Appendix I

SQUIMP Report for Los Robles Cancer Center, May 2022

SQUIMP Report
PDS-1068

Received by
JKendall
July 28, 2022

for

Los Robles Cancer Center

400 Rolling Oaks Drive
Thousand Oaks, CA 91361

May 2022
Updated

Prepared for:
HCA
One Park Plaza, Bldg II-E
Nashville, TN 37203

Prepared by:
Kimley-Horn and Associates, Inc.
1100 W Town and Country Road, Suite 700
Orange, CA 92868
(714) 939 - 1030

VENTURA COUNTYWIDE STORMWATER QUALITY PROGRAM
POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSMP)
FOR
Los Robles MOB
PARCEL #: 681-0-180-265

Project Name: Los Robles MOB

Preparation/Revision Date: **May-22**

Prepared for:

Name of Owner/Developer:	HCA
Stress Address:	One Park Plaza, Bldg II-E
City, State, Zip Code:	Nashville, TN 37203
Telephone:	xxx

Prepared by:

Name and Title of Preparer:	Nicole Kerry, PE
Company Name:	Kimley-Horn and Associates, Inc.
Stress Address:	660 South Figueroa St. #2050
City, State, Zip Code:	Los Angeles, CA 90017
Telephone:	213-261-4060

I hereby certify that the information provided in this Application is correct.

Application Prepared by: Nicole Kerry, PE - Kimley-Horn and Associates
Print Name and Firm

Signed
Signature of Project Engineer in the Firm Named Above

Title
Affix Professional registration stamp of the person named above with signature and expiration date

Project Name: Los Robles MOB

STEP 1: DETERMINE PROJECT APPLICABILITY

Instructions:
For new development projects, answer yes, no, or NA to questions (1) - (10) below.
For redevelopment projects , answer yes, no, or NA to questions (11) - (13) below.

NEW DEVELOPMENT PROJECTS	
Does the new development project fall within categories (1) - (10) below?	
Project Type and/or Characteristics	**Y/N/NA**
1) Development projects equal to 1 acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area **→go to Step 2**	N
2) Industrial parks with 10,000 square feet or more of total altered surface area **→go to Step 2**	N
3) Commercial strip malls with 10,000 square feet or more of impervious surface area **→go to Step 2**	N
4) Retail gasoline outlets with 5,000 square feet or more of total altered surface area **→go to Step 2**	N
5) Restaurants (Standard Industrial Classification (SIC) of 5812) with 5,000 square feet or more of total altered surface area **→go to Step 2**	N
6) Parking lots with 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces **→go to Step 2**	Y
7) Streets, roads, highways, and freeway construction of 10,000 square feet or more of impervious surface area **→ go to Roadway Projects**	N
8) Automotive service facilities (Standard Industrial Classification (SIC) of 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) of 5,000 square feet or more of total altered surface area **→go to Step 2**	N
9) Projects located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area (ESA), where the development will: a. Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and b. Create 2,500 square feet or more of impervious surface area **→go to Step 2**	N

10) Single-family hillside homes (see Section 2 of the TGM for specific requirements) **→go to SF Hillside**	N

Project Name: Los Robles MOB

PROJECT APPLICABILITY, CONT.

REDEVELOPMENT PROJECTS	
For redevelopment projects that fall within categories (1) through (9) above, and that conduct land-disturbing activities that result in the creation, or addition, or replacement of 5,000 square feet or more of impervious surface area on an already developed site, answer questions 11-13 below.Existing single-family dwelling and accessory structures are exempt from redevelopment projects unless such projects create, add, or replace 10,000 square feet of impervious surface area.	
Project Type and/or Characteristics	**Y/N/NA**
11) Projects where redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to the post development stormwater quality control requirements of Board Order 00-108, these projects must mitigate the entire redevelopment project area **→go to Step 2**	Y
12) Projects where redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development, and the existing development was subject to the post development stormwater quality control requirements of Board Order 00-108, the project must mitigate only the altered portion of the redevelopment project area and not the entire project area **→go to Step 2**	N
13) Projects where redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development these projects must mitigate only the altered portion of the redevelopment project area and not the entire project area **→go to Step 2**	N

Project Name: Los Robles MOB

STEP 2: ASSESS SITE CONDITIONS

Provide an assessment of the project site using the following tables

New Development Project General Characteristics

General Project Characteristics	Area (acres)
Total Project Site Area	0.00
Total Disturbed Area	0.00
Total Existing (Pre-Project) Impervious Area	0.00
Post-Project Impervious Area [1]	0.00
Area of Green Roof (ET-1) [1]	0.00
Area Draining to Hydrologic Source Controls (ET-2) [1]	0.00
Revised Post-Project Impervious Area	0.00
Project Imperviousness (%)	

Redevelopment Project General Characteristics

General Project Characteristics	Area (acres)
Total Project Site Area	4.74
Total Altered Area [6]	4.74
Total Existing (Pre-Project) Impervious Area	0.90
Was existing (pre-project) impervious area subject to post-development stormwater quality control requirements? [2]	N
Amount of Existing Impervious Area Altered [3]	0.90
Amount of Impervious Area Added	2.55
% Alteration of Existing Impervious Area [4]	383.33%
Post-Project Impervious Area (Impervious Area to be Mitigated) [1], [4]	3.45
Area of Green Roof (ET-1) [1]	0.00
Area Draining to Hydrologic Source Controls (ET-2) [1]	0.00
Revised Post-Project Impervious Area	3.45
Project Imperviousness (%) [5]	72.78%

Project Name: Los Robles MOB

Project Description

Briefly describe project:
The proposed project consists of constructing a 59,000 square foot 2-story medical building located on an 4.74-acre site at 400 East Rolling Oaks Drive in the city of Thousand Oaks within the County of Ventura, California. The existing building and site improvements will be demolished. The site is currently developed as a child daycare. The project site is composed of one parcel. Throughout the project there will be four MWS-L-8-12 present, along with two detention system identified as BMP#1 and BMP #2.
Describe current and proposed zoning and land use designation:
The General Plan Land Use designation and zoning designation for the parcel is Commercial Use. The zoning will not change.
Describe topography of project area. Identify low and high points and the location of steep slopes (provide a range of grades):
Overall site topography surrounding the building generally slopes downward to the north towards the hillside terrain. The maximum site elevation is 898 feet msl along the southern portion of property. The minimum site elevation is 780 feet along the north portion of the property. The existing overall drainage pattern is maintained with the proposed development.
Describe the site's soil types (A, B, C, D) and geological conditions:
Site soil type is made up of very rocky bedrock with poor stormwater infiltration, classifying as hydrologic soil group type C soils. *Attach soil type information*

Project Name: Los Robles MOB

Project Description, cont'd

Describe the site's groundwater conditions (e.g. depth to seasonal high groundwater):
Groundwater was not encountered at any of the borings. This implies that there is no high levels of groundwater in this area. Although this was expected there was an encounder of seepage during construction along the section of Rolling Oaks Drive east of the intersection with Los Padres Drive.

Is there offsite drainage on the site? If so, identify the location(s) and source(s) of offsite drainage and the volume of water running onto the site:
Yes, there is an encounter of offsite drainage on this site. The location of this offsite drainage is south of the site, where a hill is present. The runoff from the hillside flows in the northerly direction and flows through the project site as sheet flow. A portion of the drainage is collected by swales and concrete ditches that discharge into an existing storm drain headwall on the western perimeter of the site.
Describe any existing utilities within the project area that would limit the possible locations of certain BMPs:
N/A
Describe any environmentally sensitive areas (e.g. riparian areas, wetlands) within the project area:
N/A

Geotechnical considerations:

Does the site contain any of the following characteristics:	**Y/N/NA**
Collapsible Soil	N/A
Expansion Soil	Y
Potential for seismically-inducted soil liquefaction	N

Additional considerations:

Attach relevant geotechnical information

Project Name: Los Robles MOB

STEP 2: POLLUTANTS OF CONCERN

Pollutants of Concern (See Section 3.3 of 2011 TGM)

Activity / Potential Land Uses	Potential Pollutant*								
	Sediment	Nutrients	Metals	Pesticides	Oxygen Demanding Substances	Toxic Organics	Oil & Grease	Bacteria	Trash and Debris
Parking Lots	X		X		X	X			X
Commercial Developments	X	X	X		X	X		X	X
Other [fill in if necessary]									
Other [fill in if necessary]									

*Denote potential pollutant with "x"

Receiving Waterbody Listings (see Section 3.3. of 2011 TGM)

Receiving Waterbody (watershed indicated in parentheses)	**Constituent Group [7]**	**Distance to Project (ft)**
Calleguas Creek below Potrero Rd. and Mugu Lagoon (Calleguas Creek)	Bacteria, Metals, Nutrients, Pesticides, PCBs, Sediment	2716.66
Other [fill in if necessary]		

[1] Applicant should enter post-project impervious cover prior to accounting for green roof and hydrologic source control (HSC) credits. Volume reduction provided by green roofs and HSCs are accounted for implicitly in the sizing calcuations for BMPs by assuming the roof area covered by a green roof or the area draining to a HSC is pervious rather than impervious when caluclating the runoff coefficient for the site. Green roofs and HSCs are not required to be considered for all project locations and types. **In order to obtain credit, Green Roofs and HSCs must be designed as specified in the 2011 TGM.** Additional detail on Green Roofs (ET-1) and HSCs (ET-2) can be found in Section 6 of the 2011 TGM.

[2] Land-disturbing activity that results in the creation or addition or replacement of less than 5,000 square feet of impervious surface area on an already developed site, or that results in a decrease in impervious area which was subject to the post development stormwater quality control requirements of Board Order 00-108, is not subject to mitigation unless so directed by the local permitting agency

[3] Redevelopment does not include routine maintenance activities that are conducted to maintain the original line and grade, hydraulic capacity, or original purpose of the facility or emergency redevelopment activity required to protect public health and safety. Impervious surface replacement, such as the reconstruction of parking lots and roadways, that does not disturb additional area and maintains the original grade and alignment, is considered a routine maintenance activity. Agencies' flood control, drainage, and wet utilities projects that maintain original line and grade or hydraulic capacity are considered routine maintenance. Redevelopment also does not include the repaving of existing roads to maintain original line and grade.

[4] "% Alteration of Existing Impervious Area" determines the 50% threshold which is key in determining portion of site that must comply with post-construction requirements - see Step 1 redevelopment categories for more detail. The amount of "Post Project Impervious Area" that must adhere to post-construction requirements is dependant on 50% threshold

[5] "Project Imperviousness" is calculated using the "Total Project Area" except when redevelopment projects that must mitigate only the altered portion of the redevelopment project area. In this case, the "Total Disturbed Area" is used to calculate "Project Imperviousness"

[6] For the purposes of this calculation, Total Altered Area shall mean any area that is altered as a result of land disturbance, such as clearing, grading, grubbing, and excavation. This excludes areas used exclusively for temporary stockpiling.

[7] If a waterbody is listed for "toxicity" and the cause and/or contribution to toxicity is known, then the consituent group known to contribute to toxicity are listed here (in lieu of listing "toxicity")

Project Name: Los Robles MOB

STEP 3: APPLY SITE DESIGN PRINCIPLES AND TECHNIQUES

Provide a brief description of site design principles and techniques included within the proposed project site.

Site Design Measures [1]	Included? Y/N/NA	Brief Description of the Site Design Measure
Site Planning	Y	Site will be designed to ensure stormwater flows away from the building and directed towards grate inlets located at low points to catch and direct drainage to BMPs.
Protect and Restore Natural Areas	Y	Site plan maximizes landscape areas as much as possible.
Minimize Land Disturbance	N	
Minimize Impervious Cover	Y	Landscape areas are being maximized in the proposed site design.
Apply LID at Various Scales	Y	Multiple BMPs are proposed for the site to ensure all runoff is treated.
Implement Integrated Water Resource Management Practices	Y	The proposed inlet and infiltration basin system with bypass measures will protect people, property and the environment from flood threats up to 100-year storm.

[1] Refer to Section 4.2 - 4.7 of the 2011 TGM for applicable Design Criteria.

Project Name: Los Robles MOB

STEP 4: APPLY SOURCE CONTROL MEASURES

Provide a brief description of the source control measures included in the proposed project site.

Site-Specific Source Control Measures[1]	Included? Y/N/NA	Brief Description of the Source Control Measure
S-1: Storm Drain Message and Signage	Y	Storm drain messages or placards will be located at all curbs inlets within the project site bounday
S-2: Outdoor Material Storage Area Design	N	
S-3: Outdoor Trash Storage and Waste Handling Area Design	Y	Trash enclosures are provided per city standards
S-4: Outdoor Loading/Unloading Dock Area Design	N	
S-5: Outdoor Repair/Maintenance Bay Design	N	
S-6: Outdoor Vehicle /Equipment/ Accessory Washing Area Design	N	
S-7: Fueling Area Design	N	
S-8: Proof of Control Measure Maintenance	Y	An operation and maintenace plans is included witht this report along with standard infiltration chamber BMP guidelines. See Appendix C

[1] Refer to Fact Sheets in Section 5 of the 2011 TGM for detailed information and design criteria

Project Name: Los Robles MOB

STEP 5: APPLY BMPS TO REDUCE EIA TO <=5%

New development and redevelopment projects (Categories 1-6, 8, and 9) must reduce EIA to <=5%

Step 5a: Calculate Allowable EIA

EIA is defined as impervious area that is hydrologically connected via sheet flow over a hardened conveyance or impervious surface without any intervening medium to mitigate flow volume.

The allowable "EIA" for a project is calculated as:

$$EIA_{allowable} = (A_{project})*(\%_{allowable}) \quad \text{Equation 2-1}$$

Where:

$EIA_{allowable}$ = The maximum impervious area from which runoff can be treated and discharged offsite (and not retained onsite) [acres]

$A_{project}$ = The total project area [acres] [1]

$\%_{allowable}$ = 5 percent

Input:		Units
$A_{project}$ [1]	4.74	Acres
$\%_{allowable}$	5.00%	Percent
$EIA_{allowable}$	**0.24**	Acres

Step 5b: Calculate Impervious Area to be Retained

The impervious area from which runoff must be retained onsite is the total impervious area minus the EIA allowable, which should be calculated as follows:

$$A_{retain} = TIA - EIA_{allowable} = (IMP*A_{project}) - EIA_{allowable} \quad \text{Equation 2-2}$$

Where:

A_{retain} = the drainage area from which runoff must be retained [acres]

TIA = total impervious area [acres]

IMP = imperviousness of project area (%)

Input:		Units
Imperviousness	72.78%	
$A_{project}$ [1]	4.74	Acres
$EIA_{allowable}$	0.24	Acres
A_{retain}	**3.21**	Acres

Project Name: Los Robles MOB

BMPS TO REDUCE EIA TO <=5%, CONT.

Step 5c: Calculate the Volume to be Retained (SQDV)

The runoff volume that is to be retained onsite should be calculated using Equation 2-3 below:

$$V_{retain} = C*(0.75/12)*A_{retain} \qquad \text{Equation 2-3}$$

Where:

V_{retain} = The stormwater quality design volume (SQDV) that must be retained onsite [ac-ft]

C = runoff coefficient (equals 0.95 for impervious surfaces)

Input:		**Units**
C	0.95	
A_{retain}	3.21	Acres
V_{retain}	0.191	ac-ft
	62,163.7	gallons
	8,310.0	cu.ft.

Continue to Step 5d

Project Name: Los Robles MOB

STEP 5d: SELECT RETENTION BMPs

Select and size Retention BMPs to meet the 5% EIA Requirement. Retention BMPs include INF1-6, RWH-1, and ET 1 and 2. See 2011 TGM, Section 6 for more information.

Retention BMPs	Included? Y/N	Drainage Area Retained (acres) [2]	Drainage Area Runoff Coefficient	Volume Retained (SQDV) (ac-ft) [1],[2]	If not applicable, state brief reason
Infiltration BMPs					
INF-1: Infiltration Basin	N	0.00	0.95		infiltration is infeasible for the site
INF-2: Infiltration Trench	N	0.00	0.95		infiltration is infeasible for the site
INF-3: Bioretention	N	0.00	0.95		infiltration is infeasible for the site
INF-4: Drywell	N	0.00	0.95		infiltration is infeasible for the site
INF-5: Permeable Pavement	N	0.00	0.95		infiltration is infeasible for the site
INF-6: Proprietary Infiltration	N	0.00	0.95		infiltration is infeasible for the site
Rainwater Harvesting BMPs					
RWH-1: Rainwater Harvesting	N	0.00	2		infiltration is infeasible for the site
			TOTAL Volume Retained	0.000	ac-ft
				0.0	gallons
				0.0	cu.ft.
			REMAINING Volume to meet 5% EIA requirement	0.2	ac-ft
				62,164	gallons
				8,310	cu.ft.

[1] SQDV Methodology #3 used here.

[2] If a Retention BMP is used more than once on a site (i.e., 2 Infiltration Trenches implemented on one site) then drainage area and volume retained shown here should be additive. A separate BMP sizing worksheet (see Appendix E of the 2011 TGM) should be submitted for each BMP.

ADDITIONAL INSTRUCTIONS: Retention BMPs must be used onsite to the maximum extent practicable. If the remaining volume to meet 5% EIA cannot be met, then project applicants must demonstrate technical infeasibilty. Consult Section 3.2 of the 2011 TGM for infeasability criteria. A technical infeasability site-specific analysis must be submitted. Projects that cannot prove technical infeasibility must reduce EIA to <=5% using Retention BMPs.

If onsite Retention BMPs cannot feasibly be used to meet the 5% EIA Requirement, move onto Step 5e; if 5%EIA Requirement is met go to Step 7

	Y/N/NA
A completed copy of the applicable "BMP Sizing Worksheet(s)" for the project's Retention BMPs from Appendix E of the 2011 TGM is included as an attachment. BMPs must be sized to meet the SQDV or SQDF (See Section 2 Step 7 of the 2011 TGM).	N

Project Name: Los Robles MOB

STEP 5e: SELECT AND SIZE BIOFILTRATION BMPS TO REDUCE EIA TO <=5%

New development and redevelopment projects that demonstrate technical infeasibility (see Section 3.2 of 2011 TGM) for reducing EIA to <= 5% using Retention BMPs are eligible to use Biofiltration BMPs to achieve the 5% EIA Requirement.

	Y/N
Is it technically infeasible for Retention BMPs to meet the 5% EIA Requirement?	Y
If yes, volume-based biofiltration BMPs shall be sized to treat 1.5 times the volume not retained using Retention BMPs.	

ADDITIONAL INSTRUCTIONS: Submit Technical Infeasabillity documentation.

The onsite biofiltered volume ($V_{biofilter}$), should be calculated as follows:

$$V_{biofilter} = (V_{retain} - V_{achieved}) * 1.5 \qquad \text{Equation 2-4}$$

Where:

$V_{biofilter}$ = the volume that must be captured and treated in a Biofiltration BMP [ac-ft]

V_{retain} = the stormwater quality design volume (SQDV) that must be retained [ac-ft]

$V_{achieved}$ = the volume retained onsite using Retention BMPs [ac-ft]

Input		Units
$V_{achieved}$	0.000	ac-ft
V_{retain}	0.191	ac-ft
$V_{biofilter}$	**0.29**	ac-ft
	93,245	gallons
	12,465	cu.ft.

LID SWQDV Calculations

All calculations based on the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, July 13, 2011 with a 2018 Errata Update, for Ventura County

Project Name: Los Robles
Completed by: Ana Gonzalez
Reviewed by:
Date: 17-May-22
County: Ventura

SQDV & SQDF Calculation	A-1	A-2	A-3 and A-5	A-4	
Area, $A_{project}$ (acres)	1.41	1.28	1.10	0.81	
Total Impervious Area, TIA (acres)	0.99	1.00	0.84	0.71	
Impervious fraction, IMP (ft/ft)	0.70	0.78	0.76	0.87	
Soil Type	3.00	3.00	3.00	3.00	
Pervious runoff coefficient, C_p	0.10	0.10	0.10	0.10	
Runoff coefficient, C	0.70	0.76	0.75	0.84	
tc (min)	5.00	5.00	5.00	5.00	
Design Intensity for 150% Sizing (in/hr)	0.35	0.35	0.35	0.35	
SQDF (ft^3/s)	*0.344*	*0.342*	*0.289*	*0.239*	
Modular Wetland System	L-8-12	L-8-12	L-8-12	L-8-12	
Dimensions	8'x12'	8'x12'	8'x12'	8'x12'	
Capacity	0.346	0.346	0.346	0.346	

BIOFILTRATION BMPs, CONT.

Biofiltration BMPs	Included? Y/N	Drainage Area Biofiltered (acres) [3]	Drainage Area Runoff Coefficient	Volume Biofiltered (1.5xSQDV) (ac-ft) [2],[3]	If not applicable, state brief reason
BIO-1: Bioretention with Underdrain	N	0.00	0.95		
BIO-2: Planter Box	N	0.00	0.95		
BIO-3: Vegetated Swale [1]	N	0.00	0.95		
BIO-4: Vegetated Filter Strip [1]	N	0.00	0.95		
BIO-5: Proprietary Biotreatment [1]	Y	4.74	0.95	0.422	
TOTAL Volume Biofiltered				0.42	ac-ft
				137,561.0	gallons
				18,389.1	cu.ft
REMAINING Volume to be addressed by Alternative Compliance				0.00	ac-ft
				0.0	gallons
				0.0	cu.ft

[1] BIO-3 and BIO-4 are flow-based and should be calculated using SQDF for sizing (see Table 2-1 of the TGM for the applicable design criteria for sizing). The SQDV is shown here for 5% EIA Requirement compliance purposes only.

[2] SQDV Methodology #3 used here.

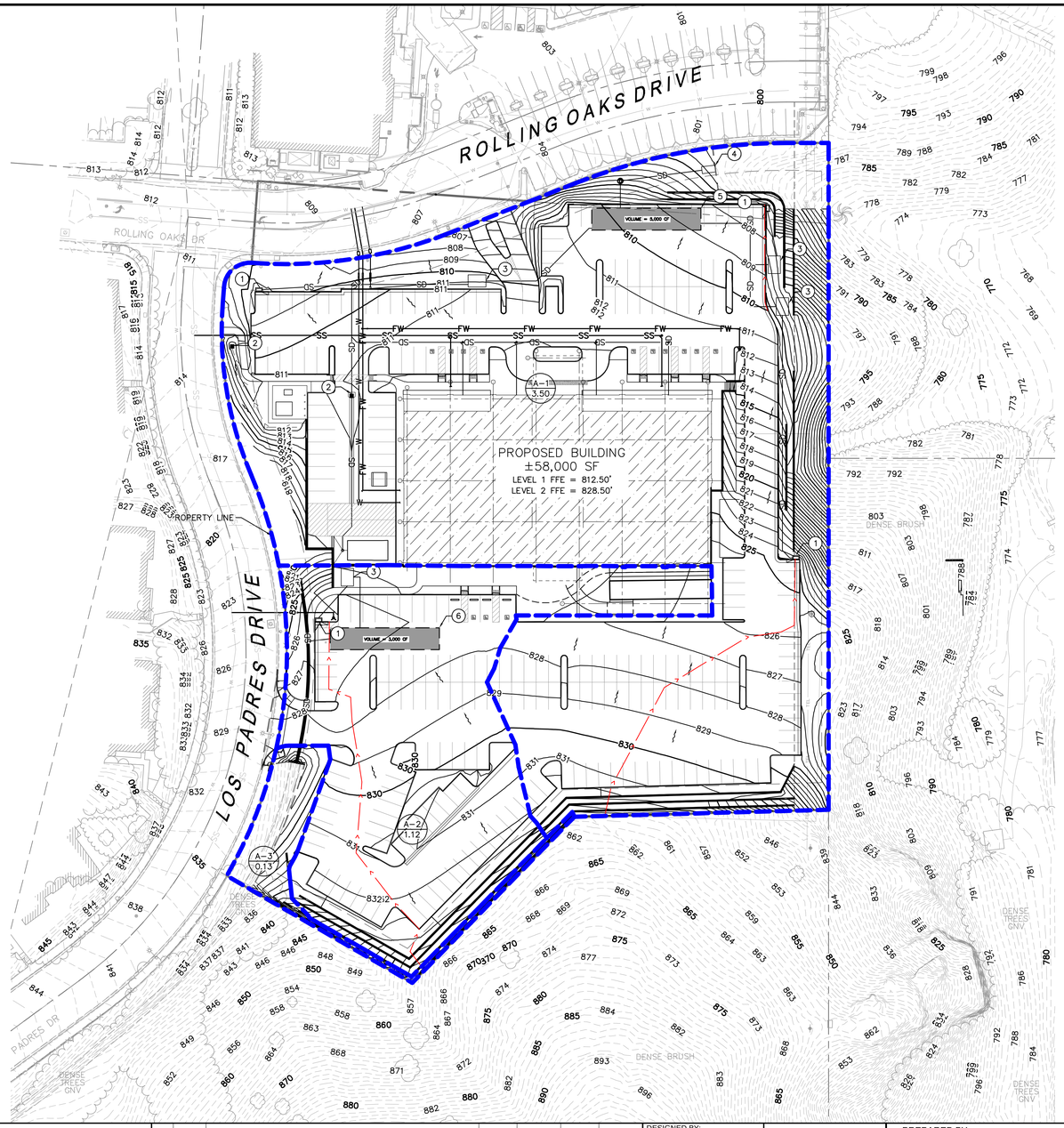
[3] If a Biofiltration BMP is used more than once on a site (e.g., 2 Planter Boxes implemented on one site) then drainage area and volume biofiltered shown here be additive. A separate BMP sizing worksheet (see Appendix E of the 2011 TGM) should be submitted for each BMP.

If onsite Retention BMPs and/or Biofiltration BMPs cannot feasibly be used to meet the 5% EIA standard, move onto Step 6, otherwise, skip Step 6.

	Y/N/NA
A completed a copy of the applicable "BMP Sizing Worksheet(s)" for the project's Biofiltration BMPs from Appendix E of the 2011 TGM is included as an attachment.. BMPs must be sized to meet the 1.5 times SQDV or SQDF (see Section 2, Step 7 of the 2011 TGM) requirement. Guidance on flow based design for 150% sizing provided in Table 2-1 of the 2011 TGM.	Y

Appendix A

Water Quality Site Exhibit and Construction Documents



LEGEND

- PROPOSED CONTOUR (575)
- EXISTING CONTOUR (575)
- PROPERTY LINE
- DMA BOUNDARY
- DRAINAGE AREA NAME (DA XX)
- AREA (IN ACRES) (XX AC)
- FLOW PATH
- RIGHT–OF–WAY
- PROPOSED STORM DRAIN (SD)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

DRAINAGE AREA SUMMARY					
DRAINAGE AREA	AREA (AC)	BMP ID	WATER QUALITY VOLUME (CF)	WATER QUALITY FLOW RATE (CFS)	BMP CAPACITY
A–1	3.50	BMP 1	8,310	9.04	5,000
A–2	1.12	BMP 2		27.11	3,000
A–3	0.13	DE MINIMIS	–	—	—
TOTAL	4.74	–	–	36.15	8,000

LID NOTES

1. PROPOSED CATCH BASIN
2. PROPOSED GRATE INLET
3. PROPOSED MWS–L–8–12 PER DETAIL SHEET 2
4. ENERGY DISSIPATOR
5. BMP 1 – OLD CASTLE DETENTION SYSTEM
6. BMP 2 – OLD CASTLE DETENTION SYSTEM

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE REVISED: 9-14-18

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: LAC DATE
DRAWN BY: JD DATE
CHECKED BY: AG DATE

ENGINEER'S SEAL — NOT FOR CONSTRUCTION

PREPARED BY:

NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY:
CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

SQUIMP

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

HKS

ARCHITECT
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

LANDSCAPE
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

STRUCTURAL ENGINEER
KPFF, INC.
6080 CENTER DRIVE, SUITE 300
LOS ANGELES, CA 90045

MEP/LOW VOLTAGE ENGINEER
WSP USA BUILDINGS, INC.
405 HOWARD STREET, SUITE 500
SAN FRANCISCO, CA 94105

HCA VENDORS
STERIS
BRIAN HARTMAN - Brian_Hartman@steris.com

PHILIPS HEALTHCARE
ERIC WILLIAMS - Eric.Williams@philips.com

GE HEALTHCARE
TAREY ISBELL - Tarey.Isbell@ge.com

QUANTUM MEDICAL
TINA DARON - tina@quantammedical.com

Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING
400 ROLLING OAKS DR.
THOUSAND OAKS, CA 91361

OWNER
HOSPITAL CORPORATION OF AMERICA (HCA)
ONE PARK PLAZA
BUILDING II, EAST 3RD FLOOR
NASHVILLE, TN, 37203

FACILITY
LOS ROBLES HOSPITAL & MEDICAL CENTER
215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

REVIEW ONLY
These documents are incomplete, and are released for owner review and or budgeting. These documents are not suitable for bidding, permit or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030
CITY PROJECT NUMBER
XXX

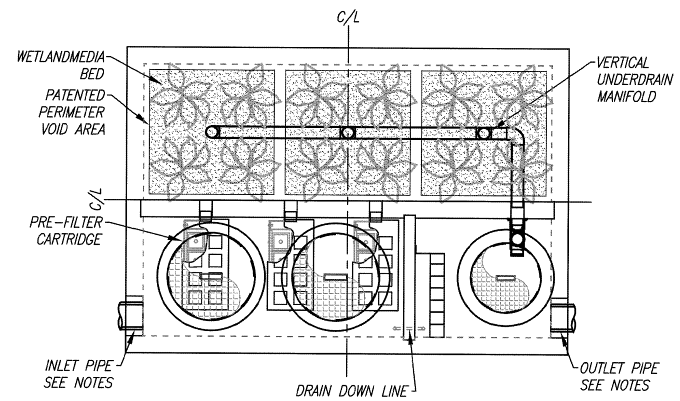
DATE
05/27/22
ISSUE

SHEET TITLE
SQUIMP

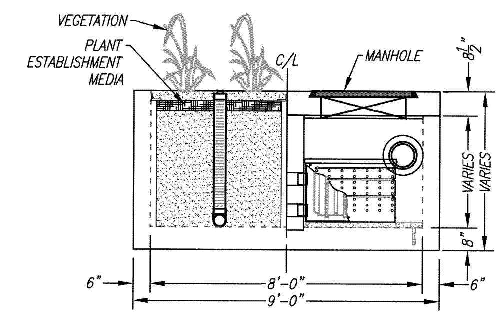
SHEET NO.
1

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
N/A		0.346	
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			OFFLINE
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
FRAME & COVER	2EA ø30"	OPEN PLANTER	ø24"
NOTES:			

* PRELIMINARY NOT FOR CONSTRUCTION



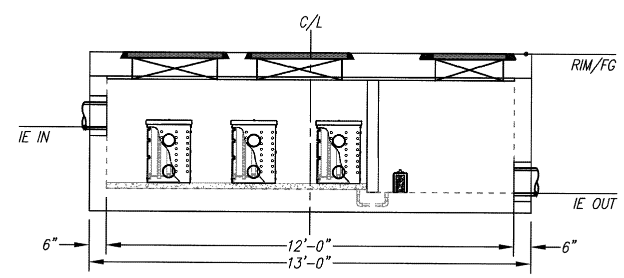
PLAN VIEW



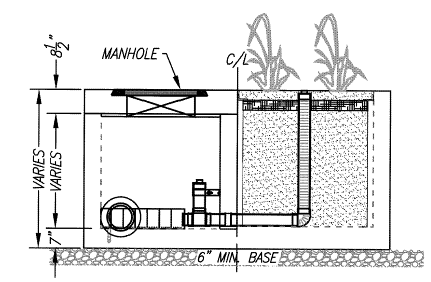
LEFT END VIEW

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURERS STANDARD CONNECTION DETAIL.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.



ELEVATION VIEW



RIGHT END VIEW

TREATMENT FLOW (CFS)	0.346
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	2.0
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

5/23/19TO/FE

MODULAR WETLANDS

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,262; 7,470,362; 7,674,378; 8,303,816; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING

Bio Clean A Forterra Company

MWS-L-8-12-V
STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE REVISED: 9-14-18

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: LAC DATE
DRAWN BY: JD DATE
CHECKED BY: AG DATE

ENGINEER'S SEAL — REGISTERED PROFESSIONAL ENGINEER NIKKI D. KERRY CIVIL STATE OF CALIFORNIA — NOT FOR CONSTRUCTION

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER — 58449 RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX-XXXXX
APN: 681-018-0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

HKS

ARCHITECT
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201-4240

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

LANDSCAPE
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

STRUCTURAL ENGINEER
KPFF, INC.
6080 CENTER DRIVE, SUITE 300
LOS ANGELES, CA 90045

MEP/LOW VOLTAGE ENGINEER
WSP USA BUILDINGS, INC.
405 HOWARD STREET, SUITE 500
SAN FRANCISCO, CA 94105

HCA VENDORS
STERIS
BRIAN HARTMAN - Brian_Hartman@steris.com

PHILIPS HEALTHCARE
ERIC WILLIAMS - Eric.Williams@philips.com

GE HEALTHCARE
TAREY ISBELL - Tarey.Isbell@ge.com

QUANTUM MEDICAL
TINA DARON - tina@quantammedical.com

Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING
400 ROLLING OAKS DR.
THOUSAND OAKS, CA 91361

OWNER
HOSPITAL CORPORATION OF AMERICA (HCA)
ONE PARK PLAZA
BUILDING II, EAST 3RD FLOOR
NASHVILLE, TN, 37203

FACILITY
LOS ROBLES HOSPITAL & MEDICAL CENTER
215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

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XXX

DATE
05/27/22
ISSUE

SHEET TITLE
MWS DETAIL

SHEET NO.
2

ON-SITE IMPROVEMENT PLANS

FOR

LOS ROBLES MEDICAL OFFICE BUILDING

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT
HCA HEALTHCARE
ONE PARK PLAZA
NASHVILLE, TN 37203
Tel: (615) 344-9551

ARCHITECT
HKS ARCHITECTS INC.
350 N. SAINT PAUL ST., STE 100
DALLAS, TX 75201
Tel: (214) 969-5599

CIVIL ENGINEER/LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOC., INC.
660 S. FIGUEROA ST., SUITE 2050 LOS ANGELES, CA 90017

STRUCTURAL ENGINEERS
KPFF, INC.
6080 CENTER DR., SUITE 300
LOS ANGELES, CA 90017
Tel: (310) 665-1536

MEP ENGINEERS
WSP BUILDINGS, INC.
3625 NORHT HALL ST., SUITE 1300
DALLAS, TX 75219
Tel: (214) 521-1661

GEOTECHNICAL ENGINEERS
GORIAN AND ASSOCIATES, INC.
3595 OLD CONEJO ROAD
THOUSAND OAKS, CA 91320
Tel: (805) 375-9262

AGENCY CONTACT LISTING

TRANSPORTATION
CITY OF THOUSAND OAKS
2100 OLSEN ROAD
THOUSAND OAKS, CA
Tel: (213) 217-6000

CITY OF THOUSAND OAKS
2100 OLSEN ROAD
THOUSAND OAKS, CA
Tel: (213) 217-6000

ELECTRIC
S. CALIFORNIA EDISON
3589 FOOTHILL DR
THOUSAND OAKS, CA 91361
Tel: (800) 655-4555

SEWER
CITY OF THOUSAND OAKS
2100 OLSEN ROAD
THOUSAND OAKS, CA
Tel: (805) 805-449-2201

GAS
S. CALIFORNIA GAS CO.
9400 OAKDALE
CHATSWORTH, CA
Tel: (800) 427-2200

TELEPHONE
VERIZON
201 FLYNN ROAD
CAMARILLO, CA 93012
Tel: (805) 388-7337

STORMWATER
CITY OF THOUSAND OAKS
2100 THOUSAND OAKS BLVD
THOUSAND OAKS, CA
Tel: (805) 449-22011

WATER
CALIFORNIA-AMERICAN WATER CO.
2439 WEST HILLCREST DR
NEWBURY PARK, CA 91320
Tel: (805) 498-6770

CABLE
TIME WARNER CABLE
2323 TELLER ROAD
NEWBURY PARK, CA 91320
Tel: (888) 892-2253

PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL "D" IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE PARCEL MAP FILED IN BOOK 2, PAGE 29 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS OF ALL KINDS WHETHER LIKE OR UNLIKE HYDROCARBONS BELOW A DEPTH OF 500 FEET OF THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SUCH REAL PROPERTY AS RESERVED BY JANSS DEVELOPMENT CO., A GENERAL PARTNERSHIP, IN THE DEED RECORDED NOVEMBER 16, 1971, IN BOOK 3886, PAGE 296, OFFICIAL RECORDS.

PARCEL 2:

A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, IN THE CITY OF THOUSAND OAKS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 51 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THE NORTHERLY RIGHT OF WAY LINE OF ROLLING OAKS DRIVE (FORMERLY E. MODOC ROAD, 60 FEET WIDE) SHOWN AS SOUTH 85°10'11" EAST 514.33 FEET ON THE MAP OF TRACT NO. 1687, RECORDED IN BOOK 45, PAGE 24 OF MISCELLANEOUS RECORDS, (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND EASTERLY TERMINUS BEING THE MOST NORTHERLY CORNER OF PARCEL "D" AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 2, PAGE 29 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL "D" SOUTH 85°10'11" EAST 199.59 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE,

1ST: SOUTH 85°10'11" EAST 231.19 FEET TO THE NORTHEAST CORNER SAID PARCEL "D" SAID NORTHEAST CORNER BEING ON THE EASTERLY LINE OF SAID SECTION 16; THENCE ALONG SAID EASTERLY LINE,

2ND: NORTH 00° 54' 33" EAST 60.00 FEET; THENCE AT RIGHT ANGLES LEAVING SAID EASTERLY LINE,

3RD: NORTH 89° 25' 27" WEST 42.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 420.00 FEET; THENCE,

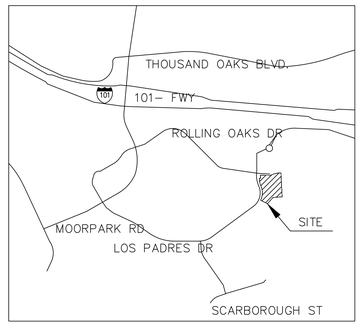
4TH: WESTERLY ALONG THE LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE 21°35'16" AN ARC DISTANCE OF 158.25 FEET; THENCE,

5TH: SOUTH 68°59'17" WEST 36.39 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS OF ALL KINDS WHETHER LIKE OR UNLIKE HYDROCARBONS BELOW A DEPTH OF 500 FEET OF THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SUCH REAL PROPERTY, AS RESERVED BY JANSS DEVELOPMENT A GENERAL PARTNERSHIP, IN THE DEED RECORDED NOVEMBER 16, 1971, IN BOOK 3886, PAGE 296 OF OFFICIAL RECORDS

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERAL OF ALL KINDS WHETHER LIKE OR UNLIKE HYDROCARBONS BELOW A DEPTH OF 500 FEET OF THE SURFACE OF THE REAL PROPERTY DESCRIBED HEREIN, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF EACH PROPERTY, AS RESERVED BY RANCHO, A LIMITED PARTNERSHIP, IN THE DEED RECORDED FEBRUARY 10, 1972, IN BOOK 3918, PAGE 401 OF OFFICIAL RECORDS.

APN: 681-0-180-265 (AFFECTS: PARCEL 1) AND 681-0-180-275 (AFFECTS: PARCEL 2)



VICINITY MAP
SCALE: 1" = 500'

NORTH

EARTHWORK QUANTITIES

THE QUANTITIES LISTED BELOW ARE APPROXIMATE AND FOR PERMIT PROCESS ONLY. QUANTITIES HAVE BEEN CALCULATED FROM EXISTING FINISHED GRADES TO PROPOSED SUBGRADE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES INVOLVED AND BASE THEIR BID ON THEIR OWN ESTIMATE.

PROJECT TOTAL

CUT =	30,000 C.Y.
FILL =	17,000 C.Y.
NET CUT =	13,000 C.Y.

GEOTECHNICAL

ALL GRADING AND PAVING SHALL BE DONE IN ACCORDANCE WITH THE GORIAN & ASSOCIATES, INC. GEOTECHNICAL REPORT DATED APRIL 24, 2020, AND ALL ADDENDA. ALL EARTHWORK SHALL BE PERFORMED ACCORDING TO THE RECOMMENDATIONS PROVIDED IN THE REFERENCED REPORTS.

BASIS OF BEARINGS

THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS OPERATING REFERENCE STATIONS (CORS) REFERRED TO AS "CSCI" AND "MPWD", THE BEARING BETWEEN BOTH STATIONS BEING NORTH N46°59'33.53"E WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED.

SHEET INDEX

SHEET NO.	SHEET TITLE
C1.00	COVER SHEET
C1.01	GENERAL NOTES
C1.02	GENERAL NOTES
C2.00	EXISTING CONDITIONS (FOR REFERENCE ONLY)
C2.01	EXISTING CONDITIONS (FOR REFERENCE ONLY)
C2.02	EXISTING CONDITIONS (FOR REFERENCE ONLY)
C2.03	EXISTING CONDITIONS (FOR REFERENCE ONLY)
C2.04	EXISTING CONDITIONS (FOR REFERENCE ONLY)
C3.00	EROSION CONTROL PLAN
C3.01	EROSION CONTROL PLAN
C3.02	EROSION CONTROL DETAILS
C4.00	DEMOLITION PLAN
C4.01	DEMOLITION PLAN
C5.00	HORIZONTAL CONTROL AND PAVING PLAN
C5.01	HORIZONTAL CONTROL AND PAVING PLAN
C6.00	GRADING AND DRAINAGE PLAN
C6.01	GRADING AND DRAINAGE PLAN
C7.00	UTILITY PLAN
C7.01	UTILITY PLAN
C8.00	DETAILS
C8.01	DETAILS
C8.02	DETAILS
C8.03	DETAILS
C8.04	DETAILS

SITE INFORMATION

SITE ADDRESS:	400 ROLLING OAKS DRIVE THOUSAND OAKS, CA 91361
APN:	681-018-0265
TOTAL SITE AREA:	4.74 AC
ZONING CLASSIFICATION:	R-E
EXISTING USE:	VACANT
PROPOSED USE:	MEDICAL OFFICE BUILDING
IMPERVIOUS COVERAGE:	
STRUCTURES	28% (58,000 SF / 4.74AC)
PARKING AREA	44% (91,500 SF / 4.74AC)
LANDSCAPED AREA TOTAL:	26% (54,332 SF / 4.74AC)
LANDSCAPED AREA WITHIN PARKING AREA	2% (4,370 SF / 4.74AC)

ABBREVIATIONS

AB	– AGGREGATE BASE
AC	– ASPHALT
AHJ	– AUTHORITY HAVING JURISDICTION
BC	– BACK OF CURB
BS	– BOTTOM OF STAIR
BLDG	– BUILDING
BW	– BACK OF WALK
CAB	– COMPACTED AGGREGATE BASE
CB	– CATCH BASIN
CF	– CURB FACE
C/L	– CENTERLINE
CONC.	– CONCRETE
CONST.	– CONSTRUCT, CONSTRUCTION
CSG	– COMPACTED SUBGRADE
DF	– DEEPENED FOOTING
DI	– DRAIN INLET
DW	– DOMESTIC WATER
E	– EAST
EG	– EDGE OF GUTTER
ELEC	– ELECTRIC
EP	– EDGE OF PAVEMENT
FF	– FINISHED FLOOR
FG	– FINISHED GRADE
FL	– FLOW LINE
FS	– FINISHED SURFACE
FW	– FIRE WATER
G	– GAS
GB	– GRADE BREAK
HP	– HIGH POINT
INV	– INVERT
IRR	– IRRIGATION WATER
JS	– JUNCTION STRUCTURE
LP	– LOW POINT
MH	– MANHOLE
N	– NORTH
PCC	– PORTLAND CEMENT CONCRETE
P/L	– PROPERTY LINE
PUE	– PUBLIC UTILITY EASEMENT
PVC	– POLYVINYL CHLORIDE
R	– RADIUS OR RIDGE
RD	– ROOF DRAIN
RW	– RECLAIMED WATER
R/W	– RIGHT-OF-WAY
S	– SEWER OR SOUTH
SD	– STORM DRAIN
STA	– STATION
SS	– SANITARY SEWER
SPPWC	– STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SW	– SIDE WALK
T	– TELEPHONE
TC	– TOP OF CURB
TS	– TOP OF STAIR
VIF	– VERIFY IN FIELD
W	– WATER OR WEST
XXX.XX	– PROPOSED ELEVATION
(XXX.XX)	– EXISTING ELEVATION

NOTE: NOTIFY PUBLIC WORKS INSPECTOR A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

NOTE: CONTRACTOR SHALL TELEPHONE UNDERGROUND SERVICE ALERT (USA) 811 OR 1(800) 422-4133 A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.

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

SIGNATURE DATE

R.C.E. NO. EXP. DATE

THIS PLAN HAS BEEN REVIEWED BY _____ AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE GEOTECHNICAL RECOMMENDATIONS IN OUR REPORT(S) DATED _____. MAKES NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN OTHER THAN GEOTECHNICAL.

REGISTERED GEOLOGIST NO. DATE SOILS ENGINEER NO. DATE

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

LICENSED PROFESSIONAL ENGINEER NICOLE D. KERRY 58449 CIVIL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

ENGINEER'S SEAL

PREPARED BY:

NICOLE D. KERRY, PE 58449
REGISTERED ENGINEER RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

COVER SHEET

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DP XXXX / SUMN XXXX-XXXXX
APN: 681-018-0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

DATE REVISED: 9-14-18

HKS

ARCHITECT
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
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660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

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PHILIPS HEALTHCARE
ERIC WILLIAMS - Eric.Williams@philips.com

GE HEALTHCARE
TAREY ISBELL - Tarey.Isbell@ge.com

QUANTUM MEDICAL
TINA DARON - tina@quantammedical.com

Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING

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FACILITY
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CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
COVER SHEET

SHEET NO.
C1.00

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE BRACE, CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF CALIFORNIA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES MAY BE CHECKED BY A QUALIFIED PERSON ON A SCHEDULE THAT MEETS OR EXCEEDS THE GOVERNING REQUIREMENTS, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.

MAINTENANCE (CONTINUED)

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. REFER TO THE DEMOLITION PLAN FOR THE LIMITS OF ASPHALT REMOVAL (THE EXISTING PARKING LOT IS TO REMAIN). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED AS NECESSARY PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, CLEANOUTS, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET. THE CONTRACTOR SHALL ALSO SCOPE THE SEWER LINES ON SITE AND RECORD A DVD.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF CALIFORNIA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

BUILDING AND SAFETY DIVISION NOTES

1. FILL TO BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557.
2. FIELD DENSITY WILL BE DETERMINED BY THE SAND-CONE METHOD A.S.T.M. 1556-07 AND/OR NUCLEAR DENSITY GAUGE METHOD A.S.T.M. 2922/3017. IN FINE GRAINED, COHESIVE SOILS, FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD D2937 A.S.T.M. PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL.
3. NOT LESS THAN ONE FIELD DENSITY TEST WILL BE MADE FOR EACH TWO-FOOT VERTICAL LIFT OF FILL NOR LESS THAN ONE SUCH TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER.
4. NO FILL TO BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS AND INSTALLATION OF SUBDRAINS (IF ANY) HAS BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.
5. NO ROCK OR SIMILAR MATERIAL GREATER THAN 8" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER IN ADVANCE AND APPROVED BY THE BUILDING OFFICIAL.
6. FINISH GRADING WILL BE COMPLETED AND APPROVED BEFORE OCCUPANCY OF BUILDINGS.
7. SEE GRADING PLANS FOR EARTHWORK VOLUMES.
8. FILL SLOPES SHALL NOT BE STEEPER THAN 2.1.
9. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, SUBMIT A SOIL'S ENGINEER REPORT ON THE EXPANSIVE PROPERTIES OF SOIL AS SUCH SOILS ARE DEFINED BY THE BUILDING CODE, SECTION 2904(B) ON ALL BUILDING SITES IN THE PROPOSED SUBDIVISION.
10. DENSITY TESTS WILL BE MADE AT POINTS APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE. ONE TEST WILL BE MADE FOR EACH 1,000 SQ. FT. OF SLOPE SURFACE, BUT NOT LESS THAN ONE TEST FOR EACH 10 FT. VERTICAL OF SLOPE HEIGHT UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER.
11. ALL PADS AT ROUGH GRADING WILL HAVE A MINIMUM SLOPE OF 1 % TOWARDS THE STREET OR DESIGNED DRAINAGE OUTLET.
12. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
13. APPROVAL OF THIS PLAN BY THE LOCAL AGENCY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES WITHIN THE LIMITS OF THIS PROJECT.
14. FILLS SHALL BE BENCHED IN ACCORDANCE WITH APPROVED GEOTECHNICAL REPORT
15. ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SITE SOILS ENGINEER PER THE GRADING CODE.
16. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
17. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
18. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20. THE SOILS ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO PROVIDE CONSULTATION CONCERNING COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THEIR PURVIEW.
21. THE DESIGN CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING AND CONSTRUCTION FOR CONSULTATION CONCERNING COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THIS PURVIEW.
22. DUST SHALL BE CONTROLLED BY WATERING.
23. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
24. THE LOCATION AND PROTECTION OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
25. THE CUT PORTION OF CUT/FILL TRANSITION LOTS SHOULD BE OVEREXCAVATED 36" AND BE REPLACED WITH COMPACTED FILL TO A MINIMUM RELATIVE COMPACTION OF 90% UNLESS OTHERWISE RECOMMENDED BY THE SOILS ENGINEER.

811 Know what's below. Call before you dig. DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE REVISED: 9-14-18

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

REGISTERED PROFESSIONAL ENGINEER NICOLE D. KERRY No. 58449 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
ENGINEER'S SEAL

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

GENERAL NOTES

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX-XXXXX
APN: 681-018-0265
CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

HKS

ARCHITECT
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

LANDSCAPE
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

STRUCTURAL ENGINEER
KPFF, INC.
6080 CENTER DRIVE, SUITE 300
LOS ANGELES, CA 90045

MEP/LOW VOLTAGE ENGINEER
WSP USA BUILDINGS, INC.
405 HOWARD STREET, SUITE 500
SAN FRANCISCO, CA 94105

HCA VENDORS
STERIS
BRIAN HARTMAN - Brian_Hartman@steris.com

PHILIPS HEALTHCARE
ERIC WILLIAMS - Eric.Williams@philips.com

GE HEALTHCARE
TAREY ISBELL - Tarey.Isbell@ge.com

QUANTUM MEDICAL
TINA DARON - tina@quantammedical.com

Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING

400 ROLLING OAKS DR.
THOUSAND OAKS, CA 91361

OWNER
HOSPITAL CORPORATION OF AMERICA (HCA)
ONE PARK PLAZA
BUILDING II, EAST 3RD FLOOR
NASHVILLE, TN, 37203

FACILITY
LOS ROBLES HOSPITAL & MEDICAL CENTER
215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

REVIEW ONLY
These documents are incomplete, and are released for owner review and or budgeting. These documents are not suitable for bidding, permit or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030

CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
GENERAL NOTES

SHEET NO.
C1.01

GENERAL GRADING NOTES

1. ALL IMPOSED CONDITIONS FOR THE APPLICABLE ENTITLEMENT PERMIT SHALL APPLY.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF THOUSAND OAKS GRADING ORDINANCE, TITLE 7, CHAPTER 3, REGULATING THE EXCAVATION, GRADING AND FILLING OF LAND AND ANY AMENDMENTS THERETO EXCEPT AS WAIVED OR MODIFIED AS SET FORTH IN THE CONDITIONS OF APPROVAL.

3. ESTIMATED EARTHWORK QUANTITIES:
   CUT: XXX C.Y. EXPORT: XXX C.Y.
   FILL: XXX C.Y. IMPORT:
   REMOVAL AND RECOMPACTION:

4. ALL GEOLOGIC AND SOIL RECOMMENDATIONS IMPOSED BY THE SOILS ENGINEER OR CONTAINED IN THE SOILS AND GEOLOGIC REPORT ARE TO BE COMPLIED WITH AND ARE HEREBY MADE AN INTEGRAL PART OF THE GRADING PLANS AND PERMIT.

   GEOLOGIC AND SOILS REPORT DATED: XXXX XX, 20XX
   REPORT NUMBERS: W.O. # XXXXXXXXXXX
   BY: GORIAN & ASSOCIATES, INC.

5. NO CUT OR FILL SLOPES MAY BE STEEPER THAN 2:1 (H:V) MAXIMUM.

6. IN THE EVENT ADVERSE BEDDING PLANES ARE DISCOVERED DURING CONSTRUCTION REQUIRING SLOPE STABILIZATION TECHNIQUES, SUCH WORK SHALL BE APPROVED BY THE CITY ENGINEER UNDER A REVISED GRADING PLAN AND CHANGE ORDER.

7. ROUGH GRADED PAD DRAINAGE SHALL BE 2% MINIMUM. FINE GRADING AROUND STRUCTURES SHALL DRAIN AWAY FROM FOOTINGS, TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR, TO SWALES WITH 1% MINIMUM SLOPE TO APPROVED DRAINAGE POINTS.

8. ANY AREA TO RECEIVE FILL SHALL BE PREPARED BY SCARIFYING TO A MINIMUM DEPTH OF 6", MOISTENED OR DRIED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO A RELATIVE DENSITY OF 90%BEFORE PLACING ADDITIONAL FILL. PRIOR TO PLACING OF ANY FILL MATERIAL, THE AREA SHALL BE APPROVED BY THE PUBLIC WORKS INSPECTOR. SHOULD ADVERSE SOIL CONDITIONS BE ENCOUNTERED, STABILIZATION TECHNIQUES SHALL BE APPROVED BY A CHANGE ORDER.

   THE OUTER 12 INCHES OF ALL FILL SLOPE SURFACES SHALL BE TAMPED AND GRID ROLLED TO THE SATISFACTION OF THE SOILS ENGINEER AND THE PUBLIC WORKS INSPECTOR, UNLESS OTHERWISE SPECIFIED.

9. THE DISPOSITION OF ANY EXISTING WELL SHALL BE IN ACCORDANCE WITH THE CITY OF THOUSAND OAKS MUNICIPAL CODE SECTION 6-4.04 TO THE SATISFACTION OF THE CITY ENGINEER AND THE VENTURA COUNTY HEALTH DEPARTMENT.

10. WITHIN SIX (6) MONTHS AFTER COMMENCEMENT OF GRADING, THE DEVELOPER SHALL PLANT ALL MANUFACTURED SLOPES 3 FEET AND HIGHER WITH SUITABLE GROUND COVER, SHRUBS AND TREES, AND INSTALL A PERMANENT IRRIGATION SYSTEM TO EFFECTIVELY AID IN EROSION CONTROL, ALL TO THE SATISFACTION OF THE CITY ENGINEER. A LANDSCAPING AND IRRIGATION PLAN SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR APPROVAL PRIOR TO MAKING SUCH INSTALLATIONS.

11. ANY CHANGES IN THE WORK SHOWN HEREON SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

12. THE DEVELOPER'S LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION AFTER SATISFACTORY COMPLETION OF LANDSCAPING AND IRRIGATION REQUIREMENTS TO THE PUBLIC WORKS AND THE COMMUNITY DEVELOPMENT DEPARTMENTS. FIELD MEASUREMENTS MAY BE REQUIRED TO ASCERTAIN THE PRECISE HEIGHTS OF CUT AND FILL SLOPES AND/OR SLOPE SURFACE AREA.

13. NO STOCKPILING AND/OR IMPORT/EXPORT HAULING SHALL BE PERMITTED UNLESS APPROVED ON THE GRADING PERMIT.

14. THE PERMITTEE SHALL EMPLOY A REGISTERED CIVIL ENGINEER TO PROVIDE CONSTANT ON-SITE GRADING SUPERVISION TO ASSURE COMPLIANCE WITH THE APPROVED PLANS AND A SOILS ENGINEER TO PROVIDE CONSTANT SOILS INSPECTION IN ACCORDANCE WITH SECTION 7-3.17 (C & D) OF THE THOUSAND OAKS MUNICIPAL CODE. THE PERMITTEE SHALL SUBMIT RECOMMENDATIONS TO THE CITY ENGINEER WHO SHALL APPROVE THE SELECTION OF THE CIVIL ENGINEER AND SOILS ENGINEER. WEEKLY PROGRESS REPORTS SUBMITTED TO THE CITY ENGINEER BY THE CIVIL ENGINEER MAY BE REQUIRED.

15. UPON RECOMMENDATIONS MADE BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER PRIOR TO THE GRADING OF ANY PROJECT, ROCK WITH DIMENSION FROM EIGHT (8") INCHES TO THIRTY SIX (36") INCHES MAY BE PLACED IN DESIGNATED ROCK DISPOSAL SITES. SUCH OVERSIZED ROCK SHALL NOT BE IN THE UPPER TEN (10') FEET OF COMPACTED FILL OR NEARER THAN (20') FEET TO THE SURFACE OF ANY FILL SLOPE. SUCH ROCK DISPOSAL SITES SHALL BE SHOWN ON THE "RECORD DRAWINGS" AND CERTIFIED TO BE COMPACTED BY THE SOILS ENGINEER.

16. ALL RETAINING WALLS SHALL BE CONSTRUCTED UNDER A SEPARATE PERMIT, TO BE OBTAINED PRIOR TO THE ISSUANCE OF THE GRADING PERMIT.

17. OAK TREE NOTES:

   A. ALL OAK TREES WITHIN THE PROJECT BOUNDARIES AND WITHIN 100 FEET OF THE PROJECT BOUNDARIES SHALL BE FENCED AT THE PROTECTED ZONE (5 FEET OUTSIDE THE DRIPLINE) UNTIL PRESERVATION MEASURES, SUBMITTED BY THE SUBDIVIDER, ARE APPROVED BY THE CITY ENGINEER AND COMMUNITY DEVELOPMENT DEPARTMENT. SAID FENCING SHALL CONSIST OF AT LEAST A 5 FOOT HIGH CHAIN LINK MATERIAL FASTENED TO STEEL STAKES 8 FEET ON CENTER.
   B. ALL OAK TREE WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF THOUSAND OAKS OAK TREE ORDINANCE 937-NS AND OAK TREE PRESERVATION AND PROTECTION GUIDELINES RESOLUTION NO. 2010-14.
   C. UNDER NO CONDITION SHALL ANY WORK BE DONE WITHIN THE PROTECTED ZONES OF ANY OAK TREE, WITHOUT OBTAINING AN OAK TREE ENCROACHMENT PERMIT AND GIVING 48 HOURS ADVANCE NOTICE TO THE CITY. NO PROTECTIVE FENCING SHALL BE RELOCATED OR MOVED WITHOUT CITY APPROVAL.

18. ACCESSIBILITY

   TO THE EXTENT THE PROVISIONS APPLY, THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24, BUILDING STANDARDS OF THE CALIFORNIA ADMINISTRATIVE CODE IN REGARDS TO PROVIDING ACCESS TO THE PHYSICALLY DISCABLED.

19. EROSION CONTROL MEASURES

   A. STOCK PILE SANDBAGS IN PARKWAY AREAS FOR RAPID PLACEMENT IN THE EVENT OF A STORM.
   B. EXCEPT AS OTHERWISE DIRECTED BY THE PUBLIC WORKS INSPECTOR, ALL DRAINGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FORECAST OF RAIN PROBABILITY IS 40% AND MAINTAINED DURING THE RAINYSEASON (OCTOBER 1ST TO APRIL 15).
   C. APPROVED EROSION CONTROL DEVICES MUST BE IN PLACE DURING THE ABOVE STATED PERIOD.
   D. CLEAN OUT MUD AND SILT AFTER EACH RAIN OR AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.

20. SPECIAL NOTES FOR STORMWATER POLLUTION PREVENTION

   A. A STORMWATER POLLUTION CONTROL PLAN (SWPCP) IS REQUIRED FOR ALL PROJECTS FOR WHICH THE DISTURBED AREA IS GREATER THAN 1 ACRE. SWPCP FORMS ARE AVAILABLE AT THE PUBLIC WORKS DEPARTMENT. A COPY OF THE SWPCP SHALL BE ON FILE WITH THE CITY PRIOR TO ISSUANCE OF A GRADING PERMIT, AND A COPY SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
   B. CONSTRUCTION ACTIVITY INCLUDING CLEARING, GRADING, DISTURBANCES TO SOIL SUCH AS STOCKPILING, OR EXCAVATION THAT RESULTS IN DISTURBANCES OF AT LEAST ONE ACRE OF TOTAL LAND AREA ARE REQUIRED BY THE STATE TO APPLY FOR AN NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. DEVELOPER SHALL FILE A NOTICE OF INTENT (NOI) WITH THE APPROPRIATE FEE TO THE STATE WATER RESOURCES CONTROL BOARD AT THE FOLLOWING ADDRESS:

      STATE WATER RESOURCES CONTROL BOARD
      DIVISION OF WATER QUALITY
      STORM WATER PERMIT UNIT
      P.O. BOX 1977, SACRAMENTO, CALIFORNIA 95812 – 1977

      PROOF OF FILING THE NOI SHALL BE ON FILE WITH THE CITY PRIOR TO ISSUANCE OF A GRADING PERMIT. A COPY OF THE SWPCP SHALL BE MAINTAINED AT THE JOBSITE AT ALL TIMES.

      TOTAL LAND AREA TO BE DISTURBED IS: XX.XX ACRES.
      (INCLUDING CLEARING, GRADING, STOCKPILING, AND/OR EXCAVATION)

21. SPECIAL NOTE FOR ON-SITE PAVING PLANS

   THIS PLAN MAY HAVE BEEN REVIEWED ONLY AS A FINE GRADING, DRAINAGE AND PAVING PLAN FOR THE PURPOSE OF DOING FINE GRADING AND CONSTRUCTION OF PARKING LOT(S) WITH THE APPROPRIATE DRAINAGE DEVICES. THE REVIEW DOES NOT SUPERSEDE ANY COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS AND ALL ITEMS RELATING TO THE PLOT PLAN MUST BE FULFILLED. IT IS THE OWNER/DEVELOPER OR HIS REPRESENTATIVE'S RESPONSIBILITY TO ASCERTAIN THAT EVERYTHING SHOWN HEREON AGREES WITH THE PLOT PLAN (I.E. CONCRETE CURBS, PLANTER AREAS, LIGHTING, ETC.)

22. AN ON-SITE PAVING PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS, AND FEES PAID PRIOR TO PAVING PARKING AND DRIVEWAY AREAS.

23. MAXIMUM PAVEMENT SLOPES ARE AS FOLLOWS:

   PARKING AREAS: 2%MAXIMUM HANDICAP PARKING
   2 1/2% MAXIMUM (OTHER PARKING)
   DRIVEWAY AREAS: 7% MAXIMUM FOR COMMERCIAL USES
   15% MAXIMUM FOR RESIDENTIAL USES

24. SEISMIC HAZARDS MAPPING ACT

   PRIOR TO APPROVAL OF THE GRADING PLANS AND THE ISSUANCE OF A GRADING PERMIT, THE DEVELOPER'S CIVIL ENGINEER OR ENGINEERING GEOLOGIST SHALL DETERMINE IF THE PROPOSED DEVELOPMENT IS LOCATED WITHIN A LIQUEFACTION OR LANDSLIDE AREA AS IDENTIFIED ON THE SEISMIC HAZARDS MAP PREPARED BY THE STATE OF CALIFORNIA. IF THE DEVELOPMENT IS WITHIN SUCH AN AREA, THE DEVELOPER'S CIVIL ENGINEER OR ENGINEERING GEOLOGIST SHALL PREPARE A REPORT WHICH EVALUATES THE POTENTIAL GEOLOGICAL HAZARD WITH RECOMMENDATIONS FOR SUITABLE MITIGATION MEASURES, PURSUANT TO THE SEISMIC HAZARDS MAPPING ACT. THE DEVELOPER SHALL SUBMIT THE REPORT TO THE STATE DEPARTMENT OF CONSERVATION, DIVISION OF MINES AND GEOLOGY, AT THE FOLLOWING ADDRESS, CONCURRENT WITH SUBMITTAL TO THE CITY:

   SEISMIC HAZARDS MAPPING
   801 K STREET MS 12 – 78
   SACRAMENTO, CA 95814 – 3531

   THE DEVELOPER SHALL PROVIDE A RETURN RECEIPT OR OTHER PROOF OF SUCH SUBMITTAL TO THE CITY ENGINEER, ALONG WITH A COPY OF THE REPORT, PRIOR TO THE ISSUANCE OF THE GRADING PERMIT.

INFILTRATION NOTES

SUBGRADE PREPARATION

1. EXISTING SUBGRADE UNDER BED AREAS SHALL NOT BE COMPACTED OR SUBJECT TO CONSTRUCTION EQUIPMENT TRAFFIC PRIOR TO GEOTEXTILE AND RETENTION LAYER PLACEMENT.

2. CONTRACTOR SHALL DETERMINE SUBGRADE PERMEABILITY IN ACCORDANCE WITH ASTM D 3385 BEFORE CONCRETE PLACEMENT. CONTRACTOR SHALL PROVIDE PERMEABILITY TESTING FOR SUBGRADE TO CONFIRM THAT SUBGRADE PERMEABILITY MEETS REQUIREMENTS OF CONTRACT DOCUMENTS.

3. CONTRACTOR SHALL PREPARE SUBGRADE AS SPECIFIED IN THE CONTRACT DOCUMENTS, INSURING THE BOTTOM OF THE RETENTION LAYER IS AT LEVEL GRADE.

4. CONTRACTOR SHALL KEEP ALL TRAFFIC OFF OF THE SUBGRADE DURING CONSTRUCTION TO THE MAXIMUM EXTENT PRACTICAL. CONTRACTOR SHALL REGRADE AND RE-COMPACT SUBGRADE DISTURBED BY RETENTION LAYER DELIVERY VEHICLES OR OTHER CONSTRUCTION TRAFFIC, AS NEEDED.

5. CONTRACTOR SHALL CONSTRUCT SUBGRADE TO ENSURE THAT THE REQUIRED PAVEMENT THICKNESS IS OBTAINED IN ALL LOCATIONS.

6. CONTRACTOR SHALL SCARIFY SUBGRADE TO A MINIMUM DEPTH OF TWELVE (12) INCHES PRIOR TO PLACING THE NON-WOVEN GEOTEXTILE MATERIAL.

RETENTION LAYER NOTES

1. WHERE SPECIFIED, CONTRACTOR SHALL PREPARE RETENTION LAYER IN ACCORDANCE WITH CONTRACT DOCUMENTS.

2. THE NON-WOVEN GEOTEXTILE AND RETENTION LAYER AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION. ANY ACCUMULATION OF DEBRIS OR SEDIMENT WHICH HAS TAKEN PLACE AFTER APPROVAL OF SUBGRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF GEOTEXTILE AT NO EXTRA COST TO THE OWNER.

3. PLACE GEOTEXTILE IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ADJACENT STRIPS OF GEOTEXTILE SHALL OVERLAP A MINIMUM OF SIXTEEN INCHES (16"). SECURE GEOTEXTILE AT LEAST FOUR FEET (4') OUTSIDE OF BED AND TAKE ANY STEPS NECESSARY TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE RETENTION LAYER.

4. INSTALL COARSE AGGREGATE IN 8-INCH MAXIMUM LIFTS. AGGREGATE SHALL MEET THE REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS. LIGHTLY COMPACT EACH LAYER WITH EQUIPMENT, KEEPING EQUIPMENT MOVEMENT OVER RETENTION LAYER AND SUBGRADE TO A MINIMUM. INSTALL AGGREGATE TO GRADES INDICATED IN THE CONTRACT DOCUMENTS.

5. CONSTRUCT RETENTION LAYER TO ENSURE THAT THE REQUIRED PAVEMENT THICKNESS IS OBTAINED IN ALL LOCATIONS.

6. FOLLOWING PLACEMENT OF RETENTION LAYER AGGREGATE, THE GEOTEXTILE SHALL BE FOLDED BACK ALONG ALL BED EDGES TO PROTECT FROM SEDIMENT WASHOUT ALONG RETENTION LAYER EDGES. AT LEAST A FOUR (4) FOOT EDGE STRIP SHALL BE USED TO PROTECT BEDS FROM ADJACENT BARE SOIL. THIS EDGE STRIP SHALL REMAIN IN PLACE UNTIL ALL BARE SOILS CONTIGUOUS TO BEDS ARE STABILIZED AND VEGETATED. IN ADDITION, TAKE ANY OTHER NECESSARY STEPS TO PREVENT SEDIMENT FROM WASHING OR TRACKING INTO BEDS DURING SITE DEVELOPMENT. WHEN THE SITE IS FULLY STABILIZED, TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE REMOVED.

RECORD DRAWINGS

1. WHERE LOCAL JURISDICTIONS REQUIRE RECORD DRAWINGS, THE CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, BOTH PREPARED BY A CALIFORNIA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

PROJECT CLOSEOUT

CONTRACTOR SHALL PROVIDE THE NECESSARY ITEMS INCLUDING ANY TESTING, REPORTS, OR CERTIFICATION DOCUMENTS REQUIRED BY THE GOVERNING JURISDICTIONS TO PROPERLY CLOSEOUT THE PROJECT BEFORE IT CAN BE DEEMED COMPLETE.

811 Know what's below. Call before you dig. DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

ENGINEER'S SEAL — NOT FOR CONSTRUCTION

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS
DEVELOPMENT ENGINEER DATE
PLANNING DIVISION DATE
TRAFFIC ENGINEER DATE
BLDG. DIVISION - ADA COMPLIANCE DATE
COSCA DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

GENERAL NOTES

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX-XXXXX
APN: 681-018-0265
CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

DATE REVISED: 9-14-18

PLOT DATE: 4/7/2020 10:03:29 AM TEMPLATE VERSION: 3.0 (20170623)
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared.

HKS
ARCHITECT
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240
INTERIOR DESIGNER
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017
LANDSCAPE
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017
STRUCTURAL ENGINEER
KPFF, INC.
6080 CENTER DRIVE, SUITE 300
LOS ANGELES, CA 90045
MEP/LOW VOLTAGE ENGINEER
WSP USA BUILDINGS, INC.
405 HOWARD STREET, SUITE 500
SAN FRANCISCO, CA 94105
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PHILIPS HEALTHCARE
ERIC WILLIAMS - Eric.Williams@philips.com
GE HEALTHCARE
TAREY ISBELL - Tarey.Isbell@ge.com
QUANTUM MEDICAL
TINA DARON - tina@quantammedical.com

Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING

400 ROLLING OAKS DR.
THOUSAND OAKS, CA 91361

OWNER
HOSPITAL CORPORATION OF AMERICA (HCA)
ONE PARK PLAZA
BUILDING II, EAST 3RD FLOOR
NASHVILLE, TN. 37203

FACILITY
LOS ROBLES HOSPITAL & MEDICAL CENTER
215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

REVIEW ONLY
These documents are incomplete, and are released for owner review and or budgeting. These documents are not suitable for bidding, permit or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030
CITY PROJECT NUMBER
XXX

DATE
04/29/22

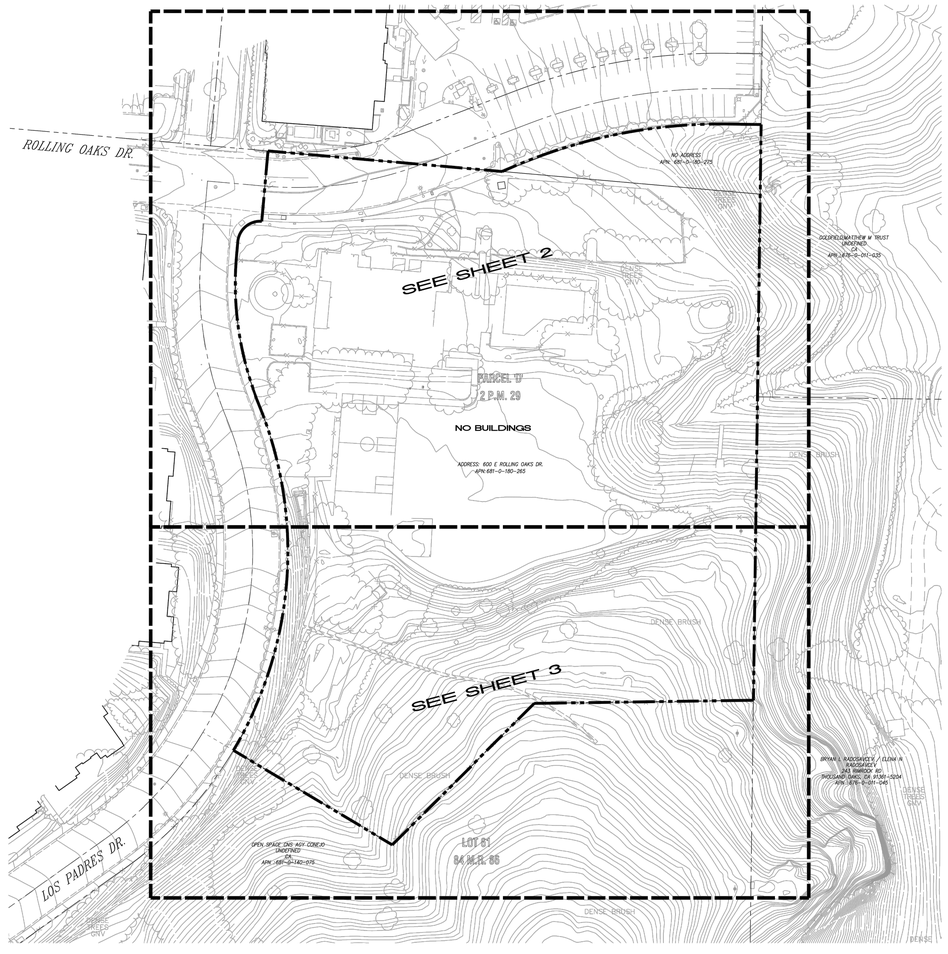
ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

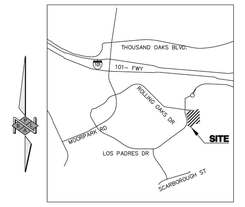
SHEET TITLE
GENERAL NOTES

SHEET NO.
C1.02

TOPOGRAPHIC SURVEY

CITY OF THOUSAND OAKS, VENTURA COUNTY, STATE OF CALIFORNIA





VICINITY MAP
NOT TO SCALE

LEGEND

RIGHT-OF-WAY LINE		S	– SOUTH
LOT/PARCEL LINE		N	– NORTH
CENTERLINE		W	– WEST
BOUNDARY LINE		E	– EAST
EASEMENT LINE		SLY	– SOUTHERLY
SETBACK LINE		NLY	– NORTHERLY
CL TIE LINE		WLY	– WESTERLY
GPS TIE LINE		ELY	– EASTERLY
CONCRETE		CL	– CENTERLINE
CURB		TYP	– TYPICAL
WALL		ELEV	– ELEVATION
FENCE			
CONCRETE/SIDEWALK		*ABOVE GROUND FEATURES*	
BUILDING		CONC	– CONCRETE
STREET LIGHT		ASPH	– ASPHALT
ICV HH		AD	– AREA DRAIN
ICV RND		CO	– CLEANOUT
WATER BFP		DI	– DROP INLET
MANHOLE		SWLK	– SIDEWALK
SEWER CLEAN OUT		CB	– CATCH BASIN
YARD LIGHT		DDC	– DOUBLE DETECTOR CHECK VALVE
SIGN		DWY	– DRIVEWAY
VALVE		FH	– FIRE HYDRANT
TREE		HH	– HAND HOLE
		MH	– MANHOLE
		MISC	– MISCELLANEOUS
		MTR	– METER
		PED	– PEDESTAL
		PIV	– POST INDICATOR VALVE
		PP	– POWER POLE
		SL	– STREET LIGHT
		TRANS	– TRANSFORMER
		TRD	– TRUNCATED DOME PAD
		TS	– TRAFFIC SIGNAL
		WM	– WATER
		WV	– VALVE
		VSP	– VENTILATION SERVICE PIPE
		YL	– YARD LIGHT
		UTILITIES	
		CATV	– CABLE/TELEVISION
		ELEC	– ELECTRIC
		SCE	– SO CAL EDISON
		SD	– STORM DRAIN
		SWR	– SEWER
		TEL	– TELEPHONE
		WATER	– WATER
		TC	– TOP OF CURB
		FS	– FINISHED SURFACE
		FF	– FINISHED FLOOR
		EG	– EDGE OF GUTTER
		NG	– NATURAL GROUND

GRAPHIC SCALE
0 15 30 45 60 75 90
1 inch = 30 ft.

GPS BOUNDARY ESTABLISHMENT
SEE SHEET 3.

SITE ADDRESS
400 EAST ROLLING OAKS DRIVE, THOUSAND OAKS, CA.

DATE OF SURVEY
THE PROPERTY DESCRIBED ON THIS SURVEY WAS SURVEYED FEBRUARY 17, 2019.

BASIS OF BEARINGS
THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS OPERATING REFERENCE STATIONS (CORS) REFERRED TO AS "CSCI" AND "NPMO", THE BEARING BETWEEN BOTH STATIONS BEING NORTH 44°59'33.51"E WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED.

BENCHMARK
COUNTY OF VENTURA BENCHMARK # FG3918
ELEVATION: 228.654 (METERS) [743.615 (FEET)] [NAVD 88 DATUM]

DESCRIBED AS: ROBIN TAG IN S CV SUNSET CROSSING RD. 32.8 FT E/O BCR AT SE COR DIAMOND BAR BLVD.

SURVEYOR'S STATEMENT
I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 3 SHEET REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION IN FEBRUARY 2020.

Mar 13 2020
PETER E. WELBACHER, PLS 8403 DATE:
EXPIRES 08-30-20

LICENSED LAND SURVEYOR
PETER E. WELBACHER
No. 8403
Exp. 08/30/20
STATE OF CALIFORNIA

PREPARED BY:	DATE	BY	REVISION	APP'D	JOB NO.
PBLA SURVEYING, INC. Planning · Engineering · Surveying 1481 FORD ST., STE 201 REDLANDS, CALIF. 92373 (888) 714-9642 (714)389-9191 FAX	03/12/20	MF	FIRST RELEASE	PW	5001-224
					SH. 1 of 3

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE REVISED: 9-14-18

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DRAWN BY: DATE
CHECKED BY: NDK DATE

NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA
ENGINEER'S SEAL

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

EXISTING CONDITIONS (FOR REFERENCE ONLY)

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

HKS

ARCHITECT
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350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

INTERIOR DESIGNER
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TAREY ISBELL - Tarey.Isbell@ge.com

QUANTUM MEDICAL
TINA DARON - tina@quantammedical.com

Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING

400 ROLLING OAKS DR.
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OWNER
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ONE PARK PLAZA
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23775.000
HCA PROJECT NUMBERS
3055500030

CITY PROJECT NUMBER
XXX

DATE
04/29/22

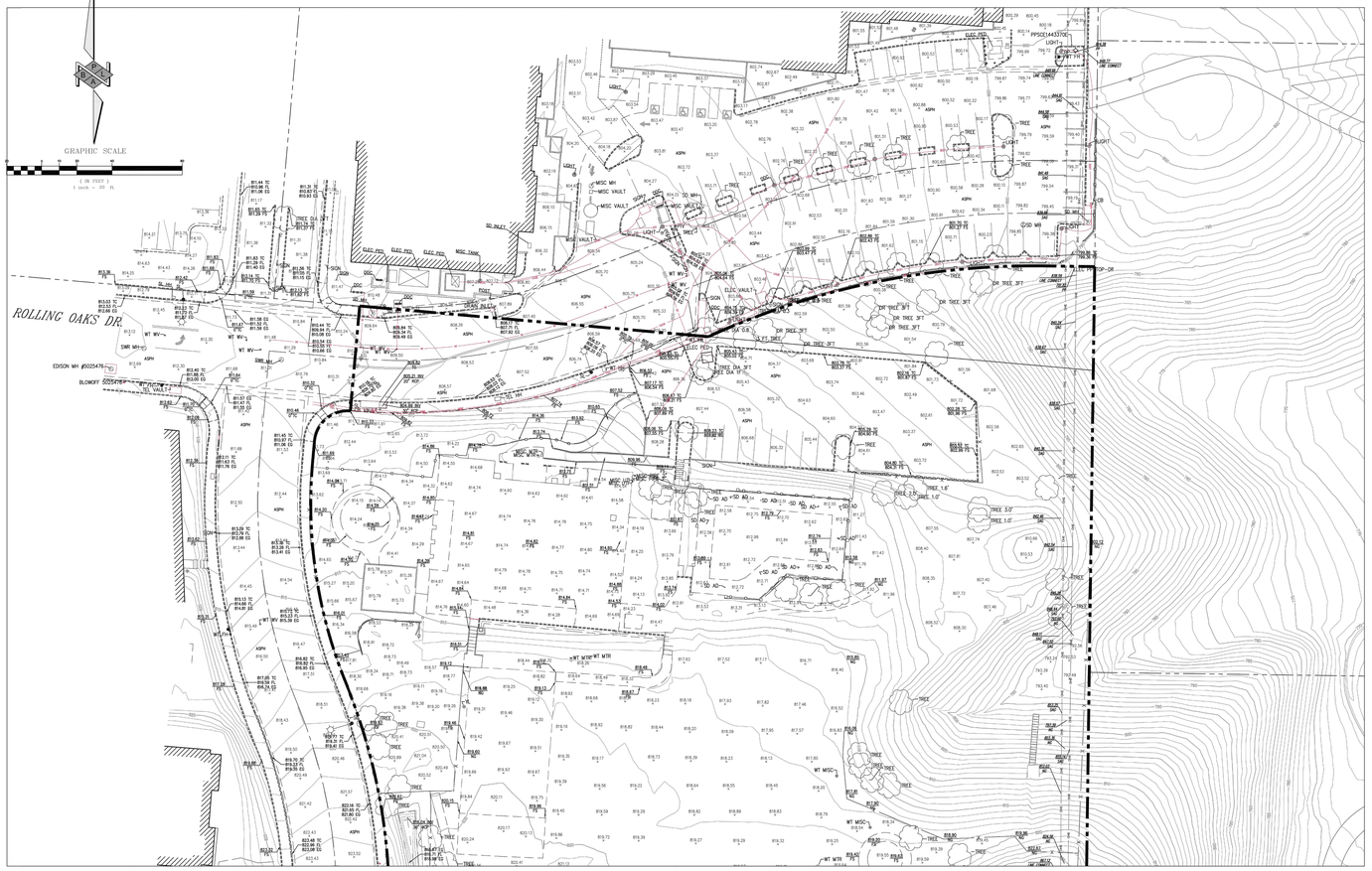
ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
EXISTING CONDITIONS (FOR REFERENCE ONLY)

SHEET NO.
C2.00

TOPOGRAPHIC SURVEY

CITY OF THOUSAND OAKS, VENTURA COUNTY, STATE OF CALIFORNIA



BASIS OF BEARINGS, BENCHMARK, AND LEGEND

SEE SHEET 1.

PREPARED BY:	DATE	BY	REVISION	APP'D	JOB NO.
PBLA SURVEYING, INC. Planning Engineering Surveying 1481 FORD ST., STE 201 REDLANDS, CALIF. 92373 (888) 714-9642 (714)389-9981 FAX	03/12/20	MF	FIRST RELEASE	PW	5001-224
					SH. 2 of 3

811 Know what's below. Call before you dig. DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE REVISED: 9-14-18

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

ENGINEER'S SEAL — NOT FOR CONSTRUCTION

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

EXISTING CONDITIONS (FOR REFERENCE ONLY)

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

PLOT DATE: 4/7/2020 10:03:26 AM TEMPLATE VERSION: 3.0.0.20170923

HKS

ARCHITECT
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

LANDSCAPE
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

STRUCTURAL ENGINEER
KPFF, INC.
6080 CENTER DRIVE, SUITE 300
LOS ANGELES, CA 90045

MEP/LOW VOLTAGE ENGINEER
WSP USA BUILDINGS, INC.
405 HOWARD STREET, SUITE 500
SAN FRANCISCO, CA 94105

HCA VENDORS
STERIS
BRIAN HARTMAN - Brian_Hartman@steris.com

PHILIPS HEALTHCARE
ERIC WILLIAMS - Eric.Williams@philips.com

GE HEALTHCARE
TAREY ISBELL - Tarey.Isbell@ge.com

QUANTUM MEDICAL
TINA DARON - tina@quantammedical.com

Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING

400 ROLLING OAKS DR.
THOUSAND OAKS, CA 91361

OWNER
HOSPITAL CORPORATION OF AMERICA (HCA)
ONE PARK PLAZA
BUILDING II, EAST 3RD FLOOR
NASHVILLE, TN, 37203

FACILITY
LOS ROBLES HOSPITAL & MEDICAL CENTER
215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

REVIEW ONLY
These documents are incomplete, and are released for owner review and or budgeting. These documents are not suitable for bidding, permit or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030

CITY PROJECT NUMBER
XXX

DATE
04/29/22

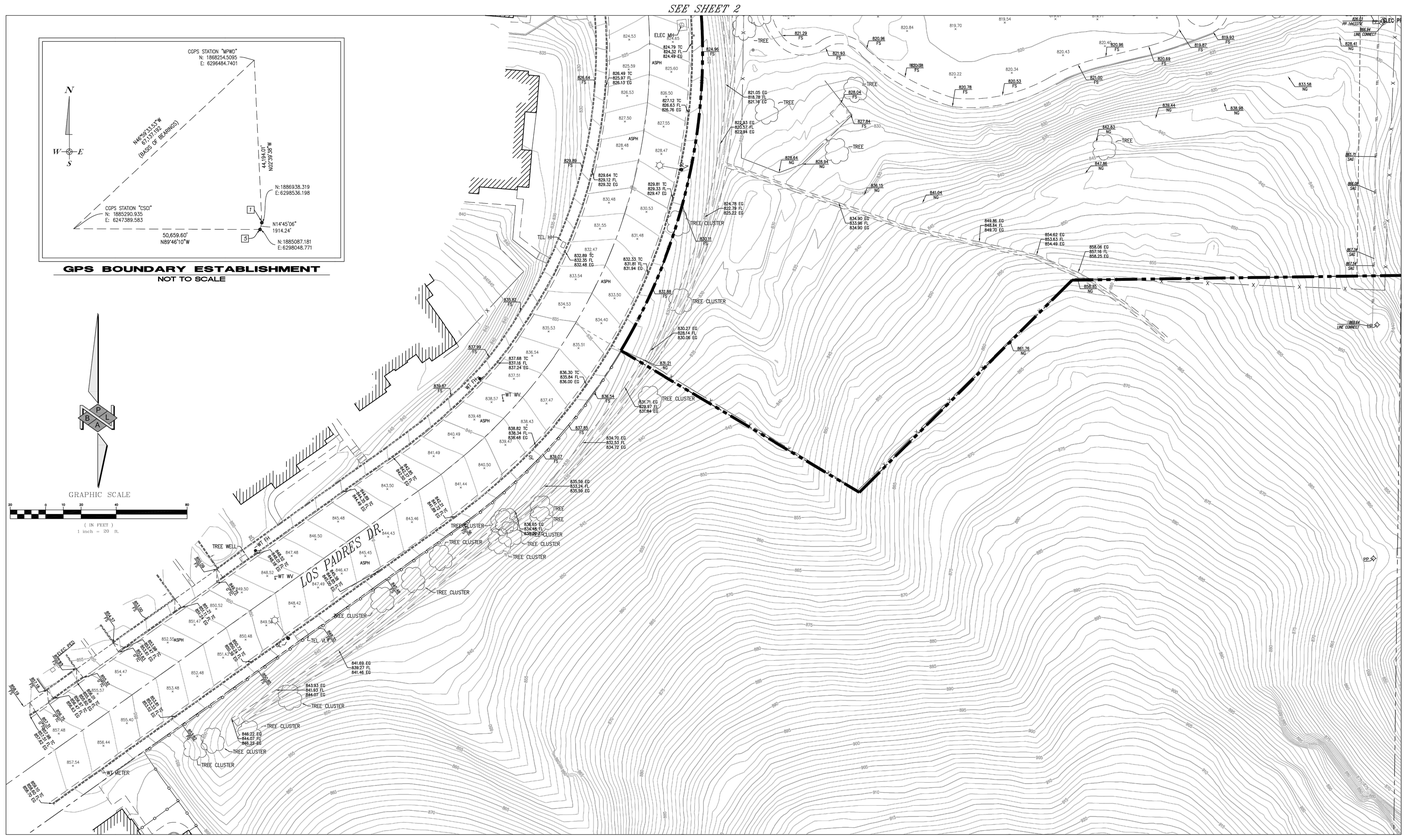
ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
EXISTING CONDITIONS (FOR REFERENCE ONLY)

SHEET NO.
C2.01

TOPOGRAPHIC SURVEY

CITY OF THOUSAND OAKS, VENTURA COUNTY, STATE OF CALIFORNIA



PREPARED BY:	DATE	BY	REVISION	APP'D	JOB NO.
PBLA SURVEYING, INC. Planning Engineering Surveying 1481 FORD ST., STE 201 REDLANDS, CALIF. 92373 (888) 714-9642 (714)889-9191 FAX	03/12/20	MF	FIRST RELEASE	PW	5001-224
					SH. 3 of 3

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1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER NICOLE D. KERRY No. 58449 CIVIL STATE OF CALIFORNIA
ENGINEER'S SEAL

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

EXISTING CONDITIONS (FOR REFERENCE ONLY)

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

PLOT DATE: 4/7/2020 10:03:26 AM TEMPLATE VERSION: 3.0 02/17/2023

HKS

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HKS ARCHITECTS, INC.
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DALLAS, TX 75201- 4240

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HKS ARCHITECTS, INC.
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THOUSAND OAKS, CA 91360

REVIEW ONLY

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KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030

CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
EXISTING CONDITIONS (FOR REFERENCE ONLY)

SHEET NO.
C2.02

A.L.T.A./N.S.P.S. SURVEY

CITY OF THOUSAND OAKS, VENTURA COUNTY, STATE OF CALIFORNIA

PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL "D" IN THE CITY OF THOUSAND OAKS, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON THE PARCEL MAP FILED IN BOOK 2, PAGE 29 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS OF ALL KINDS WHETHER LIKE OR UNLIKE HYDROCARBONS BELOW A DEPTH OF 500 FEET OF THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SUCH REAL PROPERTY AS RESERVED BY JANSS DEVELOPMENT CO., A GENERAL PARTNERSHIP, IN THE DEED RECORDED NOVEMBER 16, 1971, IN BOOK 3886, PAGE 296, OFFICIAL RECORDS.

PARCEL 2:

A PORTION OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 19 WEST, RANCHO EL CONEJO, IN THE CITY OF THOUSAND OAKS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 51 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THE NORTHERLY RIGHT OF WAY LINE OF ROLLING OAKS DRIVE (FORMERLY E. WOODS ROAD, 60 FEET WIDE) SHOWN AS SOUTH 85°07'11" EAST 514.33 FEET ON THE MAP OF TRACT NO. 1687, RECORDED IN BOOK 45, PAGE 24 OF MISCELLANEOUS RECORDS, (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND EASTERLY TERMINUS BEING THE MOST NORTHERLY CORNER OF PARCEL "D" AS SHOWN ON THE PARCEL MAP RECORDED IN BOOK 2, PAGE 29 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL "D" SOUTH 85°07'11" EAST 231.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE

1ST: SOUTH 85°07'11" EAST 231.19 FEET TO THE NORTHEAST CORNER SAID PARCEL "D" SAID NORTHEAST CORNER BEING ON THE EASTERLY LINE OF SAID SECTION 16; THENCE ALONG SAID EASTERLY LINE,

2ND: NORTH 00° 54' 33" EAST 60.00 FEET; THENCE AT RIGHT ANGLES LEAVING SAID EASTERLY LINE,

3RD: NORTH 89° 51' 27" WEST 42.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 420.00 FEET; THENCE,

4TH: WESTERLY ALONG THE LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE 21°35'16" AN ARC DISTANCE OF 158.25 FEET; THENCE,

5TH: SOUTH 68°59'17" WEST 36.39 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS OF ALL KINDS WHETHER LIKE OR UNLIKE HYDROCARBONS BELOW A DEPTH OF 500 FEET OF THE SURFACE OF SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF SUCH REAL PROPERTY, AS RESERVED BY JANSS DEVELOPMENT CO., A GENERAL PARTNERSHIP, IN THE DEED RECORDED NOVEMBER 16, 1971, IN BOOK 3886, PAGE 296 OF OFFICIAL RECORDS

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERAL OF ALL KINDS WHETHER LIKE OR UNLIKE HYDROCARBONS BELOW A DEPTH OF 500 FEET OF THE SURFACE OF THE REAL PROPERTY DESCRIBED HEREIN, WITHOUT, HOWEVER, THE RIGHT TO ENTER UPON THE SURFACE OF EACH PROPERTY, AS RESERVED BY RANCHO EL CONEJO, A LIMITED PARTNERSHIP, IN THE DEED RECORDED FEBRUARY 10, 1972, IN BOOK 3978, PAGE 401 OF OFFICIAL RECORDS.

APN: 681-0-180-265 (AFFECTS: PARCEL 1) AND 681-0-180-275 (AFFECTS: PARCEL 2)

TITLE REPORT EXCEPTIONS

EASEMENTS ARE PLOTTED HEREON WITH REFERENCE TO SCHEDULE B EXCEPTION NUMBER. EXAMPLE = (2) SCHEDULE B EXCEPTION NUMBER.

1. *GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017–2018, A LIEN NOT YET DUE OR PAYABLE. [NOT A SURVEY RELATED ITEM]*
2. *THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.*

   [NOT A SURVEY RELATED ITEM]
3. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 24, 1969 IN BOOK 3554, PAGE 97 OF OFFICIAL RECORDS.*
   IN FAVOR OF: SOUTHERN CALIFORNIA, A CORPORATION
   AFFECTS: AS DESCRIBED THEREIN
4. *AN EASEMENT FOR PUBLIC ROAD AND/OR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 21, 1973 IN BOOK 4126, PAGE 1 OF OFFICIAL RECORDS.*
   IN FAVOR OF: THE CITY OF THOUSAND OAKS, A MUNICIPAL CORPORATION
   AFFECTS: PARCEL 1, AS DESCRIBED THEREIN
5. *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 24, 1973 IN BOOK 4143, PAGE 607 OF OFFICIAL RECORDS.*
   IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
   AFFECTS: AS DESCRIBED THEREIN
6. *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF VOLUNTARY DEED RESTRICTION" RECORDED NOVEMBER 15, 1974 IN BOOK 4336, PAGE 722 OF OFFICIAL RECORDS. [NO PLOTTABLE EASEMENTS]*
7. *A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF $737,000.00 RECORDED SEPTEMBER 02, 1983 AS INSTRUMENT NO. 1983–97550 OF OFFICIAL RECORDS.*
   DATED: SEPTEMBER 01, 1983
   TRUSTOR: CHILD CARE PROPERTIES LTD I, A LIMITED PARTNERSHIP ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA
   TRUSTEE: TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION
   BENEFICIARY: YOUNG SET CLUB, INC., A CALIFORNIA CORPORATION ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO MARVIN SCHMIDT, TRUSTEE OF THE SCHMIDT TRUST AGREEMENT DATED APRIL 4, 1983, EFFECTIVE JANUARY 4, 1984 BY ASSIGNMENT RECORDED MAY 04, 1984, INSTRUMENT NO. 1984–49249 OF OFFICIAL RECORDS.
8. *RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET AND/OR HIGHWAY.*

   (AFFECTS PARCEL 2)
9. *WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.*

   (AFFECTS PARCEL 2)
10. *ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.*
11. *RIGHTS OF PARTIES IN POSSESSION.*

GENERAL NOTES

1. *AREA – BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN ON HEREON, SAID LAND CONTAINS 214,477 SQ. FT., 4.923 ACRES GROSS, 208,637 SQ. FT. NET.*
2. *TITLE SEARCH – THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PBLA SURVEYING, INC. OR THE SURVEYOR TO DETERMINE OWNERSHIP OF THIS PROPERTY OR TO VERIFY THE DESCRIPTIONS PROVIDED. THE COMPATIBILITY OF THESE DESCRIPTIONS WITH THAT OF ADJACENT PROPERTIES, NOR EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD. ALL INFORMATION HEREON IS BASED UPON A COMMITMENT FOR TITLE INSURANCE WITH AN ORDER NO. NCS–836612–NAS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 10, 2017.*
3. *OCCUPATION LINES, ENCROACHMENTS AND RECOVERED SURVEY MONUMENTS ARE SHOWN AS FOUND DURING A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING FEBRUARY, 2020.*
4. *PARCEL AREA SHOWN IS DETERMINED BASED UPON FIELD MEASUREMENTS MADE DURING A FIELD SURVEY PERFORMED IN FEBRUARY, 2020.*
3. *THE PROPERTY IS ZONED "R–E", FOR RURAL EXCLUSIVE, PER THE CITY OF THOUSAND OAKS PLANNING DEPT.*

   SOURCE: https://www.toaks.org/about-us/about-thousand-oaks/online-mapping
4. *DEVELOPMENT STANDARDS*

   MINIMUM LOT AREA REQUIRED – 43,560 SQ. FT.

   MINIMUM WIDTH REQUIRED – 150 FEET

   FRONT YARD – 20 FEET
   SIDE YARD – 5 FEET MINIMUM
   REAR YARD – 20 FEET

   BUILDING HEIGHT LIMIT – 25 FEET

   SOURCE: http://www.amlegal.com/codes/client/thousand-oaks_ca/
5. *THE PROPERTY IS ADJACENT TO LOS PADRES DRIVE, WITH NO ACCESS TO OR FROM SAID STREET. THE PROPERTY IS ADJACENT TO AND HAS ACCESS ONTO THOUSAND OAKS DR., BOTH BEING PUBLICLY DEDICATED STREETS WITHIN THE CITY OF THOUSAND OAKS, CA.*
6. *THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING REMOVAL WITHIN RECENT MONTHS, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.*
7. *THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.*
8. *THERE ARE NO PARKING SPACES OR BUILDINGS ON THE SUBJECT PROPERTY.*
9. *THE PROPERTY IS LOCATED AT 400 EAST ROLLING OAKS DRIVE, THOUSAND OAKS, CA.*

FLOOD ZONE

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06037C1835F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S NOTES

THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (2017.50 EPOCH) ZONE 5 AND REFERRED TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS GPS (CGPS) REFERRED TO AS "CSCI" AND "NPMG", THE BEARING BETWEEN BOTH STATIONS BEING NORTH 44°56'33.63"E WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED.

COUNTY OF VENTURA BENCHMARK # FC3918
ELEVATION: 226.654 [METERS] 743.815 [FEET)] (NAVD 88 DATUM)

DESCRIBED AS: #08M TAG IN S CV SUNSET CROSSING RD. 32.8 FT E/O BCR AT SE COR DIAMOND BAR BLVD.

CURRENT MAPPING DEPICTS THAT A PORTION OF PARCEL 1 IS CURRENTLY WITHIN THE ROLLING OAKS DR. RIGHT-OF-WAY AS SHOWN HEREON PER ITEM 4 OF THE TITLE REPORT EXCEPTIONS. THE ALTA WILL CURRENTLY DEPICTS THE PROPERTY AS STATED WITHIN THE TITLE REPORT BUT WILL DENOTE THE TOTAL ACREAGE AS GROSS AND NET, EXCEPTING THE PORTION PER SAID. ITEM 4.

POLICY OF PREPARER

AS A MATTER OF POLICY, ONLY OFFICIALLY RELEASED COPIES OF THIS SURVEY HAVE A "WET" SIGNATURE ALONG WITH THE RELEASE/REVISION DATE(S) SHOWN. ANY MODIFICATIONS, UPDATES, OR REVISIONS WITH THEIR EFFECTIVE RELEASE DATES WILL BE SHOWN THEREON. ANY PARTIES REQUIRING INFORMATION WHICH MAY BE DERIVED FROM THIS SURVEY AFTER THE INITIAL RELEASE DATE ARE ADVISED TO CONTACT THE OFFICE OF THE PREPARER TO INQUIRE ON THE PRESENT STATUS OF THE SURVEY AND IF LATER VERSIONS HAVE BEEN RELEASED. COPIES OF THOSE SURVEYS LACKING THE HEREIN ABOVE MENTIONED SIGNATURE ARE TO BE CONSIDERED NON NOR OFFICIALLY RELEASED VERSIONS OF THIS SURVEY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO CHILD DEVELOPMENT INCORPORATED, A CALIFORNIA CORPORATION, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a)(b)(c), 7(a)(b), 8, 9, 10, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 28, 2020.

PETER E. WEILBACHER, PLS 8403
EXPIRES 06-30-20

DATE: **Mar 13 2020**

RECORD REFERENCES

R1 INDICATES RECORD DATA PER 2 P.M. 29.

R2 INDICATES RECORD DATA PER TRACT NO. 2768–1, 84 M.R. 86/87.

R3 INDICATES RECORD DATA PER TRACT NO. 2768–2, 84 M.R. 90/91.

R4 INDICATES RECORD DATA PER PARCEL MAP L.D. NO. 568, 48 P.M. 91/91.

MONUMENT AND BOUNDARY ESTABLISHMENT NOTES

● *INDICATES FOUND MONUMENT AS NOTED.*

1. *FD. 2" IRON PIPE W/NAIL, NO TAG, ON 0.2' IN ASPH, ACCEPTED AS THE C/L INT. ROLLING OAKS DR. & LOS PADRES DR. PER R2 & R4.*
2. *FD. 2" IRON PIPE, NO TAG, DN. 0.25' IN ASPH, MONUMENT IS 0.06' WLY AND 0.01' NLY OF EC/BC C/L OF LOS PADRES DR., HELD AND ACCEPTED PER R2.*
3. *FD. NAIL, DN. 0.10' IN ASPH, MONUMENT IS 0.05' ELY AND 0.01' SLY OF EC/BC C/L OF LOS PADRES DR., HELD AND ACCEPTED PER R2.*
4. *FD. 2" BRASS DISK STAMPED "RCE 14476", DN. 1.00' IN MONUMENT WELL, ACCEPTED AS THE C/L INT. LOS PADRES DR. & HUNTERS POINT DR. PER R2.*
5. *FD. 2" IRON PIPE W/NAIL AND TAG, ILLEGIBLE, DN. 0.10' IN ASPH, ACCEPTED AS THE C/L INT. SCARBOROUGH DR. & HILLSBOROUGH ST. PER R3.*
6. *FD. 2" BRASS DISK STAMPED "RCE 14476", DN. 1.00' IN MONUMENT WELL, ACCEPTED AS THE C/L INT. SCARBOROUGH DR. & OAKHAMPTON ST. PER R3.*
7. *FD. 2" BRASS DISK STAMPED "RCE 14476", DN. 1.00' IN MONUMENT WELL, ACCEPTED AS THE C/L CUL–DE–SAC ANGLE POINT AT SCARBOROUGH DR. PER R3.*
8. *FD. 2" IRON PIPE W/HUB, NAIL AND TAG, ILLEGIBLE, UP 0.5' IN NG, HELD PER R2.*

LEGEND

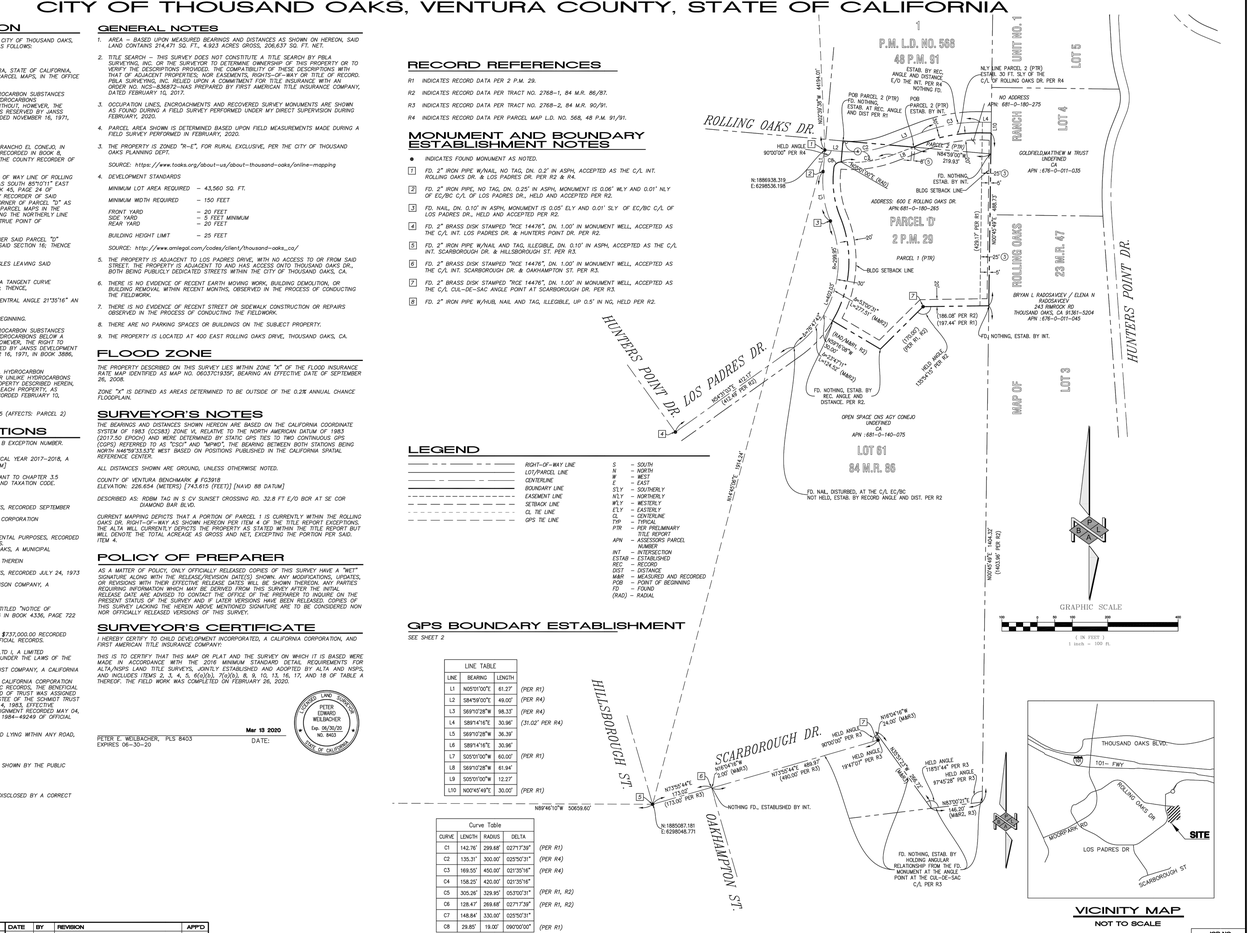
RIGHT-OF-WAY LINE	S – SOUTH
LOT/PARCEL LINE	N – NORTH
CENTERLINE	W – WEST
BOUNDARY LINE	E – EAST
EASEMENT LINE	SLY – SOUTHERLY
SETBACK LINE	NLY – NORTHERLY
CL TIE LINE	WLY – WESTERLY
GPS TIE LINE	ELY – EASTERLY
	TYP. – TYPICAL
	CL – CENTERLINE
	PPM – PER PRELIMINARY TITLE REPORT
	APN – ASSESSORS PARCEL NUMBER
	INT – INTERSECTION
	ESTAB – ESTABLISHED
	REC – RECORD
	DIST – DISTANCE
	M&M – MEASURED AND RECORDED
	POB – POINT OF BEGINNING
	FD – FOUND
	(RAD) – RADIAL

QPS BOUNDARY ESTABLISHMENT

SEE SHEET 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°01'00"E	61.27' (PER R1)
L2	S84°59'00"E	49.00' (PER R4)
L3	S65°10'28"W	98.33' (PER R4)
L4	S89°14'16"E	30.96' (31.02' PER R4)
L5	S65°10'28"W	36.39'
L6	S89°14'16"E	30.96'
L7	S05°01'00"W	60.00' (PER R1)
L8	S65°10'28"W	61.94'
L9	S05°01'00"W	12.27'
L10	N00°45'49"E	30.00' (PER R1)

Curve Table			
CURVE	LENGTH	RADIUS	DELTA
C1	142.76'	299.66'	027°17'36" (PER R1)
C2	135.31'	300.00'	025°50'31" (PER R4)
C3	169.55'	450.00'	021°35'16" (PER R4)
C4	158.25'	420.00'	021°35'16"
C5	305.26'	329.95'	053°00'31" (PER R1, R2)
C6	128.47'	269.66'	027°17'36" (PER R1, R2)
C7	148.84'	330.00'	025°50'31"
C8	29.85'	19.00'	090°00'00" (PER R1)



VICINITY MAP

NOT TO SCALE

PREPARED BY:	DATE	BY	REVISION	APP'D
PBLA SURVEYING, INC.	03/12/20	DH	FIRST SUBMITTAL	PW
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REDLANDS, CALIF. 92373				
(888) 714-9642 • (714)389-9191 FAX				

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SH. 1 of 2

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REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

ENGINEER'S SEAL — NOT FOR CONSTRUCTION

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

EXISTING CONDITIONS (FOR REFERENCE ONLY)

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

DATE REVISED: 9-14-18

PLOT DATE: 4/7/2020 10:03:29 AM TEMPLATE VERSION: 3.0 (20170623)
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FACILITY
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215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

REVIEW ONLY

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KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000

HCA PROJECT NUMBERS
3055500030

CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
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SHEET TITLE
EXISTING CONDITIONS (FOR REFERENCE ONLY)

SHEET NO.
C2.03

A.L.T.A./N.S.P.S. SURVEY
CITY OF THOUSAND OAKS, VENTURA COUNTY, STATE OF CALIFORNIA

LEGEND

RIGHT-OF-WAY LINE
LOT/PARCEL LINE
CENTERLINE
BOUNDARY LINE
EASEMENT LINE
SETBACK LINE
CL TIE LINE
GPS TIE LINE
CONCRETE
CURB
WALL
FENCE
CONCRETE/SIDEWALK
BUILDING
STREET LIGHT
ICV HH
ICV RND
WATER BFP
MANHOLE
SEWER CLEAN OUT
YARD LIGHT
SIGN
VALVE
TREE

S – SOUTH
N – NORTH
W – WEST
E – EAST
S'LY – SOUTHERLY
N'LY – NORTHERLY
W'LY – WESTERLY
E'LY – EASTERLY
CL – CENTERLINE
TYP – TYPICAL
PTR – PER PRELIMINARY TITLE REPORT
APN – ASSESSORS PARCEL NUMBER
INT – INTERSECTION
ESTAB – ESTABLISHED
REC – RECORD
DIST – DISTANCE
M&R – MEASURED AND RECORDED
POB – POINT OF BEGINNING
FD – FOUND
ELEV – ELEVATION
(RAD) – RADIAL

ABOVE GROUND FEATURES
CONC – CONCRETE
ASPH – ASPHALT
AD – AREA DRAIN
CO – CLEANOUT
DI – DROP INLET
SWLK – SIDEWALK
CB – CATCH BASIN
DWY – DRIVEWAY
FH – FIRE HYDRANT
HH – HAND HOLE
MH – MANHOLE
MTR – METER
PED – PEDESTAL
PP – POWER POLE
SL – STREET LIGHT
TRANS – TRANSFORMER
TRD – TRUNCATED DOME PAD
TS – TRAFFIC SIGNAL
VLV – VALVE
VSP – VENTILLATION SERVICE PIPE
YL – YARD LIGHT

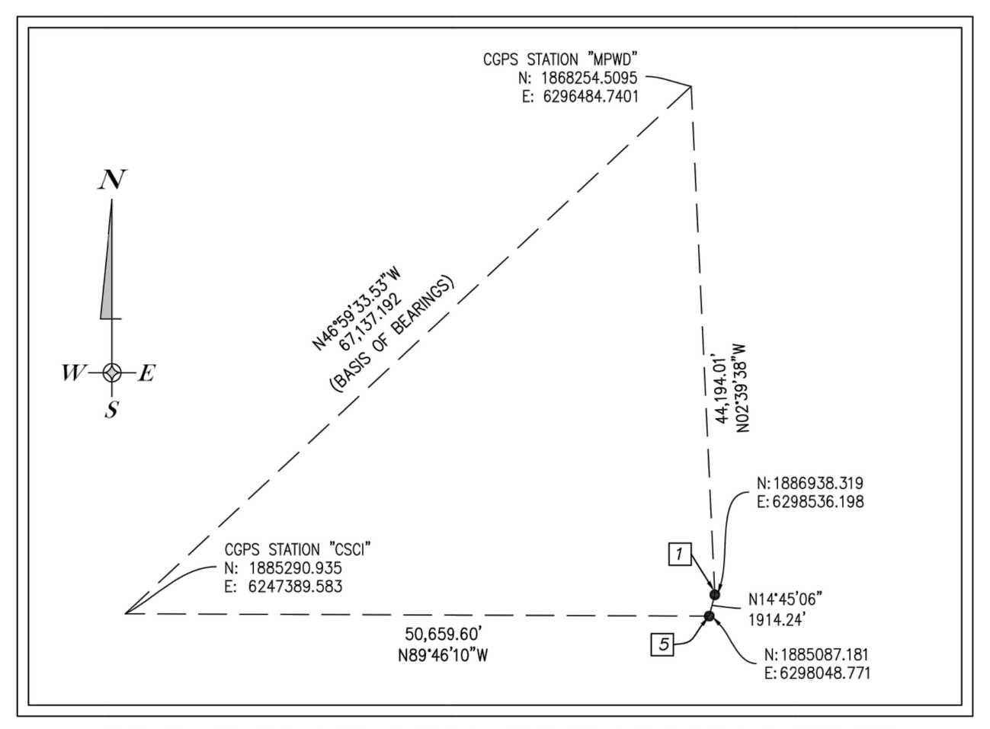
UTILITIES
CATV – CABLE/TELEVISION
ELEC – ELECTRIC
SCE – SO CAL ESIDION
SD – STORM DRAIN
SWR – SEWER
WATER – WATER

LINE TABLE

LINE	BEARING	LENGTH	
L1	N05°01'00"E	61.27'	(PER R1)
L2	S84°59'00"E	49.00'	(PER R4)
L3	S69°10'28"W	98.33'	(PER R4)
L4	S89°14'16"E	30.96'	(31.02' PER R4)
L5	S69°10'28"W	36.39'	
L6	S89°14'16"E	30.96'	
L7	S05°01'00"W	60.00'	(PER R1)
L8	S69°10'28"W	61.94'	
L9	S05°01'00"W	12.27'	
L10	N00°45'49"E	30.00'	(PER R1)

Curve Table

CURVE	LENGTH	RADIUS	DELTA	
C1	142.76'	299.68'	027°17'39"	(PER R1)
C2	135.31'	300.00'	025°50'31"	(PER R4)
C3	169.55'	450.00'	021°35'16"	(PER R4)
C4	158.25'	420.00'	021°35'16"	
C5	305.26'	329.95'	053°00'31"	(PER R1, R2)
C6	128.47'	269.68'	027°17'39"	(PER R1, R2)
C7	148.84'	330.00'	025°50'31"	
C8	29.85'	19.00'	090°00'00"	(PER R1)



GPS BOUNDARY ESTABLISHMENT
NOT TO SCALE

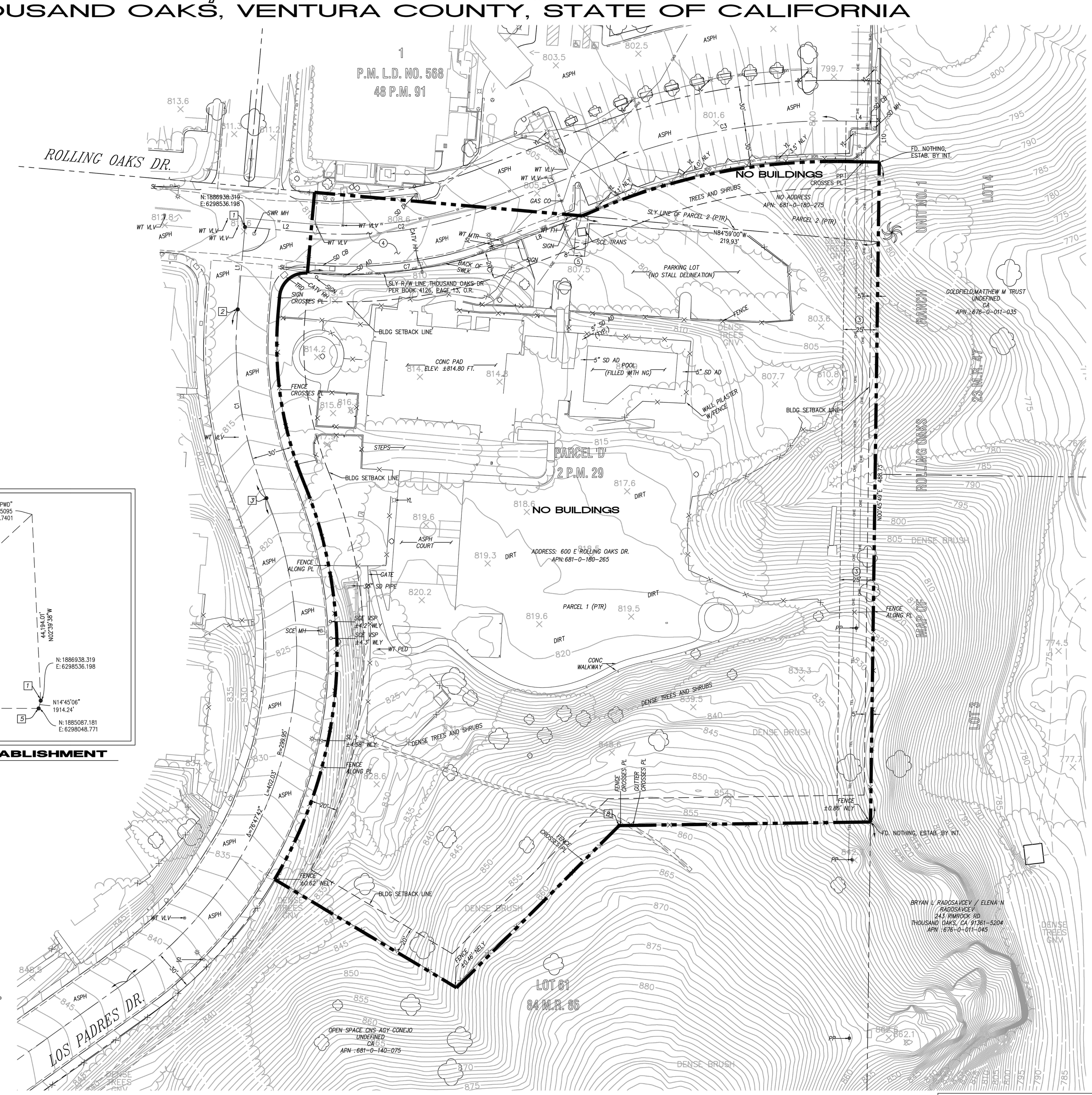
PARCEL 2 (PTR) NOTE

THE COURSE CALL OF NORTH 89°10'39" EAST 186.35' (NEAR THE SOUTHEAST CORNER OF PARCEL 1 OF THE PTR) WAS ESTABLISHED BY INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF TRACT NO. 2768–1 (R2 IN THE RECORD REFERENCES AS SHOWN ON SHEET 1), THIS COURSE IS IN DEFICIENCY WITH THE RECORD DISTANCE PER THE PARCEL MAP REFERENCED IN R1 SHOWN ON SAID REFERENCE LISTING (PER PARCEL 1 OF THE PTR, SAID COURSE DISTANCE IS 197.44 FEET; R2 REFERENCES THIS SAME LINE WITH A DISTANCE OF 186.08 FEET). AS A RESULT, THE DISTANCE OF THE NORTHERLY LINE OF PARCEL 1 OF THE PTR IS IN DEFICIENCY (430.78 FEET PER R1 VERSUS 419.52 FEET MEASURED).

THE ESTABLISHMENT OF THE NORTHERLY LINE OF PARCEL 2 OF THE PTR WAS BASED ON ESTABLISHING THE CENTERLINE OF ROLLING OAKS DRIVE EAST OF THE INTERSECTION AT LOS PADRES DR. (PER R4 NOTED ON SHEET 1) WITH THE FINAL COURSE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EAST LINE OF PARCEL 'D', PER R2 AND R4 (THE MEASURED DISTANCE WAS 30.96 FEET VERSUS 31.02 FEET RECORD PER R4), THE NORTHERLY LINE WAS OFFSET BY RECORD DISTANCE (30.00 FEET) SOUTHERLY FROM THE R4 CENTERLINE TO INTERSECT WITH THE NORTHERLY LINE OF SAID PARCEL "D".

HOLDING THE COURSE CALL ON EASEMENT 5 OF THE PTR (234.00 FEET FROM THE EASTERLY LINE OF SAID PARCEL "D" WOULD RESULT IN AN ERRONEOUS POSITION. THE POSITION WAS ESTABLISHED BY HOLDING THE DISTANCE WEST OF THE EASEMENT POB (196.78 FEET ALONG THE NORTHERLY FROM THE NORTHWEST CORNER OF PARCEL "D". THE RESULT OF THIS NOW DISPLAYS THAT EXISTING SCE TRANSFORMER LYING WITHIN THE BOUNDARY OF THE EXISTING EASEMENT.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



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FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
ORDER NO.: NCS-836872-NAS

JOB NO. 5001-224
Sht. 2 of 2

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23775.000
HCA PROJECT NUMBERS
3055500030

CITY PROJECT NUMBER
XXX

DATE
04/29/22

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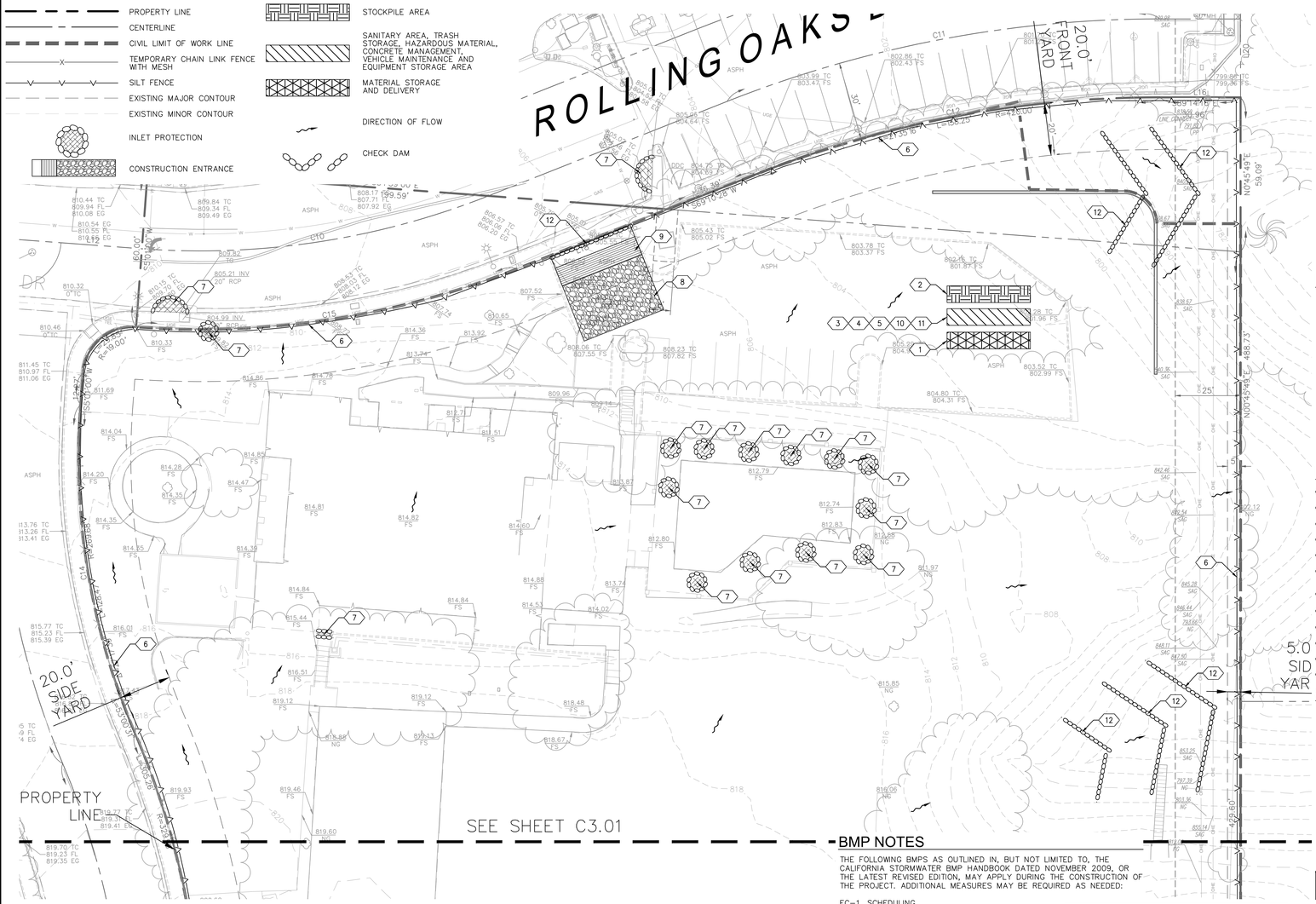
SHEET TITLE
EXISTING CONDITIONS (FOR REFERENCE ONLY)

SHEET NO.
C2.04

PLOT DATE: 4/7/2020 10:03:26 AM TEMPLATE VERSION: 3.0.0.20170623

LEGEND

- PROPERTY LINE
- CENTERLINE
- CIVIL LIMIT OF WORK LINE
- TEMPORARY CHAIN LINK FENCE WITH MESH
- SILT FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- STOCKPILE AREA
- SANITARY AREA, TRASH STORAGE, HAZARDOUS MATERIAL, CONCRETE MANAGEMENT, VEHICLE MAINTENANCE AND EQUIPMENT STORAGE AREA
- MATERIAL STORAGE AND DELIVERY
- DIRECTION OF FLOW
- CHECK DAM



GENERAL EROSION CONTROL NOTES

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND MUST NOT CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR ANY OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
8. STORM WATER POLLUTION CONTROL REQUIREMENTS MUST BE INTEGRATED ONTO THE EROSION CONTROL PLANS FOR ANY CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15. THE FOLLOWING NOTES AND BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORM WATER QUALITY TASK FORCE. SACRAMENTO, CALIFORNIA 1993, OR THE LATEST REVISED EDITION MAY APPLY DURING THE CONSTRUCTION OF PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTIONS).
9. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE CONTRACTOR AND/OR THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
10. ALL STANDARDS REFERENCED FROM 2009 CASQA CONSTRUCTION BMP BOOK.

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

EROSION CONTROL NOTES

1. WM–1, MATERIAL DELIVERY AND STORAGE.
2. WM–3, STOCKPILE MANAGEMENT, CONTRACTOR TO SET UP STOCKPILE AREA.
3. WM–5, SANITARY AREA.
4. WM–6, HAZARDOUS WASTE MANAGEMENT.
5. WM–8, CONCRETE WASTE MANAGEMENT.
6. SE–1 – SILT FENCE; REFER TO DETAIL 01, SHEET C3.02. CONTRACTOR TO MAINTAIN DURING ALL GRADING & MOBILIZATION ACTIVITIES.
7. SE–10, STORM DRAIN INLET PROTECTION. REFER TO DETAIL 02 AND DETAIL 03, SHEET C3.02.
8. TR–1, STABILIZED CONSTRUCTION ENTRANCE/EXIT; REFER TO DETAIL 04, SHEET C3.02.
9. TR–3, ENTRANCE/OUTLET TIRE WASH; REFER TO DETAIL 05, SHEET C3.02.
10. NS–10, VEHICLE AND EQUIPMENT MAINTENANCE.
11. SD–32, TRASH STORAGE AREA.
12. SE–4, GRAVEL BAG CHECK DAM

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA–POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1) AND CHAIN LINK FENCE WITH GREEN SCREEN AND THEN SILT FENCE WHERE SHOWN ON PLAN.
2. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
3. INSTALL INLET PROTECTION AT EXISTING INLET(S).
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES,CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

PHASE 2:
6. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.

BMP NOTES

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BMP HANDBOOK DATED NOVEMBER 2009, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED AS NEEDED:

EC–1, SCHEDULING
EC–2, PRESERVATION OF EXISTING VEGETATION
EC–3, HYDRAULIC MULCH
WE–1, WIND EROSION CONTROL
NS–1, WATER CONSERVATION PRACTICES
NS–3, PAVING AND GRINDING OPERATIONS
NS–7, POTABLE WATER/IRRIGATION
NS–12, CONCRETE CURING
NS–13, CONCRETE FINISHING
WM–4, SPILL PREVENTION AND CONTROL
WM–5, SOLID WASTE MANAGEMENT
WM–7, CONTAMINATED SOIL MANAGEMENT
WM–9, SANITARY/SEPTIC WASTE MANAGEMENT
WM–10, LIQUID WASTE MANAGEMENT
SE–7, STREET SWEEPING AND VACUUMING

CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE–CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND–DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND PEDESTRIAN CONTROL WHILE PERFORMING WORK IN THE PUBLIC RIGHT–OF–WAY.

SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION.

ANY ADDITIONAL STORM WATER PROTECTION MEASURE REQUIRED BY COV INSPECTOR SHALL BE IMPLEMENTED WITHIN 48 HOURS OR BEFORE THE NEXT RAIN EVENT.

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THOUSAND OAKS, CA 91360

REVIEW ONLY
These documents are incomplete, and are released for owner review and or budgeting. These documents are not suitable for bidding, permit or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000

HCA PROJECT NUMBERS
3055500030

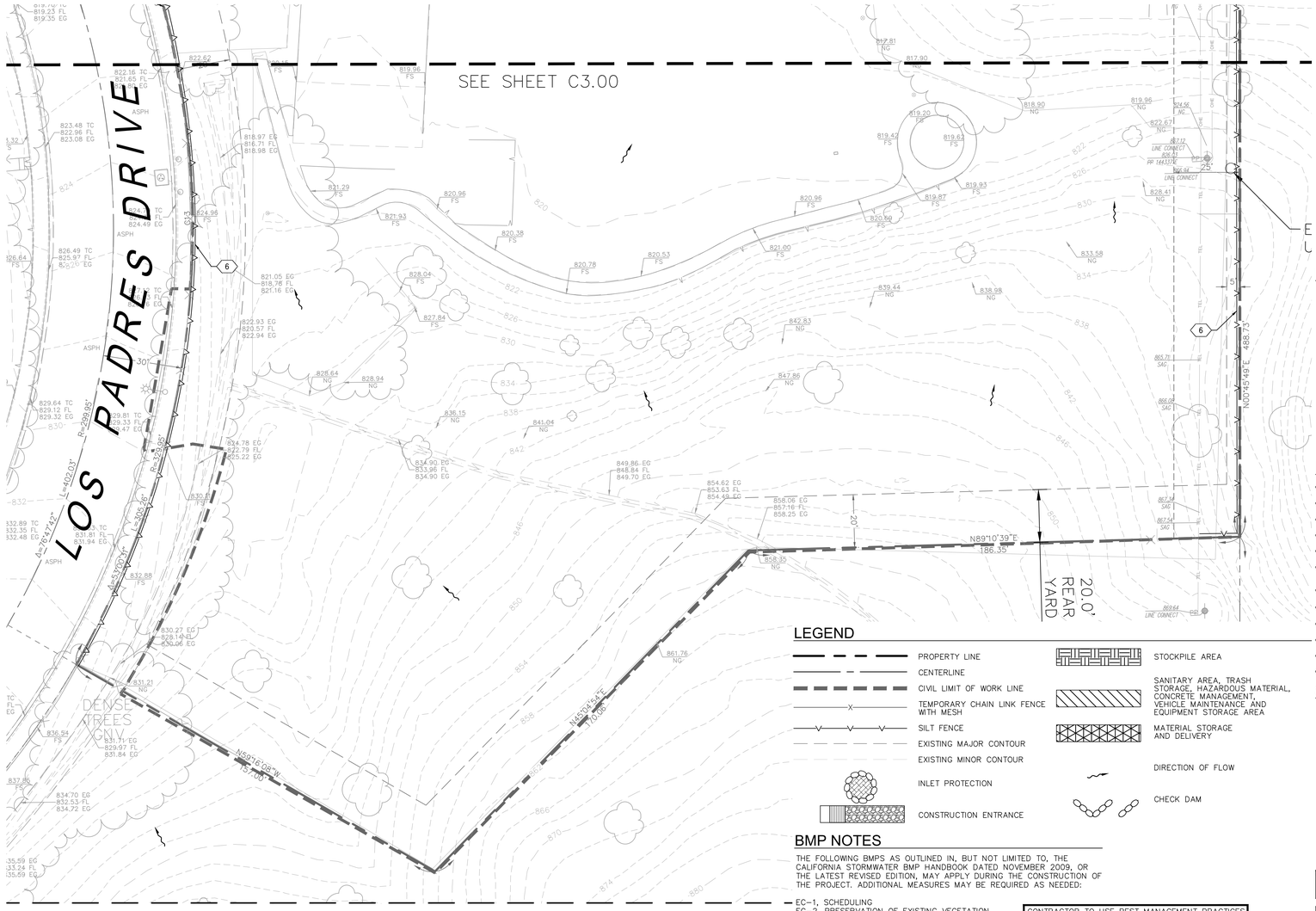
CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
EROSION CONTROL PLAN

SHEET NO.
C3.00



GENERAL EROSION CONTROL NOTES

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND MUST NOT CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR ANY OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
8. STORM WATER POLLUTION CONTROL REQUIREMENTS MUST BE INTEGRATED ONTO THE EROSION CONTROL PLANS FOR ANY CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15. THE FOLLOWING NOTES AND BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORM WATER QUALITY TASK FORCE. SACRAMENTO, CALIFORNIA 1993, OR THE LATEST REVISED EDITION MAY APPLY DURING THE CONSTRUCTION OF PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTIONS).
9. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE CONTRACTOR AND/OR THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
10. ALL STANDARDS REFERENCED FROM 2009 CASQA CONSTRUCTION BMP BOOK.

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

EROSION CONTROL NOTES

1. WM–1, MATERIAL DELIVERY AND STORAGE.
2. WM–3, STOCKPILE MANAGEMENT, CONTRACTOR TO SET UP STOCKPILE AREA.
3. WM–5, SANITARY AREA.
4. WM–6, HAZARDOUS WASTE MANAGEMENT.
5. WM–8, CONCRETE WASTE MANAGEMENT.
6. SE–1 – SILT FENCE; REFER TO DETAIL 01, SHEET C3.02. CONTRACTOR TO MAINTAIN DURING ALL GRADING & MOBILIZATION ACTIVITIES.
7. SE–10, STORM DRAIN INLET PROTECTION. REFER TO DETAIL 02 AND DETAIL 03, SHEET C3.02.
8. TR–1, STABILIZED CONSTRUCTION ENTRANCE/EXIT; REFER TO DETAIL 04, SHEET C3.02.
9. TR–3, ENTRANCE/OUTLET TIRE WASH; REFER TO DETAIL 05, SHEET C3.02.
10. NS–10, VEHICLE AND EQUIPMENT MAINTENANCE.
11. SD–32, TRASH STORAGE AREA.
12. SE–4, GRAVEL BAG CHECK DAM

LEGEND

- PROPERTY LINE
- CENTERLINE
- CIVIL LIMIT OF WORK LINE
- TEMPORARY CHAIN LINK FENCE WITH MESH
- SILT FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- STOCKPILE AREA
- SANITARY AREA, TRASH STORAGE, HAZARDOUS MATERIAL, CONCRETE MANAGEMENT, VEHICLE MAINTENANCE AND EQUIPMENT STORAGE AREA
- MATERIAL STORAGE AND DELIVERY
- DIRECTION OF FLOW
- CHECK DAM

BMP NOTES

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORMWATER BMP HANDBOOK DATED NOVEMBER 2009, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED AS NEEDED:

EC–1, SCHEDULING
EC–2, PRESERVATION OF EXISTING VEGETATION
EC–3, HYDRAULIC MULCH
WE–1, WIND EROSION CONTROL
NS–1, WATER CONSERVATION PRACTICES
NS–3, PAVING AND GRINDING OPERATIONS
NS–7, POTABLE WATER/IRRIGATION
NS–12, CONCRETE CURING
NS–13, CONCRETE FINISHING
WM–4, SPILL PREVENTION AND CONTROL
WM–5, SOLID WASTE MANAGEMENT
WM–7, CONTAMINATED SOIL MANAGEMENT
WM–9, SANITARY/SEPTIC WASTE MANAGEMENT
WM–10, LIQUID WASTE MANAGEMENT
SE–7, STREET SWEEPING AND VACUUMING

CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA–POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1) AND CHAIN LINK FENCE WITH GREEN SCREEN AND THEN SILT FENCE WHERE SHOWN ON PLAN.
2. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
3. INSTALL INLET PROTECTION AT EXISTING INLET(S).
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES,CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

PHASE 2:
6. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE–CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND–DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND PEDESTRIAN CONTROL WHILE PERFORMING WORK IN THE PUBLIC RIGHT–OF–WAY.

SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION.

ANY ADDITIONAL STORM WATER PROTECTION MEASURE REQUIRED BY COV INSPECTOR SHALL BE IMPLEMENTED WITHIN 48 HOURS OR BEFORE THE NEXT RAIN EVENT.

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

NOT FOR CONSTRUCTION
ENGINEER'S SEAL

PREPARED BY:
NICOLE D. KERRY, PE
REGISTERED ENGINEER
58449
RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

EROSION CONTROL PLAN

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

DATE REVISED: 9-14-18

HKS

ARCHITECT
HKS ARCHITECTS, INC.
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DALLAS, TX 75201- 4240

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

LANDSCAPE
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

STRUCTURAL ENGINEER
KPFF, INC.
6080 CENTER DRIVE, SUITE 300
LOS ANGELES, CA 90045

MEP/LOW VOLTAGE ENGINEER
WSP USA BUILDINGS, INC.
405 HOWARD STREET, SUITE 500
SAN FRANCISCO, CA 94105

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PHILIPS HEALTHCARE
ERIC WILLIAMS - Eric.Williams@philips.com

GE HEALTHCARE
TAREY ISBELL - Tarey.Isbell@ge.com

QUANTUM MEDICAL
TINA DARON - tina@quantammedical.com

Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING
400 ROLLING OAKS DR.
THOUSAND OAKS, CA 91361

OWNER
HOSPITAL CORPORATION OF AMERICA (HCA)
ONE PARK PLAZA
BUILDING II, EAST 3RD FLOOR
NASHVILLE, TN, 37203

FACILITY
LOS ROBLES HOSPITAL & MEDICAL CENTER
215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

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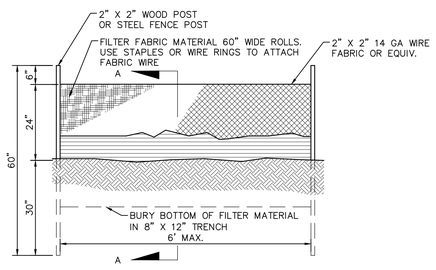
CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
EROSION CONTROL PLAN

SHEET NO.
C3.01



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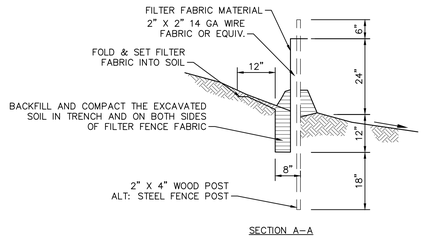


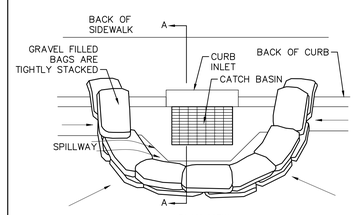
SECTION A–A

NOTES:

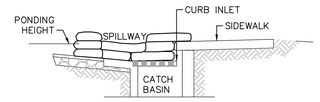
1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY– DUTY WIRE STAPLES AR LEAST 1" LONG TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4".
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA–STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

SILT FENCE 01

N.T.S. REV. DATE: 08.28.2015



PLAN VIEW



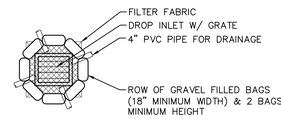
SECTION A–A

NOTES:

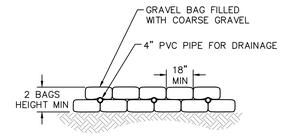
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%
3. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
4. PLACE SEVERAL LAYERS OF SAND BAGS (12" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
5. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.
6. PLACE FILTER FABRIC OVER WIRE MESH. FILTER FABRIC SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ. FT.
7. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER 02

N.T.S. REV. DATE: 08.28.2015



PLAN



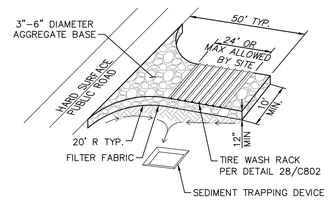
SECTION

NOTES:

1. GRAVEL BAG MATERIAL: POLYPROPYLENE, POLYETHYLENE OR POLYMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%
2. GRAVEL BAG SHALL BE FILLED WITH 3/4" ROCK OR 1/4" PEA GRAVEL.
3. PLACE SEVERAL LAYERS OF SAND BAGS (12" MINIMUM HIGH) OVERLAPPING THE BAGS AND PACKING THEM TIGHTLY TOGETHER.
4. LEAVE GAP OF ONE BAG ON THE TOP ROW TO SERVE AS A SPILLWAY.
5. PLACE WIRE MESH OVER AND 1' (MINIMUM) BEYOND THE INLET STRUCTURE.
6. PLACE FILTER FABRIC OVER WIRE MESH. FILTER FABRIC SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER, OR ETHYLENE FABRIC WITH AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ. FT.
7. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT.

DROP INLET SEDIMENT BARRIER 03

N.T.S. REV. DATE: 08.28.2015

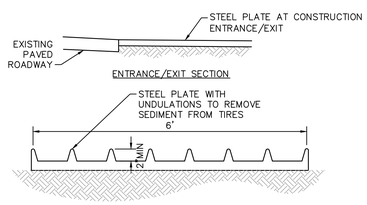


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE 04

N.T.S. REV. DATE: 08.28.2015



STEEL PLATE DETAIL

TIRE WASH RACK 05

N.T.S. REV. DATE: 08.28.2015

DATE REVISED: 9-14-18

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

NOT FOR CONSTRUCTION

ENGINEER'S SEAL

PREPARED BY:

NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY:
CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

EROSION CONTROL DETAILS

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
Know what's below. Call before you dig.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PLOT DATE: 4/7/2020 10:03:26 AM
TEMPLATE VERSION: 3.0 (2/17/2023)

HKS

ARCHITECT
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

LANDSCAPE
KIMLEY-HORN AND ASSOCIATES, INC.
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STRUCTURAL ENGINEER
KPFF, INC.
6080 CENTER DRIVE, SUITE 300
LOS ANGELES, CA 90045

MEP/LOW VOLTAGE ENGINEER
WSP USA BUILDINGS, INC.
405 HOWARD STREET, SUITE 500
SAN FRANCISCO, CA 94105

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ERIC WILLIAMS - Eric.Williams@philips.com
GE HEALTHCARE
TAREY ISBELL - Tarey.Isbell@ge.com
QUANTUM MEDICAL
TINA DARON - tina@quantammedical.com

Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING

400 ROLLING OAKS DR.
THOUSAND OAKS, CA 91361

OWNER
HOSPITAL CORPORATION OF AMERICA (HCA)
ONE PARK PLAZA
BUILDING II, EAST 3RD FLOOR
NASHVILLE, TN, 37203

FACILITY
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EROSION CONTROL DETAILS
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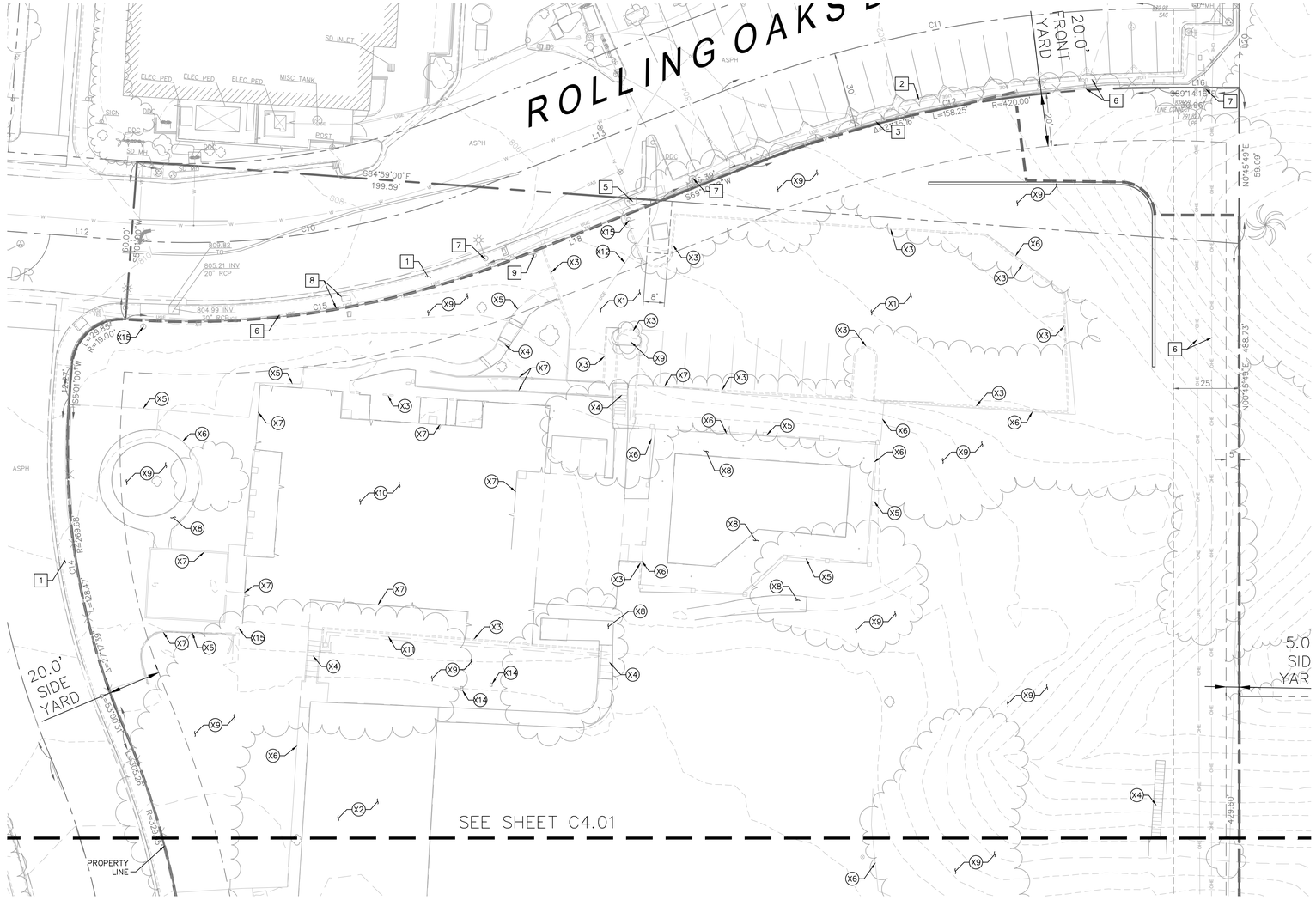

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON THE PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. DEMOLITION AND REMOVAL OF PAVEMENT INCLUDES PAVEMENT THICKNESS AS WELL AS BASE COURSE THICKNESS.
3. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
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9. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
10. DEMOLITION IS LIMITED TO WITHIN THE DEMOLITION LIMIT LINE UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS FROM THE SITE AS WORK PROGRESSES.
12. THE DRAWINGS MAY NOT INDICATE IN DETAIL ALL DEMOLITION WORK TO BE PERFORMED. THE CONTRACTOR SHALL EXAMINE EXISTING CONDITIONS TO DETERMINE THE FULL EXTENT OF DEMOLITION.
13. ALL DEMOLITION SHALL COMPLY WITH CHAPTER 24 AAND ARTICLE 87 OF THE CALIFORNIA FIRE CODE.
14. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
15. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
16. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.
17. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES.
18. MONITORING WELLS TO BE REMOVED PRIOR TO BEGINNING OF CONSTRUCTION.

DEMOLITION NOTES

- (X1) REMOVE EXISTING ASPHALT PAVEMENT INCLUDING BASE COURSE.
- (X2) REMOVE EXISTING CONCRETE PAVEMENT.
- (X3) REMOVE EXISTING CURB.
- (X4) REMOVE EXISTING STAIRS AND RAILING.
- (X5) REMOVE EXISTING IRON FENCE.
- (X6) REMOVE EXISTING CHAIN LINK FENCE.
- (X7) REMOVE EXISTING RETAINING WALL.
- (X8) REMOVE EXISTING SIDEWALK.
- (X9) REMOVE EXISTING TREES, SHRUBS, VEGETATION, ETC.
- (X10) REMOVE EXISTING BUILDING PAD.
- (X11) REMOVE EXISTING CONCRETE VALLEY GUTTER.
- (X12) REMOVE EXISTING ELECTRICAL LINE.
- (X13) REMOVE EXISTING POWER POLE, LIGHT POLE AND APPURTENANCES.
- (X14) REMOVE EXISTING WATER FEATURES.
- (X15) REMOVE EXISTING SIGNS, POSTS AND MISCELLANEOUS SITE FEATURES.
- (X16) REMOVE EXISTING HEADWALL

PROTECTION NOTES

1. PROTECT–IN–PLACE EXISTING SIDEWALK.
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3. PROTECT–IN–PLACE EXISTING IRON FENCE.
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5. PROTECT–IN–PLACE EXISTING WATER HYDRANT, WATER LINES, AND APPURTENANCES.
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8. PROTECT–IN–PLACE EXISTING COMMUNICATION LINE AND APPURTENANCES.
9. PROTECT–IN–PLACE EXISTING SIGN.

LEGEND

- PROPERTY LINE
- CENTERLINE
- CIVIL LIMIT OF WORK LINE
- SAWCUT LINE AND JOIN
- TEMPORARY CHAIN LINK FENCE WITH MESH
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

EXISTING UTILITY NOTE

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DATE REVISED: 9-14-18

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1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

ENGINEER'S SEAL — NOT FOR CONSTRUCTION

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

DEMOLITION PLAN

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

PLOT DATE: 4/7/2020 10:03:26 AM
TEMPLATE VERSION: 3.03.20170923

HKS

ARCHITECT
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
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DALLAS, TX 75201- 4240

CIVIL ENGINEER
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LOS ANGELES, CA 90017

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REVIEW ONLY
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KEY PLAN

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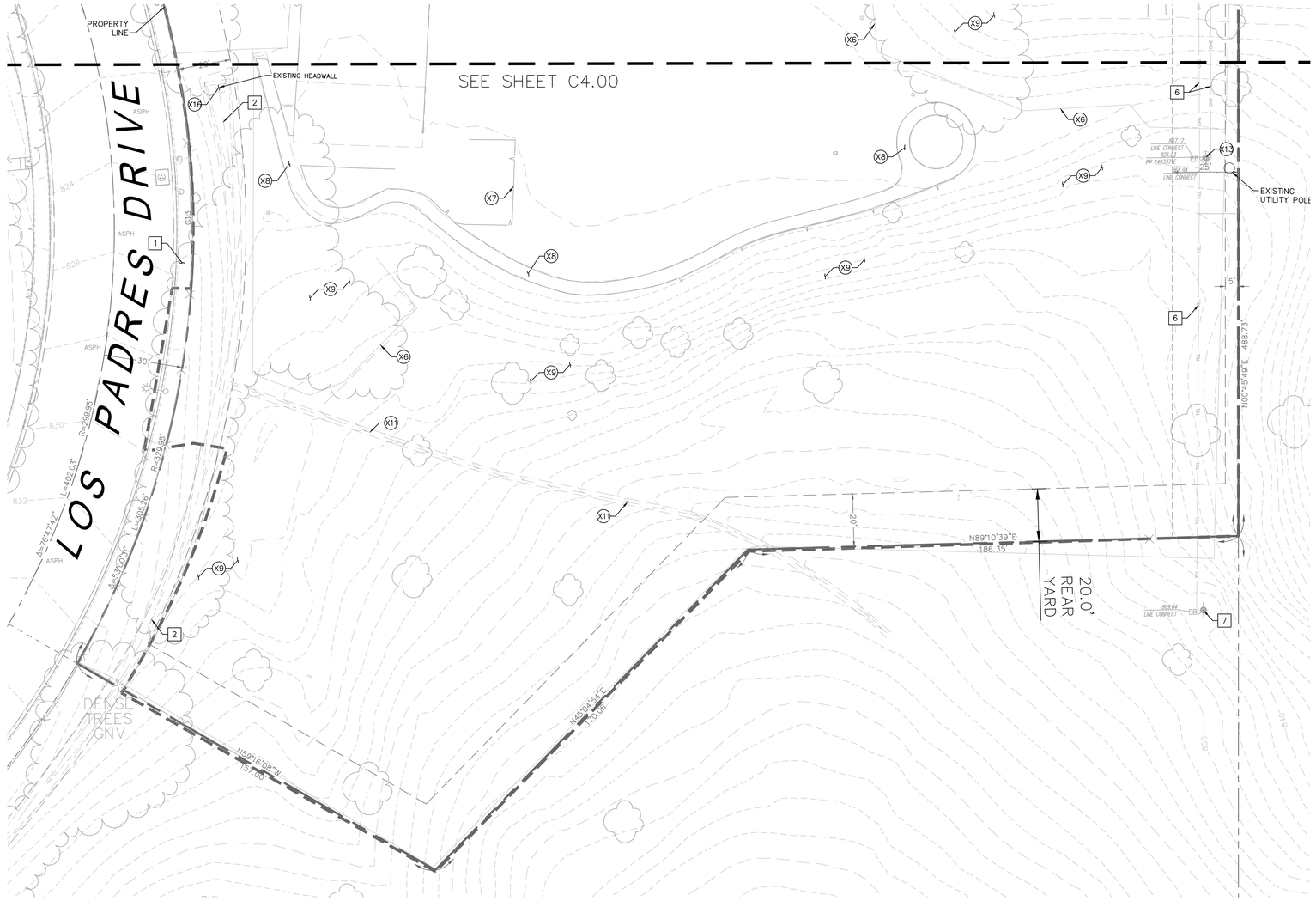
HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030
CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
DEMOLITION PLAN

SHEET NO.
C4.00



GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON THE PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
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ENGINEER'S SEAL — NOT FOR CONSTRUCTION

PREPARED BY:
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58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

DEMOLITION PLAN

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265
CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

PLOT DATE: 4/7/2020 10:03:26 AM TEMPLATE VERSION: 3.0 (20170623)

ARCHITECT
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350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

INTERIOR DESIGNER
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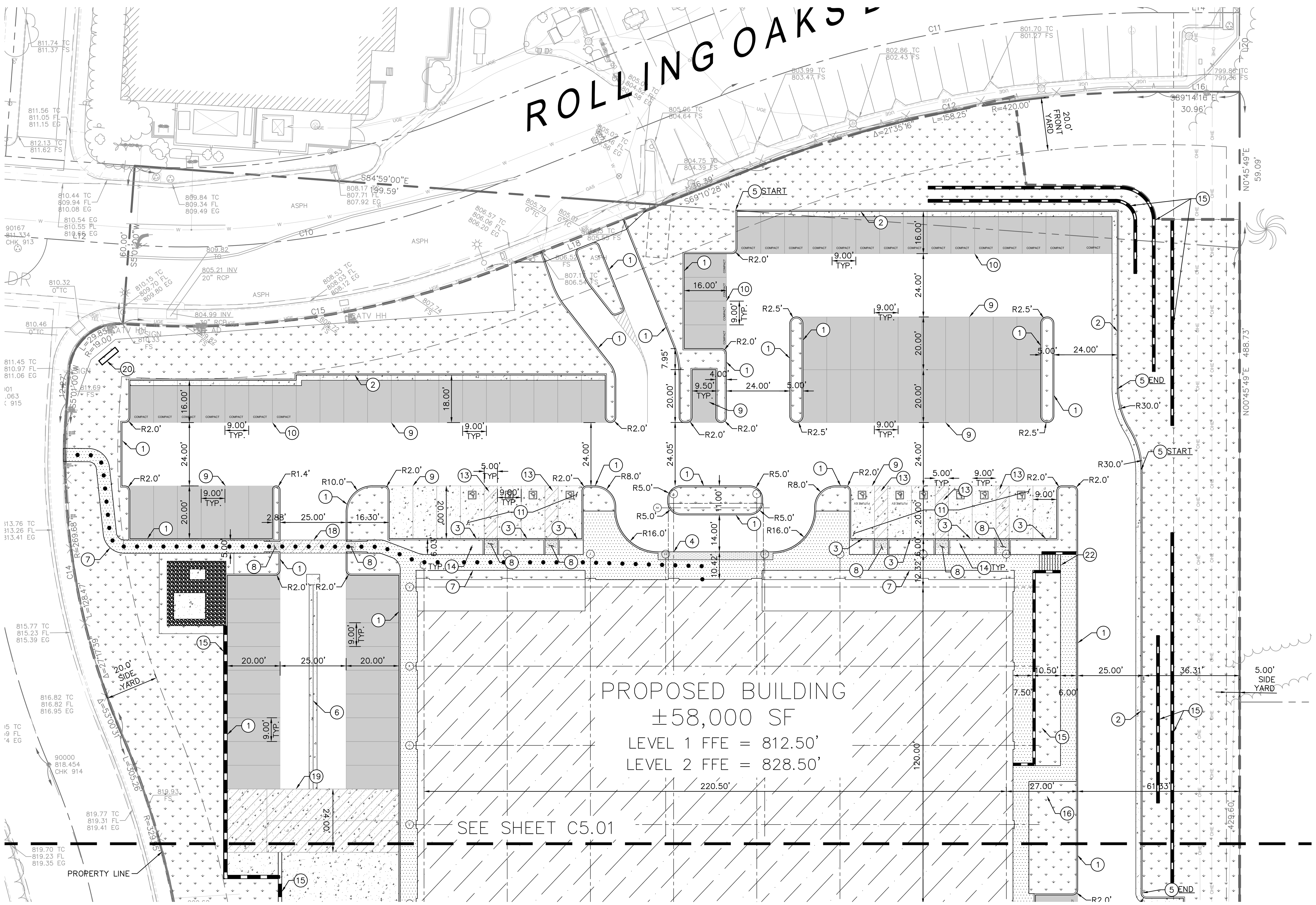
SHEET TITLE
DEMOLITION PLAN

SHEET NO.
C4.01



CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB PER DETAIL 01, SHEET C8.00.
2. CONSTRUCT 6" CURB AND GUTTER PER DETAIL 02, SHEET C8.00.
3. CONSTRUCT 4" CURB PER DETAIL 01, SHEET C8.00.
4. CONSTRUCT 0" CURB PER DETAIL 03, SHEET C8.00,
5. CONSTRUCT REINFORCED CONCRETE RETAINING CURB PER DETAIL 04, SHEET C8.00,
6. CONSTRUCT VALLEY GUTTER PER DETAIL 06, SHEET C8.00.
7. CONSTRUCT CONCRETE SIDEWALK PER DETAIL 10, SHEET C8.00.
8. CONSTRUCT ACCESSIBLE RAMP PER DETAIL 20, SHEET C8.01.
9. INSTALL STANDARD 90° PARKING STALL STRIPING PER DETAIL 12, SHEET C8.00.
10. INSTALL COMPACT 90° PARKING STALL STRIPING PER DETAIL 12, SHEET C8.00.
11. INSTALL ACCESSIBLE 90° PARKING STALL STRIPING PER DETAIL 15, SHEET C8.01.
12. INSTALL ACCESSIBLE 90° VAN PARKING STALL STRIPING PER DETAIL 15, SHEET C8.01.
13. INSTALL ACCESSIBLE PATH STRIPING PER DETAIL 13, SHEET C8.01.
14. INSTALL ACCESSIBLE PARKING STALL SIGN PER DETAIL 16, SHEET C8.01.
15. CONSTRUCT RETAINING WALL. SEE STRUCTURAL PLANS FOR FURTHER DETAIL.
16. SITE STAIR. REFER TO PLANS BY STRUCTURAL
17. CONCRETE CHANNEL GUTTER. REFER TO GRADING & DRAINAGE PLANS
18. INSTALL PEDESTRIAN CROSSWALK STRIPING PER DETAIL 11, SHEET C8.00,
19. DUMPSTER PAD PER DETAIL 09, SHEET C8.00,
20. MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS.
21. CONSTRUCT HEADWALL PER DETAIL X, SHEET XX.XX
22. CONSTRUCT SITE STAIRS. REFER TO ARCHITECTURAL PLANS.
23. INSTALL MOUNTABLE CURB PER DETAIL 25, SHEET C8.02.

PAVEMENT LEGEND

REFER TO DETAIL 07, SHEET C8.00 FOR PAVEMENT SPECIFICATIONS AND SUBGRADE PREPARATION.

- STANDARD DUTY CONCRETE PAVEMENT REFER TO DETAIL 07, SHEET C8.00
- HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 07, SHEET C8.00, THICKENED EDGE AT ALL EDGE CONDITIONS, REFER TO DETAIL 08, SHEET C8.00
- STANDARD DUTY ASPHALT CONCRETE PAVEMENT REFER TO DETAIL 07, SHEET C8.00
- HEAVY DUTY ASPHALT CONCRETE PAVEMENT REFER TO DETAIL 07, SHEET C8.00
- LANDSCAPE/PLANTER AREA, REFER TO LANDSCAPE PLANS
- TRUNCATED DOMES
- GRAVEL
- LOADING ZONE STRIPING
- NO PARKING STRIPING

LEGEND

- GRADING LIMITS OF WORK
- PROPERTY LINE
- CENTERLINE
- CIVIL LIMIT OF WORK LINE
- ACCESSIBLE PATH OF TRAVEL (DO NOT PAINT, FOR REFERENCE ONLY)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BUILDING OVERHEAD
- 749 PROPOSED MINOR CONTOUR
- 750 PROPOSED MAJOR CONTOUR
- PROPOSED RETAINING WALL

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ENGINEER'S SEAL: REGISTERED PROFESSIONAL ENGINEER NIKKI D. KERRY RCE NO. 58449 CIVIL STATE OF CALIFORNIA — NOT FOR CONSTRUCTION

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

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HORIZONTAL CONTROL AND PAVING PLAN

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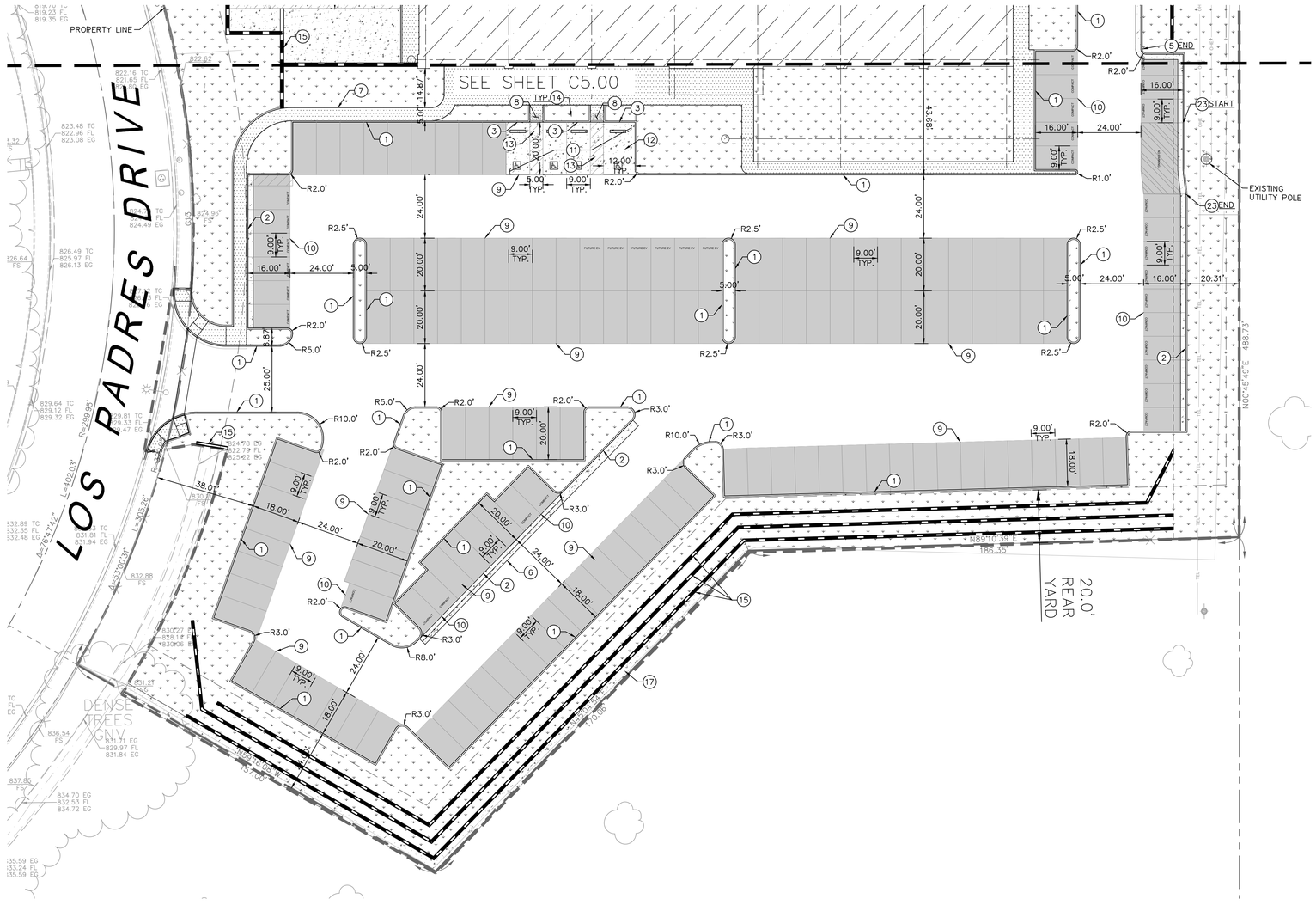

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13. INSTALL ACCESSIBLE PATH STRIPING PER DETAIL 13, SHEET C8.01.
14. INSTALL ACCESSIBLE PARKING STALL SIGN PER DETAIL 16, SHEET C8.01.
15. CONSTRUCT RETAINING WALL. SEE STRUCTURAL PLANS FOR FURTHER DETAIL.
16. SITE STAIR. REFER TO PLANS BY STRUCTURAL
17. CONCRETE CHANNEL GUTTER. REFER TO GRADING & DRAINAGE PLANS
18. INSTALL PEDESTRIAN CROSSWALK STRIPING PER DETAIL 11, SHEET C8.00,
19. DUMPSTER PAD PER DETAIL 09, SHEET C8.00,
20. MONUMENT SIGN. REFER TO ARCHITECTURAL PLANS.
21. CONSTRUCT HEADWALL PER DETAIL X, SHEET XX.XX
22. CONSTRUCT SITE STAIRS. REFER TO ARCHITECTURAL PLANS.
23. INSTALL MOUNTABLE CURB PER DETAIL 25, SHEET C8.02.

PAVEMENT LEGEND

REFER TO DETAIL 07, SHEET C8.00 FOR PAVEMENT SPECIFICATIONS AND SUBGRADE PREPARATION.

- STANDARD DUTY CONCRETE PAVEMENT REFER TO DETAIL 07, SHEET C8.00
- HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 07, SHEET C8.00, THICKENED EDGE AT ALL EDGE CONDITIONS, REFER TO DETAIL 08, SHEET C8.00
- STANDARD DUTY ASPHALT CONCRETE PAVEMENT REFER TO DETAIL 07, SHEET C8.00
- HEAVY DUTY ASPHALT CONCRETE PAVEMENT REFER TO DETAIL 07, SHEET C8.00
- LANDSCAPE/PLANTER AREA, REFER TO LANDSCAPE PLANS
- TRUNCATED DOMES
- GRAVEL
- LOADING ZONE STRIPING
- NO PARKING STRIPING

LEGEND

- GRADING LIMITS OF WORK
- PROPERTY LINE
- CENTERLINE
- CIVIL LIMIT OF WORK LINE
- ACCESSIBLE PATH OF TRAVEL (DO NOT PAINT, FOR REFERENCE ONLY)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BUILDING OVERHEAD
- 749 PROPOSED MINOR CONTOUR
- 750 PROPOSED MAJOR CONTOUR
- PROPOSED RETAINING WALL

EXISTING UTILITY NOTE

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

REGISTERED PROFESSIONAL ENGINEER NICOLE D. KERRY No. 58449 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
ENGINEER'S SEAL

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

HORIZONTAL CONTROL AND PAVING PLAN

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265
CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

DATE REVISED: 9-14-18

PLOT DATE: 4/7/2020 10:00:26 AM
TEMPLATE VERSION 3.0.0.20170923

HKS

ARCHITECT
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
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660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

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FACILITY
LOS ROBLES HOSPITAL & MEDICAL CENTER
215 W. JANSS ROAD
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REVIEW ONLY
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KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030

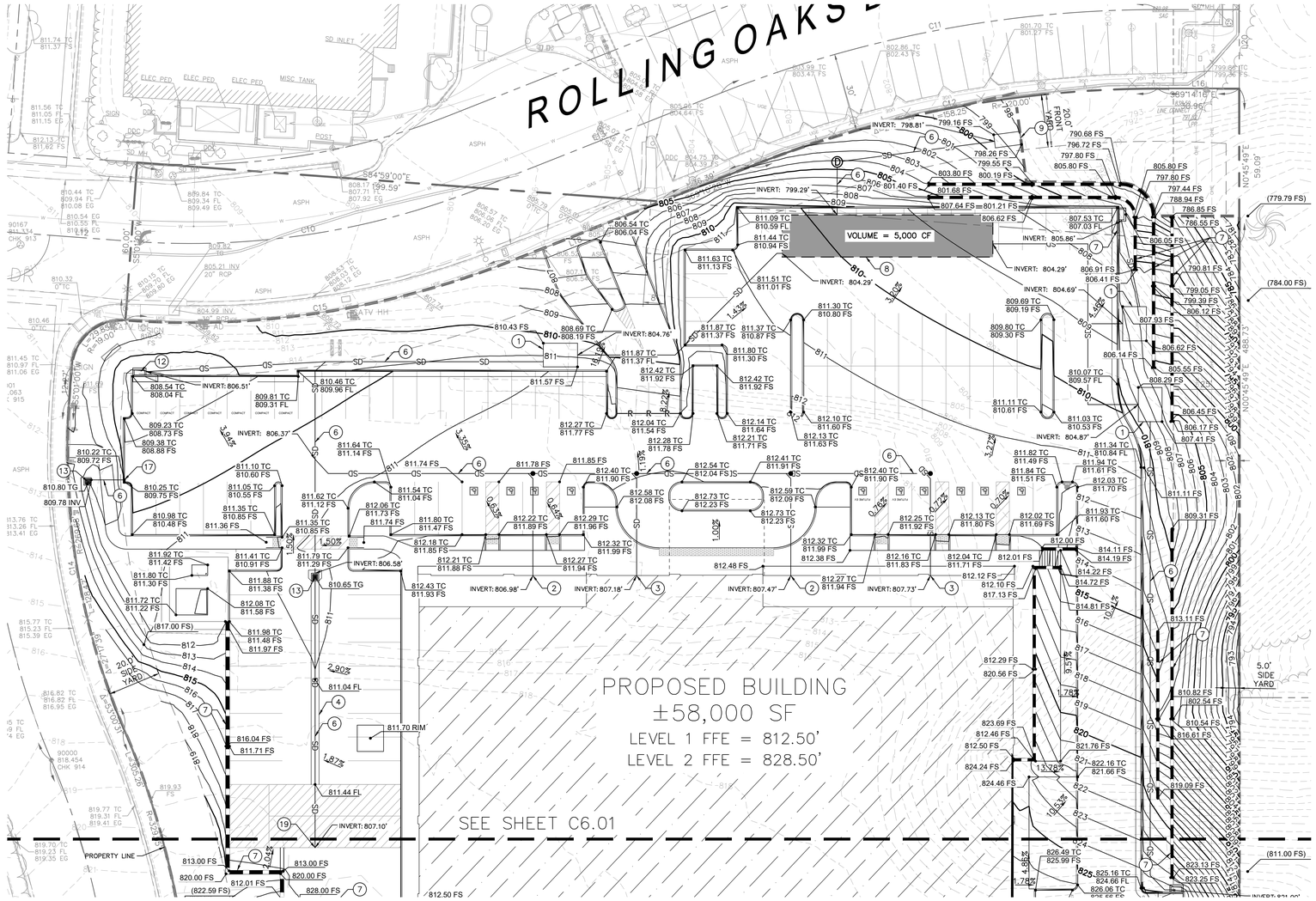
CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
HORIZONTAL CONTROL AND PAVING PLAN

SHEET NO.
C5.01



LEGEND

- GRADING LIMITS OF WORK
- PROPERTY LINE
- CENTERLINE
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- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BUILDING OVERHEAD
- 749 — PROPOSED MINOR CONTOUR
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- PROPOSED RETAINING WALL
- XXX.XX TC / XXX.XX FS — PROPOSED SPOT ELEVATION

TC = TOP OF CURB
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DRAINAGE NOTES

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2. ROOF DRAIN. REFER TO MEP PLANS.
3. SUB-SOIL DRAIN. REFER TO MEP PLANS.
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9. ENERGY DISSIPATOR PER SPPWC STD. 384-3.
10. CONNECT EXISTING V-CHANNEL TO PROPOSED CHANNEL GUTTER.
11. CONNECT PROPOSED CHANNEL GUTTER TO EXISTING V-CHANNEL.
12. CONSTRUCT 7' CATCH BASIN PER SPPWC STD. PLAN 300-3.
13. INSTALL 24" X 24" GRATE INLET BY JENSEN OR APPROVED EQUAL.
14. INSTALL 30" HDPE STORM DRAIN PIPE. TO UNDERGROUND PORTION OF EXISTING V-CHANNEL. CONTRACTOR SHALL CONNECT LINE EXISTING HEADWALL TO PROPOSED HEADWALL.
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ENGINEER'S SEAL

PREPARED BY:
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58449 — RCE NUMBER

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CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

GRADING AND DRAINAGE PLAN

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX-XXXXX
APN: 681-018-0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

PLOT DATE: 4/7/2020 10:03:29 AM
TEMPLATE VERSION: 3.0 (20170823)

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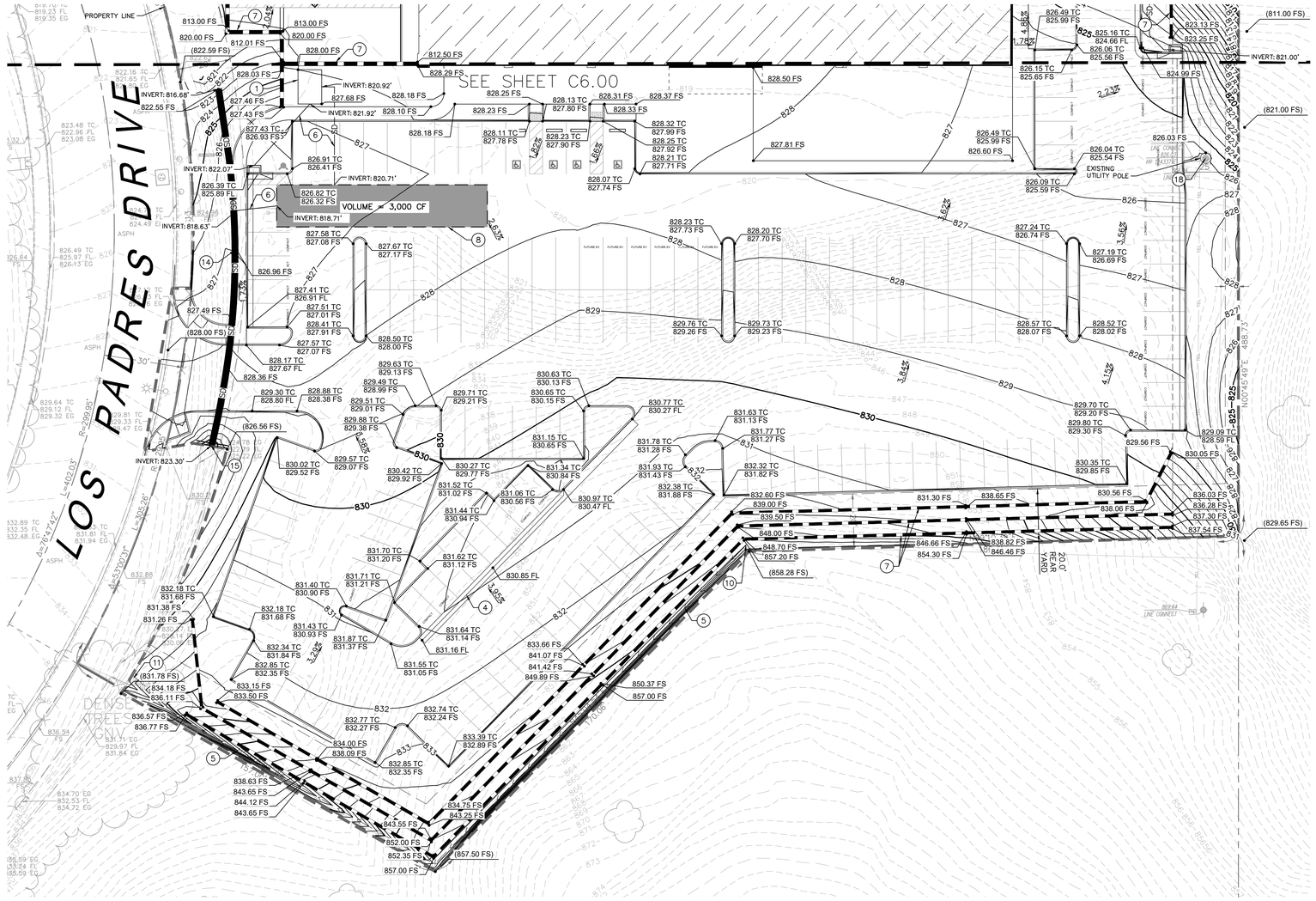
SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NO.
C6.00



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NOT FOR CONSTRUCTION — REGISTERED PROFESSIONAL ENGINEER — NICOLE D. KERRY — No. 58449 — CIVIL — STATE OF CALIFORNIA
ENGINEER'S SEAL

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS
DEVELOPMENT ENGINEER — DATE
PLANNING DIVISION — DATE
TRAFFIC ENGINEER — DATE
BLDG. DIVISION - ADA COMPLIANCE — DATE
COSCA — DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

GRADING AND DRAINAGE PLAN

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX-XXXXX
APN: 681-018-0265
CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

DATE REVISED: 9-14-18

HKS

ARCHITECT
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
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INTERIOR DESIGNER
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HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030

CITY PROJECT NUMBER
XXX

DATE
04/29/22

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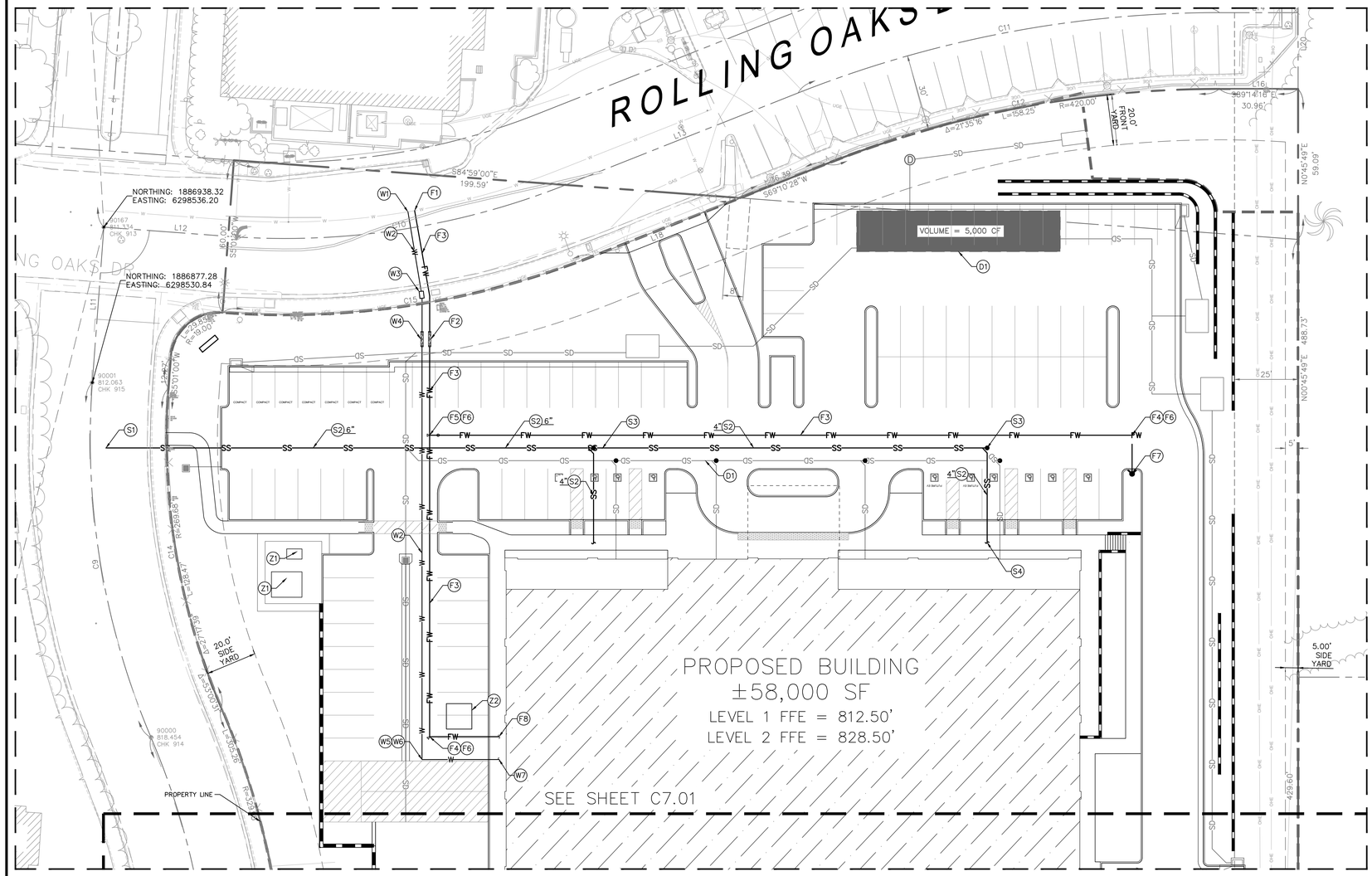
SHEET TITLE
GRADING AND DRAINAGE PLAN

SHEET NO.
C6.01



DOMESTIC WATER

- (W1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH LOCAL WATER PURVEYOR.
- (W2) INSTALL 6" PVC C-900, CLASS 200 WATER LINE PER DETAIL 19, SHEET C8.01.
- (W3) INSTALL DOMESTIC WATER METER. SIZE PER PLAN. COORDINATE WITH LOCAL WATER PURVEYOR.
- (W4) INSTALL LINE SIZE BACKFLOW ASSEMBLY. COORDINATE INSTALLATION WITH LOCAL WATER PURVEYOR. REFER TO DETAIL 22, SHEET C8.01.
- (W5) INSTALL LINE SIZE PVC 900, CLASS 200 BEND.
- (W6) INSTALL THRUST BLOCK PER DETAIL 23, SHEET C8.02. TYPICAL ON ALL TEES, WYES, BENDS, AND VALVES.
- (W7) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

FIRE WATER

- (F1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH LOCAL WATER PURVEYOR.
- (F2) INSTALL LINE SIZE BACKFLOW ASSEMBLY. COORDINATE INSTALLATION WITH LOCAL WATER PURVEYOR. REFER TO DETAIL 22, SHEET C8.01.
- (F3) INSTALL 6" PVC C-900, CLASS 200, FIRE WATER LINE PER DETAIL 19, SHEET C8.01.
- (F4) INSTALL LINE SIZE PVC C-900, CLASS 200, BEND.
- (F5) INSTALL 6"x6" PVC C-900, CLASS 200, TEE.
- (F6) INSTALL THRUST BLOCK PER DETAIL 23, SHEET C8.02. TYPICAL ON ALL TEES, WYES, BENDS, AND VALVES.
- (F7) INSTALL FIRE HYDRANT ASSEMBLY (6"x4"x2½"x2½") PER DETAIL 24, SHEET C8.02.
- (F8) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

SEWER

- (S1) CONNECT TO EXISTING SEWER MAIN.
- (S2) INSTALL SDR-35 PVC SEWER LATERAL. SIZE PER PLAN. TRENCH PER DETAIL 19, SHEET C8.01.
- (S3) INSTALL SEWER CLEANOUT PER DETAIL 21, SHEET C8.01.
- (S4) BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

STORM DRAIN

- (D1) PROPOSED STORM DRAIN PIPING AND APPURTENANCES. REFER TO GRADING PLAN FOR DESIGN INFORMATION.

MEP SITE UTILITIES

NOTE: MEP SITE UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO MEP DRAWINGS AND SPECS FOR MORE INFORMATION. SHOWN FOR COORDINATION PURPOSES ONLY.

- (Z1) TRANSFORMER PAD.
- (Z2) OIL/WATER SEPARATOR

LEGEND

- PROPERTY LINE
- CENTERLINE
- CIVIL LIMIT OF WORK LINE
- 749 — PROPOSED MINOR CONTOUR
- 750 — PROPOSED MAJOR CONTOUR
- SS — PROPOSED SANITARY SEWER PIPE
- SD — PROPOSED STORM DRAIN PIPE
- W — PROPOSED WATER PIPE
- FW — PROPOSED FIRE WATER PIPE
- PROPOSED RETAINING WALL

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REGISTERED PROFESSIONAL ENGINEER NICOLE DENISE KERRY CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
ENGINEER'S SEAL

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

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CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

UTILITY PLAN

400 ROLLING OAKS DRIVE
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APN: 681-018-0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

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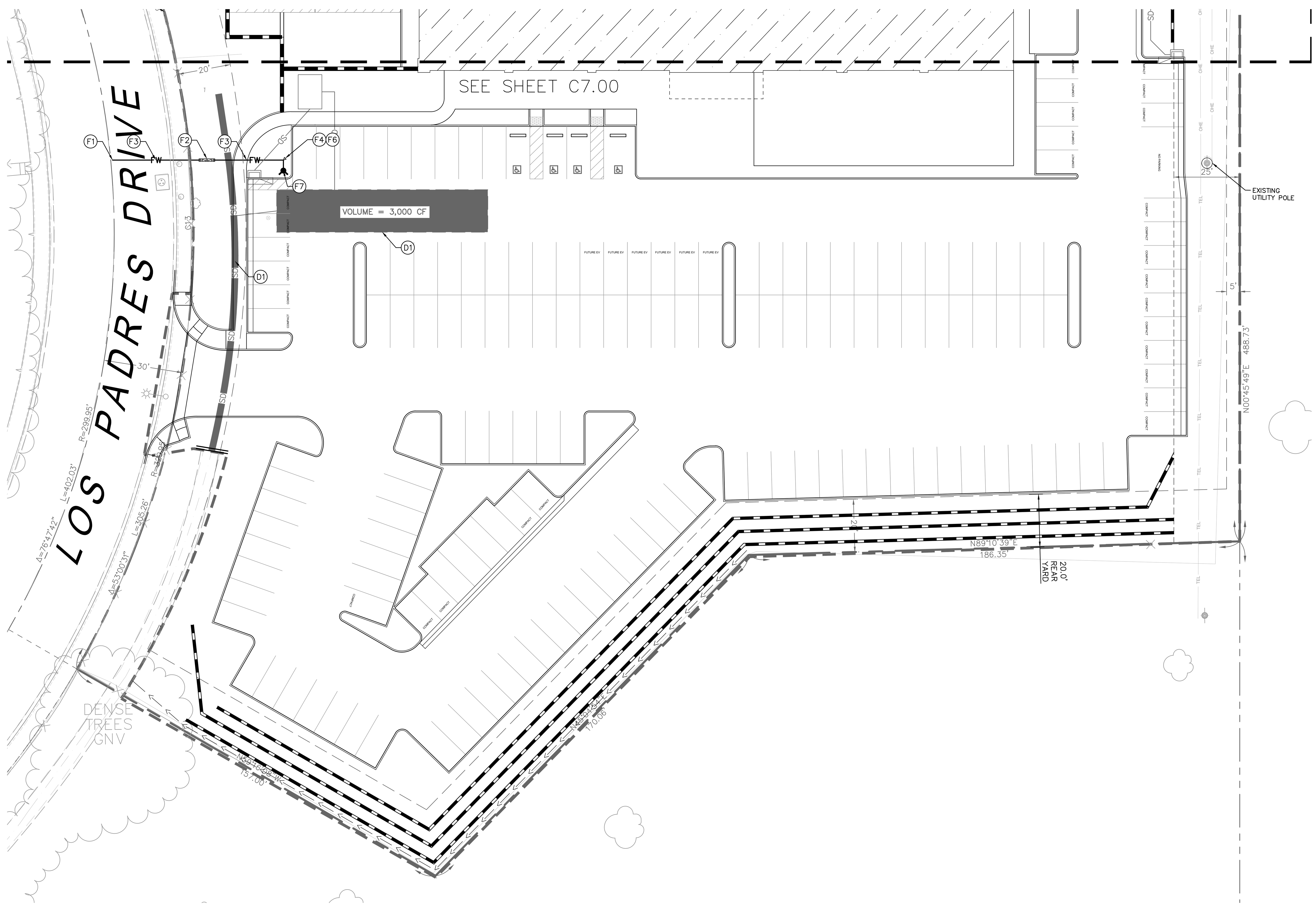
SHEET NO.
C7.00



DOMESTIC WATER

- (W1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH LOCAL WATER PURVEYOR.
- (W2) INSTALL 6" PVC C–900, CLASS 200 WATER LINE PER DETAIL 19, SHEET C8.01.
- (W3) INSTALL DOMESTIC WATER METER. SIZE PER PLAN. COORDINATE WITH LOCAL WATER PURVEYOR.
- (W4) INSTALL LINE SIZE BACKFLOW ASSEMBLY. COORDINATE INSTALLATION WITH LOCAL WATER PURVEYOR. REFER TO DETAIL 22, SHEET C8.01.
- (W5) INSTALL LINE SIZE PVC 900, CLASS 200 BEND.
- (W6) INSTALL THRUST BLOCK PER DETAIL 23, SHEET C8.02. TYPICAL ON ALL TEES, WYES, BENDS, AND VALVES.
- (W7) BUILDING POINT OF CONNECTION (5–FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

FIRE WATER

- (F1) HOT TAP EXISTING WATER MAIN. COORDINATE TAP WITH LOCAL WATER PURVEYOR.
- (F2) INSTALL LINE SIZE BACKFLOW ASSEMBLY. COORDINATE INSTALLATION WITH LOCAL WATER PURVEYOR. REFER TO DETAIL 22, SHEET C8.01.
- (F3) INSTALL 6" PVC C–900, CLASS 200, FIRE WATER LINE PER DETAIL 19, SHEET C8.01.
- (F4) INSTALL LINE SIZE PVC C–900, CLASS 200, BEND.
- (F5) INSTALL 6"x6" PVC C–900, CLASS 200, TEE.
- (F6) INSTALL THRUST BLOCK PER DETAIL 23, SHEET C8.02. TYPICAL ON ALL TEES, WYES, BENDS, AND VALVES.
- (F7) INSTALL FIRE HYDRANT ASSEMBLY (6"x4"x2½"x2½") PER DETAIL 24, SHEET C8.02.
- (F8) BUILDING POINT OF CONNECTION (5–FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

SEWER

- (S1) CONNECT TO EXISTING SEWER MAIN.
- (S2) INSTALL SDR–35 PVC SEWER LATERAL. SIZE PER PLAN. TRENCH PER DETAIL 19, SHEET C8.01.
- (S3) INSTALL SEWER CLEANOUT PER DETAIL 21, SHEET C8.01.
- (S4) BUILDING POINT OF CONNECTION (5–FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

STORM DRAIN

- (D1) PROPOSED STORM DRAIN PIPING AND APPURTENANCES. REFER TO GRADING PLAN FOR DESIGN INFORMATION.

MEP SITE UTILITIES

NOTE: MEP SITE UTILITES ARE SHOWN FOR REFERENCE ONLY. REFER TO MEP DRAWINGS AND SPECS FOR MORE INFORMATION. SHOWN FOR COORDINATION PURPOSES ONLY.

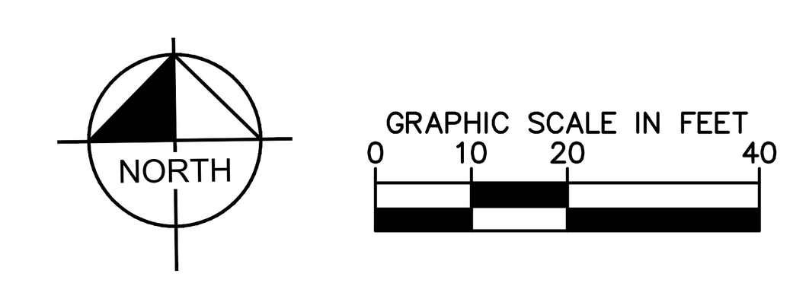
- (Z1) TRANSFORMER PAD.
- (Z2) OIL/WATER SEPARATOR

LEGEND

- PROPERTY LINE
- CENTERLINE
- CIVIL LIMIT OF WORK LINE
- 749 PROPOSED MINOR CONTOUR
- 750 PROPOSED MAJOR CONTOUR
- SS PROPOSED SANITARY SEWER PIPE
- SD PROPOSED STORM DRAIN PIPE
- W PROPOSED WATER PIPE
- FW PROPOSED FIRE WATER PIPE
- PROPOSED RETAINING WALL

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.



811 Know what's below. Call before you dig.
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

NOT FOR CONSTRUCTION
ENGINEER'S SEAL

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

DATE REVISED: 9-14-18

REVIEWED FOR PERMIT ISSUANCE BY:
CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

UTILITY PLAN

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265
CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

HKS

ARCHITECT
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

INTERIOR DESIGNER
HKS ARCHITECTS, INC.
350 N SAINT PAUL ST, SUITE 100
DALLAS, TX 75201- 4240

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

LANDSCAPE
KIMLEY-HORN AND ASSOCIATES, INC.
660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

STRUCTURAL ENGINEER
KPFF, INC.
6080 CENTER DRIVE, SUITE 300
LOS ANGELES, CA 90045

MEP/LOW VOLTAGE ENGINEER
WSP USA BUILDINGS, INC.
405 HOWARD STREET, SUITE 500
SAN FRANCISCO, CA 94105

HCA VENDORS
STERIS
BRIAN HARTMAN - Brian_Hartman@steris.com

PHILIPS HEALTHCARE
ERIC WILLIAMS - Eric.Williams@philips.com

GE HEALTHCARE
TAREY ISBELL - Tarey.Isbell@ge.com

QUANTUM MEDICAL
TINA DARON - tina@quantammedical.com

Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING
400 ROLLING OAKS DR.
THOUSAND OAKS, CA 91361

OWNER
HOSPITAL CORPORATION OF AMERICA (HCA)
ONE PARK PLAZA
BUILDING II, EAST 3RD FLOOR
NASHVILLE, TN, 37203

FACILITY
LOS ROBLES HOSPITAL & MEDICAL CENTER
215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

REVIEW ONLY
These documents are incomplete, and are released for owner review and or budgeting. These documents are not suitable for bidding, permit or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030

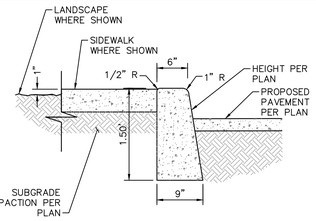
CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
UTILITY PLAN

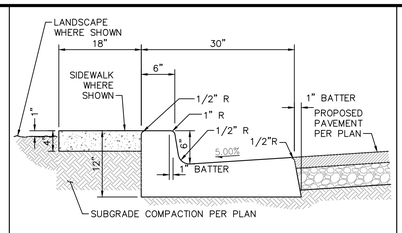
SHEET NO.
C7.01



NOTES:

1. CONCRETE SHALL BE 2500 PSI.
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED
3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

CONCRETE CURB — N.T.S. — REV. DATE: 08.28.2015 — 01



NOTES:

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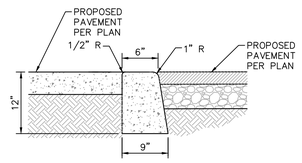
3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

CONCRETE CURB & GUTTER — N.T.S. — REV. DATE: 08.28.2015 — 02



NOTES:

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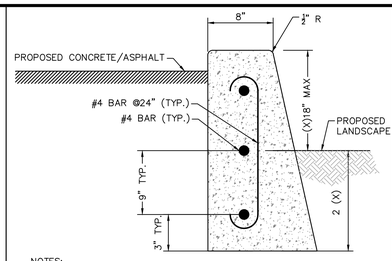
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED
3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

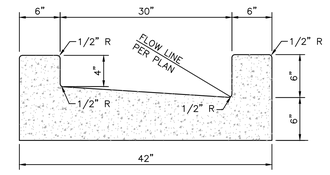
0" CONCRETE CURB — N.T.S. — REV. DATE: 08.28.2015 — 03



NOTES:

1. CONCRETE SHALL BE 2500 PSI.
2. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
3. TYPE II PCC WITH WATER/CEMENT RATIO ≤ 0.50

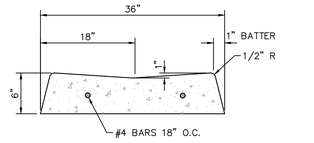
REINFORCED CONCRETE RETAINING CURB — N.T.S. — REV. DATE: 08.28.2015 — 04



NOTES:

1. CONCRETE SHALL BE 2500 PSI.
2. ISOLATION JOINTS SHALL BE PLACED ONLY AS SPECIFIED
3. CONTRACTION JOINTS CONSISTING OF 1" DEEP SCORES SHALL BE PLACED AT 15' INTERVALS O.C.
4. WHERE A WALK IS ADJACENT TO THE CURB THE JOINTS SHALL ALIGN WITH JOINTS IN THE WALK.

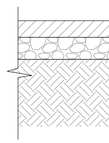
CONCRETE CHANNEL GUTTER — N.T.S. — REV. DATE: 08.28.2015 — 05



NOTE:

CONCRETE SHALL BE 3000 PSI.

VALLEY GUTTER — N.T.S. — REV. DATE: 05.05.2016 — 06



NOTES:

1. CONTRACTOR SHALL CONFIRM THESE PAVEMENT SECTIONS WITH THE DRAFT GEOTECHNICAL REPORT BY GORIAN AND ASSOCIATES, INC. DATED APRIL 24, 2020, AND ALL ADDENDA.
2. MATCH EXISTING PAVEMENT SECTION IF MORE STRINGENT THAN SECTION PER THIS DETAIL.
3. CONTRACTOR TO PROVIDE R-VALUE OF COMPACTED SUBGRADE TO ENGINEER PRIOR TO PAVEMENT OPERATIONS, IN ORDER TO MAKE ANY NECESSARY ADJUSTMENTS TO THE PAVEMENT SECTION.
4. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT.
5. REFER TO ARCHITECTURAL PLANS FOR COLOR, TEXTURE, PATTERN AND FINISH.
6. SEE DETAIL 08, SHEET C8.00 FOR THICKENED EDGE DETAIL AT ALL EDGE CONDITIONS.

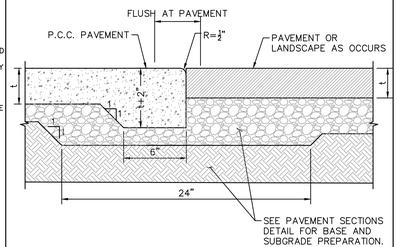
(A) C2-PG64-10 ASPHALTIC PAVEMENT, 3,500 PSI HEAVY DUTY PORTLAND CEMENT CONCRETE W/ #3 BARS @ 18" O.C.E.W. OR 2,500 PSI STANDARD DUTY TYPE 1 PORTLAND CEMENT CONCRETE.

(B) CLASS 2 AGGREGATE BASE COMPACTED TO 95% OF THE MATERIAL'S ASTM D-1557 MAXIMUM DRY DENSITY.

(C) THE UPPER 6" OF SUBGRADE AND ALL AGGREGATE BASE MATERIAL SHOULD BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY JUST PRIOR TO PLACING THE ASPHALT BASED ON ASTM D1557-07 TEST METHOD

	PARKING STALL ASPHALT CONCRETE	DRIVE AREA (HEAVY TRUCK TRAFFIC AREAS) ASPHALT CONCRETE	STANDARD DUTY SIDEWALK CONCRETE	HEAVY DUTY CONCRETE
(A)	0'-3"	0'-3"	0'-4"	0'-7 1/2"
(B)	0'-6"	0'-10"	0'-0"	0'-4"
(C)	0'-6"	0'-6"	0'-4"	0'-6"

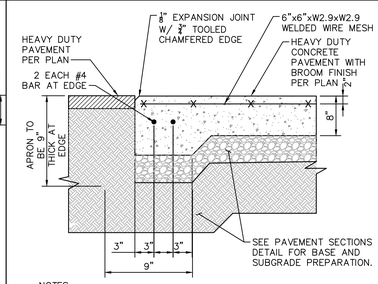
PAVEMENT SECTIONS — N.T.S. — REV. DATE: 08.28.2015 — 07



NOTES:

1. APPROVED BONDING AGENT SHALL BE APPLIED AT CONSTRUCTION JOINT.
2. SEE DETAIL 07, SHEET C8.00 FOR PAVEMENT SECTION AND THICKNESS (t).
3. DETAIL APPLIES AT ALL SIDEWALK EDGE CONDITIONS AND PAVEMENT TRANSITIONS

THICKENED EDGE — N.T.S. — REV. DATE: 08.28.2015 — 08



NOTES:

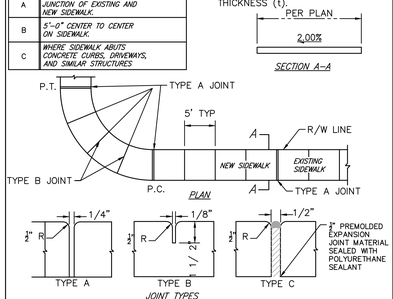
1. SEE PAVEMENT SECTION DETAIL FOR ADDITIONAL INFORMATION.
2. ISOLATION JOINTS, CONSTRUCTION JOINTS, AND CONTROL JOINTS SHALL BE PLACED ONLY AS SPECIFIED

CONCRETE PAVEMENT AT DUMPSTER PAD — N.T.S. — REV. DATE: 08.28.2015 — 09

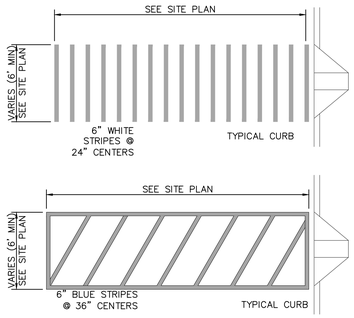
TABLE OF SIDEWALK JOINTS	
	LOCATION
A	P.C. AND P.T. OF CURVES. JUNCTION OF EXISTING AND NEW SIDEWALK.
B	5'-0" CENTER TO CENTER ON SIDEWALK.
C	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

NOTES:

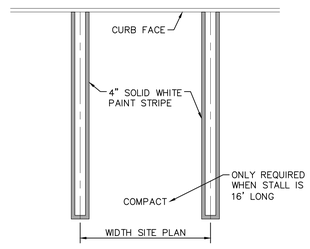
1. SEE DETAIL 07/C800 FOR PAVEMENT SECTION AND THICKNESS (t).



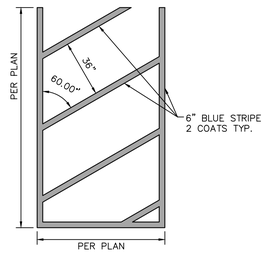
CONCRETE SIDEWALK TYPICAL DETAILS — N.T.S. — REV. DATE: 08.28.2015 — 10



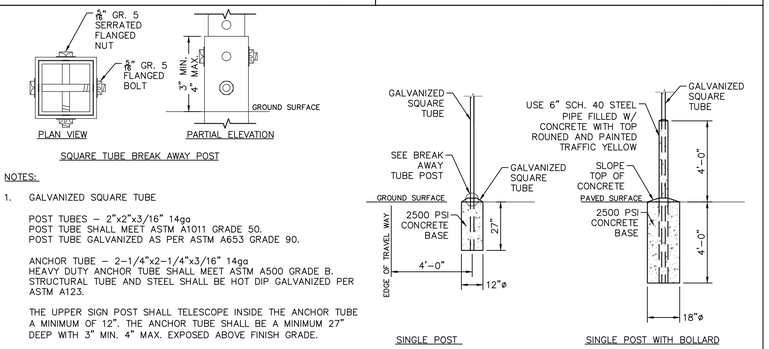
PEDESTRIAN CROSSWALK STRIPING — N.T.S. — REV. DATE: 08.28.2015 — 11



STANDARD 90° PARKING STALL STRIPING — N.T.S. — REV. DATE: 08.28.2015 — 12



ACCESSIBLE PATH-OF-TRAVEL STRIPING — N.T.S. — REV. DATE: 08.28.2015 — 13



NOTES:

1. GALVANIZED SQUARE TUBE

   POST TUBES – 2"x2"x3/16" 14ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE – 2-1/4"x2-1/4"x3/16" 14ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B. STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

SIGN BASE DETAIL — N.T.S. — REV. DATE: 08.28.2015 — 14

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE REVISED: 9-14-18

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK — DATE
DRAWN BY: — DATE
CHECKED BY: NDK — DATE

ENGINEER'S SEAL — NOT FOR CONSTRUCTION

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

DETAILS

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX-XXXXX
APN: 681-018-0265
CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

HKS

ARCHITECT
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DALLAS, TX 75201- 4240

INTERIOR DESIGNER
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660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

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TINA DARON - tina@quantammedical.com

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MEDICAL OFFICE BUILDING

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215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

REVIEW ONLY
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KEY PLAN

REVISION

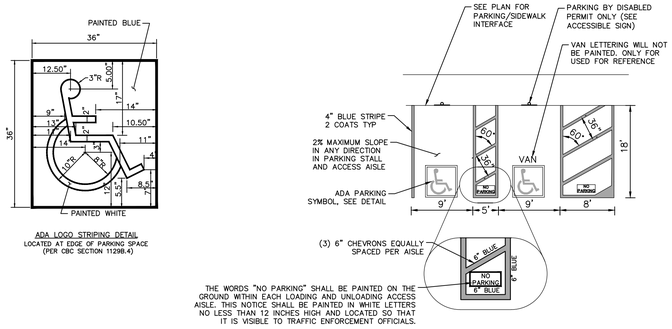
HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030
CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
DETAILS

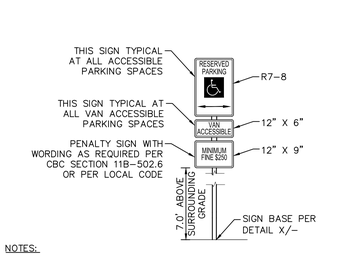
SHEET NO.
C8.00



ADA LOGO STRIPING DETAIL
LOCATED AT EDGE OF PARKING SPACE (PER CBC SECTION 1129B.4)

THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

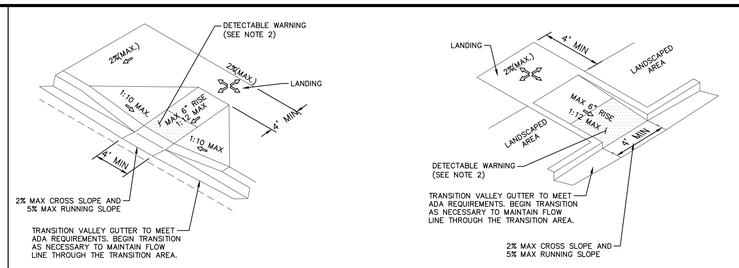
ACCESSIBLE PARKING STRIPING
N.T.S. REV. DATE: 08.28.2015 (15)



NOTES:

1. SIGNS SHALL CONFORM WITH THE MOST CURRENT CALIFORNIA MUTCD STANDARDS.
2. SIGNS SHALL BE WALL MOUNTED OR MOUNTED ON A POST PER DETAIL 14/C800.

ACCESSIBLE PARKING SIGN DETAIL
N.T.S. REV. DATE: 12.02.2015 (16)



NOTES:

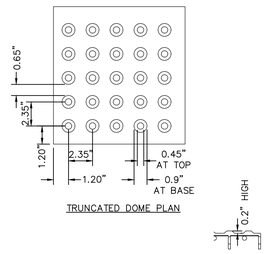
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS WHICHEVER ARE MORE STRINGENT.
2. CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING THE FULL WIDTH OF THE CURB RAMP AND 3' DEEP. GROOVED SURFACES ON OUTDOOR CURB RAMPS ARE NOT PERMITTED. VERIFY LOCAL REQUIREMENTS WITH THE BUILDING DEPARTMENT. REFER TO TRUNCATED DOMES DETAIL AND REQUIREMENTS IN THE CALIFORNIA BUILDING CODE.
3. PARALLEL CURB RAMPS SHALL HAVE A DETECTABLE WARNING EXTENDING 36" DEEP ALONG THE FLUSH TRANSITION BETWEEN STREET AND SIDEWALK. REFER TO TRUNCATED DOMES DETAIL.
4. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET OR EXCEED LOCAL REGULATIONS.
5. CURB RAMP SURFACES (FLARES AND RAMP) SHALL HAVE A DIFFERENT TEXTURE FROM THE SURROUNDING PAVEMENT.
6. CURB RAMPS SHALL BE CONCRETE WITH STRENGTH OF 2500 PSI.
7. INSTALL 1/4" EXPANSION JOINT FILLER MATERIAL BETWEEN A NEW CURB RAMP AND THE EXISTING SIDEWALKS.
8. WATER PONDING WITHIN THE CURB RAMP LIMITS IS NOT ALLOWED.
9. NO GRADE BREAK IS ALLOWED ALONG THE RAMP SURFACE.
10. CROSS SLOPE OF THE CURB RAMP SURFACE SHALL BE LESS THAN 2%.
11. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/2" WITHIN AN ACCESSIBLE ROUTE.
12. DIAGONAL CURB RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.

ACCESSIBLE RAMP DETAILS
N.T.S. REV. DATE: 05.05.2016 (20)

STANDARD ADA NOTES:

1. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
2. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60" X 60" PASSING SPACE EVERY 200 FEET.
3. ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 48" LEVEL LANDING IN BETWEEN.
4. THE ACCESSIBLE ROUTE IN FRONT OF PARKING SHALL BE A MINIMUM OF 48" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
5. ANY WALK THAT CROSSES OR ADJOINS A VEHICULAR WAY NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS SHALL BE DEFINED BY A CONTINUOUS 36" WIDE DETECTABLE WARNING.
6. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS, AND USE OF HANDRAILS.
7. TRANSITION CHANGE IN ELEVATION IS NOT TO EXCEED 1/4" WITHIN AN ACCESSIBLE ROUTE.
8. JOINT WIDTHS ARE NOT TO EXCEED 1/2" OF WIDTH.
9. CURB RAMPS MUST HAVE A DIFFERENT FINISH FROM THE ADJACENT PAVEMENT.

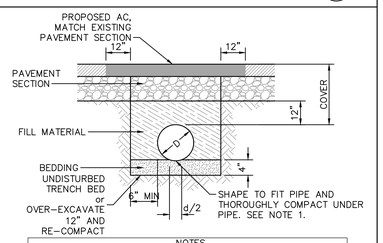
STANDARD ADA NOTES
N.T.S. REV. DATE: 08.28.2015 (17)



NOTES:

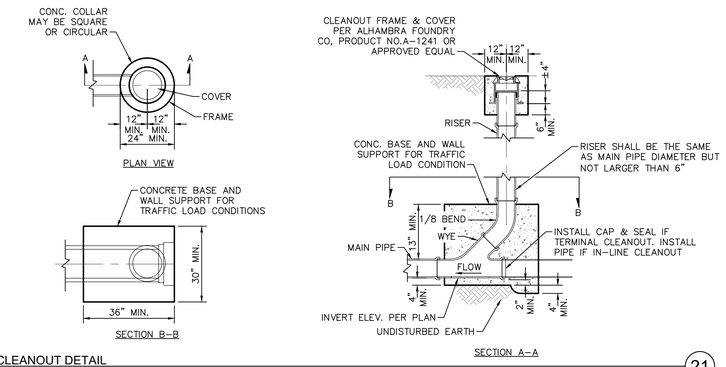
1. CONTRACTOR TO REFERENCE MANUFACTURERS GUIDELINES FOR INSTALLATION OF TRUNCATED DOMES.
2. COLOR TO BE YELLOW UNLESS NOTED OTHERWISE

TRUNCATED DOMES
N.T.S. REV. DATE: 08.28.2015 (18)

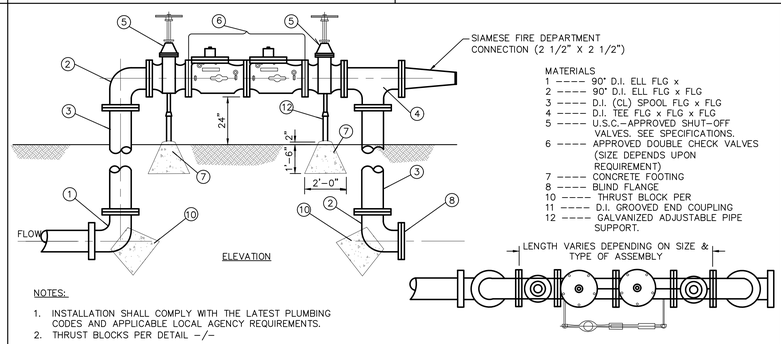


NOTES	
BEDDING:	CLEAN COARSE SAND
FILL MATERIAL:	NATIVE MATERIAL – MAXIMUM SIZE NOT TO EXCEED 1 1/2"
COVER:	36" MINIMUM, OR MINIMUM OF AGENCY HAVING JURISDICTION
NOTE 1:	EXCAVATE FOR BELLS OR HUBS SO FULL LOAD IS CARRIED BY PIPE BARRELS.
NOTE 2:	REFER TO SECTION _____ IN GEOTECHNICAL REPORT FOR BEDDING RECOMMENDATIONS

FLEXIBLE PIPE BEDDING AND TRENCH DETAIL
N.T.S. REV. DATE: 08.28.2015 (19)



CLEANOUT DETAIL
N.T.S. REV. DATE: 08.28.2015 (21)



NOTES:

1. INSTALLATION SHALL COMPLY WITH THE LATEST PLUMBING CODES AND APPLICABLE LOCAL AGENCY REQUIREMENTS.
2. THRUST BLOCKS PER DETAIL -/-

DOUBLE DETECTOR CHECK BACKFLOW ASSEMBLY WITH FDC
N.T.S. REV. DATE: 08.28.2015 (22)

811 Know what's below. Call before you dig. DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE REVISED: 9-14-18

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

ENGINEER'S SEAL — NOT FOR CONSTRUCTION

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

DETAILS

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX-XXXXX
APN: 681-018-0265
CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

HKS

ARCHITECT
HKS ARCHITECTS, INC.
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DALLAS, TX 75201- 4240

INTERIOR DESIGNER
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660 S. FIGUEROA ST, SUITE 2050
LOS ANGELES, CA 90017

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GE HEALTHCARE
TAREY ISBELL - Tarey.Isbell@ge.com

QUANTUM MEDICAL
TINA DARON - tina@quantammedical.com

Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING

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OWNER
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ONE PARK PLAZA
BUILDING II, EAST 3RD FLOOR
NASHVILLE, TN. 37203

FACILITY
LOS ROBLES HOSPITAL & MEDICAL CENTER
215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

REVIEW ONLY
These documents are incomplete, and are released for owner review and or budgeting. These documents are not suitable for bidding, permit or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030

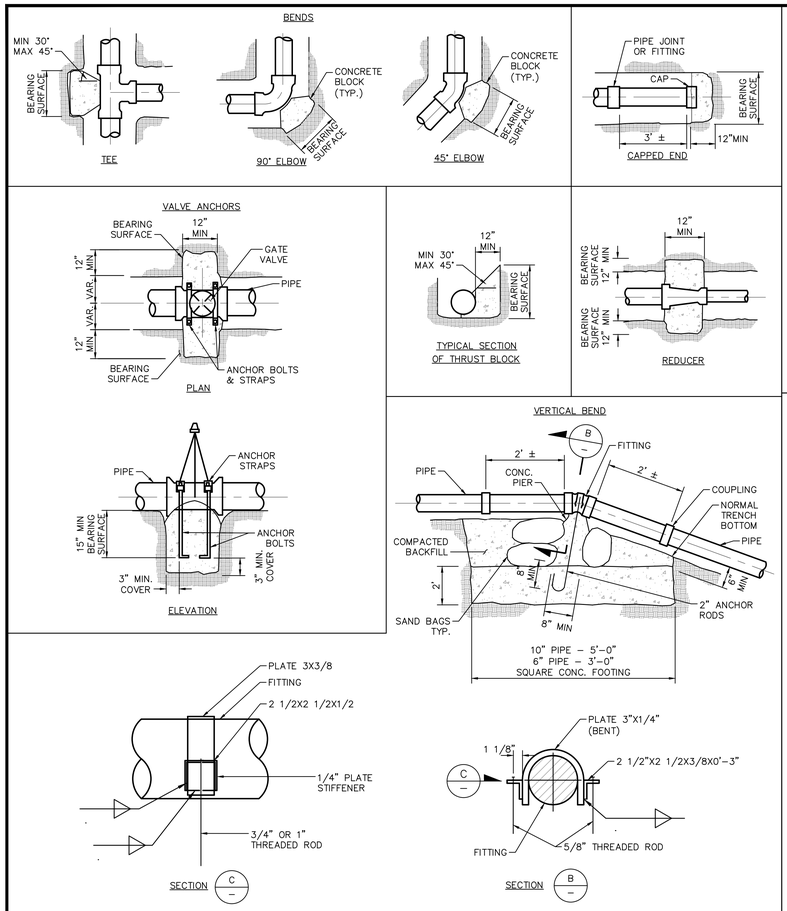
CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
DETAILS

SHEET NO.
C8.01



THRUST BLOCK BEARING AREAS – S.F.

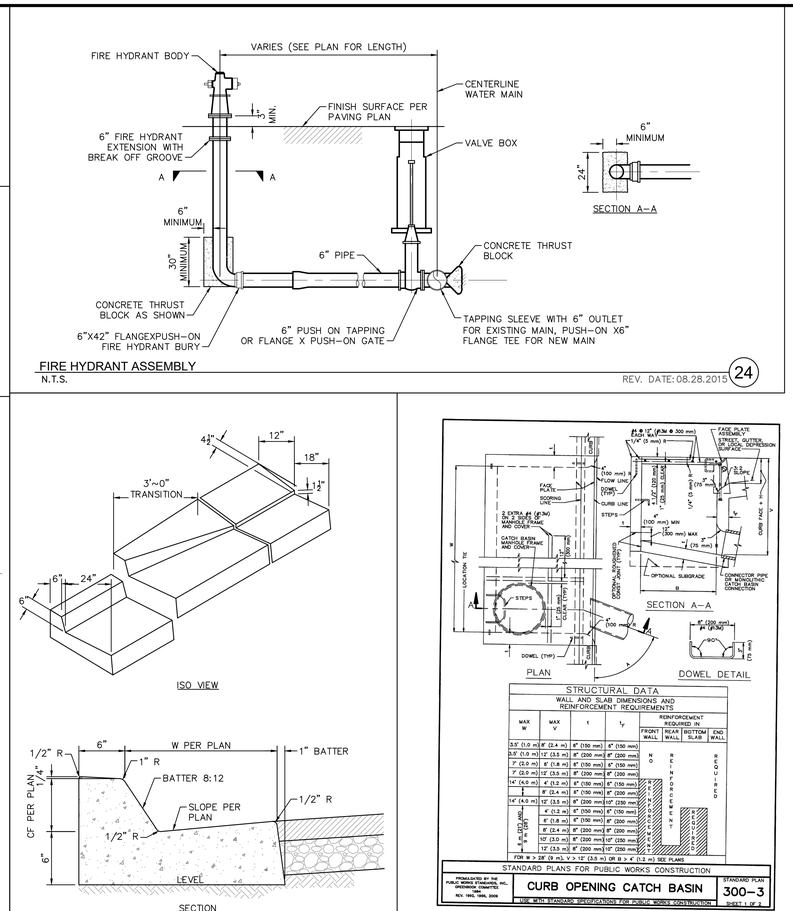
MAIN SIZE	TEE *	BEND 90°	BEND 45°	BEND 22.5°	BEND 11.25 *
4"	4	4	4	3	2
6"	4	4	4	3	2
8"	5	7	4	3	2
10"	9	12	6	4	3
12"	12	16	9	6	3

* INCLUDES TEES, PLUGS, CAPS, HYDRANTS & VALVES.

NOTES:

1. ALL THRUST/ANCHOR BLOCKS SHALL BEAR AGAINST UNDISTURBED SOIL.
2. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
3. ALL ANCHOR RODS AND ANCHOR BOLTS SHALL BE MINIMUM 1/2" DIA. & ANCHOR STRAPS SHALL BE 1/2" X 2" BAR.
4. THRUST BLOCK DESIGN IS BASED ON A WATER PRESSURE OF 150 P.S.I., AND A MAXIMUM ALLOWABLE SOIL BEARING VALUE OF 2000 P.S.F. FOR MAXIMUM SOIL BEARING VALUES OF 1000 P.S.F. INCREASE BEARING VALUES BY A FACTOR OF 2.
5. THE RATIO OF WIDTH TO HEIGHT OF THRUST BLOCKS SHALL NOT EXCEED 1.5 TO 1.

THRUST AND ANCHOR BLOCK DETAILS
N.T.S. REV. DATE: 08.28.2015 (23)



FIRE HYDRANT ASSEMBLY
N.T.S. REV. DATE: 08.28.2015 (24)

NOTES:

1. SEE CONCRETE CURB AND GUTTER DETAIL 2, SHEET 49.
2. CURBS CONSTRUCTED ADJACENT TO EXISTING CURBS HAVING A BATTER OTHER THAN SPECIFIED FOR THE NEW CURBS SHALL BE CONSTRUCTED WITH A TRANSITION SECTION BETWEEN THE CURBS HAVING DIFFERENT BATTERS. THE MINIMUM TRANSITION LENGTH SHALL BE:

TYPE OF CURB	MINIMUM TRANSITION LENGTH
BARRIER CURB TO BARRIER CURB	5'
MOUNTABLE CURB TO MOUNTABLE CURB	10'
BARRIER CURB TO MOUNTABLE CURB	20'

MOUNTABLE CURB AND GUTTER
N.T.S. REV. DATE: 08.28.2015 (25)

NOTES:

1. WHERE THE BASIN IS TO BE CONSTRUCTED WITHIN THE LIMITS OF EXISTING OR PROPOSED SIDEWALK OR IS CONTIGUOUS TO SUCH SIDEWALK, THE TOP SLAB OF THE BASIN MAY BE POURED EITHER MONOLITHIC WITH THE SIDEWALK OR SEPARATELY, USING THE SAME CLASS OF CONCRETE AS THE SIDEWALK. WHEN A SEPARATE MONOLITHIC SIDEWALK SHALL BE PROVIDED WITH A REARDED PLANE OF WEAKNESS JOINT ALONG THE BACK OF THE BASIN. THE EXTERNAL PERIMETER OF THE CATCH BASIN WALLS, INCLUDING ACROSS THE FULL WIDTH OF ANY SIDEWALK SURFACE OF ALL EXPOSED CONCRETE SHALL CONFORM IN SLOPE, GRADE, FINISH, AND SCORING TO EXISTING OR PROPOSED CURB AND WALK ADJACENT TO THE BASIN.
2. ALL CURVED CONCRETE SURFACES SHALL BE FORMED BY CURVED FORMS, AND SHALL NOT BE SHAPED BY PLASTERING.
3. FLOOR OF BASIN SHALL BE GIVEN A STEEL TROWEL FINISH AND SHALL HAVE A LONGITUDINAL AND LATERAL SLOPE OF 1:12 MINIMUM AND 1:3 MAXIMUM, EXCEPT WHERE THE GUTTER GRADE EXCEEDS 8%, IN WHICH CASE THE LONGITUDINAL SLOPE OF THE FLOOR SHALL BE THE SAME AS THE GUTTER GRADE. SLOPE FLOOR FROM ALL DIRECTIONS TO THE OUTLET.
4. DIMENSIONS:
   B = 3'–2" (970 mm)
   V = THE DIFFERENCE IN ELEVATION BETWEEN THE TOP OF THE CURB AND THE INVERT OF THE CATCH BASIN AT THE OUTLET = 4.5' (1.35 m).
   V_{cp} = THE DIFFERENCE IN ELEVATION BETWEEN THE TOP OF THE CURB AND THE INVERT AT THE CONNECTOR PIPE AS SHOWN ON THE PLANS, AND SHALL BE DETERMINED BY THE REQUIREMENTS OF NOTE 5, BUT SHALL NOT BE LESS THAN CURB FACE PLUS 12" (300 mm).
   V_i = THE DIFFERENCE IN ELEVATION BETWEEN THE TOP OF THE CURB AND THE INVERT OF THE INLET, NOTED ON THE PLANS.
   H = NOTED ON THE PLANS.
   W = NOTED ON THE PLANS.
   A = THE ANGLE, IN DEGREES, INTERCEPTED BY THE CENTERLINE OF THE CONNECTOR PIPE AND THE CATCH BASIN WALL TO WHICH THE CONNECTOR PIPE IS ATTACHED.
5. PLACE CONNECTOR PIPES AS INDICATED ON THE PLANS. UNLESS OTHERWISE SPECIFIED, THE CONNECTOR PIPE SHALL BE LOCATED AT THE DOWNSTREAM END OF THE BASIN. WHERE THE CONNECTOR PIPE IS LOCATED AT THE DOWNSTREAM END OF THE BASIN, THE CONNECTOR PIPE SHALL BE PLACED SO THAT THE CENTERLINE OF THE PIPE SHALL INTERSECT THE INSIDE CORNER OF THE BASIN. THE PIPE MAY BE CUT AND TRIMMED AT A SKEW NECESSARY TO INSURE MINIMUM 3" (80 mm) PIPE EMBEDMENT ALL AROUND, WITHIN ALL AROUND, ADJACENT CONCRETE TOLERANCE (50 mm) RADIUS OF ROUNDING OF STRUCTURE CONCRETE. USED TO JOIN THE CONNECTOR PIPE TO THE CATCH BASIN. CATCH BASIN CONNECTION SHALL BE 70° OR GREATER THAN 110°, OR WHENEVER THE CONNECTOR PIPE IS LOCATED. IN A CORNER, THE OPTIONAL USE OF A MONOLITHIC CATCH BASIN CONNECTION IN ANY CASE WHERE THE ANGLE IS LESS THAN 70° OR GREATER THAN 110°. SKEW CONNECTIONS MAY BE CONSTRUCTED TO AVOID CUTTING STANDARD LENGTHS OF PIPE.
6. STEPS SHALL BE LOCATED AS SHOWN. IF THE CONNECTOR PIPE INTERFERES WITH THE STEPS, THEY SHALL BE LOCATED 4'–6" (1.35 m) FROM THE CENTERLINE OF THE DOWNSTREAM END WALL. STEPS SHALL BE SPACED 12" (300 mm) APART. THE TOP STEP SHALL BE 6" (175 mm) BELOW THE TOP OF THE MANHOLE AND PROJECT 5"–1/2" (165 mm). ALL OTHER STEPS SHALL PROJECT 5" (130 mm).
7. DOWELS ARE REQUIRED AT EACH CORNER AND AT 3' (2 m) ON CENTER (MAXIMUM) ALONG THE BACKWALL.
8. THE FOLLOWING SPPWC ARE INCORPORATED HEREIN:
   308 MONOLITHIC CATCH BASIN CONNECTION
   309 CATCH BASIN REINFORCEMENT
   310 CATCH BASIN FACE PLATE ASSEMBLY AND PROTECTION BAR
   312 CATCH BASIN MANHOLE FRAME AND COVER
   633 STEEL STEP
   636 POLYPROPYLENE PLASTIC STEP

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
CURB OPENING CATCH BASIN
STANDARD PLAN 300–3
SHEET 2 OF 2

DATE REVISED: 9-14-18

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DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

ENGINEER'S SEAL — NOT FOR CONSTRUCTION

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

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PLANNING DIVISION	DATE
TRAFFIC ENGINEER	DATE
BLDG. DIVISION - ADA COMPLIANCE	DATE
COSCA	DATE

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

DETAILS

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

HKS

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HKS ARCHITECTS, INC.
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KEY PLAN

REVISION

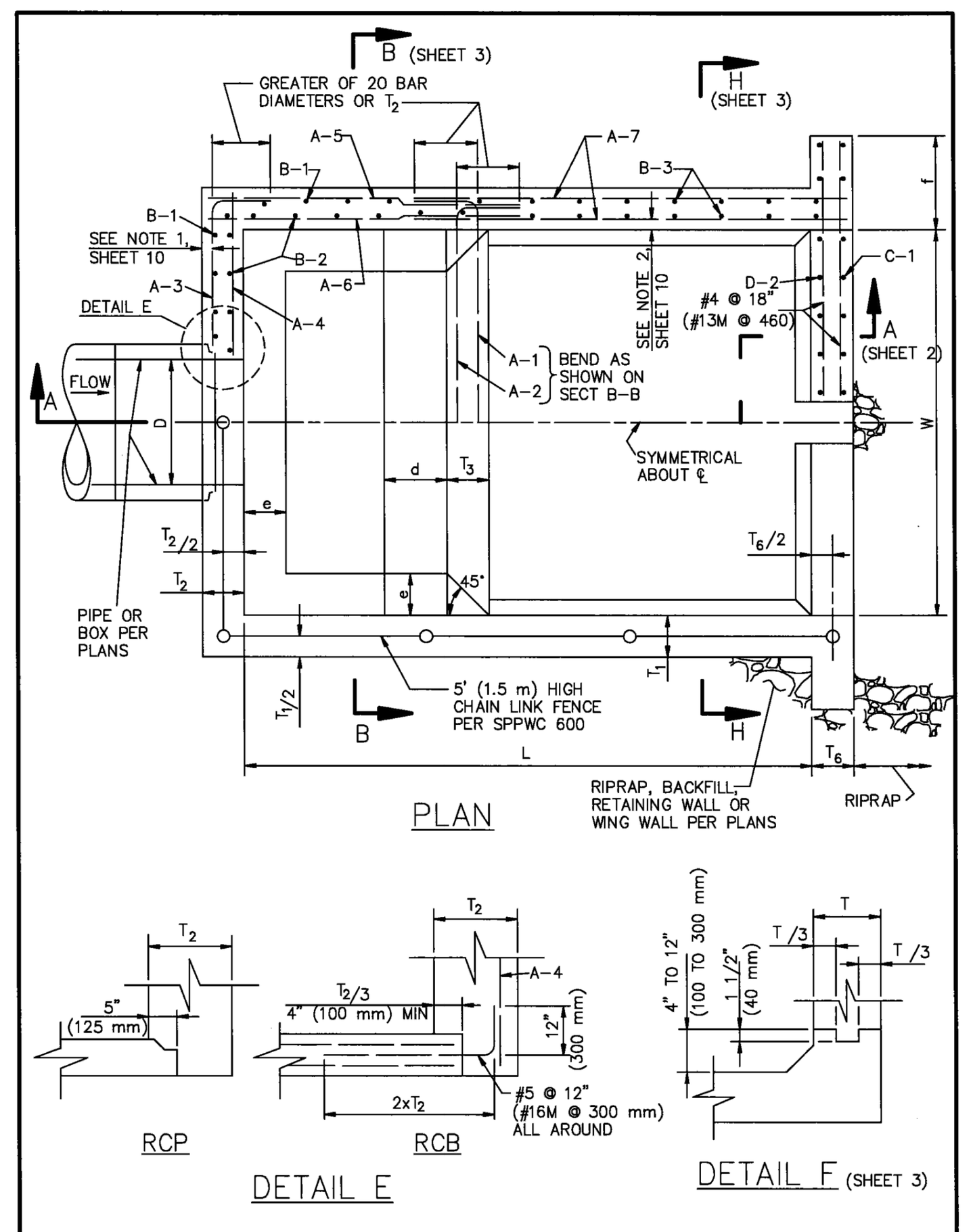
HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030
CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
DETAILS

SHEET NO.
C8.02



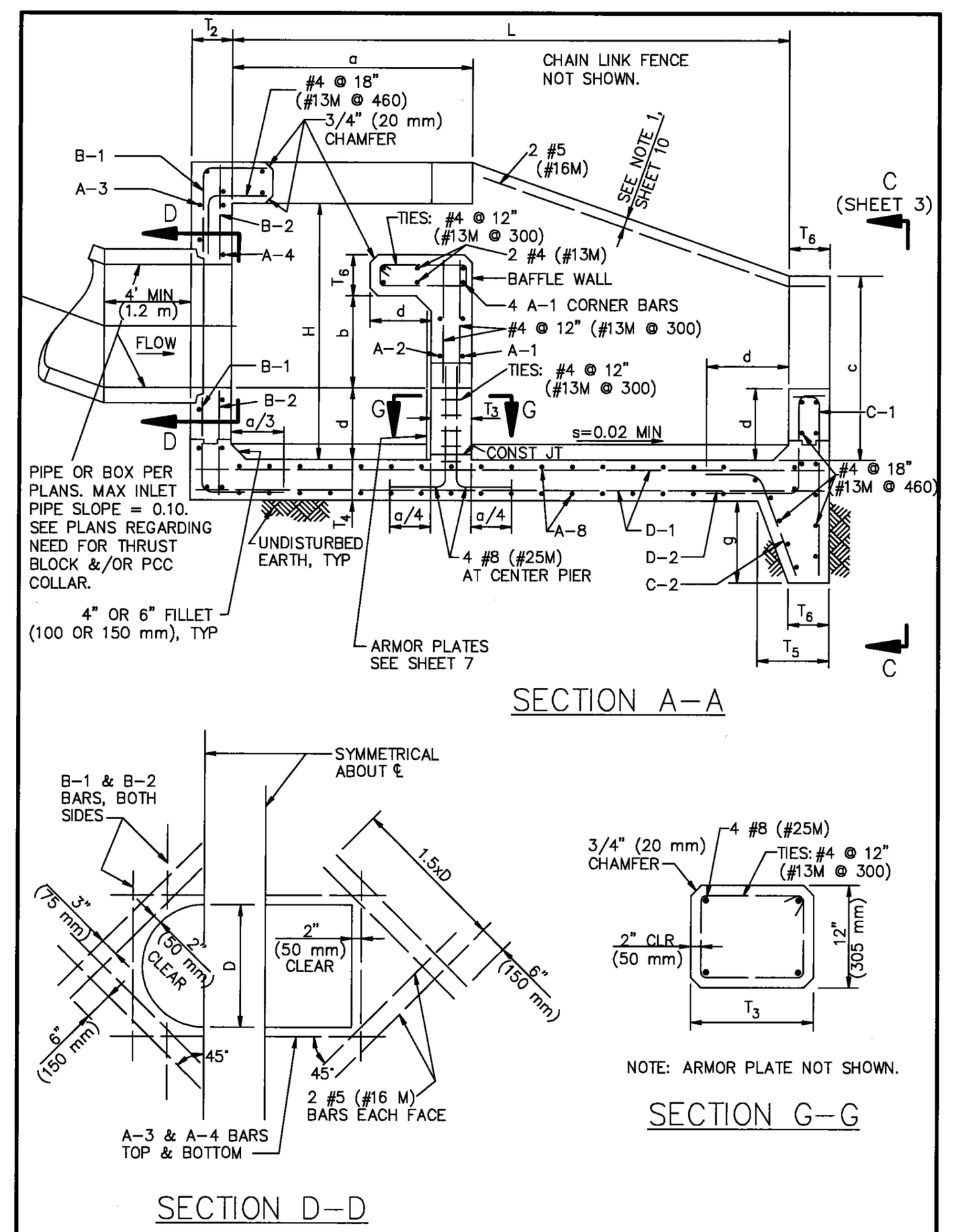
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. GREENBOOK COMMITTEE 1993 REV. 2005, 2009

ENERGY DISSIPATOR – IMPACT BASIN WITH VERTICAL BAFFLE WALL

STANDARD PLAN 384–3 SHEET 1 OF 10

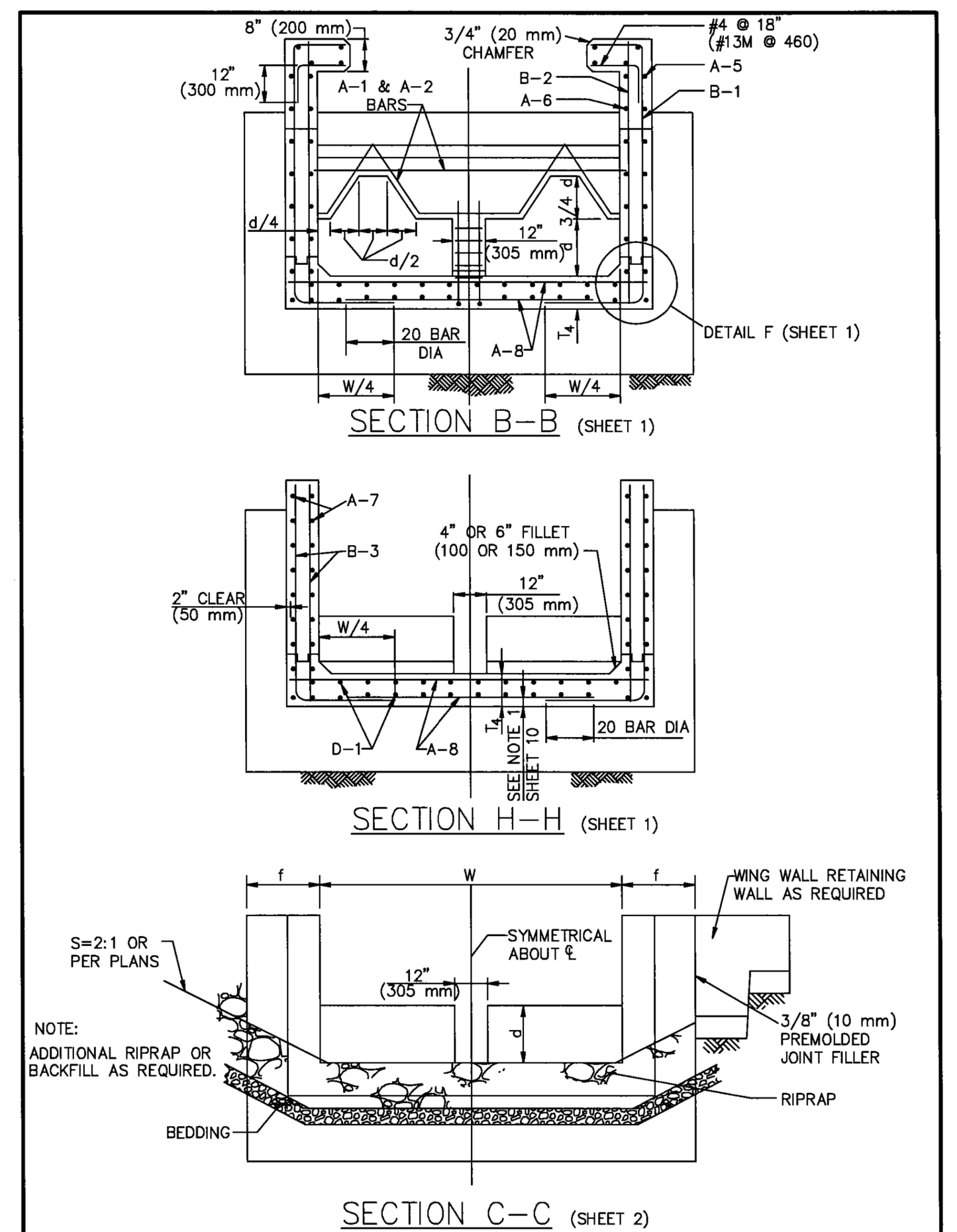
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION



STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

ENERGY DISSIPATOR – IMPACT BASIN WITH VERTICAL BAFFLE WALL

STANDARD PLAN 384–3 SHEET 2 OF 10



STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

ENERGY DISSIPATOR – IMPACT BASIN WITH VERTICAL BAFFLE WALL

STANDARD PLAN 384–3 SHEET 3 OF 10

*SEE NOTES, SHEET 10

WIDTH	(4'-0")	(1220)	6'-0"	(1830)	8'-0"	(2440)
DIMENSIONS						
H	(3'-0")	(910)	4'-6"	(1370)	6'-0"	(1830)
L	(5'-6")	(1680)	8'-0"	(2440)	11'-0"	(3510)
a	(2'-0")	(610)	3'-0"	(910)	4'-0"	(1220)
b	(1'-6")	(460)	2'-3"	(690)	3'-0"	(910)
c	(2'-0")	(610)	3'-0"	(910)	4'-0"	(1220)
d	(0'-8")	(200)	1'-0"	(300)	1'-4"	(410)
e	(0'-4")	(100)	0'-6"	(150)	0'-8"	(200)
f	(2'-0")	(610)	2'-0"	(610)	2'-0"	(610)
g	(3'-0")	(910)	3'-0"	(910)	3'-0"	(910)
T1*	(8")	(200)	8"	(200)	8"	(200)
T2	(8")	(200)	8"	(200)	8"	(200)
T3	(8")	(200)	8"	(200)	8"	(200)
T4*	(8")	(200)	8"	(200)	8"	(200)
T5	(9")	(230)	9"	(230)	9"	(230)
T6	(9")	(230)	9"	(230)	9"	(230)
BAR DESIGNATION – WORKING STRESS DESIGN						
A-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#5 @ 12"	(#16M @ 300)
A-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#5 @ 12"	(#16M @ 300)
A-3	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
A-4	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
A-5	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
A-6	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#5 @ 12"	(#16M @ 300)
A-7	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
A-8	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-3	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
C-1	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
C-2	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
D-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
D-2	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
STRENGTH DESIGN						
A-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
A-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
A-3	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
A-4	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
A-5	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
A-6	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
A-7	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
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B-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-3	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
C-1	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
C-2	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
D-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
D-2	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
DESIGN LOAD, IMPACT	225 PSF	(10.8 kPa)	300 PSF	(14.4 kPa)	375 PSF	(18.0 kPa)

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

ENERGY DISSIPATOR – IMPACT BASIN WITH VERTICAL BAFFLE WALL

STANDARD PLAN 384–3 SHEET 4 OF 10

*SEE NOTES, SHEET 10

WIDTH	10'-0"	(3050)	12'-0"	(3660)	14'-0"	(4270)
DIMENSIONS						
H	7'-6"	(2290)	9'-0"	(2740)	10'-6"	(3200)
L	13'-6"	(4110)	16'-0"	(4880)	18'-6"	(5640)
a	5'-0"	(1520)	6'-0"	(1830)	7'-0"	(2130)
b	3'-9"	(1140)	4'-6"	(1370)	5'-3"	(1600)
c	5'-0"	(1520)	6'-0"	(1830)	7'-0"	(2130)
d	1'-8"	(510)	2'-0"	(610)	2'-4"	(710)
e	0'-10"	(250)	1'-0"	(300)	1'-2"	(360)
f	2'-0"	(610)	2'-6"	(760)	3'-0"	(910)
g	4'-0"	(1220)	5'-0"	(1520)	5'-6"	(1680)
T1*	9"	(230)	9"	(230)	10"	(250)
T2	8"	(200)	8"	(200)	10"	(250)
T3	8"	(200)	10"	(250)	12"	(300)
T4*	8"	(200)	8.5"	(220)	8.5"	(220)
T5	9"	(230)	9"	(230)	9"	(230)
T6	9"	(230)	9"	(2300	9"	(230)
BAR DESIGNATION – WORKING STRESS DESIGN						
A-1	#6 @ 12"	(#19M @ 300)	#9 @ 18"	(#29M @ 460)	#8 @ 12"	(#25M @ 300)
A-2	#7 @ 12"	(#22M @ 300)	#9 @ 18"	(#29M @ 460)	#8 @ 12"	(#25M @ 300)
A-3	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 12"	(#13M @ 300)
A-4	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
A-5	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 12"	(#13M @ 300)
A-6	#7 @ 12"	(#22M @ 300)	#8 @ 12"	(#25M @ 300)	#9 @ 12"	(#29M @ 300)
A-7	#5 @ 14"	(#16M @ 360)	#5 @ 12"	(#16M @ 300)	#5 @ 10"	(#16M @ 250)
A-8	#5 @ 11"	(#16M @ 275)	#7 @ 12"	(#22M @ 300)	#8 @ 12"	(#25M @ 300)
B-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-3	#6 @ 18"	(#19M @ 460)	#5 @ 12"	(#16M @ 300)	#6 @ 15"	(#19M @ 380)
C-1	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
C-2	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
D-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
D-2	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
STRENGTH DESIGN						
A-1	#5 @ 12"	(#16M @ 300)	#6 @ 12"	(#19M @ 300)	#8 @ 18"	(#25M @ 460)
A-2	#6 @ 12"	(#19M @ 300)	#6 @ 12"	(#19M @ 300)	#8 @ 18"	(#25M @ 460)
A-3	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
A-4	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
A-5	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
A-6	#6 @ 12"	(#19M @ 300)	#7 @ 12"	(#22M @ 300)	#8 @ 12"	(#25M @ 300)
A-7	#5 @ 14"	(#16M @ 360)	#5 @ 12"	(#16M @ 300)	#5 @ 10"	(#16M @ 250)
A-8	#4 @ 12"	(#13M @ 300)	#5 @ 12"	(#16M @ 300)	#6 @ 11"	(#19M @ 275)
B-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-3	#6 @ 18"	(#19M @ 460)	#5 @ 12"	(#16M @ 300)	#6 @ 15"	(#19M @ 380)
C-1	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
C-2	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
D-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
D-2	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)
DESIGN LOAD, IMPACT	450 PSF	(21.5 kPa)	525 PSF	(25.1 kPa)	600 PSF	(28.7 kPa)

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

ENERGY DISSIPATOR – IMPACT BASIN WITH VERTICAL BAFFLE WALL

STANDARD PLAN 384–3 SHEET 5 OF 10

*SEE NOTES, SHEET 10

WIDTH	16'-0"	(4880)	18'-0"	(5490)	20'-0"	(6100)
DIMENSIONS						
H	12'-0"	(3660)	13'-6"	(4110)	15'-0"	(4570)
L	21'-6"	(6550)	24'-0"	(7320)	26'-6"	(8080)
a	8'-0"	(2440)	9'-0"	(2740)	10'-0"	(3050)
b	6'-0"	(1830)	6'-9"	(2060)	7'-6"	(2290)
c	8'-0"	(2440)	9'-0"	(2740)	10'-0"	(3050)
d	2'-8"	(810)	3'-0"	(910)	3'-4"	(1020)
e	1'-4"	(410)	1'-6"	(460)	1'-8"	(510)
f	3'-6"	(1070)	3'-6"	(1070)	3'-6"	(1070)
g	6'-0"	(1830)	7'-0"	(2130)	7'-6"	(2290)
T1*	12"	(300)	13"	(330)	14"	(360)
T2	10"	(250)	12"	(300)	12"	(300)
T3	13"	(330)	14"	(360)	16"	(410)
T4*	9.5"	(240)	10.5"	(270)	(11.5")	290
T5	10"	(250)	11"	(280)	(13")	330
T6	9"	(230)	9"	(230)	(9")	230
BAR DESIGNATION – WORKING STRESS DESIGN						
A-1	#9 @ 12"	(#29M @ 300)	#8 @ 6"	(#32M @ 300)	#10 @ 12"	(#25M @ 150)
A-2	#9 @ 12"	(#29M @ 300)	#7 @ 6"	(#22M @ 150)	#7 @ 6"	(#22M @ 150)
A-3	#5 @ 12"	(#16M @ 300)	#4 @ 6"	(#13M @ 300)	#5 @ 12"	(#13M @ 150)
A-4	#4 @ 18"	(#13M @ 460)	#4 @ 12"	(#13M @ 460)	#4 @ 18"	(#13M @ 300)
A-5	#5 @ 12"	(#16M @ 300)	#5 @ 12"	(#16M @ 300)	#5 @ 12"	(#16M @ 300)
A-6	#9 @ 12"	(#29M @ 300)	#9 @ 6"	(#25M @ 150)	#8 @ 6"	(#29M @ 150)
A-7	#6 @ 12"	(#19M @ 300)	#7 @ 14"	(#16M @ 200)	#5 @ 8"	(#22M @ 360)
A-8	#9 @ 12"	(#29M @ 300)	#8 @ 7"	(#25M @ 200)	#8 @ 8"	(#25M @ 175)
B-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-3	#6 @ 12"	(#19M @ 300)	#7 @ 14"	(#22M @ 410)	#7 @ 16"	(#22M @ 360)
C-1	#4 @ 15"	(#13M @ 380)	#4 @ 13"	(#13M @ 330)	#4 @ 13"	(#13M @ 330)
C-2	#4 @ 15"	(#13M @ 380)	#4 @ 13"	(#13M @ 330)	#4 @ 13"	(#13M @ 330)
D-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
D-2	#4 @ 18"	(#13M @ 460)	#6 @ 13"	(#13M @ 300)	#4 @ 12"	(#19M @ 330)
STRENGTH DESIGN						
A-1	#8 @ 12"	(#25M @ 300)	#9 @ 12"	(#29M @ 300)	#8 @ 8"	(#25M @ 200)
A-2	#8 @ 12"	(#25M @ 300)	#6 @ 6"	(#19M @ 150)	#7 @ 8"	(#22M @ 200)
A-3	#4 @ 12"	(#13M @ 300)	#5 @ 12"	(#16M @ 300)	#4 @ 8"	(#13M @ 200)
A-4	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#4 @ 16"	(#13M @ 410)
A-5	#4 @ 12"	(#13M @ 300)	#5 @ 12"	(#16M @ 300)	#4 @ 8"	(#13M @ 200)
A-6	#6 @ 6"	(#19M @ 150)	#9 @ 12"	(#29M @ 300)	#6 @ 4"	(#19M @ 100)
A-7	#6 @ 12"	(#19M @ 300)	#5 @ 8"	(#16M @ 200)	#7 @ 14"	(#22M @ 360)
A-8	#7 @ 12"	(#22M @ 300)	#8 @ 14"	(#25M @ 360)	#8 @ 12"	(#25M @ 300)
B-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-3	#6 @ 12"	(#19M @ 300)	#7 @ 16"	(#22M @ 410)	#7 @ 14"	(#22M @ 360)
C-1	#4 @ 15"	(#13M @ 380)	#4 @ 13"	(#13M @ 330)	#4 @ 13"	(#13M @ 330)
C-2	#4 @ 15"	(#13M @ 380)	#4 @ 13"	(#13M @ 330)	#4 @ 13"	(#13M @ 330)
D-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
D-2	#4 @ 18"	(#13M @ 460)	#4 @ 18"	(#13M @ 460)	#5 @ 14"	(#16M @ 360)
DESIGN LOAD, IMPACT	675 PSF	(32.3 kPa)	750 PSF	(35.9 kPa)	825 PSF	(39.5 kPa)

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

ENERGY DISSIPATOR – IMPACT BASIN WITH VERTICAL BAFFLE WALL

STANDARD PLAN 384–3 SHEET 6 OF 10

*SEE NOTES, SHEET 10

WIDTH	22'-0"	(6710)	24'-0"	(7320)	26'-0"	(7920)
DIMENSIONS						
H	16'-6"	(5030)	18'-0"	(5490)	19'-6"	(5940)
L	29'-6"	(8990)	32'-0"	(9750)	35'-0"	(10670)
a	11'-0"	(3350)	12'-0"	(3660)	13'-0"	(3960)
b	8'-3"	(2510)	9'-0"	(2740)	9'-9"	(2790)
c	11'-0"	(3350)	12'-0"	(3660)	13'-0"	(3960)
d	3'-8"	(1120)	4'-0"	(1220)	4'-4"	(1320)
e	1'-10"	(560)	2'-0"	(610)	2'-2"	(660)
f	4'-0"	(1220)	4'-6"	(1370)	4'-6"	(1370)
g	8'-0"	(2440)	8'-6"	(2590)	9'-6"	(2900)
T1*	15"	(380)	17"	(430)	18"	(460)
T2	13"	(330)	13"	(330)	13"	(330)
T3	17"	(430)	18"	(460)	21"	(530)
T4*	13"	(330)	14"	(360)	15"	(380)
T5	15"	(380)	17"	(430)	19"	(480)
T6	9"	(230)	9"	(230)	9"	(230)
BAR DESIGNATION – WORKING STRESS DESIGN						
A-1	#9 @ 6"	(#29M @ 150)	#9 @ 6"	(#29M @ 150)	#8 @ 4"	(#25M @ 100)
A-2	#8 @ 6"	(#25M @ 150)	#9 @ 6"	(#29M @ 150)	#9 @ 6"	(#29M @ 150)
A-3	#4 @ 6"	(#13M @ 150)	#5 @ 6"	(#16M @ 150)	#6 @ 8"	(#19M @ 200)
A-4	#4 @ 12"	(#13M @ 300)	#5 @ 12"	(#16M @ 300)	#6 @ 16"	(#19M @ 410)
A-5	#5 @ 12"	(#16M @ 300)	#4 @ 6"	(#13M @ 150)	#8 @ 16"	(#25M @ 410)
A-6	#9 @ 6"	(#29M @ 150)	#10 @ 6"	(#32M @ 150)	#9 @ 4"	(#29M @ 100)
A-7	#8 @ 16"	(#25M @ 410)	#7 @ 12"	(#22M @ 300)	#6 @ 8"	(#19M @ 200)
A-8	#9 @ 8"	(#29M @ 200)	#9 @ 7"	(#29M @ 175)	#9 @ 6"	(#29M @ 150)
B-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
B-3	#8 @ 18"	(#25M @ 460)	#7 @ 12"	(#22M @ 300)	#7 @ 12"	(#22M @ 300)
C-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#5 @ 16"	(#16M @ 410)
C-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#5 @ 16"	(#16M @ 410)
D-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
D-2	#8 @ 18"	(#25M @ 460)	#9 @ 18"	(#29M @ 460)	#8 @ 14"	(#25M @ 360)
STRENGTH DESIGN						
A-1	#9 @ 8"	(#29M @ 200)	(#10 @ 9")	(#29M @ 200)	#9 @ 8"	#32M @ 225
A-2	#8 @ 8"	(#25M @ 200)	(#9 @ 8")	(#29M @ 200)	#9 @ 8"	#29M @ 200
A-3	#4 @ 8"	(#13M @ 200)	(#8 @ 16")	(#16M @ 200)	#5 @ 8"	#25M @ 410
A-4	#4 @ 16"	(#13M @ 410)	(#5 @ 16")	(#13M @ 410)	#4 @ 16"	#16M @ 410
A-5	#5 @ 8"	(#16M @ 200)	(#5 @ 8")	(#16M @ 200)	#5 @ 8"	#16M @ 200
A-6	#9 @ 8"	(#29M @ 200)	(#8 @ 4")	(#29M @ 150)	#9 @ 6"	#25M @ 100
A-7	#8 @ 16"	(#25M @ 410)	(#6 @ 8")	(#22M @ 300)	#7 @ 12"	#19M @ 200
A-8	#8 @ 11"	(#25M @ 275)	(#8 @ 8")	(#29M @ 300)	#9 @ 12"	#25M @ 200
B-1	#4 @ 12"	(#13M @ 300)	(#4 @ 12")	(#13M @ 300)	#4 @ 12"	#13M @ 300
B-2	#4 @ 12"	(#13M @ 300)	(#4 @ 12")	(#13M @ 300)	#4 @ 12"	#13M @ 300
B-3	#8 @ 18"	(#25M @ 460)	(#7 @ 12")	(#22M @ 300)	#7 @ 12"	#22M @ 300
C-1	#4 @ 12"	(#13M @ 300)	(#5 @ 16")	(#13M @ 300)	#4 @ 12"	#16M @ 410
C-2	#4 @ 12"	(#13M @ 300)	(#5 @ 16")	(#13M @ 300)	#4 @ 12"	#16M @ 410
D-1	#4 @ 12"	(#13M @ 300)	(#4 @ 12")	(#13M @ 300)	#4 @ 12"	#13M @ 300
D-2	#6 @ 14"	(#19M @ 360)	(#8 @ 15")	(#22M @ 360)	#7 @ 14"	#25M @ 380
DESIGN LOAD, IMPACT	900 PSF	(43.1 kPa)	950 PSF	(45.5 kPa)	1000 PSF	(47.9 kPa)

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

ENERGY DISSIPATOR – IMPACT BASIN WITH VERTICAL BAFFLE WALL

STANDARD PLAN 384–3 SHEET 7 OF 10

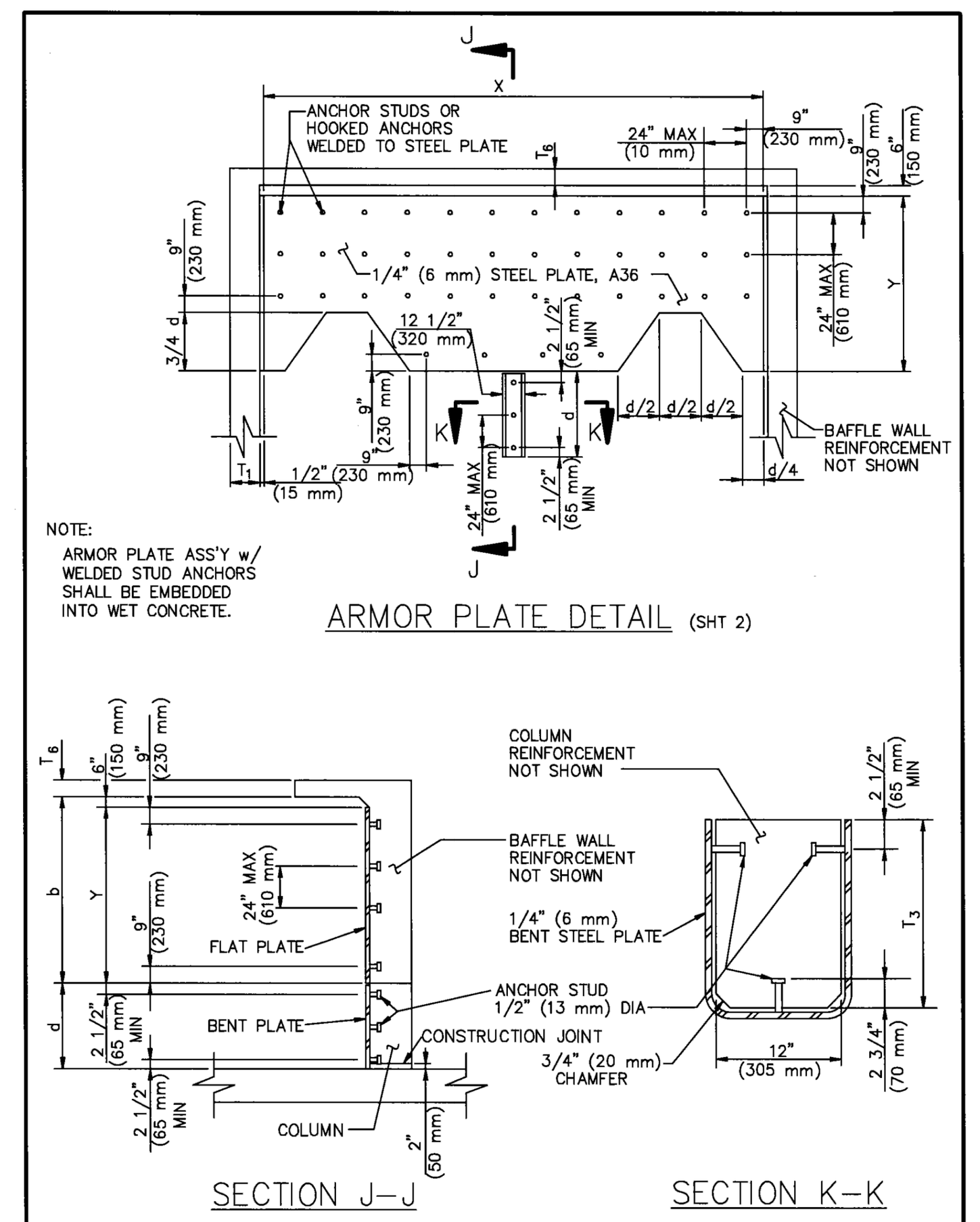
*SEE NOTES, SHEET 10

WIDTH	28'-0"	(8530)	30'-0"	(9140)	32'-0"	(9750)
DIMENSIONS						
H	21'-0"	(6400)	22'-6"	(6860)	24'-0"	(7320)
L	37'-6"	(11430)	40'-0"	(12190)	42'-6"	(12950)
a	14'-0"	(4270)	15'-0"	(4570)	16'-0"	(4880)
b	10'-6"	(3200)	11'-3"	(3430)	12'-0"	(3660)
c	14'-0"	(4270)	15'-0"	(4570)	16'-0"	(4880)
d	4'-8"	(1420)	5'-0"	(1520)	5'-4"	(1630)
e	2'-4"	(710)	2'-6"	(760)	2'-8"	(810)
f	5'-0"	(1520)	5'-6"	(1680)	6'-0"	(1830)
g	10'-0"	(3050)	10'-6"	(3200)	11'-0"	(3350)
T1*	20"	(510)	22"	(560)	25"	(640)
T2	14"	(360)	14"	(360)	14"	(360)
T3	23"	(580)	24"	(610)	26"	(660)
T4*	17"	(430)	18.5"	(470)	20"	(510)
T5	21"	(530)	24"	(610)	26"	(660)
T6	9"	(230)	10"	(250)	11"	(280)
BAR DESIGNATION – WORKING STRESS DESIGN						
A-1	#9 @ 4"	(#29M @ 100)	#10 @ 4"	(#32M @ 100)	(#10 @ 4")	#32M @ 100
A-2	#8 @ 4"	(#25M @ 100)	#9 @ 4"	(#29M @ 100)	(#9 @ 4")	#29M @ 100
A-3	#6 @ 8"	(#19M @ 200)	#5 @ 4"	(#16M @ 100)	(#5 @ 4")	#16M @ 100
A-4	#6 @ 12"	(#19M @ 300)	#7 @ 12"	(#22M @ 300)	(#6 @ 8")	#19M @ 200
A-5	#7 @ 12"	(#22M @ 300)	#7 @ 12"	(#22M @ 300)	(#8 @ 12")	#25M @ 300
A-6	#9 @ 4"	(#29M @ 100)	#9 @ 4"	(#29M @ 100)	(#10 @ 4")	#32M @ 100
A-7	#8 @ 13"	(#25M @ 330)	#8 @ 12"	(#25M @ 300)	(#8 @ 10")	#25M @ 250
A-8	#8 @ 4"	(#25M @ 100)	#9 @ 5"	(#29M @ 125)	(#9 @ 4")	#29M @ 100
B-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	(#4 @ 10")	#13M @ 250
B-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	(#4 @ 10")	#13M @ 250
B-3	#8 @ 14"	(#25M @ 360)	#8 @ 12"	(#25M @ 300)	(#8 @ 11")	#25M @ 275
C-1	#5 @ 15"	(#16M @ 380)	#5 @ 12"	(#16M @ 300)	(#5 @ 12")	#16M @ 300
C-2	#5 @ 15"	(#16M @ 380)	#5 @ 12"	(#16M @ 300)	(#5 @ 12")	#16M @ 300
D-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	(#4 @ 12")	#13M @ 300
D-2	#8 @ 11"	(#25M @ 275)	#9 @ 13"	(#29M @ 330)	(#8 @ 10")	#25M @ 250
STRENGTH DESIGN						
A-1	#9 @ 6"	(#29M @ 150)	#8 @ 4"	(#25M @ 100)	#9 @ 5"	(#29M @ 125)
A-2	#9 @ 8"	(#29M @ 200)	#10 @ 8"	(#32M @ 200)	#8 @ 5"	(#25M @ 125)
A-3	#9 @ 12"	(#29M @ 300)	#7 @ 8"	(#22M @ 200)	#8 @ 10"	(#25M @ 250)
A-4	#8 @ 12"	(#25M @ 300)	#5 @ 8"	(#16M @ 200)	#4 @ 5"	(#13M @ 125)
A-5	#7 @ 12"	(#22M @ 300)	#4 @ 4"	(#13M @ 100)	#5 @ 5"	(#16M @ 125)
A-6	#8 @ 4"	(#25M @ 100)	#8 @ 4"	(#25M @ 100)	#10 @ 5"	(#32M @ 125)
A-7	#8 @ 13"	(#25M @ 330)	#8 @ 12"	(#25M @ 300)	#8 @ 10"	(#25M @ 250)
A-8	#8 @ 7"	(#25M @ 175)	#9 @ 8"	(#29M @ 200)	#8 @ 6"	(#25M @ 150)
B-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 10"	(#13M @ 250)
B-2	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 10"	(#13M @ 250)
B-3	#8 @ 14"	(#25M @ 360)	#8 @ 12"	(#25M @ 300)	#8 @ 11"	(#25M @ 275)
C-1	#5 @ 15"	(#16M @ 380)	#5 @ 12"	(#16M @ 300)	#5 @ 12"	(#16M @ 300)
C-2	#5 @ 15"	(#16M @ 380)	#5 @ 12"	(#16M @ 300)	#5 @ 12"	(#16M @ 300)
D-1	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)	#4 @ 12"	(#13M @ 300)
D-2	#8 @ 15"	(#25M @ 380)	#8 @ 15"	(#25M @ 380)	#9 @ 18"	(#29M @ 460)
DESIGN LOAD, IMPACT	1100 PSF	(52.7 kPa)	1200 PSF	(57.5 kPa)	1300 PSF	(62.2 kPa)

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

ENERGY DISSIPATOR – IMPACT BASIN WITH VERTICAL BAFFLE WALL

STANDARD PLAN 384–3 SHEET 8 OF 10



STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

ENERGY DISSIPATOR – IMPACT BASIN WITH VERTICAL BAFFLE WALL

STANDARD PLAN 384–3 SHEET 9 OF 10

ARMOR PLATE ANCHORS

WIDTH, (mm)	TOTAL BENT PLATE ANCHORS	FLAT PLATE ANCHORS ROW 1	ROW 2	ROW 3	ROW 4	ROW 5	ROW 6	ROW 7	X, (mm)	Y, (mm)
4'-0" (1220)	6	3	3						3'-11" (1190)	1'-0" (310)
6'-0" (1830)	6	4	4						5'-11" (1800)	1'-9" (540)
8'-0" (2440)	6	7	5	2					7'-11" (2410)	2'-6" (760)
10'-0" (3050)	6	9	6	3					9'-11" (3020)	3'-3" (990)
12'-0" (3660)	6	12	7	2	3				11'-11" (3630)	4'-0" (1220)
14'-0" (4270)	6	14	8	2	4				13'-11" (4240)	4'-9" (1450)
16'-0" (4880)	9	15	9	2	4				15'-11" (4850)	5'-6" (1680)
18'-0" (5490)	9	18	10	2	2	4			17'-11" (5460)	6'-3" (1910)
20'-0" (6100)	9	20	11	2	2	5			19'-11" (6070)	7'-0" (2140)
22'-0" (6710)	9	23	12	2	2	2	5		21'-11" (6680)	7'-9" (2360)
24'-0" (7320)	9	25	13	2	2	2	6		23'-11" (7290)	8'-6" (2590)
26'-0" (7920)	9	26	14	2	2	2	6		25'-11" (7890)	9'-3" (2820)
28'-0" (8530)	12	29	15	2	2	2	2	6	27'-11" (8500)	10'-0" (3050)
30'-0" (9140)	12	31	16	2	2	2	2	7	29'-11" (9130)	10'-9" (3280)
32'-0" (9750)	12	32	17	2	2	2	2	7	31'-11" (9720)	11'-6" (3510)

NOTES:

1. PCC COVER FOR RE-BAR SHALL BE 2" (50 mm), EXCEPT AS OTHERWISE NOTED. WHEN PCC WILL BE POURED AGAINST BARE EARTH, HOWEVER, INCREASE WALL THICKNESS SHOWN IN TABLES BY 1" (25 mm) AND INCREASE PCC COVER TO 3" (75 mm).
2. PCC COVER FOR RE-BAR WITHIN IMPACT CHAMBER SHALL BE 2-1/2" (65 mm).
3. TABULATED METRIC REINFORCING BAR SPACING IS IN MILLIMETERS.

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

ENERGY DISSIPATOR – IMPACT BASIN WITH VERTICAL BAFFLE WALL

STANDARD PLAN 384–3 SHEET 10 OF 10

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811
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REV.	SYMBOL	DESCRIPTION OF CHANGE	R.C.E.	DATE	P.D.E.	DATE
1		REVISED PER PUBLIC WORKS COMMENTS		10/31/18		

DATE REVISED: 9-14-18

DESIGNED BY: KRK DATE
DRAWN BY: DATE
CHECKED BY: NDK DATE

NOT FOR CONSTRUCTION
ENGINEER'S SEAL

PREPARED BY:
NICOLE D. KERRY, PE — REGISTERED ENGINEER
58449 — RCE NUMBER

REVIEWED FOR PERMIT ISSUANCE BY: CITY OF THOUSAND OAKS

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

CITY OF THOUSAND OAKS
PUBLIC WORKS DEPARTMENT

DETAILS

400 ROLLING OAKS DRIVE
THOUSAND OAKS, CA 91361
DP XXXX / SUMN XXXX–XXXXX
APN: 681–018–0265

CITY OF THOUSAND OAKS DWG. NO. XX-XXXX

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Los Robles Hospital & Medical Center

MEDICAL OFFICE BUILDING

400 ROLLING OAKS DR.
THOUSAND OAKS, CA 91361

OWNER
HOSPITAL CORPORATION OF AMERICA (HCA)
ONE PARK PLAZA
BUILDING II, EAST 3RD FLOOR
NASHVILLE, TN, 37203

FACILITY
LOS ROBLES HOSPITAL & MEDICAL CENTER
215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030

CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
100% CONSTRUCTION DOCUMENTS CHECK SET

SHEET TITLE
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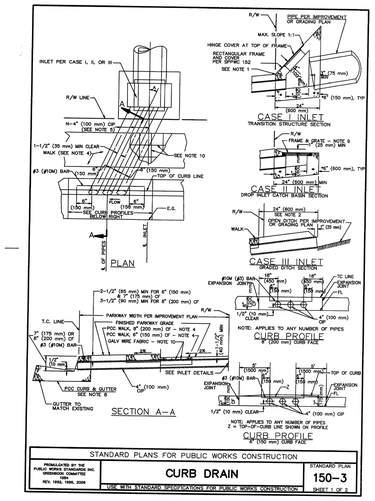

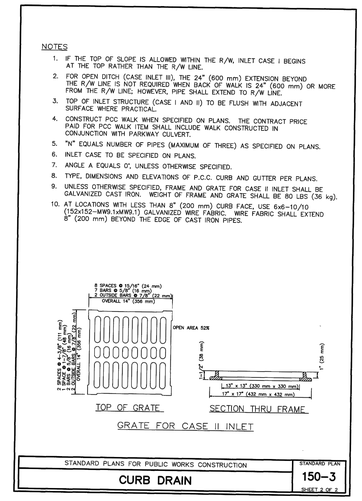

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FACILITY
LOS ROBLES HOSPITAL & MEDICAL CENTER
215 W. JANSS ROAD
THOUSAND OAKS, CA 91360

REVIEW ONLY
These documents are incomplete, and are released for owner review and or budgeting. These documents are not suitable for bidding, permit or construction purposes.

KEY PLAN

REVISION

HKS PROJECT NUMBER
23775.000
HCA PROJECT NUMBERS
3055500030

CITY PROJECT NUMBER
XXX

DATE
04/29/22

ISSUE
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SHEET TITLE
DETAILS

SHEET NO.
C8.04

Appendix B

Geotechnical Report

Geotechnical Site Evaluation Report
HCA Medical Office Building
Southeast Corner of Rolling Oaks
and
Los Padres Drives
400 East Rolling Oaks Drive
APN 681-0-180-265

prepared for:

HCA
One Park Plaza, Bldg II-E
Nashville, TN 37203

GORIAN & ASSOCIATES, INC.

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GORIAN & ASSOCIATES, INC.

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April 24, 2020

HCA
One Park Plaza, Bldg II-E
Nashville, TN 37203

Work Order: 64-0-0-100

Attention: Mr. Zach Wideman
Design and Construction

Subject: **Geotechnical Site Evaluation Report, HCA Medical Office Building, Southeast Corner of Rolling Oaks and Los Padres Drives (400 East Rolling Oaks Drive, APN 681-0-180-265), Thousand Oaks, California.**

1. INTRODUCTION

The following report contains the results of our geotechnical site evaluation addressing design and construction of a medical building for HCA at 400 East Rolling Oaks Drive in the southeast corner of Rolling Oaks and Los Padres Drives in Thousand Oaks, California (see Figure 1). The project will consist of grading a building pad for construction of a two-story medical building totaling 59,000 gross square feet of space. Details regarding the project were obtained from an information packet by Perkins + Will with the project layout shown on Plate 1 based on a conceptual grading plan by Kimley Horn. Parking will be provided in a surface parking lot around the building.

The site was previously developed for a child day care center. Grading for this center created three relatively level pads of which the building was in the center pad. The new building will require regrading of the site to accommodate the larger footprint of the medical building. The required grading will encounter a relatively thin layer of soil over Miocene-age bedrock of the Conejo Volcanics.

Field exploration for the project consisted of eight borings that was supplemented with laboratory testing to determine mechanical properties of the earth units. Based on our site evaluation, the site is suitable for the proposed construction from a geotechnical standpoint provided recommendations presented herein are implemented in the project design and construction. Descriptions of the site and geologic units along with our conclusions and recommendations are presented within the text of this report.

Testing for onsite stormwater infiltration was performed during the field exploration phase of this site evaluation. However, the testing indicated onsite stormwater infiltration was not feasible for the project.

2. PROPOSED DEVELOPMENT

HCA is proposing construction of a 59,000 gross square foot two-story medical building on the site of a previous child care center. The building will be OSHPD 3 structure for outpatients only and therefore, under the jurisdiction of the city of Thousand Oaks. The building will be comprised of three seismically

independent structures consisting of a two-story medical building, one-story linear accelerator, and entry canopy. The main building and entry are anticipated to be of metal framing, whereas the accelerator will be of reinforced concrete.

The building will be roughly centered within the site as shown on Plate 1. Due to the increase in grade (surface elevation) toward the south, the building will be stepped into the hillside terrain. Therefore, the southern parking lot will be roughly at the elevation of the second floor of the building. Whereas, the northern parking lot will be at roughly at the elevation of the first floor. This grade change will require retaining walls in the eastern and southern walls of the building as shown in cross sections A-A' and B-B' on Plate 2 along with cuts to create a level building pad. Street access to the southern parking will be from Los Padres Drive and access to the northern parking lot will be from Rolling Oaks Drive. The two parking areas will be connected by a gently sloped parking area long the east side of the building. Additional retaining walls will be needed along the west and east sides and northeast boundaries of the project. Fill slopes anticipated along Rolling Oaks and Los Padres Drives. The project will also include on-site structures, such as fences/walls, light poles, bollards and a 297-space surface parking lot.

3. SCOPE OF GEOTECHNICAL SERVICES

Gorian and Associates, Inc. conducted the site evaluation outlined in our Proposal Number: 6886-10 dated March 10, 2020 to evaluate the geotechnical site conditions affecting design and construction of the HCA Medical Building project. All phases of the evaluation were conducted by or under the supervision of a State registered geotechnical engineer and certified engineering geologist.

3.1. ARCHIVAL REVIEW

Pertinent site geotechnical and geologic information in our files was reviewed and incorporated into this site evaluation.

3.2. SITE EVALUATION / FIELD EXPLORATION3

Subsurface exploration was performed using a subcontracted supplied and operated truck mounted 8-inch diameter hollow stem auger drill rig to excavate a total of eight borings on the site to observe and sample the subsurface conditions. Four borings were geotechnical in nature and four borings were drilled for stormwater infiltration testing. The borings were extended to depths of 7 to 14 feet with all borings extended to bedrock. Refusal to advance the borings was noted in borings B-2 and B-4 through B-8.

The field exploration activities were observed by a geologist from this office, who logged the underlying materials extracted from the excavations. Bulk soil samples were obtained from borings B-4 through B-7 and Standard Penetration Tests (SPT) were performed in the borings intended for stormwater infiltration testing. Relatively undisturbed samples were not recoverable within the bedrock and shallow soil cover.

At the conclusion of logging and sampling, the borings were backfilled with spoils from the boring cuttings. However, the backfill may settle over time and the site representative should fill any depression that may occur, as necessary.

3.3. STORMWATER INFILTRATION TESTING

Four locations (two deep and two shallow) were proposed to be tested for stormwater infiltration. Ventura County requirements for storm water infiltration testing involve performing at least two infiltration tests; one at the proposed bottom of the infiltration BMP and a second test 11 feet below the bottom of the infiltration BMP. For infiltration testing, hollow-stem auger borings were excavated at four locations within the areas of the proposed BMPs. Borings B-1 and B-3 were extended to 8 feet 4 inches and 9 feet below the existing ground surface respectively for the shallow testing. Borings B-2 and B-4 were intended to be used for the deep testing; however, refusal conditions were encountered at depths of 7 feet (B-

2) and 14 feet (B-4). These borings were terminated in highly indurated volcanic bedrock and deep testing was not conducted.

At the conclusion of logging and soil sampling, the two hollow-stem borings (B-1 and B-3) were converted to infiltration rate test wells by placing a 2-inch diameter pipe in each boring subsequent to the placement of 1 foot of medium bentonite chips in the bottom of the boring. The lower 5 feet of pipe was slotted (0.02). The annular space between the slotted pipe and the wall of the excavation was backfilled using clean #3 sand. The upper portion annular space was sealed off with bentonite chips and soil.

The test zone will be pre-soaked by filling to the top of each casing with water. The water will be allowed to pre-soak for a maximum period of 24 hours. However, after the presoak period water remained in the borings indicating a lack of infiltration into the subgrade.

3.4. GEOTECHNICAL LABORATORY TESTING

A program of laboratory testing was performed to evaluate geotechnical properties of selected soil samples obtained during the subsurface exploration. Testing included compaction characteristics, shear strength parameters, and expansion potential. Corrosion potential testing was performed for this report by an independent corrosion engineer.

3.5. SITE EVALUATION ENGINEERING ANALYSES AND REPORT PREPARATION

The results of our laboratory testing, in conjunction with our field findings are the basis for our engineering analyses. We have prepared geotechnical recommendations for design and construction of the proposed project. In addition, the results of our laboratory testing, in conjunction with our field findings are the basis for our evaluation of the potential for onsite stormwater infiltration. The following will be provided in this report

1. A Geotechnical Map (Plate 1) showing the site and location of the exploratory excavations along with Geotechnical Cross Sections A-A' and B-B' (Plate 2) through proposed area of construction.
2. Logs of Subsurface Data providing a description of the encountered subsurface strata and observed groundwater conditions (Appendix A).
3. A description of the laboratory testing program, including test results (Appendix B).
4. Discussion and geotechnical recommendations regarding:
    a) Geologic hazards including seismic setting of the site and faulting;
    b) Groundwater conditions if encountered:
    c) Seismic design criteria for new buildings;
    d) Soil collapse and expansion potential;
    e) Site preparation and remedial grading;
    f) Conventional foundation design and construction;
    g) Estimated settlements;
    h) Retaining wall design and construction;
    i) Pavement (for multiple traffic indices) and hardscape design recommendations;
    j) Stormwater infiltration; and
    k) Soil chemistry analysis, by subcontract.

4. EXISTING SITE AND CONDITIONS

The 4.84 acres parcel was previously developed for a child daycare center. Rough grading of the site resulted in three terraces within the graded area. The lower terrace supports an asphalt (AC) parking lot accessed from Rolling Oaks Drive. The middle terrace supported the main building and swimming pool.

The foundation and slab of this building remain after removal of the building. Also, portions of the prior pool remain. The upper terrace supports a playfield and sports court. The grade differences between the terraces are supported by either graded slopes or retaining walls. Numerous items from the daycare center remain onsite consisting of walks, walls, fences, and trees.

The site was graded by performing cuts into the ridgeline that ascends to the south from the upper pad. Compacted fill (Gorian, 1973) was placed onsite as indicated on Plate 1. Cuts were made during grading into the underlying bedrock consisting of Conejo Volcanics. The fill was derived from the cuts and consists predominately of clayey sand with either volcanic clasts or gravels.

5. REGIONAL GEOLOGY

The site is within the Conejo Valley basin area of Ventura County. The Conejo Valley basin is a non-structural basin bounded on the south and west by the western Santa Monica Mountains and on the north and east by highlands formed of the Conejo Volcanics (see Regional Geologic Map, Figure 2). The basin is part of the Transverse Ranges Province, a series of sub parallel east to west trending ridgelines and valleys. This province is tectonically characterized by active compression in a north south direction with associated east to west trending reverse/thrust faulting, folding, and normal faulting.

The site is on the northwestern edge of the northern flank of the Santa Monica Mountains and is underlain by fill and alluvial soils mantling bedrock at depth within the flat portion of the property and bedrock mantled by minor topsoil/colluvial soils on the hillsides. The source of the alluvial materials is generally attributed to the erosion of the Santa Monica Mountains, immediately south of the site. Bedrock underlying the alluvium at depth and exposed on the hillside is comprised of Quaternary-age bedrock of the Conejo Volcanics (following the nomenclature of Dibblee, 1992).

6. SITE GEOLOGY

The site is underlain by Miocene-age volcanic bedrock referred to as the Conejo Volcanics mantled locally with Quaternary-age older alluvium and artificial fill deposits. General descriptions of these units, sans topsoil, are presented below and in the attached Logs of Subsurface Data (Appendix A). The approximate spatial relationships are shown on the attached Geotechnical Map (Plate 1).

6.1. CONEJO VOLCANICS

Miocene-age bedrock of the Conejo Volcanics underlies the site and was encountered in all eight borings at depths ranging from 1 foot (B-5 and B-8) to 8.5 feet (B-3) below the existing ground surface. As encountered, the volcanic bedrock generally consists of red to yellowish brown to brown to dark gray to dark gray mottled with red and green fine-grained basalt in a damp and indurated condition. Some manganese oxide staining was noted on fracture surfaces. All borings were terminated in bedrock when the drilling reaching refusal conditions.

6.2. OLDER ALLUVIUM

Quaternary-age older alluvium locally mantles the bedrock on the site and was encountered in boring B-1 at a depth from 4 to 7.5 feet below the existing ground surface. As encountered, the older alluvium generally consists of pale brown sandy clay with a few fine gravels in a damp and hard condition.

6.3. ARTIFICIAL FILL

Artificial fill deposits were encountered in all eight borings and ranges in thickness from 1 foot (B-5 and B-8) to 8.5 feet (B-3). Artificial fill soils are soil deposits generated by man. The approximate areas of compacted fill (Gorian, 1973) placed onsite for the construction of the child daycare center are indicated on Plate 1. As encountered, the artificial fill generally consists of brown silty fine sand to brown to yellowish brown to gray clayey fine to coarse sand with some fine to coarse gravels in a damp to moist and loose to dense condition. Locally the artificial fill consists of brown sandy silty clay (B-5 and B-7) in a wet and soft condition.

6.4. GROUNDWATER

Groundwater was not encountered during the subsurface exploration program to the maximum depth drilled of 14 feet below the ground surface. In addition, the *Seismic Hazard Zone Report for the Thousand Oaks 7.5-minute Quadrangle, Ventura County, California* (CDMG 2002) does not indicate a high groundwater level in this area. However, seepage was encountered during the construction of the section of Rolling Oaks Drive east of the intersection with Los Padres Drive (Gorian, 1974). Seepage can occur within fractures within the Conejo Volcanic Bedrock. As in any groundwater situation, groundwater level fluctuations should be anticipated during the life of the project.

6.5. LANDSLIDES

No landslides are present within or near the site nor are any shown on regional geologic maps.

7. FAULTING AND SEISMICITY

The Conejo Valley/Santa Monica Mountains area is in a seismically active region prone to occasional damaging earthquakes. The destructive power of earthquakes can be grouped into fault-rupture, ground shaking (strong motion), and secondary effects of ground shaking such as tsunami, liquefaction, settlement, landslides, etc. The hazard of fault-rupture is generally thought to be associated with a relatively narrow zone along well-defined pre-existing active or potentially active faults. No doubt there are and will be exceptions to this, because it is not possible to predict the precise location of a new fault where none existed before (CDMG, 1975).

No active or potentially active faults are known to cross or be in close vicinity to the site. No faults are known to cross the site or adjacent vicinity and the site is currently not within an Alquist-Priolo Earthquake Fault Zone as defined by the State Geologist (CGS 2018). The closest active fault is the Simi Santa Rosa Fault Zone which lies to the north of the site. The potential for ground rupture on-site due to faulting during the time period of concern is considered remote.

Nevertheless, the property will be subjected to ground motion from occasional earthquakes in the region. Significant earthquakes have occurred within a 40-mile radius of the site within the last 25 years. Such as the 1994 Northridge earthquake that produced strong ground motions within Thousand Oaks. Significant earthquakes will likely occur in this area within the life expectancy of the proposed project and the site will experience strong ground shaking from these events.

Based on the United States Geological Survey (USGS) interactive web application, *https://earthquake.usgs.gov/hazards/interactive/* probabilistic seismic hazard analyses (PSHA) predict the Design Basis Earthquake for a 475-year return period (10% chance of being exceeded in 50 years) peak horizontal ground acceleration will be on the order of 0.38g for the bedrock conditions on site. The mean magnitude from this PSHA is 6.7 (Mw) with a mean distance of 17.8 km from the property.

The Design Basis Earthquake for a 2475-year return period (2% chance of being exceeded in 50 years) peak horizontal ground acceleration will be on the order of 0.68g for the bedrock conditions. The mean magnitude from this PSHA is 6.8 (Mw) with a mean distance of 13.4 km from the property.

Secondary effects of strong ground motion include tsunami, seiche, liquefaction, seismic settlement, earthquake triggered landslides, and flooding from dam failures. Tsunamis are impulsively generated water waves that can cause damage to ocean shoreline areas. A seiche is an oscillation wave within an enclosed body of water. The site is not near the ocean or adjacent a body of water and, therefore, is not subject to tsunami and seiche hazards. Furthermore, the site is not in the vicinity of a dam failure inundation zone. Earthquake induced landslides, liquefaction, and seismic settlement affecting the proposed site development are discussed below.

8. LIQUEFACTION AND SEISMICALLY INDUCED LANDSLIDE HAZARD

The proposed development is not within an area shown to have a potential for liquefaction on the State's Seismic Hazard Zones Map (CDMG, 2000). The bedrock and alluvium underlying the site are not considered susceptible to liquefaction or seismic induced settlement.

Areas prone to seismically induced landslides are slopes with steep gradients covered with weakly indurated bedrock, loose weak soils, or debris from previous landslides. These soil conditions combined with strong ground shaking caused by an earthquake can cause the cohesive strength of soils to weaken and move down slope under the force of gravity. Site grading is not anticipated to create significant slopes that will fall within the range of conditions considered susceptible to seismic slope instability as discussed above.

9. ONSITE STORMWATER INFILTRATION

As previously indicated, testing was performed for onsite stormwater infiltration. Shallow test wells were constructed in the northern portion of the site. Deeper infiltration test wells were not constructed due to the encountered bedrock in which refusal to advance the auger occurred. Water was introduced into the wells to presoak the soils prior to performing infiltration testing. However, the presoak water did not fully dissipate into the surrounding soils indicating a lack of infiltration. Therefore, onsite stormwater infiltrator is not considered feasible for the site due to the presence of the underlying bedrock and soils that are not suitable for stormwater infiltration.

10. CONCLUSIONS AND RECOMMENDATIONS

10.1. GENERAL

The site at 400 East Rolling Oaks Drive was evaluated from a geotechnical standpoint for the proposed medical office building. The construction described herein is feasible provided the following geotechnical recommendations are incorporated into the design and construction of the project. Use of this report constitutes the owner and parties using this report have fully read and understand the contents of this report. Construction including site preparation, grading, and fill placement should be per applicable building codes.

10.2. GEOLOGIC CONDITIONS

The site is underlain by shallow bedrock as indicated in the logs of borings. The bedrock is hard (indurated) and stable, therefore, some difficult excavation should be anticipated during site preparation operations. In Gorian, 1973, it is indicated that the fill was generated from cuts onsite and the cut material was predominantly volcanic basalt with a clayey sand matrix readily rippable with a D-9 dozer. Also, indicated is that the rocky material was easily broken down to eight-inch maximum size under the compactive effort applied by a 5 x 5 sheepsfoot roller. However, in a bedrock site, the rock hardness can very due to weathering and depth with the hardness generally increasing with depth.

10.3. SITE PREPARATION OPTIONS

As shown on Plate 1, the building will be centered roughly within the site. The building pad will be graded mostly with shallow cuts to the south. More detailed information regarding the grading within the building pad will be available when a fine grading plan is available for review. However, currently it appears there are two limited areas of fill within the building area, on the west there is an area of prior fill and on the east an area of proposed fill. Therefore, there are two options regarding preparation of the building pad. The first is to grade the site as shown without removal of the daylight (contact between fill and cut) from the building pad. This will require all footings be embedded or extended into the underlying bedrock. This may require deepening of footings above that planned based on encountered field conditions. The second option is to undercut the pad to a minimum of 3 feet below the footings to remove the daylight line. Either option is suitable from a geotechnical standpoint. The daylight line would not need

to be removed for slab support. Grading of the site should be reviewed when fine grading plans area available.

10.4. SEISMIC DESIGN PARAMETERS

As previously discussed, active faults identified by the State are not onsite nor is the site within an Alquist-Priolo Earthquake Fault Zone. Nevertheless, the site is within a seismically active region prone to occasional damaging earthquakes.

Structures within the site may be designed using procedures for seismic design presented in ASCE/SEI 7-16. Mapped acceleration parameters are initially determined for sites having a shear wave velocity of 2,500 feet per second (Section C11.4.4). The S_s and S_1 values are adjusted to obtain the maximum considered earthquake (MCE) spectral acceleration values for the site based on its site class of C. The seismic design parameters for the site's coordinates (latitude 34.1737 N and longitude 118.8692 W) were obtained from the USGS web based spectral acceleration response maps and calculator: (http://earthquake.usgs.gov/hazards/designmaps/). The parameters are presented below. The complete Design Maps Detailed Report is attached hereto in Appendix C.

Risk Category II and III

SEISMIC PARAMETER	VALUE PER CBC
Short Period Mapped Acceleration (S_s)	1.45g
Long Period Mapped Acceleration (S_1)	0.52g
Site Class Definition	C
Site Coefficient (F_a)	1.2
Site Coefficient (F_v)	1.48
$S_{MS} = F_aS_s$	1.74g
$S_{M1} = F_vS_1$	0.77g
$S_{DS} = 2/3S_{MS}$	1.16g
$S_{D1} = 2/3S_{M1}$	0.51g
PGA_M	0.61g

The purpose of the building code earthquake provisions is primarily to safeguard against major structural failures and loss of life, not to limit damage nor maintain function. Therefore, values provided in the building code should be considered minimum design values and should be used with the understanding site acceleration could be higher than addressed by code-based parameters. Cracking of walls and possible structural damage should be anticipated in a significant seismic event.

10.5. GROUNDWATER

As previously indicated, groundwater was not encountered during the subsurface exploration program to the maximum depth drilled of 14 feet below the ground surface. Therefore, groundwater is not anticipated to be encountered during the project construction. However, seasonal seepage can occur within fractures of the Conejo Volcanic bedrock. As in any groundwater situation, groundwater level fluctuations should be anticipated during the life of the project.

10.6. SITE PREPARATION AND GRADING

10.6.1. General

As previously discussed, the site may be graded with or without undercutting of the pad. Recommendations are provided below for grading of the site along with undercutting recommendations is this option is selected for the site.

The following sections contain geotechnical recommendations concerning site preparation and grading. All aspects of grading should be per the City of Thousand Oaks Building Code unless superseded by recommendations herein.

10.6.2. Existing Utilities
Existing utilities are present in the street with laterals to the lot. Therefore, protection of existing utilities to remain will be necessary during remedial grading and care should be taken to avoid surcharging them with proposed construction or building loads.

10.6.3. Site Clearing
The site should be cleared of unnecessary improvements, vegetation, and debris prior to beginning remedial removal operations. Material generated during site clearing should be removed from the site prior to starting earthwork. The removal should include soils disturbed during the removal process.

10.6.4. Tree Removal
Tree removal will be necessary within the proposed area of construction. A two to three cubic soil loss should be anticipated with each root ball removed. The resulting cavity from the tree removal should be cleaned and observed by this office prior to fill placement. Roots over one-half inch diameter should be removed from the fill and when encountered within the areas of soil removal. Brush should be cut from the slopes and not pulled resulting in disturbance of the slope surface.

10.6.5. Soil Removals
The upper loose or soft topsoil or native alluvial soils and existing non-engineered fill soils should be removed and replaced as engineered compacted fill for the support of the proposed construction. For planning purposes, the minimum removal is estimated at one foot. The removals should be measured from the existing or finished subgrade, whichever is the deeper removal. However, if deeper unsuitable areas are uncovered, the additional removal should be determined based on field observations by this office. Soil removals should be performed within all areas of construction (cut or fill areas) including parking and drive areas.

After removals are completed as addressed above, the exposed ground surface should be observed and tested by a field representative of this office to determine if additional soil removal is required. Fill soils should not be placed until the geotechnical observation of removal areas is complete.

10.6.6. Building Pad Undercut (building pad over-excavation)
If it is desired to have the footings supported uniformly in compacted fill in lieu of bedrock, the building pad should be undercut. The undercut should be performed to a minimum depth of 5 feet below the proposed pad grade within the building footprint or a minimum of 3 feet of compacted fill beneath the footings, whichever is the deeper removal. The removal should extend a minimum of 5 feet past the building footprint. However, the removals may be reduced if a uniform thickness of fill can be place directly over in place bedrock as determined by this office.

After the removals are completed, the exposed removal bottom should be observed by a representative of this office to evaluate if additional removals are needed. After removals, fill can be recompacted as outlined below.

10.6.7. Retaining Wall Soil Removal
No additional retaining wall soil removal is necessary other than a minimum of 1 foot as describe above providing the footings area established in firm in place bedrock, engineered compacted fill, or firm alluvial soils. Expansion joints are suggested where a retaining wall will cross a daylight line. Footing excavations should be observed by this office prior to determine if additional soil removal is necessary.

10.6.8. Oversized Rock
Oversized rock should be anticipated within the cuts made into the Conejo Volcanics along the southern portion of the site. Rock over 8 inches should not be placed in the fill and over 6 inches should not be placed in the building areas. Rock over these sizes should be removed from the site.

10.6.9. Processing
The surface of the in-place soils should be processed prior to fill placement. Processing of the in-place soils should consist of scarification to a depth of 6 to 8 inches. The scarified surface should be relatively free of uneven features that would prevent uniform compaction. Soils should be moisture conditioned and compacted to at least 90% relative compaction. Hard in place rock need not be scarified.

10.6.10. Fill Placement
Soils excavated from within the site may be used as fill providing the soils are cleaned of major vegetation, trash, and debris. However, clayey soils should be salvaged to build fill slope faces (if constructed). Sandier soils may not have sufficient cohesion for slope construction.

Fill soils should be placed in thin uniform lifts not exceeding 8 inches in depth. The moisture content should be controlled so the fills are slightly over the optimum moisture content prior to compaction. Fills should be compacted to a minimum density of 90% relative compaction. Soils placed within building pad areas should be mixed and blended so the completed engineered compacted fill pad is relatively uniform.

10.6.11. Utility Trenches
Utility trenches, including those associated with site drainage piping systems, should be compacted to at least 90% relative compaction. Utilities should be constructed in accordance with current practice and standards (such as the current *Green Book*).

10.6.12. Relative Compaction
Relative Compaction is the ratio of in-place dry soil density to the maximum dry soil density determined in general conformance with ASTM test method D 1557-91.

10.6.13. Shrinkage/Bulking
Shrinkage is the volume loss of soils from cut to fill and from removal areas. Bulking is the volume expansion of the earth materials from cut to fill. The amount of volume change will depend on the material in situ density, the final compacted density achieved, losses due to spillage, etc. Subsidence is considered to account for densification on the upper 6 inches of surface soils over the site and stripping of vegetation from the site, and is expected to remove about 2 to 3 inches of grade. Removal of asphalt and prior construction could result in higher subsidence values.

Shrinkage will vary depending upon placement and compaction and could range from 5 to 10 percent shrinkage (soil bulking is not anticipated). Bulking in the bedrock areas could be 5 percent or more depending upon the amount of oversized rock excavated. Estimated factors based on an assumption the fills will be placed and compacted as recommended herein. The values are provided for gross estimating purposes only.

10.7. EXCAVATIONS

10.7.1. General
The following sections are for support of temporary cuts and excavations for retaining wall construction. Temporary slopes will encounter a varied bedrock/soil profile and should conform to the requirements of CAL/OSHA and any other applicable regulations.

10.7.2. Temporary Slopes

When construction plans are available, they should be evaluated for temporary slopes. Temporary slopes in bedrock may be made at a 1/2(horizontal):1(vertical) gradient. However, if fracture bedrock is exposed in the backcut, the backcut may need to be laid back to a flatter gradient or other protective measures provide to protect against loose rock. Surcharge loading, such as construction equipment or vehicle traffic, should be kept back sufficient distances from excavations onsite.

10.7.3. Shored Excavation

Shoring will be required whenever vertical cuts are made such as for utility installation over the depth allowed for the soil conditions outlined in CAL/OSHA. Temporary shoring should be designed for an active pressure of 30 pounds per cubic foot. Additional recommendations can be provided when the need for shoring is known.

10.8. SHORING

10.8.1. General

Shoring within the site may be required based on the project is laid out and how the cuts are made for the basement and retaining walls. Recommendations for tiebacks are not included in this report, however, they can be provided if necessary.

The project civil engineer should prepare an excavation plan detailing the excavation and relationship to existing utilities and structures. This office should review the excavation plan prior to starting construction. In addition, this office should evaluate possible loads (such as crane loading) than may surcharge the excavation.

10.8.2. Shored Excavation

Shoring for excavation may consist of cantilevered soldier piles. Lagging should be used to support the cut between the piles. Grouting is the preferred method to fill the voids between the cut and lagging. The shoring should be designed to include the lowest construction elevation. Care will be required to avoid damaging buried utilities or foundations of adjacent structures. The shoring will the subsurface profile as described previously herein and in the attached Logs of Subsurface Data (Appendix A).

10.8.3. Surcharge Loading

An area surcharge of 300 psf should be included in the shoring design where the shoring is near street traffic. The lateral pressure on the shoring due to a uniform area surcharge of intensity q (force/area) is equal to a uniform pressure of 0.4q over the entire height of the wall. Surcharge on the shoring from construction equipment (e.g. crane or concrete pump) directly adjacent the top of a shored cut should be evaluated by this office on an individual basis.

10.8.4. Soil Pressure

Shoring should be designed for lateral earth pressure plus lateral pressure imposed by existing adjacent foundations or surcharges. Cantilevered shoring systems should be designed for an active earth pressure distribution of 30 pounds per cubic foot (pcf) with level ground behind the shoring. Additional pressures can be provided based on the shoring locations and loading. This shoring pressure (cantilever walls) does not include lateral loads from surcharges (such as crane loading or adjacent structures) near the top of the excavation. The value of 30 pcf is an ultimate value without a factor of safety. The width of active pressure acting on the pile below the bottom of the excavation should be two pile diameters for a cantilevered soldier pile.

10.8.5. Soldier Pile Passive Pressure and Vertical Capacity

The lower ends of the soldier piles will be seated in alluvial deposits is as described previously herein and in the attached Logs of Subsurface Data (Appendix A). For isolated piles (spaced at least 3 diame-

ters center to center) the passive earth pressure should start at zero at the excavated grade. This value may be increased at a rate of 300 pounds per cubic foot for each foot of depth below the proposed base of excavation to a maximum of 3000 pounds per square foot. The surface area (pile diameter) that the allowable passive pressure may induce passive resistance may be doubled for soldier beams that are a minimum of 3 diameters apart center to center.

For vertical support, a unit friction value of 300 pounds per square foot may be used for that portion of the soldier pile encased in structural concrete or drilled and cast concrete pile extending below the lowest depth of excavation. The unit of friction is independent of the pile diameter; however, the piles should be at least 24-inch diameter with a minimum embedment depth of 15 feet below the lowest excavation depth. Fixity may be assumed at 5 feet below the lowest unsupported grade (such as the basement excavation).

10.8.6. Cantilever Shoring Tilt

Similar to a cantilever retaining wall, cantilever shoring designed for an active pressure can yield at the top to develop full active pressure. Generally, tilt is a function of the wall height and is estimated at .001 to .002 of the wall height.

10.8.7. Lagging

Lagging consisting of treated timber will be required the entire depth of the shored excavation. Wood lagging should be new rough timber (full dimension) Douglas Fir, straight, free of bends, and free from defects that might impair structural strength. Lagging to be left in-place shall be pressure treated for contact with soil. The upper two feet of the shoring and lagging measured from the adjacent grade should be removed when the shoring is no longer needed for support of the excavation. The resulting cavity from removed shoring should be backfilled with grout/slurry or soil compacted to a minimum of 90% relative compaction.

Lagging should be designed to resist an equivalent fluid pressure equal to 30 pcf measured below the ground surface. A maximum lagging pressure of 400 psf may be assumed where the maximum spacing of soldier piles does not exceed 8 feet center to center. An alternate to installing lagging would be to construct the shoring as a continuous gunite/shotcrete wall descending as the excavation proceeds. Cavities behind the lagging and retained soils should be filled with sand/cement slurry (preferred).

10.8.8. General Considerations

The basement excavation can be made with ordinary excavating equipment. Soils between the existing foundations and proposed shoring system should be maintained in an undisturbed and intact condition. Caving of soldier beam excavations should be anticipated since sandy materials will be encountered in the excavations. The shoring contractor should be prepared to provide methods to prevent caving such as the use of hollow stem augers, casing, or drilling mud.

10.8.9. Barricades

Appropriate barricades should be placed at the top of all temporary excavations that are approached by pedestrians or public vehicle traffic (such as in streets or parking areas).

10.8.10. Shoring System Monitoring

The shoring system should be monitored for vertical and horizontal movements at the top of each soldier beam. A licensed surveyor should perform the surveying.

The reference points and pile tops should be read prior to commencing the excavation. To create a baseline, all soldier piles should be surveyed twice (approximately one day apart) before beginning excavation. Additional readings should be performed roughly biweekly throughout construction until the shoring and excavation is complete. More frequent reads may be required at critical times of construc-

tion or if significant movement is indicated. After completion of the shoring construction and excavation, readings may be taken biweekly until the shoring is no longer needed for support of the excavation.

The survey data should be submitted to Gorian and Associates, Inc. within 24 hours of the measurements. The tolerable movement for any location within the structure will be evaluated with the data and is dependent on the soil conditions at that location, the stage of construction, and adjacent structures or loading. Some movement of the shoring can be expected and is considered tolerable. In general, movement in excess of 2 inches horizontally or vertically will require supplemental shoring before excavation continues.

10.9. SLOPE CONSTRUCTION

10.9.1. General

Excavations for the proposed development may be supported by cut slopes and retaining walls. Cut slopes within bedrock may be made at a 1-1/2(horizontal):1(vertical) gradient. Fill slopes and slopes within a soil profile should be made at a 2(horizontal):1(vertical) gradient.

10.9.2. Cut Slopes

Cut slopes within bedrock may be made at a 1-1/2(horizontal):1(vertical) gradient. Cut slopes along the southern perimeter of the site will encounter Conejo Volcanic bedrock at shallow depths as illustrated in the attached cross sections. The tops of these slopes should be rounded where topsoil is exposed in the cut. Cut slopes should be observed by an engineering geologist from this office for the presence of adverse geologic conditions. Hard rock conditions may be encountered within the Conejo Volcanics.

10.9.3. Cut Slope Seepage

Cut slopes within the volcanics are known to seep water after significant rainfall through fracturing within the bedrock. Generally, this condition is not detrimental to the slope.

10.9.4. Fill Slopes

Fill slopes (if constructed) should be keyed and benched into firm competent native materials per the City of Thousand Oaks Building Code. All keyways should be a minimum of 15 feet wide and cut to a minimum depth of 2 feet at the toe into firm competent in place materials (see the Soil Removals Section). Keyways should be tilted into the slope and should be at least 3 feet deep at the heel (measured from below the slope toe elevation). A representative of this office should observe the keyways prior to fill placement.

Select grading will be required when placing fill materials within 15 feet of slope faces. Fill soils near slope faces should have enough clay to develop at least 250 pounds per square foot of cohesive shear strength for a 2(horizontal):1(vertical) slope. This is a minimum cohesion based on standard practice to provide for surficial slope stability. However, highly expansive clayey soils should not be placed near a slope face.

Where possible the outer slope faces should be overfilled and trimmed back to provide for firm, well-compacted surfaces. The slope faces should be tested and reworked as necessary to achieve the required compaction.

10.9.5. Slope Maintenance

Slopes constructed within the site will require maintenance or protection to reduce the risk of erosion and degradation with time due to natural or man-made conditions. Future performance of slopes will depend on control of rodents and maintenance of drainage structures and slope vegetation as discussed below. Drainage should be provided away from the top or toe of the slopes.

Slope (fill or soil cut slopes) planting should consist of dense, deep rooting, drought resistant ground-cover and shrubs or trees. Hard rock areas may not be suitable for planting. A reliable irrigation system should be installed, adjusted so over-watering does not occur, and periodically checked for leakage. Over-watering of slopes can cause expansion, erosion, and surficial failures, and should be avoided. Care should be taken to maintain a uniform, near optimum moisture content below the slope surface, and to avoid over drying, or excess irrigation. These conditions can reduce the potential for soil softening and strength loss, which could lead to slumping of the slope face. Drainage structures should be kept in good condition and cleaned the entire length to the outlet in an approved drainage course. Burrowing animals (e.g., ground squirrels) can destroy slopes; therefore, where present, immediate measures should be taken to eliminate them.

10.10. SOIL EXPANSIVENESS

An expansion test performed for the site indicate the onsite soils are moderately expansive (51-90 soil expansion range. Additional expansion tests will be required to determine the expansiveness of the completed building pad.

Expansive soils contain clay particles that change in volume (shrink or swell) due to a change in the soil moisture content. The amount of volume change depends upon the soil swell potential, availability of water, and the soil restraining pressure. Swelling occurs when clay soils become wet due to excessive water. Excessive water can be caused by poor surface drainage, over-irrigation of lawns and planters, and sprinkler or plumbing leaks.

Expansive clay soils can cause distress both as uplift and shrinkage or settlement. Construction on expansive soil has an inherent risk that should be acknowledged and understood by the builder and property owner. Recommendations presented in this report are intended to reduce the potential for expansive soil action. However, these recommendations are not intended, nor designed to provide complete and full mitigation of expansive soil conditions. Additional recommendations can be provided to further reduce the risk of expansive soil movement.

10.11. FOUNDATION RECOMMENDATIONS

10.11.1. General

As previously indicted the building foundations may be supported entirely in bedrock or engineered compacted fill. However, the footings should not be supported in both bedrock and fill. Therefore, if supported in fill, the building should be undercut to provide a minimum of 3 feet of fill below the footings.

10.11.2. Conventional Foundation Design Data

Conventional footings within the underlying bedrock or compacted fill for the building structural support may be designed using an allowable bearing pressure of 4,000 pounds per square foot (psf). Light structures such as site walls or monument structures may be designed using a bearing pressure of 1,500 pounds per square foot when embedded in compacted fill or firm in-place native soils. The bearing pressure is for dead plus live loads and may be increased by one-third when considering wind or seismic loads.

Footings should have a minimum width of 12 and 24 inches for continuous and isolated footings, respectively. The embedment should be a minimum of 24 inches for perimeter and interior footings. The lowest adjacent grade is the lowest soil grade adjacent the footings, interior or exterior. Embedment of interior and retaining wall footings may be measured from the top of the interior concrete slab on-grade. Deepening of the footing may be necessary to reach firm in-place bedrock below any weathered bedrock zone.

Shallow footings adjacent a retaining wall should be stepped down below a 2(horizontal):1(vertical) plane projecting upward from the bottom of the retaining wall footings or the wall should be designed for the added surcharge. Steel reinforcement should be per the structural engineer's recommendations. However, minimum reinforcement for continuous footings should consist of two number five bars in the top and bottom.

10.11.3. Lateral Resistance

Lateral forces on foundations may be resisted by passive earth pressure and base friction. For the sides of footings bearing against engineered compacted fill or competent native materials, the lateral passive earth pressure may be considered equal to an equivalent fluid having a density of 300 pounds per cubic foot (pcf). Base friction may be computed at 0.4 times the normal load. Base friction and passive earth pressure may be combined without reduction and may be increased by one-third when considering wind or seismic loads.

The lateral resistance is an ultimate design in that no safety factor is included to preclude the use of a 1.5 safety factor in the design of retaining walls. However, the values may be increased by one third for temporary loading.

10.11.4. Estimated Foundation Settlements

Settlement of footings should be evaluated once building footing locations and structural loads are known. However, footing settlement for static loading is anticipated on the order of ¼ to ½ ± inch, with a maximum differential settlement of 1/2± inch over a span of approximately 30 feet or between adjacent individual footings. This is provided building construction is started directly after footing excavation, footings are cast soon after the footing excavation, and construction is completed in a timely manner. Settlements due to static loading are expected to occur rapidly as the loads are applied.

All structures settle during construction and some minor settlement of the structures can occur after construction during the life of the project. Minor wall cracking could occur within the structure associated with expansion and contraction of the structural wood members due to thermal or moisture changes. In addition, wall or slab cracking may be associated with settlement or expansive soil movement. Additional settlement/soil movement could occur if the soils become saturated due to excessive water infiltration generally caused by excessive irrigation, poor drainage, etc.

10.11.5. Footing Excavations

Footings should be cut square and level and cleaned of slough. Soil excavated from footing and utility trenches should not be spread over areas of construction unless properly compacted. A representative of this office should observe the footing excavations prior to placing reinforcing steel. Soils silted into the footing excavations during moistening operations should be removed prior to casting the concrete. Footings should be cast as soon as possible to avoid deep desiccation of the footing subsoils.

10.11.6. Footing Subgrade Moisture

Footing subgrade soils should be kept in a moist condition until concrete placement. Saturated soils should be removed from the footing excavations prior to casting the footings.

10.12. SLABS-ON-GRADE

10.12.1. Site Preparation

Concrete slabs on-grade may be supported on compacted engineered fill soils or in place bedrock. Subgrade soils should be recompacted prior to placing the sand subbase, if the soils were disturbed during footing or utility construction.

10.12.2. Design Data
Concrete slabs on-grade should be 5 inches thick and underlain by 6 inches of 3/4± clean aggregate. Recommendations for exterior concrete drives are provided later herein under *Preliminary Pavement Design* later herein. Slab should be reinforced with a minimum of number 3 bars at 18-inch centers in each direction. Reinforcement should be placed and kept at slab mid-depth.

Exterior concrete slabs-on-grade (non-auto traffic) and walkways should be a minimum of 4 inches thick and underlain by a minimum of 4 inches of sand. Exterior slabs should be reinforced with minimum No. 3 bars on 24-inch centers in each direction. Reinforcement should be placed at mid-depth of the slab. Sidewalks may be constructed of non-reinforced concrete provided they are cut into square panels (i.e., 4-foot-wide walks should be cut into 4 by 4-foot squares).

10.12.3. Premoistening
Soils under lightly loaded slabs on-grade should be premoistened to 3% over the optimum moisture content for a depth of 18 inches.

10.12.4. Moisture Vapor Retarder Layer
A moisture vapor retarder layer should be incorporated into the slab on-grade design within the building interior. The water vapor retarder should be one that is specifically designed as a vapor retarder and consist of a minimum 15 mil extruded polyolefin plastic and comply with Class A requirements under ASTM E1745 (*Standard Specification for Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill under Concrete Slabs*). The vapor retarder should be installed in accordance with ASTM E1643. The water vapor retarder should be installed in direct contact with the concrete slab along with a concrete mix design to control bleeding, shrinkage, and curling (ACI 302.2R). The vapor retarder shall be installed over a 4-inch-thick layer of ½ inch or larger clean aggregate or per applicable building codes, whichever is the more restrictive. The vapor retarder should be placed per the manufacture's recommendations ASTM E1643-98(2005) *Standard Practice for Installation of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs*. All joints should be lapped and sealed along with proper sealing of perforations such as for plumbing. In addition, various trades and the concrete contractor should be required to protect the moisture retarder during construction.

Perforations through the moisture vapor retarder such as at pipes, conduits, columns, grade beams, and wall footing penetrations should be sealed per the manufacture's specifications or ASTM E1643. Proper construction practices should be followed during construction of slabs on-grade. Repair and seal tears or punctures in the moisture barrier that may result from the construction process prior to concrete placement.

Minimizing shrinkage cracks in the slab on-grade can further minimize moisture vapor emissions. A properly cured slab utilizing low-slump concrete will reduce the risk of shrinkage cracks in the slab as described herein.

The concrete contractor should be made aware of the moisture vapor retarder and required to protect the layer. The concrete contractor should make the necessary changes in the concrete placement and curing for concrete placed directly over the retarder. Placing the concrete directly on top of the moisture vapor retarder layer allows the layer to be observed for damage directly prior to concrete placement.

The slabs should be tested for moisture content prior to the selection of the flooring and adhesives. Moisture in the slabs should not exceed the flooring manufacture's specifications. The concrete surface should be sealed per the manufacture's specifications if the moisture readings are excessive. It may be necessary to select floor coverings that are applicable to high moisture conditions.

10.13. SUBTERRANEAN DRAINAGE AND WATERPROOFING

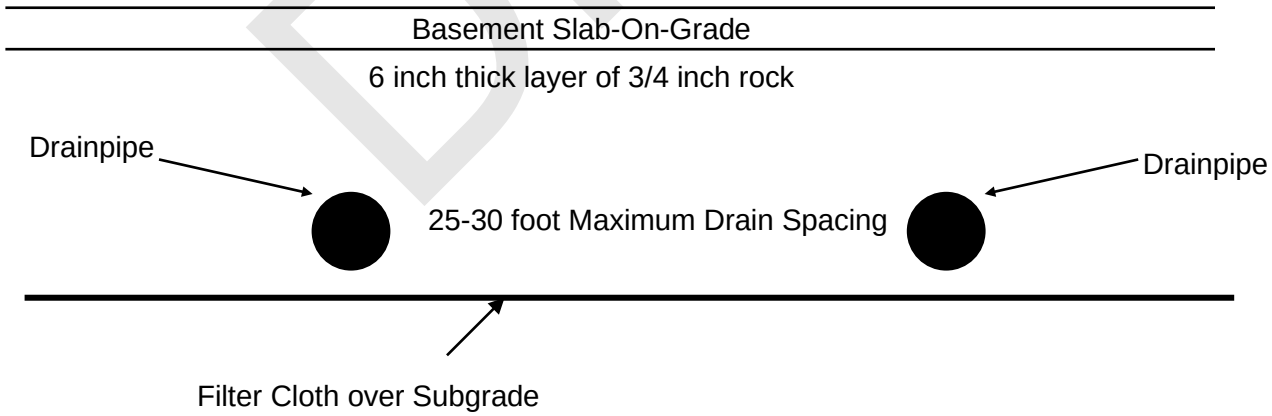
The bedrock within the area of the subterranean portion of the first floor can seep through fractures. Therefore, it is recommended that a subdrain be placed below the slab within the portion of the first floor adjacent the southern building retaining wall. In addition, the retaining walls should be waterproofed with back drains.

10.13.1. Below Slab Drain

Below slab drains are intended to provide drainage of groundwater from below the interior floor. However, drains will not drain water naturally held by the soils or stop vapor migration.

The interior slab in the area of bedrock cut should be constructed on 6 inches of 3/4± rock. An acceptable gradation would be as specified in the Standard Specifications for Public Works Construction (Greenbook) Table 200-1.2, Crushed Rock and Rock Dust for 3/4-inch rock. However, the rock may be rounded or crushed. The rock should be placed on a properly prepared subgrade as addressed herein and should be separated from the subgrade by a single layer of filter cloth. Filter cloth having a maximum equivalent opening of 0.212 mm (70 U.S. sieve size) should be lapped at least 12 inches at the seams and the seams sealed per the manufacture's specifications.

Directly above the filter cloth within the rock, at least one row of 4-inch PVC (Schedule 40) perforated pipe should be placed with holes down roughly parallel to and roughly 10 feet in from the southern retaining wall. Should it be desirous to add additional drains, the drains should be placed at a maximum pipe spacing of 25-30 feet and preferably with a slight slope to drain (or horizontal if necessary). Piping should be routed around footings and grade beams wherever possible however should not extend below any footing. Where piping must cross a structural element, a sleeve should be constructed per the structural engineer's design. Manifold piping or solid piping connecting the drains to the sump system or storm drain may be 4 inch or larger PVC (Schedule 40) that is non-perforated with glued connections. Drainpipes should be connected to a single outlet pipe prior to exiting the building. Connector pipes should be placed preferably with a slight slope to drain (or horizontal if necessary). Rock should be carefully placed over the piping so as not to disturb the pipe layout or distort the piping.



Suggested Below Slab Drain Detail (NTS)

10.14. RETAINING WALLS

10.14.1. General

Retaining walls will be required to develop the site as shown on Plate 1. The walls may be either conventional, segmental (mechanically stabilized earth, MSE), soldier beam and lagging, or soil nailed. All of these walls have been used within the City in one form or another. A soil nail wall would be ideal of the southern wall except that the nail would extend offsite and therefore require an offsite easement. A segmental wall could be used along the eastern boundary of the site. The different wall types should be evaluated for use within the project. Additional, design parameters can be provided based on the selected wall type.

10.14.2. Lateral Earth Pressures

Site retaining walls allowed yield at the top should resist an active pressure exerted by compacted backfill or retained soil. Walls that may yield at the top should be designed for an equivalent fluid pressure equal to 30, 45, 55 pcf for a level, 2(horizontal):1(vertical) and 1-1/2(horizontal):1(vertical) condition behind the wall, respectively. The wall pressures are for low to moderate expansive backfill materials. Wall heights are measured from the top of the retained material to the bottom of the foundation.

Permanent braced retaining walls (including basement walls) should be designed for a pressure of 30H (psf) where H is the height of the retained soil. The pressure distribution may be trapezoidal with the pressure increasing from zero at the base of the wall to full pressure at .2H measured from the base of the wall. H is the wall height. The pressure may be reduced starting at .8H to zero pressure at the ground surface.

Shallow footings adjacent a retaining wall should be stepped down below a 2(horizontal):1(vertical) plane projecting upward from the bottom of the retaining wall footings or the wall should be designed for the added surcharge. Surcharge on the wall from loads directly adjacent the wall can be evaluated by this office on an individual basis.

Surcharges may be treated as additional height of backfill. Assume one foot of additional height for each 125 psf of areal surcharge. Vehicle wheel loads (light to moderate) should be taken as two feet of additional surcharge. Lateral loads imposed by adjacent shallow foundations should be added to the lateral earth pressure. A surface surcharge of 300 pounds per square foot (psf) should be included in the design where the shoring is near street traffic zones.

10.14.3. Seismic Pressure

Walls less than 6 feet in height should not require a seismic pressure. Walls above a height of 6 feet high should be designed for a dynamic load (ΔPae) as provided in Agusti and Sitar (2013) as follows:

Basement (restrained) walls with level backfill: $\Delta P_{ae} = \frac{1}{2} * \gamma * H^2 (0.68\ PGA_M/g)$

Cantilever (unrestrained) wall with level backfill: $\Delta P_{ae} = \frac{1}{2} * \gamma * H^2 (0.42\ PGA_M/g)$

Cantilever (unrestrained) wall with sloping backfill*: $\Delta P_{ae} = \frac{1}{2} * \gamma * H^2 (0.70\ PGA_M/g)$

*Applicable for sloping backfill that is no steeper than 2:1 (horizontal:vertical).

H = retained earth height (use γ = 120 pcf for compacted backfill)

$PGA_M = 0.61g$

For cohesionless soils, the point of application of the dynamic load increment is at 1/3H, where H is the retained height. For soils with cohesion, the point of application may vary between 0.37H to 0.40H; for additional information, see Agusti and Sitar (2013) listed in the references.

10.14.4. Waterproofing
Retaining walls (basement and site) should be waterproofed.

10.14.5. Drainage
On-site retaining walls and subterranean building walls should be constructed with a backdrain consisting of a manufactured composite drain board or a section of aggregate drain material. An aggregate drain should consist of a minimum one-foot wide continuous section of 3/4± rock (or pea gravel). The aggregate drain material should extend from the base of wall to within 2 feet of the top of exterior walls. The upper 2 feet of exterior wall backfill should consist of compacted native soils. A layer of filter cloth should be placed between the drain material and soil to minimize the migration of fines into the drain material. Composite drain boards or aggregate sections should be drained by a perforated drainpipe (perforations 3/8 inch or smaller, perforations down) located in the lower portion of the drain. The drainpipe invert should be at least 6 inches below any adjacent slab-on-grade. Drainpipes may be laid flat along the back of the wall.

10.14.6. Backfilling
Retaining walls should be backfilled with granular on-site materials. The backfill should be placed in 6-inch lifts at slightly over optimum moisture content and compacted to at least 90 percent of the maximum dry density. Backfill should be benched into the backcut slope if the backcut is flatter than ½(horizontal):1(vertical). Light equipment should be used immediately behind the walls to prevent possible overstressing. Backfill should be compacted to a minimum of 90% relative compaction using light equipment.

10.15. PRELIMINARY PAVEMENT DESIGN
The following preliminary pavement designs are for preliminary design. The final structural section designs should be confirmed at the conclusion of grading based on actual R-Value tests performed on the upper subgrade soils. The upper 6 inches of subgrade and all aggregate base material should be compacted to at least 95 percent of the maximum dry density, just prior to placing the asphalt. Planter areas should be graded so that water to drains onto, rather than beneath, adjacent AC pavement and curbs.

Location	**Recommended Structural Section**
Parking Stalls	3"A.C. / 6" A.B.
Drive Areas (light weight vehicles)	3"A.C. / 8" A.B.
Entrance Drive Area, Heavy Truck Traffic Areas	3"A.C. / 10" A.B.
Rolling Oaks or Los Padres Drive widening (if necessary) *	4" A.C. / 10" A. B.

*(or meet existing, whichever, is the greater)

A.C. = Asphaltic Concrete A.B. = Class 2 Aggregate Base

Portland Cement Concrete Pavement Designs

Location: Entrance Drive Area, Heavy Truck Traffic Areas, and trash enclosure aprons.

Recommended Concrete Thickness	Recommended Aggregate Base Thickness	Minimum Concrete Design Strength	Recommended Steel Reinforcement
7.5"	4"	3500 psi	#3 bars @ 18" O.C. each way

10.16. SOIL CORROSION

The results are presented herein of analytical laboratory testing to evaluate the potential for corrosion of materials in contact with the onsite soils. Testing was performed by Project X Corrosion Engineering on a soil sample considered to represent the onsite soils (the test results are attached hereto in Appendix B). From ACI Table 19.3.1.1, the evaluated soil is categorized as Class S0. The required concrete design requirements for this exposure class can be obtained from ACI Table 19.3.2.1. The potential for corrosion of metals in contact with the onsite soils is very severely corrosive as determined from Table 1. For specific recommendations, a corrosion engineer should be consulted.

ACI Table 19.3.1.1 – Exposure Categories and Classes

Category	Class	Water-soluble sulfate (SO_4^{2-}) in soil, percent by mass	Dissolved sulfate (SO_4^{2-}) in water, ppm[1]
Sulfate (S)	S0	$SO_4^{2-} < 0.10$	$SO_4^{2-} < 150$
	S1	$0.10 \le SO_4^{2-} < 0.20$	$150 \le SO_4^{2-} < 1500$ or seawater
	S2	$0.20 \le SO_4^{2-} < 2.00$	$1500 \le SO_4^{2-} < 10,000$
	S3	$SO_4^{2-} > 2.00$	$SO_4^{2-} > 10,000$

1 ppm (parts per million) = milligrams per kilogram mg/kg of dry soil weight

ACI Table 19.3.2.1 – Requirements for Concrete by Exposure Class

Exposure Class	Maximum *w/cm*	Minimum f_c', psi	Cementitious materials - Types			Calcium chloride admixture
			ASTM C150	ASTM C595	ASTM C1157	
S0	N/A	2500	No type restriction	No type restriction	No type restriction	No restriction
S1	0.50	4000	II	Types IP, IS, or IT with (MS) designation	MS	No restriction
S2	0.45	4500	V	Types IP, IS, or IT with (MS) designation	HS	Not permitted
S3	0.45	4500	V plus pozzolan or slag cement	Types IP, IS, or IT with (MS) designation plus pozzolan or slag cement	HS plus pozzolan or slab cement	Not permitted

ACI Tables 19.3.1.1 and 19.3.2.1 - ACI 318-14 Building Code Requirements for Structural Concrete

Table 1. Relationship Between Soil Resistivity and Soil Corrosivity

Soil Resistivity, ohm-cm	Classification of Soil Corrosiveness
0 to 900	Very severe corrosion
900 to 2,300	Severely corrosive
2,300 to 5,000	Moderately corrosive
5,000 to 10,000	Mildly corrosive
10,000 to >10,000	Very mildly corrosive

F. O. Waters, Soil Resistivity Measurements for Corrosion Control, Corrosion. 1952, Vol, No. 12, 1952, p. 407.

10.17. SITE DRAINAGE

Positive drainage should be provided away from structures and hardscape during and after construction per the grading plan or applicable building codes. Water should not be allowed to gather or pond against foundations. In addition, planters near a structure should be constructed so that irrigation water will not saturate footing and slab subgrade soils. Landscape planting and trees should be located to avoid roots extending beneath foundations and slabs. Irrigation lines and landscape watering should be kept away

from building lines wherever possible. Irrigation lines and sprinklers should be placed so that water is not sprayed on the footings or saturates the soil adjacent the footings.

11. CLOSURE

This report was prepared under the direction of State registered geotechnical engineer and certified engineering geologist for the addressee and design consultants solely for design and construction of the project as described herein. No warranty, express or implied, is made as to conclusions and professional advice included in this report. Gorian and Associates, Inc. disclaim any and all responsibility and liability for problems that may occur if the recommendations presented in this report are not followed.

This report may not contain sufficient information for other uses or the purposes of other parties. Recommendations should not be extrapolated to other areas or used for other facilities without consulting Gorian and Associates, Inc. Services of this office should not be construed to relieve the owner or contractors of their responsibilities or liabilities.

The scope of the services provided by Gorian and Associates, Inc. and its staff, excludes responsibility and/or liability for work conducted by others. Such work includes, but is not limited to, means and methods of work performance, quality control of the work, superintendence, sequencing of construction and safety in, on, or about the jobsite.

The recommendations are based on interpretations of the subsurface conditions concluded from information gained from subsurface explorations and a surficial site reconnaissance. The interpretations may differ from actual subsurface conditions, which can vary horizontally and vertically across the site. Due to possible subsurface variations, this office should observe all aspects of field construction addressed in this report. Individuals using this report for bidding or construction purposes should perform such independent investigations as they deem necessary.

oOo

Please do not hesitate to call if you have any questions concerning this geotechnical report or require additional information.

Respectfully,
Gorian and Associates, Inc.

By: Jerome J Blunck, GE 151
Principal Geotechnical Engineer

William F. Cavan, Jr., CEG 1161
Principal Engineering Geologist

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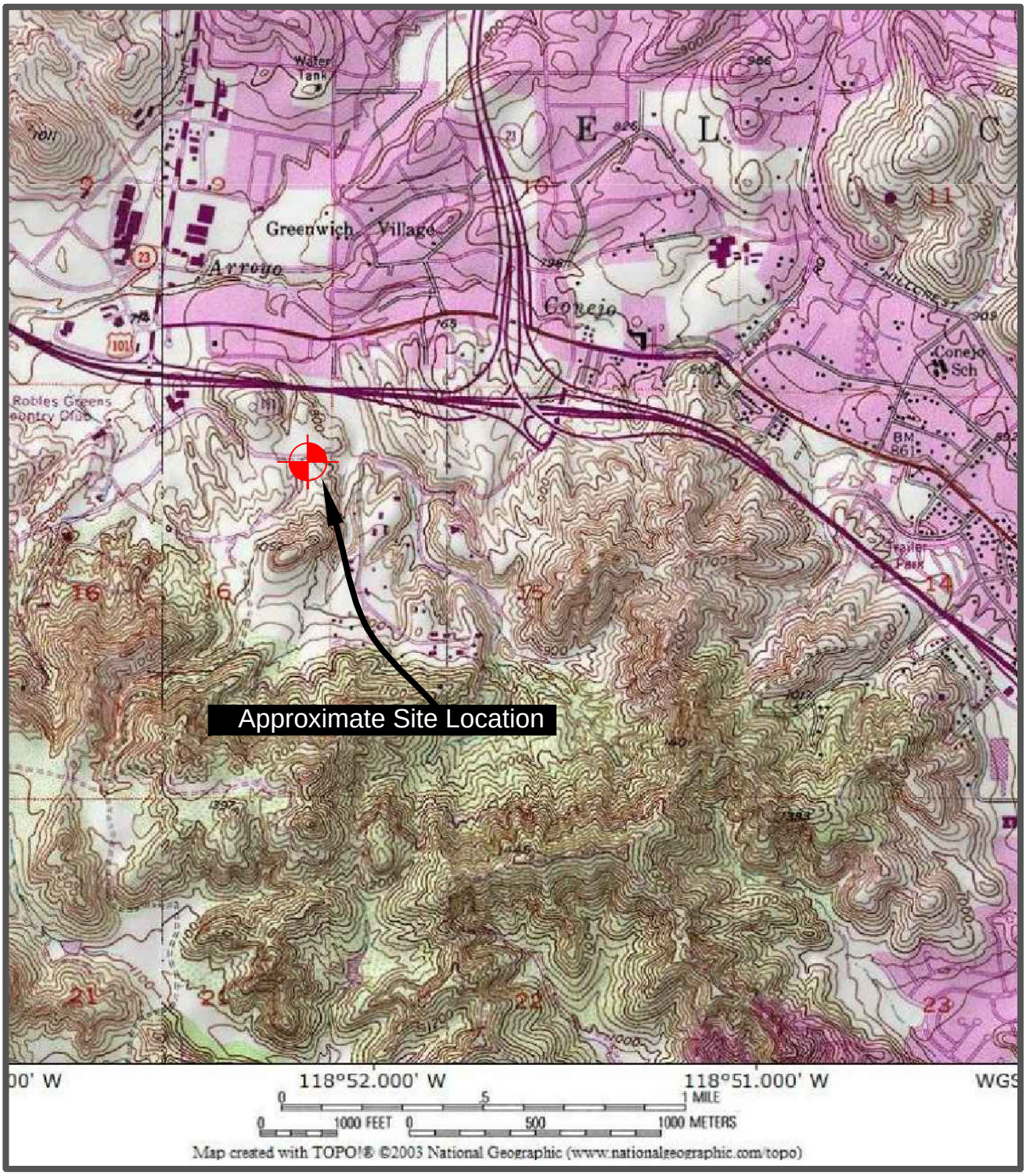
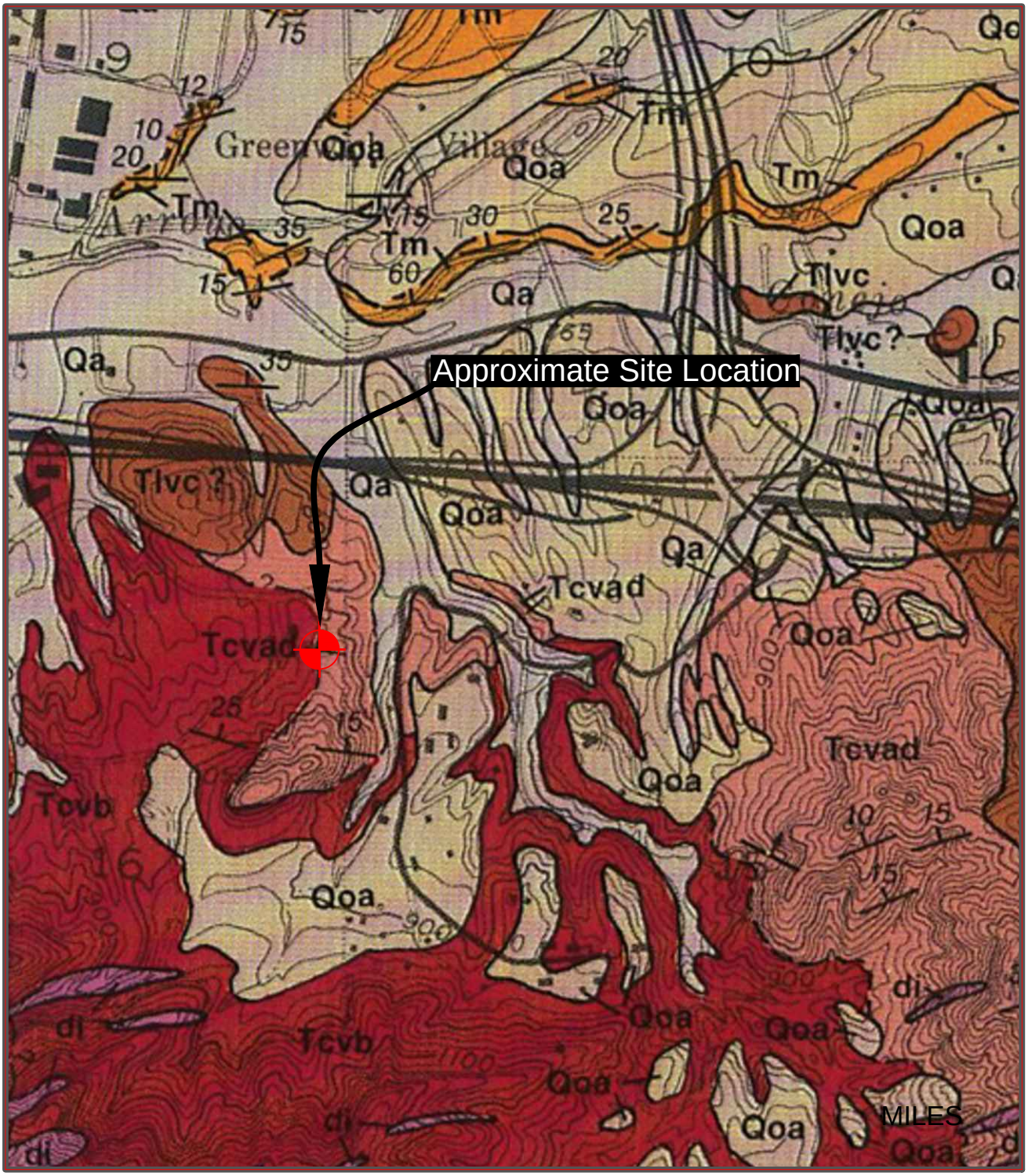


Source
United States Geological Survey, *Thousand Oaks Quadrangle, California-Ventura County*, 7.5 Minute Series (Topographic)

SITE LOCATION MAP

400 Rolling Oaks Dr.
Thousand Oaks, California

Gorian & Associates, Inc. *Applied Earth Sciences*		
Job No: 64-0-0-100		Date: April 2020
Scale: 1" = 2000'	Drawn by:	Figure 1
	Approved by:	



Source: Dibblee, Jr., Thomas W. (1992) and Helmut E. Ehrenspeck (1992), *GEOLOGIC MAP OF THE THOUSAND OAKS QUADRANGLE, VENTURA COUNTY, CALIFORNIA,* Dibblee Geology Center Map # DF-49.

Explanation

Tcvad - andesite-dacite breccia of Westlake; light colored, composed of moderately to poorly sorted, mostly cobble-boulder sized angular fragments of very fine grained feldspathic andesite-dacite in semi-coherent, detrial or tuffaceous (?) matrix of same rock; crudely stratified.

Tcvb - basaltic flows and breccias; dark colored, massive to vaguely bedded, incoherent and crumbly where weathered, weakly resistant to erosion; range from basalt to basaltic andesite composed of feldspar and ferromagnesian minerals.

REGIONAL GEOLOGIC MAP

400 Rolling Oaks Drive
Thousand Oaks, California

Gorian & Associates, Inc. *Applied Earth Sciences*		
Job No: 64-0-0-100		Date: April 2020
Scale:1" = 1000'	Drawn by:	Figure 2
	Approved by:	

APPENDIX A

LOGS OF SUBSURFACE DATA

GORIAN & ASSOCIATES, INC.

Project: HCA, 400 East Rolling Oaks Dr., Thousand Oaks

SUBSURFACE LOG

Work Order: 64-0-0-100

Excavation Number: B-1

Page Number: 1

Date(s) Excavated 3/20/20	Logged By CHD	Excavation Location See Geotechnical Map	Approximate Surface Elevation
Excavation Dimension 8" Dia.	Equipment Contractor Choice Drilling	Equipment Type CME 85	Hammer Data 140#, Auto

Elevation / Depth (ft.)	Bulk	Sample Type	Blow Counts	Moisture Content (% dry weight)	Dry Density (pcf)	USCS	Soil / Lithology	Description	Remarks
0						SM		ARTIFICIAL FILL: Brown silty fine SAND (moist, loose).	
						SC		Yellowish brown clayey fine to coarse SAND, some fine to coarse gravels (moist, loose).	
			1/3/4						
5			14/40/45			CL		OLDER ALLUVIUIM: Pale brown sandy silty CLAY (damp, hard). Few fine gravels.	
			14/4"					CONEJO VOLCANICS: Dark gray fine-grained BASALT (damp, indurated.)	
10								Total Depth 8'4" No Caving Observed No Groundwater Encountered BORING DEVELOPED AS INFILTRATION TEST WELL; -8' to -7'; medium bentonite chips -7' to -2'; Slotted 2" (0.002) PVC pipe ANNULAR SPACE -7' to 1.5'; #3 Sand -1.5' to -0.5'; medium bentonite chips Native soil on top Presoaked	
15									
20									
25									
30									
35									

GORIAN & ASSOCIATES, INC.

Project: HCA, 400 East Rolling Oaks Dr., Thousand Oaks

SUBSURFACE LOG

Work Order: 64-0-0-100

Excavation Number: B-2

Page Number: 1

Date(s) Excavated 3/20/20	Logged By CHD	Excavation Location See Geotechnical Map	Approximate Surface Elevation
Excavation Dimension 8" Dia.	Equipment Contractor Choice Drilling	Equipment Type CME 85	Hammer Data 140#, Auto

Elevation / Depth (ft.)	Bulk	Sample Type	Blow Counts	Moisture Content (% dry weight)	Dry Density (pcf)	USCS	Soil / Lithology	Description	Remarks
0						P		ASPHALTICE CONCRETE (3") ON AGGREGATE BASE (7") (Damp, dense).	
						SC		ARTIFICIAL FILL: Yellowish brown clayey fine to coarse SAND, some fine to coarse gravels (damp, dense).	
5								CONEJO VOLCANICS: Dark gray mottled with red fine-grained BASALT (damp, indurated.) Heavy chatter.	
10								Total Depth 7' (Refusal) No Caving Observed No Groundwater Encountered Backfilled with cuttings	
15									
20									
25									
30									
35									

GORIAN & ASSOCIATES, INC.

Project: HCA, 400 East Rolling Oaks Dr., Thousand Oaks

SUBSURFACE LOG

Work Order: 64-0-0-100

Excavation Number: B-3

Page Number: 1

Date(s) Excavated 3/20/20	Logged By CHD	Excavation Location See Geotechnical Map	Approximate Surface Elevation
Excavation Dimension 8" Dia.	Equipment Contractor Choice Drilling	Equipment Type CME 85	Hammer Data 140#, Auto

Elevation / Depth (ft.)	Bulk	Sample Type	Blow Counts	Moisture Content (% dry weight)	Dry Density (pcf)	USCS	Soil / Lithology	Description	Remarks
0						SC		ASPHALTICE CONCRETE (2") ON AGGREGATE BASE (4") (Damp, dense).	
			12/ 15/ 20					ARTIFICIAL FILL: Brown clayey fine to coarse SAND, some fine to coarse gravels (damp, dense).	
5			6/ 17/ 13						
						SC		Gray clayey fine to coarse SAND, some fine to coarse gravels (moist, dense).	
			19/ 45+/					CONEJO VOLCANICS: Red fine-grained BASALT (damp, indurated.)	
10								Total Depth 9'	
								No Caving Observed	
								No Groundwater Encountered	
								BORING DEVELOPED AS INFILTRATION TEST WELL;	
								-7.5' to -6.5'; medium bentonite chips	
15								-6.5' to -1.5'; Slotted 2" (0.002) PVC pipe	
								ANNULAR SPACE	
								-6.5' to 1'; #3 Sand	
								-1' to G.S.; medium bentonite chips	
20								Presoaked	
25									
30									
35									

GORIAN & ASSOCIATES, INC.

Project: HCA, 400 East Rolling Oaks Dr., Thousand Oaks

SUBSURFACE LOG

Work Order: 64-0-0-100

Excavation Number: B-4

Page Number: 1

Date(s) Excavated 3/20/20	Logged By CHD	Excavation Location See Geotechnical Map	Approximate Surface Elevation
Excavation Dimension 8" Dia.	Equipment Contractor Choice Drilling	Equipment Type CME 85	Hammer Data 140#, Auto

Elevation / Depth (ft.)	Bulk	Sample Type	Blow Counts	Moisture Content (% dry weight)	Dry Density (pcf)	USCS	Soil / Lithology	Description	Remarks
0						P		ASPHALTICE CONCRETE (2") ON AGGREGATE BASE (5") (Damp, dense).	
						SC		ARTIFICIAL FILL: Brown clayey fine to coarse SAND, some fine to coarse gravels (damp, dense).	
5			10/ 17/ 17						
10			20					CONEJO VOLCANICS: Red to dark gray mottled with red fine-grained BASALT (damp, indurated.) Yellowish brown fine-grained BASALT (damp, indurated). At 14'; heavy chatter.	
15								Total Depth 14' (Refusal) No Caving Observed No Groundwater Encountered Backfilled with cuttings A.C. Cold Patch on top	
20									
25									
30									
35									

GORIAN & ASSOCIATES, INC.

Project: HCA, 400 East Rolling Oaks Dr., Thousand Oaks

SUBSURFACE LOG

Work Order: 64-0-0-100

Excavation Number: B-5

Page Number: 1

Date(s) Excavated 3/20/20	Logged By CHD	Excavation Location See Geotechnical Map	Approximate Surface Elevation
Excavation Dimension 8" Dia.	Equipment Contractor Choice Drilling	Equipment Type CME 85	Hammer Data 140#, Auto

Elevation / Depth (ft.)	Bulk	Sample Type	Blow Counts	Moisture Content (% dry weight)	Dry Density (pcf)	USCS	Soil / Lithology	Description	Remarks
0						CL		ARTIFICIAL FILL: Brown sandy silty CLAY (wet, soft). Mottled.	
		X	2	--	--			CONEJO VOLCANICS: Brown mottled with green fine-grained BASALT, some manganese oxide staining (damp, indurated.) Difficult drilling 2' to 3'.	
								Total Depth 3' (Refusal)	
								No Caving Observed	
								No Groundwater Encountered	
5									
10									
15									
20									
25									
30									
35									

GORIAN & ASSOCIATES, INC.

Project: HCA, 400 East Rolling Oaks Dr., Thousand Oaks

SUBSURFACE LOG

Work Order: 64-0-0-100

Excavation Number: B-6

Page Number: 1

Date(s) Excavated 3/20/20	Logged By CHD	Excavation Location See Geotechnical Map	Approximate Surface Elevation
Excavation Dimension 8" Dia.	Equipment Contractor Choice Drilling	Equipment Type CME 85	Hammer Data 140#, Auto

Elevation / Depth (ft.)	Bulk	Sample Type	Blow Counts	Moisture Content (% dry weight)	Dry Density (pcf)	USCS	Soil / Lithology	Description	Remarks
0				--	--	SC		ARTIFICIAL FILL: Brown clayey SAND (wet, loose). Mottled.	
			20/ 8"	--	--			CONEJO VOLCANICS: Red mottled with green fine-grained BASALT (damp, indurated.) Difficult drilling.	
5								Total Depth 2½' (Refusal) No Caving Observed No Groundwater Encountered Backfilled with cuttings	
10									
15									
20									
25									
30									
35									

GORIAN & ASSOCIATES, INC.

Project: HCA, 400 East Rolling Oaks Dr., Thousand Oaks

SUBSURFACE LOG

Work Order: 64-0-0-100

Excavation Number: B-7

Page Number: 1

Date(s) Excavated 3/20/20	Logged By CHD	Excavation Location See Geotechnical Map	Approximate Surface Elevation
Excavation Dimension 8" Dia.	Equipment Contractor Choice Drilling	Equipment Type CME 85	Hammer Data 140#, Auto

Elevation / Depth (ft.)	Bulk	Sample Type	Blow Counts	Moisture Content (% dry weight)	Dry Density (pcf)	USCS	Soil / Lithology	Description	Remarks
0						CL		ARTIFICIAL FILL: Brown sandy CLAY (wet, soft).	
			11/ 4"	--	--			CONEJO VOLCANICS: Red mottled with green fine-grained BASALT (damp, indurated.) Difficult drilling.	
5								Total Depth 3' (Refusal) No Caving Observed No Groundwater Encountered Backfilled with cuttings	
10									
15									
20									
25									
30									
35									

GORIAN & ASSOCIATES, INC.

Project: HCA, 400 East Rolling Oaks Dr., Thousand Oaks

SUBSURFACE LOG

Work Order: 64-0-0-100

Excavation Number: B-8

Page Number: 1

Date(s) Excavated 3/20/20	Logged By CHD	Excavation Location See Geotechnical Map	Approximate Surface Elevation
Excavation Dimension 8" Dia.	Equipment Contractor Choice Drilling	Equipment Type CME 85	Hammer Data 140#, Auto

Elevation / Depth (ft.)	Bulk	Sample Type	Blow Counts	Moisture Content (% dry weight)	Dry Density (pcf)	USCS	Soil / Lithology	Description	Remarks
0						SC/G		ARTIFICIAL FILL: Dark brown clayey fine SAND and GRAVEL (moist, loose). CONEJO VOLCANICS: Dark gray fine-grained BASALT (damp, indurated.) Difficult drilling. Total Depth 1½' (Refusal) No Caving Observed No Groundwater Encountered Backfilled with cuttings	
5									
10									
15									
20									
25									
30									
35									

APPENDIX B

LABORATORY TESTING

General
A series of laboratory tests were conducted on selected relatively undisturbed and bulk samples. The tests were performed to evaluate physical and engineering properties of the encountered earth materials. Test procedures and results are described below.

Maximum Density-Optimum Moisture
Three maximum density/optimum moisture tests (compaction characteristics) were performed on selected bulk samples of the soils encountered. The tests were performed in general accordance with ASTM test method D 1557. The results are as follows: The test results from Calwest, 2016 are attached in this appendix.

Boring Number	Depth (feet)	Visual Classification	Maximum Dry Density – pcf	Optimum Moisture Content - %
B-7	0-1	Fill, brown sandy clay.	115.2	13.6

Soil Expansion Test
A soil expansion index test was performed on a selected bulk sample of the upper soils in general accordance with ASTM test method D4829. The results are as follows:

Sample	Expansion Index	Expansion Index Range	Expansion Potential
B-7 @ 0-1’	87	51-90	Moderate Expansion

Direct Shear Test
Direct shear testing was performed on a remolded sample of the earth materials encountered during our exploratory program. The sample set was saturated prior to shearing under axial loads ranging from 920 to 3,680 pounds per square foot at a rate of 0.02 inches per minute. The shear strength results are attached as a graphic summary.

Soil Analysis Lab Results

Client: Gorian & Associates, Inc.
Job Name: Rolling Oaks
Client Job Number: 64-0-0-100
Project X Job Number: S200326B
March 30, 2020

	Method	ASTM D4327		ASTM D4327		ASTM G187		ASTM G51	ASTM G200	SM 4500-S2-D	ASTM D4327	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D6919	ASTM D4327	ASTM D4327
Bore# / Description	**Depth**	**Sulfates** SO_4^{2-}		**Chlorides** Cl^-		**Resistivity** As Rec'd | Minimum		**pH**	**Redox**	**Sulfide** S^{2-}	**Nitrate** NO_3^-	**Ammonium** NH_4^+	**Lithium** Li^+	**Sodium** Na^+	**Potassium** K^+	**Magnesium** Mg^{2+}	**Calcium** Ca^{2+}	**Flouride** F_2^{--}	**Phosphate** PO_4^{3-}
	(ft)	(mg/kg)	(wt%)	(mg/kg)	(wt%)	(Ohm-cm)	(Ohm-cm)		(mV)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
B-7	0.0-1.0	23.0	0.0023	7.7	0.0008	737	737	7.9	361.0	3.6	0.3	ND	ND	104.1	0.7	71.6	197.1	6.4	1.6

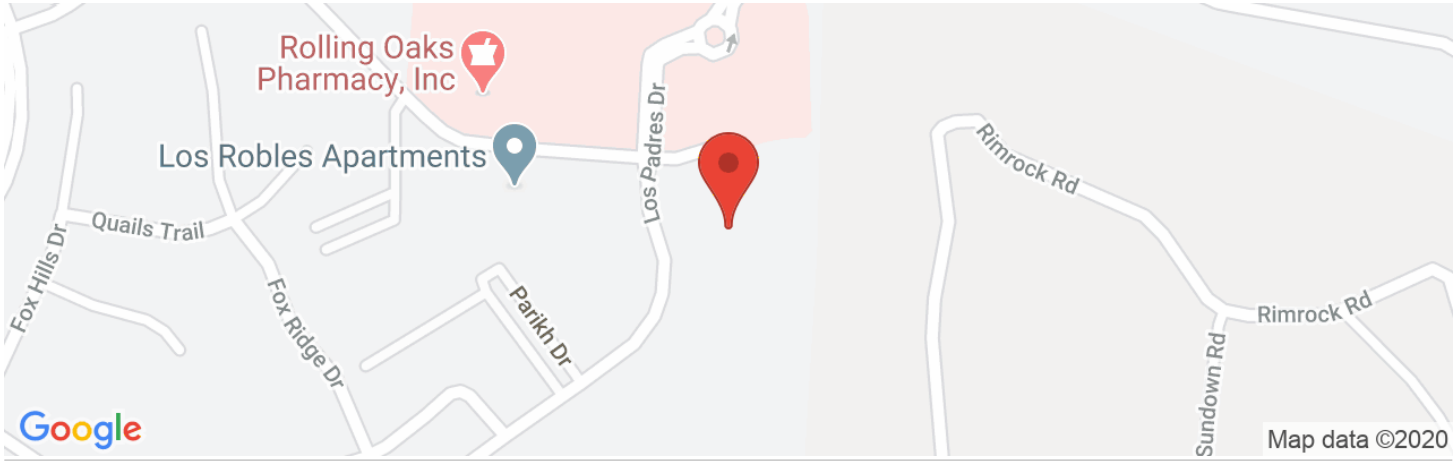
Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography
mg/kg = milligrams per kilogram (parts per million) of dry soil weight
ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown
Chemical Analysis performed on 1:3 Soil-To-Water extract

APPENDIX
C

DESIGN MAPS DETAIL REPORT

HCA Medical Office Building

Latitude, Longitude: 34.1737, -118.8692



Date	4/21/2020, 12:01:12 PM
Design Code Reference Document	ASCE7-16
Risk Category	III
Site Class	C - Very Dense Soil and Soft Rock

Type	Value	Description
S_S	1.45	MCE_R ground motion. (for 0.2 second period)
S_1	0.519	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.74	Site-modified spectral acceleration value
S_{M1}	0.769	Site-modified spectral acceleration value
S_{DS}	1.16	Numeric seismic design value at 0.2 second SA
S_{D1}	0.512	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	1.481	Site amplification factor at 1.0 second
PGA	0.504	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.605	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	1.45	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.579	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.519	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.569	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.504	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.919	Mapped value of the risk coefficient at short periods
C_{R1}	0.912	Mapped value of the risk coefficient at a period of 1 s

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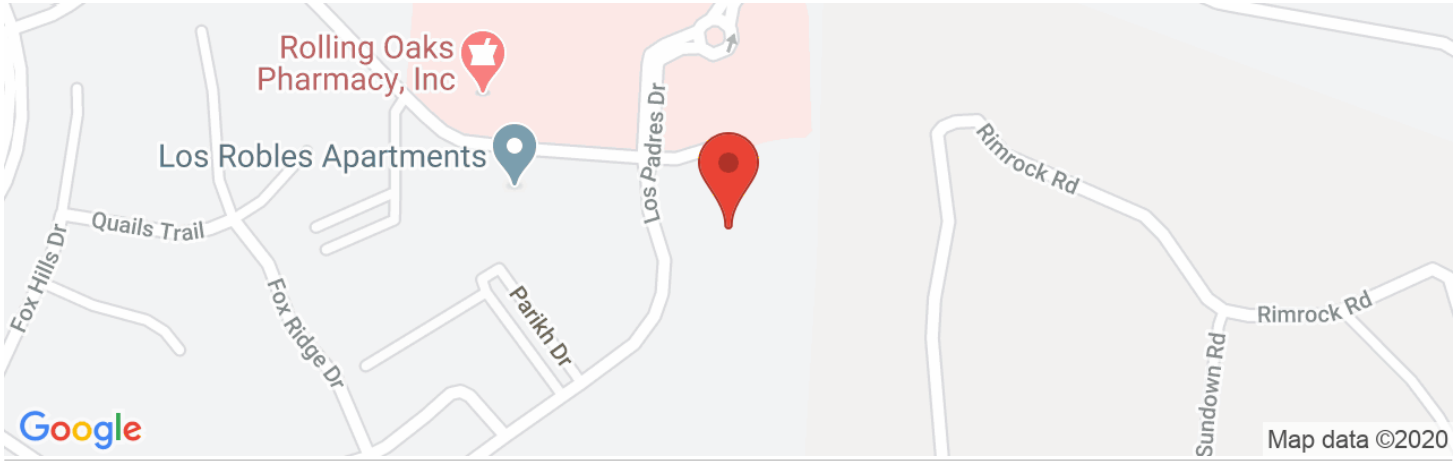
HCA Medical Office Building

Latitude, Longitude: 34.1737, -118.8692



Date	4/21/2020, 12:01:12 PM
Design Code Reference Document	ASCE7-16
Risk Category	III
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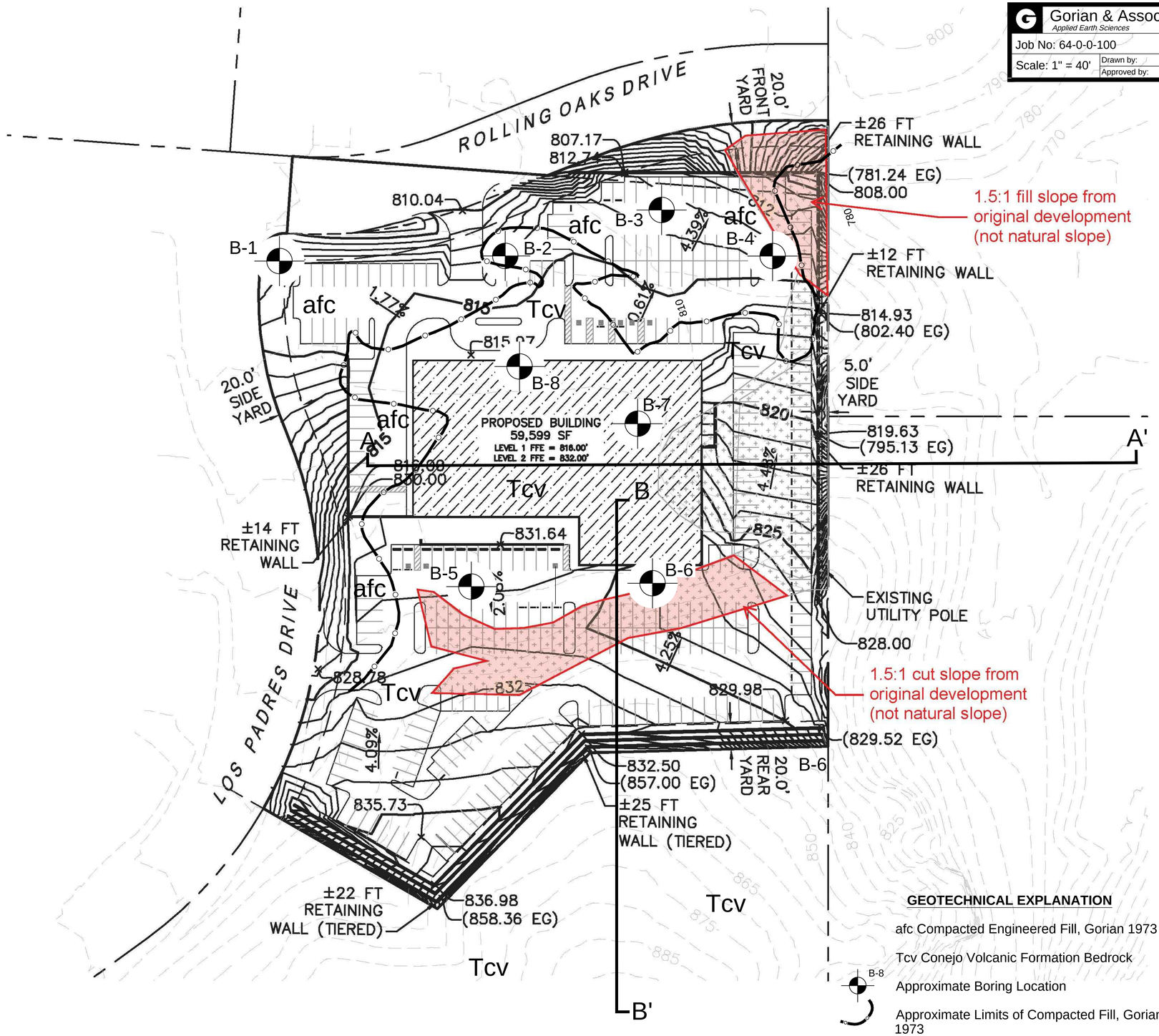
GEOTECHNICAL MAP

Gorian & Associates, Inc.
Applied Earth Sciences

Job No: 64-0-0-100		Date: April 2020
Scale: 1" = 40'	Drawn by:	PLATE 1
	Approved by:	



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

XXX.XX — PROPOSED GRADE

(XXX.XX EG) — EXISTING GRADE

ESTIMATED ONSITE NATURAL SLOPES GREATER THAN 25% (0.75–1.25 ACRES)

EARTHWORK ESTIMATE:

CUT = 21,000 CY

FILL = 29,000 CY

NET = 8,000 CY (IMPORT)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER- EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

GEOTECHNICAL EXPLANATION

afc Compacted Engineered Fill, Gorian 1973

Tcv Conejo Volcanic Formation Bedrock

B-8 Approximate Boring Location

Approximate Limits of Compacted Fill, Gorian 1973

No.	REVISIONS	DATE	BY

Kimley»Horn

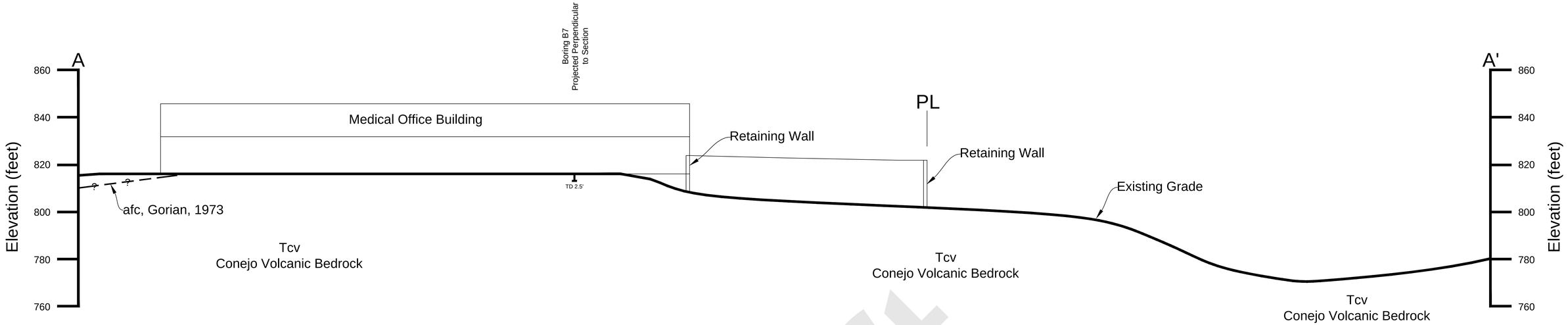
860 SOUTH FIGUEROA STREET, SUITE 2050
LOS ANGELES, CA 90017
PHONE: 213-261-1040
WWW.KIMLEY-HORN.COM

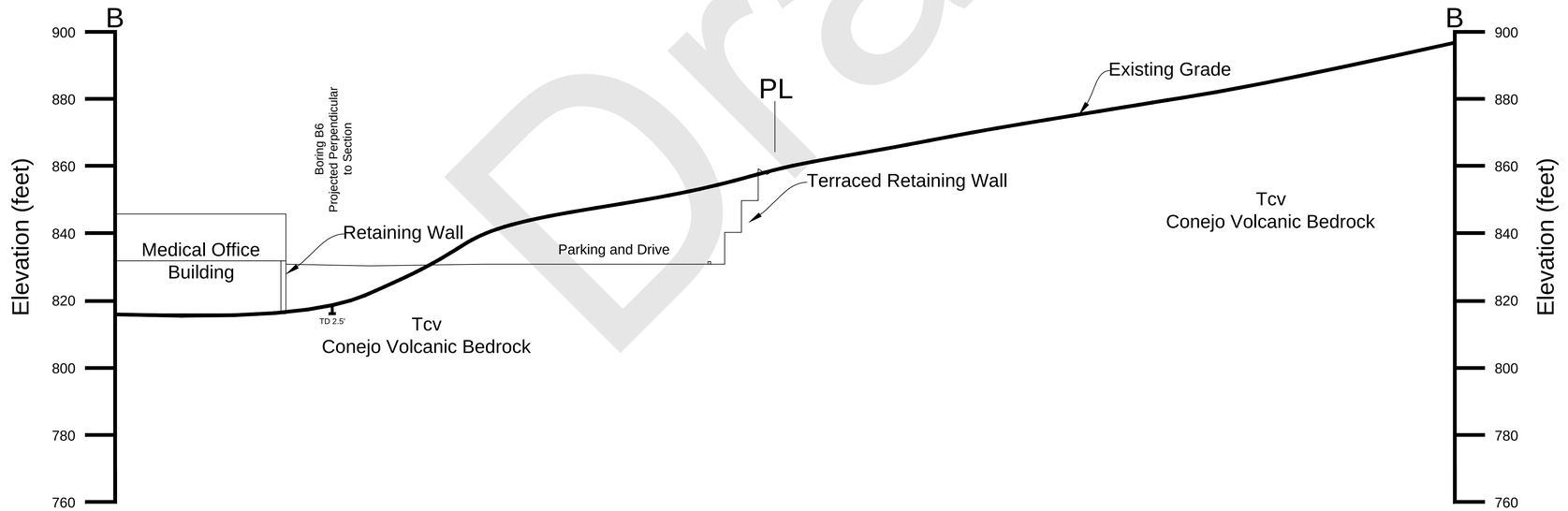
KHA PROJECT 099691002
DATE 3/5/2020
SCALE AS SHOWN
DESIGNED BY —
DRAWN BY —
CHECKED BY —

CONCEPTUAL GRADING PLAN

LOS ROBLES CANCER CENTER
400 ROLLING OAKS DRIVE
PREPARED FOR
HCA
THOUSAND OAKS CA

SHEET NUMBER
EX-02





GEOTECHNICAL CROSS SECTIONS

Gorian & Associates, Inc. *Applied Earth Sciences*		
Job No: 64-0-0-100		Date: April 2020
Scale: 1" = 20'	Drawn by:	PLATE 2
	Approved by:	

Appendix C

Operation and Maintenance Plan

Bio Clean

A Forterra Company

Modular Wetlands® Linear

A Stormwater Biofiltration Solution

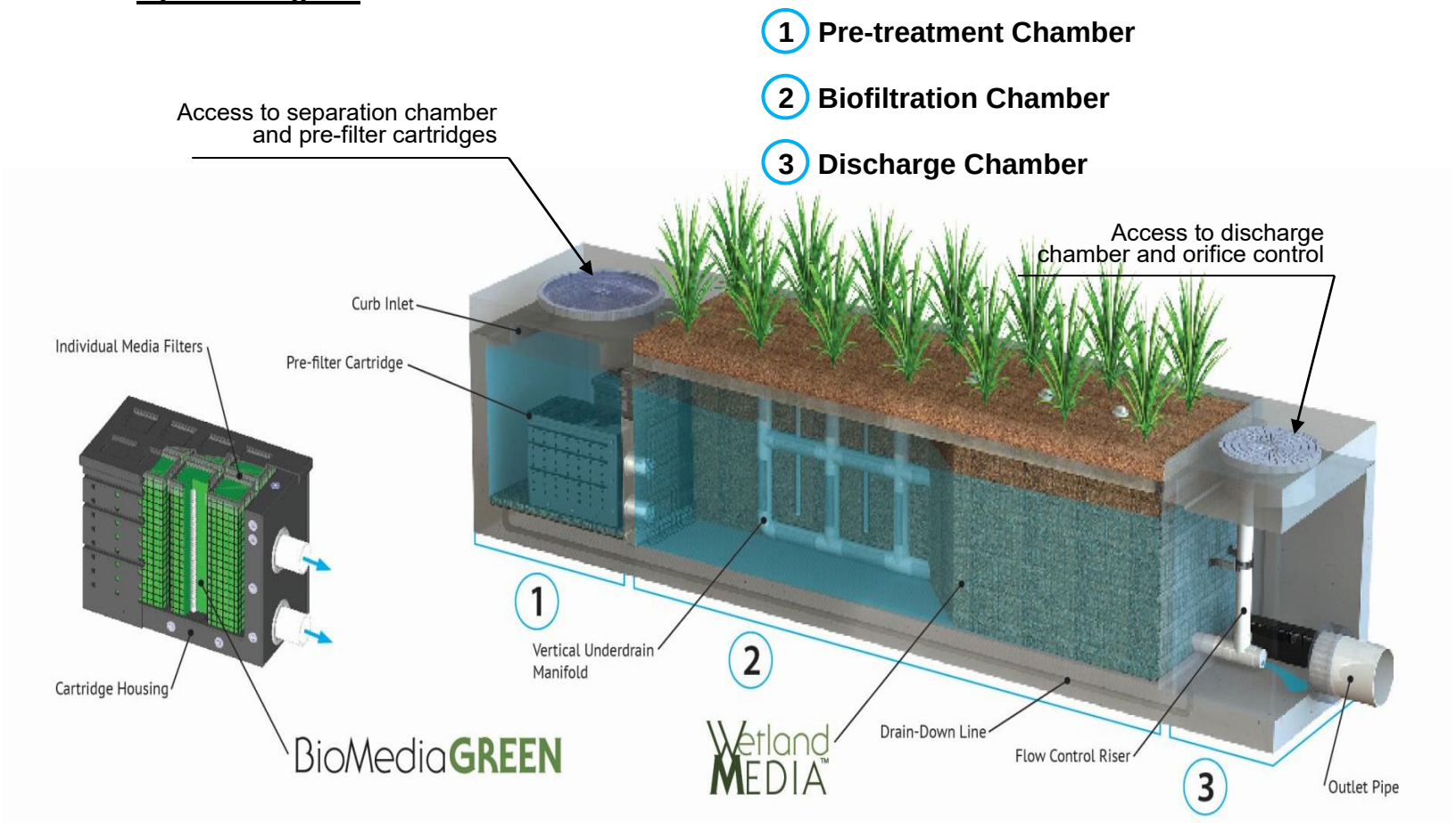
OPERATION & MAINTENANCE MANUAL

Inspection Guidelines for Modular Wetland System - Linear

Inspection Summary

- Inspect Pre-Treatment, Biofiltration and Discharge Chambers – average inspection interval is 6 to 12 months.
  - (1*5 minute average inspection time*).
- NOTE: Pollutant loading varies greatly from site to site and no two sites are the same. Therefore, the first year requires inspection monthly during the wet season and every other month during the dry season in order to observe and record the amount of pollutant loading the system is receiving.

System Diagram



Inspection Overview

As with all stormwater BMPs inspection and maintenance on the MWS Linear is necessary. Stormwater regulations require that all BMPs be inspected and maintained to ensure they are operating as designed to allow for effective pollutant removal and provide protection to receiving water bodies. It is recommended that inspections be performed multiple times during the first year to assess the site specific loading conditions. This is recommended because pollutant loading and pollutant characteristics can vary greatly from site to site. Variables such as nearby soil erosion or construction sites, winter sanding on roads, amount of daily traffic and land use can increase pollutant loading on the system. The first year of inspections can be used to set inspection and maintenance intervals for subsequent years to ensure appropriate maintenance is provided. Without appropriate maintenance a BMP will exceed its storage capacity which can negatively affect its continued performance in removing and retaining captured pollutants.

Inspection Equipment

Following is a list of equipment to allow for simple and effective inspection of the MWS Linear:

- Modular Wetland Inspection Form
- Flashlight
- Manhole hook or appropriate tools to remove access hatches and covers
- Appropriate traffic control signage and procedures
- Measuring pole and/or tape measure.
- Protective clothing and eye protection.
- 7/16” open or closed ended wrench.
- Large permanent black marker (initial inspections only – first year)
- Note: entering a confined space requires appropriate safety and certification. It is generally not required for routine inspections of the system.

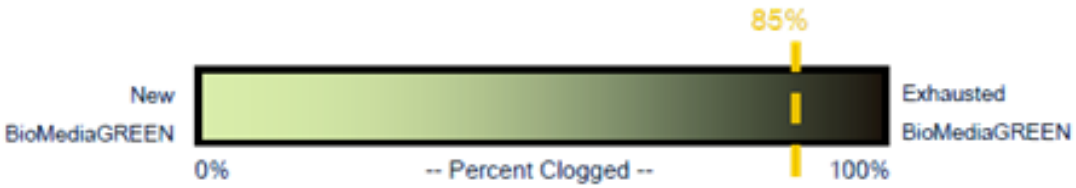
Inspection Steps

The core to any successful stormwater BMP maintenance program is routine inspections. The inspection steps required on the MWS Linear are quick and easy. As mentioned above the first year should be seen as the maintenance interval establishment phase. During the first year more frequent inspections should occur in order to gather loading data and maintenance requirements for that specific site. This information can be used to establish a base for long term inspection and maintenance interval requirements.

The MWS Linear can be inspected though visual observation without entry into the system. All necessary pre-inspection steps must be carried out before inspection occurs, especially traffic control and other safety measures to protect the inspector and near-by pedestrians from any dangers associated with an open access hatch or manhole. Once these access covers have been safely opened the inspection process can proceed:

- Prepare the inspection form by writing in the necessary information including project name, location, date & time, unit number and other info (see inspection form).
- Observe the inside of the system through the access hatches. If minimal light is available and vision into the unit is impaired utilize a flashlight to see inside the system and all of its chambers.
- Look for any out of the ordinary obstructions in the inflow pipe, pre-treatment chamber, biofiltration chamber, discharge chamber or outflow pipe. Write down any observations on the inspection form.
- Through observation and/or digital photographs estimate the amount of trash, debris and sediment accumulated in the pre-treatment chamber. Utilizing a tape measure or measuring stick estimate the amount of trash, debris and sediment in this chamber. Record this depth on the inspection form.

- Through visual observation inspect the condition of the pre-filter cartridges. Look for excessive build-up of sediments on the cartridges, any build-up on the top of the cartridges, or clogging of the holes. Record this information on the inspection form. The pre-filter cartridges can further be inspected by removing the cartridge tops and assessing the color of the BioMediaGREEN filter cubes (requires entry into pre-treatment chamber – see notes above regarding confined space entry). Record the color of the material. New material is a light green in color. As the media becomes clogged it will turn darker in color, eventually becoming dark brown or black. Using the below color indicator record the percentage of media exhausted.



The biofiltration chamber is generally maintenance free due to the system's advanced pre-treatment chamber. For units which have open planters with vegetation it is recommended that the vegetation be inspected. Look for any plants that are dead or showing signs of disease or other negative stressors. Record the general health of the plants on the inspection and indicate through visual observation or digital photographs if trimming of the vegetation is needed.
The discharge chamber houses the orifice control structure, drain down filter and is connected to the outflow pipe. It is important to check to ensure the orifice is in proper operating conditions and free of any obstructions. It is also important to assess the condition of the drain down filter media which utilizes a block form of the BioMediaGREEN. Assess in the same manner as the cubes in the Pre-Filter Cartridge as mentioned above. Generally, the discharge chamber will be clean and free of debris. Inspect the water marks on the side walls. If possible, inspect the discharge chamber during a rain event to assess the amount of flow leaving the system while it is at 100% capacity (pre-treatment chamber water level at peak hydraulic grade lines or HGL). The water level of the flowing water should be compared to the watermark level on the side walls which is an indicator of the highest discharge rate the system achieved when initially installed. Record on the form is there is any difference in level from watermark in inches.

- NOTE: During the first few storms the water level in the outflow chamber should be observed and a 6 inch long horizontal watermark line drawn (using a large permanent marker) at the water level in the discharge chamber while the system is operating at 100% capacity. The diagram below illustrates where a line should be drawn. This line is a reference point for future inspections of the system:

Using a permanent marker draw a 6 inch long horizontal line, as shown, at the higher water level in the MWS Linear discharge chamber.

- Water level in the discharge chamber is a function of flow rate and pipe size. Observation of water level during the first few months of operation can be used as a benchmark level for future inspections. The initial mark and all future observations shall be made when system is at 100% capacity (water level at maximum level in pre-treatment chamber). If future water levels are below this mark when system is at 100% capacity this is an indicator that maintenance to the pre-filter cartridges may be needed.
- *Finalize inspection report for analysis by the maintenance manager to determine if* maintenance is required.

Maintenance Indicators

Based upon observations made during inspection, maintenance of the system may be required based on the following indicators:

- Missing or damaged internal components or cartridges.
- Obstructions in the system or its inlet or outlet.
- Excessive accumulation of floatables in the pre-treatment chamber in which the length and width of the chamber is fully impacted more than 18”.

Excessive accumulation of sediment in the pre-treatment chamber of more than 6 inches in depth.

- Excessive accumulation of sediment on the BioMediaGREEN media housed within the pre-filter cartridges. The following chart shows photos of the condition of the BioMediaGREEN contained within the pre-filter cartridges. When media is more than 85% clogged replacement is required.

- Excessive accumulation of sediment on the BioMediaGREEN media housed within the drain down filter. The following photos show of the condition of the BioMediaGREEN contained within the drain down filter. When media is more than 85% clogged replacement is required.

- Overgrown vegetation.

- Water level in discharge chamber during 100% operating capacity (pre-treatment chamber water level at max height) is lower than the watermark by 20%.

Inspection Notes

1. Following maintenance and/or inspection, it is recommended the maintenance operator prepare a maintenance/inspection record. The record should include any maintenance activities performed, amount and description of debris collected, and condition of the system and its various filter mechanisms.

2. The owner should keep maintenance/inspection record(s) for a minimum of five years from the date of maintenance. These records should be made available to the governing municipality for inspection upon request at any time.

3. Transport all debris, trash, organics and sediments to approved facility for disposal in accordance with local and state requirements.

4. Entry into chambers may require confined space training based on state and local regulations.

5. No fertilizer shall be used in the Biofiltration Chamber.

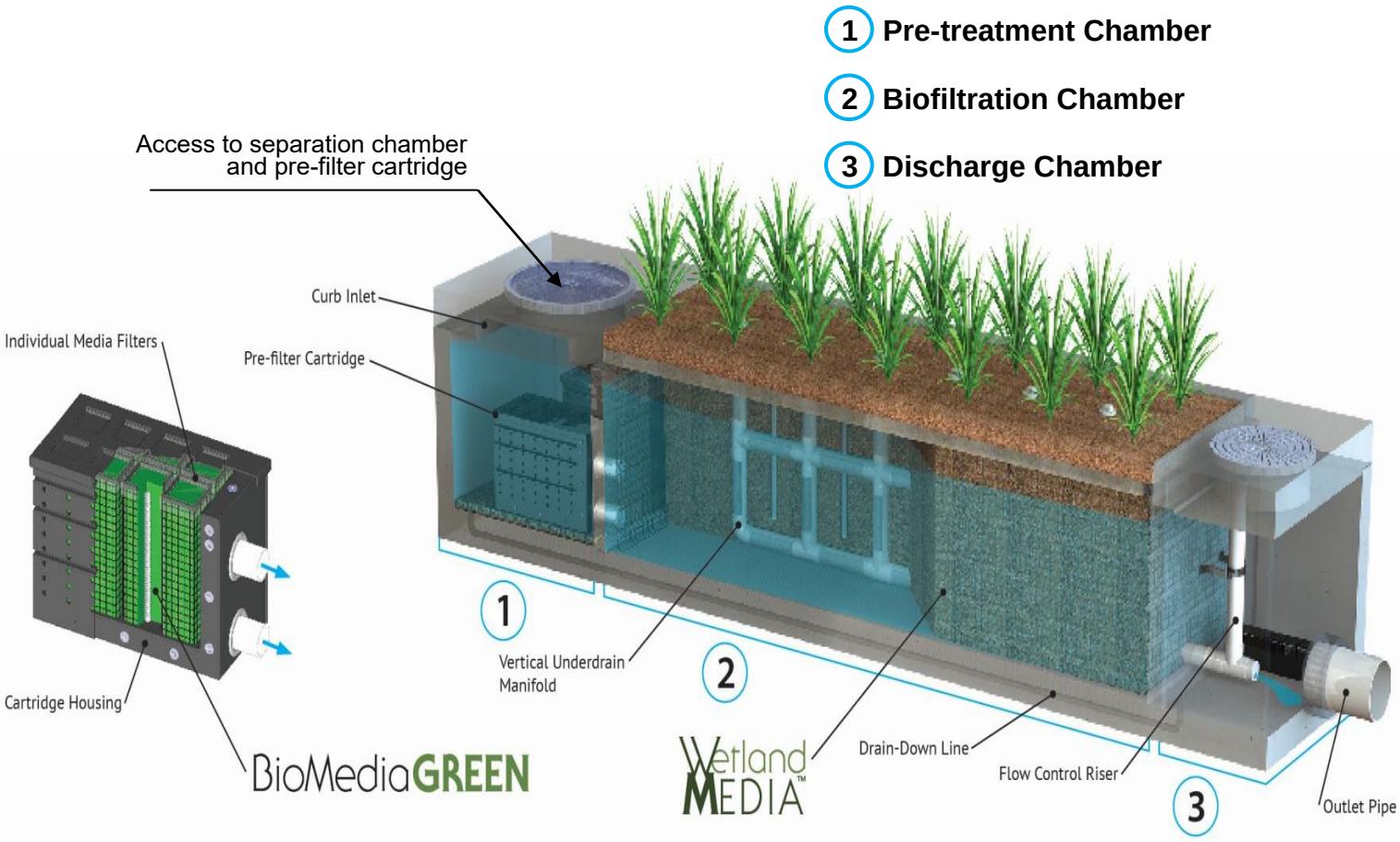
6. Irrigation should be provided as recommended by manufacturer and/or landscape architect. Amount of irrigation required is dependent on plant species. Some plants may not require irrigation after initial establishment.

Maintenance Guidelines for Modular Wetland System - Linear

Maintenance Summary

- Remove Sediment from Pre-Treatment Chamber – average maintenance interval is 12 to 24 months.
  - (*10 minute average service time*).
- Replace Pre-Filter Cartridge Media – average maintenance interval 12 to 24 months.
  - (*10-15 minute per cartridge average service time*).
- Trim Vegetation – average maintenance interval is 6 to 12 months.
  - (*Service time varies*).

System Diagram



Maintenance Overview

The time has come to maintain your Modular Wetland System Linear (MWS Linear). To ensure successful and efficient maintenance on the system we recommend the following. The MWS Linear can be maintained by removing the access hatches over the systems various chambers. All necessary pre-maintenance steps must be carried out before maintenance occurs, especially traffic control and other safety measures to protect the inspector and near-by pedestrians from any dangers associated with an open access hatch or manhole. Once traffic control has been set up per local and state regulations and access covers have been safely opened the maintenance process can begin. It should be noted that some maintenance activities require confined space entry. All confined space requirements must be strictly followed before entry into the system. In addition the following is recommended:

- Prepare the maintenance form by writing in the necessary information including project name, location, date & time, unit number and other info (see maintenance form).
- Set up all appropriate safety and cleaning equipment.
- Ensure traffic control is set up and properly positioned.
- Prepare a pre-checks (OSHA, safety, confined space entry) are performed.

Maintenance Equipment

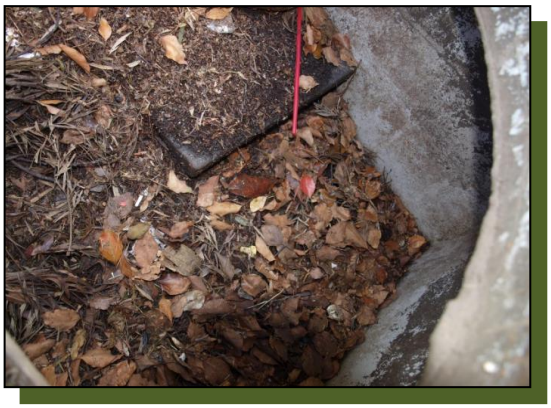
Following is a list of equipment required for maintenance of the MWS Linear:

- Modular Wetland Maintenance Form
- Manhole hook or appropriate tools to access hatches and covers
- Protective clothing, flashlight and eye protection.
- 7/16” open or closed ended wrench.
- Vacuum assisted truck with pressure washer.
- Replacement BioMediaGREEN for Pre-Filter Cartridges if required (order from manufacturer).

Maintenance Steps

1. Pre-treatment Chamber (bottom of chamber)

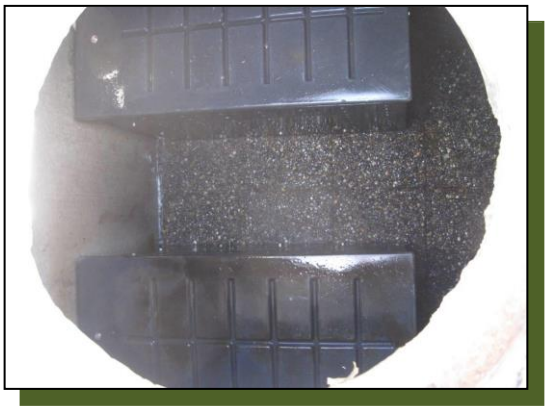
   A. Remove access hatch or manhole cover over pre-treatment chamber and position vacuum truck accordingly.
   B. With a pressure washer spray down pollutants accumulated on walls and pre-filter cartridges.
   C. Vacuum out Pre-Treatment Chamber and remove all accumulated pollutants including trash, debris and sediments. Be sure to vacuum the floor until pervious pavers are visible and clean.
   D. If Pre-Filter Cartridges require media replacement move onto step 2. If not, replace access hatch or manhole cover.



Removal of access hatch to gain access below.

Insertion of vacuum hose into separation chamber.

Removal of trash, sediment and debris.



Fully cleaned separation chamber.

2. Pre-Filter Cartridges (attached to wall of pre-treatment chamber)

A. After finishing step 1 enter pre-treatment chamber.

B. Unscrew the two bolts holding the lid on each cartridge filter and remove lid.

Pre-filter cartridges with tops on.

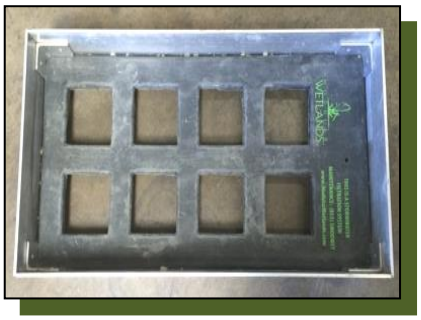
Inside cartridges showing media filters ready for replacement.

C. Place the vacuum hose over each individual media filter to suck out filter media.

Vacuuming out of media filters.

D. Once filter media has been sucked use a pressure washer to spray down inside of the cartridge and it's containing media cages. Remove cleaned media cages and place to the side. Once removed the vacuum hose can be inserted into the cartridge to vacuum out any remaining material near the bottom of the cartridge.

E. Reinstall media cages and fill with new media from manufacturer or outside supplier. Manufacturer will provide specification of media and sources to purchase. Utilize the manufacture provided refilling trey and place on top of cartridge. Fill trey with new bulk media and shake down into place. Using your hands slightly compact media into each filter cage. Once cages are full removed refilling trey and replace cartridge top ensuring bolts are properly tightened.



Refilling trey for media replacement.

Refilling trey on cartridge with bulk media.

F. Exit pre-treatment chamber. Replace access hatch or manhole cover.

3. <u>Biofiltration Chamber (middle vegetated chamber)</u>

A. In general, the biofiltration chamber is maintenance free with the exception of maintaining the vegetation. Using standard gardening tools properly trim back the vegetation to healthy levels. The MWS Linear utilizes vegetation similar to surrounding landscape areas therefore trim vegetation to match surrounding vegetation. If any plants have died replace plants with new ones:

B. Over time, sediment will accumulate in the perimeter void area and will need to be vacuumed out. The media surface may also require power washing if it becomes occluded with sediment. In addition, the wetland media will eventually need to be replaced after 10 plus years of service. A vacuum truck is recommended to fully remove all wetland media. Once old media is removed the entire chamber, media cage, and netting should be power washed. The netting may require replacement before installing new media. New wetland media should be purchased directly from the manufacture. It can be delivered either in bulk or in super sacks for easy installation.

4. Discharge Chamber (contains drain down cartridge & connected to pipe)

   A. Remove access hatch or manhole cover over discharge chamber.
   B. Enter chamber to gain access to the drain down filter. Unlock the locking mechanism and left up drain down filter housing to remove used BioMediaGREEN filter block as shown below:

   C. Insert new BioMediaGREEN filter block and lock drain down filter housing back in place. Replace access hatch or manhole cover over discharge chamber.

Inspection Notes

1. Following maintenance and/or inspection, it is recommended the maintenance operator prepare a maintenance/inspection record. The record should include any maintenance activities performed, amount and description of debris collected, and condition of the system and its various filter mechanisms.

2. The owner should keep maintenance/inspection record(s) for a minimum of five years from the date of maintenance. These records should be made available to the governing municipality for inspection upon request at any time.

3. Transport all debris, trash, organics and sediments to approved facility for disposal in accordance with local and state requirements.

4. Entry into chambers may require confined space training based on state and local regulations.

5. No fertilizer shall be used in the Biofiltration Chamber.

6. Irrigation should be provided as recommended by manufacturer and/or landscape architect. Amount of irrigation required is dependent on plant species. Some plants may not require irrigation after initial establishment.

Inspection Form

Modular Wetland System, Inc.
P. 760.433-7640
F. 760-433-3176
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www.modularwetlands.com

Maintenance Report

Modular Wetland System, Inc.
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Appendix D

Covenant and Agreement Regarding

Stormwater Treatment Device Maintenance