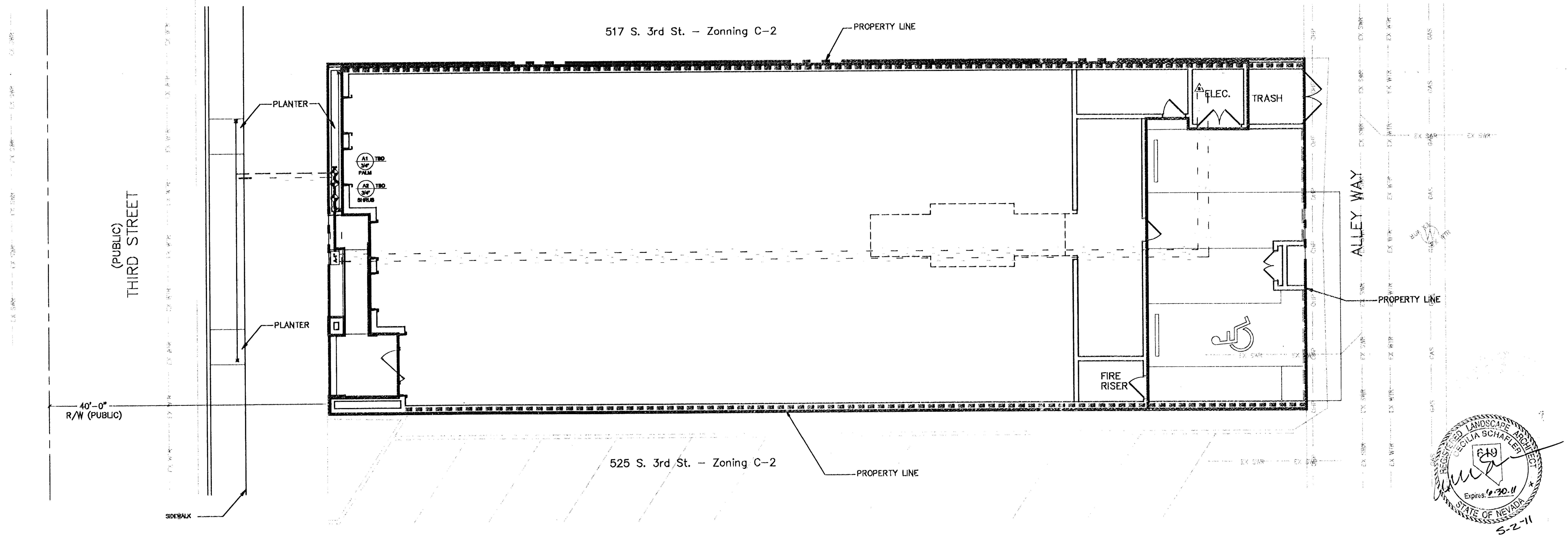

IRRIGATION PLAN

1/8" = 1'-0"

IRRIGATION NOTES

1. All irrigation equipment to be located in landscape areas within property boundaries of the project - all lines and equipment are schematic and are sometimes shown in roadways, sidewalks, or outside property lines. This is done for clarity purposes only.
2. Do not install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in area dimensions exist that might not have been considered in the engineering. Such obstructions or conflicts should be brought to the attention of the owner and landscape architect immediately. In the event this notification is not performed, the contractor shall assume full responsibility for any revisions necessary.
3. All material used shall be installed as detailed. All irrigation equipment not otherwise detailed or specified shall be installed per manufacturer's recommendations and specifications. Owner's representative and/or landscape architect shall approve all deviation's from drawings or materials used.
4. Install backflow prevention unit(s) piping between the point of connection and the bpu per local codes. The owner's authorized representative shall approve the final location of the bpu. Backflow preventor must be screened from view.
5. Contractor shall be responsible for supplying materials and labor to provide specified electrical service to all controller locations. All electrical work to be per manufacturer's specifications and per local code.
6. 24 volt wire shall be 600v, uf, ul approved, #14 gauge, single strand, plastic insulated, copper wire. Common wire is to be white, control wire is to be red (use no black wire). Tape and bundle wire every twelve (12) feet. During installation wires shall have a 24' loop tied at all direction changes greater than 30 degrees & be untied prior to trench fill in. Lay beside mainline. Splice in valve boxes only, using manufactured epoxy or resin filled wire connectors. Provide 18" slack at each elbow in main line and at each remote control valve. Pull one additional spare wire to the most distant valve location for potential future use. Color of extra wire shall be yellow.
7. Level of pea gravel in irrigation boxes shall be a minimum of 3" below the bottom of the valve so that the valve is completely visible. All pea gravel in valve box to be cleaned from top of valve so that valve is completely visible. Lip of valve box is also to be free of debris. Reference irrigation details.
8. All drip systems to be flushed through flush caps. Flush caps to be located in 10" round economy boxes and placed at the end of all laterals.
9. Pipe sizes shall conform to the pipe sizing schedule on detail sheet. No substitutions of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved by the landscape architect.
10. All pipe shall be bedded on all sides with four inches of rock free (3/8" minus) material. Import sand if necessary. Backfill in two or more compacted lifts. Settling of trenches by more than an inch shall be brought to finish grade at the contractor's expense.
11. All irrigation lines on slopes or within retention basins shall be run parallel with grade and are to maintain the highest elevations possible at all times.
12. Single emitters shall service all trees and shrubs and/or groundcovers. Refernce irrigation details.
13. All plants that require more than one drip emitter shall have emitters distributed evenly around perimeter of planting well. Emission points at rootballs shall be located on the uphill side, midway between the center of the plant and the edge of the rootball.
14. Landscape contractor is responsible for all landscape sleeving. Coordinate installation with the general contractor. Verify any existing sleeves installed by other contractors.
15. Irrigation and electrical sleeves to be schedule 40 pvc and all sleeves shall conform to the irrigation schedule. All sleeves to extend at least 12" beyond concrete structures. Allow at least 4" - 6" from end of sleeves to first fitting on irrigation line. All sleeves to be 24" below grade and/or per owner's specifications. All sleeves under parking lots, streets, staging areas, and patios to be installed by paving contractor prior to paving.
16. Prior to owner's approval, an irrigation "tune up" must be performed as follows:
    A. All irrigation equipment (including all pipelines and sleeves) to be documented from two stationary points.
    B. All drip systems to be flushed beginning with "y" strainer, working away from the pressure regulator.
    C. Irrigation valves to be labeled on a sheet of paper with stations corresponding to etched labels on top of valve boxes. This sheet to be placed in a plastic pouch and attached to inside of controller.
17. Locate valve boxes in planting areas so that they are screened from view. Contractor to provide all necessary valve boxes.
18. All mainlines and irrigation equipment shall be placed outside the right-of-way and public utility easements.
19. After initial testing all backflow devices shall be tested and passed annually in accordance with local utility requirements.
20. Backflow prevention devices shall be placed a minimum of two (2') feet from the water meter and be the same size as the meter service line.
21. All mainline pipe to be a minimum of schedule 40.
22. All pipe crossings in the right-of-way shall be marked on each side of the curb with a non-destructible marking.

IRRIGATION LEGEND

Symbol	Description
A-1"	1" Water Meter - Ref. civil plans for actual location
	Febco 825-YA Reduced Pressure Backflow Preventor. Same size as meter. Place in Protective Enclosure 'Desert Tan' color.
	Nibco Brass Gate Valve (Size To Line)
a	ESP-4M 4 Station Outdoor Series Controller Wall Mount. Contractor's responsible to provide a lockable box and verify location with owner rep.
	Rainbird XCZ-100-PRB Series Control Valve (Size As Shown) Connect new valves to mainline where possible. Field locate all existing valve locations and replace with new irrigation per this plan
	Sch. 40 PVC Mainline - Size 3/4" larger than backflow preventor
	Agricultural Products Self Flushing End Cap
	For Dripline Tubing, Refer to Detail
	1" PVC lateral line used to connect landscape dripline zones. Provide a 2" PVC Sch. 40 sleeve for connecting PVC lateral line.

A1 — Station Number
50.7 — GPM (Flow)
2" — Valve Size
TURF — Valve Type

SLEEVING SCHEDULE: Sch 40 PVC Sleeve.
Contractor is responsible for all sleeving whether shown or not.

3	Mainline Sleeves	3" Sch. 40
2	Drip Lateral Sleeves	2" Sch. 40
2	Lateral From Valve To Regulators	2" Sch. 40
2	Wires	2" Sch. 40

IRRIGATION NOTES

1. Irrigation is diagramtic only.
2. Install all irrigation components in landscape areas. Irrigation is not to be installed in roadways, hardscape or home site lots.
3. For graphic clarity no shrub emitters have been shown, verify emitter count with emitter detail and plant counts.
4. See Emitter Detail for irrigation system. For graphic clarity no shrub emitters have been shown, verify emitter count with the emitter detail and plant counts.

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DWG # 107V5639
SHEET 7 OF 9

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These drawings upon approval will become a public record. These plans are expected to be reproduced for various reasons, including inspections.

These drawings are not to be scaled. Written dimensions shall have precedence over scaled dimensions.

Project: 521 S. 3RD ST. OFFICE
No. | Revision
Sheet Title: IRRIGATION PLAN
Dwg. Scale: AS SHOWN
Date: 03.18.10
Drawn By: LMG
Checked By: CS
Sheet No.: LR1
Project No.