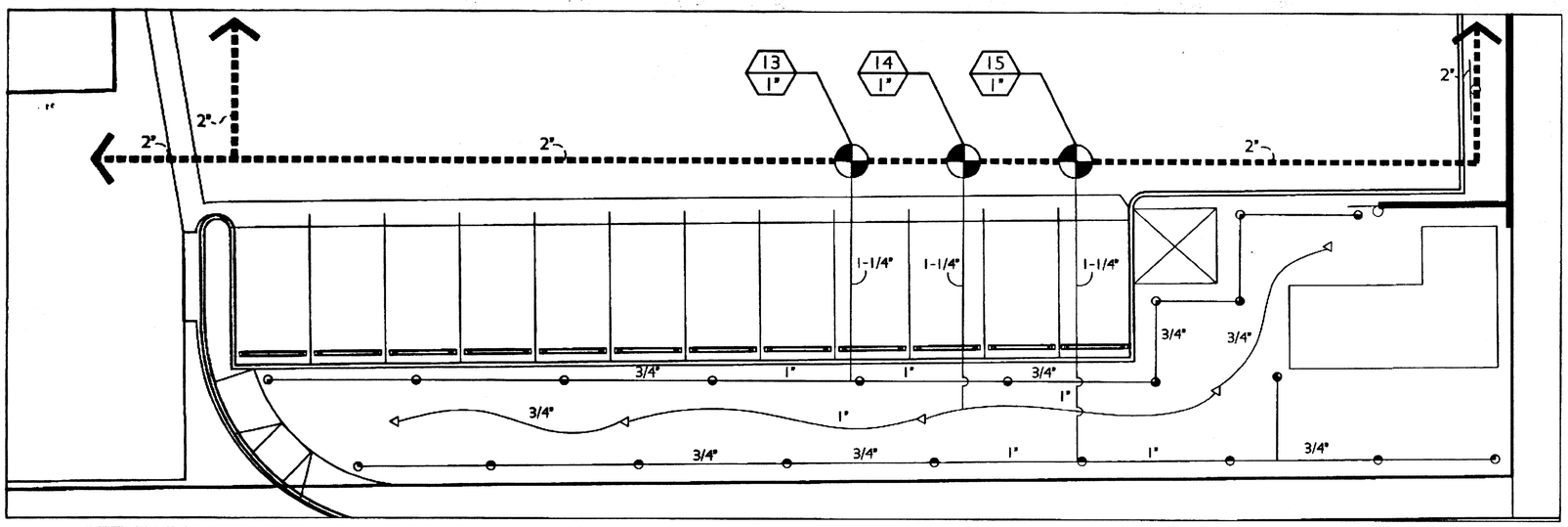
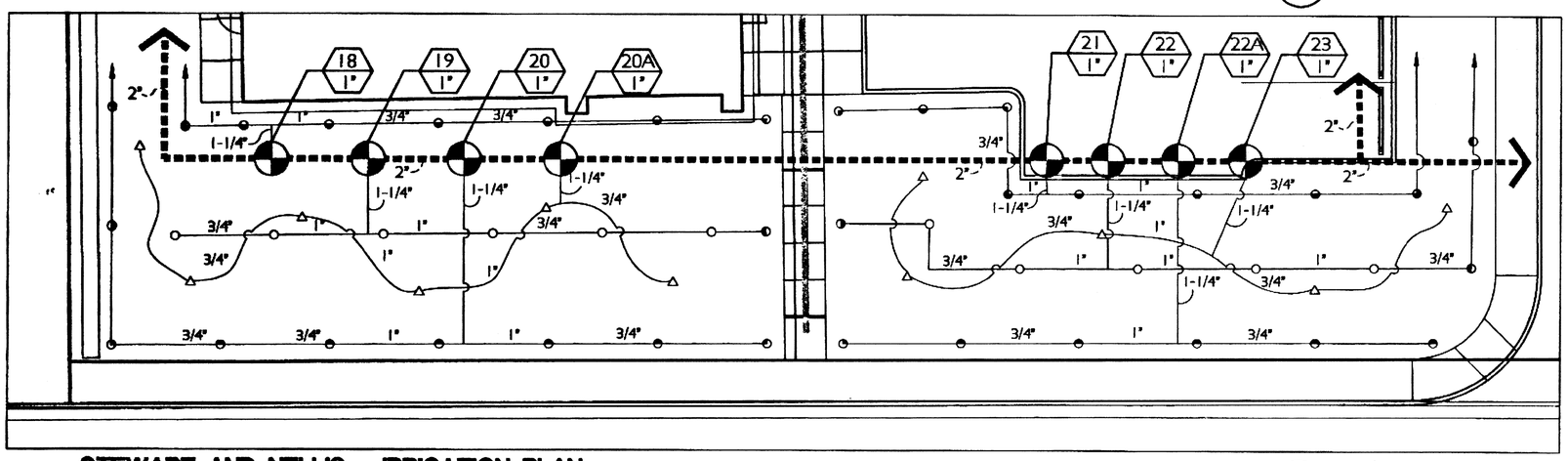


STEWART AND NELLIS - IRRIGATION PLAN

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

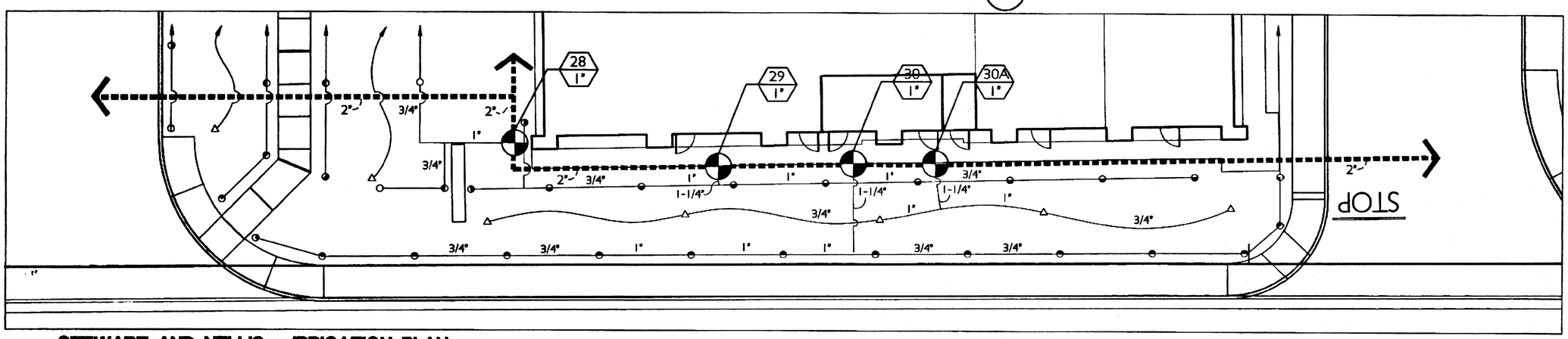
3



STEWART AND NELLIS - IRRIGATION PLAN

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

2



STEWART AND NELLIS - IRRIGATION PLAN

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

1

NOTE:
CONTRACTOR SHALL ADJUST AND CAP OFF EXISTING IRRIGATION SYSTEM IN THIS AREA AS REQUIRED. SYSTEM SHALL PROVIDE COMPLETE COVERAGE AS APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE ADJUSTMENT/MODIFICATION OF EXISTING IRRIGATION SYSTEM WITHIN THIS AND OTHER AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS. ALL LAYOUT SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK. HEAD LAYOUT IN THIS AREA IS DIAGRAMMATIC AND SHALL BE ADJUSTED AS REQUIRED IN FIELD TO PROVIDE PROPER COVERAGE.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF PROPOSED IRRIGATION EQUIPMENT AND RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO RCV, CONTROL WIRES, ELECTRICAL WIRES, CONDUIT, REMOTE CONTROL VALVES, ETC. ALL LAYOUT AND LOCATIONS SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

ANY EXISTING IRRIGATION CONTROL VALVES CONNECTED TO EXISTING CONTROLLER SHALL BE RECONNECTED TO EXISTING CONTROLLER. CONFIRM PROPER CONTROLLER OPERATION AND INSTALLATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK AND UPON COMPLETION OF WORK.

CONTRACTOR SHALL CONFIRM THE EXISTING CONTROLLER MAKE AND MODEL AND SHALL CONFIRM THAT SAID CONTROLLER HAS ADEQUATE OPEN STATIONS TO OPERATE PROPOSED IRRIGATION SYSTEM. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES BE NOTED.

CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/MODIFICATION OF ALL ADJACENT IRRIGATION SYSTEM EQUIPMENT THAT IS AFFECTED BY PROPOSED IRRIGATION IMPROVEMENTS. CONTRACTOR SHALL REPAIR SAID SYSTEMS TO A LIKE NEW MANNER, PROVIDING COMPLETE 100% HEAD TO HEAD COVERAGE IN ALL AREAS WITH SYSTEM LAYOUT AS APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

NOTE:
EXISTING CONTROLLER LOCATED IN THIS APPROXIMATE AREA SHALL BE UTILIZED FOR PROPOSED VALVES DESIGNATED WITH AN "E" ON LA PALMA AVENUE AT THE ENTRIES WITHIN THE RENOVATED AREAS. VALVE NUMBERS SHOWN SHALL BE ADJUSTED AS REQUIRED TO UTILIZE THE AVAILABLE OPEN CONTROLLER STATIONS. CONTRACTOR SHALL VERIFY QUANTITY OF OPEN STATIONS AND OF EXISTING IRC CONTROLLER PRIOR TO BIDDING AND PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING OF IRRIGATION CONTROL WIRE TO EXISTING CONTROLLER. CONTRACTOR SHALL PROVIDE SLEEVING BELOW ALL PAVING BETWEEN EXISTING PLANTERS AND TURF AREAS AND BELOW EXISTING WALKS, AS REQUIRED TO ROUTE CONTROL WIRES TO EXISTING CONTROLLER. VERIFY ALL CONDITIONS AND LAYOUT IN FIELD PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION OF PROPOSED MAINLINE TO EXISTING MAINLINE. CONTRACTOR SHALL VERIFY ALL EXISTING MAINLINE CONNECTION POINTS IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING BACKFLOW DEVICE AND TESTING FOR PROPER OPERATION. SHOULD BACKFLOW DEVICE BE INOPERABLE OR NOT IN PLACE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF SAID BACKFLOW DEVICE. CONFIRM ANY DISCREPANCIES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISPOSAL OF ALL EXISTING IRRIGATION EQUIPMENT AFFECTED BY THE PROPOSED IRRIGATION IMPROVEMENTS. CONTRACTOR SHALL VERIFY ALL EQUIPMENT TO BE REMOVED AND DISPOSED OF IN FIELD PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

NOTE:
MAINLINE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

NOTE:
CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

NOTE:
BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

ssla

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Consultant

Project Title

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NWC STEWART AND NELLIS
LAS VEGAS, NEVADA

MAJOR 'A' BUILDING

@ NWC STEWART AVE. & NELLIS BLVD.

Sheet Title

IRRIGATION PLAN

Seal

MARK S. SANDOVAL
REGISTERED
LANDSCAPE ARCHITECT
STATE OF NEVADA

OCT 2 3 2007

Revision

Project #: 0000-000
Release Date: 00-00-07

Sheet: SH-AL1.1.DWG Plotted:

AL1.1 24/26

CLV drwg# 107V4960