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AS-BUILTS

04-26-2010

LANDSCAPING AND IRRIGATION - PACKAGE



11.06.2009

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TITLE

PLANTING PLAN

REVISIONS
 05.11.2010 PLANTING MODS.

JOB NO. 26010

Issue Date: 04/23/2010

Drawn By: bb

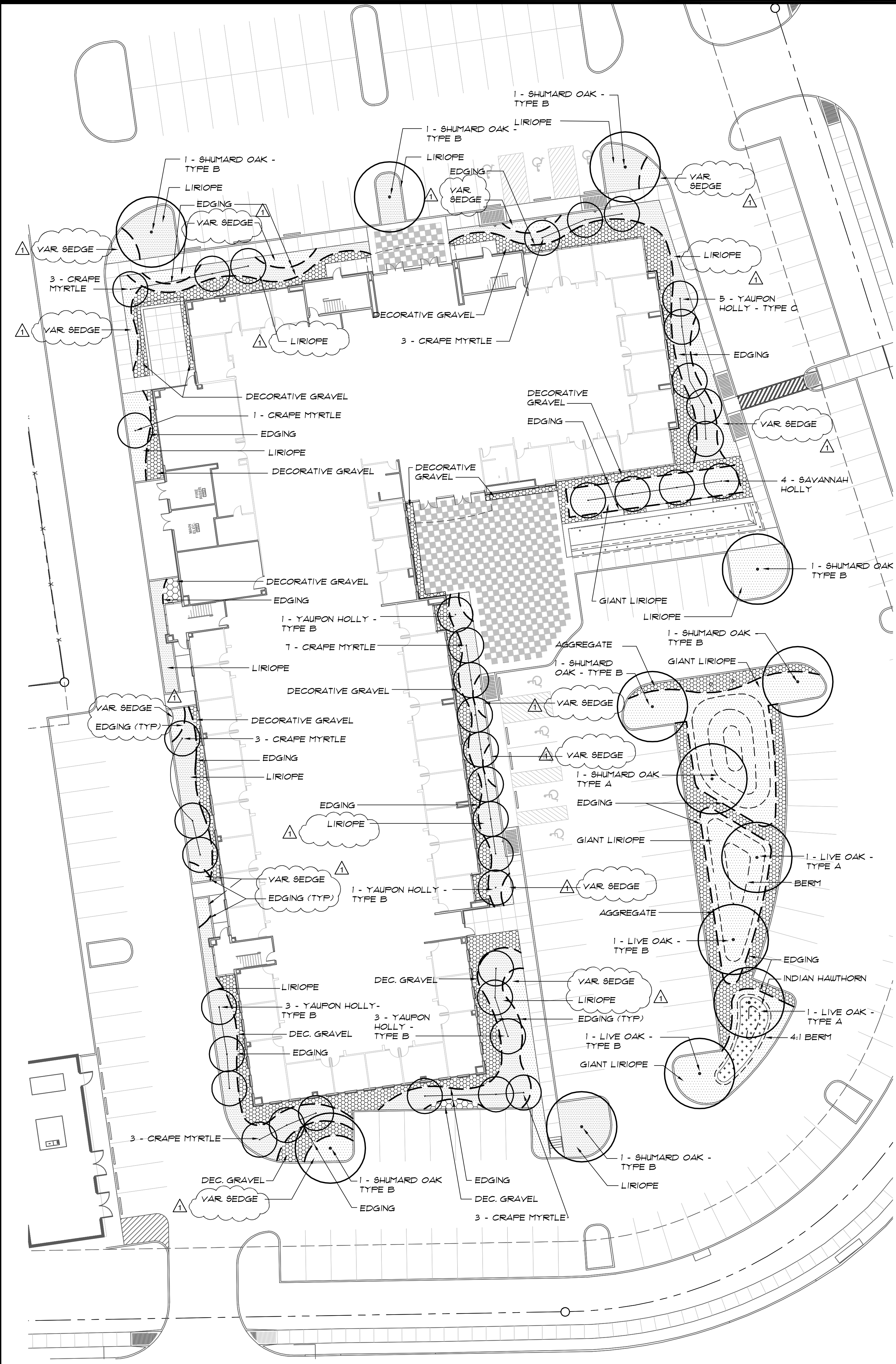
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SHEET NO.

AS-BUILTS

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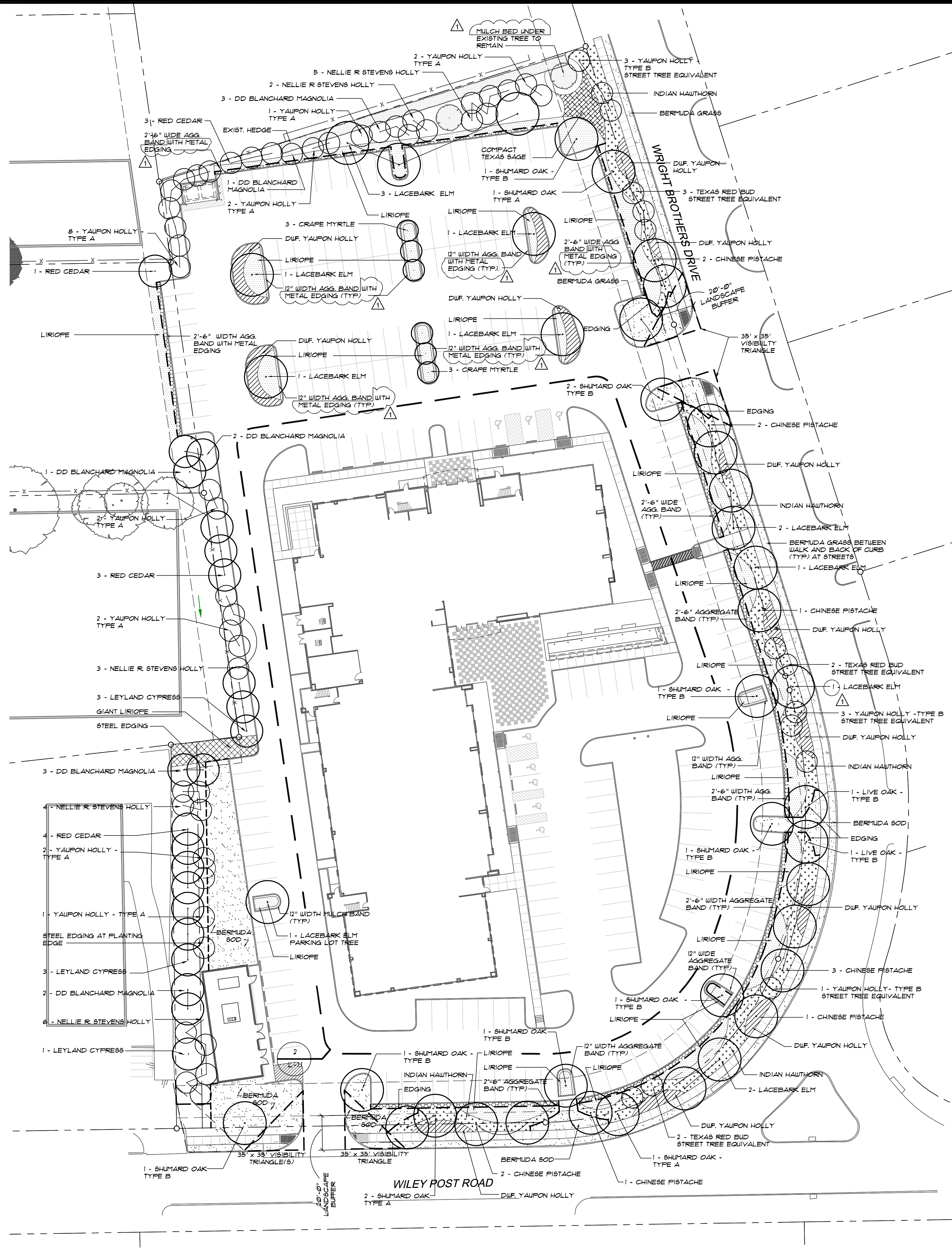
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2 PLANTING PLAN - BUILDING ENLARGEMENT
 1" = 20'-0"

LANDSCAPE ORDINANCE REQ. - PERIMETER PLANTING

- STREET TREES - (1) 4" CALIPER STREET TREE + (8) 5 GAL. SHRUBS / 30 LIN. FT. FRONTAGE (OR 12 ORNAMENTAL TREES = 6 STREET TREES)
 - WRIGHT BROTHERS - 614'-9" LIN. FT. = 21 TREES + 164 SHRUBS REQUIRED
 15 SHADE TREE + 6 EQUIVALENT TREES (12 ORNAMENTAL TREES)
 PLUS OVER 164 SHRUBS PROVIDED
- WILEY POST ROAD - 313'-7" LIN. FT. = 11 TREES + 84 SHRUBS REQUIRED
 10 SHADE TREES + 1 EQUIVALENT TREE (2 ORNAMENTAL TREES)
 PLUS OVER 164 SHRUBS PROVIDED
- PARKING LOT PERIMETER - (1) 4" CALIPER TREE + (8) 5 GAL. SHRUBS / 35 LIN. FT. OF PERIMETER
 - WRIGHT BROTHERS - 614'-9" LIN. FT. = 18 TREES + 142 SHRUBS REQUIRED / PROVIDED
 - WILEY POST ROAD - 313'-7" LIN. FT. = 9 TREES + 49 SHRUBS REQUIRED / PROVIDED
- INTERIOR PARKING LOT - (1) 4" CALIPER TREE / 10 PARKING STALLS
 - NO STALL FARTHER THAN 50' FROM TREE OR 75' FROM TWO (2) TREES



1 PLANTING PLAN - SITE PERIMETER
 1" = 30'-0"

PLANTING LEGEND

- PROPERTY LINE
- PROPOSED TREE
- METAL EDGING
- ENLARGEMENT
- DETAIL NO. L.3.02
- SHEET NO.

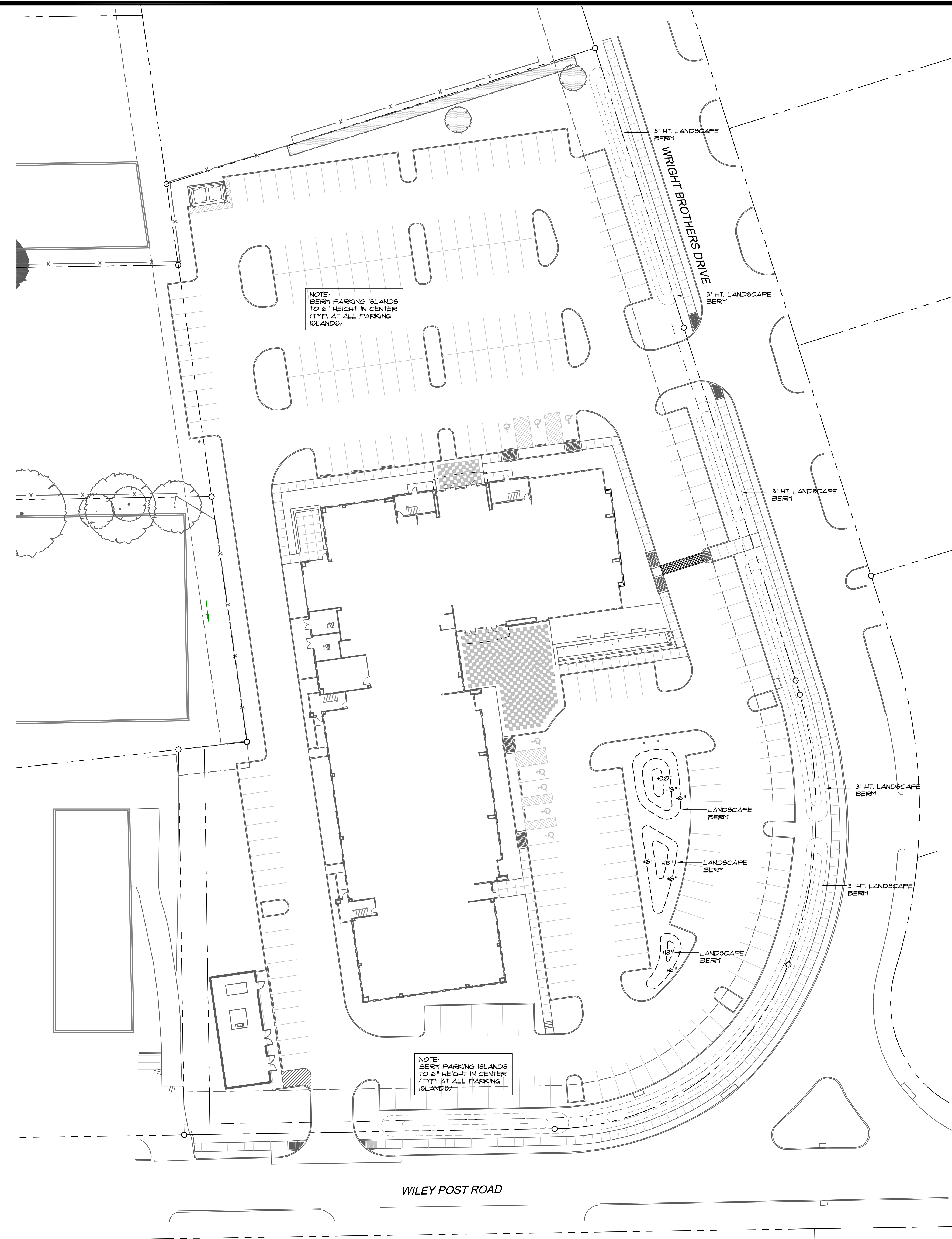
PLANTING NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- FINAL GRADING SHALL BE INSTALLED AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS, AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL PLANTING AREAS.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, & WEEDS AT ALL TIMES DURING CONSTRUCTION.
- EXCESS ROCK FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OF OFF-SITE BY CONTRACTOR.
- ALL QUANTITIES ON THIS PLAN ARE FOR INFORMATION ONLY. (PLANT SPACING IS AS INDICATED ON PLANT SCHEDULE. UNLESS OTHERWISE NOTED.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY QUANTITIES PRIOR TO BIDDING AND TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AT SPACING AS SPECIFIED IN THE PLANT AND MATERIALS LIST. REMARKS REGARDLESS OF QUANTITY INDICATED.
- UNLESS DIMENSIONED ON PLAN, TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS IN FIELD USING COLORED FLAGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
- TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE, CURB, OR SIDEWALK, OR OUTSIDE ALL UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
- TREES WILL BE PLANTED IN BERMED PARKING ISLANDS. BERM PARKING ISLANDS SIX (6") INCHES IN CENTER. STOCKPILED TOPSOIL WITH AMENDMENTS WILL BE USED TO PROVIDE ROOT ZONE FOR THE TREE AND MEDIA FOR PLANT MATERIALS.
- CONTRACTOR SHALL CLEARLY DELINEATE SHRUB AND GROUNDCOVER BED LAYOUTS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
- PROVIDE STEEL EDGING AS INDICATED ON THESE DRAWINGS. WHERE NO EDGING IS INDICATED, PROVIDE A SHOVEL CUT EDGE WITHIN GROUNDCOVER OR SHRUB AREAS THAT ARE ADJACENT TO TURF.
- ALL EXISTING PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED OR REMOVED OTHER THAN AS INDICATED ON DRAWINGS.
- CONTRACTOR TO MAINTAIN PROPERTY FOR ONE (1) YEAR UPON FINAL ACCEPTANCE OF PLANTING INSTALLATION - REFERENCE SPECS.
- ALL PLANTING AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

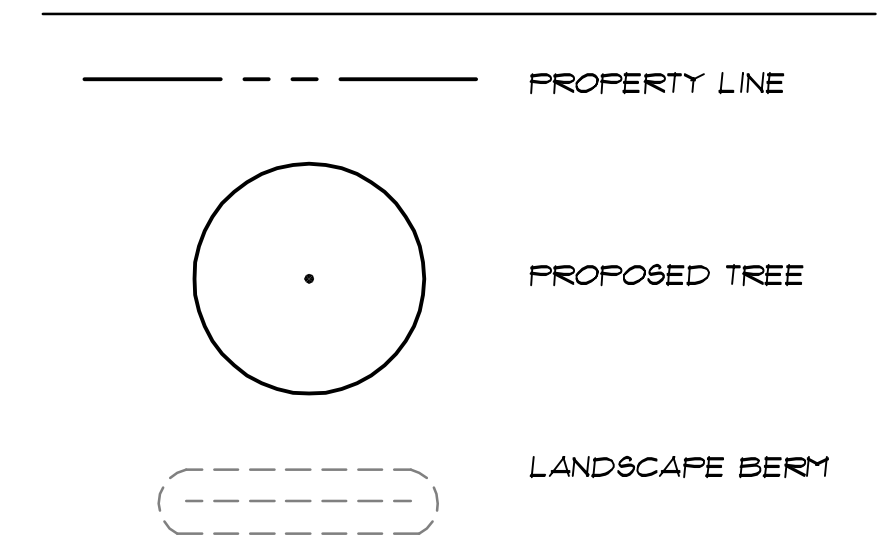
PLANT LIST

PLANT NAME	SIZE	REMARKS	QTY
TREE - SHADE / CANOPY TREE			
PISTACHIA CHINENSIS / CHINESE PISTACHE	B4B, 4 1/2" CAL. MIN. 16' HT. MIN. 9' SPFR. MIN.	SINGLE TRUNK, STRAIGHT LEADER FULL CANOPY WELL-BRANCHED	10
QUERCUS SHUMARDII / SHUMARD OAK - TYPE A	B4B, 4 1/2" CAL. MIN. 16' HT. MIN. 7-9' SPFR.	SINGLE TRUNK, STRAIGHT LEADER FULL CANOPY WELL-BRANCHED	4
QUERCUS SHUMARDII / SHUMARD OAK - TYPE B	B4B, 5 1/2" CAL. MIN. 18' HT. MIN. 10-12' SPFR.	SINGLE TRUNK, STRAIGHT LEADER FULL CANOPY WELL-BRANCHED	16
QUERCUS VIRGINIANA / LIVE OAK - TYPE A	B4B, 4 1/2" CAL. MIN. 16' HT. MIN. 7-9' SPFR.	SINGLE TRUNK, STRAIGHT LEADER FULL CANOPY WELL-BRANCHED	2
QUERCUS VIRGINIANA / LIVE OAK - TYPE B	B4B, 5 1/2" CAL. MIN. 18' HT. MIN. 10-12' SPFR.	SINGLE TRUNK, STRAIGHT LEADER FULL CANOPY WELL-BRANCHED	4
ULMUS PARVIFOLIUS var. EMER II 'EMER II' LACEBARK ELM	B4B, 4 1/2" CAL. MIN. 13' HT. MIN. 9-11' SPFR.	SINGLE TRUNK, STRAIGHT LEADER FULL CANOPY WELL-BRANCHED BY DEEP FORK TREE FARM OR APPROVED EQUAL	14
TREE - ORNAMENTAL / FLOWERING OR SCREENING TREE			
CERCIS CANADENSIS var. TEXENSIS / TEXAS RED BUD	30 GAL. OR B4B 10-12' HT.	FULL, MULTI-TRUNK WITH 3-TRUNKS MIN.	7
CUPRESSOCYPRIS LEYLAND / LEYLAND CYPRRESS	30 GAL. OR B4B 2 - 2 1/2" CAL. 10-12' HT. 4-5' SP.	STRAIGHT LEADER, FULL-TO-GROUND, SPACED AS SHOWN	7
ILEX ATTENUATA 'SAVANNAH' / SAVANNAH HOLLY	100 GAL. OR B4B 3 1/2-4" CAL. 16' HT. MIN. 7' SP. MIN.	SPECIMEN TREES, MATCHED, FULL, WELL-BRANCHED, TO BE APPROVED BY ARCHITECT AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION	4
ILEX 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	45 GAL. OR B4B 8-10' HT. 4-5' SP.	FULL, WELL-BRANCHED, BUSHY / FULL-TO-THE-GROUND, SPACED AS SHOWN	20
ILEX VOMITORIA / YAUPON HOLLY - TYPE A	30 GAL. OR B4B 6-7' HT. 4-5' SP.	MULTI-TRUNK, FULL, WELL-BRANCHED, BUSHY / FULL-TO-THE-GROUND, SPACED AS SHOWN, MIN. 3 MALE TREES	20
ILEX VOMITORIA / YAUPON HOLLY - TYPE B	45 GAL. OR B4B 10-12' HT. 4-5' SP.	MULTI-TRUNK, FULL, WELL-BRANCHED, TREE FORM, ALL FEMALE TREES	15
ILEX VOMITORIA / YAUPON HOLLY - TYPE C	45 GAL. OR B4B 10-12' HT. 4-5' SP.	MATCHED, MULTI-TRUNK, FULL, WELL-BRANCHED, TREE FORM, ALL FEMALE TREES	5
LAGERSTROMIA INDICA 'DYNAMITE' / 'DYNAMITE' GRAPE MYRTLE	45 GAL. OR B4B 10-12' HT. 4-5' SP.	MULTI-TRUNK, FULL, WELL-BRANCHED, TREE FORM, VARIETY ALTERNATE - 'DALLAS RED', 'RED ROCKET'	23
JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B4B 8-10' HT. 3-4' SP.	FULL-TO-GROUND, SPACED AS SHOWN	10
MAGNOLIA GRANDIFLORA 'DD BLANCHARD' / 'DD BLANCHARD' MAGNOLIA	45 GAL. OR B4B 9-11' HT. 4-5' SP.	STRAIGHT LEADER, FULL-TO-GROUND, SPACED AS SHOWN	9
SHRUB			
ILEX VOMITORIA 'SHILLINGS DUFF' / 'SHILLINGS DUFF' YAUPON HOLLY	5 GAL.	FULL, WELL-ROOTED, TRIANGULAR SPACED AT 2'-6" O.C. OR Ø18 PLANTS / SF	
LEUCOPHYLLUM FRUTESCENS COMPACTUM / COMPACT TEXAS SAGE	7 GAL. 30" HT. MIN. 24" SP. MIN.	FULL, WELL-ROOTED, TRIANGULAR SPACED AT 3'-0" O.C. OR Ø12 PLANTS / SF	
RHAPTIDOLEPIS INDICA 'ENCHANTRESS' / 'ENCHANTRESS' INDIAN HAWTHORN	5 GAL. 30" HT.	FULL, WELL-ROOTED, TRIANGULAR SPACED AT 30" O.C. OR Ø18 PLANTS / SF	
GROUNDCOVER, ORNAMENTAL GRASSES, TURF GRASS			
CAREX MORROUII 'VARIEGATA' / VARIEGATED SEDGE	1 GAL.	FULL, TRIANGULAR SPACED AT 15" O.C. OR Ø138 PLANTS / SF	
LIRIOPE MUSCARI 'BIG BLUE' / 'BIG BLUE' LIRIOPE	4" POT	FULL, TRIANGULAR SPACED AT 12" O.C. OR 115 PLANTS / SF	
LIRIOPE MUSCARI 'EVERGREEN GIANT' / 'EVERGREEN GIANT' LIRIOPE	1 GAL.	FULL, WELL-ROOTED, TRIANGULAR SPACED AT 18" O.C. OR Ø50 PLANTS / SF	
CYNODON DACTYLON 'CELEBRATION' / 'CELEBRATION' BERMUDA GRASS	SOD	SOLID SOD	
MATERIALS			
EDGING	HEAVY GAUGE, COMMERCIAL GRADE	CLEANLINE ALUMINUM LANDSCAPE EDGING, 3/8" X 3/16" BY PERMALOC OR APPROVED EQUAL	
AGGREGATE	3 1/2" DEPTH	TEJAS BLACK AS SUPPLIED BY CUSTOM STONE, 2621 JOE FIELD, DALLAS, TX, 972243144 OR APPROVED EQUAL	
DECORATIVE GRAVEL	MEDIUM SIZE	MEXICAN BEACH PEBBLE (BLACK) AS SUPPLIED BY CUSTOM STONE, 2621 JOE FIELD, DALLAS, TX, 972243144 OR APPROVED EQUAL	

NOTE: CONTRACTOR RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES PER THE PLANTING PLAN. ALL PLANTS MUST MEET MIN. HEIGHT, SPREAD, CALIPER AND CONTAINER SIZES LISTED.



PLANTING LEGEND



1 LANDSCAPE PLANTING PLAN - BERMS
1" = 30'-0"

JW Operating Company
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STATE OF TEXAS
11.06.2009

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REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
05.11.10
CCLA Reg. No. 20747.00

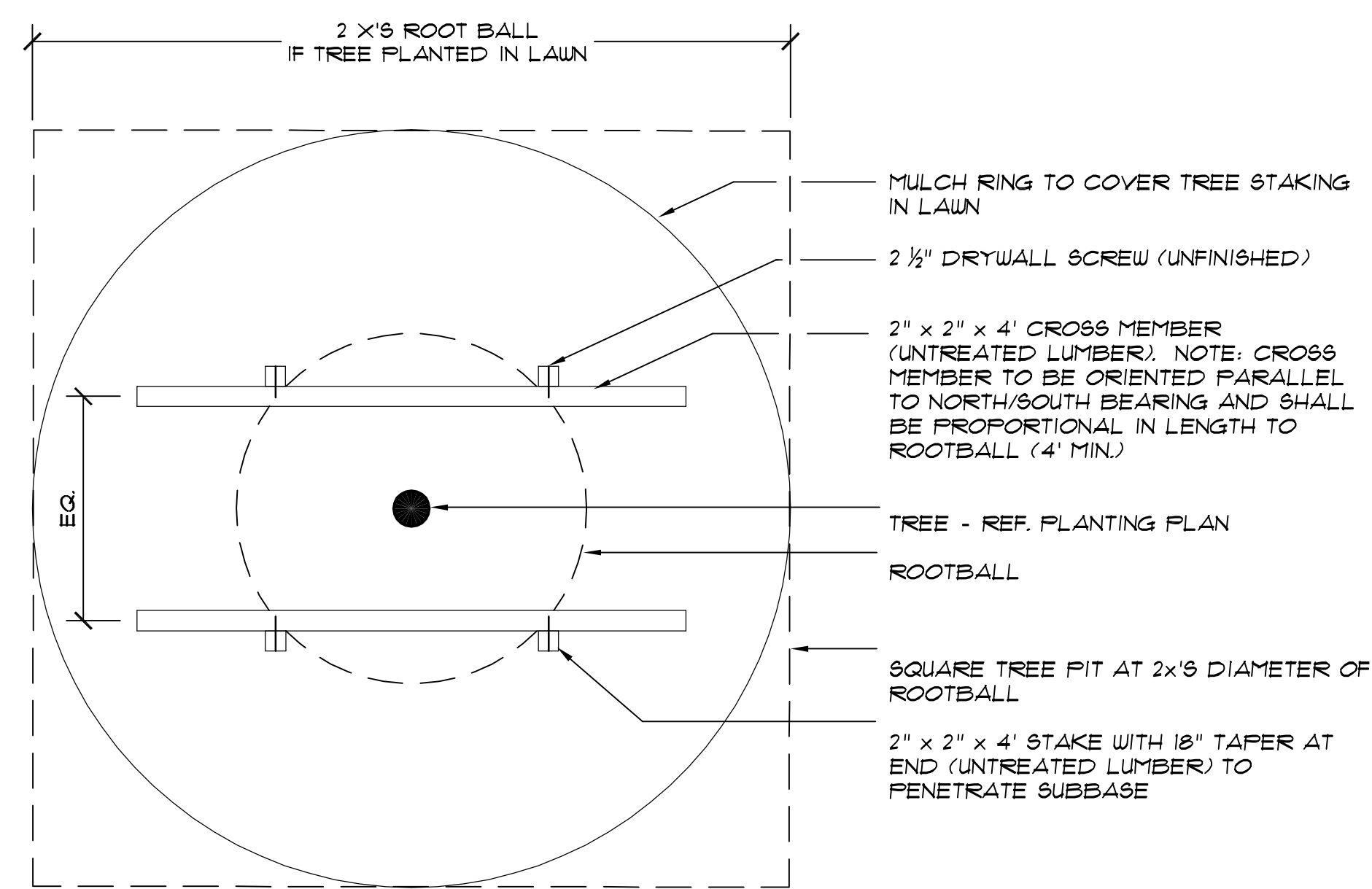
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PLANTING PLAN - LANDSCAPE BERMS

REVISIONS
05.11.2010 PLANTING MODS.

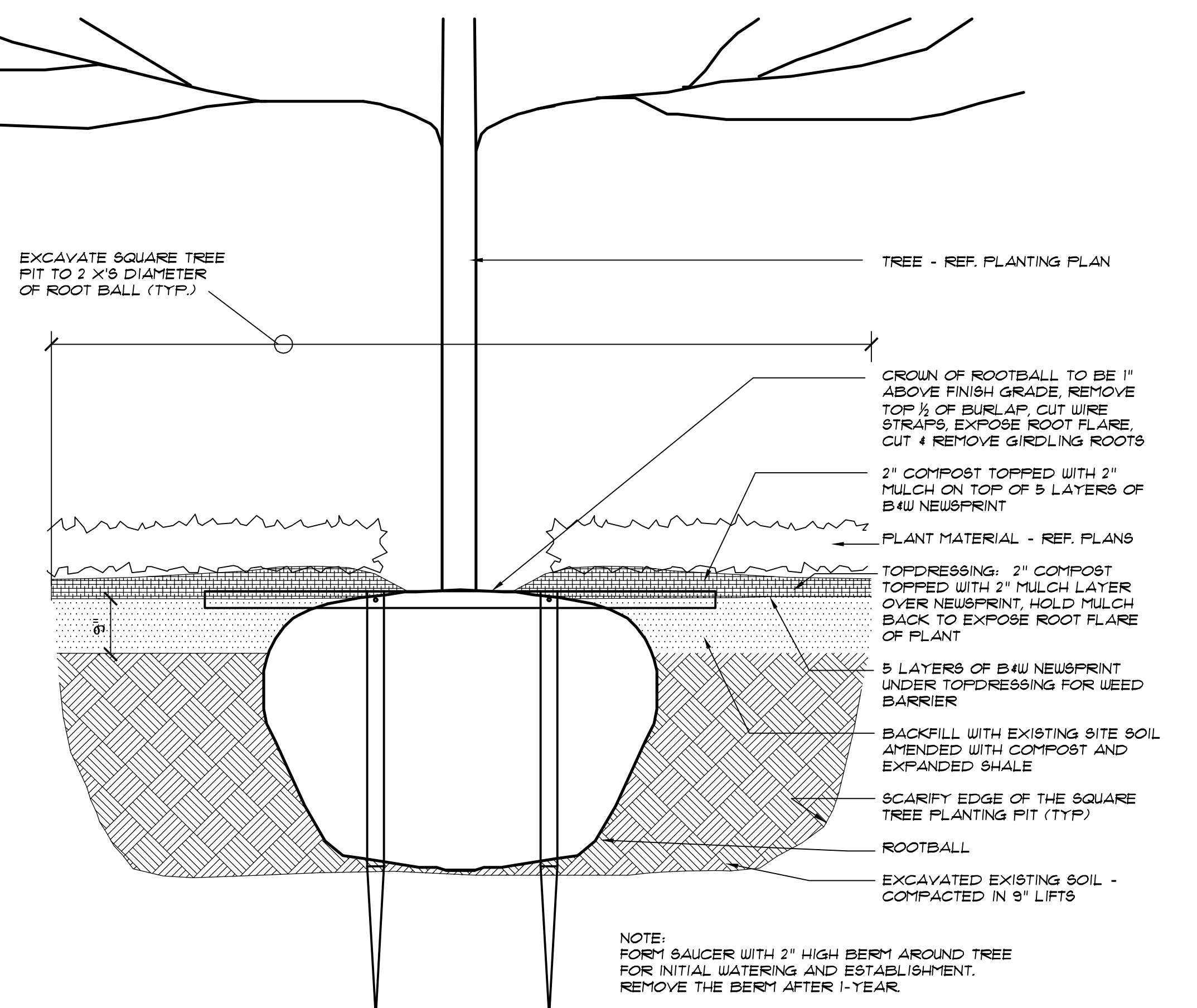
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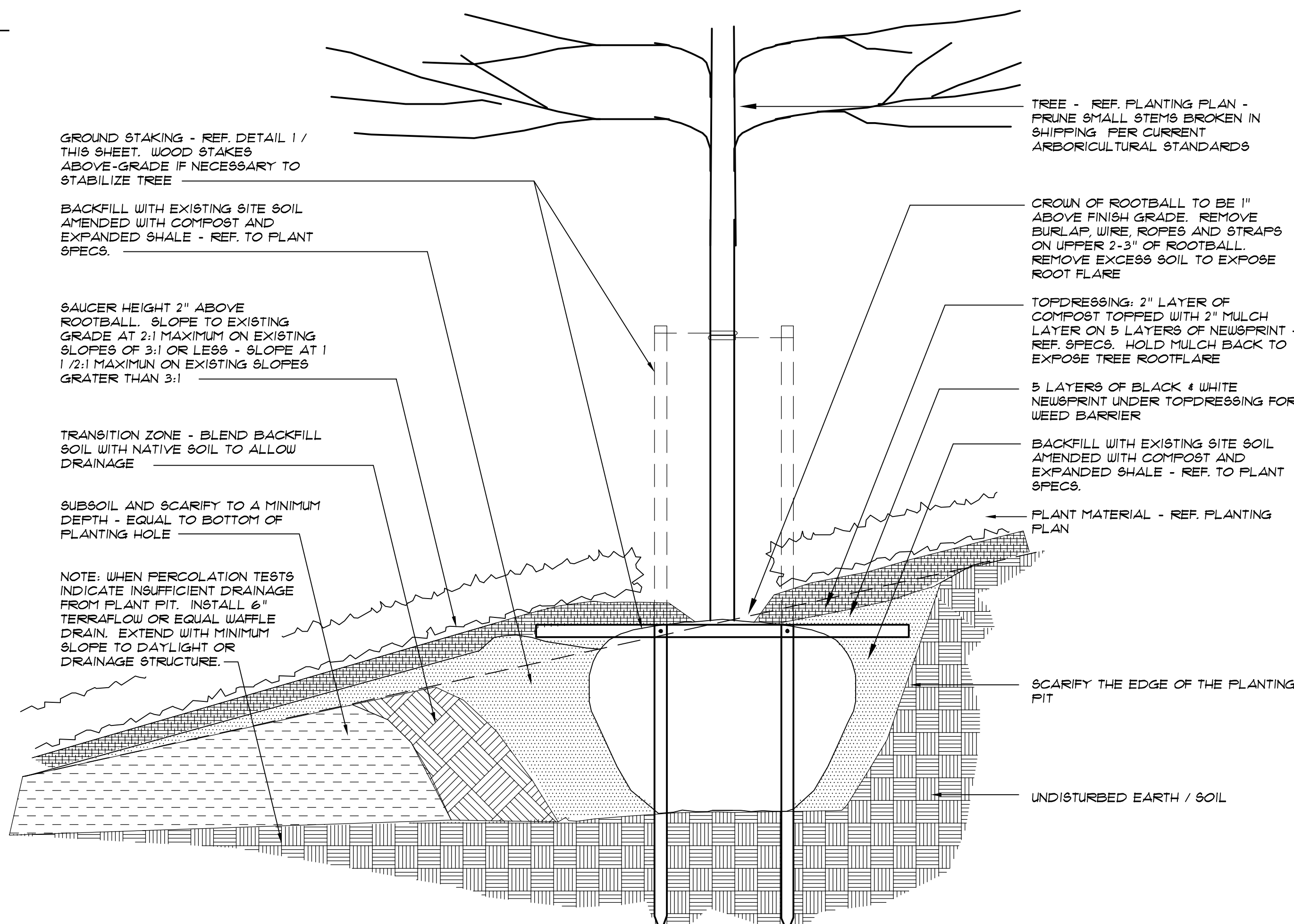
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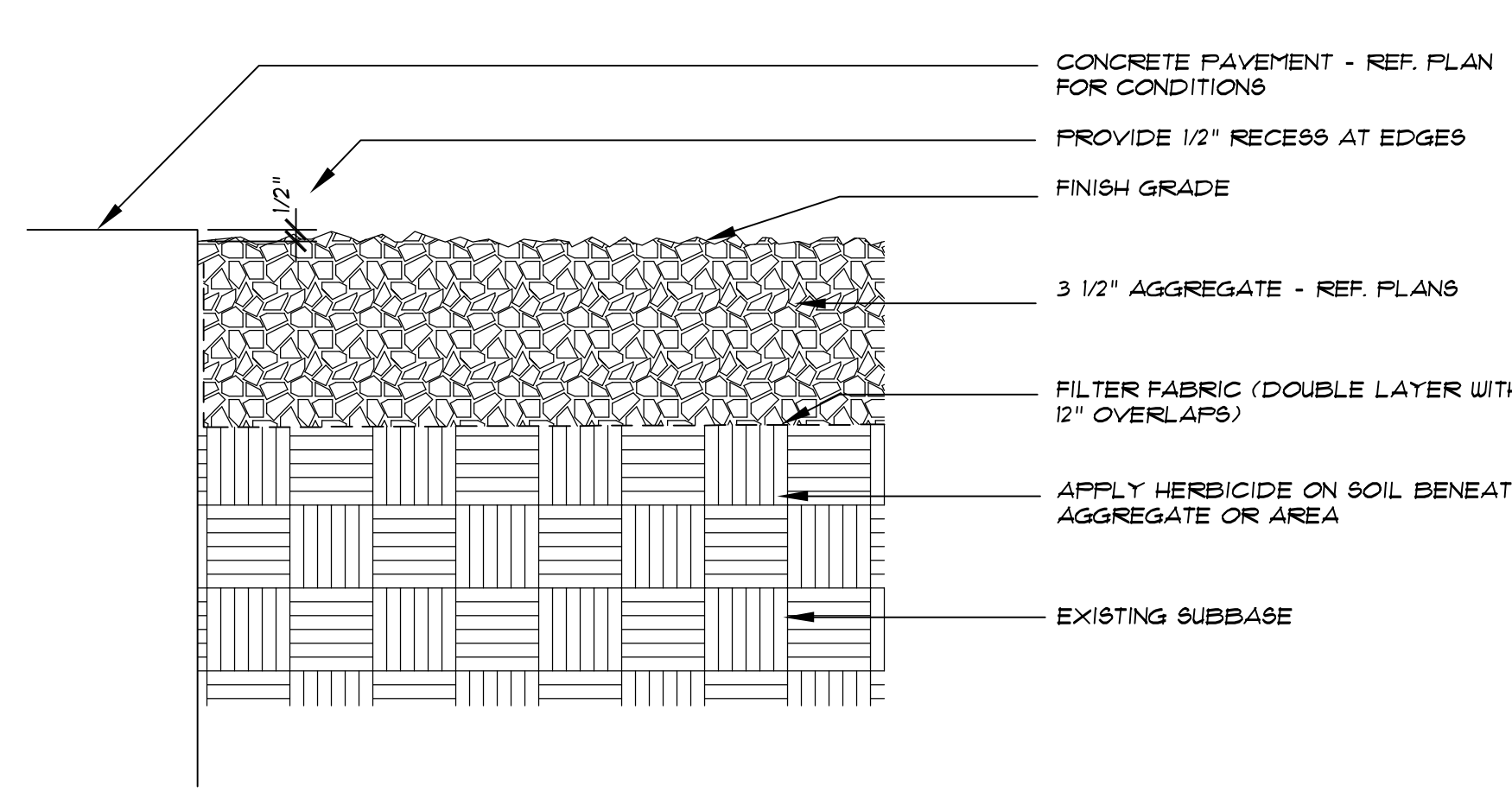
10 TREE GROUND STAKING IN LEVEL PLANTING AREA - PLAN
NOT TO SCALE



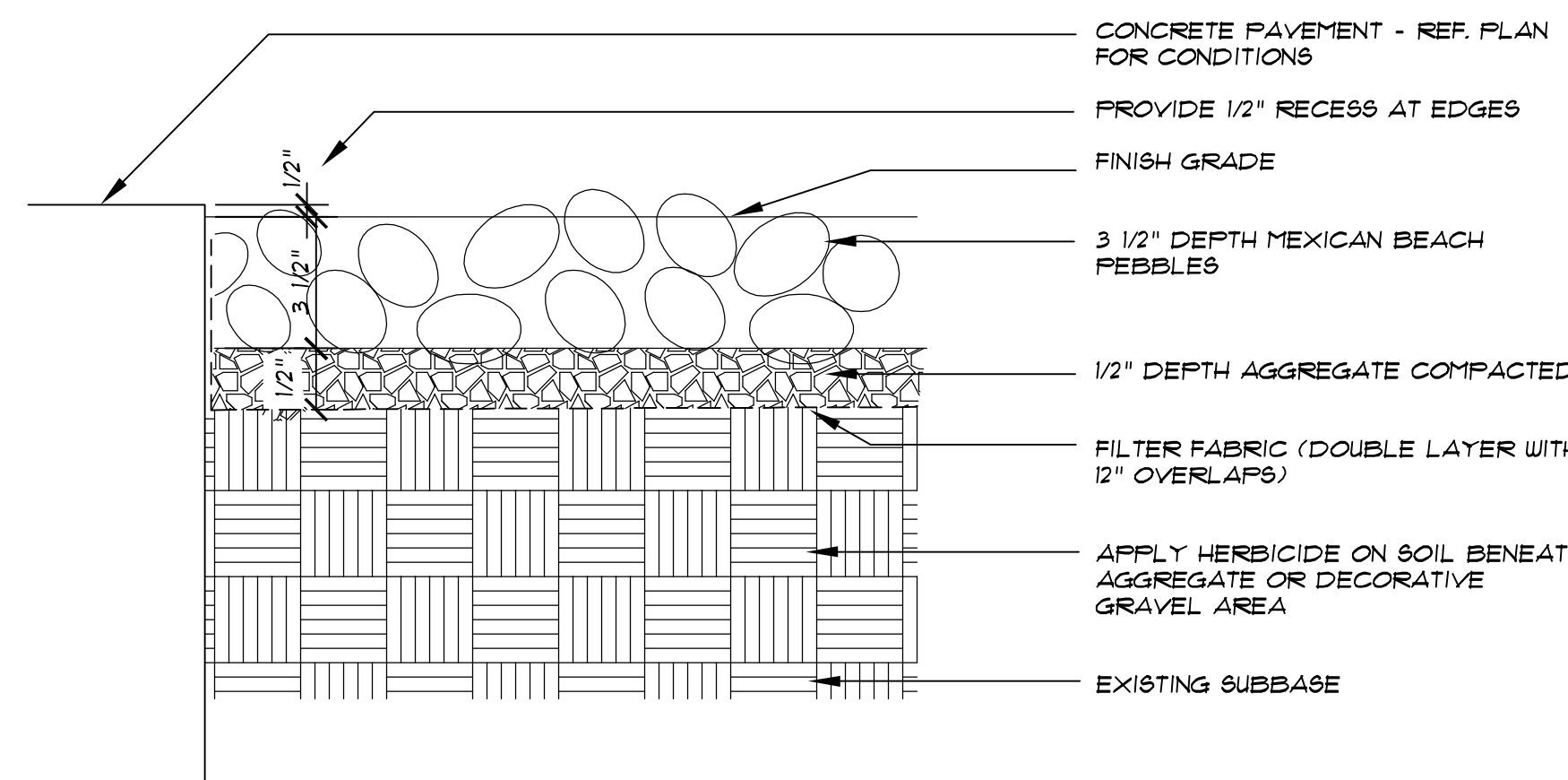
11 CANOPY TREE PLANTING / STAKING - SECTION
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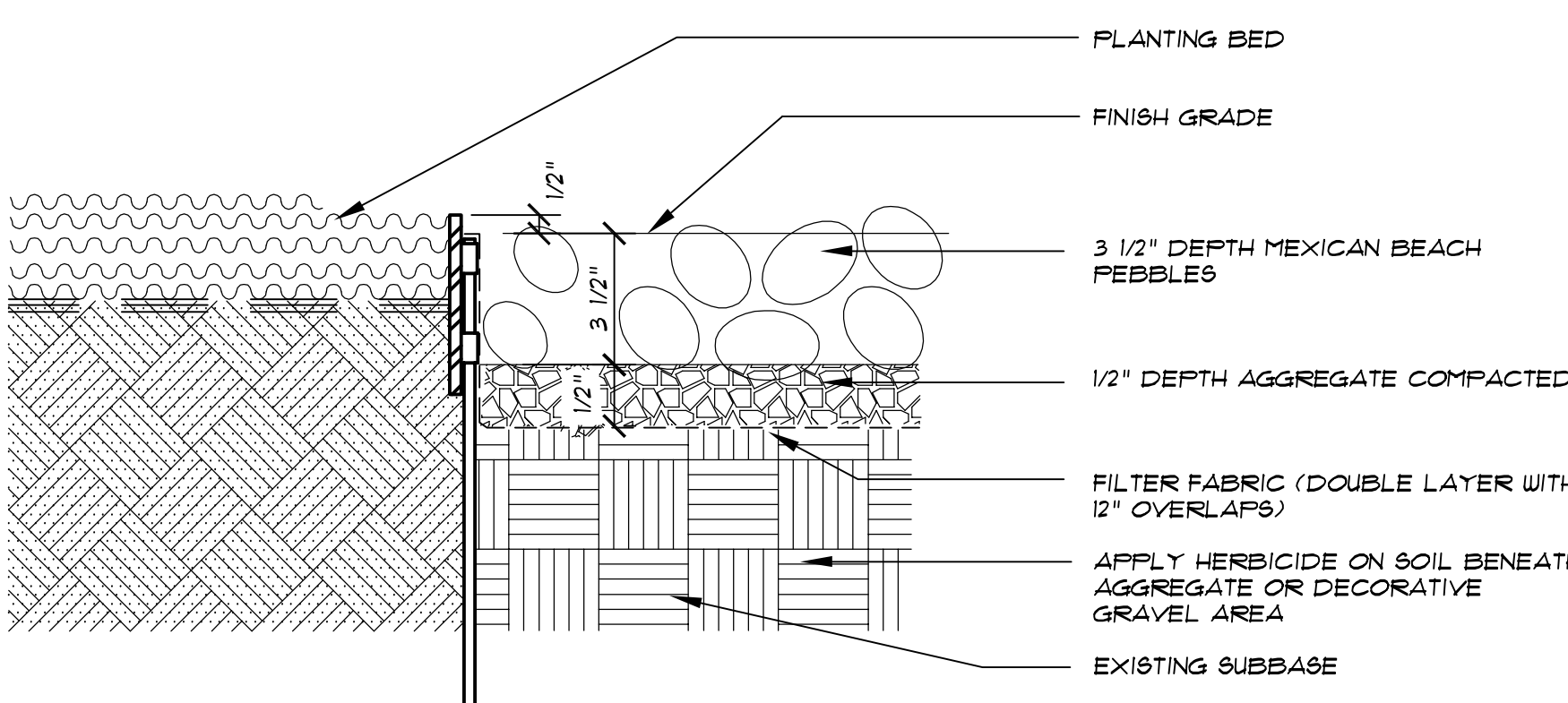
09 TREE PLANTING / STAKING ON PLANTED SLOPE - SECTION
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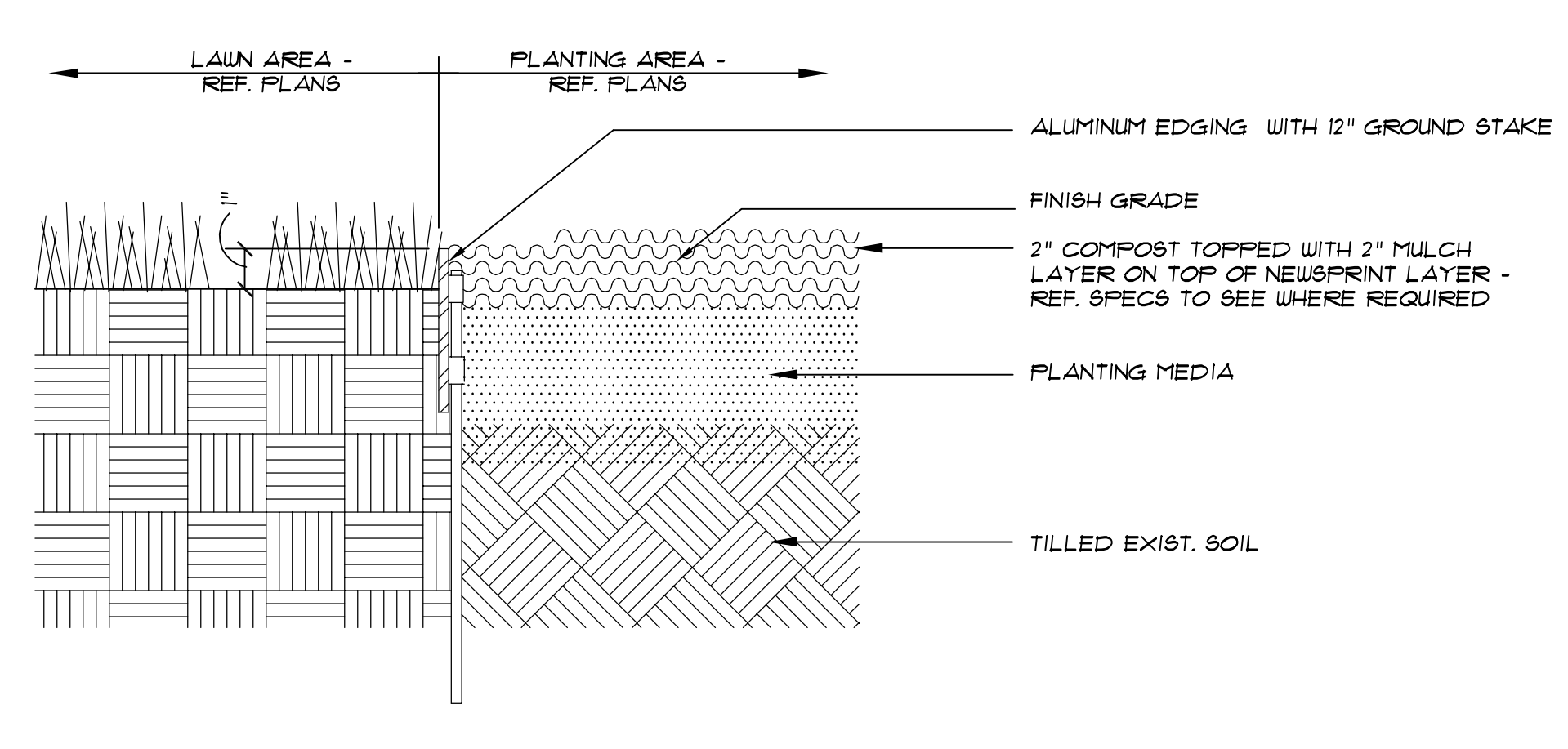
06 AGGREGATE AT PAVING - SECTION
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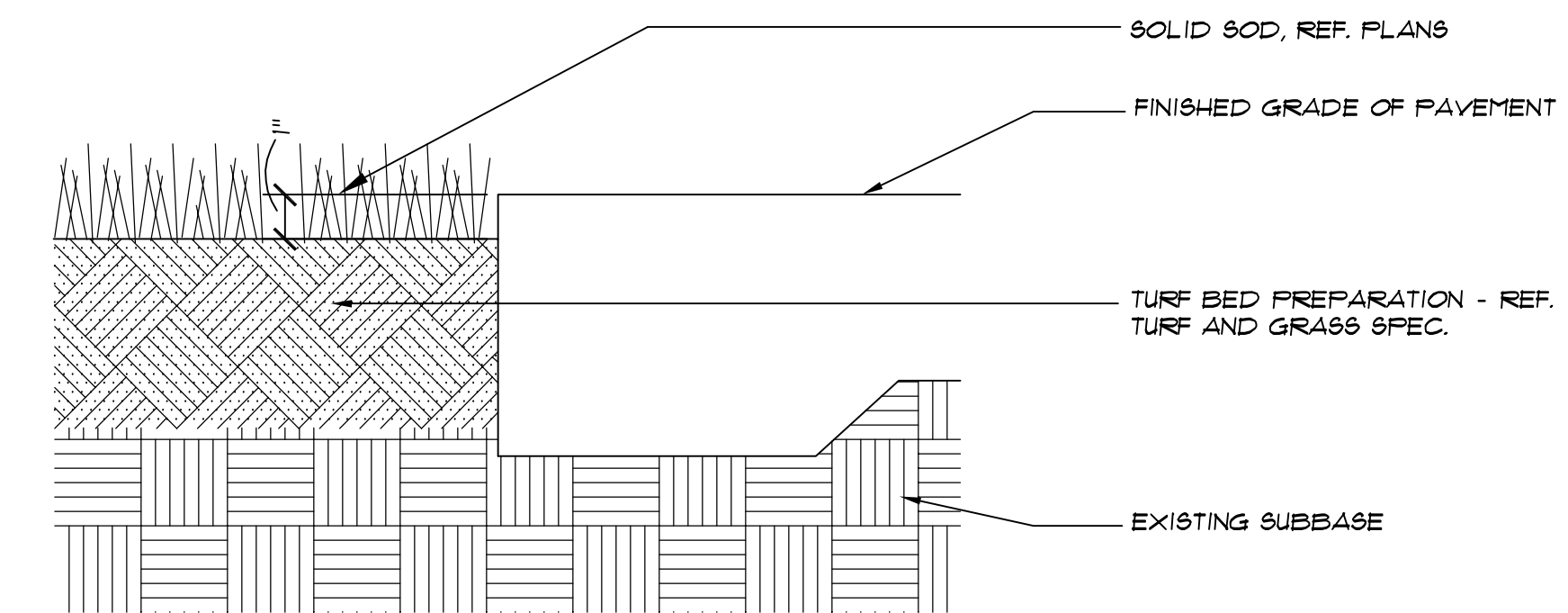
07 DECORATIVE GRAVEL AT PAVING - SECTION
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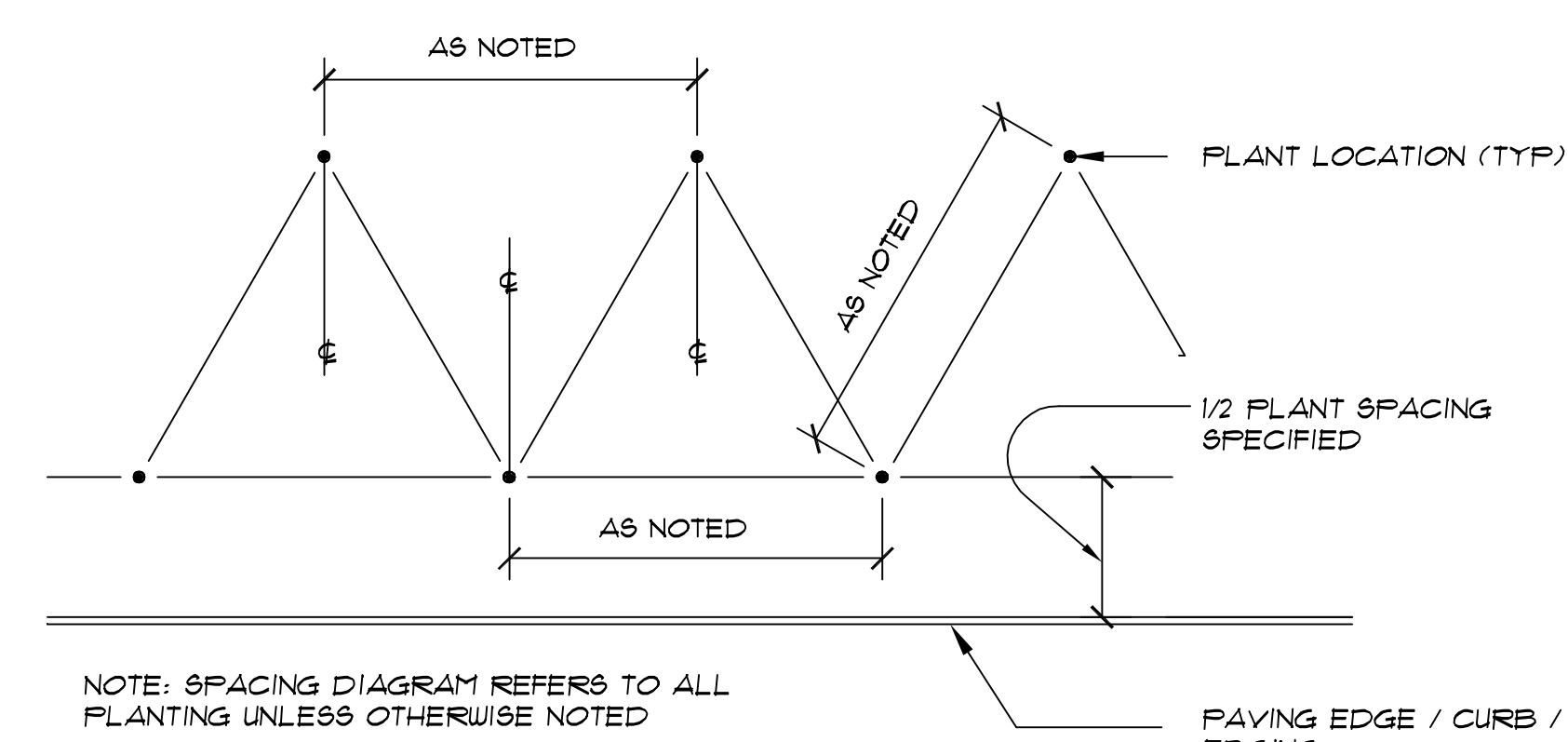
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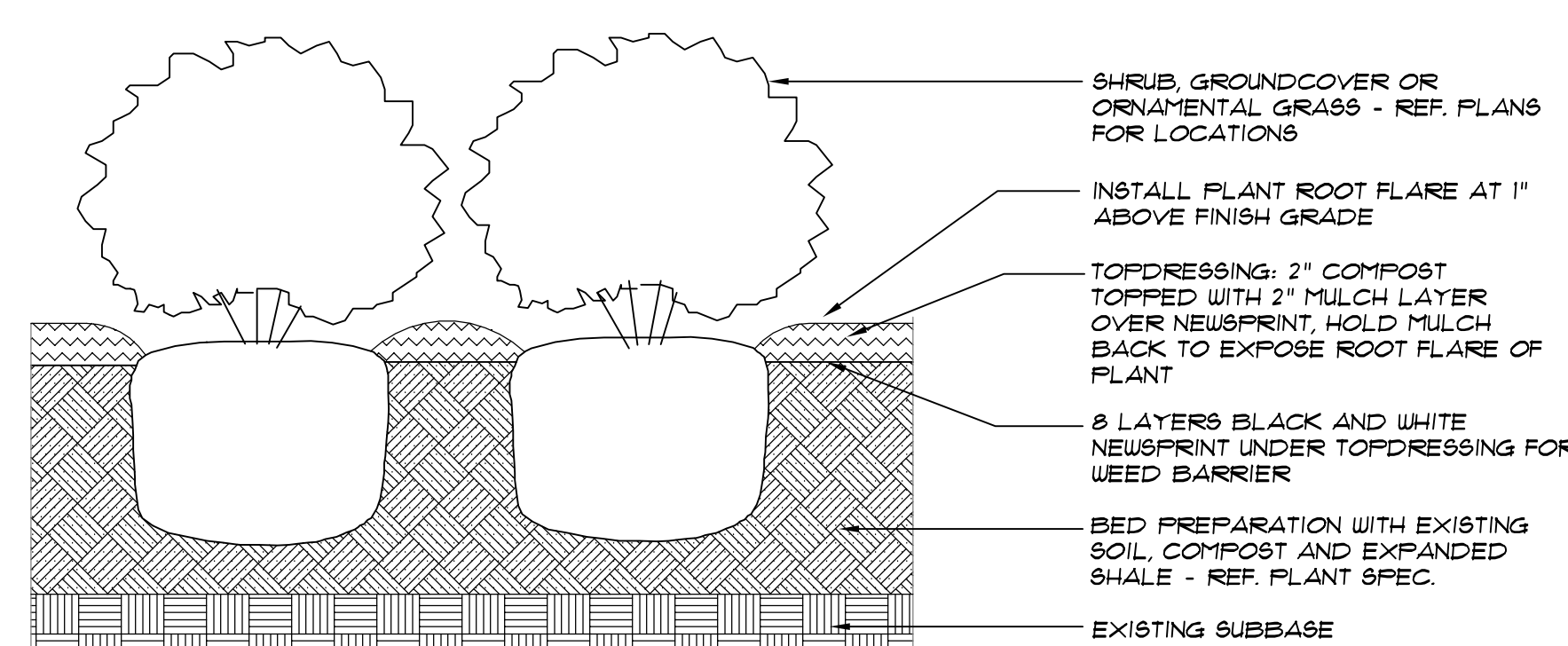
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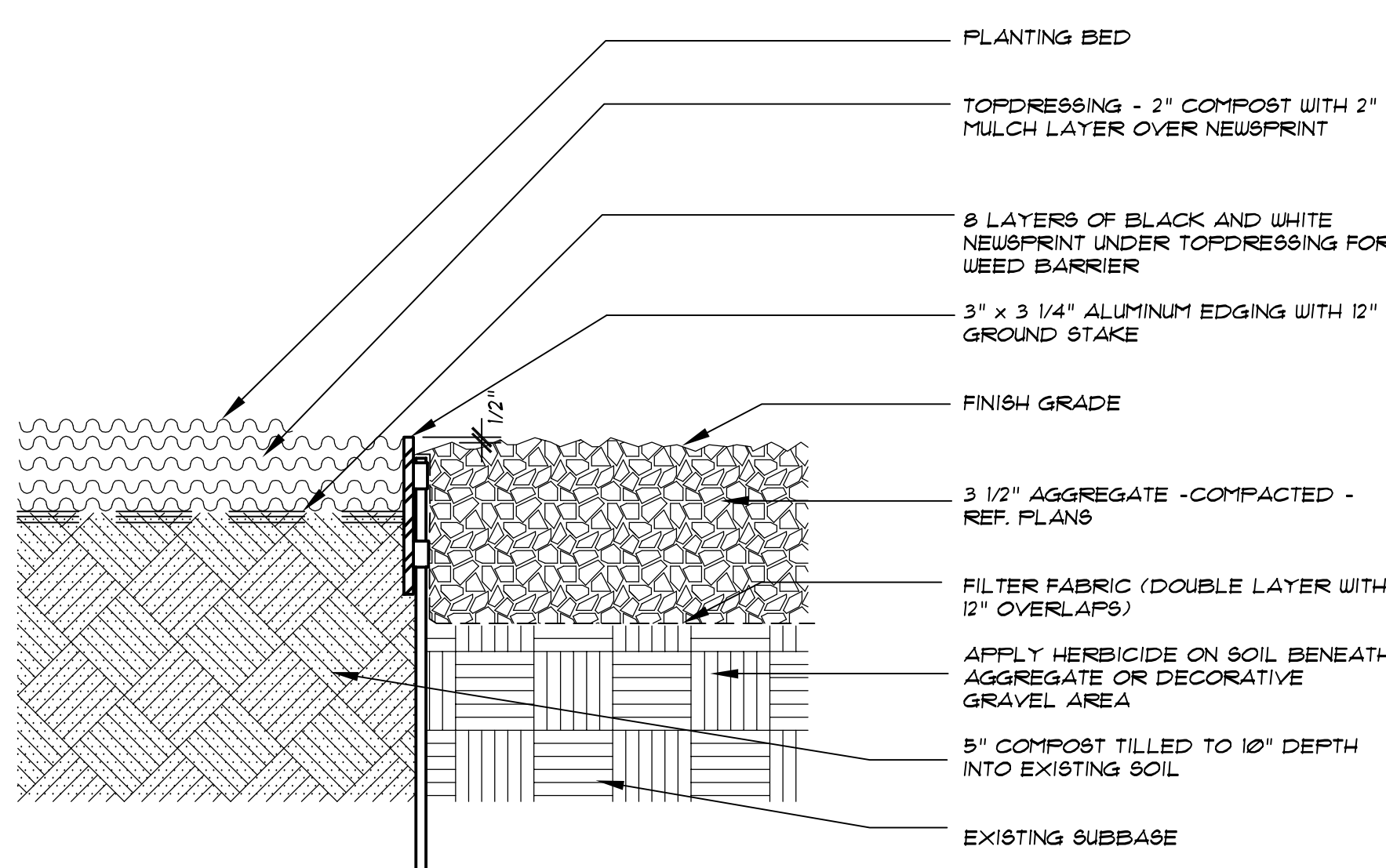
02 LAWN AT PAVING - SECTION
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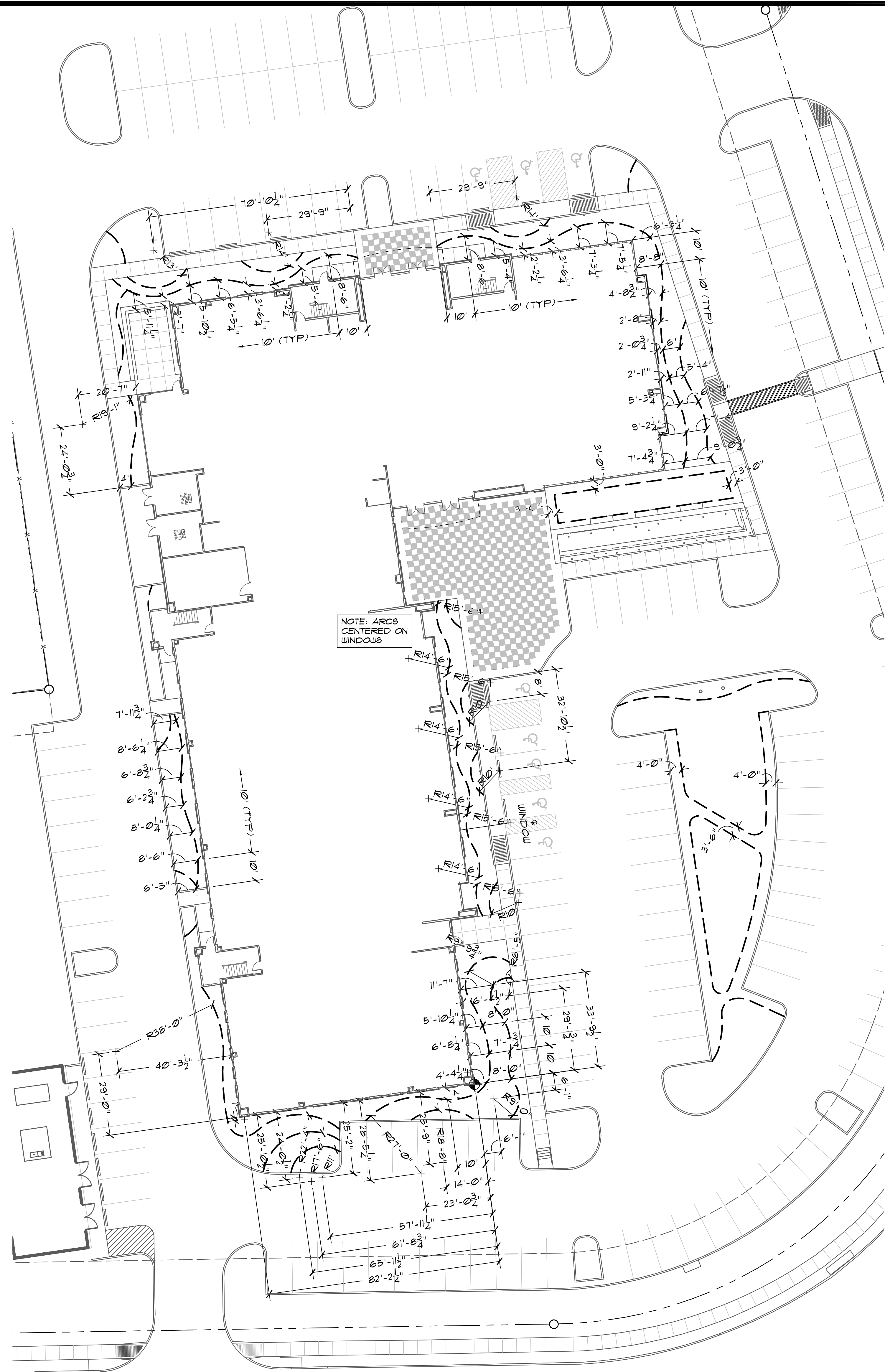
03 TRIANGULAR SPACING - PLAN
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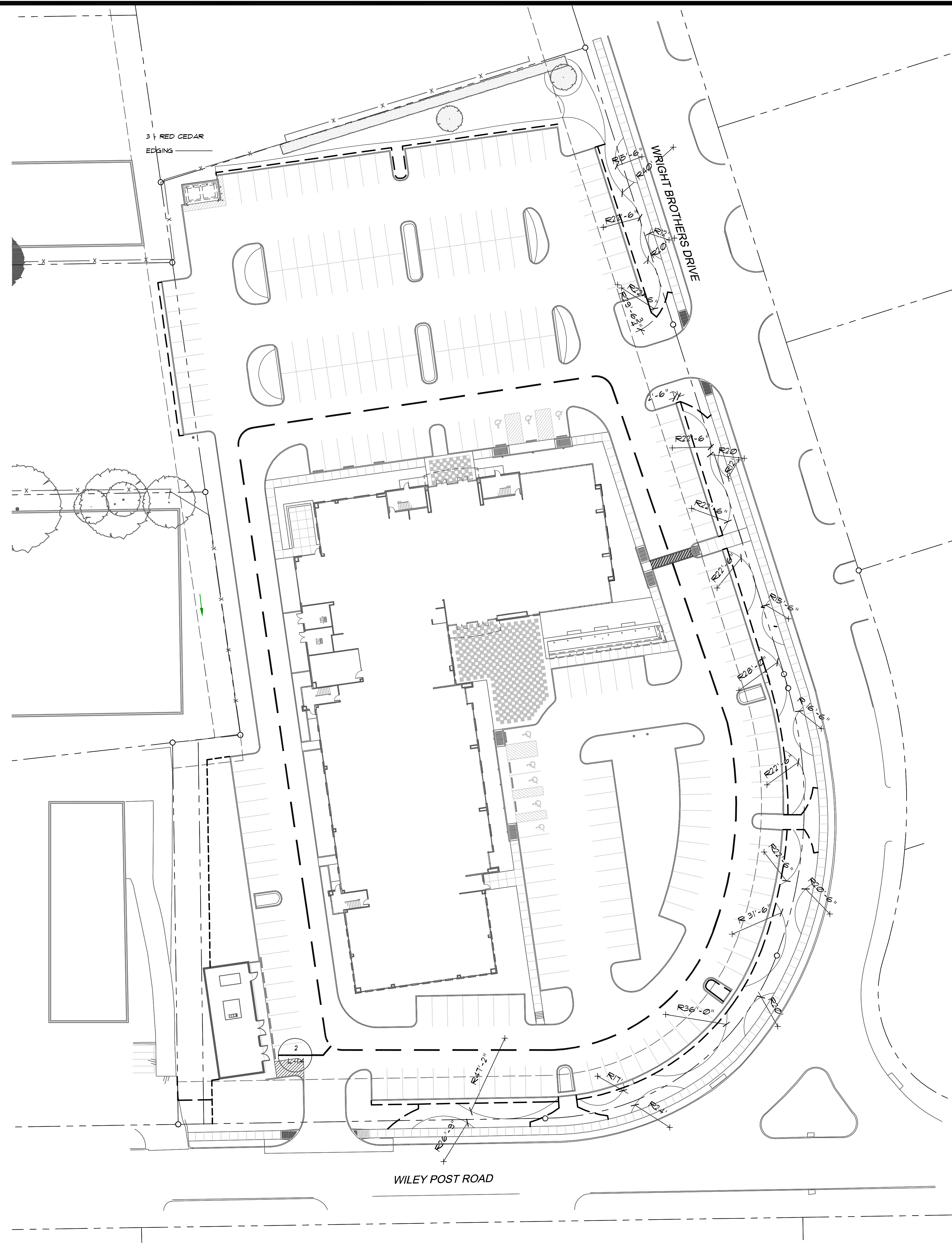
04 SHRUB / GROUNDCOVER / ORN. GRASS - SECTION
NOT TO SCALE



05 AGGREGATE AT PLANTING BED - SECTION
NOT TO SCALE



2 PLANTING LAYOUT PLAN - BUILDING ENLARGEMENT
1" = 20' - 0"



1 PLANTING LAYOUT PLAN - SITE PERIMETER
1" = 30' - 0"

PLANTING LEGEND

- PROPERTY LINE
- STEEL EDGING
- ENLARGEMENT
- 1 DETAIL NO.
- L-1.4 SHEET NO.



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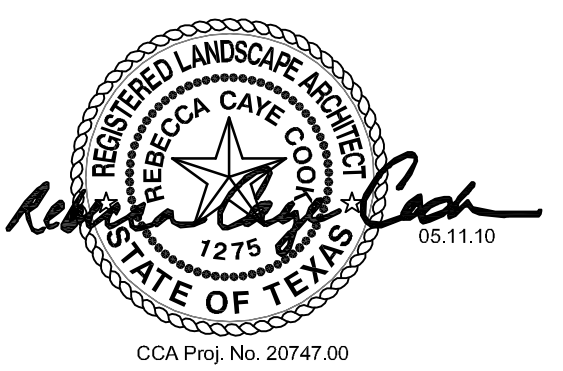
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TITLE

PLANTING LAYOUT PLAN

REVISIONS

△ 05.11.2010 PLANTING MODS.

JOB NO. 26010

Issue Date: 04/23/2010

Drawn By: bb

Checked By: cc

SHEET NO.

AS-BUILTS

L-1.4

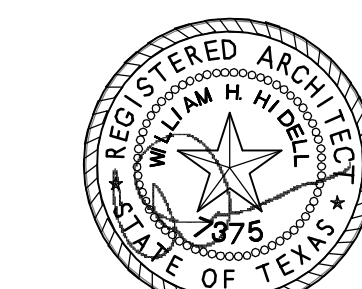
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TITLE

IRRIGATION PLAN

REVISIONS

06.03.2010 Planter Pot Add.

JOB NO. 26010

Issue Date: 04/23/2010

Drawn By: MP

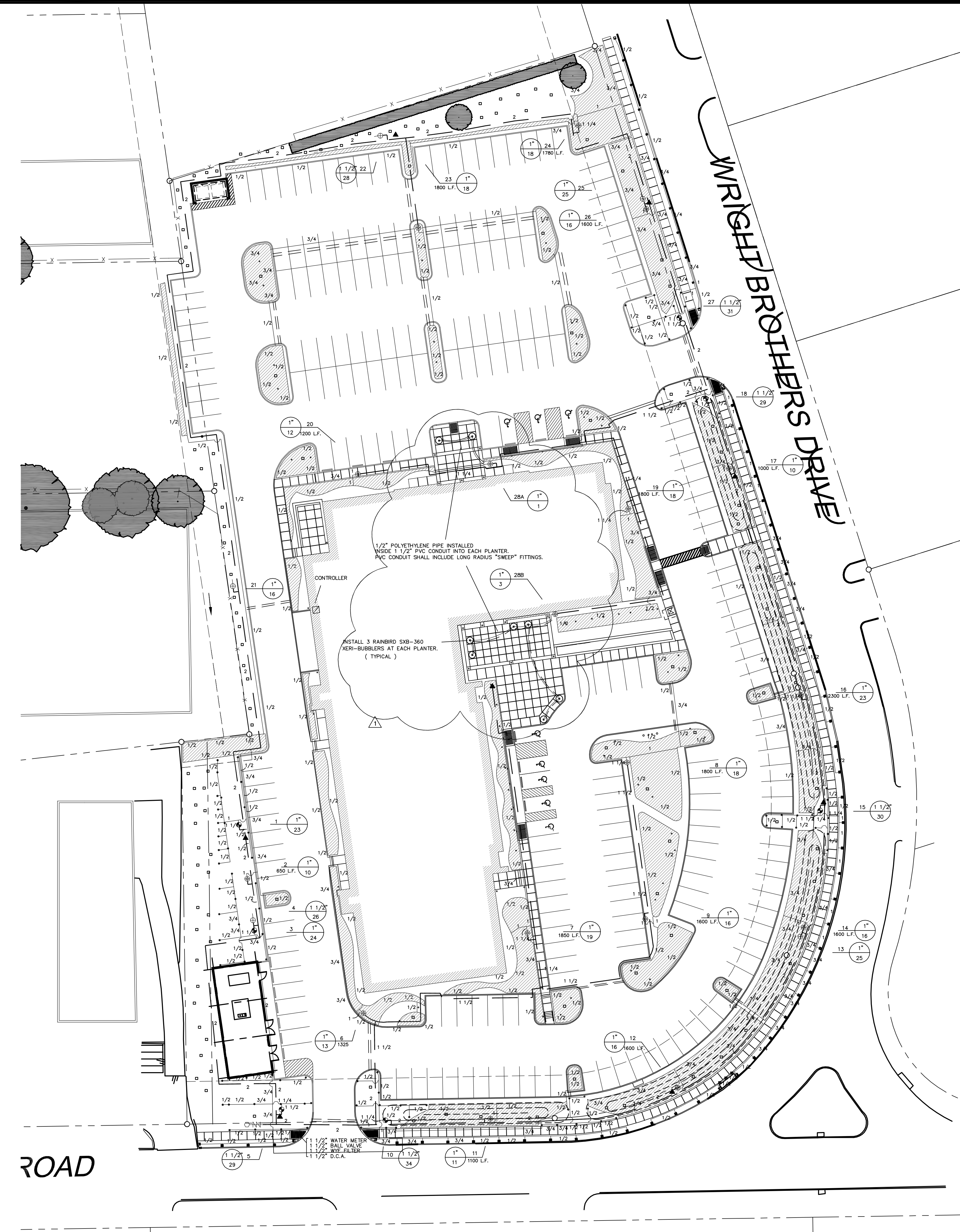
Checked By: JP

SHEET NO.

AS-BUILTS

L-2.1

ISSUE FOR REVIEW ONLY



LEGEND

- HUNTER INST-04 SERIES POP UP SPRAY HEADS WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLES. (TWO PER TREE)
SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- /■ HUNTER INST-04 SERIES POP UP SPRAY HEAD WITH SS / ES SERIES STRIP NOZZLE UNLESS NOTED OTHERWISE.
- HUNTER INST-04 SERIES POP UP SPRAY HEAD WITH PRO SPRAY SERIES NOZZLE AS NOTED BELOW
- ▨ NETAFIM TECHLINE CV SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
SEE INSTALLATION NOTE #16 REGARDING DRIP TUBE LAYOUT IN SHRUB BEDS.
- HUNTER PGP 4" POP UP ROTARY HEAD, PART CIRCLE, #2.5 BLUE NOZZLE UNLESS NOTED OTHERWISE
- HUNTER PGP 4" POP UP ROTARY HEAD, PART CIRCLE, #4.0 BLUE NOZZLE UNLESS NOTED OTHERWISE
- ⊕ HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE
- ⊕ HUNTER ICV SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE
SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- ⊕ HUNTER ICV SERIES ELECTRIC REMOTE CONTROL VALVE WITH "ACCU-SET" PRESSURE REGULATOR AND
SAME SIZE NETAFIM TECH FILTER - FOR "DRIP" ZONES. SET REGULATOR AT 30 P.S.I.
- ▲ HUNTER 33D-R QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
- ⊕ LASCO "V101N" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- 1 1/2" FEBCO 850 SERIES D.C.A. INSTALLED PER CITY CODE, WITH SAME SIZE WATTS 6000 SERIES BRONZE
BALL VALVE AND WATTS 777 SERIES BRONZE WYE FILTER WITH STAINLESS STEEL SCREEN
- 1 1/2" IRRIGATION WATER METER AND TAP
- HUNTER ICC-2400M SERIES AUTOMATIC CONTROLLER WITH WRFC WIRELESS RAIN / FREEZE SENSOR
LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT

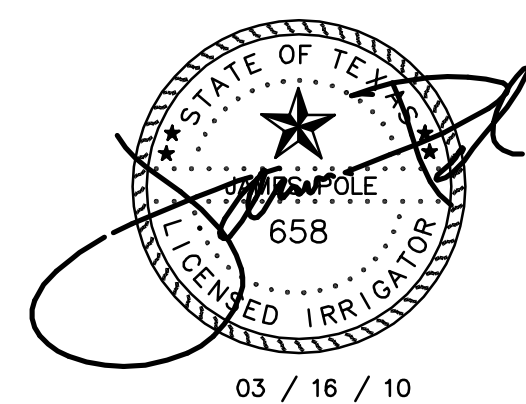
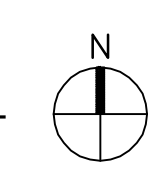
- CLASS 200 PVC MAINLINE PIPE
- CLASS 200 (EXCEPT 1/2 INCH #315) PVC LATERAL PIPE
- CLASS 200 SLEEVE PIPES, ONE 4" AND ONE 2" PIPE AT EACH CROSSING
- 1 1/2" PVC CONDUIT WITH LONG RADIUS "SWEEP" FITTINGS INTO EACH RAISED PLANTER POT.

L.I.C. SHALL SELECT PRO-SPRAY SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

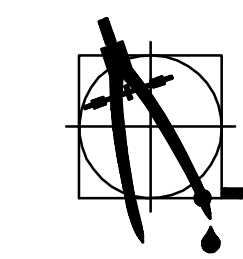
ROAD

1 IRRIGATION PLAN

1" = 30' - 0"



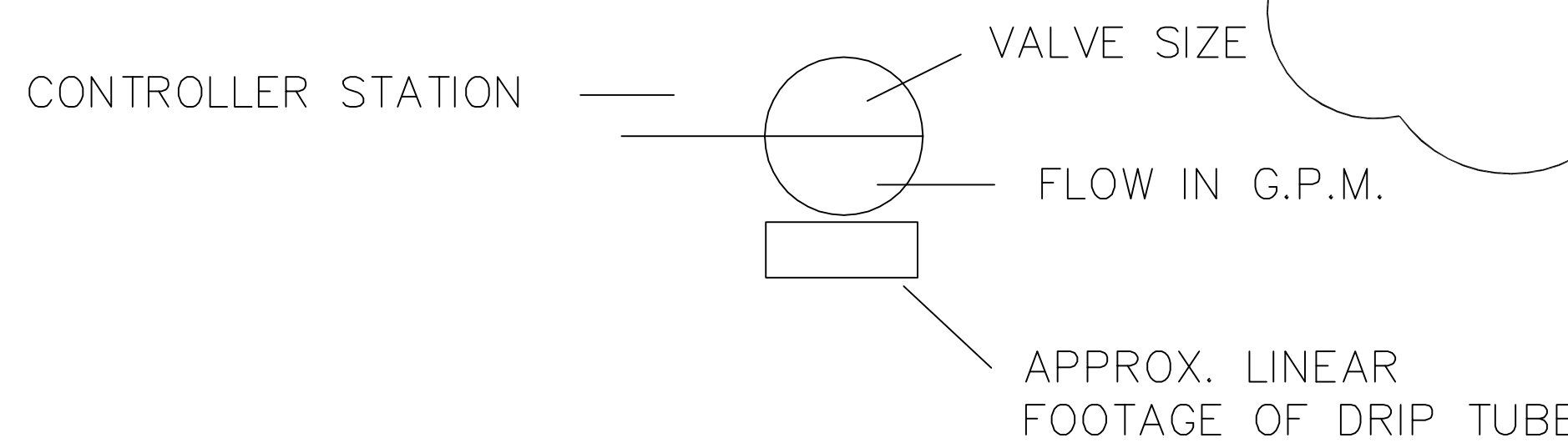
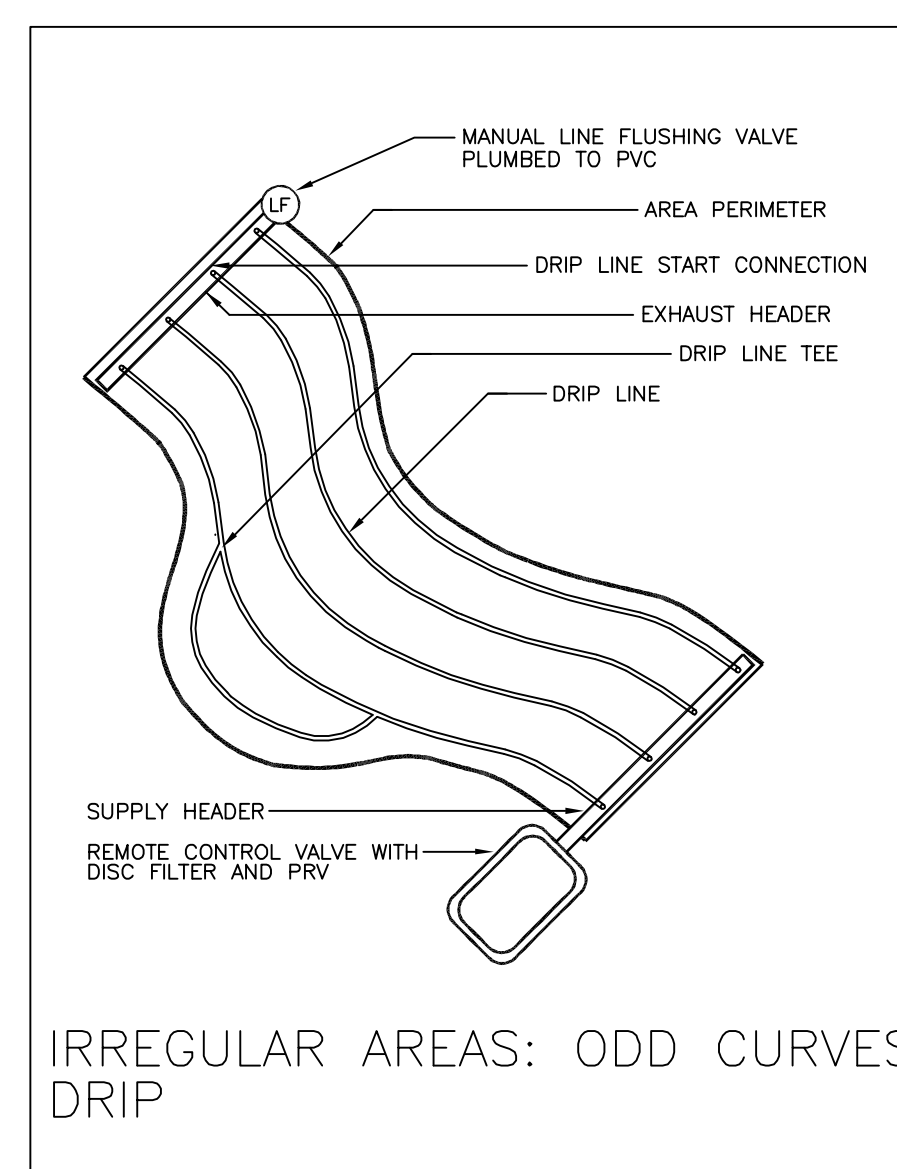
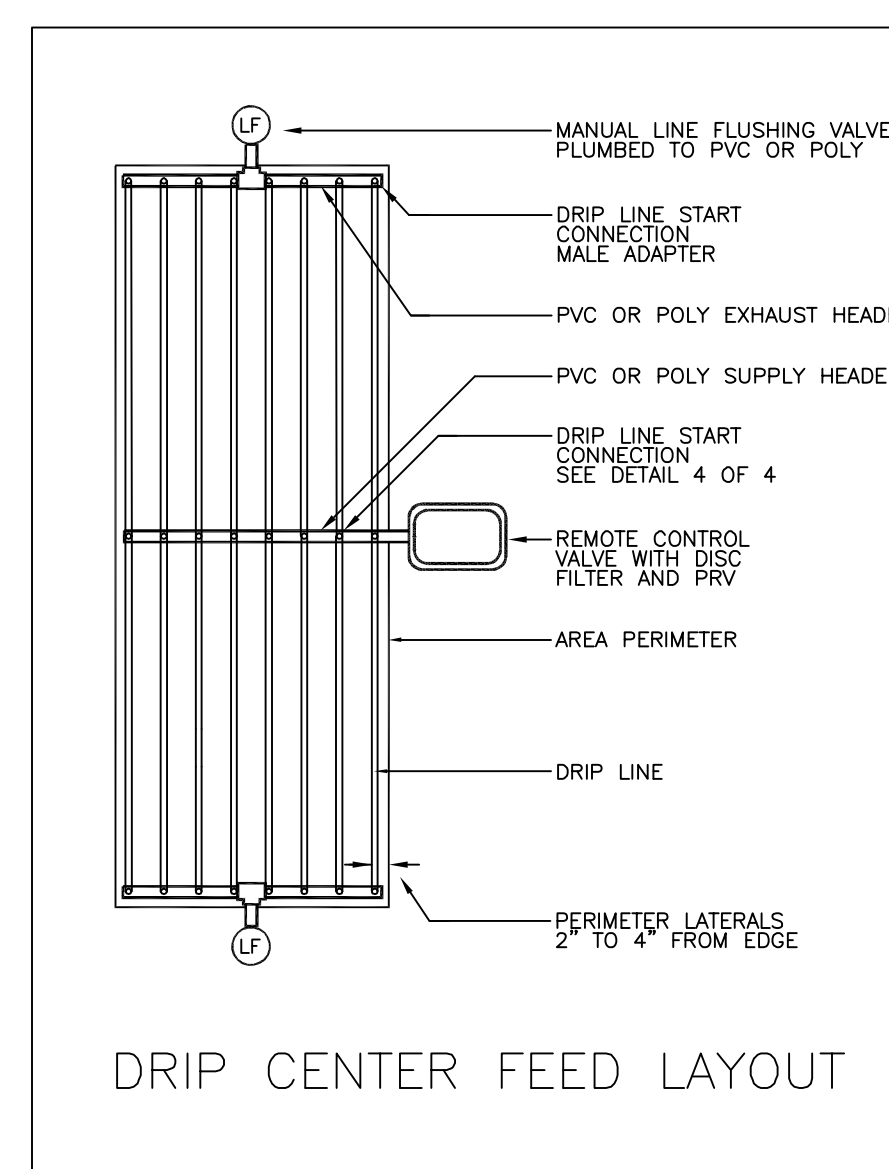
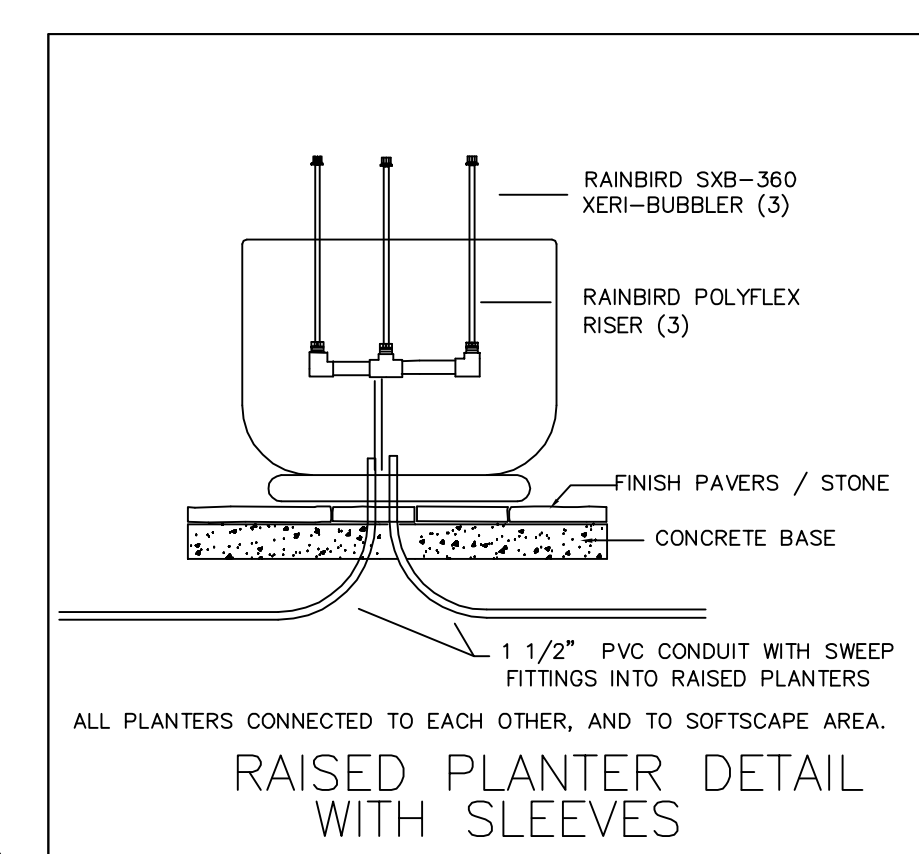
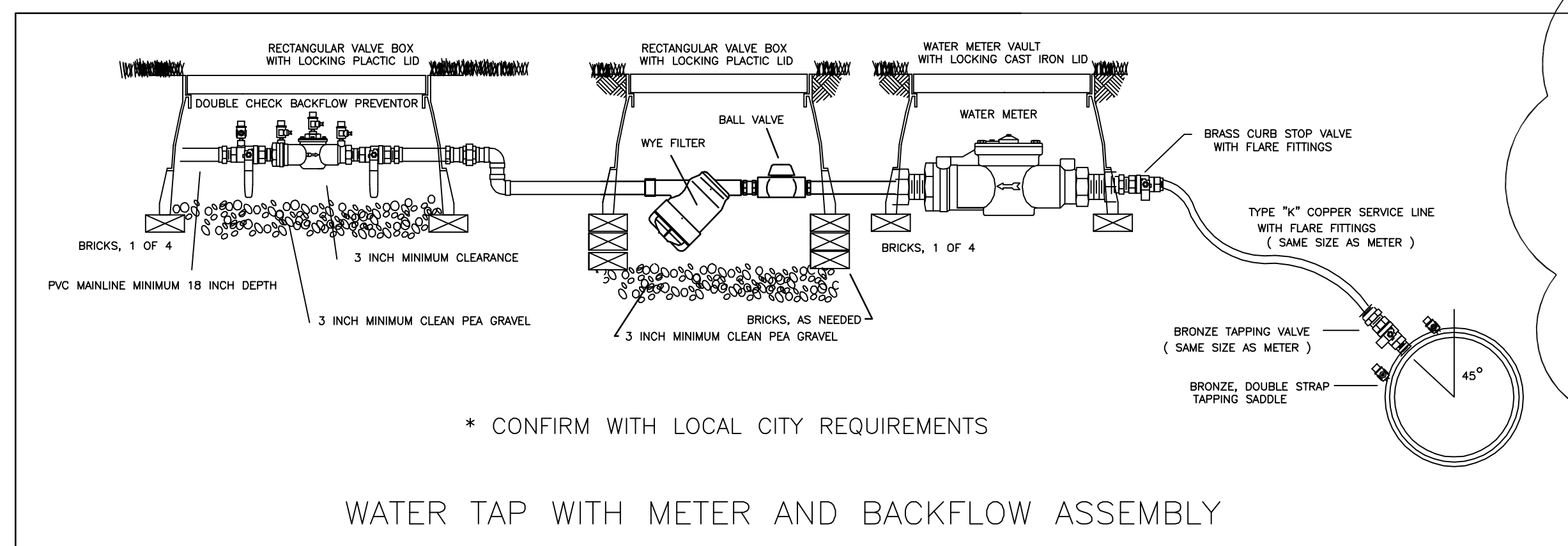
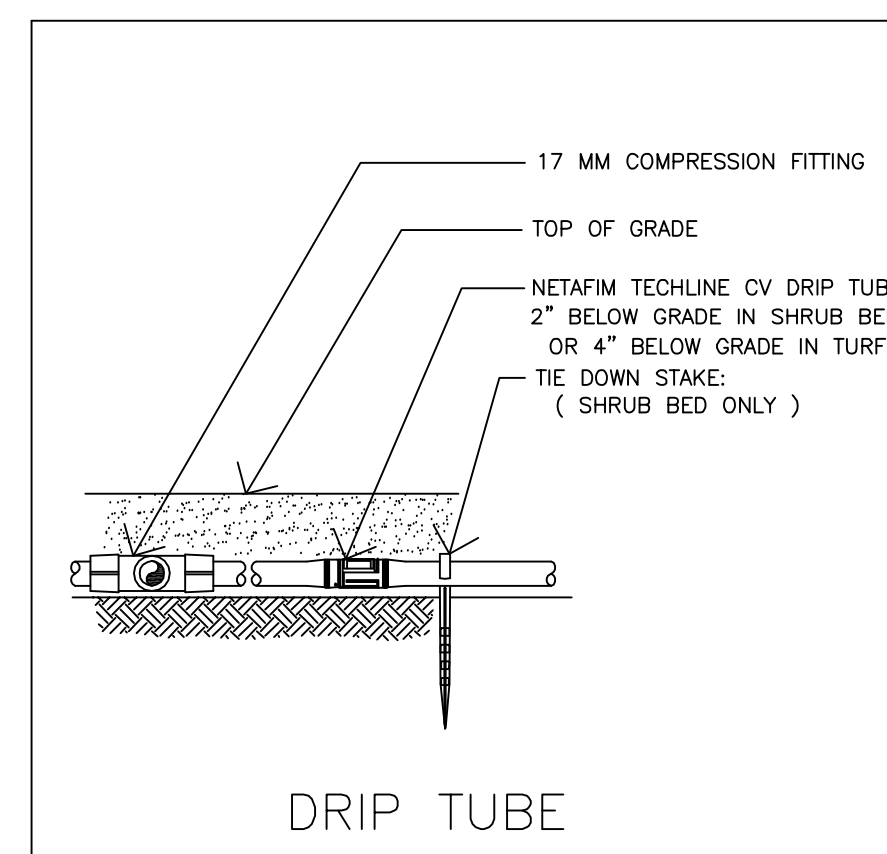
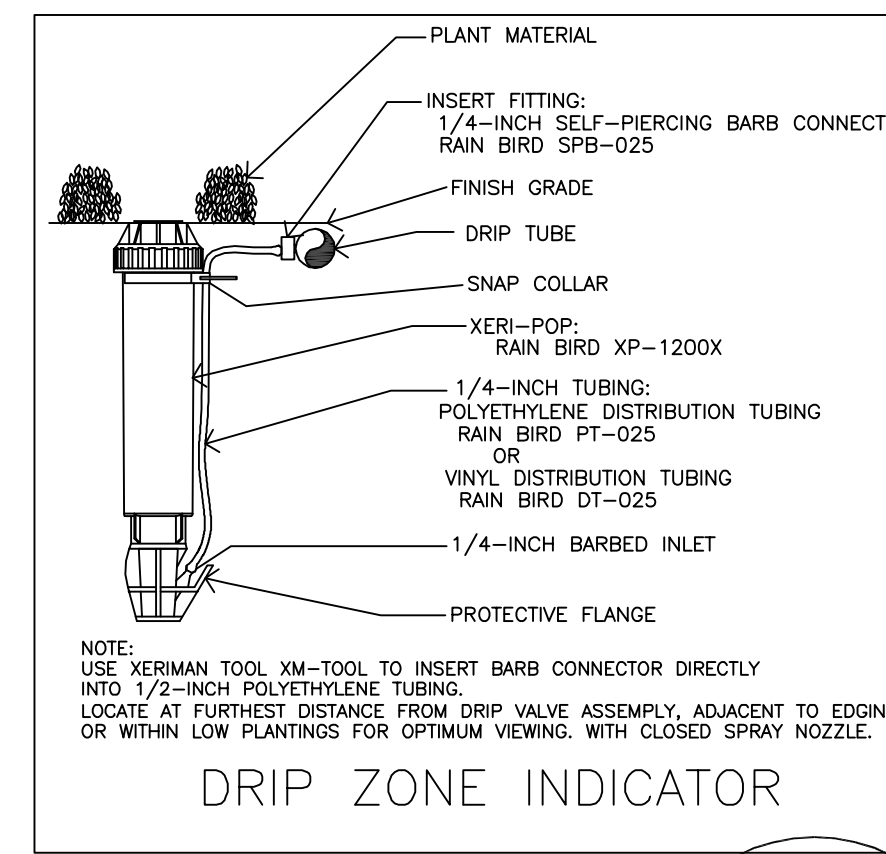
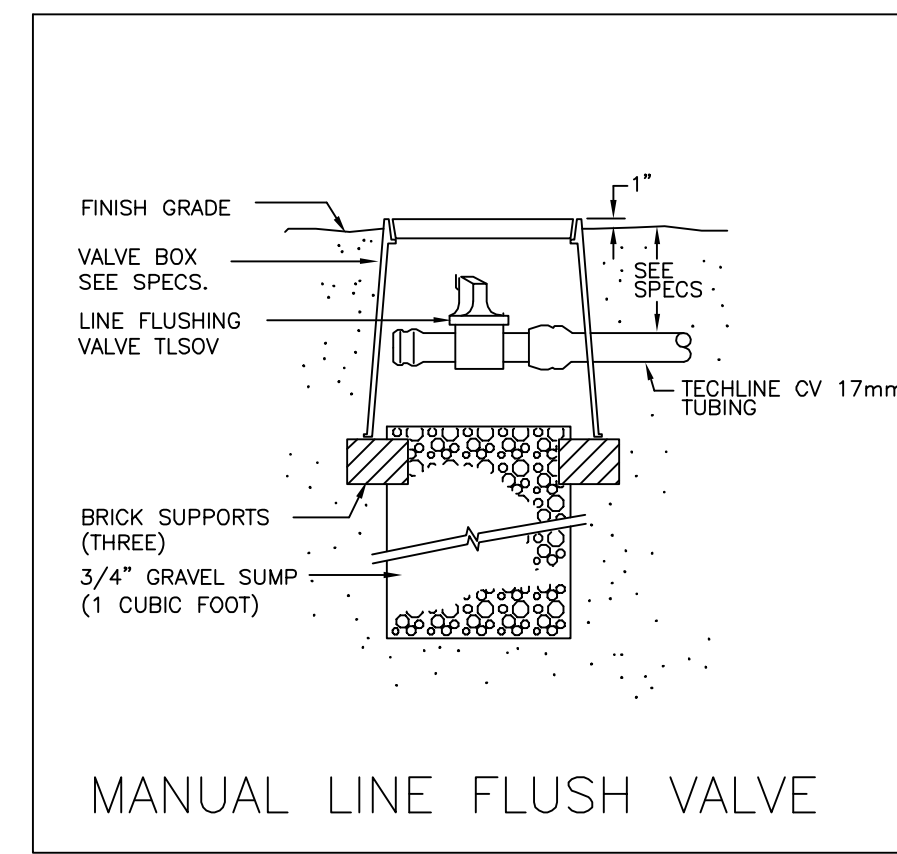
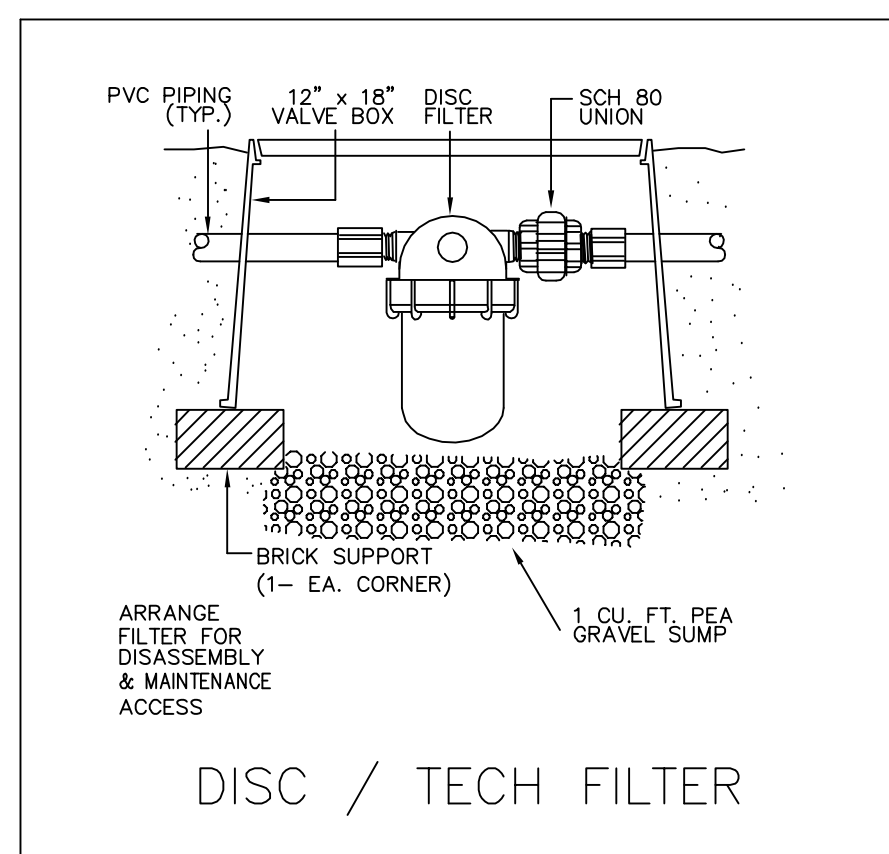
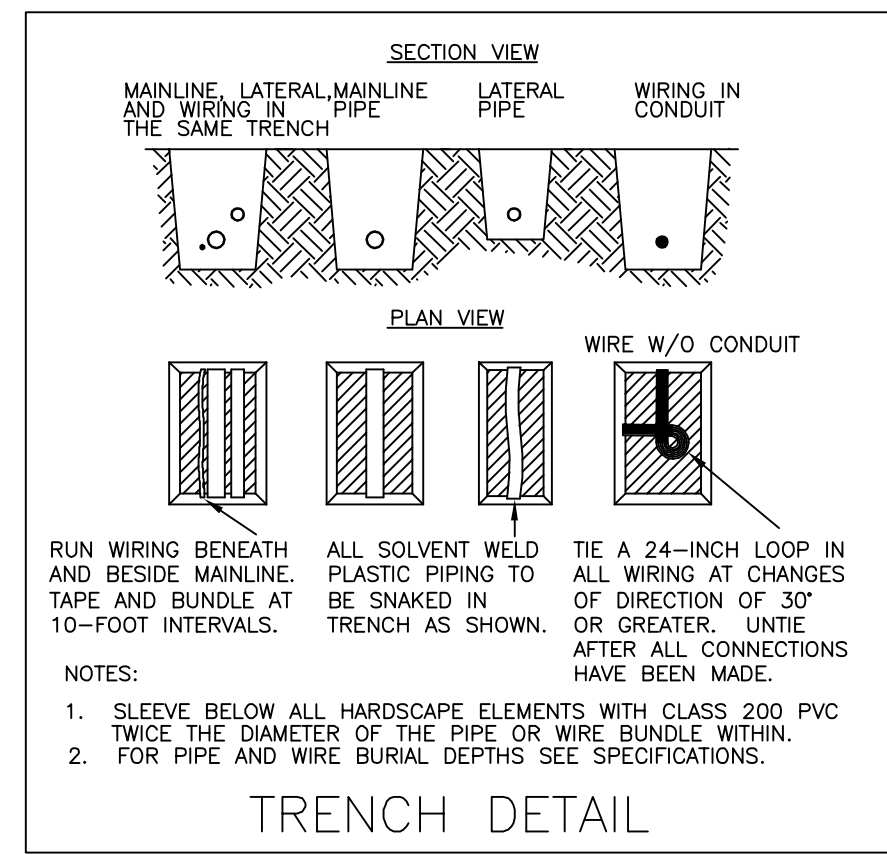
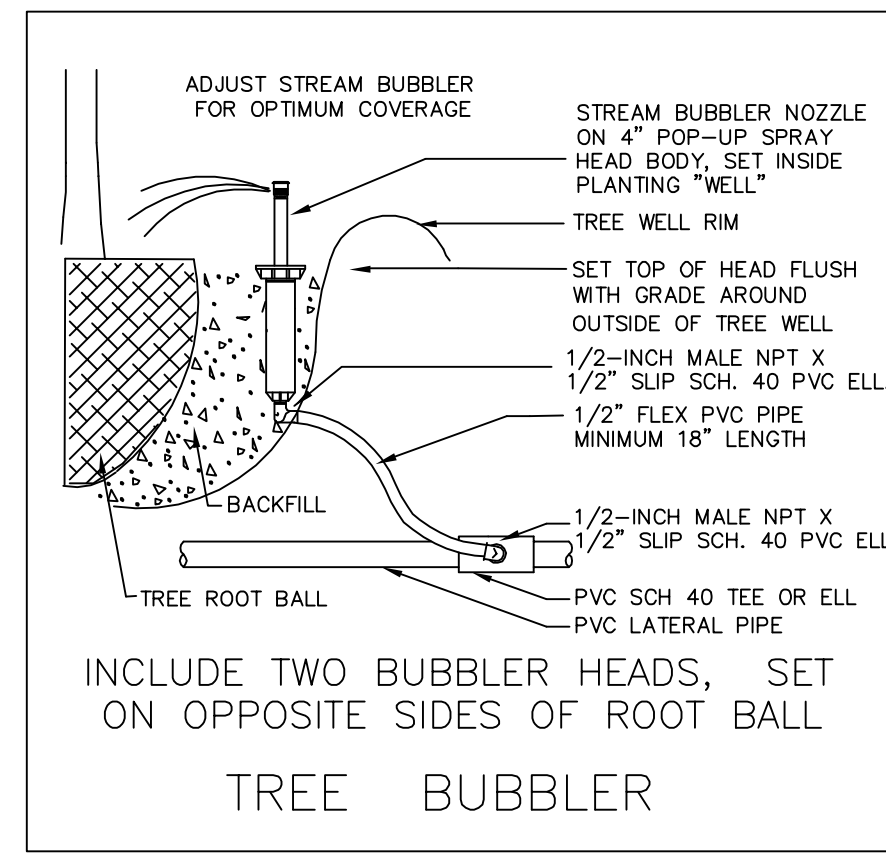
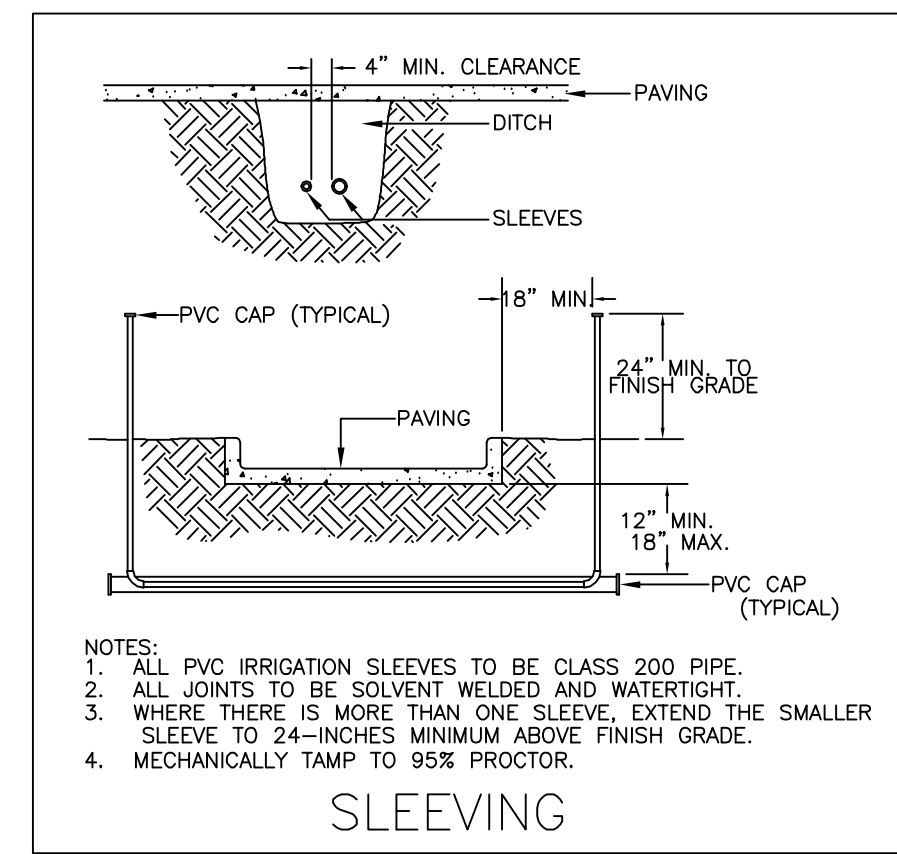
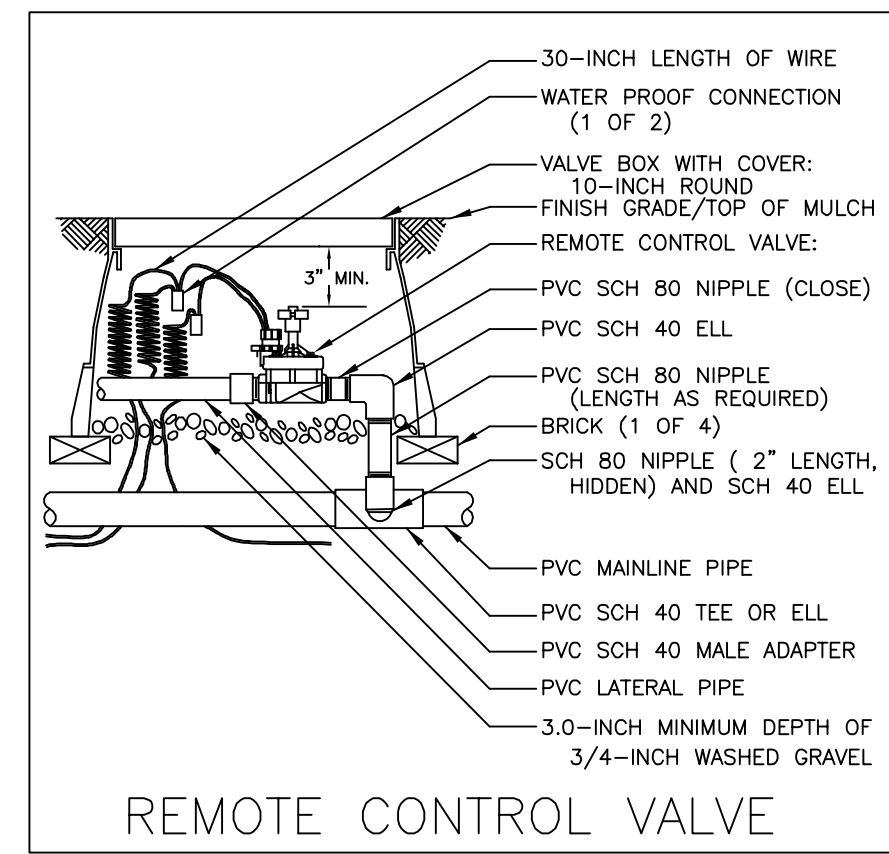
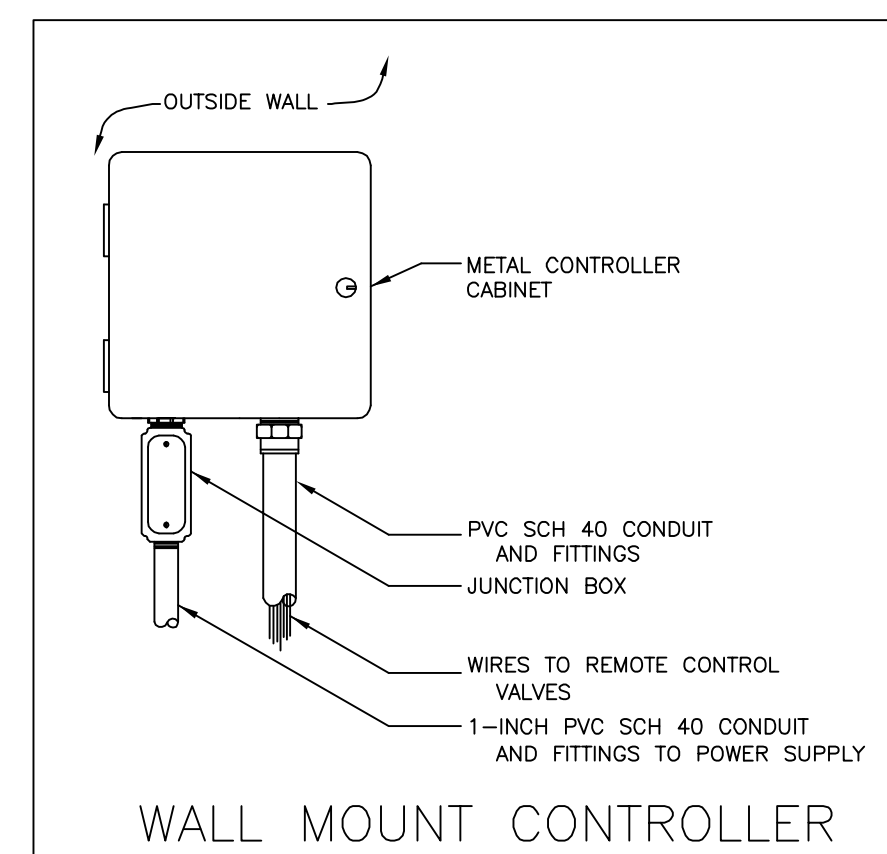
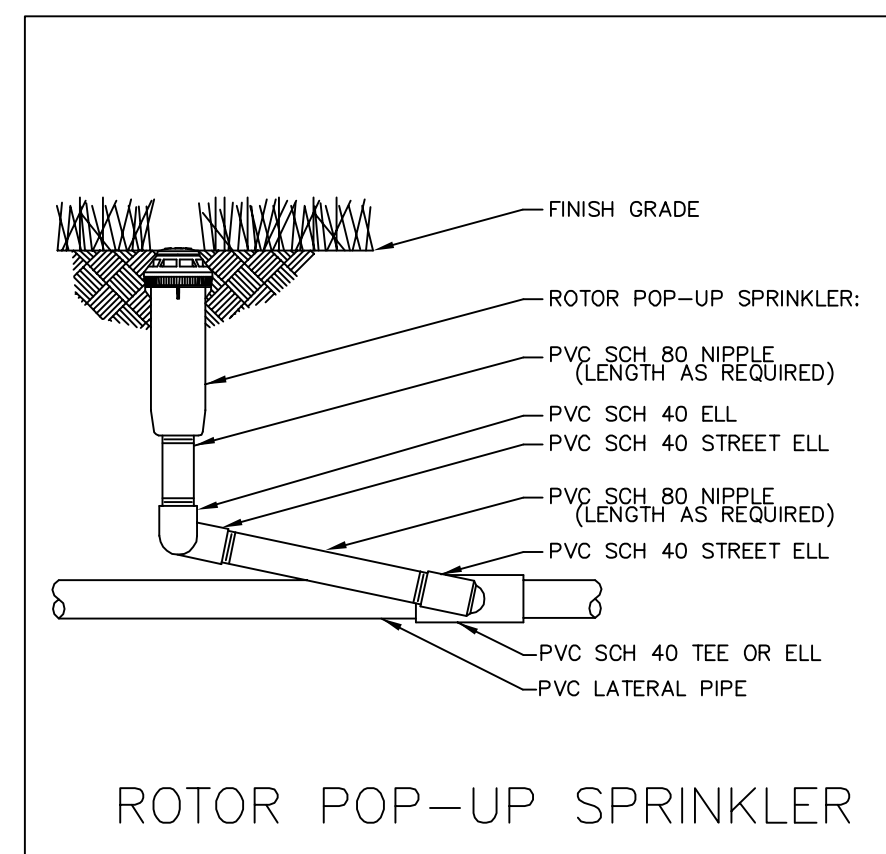
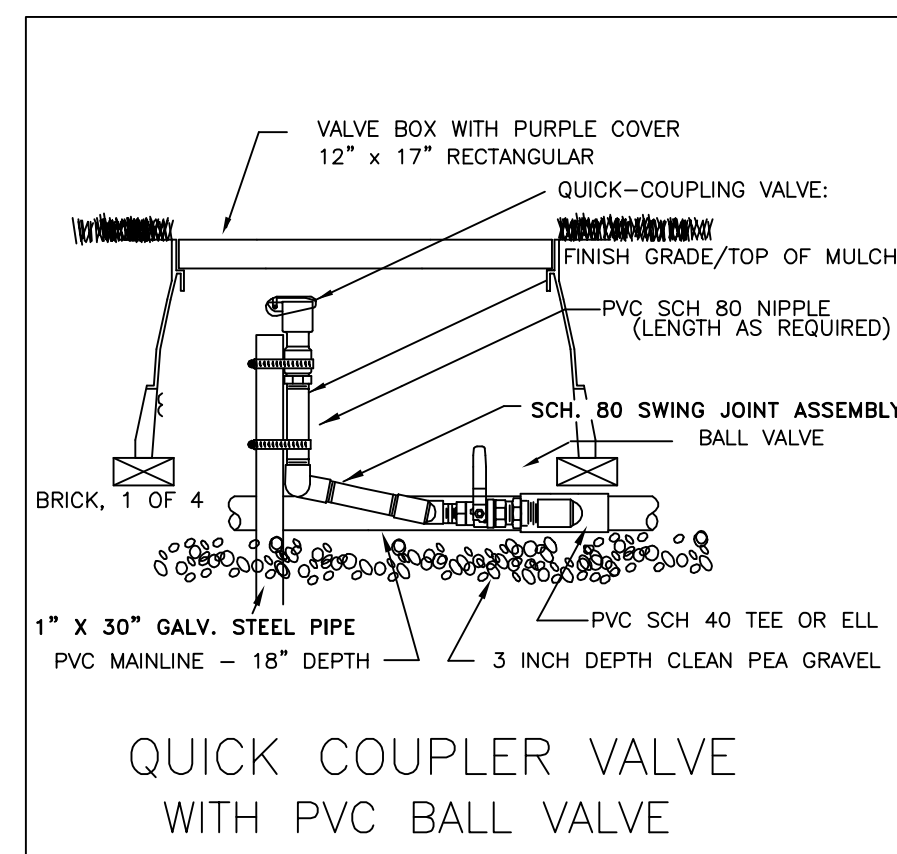
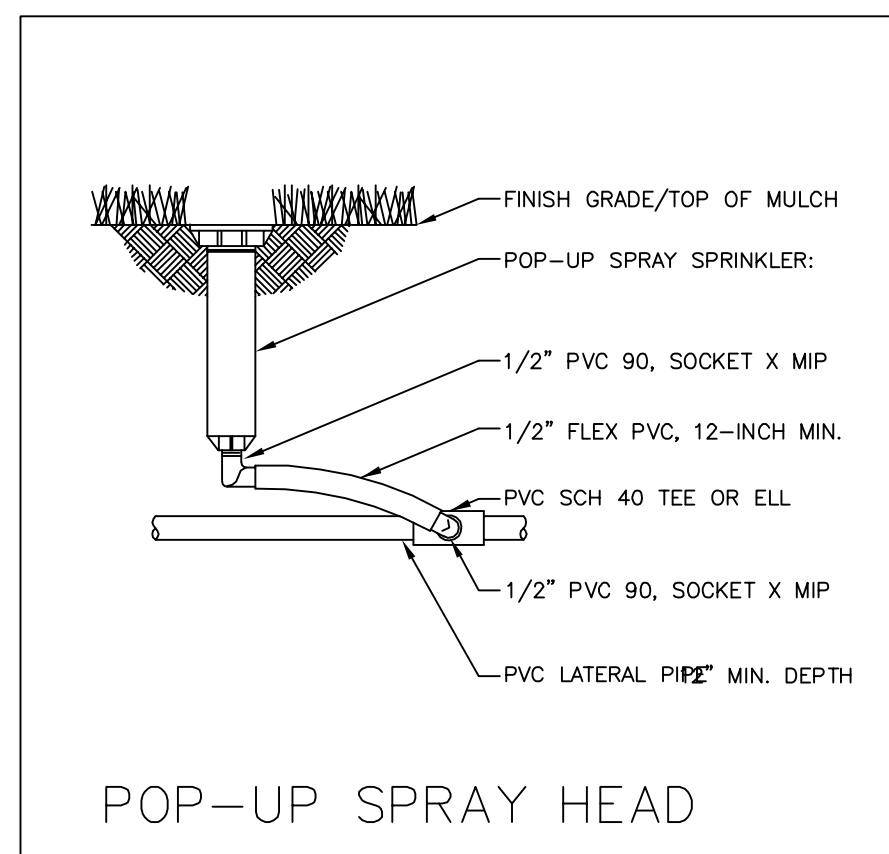
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DENTON, TEXAS 76201 james@jamespoleirrigation.com



INSTALLATION NOTES

- COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
- THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. I.L.C. SHALL PAY ANY ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESSED BEFORE ANY CONSTRUCTION BEGINS.
- CONFIRM MINIMUM STATIC WATER PRESSURE OF 60 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 90 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
- LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND - TRENCHING WITHIN EXISTING TREE ROOT ZONES, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
- UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
- ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. I.L.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER.
- 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE DBY CONNECTORS AS MANUFACTURED BY 3M COMPANY. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION.
- VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 12" x 17" RECTANGULAR VALVE BOXES WITH PURPLE LID FOR QUICK COUPLING VALVES, AND 10" ROUND BOXES FOR ELECTRIC VALVES UNLESS NOTED OTHERWISE. D.C.A., WITH UPSTREAM BALL VALVE AND WYE FILTER SHALL BE BOXED AND LOCATED ACCORDING TO LOCAL CODE.
- USE RIGID SCH. 80 PVC SWING JOINT ASSEMBLIES TO CONNECT ALL ROTARY HEADS AND QUICK COUPLERS.
- ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12" MINIMUM LENGTH OF 1/2" FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.
- PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL FOR EVERY SIX Q.C. VALVES. (MINIMUM ONE SET).
- CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
- THE PROPOSED LOCATIONS OF ALL ABOVE- GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
- ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE) FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE THE ADDITION OF CHECK VALVES WHERE NEEDED TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR, AND INSTALL CHECK VALVES FOR UP TO 10 % OF THE TOTAL NUMBER OF HEADS WHEN NEEDED, WITH NO ADDITIONAL COST TO THE OWNER.
- WHERE SHOWN ON THE PLANS, MASS SHRUB / GROUNDCOVER BEDS SHALL INCLUDE NETAFIM TECHLINE CV SERIES DRIP TUBE WITH PRE-INSTALLED .6 GPH DRIP EMITTERS (TLCV6-18), INSTALLED IN CENTER-FED GRIDS WITH ROWS SPACED 12" APART. INDIVIDUAL DRIP TUBE RUNS SHALL NOT EXCEED 150 L.F. PVC LATERAL "TRUNK" LINES SHALL BE INSTALLED 10" DEEP. DRIP TUBE SHALL BE SET 2" BELOW FINISHED SOIL GRADE (NOT INCLUDING MULCH LAYER), SECURELY STAKED EVERY 18". NETAFIM #TL050MFV-1 FLUSH VALVES SHALL BE INSTALLED AT THE FARTHEST POINTS FROM THE ZONE VALVE. USE 17 MM BARBED FITTINGS FOR DRIP LINE CONNECTIONS, SET THE MAXIMUM OPERATING PRESSURE AT 30 PSI. TECHLINE CV SHALL BE INSTALLED PERPENDICULAR TO SLOPE FACE. INSTALL TLCV IN-LINE CHECK VALVES FOR EVERY 4.5 FEET OF DRIP LINE ELEVATION CHANGE WITHIN THE ZONE. USE NETAFIM STAPLES (#TL56) TO SECURE TUBING EVERY 18" EACH DRIP ZONE SHALL INCLUDE ONE MAINTENANCE "FLAG" WHICH SHALL CONSIST OF A 12" POP-UP SPRAY HEAD AND COMPLETELY CLOSED SPRAY NOZZLE. THE POP-UP HEAD SHALL BE CONNECTED TO THE DRIP ZONE PIPE, SET FLUSH WITH GRADE, AND LOCATED AT THE FARTHEST DISTANCE FROM THE DRIP VALVE ASSEMBLY. INSTALL THE "FLAG" HEAD ADJACENT TO EDGING OR IN LOW PLANTINGS FOR EASE OF VIEWING.

LEGEND

- HUNTER INST-04 SERIES POP UP SPRAY HEADS WITH HUNTER MSBN-50H STREAM BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- HUNTER INST-04 SERIES POP UP SPRAY HEAD WITH SS / ES SERIES STRIP NOZZLE UNLESS NOTED OTHERWISE.
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logos-jwcompany copy.tif

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TITLE

IRRIGATION NOTES & DETAILS

REVISIONS

06.03.2010	Planter Pot Add.
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AS-BUILTS

L-2.2

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