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Project Name: WISE AVENUE PARK
Project Number:
Drawn By: CK'd By:
Date: Scale: As shown

Rev.	Description:	Date:

IRRIGATION
SLEEVING
PLAN

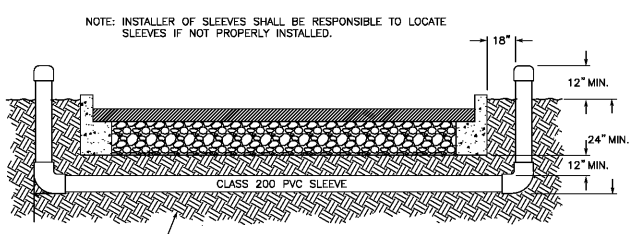
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SHEET 1 OF 1

IRRIGATION SYSTEM NOTES:

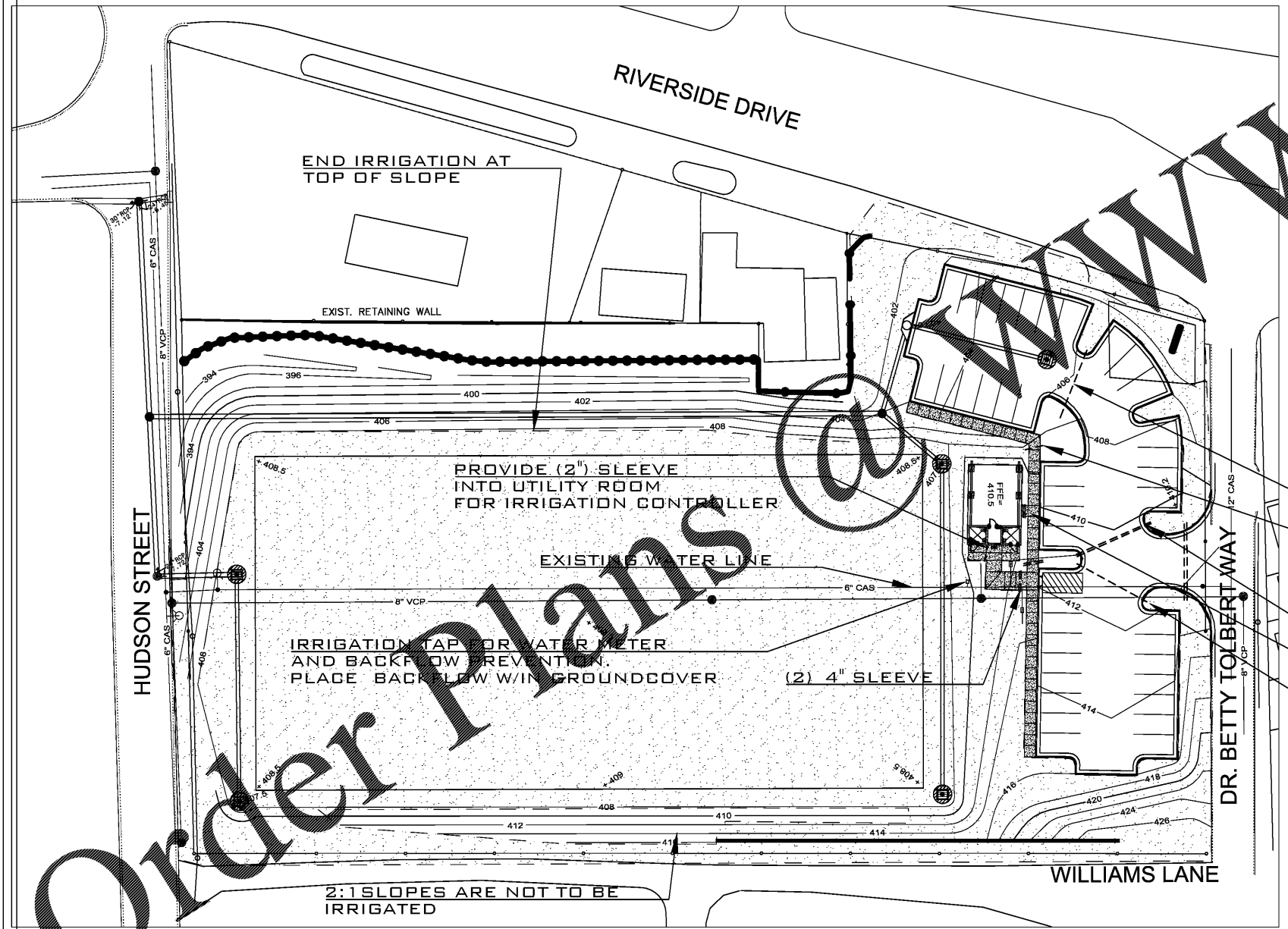
- CONTRACTOR SHALL PROVIDE A DESIGN / BUILD, AUTOMATIC IRRIGATION SYSTEM TO COVER ALL PLANTING AREAS ON SITE AS DEFINED BY LANDSCAPE DRAWINGS BY LEE RICHARDSON & ASSOCIATES, (LRA). MAINLINE SHALL BE RUN CONTINUOUSLY AROUND SITE IN ORDER TO PROVIDE THE AUTOMATIC AND MANUAL IRRIGATION THROUGHOUT THE SITE.
- CONTRACTOR SHALL BE COMPLIANT WITH ALL LOCAL, STATE OR FEDERAL CODES GOVERNING WATER USAGE, WATER LINE CONNECTIONS, BACKFLOW PREVENTION, ELECTRICAL CODES FOR AUTOMATIC CONTROLLERS AND LOW VOLTAGE WIRING.
- CONTRACTOR SHALL PROVIDE QUICK COUPLING VALVES WITHIN 12" ROUND VALVE BOXES, AT INTERVALS NOT TO EXCEED DISTANCES OF 100 LF HORIZONTAL DISTANCES. QUICK COUPLERS SHALL NOT BE LOCATED IN TREE CUT-OUTS, BUT SHALL BE LOCATED IN LARGE PLANTING BEDS. CONTRACTOR SHALL AVOID, WHERE POSSIBLE, LOCATING QUICK COUPLING VALVES IN TURF AREAS. CONTRACTOR SHALL MATCH PRODUCT TYPE USED ON ORIGINAL PHASE OF WORK FOR RENAISSANCE.
- ALL VALVES SHALL BE COMMERCIAL PVC VALVES, AND SHALL HAVE PRESSURE REDUCING CAPABILITIES. VALVES SHALL BE LOCATED IN 10" ROUND VALVE BOXES W/ GREEN LIDS. LOCATE VALVE BOXES IN PLANTING BEDS WHERE POSSIBLE. DO NOT LOCATE VALVE BOXES AT BUILDING ENTRANCEWAYS, FIRE EXITS OR NEAR SEATING AREAS.
- MAINLINE FOR IRRIGATION SHALL BE MIN. 2" CLASS 200, PVC PIPE.
- AUTOMATIC CONTROLLER SHALL BE COMMERCIAL, STAINLESS STEEL CASING, W/ LOCKING BOX, AND SHALL BE SIZED TO MEET REQUIREMENTS, ALONG WITH A MINIMUM OF TWO ADDITIONAL ZONES FOR FUTURE USE. CONTROLLER SHALL BE LOCATED IN PLANTING AREA ADJACENT TO NORTH GRAND STAIRCASE. CONTRACTOR SHALL VERIFY ELECTRICAL HAS BEEN PROVIDED FOR THE IRRIGATION SYSTEM. LOCATE WITHIN THE RESTROOM UTILITY ROOM - COORDINATE WITH GENERAL CONTRACTOR.
- IRRIGATION HEADS SHALL BE AS FOLLOWS: SPRAY HEADS - 6" FOR TURF AREAS AND 4" HIGH-POP FOR SHRUB BEDS. RECOMMENDED MANUFACTURER: RAINBIRD OR TRO. CONTRACTOR SHALL REFER TO EXISTING HEADS IN PHASE ONE SCOPE, AND SHALL MATCH PROPOSED HEADS TO EXISTING IRRIGATION HEADS. IRREDECO TUBING WITH DRIP MIST HEADS IS SUGGESTED FOR LARGE EVERGREENS ALONG RETAINING WALLS AND ALONG HEDGES RUNNING ALONG PARKING AREAS.
- ALL IRRIGATION HEADS SHALL BE ON SWING JOINTS. POLYPIPE TUBING IN LIEU OF SWING JOINTS IS NOT ALLOWED.
- CONTRACTOR SHALL SUBMIT PROPOSED IRRIGATION PLAN TO OWNER, LANDSCAPE ARCHITECT AND / OR CONSTRUCTION MANAGEMENT TEAM FOR APPROVAL PRIOR TO INSTALLATION.
- ALL IRRIGATION PIPING, BACKFLOW PREVENTION, ETC. SHALL MEET ALL MUNICIPAL, COUNTY, STATE AND FEDERAL PLUMBING CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND REQUIRED INSPECTIONS BY LOCAL BUILDING INSPECTIONS. CONTRACTOR SHALL REFER TO "AS-BUILT" IRRIGATION PLANS TO DETERMINE IF A NEW TAP IS NECESSARY, OR CONTRACTOR CAN USE EXISTING MAIN LINE ROUTING AS PART OF THE PROPOSED WORK.
- CONTRACTOR TO PROVIDE IRRIGATION METER, TAP, ETC FOR IRRIGATION SYSTEM. COORDINATE TAP LOCATION WITH CIVIL. (REFER TO #10; ABOVE REGARDING TAP.)

SLEEVING NOTES

- CONTRACTOR SHALL PROVIDE IRRIGATION SLEEVING BELOW ALL VEHICULAR OR PEDESTRIAN PAVED SURFACES. CONTRACTOR SHALL LOCATE AS NECESSARY IN FIELD TO ACCOMMODATE EXISTING VEGETATION, UTILITIES, AND OTHER MAJOR CONSTRUCTION.
- ALL SLEEVES ARE BY IRRIGATION CONTRACTOR.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND EXPOSING ALL IRRIGATION SLEEVES PRIOR TO THE IRRIGATION CONTRACTOR'S INSTALLATION OF PIPING.
- ALL SLEEVES ARE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE ON PLAN. SLEEVE SIZES ARE NOTED ON PLAN.
- CONTRACTOR TO COORDINATE SLEEVES WITH OTHER TRADES ON-SITE.
- ANY DAMAGE TO THE EXISTING UTILITIES, STRUCTURES, OR OTHER CONSTRUCTION RESULTING FROM INSTALLATION OF SLEEVES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SLEEVES SHALL BE INSTALLED UNDER PROPOSED PAVEMENT AREAS PRIOR TO SUBGRADE AND BASE CONSTRUCTION.
- WHERE A JOINT BETWEEN PIPE SECTIONS IS NECESSARY, THE INSIDE DIAMETER OF THE PIPE SHALL NOT BE REDUCED FROM THE SLEEVE SIZE NOTED ON THE PLANS.
- ALL SLEEVES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TWENTY-FOUR INCHES (24") AND A MAXIMUM THIRTY-SIX INCHES (36") FROM CENTER TO CENTER. THE END OF THE SLEEVE SHALL EXTEND 12" BEYOND THE EDGE OF THE PAVEMENT OR CURB.
- BACKFILL MATERIAL PLACED AROUND THE SLEEVES SHALL BE FREE OF ROCKS OR OTHER FOREIGN MATTER THAT MAY CAUSE DAMAGE TO THE PIPE.
- THE CONTRACTOR SHALL INSTALL A PVC STUB THAT IS AT LEAST 18" ABOVE GRADE AT EACH END OF THE SLEEVE TO MARK ITS EXACT LOCATION.
- ONCE THE SLEEVE IS INSTALLED, THE CONTRACTOR SHALL INSTALL A TEMPORARY CAP ON EACH END OF THE PIPE TO PREVENT SOIL AND OTHER DEBRIS FROM ENTERING THE SLEEVE.
- THE CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH AN 'AS-BUILT' PLAN, WHICH NOTES THE EXACT LOCATION OF THE SLEEVES PRIOR TO ACCEPTANCE OF WORK.
- IF THE ROAD CROSSINGS ARE DESIGNATED AS BEING BORE LOCATIONS, THE BORE MUST BE OF AMPLE SIZE TO ACCOMMODATE THE SLEEVE SIZE SPECIFIED.



2 IR-1
SLEEVING
NTS



1 IR-1
IRRIGATION SLEEVING PLAN
1" = 30'-0"

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