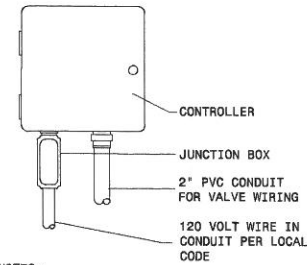


IRRIGATION NOTES

- IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), P.O. BOX 13087, AUSTIN, TX 78711-3087. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A TEXAS LICENSED IRRIGATOR, AS REGULATED BY THE TCEQ.
- CONTRACTOR TO CONTACT PROPER AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC AND REPRESENTS THE INTENT OF THE WORK TO BE INSTALLED. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. ACTUAL LAYOUT OF PIPING, SPRINKLER HEADS, VALVES, CONTROLLER AND RELATED EQUIPMENT SHALL BE DETERMINED ON-SITE. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES - THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES AND MAKE THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE IRRIGATION SYSTEM AS DESIGNED. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
- THE IRRIGATION CONTRACTOR WILL SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN.
- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES AS PER LOCAL AND GOVERNING AUTHORITIES AND THE NATIONAL ELECTRICAL CODE AND ITS GOVERNING AUTHORITIES.
- AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 60 PSI. IF STATIC WATER PRESSURE IS LESS THAN STATED, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER IN WRITING. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT THE APPROVAL OF THE IRRIGATION DESIGNER, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY OF ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED.

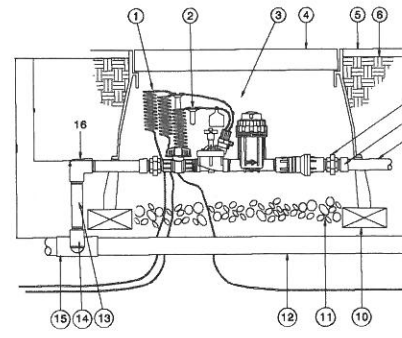
- 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR 'IRRIGATION WIRE.' EACH CONTROLLER TO HAVE A DIFFERENT COLOR STATION AND COMMON WIRE. TWO (2) SPARE GROUND WIRES SHALL BE INSTALLED FROM CONTROLLER TO THE FARTHEST VALVE IN EACH DIRECTION.
 - * STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
 - * COMMON WIRE - WHITE
 - * EXTRA COMMON WIRES - BLUE
- WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
- EACH VALVE TO RECEIVE A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG. THIS NUMBER TO CORRESPOND TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER.
- VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 10 INCH ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES.
- USE SCHEDULE 80 RIGID PVC SWING JOINTS WITH MARLEX 90 DEGREE ELLS FOR ALL QUICK COUPLER CONNECTIONS.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC...
- ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 1/2 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER.
- PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
- 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.

- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF TWO INCHES (MINIMUM) FROM THE EDGE OF ANY HARDSCAPE UNLESS OTHERWISE SPECIFIED.
- ALL SPRINKLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC...
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- CONTRACTOR SHALL NOT DISTURB ROOTS OF EXISTING TREES. THERE SHALL BE NO MACHINE TRENCHING BELOW THE DRIPLINE OF EXISTING TREES.
- ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS.
- CLEAN UP: DURING IRRIGATION PREPARATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION. ALL EXCAVATED MATERIALS NOT USED IN BACKFILL WILL BE DISPOSED OF LEGALLY OFF THE PROJECT SITE.
- THE IRRIGATION CONTRACTOR SHALL LAMINATE A COLOR-CODED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER TO DISPLAY WHICH VALVES COVER WHICH AREAS, AND WHAT ZONE NUMBER THAT THE RESPECTIVE VALVE IS.
- TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
 - (2) QUICK COUPLER KEYS
 - (1) CONTROLLER MANUAL
 - (2) CONTROLLER KEYS
 - IRRIGATION SYSTEM AS-BUILTS (AS MANY COPIES AS REQUESTED) DETAILING ACTUAL FIELD LOCATIONS OF MAJOR IRRIGATION COMPONENTS AS WELL AS WIRE SPLICE BOXES.
- WARRANTY: THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.



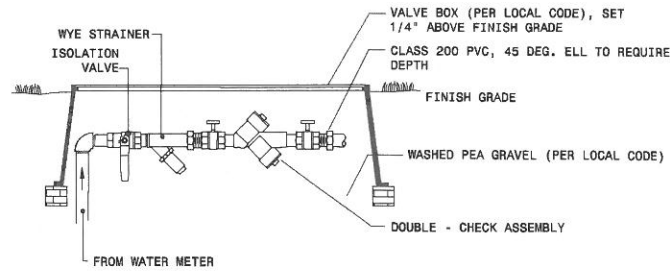
- NOTES:**
- SEE MANUFACTURERS MANUAL FOR MOUNTING INSTRUCTIONS.
 - INSTALL WIRING PER LOCAL CODE.
 - INSTALL CONDUIT WITH SWEEP FITTINGS AND PULL WIRE.

CONTROLLER - WALLMOUNT



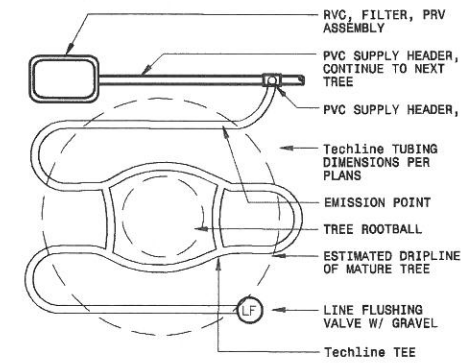
DRIP CONTROL ZONE KIT
SCALE: NTS

- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION (ANY APPROVED)
- REMOTE CONTROL VALVE ASSEMBLY
- JUMBO PLASTIC VALVE BOX BY CARSON (OR EQUAL)
- TOP OF MULCH
- FINISHED GRADE - 1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
- PVC UNION (2)
- PVC SCH 40 MALE ADAPTER (2)
- PVC LATERAL PIPE
- BRICK (1 OF 4)
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- PVC MAINLINE PIPE
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- SCH. 40 PVC ELL
- PVC SCH 40 TEE OR ELL
- SCH. 40 PVC THREADED ELL

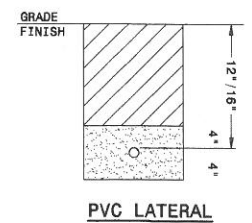


- NOTES:**
- KEEP TEST COCKS CLEAR OF DEBRIS (PER LOCAL CODE)
 - INSTALL DEVICE 12" ABOVE GRAVEL FLOOR AND 8" BELOW FINISH GRADE
 - TAMP SOIL FIRMLY AROUND VALVE BOX AND SET VALVE BOX ON (2) TWO LAYERS MINIMUM OF BRICK SUPPORT (PER LOCAL CODE)

BACKFLOW PREVENTER

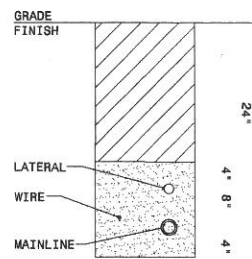


TREE RING TUBING & ACCESSORIES
FOR ALL TREE PLANTED IN DRIP ZONES
N.T.S.



PVC LATERAL

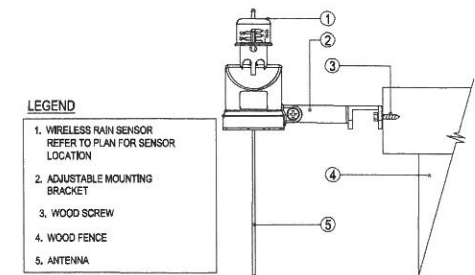
- EXCAVATED MATERIAL SHALL BE FINELY SCREENED WITH NO ROCKS LARGER THAN 1".
- BEDDING AND COVER MATERIAL SHALL BE TOPSOIL WITH NO ROCKS.



MAINLINE, LATERAL & 24V WIRE

PIPE & WIRE SLEEVING

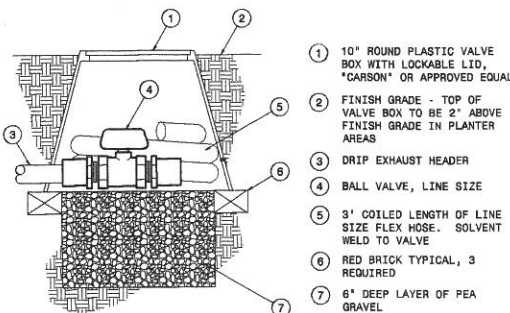
- BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
- SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
- ALL PIPE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
- ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
- TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30°.
- ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
- SLEEVES TO EXTEND A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS,



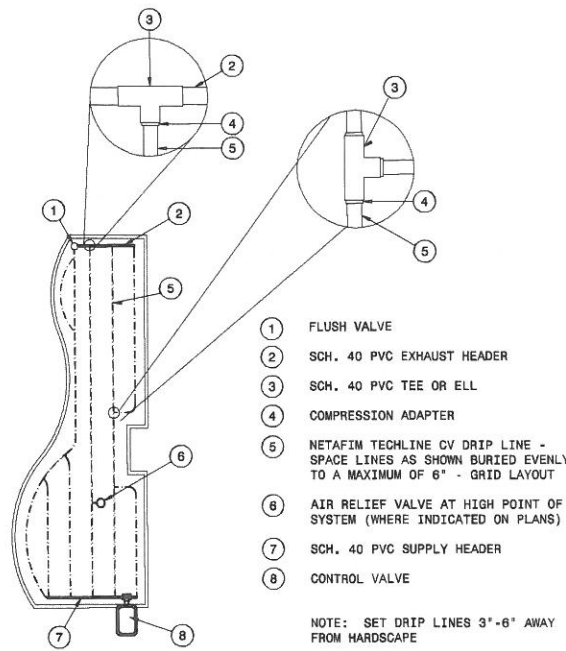
- LEGEND**
- WIRELESS RAIN SENSOR REFER TO PLAN FOR SENSOR LOCATION
 - ADJUSTABLE MOUNTING BRACKET
 - WOOD SCREW
 - WOOD FENCE
 - ANTENNA

- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - MOUNT SENSOR VERTICALLY. AVOID PLACEMENT UNDER EYE OR TREE CANOPY. LOCATE WITHIN 300 FEET OF SENSOR RECEIVER AND CONTROLLER

RAIN/FREEZE SENSOR
WIRELESS (SURFACE MOUNT)

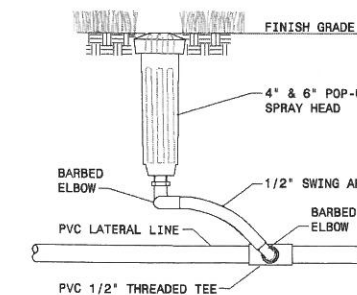


- 10" ROUND PLASTIC VALVE BOX WITH LOCKABLE LID, "CARSON" OR APPROVED EQUAL
- FINISH GRADE - TOP OF VALVE BOX TO BE 2" ABOVE FINISH GRADE IN PLANTER AREAS
- DRIP EXHAUST HEADER
- BALL VALVE, LINE SIZE
- 3' COILED LENGTH OF LINE SIZE FLEX HOSE. SOLVENT WELD TO VALVE
- RED BRICK TYPICAL, 3 REQUIRED
- 6" DEEP LAYER OF PEA GRAVEL



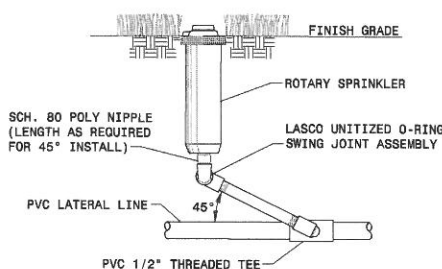
- FLUSH VALVE
- SCH. 40 PVC EXHAUST HEADER
- SCH. 40 PVC TEE OR ELL
- COMPRESSION ADAPTER
- NETAFIM TECHLINE CV DRIP LINE - SPACE LINES AS SHOWN BURIED EVENLY TO A MAXIMUM OF 6" - GRID LAYOUT
- AIR RELIEF VALVE AT HIGH POINT OF SYSTEM (WHERE INDICATED ON PLANS)
- SCH. 40 PVC SUPPLY HEADER
- CONTROL VALVE

NOTE: SET DRIP LINES 3"-6" AWAY FROM HARDSCAPE



- NOTES:**
- INSTALL HEAD 1-1/4" ABOVE FINISHED GRADE
 - TAMP SOIL FIRMLY AROUND VALVE BOX.

TURF POP-UP SPRAY



- NOTES:**
- INSTALL HEAD 1-1/4" ABOVE FINISHED GRADE
 - TAMP SOIL FIRMLY AROUND VALVE BOX.

TURF ROTARY SPRINKLER



IRRIGATION PLANS PREPARED BY: MORRISON DESIGN GROUP

IRRIGATION DETAILS
BEST WESTERN PLUS EXECUTIVE RESIDENCY
LOT 1, BLOCK A
BW Plus Executive Residency

THE SEAL APPEARING ON THIS DOCUMENT IS VALID ONLY IF THE SEAL IS UNALTERED BY THE ENGINEER.

09/05/2017

NO. DATE APP.

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TX Registration # F-12266

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

IRRIGATION DETAILS
Lot 1, Block A
BW Plus Executive Residency
Rockwall Towne Centre
Rockwall, Texas

Scale: 1" = 20'

signed by: JNM

checked by: JNM

date: 09/05/2017