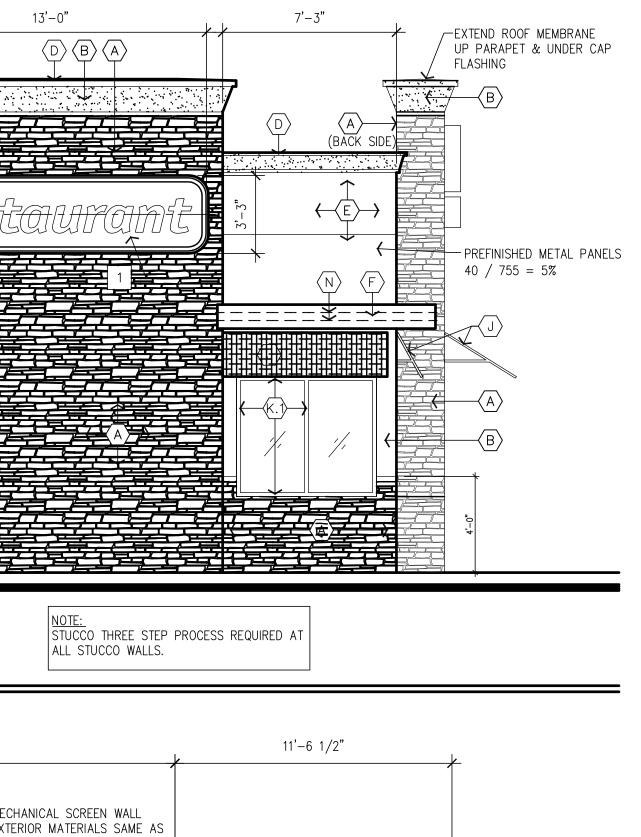
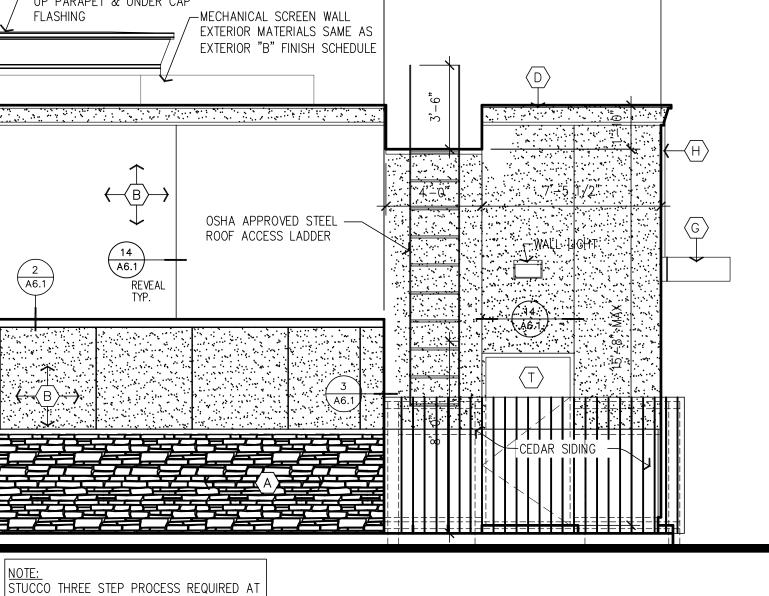


100A	VESTIBULE (EXT.)	$(2) 3'-0'' \times 7'-0'' \times 1 3/4''$	B	ALUM.	BRONZE	F2	ALUM.	BRONZE	-	1	
100B	VESTIBULE (INT.)	(2) 3'-0" x 7'-0" x 1 3/4"	В	ALUM.	BRONZE	F3	ALUM.	BRONZE	-	2	MOUNT BOTTOM OF DOC
101A	DINING ROOM	5'-8" x 5'-0"				F5	ALUM.	BRONZE	-		-
101B	DINING ROOM	5'-8" x 5'-0"				F5	ALUM.	BRONZE	-		-
101C	DINING ROOM	5'-8" x 5'-0"				F5	ALUM.	BRONZE	-		-
101D	DINING ROOM	5'-8" x 5'-0"				F5	ALUM.	BRONZE	-		-
101E	DINING ROOM	3'-0" x 5'-0"				F6	ALUM.	BRONZE	-		-
101F	το ρατιο	6'-4" x 8'-2" x 1 3/4"	В	ALUM.	BRONZE	F4	ALUM.	BRONZE	-	3	-
102	WOMENS	3'-0" x 7'-0" x 1 3/4"	A	L.C.	PLAM	F1	H.M.	PAINT	-	5	UNDERCUT BY 1"
103	MENS	3'-0" x 7'-0" x 1 3/4"	A	L.C.	PLAM	F1	H.M.	PAINT	-	5	UNDERCUT BY 1"
104	DRIVE THRU	9'-0" x 5'-0"				F7	ALUM.	CLEAR	-	-	-
106	OFFICE	3'-0" x 7'-0" x 1 3/4"	A	L.C.	PLAM	F1	H.M.	PAINT	-	6	UNDERCUT BY 1"
107	SERVICE	3'-6" x 7'-0" x 1 3/4"	A	H.M.	H.M.	F1	H.M.	PAINT	-	4	SEE EXTERIOR ELEVATIO

	SEE NATIONAL VENDORS LIST	
 <u>GROUP #1:</u> TYPICAL EXTERIOR VESTIBULE DOORS CLOSER: HAGER MFG., MODEL #5200 SPR CSH CLOSER. HINGES: HAGER MFG., MDL #BB1199 32D WITH NON-REMOVABLE PINS, 4.5"x4.5"x0.180" Thk., (4) HINGES PER LEAF. KEYED CYLINDERS: HAGER MFG., MDL# 3902 MORTISE CYLINDER, PROVIDE (2) KEYS PER DOOR, ALL CYLINDERS KEYED ALIKE. (MOUNTED AT 34" AFF, COORDINATE W/ SPOON HANDLE) SPOON HANDLE (PROVIDED & INSTALLED BY ALUM. STOREFRONT CONTRACTOR, AVAILABLE FROM HJC, SEE ADQ NATIONAL VENDORS LIST) PUSH BAR: HAGER MFG., 130S SWEEP: HAGER MFG., MDL #801SB, MIL ALUM FINISH, SIZED TO FIT DOOR WIDTH. THRESHOLD: HAGER MFG., MDL #412 S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH. WEATHERSTRIPPING: PART OF DOOR MANUFACTURERS PACKAGE THE G.C. TO PROVIDE DOOR SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" (SINGLE LINE HORIZONTAL SIGN PREFERRED) THE DQ RED SPOON HANDLES HAVE SPECIAL INSTALLATION REQUIREMENTS. ALUMINUM STOREFRONT MANUFACTURER MUST COORDINATE LOCK & HANDLE HEIGHTS. 	<u>COUP #2:</u> TYPICAL INTERIOR VESTIBULE DOORS CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER. HINGE(S); HAGER MFG., MDL #BB1199 32D WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.180" Thk., (4) HINGES PER LEAF. PUSH/PULL: EMERGENCY PUSH BAR , 2D, & MDL#159D RH COMBO 32D.	GROUP #3: 1 CLOSER: HAGER DEAD BOLT: ADA HINGE(S); HAGEF HINGE PINS, 4.5 KEYED CYLINDER PROVIDE (2) KEY (MOUNTED AT 3- SPOON HANDLE CONTRACTOR, AY LIST) PUSH BAR: HAG SWEEP: HAGER I DOOR WIDTH. THRESHOLD: HAG FIT DOOR OPENII WEATHERSTRIPPII -G.C. TO PROVIDE DO UNLOCKED DURING BU PREFERRED) -THE DQ RED SPOON REQUIREMENTS. ALUM COORDINATE LOCK &
GROUP #4: TYPICAL REAR SERVICE DOOR G • CLOSER: HAGER MFG. MODEL #5200 SPR CSH CLOSER. • • EXIT DEVICE: HAGER MFG., MDL #4701 RIM US28, SPRAYED ALUMINUM FINISH. • • HINGE(S); HAGER MFG., MDL #ECBB 1100 US26D WITH NON-REMOVABLE HINGE PINS, 4.5" X 4.5" X 0.134" Thk., (4) HINGES PER LEAF. • KICK PLATE: HAGER MFG., MDL #ARMOR PLATE, 40"W X 20"H X 0.05" Thk. • PROTECTOR, TRIM: HAGER., MFG., MDL #HD2250 • PULL: HAGER MFG., MDL #4332D, (EXTERIOR SIDE OF DOOR). • SWEEP: HAGER MFG., MDL #801S V, MIL ALUM FINISH, SIZED TO FIT DOOR WDTH. • THRESHOLD: HAGER MFG., MDL #412S, MIL ALUM FINISH, SIZED TO FIT DOOR OPENING WIDTH. • VIEWER: HAGER MFG., 1756 US26D, 200 DEGREE VIEW (FACTORY INSTALLED). • WEATHERSTRIPPING: HAGER MFG., MDL #891S V, MIL ALUM FINISH, SIZED TO FIT DOOR.	COUP #5: TYPICAL RESTROOM DOOR CLOSER: HAGER MFG. MODEL #5200 CLOSER. HINGES: HAGER MFG., MDL #ECBB 1100 US26D, 4.5" X 4.5" X 0.134" Thk., (3) HINGES PER LEAF. KICK PLATE: HAGER MFG., MDL#190S 18 Ga. 34"W X 10"H X 0.05" Thk. (MOUNTING HOLES PREDRILLED AT FACTORY, INSTALLED ON PUSH SIDE OF DOOR). STOP, DOOR: HAGER MFG., MDL #232W 32D, BRUSHED CHROME, 2 1/2" DIA, WALL MOUNT. 4x16 PUSH PLATE PULL HANDLE: HAGER 3E320	GROUP #6: 1 CLOSER: HAGER HINGE(S); HAGEF 0.134" Thk., (3) KICK PLATE: HA Thk. (MOUNTING PUSH SIDE OF D STOP, DOOR: HA 1/2" DIA, WALL LOCKSET: 3553





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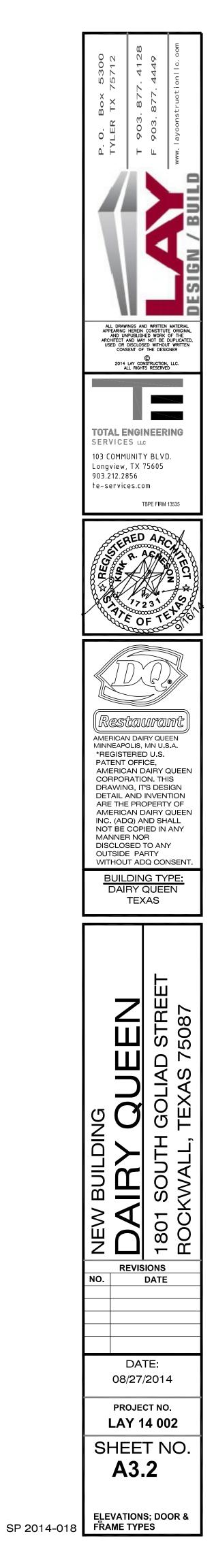
REVEAL

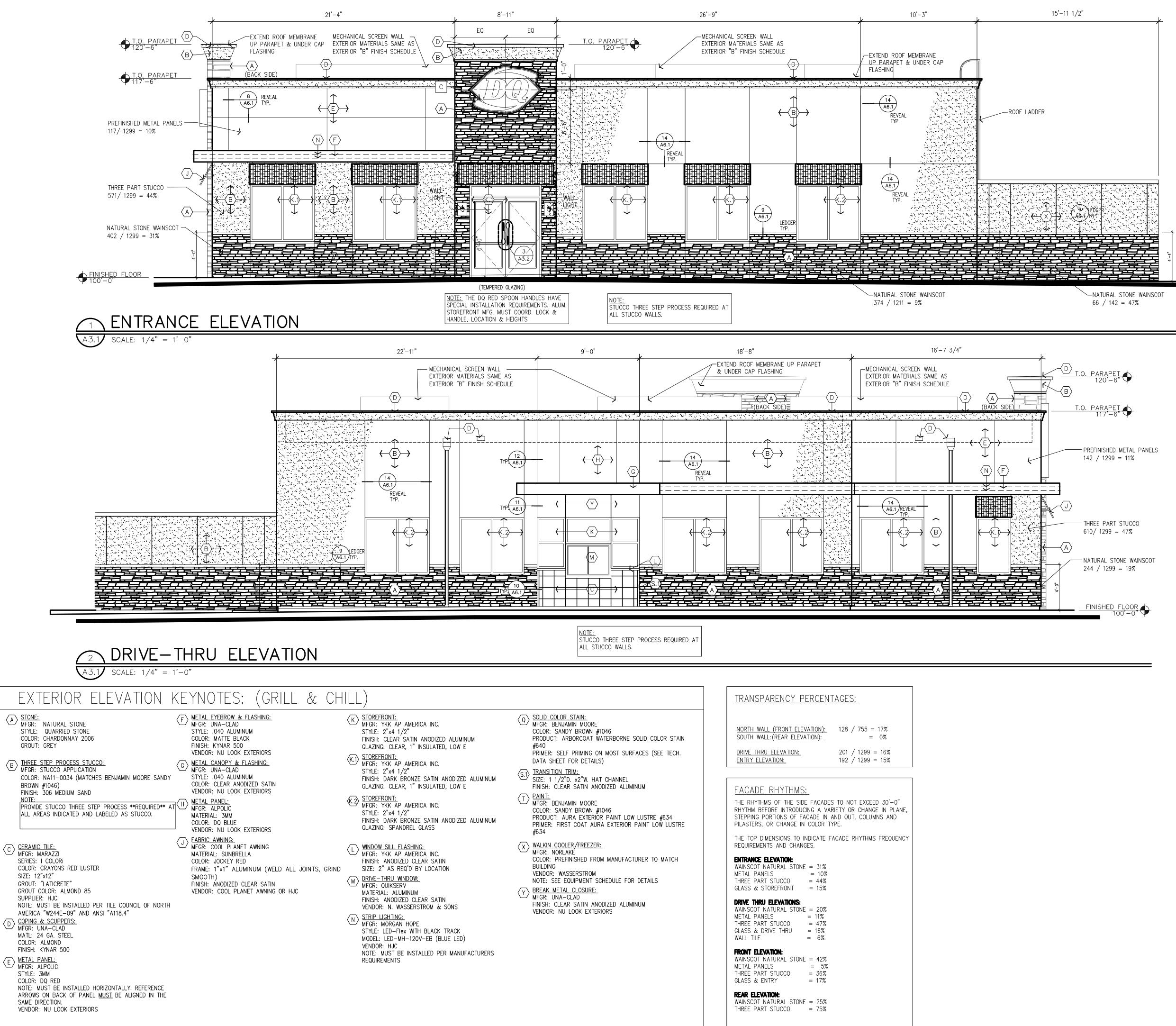
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FLASHING

(2) (A6.1)

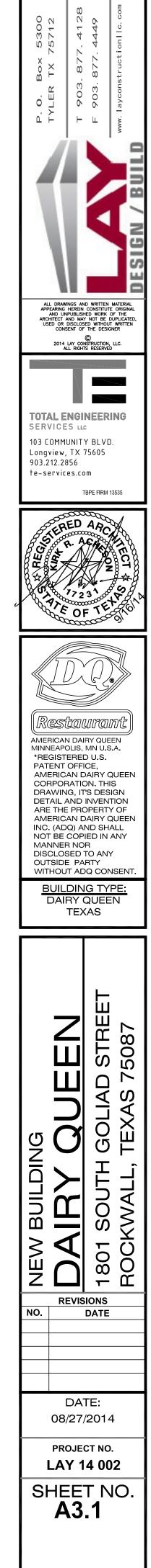
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	- /		
\rangle	STYLE: 2"x4 1/2" FINISH: CLEAR SATIN ANODIZED ALUMINUM GLAZING: CLEAR, 1" INSULATED, LOW E <u>STOREFRONT:</u> MFGR: YKK AP AMERICA INC. STYLE: 2"x4 1/2" FINISH: DARK BRONZE SATIN ANODIZED ALUMINUM GLAZING: CLEAR, 1" INSULATED, LOW E	 SOLID COLOR STAIN: MFGR: BENJAMIN MOORE COLOR: SANDY BROWN #1046 PRODUCT: ARBORCOAT WATERBORNE SOLID COLOR STAIN #640 PRIMER: SELF PRIMING ON MOST SURFACES (SEE TECH. DATA SHEET FOR DETAILS) TRANSITION TRIM: SIZE: 1 1/2"D. x2"W. HAT CHANNEL FINISH: CLEAR SATIN ANODIZED ALUMINUM PAINT: MFGR: BENJAMIN MOORE COLOR: SANDY BROWN #1046 PRODUCT: AURA EXTERIOR PAINT LOW LUSTRE #634 PRIMER: FIRST COAT AURA EXTERIOR PAINT LOW LUSTRE #634 	NORTH WALL SOUTH WALL: DRIVE THRU E ENTRY ELEVA FACADE F THE RHYTHMS RHYTHM BEFOI STEPPING POR PILASTERS, OF
>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>	MFGR: YKK AP AMERICA INC. FINISH: ANODIZED CLEAR SATIN SIZE: 2" AS REQ'D BY LOCATION DRIVE-THRU WINDOW: MFGR: QUIKSERV	 WALKIN COOLER/FREEZER: MFGR: NORLAKE COLOR: PREFINISHED FROM MANUFACTURER TO MATCH BUILDING VENDOR: WASSERSTROM NOTE: SEE EQUIPMENT SCHEDULE FOR DETAILS BREAK METAL CLOSURE: MFGR: UNA-CLAD FINISH: CLEAR SATIN ANODIZED ALUMINUM VENDOR: NU LOOK EXTERIORS 	THE TOP DIME REQUIREMENTS ENTRANCE ELE WAINSCOT NAT METAL PANELS THREE PART S GLASS & STOI DRIVE THRU E WAINSCOT NAT METAL PANELS THREE PART S GLASS & DRIV WALL TILE FRONT ELEVAT WAINSCOT NAT METAL PANELS THREE PART S GLASS & ENTR REAR ELEVATION WAINSCOT NAT THREE PART S

$\begin{array}{llllllllllllllllllllllllllllllllllll$	TRANSPARENCY PERCENTA	<u>GES:</u>
ENTRY ELEVATION: $192 / 1299 = 15\%$ FACADE RHYTHMS: THE RHYTHMS OF THE SIDE FACADES TO NOT EXCEED $30'-0''$ RHYTHM BEFORE INTRODUCING A VARIETY OR CHANGE IN PLANE, STEPPING PORTIONS OF FACADE IN AND OUT, COLUMNS AND PILASTERS, OR CHANGE IN COLOR TYPE. THE TOP DIMENSIONS TO INDICATE FACADE RHYTHMS FREQUENCY REQUIREMENTS AND CHANGES. ENTRANCE ELEVATION: WAINSCOT NATURAL STONE = 31% METAL PANELS = 10% THREE PART STUCCO = 44% GLASS & STOREFRONT = 15% DRIVE THRU ELEVATIONS: WAINSCOT NATURAL STONE = 20% METAL PANELS = 11% THREE PART STUCCO = 47% GLASS & DRIVE THRU = 16% WAINSCOT NATURAL STONE = 42% METAL PANELS = 5% THREE PART STUCCO = 36% GLASS & ENTRY = 17% REAR ELEVATION: WAINSCOT NATURAL STONE = 25%		
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	WAINSCOT NATURAL STONE = 25%	



SP 2014-018 EXTERIOR ELEVATIONS

FEATURES & SPECIFICATIONS

INTENDED USE — Streets, walkways, parking lots and surrounding areas. **CONSTRUCTION** — Rugged, die-cast, single-piece aluminum housing with nominal wall thickness of 1/8". Die-cast door frame has impact-resistant, tempered, glass lens (3/16" thick). Door frame is fully gasketed with one-piece tubular silicone. US. Patent No. D447,590. Canada Patent No. 94324. FINISH — Standard finish is dark bronze polyester powder finish. Additional architectural are available. **OPTICAL SYSTEM** — Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Four full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw) and Type V (symmetric square). ELECTRICAL SYSTEM — Ballast: High reactance, high power factor for 50-150W. Constant wattage autotransformer for 175W. Metal halide 150W and below are standard with pulse-start ignitor technology. Ballasts are 100% factory-tested. All ballasts are mounted on a removable power tray with tool-less latch and have positive locking disconnect plugs. CSA, NOM or INTL required for probe start shipments outside of the US for 175M. Not available with 175M SCWA. Ceramic metal halide lamps are recommended for use in applications where superior color rendition, lumen maintenance and longer lamp life are desired. Socket: Porcelain, horizontally-mounted medium base socket with copper alloy, nickel-plated screw shell and center contact. **INSTALLATION** — Integral arm for pole or wall mounting. Optional mountings available. LISTING — UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 Rated. WARRANTY — 1-year limited warranty. Complete warranty terms located at

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N

A E R I S. Architectural Area & Roadway Luminaires

AS1

10' to 20' Mounting

FRIENDLY

Consistent with LEED* goals & Green Globes™ criteria for Ight pollution reduction

METAL HALIDE: 50W-175W

HIGH PRESSURE SODIUM: 35W-150W

ISOILLUMINANCE PLOT (Footcandle)

0 1 2 3 4 5 6

150W pulse start metal halide lamp, rated 14000 lumens. Footcandle values based on 20' mounting height. Classification: Type III, Medium, Full Cutoff

— w —

AS1 150M SR3

Specifications

Length: 22-1/4 (56.4)

Width: 13 (33.0)

Depth: 6-3/8 (15.9)

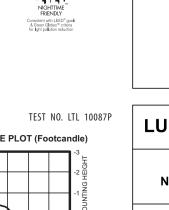
*Weight: 25.9 lbs (11.8 kg)

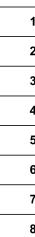
*Weight as configured in example below.

All dimensions are inches (centimeters) unless otherwise indicated.

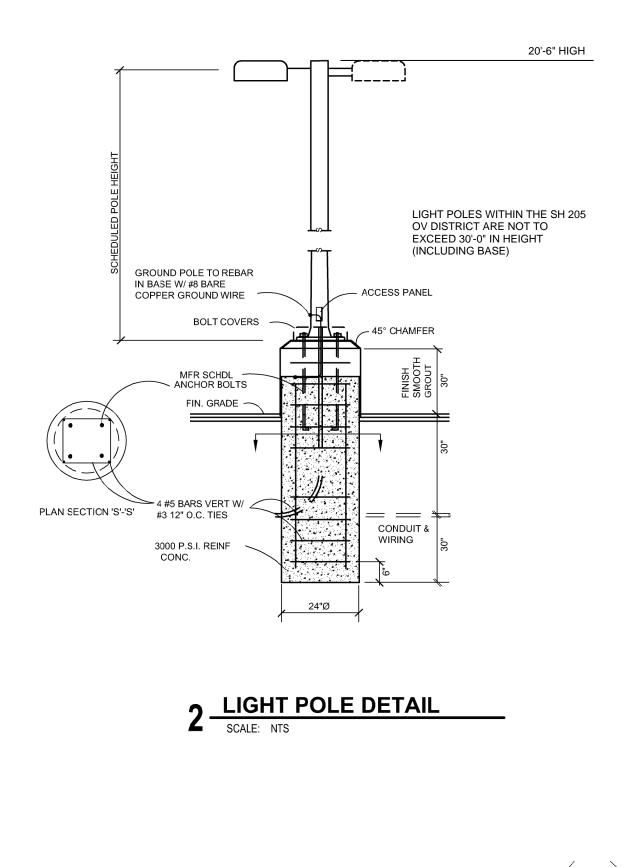
EPA: 0.7 ft²

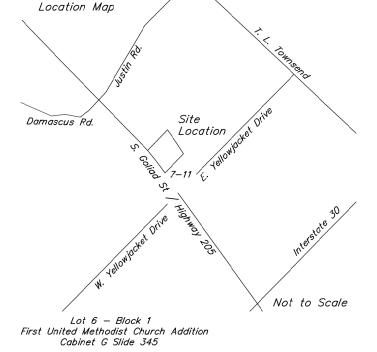
/mbol	Label	Qty	Catalog Number	Descrip	ion	Lam	p		File	Lumens	LLF	Watts
0 • D 9	A	1	AS1 150MHC SR3 HS	MOUNT LUMINA REFLEC INTERN SHIELD	ECTURAL ARM- ED CUTOFF IRE WITH SR3 TOR, BLACK AL HOUSE SIDE MEETS THE IME FRIENDLY' A	ED17	150-WATT CLEAR 7 CERAMIC METAL IDE, HORIZONTAL		150MHC_ 3_HS.ies	14000	1.00	832
Ô	В	8	MRBX 100M ASY HS	Bollard, Halide, Asymm	Architectural 100W Meatal Coated Lamp etric Distribution ouseside Shield	BD1 HAL	100-WATT COATED 7 CERAMIC METAL IDE, VERTICAL E DOWN POS.		X_100M_ /_HS.ies	8400	1.00	125
Ô	C	1	ASW1 100M SR2	BUILDIN LUMINA (SEGME ROADW DISTRIE W/ CLE/ MEETS	RCHITECTURAL IG MOUNTED IRE, SR2 NTED TYPE II AY) UTION, 100W MH AR LAMP. THE 'NIGHTTIME LY' CRITERIA	ED1	100-WATT CLEAR 7 METAL HALIDE, IZONTAL POS.		/1_100M_ R2.ies	8500	1.00	140
LUMI	NAIRE	LOC	ATIONS									
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2		В	298.8	624.8	4.0	4.0	91.4	0.0	298.8	62	4.8	0.0
3		в	337.8	625.1	4.0	4.0	268.8	0.0	337.8	62	5.1	0.0
-		в	272.9	706.9	4.0	4.0	105.7	0.0	272.9	70	6.9	0.0
4		в	285.8	759.9	4.0	4.0	150.3	0.0	285.8	75	9.9	0.0
4 5		в	318.1	613.9	4.0	4.0	1.4	0.0	318.1	61	3.9	0.0
			272.7	643.8	4.0	4.0	97.1	0.0	272.7	64	3.8	0.0
5		В				4.0	181.1	0.0	353.4	76	5.7	0.0
5 6		B B	353.4	765.7	4.0							
5 6 7			353.4 425.2	765.7 754.4	4.0	4.0	186.0	0.0	425.2	75	4.4	0.0



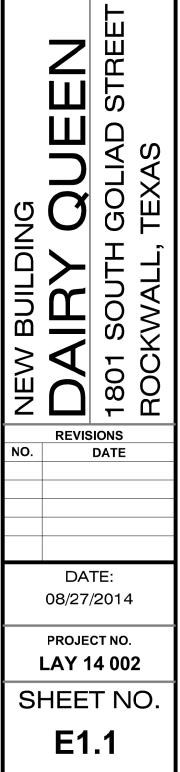


AS1														
Series	Wattage	Distribu	ution	Voltage	Ballast		Mounting	9	Optior	15	Finish ¹⁵		Lamp	16
AS1	Metal halide 50M1 70M1 100M 150M 175M2 Ceramic metal halide 50MHC1 100MHC 150MHC 150MHC High pressure sodium 3553 505 705 1005 1505	SR2 SR3 SR4SC	Segmented type II roadway Segmented type III asymmetric Segmented type IV forward throw, sharp cutoff Segmented type V symmetric square	120 2084 2404 277 347 4804 TB ⁵ 23050HZ ⁶	(blank) CWI <u>Pulse</u> SCWA	Magnetic ballast Constant wattage isolated Stort CWA pulse start ballast ⁷		Square pole mounting Round pole mounting Wall bracket (up or down) ⁸ Separately ^{9, 10} Mast arm adapter Decorative curved arm, square pole only Decorative curved arm, round pole adaptor (DM19 to SPA) Round pole adaptor (DM19 to SPA)	SF DF EC PER QRS HS CSA NOM INTL	ed installed in fixture Single fuse (120, 277, 347V) ¹¹ Double fuse (208, 240, 480V) ¹¹ Emergency circuit ^{11, 12} NEMA twist-lock receptacle only (no photocontrol) Quartz restrike system ^{11, 12} Houseside shield (SR2, SR3) ^{9, 13} Listed and labeled to comply with Canadian standards NOM certified ⁶ International shipment for 175M ed separately ⁹ NEMA twist-lock PE (120, 208, 240V) NEMA twist-lock PE (347V) NEMA twist-lock PE (480V) NEMA twist-lock PE (277V) Shorting cap Vandal guard ¹⁴	(blank) DBL DGC DMB DNA DWH DDBXD DBLXD DBLXD DWHXD DBLXD DBLXD DBLXD DBLXD DBLXD DBLXD DBLBXD DNATXD	Dark bronze Black Charcoal gray Medium bronze Natural aluminum White Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white	LPI L/LP	Lamp includec Less lam



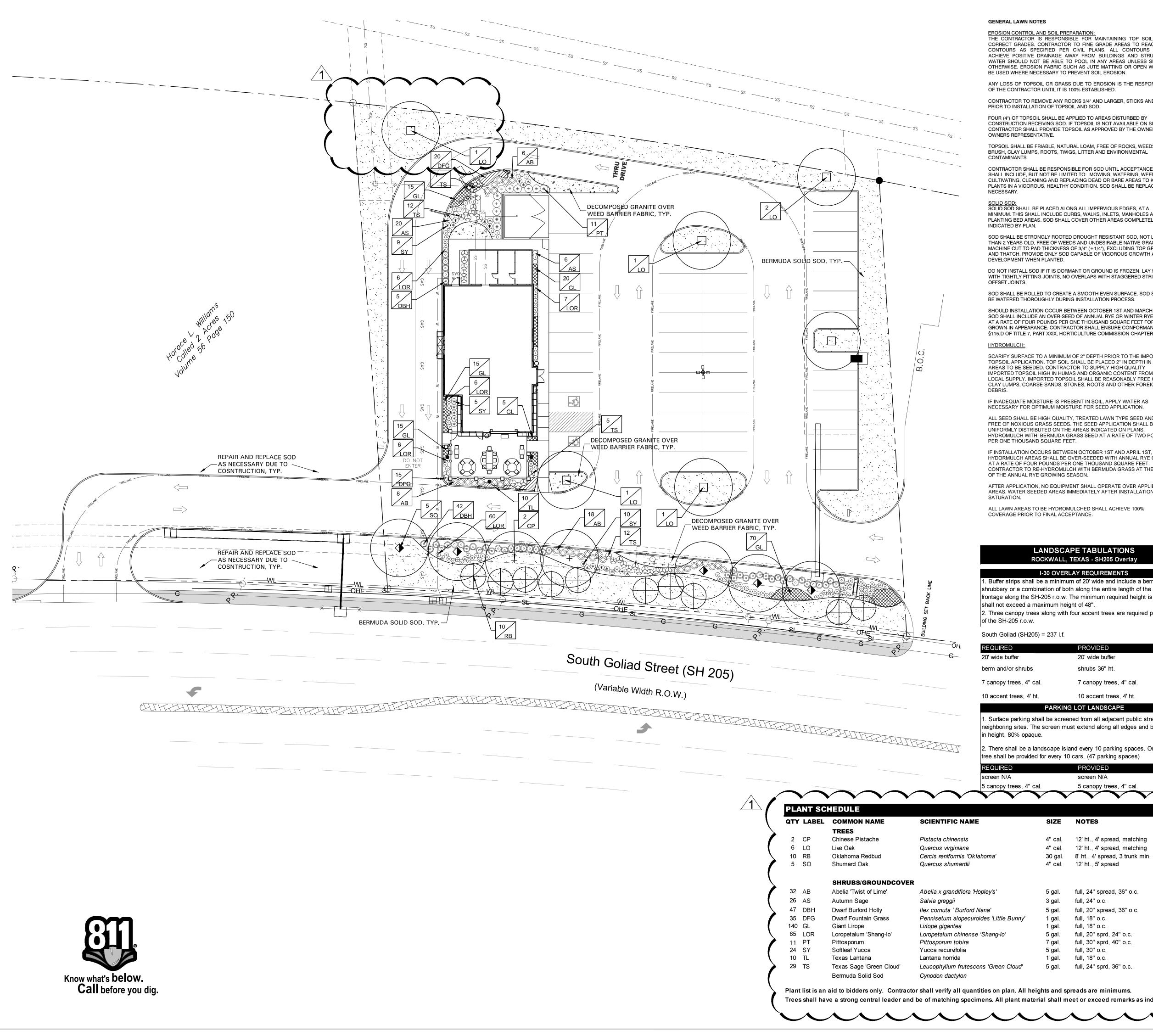






ISSUED FOR REVIEW ONLY

SITE PHOTOMETRIC PLAN SP 2014-018





GENERAL LAWN NOTES

ROSION CONTROL AND SOIL PREPARATION THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION. ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY

OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED. CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY OWNERS REPRESENTATIVE.

BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS

NECESSARY.

SOLID SOD: SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

OFFSET JOINTS.

BE WATERED THOROUGHLY DURING INSTALLATION PROCESS. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST,

HYDROMULCH:

CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN

DEBRIS. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. OF THE ANNUAL RYE GROWING SEASON.

AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

I-30 OVERLAY REQUIREMENTS . Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48". 2. Three canopy trees along with four accent trees are required per 100 feet of the SH-205 r.o.w.

South Goliad (SH205) = 237 I.f.

EQUIRED 20' wide buffer

berm and/or shrubs

7 canopy trees, 4" cal.

10 accent trees, 4' ht.

PARKING LOT LANDSCAPE in height, 80% opaque.

tree shall be provided for every 10 cars. (47 parking spaces) REQUIRED

screen N/A 5 canopy trees, 4" cal.

	SCIENTIFIC NAME	SIZE	
	Pistacia chinensis	4" cal.	
	-	4" cal.	
	Quercus virginiana		
	Cercis reniformis 'Oklahoma'	30 gal. 4'' cal.	
	Quercus shumardii	4 Cal.	
_			
R			
	Abelia x grandiflora 'Hopley's'	5 gal.	f
	Salvia greggii	3 gal.	f
	llex cornuta ' Burford Nana'	5 gal.	f
	Pennisetum alopecuroides 'Little Bunny'	1 gal.	f
	Liriope gigantea	1 gal.	f
	Loropetalum chinense 'Shang-lo'	5 gal.	f
	Pittosporum tobira	7 gal.	1
	Yucca recurvifolia	5 gal.	1
	Lantana horrida	1 gal.	f
	Leucophyllum frutescens 'Green Cloud'	5 gal.	f
	Cynodon dactylon		

Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS,

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD

SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED

LANDSCAPE TABULATIONS **ROCKWALL, TEXAS - SH205 Overlay**

PROVIDED

20' wide buffer

shrubs 36" ht.

7 canopy trees, 4" cal.

10 accent trees, 4' ht.

. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3

. There shall be a landscape island every 10 parking spaces. One shade

PROVIDED

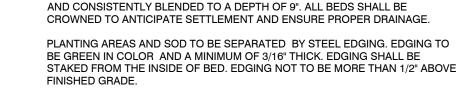
screen N/A 5 canopy trees, 4" cal.

NOTES

12' ht., 4' spread, matching 12' ht., 4' spread, matching 8' ht., 4' spread, 3 trunk min. 12' ht., 5' spread

full, 24" spread, 36" o.c. full, 24" o.c. full, 20" spread, 36" o.c. full, 18" o.c. full, 18" o.c. full, 20" sprd, 24" o.c. full, 30" sprd, 40" o.c. full, 30" o.c. full, 18" o.c.

full, 24" sprd, 36" o.c.



NOTIFIED OF ANY CONFLICTS.

LANDSCAPE NOTES

LANDSCAPE WORK.

SITE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR

REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES

ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING

STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED

WOULD PROHIBIT THE INSTALLATION AS SHOWN.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS: VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

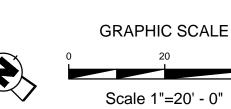
MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 1 1/2" - 4" DIAMETER . RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED O VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.





10321 BRADSHAW DRIVE . FORT WORTH, TX . 76108 512.517.5589

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE DESIGNER 2013 LAY CONSTRUCTION, LLC. ALL RIGHTS RESERVED 12.5.14 Restaurant MERICAN DAIRY QUEEN MINNEAPOLIS, MN U.S.A. **BUILDING TYPE:** DAIRY QUEEN CORE 72 TEXAS TRE 508 S ~ \square С**О** 801 0CI - \square REVISIONS DATE NO. 1 2.20.15 - city comments DATE: 12/01/2014 PROJECT NO. 130302 SHEET NO L1.) LANDSCAPE PLAN



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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

- A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS
- 1.2 DESCRIPTION OF WORK
- A. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE: A. PLANTING OF TREES, SHRUBS AND GRASSES
 - a. SEEDING
 - b. BED PREPARATION AND FERTILIZATION c. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE d. WORK GUARANTEE
- 1.3 REFERENCES A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK B. TEXAS STATE DEPARTMENT OF AGRICULTURE C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS
- 1.4 SUBMITTALS
- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
- BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.
- 1.5 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING
- WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT
- MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION. D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND
- DRYING. E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT
- BALLS, TRUNKS AND BRANCHES. F. PROTECT ROOT BALLS BY HEELING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
- G. NOTIFY OWNER'S REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE. H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A
- MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT. I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD
- BALL SHAPE AND PROTECT ROOT MASS. J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.
- 1.6 SEQUENCING
- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

1.7 WARRANTIES/GUARANTEE

- A. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
- B. REPLACE DEAD. UNHEALTHY. AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNER'S REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. C. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE
- EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS. D. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
- a. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS b. REMOVE GUYING AND STAKING MATERIALS.

1.8 MAINTENANCE

- A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.
- B. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.
- C. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
- D. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

- E. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERS. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
- F. RESET SETTLED PLANTS G. REAPPLY MULCH TO BARE AND THIN AREAS.
- 1.9 QUALITY ASSURANCE
- A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
- C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
- D. ALL TREES SHALL BE MEASURED BY DIAMETER BREAST HEIGHT (DBH), DO NOT TRIM OR PRUNE TREES AND SHRUBS TO MEET THE REQUIREMENTS. E. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE
- AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

- 2.1 PLANT MATERIALS
- A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK
- B. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER
- PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. C. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM
- SIZE D. PLANTS SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE AT
- THE INSTALLATION LOCATION. E. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES. SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE
- F. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHES, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.
- G. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
- H. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED.
- I. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT

MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.

2.2 ACCESSORIES/MISCELLANEOUS MATERIALS

- A. MULCH DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.
- B. FERTILIZER COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.
- C. SOIL PREPARATION SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS , BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%

- GRAVEL LESS THAN 10%
- D. EXISTING TOPSOIL MAY BE USED IF IT MEETS THE REQUIREMENTS FOR OR OWNER'S REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.
- E. STEEL EDGING SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.
- F. TREE STAKING REFER TO DETAILS.
- G. FILTER FABRIC MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. H. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- I. DECOMPOSED GRANITE BASE MATERIAL OF NATURAL MATERIAL MIX OF
- GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER. J. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

PART 3 - EXECUTION

- 3.1 PREPARATION
- A. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 1/2 INCH DEPTH.

3.5 CLEANUP

A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.

B. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF

OF COMPOSE AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.

REPRESENTATIVE'S APPROVAL PRIOR TO PROCEEDING.

ANOTHER LOCATION OR HAVE DRAINAGE ADDED.

A. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

PLANTS OVER 65 GALLONS IN SIZE.

AND THEN WATERED THOROUGHLY.

SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

ROUGH, NOT SMOOTH OR GLAZED.

AFTER PLACEMENT.

AFTER BACKFILLING.

MULCH.

3.4 STEEL EDGING

GRADE.

NOT THE GRASS SIDE.

SIDEWALKS OR CURBS.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

FOR BEST APPEARANCE

MULCH.

3.2 EXCAVATING

3.3 PLANTING

C. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNER'S

D. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF

A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO

PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE

ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE

CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH

FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO

BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE

GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.

B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND

C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT

B. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE

C. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES

D. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS

E. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE

F. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL

G. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE

H. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE

E. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE

A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS.

C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED

D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING,

F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS

E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.

GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN

SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL

OWNER'S REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED

WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED

AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS

MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY

SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES. C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.

LOCATION OF STEEL EDGE PRIOR TO INSTALLATION

B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.

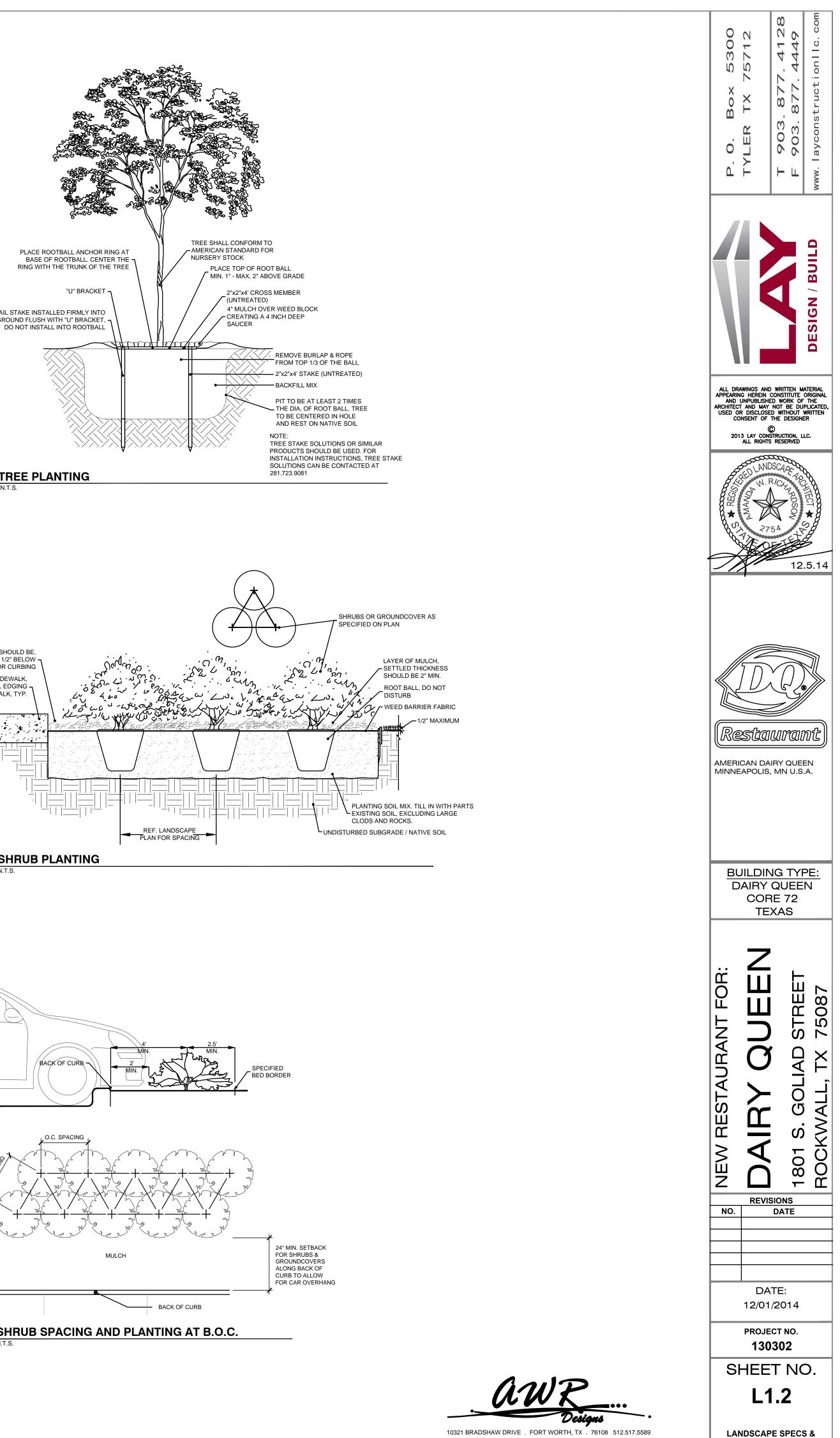
D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

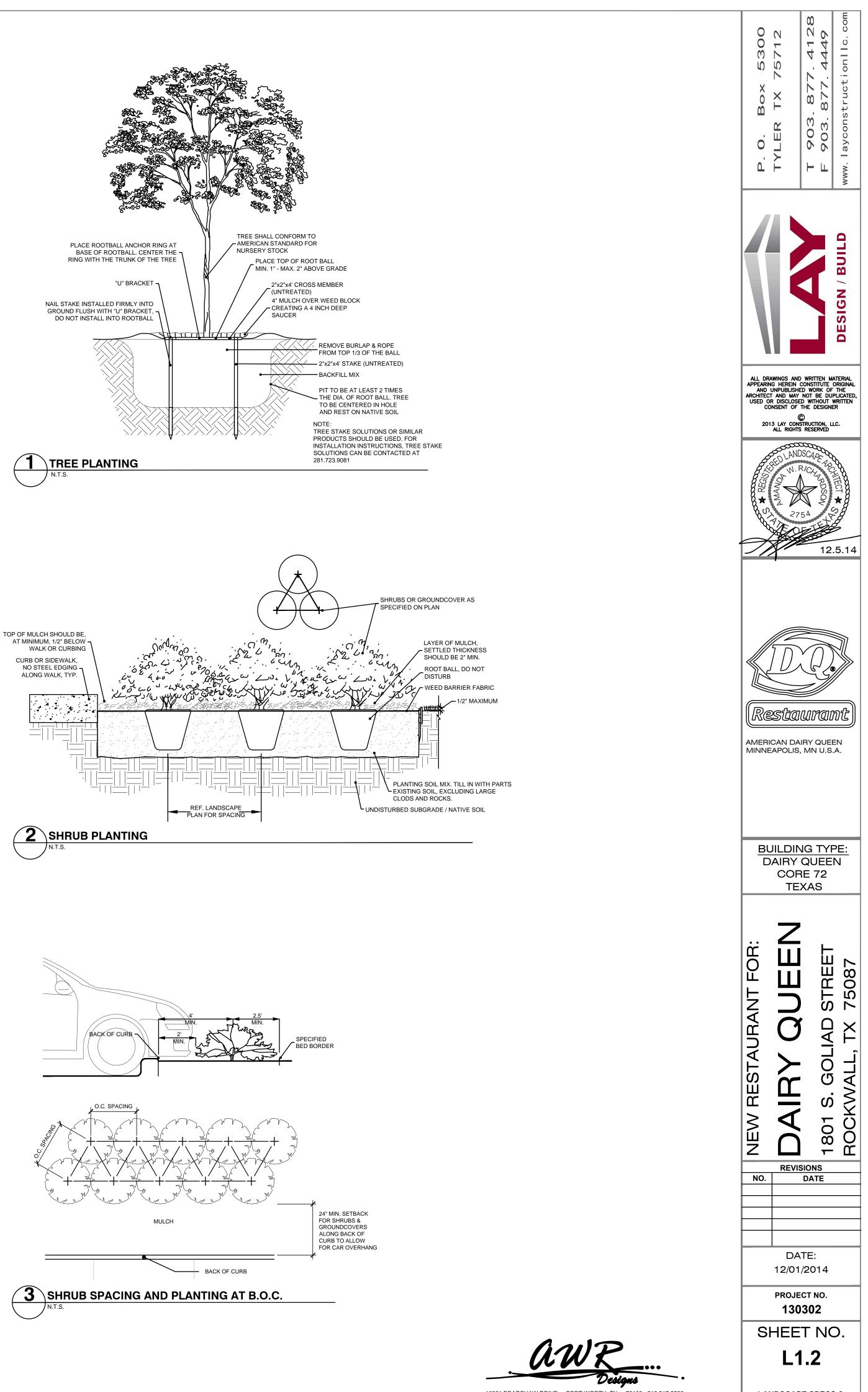
A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

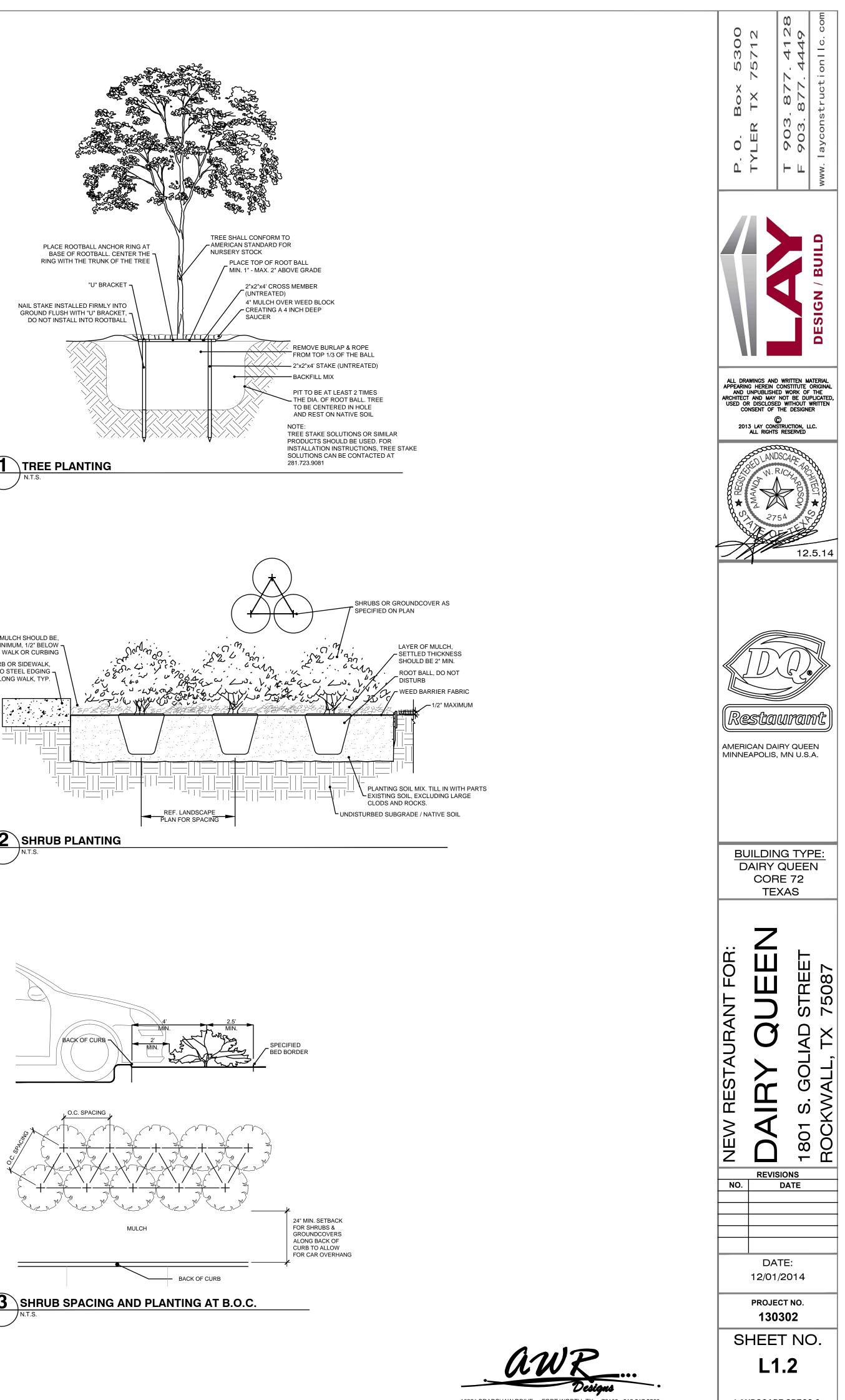
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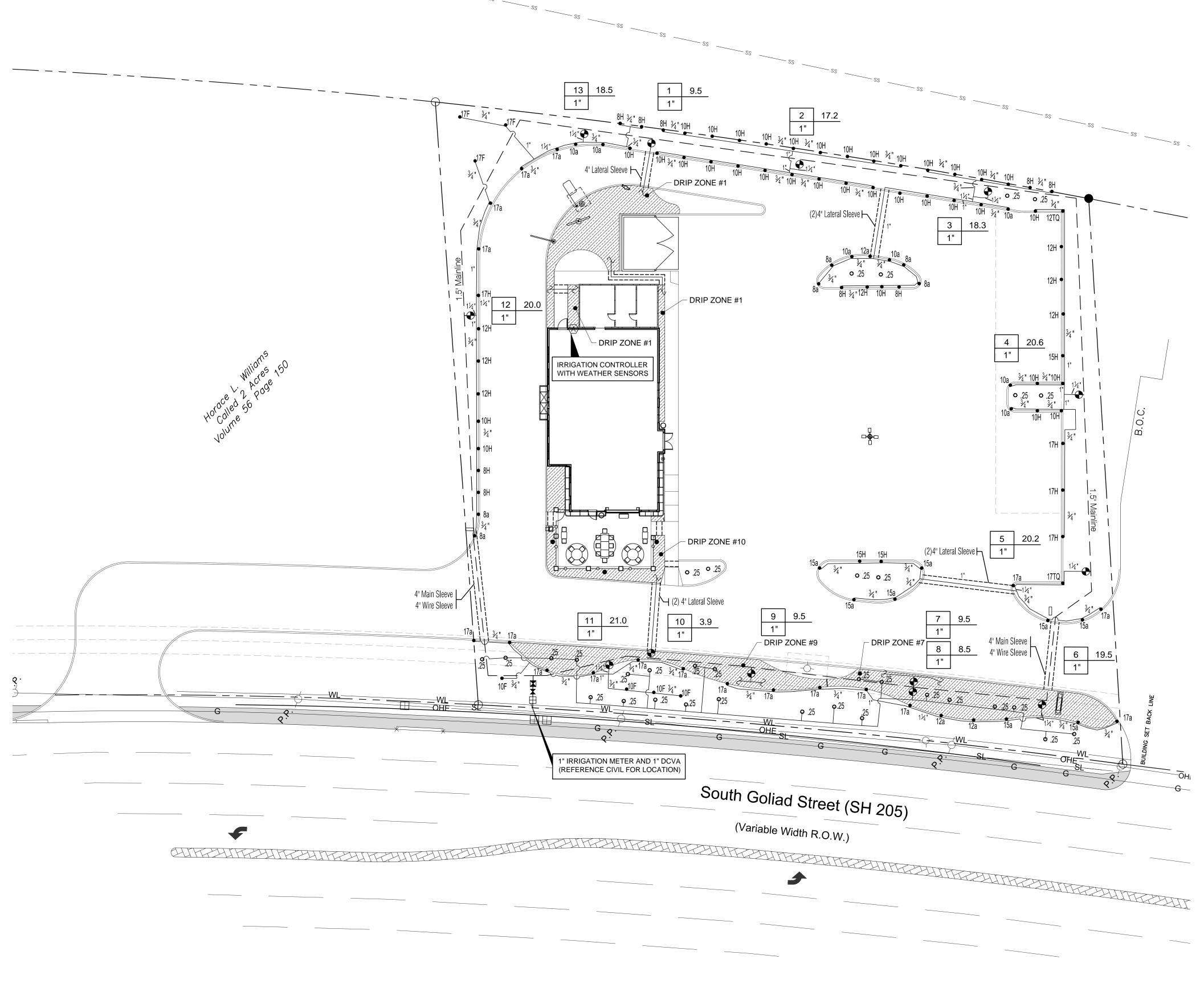




DETAILS









SLEEVING NOTES

- PAVEMENT OR FINISHED GRADE.
- AND STAKED FOR LOCATION.
- INSIDE THE SLEEVE.

 - 8. CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN 'AS-BUILT' DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION GENERAL NOTES

- THE PLANS AND SPECIFICATIONS.
- AND ALL ON SITE REVISIONS NECESSARY.
- 3. CONTRACTOR TO VERIFY DESIGN AND ITS INTENT TO PROVIDE FULL

<u>BIDDING</u>.

- INSTALLATION BEGINS.
- STANDING WITH THE STATE OF TEXAS BOARDS AND REGULATORS.
- FOR DAMAGE DUE TO IRRIGATION SYSTEM FAILURE.
- 10. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. REFER TO SLEEVING NOTES.
- ACCORDINGLY.
- VEHICLES DRIVING OVER CURBS.
- 14. AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET
- SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER. 15. ELECTRICAL SPLICES SHOULD BE LOCATED AT EACH VALVE AND

CONTROLLER ONLY.

- FROM THE IRRIGATION LINES/SYSTEM.
- AND TO SATISFY SWPPP.
- PANEL.
- 19. IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087 WWW.TECQ.STATE.TX.US.

IRRIGATION LEGEND

⊞	Meter
×	Back Flow Assembly
M	Isolation Valve
$\langle \mathbb{A} \rangle$	Controller
•	Valve
•	Quick Coupler Valve
.25 •	Tree Bubbler
11/4"	Lateral Line Size
17H	Spray Head
* * * * * * * * * * * * * * * * * * *	Drip Irrigation
~	Lateral Lines
<u>1.5" Mainline</u>	Mainline
4" <u>Sleeve</u>	Sleeving
11 21.0 1"	Zone Information

ZO	NE INF	ORMA	\T
ZONE	SIZE	GPM	
1	ICZ-101	9.5	
2	1" ICV	17.2	
3	1" ICV	18.3	
4	1" ICV	20.6	
5	1" ICV	20.2	
6	1" ICV	19.5	
7	ICZ-101	9.5	
8	RZWS-18-25	9.0	E
9	ICZ-101	9.5	
10	ICZ-101	3.9	
11	1" ICV	21.0	
12	1" ICV	20.0	
13	1" ICV	18.5	
14	OPEN	-	
15	OPEN	-	

1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFERENCE DRAWINGS FOR SLEEVE SIZE AND LOCATION. 2. SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. 3. INSTALLATION OF SLEEVES SHALL BE TWENTY - FOUR (24") BELOW TOP OF

4. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT

5. ALL SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, CAPPED ON BOTH ENDS AND SIZED AT LEAST TWO TIMES LARGER THAN THE DIAMETER OF THE PIPE

6. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE CURB WITH A SAWCUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") APART.

CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND SHALL ALSO BE RESPONSIBLE FOR LOCATING ANY SLEEVE THAT CANNOT BE FOUND DURING THE INSTALLATION OF THE SYSTEM.

THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE IRRIGATION DESIGNER OF SITE CONDITIONS OR ASSUME FULL RESPONSIBILITY FOR ANY

COVERAGE TO ALL NEW PLANTING MATERIAL. 4. NOTIFY IRRIGATION DESIGNER OF ANY LAYOUT DISCREPANCIES PRIOR TO

5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE IRRIGATION

6. IRRIGATION CONTRACTOR TO PROCURE ALL PERMITS, LICENSES AND GIVE ALL NECESSARY NOTICES THROUGHOUT THE DURATION OF THE PROJECT. 7. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN GOOD

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PLANT MATERIAL UPON ACCEPTANCE AND THROUGH THE WARRANTY PERIOD

9. ALL ASPECTS OF THE IRRIGATION INSTALLATION SHALL CONFORM WITH THE PROPER GOVERNING AUTHORITIES, CODES AND ORDINANCES.

SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN.

11. ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER

12. ZONE VALVES SHALL NOT BE LOCATED WITHIN THREE (3') FEET OF ANY DRIVEWAY, TRAFFIC AISLE, ISLAND ETC. WHERE THEY WILL BE DAMAGED BY

13. ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.

OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE

16. PROVIDE A 3/4" BLOW DOWN DRAIN TEE TO ALLOW WATER TO BE BLOWN

17. DISTURBED AREAS IN NEED OF TURF ESTABLISHMENT MAY EXIST BEYOND COVERAGE LIMITS OF THE PERMANENT IBRIGATION SYSTEM IN THESE AREAS, CONTRACTOR TO DETERMINE A TEMPORARY MEANS TO ESTABLISH NECESSARY TURF. CONTRACTOR IS ENCOURAGED TO BEGIN TURF ESTABLISHMENT IMMEDIATELY UPON FINAL GRADE IN ACCORDANCE WITH

18. PLACE COPY OF ZONE MAP WITH ALL ZONE VALVE LOCATIONS SHOWN AND APPROVED IRRIGATION PLAN IN PROTECTIVE JACKET IN MAIN CONTROL

IRRIGATION PROJECT NOTES

- 1. THE LOCATION OF MAINLINE AND VALVES ON THIS PLAN MAY BE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY. IRRIGATION ELEMENTS HAVE BEEN SHOWN ON THIS PLAN AS ACCURATELY AS POSSIBLE WITHOUT THE FORFEIT OF DESIGN CLARITY AND INTENT. ALL PIPES AND VALVES SHALL BE INSTALLED WITHIN **PERVIOUS** AREAS. ALL PIPE AND WIRES THAT CROSS UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES AS SPECIFIED.
- 2. ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE HUNTER EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
- 3. TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. THE IRRIGATION SYSTEM FOR THIS SITE IS DESIGNED TO OPERATE WITH A PRESSURE OF FIFTY (50 PSI) POUNDS PER SQUARE INCH. SHOULD THE DESIGN PRESSURE FOR THE SYSTEM BE HIGHER THAN THE EXISTING PRESSURE, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE IRRIGATION DESIGNER IMMEDIATELY.
- 4. IRRIGATION CONTRACTOR SHALL COORDINATE THE LOCATION OF THE CONTROLLER AND SENSORS WITH THE GENERAL CONTRACTOR AND OWNER. A 110 VOLT ELECTRICAL SERVICE TO POWER THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AT THE LOCATION SHOWN ON THIS PLAN.
- 5. WATER SERVICE TAP, METER AND LEAD FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SERVICE LINE AND METER SHALL BE SIZED AS NOTED ON THIS PLAN.
- 6. TYPE AND INSTALLATION OF THE WATER METER AND BACK FLOW PREVENTION DEVICE SHALL BE DETERMINED BY THE GOVERNING AUTHORITY. AN ISOLATION VALVE SHALL BE PROVIDED BETWEEN THE WATER METER AND BACK FLOW DEVICE. 7. ALL CALCULATIONS FOR THIS IRRIGATION SYSTEM ARE BASED ON PRODUCTS AND
- EQUIPMENT INFORMATION PROVIDED BY HUNTER. INSTALLATION OF THESE PRODUCTS SHALL NOT EXCEED MANUFACTURERS RECOMMENDATIONS. 8. SPRAY HEADS LOCATED IN TURF AREAS SHALL BE HUNTER PROS-04-PRS30 SPRAY
- BODIES WITH MATCHED PRECIPITATION RATE NOZZLES. ROTARY NOZZLES SHALL BE HUNTER PRS40 SPRAY BODIES. 9. IRRIGATION ROTOR HEADS SHALL BE PRS40 WITH MP2000 AND MP3000 NOZZLES.
- 5. IRRIGATION REMOTE CONTROL VALVES SHALL BE 1" HUNTER ICV AS INDICATED. PRIOR TO ALL REMOTE CONTROL VALVES, INSTALL A NOMINALLY SIZED BALL VALVE WITHIN THE SAME BOX.
- 6. SIZE OF VALVES ARE AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN APPROVED BOXES WITH COVERS LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION. OWNERS MAY ELECT LOCKING BOXES ON A PROJECT BY PROJECT BASIS.
- 7. QUICK COUPLING VALVES SHALL BE HUNTER INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING $\frac{3}{4}$ " SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
- 8. IRRIGATION SYSTEM AUTOMATIC CONTROLLER SHALL BE HUNTER PRO-C-15 STATION -PC-1500 WITH RAIN AND FREEZE SENSORS.
- . DRIP IRRIGATION REMOTE CONTROL VALVES SHALL BE HUNTER ICZ-101 (1") AS INDICATED. DRIP TUBING SHALL BE HUNTER PLD-06-18, NETAFIM OR APPROVED EQUAL. DRIPLINE LAYOUT WILL CARRY BASED ON PLANT WATER REQUIREMENTS, SOIL PERCOLATION, AND SUN EXPOSURE. NETAFIM PRODUCTS ARE APPROVED EQUALS.
- 10. DRIP TUBING/LINES SHALL BE INSTALLED BELOW GRADE WHERE POSSIBLE. 11. ROOT BUBBLERS SHALL BE HUNTER RZWS-36-25, LABELED AS .25, AS INDICATED ON THIS
- PLAN. 12. ALL 24 VOLT LEAD VALVE CONTROL WIRE SHALL BE SIZED PER MANUFACTURER GUIDELINES BY THE CONTRACTOR ACCORDING TO THE ACTUAL FIELD DISTANCE. ALL VALVE CONTROL WIRE UNDER PAVEMENT SHALL BE IN A SEPARATE CONDUIT. ALL CONNECTIONS SHALL BE WATER-PROOF, KEPT TO A MINIMUM, AND LOCATED IN AN APPROVED BOX.

SYSTEM COVERAGE

- 1. THE SYSTEM AS SHOWN ON THIS SHEET IS ANTICIPATED TO PROVIDE FULL COVERAGE IN ALL LANDSCAPE BEDS. ALL TREES TO RECEIVE BUBBLERS
- SPRAY HEADS HAVE BEEN PROVIDED AT BACK OF CURB AND BACK OF BED AREAS SPRAY OUT TOWARDS THE PROPERTY LINE, THUS PROVIDING SINGLE HEAD COVERAGE. IRRIGATION CONTRACTOR AND OWNER TO REVIEW NEIGHBORING PROPERTIES' SYSTEMS TO ENSURE FULL COVERAGE IS BEING PROVIDED TO THE AREAS ABUTTING A DEVELOPED SITE.
- 4. HEADS GRAPHICALLY SHOWN ON PROPERTY LINES SHALL BE PLACED JUST INSIDE PROPERTY

NOTE: THIS DESIGN IS DIAGRAMMATIC, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND RRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRATOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

	LANDSCAPE DRIPLINE												
Inlet Pressure Maximum Lateral Length (Feet)													
PSI 12" Spacing 18" Spacing 24" Spacing													
15	159	130	222	174	283	214							
25	252	171	359	231	457	287							
35	304	211	435	289	558	358							
45	342	236	489	322	627	399							
Flow (GPH)	0.6	0.9	0.6	0.9	0.6	0.9							
*** NOT	*** NOTE: DATA ASSUMES A MINIMUM 8.5 PSI AT LATERAL END ***												

TXDOT RIGHT-OF-WAY: NO IRRIGATION IS DESIGNED TO BE INSTALLED IN TXDOT R.O.W. IF OWNER ELECTS TO IRRIGATE AREA, THEY SHALL SECURE THE NECESSARY PERMIT TO DO SO. OTHERWISE, NO IRRIGATION SHALL BE INSTALLED IN THE TXDOT R.O.W. UNDER CURRENT DESIGN.



	GRAPHIC SCALE				
	0	20	40 FEET		
\checkmark	Scale 1"=20' - 0"				



10321 BRADSHAW DRIVE . FORT WORTH, TX . 76108 512.517.5589

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			DESIGN / BUILD		
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE DESIGNER 2013 LAY CONSTRUCTION, LLC. ALL RIGHTS RESERVED 0 F AMANDA RICHARDSON 14033					
Restaurant Merican Dairy Queen Minneapolis, MN U.S.A.					
BUILDING TYPE: DAIRY QUEEN CORE 72 TEXAS					
W RESTAURANT FOR:	IRY QUEEN	S GOLIAD STRFFT	CKWALL, TX 75087		
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IRRIGATION PLAN

SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS PART 1 - GENERAL

1.1 DESCRIPTION

- A. PROVIDE UNDERGROUND IRRIGATION SLEEVES AS INDICATED ON THE DRAWINGS. 1.2 RELATED WORK
- A. SECTION 32 8424 IRRIGATION SYSTEM.
- **1.3 REFERENCE STANDARDS**
- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) LATEST EDITION

PART 2 - MATERIALS 2.1 GENERAL

- A. POLYVINYL CHLORIDE PIPE (PVC) SCHEDULE 40 SHALL BE USED FOR ALL SLEEVING PURPOSES
- B. PVC PIPES SHALL BE MARKED WITH SDR NUMBER, ASTM STANDARD NUMBER, AND THE NSF SEAL.
- C. SOLVENT SHALL BE USED AS RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT WELDED JOINTS. PIPE AND FITTINGS SHOULD BE CLEANED BEFORE APPLYING SOLVENT
- PART 3 EXECUTION
- **3.1 INSTALLATION** A. A MINIMUM OF TWENTY FOUR (24) INCHES COVER SHALL BE PROVIDED OVER THE TOP OF SLEEVE FROM FINISH GRADE
- B. SLEEVES SHALL BE EXTENDED ONE (1) FOOT PAST THE EDGE OF
- PAVEMENT OF WALLS. INSTALL A NINETY DEGREE ELBOW ON EACH SLEEVE AND ADD ADDITIONAL LENGTH TO EXTEND ABOVE FINISH GRADE BY TWELVE (12) INCHES. CAP PIPE ENDS.

3.2 BACKFILL

- A. BACKFILL SHALL BE PLACED OVER SLEEVES IN SIX (6) INCH LIFTS. SOIL SHALL BE TAMPED INTO PLACE, TAKING CARE TO NOT DAMAGE SLEEVE.
- B. REPAIR ANY DAMAGE FROM IMPROPER COMPACTION.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

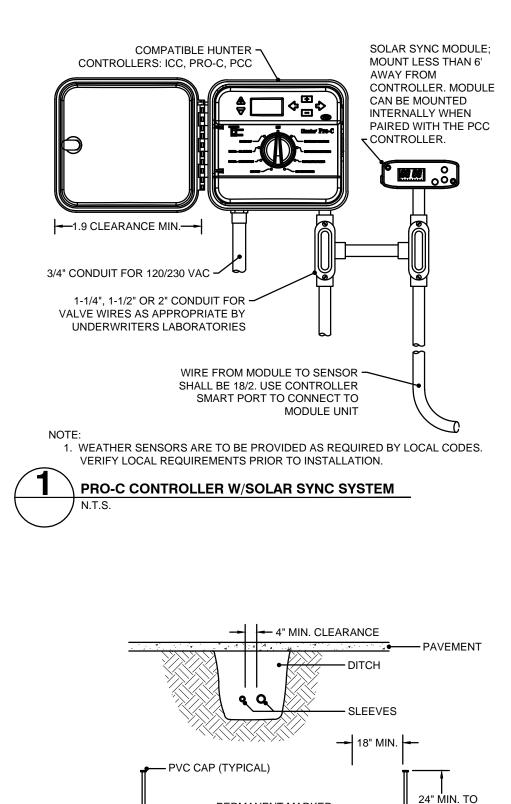
PART 1 - GENERAL

- 1.1 DESCRIPTION
- A. PROVIDE A COMPLETE IRRIGATION SYSTEM INSTALLATION AS DETAILED AND SPECIFIED. THIS SHALL INCLUDE FURNISHING ALL LABOR, MATERIAL EQUIPMENT AND SERVICES NECESSARY TO PROVIDE COMPLETE INSTALLATION. WORK INCLUDES:
- a. TRENCHING
- b. BACKFILL
- c. AUTOMATIC CONTROLLED SYSTEM
- d. AS BUILT DRAWINGS
- B. SLEEVING AS SHOWN SHALL BE FURNISHED BY THE GENERAL CONTRACTOR.
- C. METER AND POWER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

1.2 RELATED WORK

- C. REFERENCE IRRIGATION PLANS FOR CONTROLLER, HEAD AND ALL VALVE LOCATIONS.
- D. REFERENCE LANDSCAPE PLANS, NOTES, DETAILS FOR ADDITIONAL REQUIREMENTS.

- E. SECTION 32 9300 LANDSCAPE
- F. SECTION 32-8423 UNDERGROUND IRRIGATION SLEEVE AND UTILITY CONDUITS 1.3 REFERENCE STANDARDS
- A. AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM) LATEST EDITION
- 1.4 QUALITY ASSURANCE AND REQUIREMENTS
- A. PERMITS AND FEES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY PERMITS NECESSARY AND ALL OBSERVATIONS AS REQUIRED. 3. MANUFACTURER'S DIRECTIONS: MANUFACTURER'S DIRECTIONS AND
- DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- C. ORDINANCES, CODES, AND REGULATIONS: ALL LOCAL, MUNICIPAL AND STATE LAWS, AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS AND REQUIREMENTS OF THE SAME.
- D. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.
- 1.5 SCHEDULE OF MATERIALS A. MATERIALS LIST:
 - a. ALL EQUIPMENT MANUFACTURERS AND MODEL NUMBERS SHALL BE AS NOTED ON THE PLANS.
 - b. THE CONTRACTOR SHALL FURNISH THE ARTICLES, EQUIPMENT, MATERIALS, OR PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
 - c. A COMPLETE MATERIAL LIST OF EQUIPMENT SHALL BE SUBMITTED **BFFORF PERFORMING ANY WORK. SUBMITTAL SHOULD INCLUDE ALL** MANUFACTURERS' SPECIFICATIONS AND LITERATURE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - d. EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT MAY BE REJECTED.
 - e. APPROVAL OF ANY ITEM, ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED.
 - f. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
- 1.4 RECORD AND AS BUILT DRAWINGS/SUBMITTALS
- A. CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AND COMPLETE
- "AS-BUILT" RECORD SET OF PRINTS. B. CONTRACTOR SHOULD USE ALL SYMBOLS AND NOTATIONS CONSISTENT
- WITH THE ORIGINAL DRAWINGS.
- C. IN "AS-BUILT" DRAWINGS, CONTRACTOR SHALL LOCATE: a. CONNECTION TO EXISTING WATER LINES
- b. CONNECTION TO ELECTRICAL POWER
- c. GATE VALVES
- d. ROUTING OF SPRINKLER PRESSURE LINES



PERMANENT MARKER

1. ALL PVC IRRIGATION SLEEVES TO BE SCHEDULE 40 PIPE.

2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.

SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.

4. MECHANICALLY TAMP TO 95% PROCTOR

IRRIGATION PVC SLEEVES

3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER

5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH

A SAWCUT OF TWO PARALLEL LINES THAT ARE 2" LONG AND 1" APART.

NOTES:

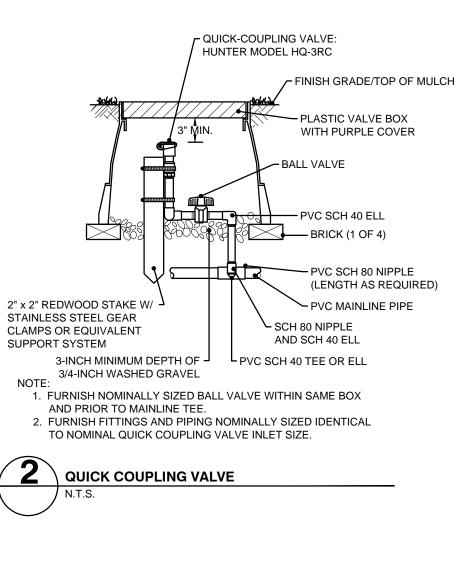
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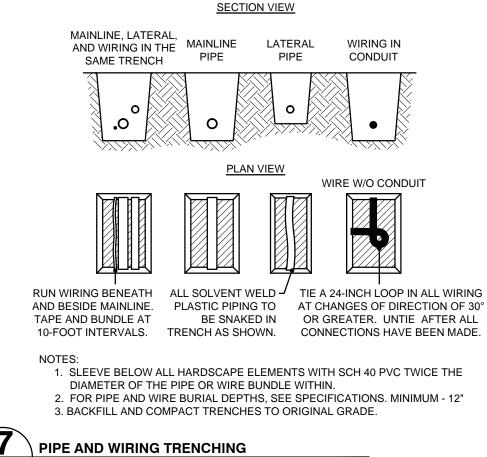
FINISH GRADE

12" MIN 18" MAX.

PVC CAP

(TYPICAL)





- e. SPRINKLER CONTROL VALVES
- f. QUICK COUPLING VALVES

g. OTHER RELATED EQUIPMENT D. SUBMIT COMPLETED TRACINGS PRIOR TO FINAL ACCEPTANCE. DATE AND SIGN ALL DRAWINGS.

- E. EQUIPMENT TO BE FURNISHED:
- a. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:
- i. QUICK COUPLING KEYS, THREE (3) WITH BOILER DRAINS ATTACHED USING BRASS REDUCER.
- ii. THREE (3) KEYS FOR EACH AUTOMATIC CONTROLLER
- b. THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT. F. THE IRRIGATION CONTRACTOR SHOULD DEMONSTRATE THAT THE FINAL
- INSTALLED SYSTEM WILL OPERATE ACCORDING TO THE INTENT OF THE DESIGNED AND SPECIFIED SYSTEM. IRRIGATION CONTRACTOR SHALL GUARANTEE 100% COVERAGE TO ALL AREAS TO BE IRRIGATION. 1.5 MAINTENANCE AND GUARANTEE
- A. MAINTENANCE AND WORKMANSHIP SHALL BE GUARANTEED FULLY FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
- B. PROVIDE MAINTENANCE OF SYSTEM, CLEANING AND ADJUSTMENT OF THE HEADS, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
- C. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS AND WORKMANSHIP, INCLUDING THE REPAIR OF BACKFILL SETTLEMENT.
- 1.6 TESTING
- A. PERFORM TESTING REQUIRED WITH OTHER TRADES INCLUDING EARTHWORK, PAVING, PLUMBING, ETC. TO AVOID CUTTING, PATCHING OR BORING.
- B. WATER PRESSURE SHOULD BE FOUND PRIOR TO STARTING CONSTRUCTION. DETERMINE/CONFIRM THAT STATIC WATER PRESSURE IS MORE THAN THE WATER PRESSURE NEEDED FOR THE SYSTEM TO FUNCTION PROPERTY. IF STATIC PRESSURE IS LESS THAN THE DESIGN PRESSURE NEEDED, DO NOT START WORK UNTIL THE LANDSCAPE ARCHITECT IS NOTIFIED.
- 1.7 COORDINATION
- A. COORDINATE INSTALLATION OF ALL PRODUCTS, INCLUDING EARTHWORK, PAVING AND PLUMBING
- B. COORDINATE TO ENSURE THAT ELECTRICAL POWER SOURCE IS IN PLACE.
- C. COORDINATE INSTALLATION WITH WORK SPECIFIED IN OTHER SECTIONS. D. COORDINATE WITH THE LANDSCAPE CONTRACTOR TO ENSURE PLANT
- MATERIAL IS UNIFORMLY WATERED IN ACCORDANCE WITH INTENT SHOWN ON DRAWINGS. PART 2 - PRODUCTS
- 2.1 MATERIALS
- B. REFER TO CONSTRUCTION DRAWINGS AND NOTES.
- C. SPRINKLER HEADS IN LAWN AREAS AS SPECIFIED ON PLAN
- D. PVC PIPE: CLASS 200 SPR 21
- E. COPPER TUBING (FOR CITY CONNECTIONS): TYPE "M"
- F. 24V WIRE SIZE 14, TYPE UF
- G. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON
- H. REFER TO DRAWING FOR BACKFLOW PREVENTION LOCATION -COORDINATE EXACT LOCATION WITH THE GENERAL CONTRACTOR.
- PART 3 EXECUTION

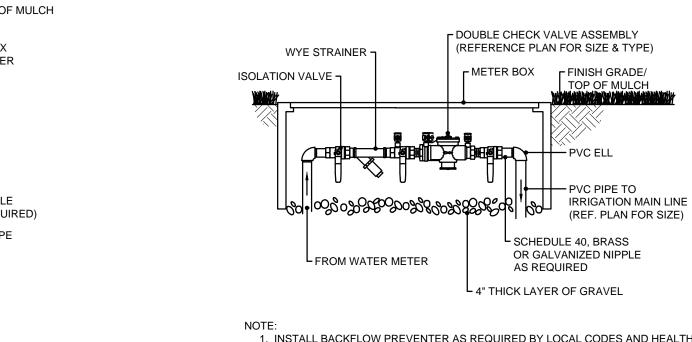
3.1 INSPECTION: A. SITE CONDITIONS:

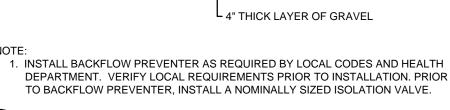
- a. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS
- b. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES
- WHICH ARE CAUSED BY ANY OF HIS OPERATIONS OR NEGLECT. c. COORDINATE INSTALLATION OF IRRIGATION MATERIALS, INCLUDING
- PIPE, SO THERE SHALL BE NO INTERFERENCE WITH UTILITIES OR OTHER CONSTRUCTION DIFFICULTY IN PLANTING TREES, SHRUBS, AND GROUNDCOVERS. COORDINATE WORK WITH OTHER SITE CONTRACTORS.
- **3.2 PREPARATION** A. PHYSICAL LAYOUT:
 - a. PIPING AND HEAD LAYOUT AS SHOWN ON PLANS IS SCHEMATIC ONLY. ALL PIPES TO BE INSTALLED DIRECTLY BEHIND CURBS, WALKS AND WALLS WHEREVER POSSIBLE.
 - b. PRIOR TO INSTALLATION CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS.
- c. ALL LAYOUTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. B. WATER SUPPLY:
- a. IRRIGATION SYSTEM SHALL BE CONNECTED TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON THE DRAWINGS.
- b. CONNECTIONS SHOULD BE MADE AT APPROXIMATE LOCATIONS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL VERIFY IN FIELD AND BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.
- 3.3 INSTALLATION
- A. TRENCHING a. DIG TRENCHES STRAIGHT 6" WIDE WITH NEAR VERTICAL SIDE AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. REMOVE LUMBER, RUBBISH, LARGE ROCKS ETC. FROM TRENCHES. LAY PIPE TO AN EVEN GRADE - WITH A FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF
- b. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING AND KEEP PIPING CLEAN BY ANY MEANS POSSIBLE DURING AND AFTER LAYING OF PIPE.
- c. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF COVER FOR ALL PRESSURE SUPPLY LINES.
- d. PROVIDE A MINIMUM OF TWELVE (12) INCHES OF COVER FOR ALL NON-PRESSURE LINES.
- e. PROVIDE A MINIMUM COVER OF EIGHTEEN (18) INCHES FOR ALL CONTROL WIRING.
- f. NO MACHINE TRENCHING, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT, SHALL BE DONE WITHIN DRIP LINE OF EXISTING TREES. TRENCHING SHOULD BE DONE BY HAND, TUNNELING OR BORING OR OTHER METHODS APPROVED BY THE LANDSCAPE ARCHITECT. IT SHOULD BE UNDERSTOOD THAT PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND TREES AND SHRUBS IN SUCH A MANNER TO AVOID DAMAGE TO PLANTS. BACKFILL
- a. TRENCHES SHALL NOT BE BACKFILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACKFILLED WITH THE EXCAVATED MATERIALS APPROVED FOR BACKFILLING. CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS, FREE FROM LARGE CLODS, STONES OR STICKS.
- b. IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING OR OTHER

CONSTRUCTION ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS WITHOUT THE COST TO THE OWNER.

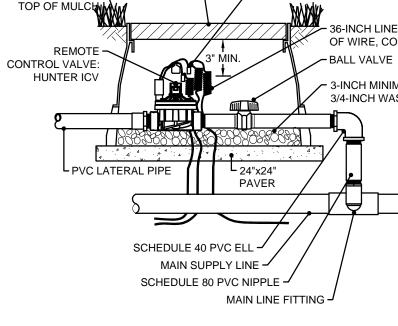
- TRENCHING AND BACKFILL UNDER PAVING: C. a. ALL IRRIGATION MAIN LINE AND LATERAL LINES OR WIRING LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC PAVING, OR CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC SLEEVES OF ADEQUATE SIZE. SEE SECTION 32 8423.
- D. ASSEMBLIES
- a. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAILS. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICES OR MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE LANDSCAPE ARCHITECT.
- RECOMMENDED BY THE MANUFACTURER. PIPES AND BE CLEANED OF ALL DIRT AND DUST AND MOISTENED SOLVENT.
- c. ON PVC TO METAL CONNECTIONS, THE CONTRACTO METAL CONNECTIONS FIRST. USE NON HARDENING TEFLON TAPE ON THREADED PVC ADAPTERS INTO W WELDED. LIGHT WRENCH PRESSURE IS ALL THAT IS R THREADED PVC ADAPTERS INTO WHICH THE PIPE MA
- E. LINE CLEARANCE: ALL LINES SHALL HAVE A MINIMUM (6) INCHES FROM EACH OTHER AND FROM OTHER TRA SHALL NOT BE DIRECTLY INSTALLED ONE OVER THE OT
- F. WIRING: SUPPLY WIRE FROM THE AUTOMATIC CONT VALVES. A SEPARATE WIRE IS REQUIRED TO EACH ELEC COMMON NEUTRAL WIRE IS ALSO REQUIRED FROM EA EACH OF THE VALVES. BUNDLE MULTIPLE WIRES AND T TOGETHER AT TEN FOOT INTERVALS. EXPANSION COIL: SHALL BE INSTALLED APPROXIMATELY EVERY 100 FEET WATERPROOF.
- G. AUTOMATIC CONTROLLER: INSTALL AS PER MANUFAC SPECIFICATIONS AND INSTRUCTIONS. REMOVE CONTR CONNECTED TO CONTROLLER IN NUMERICAL SEQUEN THE DRAWINGS. EACH REMOVE CONTROL VALVE SHAL STATION OF THE CONTROLLER.
- H. REMOTE CONTROL VALVES: a. INSTALL WHERE SHOWN ON DRAWINGS AND DETAIL SIZED ACCORDING TO THE DRAWINGS.
- b. INSTALL IN A LEVEL POSITION IN ACCORDANCE TO M SPECIFICATIONS.
- BETWEEN VALVES. INSTALL EACH REMOTE CONTROL SEPARATE VALVE BOX. EACH VALVE NUMBER AND IT. LETTER SHALL BE STENCILED INSIDE VALVE BOX TOP I. FLUSHING OF SYSTEM:
- a. AFTER ALL NEW SPRINKLER PIPE LINES AND RISERS / CONNECTED, ALL NECESSARY WORK HAS BEEN COM TO INSTALLATION OF SPRINKLER HEADS, THE CONTR OPENED AND A FULL HEAD OF WATER USED TO FLUS b. SPRINKLER HEADS SHALL BE INSTALLED ONLY AFTER SYSTEM HAS BEEN ACCOMPLISHED.
- J. SPRINKLER HEADS: a. INSTALL HEADS AS DESIGNED ON THE DRAWINGS. N ADJUSTMENTS TO HEAD LAYOUT TO ACCOMMODATE CONDITIONS.
- b. SPACING OF HEADS SHALL NOT EXCEED THE MAXIM THE DRAWINGS. IN NO CASE SHALL THE SPACING EX

(1 OF 2)





DOUBLE CHECK ASSEMBLY



1. FURNISH NOMINALLY SIZED BALL VALVE WITHIN

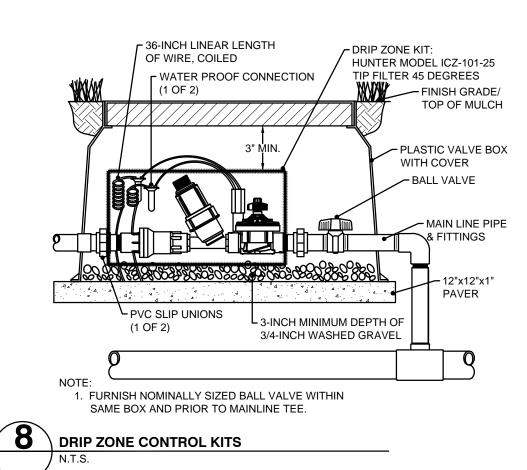
SAME BOX AND PRIOR TO MAINLINE TEE.

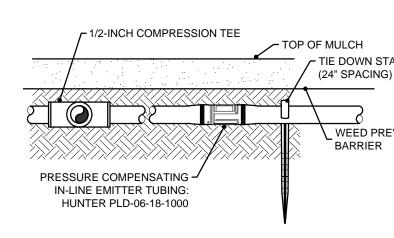
PLASTIC VALVE BOX WITH COVER -

FINISH GRADE/

NOTE

ICV IN VALVE BOX







E SOLVENT ND FITTINGS SHOULD NED BEFORE APPLYING	C. WHEN SYSTEM IS COMPLETE, A COVERAGE TEST SHALL BE PERFORMED IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. IT SHALL BE DETERMINED IF THE WATER COVERAGE FOR ALL PLANTING AREAS IS COMPLETE AND ADEQUATE. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY	
TOR SHALL WORK G PIPE DOPE OR WHICH PIPE MAY BE 5 REQUIRED, USE MAY BE WELDED.	INADEQUACIES OF COVERAGE. D. UPON COMPLETION OF EACH PHASE OF WORK, THE ENTIRE SYSTEM SHOULD BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS. END OF SECTION	
IM CLEARANCE OF SIX RADES. PARALLEL LINES		
OTHER. NTROLLER TO ALL THE LECTRIC VALVE. A EACH CONTROL TO D TAPE THEM DILS OF TEN INCHES IET. MAKE ALL SPLICES		DESIGN
ACTURER'S TROL VALVES SHALL BE ENCE AS SHOWN ON IALL BE WIRED TO ONE		ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED USED OR DISCLOSED WITHOUT WRITTEN
AILS. VALVES SHALL BE		CONSENT OF THE DESIGNER C 2013 LAY CONSTRUCTION, LLC. ALL RIGHTS RESERVED
) MANUFACTURER'S		ALL RIGHTS RESERVED
VELVE (12) INCHES OL VALVE IN A ITS CONTROLLER IP WITH EXTERIOR		AMANDA RICHARDSON
S ARE IN PLACE AND MPLETED, AND PRIOR TROL VALVES SHALL BE USH OUT THE SYSTEM. ER FLUSHING OF THE		12.5.14
. MAKE APPROPRIATE ATE FOR ACTUAL FIELD		
IMUM INDICATED ON EXCEED THE MAXIMUM		
TION	4" Image: Set head flush with finish grade Finish grade Finish grade/	Restaurant
AR LENGTH ILED	- MODEL: PROS-04-PRS30 & 25' OR 30' PRS40	AMERICAN DAIRY QUEEN MINNEAPOLIS, MN U.S.A.
NUM DEPTH OF SHED GRAVEL	EDGE OF PAVING - OR FACE OF WALL 12" *MP ROTATOR NOZZLES. UTILIZE SPRAY BODY MODEL OR SRS DEPENDING ON DESIRED THROW DISTANCE ROTATOR NOZZLES ARE SPECIFIED AS FOLLOWS:	
	MP-1000 = 8' - 15' MP-2000 = 13' - 21' MP-3000 = 22' - 30' LABELED AS: MPXX (WHERE XX = DISTANCE OF THROW) PVC STREET ELL OR MALE BARBED ELBOW	BUILDING TYPE: DAIRY QUEEN CORE 72 TEXAS
	NOTE: 1. MAY NOT BE USED IN LANDSCAPE AREAS LESS THAN FORTY-EIGHT INCHES (48") IN LENGTH OR WIDTH.	Z .
5	TURF POP-UP SPRAY HEAD N.T.S.	JEE 5087
	<image/>	NEW RESTAURANT NEW RESTAURANT DAIRY QU 1801 S. GOLIAD ST ROCKWALL, TX 75
TAKE: G)		
REVENTIVE	BOTTOM OPENING 18.72' MAXIMUM BOTTOM BOTT	DATE: 12/01/2014
	23.22" 19.29	PROJECT NO.
(10	STANDARD VALVE BOXES	130302 SHEET NO.
	<u>AWR</u>	L2.2

10321 BRADSHAW DRIVE . FORT WORTH, TX . 76108 512.517.5589

RECOMMENDED BY THE MANUFACTURER.

REPLACE JOINT OR JOINS AND REPEAT TEST.

3.4 TESTING

OF TEST.

c. ALL SPRINKLERS TO ATTACH TO LATERAL LINES WITH FLEXIBLE

A. THE CONTRACTOR SHALL TEST SPRINKLER MAIN FOR TWELVE TO

FOURTEEN HOURS UNDER NORMAL PRESSURE. IF LEAKS ARE PRESENT,

B. A COMPLETE TEST SHALL BE MADE PRIOR TO BACKFILLING. BACKFILLING

MATERIALS MAY BE PLACED IN TRENCHES IN LIFTS TO ENSURE STABILITY

OF THE LINE UNDER THE PRESSURE OF BACKFILL. IN EACH CASE, LEAVE

FITTINGS AND COUPLINGS OPEN TO VISUALLY INSPECT FOR FULL PERIOD

CONNECTORS. REFERENCE DETAILS ON DRAWINGS.

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IRRIGATION SPECS &

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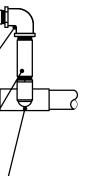
b. MAKE SOLVENT WELDED JOINTS USING ONLY THE SOLVENT

c. WHEN GROUPED TOGETHER, ALLOW AT LEAST TWEI

WATER PROOF CONNECTI

- 36-INCH LINEA OF WIRE, COI

- 3-INCH MINIMU 3/4-INCH WASH



WEED PRE

BARRIER