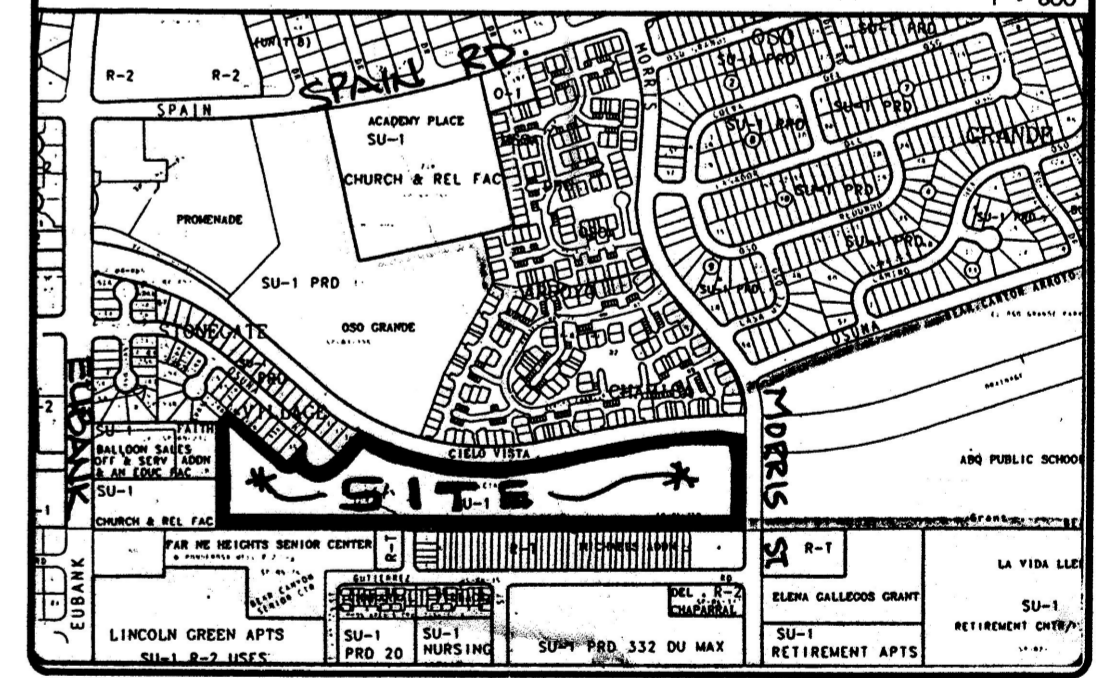


### KEYNOTES

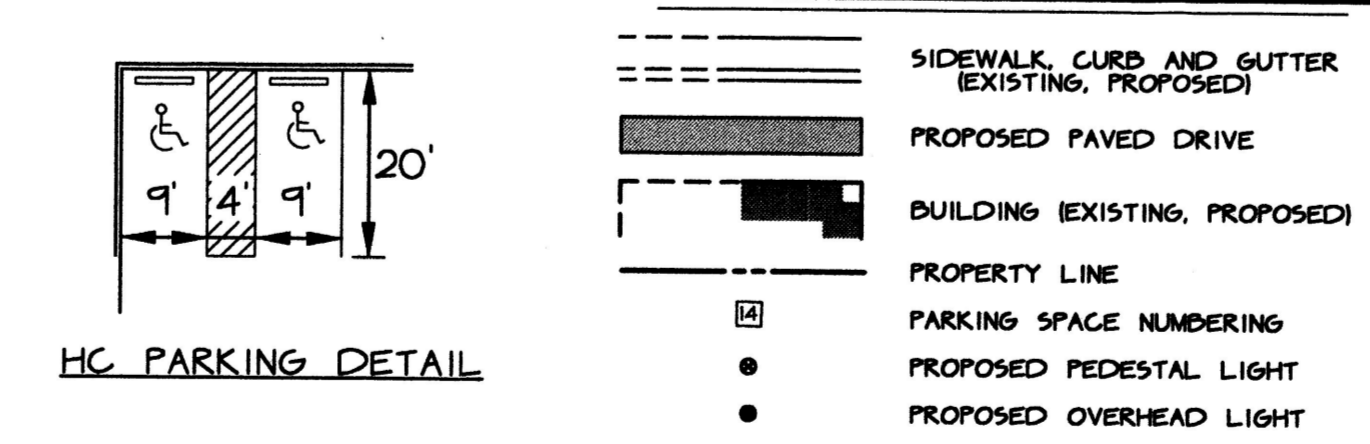
- A. REFERENCE TO SITE LANDSCAPE AND DRAINAGE / GRADING PLAN FOR ADDITIONAL INFORMATION.
1. 2'-WIDE MOUNTABLE ROLL CURB TYPICAL BOTH SIDES OF STREET. CONTROL JOINTS @ 6' O.C.
2. CONCRETE HEADER CURB PER C.O.A. STD. DWG. 2415 AT SIDES AND BACK OF OFFSTREET PARKING AREAS. TRANSITION TO FLUSH (WITH WALKS AND / OR TOP OF MOUNTABLE ROLL CURB) OVER 12". PROVIDE CONTROL JOINTS @ 6' O.C. (TYPICAL).
3. 6'-WIDE CONCRETE SIDEWALK ADJACENT TO NORTH ROLL CURB AND AS SHOWN. FOR ALL NEW WALKS, PROVIDE CONTROL JOINTS @ 6' O.C. (MATCH CURB JOINTS). WALK THICKNESS TO BE 4" TYPICAL, EXCEPTION AT ALL TRAFFIC / PARKING CROSSINGS, THICKNESS TO BE 6".
4. 4'-WIDE CONCRETE SIDEWALK (SEE KEYED NOTE #3)
5. 3" ASPHALTIC CONCRETE PAVEMENT ON 8" COMPACTED NATIVE SOIL SUBGRADE
6. EXISTING 20'-WIDE DRAINAGE EASEMENT.
7. 4'-WIDE PARKING SPACE MARKINGS WITH WHITE TRAFFIC PAINT (TYPICAL)
8. EXISTING PAVED PUBLIC STREET / WALKS / BLDGS (DASHED).
9. BOXED NUMBER INDICATES NUMBER OF NON-HC PARKING SPACES THIS AREA. TYPICAL STALL SIZE 9' X 20' (UNLESS NOTED)
10. TRAFFIC SIGN, SEE STREET PLAN AND PROFILE FOR ADDITIONAL INFORMATION.
11. 8'-WIDE CONCRETE SIDEWALK (SEE KEYED NOTE #3) TO PROVIDE ACCESS TO EXIST. BIKE PATH AS SHOWN. PROVIDE ACCESSIBLE RAMP AT STREET. PROVIDE 6'-WIDE OPENING IN PERIMETER FENCE.
12. RADII SHOWN ARE TAKEN AT FACE OF CURB.
13. DIMENSIONS BETWEEN BUILDINGS REFERENCE POINT AT WHICH BUILDINGS ARE CLOSEST TOGETHER (TYPICAL).
14. TYPICAL 4'-WIDE X 4"-THICK RESIDENTIAL ACCESS WALK. WALK CONFIGURATION VARIES EACH UNIT AS REQUIRED TO ACCOUNT FOR DISTANCES / ANGLES BETWEEN BUILDINGS.
15. EMERGENCY ACCESS ONLY WITH BREAKAWAY GATE AT OSUNA COURT NE CUL-DE-SAC ENTRANCE
16. RETAINING WALLS BEHIND AND BETWEEN BUILDINGS AS SHOWN. SEE DRAINAGE / GRADING PLAN FOR ADDITIONAL INFORMATION. NOTE: MINIMUM CLEARANCE FROM EDGE OF EXISTING BIKE / WALK PATH TO BE 20". SEE STRUCTURAL WALL DESIGN BY OTHERS.
17. DRIVE AT EACH BUILDING 120' MINIMUM. VARIES SLIGHTLY BASED ON PLACEMENT OF BUILDING ON CURVE. SEE STREET PLAN AND PROFILES FOR STATIONS AND DISTANCES FROM FACE OF BUILDING TO CENTERLINE OF STREET FOR LOCATING BUILDING ON SITE.
18. DIMENSIONS TO RETAINING WALLS - 15.0' TYPICAL (LESS WHERE REQUIRED BASED ON PROPERTY LINE CONSTRAINTS).
19. 2'-WIDE CONCRETE VALLEY GUTTER PER C.O.A. STD. DWG. 2415 AT FLOWLINES OF NEW INVERTED-CROWN PRIVATE STREETS.

KEYED NOTES CONTINUE ON SHEET SP-2

### VICINITY MAP #F-21



### LEGEND



HC PARKING DETAIL

Project # 1000233  
 Appl # 00420-0000-00178

CASE NUMBER Z- 99-32  
 DRB 97.5

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON 12/18/99 AND THAT THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION HAVE BEEN COMPLETED WITH:

**SITE DEVELOPMENT PLAN**

<i>Roll Duen</i>	8-11-99
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>Edward J. Hwang</i>	8-11-99
DESIGN AND DEVELOPMENT, CIP	DATE
<i>Royce L. Huan</i>	2-14-00
PUBLIC WORKS UTILITIES DEVELOPMENT DIVISION	DATE
<i>Fred J. Jagan</i>	2-25-00
CITY ENGINEER, ENGINEERING DIVISION / AMAFCA	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

<i>John S.</i>	3/7/00
CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT	DATE

H. BARKER ARCHITECTS  
 ARCHITECTS AND PLANNERS  
 OFFICE: 842-6184 FAX: 842-1818

**C.L. WEISS ENGINEERING, INC.**

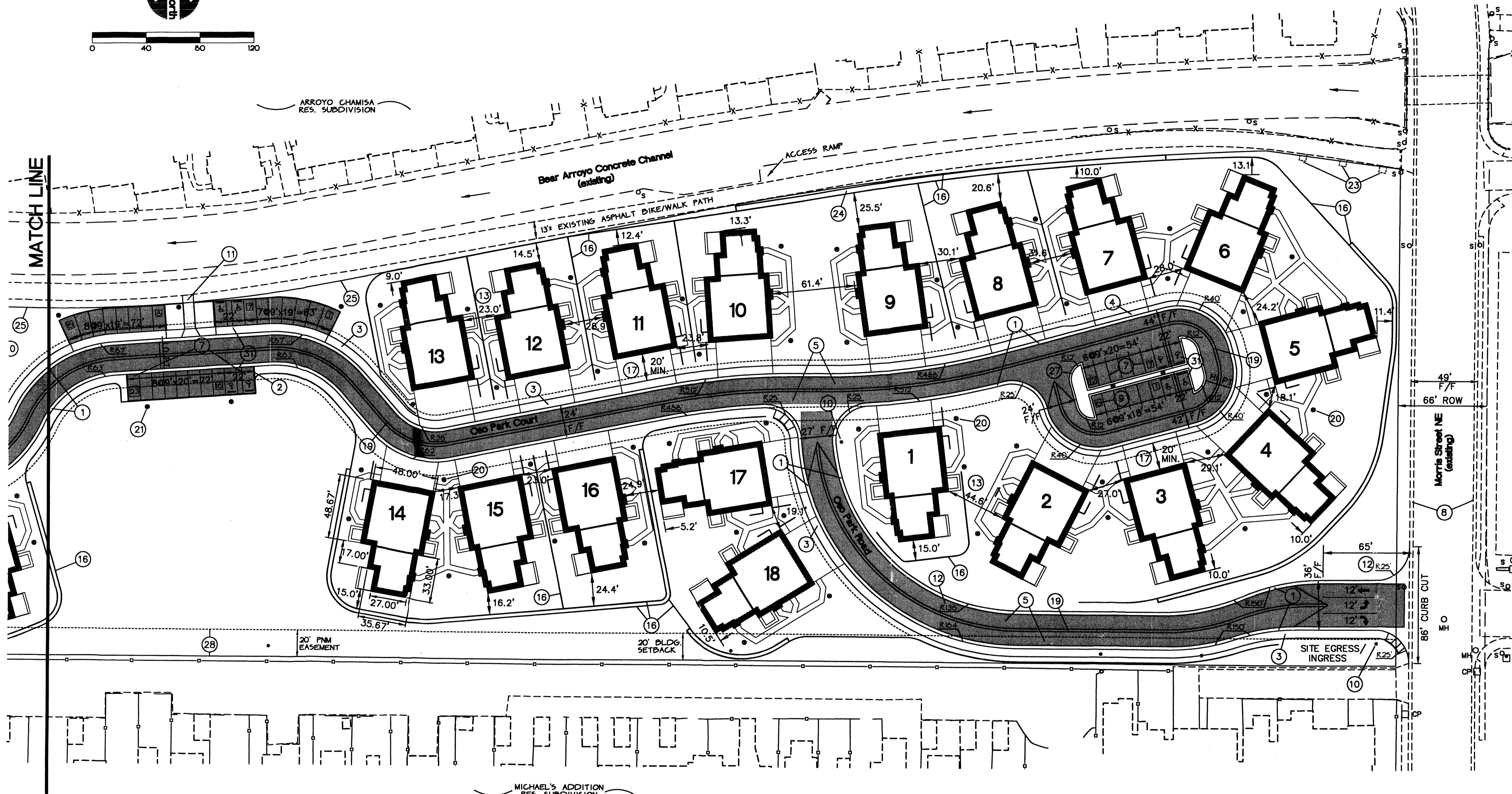
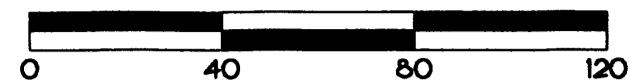
SANDIA PARK OFFICE  
 POST OFFICE BOX 97  
 SANDIA PARK, NM 87047  
 (505) 261-1800

ALVARADO OFFICE  
 100 ALVARADO DR. NE  
 ALBUQUERQUE, NM 87110  
 (505) 266-3444

**OSO PARK CONDOMINIUMS**  
**JMS Construction**  
 4701 Morris St. NE, Albuquerque, NM

Scale: 1" = 40'  
 Drawn By: SDC  
 Checked By: CLW  
 Job Number:  
 Date: JULY 1999

Site Plan  
 West Half  
 SP-1  
 SH. OF



### KEYNOTES

- KEYED NOTES CONTINUED FROM SHEET SP-1
- (20) PROPOSED PEDESTAL LIGHT (TYPICAL)
  - (21) PROPOSED OVERHEAD LIGHT (TYPICAL)
  - (22) 5'-WIDE UTILITY EASEMENT (TYPICAL)
  - (23) EASEMENT (TYP. OF 3) FOR 5' X 5' CONCRETE PAD AT 30' O.C. FOR HANDICAP LANDINGS (PER PARKS DEPT. REQUEST)
  - (24) LOWER RETAINING WALL TO BE 4.0' MAX. HEIGHT ADJACENT TO EXISTING DIKE / WALK PATH. UPPER RETAINING WALL TO BE OFFSET AS SHOWN TO PROVIDE A MIN. 30' OPEN AREA FOR LANDSCAPING BETWEEN WALLS WITH WIDER LANDSCAPED "POCKETS" PROVIDED WHERE SPACE IS AVAILABLE.
  - (25) 6.0' MAX. HEIGHT PERIMETER WALL THIS AREA.
  - (26) 6'-WIDE WALK TO BACK OF EXISTING CURB FOR PEDESTRIAN / BICYCLE ACCESS.
  - (27) CONCRETE MEDIAN CURB PER COA STD. DWG. 2415 THIS AREA.
  - (28) EXISTING 20'-WIDE UTILITY EASEMENT ALONG SOUTH PROPERTY LINE.
  - (29) NEW 35' X 35' UTILITY EASEMENT.
  - (30) MINIMUM REAR YARD SETBACK OF 15' TO RESIDENTIAL PROPERTY LINES.
  - (31) SEE ENLARGED DETAIL (SHEET SP-1) OF H.C. PARKING CONFIGURATION FOR ADDITIONAL INFORMATION.

- GENERAL NOTES:
- A. NO DUMPSTERS THIS SITE - CURB SIDE GARBAGE PICK-UP.
  - B. AREAS:
 

SITE AREA	15.52 ACRES
PROPOSED BUILDING AREA	5,897 SQ. FT.
NUMBER OF BUILDINGS	40
NOTE: THERE ARE FOUR RESIDENTIAL UNITS AND FOUR GARAGES PER BUILDING	
TOTAL PROPOSED AREA	235,880 SQ. FT.
  - C. STANDARD PARKING: EACH BUILDING HAS GARAGE / DRIVEWAY PARKING FOR EIGHT VEHICLES.  
 REQUIRED - 320  
 PROVIDED - 391
  - D. HANDICAP PARKING:  
 REQUIRED - 12  
 PROVIDED - 14
  - E. REFER TO SITE GRADING AND DRAINAGE PLAN, UTILITIES AND LANDSCAPING PLANS FOR RELATED INFORMATION.

CHRISTOPHER L. WEISS  
NEW MEXICO  
6683  
REGISTERED PROFESSIONAL ENGINEER

**C.L. WEISS ENGINEERING, INC.**

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100 ALVARADO DR. NE  
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(505) 266-3444

Revisions

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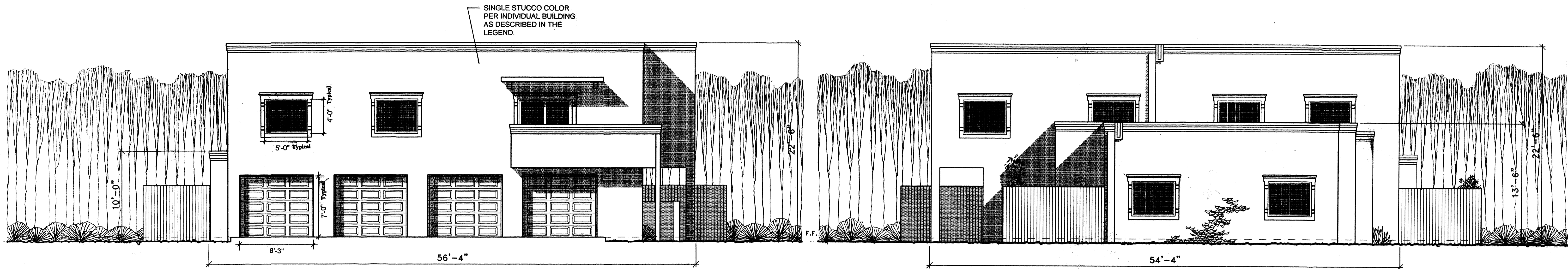
**OSO PARK CONDOMINIUMS**  
JMS Construction  
4701 MORRIS ST. NE, ALBUQUERQUE, NM

Scale:	Drawn By:	Checked By:	Job Number:	Date:
1" = 40'	SDC	CLW		JULY 1999

Site Plan  
East Half

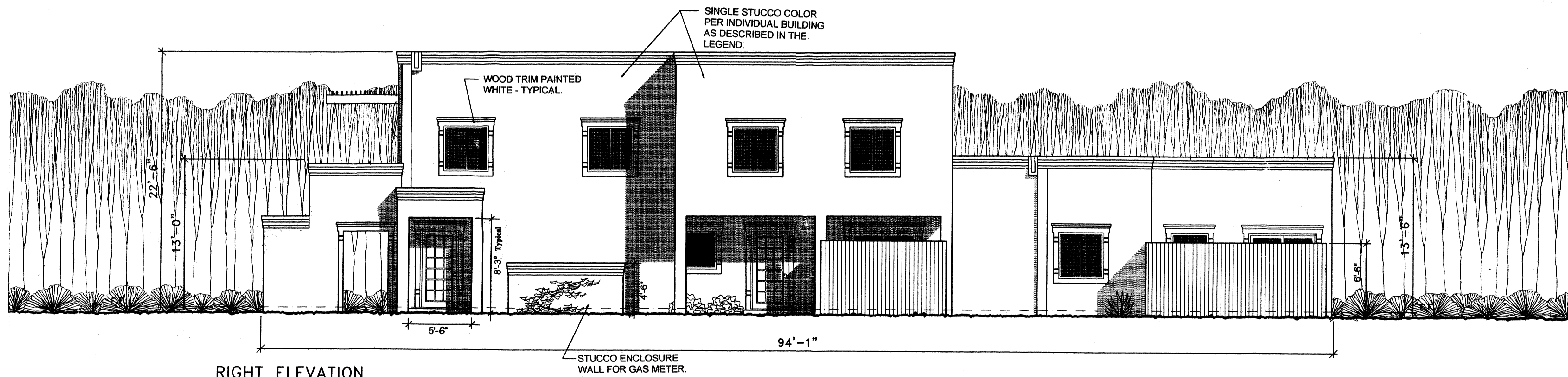
SP-2

H. BARKER ARCHITECTS  
ARCHITECTS AND PLANNERS  
OFFICE: 842-6784 FAX: 842-1818



FRONT ELEVATION

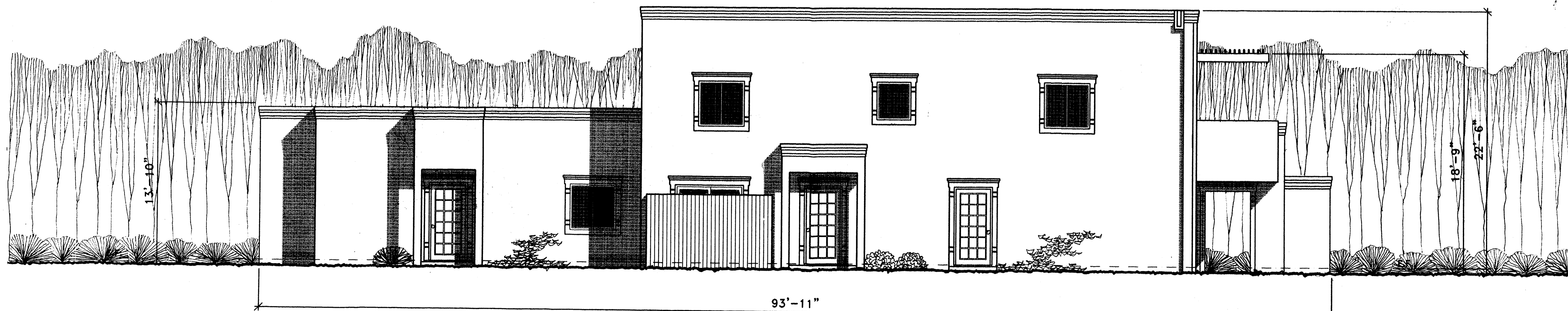
REAR ELEVATION



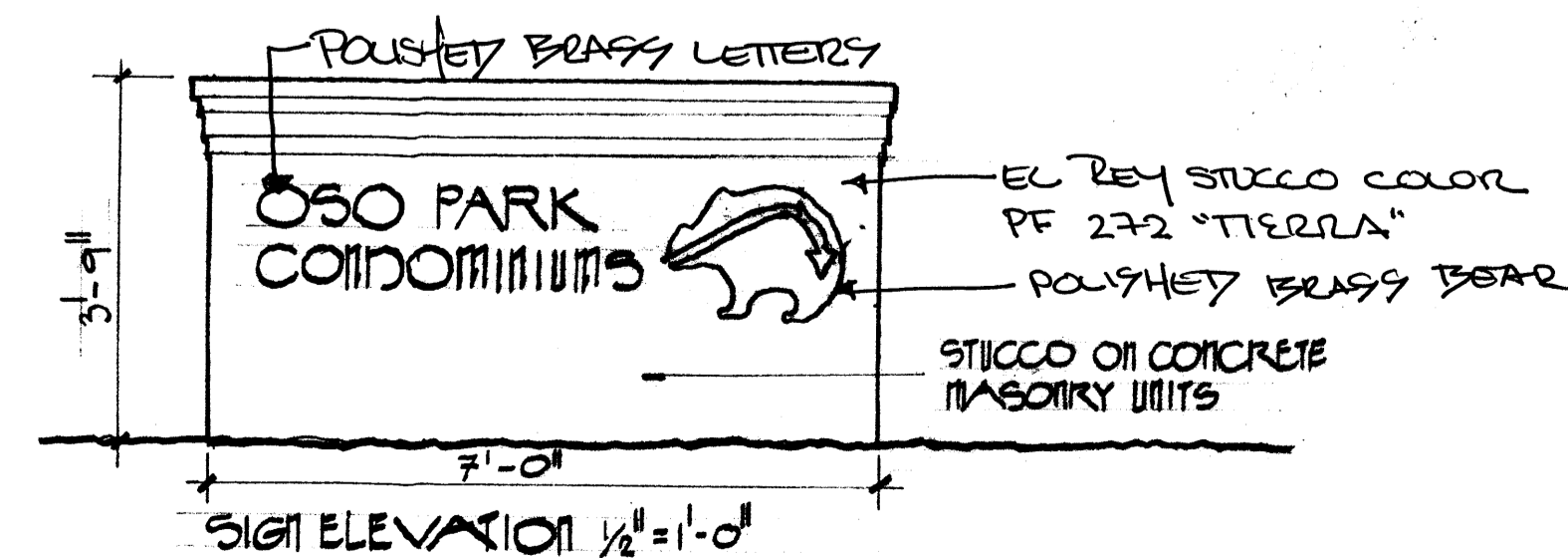
RIGHT ELEVATION

**COLORS**

EACH BUILDING WILL BE OF ONE STUCCO COLOR BUT THERE WILL BE FOUR STUCCO COLORS AND THEY ARE EL REY PERMA-FLEX AS FOLLOWS:  
 PF-827 CASA  
 PF-272 TIERRA  
 PF-817 DRY RIVER  
 PF-351 STONE BLUFF  
 FENCING AROUND PATIOS IS CEDAR.  
 ALL COLONIAL TRIM, DOORS, OVERHEAD DOORS, WINDOW AND SLIDING GLASS DOOR FRAMES, ETC. ARE WHITE.



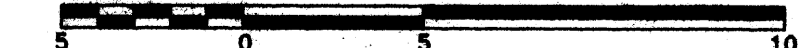
LEFT ELEVATION



ELEVATIONS

SCALE: 3/16" = 1' - 0"

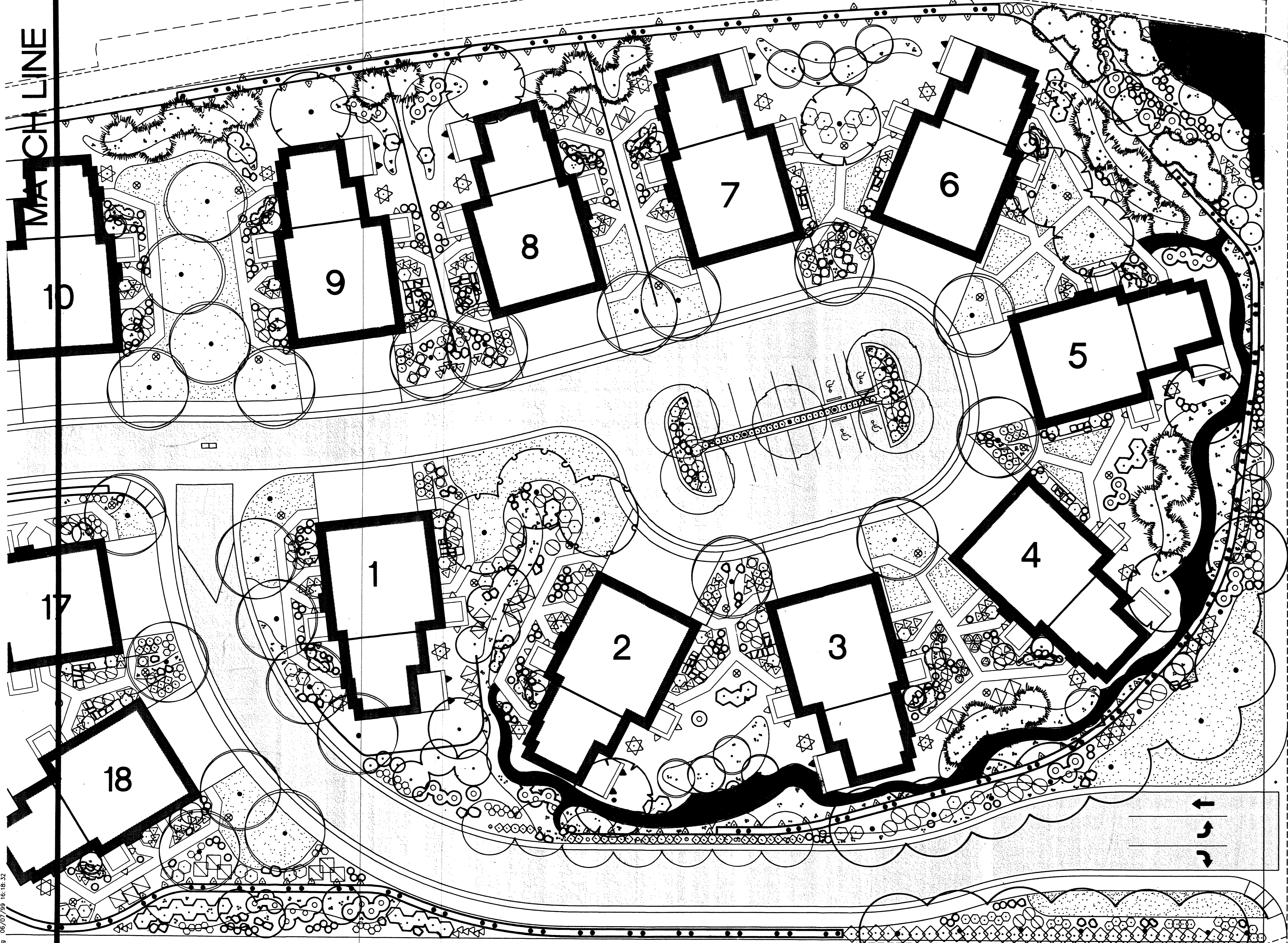
H. BARKER ARCHITECTS  
 209 GOLD AVENUE, SW, ALBUQUERQUE, NEW MEXICO 87102



PROJECT DATA			NET LANDSCAPE AREA			
SITE AREA	BLDG AREA	NET AREA x 1.5	REQUIRED	PROVIDED	LOW PROVIDED	HIGH PROVIDED
620,727 sf	150,640 sf	470,087 sf X .15	70,513.05 sf	260,301 sf	209,362 sf	50,938 sf
					80.50%	19.50%

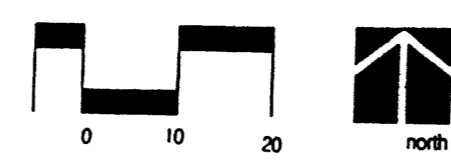
OPEN SPACE CALCULATIONS					
SITE AREA	TOTAL UNITS	TOTAL OPEN SPACE	TOTAL OPEN SPACE	REQUIRED	PROVIDED
	x400	REQUIRED	PROVIDED	PER UNIT	PER UNIT
620,727 sf	120 X 400	48,000 sf	260,301 sf	400 sf	2,169.17 sf

MATCH LINE



Morris Street NE  
(existing)

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LANDSCAPE DRAWING SCALE 1" = 20' - 0"

PROJECT DATA			NET LANDSCAPE AREA			
SITE AREA	BLDG AREA	NET AREA x 1.5	REQUIRED	PROVIDED	LOW PROVIDED	HIGH PROVIDED
620,727 sf	150,640 sf	470,087 sf X .15	70,513.05 sf	260,301 sf	209,362 sf	50,938 sf
					80.50%	19.50%

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SITE AREA	TOTAL UNITS	TOTAL OPEN SPACE	TOTAL OPEN SPACE	REQUIRED	PROVIDED
	x400	REQUIRED	PROVIDED	PER UNIT	PER UNIT
620,727 sf	120 X 400	48,000 sf	260,301 sf	400 sf	2,169.17 sf

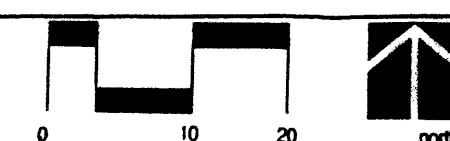
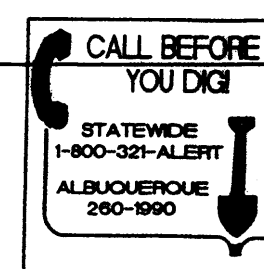
Bear Arroyo Concrete Channel  
(existing)

MATCH LINE

MATCH LINE



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LANDSCAPE DRAWING

SCALE 1" = 20' - 0"

PROJECT DATA		
SITE AREA	BLDG AREA	NET AREA x 1.5
620,727 sf	150,640 sf	470,087 sf X .15

NET LANDSCAPE AREA			
REQUIRED	PROVIDED	LOW PROVIDED	HIGH PROVIDED
70,513.05 sf	260,301 sf	209,362 sf	50,938 sf
		80.50%	19.50%

OPEN SPACE CALCULATIONS

SITE AREA	TOTAL UNITS	TOTAL OPEN SPACE	TOTAL OPEN SPACE	REQUIRED	PROVIDED
	x400	REQUIRED	PROVIDED	PLR UNIT	PER UNIT
620,727 sf	120 X 400	48,000 sf	260,301 sf	400 sf	2,169.17 sf

Bear Arroyo Concrete Channel  
(existing)

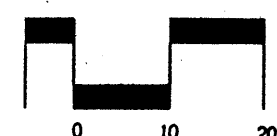
REVEGETATION  
SEED MIX

MATCH LINE

MATCH LINE



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LANDSCAPE DRAWING

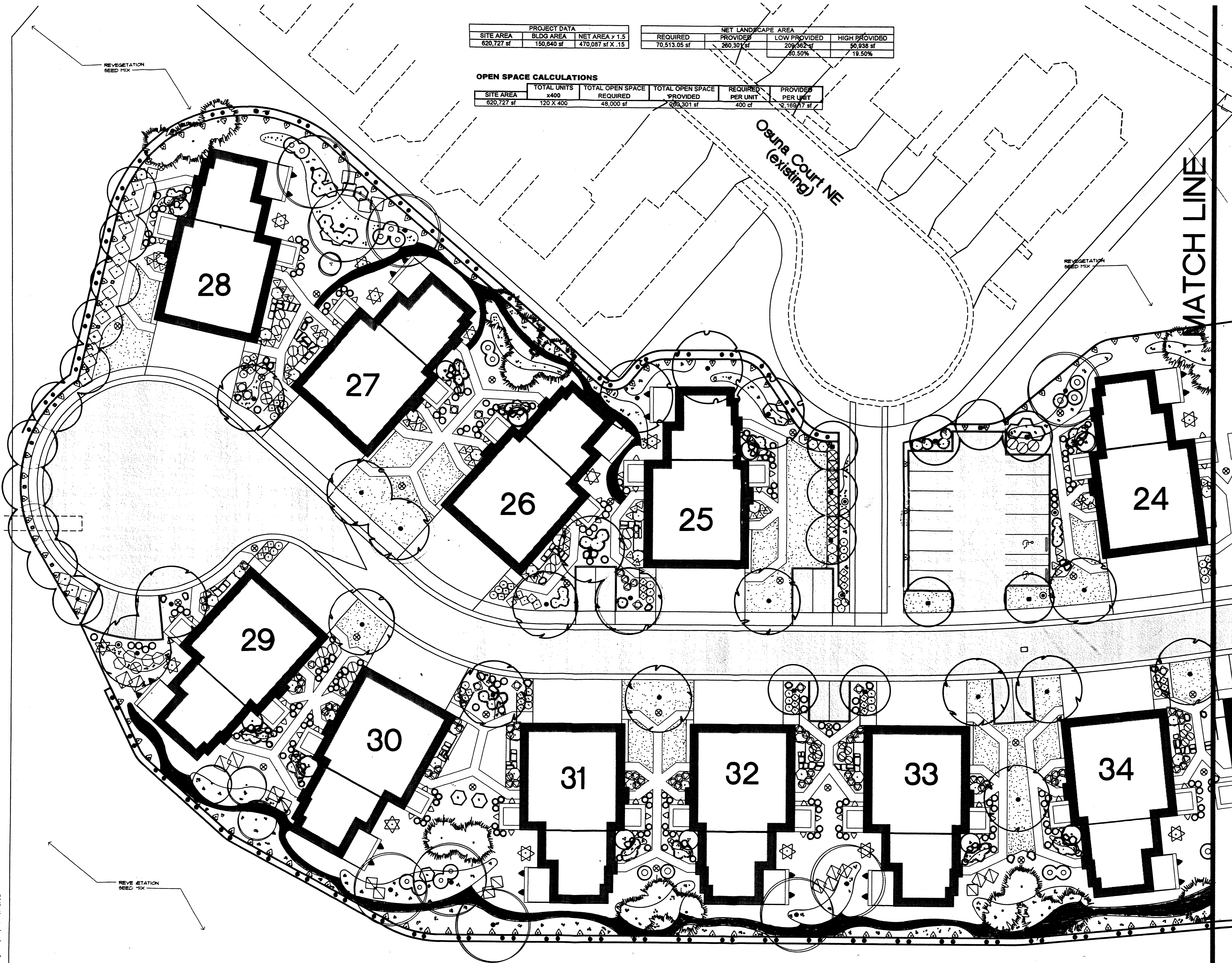
SCALE 1" = 20' - 0"

PROJECT DATA		
SITE AREA	BLDG AREA	NET AREA x 1.5
620,727 sf	150,840 sf	470,087 sf X .15

NET LANDSCAPE AREA			
REQUIRED	PROVIDED	LOW PROVIDED	HIGH PROVIDED
70,513.05 sf	260,301 sf	209,362 sf	50,838 sf
		80.50%	19.50%

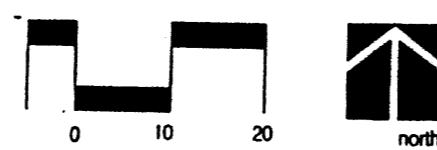
**OPEN SPACE CALCULATIONS**

SITE AREA	TOTAL UNITS x400	TOTAL OPEN SPACE		REQUIRED PER UNIT 400 sf	PROVIDED PER UNIT 2,169.17 sf
		REQUIRED	PROVIDED		
620,727 sf	120 X 400	48,000 sf	260,301 sf		



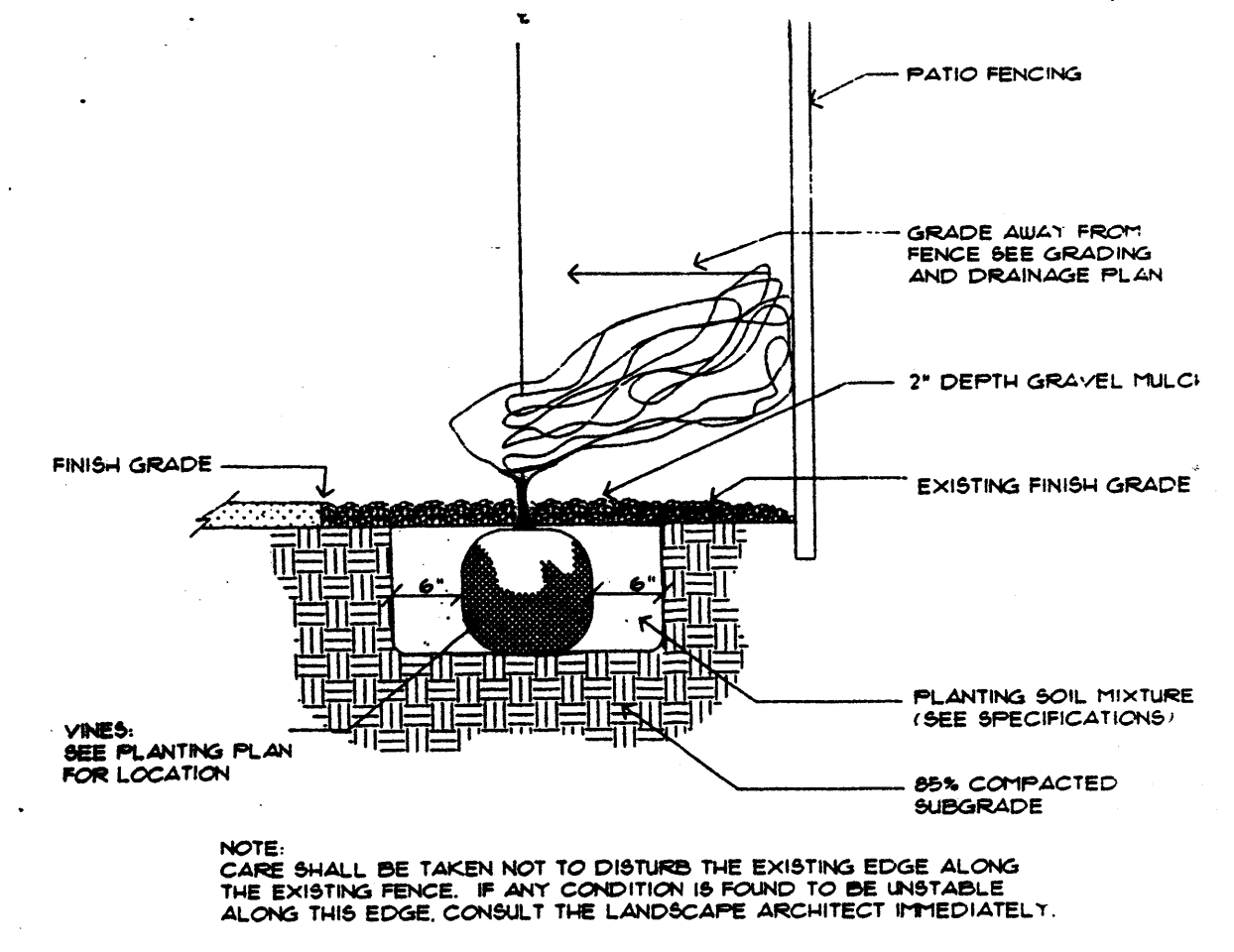
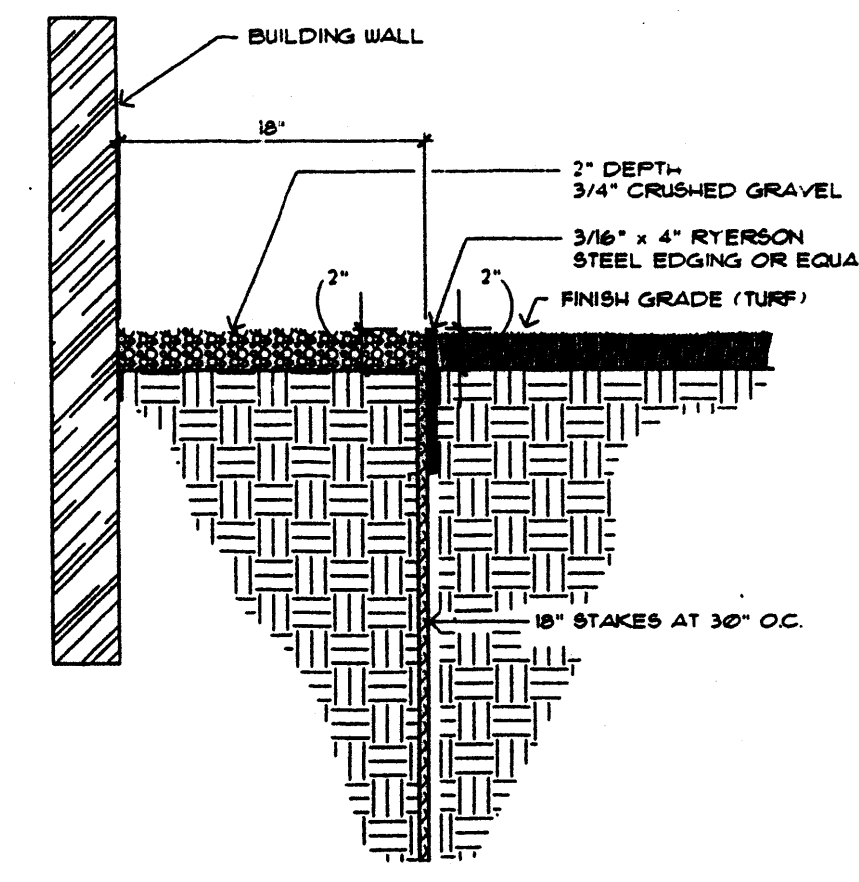
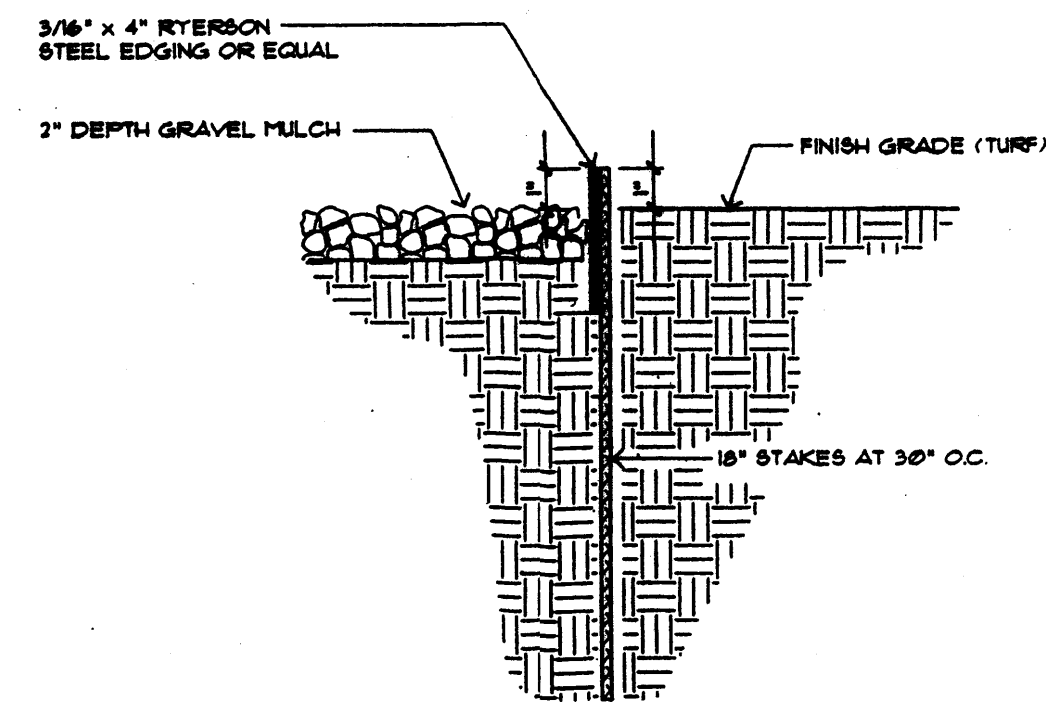
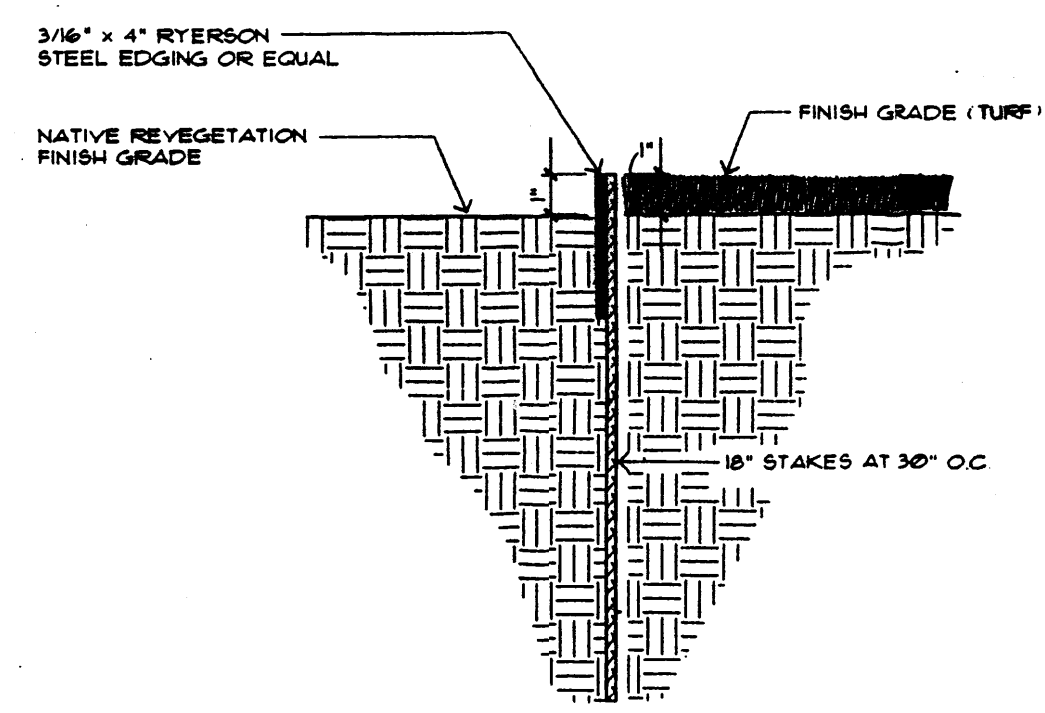
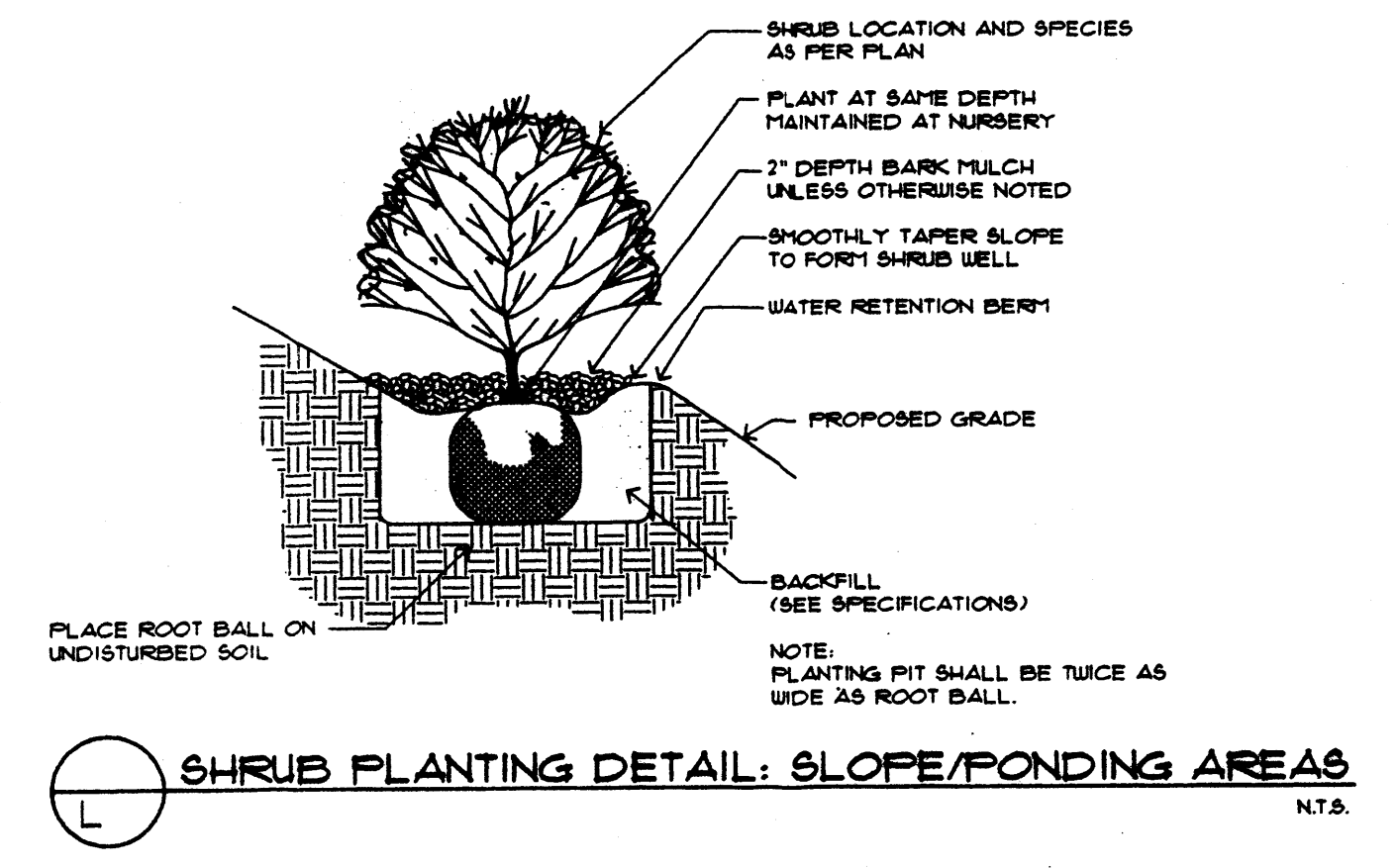
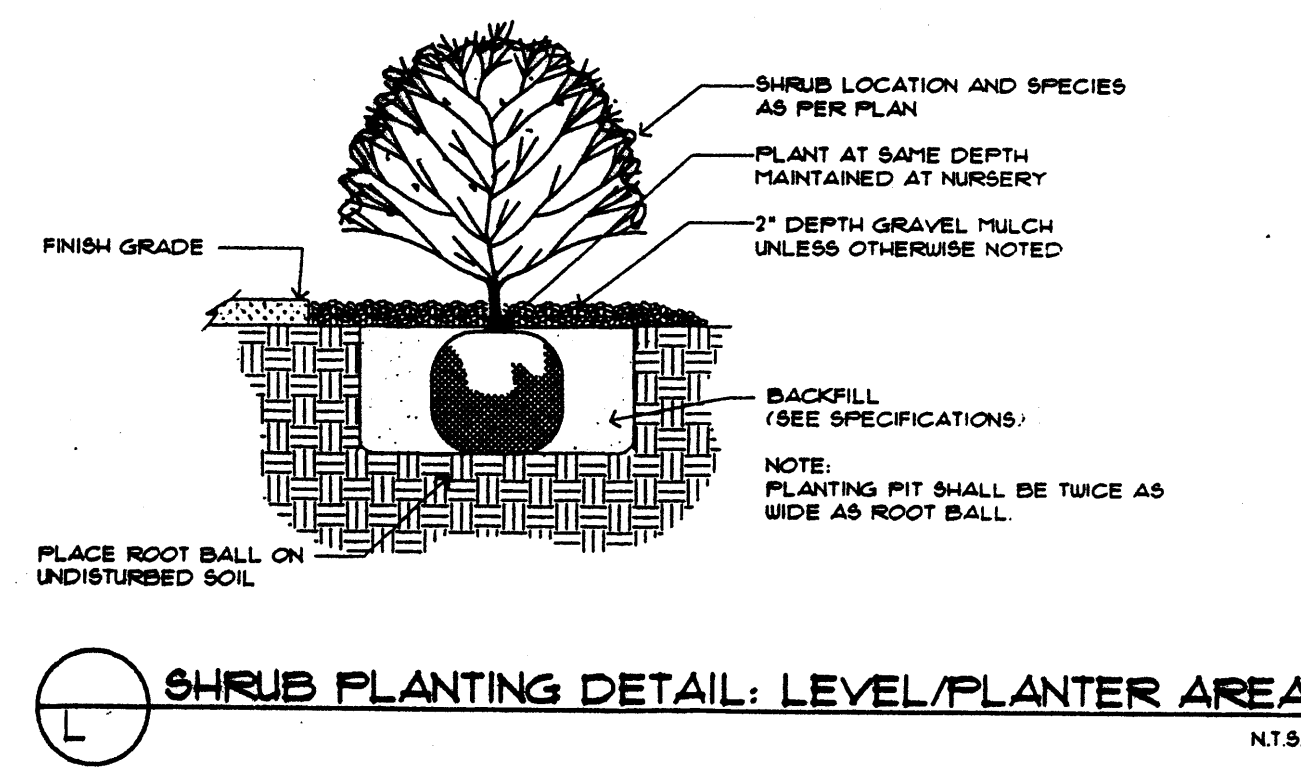
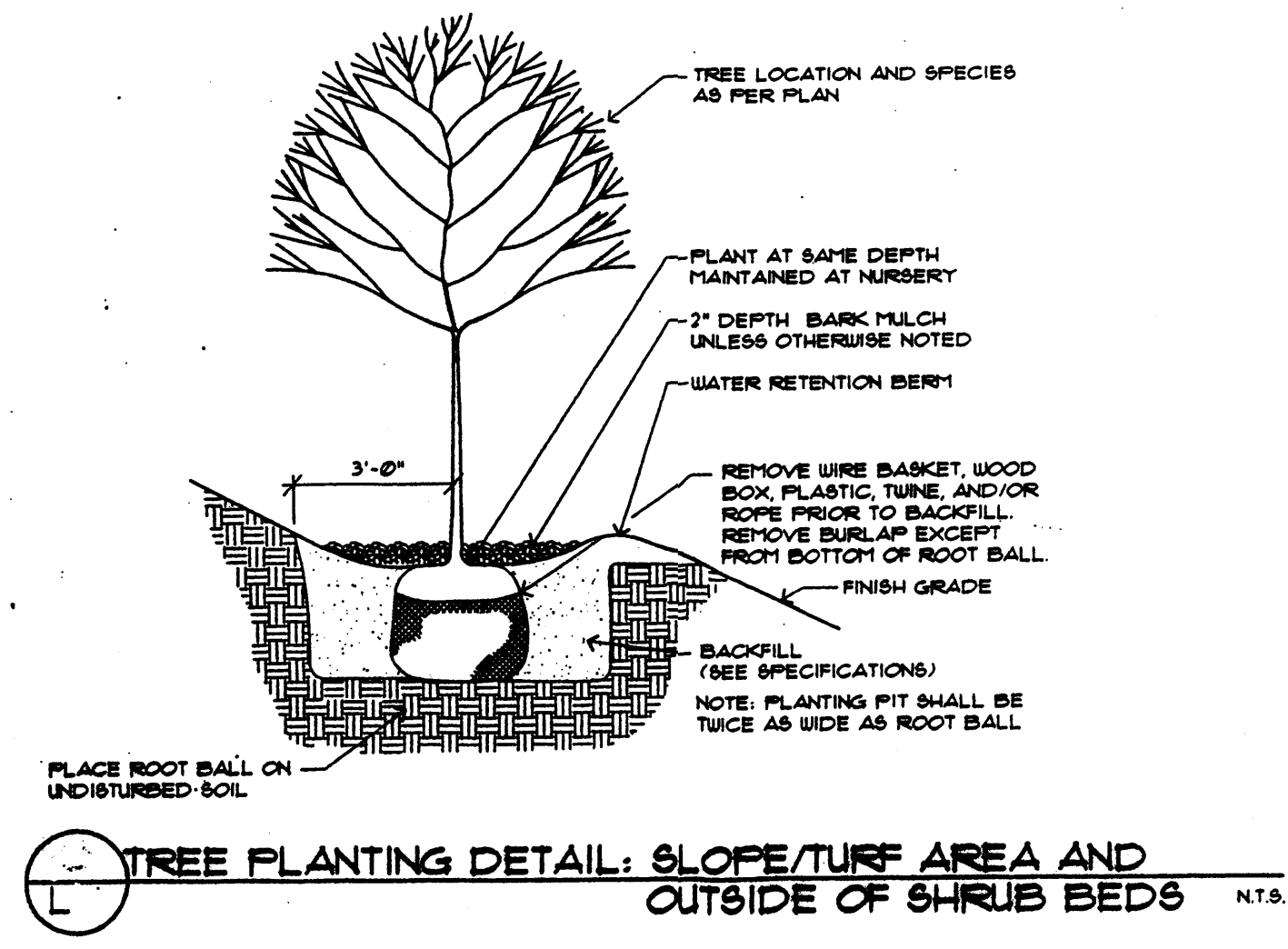
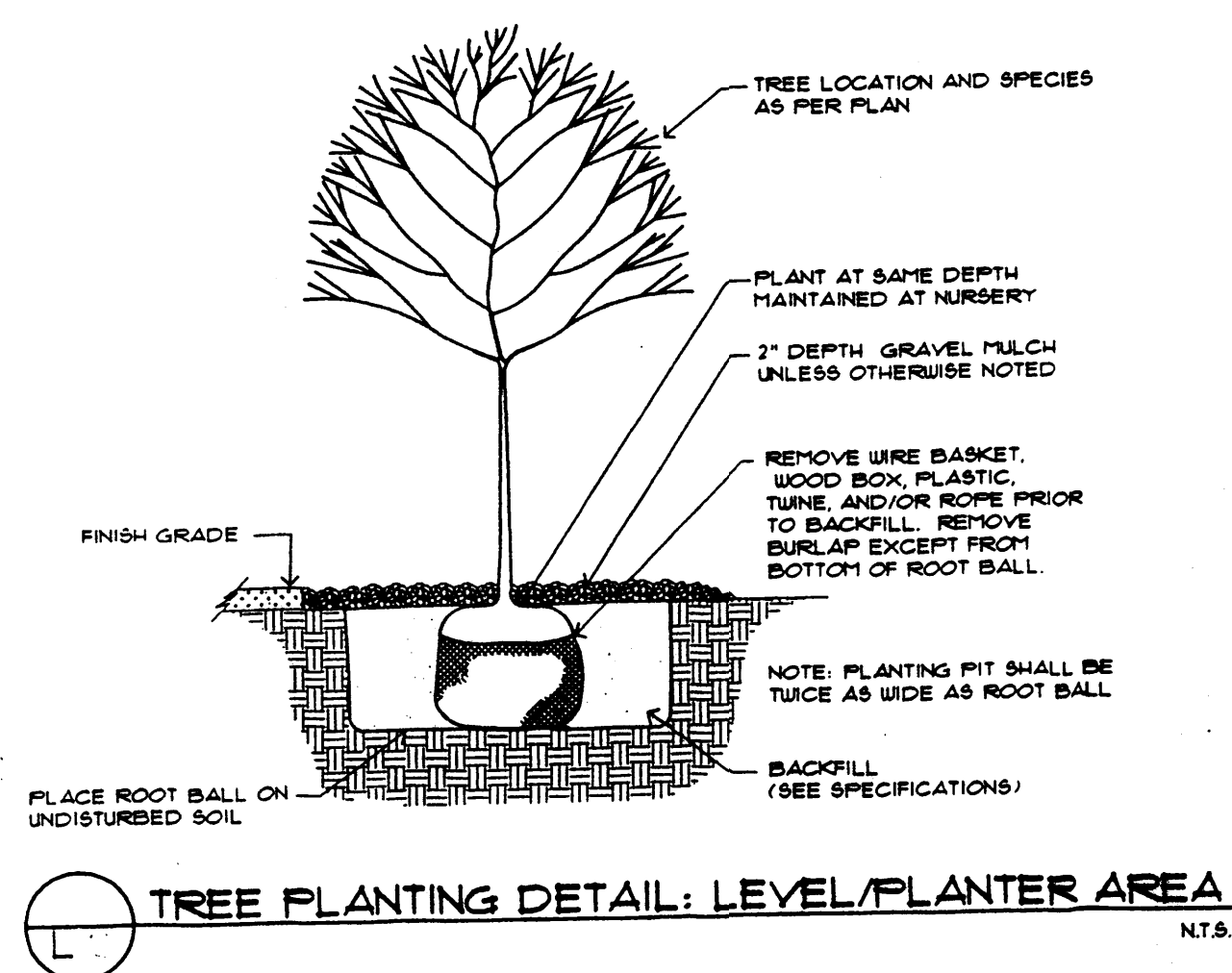
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LANDSCAPE DRAWING

SCALE 1" = 20' - 0"



**PLANT LEGEND:**

BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	
			HEIGHT	SPREAD
FRAXINUS AMERICANA	AUTUMN PURPLE ASH	2" CAL B & B	35 FT	30 FT
PLATANUS ACERFOLIA	LONDON PLANE TREE	2" CAL B & B	70 FT	50 FT
CHILOPSIS X CATALPA	CHITALPA	2" CAL B & B	30 FT	30 FT
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL B & B	25 FT	25 FT
PISTACHIA CHINENSIS	CHINESE PISTACHE	2" CAL B & B	60 FT	60 FT
ROBINIA NEOMEXICANA	"PURPLE ROBE" LOCUST	2" CAL B & B	40 FT	30 FT
PINUS NIGRA	AUSTRIAN PINE	7" HT B & B	35 FT	25 FT
PINUS EDULIS	PINON PINE	6" HT B & B	30 FT	20 FT
PYRUS CALLERIANA	AUTUMN BLAZE PEAR	2" CAL B & B	25 FT	15 FT

●	ELEAGNUS ANGUSTIFOLIA	RUSSIA OLIVE	1-1/2" CAL B & B	40 FT	40 FT
●	FORESTIERA NEOMEXICANA	NEW MEXICO OLIVE	15 GAL	15 FT	15 FT
●	ACER PALMATUM	RED JAPANESE MAPLE	15 GAL	20 FT	20 FT
●	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	15 GAL	20 FT	20 FT
●	VITEX ANGUS-CACTUS	CHASTE TREE	5 GAL	20 FT	20 FT
●	BUDDLEIA DAVIDII NANHOENSIS	DWARF BUTTERFLY BUSH	5 GAL	5 FT	5 FT
●	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	5 GAL	10 FT	10 FT
●	FALLUGIA PARADOXA	APACHE PLUME	5 GAL	5 FT	5 FT
●	GENISTA HISPANICA	SPANISH BROOM	5 GAL	4 FT	4 FT
●	RAPHIOLEPSIS INDICA	INDIAN HAWTHORNE	5 GAL	3 FT	4 FT
●	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	5 GAL	6 FT	6 FT
●	PHOTINIA FRASERI	RED PHOTINIA	5 GAL	8 FT	8 FT
●	SALVIA GREGGII	AUTUMN OR CHERRY SAGE	5 GAL	2 FT	3 FT

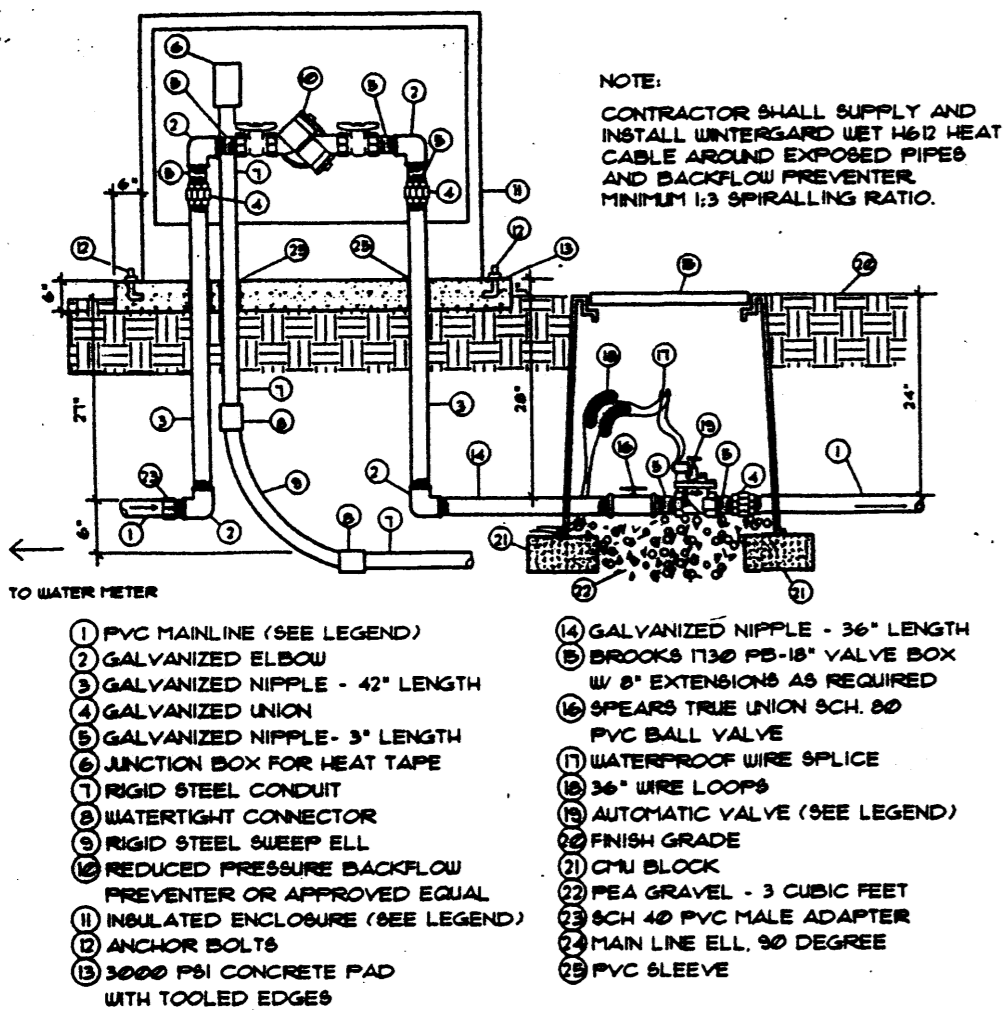
○	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5 FT	5 FT
◇	ROSMARINUS OFFICINALIS PROSTRATA	PROSTRATE ROSEMARY	5 GAL	2 FT	5 FT
○	CHRYSOTHAMNUS NAUSEOSUS	RABBIT BRUSH	5 GAL	5 FT	5 FT
○	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	5 GAL	3 FT	3 FT
○	VIRBURNUM OPULOS STERILE	SNOWBALL BUSH	5 GAL	10 FT	10 FT
○	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL	12 FT	12 FT
○	ANISCANTHUS THURBERI	HUMMINGBIRD TRUMPET	1 GAL	4 FT	4 FT
○	SPIRAEA JAPONICA	LITTLE PRINCESS SPIREA	1 GAL	1.5 FT	1.5 FT
○	SEDUM TELEPHIUM	AUTUMN JAY SECUM	1 GAL	2 FT	2 FT
○	OENOTHERA BARLANDIERI	MEXICAN EVENING PRIMROSE	1 GAL	1 FT	5 FT
○	OESTEOSPERMUM BABERIAE	HARDY AFRICA DAISY	1 GAL	4 INCHES	1 FT
○	AGASTACHE CANA	GIANT HYSSOP	1 GAL	2 FT	2 FT
○	ACHILLEA TAYGETEA	MOONSHINE YARROW	1 GAL	2 FT	20 INCHES
○	PARTHENOCISSUS TRICUSPATA	BOSTON IVY	1 GAL	VAR	VAR
○	HEDERA HELIX	ENGLISH IVY	1 GAL	VAR	VAR
○	CLIMATIS HYBRIDS	CLIMATIS	1 GAL	VAR	VAR

○	MOSS ROCK BOULDER	24 CF/96 CF
○	3" DEEP OF 3/4" SANTA ANA TAN CRUSHED GRAVEL OVER FILTER FABRIC	
○	4" DEEP OF 2" TO 4" GRAY COBBLE STONE OVER FILTER FABRIC	
○	3" DEEP OF SANTA FE BROWN CRUSHER FINES OVER FILTER FABRIC	
○	KENTUCKY BLUEGRASS SOD	9 SF ROLLS

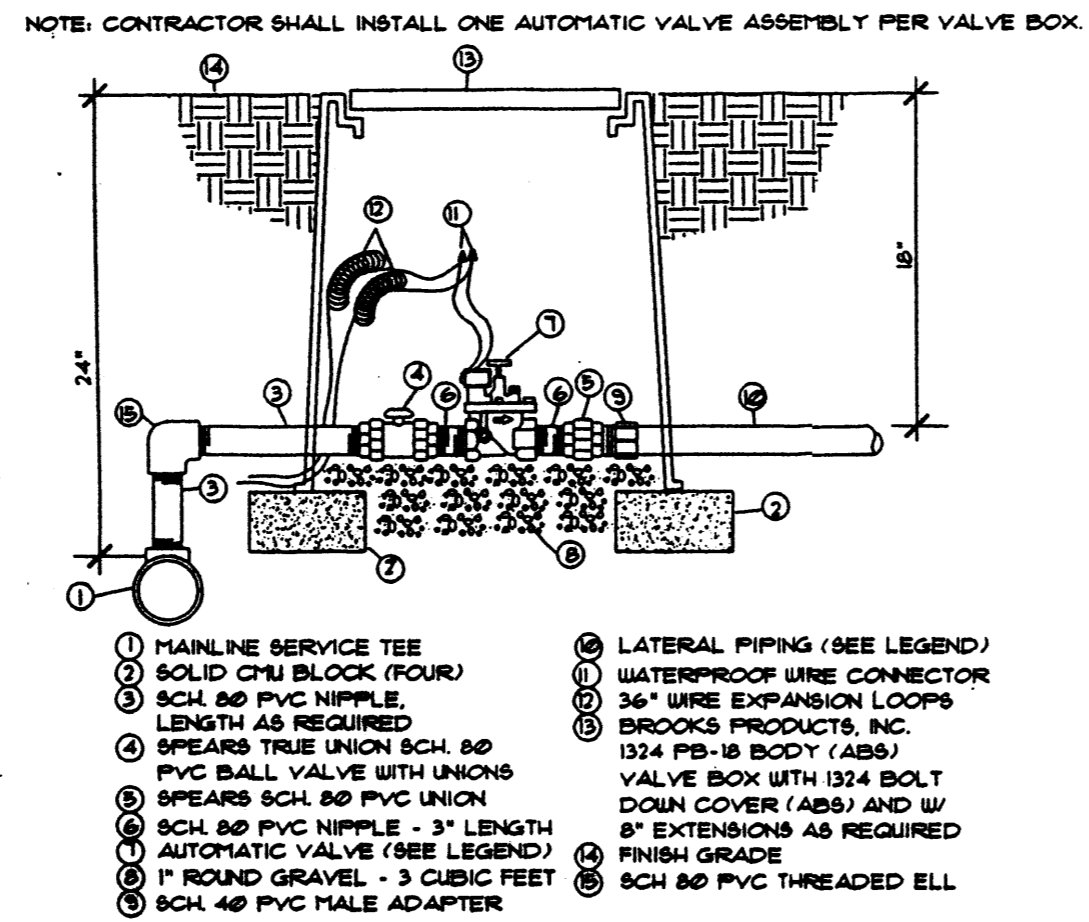
Landscape Maintenance and Irrigation system maintenance shall be the responsibility of the owner.

All landscape areas not designated as sod or cobble shall be mulched with 2-3" of landscape gravel over filter fabric.

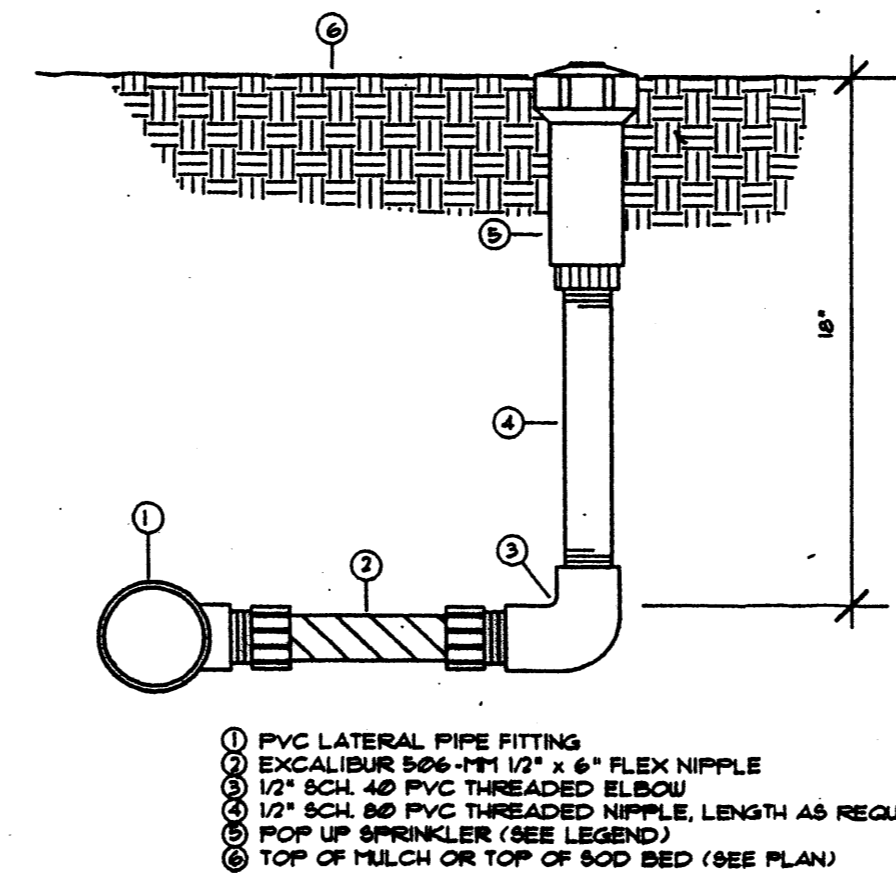




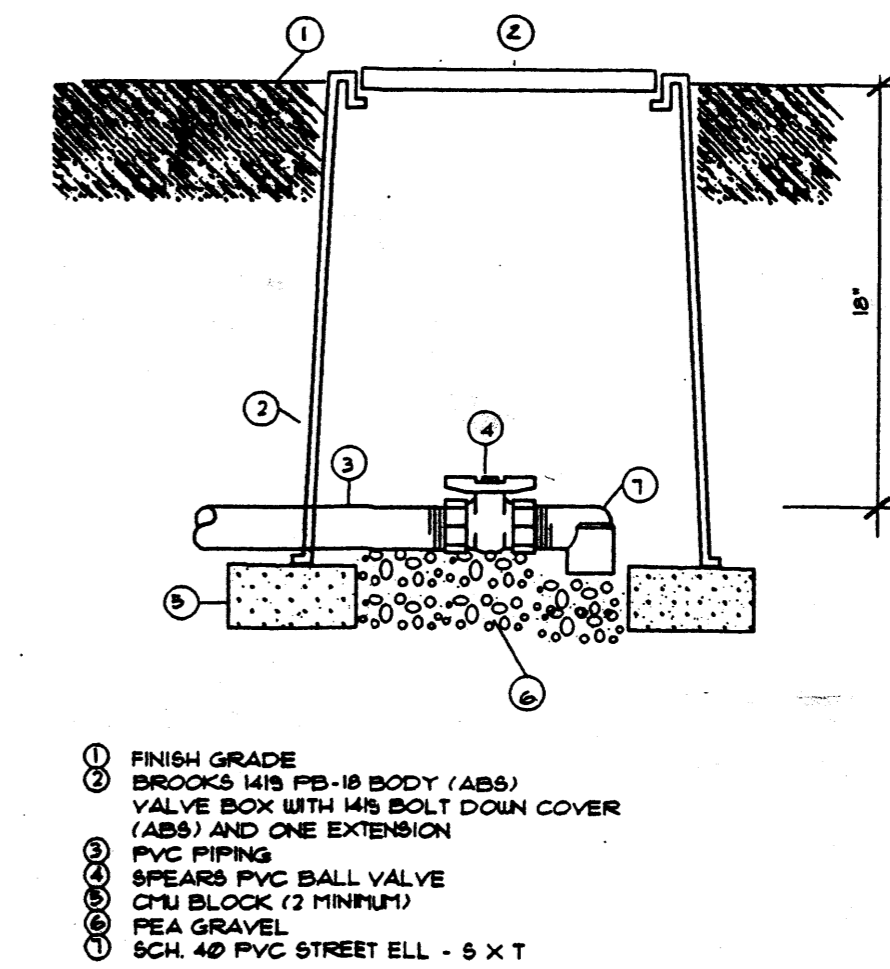
C RP BACKFLOW PREVENTER & MASTER VALVE ASSEMBLY N.T.S.



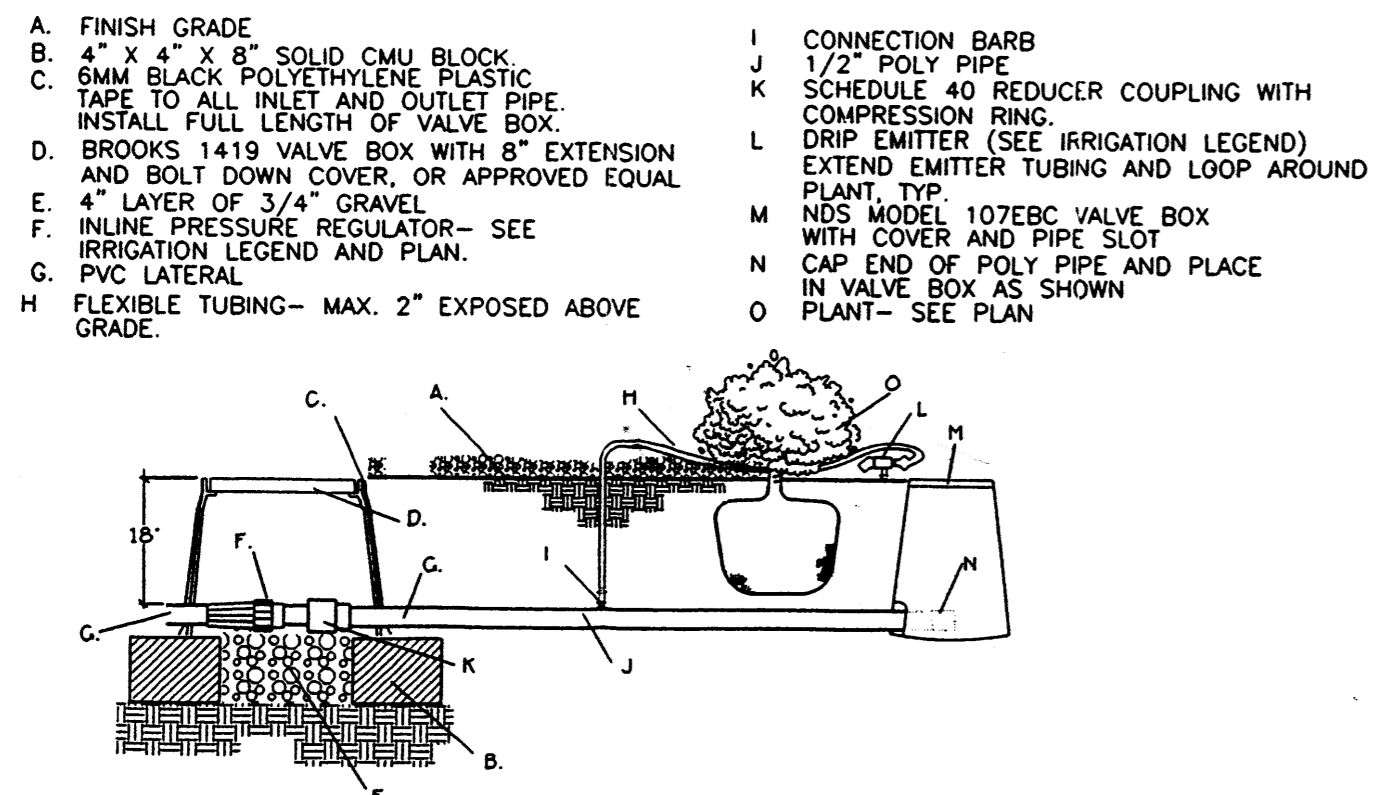
L-1 AUTOMATIC VALVE ASSEMBLY N.T.S.



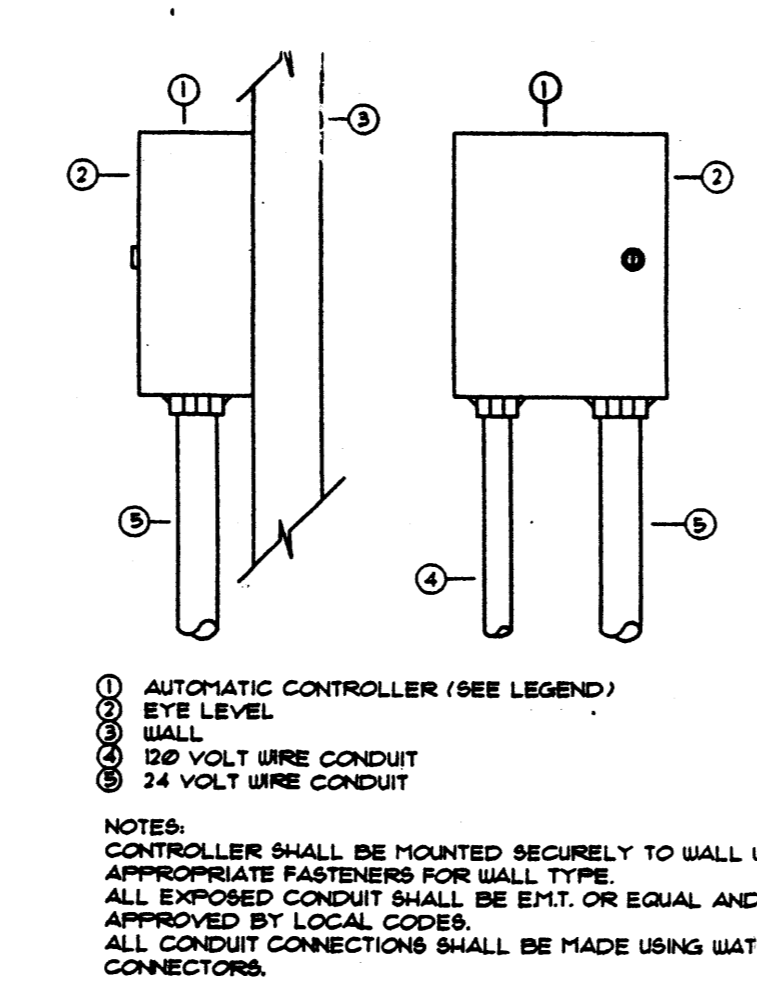
G POP-UP SPRAY ASSEMBLY N.T.S.



L-2 MANUAL DRAIN ASSEMBLY (LATERAL) N.T.S.



C INLINE PRESSURE REGULATOR PVC / POLY PIPE CONNECTION NOT TO SCALE



L-3 WALL MOUNT AUTOMATIC CONTROLLER N.T.S.

IRRIGATION LEGEND

2" Water Meter by General Contractor
2" Brass Gate Valve Assembly (see detail sheet)
2" Sch 40 PVC Pressurized Mainline, 24" min buried
Fabco 825y-2, Reduced Pressure Backflow Preventor in a Hot Box #2 (see detail sheet)
Hardie 100 Series, 2" Electric Remote Control Master Valve in Brooks Valve Box (see detail sheet)

- IRRIGATION NOTES
- THE IRRIGATION SYSTEM AND LANDSCAPE IMPROVEMENTS MAY BE INSTALLED IN A SERIES OF SEPARATE CONSTRUCTION PHASES AT THE OWNER'S DISCRETION. WHERE THE LIMIT OF A PHASE OF CONSTRUCTION OCCURS IN THE MIDDLE OF AN IRRIGATION SYSTEM OR ZONE THE CONTRACTOR SHALL EXTEND FOR FUTURE VALVES MAIN LINES, LATERAL LINES, SLICERS, AND WIRES FOR FUTURE VALVES TO 5 FEET BEYOND THE LIMIT OF THE CONSTRUCTION PHASE. CONTRACTOR SHALL CAP LINES AND MARK WITH 1" PVC PIPE. EXPOSED MARKER PIPE TO BE ABOVE FINISH GRADE. CONTRACTOR SHALL LABEL PVC MARKER PIPE WITH WATERPROOF MARKER INDICATING TYPE OF LINES (MAIN OR LATERAL) AND ID NUMBER OF CONTROL VALVES SERVING THE LATERAL LINE. THIS INFORMATION SHALL BE RECORDED ON RECORD DRAWINGS. WIRE SPLICES FOR FUTURE PHASES SHALL BE PLACED IN A WIRE SPLICE BOX (BROOKS T300 SERIES).
  - CONTRACTOR SHALL INSTALL SLEEVES PRIOR TO FINISH OPERATION IN SCHEDULED CONSTRUCTION PHASES. CONTRACTOR SHALL COORDINATE WITH OWNER. SLEEVES SHALL BE MARKED AT BOTH ENDS WITH 1" PVC PIPE EXPOSED 8" ABOVE FINISH GRADE.
  - ALL VALVE BOXES SHALL BE INSTALLED AT A MINIMUM OF 12" FROM CURB EDGES. VALVE BOXES IN SHARED BEDS SHALL BE INSTALLED A MINIMUM OF 12" FROM WALKS, HOV-STRIPS, DRIVE PADS, ETC.
  - ALL VALVE BOXES SHALL BE SUPPORTED BY CONCRETE BLOCKS (MINIMUM 4 PER VALVE BOX). INSTALL BLOCKS IN A MANNER WHICH WILL PREVENT CONTACT WITH PIPING, WIRES, VALVES, ETC. ALL CONCRETE SHALL BE SOLID.
  - MARK ALL 24-VOLT WIRE ENDS WITH 3/4" X 1/2" YELLOW MARKER TAPE AT THE VALVE BOX AND CONTROLLER LOCATION.
  - ALL 24-VOLT WIRE SHALL BE MARKED WITH A 4" WIDE YELLOW MARKER TAPE AND MARKED "WARNING-ELECTRICAL". LAY MARKER TAPE HORIZONTALLY 6" ABOVE WIRE.
  - 24-VOLT WIRE SHALL BE IN CONCRETE TRENCH WITH MAIN LINE AND SHALL HAVE SEPARATE SLEEVE WHERE CROSSING ALL HARD CONSTRUCTION. ALL SLEEVE PIPING FOR 24-VOLT WIRE SHALL BE 7" CLASS 200 PVC.
  - THE CONTRACTOR SHALL ADJUST ALL VALVES, BUBBLERS, AND SPRINKLERS FOR OPTIMUM COVERAGE AND SHALL PROVIDE AND INSTALL NOZZLES OTHER THAN THOSE SPECIFIED AS INSTRUCTED BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
  - CONTRACTOR SHALL INSTALL ALL BUBBLERS ON HIGH SIDE OF TREE WELLS.
  - CONTRACTOR SHALL TIE ALL HARD CONSTRUCTION. ALL SLEEVE PIPE OPENINGS USING DUCT TAPE TO PREVENT DRIP FROM ENTERING SLEEVE.
  - CONTRACTOR SHALL EXTEND 50-VOLT A.C. FROM THE 50-VOLT ELECTRICAL PANEL TO THE PROPOSED CONTROLLER AND BACKFLOW PREVENTER LOCATION. ASSOCIATED BREAKERS SHALL BE LABELED "IRRIGATION CONTROLLER" AND "IRRIGATION BACKFLOW PREVENTER" ACCORDINGLY. ALL ELECTRICAL WORK SHALL BE PER LOCAL CODES AND N.E.C. STANDARDS.
  - ALL EXISTING WATER MAIN LINE LOCATIONS ARE SCHEMATIC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FOOT HOLE AND FIELD CHECK TO DETERMINE ACTUAL LOCATIONS AS AN INCIDENTAL REQUIREMENT TO THE CONSTRUCTION CONTRACT.
  - THE PROPOSED CONTROLLER LOCATION INDICATED ON THE PLANS IS APPROXIMATE. ACTUAL LOCATION OF THE CONTROLLER SHALL BE DETERMINED BY OWNER'S REPRESENTATIVE IN THE FIELD.
  - LOCATIONS OF ALL SLEEVE PIPING SHALL BE VERIFIED BY THE CONTRACTOR. EXCAVATION, PHOTOLOGGING, ASSOCIATED WORK MATERIALS, ETC. SHALL BE THE RESPONSIBILITY OF CONTRACTOR. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR LOCATING SLEEVES.
  - THIS SYSTEM WAS DESIGNED AT 80 PSI STATIC WATER PRESSURE AND 40 GPM. THE CONTRACTOR SHALL VERIFY THE ACTUAL STATIC WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT THE LANDSCAPE ARCHITECT IN WRITING OF THE RESULTS. A DETERMINATION WILL BE MADE BY THE LANDSCAPE ARCHITECT AS TO WHAT DESIGN MODIFICATION MAY NEED TO BE RESOLVED BEFORE ACTUAL CONSTRUCTION BEGINS.
  - HOTBOX ENCLOSURE SHALL BE BEIGE IN COLOR AS MANUFACTURED BY HOTBOX.
  - CONTRACTOR SHALL PAY FOR ALL COSTS ASSOCIATED WITH INSTALLATION OF WATER METER INCLUDING BUT NOT LIMITED TO MATERIALS AND INSTALLATION OF WATER METER PER WATER PURVEYER'S MOST RECENT STANDARDS, PRESSURE TAP, SPLIT CUTS, PAVEMENT REMOVALS, PAVEMENT REPAIRS, PETER PETER BOX, CONCRETE COLLARS, STAND-OFF, PRO-RATA, UTILITY EXPANSION AND OTHER CHARGES. COMPLETE IN PLACE. SEE DRAWINGS FOR METER SIZE.
  - THE CONTRACTOR SHALL INSTALL MANUAL DRAINS ON LATERAL AND MAIN LINE PIPING TO ENSURE COMPLETE DRAINAGE OF THE PIPING. (SEE MANUAL DRAIN ASSEMBLY DETAIL). INSTALL ONE MANUAL DRAIN PER ZONE. MINIMUM LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. DRAIN LOCATIONS SHALL BE SHOWN ON AS-BUILT DRAWINGS.
  - CONTRACTOR SHALL INSTALL ONE EXTRA CONTROL WIRE FROM IRRIGATION CONTROLLER TO EACH VALVE BOX LOCATION.
  - SLEEVES FOR WIRING SHALL BE LARGE ENOUGH TO PROVIDE MIN. 1/4" CLEARANCE AROUND WIRE BUNDLE. SIZE WILL VARY WITH NUMBER OF WIRES TO BE ACCOMMODATED. WIRE SLEEVES SHALL BE FN 27.
  - UNLESS OTHERWISE INDICATED ALL LATERAL LINES SHALL BE 3/4"

SYMBOL	DESCRIPTION
	2" PVC Class 200 Master Line, 18" min buried
	Hardie 100 Series Electric Remote Control valve in Brooks Valve Box (see detail sheet)
	Hardie 100 Series 1" Drip Electric Valve Assembly with 4" Wye strainer in a Brooks Valve Box (see detail sheet)
	Rainbird PSI-H40 X 100 Inlet Pressure Regulator Assembly (see detail sheet)
	PVC Class 200 Pipe, 18" Min Buried (see irrigation drawing For pipe sizes)
	PVC Class 200 Sleeve pipe. Twice the size of the pipe to be sleeved.
	2" PVC class 200 sleeve for low voltage wire
	Hardie E-2 Emitter DBK-8 gph on 1/2" poly pipe, 2 emitter per shrub (see detail sheet)

PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION

NOTE: GENERAL CONTRACTOR TO PROVIDE 110 VOLT POWER AT REDUCED PRESSURE BACKFLOW PREVENTOR BOX AND IRRIGATION CONTROLLER LOCATIONS.