

ADMINISTRATIVE AMENDMENT

FILE # ^{SI-2020}
-00154 **PROJECT #** ^{PR-2020}
-003637

New patio areas, facade changes, improved
entrance, pedestrian pathways, and
landscape with tenant improvements.

RBrito Digitally signed by RBrito
DN: cn=RBrito, o=CABQ Planning Dept,
ou=UD&D, email=rbrito@cabq.gov, c=US
Date: 2020.04.28 17:02:56 -0600 **28 April 2020**

APPROVED BY **DATE**



**2018 AERIAL PHOTO OF
CORONADO MALL**

NOT TO SCALE

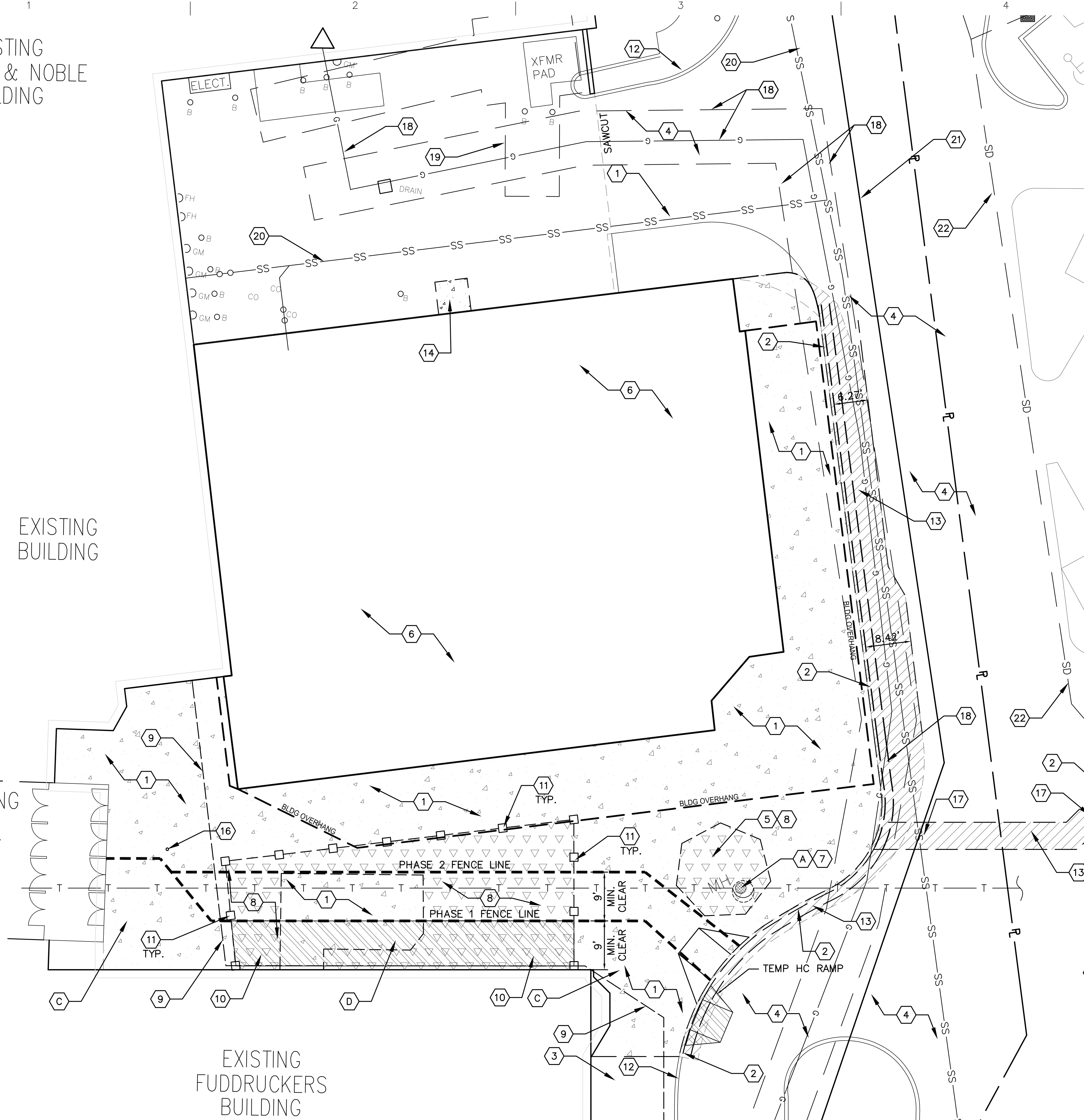
RECTANGLE IDENTIFIES THE
EASTERN ENTRANCE TO BE
MODIFIED BY THIS REQUEST

EXISTING
BARNES & NOBLE
BUILDING

EXISTING
BUILDING

EXISTING
MALL
ENTRY

EXISTING
FUDDRUCKERS
BUILDING



DEMOLITION PLAN GENERAL NOTES

- I. SEE SHEET CG01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.
- II. MAINTAIN TEMPORARY ACCESS TO AND FROM THE ENTRANCE AT ALL TIMES DURING CONSTRUCTION. ESTABLISH TEMPORARY FENCING ALONG PHASE LINES. MINIMUM ACCESS WIDTH TO BE 9'.

DEMOLITION PLAN KEYED NOTES

- 1. REMOVE AND DISPOSE OF EXISTING CONCRETE SIDEWALKS.
- 2. REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER.
- 3. EXISTING CONCRETE SIDEWALKS TO REMAIN, PROTECT DURING CONSTRUCTION.
- 4. EXISTING ASPHALT PAVEMENT TO REMAIN, PROTECT DURING CONSTRUCTION.
- 5. REMOVE AND DISPOSE OF EXISTING TREE AND CONCRETE PLANTER BOX.
- 6. EXISTING BUILDING TO BE REMODELED.
- 7. ADJUST EXISTING TELECOMMUNICATION MANHOLE TO NEW GRADE PER SHEET C201.
- 8. CLEAR EXISTING LANDSCAPED AREA OF ALL VEGETATION.
- 9. EXISTING BUILDING OVERHANG, PROTECT DURING CONSTRUCTION.
- 10. CONSTRUCT TEMPORARY ASPHALT WALK-WAY. SLOPE NOT TO EXCEED 2.0% IN ANY DIRECTION.
- 11. REMOVE AND DISPOSE OF EXISTING CMU PILASTER WITH STONE FACADE AND PRE-CAST CONCRETE RAILS.
- 12. EXISTING CURB AND GUTTER TO REMAIN.
- 13. SAWCUT, REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT.
- 14. REMOVE AND DISPOSE OF CONCRETE PAVEMENT AND ASPHALT PATCHES.
- 15. EXISTING STORM DRAIN CATCH BASIN TO REMAIN.
- 16. REMOVE AND CAP EXISTING STORM DRAIN, 4"Ø.
- 17. TRENCH FOR PROPOSED STORM DRAIN LINE, 5' WIDE, SEE SHEET C301.
- 18. EXISTING NATURAL GAS LINE AND EASEMENT.
- 19. EXISTING PNM ELECTRICAL EASEMENT.
- 20. EXISTING SAS LINE.
- 21. EXISTING WATERLINE.
- 22. EXISTING STORM DRAIN LINE.

DEMOLITION PLAN SHEET NOTES

- A. COMMUNICATIONS MANHOLE CONTAINS 500 PAIR OF COPPER COMM-LINE FOR QWEST. REMOVE RING AND COVER, ADJUSTMENT RINGS, AND MANHOLE LID. COORDINATE WITH QWEST AND CORONADO CENTER TO ENSURE THAT PROPOSED GRADES CAN BE ACHIEVED. SAW-CUT EXISTING MANHOLE WALLS. INSTALL NEW LID, RING AND COVER. ALL WORK TO BE APPROVED BY QWEST AND CORONADO CENTER PRIOR TO PLACING NEW MANHOLE LID. SEE DETAILS A1/C502 AND A3/C502.
- B. ADDITIVE ALTERNATE #2: REMOVE AND DISPOSE OF EXISTING PCC AND ASPHALT PAVEMENT IN LOADING AREA. NEATLY SAW-CUT ALONG WALL LINE. RELOCATE CARDBOARD COMPRESSOR TEMPORARILY TO LOCATION IDENTIFIED BY OWNER. EXISTING BOLLARDS AND GAS METERS TO REMAIN IN CURRENT CONFIGURATION.
- C. MAINTAIN EXISTING CONCRETE SIDEWALK AS ACCESS AND MEANS OF EGRESS PATH TO AND FROM MALL DURING PHASE 1 OF THE CONSTRUCTION. REMOVE AND DISPOSE OF EXISTING TEMPORARY ASPHALT WALKWAY UPON COMPLETION OF PHASE 1.
- E. REMOVE AND DISPOSE OF EXISTING CONCRETE PAVING AT THE FUDDRUCKERS PATIO. SLOPES OF THE EXISTING PATIO WILL NOT MEET ADA ACCESSIBLE PATH REQUIREMENTS.



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CONSULTANT

STAMP



PROJECT NAME

GGP - Coronado Center
FOGO DE CHAO

Coronado Center
6600 Menaul Boulevard NE
Albuquerque, NM 87110

REVISIONS:

No.	DATE	DESCRIPTION

Copyright: Design Group
 Drawn by: **BA**
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 Date: 02.12.20
 Project number: 2571
 Cad file name:

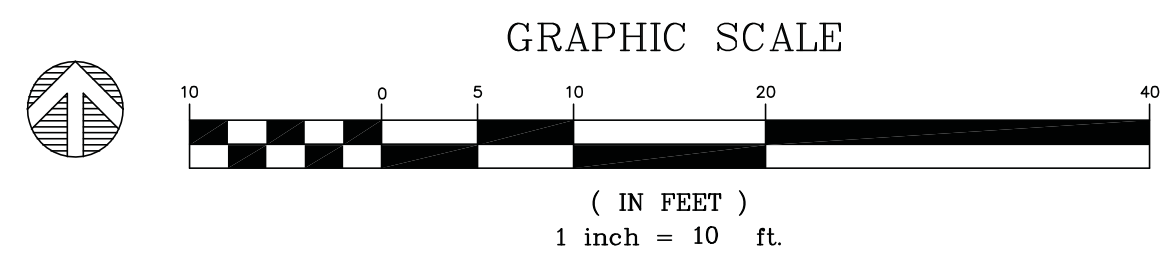
SHEET TITLE:
**SITE
 DEMOLITION
 PLAN**

SHEET NUMBER:

C001

**AS-BUILT PLAN,
 CURRENT CONDITIONS SHOWING DEMOLITION**

A1 SITE DEMOLITION PLAN
 SCALE: 1" = 10'-0"



EXISTING
BARNES & NOBLE
BUILDING

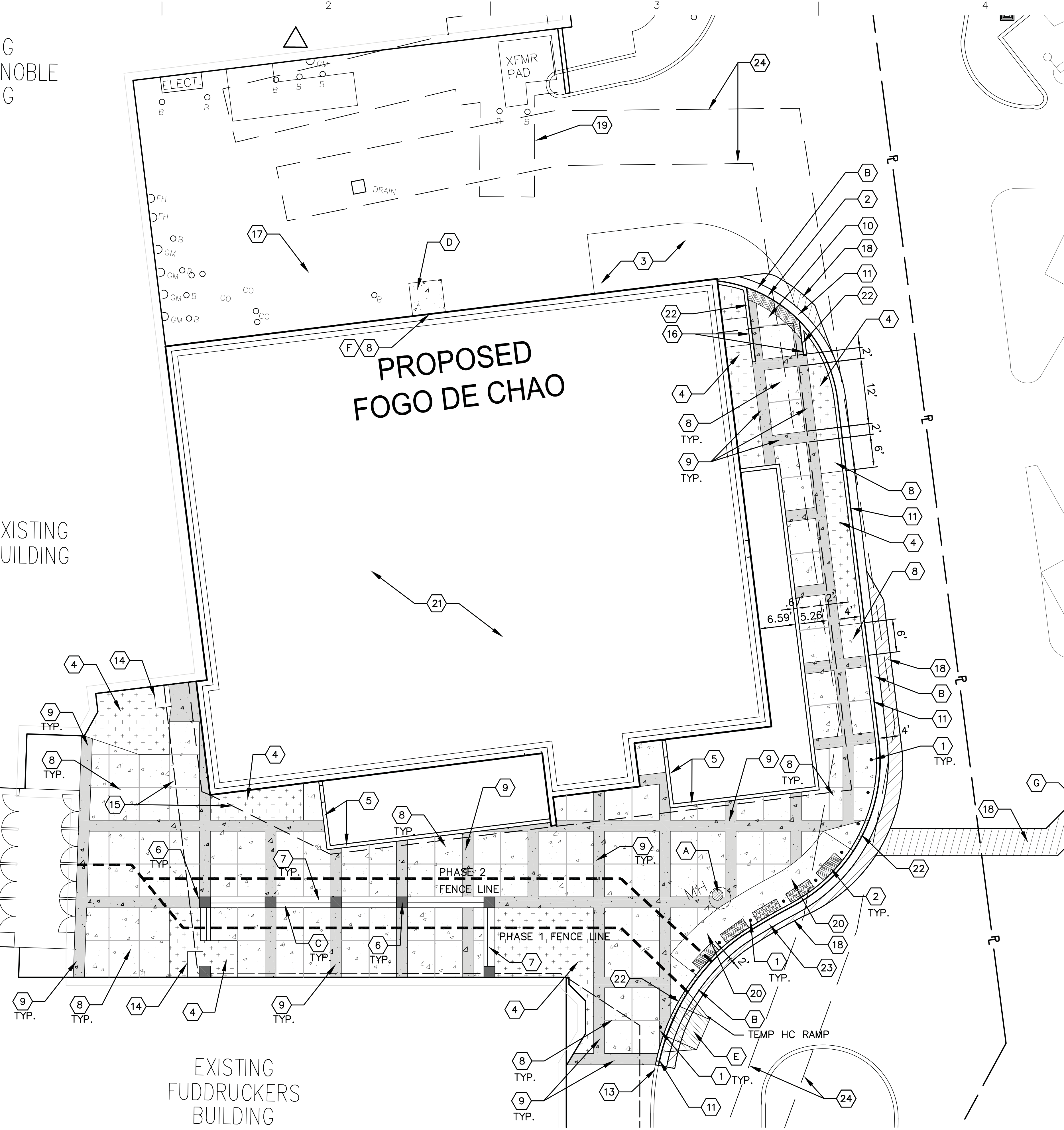
E
D
C
B
A

EXISTING
BUILDING

EXISTING
MALL
ENTRY

EXISTING
FUDDRUCKERS
BUILDING

PROPOSED
FOGO DE CHAO



PAVING PLAN GENERAL NOTES

I. SEE SHEET CG01 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/LINETYPE LEGEND THAT APPLY TO ALL SHEETS.

PAVING PLAN KEYED NOTES

1. CONCRETE BOLLARDS, 6" DIAMETER, 6" ON CENTER, PER DETAIL C1/C501.
2. DETECTABLE WARNING SURFACE PER DETAIL A4/C501.
3. EXISTING CONCRETE PAVEMENT TO REMAIN.
4. LANDSCAPED AREA PER LANDSCAPING DRAWINGS.
5. PATIO PER ARCHITECTURAL DRAWING A103.
6. COLUMN PER ARCHITECTURAL DRAWING A103.
7. CONCRETE BENCH AND WALL, PER ARCHITECTURAL DRAWING A103.
8. CONCRETE SIDEWALK PER DETAIL A1/C501.
9. DECORATIVE CONCRETE SIDEWALK PER DETAIL A1/C501.
10. HC RAMP, TYPE 'C', PER DETAIL D3/C501.
11. DEPRESSED CURB AND GUTTER, 6" TALL, PER DETAIL C3/C501.
12. DEPRESSED GUTTER PER COA DWG 2415A (FLUSH WITH ASPHALT).
13. EXISTING CURB AND GUTTER.
14. EXISTING BRICK SURROUND OF SUPPORT COLUMNS.
15. LINE OF EXISTING OVERHANG ABOVE. NO MODIFICATION ARE PROPOSED.
16. CONSTRUCT HEADER CURB PER DETAIL C3/C501.
17. EXISTING CARDBOARD COMPRESSOR TO REMAIN.
18. CONSTRUCT ASPHALT PAVEMENT PER DETAIL A5/C501.
19. EXISTING ELECTRICAL EASEMENT.
20. HC RAMP, TYPE 'A', PER DETAIL D3/C501.
21. PROPOSED FOGO DE CHAO RESTAURANT PER ARCHITECTURAL DRAWINGS.
22. PAINT CURB TRANSITIONS YELLOW TO IDENTIFY TRIPPING HAZARD.
23. DEPRESSED GUTTER PAN PER DETAIL C3/C501.
24. EXISTING NATURAL GAS EASEMENT.

PAVING PLAN SHEET NOTES

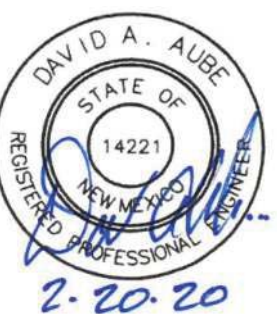
- A. SEE SHEET NOTE 'A' ON C001.
- B. ADJUST CURB HEIGHT PER C201 AND REPLACE ASPHALT TO MATCH EXISTING ASPHALT ROADWAY.
- C. INSTALL WEEP-HOLES IN CONCRETE BENCHES, THREE (x3) PER BENCH, ONE (x1) ON EACH END AND ONE (x1) IN THE MIDDLE PER ARCHITECTURAL SHEET A103.
- D. RAMP TO BE CONSTRUCTED WITH BUILDING LOCATION TO BE DETERMINED BY FOGO DE CHAO CONSTRUCTION DOCUMENTS.
- E. REMOVE TEMPORARY ACCESS RAMP AFTER PERMANENT RAMPS ARE IN PLACE.
- F. VERIFY DOORWAY LOCATION THEN ALIGN CENTER OF CONCRETE WITH CENTER OF DOORWAY.
- G. REPLACE CURB AND GUTTER TO MATCH EXISTING CONDITIONS.



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CONSULTANT

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PROJECT NAME

GGP - Coronado Center
FOGO DE CHAO

Coronado Center
6600 Menaul Boulevard NE
Albuquerque, NM 87110

REVISIONS:

No.	DATE	DESCRIPTION

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Project number	2571
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SHEET TITLE:

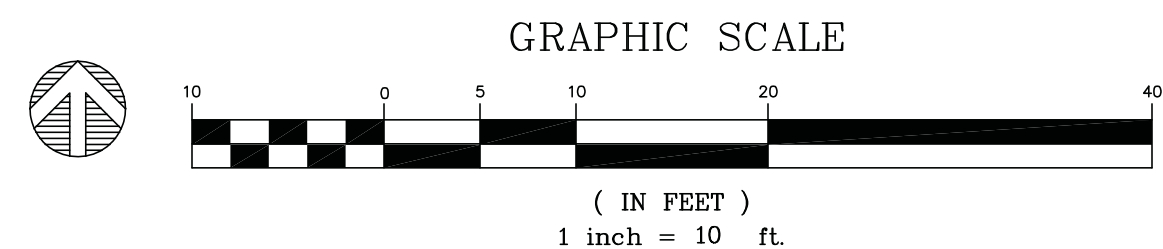
**SITE
PAVING
PLAN**

SHEET NUMBER:

C101

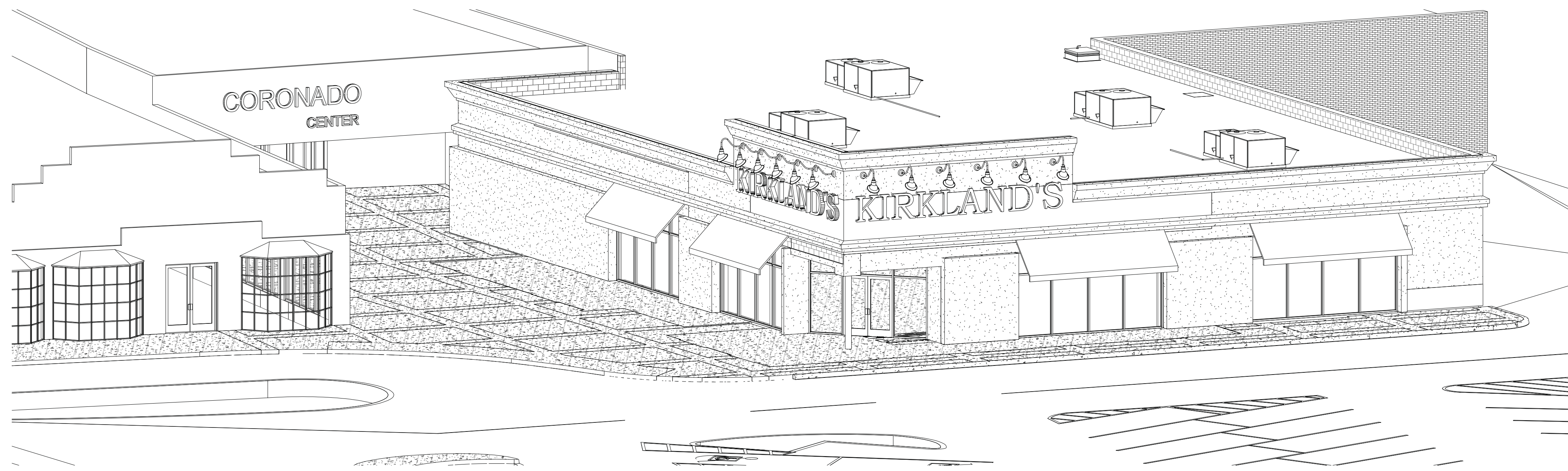
A1 SITE PAVING PLAN

SCALE: 1" = 10'-0"

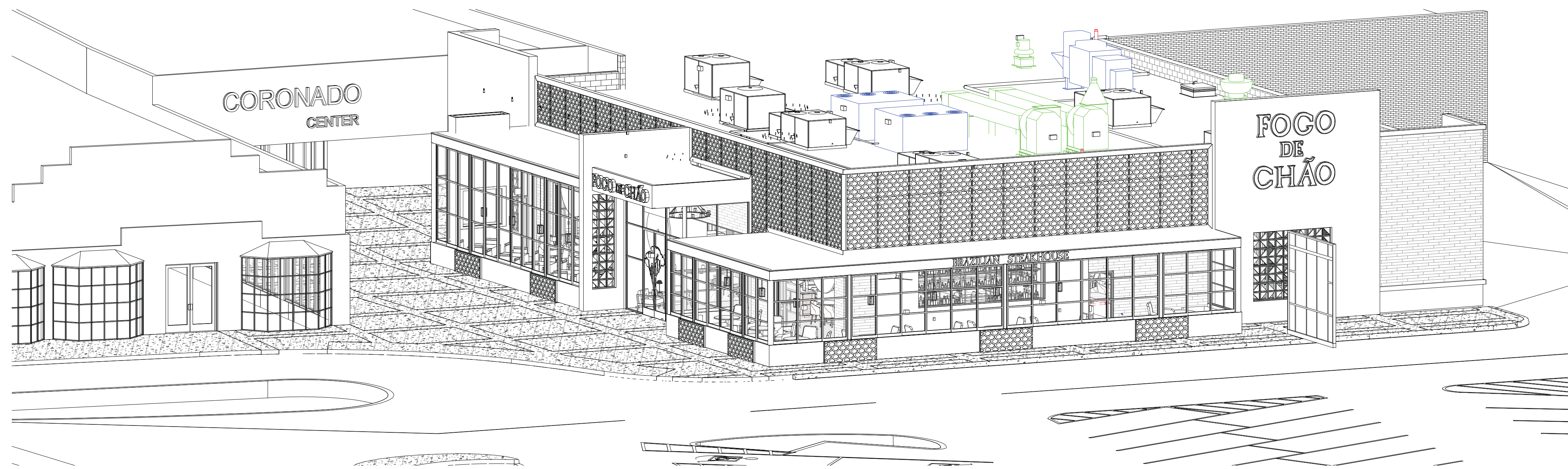


AA TO SITE PLAN

ADMINISTRATIVE AMENDMENT TO SITE PLAN



CURRENT EXTERIOR FACADE



PROPOSED EXTERIOR FACADE

Design Consultant:



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 Long Beach, CA 90802
 www.innovationa.com

Architect:

GEOFFREY B. LIM
 AIA, NCARB, LEED AP

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Engineering Consultant:

Stamp:

Project Owner:

FOGO DE CHÃO
 BRAZILIAN STEAKHOUSE

5908 HEADQUARTERS DRIVE
 SUITE K200
 PLANO, TX 75024

TENANT IMPROVEMENT

Project Address:
FOGO - ALBUQUERQUE, NM
 CORONADO CENTER, 6600 MIENAU BLVD.,
 SPACE M006
 ALBUQUERQUE, NM 87110

Issue For:

PERMIT

Issue Date:

02/10/2020

Revisions:

NO.	REASON	DATE

Principal in Charge:

JOSH COOL

Project Manager:

WESLEY STEPHENS

Drawn By:

WESLEY STEPHENS

Project Number:

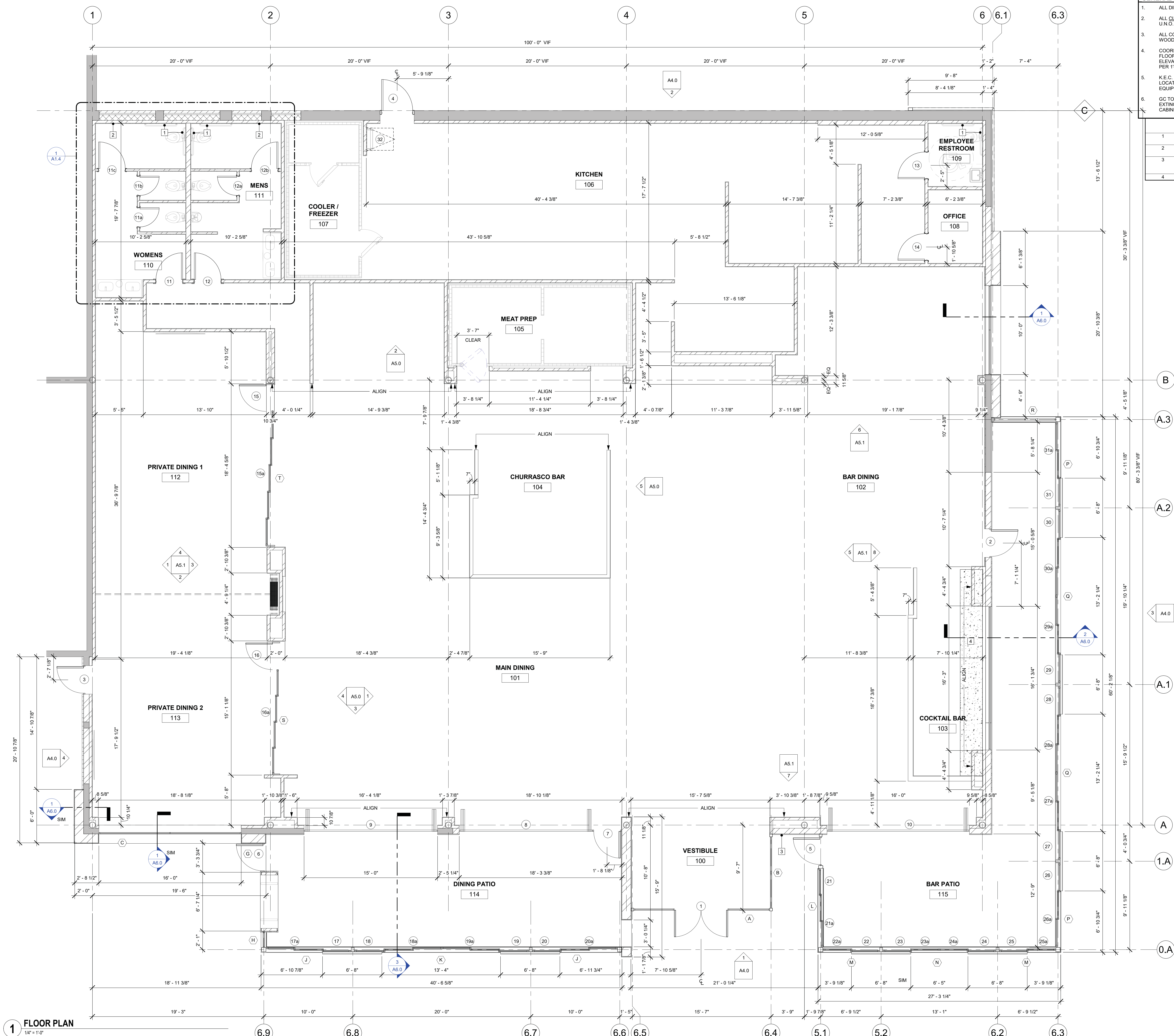
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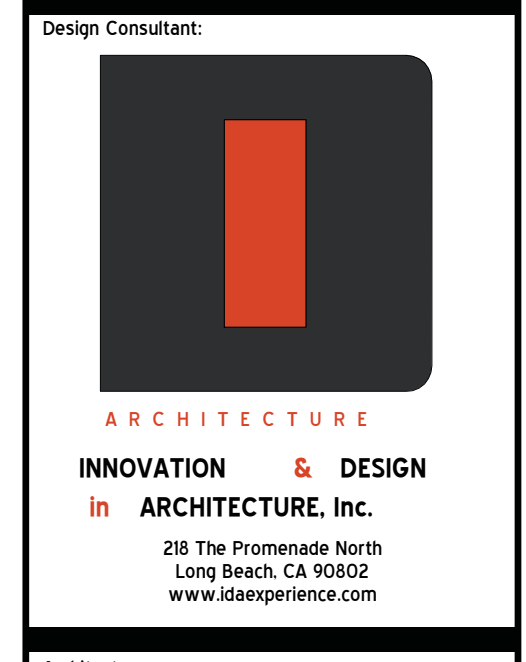
DEMOLITION GENERAL
 NOTES

Sheet Number:

DM-0.0



- GENERAL NOTES**
- ALL DIMS ARE TAKEN FROM FACE OF STUD U.N.O.
 - ALL CLEAR DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF FINISHES U.N.O.
 - ALL CONCEALED WOOD BLOCKING TO BE FIRE RETARDANT TREATED WOOD.
 - COORDINATE W/ EQUIPMENT & PLUMBING PLANS FOR TRENCH DRAINS, FLOOR DRAINS, FLOOR SINKS & HUB DRAINS. DRAINS TO BE SET AT MIN. ELEVATION TO PROVIDE PROPER DRAINAGE. SLAB TO BE SLOPED 1/4" PER 1'-0" U.N.O.
 - K.E.C. TO INSTALL SILICONE SEALANT TO ALL SS PANEL JOINTS LOCATED AT WALK-IN COOLERS & FREEZER. COORDINATE WITH EQUIPMENT MANUFACTURER.
 - GC TO PROVIDE - CLASS "M" WET CHEMICAL SURFACE MOUNTED FIRE EXTINGUISHERS & TYPE 2A10BC FIRE EXTINGUISHERS IN RECESSED CABINETS - VERIFY QUANTITY & LOCATION IN FIELD W/ FIRE MARSHALL.
- FLOOR PLAN KEY NOTES**
- PROVIDE MIN. 3/4" FR. PLYWOOD BLOCKING IN WALL FOR GRAB BARS
 - PROVIDE MIN. 3/4" FR. PLYWOOD BLOCKING IN WALL FOR BABY CHANGING STATION
 - KNOX BOX. CONTRACTOR TO CONTACT FIRE MARSHAL'S OFFICE FOR INFORMATION ON TYPE OF BOX REQUIRED AND TO COORDINATE LOCATION OF BOX INSTALLATION
 - CONC. CURB COORDINATE W/ KITCHEN PLANS



Architect:
GEOFFREY B. LIM
 AIA, NCARB, LEED AP

Issue For:
PERMIT

Issue Date:
 02/10/2020

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Engineering Consultant:
 Project Owner:
FOGO DE CHÃO
 BRAZILIAN STEAKHOUSE

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Project Address:
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 CORONADO CENTER, 6600 MENAUL BLVD.,
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TENANT IMPROVEMENT

NOT FOR CONSTRUCTION

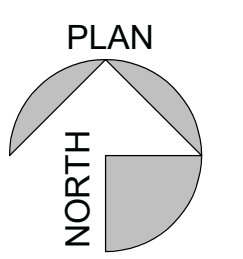
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 Project Manager:
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Project Number:
 140-012-19

Sheet Title:
FLOOR PLAN

Sheet Number:
A1.0

1 FLOOR PLAN
 1/4" = 1'-0"





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LANDSCAPE ARCHITECTS

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PROJECT NAME
 Brookfield Properties
 Coronado Center
 East Entrance
 Renovation

Coronado Center
 6600 Menaul NE
 Albuquerque, NM 87110

REVISIONS:		
No.	DATE	DESCRIPTION

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 Checked by GM
 Date 02/11/2020
 Project number 2571
 Cad file name 2571_A102

SHEET TITLE:
 PLANTING AND IRRIGATION PLAN

SHEET NUMBER:

L101

PLANT LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QTY	INSTALLED SIZE	REMARKS	MATURE SIZE
TREES						
AE	ALLEE ELM	ULMUS PARVIFOLIA 'ALLEE'	3	2" CAL., 10'-12' HT.	24" BOX	35' HT. X 35' SPD.
CP	CHINESE PISTACHE	PISTACHIA CHINENSIS	1	2" CAL., 10'-12' HT.	24" BOX	30' HT. X 30' SPD.
NMO	NEW MEXICO OLIVE	FORESTIERA NEOMEXICANA	1	4'-6' HT.	15 GA, MULTI	15' HT. X 12' SPD.
SHRUBS/GROUNDCOVERS/GRASSES/PERENNIALS						
RTD	RED TWIG DOGWOOD	CORNUS ALBA 'SIBIRICA'	3	MIN. 18" HT.	5 GALLON	5' HT. X 5' SPD.
DN	DWARF NANDINA	NANDINA DOMESTICA 'DWARF'	12	MIN. 12" HT.	5 GALLON	18" HT. X 18" SPD.
NWR	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	11	MIN. 18" SPD.	5 GALLON	3' HT. X 3' SPD.
CB	CORALBERRY	SYMPHORICARPUS ORBICULATUS	2	MIN. 12" HT.	5 GALLON	3' HT. X 3' SPD.
CM	CREeping MAHONIA	MAHONIA REPENS	6	MIN. 6" SPD.	5 GALLON	2' HT. X 3' SPD.
YM	YERBA MANSA	ANEMOPSIS CALIFORNICA	3	MIN. 18" SPD.	1 GALLON	1' HT. X 2' SPD.
DP	DWARF PLUMBAGO	CERATOSTIGMA PLUMAGINOIDES	11	MIN. 6" SPD.	1 GALLON	13' HT. X 1' SPD.
GLS	GRO-LO SUMAC	RHUS AROMATICA 'GRO LO'	3	MIN. 12" SPD.	5 GALLON	2' HT. X 5' SPD.
UR	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'ARP'	2	MIN. 12" HT.	5 GALLON	4' HT. X 4' SPD.
RY	RED YUCCA	HESPERALOE PARVIFLORA	6	MIN. 12" HT.	5 GALLON	3' HT. X 3' SPD.

HATCH LEGEND

- GRAVEL MULCH - SEE PLANTING NOTE B.
- ACCENT BOULDER - SEE PLANTING NOTE I.

PLANTING NOTES

- IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID AND INSTALLATION. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT LIST.
- GRAVEL MULCH SHALL BE SALVAGED FROM DEMOLITION OPERATIONS. IF ADDITIONAL GRAVEL IS NEEDED, MATCH EXISTING. INSTALL AT A 4" DEPTH OVER FILTER FABRIC.
- FILTER FABRIC SHALL BE MIN. 4 OZ. NON-WOVEN NEEDLE-PUNCHED POLYPROPYLENE (MIRAFI OR EQUIVALENT). OVERLAP ENDS 3" AND TURN DOWN EDGES 6".
- THE TOP OF MULCH SHALL BE 1" BELOW TOP OF ADJACENT CONCRETE SURFACES.
- CONTRACTOR SHALL PRUNE LOWER BRANCHES OF DECIDUOUS TREES AS DIRECTED BY LANDSCAPE ARCHITECT IN THE FIELD.
- TREES SHALL BE INSTALLED PER DETAIL A2/LP501.
- SHRUBS SHALL BE INSTALLED PER DETAIL A1/LP501.
- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE CALLED OUT UNDER "REMARKS" AND HEIGHT & SPREAD CALLED OUT UNDER "SIZE", THE SPECIFIED PLANT MUST MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "SIZE", EVEN IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, AT NO ADDITIONAL COST TO THE OWNER.
- ACCENT BOULDERS SHALL BE SALVAGED FROM DEMOLITION OPERATIONS. INSTALL PER DETAIL C1/LP501.

KEYED NOTES

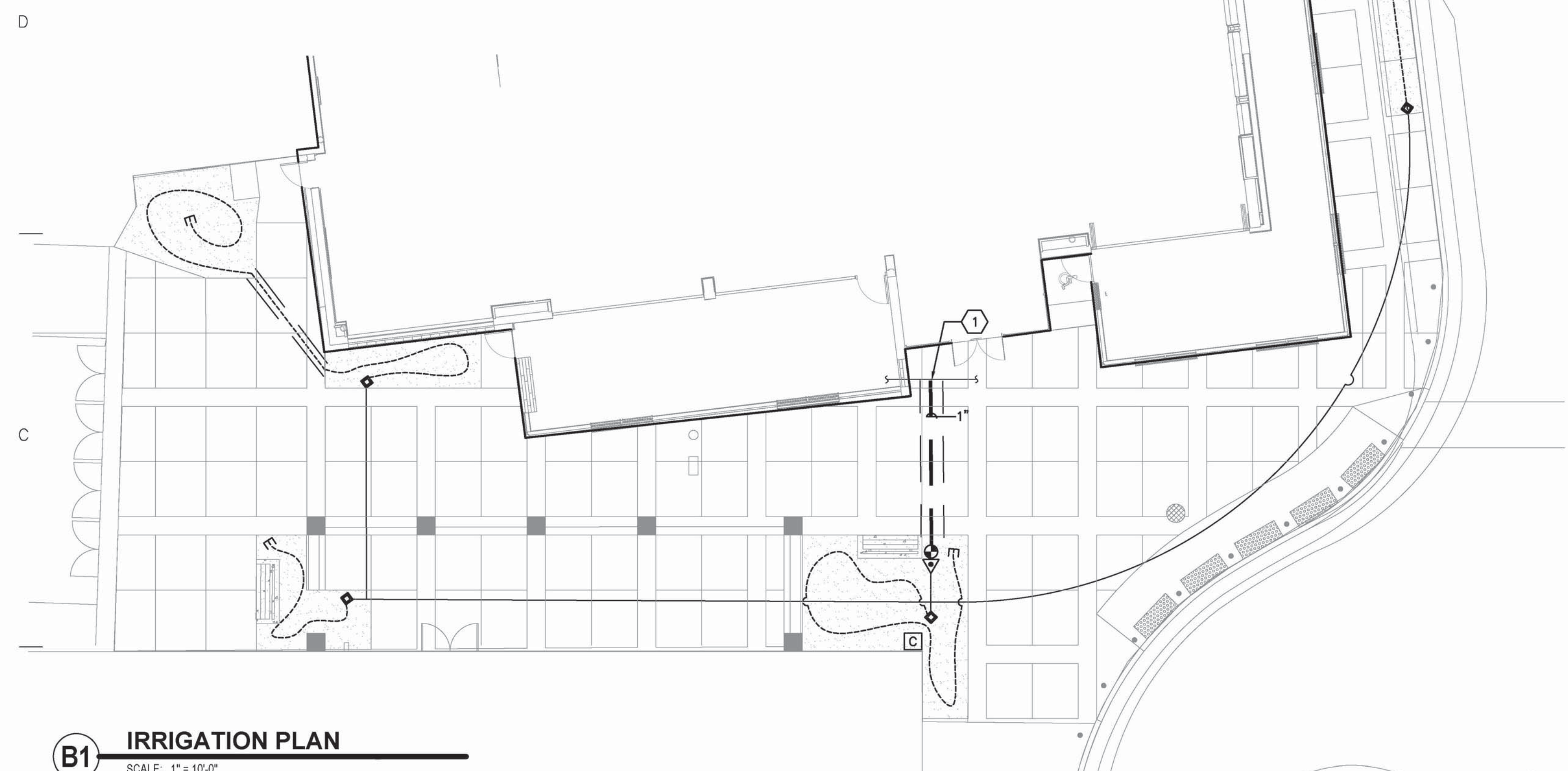
- GRAVEL MULCH. SEE PLANTING NOTE B.
- ACCENT BOULDER. SEE PLANTING NOTE I.
- SURFACE MOUNT SALVAGED BENCH. SEE DEMOLITION PLAN.
- FURNISH AND INSTALL 6" BENCH. BENCH SHALL BE MODEL SBTRO-72BA, 6" BACKED ALUMINUM BENCH, AS AVAILABLE FROM FORMS AND SURFACES, INC. (805-755-2606), OR PRE-APPROVED EQUAL. COLOR: ALUMINUM TEXTURE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

IRRIGATION NOTES

- WHERE SLEEVING IS SHOWN ON THE PLAN, INSTALLATION SHALL BE COORDINATED WITH ALL TRADES TO ENSURE THAT PIPE AND SLEEVES ARE INSTALLED AT PROPER DEPTHS AND PRIOR TO INSTALLATION OF CURB AND GUTTER, ASPHALT PAVEMENT, SIDEWALKS, CONCRETE PADS, ETC.
- CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT PROPOSED IRRIGATION SYSTEM IN ACCORDANCE WITH PLANS, WRITTEN SPECIFICATIONS AND DETAILS.
- FOR IRRIGATION PIPING AND EQUIPMENT REFERENCE SPECIFICATION SECTION 328400 - LANDSCAPE IRRIGATION SYSTEM.
- THE LOCATION AND SIZE OF IRRIGATION EQUIPMENT ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. THE LOCATION OF CONTROLLERS, PUMPS, BACKFLOW PREVENTERS, VALVES, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE LOCATION OF IRRIGATION MAIN AND DRIP LINES ON THE PLAN IS SHOWN DIAGRAMMATICALLY FOR GRAPHIC CLARITY. UNLESS OTHERWISE NOTED ON THE PLAN, ANY IRRIGATION LINES SHOWN IN HARDSCAPE AREAS IS FOR GRAPHIC CLARITY ONLY. IRRIGATION LINES SHALL BE LOCATED IN IMMEDIATELY ADJACENT LANDSCAPE AREAS.
- VALVE BOXES IN MULCH AREAS SHALL BE TAN WITH TAN BOLT-DOWN LIDS.
- IRRIGATION SYSTEM WAS DESIGNED AT A MINIMUM STATIC PRESSURE OF 60 PSI AT THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER RESULTS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. IN THE EVENT THE ACTUAL PSI IS LESS THAN 60 PSI THE CONTRACTOR SHALL RECEIVE DIRECTION FROM LANDSCAPE ARCHITECT REGARDING DESIGN MODIFICATIONS IF NECESSARY.

IRRIGATION KEY NOTES

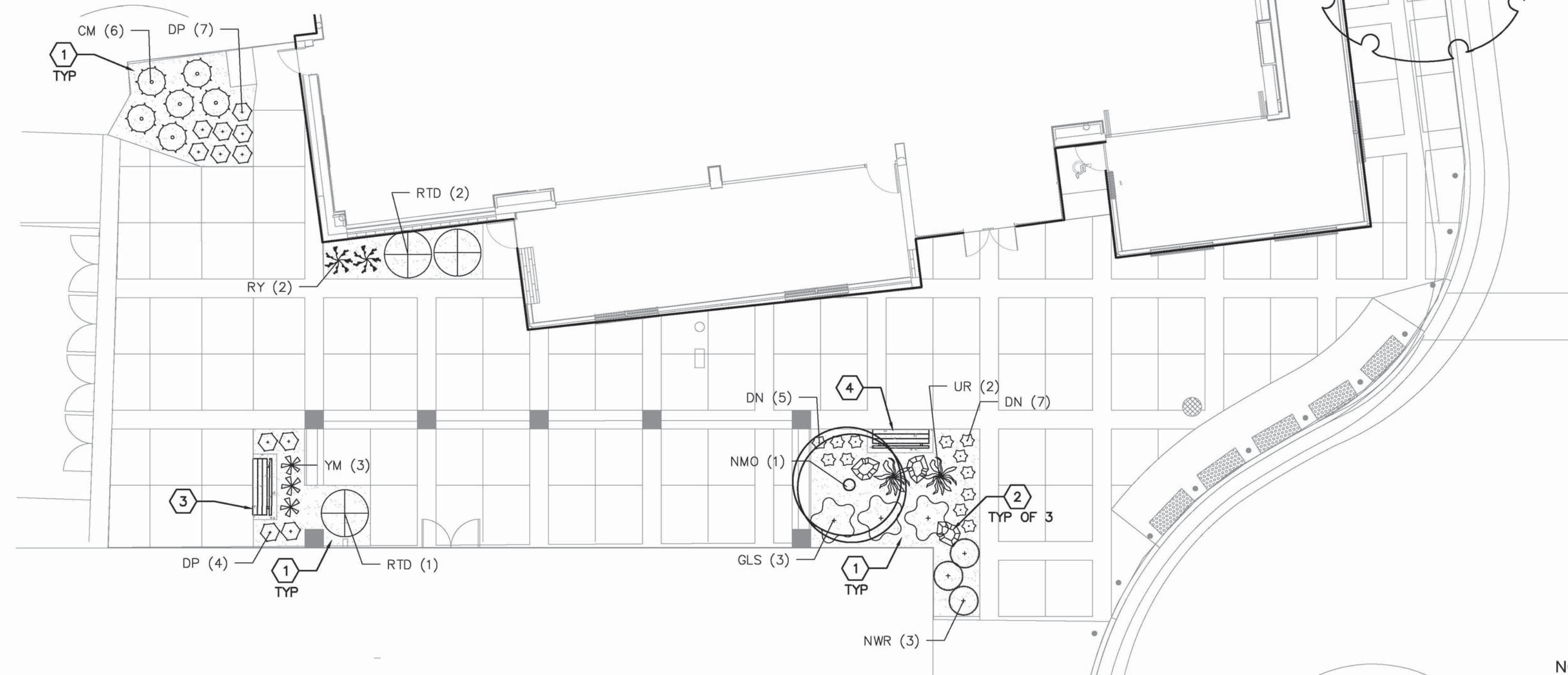
- IRRIGATION SYSTEM POINT OF CONNECTION. CONNECT TO EXISTING IRRIGATION MAINLINE. FIELD VERIFY LOCATION, PIPE SIZE AND MATERIAL.



B1 IRRIGATION PLAN
 SCALE: 1"=10'-0"

IRRIGATION LEGEND

- IRRIGATION MAIN LINE, SCHEDULE 40, BELL END, SOLVENT WELD PVC, SIZE AS SHOWN ON PLAN. DEPTH OF BURY 28" FOR CONTINUOUS PRESSURE MAIN, 18" FOR NON-CONTINUOUS PRESSURE MAIN.
- 3/4" POLY PIPE DRIP IRRIGATION TUBING WITH FLUSH CAPS AND EMITTERS. DEPTH OF BURY: 6". SEE EMITTER SCHEDULE, L501, FOR QUANTITY AND SIZE. INSTALL PER DETAILS A4/L502 AND C4/L501.
- MAIN LINE AND DRIP LINE SLEEVE PIPING, CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC.
- DRIP TO HDPE COUPLING. INSTALL PER DETAIL D4/L501.
- HDPE PIPE. 3/4" WITH COMPRESSION FITTINGS.
- REMOTE CONTROL DRIP VALVE ASSEMBLY, RAIN BIRD XCZ-100-PBR-COM, OR EQUAL, PLASTIC BODY 24-VOLT AUTOMATIC VALVE WITH PRESSURE REGULATING FILTER, SIZE 1". INSTALL PER DETAIL A4/L501.
- AVB ASSEMBLY. INSTALL PER DETAIL A4/L501.
- EXISTING IRRIGATION CONTROLLER. WIRE NEW VALVE TO CONTROLLER AND VERIFY CONTINUED FUNCTION OF ALL ZONES ON CONTROLLER.



A2 PLANTING PLAN
 SCALE: 1"=10'-0"

