

NO. 24-2031-01
**TIERRA LINDA
APARTMENTS**

3450 98th St SW
Albuquerque, NM

DBG PROPERTIES LLC

2164 SW Park Pl.
Portland, OR 97205
503-860-3298 p



TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE. PLANNING.
LANDSCAPE ARCHITECTURE.

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04-22-2025

1ST CITY SUBMITTAL



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CITY OF ALBUQUERQUE

PLANNING
These plans have been reviewed
for code compliance and are:

APPROVED

BPC-2025-00326

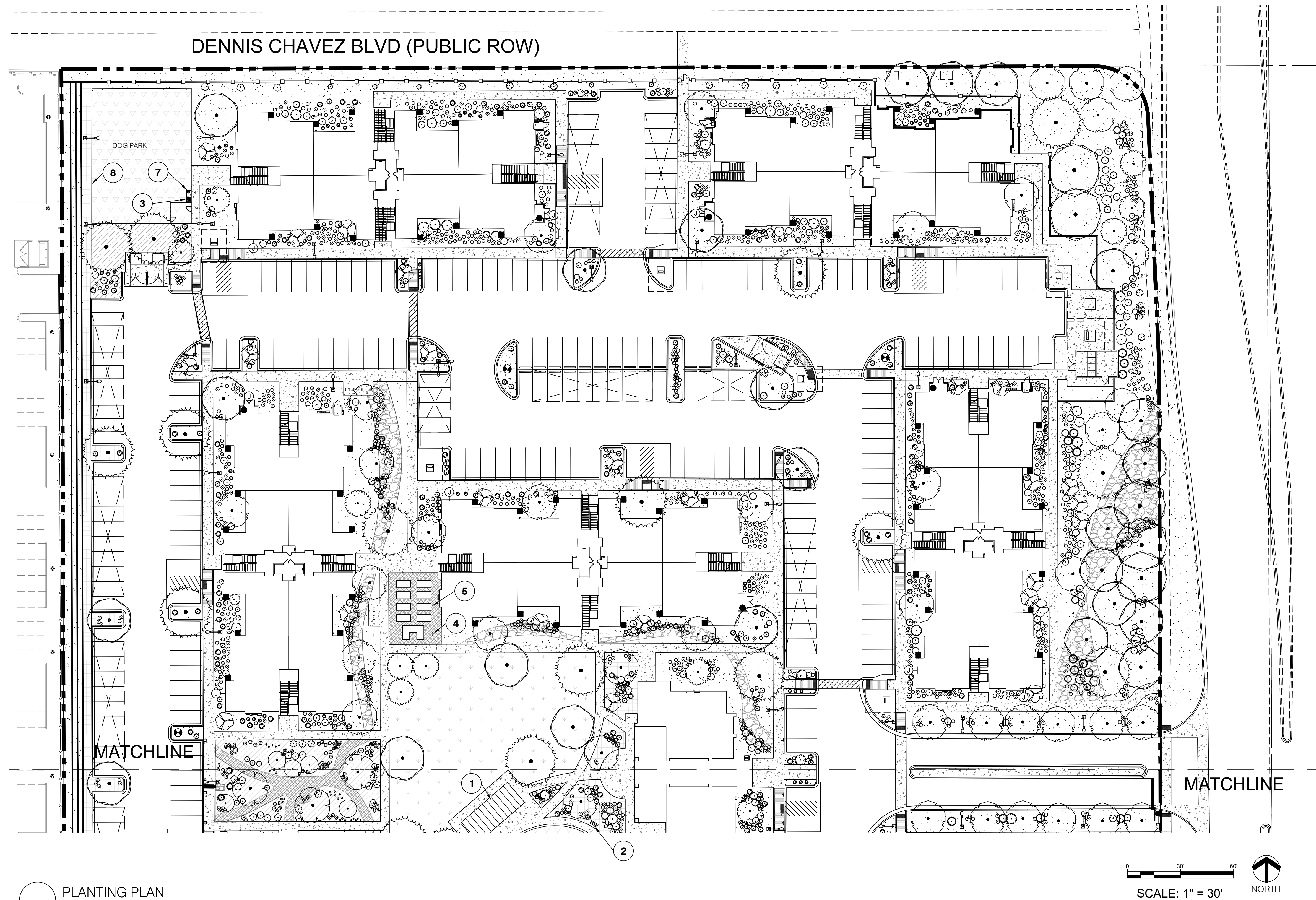
The approval of these plans shall not
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violations of any code or ordinance
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Levy Griego

June 05, 2025

**PLANTING
PLAN**

LP-101



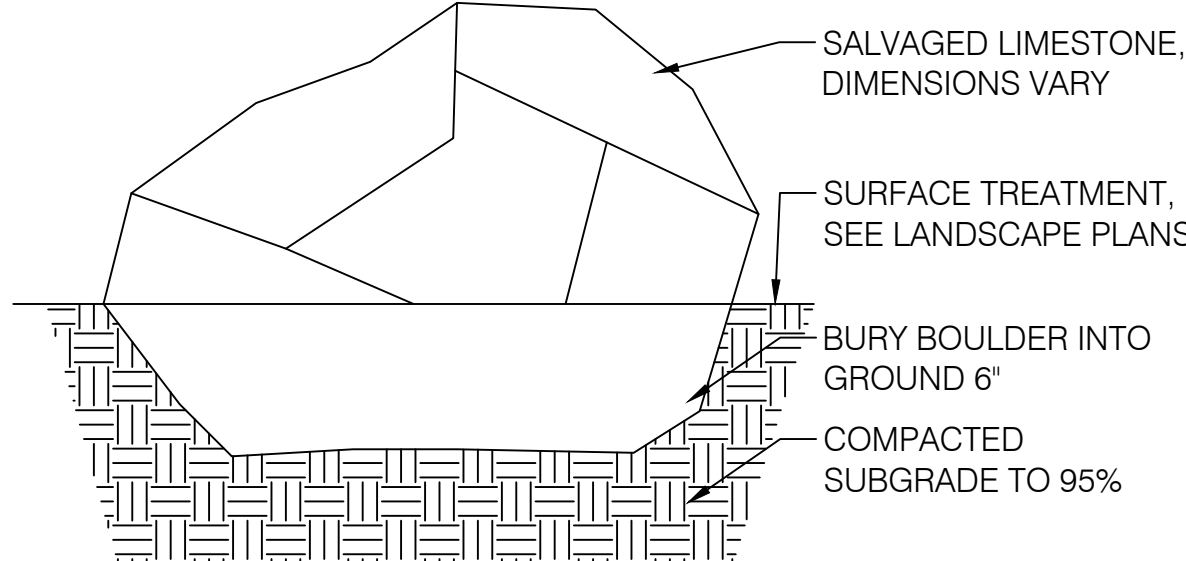
PLANTING PLAN

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
1	TUBE STEEL TRELLIS, DETAIL TO BE PROVIDED BY CONTRACTOR	
2	DUMOR (800) 598-4018 190 SERIES BENCH, BLACK, INSTALL PER MANUFACTURER INSTRUCTIONS.	
3	GLOBAL INDUSTRIES (800) 645-2986 PET WASTE STATION, MODEL 277CP42, INSTALL PER MANUFACTURER INSTRUCTIONS.	
4	ZURN (855) 663-9876 YARD HYDRANT, MODEL Z1395, INSTALL PER MANUFACTURER INSTRUCTIONS.	
5	PLANTING BEDS FROM DURABLE GREENBED (541) 209-2040, TRIM IN TIMBERTECH PVC, BLACK, INSTALL PER MANUFACTURER INSTRUCTIONS, FILL WITH GARDENING SOIL.	
6	PLAYGROUND EQUIPMENT TO BE PROVIDED BY PROPERTY MANAGEMENT	
7	PET DRINKING FOUNTAIN FROM DOG ON IT PARKS (877) 449-0089, MODEL NUMBER 7216R, COLOR STAINLESS STEEL, REQUIRES 1/2" INLET AND 30"x30"x9" CONCRETE PAD, CONTRACTOR PROVIDE A/VB FROM POC, INSTALL PER MANUFACTURER INSTRUCTIONS.	
8	6" BLACK FENCING AND GATES FROM MARCO SPECIALTY STEEL (713) 649-5310, INSTALL PER MANUFACTURER INSTRUCTIONS.	
9	BAG TOSS GAME TO BE PROVIDED BY PROPERTY MANAGEMENT	

PLANTING NOTES

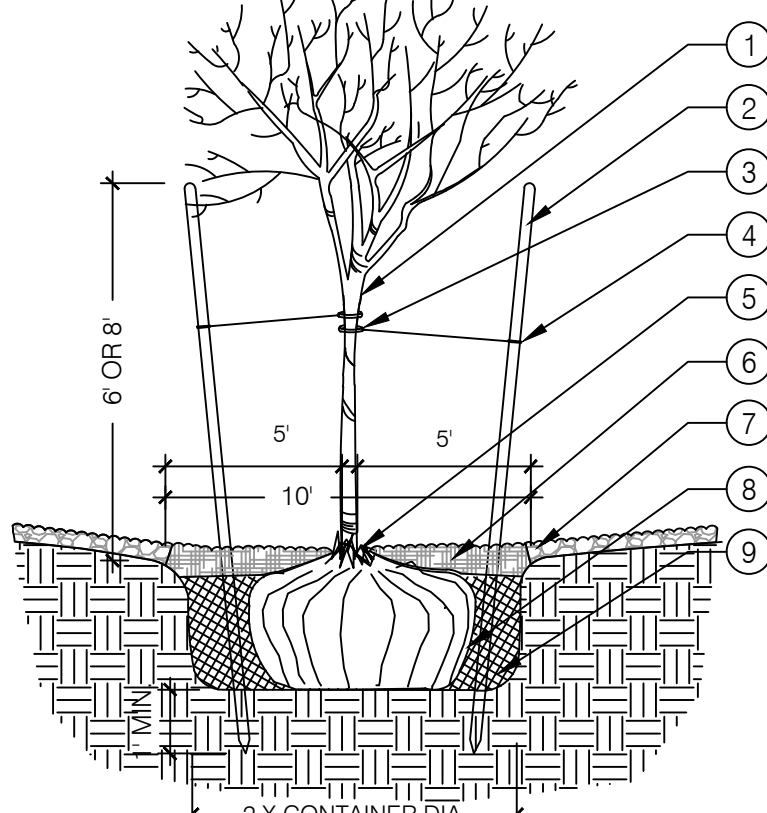
- PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
- ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
- ALL EXISTING PLANT MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS SHALL TAKE PRECEDENCE.
- THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
- ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.



1 BOULDER DETAIL

SCALE: N.T.S.

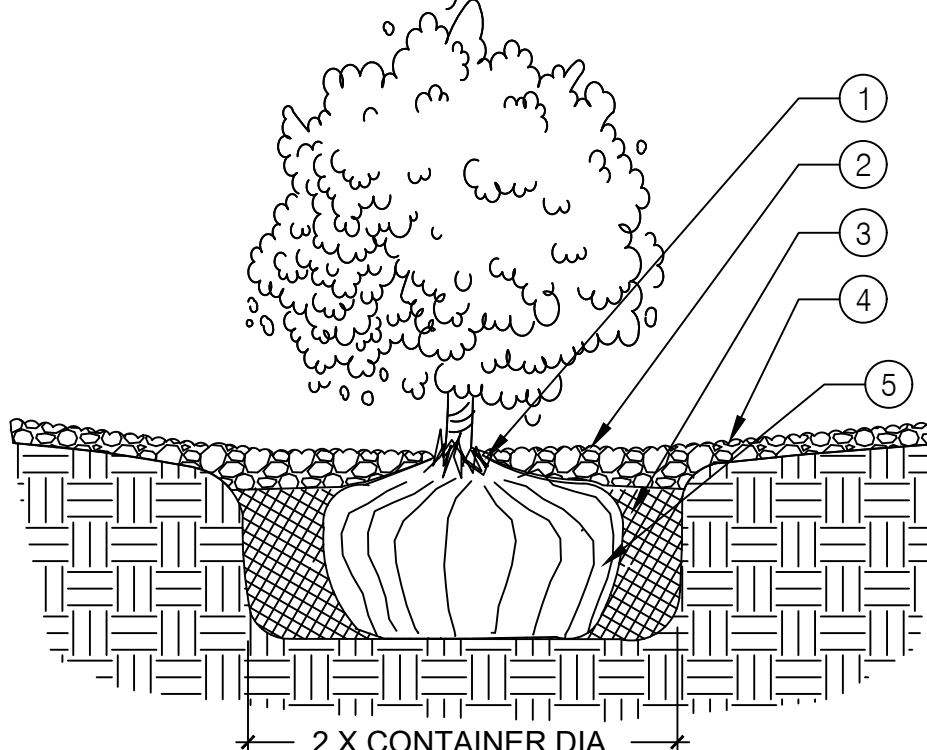
- STRESS POINT OF TREE
- 8" OR 10" LODGEPOLE STAKES DRIVEN AT ANGLE (8" FOR MULTI OR CANOPY, 10" FOR TALL COLUMNAR)
- 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
- #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
- PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
- WATER RETENTION BASIN - ORGANIC MULCH SHALL BE PROVIDED WITHIN A 5' RADIUS OF NEWLY PLANTED TREES, AT A DEPTH OF 3". THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBSTRUCTIVE EDGES
- 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
- ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
- SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS



2 TREE PLANTING

SCALE: N.T.S.

- PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
- WATER RETENTION BASIN - 3" LAYER OF ORGANIC BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBSTRUCTIVE EDGES.
- SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS
- 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
- ROOTBALL



3 SHRUB PLANTING

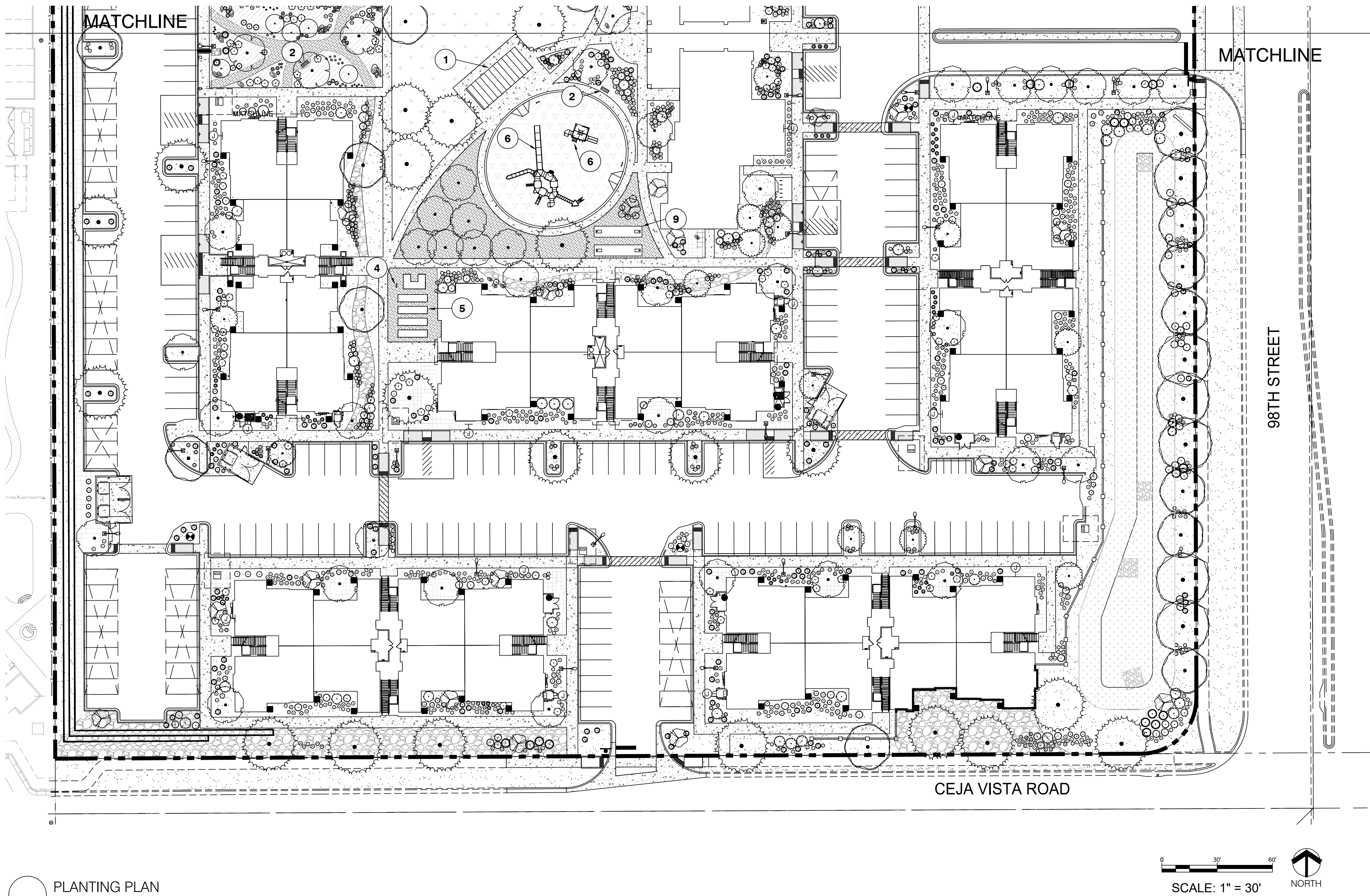
SCALE: N.T.S.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE	WATER USE
TREES					
1	Acer negundo / Box Elder	2.5" cal.	30'X25'	MED	
3	Acer negundo 'Sensation' / Sensation Box Elder	2.5" cal.	20' x 20'	MED	
66	Acer tataricum 'GarAnn' / Hot Wings® Tatarian Maple	2.5" cal.	20' x 20'	Low	
43	Chiopsis linearis / Desert Willow	2" cal.	15' x 10'	LOW	
25	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	B&B	15'X3'	LOW	
9	Koeleruteria paniculata 'Fastigiata' / Columnar Goldenrain Tree	2.5" cal.	20' x 4'	LOW	
24	Malus x 'Spring Snow' / Spring Snow Crabapple	2" cal.	20'X15'	LOW	
34	Pinus nigra / Austrian Pine	2.5" B&B	50'X30'	LOW	
12	Pistacia chinensis / Chinese Pistache	2.5" B&B	30' x 30'	LOW	
34	Ulmus x 'Frontier' / Frontier Elm	2.5" cal.	30'X25'	MED	
5	Zelkova serrata 'Fastigiata' / Fastigiata Japanese Zelkova	2.5" cal.	20' x 4'	LOW	
SHRUBS					
319	Achillea millefolium 'ACB2000Z' / Little Moonshine Common Yarrow	3 gal.	1' x 2'	Low	
5	Amelanchier utahensis / Utah Serviceberry	15 gal.	10' x 10'	Low - Med.	
10	Asclepias tuberosa / Butterfly Milkweed	1 gal.	2' x 2'	Low	
3	Baptisia australis / Blue Wild Indigo	5 gal.	4' x 4'	Medium	
153	Calamagrostis x acutiflora / Feather Reed Grass	3 gal.	3' x 2'	Low	
206	Chamaebatiaria millefolium / Fernbush	5 gal.	5' X 4'	Low	
16	Dalea purpurea / Purple Prairie Clover	1 gal.	1' x 1'	Low	
329	Dasylytron wheeleri / Grey Desert Spoon	3 gal.	2' x 2'	Low	
131	Ericameria nauseosa / Rubber Rabbitbrush	5 gal.	4' x 4'	Low	
9	Eriogonum umbellatum / Sulfurflower Buckwheat	1 gal.	1' x 3'	Low - Med.	
52	Forestiera neomexicana / New Mexico Privet	15 gal.	6' x 6'	Low	
14	Helianthus maximiliani / Maximilian Sunflower	1 gal.	1' x 2'	Low	
29	Mahonia haematocarpa / Red Barberry	5 gal.	6' x 6'	Low	
110	Melampodium leucanthum / Blackfoot Daisy	1 gal.	1' x 2'	Low	
12	Mirabilis jalapa / Marvel of Peru	1 gal.	2' x 2'	Low - Med.	
697	Nepeta x faasseni / Catmint	3 gal.	2' x 2'	Low	
46	Nolina microcarpa / Sacahuista	1 gal.	4' x 3'	Low	
13	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	5 gal.	3' x 2'	Low - Med.	
17	Penstemon ambiguus / Gilia Beardtongue	1 gal.	1' x 1'	Low	
316	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5 gal.	1' x 3'	Low	
10	Ribes aureum / Golden Currant	5 gal.	4' x 4'	Low	
29	Sporobolus wrightii / Big Sacaton	5 gal.	5' x 5'	Low	
467	Teucrium chamaedrys 'Nanum' / Creeping Germander	1 gal.	1' x 2'	Low	
161	Yucca glauca / Soapweed	5 gal.	4' x 3'	Low	

MATERIALS HATCH LEGEND

139,784 SF	3/4" 'SMOKE' GRAVEL (3" DEPTH), AS AVAILABLE FROM BUILDLOGY, INC., (505) 344-6626 (OR APPROVED EQUAL). INSTALL WITH FILTER FABRIC.
16,722 SF	2"-4" 'GREY' COBBLE (4" DEPTH), AS AVAILABLE FROM BUILDLOGY, INC., (505) 344-6626 (OR APPROVED EQUAL). INSTALL WITH FILTER FABRIC.
16,124 SF	WOOD MULCH (3" DEPTH), AS AVAILABLE FROM BUILDLOGY, INC., (505) 344-6626 (OR APPROVED EQUAL). INSTALL WITH FILTER FABRIC.
8,746 SF	FIBARSYSTEM 100 ENGINEERED WOOD FIBER
4,841 SF	'GREY' CRUSHER FINES, AS AVAILABLE FROM BUILDLOGY, INC., (505) 344-6626 (OR APPROVED EQUAL).
11,244 SF	PARK BLEND TURFGRASS SOD.
11,511 SF	SOUTHWEST NATIVE GRASS SEED MIX FROM AMERICAN MEADOWS. SOW AT 1LB/1000SF.
3,215 SF	SOUTHWEST WILDFLOWER SEED MIX FROM AMERICAN MEADOWS. SOW AT 1LB/1000SF.
192	BASALT BOULDERS 3 X 3 X 3. PER DETAIL 1/LP101



PLANTING PLAN

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
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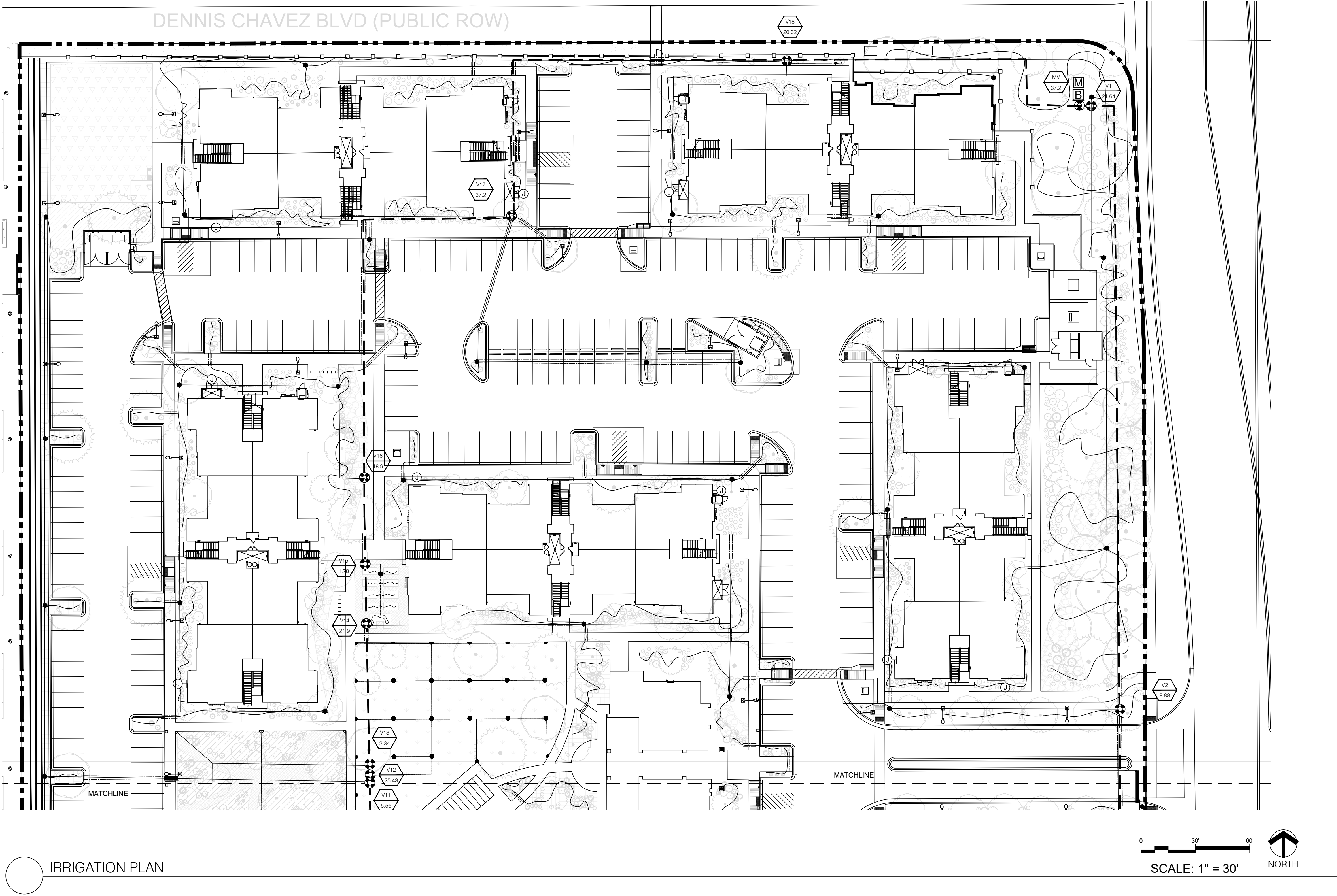
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Levy Griego

June 05, 2025

PLANTING
PLAN



IRRIGATION PLAN

IRRIGATION EQUIPMENT SCHEDULE
SYMBOL DESCRIPTION: ALL SITE IRRIGATION SHALL BE INSTALLED PER COSF CODE: 14-8.4(E)

- [M] METER - 1-1/2" (SEE UTILITY PLAN)
- [B] BACKFLOW PREVENTER - FISCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER (1-1/2" IN HOT BOX HB-1.5 INSULATED BACKFLOW ENCLOSURE. CONTRACTOR TO PROVIDE POSITIVE HEAT SOURCE TO BACKFLOW PREVENTER. PER DETAIL 3L1001.
- MASTER VALVE: RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL. PER DETAIL 3L1001.
- SLEEVING: CLASS 200 PVC SOLVENT WELD, 2 SIZES LARGER THAN PIPE TO BE SLEEVED, 1 PIPE PER SLEEVE.
- IRRIGATION MAINLINE: SCHEDULE 40 PVC, SOLVENT WELD (1"), 36" DEPTH FOR CONSTANT PRESSURE MAIN AND 24" DEPTH FOR NON-CONSTANT PRESSURE MAIN.
- LATERAL PIPING: SCHEDULE 40 PVC, 18" DEPTH, 3/4" UNLESS NOTED OTHERWISE.
- AUTOMATIC DRIP VALVE ASSEMBLY: RAIN BIRD XC2-100/PRB-LC CONTROL ZONE CONTROL KIT W/ PRESSURE REGULATING BASKET FILTER. PER DETAIL 4L1001.
- AUTOMATIC VALVE ASSEMBLY (SPRAY): RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL. PER DETAIL 3L1001.
- MANUAL ISOLATION VALVE ASSEMBLY: SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS, (SIZE PER LINE).
- POP-UP SPRAY HEADS: RAIN BIRD RD-68-24M-PRS-MPR WITH THE VAN-15" 6'-15" ADJUSTABLE SPRAY. MODEL NO. RADIUS GPM PSI PR-Hr QUARTER 80 38 30 1.78/hr HALF 180 58 30 1.78/hr 3/4 270 88 30 1.78/hr FULL 360 117 30 1.78/hr
- ROTOR SPRAY HEADS: RAINBIRD 5012 PCSR - 12" 50000 SERIES POP-UP ROTOR WITH PRS PRESSURE REGULATION AND BAM CHECK VALVE. MODEL NO. RADIUS GPM PSI PR-Hr QUARTER 25-50 27 31 HALF 25-50 51 59
- PVC TO POLY CONNECTION: HUNTER 25 PSI IN-LINE PRESSURE REGULATOR LOCATED IN 8" VALVE BOX. PER DETAIL 6L1001.
- DRIP IRRIGATION TUBING: 3/4" POLYETHYLENE PIPE W/ COMPRESSION FITTINGS AND FLUSH CAP. FLUSH CAPS SHALL BE SCH 80 PVC BALL VALVE PLACED IN 10" VALVE BOX. TUBING SHALL BE PINNED EVERY 10'.
- NETAFIM TECH-LINE EZ 12MM EMITTER ROLL.
- EMITTER DEVICE (NOT INDICATED): RAIN BIRD XERI-BUG EMITTERS AS DEFINED BELOW. 1/4" DISTRIBUTION TUBING PINNED AT EACH SHRUB/TREE. SHRUBS - (2) XB-10, 1 GPH EMITTERS EACH. TREES - (4) XB-20, 2 GPH EMITTERS EACH.
- [C] CONTROLLER: RAIN BIRD ESP12-LXME W/3 ADDITIONAL 12 STATION MODULES (48 STATIONS TOTAL) W/ LXMMS STAINLESS STEEL CABINET ON LXMMSPED STAINLESS STEEL PEDESTAL. CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER. PER DETAIL 1L1001.

- CONTROLLER/STATION NUMBER: [AX D] VALVE TYPE: [M] 12-CHANNEL 12-SPRINGER
- GENERAL IRRIGATION NOTES
- THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE OF 50 PSI AT THE POINT-OF-CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
 - THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
 - THE IRRIGATION CONTRACTOR SHALL DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL WIRING PRIOR TO CONSTRUCTION.
 - THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF THE DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. ALL SUCH OBSTRUCTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
 - THE DRAWINGS ARE DIAGRAMMATIC. IN SOME CASES, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY. THE IRRIGATION CONTRACTOR SHALL AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ABOVE GROUND UTILITIES. IRRIGATION PIPE AND WIRING SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SLEEVES WHERE MAIN LINE, LATERALS, AND WIRES CROSS BENEATH PAVING. EXTEND SLEEVES 2' BEYOND BACK OF EDGE OF CONCRETE AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE WITH 1-POSTS AND FLAGS.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A J-BOX WITH 120VAC, PHASE POWER TO THE CONTROLLER AND BACKFLOW PREVENTER LOCATIONS. IRRIGATION CONTRACTOR SHALL HARD-WIRE TO J-BOX.
 - CONTRACTOR SHALL INSTALL SPECIFIED BACKFLOW PREVENTER AND PROTECTIVE HOUSING AT THE LOCATION SHOWN ON THE DRAWINGS. CONTRACTOR SHALL CLOSELY FOLLOW THESE CONTRACT DRAWINGS, THE IRRIGATION SPECIFICATIONS, AND THE SPECIFIED RECOMMENDATIONS OF THE EQUIPMENT MANUFACTURERS TO INSURE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE OWNER WHENEVER THERE APPEARS TO BE A CONFLICT BETWEEN ANY OF THE ABOVE STATED DOCUMENTS.
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 - ALL VALVE BOXES SHALL BE TAN WITAN LID.

VALVE LEGEND & SCHEDULE					
ID	SIZE	SPK TYPE	FLOW	PRECIP. RATE	RUNTIME
V-1	1.5"	DRIP	21.64 GPM	N/A	60 MIN
V-2	1"	DRIP	8.88 GPM	N/A	60 MIN
V-3	1.5"	DRIP	13.46 GPM	N/A	60 MIN
V-4	1.5"	DRIP	15.02 GPM	N/A	60 MIN
V-5	1.5"	DRIP	15.72 GPM	N/A	60 MIN
V-6	1.5"	DRIP	16.24 GPM	N/A	60 MIN
V-7	1.5"	DRIP	15.36 GPM	N/A	60 MIN
V-8	1.5"	DRIP	16.48 GPM	N/A	60 MIN
V-9	3/4"	NETAFIM	1.66 GPM	N/A	60 MIN
V-10	1.5"	DRIP	17.42 GPM	N/A	60 MIN
V-11	1"	DRIP	5.56 GPM	N/A	60 MIN
V-12	1.5"	SPRAY	25.43 GPM	1.78"/HR	30 MIN
V-13	3/4"	SPRAY	2.34 GPM	.58"/HR	75 MIN
V-14	1.5"	DRIP	21.9 GPM	N/A	60 MIN
V-15	3/4"	NETAFIM	1.78 GPM	N/A	60 MIN
V-16	1.5"	DRIP	18.9 GPM	N/A	60 MIN
V-17	2"	DRIP	37.2 GPM	N/A	60 MIN
V-18	1.5"	DRIP	20.32 GPM	N/A	60 MIN
MV	2"	MASTERVAVE	37.2 GPM	N/A	
TOTAL RUNTIME					1,065 MIN

NO. 24-2031-01
TIERRA LINDA
APARTMENTS

3450 98th St SW
Albuquerque, NM

DBG PROPERTIES LLC
2164 SW Park Pl.
Portland, OR 97205
503-862-3298 p

TODD + ASSOCIATES
ARCHITECTURE · PLANNING · LANDSCAPE ARCHITECTURE

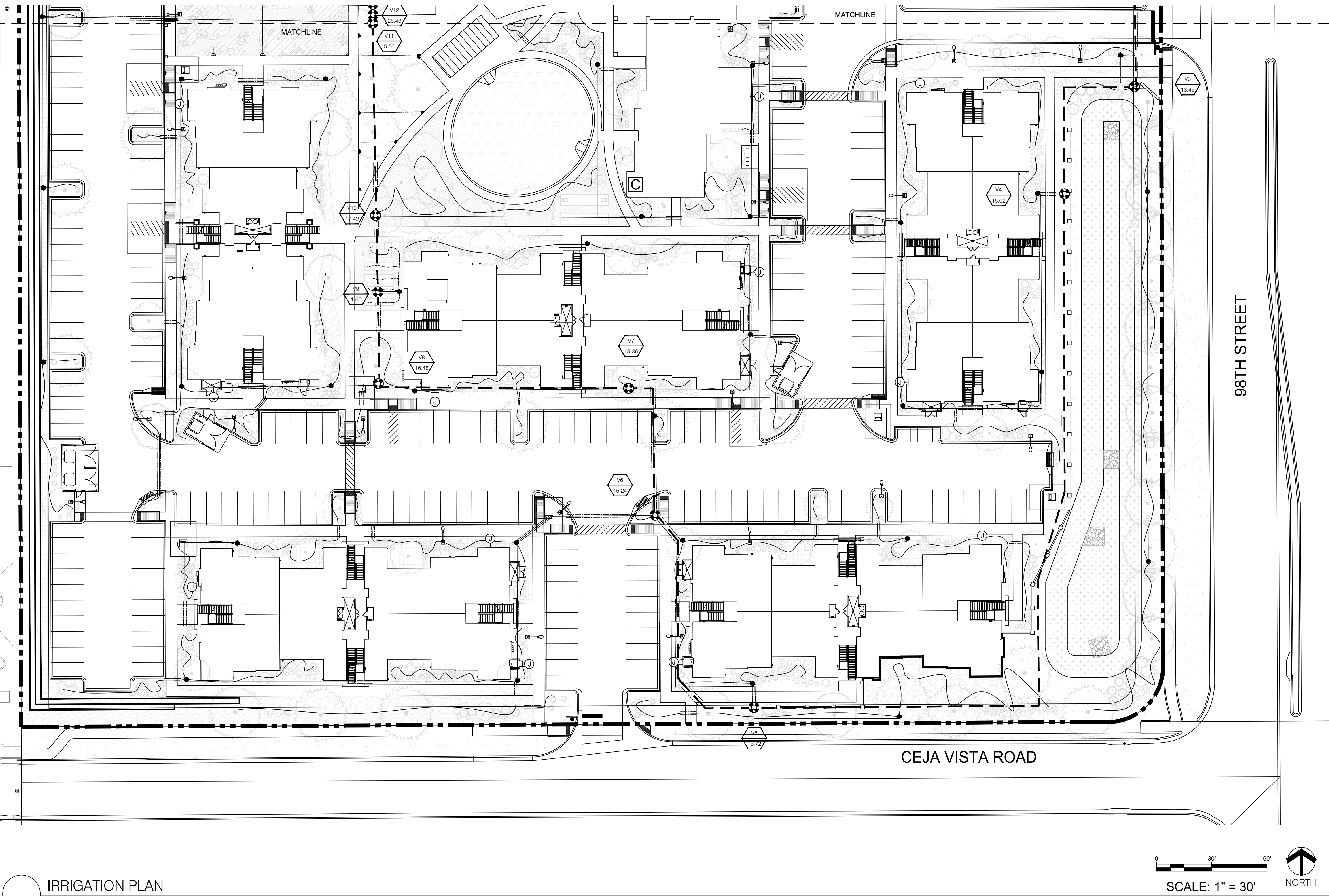
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STATE OF NEW MEXICO
KENNETH A. ROMIG
REGISTERED
LANDSCAPE ARCHITECT
4-22-2025

04-22-2025
1ST CITY SUBMITTAL

CONSENSUS
Planning / Landscape Architecture
302 Eighth Street, NW
Albuquerque, NM 87102
CITY OF ALBUQUERQUE
PLANNING
These plans have been reviewed
for code compliance and are:
APPROVED
BPC: 2025-00326
The approval of these plans shall not
be construed to be a permit for any
violations of any code or ordinance
of this city.
Levy Griego
June 05, 2025



IRRIGATION PLAN

IRRIGATION EQUIPMENT SCHEDULE
SYMBOL DESCRIPTION: ALL SITE IRRIGATION SHALL BE INSTALLED PER COSF CODE: 14-8.4(E)

- [M] METER - 1-1/2" (SEE UTILITY PLAN)
- [B] BACKFLOW PREVENTER - FISCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER (1-1/2") IN HOT BOX HB-1 S INSULATED BACKFLOW ENCLOSURE. CONTRACTOR TO PROVIDE POSITIVE HEAT SOURCE TO BACKFLOW PREVENTER. PER DETAIL 2/L501.
- [E] MASTER VALVE: RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL. PER DETAIL 3/L501.
- [S] SLEEVING: GLASS 200 PVC SOLVENT WELD, 2 SIZES LARGER THAN PIPE TO BE SLEEVED, 1 PIPE PER SLEEVE.
- [I] IRRIGATION MAINLINE: SCHEDULE 40 PVC, SOLVENT WELD (1"), 36" DEPTH FOR CONSTANT PRESSURE MAIN AND 24" DEPTH FOR NON-CONSTANT PRESSURE MAIN.
- [L] LATERAL PIPING: SCHEDULE 40 PVC, 18" DEPTH, 3/4" UNLESS NOTED OTHERWISE.
- [A] AUTOMATIC DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-100-PRB-LC CONTROL ZONE CONTROL KIT WPRESSURE REGULATING BASKET FILTER. PER DETAIL 4/L501.
- [E] AUTOMATIC VALVE ASSEMBLY (SPRAY): RAINBIRD PEB SERIES PLASTIC ELECTRIC VALVE WITH FLOW CONTROL. PER DETAIL 3/L501.
- [X] MANUAL ISOLATION VALVE ASSEMBLY: SPEARS SCH. 80 PVC BALL VALVE WITH UNIONS. (SIZE PER LINE).
- POP-UP SPRAY HEADS:
RAIN BIRD RD-56-SAM-PRS-APR WITH HE-VAN-15" 6-15" ADJUSTABLE SPRAY
MODEL NO. RADIUS GPM PSI PR-Hr
QUARTER 90' 39 30 1.76/hr
HALF 180' 58 30 1.76/hr
3/4 270' 88 30 1.76/hr
FULL 360' 117 30 1.76/hr
- ROTOR SPRAY HEADS:
RAINBIRD 5012-PCSR - 12" 6000 SERIES POP-UP ROTOR WITH PRS PRESSURE REGULATION AND SAM CHECK VALVE.
MODEL NO. RADIUS GPM PSI PR-Hr
QUARTER 25-50' 27 31
HALF 25-50' 51 59
- [P] PVC TO POLY CONNECTION: HUNTER 25 PSI IN-LINE PRESSURE REGULATOR LOCATED IN 8" VALVE BOX. PER DETAIL 6/L501.
- [D] DRIP IRRIGATION TUBING: 3/4" POLYETHYLENE PIPE W/COMPRESSION FITTINGS AND FLUSH CAP. FLUSH CAPS SHALL BE SCH 80 PVC BALL VALVE PLACED IN 10" VALVE BOX. TUBING SHALL BE PINNED EVERY 10'.
- [N] NETAFIM TECHLINE EZ 12MM EMITTER ROLL.
- EMITTER DEVICE (NOT INDICATED): RAIN BIRD XERI-BUG EMITTERS AS DEFINED BELOW.
1/4" DISTRIBUTION TUBING PINNED AT EACH SHRUB/TREE.
SHRUBS: (2) XB-10, 1 GPH EMITTERS EACH
TREES: (6) XB-20, 2 GPH EMITTERS EACH
- [C] CONTROLLER: RAIN BIRD ESP12-LXME W/3 ADDITIONAL 12 STATION MODULES (48 STATIONS TOTAL) W/UXMSS STAINLESS STEEL CABINET ON LUMMESPEID STAINLESS STEEL PEDESTAL. CONTRACTOR TO PROVIDE ELECTRICAL POWER TO CONTROLLER. PER DETAIL 10/L501.
- CONTROLLER/STATION NUMBER: [AX D] VALVE TYPE: 2" CONTROL VALVE

GENERAL IRRIGATION NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE OF 50 PSI AT THE POINT-OF-CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
- THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- THE IRRIGATION CONTRACTOR SHALL DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL WIRING PRIOR TO CONSTRUCTION.
- THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF THE DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. ALL SUCH OBSTRUCTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THE DRAWINGS ARE DIAGNOSTIC. IN SOME CASES, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY. THE IRRIGATION CONTRACTOR SHALL AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ABOVE GROUND UTILITIES. IRRIGATION PIPE AND WIRING SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF SLEEVES WHERE MAIN LINE, LATERALS, AND WIRES CROSS BENEATH PAVING. EXTEND SLEEVES 2' BEYOND BACK OF EDGE OF CONCRETE AND CAP UNTIL CONTRACTOR IS READY TO BEGIN THE INSTALLATION OF SPRINKLER SYSTEM. STAKE LOCATION OF SLEEVE WITH T-POSTS AND FLAGS.
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