

Poplar Grove Park Renovations

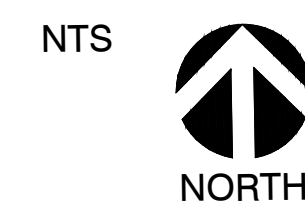
750 EMERY ST W.
SALT LAKE CITY, UT 84104

CONSTRUCTION DOCUMENTS

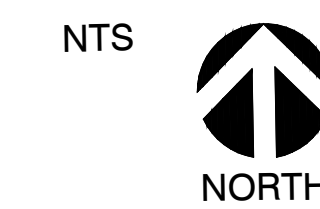
DECEMBER 23, 2022

70% DRAFT REVIEW DOCUMENT NOT FOR CONSTRUCTION

LOCATION MAP



PROJECT SITE



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PROJECT TEAM

OWNER INFORMATION



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LANDSCAPE ARCHITECT



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GENERAL NOTES

1. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR SUBCONTRACTOR.
2. THE OWNER AND THEIR REPRESENTATIVE ARE NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. THE OWNER AND THEIR REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, SEQUENCING, AND COORDINATION WITH OTHER CONTRACTORS ON SITE PRIOR TO INSTALLATION OF WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING IMMEDIATELY. EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS BUT REQUIRED TO COMPLETE THIS INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS A PART OF THIS CONTRACT WORK AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLAN PERMITTING AND COMPLYING WITH LOCAL CODES GOVERNING DUST CONTROL, HOURS OF OPERATION, AND SAFETY MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INSTALLATION CONDITIONS.
7. THE CONTRACTOR SHALL LOCATE SURVEY MARKERS, INCLUDING BENCH MARKS AND PROPERTY LINES, IN ORDER THAT THE EXACT LINES OF CONSTRUCTION LIMITS MAY BE DETERMINED.
8. THE CONTRACTOR SHALL PROTECT EXISTING OR TEMPORARY TOPOGRAPHIC TRAVERSE POINTS AND BENCHMARKS UNTIL THE CONSTRUCTION BENCHMARKS AND BASELINES ARE ESTABLISHED AND REFERENCED BY THE CONTRACTOR. PROJECT CONTROL POINTS, WHICH MAY BE LOST OR DESTROYED, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL VERIFY BUILDING SETBACK LINES, RIGHT-OF-WAY LINES, EASEMENT LINES, VISIBILITY LINES, ETC. IN THE FIELD. THE CONTRACTOR SHALL REPORT DISCREPANCIES TO THE OWNER IN WRITING PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL CONFIRM BOUNDARY LOCATION WITH THE OWNER. NEED FOR WORK OUTSIDE THE LIMIT OF WORK BOUNDARY SHALL BE CONFIRMED BY THE OWNER PRIOR TO PERFORMING WORK OUTSIDE THE LIMIT OF WORK BOUNDARY.
11. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE LOCATIONS OF UTILITIES, PIPES, AND STRUCTURES. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN, OR NOT IN THE LOCATION SHOWN, ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGES TO SAID UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S WORK. 48 HOURS PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT **BLUE STAKE (1-800-662-4111)** TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS, SEWER LINES, WATER LINES, COMMUNICATION LINES, AND ELECTRICAL LINES. IF UNDERGROUND OR ABOVE GROUND CONSTRUCTION IS LOCATED AS TO SIGNIFICANTLY HINDER INSTALLATION OR FUNCTION OF THE WORK, THE OWNER SHALL BE NOTIFIED IMMEDIATELY.
12. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE JOB SITE AND NOTIFY THE OWNER OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING WORK. DO NOT SCALE DRAWINGS. CONTRACTOR IS RESPONSIBLE TO OBTAIN CLARIFICATION BEFORE PROCEEDING FURTHER WITH OTHER RELATED WORK. DISCREPANCIES FOUND BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
13. THE CONTRACTOR SHALL VERIFY QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL NOTIFY THE OWNER OF DISCREPANCIES.
14. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORILY TO REQUIRED STANDARDS OF THE OWNER AT NO EXPENSE TO THE OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ADDITIONAL COORDINATION AND/OR DESIGN CHANGES DUE TO ERRORS, FAULTY MATERIAL, OR FAULTY WORKMANSHIP.
16. THE CONTRACTOR SHALL FINE GRADE AREAS DISTURBED DURING CONSTRUCTION. AREAS OUTSIDE THE LIMIT OF WORK BOUNDARIES DAMAGED OR DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OFF SITE OF CLEARED VEGETATION, DEBRIS, CONSTRUCTION WASTE, ETC. FROM THE SITE.
18. THE JOB SITE, AT THE COMPLETION OF THE CONSTRUCTION AND PRIOR TO FINAL REVIEW, SHALL BE CLEARED OF DEBRIS OR SPOIL RESULTING FROM CONSTRUCTION ACTIVITIES.
19. MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY SPECIFIED AND CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.
20. THE CONTRACTOR SHALL PROVIDE OWNER WITH WARRANTY INFORMATION, INSTRUCTION MANUALS, AND OTHER PRODUCT INFORMATION FOR NEW EQUIPMENT OR MACHINERY INSTALLED PRIOR TO THE REQUEST FOR SUBSTANTIAL COMPLETION REVIEW BY THE OWNER OR THEIR REPRESENTATIVE.

PLANTING NOTES

1. TREES AND OTHER PLANT MATERIAL SHALL CONFORM TO GRADE, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS (NOT POT BOUND); A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND BE FREE OF BRUISES, CUTS, OR OTHER ABNORMALITIES.
3. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
4. NO PLANT SUBSTITUTIONS INCLUDING TYPE, SIZE, OR QUANTITY AS SHOWN ON THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
5. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, EVIDENCE OF STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL, AND PLANTING.
6. PLANT MATERIAL TO REMAIN IS TO BE PROTECTED. PROTECTED PLANT MATERIAL THAT IS DESTROYED OR DIES DURING CONSTRUCTION OR THE MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
7. PLANT MATERIAL'S BEST SIDE SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
8. PLANTINGS AROUND ELECTRICAL TRANSFORMERS SHALL MAINTAIN A MINIMUM CLEARANCE OF THREE (3) FEET ON ALL SIDES AND 12 FEET ON SIDES WITH DOORS UNLESS OTHER MORE RESTRICTIVE REQUIREMENTS ARE REQUIRED BY THE LOCAL ELECTRIC PROVIDER. THE CONTRACTOR SHALL VERIFY CLEARANCE REQUIREMENTS PRIOR TO INSTALLATION.
9. PLANTINGS AT MATURITY SHALL MAINTAIN 6'-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
10. PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 18 INCHES WITHIN SIGHT DISTANCE TRIANGLES.
11. TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM CITY WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
12. SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF TWO (2) FEET AT MATURE SIZE.
13. PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT, PROJECT MANAGER OR OTHER DESIGNEE PRIOR TO INSTALLATION.
14. THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

GRADING NOTES

1. CONTRACTOR SHALL FINE GRADE AREAS PRIOR TO PLANTING. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC FROM THE SITE AND ENSURE POSITIVE DRAINAGE.
2. TWELVE (12) INCHES OF IMPORTED PLANTING SOIL MIX SHALL BE PLACED IN PLANTERS.
3. THE CONTRACTOR SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION AT PROJECT BOUNDARIES. FINISH GRADES SHALL BE AS INDICATED ON THE PLANS. NO SEPARATION BETWEEN FINISHED GRADE AND ADJACENT GRADE ELEVATION IS ACCEPTABLE. CONSTRUCTED SURFACES ARE TO MEET ADJACENT EXISTING WORK AT THE SAME ELEVATION AND CONFORM TO STANDARD PRACTICES RELATED TO SAFE AND ACCESSIBLE PEDESTRIAN WALKWAYS. FINISHED GRADES SHALL BE 1" BELOW THE TOP TRANSITION OF ADJACENT WALKS AND HEADERS UNLESS OTHERWISE NOTED ON PLANS.
4. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES SUCH AS BUILDINGS, WALLS, UTILITY EQUIPMENT, ETC.
5. LANDFORMS, MOUNDS, AND SWALES SHALL BE GRADED TO A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LANDFORM CONTINUITY. ROUGH GRADE IS TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE TOP DRESSING TO ESTABLISH FINAL GRADE.
6. CONTRACTOR SHALL FINE GRADE AND COVER AREAS DISTURBED BY CONSTRUCTION WITH AN APPROVED TOP DRESSING AS SPECIFIED IN THE PLANS AND SPECIFICATIONS.

IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION COVERAGE TO PLANT MATERIAL.
2. IRRIGATION PLAN IS SCHEMATIC. PIPING, VALVES, CONTROLS, OUTLET DEVICES (SPRINKLERS, EMITTERS, ETC), AND RELATED MATERIAL SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, ASTM STANDARDS, THE IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS AND SHALL BE LOCATED AS SHOWN ON THE DETAILS. CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN ACTUAL AND PROPOSED SITE CONDITIONS TO THE LANDSCAPE ARCHITECT. DO NOT PROCEED WITH WORK UNTIL SAID DISCREPANCIES ARE RESOLVED.
3. THERE SHALL BE NO IRRIGATION SUBSTITUTIONS FOR TYPE, SIZE, OR QUANTITY. DEVIATIONS FROM THE IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT IS NOT PERMITTED.
4. THE MAINLINE AND LATERAL PIPE, VALVES, ETC ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREAS.
5. CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH THE WORK OF OTHER CONTRACTORS AND PROTECT THE WORK OF OTHER CONTRACTORS/TRADES. CONTRACTOR IS RESPONSIBLE FOR DAMAGES RESULTING FROM HIS/HER ACTIONS.
6. CONTRACTOR SHALL VERIFY THAT THE WORK OF OTHER CONTRACTORS/TRADES IS SUFFICIENTLY COMPLETE TO ALLOW COMMENCEMENT OF IRRIGATION INSTALLATION PRIOR TO BEGINNING WORK.
7. CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SLEEVING WITH OTHER CONTRACTORS PRIOR TO CONSTRUCTION OF PAVEMENT, WALKS, AND OTHER HARDSCAPE FEATURES.
8. CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL FIELD LOCATE EXISTING IRRIGATION COMPONENTS TO BE RETAINED, SALVAGED, OR RELOCATED.
10. IF IT BECOMES NECESSARY TO RELOCATE EXISTING SPRINKLER HEADS, VALVES, PIPING, ETC DUE TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING (IN KIND OR AS APPROVED BY THE LANDSCAPE ARCHITECT) EXISTING IRRIGATION EQUIPMENT DISTURBED AND/OR DAMAGED DURING CONSTRUCTION AND WILL ENSURE THE EXISTING SYSTEM IS FULLY OPERATIONAL AND PROVIDES HEAD TO HEAD COVERAGE.
12. THE POINT(S) OF CONNECTION (POC) WILL BE SPECIFIED ON IRRIGATION PLANS. THE CONTRACTOR SHALL COORDINATE POC AND VERIFY COMPLIANCE WITH APPLICABLE LOCAL PLUMBING CODES.
13. THE IRRIGATION STANDARDS AND SYSTEM ARE DESIGNED FOR A STATIC PRESSURE AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE IN WRITING TO THE LANDSCAPE ARCHITECT A STATIC PRESSURE READING BEFORE STARTING WORK. CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION PRIOR TO ORDERING MATERIALS OR STARTING IRRIGATION INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCE FROM STATED PRESSURE. IF THE STATIC PRESSURE IS MORE OR LESS THAN 10% NOTIFY OWNER BEFORE PROCEEDING WITH WORK. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SYSTEM ALTERATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
14. LOW-VOLTAGE (24 VOLT) REMOTE CONTROL WIRING FROM THE CONTROLLER TO THE SOLENOID VALVES WILL BE UL APPROVED DIRECT BURIAL SINGLE-STRAND COPPER WIRE. AWG-UF-600 VOLT COMMON WIRE TO BE WHITE. WIRE SHALL BE NO SMALLER THAN 14 GAUGE. RUNS OF WIRE TO BE CONTINUOUS WITH NO SPLICES (EXCEPT IN THE VALVE BOXES WHERE VALVES ARE LOCATED). RUNS SHALL NOT EXCEED 800 FEET IN LENGTH FOR 14 GAUGE AND 1,500 FEET IN LENGTH FOR 12 GAUGE. DC LATCHING SOLENOIDS OF THE TYPE SPECIFIED ON THE DRAWINGS WILL BE USED AT THE VALVES TO OPERATE THE CONTROLLER.
15. ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES AND CONTROLLER ENCLOSURES.
16. CONNECTIONS TO REMOTE CONTROL VALVES AND SPLICES SHALL BE MADE WITH DBY-6 DIRECT BURY SPLICE KITS AS MANUFACTURED BY RAIN BIRD, PENTITE CONNECTORS OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
17. PIPING TO BE SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS UNLESS OTHERWISE NOTED. THE IRRIGATION MAINLINE SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS UNLESS OTHERWISE NOTED. DRIP LINE LATERALS SHALL BE 3/4" DIAMETER, UNLESS OTHERWISE NOTED. CONTROL WIRING SHALL BE ADJACENT TO THE MAINLINE.
18. PVC SOLVENT WELD FITTINGS SHALL BE LASCO, SPEARS, DURA, OR APPROVED EQUAL. PRIME SOLVENT WELD FITTINGS BEFORE GLUEING.
19. BACKFILL TRENCHES WITH CLEAN FILL FREE OF DEBRIS.
20. THREADED JOINTS SHALL BE WRAPPED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY. SC
21. VALVE COVERS, VAULT BOXES, ETC SHALL BE PLACED SO THE EDGES ARE PARALLEL OR PERPENDICULAR TO ADJACENT HARDSCAPE EDGES. TOP OF BOXES ARE TO BE FLUSH WITH FINISHED GRADE. TOP SURFACE OF BOXES SHALL BE INSTALLED SO THAT A SMOOTH SURFACE IS CREATED IN RELATION TO FINISHED GRADES.
22. VALVE BOXES SHALL BE GREEN IN TURF, BROWN IN PLANTING AREAS, AND PURPLE IF WATER IS NON-POTABLE.
23. FLUSHING OF LINES PRIOR TO INSTALLATION AND EMITTERS IS REQUIRED.
24. SLEEVING TO BE INSTALLED WHEREVER PIPES RUN UNDER HARDSCAPE FEATURES SUCH AS SIDEWALKS, DRIVEWAYS, STREETS, ETC.
25. NO PVC PIPING SHALL BE LOCATED UNDER TREE ROOT BALLS.
26. EXISTING IRRIGATION REQUIREMENTS SHALL BE MAINTAINED. THE CONTRACTOR SHALL REVISE EXISTING IRRIGATION AS NEEDED TO PROVIDE 100% COVERAGE TO THE EXISTING IRRIGATED LANDSCAPE.
27. THE SYSTEM IS ZONED AND PROGRAMMED TO ALLOW SEPARATE WATERING OF TREES, SHRUBS, AND TURF.
28. CONTRACTOR SHALL COMPLETE INITIAL PUNCH LIST ITEMS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO SUBSTANTIAL COMPLETION.
29. PRIOR TO THE ACCEPTANCE OF IRRIGATION SYSTEM BY THE LANDSCAPE ARCHITECT, A PERSON QUALIFIED TO REPRESENT THE IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE SYSTEM AND PROVE ITS PERFORMANCE, AND ALL WORK SHALL HAVE BEEN COMPLETED, TESTED, ADJUSTED, AND PLACED IN FULL OPERATION.
30. CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH SPARE ITEMS REQUIRED IN THE SPECIAL PROVISIONS UPON COMPLETION OF THE PROJECT.
31. ALL IRRIGATION COMPONENTS & DETAILS ARE TO COMPLY WITH SALT LAKE CITY IRRIGATION DETAILS & SPECIFICATIONS.



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POPLAR GROVE PARK RENOVATIONS

750 EMERY ST W.
SALT LAKE CITY, UT 84104

REV	DATE	DESCRIPTION

DESIGNED BY: MJM
DRAWN: MJM
CHECKED: DAH
ISSUE DATE: 12.23.2022
PROJ #: JU227036

Sheet Name:
GENERAL NOTES

Sheet Number:
GN100



POPLAR GROVE PARK RENOVATIONS
 750 EMERY ST. W.
 SALT LAKE CITY, UT 84104

REV	DATE	DESCRIPTION

DESIGNED BY: MJM
 DRAWN: MJM
 CHECKED: DAH
 ISSUE DATE: 12.23.2022
 PROJ #: JU227036

Sheet Name:
**DEMOLITION
 PLAN**

Sheet Number:
DM101



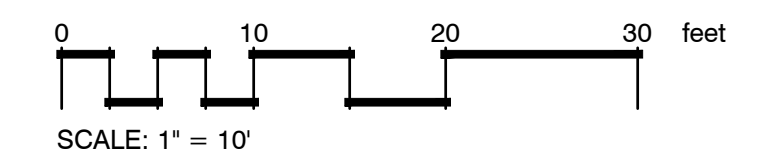
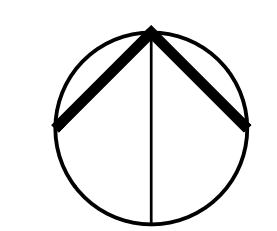
REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
D-101	LIMIT OF DISTURBANCE	
D-102	REMOVE EXISTING CHAINLINK FENCE ONLY ON EXISTING WEST COURT	238 LF
D-103	REMOVE EXISTING TREE	
D-104	SAW CUT EXISTING CURB FOR ADA RAMP	62 LF
D-105	SAW CUT EXISTING TENNIS COURT	118 LF
D-106	SAW CUT & REMOVE PORTION OF EXISTING RETAINING WALL TO ACCOMMODATE STAIR CONSTRUCTION	

CODE	DESCRIPTION	QTY
PR-101	PROTECT IN PLACE CURB AND GUTTER	
PR-102	PROTECT IN PLACE EXISTING TREE	
PR-103	PROTECT IN PLACE EXISTING ASPHALT PAVEMENT	
PR-104	PROTECT IN PLACE EXISTING UTILITIES	
PR-105	PROTECT IN PLACE EXISTING SIDEWALK	
PR-106	PROTECT IN PLACE EXISTING RESTROOMS	
PR-107	PROTECT IN PLACE EXISTING EAST TENNIS COURT	
PR-109	PROTECT IN PLACE EXISTING STAIRS & LANDING	
PR-110	PROTECT IN PLACE EXISTING RETAINING WALL	
SYMBOL	DESCRIPTION	QTY

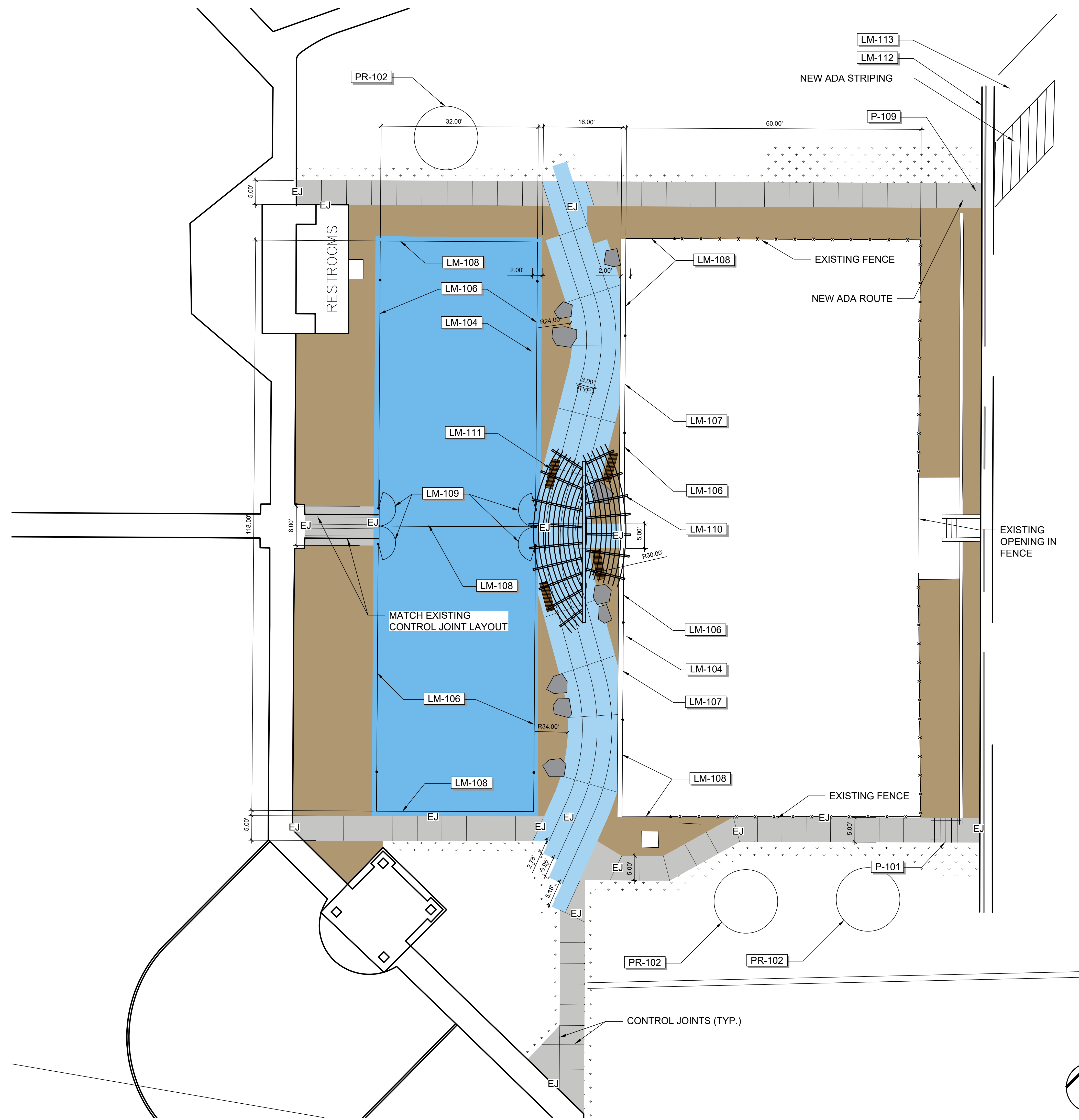
	REMOVE EXISTING WEST TENNIS COURT	5,980 SF
	CLEAR AND GRUB AREAS WITHIN LIMITS OF DISTURBANCE	3,478 SF

- NOTES:**
- CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO AVOID DISTURBING THE EXISTING TENNIS COURT. NO HEAVY EQUIPMENT SHALL BE PARKED ON THE EXISTING COURT. DRILLING, DIGGING OR OTHER ACTIVITIES THAT MAY DISTURB THE EXISTING COURT ARE PROHIBITED. CONTRACTOR TO REPAIR ANY DAMAGE TO THE EXISTING COURT AT HIS/HER COST.
 - REMOVE AND RELOCATE EXISTING IRRIGATION LINES AND HEADS, SEE IRRIGATION PLAN





POPLAR GROVE PARK RENOVATIONS
750 EMERY ST W.
SALT LAKE CITY, UT 84104



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
LM-104	CONCRETE HEADER		9/LM201
LM-106	4" CHAIN LINK FENCE		7/LM201
LM-107	8" CHAIN LINK FENCE		6/LM201
LM-108	10" CHAIN LINK FENCE		6/LM201
LM-109	CHAIN LINK GATE		8/LM201
LM-110	CUSTOM SHADE STRUCTURE		1/LM202
LM-111	BENCHES TO BE SELECTED AND INSTALLED BY SALT LAKE CITY		
LM-112	ADA PARKING SIGN POST		2/LM202
LM-113	ADA PARKING STALL STRIPING		3/LM202
CODE	DESCRIPTION	QTY	DETAIL
P-101	CONCRETE STAIRS W/ HAND RAIL, NATURAL GRAY CONCRETE, LIGHT BROOM FINISH, HANDRAIL POWDER COAT SILVER		4/LM201
P-109	CONCRETE ADA RAMP PROTECT		
CODE	DESCRIPTION	QTY	DETAIL
PR-102	PROTECT IN PLACE EXISTING TREE		5/LM201
SYMBOL	DESCRIPTION	QTY	DETAIL
[Brown Area]	SHRUB & GROUND COVER AREA WITH DECORATIVE ROCK SEE PLANTING PLAN	4,267 SF	/
[Grey Area]	CONCRETE SIDEWALK 4" NATURAL GRAY CONC. PER APWA SEC 231	1,686 SF	1/LM201
[White Area]	REPLACE SOD TO MATCH EXISTING	1,141 SF	/
[Blue Area]	POST TENSION SLAB WITH DAVIS COLOR. DARK BLUE SHAKE ON HARDENER AND LIGHT BROOM FINISH. CITY TO PROVIDE ADDITIONAL ART TOP COAT INSTALLATION. ART TOP COAT IS NOT IN CONTRACT AND WILL BE PROVIDED BY OTHERS.	4,015 SF	
[Light Blue Area]	CONCRETE SIDEWALK BY DAVIS COLOR. DARK BLUE SHAKE ON HARDENER AND LIGHT BROOM FINISH. CITY TO PROVIDE ADDITIONAL ART TOP COAT INSTALLATION. ART TOP COAT IS NOT IN CONTRACT AND WILL BE PROVIDED BY OTHERS.	1,635 SF	

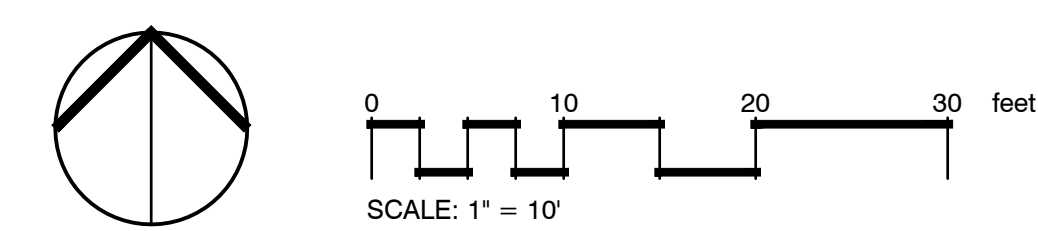
- NOTES:
- CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO AVOID DISTURBING THE EXISTING EAST TENNIS COURT. NO HEAVY EQUIPMENT SHALL BE PARKED ON THE COURT AND LEFT UNATTENDED. DRILLING, DIGGING OR OTHER ACTIVITIES THAT MAY DISTURB THE COURT ARE PROHIBITED. CONTRACTOR TO REPAIR ANY DAMAGE TO THE EXISTING COURT AT HIS/HER COST.
 - NEW TENNIS COURT FENCING, ON THE WEST AND AT TIE IN, IS TO MIRROR EXISTING COURT FENCING HEIGHT AND SPACING.
 - THE CENTRAL WALKWAY BETWEEN THE COURTS AND THE WEST COURT WILL BE INSTALLED WITH COLOR SHAKE ON COLOR HARDENER AS SPECIFIED. THIS WILL BE THE BASE COLOR FOR THE ART INSTALLATION THAT WILL BE PROVIDED BY OTHERS. THE CONTRACTOR WILL PROVIDE A 5'X5' COLOR CONCRETE SAMPLE FOR APPROVAL PRIOR TO INSTALLING THE WEST COURT AND CENTRAL WALKWAY AREA.

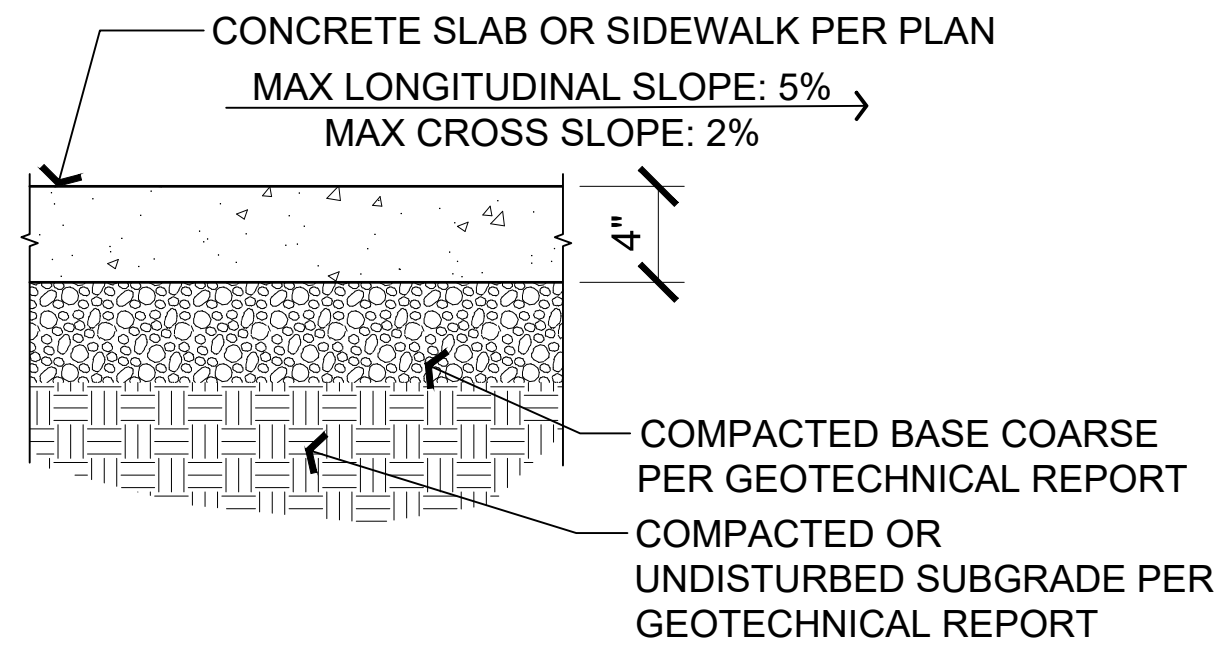
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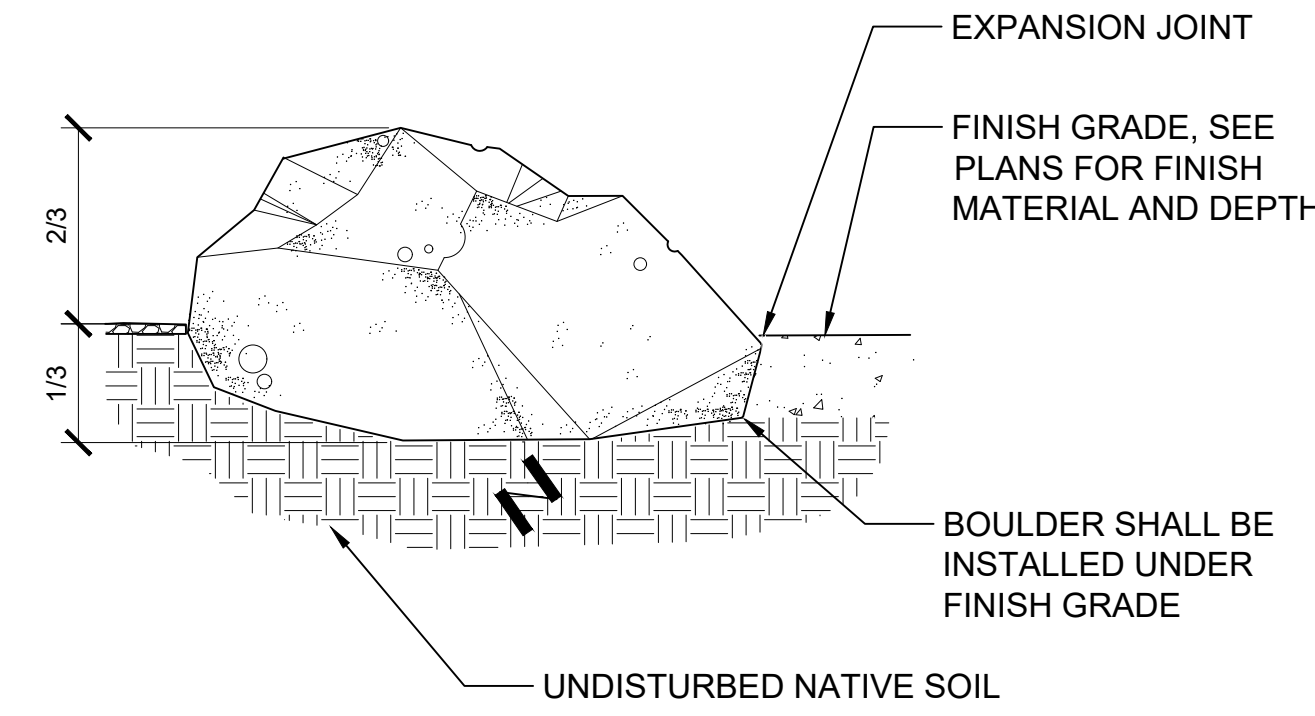
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LAYOUT &
MATERIALS PLAN

Sheet Number:
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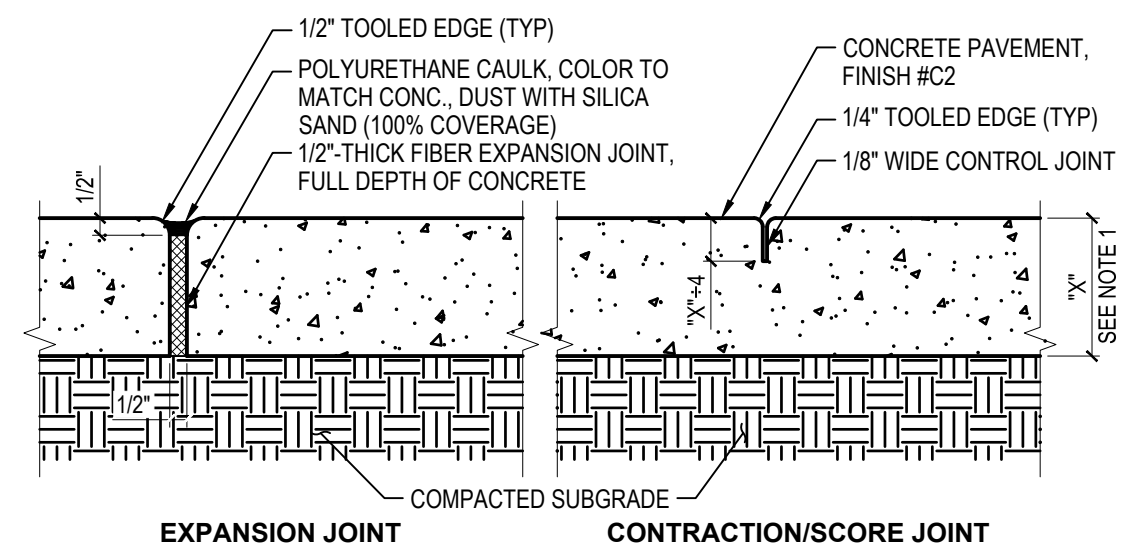




- NOTE:
1. CONCRETE COLOR AND FINISH AS INDICATED ON LAYOUT AND MATERIALS PLANS.
 2. CONTRACTOR TO PROVIDE 5'X5' MOCK-UP PRIOR TO CONSTRUCTION.
 3. REFER TO STRUCTURAL PLAN FOR REBAR AND SUPPORTS.



- NOTE:
1. BOULDERS SHALL BE PLACED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT
 2. BOULDERS SHALL BE SURFACE SELECT
 3. SELECT BOULDERS WITH FLAT TOP PREFERRED.

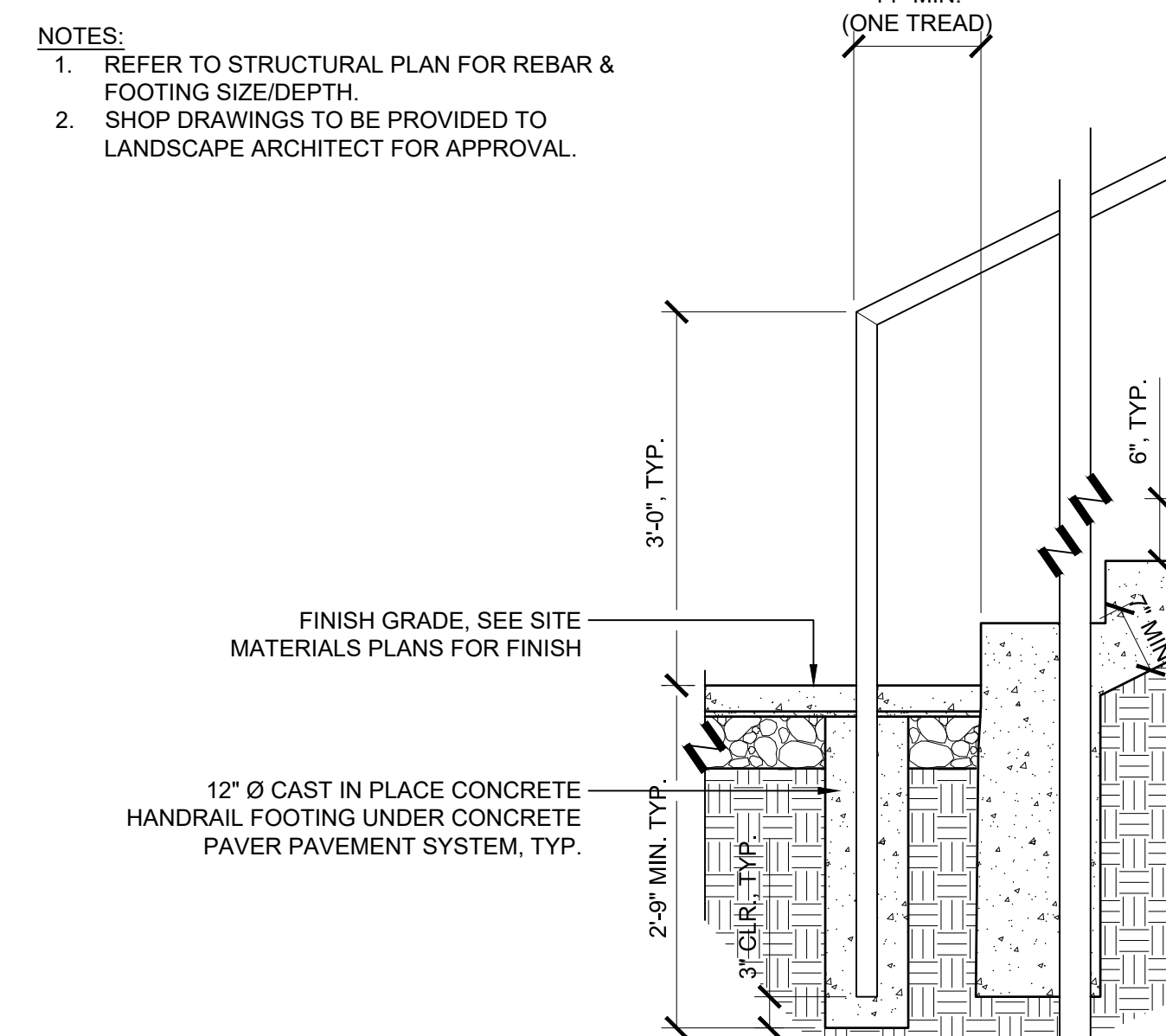


- NOTES:
1. STANDARD DEPTH OF "X" TO BE 4".
 2. UPGRADE PREPARATION PER CIVIL UNLESS NOTED OTHERWISE.
 3. THIS JOINT DETAIL APPLIES TO ALL CONC. FLAT WORK UNLESS NOTED OTHERWISE ON PLANS.
 4. LAYOUT CONC. JOINTS PER PLAN OR AS NOTED.
 5. PLACE EXPANSION JOINTS AT ALL VERTICAL SURFACES (e.g., WALLS, COLUMNS, DOOR JAMBS, SEAT WALLS, AND STEPS).
 6. INSTALL VOID CAP OVER TOP EDGE OF EXPANSION JOINT PRIOR TO POURING CONC.; REMOVE ONLY PRIOR TO CAULKING INSTALLATION.
 7. CONC. SHALL HAVE A 4.9% MAXIMUM LONGITUDINAL SLOPE UNLESS NOTED OTHERWISE ON THE PLANS. CONC. SHALL HAVE A 0.5% MINIMUM AND 1.9% MAXIMUM CROSS-SLOPE.
 8. PROVIDE ONE (1) 5' x 10' MOCKUP OF EACH CONC. FINISH AND ONE (1) 5' SAMPLE OF EACH JOINT TYPE AS PART OF THE MOCKUP FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 9. BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

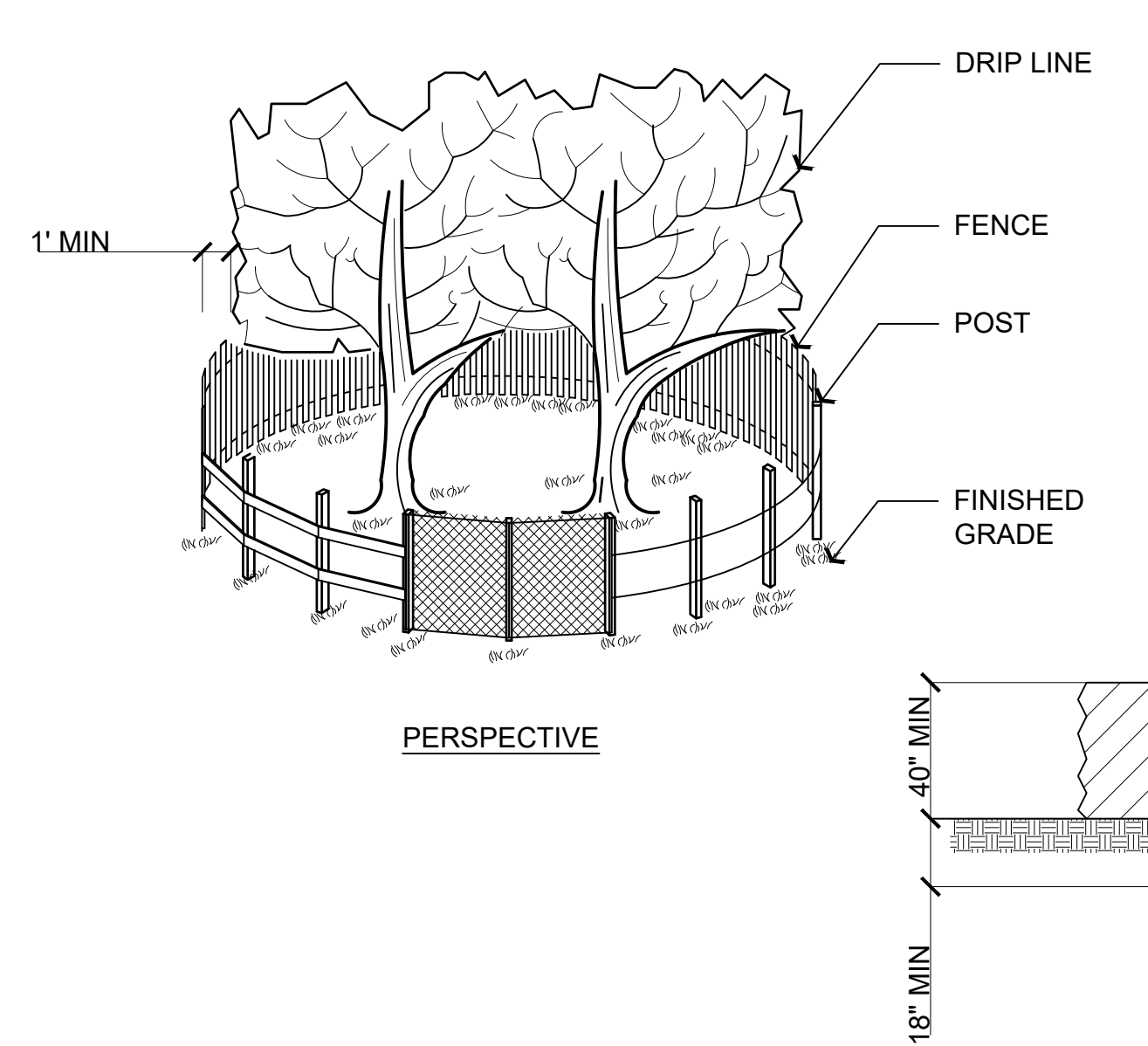
1 CONCRETE SLAB/WALK
 1 1/2" = 1'-0" P-CO-POP-01

2 BOULDER
 1" = 1'-0" P-CO-POP-38

3 EXPANSION - CONTRACTION JOINT
 1 1/2" = 1'-0" P-CO-POP-65

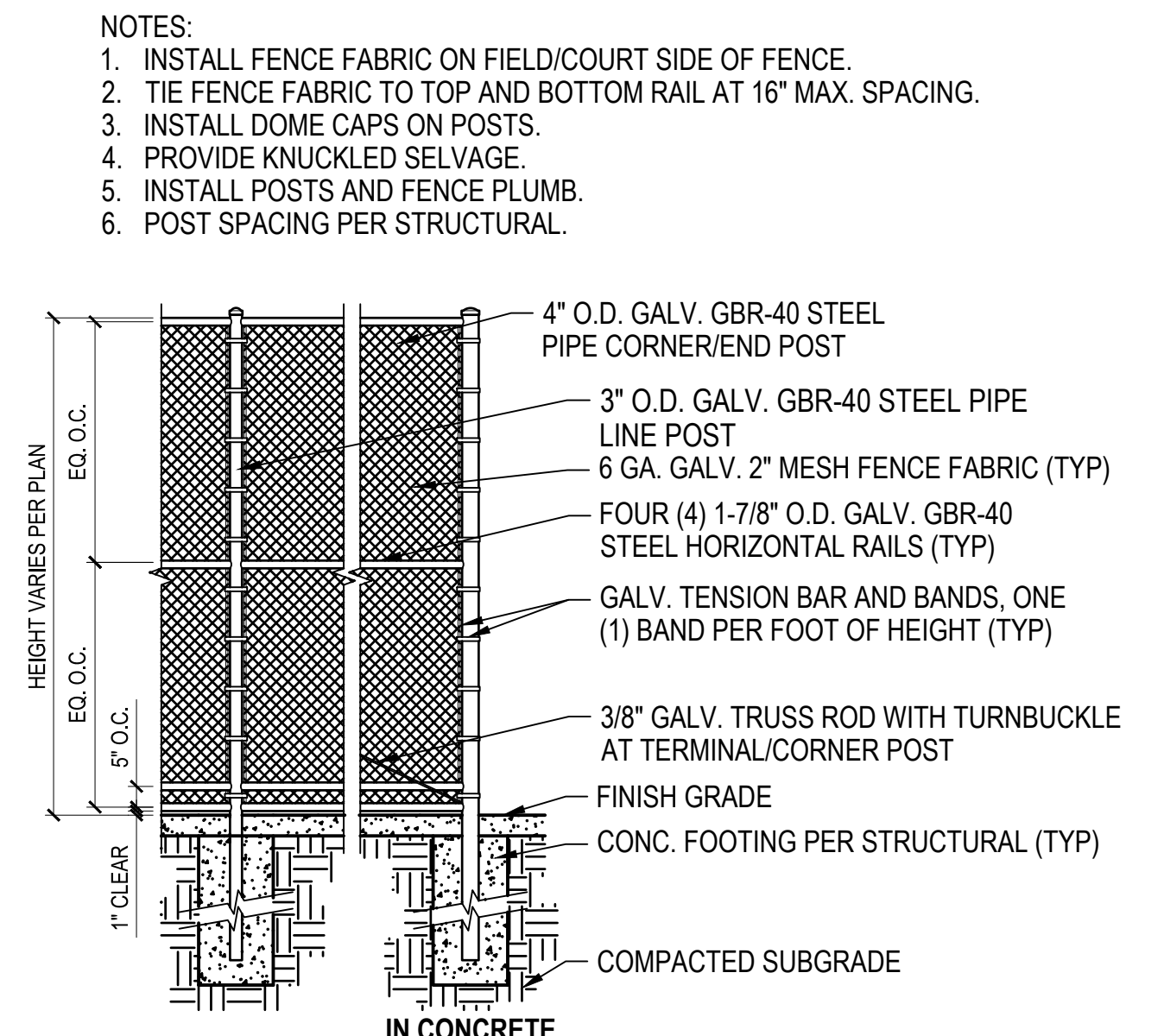


4 STAIR AND HANDRAIL DETAIL
 3/4" = 1'-0" P-CO-POP-18

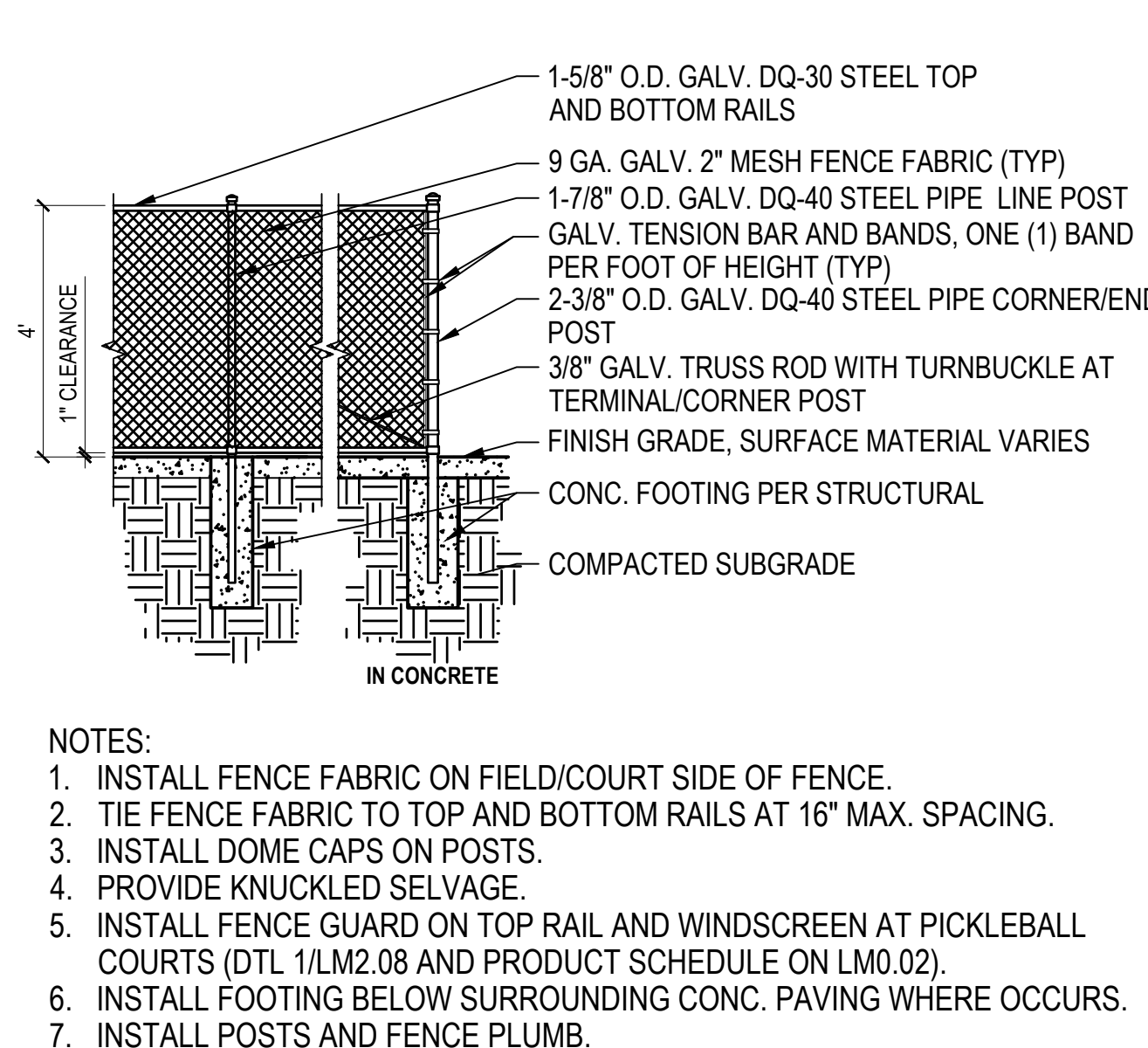


5 TREE PROTECTION FENCING
 NTS P-CO-POP-16

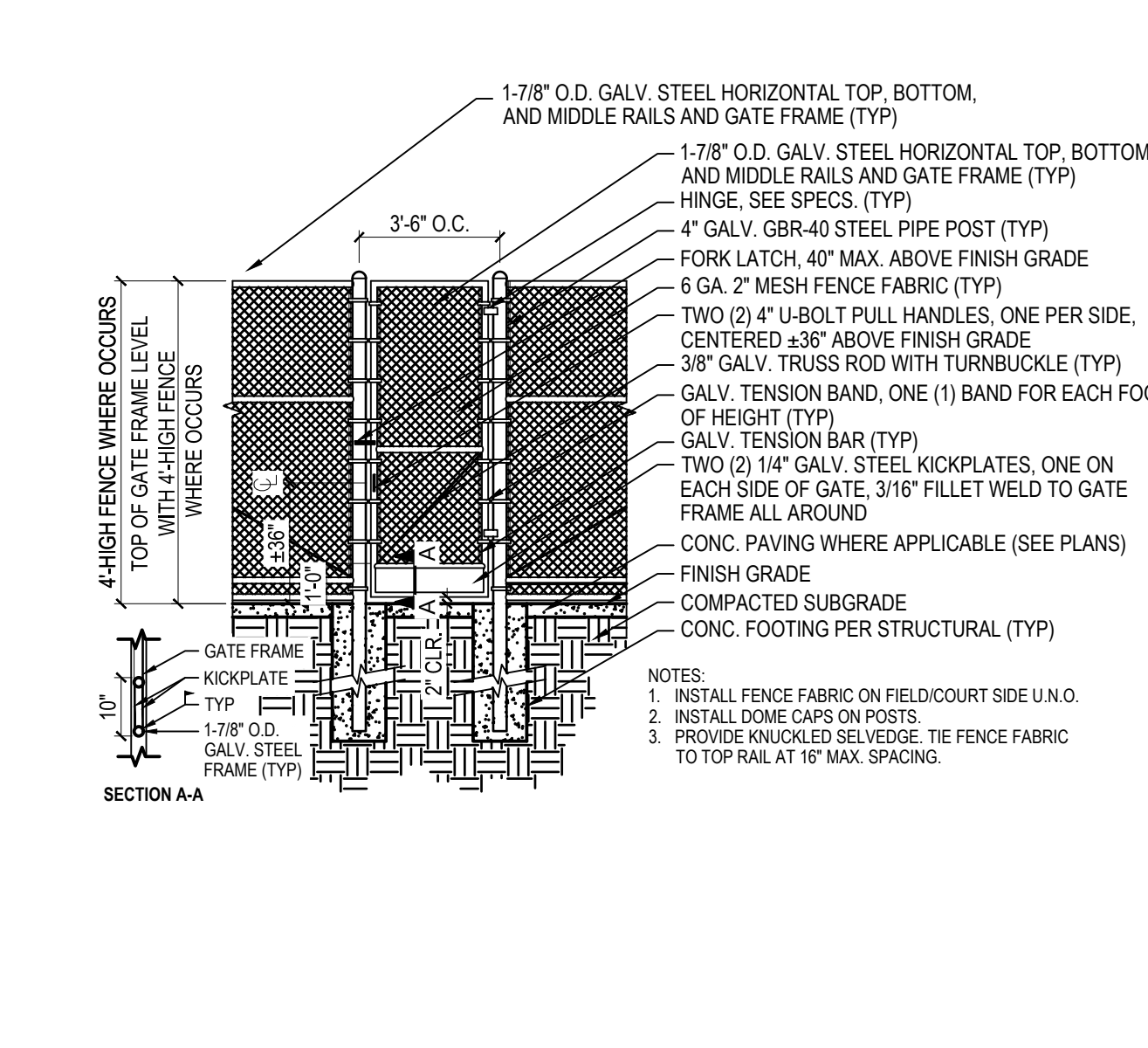
- NOTES:
1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRILLPIE OF THE TREE TO BE SAVED AND IN NO CLOSER THAN 5 FEET TO THE TRUNK OF TREE. TREE PROTECTION TO BE INSTALLED AND APPROVED BY CLV URBAN FORESTER PRIOR TO CONSTRUCTION STARTING.
 2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OF WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF 4.0 SQ. IN.
 3. THE FENCE MAY BE EITHER A 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE LANDSCAPE ARCHITECT.
 4. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
 5. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
 6. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND REMOVED AT THE END OF CONSTRUCTION.



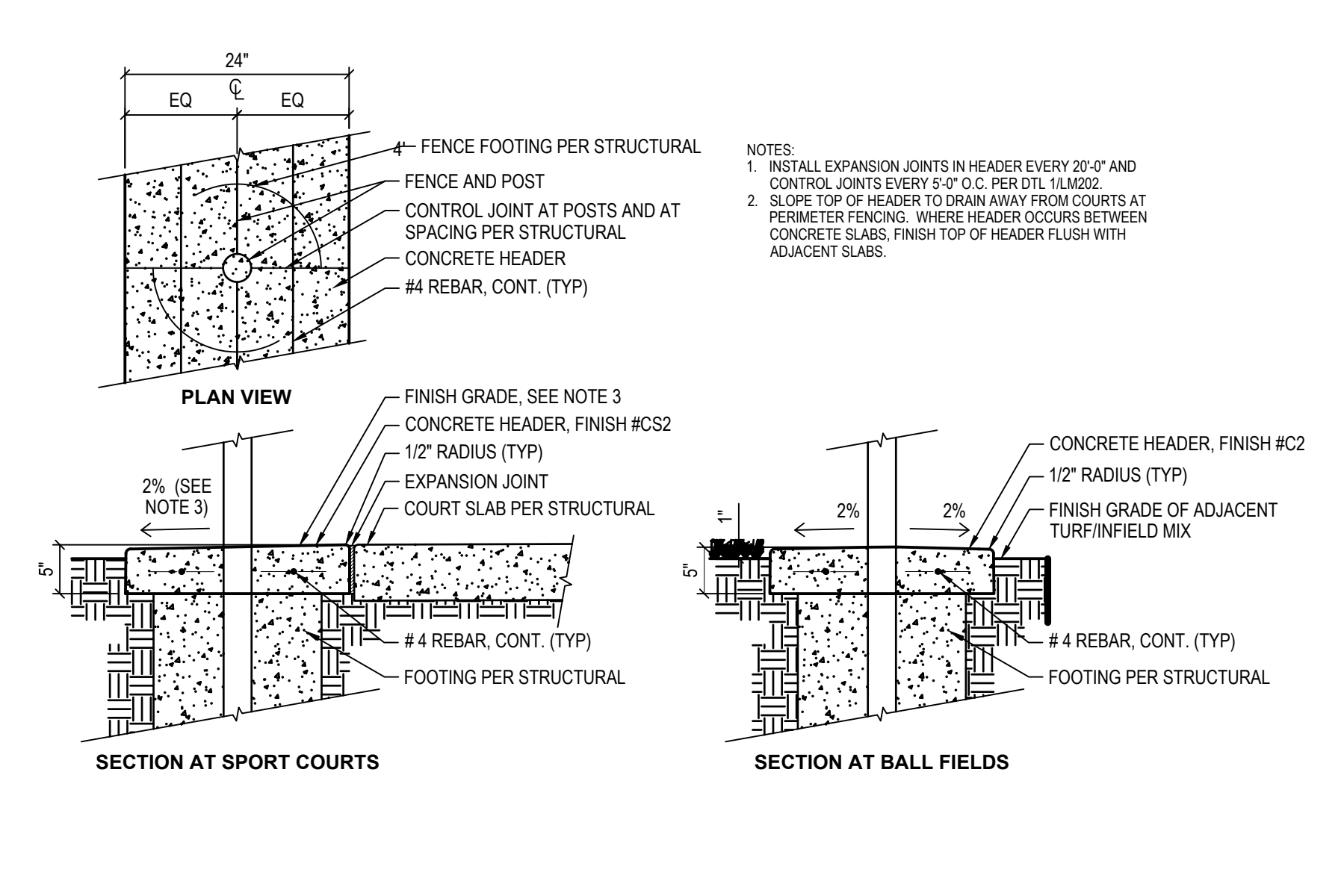
6 8' OR 10' CHAIN LINK FENCE
 1" = 40" P-CO-POP-91



7 4' CHAIN LINK FENCE
 1" = 40" P-CO-POP-92



8 CHAIN LINK GATE
 1" = 50" P-CO-POP-93

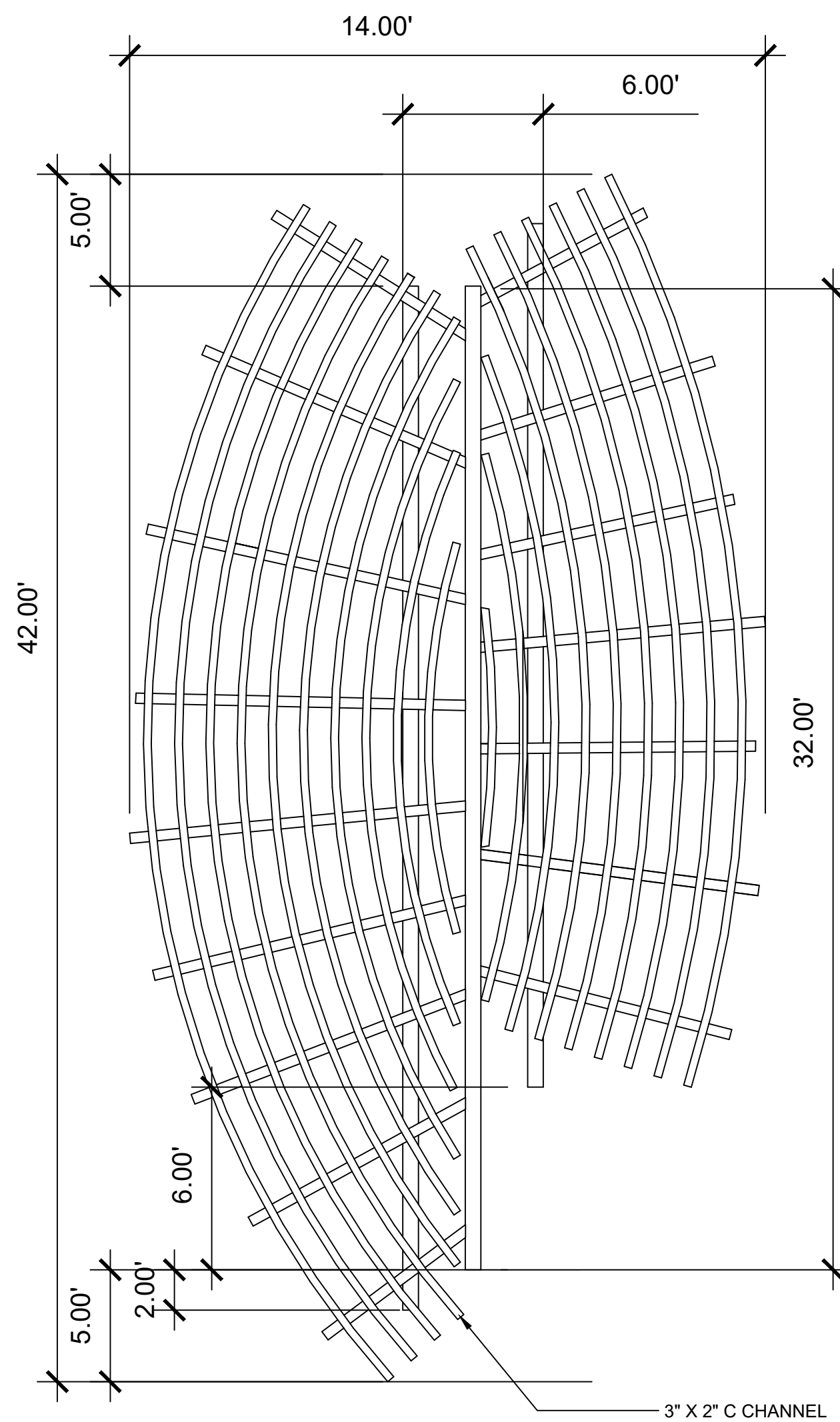


9 CONCRETE HEADER
 1/2" = 1'-0" P-CO-POP-94

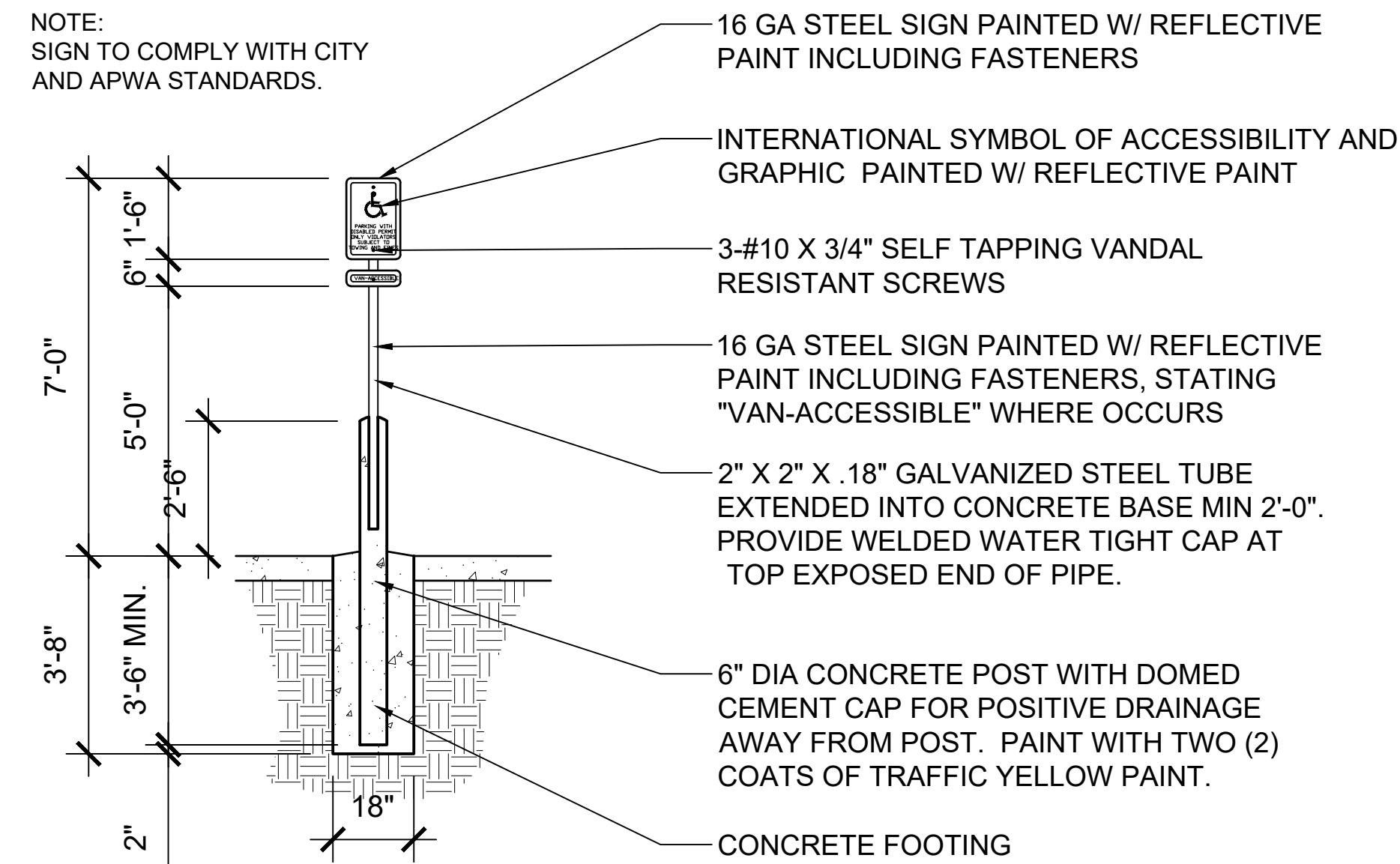
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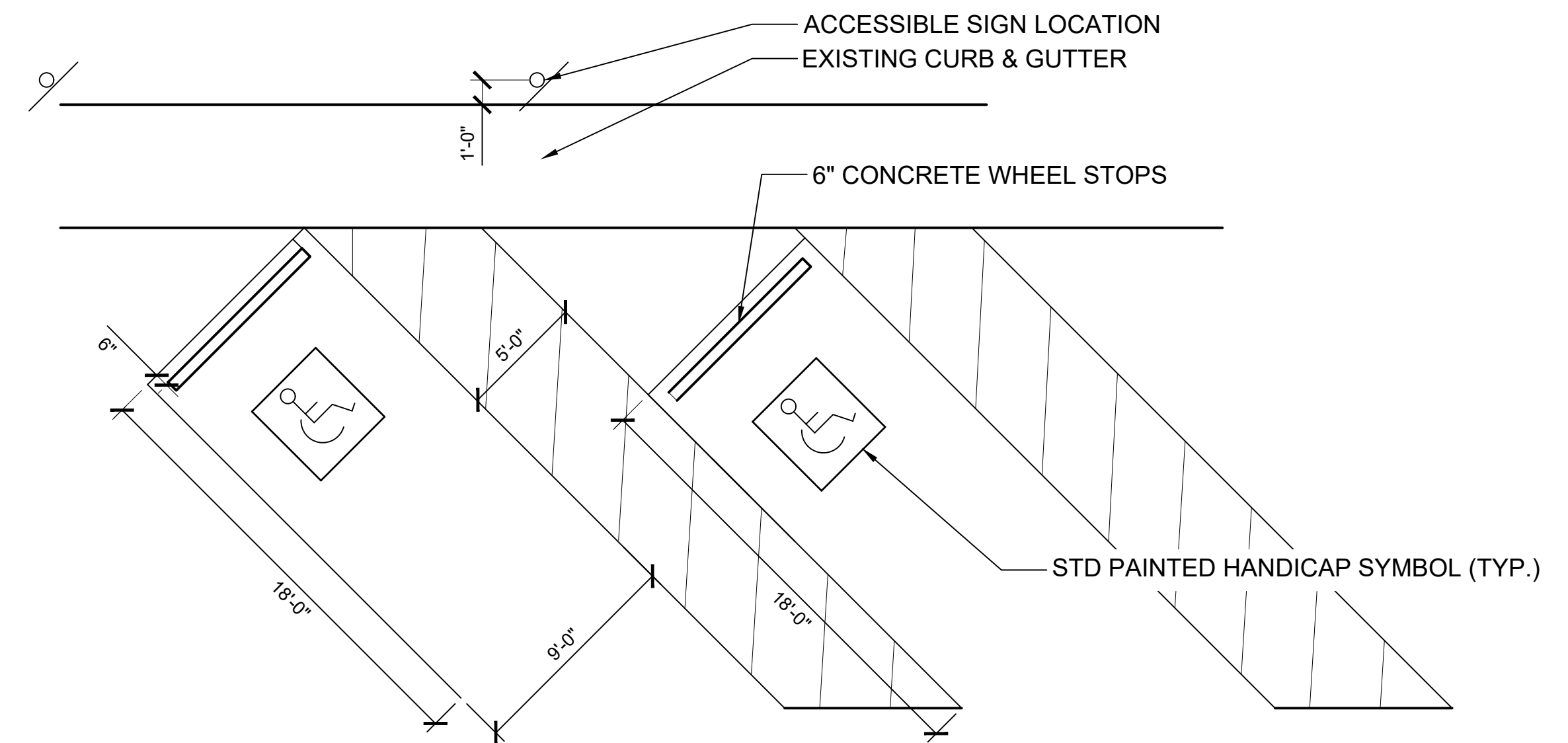


PLAN VIEW



2 ACCESSIBLE PARKING SIGN
3/8" = 1'-0"

POP-14

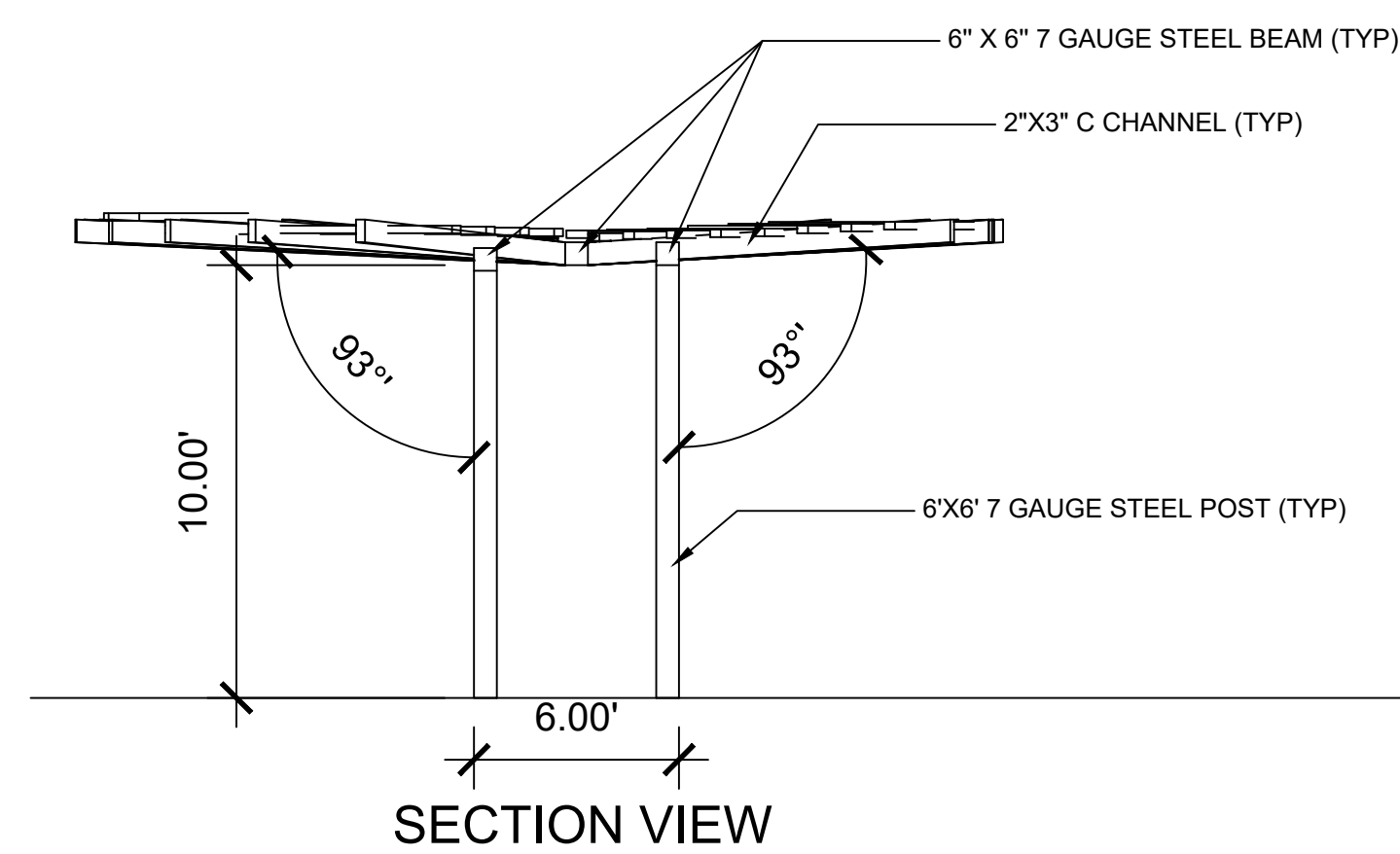


3 45° HANDICAP PARKING STALL
3/16" = 1'-0"

POP-15

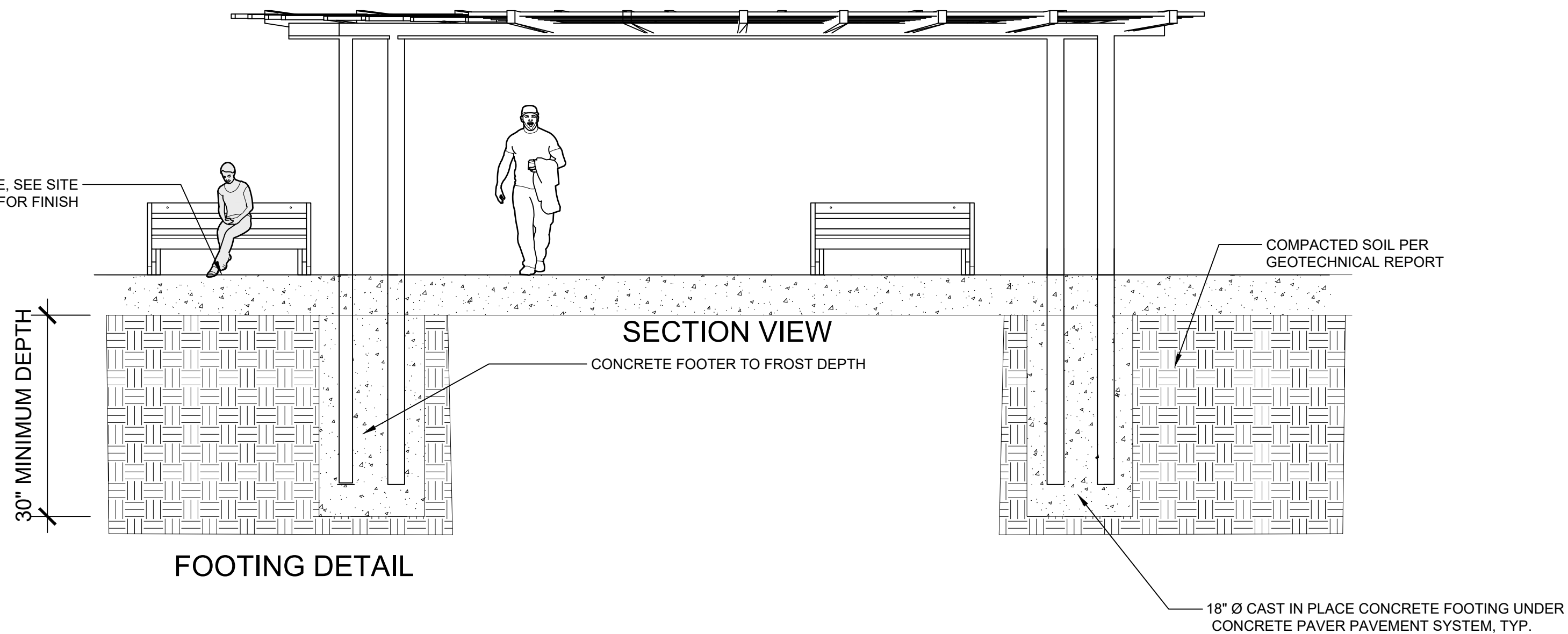
- NOTE:
1. CONTRACTOR TO FINALIZE PLANS WITH SHOP DRAWINGS.
 2. FINAL SHOP DRAWINGS TO BE APPROVED BY SALT LAKE CITY AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION AND INSTALLATION.
 3. PLANS MUST BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO SHOP DRAWING APPROVAL
 4. ALL STEEL WILL BE CLEANED, PRETREATED, AND POWDER COATED BLACK FINISH

IN PROGRESS



3 CUSTOM SHADE STRUCTURE
NOT TO SCALE

P-CO-POP-110



FOOTING DETAIL



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LEGEND
 FG XXXX.XXX = FINISHED GRADE
 EG XXXX.XXX = EXISTING GRADE
 BOS XXXX.XXX = BOTTOM OF STAIR
 TOS XXXX.XXX = TOP OF STAIR



Planning +
 Landscape Architecture
 Phoenix | Salt Lake

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 480.213.6534
 dharris@epgllc.co

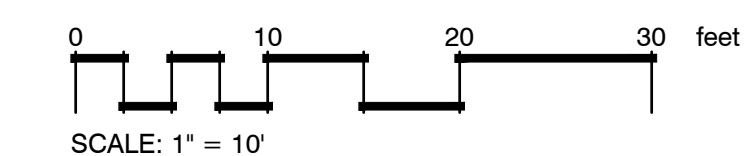
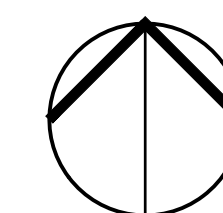
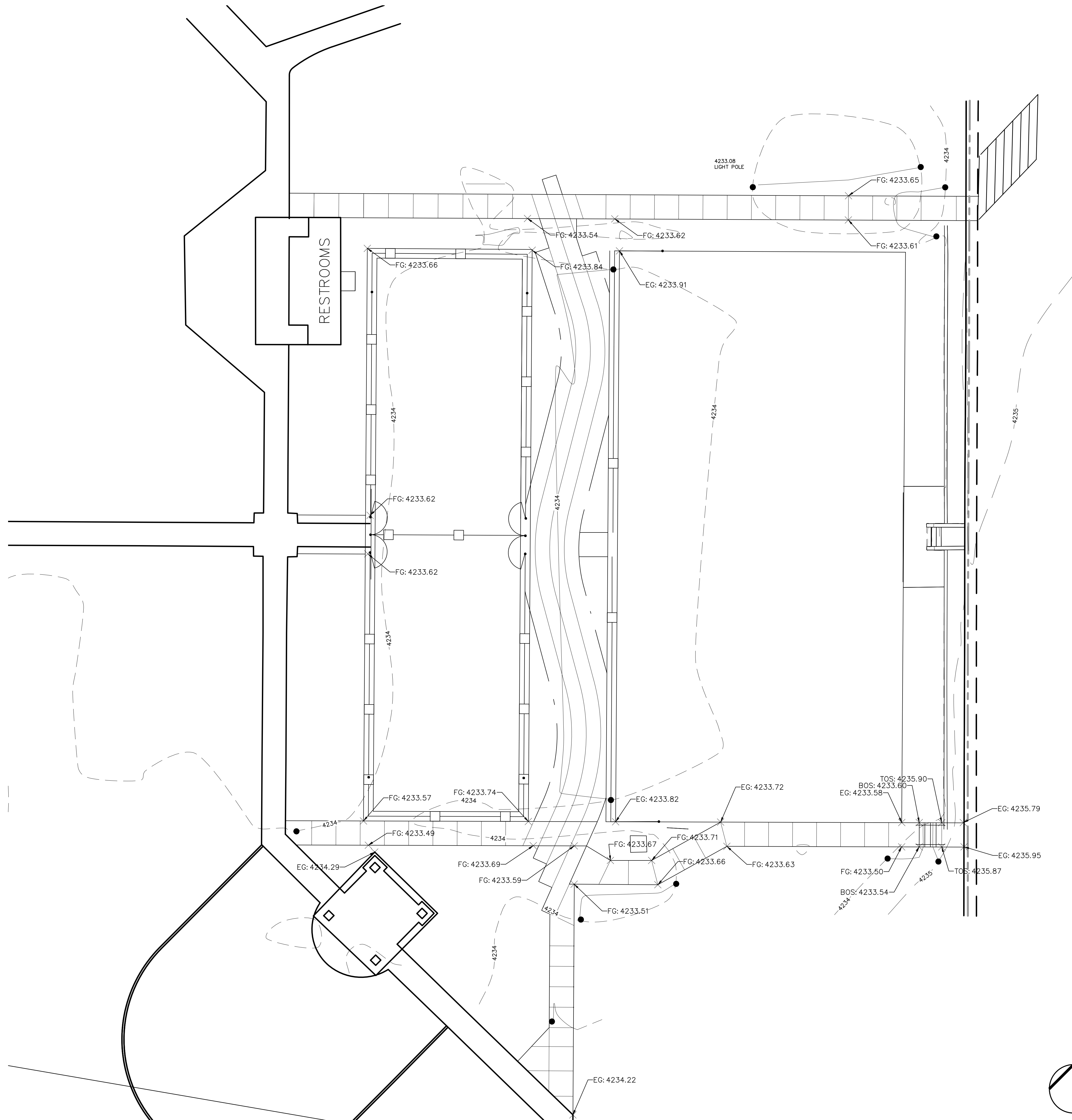
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POPLAR GROVE PARK RENOVATIONS
 750 EMERY ST W.
 SALT LAKE CITY, UT 84104

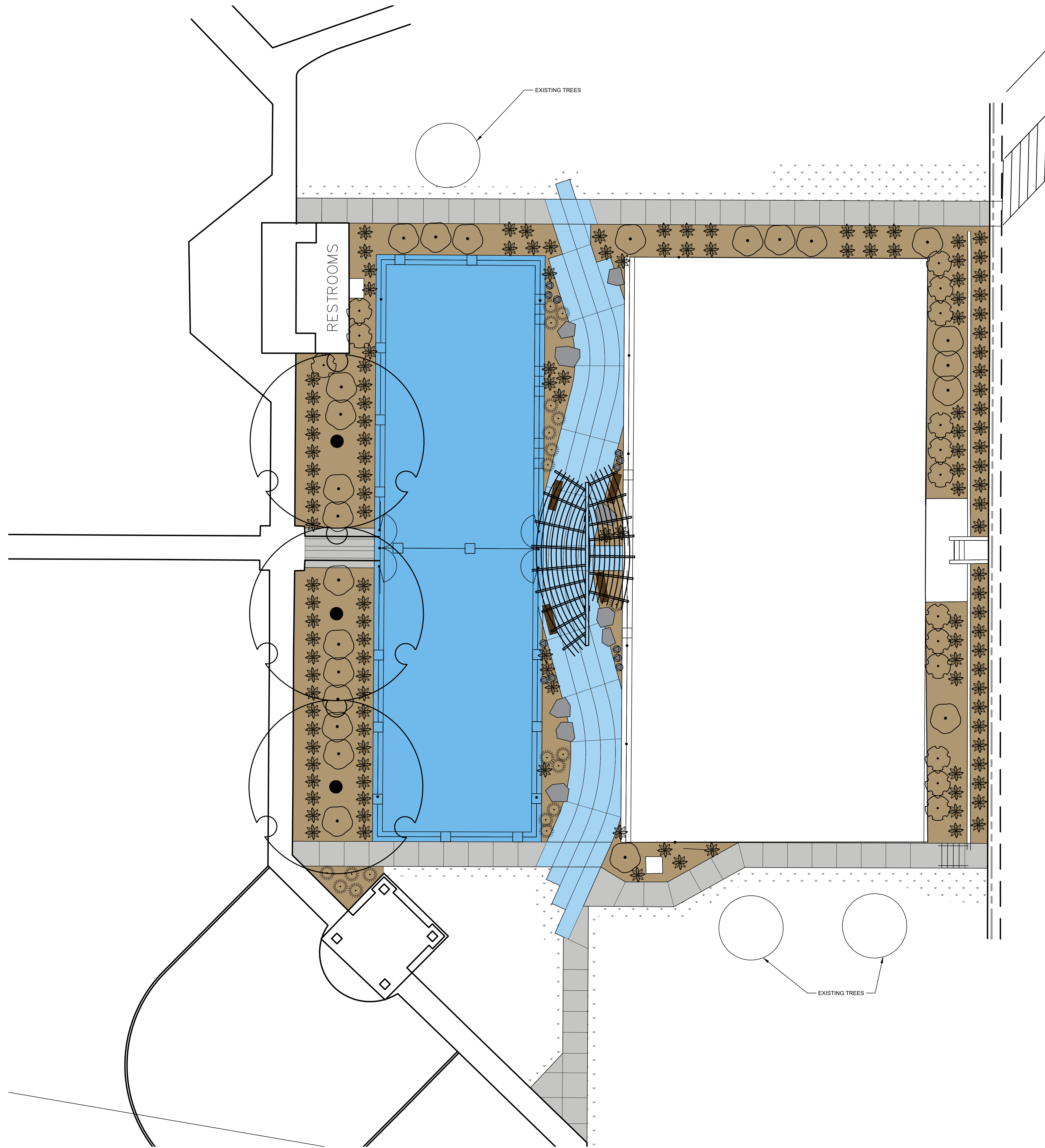


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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL.
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	LB	LEUCANTHEMUM MAXIMUM 'LEUMAYEL'	BROADWAY LIGHTS™ SHASTA DAISY	1 GAL
	MW	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	1 GAL
	PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	1 GAL
	PR	PEROVSKIA ATRIPLICIFOLIA 'CRAZYBLUE'	CRAZYBLUE RUSSIAN SAGE	5 GAL
	RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL

GENERAL LANDSCAPING NOTES

- CONTRACTOR SHALL TAKE ADDITIONAL PRECAUTIONS TO AVOID DISTURBING THE EXISTING TREES ON THE NORTH AND SOUTH OF THE TENNIS COURT. NO HEAVY EQUIPMENT SHALL BE DRIVEN WITHIN THE ROOT PROTECTION ZONE AS DETAILED ON LM201.
- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4-INCH MULCH IN ALL IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3-INCH.



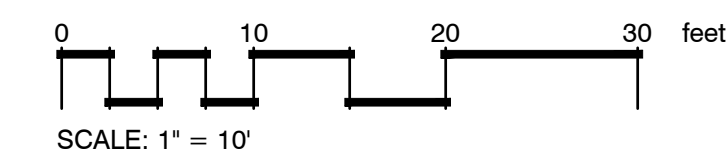
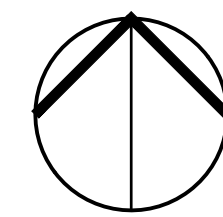
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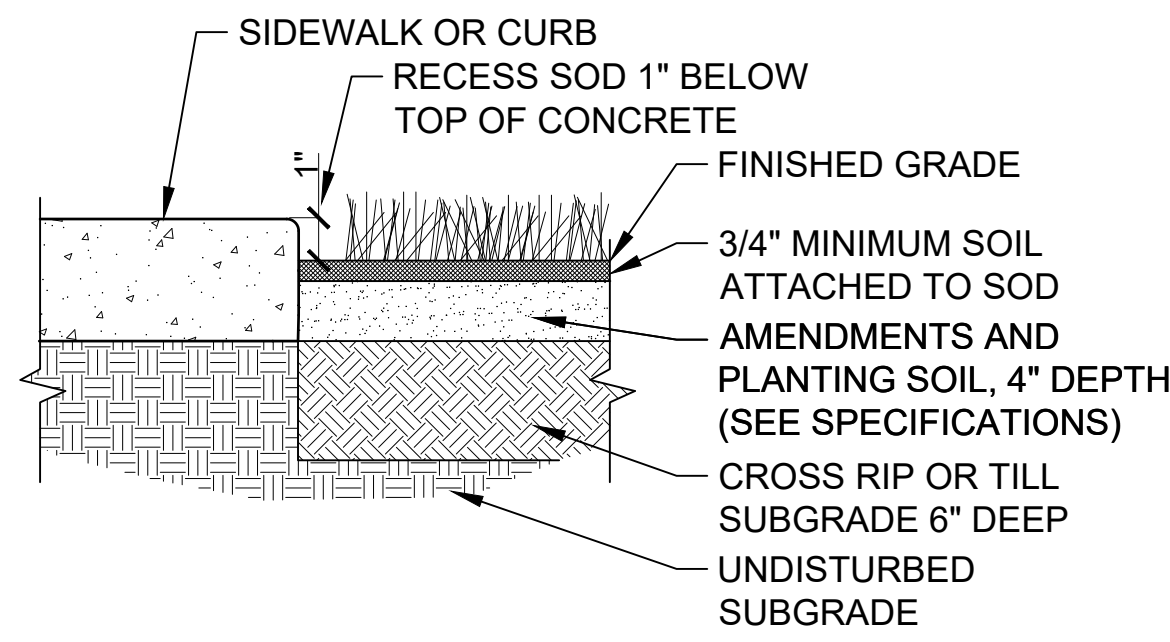
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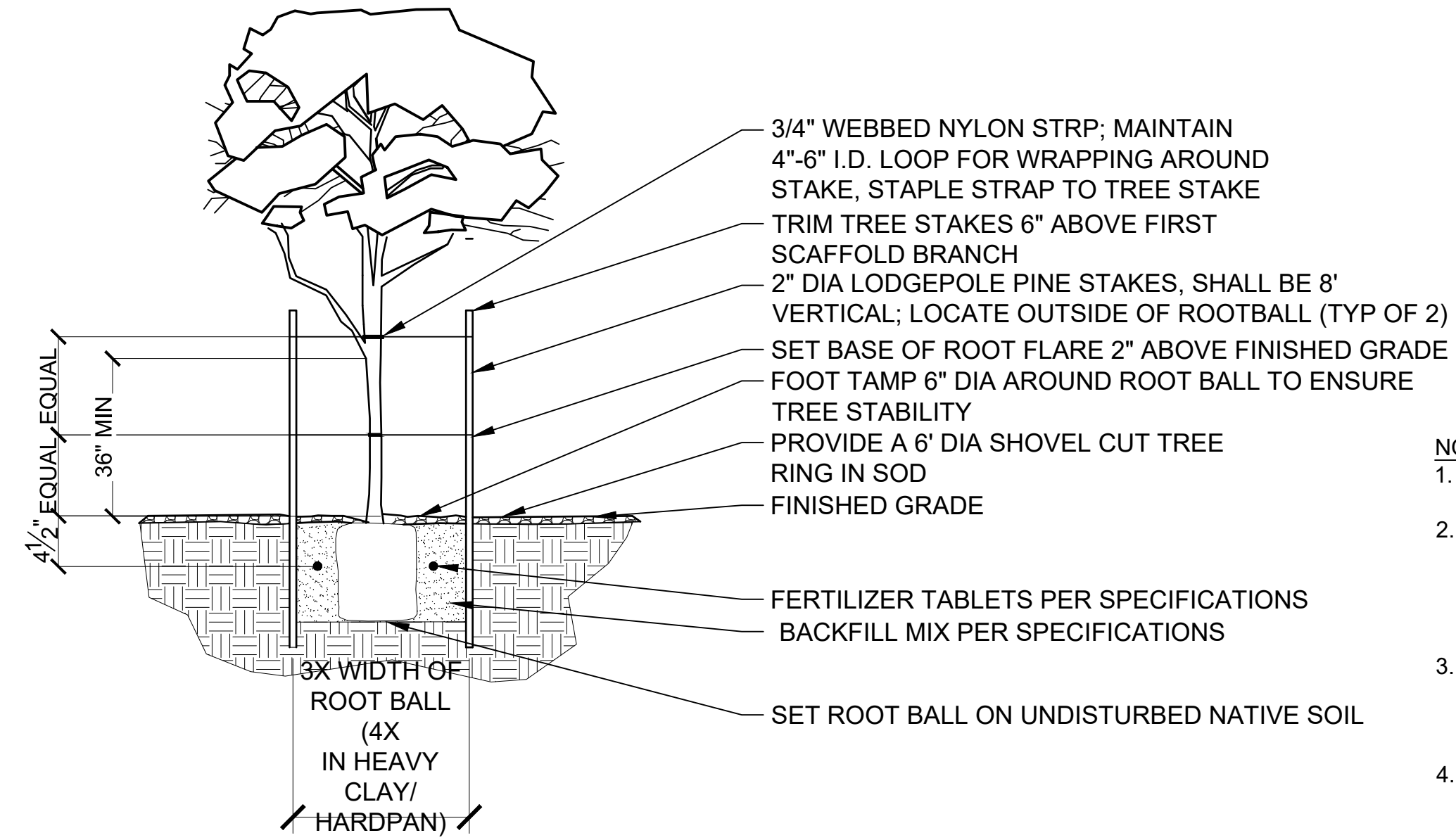
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- NOTES:
- DO NOT INSTALL SOD THAT IS STRESSED, LOW QUALITY OR IN DISREPAIR.
 - DO NOT OVERLAP SOD.
 - KEEP SEAMS 1/4" OR LESS.

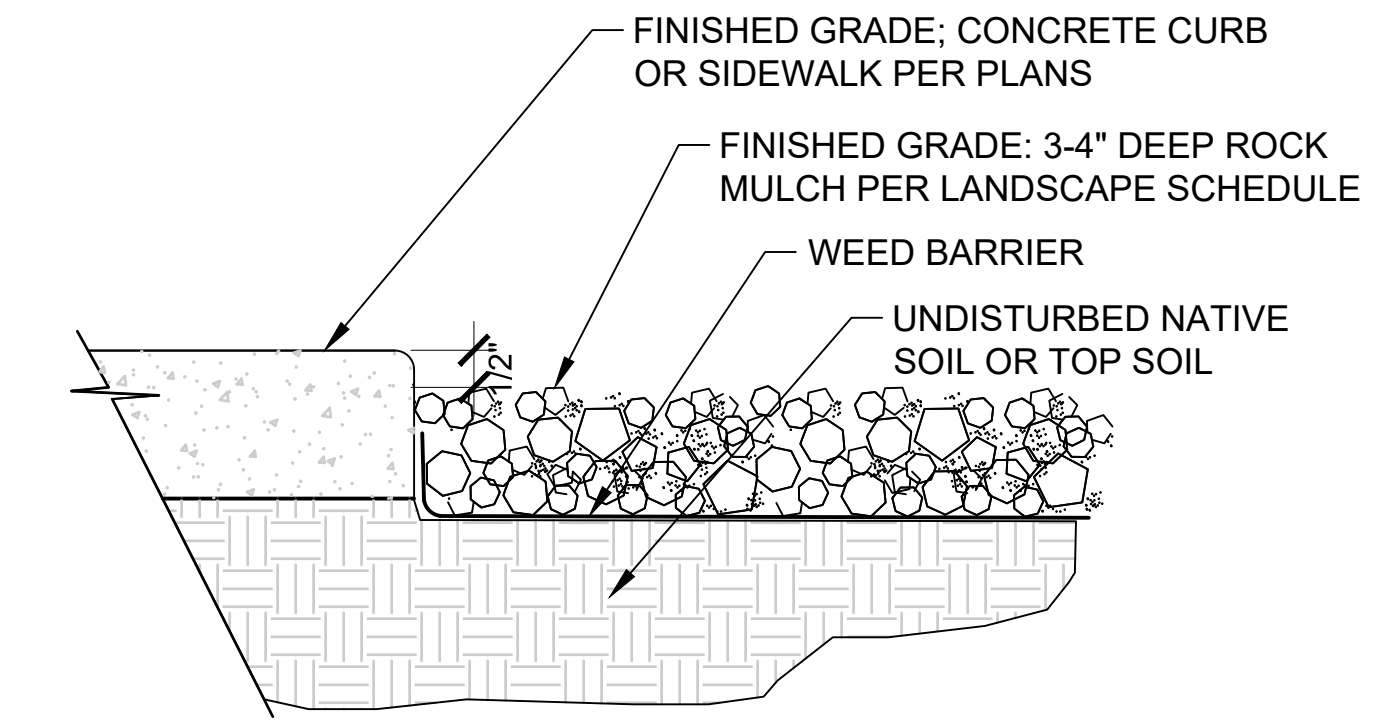


1 SOD
NTS P-CO-POP-24



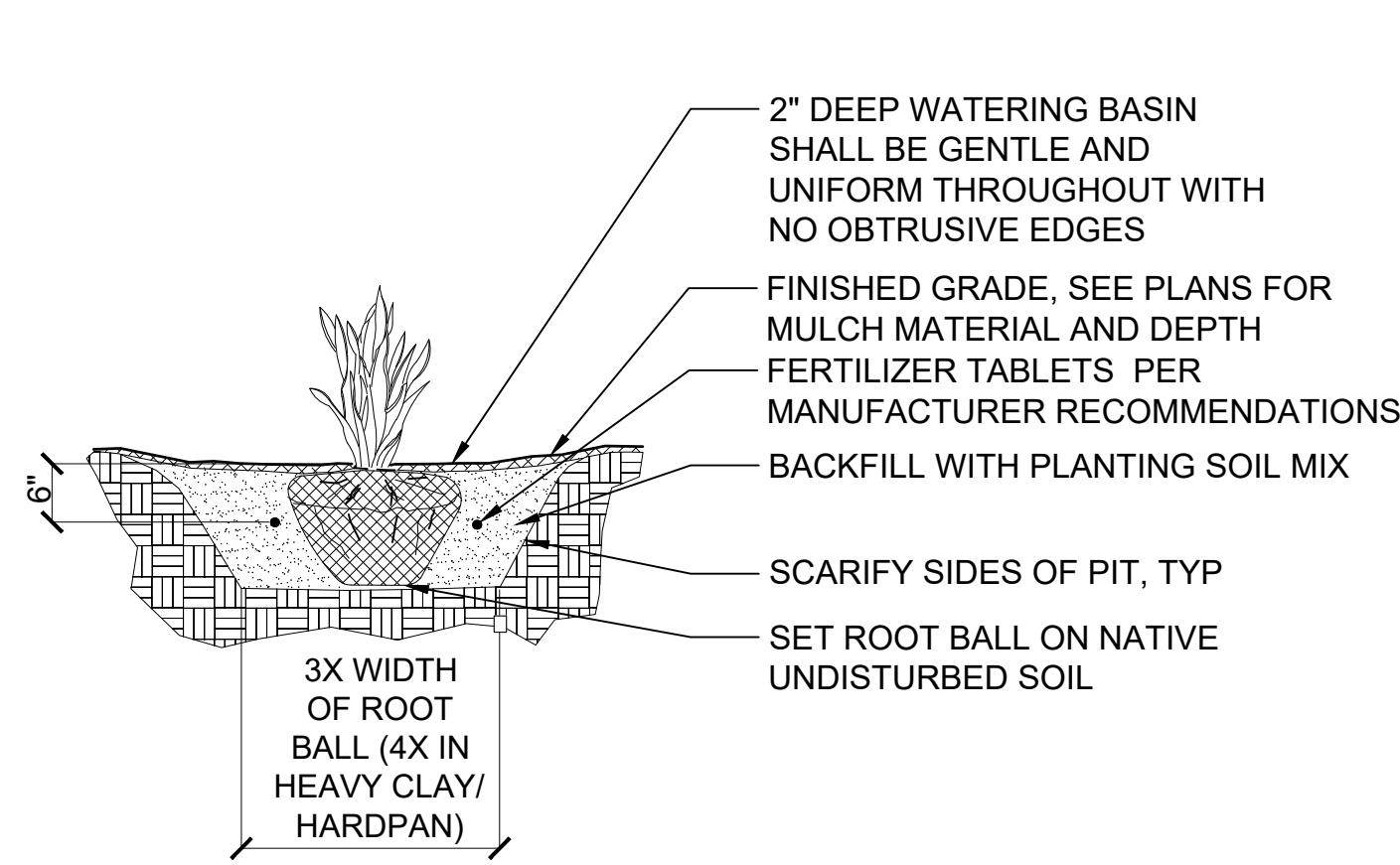
- NOTES:
- REMOVE SUCKERS AND POORLY ATTACHED LOWER BRANCHES.
 - STANDARD TREES SHALL HAVE A SINGLE, RELATIVELY STRAIGHT CENTRAL LEADER AND TAPERED TRUNK FREE OF CODOMINANT STEMS.
 - TREES WITH CALIPER EQUAL TO OR LESS THAN 4" WILL BE MEASURED AT 6" ABOVE THE SOIL LINE.
 - CUT BASKET AND REMOVE BURLAP

2 TREE PLANTING
NTS P-CO-POP-22

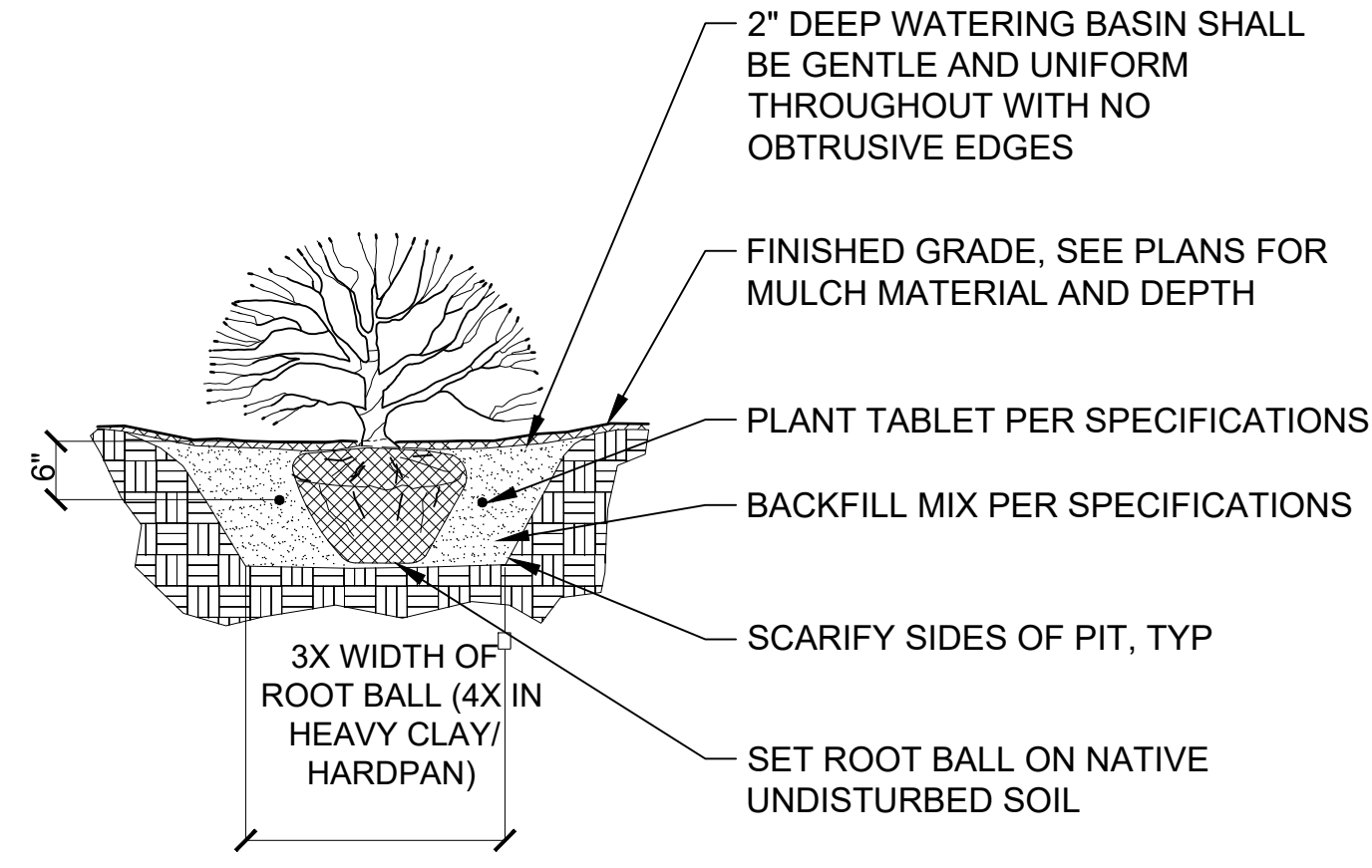


- NOTES:
- APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND FOLLOWING INSTALLATION OF ROCK MULCH.
 - SEE LANDSCAPE SCHEDULE FOR COLOR AND SIZE OF ROCK MULCH.

3 ROCK MULCH
NTS P-CO-POP-08



4 ORNAMENTAL GRASS
NTS P-CO-POP-02



5 SHRUB PLANTING
NTS P-CO-POP-05

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POPLAR GROVE PARK RENOVATIONS
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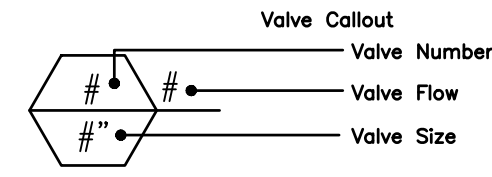
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	20	
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM		
	PVC LATERAL TRANSITION TO DRIP ZONE		
	AREA TO RECEIVE DRIP EMITTERS BOWSMITH SL200 SERIES SINGLE OUTLET EMITTER, 0.6 GPH FLOW, 1/2IN. FPT WITH BARBED ELBOW OUTLET. GREEN=0.6 GPH Emitter Notes: SL206 emitters (2 assigned to each 5 Gal plant) SL206 emitters (2 assigned to each 1 Gal plant)		/
	RAIN BIRD PGA-PRS-D ANGLE 1" 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, ANGLE. WITH PRESSURE REGULATOR MODULE.		
	POINT OF CONNECTION 2" EXISTING 2" MAINLINE FIELD VERIFY SEE AS BUILT DRAWINGS.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 SIZE PER PLAN		
	IRRIGATION MAINLINE: PVC SCHEDULE 40		
	PIPE SLEEVE: PVC CLASS 200 SDR 21		



CRITICAL ANALYSIS

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P.O.C. NUMBER: 01
Water Source Information: Existing 2" mainline field verify see as built drawings.

FLOW AVAILABLE
Point of Connection Size: 2"
Flow Available: 77.18 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Pressure Available: 80 PSI

DESIGN ANALYSIS
Maximum Station Flow: 4.18 GPM
Flow Available at POC: 77.18 GPM
Residual Flow Available: 73.0 GPM

Critical Station: 2
Design Pressure: 20 PSI
Friction Loss: 0.1 PSI
Fittings Loss: 0.01 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3.65 PSI
Pressure Req. at Critical Station: 23.8 PSI
Loss for Fittings: 0.07 PSI
Loss for Main Line: 0.71 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 24.5 PSI
Pressure Available: 80 PSI
Residual Pressure Available: 55.5 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	RAIN BIRD PGA-PRS-D ANGLE	1"	BUBBLER	
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	

Pipe Schedule

Maximum Flow Rate - SCH. 40 PVC Plastic Pipe

Pipe Size	Maximum Flow (GPM)
BOWSMITH DRIP TUBING	4GPM MAX 200'
1/2" NOT ALLOWED	
3/4"	5-7
1"	10-12
1 1/4"	16-22
1 1/2"	26-30
2"	50
2 1/2"	70

CONTRACTOR IS RESPONSIBLE FOR SIZING PIPE BASED ON FLOW ON ALL DRIP AND TURF ZONES. PIPE SIZE SHOWN ON PLAN IS FOR REFERENCE

GENERAL IRRIGATION NOTES

- THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- EXISTING CONTROLLER IN BATHROOM FACILITIES HAS SPACE FOR ADDITIONAL VALVES. CONTRACTOR SHALL VERIFY AND COORDINATE INSTALLATION WITH SALT LAKE CITY PARKS DEPARTMENT. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH CURRENT N.E.C. CONTRACTOR TO ENSURE THAT CONTROLLER WIRES ARE INSTALLED IN EXISTING SLEEVE, OR THAT NEW SLEEVE IS INSTALLED PER SALT LAKE CITY DIRECTION.
- THIS DESIGN IS DIAGRAMMATIC. PIPING, VALVES, ETC. MAY BE SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE AVOID CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. NO VALVE BOXES SHALL BE PLACED WITHIN TURF AREAS.
- FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND BUILDINGS. THIS INCLUDES SELECTING THE BEST DEGREE OF ARC TO FIT SITE CONDITIONS AND TO THROTTLE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM PRESSURE FOR EACH SYSTEM.
- DO NOT WILLFULLY INSTALL SYSTEM AS INDICATED ON DRAWINGS WHEN IT IS OBVIOUS IN FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. BRING SUCH OBSTRUCTIONS OR DIFFERENCES TO THE ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
- INSTALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE ON PVC MALE PIPE THREADS ON SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, LOCATION OF WALL, RETAINING WALLS, ETC. COORDINATE WORK WITH GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PIPE SLEEVES AT CROSSINGS AND SEPARATE CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER PAVED AREAS.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF BURIED LATERAL IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS THE BURIED SECTION SHALL BE OF THE SAME SIZE. IN NO CASE SHALL A SECTION OF PIPE BE SMALLER THAN ANY DOWNSTREAM SECTION LOCATED ON THE SAME LATERAL RUN.
- THE IRRIGATION CONTRACTOR SHALL TURN OVER TO THE OWNER; TWO EACH OF ALL OPERATING KEYS AND SERVICING TOOLS NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL IRRIGATION SYSTEM COMPONENTS. THIS INCLUDES SPECIALIZED TOOLS REQUIRED FOR COMPLETE DISASSEMBLY OF EACH SPRINKLER AND VALVE.

DRIP IRRIGATION NOTES

- INSTALL EMITTERS ON UPHILL SIDE OF TREE OR SHRUB IF LOCATED ON A SLOPE.
- VERIFICATION OF PLANT MATERIAL QUANTITIES AND NUMBER OF EMITTERS PER VALVE STATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- DRIP IRRIGATION LINES ARE SHOWN DIAGRAMMATIC FOR CLARITY. INSTALL ALL PIPING IN LANDSCAPE PLANTING AREAS.
- INSTALL POLYETHYLENE DRIP LATERAL WITHIN PVC SLEEVE WHEN ROUTING UNDER PAVED SURFACES OR THROUGH PLANTER'S WALLS.
- REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTER SPACING AND ADDITIONAL INFORMATION.
- THE MAXIMUM ALLOWABLE LENGTH DOWNSTREAM OF EACH ZONE CONTROL VALVE FOR THE 3/4" NOMINAL DIAMETER POLYETHYLENE DRIP LATERAL IS 200 FEET. FLOW MUST NOT EXCEED FIVE (5) GPM. IF THE LENGTH OR FLOW EXCEEDS THE ALLOWABLE AMOUNT AN ADDITIONAL CONNECTION TO A PVC LATERAL WILL BE NECESSARY. IN NO CASE SHALL THE ACTUAL FLOW OF THE DRIP LATERAL BE INCREASED BY MORE THAN 5% THROUGH THE ADDITION OF MORE EMITTERS OR BY CHANGING THE FLOW RATE OF THE EMITTERS.

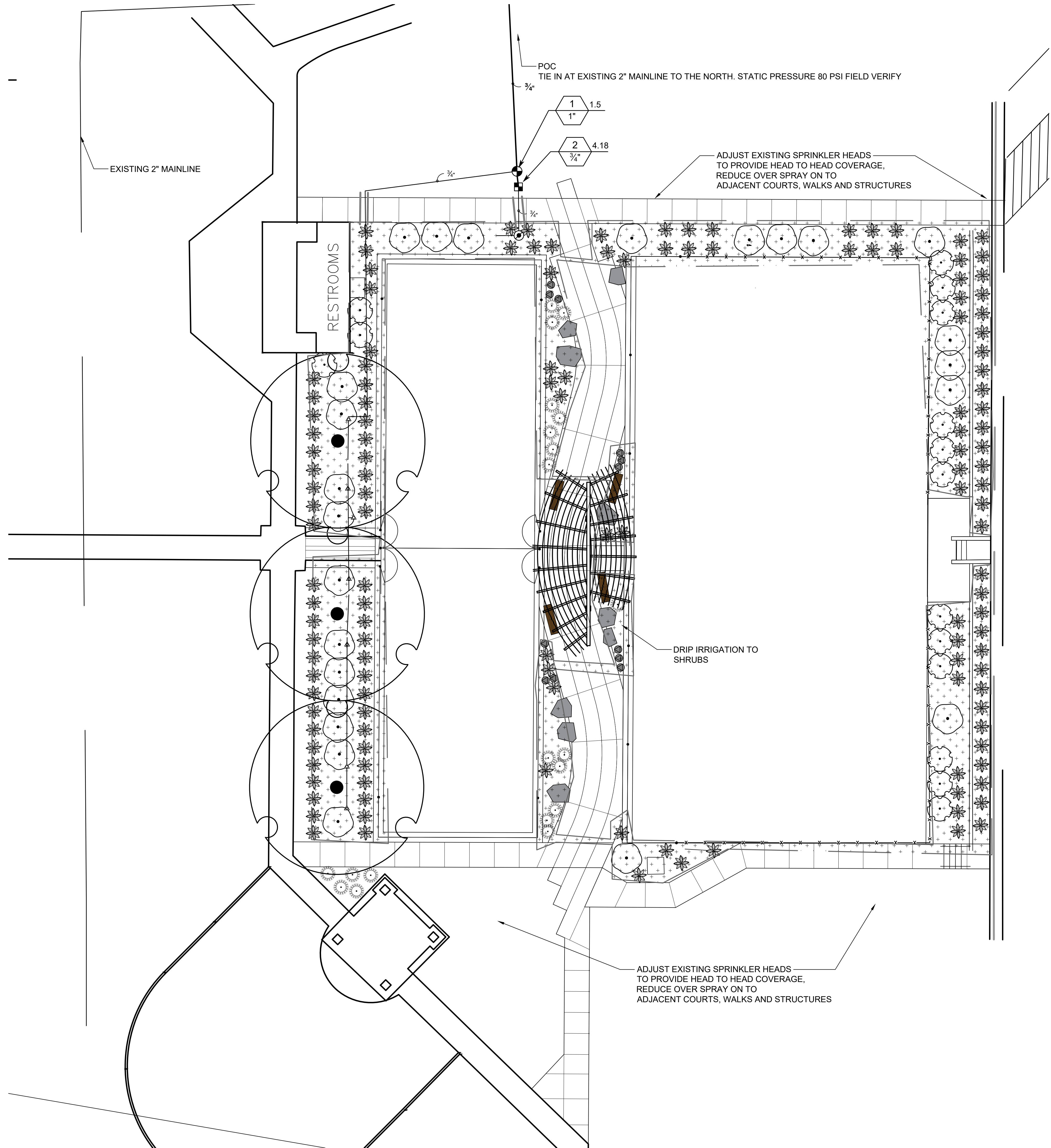


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NOTES

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	DETAIL
▲ 1401 1402	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	20	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		DETAIL
■	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM		
●	PVC LATERAL TRANSITION TO DRIP ZONE		
+	AREA TO RECEIVE DRIP EMITTERS BOWSMITH SL200 SERIES SINGLE OUTLET EMITTER, 0.6 GPH FLOW, 1/2IN. FPT WITH BARBED ELBOW OUTLET. GREEN=0.6 GPH Emitter Notes: SL206 emitters (2 assigned to each 5 Gal plant) SL206 emitters (2 assigned to each 1 Gal plant)		
●	RAIN BIRD PGA-PRS-D ANGLE 1" 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, ANGLE. WITH PRESSURE REGULATOR MODULE.		
POC 2	POINT OF CONNECTION 2" EXISTING 2" MAINLINE FIELD VERIFY SEE AS BUILT DRAWINGS.		
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 SIZE PER PLAN		
---	IRRIGATION MAINLINE: PVC SCHEDULE 40		
---	PIPE SLEEVE: PVC CLASS 200 SDR 21		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
1	RAIN BIRD PGA-PRS-D ANGLE	1"	BUBBLER	
2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	

Pipe Schedule

Maximum Flow Rate - SCH. 40 PVC Plastic Pipe

Pipe Size	Maximum Flow (GPM)
BOWSMITH DRIP TUBING	4GPM MAX 200'
1/2" NOT ALLOWED	
3/4"	5-7
1"	10-12
1 1/4"	16-22
1 1/2"	26-30
2"	50
2 1/2"	70

CONTRACTOR IS RESPONSIBLE FOR SIZING PIPE BASED ON FLOW ON ALL DRIP AND TURF ZONES. PIPE SIZE SHOWN ON PLAN IS FOR REFERENCE

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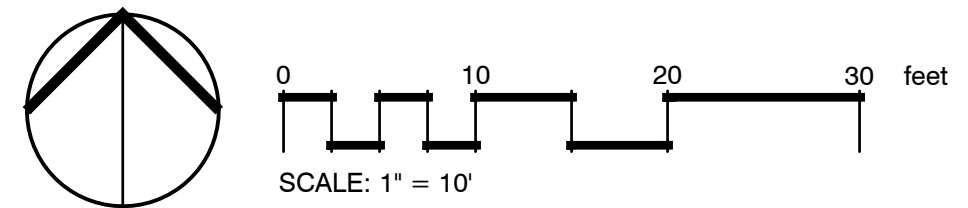
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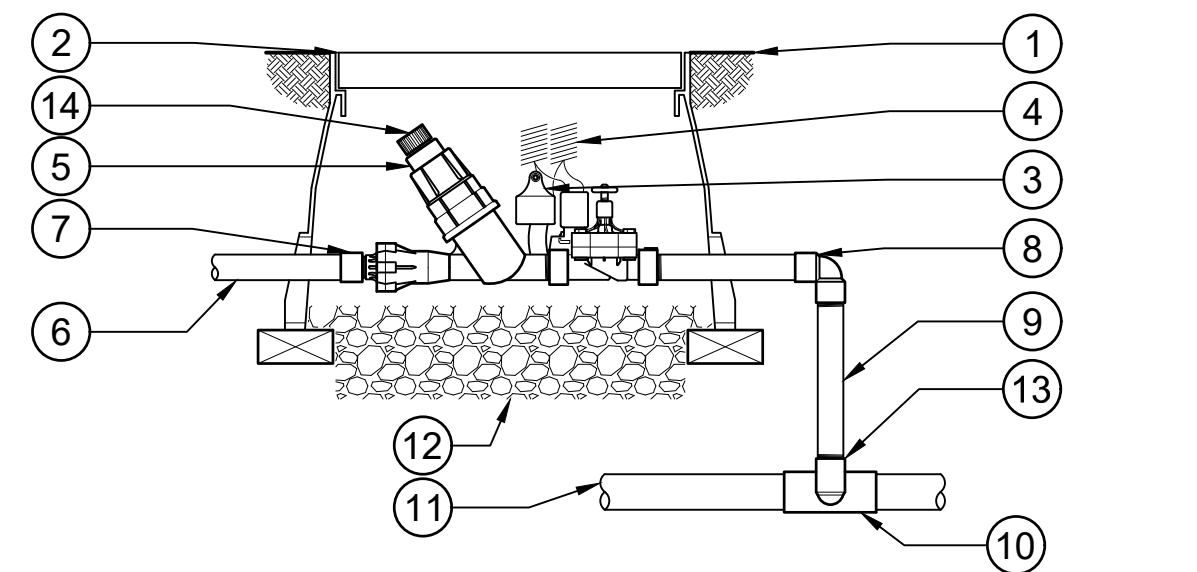
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 PLAN**

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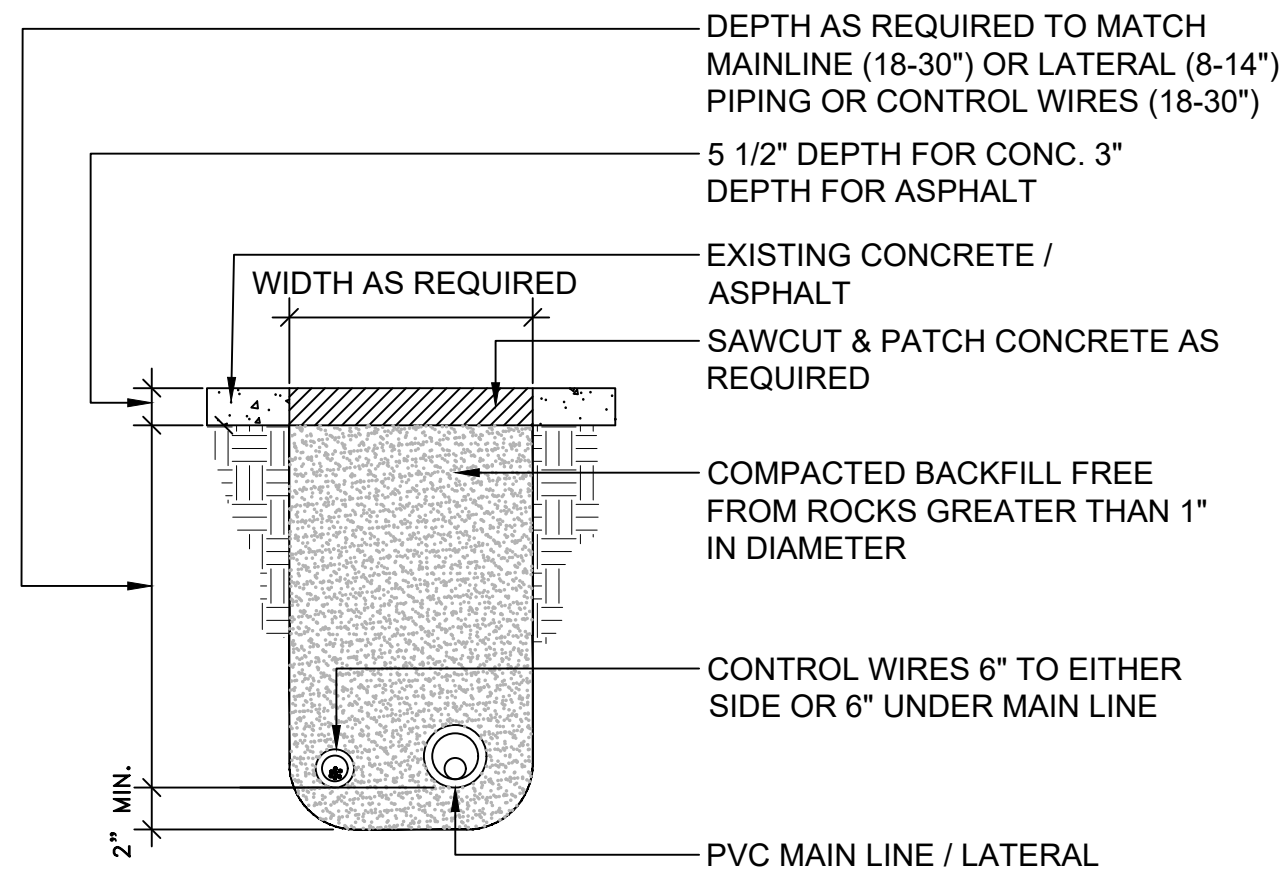




- 1 FINISH GRADE
- 2 LANDSCAPE PRODUCTS JUMBO VALVE BOX WITH COVER
- 3 VALVE ID TAG
- 4 30-INCH LENGTH OF COILED WIRE
- 5 LANDSCAPE PRODUCTS DRIP KIT (INCLUDES VALVE, FILTER & PRESSURE REGULATOR)
- 6 PVC SUPPLY HEADER TO DRILINE
- 7 PVC SCH 80 FEMALE ADAPTER OR REDUCER
- 8 PVC SCH 80 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 PVC SCH 80 TEE OR ELL
- 11 PVC MAINLINE
- 12 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 13 PVC SCH 80 STREET ELL
- 14 MANUAL FLUSH POINT

1 DRIP ZONE KIT IN VALVE BOX

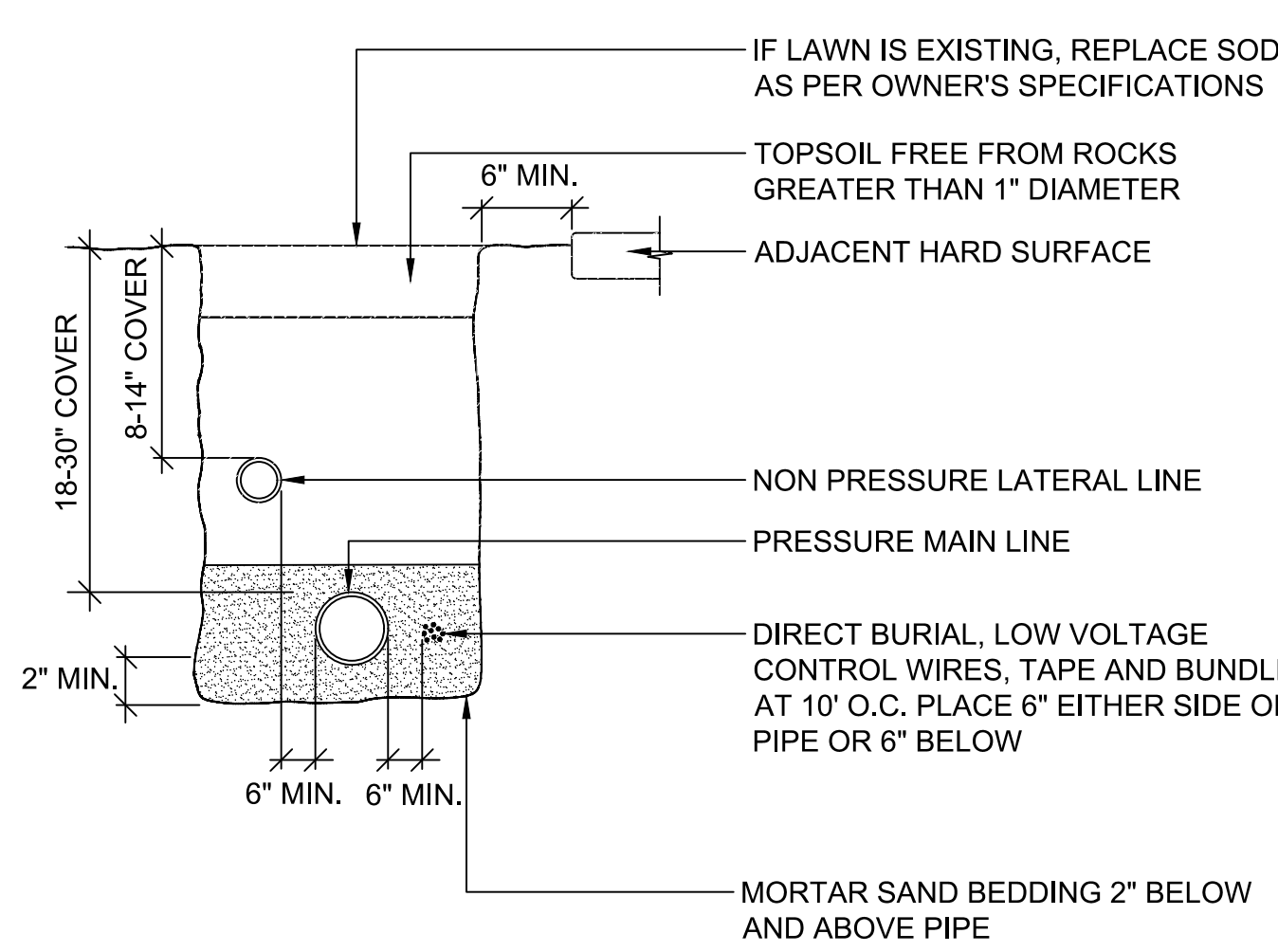
NOT TO SCALE P-CO-POP-07



- DEPTH AS REQUIRED TO MATCH MAINLINE (18-30") OR LATERAL (8-14") PIPING OR CONTROL WIRES (18-30")
- 5 1/2" DEPTH FOR CONC. 3" DEPTH FOR ASPHALT
- EXISTING CONCRETE / ASPHALT
- SAWCUT & PATCH CONCRETE AS REQUIRED
- COMPACTED BACKFILL FREE FROM ROCKS GREATER THAN 1" IN DIAMETER
- CONTROL WIRES 6" TO EITHER SIDE OR 6" UNDER MAIN LINE
- PVC MAIN LINE / LATERAL
- NOTES:
1. SLEEVES 4" AND SMALLER USE PVC SCH 40 PIPE
 2. SLEEVES >4" USE PVC SEWER PIPE
 3. ALL SLEEVES SHALL BE 2" LARGER THAN PIPE TO BE SLEEVED

2 SLEEVING DETAIL

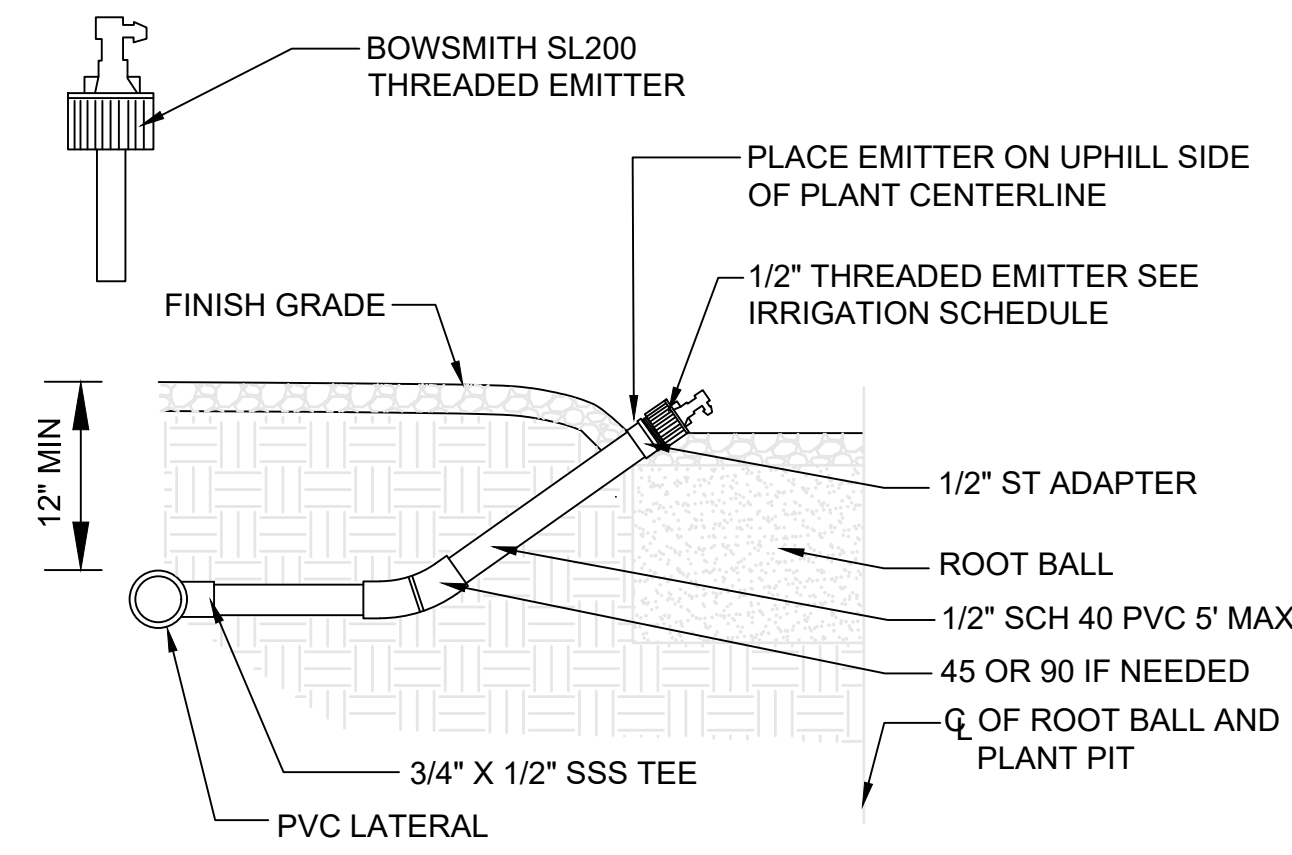
3/8" = 1'-0" P-CO-POP-99



- IF LAWN IS EXISTING, REPLACE SOD AS PER OWNER'S SPECIFICATIONS
- TOPSOIL FREE FROM ROCKS GREATER THAN 1" DIAMETER
- ADJACENT HARD SURFACE
- NON PRESSURE LATERAL LINE
- PRESSURE MAIN LINE
- DIRECT BURIAL, LOW VOLTAGE CONTROL WIRES, TAPE AND BUNDLE AT 10' O.C. PLACE 6" EITHER SIDE OF PIPE OR 6" BELOW
- MORTAR SAND BEDDING 2" BELOW AND ABOVE PIPE

3 TRENCH DETAIL

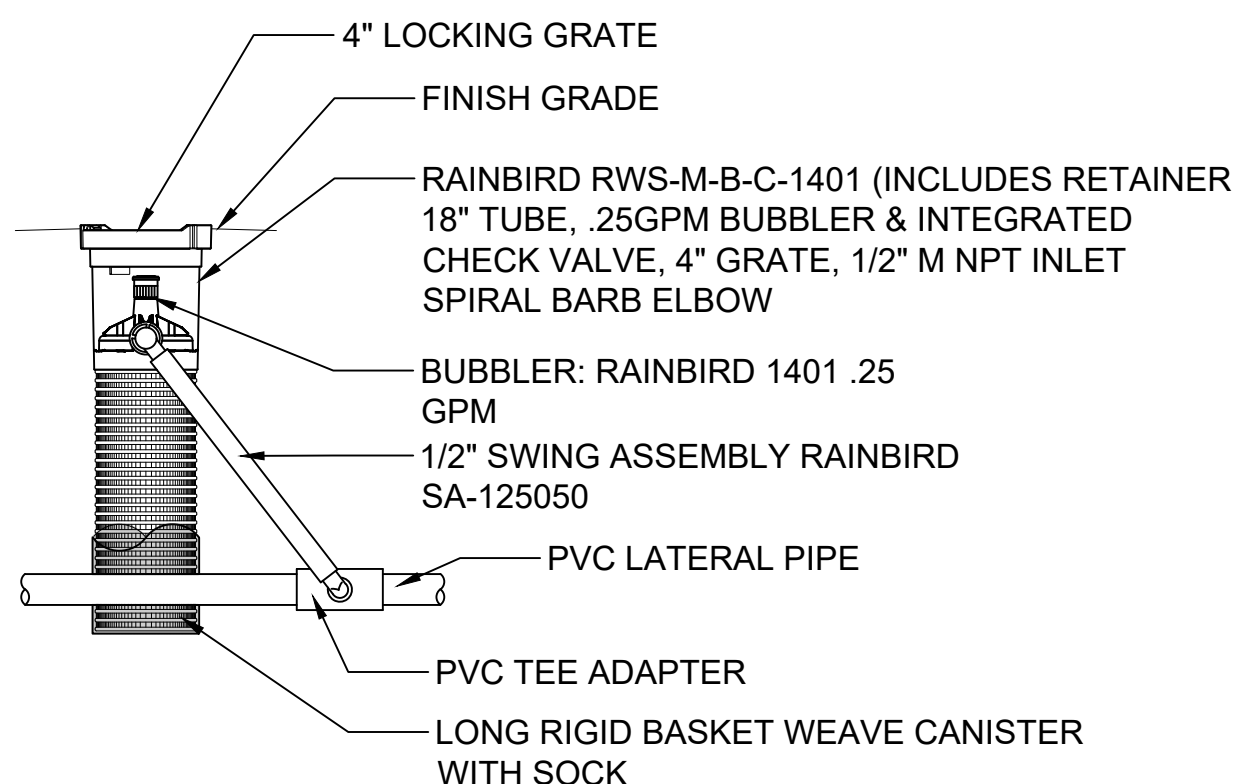
3/8" = 1'-0" P-CO-POP-99



- BOWSMITH SL200 THREADED EMITTER
- PLACE EMITTER ON UPHILL SIDE OF PLANT CENTERLINE
- 1/2" THREADED EMITTER SEE IRRIGATION SCHEDULE
- FINISH GRADE
- 1/2" ST ADAPTER
- ROOT BALL
- 1/2" SCH 40 PVC 5' MAX
- 45 OR 90 IF NEEDED
- Q OF ROOT BALL AND PLANT PIT
- PVC LATERAL
- NOTES:
1. PROVIDE EMITTER TYPE AND QTY PER IRRIGATION LEGEND
 2. PROVIDED RIDGED PVC GLUE OR THREADED FITTINGS TO EACH SHRUB TYPICAL

4 SHRUB EMITTER DETAIL

6" = 1'-0" P-CO-POP-81



- NOTE:
1. INSTALL PRODUCT SO CAP IS FLUSH W/ GRADE
 2. WHEN INSTALLED IN HEAVY CLAY SOIL ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FOR FASTER WATER INFILTRATION AND ROOT PENETRATION, SCARIFY AND AMEND SOIL PER PLANTING DETAIL
 3. ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH CLEAN WASHED PEA GRAVEL BEFORE LOCKING LID

5 ROOT WATER SYSTEM

1" = 1'-0" P-CO-POP-84

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#1 VIEW TO THE NORTH-WEST



#2 VIEW TO THE NORTH-WEST



#3 VIEW TO THE WEST



#2 VIEW TO THE SOUTH-WEST

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#5 VIEW TO THE SOUTH



#6 VIEW TO THE EAST



#7 VIEW TO THE NORTH



#8 PLAN VIEW

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