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01 PAVEMENT, RAMPS, AND CURBS

Keynote	Detail		
1VAG-C5	Crushed Stone with Agg Base	48,401	1,400
1VAG-R5	Mexican Pebble with Agg Base	60,401	962
1VAG-C4	Concrete 4", Brown Finish with Seawall Scouring	20,401	1,539
1VAG-CAW	Concrete 4", White with Acid Wash with Seawall Scouring		20,837
1VPG-C4	Concrete 4" Integral Color with Decorative Scouring	14,641	611
1VPG-SIN-COP	Stone Paver - Monolithic - 66x12x12 - Pool Coping		CLOWARD 470
1VPG-SIN-BD	Stone Paver - Monolithic - 96x12x2 - with Conc Base	123,041	712
1VPG-SIN-BRD GE	Granite Paver - Monolithic - 96x12x2 - with Concrete Base Bridge	123,041	116
1VPG-STNG	Granite Paver - Monolithic - 96x12x3 - with Concrete Base	123,041	4,912
1VPG-STNG DRAIN	Granite Paver - Monolithic - 96x12x3 - with Trench Drain Under	68,401	174

Keynote

03

Keywords

3/STRS-BA	Basin Treads on CP Base - 6"x12"x5"	13/401	452
3/STRS-C	Concrete Stair - 6" x 12" - Acid Wash Natural Gray with Shadowline	15/1401	1,489
3/STRS-GR	Granite Treads on Concrete Base - 6"x12"	13/401	1,272

Keywords

4/CW8	6" Concrete Wall Boardform	16/401	56 SF
4/CW6-HT12	12" - Hot Tub Wall	17/401	460 SF
4/CW8	8" Concrete Wall Boardform	16/401	1,966 SF
4/CW12	12" Concrete Wall Boardform	16/401	13,225 SF
4/CW12-BASALT	12" Basalt	17/401	970 SF
4/CW24	24" Concrete Wall Boardform	16/401	219 SF
4/CW24-BASALT	24" Basalt	17/401	302 SF

SEE L404-L406 FOR ISOMETRIC AND SECTION VIEWS OF WALLS THEIR ELEVATION RELATIONSHIPS.

Keynote

STAKE	Surface Mount Mid Steel	71.82
SHOULDER		18.00
SFF	Price 7.90/6061-T6, 1/8" feature by Outdoor Elements	3.92
SFF-15EAT	MantraGens_BOND01_15_BONDI BEAST 1-seater 2007	NT DES
SFF-4EAT	MantraGens_BOND02_BONDI BEAST 4-seater Grand Adirondack Chair - 1/8" feature	NT DES
SFF-4EAT-CH	MantraGens_BOND02_BONDI Adirondack Grand Adirondack Chair	NT DES
SFF-CH2R	MantraGens_Aba_Casual Chair (M237)	NT DES
SFF-ETABLE	MantraGens_Aba_Casual Chair (M237)	NT DES
SFF-CH2R	MantraGens_Aba_Casual Chair (M237)	NT DES
SFF-DN1G	MantraGens_Aba Dining Table (M229)	NT DES
SFF-DN1G1	MantraGens_Aba Dining Table (M211)	NT DES
SFF-DN2G2	Dining Table (Junior Design)	NT DES
SFF-LOUNG_1	MantraGens_Aba_Lounge with wooden wheels (M200)	NT DES
SFF_TABLE-5IDE	18" Side Table - Pink Interiors Design	NT DES
SFF-POOL	POOL	CLOWARD
SFF-WHT	Hut Hut	CLOWARD

Keynote

61GR18	Kukio - Flat - Space - Wire Mesh - 18"	81,432
61GR42	Kukio - Flat - Space - Wire Mesh - 42"	11,433
61HR36	Kukio - Posts - Flat - Spaced - 36"	

SITE RAILING TO MATCH IN WITH THE OKA DETAIL FOR THE KIDS
SPECIFIED VARIATIONS OF NO-MESH AND HEIGHT DIFFERENCES

Keywords

Keywords

Категория

S/NPA	Stop Stabilization / Native Alpine Groundcover Landscaping Areas	\$2,808
S/PA	Planting Area	27,812
S/GOD-LAWN	Lawn	6,859

Keynote

06/17/24

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Olson Kundig

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project manager Grant Hardy
drawn by Grant Hardy

checked by Checker
job no. 20052
date May 17, 2024

[illegible]

no. date

CONSTRUCTION
DOCUMENTS 95%
IFC SET 2 OF 3
May 17, 2024

OVERALL MAP - ZOOM IN

L002

LX03

Olson Kundig

07	SITE LIGHTING		
Keynote		Detail	Cost
08	SITE DRAINAGE		
Keynote		Detail	Cost
09	PLANTING AREAS		
Keynote		Detail	SF
BRPA	Slope Stabilization / Native Alpine Groundcover		62,888 SF
ERP	Landmarking Area		27,112 SF
MCDLUMH	Planting Area		6,628 SF
	Urn		
10	MISCELLANEOUS ELEMENTS		
Keynote		Detail	Cost

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principal architect David Harris
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May 17, 2024

KEY MAP

L003

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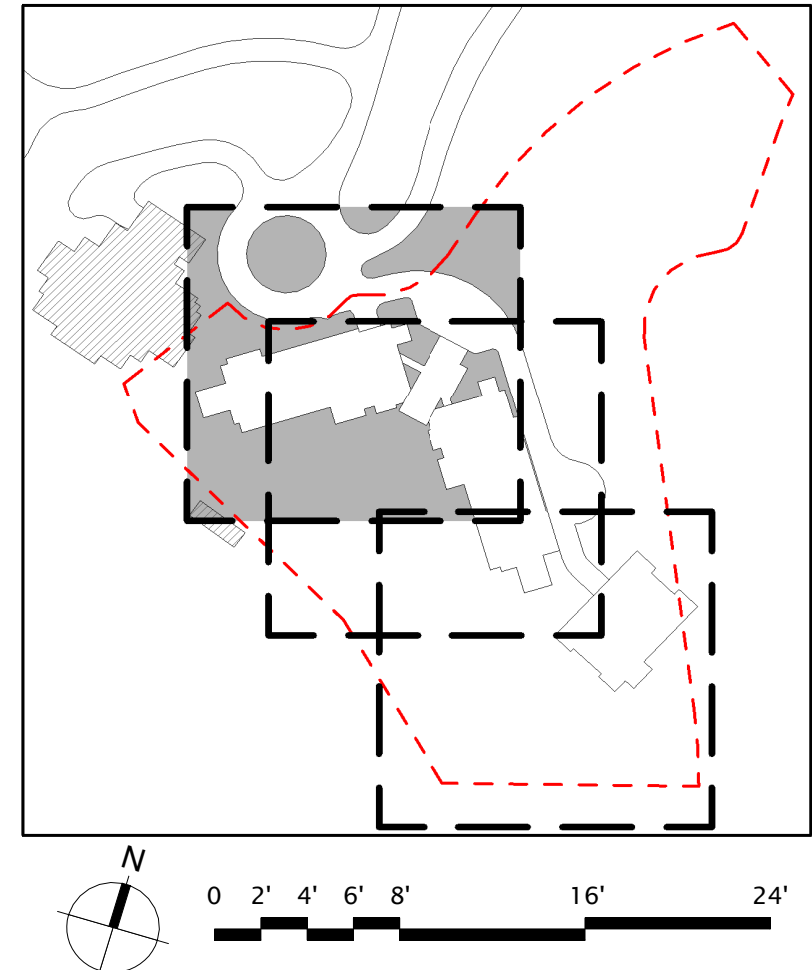
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KEYNOTES			
01 PAVEMENT, RAMPS, AND CURBS			
Keynote	Detail	SF	
1VAC-CS	Crushed Stone with Agg Base	16,401	1,400 SF
1VAC-RS	Macadam Filler with Agg Base	16,401	832 SF
1VPC-C	Concrete 4" Slope Trench with General Sourcing	24,401	1,338 SF
1VPC-CAW	Concrete 4" Slope with Acid Wash with General Sourcing	16,401	16,837 SF
1VPC-CC	Concrete 4" Slope with Acid Wash with General Sourcing	16,401	1,641 SF
1VPC-STN-CORP	Slope Paver - Manhole - 16x12x12 - Post Capping	16,401	470 SF
1VPC-STN-B	Slope Paver - Manhole - 16x12x12 - with Core Base	13,401	712 SF
1VPC-STN-BB	Concrete Paver - Manhole - 16x12x12 - with Concrete Base	13,401	118 SF
1VPC-STN-G	Concrete Paver - Manhole - 16x12x12 - with Concrete Base	13,401	4,912 SF
1VPC-STN-GN	Concrete Paver - Manhole - 16x12x12 - with Trench Drain Under	16,401	174 SF
02 JOINTS			
Keynote	Detail	LF	
03 SITE STAIRS			
Keynote	Detail	SF	
3STRS-BA	Stair Treads on CP Base - 4"x12"x12"	13,401	452 SF
3STRS-C	Concrete Base - 4"x12" - Acid Wash Natural Gray with Concrete with	13,401	1,458 SF
3STRS-GR	Concrete Treads on Concrete Base - 4"x12"	13,401	1,272 SF
04 SITE WALLS			
Keynote	Detail	VSF / FF	
4CW-B	6" Concrete Wall Bandform	16,401	56 SF
4CW-H12	12" High Tilt Wall	13,401	480 SF
4CW	6" Concrete Wall Bandform	16,401	1,568 SF
4CW-H12	12" Concrete Wall Bandform	16,401	1,328 SF
4CW-BAS-1	12" Band	13,401	678 SF
4CW-B	6" Concrete Wall Bandform	16,401	219 SF
4CW-BAS-1	12" Band	13,401	355 SF
05 SITE AMENITIES			
Keynote	Detail	Count	
5SBE	Surface Mount Mid Beam	78,402	6
5SBLDER	Beam Header	13,401	113
5ST	Post Support VTL - 8x8x8x8 by Outdoor Elements	3,402	4
5SF-15EAT	ManoGreen_BROD11_BOND12_MEAU	NT DES	15
5SF-45EAT	ManoGreen_BROD11_BOND12_MEAU	NT DES	6
5SF-ADCH	Grand Adirondack Chair - 10x - The Best Adirondack Chair only	NT DES	6
5SF-ADCH2	ManoGreen_BROD11_BOND12_MEAU	NT DES	8
5SF-BTABLE	Beam Table (12x12x12)	NT DES	3
5SF-CHAF	ManoGreen_Akka_Casual Chair (42x21)	NT DES	3
5SF-DIN101	ManoGreen_Akka Dining Table (42x21)	NT DES	4
5SF-DIN102	ManoGreen_Akka Dining Table (42x21)	NT DES	3
5SF-DIN2	Dining Table (10x10x10)	NT DES	1
5SF-LOUNG_1	ManoGreen_Akka_Lounge with wooden wheels (42x21)	NT DES	8
5SF-TABLE-DE	12" Side Table - Post Interior Design	NT DES	8
5SFP-POOL	Pool	CLOWARD	1
5SFP-HT	Hot Tub	CLOWARD	238 SF
06 SITE RAILINGS AND FENCES			
Keynote	Detail	LF	
6GR10	Kalco - Flat - Splice - Wire Mesh - 10"	16,402	48'
6GR10	Kalco - Flat - Splice - Wire Mesh - 10"	16,402	27'
6GR10	Kalco - Posts - Flat - Splice - 30"	16,402	170'
6GR10	Kalco - Posts - Flat - Splice - 30"	16,402	230'
SITE RAILING TO MATCH IN WITH THE DATA DETAIL FOR THE RAILING. ADJUST DESIGN TO MEET THE SPECIFIED DIMENSIONS OF RAILING AND HEIGHT SPECIFICATIONS			
07 SITE LIGHTING			
Keynote	Detail	Count	
08 SITE DRAINAGE			
Keynote	Detail	Count	
09 PLANTING AREAS			
Keynote	Detail	SF	
9NPA	Shrub Stabilization / Native Alpine Groundcover	16,401	62,838 SF
9PA	Planting Area	27,312	1,338 SF
9SOL-LAWN	Lawn	16,401	1,338 SF
10 MISCELLANEOUS ELEMENTS			
Keynote	Detail	Count	



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principal architect...David Heath

project manager...Gavin Ward

drawn by...Grant Hardy

checked by...Chadler

job no. 2052

date May 17, 2024

revisions:

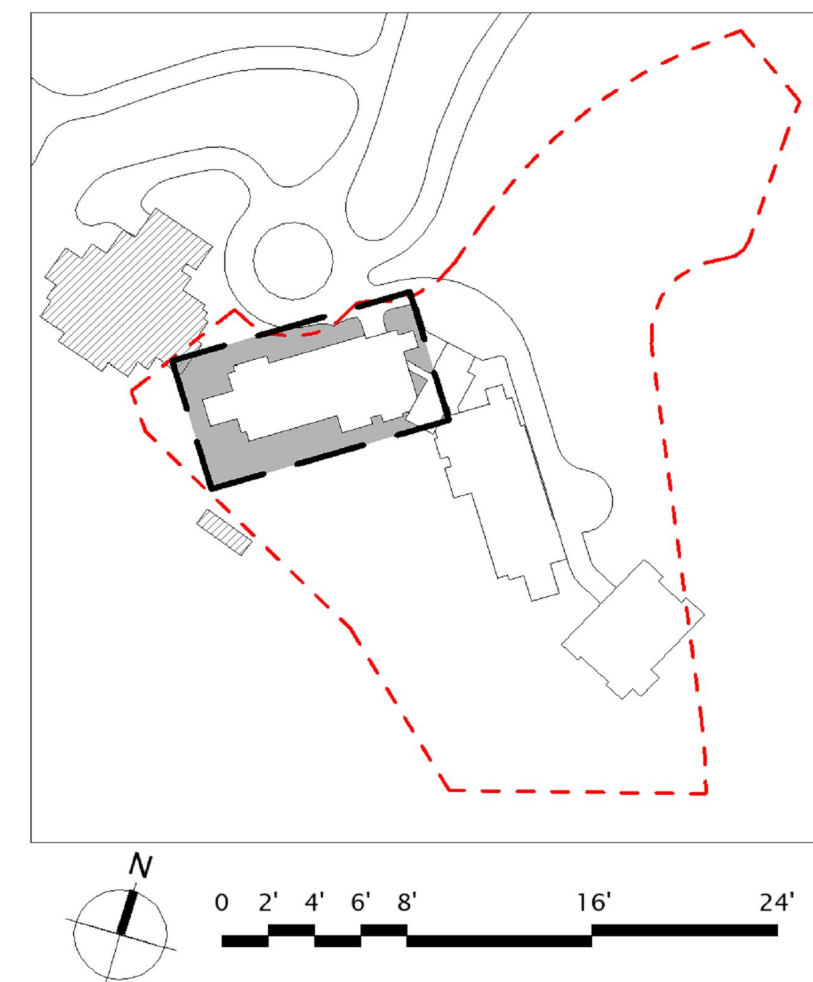
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IFC SET 2 OF 3
May 17, 2024

LAYOUT & MATERIALS PLAN

L101



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10 MISCELLANEOUS ELEMENTS

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principal architect David Harris
project manager Graint Hardy
drawn by Graint Hardy
checked by Checker
job no. 20052
date May 17, 2024

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no. date by

CONSTRUCTION
DOCUMENTS 95%

IFC SET 2 OF 3

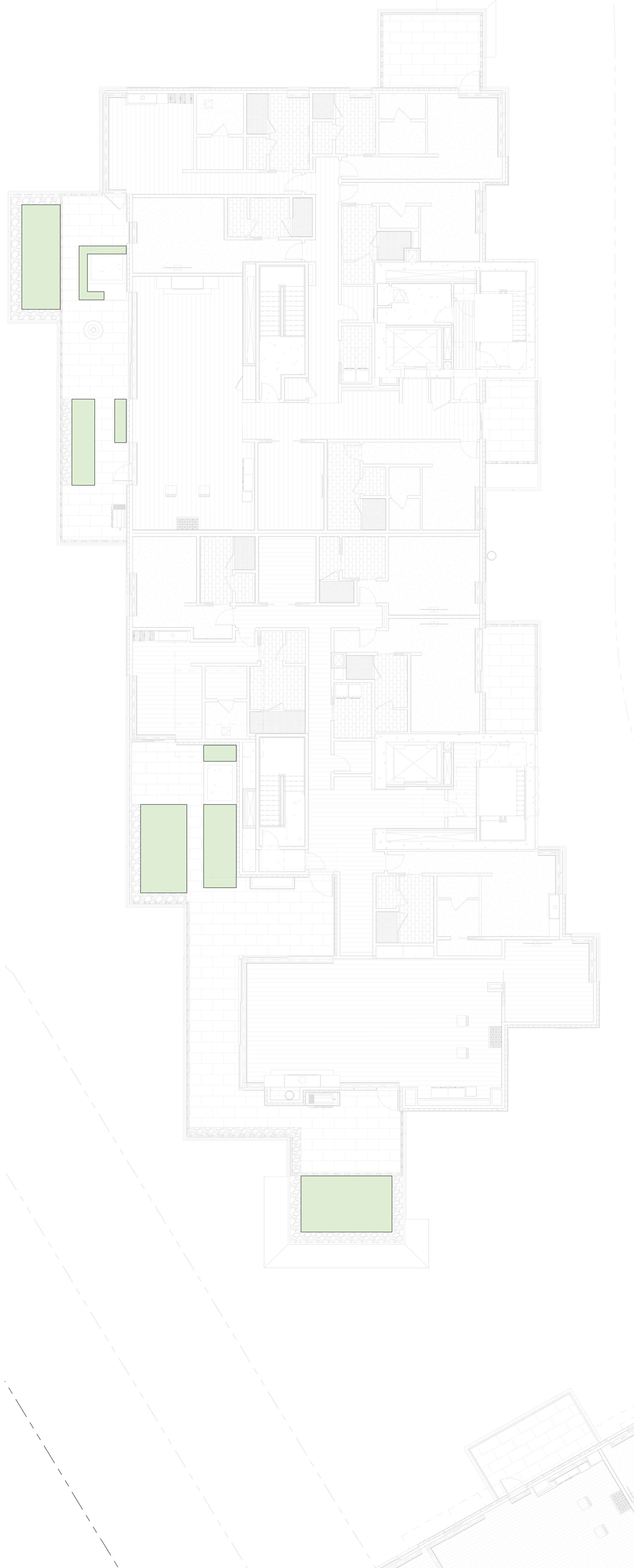
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LAYOUT & MATERIALS PLAN

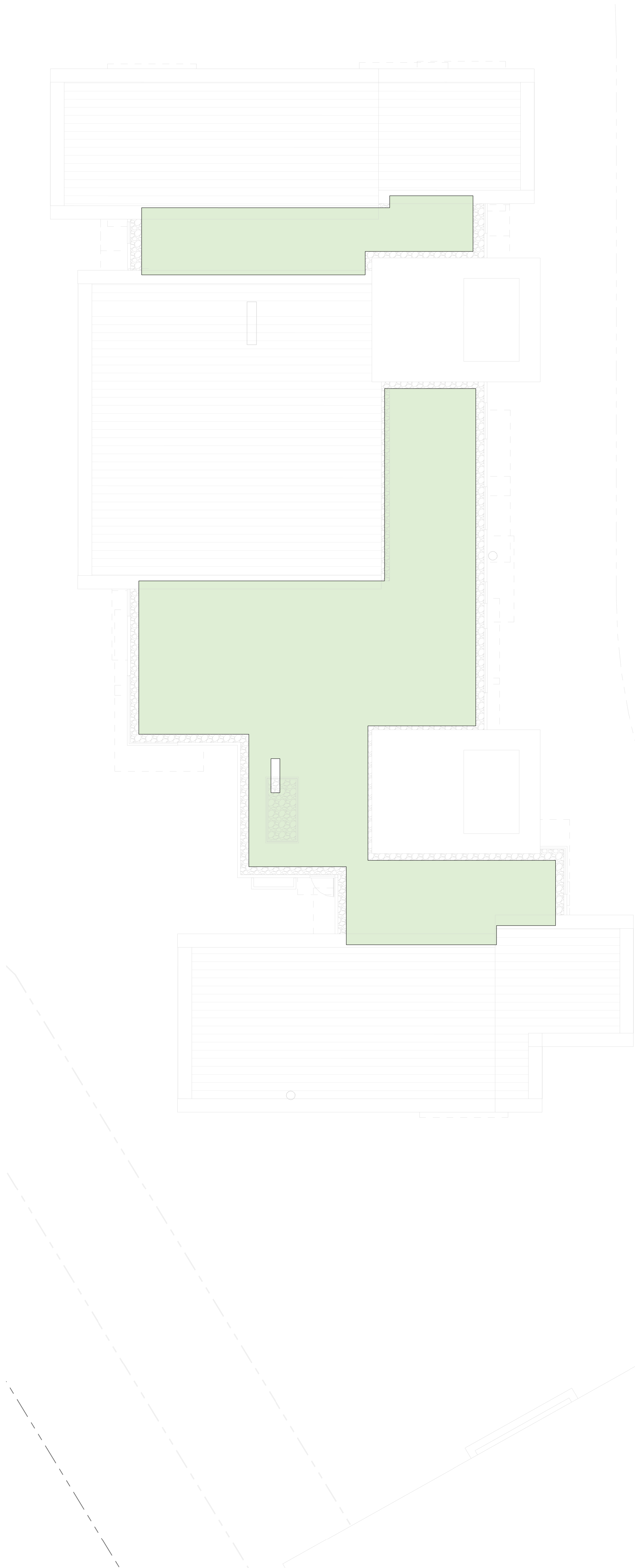
L104



1 BUILDING B, LEVEL 3 GREEN ROOFS
1" = 10'-0"



2 BUILDING B, LEVEL 8 GREEN ROOFS
1" = 10'-0"



3 BUILDING B, LEVEL 9 GREEN ROOFS
1" = 10'-0"

KEYNOTES

01 PAVEMENT, RAMPS, AND CURBS

Keynote	Detail	SF
1VAC-CS	Crushed Stone with Agg Base	64,401 1,400 SF
1VAC-RS	Masson Pebble with Agg Base	64,401 852 SF
1VPA-C	Concrete 4" - Slope Treads with General Sloping	24,401 1,538 SF
1VPU-CW	Concrete 4" - White with Acid Wash with General Sloping	24,401 8,837 SF
1VPU-CG	Concrete 4" - Grey with Acid Wash with General Sloping	14,401 8,841 SF
1VPU-STN-CORP	Slope Paver - Monolithic - 96x12x12 - Post Coating	CLOWARD 470 SF
1VPU-STN-B	Slope Paver - Monolithic - 96x12x12 - with Conc Base	133,401 712 SF
1VPU-STN-BRD	Grass Paver - Monolithic - 96x12x12 - with Concrete Base Strip	133,401 118 SF
1VPU-STN-G	Grass Paver - Monolithic - 96x12x12 - with Concrete Base	133,401 4,812 SF
1VPU-STN-DRAIN	Grass Paver - Monolithic - 96x12x12 - with Trench Drain Under	64,402 174 SF

02 JOINTS

Keynote	Detail	LF
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03 SITE STAIRS

Keynote	Detail	SF
3VSTRS-B	Stair Treads on CP Base - 6"x12"x12"	13,401 452 SF
3VSTRS-C	Concrete Base - 6"x12" - Acid Wash Natural Grey with Concrete with	133,401 1,458 SF
3VSTRS-G	Grass Treads on Concrete Base - 6"x12"	13,401 1,272 SF

04 SITE WALLS

Keynote	Detail	VSF / FF
4VCRB	6" Concrete Wall Bandform	16,401 96 SF
4VCRB-HT12	12" - Hot Tub Wall	13,401 480 SF
4VCRB	12" Concrete Wall Bandform	16,401 1,568 SF
4VCRB-SB	12" Concrete Wall Bandform	16,401 13,225 SF
4VCRB-SB-ALT	12" Concrete Wall Bandform	13,401 875 SF
4VCRB-SB-ALT	12" Concrete Wall Bandform	16,401 219 SF
4VCRB-SB-ALT	12" Concrete Wall Bandform	13,401 755 SF

05 SITE AMENITIES

Keynote	Detail	Count
5VBRSE	Surface Mount Mini Seat	78,402 6
5VBRSLDER	Beast Backer	13,401 113
5VBT	Plant Specimen Vase - 30" - 36" - 48" - 60" - 72" - 84" - 96" - 108" - 120" - 132" - 144" - 156" - 168" - 180" - 192" - 204" - 216" - 228" - 240" - 252" - 264" - 276" - 288" - 300" - 312" - 324" - 336" - 348" - 360" - 372" - 384" - 396" - 408" - 420" - 432" - 444" - 456" - 468" - 480" - 492" - 504" - 516" - 528" - 540" - 552" - 564" - 576" - 588" - 600" - 612" - 624" - 636" - 648" - 660" - 672" - 684" - 696" - 708" - 720" - 732" - 744" - 756" - 768" - 780" - 792" - 804" - 816" - 828" - 840" - 852" - 864" - 876" - 888" - 900" - 912" - 924" - 936" - 948" - 960" - 972" - 984" - 996" - 1008" - 1020" - 1032" - 1044" - 1056" - 1068" - 1080" - 1092" - 1104" - 1116" - 1128" - 1140" - 1152" - 1164" - 1176" - 1188" - 1200" - 1212" - 1224" - 1236" - 1248" - 1260" - 1272" - 1284" - 1296" - 1308" - 1320" - 1332" - 1344" - 1356" - 1368" - 1380" - 1392" - 1404" - 1416" - 1428" - 1440" - 1452" - 1464" - 1476" - 1488" - 1500" - 1512" - 1524" - 1536" - 1548" - 1560" - 1572" - 1584" - 1596" - 1608" - 1620" - 1632" - 1644" - 1656" - 1668" - 1680" - 1692" - 1704" - 1716" - 1728" - 1740" - 1752" - 1764" - 1776" - 1788" - 1800" - 1812" - 1824" - 1836" - 1848" - 1860" - 1872" - 1884" - 1896" - 1908" - 1920" - 1932" - 1944" - 1956" - 1968" - 1980" - 1992" - 2004" - 2016" - 2028" - 2040" - 2052" - 2064" - 2076" - 2088" - 2100" - 2112" - 2124" - 2136" - 2148" - 2160" - 2172" - 2184" - 2196" - 2208" - 2220" - 2232" - 2244" - 2256" - 2268" - 2280" - 2292" - 2304" - 2316" - 2328" - 2340" - 2352" - 2364" - 2376" - 2388" - 2400" - 2412" - 2424" - 2436" - 2448" - 2460" - 2472" - 2484" - 2496" - 2508" - 2520" - 2532" - 2544" - 2556" - 2568" - 2580" - 2592" - 2604" - 2616" - 2628" - 2640" - 2652" - 2664" - 2676" - 2688" - 2700" - 2712" - 2724" - 2736" - 2748" - 2760" - 2772" - 2784" - 2796" - 2808" - 2820" - 2832" - 2844" - 2856" - 2868" - 2880" - 2892" - 2904" - 2916" - 2928" - 2940" - 2952" - 2964" - 2976" - 2988" - 3000" - 3012" - 3024" - 3036" - 3048" - 3060" - 3072" - 3084" - 3096" - 3108" - 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[illegible]

SITE DETAILS

L403

[illegible]

2 The Pool

3 Pool - Section 1

4 Pool - Section 2
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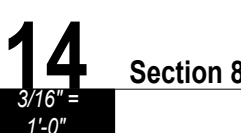
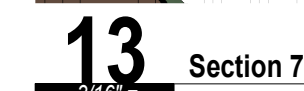
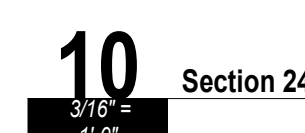
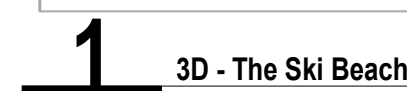
5 Pool - Section 3

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6 Pool - Section 5

Pool - Section 6

9 Pool - Section 7
1" = 10'-0"



02 JOINTS

04 SITE WALLS		
Keynote		Detail VSF / FF
4C1W8	6" Concrete Wall Boardform	16/401 96 SF
4C1W6/H712	12" Hot Tub Wall	17/401 486 SF
4C1W12	6" Concrete Wall Boardform	16/401 1,066 SF
4C1W12	12" Concrete Wall Boardform	16/401 13,225 SF
4C1W12-BASALT	12" Basalt	17/401 976 SF
4C1W24	24" Concrete Wall Boardform	16/401 219 SF
4C1W24-BASALT	24" Basalt	17/401 302 SF

06 SITE RAILINGS AND FENCES

07 SITE LIGHTING

08 SITE DRAINAGE

Keynote	Detail	Length
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10 MISCELLANEOUS ELEMENTS

Keynote	Detail	Count
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159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsenkundig.com

Olson Kundig

White Summit Development, LLC
PO Box 980022
Park City, Utah 84098

Acoustic Consultant
BRC Acoustics
1932 1st Ave, Suite 620
Seattle, WA 98101

Pool Consultant
Cloward H2O
2696 N University Ave, Suite 290
Provo, UT 84604

Landscape Architect
EPG Design
6949 South High Tech Drive, Suite 100
Midvale, Utah 84047

Specifications Writer
Friday Group
88 Mainelli Road
Middlebury, VT

Code Consultant
Holmes
600 1st Avenue, Suite 200A
Seattle, WA 98104

Fire Protection Engineer
Jensen Hughes
One Research Drive, Suite 305C
Westborough, MA 01581

Vertical Transportation Consultant
Lerch Bates
19515 North Creek Parkway, Suite 3
Bothell, WA 98011

Structural Engineer
Magnusson Klemencic Associates
1301 5th Ave, Suite 3200
Seattle, WA 98101

Lighting Designer
O*
1319 SE MLK Blvd, Suite 210
Portland, Oregon 97219

Building Envelope Consultant
RDH
2101 N 34th St
Seattle, WA 98103

Accessibility Consultant
Studio Pacifica
2144 Westlake Ave N, Suite F
Seattle, WA 98109

MEP Engineer
WSP USA
1001 Fourth Ave., Suite 3100
Seattle, WA 98154

principal architect: David Harris
project manager: Grant Hardy
drawn by: Grant Hardy

checked by: Checker
job no. 20052
date May 17, 2024

revisions:

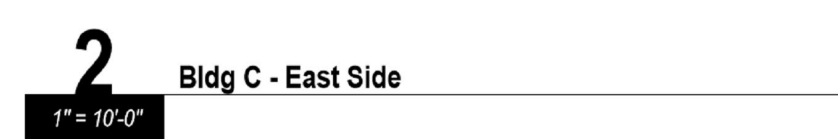
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CONSTRUCTION
DOCUMENTS 95%
IFC SET 2 OF 3
May 17, 2024

SITE DETAILS

L408



SITE RAILING TO MATCH IN WITH THE O&A DETAIL FOR THE KUBOO HAND / GUARDRAIL. ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF NO-MESH AND HEIGHT DIFFERENCES

07 SITE LIGHTING

08 SITE DRAINAGE

Keynote	Detail	Length
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SNPA	Slope Stabilization / Native Alpine Groundcover Landscaping Areas	62,800 SF
SIPA	Planting Area	27,612 SF
SIGCD-LAWN	Lawn	6,950 SF

10 MISCELLANEOUS ELEMENTS

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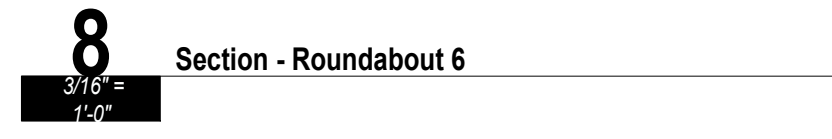
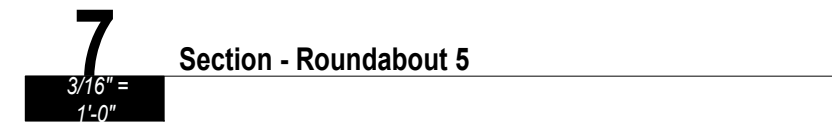
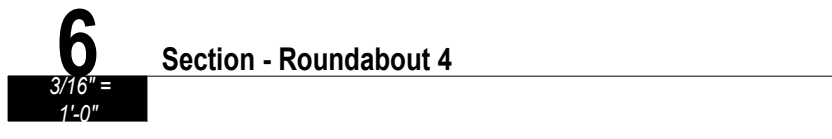
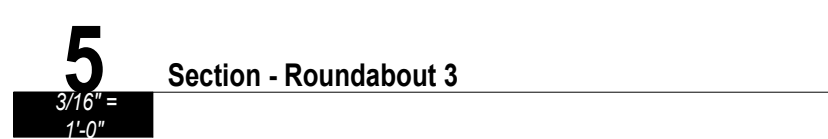
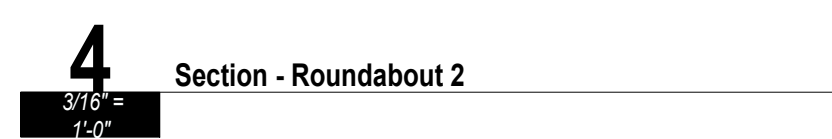
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05/16/24	
Reserved for permit stamp	<div style="float: right; font-size: small;"> 119 South Jackson St., Suite 200 Seattle, Washington 98104 USA +1 206 461-6100 <info@olsonkundaig.com> </div> <div style="clear: both;"></div> <div style="font-size: x-large; font-weight: bold; transform: rotate(-90deg); transform-origin: left top; position: absolute; left: -100px; top: 50%;">Olson Kundaig</div> <div style="position: relative; height: 150px;"> PROJECT: SOMMET BLANC RESIDENCE 1 </div> <div style="font-size: large; font-weight: bold; margin-top: 10px;">ADDRESS</div> <div style="font-size: large; font-weight: bold; margin-top: 10px;">PARK CITY, UT</div>
White Summit Development, LLC Park City, Utah 84098	
<div style="margin-bottom: 5px;"><i>Acoustic Consultant</i></div> <div>BRC Acoustics</div> <div>1032 1st Ave., Suite 620</div> <div>Seattle, WA 98101</div> <hr/> <div style="margin-bottom: 5px;"><i>Pool Consultant</i></div> <div>Cleveland H2O</div> <div>2098 N University Ave., Suite 290</div> <div>Provo, UT 84602</div> <hr/> <div style="margin-bottom: 5px;"><i>Landscape Architect</i></div> <div>EPO Design</div> <div>6949 South High Tech Drive, Suite 100</div> <div>Midvale, Utah 84047</div> <hr/> <div style="margin-bottom: 5px;"><i>Specifications Writer</i></div> <div>Midway Road</div> <div>Madisonville, VT</div> <hr/> <div style="margin-bottom: 5px;"><i>Code Consultant</i></div> <div>Jerman Hughes</div> <div>600 1st Avenue, Suite 200A</div> <div>Seattle, WA 98104</div> <hr/> <div style="margin-bottom: 5px;"><i>Fire Protection Engineer</i></div> <div>One Research Drive, Suite 306C</div> <div>Westborough, MA 01581</div> <hr/> <div style="margin-bottom: 5px;"><i>Vertical Transportation Consultant</i></div> <div>Lerch Bates</div> <div>1915 North Creek Parkway, Suite 304</div> <div>Bothell, WA 98011</div> <hr/> <div style="margin-bottom: 5px;"><i>Structural Engineer</i></div> <div>Magnum Kinemetic Associates</div> <div>1301 5th Ave., Suite 1200</div> <div>Seattle, WA 98101</div> <hr/> <div style="margin-bottom: 5px;"><i>Lighting Designer</i></div> <div>O'Neil</div> <div>1319 SE MLK Blvd., Suite 210</div> <div>Portland, Oregon 97219</div> <hr/> <div style="margin-bottom: 5px;"><i>Building Envelope Consultant</i></div> <div>RDH</div> <div>2101 N 34th St</div> <div>Bellevue, WA 98103</div> <hr/> <div style="margin-bottom: 5px;"><i>Accessibility Consultant</i></div> <div>Studio Pacifica</div> <div>2144 Westlake Ave N, Suite F</div> <div>Seattle, WA 98109</div> <hr/> <div style="margin-bottom: 5px;"><i>MEP Engineer</i></div> <div>WSP USA</div> <div>1201 Fourth Ave., Suite 3100</div> <div>Seattle, WA 98154</div>	
<div style="display: flex; justify-content: space-between;"> <div>principal architect, David Harris,</div> <div>_____</div> </div> <div style="display: flex; justify-content: space-between;"> <div>project manager, Grant Hardy,</div> <div>_____</div> </div> <div style="display: flex; justify-content: space-between;"> <div>drawn by, Grant Hardy,</div> <div>_____</div> </div> <div style="display: flex; justify-content: space-between;"> <div>job no. 20052</div> <div>_____</div> </div> <div style="display: flex; justify-content: space-between;"> <div>date, May 17, 2024</div> <div>_____</div> </div>	
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no.	date
by _____	
CONSTRUCTION DOCUMENTS 95% IFC SET 2 OF 3 May 17, 2024	
SITE DETAILS	
L411	



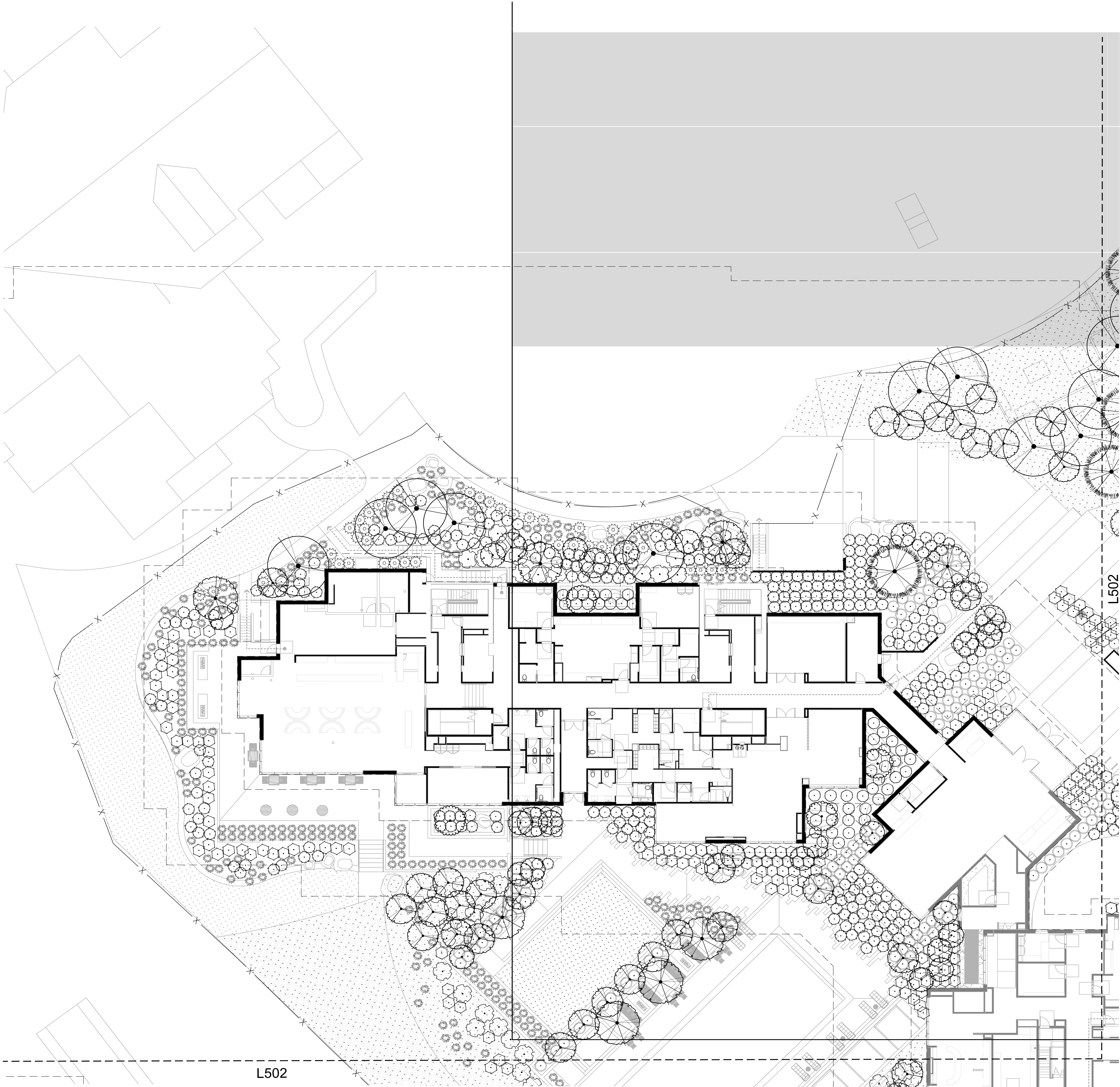
SITE RAILING TO MATCH IN WITH THE O&A DETAIL FOR THE KURIO HAND / GUARDRAIL ADJUST DESIGN TO MEET THE SPECIFIED VARIATIONS OF POWERLINE AND HEIGHT DIFFERENCES			
07 SITE LIGHTING			
Keynote		Detail	Cost/mt
08 SITE DRAINAGE			
Keynote		Detail	Cost/mt
Keynote		Detail	Length
09 PLANTING AREAS			
Keynote		Detail	SF
S/NPA	Shrub Stabilization / Native Alpine Groundcover		62,836 SF
S/PA	Landscaping Areas		27,812 SF
S/SDCLAWN	Planting Areas		6,880 SF
	Lawn		
10 MISCELLANEOUS ELEMENTS			
Keynote		Detail	Cost/mt

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[illegible]



PLANT SCHEDULE		
QTY	COMMON / BOTANICAL NAME	SIZE
TREES		
28	AMUR MAPLE ACER GINNALA	2" CAL
5	JAPANESE MAPLE ACER PALMATUM TREES TO BE CUSTOM PICKED BY LANDSCAPE ARCHITECT AT SOURCE	2" CAL
62	QUAKING ASPEN POPULUS TREMULOIDES	2" CAL
181	QUAKING ASPEN POPULUS TREMULOIDES	2" CAL
12	QUAKING ASPEN POPULUS TREMULOIDES	3" CAL
19	TATARIAN MAPLE ACER TATARICUM	2" CAL
SHRUBS		
108	BEAUTY BUSH KOLKOWITZIA AMABILIS	5" GAL
461	EMERALD CARPET MANZANITA ARCTOSTAPHYLOS X EMERALD CARPET	5" GAL
486	LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM	5" GAL
338	MOUNTAIN SNOWBERRY SYMPHORICARPOS OREOPHILUS	5" GAL
47	OREGON GRAPE BERBERIS AQUIFOLIUM	5" GAL
162	PROSTRATE PLUM YEW CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	5" GAL
167	WRIGHT'S STONECROP SEDUM WRIGHTII	5" GAL
GROUND COVERS		
60,780 SF	BIONATIVE SOD NOTE: ROCKY MOUNTAIN WILDFLOWER MIX OVERSEEDED INTO BIO NATIVE SOD AFTER SOD INSTALLATION	SOD
5,509 SF	KENTUCKY BLUEGRASS POA PRATENSIS	SOD

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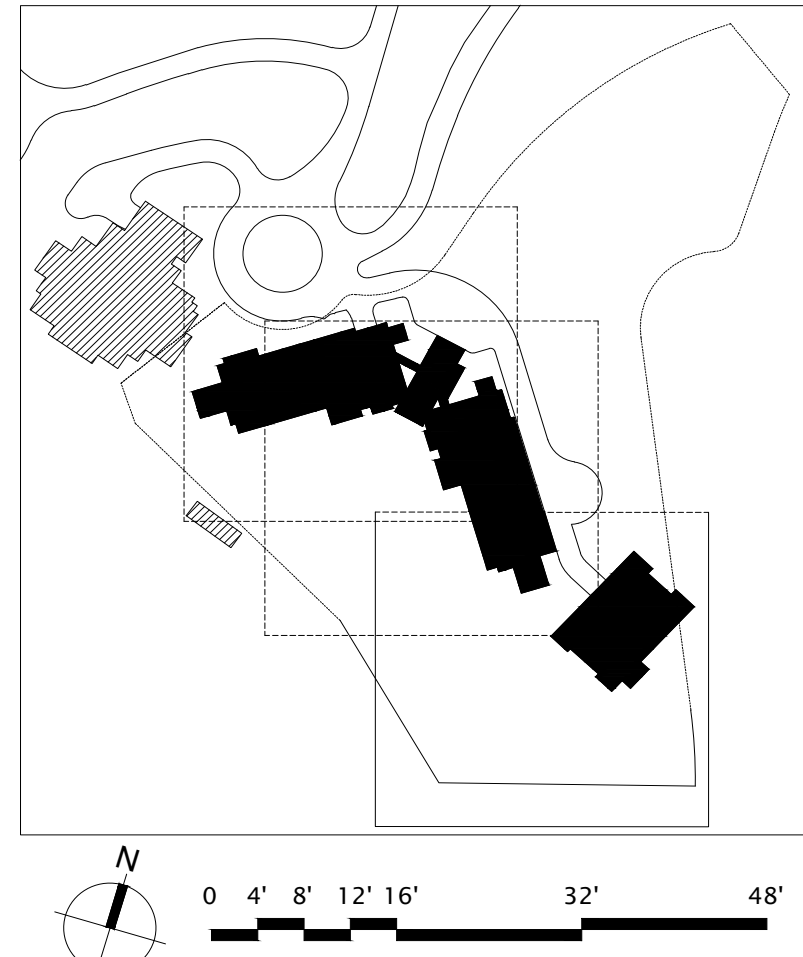
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Grant Hardy
Grant Hardy

Checker
20552
May 17, 2024

IFC 2.5/17/2024

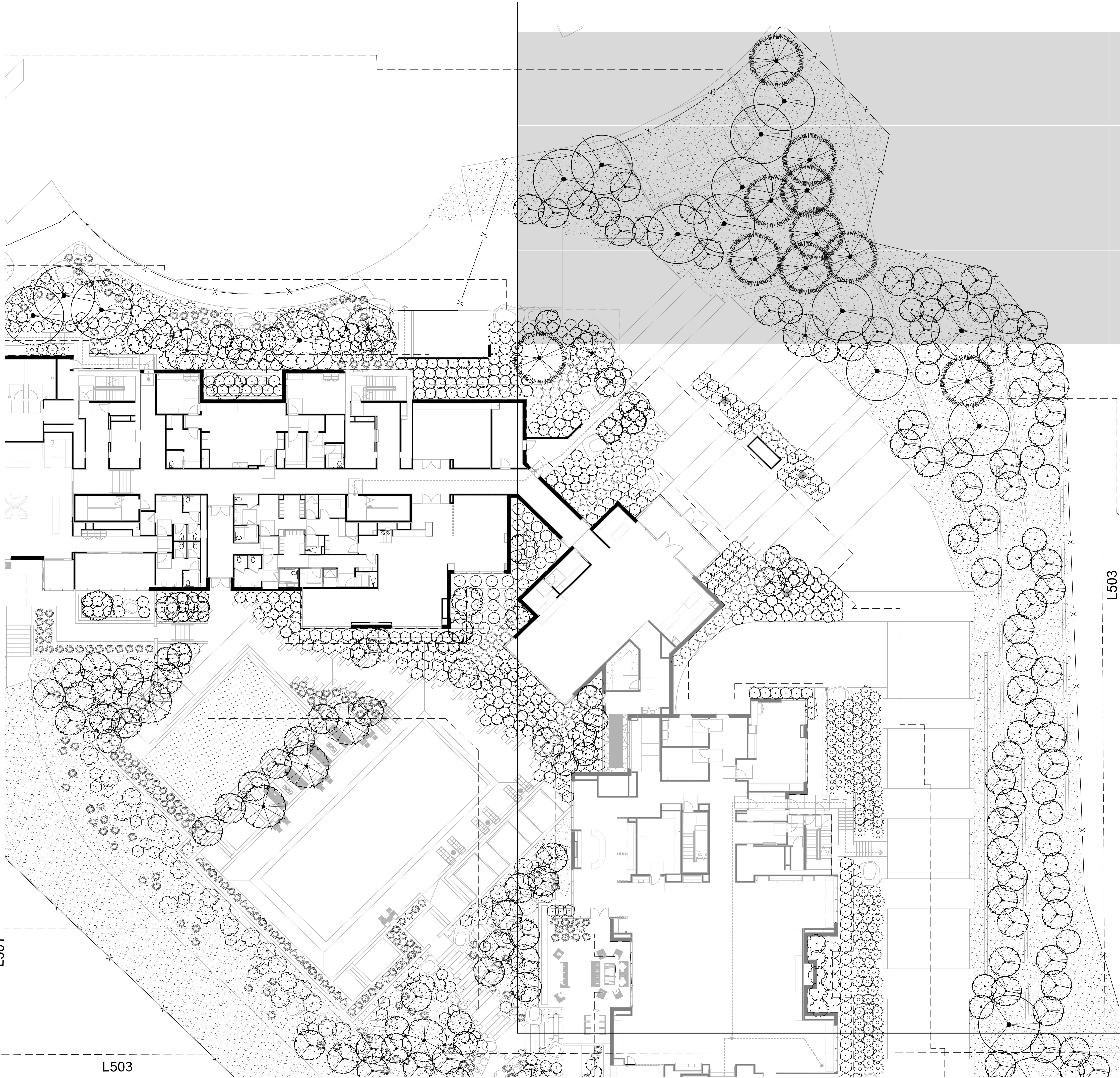


CONSTRUCTION
DOCUMENTS 95%
IFC SET 2 OF 3

May 17, 2024

PLANTING PLAN

L501



PLANT SCHEDULE		
QTY	COMMON / BOTANICAL NAME	SIZE
TREES		
28	AMUR MAPLE ACER GINNALA	2" CAL
5	JAPANESE MAPLE ACER PALMATUM TREES TO BE CUSTOM PICKED BY LANDSCAPE ARCHITECT AT SOURCE	2" CAL
62	QUAKING ASPEN POPULUS TREMULOIDES	4" CAL
181	QUAKING ASPEN POPULUS TREMULOIDES	2" CAL
12	QUAKING ASPEN POPULUS TREMULOIDES	3" CAL
19	TATARIAN MAPLE ACER TATARICUM	2" CAL
SHRUBS		
108	BEAUTY BUSH KOLKWTZIA AMABILIS	5" GAL
461	EMERALD CARPET MANZANITA ARCTOSTAPHYLOS X EMERALD CARPET	5" GAL
486	LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM	5" GAL
338	MOUNTAIN SNOWBERRY SYMPHORICARPOS OREOPHILUS	5" GAL
47	OREGON GRAPE BERBERIS AQUIFOLIUM	5" GAL
162	PROSTRATE PLUM YEW CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	5" GAL
167	WRIGHT'S STONECROP SEDUM WRIGHTII	5" GAL
GROUND COVERS		
60,780 SF	BIONATIVE SOD NOTE: ROCKY MOUNTAIN WILDFLOWER MIX OVERSEEDDED INTO BIO NATIVE SOD AFTER SOD INSTALLATION	SOD
5,509 SF	KENTUCKY BLUEGRASS POA PRATENSIS	SOD

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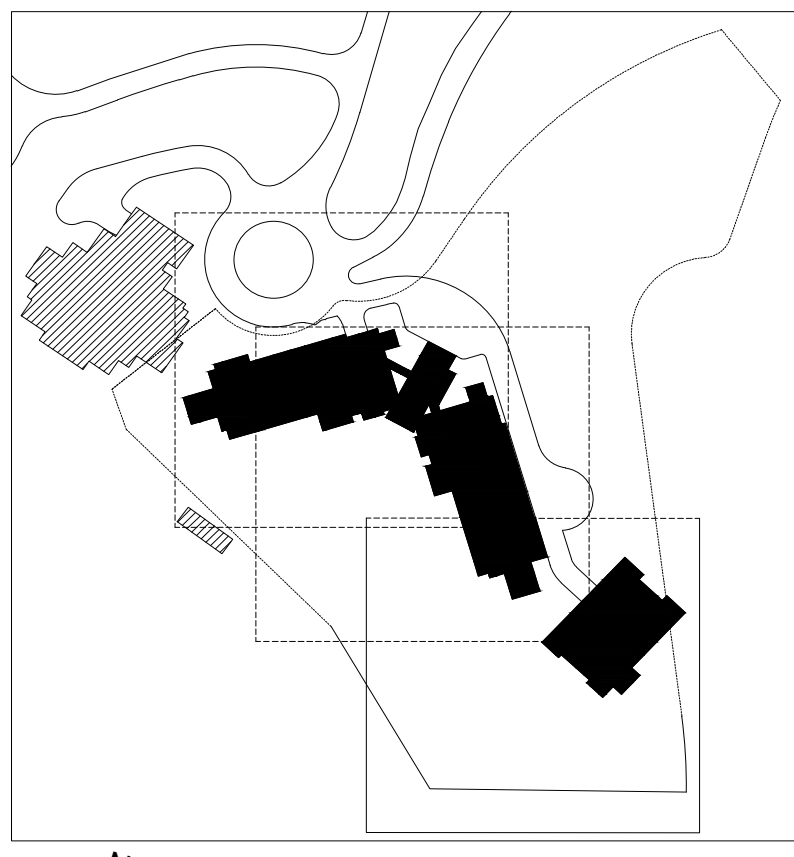
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WSP USA
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Grant Hardy
Grant Hardy

Checker
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1" = 10'-0"

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PLANTING PLAN

L502



PLANT SCHEDULE		
QTY	COMMON / BOTANICAL NAME	SIZE
TREES		
28	AMUR MAPLE ACER GINNALA	2" CAL
5	JAPANESE MAPLE ACER PALMATUM TREES TO BE CUSTOM PICKED BY LANDSCAPE ARCHITECT AT SOURCE	2" CAL
62	QUAKING ASPEN POPULUS TREMULOIDES	2" CAL
181	QUAKING ASPEN POPULUS TREMULOIDES	2" CAL
12	QUAKING ASPEN POPULUS TREMULOIDES	3" CAL
19	TATARIAN MAPLE ACER TATARICUM	2" CAL
SHRUBS		
108	BEAUTY BUSH KOLKOWITZIA AMABILIS	5" GAL
461	EMERALD CARPET MANZANITA ARCTOSTAPHYLOS X EMERALD CARPET	5" GAL
486	LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM	5" GAL
338	MOUNTAIN SNOWBERRY SYMPHORICARPOS OREOPHILUS	5" GAL
47	OREGON GRAPE BERBERIS AQUIFOLIUM	5" GAL
162	PROSTRATE PLUM YEW CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	5" GAL
167	WRIGHT'S STONECROP SEDUM WRIGHTII	5" GAL
GROUND COVERS		
60,780 SF	BIONATIVE SOD NOTE: ROCKY MOUNTAIN WILDFLOWER MIX OVERSEED INTO BIO NATIVE SOD AFTER SOD INSTALLATION	SOD
5,509 SF	KENTUCKY BLUEGRASS POA PRATENSIS	SOD

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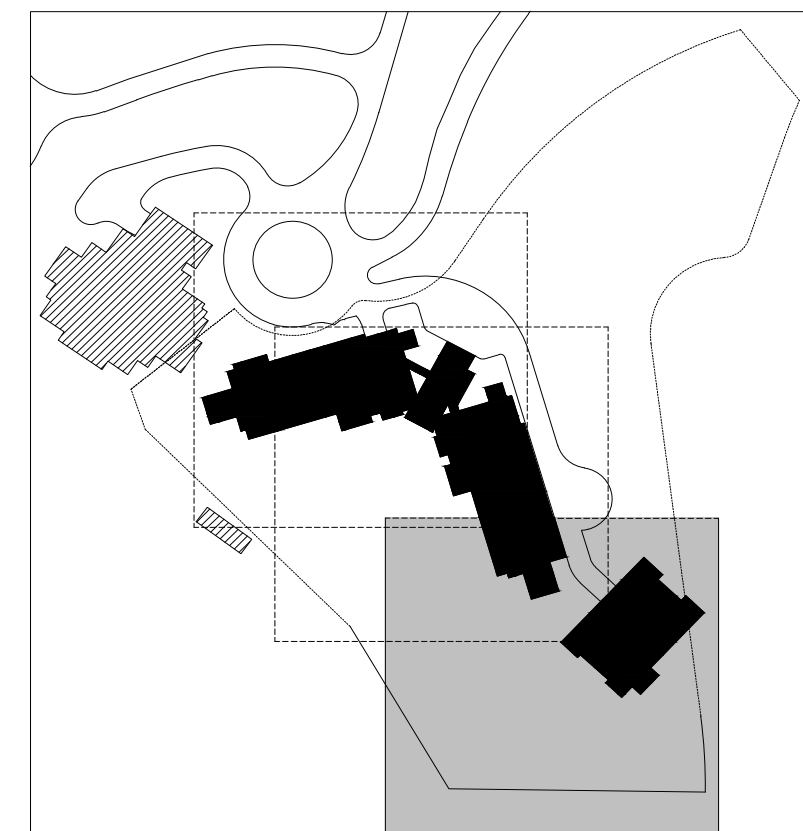
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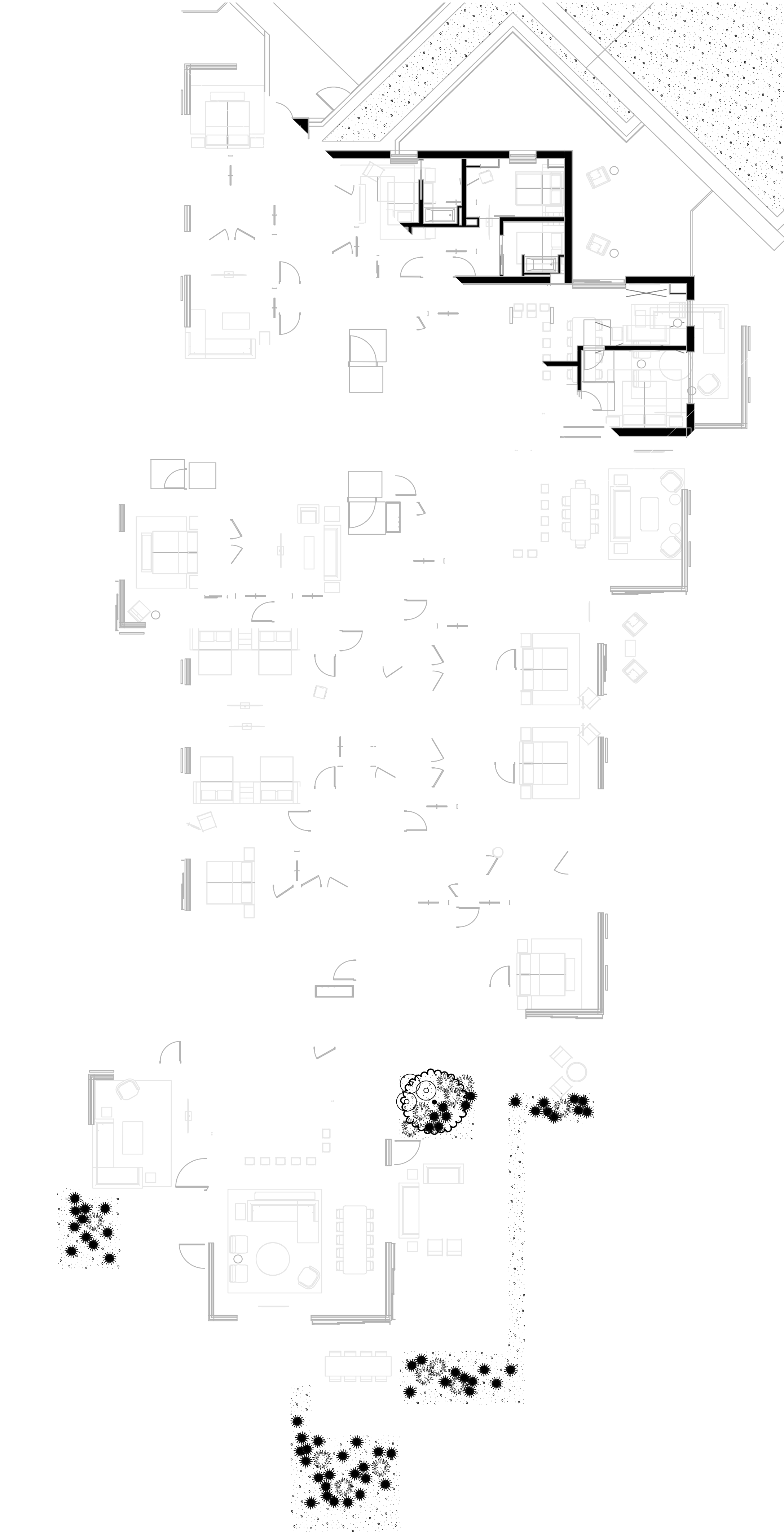
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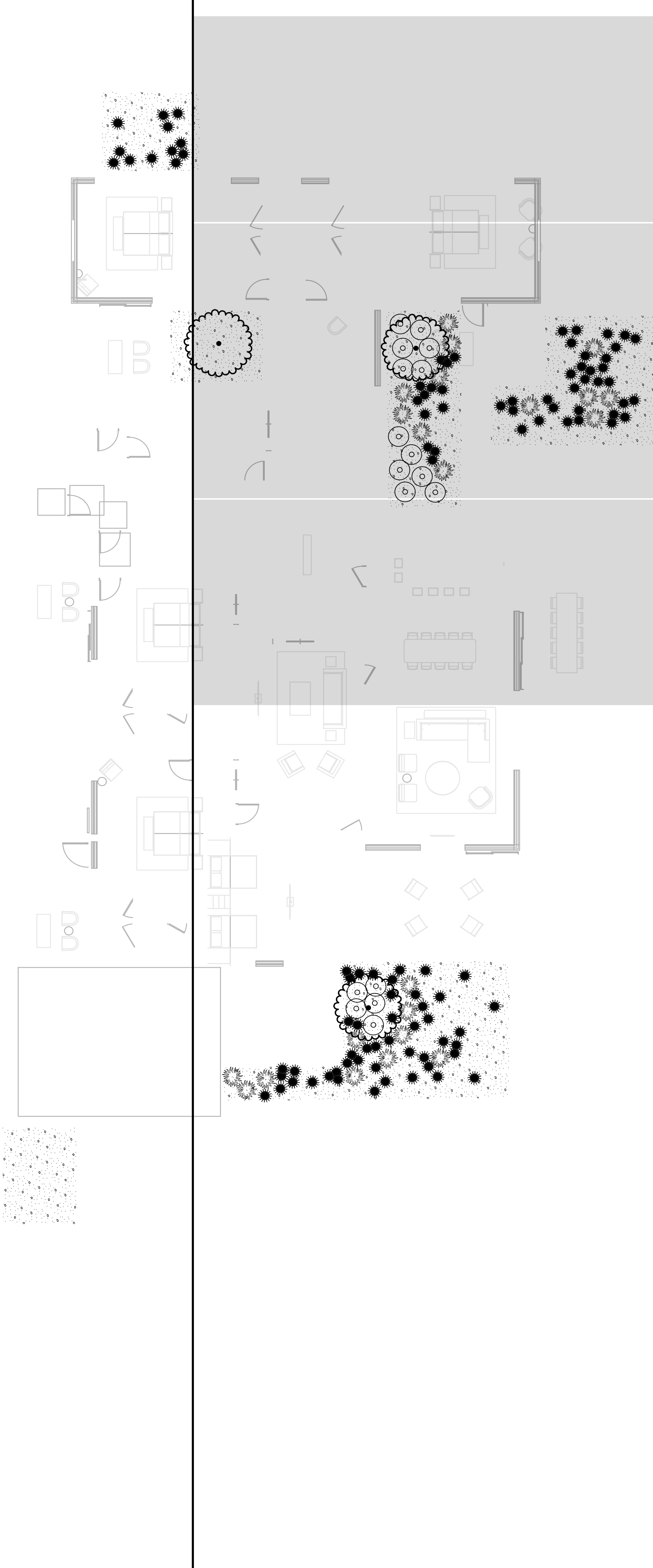
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PLANTING PLAN

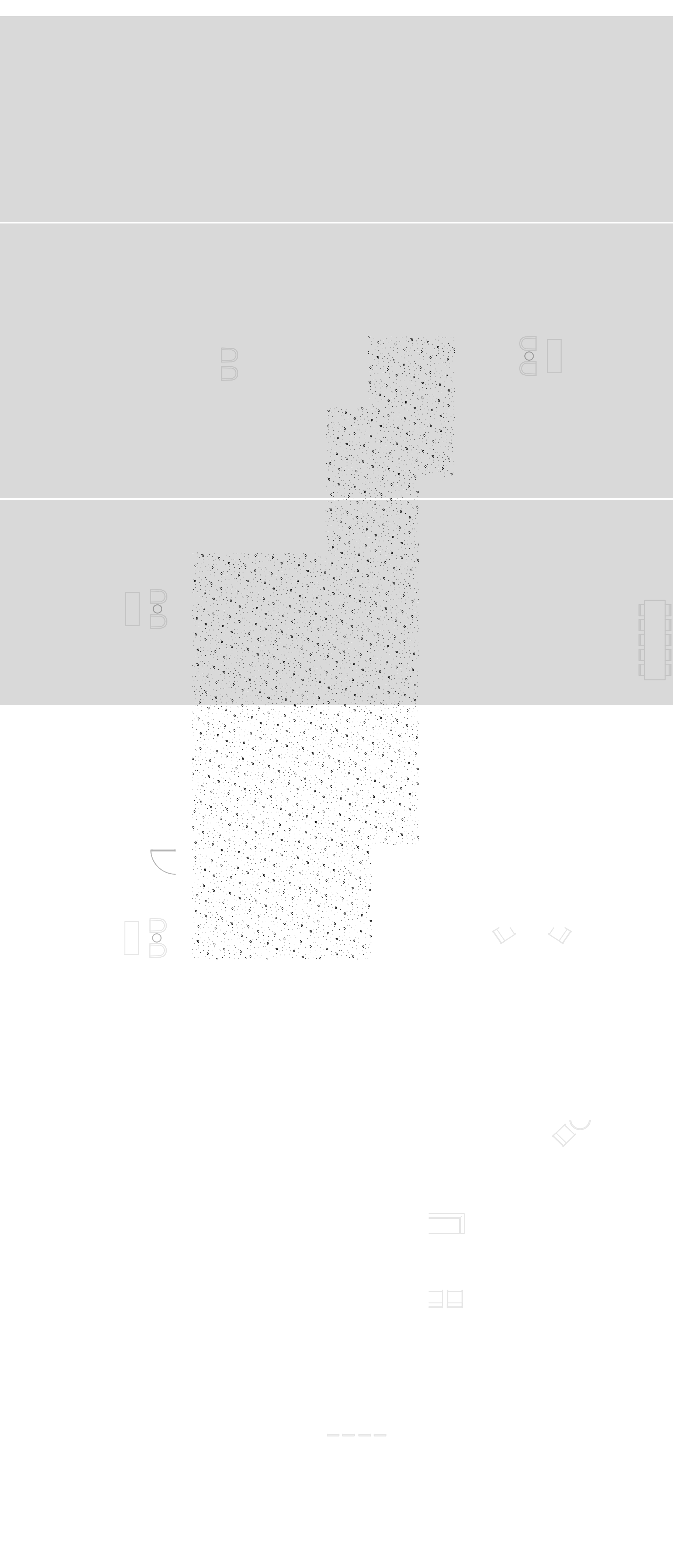
L503



1 BUILDING A - FLOOR 5
1" = 10'-0"



2 BUILDING A - FLOOR 7
1" = 10'-0"



3 BUILDING A - FLOOR 8
1" = 10'-0"

PLANT SCHEDULE

QTY	COMMON / BOTANICAL NAME	SIZE
TREES		
6	JAPANESE MAPLE ACER PALMATUM	2.5" CAL
SHRUBS		
37	COMPACT OREGON GRAPE MAHONIA AQUIFOLIUM 'COMPACTA'	1 GAL
93	LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM	1 GAL
305	RED HOT POKER KNIPHOFIA UVARIA	1 GAL
SYMBOL		
15,555 SF	BIONATIVE SOD	SOD

SPAC

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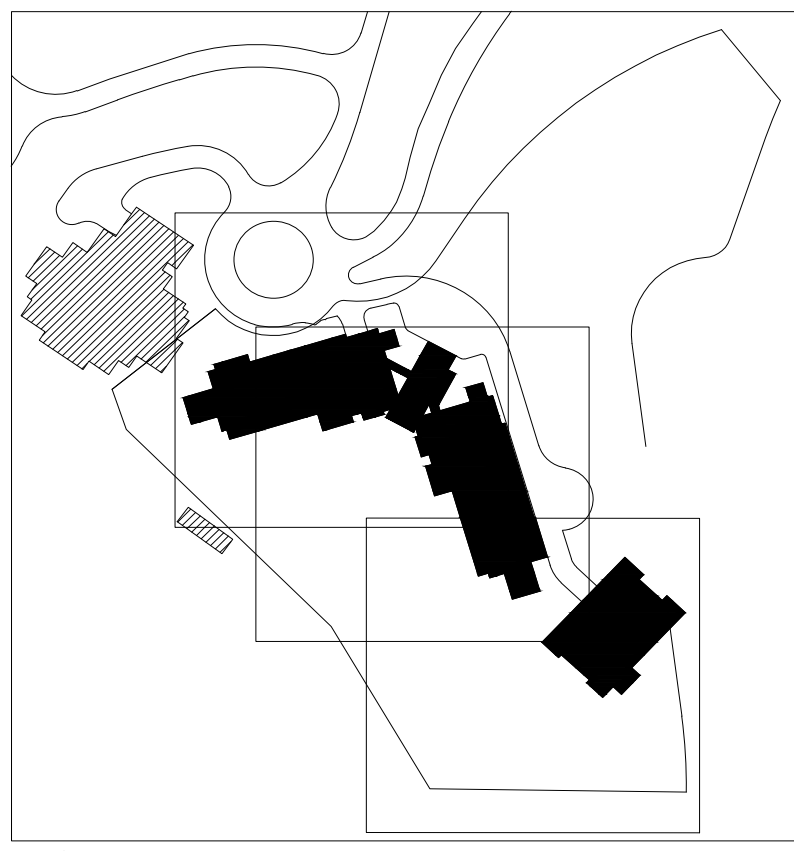
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20552
May 17, 2024

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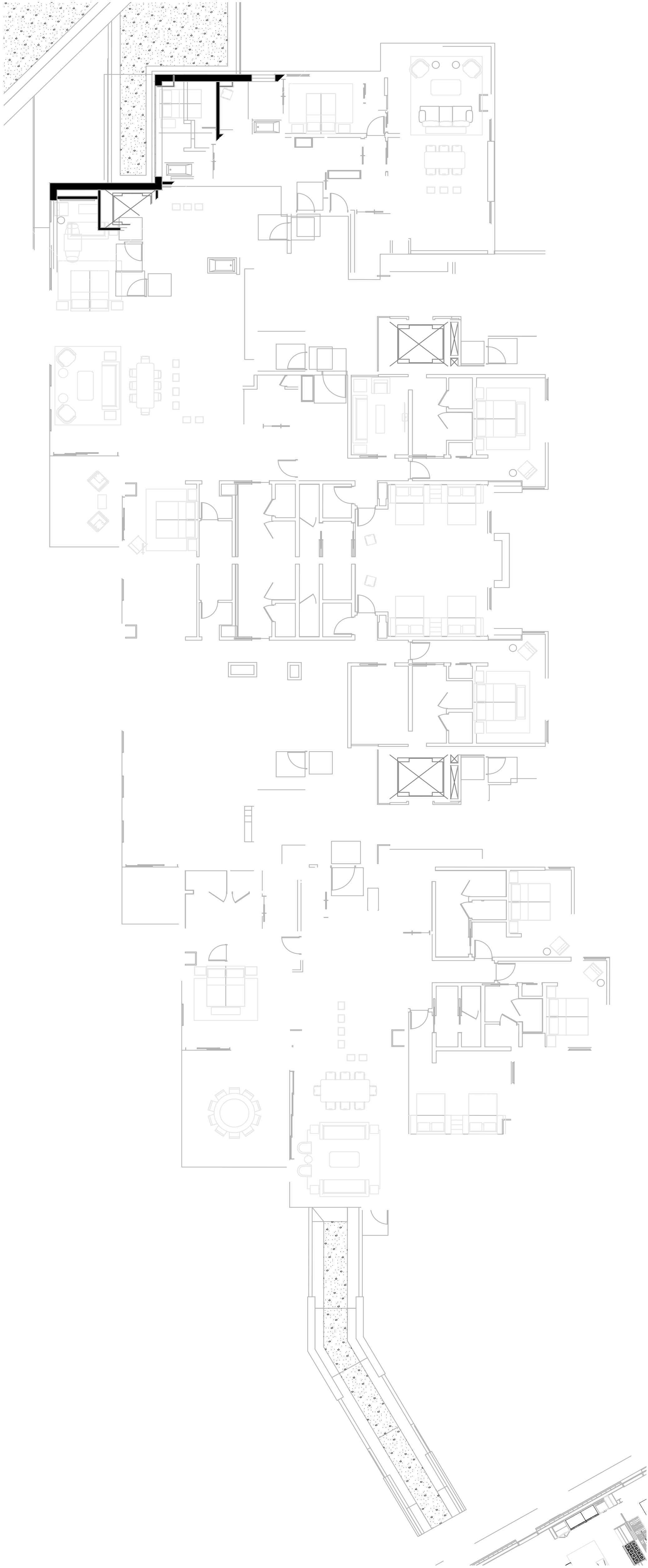
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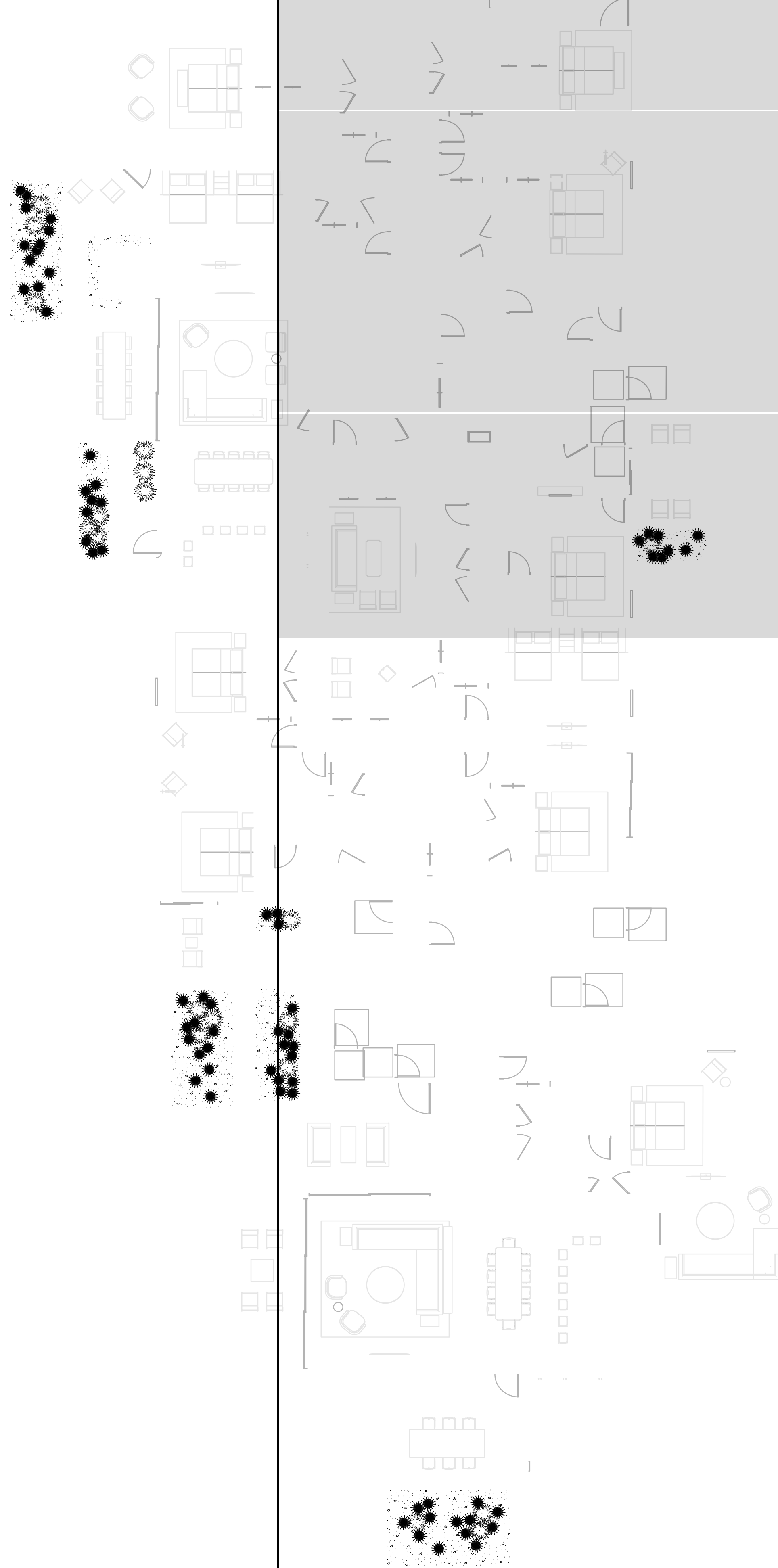
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CONSTRUCTION
DOCUMENTS 95%
IFC SET 2 OF 3
May 17, 2024

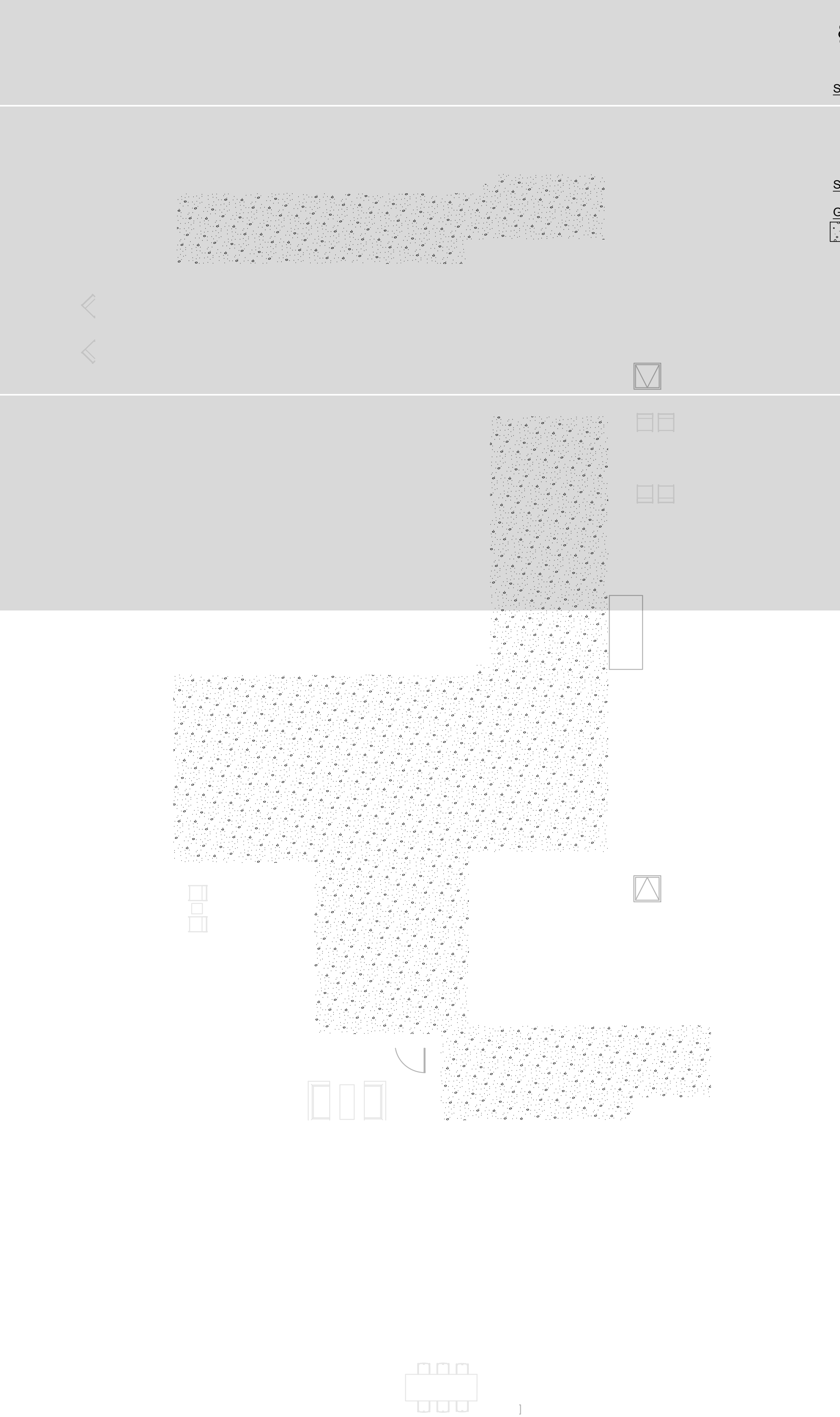
BUILDING A
ROOF PLANTING PLAN
L504



1 BUILDING B - FLOOR 3
1" = 10'-0"



2 BUILDING B - FLOOR 8
1" = 10'-0"



3 BUILDING B - FLOOR 8
1" = 10'-0"

PLANT SCHEDULE

QTY	COMMON / BOTANICAL NAME	SIZE
TREES		
6	JAPANESE MAPLE ACER PALMATUM	2.5" CAL
SHRUBS		
37	COMPACT OREGON GRAPE MAHONIA AQUIFOLIUM 'COMPACTA'	1 GAL
93	LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM	1 GAL
305	RED HOT POKER KNIPHOFIA UVARIA	1 GAL
SYMBOL		
15,555 SF	BIONATIVE SOD	SOD

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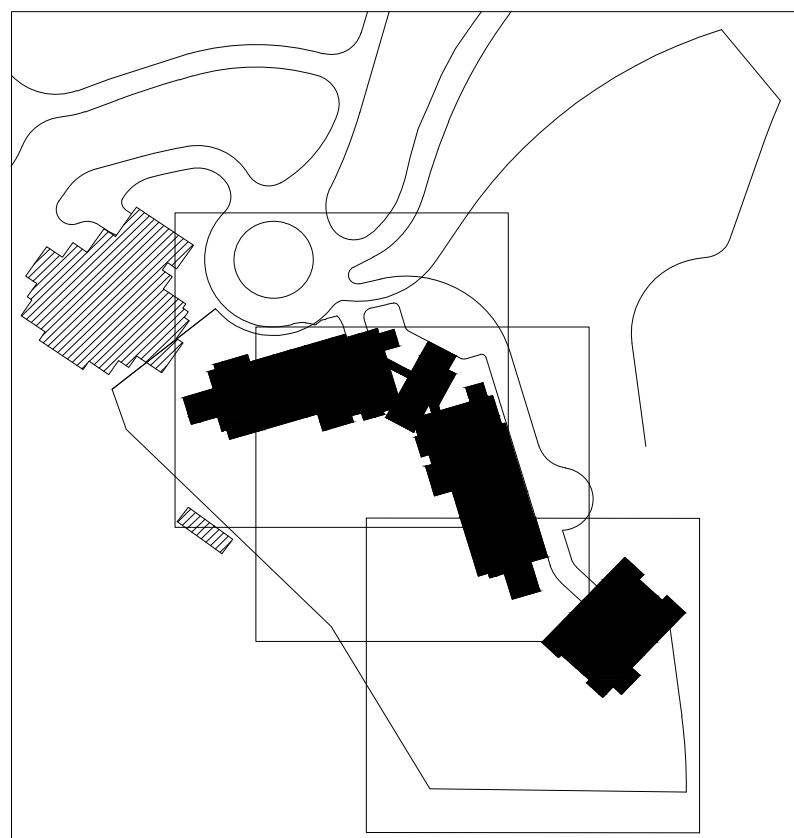
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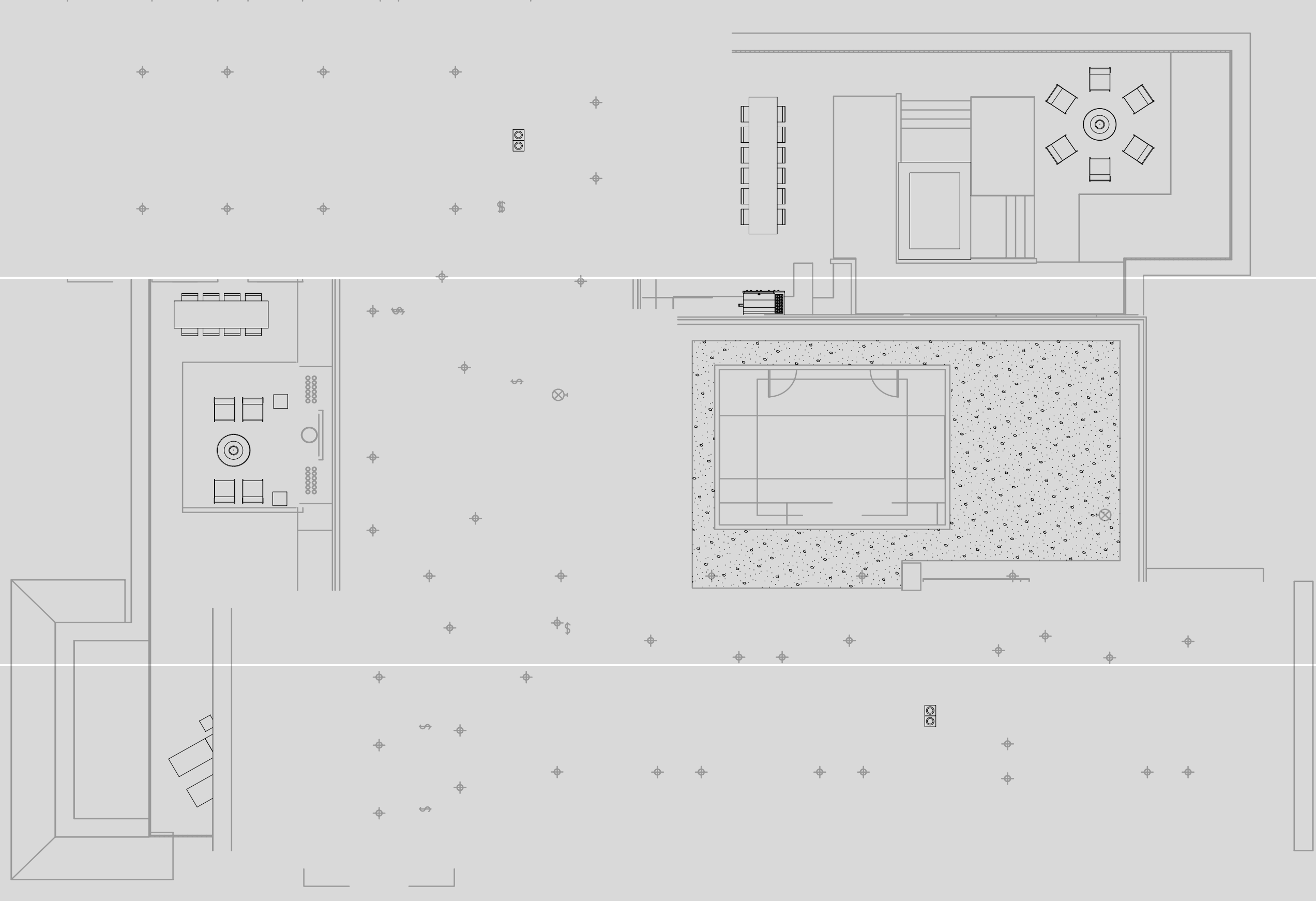
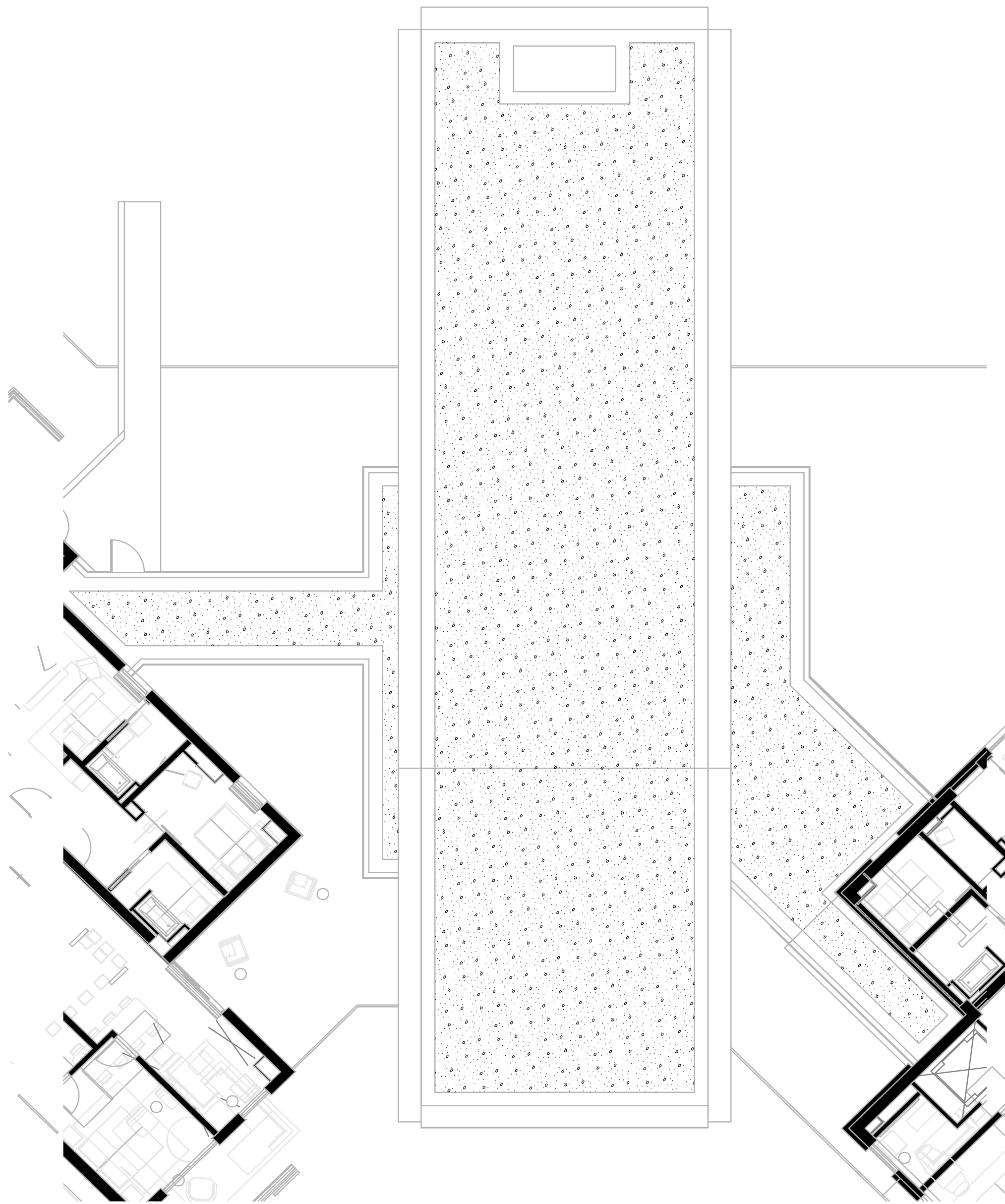
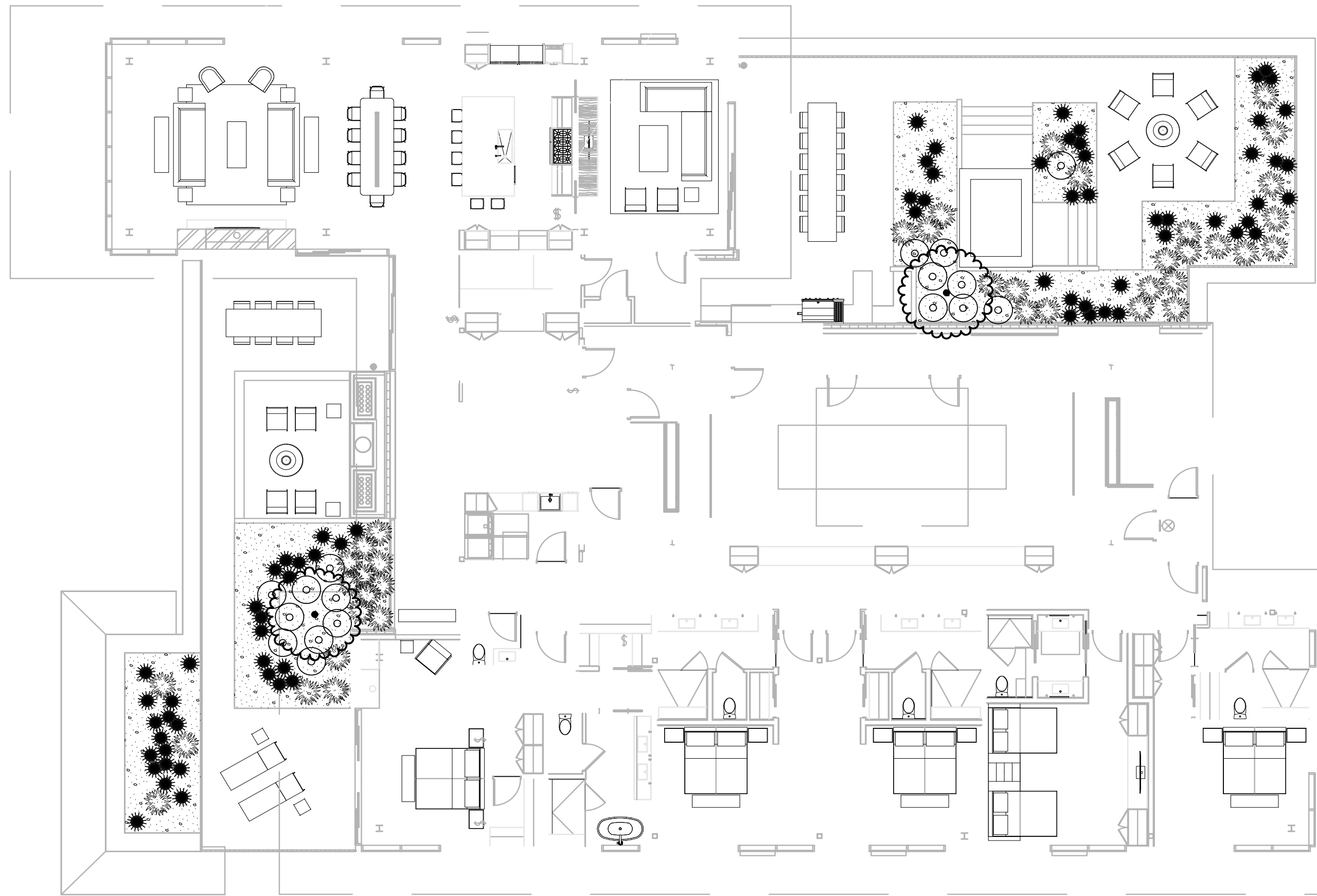


1" = 10'-0"

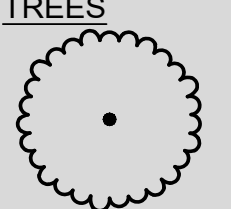
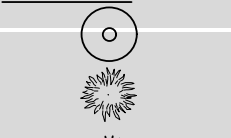

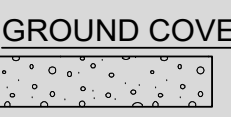
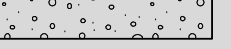
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CONSTRUCTION
DOCUMENTS 95%
IFC SET 2 OF 3
May 17, 2024

BUILDING B
ROOF PLANTING PLAN
L505



PLANT SCHEDULE

	QTY	COMMON / BOTANICAL NAME	SIZE
TREES			
	6	JAPANESE MAPLE ACER PALMATUM	2.5" CAL
SHRUBS			
	37	COMPACT OREGON GRAPE MAHONIA AQUIFOLIUM 'COMPACTA'	1 GAL
	93	LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM	1 GAL
	305	RED HOT POKER KNIPHOFIA UYVARIA	1 GAL
SYMBOL QTY COMMON / BOTANICAL NAME SIZE			
	15,555 SF	BIONATIVE SOD	SOD

SPAC

Olson Kundig

SOMMET BLANC RESIDENCE 1
ADDRESS
PARK CITY, UT

White Summit Development, LLC
PO Box 980022
Park City, Utah 84098

Acoustic Consultant
BRC Acoustics
1332 1st Ave, Suite 620
Seattle, WA 98101

Pool Consultant
Cloward H2O
2050 N University Ave, Suite 290
Provo, UT 84604

6848 South High Tech Drive, Suite 100
Midvale, Utah 84047

Specifications Writer
Friday Group
88 Mainelli Road
Middlebury, VT

Code Consultant
Holmes
600 1st Avenue, Suite 200A
Seattle, WA 98104

Fire Protection Engineer
Jensen Hughes
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Westborough, MA 01581

Vertical Transportation Consultant
Lerach Bates
19515 North Creek Parkway, Suite 304
Bothell, WA 98011

Structural Engineer
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1301 5th Ave, Suite 3200
Seattle, WA 98101

Lighting Designer
D
1319 SE MLK Blvd, Suite 210
Portland, Oregon 97219

Building Envelope Consultant
RDH
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Seattle, WA 98103

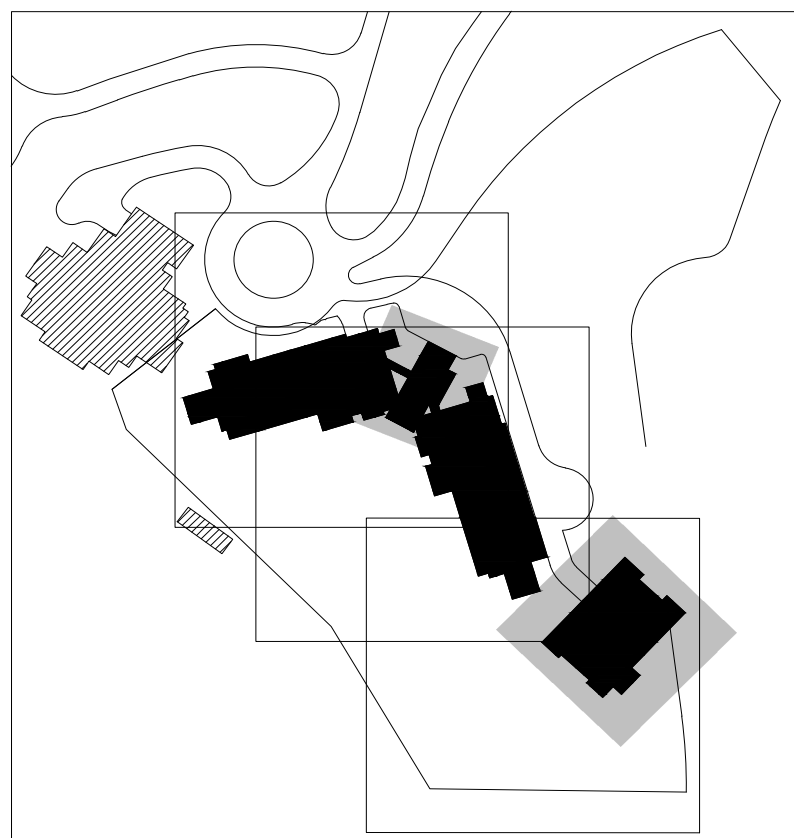
Accessibility Consultant
Studio Pacifica
2144 Westlake Ave N, Suite F
Seattle, WA 98109

MEP Engineer
WSP USA
1001 Fourth Ave., Suite 3100
Seattle, WA 98154

Grant Hardy
Grant Hardy

Checker
20552
May 17, 2024

IFC 2.51772024



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CONSTRUCTION
DOCUMENTS 95%
IFC SET 2 OF 3

May 17, 2024

LOBBY & BUILDING C
ROOF PLANTING PLAN
L506

SECTION 02930
EXTERIOR PLANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

- Plants.
- Planting soils.
- Tree stabilization.
- Landscape edgings.

Related Sections:

- Section 02819 "Underground Sprinkler Irrigation System."

1.2 DEFINITIONS

A. Backfill: The earth used to replace or the act of replacing earth in an excavation.

B. Container-Grown Stock: Healthy, vigorous, well-rooted plants grown in a container, with a well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for type and size of plant required.

C. Duff Layer: The surface layer of native topsoil that is composed of mostly decayed leaves, twigs, and detritus.

D. Finish Grade: Elevation of finished surface of planting soil.

E. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

F. Pesticide: A pest or mixture intended for preventing, destroying, repelling, or mitigating a pest. This includes insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. It also includes substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.

G. Pests: Living organisms that occur where they are not desired, or that cause damage to plants, animals, or people. These include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.

H. Planting Area: Areas to be planted.

I. Planting Soil: Standardized topsoil: existing, native surface topsoil; existing, in-place surface soil; imported topsoil; or manufactured topsoil that is modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth.

J. Plant; Plants; Plant Material: These terms refer to vegetation in general, including trees, shrubs, vines, ground covers, ornamental grasses, bulbs, corms, tubers, or herbaceous vegetation.

K. Root Flare: Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.

L. Stem Girdling Roots: Roots that encircle the stems (trunks) of trees below the soil surface.

M. Subgrade: Surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

N. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.

O. Surface Soil: Soil that is present at the top layer of the existing soil profile at the Project site. In undisturbed areas, the surface soil is typically topsoil; but in disturbed areas such as urban environments, the surface soil can be subsoil.

1.3 SUBMITTALS

A. Product Data: For each type of product indicated, including soils.

- Plant Materials: Include quantities, sizes, quality, and sources for plant materials.
- Pesticides and Herbicides: Include product label and manufacturer's application instructions specific to the Project.
- Plant Photographs: Include color photographs in digital or 3- by 5-inch print format of each required species and size of plant material as it will be furnished to the Project. Take photographs from an angle depicting true size and condition of the typical plant to be furnished. Include a scale rod or other measuring device in each photograph. For species where more than 20 plants are required, include a minimum of three photographs showing the average plant, the best quality plant, and the worst quality plant to be furnished. Identify each photograph with the full scientific name of the plant, plant size, and name of the growing nursery.

B. Samples for Verification: For each of the following:

- Organic Compost Mulch: 1-quart volume of each organic mulch required; in sealed plastic bags labeled with composition of materials by percentage of weight and source of mulch. Each Sample shall be typical of the lot of material to be furnished; provide an accurate representation of color, texture, and organic makeup.
- Edging Materials and Accessories: Manufacturer's standard size, to verify color selected.

C. Qualification Data: For qualified landscape Installer. Include list of 5 similar projects completed by Installer demonstrating Installer's capabilities and experience. Include project names, addresses, and year completed, and include names and addresses of owners' contact persons.

D. Product Certificates: For each type of manufactured product, from manufacturer, and complying with the following:

- Manufacturer's certified analysis of standard products.

E. Analysis of other materials by a recognized laboratory made according to methods established by the Association of Official Analytical Chemists, where applicable.

E. Material Test Reports: For existing native soil for plant mix.

F. Warranty: Sample of special warranty.

1.4 QUALITY ASSURANCE

C. Installer Qualifications: A qualified landscape Installer whose work has resulted in successful establishment of plants.

- Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.
- Personnel Certifications: Installer's field supervisor shall have the following certification from the Professional Landcare Network:
 - Certified Landscape Technician - Exterior, with installation, maintenance, and irrigation specialty area(s), designated CLT-Exterior.
- Pesticide Applicator: State licensed, commercial.

B. Soil-Testing Laboratory Qualifications: An independent or university laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct the testing indicated and that specializes in types of tests to be performed.

C. Soil Analysis: For each unamended soil type, furnish soil analysis and a written report by a qualified soil-testing laboratory stating percentages of organic matter; gradation of sand, silt, and clay content; cation exchange capacity; sodium absorption ratio; deleterious material, pH; and mineral and plant-nutrient content of the soil.

- Testing methods and written recommendations shall comply with USDA's Handbook No. 60.
- The soil-testing laboratory shall oversee soil sampling; with depth, location, and number of samples to be taken per instructions from Owner's Representative. A minimum of three representative samples shall be taken from varied locations for each soil to be used or amended for planting purposes.
- Report suitability of tested soil for plant growth.
 - Based upon the test results, state recommendations for soil treatments and soil amendments to be incorporated. State recommendations in weight per 1000 sq. ft. or volume per cu. yd. for nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory planting soil suitable for healthy, viable plants.
 - Report presence of problem salts, minerals, or heavy metals, including aluminum, arsenic, barium, cadmium, chromium, cobalt, lead, lithium, and vanadium. If such problem materials are present, provide additional recommendations for corrective action.

D. Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1.

E. Measurements: Measure according to ANSI Z60.1. Do not prune to obtain required sizes.

- Trees and Shrubs: Measure with branches and trunks or canes in their normal position. Take height measurements from or near the top of the root flare for field-grown stock and container grown stock. Measure main body of tree or shrub for height and spread; do not measure branches or roots tip to tip. Take caliper measurements 6 inches above the root flare for trees up to 4-inch caliper size, and 12 inches above the root flare for larger sizes.
- Other Plants: Measure with stems, petioles, and foliage in their normal position.

F. Plant Material Observation: Owner's Representative may observe plant material either at place of growth or at site before planting for compliance with requirements for genus, species, variety, cultivar, size, and quality. Owner's Representative retains right to observe trees and shrubs further for size and condition of balls and root systems, pests, disease symptoms, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.

- Notify Owner's Representative of sources of planting materials seven days in advance of delivery to site.

G. Preinstallation Conference: Conduct conference at Project site.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Packaged Materials: Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of manufacturer, and indication of conformance with state and federal laws if applicable.

B. Bulk Materials:

- Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
- Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
- Accompany each delivery of bulk fertilizers and soil amendments with appropriate certificates.

C. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.

D. Handle planting stock by root ball.

E. Deliver plants after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, or shade), protect from weather and mechanical damage, and keep roots moist.

- Do not remove container-grown stock from containers before time of planting.
- Water root systems of plants stored on-site deeply and thoroughly with a fine-mist spray. Water as often as necessary to maintain root systems in a moist, but not overly-wet condition.

1.6 PROJECT CONDITIONS

A. Field Measurements: Verify actual grade elevations, service and utility locations, irrigation system components, and dimensions of plantings and construction contiguous with new plantings by field measurements before proceeding with planting work.

B. Interruption of Existing Services or Utilities: Do not interrupt services or utilities to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary services or utilities according to requirements indicated:

- Notify Owner's Representative no fewer than two days in advance of proposed interruption of each service or utility.
- Do not proceed with interruption of services or utilities without Owner's Representative written permission.

C. Planting Restrictions: Coordinate planting periods with maintenance periods to provide required maintenance from date of Substantial Completion.

D. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions and warranty requirements.

1.7 WARRANTY

When warranties are required, verify with Owner's counsel that special warranties stated in this article are not less than remedies available to Owner under prevailing local laws.

A. Special Warranty: Installer agrees to repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period.

- Failures include, but are not limited to, the following:
 - Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond Contractor's control.
 - Structural failures including plantings falling or blowing over.
 - Faulty performance of tree stabilization or edgings.
 - Deterioration of metals, metal finishes, and other materials beyond normal weathering.
- Warranty Periods from Date of Substantial Completion:
 - Trees, Shrubs, Vines, Ground Covers and Ornamental Grasses: 12 months.
 - Biennials, Perennials, and Other Plants: 12 months or a full growth cycle.
- Include the following remedial actions as a minimum:
 - Immediately remove dead plants and replace unless required to plant in the succeeding planting season.
 - Replace plants that are more than 25 percent dead or in an unhealthy condition at end of warranty period.
 - A limit of one replacement of each plant will be required except for losses or replacements due to failure to comply with requirements.

1.8 MAINTENANCE SERVICE

A. Initial Maintenance Service: Provide maintenance by skilled employees of landscape Installer. Maintain as required in Part 3. Begin maintenance immediately after plants are installed and continue until plantings are acceptably healthy and well established but for not less than maintenance period below.

- Maintenance Period: Three months from date of Substantial Completion.

SECTION 02930 - EXTERIOR PLANTS

PART 2 - PRODUCTS

2.1 PLANT MATERIAL

A. General: Furnish nursery-grown plants true to genus, species, variety, cultivar, stem form, shearing, and other features indicated in Plant Schedule or Plant Legend shown on Drawings and complying with ANSI Z60.1 and the Arizona Nursery Association Recommended Average Tree Specifications; and with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock, densely foliated when in leaf and free of disease, pests, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.

- Trees with damaged, crooked, or multiple leaders; tight vertical branches where bark is squeezed between two branches or between branch and trunk ("included bark"); crossing trunks; cut-off limbs more than 3/4 inch in diameter; or with stem girdling roots will be rejected.
- Collected Stock: Do not use plants harvested from the wild, from native stands, from an established landscape planting, or not grown in a nursery unless otherwise indicated.

B. Provide plants of sizes, grades, and ball or container sizes complying with ANSI Z60.1 for types and form of plants required. Plants of a larger size may be used if acceptable to Consultant, with a proportionate increase in size of roots or balls.

C. Root-Ball Depth: Furnish trees and shrubs with root balls measured from top of root ball, which shall begin at root flare according to ANSI Z60.1. Root flare shall be visible before planting.

D. Labeling: Label each plant of each variety, size, and caliper with a securely attached, waterproof tag bearing legible designation of common name and full scientific name, including genus and species. Include nomenclature for hybrid, variety, or cultivar, if applicable for the plant as shown on Drawings.

2.2 INORGANIC SOIL AMENDMENTS

A. Sulfur: Granular, biodegradable, and containing a minimum of 90 percent sulfur, with a minimum of 99 percent passing through No. 6 sieve and a maximum of 10 percent passing through No. 40 sieve.

B. Perlite: Horticultural perlite, soil amendment grade.

C. Agricultural Gypsum: Minimum 90 percent calcium sulfate, finely ground with 90 percent passing through No. 50 sieve.

D. Sand: Clean, washed, natural or manufactured, and free of toxic materials.

2.3 ORGANIC SOIL AMENDMENTS

A. Compost: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 3/4-inch sieve; soluble salt content of 5 to 10 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:

- Feedstock: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed solid waste.

B. Sphagnum Peat: Partially decomposed sphagnum peat moss, finely divided or granular texture, with a pH range of 3.4 to 4.8.

C. Muck Peat: Partially decomposed moss peat, native peat, or reed-sedge peat, finely divided or of granular texture, with a pH range of 6 to 7.5, and having a water-absorbing capacity of 1100 to 2000 percent.

D. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture and free of chips, stones, sticks, soil, or toxic materials.

- In lieu of decomposed wood derivatives, mix partially decomposed wood derivatives with ammonium nitrate at a minimum rate of 0.15 lb/cu. ft. of loose sawdust or ground bark, or with ammonium sulfate at a minimum rate of 0.25 lb/cu. ft. of loose sawdust or ground bark.

E. Composted Manure: Well-rotted, unleached, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, debris, and material harmful to plant growth.

2.4 FERTILIZERS

A. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition:

- Composition: 20 percent nitrogen, 10 percent phosphorous, and 10 percent potassium, by weight.
- Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing laboratory.

B. Planting Tablets: Tightly compressed chip type, long-lasting, slow-release, commercial-grade planting fertilizer in tablet form. Tablets shall break down with soil bacteria, converting nutrients into a form that can be absorbed by plant roots.

- Size: 10-gram tablets.
- Nutrient Composition: 20 percent nitrogen, 10 percent phosphorous, and 5 percent potassium, by weight plus micronutrients.

C. Chelated Iron: Commercial-grade FeEDDHA for dicots and woody plants, and commercial-grade FeDTPA for ornamental grasses and monocots.

2.5 PLANTING SOILS

A. Planting Soil: Existing, in-place surface soil. Verify suitability of existing surface soil to produce viable planting soil. Remove stones, roots, plants, soil, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments in the following quantities to produce planting soil:

- Ratio of Loose Compost to Surface Soil by Volume: 1:3.
- Soil Amendments: Weight of soil amendments per 1000 Sq. Ft. to be determined by agronomy soil analysis.

2.6 MULCHES

A. Mineral Mulch: Hard, durable stone, washed free of loam, sand, clay, and other foreign substances, of following type, size range, and color:

- Type: Landscape Cobble.
- Size Range: 2 inch minus.
- Color: Dark Brown (to be approved by owner).

2.7 MOISTURE-CONTROL BARRIERS

A. High Density Polyethylene (HDPE) smooth geomembrane in thickness of 0.75 mm (30 mils), having high tensile strength, chemical resistance, stress-crack resistance, and low temperature properties for moisture containment.

2.8 PESTICIDES

A. General: Pesticide registered and approved by EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.

B. Pre-Emergent Herbicide (Selective and Non-Selective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.

C. Post-Emergent Herbicide (Selective and Non-Selective): Effective for controlling weed growth that has already germinated.

2.9 TREE STABILIZATION MATERIALS

A. Stakes and Guy:

- Upright and Guy Stakes: Sound, new Lodge Pole wood with wood pressure-preservative treatment, free of knots, holes, cross grain, and other defects, 2" diameter min. by length indicated, pointed at one end.
- Guy and Tie Wires: ASTM A 641/A 641M, Class 1, galvanized-steel wire, two-strand, twisted, 0.106 inch in diameter.
- Tree-Tie Rubber Hose: UV-resistant 1/2" diameter garden hose.

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MEP Engineer
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1001 Fourth Ave., Suite 3100
Seattle, WA 98154

principal architect
project manager Grant Hardy
drawn by Grant Hardy

checked by Checker
job no. 20052
date May 17, 2024

revisions:
Δ FC 2 5/17/2024

no. date by

CONSTRUCTION
DOCUMENTS 95%
IFC SET 2 OF 3

May 17, 2024

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Olson Kundig

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PO Box 980022
Park City, Utah 84098

2.10 MISCELLANEOUS PRODUCTS

- A. Wood Pressure-Preservative Treatment: AWPAC2, with waterborne preservative for soil and freshwater use, acceptable to authorities having jurisdiction, and containing no arsenic; including ammoniacal copper arsenate, ammoniacal copper zinc arsenate, and chromated copper arsenate.
- B. Antidesiccant: Water-insoluble emulsion, permeable moisture retarder, film forming, for trees and shrubs. Deliver in original, sealed, and fully labeled containers and mix according to manufacturer's written instructions.
- C. Burlap: Non-synthetic, biodegradable.
- D. Planter Drainage Gravel: Washed, sound crushed stone or gravel complying with ASTM D 448 for Size No. 8.
- E. Planter Filter Fabric: Woven geotextile manufactured for separation applications and made of polypropylene, polyolefin, or polyester fibers or combination of them.
- F. Mycorrhizal Fungi: Dry, granular inoculant containing at least 5300 spores per lb of vesicular-arbuscular mycorrhizal fungi and 95 million spores per lb of ectomycorrhizal fungi, 33 percent hydrogel, and a maximum of 5.5 percent inert material.

SECTION 02930 - EXTERIOR PLANTS

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive plants for compliance with requirements and conditions affecting installation and performance.
1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.
2. Do not mix or place soils and soil amendments in frozen, wet, or muddy conditions.
3. Suspend soil spreading, grading, and tilling operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
4. Uniformly moisten excessively dry soil that is not workable and which is too dusty.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.
- C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Consultant and replace with new planting soil.

3.2 PREPARATION

- A. Protect structures, utilities, sidewalks, pavements, and other facilities and turf areas and existing plants from damage caused by planting operations.
- B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Apply antidesiccant to trees and shrubs using power spray to provide an adequate film over trunks (before wrapping), branches, stems, twigs, and foliage to protect during digging, handling, and transportation.
1. If deciduous trees or shrubs are moved in full leaf, spray with antidesiccant at nursery before moving and again two weeks after planting.

3.3 EXCAVATION FOR TREES AND SHRUBS

- A. Planting Pits and Trenches: Excavate circular planting pits with sides slopes vertical. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smeared or smoothed during excavation.
1. Excavate approximately the width indicated on details in relation to ball diameter for stock.
2. Do not excavate deeper than depth of the root ball, measured from the root flare to the bottom of the root ball.
3. If area under the plant was initially dug too deep, add soil to raise it to the correct level and thoroughly tamp the added soil to prevent settling.
4. Maintain required angles of repose of adjacent materials as shown on the Drawings. Do not excavate subgrades of adjacent paving, structures, hardscapes, or other new or existing improvements.
5. Maintain supervision of excavations during working hours.
6. Keep excavations covered or otherwise protected when unattended by Installer's personnel.
- B. Subsoil and topsoil removed from excavations may be used as planting soil.
- C. Obstructions: Notify Consultant if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavations.
1. Hardpan Layer: Drill 6-inch- diameter holes, 24 inches apart, into free-draining strata or to a depth of 10 feet, whichever is less, and backfill with free-draining material.
- D. Drainage: Notify Consultant if subsoil conditions evidence unexpected water seepage or retention in tree or shrub planting pits.
- E. Fill excavations with water and allow to percolate away before positioning trees and shrubs.

3.4 TREE AND SHRUB PLANTING

- A. Before planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.

- B. Remove stem girdling roots and kinked roots. Remove injured roots by cutting cleanly; do not break.
- C. Set container-grown stock plumb and in center of planting pit or trench with root flare 1 inch above adjacent finish grades.
1. Use planting soil for backfill.
2. Carefully remove root ball from container without damaging root ball or plant.
3. Backfill around root ball in layers, tamping to settle soil and eliminate voids and air pockets. When planting pit is approximately one-half filled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed.
4. Place planting tablets in each planting pit when pit is approximately one-half filled; in amounts indicated. Place tablets beside the root ball about 1 inch from root tips; do not place tablets in bottom of the hole.
5. Continue backfilling process. Water again after placing and tamping final layer of soil.
- D. When planting on slopes, set the plant so the root flare on the uphill side is flush with the surrounding soil on the slope; the edge of the root ball on the downhill side will be above the surrounding soil. Apply enough soil to cover the downhill side of the root ball.
- 3.5 TREE AND SHRUB PRUNING
- A. Remove only dead, dying, or broken branches. Do not prune for shape.
- B. Prune, thin, and shape trees, shrubs, and vines according to standard professional horticultural and arboricultural practices. Unless otherwise indicated by Consultant, do not cut tree leaders; remove only injured, dying, or dead branches from trees and shrubs; and prune to retain natural character.
- C. Do not apply pruning paint to wounds.

3.6 TREE STABILIZATION

- A. Install trunk stabilization as follows unless otherwise indicated:
1. Upright Staking and Tying: Use a minimum of two stakes of length required to penetrate at least 12 inches below bottom of backfilled excavation and to extend at least 72 inches above grade. Set vertical stakes and space to avoid penetrating root balls or root masses.
2. Support trees with two strands of tie wire, connected to the brass grommets of tree-lie webbing at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree.
3. At one month prior to the end of the warranty period contractor is to perform a field review with the owner to evaluate the stability of the tress and the continuation and or removal of the tree stakes. Contractor to remove stakes and ties of trees deemed to be self supporting. Contractor to resecure, restake and adjust tree ties for trees that required continued support.

3.7 GROUND COVER AND PLANT PLANTING

- A. Set out and space ground cover and plants other than trees and shrubs as indicated in even rows with triangular spacing.
- B. Use planting soil for backfill.
- C. Dig holes large enough to allow spreading of roots.
- D. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
- E. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
- F. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

3.8 PLANTING AREA MULCHING

- A. Organic Mulch: Free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of one of the following:
- B. Type: shredded bark
- C. Size Range: 3 inches (76 mm) maximum, 1/2 inch (13 mm) minimum.

3.9 PLANT MAINTENANCE

- A. Maintain plantings by pruning, cultivating, watering, weeding, fertilizing, mulching, restoring planting saucers, adjusting and repairing tree-stabilization devices, resetting to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.
- B. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
- C. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.

3.10 PESTICIDE APPLICATION

- A. Apply pesticides and other chemical products and biological control agents in accordance with authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.
- B. Pre-Emergent Herbicides (Selective and Non-Selective): Apply to tree, shrub, ground-cover, and landscape cobble areas in accordance with manufacturer's written recommendations. Do not apply to seeded areas.
- C. Post-Emergent Herbicides (Selective and Non-Selective): Apply only as necessary to treat already-germinated weeds and in accordance with manufacturer's written recommendations.

3.11 CLEANUP AND PROTECTION

- A. During planting, keep adjacent paving and construction clean and work area in an orderly condition.
- B. Protect plants from damage due to landscape operations and operations of other contractors and trades. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged plantings.

- C. After installation and before Substantial Completion, remove nursery tags, nursery stakes, tie tape, labels, wire, burlap, and other debris from plant material, planting areas, and Project site.
- 3.12 DISPOSAL
- A. Remove surplus soil and waste material including excess subsoil, unsuitable soil, trash, and debris and legally dispose of them off Owner's property.

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MEP Engineer
WSP USA
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Seattle, WA 98154

principal architect
project manager Grant Hardy
drawn by Grant Hardy

checked by Checker
job no. 20052
date May 17, 2024

revisions:
△ IFC 2 5/17/2024

no. date by

CONSTRUCTION
DOCUMENTS 95%
IFC SET 2 OF 3

May 17, 2024

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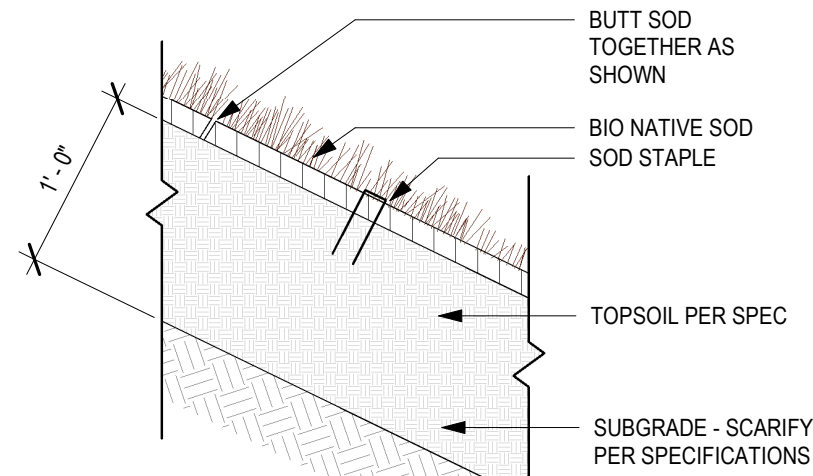
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PLANTING
SPECIFICATIONS
L601

Species	1986	%
<i>Santibez blaugrass</i> (<i>Poa secunda</i> sub. <i>santibezii</i>)	1.00	10.0
<i>Sheep fescue</i> (<i>Festuca ovina</i>)	2.00	20.0
<i>Prairie junegrass</i> (<i>Koeleria macrantha</i>)	0.50	5.0
<i>Western wheatgrass</i> (<i>Pascopyrum smithii</i>)	3.00	30.0
<i>Slender needlegrass</i> (<i>Cynus trachycapus</i> sub. <i>trachycapus</i>)	2.00	20.0
<i>Western yarrow</i> (<i>Achillea millefolium</i> var. <i>occidentalis</i>)	0.25	2.5
<i>Rice flag</i> (<i>Lirioden pennine</i>)	0.50	5.0
<i>Lance-leaved coreopsis</i> (<i>Coreopsis lanceolata</i>)	0.75	7.5
TOTAL	10.00	100.0

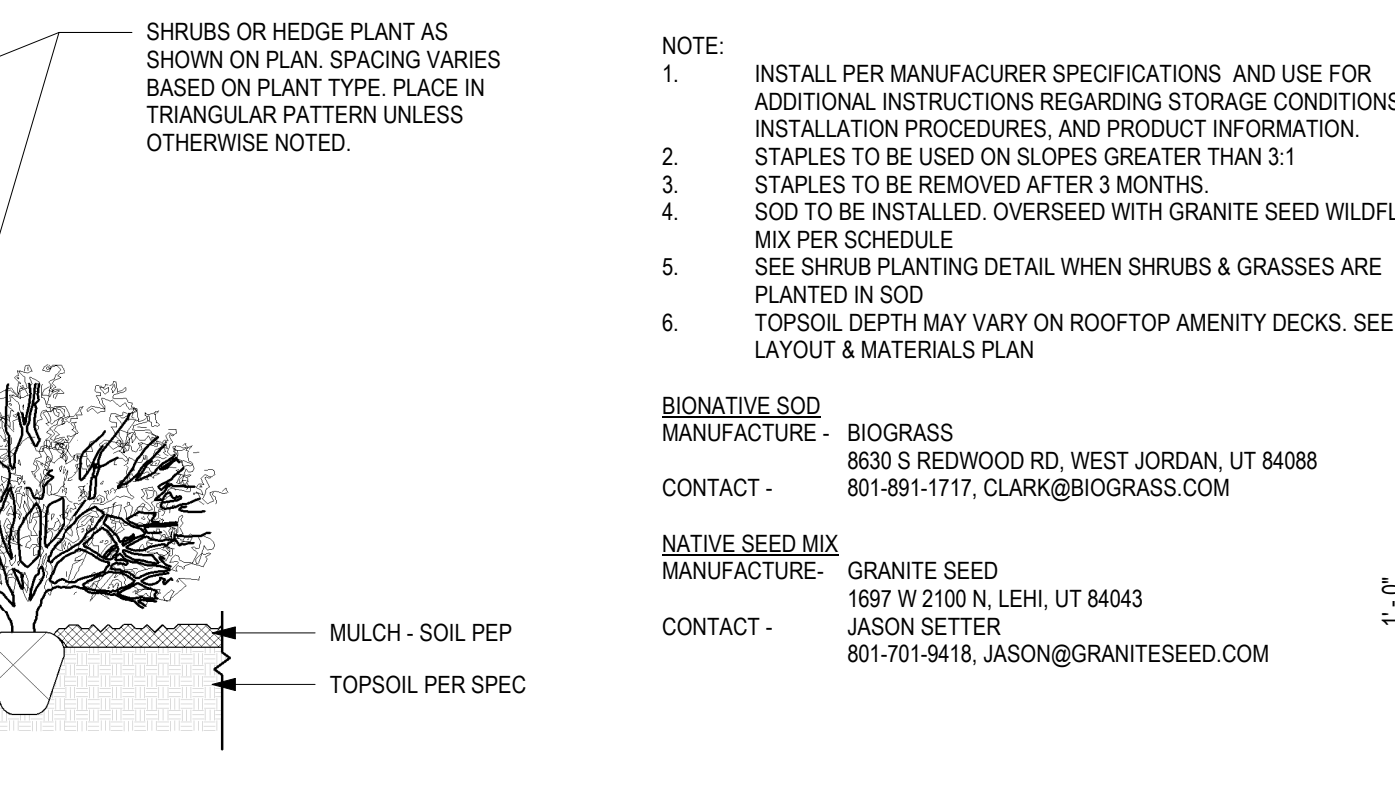


SOD INSTALLATION ON SLOPE

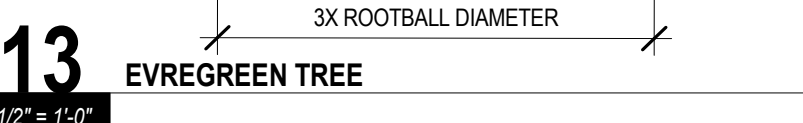
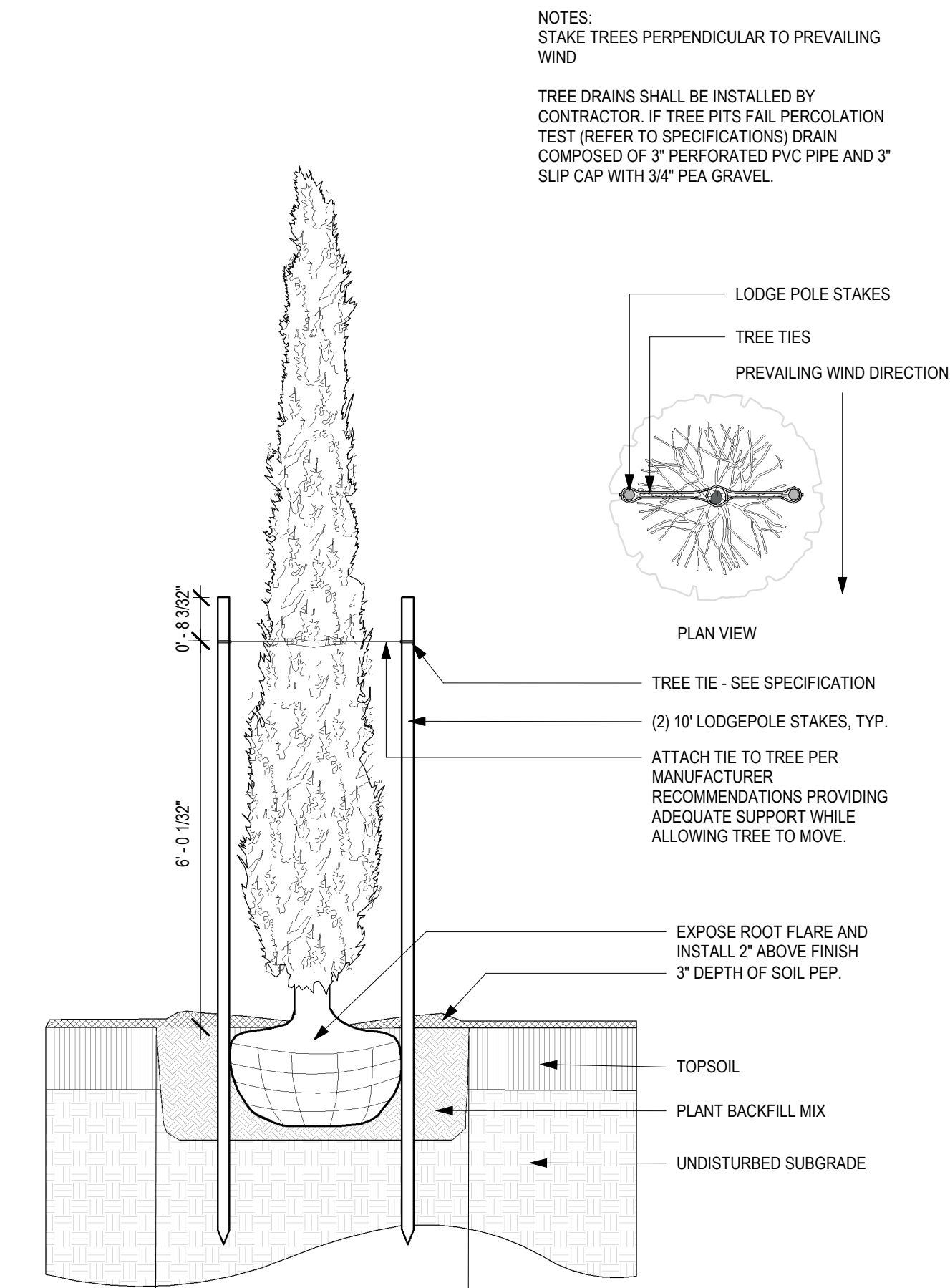
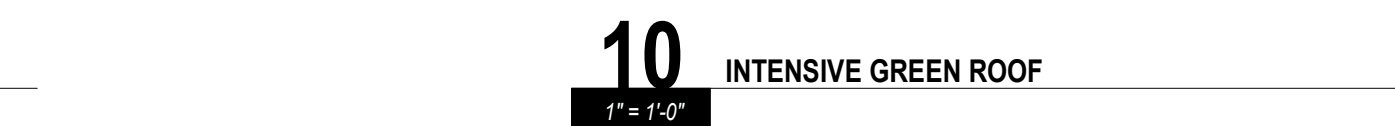
INSTALL (2) TYPICAL SOD STAPLES PER PANEL

ALTERNATE SOD PANEL INSTALLATION AS SHOWN

PLAN VIEW

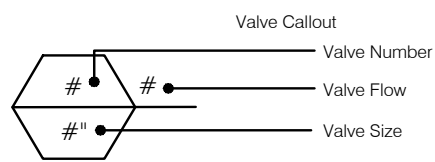


Species	Lbs.	%
Sandwich Merganser (<i>Pica pica</i> ssp. <i>sandwichi</i>)	0.06	16
Sharp-shinned (<i>F. aestiva</i>)	0.06	20
Pied-billed Grebe (<i>Podiceps macrotis</i>)	0.55	51
Western whistlingbird (<i>Pachycephalus pinnatus</i>)	3.00	50
Thick-billed shearwater (<i>Puffinus pacificus</i>)	2.00	20
Western gull (<i>Larus californicus</i>)	0.25	21
Black-bellied Plover (<i>Pluvialis dominica</i>)	0.50	51
Lance-tailed skua (<i>Circus hawaiiensis</i>)	0.75	71
TOTAL	10.00	100



L602

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	RAIN BIRD R-VAN14 RD-04-SAM-P45-NP TURF ROTARY, 8'-14" 45-270 DEGREES AND 360 DEGREES HAND ADJUSTABLE	45
	RAIN BIRD R-VAN18 RD-04-SAM-P45-NP TURF ROTARY, 13'-18" 45-270 DEGREES AND 360 DEGREES HAND ADJUSTABLE	45
	RAIN BIRD R-VAN24 RD-04-SAM-P45-NP TURF ROTARY, 17'-24" 45-270 DEGREES AND 360 DEGREES HAND ADJUSTABLE	45
	RAIN BIRD RWS-M-B-C-P W/ RWS-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 401 1/25 GPM BUBBLER AS INDICATED, WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	REMOTE CONTROL DRIP VALVE RAINBIRD 100DV NPT W/ 30PSI PRESSURE REGULATOR AND 30 MESH WYE STRAINER	
	PVC TO POLY TUBING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING	
	RAIN BIRD ARV050 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 6" DRIP VALVE BOX (SEB 7XB EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. INSTALL AT HIGH POINTS IN DRIP LINE SYSTEM	
	AREA TO RECEIVE DRIP EMITTERS BOWSMITH SB SERIES SINGLE OUTLET DRIP EMITTER, BARBED INLET AND OUTLET, GREEN-0.6GPH, SB-06 0.6gph emitters (2 assigned to each 1 Gal plant) SB-06 0.6gph emitters (2 assigned to each 5 Gal plant)	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	RAIN BIRD PESB-PRS-D 1" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION WITH PRESSURE REGULATING MODULE, AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	
	LEEMCO STAINLESS STEEL GATE VALVE LOT SIZE PER LINE SS, CLASS 125 304 STAINLESS STEEL, RAIN BIRD EFB-CP 1" 1", 1-1/4", 1-1/2", 2" BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.	
	ZURN WILKINS 375XL8 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY, SIZE 2" WITH LOOKING STEEL CASE AND 4" CONCRETE HOUSE KEEPING PAD. COORDINATE EXACT PLACEMENT WITH OWNER	
	HYDRO POINT WEATHER TRACK LC-18 STATION 2WIRE, HIGH-IMPACT PLASTIC NEMA 3R RATED, KEY-LOCK ENTRY, WALL MOUNT ENCLOSURE. INCLUDES METAL MOUNTING PLATE WITH BUILT-IN BUBBLE LEVEL.	
	HYDRO POINT WFTLWHD-1200 2" IRON, HIGH-DEFINITION FLOW SENSOR AND SUB-METER FOR 2" MAINLINES. INSTALL ON DOWNSTREAM SIDE OF BACKFLOW PREVENTER ABOVE GRADE PER DETAIL	
	POINT OF CONNECTION 3" WATER METER FOR IRRIGATION SEE CIVIL PLANS	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	



CRITICAL ANALYSIS

Generated:	2022-11-20 19:39
P.O.C. NUMBER: 01	
Water Source Information:	WATER METER FOR IRRIGATION SEE CIVIL PLANS
FLOW AVAILABLE	
Point of Connection Size:	3"
Flow Available:	148.06 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	85 PSI
Pressure Available:	85 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	31.37 GPM
Flow Available at POC:	148.06 GPM
Residual Flow Available:	116.69 GPM
Critical Station:	19
Design Pressure:	46 PSI
Friction Loss:	2.87 PSI
Fitting Loss:	0.29 PSI
Elevation Loss:	0 PSI
Loss through Valve:	5.31 PSI
Pressure Req. at Critical Station:	53.46 PSI
Loss for Fittings:	0.14 PSI
Loss for Main Line:	1.36 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	17.82 PSI
Critical Station Pressure at POC:	72.77 PSI
Pressure Available:	85 PSI
Residual Pressure Available:	12.23 PSI

VALVE SCHEDULE

	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
2	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	6.6	44.8	63.2
3	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	3.09	38.5	52.9
4	RAIN BIRD PESB-PRS-D	1"	BUBBLER	16.5	39.1	
5	RAIN BIRD PESB-PRS-D	1-1/2"	BUBBLER	14.5	38.9	
6	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	4.47	42.2	56.4
7	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	4.79	43.4	57.5
8	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	3.46	39.7	53.8
9	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	1.22	36.4	50.4
10	RAIN BIRD PESB-PRS-D	1"	BUBBLER	14	34.6	52.4
11	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	6.65	45.2	60.0
12	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	3.17	38.7	52.9
13	RAIN BIRD PESB-PRS-D	1"	BUBBLER	9	33.4	49.5
14	RAIN BIRD PESB-PRS-D	1"	BUBBLER	11.5	37.5	
15	RAIN BIRD PESB-PRS-D	1"	TURF ROTARY	10.14	47.9	65.2
16	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	0.82	35.8	50.0
17	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	4.47	42.5	59.9
18	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIP EMITTERS	6.28	45.5	60.3
19	RAIN BIRD PESB-PRS-D	2"	TURF ROTARY	31.37	53.5	72.8

Pipe Schedule

Maximum Flow Rate - SCH. 40 PVC Plastic Pipe

Pipe Size	Maximum Flow (GPM)
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

SLEEVING: CLASS 200 PVC
① ONE 6", ONE 4", ONE 2" SLEEVE
② ONE 4", ONE 2" SLEEVE
③ ONE 2" SLEEVE

GENERAL IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
2. INSTALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SO THAT TOP OF SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
3. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO BE IRRIGATED UNLESS OTHERWISE INDICATED ON DRAWINGS.
4. WHEN VERTICAL OBSTRUCTIONS (FIRE HYDRANTS, TREES, LIGHTS, ETC.) INTERFERE WITH SPRAY PATTERN OF SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, ADJUST SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE, HALF CIRCLE, OR ADJUSTABLE CIRCLE SPRINKLER HEAD ON EACH SIDE OF OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO MAKING ANY ADJUSTMENTS.
5. SPRINKLER SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION DRAWINGS AT EACH POINT-OF-CONNECTION. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
6. 120 VOLT ELECTRICAL POWER OUTLET AT THE CONTROLLER WILL BE PROVIDED BY GENERAL CONTRACTOR. MAKE FINAL HOOK-UP FROM ELECTRICAL OUTLET TO AUTOMATIC CONTROLLER. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH CURRENT N.E.C.
7. 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.
8. 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.
9. DO NOT WILLFULLY INSTALL SPRINKLER 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 OR DIFFERENCES TO THE ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
10. INSTALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE ON PVC MALE PIPE THREADS ON SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
11. 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.
12. IN ADDITION TO SLEEVES SHOWN ON THE DRAWINGS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PIPE SLEEVING AT ALL HARDSCAPE CROSSINGS AND SEPARATE CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER PAVED AREAS.
13. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED LATERAL IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS THE UNSIZED 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.
14. 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.
15. IRRIGATION SYSTEM IS DESIGNED FOR NON-POTABLE WATER USAGE. CONTRACTOR TO PROVIDE PURPLE CAPS FOR SPRAYS/ROTORS, AND BRAND "NON POTABLE" ON ALL VALVE BOXES IN 3-INCH HIGH LETTERS.

DRIP IRRIGATION NOTES

1. INSTALL EMITTERS ON UPHILL SIDE OF TREE OR SHRUB IF LOCATED ON A SLOPE.
2. VERIFICATION OF PLANT MATERIAL QUANTITIES AND NUMBER OF EMITTERS PER VALVE STATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. DRIP IRRIGATION LINES ARE SHOWN DIAGRAMMATIC FOR CLARITY. INSTALL ALL PIPING IN LANDSCAPE PLANTING AREAS.
5. INSTALL POLYETHYLENE DRIP LATERAL WITHIN PVC SLEEVE WHEN ROUTING UNDER PAVED SURFACES OR THROUGH PLANTER'S WALLS.
6. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTER SPACING AND ADDITIONAL INFORMATION.
7. PROVIDE ONE (1) FLUSH-VALVE ASSEMBLY AT EACH END OF DRIP ZONE LATERAL LATERAL OR AS SHOWN ON PLANS. LOCATE FLUSH-VALVE ASSEMBLY BOXES ADJACENT TO PLANTING BORDERS OR PAVING EDGES FOR MAINTENANCE CONVENIENCE.
8. THE MAXIMUM ALLOWABLE LENGTH DOWNSTREAM OF EACH ZONE CONTROL VALVE FOR THE 3/4" NOMINAL DIAMETER POLYETHYLENE DRIP LATERAL IS 250 FEET. FLOW MUST NOT EXCEED EIGHT (8) 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 5X THROUGH THE ADDITION OF MORE EMITTERS OR BY CHANGING THE FLOW RATE OF THE EMITTERS.

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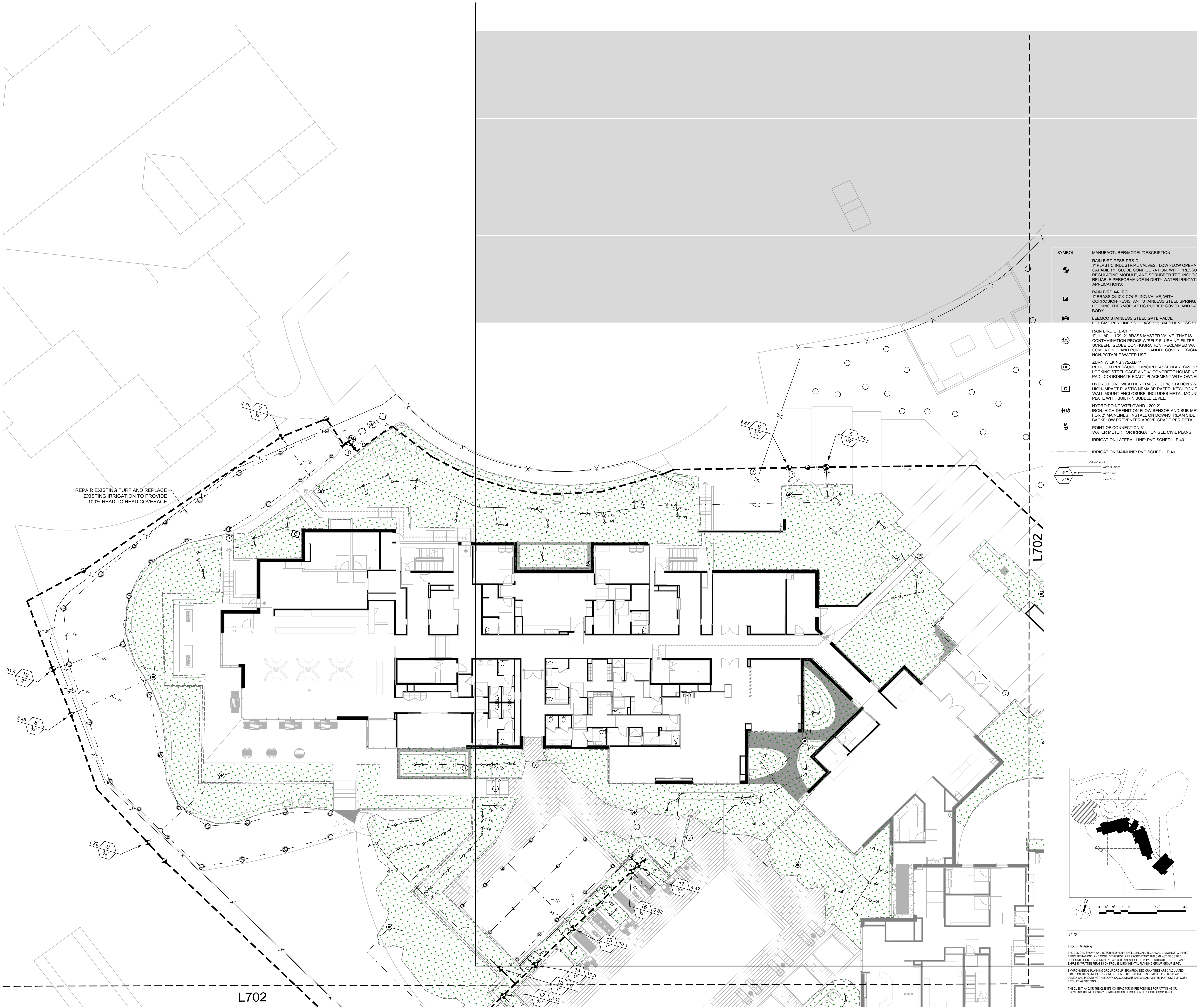
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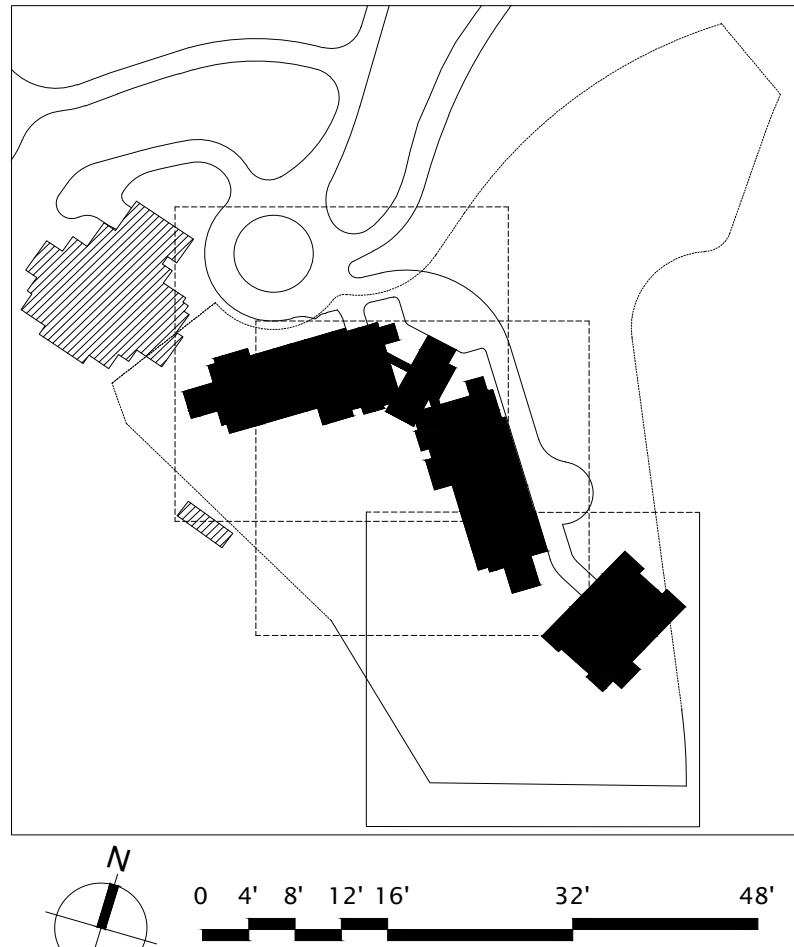
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IRRIGATION GENERAL
NOTES
L700



REPAIR EXISTING TURF AND REPLACE EXISTING IRRIGATION TO PROVIDE 100% HEAD TO HEAD COVERAGE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEBB-PRS-D 1" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE. WITH CORROSION-RESISTANT STAINLESS STEEL SPRING. LOCKING THERMOPLASTIC RUBBER COVER. AND 2-PIECE BODY.
	LEEMCO STAINLESS STEEL GATE VALVE LOT SIZE PER LINE SS. CLASS 125 304 STAINLESS STEEL.
	RAIN BIRD EPA-CP 1" 1", 1-1/4", 1-1/2", 2" BRASS MASTER VALVE. THAT IS CONTAMINATION PROOF WIS-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION. RECLAIMED WATER COMPATIBLE. AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
	ZURN WILKINS 375xLB 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY. SIZE 2" WITH LOCKING STEEL CAGE AND 4" CONCRETE HOUSE KEEPING PAD. COORDINATE EXACT PLACEMENT WITH OWNER.
	HYDRO POINT WEATHER TRACK LC+18 STATION 2WIRE HIGH-IMPACT PLASTIC NEMA 3R RATED. KEY-LOCK ENTRY. WALL MOUNT ENCLOSURE. INCLUDES METAL MOUNTING PLATE WITH BUILT-IN BUBBLE LEVEL.
	HYDRO POINT WTLFOWHD+200 2" IRON. HIGH-DEFINITION FLOW SENSOR AND SUB-METER FOR 2" MAINLINES. INSTALL ON DOWNSTREAM SIDE OF BACKFLOW PREVENTER ABOVE GRADE PER DETAIL.
	POINT OF CONNECTION 1" WATER METER FOR IRRIGATION SEE CIVIL PLANS
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	Valve Control
	Valve Location
	Valve Flow
	Valve Size



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ENVIRONMENTAL PLANNING GROUP, GROUP, INC. PROVIDED QUANTITIES ARE CALCULATED BASED ON THE 2018 IRRIGATION DESIGN MANUAL. CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE DESIGN AND PROVIDING THEIR OWN CALCULATIONS AND AREAS FOR THE PURPOSES OF COST ESTIMATING. DESIGN.
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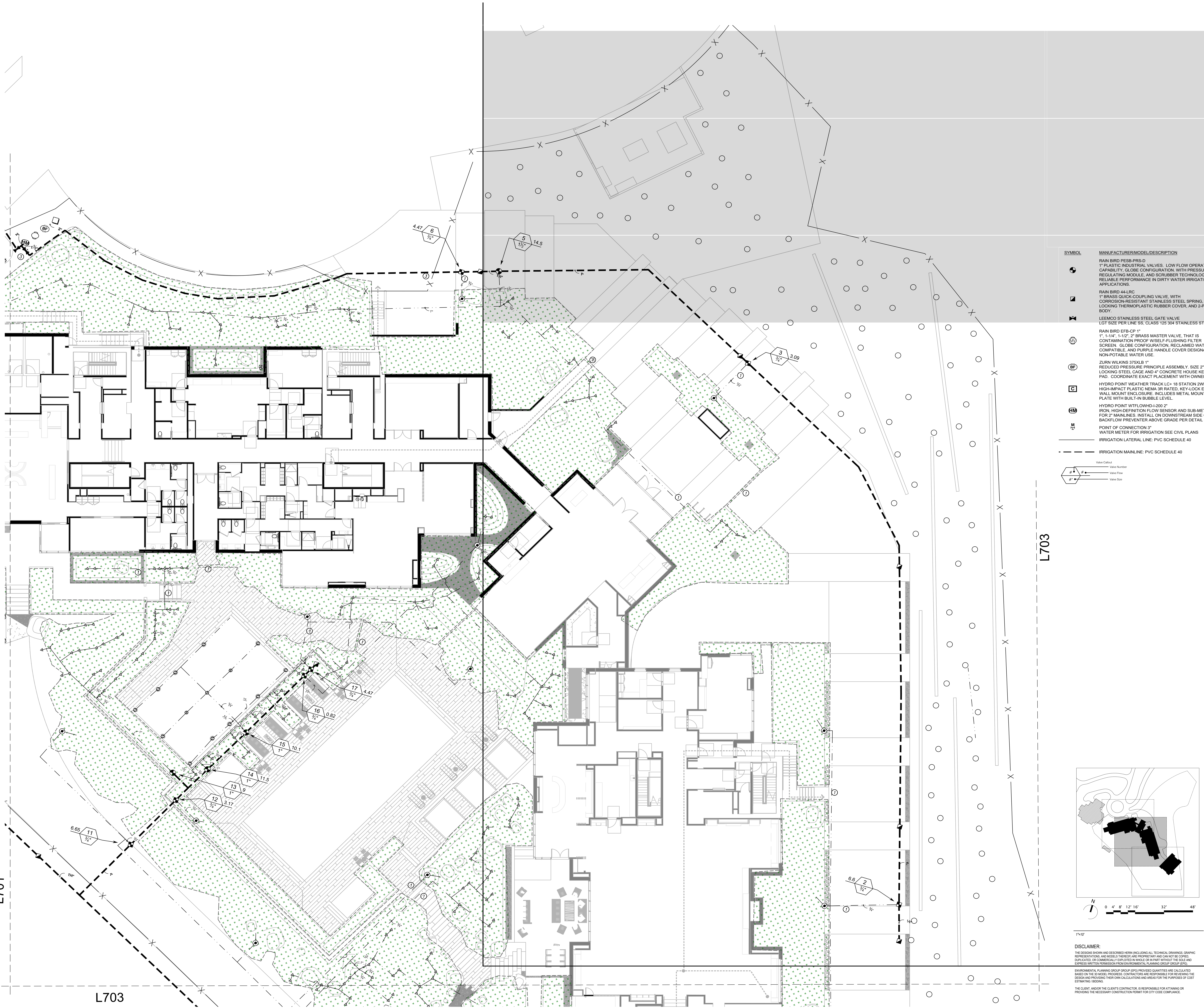
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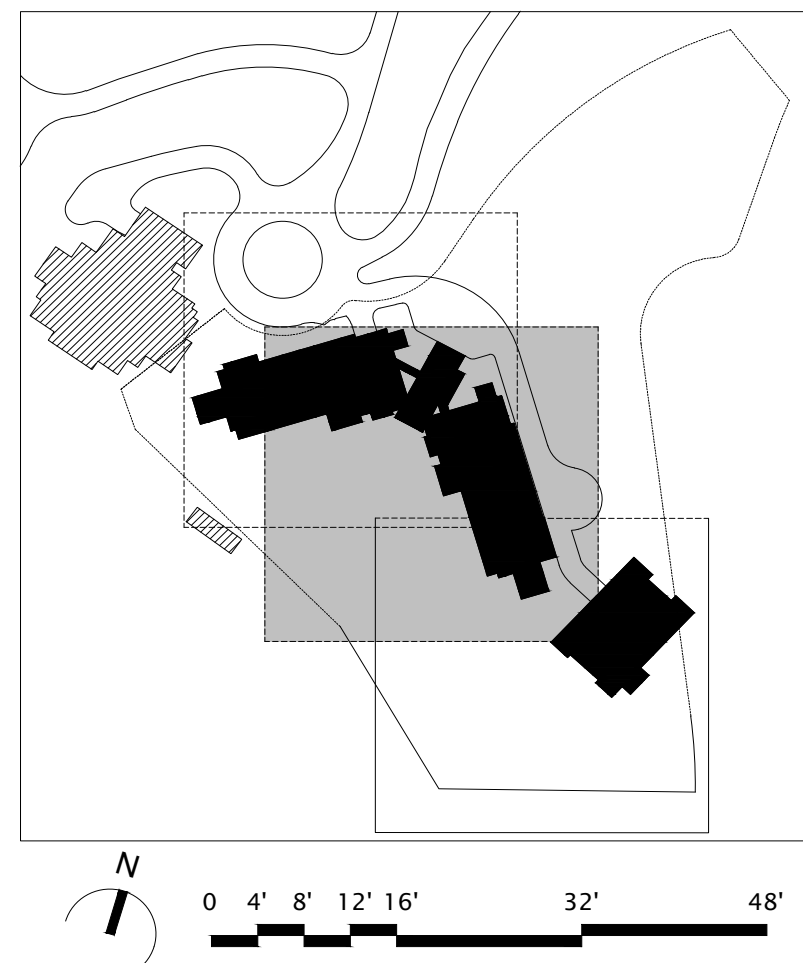
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IRRIGATION PLAN

L701



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEBB-PRS-D 1" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE. WITH CORROSION-RESISTANT STAINLESS STEEL SPRING. LOCKING THERMOPLASTIC RUBBER COVER. AND 3-PIECE BODY.
	RAIN BIRD EFB-CP 1" 1-1/4", 1-1/2", 2" BRASS MASTER VALVE. THAT IS CONTAMINATION PROOF WISF-F-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION. RECLAIMED WATER COMPATIBLE. AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.
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	HYDRO POINT WTLFOWHD+200 2" IRON. HIGH-DEFINITION FLOW SENSOR AND SUB-METER FOR 2" MAINLINES. INSTALL ON DOWNSTREAM SIDE OF BACKFLOW PREVENTER ABOVE GRADE PER DETAIL.
	POINT OF CONNECTION 3" WATER METER FOR IRRIGATION SEE CIVIL PLANS
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	Valve Callout Valve Number Valve Flow Valve Size



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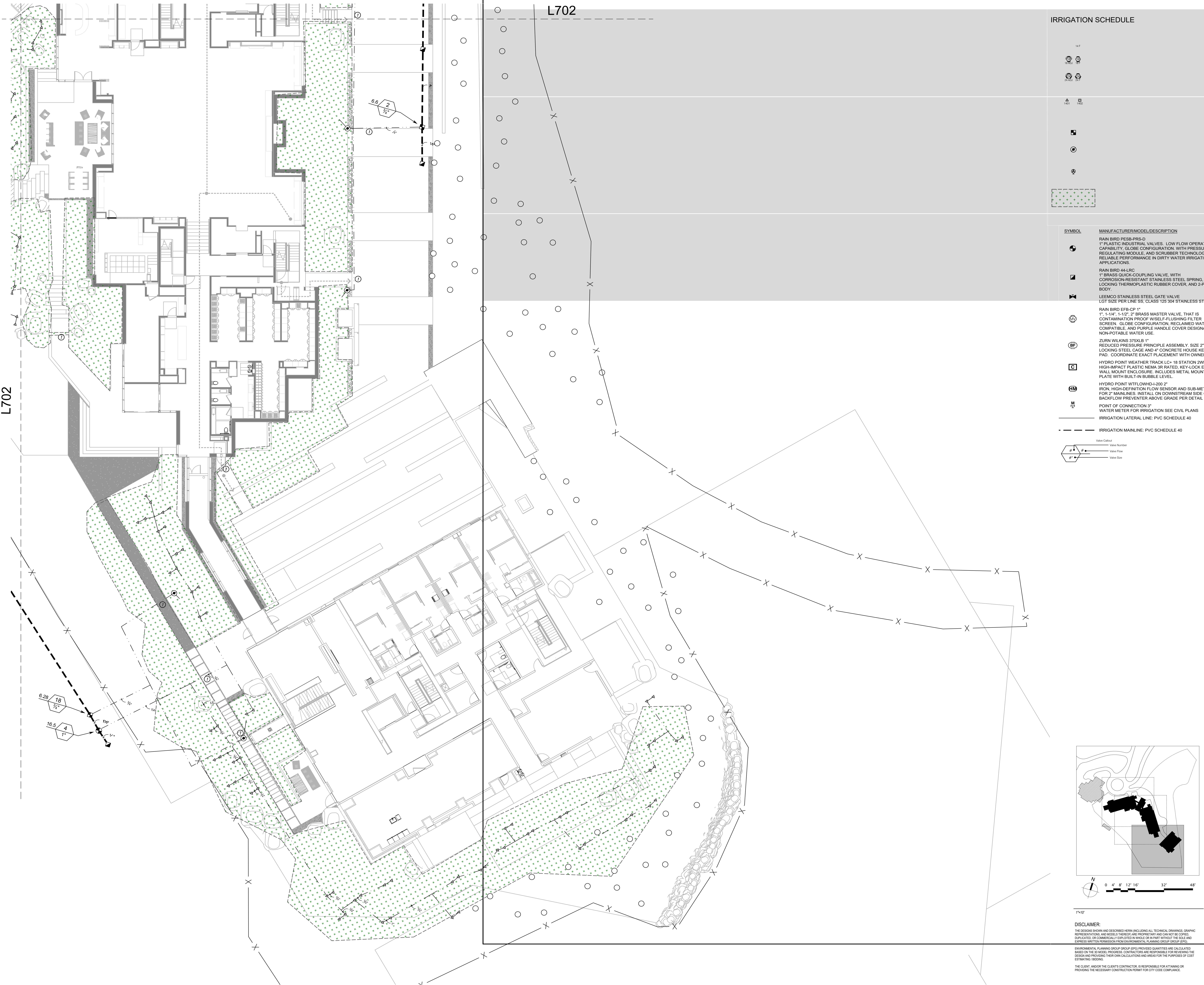
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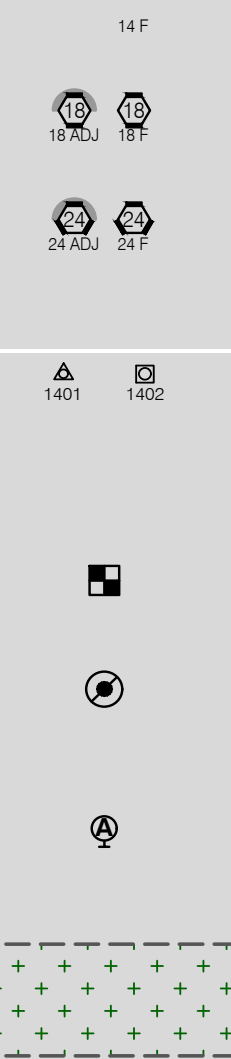
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IRRIGATION PLAN

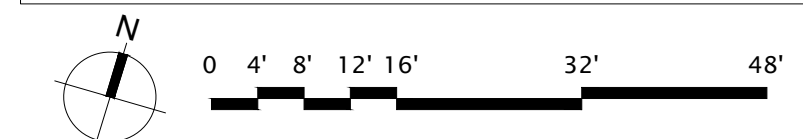
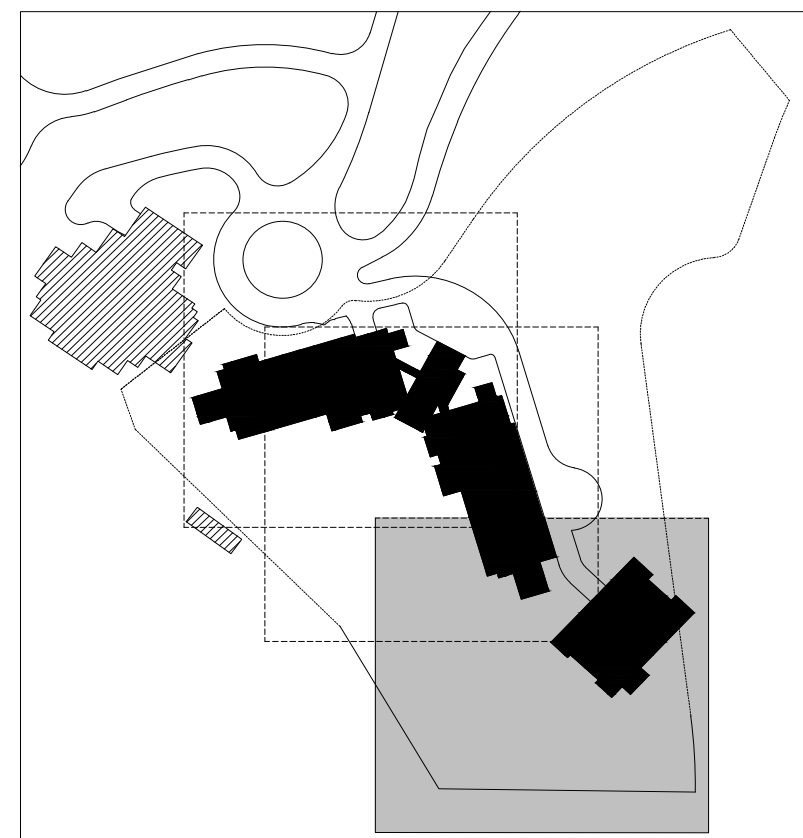
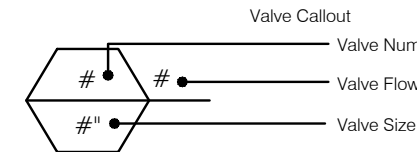
L702



IRRIGATION SCHEDULE



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEBB-PRB-D 1" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
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	LEEMCO STAINLESS STEEL GATE VALVE LOT SIZE PER LINE SS. CLASS 125 304 STAINLESS STEEL.
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	ZURN WILKINS 375XLB 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY. SIZE 2" WITH LOCKING STEEL CAGE AND 4" CONCRETE HOUSE KEEPING PAD. COORDINATE EXACT PLACEMENT WITH OWNER.
	HYDRO POINT WEATHER TRACK LC+ 18 STATION 2WIRE HIGH-IMPACT PLASTIC NEMA 3R RATED. KEY-LOCK ENTRY. WALL MOUNT ENCLOSURE. INCLUDES METAL MOUNTING PLATE WITH BUILT-IN BUBBLE LEVEL.
	HYDRO POINT WITFLOWHD+200 2" IRON. HIGH-DEFINITION FLOW SENSOR AND SUB-METER FOR 2" MAINLINES. INSTALL ON DOWNSTREAM SIDE OF BACKFLOW PREVENTER ABOVE GRADE PER DETAIL.
	POINT OF CONNECTION 3" WATER METER FOR IRRIGATION SEE CIVIL PLANS
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40



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IRRIGATION PLAN

L703

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD RWS-M.B.-C-P W/ RWS-SOCK 1401 MIN ROOT WATERING SYSTEM WITH 4\"/>
	RAIN BIRD 1401 0.25 GPM GPM BUBBLER AS INDICATED WITH CHECK VALVE, PURPLE GRATE, AND SAND SOCK FOR SANDY SOIL.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL DRIP VALVE RAINBIRD 100DV NPT W/ 30PSI PRESSURE REGULATOR AND 30 MESH WYE STRAINER
	PVC TO POLY TUBING PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFVCV-06-18 XFVCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3/8 PSI CHECK VALVE, 0.6 GPM EMITTERS AT 18\"/>
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB-PRS-D 1\"/>
	LEEMCO STAINLESS STEEL GATE VALVE LOT SIZE PER LINE SS, CLASS 125 3/4\"/>

CRITICAL ANALYSIS

Generated:	2022-11-21 14:38
P.O.C. NUMBER: 02	BUILDING A - FLOOR 5 - SEE PLUMBING PLANS FOR POINT OF CONNECTION AND BACKFLOW PREVENTER
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	3/4"
Flow Available:	13.31 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	3.45 GPM
Flow Available at POC:	13.31 GPM
Residual Flow Available:	9.86 GPM
Critical Station:	14
Design Pressure:	30 PSI
Friction Loss:	0.04 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1 PSI
Pressure Reg. at Critical Station:	31.0 PSI
Loss for Fittings:	0.0 PSI
Loss for Main Line:	0.0 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14 PSI
Critical Station Pressure at POC:	45.0 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	15.0 PSI

CRITICAL ANALYSIS

Generated:	2022-11-21 14:40
P.O.C. NUMBER: 03	LOBBY BUILDING - SEE PLUMBING PLANS FOR POC AND BACKFLOW PREVENTER
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	3/4"
Flow Available:	13.31 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	8.1 GPM
Flow Available at POC:	13.31 GPM
Residual Flow Available:	5.21 GPM
Critical Station:	15
Design Pressure:	20 PSI
Friction Loss:	0.25 PSI
Fittings Loss:	0.02 PSI
Elevation Loss:	0 PSI
Loss through Valve:	13.4 PSI
Pressure Reg. at Critical Station:	13.7 PSI
Loss for Fittings:	0.06 PSI
Loss for Main Line:	0.02 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14 PSI
Critical Station Pressure at POC:	46.4 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	11.6 PSI

CRITICAL ANALYSIS

Generated:	2022-11-21 14:43
P.O.C. NUMBER: 04	BUILDING B - FLOOR 3 - SEE PLUMBING PLANS
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	3/4"
Flow Available:	13.31 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	0 PSI
Pressure Available:	0 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	1.45 GPM
Flow Available at POC:	13.31 GPM
Residual Flow Available:	11.86 GPM
Critical Station:	4
Design Pressure:	20 PSI
Friction Loss:	0.02 PSI
Fittings Loss:	0 PSI
Elevation Loss:	0 PSI
Loss through Valve:	6.65 PSI
Pressure Reg. at Critical Station:	26.6 PSI
Loss for Fittings:	0.0 PSI
Loss for Main Line:	0.03 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14 PSI
Critical Station Pressure at POC:	40.6 PSI
Pressure Available:	0 PSI
Residual Pressure Available:	-40.6 PSI

CRITICAL ANALYSIS

Generated:	2022-11-21 14:43
P.O.C. NUMBER: 05	BUILDING B - FLOOR 8 - SEE PLUMBING PLANS
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	3/4"
Flow Available:	13.31 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	90 PSI
Pressure Available:	90 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	5.26 GPM
Flow Available at POC:	13.31 GPM
Residual Flow Available:	8.05 GPM
Critical Station:	6
Design Pressure:	20 PSI
Friction Loss:	1.33 PSI
Fittings Loss:	0.14 PSI
Elevation Loss:	0 PSI
Loss through Valve:	13.4 PSI
Pressure Reg. at Critical Station:	34.9 PSI
Loss for Fittings:	0.04 PSI
Loss for Main Line:	0.36 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14 PSI
Critical Station Pressure at POC:	49.3 PSI
Pressure Available:	90 PSI
Residual Pressure Available:	40.7 PSI

CRITICAL ANALYSIS

Generated:	2022-11-21 14:46
P.O.C. NUMBER: 06	BUILDING A - FLOOR 6 - SEE PLUMBING PLANS
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	3/4"
Flow Available:	13.31 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	90 PSI
Pressure Available:	90 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	10.08 GPM
Flow Available at POC:	13.31 GPM
Residual Flow Available:	3.23 GPM
Critical Station:	8
Design Pressure:	20 PSI
Friction Loss:	1.53 PSI
Fittings Loss:	0.16 PSI
Elevation Loss:	0 PSI
Loss through Valve:	13.4 PSI
Pressure Reg. at Critical Station:	35.1 PSI
Loss for Fittings:	0.03 PSI
Loss for Main Line:	0.34 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14 PSI
Critical Station Pressure at POC:	49.5 PSI
Pressure Available:	90 PSI
Residual Pressure Available:	40.5 PSI

CRITICAL ANALYSIS

Generated:	2022-11-21 14:47
P.O.C. NUMBER: 07	BUILDING B - FLOOR 8 - SEE PLUMBING PLANS
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	3/4"
Flow Available:	13.31 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	90 PSI
Pressure Available:	90 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	4.07 GPM
Flow Available at POC:	13.31 GPM
Residual Flow Available:	9.24 GPM
Critical Station:	10
Design Pressure:	20 PSI
Friction Loss:	0.44 PSI
Fittings Loss:	0.04 PSI
Elevation Loss:	0 PSI
Loss through Valve:	10.9 PSI
Pressure Reg. at Critical Station:	31.4 PSI
Loss for Fittings:	0.02 PSI
Loss for Main Line:	0.22 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14 PSI
Critical Station Pressure at POC:	45.7 PSI
Pressure Available:	90 PSI
Residual Pressure Available:	44.3 PSI

CRITICAL ANALYSIS

Generated:	2022-11-21 14:49
P.O.C. NUMBER: 08	BUILDING A - FLOOR 8 - SEE PLUMBING PLANS
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	3/4"
Flow Available:	13.31 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	90 PSI
Pressure Available:	90 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	7.75 GPM
Flow Available at POC:	13.31 GPM
Residual Flow Available:	5.56 GPM
Critical Station:	11
Design Pressure:	20 PSI
Friction Loss:	0.48 PSI
Fittings Loss:	0.04 PSI
Elevation Loss:	0 PSI
Loss through Valve:	13.4 PSI
Pressure Reg. at Critical Station:	13.9 PSI
Loss for Fittings:	0.09 PSI
Loss for Main Line:	0.06 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14.6 PSI
Critical Station Pressure at POC:	46.5 PSI
Pressure Available:	90 PSI
Residual Pressure Available:	40.5 PSI

CRITICAL ANALYSIS

Generated:	2022-11-21 14:51
P.O.C. NUMBER: 09	BUILDING B - FLOOR 9 - SEE PLUMBING PLANS
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	3/4"
Flow Available:	13.31 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	90 PSI
Pressure Available:	90 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	7.98 GPM
Flow Available at POC:	13.31 GPM
Residual Flow Available:	5.33 GPM
Critical Station:	18
Design Pressure:	20 PSI
Friction Loss:	3.05 PSI
Fittings Loss:	0.31 PSI
Elevation Loss:	0 PSI
Loss through Valve:	13.4 PSI
Pressure Reg. at Critical Station:	36.8 PSI
Loss for Fittings:	0.12 PSI
Loss for Main Line:	1.2 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14.6 PSI
Critical Station Pressure at POC:	52.7 PSI
Pressure Available:	90 PSI
Residual Pressure Available:	37.3 PSI

CRITICAL ANALYSIS

Generated:	2022-11-21 14:52
P.O.C. NUMBER: 10	BUILDING C - FLOOR 9 - SEE PLUMBING PLANS
Water Source Information:	
FLOW AVAILABLE	
Point of Connection Size:	3/4"
Flow Available:	13.31 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	90 PSI
Pressure Available:	90 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	5.63 GPM
Flow Available at POC:	13.31 GPM
Residual Flow Available:	7.68 GPM
Critical Station:	13
Design Pressure:	20 PSI
Friction Loss:	0.14 PSI
Fittings Loss:	0.01 PSI
Elevation Loss:	0 PSI
Loss through Valve:	13.4 PSI
Pressure Reg. at Critical Station:	33.6 PSI
Loss for Fittings:	0.03 PSI
Loss for Main Line:	0.33 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	14.1 PSI
Critical Station Pressure at POC:	48.0 PSI
Pressure Available:	90 PSI
Residual Pressure Available:	42.0 PSI

GENERAL IRRIGATION NOTES

1. THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
2. INSTALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SO THAT TOP OF SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
3. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO BE IRRIGATED UNLESS OTHERWISE INDICATED ON DRAWINGS.
4. WHEN VERTICAL OBSTRUCTIONS (FIRE HYDRANTS, TREES, LIGHTS, ETC.) INTERFERE WITH SPRAY PATTERN OF SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, ADJUST SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE, HALF CIRCLE, OR ADJUSTABLE CIRCLE SPRINKLER HEAD ON EACH SIDE OF OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO MAKING ANY ADJUSTMENTS.
5. SPRINKLER SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE AND MAXIMUM FLOW DEMAND SHOWN ON IRRIGATION DRAWINGS AT EACH POINT-OF-CONNECTION. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
6. 120 VOLT ELECTRICAL POWER OUTLET AT THE CONTROLLER WILL BE PROVIDED BY GENERAL CONTRACTOR. MAKE FINAL HOOK-UP FROM ELECTRICAL OUTLET TO AUTOMATIC CONTROLLER. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH CURRENT N.E.C.
7. 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.
8. 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.
9. DO NOT WILLFULLY INSTALL SPRINKLER 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 OR DIFFERENCES TO THE ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
10. INSTALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE ON PVC MALE PIPE THREADS ON SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
11. 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.
12. IN ADDITION TO SLEEVES SHOWN ON THE DRAWINGS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PIPE SLEEVING AT ALL HARDSCAPE CROSSINGS AND SEPARATE CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER PAVED AREAS.
13. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED LATERAL IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS THE UNSIZED 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.
14. THE IRRIGATION CONTRACTOR SHALL TURN OVER TO THE OWNER; TWO EACH OF ALL OPERATING KEYS AND SERVING 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.
15. IRRIGATION SYSTEM IS DESIGNED FOR NON-POTABLE WATER USAGE. CONTRACTOR TO PROVIDE PURPLE CAPS FOR SPRAYS/ROTORS, AND BRAND "NON POTABLE" ON ALL VALVE BOXES IN 3-INCH HIGH LETTERS.

DRIP IRRIGATION NOTES

1. INSTALL EMITTERS ON UPHILL SIDE OF TREE OR SHRUB IF LOCATED ON A SLOPE.
2. VERIFICATION OF PLANT MATERIAL QUANTITIES AND NUMBER OF EMITTERS PER VALVE STATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. DRIP IRRIGATION LINES ARE SHOWN DIAGRAMMATIC FOR CLARITY. INSTALL ALL PIPING IN LANDSCAPE PLANTING AREAS.
5. INSTALL POLYETHYLENE DRIP LATERAL WITHIN PVC SLEEVE WHEN ROUTING UNDER PAVED SURFACES OR THROUGH PLANTER'S WALLS.
6. REFER TO PLANTING LEGEND FOR PLANT MATERIAL NAMES, ABBREVIATIONS, SPECIFIC SIZES, ON-CENTER SPACING AND ADDITIONAL INFORMATION.
7. PROVIDE ONE (1) FLUSH-VALVE ASSEMBLY AT EACH END OF DRIP ZONE LATERAL LATERAL OR AS SHOWN ON PLANS. LOCATE FLUSH-VALVE ASSEMBLY BOXES ADJACENT TO PLANTING BORDERS OR PAVING EDGES FOR MAINTENANCE CONVENIENCE.
8. THE MAXIMUM ALLOWABLE LENGTH DOWNSTREAM OF EACH ZONE CONTROL VALVE FOR THE 3/4" NOMINAL DIAMETER POLYETHYLENE DRIP LATERAL IS 250 FEET. FLOW MUST NOT EXCEED EIGHT (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 3% THROUGH THE ADDITION OF MORE EMITTERS OR BY CHANGING THE FLOW RATE OF THE EMITTERS.

VALVE SCHEDULE

	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
2	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	7.78	45.1	59.4
3	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	15.96	43.7	59.2
4	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	3.61	39.8	54.5
5	RAIN BIRD PESB-PRS-D	1"	BUBBLER	1	31.4	
6	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	11.83	45.3	59.9
7	RAIN BIRD PESB-PRS-D	1"	BUBBLER	0.5	31.1	
8	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	22.06	49.1	
9	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	9.1	44.9	59.7
10	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	9.13	45.5	59.8
11	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	26.75	43.8	65.0
12	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	7.55	44.2	58.9
13	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	12.67	43.7	58.8
14	RAIN BIRD PESB-PRS-D	1"	BUBBLER	0.5	31.0	
15	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	18.22	43.7	57.2
16	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	5.15	44.8	58.7
17	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	6.28	46.5	60.9
18	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	17.96	44.7	62.1
19	REMOTE CONTROL DRIP VALVE	3/4"	AREA FOR DRIPLINE	11.52	47.5	62.9

SLEEVING: CLASS 200 PVC
ONE 1", ONE 1", ONE 2" SLEEVE
ONE 4", ONE 2" SLEEVE
ONE 2" SLEEVE

Pipe Schedule

Maximum Flow Rate - SCH. 40 PVC Plastic Pipe

Pipe Size	Maximum Flow (GPM)
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

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THE CLIENT AND/OR THE CLIENT'S CONTRACTOR IS RESPONSIBLE FOR OBTAINING OR PROVIDING THE NECESSARY CONSTRUCTION PERMIT FOR CITY CODE COMPLIANCE.

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20552

May 17, 2024

Δ IFC 2.9172024

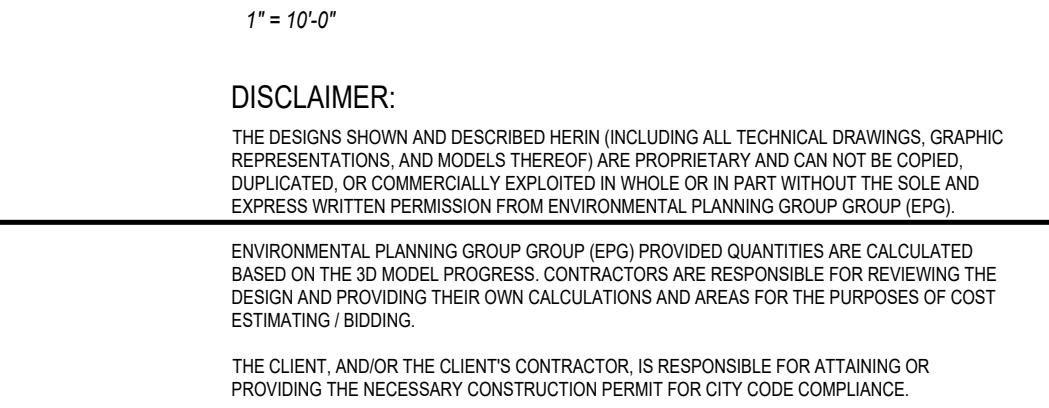
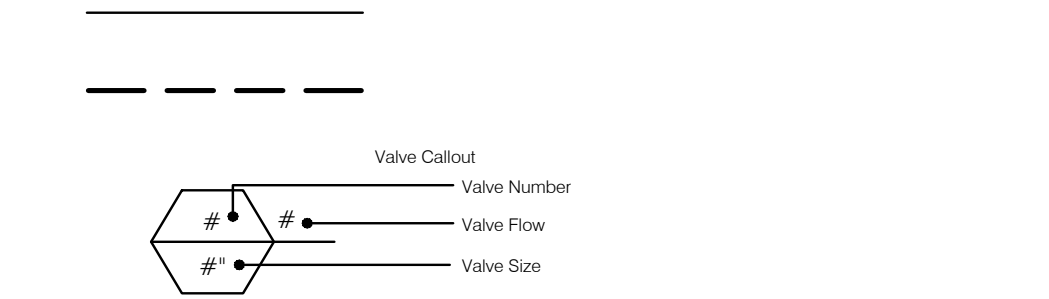
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IFC SET 2 OF 3

May 17, 2024

ROOF IRRIGATION
GENERAL NOTES

L704



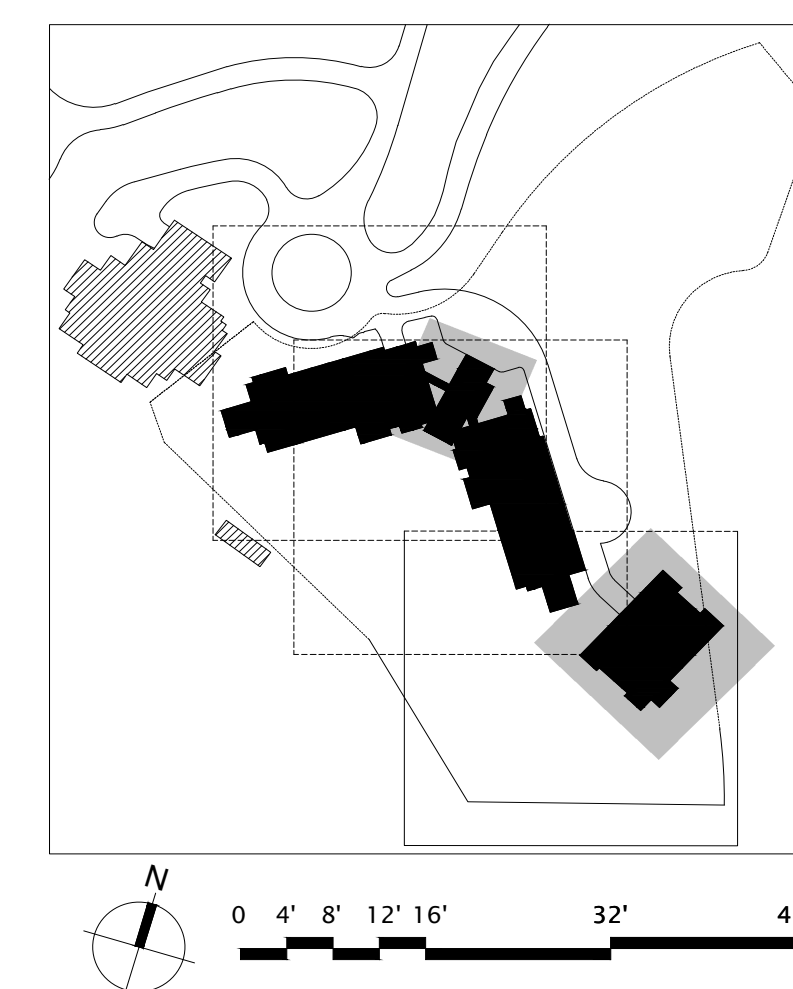
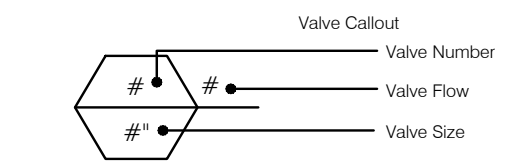
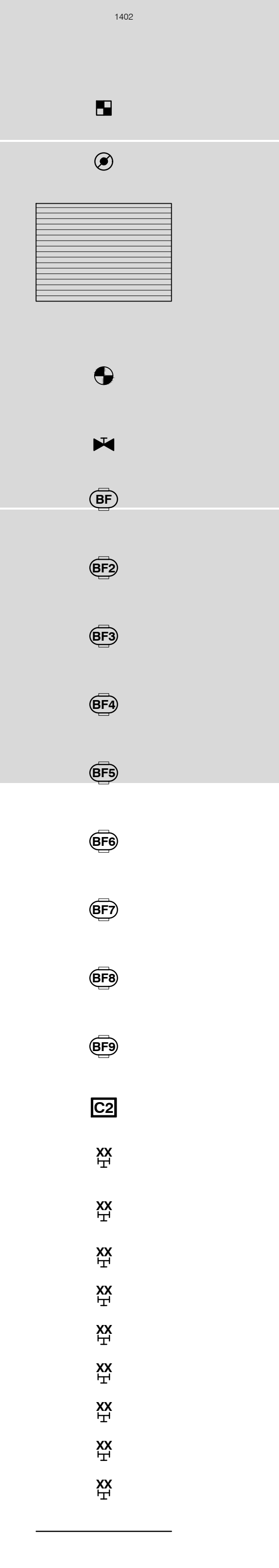
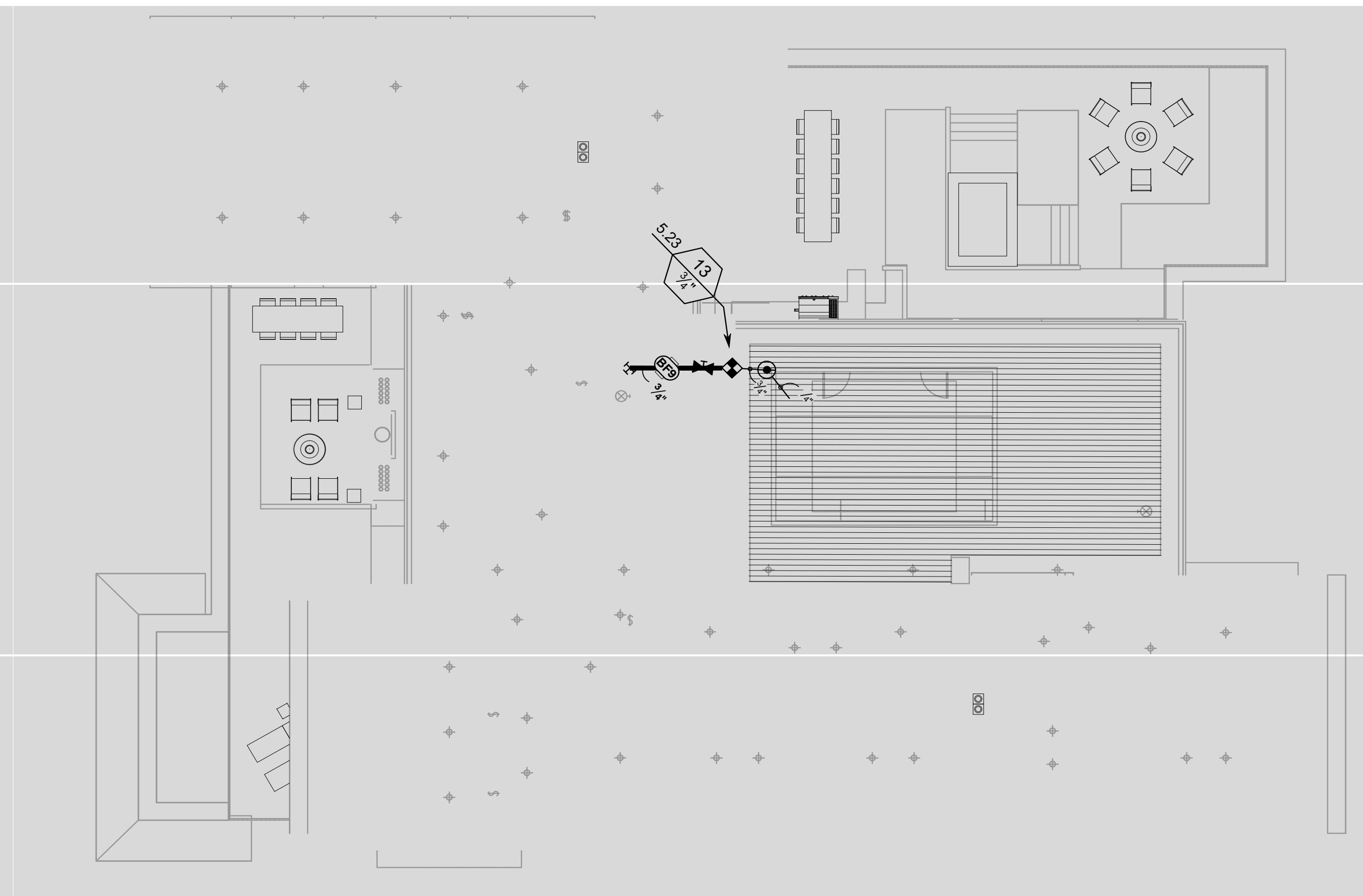
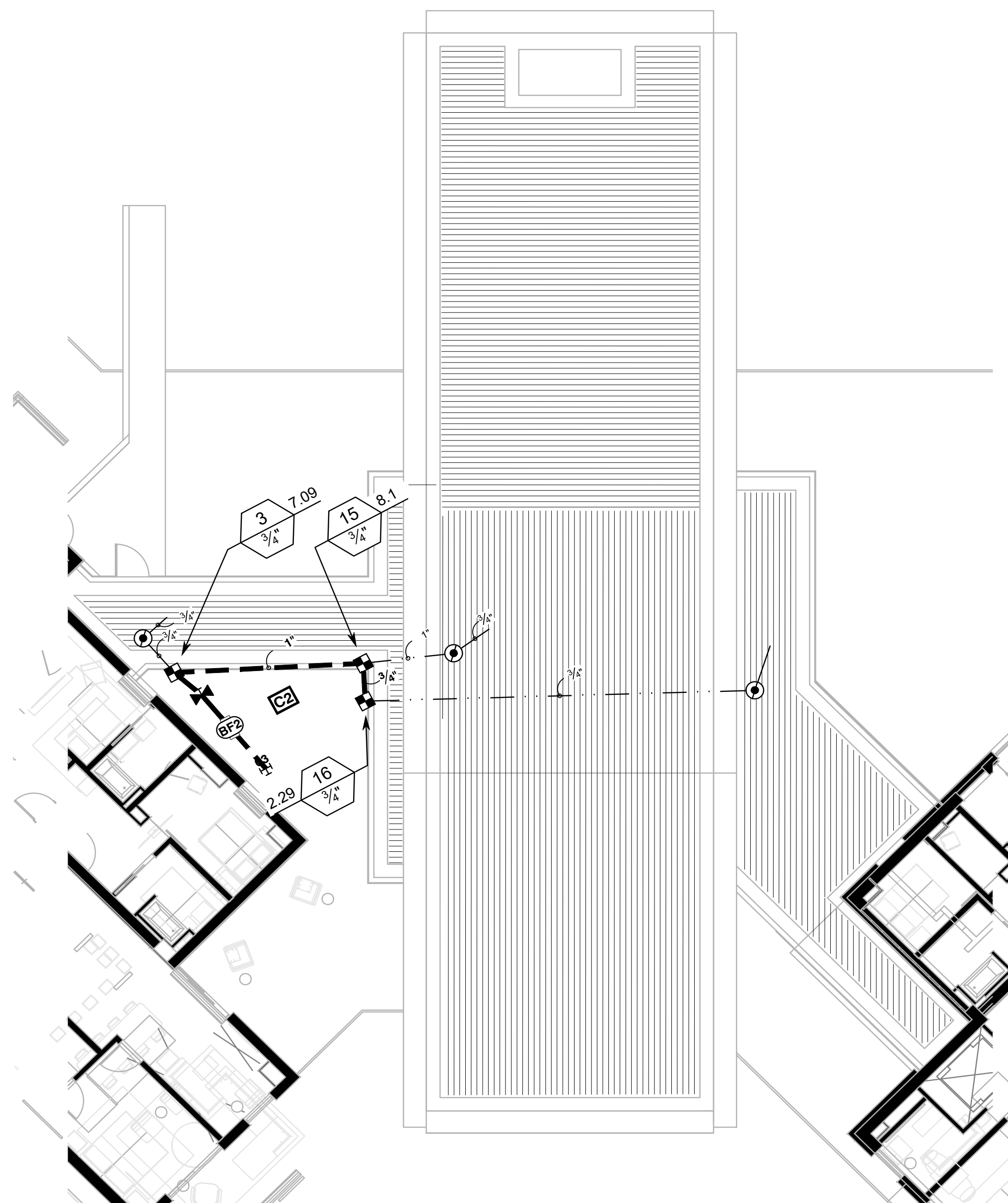
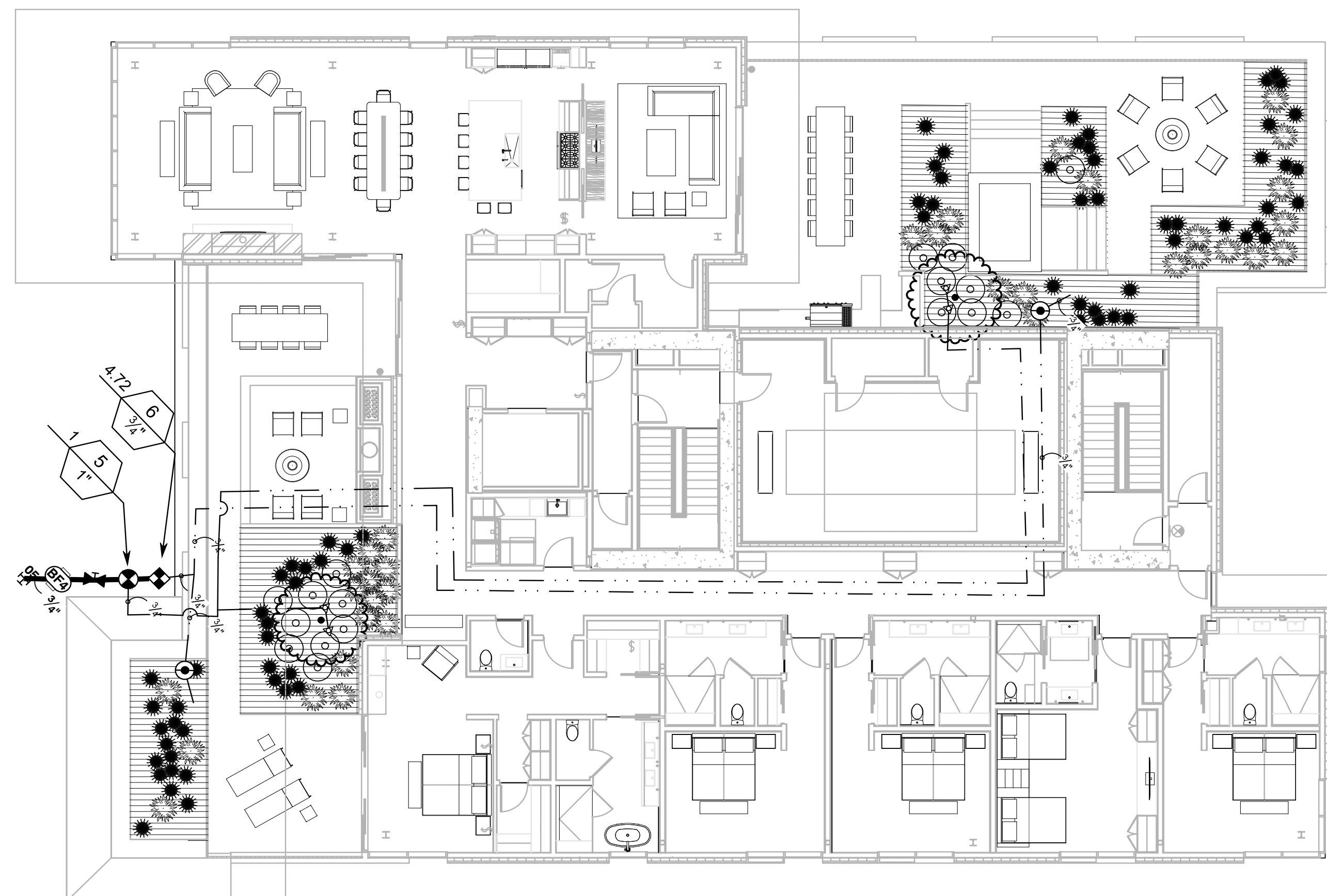
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BUILDING A
ROOF IRRIGATION PLAN
L705



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May 17, 2024

LOBBY & BUILDING C
ROOF IRRIGATION PLAN
L707

[illegible]

2.7 VALVE BOXES

- A. Use plastic rectangular box for all electrical control valves as required. Detail as shown. Provide stainless steel bolts.
- B. Provide extensions as required to ensure box rests on continuous soil base.
- C. All openings including the bottom to be sealed with geotextile fabric.
- D. Valve boxes shall be as follows:

Quick Coupling Valve	Canson Model 910 with T Style Cover
Junction Box, Pull Box	Canson Model 1419 with T Style Cover
Remote Control Valve	Canson Model 1220 with T Style Cover
Valve	Canson Model 1324 with T Style Cover

2.8 SLEEVES

- Sleeves shall be provided where shown on the drawings, where required and/ or specified herein. Not all required sleeves are shown on the drawings.
- A. Mainlines, lateral line piping, emitter headers and lateral piping and control wire shall be installed in a sleeve under paving walls and concrete surfaces.
- B. Sleeving shall be Schedule 40 or SDR 35 PVC solvent weld pipe.
- C. Joints shall be solvent welded. Welds to be primed and glued as per pipe size.
- D. Sleeves shall be capped and kept clean of dirt and debris.
- E. Excavation and backfill shall be as specified in Section 3.3.
- F. All sleeves shall extend a minimum of 2 feet into the planting area.
- G. Location of sleeves shall be shown on the record drawings.
- H. Each sleeve shall be taped along its entire length with metallic tape manufactured for that purpose.
- I. Sleeves shall have a minimum horizontal clearance of 12" from each other and other piping. Sleeves shall not be installed parallel and directly over another line. Sleeves shall have a minimum of 6 inches vertical clearance where they cross other lines.
- J. Sleeves shall be a minimum size of 2" or 2" pipe sizes larger than the pipe being sleeved. Each pipe shall have its own sleeve unless approved by the Owner's Representative.

2.9 COPPER PIPE AND FITTINGS

- H. Where indicated on the drawings, use Type K rigid conforming to ASTM Standard B88.
- I. Fittings shall be wrought copper or bronze. Use a 95% tin and 5% antimony solder.

2.10 BACKFLOW PREVENTER AND ENCLOSURE

- A. The backflow preventer shall be Wilkins 975XL, as shown on the plans and installed per city of West Jordan standard details PK-155 and CW-240.
- B. Enclosure must be a minimum of 12" above grade per West Jordan City Public Works Guidelines.

2.11 QUICK COUPLING VALVES

- C. As shown on drawings.

SECTION 02819 - UNDERGROUND SPRINKLER IRRIGATION SYSTEM

PART 3 EXECUTION

3.1 INSTALLATION

A. General

1. Contractor Responsibility. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in equipment usage, area dimensions or static water pressure exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attention of the Owner's Representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any revision necessary.
2. Material and equipment shall be delivered to the job site in unbroken reels, cartons or other packaging to demonstrate that such material is new and of a quality and grade in keeping with the intent of these specifications.
- B. Site Conditions
1. Scaled dimensions are approximate. The Contractor shall check and verify size dimensions and receive Owner's Representative approval prior to proceeding with work under this Section.
2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damage to utilities which are caused by his operation or neglect. Contractor to employ the services of a professional utility locator service to locate existing on site utilities in the construction area prior to beginning work and as needed to maintain clear indications of utility locations.
3. Coordinate installation of irrigation materials, including pipe, so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and ground covers. Contractor shall coordinate with other Contractors to insure timely placing of necessary sleeves, wires and pipes under walks, curbs and paving.

4. Design Pressure: This irrigation system has been designed to operate with a minimum static inlet water pressure as shown on the notes and drawings. The Contractor shall take a pressure reading prior to beginning construction. If the pressure reading is less than indicated, the Contractor shall notify the Owner's Representative.

3.2 PREPARATION

A. Physical Layout

1. Prior to installation, the Contractor shall stake out pressure supply lines, location of remote control valves, specialty valves, sprinkler heads and controllers.
2. Layout shall be approved by Owner's Representative prior to installation. Prior approval shall be obtained for valves, controllers, main line routing and sprinkler locations.
3. Strict adherence shall be made to provide clearances between potable and irrigation lines as required by Municipality standards.
- B. Water Supply

1. Irrigation system shall be connected to water supply points of connection as indicated on the drawings.
2. Connections shall be made at approximate locations as shown on drawings. Contractor is responsible for minor changes caused by actual site conditions.

3.3 EXCAVATION AND BACKFILL

- A. Trenching: Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted. If the bottom of a pipe trench excavation is found to consist of rock, caliche, or any other material that, by reason of its hardness, cannot be excavated to give a uniform bearing surface, said rock or other material shall be removed for at least 2" below the specified trench depth, and be refilled to specified trench depth with sand or similar material thoroughly tamped into place.
- B. Trenching and installation of mainline and lateral lines shall occur after excavation of existing grass and soil, but before the placement of imported soil.
- C. Burial of Pipe: Burial of pipe shall be as indicated on drawings.
- D. Backfilling

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled in 6" lifts with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from clods of earth or stones larger than 1" in diameter. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities. Backfilling shall not be performed while trenches or backfill material is in a wet or muddy condition.
2. A fine granular material backfill will be initially placed on all lines to a depth of 3". No foreign matter larger than 1/2" in size will be permitted in the initial backfill.
3. Flooding of trenches will be permitted only with approval of the Owner's Representative.
4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the Contractor shall make required adjustments without cost to the Owner.

A. Trenching and Backfill Under Paving

1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer 6" below the pipe and 3" above the pipe) and compacted in layers to 90% compaction, using manual or mechanical tamping devices. Trenching for piping shall be completed to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm, unyielding condition. Trenches shall be left flush with the adjoining grade. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.
2. Provide for a minimum cover of 24" between the top of the pipe and the bottom of the aggregate base for all pressure and non-pressure piping installed under asphaltic concrete paving.
3. Where the plans or site conditions require the existing paving to be cut, the saw cut method shall be used. The removed paving shall be replaced in kind.
- F. Trenching Adjacent to Existing Trees
- Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2" and larger roots occur shall be done by hand. All roots 6" and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than 61 mm in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts. Roots 1" and larger in diameter shall be painted with two coats of Tree Seal or equal. Trenches adjacent to trees should be closed within 24 hours, and where this is not possible the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.4 ASSEMBLIES

- A. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines and various assemblies to conform with the details shown on drawings and in accordance with the manufacturer's recommendations.
- B. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.
- C. Install assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with best standard practice with prior approval of Owner's Representative.

- D. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust and moisture before installation. Installation and solvent-welding methods shall be recommended by the pipe and fitting manufacturer. Primer shall be used on solvent weld joints. No solvent weld joint shall be submitted to water pressure until curing for 24 hours minimum.
- E. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon paste or approved equal shall be used on threaded PVC to PVC joints, and on threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

3.5 PVC PIPE INSTALLATION

- A. Piping shall be snaked in the trench to allow for thermal expansion and contraction.
- B. After curing of solvent weld joint and after having received the approval of the Owner's Representative, the mainline shall be filled. Extreme care will be taken to slowly fill the piping while releasing entrapped air at the ends of the main line.
- C. Lines shall have a minimum clearance of 6" from each other, and from lines of other trades. Parallel lines shall not be installed directly over one another.
- D. Manufacturing's installation recommendations shall be strictly adhered to.

3.6 FLUSHING OF SYSTEM

- A. After new sprinkler pipe lines and risers are in place and connected, necessary diversion work has been completed, and prior to installation of sprinkler heads, emitters, the control valves shall be opened and a full head of water used to flush out the system.
- B. Sprinkler heads and emitters shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Representative.

3.7 REMOTE CONTROL VALVES

- Install remote control valves where shown on drawings and details. Drawings are schematic and valves shall be located adjacent and perpendicular to walks or curbs where possible. When grouped together, allow at least 1" between valve boxes. Install each remote control valve in a separate valve box. Electric control valves shall be tagged with permanent tags and markings indicating valve number, controller, controller station and type and location of heads and emitters on the valve. Each remote control valve box shall be branded with the controller and station number in an approved manner. Piping connecting the main line with the valve shall be the same size as the largest lateral pipe size for that zone. Reducing fitting shall occur at the unions and ball valve on either side of the valve. Each remote control valve shall have a separate tee from the main line. Boxes shall be aligned in a manner acceptable to the Owner's Representative.

3.8 CONTROL WIRE INSTALLATION

- Control wire less than 2500 feet in length shall be continuous without splices or joints from the controller to the valves. Connections to the electric valves shall be made within 15' of the valve using connectors specified in Paragraph 2.5, unless otherwise approved by the Owner's Representative in writing.
- Control wires shall be installed at least 16" deep. Contractor shall obtain the Owner's Representative's approval for wire routing when installed in separate ditch. Control wires may be installed in a common ditch with piping; however, wires must be installed a minimum of 4" below or to one side of piping.

3.9 FIELD QUALITY CONTROL

A. Adjustment of the system

1. The Contractor shall flush system for optimum performance.
2. All parts of the irrigation system and associated equipment shall be adjusted to function properly and shall be turned over to the Owner in operating condition.
- B. Testing of Irrigation System:
1. The Contractor shall request the presence of the Owner's Representative at least 48 hours in advance of testing.
2. Test pressure lines under hydrostatic pressure of 150 psi and prove water tight.
3. Piping under paved areas shall be tested under hydrostatic pressure of 150 psi and proved water tight prior to paving.
4. PVC lateral line pipe shall be tested at working line pressures with couplings exposed and swing joints and other outlets capped.
5. Sustain pressure in lines for not less than two hours. Pipe sections shall be center loaded and couplings shall be exposed. Before testing, the line shall have been filled with water for at least four hours and provisions made for thoroughly bleeding the line of air.
6. All hydrostatic tests shall be made only in the presence of Owner's Representative. No pipe shall be backfilled until it has been inspected, tested and approved in writing.
7. Furnish necessary force pump and other test equipment.
8. Upon completion of each phase of work, entire system shall be tested and adjusted to meet site requirements.

3.10 MAINTENANCE

- A. Contractor shall provide job maintenance of the entire irrigation system and shall continue until job acceptance by the Owner. Maintain system components and assure proper watering of plants. Repair leaks and replace defective components. After landscape and irrigation operations are complete and in conformance with the contract documents, the Owner shall grant provisional acceptance.
- D. Following provisional acceptance, the Contractor shall provide job maintenance for 1-year consisting of all items covered under maintenance alone. Following the 1-year maintenance period, the Owner shall grant final job acceptance after verifying all work and system components are in conformance with the contract documents.

3.11 CLEANUP

- Cleanup shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to the original conditions acceptable to the Owner's Representative.

3.12 FINAL OBSERVATION PRIOR TO ACCEPTANCE

- The Contractor shall operate each system in its entirety for the Owner's Representative at the time of final observation. Items deemed not acceptable shall be reworked to the complete satisfaction of the Owner's Representative.

3.13 OBSERVATION SCHEDULE

- A. Contractor shall be responsible for notifying the Owner's Representative in advance for the following observations according to the time indicated:
1. Pre-job conference - 7 days
2. Main line layout, pump installation, remote control valve locations 72 hours
3. Pressure supply line installation and testing - 72 hours
4. Automatic controller hook up - 72 hours
5. Control wire installation - 72 hours
6. Final observation - 7 days
- B. When the inspections have been conducted by other than the Owner's Representative, show evidence of when and by whom these inspections were made.
- C. No observation shall commence without as-built drawings. In the event the Contractor calls for an observation without as-built drawings, without completing previously noted corrections, or without preparing the system for observations, he shall be responsible for reimbursing the Owner's Representative at the hourly rate in effect at the time.

END OF SECTION

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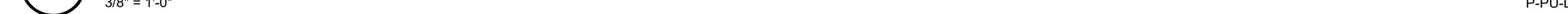
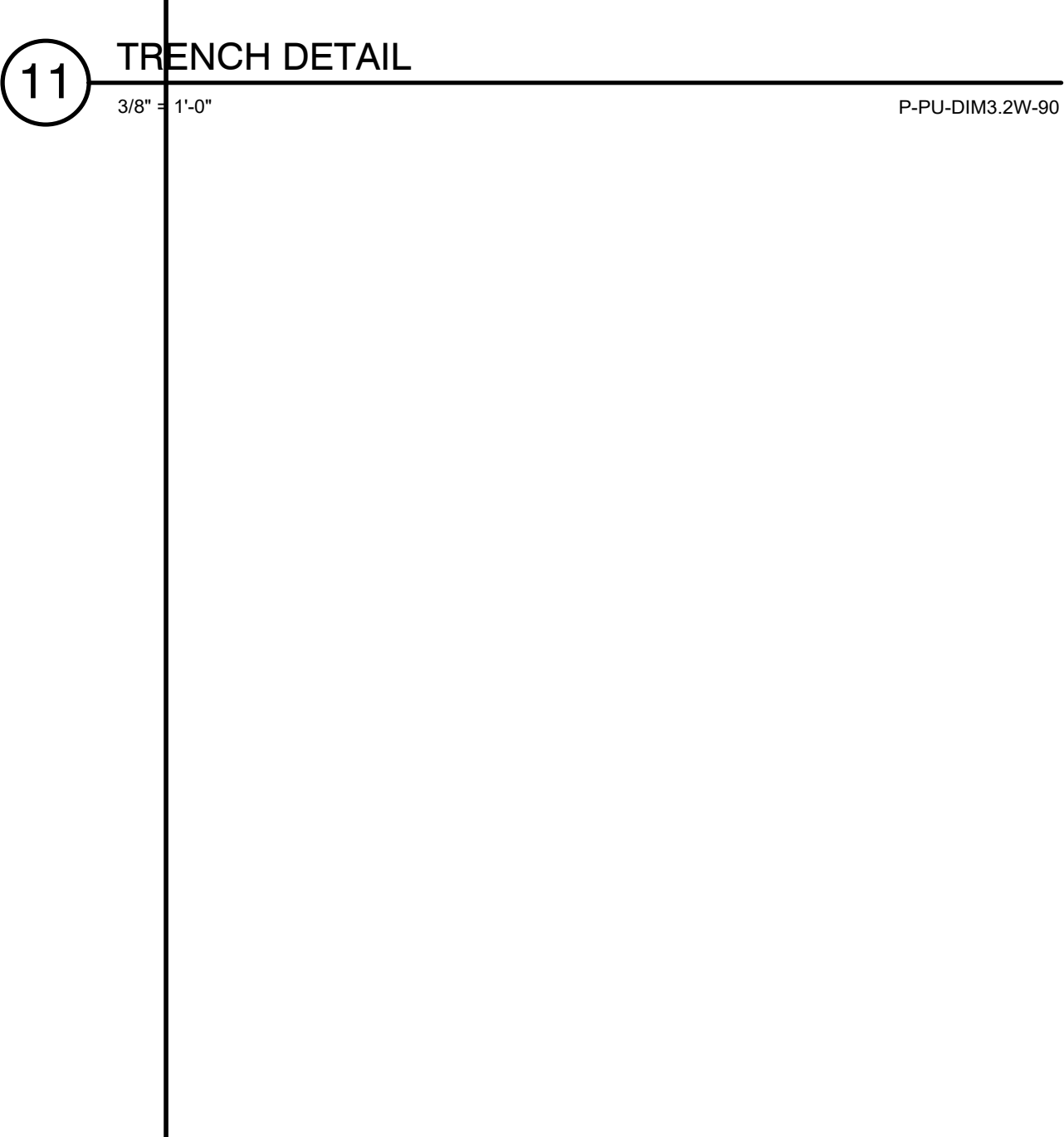
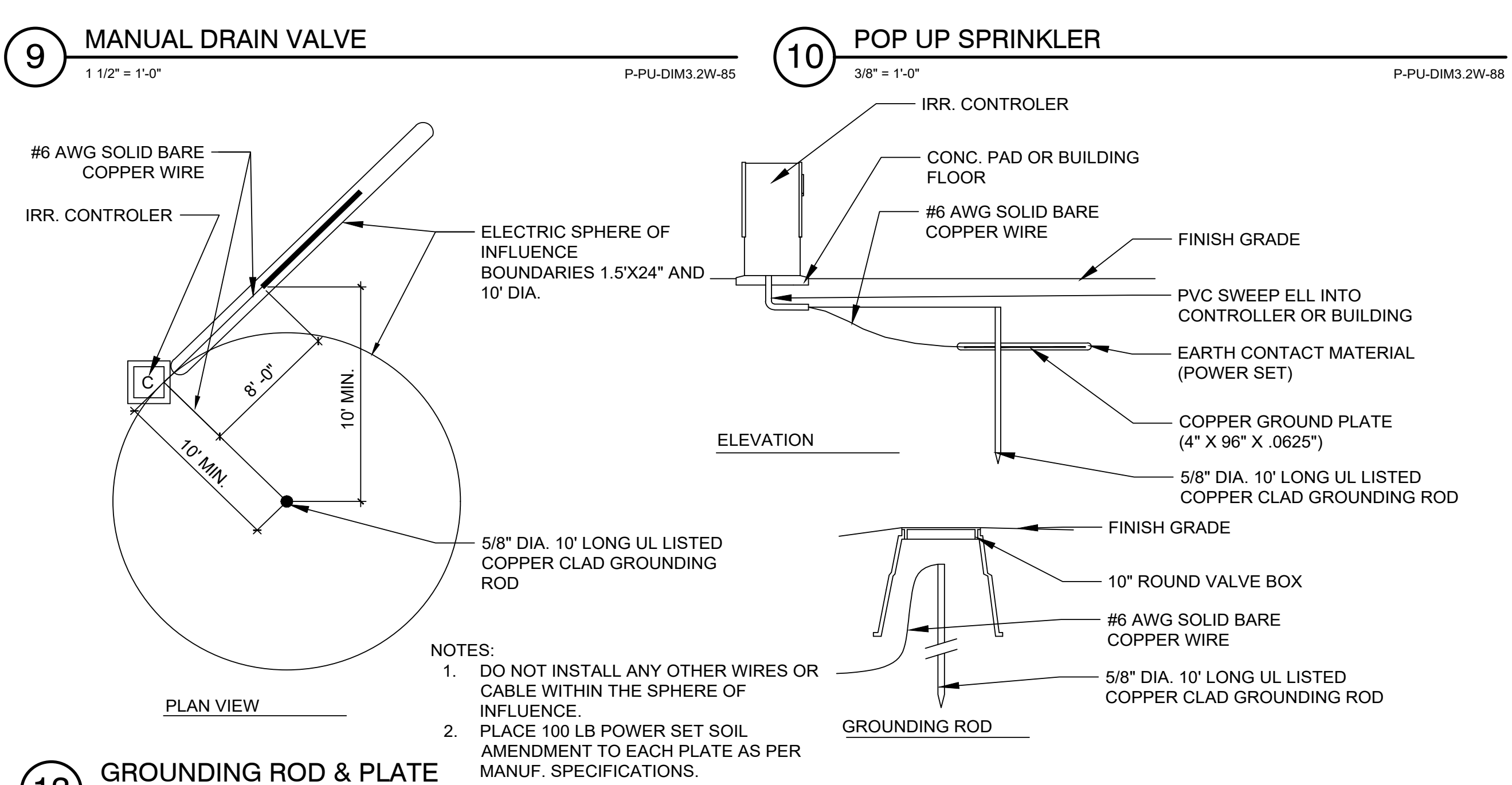
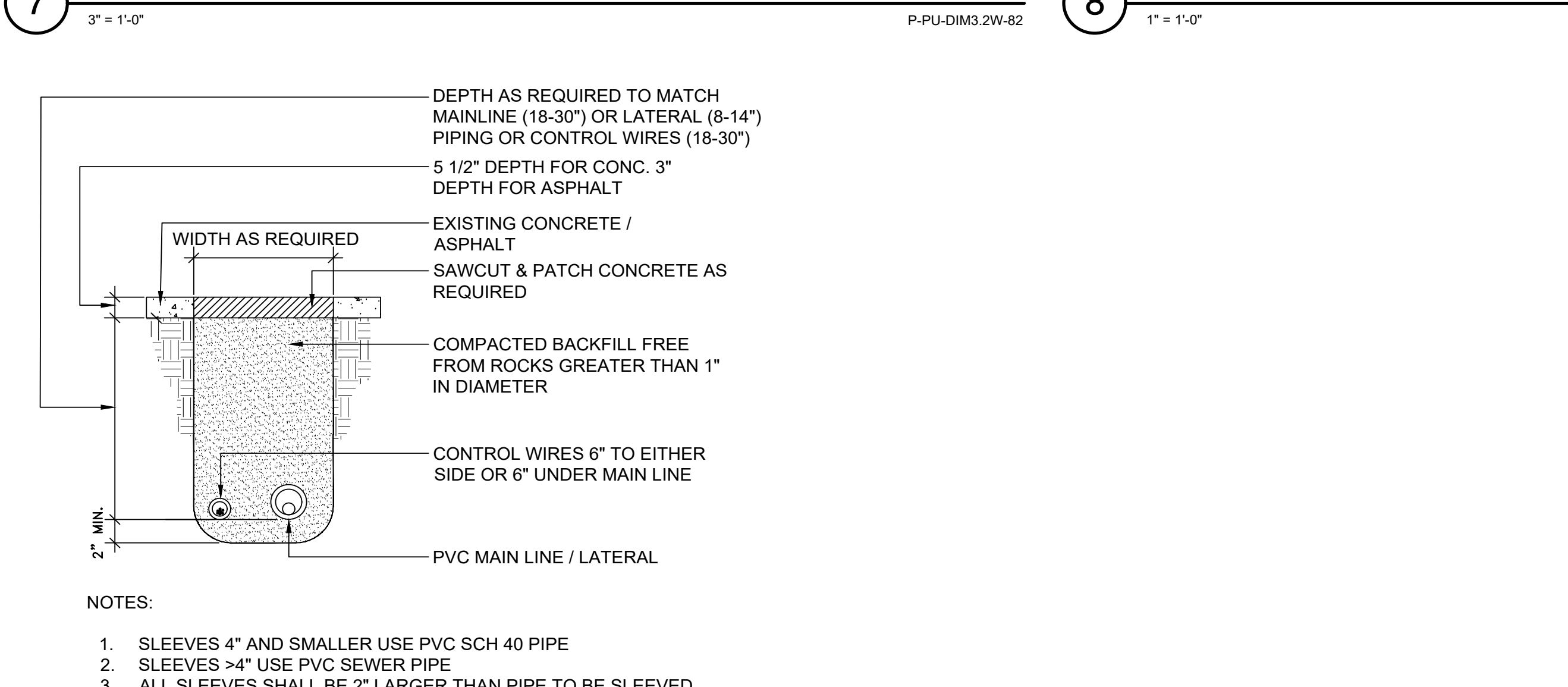
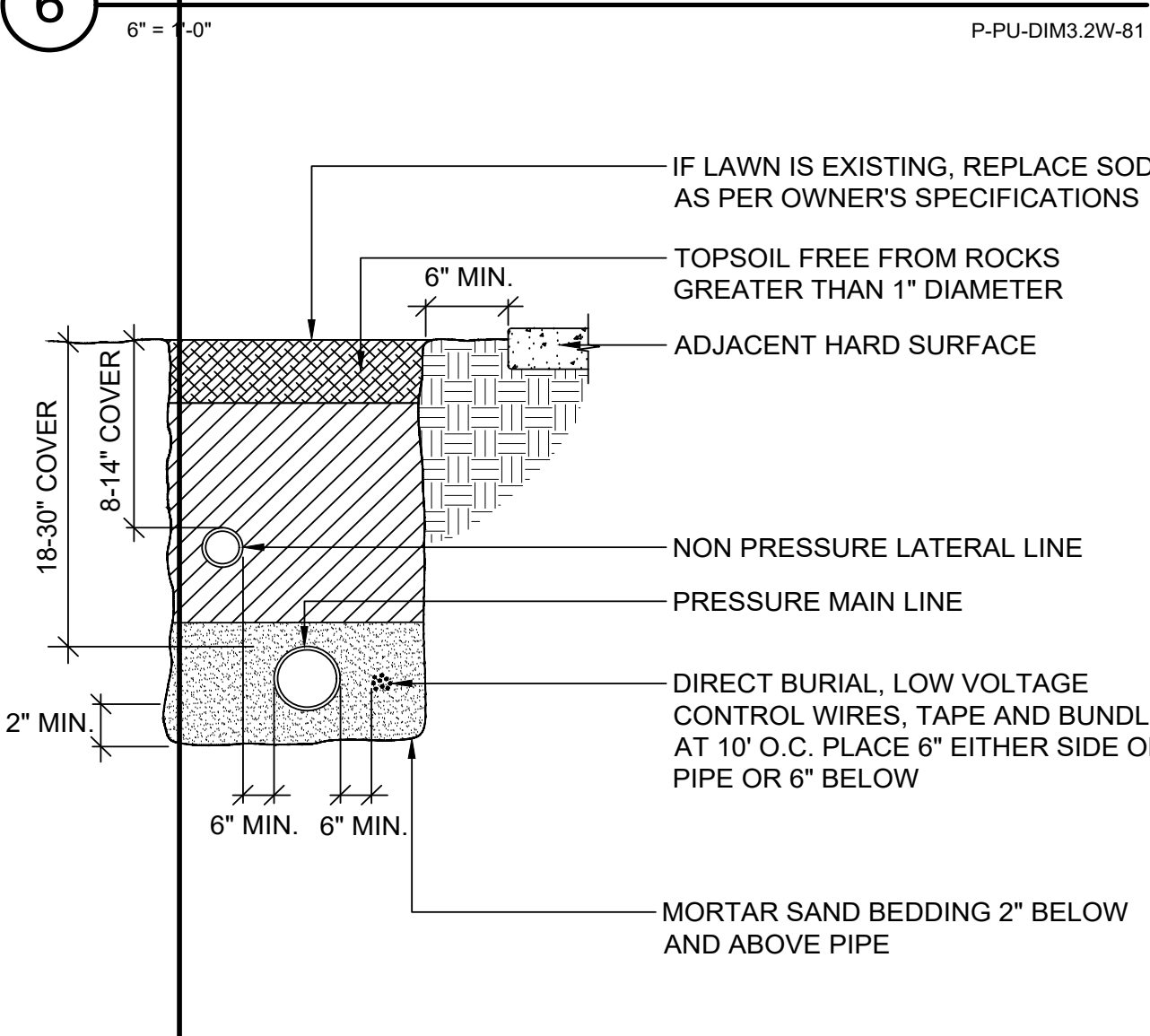
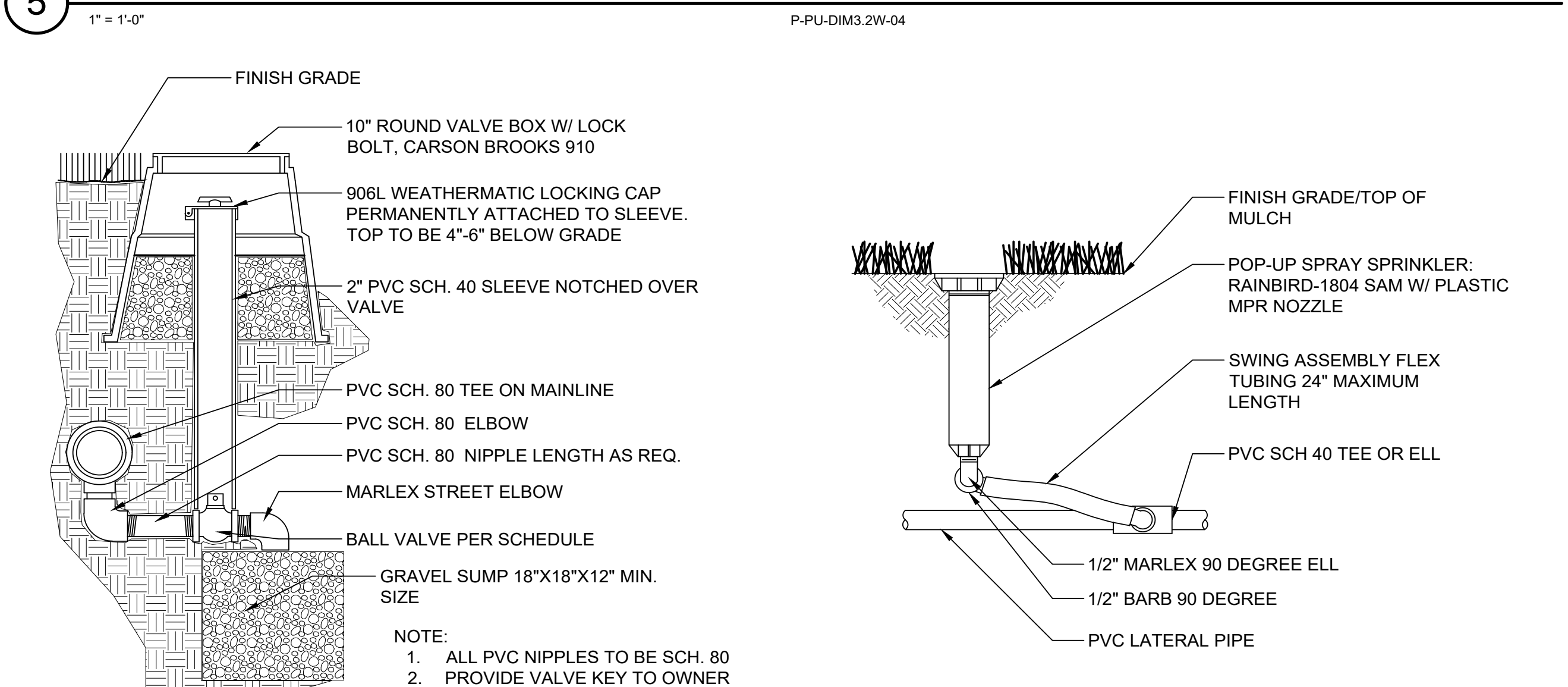
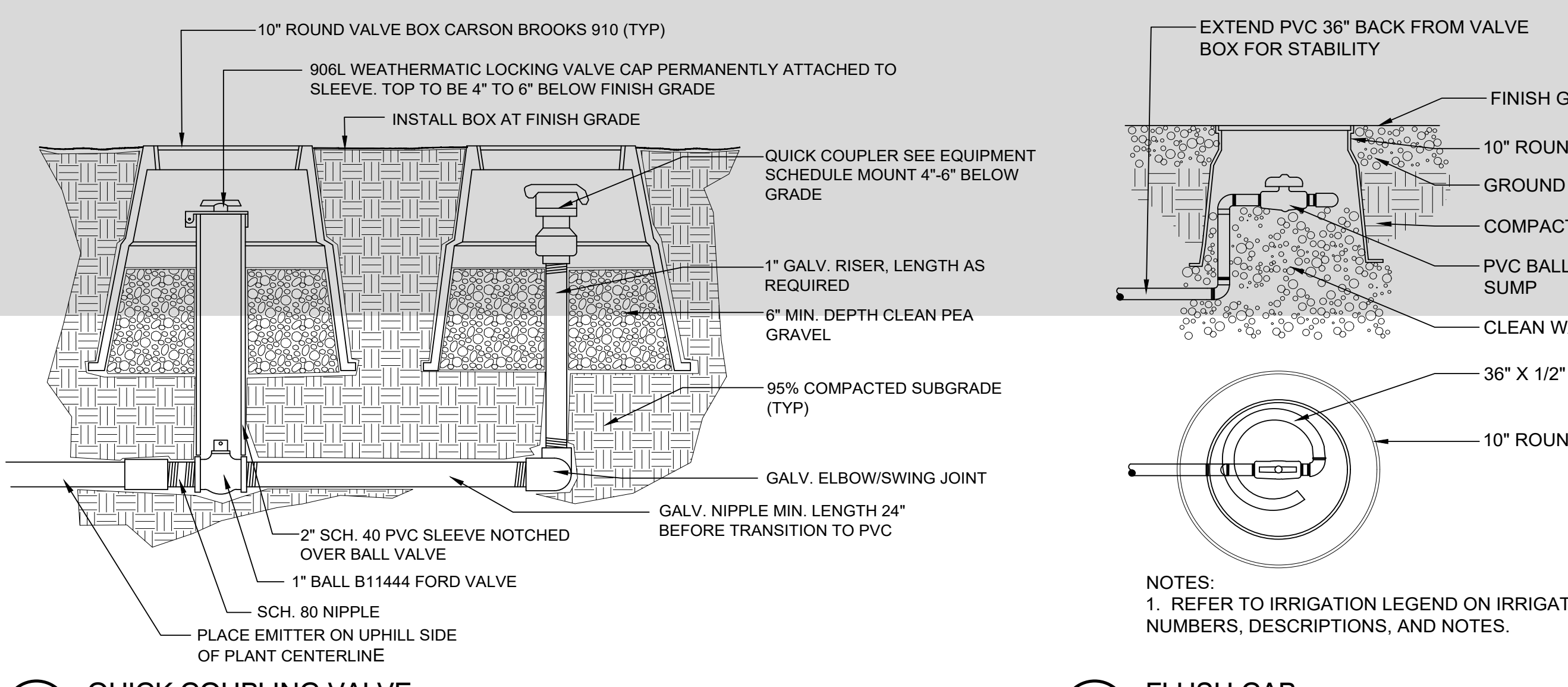
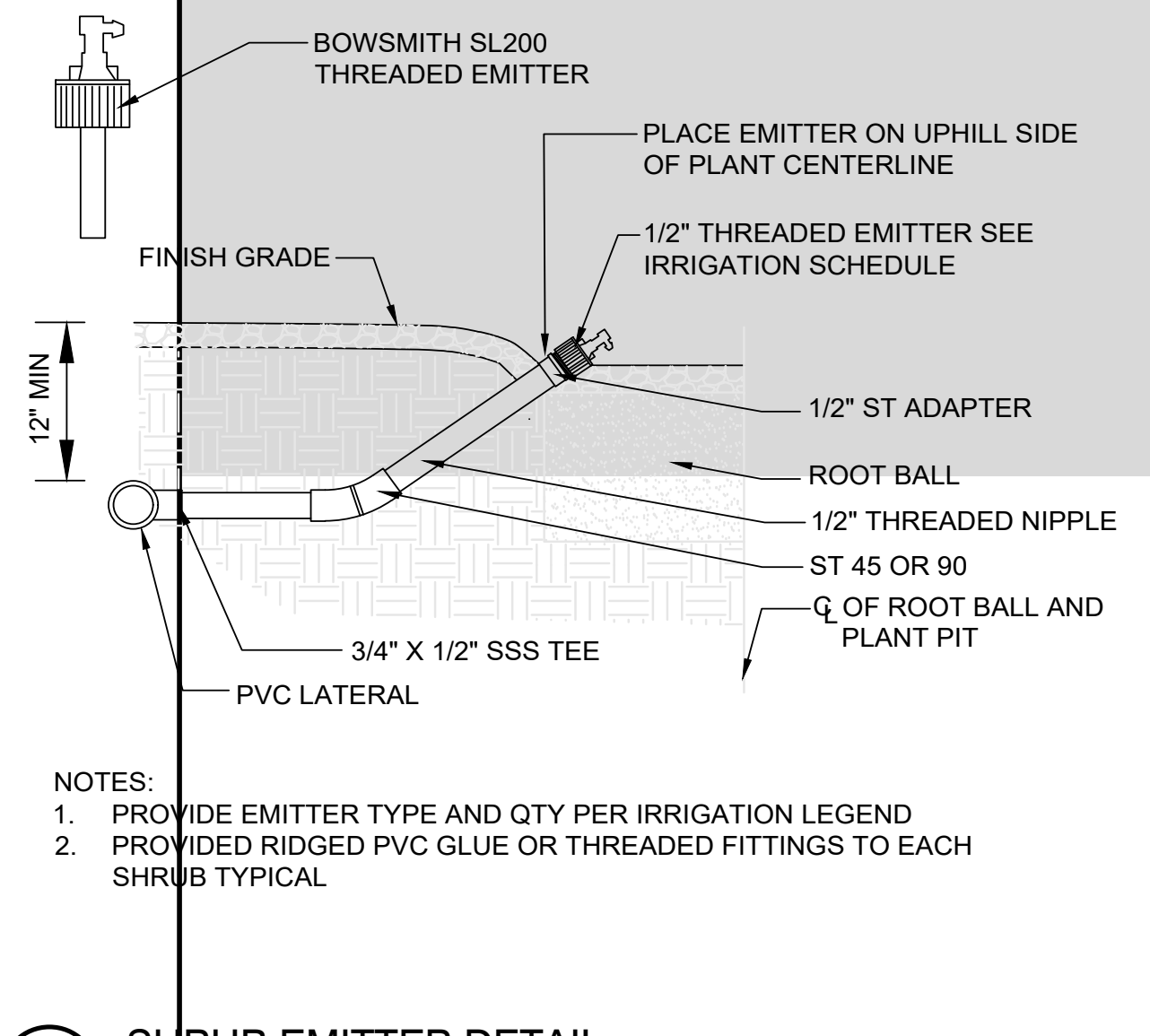
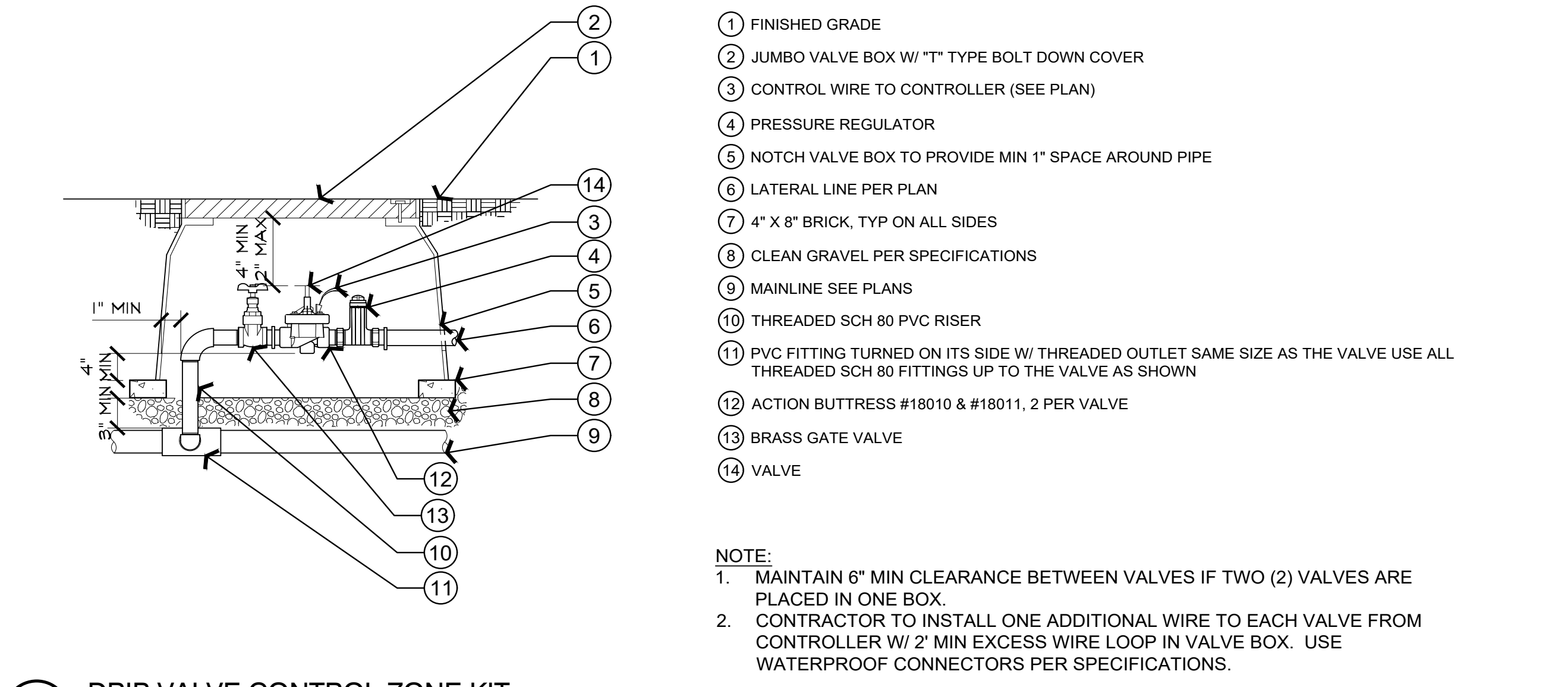
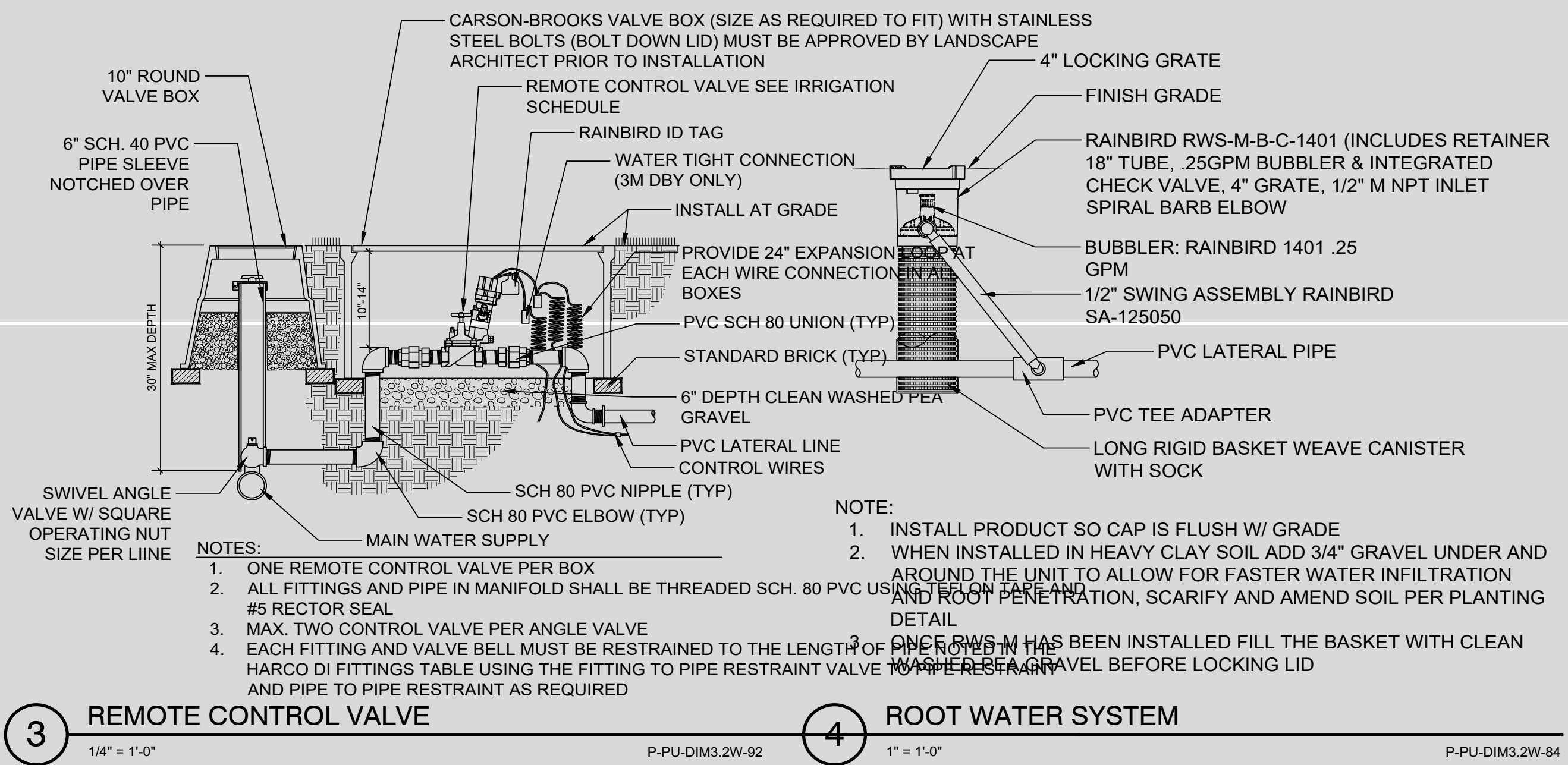
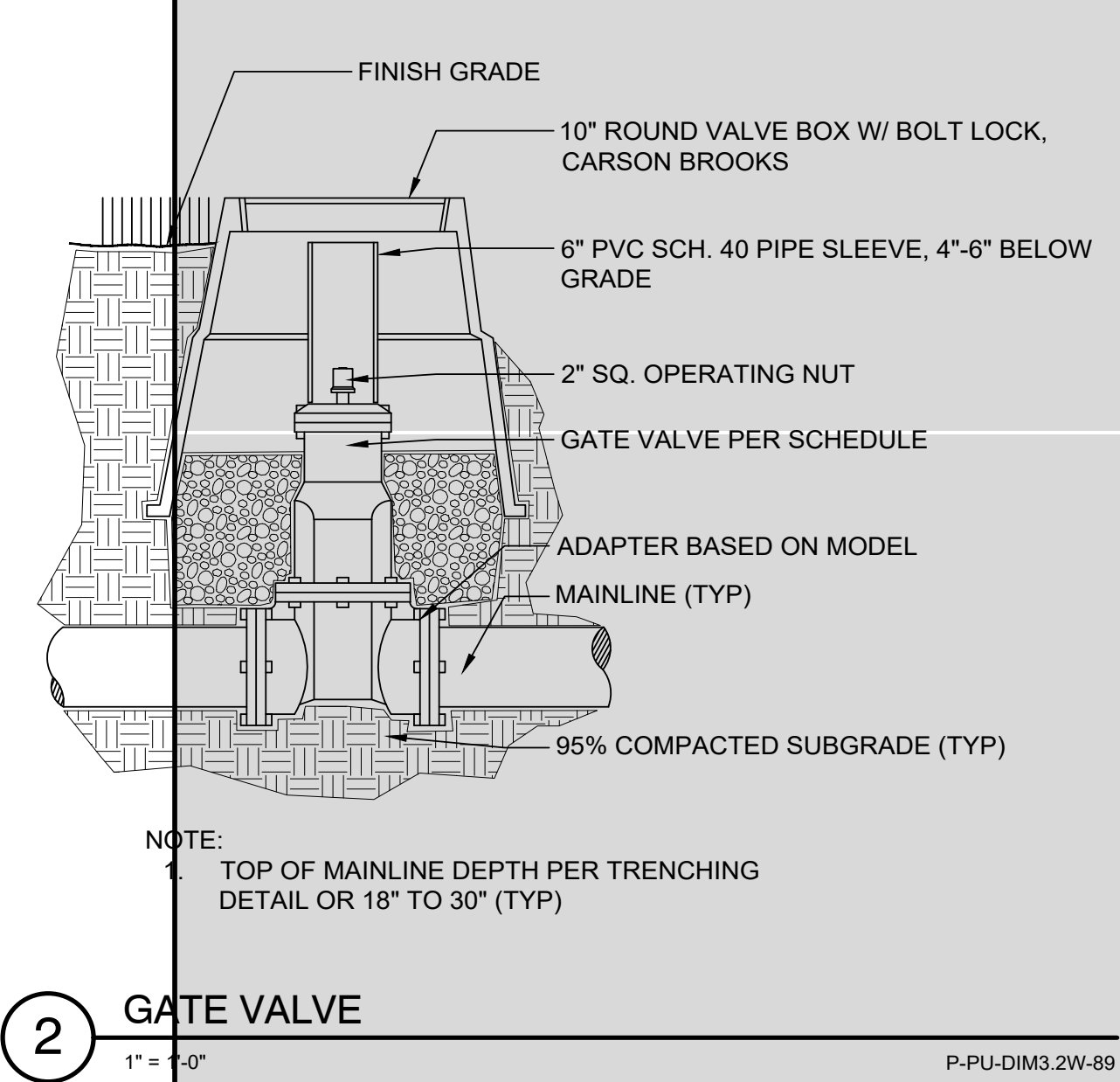
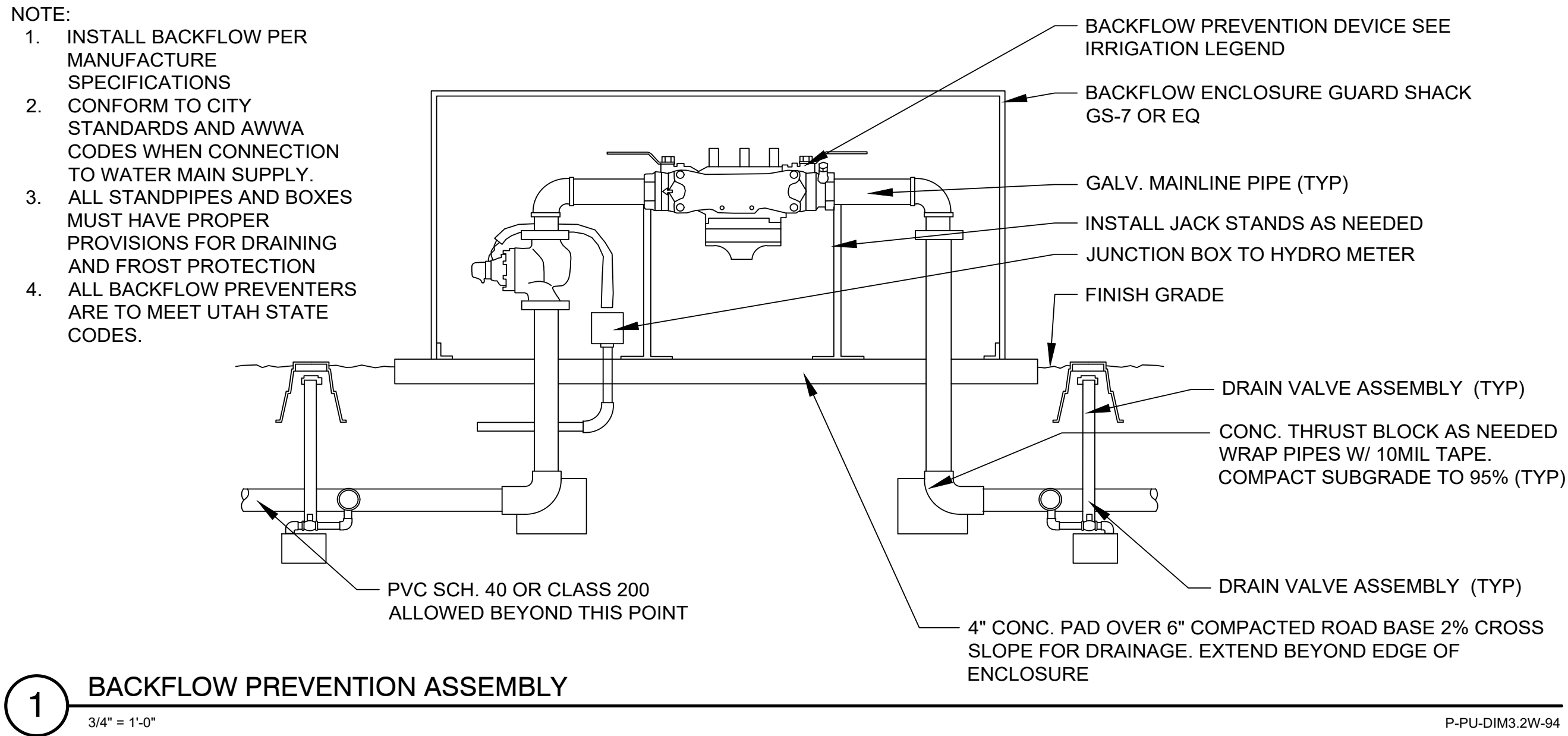
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