

WATER BUDGET CALCULATIONS

ESTIMATED WATER USE FOR: Desert Rock Development / Coachella Research Park

TREES/SHRUBS/GC - (LOW DRIP)	=	31730	sq. ft.	(30%)
TREES/SHRUBS/GC - (MODERATE DRIP)	=	72808	sq. ft.	(70%)
TOTAL LANDSCAPE - Square Feet	=	104538	sq. ft.	(100%)

TREE/SHRUB/GC: MODERATE SPRING
 $\frac{16.82 \times 0.50 \times 31730 \times 0.62}{.9 \times 748} = 245.7 \text{ CCF}$

SUMMER
 $\frac{46.63 \times 0.50 \times 31730 \times 0.62}{.9 \times 748} = 681.3 \text{ CCF}$

FALL / WINTER
 $\frac{12.93 \times 0.50 \times 31730 \times 0.62}{.9 \times 748} = 188.9 \text{ CCF}$
 TOTAL = 1115.9 CCF

TREE/SHRUB/GC: LOW SPRING
 $\frac{16.82 \times 0.20 \times 72808 \times 0.62}{.9 \times 748} = 225.5 \text{ CCF}$

SUMMER
 $\frac{46.63 \times 0.20 \times 72808 \times 0.62}{.9 \times 748} = 625.3 \text{ CCF}$

FALL / WINTER
 $\frac{12.93 \times 0.20 \times 72808 \times 0.62}{.9 \times 748} = 173.4 \text{ CCF}$
 TOTAL = 1024.2 CCF

ESTIMATED TOTAL WATER USE=2140.1

PLANT FACTOR: TREE/SHRUB/GC(MODERATE) = 0.50
 TREE/SHRUB/GC(LOW) = 0.20
 TREE/SHRUB/GC(HIGH) = 0.80

ESTIMATED TOTAL WATER USE

TREE/SHRUB/GC: MODERATE = 1115.9 CCF
 TREE/SHRUB/GC: LOW = 1024.2 CCF

ETWU = 2140.1 CCF

MAXIMUM WATER ALLOWANCE = $76.38 \times .45 \times 104538 \times 0.62/748 = 2978.2 \text{ CCF}$

ETo < ZONE 4) FDR: SPRING = 16.82
 SUMMER = 46.63
 FALL / WINTER = 12.93

TOTAL = 76.38

WELL WATER WILL BE USE FOR THIS PROJECT

WATER CONSERVATION CONCEPT STATEMENT

PROJECT SITE: 48451 - 48463 HARRISON ST COACHELLA CA APN: 603-232-010

PROJECT LOCATION: CITY OF COACHELLA CA

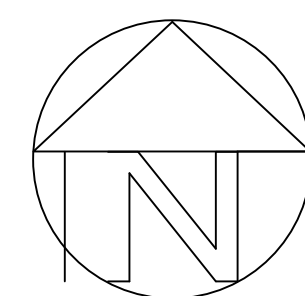
LANDSCAPE ARCHITECT/IRRIGATION DESIGNER/CONTRACTOR: LUIS SANDOVAL DESIGNS

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE ARE:(CHECK TO INDICATE COMPLETION)

- X 1. MAXIMUM ANNUAL APPLIED WATER ALLOWANCE:
 CONVENTIONAL LANDSCAPE: 2978.2 - 100 CUBIC FEET/YEAR
 +RECREATIONAL TURF GRASS LANDSCAPE: -0- 100 CUBIC FEET/YEAR (IF APPLICABLE)
 CONVENTIONAL LANDSCAPE: -0- 100 CUBIC FEET/YEAR
 MAXIMUM ANNUAL APPLIED WATER ALLOWANCE: 2978.2 - 100 CUBIC FEET/YEAR
- X 2. ESTIMATED APPLIED WATER USE BY HYDROZONES:
 TURF GRASS HYDROZONES: -0- 100 CUBIC FEET/YEAR
 RECREATIONAL TURF GRASS HYDROZONES: 0 -100 CUBIC FEET/YEAR
 LOW PLANT HYDROZONES: 1024.2- 100 CUBIC FEET/YEAR
 MEDIUM PLANT HYDROZONES: 1115.9- 100 CUBIC FEET/YEAR
 HIGH PLANT HYDROZONES: -0- 100 CUBIC FEET/YEAR
 WATER FEATURES: -0- 100 CUBIC FEET/YEAR
 OTHER: -0- 100 CUBIC FEET/YEAR
 ESTIMATED ANNUAL TOTAL APPLIED WATER USE: 2140.1 -100 CUBIC FEET/YEAR
- X 3. EATAWU < MAAWA
- X 4. LANDSCAPE DESIGN PLAN
- X 5. IRRIGATION DESIGN PLAN
- ____.5. GRADING DESIGN PLAN
- ____.6. SOIL CHEMICAL ANALYSIS (OPTIONAL)

DESCRIPTION OF PROJECT(WATER CONSERVATION STATEMENT):BRIEFLY DESCRIBE THE PLANNING AND DESIGN ACTIONS THAT ARE INTENDED TO ACHIEVE CONSERVATION AND EFFICIENCY IN WATER USE. THE DESIGN CRITERIA FOR THIS PROJECT IS MAINTAIN A WATER CONSERVATION ENVIRONMENT WITH WATER EFFICIENT IRRIGATION. NO LAWN WILL BE USED FOR THIS PROJECT

DATE: 09-17-2021 PREPARED BY: LUIS SANDOVAL DESIGNS



SITE PLAN

NO SCALE

NOTE: FOR GRADING AND DRAINAGE SEE ENGINEER PLANS

DRAWING INDEX	
L-1	COVER SHEET
L-2 THRU L-4	PLANTING PLAN
L-10	PLANTING DETAILS
L-11 THRU L-18	LIGHTING PLAN
IR-1 THRU IR-8	IRRIGATION PLAN
IR-10	IRRIGATION DETAILS
IR-11	IRRIGATION NOTES

NOTES:

NOTE: NO LOW HEAD DRAINAGE ALLOWED

NOTE: ALL IRRIGATION REPAIR EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR APPROVED EQUIVALENTS.

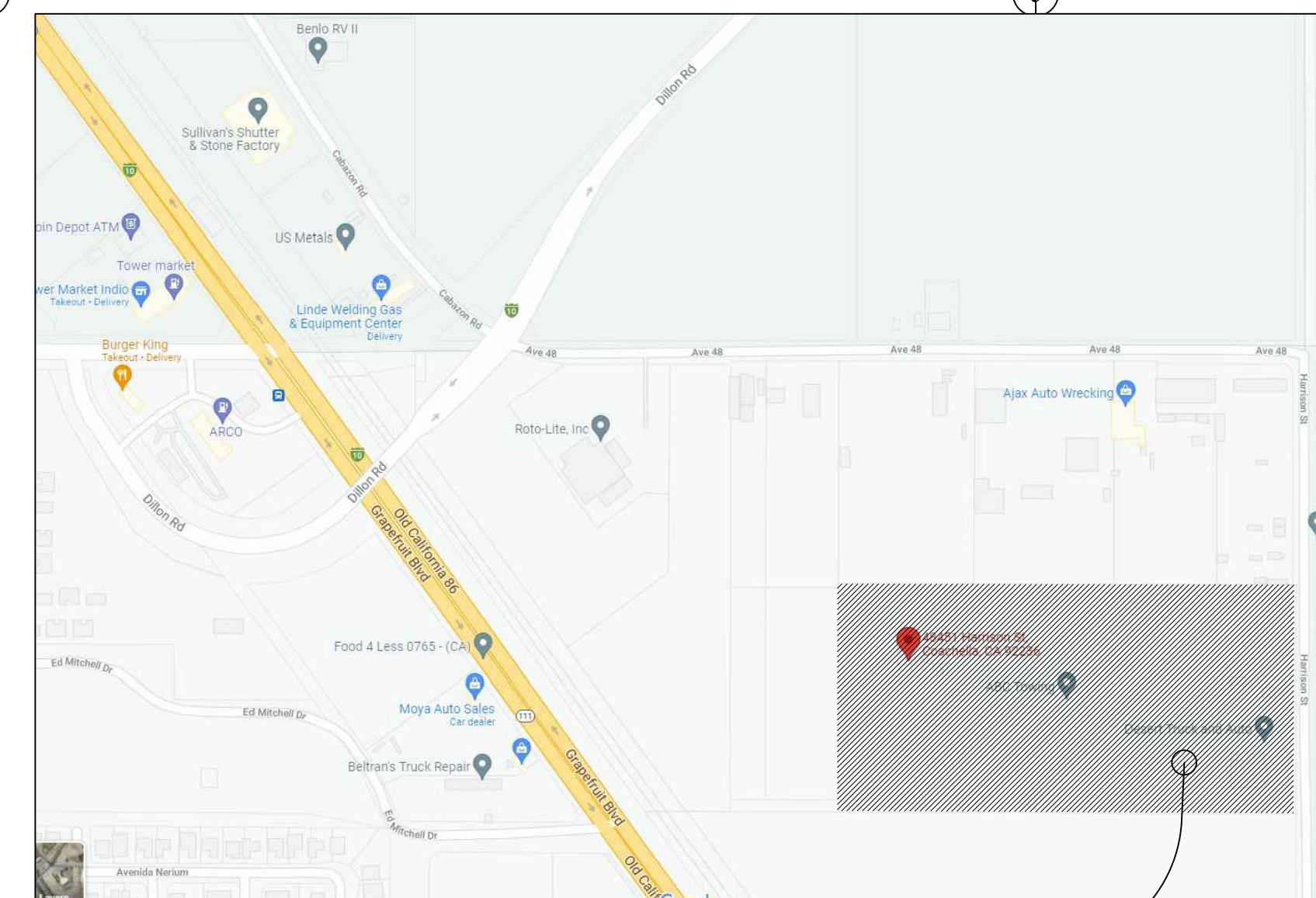
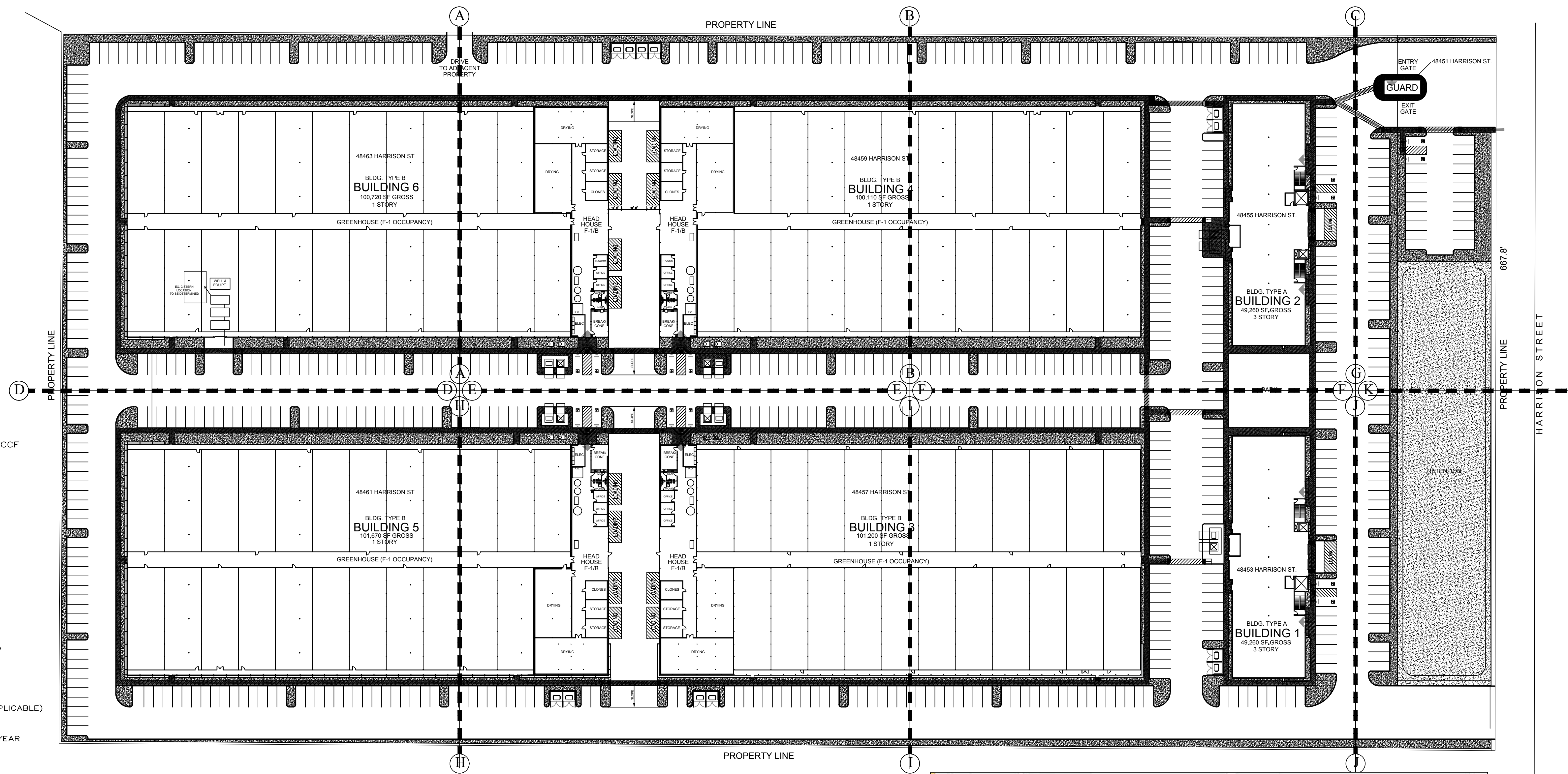
NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS EXCEPT WHEN CROSSING PAVEMENTS. EMITTERS SHALL BE INSTALL TWO INCH ABOVE FINISH GRADE, ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL VERIFY CONTROLLER ACTUAL SIZE, POWER SOURCE AND LOCATION AT TIME OF INSTALLATION.

CITY OF COACHELLA CA

LANDSCAPE PLANS

Desert Rock Development / Coachella Research Park #2

48451 - 48463 HARRISON ST
 APN: 603-232-010
 A NEW COMMERCIAL PROJECT



VICINITY MAP SITE
 NOT TO SCALE

REVISIONS		
NO.	DATE	BY

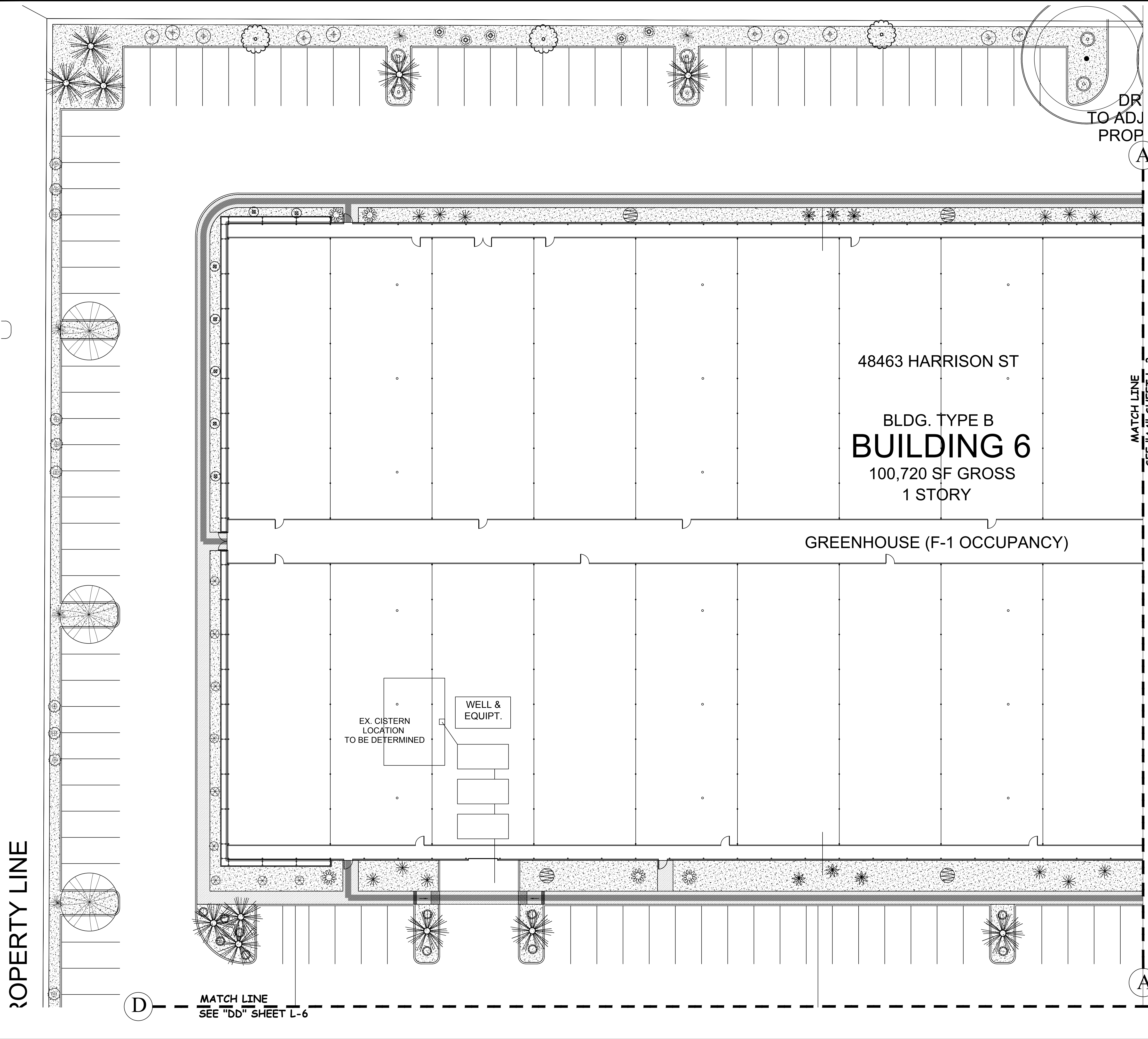
Luis A. Sandoval & Associates Inc.
 Landscape Architecture
 45-175 Panorama Drive, Suite C
 Palm Desert, CA 92260
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 Luis@sandoval.com

Desert Rock Development
 48451 - 48463 HARRISON ST
 APN: 603-232-010
 Coachella, Ca

Cover Sheet

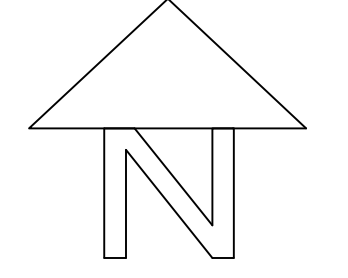
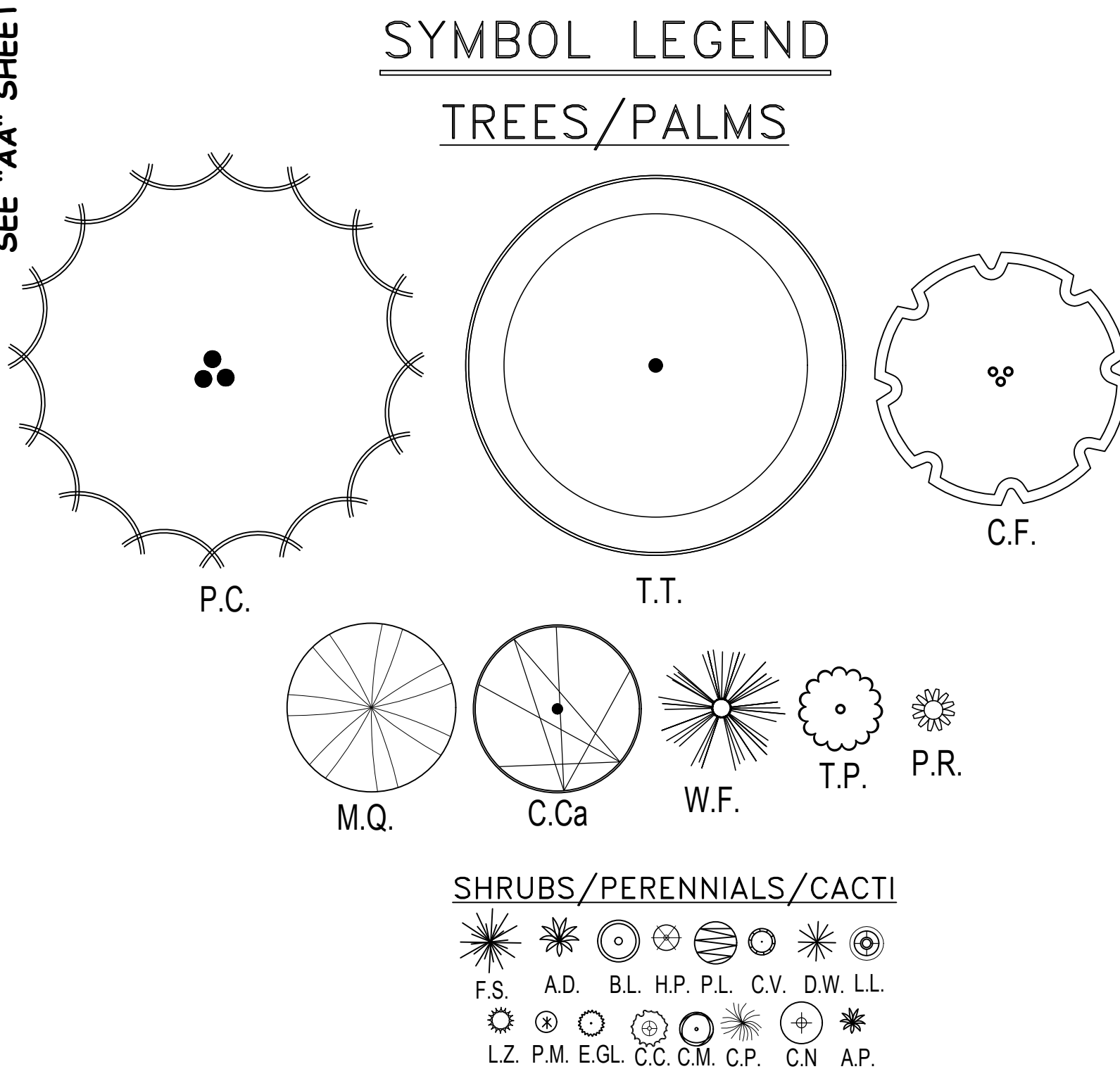
SHEET -
L-1
 OFF 28 SHEET
 JOB NO.
 DRAWN
 CHECKED
 DATE 11-05-2021

PROPERTY LINE



PLANTING PALETTE						WATER USAGE FACTOR	EMITTER SIZE
TREES/PALMS/SPECIMEN PLANTS							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITIES			
W.F.	WASHINGTONIA FILIFERA HYBRID	CALIFORNIA FAN PALM HYBRID	9'-12' BROWN TRUNK	117	M	1401 BUBBLER	
P.C.	PROSOPIS CHILENSIS COLORADO	CHILEAN MESQUITE	24" BOX MULTI	1	L	1401 BUBBLER	
T.P.	THEVETIA PERUVIANA	YELLOW OLEANDER	24" BOX	10	M	1401 BUBBLER	
M.Q.	MELALEUCA QUINQUELOBERATA	CAJUPUT TREE	24" BOX MULTI	14	L	1401 BUBBLER	
C.Ca	CAESALPINIA CACALACO	CASCALOTE	24" BOX	12	L	1401 BUBBLER	
C.F.	CERODIUM FLORIDUM	BLUE PALO VERDE	24" BOX MULTI	3	L	1401 BUBBLER	
P.R.	PHOENIX ROEBELENI	PYGMY DATE PALM	15 GAL MULTI	25	M	1401 BUBBLER	
T.T.	TIPUANA TIPU	TIPU TREE	24" BOX	2	M	1401 BUBBLER	
SHRUBS							
A.P.	AGAVE PARRYII	PARRY AGAVE	5 GAL	20	L	XB-10-PC-1032	
H.P.	HESPERALOE PARVIFOLIA	RED YUCCA	5 GAL	83	L	XB-10-PC-1032	
A.D.	AGAVE DESMERTIANA	SMOOTH AGAVE	5 GAL	64	L	XB-10-PC-1032	
F.S.	FOUQUERIA SPLENDENS	OCOTILLO	5 GAL	3	L	XB-10-PC-1032	
L.Z.	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON	CIMARRON SAGE	5 GAL	53	L	XB-10-PC-1032	
E.G.L.	EYOLVULUS GLOMERATUS	HAWAIIAN BLUE EYES	5 GAL	14	M	XB-20-PC-1032	
D.W.	DASYLIRION WHEELERII	DESERT SPOON	5 GAL	60	L	XB-10-PC-1032	
C.P.	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL	15	L	XB-10-PC-1032	
L.L.	LEUCOPHYLLUM LANGAMANNIAE RIO BRAVO	TEXAS RANGER	5 GAL	75	L	XB-10-PC-1032	
C.C.	CALLIANDRA CALIFORNICA	BAJA FAIRY CLUSTER	5 GAL	40	L	XB-10-PC-1032	
C.N.	CASSIA NEMOPHILA	DESERT CASSIA	5 GAL	35	L	XB-10-PC-1032	
C.V.	CALLISTEMON VIMINALIS (DWARF)	BOTTLEBRUSH LITTLE JOHN	5 GAL	55	L	XB-10-PC-1032	
B.O.	BOUGAINVILLEA OLA LA	BOUGAINVILLEA	5 GAL	25	M	XB-20-PC-1032	
C.M.	CARISSA MACROCARPA	NATAL PLUM	5 GAL	10	M	XB-20-PC-1032	
P.M.	PEDILANTHUS MAGROCARPUS	SUPPER PLANT	5 GAL	35	M	XB-10-PC-1032	
P.L.	PACHYPODIUM LAMIERE	MADAGASCAR PALM	15 GAL MULTI	12	L	XB-10-PC-1032	
INERT MATERIALS							
	DECOMPOSED GRANITE	3/8" w/ 11% FINES					
	DESERT GOLD						

CONTRACTOR TO VERIFY EXACT AMOUNT OF PLANTS IRRIGATION MATERIAL AND INERT MATERIAL SQUARE FOOTING



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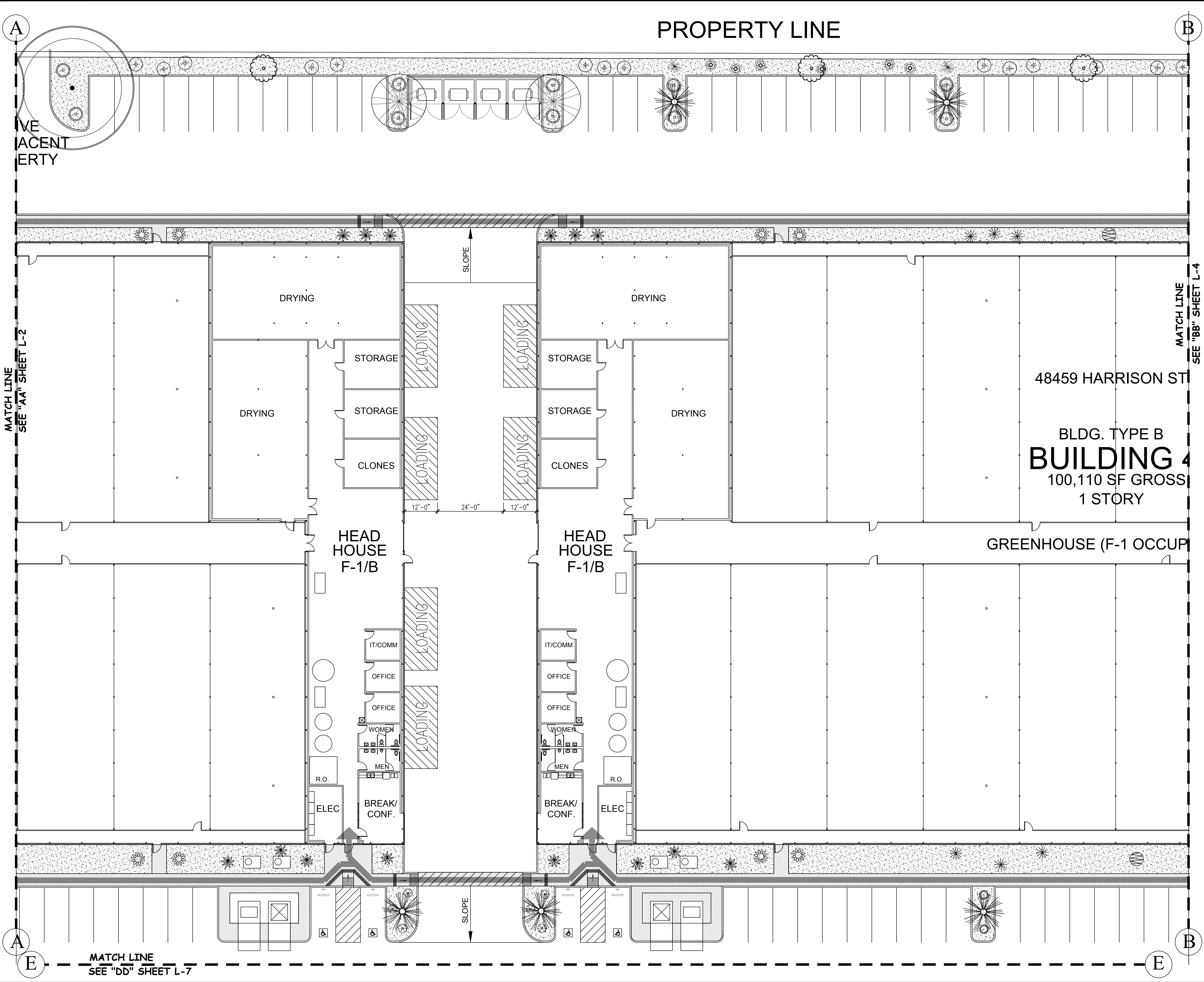
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 Luis@sandoval.com

Desert Rock Development
 48451 - 48463 HARRISON ST
 APN: 603-232-010
 Coachella, Ca

Planting Plan

SHEET -
L-2
 OFF 28 SHEET

JOB NO.
 DRAWN
 CHECKED
 DATE 11-05-2021



MATCH LINE
SEE "AA" SHEET L-2

MATCH LINE
SEE "BB" SHEET L-4

MATCH LINE
SEE "DD" SHEET L-7

PROPERTY LINE

ADJACENT
PROPERTY

48459 HARRISON ST
BLDG. TYPE B
BUILDING 4
100,110 SF GROSS
1 STORY

GREENHOUSE (F-1 OCCUP)

HEAD HOUSE
F-1/B

HEAD HOUSE
F-1/B

DRYING

DRYING

STORAGE

STORAGE

CLONES

LOADING

LOADING

LOADING

LOADING

LOADING

LOADING

STORAGE

STORAGE

CLONES

DRYING

DRYING

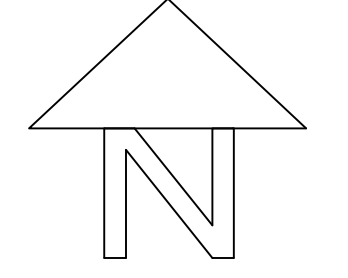
SLOPE

SLOPE

12'-0"

24'-0"

12'-0"



SCALE 1/16" = 1'-0"



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NO.	DATE	BY

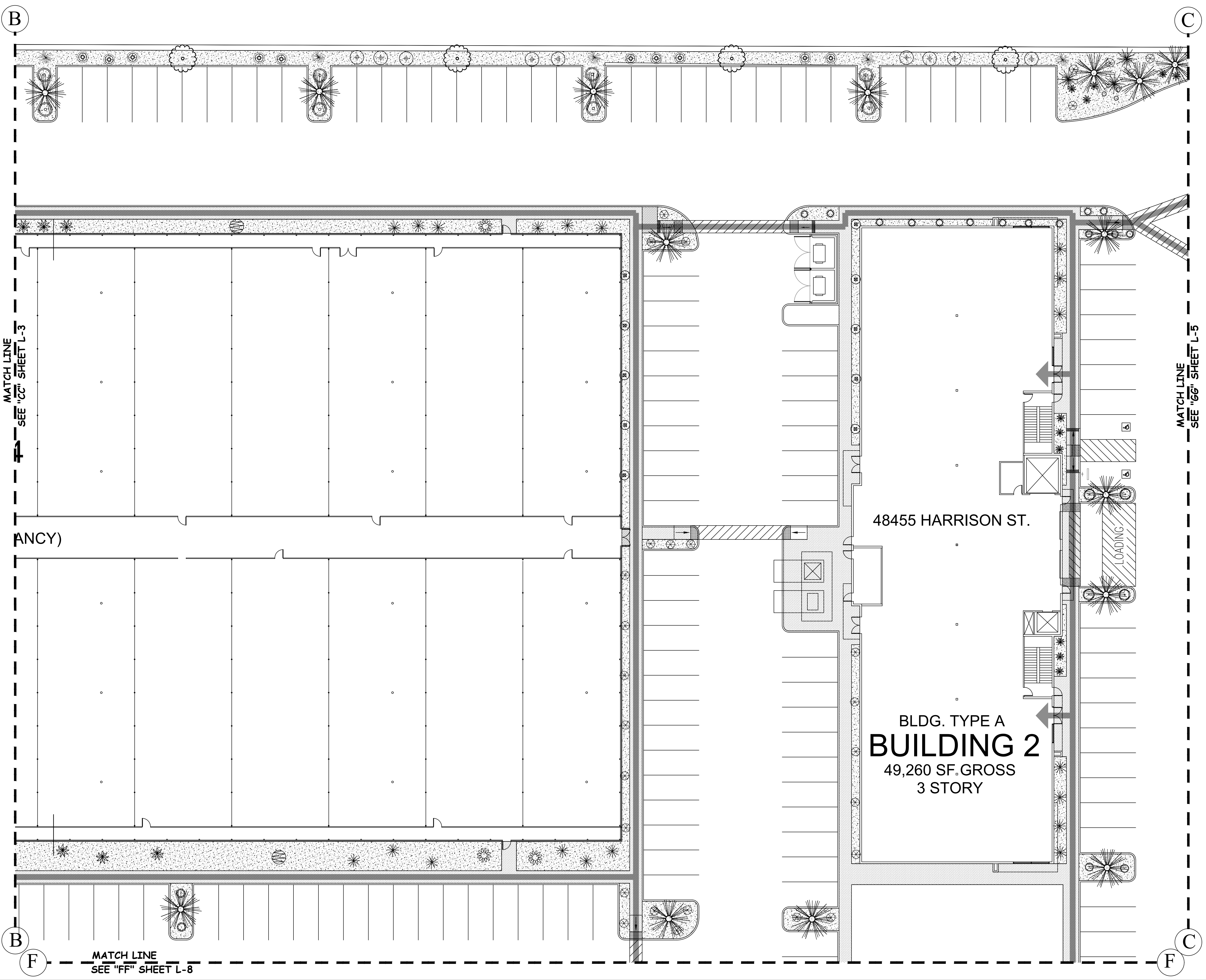
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SHEET -
L-3
OFF 28 SHEET

JOB NO.
DRAWN
CHECKED
DATE 11-05-2021



MATCH LINE
SEE "CC" SHEET L-3

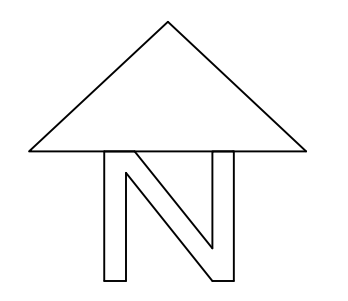
MATCH LINE
SEE "GG" SHEET L-5

MATCH LINE
SEE "FF" SHEET L-8

48455 HARRISON ST.

BLDG. TYPE A
BUILDING 2
49,260 SF. GROSS
3 STORY

LOADING



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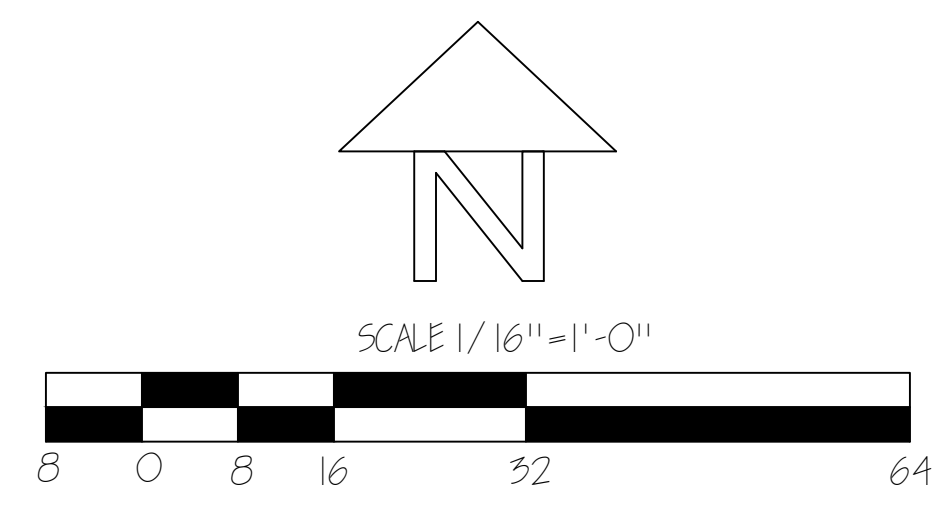
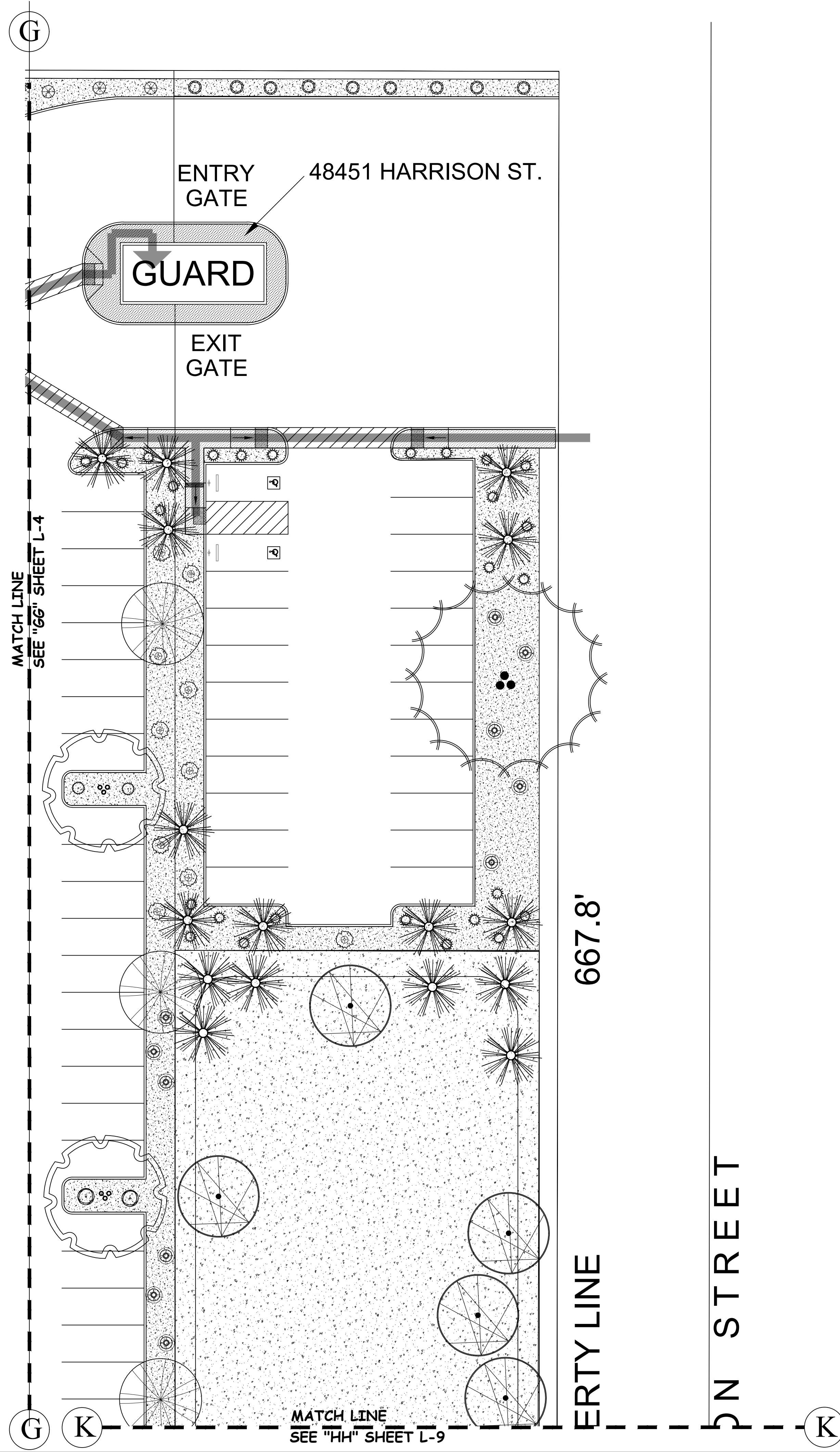
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Coachella, Ca

Planting Plan

SHEET -
L-4
OFF 28 SHEET
JOB NO.
DRAWN
CHECKED
DATE 11-05-2021



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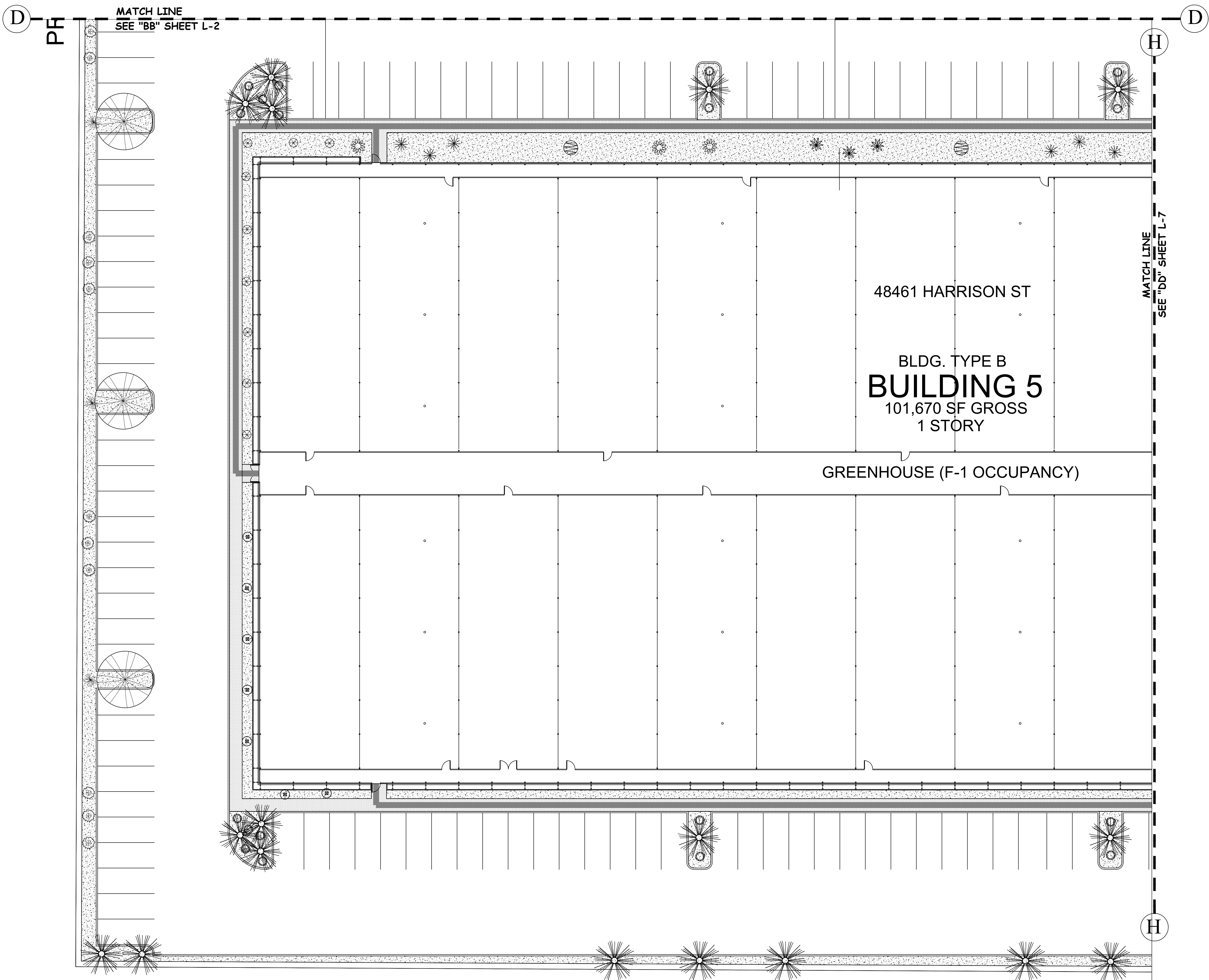


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 Coachella, Ca

Planting Plan

SHEET -
L-5
 OFF 28 SHEET

JOB NO.
 DRAWN
 CHECKED
 DATE 11-06-2021



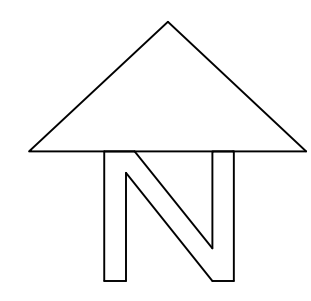
MATCH LINE
SEE "BB" SHEET L-2

MATCH LINE
SEE "DD" SHEET L-7

48461 HARRISON ST

BLDG. TYPE B
BUILDING 5
101,670 SF GROSS
1 STORY

GREENHOUSE (F-1 OCCUPANCY)



REVISIONS		
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Desert Rock Development
48451 - 48463 HARRISON ST
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Coachella, Ca

Planting Plan

SHEET -
L-6
OFF 28 SHEET

JOB NO.
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DATE 11-05-2021

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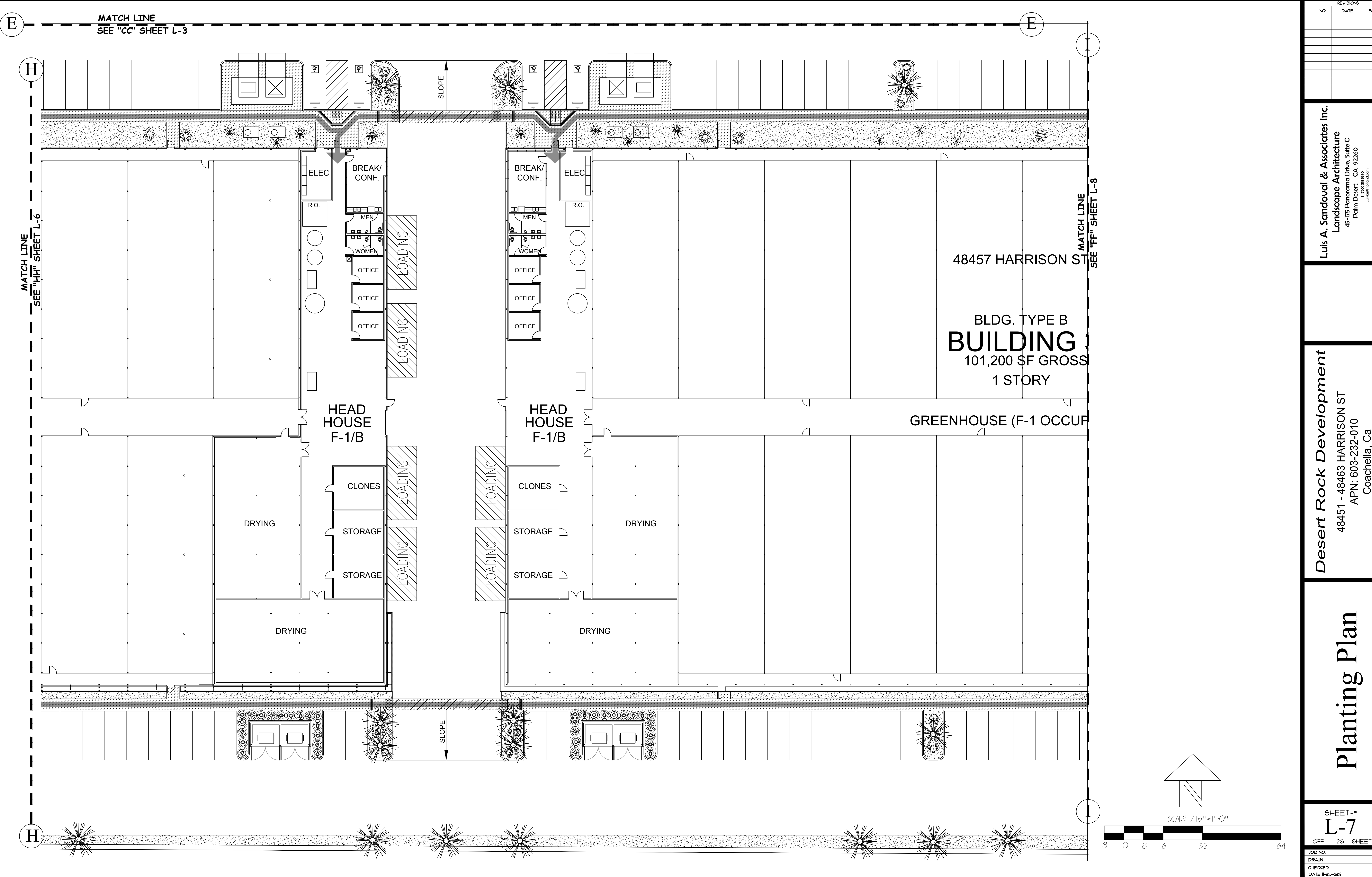
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Desert Rock Development
 48451 - 48463 HARRISON ST
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SHEET -
L-7
 OFF 28 SHEET

JOB NO.
 DRAWN
 CHECKED
 DATE 11-05-2021



MATCH LINE
 SEE "CC" SHEET L-3

E

H

MATCH LINE
 SEE "HT" SHEET L-6

MATCH LINE
 SEE "FF" SHEET L-8

48457 HARRISON ST

BLDG. TYPE B
BUILDING
 101,200 SF GROSS
 1 STORY

GREENHOUSE (F-1 OCCUP)

HEAD HOUSE
 F-1/B

HEAD HOUSE
 F-1/B

CLONES
 STORAGE
 STORAGE

CLONES
 STORAGE
 STORAGE

DRYING

DRYING

DRYING

DRYING

ELEC

BREAK/
 CONF.

R.O.

MEN

WOMEN

OFFICE

OFFICE

OFFICE

BREAK/
 CONF.

ELEC

R.O.

MEN

WOMEN

OFFICE

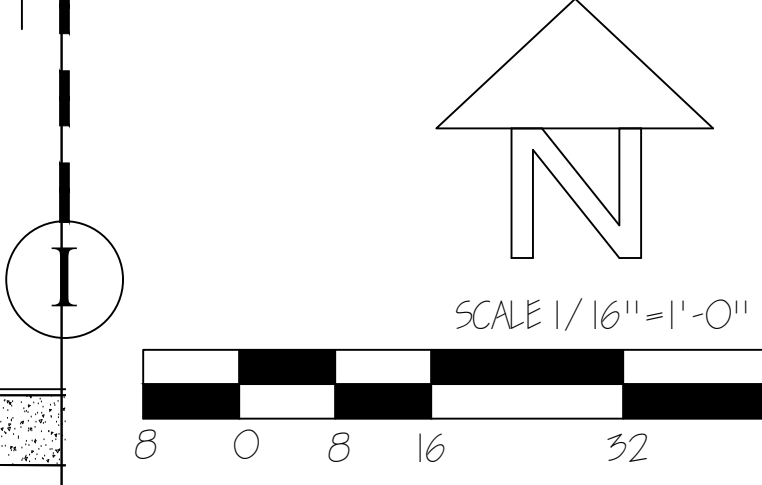
OFFICE

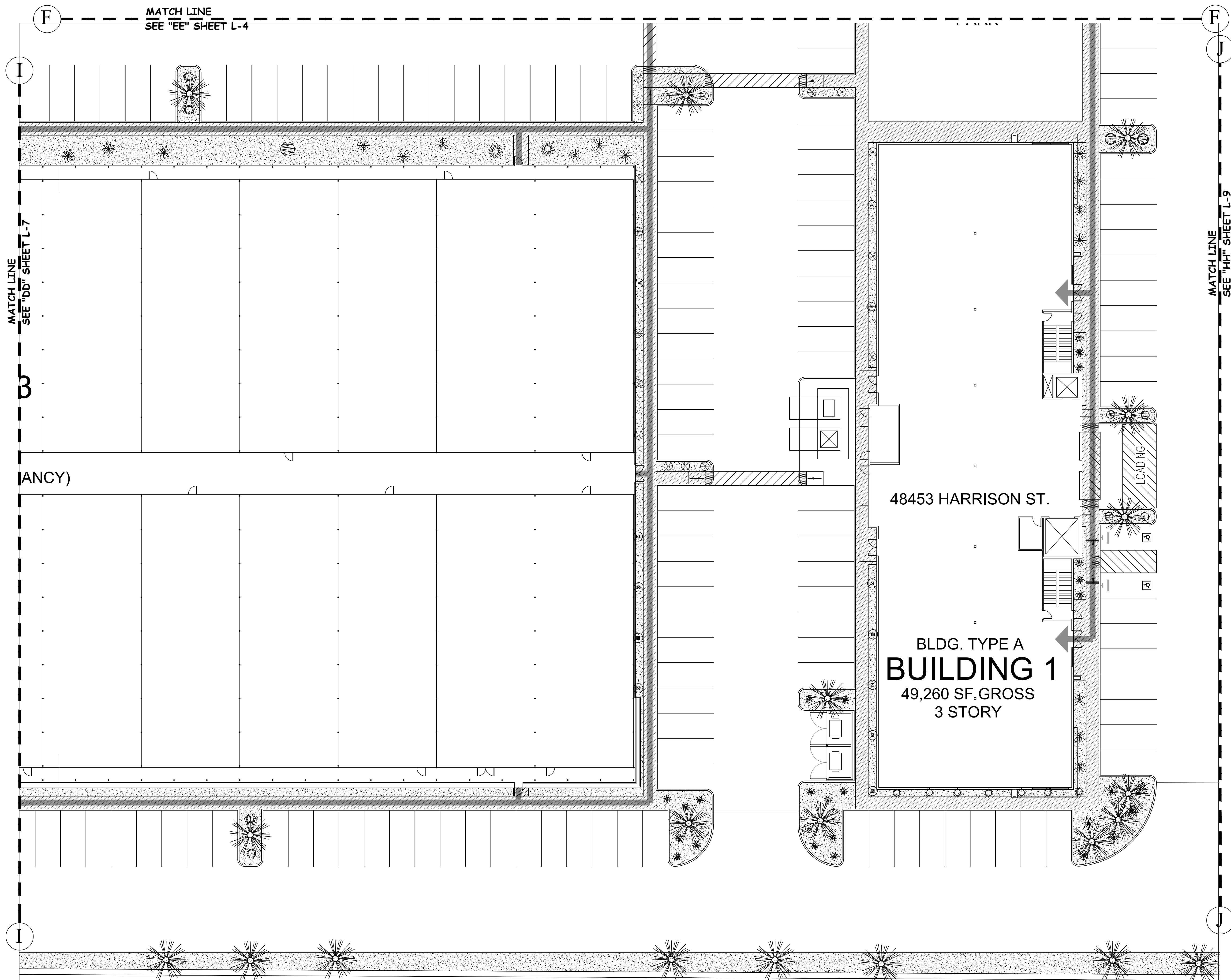
OFFICE

SLOPE

SLOPE

H





MATCH LINE
SEE "EE" SHEET L-4

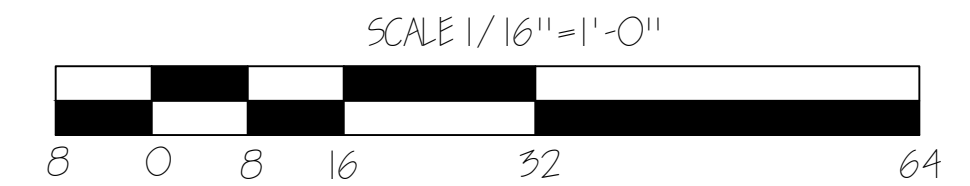
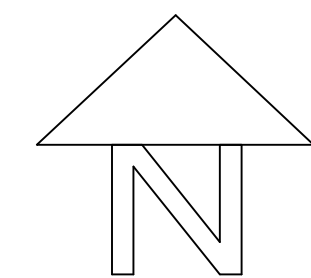
MATCH LINE
SEE "DD" SHEET L-7

MATCH LINE
SEE "HH" SHEET L-9

48453 HARRISON ST.

BLDG. TYPE A
BUILDING 1
49,260 SF. GROSS
3 STORY

LOADING



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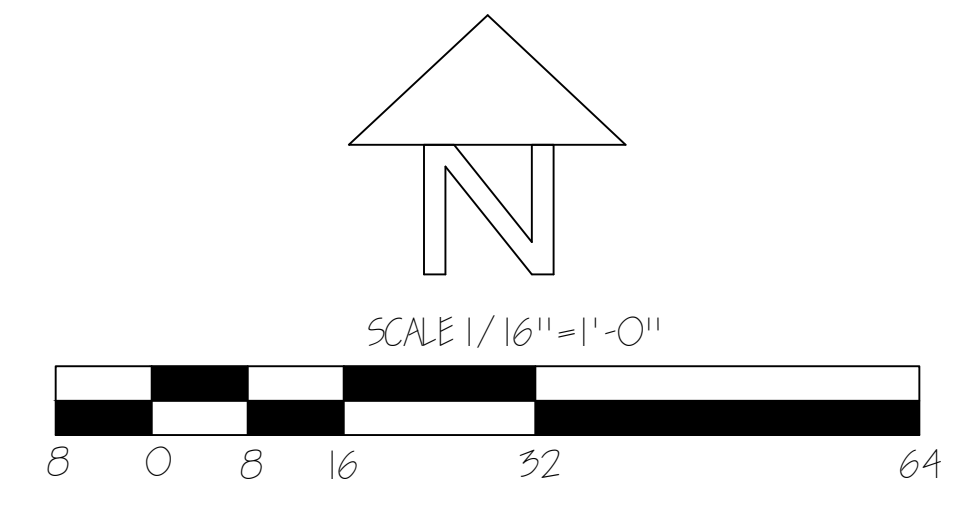
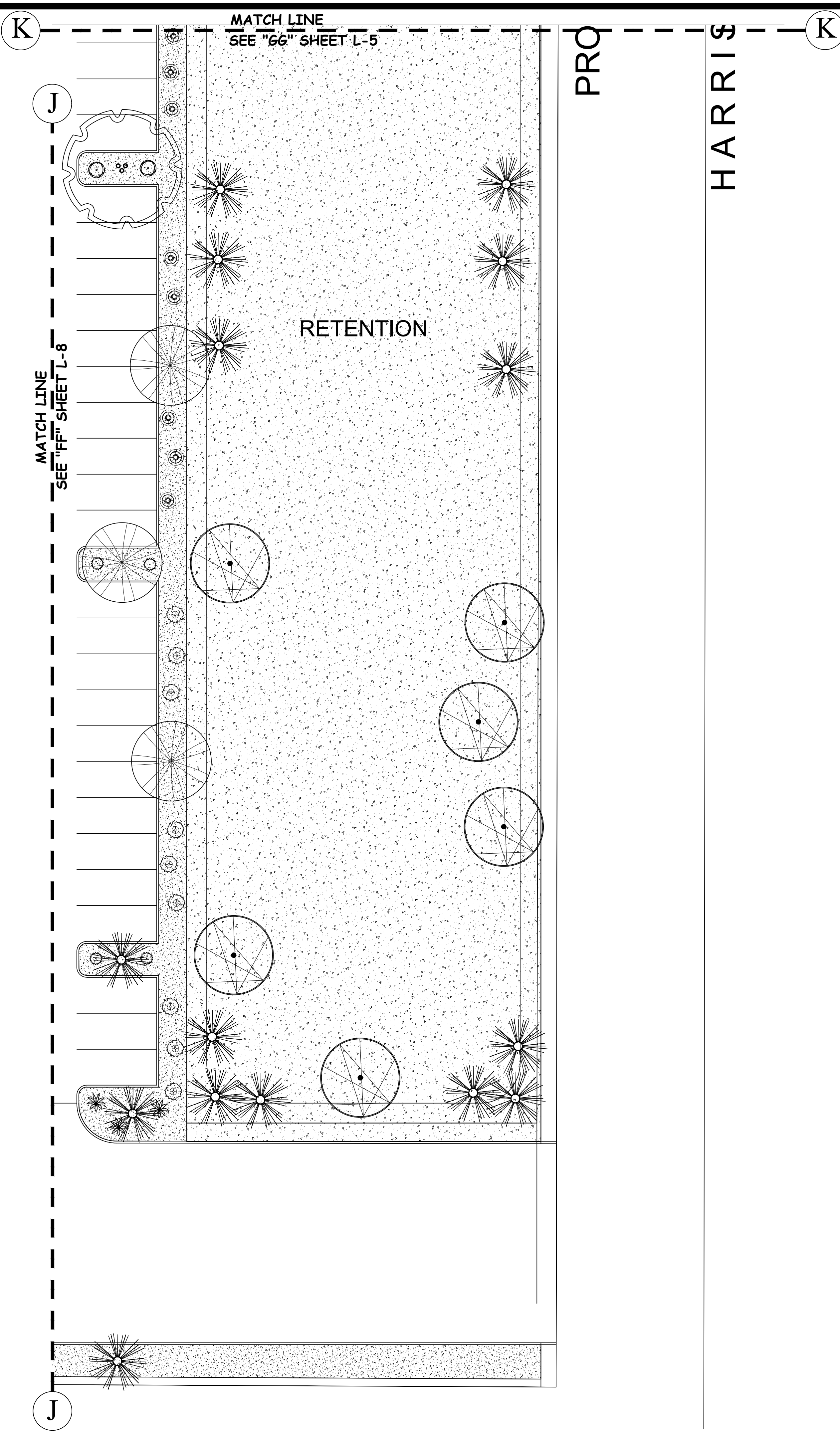
Desert Rock Development

48451 - 48463 HARRISON ST
APN: 603-232-010
Coachella, Ca

Planting Plan

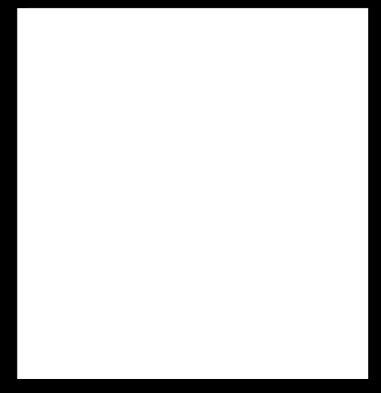
SHEET •
L-8
OFF 28 SHEET

JOB NO.
DRAWN
CHECKED
DATE 11-05-2021



REVISIONS		
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SHEET -
L-9
OFF 28 SHEET
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**IRRIGATION SCHEDULE
BEGINING PERIOD**

VALVES	DAYS 1 TO 10	
	FREQUENCY	TIME
TREES	3X PER DAY	45 MIN
SHRUBS	3X PER DAY	20 MIN
PALMS	3X PER DAY	40 MIN

VALVES	DAYS 11 TO 30	
	FREQUENCY	TIME
TREES	2X PER DAY	30 MIN
SHRUBS	3X PER DAY	15 MIN
PALMS	3X PER DAY	35 MIN

**IRRIGATION SCHEDULE
(SPRING FEB-APRIL)**

VALVES	STABLISHED PERIOD	
	FREQUENCY	TIME
TREES	2X PER DAY	25 MIN
SHRUBS	2X PER DAY	15 MIN
PALMS	2X PER DAY	45 MIN

**IRRIGATION SCHEDULE
(SUMMER MAY-SEP)**

VALVES	STABLISHED PERIOD	
	FREQUENCY	TIME
TREES	3X PER DAY	25 MIN
SHRUBS	3X PER DAY	20 MIN
PALMS	3X PER DAY	40 MIN

**IRRIGATION SCHEDULE
(WINTER OCT-JANUARY)**

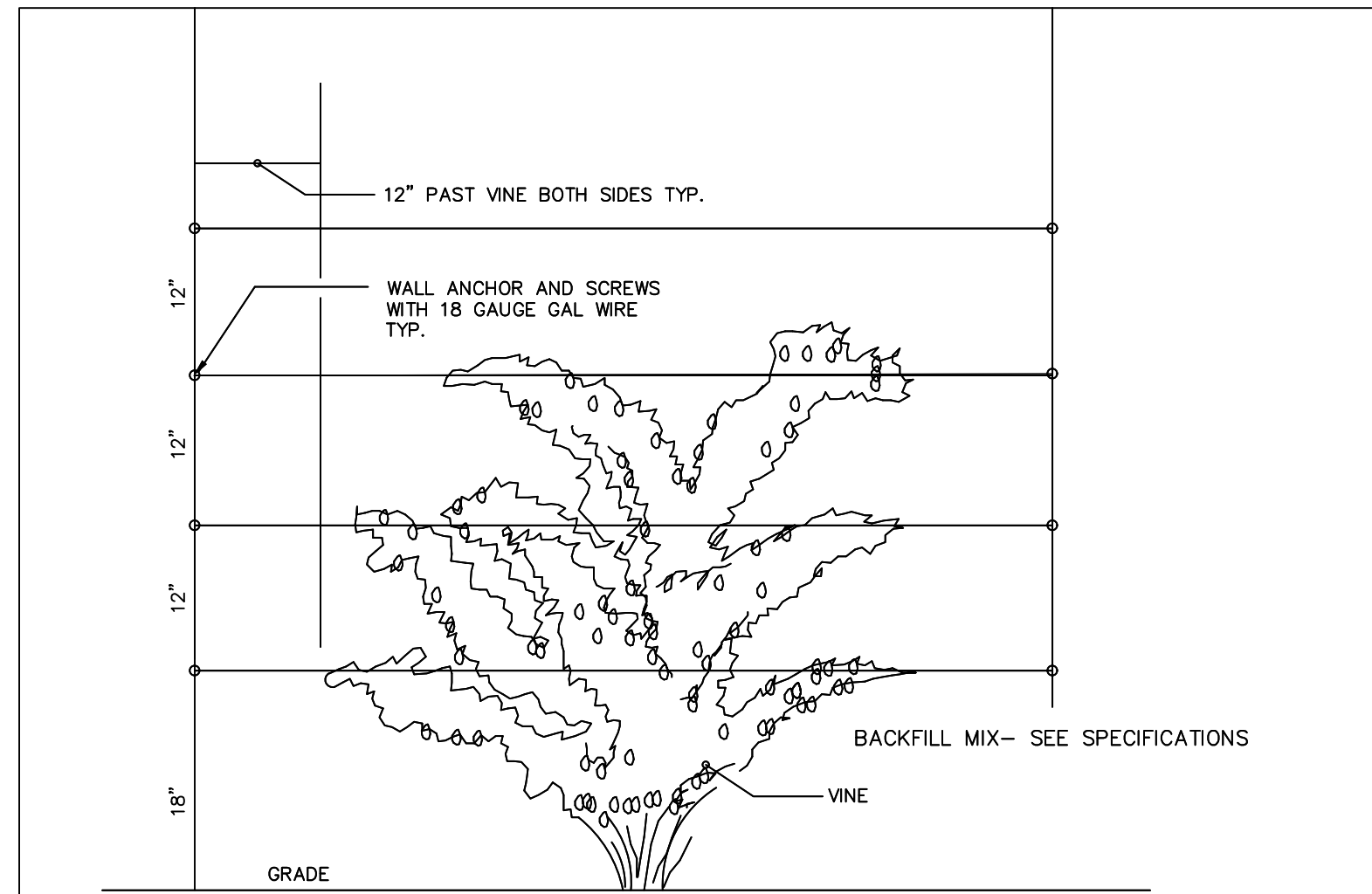
VALVES	STABLISHED PERIOD	
	FREQUENCY	TIME
TREES	2X PER DAY	20 MIN
SHRUBS	2X PER DAY	15 MIN
PALMS	2X PER DAY	45 MIN

NOTES:

NOTE: NO LOW HEAD DRAINAGE ALLOWED

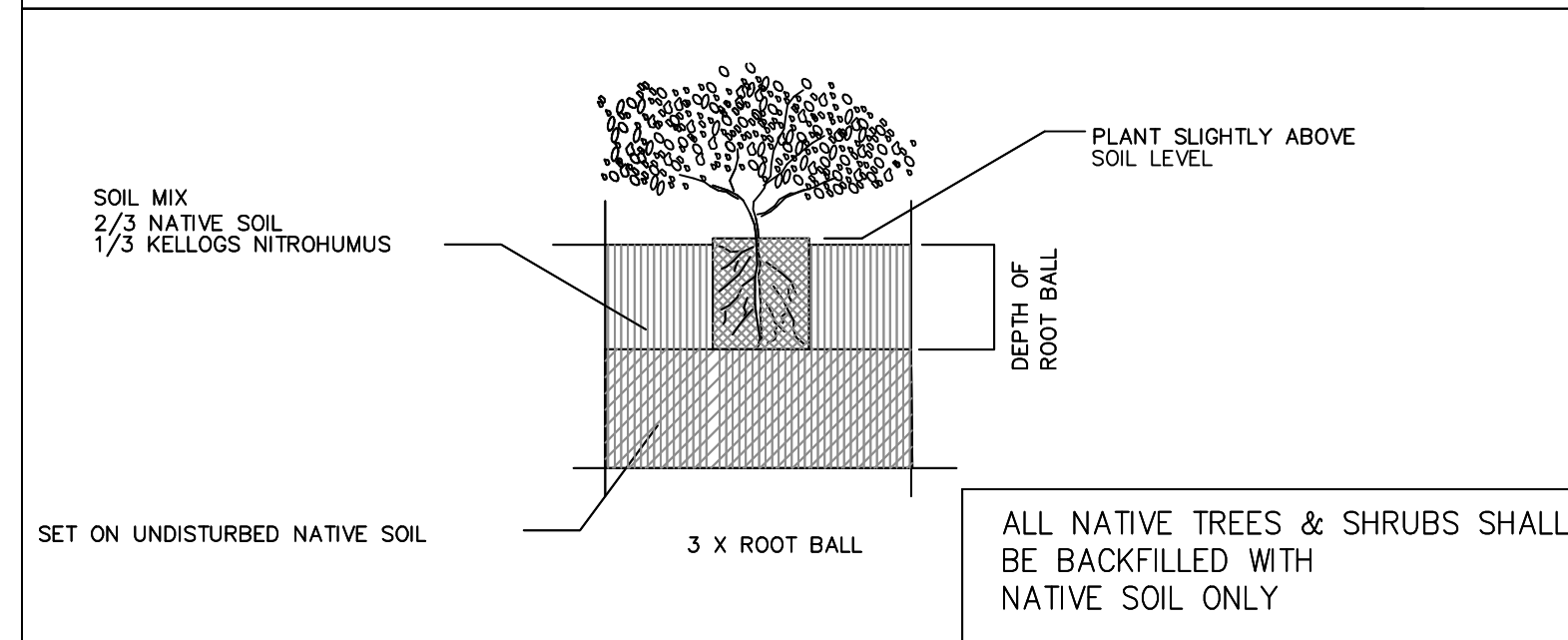
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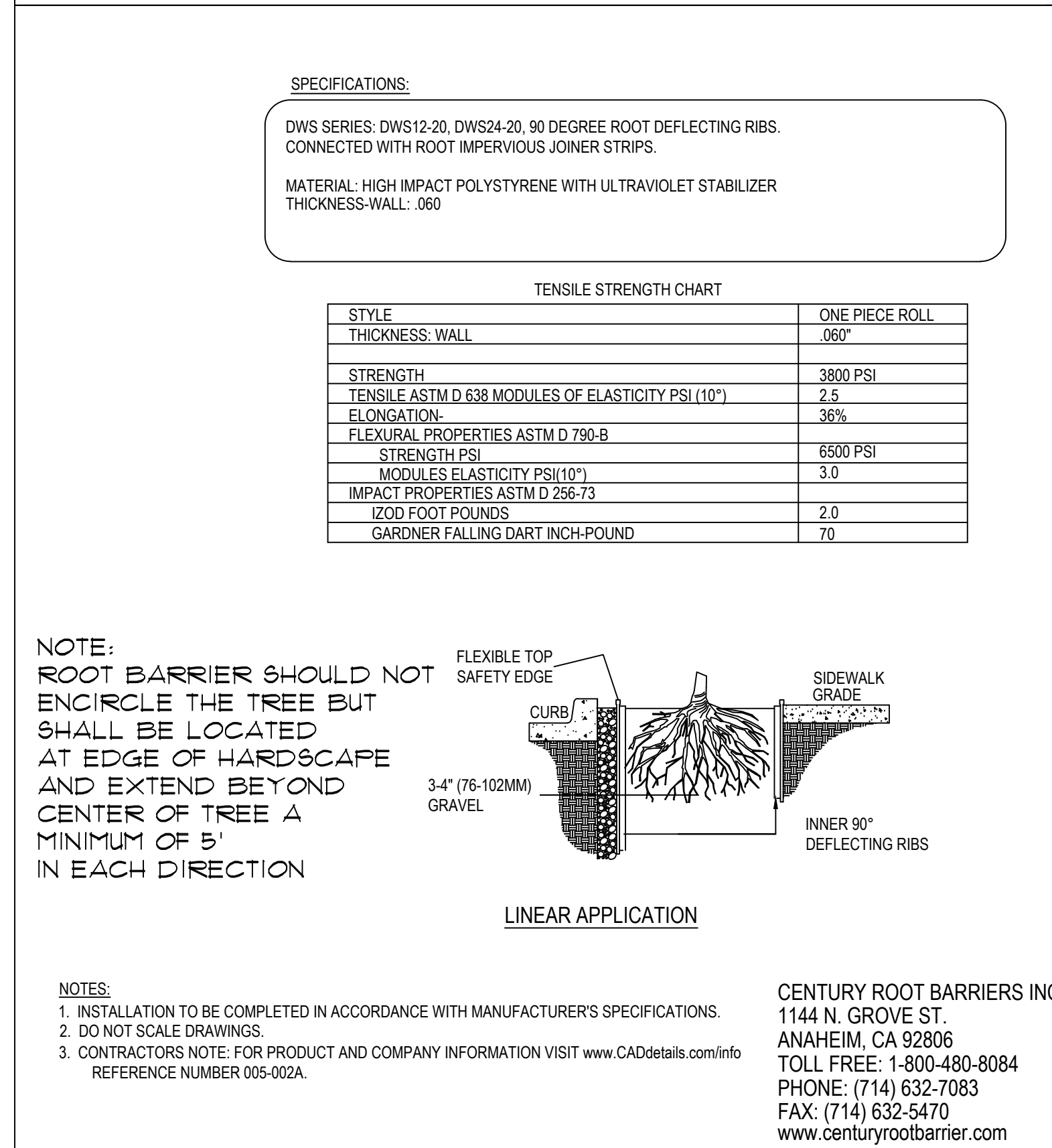
VINE/ESPALIER DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



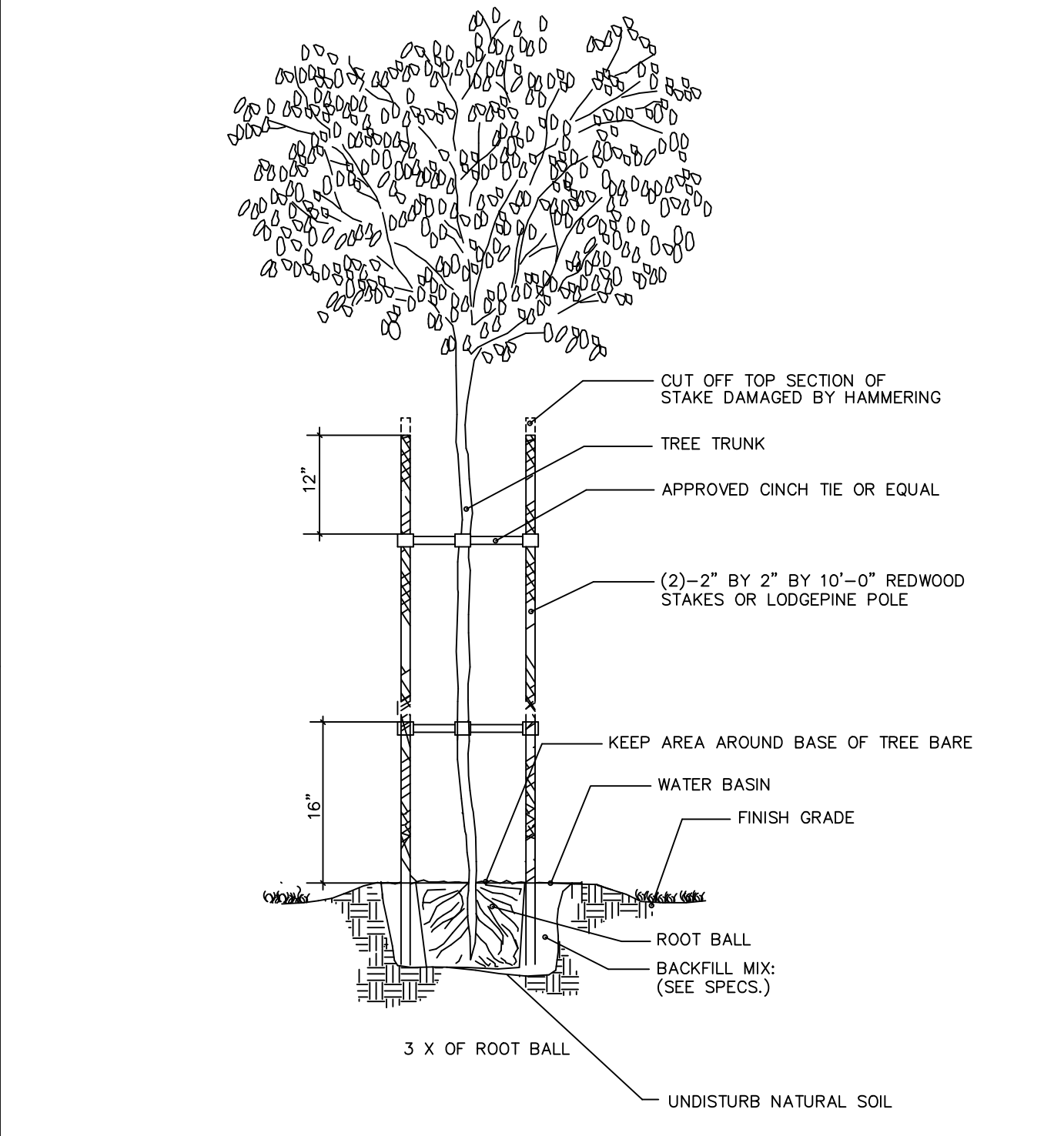
ROOT BARRIER DETAIL

DWS SERIES DETAIL

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 005-002A.

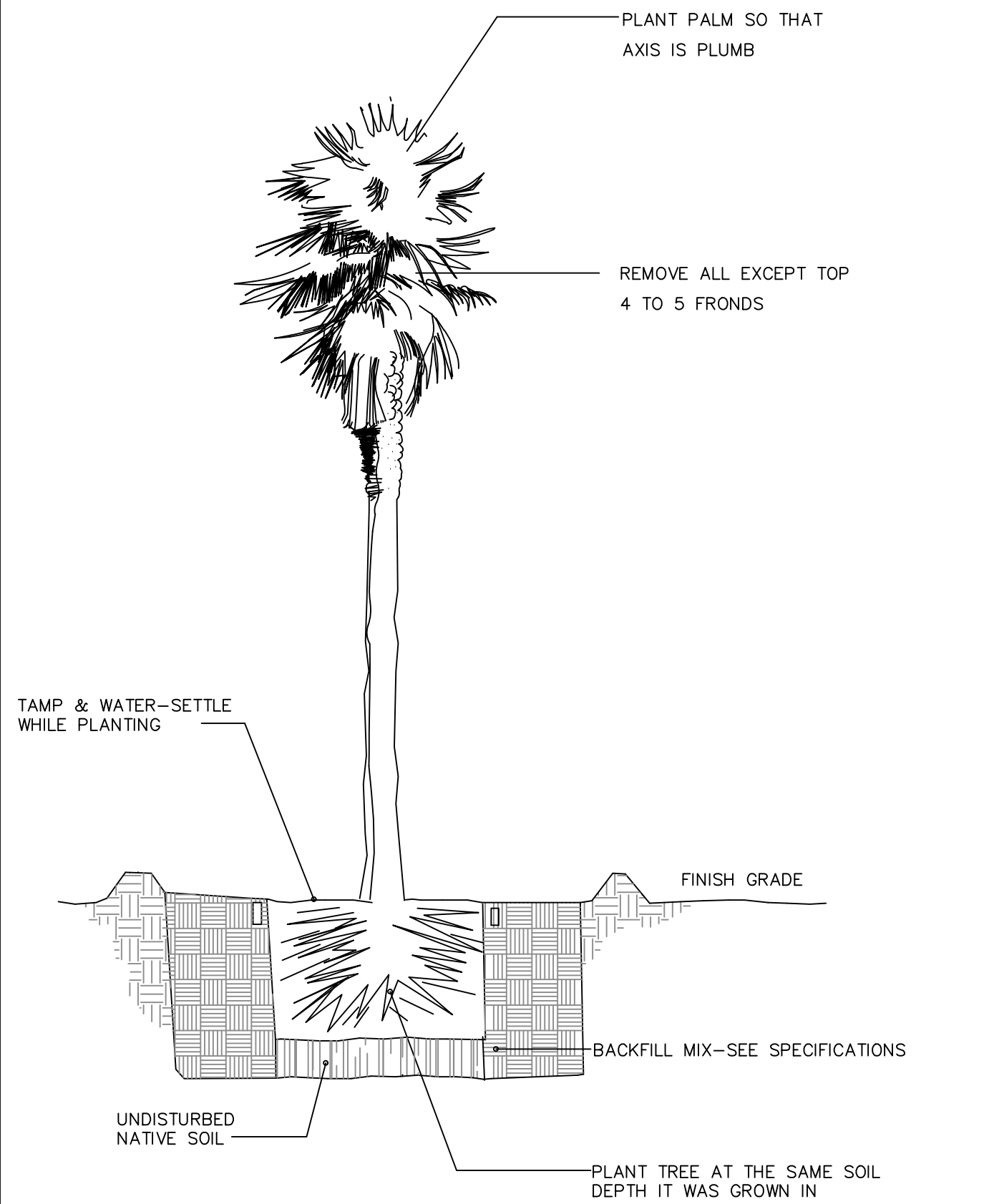
CENTURY ROOT BARRIERS INC.
1144 N. GROVE ST.
ANAHEIM, CA 92806
TOLL FREE: 1-800-480-8084
PHONE: (714) 632-7083
FAX: (714) 632-5470
www.centuryrootbarrier.com

ALL NATIVE DESERT TREES & SHRUBS SHALL BE BACKFILLED WITH NATIVE SOIL ONLY
(PER COACHELLA VALLEY WATER DISTRICT GUIDELINES)



DOUBLE STAKE TREE DETAIL

N.T.S.



PALM TREE PLANTING DETAIL

N.T.S.

GENERAL PLANTING NOTES

- ALL PLANTED AREAS ARE TO BE GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE. DO THIS BEFORE LOCATING ANY PLANTS.
- PLANT SHRUBS A MINIMUM OF 30" FROM ALL LANDSCAPE LIGHT FIXTURES.
- WHERE CIRCUMSTANCES PERMIT, PLANT SHRUBS NO CLOSER THAN 3' (THREE FEET) FROM AN EDGE OF PAVING OR HEADER BOARD (EXCEPT FOR GROUND COVERS, WHICH ARE TO BE PLANTED PER PLAN).
- LANDSCAPE PLANS ARE DIAGRAMMATIC FOR CLARITY OF READING. ACTUAL PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD.
- EARTH MOUNDS SHALL NOT EXCEED THREE FEET AT THE HIGHEST POINT ABOVE NEAREST PAVEMENT OR CURB. MAXIMUM SLOPE FOR SHRUB AREAS IS TO BE 3:1.
- WHERE MOUNDING OCCURS ADJACENT TO THE CURB, STREET, OR WALLS SWALES SHALL BE FORMED TO CONTROL WATER RUNOFF.
- IRRIGATION SYSTEM IS TO BE FULLY AUTOMATIC. THERE SHALL BE COMPLETE SEPARATION BETWEEN DIFFERENT PLANT GROUPS SUCH AS TREES, SHRUBS, GROUND COVERS AND POTS. SEE IRRIGATION PLAN.
- PLANT CONTRACTORS SHALL VERIFY PLANT QUANTITIES ON PLAN.
- IF REQUIRED, THE OWNER OR OWNER'S REPRESENTATIVE SHALL SUBMIT PLANS TO THE APPROPRIATE PLANNING AND AGRICULTURAL AGENCIES PRIOR TO SUBMITTAL FOR BUILDING PERMITS.
- NO TREE SHALL BE CLOSER THAN 5' FROM HARDSCAPE.
- ANY TREE PLANTED WITHIN SIX FEET OF HARDSCAPE SURFACES SUCH AS EDGE OF SIDEWALK, WALLS, CURBS, PAVEMENT, INTERLOCKING PAVERS, ETC., **MUST** HAVE 'ROOT GUARD' INSTALLED PRIOR TO PLANTING PER MFRS SPECIFICATIONS.

COMMISSIONER'S NOTE:

12. WARNING PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE DEVELOPER FOR STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL OR DENIAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE FROM RED SCALE (AONIDIELLA AURANTI).

PLANTING NOTES

IRRIGATION LEGEND

- | SYMBOL | DESCRIPTION | MANUFACTURER | AND MODEL # |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|
| P.O.C. | POINT OF CONNECTION- CONNECT TO EX. P.O.C., (EXISTING WELL) DEDICATED P.O.C. VERIFY ACTUAL LOCATION BEFORE INSTALLATION. | | |
| RP | REDUCED PRESSURE BACKFLOW- 2" FEBCO MODEL 825Y PER LOCAL AND STATE CODES. INSTALLED BY CONTRACTOR (VERIFY EXACT SIZE OF BACKFLOW) | | |
| MV | MASTER VALVE- RAINBIRD EFB-CP IN A TAN JUMBO IRRIGATION BOX. | | |
| FS | FLOW SENSOR-743-012- IRRITROL CLIMATE LOGIC | | |
| --- | MAINLINE PIPING- SCHEDULE 40 PVC -1 1/4" -USE CLASS 315 PVC RING TIGHT PIPE WITH SCHEDULE 40 RING TIGHT FITTINGS WHEN MAINLINE IS 3" OR HIGHER. | | |
| --- | LATERAL PIPING- 1/2" TO 2" CLASS 315 PVC USING DEEP SOCKET DESIGN SCHEDULE 40 FITTINGS. | | |
| --- | LATERAL PIPING SLEEVE- 4" SCH. 40 PVC FOR DRIVEWAYS AND UNDERGROUND OF HARDSCAPE. 6" SCH. 40 PVC FOR WALLS | | |
| A | ELECTRIC CONTROLLER- EAGLE PLUS: EXTERIOR MOUNT CONTROLLER/54 STATIONS VERIFY ACTUAL LOCATION AND POWER SOURCE WITH OWNER'S REPRESENTATIVE.
EGP-TW-SPEED with EGPI-Central, RS1000 (Rain Sensor)
Two Wire Cable
TW-CAB-14 install every 600ft a TW-LA1 (Lightning Arrestor)
Decoders for each valve
TW-D-1 (Decoders) | | |
| EV | ELECTRIC VALVE- DZK-700 TORO DRIP ZONE KIT | | |
| BV | BALL VALVE- HAMMOND MODEL #8901 FULL PORT BALL VALVE BRASS LINE SIZE IN TAN IRRIGATION BOX. | | |
| CV | QUICK COUPLER VALVE- RAINBIRD QUICK COUPLER VALVE 44-LRC IN A TAN IRRIGATION BOX. PROVIDE OWNER WITH TWO 44K QUICK COUPLER KEYS. | | |

	PSI	GPH
▲ DRIP EMITTER- RAINBIRD XB-20-PC-1032	20	2.0

NOTE: INSTALL EMITTERS ON RAINBIRD PFR/FRA POLYFLEX RISERS(TYPICAL).

■ AUTOMATIC END SELF-FLUSHING VALVE- AG. PRODUCTS FCH VALVE IN IRRIGATION VALVE BOX.

REVISIONS		
NO.	DATE	BY

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Desert Rock Development
48451 - 48463 HARRISON ST
APN: 603-232-010
Coachella, Ca

Planting Deatails

SHEET - *
L-10
OFF 28 SHEET

JOB NO.
DRAWN
CHECKED
DATE 11-05-2021

REVISIONS		
NO.	DATE	BY

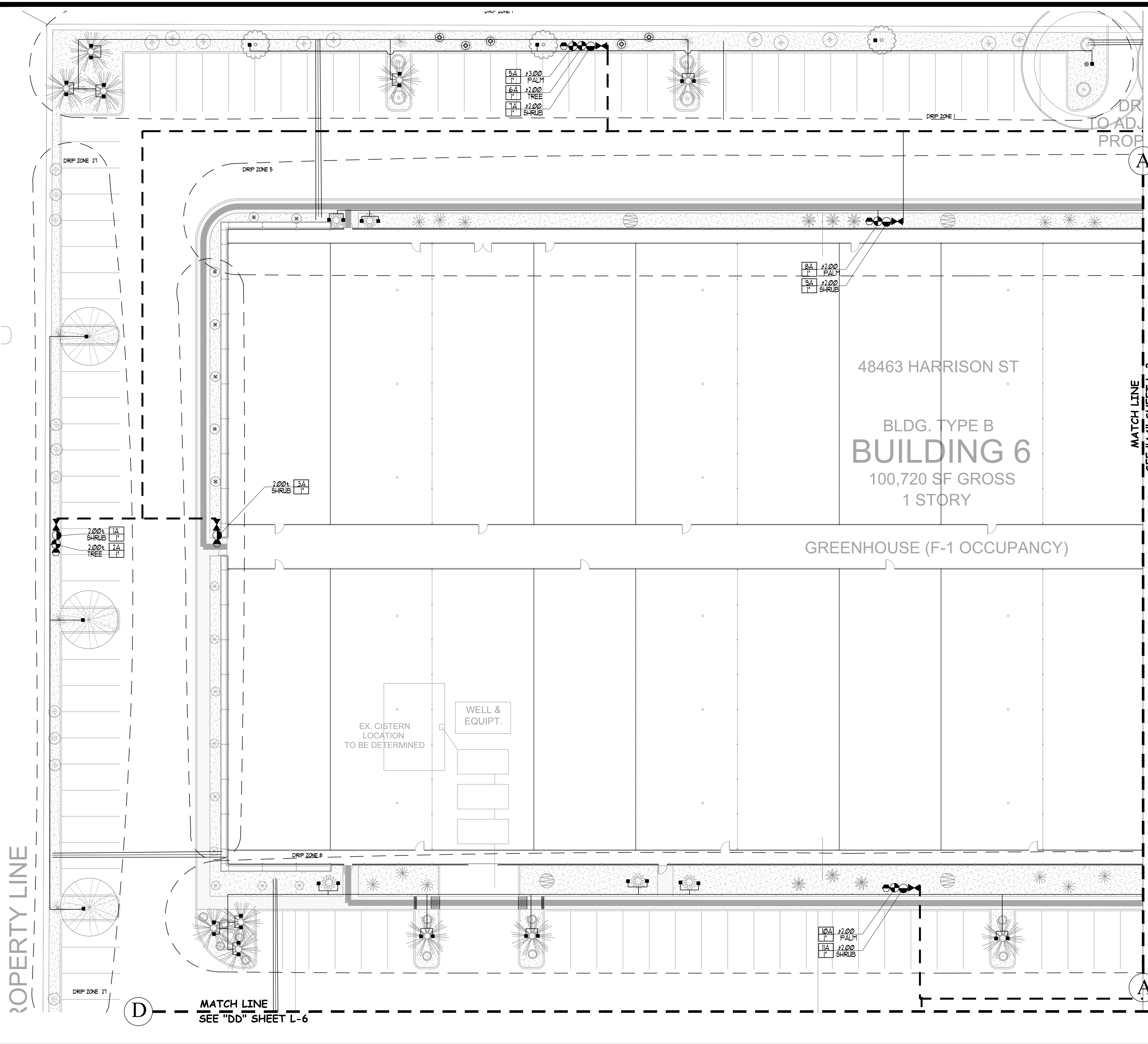
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Irrigation Plan

SHEET -
IR-1
 OFF 28 SHEET

JOB NO.
 DRAWN
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 DATE 11-05-2021



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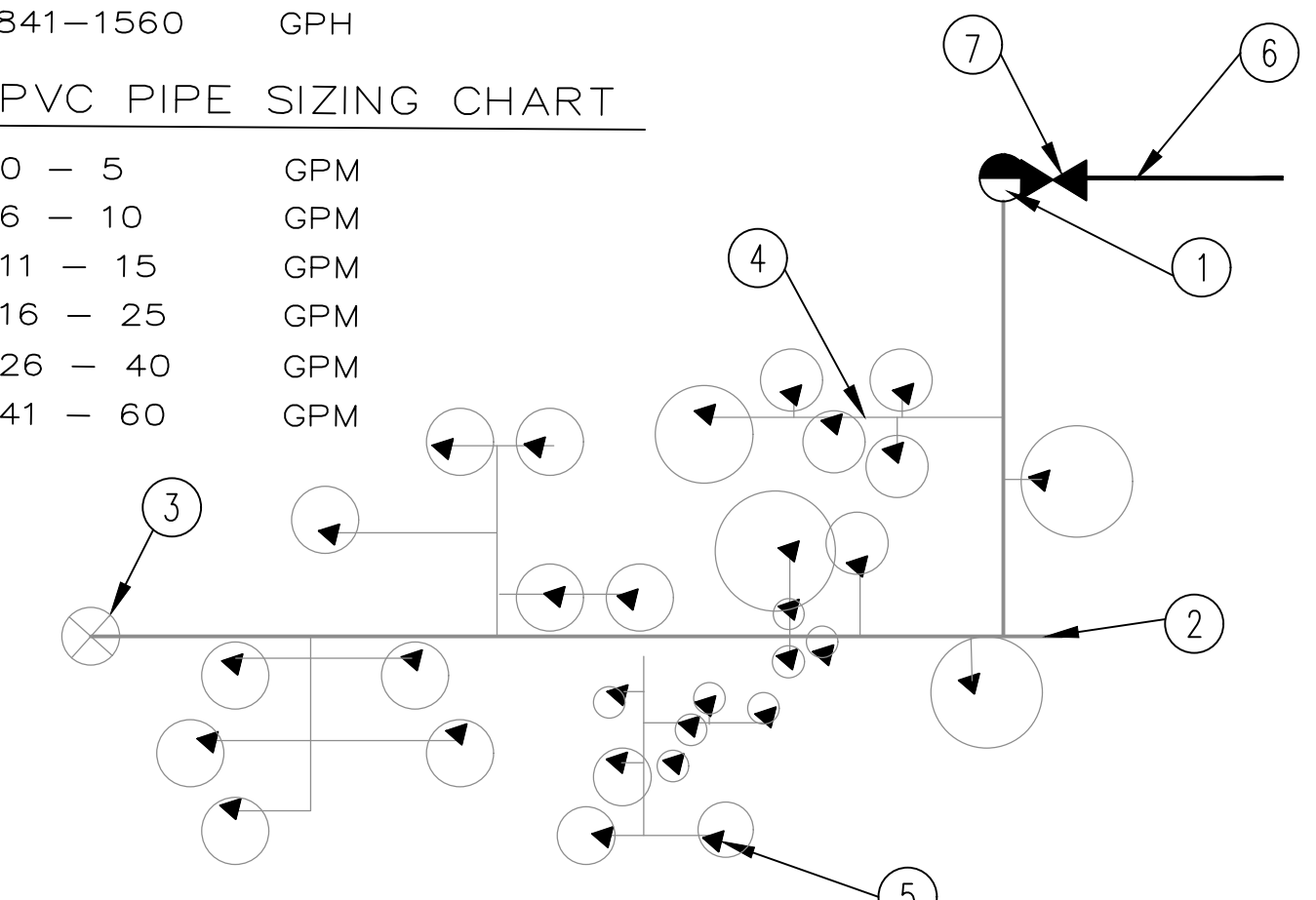
WELL WATER WILL BE USE FOR THIS

EMITTER PVC PIPE SIZING CHART

0 - 180	GPH
181 - 360	GPH
362 - 840	GPH
841 - 1560	GPH

PVC PIPE SIZING CHART

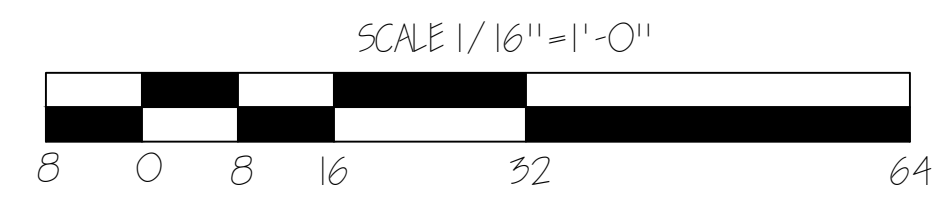
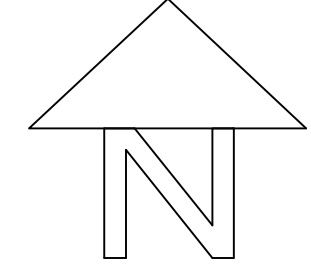
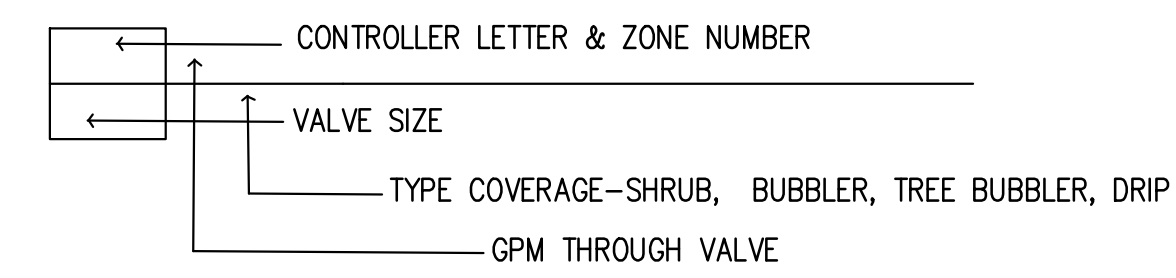
0 - 5	GPM
6 - 10	GPM
11 - 15	GPM
16 - 25	GPM
26 - 40	GPM
41 - 60	GPM

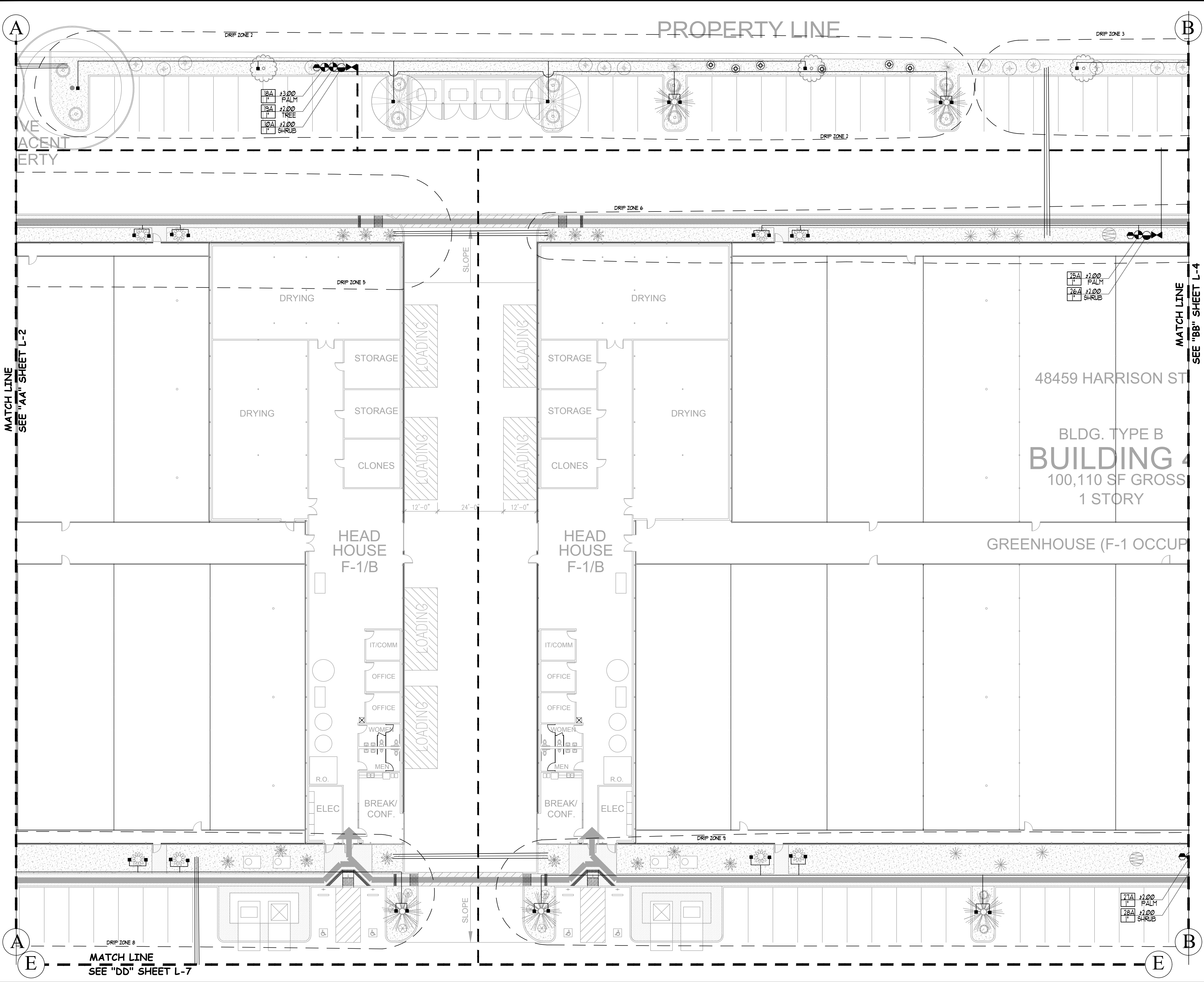


DRIP LAYOUT DETAIL

- ① ELECTRICAL EMITTER CONTROL VALVE ASSEMBLY.
- ② BACKBONE LATERAL- PVC CASS 200 PIPE.
- ③ END SELF FLUSHING VALVE
- ④ DRIP LATERAL-PVC CLASS 315 PIPE
- ⑤ DRIP EMITTER ASSEMBLY DETAIL (TYPICAL)
- ⑥ MAIN LINE
- ⑦ BALL VALVE

VALVE IDENTIFICATION KEY:





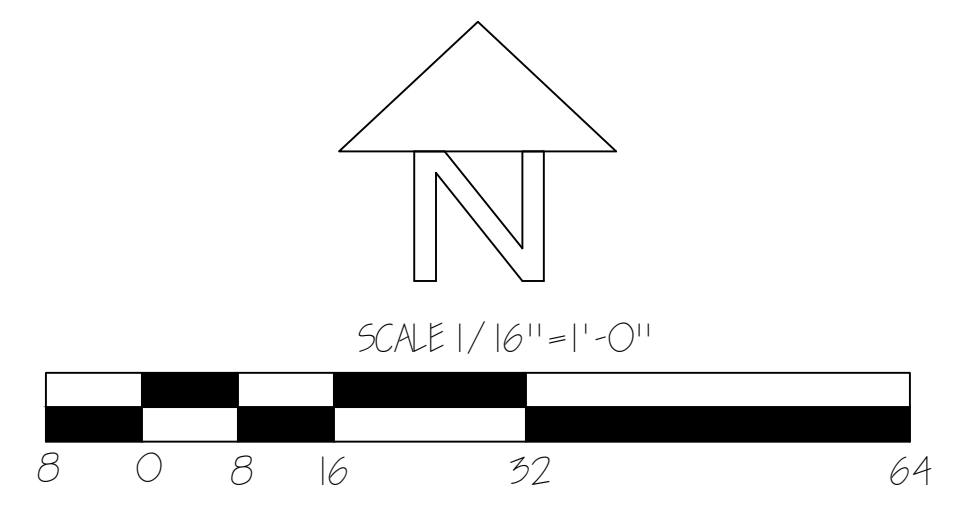
ADJACENT PROPERTY

MATCH LINE SEE "AA" SHEET L-2

MATCH LINE SEE "BB" SHEET L-4

MATCH LINE SEE "DD" SHEET L-7

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 Luis@sandoval.com

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 Coachella, Ca

Irrigation Plan

SHEET IR-2
 OFF 28 SHEET

JOB NO.
 DRAWN
 CHECKED
 DATE 11-05-2021

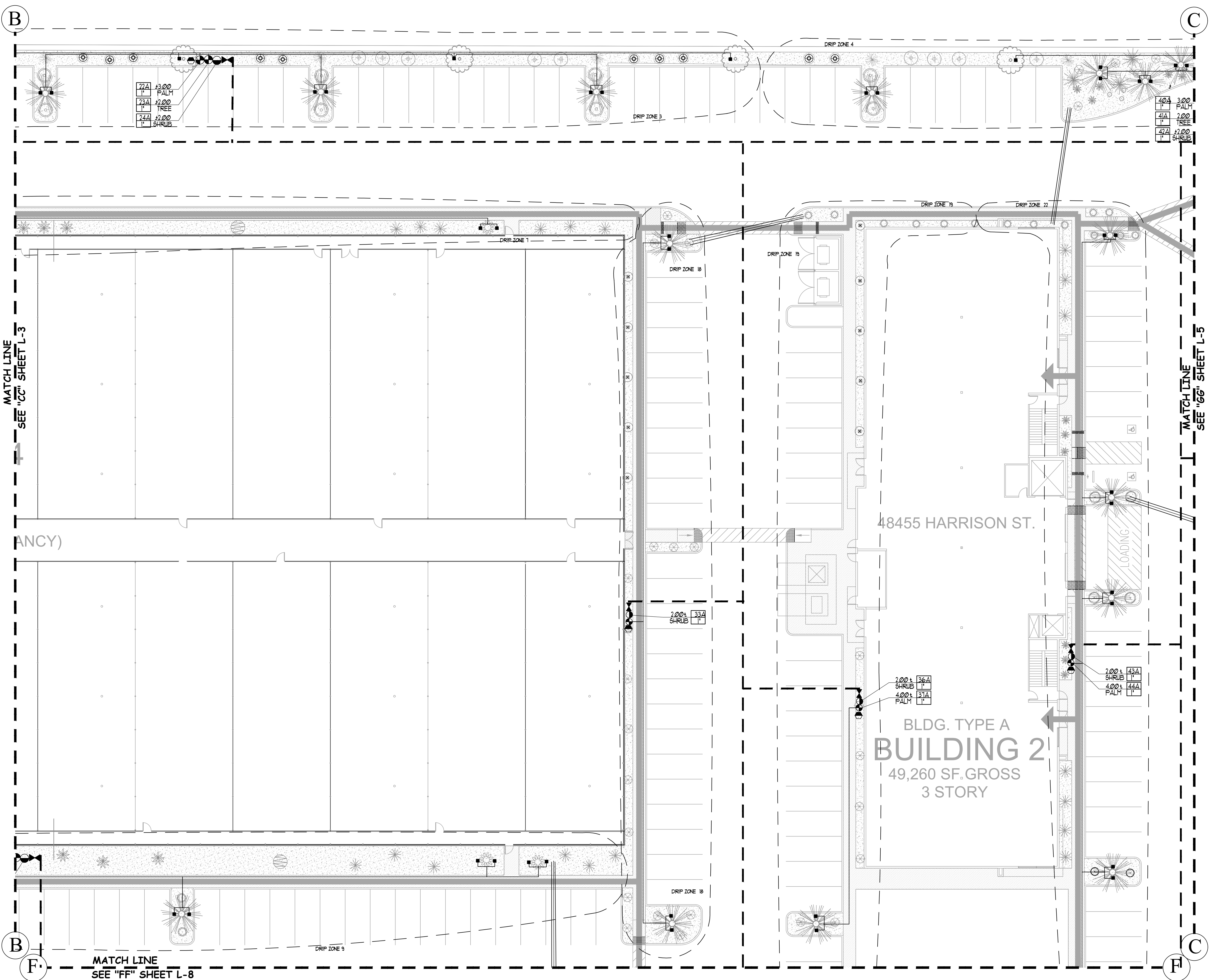
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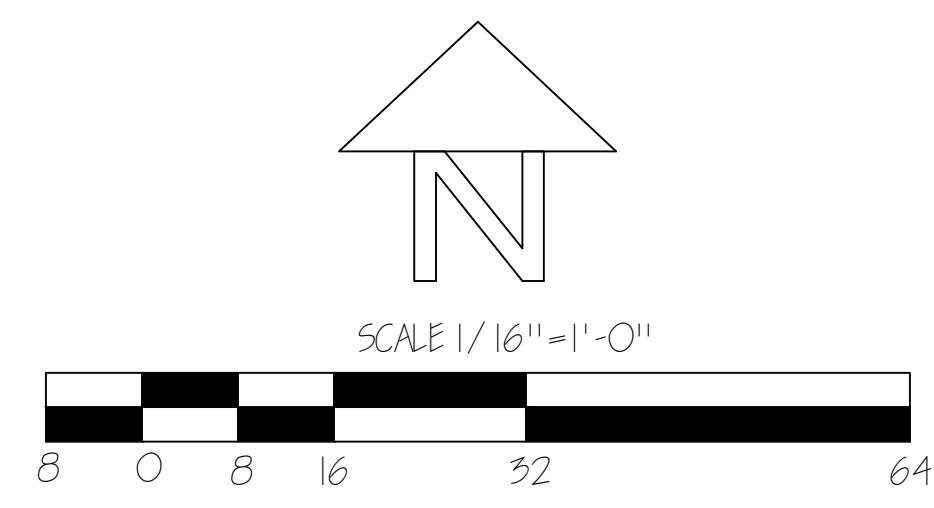
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IR-3
 OFF 28 SHEET
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B

C

B

C

F

F

MATCH LINE
SEE "CC" SHEET L-3

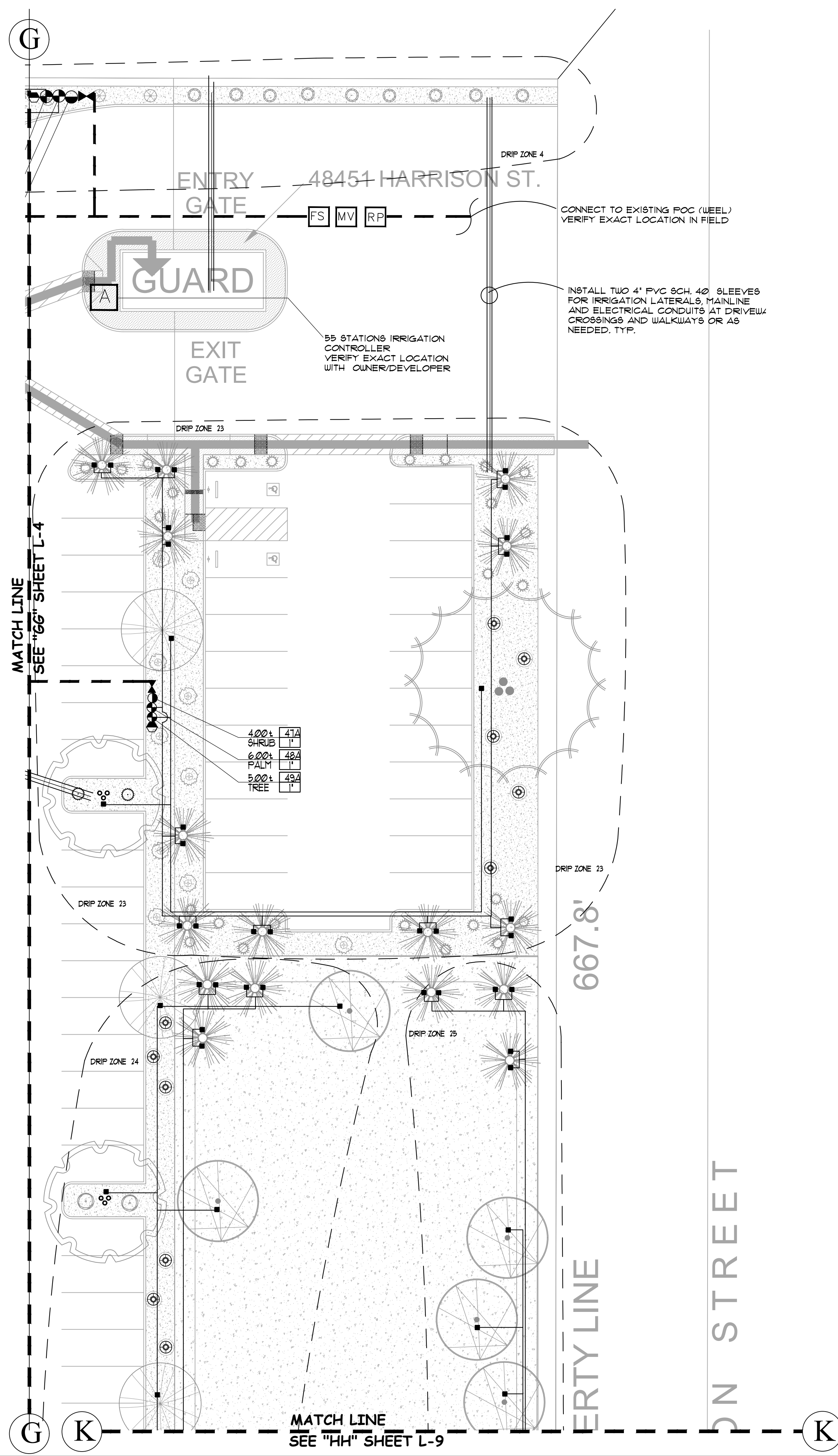
MATCH LINE
SEE "GG" SHEET L-5

MATCH LINE
SEE "FF" SHEET L-8

48455 HARRISON ST.

BLDG. TYPE A
BUILDING 2
 49,260 SF. GROSS
 3 STORY

LOADING



NOTES:

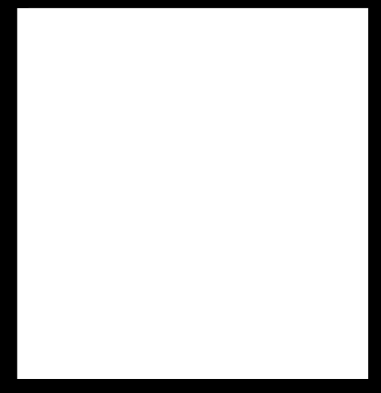
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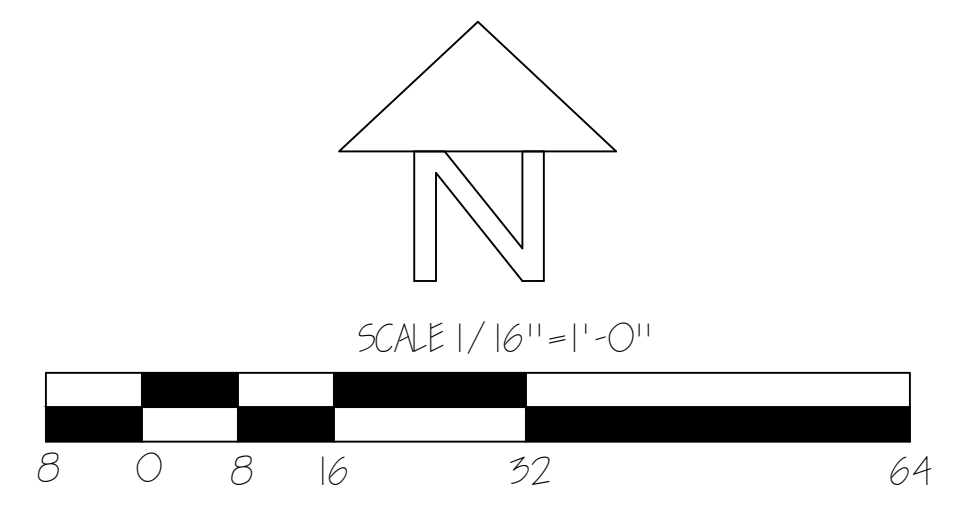


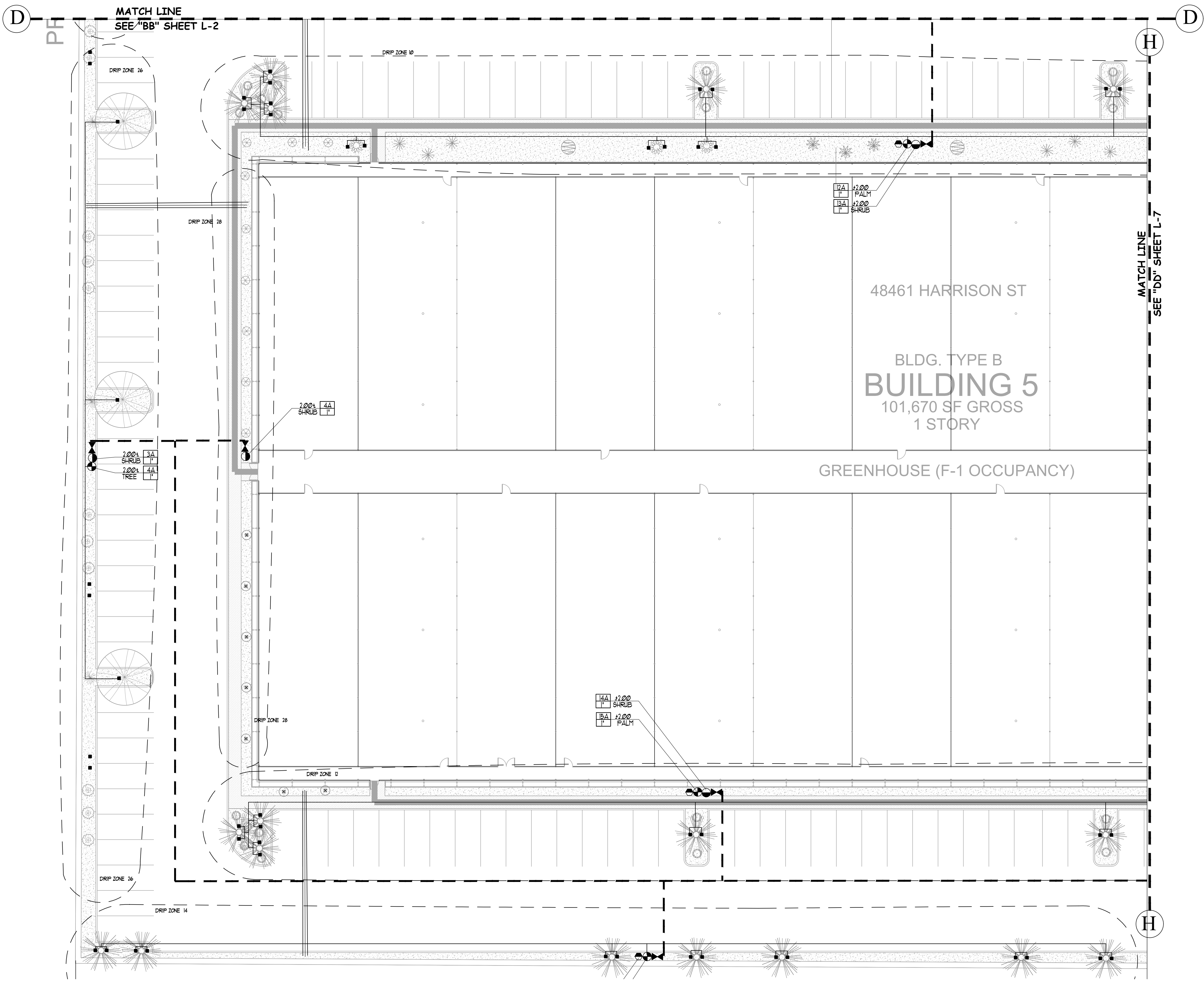
Desert Rock Development
 48451 - 48463 HARRISON ST
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Irrigation Plan

SHEET -
IR-4
 OFF 28 SHEET

JOB NO.
 DRAWN
 CHECKED
 DATE 11-05-2021



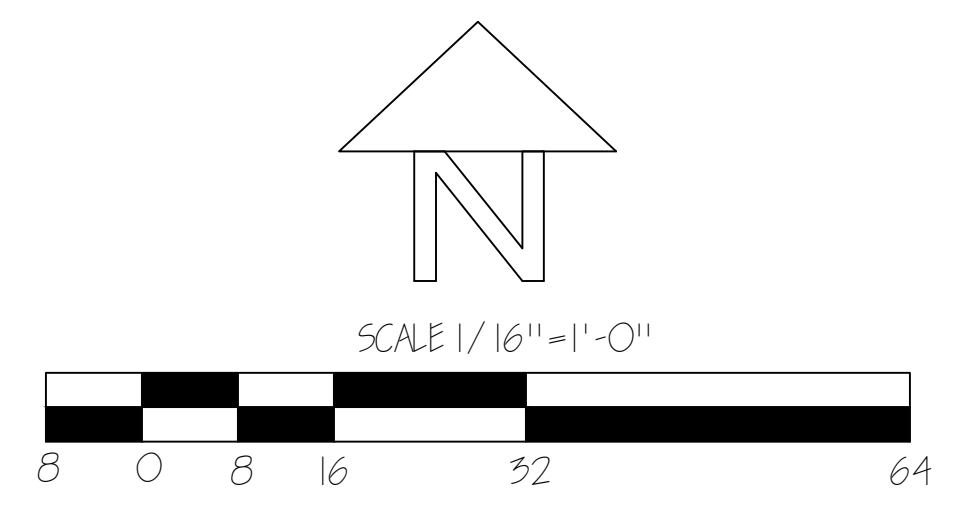


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 48451 - 48463 HARRISON ST
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 Coachella, Ca

Irrigation Plan

SHEET -
IR-5
 OFF 28 SHEET

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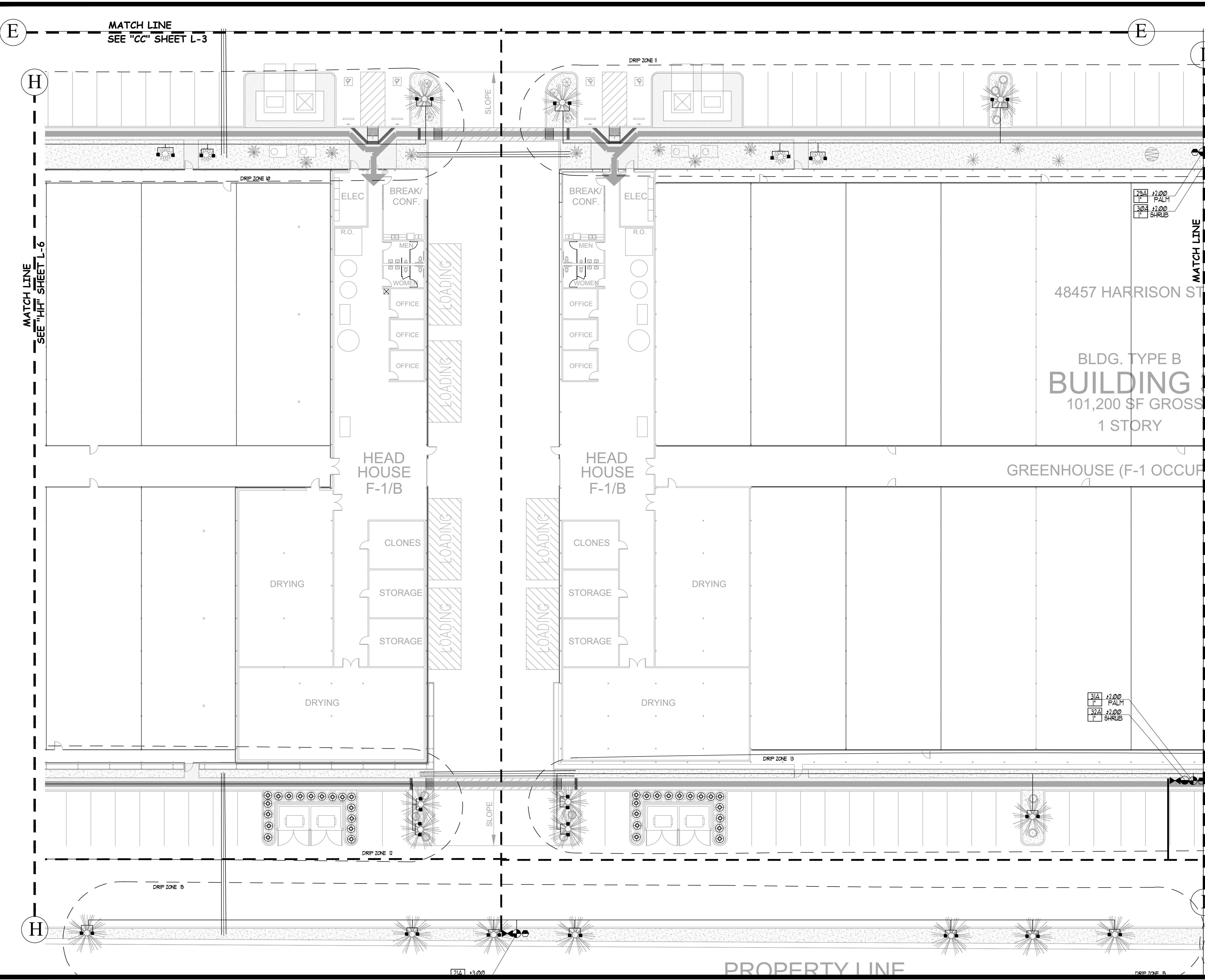
Luis A. Sandoval & Associates Inc.
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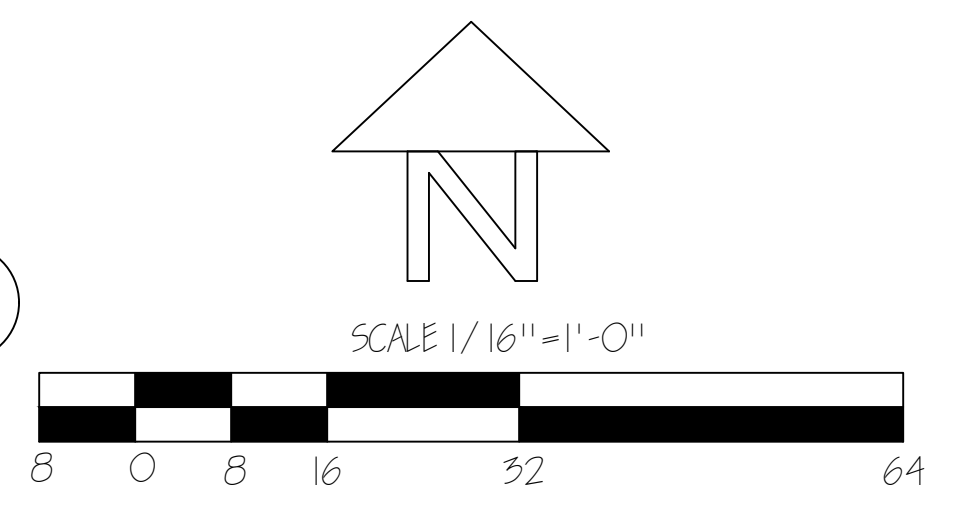
Irrigation Plan

SHEET -
IR-6
 OFF 28 SHEET

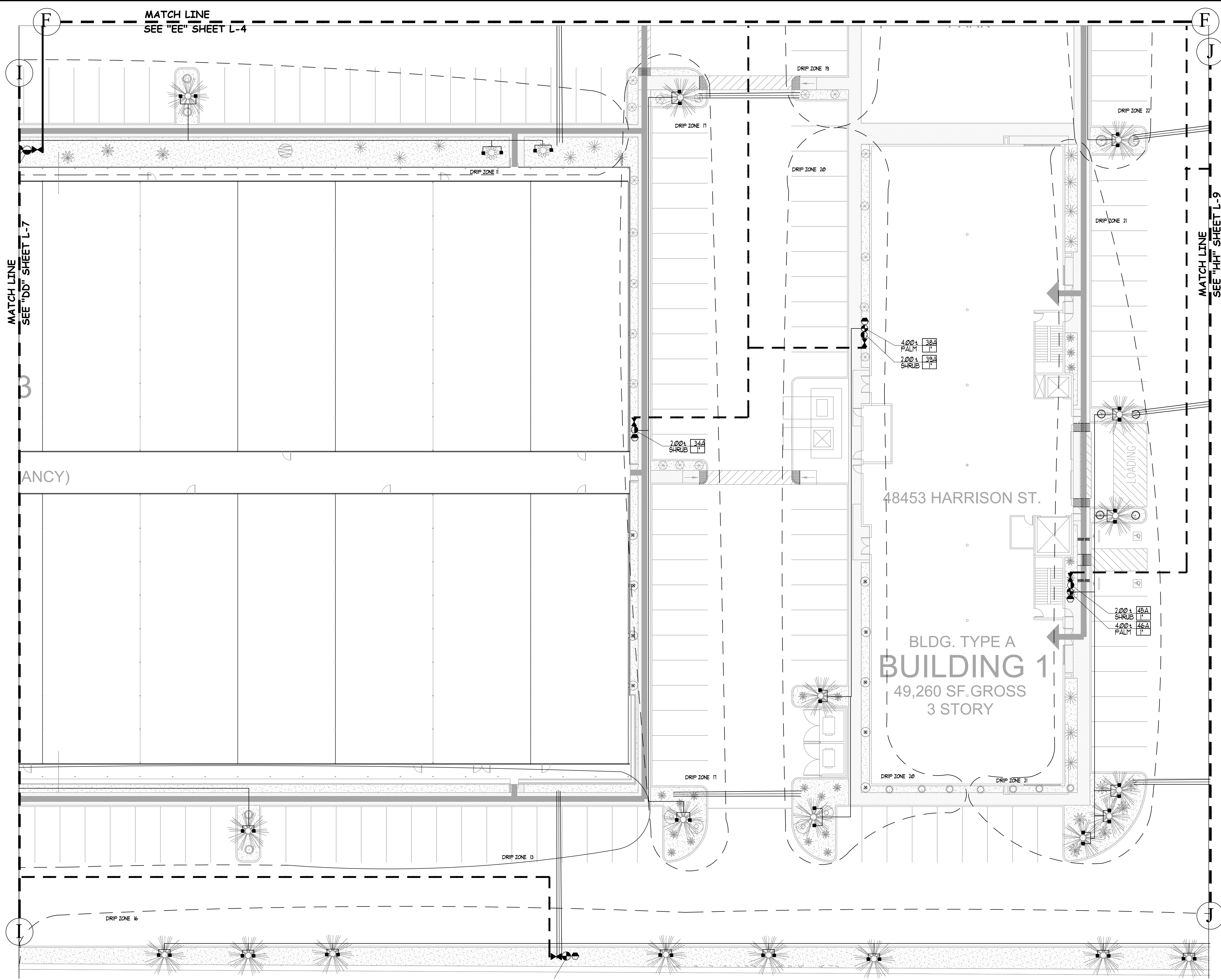
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PROPERTY LINE



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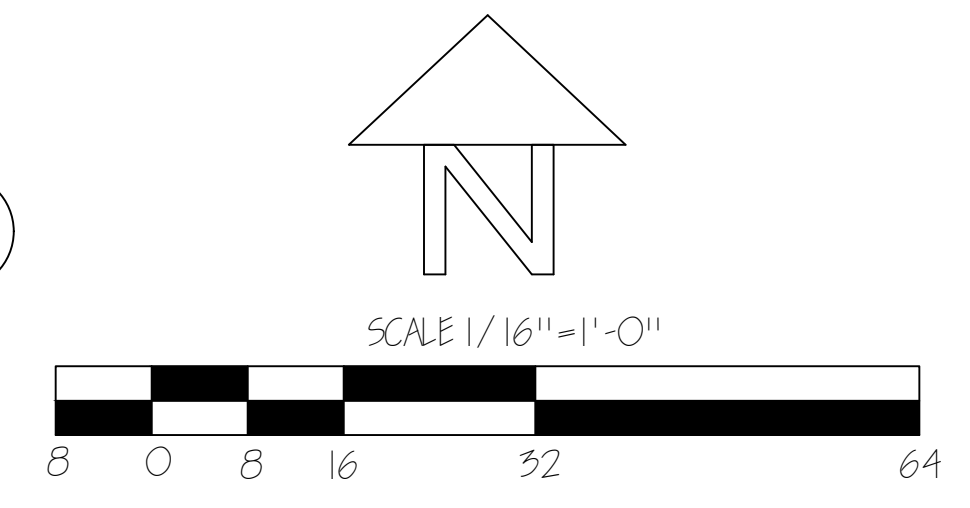
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Desert Rock Development
 48451 - 48463 HARRISON ST
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48453 HARRISON ST.
 BLDG. TYPE A
BUILDING 1
 49,260 SF. GROSS
 3 STORY

Irrigation Plan

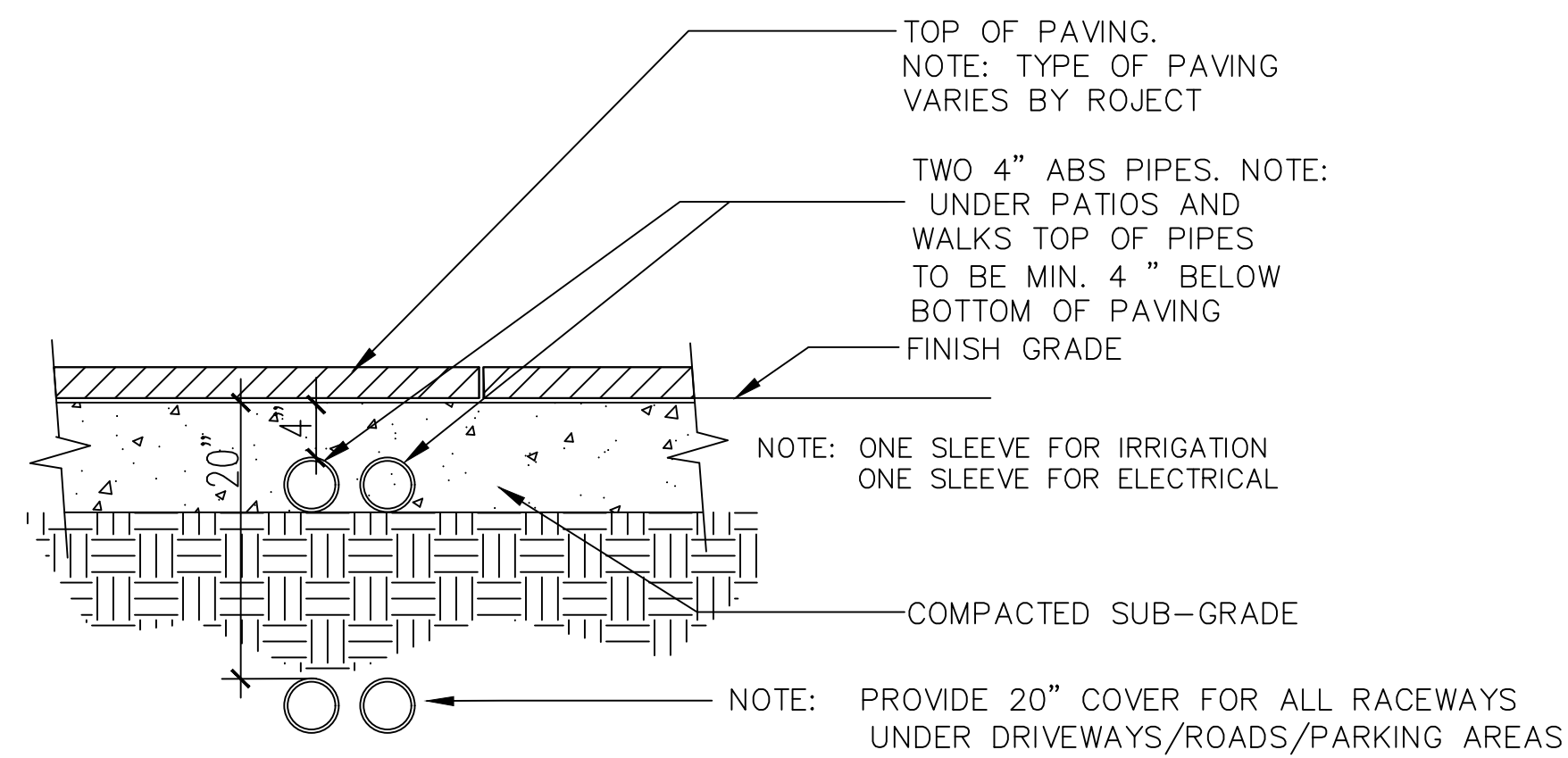
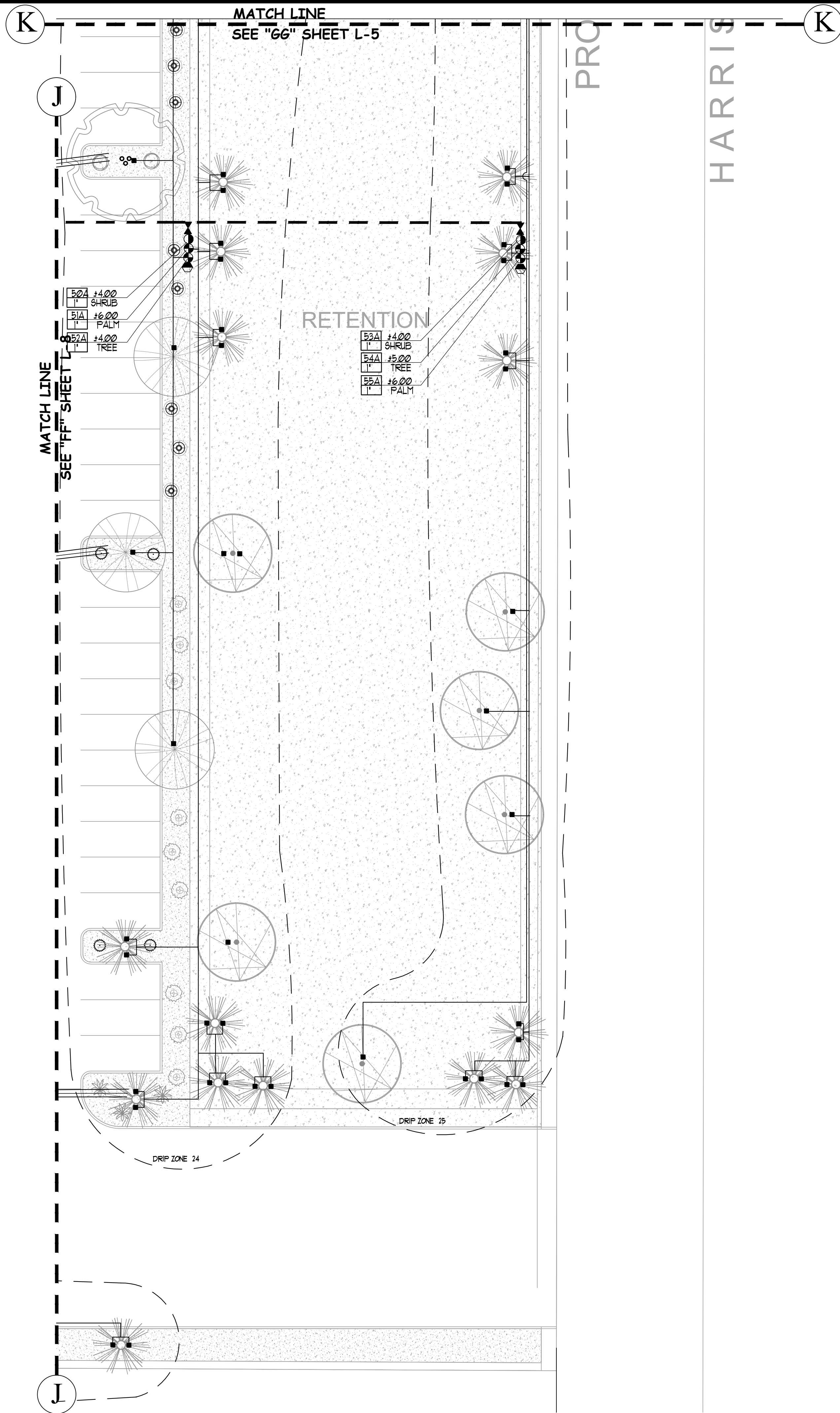
SHEET -
IR-7
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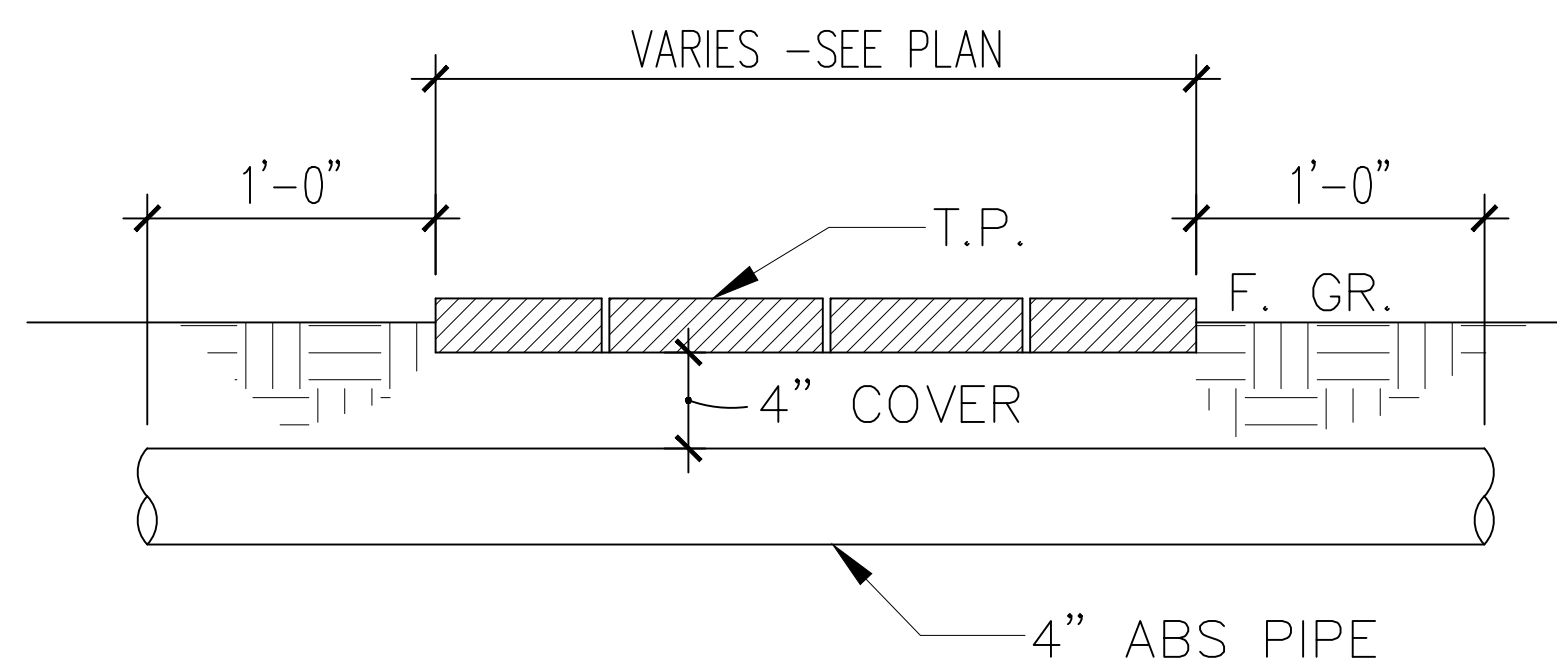
MATCH LINE
SEE "DD" SHEET L-7

MATCH LINE
SEE "EE" SHEET L-4

MATCH LINE
SEE "HH" SHEET L-9



TYPICAL ELECT. & IRRIGATION RACEWAYS
N.T.S.



NOTE: PROVIDE 12" COVER AT ALL RACEWAYS UNDER DRIVEWAY

1 ELECT. & IRRIGATION RACEWAY
L-2

SCALE: 1-1/2"=1'-0"

NOTES:

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Coachella, Ca

Irrigation Palm

SHEET -
IR-8
OFF 28 SHEET

JOB NO.
DRAWN
CHECKED
DATE 11-05-2021

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NO.	DATE	BY

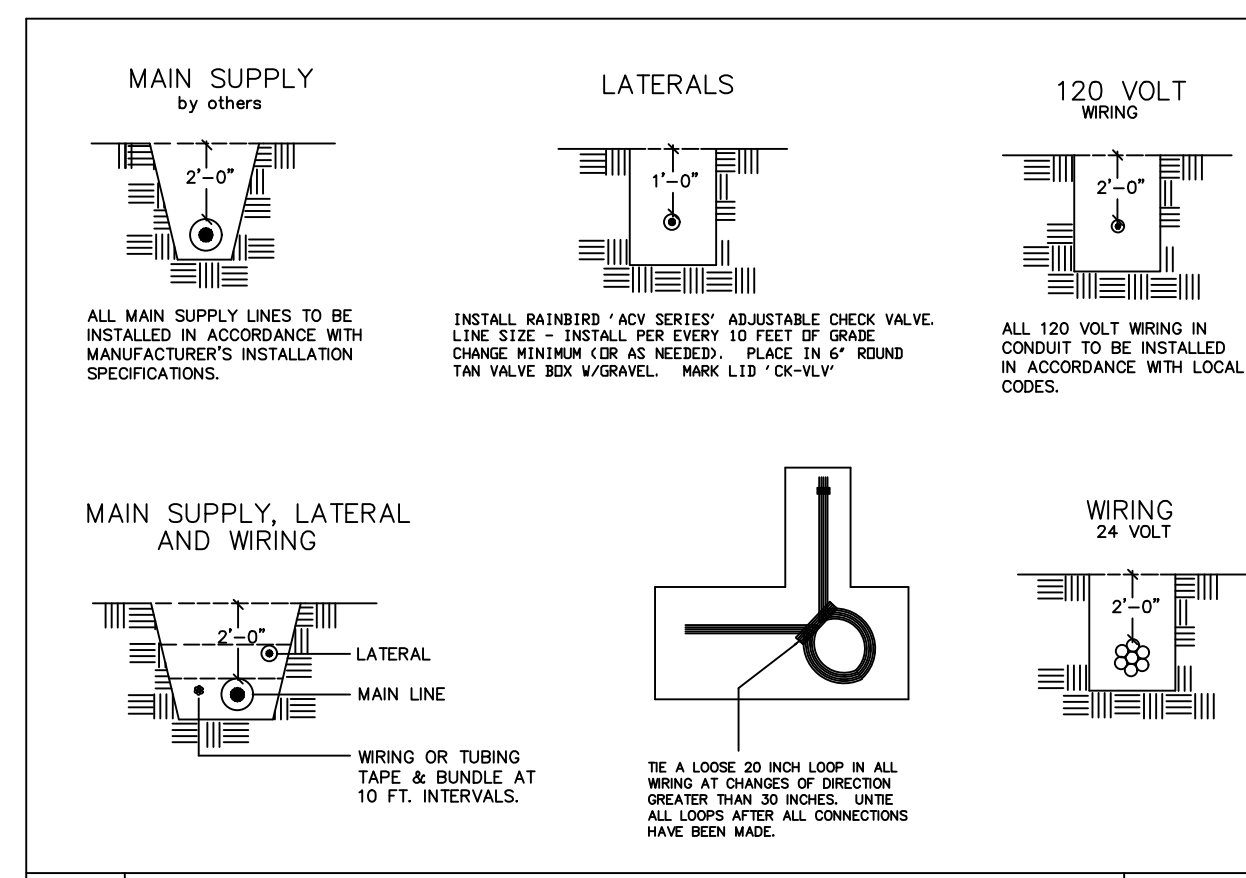
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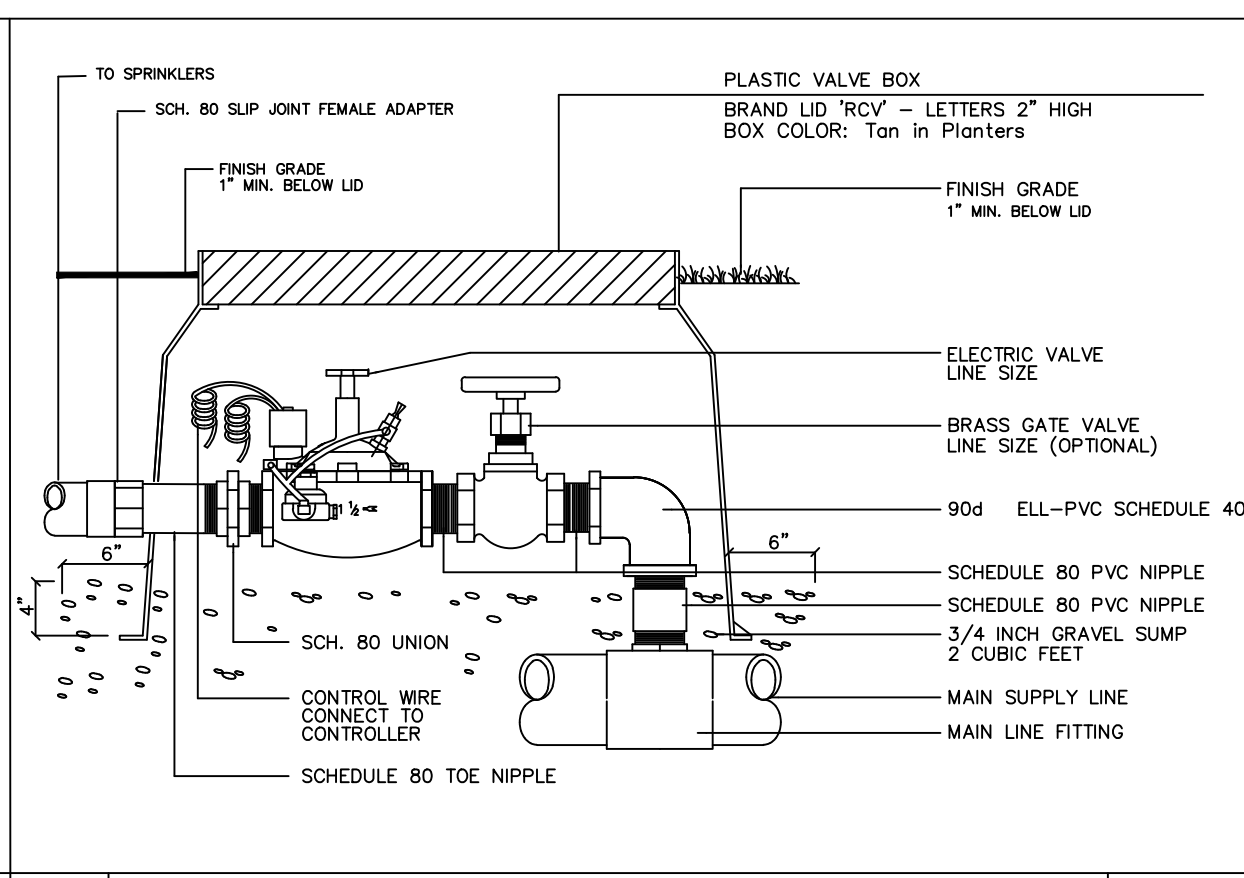
Irrigation Details

SHEET -
IR-9
 OFF 28 SHEET

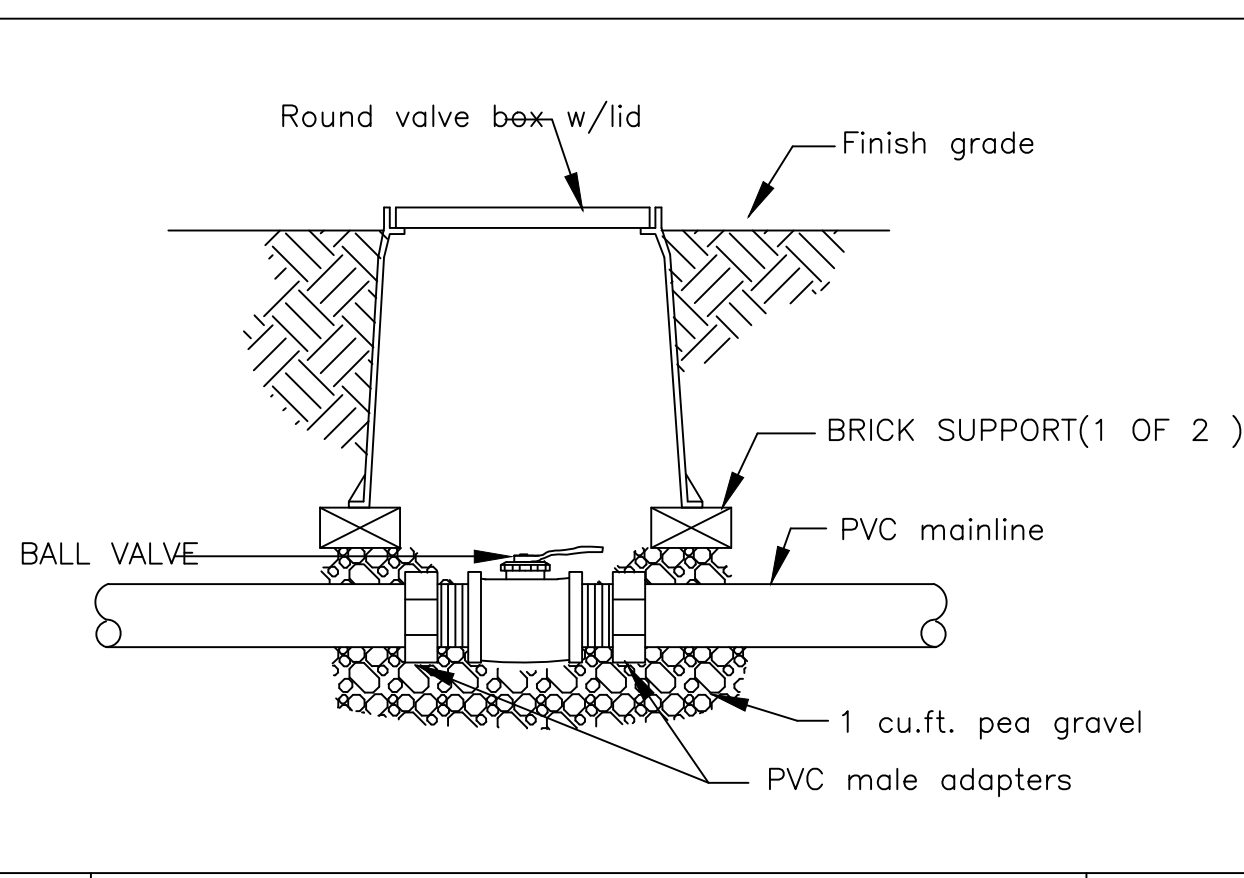
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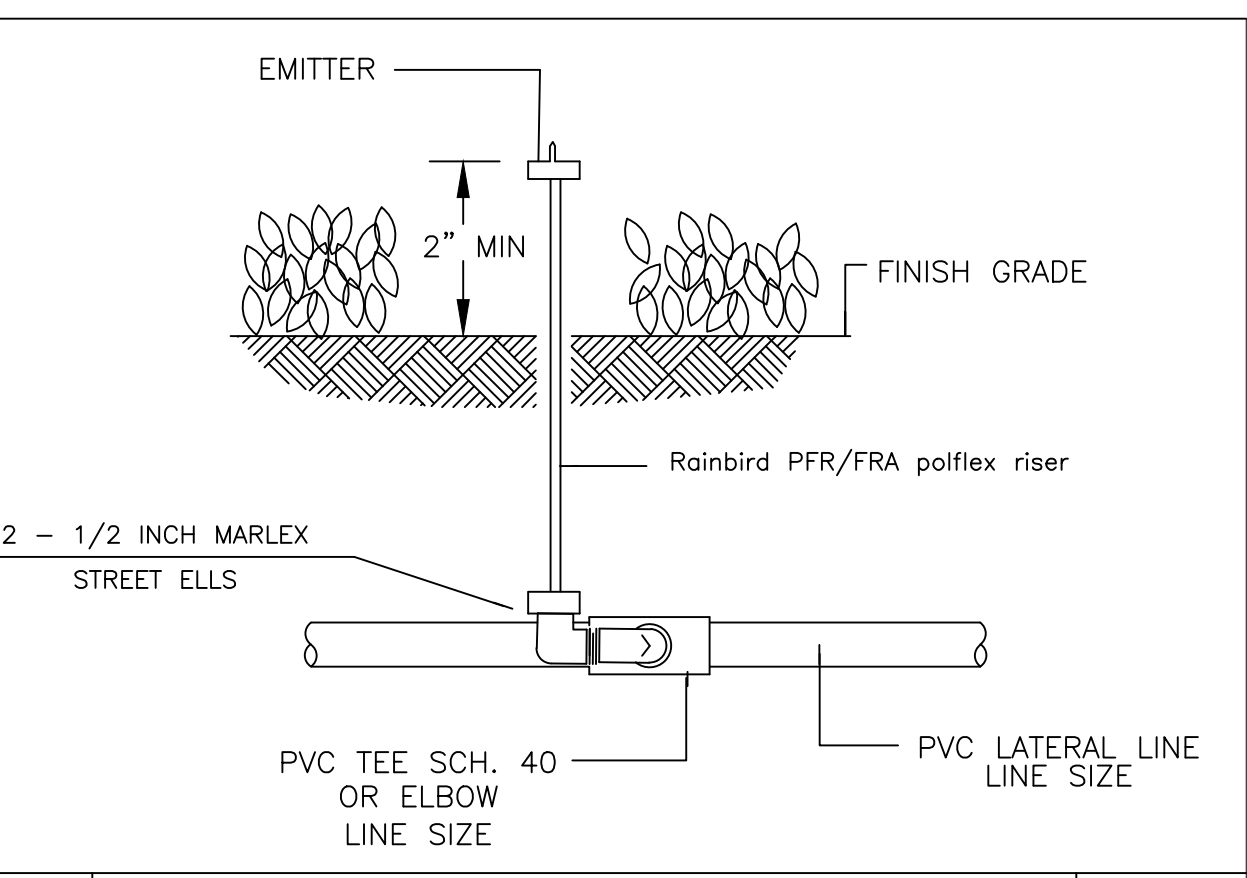
A TYPICAL TRENCHING DETAIL NO SCALE



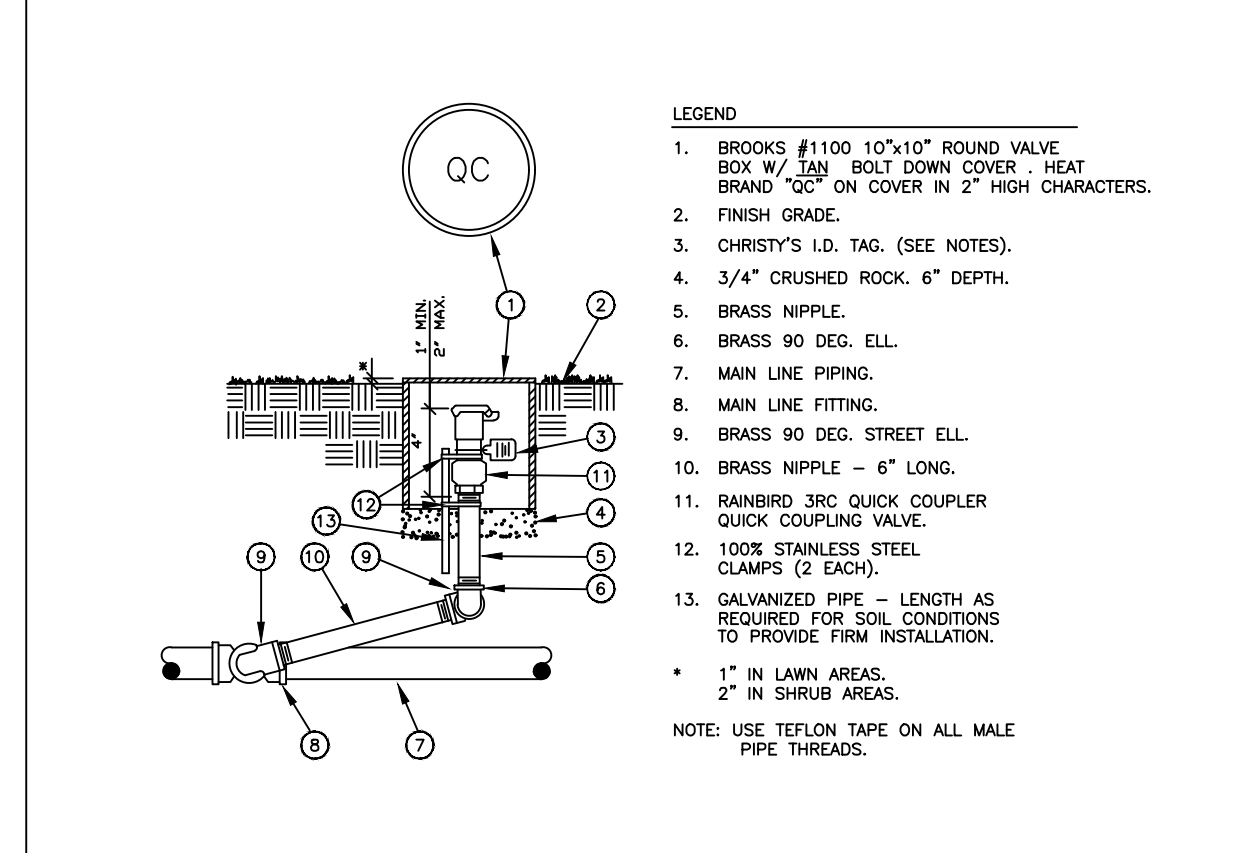
B REMOTE CONTROL ASSEMBLY NO SCALE



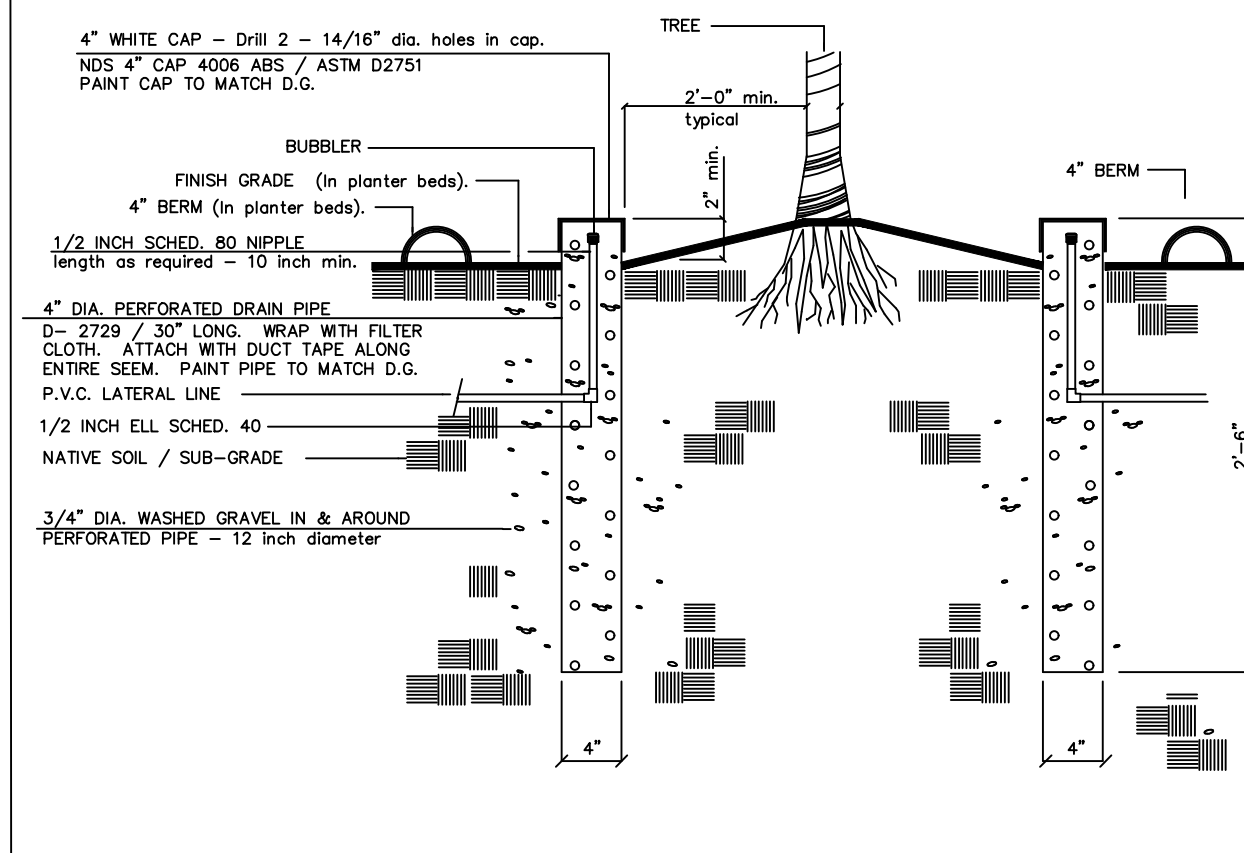
C BALL VALVE DETAIL NO SCALE



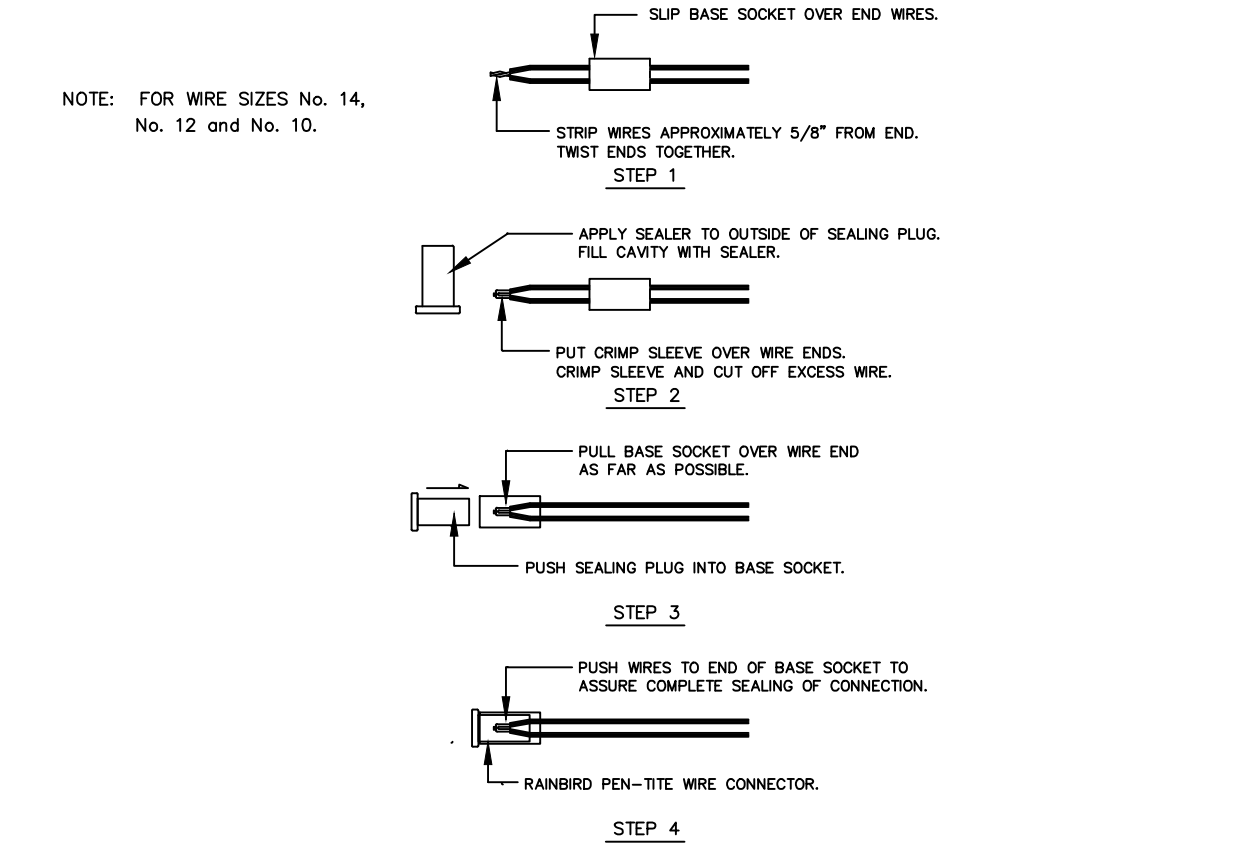
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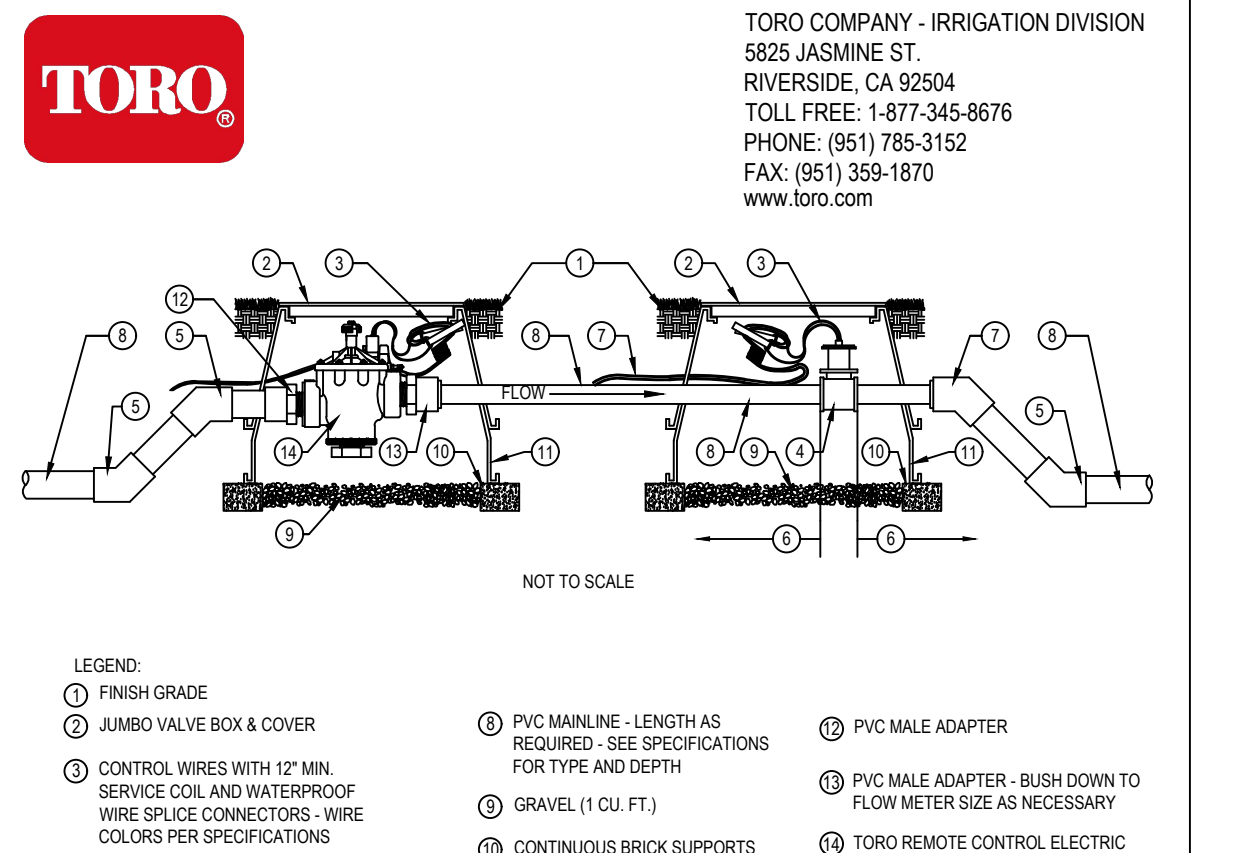
E QUICK COUPLING VALVE ASSEMBLY MODEL 33DRC SERIES NO SCALE



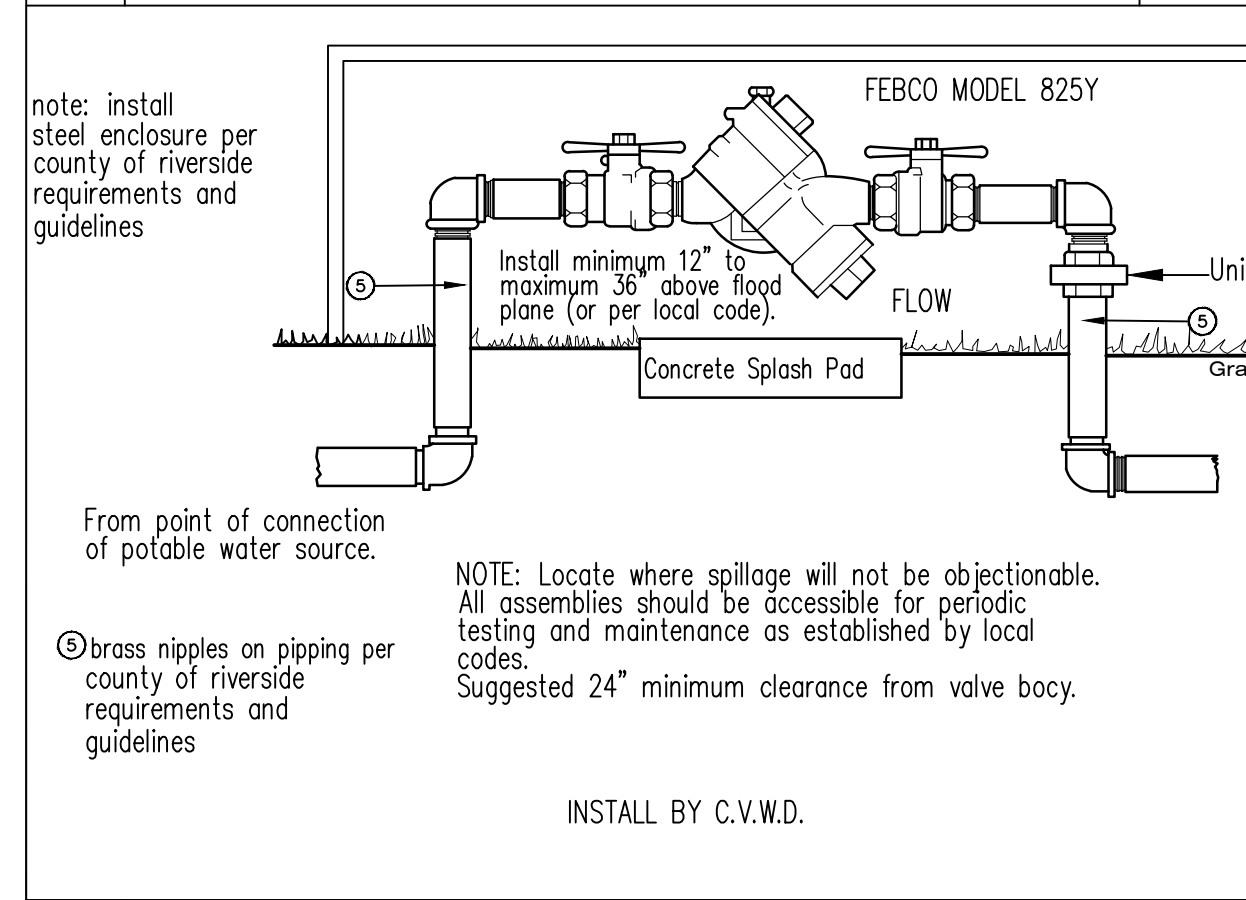
F FULL-CIRCLE BUBBLER (TREE IRRIGATION) 1400 SERIES ON RISER NO SCALE



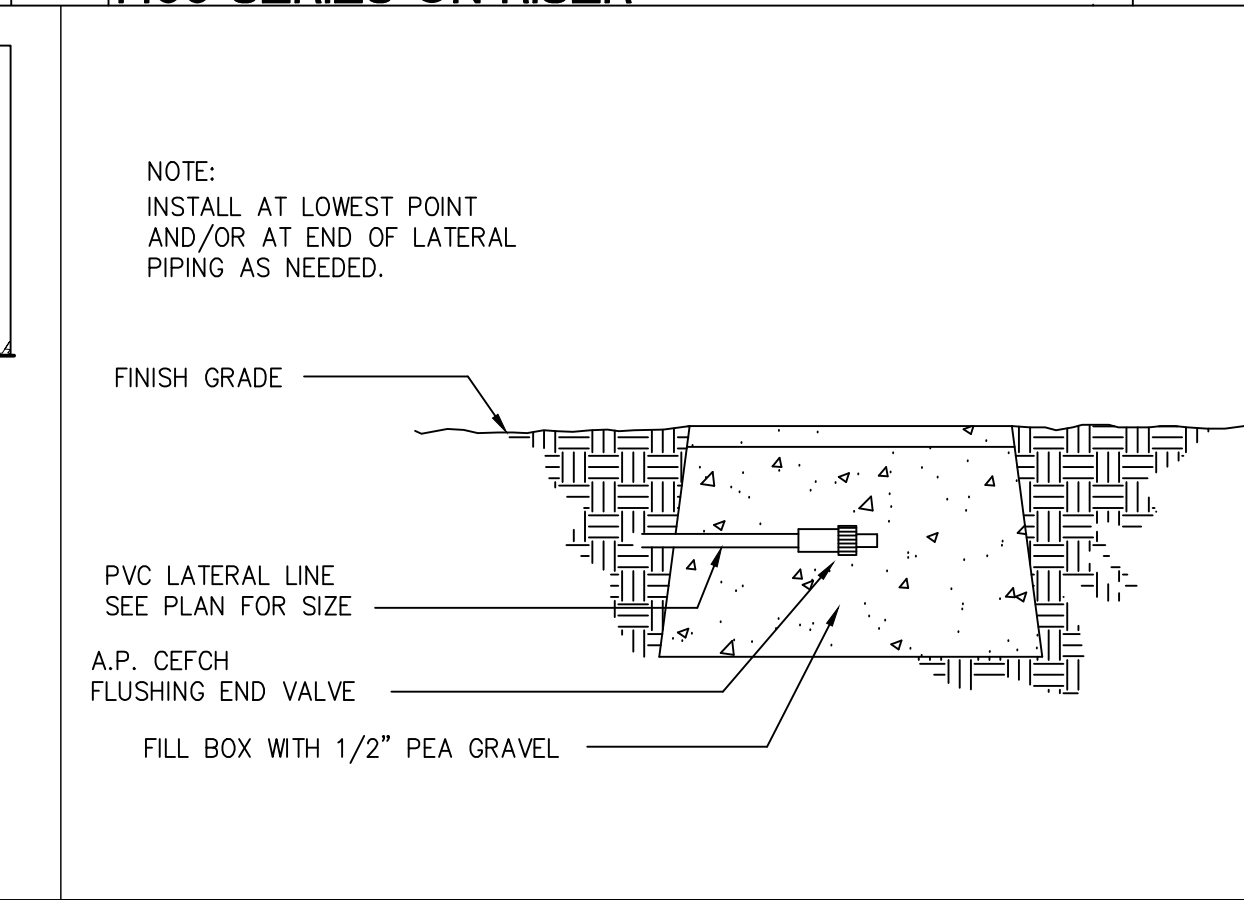
G TYPICAL WIRE CONNECTION DETAIL NO SCALE



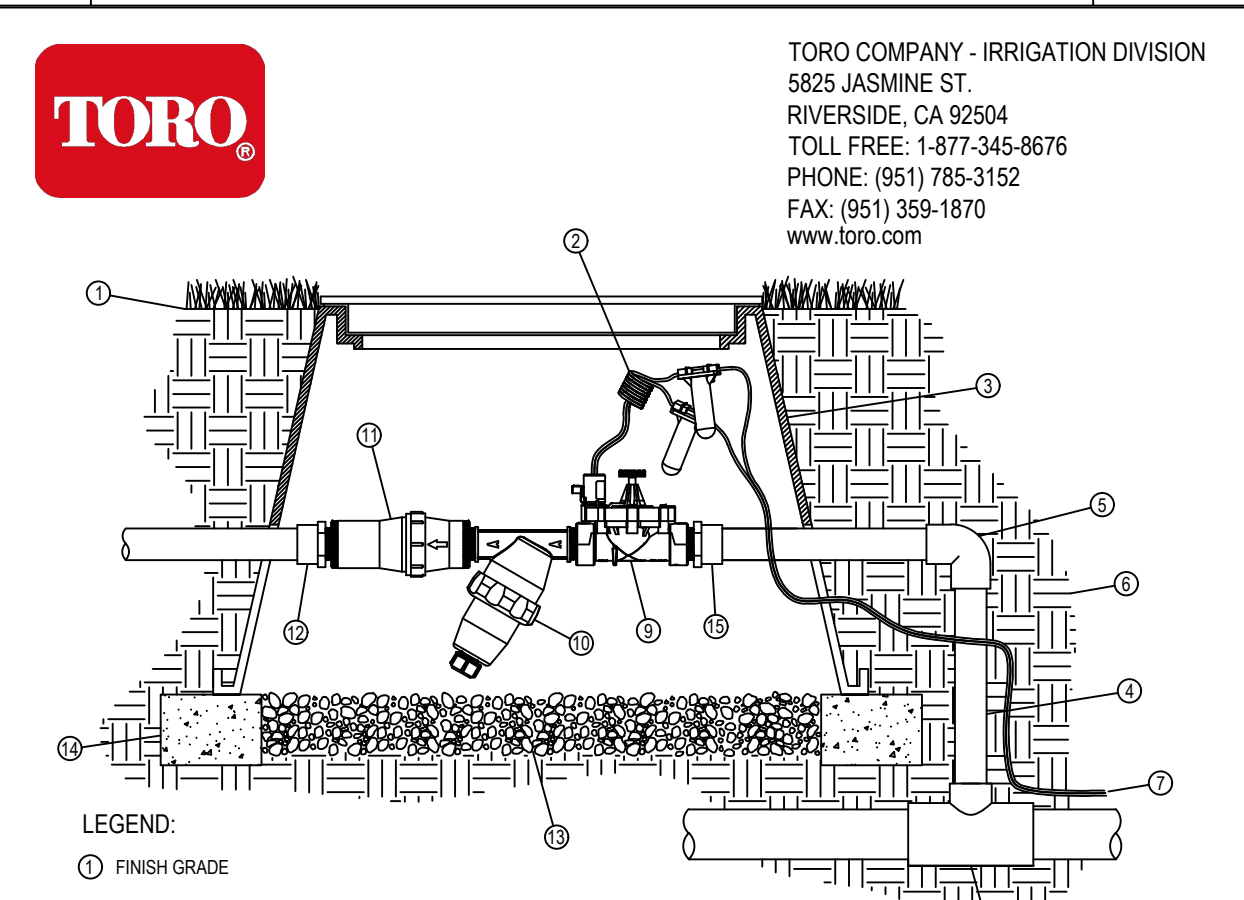
H FLOW SENSOR / MASTER VALVE NO SCALE



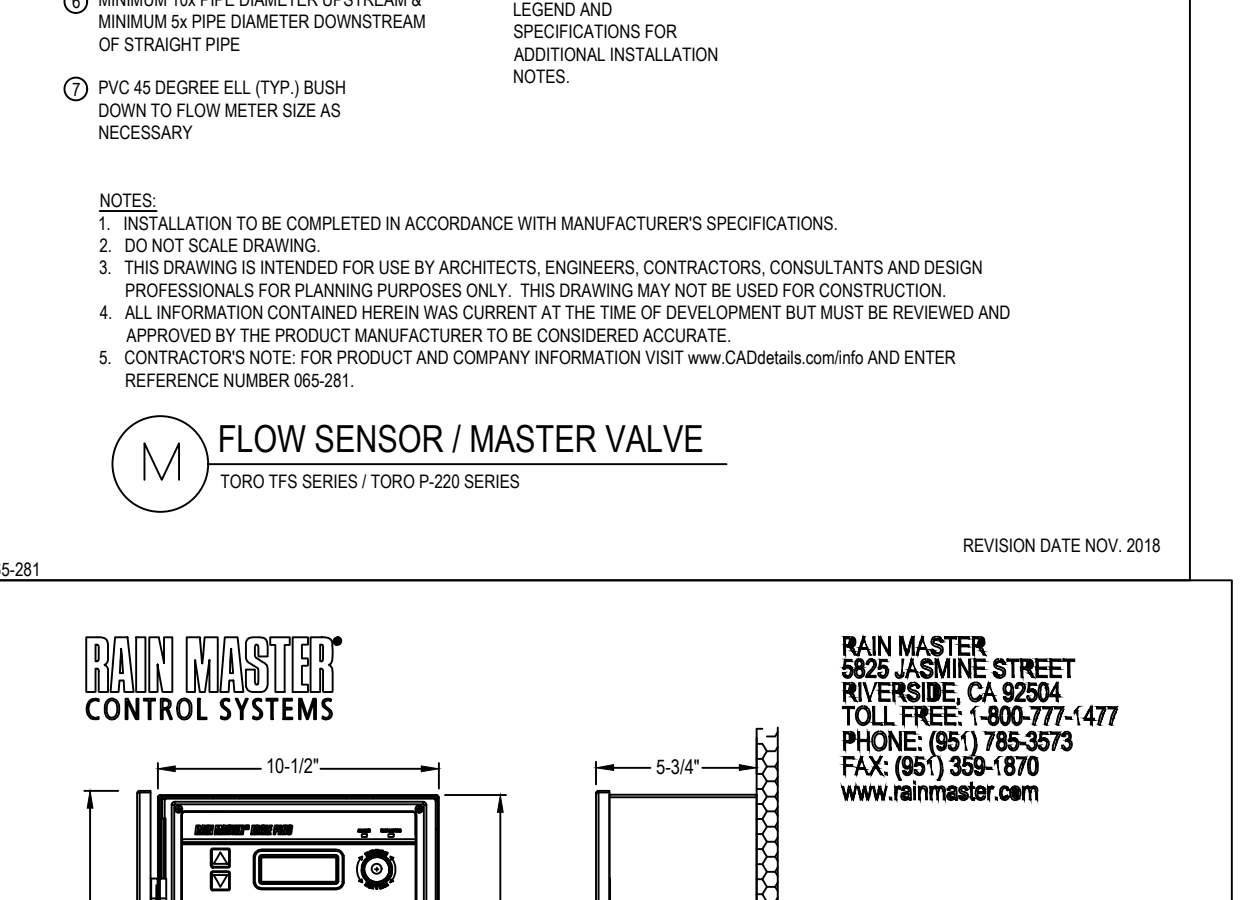
I REDUCED PRESSURE BACKFLOW DETAIL NO SCALE



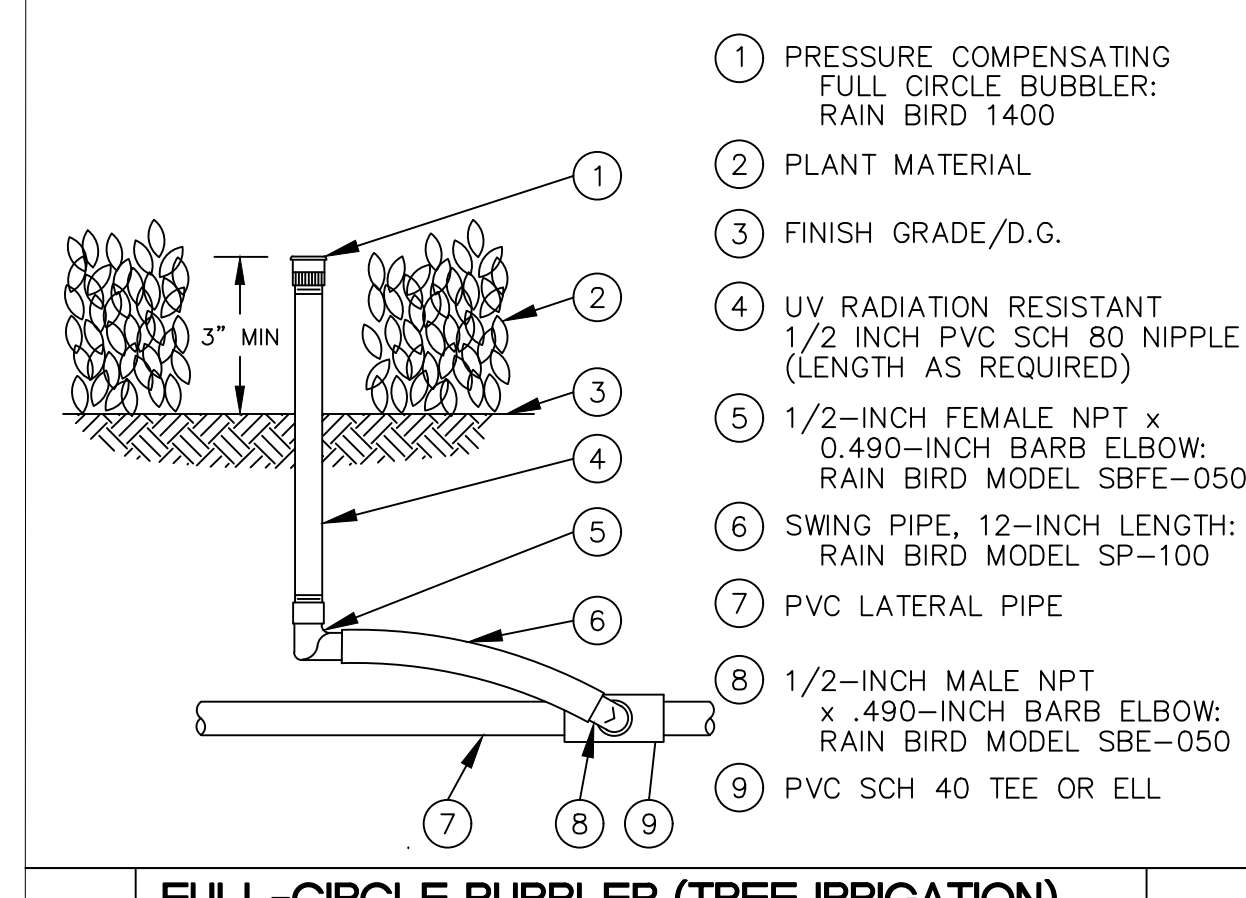
J END SELF FLUSHING VALVE NO SCALE



K TORO DRIZ ZONE KIT DZK-700 NO SCALE



L RAIN MASTER CONTROL SYSTEMS NO SCALE



M FULL-CIRCLE BUBBLER (TREE IRRIGATION) 1400 SERIES ON RISER NO SCALE

1.00 IRRIGATION SYSTEM SCOPE OF WORK

- A. WORK IN THIS SECTION INCLUDES PROVIDING ALL LABOR, MATERIAL EQUIPMENT, TOOLS, PERMITS, AND TRANSPORTATION NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WITH 100% COVERAGE OF DESIGNATED AREAS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
- B. THE WORK SHALL INCLUDE BUT SHALL NOT BE NECESSARILY BE LIMITED TO THE FOLLOWING UNLESS SPECIFIED OTHERWISE:
- THE LANDSCAPE CONTRACTOR SHALL VISIT THE CONSTRUCTION SITE, TAKE ALL MEASUREMENTS, AND OBTAIN ANY OTHER INFORMATION NECESSARY FOR A COMPLETE AND CONCLUSIVE BID.
 - ORDERING, FURNISHING, AND INSTALLING MATERIALS FOR COMPLETE SYSTEM INCLUDING PIPING, VALVES, FITTINGS, BACKFLOW PREVENTOR (UNLESS SPECIFIED OTHERWISE), DRIPPER LATERAL LINES, AUTOMATIC CONTROLLER, AND FINAL ADJUSTMENT OF LINES TO INSURE COMPLETE COVERAGE.
 - TRENCHING, STOCKPILING EXCAVATION MATERIALS AND REFILLING TRENCHES, INCLUDING COMPACTION OF BACK FILL AND INSTALLATION OF SLEEVES.
 - LINE VOLTAGE CONNECTIONS TO THE IRRIGATION CONTROLLERS AND LOW VOLTAGE CONTROL WIRING FROM CONTROLLERS TO REMOTE CONTROL VALVES.
 - REPLACEMENT OF UNSATISFACTORY MATERIALS.
 - CLEANUP, INSPECTION AND APPROVAL.
 - OPERATIONAL TESTS.
 - "AS BUILT" RECORD DRAWINGS, SHOP DRAWINGS, WARRANTIES AND GUARANTEES.
 - VERIFY UNDERGROUND UTILITY LOCATIONS.

2.00 CODES, PERMITS, FEES, LICENSE AND INSURANCE:

- A. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE, THE PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER APPLICABLE STATE AND LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT COMFORMING TO THESE CODES.
- B. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR OF ANY WORK OUTLINED ON THE PLANS OR SPECIFICATIONS THAT IS NOT IN ACCORDANCE WITH APPLICABLE LAWS, CODES, AND REGULATIONS. WITHOUT SUCH NOTICE AND APPROPRIATE MODIFICATIONS BY THE OWNER'S REPRESENTATIVE, THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK EXECUTED WHICH IS CONTRARY TO SUCH LAWS, CODES, AND REGULATIONS.
- C. LICENSE:
ALL WORK SHALL BE PERFORMED BY A C-27 CALIFORNIA LICENSED LANDSCAPE IRRIGATION CONTRACTOR.
- D. PERMITS AND INSPECTIONS:
THE LANDSCAPE CONTRACTOR SHALL OBTAIN, COORDINATE, AND PAY FOR ANY PERMITS, FEES, AND AGENCY INSPECTIONS AS REQUIRED AND SUBMIT ALL CERTIFICATES OF APPROVAL UPON COMPLETION OF WORK.
- E. INSURANCE:
THE LANDSCAPE CONTRACTOR SHALL CARRY ALL WORKER'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY ALL APPLICABLE CODES, REGULATIONS, AND THE GENERAL CONTRACTOR.
- F. SITE VERIFICATION:
PRIOR TO COMMENCEMENT OF WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS NECESSARY TO ACHIEVE THE INTENDED DESIGN OF THE IRRIGATION SYSTEM. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR.
- G. COORDINATION:
THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THIS WORK WITH ALL OTHER TRADES. THIS INCLUDES, BUT IS NOT LIMITED TO, PROVISIONS FOR RACEWAYS AND SLEEVING AS WELL AS WATER AND POWER SOURCES. ALL IRRIGATION WORK SHALL BE COORDINATED WITH AND APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR.
- H. SCHEDULING:
THE LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR NOT LESS THAN TWO (2) WORKING DAYS IN ADVANCE OF ANY REQUESTED OBSERVATION.
- I. LAYOUT OF WORK:
1. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS. THESE AREAS SHALL BE CHECKED BY THE LANDSCAPE CONTRACTOR AND OWNER'S REPRESENTATIVE /GENERAL CONTRACTOR BEFORE CONSTRUCTION IS STARTED. ANY CHANGES, DELETIONS SHALL BE DETERMINED AT THIS CHECK.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADHERENCE TO THE CONTRACT DOCUMENTS RELATIVE TO EQUIPMENT TYPE, SIZE, INSTALLATION, AND LOCATION. HOWEVER, THE LANDSCAPE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS, MODIFICATIONS, AND REVISIONS TO THE IRRIGATION SYSTEM, AS REQUIRED, TO CONFORM TO SIZE CONDITIONS AND TO PROVIDE CONSISTENT 100% COVERAGE OF ALL IRRIGATION AREAS.
3. ANY DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE VERIFIED WITH THE OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR PRIOR TO ANY IRRIGATION SYSTEM INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ADJUSTMENTS TO ANY MATERIAL OR WORK THAT IS NOT APPROVED.

3.00 SUPERVISION And WORKMANSHIP:

THE LANDSCAPE CONTRACTOR, PERSONALLY OR THROUGH AN AUTHORIZED AND COMPETENT REPRESENTATIVE, SHALL SUPERVISE THE WORK CONSTANTLY, AND SHALL AS FAR AS POSSIBLE KEEP THE SAME FORMAN AND WORKMAN ON THE JOB FROM COMMENCEMENT TO COMPLETION. THE WORKMANSHIP OF THE ENTIRE JOB MUST IN EVERY WAY BE FIRST CLASS, AND ONLY EXPERIENCE AND COMPETENT WORKMEN WILL BE ALLOWED ON THE JOB.

4.00 GUARANTEE:

- A. ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED AND SHALL PERFORM TO THE COMPLETE SATISFACTION OF OWNER'S REPRESENTATIVE/ GENERAL CONTRACTOR FOR A MINIMUM OF ONE YEAR AFTER COMPLETION AND ACCEPTANCE OF THE JOB. DURING THIS GUARANTEE PERIOD, ALL REQUIRED REPAIRS AND ADJUSTMENTS, INCLUDING ADJUSTMENT TO GRADE, SHALL BE MADE WITHOUT ADDITIONAL EXPENSE FOR REPAIRS TO OTHER WORK.
- B. ALL DAMAGE TO PAVING, PLANTING, STRUCTURES, AND OTHER IMPROVEMENTS DUE TO SETTLEMENT OF IMPROPERLY COMPACTED TRENCH BACKFILL SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE.
- C. THIS GUARANTEE EXCLUDES THEFT, VANDALISM, NATURAL DISASTER, OR WORK ON THE SYSTEM BY OTHERS AFTER FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL CHECK, CLEAN, AND ADJUST ALL IRRIGATION LATERAL LINES AND OTHERWISE INSURE ADEQUATE OPERATION OF THE SYSTEM THROUGHOUT THE GUARANTEE PERIOD.

5.00 MATERIALS:

- A. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODES, THE UNIFORM PLUMBING CODES, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER APPLICABLE STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- B. ALL EQUIPMENT SHALL BE AS LISTED IN THE LEGEND, DETAILS, AND SPECIFICATIONS OR MANUFACTURER'S RECOMMENDATIONS. ANY SUBSTITUTIONS SHALL BE APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR IN WRITING. ANY UNSPECIFIED EQUIPMENT SHALL BE REPLACED AT LANDSCAPE CONTRACTOR'S EXPENSE.
- C. WHEN THE SPECIFICATIONS CALL FOR MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZE THAN REQUIRED BY THE ABOVE MENTIONED RULES AND REGULATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE REQUIREMENTS OF THE SAID RULES AND REGULATIONS. THE LANDSCAPE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE RULES AND REGULATIONS, THOUGH THE WORK BE NOT MENTIONED IN THESE PARTICULAR SPECIFICATIONS OR SHOWN ON THE DRAWINGS.
- D. THE IRRIGATION MATERIAL SHALL INCLUDE BUT SHALL NOT NECESSARILY BE LIMITED TO THE FOLLOWINGS:

- PLASTIC PIPE:
 - EXTENDED FROM 100% VIRGIN POLYVINYL CHLORIDE (PVC). OUTSIDE DIAMETER OF PLASTIC PIPE SHALL BE THE SAME SIZE AS IRON PIPE, WITH PLAIN ENDS, ALL PIPE AND FITTINGS SHALL BE IN ACCORDANCE WITH THE SOCIETY OF PLASTIC INDUSTRY STANDARDS.
 - PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION:MANUFACTURER'S NAME, NORMAL PIPE SIZE; PVC TYPE, S.D.R. OR PRESSURE RATING; AND EXTRUSION DATE.
 - ALL PLASTIC PIPE SHALL BE HANDLE WITH CARE AND SHALL BE ESPECIALLY PROTECTED FROM PROLONGED EXPOSURE TO SUNLIGHT.
 - PROTECT ALL PVC PLASTIC PIPE FROM DAMAGE DURING CONSTRUCTION AND STORAGE.
- PVC FITTINGS:
 - PLASTIC FITTINGS SHALL BE OF POLYVINYL CHLORIDE(PVC), TYPE 1, SCHEDULE 40, N.S.F. AND OF IPS SOLVENT WELD OR SCREWED TYPE, LASCO, SLOANE(SAME MANUFACTURER AS OF PIPE). WHERE THREADS ARE REQUIRED, THESE SHALL BE INJECTED MOLDED AND SCHEDULE 80. ALL CONNECTIONS SHALL BE SOLVENT WELDED.
 - PLASTIC TO PLASTIC JOINTS SHALL BE SOLVENT-WELD JOINTS. PIPE SOLVENT SHALL BE JOHNS-MANVILLE "BLUE" SOLVENT WELD CEMENT.
 - PLASTIC TO METAL JOINTS SHALL BE WITH MALE ADAPTERS. THE MALE ADAPTER SHALL BE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH. JOINT COMPOUND SHALL BE PERMATIX TYPE II (ONLY SCHEDULE PLASTIC MAY BE THREADED).
- REMOTE CONTROL VALVES:
 - ALL VALVE LOCATIONS ARE SHOWN SCHEMATICALLY ON IRRIGATION PLAN AND NEED TO BE VERIFIED WITH AND APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR. IRRIGATION VALVES WILL NOT BE ALLOWED IN GRASS AREAS UNLESS APPROVED BY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR.

4. VALVE BOXES:

A. VALVE BOXES SHALL BE GREEN CARSON NO. 910 IN LAWN AREAS AND TAN CARSON NO. 910 IN SHRUB AREAS. MARK LID "IRRIGATION CONTROL VALVE". INSTALL 2" ABOVE GRADE IN GROUND COVER AREAS WHEREVER POSSIBLE.

5. VALVE CONTROL WIRE:

A. VALVE CONTROL WIRE SHALL BE INSTALLED PER CODE. WHEREVER POSSIBLE, PLACE WIRE IN COMMON TRENCH WITH MAINLINE. WIRE SHALL BE UL-APPROVED FOR DIRECT BURIAL IN GROUND, SIZE #14-1 (UNLESS SPECIFIED DIFFERENTLY ON IRRIGATION PLAN) MINIMUM WITH MAXIMUM VOLTAGE DROP OF 5% BETWEEN VALVE AND CONTROLLER. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET; CONTROL WIRE SHALL HAVE JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH #2006-S BUCHANON SPLICE CAPS AND 3M #3576 SCOTCHLOK SEAL PACKS.

6. SLEEVING:

A. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL IRRIGATION SLEEVING (UNLESS SPECIFIED OTHERWISE) UNDER ALL HARDSCAPE. COORDINATE ALL UNDERGROUND PVC SLEEVES WORK WITH THE OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR. ALL SLEEVING REQUIRED SHALL BE SCHEDULE 40 PVC PIPE AND SHALL BE A MINIMUM TWO SIZES LARGER THAN LATERAL OR MAINLINE PIPING.

6.00 IMPLEMENTATION:

- A. PRIOR TO INSTALLATION, LANDSCAPE CONTRACTOR SHALL VERIFY STATIC PRESSURE AT PROJECT SITE. THIS SYSTEM IS DESIGNED TO OPERATE FROM 22 GPM AT A MAXIMUM STATIC PRESSURE OF 65 PSI. NOTIFY OWNER'S REPRESENTATIVE/GENERAL CONTRACTOR AT THE SITE IMMEDIATELY OF ANY DISCREPANCIES AND PROCEED AS DIRECTED.
- B. IF IRRIGATION SYSTEM IS TO OPERATE FROM THE GOLF COURSE, VERIFY ALL SITE CONDITIONS: GRADING, STATIC PRESSURE, AND POINT OF CONNECTION FOR REMOTE CONTROL VALVES.
- C. COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS OR OTHER PLANT MATERIAL.
- D. ALL IRRIGATION LINES, VALVES, AND WIRING SHOWN ON PLAN UNDER PAVING ARE SCHEMATIC ONLY. INSTALL THESE ITEMS IN PLANTING AREAS WHENEVER POSSIBLE, EXCEPT WHEN LINES MUST CROSS PAVING TO CONNECT PLANTING AREAS OR UNLESS NOTED ON PLAN.
- E. IRRIGATION DESIGNER SHALL APPROVE ALL DESIGN CHANGES DUE TO SITE PLAN CHANGES, OR SCALING ERRORS IN IRRIGATION PLAN TO GUARANTEE 100% SPRINKLER COVERAGE. IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR 100% COVERAGE WHEN INFIELD CHANGES ARE MADE WITHOUT APPROVAL FROM IRRIGATION DESIGNER.
- F. IRRIGATION DESIGNER SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO LANDSCAPE CONTRACTOR NOT INSTALLING THE IRRIGATION SYSTEM PER PLAN, POOR WORKMANSHIP, INCORRECT PIPE SIZING THAN SPECIFIED ON PLANS OR INADEQUATE STATIC PRESSURE FROM WATER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE IRRIGATION DESIGNER OF ANY SITE OR EQUIPMENT CHANGES ON APPROVED IRRIGATION PLANS PRIOR TO ANY INSTALLATION OF THE IRRIGATION SYSTEM SO AS TO PROVIDE DESIGN MODIFICATIONS.
- G. PROVIDE OWNER OR HIS REPRESENTATIVE WITH ALL OPERATING INSTRUCTIONS, TOOLS, KEYS, ETC. AS REQUIRED FOR OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM.
- H. LANDSCAPE CONTRACTOR SHALL ALSO PROVIDE OWNER WITH TWO (2) SETS OF "AS BUILT DRAWINGS" OF THE INSTALLED IRRIGATION SYSTEM.
- I. RECORD ACCURATELY ON ONE SET OF REPRODUCIBLE PRINTS OF THE DRAWINGS. A RECORD PLAN DRAWING SHOWING ANY CHANGES. KEEP IT UP-TO-DATE AS THE PROJECT IS UNDER CONSTRUCTION. IN ADDITION, DIMENSION FOR TWO PERMANENT POINTS OF REFERENCE IN LOCATION OF THE PRESSURE SUPPLY LINE, VALVE PLUG TEES, AND CONTROL WIRE.

7.00 BACKFLOW PREVENTER:

A. PROVIDE AND INSTALL BACKFLOW PREVENTER UNIT (UNLESS SPECIFIED OTHERWISE) PER STATE AND LOCAL HEALTH DEPARTMENT CODES AND CURRENT LISTINGS. BACKFLOW PROTECTION UNIT SHALL BE LOCATED IN SUCH MANNER AS TO ALLOW FOR SCREENING BY PLANT MATERIAL. REFER TO PLAN FOR LOCATION.

8.00 TRENCHING:

- A. TRENCHING SHALL BE FREE OF ALL ROCKS, DEBRIS, AND SHARP ARTICLES. BACK FILLING SHALL BE ACCOMPLISHED IN A MANNER TO INSURE NO FURTHER SETTLEMENT OF DITCH AND TO MATCH ADJACENT GRADES. NO BACK FILLING SHALL BE DONE UNTIL SCHEDULED OBSERVATION ARE MADE.
- B. CAP OR PLUG OPENINGS AS PIPELINE IS ASSEMBLED TO PREVENT ENTRANCE OF DIRT OR OBSTRUCTION BY FOREIGN OBJECTS. REMOVE CAPS OR PLUGS WHEN NECESSARY TO CONTINUE ASSEMBLY. THIS IS ESPECIALLY CRITICAL FOR DRIP LATERAL LINES.
- C. INSTALL MAINLINE PIPES, LATERAL PIPES, AND WIRING IN COMMON TRENCH WHEREVER POSSIBLE. MAINLINE PIPE SHALL HAVE A MINIMUM OF 24" COVER (30" COVER UNDER ROADS AND STREETS). LATERAL PIPES SHALL HAVE A MINIMUM OF 12" COVER (18" COVER UNDER ROADS AND STREETS). PROVIDE A MINIMUM OF 4" OF SAND ALL AROUND PIPE FOR RUNS UNDER STREETS, DRIVEWAYS, AND VEHICULAR ACCESS AREAS. PROVIDE A MINIMUM 24" COVER FOR ALL WIRING. TAPE AND BUNDLE WIRING AT 10' INTERVALS. TIE A LOOSE 20" LOOP IN ALL WIRING AT CHANGES OF DIRECTION GREATER THAN 30°. UNTIE ALL LOOP AFTER ALL CONNECTIONS HAVE BEEN MADE.

9.00 IRRIGATION SYSTEM INSTALLATION PROCEDURES:

- A. IRRIGATION PLAN IS DIAGRAMMATIC. IRRIGATION LATERALS AND MAINLINES SHOWN IN HARDSCAPE IS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER BED AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY ACTUAL LOCATION OF POWER SOURCE AND CONTROLLER BEFORE ANY IRRIGATION INSTALLATION.
- B. INSTALL ALL EMITTERS AND TREE BUBBLERS ON UPHILL SIDE OF PLANT MATERIAL. EMITTERS SHALL BE INSTALL TWO (2") ABOVE FINISH GRADE, ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER.
- C. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM.
- D. INSTALL RAINBIRD PCS SCREENS AS REQUIRED TO ELIMINATE MISTING AND OVERSPRAY INTO HARDSCAPE, STREETS, AND STRUCTURES.

10.00 IRRIGATION MAINLINE AND LATERAL LINES:

- A. ENTIRE SYSTEM SHALL BE CAPPED AND PRESSURIZED TO 125 PSI AND SHALL REMAIN SO FOR A SIX (6) HOUR PERIOD. CHECK ALL JOINTS AND CONNECTIONS FOR LEAKS. REPAIR AND CORRECT AS NECESSARY.
- B. THE ENTIRE SYSTEM SHALL BE FLUSHED PRIOR TO INSTALLATION
- SHALL INSTALL ANTI-DRAIN CHECK VALVES (PRIMARILY ON SLOPE AREAS) TO ALLEVIATE LOW HEAD DRAINAGE/EROSION.
- OF SPRINKLER HEADS. WHEREVER NECESSARY, LANDSCAPE CONTRACTOR

12.00 AUTOMATIC CONTROLLER:

- A. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL ELECTRICAL CONNECTION
- FINAL CONTROLLER LOCATION SHALL BE VERIFIED WITH AND APPROVED BY OWNER'S REPRESENTATIVE /GENERAL CONTRACTOR.
- B. ATTACH A TYPEWRITTEN LEGEND INSIDE EACH CONTROLLER DOOR, STATING THE AREAS COVERED BY EACH REMOTE CONTROL VALVE.

13.00 COVERAGE TEST:

- A. WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE LANDSCAPE CONTRACTOR, IN THE PRESENCE OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, SHALL PERFORM A TEST WHICH INDICATES THE WATER COVERAGE AFFORDED THE PLANTING AREAS IS COMPLETE, ADEQUATE, AND DOES NOT SPRINKLE ANY STRUCTURE WALLS, WALKS OR PAVED AREAS. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES DISCLOSED.

14.00 CLEAN UP:

- A. DURING CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL KEEP PREMISES AS CLEAR AS POSSIBLE OF MATERIAL AND DEBRIS.
- B. UPON COMPLETION OF THE WORK UNDER THIS SECTION, THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL SURPLUS MATERIAL, TOOLS, EQUIPMENT, RUBBISH, AND DEBRIS RESULTING FROM HIS WORK, AND SHALL LEAVE THE INSTALLATION SITE IN A CLEAN, NEAT CONDITION.

NOTES:

NOTE: NO LOW HEAD DRAINAGE ALLOWED

NOTE:
ALL IRRIGATION REPAIR EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR APPROVED EQUIVALENTS.

NOTE:
IRRIGATION PLAN IS DIAGRAMMATIC. INSTALL ALL IRRIGATION EQUIPMENT IN PLANTER AREAS EXCEPT WHEN CROSSING PAVEMENTS. EMITTERS SHALL BE INSTALL TWO INCH ABOVE FINISH GRADE, ANY EMITTER LEFT AT AN UNACCEPTABLE HEIGHT SHALL BE REINSTALLED AT NO COST TO THE OWNER. VERIFY ACTUAL QUANTITIES AND FINAL LOCATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE BEFORE ANY INSTALLATION OF THE IRRIGATION SYSTEM. LANDSCAPE CONTRACTOR SHALL VERIFY CONTROLLER ACTUAL SIZE, POWER SOURCE AND LOCATION AT TIME OF INSTALLATION.

REVISIONS		
NO.	DATE	BY

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Irrigation Notes