30% PLANS

IRRIGATION NOTES

1. THIS SYSTEM IS BASED ON DESIGNATED PSI AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS. VERIFY PRESSURE PRIOR TO INSTALLATION OF THE SYSTEM. IF ANY DIFFERENCES IN PRESSURE, OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT WILL AFFECT THE INSTALLATION OF THE SYSTEM, NOTIFY THE LANDSCAPE ARCHITECT.
2. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, EQUIPMENT, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS.
3. PRIOR TO TRENCHING CALL UNDERGROUND SERVICE ALERT, (1-800) 642-2444. VERIFY LOCATION OF ALL UTILITIES. REPAIR ANY DAMAGE CAUSED BY THE PERFORMANCE OF WORK AT NO ADDITIONAL COST TO THE OWNER. FIELD ADJUST SPRINKLER LOCATIONS SO AS TO AVOID CONFLICTS WITH UTILITIES.
4. ADJUST HEAD LOCATION IF SPRAY IS DETRIMENTAL TO OR BLOCKED BY TREES, SHRUBS, OR STRUCTURES, MAINTAINING EVEN COVERAGE OF PLANTED AREAS. ADJUST HEADS TO MINIMIZE OVERSPRAY ON TO PAVING.
5. INSTALL IRRIGATION SYSTEM IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. OBTAIN FOR AND PAY FOR ALL REQUIRED PERMITS AND FEES.
6. TRENCHES ARE TO BE OF SUFFICIENT DEPTH TO PROVIDE 24" OF COVER OVER MAIN LINES, SLEEVES, AND CONTROL WIRE, AND 18" OF COVER OVER LATERAL LINES. IN PAVED AREAS, PROVIDE 36" OF COVER OVER SLEEVES. TRENCHES ARE TO BE BACKFILLED WITH MATERIAL FREE OF ROCKS OVER 3/4" IN DIAMETER. SNAKE PIPE IN TRENCHES.
7. INSTALL BACKFLOW PREVENTER ACCORDING TO MANUFACTURER'S DIRECTIONS IN LOCATION SHOWN. INSTALL PLUMB AND SQUARE WITH ADJACENT PAVEMENT EDGES OR STRUCTURES.
8. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED FOR DIRECT BURIAL, WHITE IN COLOR. WIRES TO INDIVIDUAL CONTROL VALVES SHALL BE A COLOR OTHER THAN WHITE. LEAVE 36" EXCESS WIRE COIL AT REMOTE CONTROL VALVE LOCATIONS. INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. SPLICING MATERIALS SHALL BE SCOTCHLOK SPRING CONNECTOR AND SCOTCHLOK #3570 SEALING PAK, OR EQUAL. SPLICING SHALL ALLOWED IN VALVE BOXES ONLY. INSTALL WATERPROOF ID TAGS ON EACH CONTROL WIRE IN EACH VALVE BOX.
9. REMOTE CONTROL VALVE BOXES SHALL BE INSTALLED FLUSH WITH FINISH GRADE (NOT NECESSARILY PLUMB). ALIGN VALVE BOXES WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. VALVE BOXES SHALL BE PLASTIC WITH BOLT DOWN LID, MARKED "IRRIGATION" ON THE COVER. INSTALL VALVES IN GROUND COVER AREAS, NOT LAWN, WHEREVER POSSIBLE. VALVE BOXES SHALL BE 12" APART IN MULTIPLE BOX GROUPS, AND 12" FROM HARDSCAPE AREAS.
10. WHEREVER LOW HEAD DRAINAGE WILL BE A PROBLEM, INSTALL SPRINKLER BODIES WITH INTEGRAL CHECK VALVES.
11. FLUSH PIPE LINES AFTER INSTALLATION AND PRESSURE TEST MAINLINE PIPE FOR 1 HOUR AT 125 PSI. PRESSURE MAXIMUM ALLOWABLE LOSS IS 4 PSI. TEST LATERALS AT LINE PRESSURE. OBSERVE FOR LEAKS AND REPAIR TO CORRECT.
12. CONTRACTOR TO PROVIDE 120V AC POWER TO CONTROLLER AND MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER.
13. ALL EXCAVATIONS TO BE COMPACTED WHEN BACKFILLED. CONTRACTOR TO REPAIR SETTLED TRENCHES FOR ONE YEAR AFTER COMPLETION OF WORK.
14. CONTRACTOR TO WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF WORK.
15. PROVIDE CONTROLLER INSTRUCTION MANUAL AND 2 SETS OF CONTROLLER KEYS TO OWNER. PROVIDE TWO QUICK COUPLER KEYS.
16. INSTALL LAMINATED REDUCED AS-BUILT IRRIGATION DRAWING INSIDE CONTROLLER ENCLOSURE.
17. THE IRRIGATION SYSTEM IS BASED ON A STATIC PRESSURE OF 70 PSI. MAXIMUM DEMAND IS 7.5 GPM AT 30 PSI WORKING PRESSURE.
18. VERIFY WORKING REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER AT ALL EXISTING METER LOCATIONS.
19. SUGGESTED BUBBLER HEADS AT 4X4 TREE CUTOUTS TO BE RAINBIRD 1401 BUBBLERS.
20. SUGGESTED BUBBLER HEADS AT SHURB BEDS TO BE RAINBIRD FLOOD OR STREAM BUBBLERS AT 3 FT. ON CENTER.
21. SLEEVES ARE NOT SHOWN. ALL PIPING UNDER PAVING TO BE IN SCHEDULE 40 PVC SLEEVES, 36" BELOW GRADE. SIZE FOR 2X DIAMETER OF PIPE OR PIPES.
22. CONSIDER REPLACING EXISTING BATTERY POWERED CONTROLLERS WITH RAINBIRD ESP-MC SERIES.
23. CONSIDER QUICK COUPLER VALVES FOR EASE OF PLANTING AND MAINTENANCE. INSTALL ON 1" MAINLINE AT 150 FT. ON CENTER MAXIMUM.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
WM	(E) WATER METER
N WM	NEW 3/4" WATER METER IN (E) METER BOX
	LINE SIZE BALL VALVE
	1-1/4" WILKENS 975 XL2 REDUCED PRESSURE BACKFLOW PREVENTER- WITH INSULATION BAG. ENCLOSURE TO BE LEMEUR BF SERIES, COLOR GREEN
	RAINBIRD PEB REMOTE CONTROL VALVE-SIZE PER MANUFACTURER'S SPECIFICATIONS
VB	CHRISTY B-3 CONCRETE UTILITY BOX
	1-1/2" SCHEDULE 40 PVC MAINLINE
	SCHEDULE 40 PVC LATERAL LINE-SIZE FOR MAXIMUM 5 FEET PER SECOND VELOCITY MINIMUM SIZE 3/4"
C	RAINBIRD ESP-MC SERIES PEDESTAL MOUNT CONTROLLERS WITH RAINBIRD ET MANAGER

PARADISE REDEVELOPMENT AGENCY

IRRIGATION-NOTES & LEGEND

DESIGN, COMMUNITY & ENVIRONMENT
1625 Shattuck Avenue, Suite 300
Berkeley, California 94709
tel: (510) 848-3815
fax: (510) 848-4315

REVISION BLOCK

REV.	DESCRIPTION	BY	DATE
△			

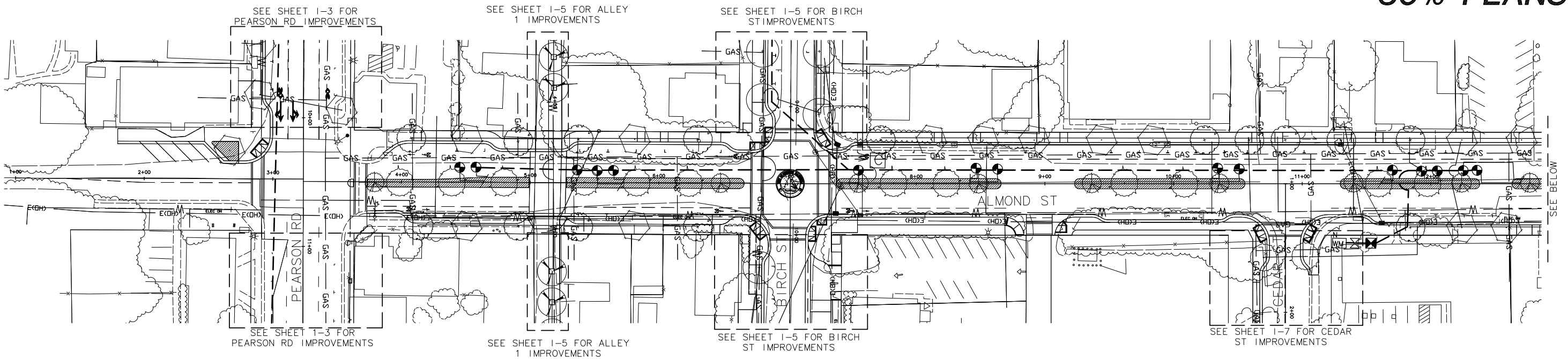
TOWN OF PARADISE
PUBLIC WORKS DEPARTMENT
SIGNATURE BLOCK

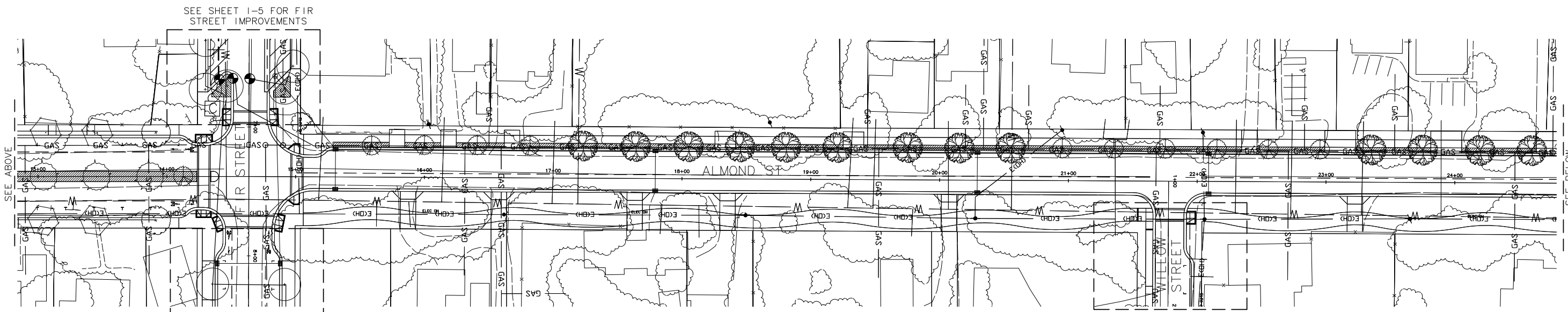
DENNIS J. SCHMIDT, PUBLIC WORKS DIRECTOR/ TOWN ENGINEER DATE

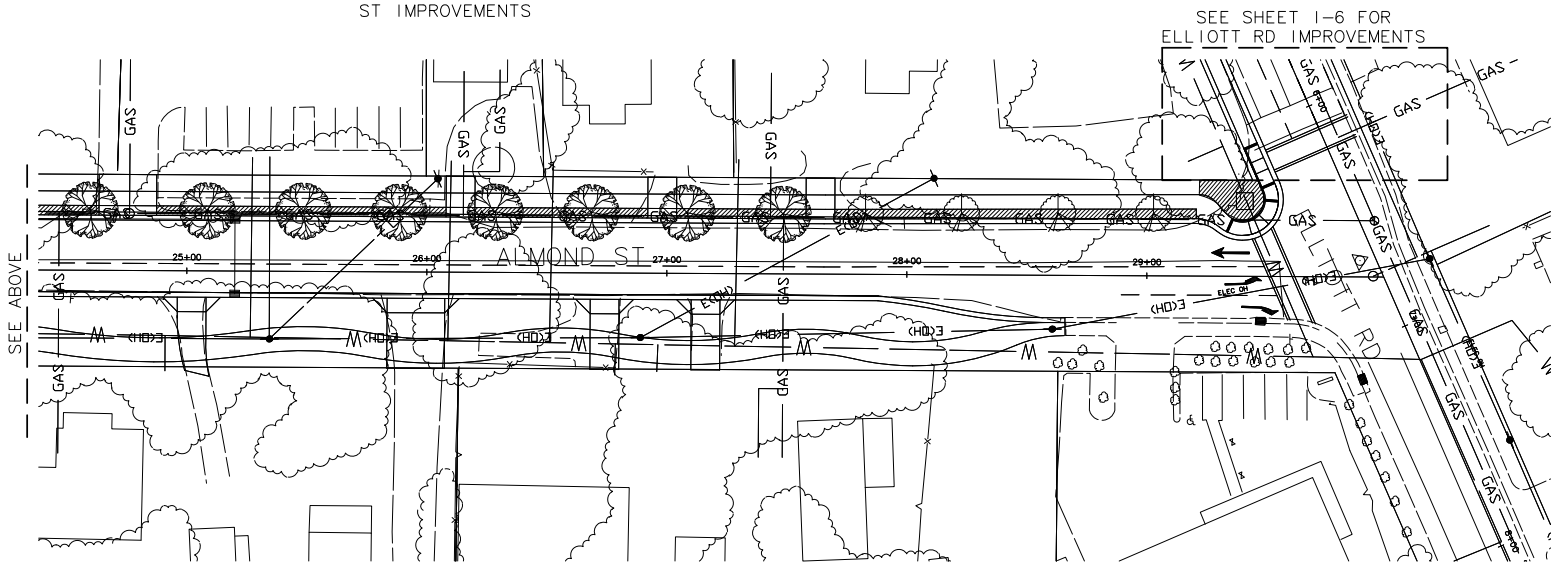
DRAWN BY:	D. WIDELOCK
SCALE:	1" = 40'
DATE:	3-31-10
CHECKED BY:	D. WIDELOCK
PROJECT NO:	909

SHEET IP-1 **OF**

30% PLANS







NORTH

0 20 40 80

1" = 40'-0"

PARADISE REDEVELOPMENT AGENCY

IRRIGATION-ALMOND ST

REVISION BLOCK

REV.	DESCRIPTION	BY	DATE
1			

TOWN OF PARADISE
PUBLIC WORKS DEPARTMENT
SIGNATURE BLOCK

DENNIS J. SCHMIDT, PUBLIC WORKS DIRECTOR/ TOWN ENGINEER DATE

DRAWN BY:	D. WIDELOCK
SCALE:	1" = 40'
DATE:	3-31-10
CHECKED BY:	D. WIDELOCK
PROJECT NO:	909

SHEET IP-2 **OF**

DESIGN, COMMUNITY & ENVIRONMENT
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