

DRC

PZ25- 12000016
01/21/2026



JESSAMINE
DESIGN BUILD
5427 OAK TERRACE DRIVE
ORLANDO, FL 32839
(508) 736-6897

THE SATORI

4211 N FEDERAL HIGHWAY
POMPAN0 BEACH, FL

Sheet Title
LEVEL 5
IRRIGATION
PLAN

Revision Dates

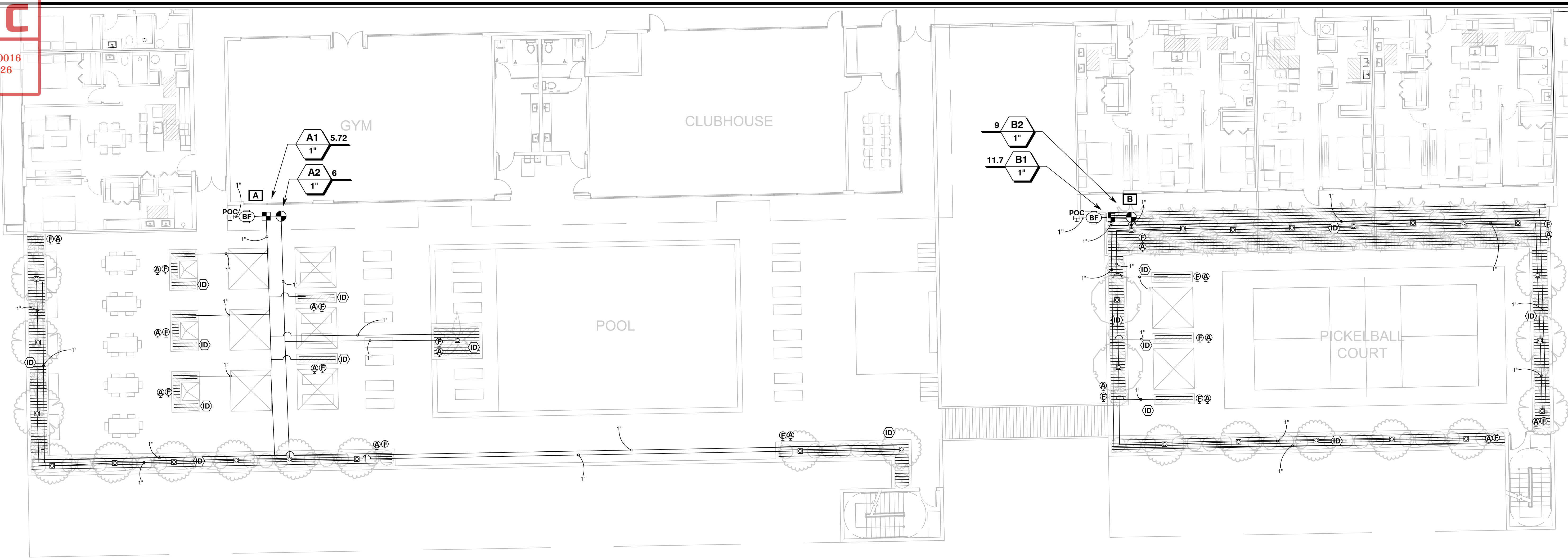
Date
12/16/2025

Sheet Number





























IR-4

Seal

STEPHEN M FECCIA, PLA
LA 6667289



IRRIGATION SCHEDULE

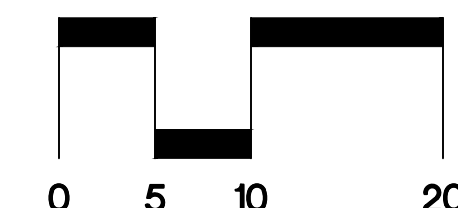
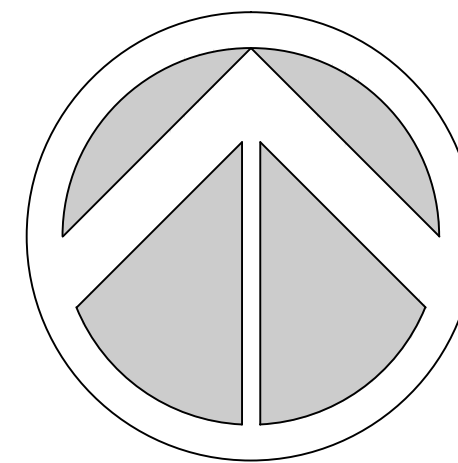
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
 1401	Rain Bird 1402	30	30
 1402	Install in IPS Flex hose per detail		
 1404			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird XACZ-100-PRF		
	Medium Flow Drip Control Kit, 1in. Anti-Siphon Valve Filter, 1in. RBY Filter, and 40psi pressure regulator, for above grade installation. 3 GPM-15 GPM.	2	
	Rain Bird MDCFCAP	17	
	Dripline Flush Valve cap in compression fitting coupler.		
	Rain Bird ARV050	17	
	1/2in. Air Relief Valve, made of quality rust-proof materials, with a 6in. drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.		
	Rain Bird OPERIND	16	
	Drip System Operation Indicator, stem rises 6in. for clear visibility when drip system is charged to a minimum of 20psi. Includes 16in. of 1/4in. distribution tubing with connection fitting pre-installed.		
	Area to Receive Dripline		
	Rain Bird XFDe-06-12	1,740 sf	20
	XFDe On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12' apart, with emitters offset for triangular pattern. UV & Kink Resistant. Use XF insert fittings.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird EFB-CP	2	
	1in., 1-1/2in., 2in. Brass Remote Control Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use.		
	Backflow Device 1"	2	
	Rain Bird TM2-4-AUS	1	
	4 station 230v AUS model. Suitable for indoor or outdoor installations Factory-installed outdoor-rated power cord. LNK WiFi ready		
	Rain Bird TM2-4-AUS	1	
	4 station 230v AUS model. Suitable for indoor or outdoor installations Factory-installed outdoor-rated power cord. LNK WiFi ready		
	Point of Connection	2	
	Irrigation Lateral Line: PVC Schedule 40	1,145 lf	
	Irrigation Mainline: PVC Schedule 40	20.8 lf	
	Valve Callout		
	Valve Number		
	Valve Flow		
	Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
A1	Rain Bird XACZ-100-PRF	1"	Area for Dripline	5.72	25.7	29.1	0.97 in/h
A2	Rain Bird EFB-CP	1"	Bubbler	6	30.9	34.3	1.7 in/h
B1	Rain Bird XACZ-100-PRF	1"	Area for Dripline	11.72	33.2	37.1	0.97 in/h
B2	Rain Bird EFB-CP	1"	Bubbler	9	31.0	34.8	1.7 in/h



Know what's below.
Call before you dig.



SCALE: 1" = 10'

C:\Users\STEVEN\Documents\PROJECTS\JESSAMINE DESIGN BUILD\4211 N FEDERAL HWY\CAD\IR-4 LEVEL 5 IRRIGATION PLAN.dwg 12/16/25 by STEVE