

LEGEND

SYMBOL MODEL NO. DESCRIPTION

10' O.C. - 1800 SERIES @ 30 PSI

END STRIP (5' X 15') RAINBIRD ADJ. SHRUB SPRAY

CENTER STRIP (5' X 15') RAINBIRD ADJ. SHRUB SPRAY

0.55 GPM RAINBIRD ADJ. POP-UP SPRAY

0.79 GPM RAINBIRD ADJ. POP-UP SPRAY

1.57 GPM RAINBIRD ADJ. POP-UP SPRAY

DISTRIBUTING ZONE VALVE (SEE PLAN)

PVC FITTINGS

RAIN SWITCH, MOISTURE SENSOR

IRRIGATION CONTROLLER

SCH 40 PVC

MAIN LINE

SLEEVES

NOT SHOWN

NOT SHOWN

NOT SHOWN

NOT SHOWN

#14 AWG

IRRIGATION NOTES & SPECIFICATIONS

AUTOMATIC IRRIGATION SYSTEM

WATER DEMAND / ZONE REFER TO PLAN (FOR LOCATION & SIZE)

WATER SOURCE/EXISTING WATER METER

PRESSURE REQUIRED 60 GPM @ 60 PSI

GENERAL

SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS AND CONTRACT SPECIFICATIONS.

CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL THE SYSTEM TO MATCH ON SITE CONDITIONS.

THIS SYSTEM HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO OR RAINBIRD SERIES SPRAYHEADS & BUBBLERS.

THE WATER SOURCE FOR THE SYSTEM SHALL BE AN EXISTING WATER METER.

THIS IRRIGATION SHALL BE INSTALLED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT, PROJECT SUPERVISOR, AND IRRIGATION CONSULTANT.

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.

TO INSURE PROPER OPERATION OF THIS SYSTEM, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, PIPE AND WIRE SIZES, SPRINKLER SPACING, INSTALLATION NOTES AND DETAILS, AND SPECIFICATIONS SHALL BE FOLLOWED AS SHOWN.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER PAVEMENT, SIDEWALKS, AND THROUGH PLANTER WALLS SHALL BE SLEEVED IN SCH 40 PVC. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH, AND LOCATION OF ALL EXISTING SLEEVES.

ALL PIPING SHALL BE TYPE 1120 PVC. THE MAIN SHALL BE SCH 40. LATERALS SIZED 1" TO 2-1/2" SHALL BE SDR 26, CLASS 160. LATERALS SIZED 3/4" SHALL BE SDR 21, CLASS 200.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED SO BACKFILL DEPTHS ARE MAINTAINED AT 18" FOR THE MAIN LINE AND LATERALS ROUTED UNDER PAVEMENT, AND AT 12" FOR ALL OTHER LATERALS.

BACKFILL SHALL BE OF SUITABLE MATERIAL FREE OF ROCKS, STONES, OR OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, MOUNDING, PREVAILING WIND, SITE LIGHTING, ETC. TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW.

SPRAY HEADS AND BUBBLERS SHALL BE TORO OR RAINBIRD SPRAYHEADS. FOUR INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOY AND MULCH. 12 INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH LOW GROUND COVER, AND SHRUB HEADS AND BUBBLERS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS.

POP-UP SPRAY HEADS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS OR FUNNY PIPE W/ BARBED ELL INSERTS.

SHRUB HEADS AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED TO A STANDARD HEIGHT OF 6" ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTED MASSES TO BE LESS VISIBLE. BUBBLERS SHALL BE INSTALLED AT THE BASE OF TALL SHRUBS FOR LOW LEVEL WATERING.

RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

ROTOR HEADS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICK WALLED POLY PIPE AND 3/4" INSERT ELBOWS.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE NOZZLES AND ADJUSTABLE ARC NOZZLES SHALL BE USED WHERE POSSIBLE TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO PAVEMENT, SIDEWALKS, TRAILER, ETC., SHALL BE INSTALLED AWAY FROM PAVEMENT, SIDEWALKS, TRAILER, ETC., TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES. PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", POP-UP ROTOR HEADS SHALL BE INSTALLED IN 8", AND SHRUB HEADS SHALL BE INSTALLED IN 12"

CONTROL SYSTEM

SPARE STATIONS ON AN EXISTING CONTROLLER SHALL BE UTILIZED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UNDERGROUND FEED TYPE WHICH SHALL BE (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) ROUTED IN THE MAIN LINE TRENCH, (3) SLEEVED WHEN ROUTED UNDER PAVEMENT AND SIDEWALKS, (4) BURIED TO A MINIMUM DEPTH OF 15 INCHES, (5) COLOR CODED TO FACILITATE TROUBLE-SHOOTING, AND (6) SPICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM EACH CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

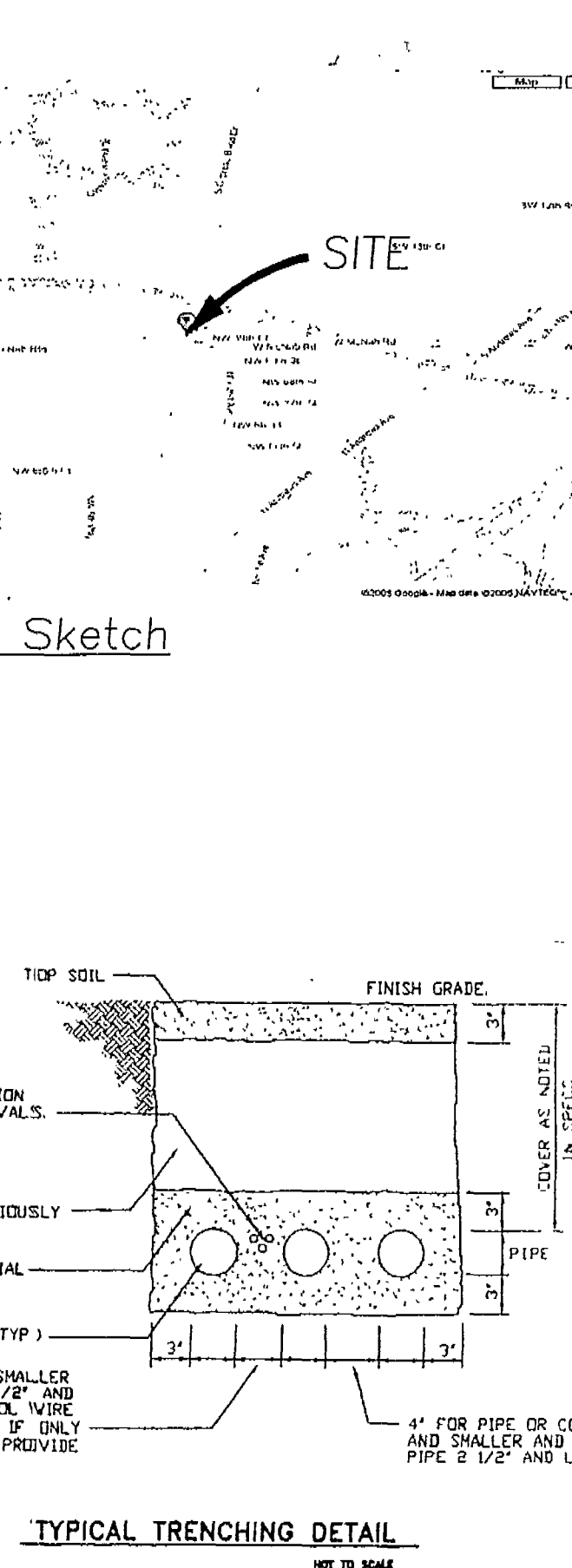
AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE. VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX AND IN AN ANGLE CONFIGURATION. A MINIMUM OF ONE CUBIC FOOT OF POROUS MATERIAL SHALL BE INSTALLED PER VALVE BOX TO PROMOTE DRAINAGE.

TIMING AND PRECIPITATION

WATERING TIME PER STATION SHALL BE DETERMINED IN THE FIELD TO MATCH LOCAL CONDITIONS. AS A GENERAL RULE, TO APPLY 1.5 INCHES PER WEEK, SPRAY ZONES SHALL BE SET TO OPERATE 1 HOUR PER WEEK AND ROTOR ZONES SHALL BE SET TO OPERATE 3 HOURS PER WEEK.

CONTROL SYSTEM SHALL INCLUDE A RAIN DETECTOR SWITCH.



NOTE:

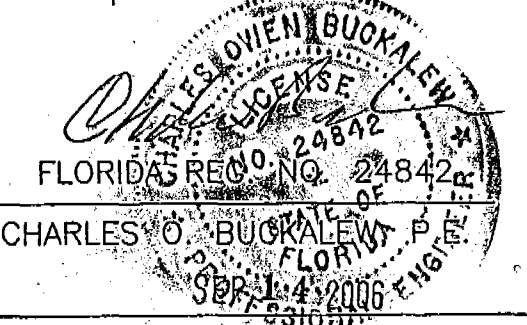
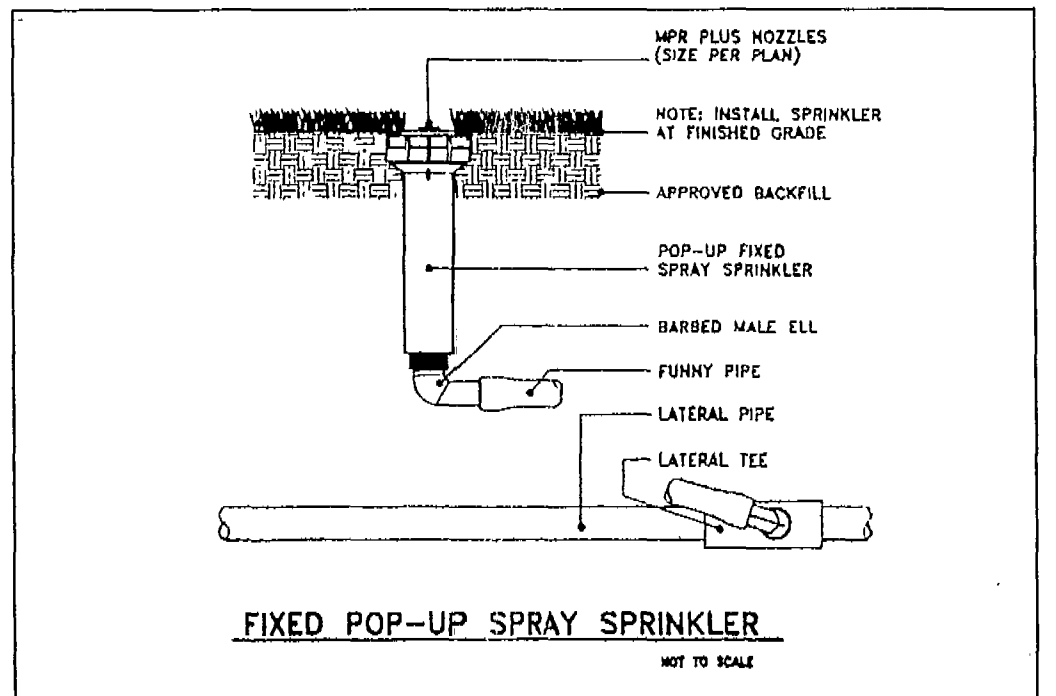
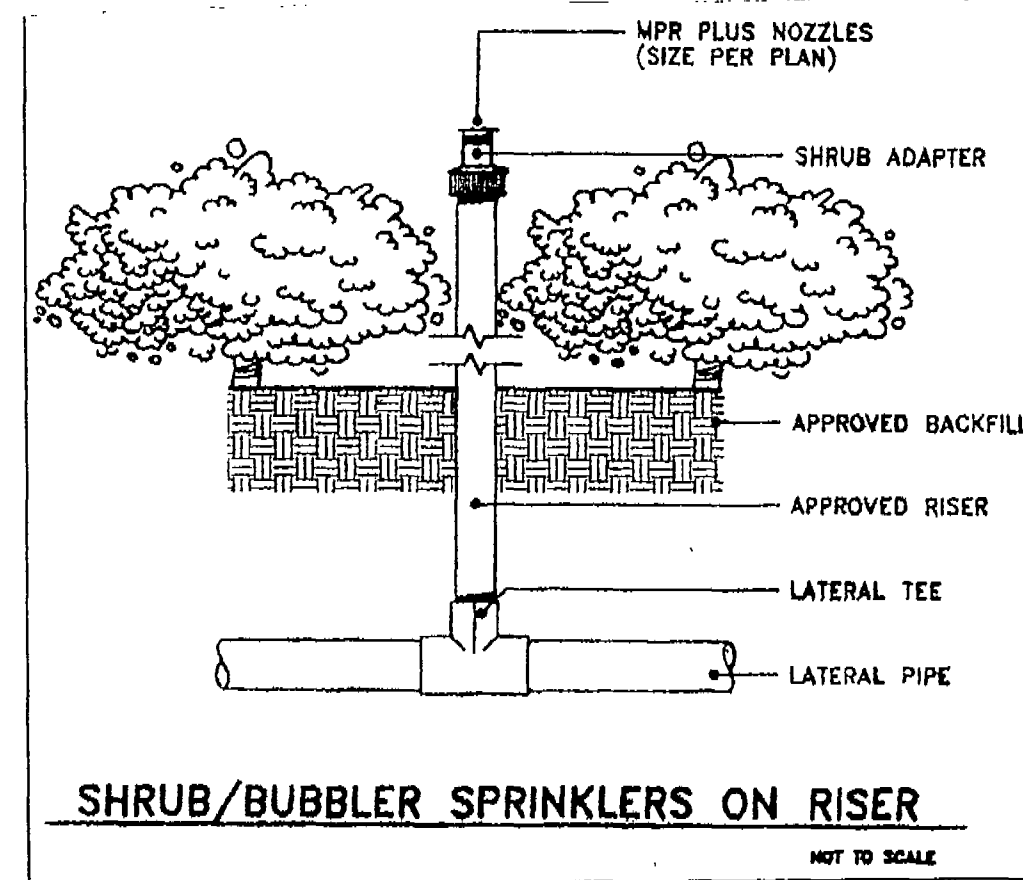
1. REPLACE ALL MISSING WHEELSTOPS.

LEGAL DESCRIPTION

THAT PART OF THE EAST THREE-FOURTH (E3/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION THREE, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING SOUTH OF C-14 CANAL AND WEST OF THE WEST RIGHT-OF-WAY LINE OF SEABOARD AIRLINES RAILROAD RIGHT-OF-WAY, LESS THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) THEREOF, EXCEPT THE NORTH 34.0' AND LESS THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) THEREOF, AND LESS THOSE LANDS DESCRIBED IN O.R. BOOK 4877, PAGE 289 AND 5033, PAGE 312, AND 5185, PAGE 777, AND O.R. BOOK 5649, PAGE 181 AND LESS THAT CERTAIN 20.00 FOOT PARCEL LYING NORTH OF AND ADJACENT TO THAT PROPERTY DESCRIBED IN O.R. BOOK 4877, PAGE 289,

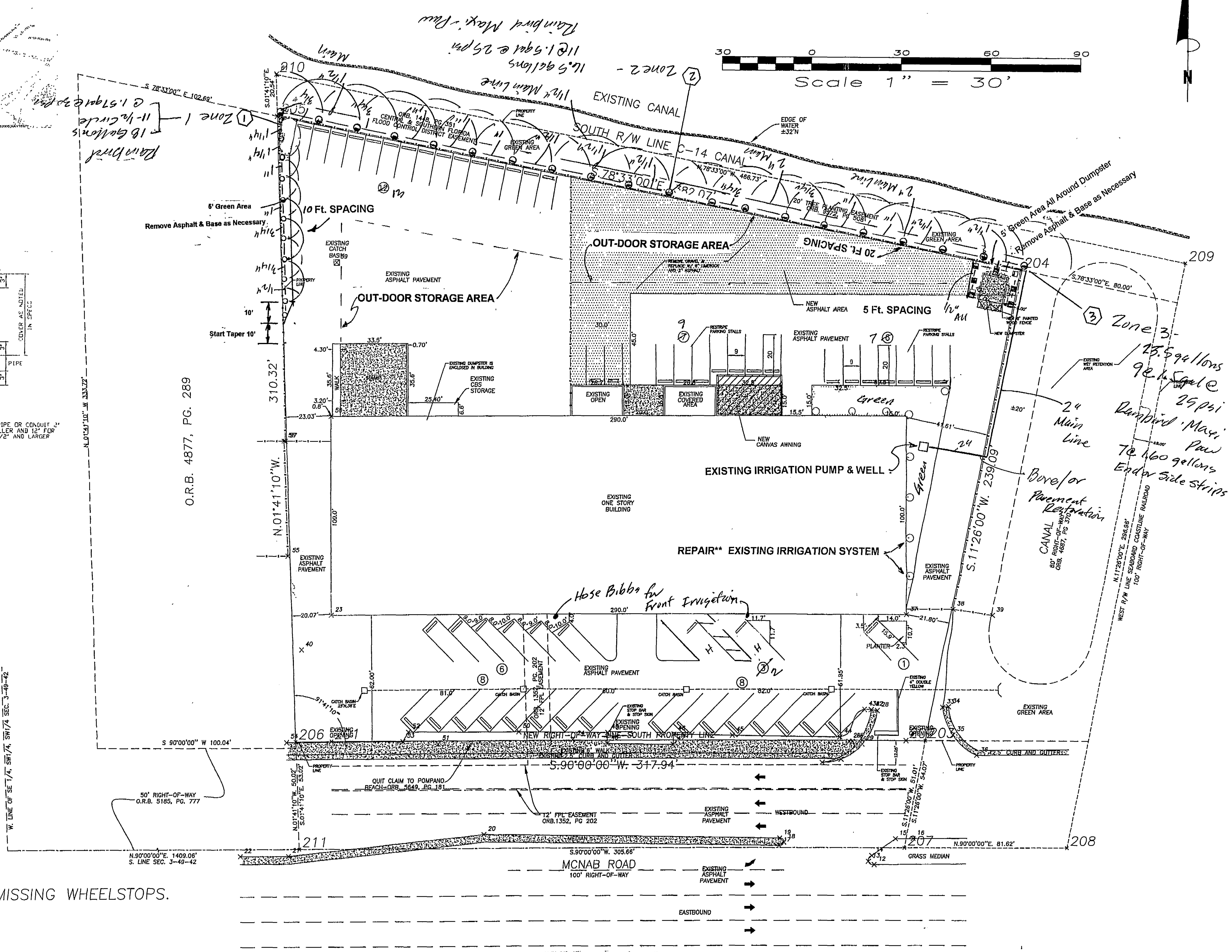
AND

ALL THAT PART OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42, EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF C-14 CANAL, WEST OF THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, AND EAST OF A LINE THAT IS 1409.06 FEET EAST OF (AS MEASURED ALONG THE SOUTH LINE) AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 3, LESS THE NORTH 20.00 FEET, EAST 80.00 FEET AND THE SOUTH 50.00 FEET THEREOF (AS MEASURED AT RIGHT ANGLES)



CALCULATED DATA :

	ORIGINAL / PERMITTED	PROPOSED	OFFSITE CANAL & RETENTION	ADDITIONAL PAVEMENT	EXISTING + CANAL & RETENTION + ADDITIONAL PAVEMENT
TOTAL BLDG. COVERAGE	29,000 S.F.	31.53 %	29,000 S.F.	0.00 %	29,000 S.F.
TOTAL PAVEMENT / WALKS	60,571 S.F.	65.86 %	63,949 S.F.	2.47 %	64,252 S.F.
TOTAL IMPERVIOUS	89,571 S.F.	97.39 %	92,949 S.F.	0.86 %	94,302 S.F.
TOTAL PERVIOUS	2,403 S.F.	2.61 %	2,099 S.F.	0.86 %	28,451 S.F.
TOTAL SITE AREA	91,974 S.F.	100.00 %	95,048 S.F.	100.00 %	122,753 S.F.



REVISIONS :

12-28-2005

03-09-2006

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PROJECT :

MCNAB ROAD WAREHOUSE

1903-1943 W. MCNAB ROAD

DRWG. TITLE :

IRRIGATION PLAN

DATE: JUNE, 2004

SCALE: 1" = 30'

DWG. BY: R.O.B.

CHK'D. BY: C.O.B.

JOB NO.: 05-052

SHEET NO.

IR-1