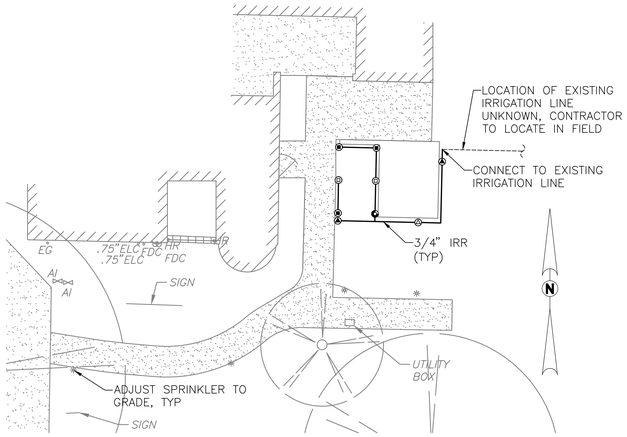
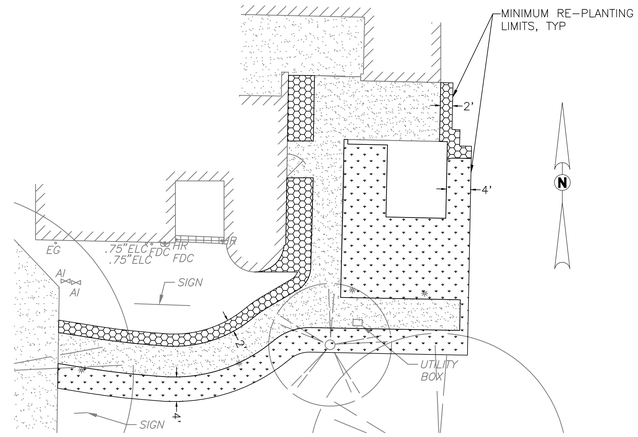


IRRIGATION PLAN

SCALE: 1"=10'

IRRIGATION LEGEND:

SYMBOL	DESCRIPTION
	RAIN BIRD U-8H – 1806-SAM-PRS
	RAIN BIRD U-8Q – 1806-SAM-PRS
	RAIN BIRD U-8TQ – 1806-SAM-PRS
	RAIN BIRD U-15H – 1806-SAM-PRS
	RAIN BIRD U-15Q – 1806-SAM-PRS



PLANTING PLAN

SCALE: 1"=10'

RE-PLANTING LEGEND:

TURF SOD (681 S.F.)

WOOD CHIPS (3" DEPTH) (234 S.F.)

PLANTING NOTES:

1. IMMEDIATELY NOTIFY THE CONTRACTING OFFICERS TECHNICAL REPRESENTATIVE IF IT IS OBVIOUS THAT OBSTRUCTIONS OR STRUCTURES, IRRIGATION SYSTEM MALFUNCTION, EXISTING TREES OR PLANTS, GRADE DIFFERENCES OR CHANGES IN THE SITE PLAN ARE PRESENT THAT WILL IMPACT THE PLANTING DESIGN. FAILURE TO GIVE SUCH NOTIFICATION SHALL PLACE THE RESPONSIBILITY ON THE CONTRACTOR FOR ANY REVISIONS OR REPLACEMENTS NECESSARY FOR CORRECTION.

2. PRIOR TO SOIL CONDITIONING, RIP IN FOUR DIFFERENT DIRECTIONS WITH TINES AT 12 INCH SPACING, ALL TURFGRASS AREAS TO A 12 INCH DEPTH, AND SHRUB/GROUND COVER AREAS TO A 18 INCH DEPTH. ROUGH GRADE AND TILL THE APPROVED SOIL CONDITIONERS AND FERTILIZERS INTO THE TOP 6 INCHES.

3. UPON THE COMPLETION OF THE SOIL CONDITIONING, REMOVE ROCKS, CLODS AND DEBRIS 1 INCH DIAMETER AND GREATER FROM THE TOP TWO INCHES OF TOPSOIL. FINISH GRADE THE AREA TO +/– 1/2 INCH TOLERANCE. RELATIVE DENSITY OF THE TOPSOIL SHALL NOT EXCEED 85% COMPACTION.

4. INCORPORATE "WONDERGROW COMPOST" FROM GROVER, OR EQUAL, AT A RATE OF SIX (6) CUBIC YARDS PER 1,000 SF.

5. INCORPORATE AGRICULTURAL GYPSUM AT THE RATE OF 200 POUNDS PER 1,000 SF.

6. INCORPORATE TERRA-C PREMIUM HUMATE (70%), OR EQUAL, AT THE RATE OF THIRTY-FIVE (35) POUNDS PER 1,000 SF.

7. INCORPORATE BEST LANDSCAPE COLOR (14-6-11.6) FERTILIZER, OR EQUAL, AT A RATE OF SIX (6) POUNDS PER 1,000 SF.

8. INCORPORATE TRI-C ENDO 120 MYCORRHIZAE, OR EQUAL, AT A RATE OF ONE AND ONE HALF (1-1/2) POUNDS PER 1,000 SF.

9. OBTAIN THE APPROVAL OF THE CONTRACTING OFFICERS TECHNICAL REPRESENTATIVE TO BEGIN PLANTING OPERATIONS ONCE THE IRRIGATION SYSTEM IS OPERATIONAL AND THE SOIL CONDITIONING AND FINISH GRADING ARE COMPLETED.

10. ALL EXISTING PLANTS AND/OR TURFGRASS SHOWN TO REMAIN AND DAMAGED OR REMOVED BY CONSTRUCTION OPERATIONS SHALL BE REPLACED WITH PLANTS THAT MATCH AS CLOSELY AS POSSIBLE TO THE EXISTING PLANT SPECIES, VARIETY AND SIZE. THE REPLACEMENT TURFGRASS SHALL BE REPLACED WITH TURFGRASS THAT MATCHES THE EXISTING TURFGRASS. THE REPLACEMENT PLANTS AND/OR TURFGRASS SHALL BE MAINTAINED AS PART OF THE SCOPE OF WORK.

11. AFTER THE WORK IS SUBSTANTIALLY COMPLETE AS DETERMINED BY THE CONTRACTING OFFICERS TECHNICAL REPRESENTATIVE, THE CONTRACTOR SHALL MAINTAIN THE NEW PLANTING FOR SIXTY (60) DAYS. MAINTENANCE SHALL INCLUDE PRUNING, WEEDING, CLEANING, FERTILIZING AND APPLYING APPROPRIATE IRRIGATION IN ORDER TO MAINTAIN THE PLANTINGS IN OPTIMAL GROWING CONDITIONS WITHOUT STRESS, AND THE SITE IN A NEAT AND CLEAN CONDITION.

12. TURFGRASS SHALL BE MOWED AND EDGED ON A MINIMUM WEEKLY SCHEDULE. TURFGRASS SHALL BE FERTILIZED EVERY FOUR WEEKS DURING THE GROWING SEASON WITH THE APPROVED MAINTENANCE FERTILIZER AT A RATE OF ONE-HALF POUND OF ACTUAL NITROGEN PER 1,000 SF. SHRUB AND GROUND COVER AREAS SHALL BE FERTILIZED EVERY EIGHT WEEKS DURING THE GROWING SEASON WITH THE APPROVED MAINTENANCE FERTILIZER AT A RATE OF ONE POUND OF ACTUAL NITROGEN PER 1,000 SF.

13. THE MAINTENANCE PERIOD SHALL BE A MINIMUM OF 60 DAYS OR UNTIL FINAL ACCEPTANCE OF THE WORK BY THE CONTRACTING OFFICERS TECHNICAL REPRESENTATIVE, WHICHEVER IS GREATER.

IRRIGATION GENERAL NOTES:

1. ALL ITEMS IN THE LEGEND ARE TO BE FURNISHED AND INSTALLED, UNLESS NOTED OTHERWISE.

2. PRIOR TO STARTING WORK, THE CONTRACTOR SHALL VERIFY THE EXISTING SYSTEM COMPONENTS' LOCATION, SIZES AND ROUTING FOR BACKFLOW PREVENTERS, CONTROLLERS, MAIN AND LATERAL PIPING, VALVES, SPRINKLER HEADS AND CONTROL WIRE; AND SHALL CONFIRM THEIR OPERATIONAL STATUS IN THE PRESENCE OF THE CONTRACTING OFFICERS TECHNICAL REPRESENTATIVE. THE CONTRACTOR SHALL ALSO VERIFY THE AVAILABLE STATIC PRESSURE AT THE POINT-OF-CONNECTION. FAILURE TO NOTIFY THE CONTRACTING OFFICERS TECHNICAL REPRESENTATIVE BEFORE STARTING WORK OF ANY DEVIATION FROM THE INFORMATION SHOWN ON THE CONTRACT DOCUMENTS, OR NECESSARY REPAIRS TO THE EXISTING SYSTEM, SHALL MAKE THE CONTRACTOR RESPONSIBLE TO PROVIDE, AT HIS OWN EXPENSE, ANY CORRECTIVE WORK OR COMPONENTS NECESSARY FOR A FULLY FUNCTIONAL SYSTEM WITH FULL COVERAGE.

3. THE IRRIGATION PLAN IS DIAGRAMATIC. ALL PIPING, VALVES, AND HEADS SHALL BE LOCATED IN PLANTING AREAS WHENEVER POSSIBLE.

4. THE CONTRACTOR SHALL PROVIDE ADJUSTMENT OF NOZZLE ARC AND RADIUS, INCLUDING ANY ALTERNATE NOZZLE TYPES, NECESSARY TO PROVIDE COMPLETE COVERAGE, TO SUIT ACTUAL SITE CONDITIONS, AND TO MINIMIZE OVERSPRAY ONTO HARDSCAPE, PAVEMENT AND/OR STRUCTURES.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE EXISTING IRRIGATION SYSTEM OPERATIONAL AT ALL TIMES DURING THE COURSE OF THIS WORK. THE CONTRACTOR SHALL REPLACE ANY PLANTS DEAD OR DISTRESSED DUE TO THE INTERRUPTION OF EXISTING IRRIGATION SCHEDULES, AND SHALL PERFORM ALL WORK NECESSARY TO MAINTAIN THE EXISTING SYSTEM'S OPERATION.

6. THE CONTRACTOR SHALL REPLACE ANY EXISTING PLANTS SCHEDULED TO REMAIN (SEE PLANTING PLAN) THAT ARE DAMAGED BY THIS WORK WITH NEW PLANTS OF THE SAME SPECIES/VARIETY AND SIZE AS THE ORIGINAL PRIOR TO THE START OF WORK.

7. ANY EXISTING TURFGRASS REMOVED FOR THIS WORK SHALL BE REPLANTED IF VIABLE, OR NEW SOD OF THE SAME SPECIES/VARIETY INSTALLED. THE UPPER 6 INCHES OF THE COMPACTED TRENCH BACKFILL SHALL BE CONDITIONED PER PLANTING NOTES PRIOR TO SOD INSTALLATION. THE NEW SOD SURFACE SHALL BE FLUSH TO THE ADJACENT TURFGRASS WITHOUT HUMPS OR DEPRESSIONS.

8. INSTALL SLEEVES UNDER ALL ASPHALT/CONCRETE IMPROVEMENTS. SLEEVES SHALL BE PVC SCH. 40 PVC OR SDR 35 AND TWICE THE DIAMETER OF THE PIPE UNLESS OTHERWISE NOTED. CONTROL WIRING SHALL BE SLEEVED IN 2" SCH 40 PVC UNLESS OTHERWISE NOTED. MINIMUM DEPTH OF SLEEVES UNDER ALL ASPHALT/CONCRETE IMPROVEMENTS IS 18".

9. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES. UTILITIES SHOWN ARE FOR THE CONTRACTORS AWARENESS AND NO SURVEY HAS BEEN COMPLETED TO VERIFY THE ACCURACY OF THE UTILITIES SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO REPAIR ANY DAMAGED UTILITIES CAUSED BY CONSTRUCTION ACTIVITIES.

IRRIGATION CONSTRUCTION NOTES:

1. ONLY TEFLON TAPE OR AN APPROVED TEFLON PASTE MAY BE USED AS THE SEALING MATERIAL TO MAKE ALL THREADED CONNECTIONS. A MINIMUM OF TWO (2) WRAPS IN THE DIRECTION OF THE THREADS TO BE USED FOR TAPE. NO OTHER PIPE JOINT MATERIAL WILL BE ALLOWED WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

2. ALL MATERIAL REQUIRED SHALL BE NEW AND OF THE BEST QUALITY AVAILABLE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS SHOWN AND TO ADJUST SAID DIMENSIONS TO FIT SITE CONDITIONS AND ACTUAL EQUIPMENT INSTALLED.

4. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION FACILITIES AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.

5. THE CONTRACTOR SHALL PROVIDE ADEQUATE SAFETY MEASURES TO WARN AND PROTECT THE PUBLIC, OTHER SITE CONTRACTORS AND HIS WORKERS FROM POSSIBLE INJURY DUE TO HIS CONSTRUCTION EQUIPMENT AND OPERATIONS.

6. THE CONTRACTOR SHALL PROTECT AND KEEP OPERATIONAL AT ALL TIMES THE EXISTING UTILITIES AT THE SITE. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL MAKE IMMEDIATE REPAIRS OR REPLACEMENT TO BRING IT BACK TO ITS ORIGINAL CONDITION AT HIS OWN EXPENSE.

7. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, ETC. WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL HIS WORK, AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO INSTALL THE PROPOSED FACILITIES AND ACCOMMODATE THE SITE CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE DONE TO PROVIDE A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. ALL WORK TO BE DONE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, LOCAL CODES AND ORDINANCES.

8. THE CONTRACTOR SHALL PROVIDE AND KEEP AN UP-TO-DATE "RECORD DRAWING", IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

NOTE:
OMIT ALL WORK SHOWN ON THIS SHEET AT DEDUCT. ALT. NO. 1.

Revisions:	Date

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Drawing Title: IRRIGATION AND PLANTING PLAN	Project Title: BUILDING 24 SEISMIC CORRECTION AND ADDITION		Project Number: 570-215
			Building Number: 24
Approved: Project Director	Location: VAMC FRESNO, CA		Drawing Number: LS101
	Date: March 12, 2013	Checked	Drawn
			Dwg. 6 of 180

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Department of Veterans Affairs

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