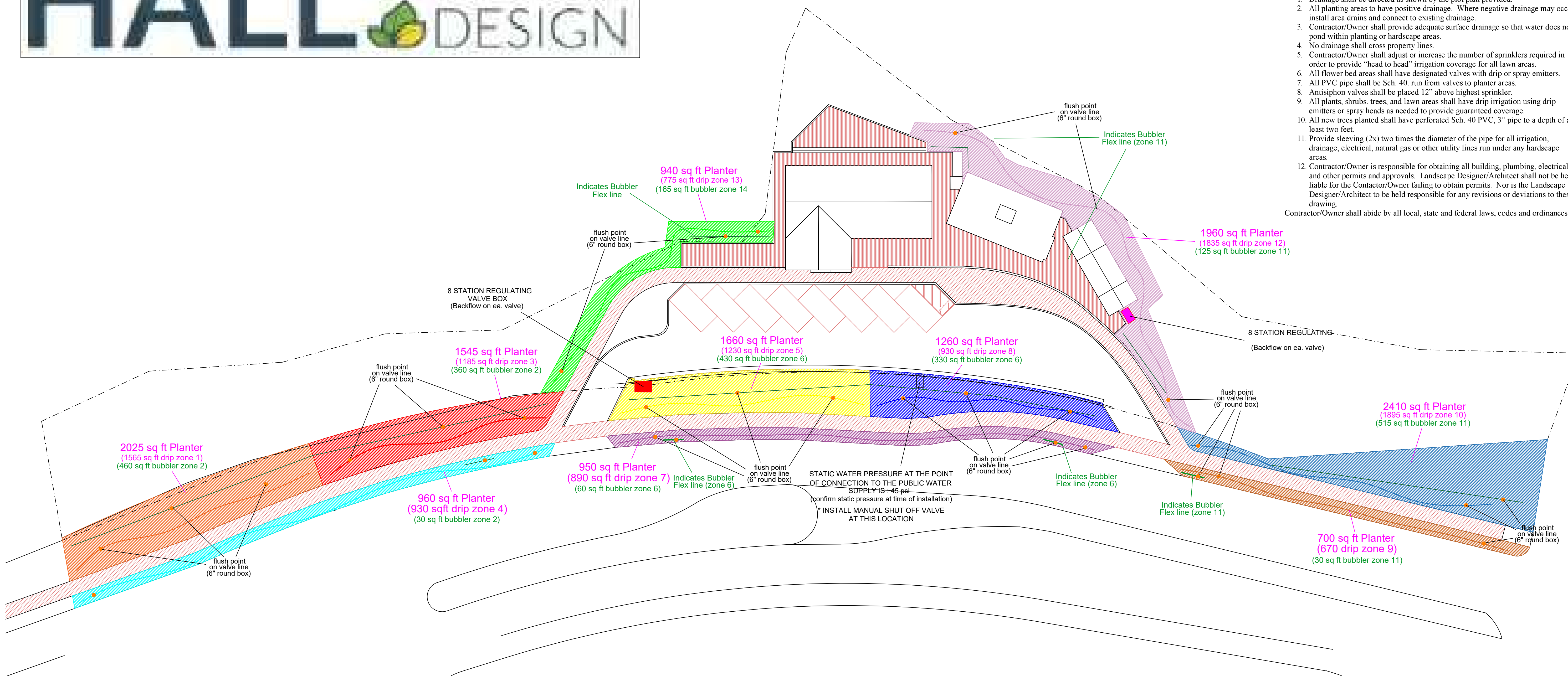


Drainage and Irrigation

Note that Contractor is solely responsible for proper runoff, drainage and irrigation of all landscape areas. Contractor is also responsible for field verifying all existing conditions and adjusting accordingly. All Landscape Site improvements to be installed as per Manufacturers specifications.

1. Drainage shall be directed as shown by the plot plan provided.
 2. All planting areas to have positive drainage. Where negative drainage may occur, install area drains and connect to existing drainage.
 3. Contractor/Owner shall provide adequate surface drainage so that water does not pond within planting or hardscape areas.
 4. No drainage shall cross property lines.
 5. Contractor/Owner shall adjust or increase the number of sprinklers required in order to provide "head to head" irrigation coverage for all lawn areas.
 6. All flower bed areas shall have designated valves with drip or spray emitters.
 7. All PVC pipe shall be Sch. 40, run from valves to planter areas.
 8. Antisiphon valves shall be placed 12" above highest sprinkler.
 9. All plants, shrubs, trees, and lawn areas shall have drip irrigation using drip emitters or spray heads as needed to provide guaranteed coverage.
 10. All new trees planted shall have perforated Sch. 40 PVC, 3" pipe to a depth of at least two feet.
 11. Provide sleeving (2x) two times the diameter of the pipe for all irrigation, drainage, electrical, natural gas or other utility lines run under any hardscape areas.
 12. Contractor/Owner is responsible for obtaining all building, plumbing, electrical and other permits and approvals. Landscape Designer/Architect shall not be held liable for the Contractor/Owner failing to obtain permits. Nor is the Landscape Designer/Architect to be held responsible for any revisions or deviations to these drawings.
- Contractor/Owner shall abide by all local, state and federal laws, codes and ordinances.



IRRIGATION LEGEND NEW PLANTING AREA

SYMBOL	ITEM	DESCRIPTION	QTY
[B]	CONTROLLER	RAINBIRD RC-C STATION AT GARAGE or CONTRACTOR'S CHOICE	1
[Wavy lines]	DRIP LINES	3/4" POLYETHYLENE TUBING	10
[Green line]	FLEX LINE BUBBLER (including zone for parking lot planter)	3/4" POLYETHYLENE TUBING FOR DEEP WATERING FOR LANDSCAPE TREES	5

- 2 Valves for bubblers (Trees)
- 6 Valve for drip irrigation(Plant/Shrub)
- 3 Valves for bubblers (Trees)
- 4 Valve for drip irrigation(Plant/Shrub)
- 1 Open Valve

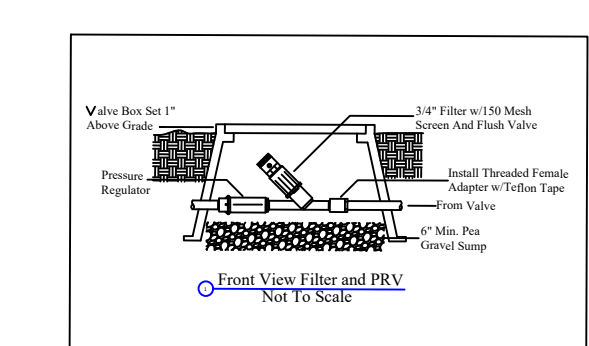
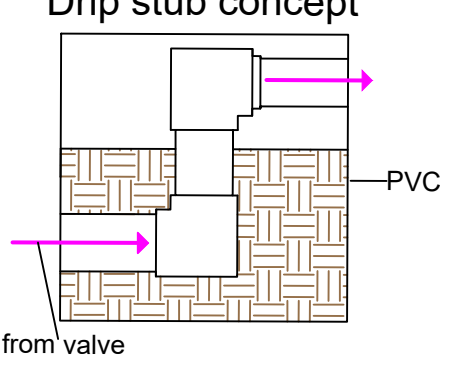
TOTAL AREA BEING LANDSCAPED: 13,220 sq ft

USE 1 GPH EMITTERS (2 per one gallon / 3 per five gallon plants / 4 per fifteen gallon plants)

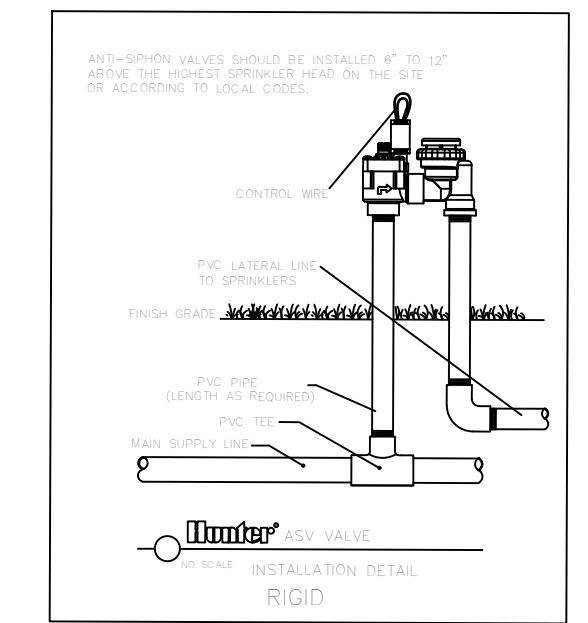
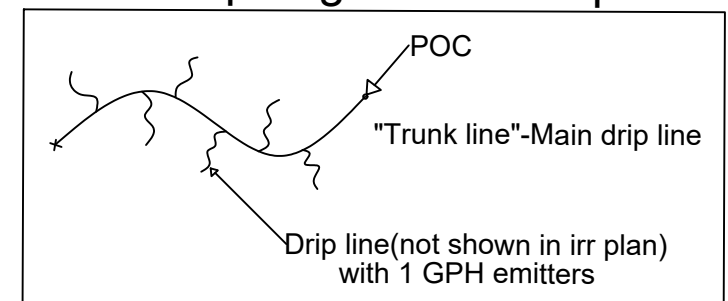
USE BUBBLER HEADS FOR TREE ZONES (2 bubbler heads on each side)

Total Lot Size 65,546 sq ft (20.2% of total lot is landscaped)

Drip stub concept



Drip irrigation concept



Statement: I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

DISCLOSURES

Landscape Design concept is diagrammatic. Actual site conditions may vary from the Design concept. Measurements are approximate and do not take the place of an engineer's survey. Hall Landscape Design is not responsible for any modifications of the design or construction necessary by the homeowner or contractor to execute this design.

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HALL LANDSCAPE DESIGN

Hiemstra Commercial Lot

Tim Hiemstra
913 Wilson Avenue
Vallejo, CA 94590

02-23-2023
DATE

1" = 20'.0"
SCALE

Irrigation Schematic
AREA OF SCOPE

2 of 2
SHEET NUMBER

Ian Hall
DESIGNER

