

Approval and Review Comments

Department	User	Assigned Date	Due Date	Review Date	Status
Building Permits	Permit Center	04/25/2019	05/23/2019	05/20/2019	Completed

Comments:

Waste Water	Greg Creviston	04/25/2019	05/23/2019	05/20/2019	Approved
-------------	----------------	------------	------------	------------	----------

Comments:

Engineering	Engineering Department	04/25/2019	05/23/2019	05/16/2019	Corrections Required
-------------	------------------------	------------	------------	------------	----------------------

Comments: See attached Review Comments from previous grading submittal and respond to each comment not yet addressed. Stormwater Report is reviewed and approved. Label property boundaries and provide legal description for ROW dedication. Label any signage needed for approach turning movement restrictions (ie Right turn only). Landscaping in the ROW will require an encroachment permit. Feel free to call and discuss these comments anytime. PS *please include fence and irrigation system 21st, 16th Ave + 20th st*

frontage in encroachment

Water	Water Dude	04/25/2019	05/23/2019	05/16/2019	Completed
-------	------------	------------	------------	------------	-----------

Comments:

Fire Department	Fire Department	04/25/2019	05/23/2019	05/09/2019	Approved
-----------------	-----------------	------------	------------	------------	----------

Comments:

Cross Connection	William Arnold	04/25/2019	05/23/2019	05/07/2019	Approved
------------------	----------------	------------	------------	------------	----------

Comments:

Pretreatment	Art Ruiz	04/25/2019	05/23/2019	04/29/2019	Completed
--------------	----------	------------	------------	------------	-----------

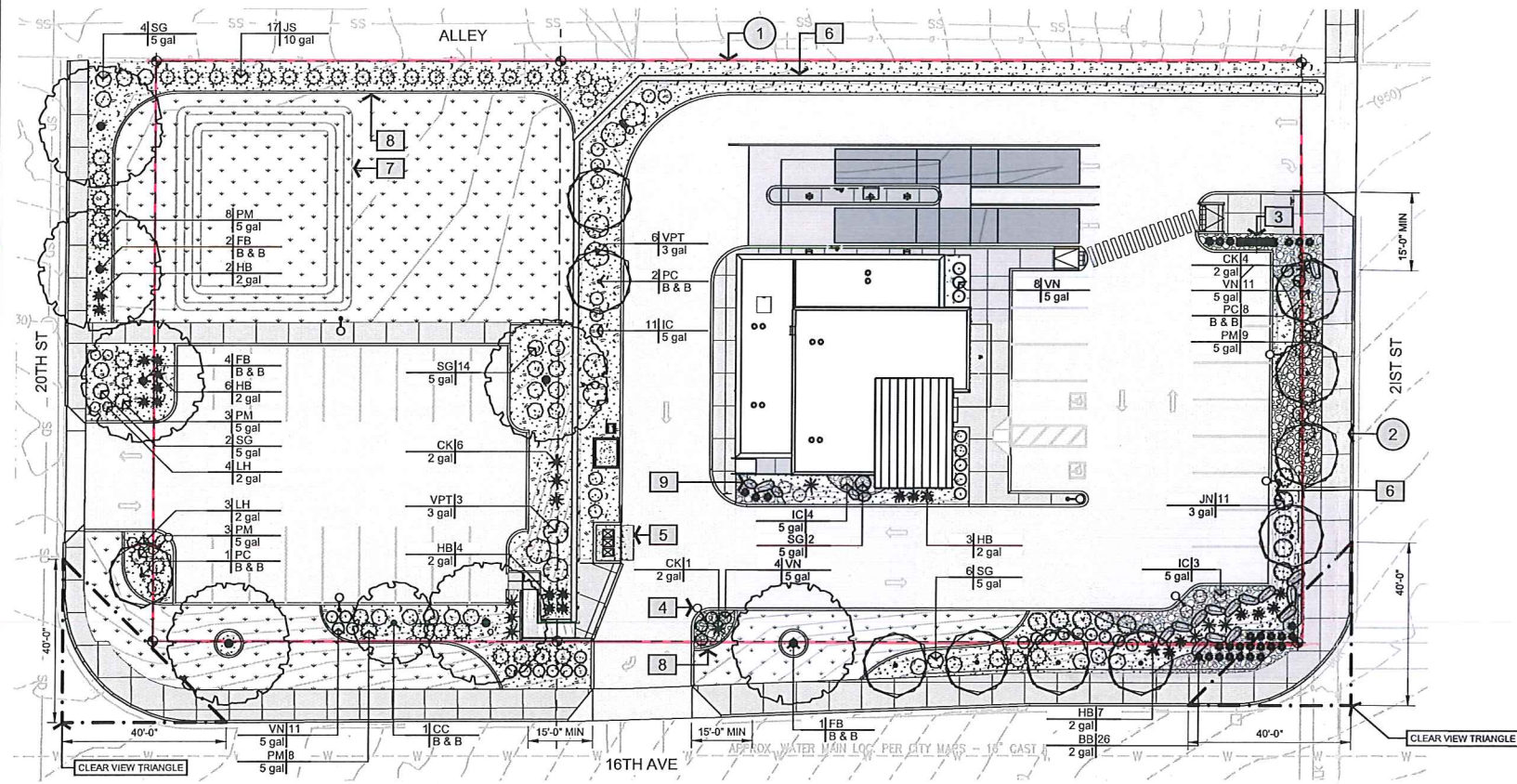
Comments: ar

Public Works	Public Works1	04/25/2019	05/23/2019	04/25/2019	Completed
--------------	---------------	------------	------------	------------	-----------

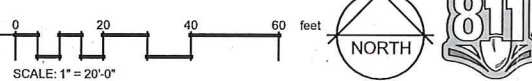
Comments:

Permit Fees:

Quantity	Description	Custom Description	Amount	Total
			TOTAL:\$0.00	



A LANDSCAPE PLAN
SCALE: AS SHOWN



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	PROPERTY LINE		
2	EXISTING SIDEWALK		
3	SIGN, SEE ARCH PLANS		
4	LIGHT POLE, SEE ARCH PLANS		
5	GARBAGE ENCLOSURE, SEE ARCH PLANS		
6	RETAINING WALL, SEE ARCH PLANS		
7	SWALE, SEE ARCH PLANS		
8	EXTRUDED CONCRETE LANDSCAPE BORDER. 4"x6" FLAT	367 LF	6/L1.1
9	LANDSCAPE BOULDERS		8/L1.1
SYMBOL	DESCRIPTION	QTY	DETAIL
[Symbol]	LAWN (SODDED)	8,868 SF	
[Symbol]	ROCK MULCH, 3" MIN. DEPTH 1.5" DIA BASALT CHIPS OVER COMMERCIAL GRADE WEED BARRIER.	7,574 SF	5/L1.1
[Symbol]	FRACTURED BASALT RIP-RAP COBBLES, 4"-6" DIA. OVER COMMERCIAL GRADE WEED BARRIER.	1,336 SF	5/L1.1

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	DETAIL
FB	7	FRAXINUS AMERICANA 'AUTUMN BLAZE'	B & B	2" CAL	1/L1.1
PC	11	AUTUMN BLAZE WHITE ASH	B & B	2" CAL	1/L1.1
CC	1	PYRUS CALLERYANA 'CHANTICLEER'	B & B	2" CAL	1/L1.1
		CHANTICLEER PEAR			
		CARPINUS BETULUS 'COLUMNARIS'	B & B	2" CAL	1/L1.1
		COLUMNAR EUROPEAN HORNBEAM			
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	
LH	7	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	2 GAL	4/L1.1	
		HIDCOTE BLUE LAVENDER			
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	
VN	34	VIBURNUM OPULUS 'NANUM'	5 GAL	3/L1.1	
		DWARF EUROPEAN VIBURNUM			
SG	28	SPIRAEA JAPONICA 'GOLDMOUND'	5 GAL	3/L1.1	
		SPIREA			
VPT	9	VIBURNUM PLICATUM TOMENTOSUM 'WATANABEI'	3 GAL	3/L1.1	
		WATANABEI DOUBLEFILE VIBURNUM			
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	
PM	31	PINUS MUGO MUGO	5 GAL	3/L1.1	
		DWARF MUGO PINE			
IC	17	ILEX GLABRA 'CHAMZIN' TM	5 GAL	3/L1.1	
		NORDIC HOLLY			
JN	11	JUNIPERUS PROCUMBENS 'NANA'	3 GAL	4/L1.1	
		SHORE JUNIPER			
JS	17	JUNIPERUS SCOPULORUM 'SKYROCKET'	10 GAL	4/L1.1	
		SKYROCKET JUNIPER			
		6" MIN HEIGHT AT TIME OF PLANTING			
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	
BB	29	BOUTELOUA GRACILIS 'BLONDE AMBITION'	2 GAL	4/L1.1	
		BLONDE AMBITION			
HB	22	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS'	2 GAL	4/L1.1	
		BLUE OAT GRASS			
CK	12	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	2 GAL	4/L1.1	
		FEATHER REED GRASS			

EAST LOT CODE COMPLIANCE SUMMARY:

- RIGHT OF WAY BUFFER @ 21st ST: 4 MEDIUM PERIMETER TREES AND 22 SHRUBS
- RIGHT OF WAY BUFFER @ 16th AVE: 1 LARGE PERIMETER TREES, 4 MEDIUM TREES AND 51 SHRUBS

EAST LOT COMPLIANCE CALCULATIONS:

- RIGHT OF WAY BUFFER @ 21st ST: TREES, 35' O.C. (108 LF/35) = 3.08 TREES, 4 PROVIDED. SHRUBS (1085LF) = 21.6 SHRUBS, 22 PROVIDED.
- RIGHT OF WAY BUFFER @ 16th AVE: TREES, 35' O.C. (118 LF/35) = 3.37 TREES, 5 PROVIDED. SHRUBS (118LF/5) = 23.6 SHRUBS, 51 PROVIDED.
- PARKING LOT LANDSCAPING: 50% CANOPY COVERAGE REQUIRED. 15,075 SF VEHICLE SURFACE AREA. 50% SHADE COVERAGE REQUIRED = 7,537 SF. PERIMETER PARKING LOT TO HAVE (1) X LARGE TREES AND (10) MEDIUM TREES ((1 X 3000 / 2) + (10 X 2000/2)) = 11,500 S.F. NO INTERIOR PARKING LOT SHADING. NO INTERIOR PARKING LOT SHRUBS REQUIRED

WEST LOT CODE COMPLIANCE SUMMARY:

- RIGHT OF WAY BUFFER @ 20th ST: 3 LARGE PERIMETER TREES, 1 MEDIUM PERIMETER TREES AND 33 SHRUBS
- RIGHT OF WAY BUFFER @ 16th AVE: 2 LARGE PERIMETER TREES, 1 MEDIUM TREES AND 28 SHRUBS

WEST LOT COMPLIANCE CALCULATIONS:

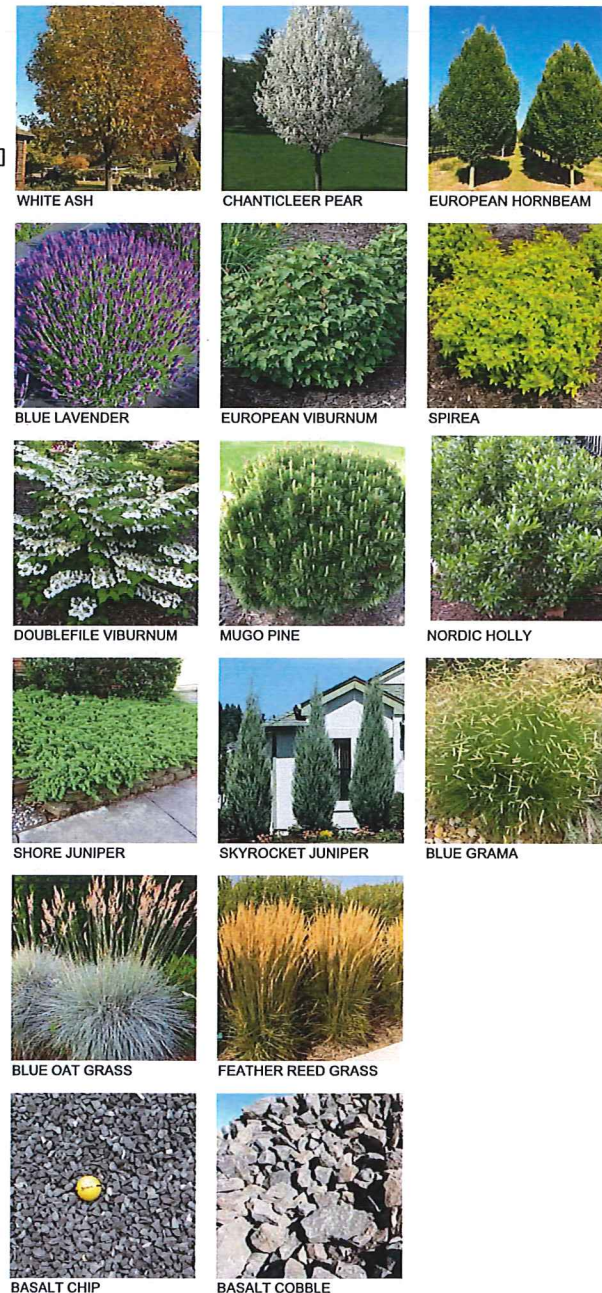
- RIGHT OF WAY BUFFER @ 20th ST: TREES, 35' O.C. (73 LF/35) = 2.08 TREES, 4 PROVIDED. SHRUBS (73 LF/5) = 14.6 SHRUBS, 33 PROVIDED.
- RIGHT OF WAY BUFFER @ 16th AVE: TREES, 35' O.C. (77 LF/35) = 2.2 TREES, 3 PROVIDED. SHRUBS (77 LF/5) = 15.4 SHRUBS, 27 PROVIDED.
- PARKING LOT LANDSCAPING: 50% CANOPY COVERAGE REQUIRED. 5,399 SF VEHICLE SURFACE AREA. 50% SHADE COVERAGE REQUIRED = 2,699 SF. PERIMETER PARKING LOT TO HAVE (4) X LARGE TREES AND (2) MEDIUM TREES ((4 X 3000 / 2) + (2 X 2000/2)) = 8,000 S.F. NO INTERIOR PARKING LOT SHADING. NO INTERIOR PARKING LOT SHRUBS REQUIRED
- NORTH PROPERTY LINE INCOMPATIBLE USE BUFFER: EVERGREEN SHRUBS PLANTED 6' O.C. ALONG THE LENGTH OF THE PROPERTY LINE. MATURE SHRUB SIZE: 10' X 4'W. TO BE 6' TALL AT TIME OF PLANTING.

GENERAL NOTES:

- THESE DRAWINGS ARE DERIVED FROM A LEGAL SURVEY. DIMENSIONS DETERMINING SITE ELEMENTS WERE PROVIDED BY THE OWNER OR BY FIELD MEASUREMENTS OBTAINED ON-SITE. ADJUSTMENT OF LANDSCAPE IMPROVEMENTS MAY BE REQUIRED. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS.
- SEE ENGINEERING PLANS FOR GRADING & DRAINAGE, ARCHITECTURE PLANS FOR BLDG. INFORMATION.
- CONTRACTOR TO LOCATE UNDERGROUND UTILITIES, I.E., CABLES, CONDUIT, GAS, WATER, SEWER, ETC. PRIOR TO DIGGING; CONTRACTOR TO BE LIABLE AND PAY FOR REPAIR TO ANY AND ALL UTILITY DAMAGES AT NO EXTRA COST TO THE OWNER. CALL BEFORE YOU DIG; TELEPHONE #811.
- CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF ALL REQUIRED PERMITS AND INSPECTIONS. LOCAL CODES PREVAIL.
- GENERAL CONTRACTOR TO PROVIDE 110-VOLT ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO IRRIGATION CONTROLLER, IRRIGATION CONTRACTOR TO MOUNT CONTROLLER PER PLAN AND COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- GENERAL CONTRACTOR TO PROVIDE GALVANIZED STANDARD THREADED STUB WITH THREADED CAP IMMEDIATELY DOWNSTREAM OF IRRIGATION WATER SOURCE/MEETER.
- GENERAL CONTRACTOR TO PROVIDE ROUGH GRADE IN ALL LANDSCAPE AREAS WITHIN 0.10 FOOT OF GRADE SHOWN ON CIVIL DRAWINGS MINUS DEPTH OF SPECIFIED TOPSOIL.
- GENERAL CONTRACTOR TO CLEAR AND GRUB TURF AREAS AND PLANTING BEDS OF ALL WEEDS, ROOTS, LAWN, AND DEBRIS; SPECIFIED LANDSCAPE AREAS TO BE SMOOTH AND CONTOURED AS SHOWN ON CIVIL DRAWINGS; ANY ROCK/DEBRIS LARGER THAN 1.5" TO BE REMOVED FROM TOP 12" OF SOIL AS MEASURED FROM FINISH GRADES SHOWN ON CIVIL DRAWINGS.
- PROVIDE 4" SCH. 40 PVC IRRIGATION SLEEVES AS REQUIRED. ALL SLEEVES SHALL EXTEND A MIN. OF 18" BEYOND THE FEATURES THEY CROSS & SHALL BE CAPPED WITH DUCK TAPE TO PREVENT DEBRIS FROM PLUGGING THE ENDS. MARK SLEEVE LOCATIONS WITH SURVEY LATH, PAINTED FLORESCENT ORANGE AND LABELED WITH SIZE AND QTY INFORMATION.

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF FINAL PUNCHLIST WORK.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- THE SOIL AMENDMENTS (IF SPECIFIED) ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE FOR A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.
- CONTRACTOR TO PLACE TOP SOIL TO A DEPTH OF 4", UNLESS OTHERWISE NOTED. IMPORT TOPSOIL SHALL CONSIST OF SANDY LOAM, NONTOXIC, FREE OF NOXIOUS WEEDS, GRASS, BRUSH, STICKS, OR ROCKS GREATER THAN 1/2" IN DIAMETER UNLESS OTHERWISE NOTED. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT.
- CONTRACTOR TO RAKE FINISH GRADE SMOOTH AND NATURAL. NO SLOPE TO EXCEED 3:1.
- CONTRACTOR TO PLACE TWO APPLICATIONS OF PRE-EMERGENT HERBICIDE (ABOVE AND BELOW) TOP DRESSING (MULCH) IN PLANTER BEDS; PRE-EMERGENT TO CONSIST OF +/-2% ACTIVE INGREDIENT (A-A-A TRIFLOR-D-2, 6-DINTRO-N, N-DIPROPYL-P-TOLUIDINE) & +/-98% INACTIVE INGREDIENT. "GREEN GOLD" BY LEBANON CHEMICAL OR APPROVED EQUAL.
- CONTRACTOR TO PLACE LANDSCAPE EDGING PER PLAN.
- CONTRACTOR TO INSTALL SOD IN ALL TURF AREAS, UNLESS OTHERWISE NOTED.
- ALL INSTALLED PLANT MATERIAL SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S NATIONAL STANDARD SPECIFICATIONS.
- ALL PLANT MATERIAL INSTALLED BY CONTRACTOR SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD AND/OR DYING PLANT MATERIAL (EXCEPT THOSE DUE TO VANDALISM OR NEGLECT) WITH PLANT MATERIAL EQUAL TO THE INSTALLED MATERIAL. GUARANTEE TO BE WRITTEN, DATED, AND SIGNED BY CONTRACTOR ON CONTRACTOR'S LETTERHEAD.
- CONTRACTOR TO PLACE MULCH (PER PLAN) IN PLANTER BEDS UNLESS OTHERWISE NOTED. COORDINATE WITH PRE-EMERGENT HERBICIDE APPLICATION AND/OR WEED FABRIC PLACEMENT.
- NO SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- ALLOW 12-18" CLEARANCE BETWEEN ALL BUILDING WALLS AND MATURE WIDTH OF ADJACENT PLANTS
- LANDSCAPE BOULDERS WITHIN 10 FEET OF BUILDING SHALL NOT EXCEED 30" ABOVE FINISH GRADE.



REGISTERED LANDSCAPE ARCHITECT NO. LA-16655
JOSHUA K. TRIPP
STATE OF IDAHO

LANDSCAPE PLAN

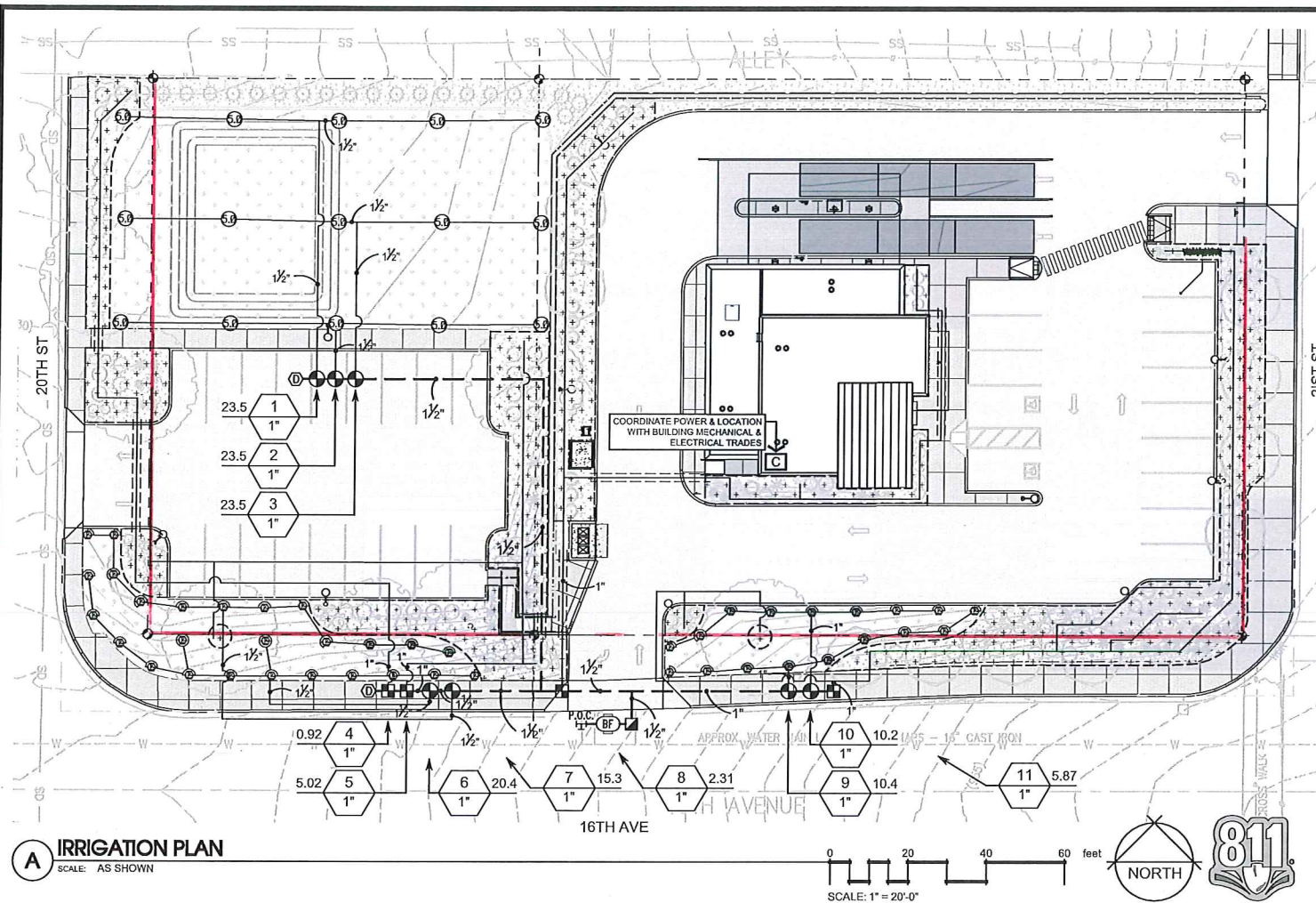
NEW DEVELOPMENT
WASHINGTON TRUST BANK
2019 16TH AVE
LEWISTON, ID 83501

#	DESCRIPTION	dd/mo/yr
01		
02		
03		
04		
05		

PLACE # 18-086
DATE 04-10-19
DRAWN JS
REVIEWED JKT

VERIFY SCALE BAR
MEASURES ONE INCH ON ORIGINAL DRAWING

L1.0



A IRRIGATION PLAN
SCALE: AS SHOWN

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	
	HUNTER PROS-06-CV 12" RADIUS TURF SPRAY, 6.0" POP-UP. WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	43	30	6/IR1.1		HUNTER PGV-100-MB 1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. MALE THREAD X 1" BARB INLET/OUTLET. GLOBE CONFIGURATION, NO FLOW CONTROL.	7	3/IR1.1	
	HUNTER PGJ-06-V TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. WITH DRAIN CHECK VALVE.	15	30	4.70	28'		HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	1	2/IR1.1
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	4			4/IR1.1		DRAIN VALVE	2	
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 20HE-B emitters (1 assigned to each 1 gal plant) 20HE-B emitters (2 assigned to each 2 gal plant) 20HE-B emitters (2 assigned to each 5 gal plant) 20HE-B emitters (4 assigned to each B & B, 1.5" Cal plant) 20HE-B emitters (4 assigned to each B & B, 2" Cal plant)76	6,871 S.F.			6/IR1.1		WATTS LF800M4FR 1" STANDARDLY EQUIPPED WITH TEE HANDLE QUARTER TURN BALL VALVE SHUTOFFS FEATURE LEVER HANDLES. SEE SPECIFICATION SHEET FOR MORE INFORMATION.	1	1/IR1.1
						HUNTER PC-400I WITH (02) PCM-300 (2) LIGHT COMMERCIAL & RESIDENTIAL CONTROLLER, 10-STATION EXPANDED MODULE CONTROLLER, 120 VAC, INDOOR MODEL.	1	11/IR1.1	
						POINT OF CONNECTION 1-1/2" VERIFY PRESSURE PRIOR TO INSTALLATION. SOURCE DATA PROVIDED BY LEWISTON GIS DATA.	1		
						IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7	2,288 L.F.	9/IR1.1	
						IRRIGATION MAINLINE: PVC SCHEDULE 40	283.3 L.F.	9/IR1.1	
						PIPE SLEEVE: PVC SCHEDULE 40	126.6 L.F.	10/IR1.1	

IRRIGATION NOTES:

- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. THEY SHALL COORDINATE THEIR WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS/HER WORK AND PLAN THEIR WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. COORDINATE WITH GENERAL CONTRACTOR.
- EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
- REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED.
- SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA.)
- INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- LOCATE QUICK COUPLER VALVES 12" FROM HARDSCAPE (IF SHOWN).
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS.
- IN LOCATIONS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND EXCESS WATER, USE POP-UP SPRINKLER MODELS WITH INTEGRAL CHECK VALVE OR A KING BROS. CV SERIES CHECK VALVE ON SHRUB RISERS IN LIEU OF SCHEDULE 80 COUPLING.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL FURTHER INSTRUCTIONS ARE OBTAINED.
- IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- ALL LATERAL PIPING BENEATH PAVED AREAS SHALL BE RAN THROUGH MIN. 4" DIA. SCHEDULE 40 PVC SLEEVE AS SHOWN.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS. WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- INSTALL A NEW BACK-UP BATTERY (IF REQUIRED) IN EACH CONTROLLER TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURE.
- OPERATE IRRIGATION CONTROLLER(S) BETWEEN THE HOURS OF 9:00 PM AND 5:00 AM TO MINIMIZE CONFLICTS WITH PEDESTRIANS AND VEHICULAR PARKING OR TRAFFIC.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- IRRIGATION CONTRACTOR TO PROVIDE A MEANS FOR SYSTEM BLOW-OUT AND WINTERIZATION PER BACKFLOW DETAIL.
- COORDINATE NEW IRRIGATION SYSTEM WITH EXISTING IRRIGATION SYSTEM(S) WHEN APPLICABLE.
- FOLLOWING FINAL ACCEPTANCE, SCHEDULE AND PERFORM A "WALK-THROUGH" WITH OWNER/OWNER REPRESENTATIVE TO INSTRUCT AS TO PROPER OPERATION, REPAIR, WINTERIZATION AND START-UP OF IRRIGATION SYSTEM.
- PROVIDE ONE (1) SHUTDOWN AND/OR WINTERIZATION AND ONE (1) SPRING START UP, TO INCLUDE ADJUSTMENT OF ALL HEADS, REPAIR OF ANY LEAKS.
- GUARANTEE TOTAL IRRIGATION SYSTEM FOR ONE-YEAR PERIOD FROM DATE OF FINAL ACCEPTANCE BY OWNER. THIS GUARANTEE TO COVER - MATERIAL, WORKMANSHIP AND 100% HEAD TO HEAD COVERAGE.

CRITICAL ANALYSIS

Generated: 2019-05-22 20:41

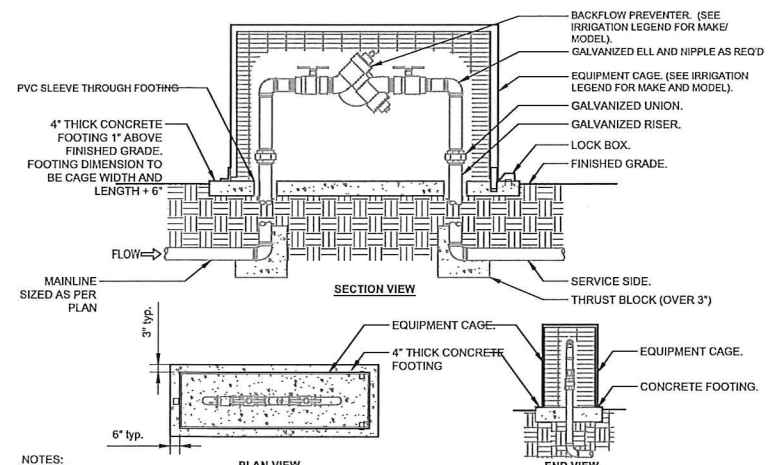
P.O.C. NUMBER: 01
Water Source Information: Verify pressure prior to installation.
Source data provided by Lewiston GIS data.

FLOW AVAILABLE
Point of Connection Size: 1-1/2"
Flow Available: 47.66 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 50.00 psi
Pressure Available: 50.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 23.50 gpm
Flow Available at POC: 47.66 gpm
Residual Flow Available: 24.16 gpm

Critical Station: 11
Design Pressure: 30.00 psi
Friction Loss: 0.81 psi
Fittings Loss: 0.08 psi
Elevation Loss: 0.00 psi
Loss through Valve: 12.87 psi
Pressure Req. at Critical Station: 43.00 psi
Loss for Fittings: 0.00 psi
Loss for Main Line: 0.00 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 1.00 psi
Critical Station Pressure at POC: 44.00 psi
Pressure Available: 50.00 psi
Residual Pressure Available: 6.00 psi



- NOTES:**
- INSTALL EQUIPMENT CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS
 - SEE PLANS FOR CAGE COLOR AND FINISH
 - LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING.
 - CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE
 - SEE BACKFLOW PREVENTER DETAIL FOR ADDITIONAL INFORMATION

1 BACKFLOW PREVENTER ENCLOSURE
NTS

APPROVED
06/25/2019 12:12:28 PM

P-CO-5-WTBL-29

PLACE
LANDSCAPE ARCHITECTURE
www.place-la.com 208.733.1878

REGISTERED LANDSCAPE ARCHITECT NO. LA-16655

JOSHUA K. TRIPP
STATE OF IDAHO

Use of the information contained in these drawings and specifications is limited to the project for which it was prepared. In no event shall the client be held liable for any errors or omissions. Further, PLACE shall have no liability for any use of this information without prior written consent.

IRRIGATION PLAN

NEW DEVELOPMENT

WASHINGTON TRUST BANK
2019 16TH AVE
LEWISTON, ID 83501

#	DESCRIPTION	dd/mm/yy
01		
02		
03		
04		
05		

PLACE # 18-086
DATE 04-10-19
DRAWN JS
REVIEWED JKT

VERIFY SCALE BAR
MEASURES ONE INCH ON ORIGINAL DRAWING

0 1" 1"

IR1.0
sheet: 03 of 04