

IRRIGATION NOTES

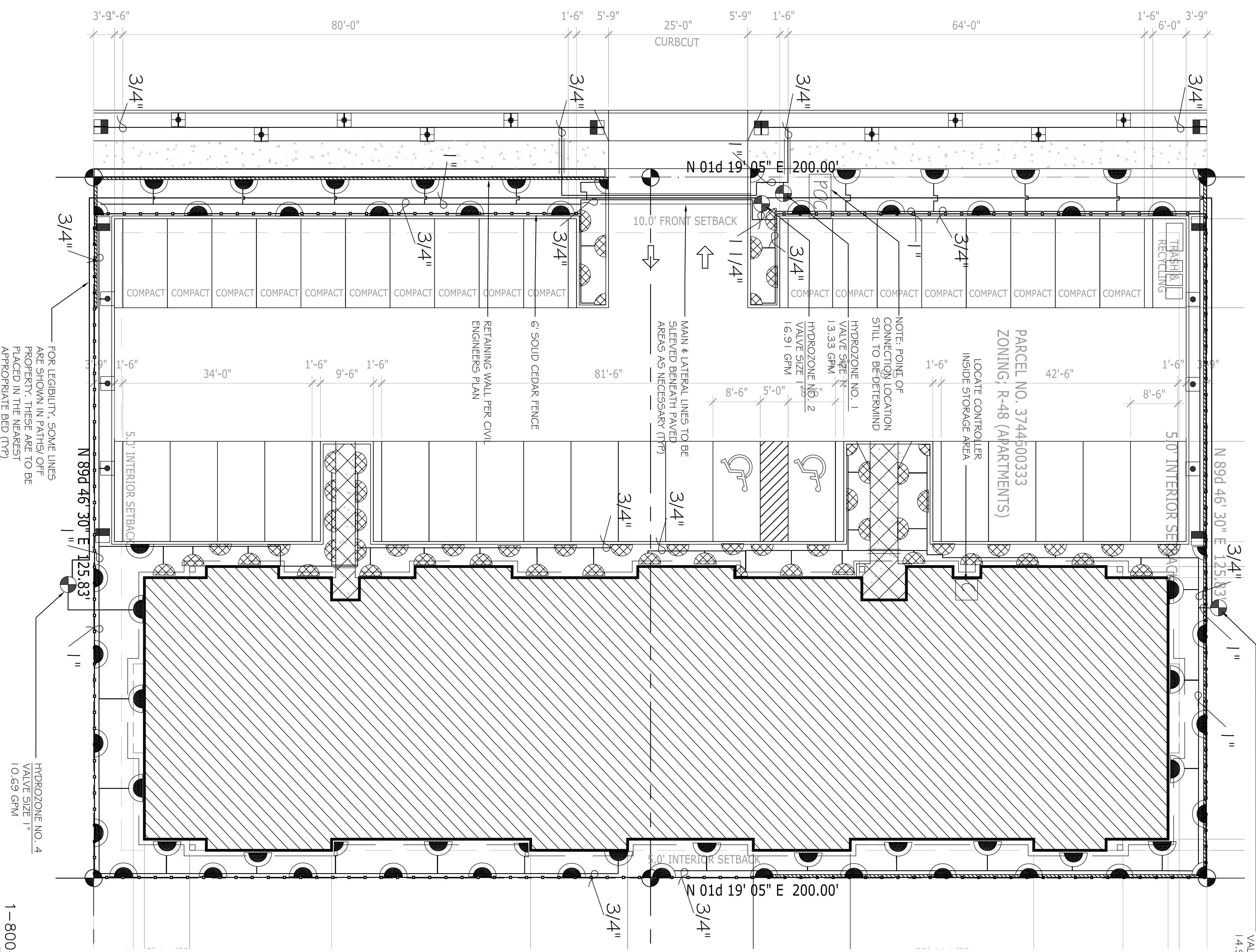
1. GENERAL CONTRACTOR TO PROVIDE:
 - A. NOTIFICATION FOR 48 HOURS PRIOR TO INSTALLATION.
 - B. ALL NECESSARY FIELD LAYOUTS TO VERIFY EXACT LOCATION OF ALL REQUIRED SLEEVES FROM TOP OF FINISH GRADE.
 - C. IRRIGATION MAINLINE SLEEVES SHALL BE NO MORE THAN 24 INCHES NOR LESS THAN 18 INCHES EXPENSE OF THE GENERAL CONTRACTOR.
 - D. ANY CHANGES AND/OR ADJUSTMENTS IN SLEEVES, ONCE INSTALLED, SHALL BE DONE AT THE EXPENSE OF THE GENERAL CONTRACTOR.
 - E. INSTALLATION OF 110 VOLT ELECTRICAL SERVICES FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER INCLUDING WIRE HOOK-UP INTO MOUNTED CONTROLLER (IRRIGATION CONTRACTOR WILL MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR).
 - F. PROVIDE GALVANIZED STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE INSTALLED APPROXIMATELY 18 INCHES BELOW FINISHED GRADE.
 - G. REMOVE ALL ASPHALT EXTENDING GREATER THAN 4 INCHES BEYOND BACK OF EXTRUDED CURBING, TO ALLOW FOR IRRIGATION HEAD PLACEMENT.
 - H. ALL WORK PER LOCAL CODE. INSTALLED PER MANUFACTURERS' SPECIFICATIONS.
2. PRIOR TO START OF CONSTRUCTION VERIFY MINIMUM 50 GPM AT 60 PSI AT STUB-OUT LOCATION, PRIOR TO BEGINNING CONSTRUCTION.
3. SLEEVING IS REQUIRED FOR ALL IRRIGATION AND CONTROL WIRE UNDER ALL PAVEMENTS, WALLS, ETC. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SIZE OF ALL SLEEVING REQUIRED FOR COMPLETE INSTALLATION OF WORK.
4. ALL SLEEVES SHALL BE 2X THE DIAMETER OF INSERT PIPES UNLESS OTHERWISE NOTED. BURY 18" AND PROTECT 15" INTO PLANTINGS.
5. MAINLINE SHOWN RUNNING PARALLEL TO PAVING EDGE SHALL BE INSTALLED IN ADJACENT PLANTING AREAS AND NOT UNDER PAVEMENT. INSTALL ALL VALVES IN SHRUB AREAS.
6. PLAN IS DIAGRAMMATIC. ADJUST LINE LOCATIONS AS NECESSARY. HEADS TO BE PLACED ACCORDING TO PLAN.
7. PLACE ALL POP-UP HEADS 2 INCHES FROM ALL CURBS AND SIDEWALKS. SHRUB POP-UP HEADS TO BE SET MINIMUM 1/2 INCH ABOVE FINISH GRADE (AFTER MULCH). PLACE LAWN POP-UP HEADS FLUSH WITH GRADE AND 6 INCHES FROM BUILDINGS (TO ALLOW FOR MOW STRIP).
8. PRESURE TEST ALL SYSTEM JOINTS, CONNECTIONS, COUPLINGS, VALVES, AND ALL OTHER JUNCTION POINTS SHALL BE LEFT EXPOSED UNTIL COMPLETION AND ACCEPTANCE BY LANDSCAPE ARCHITECT.
9. PROVIDE OWNER WITH "AS-BUILT" DRAWINGS AND OPERATORS' MANUAL UPON COMPLETION.

WATER USE BUDGET

Controller 1 Stations 1-4											
Irrigation Water Use and Schedule Per King County Requirements											
total site planting area, in SF =		5,932.0									
annual water budget, gallons per SF =		42,633.5									
Est. annual water use, gallons per SF =		36,439.7									
water usage, in gallons per SF, per zone, per month:											
zone	area (SF)	plant type	May	June	July	August	September	October			
1	852	0.8	1075.07	2116.34	3015.62	2323.28	1196.78	20.28			
2	1785	0.3	844.63	1662.71	2369.22	1864.57	940.25	15.91			
3	1521	0.4	959.62	1889.66	2691.76	2118.40	1068.25	18.11			
4	1774	0.4	1119.24	2203.28	3159.50	2470.77	1245.94	21.12			
total water usage per month, =			3,998.56	7,871.38	11,216.09	8,827.02	4,451.23	75.44			
water use - irrigation schedule:											
zone	CPM	month	total Gal/SF	cycles/week	min/cycle						
1	13.33	May	1075.07	2	10						
		June	2116.34	3	13						
		July	3015.62	3	19						
		Aug.	2373.28	3	15						
		Sept.	1196.78	2	11						
		Oct.	20.28	1	5						
total per year			9,292.37								
2	1691	May	844.63	2	6						
		June	1662.71	3	8						
		July	2,369.22	3	12						
		Aug.	1864.57	3	9						
		Sept.	940.25	2	7						
		Oct.	15.94	1	5						
total per year			7,697.32								
3	1498	May	959.62	2	8						
		June	1889.66	3	11						
		July	2691.76	3	15						
		Aug.	2118.40	3	12						
		Sept.	1068.25	2	9						
		Oct.	18.11	1	5						
total per year			8,245.19								
4	1069	May	1119.24	2	13						
		June	2203.28	3	17						
		July	3159.50	3	24						
		Aug.	2470.77	2	19						
		Sept.	1245.94	2	15						
		Oct.	21.12	1	5						
total per year			10,199.85								

Notes:
 * The irrigation system operating schedule is based upon the Evapotranspiration Demand Curve supplied by King County.
 * Avoid irrigation during times of high winds, when raining, or during dry light hours.
 * Maintain a minimum average distribution uniformity of 0.625
 * Activate system for use in the spring, prior to May irrigation cycle.
 * Deactivate and winterize the system in the fall, after October irrigation cycle.

Ambaum Blvd. S.W.
CENTERLINE OF 80' RIGHT-OF-WAY



HYDROZONE NO. 3
 VALVE SIZE 1"
 1.4-98 GPM

HYDROZONE NO. 4
 VALVE SIZE 1"
 1.0-69 GPM

Call before you Dig.
 1-800-424-5555
 UNDERGROUND SERVICE (USA)

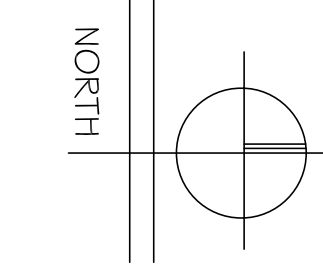
TOP HAT APARTMENTS
 IRRIGATION PLAN

Lane & Associates
 Landscape Architecture
 17226 NE 134TH PLACE REDMOND WA 98052 (425) 885-2319

By _____
 Revisions _____
 STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
 BRUCE CAMERON LANE CERTIFICATE NO. 375

Date: JANUARY 2007
 Scale: AS SHOWN
 Drawn: ZNH
 Job: 66-05
 Sheet: LA-3
 of 4 Sheets

IRRIGATION PLAN



SCALE 1" = 10'-0"