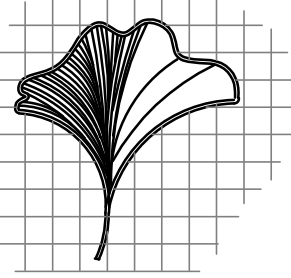


CONSTRUCTION PLANS FOR:
DEKALB COUNTY DEPARTMENT OF PARKS, RECREATION & CULTURAL AFFAIRS

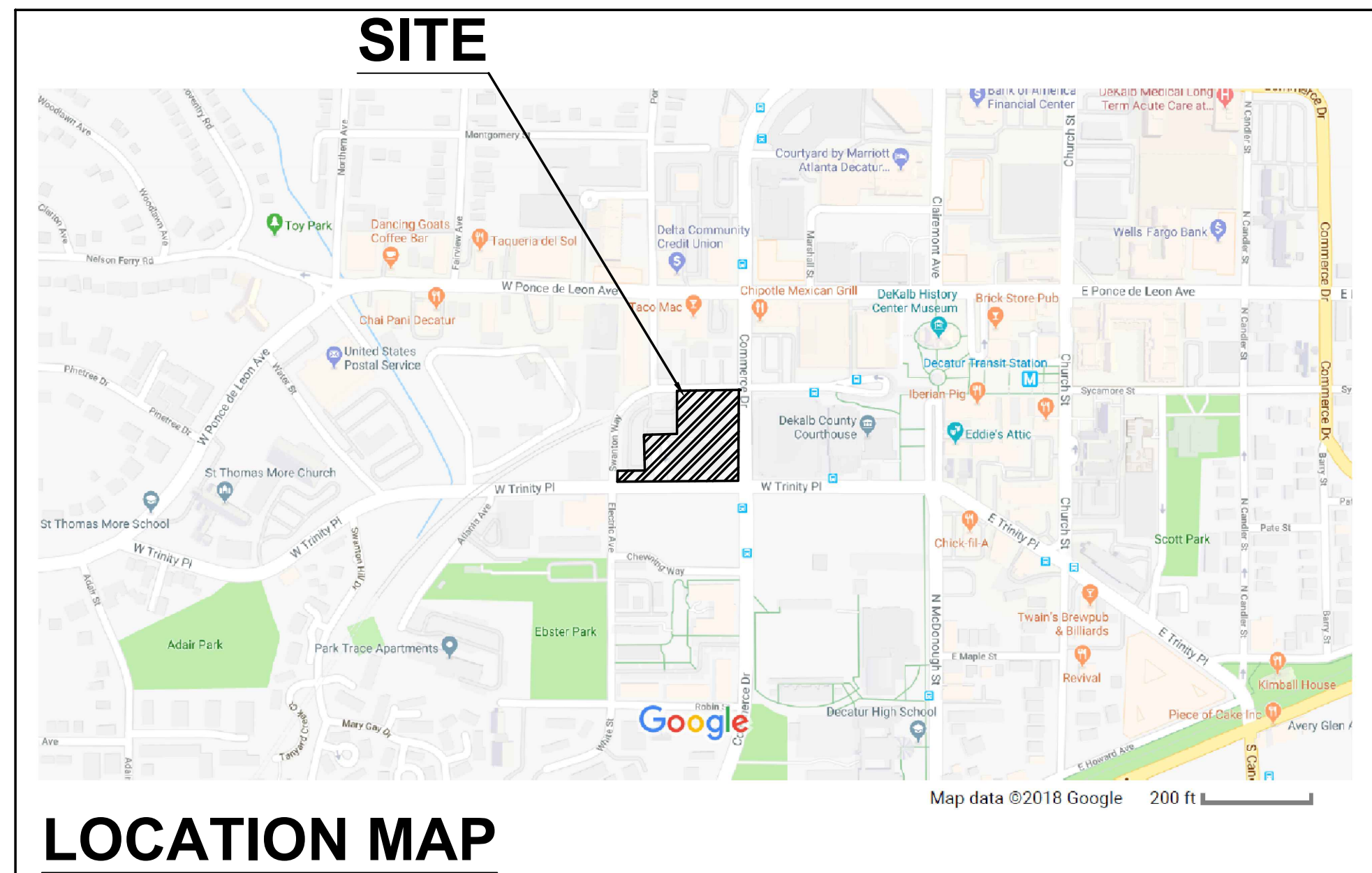
LANDSCAPE DESIGN RENOVATION
1300 COMMERCE DRIVE - MALOOF BUILDING
 DEKALB COUNTY, GEORGIA 30030
 LAND LOTS 245 & 246, 15TH DISTRICT, CITY OF DECATUR



TJ Schell
 2985 Gordy Parkway
 Suite 422
 Marietta, Georgia 30066
 Phone: (770) 361-2319
 LANDSCAPE ARCHITECT
 CERTIFIED ARBORIST



MANUEL MALOOF COMPLEX
 LANDSCAPE RENOVATIONS
 1300 COMMERCE DRIVE, DECATUR GA, 30030
 DEKALB COUNTY, GEORGIA



MICHAEL L. THURMOND
 CHIEF EXECUTIVE OFFICER

DEKALB CO. BOARD OF COMMISSIONERS

DISTRICT 1 - NANCY JESTER
 DISTRICT 2 - JEFF RADER
 DISTRICT 3 - LARRY JOHNSON
 DISTRICT 4 - STEVE BRADSHAW
 DISTRICT 5 - MEREDA DAVIS JOHNSON
 DISTRICT 6 - KATHIE GANNON
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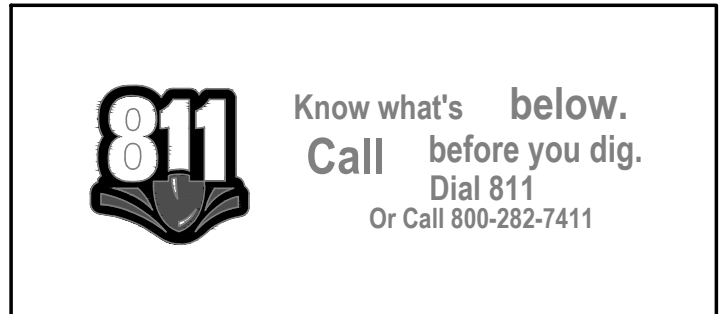
DRAWING INDEX

SHEET	DESCRIPTION
C-1	COVER SHEET
BMP-1	BEST MANAGEMENT PRACTICES - BMP PLAN
D-1	DEMOLITION / TREE & SHRUB REMOVAL PLAN
LS-1	KEY PLAN FOR LANDSCAPE
LS-2	LANDSCAPE PLAN
LS-3	LANDSCAPE PLAN
LS-4	LANDSCAPE PLAN
LS-5	PLANT LIST, DETAILS AND NOTES PLAN
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS

CONTACTS:

OWNER	LANDSCAPE ARCHITECT	LAND SURVEYOR	IRRIGATION CONSULTANT
Dekalb County Recreation, Parks & Cultural Affairs Daniel Dart, LEED AP, CPSI, ASLA 3681 Chestnut Street Decatur, GA 30030 404-989-7382	TJ Schell, LLC Teresa Eldredge, RLA, ISA 2985 Gordy Parkway, Ste. 422 Marietta, GA 30066 770-361-2319	Atwell, LLC Clyde Eldredge, RLS 1800 Parkway Place, Suite 700 Marietta, GA 30067 678-274-8043	ICS, Inc. Bob Scott, ASIC, CID, CLIA PO Box 80610 Conyers, GA 30013 770-929-0884

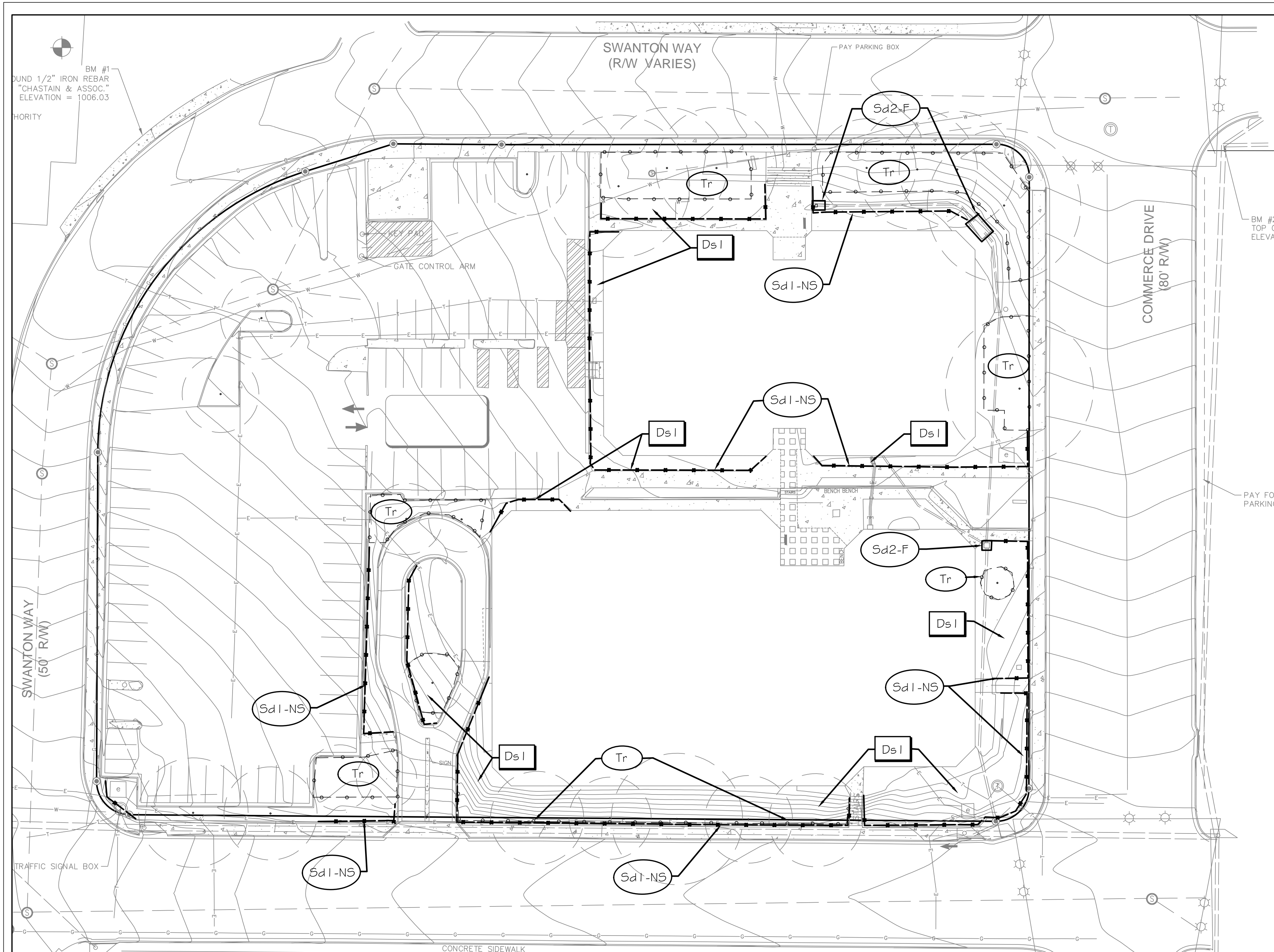
72-HOUR NOTICE IS REQUIRED TO
 GEORGIA 811 UTILITY PROTECTION
 CENTER BEFORE ANY PLANNED
 DIGGING. WWW.GEORGIA811.COM



COVER SHEET

BY THE					
1.					

JOB NO: 2017-1007
 SCALE: AS NOTED
 DATE: 4.20.18
 DRAWN BY: THE
 SHEET No. 1 OF 10



BMP PLAN

BMP LEGEND

	(22" Sediment Barrier) Type B (non-sensitive)
	(Filter Fabric w/ Frame)
	(Tree Protection Fence)
	(Stabilize w/ mulch only)

STRUCTURAL AND VEGETATIVE PRACTICES

	SEDIMENT BARRIER		A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, gravel, or a silt fence.
	INLET SEDIMENT TRAP		An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
	TREE PROTECTION		To protect desirable trees from injury during construction activity.
	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.

- Sd2**
Sd2-F
Filter Fabric with Supporting Frame
- Applicable where the inlet drains a relatively flat area (<5% slope).
 - Use Type S steel posts.
 - Space stakes evenly around perimeter at a maximum of 3 ft. apart.
 - Drive stakes into the ground ~18" deep.
 - The fabric shall be 36" tall and entrenched at least 12" and backfill with crushed stone or compacted soil.
 - Securely fasten the fabric and wire to the posts.

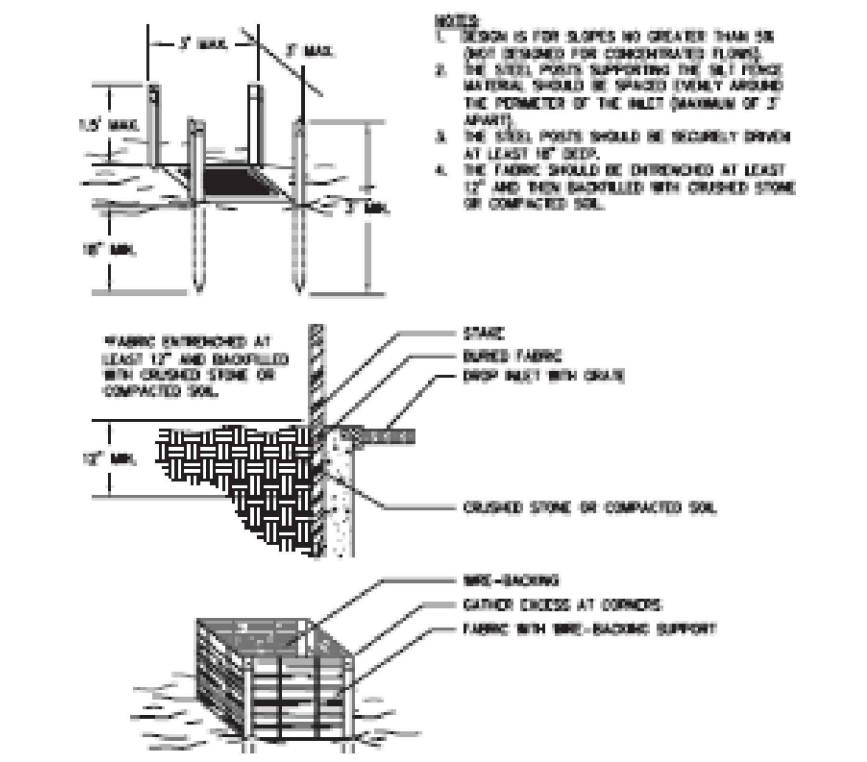


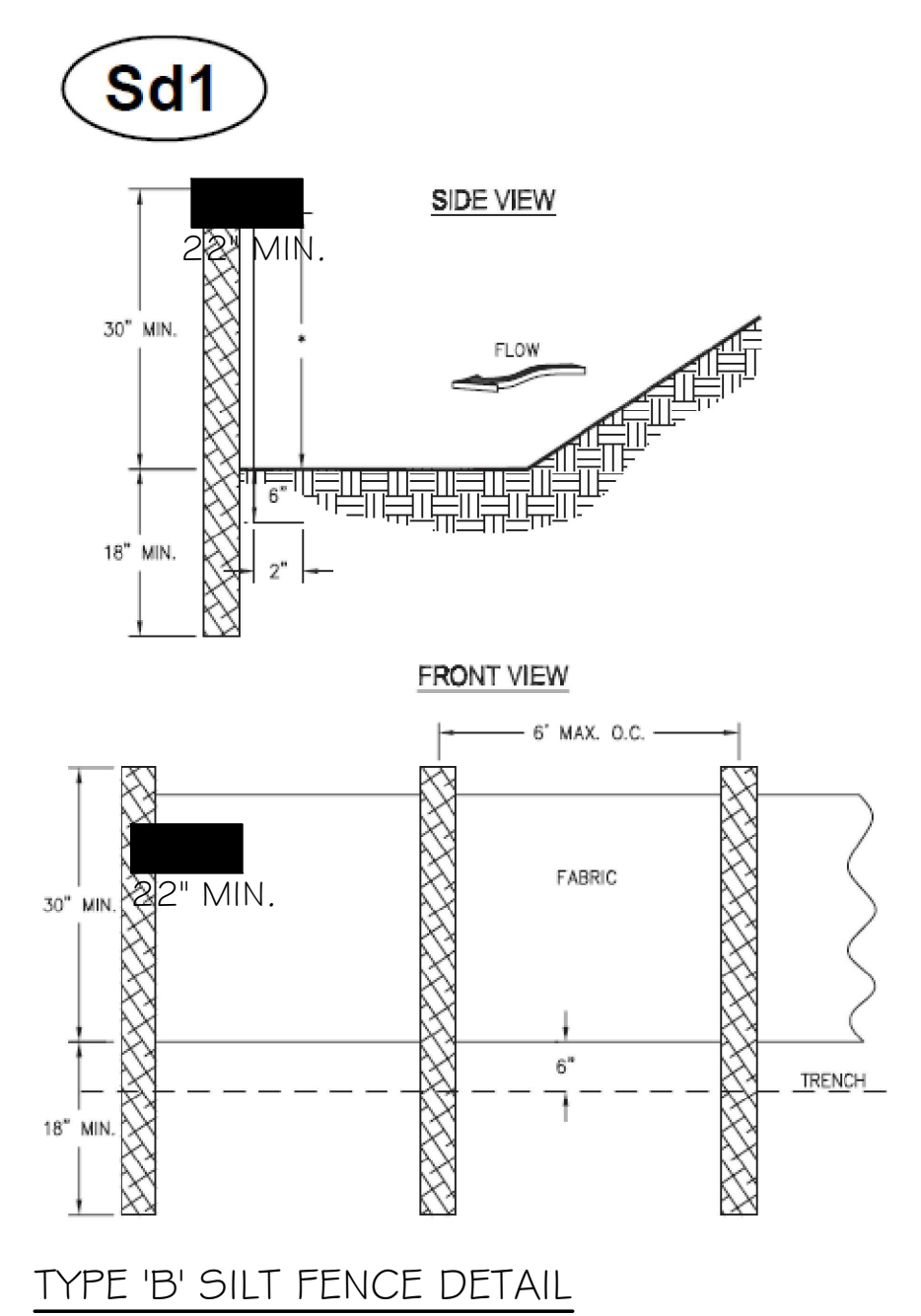
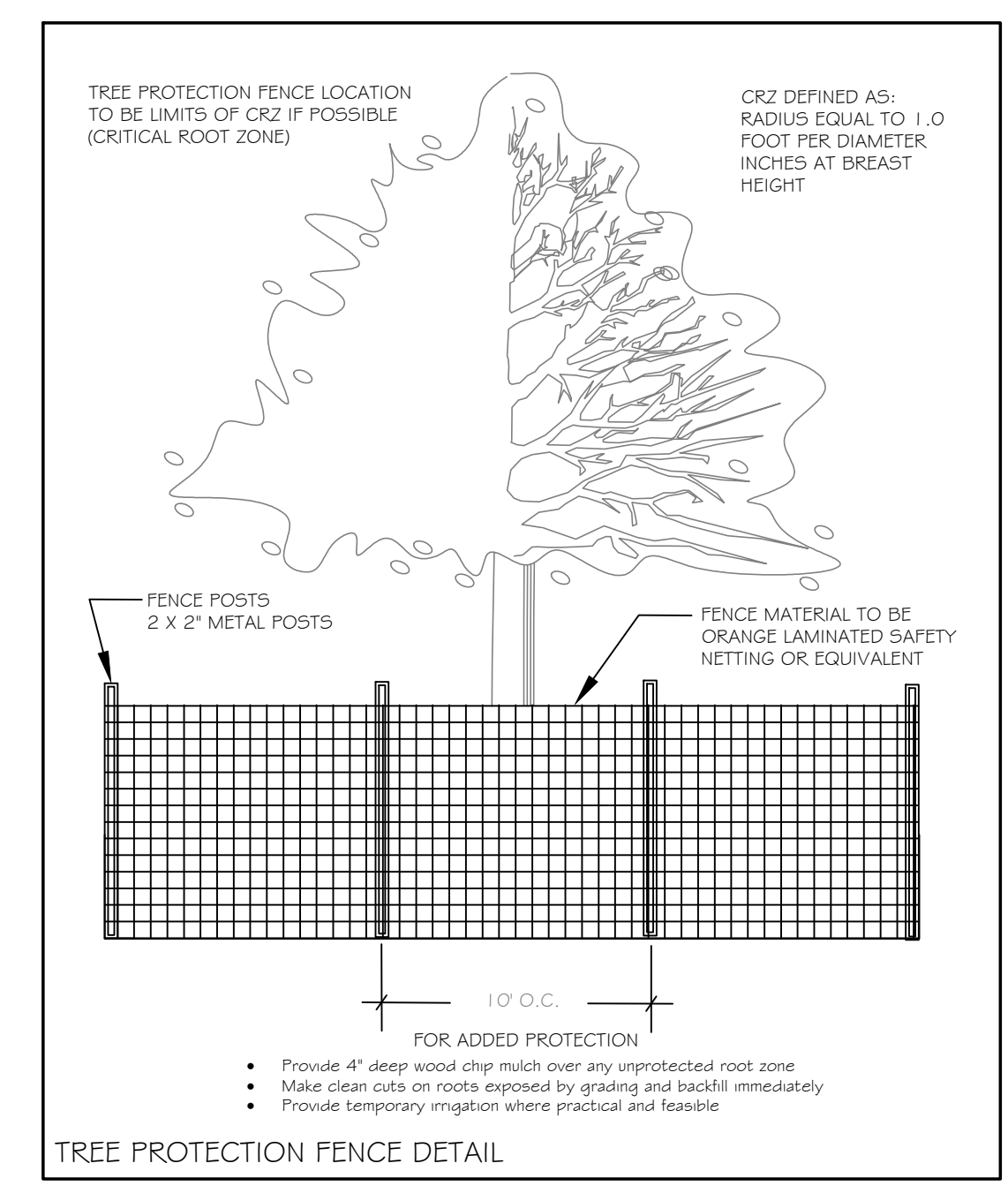
Figure 1. Filter Fabric with Supporting Frame Installation Requirements (Sd2-F)

Ds1 — TEMPORARY MULCHING

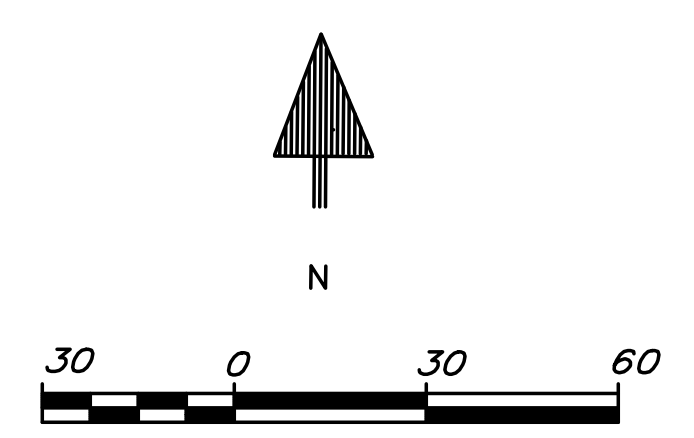
MULCHING APPLICATION REQUIREMENTS

MATERIAL	RATE	DEPTH
Straw or Hay		2" TO 4"

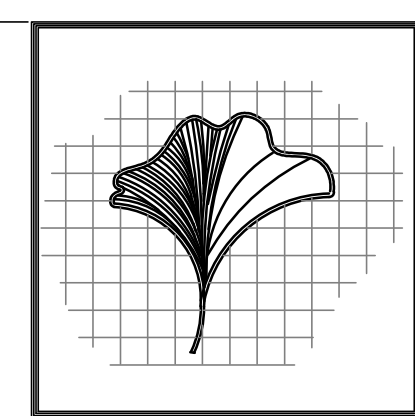
- LANDSCAPE DEMOLITION & INSTALLATION SCHEDULE:**
1. Secure Permits, Locate all Utilities, Provide Pedestrian Traffic Plan To City of Decatur and Dekalb County as needed, Etc.
 2. Have initial on-site meeting with City of Decatur Site Inspections
 3. Place Tree Protection Fence per plans and Silt Fence/Inlet Protection final locations per Site Inspections
 4. Begin Ground Cover, Shrub and Tree Removal and Notify Landscape Architect and Dekalb County Contact
 5. Begin stump grinding as proposed
 6. Remove all debris from site
 7. Prepare beds and planting areas for new landscape materials and coordinate with Irrigation installers
 8. Install Landscape per planting plans - Contact Landscape Architect & Owner with any conflicts
- BMP Control Measures to be inspected daily
 - Dates for Installation TBD



DEKALB COUNTY CONTACT:
DANIEL DART, LEED AP, NRPA, ASLA
DEPT. OF RECREATION, PARKS & CULTURAL AFFAIRS
404-999-7382

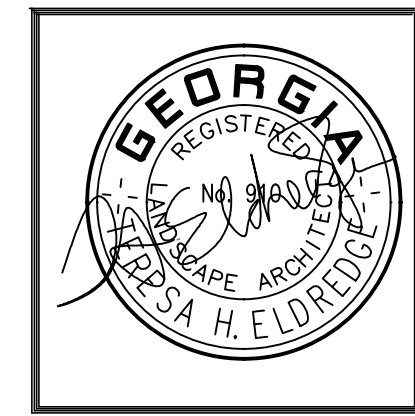


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LANDSCAPE ARCHITECT
CERTIFIED ARBORIST



MANUEL MALOOF COMPLEX
LANDSCAPE RENOVATIONS

1300 COMMERCE DRIVE, DECATUR GA, 30030
DEKALB COUNTY, GEORGIA

BMP PLAN

GSWCC
#000003419
Teresa H. Eldredge
Level 1 Cert. Design Professional

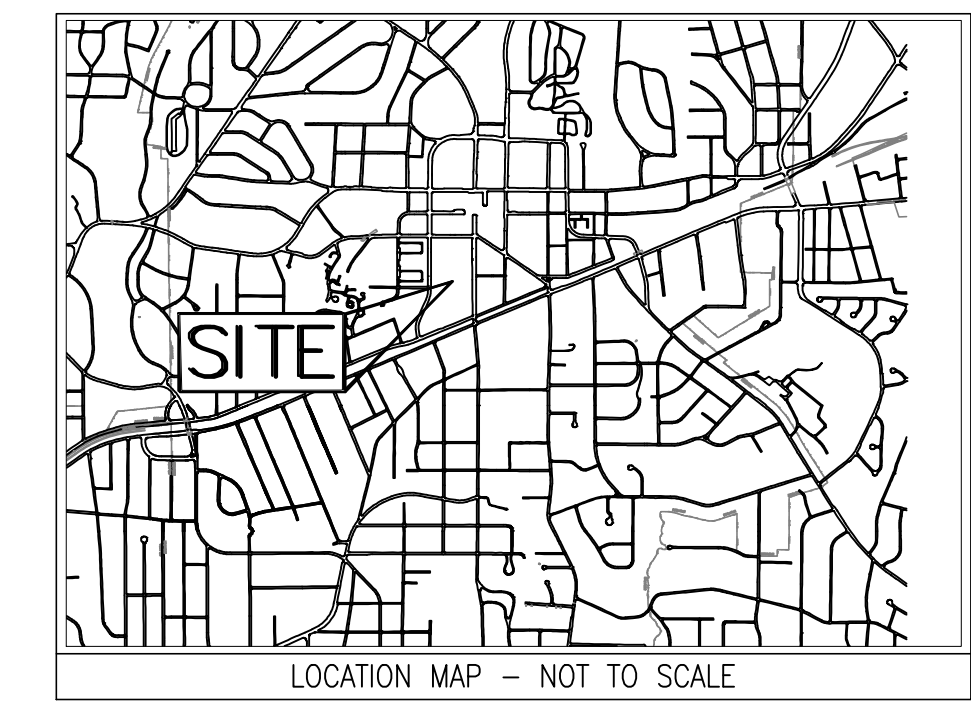
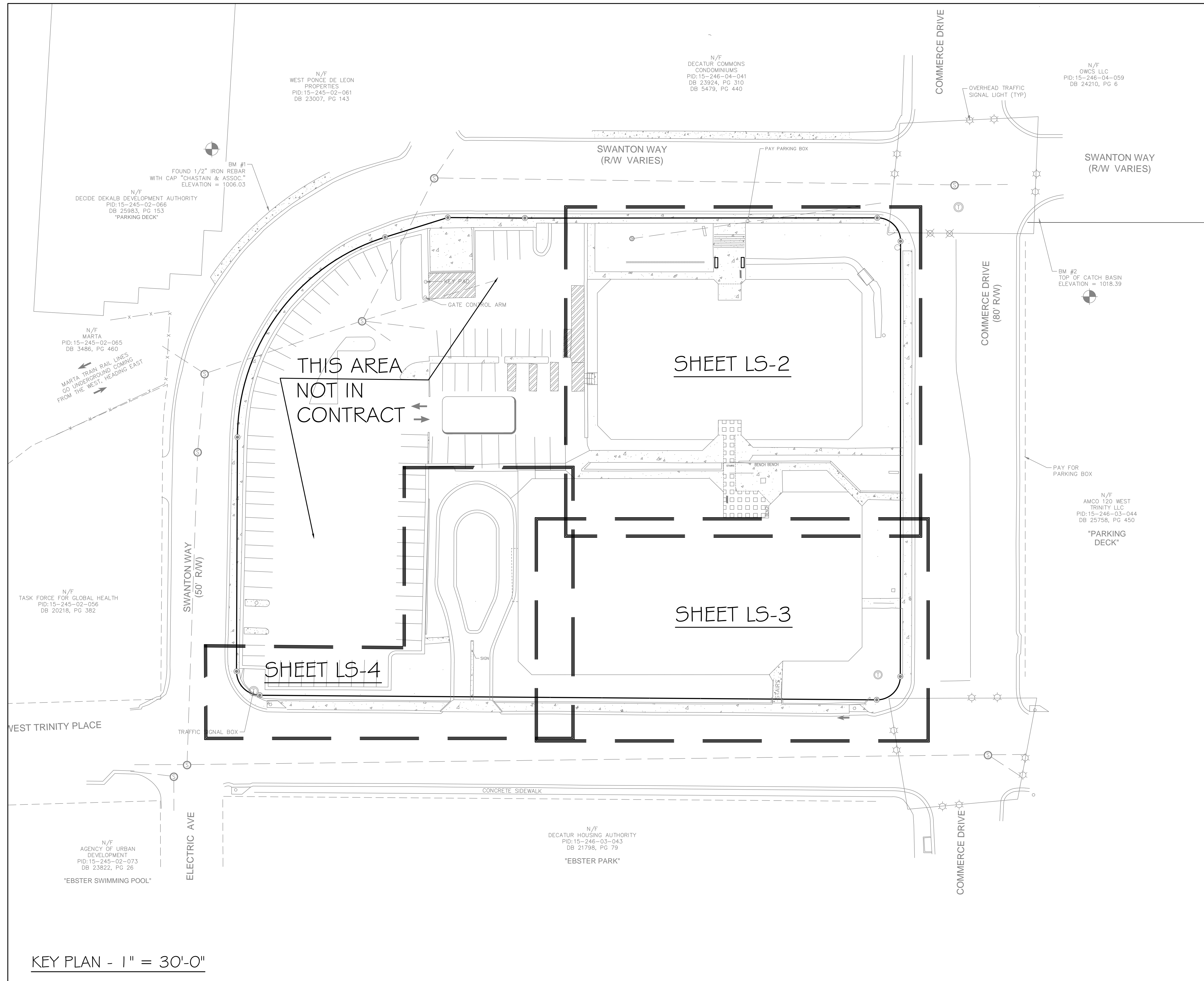
BY THE

1.	
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JOB NO: 2017-1007
SCALE: AS NOTED
DATE: 4.20.18
DRAWN BY: THE
SHEET No. 2 OF 10

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BMP-1



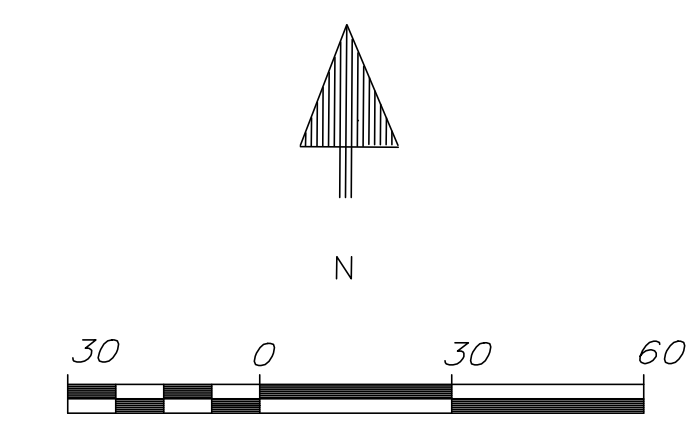
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MANUEL MALOOF COMPLEX
 LANDSCAPE RENOVATIONS
 1300 Commerce Drive, Decatur, GA 30030
 DEKALB COUNTY, GEORGIA

KEY PLAN
 LANDSCAPE

DEKALB COUNTY CONTACT:
 DANIEL DART, LEED AP, NRPA, ASLA
 DEPT. OF RECREATION, PARKS & CULTURAL AFFAIRS
 404-989-7382



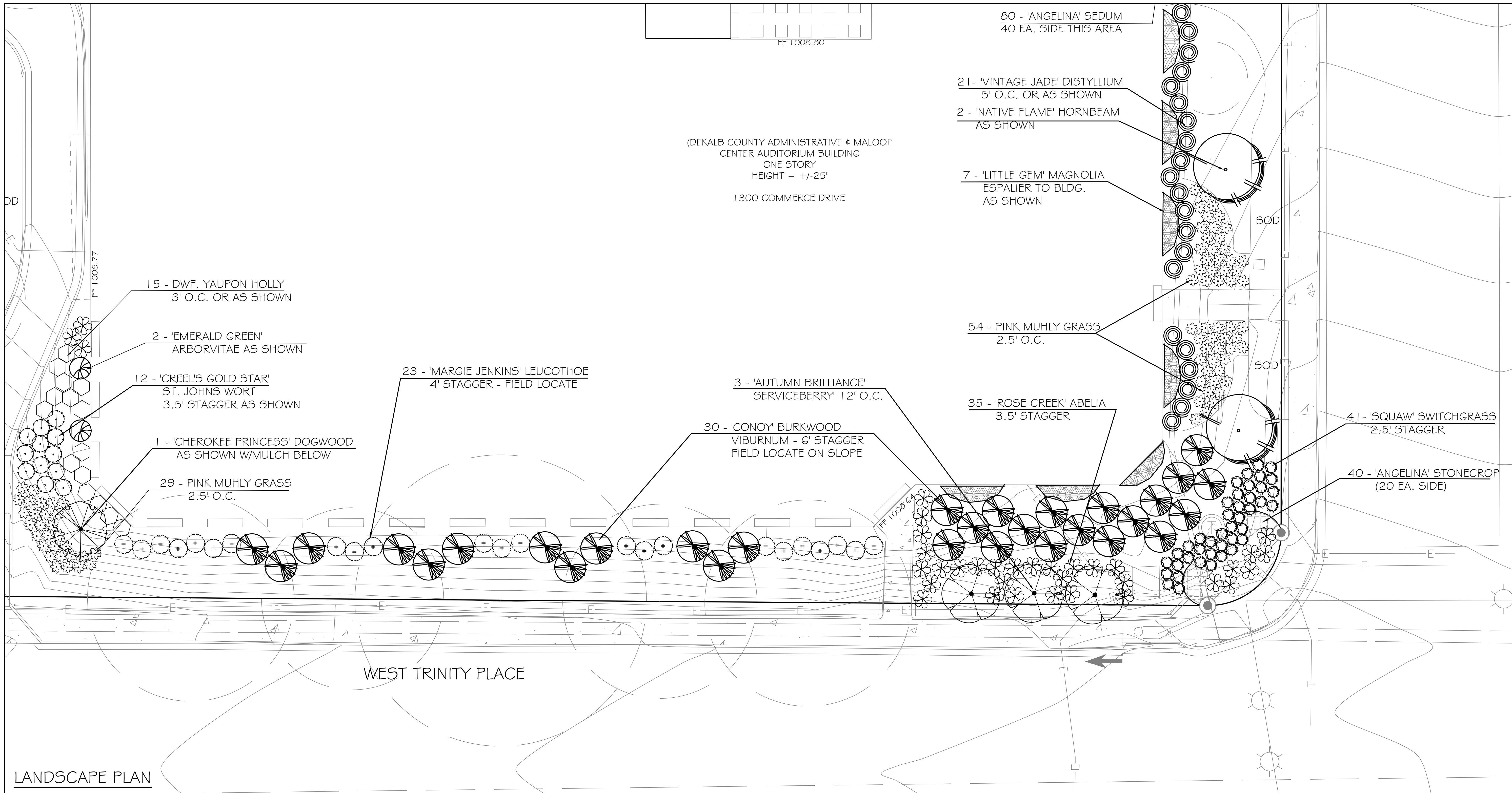
BY THE				
1				

JOB NO: 2017-1007
 SCALE: AS NOTED
 DATE: 4.20.18
 DRAWN BY: THE
 SHEET No. 4 OF 10

LS-1

KEY PLAN - 1" = 30'-0"

RELEASED FOR CONSTRUCTION



(DEKALB COUNTY ADMINISTRATIVE # MALOOF
 CENTER AUDITORIUM BUILDING
 ONE STORY
 HEIGHT = +/-25'
 1300 COMMERCE DRIVE

80 - 'ANGELINA' SEDUM
 40 EA. SIDE THIS AREA

21 - 'VINTAGE JADE' DISTYLLIUM
 5' O.C. OR AS SHOWN
 2 - 'NATIVE FLAME' HORNBEAM
 AS SHOWN

7 - 'LITTLE GEM' MAGNOLIA
 ESPALIER TO BLDG.
 AS SHOWN

54 - PINK MUHLY GRASS
 2.5' O.C.

35 - 'ROSE CREEK' ABELIA
 3.5' STAGGER

3 - 'AUTUMN BRILLIANCE'
 SERVICEBERRY 12' O.C.

30 - 'CONOY' BURKWOOD
 VIBURNUM - 6' STAGGER
 FIELD LOCATE ON SLOPE

23 - 'MARGIE JENKINS' LEUCOTHOE
 4' STAGGER - FIELD LOCATE

15 - DWF. YAUPON HOLLY
 3' O.C. OR AS SHOWN

2 - 'EMERALD GREEN'
 ARBORVITAE AS SHOWN

12 - 'CREEL'S GOLD STAR'
 ST. JOHNS WORT
 3.5' STAGGER AS SHOWN

1 - 'CHEROKEE PRINCESS' DOGWOOD
 AS SHOWN W/MULCH BELOW

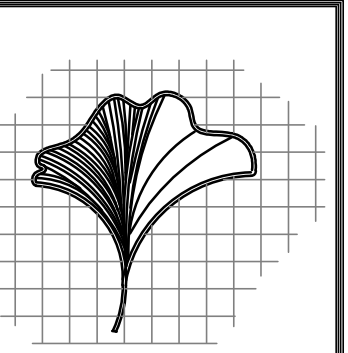
29 - PINK MUHLY GRASS
 2.5' O.C.

41 - 'SQUAW SWITCHGRASS
 2.5' STAGGER

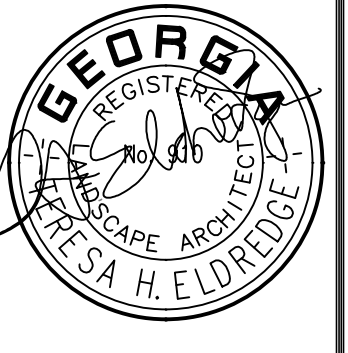
40 - 'ANGELINA' STONECROP
 (20 EA. SIDE)

WEST TRINITY PLACE

LANDSCAPE PLAN



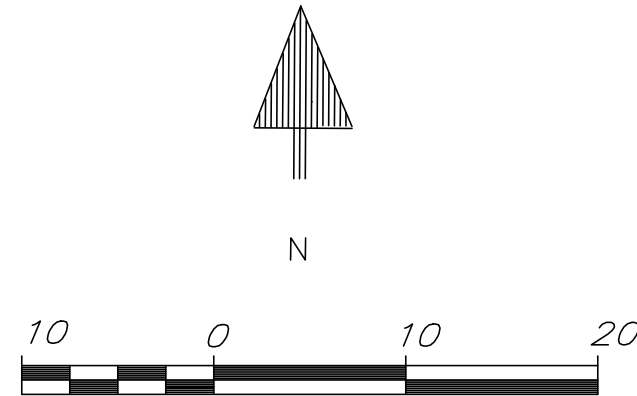
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MANUEL MALOOF COMPLEX
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 1300 COMMERCE DRIVE, DECATUR GA, 30030
 DEKALB COUNTY, GEORGIA

LANDSCAPE PLAN

BY	THE				



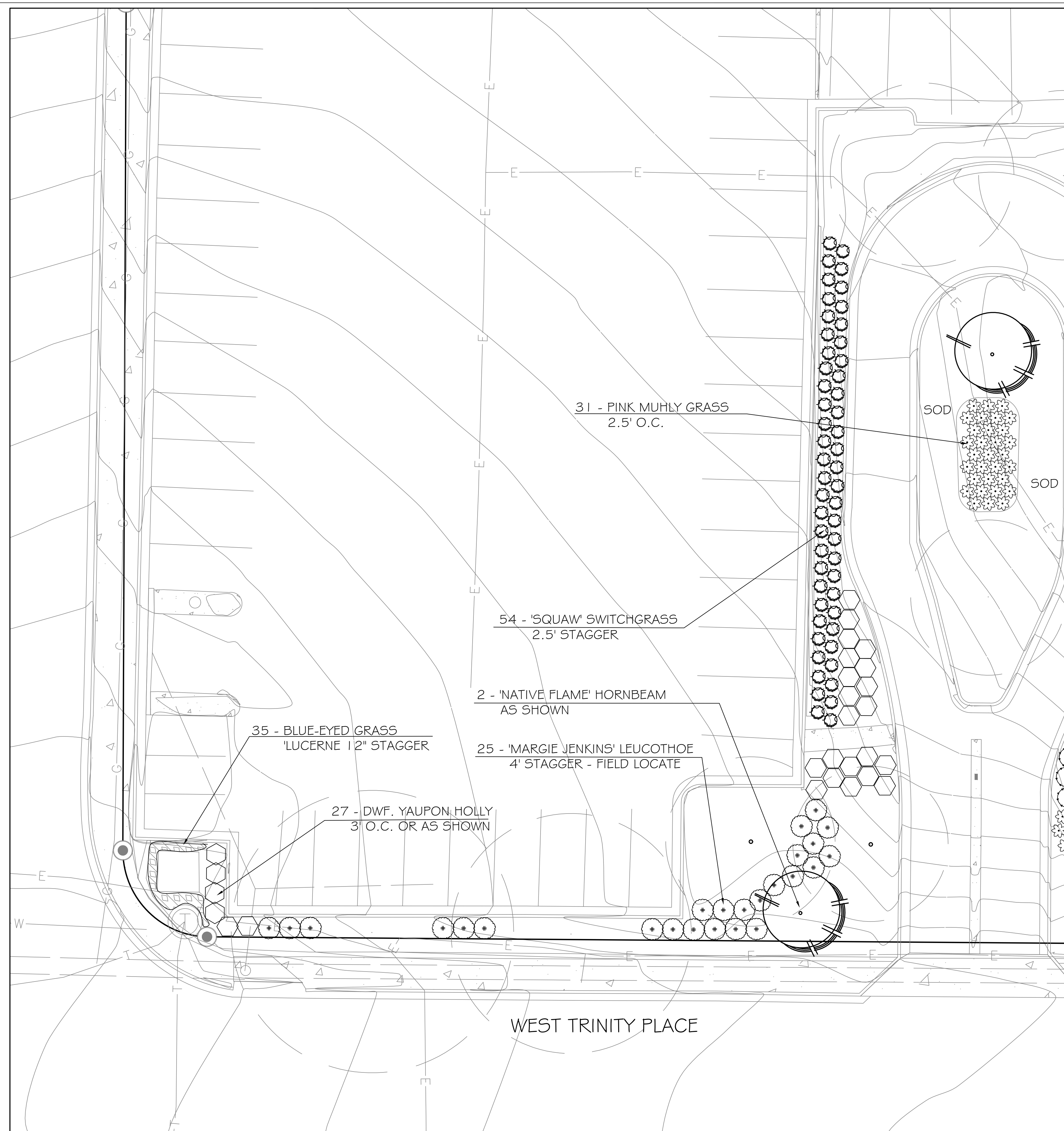
NOTE:
 SEE SHEET BMP - I
 FOR TREE
 PROTECTION FENCE
 LOCATIONS



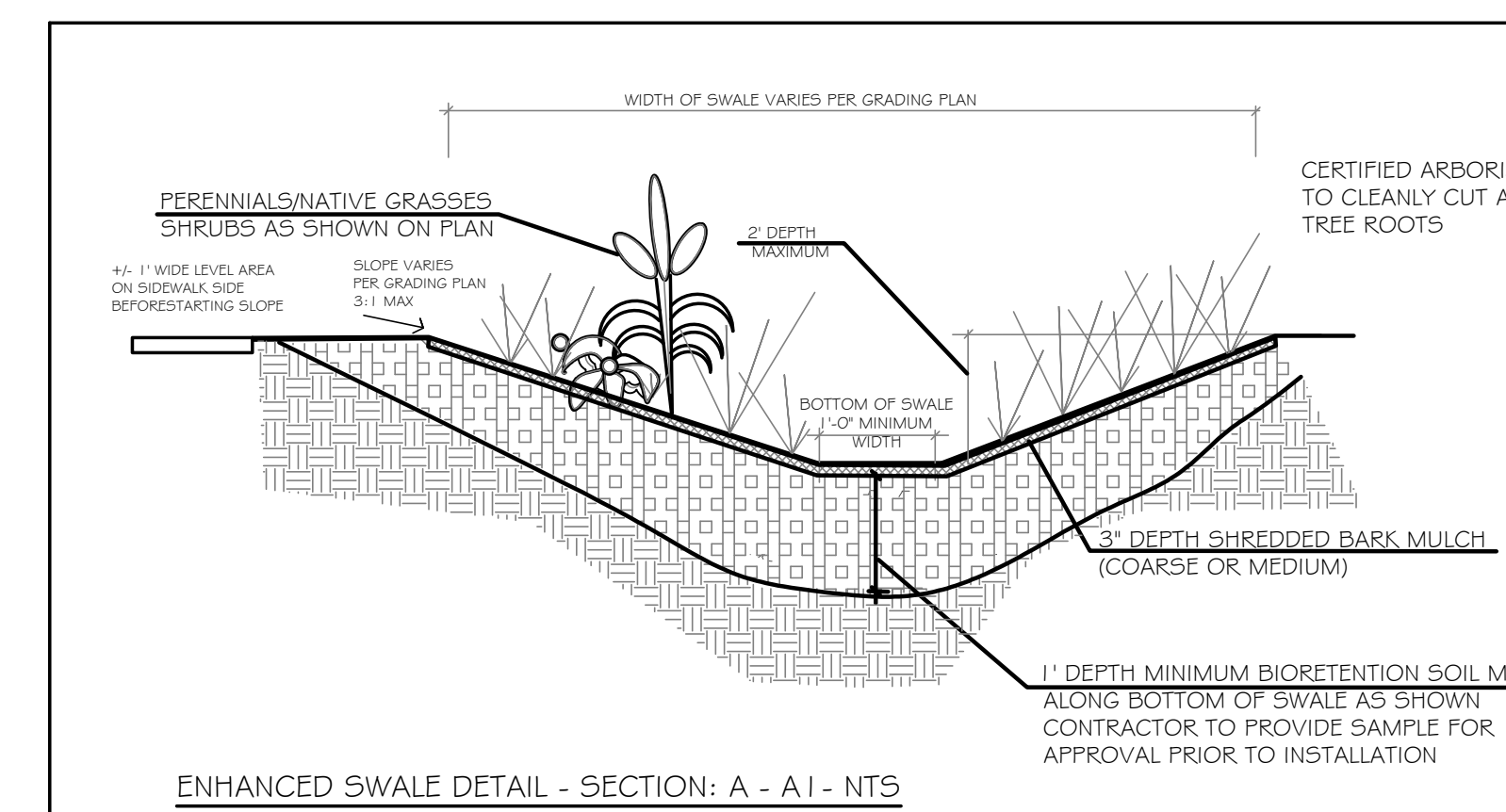
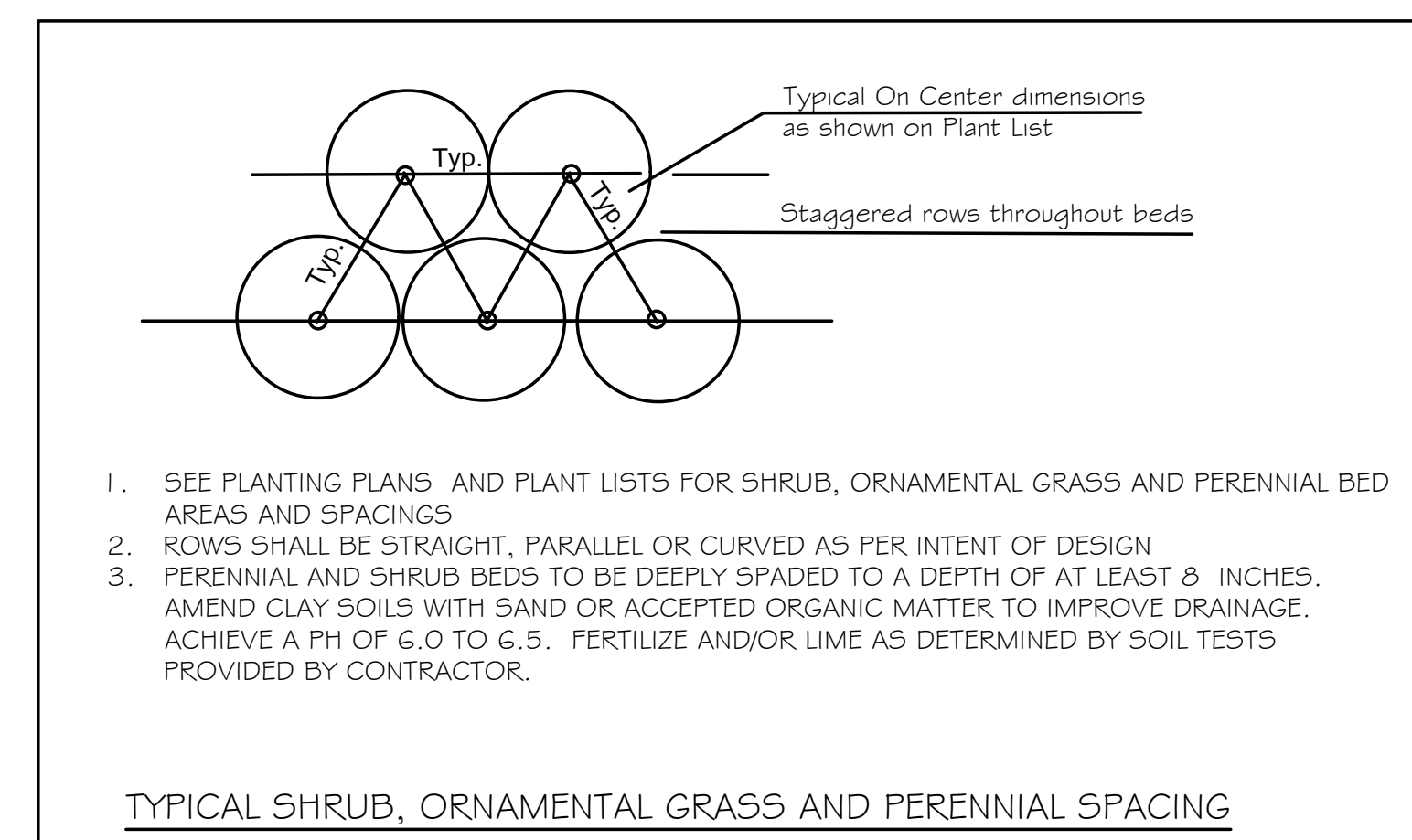
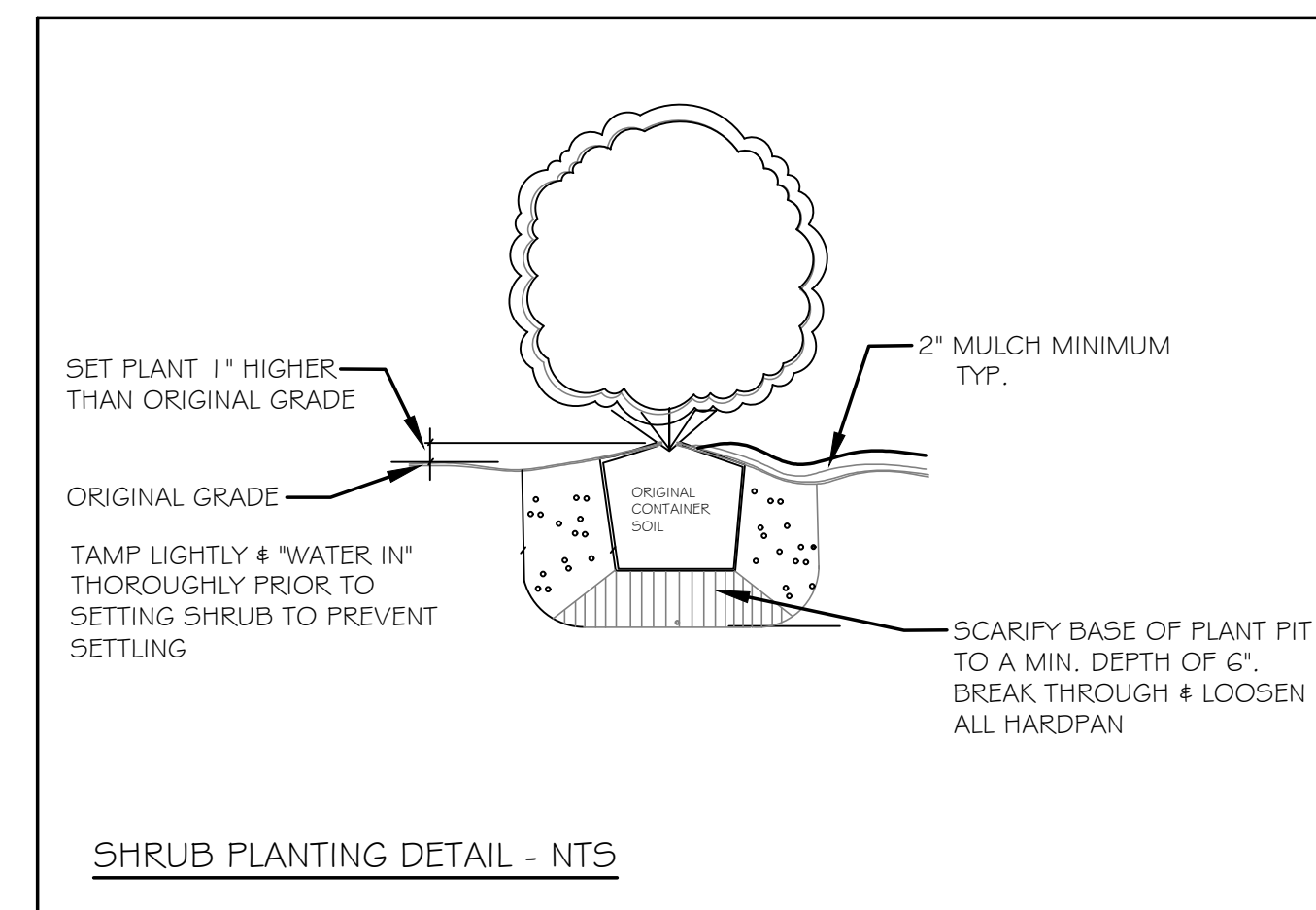
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 SHEET No. 6 OF 10

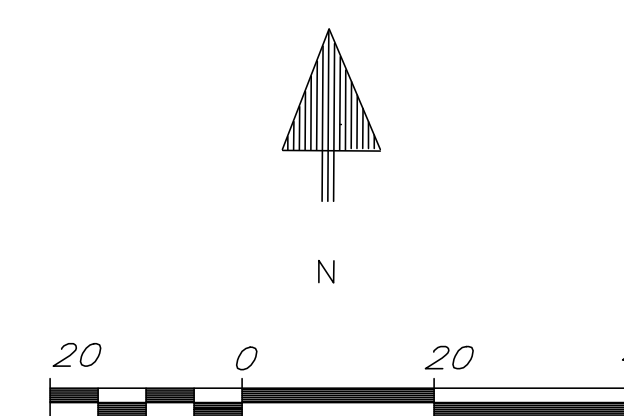
LS-3



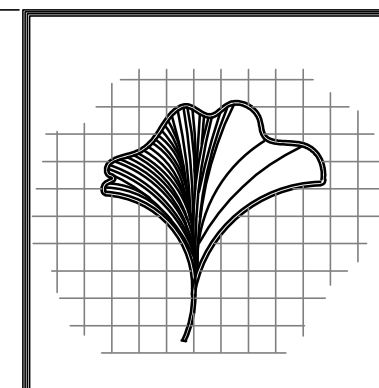
LANDSCAPE PLAN



NOTE:
SEE SHEET BMP - I
FOR TREE
PROTECTION FENCE
LOCATIONS

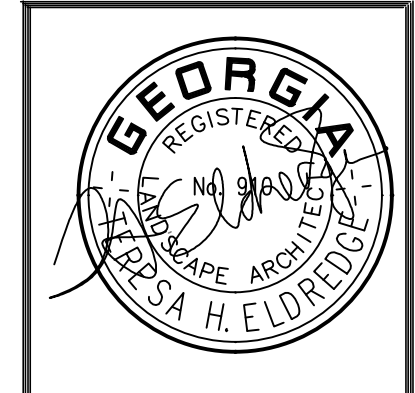


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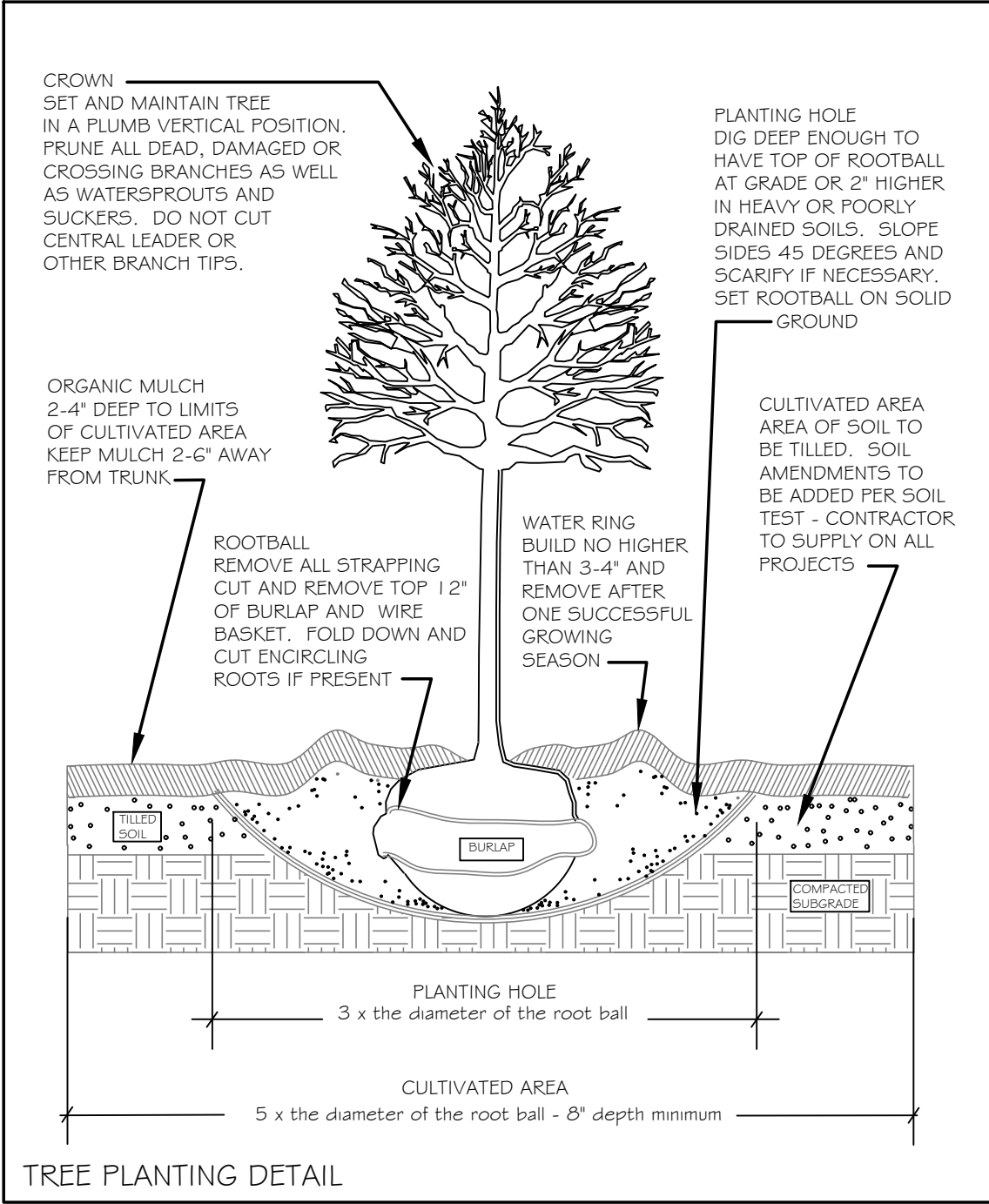
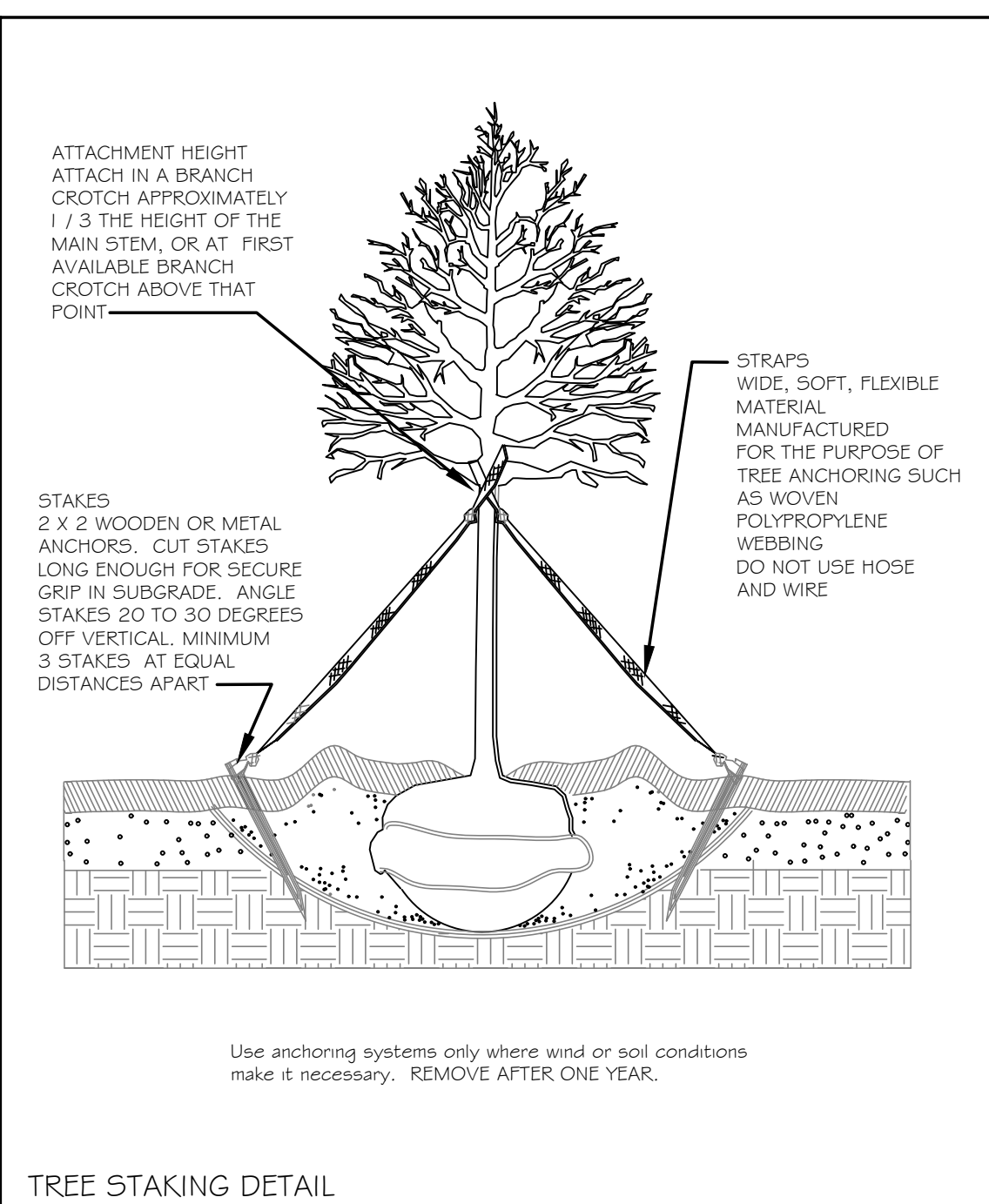
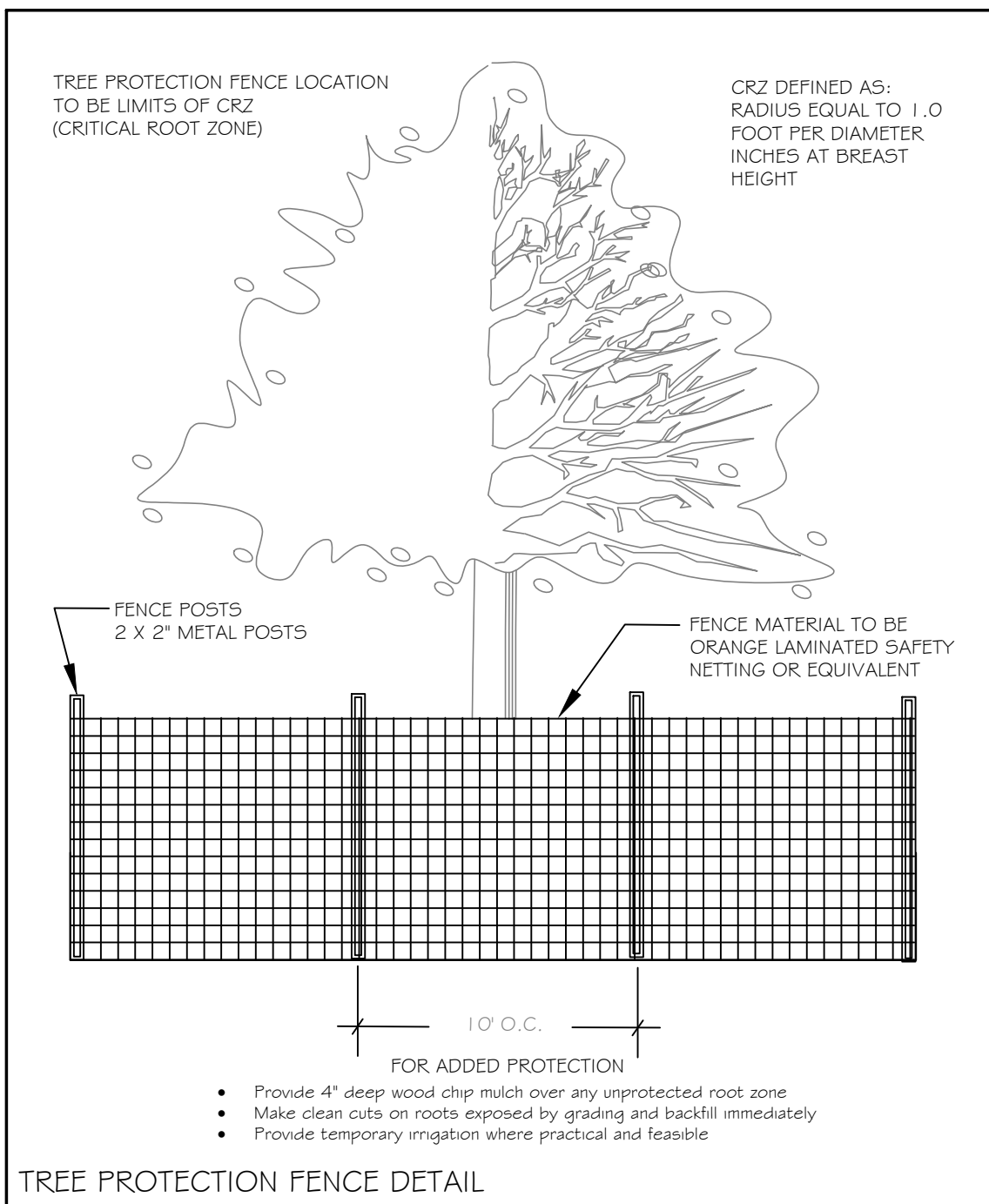
LANDSCAPE AND
DETAILS PLAN

BY THE	
DATE	
SCALE	
1.	

JOB NO: 2017-1007
SCALE: AS NOTED
DATE: 4.20.18
DRAWN BY: THE
SHEET No. 7 OF 10

LS-4

RELEASED FOR CONSTRUCTION

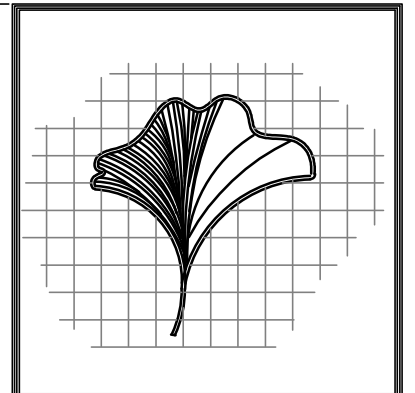


LANDSCAPE NOTES AND TREE PROTECTION NOTES

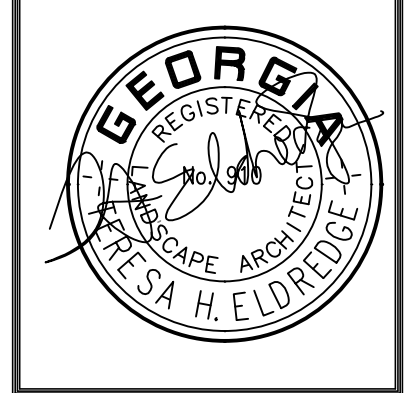
- The site contractor shall contact the appropriate utility companies to have the locations of their underground utilities marked prior to beginning work. The contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. Caution shall be exercised to avoid interruption of services. The contractor is responsible for repair of all existing utilities damaged during construction. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserve.
- Trees, shrubs, ground cover, sod, seed, ornamental grasses and any other planted materials: Maintenance shall begin immediately after each plant is planted and shall continue until all plants are accepted by the Owner. The quantities shown in the plant schedule are solely for information of the contractor. The contractor shall verify the quantities shown in the plant schedule with the quantities shown on the planting plan. All differences in the quantities shall be brought to the attention of the Landscape Architect for clarification.
- Do not scale from the drawing.
- Final locations of all plant material shall be subject to the approval of the Owner's representative. After flagging plant locations and prior to installation, the Contractor shall notify the Owner's representative for inspection. Site adjustment of planting design and relocation of plant materials installed prior to Owner's representatives approval shall be done without additional cost or penalty to Owner.
- All plant materials shall conform with the latest edition of "American Standards for Nursery Stock" by the American Nursery and Landscape Association. All plant material shall meet or exceed the specifications of the Federal, state and county laws requiring inspection for disease and insect control. Botanical names shall take precedence over common names.
- Label at least one plant of each species with a securely attached water-proof tag bearing legible designation of Botanical and Common name for inspection.
- All planting pits shall be free of rocks, gravel and other debris. All planting pits shall be prepared in accordance with the planting details.
- Plant quality: All plants shall be sound, free of disease or pests and shall have a healthy normal root system.
- No substitution of plant species or variety shall be made without prior written permission from the Landscape Architect.
- Maintenance of plants shall include, but not necessarily be limited to, watering, spraying, mulching, pruning, mowing, fertilizing, etc. or other activities as directed by the Owner's representative.
- Final acceptance shall be granted by the Owner's representative upon completion of the entire project. The Contractor shall promptly make all replacements before, during and at the end of the guarantee period as directed by the Owner's representative.
- All plant material which dies, turns brown, or defoliates both prior to the final acceptance of the work and during the guarantee period shall be promptly removed from the site and replaced with material of the same species, variety, quantity, size and meeting all plant schedule specifications.
- Burlap material on balled and burlapped plants shall be the type which will decay within two years (no synthetics, plastic, nylon, treated or other non-natural types will be allowed). After setting balled and burlapped plants in the planting pit, all binder twine shall be cut and the burlap removed from the top 1/3 (one-third) of the rootball.
- All shrub, groundcover, tree ring and perennial bed areas shall be top dressed with a minimum depth of 2-3" of compacted mulch. The mulch shall be free from mold, sticks, cones, weeds and other debris. Compaction of the mulch shall occur naturally over a two week period during which at least one significant rainfall has occurred. Additional mulch shall be placed in order to maintain the minimum depth until date of final acceptance.
- Contractor shall spray trees and shrubs with anti-dessicant prior to transplanting and transporting if foliage is present. All plant material must be protected from wind by tarpaulin during shipment.
- The Owner's representative reserves the right to reject at any time until the end of the guarantee period any and / or all plant material that does not meet the specifications as set forth here and in the plant schedule.
- All plant materials shall be Grade A or better and planted as per the plant list, details and comments/notes.
- All plant materials (including sod) shall be properly watered immediately after installation. Water shall be applied at a rate that will completely saturate the rootball/roots regardless of weather conditions. If the height of the rootball is 24", then the plant shall be watered to a depth of 24".
- Contractor SHALL install irrigation plan as designed.

MASTER PLANT SCHEDULE:

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
185	Blue-eyed Grass	Sisyrinchium angustifolium	6" pot	Good Form, Healthy, Full in Pot
30	Solomon's Seal	Polygonatum biflorum	1 gal.	Good Form, Healthy, Full in Pot
85	'Dixie Chip' Bugleweed	Ajuga reptans 'Dixie Chip'	6" pot	Good Form, Healthy, Full in Pot
206	'Angelina' Golden Sedum	Sedum rupestre 'Angelina'	6" Pot	Good Form, Healthy, Full in Pot
64	Blue Star - Arkansas	Amsonia hubrichtii	1 gal.	Good Form, Healthy, Full in Pot
18	Southern Shield Fern	Thelypteris kunthii	1 gal.	Good Form, Healthy, Full in Pot
11	Netted Chain Fern	Woodwardia aereolata	1 gal.	Good Form, Healthy, Full in Pot
70	'Vision in Pink' Astilbe	Astilbe chinensis #11,860	1 gal.	Good Form, Healthy, Full in Pot
13	Dwarf Oakleaf 'Munchkin'	Hydrangea quercifolia 'Munchkin'	3gal.	Good Form, Healthy, Full in Pot
94	Dwf. Yaupon Holly 'Shillings Dwarf'	Ilex vomitoria 'nana' 'Shillings Dwarf'	1 gal.	Good Form, Healthy, Full in Pot
22	'Creel's Gold Star' Hypericum	Hypericum densiflorum 'Creel's Gold Star'	3gal.	Good Form, Healthy, Full in Pot
81	'Margie Jenkins' Leucothoe	Leucothoe axillaris 'Margie Jenkins'	3gal.	Good Form, Healthy, Full in Pot
5	'Shamrock' Inkberry	Ilex glabra 'Shamrock'	5 gal.	Good Form, Healthy, Full in Pot
6	'Henry's Garnet' Sweetspire	Itea virginica 'Henry's Garnet'	5 gal.	Good Form, Healthy, Full in Pot
84	'Rose Creek' Dwf. Abelia	Abelia x grandiflora 'Rose Creek'	3 gal.	Full in Pot, Healthy, Good Form
26	'Vintage Jade' Distylium	Distylium x 'Vintage Jade'	3 gal.	Good Form, Healthy, Full in Pot
137	Switchgrass 'Squaw'	Panicum virgatum 'Squaw'	1 gal.	Good Form, Healthy, Full in Pot
191	Pink Muhly Grass	Muhlenbergia capillaris	1 gal.	Good Form, Healthy, Full in Pot
6	'Little Devil' Ninebark	Physocarpus opulifolius 'Little Devil'	5 gal.	Good Form, Healthy, Full in Pot
30	'Conoy' Viburnum	Viburnum x burkwoodii 'Conoy'	7 Gal.	Good Form, Healthy, Full in Pot
3	October Magic Dawn Camellia	Camellia sasanqua 'Green O3-O18'	15 gal.	Good Form, Healthy, Full to Ground
16	'Emerald Green' Arborvitae	Thuja occidentalis 'Smaragd'	6' Ht.	Good Form, Healthy, Full to Ground
2	'Cherokee Princess' Dogwood	Cornus florida 'Cherokee'	B# B	Good Form, Healthy, Single straight Leader
3	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	30 gal.	3 (1") Canes min., Good Form, Healthy
7	'Little Gem' Magnolia	Magnolia grandiflora 'Little Gem'	6-8' ht.	Good Form for Espalier, Healthy, Full
5	'Native Flame' Am Hornbeam	Carpinus caroliniana JFS-KWG	2" cal	Good Form, Healthy, Single straight Leader
1	'Crimson Queen' Japanese Maple	Acer palmatum var. dissectum 'Crimson Queen'		Specimen quality, provide photo/ approval
1	'Wildfire' Blackgum	Nyssa sylvatica 'Wildfire'	2" cal.	Good Form, Healthy, Single straight Leader
TBD	'Tifway 419' Bermuda Sod	Cynodon dactylon 'Tifway 419'		Contractor to verify quantities for approval prior to installation



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 1300 COMMERCE DRIVE, DECATUR GA, 30030
 DEKALB COUNTY, GEORGIA

LANDSCAPE NOTES, DETAILS AND PLANT LIST PLAN

BY THE				

JOB NO: 2017-1007
 SCALE: AS NOTED
 DATE: 4.20.18
 DRAWN BY: THE
 SHEET No. 8 OF 10

LS-5

GENERAL NOTES

- ALL MAINLINES TO HAVE A MINIMUM OF 18" OF COVER. (CLASS 200 PVC PIPE, CLASS 200 PVC FOR 4" AND LARGER).
- ALL LATERAL AND SUB-MAIN PIPE TO HAVE A MINIMUM OF 12" OF COVER. (CLASS 200 PVC PIPE).
- NO ROCKS, BOULDER, OR OTHER EXTRANEIOUS MATERIALS TO BE USED IN BACKFILLING OF TRENCH.
- ALL PIPE TO BE INSTALLED AS PER MANUFACTURERS' SPECIFICATIONS.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE OR LIQUID TEFLON.
- ALL LINES TO BE THOROUGHLY FLUSHED BEFORE INSTALLATION OF SPRINKLER HEADS.
- SPRINKLER AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS.
- ALL ELECTRICAL JOINTS TO BE MADE USING WATERPROOF CONNECTIONS AS SHOWN ON DETAILS.
- ALL EQUIPMENT NOT SPECIFIED IN THE LEGEND SHALL BE DETERMINED AND FURNISHED BY THE CONTRACTOR.
- NO ELECTRICAL CONNECTIONS SHALL BE MADE IN THE FIELD EXCEPT AT A VALVE CONTROL BOX OR ANOTHER VALVE BOX SPECIFICALLY FOR CONNECTIONS.
- ANY DISCREPANCY BETWEEN THIS SHEET AND OTHERS IN THIS SET MUST BE REFERRED TO THE IRRIGATION CONSULTANT BY THE CONTRACTOR FOR CLARIFICATION BEFORE PRECEEDING WITH THE WORK.
- ALL TWO-WIRE CONTROL WIRES SHALL BE #14-2 MAXI-CABLE, INSTALLED IN 1" SCH 40 PVC ELECTRICAL CONDUIT.
- CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED. I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
- CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING. I.E. VERIFY ROOT BALL SIZE FOR PLANTING.
- CONTRACTOR SHALL PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 3/4" PIPE 12 TIMES).
- CONTRACTOR TO UTILIZE APPROPRIATE AUTOMATIC DRAIN DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
- ALL SPRINKLERS TO BE INSTALLED AS DETAILED ON PLANS.
- CONTRACTOR SHALL UTILIZE VALVE I.D. TAGS ON ALL REMOTE CONTROL VALVES.
- 24 VOLT WIRE SHALL BE COLOR CODED PER SEPARATE WIRE RUNS.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDED GROUNDING EQUIPMENT FOR POWER SUPPLY AND VALVE OUTPUT WITH PAIGE WIRE GROUND PLATE ASSEMBLY.
- CONTRACTOR SHALL INSTALL MANUFACTURERS' RECOMMENDATION ON FAULT GROUND AND LIGHTNING PROTECTION.
- CONTROLLER GROUNDING MUST BE AS PER RAIN BIRD WIRE GROUNDING REQUIREMENTS.
- ALL MATERIAL TO BE SUPPLIED BY CONTRACTOR TO OWNER:
 - TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEADS AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
 - TWO QUICK COUPLER KEYS WITH MATCHING HOSE SWIVELS.
- SYSTEM IS DIAGRAMMATIC TO IMPROVE CLARITY. ALL MAINLINE PIPING ELECTRIC VALVES AND WIRING ARE TO BE INSTALLED IN LANDSCAPE AREAS AND WITHIN PROPERTY BOUNDARIES. CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLAN PRIOR TO THE INSTALLATION OF PIPING TO AVOID CONTACT WITH PLANT MATERIALS EXISTING OR NEW.
- CONTRACTOR TO ADD EXTENSION RISER TO POP-UP HEADS WHEN NEEDED FOR PROPER COVERAGE.
- CONTRACTOR SHALL INSTALL SPRINKLER EQUIPMENT 12" FROM FOUNDATIONS. ALSO INSTALL SPRINKLERS 4" FROM CURB OR WALKS.
- PRIOR TO BID IRRIGATION CONTRACTOR SHALL VERIFY RIGHT-OF-WAY AND BACKFLOW REQUIREMENTS. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY CHANGES FROM PLANS AND SPECIFICATIONS.
- IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE GROSS MEASURED AS-BUILT DRAWING OF THE INSTALLED IRRIGATION SYSTEM IN AUTOCAD 2010 FORMAT BEFORE FINAL ACCEPTANCE.
- A 1-YEAR WARRANTY PERIOD SHALL BE PROVIDED FOR SYSTEM AFTER SUBSTANTIAL COMPLETION IS ACCEPTED. START UP AND ADJUSTING OF SYSTEM IN SPRING TIME SHALL BE INCLUDED IN WARRANTY.
- PRIOR TO BID, CONTRACTOR SHALL VERIFY THAT ALL MATERIALS, INSTALLATION PARAMETERS AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY IRRIGATION CONSULTANT/DESIGNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES. IF CONTRACTOR DOES NOT COMPLY TO THIS NOTIFICATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY INSTALLATION CHANGE AND REDESIGN COSTS FOR NON-COMPLIANCE.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR MUST COMPLETE 2 PRESSURE TESTS OF THE IRRIGATION SYSTEM MAINLINE (BOTH TO SHOW NO DROP IN PRESSURE DURING DURATION OF TEST.
 - 2-HOUR PRESSURE TEST AT 1.5 TIMES THE SYSTEM STATIC PRESSURE
 - 24-HOUR PRESSURE TEST AT THE SYSTEM STATIC PRESSURE
- IRRIGATION INSTALLATION CONTRACTOR SHALL PROVIDE OWNER WITH A COLOR-CODED ZONES DIAGRAM PLAN, 8-1/2"x11" LAMINATED SHEET(S), TO IDENTIFY CONTROLLER STATION TO THE CONTROL VALVE NUMBER FOR EACH CONTROLLER. TO BE LOCATED IN ADHESIVE POUCH ATTACHED INSIDE OF CONTROLLER(S).

TOTAL AREA
2,888 Acres
125,800 sq.ft.

SPECIAL NOTE:
INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE ALL PROPOSED TRENCHLINES AT/NEAR EXISTING TREES FOR REVIEW AND APPROVAL BY OWNER BEFORE ANY TRENCHING MAY OCCUR. OWNER MAY DIRECT CONTRACTOR TO HAND DIG OR UTILIZE AIR SPADE FOR TRENCHING IN THOSE LOCATIONS.

IRRIGATION LEGEND

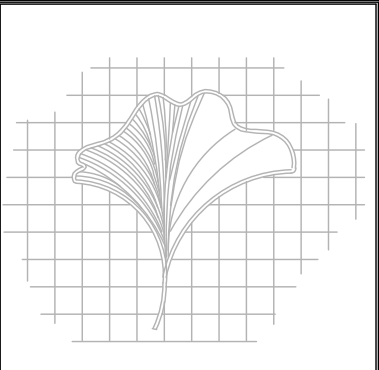
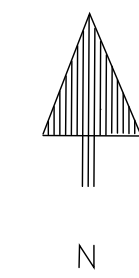
- 1" WATER METER. SYSTEM REQUIRES 30 GPM @ 70 PSI. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SYSTEM REQUIREMENTS AT SITE BEFORE STARTING CONSTRUCTION.
- MANUAL DRAIN VALVE. SCH 80 PVC TRUE UNION BALL VALVE. DETAIL-E.
- WATTS #909-M1-QT-1-1/2", 1-1/2" REDUCED PRESSURE ASSEMBLY BACKFLOW PREVENTER. DETAIL-F.
- WINTERIZATION ASSEMBLY. DETAIL-M.
- RAIN BIRD ESP-LXD CONTROLLER . 50 TOTAL STATIONS, 2-WIRE/DECODER BASED MODULAR CONTROLLER. FOUR PROGRAMS, PLASTIC, WALL MOUNTED. DETAIL-LJK. IRRIGATION CONTRACTOR SHALL ALSO INSTALL A WIRELESS RAIN/FREEZE SENSOR FOR CONTROLLER.
- CONTROLLER SHALL BE SETUP FOR ETHERNET COMMUNICATION. MUST INCLUDE NCC-EN ETHERNET COMMUNICATION CARD. WILL REQUIRE ETHERNET CONNECTION AT CONTROLLER AND STATIC IP ADDRESS. INSTALLATION CONTRACTOR MUST BE RESPONSIBLE TO INCLUDE ETHERNET CONNECTION, COMMUNICATION CARD AND STATIC IP ADDRESS.
- SYSTEM WILL BE SETUP TO UTILIZE RAIN BIRD IQ CLOUD SERVICE. CONTRACTOR SHALL BE RESPONSIBLE TO WORK WITH OWNER AND CONTROLLER MANUFACTURER TO ENSURE THAT ALL CONNECTIONS ARE MADE AND THAT CLOUD SERVICE IS OPERABLE BEFORE FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE TO INCLUDE ALL EQUIPMENT AND ENSURE THAT SERVICE IS ESTABLISHED AND PAID FOR FOR 5 YEARS.
- IRRIGATION MASTER VALVE. RAIN BIRD 150-PEB-PRS. MASTER VALVE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR TWO-WIRE AND IQ INSTALLATION (UTILIZING FD-101 TURF DECODER). TO BE INSTALLED IN 12" RECTANGULAR CARSON VALVE BOX. DETAIL-O.
- IRRIGATION FLOW SENSOR, RAIN BIRD FS150P. FLOW SENSOR TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR TWO-WIRE AND IQ INSTALLATION (UTILIZING SD-210 TURF SENSOR DECODER). TO BE INSTALLED IN 12" RECTANGULAR CARSON VALVE BOX. DETAIL-CO.
- NOTE: MASTER VALVE AND FLOW SENSOR MUST BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS INCLUDING MEETING MINIMAL STRAIGHT LINE LENGTHS UPSTREAM AND DOWNSTREAM OF COMPONENTS.
- RAIN BIRD 150-PEB PLASTIC ELECTRIC REMOTE CONTROL VALVE, 1-1/2" SIZE, MOUNTED WITH SCH 80 PVC TRUE UNION BALL VALVE WITH PRESSURE REGULATION DEVICES. MOUNTED WITH RAIN BIRD SINGLE STATION DECODER (FD-101TURF). DETAIL-A.
- RAIN BIRD 100-PEB PLASTIC ELECTRIC REMOTE CONTROL VALVE, 1" SIZE, MOUNTED WITH SCH 80 PVC TRUE UNION BALL VALVE WITH PRESSURE REGULATION DEVICES. MOUNTED WITH RAIN BIRD SINGLE STATION DECODER (FD-101TURF). DETAIL-A.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 12" RADIUS, FULL-2.0 GPM, HALF-1.0 GPM, QUARTER-0.5 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" POP-UP LAWN SPRAY SPRINKLER, 15" RADIUS, FULL-4.0 GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" LAWN POP-UP SIDE STRIP SPRAY SPRINKLER, 9' X 18' RADIUS, 1.5 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" LAWN SIDE STRIP SPRAY SPRINKLER, 4' X 30' RADIUS, 1.5 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1806-SAM, 6" LAWN END STRIP SPRAY SPRINKLER, 4' X 15' RADIUS, 1.0 GPM, 30 PSI. DETAIL-C.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SPRAY SPRINKLER, 15' RADIUS, FULL-4.0 GPM, HALF-2.0 GPM, QUARTER-1.0 GPM, THREE QUARTER-3.0 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SPRAY SPRINKLER, 12' RADIUS, FULL-2.0 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SIDE STRIP SPRAY SPRINKLER, 9' X 18' RADIUS, 1.5 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB SIDE STRIP SPRAY SPRINKLER, 4' X 30' RADIUS, 1.5 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD 1812-SAM, 12" HI-POP SHRUB END STRIP SPRAY SPRINKLER, 4' X 15' RADIUS, 1.0 GPM, 30 PSI. DETAIL-D.
- RAIN BIRD #5 QUICK COUPLING VALVE 1" SIZE. CONTRACTOR TO SUPPLY TWO QCV KEYS AND MATCHING HOSE SWIVELS. DETAIL-B.
- SCH 80 PVC TRUE UNION BALL VALVE. SIZED SAME AS MAINLINE. MOUNTED IN CARSON VALVE BOX. DETAIL-L.
- MAINLINE PIPE: 1-1/2" SIZE IF NOT NOTED, CLASS 200 PVC SOLVENT WELD PIPE UTILIZING SCH 40 PVC SOLVENT WELD FITTINGS.
- IRRIGATION SLEEVE: CLASS 200 PVC, SIZE NOTED ON PLAN. DETAIL-H.
- LATERAL LINE PIPE: CLASS 200 PVC SOLVENT WELD PIPE UTILIZING SCH 40 PVC SOLVENT WELD FITTINGS. SIZE NOTED.
- 3" ELECTRICAL CONDUIT SLEEVE.

- NOTES:
- ALL SPRINKLER TO BE MOUNTED ON MARLEX ELLS OR UNITIZED SWING JOINTS (AS SPECIFIED ON DETAILS).
 - CONTRACTOR TO UTILIZE A AUTOMATIC DRAIN CHECK VALVE DEVICE WHERE LOW HEAD DRAINAGE MAY OCCUR.
 - ALL TWO-WIRE CABLE TO BE MINIMUM SIZE OF 14-2 MAXI-CABLE
 - ALL TWO-WIRE CABLE TO BE INSTALLED IN 1" SCH 40 PVC ELECTRICAL CONDUIT.
 - ALL ELECTRICAL CONDUITS OPENINGS TO BE FOAM SEALED.
 - ALL WIRE SPLICES TO BE MADE WITH 3M DBRY-6 CONNECTORS MOUNTED IN A MINIMUM OF 10" CARSON VALVE BOX
 - ALL PIPING AND WIRING UNDER HARDTOPS WILL BE IN CLASS 200 PVC PIPE SLEEVE.
 - LSP-1 SURGE ARRESTORS SHALL BE INSTALLED EVERY 300' OR EVERY 6 DECODERS (WHICHEVER IS SHORTER) ALONG TWO-WIRE PATH. LSP-1 SURGE ARRESTORS SHALL ALSO BE INSTALLED AT ALL TERMINAL ENDS OF TWO-WIRE CABLE PATHS (STAR CONFIGURATION). REFER TO DETAIL-N.
 - INSTALLATION CONTRACTOR SHALL ADHERE TO ALL MANUFACTURER SPECIFICATIONS FOR TWO-WIRE CONTROL SYSTEM INSTALLATION (WIRE SIZING, WIRE LENGTH OF RUNS, GROUNDING, ETC).

- TYPICAL VALVE INDICATOR
- GALLONS PER MIN.
- STATION NUMBER
- VALVE SIZE



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100%
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BY: _____

JOB NO: _____
SCALE: _____
DATE: 5.18.18
DRAWN BY: ICS
SHEET No. _____

IR-1

