

IRRIGATION LEGEND

RAIN BIRD		RWS-B-C-1401 w/ RWS SOCK **		BUBBLER **		REMARKS		25 PSI
SYMBOL	DESCRIPTION	TORO **	GPH	EACH SYMBOL REPRESENTS 1 TREE & 2 RWS SYSTEMS		DETAIL		
	PRE-ASSEMBLED DEEP ROOT WATERING SYSTEM **	LF20-PC	2.0 (each)	INSTALL 2 RWS SYSTEMS FOR EACH TREE SYMBOL		F-53		
** IMPORTANT: TO SATISFY THE CITY OF BUENA PARK WATER CONSERVATION ORDINANCE (NO. 1533), THE CONTRACTOR SHALL REMOVE ALL RAIN BIRD #1401 0.25 GPM BUBBLERS IN THE DEEP ROOT WATERING SYSTEMS AND REPLACE WITH TORO #LF-20PC 2.0 GPM BUBBLERS PRIOR TO INSTALLATION.								

DRIP IRRIGATION		MODEL NUMBER		DESCRIPTION		EMITTERS		GPH		GPM		PSI		DETAIL	
	TORO	RGF-418	BLACK	DL2000 PRESSURE COMP. DRIPLINE w/ ROOTGUARD (FACTORY PRE-ASSEMBLED)	18" O.C.	1.02 GPH.	1.13 / 100'	15 - 60	H-13						
	TORO	RGF-212	BLACK	DL2000 PRESSURE COMP. DRIPLINE w/ ROOTGUARD (FACTORY PRE-ASSEMBLED)	12" O.C.	0.53 GPH.	0.88 / 100'	15 - 60	H-13						
	TORO	T-FTF16		*LOC-EZE* PVC TO DRIPLINE ADAPTER TEE											
	TORO	T-YD-500-34		AIR VACUUM RELIEF VALVE (1/2" MIPT)											
	TORO	T-FU116		*LOC-EZE* MANUAL FLUSH CAP											
	(APPROVED)			SCH. 40 PVC BALL VALVE (THREADED)											
	(no symbol)	TORO	T-DL-MP9	POP-UP OPERATION INDICATOR											

DISTRIBUTION & CONTROL EQUIPMENT		MODEL NUMBER		DESCRIPTION		REMARKS		DETAIL	
	HUNTER	IC-3600-SS		1-CORE CONTROLLER 'A' w/ STAINLESS STEEL CABINET	36 STA. (w/ 5 ICM-600 MODULES), WALL MOUNT		B-3		
	HUNTER	IC-3600-PED-SS		1-CORE CONTROLLER 'B' w/ STAINLESS STEEL PEDESTAL	36 STA. (w/ 5 ICM-600 MODULES), PEDESTAL		B-10		
	HUNTER	WSS-SEN		WIRELESS SOLAR-SYNC SENSOR	INSTALL ONE ON EACH CONTROLLER PER MFR. INSTRUCTIONS		B-21		
	(no symbol)	STRONG BOX	SRSE	SOLAR SYNC COVER	INSTALL ONE FOR EACH SOLAR-SYNC				
	CREATIVE SENSOR TECHNOLOGY	FSI-T10-000		FLOW SENSOR IN SCH. 40 PVC TEE (SLIP x SLIP)	1" 240 PSI. MAX. 0.86-52 GPM. FLOW		A-21, C-43		

SYMBOL		MFR.		MODEL NUMBER		DESCRIPTION		REMARKS		DETAIL	
	(no symbol)	FERCO	825YA-BV-S		REDUCED PRESSURE BACKFLOW PREVENTER	1-1/2" w/ STAINLESS STEEL SCREEN Y-STRAINER		C-20			
	(no symbol)	STRONG BOX	SBBC-30SS		*SMOOTH TOUCH* BACKFLOW PREVENTER ENCLOSURE	28" L. 27" H. 14" W. (INSIDE DIMENSIONS)		C-31			
	(no symbol)	GRISWOLD	2230E (normally closed epoxy coated)		PRESSURE REDUCING MASTER VALVE (10-125 PSI.)	1-1/2" SETTINGS NOTED		A-21, C-40			
	(no symbol)	GRISWOLD	2-2AA		WATER PRESSURE GAUGE KIT	REMOVE SCHRADER VALVE & REPLACE w/ KIT					
	(no symbol)	NIBCO	T-580		BRONZE BALL VALVE (THREADED)	LINE SIZE, TO 3" MAX.		D-1			
	RAIN BIRD	PEB		TREE BUBBLER ZONE CONTROL VALVE w/ FILTER:	1" w/ FLOW CONTROL		A-21, E-12				
	TORO	T-ALFD7150-L		DISC Y-FILTER	3/4", 150 MESH, 0 - 25 GPM.						
	TORO	PEB		DRIP ZONE CONTROL VALVE w/ FILTER & REGULATOR:	1" w/ FLOW CONTROL		A-21, E-13				
	TORO	T-ALFD7150-L		DISC Y-FILTER	3/4", 150 MESH, 0 - 25 GPM.						
	TORO	T-PMR25-LF		PRESSURE REGULATOR	3/4", 25 PSI. @ 0.1 - 8 GPM.						
	RAIN BIRD	PEB		DRIP ZONE CONTROL VALVE w/ FILTER & REGULATOR:	1" w/ FLOW CONTROL		A-21, E-13				
	TORO	T-ALFD10150-L		DISC Y-FILTER	1", 150 MESH, 0 - 35 GPM.						
	TORO	T-PMR25-MF		PRESSURE REGULATOR	3/4", 25 PSI. @ 2 - 20 GPM.						
	RAIN BIRD	PEB		DRIP ZONE CONTROL VALVE w/ FILTER & REGULATOR:	1-1/2" w/ FLOW CONTROL		A-21, E-13				
	TORO	T-ALFD15150-L		DISC Y-FILTER	1-1/2", 150 MESH, 0 - 80 GPM.						
	TORO	T-PMR25-HF		PRESSURE REGULATOR	1-1/4" x 1", 25 PSL. @ 10 - 32 GPM.						
	RAIN BIRD	33 DRC		QUICK-COUPING VALVE w/ YELLOW RUBBER COVER	FOR POTABLE WATER, 3/4"		D-11				
	RAIN BIRD	TSJ-12075		PRE-ASSEMBLED SWING JOINT	3/4" (MIPT x MIPT), 12" L.						

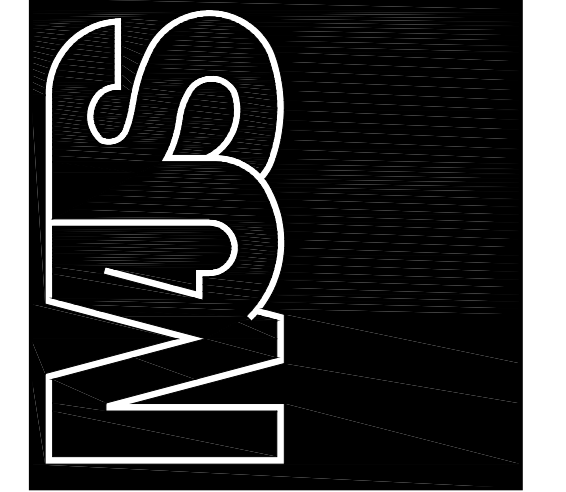
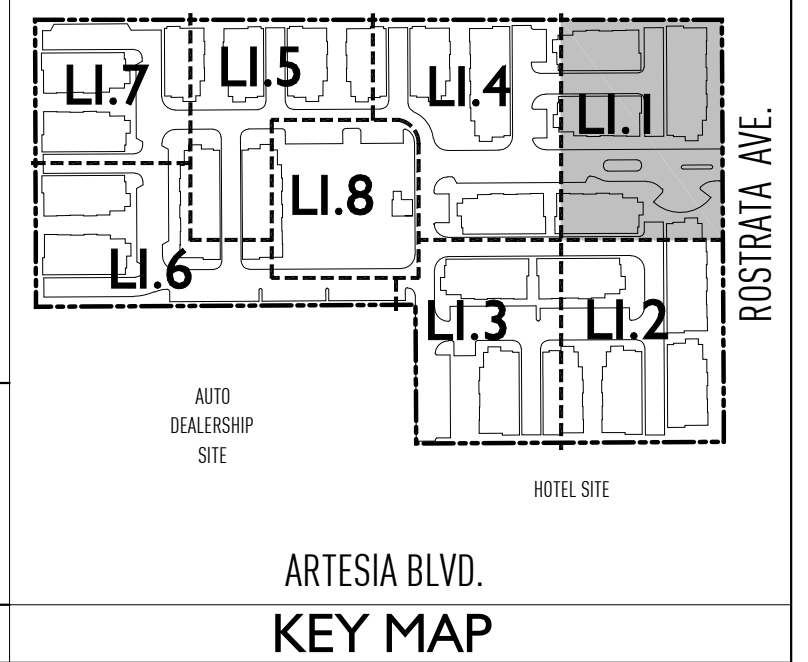
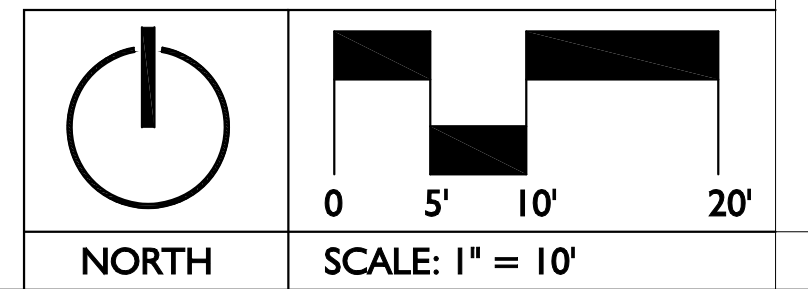
SYMBOL		MFR.		MODEL NUMBER		DESCRIPTION		REMARKS		DETAIL	
	(APPROVED)	SCH. 40 PVC	CL. 315	PVC		PRESSURE MAIN LINE (POTABLE WATER SOURCE):	FOR UNDERGROUND INSTALLATION		A-1		
	(APPROVED)	SCH. 40 PVC				1-1/2" DIAMETER AND SMALLER	SIZES NOTED				
	(APPROVED)	SCH. 40 PVC				2" DIAMETER TO 3" DIAMETER	SIZES NOTED				
	(APPROVED)	SCH. 40 PVC				NON-PRESSURE LATERAL LINE (POTABLE SOURCE)	FOR UNDERGROUND INSTALLATION; SIZES NOTED (3/4" MIN.)		A-1		
	(APPROVED)	SCH. 40 PVC				NON-PRESSURE LATERAL LINE (POTABLE SOURCE)	3/4"; FOR TREE BUBBLER ZONE LATERAL LINES		A-1		
	(APPROVED)	SCH. 40 PVC				MAIN LINE SLEEVE	PIPE DIAMETER AS NOTED IN EACH SLEEVE SYMBOL PER PLAN		A-3		
	(APPROVED)	SCH. 40 PVC				LOW VOLTAGE CONTROL WIRE SLEEVE	PIPE DIAMETER AS NOTED IN EACH SLEEVE SYMBOL PER PLAN		A-3, A-20		
	(APPROVED)	SCH. 40 PVC				LATERAL LINE SLEEVE	SIZE: TWO TIMES THE SIZE OF THE LINE BEING SLEEVED		A-3		
	(APPROVED)	SDR 35	PVC			MAIN LINE, LATERAL LINE, & CONTROL WIRE SLEEVE	PIPE DIAMETER AS NOTED IN EACH SLEEVE SYMBOL PER PLAN		A-3, A-20		
	(APPROVED)	SCH. 40 PVC	(EXISTING)			MAIN LINE SLEEVE	6" DIA., (PREVIOUSLY INSTALLED UNDER SEPARATE CONTRAC		A-3		
	(APPROVED)	SCH. 40 PVC	(EXISTING)			MAIN LINE SLEEVE	4" DIA., (PREVIOUSLY INSTALLED UNDER SEPARATE CONTRAC		A-3		
	(APPROVED)	SCH. 40 PVC	(EXISTING)			LOW VOLTAGE CONTROL WIRE SLEEVE	2" DIA., (PREVIOUSLY INSTALLED UNDER SEPARATE CONTRAC		A-3, A-20		
	(APPROVED)	SCH. 40 PVC	(EXISTING)			LOW VOLTAGE CONTROL WIRE SLEEVE	1" DIA., (PREVIOUSLY INSTALLED UNDER SEPARATE CONTRAC		A-3, A-20		
	(APPROVED)	SCH. 40 PVC	(EXISTING)			LATERAL LINE SLEEVE	2" DIA., (PREVIOUSLY INSTALLED UNDER SEPARATE CONTRAC		A-3		

SYMBOL		DESCRIPTION		REMARKS	
	WATER METER			1-1/2" POTABLE WATER METER (BY OTHERS)	
	(APPROVED)			(WATER METERS ARE INSTALLED UNDER SEPARATE CONTRACT PER THE STREET and/or WATER IMPROVEMENT PLANS)	
	POINT OF CONNECTION (P.O.C.) FOR IRRIGATION SYSTEM			CONNECT TO OUTLET OF WATER METER.	
				METER LOCATIONS ARE APPROXIMATE -- IRRIGATION CONTRACTOR SHALL VERIFY IN THE FIELD.	
	INDICATES CONTROL VALVE SIZE				
	INDICATES CONTROLLER STATION NUMBER				
	INDICATES FLOW IN GALLONS PER MINUTE				

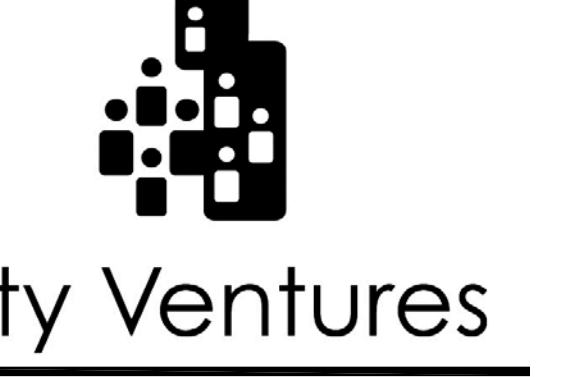
WHENEVER ANY ITEM OF "DISTRIBUTION & CONTROL EQUIPMENT" IS SIZED SMALLER THAN THE MAIN LINE OR LATERAL LINE PIPING ON WHICH IT IS PLACED, THE REDUCTION IN PIPE SIZE SHALL ONLY OCCUR AT THE THREADED FITTING WHICH ADAPTS THE PIPE TO THE PIECE OF EQUIPMENT.

THIS DESIGN IS DIAGRAMMATIC. ANY EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY, AND IS TO BE INSTALLED WITHIN PLANTED AREAS WHEREVER POSSIBLE.

FOR IRRIGATION NOTES, SEE SHEET LI.4



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BUENA PARK 1 at NABISCO SITE
THE LOTUS COLLECTION
BUENA PARK, CALIFORNIA

CITY VENTURES REAL ESTATE INVESTMENT
3121 MICHELSON DRIVE, SUITE 150, IRVINE, CA 92612

REVISIONS

NO.	DATE	DESCRIPTION
1	9/10/15	2ND CITY SUBMITTAL SET

IRRIGATION PLAN

SHEET SCALE:	1" = 10'
PROJECT MANAGER:	DJ
DESIGNER:	
DRAWN BY:	WRD
REVIEWED BY:	
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	
CAD FILE NAME:	
DATE:	SHEET:
09.10.15	LI.1