

MAJESTIC COMMERCCENTER  
FILING NO. 8 & 11  
IRRIGATION

REMARKS  
1ST IRRIGATION SUBMITTAL

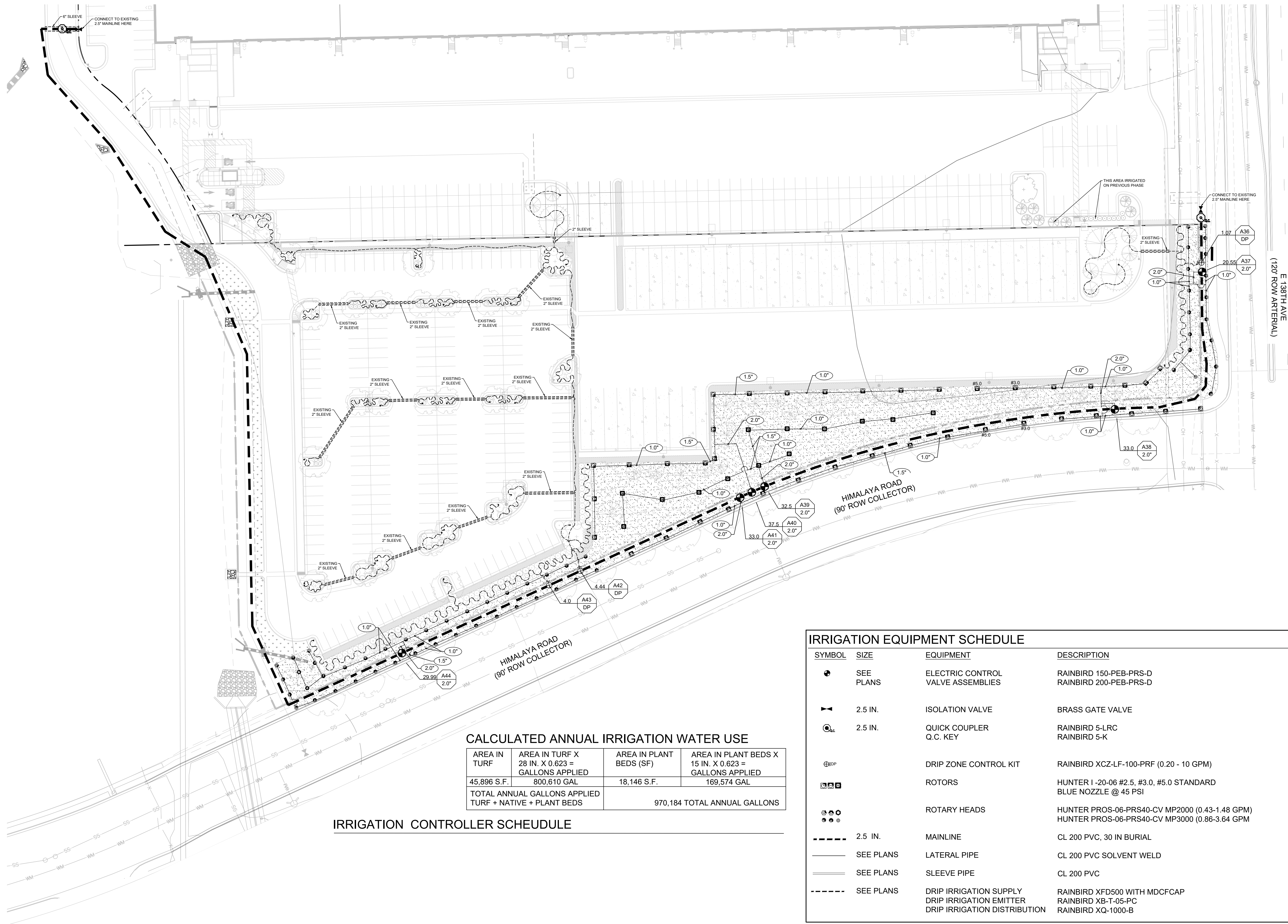
JOB NO.: 7728-009  
PA / PM: JG  
DRAWN BY: DO  
DATE: 03-13-2020  
PLOT DATE:

SHEET

IR-1

Sheet 1 of 3

NOT FOR CONSTRUCTION



CALCULATED ANNUAL IRRIGATION WATER USE

AREA IN TURF	AREA IN TURF X 28 IN. X 0.623 = GALLONS APPLIED	AREA IN PLANT BEDS (SF)	AREA IN PLANT BEDS X 15 IN. X 0.623 = GALLONS APPLIED
45,896 S.F.	800,610 GAL	18,146 S.F.	169,574 GAL
TOTAL ANNUAL GALLONS APPLIED TURF + NATIVE + PLANT BEDS		970,184 TOTAL ANNUAL GALLONS	

IRRIGATION CONTROLLER SCHEUDULE

IRRIGATION EQUIPMENT SCHEDULE

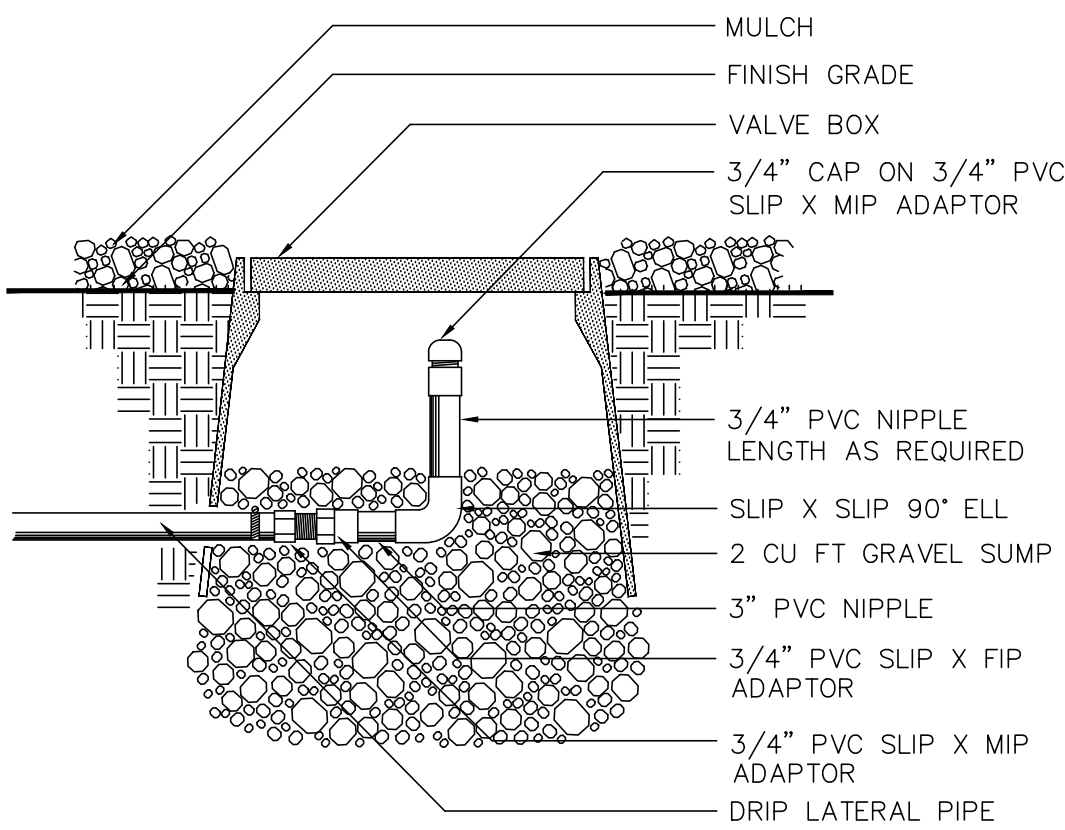
SYMBOL	SIZE	EQUIPMENT	DESCRIPTION
	SEE PLANS	ELECTRIC CONTROL VALVE ASSEMBLIES	RAINBIRD 150-PEB-PRS-D RAINBIRD 200-PEB-PRS-D
	2.5 IN.	ISOLATION VALVE	BRASS GATE VALVE
	2.5 IN.	QUICK COUPLER Q.C. KEY	RAINBIRD 5-LRC RAINBIRD 5-K
		DRIP ZONE CONTROL KIT	RAINBIRD XCZ-LF-100-PRF (0.20 - 10 GPM)
		ROTORS	HUNTER I -20-06 #2.5, #3.0, #5.0 STANDARD BLUE NOZZLE @ 45 PSI
		ROTARY HEADS	HUNTER PROS-06-PRS40-CV MP2000 (0.43-1.48 GPM) HUNTER PROS-06-PRS40-CV MP3000 (0.86-3.64 GPM)
	2.5 IN.	MAINLINE	CL 200 PVC, 30 IN BURIAL
	SEE PLANS	LATERAL PIPE	CL 200 PVC SOLVENT WELD
	SEE PLANS	SLEEVE PIPE	CL 200 PVC
	SEE PLANS	DRIP IRRIGATION SUPPLY	RAINBIRD XFD500 WITH MDCFCAP
		DRIP IRRIGATION EMITTER	RAINBIRD XB-T-05-PC
		DRIP IRRIGATION DISTRIBUTION	RAINBIRD XQ-1000-B

N

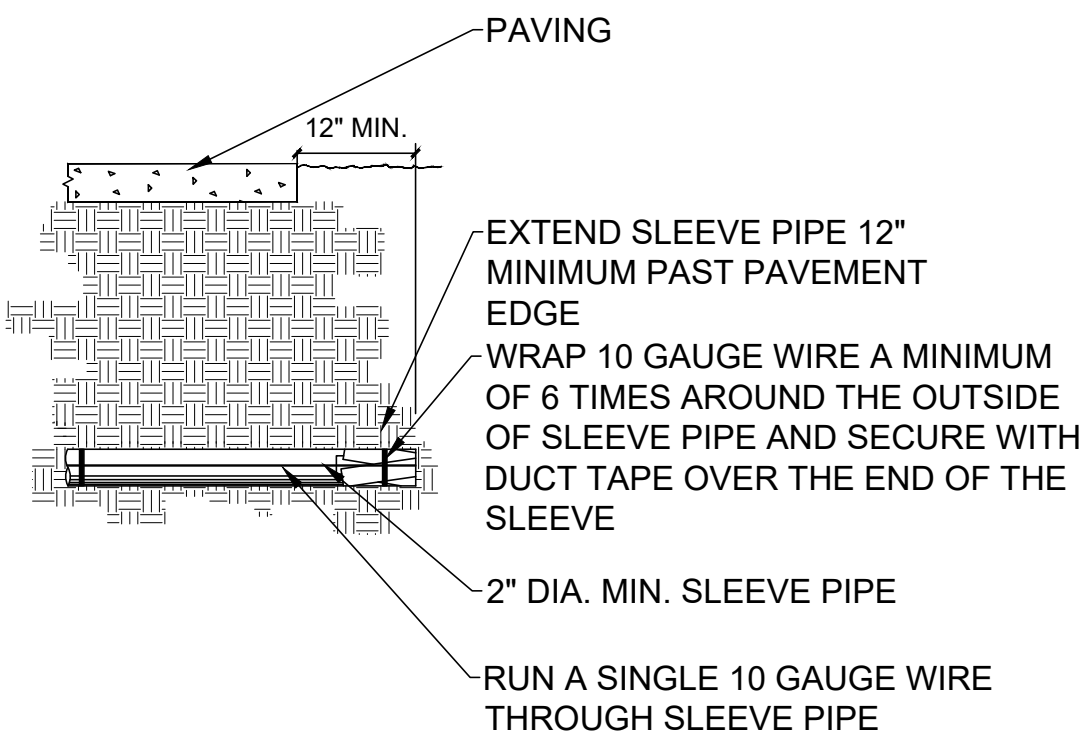
0' 20' 40' 80'  
SCALE: 1" = 40'-0"



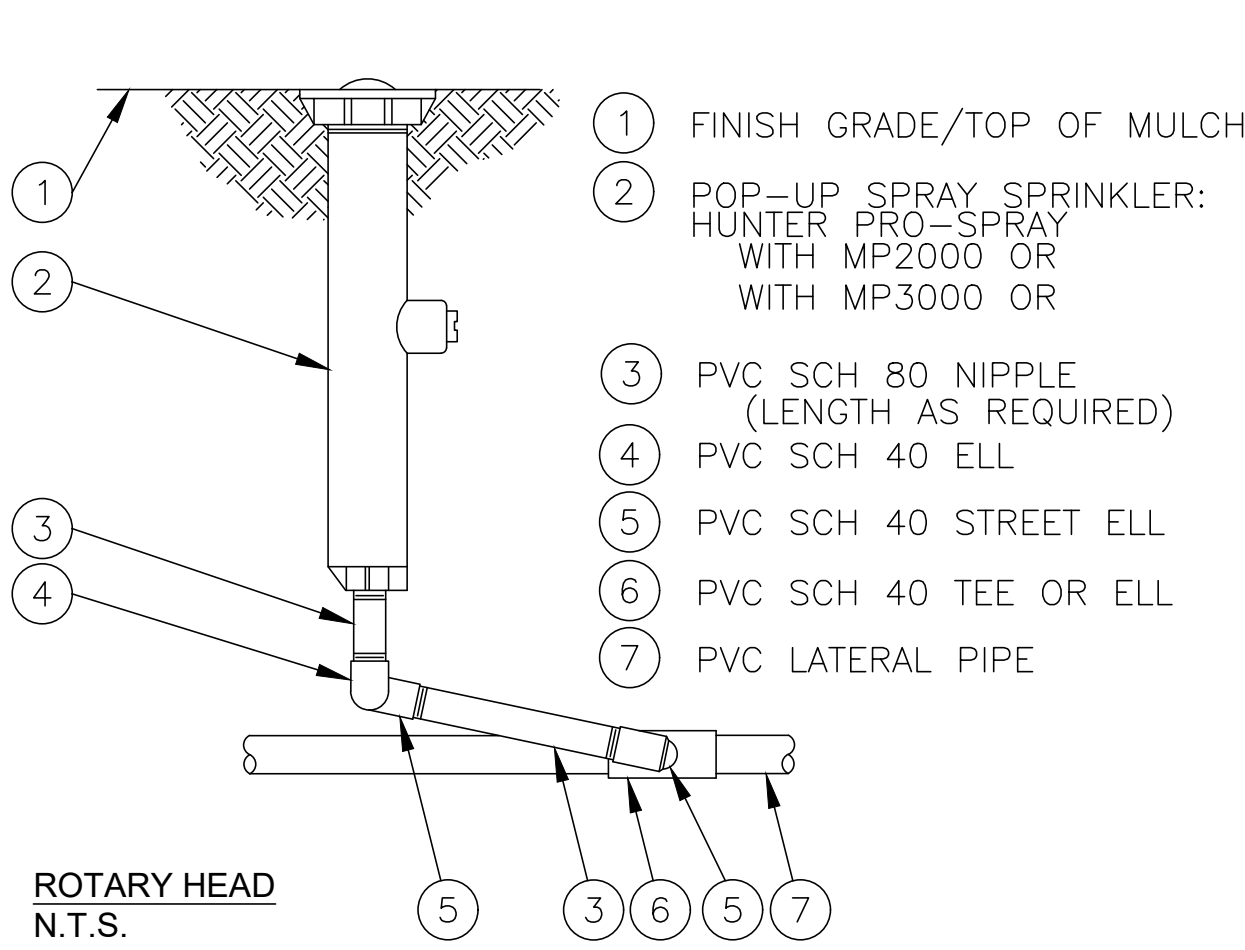
IRRIGATION DETAILS



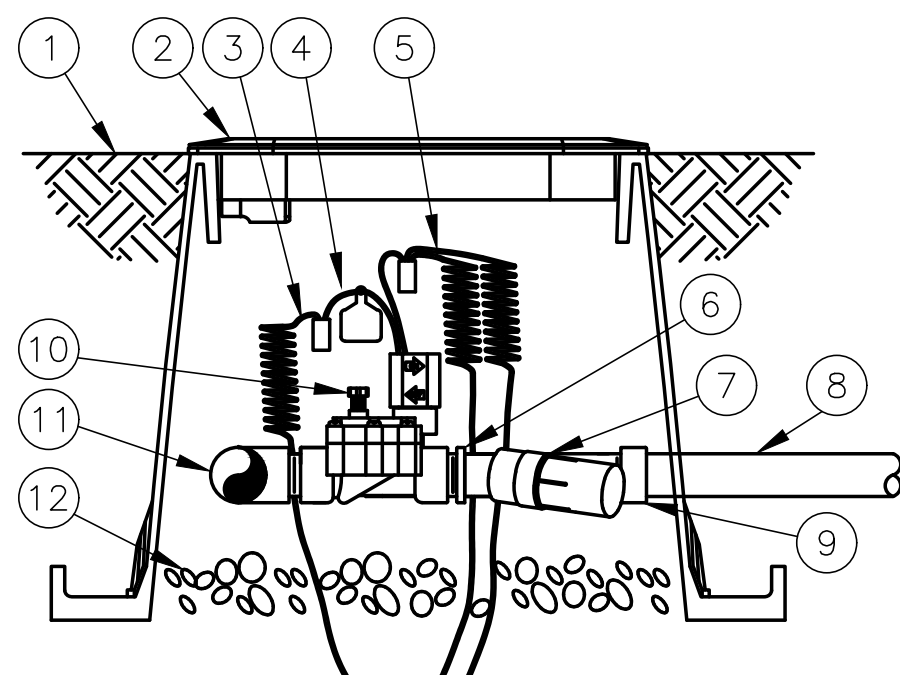
DRIP LINE END PLUG  
N.T.S.



IRRIGATION SLEEVE DETAIL  
N.T.S.

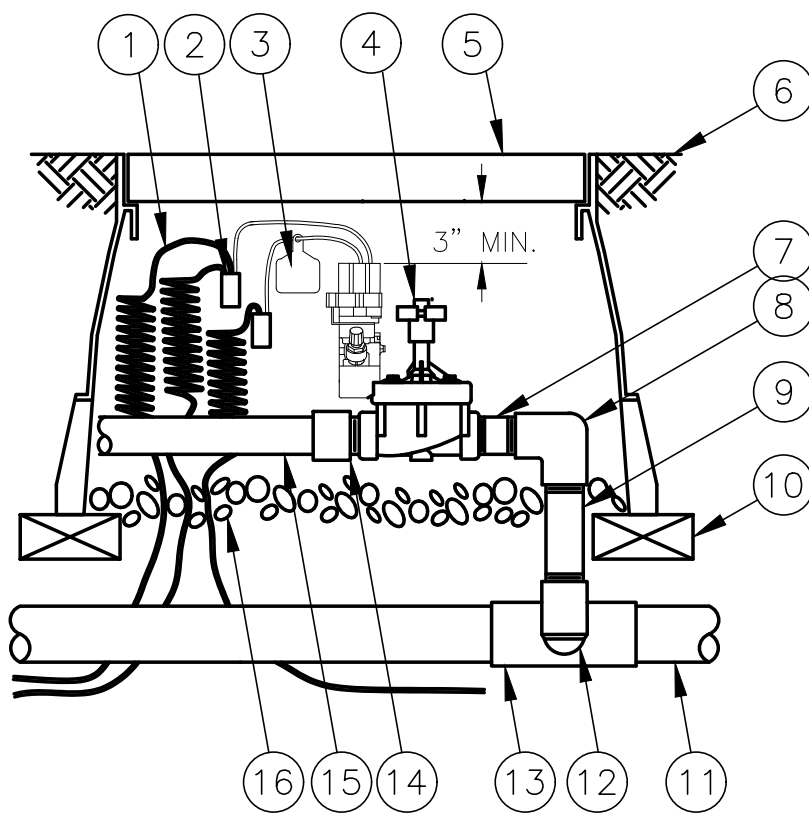


ROTARY HEAD  
N.T.S.



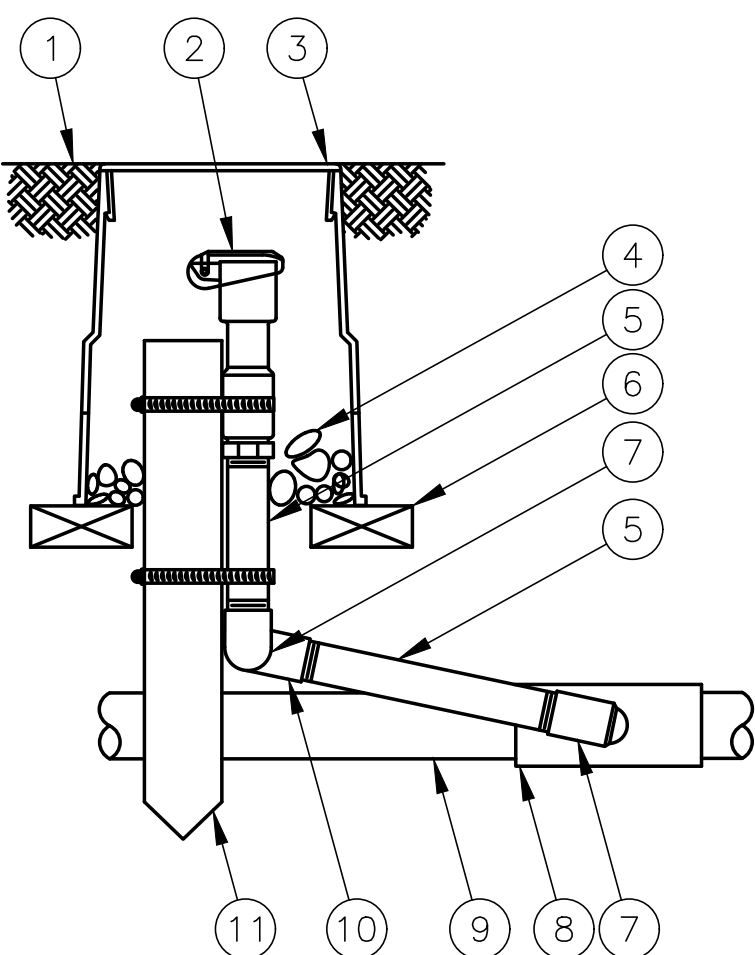
DRIP ZONE CONTROL KIT  
N.T.S.

- 1 FINISH GRADE
- 2 STANDARD VALVE BOX WITH COVER:
- 3 WATERPROOF CONNECTION:  
RAIN BIRD DB SERIES
- 4 VALVE ID TAG
- 5 30-INCH LINEAR LENGTH OF WIRE, COILED  
1" X 3/4" REDUCING COUPLING  
(INCLUDED IN XCZ-LF-100-PRF KIT)
- 6 PRESSURE REGULATING FILTER:  
RAIN BIRD PRF-100-RBY (INCLUDED IN  
XCZ-LF-100-PRF KIT)
- 7 LATERAL PIPE
- 8 PVC SCH 40 FEMALE ADAPTOR OR REDUCER
- 9 REMOTE CONTROL VALVE:  
RAIN BIRD LFV-100 (INCLUDED IN  
XCZ-LF-100-PRF KIT)
- 10 PVC SCH 40 TEE OR ELL TO MANIFOLD
- 11 3-INCH MINIMUM DEPTH OF 3/4-INCH  
WASHED GRAVEL
- 12 MANIFOLD PIPE AND FITTINGS



ELECTRIC CONTROL VALVE ASSEMBLY  
N.T.S.

- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION  
RAIN BIRD SPLICE-1 (1 OF 2)
- 3 ID TAG: RAIN BIRD VID SERIES
- 4 VALVE:  
RAIN BIRD 150 PESB-PRS-D  
RAIN BIRD 200 PESB-PRS-D
- 5 VALVE BOX WITH COVER
- 6 FINISH GRADE/TOP OF MULCH
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND  
SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF  
3/4-INCH WASHED GRAVEL



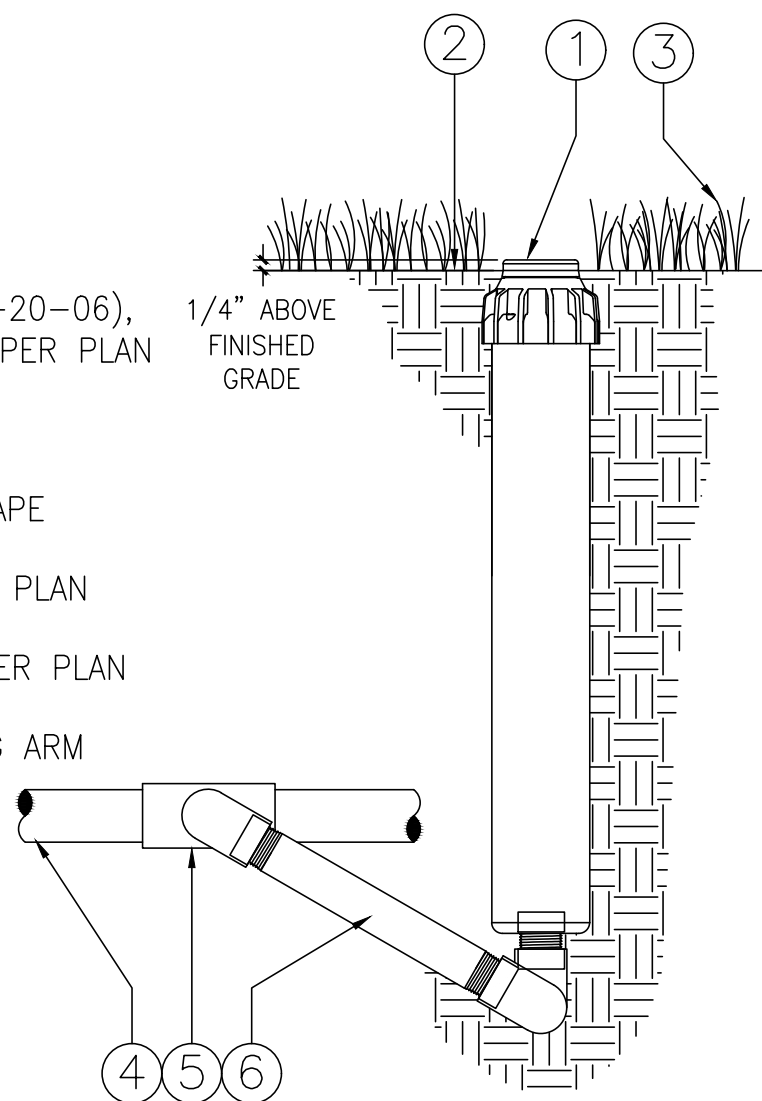
NOTE:

FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO  
NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLER  
N.T.S.

- 1 FINISH GRADE/TOP OF MULCH
- 2 QUICK-COUPLING VALVE:  
RAIN BIRD MODEL 5LRC
- 3 VALVE BOX WITH COVER:  
RAIN BIRD VB-6RND
- 4 3-INCH MINIMUM DEPTH OF  
3/4-INCH WASHED GRAVEL
- 5 PVC SCH 80 NIPPLE  
(LENGTH AS REQUIRED)
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ELL
- 11 2" x 2" REDWOOD STAKE WITH  
STAINLESS STEEL GEAR  
CLAMPS OR EQUIVALENT  
SUPPORT SYSTEM

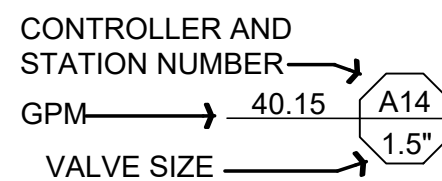
- 1 HUNTER ROTOR (I-20-06),  
NOZZLE AND CAP PER PLAN
- 2 FINISHED GRADE
- 3 ADJACENT LANDSCAPE
- 4 LATERAL PIPE PER PLAN
- 5 LATERAL FITTING PER PLAN
- 6 FIELD-BUILT SWING ARM



ROTOR  
N.T.S.

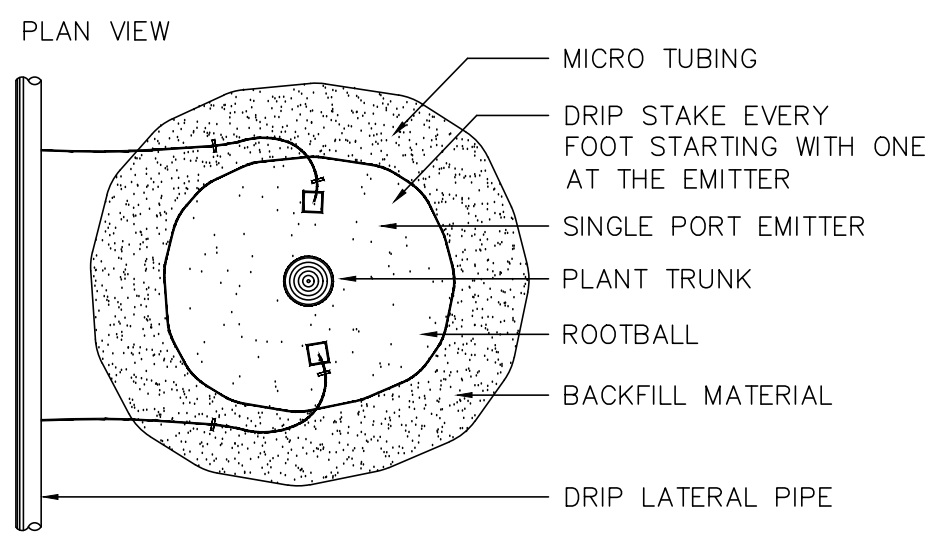
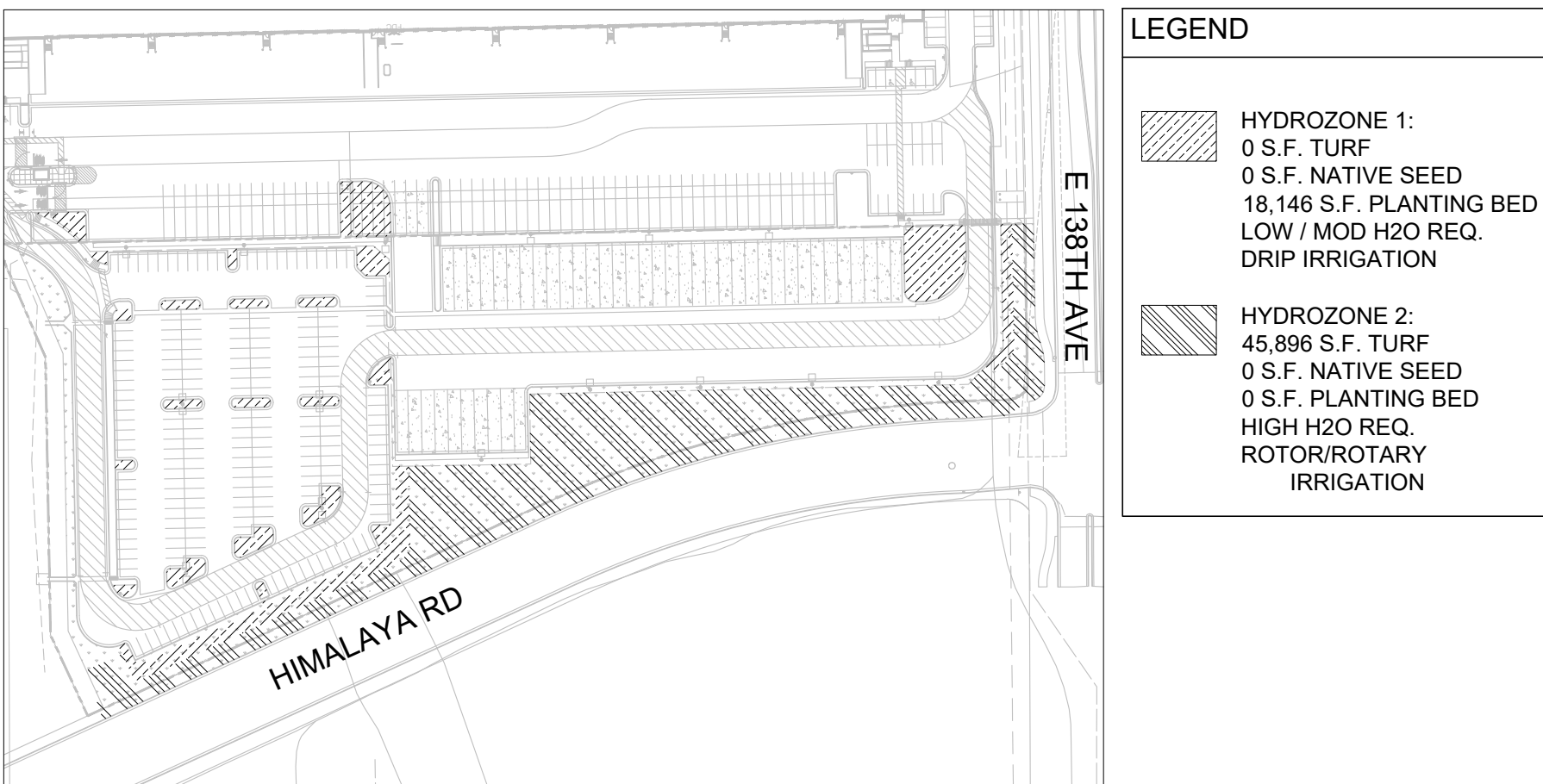
IRRIGATION NOTES

1. IRRIGATION DESIGN ASSUMES A MINIMUM AVAILABLE PSI OF 117-121 PSI AT THE POC. CONTRACTOR SHALL VERIFY THIS INFORMATION BEFORE PROCEEDING AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. FINAL IRRIGATION LAYOUT WILL NOT EXCEED A MAXIMUM IRRIGATION TIME OF 16 HOURS THREE DAYS A WEEK.
3. NO WORK SHALL OCCUR UNTIL ALL EXISTING UNDERGROUND UTILITIES HAVE BEEN LOCATED AND MARKED. CALL LOCAL UTILITY LOCATING SERVICE AT 1-800-922-1987 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. IRRIGATION WORK SHALL NOT BEGIN UNTIL FINAL GRADE HAS BEEN APPROVED.
4. CONTRACTOR SHALL USE EXISTING 2" SLEEVE AS SHOWN ON THE PLANS.
5. NO DRIP EMITTERS SHALL BE INSTALLED UNTIL ALL PLANT MATERIAL HAS BEEN INSTALLED.
6. ALL DRAWINGS ARE DIAGRAMMATIC IN NATURE. IN SOME CASES, LINES OR EQUIPMENT ARE SHOWN OVER WALKS OR DRIVES, THIS IS FOR CLARITY ONLY. ALL VALVE BOXES OR OTHER SURFACE EQUIPMENT SHALL BE LOCATED WITHIN PLANTING BEDS WHERE POSSIBLE AND ORGANIZED IN A NEAT AND UNIFORM MANNER.
7. ALL MAINLINE SIZE SHALL BE AS SHOWN IN THE IRRIGATION EQUIPMENT SCHEDULE UNLESS OTHERWISE NOTED ON THE PLANS.
8. MINIMUM LATERAL SIZING SHALL BE AS FOLLOWS: 0-10 GPM - 1", 11-15 GPM - 1.5", 16-35 GPM - 2.0", 36-70 GPM - 2.5", 71-110 GPM - 3.0" OR AS SHOWN.
9. FINAL IRRIGATION DESIGN SHALL BE CAPABLE OF SUPPLYING A SUFFICIENT NUMBER OF INCHES OF WATER PER WEEK TO THE TOTAL IRRIGATED AREA IN ORDER TO MAINTAIN THE HEALTH OF ALL PLANTINGS.
10. THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE IRRIGATION DESIGN OR IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND NOTES, OR SPECIFICATIONS ARE DISCOVERED. ALL SUCH OBSTRUCTIONS OR DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
11. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE ELECTRICAL CONNECTION TO THE EXISTING CONTROLLER AND WIRING AS NEEDED TO ALL VALVES AND DECODERS.
12. IRRIGATION VALVE CALL OUT:

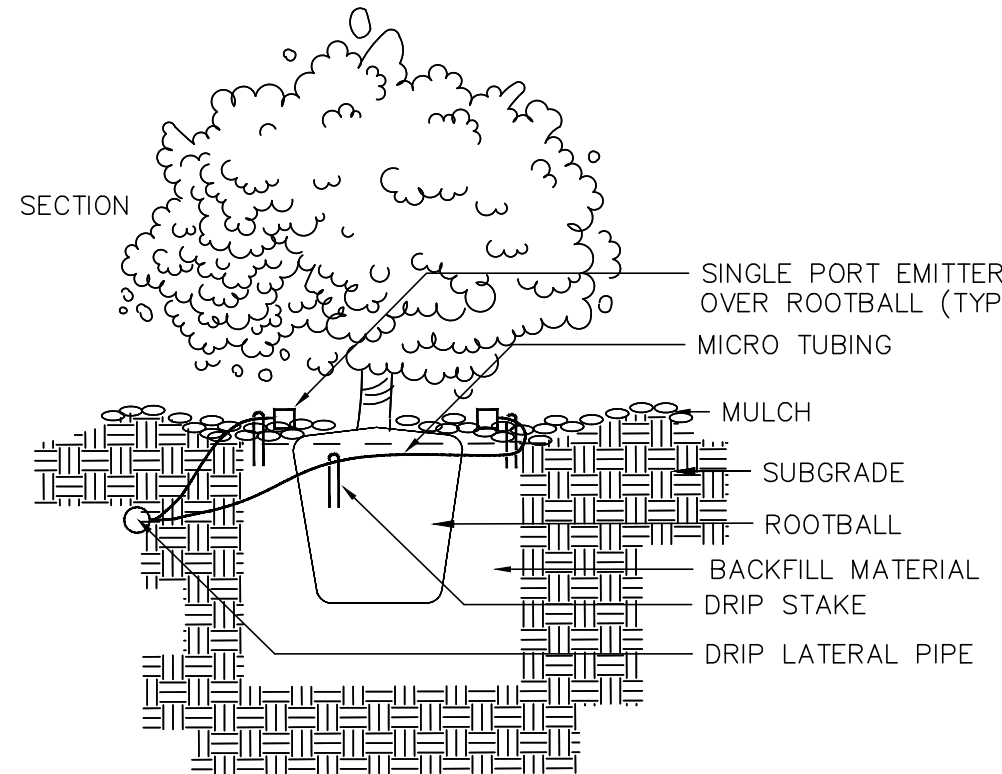


13. DRIP EMITTERS ARE TO BE INSTALLED AS FOLLOWS:  
13.1 PERENNIALS: ONE (1) 0.5 GPH EMITTERS  
13.2 SHRUBS: TWO (2) 0.5 GPH EMITTERS  
13.3 TREES: THREE (3) 1.0 GPH EMITTERS
14. ROCK MULCH SHALL BE PLACED AFTER EMITTERS ARE INSTALLED.
15. ALL DRIP LINE ENDS SHALL INCLUDE END CAPS.
16. A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON MAY 1 THROUGH SEPTEMBER 30 SHALL BE ESTABLISHED FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTATIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES. THE MAINTENANCE SCHEDULE SHOULD INCLUDE CHECK HEADS FOR COVERAGE AND LEAKAGE, REPROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS, VERIFY THE WATER SUPPLY AND PRESSURE STATED IN THE DESIGN, INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY, PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY.
17. AN IRRIGATION AND SOIL PERMIT IS REQUIRED. PLEASE CALL WATER CONSERVATION AT 303-739-7195 TO OBTAIN YOUR PERMIT.
18. CONTRACTOR SHALL FIELD COORDINATE WITH MAINTENANCE STAFF FOR CONNECTION TO EXISTING MAINLINE AND CONTROLLER.

HYDROZONE MAP



SHRUB / PERENNIAL DRIP EMITTER  
N.T.S.



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FOR AND ON BEHALF  
OF WARE MALCOMB

MAJESTIC COMMERCENTER

FILING NO. 8 & 11

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IR-2

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