CITY OF ALAMO HEIGHTS

Request for Proposal (RFP)
for
General Construction for the Alamo Heights Pool Pocket Park

Addendum 1

October 31, 2025

The City of Alamo Heights is issuing this Addendum 1 to the General Construction for the Alamo Heights Pool Pocket Park Request for Proposals (RFP) released on October 22, 2025.

Answers to Questions Received

Q1. Please update Civcast to reflect the correct bid due date. It shows bids are due today 10/22, whereas the project manual states 12/4.

A1. Project page on civcastusa has been updated to reflect the bid due date of December 4, 2025 at 2 p.m. CST.

Q2. It's evident this solicitation is to establish a guaranteed maximum price. My question: is the evaluation criteria (ref. Section 2.6) based on an estimate, based on the drawings dated 10/8/2025, or the fees listed in Section 2.5? If an estimate is to be completed for the submission, can we add "Pre-Construction Services" value to Exhibit III [Pricing Workbook]?

A2. The Project Cost to be evaluated under Section 2.6 will correspond to the bid cost reflected in pricing workbook. The pricing workbook, *Exhibit III - Pricing Workbook v2*, has been updated to add Pre-Construction Services under Soft Costs category and uploaded to the Project page on civcastusa.com, replacing *Exhibit III - Pricing Workbook*.

Q3. Will Alamo Heights conduct a public bid opening?

A3. Yes, a public bid opening will take place on Thursday, December 4, 2025 at 2:00 pm CST in the City Council Chamber, located at 6116 Broadway, San Antonio, TX 78209.

Q4. There is no irrigation plan included in Exhibit I. The irrigation meter is mentioned on sheet C6 and the specs call for new irrigation, but we haven't found anything beyond that. I know we will come up with other questions, but irrigation is the most pressing since the material take-off does require more time.

A4. The irrigation specifications have been added to *Exhibit I – Design Package & 100% CD v2* and uploaded to the to the Project page on civcastusa.com, replacing *Exhibit I – Design Package & 100% CD*. Full details on the changes to the design package can be found in the Revision Narrative on the following page of this document.

Q5. Sheet C6 shows the location of the irrigation meter, and the specifications call for new irrigation. Will the irrigation plans be provided, or will the contractor design the irrigation system?

A5. The irrigation specifications have been added to *Exhibit I – Design Package & 100% CD v2* and uploaded to the to the Project page on civcastusa.com, replacing *Exhibit I – Design Package & 100% CD*. Full details on the changes to the design package can be found in the Revision Narrative on the following page of this document.

FORD POWELL CARSON

Revision Narrative – Addendum 01

Date: 10/31/2025

RE: Alamo Heights Pool Pocket Park – ADDENDUM 01

Prepared By: Mark Henderson, RA

List of Drawing Revisions – Addendum 01

Sheet G001 DRAWING INDEX, SYMBOLS, PROJECT INFORMATION

- Revised sheet index to include the following sheets which were not included in the original bid documents:
  - LI1.0 – IRRIGATION NOTES AND LEGEND
  - LI1.1 – IRRIGATION PLAN
  - LI2.1 – IRRIGATION DETAILS
  - LI2.1 – IRRIGATION DETAILS
- Revised sheet index to include the following sheets which were already included in the original bid documents but not listed in the index:
  - A910 – SPECIFICATIONS
  - A911 - SPECIFICATIONS
  - A912 - SPECIFICATIONS
  - A913 - SPECIFICATIONS
  - MEPD1.2 – MECHANICAL AND PLUMBING SITE PLAN - DEMOLITION

List of Specification Revisions

N/A

End of Change Narrative

Exhibit III - Pricing Workbook v2

City of Alamo Heights - Conceptual Project Budget
Request for Proposal (RFP) for General Construction for the Alamo Heights Pool Pocket Park

Cost Categories	Bid Cost
HARD COSTS	
01 Sitework	$ -
02 Utilties	
03 Fence & Gates	
04 Pavilion	
05 Restrooms in Existing Building	
06 Landscape, Irrigatio, Hardscape & Decking	
07 Play Features & Equipment	
08 Fixed Seating	
09 Lighting	
Subtotal - HARD COSTS	***$ -***
SOFT COSTS	
General Conditions	$ -
General Requirements	
Pre-Construction Services*	
Builders Risk	
General Liability	
Performance Bond	
General Contractor Fee	
Material Escalation	
Design Contingency	
Subtotal - SOFT COSTS	***$ -***
TOTAL PROJECT COST	***$ -***

*Added per Addendum 1 on 10/31/2025

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AD	AREA DRAIN
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ANOD	ANODIZED
ASC	ABOVE SUSPENDED CEILING
ASPH	ASPHALT
AV	AUDIO VISUAL
AUTO	AUTOMATIC
BD	BOARD
BLDG	BUILDING
BUR	BUILT- UP ROOFING
BITUM	BITUMINOUS
BTU	BRITISH THERMAL UNIT
CAB	CABINET
CCTV	CLOSED CIRCUIT TV
CPT	CARPET
CLG	CEILING
CLR	CLEAR
CEM	CEMENT
COL	COLUMN
CONC	CONCRETE
CO	CASED OPENING
COAX	COAXIAL CABLE
CMU	CONCRETE MASONRY UNIT
CONN	CONNECTION
CONT	CONTINUOUS
CORR	CORRUGATED
CU FT	CUBIC FEET
CU YD	CUBIC YARDS
DEMO	DEMOLISH
DIAG	DIAGONAL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DN	DOWN
DIV	DIVISION
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ	EQUAL
EXIST	EXISTING
EJ	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FACE OR FINISHED FLOOR
FFL	FINISHED FLOOR LEVEL
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FO	FACE OF
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ILO	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
LED	LIGHT EMITTING DIODE
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
OC	ON CENTER
OH	OVERHANG OR OPPOSITE HAND
OPP	OPPOSITE
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQ	REQUIRED
RM	ROOM
SIM	SIMILAR
SD	SMOKE DETECTOR
SP	SOLAR PANEL
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER
SPR	SPEAKER
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURE OR STRUCTURAL
TAS	TEXAS ACCESSIBILITY STANDARDS
TDLR	TEXAS DEPARTMENT OF LICENSING AND REGULATION
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TLT	TOILET
TME	TO MATCH EXISTING
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
T/D	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
USGBC	UNITED STATES GREEN BUILDING COUNCIL
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
VP	VISION PANEL
W/	WITH
W/O	WITHOUT
WAP	WIRELESS ACCESS PANEL
WD	WOOD
WDW	WINDOW
WP	WATER PROOFING
WWF	WELDED WIRE FABRIC

DRAWING SYMBOLS

A101 — DOOR NUMBER

A1.24 — WINDOW / CURTAINWALL TYPE

1 — REVISION CLOUD

NAME — ROOM NAME AND NUMBER

SIM / 1 / A101 — BUILDING SECTION HEAD

SIM / 1 / A101 — WALL SECTION HEAD

SIM / 1 / A101 — DETAIL SECTION HEAD

1 / A101 — DETAIL / ENLARGED PLAN CALLOUT

DRAWING BREAK LINE

TRUE NORTH — COMPASS NORTH

PROJECT NORTH — PLAN NORTH

0' - 0" — ELEVATION TARGET

1 — PARTITION TAG - FIRE RATED

1 — PARTITION TAG - NON RATED

Ref / 1/ A101 — EXTERIOR ELEVATION

1/ A101 — INTERIOR ELEVATION

XX — KEYNOTE TAG

GENERAL NOTES

PERFORMANCE OF THE WORK:

1. ALL PARTIES PERFORMING WORK OF THE PROJECT SHALL COMPLY WITH APPLICABLE NATIONAL, FEDERAL, STATE, REGIONAL, LOCAL, AND MUNICIPAL CODES, STANDARDS, AND ORDINANCES
2. PERFORMANCE OF THE WORK SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.
3. INVESTIGATE EXISTING CONDITIONS; CONFIRM PRIOR TO BIDDING & CONSTRUCTION ALL REQUIREMENTS OF THE PROJECT. NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITIONS CONTRARY TO THE CONTRACT DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
4. ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE A CONDITION OF THE FULFILLMENT OF THE CONTRACT.

BIDDING AND CONTRACT DOCUMENTS:

1. THE DRAWINGS SHALL BE ISSUED TOGETHER AND COMPLETELY AS A DOCUMENT SET FOR BIDDING AND CONSTRUCTION.
2. THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY, EACH TO THE OTHER, AND WHAT IS CALLED FOR BY ONE IS AS BINDING AS IF CALLED FOR BY BOTH.
3. NOTES AND REFERENCES RELATIVE TO DIFFERENT CONSTRUCTION MATERIALS, DETAILS, ASSEMBLIES AND SYSTEMS APPEAR ON VARIOUS SHEETS. SUCH NOTES AND REFERENCES ON ANY ONE SHEET ARE APPLICABLE TO RELATED DRAWINGS THROUGHOUT THE SET.
4. SUBMIT WRITTEN REQUEST TO THE ARCHITECT FOR RESOLUTION OF THE PERCEIVED DISCREPANCY.
5. KEYNOTES TAGGED TO THE DRAWINGS WITH NUMBERED OR LETTERED SYMBOLS ARE TYPICAL FOR ALL SIMILAR CONDITIONS.
6. DETAILS SHOWN ARE INDICATIVE OF PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK.
7. DO NOT SCALE DRAWINGS.
8. VERIFY ALL DIMENSIONS, INCLUDING BUT NOT LIMITED TO EXISTING CONDITIONS, LAYOUT OF THE WORK, AND WORK ALREADY INSTALLED BEFORE PROCEEDING WITH NEW WORK.
9. THE ARCHITECT AND CONSULTANTS ARE THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE, INCLUDING DRAWINGS AND SPECIFICATIONS, AND RETAIN COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.
10. THE CONTRACTOR, SUBCONTRACTORS AND MATERIAL OR EQUIPMENT SUPPLIERS ARE AUTHORIZED TO USE AND REPRODUCE THE DRAWINGS AND SPECIFICATIONS PROVIDED TO THEM SOLELY AND EXCLUSIVELY FOR THE WORK AND MAY NOT USE ON OTHER PROJECTS OR ADDITIONS TO THIS PROJECT OUTSIDE THE SCOPE OF WORK WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE OWNER, ARCHITECT AND THE ARCHITECT'S CONSULTANTS.

COORDINATION AND SUBSTITUTION:

1. COORDINATE WORK OF ALL TRADES.
2. THE CONTRACTOR IS RESPONSIBLE FOR ADDITIONAL COSTS TO CORRECT DEFICIENT WORK CAUSED BY CONSTRUCTION MEANS & METHODS, POOR SCHEDULING OF THE WORK OR OTHER FAILURE TO COMPLY WITH THE CONTRACT DOCUMENTS.
3. SUBMIT PROPOSED CHANGES TO ANY CONSTRUCTION MATERIALS, DETAILS, ASSEMBLIES AND SYSTEMS, ETC. IN WRITING TO THE ARCHITECT FOR REVIEW & APPROVAL.
4. ACCEPTED SUBSTITUTIONS REQUIRE THAT THE CONTRACTOR RESPONSIBLE FOR THE CHANGE FULLY COORDINATE WITH ALL TRADES AFFECTED BY THE SUBSTITUTION WITH RESPECT TO, BUT NOT LIMITED TO, DIMENSIONS, CLEARANCES, CONNECTIONS, ETC., REQUIRED FOR A FULLY FUNCTIONAL INSTALLATION. SUBSTITUTING CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING RELATED COSTS OF OTHER TRADES.

CONSTRUCTION PREMISES:

1. MAINTAIN A SECURE JOBSITE. PROVIDE TEMPORARY FENCING AND PROTECTIONS AS REQUIRED BY THE OWNER AND AUTHORITIES HAVING JURISDICTION.
2. PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE. REPAIR OR REPLACE TO THE SATISFACTION OF THE OWNER, ALL ELEMENTS DAMAGED DURING THE PROJECT.
3. KEEP PREMISES IN A BROOM SWEPT FINISH CONDITION DURING ALL PHASES OF CONSTRUCTION. CLEANING UP AND DISPOSING OF DEBRIS AND WASTE MATERIALS ON A REGULAR BASIS AND LEAVE THE PROJECT IN A BROOM SWEPT CONDITION DAILY.
4. MEET WITH THE OWNER AND ARCHITECT PRIOR TO CONSTRUCTION TO DETERMINE THE EXTENT OF TEMPORARY FACILITIES REQUIRED AND OTHER SITE ACCESS REQUIREMENTS OF THE OWNER SUCH AS HOURS OF CONSTRUCTION OPERATIONS.

MISCELLANEOUS:

1. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN.
2. REFER TO DRAWINGS OF ALL DISCIPLINES FOR EQUIPMENT REQUIRING CONCRETE EQUIPMENT PADS. PROVIDE SUCH PADS, COORDINATING THEIR SIZES AND LOCATIONS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
3. COMPLETELY CONNECT ALL EQUIPMENT AND PROVIDE ALL NECESSARY APPENDAGES. COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL.

CODE SUMMARY

PROJECT ADDRESS:
HEIGHTS POOL
250 VIESCA ST,
SAN ANTONIO, TX 78209

ZONING:
OUTSIDE CITY OF SAN ANTONIO LIMITS (ZONED BY CITY OF ALAMO HEIGHTS)

BUILDING CODES:

BUILDING	2021 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
FIRE	2021 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
MECHANICAL	2021 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
ELECTRICAL	2020 NATIONAL ELECTRICAL CODE, NEC WITH LOCAL AMENDMENTS
PLUMBING	2021 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
ENERGY	2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS
ACCESSIBILITY CODE	TEXAS ACCESSIBILITY STANDARDS (TAS)

CONSTRUCTION TYPE:
TYPE V-B

OCCUPANCY TYPE:
A-5

FIRE ALARM
NO FIRE ALARM WILL BE INSTALLED

AUTOMATIC SPRINKLER SYSTEM
NO FIRE SPRINKLER WILL BE INSTALLED

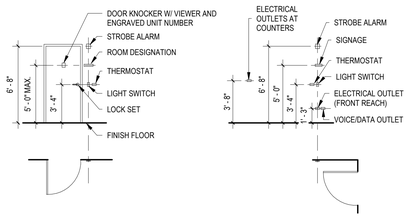
BUILDING AREA:
FIRST FLOOR - 2,200 SF (ROOF OVERHANG OF PAVILION)

TOTAL SITE AREA (APPROX.)- 18,000 SF

ALLOWABLE AREAS:
ALLOWABLE HEIGHT - 40 FEET (10' PROPOSED)
ALLOWABLE STORIES - UNLIMITED
ALLOWABLE AREA - UNLIMITED

LOCATION MAP

MOUNTING HEIGHT DIAGRAMS



NOTE:
DIAGRAMS ARE PROVIDED TO ESTABLISH MOUNTING HEIGHTS. SEE CONSTRUCTION DOCUMENTS FOR ACTUAL EQUIPMENT DESIGN, MODEL NO. AND PLAN LOCATION.
DEVICE LOCATIONS AT DOORS

FPC_INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME
GENERAL	
CS-01	COVER
G001	DRAWING INDEX, SYMBOLS, PROJECT INFORMATION
G002	TAS DIAGRAMS
G003	TAS DIAGRAMS
CIVIL	
C1	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION SITE PLAN
C2	OVERALL SITE PLAN
C3	DIMENSIONAL CONTROL PLAN
C4	FIRE PROTECTION PLAN
C5	GRADING PLAN
C6	UTILITY PLAN
C7	EROSION CONTROL PLAN
C8	CIVIL DETAILS
LANDSCAPE	
LC 1.1	MATERIALS SCHEDULE
LC 1.2	MATERIALS IMAGERY
LS 1.1	SITEWORK PLAN
LS 2.1	SITEWORK DETAILS
LS 2.2	SITEWORK DETAILS
LP 1.1	PLANTING PLAN
LP 2.1	PLANTING DETAILS
LP 2.2	PLANTING NOTES
1 LI1.0	IRRIGATION NOTES AND LEGEND
LI1.1	IRRIGATION PLAN
LI2.1	IRRIGATION DETAILS
LI2.2	IRRIGATION DETAILS
STRUCTURAL	
S1.01	TYPICAL ABBREVIATION, SYMBOLS AND PLAN NOTES
S1.02	SPECIAL INSPECTIONS FOR STRUCTURAL ELEMENTS
S1.03	GENERAL NOTES
S2.01	FOUNDATION PLAN
S2.02	ROOF PLAN
S3.01	TYPICAL DETAILS
S3.02	LOAD BEARING MASONRY TYPICAL DETAILS
S3.10	FOUNDATION DETAILS
S4.01	SIMPLE BEAM CONNECTION DETAILS
S4.10	FRAMING SECTIONS
ARCHITECTURE	
A001	SITE PLAN
A101.1	FLOOR PLAN
A102.1	REFLECTIVE CEILING PLANS
A201	EXTERIOR ELEVATIONS
A320	WALL SECTIONS
A401	ENLARGED PLANS
A430	PLAN & SITE WALL DETAILS
A501	DETAILS
A601	DOOR SCHEDULE
A900	RENDERINGS
1 A910	SPECIFICATIONS
A911	SPECIFICATIONS
A912	SPECIFICATIONS
A913	SPECIFICATIONS
MEP	
E1.0	SYMBOLS, ABBREVIATIONS AND GENERAL NOTES
E1.1	ELECTRICAL PLANS
E1.2	ENLARGED ELECTRICAL PLANS
E2.1	ELECTRICAL SCHEDULES
E3.1	ELECTRICAL DETAILS
E4.1	ELECTRICAL SPECIFICATIONS
ED1.1	ELECTRICAL DEMOLITION PLAN
M1.0	SYMBOLS, ABBREVIATIONS AND GENERAL NOTES
M1.1	MECHANICAL HVAC PLAN
M2.1	MECHANICAL SPECIFICATIONS
MEP1.1	MECHANICAL, ELECTRICAL AND PLUMBING SITE PLAN
MEP1.2	MECHANICAL, ELECTRICAL AND PLUMBING SITE PLAN
MEPD1.1	MECHANICAL, ELECTRICAL AND PLUMBING SITE PLAN - DEMOLITION
1 MEPD1.2	MECHANICAL, ELECTRICAL AND PLUMBING SITE PLAN - DEMOLITION
P1.0	SYMBOLS, ABBREVIATIONS AND GENERAL NOTES
P1.1	PLUMBING FLOOR PLAN - WASTE AND VENT
P2.1	PLUMBING FLOOR PLAN - DOMESTIC WATER
P3.1	PLUMBING SCHEDULES
P4.1	PLUMBING DETAILS AND RISERS
P5.1	PLUMBING SPECIFICATIONS

fpc
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CITY OF ALAMO HEIGHTS
HEIGHTS POOL POCKET PARK
250 VIESCA STREET SAN ANTONIO, TX 78209

REGISTERED ARCHITECT MARK T. HENDERSON #27698 STATE OF TEXAS
10/31/25

Revisions

Mark	Date	Description
1	10/31/25	ADDENDUM 01

Drawn By:	Approved By:
JG, CA	RW, AC
Project Number:	Project Issue Date:
FPC 106900	10/08/2025

DRAWING INDEX, SYMBOLS, PROJECT INFORMATION

CONSTRUCTION DOCUMENTS

SHEET

G001

PRESSURE REQUIREMENT CALCULATIONS @ ZONE No. 9	
DESIGN STATISTICS FOR CALCULATIONS	
Total Zone Flow:	13.0 g.p.m.
Electric Valve Size:	1"
Static Pressure Less 10% (static @ 65 psi):	58.5 p.s.i.
ACCUMULATIVE LOSSES FROM CITY MAIN TO FURTHEST HEAD	
Sprinkler head requirement:	40 p.s.i.
Zone Pipe/Fitting Loss:	1.09 p.s.i.
1" Electric Valve Loss:	3.0 p.s.i.
Elevation Net Loss (+- FT.):	n/a
System Mainline Loss (1.25" Sch-40 Mainline):	2.76 p.s.i.
Backflow Preventer Loss (1"):	3.2 p.s.i.
Water Meter Loss (3/4"):	2.6 p.s.i.
Master Electric Valve Loss (1"):	3.0 p.s.i.
Type K Copper Service Loss:	
Total Net Loss:	15.64 p.s.i.
Design Pressure:	55.64 p.s.i.

Notes: System requires a minimum of 56 psi static pressure for system to operate properly. Irrigation Contractor shall conduct on site pressure test to verify site pressure prior to starting work. Contractor shall notify Owner's Representative of pressure deficiencies or any other on site problems that may alter the effectiveness of the system. Pipe has been size to insure that velocity does not exceed 5 FPS. do not change pipe size in the field without consulting system designer.

4 CRITICAL LOSS CHART

TYPICAL WEEKLY SCHEDULE BASED ON PRECIPITATION RATE

Precipitation Rate (in/hr)		Water Desired (in/wk)	Time/Cycle (min)	No. of Zones	Total Time * Min.	Hrs.
Turf Rotor Zone	.64	.80				
MP Rotator Spray	.44	.80	107.0	3	963	5.4
Turf Drip Zones	.85	.80				
Drip Zones	.55	.80	88.0	2	176	3.0
Tree Bubblers	3.87	.80	12.0	4	48	0.8
Total System Hours of Operation Per Week						9.2

* IT WILL BE NECESSARY TO WATER MULTIPLE ZONES AT ONE TIME TO MEET WATERING WINDOW . A TYPICAL SCHEDULE WOULD ALLOW WATERING TO OCCUR TWO TIMES PER WEEK. TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS. THIS SCHEDULE IS DESIGNED FOR SUMMER WATER USAGE AND ESTABLISHMENT OF NEW PLANTING.

3 VALVE SCHEDULE

1. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE SPECIFICATIONS AND ALL SUBMITTAL REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO NOTIFY THE OWNER'S REPRESENTATIVE FOR SITE INSPECTIONS AS SPECIFIED IN THE SPECIFICATIONS. FAILURE TO NOTIFY THE OWNER'S REPRESENTATIVE DOES NOT RELIEVE THE CONTRACTOR FROM INSPECTION APPROVAL AND WILL REQUIRE THE CONTRACTOR TO UNCOVER WORK AS REQUIRED FOR APPROVAL AT THE COST OF THE CONTRACTOR. IRRIGATION CONTRACTOR IS TO INFORM OWNER'S REPRESENTATIVE OF THE START DATE OF WORK.
2. THE IRRIGATION CONTRACTOR IS REQUIRED BY LAW TO NOTIFY TEXAS ONE CALL (800-245-4545) 72 HOURS PRIOR TO ANY EXCAVATION. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. IRRIGATION CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES WHETHER OR NOT TEXAS ONE CALL IS NOTIFIED.
3. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WITHOUT VERIFYING ACTUAL ON-SITE WATER PRESSURE FROM THE SOURCE. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS AS REQUIRED TO ACCOMPLISH IRRIGATION INSTALLATION.
5. DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS SLEEVES, ETC., WHICH MAY BE REQUIRED. IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS 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 SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS AND WITHIN PROPERTY LINES.
6. DURING INSTALLATION IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO COORDINATE PIPING WITH THE LANDSCAPE SUBCONTRACTOR TO AVOID CONFLICT WITH PROPOSED PLANTING. IT WILL BE THE RESPONSIBILITY OF THE IRRIGATION SUBCONTRACTOR TO MOVE PIPING TO ALLOW PROPER PLACEMENT OF PLANT MATERIAL. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
7. NO MACHINE TRENCHING IS TO BE DONE WITHIN THE DRIPLINE OF EXISTING TREES. TRENCHING IS TO BE DONE BY HAND, AIR-SPADE OR BY TUNNELING UNDER ROOT SYSTEM BY METHOD APPROVED BY LANDSCAPE ARCHITECT. PIPING LAYOUT IS DIAGRAMMATIC AND PIPING SHALL BE ROUTED AROUND EXISTING TREES AS POSSIBLE TO AVOID DAMAGE TO THE ROOT SYSTEMS. DO NOT CUT ANY ROOT OVER 3/4" DIAMETER UNLESS APPROVAL FROM THE LANDSCAPE ARCHITECT IS FIRST OBTAINED. ANY CUTS MADE SHALL BE CLEAN AND WITHOUT FRAYED ENDS.
8. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES WHEREVER PIPING OR CONDUIT PASSES, UNDER ALL PAVING, THROUGH WALLS, ETC. ALL SLEEVE LOCATIONS MAY NOT BE SHOWN ON PLAN, COORDINATE WITH ARCHITECTURAL AND CIVIL DRAWINGS, GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS AS REQUIRED. ALL SLEEVE AND CHASE LOCATIONS ARE NOT NOTED ON PLAN. ALL SLEEVES 4" OR LESS SHALL BE SCH-40 PVC, ALL SLEEVES 6" OR GREATER SHALL BE CLASS-200 PVC. ALL SLEEVES TO BE SIZED TWICE THE DIAMETER OF PIPE OR COMBINATION OF PIPES ENCLOSED WITHIN THE SLEEVE.
9. CONFIRM STATIC WATER PRESSURE AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS LESS THAN STATED IN PRESSURE CALCULATIONS DO NOT PROCEED UNTIL DIRECTED SO BY THE LANDSCAPE ARCHITECT. IF ACTUAL SITE STATIC PRESSURE EXCEEDS DESIGN PRESSURE BY 15 P.S.I. IN ANY ZONE, A PRESSURE REDUCING VALVE SHALL BE INSTALLED. REFER TO DETAILS FOR MODEL.
10. ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVE. PRESSURE AT ANY POINT WITHIN A ZONE SHALL NOT VARY BY MORE THAN 10% FROM THE DESIGN SPRINKLER OPERATING PRESSURE. SEE SPECIFICATIONS FOR TESTING.
11. THE CONTRACTOR SHALL BE A REGISTERED LICENSED IRRIGATOR IN THE STATE OF TEXAS. CONTRACTOR MUST CONFORM TO ALL CODES AS STATED IN SECTION 344 OF THE TEXAS WATER CODE AS OUTLINED BY TCEQ.
12. OBTAIN COVERAGE TEST APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO PLANTING, SODDING OR SEEDING.
13. ALL UNDESIGNATED END LATERAL PIPING SHALL BE ½" IN SPRAY ZONES AND ¾" IN ROTOR ZONES.
14. SPRINKLER HEAD SPACING SHALL NOT EXCEED 50% OF SPRAY DIAMETER BASED ON MANUFACTURERS OPERATING SPECIFICATIONS. SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES, OTHER PAVEMENT OR STRUCTURES.
15. ALL ROTORS SHALL BE LOCATED 12" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE, ALL SPRAY HEADS SHALL BE LOCATED 6" FROM PAVEMENT, CURBS OR EDGE OF STRUCTURE.
16. VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN THE TURF AREAS WILL BE VALVED SEPARATELY FROM SHRUB AND/OR GROUND COVER AREAS. IT IS RECOMMENDED THAT SEASONAL COLOR AREAS BE WATERED SEPARATELY. UNDER NO CIRCUMSTANCES ARE ZONE TYPES TO BE COMBINED I.E. ROTARY HEADS WITH SPRAYS, TURF AREAS WITH PLANTING BEDS.
17. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM STATIC PRESSURE ON SITE PRIOR TO STARTING WORK. REFER TO NOTES #9 AND #10.
18. IT IS THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS AND PAY ALL ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES CONTAINED IN THESE DOCUMENTS.
19. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY. INSTALL PIPES IN ADJACENT SLEEVES WITHIN LANDSCAPE AREAS.
20. 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER WITH A HARDWIRE CONNECTION APPROVED AND INSTALLED BY A LICENSED ELECTRICIAN.
21. SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
22. SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE.
23. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPABILITY OF BEING SET TO WATER EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
24. ALL IRRIGATION WIRES SHALL BE UL LISTED FOR DIRECT UNDERGROUND BURIAL AND SHALL BE SIZED PER THE MANUFACTURER'S RECOMMENDATIONS. 3M-DBY WATERPROOF CONNECTORS TO BE USED ON ALL WIRE CONNECTIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.
25. ALL IRRIGATION HEADS SHALL BE ADJUSTED TO MINIMIZE OVER-SPRAY ONTO ALL IMPERVIOUS SURFACES.
26. ALL PIPE CONNECTIONS SHALL BE PRIMED WITH AN APPROVED COLOR PRIMER BEFORE BEING CHEMICAL WELDED.
27. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE ORDERED FROM SUPPLIERS OR DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEM MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE WILL ALLOW NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN ACCEPTANCE. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
29. ALL TEMPORARY IRRIGATION SHALL BE DESIGNED PRIOR TO INSTALLATION BY A STATE OF TEXAS LICENSED IRRIGATOR. THE DESIGN IS TO BE SUBMITTED FOR APPROVAL PRIOR TO COMMENCING INSTALLATION OF THE TEMPORARY SYSTEM.
30. IRRIGATION CLOSEOUT DOCUMENTS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.

A. CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.
B. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE.

2 CONSTRUCTION NOTES

W — DEDICATED IRRIGATION WATER METER - 3/4", BY CIVIL ENGINEER

DCVA — DOUBLE CHECK BACKFLOW DEVICE - 1" WATTS, MODEL 007 PER LOCAL CODES

MV — MASTER VALVE - 1" HUNTER NORMALLY CLOSED VALVE, MODEL ICV-101G

C — CONTROLLER - HUNTER PRO-C, FINAL LOCATION IS TO BE DETERMINED AFTER CONSULTING WITH OWNERS REPRESENTATIVE

WS — WEATHER SENSOR - HUNTER SOLAR-SYNC RAIN/FREEZE SENSOR, FINAL LOCATION IS TO BE DETERMINED AFTER CONSULTING WITH OWNERS REPRESENTATIVE

SHUT OFF VALVE - SCH 80 BALL VALVE, SIZE PER LINE

REMOTE CONTROL VALVE - HUNTER ICV, SIZE AS INDICATED

DRIP CONTROL ZONE KIT - NETAFIM, REFERENCE DETAILS

QUICK COUPLING VALVE - SUPERIOR QB33NP07 WITH QB33K07 KEY

MP1 — HUNTER MP1000-90 8'-15'; PRESSURE: 40 PSI; FLOW: 0.21 - 0.42 GPM

MP2 — HUNTER MP2000-90 13'-21'; PRESSURE: 40 PSI; FLOW: 0.43 - 0.77 GPM

MP3 — HUNTER MP3000-90 22'-30'; PRESSURE: 40 PSI; FLOW: 0.86 - 1.82 GPM

MP3 — HUNTER MP3000-360 22'-30'; PRESSURE: 40 PSI; FLOW: 3.64 GPM

MR — HUNTER MPRCS-515 RIGHT CORNER STRIP 5'x15'; PRESSURE: 40 PSI; FLOW: 0.22 GPM

ML — HUNTER MPLCS-515 LEFT CORNER STRIP 5'x15"; PRESSURE: 40 PSI; FLOW: 0.22 GPM

NOTE: ALL MP ROTATOR SPRAY HEADS ARE TO BE HUNTER PROS-06-PRS40-CV SPRAY BODY; PROVIDE CHECK VALVE AT LOW HEADS

BBL — TREE BUBBLER ASSEMBLY - SINGLE BUBBLER ON 6" POP-UP

2-BBL — TREE BUBBLER ASSEMBLY - TWO BUBBLERS ON 6" POP-UPS

/ #'-## — ZONE IDENTIFICATION; ZONE SIZE IN GALLONS PER MINUTE; ZONE VALVE SIZE

/ #'-## / HATCH PATTERN — ZONE IDENTIFICATION; ZONE SIZE IN GALLONS PER MINUTE; HATCH PATTERN INDICATES BED/TURF AREAS TO BE INCLUDED THIS ZONE; ZONE VALVE SIZE, REFERENCE DETAILS

DRIPLINE; NETAFIM TLHCVXR7-18 FOR SURFACE PLANTING BEDS, ROWS SPACED AT 18 INCHES; NETAFIM TLHCVXR7-12 FOR SURFACE PLANTING BEDS WITH SLOPES GREATER THAN 3:1; NETAFIM TLHCVXR5-12 FOR SUBSURFACE TURF, ROWS SPACED AT 12 INCHES

DRIP SUPPLY LINE, SCH 40 PVC, SIZE PER PLAN.

MAIN LINE - PVC PIPE, SCH-40, SIZE AS INDICATED ON PLANS

1-1/2" — LATERAL LINE - PVC PIPE, CLASS 200 SDR 21, SIZE AS INDICATED ON PLANS . DO NOT DEVIATE ON SIZING WITHOUT CONSULTING WITH PROJECT DESIGNER.

1-1/2" — CLASS 200 PVC DRIP LATERAL LINE TO SCH-40 PVC SUPPLY HEADER WITH INSERT FITTINGS, REF. DETAILS 2-3/LI2.2

SLEEVE - PVC PIPE, SCH-40, USE TWO (2) SIZES LARGER THAN SPRINKLER PIPE WITHIN, VALVE WIRING MAY BE RUN IN THE SAME SLEEVES

GENERAL NOTE: REFER TO SHEET LI 2.1 to LI 2.2 FOR DETAILS

FIELD LOCATE BY STAKING, THE CONTROLLER, WATER METER, BACKFLOW DEVICE, MASTER VALVE AND FLOW SENSOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

1 LEGEND

STATEMENT OF IRRIGATION DESIGN STANDARDS CONFORMITY:
This plan is complete and conforms to the design and installation parameters of the irrigation design and equipment standards set out 35-510(j) and 35-511(c)(6) of the City of San Antonio Unified Development Code.

Wade O. Radlet TX LI # 22397

SPECIAL NOTES:
1. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES AND WILL SECURE ALL REQUIRED PERMITS.
2. ALL WIRES, CONTROL VALVES, AND PRESSURIZED WATER SUPPLY LINES SHALL NOT BE LOCATED WITHIN THE EXISTING ROW OR OUTSIDE PROPERTY BOUNDARIES.

"Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ).
MC-178, PO Box 13087, Austin, Texas 78711-3087
TCEQ's website is: www.tceq.state.tx.us"

811.

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CITY OF ALAMO HEIGHTS
HEIGHTS POOL POCKET PARK
250 VIESCA STREET SAN ANTONIO, TX 78209

STATE OF TEXAS — WADE O. RADLET — 22397 — 10.08.25

Revisions

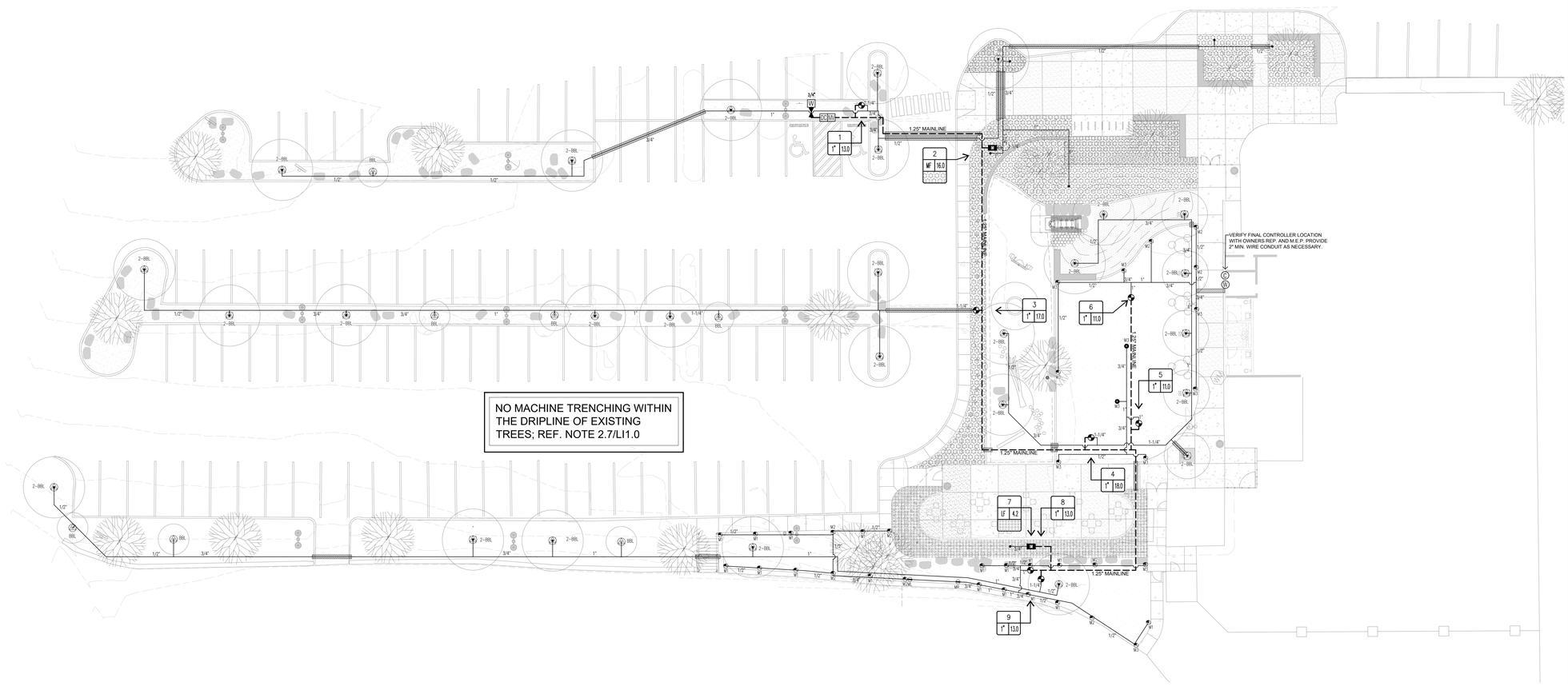
Mark	Date	Description
1	10/31/25	ADDENDUM 01

Drawn By:	Approved By:
MR	WR
Project Number:	Project Issue Date:
FPC 106900	10/08/2025

IRRIGATION NOTES AND LEGEND

CONSTRUCTION DOCUMENTS

SHEET
LI1.0



0 5' 10' 20' 40'
SCALE: 1"=20' NORTH

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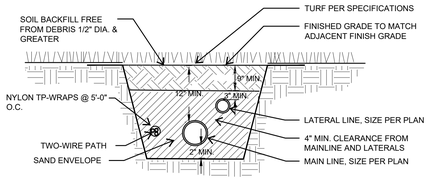
Project Number:	Project Issue Date:
FPC 106900	10/08/2025

IRRIGATION PLAN

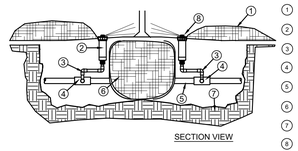
CONSTRUCTION DOCUMENTS

SHEET
LI1.1

NOTE:
1. MAINLINE DEPTH MAY VARY BETWEEN 12" AND 24" WITH 12" MIN. AT TOP OF PIPE
2. LATERAL DEPTH MAY VARY BETWEEN 12" AND 18" WITH 12" MIN.
3. SAND ENVELOPE SHALL BE INSTALLED IF ROCK IS PRESENT

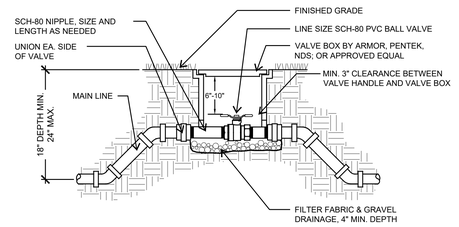


12 TRENCH PROFILE

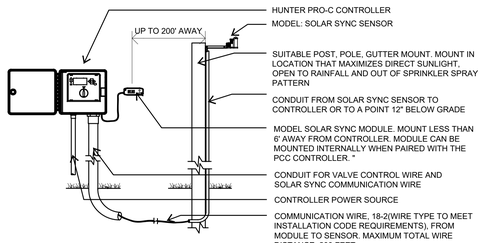


1. FINISH GRADE/TOP OF MULCH
2. HUNTER PROS-06-CV
3. SWING JOINT ASSEMBLY; HUNTER SJ-712
4. PVC SCH-40 TEE OR ELL
5. PVC LATERAL PIPE
6. PLANT ROOT BALL
7. UNDISTURBED SOIL
8. PLACE POP-UP BUBBLER DIRECTLY AT THE EDGE OF THE ROOTBALL. ENSURE THAT THE STREAM BUBBLER SPRAYS DIRECTLY ONTO THE ROOTBALL TO WET THOROUGHLY.

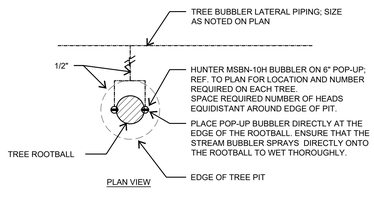
8 TREE BUBBLER ASSEMBLY- SECTION



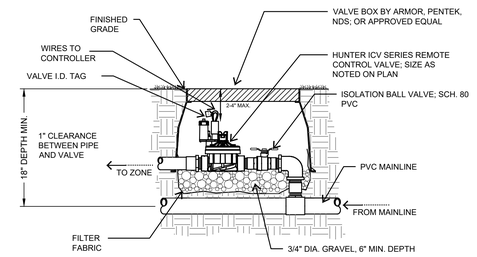
4 MANUAL ISOLATION VALVE



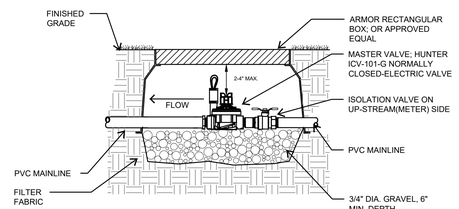
11 WEATHER SENSOR



7 TREE BUBBLER ASSEMBLY- PLAN



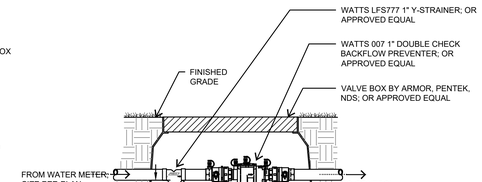
3 ZONE VALVE



6-1/2" MIN. (16cm) HINGE PIN CLEARANCE FOR DOOR REMOVAL
HUNTER PRO-C CONTROLLER; WALL MOUNT INSIDE BUILDING, CONSULT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
13" MIN. (33 cm) DOOR CLEARANCE
¾" CONDUIT FOR 120 VAC
1-¼" CONDUIT FOR VALVE WIRES

NOTES:
1. All electrical work to comply with applicable codes.
2. Provide remote control unit per spec.

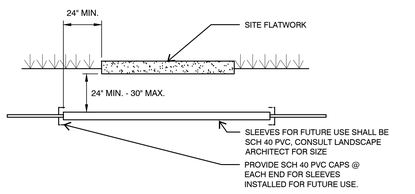
10 IRRIGATION CONTROLLER



6 MP ROTATOR

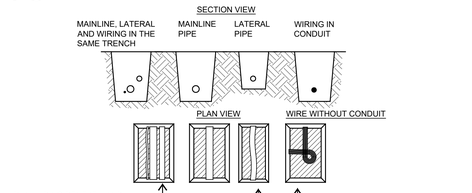
5 QUICK COUPLER VALVE

1 BACKFLOW DEVICE



IRRIGATION SLEEVE NOTES:
1. PIPING AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVING. REFER TO IRRIGATION SLEEVE PLAN FOR SIZE AND LOCATION.
2. SLEEVE ELEVATION SHALL BE TWENTY-FOUR (24") INCHES BELOW TOP OF PAVEMENT.
3. SLEEVES SHALL EXTEND ONE (1') FOOT BEYOND THE EDGE OF PAVEMENT AND BE STAKED FOR LOCATION.
4. ALL SLEEVES 4" OR LESS, SHALL BE SCH-40 PVC, ALL SLEEVES GREATER THAN 4" SHALL BE CLASS-200 SDR-21. SLEEVES SHALL BE CAPPED ON BOTH ENDS AND SIZED A MIN. OF TWO (2) TIMES THE DIAMETER OF THE PIPE INSIDE THE SLEEVE.
5. SLEEVE LOCATIONS SHALL BE MARKED ONTO THE TOP OF CURB WITH A SAW-CUT OF TWO PARALLEL LINES THAT ARE TWO (2") INCHES LONG AND ONE (1") INCH APART ON BOTH SIDES OF THE STREET OR CROSSING.
6. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF SLEEVES SHALL ALSO BE RESPONSIBLE TO LOCATE ANY SLEEVE WHICH CANNOT BE FOUND DURING THE INSTALLATION OF THE IRRIGATION SYSTEM.

13 IRRIGATION SLEEVE



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH-40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE TRENCH PROFILE DETAIL

9 IRRIGATION TRENCH

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92997
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Revisions

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1	10/31/25	ADDENDUM 01

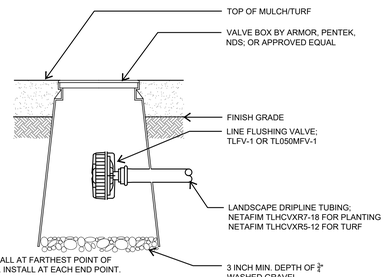
Drawn By:	Approved By:
MR	WR
Project Number:	Project Issue Date:
FPC 106900	10/08/2025

IRRIGATION DETAILS

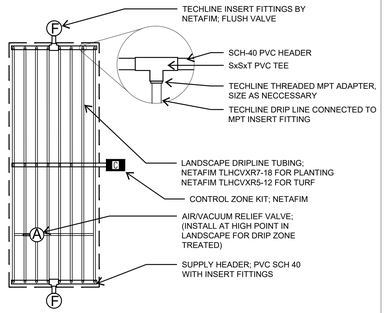
CONSTRUCTION DOCUMENTS

SHEET
LI2.1
1

6 DRIPLINE FITTINGS



NOTE: INSTALL AT FARTHEST POINT OF DRIP ZONE. INSTALL AT EACH END POINT.



3 DRIPLINE INSTALLATION (CENTER FEED)

1.) DRIP LINE SHALL BE BURIED 3" TO 5" BELOW FINISHED SOIL GRADE IN PLANTING BEDS AFTER PLANTING AND BEFORE MULCH AND 4" TO 6" BELOW FINISHED GRADE IN TURF AREAS.
2.) STAGGER EMITTER SPACING IN PARALLEL ROWS TO CREATE TRIANGULAR WETTING PATTERN.
3.) ALL DRIP LINE SHALL BE SECURED USING SOIL STAPLES AS SUPPLIED BY THE MANUFACTURER SPACED A MAX. OF 3' ON CENTER.
4.) DRIP LATERALS SHOWN ON THE PLANS ARE USED TO INDICATE ZONING SIZES AND RELATIONSHIPS. INSTALLATION OF DRIP ZONES SHALL FOLLOW ONE OF THE TWO METHODS DESCRIBED IN DTLS. 2-3/LI 2.2. AND NETAFIM'S RECOMMENDED INSTALLATION SPECIFICATIONS.
5.) NETAFIM HCVXR SERIES DRIP LINE SHALL BE USED AS FOLLOWS;
TURF AREAS; TLHCVXR5-12, ROWS SPACED AT 12 INCHES
BED AREAS; TLHCVXR7-18, ROWS SPACED AT 18 INCHES
BED AREAS WITH SLOPE 3:1 OR MORE; TLHCVXR7-12
6.) WHEN CONFLICTS OCCUR BETWEEN THESE DRAWINGS AND THE MANUFACTURER'S SPECIFICATIONS DEFER TO THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
7.) EACH DRIP ZONE SHALL HAVE A DRIP SYSTEM OPERATION INDICATOR, AS MANUFACTURED BY NETAFIM. INSTALL PER NETAFIM RECOMMENDATIONS.

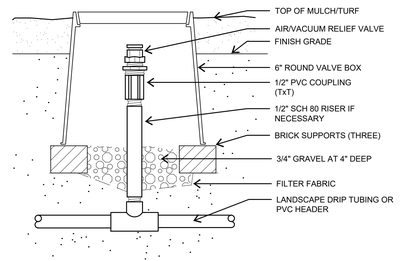
PROPER SIZING OF SUPPLY AND EXHAUST HEADERS
(17MM HCVXR SERIES DRIPLINE)

TOTAL ZONE FLOW	PIPE SIZE
UP TO 5 GPM	1/2" SCH 40 PVC or 1/2" CLASS 315 PVC
5.1 TO 8 GPM	3/4" CLASS 200 PVC
8.1 TO 13 GPM	1" CLASS 200 PVC
13.1 TO 22 GPM	1-1/4" CLASS 200 PVC
22.1 TO 31 GPM	1-1/2" CLASS 200 PVC

NOTE: A 45 PSI PRESSURE REGULATOR IS RECOMMENDED TO OBTAIN MAXIMUM RUN LENGTHS AND MAXIMIZE ZONE SIZE WHEN INSTALLING HCVXR SERIES DRIPLINE.

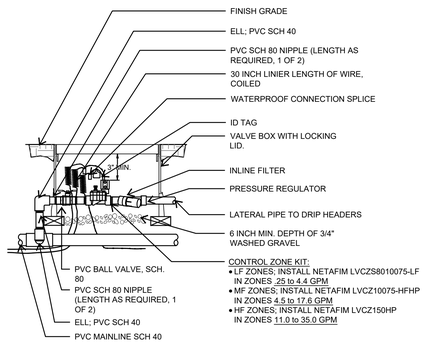
8 DRIP DESIGN NOTES

5 DRIPLINE FLUSH VALVE



NOTE: INSTALL AT HIGH POINT OF DRIP ZONE. IF MORE THAN TWO HIGH POINTS IN A ZONE, INSTALL AT EACH HIGH POINT.

4 AIR RELIEF VALVE



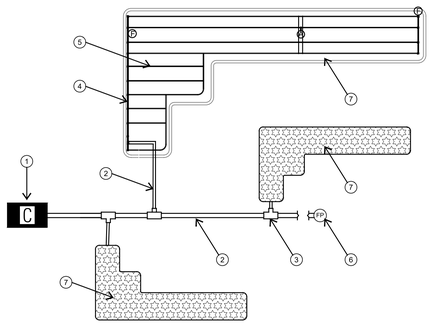
2 DRIPLINE INSTALLATION (END FEED)

1 CONTROL ZONE KIT

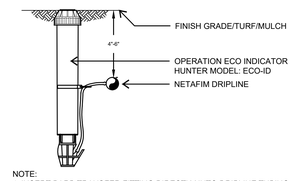
1. CONTROL ZONE KIT; NETAFIM
2. PVC SUPPLY LINE; SIZE PER CHART BELOW

TOTAL LENGTH OF DRIPLINE	MINIMUM PIPE SIZE
UP TO 300 FT	1/2" SCH 40 PVC or 1/2" CLASS 315 PVC
300 TO 580 FT	3/4" CLASS 200 PVC
550 TO 860 FT	1" CLASS 200 PVC
850 TO 1700 FT	1-1/4" CLASS 200 PVC
1700 TO 2400 FT	1-1/2" CLASS 200 PVC

3. PVC SCH-40 TEE OR EL (TYPICAL)
4. SUPPLY HEADER; PVC SCH 40 WITH INSERT FITTINGS
5. LANDSCAPE DRIPLINE TUBING; NETAFIM TLHCVXR7-18 FOR PLANTING NETAFIM TLHCVXR5-12 FOR TURF
6. DRIPLINE FLUSH POINT (SEE NETAFIM DETAIL: FLUSH VALVE)
7. DRIP AREA; DEFINED BY HATCH ASSOCIATED TO ZONE TAG ON PLANS



9 DRIP HATCH LAYOUT



NOTE:
1. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE ARC TO ½ PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

7 OPERATION INDICATOR

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LANDSCAPE ARCHITECTURE + URBAN DESIGN
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STATE OF TEXAS
WADE O. RADLET
123971
LICENSED LANDSCAPE ARCHITECT
10.08.25

Revisions

Mark	Date	Description
1	10/31/25	ADDENDUM 01

Drawn By:	Approved By:
MR	WR
Project Number:	Project Issue Date:
FPC 106900	10/08/2025

IRRIGATION DETAILS

CONSTRUCTION DOCUMENTS

SHEET
LI2.2