

GENERAL IRRIGATION NOTES:

2/2007

ALL PLUMBING AND ELECTRICAL WORK SHALL BE COMPLETED AS PER ALL LOCAL CODES.

INSTALLATION OF MATERIALS SHALL BE PER MANUFACTURERS RECOMMENDATIONS OR AS SPECIFIED. SPRINKLER HEADS ARE EXACT. NO EXTRA PAYMENT WILL BE MADE WHERE PIPING MUST BE OFFSET TO AVOID EXISTING CONDITIONS, OTHER WORK OR WHERE CHANGES ARE NECESSARY TO FACILITATE INSTALLATION.

THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED FOR WINTERIZATION BY THE CONTRACTOR.

ALL MATERIALS SHALL BE NEW, WITHOUT FLAWS AND CONSIDERED THE BEST AVAILABLE IN STOCK. THE COMPLETE SYSTEM SHALL HAVE A ONE-YEAR WARRANTY AFTER FINAL PROJECT ACCEPTANCE ON ALL PARTS AND LABOR.

PRIOR TO FINAL PROJECT ACCEPTANCE, THE CONTRACTOR SHALL INSTRUCT THE OWNER, OR HIS REPRESENTATIVE, IN THE PROPER OPERATION, MAINTENANCE, AND WINTERIZATION OF THE ENTIRE IRRIGATION SYSTEM.

THE CONTRACTOR SHALL PROVIDE AND KEEP CURRENT A COMPLETE SET OF RECORD DRAWINGS WHICH SHALL BE CORRECTED DAILY TO SHOW CHANGES IN THE ORIGINAL DRAWINGS. ALL MAINLINE PIPING AND VALVE LOCATIONS SHALL BE SHOWN WITH ACTUAL MEASUREMENTS TO REFERENCE POINTS.

WHEN THE SYSTEM IS COMPLETE, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL LAWN & LANDSCAPE PLANTING AREAS.

ALL IRRIGATION MAINLINE PIPING & LATERAL PIPING SHALL BE SCHEDULE 40 PVC PIPE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SETTLING IN THE IRRIGATION TRENCHES OR ASSOCIATED IRRIGATION WORK AS A WARRANTY ITEM.

ALL IRRIGATION VALVES SHALL BE LOCATED IN PROFESSIONAL GRADE VALVE BOXES. SIZE OF VALVE BOXES SHALL VARY WITH NUMBER OF VALVES LOCATED IN BOX. ALL VALVE BOX LID ELEVATIONS SHALL BE SET FLUSH WITH FINISHED GRADE. PROVIDE BOX SIZE THAT WILL ALLOW 6" CLEARANCE AROUND ALL SIDES OF VALVES. PROVIDE BOLTS PER MANUFACTURER'S RECOMMENDATIONS AND SECURE EACH VALVE BOX.

ON ALL THREADED JOINTS WITHIN THE IRRIGATION SYSTEM, THE CONTRACTOR SHALL USE 2-3 FULL TURNS OF TEFLON TAPE AT EACH CONNECTION.

WIRE CONNECTORS SHALL BE USED ON ALL FIELD WIRE SPLICES AND CONNECTIONS.

ALL CONTROL WIRE SHALL BEAR A U/L APPROVED LABEL FOR DIRECT UNDERGROUND BURIAL IN NATIONAL ELECTRIC CODE CLASS IT CIRCUITS. AWG SIZES. ALL CONTROL WIRE RUNS LESS THAN 1000' SHALL HAVE NO SPLICES. IF A SPLICE OCCURS ON A FIELD CONTROL WIRE, THE CONTRACTOR SHALL INSTALL THE SPLICE IN A 6" ROUND VALVE BOX USING APPROVED WATERTIGHT CONNECTORS. IF APPROVED BY THE LANDSCAPE ARCHITECT OR DESIGN PROFESSIONAL. OTHERWISE THE ENTIRE FIELD CONTROL WIRE SHALL BE REMOVED & REPLACED.

TAPE AND BUNDLE ALL CONTROL WIRE TO BOTTOM OF MAINLINE PIPE AT 10' O.C.

THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN A LOCATION AS SHOWN ON THE PLANS. THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL, OR THE OWNER'S REPRESENTATIVE WILL APPROVE FINAL CONTROLLER LOCATION.

SCALE: NTS

NO.	REVISION	DATE	Standard Irrigation Detail	File Name:
			GENERAL IRRIGATION NOTES	[H:\landscape details\IRRIGATION NOTES.dwg]
				Landscape Detail Number:
				L-XX
				Date: 2/2007 Page: 2a

IRRIGATION VALVE BOXES ARE TO BE INSTALLED IN LANDSCAPE PLANTING AREAS OR OTHER PROTECTED SPACES. VALVE BOXES SHALL NOT BE INSTALLED IN LAWN AREAS.

THE CONTRACTOR SHALL INSTALL SCHEDULE 40 GALVANIZED PIPING 5' ON EITHER SIDE OF THE BACK FLOW PREVENTER, AS DEPICTED IN THE STANDARD CITY'S DETAIL.

FILTER FABRIC FOR ABOVE ALL ROCK SUMPS SHALL BE PROFESSIONAL GRADE WEED BARRIER OR AN APPROVED EQUAL.

IRRIGATION MAINLINE TO BE BURIED 24" BELOW FINISHED GRADE AND ALL SPRAY SYSTEM LATERAL LINE PIPING TO BE BURIED 18" BELOW FINISH GRADE. ALL 3/4" DRIP IRRIGATION TUBING TO BE BURIED 4" - 6" BELOW FINISH GRADE.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. THE ACQUISITION OF ALL NECESSARY PERMITS ASSOCIATED WITH CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY.

ALL GALVANIZED PIPE IN CONTACT WITH SOIL SHALL BE COVERED WITH PVC TAPE TO PREVENT PIPE CORROSION (PER UNIFORM PLUMBING CODE).

THE CONTRACTOR SHALL INSTALL A CURB STOP AND WASTE VALVE AT THE BACKFLOW PREVENTER (SIZE TO MATCH MAINLINE) (AS PER CITY'S PUBLIC WORKS DEPARTMENT DETAIL.).

PIPE DOPE SHALL NOT BE USED ANYWHERE ON THE IRRIGATION SYSTEM.

NO 3/4" PIPE SHALL BE USED ANYWHERE ON THE SPRAY IRRIGATION SYSTEM. (EXCEPT FOR 3/4" SWING JOINT ASSEMBLIES FOR ROTOR OR POP-UP SPRAY HEADS).

THE CONTRACTOR SHALL EXPOSE ENDS OF ALL IRRIGATION SLEEVES. ANY BROKEN OR SHATTERED ENDS OF THE IRRIGATION SLEEVES SHALL BE CUT TO A CLEAN END BEFORE INSTALLATION OF EITHER MAINLINE PIPE, LATERAL LINES OR DRIP IRRIGATION TUBING. ALL SLEEVE ENDS SHALL BE INSPECTED BY THE LA/DESIGN PROFESSIONAL BEFORE BURYING.

FINAL CONNECTION OF THE VALVE WIRES TO THE CONTROLLER SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

THE CONTRACTOR SHALL AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES WHICH MAY EFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.

THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS AND SEWER FACILITIES SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.

THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL MAINLINES SHALL BE PRESSURE TESTED AT 1.5 TIMES THE STATIC PRESSURE FOR A MINIMUM 2 HOUR PERIOD PRIOR TO BACKFILLING OF TRENCHES. TEST WILL BE CONSIDERED SUCCESSFUL IF NO PRESSURE LOSS OCCURS DURING THE TWO HOURS. IF ANY LEAKS ARE PRESENT THEY SHALL BE CORRECTED AND LINES SHALL BE RE-TESTED PRIOR TO BACKFILLING TRENCHES.

SCALE: NTS

NO.	REVISION	DATE	Standard Irrigation Detail	File Name:	
			GENERAL IRRIGATION NOTES	[H:\Landscape details\IRRIGATION NOTES.dwg]	
				Landscape Detail Number:	
				L-XX	
				Date: 2/2007	Page: 2b

PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

THE CONTRACTOR SHALL FLUSH ALL LATERALS AND EMITTER LINES PRIOR TO INSTALLING EMITTERS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER SIDEWALKS AND PAVING.

SHOULD DISCREPANCIES ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS WHICH REQUIRE FIELD MODIFICATIONS OR PLAN REVISIONS, THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL, OR OWNER'S REPRESENTATIVE SHALL BE CONTACTED PRIOR TO CONSTRUCTION FOR RESOLUTION OR PLAN REVISION.

DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, DESIGN PROFESSIONAL, OR THE OWNERS REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO A 110 VOLT POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE IRRIGATION CONTROLLER WIRING TO THE POWER SOURCE. CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH OWNER'S REPRESENTATIVE.

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				L-XX	
				Date: 2/2007	Page: 2c