

The system has been designed to conform with all applicable codes. Should any conflict exist, the requirements of the codes shall prevail. It is the responsibility of the owner/installation contractor to insure the entire system is installed according to all applicable laws, rules, regulations and conventions. Irrigation contractor is responsible for obtaining all required permits according to federal, state and local laws.

THE WORK

All irrigated areas shall provide 100% head-to-head coverage from a fully automatic irrigation system with a rain sensor. The rain sensor shall be installed to prevent activation of rain sensor by adjacent heads. All watering procedures shall conform to local codes, as well as this project's regional Water Management District restrictions and regulations. Zones are prioritized first by public safety and then by hydraulic concerns. This sequencing will be a mandatory punch list item. These plans have been designed to satisfy/exceed the Florida Building Code (FBC) Appendix F and the Florida Irrigation Society Standards and Specifications for Turf and Landscape Irrigation Systems, fourth edition.

It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures and utilities. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstruction, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions, or differences, should be brought to the attention of the owner authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

POINT OF CONNECTION (P.O.C.):

1. Contractor shall hire a Florida licensed well driller for installation of new well. well driller shall test well and provide irrigation contractor with a capacity-drawdown curve of new well.
2. Irrigation Contractor shall test the water quality to ensure it is suitable for landscape plantings. Use the services of a reputable, licensed laboratory only. If the water is determined suitable continue irrigation installation. If the water quality is unsuitable, do not proceed without written direction from the owner/owner's representative.
3. If well water is high in minerals and causes staining a chemical tank shall be installed to treat irrigation water.

THE PIPE

PVC pipe joint compound and primer: The PVC cement shall be Weld-On 2711 (grey, slow-drying, heavy duty) and the primer shall be Weld-On P70 (purple tinted, compatible with cement), or approved equals.

All electrical to comply with the National Electrical Code and any, and all, other applicable electrical codes, laws and regulations. A licensed electrician shall perform all electrical hook-ups (except for low voltage irrigation wire).

Wire sized, numbered and colored as follows
#16 white for common

Spare wires

Controller grounding - Contractor shall ground controller as per manufacturer's recommendations. Contractor to verify that the earth to ground resistance does not exceed 10 ohms. Contractor shall provide a written certification, on a licensed electrical contractors letter head, showing the date of the test, controller location, and test results.

Shrub heads shall be installed on 3/4" Sch 40 PVC risers. The risers shall be set at a minimum of 18" off sidewalks, roadway curbing, building foundations, and/or any other hardscaped areas. Shrub heads shall be installed to a standard height of 4' below maintained height of plants and shall be installed a minimum of 6" within planted masses to be less visible and offer protection. Paint all shrub risers with flat black or forest green paint, unless irrigation system will be installed from a reuse water system with purple PVC risers.

VALVES

EQUIPMENT

All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications, and according to local and state laws.

INSTALLATION

BACK FILL

FLUSHING

TESTING

Once the mainline and lateral lines have passed their respective tests, and the system is completely operational, a coverage test and demonstration of the system is required. The irrigation contractor must demonstrate to the owner or his/her representative that proper coverage is obtained and that the system works automatically from the controller. This demonstration requires that each zone is turned on, in the proper sequence as shown on the plans, from the controller. Each zone will be inspected for proper coverage and function. The determination of proper coverage and function is at the sole discretion of the owner or owner's representative.

Run each zone until water begins to puddle or run off. This will allow you to determine the number of irrigation start times necessary to meet the weekly evapotranspiration requirements of the planting material in each zone. In sandy soils no puddling will occur, instead; calculate the required run times.

The irrigation contractor shall guarantee all labor/work for the installation of irrigation system for a minimum of one calendar year from the time of final acceptance.

Pre-construction:

the manufacturer's cut sheets/specifications for all components to be used in the irrigation system.

After Project Completion:

As a condition of final acceptance, the irrigation contractor shall provide the owner with:

1. Irrigation as-built: A high quality, accurate, and legible set of as-built drawings, accurately locate all mainlines, sleeves, valves, independent wire runs, splice boxes, controllers, pump, wells, and electrical source. The completed as-built shall be in an AutoCAD Format (.DWG) file and delivered to the owner's representative on a compact disk (cd) or via email.
2. Grounding Certification: Provide ground certification results for each controller and pump panel grounding and installed. This must be on a licensed electrician letter head indicating location and equipment tested, date, time, test method, and testing results.
3. Copies of well drillers reports showing capacity draw-down curve for each well.
4. Copies of water quality report from lab (Include Test Results for Hardness, Iron, Manganese, and Salinity as a minimum).
5. Irrigation Controller Charts: Either with a reduced size plan showing individual zones and corresponding number, or a chart with zone numbers and description of area covered, minimized for storage in the controller.
6. Well logs for all major components, including pumps, controllers, sensors, electric valves, other specialty equipment.
7. All instruction manuals, keys or tools (included with equipment purchase) for installed equipment.

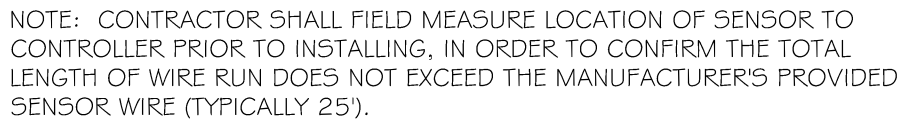
Inspections and Coordination Meetings required:

1. Pre-construction meeting - designer and contractor to review entire install process and schedule with owner/general contractor.
2. Mainline installation inspection(s) - all mainline must be inspected for proper pipe, fittings depth of coverage, backfill, and installation method.
3. Mainline pressure test - all mainline shall be pressure tested according to this designs
4. Flow meter calibration - all flow meters must be calibrated, provide certified calibration report for all flow meters (if installed).
5. Coverage and Operational test
6. Final Inspection
7. Punch List inspection

Final Acceptance:

Final Acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. final payment will not be released until these conditions are satisfied:

1. All above inspections are completed, documented, and approved by owner.
2. Completion and acceptance of 'as-built' drawings.
3. Acceptance of Ground Certification.
4. Acceptance of Well drillers report and water quality tests.
5. Acceptance of required controller charts and placement inside of controllers.
6. Acceptance of Warranty Cards
7. All other submittals have been made to the satisfaction of the owner.



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IRRIGATION NOTES

MICHAEL CONNER, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT,
LICENSE NO. 1181.
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL CONNER, R.L.A.
ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
DATE: 05/09/2025

SCALE	SHEET
AS SHOWN	IR-1
PROJECT No 23-7806	