

PLANT SCHEDULE MARGATE RETAIL

04-11 16:36

SPECIES LIST			2017-04-11 16:30
<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	
BS	BURSERA SIMARUBA	GUMBO LIMBO	
CS3	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	
IA	ILEX CASSINE	DAHOON HOLLY	
LJ	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	
EQV	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	
QV	QUERCUS VIRGINIANA	LIVE OAK	
ESM	SWIETENIA MAHOGANY	MAHOGANY	
TA	TAXODIUM ASCENDENS	POND CYPRESS	
<u>FLOWERING TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	
CP	CAESALPINIA PULCHERRIMA	DWARF POINCIANA	
LI	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE 'STANDARD'	
<u>PALM TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	
RE	ROYSTONEA ELATA	ROYAL PALM	
<u>SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	
CFB	CORDYLINE FRUTICOSA 'BLACK MAGIC'	BLACK MAGIC TI	
CAQ	CRINUM AUGUSTUM 'QUEEN EMMA'	'QUEEN EMMA' CRINUM	
DIS	DIOON SPINULOSUM	CYCAD	
<u>SHRUB AREAS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	
CIR	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	
CVM	CODIAEUM VARIEGATUM 'MAMMEY'	MAMMEY CROTON	
FMG	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	
JVW	JASMINUM VOLUBILE	WAX JASMINE	
MCG	MUHLENBERGIA CAPILLARIS	PINK MUHLY	
SAT	SCHEFFLERA ARBORICOLA 'TRINETTE'	SCHEFFLERA	
<u>GROUND COVERS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	
AGR	ARACHIS GLABRATA	PERENNIAL PEANUT	
DTB	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	
<u>SOD/SEED</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	
SOD	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	

MARGATE RETAIL

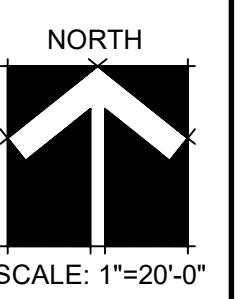
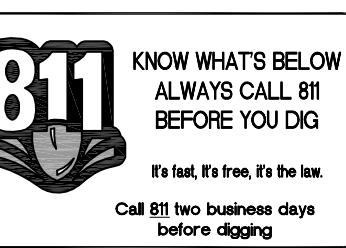
DRC SUBMITTAL SET

3101 NORTH STATE ROAD 7
MARGATE, FLORIDA

Landscape Calculations				
Code Requirement	Calculation	Required	Provided	
Sec. 23.6 - Landscaping Abutting ROW				
	1 tree per 40 lf			
State Road 7	76 lf / 40 lf = 1.9	2		3
NW 31st Street	250 lf / 18 lf = 13.8	14		14
Sec. 23.7 - Landscaping adjacent to other perimeters				
	1 tree per 75 lf			
West Perimeter	263 lf / 75 lf = 3.5	4		6
North Perimeter	165 lf / 75 lf = 2.2	3		3
Sec. 23.8 Parking Area & Pedestrian zone interior landscaping				
	20 sf per parking space			
Site parking spaces	65 spaces x 20 sf	1,300 sf	2,200 sf +	
	1 tree per 200 sf	7		12

NOTES:

1. A SEPARATE PERMIT IS REQUIRED FOR THE TREE REMOVAL. SUB-CONTRACTOR SHALL APPLY AND SUBMIT FOR THIS PERMIT PRIOR TO ANY WORK BEING PERFORMED ON SITE.
2. A SEPARATE PERMIT IS REQUIRED FOR THE LANDSCAPING. SUB-CONTRACTOR SHALL APPLY AND SUBMIT FOR THIS PERMIT PRIOR TO ANY WORK BEING PERFORMED ON SITE.
3. ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
5. SEE SHEET LP-2 FOR LANDSCAPE DETAILS AND NOTES.
6. SEE SHEET LP-2 FOR PLANTING SCHEDULE AND PLANT SPECIFICATIONS.



ALL. 1-20-0

Sheet Description
LANDSCAPE PLAN
Release Date 4-25-16
Project Number 1624
Drawing Number LP-1

PLANT SCHEDULE MARGATE RETAIL

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
BS	5	BURSERA SIMARUBA	GUMBO LIMBO	FG/B&B	3" CAL	12' HT, 6' SPR, 5' CT	YES	HIGH	
CS3	9	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	FG/B&B	2" CAL	10' HT. X 5' SPR., SINGLE TRUNK	YES	HIGH	
IA	6	ILEX CASSINE	DAHOON HOLLY	FG/B&B	2" CAL	12' HT X 6' SPR	YES	HIGH	
LJ	4	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	FG/B&B	MULTI STEM	12' HT. X 5' SPR.	NO	MEDIUM	
EQV	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING			YES	HIGH	
QV	10	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	3" CAL	14' HT X 6' SPR	YES	HIGH	
ESM	1	SWIETENIA MAHOGANY	MAHOGANY	EXISTING			YES	HIGH	
TA	3	TAXODIUM ASCENDENS	POOND CYPRESS	FG/B&B		14' HT X 6' SPR	YES	MEDIUM	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CP	4	CAESALPINIA PULCHERRIMA	DWARF POINCIANA	FG/B&B	2" CAL	10' HT. X 5' SPR.	NO	MEDIUM	
LI	5	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CREPE MYRTLE 'STANDARD'	FG/B&B	2" CAL	10' HT. X 5' SPR., STD.	NO	MEDIUM	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
RE	6	ROYSTONEA ELATA	ROYAL PALM	FG/B&B		8' GW, MATCHED	YES	MEDIUM	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	
CFB	22	CORDYLINE FRUTICOSA 'BLACK MAGIC'	BLACK MAGIC TI	7 GAL.		4'5" OA, FULL TO BASE	NO	MEDIUM	
CAQ	15	CRINUM AUGUSTUM 'QUEEN EMMA'	'QUEEN EMMA' CRINUM	7 GAL.		4' OA.	NO	MEDIUM	
DIS	2	DIODON SPINULOSUM	CYCAD	15 GAL		4'6" OA, FULL	NO	HIGH	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
CIR	404	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	3 GAL.,		30" HT X 24" SPR	YES	HIGH	24" o.c.
CVM	38	CODIAEUM VARIEGATUM 'MAMMEY'	MAMMEY CROTON	3 GAL.,		24" HT X 24" SPR	NO	MEDIUM	24" o.c.
FMG	1,502	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.,		16" HT X 16" SPR	NO	MEDIUM	18" o.c.
JVW	115	JASMINUM VOLUBILE	WAX JASMINE	3 GAL.,		18" HT X 18" SPR	NO	MEDIUM	24" o.c.
MCG	176	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL.,		24" HT X 24" SPR	YES	HIGH	24" o.c.
SAT	449	SCHEFFLERA ARBORICOLA 'TRINETTE'	SCHEFFLERA	3 GAL.,		24" HT X 24" SPR	NO	MEDIUM	24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
AGR	156	ARACHIS GLABRATA	PERENNIAL PEANUT	1 GAL.,		4" HT. X 12" SPR.	NO	MEDIUM	16" o.c.
DTB	12	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL.,		16" HT. X 16" SPR.	NO	MEDIUM	18" o.c.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING
SOD	4,904 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD					

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and seed as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding ground.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

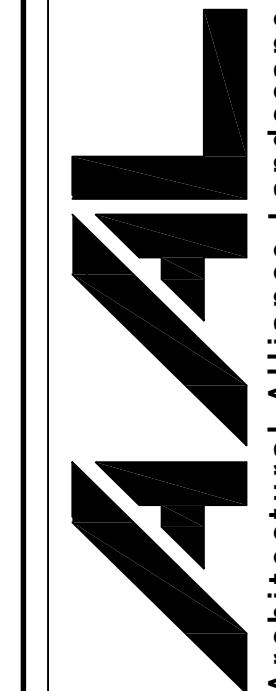
SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

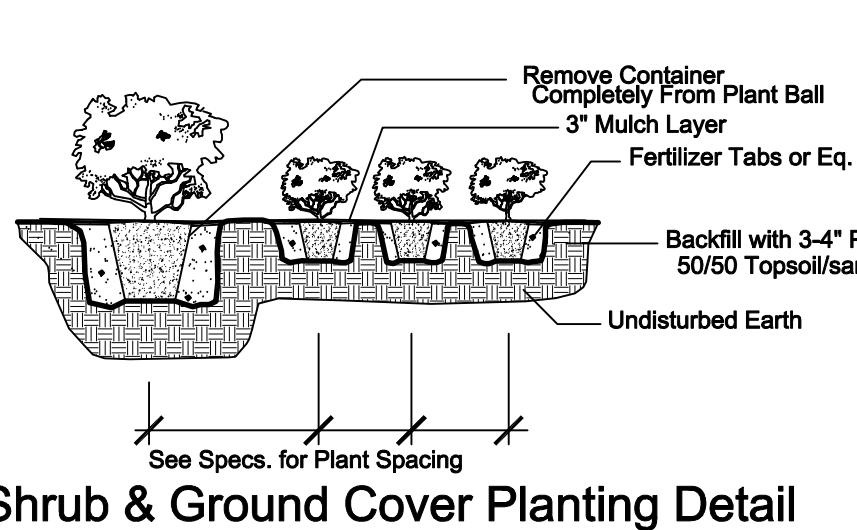
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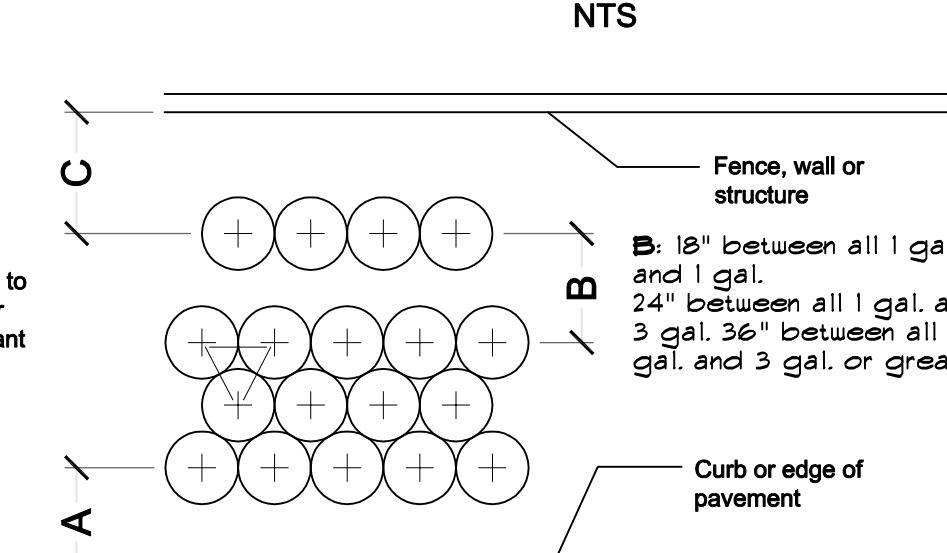


HUGH J. JOHNSON, AIA, LEED AP, FAIA
LANDSCAPE ARCHITECT
Landscape Architect
1-17-17
DRC Comments 1-17-17
DRC Comments 3-27-17
DRC Comments 4-11-17
Revision Dates

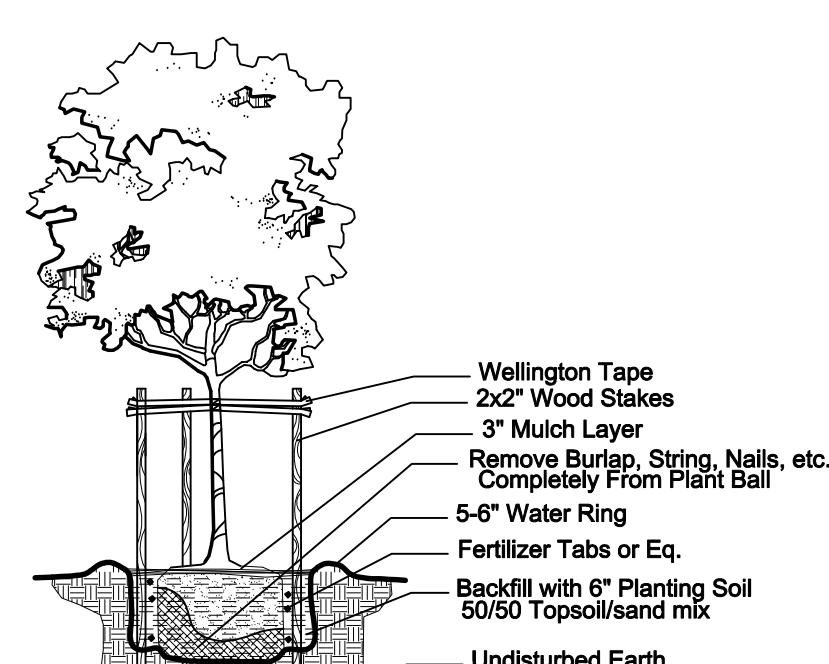
DRC SUBMITTAL SET
MARGATE RETAIL
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA



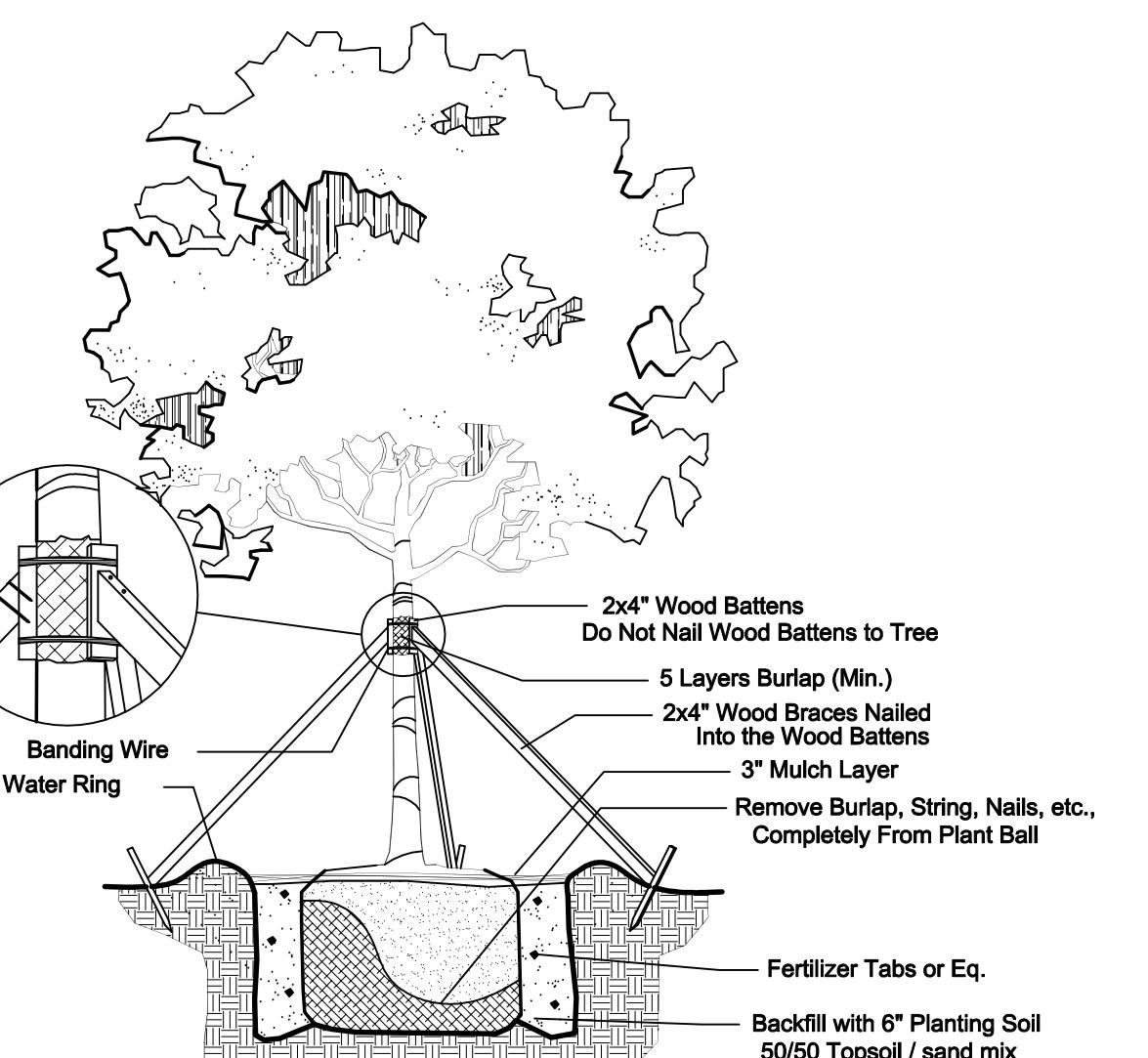
Shrub & Ground Cover Planting Detail



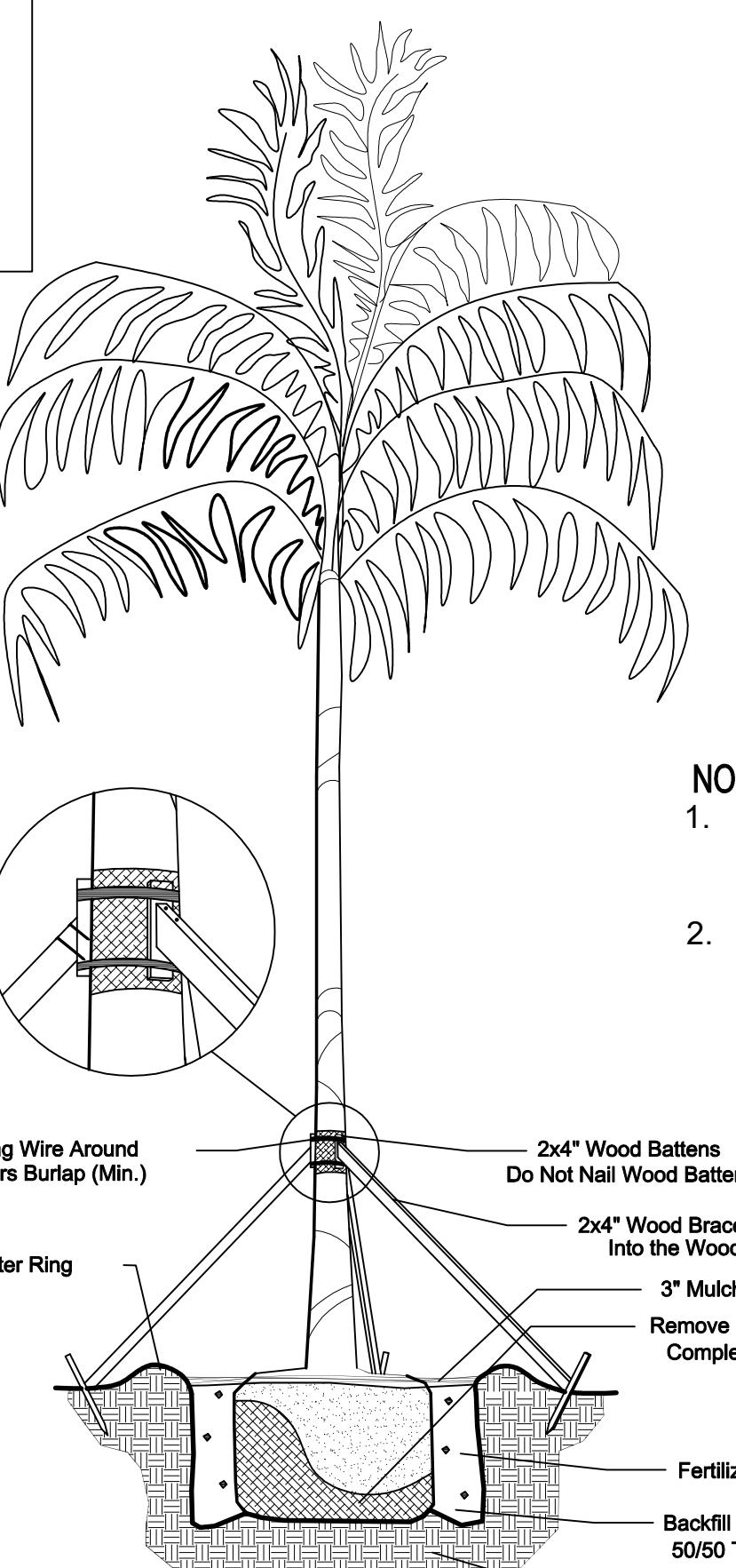
Typical Plant Spacing



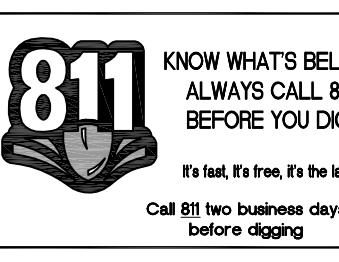
Small Tree Planting Detail



Large Tree Planting Detail

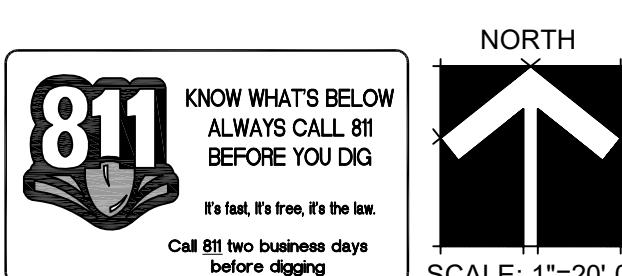
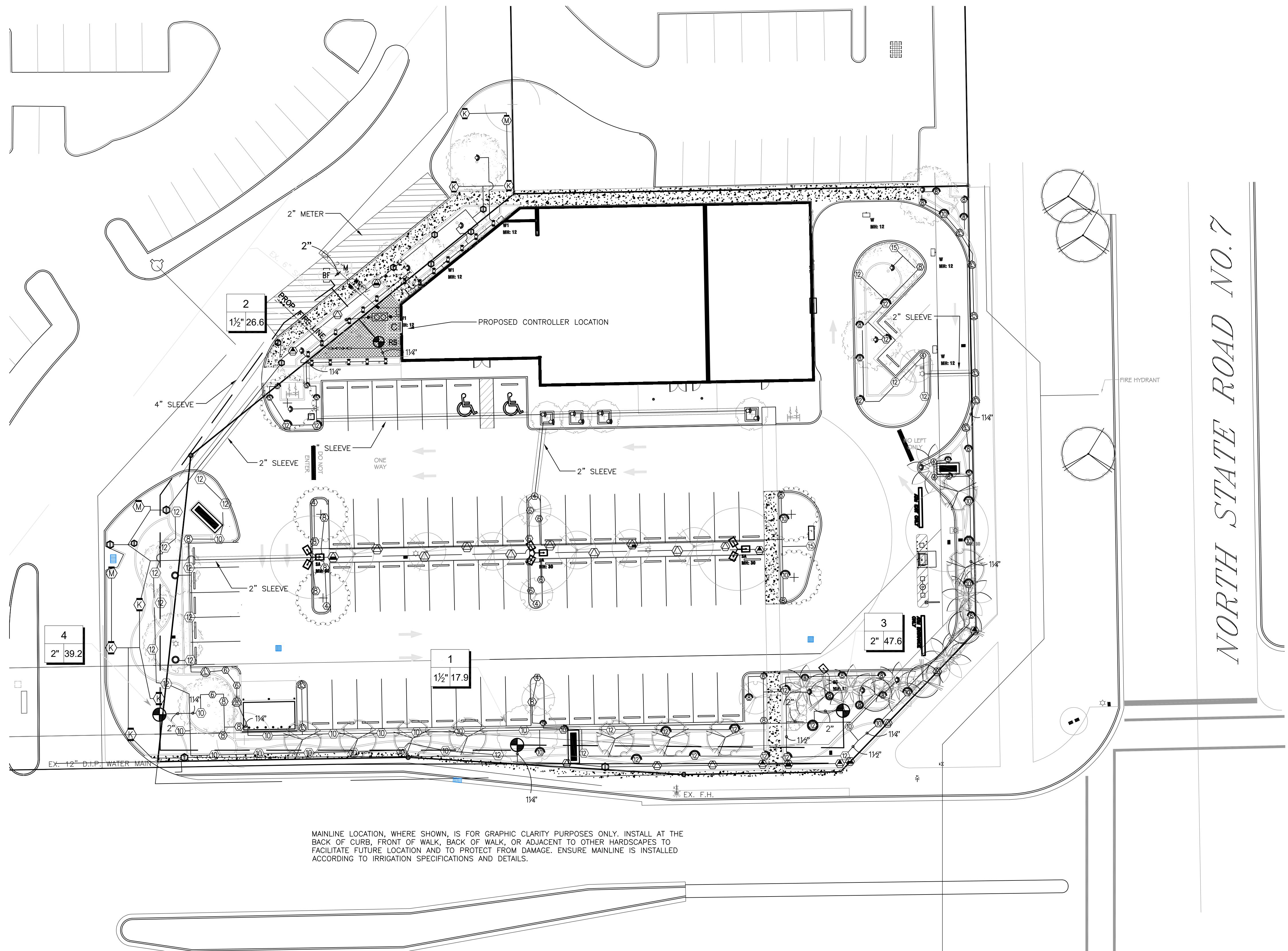


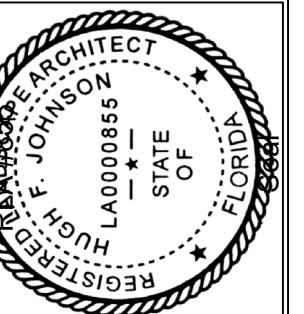
Palm Planting Detail

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIGIt's free. It's the law.
Call 811 two business days
before you dig

LP-2

Drawing Number
Sheet 2 of 2





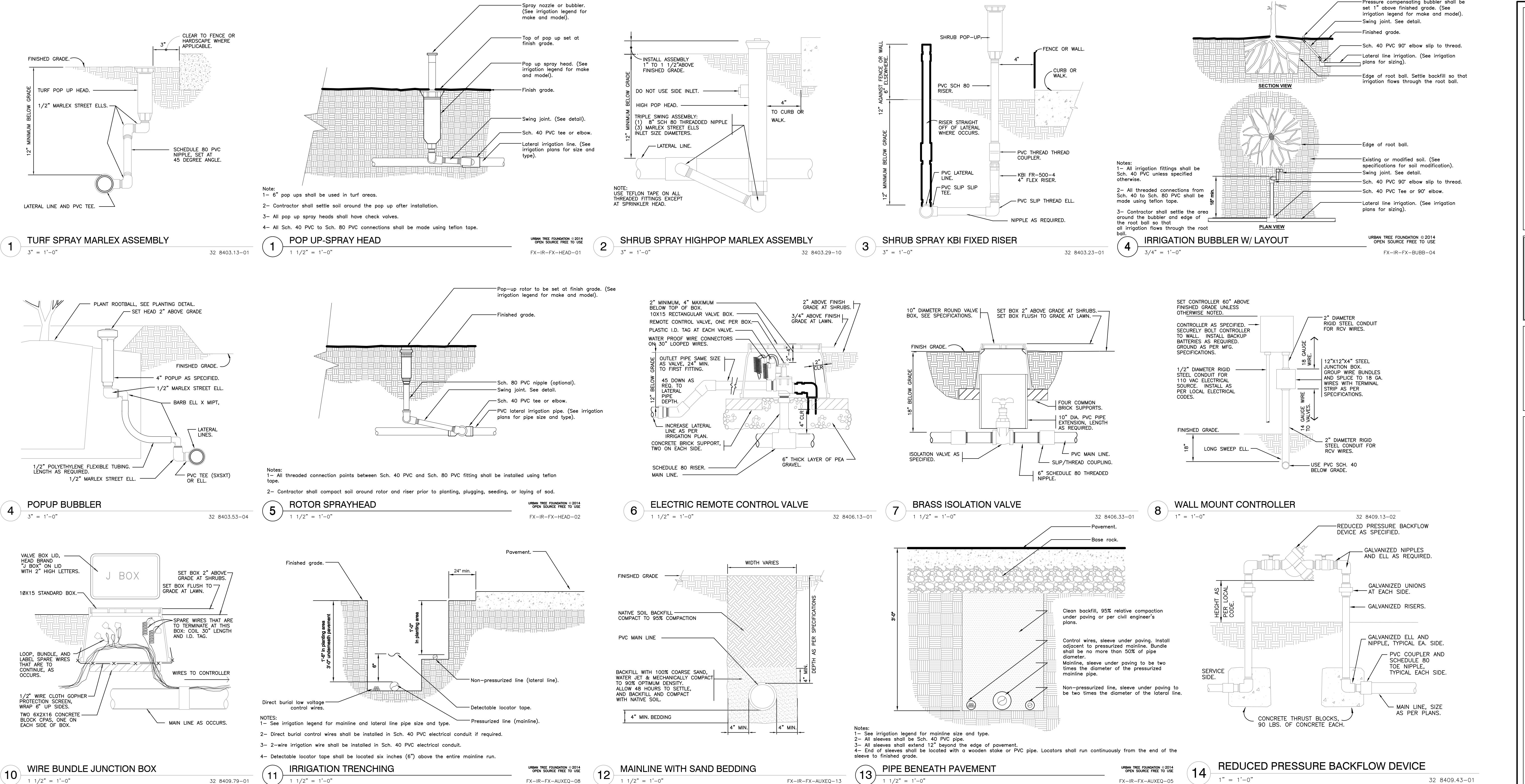
DRC Comments 1-17-17
DRC Comments 3-27-17
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DRC Comments 4-11-17

Revision Dates

MARGATE RETAIL

3101 NORTH STATE ROAD 7
MARGATE, FLORIDA

Sheet Description
IRRIGATION DETAILS
Release Date
4-25-16
Project Number
1624
Drawing Number
IR-2
Sheet 2 of 3



WIRING

Irrigation control wire shall be thermoplastic solid copper, single conductor, low voltage irrigation controller wire, suitable for direct burial and continuous operation at rated voltages.

Tape and bundle control wire every 10' and run alongside the mainline. At all turns in direction, make a 2' coil of wire. At all valve boxes coil wire around a $\frac{3}{4}$ " piece of PVC pipe to make a coil using 30 linear inches of wire. Make electrical connections with 3MDBY/R connectors.

Number all wires, using an electrical book of numbers, according to the plans. Number wires in all valve boxes, junction boxes and at the controller.

Wire sized, numbered and colored as follows:

- #14 white for common
- #14 spare black common
- #14 individual color coded hot wire
- #14 spare yellow hot wire

Spare wires

Leaving each controller, run four spare wires in both directions (eight spare wires total). Install as 1 common spare (2 total) and 3 hot wires (6 total). Loop these wires into each RCV along their path and terminate in the last valve box controlled by the wires respective controller. The loop into each valve box shall extend up into the valve box a minimum of 8" and be readily accessible by opening the valve box lid. These wires must all be color coded and numbered as required in the plans.

Controller and pump station Control Panel grounding - Contractor to utilize 4"x8"x $\frac{5}{8}$ " copper grounding plates, $\frac{5}{8}$ "x10" copper clad grounding rods, 'One Strike' CAD wells at all connection points, #6 insulated copper wire, and earth contact material. Install these and other required components as outlined in the detail. 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/pump location, and test results. Each controller/pump shall be so grounded as tested. Each component must have its own separate ground grid, unless they are sitting side by side, in which case up to two controllers can share a common grounding grid.

LAYOUT

Lay out irrigation system mainlines and lateral lines. Make the necessary adjustments as required to take into account all site obstructions and limitations prior to excavating trenches.

Stake all sprinkler head locations. Adjust location and make the necessary modifications to nozzle types, etc. required to ensure 100% head to head coverage. Refer to the Edge of Pavement Detail on the Irrigation Detail sheet.

Spray heads shall be installed 4" from sidewalks or curbed roadways and 12" from uncurbed roadways and building foundations. Rotors shall be installed 4" from sidewalks or curbed roadways, 12" from building foundations, and 36" from uncurbed roadways.

Shrub heads shall be installed on $\frac{3}{4}$ " 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 2" above 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 utilize reuse water; in this case the risers shall be purple PVC and shall not be painted.

Locate valves prior to excavation. Ensure that their location provides for easy access and that there is no interference with physical structures, plants, trees, poles, etc. Valve boxes must be placed a minimum of 12" and a maximum of 15" from the edge of pavement, curbs, etc. and the top of the box must be 2" above finish grade. No valve boxes shall be installed in turf areas without approval by the irrigation designer - only in shrub beds. Never install in sport field areas.

VALVES

Sequence all valves so that the farthest valve from the POC operates first and the closest to the POC operates last. The closest valve to the POC should be the last valve in the programmed sequence.

Adjust the flow control on each RCV to ensure shut off in 10 seconds after deactivation by the irrigation controller.

Using an electric branding iron, brand the valve ID letter/number on the lid of each valve box. This brand must be 2"-3" tall and easily legible.

EQUIPMENT

All pop-up heads and shrub risers shall be pressure compensating. All pop-up heads shall be mounted on flex-type swing joints. All rotors shall be

installed with PVC triple joints unless otherwise detailed.

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

TRENCHING

Excavate straight and vertical trenches with smooth, flat or sloping bottoms. Trench width and depth should be sufficient to allow for the proper vertical and horizontal separation between piping as shown in the pipe installation detail on the detail sheet.

Protect existing landscaped areas. Remove and replant any damaged plant material upon job completion. The replacement material shall be of the same genus and species, and of the same size as the material it is replacing. The final determination as to what needs to be replaced and the acceptability of the replacement material shall be solely up to the owner or owner's representative.

INSTALLATION

Solvent Weld Pipe: Cut all pipe square and deburr. Clean pipe an fittings of foreign material; then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement; first apply a thin layer to the pipe, then a thin layer inside the fitting, and finally another very thin on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a $\frac{1}{4}$ turn and hold for 10 seconds, make sure that the pipe doesn't recede from the fitting, if the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.

Pipes must curve a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.

BACK FILL

The back fill 6" below, 6" above, and around all piping shall be clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. All piping and excavations shall be backfilled and compacted to a density of 95% modified Proctor, or greater.

Main line pipe depth measure to the top of pipe shall be:

- 24" minimum for $\frac{3}{4}$ " - 2 $\frac{1}{2}$ " PVC with a 30" minimum at vehicular crossings;
- 30" minimum for 3" & 4" PVC with a 36" minimum at vehicular crossings.

Lateral line depths measure to top of pipe shall be:

- 18" minimum for $\frac{3}{4}$ " - 3" PVC with a 30" minimum at vehicular crossings;
- 24" minimum for 4" PVC and above with a 30" minimum at vehicular crossings.

Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the depth of 2" on each side of every joint (bell fittings, 90's, tees, 45's, etc.). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.

FLUSHING

Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.

Use screens in heads and adjust heads for proper coverage avoiding excess water on walks, walls and paving.

TESTING

Schedule testing with Owner's Representative a minimum of three (3) days in advance of testing.

Mainline: Remove all remote control valves and cap using a threaded cap on SCH 80 nipple. Hose bibs and gate valves shall not be tested against during a pressure test unless authorized by written permission from the owner. fill mainline with water and pressurize the system to 125 PSI. Monitor the system pressure at two gauge locations; the gauge locations must be at opposite ends of the mainline. With the same respective pressures, monitor the gauges for two hours. There can be no loss in pressure at either gauge for solvent-welded pipe.

If these parameters are exceeded, locate the problem; repair it; wait 24 hours and retry the test. This procedure must be followed until the mainline

passes the test.

Lateral lines: The lateral lines must be fully filled to operational pressure and visually checked for leaks. Any leaks detected must be repaired.

Operational 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 the system works automatically from the controller. This demonstration requires each zone to be 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.

Upon completion of the operational test, 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 fine sandy soils, it is possible no puddling will occur. If this is experienced, then theoretical calculations for run times will be required for controller programming.

SUBMITTALS

Pre-Construction: Deliver five (5) copies of submittals to Owner's Representative within ten (10) working days from date of Notice to Proceed. Furnish information in 3-ring binder with table of contents and index sheet. Index sections for different components and label with specification section number and name of component. Furnish submittals for components on material list. Indicated which items are being supplied on catalog cut sheets when multiple items are shown on one sheet. Incomplete submittals will be returned without review, in lieu of hardcopies, an electronic package in PDF format can be submitted.

After project completion:

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

1. Irrigation As-builts - shall be provided accurately locating all mainlines, sleeves, remote control valves, gate valves, independent wire runs, wire splice boxes, controllers, high voltage supply sources/conduit path, control mechanisms, sensors, wells and water source connections. All mainline and independent runs of wire shall be located every 30' for straight runs and at every change of direction. Sleeves will be located at end points and every 20' of length. All underground items shall include depth in inch format.

2. Controller charts - Upon completion of "as-built" prepare controller charts, one per controller. Indicate on each chart the area controlled by a remote control valve (using a different color for each zone). This chart shall be reduced to a size that will fit inside the controller door. The reduction shall be hermetically sealed inside two 2ml pieces of clear plastic.

3. Grounding Certification - Provide ground certification results for each controller and pump panel grounding grid installed. This must be on a licensed electrician letter head indication location tested (using IR plan symbols), date, time, test method and testing results.

INSPECTIONS AND COORDINATION MEETINGS REQUIRED - Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owners representative to their satisfaction, as follows:

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 design's requirements.
4. Flow meter calibration - All flow meters must be calibrated. Provide certified calibration report for all flow meters.
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, approved by owner.
2. Completion and acceptance of 'as-built' drawings.
3. Acceptance of required controller charts and placement inside controllers.
4. All other submittals have been made to the satisfaction of the owner.

GUARANTEE: The irrigation system shall be guaranteed for a minimum of one calendar year from the time of final acceptance.

MINIMUM RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES

1. Every irrigation zone should be checked monthly and written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:

- A. Turn on each zone from the controller to verify automatic operation.
- B. Check schedules to ensure they are appropriate for the season, plant and soil type, and irrigation method. Consult an I.A. certified auditor for methods used in determining proper irrigation scheduling requirements.
- C. Check remote control valve to ensure proper setting, if present.
- D. Check setting on pressure regulator it verify proper setting, if present.
- E. Check flow control and adjust as needed; ensure valve closure within 10-15 seconds after deactivation by controller.
- F. Check for leaks - mainline, lateral lines, valves, heads, etc.
- G. Check all heads as follows:

1. Proper set height (top of sprinkler is 1" below mow height)
2. Verify head pop-up height - 6" in turf, 12" in groundcover, and riser in shrub beds
3. Check wiper seal for leaks - if leaking, clean head and re-inject.
4. If still leaking, replace head with the appropriate head with pressure regulator and built-in check valve.
5. All nozzles checked for proper pattern, clogging, leaks, correct make & model, etc. - replace as needed
6. Check for proper alignment - perfectly vertical; coverage area is correctp minimize over spray onto hardscapes
7. Riser height raised/lowered to accommodate plant growth patterns and ensure proper coverage.
8. Verify pop-ups retract after operation. If not, repair/replace as needed.

H. Check controller/C.C.U. grounds for resistance (10 ohms or less) once per year. Submit written reports.

I. check rain shut-off device monthly and clean/repair/replace as needed.

J. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.

K. Inspect backflow devices by utilizing a properly licensed backflow inspector. This should be done annually, at minimum.

L. Inspect all filters monthly and clean/repair/replace as needed.

M. Check pump stations for proper operation, pressures, filtration, settings, etc. - refer to pump station operations manual.

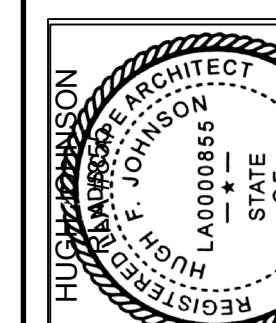
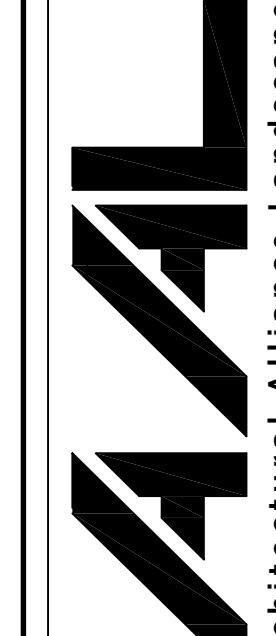
N. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.

O. Winterize, if applicable, as weather in your area dictates. follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.

P. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.

SOIL MOISTURE SENSOR (When applicable)

1. Place all soil moisture sensor wiring in 1" SCH 40 PVC conduit
2. Soil moisture sensor should be placed in the middle of a spray or drip area as per manufacturer's recommendations.
3. Controller shall be set to the Florida Automated Weather Network's urban scheduler settings using the SMS as a moisture cut off device (like a rain switch) per manufacturer directions.



DRC Comments 1-17-17
DRC Comments 3-27-17
DRC Comments 4-11-17
DRC Comments 4-25-16
Revision Dates

DRC SUBMITTAL SET
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA

Sheet Description
IRRIGATION NOTES
Release Date
4-25-16
Project Number
1624
Drawing Number
IR-3
Sheet 3 of 3