

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED. THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE COUNTY.

ENGINEER		REVISIONS		COUNTY	
DATE	BY	MARK	APPR	DATE	COUNTY



RECOMMENDED BY: **KHALAF A. OTHMAN, P.E.**  
 R.O.C. 33960 EXP. 6-30-08  
 DATE: 10/31/07  
 APPROVED BY: *[Signature]*  
 TRANSPORTATION DEPARTMENT  
 COUNTY OF RIVERSIDE



PREPARED BY: **DESIGN GROUP**  
 www.comworksdg.com  
 R.L.A. NO. 2110  
 EXP. DATE 10/31/07  
 SCALE: N.T.S.

OWNER: PINNACLE REAL ESTATE HOLDINGS, INC.  
 8300 UTICA AVE., 3RD FLOOR  
 RANCHO CUCAMONGA, CA 91730  
 PHONE/FAX: (714) 538-5199

FOR: PINNACLE REAL ESTATE  
 W.O. COUNTY  
 FILE NO. IRRIGATION DETAILS  
 CAVALCO EXPRESSWAY  
 MEDIAN LANDSCAPE PLANS  
 COUNTY OF RIVERSIDE IP 040124  
 CUP 3370  
 SHEET NO. 4  
 OF 6 SHEETS

**A General Irrigation Notes**

1. GENERAL - ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY FOR SAME.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT. B. THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY THE CITY / OWNER.
3. THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.
4. PIPING AND VALVES SHOWN ON THE PLANS ARE DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS AND DESIGN INTENT OF THESE PLANS.
5. THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER / COUNTY.
6. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE.
7. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO HIS WORK.
8. IRRIGATION DESIGN IS BASED ON 70 PSI AVAILABLE WATER PRESSURE AT 30 GPM. CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO START OF WORK.
9. CONTRACTOR SHALL MAKE POINT(S) OF CONNECTION AS NOTED ON THE PLANS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING 120 VOLT SERVICE TO THE CONTROLLER. ELECTRICAL POWER WILL BE PROVIDED BY OWNER AT THE CONTROLLER LOCATION SHOWN ON THE PLANS.
10. ALL COMMON WIRE SHALL BE AWG #12 WHITE; ALL CONTROL WIRE SHALL BE AWG #14 RED OR BLACK. CONTROLLERS SHALL HAVE SEPARATE COLOR CODED COMMON WIRES.
11. ALL WIRES SHALL BE SOLID COPPER, PLASTIC INSULATED, U.F. DIRECT BURIAL WIRE. IRRIGATION WIRES AND IRRIGATION PIPE LINES THAT RUN UNDER PAVING SHALL BE ENGAGED IN SUCH 40 PVC PIPE SLEEVES. SLEEVES SHALL BE SIZED ACCORDING TO THE CHART ON THE PLANS.
12. ALL CONTROL WIRES AND IRRIGATION PIPE LINES THAT RUN UNDER PAVING SHALL BE ENGAGED IN SUCH 40 PVC PIPE SLEEVES. SLEEVES SHALL BE SIZED ACCORDING TO THE CHART ON THE PLANS.
13. FINAL LOCATION OF CONTROL VALVES SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. CONTRACTOR SHALL HEAT BRAND VALVE NUMBERS ON OUTSIDE OF ALL VALVE BOX LIDS.
15. ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE OR LEAD-LUBE JOINT COMPOUND (OF APPROVED EQUAL). ALL PVC THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
16. ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS APPLIED AT ALL CONNECTIONS.
17. LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTOR TO DETERMINE IN THE FIELD WHICH HEADS DRAIN AFTER THE VALVE IS SHUT OFF. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL IN LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.
18. ALL PRESSURE SUPPLY LINES AND CONTROL WIRES TO HAVE 18"-24" MINIMUM COVER (PER DETAIL). LATERAL LINES TO HAVE 12" MINIMUM COVER.
19. THE RADIUS OF EACH HEAD IS TO BE ADJUSTED TO THAT HEAD-TO-HEAD COVERAGE IS MAINTAINED, BUT OVERSPRAY ON BUILDINGS, WALKS, AND WALLS, ETC. IS MINIMIZED.
20. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:
  - A. A REPRODUCIBLE SET OF "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
  - B. 2 KEYS FOR EACH CONTROLLER AND CONTROLLER ENCLOSURE (AS APPLICABLE).
  - C. 2 QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS.
  - D. 4 OF EACH SPRINKLER HEAD SPECIFIED.
21. AS-BUILT DRAWINGS - THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. THE "AS-BUILT" SET TO THE CONTRACTOR SHALL TRANSCRIBE ALL INFORMATION FROM THE "AS-BUILT" SET TO A REPRODUCIBLE MYLAR, PROCURED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE. LOCATING THE FOLLOWING ITEMS FROM PERMANENT POINTS OF REFERENCE: SHUT-OFF VALVES, MAINLINE AND CONTROL WIRE ROUTING, POOL, BACKFLOW DEVICES, CONTROL VALVES, CONTROLLER, QUICK COUPLERS, AND OTHER PERTINENT UNDERGROUND ITEMS.
22. CONTROLLER CHART - UPON APPROVAL OF THE FINAL "AS-BUILT" DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED AS FOLLOWS:
  - A. THE CHART IS TO BE A REDUCED COPY OF THE APPROVED "AS-BUILT" SYSTEM (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR FOR EACH VALVE STATION).
  - B. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO (2) PIECES OF 20 MIL CLEAR PLASTIC AND MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.

Underground Service Alert  
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 TWO WORKING DAYS BEFORE YOU DIG