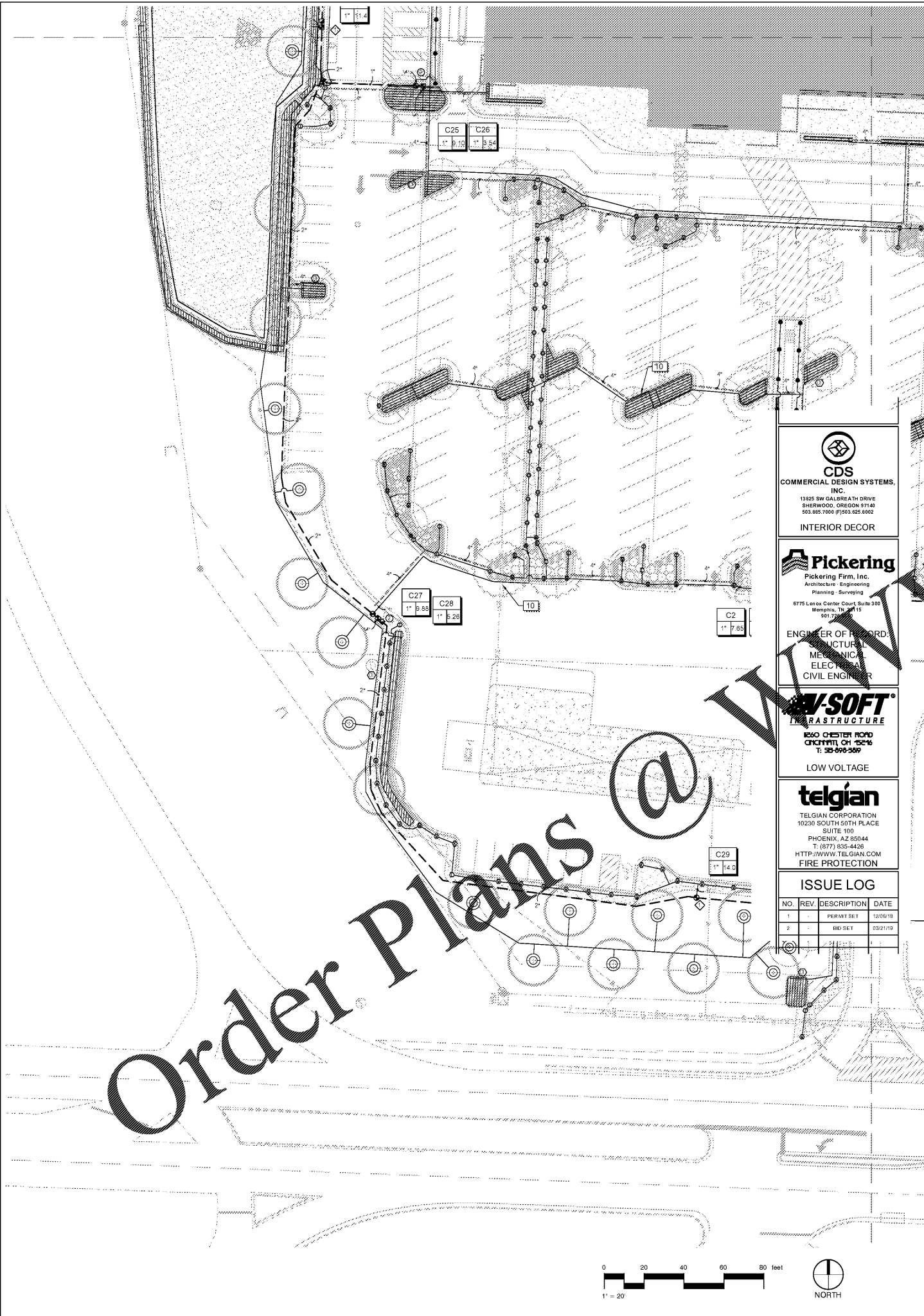


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**TWO WIRE CONTROL SYSTEM NOTES**

1. ALL DECODER WIRE SPLICE CONNECTORS TO BE 3M DBRY 8 OR BETTER
2. ALL DECODER TO VALVE SOLENOID SPLICE CONNECTORS TO BE 3M DBRY 8 OR BETTER
3. ALL GROUNDING POINTS TO HAVE BLAST LIGHTNING ARRESTOR INSTALLED IN LINE AS PER MANUFACTURER'S REQUIREMENTS AND INSTALLED AS PER DETAIL
4. RAIN SENSOR TO BE WIRED TO DECODER WIRE WITH BL-502 FAULT BROADCASTER
5. ALL BASELINE PRODUCTS TO BE INSTALLED AND OPERATED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND OR REQUIREMENTS
6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY BASELINE INSTALLATION TRAINING PRIOR TO PROJECT START. NOTIFY IRRIGATION CONSULTANT WHEN TRAINING HAS BEEN COMPLETED
7. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS NECESSARY TO OBTAIN BASELINE EXTENDED 5 YEAR WARRANTY. PROVIDE 5 YEAR WARRANTY PRIOR TO SUBSTANTIAL COMPLETION
8. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR TRAINING OWNERS STAFF AS NEEDED, ON THE OPERATION AND MAINTENANCE OF BASELINE CONTROL SYSTEM
9. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COMPLETE PROGRAMMING AND OPERATION OF BASELINE CONTROL SYSTEM FOR 6 MONTHS FROM THE DAY THE CONTROLLER BECOMES FUNCTIONAL. CONTRACTOR TO PROVIDE THE OWNERS REPRESENTATIVE A COMPUTER SPREAD SHEET THAT SHOWS EACH PROGRAM, OPERATIONAL DAYS AND RUN TIMES PER ZONE
10. EACH CONTROLLER PROGRAM TO BE ASSOCIATED TO THE SPECIFIC MOISTURE SENSOR FOR THAT AREA. ONCE PLANT MATERIAL HAS GROWN IN OPERATE SYSTEM BASED ON MOISTURE SENSOR OPERATION
11. CONTROLLER AND FLOW SENSOR ARE TO BE PROGRAMMED FOR FLOW MAXIMIZATION

**IRRIGATION SYSTEM MANAGEMENT NOTES**

1. MAXIMUM VELOCITY IN THE PIPING SYSTEM NOT TO EXCEED 5 FEET PER SECOND
2. IRRIGATION CONTRACTOR TO PROGRAM CONTROLLER FOR PLANT MATERIAL GROW AS PER LANDSCAPE REQUIREMENTS. ADJUSTMENTS TO BE MADE TO IRRIGATION SCHEDULE EVERY TWO WEEKS UNTIL SET FOR MOISTURE SENSOR MANAGEMENT
3. AFTER GROW IN OPERATE THE IRRIGATION SYSTEM VIA LOWER MOISTURE THRESHOLD PARAMETERS. ADJUST LOWER MOISTURE THRESHOLD TO ENSURE PLANT MATERIAL REMAIN HEALTHY WHILE USING AS LITTLE WATER AS POSSIBLE
4. CONTRACTOR TO MAKE A MINIMUM OF 3 VISITS TO THE SITE AFTER CONTROL SYSTEM IS SET TO MOISTURE SENSOR MANAGEMENT TO REVIEW SOIL MOISTURE LEVELS THROUGHOUT THE SITE AND ADJUST THE CONTROL SYSTEM ACCORDINGLY TO MAINTAIN THE LANDSCAPE WHILE REDUCING WATER USE. CONTRACTOR TO SUBMIT IN WRITING THE OUTCOME OF EACH VISIT TO THE OWNER OR OWNERS REPRESENTATIVE, LANDSCAPE ARCHITECT AND OR IRRIGATION CONSULTANT

**GENERAL NOTES**

1. ALL TRENCHING TO BE OUTSIDE OF TREE DRIP LINE
2. MAINLINE TO HAVE MINIMUM OF 18" OF COVER AND A MINIMUM OF 12" OF THE HARDSCAPE
3. LATERALS TO HAVE MINIMUM OF 12" OF COVER AND A MINIMUM OF 12" OF THE HARDSCAPE
4. NO ROCKS, Boulders OR SHARP OBJECTS TO BE IN TRENCHES OR DITCHES
5. ALL PIPE TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
6. SPRINKLERS AND RELATED EQUIPMENT TO BE INSTALLED AS PER DETAILS
7. TWO WIRE CONTROL WIRE TO BE 14 GA. UNSHIELDED, JACKED AND APPROVED BY 2 WIRE CONTROLLER MANUFACTURER
8. WIRE SPLICES TO BE DONE AS PER DETAILS
9. ALL WIRE SPLICES OUTSIDE OF CONTROL VALVE BOX TO BE IN VALVE BOX
10. TWO WIRE CONTROL WIRES TO BE COLOR CODED
11. CONTRACTOR SHALL INSTALL MANUFACTURER'S EQUIPMENT ON BOTH THE POWER AND OUTPUT SIDES OF CONTROLLER. ALL GROUNDING POINTS TO BE INSTALLED AS PER PLANS AND DETAILS
12. EACH VALVE AND CONTROL IN MAINLINE TO BE INSTALLED AS PER DETAIL. CONTRACTOR TO INSTALL A 30" LOOP OF E-WIRE
13. SPRINKLERS ARE TO BE ADJUSTED TO AVOID OVER-SPRAY INTO UNIRRIGATED AREAS
14. ELECTRIC CONTROL VALVES TO BE INSTALLED IN VALVE BOXES AS SHOWN
15. 1/4" RECTANGULAR MINIMUM FOR EACH ELECTRIC CONTROL VALVE. JUMBO VALVE BOX FOR DRIP ZONE KITS
16. VALVES TO BE INSTALLED 12" FROM FOUNDATIONS AND 2" FROM SCAPE
17. CONTRACTOR TO ADD RISER EXTENSIONS TO SPRINKLERS IF REQUIRED TO MAINTAIN PROPER COVERAGE
18. ALL PIPING TO BE FLUSHED PRIOR TO INSTALLATION OF SPRINKLERS
19. ALL VALVES, QUICK COUPLER VALVES, WIRE SPLICES TO BE IN LANDSCAPED BEDS WHEREVER POSSIBLE
20. CONTRACTOR IS RESPONSIBLE FOR OBTAINING PROPER COVERAGE OF AREA TO BE IRRIGATED. MAKE ADJUSTMENTS AS NECESSARY
21. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE EXISTING UTILITIES REPAIRING ANY DAMAGES AT HIS OWN COST
22. PLAN IS DIAGRAMATIC TO IMPROVE CLARITY ALL IRRIGATION EQUIPMENT TO BE INSTALLED WITHIN PROPERTY LINES AND LANDSCAPED AREAS
23. ANY DISCREPANCIES BETWEEN THE PLAN AND THE SITE TO BE REFERRED TO THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION
24. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY OF ALL PRODUCTS AND WORKMANSHIP TO INCLUDE WINTERIZATION AND SPRING START UP
25. CONTRACTOR TO PROVIDE OWNER AND OR LANDSCAPE ARCHITECT RECORD DRAWING PRIOR TO SUBSTANTIAL COMPLETION
26. INSTALLATION OF IRRIGATION SLEEVES IS THE IRRIGATION CONTRACTORS RESPONSIBILITY. IRRIGATION CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR SLEEVE INSTALLATION PRIOR TO PAVEMENT INSTALLATION
27. CLEANUP AND DISPOSE OF ALL DEBRIS, WASTE AND EXCESS CONSTRUCTION MATERIALS LEAVE AREA NEAT, CLEAN AND READY FOR OWNERS USE. PROVIDE CLEAN PAVEMENT SURFACES INCLUDING AREAS OF PUBLIC R.O.W

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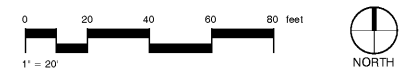
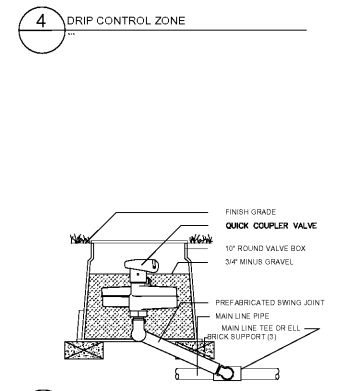
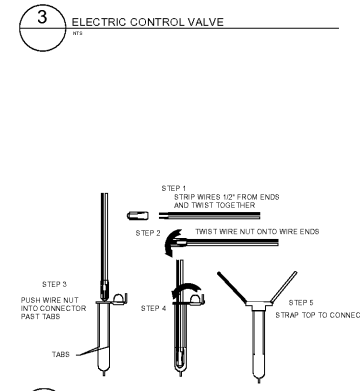
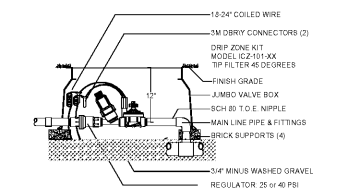
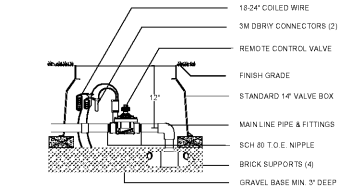
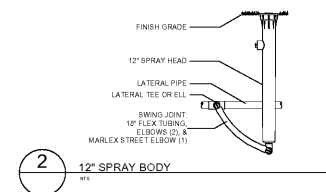
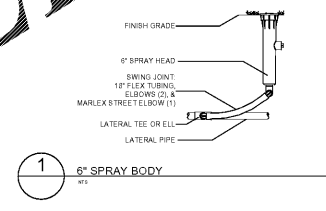
NO.	REV.	DESCRIPTION	DATE
1	-	PERMIT SET	12/08/18
2	-	BID SET	03/21/19

**DRIP ZONE NOTES**

1. IT IS IRRIGATION CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT EACH PLANT IS WITHIN THE DRIPLINE WETTED PATTERN ON NO LESS THAN 2 SIDES
2. DRIPLINE TO BE LAID OUT AND INSTALLED 3" BELOW GRADE AS PER DETAIL EXAMPLES
3. DRIPLINE TO BE INSTALLED IN GRID FASHION, 3" BELOW FG, WITH TUBING ON 18" CENTERS, ELBOWS AND TEES ARE TO BE USED FOR CHANGES IN DIRECTION, LOCATION OF DRIPLINE IS NOT ACCEPTABLE
4. DRIPLINE TO BE INSTALLED, TESTED AND INSPECTED TO ENSURE EACH EMITTER FUNCTIONS PROPERLY PRIOR TO COVERING WITH MULCH
5. ALL DRIPLINE SUPPLY PIPING TO BE CL 200 PVC
6. ALL PIPING WITH A DRIP ZONE THAT IS UNDER THE HARDSCAPE TO BE CL 200 PVC
7. DRIPLINE TO BE STAKED DOWN EVERY 6' AND WITHIN 1" OF ALL FITTING OUTLETS
8. ALL FLUSH VALVES ARE TO BE INSPECTED FOR PROPER OPERATION
9. IRRIGATION CONTRACTOR TO MEET WITH DRIP COMPONENT MANUFACTURERS REPRESENTATIVE AND OWNERS REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION TO REVIEW DRIP COMPONENT CONSTRUCTION, OPERATION AND MAINTENANCE

**CONTROLLER INSTALLATION NOTES**

1. IRRIGATION CONTRACTOR TO COORDINATE EXACT LOCATION OF CONTROLLER WITH OWNERS REPRESENTATIVE
2. PROVIDE 120VAC 15 AMP POWER TO JUNCTION BOX AT CONTROLLER LOCATION
3. IRRIGATION CONTRACTOR TO HARD WIRE CONTROLLER TO POWER SUPPLY AS PER PREVAILING CODE
4. CONTROLLER TO BE SECURELY ATTACHED TO THE WALL USING METALLIC FASTENERS MADE FOR WALL TYPE
5. ALL IRRIGATION CONTROL WIRE ABOVE GRADE TO BE ENCASED IN PVC ELECTRICAL CONDUIT
6. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL PENETRATIONS AND THE SEALING OF THOSE PENETRATIONS
7. CONTROLLER TO BE GROUNDED AS PER MANUFACTURER'S RECOMMENDATIONS



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**IR1.2**  
IRRIGATION PLAN  
NOTES AND DETAILS

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