

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE
AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION
DESIGN PLAN.

DAVID L. CRABTREE 07/05/2023

BAKER STREET
LANDSCAPE DESIGN NOTES:

EMC: EXTRUDED MOW CURBING
6" X 4" CONCRETE







DECORATIVE ROCK: ¾"-1" DECO ROCK
COLOR AND STYLE SELECTED BY
OWNER AND LANDSCAPE CONTRACTOR.

ARTIFICIAL TURF: TIGER TURF
PLATUM OR EQUAL
INSTALL PER PRODUCT SPECIFICATIONS/INSTALLATION
1-800-464-0477

GENERAL NOTES:

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE LANDSCAPE STANDARDS OF THE CITY OF BAKERSFIELD.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE:
 - a. PROVIDED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF:
 - i. VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION.
 - b. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 - c. THE IRRIGATION SYSTEM WILL INCLUDE A COMBINATION OF DRIP AND BUBBLERS. NO OVERHEAD SPRAY SYSTEM.
- ALL PLANTED AREAS WILL BE IRRIGATED USING LOW PRECIPITATION SPRINKLERS, WATER MONITORING DEVICES, CHECK VALVES, AND WATER CONSERVATION DEVICES.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER.
 - a. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER.
 - b. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION.
 - c. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LANDSCAPE SCHEDULE-800 SOUTH BAKER STREET						MUCOLS 2	
Sym	Size	Botanical Name	Common Name	Foliage	QTY.	CATEGORY	SIZE
TREES							
ARB	150	ARBUTUS UNEDO	STRAWBERRY TREE	EVERGREEN	1 L		35' X 30'
ARB	24"	ARBUTUS UNEDO	STRAWBERRY TREE	EVERGREEN	1 L		35' X 35'
LAG	150	LAGERSTROEMIA INDICA 'TUSCARORA'	ORAPE MYRTLE	DECIDUOUS	1 L		16' X 16'
LAU	24"	LAURUS NOBILIS	BAY LAUREL	EVERGREEN	3 M		30' X 30'
MAG	150	MAGNOLIA GRANDIFLORA 'SAMUIAL SOWER'	SOUTHERN MAGNOLIA	EVERGREEN	2 L		35' X 30'
PIS	24"	PISTACIA CHINENSIS	CHINESE PISTACIA	DECIDUOUS	2 L		70' X 60'
PIS	150	PISTACIA CHINENSIS	CHINESE PISTACIA	DECIDUOUS	2 L		70' X 60'
PYR	34"	PYRUS CALLERYANA 'CHAMTICLEER'	CALLERY PEAR	DECIDUOUS	1 L		30' X 15'
QUE	150	QUERCUS LOBATA	'HALLEY OAK'	DECIDUOUS	1 L		60' X 70'
SHRUBS							
CAL	50	CALISTEMON 'LITTLE JOHN'	BOTTLEBRUSH	EVERGREEN	9 L		
CUP	150	CUPRESSUS SIMPERVIRENS 'MONSIEU'	TWY TOWER ITALIAN CYPRESS	EVERGREEN	3 L		
EUD	50	EUONYMUS JAPONICUS	EUONYMUS	EVERGREEN	6 L		
LAV	50	LAVANDULA AGUSTIFOLIA	LAVENDER	EVERGREEN	43 L		
LOC	50	LAVENDULA GOODWIN CREEK GRAY	GOODWIN CREEK LAVENDER	EVERGREEN	20 L		
LIG	50	LIQUSTRUM JAPONICUM	WAX LEAF PRIVET	EVERGREEN	12 L		
LOW	50	LOMANDRA LONGOLIA BREEZE	DWARF MAT RUSH	EVERGREEN	43 L		
NAS	50	NASSELLA TENUSSISSIMA MEXICAN FEATHER GRASS	NEEDLE GRASS	PERENNIAL	20 L		
NER	50	NERUM PETITE RED	OLEANDER	EVERGREEN	5 L		
RHA	50	RHAPHIOLEPIS INDICA	PRICKIE	EVERGREEN	3 L		
RUE	50	RUELLIA SIMPLEX	MEXICAN PETUNIA	PERENNIAL	6 M		
SAL	50	SALVIA LEUCANTHA SANTA BARBARA	SAGE	EVERGREEN	15 L		
STI	50	STIPA PULCHRA	PURPLE NEEDLE GRASS	PERENNIAL	4 L		
TEU	50	TEUCRIUM FRUTICANS	BURSH GERMANDER	EVERGREEN	17 L		
VER	05	VERBENA LACINA 'DE LA MINA'	CERUS ISLAND VERBENA	EVERGREEN	20 L		

	UG	LANTANA MONTEVIDENSIS	NEW GOLD	EVERGREEN	L	18" O.C.
	UG	LANTANA MONTEVIDENSIS	TRAILING WHITE	EVERGREEN	L	18" O.C.
	UG	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	EVERGREEN	L	18" O.C.
	CYD	DECORATIVE ROCK	OWNER/CONTRACTOR TO SELECT ROCK TYPE			SEE NOTE
	CYD	ALL PLANTER AREAS TO RECEIVE 3" OF BARK				3" OF BARK
	SFT	ARTIFICIAL TURF-TIGER TURF	PLATINUM OR EQUAL		1,029 SFT.	SEE NOTE
EMC	LFT.	EXTRUDED MOW CURBING				SEE NOTE

*****THE ABOVE QUANTITIES ARE ONLY FOR REFERENCE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR
TO VERIFY THE QUANTITIES ON THE PLAN. LANDSCAPE DESIGNER NOT RESPONSIBLE FOR QUANTITIES.

**BAKER STREET APARTMENTS
800 SOUTH BAKER STREET
BAKERSFIELD, CA
TREE SHADE REQUIREMENTS:**

PARKING LOT

1. TOTAL AREA OF CUSTOMER PAVED PARKING LOT AREAS: 2,571 SFT.
2. TOTAL AREA SHADED BY TREE SHADE CANOPY: 1,454 SFT.
3. TOTAL SHADED AREA REQUIRED: 1,029 SFT.
4. TOTAL SHADED PARKING AREA PROVIDED: 2,571 SFT/ 1,454 SFT=57%

EVERGREEN TREES DESIGNED=3
TOTAL TREES=4
75%

STREET TREES:

EVERGREEN TREES: 1
TOTAL TREES: 4

dca
DISTRICT OF COLUMBIA
STATE LICENSE BOARD
ACTIVE LICENSE

Contractor Number: **551921** City: **CORP**

Business Name: **C C N WHOLESALE NURSERY & LANDSCAPING INC**


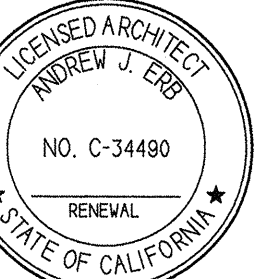
Classification(s): **C27**

Expiration Date: **12/31/2024** www.cslb.gov

Paul J. Carter **7/6/2013**

CSLB
12
FOR CONSTRUCTION

**CCN WHOLESALE NURSERY
AND LANDSCAPING, INC.
P.O. BOX 6580
BAKERSFIELD, CA 93386
(661) 979-8848
CCNDLC@AOL.COM**

The logo for PDA Architects. It features the letters "PDA" in a large, bold, sans-serif font. A vertical line runs through the center of the "A". To the right of this line, the word "INCORPORATED" is written vertically in a smaller, sans-serif font. To the left of the line, the word "ARCHITECTS" is written vertically in a larger, sans-serif font. The entire logo is black on a white background.

330 22nd STREET, SUITE 100
YAKERSFIELD, CALIFORNIA 93301
TELEPHONE: (661) 326-8936

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NOTICE TO CONTRACTORS
Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

**GOLDEN
EMPIRE
AFFORDABLE
HOUSING, INC.**

BAKER ST
APARTMENTS

00 S BAKER ST
AKERSFIELD, CA

DATE	ISSUED FOR
6/1/73	DLC
NO.	REVISIONS
1	
2	
3	
4	

LANDSCAPE
PLAN

FILE NAME:	4128L1-0
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SHEET

-10



DAVID L. CRABTREE 6/27/2023

1330 22nd STREET, SUITE 10
BAKERSFIELD, CALIFORNIA 93311
TELEPHONE: (661) 324-8932

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**GOLDEN
EMPIRE
AFFORDABLE
HOUSING, INC.**

**BAKER ST
APARTMENTS**

800 S BAKER ST
BAKERSFIELD, CA

DATE	ISSUED FOR
NO.	REVISIONS
1	
2	
3	
4	

IRRIGATION PLAN

FILE NAME:	4128L2-0
SHEET	

L-2.0

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AND LANDSCAPING, INC.
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BAKERSFIELD, CA 93386
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PERFORMANCE WATER EFFICIENT LANDSCAPE WORKSHEET

Project Type = Commercial		County Area = Bakersfield		ET _a = 52.4			
Hydrozone Number	Plant Factor ^a	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (ft ²)	ETAF x Area	ETWU
Regular Landscape Areas							
1	0.40	Drip	0.81	0.494	200	98.77	3,208.69
2	0.40	Drip	0.81	0.494	150	74.07	2,406.52
3	0.30	Drip	0.81	0.370	1,095	405.56	13,175.69
4	0.30	Drip	0.81	0.370	1,977	732.22	23,788.44
	0.40		0.75	0.533		0.00	0.00
	0.40		0.75	0.533		0.00	0.00
	0.00		0.75	0.000		0.00	0.00
					Totals	3,422	1,310.62
Special Landscape Areas^b							
	-	-	-	1.0	0.00	0.00	0.00
	-	-	-	1.0	0.00	0.00	0.00
	-	-	-	1.0	0.00	0.00	0.00
	-	-	-	1.0	0.00	0.00	0.00
				Totals	0	0.00	0.00
ETWU Total ^c							42,579
Maximum Allowed Water Allowance (MAWA)							50,028

ETAF Calculations

Regular Landscape Areas

Average ETAF^a

All Landscape Areas

Sitewide ETAF

0.38

0.38

^aPlant Factors may be found using the WUCOLS Search Tool or from a scholarly reference.

0.0-0.1 = Very Low Water Use

0.4-0.6 = Moderate Water Use

0.1-0.3 = Low Water Use

0.7-1.0 = High Water Use

^bSpecial Landscape Areas are areas dedicated solely to edible plants, recreation areas, areas irrigated with recycled water, or water features using recycled water.^cETWU Must not exceed the Maximum Allowed Water Allowance (MAWA)^aAverage ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

LANDSCAPE SPECIFICATIONS:

SCOPE:

- The work in this section includes all labor, materials and equipment required to complete work indicated on the drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under then continuous supervision of a competent foreman, capable of interpreting the Drawings and these specifications. The work included in this section is as follows:
 - SCOPE.
 - SUBMITTALS.
 - MATERIALS.
 - Soil conditioners and fertilizers.
 - Plant materials.
 - Planting staking and guying.
 - Other materials.
 - GRADING AND SOIL PREPARATION.
 - PLANTING METHOD AND WORK PROCEDURE.
 - WEED CONTROL.
 - MAINTENANCE PERIOD.
 - INSPECTIONS.
 - CLEAN-UP.
- The intent of the drawings and specifications is to indicate the location and procedure for the installation of landscape materials to enhance the property and implement the ideas of the Landscape Designer.
- All dimensions are approximate.
- Before beginning installation check dimensions and quantities for verification. If any discrepancy please notify the Landscape Designer.
- Prior to work identify and USA all underground utilities. Failure to follow procedure will be responsibility of the Landscape Contractor (LC). Any damages occurred will be responsibility of the LC.

SUBMITTALS:

Materials List: Submit complete lists of materials and equipment proposed to provide under this portion of the work.

2. Certification: Upon request, LC will be required to provide written certifications of amendments and fertilizers.

MATERIALS:

- All materials shall be of standard, approved and first grade quality and shall be in prime condition when installed and accepted.
- Soil Conditioners and Fertilizers.
 - Organic amendment shall be nitrogen stabilized wood residual. This may be a nitrilized redwood sawdust (0.8% actual nitrogen) or nitrilized fir bark (1.0% actual nitrogen). It shall be fine textured having a minimum of 95% passing No. 4 mesh screen, and a minimum higher than to obtain a 3.5 milliloth per centimeter reading at 25 degrees Centigrade as measured by saturation extract conductivity. Apply at minimum rate of 4 cubic yards per 1,000 square feet or soils report, whichever is higher.
 - Iron sulfate shall be a standard brand applied at the rate of 20 lbs. per 1,000 SFT.
 - Commercial fertilizer shall be a commercial grade pelleted or chip type. Apply at rate of 6 lbs. per 1,000 SFT.
 - Plant tablets-Fertilizer planting tablets shall be tightly compressed commercial grade planting tablets having a 20-10-5 formula.
- Plant Materials.
 - Trees, shrubs, and ground cover shall be furnished in the quantities and/or spacing as shown or noted for each location, and shall be of the species, kinds, sizes, etc. as symbolized and/or described in the drawings.
 - Condition. Plants shall be symmetrical, typical for variety and species, sound healthy, vigorous, and free from plant disease, insect pests, or their eggs, sun scalds, fresh abrasions of the bark, excessive abrasions or other objectionable disfigurements. The size of the plants will correspond with that normally expected for the species and variety of commercial available nursery stock, or as specified in the special conditions in the drawings.
 - Substitutions of the indicated plant materials will be permitted providing the substitute materials are approved in advance by the Landscape Designer or Owner's authorized representative.
- Plant Staking and Guying.
 - Tree Stakes-Tree stakes shall be 2" diameter, treated wood lodge pole, driven a minimum of one foot (1') into firm soil, and long enough to firmly support tree head.
 - Tree Ties-Tree ties shall be 3/4" diameter. Green rubber garden hose with #10 galvanized wire ties wrapped and twisted around poles.
 - Tree Guying-Trees indicated shall be guy wired from three directions with #10 galvanized wire. The wire shall be covered with 3/4" diameter rubber garden hose when in contact with tree. The guy wires shall be securely anchored with 2" x 2" x 2" redwood stakes driven flush to the ground. All wires shall be secured with turnbuckles and covered with three foot (3') long one-half inch (1/2") diameter white PVC pipe.

GRADING AND SOIL PREPARATION:

- Rough Grading-Grades in all planting areas shall be established with plus or minus 0.1 foot from indicated finish grade.
- Soil Preparation.
 - No soil preparation work shall be done until rough grades have been established.
 - Weed and Debris Removal-All landscape areas to be planted shall be cleaned of all noxious weeds and debris prior to any soil preparation or finish grade work. Noxious weed and grasses in planting beds shall be removed, including the roots.
 - Soil in all areas to be planted shall be ripped or cultivated to a minimum depth of 12" below finished grade. Water shall be added during soil preparation.
- Finish Grading.
 - Grading shall be done when soil is at optimum moisture content for working.
 - Finish grades shall be those indicated on the drawings and herein specified, and allowance shall be made for soil displaced by plant materials that are to be installed.
 - Grades otherwise indicated, shall be uniform levels or slopes between points where elevations are given, or between points established by walls, paving, curbs, or walls. Finish grades shall be smooth, even and on a uniform plane with no abrupt change of surface. Minor adjustment of finish grades shall be made at direction of Owners Representative.
 - All foreign materials clods and rocks over 1" in diameter shall be removed within 6" of the finish surface and disposed off site.
 - Finished grade of all shrub and ground cover areas shall be 3" below top of adjacent pavement, headers, curbs, or walls unless otherwise noted.
- Planting.
 - No planting shall be performed in any area until the area concerned has been satisfactorily prepared in accordance with these specifications and special provisions.
 - Amended Native Soil shall be placed at the bottom of each hole, and thoroughly compacted, to a height that when the plant is placed in the hole, its root crown is level with the final established grade. Three inches (3") of amended backfill shall be thoroughly mixed with three inches (3") of native soil at the bottom of each plant container to provide transitional soil mix of at least six (6") between the native soil and the backfill. After the plant has been placed, additional backfill shall be added to the hole to over approximately 1/2" the height of root ball, no more than eight inches (8") below the soil surface. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the root ball and adjacent soil.
 - After the water has completely drained, fertilizer tablets shall be placed no deeper than eight inches (8") from finish grade and two inches (2") from the root ball.
 - One tablet per gallon container.
 - Two tablets per five-gallon container.
 - Three tablets per fifteen-gallon container.
 - Four tablets per 20" box.
 - Five tablets per 24"-30" box.
 - Six tablets per 36" box.
 - Seven tablets per 42" box.
 - Eight tablets per 48" and those boxes which are larger.
 - The remainder of the hole shall then be backfilled.
 - Water Basin. Construct water basin, firmly compacted mound. Mounds shall be approximately 4" in height for 5-gallon and larger. Less than 5-gallon mounds shall be approximately 2" high.
 - Ground Cover. Ground covers will be planted in the areas indicated on the plans.
 - After soil preparation, the areas of ground cover shall be given an additional pre-fertilization at the rate and type noted on the plans.
 - Ground covers shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings.
 - Each plant shall be planted with its proportionate amount of flat soil or in the peat pot, in a manner that will insure minimum disturbance of the root system, but in no case, shall this depth be less than 2 nodes.

- Mulch.
 - All areas of planting, excluding rock areas, to have a minimum of three (3") of bark mulch applied. Do not pile mulch around crowns of plants.
 - Mulch is to cover the surface drip lines.
 - Bark/Mulch to be derived from West Coast Forest Products or equal.
- Weed Control.
 - Upon the completion of the irrigation system and after all existing weeds and growth have been removed from the planting areas, apply a mixture of spray per acre as follows:
 - 400 lbs - Commercial Fertilizer 12-12-12
 - 500 lbs - Agricultural Gypsum.
 - If live perennial weeds exist on-site at the beginning of work, spray with a non-selective systemic contact herbicide, as recommended and apply by an approved landscape pest control advisor and applicator. Leave sprayed plants intact for at least 15 days.
- Maintenance.
 - LC is to provide a 30-day maintenance period after final acceptance.
 - The following will be included in the 30-day maintenance period:
 - LC to apply a pre-emergent herbicide per manufacturer's printed label to all planting areas with shrubs and ground cover to kill all grass and weed seeds.
 - Continuous operations of watering, weeding, mulching, mowing, edging, rolling, cultivating, fertilizing, spraying, insect, pest, and rodent control, and any other operations as required to assure good normal growth.
 - Fertilizing-Apply 15-4-8 commercial fertilizer at rate of 1 lb per 1,000 SFT.
 - Planting areas to be kept neat and free from debris.
 - Replacements-The LC shall immediately replace any plant materials that die or are damaged. Replacements shall be made to the same specifications as required for original planting.
 - At the termination of the maintenance period, all plant materials shall be alive, healthy, undamaged, and free from infestations. Plantings that do not conform to specifications shall be replace and brought to a satisfactory condition before final acceptance of the work can be made.
- Guarantee and Replacement:
 - All trees, shrubs, and ground covers to be guaranteed by the LC as the growth and health for a period of 1-year.
- Cleanup.
 - During the course of the work, the LC shall remove surplus materials from the site and shall leave premises in a neat and clean condition.
 - Upon completion of the work in this section, the LC shall remove all rubbish, trash, and debris resulting from his operation; remove disused equipment and implements of service; broom or wash down all walks and paving, leave entire area involved in a neat and acceptable condition such as to meet the approval of the Owner's representative.
- The maximum slope of turf is 25%.
- Use of invasive species are strongly discouraged.
- Compost shall be installed in accordance with Section 492.6(a)(3)(C).
- Mulch shall be installed in accordance with Section 492.6(a)(3)(D) and organic mulches made from recycled or post-consumer materials are preferred.
- Areas less than 10 feet in width shall be irrigated with subsurface irrigation to prevent runoff and overspray.
- FULLY DIMENSION.
- Overhead irrigation is not permitted within 24 inches of any non-permeable surface.

IRRIGATION SPECIFICATIONS:

SCOPE:

- The work included in these specifications shall consist of the furnishing of all labor, tools, materials, appliances, tests, permits, etc. necessary for the installation of a landscape sprinkler system, as herein shown on the accompanying drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman, capable interpreting the drawings and these specifications. The work included in this section is as follows:
 - SCOPE.
 - SUBMITTALS.
 - MATERIALS.
 - Soil conditioners and fertilizers.
 - Plant materials.
 - Planting staking and guying.
 - Other materials.
 - GRADING AND SOIL PREPARATION.
 - PLANTING METHOD AND WORK PROCEDURE.
 - WEED CONTROL.
 - MAINTENANCE PERIOD.
 - INSPECTIONS.
 - CLEAN-UP.
- The intent of the drawings and specifications is to indicate and specify a complete irrigation system, installed and ready for use without further cost in labor or materials to the owner.
- The system shall efficiently and evenly irrigate all areas, be complete in every respect and shall be left ready for operation to the satisfaction of the Owner's authorized representative.
- Ordinances and Regulations:
 - All local, municipal state laws, and rules and regulations governing or relating to any portion of irrigation work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the Landscape Contractor. Anything contained in these specifications, shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications call for or describe materials, workmanship, or construction of better quality, higher standards, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.
- If required, the Landscape Contractor (LC) shall submit irrigation drawings for approval to local or municipal agencies.
- Any item shown in the specifications and not shown on the drawings, or on the drawings and not on the specifications, shall be considered to appear in both, except any item or material shown on specifications which is obviously not intended to complete the installations.
- In the event of "conflict" between the drawings and the specifications, the landscape designer or his authorized representative shall be consulted.
- Explanation of the Drawings:
 - Due to scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc, which may be required. The LC shall carefully investigate the structural and finished conditions affecting all of this work and plan this work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. This design is diagrammatic. All piping, valves, etc. shown within paved areas is for the design clarification only and shall be installed in planting areas where possible.
 - The work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
 - The LC shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in Engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the LC shall assume full responsibility for any revisions necessary.
 - LC shall coordinate his work with the General Contractor and other subcontractors for the location and installation of pipe sleeves under roadways, paving, structures, etc.

SUBMITTALS:

1. Material List:

- Approval of any item, alternate, or substitute indicates only that the product or products apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted.
 - Manufacturer's warranties shall not relieve the LC or of his liability under the guarantee. Such warranties shall only supplement the guarantee.
 - Substitutions: If the LC wishes to substitute any equipment or materials for equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information to the Owner's authorized representative for approval.
 - Provide a statement indicating the reason for making the substitution.
 - Provide descriptive catalog literature.
 - Provide the amount of cost savings or increase if the substituted item is approved.
 - The Owner's authorized representative shall have the sole responsibility in accepting or rejecting any substituted item.
- Operation and Maintenance Manuals.
 - Prepare and deliver to the Owner's authorized representative with ten (10) calendar days prior to acceptance of construction all required and necessary descriptive materials in complete detail and sufficient quantity, properly prepared in two (2) individually bound copies of the operation and maintenance manuals. The manual shall describe the materials that will be installed in detail.
 - Record drawings.
 - Record accurately on one set of black and white prints of the drawings all changes in the work constituting departures from the original contract drawings including changes in both pressure and non-pressure lines.
 - Before the date of the final inspection, the contractor shall transfer all information from the "As-Built" prints to a set of copies procured from the Owner's authorized representative.
 - Provide controller chart(s) for each automatic controller supplied, showing the areas covered by the controller.
 - The controller chart is to be reduced drawing of the actual "record" system.
 - Chart shall be a blackline print and a different color chart shall be used to show each area of coverage for each station.
 - Equipment to be furnished.
 - Supply as a part of this contract.
 - Two (2) keys for the automatic controller(s).
 - Two (2) quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
 - The above shall be turned over to the Owner at the conclusion of the project.

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM:

- The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form.
- A copy of the guarantee form shall be included in the operations and maintenance manual.
- The guarantee form shall be pre-typed onto the LC's letterhead and contain the following information.
- "We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace any defects in material or workmanship, including settling or backfilled areas below grade, which may develop during the period of one year from date of acceptance and also repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within 72 hours of notification that repair work is necessary. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefor upon demand."

PROJECT:

LOCATION:

SIGNED:

ADDRESS:

PHONE:

DATE OF ACCEPTANCE:

MATERIALS:

- General:
 - Use only new materials of brands and types noted on drawings, specified herein, or approved equals.
 - All PVC pipes must bear the following markings:
 - Manufacturer's name.
 - Nominal pipe size.
 - Schedule or class.
 - Pressure rating in P.S.I.
 - NSF.
 - Date of extrusion.
 - Non-pressure PVC Lateral pipe.
 - Non-pressure buried lateral line piping shall be PVC minimum Schedule 40 with solvent-weld joints.
 - PVC Pipe Fittings and Connections.
 - Ring-Tie PVC fittings shall be fabricated from Schedule 40.
 - PVC solvent-weld fittings shall be Schedule 40.
 - Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.
 - 45-degree fittings shall be used at all changes in depth of pipe.
 - Risers shall be Schedule 80 PVC pipe with fittings to permit lowering of the heads.
 - Backflow Prevention Units.
 - As required by local or state ordinances, provide and install vacuum breakers to protect the domestic water supply against back siphonage from the sprinkler system.

- The backflow inspection of the newly installed backflow shall be paid by the LC at time of completion.
- Valves.
 - Remote Control Valves (RCV). The remote control valves shall be normally closed, 24 volt, 60 cycle, 2.0 watt and shall operate with 18-30 volts of power to the solenoid.
 - Valves shall be pressure regulated at 150 PSI.
- Gate Valves.
 - Gate valves 3" and smaller shall be 125lb.
 - Gate valves shall be manufactured by Nibco or approved equal.
 - All gate valves shall be installed per installation detail.
 - All gate valves shall be placed into a rectangular valve box.
- Valve Boxes.
 - All remote control valves and gate valves shall be installed in suitable valve boxes as shown in details, complete with cover.
 - Use 91/2" x 16" x 11" rectangular box for all RCV and gate valves. Carson Industries or approved equal.
- Automatic or Smart Controller.
 - The automatic controller shall have minimum number of stations as indicated on the plans and shall be completely automatic in operation and shall electronically start the sprinkler cycle and electronically time the individual stations.
 - The controller shall have a 34 day programming and be capable of automatically starting a watering cycle at any time on the hour for 24 hours per day.
 - Each station shall have an on/off and repeat switch for eliminating one or more stations from the automatic timing sequence or for initiating a repeat cycle.
 - Controller to have a battery back up with fresh batteries supplied by LC.
- Control Wiring.
 - Connections between the automatic controllers and the RCV shall be made with U.F. approved direct burial copper wire. Pilot wire shall be different color for each automatic controller. Common wires shall be white. Install in accordance with valve Manufacturer's specifications and wire chart. In no case wire size be less than #14.
 - Where more than one (1) wire is place in a trench, the wiring shall be taped together at intervals of ten (10) feet.
 - Wiring shall occupy the same trench and be installed along the same route as pressure supply or lateral lines whenever possible.
 - All splices shall be made with Scotch-Lok Connector Sealing Packs, Pen-Tie Wire Connector, or approved equal. Use one splice per connector sealing pack.
- Sprinkler Heads.
 - Pop-up lawn spray heads shall have minimum of 4" pop-up nozzle piston with stainless steel retraction spring.
 - 4" pop-up lawn spray sprinklers shall be the Rainbird 1800 series or approved equal.

INSTALLATION

- Site Conditions.
 - Drawing Scale-All scaled dimensions are approximate. The LC shall check and verify all size and dimensions.
 - Grades-The LC shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler system.
 - Existing trees-The contractor and the LC shall use all possible care to avoid injury to existing trees, shrubs, etc.
 - Existing Utilities and Irrigation system. Exercise extreme care in excavation and working near existing utilities and irrigation system components. LC shall be responsible for damages to utilities or irrigation components which are cause by his operations or neglect.
 - Water Supply-LC to verify existing pressure, and meter size at P.O.C. If water pressure is lower than 60 PSI report to Owner's representative.
- Electrical Supply-Electrical connections for automatic controller shall be provide by the General Contractor.
- Trenching.
 - Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade.
 - Pressure main line-provide for a minimum cover of eighteen (18) inches.
 - Non-pressure lateral line-provide for minimum cover of twelve (12) inches.
 - Control wire-provide for a minimum cover of eighteen (18) inches when installed in trench with new man line and twelve (12) inches when installed in PVC sleeve.
- Backfilling.
 - Trenches shall not be backfilled until all required tests are performed.
 - Backfill with clean soil, free from clods of earth or stones.
 - If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the LC shall make required adjustments without cost to owner.
- Trenching and Backfill Under Paving.
 - Trenches located under areas where paving, asphalt concrete or concrete will be installed shall be backfilled with sand (a layer 6" below the pipe and 3" above the pipe) and compacted in 95% compaction, using manual or mechanical tamping devices.
- Valve Boxes.
 - Valve boxes shall be set in 2" above the designated finish grade in ground cover areas and 1" above grade in turf areas.
- Flushing of System.
 - After all new sprinkler pipe lines and risers are in place an connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
- Testing of the System.
 - Test all pressure lines under hydrostatic pressure of 125 lbs. per square inch, and prove watertight.
 - All piping under paving areas shall be tested under hydrostatic pressure of 125 lbs. per square inch, and proved watertight, prior to paving.
 - Sustain pressure in lines for not less than 2 hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
 - LC shall furnish necessary force pump and all other test equipment.
- RESPONSIBILITY.
 - The LC shall be responsible for all work to be performed under this contract.
 - The LC 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 owner.
 - The LC shall protect the Owner's property from injury or loss. All damage to existing or new construction or planting caused by the LC during his operation or as a result of malfunction of installed work during guarantee period shall be repaired at LC's expense.

GUARANTEE:

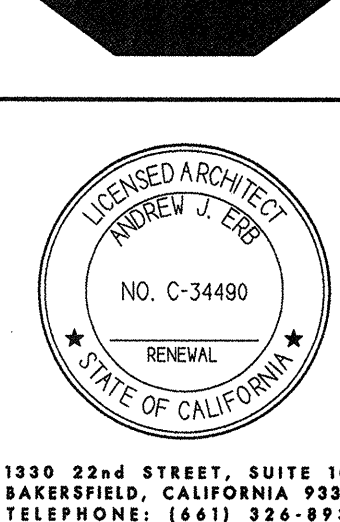
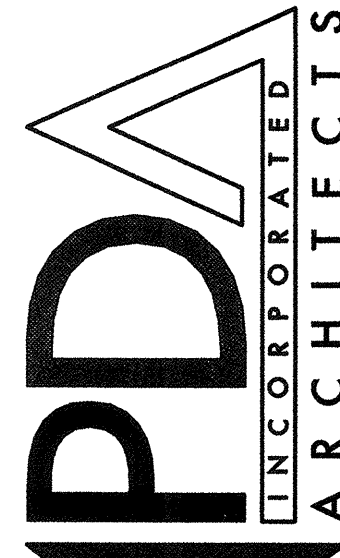
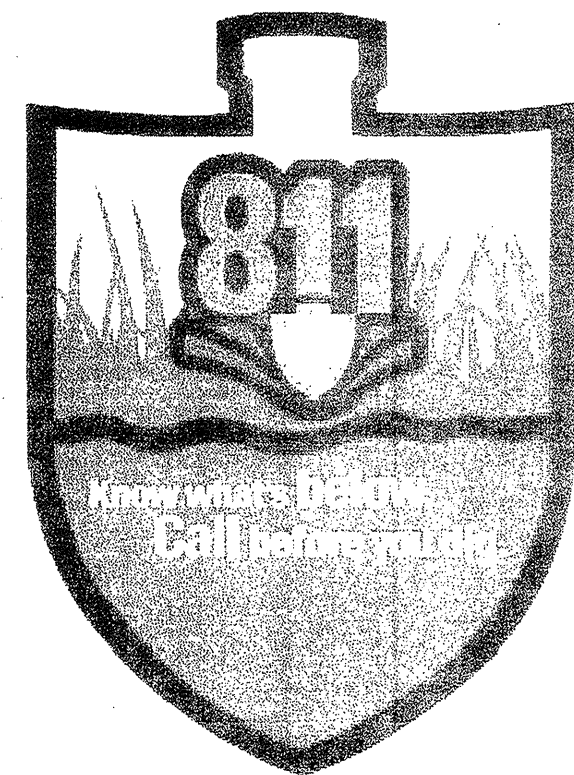
- The entire sprinkler system shall be unconditionally guaranteed by the LC as to material and workmanship including settling in backfill areas below grade for a period of one (1) year following the date of final acceptance of the work.
- Upon completion of the work in this section, the LC shall remove all rubbish, trash, and debris resulting from his operation, remove disused equipment and implements of service; leave entire area involved in a neat and acceptable condition such as to meet the approval of the Owner.
- DRIP LINE: (NOTE R&S).
 - Start drip lines 2-4" from hardscape.
 - Place air vacuum relief valves at the highest point of each zone. Using an air vacuum relief lateral, connect the air vacuum relief valve to all dipline laterals within the elevated areas.
 - Flush Caps-Automatic flush caps operate by automatically flushing a small amount of water each time the system is activated.
 - Prior to digging in planted areas with subsurface dipline present, turn on the system long enough to create wet areas on the surface to locate the diplines.
 - Install Rainbird drip system.
 - Install Poly-flo clear assembly, one per shrub.
 - Install Rainbird XB-20PC-1032 2 GPH emitter, three per tree.
 - Install TDS-050-Bend drip stakes, 5' on center.
 - Install Rainbird XFD on-surface dipline.
 - Space tubing 2' on center. Stake tubing with drip stakes.
 - Install per Rainbird drip specifications.
 - Install Air vacuum valve and air relief valve as per Rainbird drip specifications.
- Emitters-Pressure compensating, self-flushing.

MISCELLANEOUS EQUIPMENT:

- Equipment such as weather sensors, rain sensors, flow sensors, soil sensors, etc. shall be of the manufacturer, size, and type indicated on the drawings. See equipment manuals for Smart Controllers for connecting to these devices either by hard-wired or wireless.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

DAVID L. CRABTREE 07/05/2023

1330 22nd STREET, SUITE 100
BAKERSFIELD, CALIFORNIA 93301
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Written directions on these drawings shall take precedence over scaled drawings. Contractors shall verify and be responsible for confirming all dimensions and existing conditions immediately of any discrepancies or field variations discovered.GOLDEN
EMPIRE
AFFORDABLE
HOUSING, INC.BAKER ST
APARTMENTS800 S BAKER ST
BAKERSFIELD, CA

DATE ISSUED FOR

7/6/23 DC

NO. REVISIONS

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DETAILS

FILE NAME: 412813-0

SHEET

L-3.0

CONTRACTORS
STATE LICENSE BOARD
ACTIVE LICENSE551921
CCN WHOLESALE NURSERY &
LANDSCAPING INC

C27

12/31/2024

David L. Crabtree 7/6/2023

CCN WHOLESALE NURSERY
AND LANDSCAPING, INC.
P.O. BOX 6580
BAKERSFIELD, CA 93386
(661) 979-8848
CCNDLC@AOL.COM