

# Preliminary Landscape Design

## OAK CREEK CANYON

CITY OF CLAYTON  
CONTRA COSTA COUNTY, CALIFORNIA

### ABBREVIATIONS

PA	PLANTNG AREA
CJ	CONTROL JOINT
CDJ	COLD JOINT
EJ	EXPANSION JOINT
CL	CENTER LINE
TC	TOP OF CURB
TW	TOP OF WALL
FG	FINISH GRADE
FS	FINISH SURFACE
RE	RIM ELEVATION
IE	INVERT ELEVATION
TS	TOP OF STEP
BS	BOTTOM OF STEP
R	RADIUS
L	LENGTH
FFE	FINISH FLOOR ELEVATION
TYP.	TYPICAL
DIM. PT.	DIMENSION POINT
EQ.	EQUAL
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
FC	FACE OF CURB
BC	BACK OF CURB
BSW	BACK OF SIDEWALK
(E)	EXISTING
SL	SLEEVE
PAE	PUBLIC ACCESS EASEMENT
ICP	INTERLOCKING CONCRETE PAVERS
STA	STATION POINT

### Project Directory

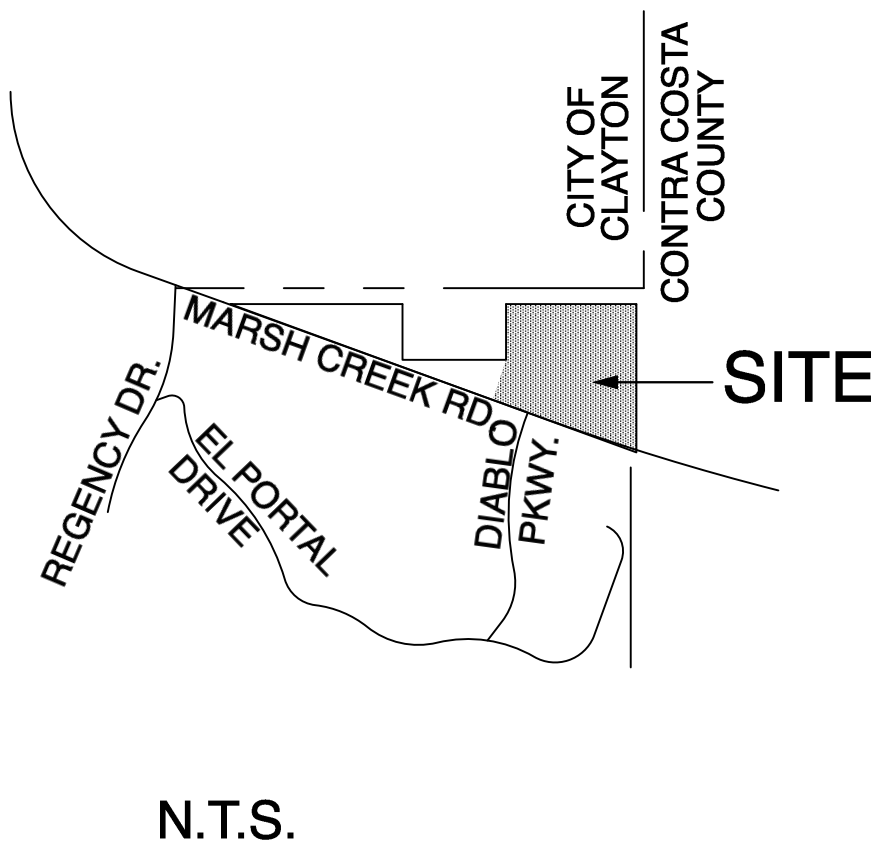
#### Landscape Architects:

M D FOTHERINGHAM, LANDSCAPE ARCHITECTS, INC.  
1700 North Broadway, Suite 390  
Walnut Creek, CA 94596  
T/F: 925-939-8292  
mdf@mdfotheringham.com

#### Civil Engineers:

Isakson & Assoc. Inc.  
2255 Ygnacio Valley Rd  
Walnut Creek, CA 94598  
Telephone: 925-937-9333 Fax: 925-937-7926

### Vicinity Map



L1	COVER SHEET
L2	LANDSCAPE LAYOUT PLAN
L3	FENCING PLAN
L4	HYDROZONE PLAN 1
L5	HYDROZONE PLAN 2
L6	PLANTING PLAN 1
L7	PLANTING PLAN 2 & PLANT SCHEDULE
L8	CONSTRUCTION DETAILS 1
L9	CONSTRUCTION DETAILS 2
L10	WELO CALCULATIONS 1
L11	WELO CALCULATIONS 2
L12	IRRIGATION PARAMETERS & WELO CALCULATIONS 3

#### CONSTRUCTION NOTES:

THESE NOTES ARE PROVIDED IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.

- Owner: West Coast Home Builders, Inc. Contact: Kevin English at (925) 671-7711.
- Landscape Contractor shall review all existing site conditions prior to submitting bids and prior to commencing installation. Bring any discrepancies or conflicts in field conditions that impede installation to the attention of the Owner.
- Landscape Contractor shall notify Owner and City as required a minimum of 48 hours prior to beginning construction.
- All work associated with these construction documents shall be installed in conformance with all applicable local codes and ordinances, by experienced workforce under the supervision of a licensed Landscape Contractor. Landscape Contractor shall obtain all necessary permits and pay all required fees as determined by Owner.
- The developer shall maintain all landscaped areas, within and adjacent to the subdivision, both new and modified, for a period of 90 days after acceptance of the subdivision improvements by the City Council. Prior to release of the Developer's maintenance responsibilities, all landscaped areas shall be inspected by representatives of the City Engineer and Maintenance Departments. This inspection shall include a water audit of the landscaped areas to identify any irrigation problems. The water audit shall be performed by City staff or contracted for by City staff and paid for by the Developer, at the City's sole discretion. All corrective measures shall be made as called for in the water audit and the punch list prepared by City staff and as-built plans, on reproducible mylars, shall be submitted to the City Engineer prior to the release of the Developer's responsibilities.
- Landscape Contractor shall schedule regular site visits by City representatives and/or Owner throughout landscape construction, with a final site review and inspection required by the Owner prior to beginning the 90-day maintenance period.
- Costs incurred due to repair, restoration or replacement of existing improvements which are not designated for removal which are damaged as a result of installation operations shall be the responsibility of the Landscape Contractor.
- Landscape Contractor shall become familiar with site conditions and location of all new construction, and to coordinate irrigation work with other contractors in locating and installing pipe sleeves through walls and under paving, structures, etc.
- Installation of these improvements shall be coordinated with installation of grading and drain system operations as shown on Civil Engineer's improvement plans, and with architectural plans.
- All planting areas shall drain to area drains at a minimum of one and one-half (1.5) percent. Slopes within five feet of buildings shall drain a minimum of three-to-five (3-5) percent away from building walls and foundations. Landscape Contractor shall adjust drain heights, add drains or adjust minimum surface gradients, if needed, to ensure adequate drainage.

11. Piping, sleeves, valves, and other irrigation equipment shall be installed in parkway strip planting areas. Avoid any conflicts between the sprinkler system, planting, underground utilities and architectural features. IRRIGATION EQUIPMENT SHALL NOT BE INSTALLED OR WATER ALLOWED TO DRAIN INTO A NON-IRRIGATED ZONE THREE (3) FEET WIDE IMMEDIATELY ADJACENT TO ANY BUILDING.

12. Do not install the irrigation system when field obstructions, grade differences or dimension discrepancies exist that might conflict with prudent practice and engineering. Bring such conditions to the attention of the Owner. In the event this notification is not performed, the Landscape Contractor shall assume full responsibility for any revisions necessary.

13. Installation of all irrigation and landscaping shall be performed by a licensed contractor. Open trench inspection of the irrigation installation in City right-of-way (and areas to be maintained by the City or its contractor) is subject to approval of the Maintenance Department. Prior to the final inspection by the Maintenance Department, the installation shall be approved by the landscape architect.

14. Notify Owner of any aspects of layout which will not provide sufficient water coverage and do not proceed until notified.

15. Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto buildings. Select appropriate degree of arc to fit existing conditions and throttle the flow control at each valve or head to obtain optimum operating pressure and coverage.

16. Landscape Contractor to verify water pressure prior to installation and confirm minimum operating pressure shown on the plans.

17. Landscape Contractor shall notify all local jurisdictions as required to schedule trenching, temporary road closings, inspections, and testing of installed backflow prevention device.

18. Prior to trenching, locate underground utilities by calling Underground Service Alert at 1-800-227-2600.

19. Owner to verify with Project structural engineer the structural reinforcement of all slab-on-grade concrete paving.

20. Wood members for fences shall be per details. Bottom and sides of wood posts shall be treated with non-toxic wood preservative to six (6) inches above Finish Grades.

19. Use galvanized metal nails, flashing and coated screws and bolts for all wood connections.

#### GRADING/DRAIN SYSTEM NOTES:

- It is the intent of the project to achieve a balance of cut and fill. Notify Owner of fine grading conditions that may create an unbalanced situation.
- Preparation of subbase under all paving shall be per soils engineer's geotechnical report.
- All fine grading and drain systems shall be installed in accordance with the soils engineer's geotechnical report and addenda prepared for the site.

4. All newly-graded areas in or adjacent to the public right-of-way shall not exceed a 3:1 (horizontal : vertical) ratio.

#### PLANTING NOTES:

- Unless otherwise specified, structural improvements and paving shall be installed prior to planting.
- Landscape Contractor shall be responsible for locating and staking existing sewer, water, cable, telephone and other utilities above or below grade that might be in conflict with planting operations. Notify Owner regarding tree locations affected by utilities.
- All work related to irrigation system installation and testing shall be performed prior to planting operations.
- Plant Schedule shall be used as a guideline only. Contractor shall verify sizes, quantities and availability by plan check and supply sufficient quantities to fulfill design intent of Construction Documents.
- Final locations of plant materials on site shall be reviewed by the Owner's authorized representative prior to installation. Plant trees and shrubs faced to provide best appearance. Care shall be taken to space plant material evenly to allow optimum growth and aesthetics.
- Trees and shrubs shall not be planted in drainage swales, in conflict with structures or to block irrigation patterns.
- Shrub and ground cover areas on slopes less than 20% shall be mulched with a 3-inch thick layer of medium chip walk-on fir bark. Shrub and ground cover areas on slopes greater than 20% shall be mulched with a 3-inch thick layer of shredded fir bark (not gorilla hair). Contractor to submit samples.
- Ground covers shall be planted under trees and shrubs unless otherwise indicated on the plans.
- Trees shall be planted a minimum of three (3) feet from walls, fences, paving, mowstrips, curbs and irrigation heads. Notify Owner or Landscape Architect if soil conditions in plant pits allow water to stand beyond the following limits: 6 inches in bottom of tree pit should drain completely over a 12-hour period. If water does not drain, special provisions for pipe drain, gravel sumps, or drywells will be required to provide adequate tree pit drainage.
- All trees planted within EIGHT (8) feet of paving or curbs, including in-tract street trees, shall be planted with a root guard as approved by City. See Planting Details for panel application.
- All boxed plant material may be approved by the Owner/City at the place of origin prior to delivery.
- Plant materials shall be erect after planting, staked or guyed as detailed. Remove nursery stakes but retain nursery labels until end of maintenance period. Vines shall be installed with vine runners espalliered to adjacent structure. Submit fastener information to Owner for approval prior to installation.
- All trees shall be planted a minimum of five (5) feet (or per local code) from fire hydrants, storm drain, sanitary sewer and other underground utilities. Trees shall be planted a minimum of three (3) feet from curbs. Trees shall be planted a minimum of 15 feet from street light poles and a minimum of 45 feet from the point of intersection of corner curves.
- All plant material and irrigation ultimately to be maintained by the City Maintenance Department or staff contracted by the City:
  - Shall be installed prior to occupancy of the first residence.
  - Is subject to inspection by the Maintenance Department and must be guaranteed for one year from the date of acceptance of the subdivision improvements by the City Council.

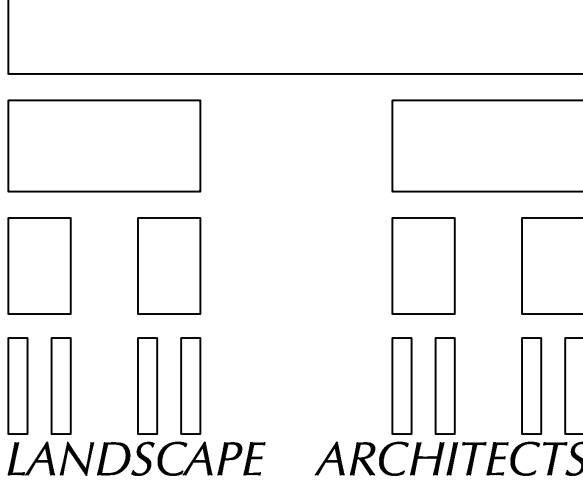
15. Provide to Owner a soil fertility report prior to applying soil amendments. Soil amendments shall be properly applied and worked into the soil according to the soil fertility report, and prior to ground cover installation. Use the following soil amendments in all planting areas to a depth of 12 inches, and tree pit backfill mix **for bidding purposes only:**

1/3 cubic yard nitrogen-stabilized organic amendment; 2/3 cubic yard well-pulverized native site soil; other amendments and fertilizers as follows (amounts per cubic yard): 17 lbs. Gro Power Plus, 1 lb. Iron Sulfate, 10 lbs. Agricultural Gypsum.

16. All back flow devices shall be screened with landscaping.

SEE CITY SPECIFICATIONS FOR ALL LANDSCAPE IMPROVEMENTS WITHIN THE PUBLIC R.O.W. OF THIS PROJECT.

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Consultants

Project

### OAK CREEK CANYON SUBDIVISION 6826

City of Clayton,  
Contra Costa County

Client

WEST COAST HOME BUILDERS, INC.  
4021 PORT CHICAGO HIGHWAY  
CONCORD, CALIFORNIA

Sheet Title

### COVER

VTM SUBMITTAL  
NOT FOR CONSTRUCTION

Scale

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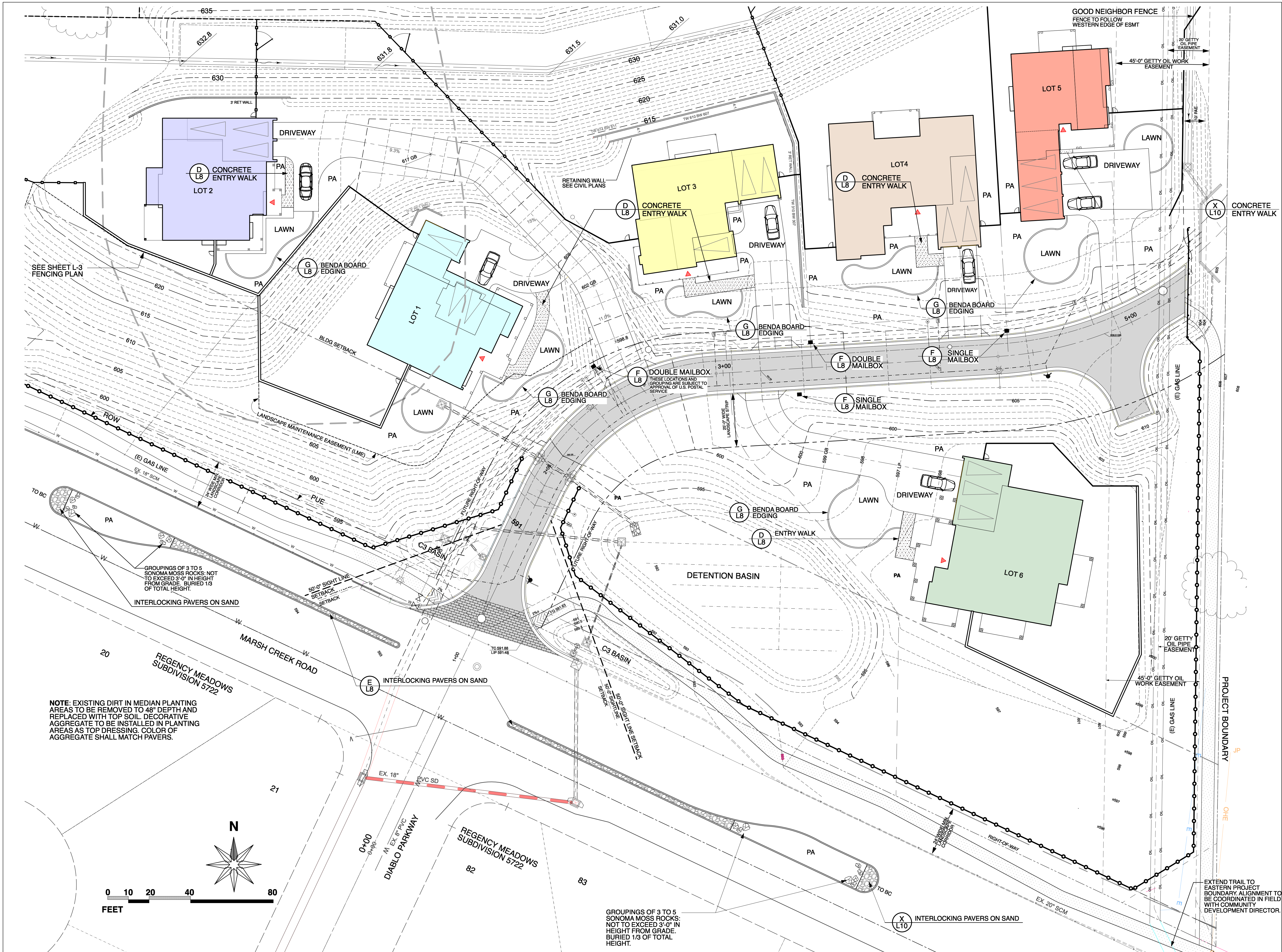
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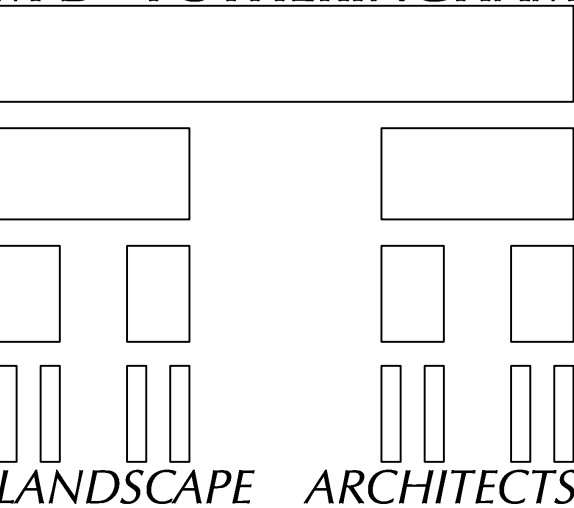
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Date: Tuesday, March 10, 2020  
File name: OakCreekVTMpreland v2020.rwx  
Project Number  
22110  
Sheet Number  
**L-1**





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4021 PORT CHICAGO HIGHWAY  
CONCORD, CALIFORNIA

Sheet Title

LAYOUT PLAN

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Scale  
1" = 20'-0"

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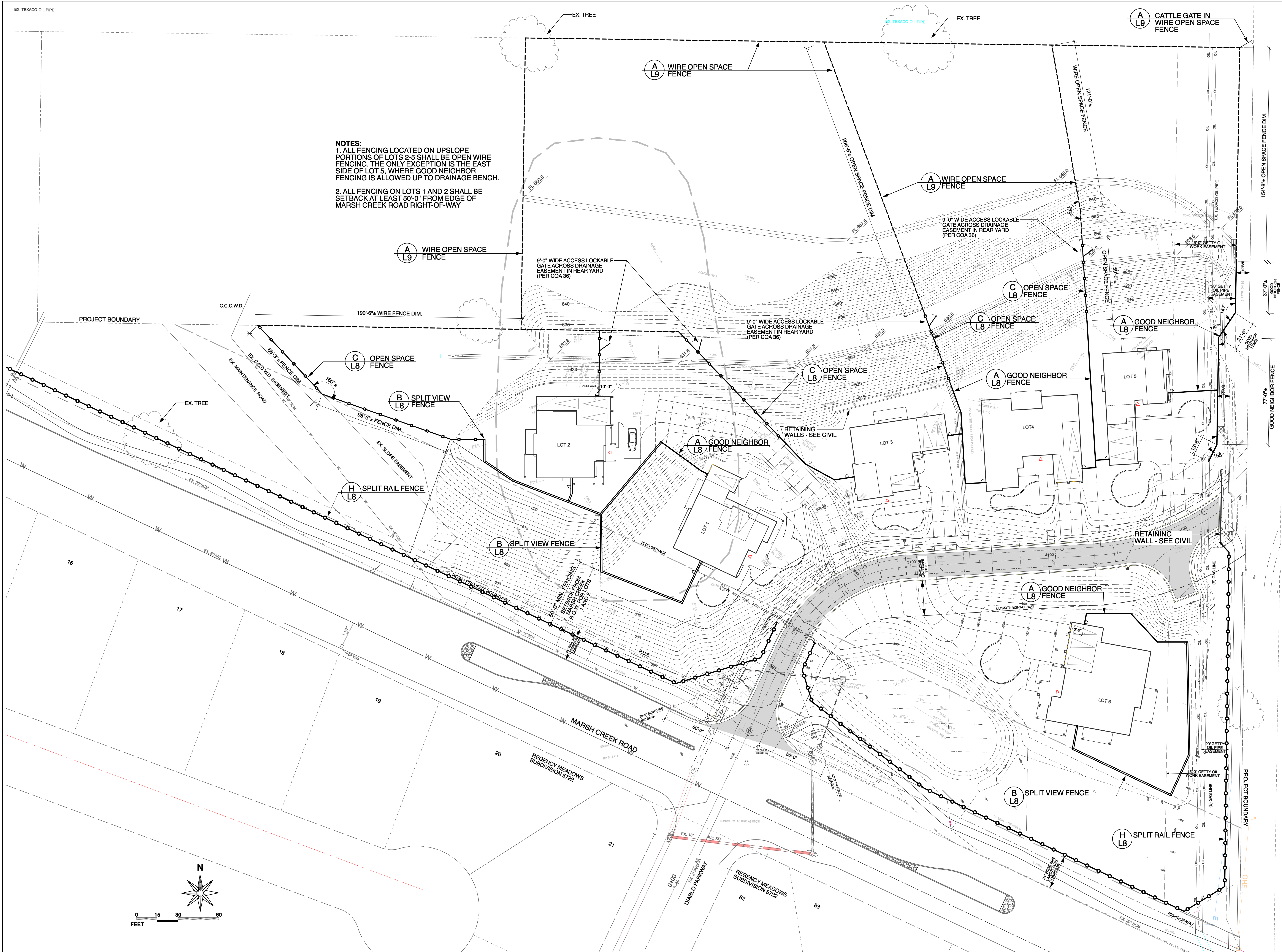
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Sheet Number

L-2





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FENCING PLAN

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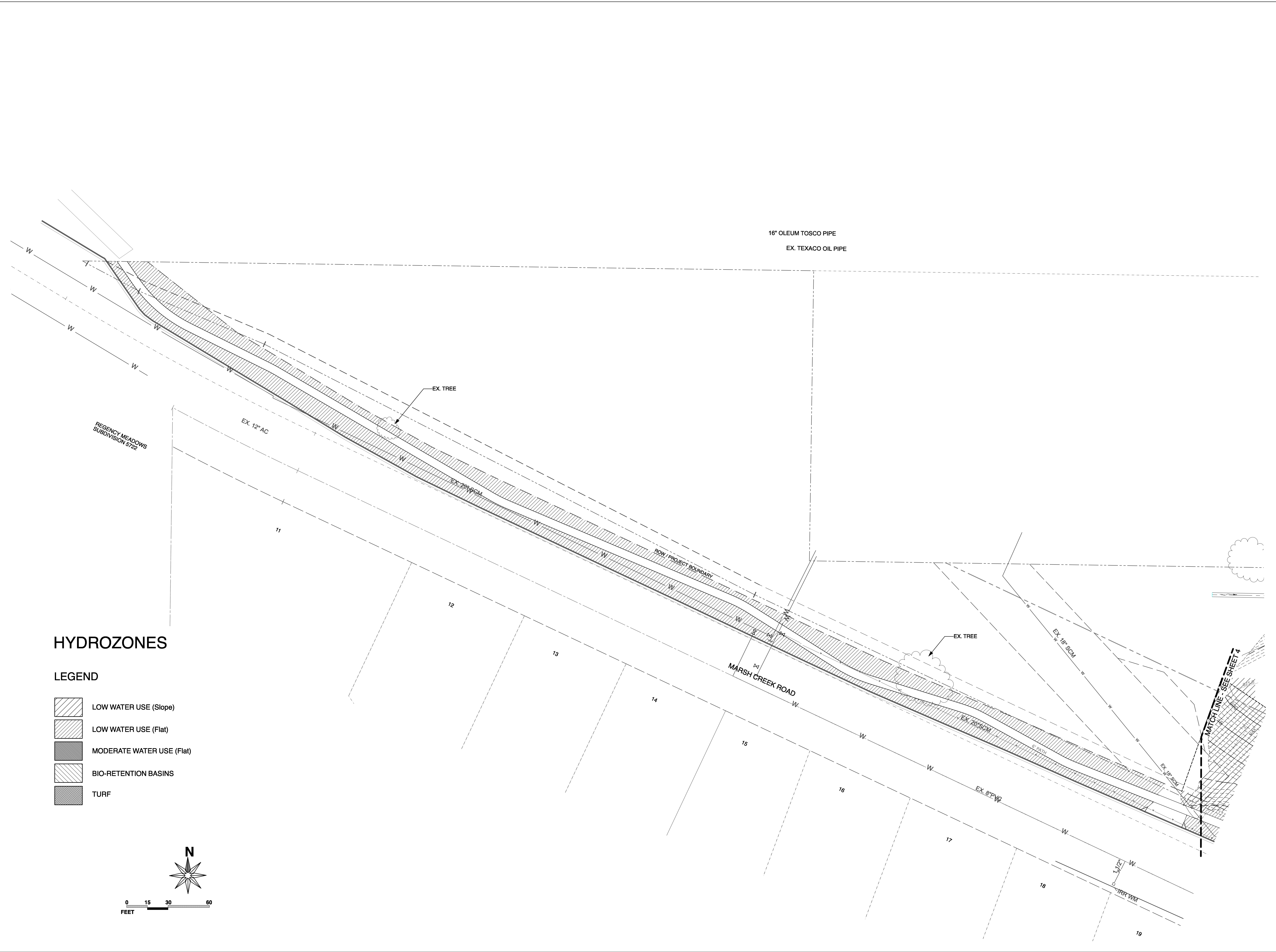
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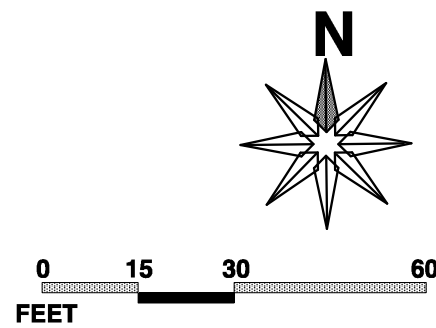




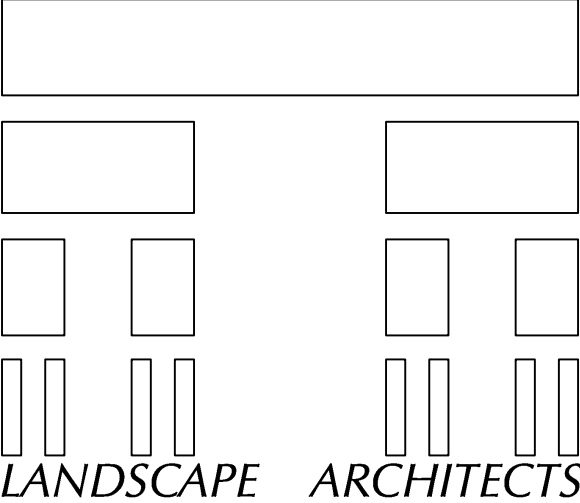
HYDROZONES

LEGEND

- LOW WATER USE (Slope)
- LOW WATER USE (Flat)
- MODERATE WATER USE (Flat)
- BIO-RETENTION BASINS
- TURF



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HYDROZONE  
PLAN 2

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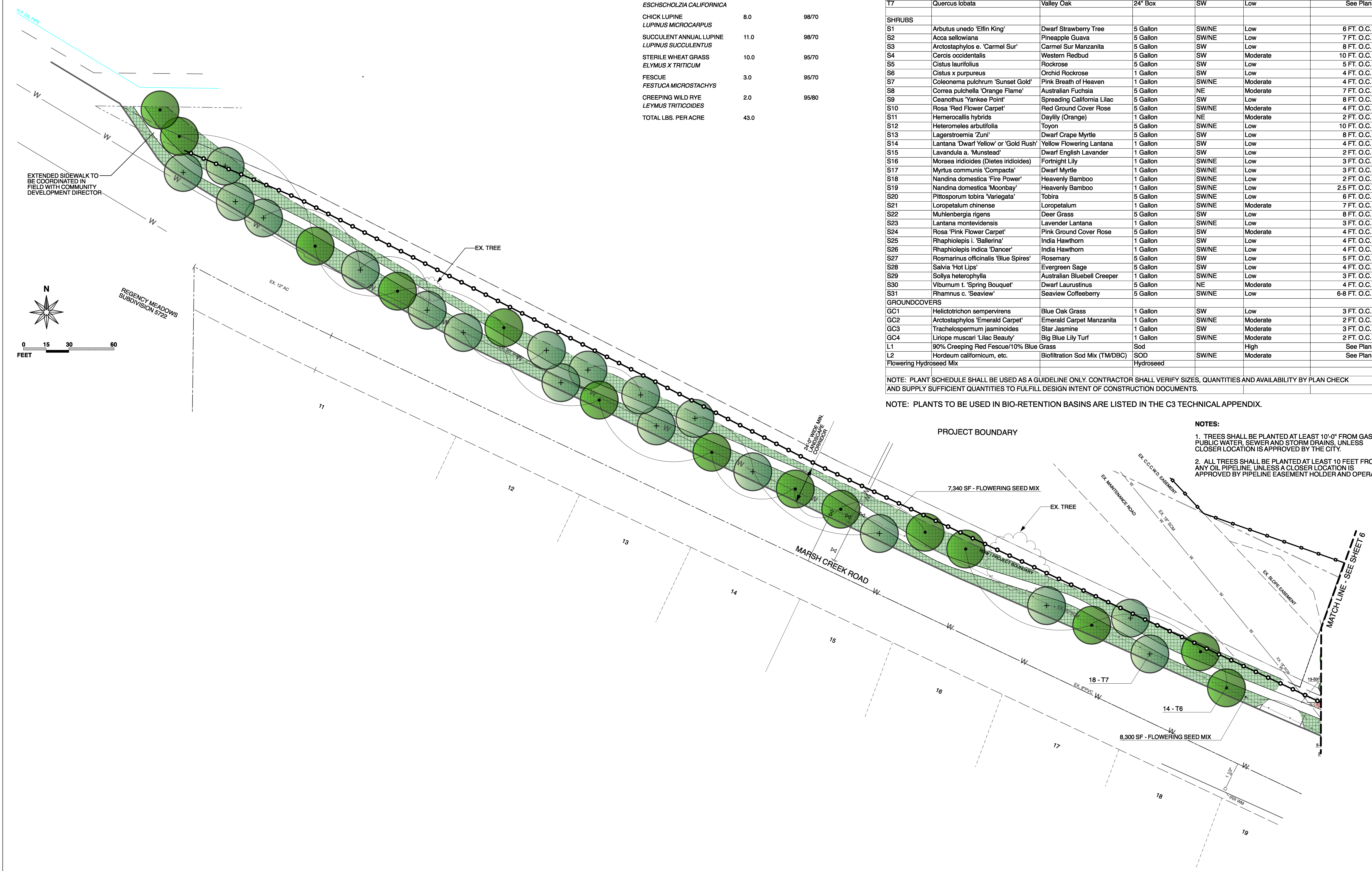
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FLOWERING SEED MIX		
19,570± SF		
NON-IRRIGATED HYDROSEED FOR AREAS WITH SLOPES LESS THAN 10% - SEE PLANS		
COMMON NAME	APPLICATION RATE (LBS./ACRE)	MINIMUM % PURITY/ % GERMINATION
SCIENTIFIC NAME		
CALIFORNIA POPPY	9.0	98/75
ESCHSCHOLZIA CALIFORNICA		
CHICK LUPINE	8.0	98/70
LUPINUS MICROCARPUS		
SUCCULENT ANNUAL LUPINE	11.0	98/70
LUPINUS SUCCULENTUS		
STERILE WHEAT GRASS	10.0	95/70
ELYMUS X TRITICUM		
FESCUE	3.0	95/70
FESTUCA MICROSTACHYS		
CREEPING WILD RYE	2.0	95/80
LEYMUS TRITICOIDES		
TOTAL LBS. PER ACRE	43.0	

PLANT SCHEDULE						
SYMBOL	BOTANICAL NAMES	COMMON NAMES	PLANTING SIZE	EXPOSURE	WATER DEMAND	O. C. SPACING
TREES						
T1	Koeleruteria bipinnata	Golden Chain Tree	24" Box	SW	Moderate	See Plan
T2	Lagerstroemia X 'Muskogee'	Crape Myrtle	24" Box	SW	Low	See Plan
T3	Carpinus b. 'Fastigiata'	European Hornbeam	24" Box	SW	Moderate	See Plan
T4	Pistacia chinensis	Chinese Pistache	24" Box	SW	Low	See Plan
T5	Podocarpus macrophyllus	Yew Pine	24" Box	SW	Moderate	See Plan
T6	Quercus agrifolia	Coast Live Oak	24" Box	SW	Low	See Plan
T7	Quercus lobata	Valley Oak	24" Box	SW	Low	See Plan
SHRUBS						
S1	Arbutus unedo 'Elfin King'	Dwarf Strawberry Tree	5 Gallon	SW/NE	Low	6 FT. O.C.
S2	Acca sellowiana	Pineapple Guava	5 Gallon	SW/NE	Low	7 FT. O.C.
S3	Arctostaphylos e. 'Carmel Sur'	Carmel Sur Manzanita	5 Gallon	SW	Low	8 FT. O.C.
S4	Cercis occidentalis	Western Redbud	5 Gallon	SW	Moderate	10 FT. O.C.
S5	Cistus laurifolius	Rockrose	5 Gallon	SW	Low	5 FT. O.C.
S6	Cistus x purpureus	Orchid Rockrose	1 Gallon	SW	Low	4 FT. O.C.
S7	Coleonema pulchrum 'Sunset Gold'	Pink Breath of Heaven	1 Gallon	SW/NE	Moderate	4 FT. O.C.
S8	Correa pulchella 'Orange Flame'	Australian Fuchsia	5 Gallon	NE	Moderate	7 FT. O.C.
S9	Ceanothus 'Yankee Point'	Spreading California Lilac	5 Gallon	SW	Low	8 FT. O.C.
S10	Rosa 'Red Flower Carpet'	Red Ground Cover Rose	5 Gallon	SW/NE	Moderate	4 FT. O.C.
S11	Hemerocallis hybrids	Daylily (Orange)	1 Gallon	NE	Moderate	2 FT. O.C.
S12	Heteromeles arbutifolia	Toyon	5 Gallon	SW/NE	Low	10 FT. O.C.
S13	Lagerstroemia 'Zuni'	Dwarf Crape Myrtle	5 Gallon	SW	Low	8 FT. O.C.
S14	Lantana 'Dwarf Yellow' or 'Gold Rush'	Yellow Flowering Lantana	1 Gallon	SW	Low	4 FT. O.C.
S15	Lavandula a. 'Munstead'	Dwarf English Lavender	1 Gallon	SW	Low	2 FT. O.C.
S16	Moraea iridioides (Diets iridioides)	Fortnight Lily	1 Gallon	SW/NE	Low	3 FT. O.C.
S17	Myrtus communis 'Compacta'	Dwarf Myrtle	1 Gallon	SW/NE	Low	3 FT. O.C.
S18	Nandina domestica 'Fire Power'	Heavenly Bamboo	1 Gallon	SW/NE	Low	2 FT. O.C.
S19	Nandina domestica 'Moonbay'	Heavenly Bamboo	1 Gallon	SW/NE	Low	2.5 FT. O.C.
S20	Pittosporum tobira 'Variegata'	Tobira	5 Gallon	SW/NE	Low	6 FT. O.C.
S21	Loropetalum chinense	Loropetalum	1 Gallon	SW/NE	Moderate	7 FT. O.C.
S22	Muhlenbergia rigens	Deer Grass	5 Gallon	SW	Low	8 FT. O.C.
S23	Lantana montevidensis	Lavender Lantana	1 Gallon	SW/NE	Low	3 FT. O.C.
S24	Rosa 'Pink Flower Carpet'	Pink Ground Cover Rose	5 Gallon	SW	Moderate	4 FT. O.C.
S25	Raphiolepis l. 'Ballerina'	India Hawthorn	1 Gallon	SW	Low	4 FT. O.C.
S26	Raphiolepis indica 'Dancer'	India Hawthorn	1 Gallon	SW/NE	Low	4 FT. O.C.
S27	Rosmarinus officinalis 'Blue Spires'	Rosemary	5 Gallon	SW	Low	5 FT. O.C.
S28	Salvia 'Hot Lips'	Evergreen Sage	5 Gallon	SW	Low	4 FT. O.C.
S29	Sollya heterophylla	Australian Bluebell Creeper	1 Gallon	SW/NE	Low	3 FT. O.C.
S30	Viburnum t. 'Spring Bouquet'	Dwarf Laurustinus	5 Gallon	NE	Moderate	4 FT. O.C.
S31	Rhamnus c. 'Seaview'	Seaview Coffeeberry	5 Gallon	SW/NE	Low	6-8 FT. O.C.
GROUNDCOVERS						
GC1	Helictotrichon sempervirens	Blue Oak Grass	1 Gallon	SW	Low	3 FT. O.C.
GC2	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gallon	SW/NE	Moderate	2 FT. O.C.
GC3	Trachelospermum jasminoides	Star Jasmine	1 Gallon	SW	Moderate	3 FT. O.C.
GC4	Liriope muscari 'Lilac Beauty'	Big Blue Lily Turf	1 Gallon	SW/NE	Moderate	2 FT. O.C.
L1	90% Creeping Red Fescue/10% Blue Grass	Sod			High	See Plan
L2	Hordeum californicum, etc.	Biofiltration Sod Mix (TM/DBC)	SOD	SW/NE	Moderate	See Plan
Flowering Hydroseed Mix			Hydroseed			
NOTE: PLANT SCHEDULE SHALL BE USED AS A GUIDELINE ONLY. CONTRACTOR SHALL VERIFY SIZES, QUANTITIES AND AVAILABILITY BY PLAN CHECK AND SUPPLY SUFFICIENT QUANTITIES TO FULFILL DESIGN INTENT OF CONSTRUCTION DOCUMENTS.						

NOTE: PLANTS TO BE USED IN BIO-RETENTION BASINS ARE LISTED IN THE C3 TECHNICAL APPENDIX.

- NOTES:
- 1. TREES SHALL BE PLANTED AT LEAST 10'-0" FROM GAS, PUBLIC WATER, SEWER AND STORM DRAINS, UNLESS CLOSER LOCATION IS APPROVED BY THE CITY.
  - 2. ALL TREES SHALL BE PLANTED AT LEAST 10 FEET FROM ANY OIL PIPELINE, UNLESS A CLOSER LOCATION IS APPROVED BY PIPELINE EASEMENT HOLDER AND OPERATOR.

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PLANTING PLAN 2

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Scale  
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Designed by  
MDF / CGW

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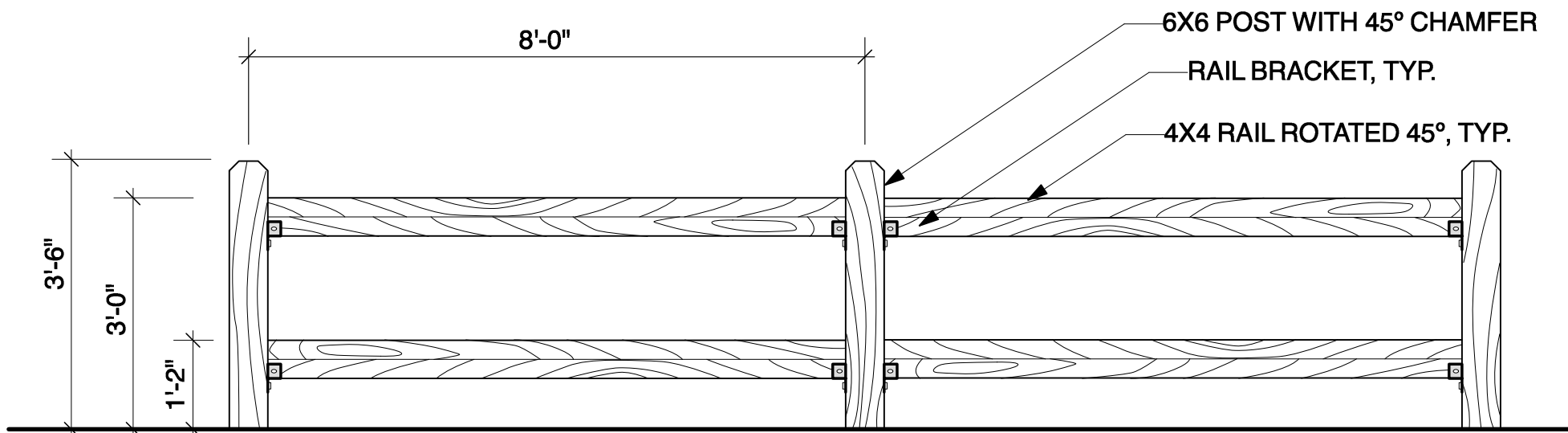
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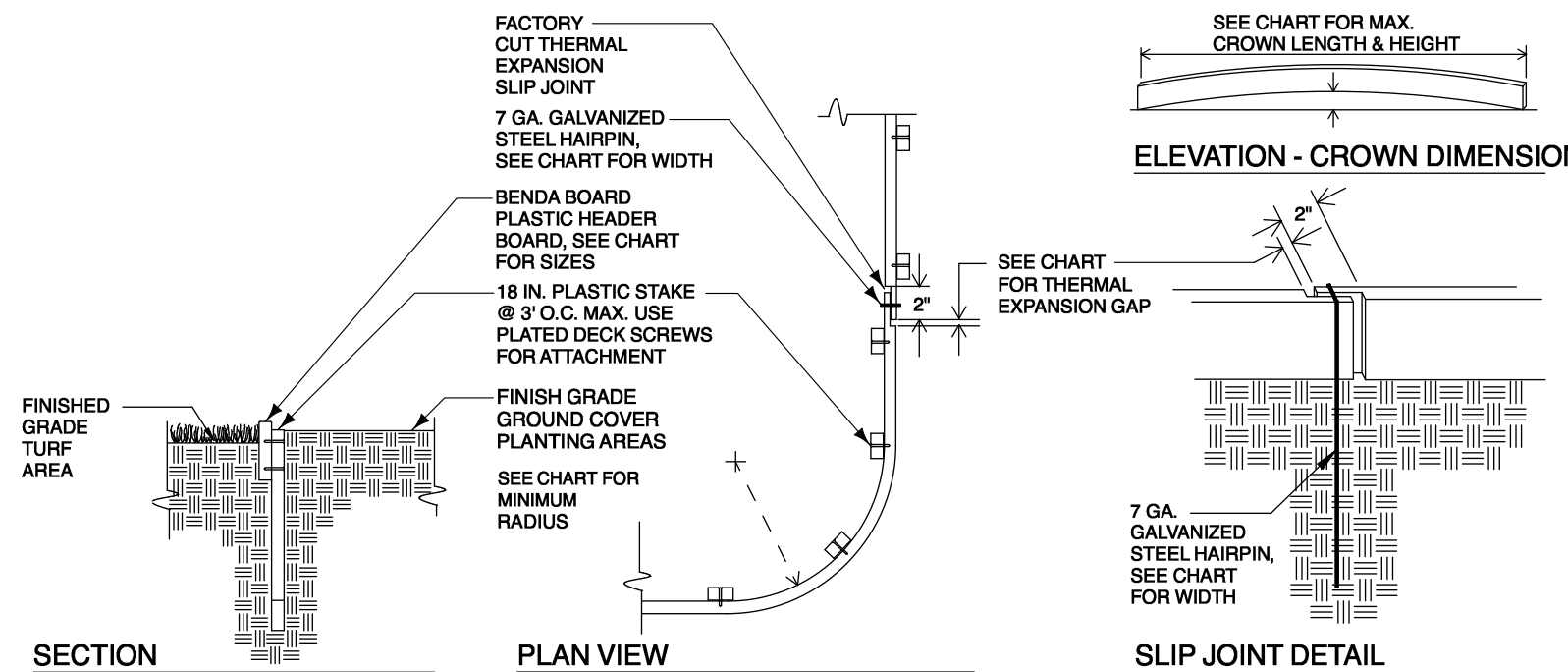




NOTES:

1. RAIL FENCE TO BE USED ONLY AS SHOWN ON PLAN.
2. ALL WOOD MEMBERS TO BE MINIMUM 2" ACTUAL THICKNESS.
3. ALL WOOD POSTS TO BE PRESSURE TREATED ROUGH FIR #2 OR BETTER.
4. ALL WOOD RAILS TO BE FIR #2 OR BETTER.
5. ALL METAL HARDWARE TO BE HOT DIP GALVANIZED.

**H**  
**L8** **RAIL FENCE**  
1/2" = 1' - 0"



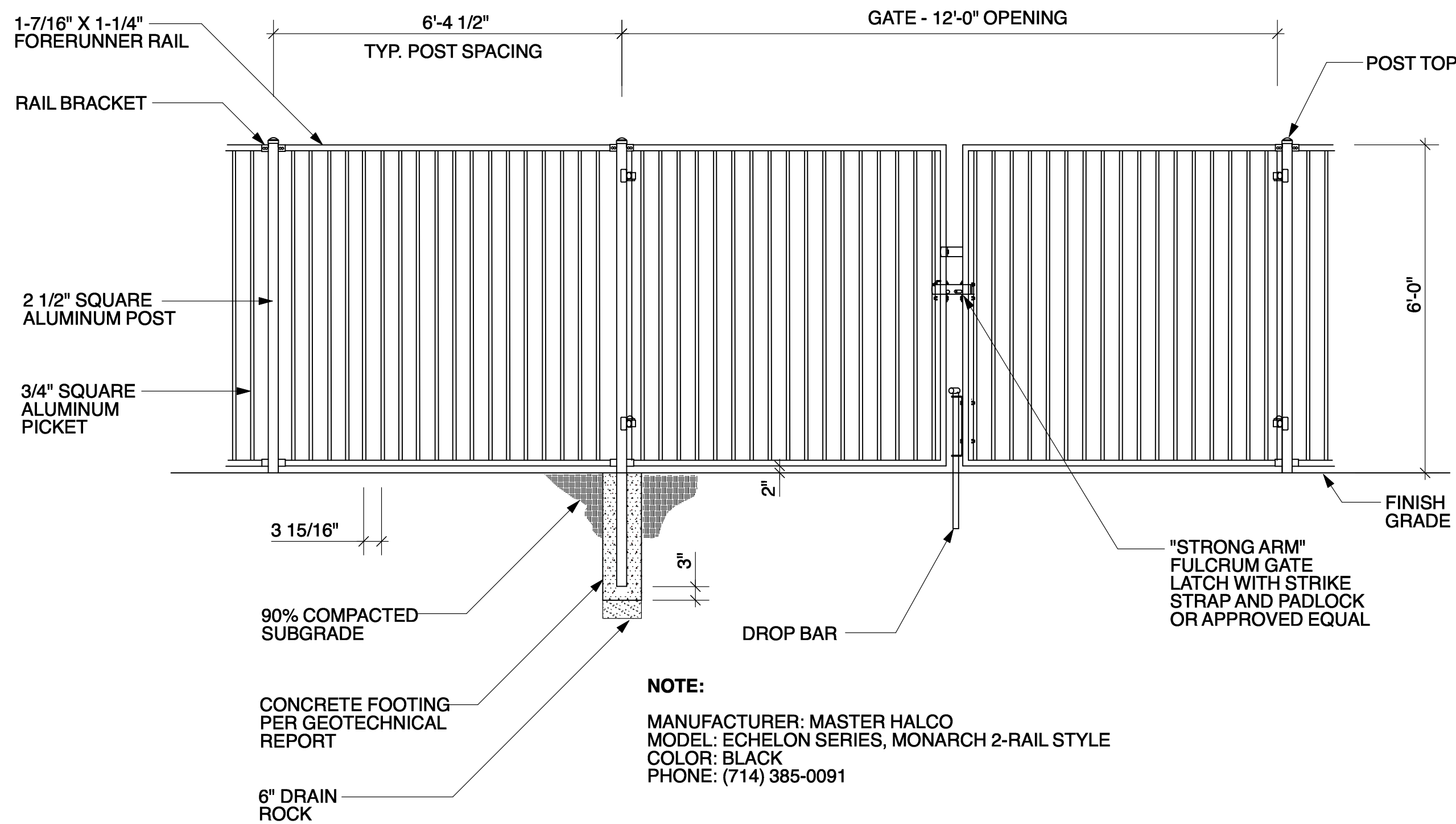
HDL. SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE	MAXIMUM CROWN POSSIBLE	THERMAL EXPANSION GAP AT SLIP JOINT	SLIP JOINT HAIRPIN DIMENSIONS
1X4	3 3/8" x 1 1/16" x 20'	24"	19' / 20'	1/4" - 1/2"	3/4" ID x 13"
2X4	3 3/8" x 1 3/8" x 20'	36"	16' / 20'	1/2" - 3/4"	1 1/2" ID x 13"
1X6	5 3/8" x 1 1/16" x 20'	24"	9' / 20'	1/2" - 3/4"	3/4" ID x 13"
2X6	5 3/8" x 1 1/2" x 16'	36"	8' / 16'	1/2" - 3/4"	1 1/2" ID x 13"

**BENDA BOARD CHART**  
COLOR: "REDWOOD", INCLUDING STAKES  
MANUFACTURED BY: EPIC PLASTICS, 104 EAST TURNER RD., LODI CA 95240  
URL ADDRESS: www.epicplastics.com

1. DO NOT SCREW THROUGH SLIP JOINT
2. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING
3. USE PLATED SCREWS OR RING SHANK NAILS TO JOIN BOARD TO STAKE
4. ALLOW FOR THERMAL EXPANSION & CONTRACTION BY LEAVING GAPS IN THE SLIP JOINTS OR AT THE END OF THE RUN (SEE CHART)
5. STAKE APPROX 3' O" OC (MORE FOR STRAIGHT RUNS LESS FOR CURVES). USE 18" LONG STAKE IN ALL CASES.

**G**  
**L8** **BENDA BOARD**  
PLASTIC HEADER BOARD DETAIL #110  
BENDA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

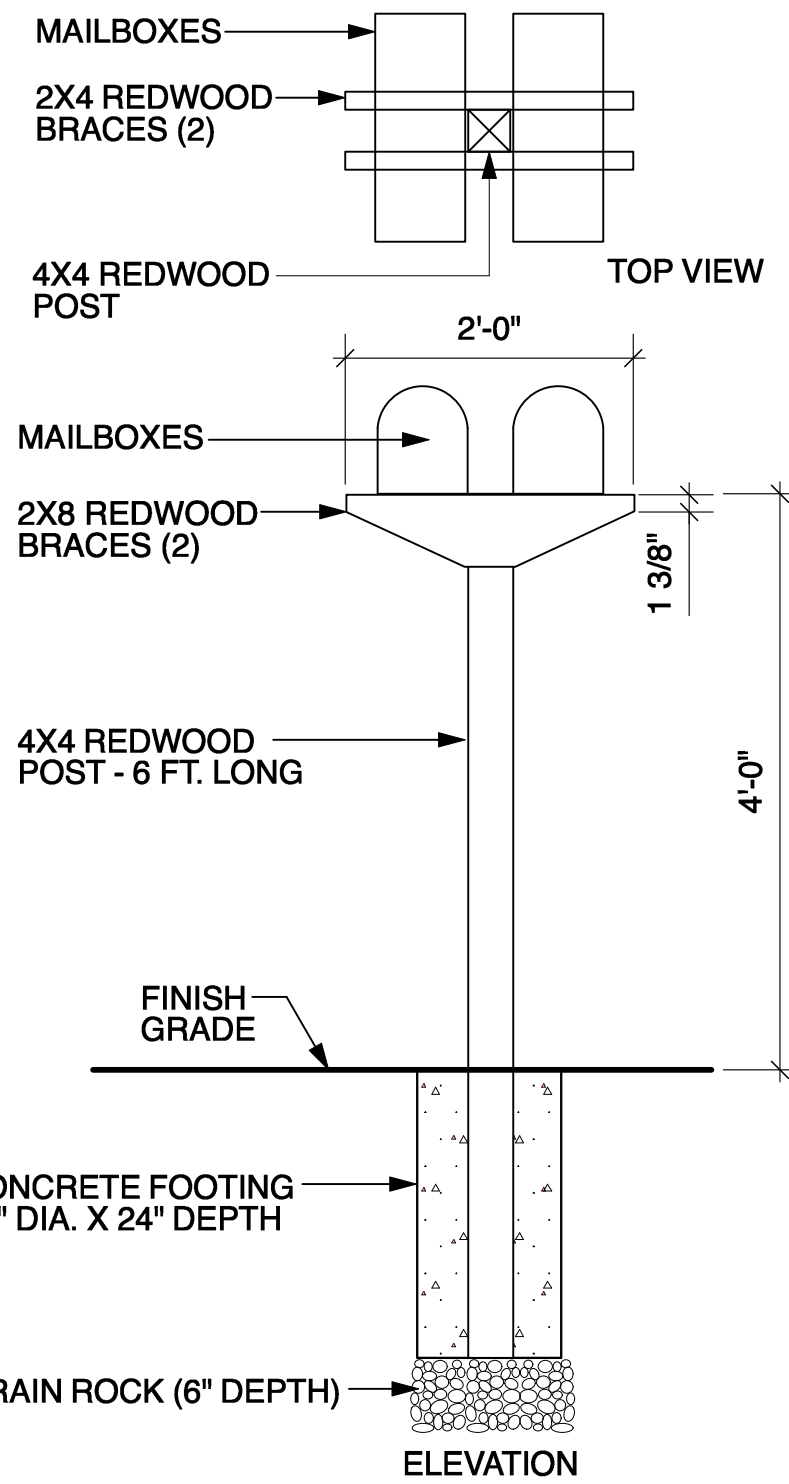
NTS



NOTE:

MANUFACTURER: MASTER HALCO  
MODEL: ECHELON SERIES, MONARCH 2-RAIL STYLE  
COLOR: BLACK  
PHONE: (714) 385-0091

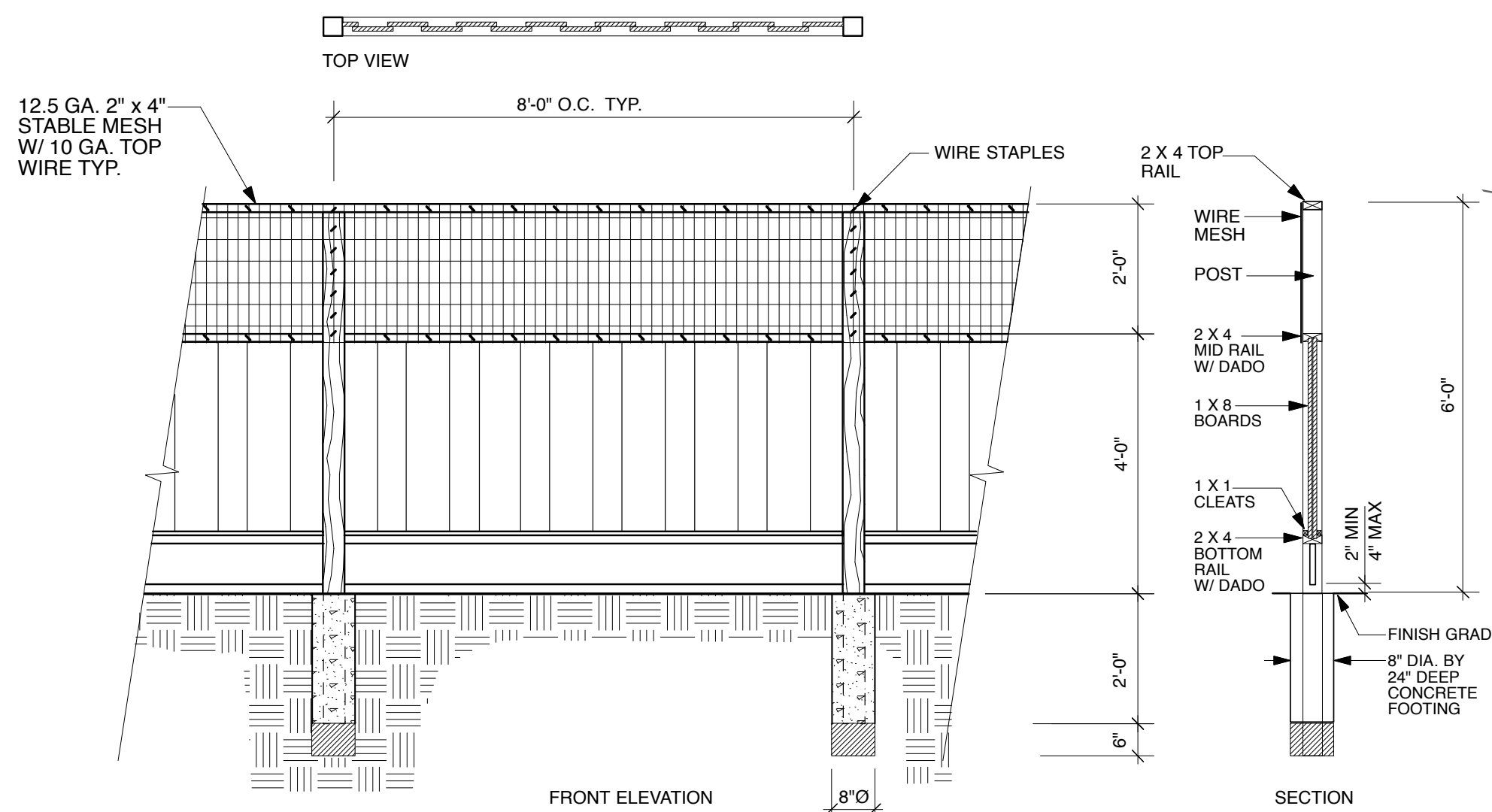
**C**  
**L8** **OPEN SPACE FENCE WITH ACCESS GATE**  
1/2" = 1' - 0"



**F**  
**L8** **DOUBLE MAILBOX**  
3/4" = 1'-0"

NOTES:

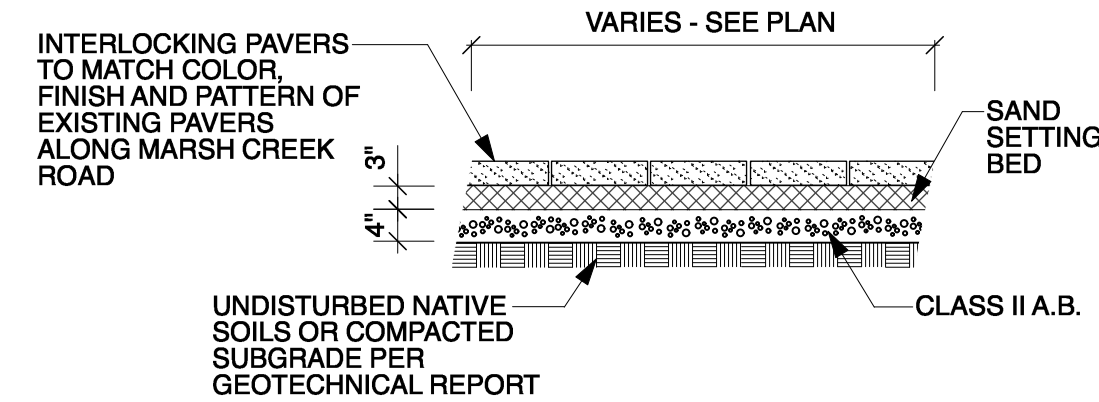
1. AT LOTS WITH SINGLE MAILBOX, CENTER MAILBOX OVER POST.
2. MAILBOX LOCATIONS AND DESIGN ARE DEPENDENT UPON GROUPING REQUIREMENTS OF US POSTAL SERVICE. CITY WILL REVIEW DESIGN AFTER USPS DETERMINES LOCATION(S).
3. ALL WOOD SHALL BE REDWOOD.



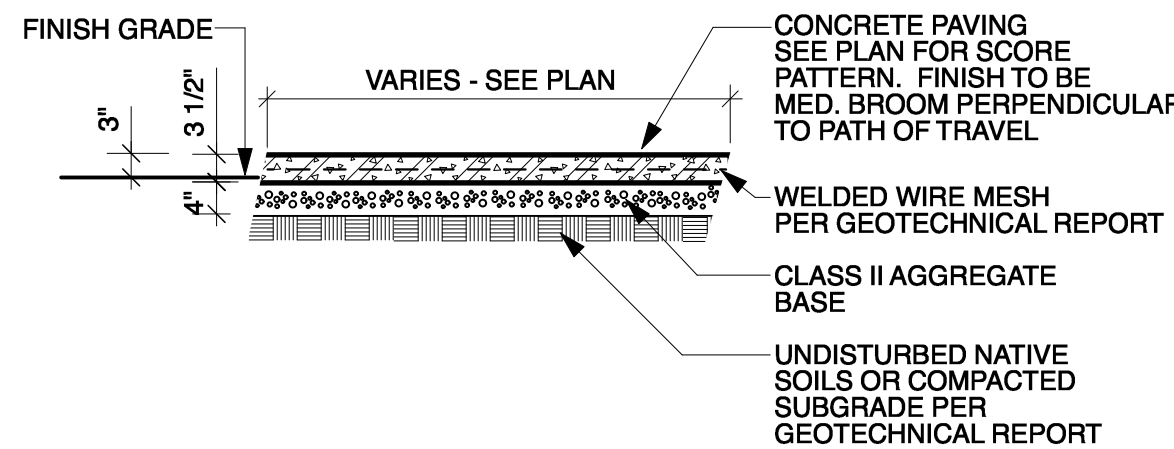
NOTES:

1. WOVEN WIRE SHALL BE 1972-2-12.5 (STABLE MESH) 12 1/2 GAUGE, CLASS 3 GALVANIZED W/ 16 GAUGE TOP WIRE.
2. POSTS SHALL BE 4 x 4 PRESSURE-TREATED FIR, "CEDARTONE" COLOR OR CEDAR IN 8-FOOT LENGTHS.
3. POSTS SHALL BE INSTALLED AT 8 FEET ON CENTER, CLOSER IF CONDITIONS REQUIRE, AND SHALL BE PLACED IN A MIN. 8" DIAMETER, 24" DEEP AUGERED HOLES; SET IN CONCRETE.
4. WOOD OTHER THAN POSTS TO BE CONSTRUCTION COMMON REDWOOD OR CEDAR.
5. ALL METAL HARDWARE TO HAVE HOT DIPPED GALVANIZED FINISH.

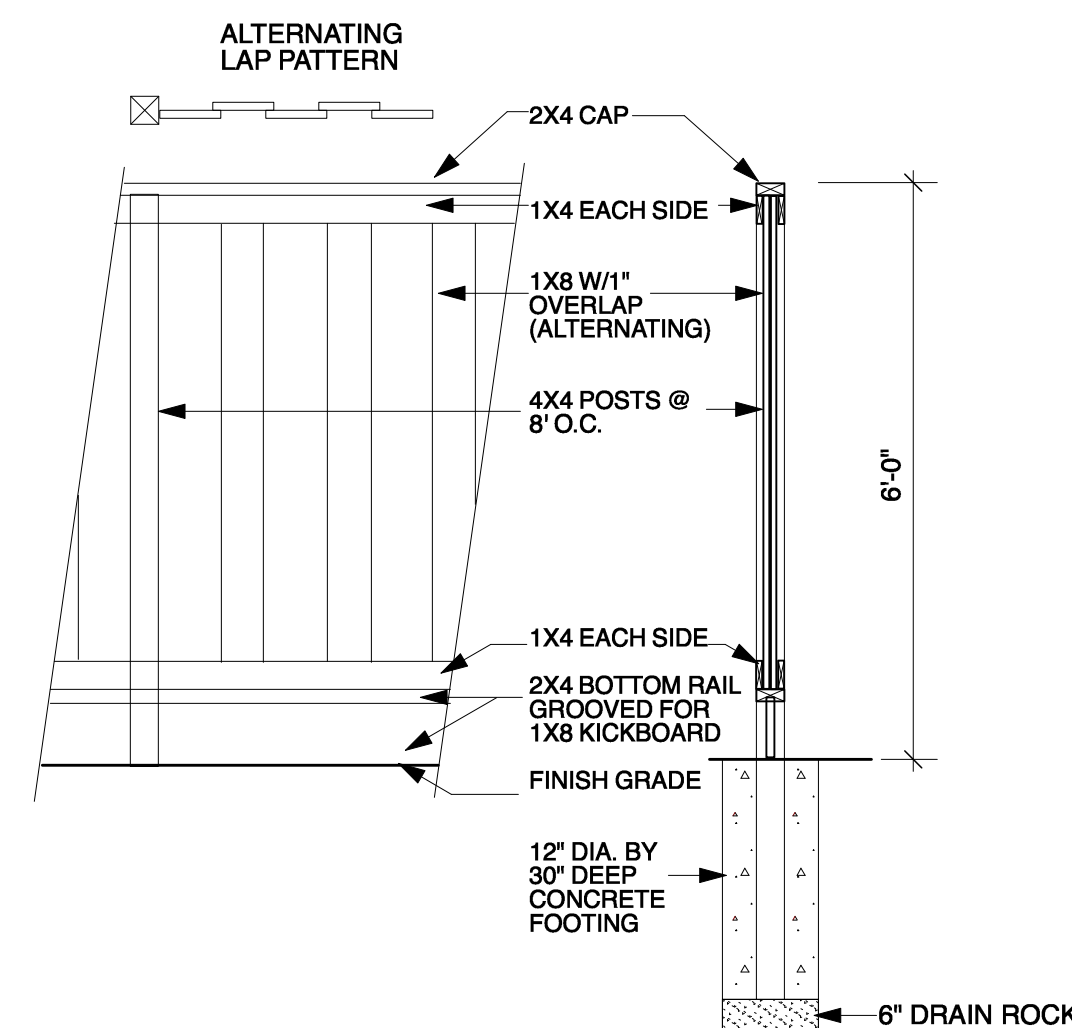
**B**  
**L8** **SPLIT-VIEW FENCE**  
1/2" = 1' - 0"



**E**  
**L8** **INTERLOCKING PAVERS ON SAND**  
1/2" = 1' - 0"



**D**  
**L8** **CONCRETE WALK**  
1/2" = 1' - 0"

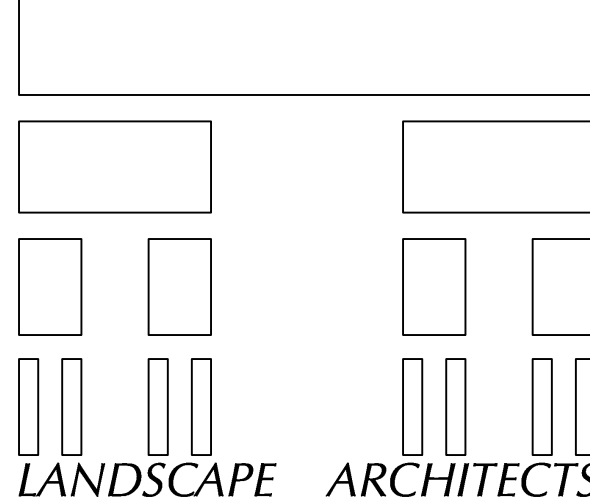


NOTES:

1. All wood except posts shall be construction heart redwood or cedar.
2. All fence posts shall be pressure-treated douglas fir, 'Cedartone'.
3. All nails and fasteners shall be hot-dipped galvanized.
4. Staples will not be allowed.
5. Nail guns shall be pre-approved by city.

**A**  
**L8** **GOOD NEIGHBOR FENCE**  
1/2" = 1' - 0"

M D FOTHERINGHAM



1700 North Broadway, Suite 390  
Walnut Creek, CA 94596  
T: 925-939-8292  
F: 925-939-8292  
E: info@mdfotheringham.com

License Stamp

Consultants

Project

**OAK CREEK  
CANYON  
SUBDIVISION 6826**

City of Clayton,  
Contra Costa County

Client

WEST COAST HOME BUILDERS, INC.  
4021 PORT CHICAGO HIGHWAY  
CONCORD, CALIFORNIA

Sheet Title

**CONSTRUCTION  
DETAILS 1**

VTM SUBMITTAL  
NOT FOR CONSTRUCTION

Scale

Designed by  
MDF / CGW

Drawn by  
MDF / CGW

Checked by  
MDF

Revisions



Plot Stamp  
Date: Tuesday, March 10, 2020  
File name: OakCreekVTMpreland v2020.rvx

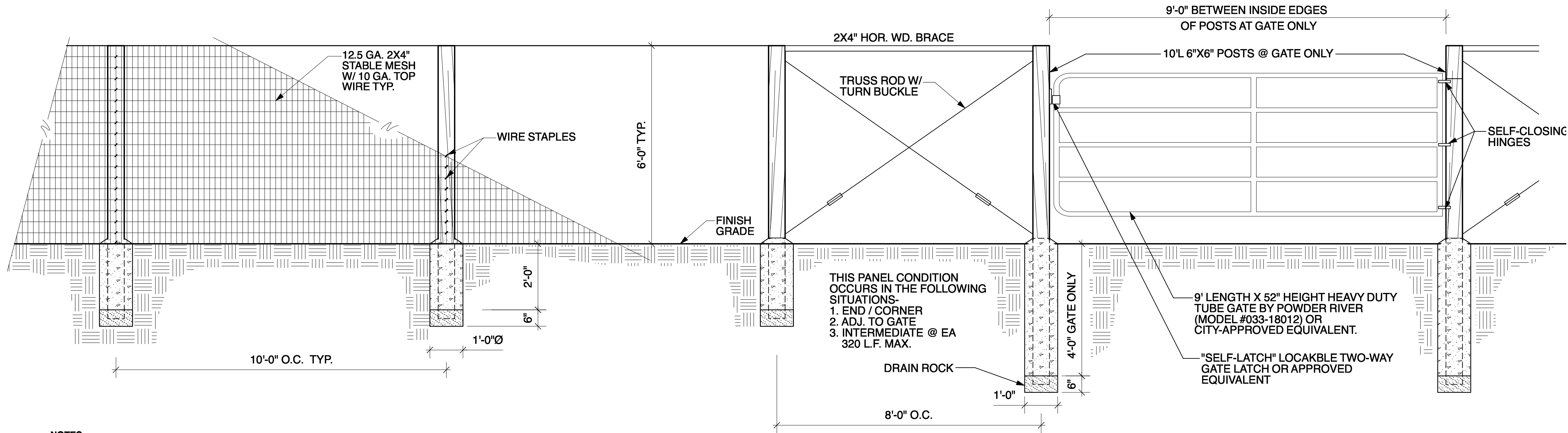
Project Number

22110

Sheet Number

**L-8**





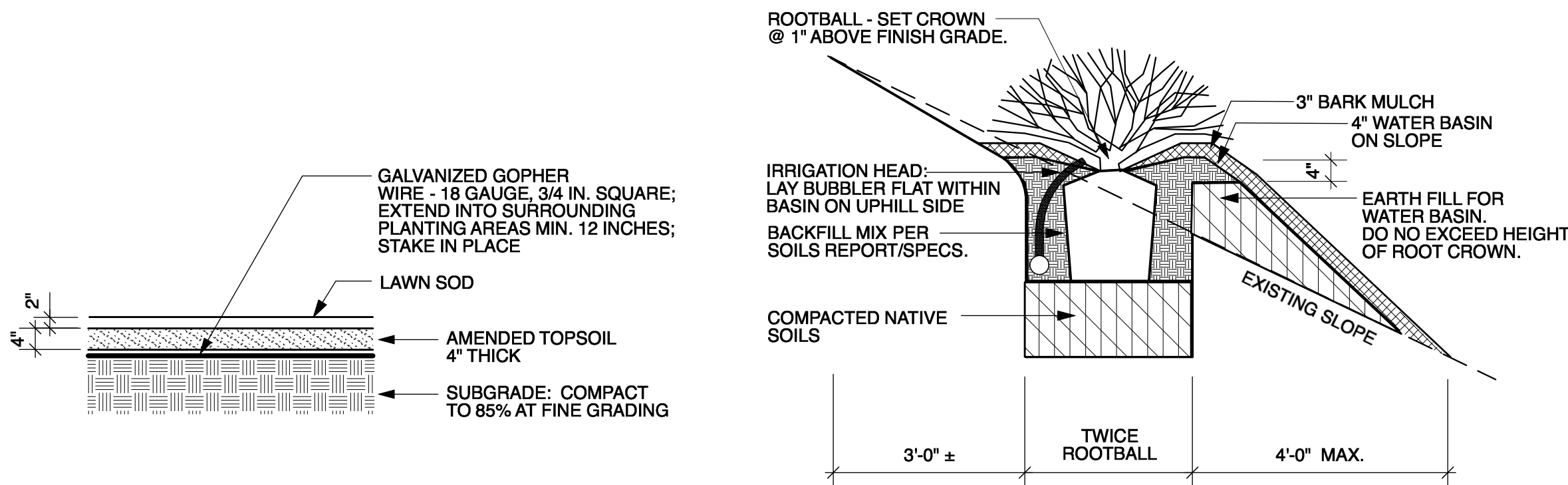
**NOTES:**

1. FENCE SHALL BE CONSTRUCTED OF WOOD POSTS AND WOVEN WIRE WITH 10GA. TOP WIRE. IT WILL INCLUDE CORNERS, BRACES AND GATES AS NECESSARY.
2. WOVEN WIRE SHALL BE 1972-2-12.5 (STABLE MESH) 12 1/2 GAUGE, CLASS 3 GALVANIZED AS DISTRIBUTED BY PACIFIC STEEL & SUPPLY OF SAN LEANDRO, CA
3. POSTS SHALL BE 6X6 P.T. FIR IN 8 FOOT LENGTHS.
4. POSTS SHALL BE INSTALLED 10 FOOT ON CENTER, CLOSER IF CONDITIONS REQUIRE, AND SHALL BE PLACED IN A MIN. 12\"/>

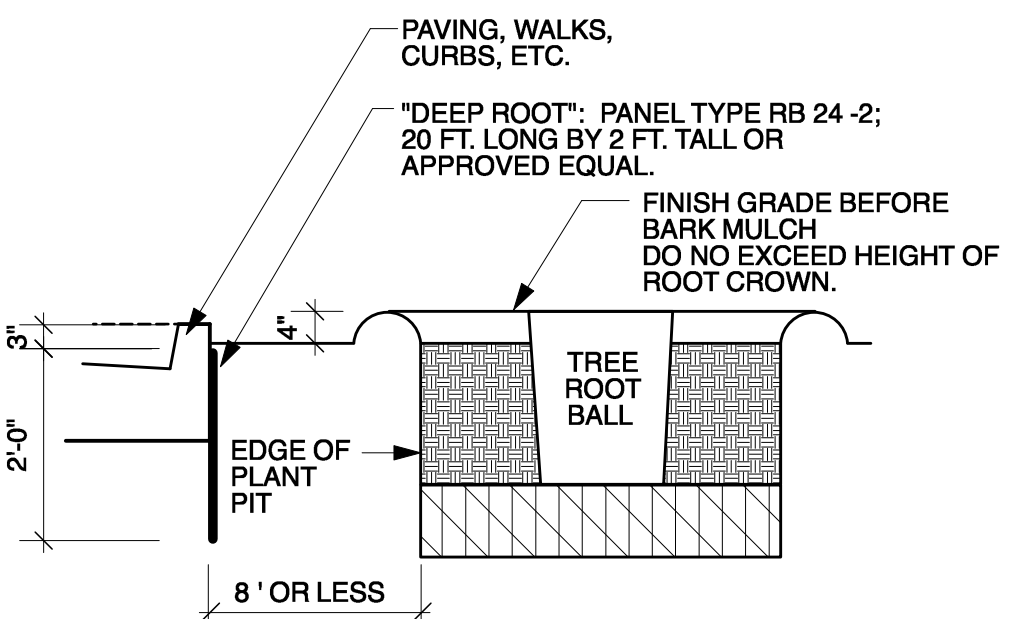
**MATERIAL NOTES:**

1. ALL WOOD POSTS TO BE PRESSURE TREATED ROUGH FIR #2 OR BETTER.
2. ALL WOOD RAILS TO BE FIR #2 OR BETTER.
3. ALL METAL HARDWARE TO BE HOT DIP GALVANIZED.
4. ALL GATES TO BE METAL POWDER RIVER RANCH GATES.

**WIRE OPEN SPACE FENCE AND ACCESS GATE**  
1/2\"/>

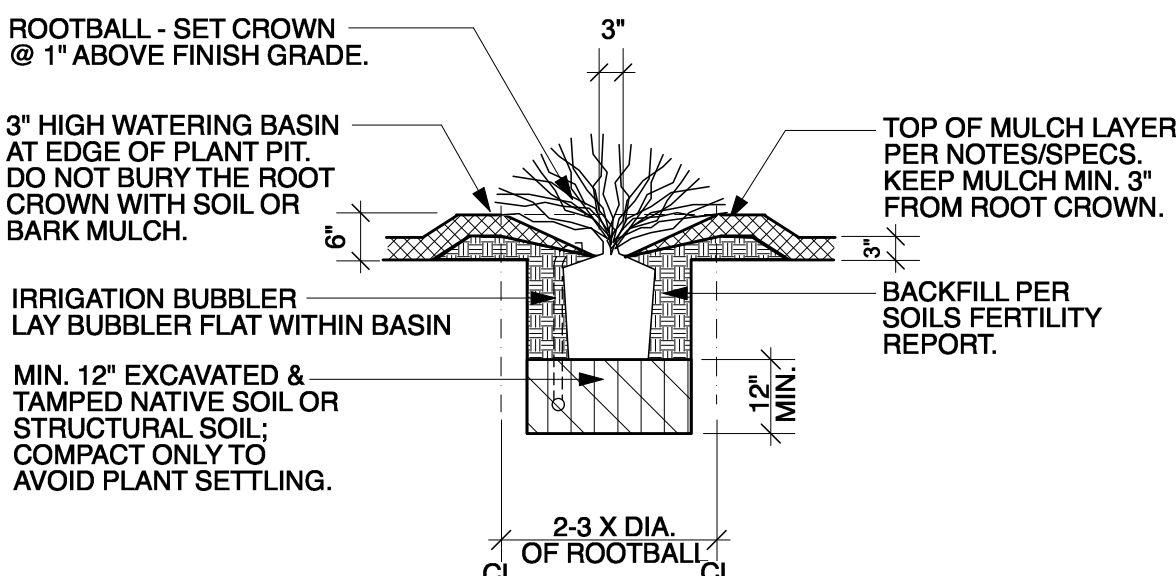


**GOPHER-RESISTANT LAWN INSTALLATION**  
NTS



**ROOT BARRIER DETAIL**  
NTS

**SHRUB PLANTING ON SLOPE DETAIL**  
NTS

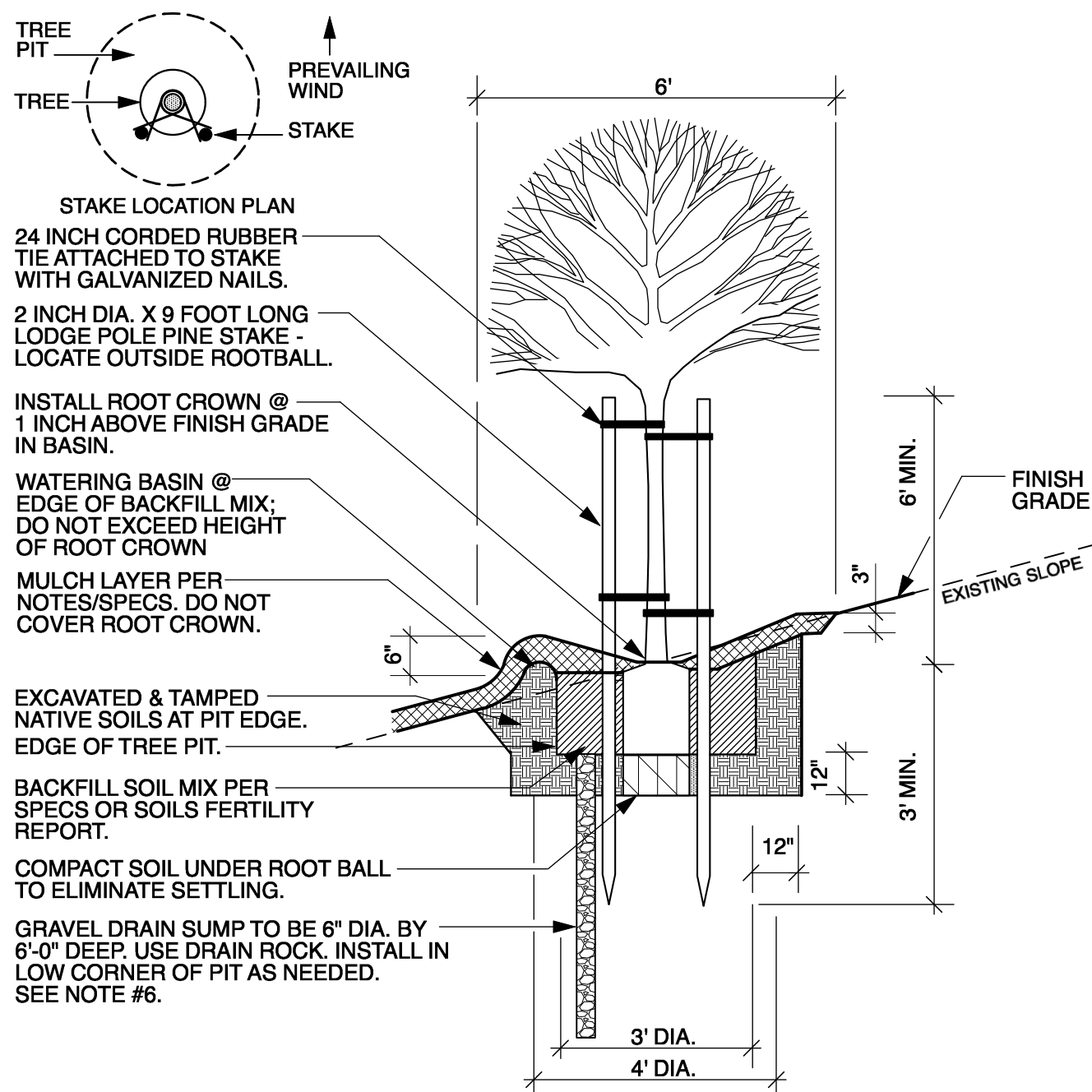


**NOTES:**

1. FOR GROUND COVER AREAS, ROTOTILL AMENDMENTS AS RECOMMENDED BY SOILS REPORT OR TO 8\"/>

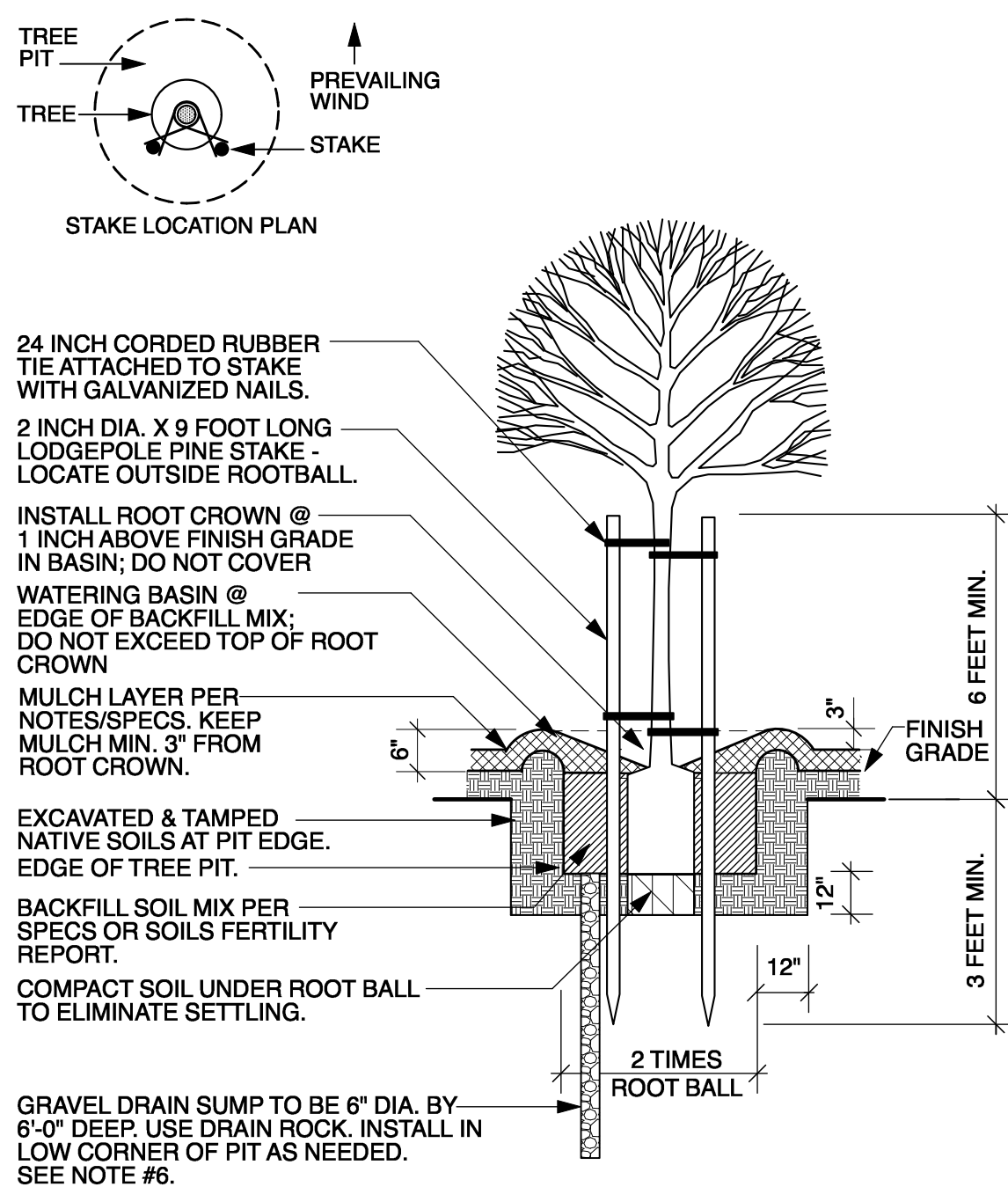
**SHRUB PLANTING DETAIL**  
NTS

- NOTES:**
1. PLACE STAKES PLUMB & AS SHOWN IN STAKE LOCATION PLAN.
  2. TREES SHALL NOT BE ROOT-BOUND. CAREFULLY SCARIFY ROOTBALL BEFORE PLANTING.
  3. ELIMINATE WATER BASIN WHEN TREES ARE PLANTED IN LAWN.
  4. USE WOOD STAKES FOR 15 GALLON & 24\"/>

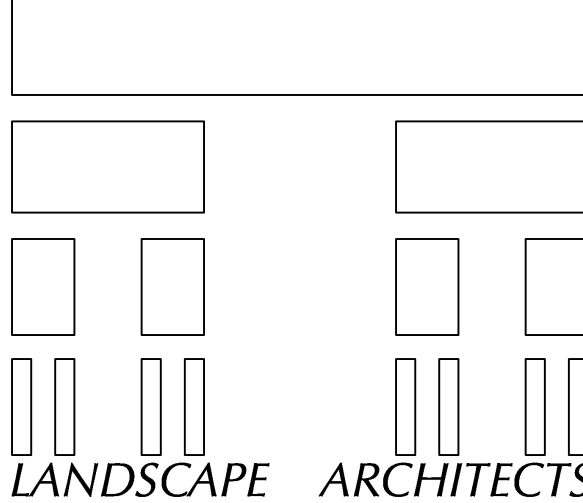


**TREE ON SLOPE INSTALLATION DETAIL**  
NTS

- NOTES:**
1. PLACE STAKES PLUMB & AS SHOWN IN STAKE LOCATION PLAN.
  2. TREES SHALL NOT BE ROOT-BOUND. CAREFULLY SCARIFY ROOTBALL BEFORE PLANTING.
  3. ELIMINATE WATER BASIN WHEN TREES ARE PLANTED IN LAWN.
  4. USE WOOD STAKES FOR 15 GALLON & 24\"/>



**TREE INSTALLATION DETAIL**  
NTS



1700 North Broadway, Suite 390  
Walnut Creek, CA 94596  
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E: info@mdfotheringham.com

License Stamp



Consultants

Project

**OAK CREEK  
CANYON  
SUBDIVISION 6826**

City of Clayton,  
Contra Costa County

Client

WEST COAST HOME BUILDERS, INC.  
4021 PORT CHICAGO HIGHWAY  
CONCORD, CALIFORNIA

Sheet Title

**CONSTRUCTION  
DETAILS 2**

**VTM SUBMITTAL  
NOT FOR CONSTRUCTION**

Scale

Designed by  
**MDF / CGW**

Drawn by  
**MDF / CGW**

Checked by  
**MDF**

Revisions

Plot Stamp  
Date: Tuesday, March 10, 2020  
File name: OakCreekVTMpreland v2020.rvx

Project Number

22110

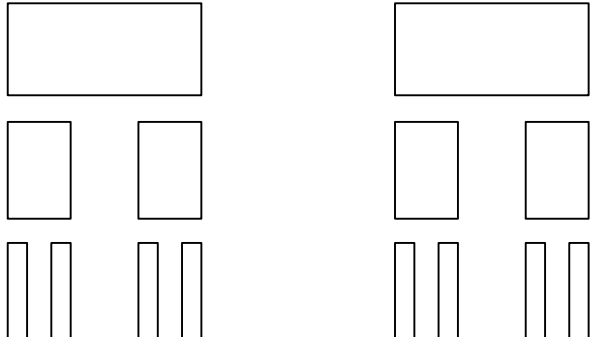
Sheet Number

**L-9**









OAK CREEK  
CANYON  
SUBDIVISION 6826

City of Clayton,  
Contra Costa County

WEST COAST HOME BUILDERS, INC.  
4021 PORT CHICAGO HIGHWAY  
CONCORD, CALIFORNIA

WELO  
CALCULATIONS 2

VTM SUBMITTAL  
NOT FOR CONSTRUCTION

Designed by  
MDF / CGW

Drawn by  
MDF / CGW

Checked by  
MDF



Plot Stamp  
Date: Tuesday, March 10, 2020  
File name: OakCreekVTMpreland v2020.rwx

WATER EFFICIENCY LANDSCAPE ORDINANCE  
PROJECT SUMMARY

MD Fotheringham, Landscape Architects, Inc.  
1700 North Broadway, Suite 390, Walnut Creek, CA 94596  
925-939-8292

Oak Creek Canyon - Lot 4 Date: 2/27/2020

CITY LOCATION:	Clayton	ETo LOCATION:	Concord
----------------	---------	---------------	---------

LANDSCAPE ARCHITECT: Michael Fotheringham, Landscape Architect #2481 CA

Total Landscape Area (SF):	1,341	Total Calculated Hydrozone Area (SF):	3,584
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Annual ETo (inches):	43.4	Total Special Landscape Areas:	0
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INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE:  
(Check to indicate completion)

		gallons/year without rainfall	gallons/year with rainfall
X 1	Maximum Applied Water Allowance:	53,041	53,041
X 2	Estimated Total Water Use:	49,491	49,491
X 2(a)	Expected Water from Effective Precipitation:		0
X 3	Expected Water Savings:	3,550	3,550

Note: If the design assumes that a part of the ETWU will be provided by precipitation, the Effective Precipitation Disclosure Statement shall be completed and submitted.

X 4	Hydrozone Report		
<input type="checkbox"/>	5 Soil Fertility Analysis		
X 6	Grading Design Plan		
X 7	Planting Design Plan		
<input type="checkbox"/>	8 Irrigation Design Plan		
<input type="checkbox"/>	9 Irrigation Schedule		

POST-INSTALLATION INSPECTION:

<input type="checkbox"/>	A Maintenance Schedule		
<input type="checkbox"/>	B Irrigation Audit		
<input type="checkbox"/>	C Plants installed as specified (substitutions accepted)		
<input type="checkbox"/>	D Irrigation system installed as designed (as-built included)		
<input type="checkbox"/>	E Landscape irrigation audit performed		
<input type="checkbox"/>	F Submittal package and this certification package have been provided to owner, building or site manager and local water agency.		

MAXIMUM APPLIED WATER ALLOWANCE  
WATER BUDGET CALCULATIONS

MD Fotheringham, Landscape Architects, Inc.  
1700 North Broadway, Suite 390, Walnut Creek, CA 94596  
925-939-8292

Oak Creek Canyon - Lot 4 Date: 2/27/2020

CITY OF:	Clayton	ETo Location:	Concord
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SECTION B1 MAXIMUM APPLIED WATER ALLOWANCE  
MAWA = ETo x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo	43.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	3,584
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	53,041
TOTAL ACRE FEET	0.16

CALCULATIONS:

43.4	x	0.62	x	0.55	x	3,584	+	0.45	x	0	=	53,041
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Effective Precipitation (Eppit)  
Use 25% of annual precipitation in the following equation:  
MAWA = (ETo - Eppit) x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo	43.4
EFFECTIVE PRECIPITATION	0
NET ETo	43.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	3,584
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	53,041
TOTAL ACRE FEET	0.16

CALCULATIONS:

43.4	x	0.62	x	0.55	x	3,584	+	0.45	x	0	=	53,041
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RESULTS: Irrigation reductions by adding precipitation (gallons/year): 0

ESTIMATED TOTAL WATER USE  
WATER BUDGET CALCULATIONS

MD Fotheringham, Landscape Architects, Inc.  
1700 North Broadway, Suite 390, Walnut Creek, CA 94596  
925-939-8292

Oak Creek Canyon - Lot 4 Date: 2/27/2020

CITY OF:	Clayton	ETo City:	Concord
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SECTION B2 ESTIMATED TOTAL WATER USE (ETWU, gallons per year)  
ETWU = ETo x .62 x (PF x HA/IE) + SLA

Calculate the following for each Hydrozone (HZ):

YEARLY ETo (inches per year)	43.4
CONVERSION FACTOR (to gallons per square foot)	0.62
Average PF - PLANT FACTOR (plant water demand, defined for each hydrozone)	0.325
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	3,584
SPECIAL LANDSCAPE AREA (SLA in Square Feet x .45)	0
Average IE - IRRIGATION EFFICIENCY FACTOR (minimum .75)	0.81
TOTAL ESTIMATED TOTAL WATER USE (gallons/year):	49,491
TOTAL ACRE FEET:	0.15

CALCULATIONS:

Yearly	Conversion	HZ	HYDROZONE	PLANT FACTOR	Irrigation Efficiency	ETAF	Hydrozone Area	ETWU	Landscape Area	%	ETAF
ETo	Factor	NO.	DESCRIPTION	(PF)	Method	(IE)	(PFIE) (HA) (Sq Ft)	(GAL/Y)	Area	x Area	
43.4	0.62	1	Shrub Tree (L)	0.30	B	0.81	0.37	774	774	21.6%	807
43.4	0.62	2	Shrub Small (L)	0.30	B	0.81	0.37	1,085	10,852	65.7%	739
43.4	0.62	3	Shrub Tall (H)	0.60	B	0.81	0.74	385	4,943	6.6%	184
43.4	0.62	4	C3 Grass (L)	0.30	B	0.81	0.37	0	0	0.0%	0
43.4	0.62	5	Turf (H)	1.00	D	0.90	1.11	907	16,862	18.6%	620
			Special Landscape Area	0.45			0	0			

TOTALS:

AVERAGE PF:	0.30						3,584	49,491	100.00%	1,839
AVERAGE IE:					0.83					
AVERAGE ETAF:										0.81

WATER EFFICIENCY LANDSCAPE ORDINANCE  
PROJECT SUMMARY

MD Fotheringham, Landscape Architects, Inc.  
1700 North Broadway, Suite 390, Walnut Creek, CA 94596  
925-939-8292

Oak Creek Canyon - Lot 5 Date: 2/27/2020

CITY LOCATION:	Clayton	ETo LOCATION:	Concord
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LANDSCAPE ARCHITECT: Michael Fotheringham, Landscape Architect #2481 CA

Total Landscape Area (SF):	2,895	Total Calculated Hydrozone Area (SF):	4,857
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Annual ETo (inches):	43.4	Total Special Landscape Areas:	0
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INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE:  
(Check to indicate completion)

		gallons/year without rainfall	gallons/year with rainfall
X 1	Maximum Applied Water Allowance:	71,881	71,881
X 2	Estimated Total Water Use:	71,555	71,555
X 2(a)	Expected Water from Effective Precipitation:		0
X 3	Expected Water Savings:	325	325

Note: If the design assumes that a part of the ETWU will be provided by precipitation, the Effective Precipitation Disclosure Statement shall be completed and submitted.

X 4	Hydrozone Report		
<input type="checkbox"/>	5 Soil Fertility Analysis		
X 6	Grading Design Plan		
X 7	Planting Design Plan		
<input type="checkbox"/>	8 Irrigation Design Plan		
<input type="checkbox"/>	9 Irrigation Schedule		

POST-INSTALLATION INSPECTION:

<input type="checkbox"/>	A Maintenance Schedule		
<input type="checkbox"/>	B Irrigation Audit		
<input type="checkbox"/>	C Plants installed as specified (substitutions accepted)		
<input type="checkbox"/>	D Irrigation system installed as designed (as-built included)		
<input type="checkbox"/>	E Landscape irrigation audit performed		
<input type="checkbox"/>	F Submittal package and this certification package have been provided to owner, building or site manager and local water agency.		

MAXIMUM APPLIED WATER ALLOWANCE  
WATER BUDGET CALCULATIONS

MD Fotheringham, Landscape Architects, Inc.  
1700 North Broadway, Suite 390, Walnut Creek, CA 94596  
925-939-8292

Oak Creek Canyon - Lot 5 Date: 2/27/2020

CITY OF:	Clayton	ETo Location:	Concord
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SECTION B1 MAXIMUM APPLIED WATER ALLOWANCE  
MAWA = ETo x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo	43.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	4,857
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	71,881
TOTAL ACRE FEET	0.22

CALCULATIONS:

43.4	x	0.62	x	0.55	x	4,857	+	0.45	x	0	=	71,881
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Effective Precipitation (Eppit)  
Use 25% of annual precipitation in the following equation:  
MAWA = (ETo - Eppit) x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo	43.4
EFFECTIVE PRECIPITATION	0
NET ETo	43.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	4,857
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	71,881
TOTAL ACRE FEET	0.22

CALCULATIONS:

43.4	x	0.62	x	0.55	x	4,857	+	0.45	x	0	=	71,881
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RESULTS: Irrigation reductions by adding precipitation (gallons/year): 0

ESTIMATED TOTAL WATER USE  
WATER BUDGET CALCULATIONS

MD Fotheringham, Landscape Architects, Inc.  
1700 North Broadway, Suite 390, Walnut Creek, CA 94596  
925-939-8292

Oak Creek Canyon - Lot 5 Date: 2/27/2020

CITY OF:	Clayton	ETo City:	Concord
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SECTION B2 ESTIMATED TOTAL WATER USE (ETWU, gallons per year)  
ETWU = ETo x .62 x (PF x HA/IE) + SLA

Calculate the following for each Hydrozone (HZ):

YEARLY ETo (inches per year)	43.4
CONVERSION FACTOR (to gallons per square foot)	0.62
Average PF - PLANT FACTOR (plant water demand, defined for each hydrozone)	0.325
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	4,857
SPECIAL LANDSCAPE AREA (SLA in Square Feet x .45)	0
Average IE - IRRIGATION EFFICIENCY FACTOR (minimum .75)	0.81
TOTAL ESTIMATED TOTAL WATER USE (gallons/year):	71,555
TOTAL ACRE FEET:	0.22

CALCULATIONS:

Yearly	Conversion	HZ	HYDROZONE	PLANT FACTOR	Irrigation Efficiency	ETAF	Hydrozone Area	ETWU	Landscape Area	%	ETAF
ETo	Factor	NO.	DESCRIPTION	(PF)	Method	(IE)	(PFIE) (HA) (Sq Ft)	(GAL/Y)	Area	x Area	
43.4	0.62	1	Shrub Tree (L)	0.30	B	0.81	0.37	1,085	10,852	39.0%	739
43.4	0.62	2	Shrub Small (L)	0.30	B	0.81	0.37	1,837	18,314	33.7%	696
43.4	0.62	3	Shrub Tall (H)	0.60	B	0.81	0.74	355	4,478	6.7%	241
43.4	0.62	4	C3 Grass (L)	0.30	B	0.81	0.37	0	0	0.0%	0
43.4	0.62	5	Turf (H)	1.00	D	0.90	1.11	909	20,865	20.4%	1110
			Special Landscape Area	0.45			0	0			

TOTALS:

AVERAGE PF:	0.30						4,857	71,555	100.00%	2,489
AVERAGE IE:					0.83					
AVERAGE ETAF:										0.81

WATER EFFICIENCY LANDSCAPE ORDINANCE  
PROJECT SUMMARY

MD Fotheringham, Landscape Architects, Inc.  
1700 North Broadway, Suite 390, Walnut Creek, CA 94596  
925-939-8292

Oak Creek Canyon - Lot 6 Date: 2/27/2020

CITY LOCATION:	Clayton	ETo LOCATION:	Concord
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LANDSCAPE ARCHITECT: Michael Fotheringham, Landscape Architect #2481 CA

Total Landscape Area (SF):	8,694	Total Calculated Hydrozone Area (SF):	31,242
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Annual ETo (inches):	43.4	Total Special Landscape Areas:	0
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INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE:  
(Check to indicate completion)

		gallons/year without rainfall	gallons/year with rainfall
X 1	Maximum Applied Water Allowance:	462,363	462,363
X 2	Estimated Total Water Use:	339,021	339,021
X 2(a)	Expected Water from Effective Precipitation:		0
X 3	Expected Water Savings:	123,342	123,342

Note: If the design assumes that a part of the ETWU will be provided by precipitation, the Effective Precipitation Disclosure Statement shall be completed and submitted.

X 4	Hydrozone Report		
<input type="checkbox"/>	5 Soil Fertility Analysis		
X 6	Grading Design Plan		
X 7	Planting Design Plan		
<input type="checkbox"/>	8 Irrigation Design Plan		
<input type="checkbox"/>	9 Irrigation Schedule		

POST-INSTALLATION INSPECTION:

<input type="checkbox"/>	A Maintenance Schedule		
<input type="checkbox"/>	B Irrigation Audit		
<input type="checkbox"/>	C Plants installed as specified (substitutions accepted)		
<input type="checkbox"/>	D Irrigation system installed as designed (as-built included)		
<input type="checkbox"/>	E Landscape irrigation audit performed		
<input type="checkbox"/>	F Submittal package and this certification package have been provided to owner, building or site manager and local water agency.		

MAXIMUM APPLIED WATER ALLOWANCE  
WATER BUDGET CALCULATIONS

MD Fotheringham, Landscape Architects, Inc.  
1700 North Broadway, Suite 390, Walnut Creek, CA 94596  
925-939-8292

Oak Creek Canyon - Lot 6 Date: 2/27/2020

CITY OF:	Clayton	ETo Location:	Concord
----------	---------	---------------	---------

SECTION B1 MAXIMUM APPLIED WATER ALLOWANCE  
MAWA = ETo x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo	43.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	31,242
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	462,363
TOTAL ACRE FEET	1.42

CALCULATIONS:

43.4	x	0.62	x	0.55	x	31,242	+	0.45	x	0	=	462,363
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Effective Precipitation (Eppit)  
Use 25% of annual precipitation in the following equation:  
MAWA = (ETo - Eppit) x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo	43.4
EFFECTIVE PRECIPITATION	0
NET ETo	43.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	31,242
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	462,363
TOTAL ACRE FEET	1.42

CALCULATIONS:

43.4	x	0.62	x	0.55	x	31,242	+	0.45	x	0	=	462,363
------	---	------	---	------	---	--------	---	------	---	---	---	---------

RESULTS: Irrigation reductions by adding precipitation (gallons/year): 0

ESTIMATED TOTAL WATER USE  
WATER BUDGET CALCULATIONS

MD Fotheringham, Landscape Architects, Inc.  
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925-939-8292

Oak Creek Canyon - Lot 6 Date: 2/27/2020

CITY OF:	Clayton	ETo City:	Concord
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SECTION B2 ESTIMATED TOTAL WATER USE (ETWU, gallons per year)  
ETWU = ETo x .62 x (PF x HA/IE) + SLA

Calculate the following for each Hydrozone (HZ):

YEARLY ETo (inches per year)	43.4
CONVERSION FACTOR (to gallons per square foot)	0.62
Average PF - PLANT FACTOR (plant water demand, defined for each hydrozone)	0.325
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	31,242
SPECIAL LANDSCAPE AREA (SLA in Square Feet x .45)	0
Average IE - IRRIGATION EFFICIENCY FACTOR (minimum .75)	0.81
TOTAL ESTIMATED TOTAL WATER USE (gallons/year):	339,021
TOTAL ACRE FEET:	1.04

CALCULATIONS:

Yearly	Conversion	HZ	HYDROZONE	PLANT FACTOR	Irrigation Efficiency	ETAF	Hydrozone Area	ETWU	Landscape Area	%	ETAF
ETo	Factor	NO.	DESCRIPTION	(PF)	Method	(IE)	(PFIE) (HA) (Sq Ft)	(GAL/Y)	Area	x Area	
43.4	0.62	1	Shrub Tree (L)	0.30	B	0.81	0.37	7,994	79,322	25.2%	2913
43.4	0.62	2	Shrub Small (L)	0.30	B	0.81	0.37	19,227	191,917	62.6%	8014
43.4	0.62	3	Shrub Tall (H)	0.60	B	0.81	0.74	1,136	22,845	3.9%	841
43.4	0.62	4	C3 Grass (L)	0.30	B	0.81	0.37	0	0	0.0%	0
43.4	0.62	5	Turf (H)	1.00	D	0.90	1.11	800	24,616	2.6%	911
			Special Landscape Area	0.45			0	0			

TOTALS:

AVERAGE PF:	0.30						31,242	339,021	100.00%	12,899
AVERAGE IE:					0.83					
AVERAGE ETAF:										0.80



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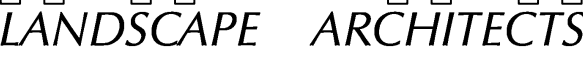
PSI	GPM	PRECIPITATION RATE	MAX RADIUS	MAX SPACING
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SPRINKLER TYPE	GALLONS PER MINUTE	PIPE SIZE
SPRAY & BUBBLERS	1-8	3/4"
	9-15	1"
	16-25	1 1/4"

**MAIN LINE SIZING: ALL MAIN LINE FOR PRIVATE LOT IRRIGATION SHALL BE MIN. 1" DIA.**

1. ALL SLEEVES SHALL BE A MINIMUM OF 4" DIA. CLASS 200 PVC WHENEVER MAINLINE CROSSES UNDER PAVING. INSTALL 2 SLEEVES FOR MAINLINES (1 FOR MAINLINE, 1 FOR CONTROL WIRES).
2. MINIMIZE SLEEVE LOCATIONS. WHERE MULTIPLE SLEEVES CROSS UNDER THE SAME WALKWAY, INSTALL ADJACENT TO EACH OTHER. NOT ALL IRRIGATION SLEEVES ARE SHOWN. SIZE AND LOCATION OF SLEEVES MAY CHANGE PER CONTRACTOR LAYOUT PREFERENCES.
3. PROVIDE AN IRRIGATION SERVICE WITH GATE VALVE TO BACK YARDS. (TYPICAL FRONT YARDS DESIGN ONLY)
4. STREET TREES AND ACCENT TREE MAY BE ON THE SAME VALVE IF THEY HAVE THE SAME WATER REQUIREMENTS.
5. SEE WATER EFFICIENT LANDSCAPE CALCULATIONS ON SHEET L-10 (MODELS), AND SHEETS L-14, L-15 (TYPICAL FRONT YARDS).
6. THE NUMBER OF IRRIGATION VALVES FOR EACH CONTROLLER IS BASED ON MEETING WELO REQUIREMENTS. ANY COMBINING OF VALVE ZONES WILL REQUIRE REVISED WELO CALCULATIONS.
7. ANY WATERING SCHEDULES PROVIDED PRIOR TO INSTALLATION MAY REQUIRE MODIFICATIONS IF AS-BUILT IRRIGATION DESIGN IS DIFFERENT FROM THESE DESIGN PLANS.
8. SEE ALSO THE CITY OF FAIRFIELD NOTES ON THE COVER SHEET L-1. THOSE NOTES APPLY TO INSTALLATION OF THE PARKWAY STRIP IRRIGATION.
9. THE IRRIGATION EQUIPMENT SHOWN IN THIS IRRIGATION SCHEDULE INCLUDES EQUIPMENT FOR OVERHEAD SPRAY AND SUB-SURFACE DRIPLINE APPLICATIONS. CONTRACTOR, WITH BUILDER'S AUTHORIZATION, MAY SUBSTITUTE ONE APPLICATION FOR ANOTHER. ANY SUBSTITUTIONS MAY ALTER THE WATERING SCHEDULE PROVIDED.

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### License Stamp



## Consultants

Project

SUBDIVISION 6826

## Contra Costa County

Client

4021 PORT CHICAGO HIGHWAY  
CONCORD, CALIFORNIA

Sheet Title

## ALCULATIONS

NOT FOR CONSTRUCTION

Scale

Designed by

MDF / CGW

Drawn by

MDF / CGW

Checked by

## MDF

## Revisions



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