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 By Contra Costa County
 Department of Conservation and Development



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VILLAGE AT PACHECO

MARTINEZ, CALIFORNIA

VILLAGE AT PACHECO
 TOWNHOUSES
 3833, 3835, AND 3845 PACHECO BOULEVARD
 MARTINEZ, CALIFORNIA

PROJECT DATA

PROJECT: 33 THREE-STORY TOWNHOUSES
 A.P.N.#: 380-220-044 & -067
 LOCATION: 3833, 3835, & 3845 PACHECO BLVD, MARTINEZ, CALIFORNIA
 GENERAL PLAN LAND USE: MH, MULTIPLE FAMILY RESIDENTIAL HIGH
 ZONING DESIGNATION: M-29 MULTIPLE FAMILY RESIDENTIAL
 GROSS LOT AREA: 1.57 ACRES±
 NET LOT AREA: 1.25 ACRES±

	PREVIOUS	PROPOSED
GROSS DENSITY:	20.4 DU/AC	21.0 DU/AC
NET DENSITY:	25.5 DU/AC	26.3 DU/AC

	GROSS AREA
BUILDING ONE	15,134 SF±
BUILDING TWO	25,132 SF±
BUILDING THREE	14,543 SF±
BUILDING FOUR	14,525 SF±
TOTAL GROSS AREA	69,334 SF±

	TYPICAL UNIT AREA	UNIT COUNT
UNIT TYPE 'A' FOUR BEDROOM	2,045 SF±	6 UNITS
UNIT TYPE 'B' THREE BEDROOM	1,421 SF±	27 UNITS

REQUIRED OPEN SPACE (25%)	0.39 ACRES (17,054 SF±)
PROVIDED OPEN SPACE	0.53 ACRES (22,970 SF±)

REQUIRED PLANTED OPEN SPACE (75% OF REQUIRED OPEN SPACE):	0.29 ACRES (12,791 SF±)
PROVIDED PLANTED OPEN SPACE:	0.30 ACRES (13,158 SF±)
	SEE CALCULATION ON SHEET A1.3

PROJECT DESCRIPTION

THIS APPLICATION REQUESTS REVIEW OF A REVISED VESTING TENTATIVE MAP AND ARCHITECTURAL DESIGN FOR THE PROPERTIES AT 3833, 3835, AND 3845 PACHECO BOULEVARD. THE SITES HAVE A CURRENT, APPROVED VESTING TENTATIVE MAP THAT IS SET TO EXPIRE ON MARCH 10, 2023, FOLLOWING EXTENSIONS THAT HAVE BEEN GRANTED TO THE ORIGINAL APPROVAL ON FEBRUARY 27, 2007, WITH AN EFFECTIVE DATE OF MARCH 10, 2007.

THE PROJECT PROPOSES TO REVISE THE PREVIOUSLY APPROVED PROJECT AND PROVIDE 33 TOWNHOMES ON THE 1.25 NET ACRE PROPERTY, ONE MORE UNIT THAN WAS PREVIOUSLY APPROVED AT A NET DENSITY OF 26.3 DU/AC. THE SITE LAYOUT RETAINS THE GENERAL CONCEPT OF THE PREVIOUS DESIGN WITH FOUR BUILDINGS ALONG A PRIVATE DRIVE. THE BUILDINGS ALONG PACHECO BOULEVARD AND WINDHOVER WAY FEATURE PRIVATE PATIOS AND ENTRY DOORS FACING THE STREET FRONTAGES. TWO ADDITIONAL BUILDINGS ARE ACCESSED FROM A SHARED PEDESTRIAN PATHWAY ALONG THE WESTERN EDGE OF THE SITE. THE BUILDING ARCHITECTURE IS UPDATED TO REFLECT CHANGES TO THE BUILDING CODE AND BUILDING TECHNOLOGY IN THE FIFTEEN YEARS SINCE THE INITIAL APPROVAL. THE FOUR BUILDINGS FEATURE A CONTEMPORARY STYLE WITH FLAT ROOFS, CEMENT FIBER "WOOD" SIDING, PAINTED METAL CANOPY STRUCTURES, AND SMOOTH STUCCO. THE TOP OF THE CORRUGATED METAL MECHANICAL SCREEN IS AT ~35' ABOVE THE FINISHED FLOOR IN COMPLIANCE WITH THE HEIGHT LIMIT FOR THE SITE. EACH HOME INCLUDES A TWO-CAR GARAGE, SOME OF WHICH ARE PARKED IN TANDEM FOR A TOTAL OF 66 GARAGE PARKING STALLS. 17 ADDITIONAL, UNCOVERED GUEST PARKING STALLS ARE LOCATED ON-SITE TO PROVIDE A TOTAL PARKING COUNT THAT MEETS THE COUNTY REQUIREMENTS IN A SIMILAR WAY TO WHAT WAS PREVIOUSLY APPROVED.

AS A RE-APPLICATION OF THE PREVIOUSLY APPROVED PROJECT, THE APPLICANT REQUESTS SIMILAR VARIANCES TO WHAT WAS PREVIOUSLY GRANTED. THESE INCLUDE REDUCTIONS IN FRONT SETBACKS, SIDE SETBACKS, AND REAR SETBACKS AS WELL AS A 35-FOOT BUILDING HEIGHT LIMIT.

PROJECT DIRECTORY

OWNER

CONTACT: MOHAMMAD AHMADIEH
 EMAIL: mahmadieh@me.com

ARCHITECTURAL

LCA ARCHITECTS
 590 YGNACIO VALLEY ROAD, SUITE 310
 WALNUT CREEK, CA 94596
 CONTACT: CARL CAMPOS
 PHONE: (925) 944-1626
 EMAIL: ccampos@lca-architects.com

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 TUSTIN, CA 92780
 PHONE: (510) 862-1907
 CONTACT: OSCAR RIVERA, PE
 EMAIL: orivera@deainc.com

LANDSCAPE

CAMP & CAMP ASSOCIATES INC.
 LANDSCAPE ARCHITECTURE
 2520 CAMINO DIABLO
 WALNUT CREEK, CA 94597
 PHONE: (925) 941-6490
 CONTACT: TERRY CAMP
 EMAIL: tc@campandcamp.com

SHEET INDEX

GENERAL

G0.01 COVER SHEET

CIVIL

C1 COVER SHEET
 C2 VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
 C3 PRELIMINARY GRADING PLAN

ARCHITECTURAL

A1.0 ARCHITECTURAL SITE PLAN
 A1.1 FIRE ACCESS SITE PLAN AND SECTION
 A1.2 SOLID WASTE COLLECTION ACCESS SITE PLAN
 A1.3 PLANTED OPEN SPACE CALCULATION
 A2.1 BUILDING ONE FLOOR PLANS
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 A2.3 BUILDING THREE FLOOR PLANS
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 A3.2b BUILDING TWO EXTERIOR ELEVATIONS
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 A5.0 CONCEPTUAL BUILDING SECTIONS

LANDSCAPE

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 L1.1 TREE PRESERVATION PLAN
 L2.0 PRELIMINARY LAYOUT PLAN
 L3.0 PRELIMINARY PLANTING PLAN
 L3.1 PLANT PALETTE AND IMAGES

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COVER SHEET,
 PROJECT DATA,
 PROJECT DIRECTORY,
 SHEET INDEX

SCALE: NO SCALE
 DATE: 08 / 16 / 2022

REVISIONS:
 04 / 05 / 2023
 10 / 22 / 2024

PROJECT NO. 21064

G0.01

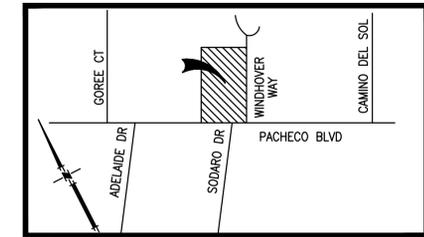
SHEET OF

PLANNING RESUBMITTAL 04 / 05 / 2023

VESTING TENTATIVE SUBDIVISION MAP THE VILLAGES AT PACHECO

SD22-09628
MARTINEZ

COUNTY OF CONTRA COSTA, CALIFORNIA



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
C1	TITLE SHEET
C2	VESTING TENTATIVE MAP AND DEVELOPMENT PLAN
C3	PRELIMINARY GRADING PLAN

GENERAL NOTES

OWNER: MOHAMMAD AND ZARIN AHMADIEH
JOINT TENANTS
11 ALAMO LANE
ALAMO, CA 94507

APPLICANT/DEVELOPER: LOVING & CAMPOS ARCHITECTS INC.
245 YGNACIO VALLEY RD.
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(925) 944-1626

CIVIL ENGINEER: DAVID EVANS AND ASSOCIATES, INC.
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CONTACT: OSCAR RIVERA P.E., RCE 87360
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SOILS ENGINEER: TERRASEARCH, INC.
257 WRIGHT BROTHERS AVE.
LIVERMORE, CA 94551
(925) 243-6662

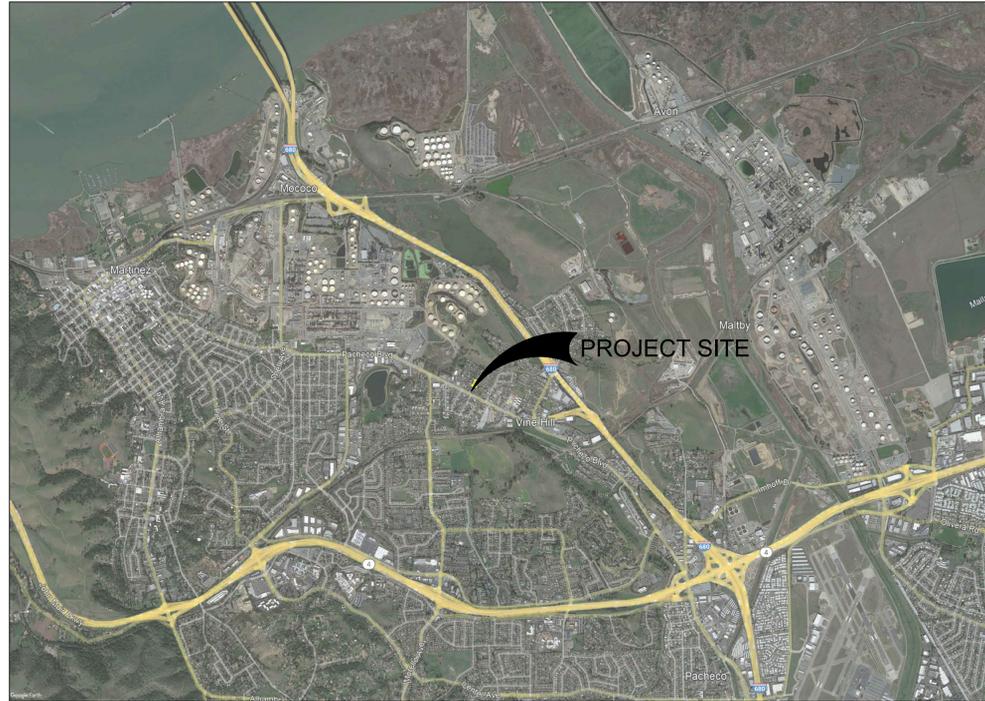
UTILITIES AND SERVICES

STORM DRAIN: CONTRA COSTA COUNTY FLOOD CONTROL
WATER: CITY OF MARTINEZ
SEWER: MOUNTAIN VIEW SANITARY DISTRICT
GAS & ELECTRIC: PG&E
FIRE: CCC CONSOLIDATED FIRE DISTRICT
TELEPHONE: ATT
CABLE: COMCAST

PROPERTY INFORMATION

GROSS AREA: 68,217 SF (1.57 AC)
APN: 380-220-067 & -044
FLOODING: OUTSIDE THE 100 YEAR FLOODPLAIN
SEE FEMA PANEL 0600250090

ADJACENT LAND USES: APARTMENTS, DUPLEXES & SINGLE FAMILY
ADJACENT ZONING: M-26, R-6
EXISTING ZONING: M-29
PROPOSED ZONING: M-29
GROSS DENSITY: 20.4 DU/ACRE
NET DENSITY: 20.4 DU/ACRE
EXISTING USE: 2 HOMES AND 6 APARTMENTS
PROPOSED USE: 33 TOWNHOMES
CONTOUR INTERVAL: 1 FOOT
MINIMUM LOT SIZE: 840 SF
MAXIMUM LOT SIZE: 1,601 SF
AVERAGE LOT SIZE: 1,119 SF



LAND USE SUMMARY

LAND USE	AREA (SF)	%	TOTAL UNITS
TOWN HOME LOTS	36,946	54.8	33
PARCEL A (STREETS 'A' & 'B')	20,181	29.9	
PARCEL B (LANDSCAPE)	2,109	3.1	
PARCEL C (LANDSCAPE)	2,095	3.2	
PARCEL D (LANDSCAPE)	5,099	7.6	
R/W DEDICATION- WINDHOVER WAY	263	0.4	
R/W DEDICATION - PACHECO BOULEVARD	719	1.0	
NET TOTAL	67,412	100.0%	33

IMPERVIOUS AREA

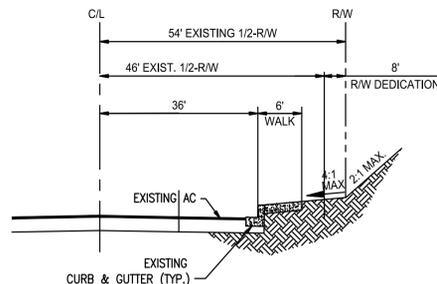
TOTAL IMPERVIOUS AREA	45,351 SF
IMPERVIOUS AREA ROUTED TO BIORETENTION BASIN	36,269 SF
SURFACE AREA OF BIORETENTION AREA	1,817 SF
PERCENT TREATED (RATIO OF BIORETENTION TO ROUTED IMPERVIOUS)	5.0%

EARTHWORK

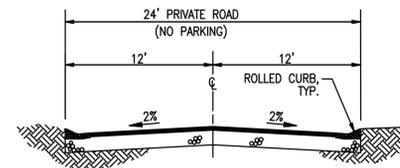
TOTAL CUT	10,200 CY
TOTAL FILL	100 CY
NET EXPORT	10,100 CY

ABBREVIATIONS

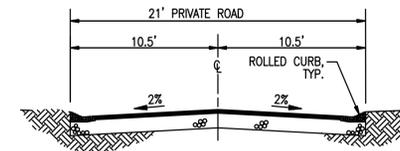
BW BOTTOM OF WALL
CC CONTRA COSTA
CL CENTERLINE
EL ELEVATION
EXIST. EXISTING
FF FINISH FLOOR ELEVATION
GL GARAGE LIP
GFO GARAGE FLOOR OPENING
FOC FACE OF CURB
HP HIGH POINT
LP LOW POINT
LE LANDSCAPE EASEMENT
P PAD
PL PROPERTY LINE
PSDE PRIVATE STORM DRAIN EASEMENT
PUE PUBLIC UTILITY EASEMENT
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
TC TOP OF CURB
TW TOP OF WALL



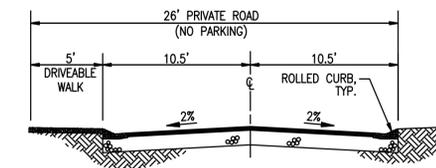
A
1
PACHECO BOULEVARD SECTION
NOT TO SCALE



B
1
STREET 'A' SECTION AT ENTRY
NOT TO SCALE



C
1
STREET 'A' SECTION
NOT TO SCALE



D
1
STREET 'B' SECTION
NOT TO SCALE

NOTE:
PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THE LANDS SHOWN ON THIS MAP.



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VILLAGE AT PACHECO
TOWNHOUSES
3835 AND 3845 PACHECO BOULEVARD, MARTINEZ, CA

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SCALE:
DATE: 03/06/23

REVISIONS:

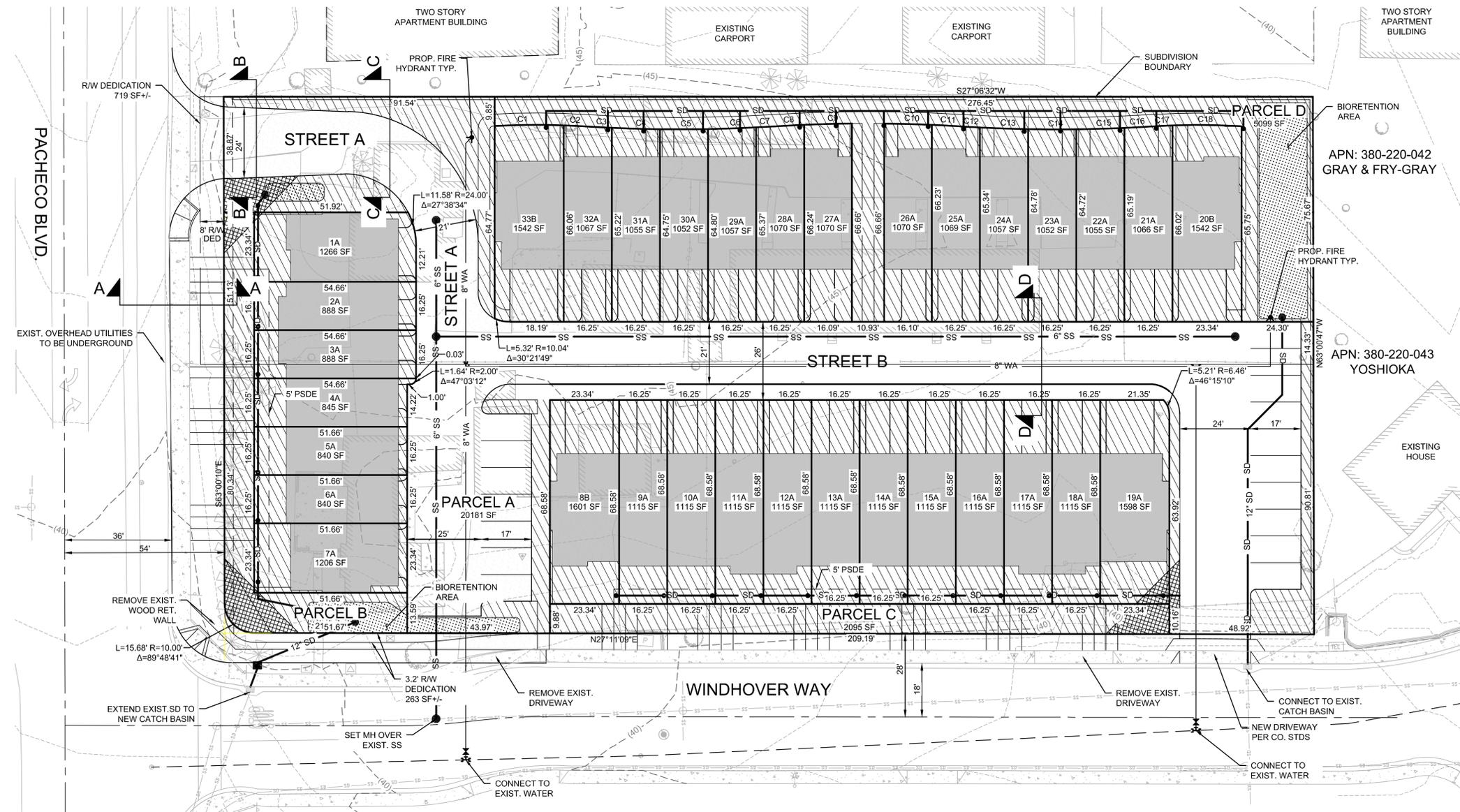
PROJECT NO. 21064

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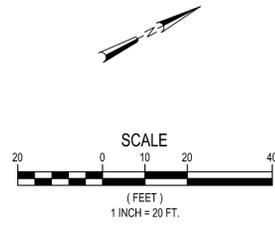
NOTES:

- SQUARE FOOTAGES SHOWN ARE FOR LOT SIZES.
- EXISTING STRUCTURES AND OTHER ON-SITE IMPROVEMENTS TO BE REMOVED PRIOR TO DEVELOPMENT.
- PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THE LANDS SHOWN ON THIS MAP.

-  GRANT DEED OF DEVELOPMENT RIGHTS
-  BUILDING FOOTPRINTS
-  C.3 TREATMENT AREA
-  SITE DISTANCE TRIANGLE



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.35'	253.44'	Δ=5°16'43"
C2	6.88'	253.44'	Δ=1°33'16"
C3	9.40'	513.11'	Δ=1°02'57"
C4	16.26'	513.11'	Δ=1°48'56"
C5	16.25'	513.11'	Δ=1°48'53"
C6	16.28'	513.11'	Δ=1°48'57"
C7	5.95'	513.11'	Δ=0°39'52"
C8	10.32'	509.09'	Δ=1°09'43"
C9	16.09'	509.09'	Δ=1°48'40"
C10	16.10'	509.09'	Δ=1°48'45"
C11	10.16'	509.09'	Δ=1°08'38"
C12	6.11'	513.13'	Δ=0°40'57"
C13	16.26'	513.13'	Δ=1°48'57"
C14	16.25'	513.13'	Δ=1°48'53"
C15	16.26'	513.13'	Δ=1°48'55"
C16	9.24'	513.13'	Δ=1°01'53"
C17	7.04'	249.59'	Δ=1°36'56"
C18	23.35'	249.59'	Δ=5°21'38"



**SD22-09628
VESTING TENTATIVE MAP**

1"=20'



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**VILLAGE AT PACHECO
TOWNHOUSES**
3835 AND 3845 PACHECO BOULEVARD, MARTINEZ, CA

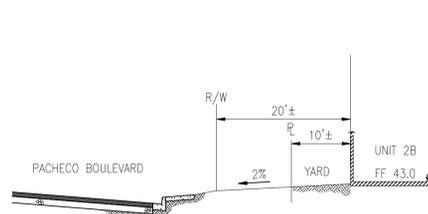
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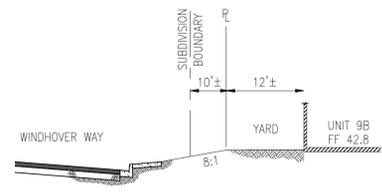
REVISIONS:

PROJECT NO. 21064

SHEET C2 OF C3



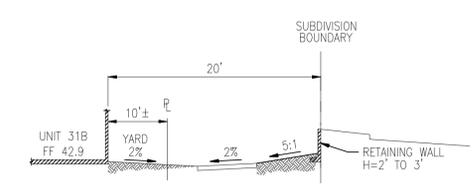
1 SECTION 1 - SOUTH BOUNDARY
C3 NTS



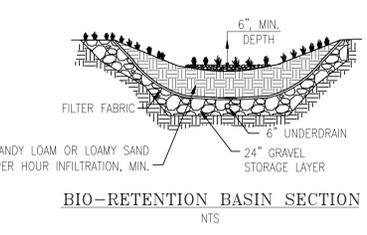
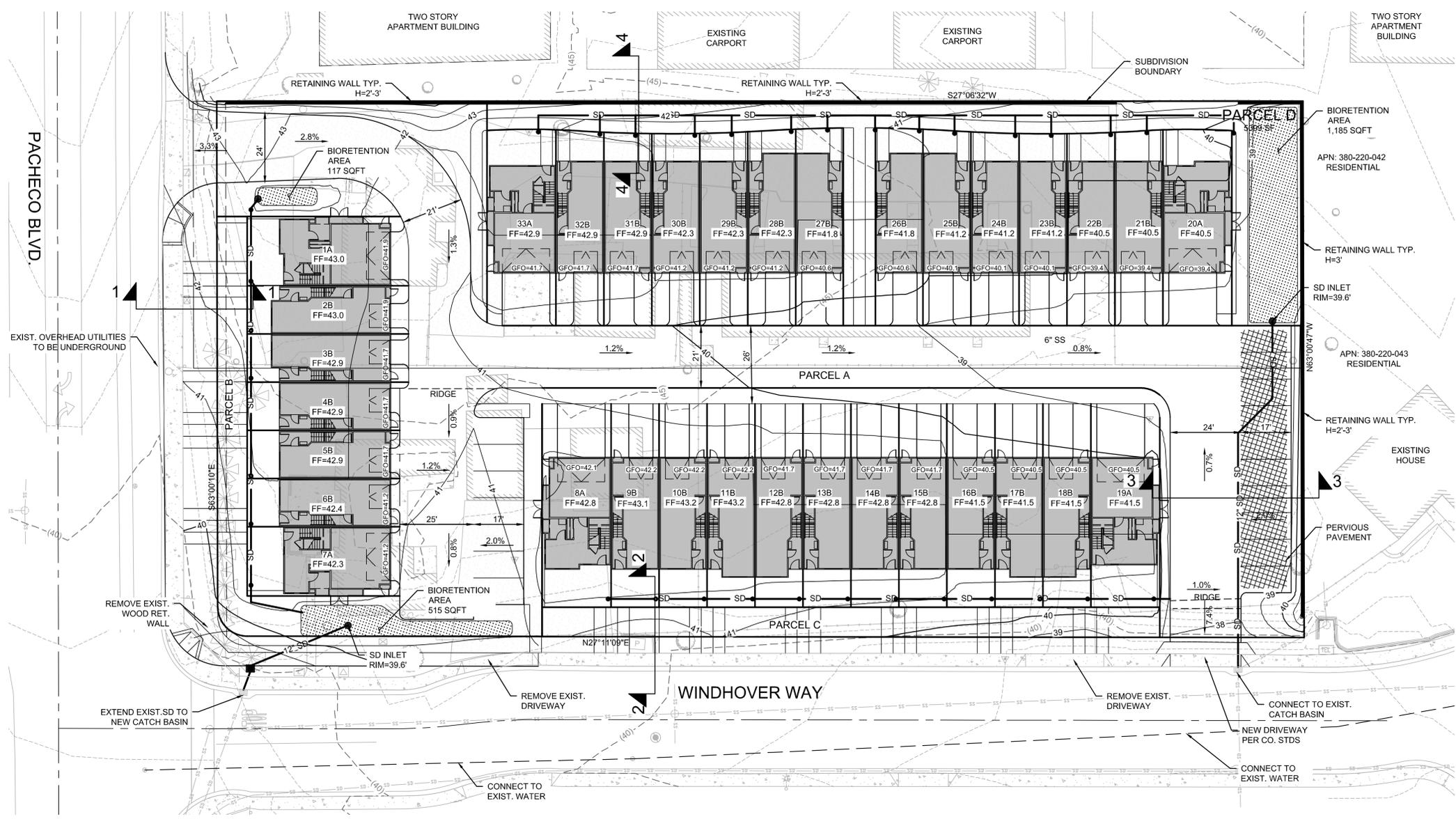
2 SECTION 2 - EAST BOUNDARY
C3 NTS



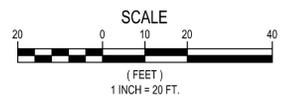
3 SECTION 3 - NORTH BOUNDARY
C3 NTS



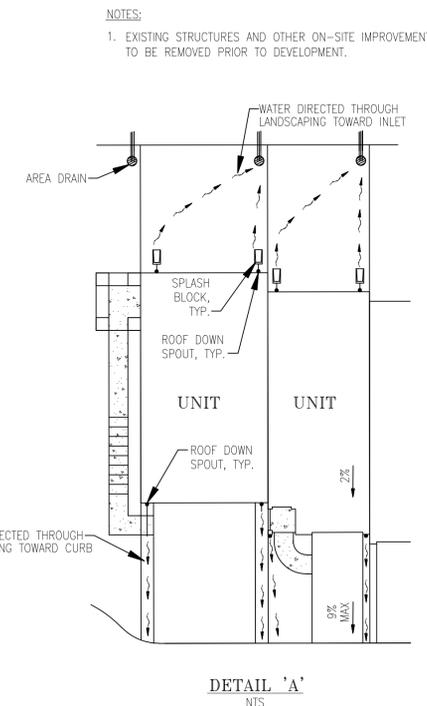
4 SECTION 4 - WEST BOUNDARY
C3 NTS



- STORMWATER TREATMENT BMP's**
- PERVIOUS PAVERS AT PARKING STALLS
 - ROOF DOWNSPOUTS DISCHARGE OVER LANDSCAPING
 - VEGETATED BIORETENTION BASIN



SD22-09628
PRELIMINARY GRADING PLAN
1"=20'



NOTES:
1. EXISTING STRUCTURES AND OTHER ON-SITE IMPROVEMENTS TO BE REMOVED PRIOR TO DEVELOPMENT.



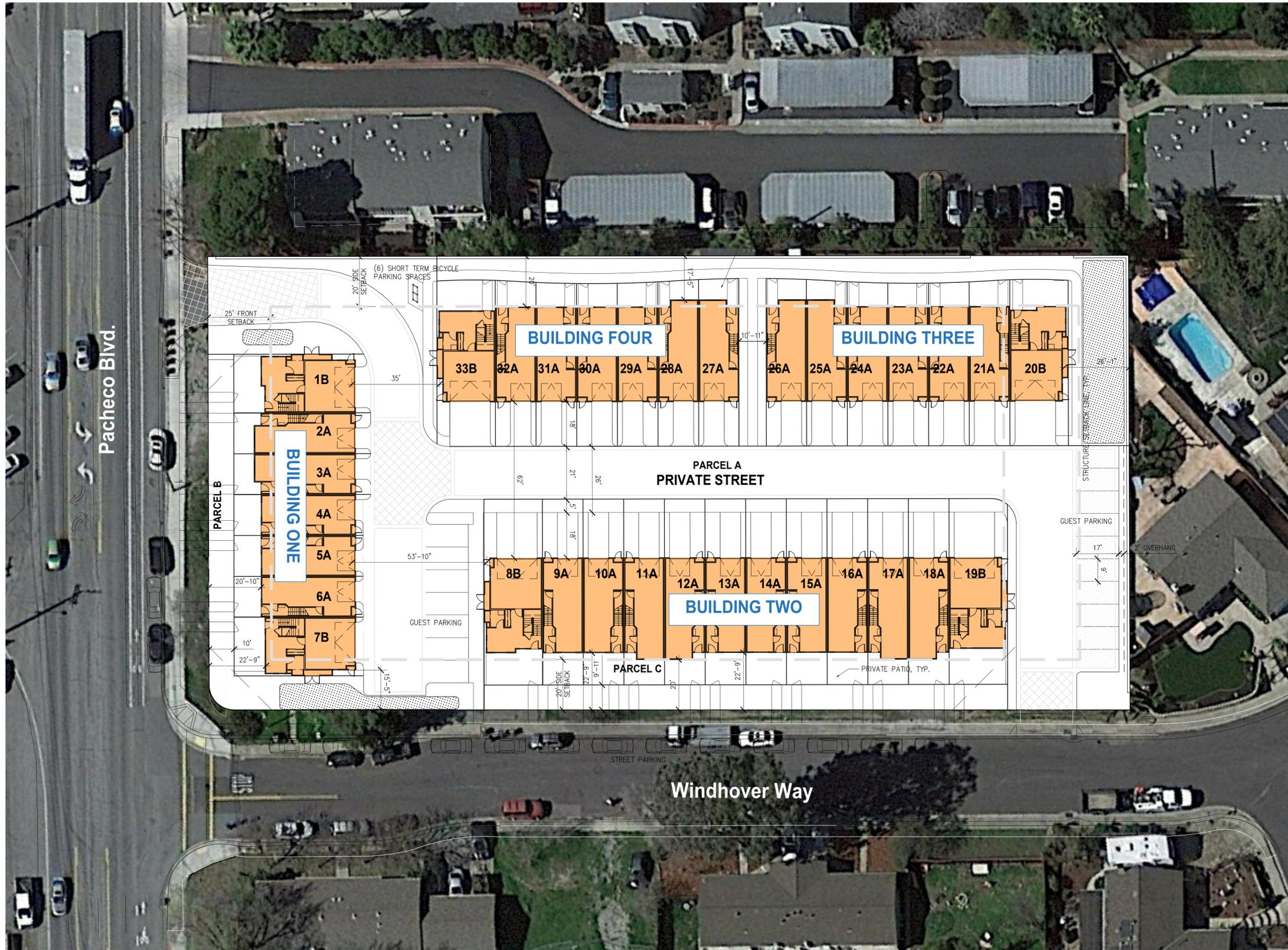
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DATE: 03/06/23
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PROJECT DATA

PROJECT: VILLAGE AT PACHECO
 A.P.N.#: 380-220-010 & 380-220-044
 LOCATION: PACHECO BLVD. & WINDHOVER WAY
 MARTINEZ, CA

SITE DATA
 ZONING: M-29
 OCCUPANCY: MULTIFAMILY
 TYPE OF CONSTR: TYPE V - 1 HR SPRINKLERED

GROSS SITE AREA: 1.53 ACRE
 GROSS DENSITY: 21.6 DU / ACRE
 NET DENSITY: 26.3 DU / ACRE



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PROPOSED RESIDENTIAL BUILDING UNITS

UNIT DESCRIPTION	SIZE	QUANTITY
FOUR BEDROOM - TYPE A	2,045 S.F.	6
THREE BEDROOM - TYPE B	1,421 S.F.	27

TOTAL UNITS **33**

RESIDENTIAL PARKING REQUIRED

MULTI - FAMILY	33 X 2	66
VISITOR PARKING	33 X 0.25 (ROUNDED UP)	9

PARKING REQUIRED **75**

RESIDENTIAL PARKING PROPOSED

ATTACHED GARAGES		66
TOTAL UNCOVERED GUEST PARKING		17

PARKING PROPOSED **83**

BICYCLE PARKING

REQUIRED SHORT TERM BICYCLE PARKING SPACES AT 5% OF TOTAL BEDROOMS (105 BEDROOMS)	6
PROPOSED SHORT TERM BICYCLE PARKING	6

NOTE:
 ALL PRIVATE BACKYARD AREAS TO BE IMPROVED WITH PERVIOUS LANDSCAPE AS APPROVED BY THE HOA AND CONTRA COSTA COUNTY.

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 TOWNHOUSES
 3833, 3835, AND 3845 PACHECO BOULEVARD
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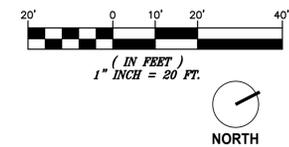
ARCHITECTURAL SITE PLAN

SCALE:
 DATE: 08 / 16 / 2022

REVISIONS:
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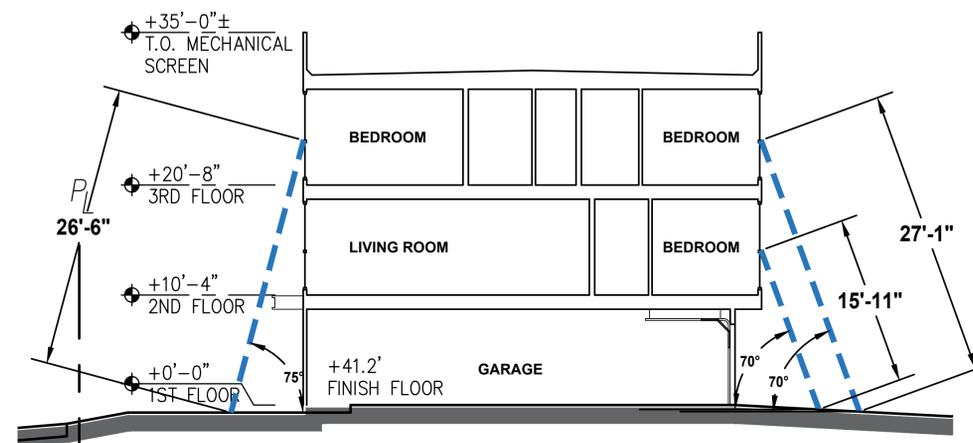
A1.0
 SHEET OF



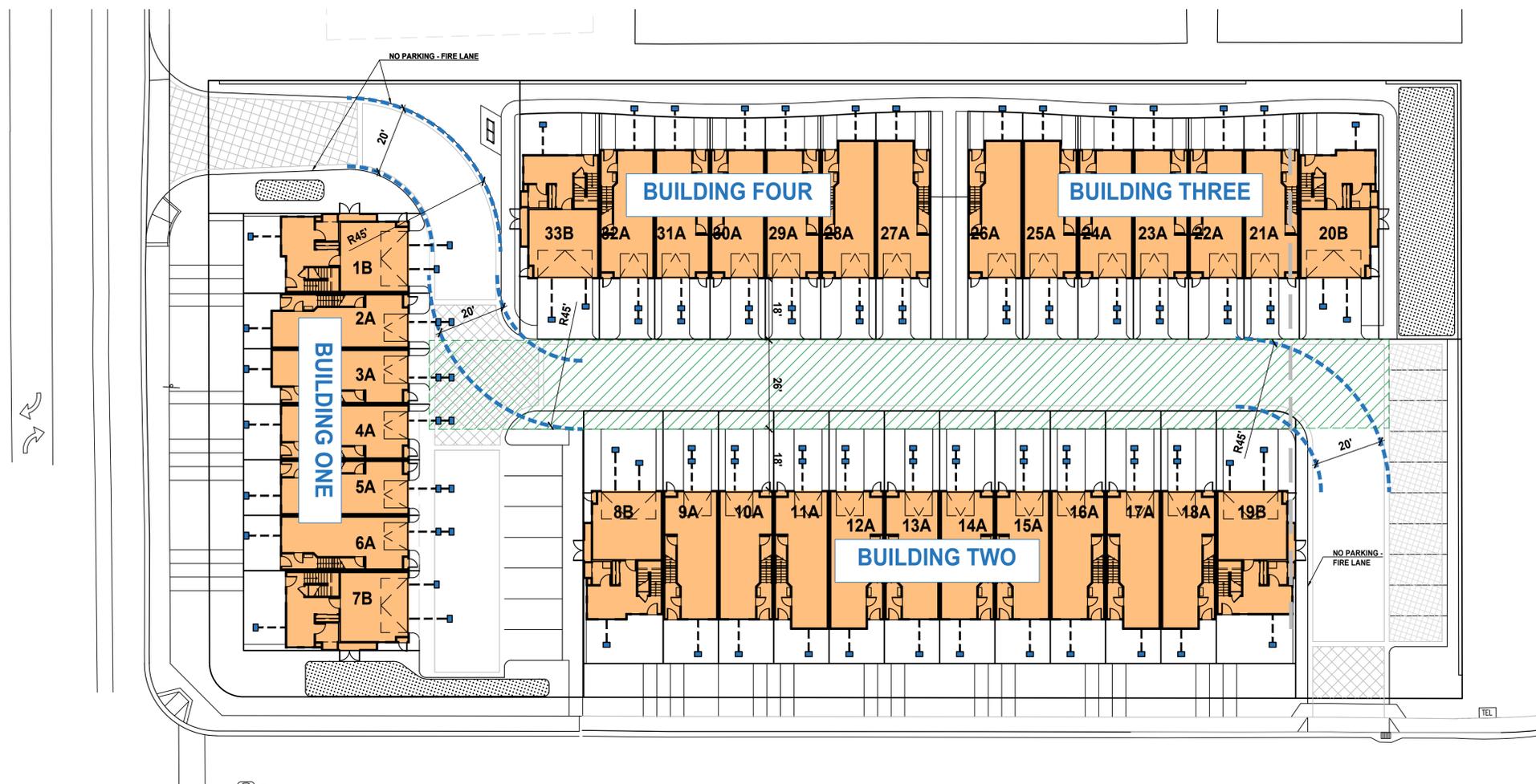
ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

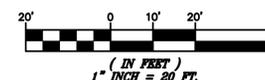




TYPICAL FIRE ACCESS SECTION
 SCALE: 1/8" = 1'-0"



- PROPOSED LADDER LOCATION SERVING UPPER FLOOR SLEEPING ROOMS
- 26' WIDE AERIAL FIRE APPARATUS ACCESS

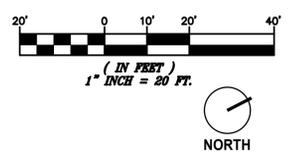


FIRE ACCESS SITE PLAN
 SCALE: 1" = 20'



**SOLID WASTE COLLECTION
ACCESS SITE PLAN**

SCALE: 1" = 20'



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**SOLID WASTE
COLLECTION
ACCESS SITE
PLAN**

SCALE:
 DATE: 08 / 16 / 2022

REVISIONS:
 04 / 05 / 2023

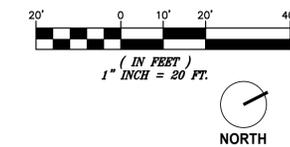
PROJECT NO. 21064

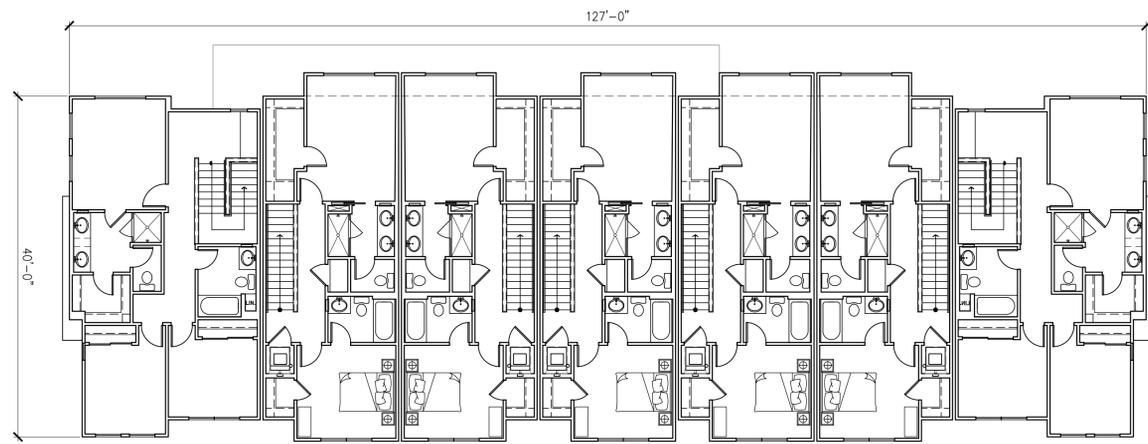
A1.2
 SHEET OF



GROSS SITE AREA:	1.57 ACRES± (68,217 SF±)
REQUIRED OPEN SPACE (25%):	0.39 ACRES± (17,054 SF±)
REQUIRED PLANTED OPEN SPACE (75% OF REQUIRED OPEN SPACE):	0.29 ACRES± (12,791 SF±)
 PLANTED OPEN SPACE PROVIDED:	0.30 ACRES± (13,134 SF±)

PLANTED OPEN SPACE CALCULATION
SCALE: 1" = 20'





UNIT 7
TYPE 'A'

UNIT 6
TYPE 'B'

UNIT 5
TYPE 'B'

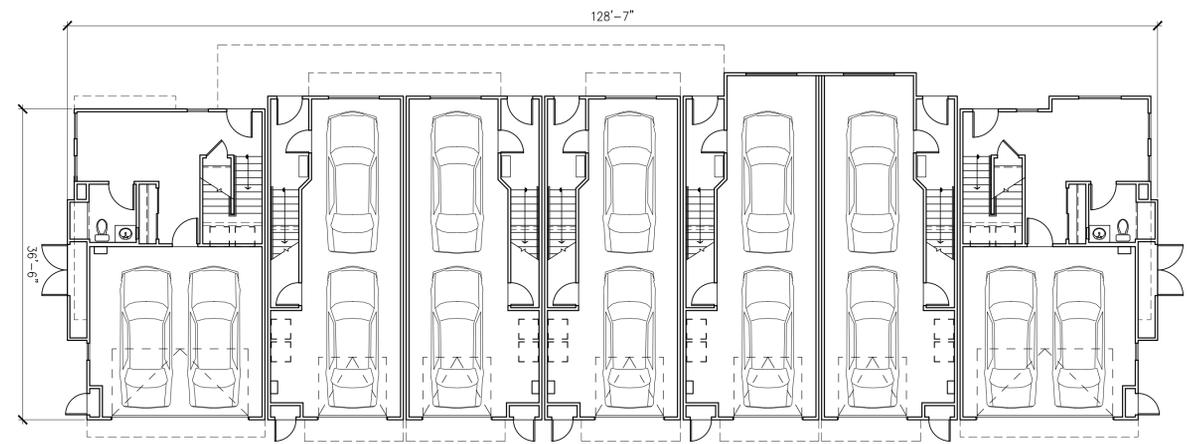
UNIT 4
TYPE 'B'

UNIT 3
TYPE 'B'

UNIT 2
TYPE 'B'

UNIT 1
TYPE 'A'

THIRD LEVEL



UNIT 7
TYPE 'A'

UNIT 6
TYPE 'B'

UNIT 5
TYPE 'B'

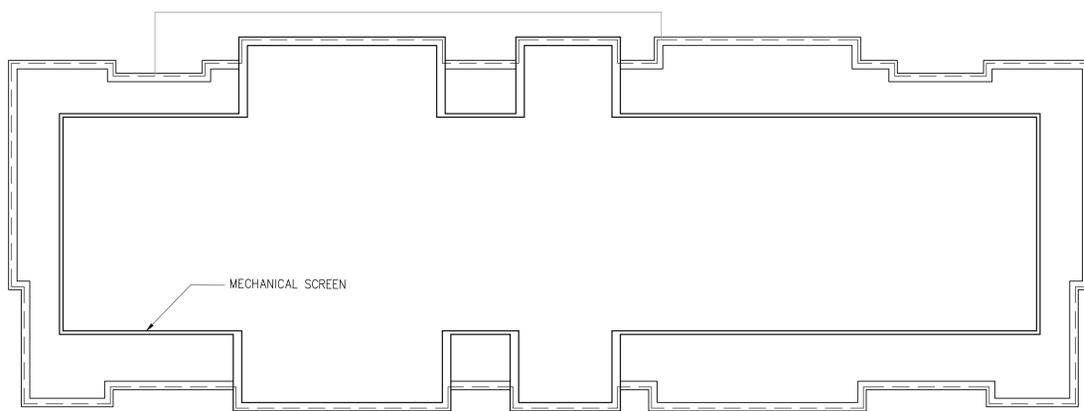
UNIT 4
TYPE 'B'

UNIT 3
TYPE 'B'

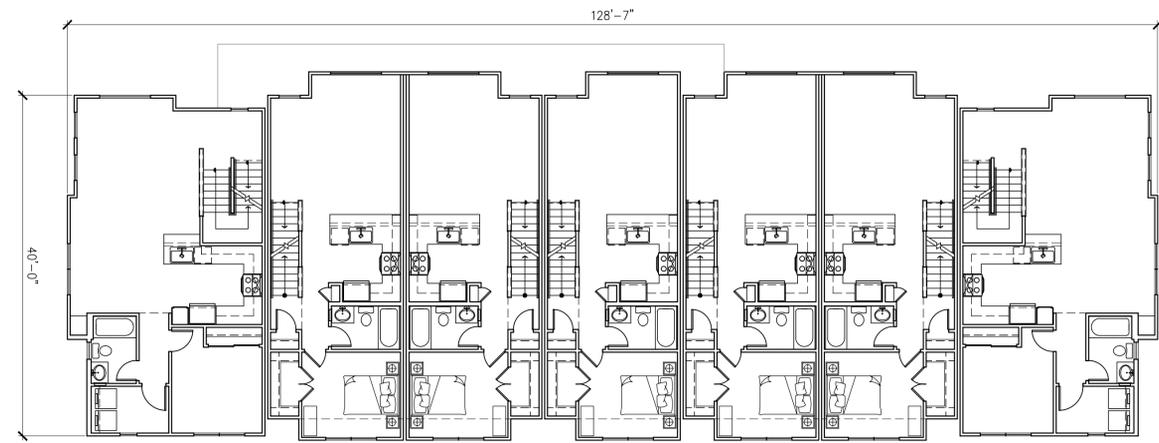
UNIT 2
TYPE 'B'

UNIT 1
TYPE 'A'

FIRST LEVEL



ROOF PLAN



UNIT 7
TYPE 'A'

UNIT 6
TYPE 'B'

UNIT 5
TYPE 'B'

UNIT 4
TYPE 'B'

UNIT 3
TYPE 'B'

UNIT 2
TYPE 'B'

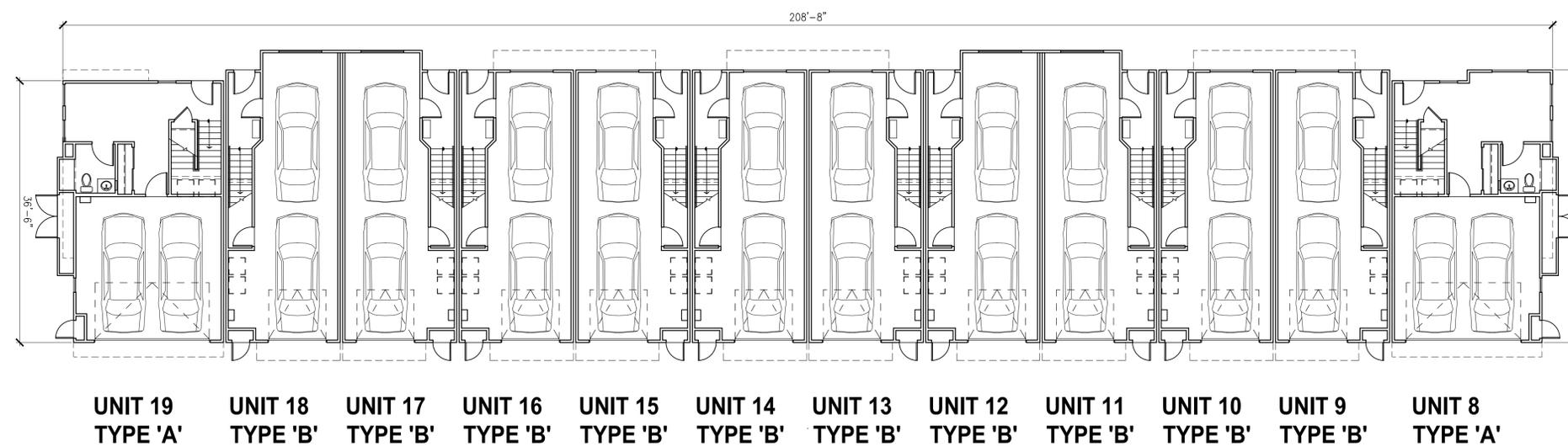
UNIT 1
TYPE 'A'

SECOND LEVEL

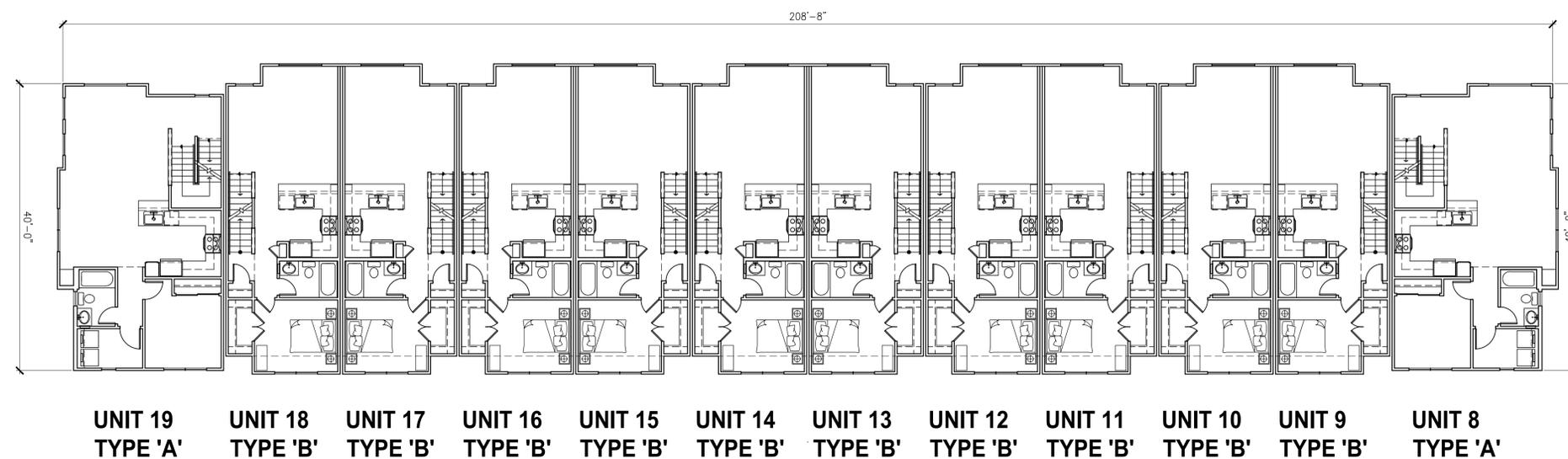
**CONCEPTUAL FLOOR PLANS
BUILDING ONE**

SCALE: 1" = 10'





FIRST LEVEL

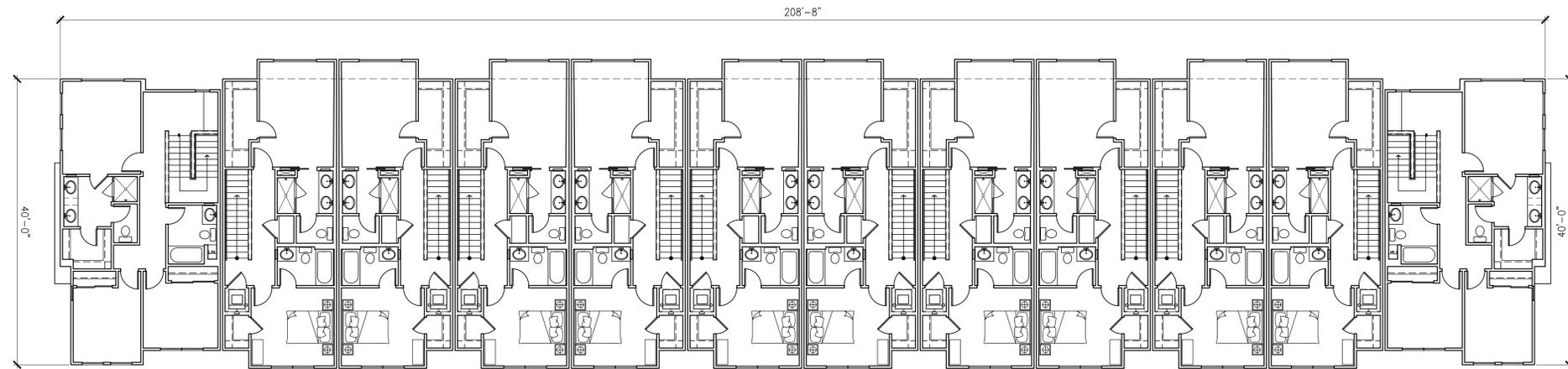


SECOND LEVEL

**CONCEPTUAL FLOOR PLANS
BUILDING TWO**

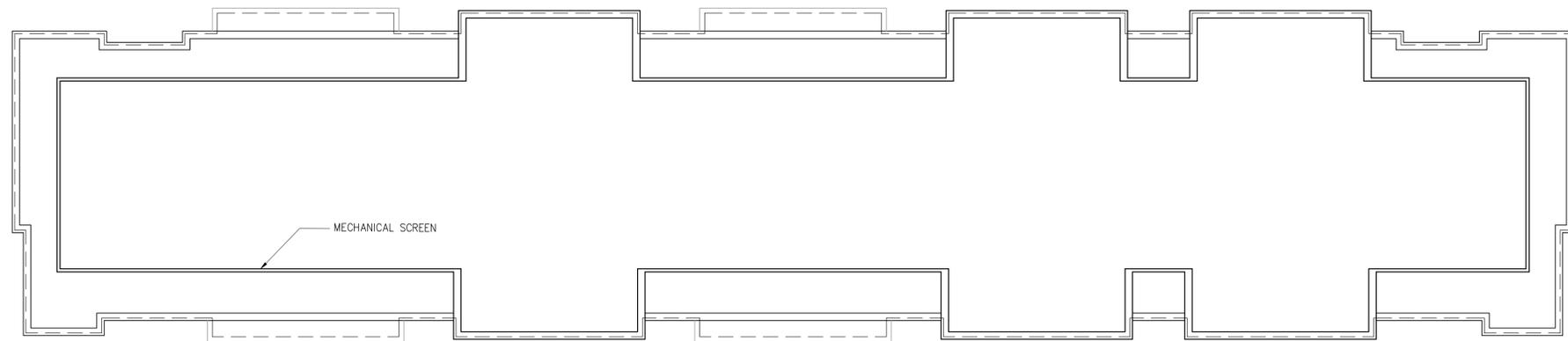
SCALE: 1" = 10'





UNIT 19 TYPE 'A' UNIT 18 TYPE 'B' UNIT 17 TYPE 'B' UNIT 16 TYPE 'B' UNIT 15 TYPE 'B' UNIT 14 TYPE 'B' UNIT 13 TYPE 'B' UNIT 12 TYPE 'B' UNIT 11 TYPE 'B' UNIT 10 TYPE 'B' UNIT 9 TYPE 'B' UNIT 8 TYPE 'A'

THIRD LEVEL



ROOF PLAN

**CONCEPTUAL FLOOR PLANS
BUILDING TWO**

SCALE: 1" = 10'



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CONCEPTUAL
BUILDING
FLOOR PLANS

SCALE: 1/8" = 1'-0"

DATE: 08 / 16 / 2022

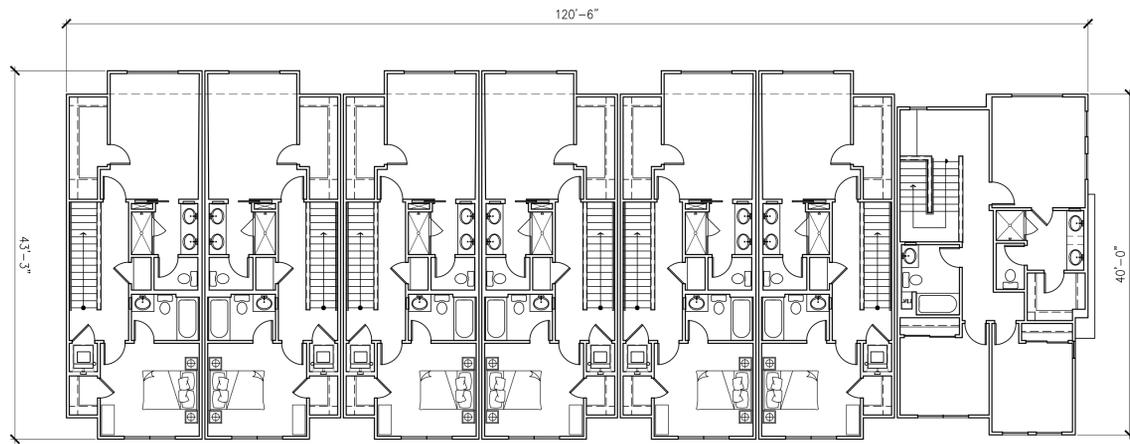
REVISIONS:

04 / 05 / 2023

PROJECT NO. 2106

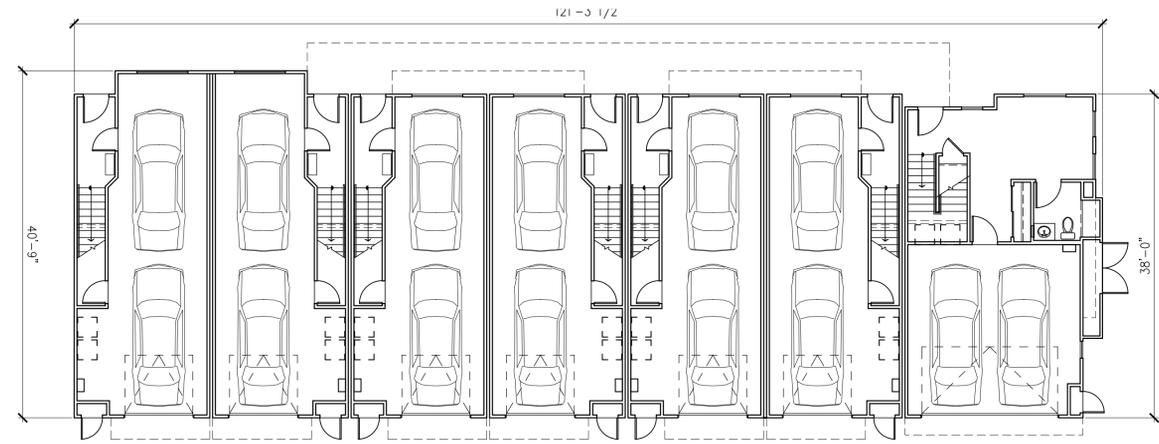
A2.2b

SHEET OF



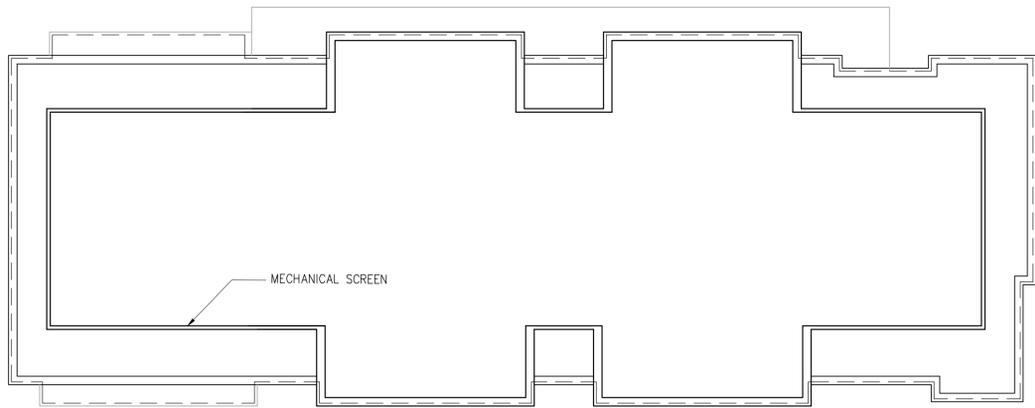
UNIT 26 UNIT 25 UNIT 24 UNIT 23 UNIT 22 UNIT 21 UNIT 20
 TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'A'

THIRD LEVEL

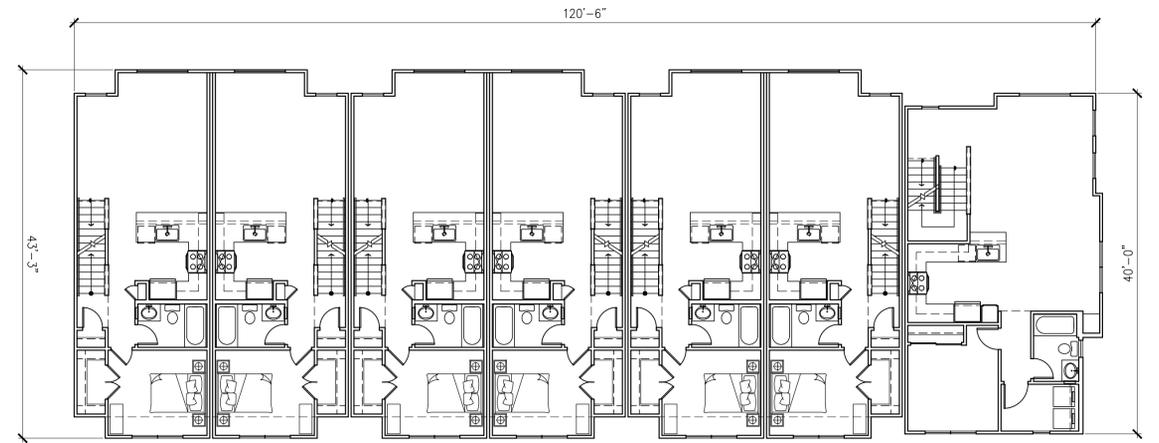


UNIT 26 UNIT 25 UNIT 24 UNIT 23 UNIT 22 UNIT 21 UNIT 20
 TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'A'

FIRST LEVEL



ROOF PLAN



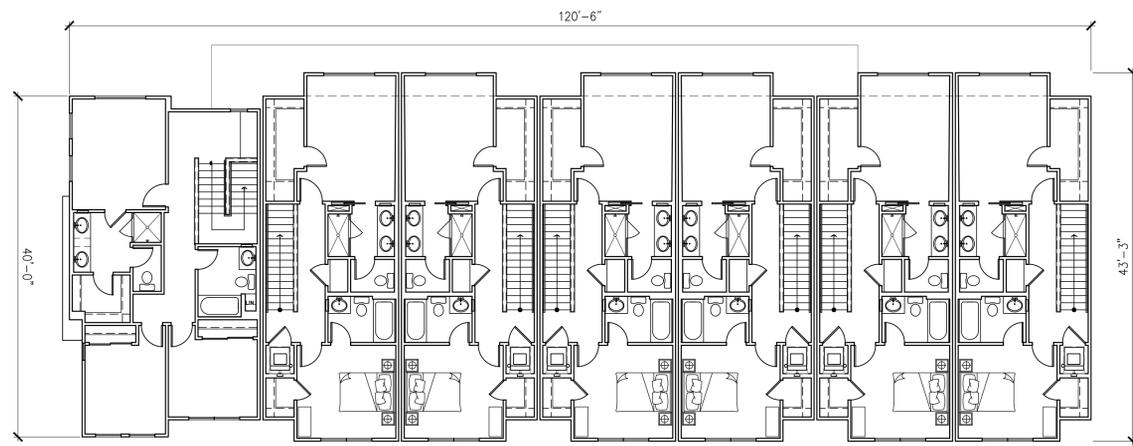
UNIT 26 UNIT 25 UNIT 24 UNIT 23 UNIT 22 UNIT 21 UNIT 20
 TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'B' TYPE 'A'

SECOND LEVEL

**CONCEPTUAL FLOOR PLANS
 BUILDING THREE**

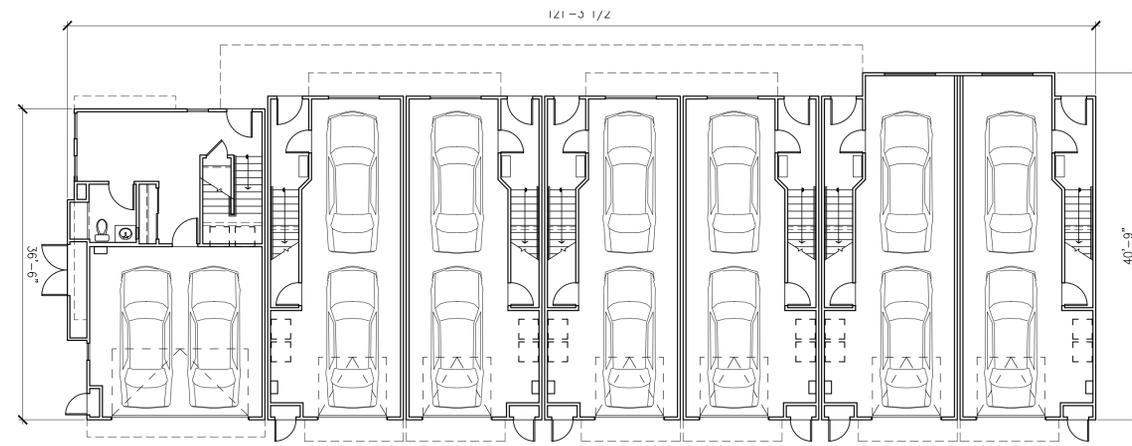
SCALE: 1" = 10'





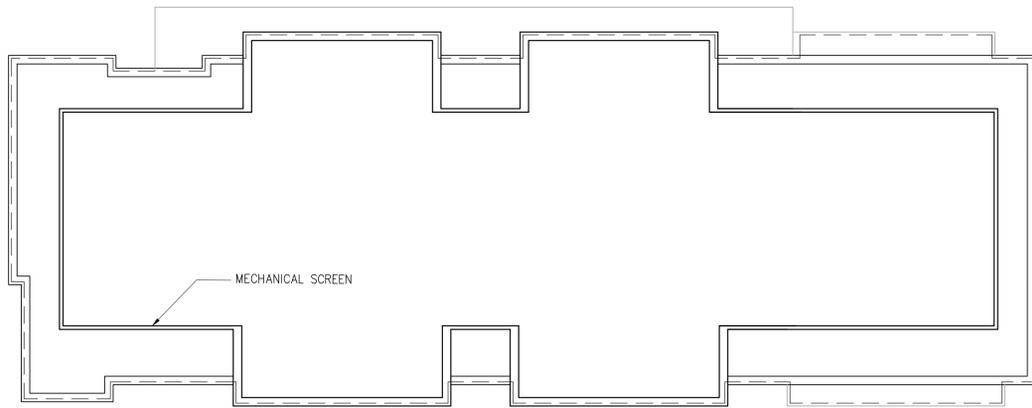
UNIT 33 TYPE 'A' UNIT 32 TYPE 'B' UNIT 31 TYPE 'B' UNIT 30 TYPE 'B' UNIT 29 TYPE 'B' UNIT 28 TYPE 'B' UNIT 27 TYPE 'B'

THIRD LEVEL

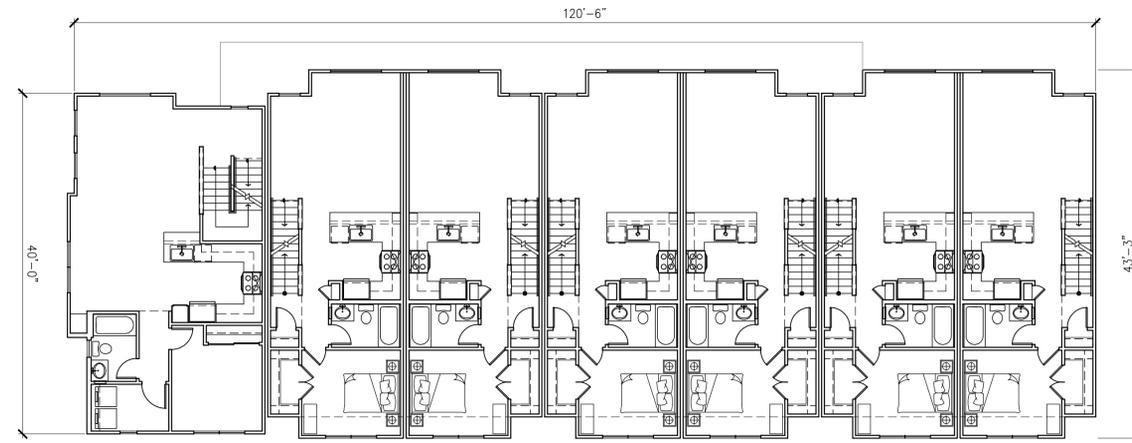


UNIT 33 TYPE 'A' UNIT 32 TYPE 'B' UNIT 31 TYPE 'B' UNIT 30 TYPE 'B' UNIT 29 TYPE 'B' UNIT 28 TYPE 'B' UNIT 27 TYPE 'B'

FIRST LEVEL



ROOF PLAN



UNIT 33 TYPE 'A' UNIT 32 TYPE 'B' UNIT 31 TYPE 'B' UNIT 30 TYPE 'B' UNIT 29 TYPE 'B' UNIT 28 TYPE 'B' UNIT 27 TYPE 'B'

SECOND LEVEL

**CONCEPTUAL FLOOR PLANS
BUILDING FOUR**

SCALE: 1" = 10'



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CONCEPTUAL
 BUILDING
 FLOOR PLANS

SCALE: 1/8" = 1'-0"
 DATE: 08 / 16 / 2022

REVISIONS:
 04 / 05 / 2023

PROJECT NO. 2106

A2.4

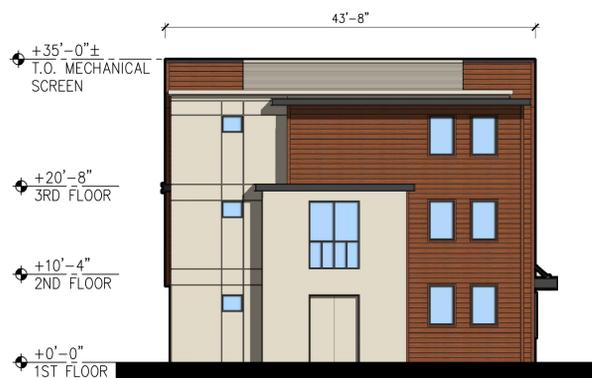
SHEET OF

CONCEPTUAL COLORS AND MATERIAL PALETTE

- ①  CEMENT FIBER LAP SIDING
WOODTONE
COLOR: "MOUNTAIN CEDAR"
- ②  SMOOTH STUCCO, ¾ REVEALS
BENJAMIN MOORE
CREAMY WHITE OC-7
- ③  MECHANICAL SCREEN
CORRUGATED METAL
PAINTED TO MATCH STUCCO

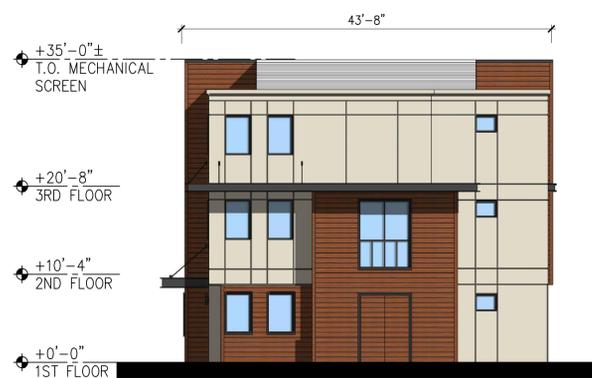


NORTH ELEVATION



UNIT 'A'

WEST ELEVATION



UNIT 'A'

EAST ELEVATION



UNIT 'A' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'A'

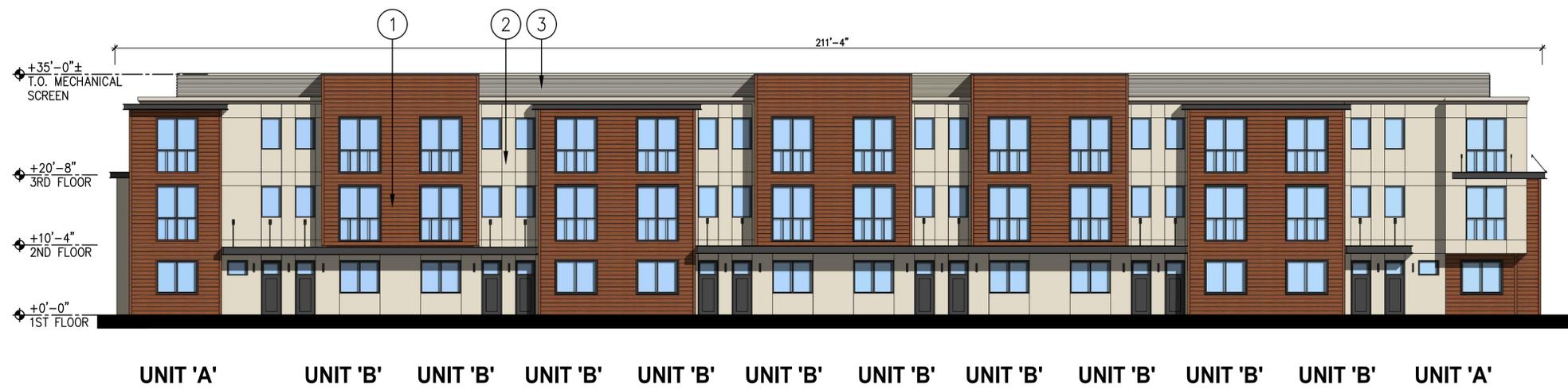
SOUTH ELEVATION AT PACHECO BOULEVARD

NOTE: ALL HEIGHTS ARE MEASURED FROM FINISHED GRADE
FIRST FLOOR ELEVATIONS ARE BELOW NATURAL GRADE.

CONCEPTUAL ELEVATIONS BUILDING ONE

SCALE: 1" = 10'

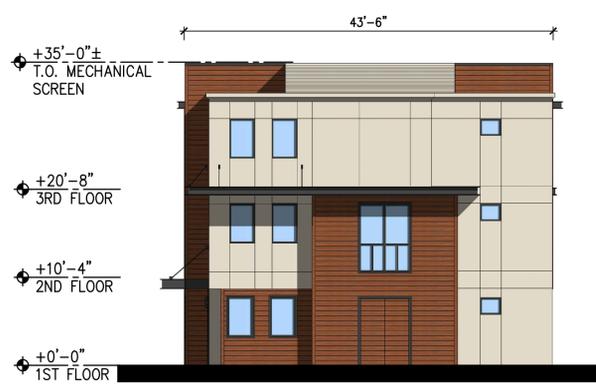




○ EAST ELEVATION

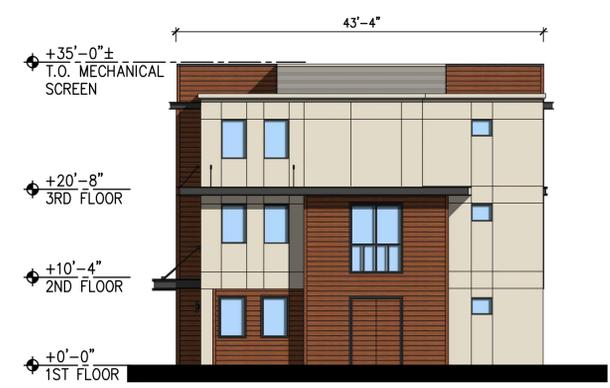
CONCEPTUAL COLORS AND MATERIAL PALETTE

- ① CEMENT FIBER LAP SIDING
WOODTONE
COLOR: "MOUNTAIN CEDAR"
- ② SMOOTH STUCCO
WITH 3/4 REVEALS
- ③ MECHANICAL SCREEN
CORRUGATED METAL
PAINTED WHITE



UNIT 'A'

○ NORTH ELEVATION

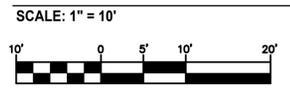


UNIT 'A'

○ SOUTH ELEVATION

NOTE: ALL HEIGHTS ARE MEASURED FROM FINISHED GRADE
 FIRST FLOOR ELEVATIONS ARE BELOW NATURAL GRADE.

**CONCEPTUAL ELEVATIONS
 BUILDING TWO**



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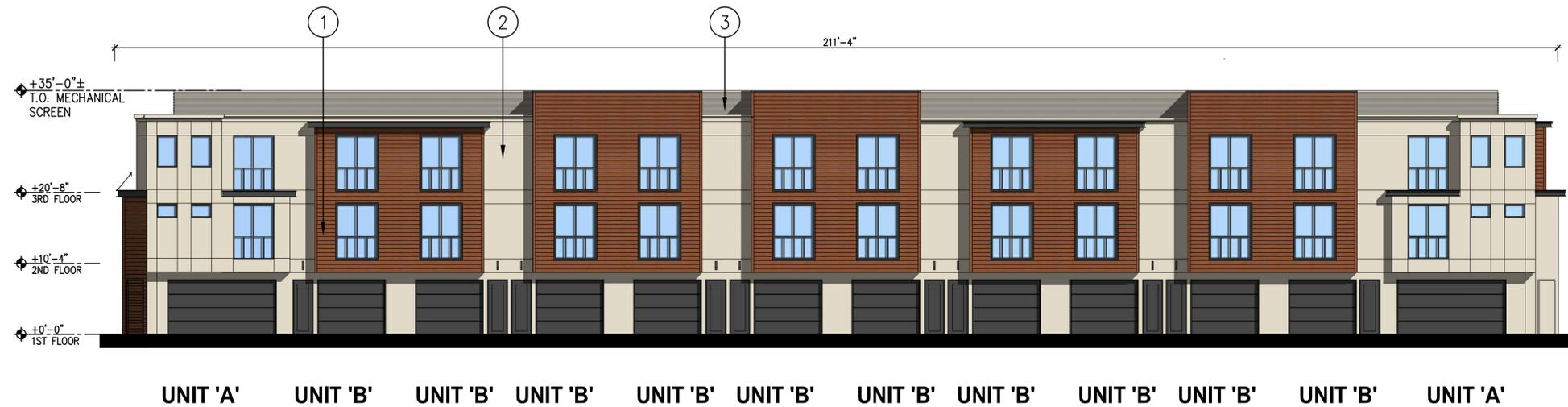
CONCEPTUAL
 ELEVATIONS

SCALE:
 DATE: 08 / 16 / 2022

REVISIONS:
 04 / 05 / 2023

PROJECT NO. 21064

A3.2a
 SHEET OF



○ WEST ELEVATION

CONCEPTUAL COLORS AND MATERIAL PALETTE

- ①  CEMENT FIBER LAP SIDING
WOODTONE
COLOR: "MOUNTAIN CEDAR"
- ②  SMOOTH STUCCO
WITH 3/4 REVEALS
- ③  MECHANICAL SCREEN
CORRUGATED METAL
PAINTED WHITE

NOTE: ALL HEIGHTS ARE MEASURED FROM FINISHED GRADE
FIRST FLOOR ELEVATIONS ARE BELOW NATURAL GRADE.

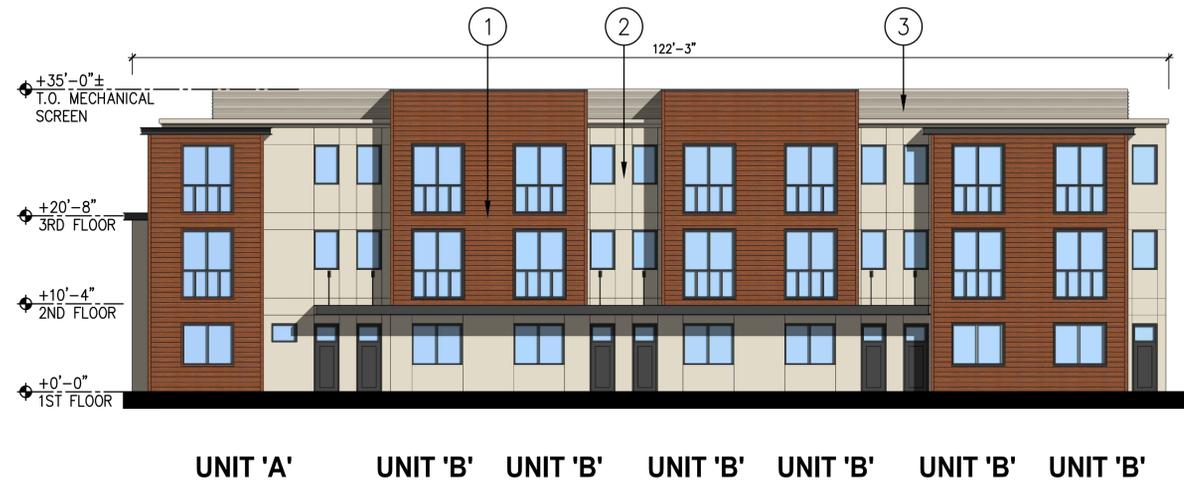
**CONCEPTUAL ELEVATIONS
BUILDING TWO**

SCALE: 1" = 10'



CONCEPTUAL COLORS AND MATERIAL PALETTE

- ①  CEMENT FIBER LAP SIDING
WOODTONE
COLOR: "MOUNTAIN CEDAR"
- ②  SMOOTH STUCCO
WITH 1/4 REVEALS
- ③  MECHANICAL SCREEN
CORRUGATED METAL
PAINTED WHITE

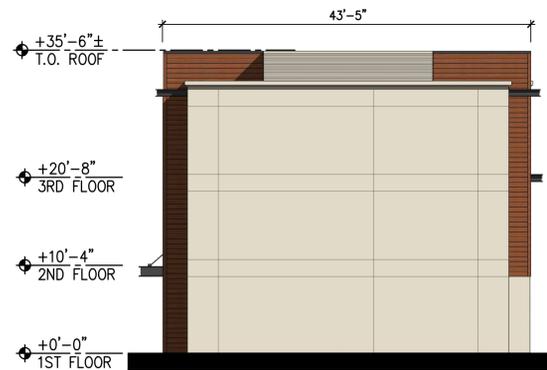


WEST ELEVATION



UNIT 'A'

NORTH ELEVATION



UNIT 'B'

SOUTH ELEVATION



UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'A'

EAST ELEVATION

NOTE: ALL HEIGHTS ARE MEASURED FROM FINISHED GRADE
FIRST FLOOR ELEVATIONS ARE BELOW NATURAL GRADE.

CONCEPTUAL ELEVATIONS BUILDING THREE

SCALE: 1" = 10'



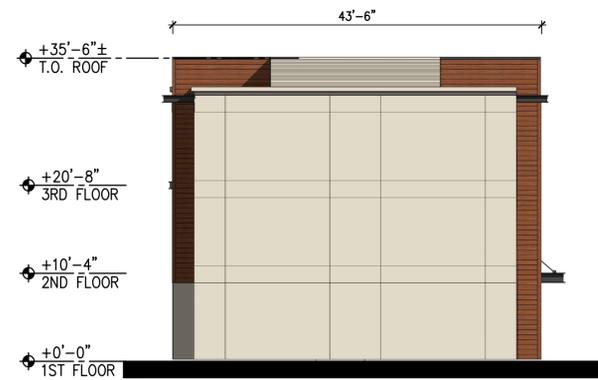
CONCEPTUAL COLORS AND MATERIAL PALETTE

- ① CEMENT FIBER LAP SIDING
WOODTONE
COLOR: "MOUNTAIN CEDAR"
- ② SMOOTH STUCCO
WITH 3/4 REVEALS
- ③ MECHANICAL SCREEN
CORRUGATED METAL
PAINTED WHITE



UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'A'

○ WEST ELEVATION



UNIT 'B'

○ NORTH ELEVATION



UNIT 'A'

○ SOUTH ELEVATION



UNIT 'A' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B'

○ EAST ELEVATION

NOTE: ALL HEIGHTS ARE MEASURED FROM FINISHED GRADE
FIRST FLOOR ELEVATIONS ARE BELOW NATURAL GRADE.

CONCEPTUAL ELEVATIONS
BUILDING FOUR
SCALE: 1" = 10'



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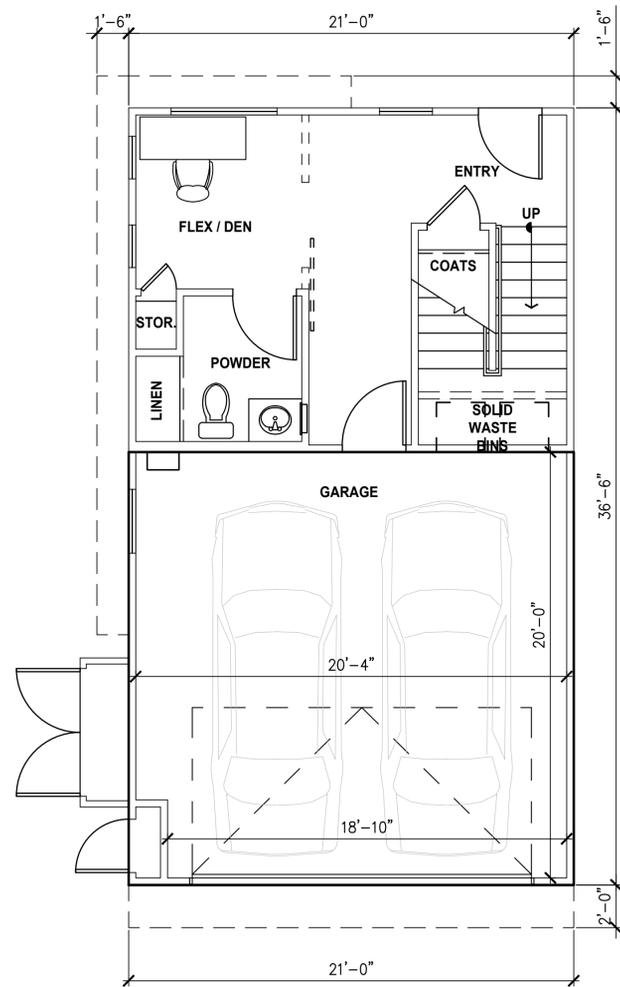
CONCEPTUAL
ELEVATIONS

SCALE:
DATE: 08 / 16 / 2022

REVISIONS:
04 / 05 / 2023

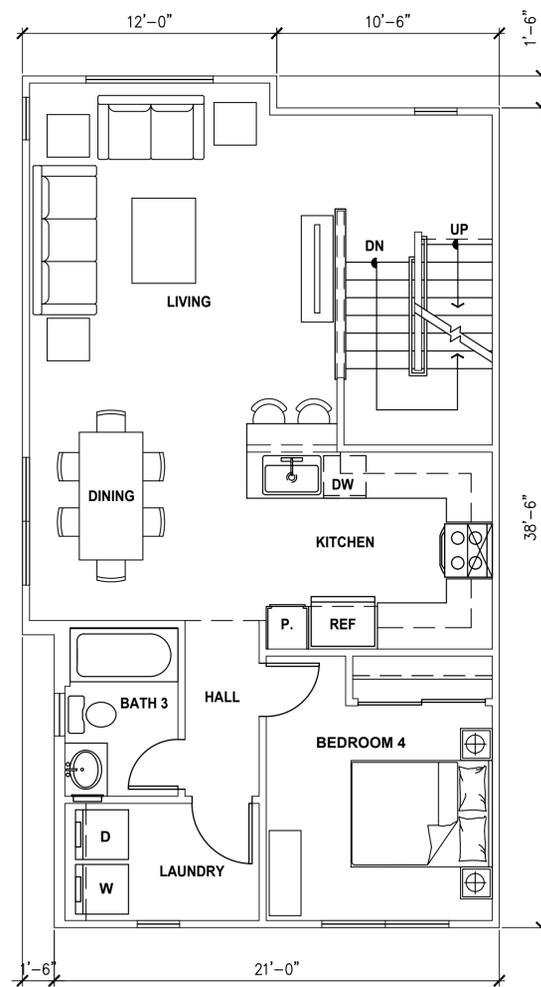
PROJECT NO. 21064

A3.4
SHEET OF

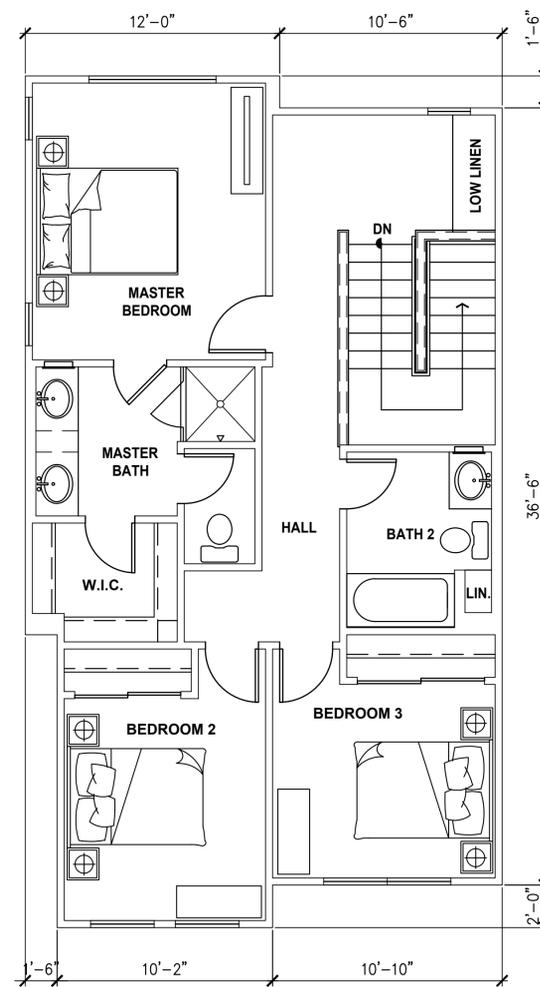


FIRST LEVEL

NOTE: CONSISTENT WITH THE CA GREEN BUILDING STANDARDS CODE FOR EV CHARGING INFRASTRUCTURE, EACH GARAGE TO INCLUDE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT



SECOND LEVEL



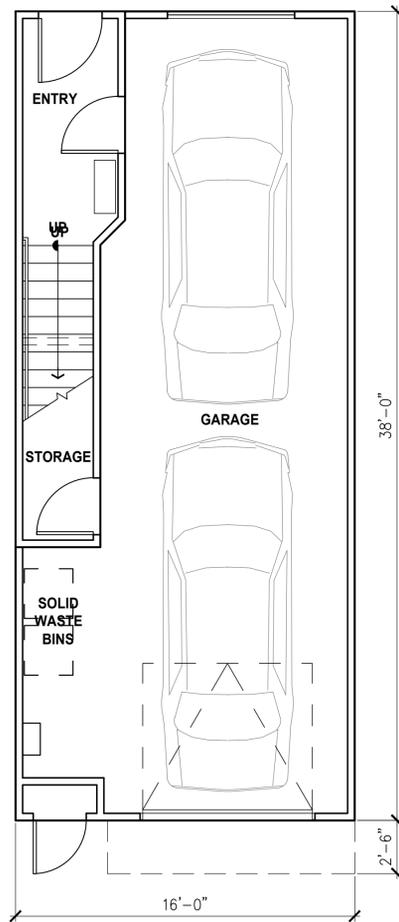
THIRD LEVEL

UNIT AREA: 2,045 SF±
GARAGE AREA: 427 SF±

TYPICAL CONCEPTUAL UNIT FLOOR PLAN 'A'

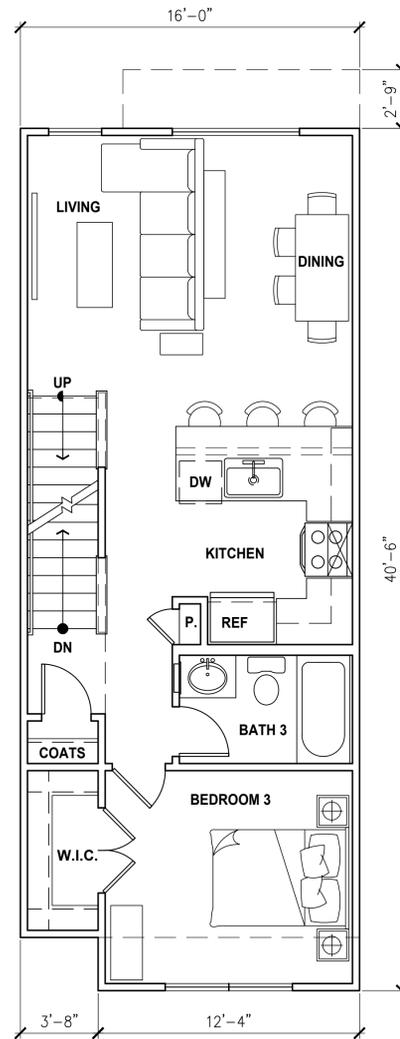
SCALE: 1/4" = 1'-0"



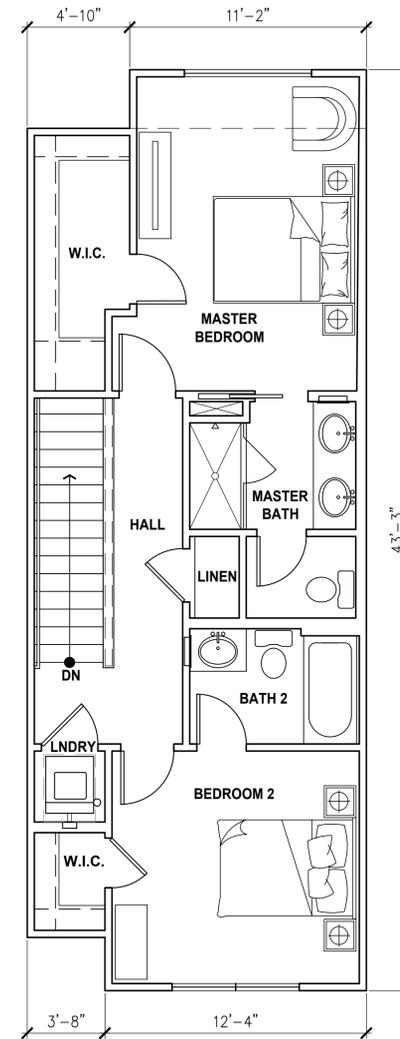


FIRST LEVEL

NOTE: CONSISTENT WITH THE CA GREEN BUILDING STANDARDS CODE, FOR EV CHARGING INFRASTRUCTURE, EACH GARAGE TO INCLUDE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT



SECOND LEVEL

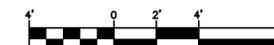


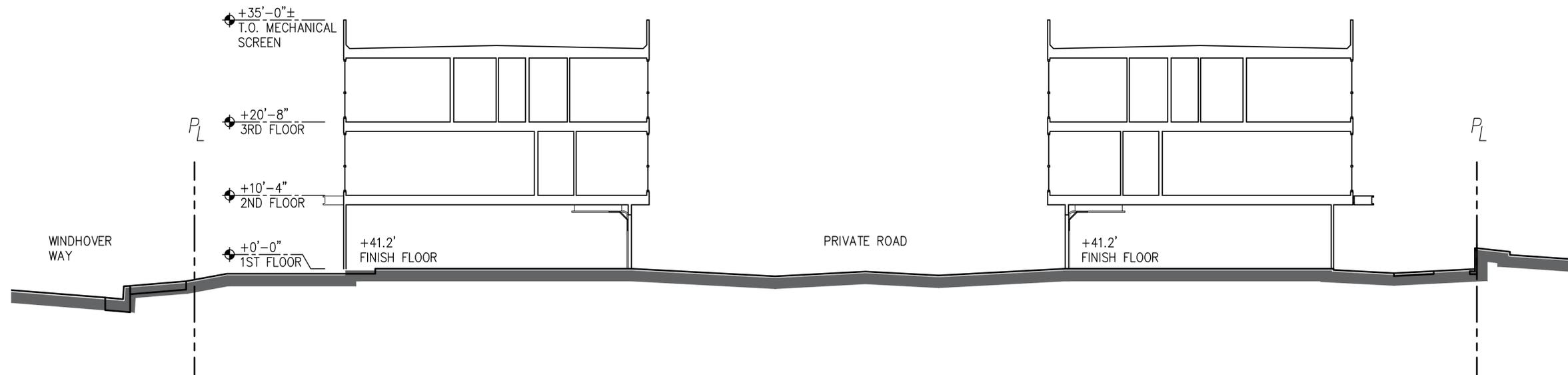
THIRD LEVEL

UNIT AREA: 1,421 SF±
GARAGE AREA: 495 SF±

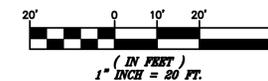
TYPICAL CONCEPTUAL UNIT FLOOR PLAN 'B'

SCALE: 1/4" = 1'-0"

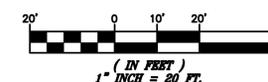




KEY PLAN
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: 1" = 40'



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**ARCHITECTURAL
SITE PLAN**

SCALE:
DATE: 08 / 16 / 2022
REVISIONS:
04 / 05 / 2023

NOTES

GENERAL NOTES

- CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS/HER BID.
- THE CONTRACTOR SHALL VERIFY ALL PROPERTY AND LOT LINES, EXISTING CONDITIONS, UTILITIES, GRADES AND DIMENSIONS PRIOR TO THE START OF ANY WORK AND REPORT ANY DISCREPANCIES TO CAMP & CAMP ASSOCIATES, INC. BEFORE PROCEEDING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- ALL WORK TO BE PERFORMED SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND ORDINANCES BY AN EXPERIENCED WORKMAN AND A LICENSED LANDSCAPE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL WORK TO PREVENT CONFLICTS BETWEEN TRADES AND SHALL REPORT ALL CONFLICTS OR INCONGRUITIES BETWEEN NEW IMPROVEMENTS AND EXISTING FACILITIES TO CAMP & CAMP ASSOCIATES, INC. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES AND STRUCTURES TO REMAIN, AND TO REPAIR OR REPLACE AT HIS/HER OWN EXPENSE ANY UTILITY LINES OR STRUCTURES DAMAGED DURING CONSTRUCTION WHETHER SHOWN OR NOT.
- ALL PIPING, SLEEVES CONDUIT, ETC. SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
- THE SITE SHALL BE KEPT IN A NEAT, CLEAN AND ORDERLY MANNER DURING INSTALLATION AND ALL REFUSE SHALL BE REMOVED FROM THE SITE ON COMPLETION OF THE PROJECT.

LAYOUT NOTES

- ANY ERRORS OR OMISSIONS ON THESE DRAWINGS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF CAMP & CAMP ASSOCIATES, INC.
- THE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THEY DO NOT ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, FASTENINGS, ETC. ARE TO BE PROPERLY EXECUTED IN CONFORMANCE WITH BEST ACCEPTABLE PRACTICES AND THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING MATERIALS.

PLANTING NOTES

- THE SCOPE OF WORK INCLUDES FURNISHING ALL MATERIALS NECESSARY FOR THE INSTALLATION OF THE PLANTING, BACKFILL, IRRIGATION AND DRAINAGE WORK OUTLINED IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
- PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
- ALL PLANTING AREAS SHALL HAVE THE FOLLOWING SOIL AMENDMENTS INCORPORATED INTO THE TOP 6" OF NATIVE SOIL:
6 CUBIC YARDS NITROGEN AND IRON FORTIFIED ORGANIC AMENDMENT
30 POUNDS 6-20-20 NPK COMMERCIAL FERTILIZER
15 POUNDS SOIL SULPHUR
- DIG PLANTING PITS 2 TIMES THE HEIGHT AND WIDTH OF ROOTBALL. BACKFILL PITS WITH 10% NATIVE ON-SITE SOIL AND 30% NITROLIZED SHAVINGS OR EQUIVALENT.
SAMPLE BACKFILL:
10% NATIVE SOIL BY VOLUME
30% NITROLIZED SHAVINGS OR EQUIVALENT
16 LBS. GRO-POWER PLUS, PER CUBIC YARD MIX
*OTHER AMENDMENTS PER SOIL ANALYSIS
GROW-POWER PLANTING TABLETS
- ALL TREES TO BE STAKED AS SHOWN IN THE TREE PLANTING DETAIL.

IRRIGATION NOTES

- IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
- UNSIIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 1" IN SIZE (TYPICAL).
- PLANTING IS NOT TO START UNTIL THE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND THE HYDROSTATIC PRESSURE TEST, COVERAGE REVIEW, AND GRADING REVIEW IS COMPLETED AND APPROVED BY THE CITY ENGINEER.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.

IRRIGATION NOTES, continued

- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- NOTIFY ARCHITECT OF ANY ASPECT OF THE LAYOUT THAT WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL INSTRUCTIONS ARE OBTAINED.
- INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
- PROVIDE INSTALLATION BY PERSONS FAMILIAR WITH IRRIGATION WORK AND UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
- OBTAIN THE PERMITS REQUIRED AND PROVIDE LABOR AND MATERIALS NECESSARY TO FULLY COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS.
- LOCATE AND PROTECT NEW AND EXISTING UTILITIES PRIOR TO EXCAVATION.
- DO NOT DAMAGE EXISTING UTILITIES, PAVING OR STRUCTURES. PROVIDE THE NECESSARY REPAIRS AT NO ADDITIONAL COST TO THE CITY.
- REMOVE DEBRIS AND ACCUMULATION OF DEBRIS AS A RESULT OF IRRIGATION CONSTRUCTION FROM THE SITE AND LEAVE AREA IN A CLEAN CONDITION ACCEPTABLE TO THE CITY ENGINEER.
- MAINTAIN SITE FOR CALENDAR DAYS AS SPECIFIED, FOLLOWING ACCEPTANCE OF WORK BY THE CITY AND MAKE CORRECTIONS OR REPAIRS TO THE IRRIGATION AS DIRECTED BY THE CITY ENGINEER AT THE COMPLETION OF THE MAINTENANCE PERIOD.
- THE DRAWINGS ARE DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVING IS FOR CLARITY ONLY - INSTALL IN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED ARE NOT INDICATED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIFFERENCES WHICH MAY HAVE NOT BEEN CONSIDERED IN THE ENGINEERING. WHERE FIELD CHANGES EXIST, COORDINATE THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE THE CITY ENGINEER AS PER THE CONTRACT SPECIFICATIONS. COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT, OR SLEEVES OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC. BEFORE CONSTRUCTION. ASSUME FULL RESPONSIBILITY FOR REQUIRED REVISIONS IF THESE NOTIFICATIONS ARE NOT PERFORMED.
- PLASTIC VALVE BOXES ARE TO BE GREEN IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER: CARSON OR APPROVED EQUAL. VALVE NUMBERS ARE TO BE BRANDED ON VALVE BOX LID OR EACH VALVE SHALL HAVE A VALVE TAG.
- FLUSH AND ADJUST SPRINKLER HEADS FOR EFFICIENT PERFORMANCE. PREVENT OVER SPRAY ON THE WALKS, ROADWAYS, SIGNS, LIGHTS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL OR PRESSURE REGULATION DEVICE AT EACH VALVE TO OBTAIN THE BEST OPERATING PRESSURE FOR EACH SYSTEM.

VILLAGE AT PACHECO

3838 & 3845, Martinez, CA 94553

PRELIMINARY LANDSCAPE PLANS



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VILLAGE AT PACHECO
TOWNHOUSES
3835 AND 3845 PACHECO BOULEVARD, MARTINEZ, CA

MATERIALS & FINISHES

PAVING

CONCRETE PAVING

INTEGRAL COLOR (DAVIS)
COLOR: FEUTER
FINISH: MEDIUM BROOM



PERMEABLE PAVER

MANUFACTURER: BELGARD
MODEL: AQUA DUBLIN
SIZE: 3 1/2" X 6 1/16" X 3 1/8"
6 1/16" X 6 1/16" X 3 1/8"
10 1/4" X 6 1/16" X 3 1/8"
COLOR: VICTORIAN



STAMPED ASPHALT

COLOR: BRICK
PATTERN: ASHLAR SLATE
AVAILABLE: ASPHALT
IMPRESSIONS
OR EQUIVALENT



MAINTENANCE STRIP

DECOMPOSED GRANITE

AVAILABLE: LH VOSS MATERIALS
OR EQUIVALENT
COLOR: CALIFORNIA GOLD FINES



PROJECT INFORMATION

PROJECT APPLICANT: LCA ARCHITECTS

C/O: Ben Johansen

PROJECT ADDRESS: 3838 & 3845 Pacheco Blvd
Martinez, CA

SHEET INDEX

- L-1.0 COVER SHEET
- L-1.1 TREE PRESERVATION PLAN
- L-2.0 PRELIMINARY LAYOUT PLAN
- L-3.0 PRELIMINARY PLANTING PLAN
- L-3.1 PLANT PALETTE & IMAGES

ABBREVIATIONS

AD	AREA DRAIN
AGG	AGGREGATE
BC	BOTTOM OF CURB
BS	BOTTOM OF STEP
B/W	BOTH WAYS
CLR	CLEAR
DIA	DIAMETER
FF	FINISH FLOOR
F	FILTER FABRIC
FG	FINISH GRADE
GALV	GALVANIZED
HT	HEIGHT
MAX	MAXIMUM
MIN	MINIMUM
O.C.	ON CENTER
PA	PLANTING AREA
PL	PROPERTY LINE
R	RADIUS
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SELECTED
TP	TOP OF PAVEMENT
TS	TOP OF STAIR
TW	TOP OF WALL
TYP.	TYPICAL
V.I.D.	VERIFY IN FIELD

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LANDSCAPE COVER SHEET

SCALE: NO SCALE
DATE: 06/30/2022

REVISIONS:

PROJECT NO. 21064

L-1.0
SHEET OF



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KEYNOTES

- 1 (E) On-site non-protected trees to be removed
- 2 (E) Off-site trees to be protected. Establish a Tree Protection Zone (TPZ) per Arborist's recommendations.
- 3 (E) trees trunk to be removed. Grind trunk & chase roots.



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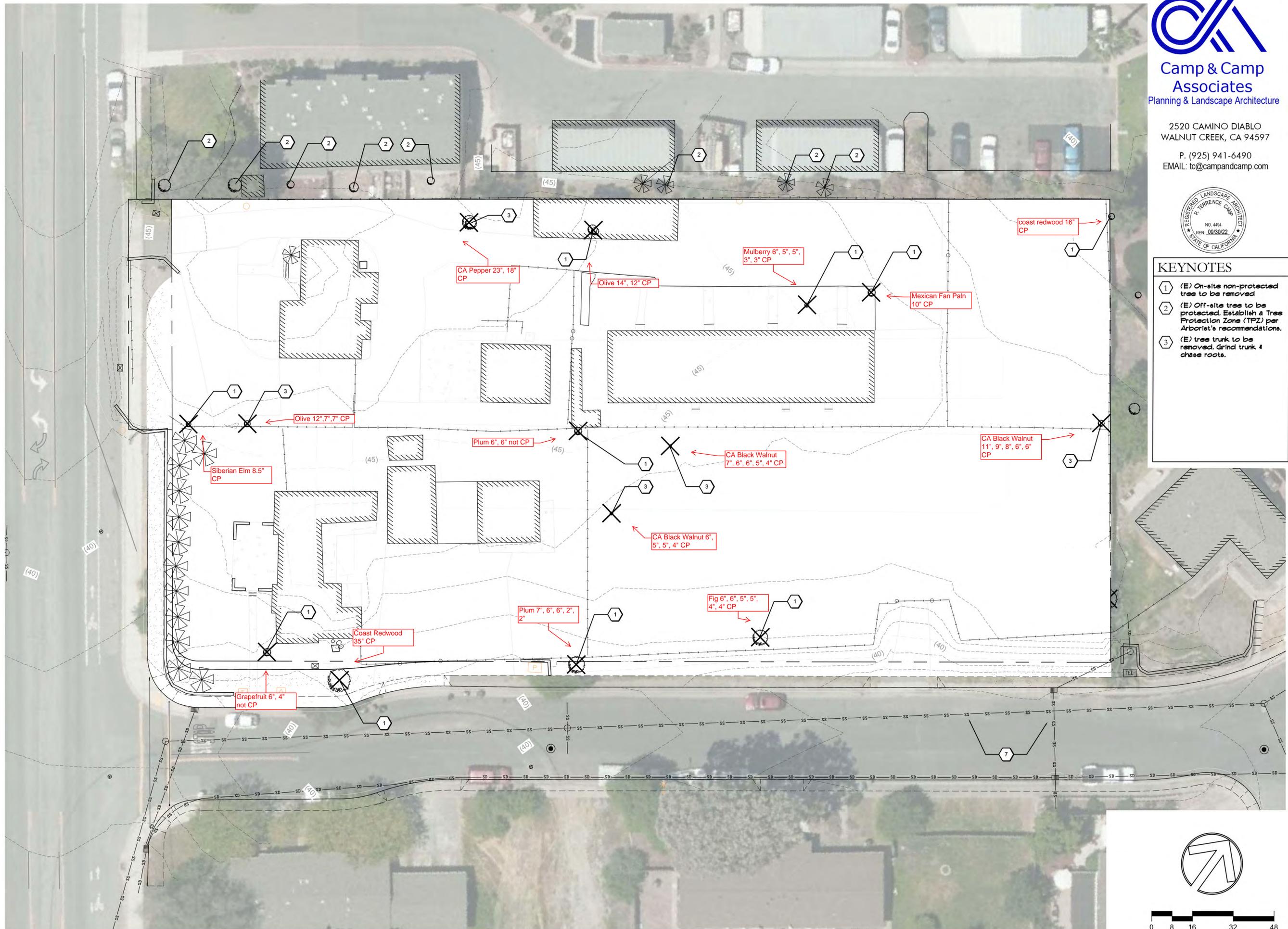
**TREE
PRESERVATION
PLAN**

SCALE: 1/16" = 1'-0"
DATE: 06 / 30 / 2022

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A ANNUAL BEDS AT COMMUNITY ENTRANCES



B STREET PAVERS AT ENTRANCES & COMMUNITY INTERSECTION



C PERMEABLE PAVERS AT PARKING AREAS



D DECOMPOSED GRANITE



E BIORETENTION PLANTER



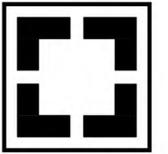
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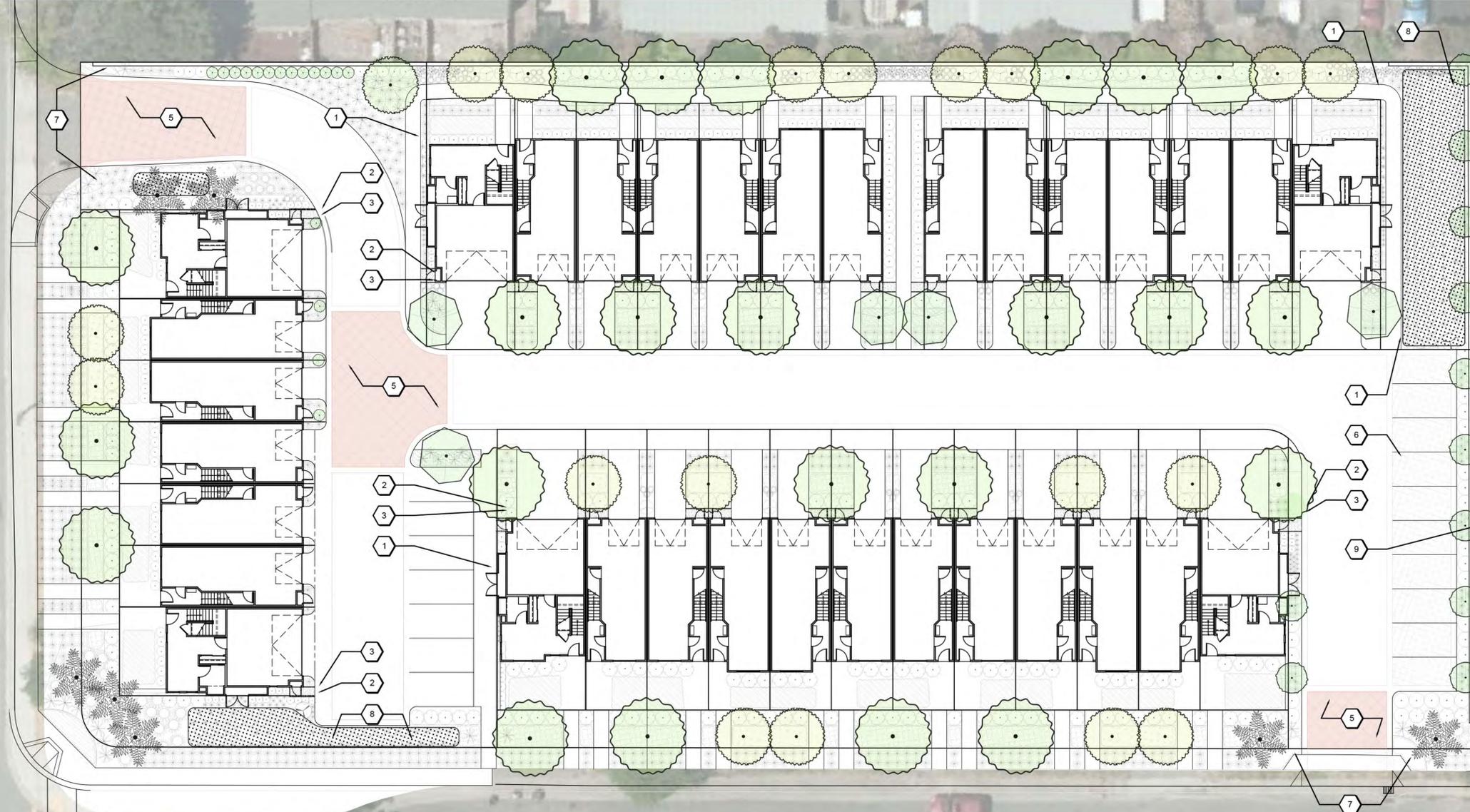
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VILLAGE AT PACHECO
TOWNHOUSES
3835 AND 3845 PACHECO BOULEVARD, MARTINEZ, CA



KEYNOTES	GRAPHIC
1 (N) Concrete paving Color: Scofield "Cool Gray" Finish: Smooth Broom Finish	-
2 (N) Decomposed granite Color: Graphite Gray	D
3 (N) Aluminum header Make: Femaloc Model: Clearline Finish: Black Anodized	-
4 (N) Private yard fencing Material: TBD	-
5 (N) Driveway Paver Make: TBD, Model: TBD Color: TBD	B
6 (N) Permeable Paver Make: TBD, Model: TBD Color: TBD	C
7 (N) Annual planting bed at entry for seasonal change	A
8 (N) Bioretention Basin (SEE CIVIL'S DRAWINGS)	E
9 (N) Screen Trees (SEE PLANTING PLAN)	F



F NARROW EVERGREEN SCREEN TREES AT NEIGHBORING PROPERTY LINES

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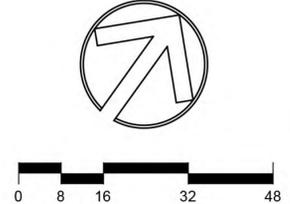
PRELIMINARY LAYOUT PLAN

SCALE: 1/16" = 1'-0"
DATE: 06 / 30 / 2022

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L-2.0
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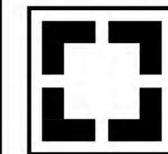
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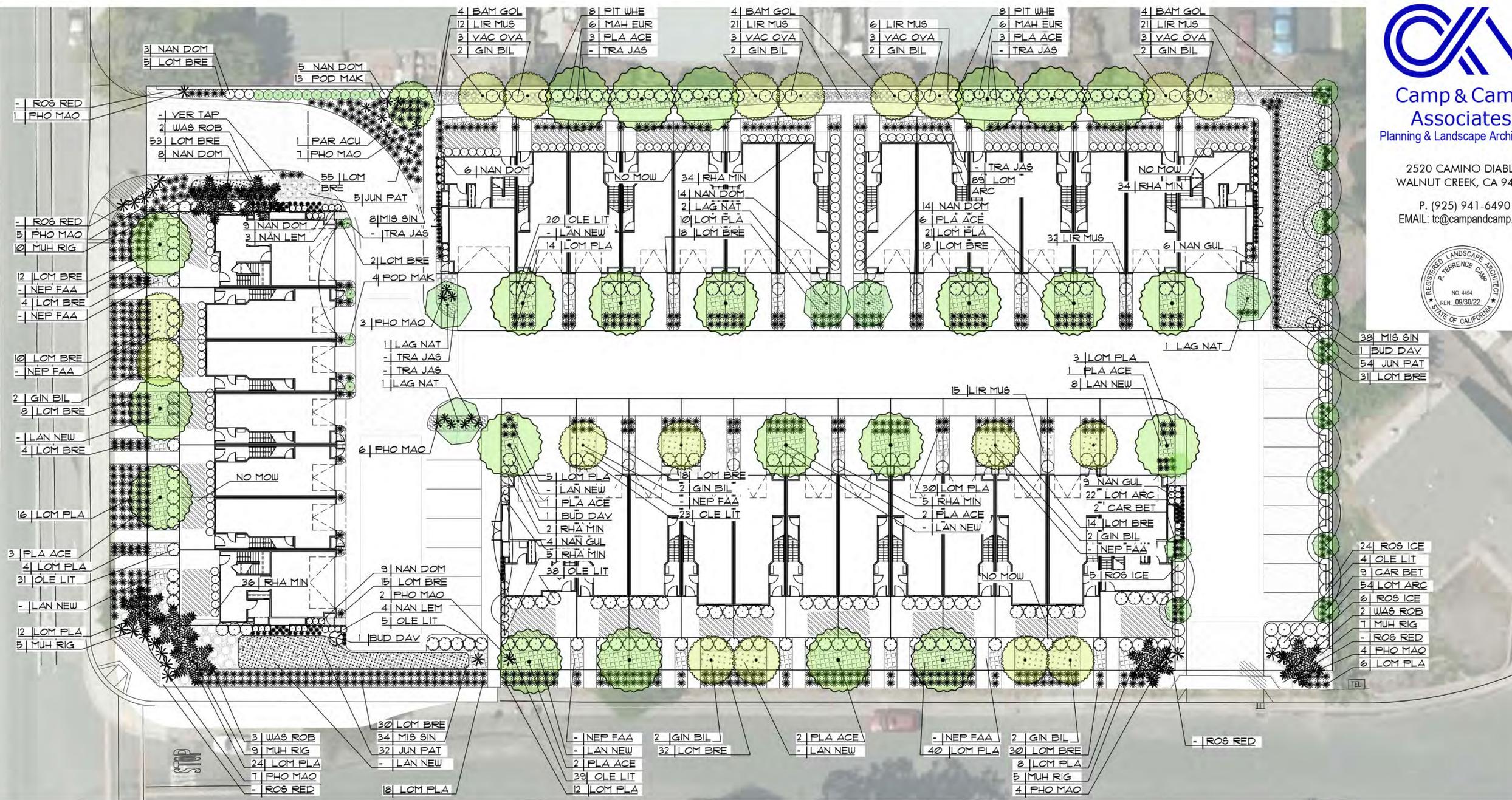
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VILLAGE AT PACHECO TOWNHOUSES
 3835 AND 3845 PACHECO BOULEVARD, MARTINEZ, CA



Plant Palette

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES:				
CAR BET	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	15 GAL	M
GIN BIL	GINKGO BILOBA 'FAIRMONT'	FAIRMONT MAIDENHAIR TREE	24" BOX	M
LAG TUS	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRABE MYRTLE	15 GAL	L
LAG NAT	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRABE MYRTLE	24" BOX	L
OLE EUR	OLEA EUROPAEA 'SIUAN HILL'	FRUITLESS OLIVE	24" BOX	L
PLA ACE	PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	L
SHRUBS & PERENNIALS:				
BUD DAV	BUDDLEJA DAVIDII 'NANHO PURPLE'	NANHO PURPLE BUTTERFLY BUSH	15 GAL	M
LIR MUS	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILY TURF	1 GAL	M
MAH EUR	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	M
NAN DOM	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	L
NAN LEM	NANDINA 'LEMON LIME'	LEMON LIME HEAVENLY BAMBOO	5 GAL	L
NAN GUL	NANDINA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	5 GAL	L
OLE LIL	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	L
PHO MAO	PHORMIUM 'MAORI QUEEN'	MAORI QUEEN NEW ZEALAND FLAX	15 GAL	L-M
PIT WHE	PITTOSPORUM 'WHEELER'S DWARF'	WHEELER'S DWARF PITTOSPORUM	5 GAL	M
POD MAK	PODOCARPUS 'MACROPHYLLUS 'MAKI'	SHRUBBY JAPANESE YEW PINE	15 GAL	M
RHA MIN	RHAPHIOLEPIS 'UMBELLATA 'MINOR'	DWARF 'YEDDA HAUTHOORN	15 GAL	M
ROS ICE	ROSA 'ICEBERG'	'ICEBERG' FLORIBUNDA ROSE	15 GAL	M
ROS RED	ROSA 'FLOWER CARPET - RED'	RED GROUNDCOVER ROSE	5 GAL	M
VAC OVA	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL	M
GRASSES:				
BAM GOL	'BAMBUSA MULTIFLEX 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	15 GAL	M
LOM ARC	LOMANDRA 'ARCTIC FROST'	DWARF MAT RUSH	1 GAL	L
LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	VARIEGATED DWARF MAT RUSH	1 GAL	L
LOM PLA	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	DEER GRASS	5 GAL	L
MUH RIG	MUHLENBERGIA RIGENS			
GROUND COVERS:				
LAN NEW	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL # 2" OC.	L
NEP FAA	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL # 2" OC.	L
TRA JAS	TRACHELOSPERMUM 'JASMINOIDES'	STAR JASMINE	1 GAL # 2" OC.	M
VER TAP	VERBENA X. TAPIEN 'BLUE VIOLET'	BLUE VIOLET TAPIEN VERBENA	1 GAL # 2" OC.	L-M



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PRELIMINARY PLANTING PLAN

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TREES



Carpinus betulus 'Fastigiata'
European Hornbeam



Ginkgo biloba 'Fairmont'
Fairmont Maidenhair Tree



Lagerstroemia indica 'Tuscarora'
Tuscarora Crape Myrtle



Lagerstroemia indica 'Natchez'
Natchez Crape Myrtle



Olea europaea 'Swan Hill'
Swan Hill Fruitless Olive



Pistacia chinensis 'Keith Davey'
Keith Davey Chinese Pistache

SHRUBS



Buddleja 'Nanho Purple'
Butterfly Bush



Liriope muscari 'Silvery Sunproof'
Silvery Sunproof Lily Proof



Mahonia 'Soft Caress'
Soft Caress Mahonia



Nandina domestica
Heavenly Bamboo



Nandina domestica 'Lemon Lime'
Lemon-Lime Heavenly Bamboo



Nandina domestica 'Gulf Stream'
Gulf Stream Heavenly Bamboo

SHRUBS, CONT.



Olea europaea 'Little Ollie'
Dwarf Olive



Phormium tenax 'Maori Queen'
Maori Queen New Zealand Flax



Pittosporum tobira 'Wheeler's Dwarf'
Wheeler's Dwarf Pittosporum



Podocarpus macrophyllus 'Maki'
Shrubby Japanese Yew Pine



Raphiolepis umbellata 'Minor'
Dwarf Yedda Hawthorne



Rosa 'Iceberg'
Iceberg Rose



Rosa 'Flowering Carpet - Red'
Red Carpet Rose

SHRUBS, CONT.



Vaccinium ovatum
Evergreen Huckleberry

GRASSES



Bambusa multiplex 'Golden Goddess'
Golden Goddess Bamboo



Lomandra longifolia 'Artic Frost'
Artic Frost Matt Rush



Lomandra longifolia 'Breeze'
Dwarf Matt Rush



Lomandra longifolia 'Platinum Beauty'
Variegated Dwarf Matt Rush



Muhlenbergia Rigens
Deer Grass

GROUNDCOVERS



Lantana 'New Gold'
New Gold Lantana



Nepeta faassenii 'Walker's Low'
Walker's Low Catmint



Trachelospermum jasminoides
Star Jasmine



Verbena 'Tapien Blue Violet'
Tapien Blue Violet Verbena



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PLANT
PALETTE &
IMAGES

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