



VILLAGE AT PACHECO

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. 17 ADDITIONAL PARKING STALLS ARE ON-SITE WITH ANOTHER 17 STALLS OF STREET PARKING TO PROVIDE A TOTAL PARKING COUNT THAT MEETS THE COUNTY REQUIREMENTS IN A SIMILAR WAY TO WHAT WAS PREVIOUSLY APPROVED.

AS AN AMENDMENT TO 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@ca-architects.com

DRAWINGS LISTED, OTHER THAN ARCHITECTURAL, WERE PREPARED BY OTHERS AND ARE NOT APPROVED BY LCA ARCHITECTS INC.
NO RESPONSIBILITY, ACTUAL OR IMPLIED, OF OTHER CONSULTANT WORK INCLUDING CONTENT AND ACCURACY, IS UNDERTAKEN BY LCA ARCHITECTS INC.

CIVIL
DAVID EVANS AND ASSOCIATES, INC.
17542 17TH STREET, SUITE 150
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
A2.2a	BUILDING TWO FLOOR PLANS
A2.2b	BUILDING TWO FLOOR PLANS
A2.3	BUILDING THREE FLOOR PLANS
A2.4	BUILDING FOUR FLOOR PLANS
A3.1	BUILDING ONE EXTERIOR ELEVATIONS
A3.2a	BUILDING TWO EXTERIOR ELEVATIONS
A3.2b	BUILDING TWO EXTERIOR ELEVATIONS
A3.3	BUILDING THREE EXTERIOR ELEVATIONS
A3.4	BUILDING FOUR EXTERIOR ELEVATIONS
A4.1	TYPICAL TOWNHOUSE UNIT A PLANS
A4.2	TYPICAL TOWNHOUSE UNIT B PLANS
A5.0	CONCEPTUAL BUILDING SECTIONS

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

PLANNING RESUBMITTAL 04 / 05 / 2023



WWW . LCA - ARCHITECTS . COM
CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE
590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

COVER SHEET,
PROJECT DATA,
PROJECT DIRECTORY,
SHEET INDEX

SCALE: NO SCALE
DATE: 08 / 16 / 2022

REVISIONS:
04 / 05 / 2023

PROJECT NO. 21064

G0.01

SHEET OF

VESTING TENTATIVE SUBDIVISION MAP
THE VILLAGES AT PACHECO

SD22-09628
MARTINEZ

COUNTY OF CONTRA COSTA, CALIFORNIA

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. WALNUT CREEK, CA 94596 ATTEN: NORM DYER (925) 944-1626
CIVIL ENGINEER:	DAVID EVANS AND ASSOCIATES, INC. 17542 17TH ST, SUITE 150 TUSTIN, CA 92780 CONTACT: OSCAR RIVERA P.E., RCE 87360 (510) 862-1907
SOILS ENGINEER:	TERRASEARCH, INC. 257 WRIGHT BROTHERS AVE. LIVERMORE, CA 94551 (925) 243-6662

UTILITIES AND SERVICES

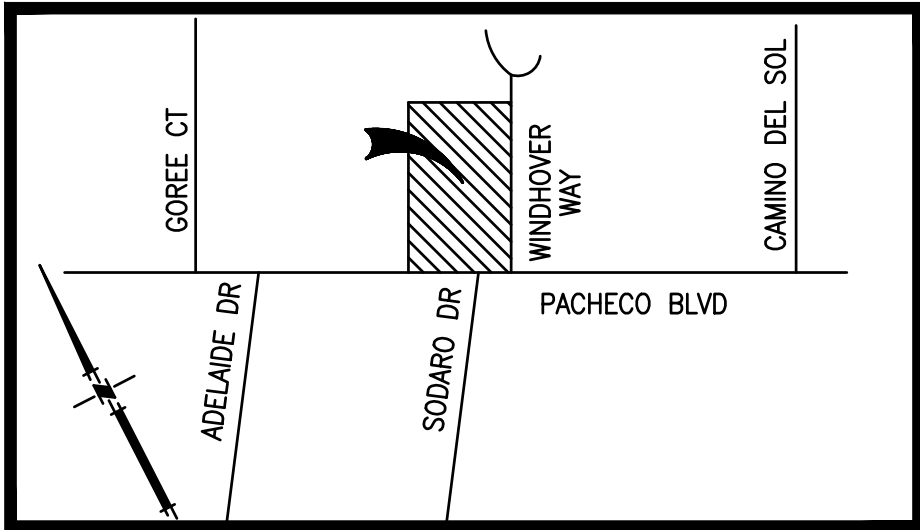
STORM DRAIN:	CONTRA COSTA COUNTY FLOOD CONTROL
WATER:	CITY OF MARTINEZ
SEWER:	MOUNTAIN VIEW SANITARY DISTRICT
GAS & ELECTRIC:	PG&E
FIRE:	CCC CONSOLIDATED FIRE DISTRICT
TELEPHONE:	ATT
CABLE:	COMCAST

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

ABBREVIATIONS

BW	BOTTOM OF WALL
CC	CONTRA COSTA
C/L	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
P	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



VICINITY MAP
NOT TO SCALE

SHEET INDEX

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

LAND USE SUMMARY

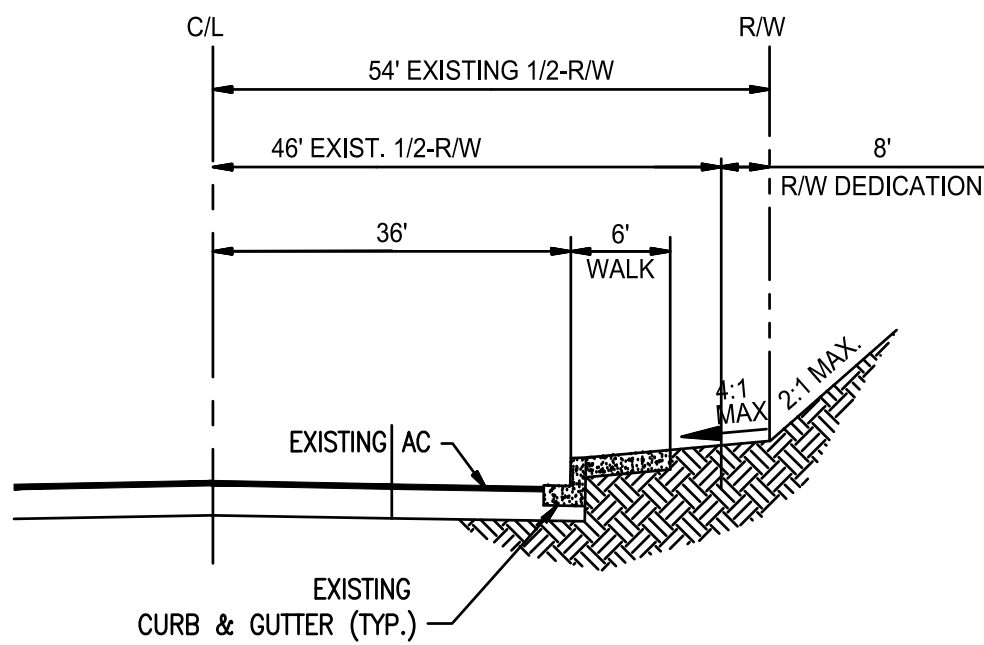
LAND USE	AREA (SF)	%	TOTAL UNITS
TOWN HOME LOTS	36,946	54.8	33
PARCEL A (STREETS 'A' & 'B')	20,181	29.9	
PARCEL B (LANDSCAPE)	2,109	3.1	
PARCEL C (LANDSCAPE)	2,095	3.2	
PARCEL D (LANDSCAPE)	5,099	7.6	
R/W DEDICATION- WINDHOVER WAY	263	0.4	
R/W DEDICATION - PACHECO BOULEVARD	719	1.0	
NET TOTAL	67,412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

IMPERVIOUS AREA

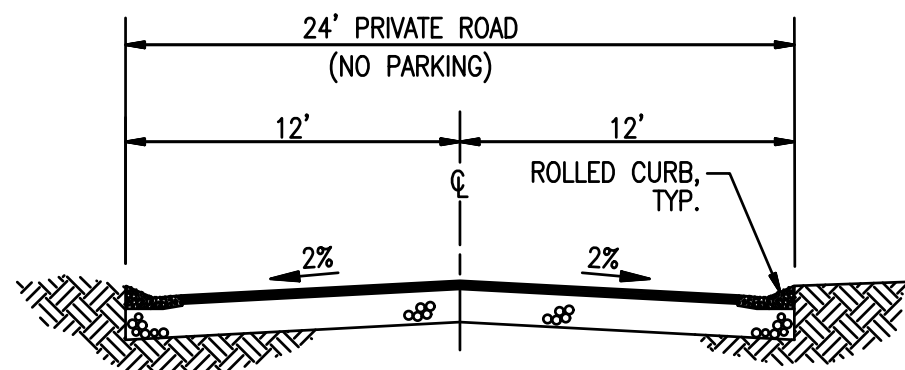
TOTAL IMPERVIOUS AREA	45,351 SF
IMPERVIOUS AREA ROUTED TO BIORETENTION BASIN	36,269 SF
SURFACE AREA OF BIORETENTION AREA	1,817 SF
PERCENT TREATED (RATIO OF BIORETENTION TO ROUTED IMPERVIOUS)	5.0%

EARTHWORK

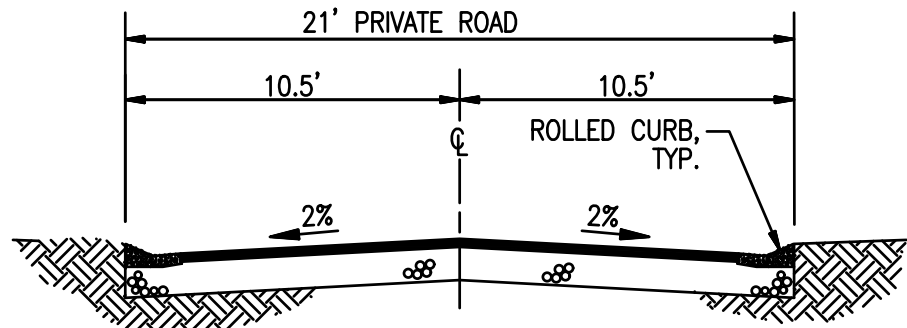
TOTAL CUT	10,200 CY
TOTAL FILL	100 CY
NET EXPORT	10,100 CY



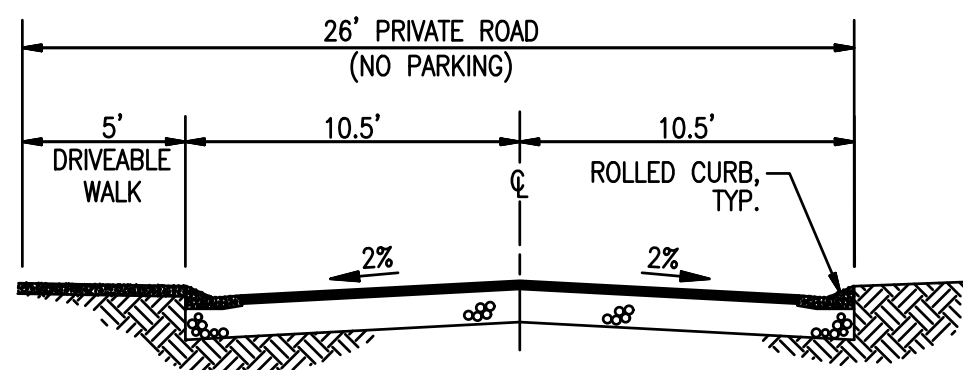
A
1
PACHECO BOULEVARD SECTION
NOT TO SCALE



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

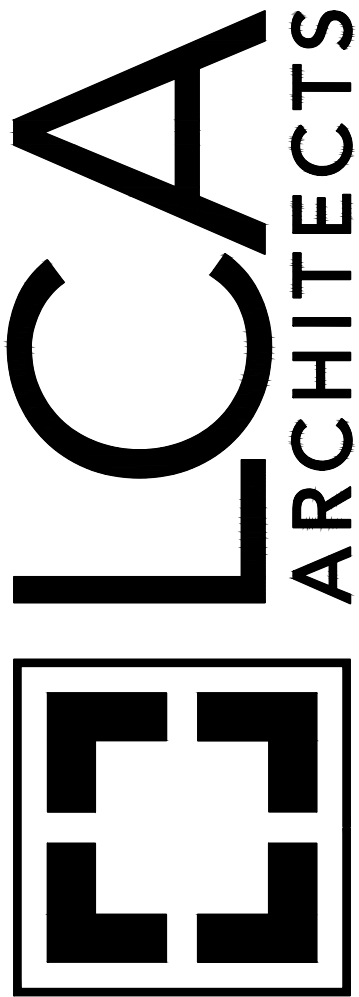


C
1
STREET 'A' SECTION
NOT TO SCALE



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.



WWW.LCA-ARCHITECTS.COM
CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE
590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1960

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.


SCALE:
DATE: 03/06/23


REVISIONS:


PROJECT NO. 21064


SHEET OF

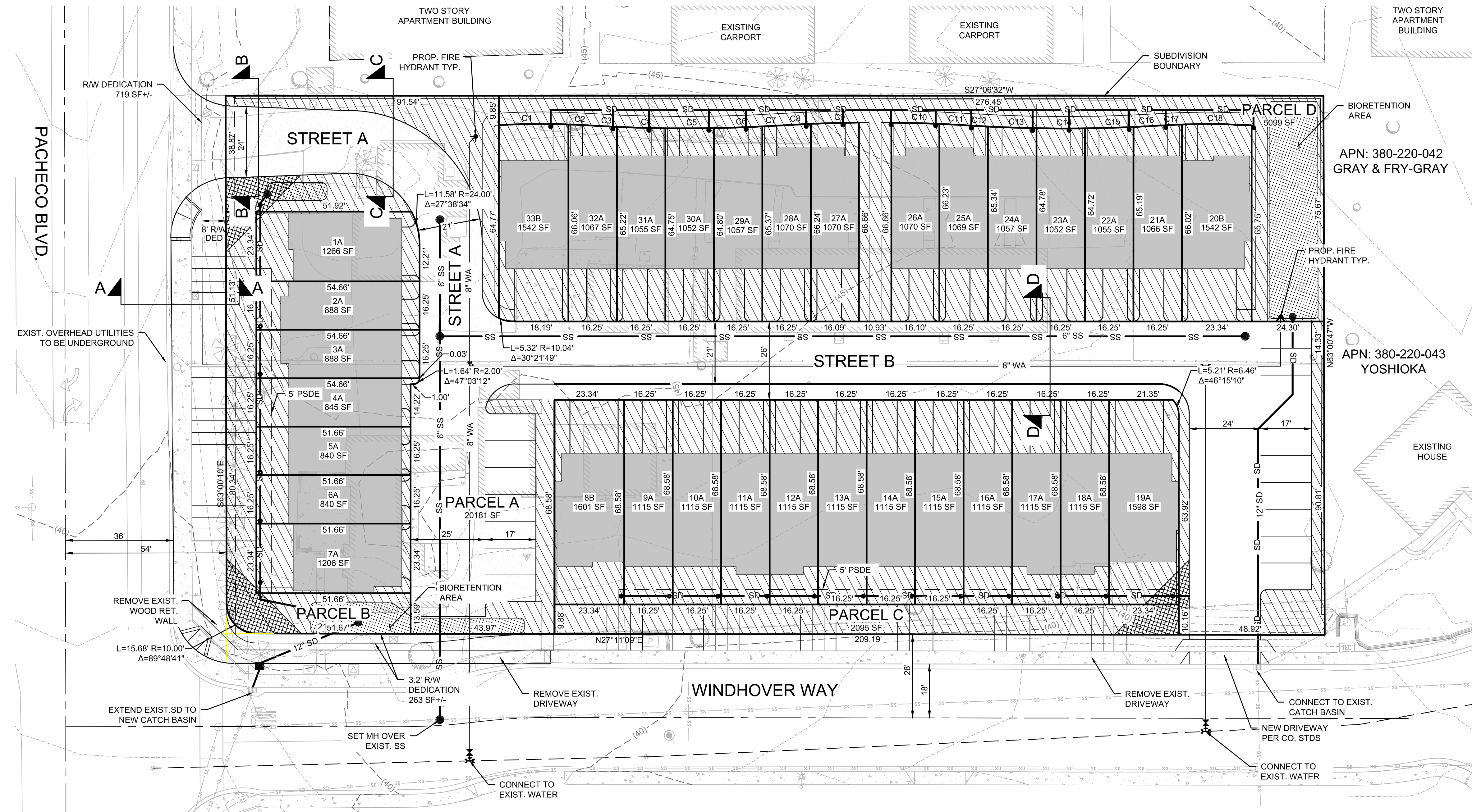
1. SQUARE FOOTAGES SHOWN ARE FOR LOT SIZES.
2. EXISTING STRUCTURES AND OTHER ON-SITE IMPROVEMENTS TO BE REMOVED PRIOR TO DEVELOPMENT.
3. PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THE LANDS SHOWN ON THIS MAP.

 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'	$\Delta=5^{\circ}16'43"$
C2	6.88'	253.44'	$\Delta=1^{\circ}33'16"$
C3	9.40'	513.11'	$\Delta=1^{\circ}02'57"$
C4	16.26'	513.11'	$\Delta=1^{\circ}48'56"$
C5	16.25'	513.11'	$\Delta=1^{\circ}48'53"$
C6	16.26'	513.11'	$\Delta=1^{\circ}48'57"$
C7	5.95'	513.11'	$\Delta=0^{\circ}39'52"$
C8	10.32'	509.09'	$\Delta=1^{\circ}09'43"$
C9	16.09'	509.09'	$\Delta=1^{\circ}48'40"$
C10	16.10'	509.09'	$\Delta=1^{\circ}48'45"$
C11	10.16'	509.09'	$\Delta=1^{\circ}08'38"$
C12	6.11'	513.13'	$\Delta=0^{\circ}40'57"$
C13	16.26'	513.13'	$\Delta=1^{\circ}48'57"$
C14	16.25'	513.13'	$\Delta=1^{\circ}48'53"$
C15	16.26'	513.13'	$\Delta=1^{\circ}48'55"$
C16	9.24'	513.13'	$\Delta=1^{\circ}01'53"$
C17	7.04'	249.69'	$\Delta=1^{\circ}36'56"$
C18	23.35'	249.69'	$\Delta=5^{\circ}21'38"$

SD22-09628
VESTING TENTATIVE MAP
1"=20'

The logo for LCA ARCHITECTS features the letters 'LCA' in a large, bold, sans-serif font, with 'ARCHITECTS' in a smaller, all-caps, sans-serif font to its right. Below the text is a square icon composed of thick black lines forming a stylized cross or a frame within a frame.

WWW.LCA-ARCHITECTS.COM
CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE
590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

THE INFORMATION, PLANS, DESIGNS, NOTES AND
 ARRANGEMENTS SHOWN ON THIS DRAWING ARE
 CONFIDENTIAL AND MAY NOT BE REPRODUCED
 WHOLE OR IN PART WITHOUT THE EXPRESSED
 WRITTEN PERMISSION OF LCA ARCHITECTS.

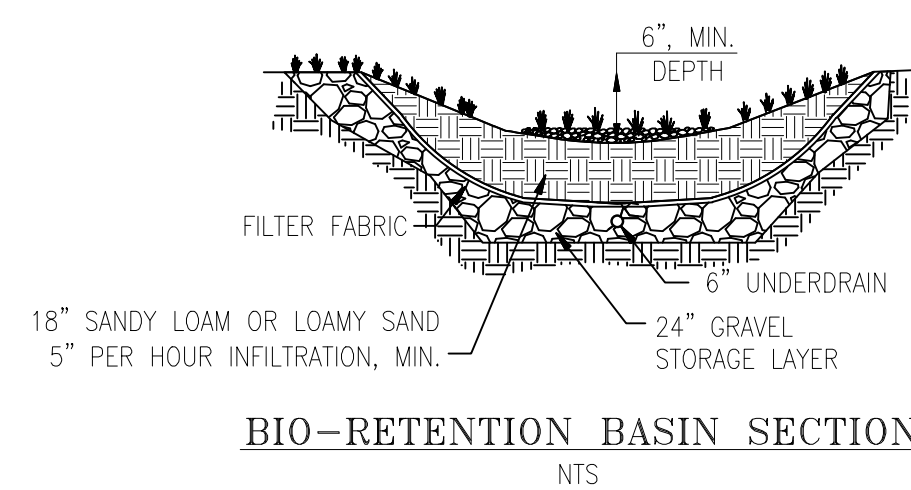
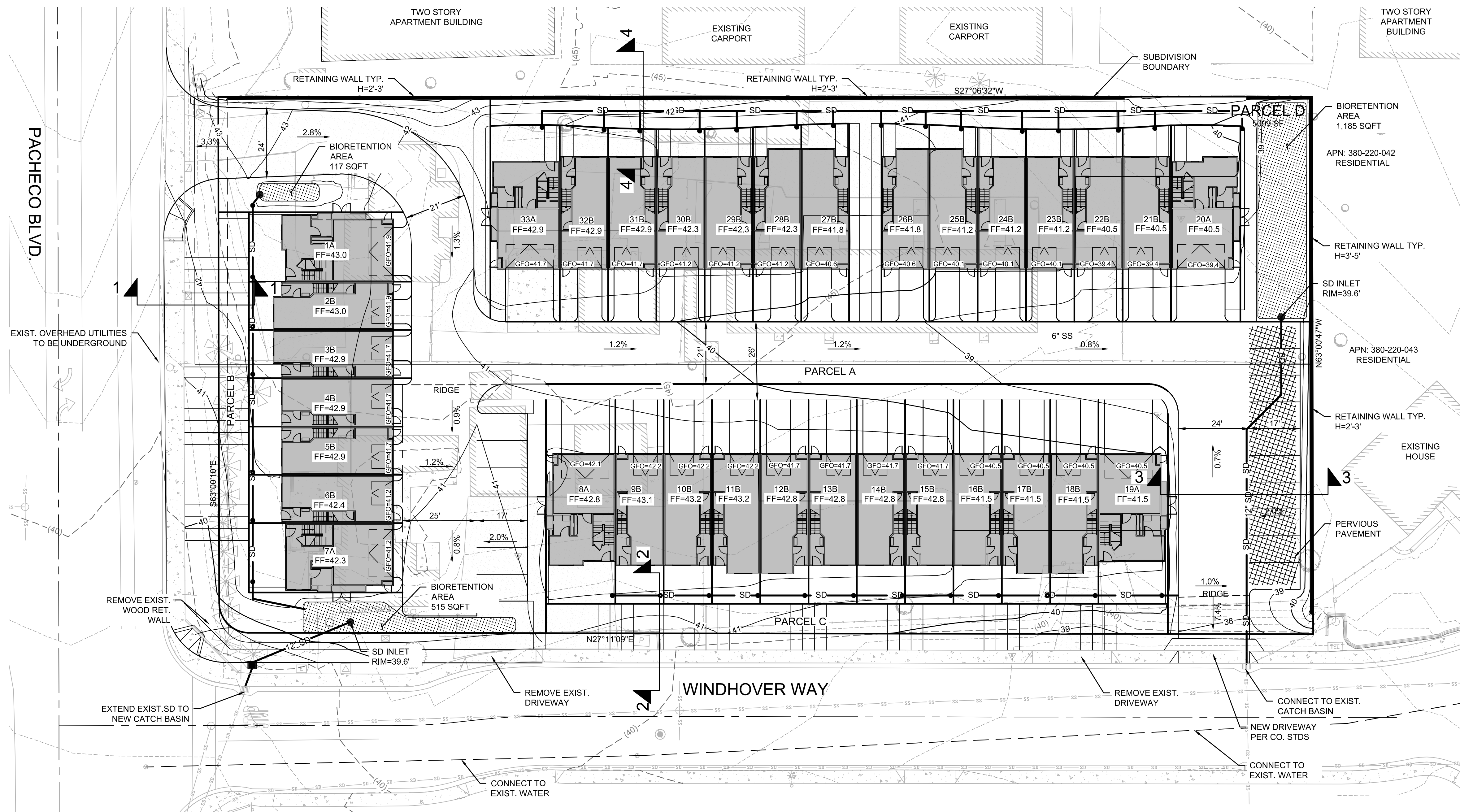
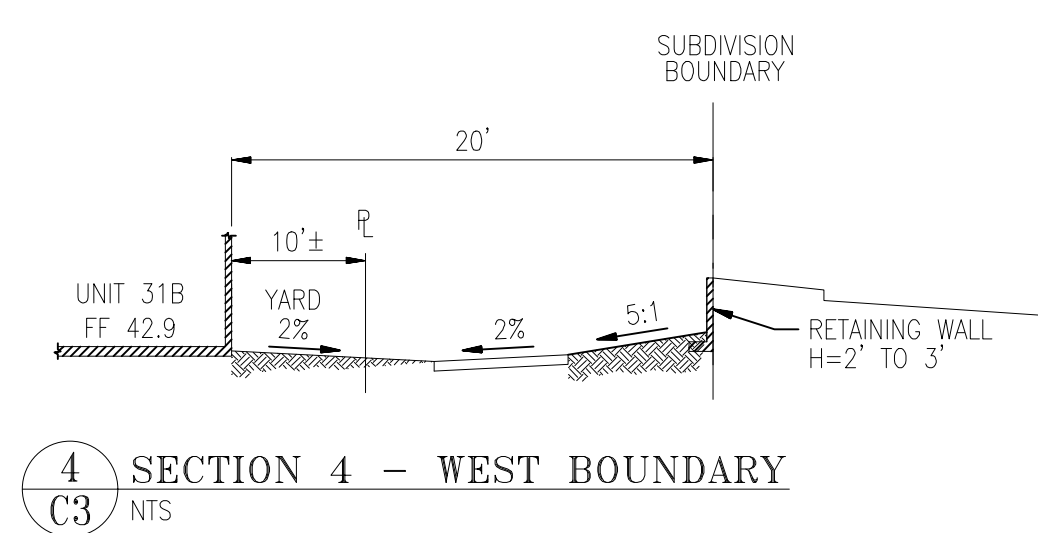
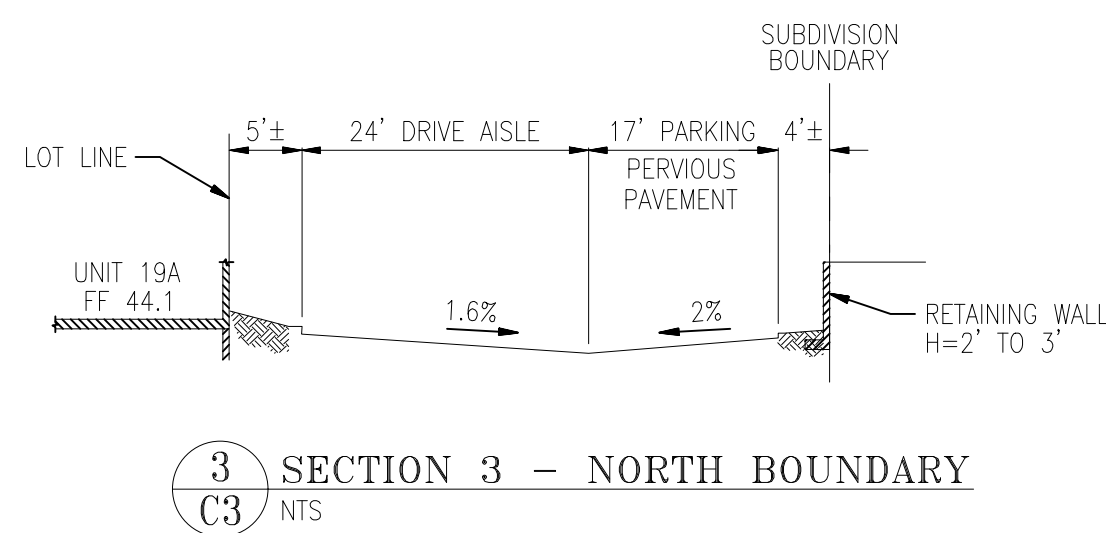
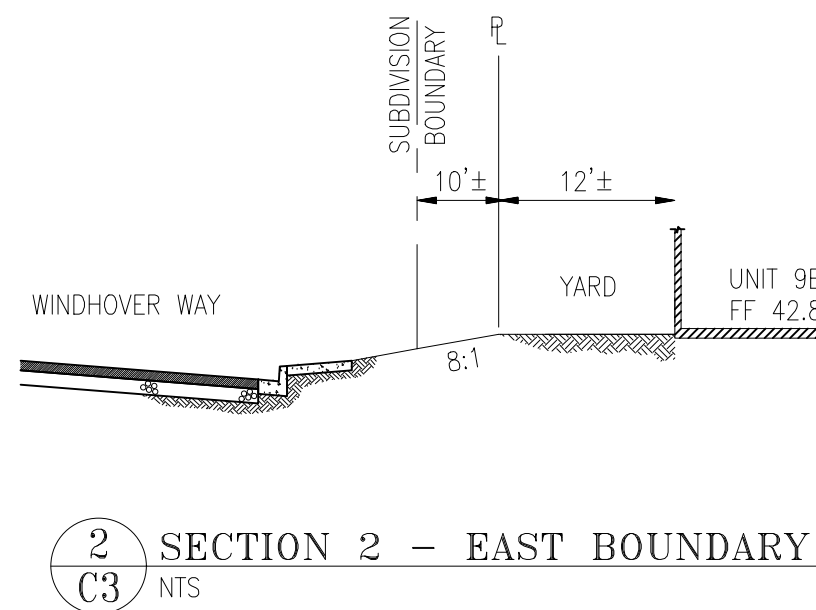
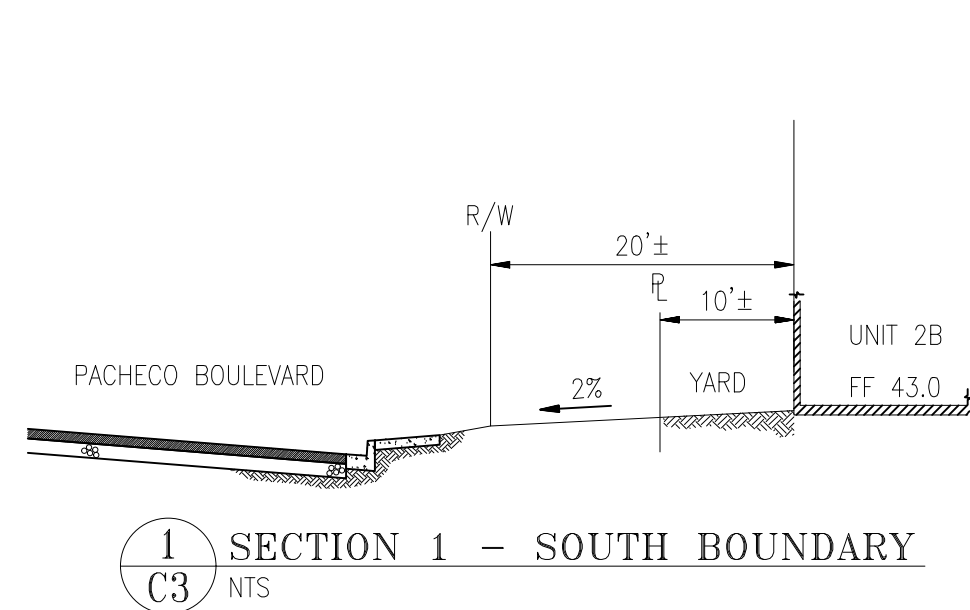
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
 OR CONCEPT CONTAIN INFORMATION THAT IS
 CONCEPTUAL AND SUBJECT TO VERIFICATION
 PRIOR CHANGE. THE ARCHITECT MAKES NO CLAIM
 FOR ACCURACY OF CONCEPTUAL INFORMATION
 OR INFORMATION SUPPLIED BY OTHERS.

DATE: 03/06/23

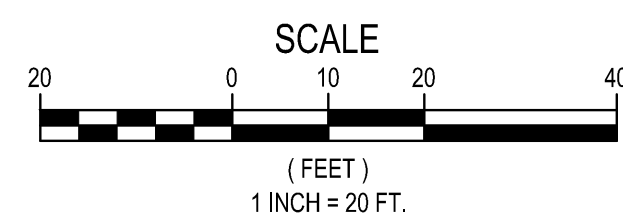
REVISIONS:

PROJECT NO. 21064

SHEET C2 OF C3

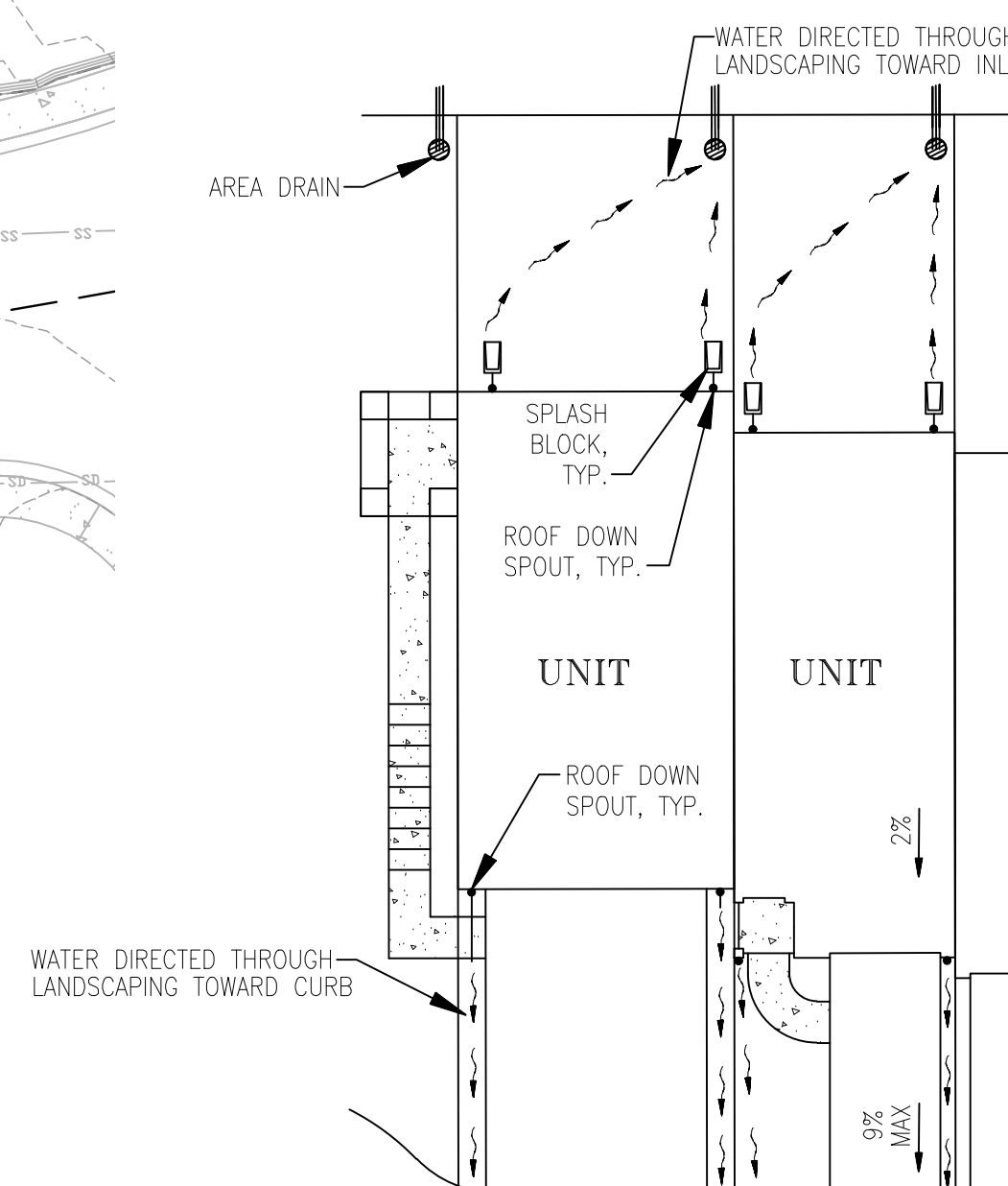


- STORMWATER TREATMENT BMP's**
- PERVIOUS PAVERS AT PARKING STALLS
 - ROOF DOWNSPOUTS DISCHARGE OVER LANDSCAPING
 - VEGETATED BIORETENTION BASIN

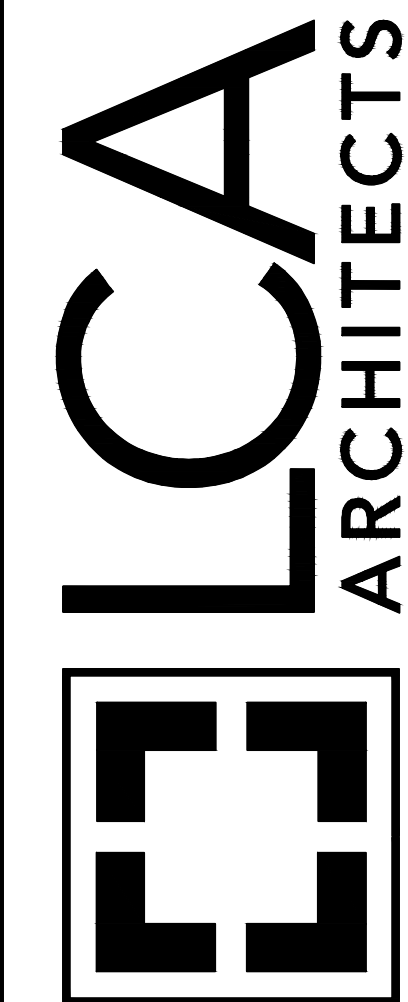


SD22-09628 PRELIMINARY GRADING PLAN 1"=20'

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



DETAIL 'A'
NTS



WWW.LCA-ARCHITECTS.COM
CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE
550 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

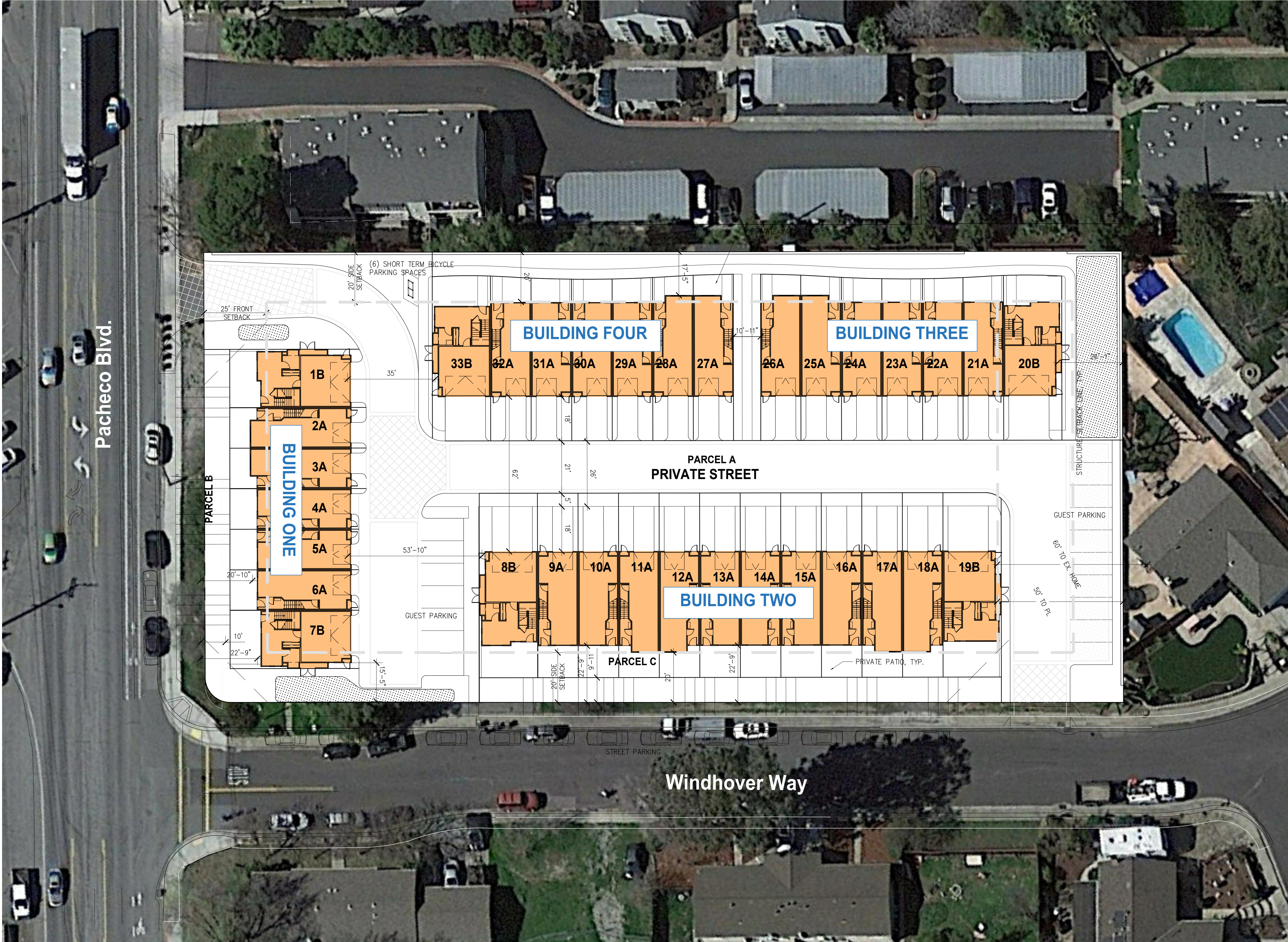
VILLAGE AT PACHECO TOWNHOUSES 3835 AND 3845 PACHECO BOULEVARD, MARTINEZ, CA

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

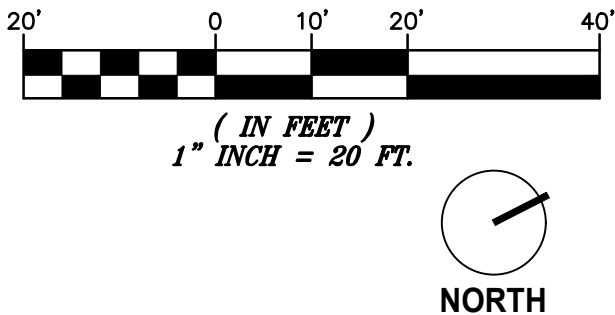
SCALE:
DATE: 03/06/23
REVISIONS:

PROJECT NO. 21064

SHEET C3 OF C3



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'



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

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 (Not Including Tandem)	39
GUEST PARKING (On-Site)	17
GUEST PARKING (Street)	15
TANDEM PARKING FOR 15% OF UNITS	5

PARKING PROPOSED (Not Including Tandem)	76
---	----

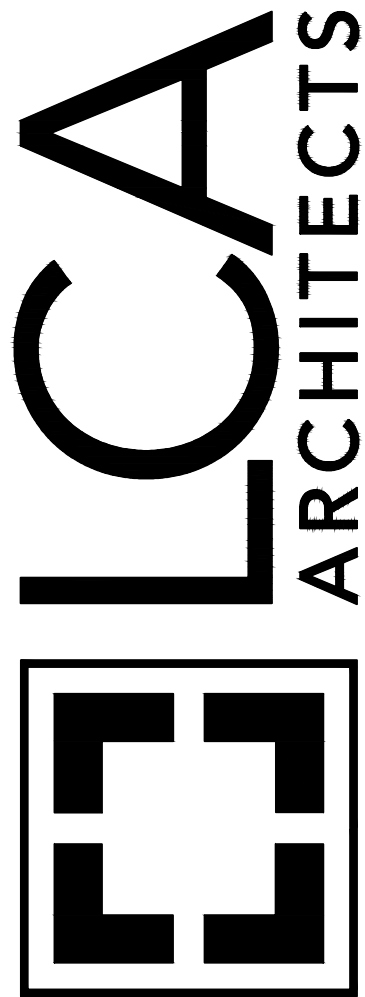
ADDITIONAL TANDEM SPACES	22
--------------------------	----

PARKING PROPOSED (Including Tandem)	98
-------------------------------------	----

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.



WWW.LCA-ARCHITECTS.COM

CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE

590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1980

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

LCA ARCHITECTS

RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

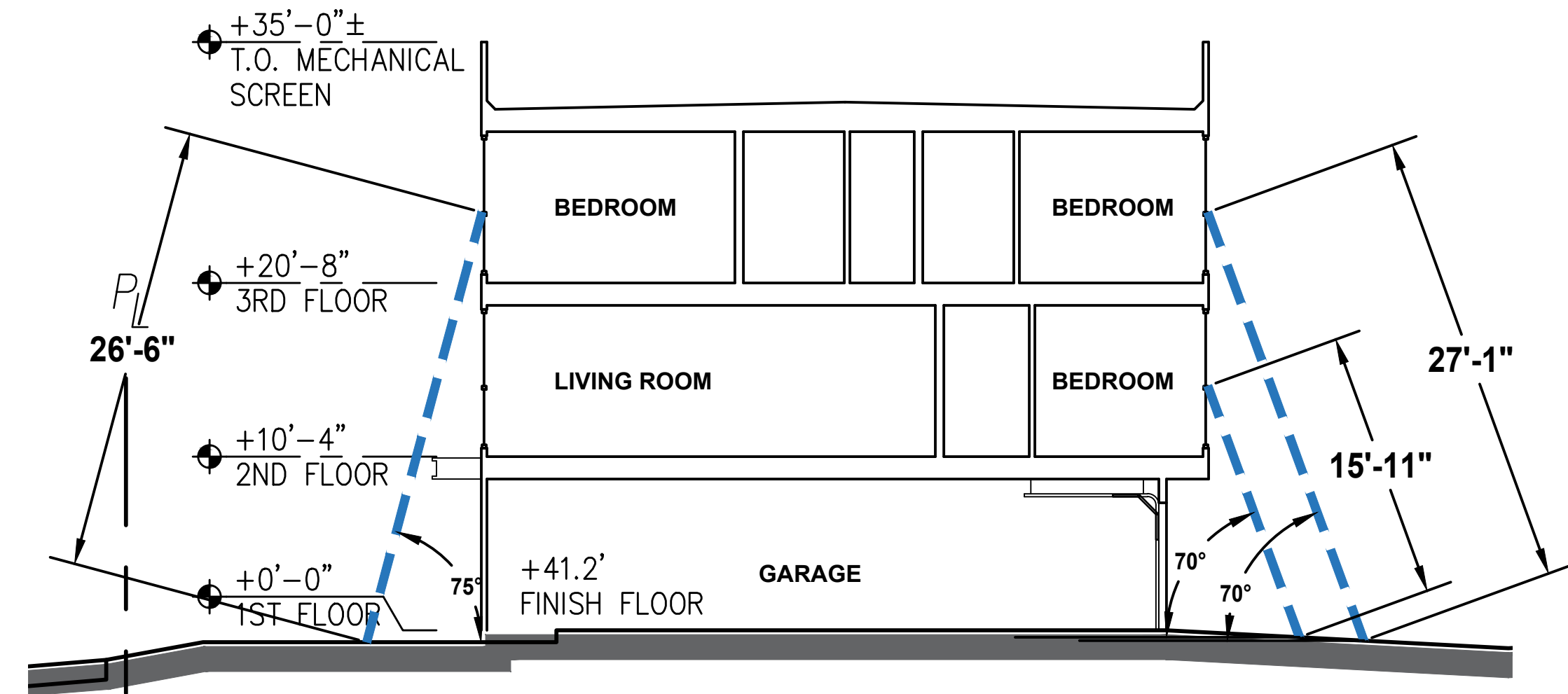
ARCHITECTURAL SITE PLAN

SCALE:
DATE: 08 / 16 / 2022

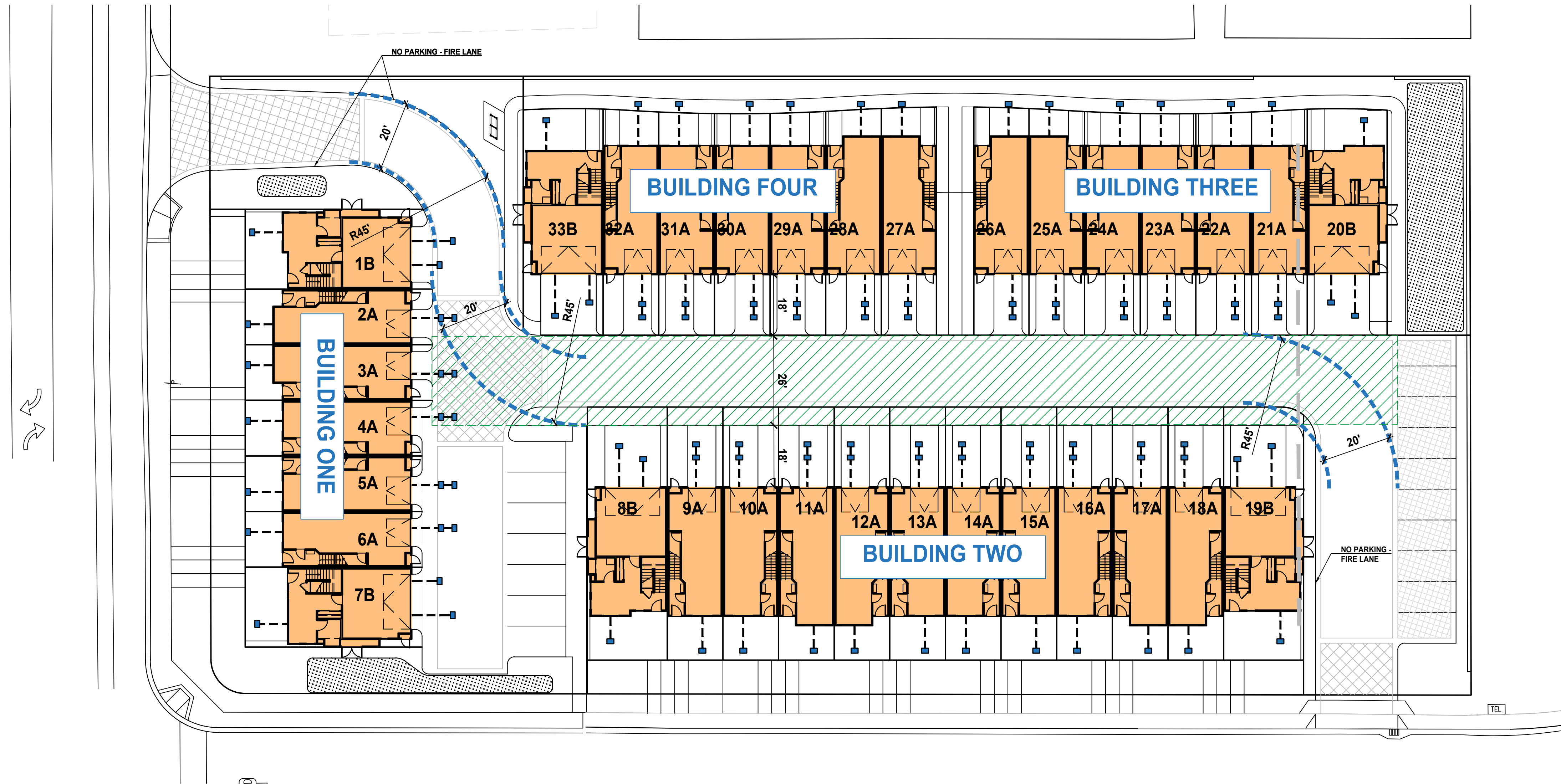
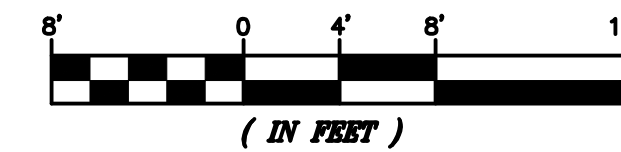
REVISIONS:
04 / 05 / 2023

PROJECT NO. 21064

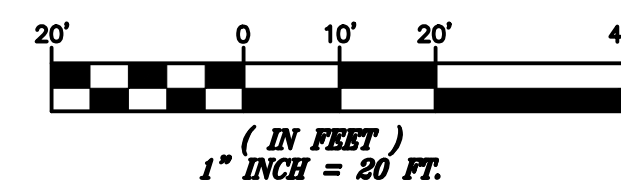
A1.0
SHEET OF



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

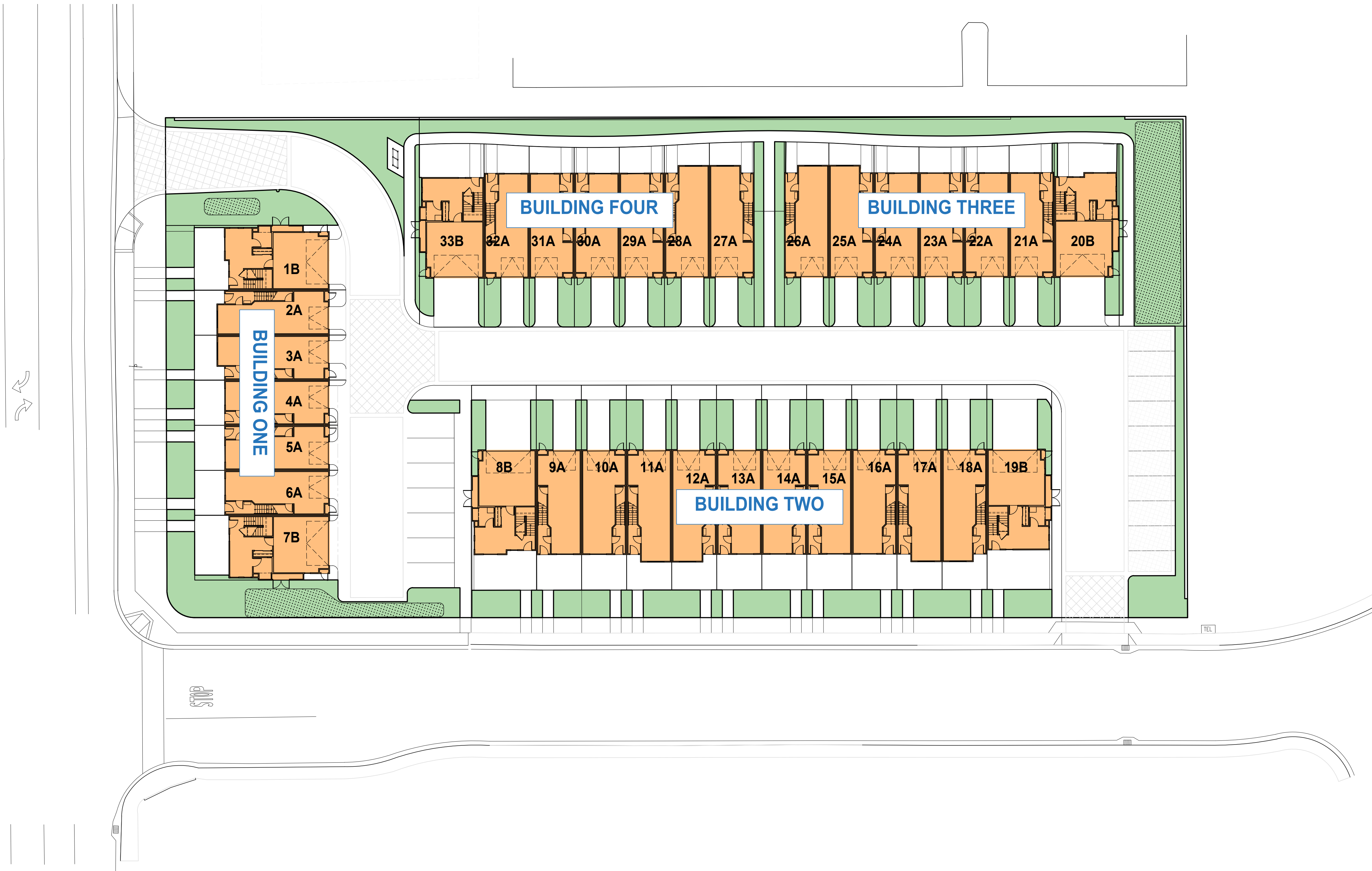


- ■ PROPOSED LADDER LOCATION SERVING UPPER FLOOR SLEEPING ROOMS
26' WIDE AERIAL FIRE APPARATUS ACCESS



FIRE ACCESS SITE PLAN
SCALE: 1" = 20'

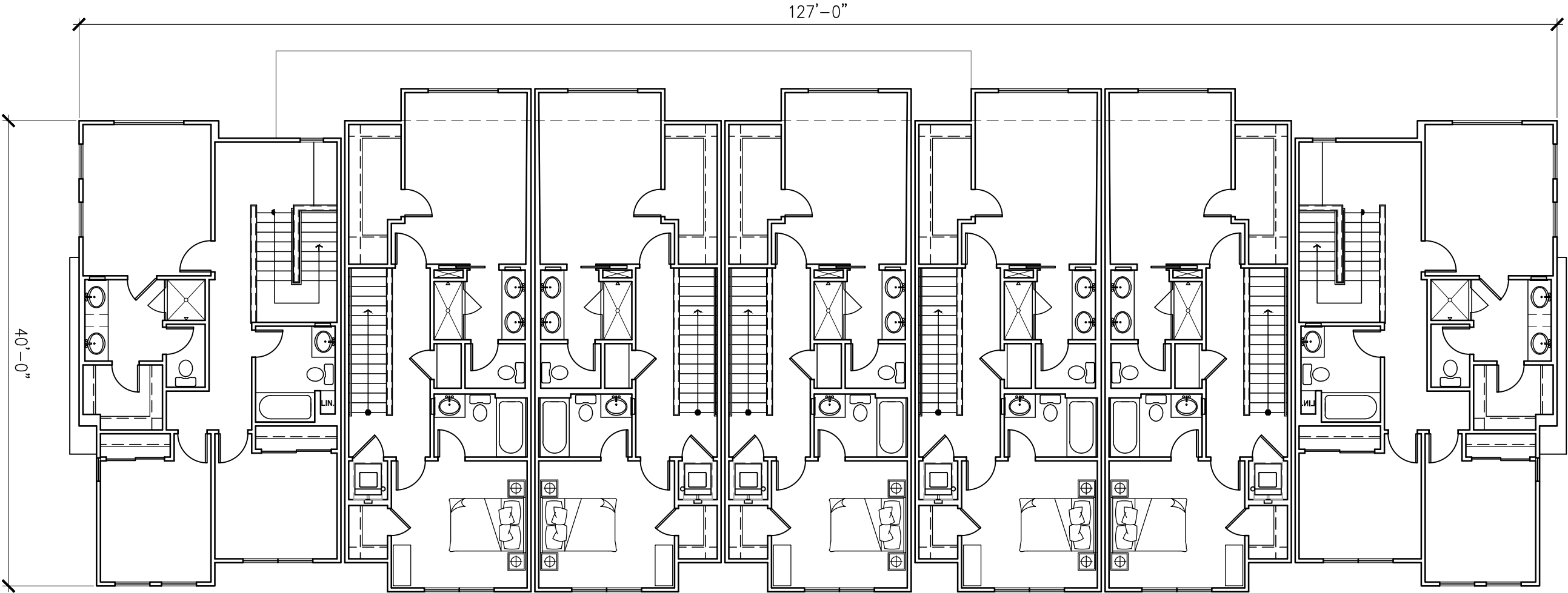




GROSS SITE AREA:	1.57 ACRES± (68,217 SF±)
REQUIRED OPEN SPACE (25%):	0.39 ACRES± (17,054 SF±)
REQUIRED PLANTED OPEN SPACE (75% OF REQUIRED OPEN SPACE):	0.29 ACRES± (12,791 SF±)
<div></div> PLANTED OPEN SPACE PROVIDED:	0.30 ACRES± (13,134 SF±)

PLANTED OPEN SPACE CALCULATION
SCALE: 1" = 20'





UNIT 7
TYPE 'A'

UNIT 6
TYPE 'B'

UNIT 5
TYPE 'B'

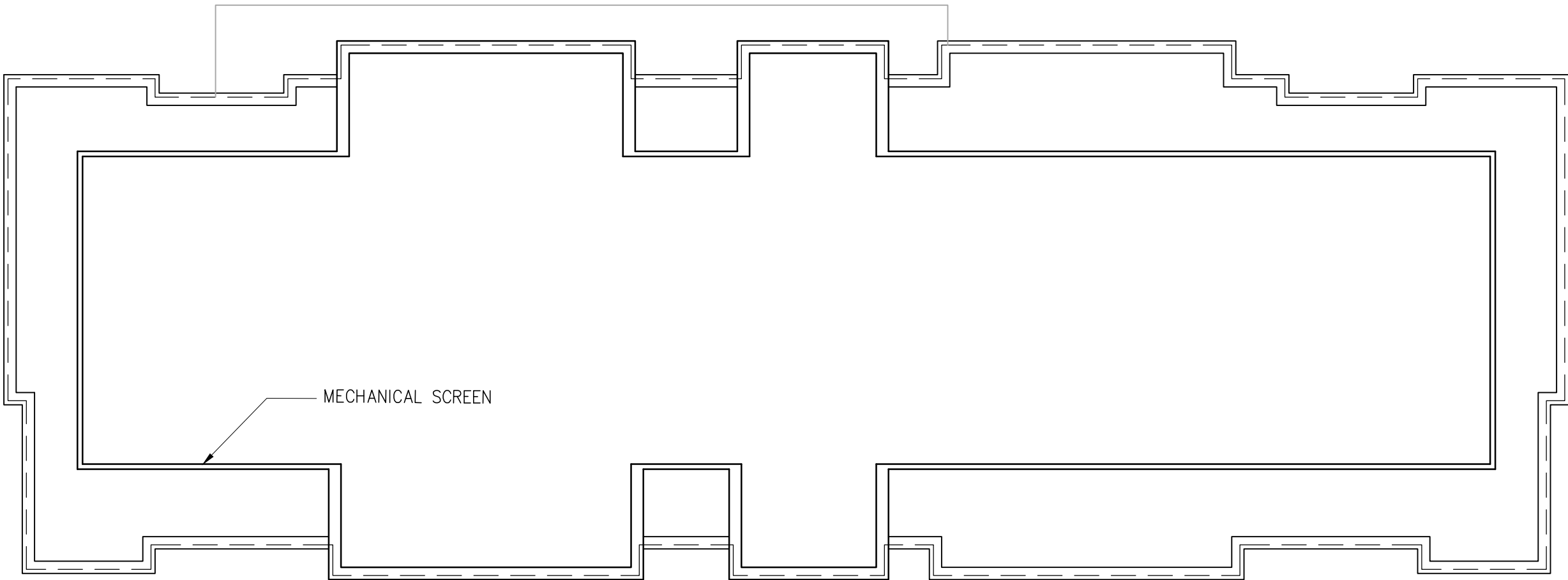
UNIT 4
TYPE 'B'

UNIT 3
TYPE 'B'

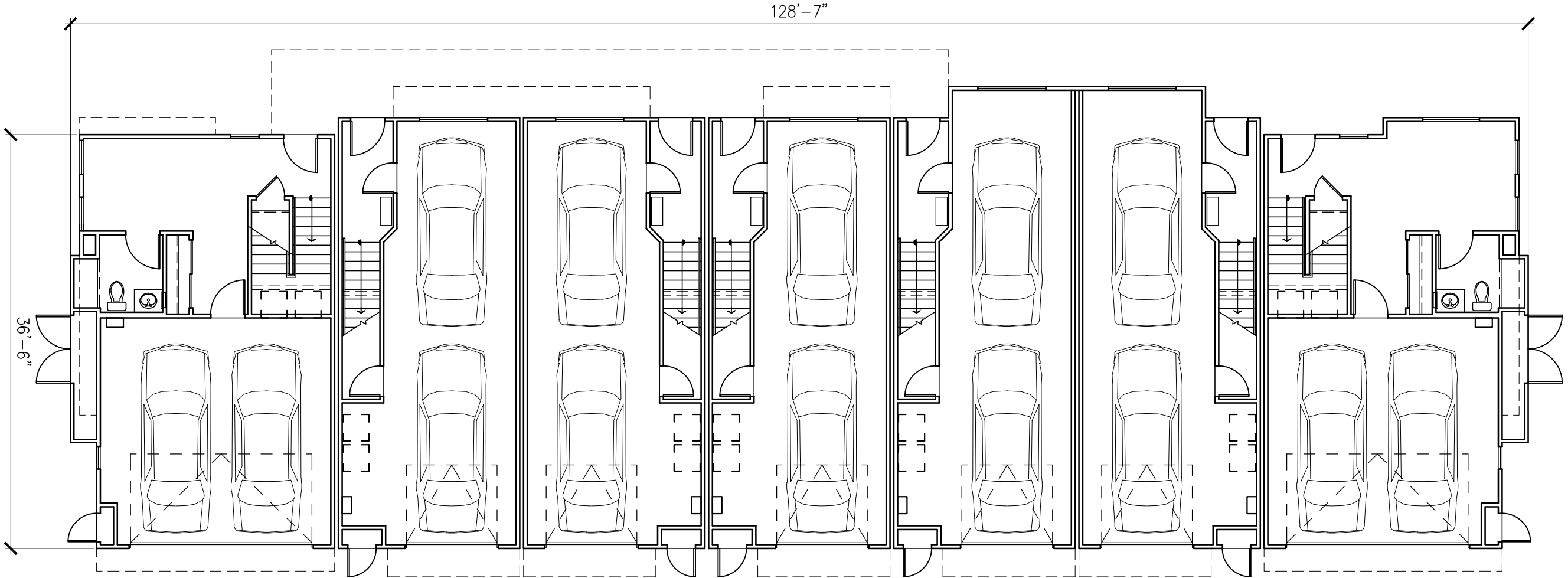
UNIT 2
TYPE 'B'

UNIT 1
TYPE 'A'

THIRD LEVEL



ROOF PLAN



UNIT 7
TYPE 'A'

UNIT 6
TYPE 'B'

UNIT 5
TYPE 'B'

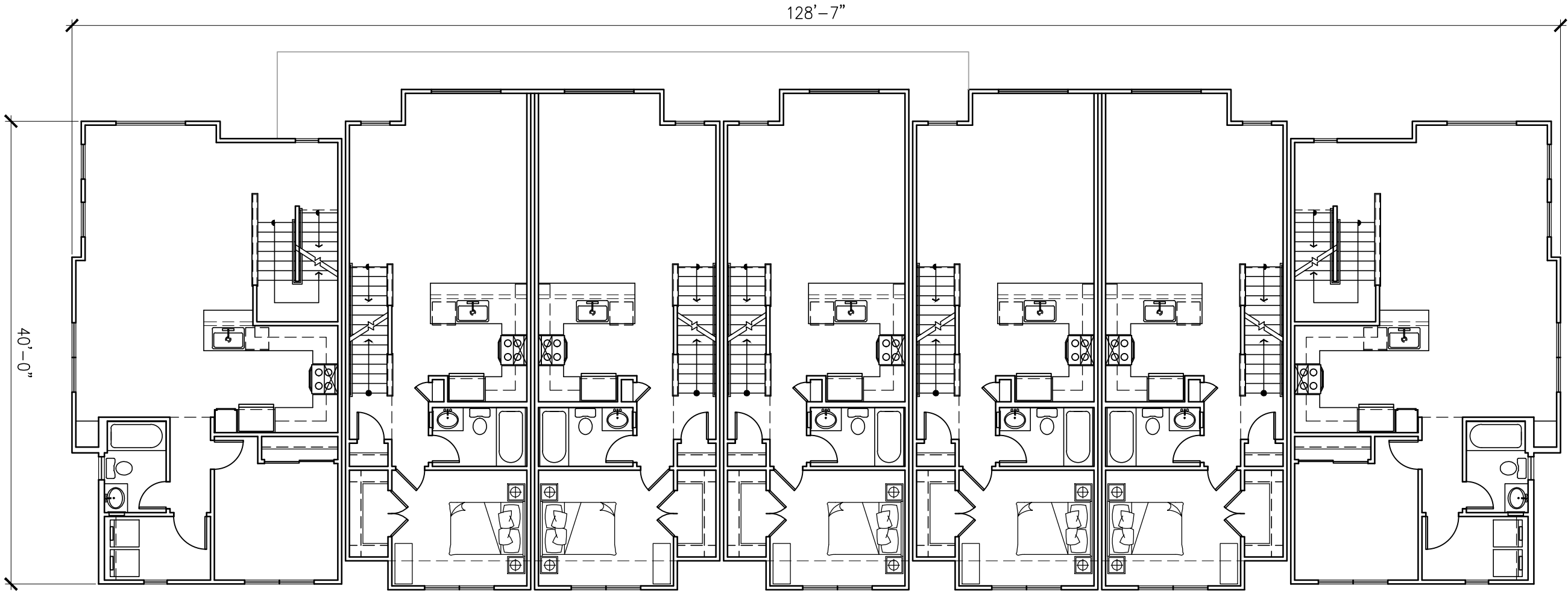
UNIT 4
TYPE 'B'

UNIT 3
TYPE 'B'

UNIT 2
TYPE 'B'

UNIT 1
TYPE 'A'

FIRST LEVEL



UNIT 7
TYPE 'A'

UNIT 6
TYPE 'B'

UNIT 5
TYPE 'B'

UNIT 4
TYPE 'B'

UNIT 3
TYPE 'B'

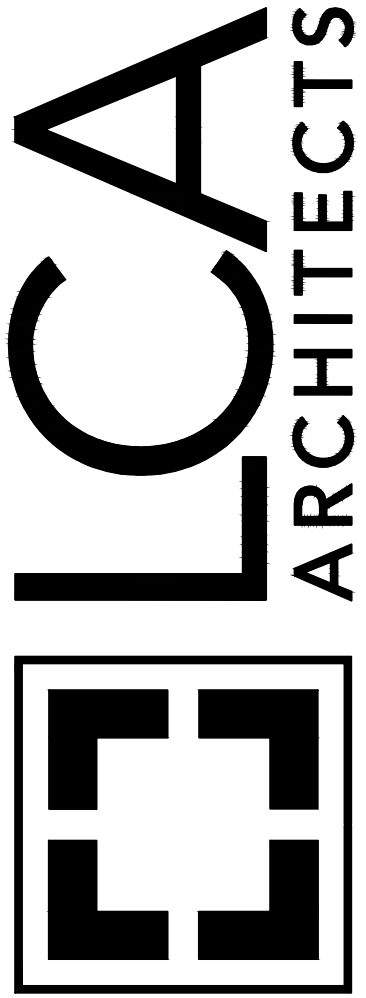
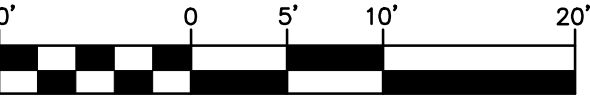
UNIT 2
TYPE 'B'

UNIT 1
TYPE 'A'

SECOND LEVEL

CONCEPTUAL FLOOR PLANS
BUILDING ONE

SCALE: 1" = 10'



WWW.LCA-ARCHITECTS.COM

CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE

500 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94598
(925) 944-1626

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

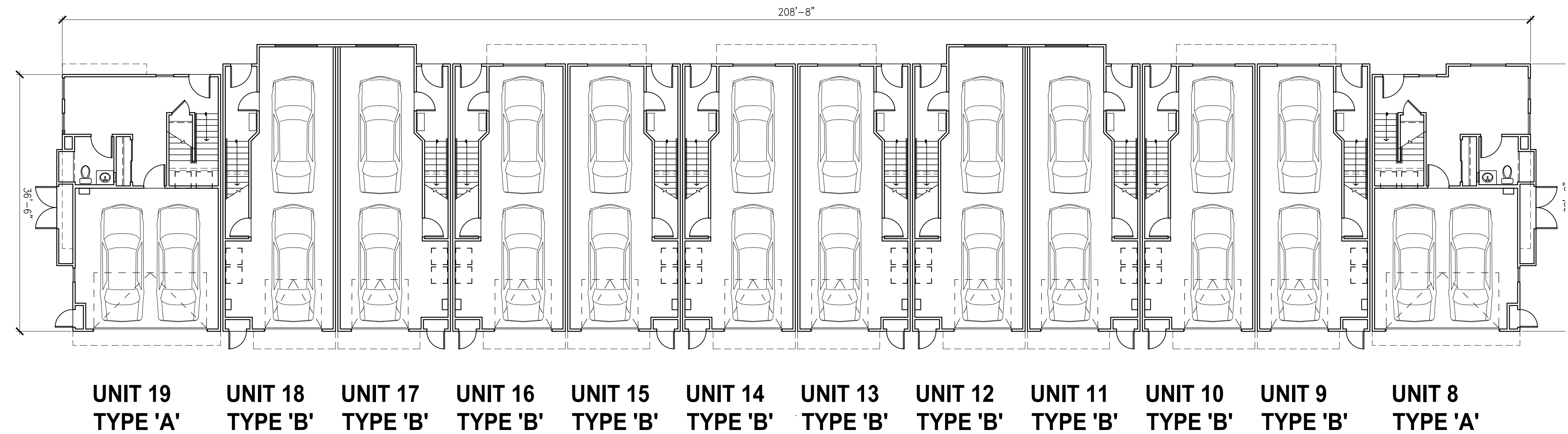
CONCEPTUAL
BUILDING
FLOOR PLANS

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

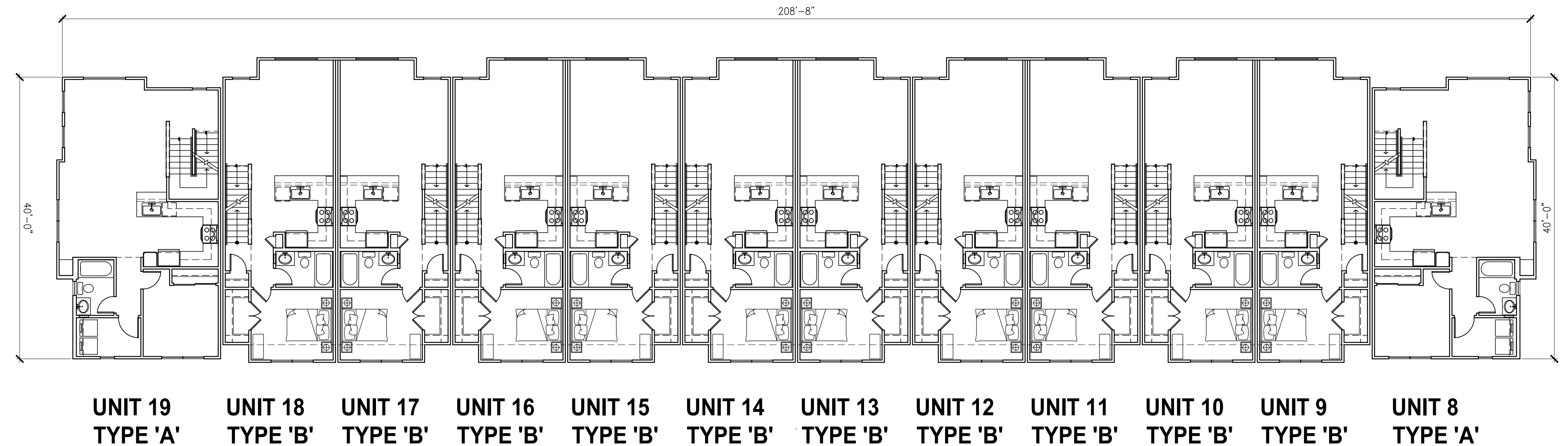
REVISIONS:
04 / 05 / 2023

PROJECT NO. 2106

A2.1
SHEET OF



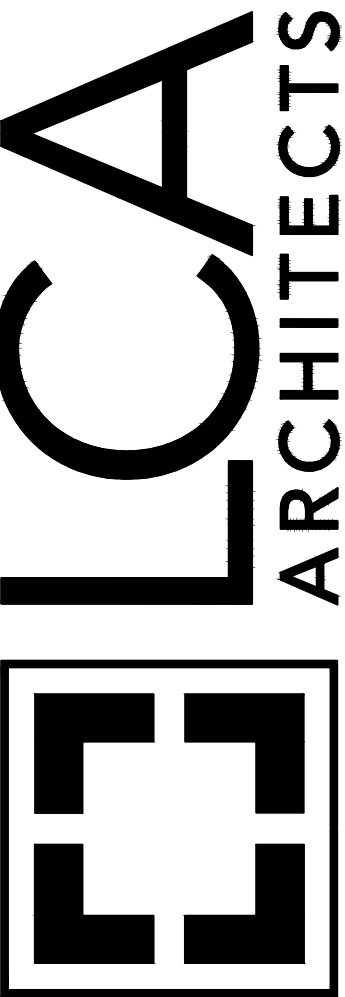
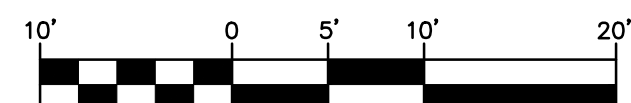
FIRST LEVEL



SECOND LEVEL

CONCEPTUAL FLOOR PLANS
BUILDING TWO

SCALE: 1" = 10'



WWW.LCA-ARCHITECTS.COM

CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE

500 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94598
(925) 944-1626

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

CONCEPTUAL
BUILDING
FLOOR PLANS

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

DATE: 08 / 16 / 2022

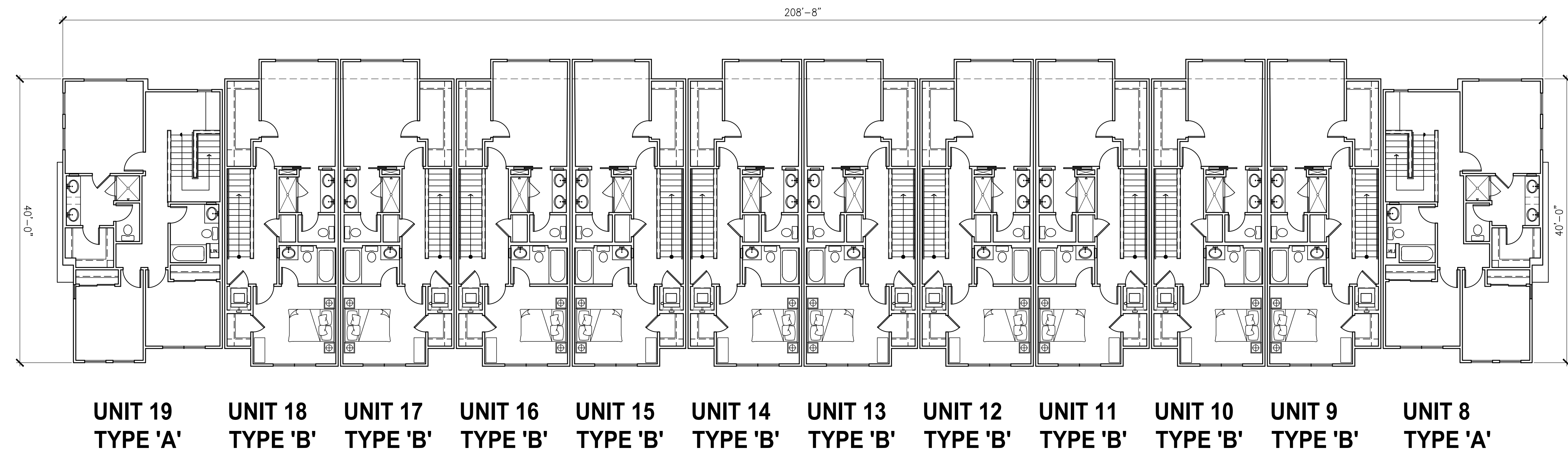
REVISIONS:

04 / 05 / 2023

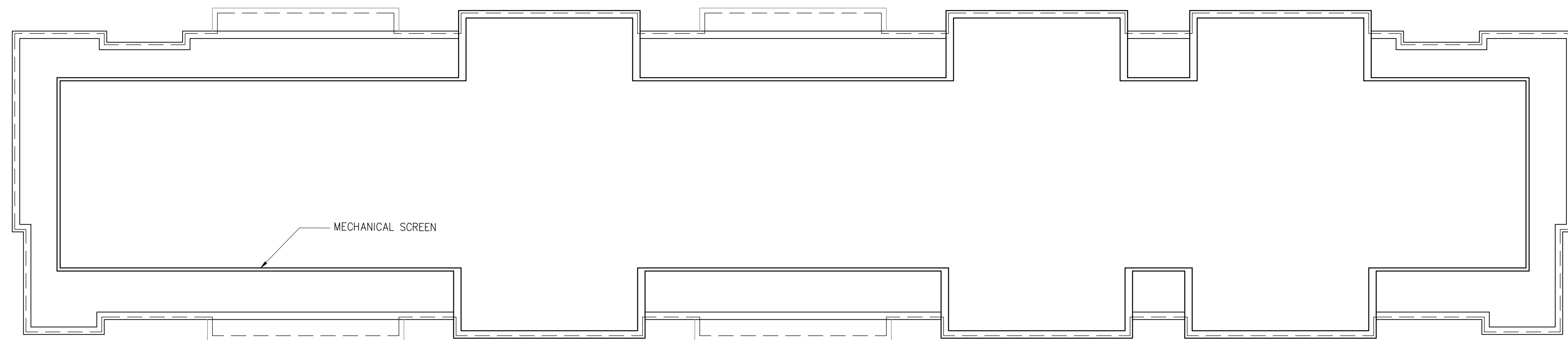
PROJECT NO. 2106

A2.2a

SHEET OF



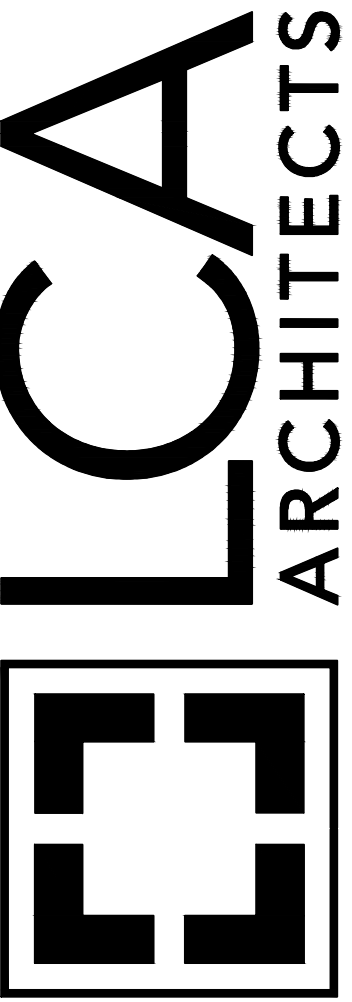
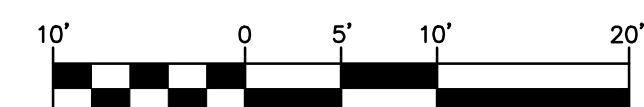
THIRD LEVEL



ROOF PLAN

CONCEPTUAL FLOOR PLANS
BUILDING TWO

SCALE: 1" = 10'



CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE

500 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

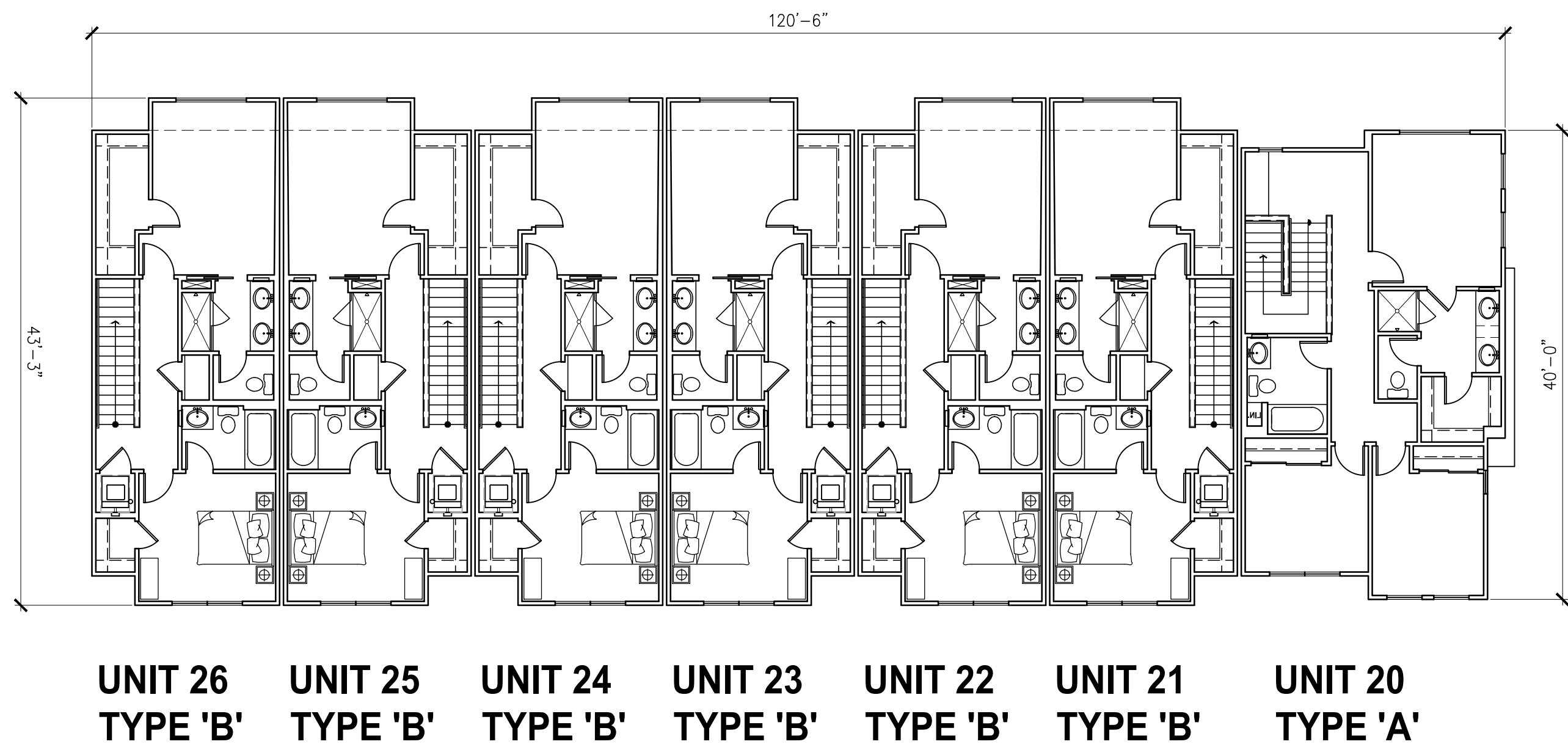
CONCEPTUAL
BUILDING
FLOOR PLANS

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

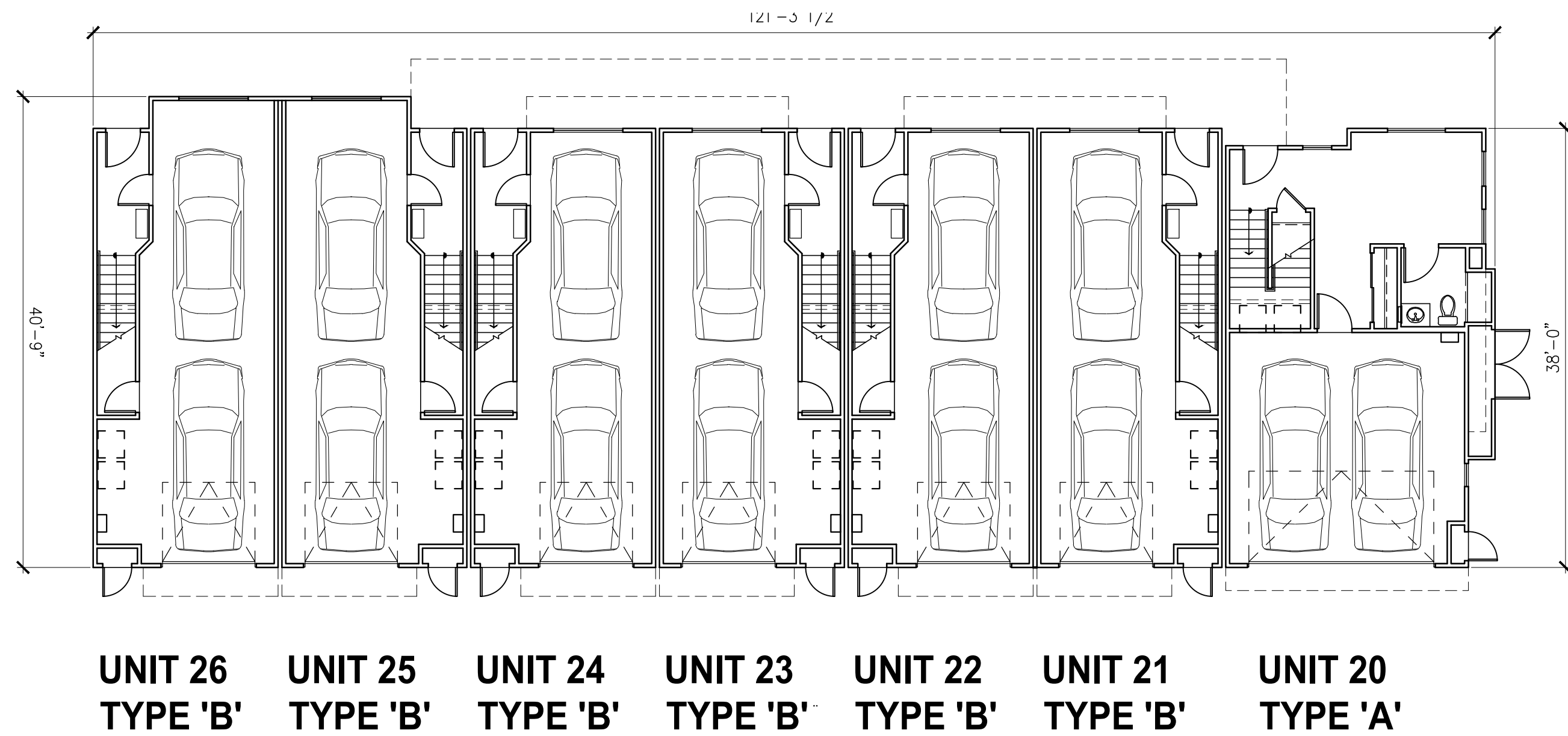
REVISIONS:
04 / 05 / 2023

PROJECT NO. 2106

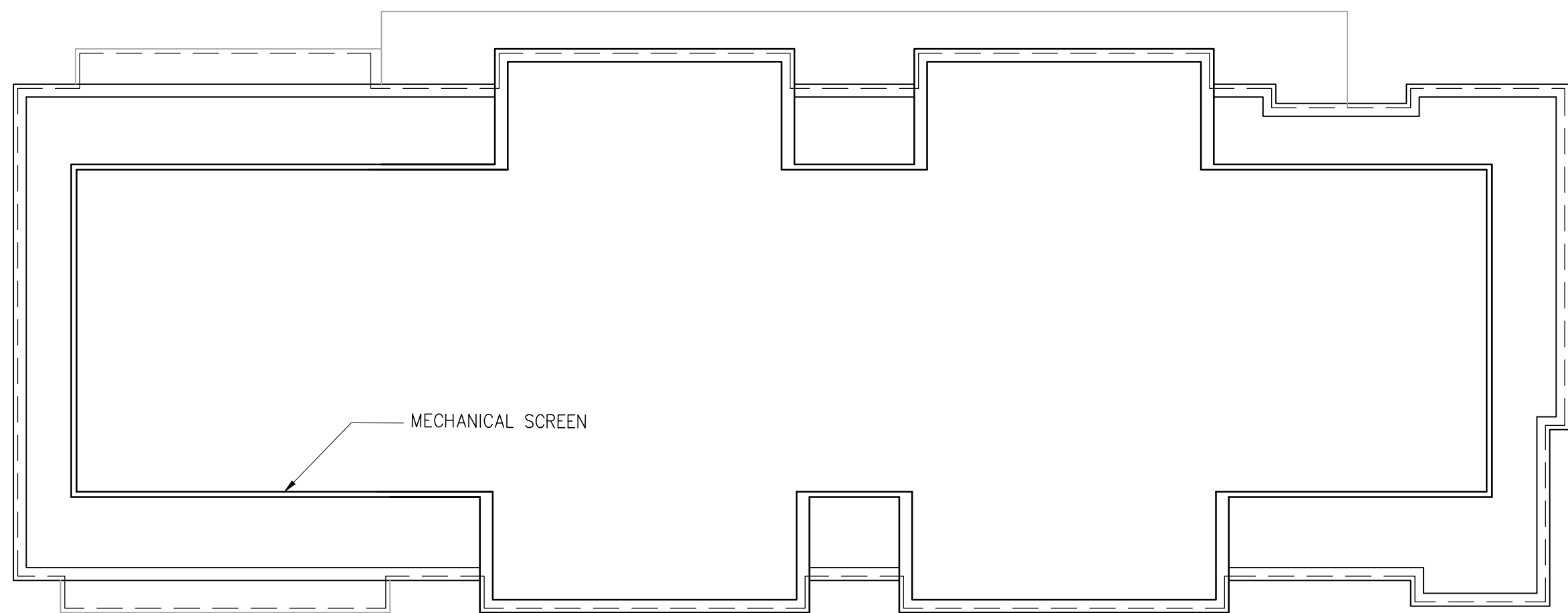
A2.2b
SHEET OF



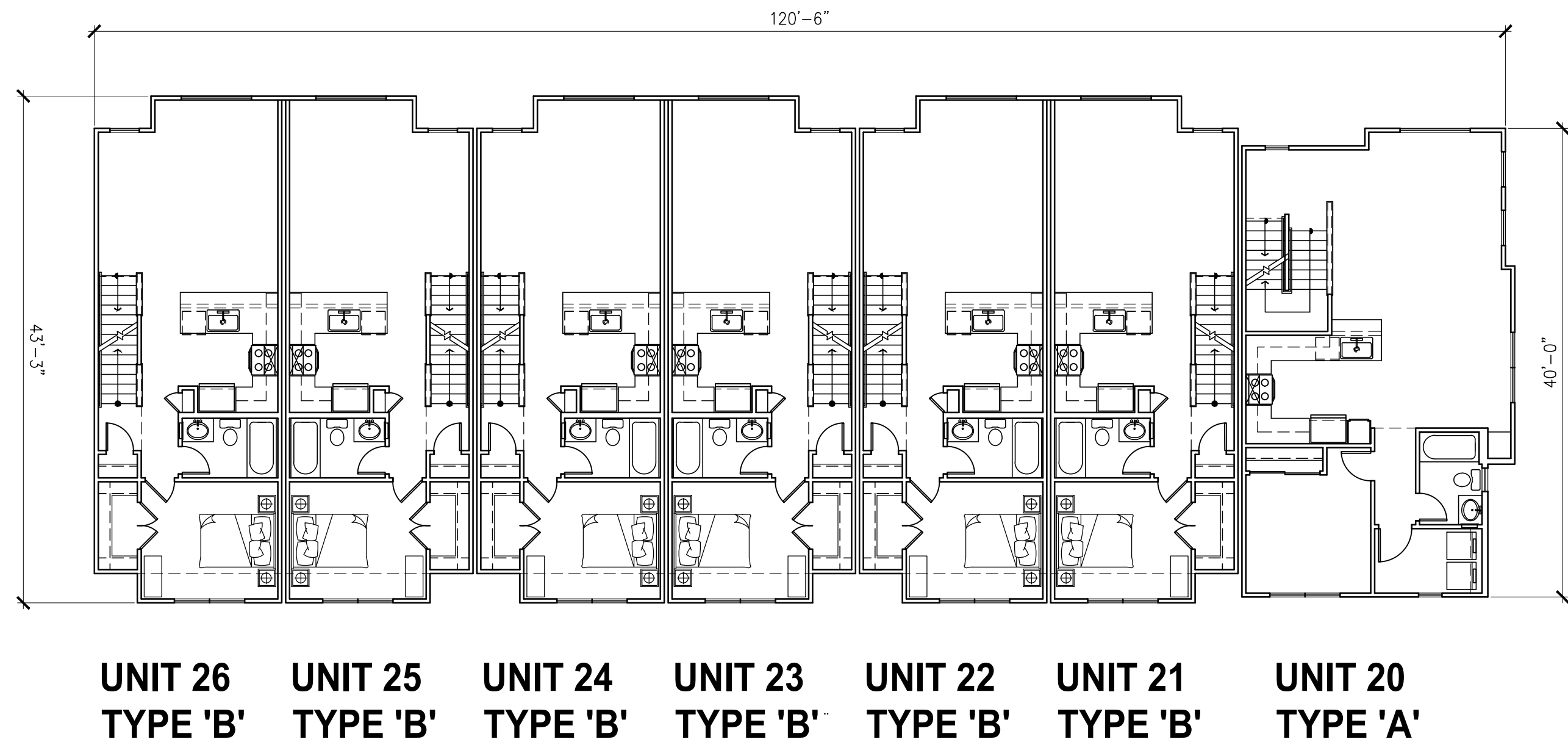
THIRD LEVEL



FIRST LEVEL



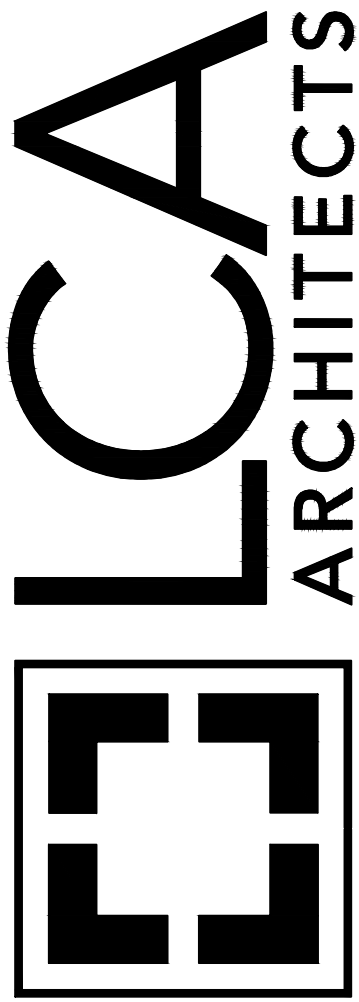
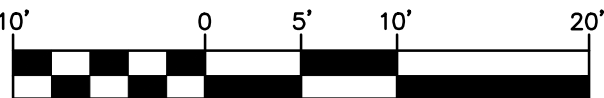
ROOF PLAN



SECOND LEVEL

CONCEPTUAL FLOOR PLANS
BUILDING THREE

SCALE: 1" = 10'



WWW.LCA-ARCHITECTS.COM

CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE

500 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS

RESTRICTED ARCHITECTURAL DRAWINGS

THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

CONCEPTUAL
BUILDING
FLOOR PLANS

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

DATE: 08 / 16 / 2022

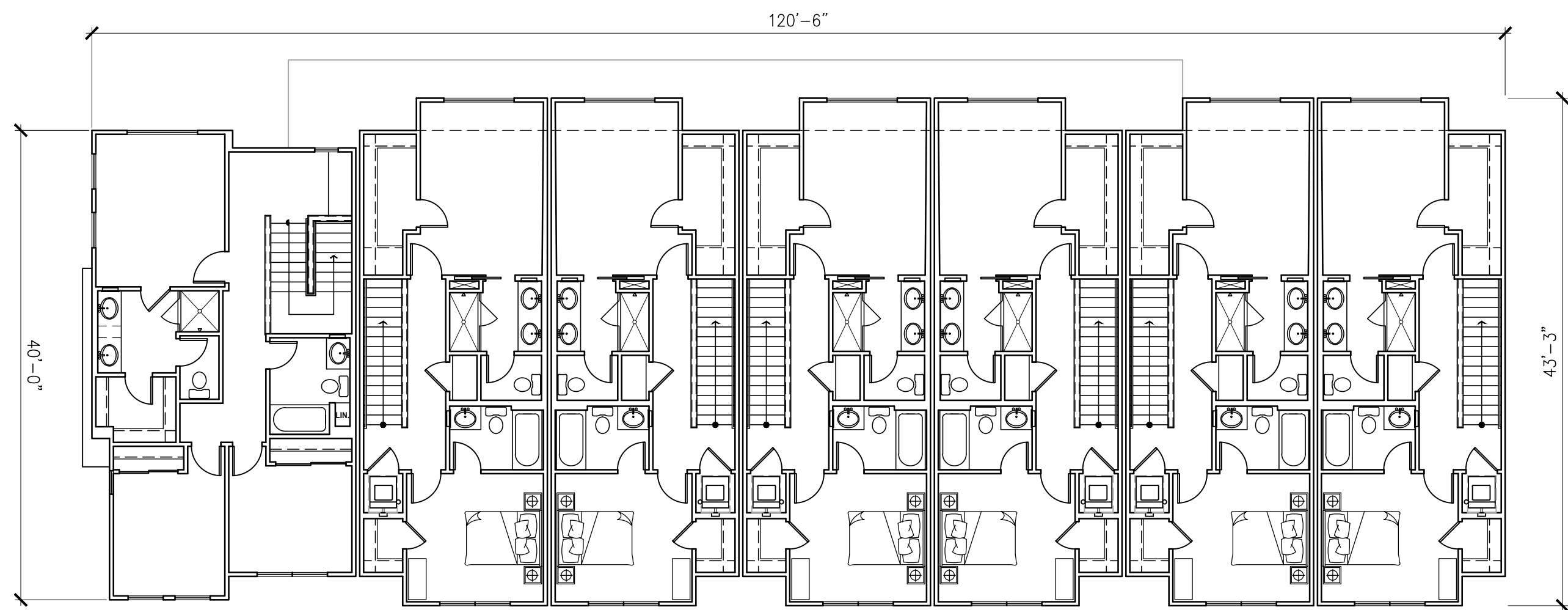
REVISIONS:

04 / 05 / 2023

PROJECT NO. 2106

A2.3

SHEET OF



UNIT 33
TYPE 'A'

UNIT 32
TYPE 'B'

UNIT 31
TYPE 'B'

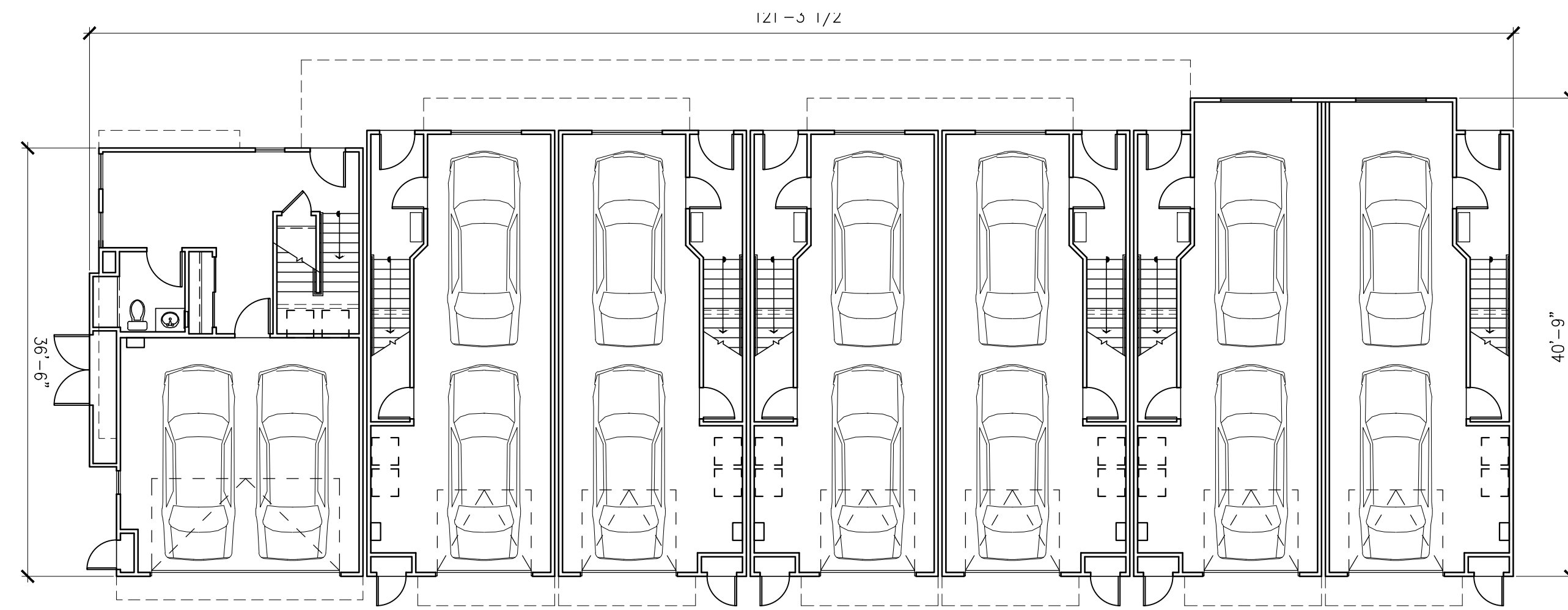
UNIT 30
TYPE 'B'

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'

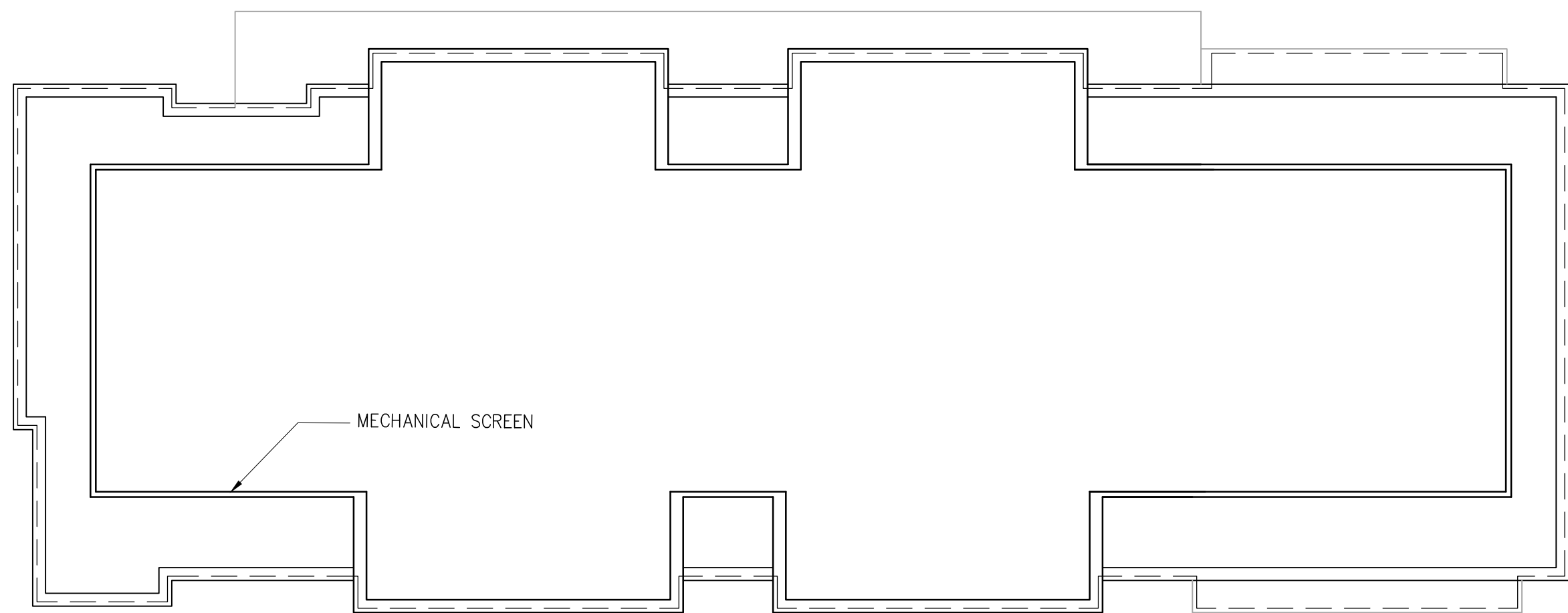
UNIT 30
TYPE 'B'

UNIT 29
TYPE 'B'

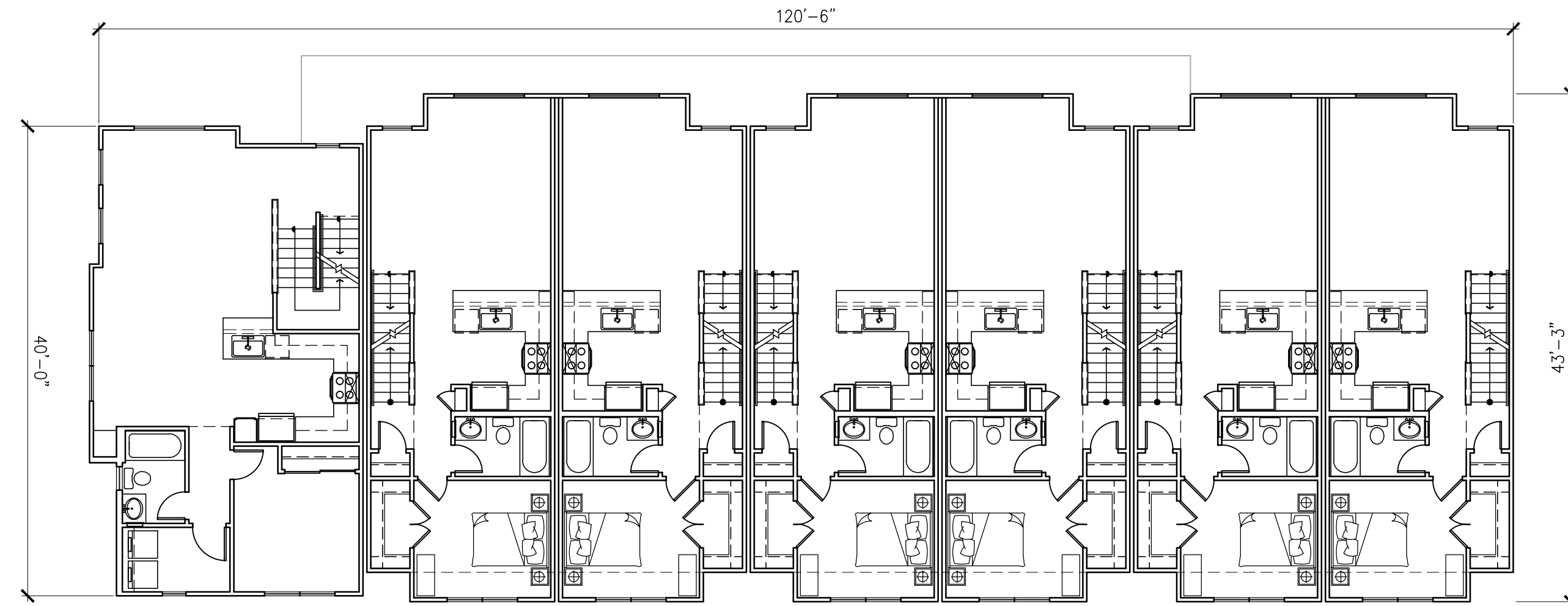
UNIT 28
TYPE 'B'

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'

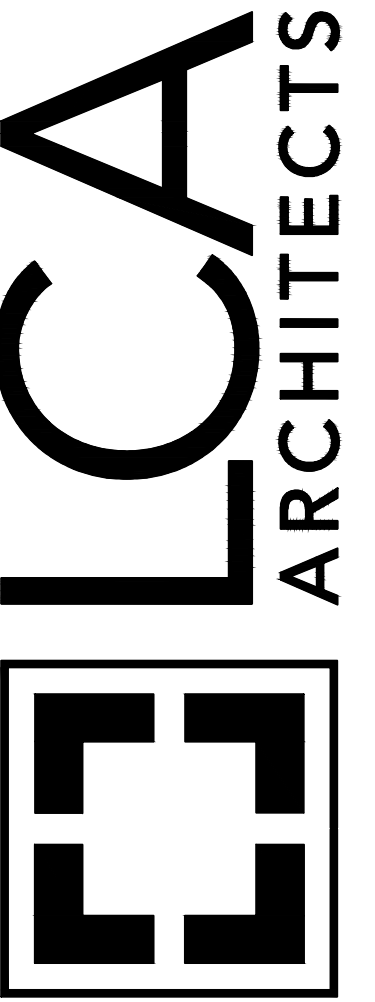
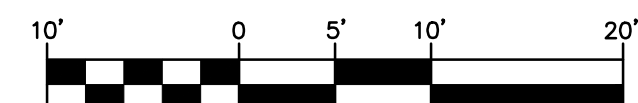
UNIT 28
TYPE 'B'

UNIT 27
TYPE 'B'

SECOND LEVEL

CONCEPTUAL FLOOR PLANS BUILDING FOUR

SCALE: 1" = 10'



WWW.LCA-ARCHITECTS.COM

CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE

500 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS

RESTRICTED ARCHITECTURAL DRAWINGS

THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

CONCEPTUAL
BUILDING
FLOOR PLANS

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

DATE: 08 / 16 / 2022

REVISIONS:

04 / 05 / 2023


PROJECT NO. 2106

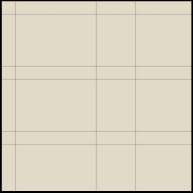
A2.4

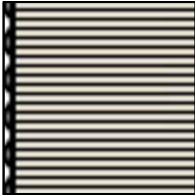
SHEET OF

CONCEPTUAL COLORS AND MATERIAL PALETTE

- 1

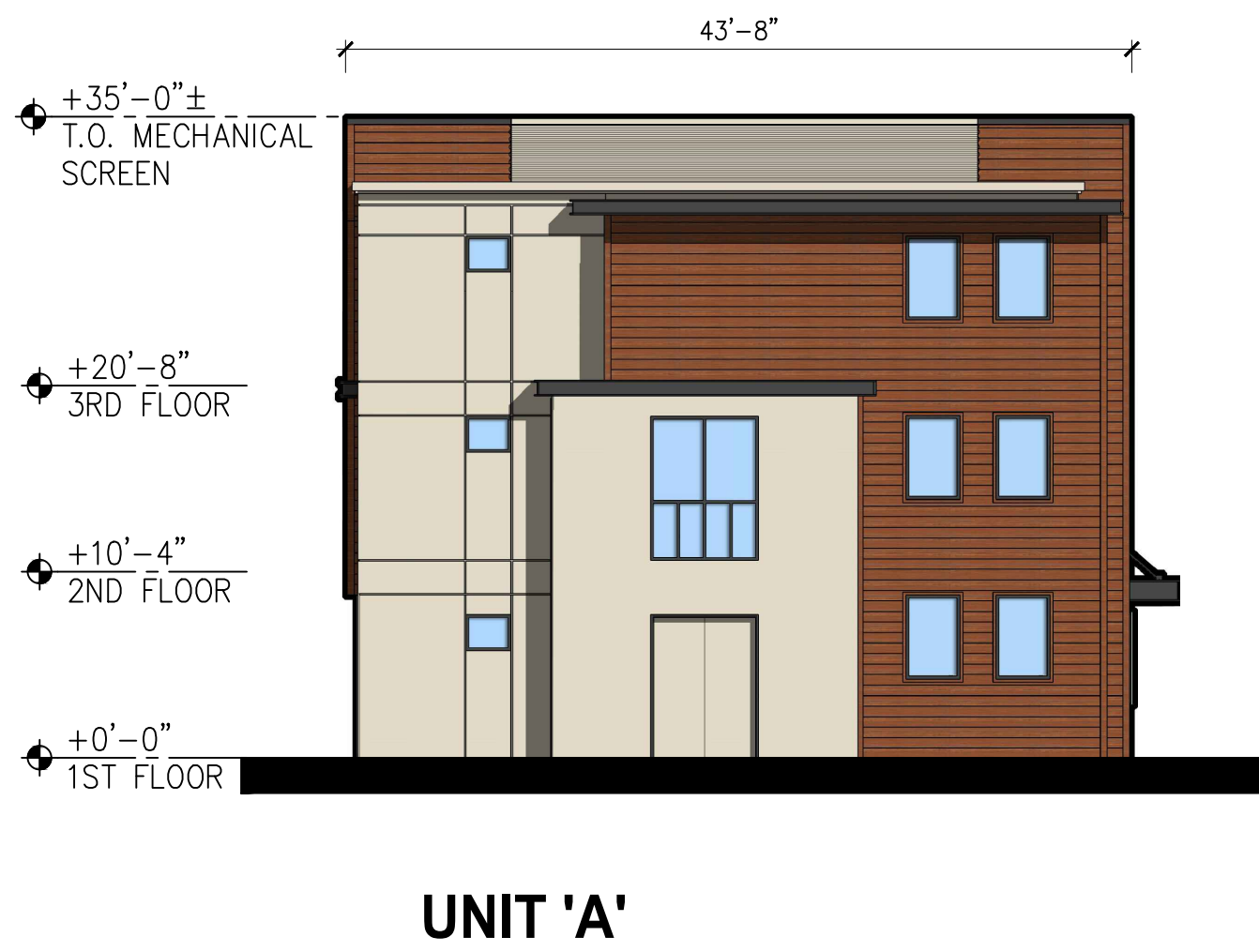
 CEMENT FIBER LAP SIDING
WOODTONE
COLOR: "MOUNTAIN CEDAR"
- 2

 SMOOTH STUCCO, $\frac{3}{4}$ REVEALS
BENJAMIN MOORE
CREAMY WHITE OC-7
- 3

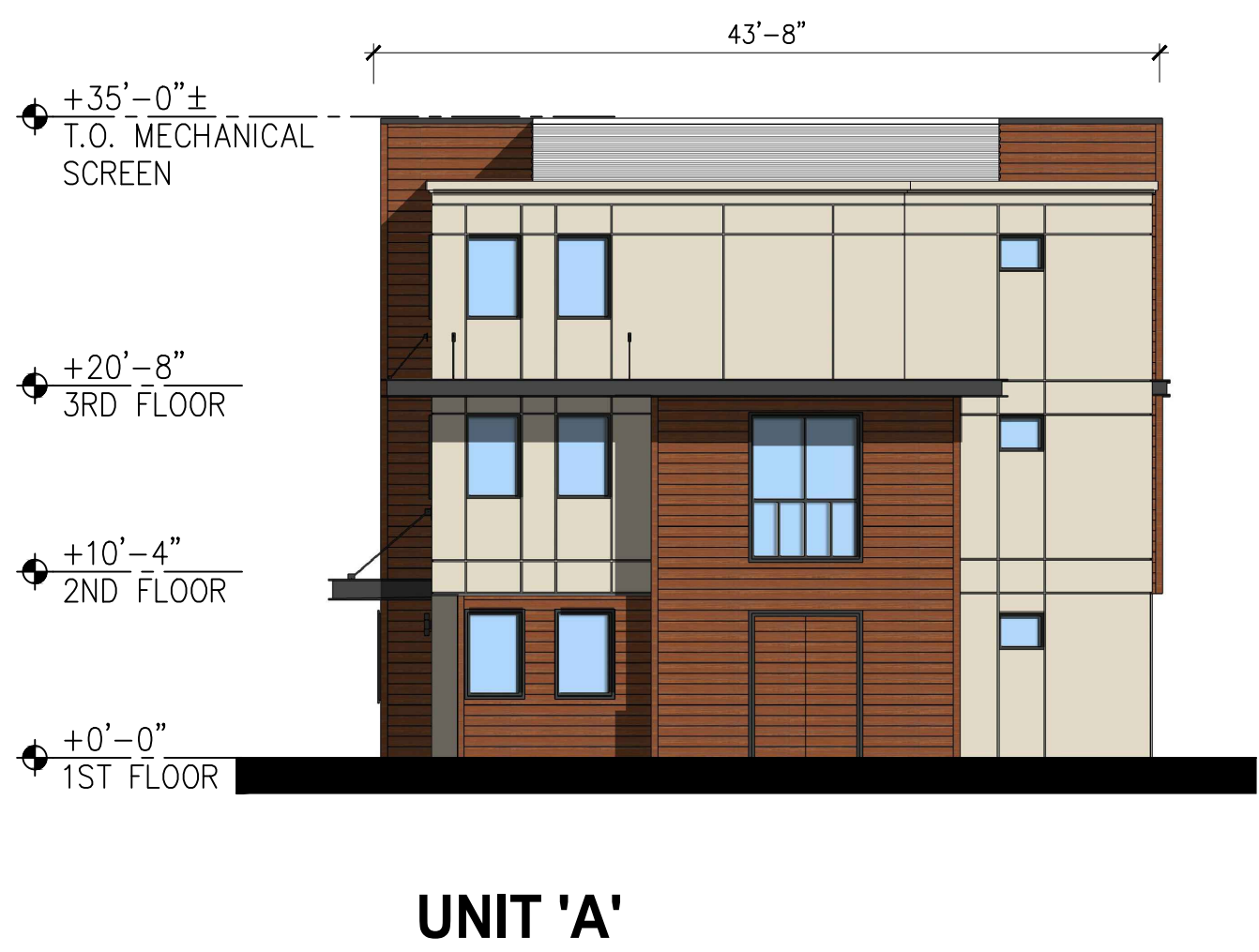
 MECHANICAL SCREEN
CORRUGATED METAL
PAINTED TO MATCH STUCCO



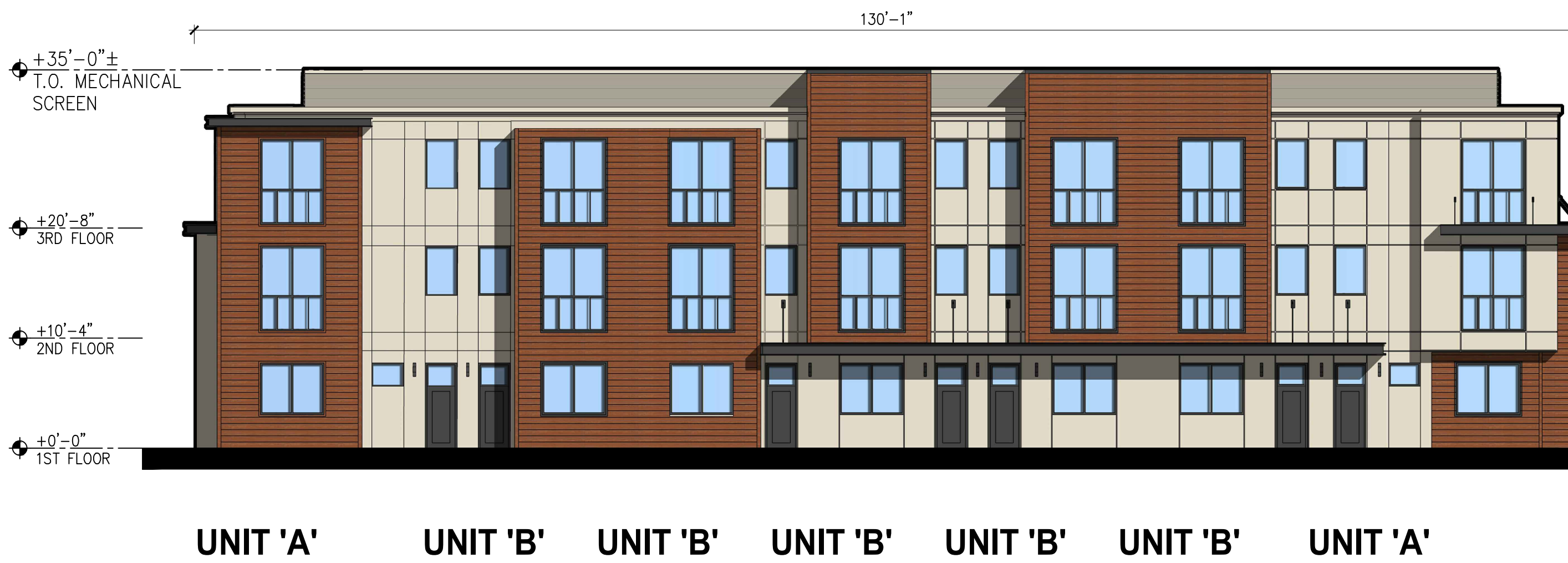
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

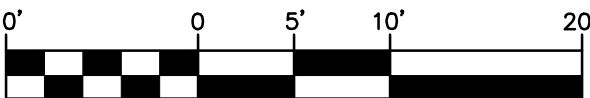


SOUTH ELEVATION AT PACHECO BOULEVARD

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

CONCEPTUAL ELEVATIONS
BUILDING ONE

SCALE: 1" = 10'



WWW.LCA-ARCHITECTS.COM

CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE

500 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

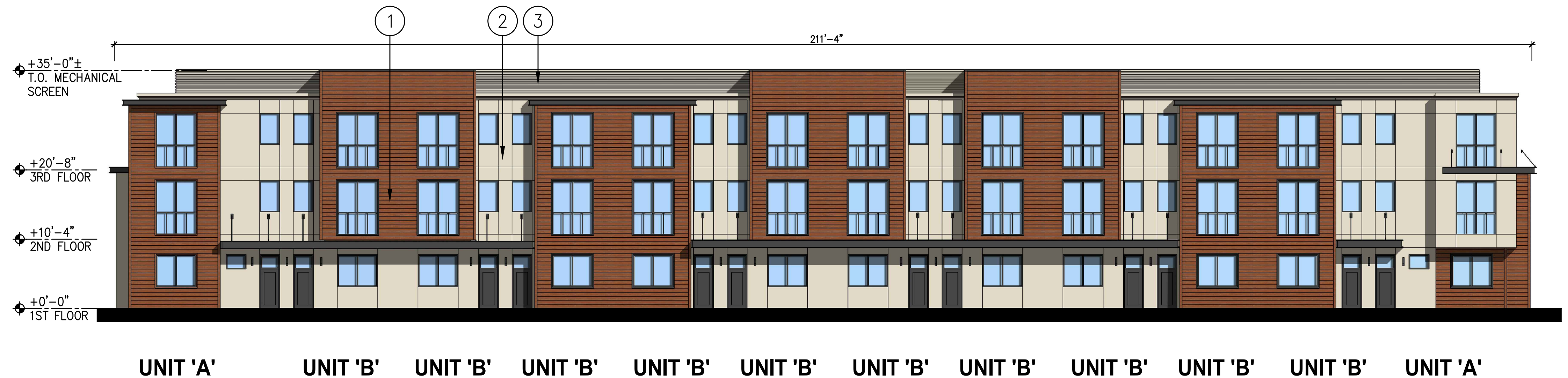
CONCEPTUAL
ELEVATIONS

SCALE:
DATE: 08 / 16 / 2022

REVISIONS:
04 / 05 / 2023

PROJECT NO. 2106

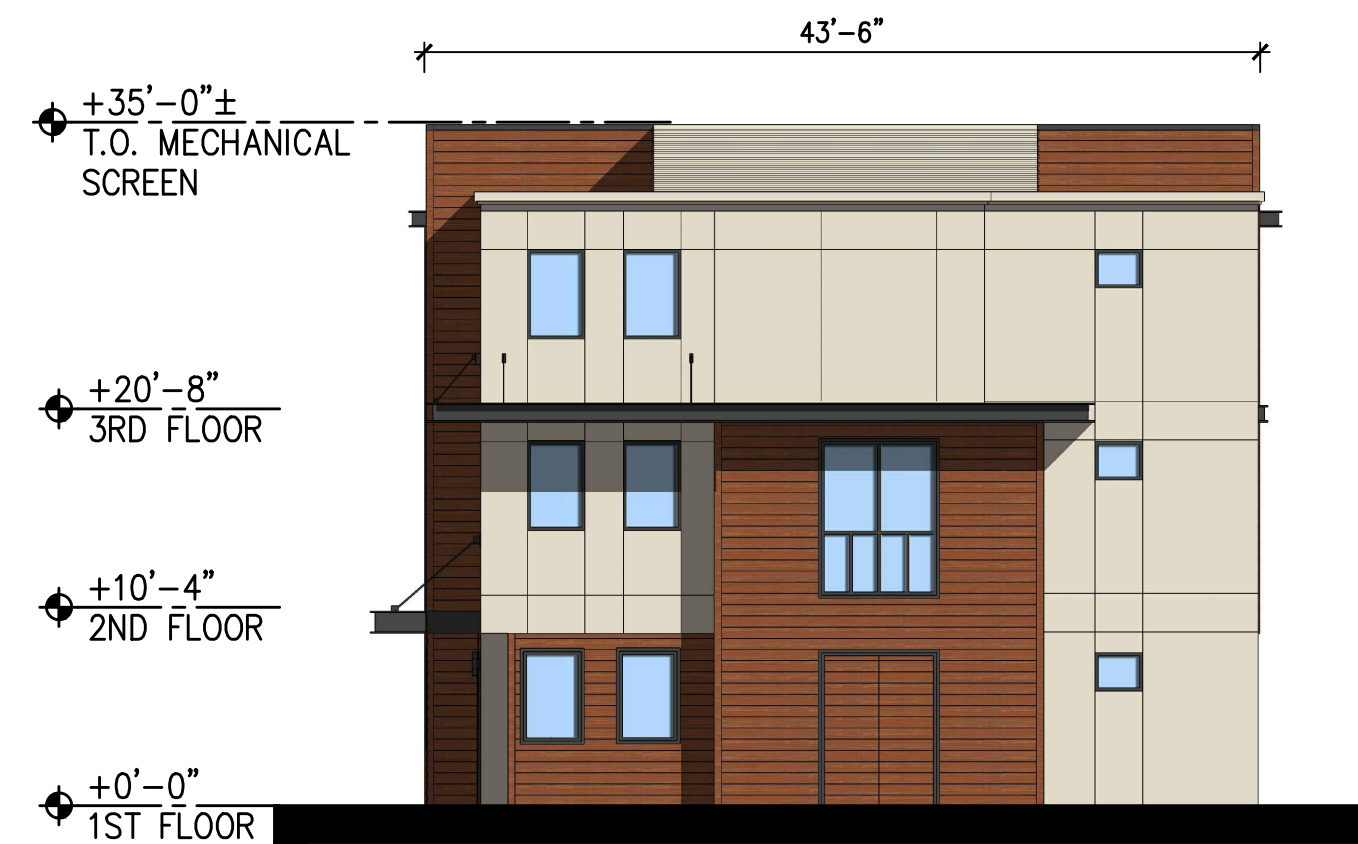
A3.1
SHEET OF



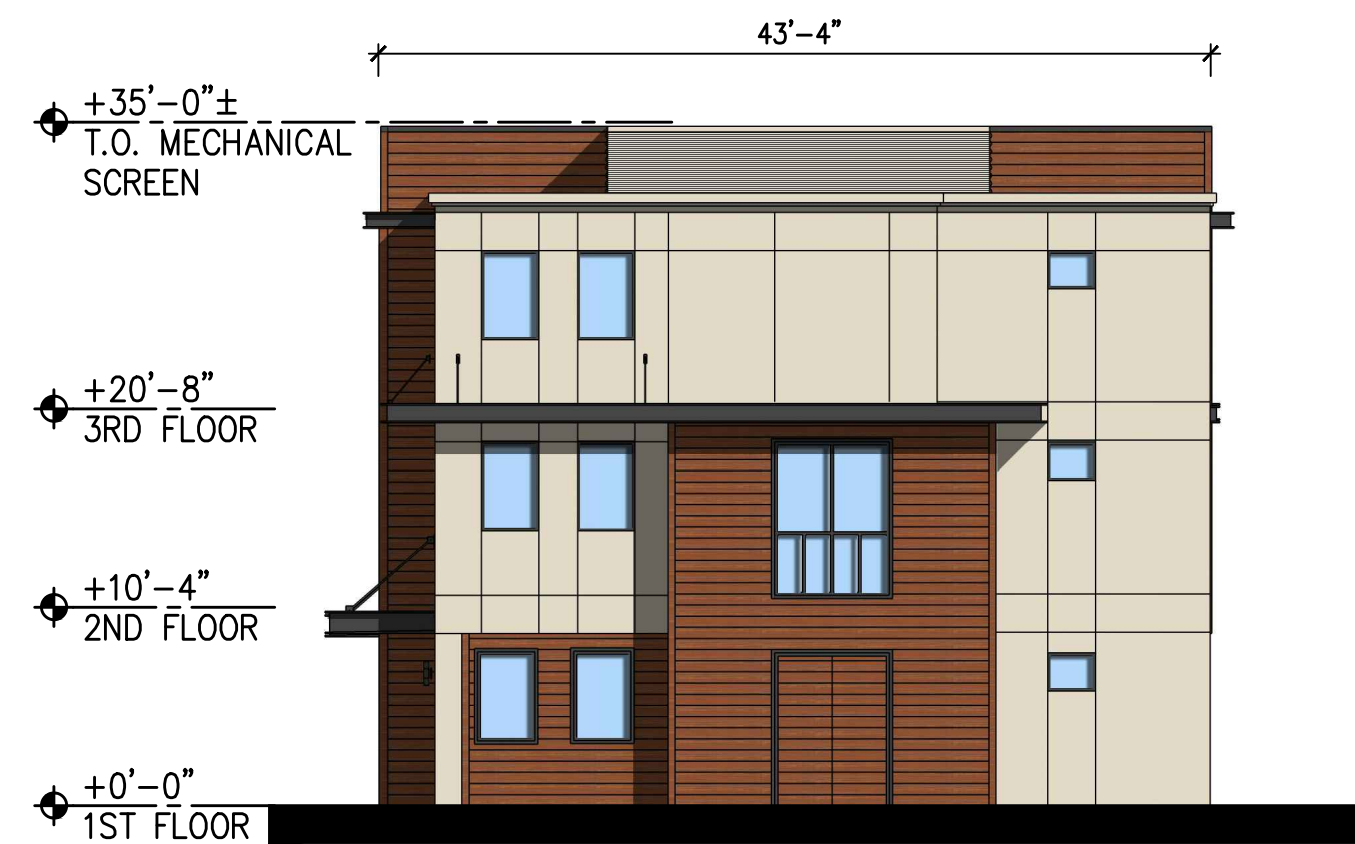
EAST ELEVATION

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



NORTH ELEVATION

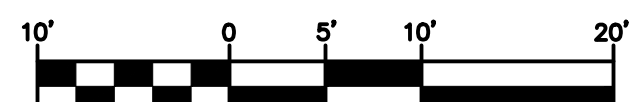


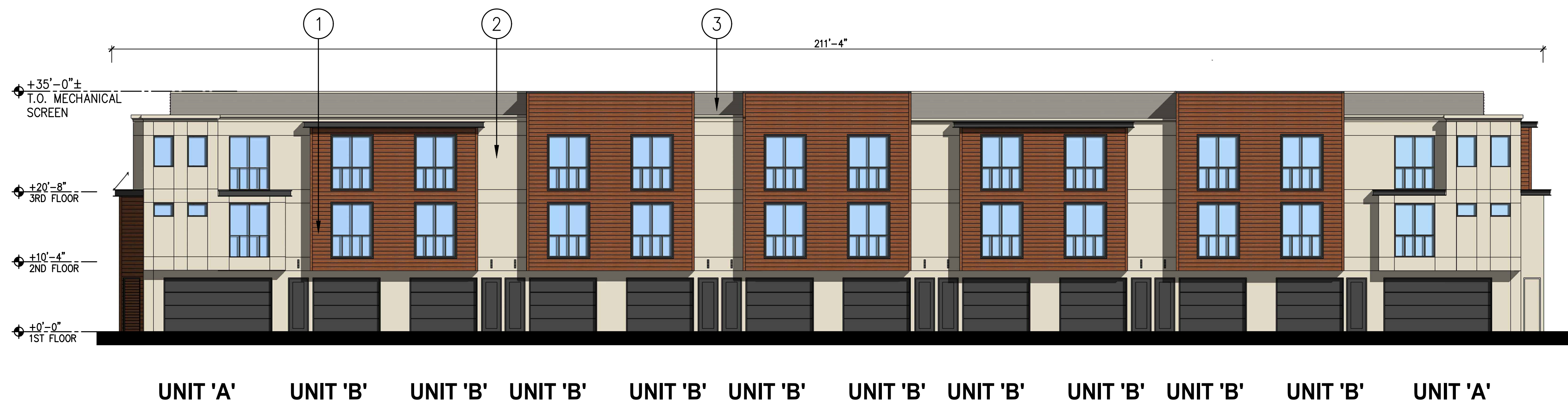
SOUTH ELEVATION

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

CONCEPTUAL ELEVATIONS BUILDING TWO

SCALE: 1" = 10'





WEST ELEVATION

CONCEPTUAL COLORS AND MATERIAL PALETTE

- 1

CEMENT FIBER LAP SIDING
WOODTONE
COLOR: "MOUNTAIN CEDAR"
- 2

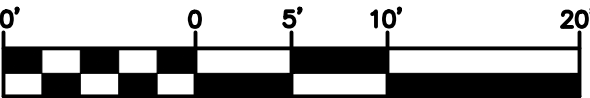
SMOOTH STUCCO
WITH ¾ REVEALS
- 3

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'



WWW.LCA-ARCHITECTS.COM
CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE
590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND / OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

CONCEPTUAL
ELEVATIONS

SCALE:
DATE: 08 / 16 / 2022


REVISIONS:
04 / 05 / 2023

PROJECT NO. 21064

A3.2b
SHEET OF

CONCEPTUAL COLORS AND MATERIAL PALETTE

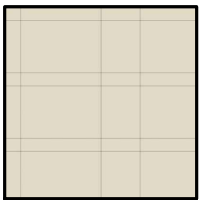
- 1



CEMENT FIBER LAP SIDING

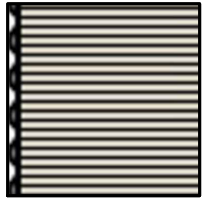
WOODTONE

COLOR: "MOUNTAIN CEDAR"
- 2



SMOOTH STUCCO

WITH 3/4 REVEALS
- 3



MECHANICAL SCREEN

CORRUGATED METAL

PAINTED WHITE

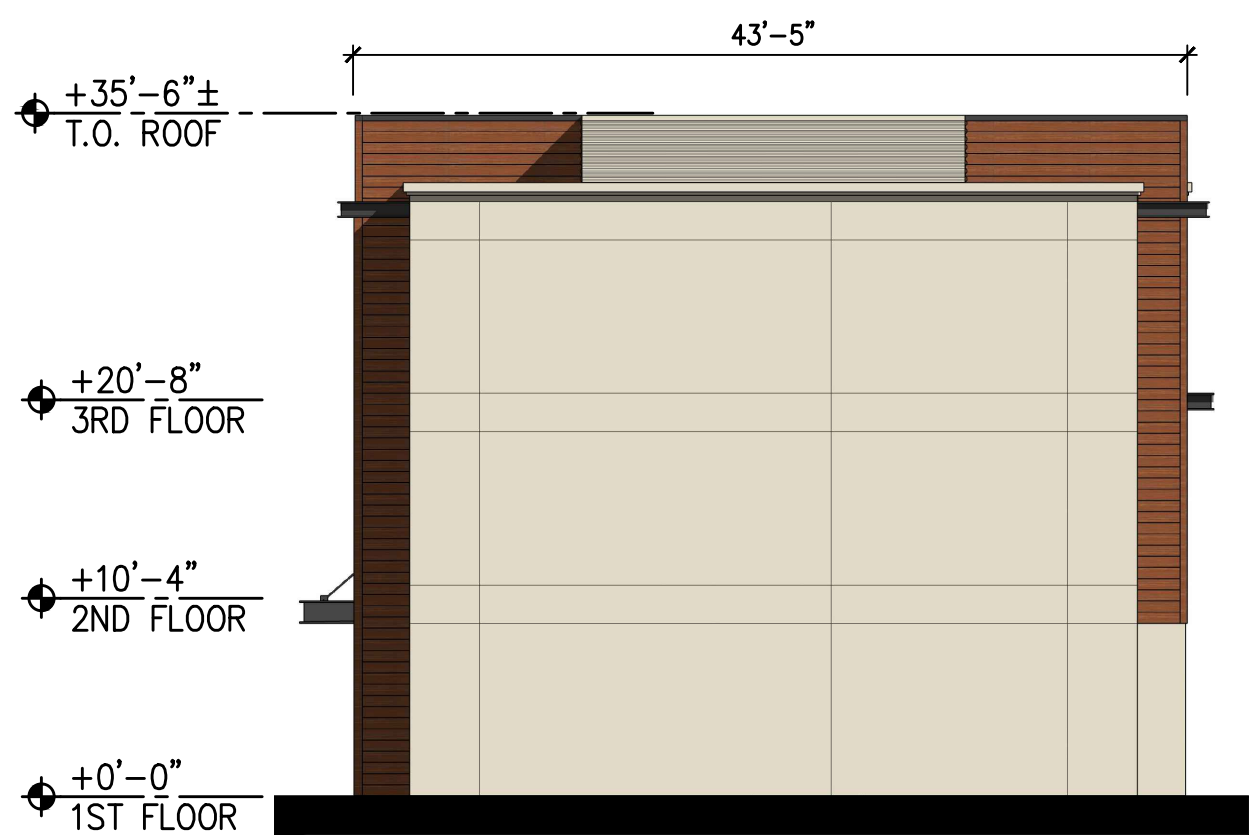


WEST ELEVATION



UNIT 'A'

NORTH ELEVATION



UNIT 'B'

SOUTH ELEVATION



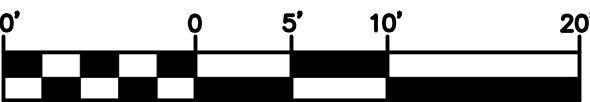
UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'B' UNIT 'A'

EAST ELEVATION

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


CONCEPTUAL ELEVATIONS
BUILDING THREE

SCALE: 1" = 10'

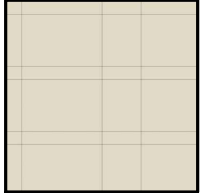


CONCEPTUAL COLORS AND MATERIAL PALETTE

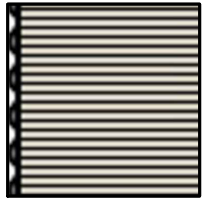
- 1



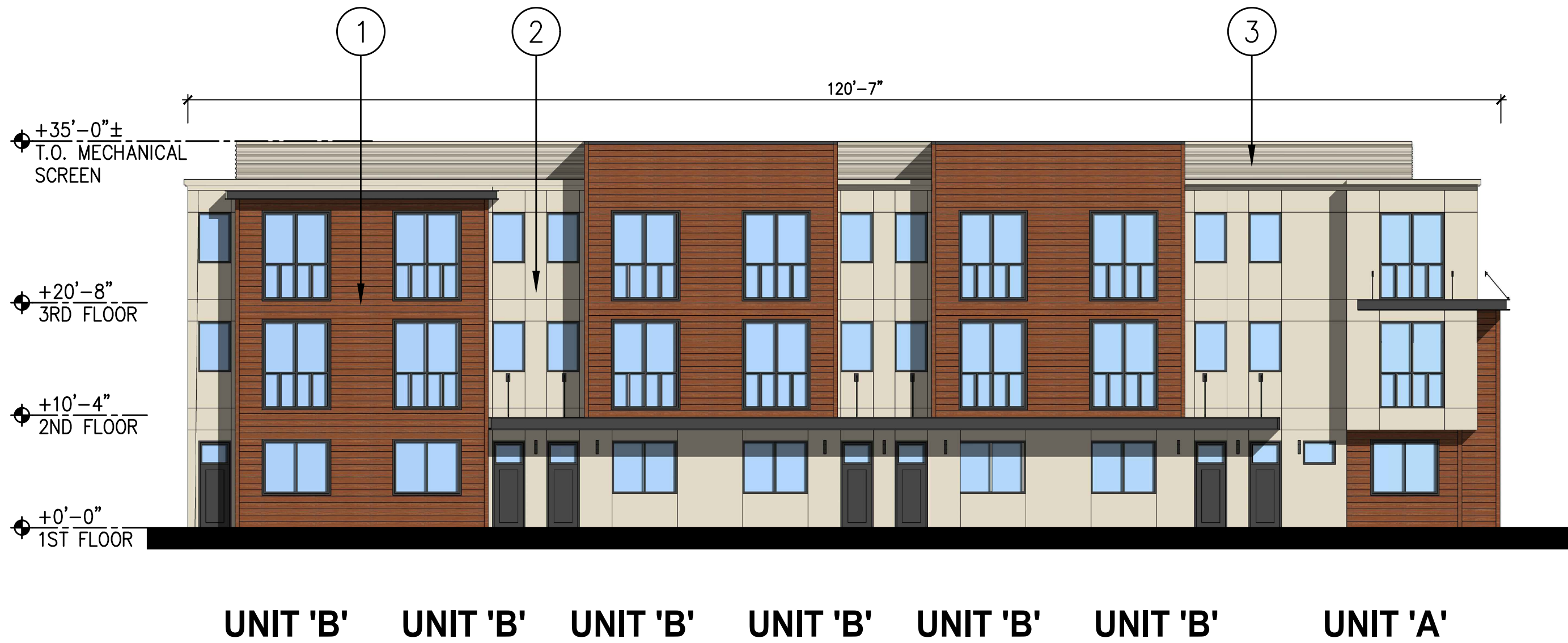
CEMENT FIBER LAP SIDING
WOODTONE
COLOR: "MOUNTAIN CEDAR"
- 2



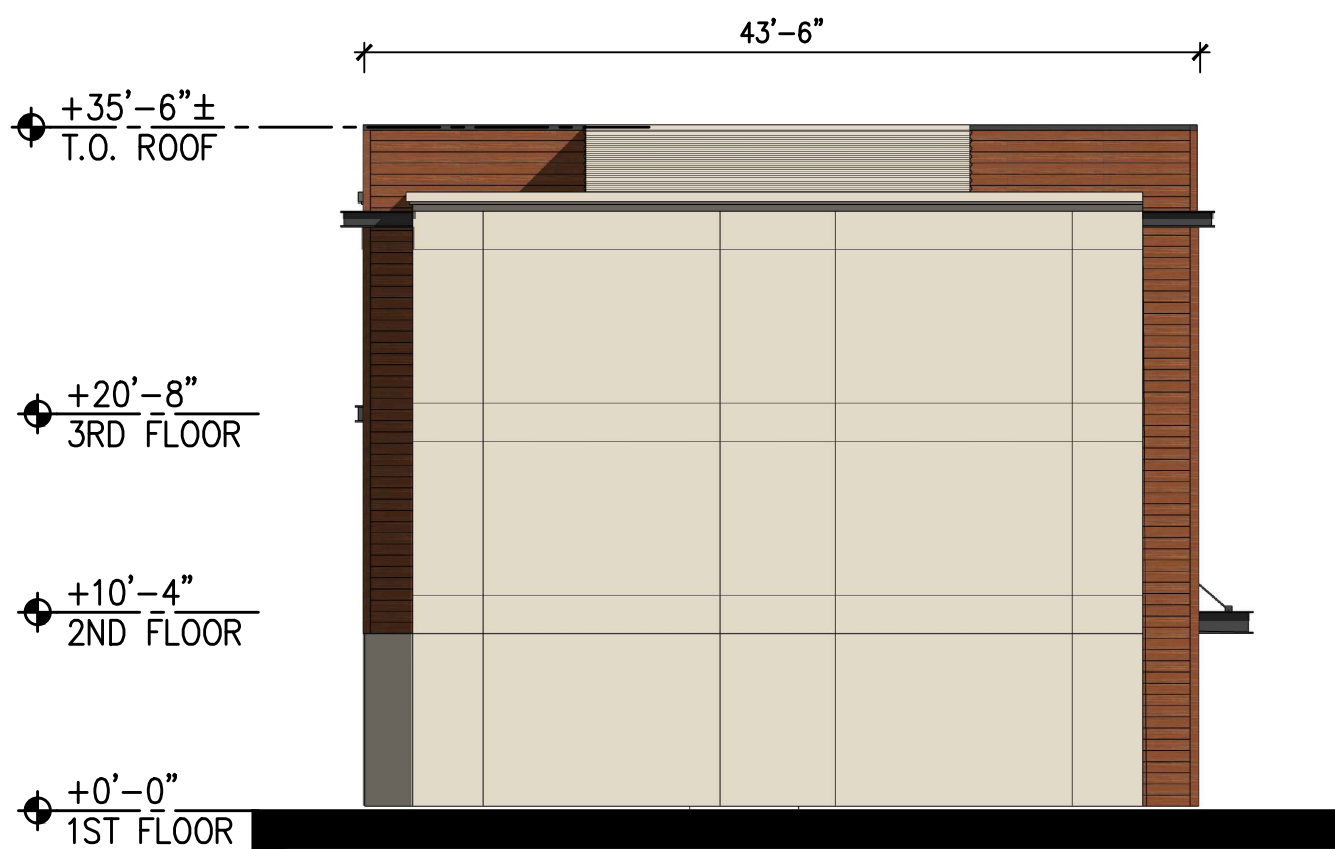
SMOOTH STUCCO
WITH 3/4 REVEALS
- 3



MECHANICAL SCREEN
CORRUGATED METAL
PAINTED WHITE

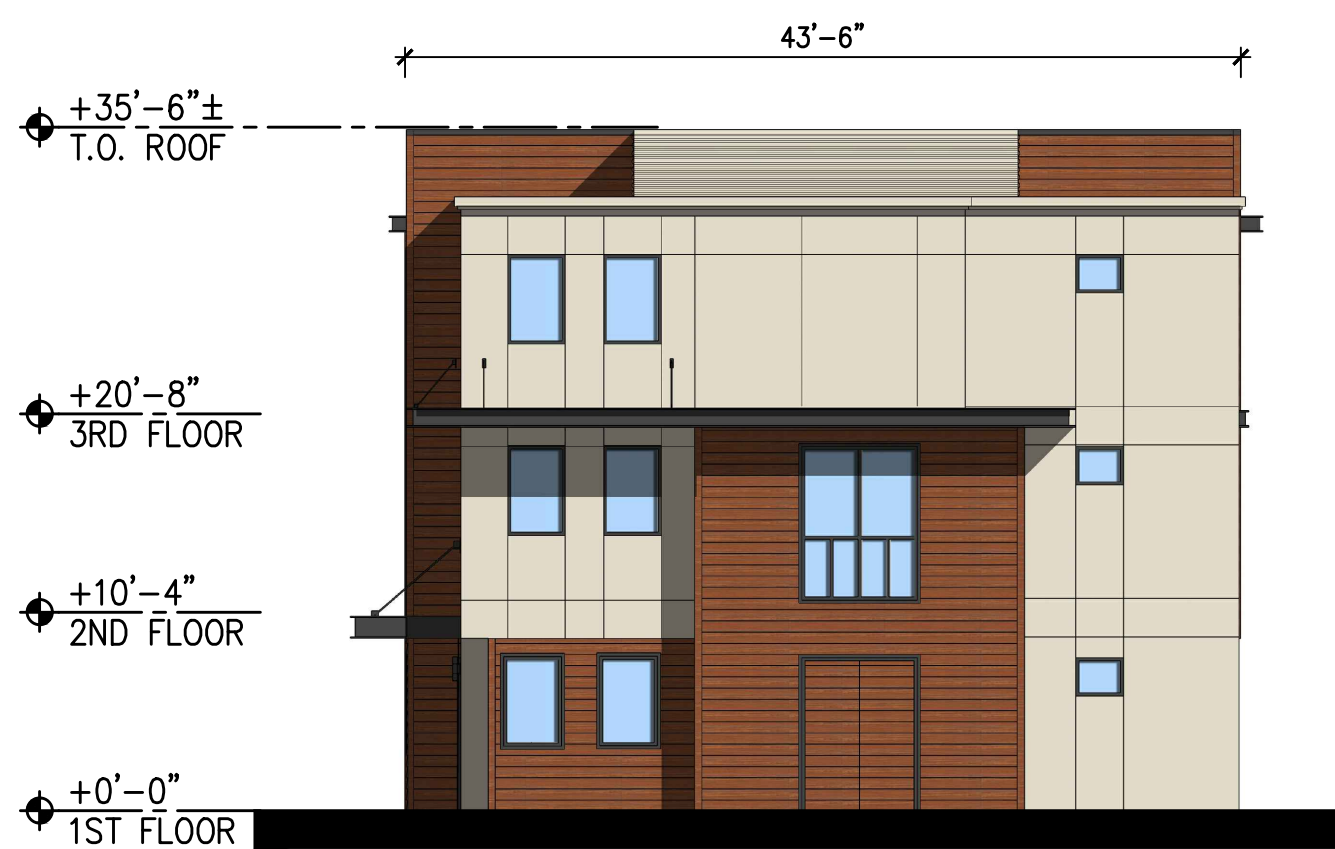


WEST ELEVATION



UNIT 'B'

NORTH ELEVATION



UNIT 'A'

SOUTH ELEVATION

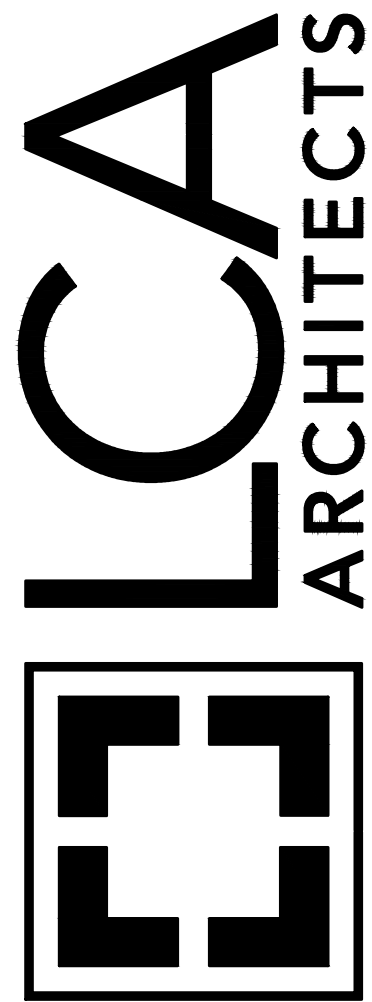
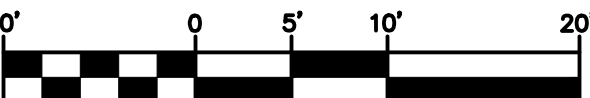


EAST ELEVATION

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

CONCEPTUAL ELEVATIONS
BUILDING FOUR

SCALE: 1" = 10'



WWW.LCA-ARCHITECTS.COM

CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE

590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

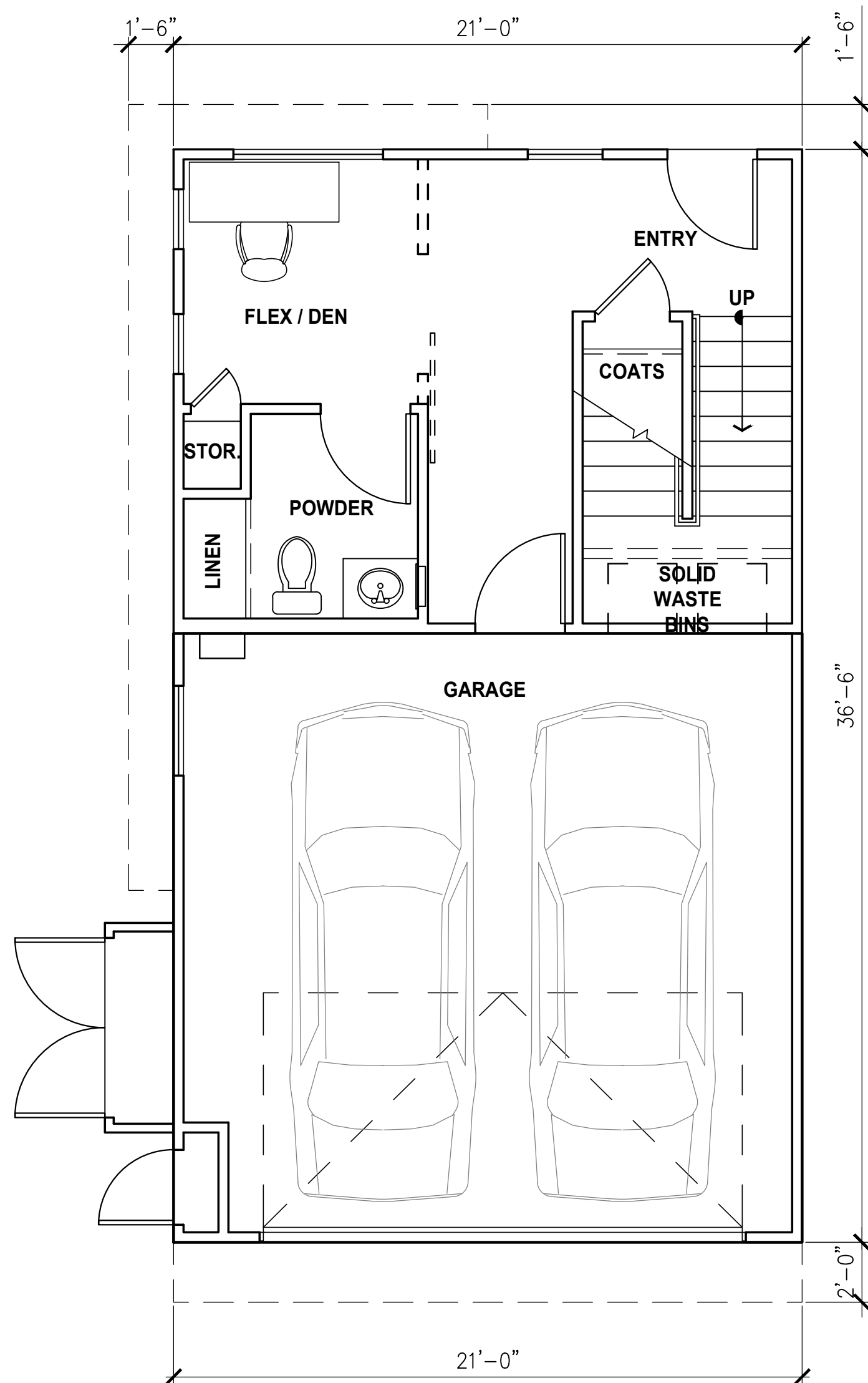
CONCEPTUAL
ELEVATIONS

SCALE:
DATE: 08 / 16 / 2022

REVISIONS:
04 / 05 / 2023

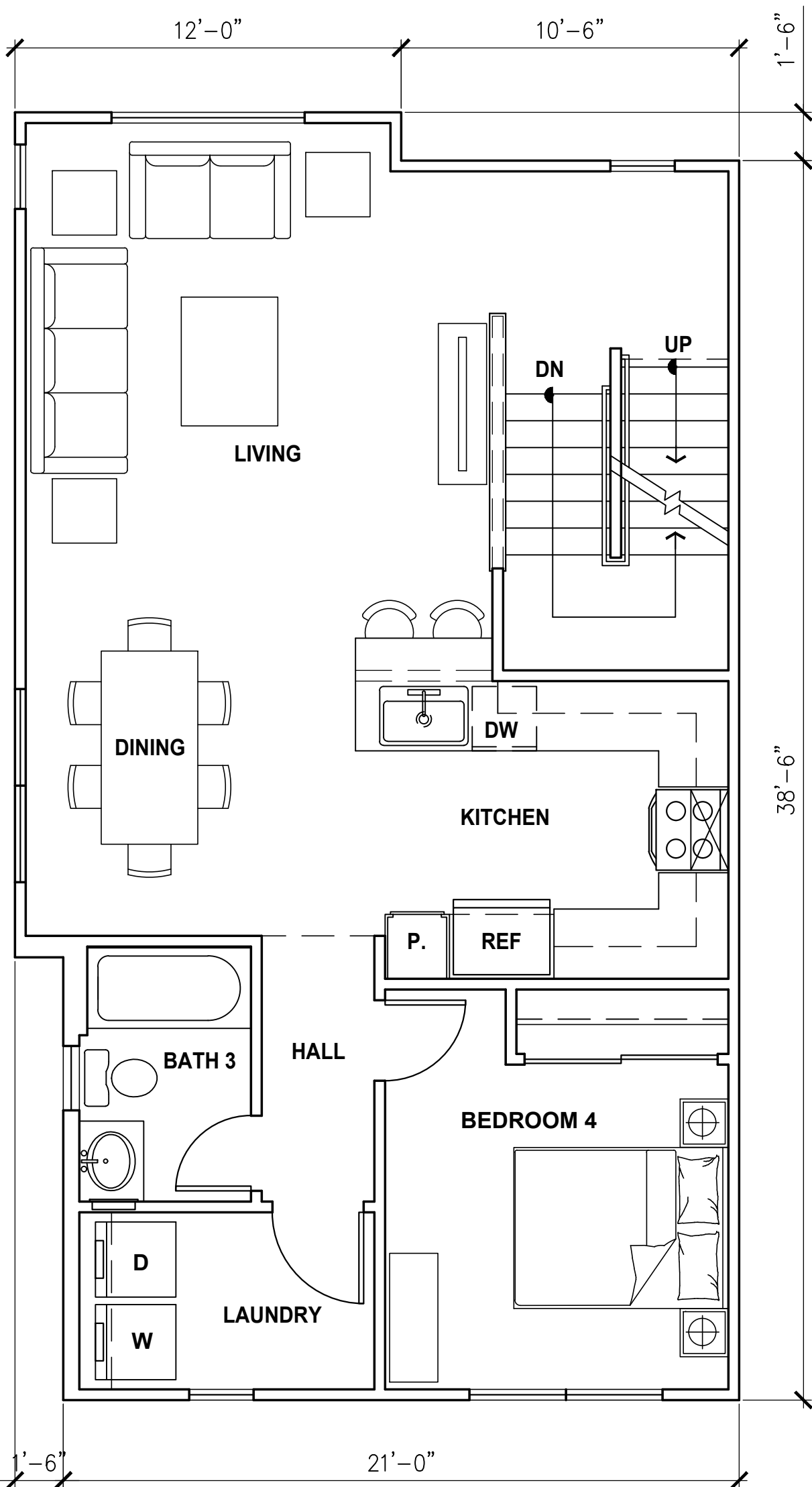
PROJECT NO. 21064

A3.4
SHEET OF

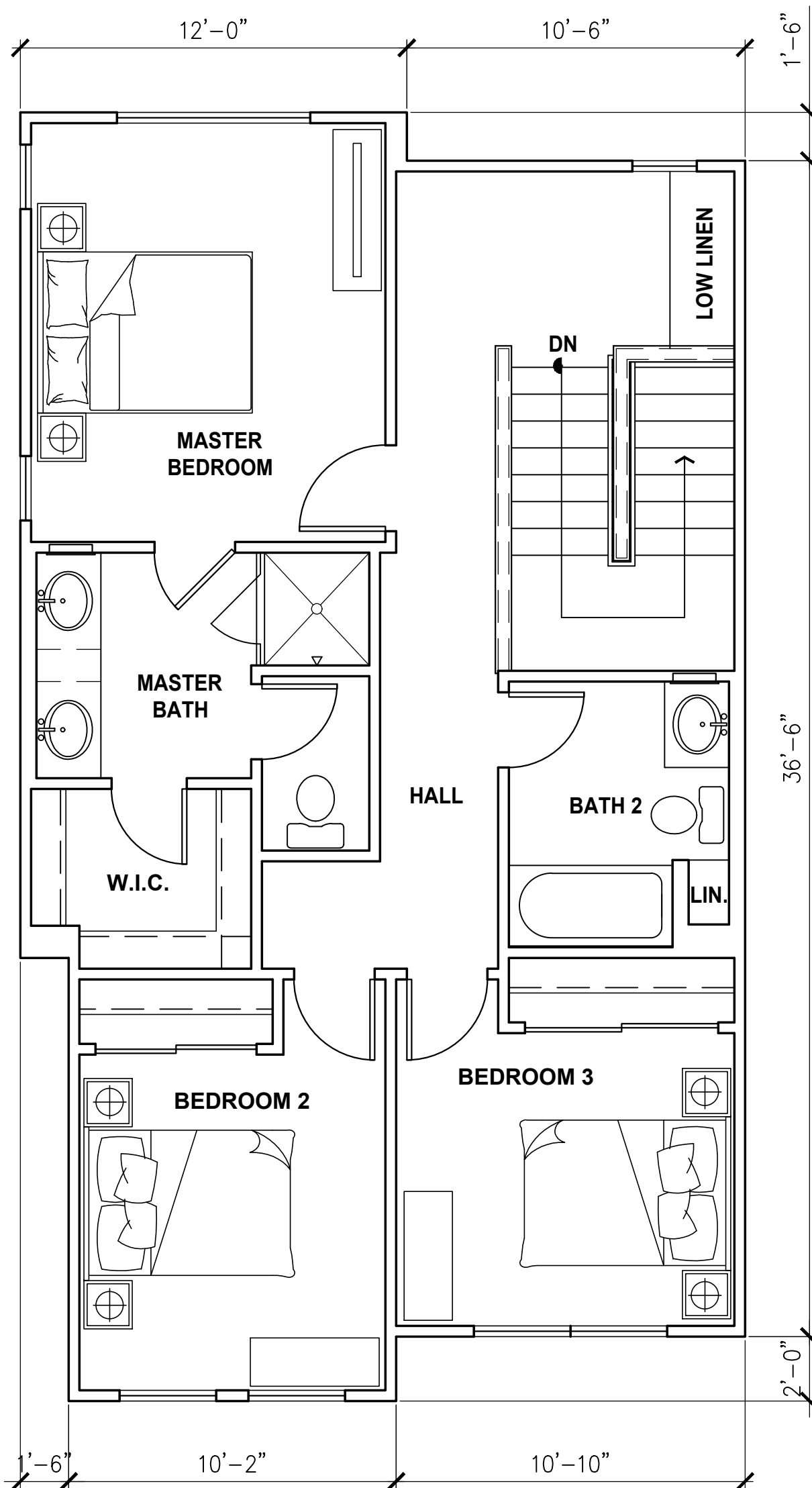


FIRST LEVEL

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



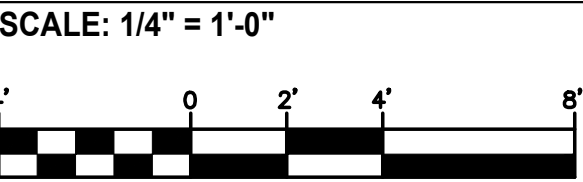
SECOND LEVEL



THIRD LEVEL

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

TYPICAL CONCEPTUAL UNIT FLOOR PLAN 'A'



WWW . LCA - ARCHITECTS . COM
CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE
590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

CONCEPTUAL FLOOR PLANS

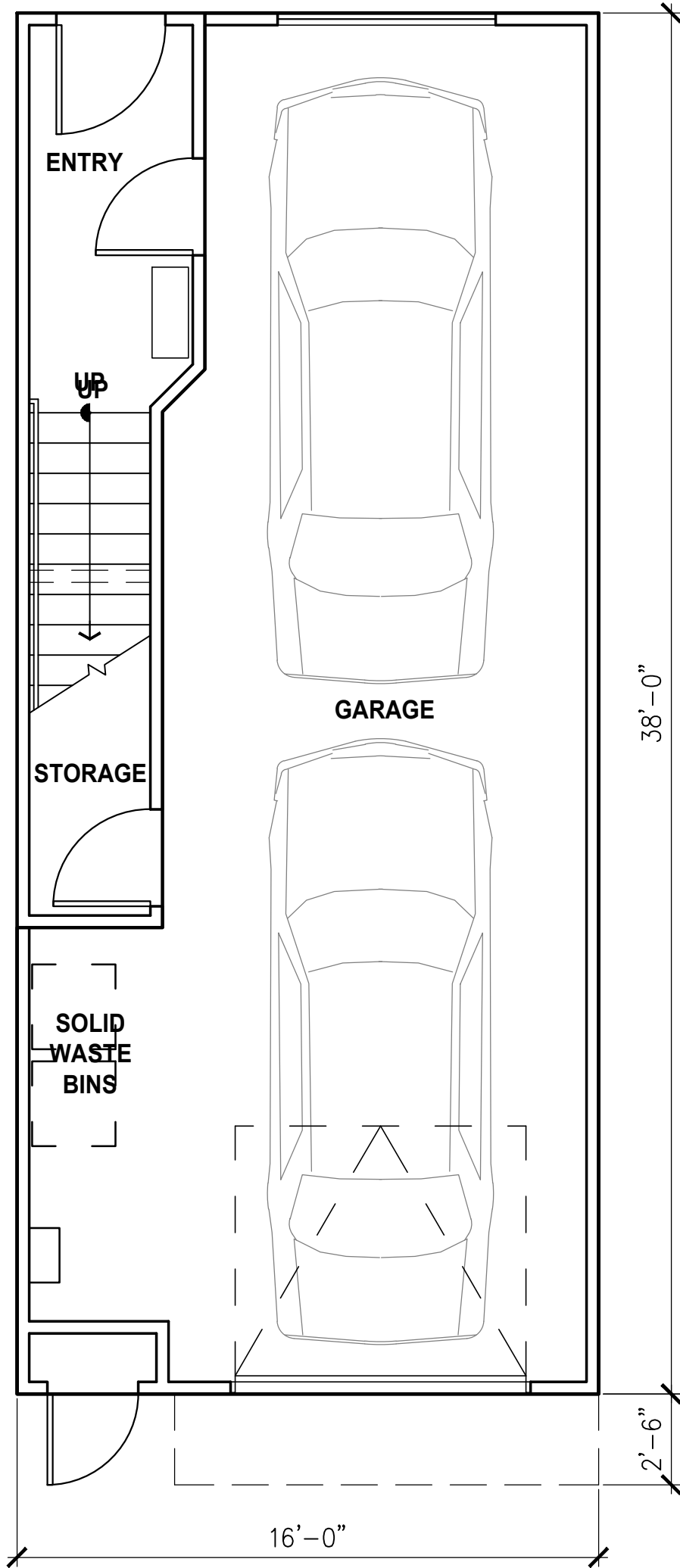
SCALE: 1/4" = 1'-0"
DATE: 08 / 16 / 2022

REVISIONS:
04 / 05 / 2023

PROJECT NO. 21064

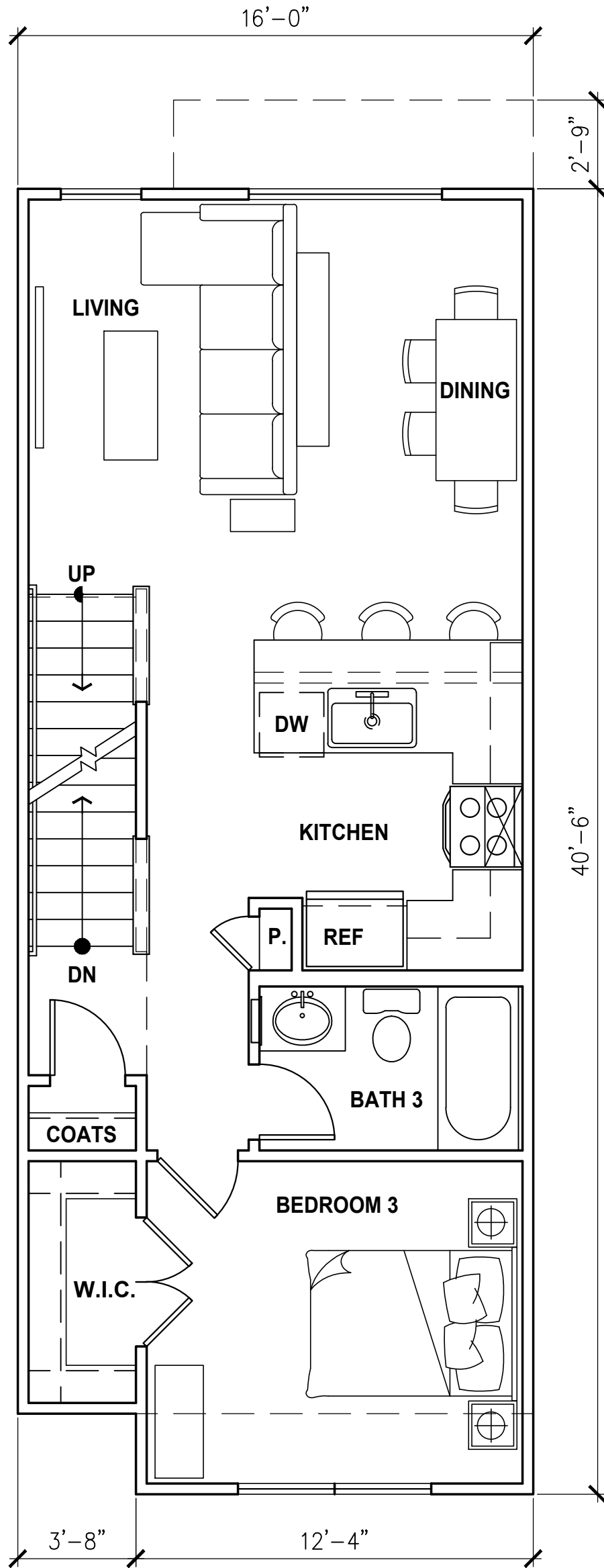
A4.1

SHEET OF

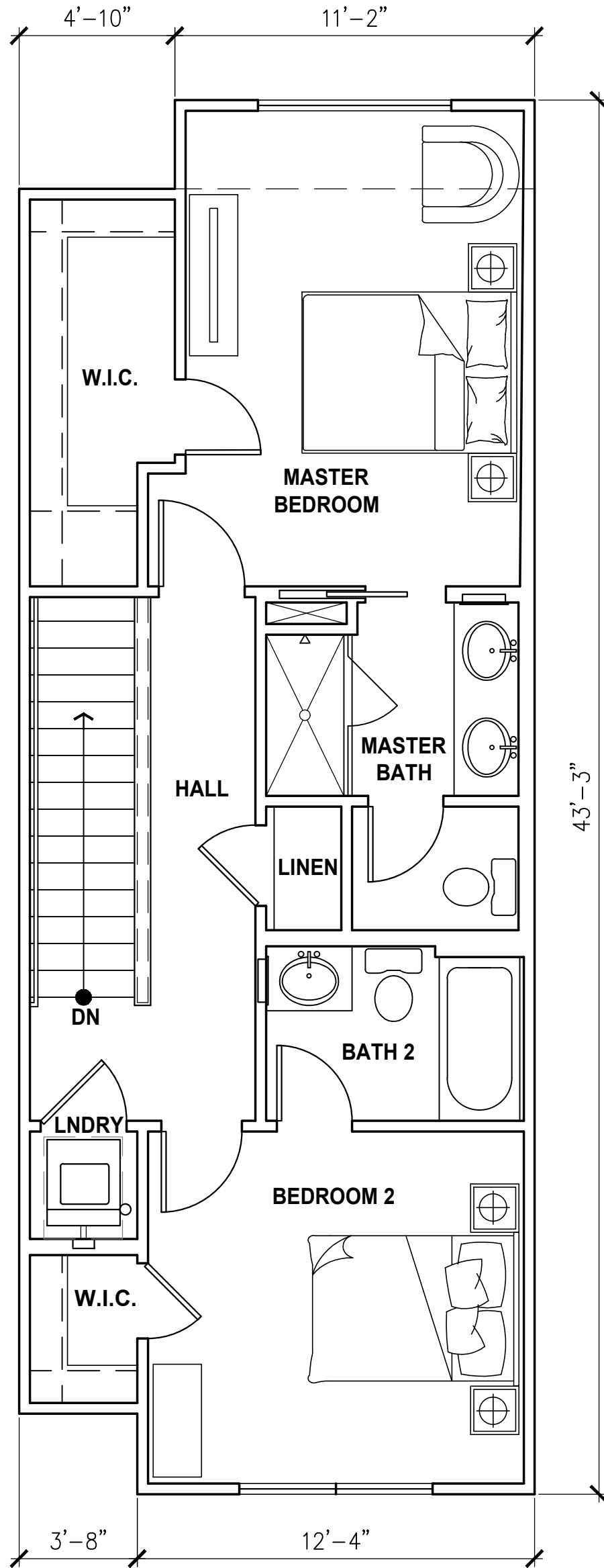


FIRST LEVEL

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

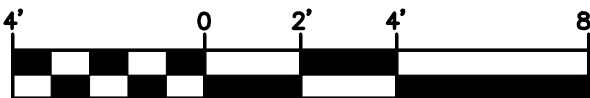


THIRD LEVEL

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

TYPICAL CONCEPTUAL
UNIT FLOOR PLAN 'B'

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



WWW . LCA - ARCHITECTS . COM
CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE
590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

CONCEPTUAL
FLOOR PLANS

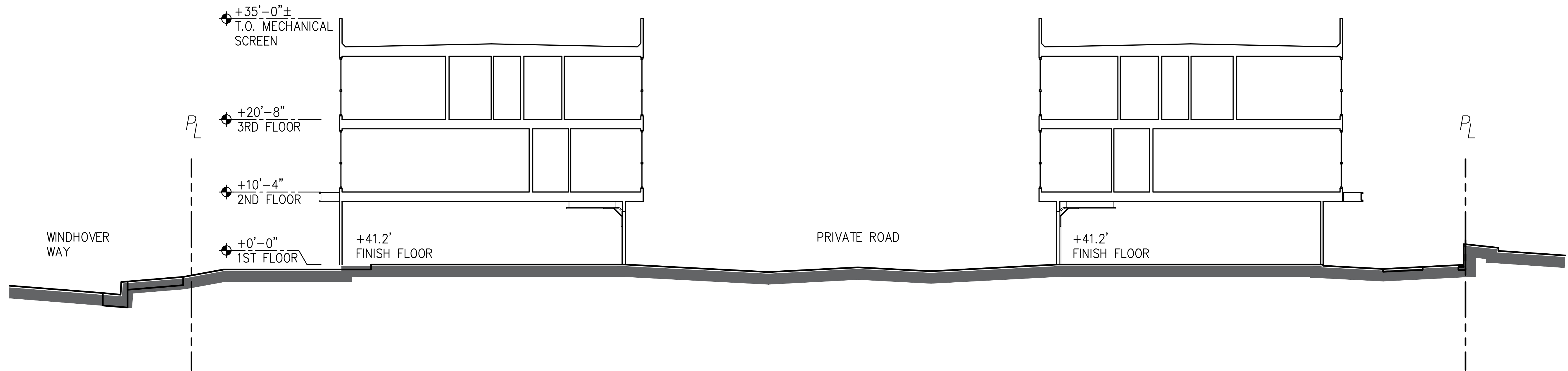
SCALE: 1/4" = 1'-0"
DATE: 08 / 16 / 2022

REVISIONS:
04 / 05 / 2023

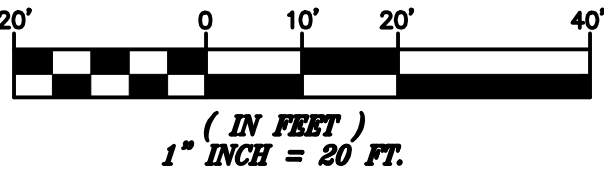
PROJECT NO. 21064

A4.2

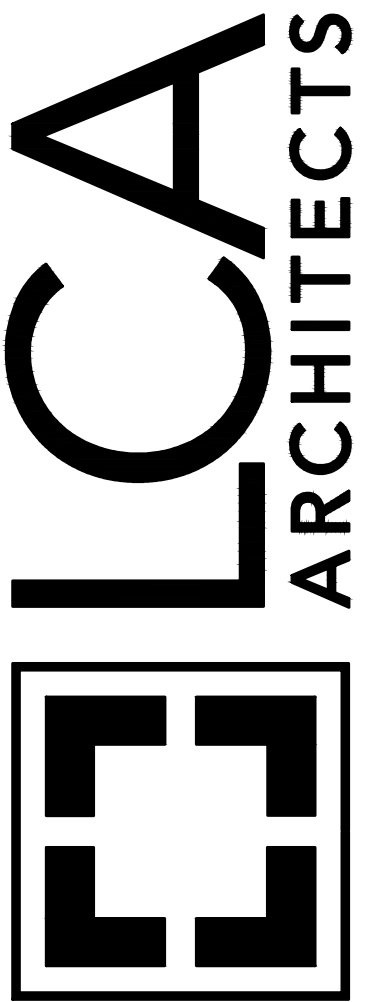
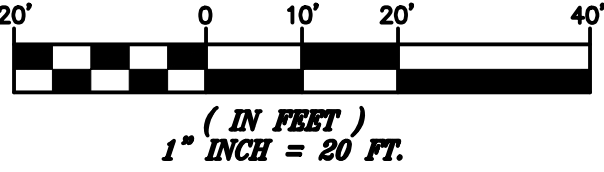
SHEET OF



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



KEY PLAN
SCALE: 1" = 40'



WWW.LCA-ARCHITECTS.COM
CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE
590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

ARCHITECTURAL
SITE PLAN

SCALE:
DATE: 08 / 16 / 2022

REVISIONS:
04 / 05 / 2023

PROJECT NO. 21064

A5.0
SHEET OF

NOTES

GENERAL NOTES

1. CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING HIS/HER BID.
2. 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.
3. ALL WORK TO BE PERFORMED SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND ORDINANCES BY AN EXPERIENCED WORKMAN AND A LICENSED LANDSCAPE CONTRACTOR.
4. 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.
5. ALL PIPING, SLEEVES CONDUIT, ETC. SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
6. 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

1. ANY ERRORS OR OMISSIONS ON THESE DRAWINGS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF CAMP & CAMP ASSOCIATES, INC.
2. 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

1. 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.
2. PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
3. 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
4. DIG PLANTING PITS 2 TIMES THE 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
5. ALL TREES TO BE STAKED AS SHOWN IN THE TREE PLANTING DETAIL.





IRRIGATION NOTES

1. 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.
2. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 1" IN SIZE (TYPICAL).
3. 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.
4. 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

4. 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.
5. 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.
6. 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.
8. PROVIDE INSTALLATION BY PERSONS FAMILIAR WITH IRRIGATION WORK AND UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
9. OBTAIN THE PERMITS REQUIRED AND PROVIDE LABOR AND MATERIALS NECESSARY TO FULLY COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS AND THE SPECIFICATIONS.
10. LOCATE AND PROTECT NEW AND EXISTING UTILITIES PRIOR TO EXCAVATION.
11. DO NOT DAMAGE EXISTING UTILITIES, PAVING OR STRUCTURES. PROVIDE THE NECESSARY REPAIRS AT NO ADDITIONAL COST TO THE CITY.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.

MATERIALS & FINISHES

PAVING	
CONCRETE PAVING	INTEGRAL COLOR (DAVIS) COLOR: FEWTER FINISH: MEDIUM BROOM
	
PERMEABLE PAYER	MANUFACTURER: BELGARD MODEL: AQUA DUBLIN SIZE: 3 1/2" X 6 11/16" X 3 1/8" 6 11/16" X 6 11/16" X 3 1/8" 10 1/4" X 6 11/16" 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

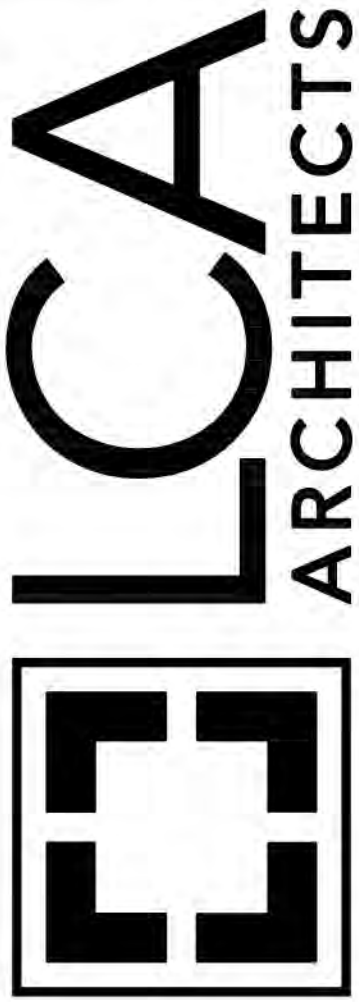
AD	AREA DRAIN
AGG	AGGREGATE
BC	BOTTOM OF CURB
BS	BOTTOM OF STEP
B/W	BOTH WAYS
CLR	CLEAR
DIA	DIAMETER
FF	FINISH FLOOR
F	FILTER FABRIC
FG	FINISH GRADE
GALV	GALVANIZED
HT	HEIGHT
MAX	MAXIMUM
MIN	MINIMUM
O.C.	ON CENTER
PA	PLANTING AREA
PL	PROPERTY LINE
R	RADIUS
T.B.D.	TO BE DETERMINED
T.B.S.	TO BE SELECTED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



Camp & Camp
Associates
Planning & Landscape Architecture

2520 CAMINO DIABLO
WALNUT CREEK, CA 94597

P. (925) 941-6490
EMAIL: tc@campandcamp.com



WWW.LCA-ARCHITECTS.COM

CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE

560 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1050

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

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

LANDSCAPE
COVER
SHEET

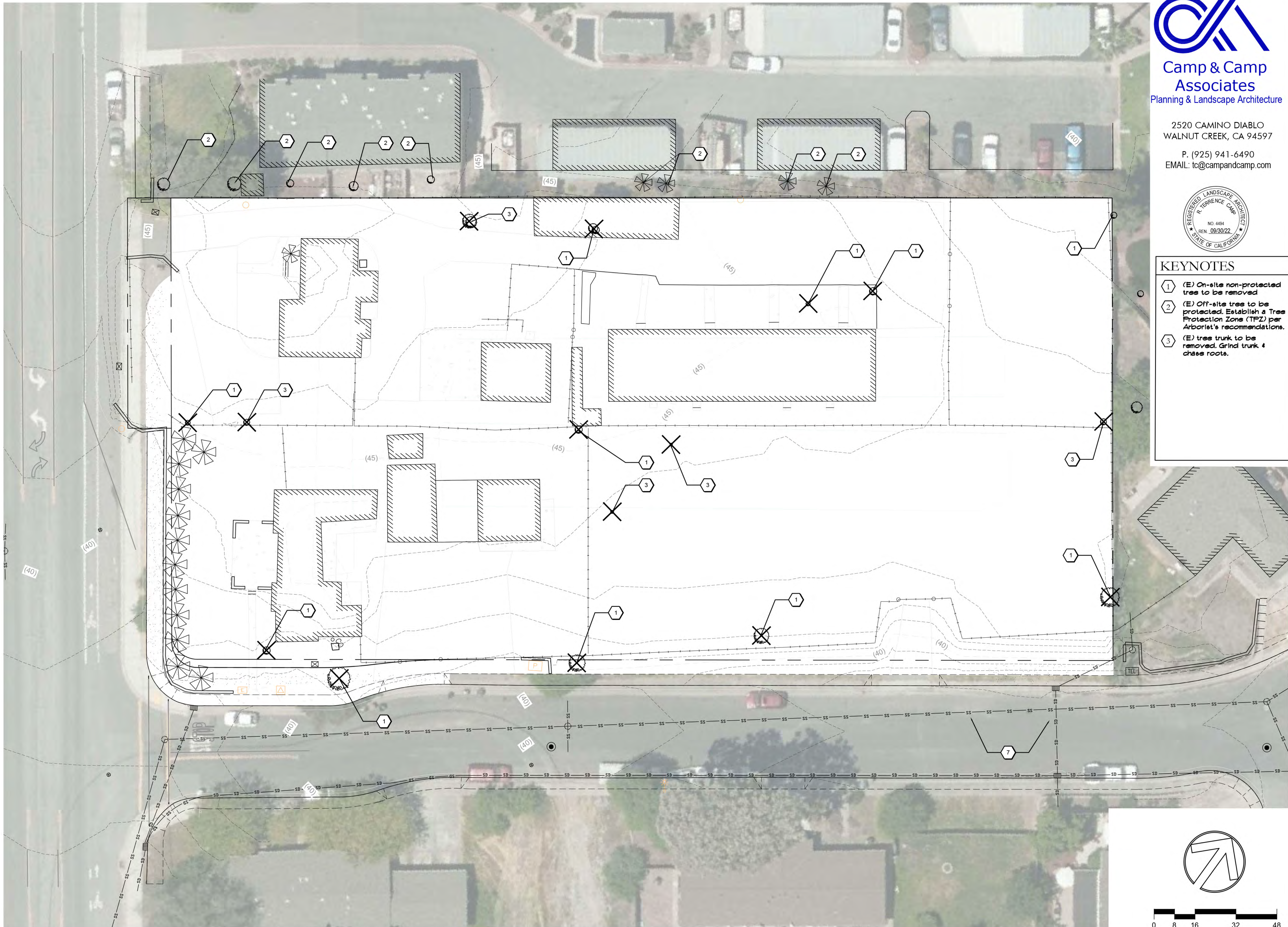
SCALE: NO SCALE
DATE: 06 / 30 / 2022

REVISIONS:	

PROJECT NO. 21064

L-1.0

SHEET OF



- 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) tree trunk to be removed. Grind trunk & chase roots.



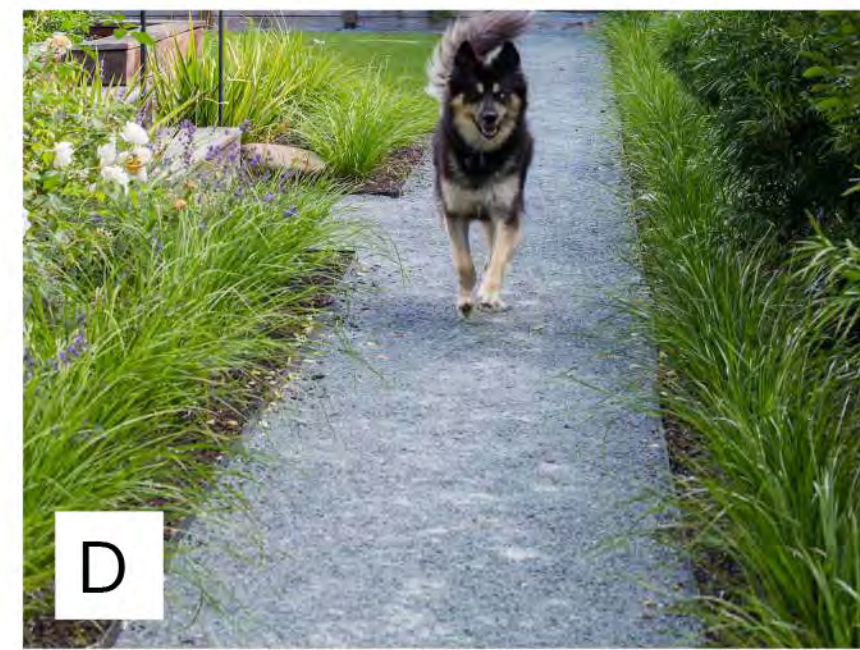
A
ANNUAL BEDS AT COMMUNITY
ENTRANCES



B
STREET PAVERS AT ENTRANCES & COMMUNITY
INTERSECTION



C
PERMEABLE PAVERS AT PARKING AREAS



D
DECOMPOSED GRANITE



E
BIORETENTION PLANTER



2520 CAMINO DIABLO
WALNUT CREEK, CA 94597

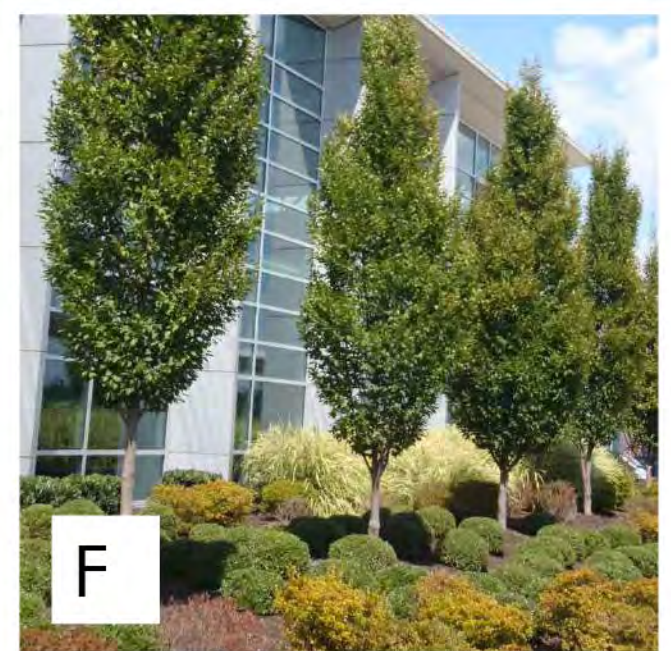
P. (925) 941-6490
EMAIL: tc@campandcamp.com



WWW.LCA-ARCHITECTS.COM
CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE
560 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

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: Cleanline 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



LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESS
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

PRELIMINARY
LAYOUT
PLAN

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

REVISIONS:

PROJECT NO. 21064

L-2.0
SHEET OF

PRELIMINARY
PLANTING
PLAN

SCALE: 1/16" = 1'-0"

DATE: 06 / 30 / 2022

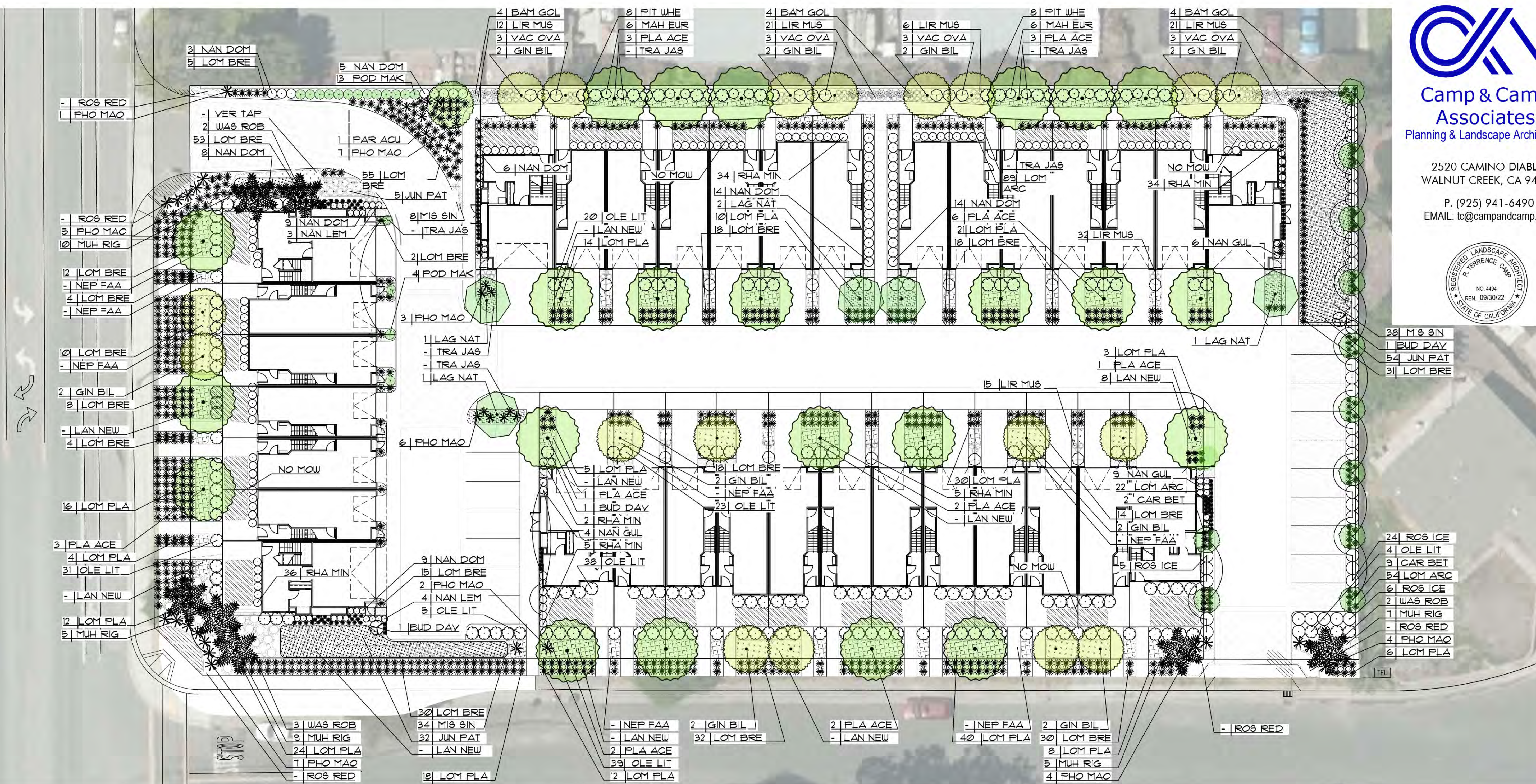
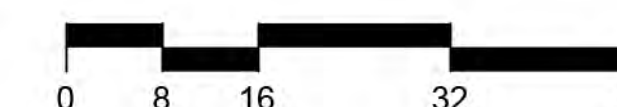
REVISIONS:

PROJECT NO. 2100

130

L-3.0

SHEET OF



Plant Palette

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES:				
CAR BET	CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEEH	15 GAL	M
GIN BIL	GINKGO BILOBA 'FAIRMO'N	FAIRMO'N MAIDENHAIR TREE	24" BOX	L
LAG TU6	LAGERSTROEMIA INDICA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	15 GAL	L
LAG NAT	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX	L
OLE EUR	OLEA EUROPAEA 'SUAN HILL'	FRUITLESS OLIVE	24" BOX	L
PLA ACE	PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	L
SHRUBS & PERENNIALS:				
BUD DAV	Buddleia Davidi 'NANHO PURPLE'	NANHO PURPLE BUTTERFLY BUSH	15 GAL	M
LIR MUR	LIRIOPE MUSCARI 'SILVER SUNPROOF'	SILVER SUNPROOF LILY TURF	1 GAL	L
MAH EUR	MAHONIA 'ELEGANTATA' 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	L
NAN DOM	NANDINA DOMESTICA	HEAVENLY BAMBOO	9 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'	DUARF OLIVE	9 GAL	L
FHO MAQ	PHORITUM 'MAORI QUEEN'	'MAORI QUEEN NEW ZEALAND FLAX	15 GAL	L-M
FIT WHE	PITTOSPORUM 'WHEELERS DUARF'	WHEELERS DUARF PITTOSPORUM	5 GAL	M
POC JAP	PODOCARPUS 'JAPANESE YAKI'	SHRUBBY JAPANESE YAKI	5 GAL	L
RHA MIN	RHAPHIOLEPIS 'UMBELLATA' 'MINOR'	YEDDA HAUORTHORN	15 GAL	L
ROS ICE	ROSA 'ICEBERG'	ICEBERG FLORIBUNDA ROSE	15 GAL	L
ROS RED	ROSA 'FLOWER CARPET' - 'RED'	RED GROUNDCOVER ROSE	5 GAL	M
YAC OVA	YACQUINUM OVATUM	EVERGREEN HUCKLEBERRY	9 GAL	M
GRASSES:				
BAM GOL	BAMBUSA MULTIPLEX 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	15 GAL	M
LOM ARC	LOMANDRA 'ARCTIC FROST'			
LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DUARF MAT RUSH	1 GAL	L
LOM PLA	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DUARF MAT RUSH	1 GAL	L
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	9 GAL	L

GROUND COVERS

	LAN NEW	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL. • 2' O.C.	L
	NEP FAA	NEPETA FAASGENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL. • 2' O.C.	L
	TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL. • 2' O.C.	M
	VER TAP	VERBENA X. TAPIEN 'BLUE VIOLET'	BLUE VIOLET TAPIEN VERBENA	1 GAL. • 2' O.C.	L-M

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

