



PLAN 1 - ELEVATION B  
FRENCH COUNTRY

PLAN 2 - ELEVATION C  
TRADITIONAL

PLAN 3 - ELEVATION A  
TUSCAN

PLAN 4 - ELEVATION B  
FRENCH COUNTRY

PLAN 5 - ELEVATION C  
TRADITIONAL

# BAYVIEW

UNINCORPORATED AREA  
ADJACENT TO  
MARTINEZ, CA

## BOOKLET SHEET INDEX

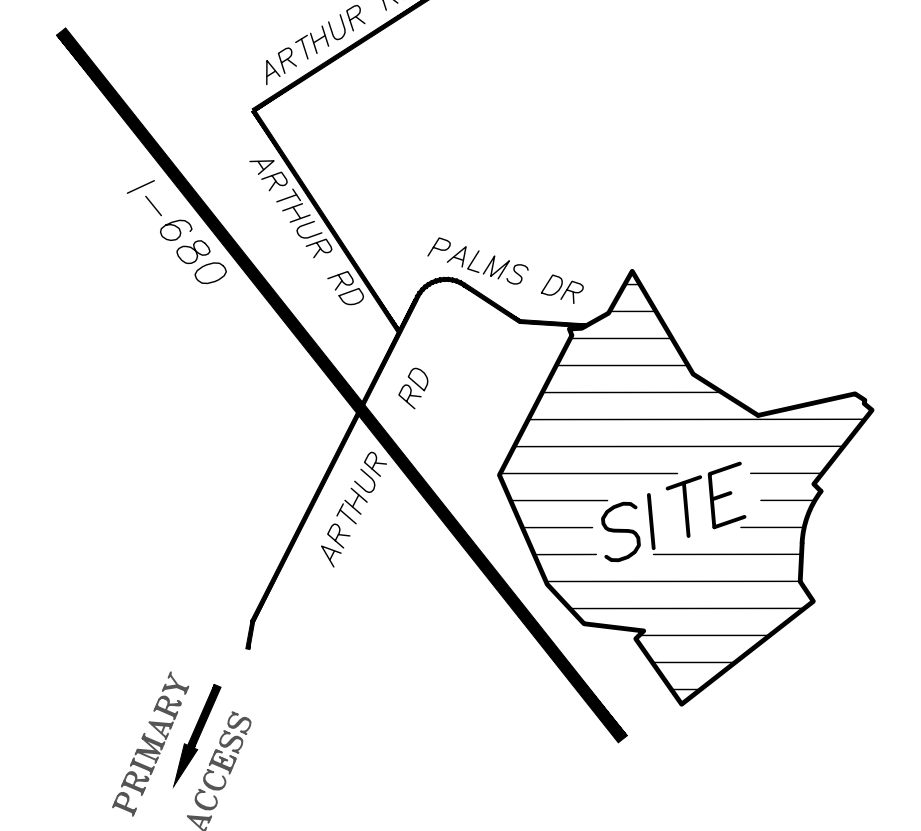
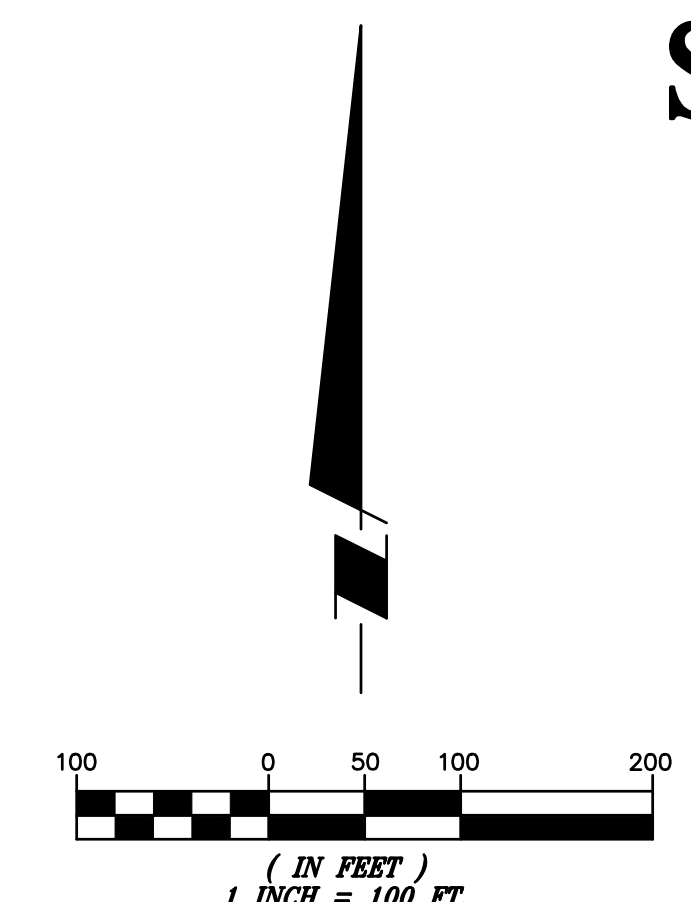
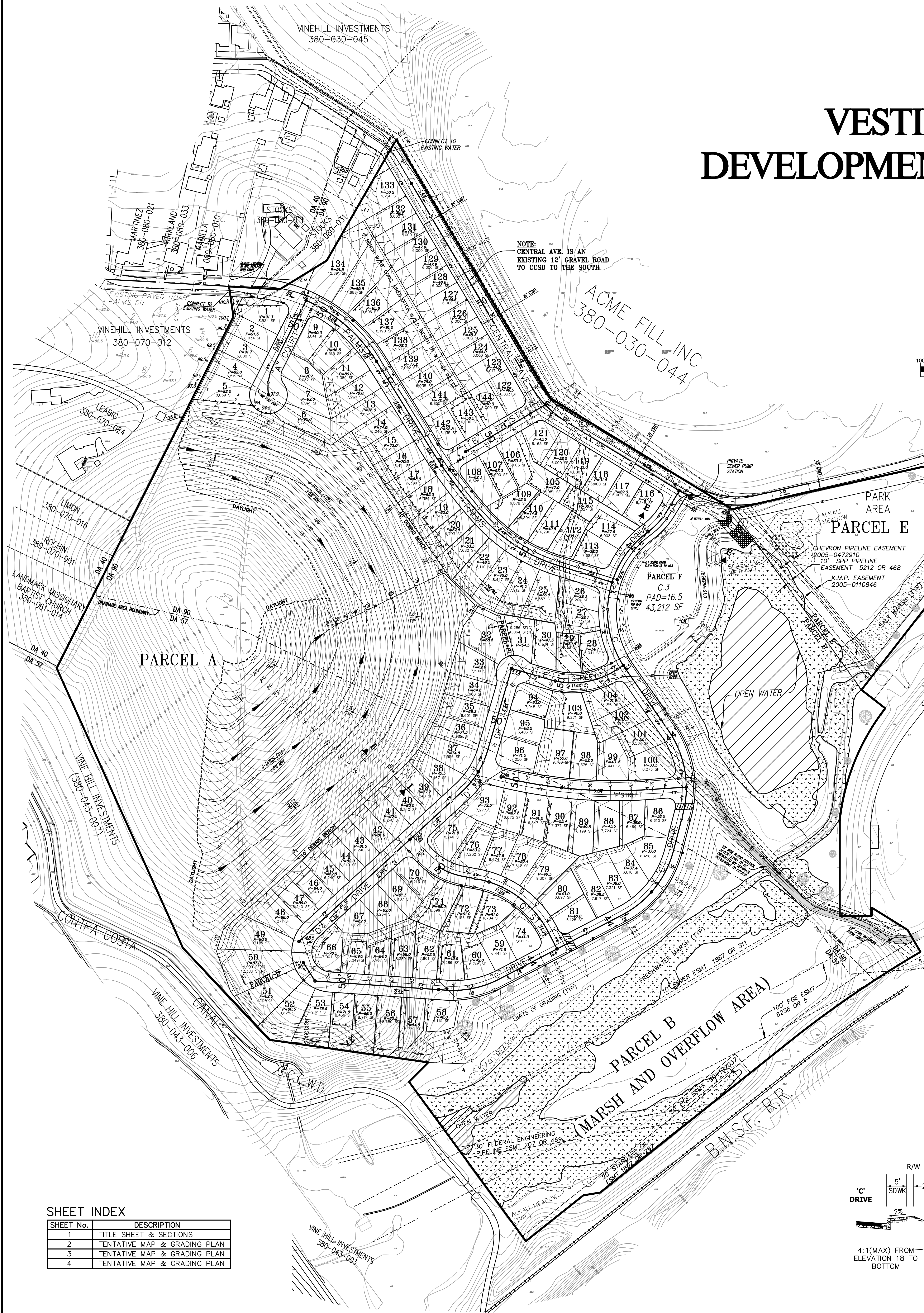
1. VTM (PG. 2 - 6)
2. CONCEPTUAL LANDSCAPE (PG. 7 - 17)
3. CONCEPTUAL ARCHITECTURE (PG. 18- 56)

 **DISCOVERY  
DESIGN  
GROUP**  
**Discovery Builders Inc.**  
**Date 08/03/2021**

# "BAYVIEW"

## VESTING TENTATIVE MAP, PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY GRADING PLAN

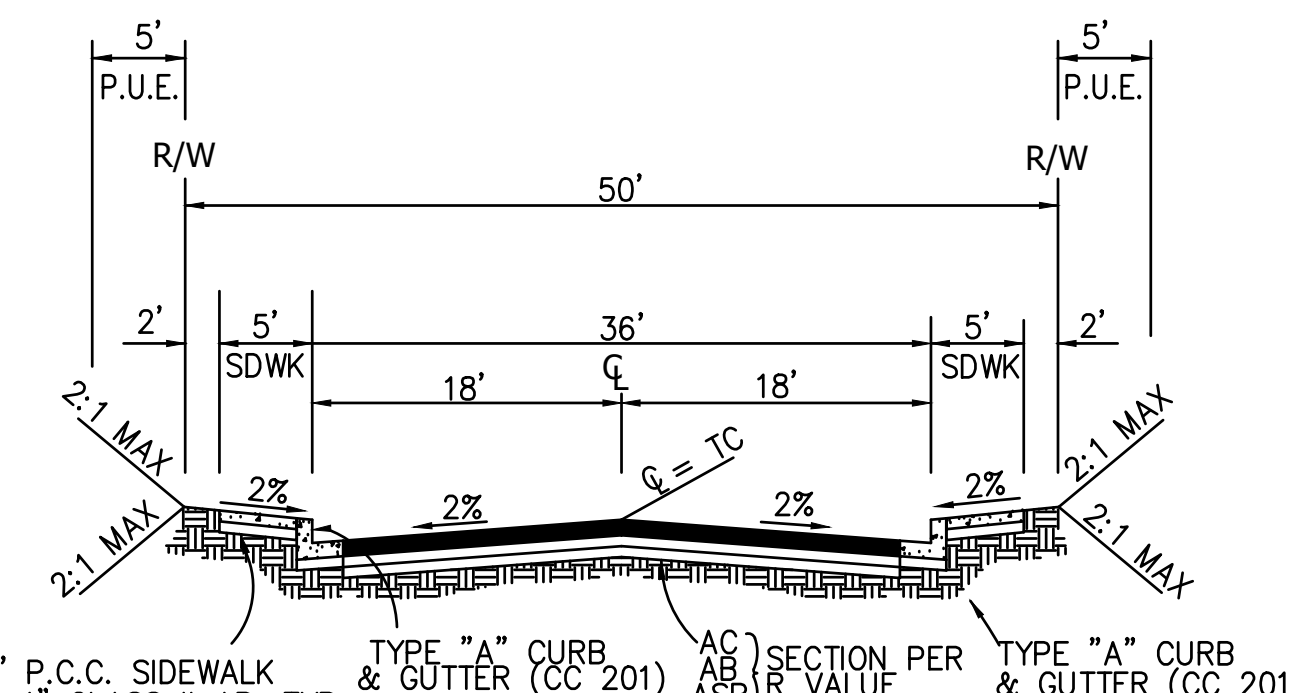
SUBDIVISION NO. 8809  
CONTRA COSTA CO., CALIFORNIA



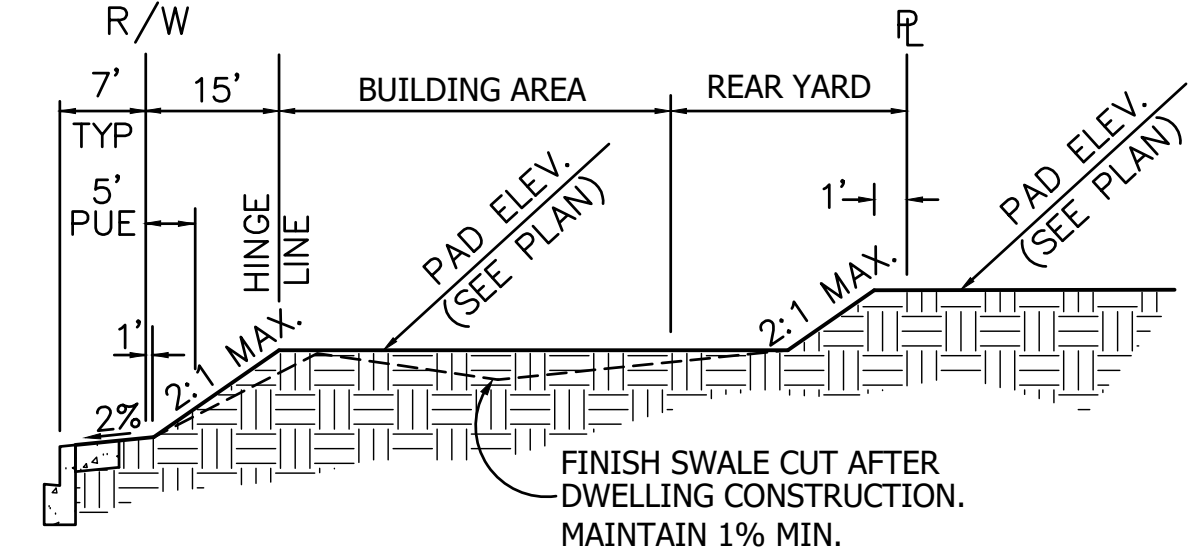
**VICINITY MAP**  
NOT TO SCALE



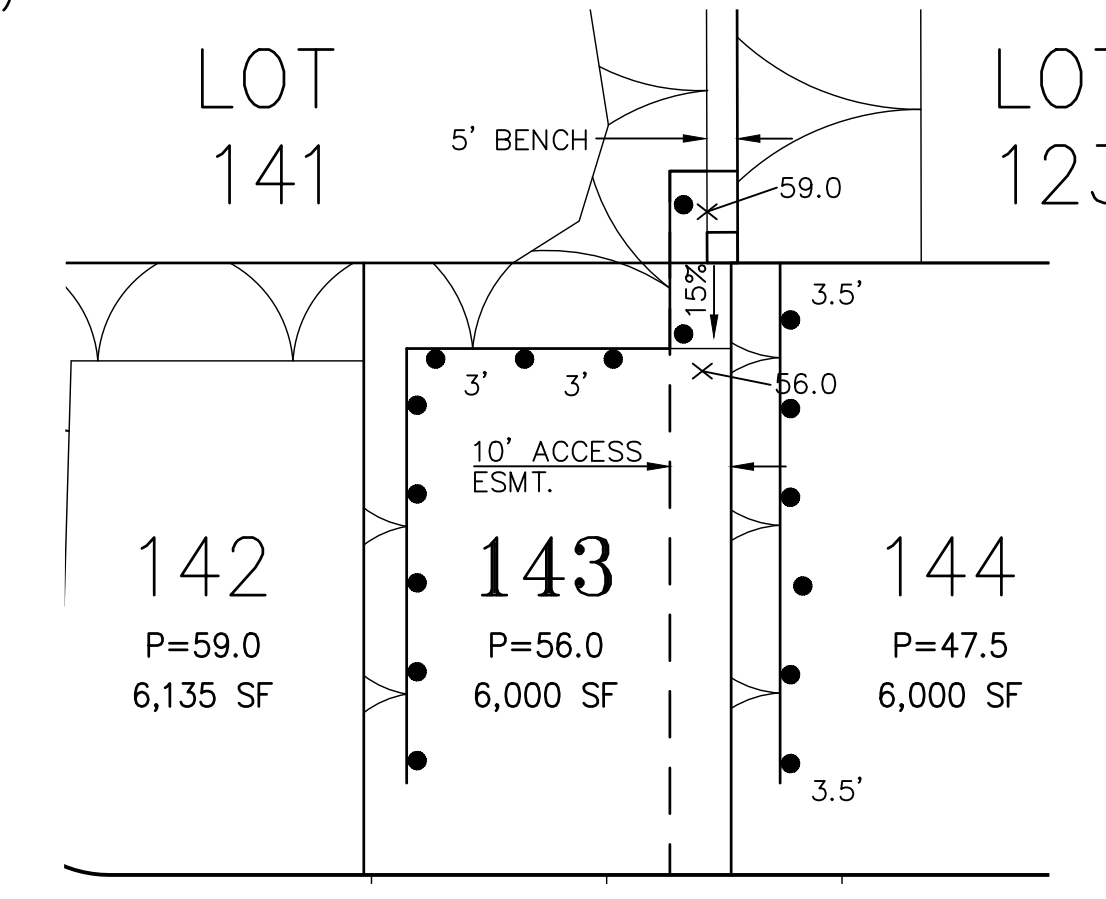
**44' R/W**  
TYPICAL SECTION  
NOT TO SCALE



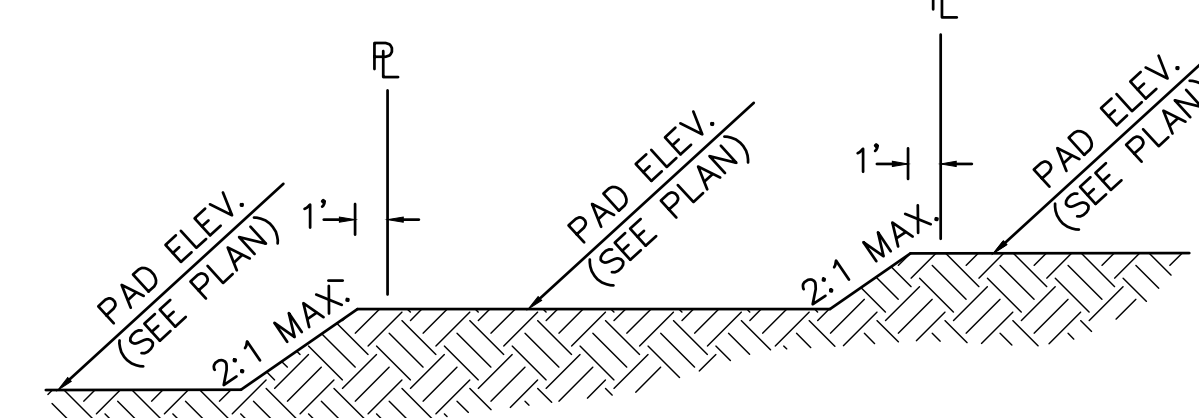
**50' R/W**  
TYPICAL SECTION  
NOT TO SCALE



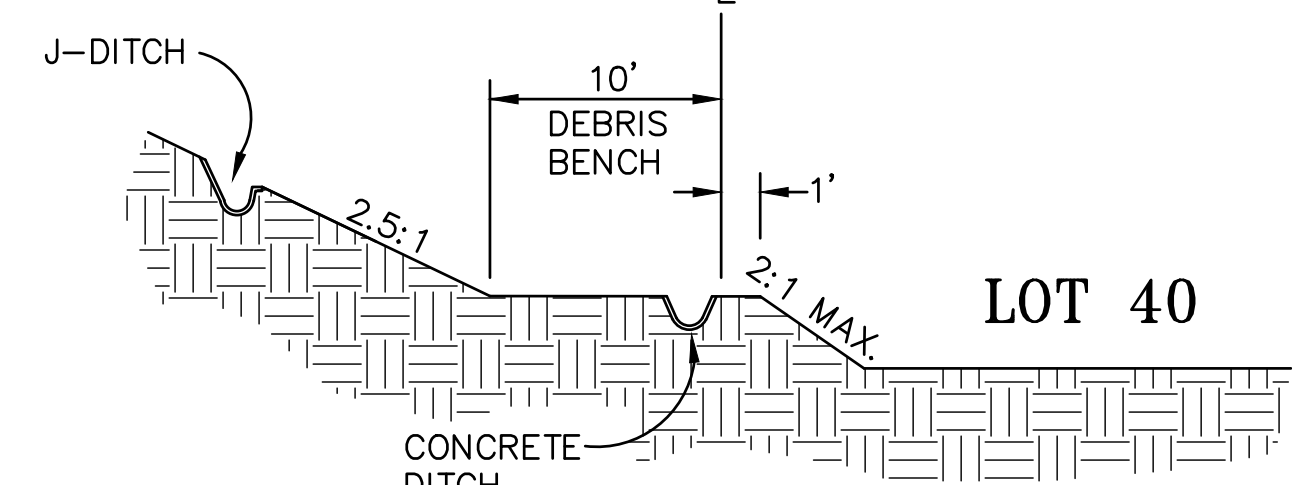
**TYPICAL LOT SECTION A-A**  
NOT TO SCALE



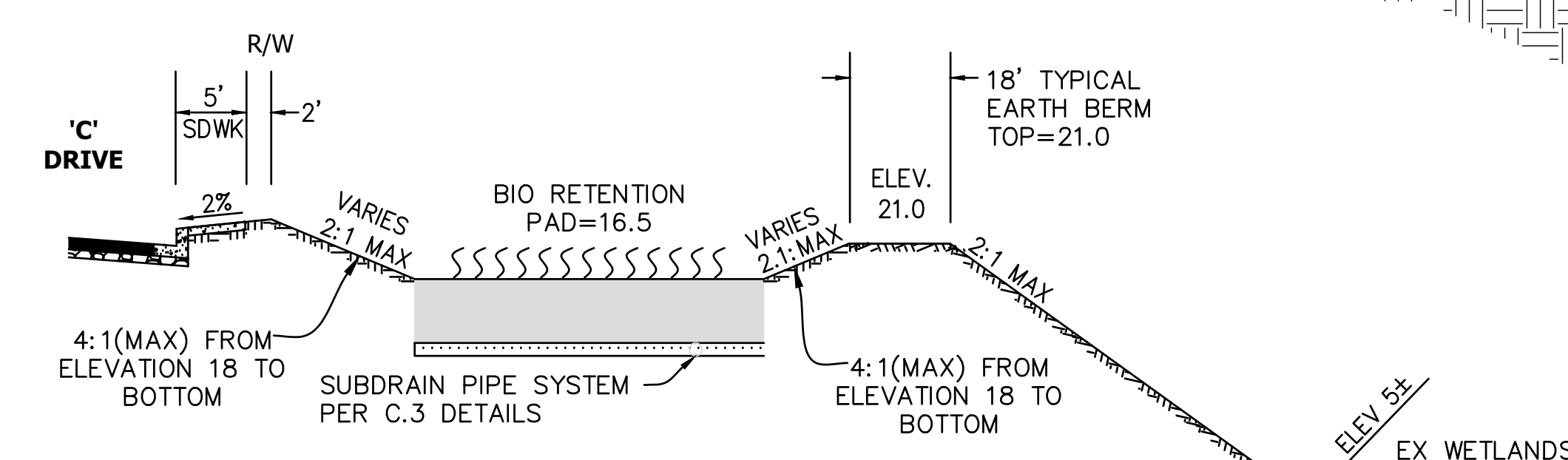
**5' BENCH ACCESS VIA LOT 143**  
NOT TO SCALE



**TYPICAL LOT SECTION B-B**  
NOT TO SCALE



**SECTION I-I**  
NOT TO SCALE



**SECTION E-E**  
NOT TO SCALE

- LEGEND**
- SS: Sewer
  - SD: Storm Drain
  - 6: Lot No.
  - PAD ELEV.: Pad Elevation
  - FIRE HYDRANT: Fire Hydrant
  - NEW FIRE HYDRANT: New Fire Hydrant
  - LOT DIMENSION: Lot Dimension
  - RETAINING WALL W/2:1 SLOPE: Retaining Wall with 2:1 Slope
  - WATER (C.C.W.D.): Water (Contra Costa Water District)
  - TYPE "A" INLET & STORM DRAIN: Type A Inlet and Storm Drain
  - E.M.: Entry Monument
  - DA: Drainage Area
  - DRAINAGE AREA BOUNDARY: Drainage Area Boundary
  - EG: Existing Ground
  - FG: Finish Grade
  - FF: Finish Floor

- GENERAL NOTES**
- OWNER/DEVELOPER: DISCOVERY BUILDERS, INC. 4021 FORT CHICAGO HWY CONCORD, CA 94520 (925) 892-6419
  - WATER SUPPLY: CONTRA COSTA WATER DIST.
  - SEWAGE: MOUNTAIN VIEW SANITARY DIST.
  - ASSESSOR'S PARCEL: 380-030-046
  - CONTOURS: 5' INTERVALS
  - THIS IS A PROPOSED SUBDIVISION OF A PORTION OF LOT 2 DESCRIBED IN THE CORPORATION GRANT DEED RECORDED ON APRIL 12, 2004, AS DOCUMENT NO. 2004-0125819-00 OF OFFICIAL RECORDS, CONTRA COSTA COUNTY RECORDER. SAID LOT 2 IS THE SAME LOT 2 OF THAT CERTAIN LOT LINE ADJUSTMENT APPROVED BY CONTRA COSTA COUNTY FILE #L03-03.

- LAND USE NOTES**
- ALL PARCELS ARE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE INDICATED
- PRESENT LAND USE: VACANT
  - PARCEL A (OPEN SPACE): 20.07 ACRES
  - PARCEL B (MARSH & OPEN SPACE): 19.85 ACRES
  - PARCEL C (ACCESS & DRAINAGE ESMT): 3,222 S.F.
  - PARCEL D (ACCESS & DRAINAGE ESMT): 2,548 S.F.
  - PARCEL E (PARK): 4.53 ACRES
  - PARCEL F (C3): 2.04 ACRES
  - MINIMUM LOT SIZE: 6,000 S.F.
  - MAXIMUM LOT SIZE: 15,991 S.F.
  - TYPICAL LOT DIMENSIONS: AS SHOWN
  - TOTAL DEVELOPABLE ACREAGE: 31.79 ACRES (RESIDENTIAL=23.71 NET AC)
  - TOTAL ACREAGE: 78.28 ACRES
  - BUILDABLE AREA: 40%
  - TOTAL NUMBER OF LOTS: 144
  - GENERAL PLAN DESIGNATION: HEAVY INDUSTRIAL (H-I)
  - EXISTING ZONING: HEAVY INDUSTRIAL (H-I)
  - PROPOSED GENERAL PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL HIGH DENSITY (SH)
  - PROPOSED ZONING: PLANNED UNIT DISTRICT (P-1)
  - DWELLING UNITS PER NET A.C.: 6.1 D.U./NET A.C.

**SHEET INDEX**

SHEET No.	DESCRIPTION
1	TITLE SHEET & SECTIONS
2	TENTATIVE MAP & GRADING PLAN
3	TENTATIVE MAP & GRADING PLAN
4	TENTATIVE MAP & GRADING PLAN

DATE: 09-25-2020 DESIGNED: D.O.I. DRAWN: STAFF CHECKED: D.O.I. JOB NO.: 200313 SHEET 1 OF 5

WET SIGNED SET ON FILE AT THE COUNTY

**Isakson & Assoc. Inc.**  
civil engineering and surveying  
2 Miranga Court, Clayton, CA 94517 Phone: (925) 876-0889

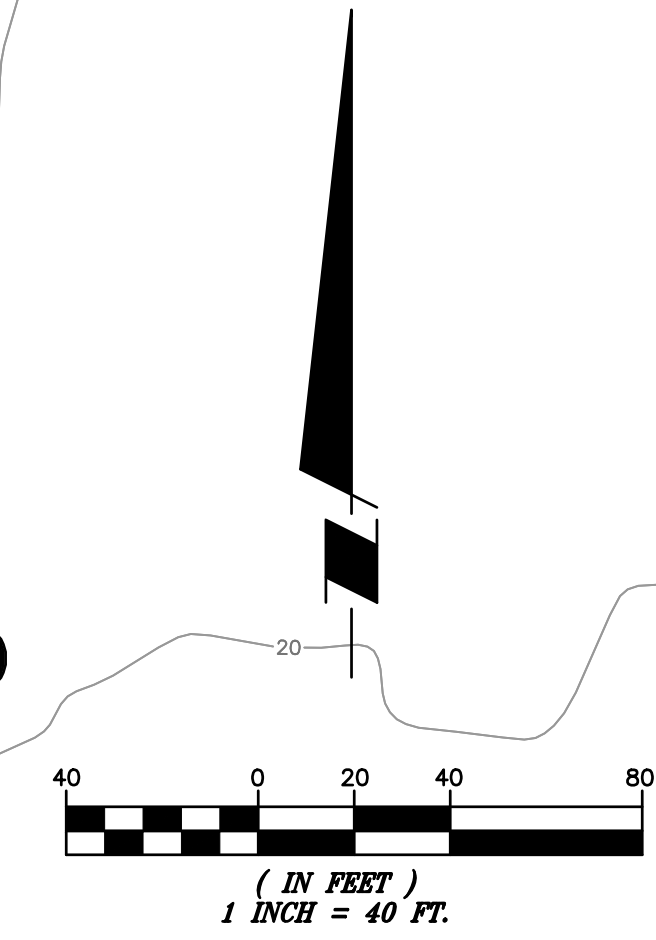
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
STATE OF CALIFORNIA  
NO. 21764

SUBDIVISION 8809  
VESTING TENTATIVE MAP: PRELIMINARY DEV. PLAN & PRELIMINARY GRADING PLAN  
"BAYVIEW"  
CONTRA COSTA COUNTY CALIFORNIA

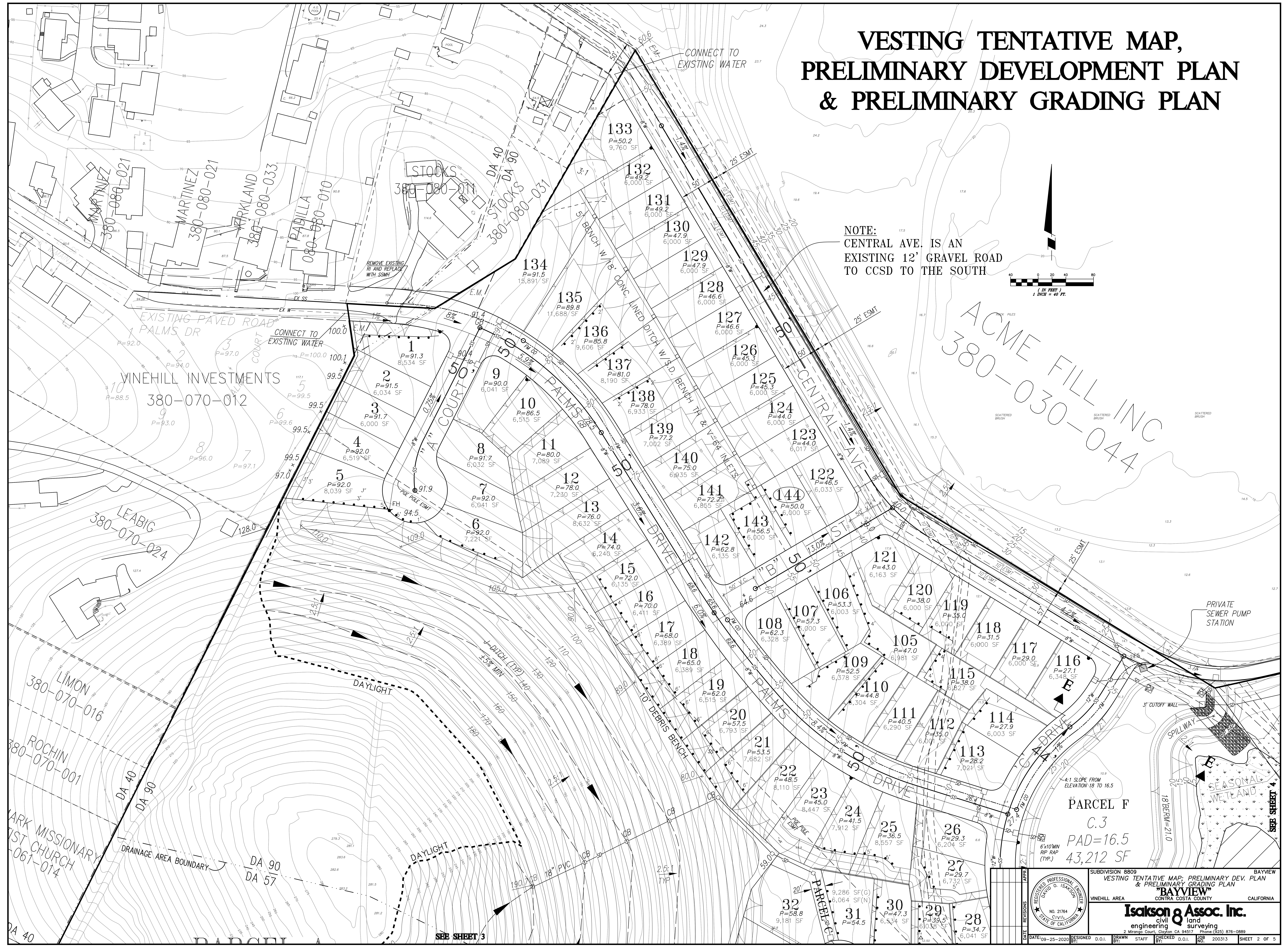
BAYVIEW - C.C. COUNTY - TENTATIVE MAP - SUB 8809 - 09-25-2020

# VESTING TENTATIVE MAP, PRELIMINARY DEVELOPMENT PLAN & PRELIMINARY GRADING PLAN

NOTE:  
CENTRAL AVE. IS AN  
EXISTING 12' GRAVEL ROAD  
TO CCSD TO THE SOUTH



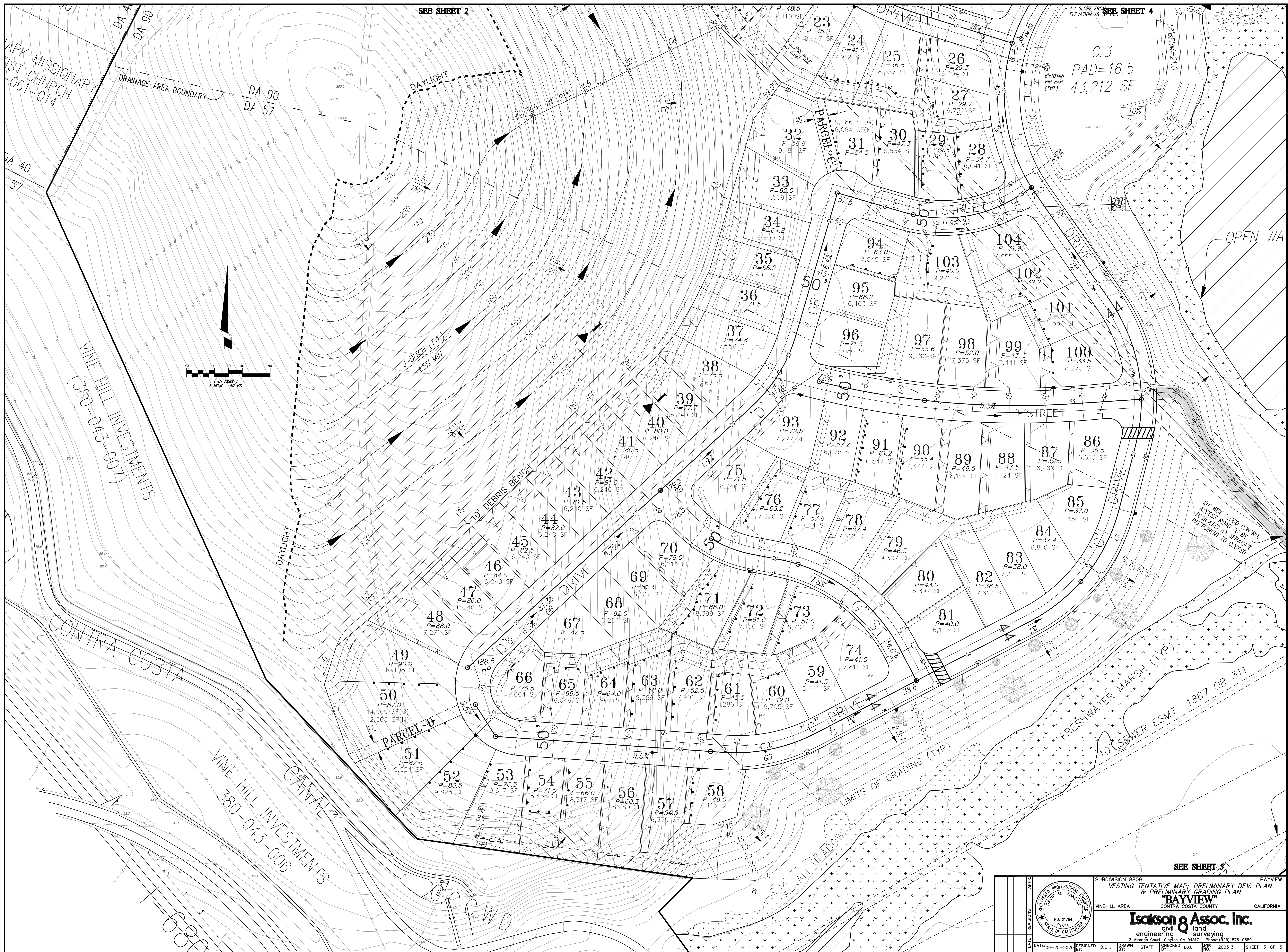
ACME FILL INC  
380-030-044



PARCEL F  
C.3  
PAD=16.5  
43,212 SF

	SUBDIVISION 8809 VESTING TENTATIVE MAP; PRELIMINARY DEV. PLAN & PRELIMINARY GRADING PLAN "BAYVIEW" CONTRA COSTA COUNTY CALIFORNIA
	<b>Isakson &amp; Assoc. Inc.</b> engineering & land surveying 2 Miranga Court, Clayton, CA 94517 Phone: (925) 876-0889
DATE: 09-25-2020 DESIGNED BY: D.O.I. DRAWN BY: STAFF CHECKED BY: D.O.I. JOB NO.: 200313 SHEET 2 OF 5	WET SIGNED SET ON FILE AT THE COUNTY

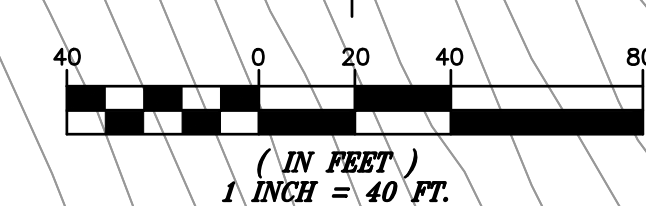
SEE SHEET 3



MARK MISSIONARY  
ST. CHURCH  
061-014

VINE HILL INVESTMENTS  
(380-043-007)

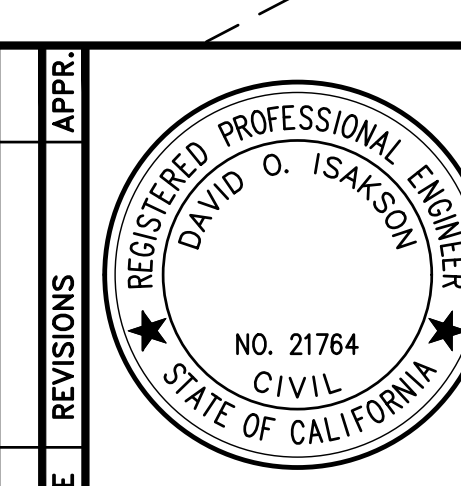
CONTRA COSTA  
VINE HILL CANAL  
380-043-006



SEE SHEET 2

SEE SHEET 4

SEE SHEET 5

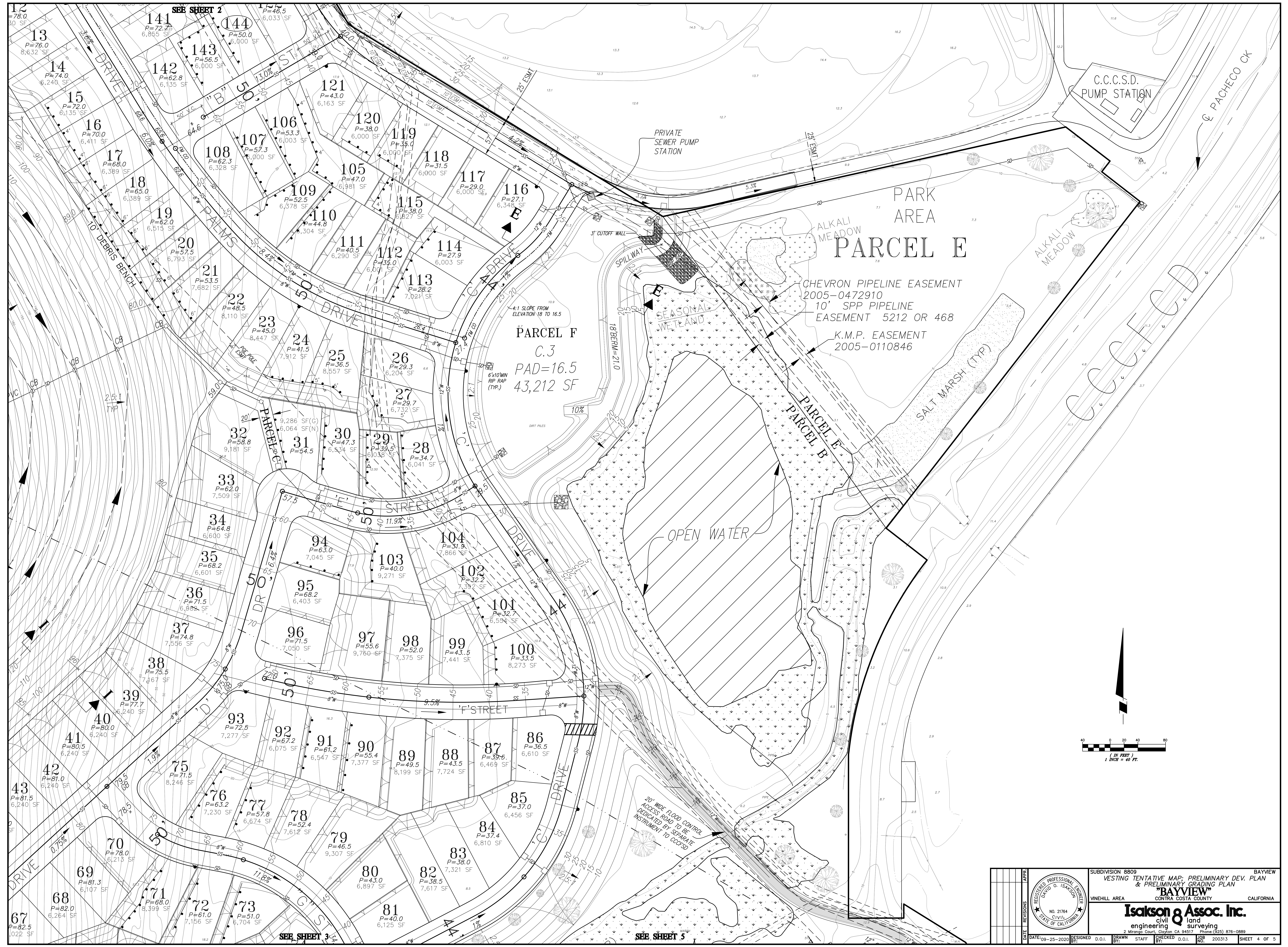


SUBDIVISION 8809  
VESTING TENTATIVE MAP: PRELIMINARY DEV. PLAN  
& PRELIMINARY GRADING PLAN  
"BAYVIEW"  
CONTRA COSTA COUNTY CALIFORNIA

**Isakson & Assoc. Inc.**  
civil engineering and surveying  
2 Miranga Court, Clayton, CA 94517 Phone: (925) 876-0889

DATE: 09-25-2020 DESIGNED BY: D.O.I. DRAWN BY: STAFF CHECKED BY: D.O.I. JOB NO.: 200313 SHEET 3 OF 5

WET SIGNED SET ON FILE AT THE COUNTY



C.C.C.S.D.  
PUMP STATION

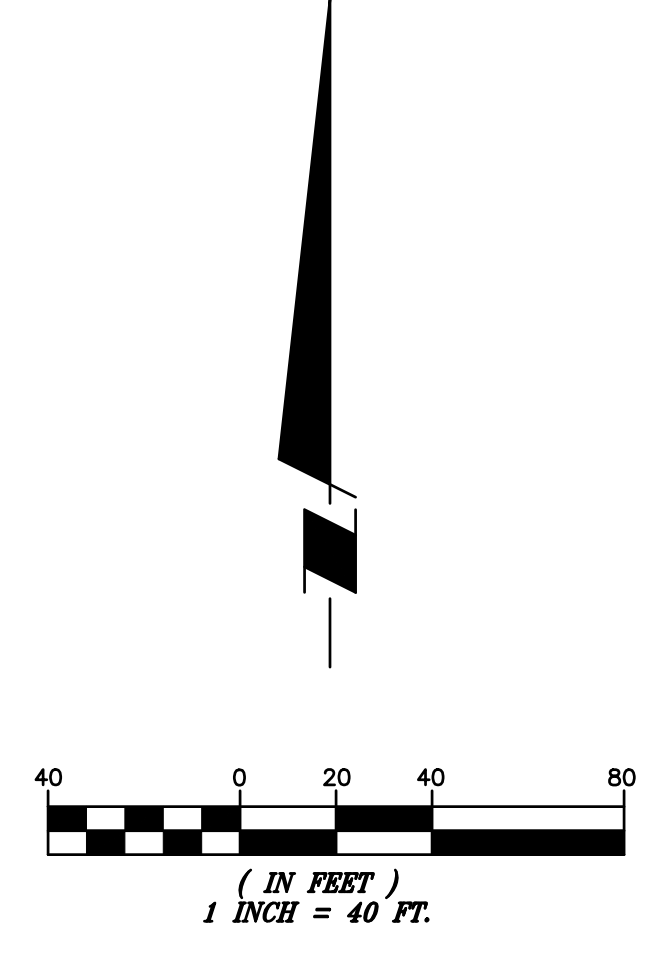
PARK  
AREA  
**PARCEL E**

CHEVRON PIPELINE EASEMENT  
2005-0472910  
10' SPP PIPELINE  
EASEMENT 5212 OR 468  
K.M.P. EASEMENT  
2005-0110846

**PARCEL F**  
C.3  
PAD=16.5  
43,212 SF

**PARCEL G**

OPEN WATER



DATE	09-25-2020	DESIGNED	D.O.I.	DRAWN	STAFF	CHECKED	D.O.I.	JOB	200313	SHEET	4 OF 5
	BY:										

WET SIGNED SET ON FILE AT THE COUNTY

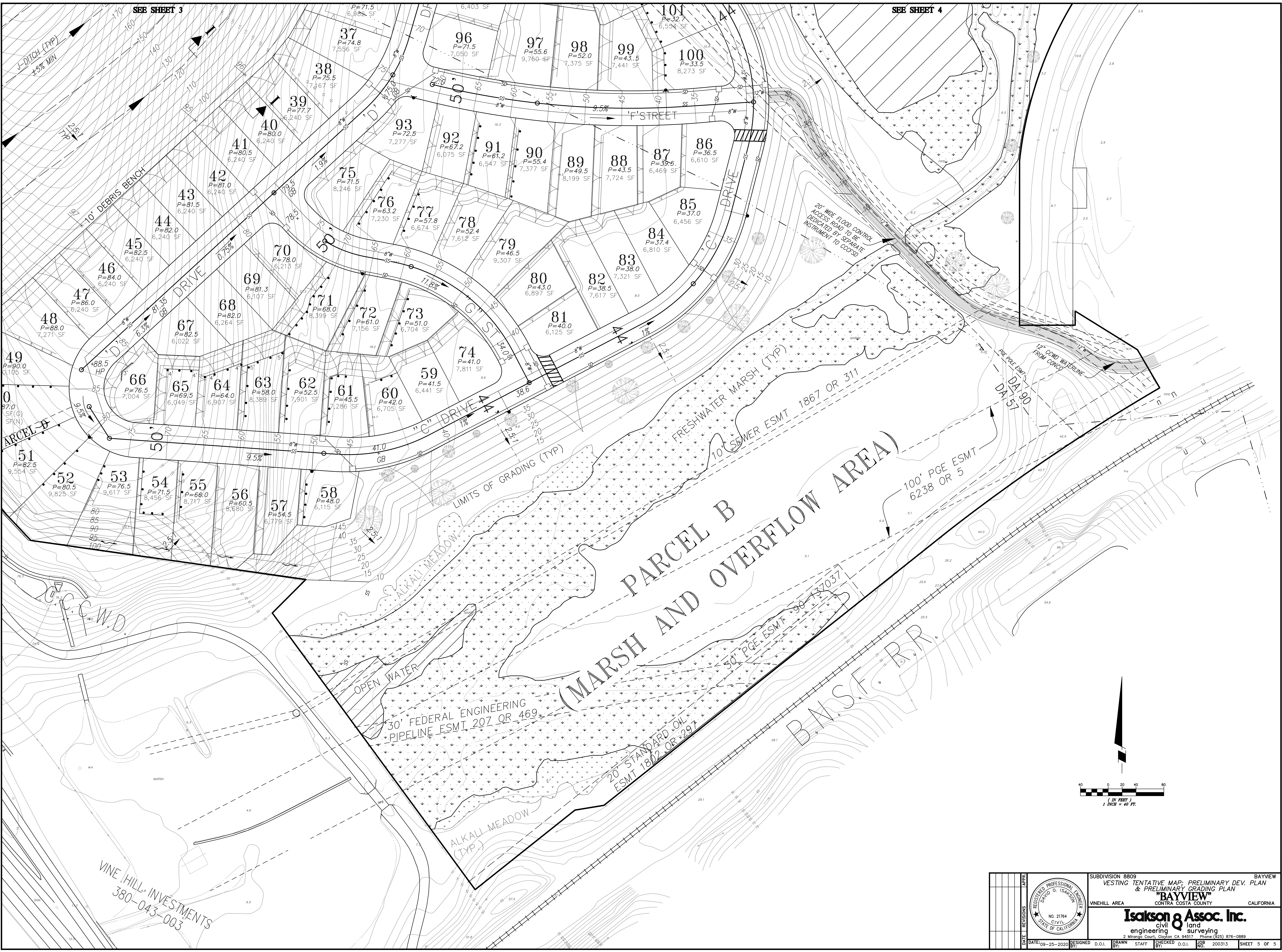
REGISTERED PROFESSIONAL ENGINEER  
DAVID O. ISAKSON  
NO. 21764  
CIVIL  
STATE OF CALIFORNIA

SUBDIVISION 8809  
VESTING TENTATIVE MAP: PRELIMINARY DEV. PLAN  
& PRELIMINARY GRADING PLAN  
**BAYVIEW**  
CONTRA COSTA COUNTY CALIFORNIA

**Isakson & Assoc. Inc.**  
civil engineering & land surveying  
2 Miranga Court, Clayton, CA 94517 Phone: (925) 876-0889

SEE SHEET 3

SEE SHEET 4



VINE HILL INVESTMENTS  
380-043-003

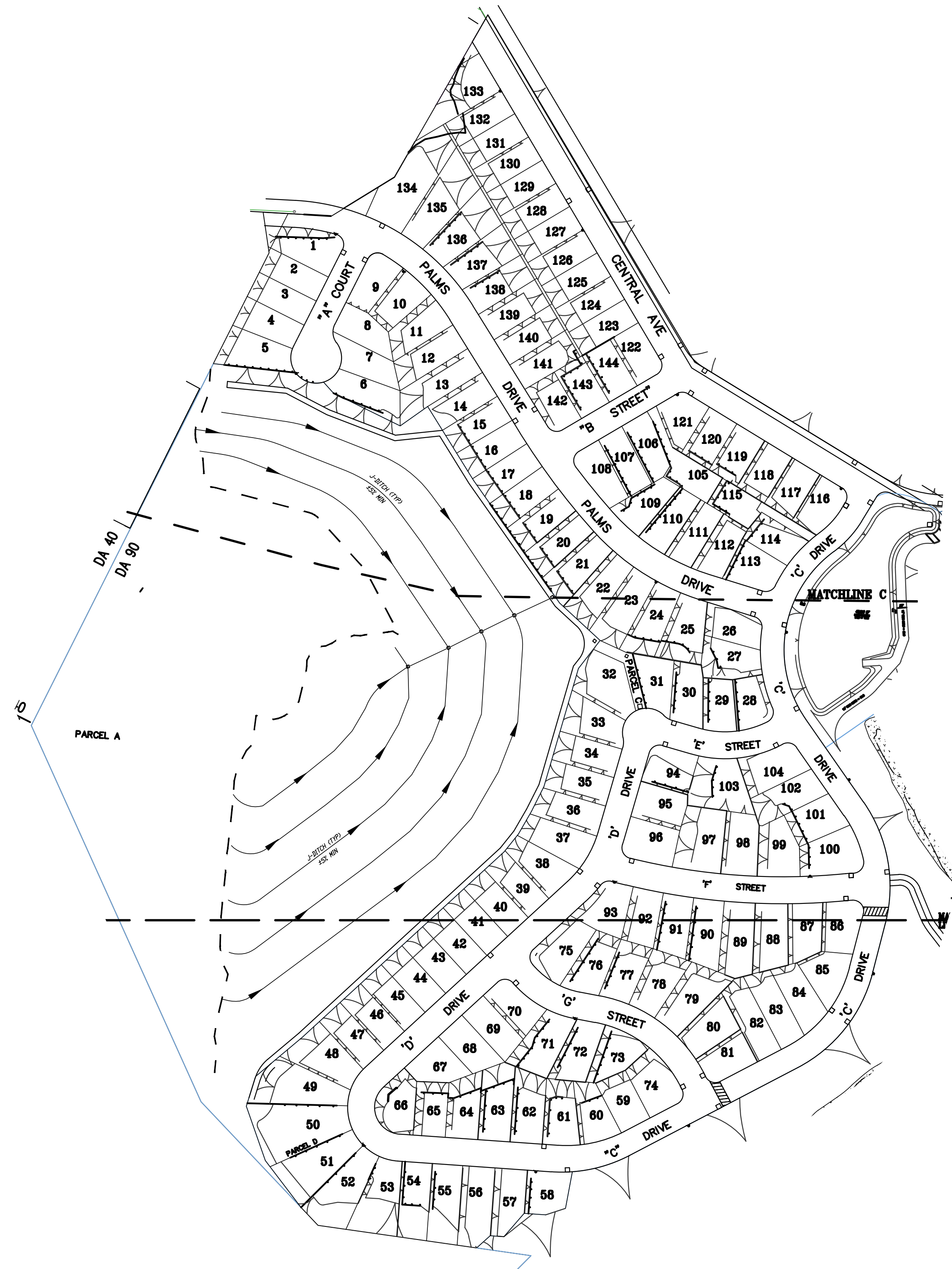
DATE	REVISIONS		SUBDIVISION 8809	BAYVIEW							
	<p>VESTING TENTATIVE MAP: PRELIMINARY DEV. PLAN &amp; PRELIMINARY GRADING PLAN</p> <p><b>BAYVIEW</b> CONTRA COSTA COUNTY CALIFORNIA</p>		<p><b>Isakson &amp; Assoc. Inc.</b> civil engineering and surveying 2 Miranga Court, Clayton, CA 94517 Phone: (925) 876-0889</p>								
DATE	09-25-2020	DESIGNED	D.O.I.	DRAWN	STAFF	CHECKED	D.O.I.	JOB	200313	SHEET	5 OF 5

WET SIGNED SET ON FILE AT THE COUNTY

# SUBDIVISION 8809

## "BAYVIEW"

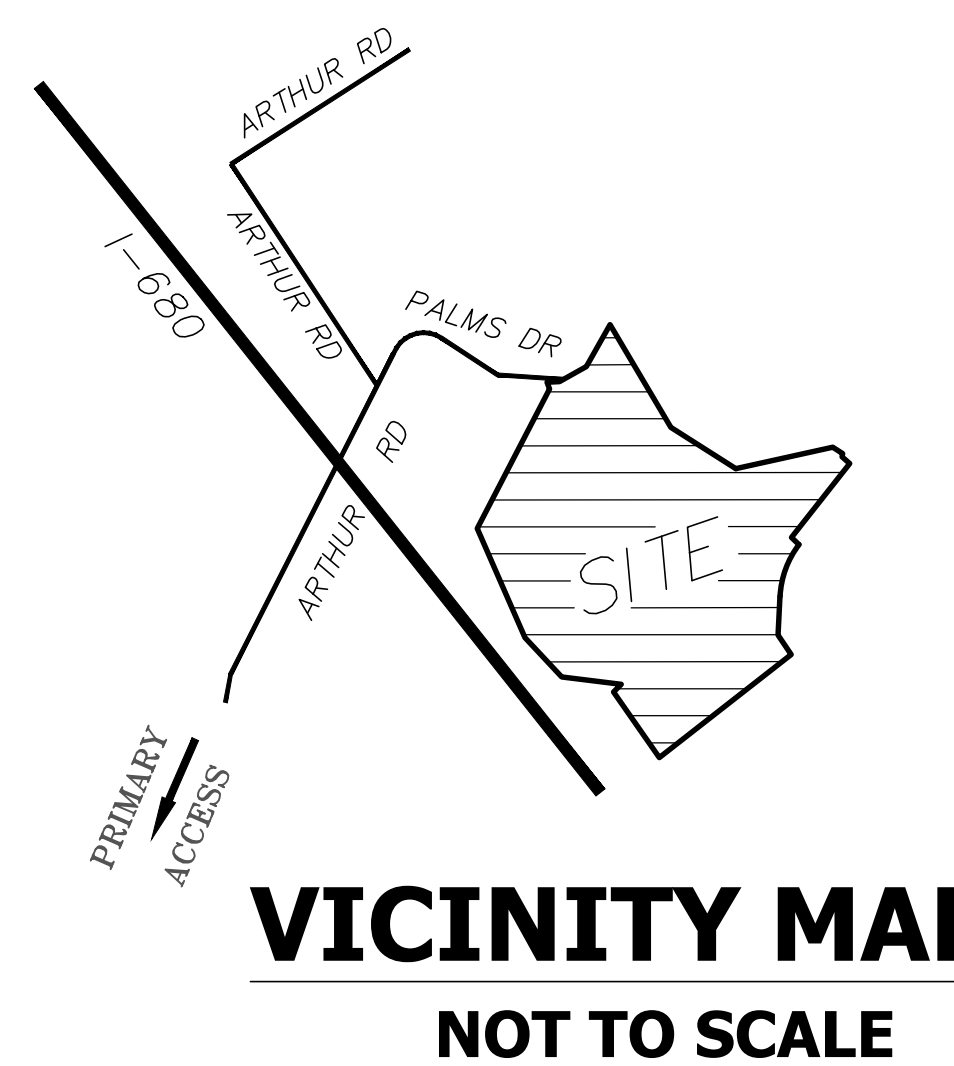
CONTRA COSTA COUNTY, CALIFORNIA  
DISCOVERY BUILDERS



**SITE MAP**  
SCALE: 1"=150'

### SHEET INDEX

- L1 COVER SHEET
- L2 HILLSIDE LANDSCAPE PLAN
- L3 HILLSIDE LANDSCAPE PLAN
- L4 OPEN SPACE LANDSCAPE PLAN
- L5 OPEN SPACE LANDSCAPE PLAN
- L6 STREET TREE PLAN
- L7 STREET TREE PLAN
- L8 TYPICAL PRODUCTION LOTS LANDSCAPE PLAN
- L9 MWEO CALCULATIONS
- L10 PRODUCTION LOTS COLOR RENDERING
- L11 SUBDIVISION COLOR RENDERING



### IRRIGATION NOTE

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM WHICH WILL TAKE SITE ORIENTATION, LOCAL EVAPOTRANSPIRATION, PLANT WATER USE, AND WATER CONSERVATION INTO ACCOUNT. IRRIGATION SYSTEM WILL MEET ALL CITY OF BRENTWOOD, STATE OF CALIFORNIA, & LOCAL WATER PURVEYOR CODES & REGULATIONS.

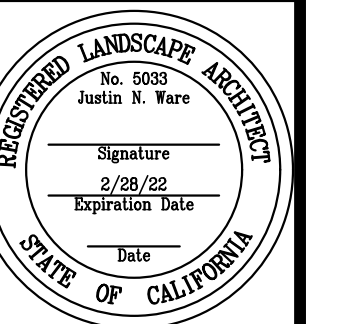
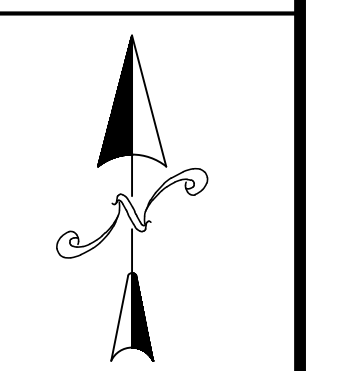
### MWEO NOTE

PROJECT SHALL MEET ALL STATE OF CALIFORNIA MWEO WATER USE RESTRICTIONS AND REGULATIONS. ALL NECESSARY CHARTS, CALCULATIONS, HYDROZONE INFORMATION AND WATER USE INFORMATION WILL BE PROVIDED DURING THE CONSTRUCTION DOCUMENT PHASE.

REVISIONS	BY

2029 Palms Avenue  
Stockton, CA 95209  
(209) 954-9065 Office  
www.utopianlandscapes.net

**UTOPIAN**  
LANDSCAPES  
LANDSCAPE ARCHITECTURE AND DESIGN SERVICES



DISCOVERY BUILDERS  
CONCORD, CA

CLIENT

COVER SHEET

SHEET TITLE

BAYVIEW ESTATES  
CONTRA COSTA COUNTY, CA

PROJECT DATE 7/26/21

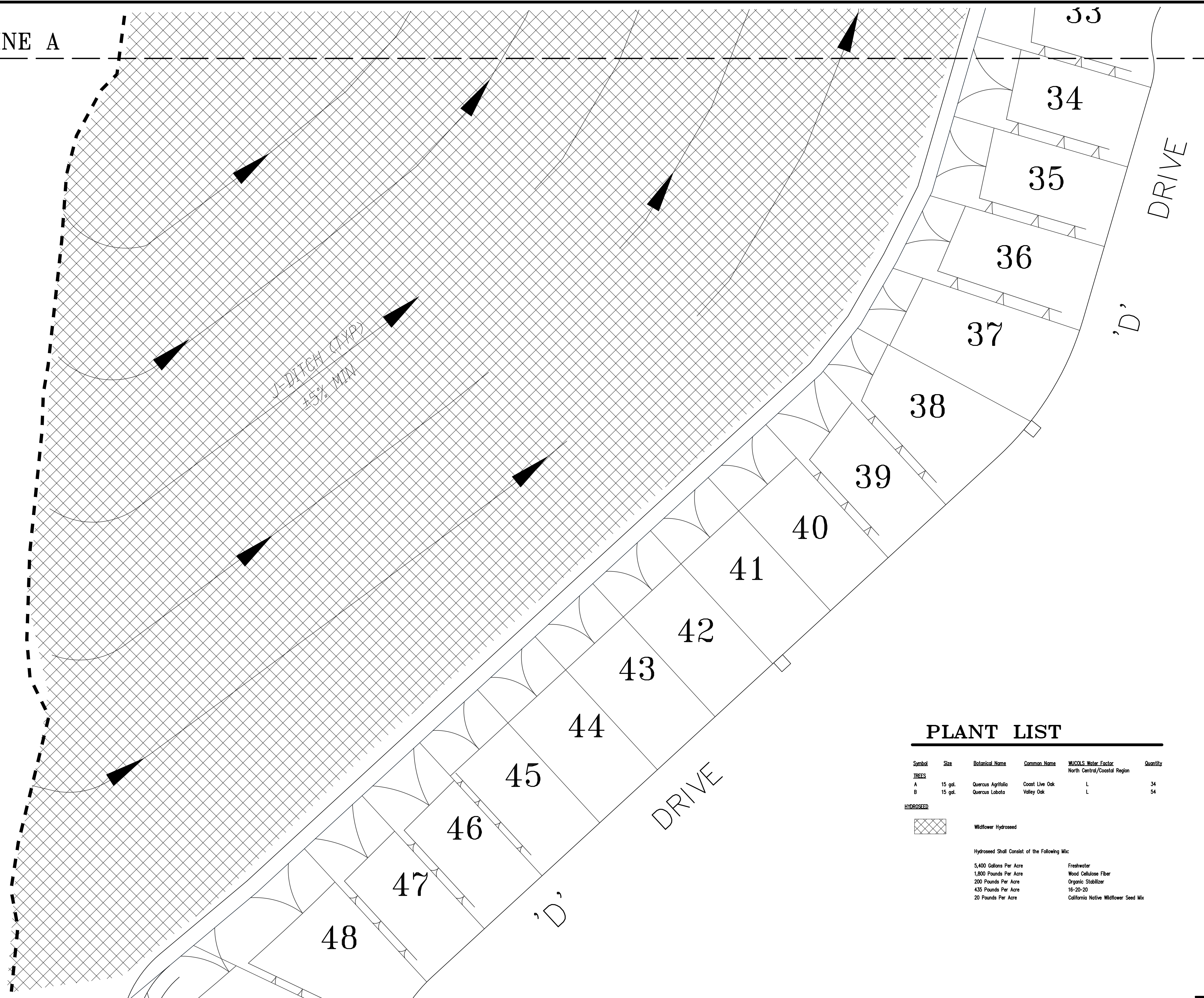
SCALE AS NOTED

DRAWN JW

SHEET **L1**

OF 11 SHEETS

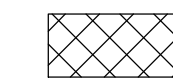
MATCHLINE A



**PLANT LIST**

Symbol	Size	Botanical Name	Common Name	WUCOLS Water Factor	Quantity
<b>TREES</b>					
A	15 gal.	Quercus Agrifolia	Coast Live Oak	L	34
B	15 gal.	Quercus Lobata	Valley Oak	L	54

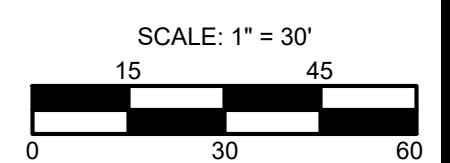
**HYDROSEED**



Wildflower Hydroseed

Hydroseed Shall Consist of the Following Mix:

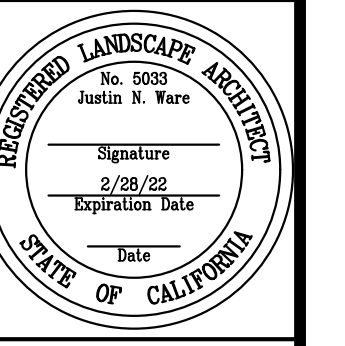
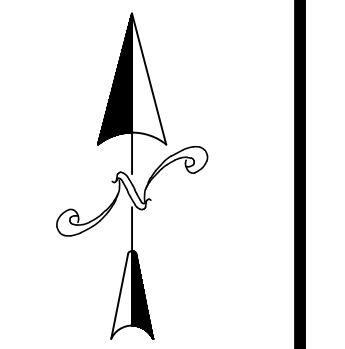
- 5,400 Gallons Per Acre      Freshwater
- 1,800 Pounds Per Acre      Wood Cellulose Fiber
- 200 Pounds Per Acre      Organic Stabilizer
- 435 Pounds Per Acre      16-20-20
- 20 Pounds Per Acre      California Native Wildflower Seed Mix



REVISIONS	BY

2029 Paloma Avenue  
Stockton, CA 95209  
(209) 934-9065 Office  
www.utopianlandscapes.net

**UTOPIAN**  
LANDSCAPES  
LANDSCAPE ARCHITECTURE AND DESIGN SERVICES



DISCOVERY BUILDERS  
CONCORD, CA

CLIENT

HILL SIDE  
LANDSCAPE  
PLAN

SHEET TITLE

BAYVIEW ESTATES  
CONTRA COSTA  
COUNTY, CA

PROJECT

DATE 7/26/21

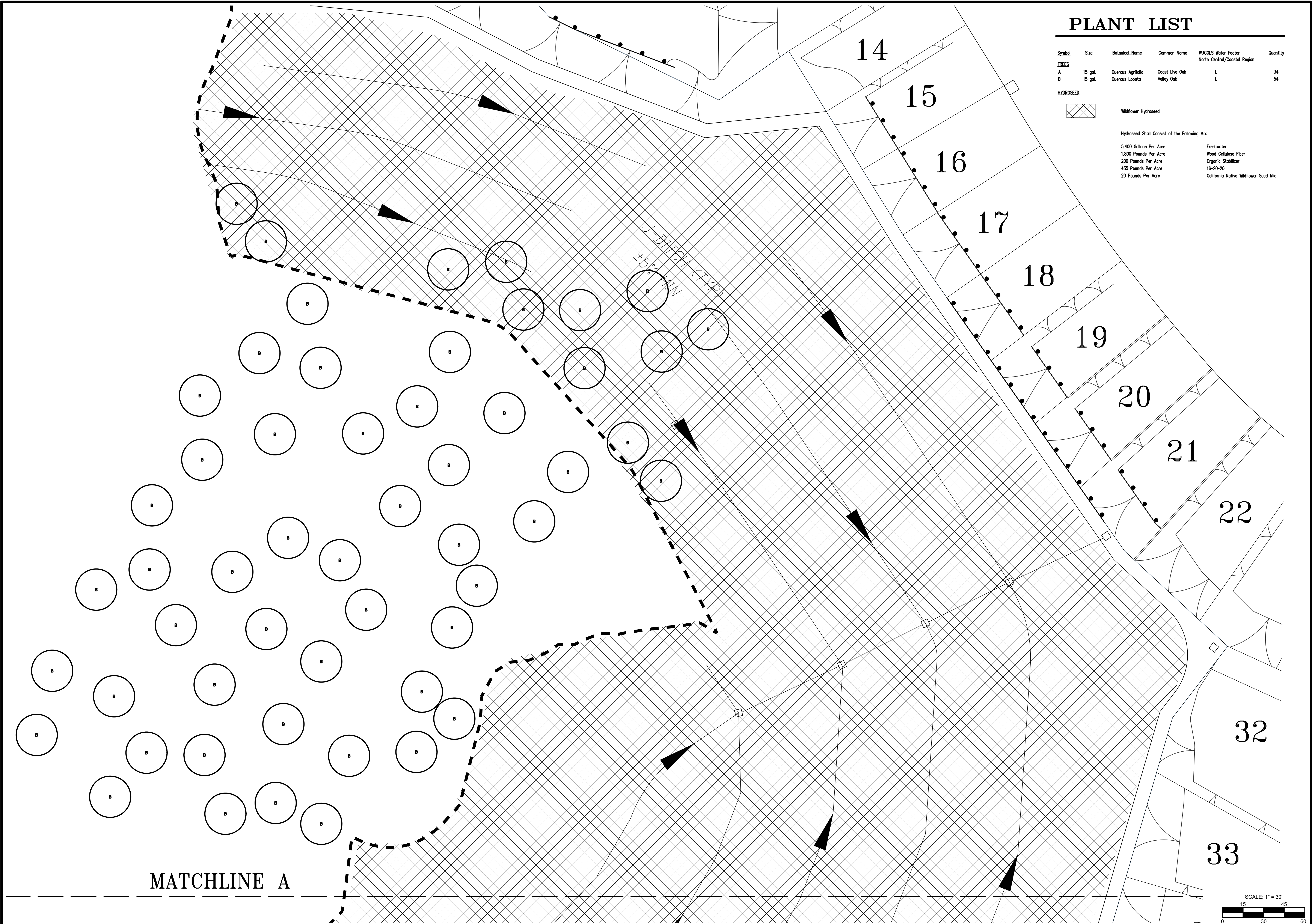
SCALE 1"=30'

DRAWN JW

SHEET L2

OF 11 SHEETS





### PLANT LIST

Symbol	Size	Botanical Name	Common Name	WUCOLS Water Factor	Quantity
<b>TREES</b>					
A	15 gal.	Quercus Agrifolia	Coast Live Oak	L	34
B	15 gal.	Quercus Lobata	Valley Oak	L	54

**HYDROSEED**

Wildflower Hydroseed

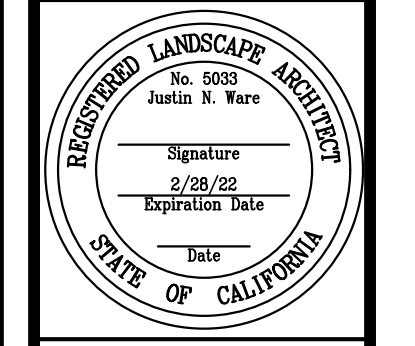
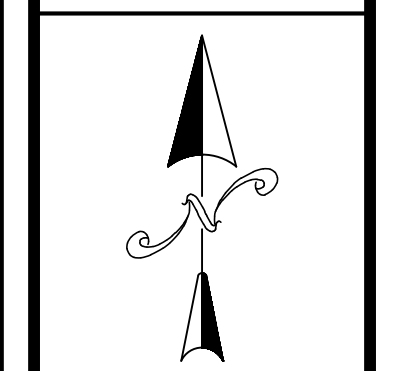
Hydroseed Shall Consist of the Following Mix:

5,400 Gallons Per Acre	Freshwater
1,800 Pounds Per Acre	Wood Cellulose Fiber
200 Pounds Per Acre	Organic Stabilizer
435 Pounds Per Acre	16-20-20
20 Pounds Per Acre	California Native Wildflower Seed Mix

REVISIONS	BY

2029 Paloma Avenue  
Stockton, CA 95209  
(209) 954-9065 Office  
www.utopianlandscapes.net

**UTOPIAN**  
LANDSCAPES  
LANDSCAPE ARCHITECTURE AND DESIGN SERVICES



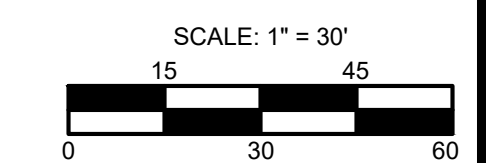
DISCOVERY BUILDERS  
CONCORD, CA

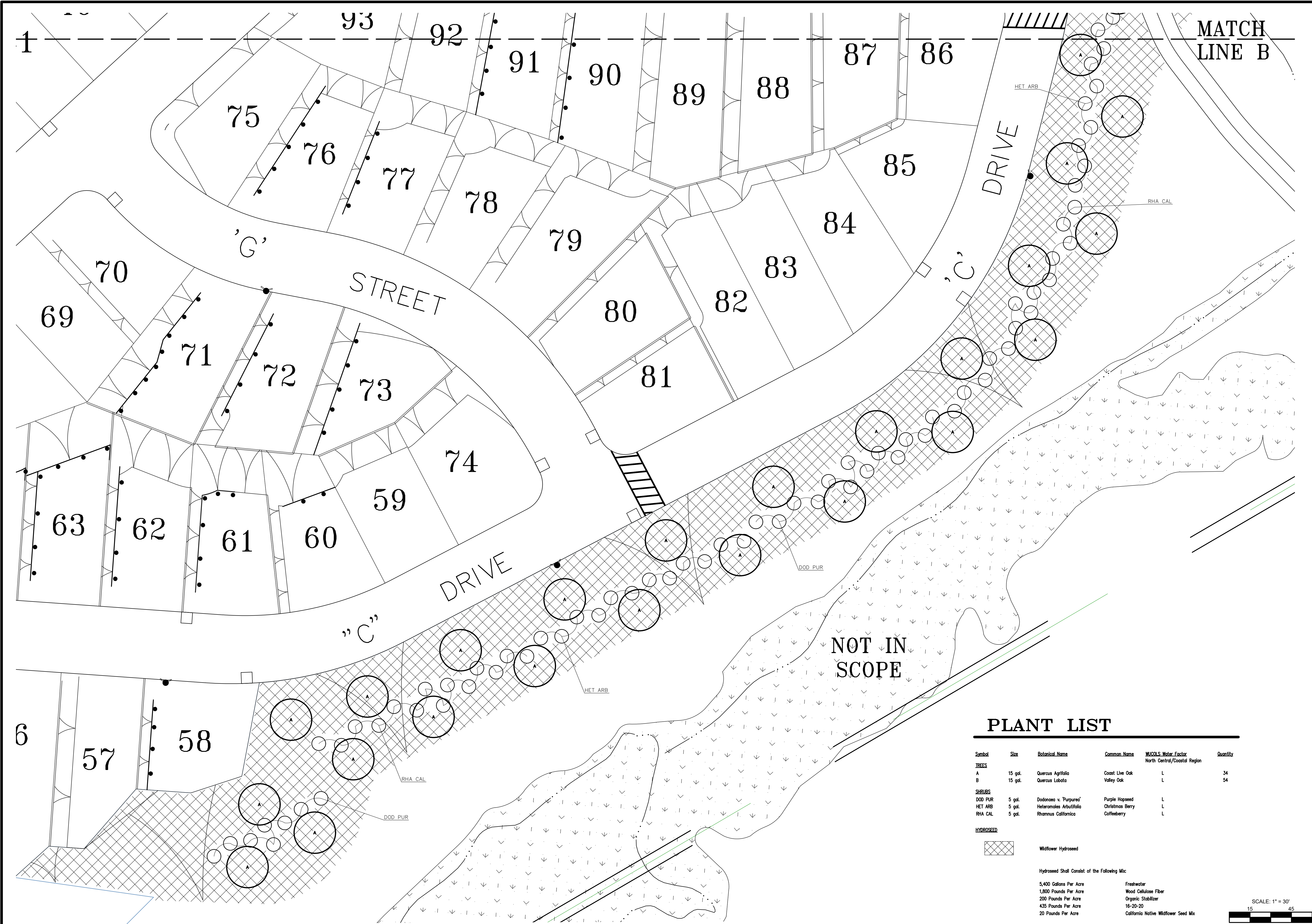
HILLSIDE  
LANDSCAPE  
PLAN

BAYVIEW ESTATES  
CONTRA COSTA  
COUNTY, CA

DATE 7/26/21  
SCALE 1"=30'  
DRAWN JW  
SHEET L3  
OF 11 SHEETS

MATCHLINE A



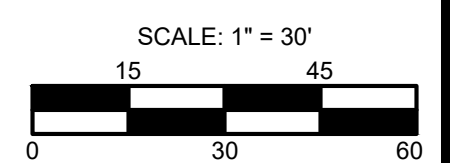


### PLANT LIST

Symbol	Size	Botanical Name	Common Name	WUCOLS Water Factor North Central/Coastal Region	Quantity
<b>TREES</b>					
A	15 gal.	Quercus Agrifolia	Coast Live Oak	L	34
B	15 gal.	Quercus Lobata	Valley Oak	L	54
<b>SHRUBS</b>					
DOD PUR	5 gal.	Dodonaea v. 'Purpurea'	Purple Hopseed	L	
HET ARB	5 gal.	Heteromesa Arbutifolia	Christmas Berry	L	
RHA CAL	5 gal.	Rhamnus Californica	Coffeeberry	L	
<b>HYDROSEED</b>					
[Cross-hatch symbol]		Wildflower Hydroseed			

Hydroseed Shall Consist of the Following Mix:


5,400 Gallons Per Acre	Freshwater
1,800 Pounds Per Acre	Wood Cellulose Fiber
200 Pounds Per Acre	Organic Stabilizer
435 Pounds Per Acre	16-20-20
20 Pounds Per Acre	California Native Wildflower Seed Mix



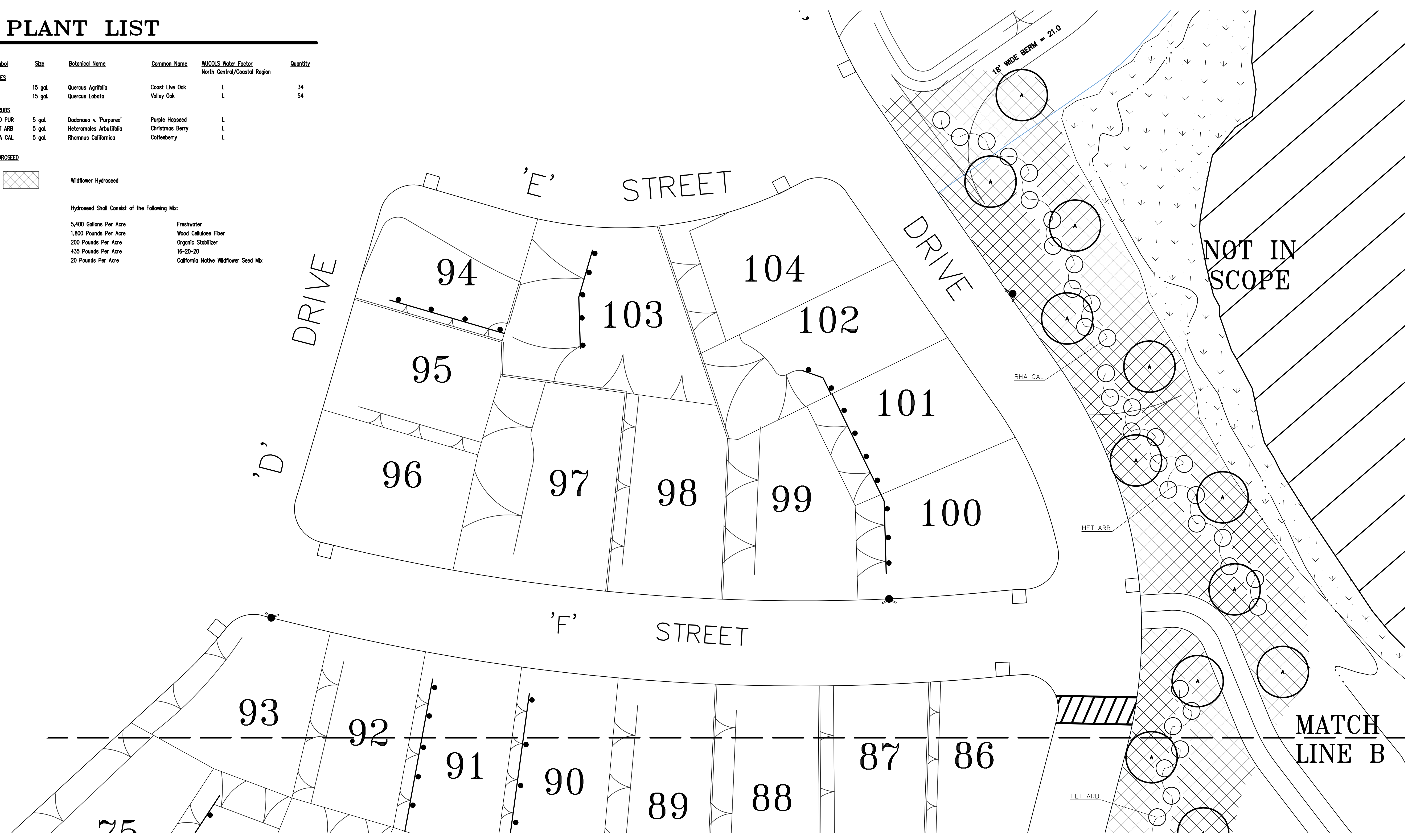
REVISIONS	BY
2029 Paloma Avenue Stockton, CA 95209 (209) 934-9065 Office www.utopianlandscapes.net	
<b>UTOPIAN</b> LANDSCAPES LANDSCAPE ARCHITECTURE AND DESIGN SERVICES	
DISCOVERY BUILDERS CONCORD, CA	
CLIENT	
OPEN SPACE LANDSCAPE PLAN	
SHEET TITLE	
BAYVIEW ESTATES CONTRA COSTA COUNTY, CA	
PROJECT	
DATE	7/26/21
SCALE	1"=30'
DRAWN	JW
SHEET	L4
OF 11 SHEETS	

# PLANT LIST

Symbol	Size	Botanical Name	Common Name	WUCOLS Water Factor	Quantity
<b>TREES</b>					
A	15 gal.	Quercus Agrifolia	Coast Live Oak	L	34
B	15 gal.	Quercus Lobata	Valley Oak	L	54
<b>SHRUBS</b>					
DOO PUR	5 gal.	Dodonaea v. Purpurea	Purple Hopseed	L	
HET ARB	5 gal.	Heteromeles Arbutifolia	Christmas Berry	L	
RHA CAL	5 gal.	Rhamnus Californica	Coffeeberry	L	

**HYDROSEED**  
 Widflower Hydroseed

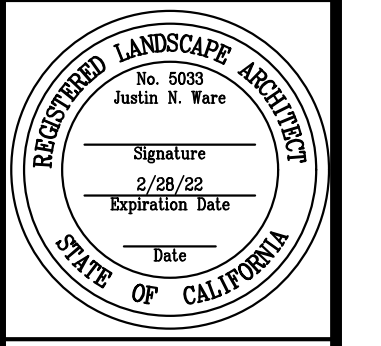
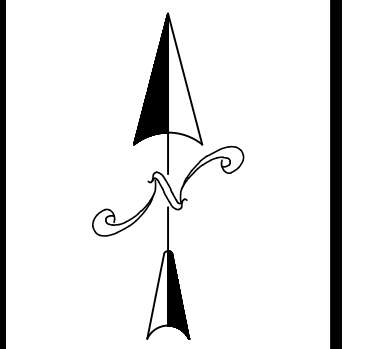
Hydroseed Shall Consist of the Following Mix:  
 5,400 Gallons Per Acre      Freshwater  
 1,800 Pounds Per Acre      Wood Cellulose Fiber  
 200 Pounds Per Acre      Organic Stabilizer  
 435 Pounds Per Acre      16-20-20  
 20 Pounds Per Acre      California Native Wildflower Seed Mix



REVISIONS	BY

2029 Paloma Avenue  
 Stockton, CA 95209  
 (209) 954-9065 Office  
 www.utopianlandscapes.net

**UTOPIAN**  
 LANDSCAPES  
 LANDSCAPE ARCHITECTURE AND DESIGN SERVICES



DISCOVERY  
 BUILDERS  
 CONCORD, CA

CLIENT

OPEN SPACE  
 LANDSCAPE  
 PLAN

SHEET TITLE

BAYVIEW ESTATES  
 CONTRA COSTA  
 COUNTY, CA

PROJECT

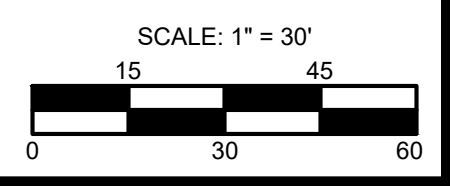
DATE 7/26/21

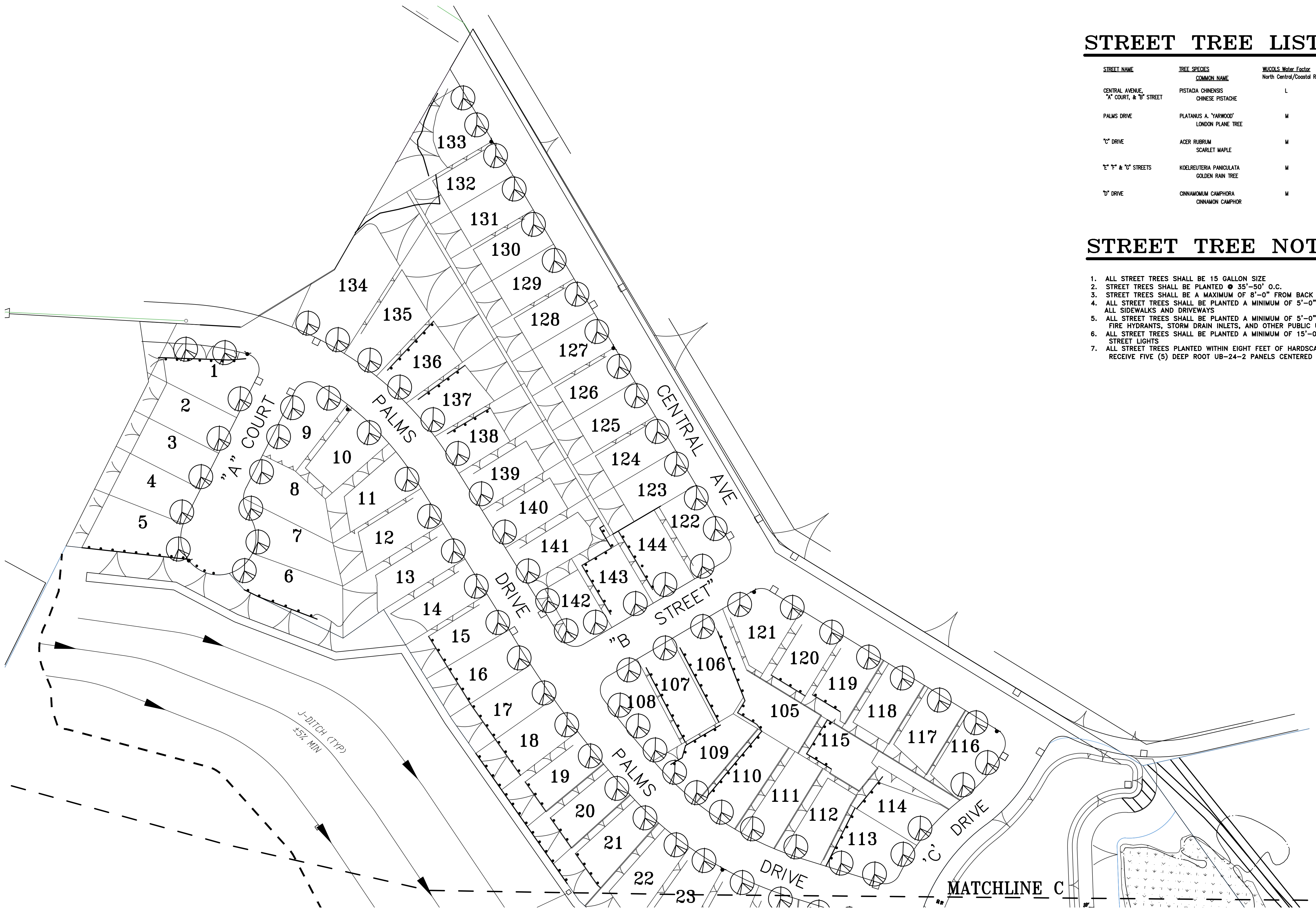
SCALE 1"=30'

DRAWN JW

SHEET L5

OF 11 SHEETS



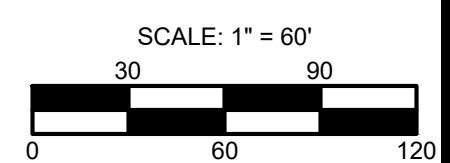


### STREET TREE LIST

STREET NAME	TREE SPECIES COMMON NAME	WUCOLS Water Factor North Central/Coastal Region	QUANTITY
CENTRAL AVENUE, "A" COURT, & "B" STREET	PISTACIA CHINENSIS CHINESE PISTACHE	L	39
PALMS DRIVE	PLATANUS A. 'YARWOOD' LONDON PLANE TREE	M	42
"C" DRIVE	ACER RUBRUM SCARLET MAPLE	M	39
"E" "F" & "G" STREETS	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	M	43
"D" DRIVE	CINNAMOMUM CAMPHORA CINNAMON CAMPHOR	M	35

### STREET TREE NOTES

1. ALL STREET TREES SHALL BE 15 GALLON SIZE
2. STREET TREES SHALL BE PLANTED @ 35'-50' O.C.
3. STREET TREES SHALL BE A MAXIMUM OF 8'-0" FROM BACK OF WALK
4. ALL STREET TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ALL SIDEWALKS AND DRIVEWAYS
5. ALL STREET TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ALL FIRE HYDRANTS, STORM DRAIN INLETS, AND OTHER PUBLIC UTILITY ELEMENTS
6. ALL STREET TREES SHALL BE PLANTED A MINIMUM OF 15'-0" FROM ALL STREET LIGHTS
7. ALL STREET TREES PLANTED WITHIN EIGHT FEET OF HARDSCAPE SHALL RECEIVE FIVE (5) DEEP ROOT UB-24-2 PANELS CENTERED ON TRUNK



REVISIONS	BY

2029 Paloma Avenue  
Stockton, CA 95209  
(209) 954-9065 Office  
www.utopianlandscapes.net

**UTOPIAN**  
LANDSCAPES  
LANDSCAPE ARCHITECTURE AND DESIGN SERVICES

DISCOVERY BUILDERS CONCORD, CA

CLIENT

STREET TREE PLAN

SHEET TITLE

BAYVIEW ESTATES CONTRA COSTA COUNTY, CA

PROJECT

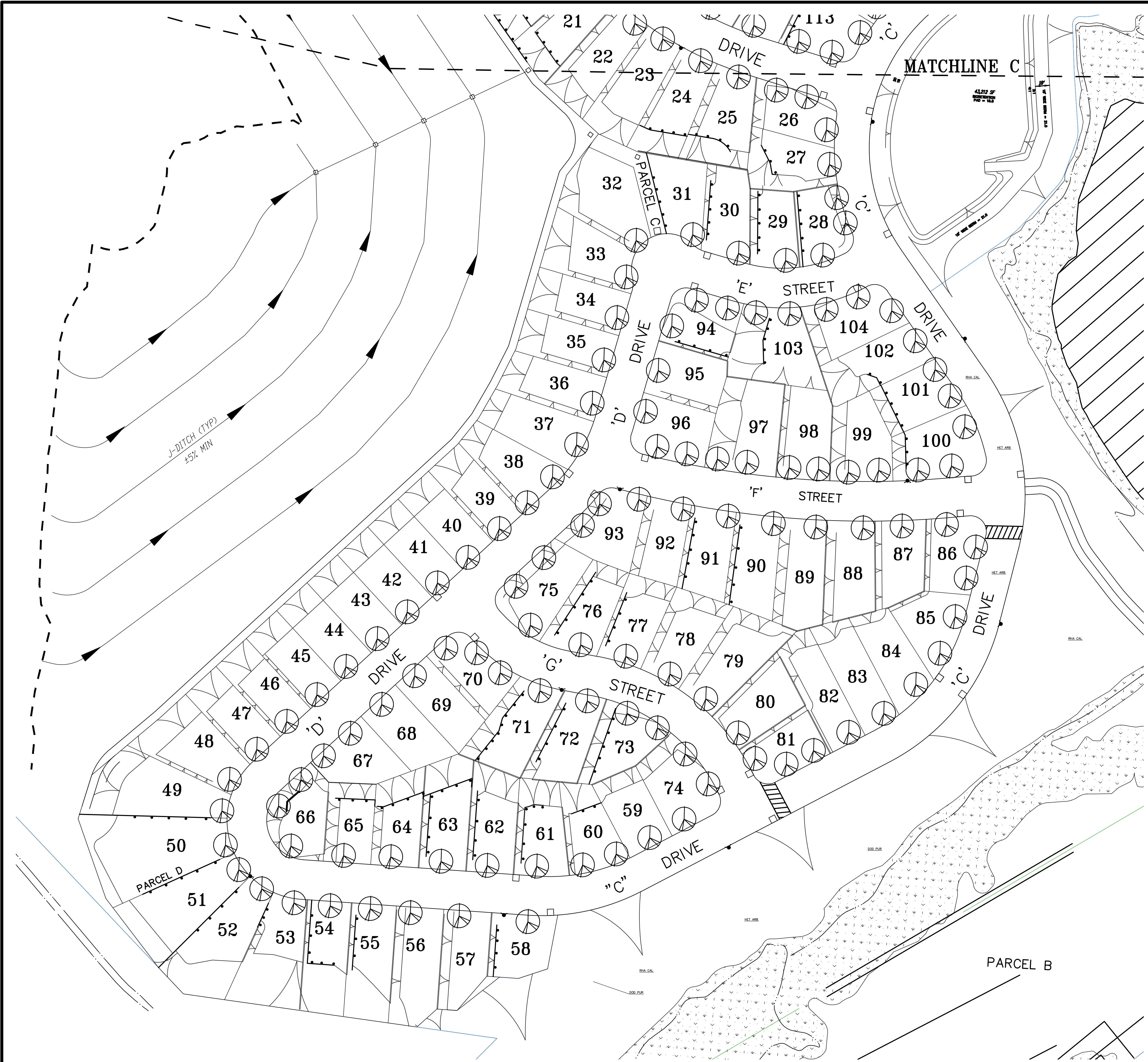
DATE 7/26/21

SCALE 1"=60'

DRAWN JW

SHEET **L6**

OF 11 SHEETS



### STREET TREE LIST

STREET NAME	TREE SPECIES COMMON NAME	MUCOLS Water Factor North Central/Coastal Region	QUANTITY
CENTRAL AVENUE, 'A' COURT, & 'B' STREET	PISTACIA CHINENSIS CHINESE PISTACHE	L	39
PALMS DRIVE	PLATANUS A. 'YARWOOD' LONDON PLANE TREE	M	42
'C' DRIVE	ACER RUBRUM SCARLET MAPLE	M	39
'E' 'F' & 'G' STREETS	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	M	43
'D' DRIVE	CINNAMOMUM CAMPHORA CINNAMON CAMPHOR	M	35

### STREET TREE NOTES

1. ALL STREET TREES SHALL BE 15 GALLON SIZE
2. STREET TREES SHALL BE PLANTED @ 35'-50' O.C.
3. STREET TREES SHALL BE A MAXIMUM OF 8'-0" FROM BACK OF WALK
4. ALL STREET TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ALL SIDEWALKS AND DRIVEWAYS
5. ALL STREET TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ALL FIRE HYDRANTS, STORM DRAIN INLETS, AND OTHER PUBLIC UTILITY ELEMENTS
6. ALL STREET TREES SHALL BE PLANTED A MINIMUM OF 15'-0" FROM ALL STREET LIGHTS
7. ALL STREET TREES PLANTED WITHIN EIGHT FEET OF HARDSCAPE SHALL RECEIVE FIVE (5) DEEP ROOT UB-24-2 PANELS CENTERED ON TRUNK

REVISIONS	BY

2029 Paloma Avenue  
Stockton, CA 95209  
(209) 934-9065 Office  
www.utopianlandscapes.net

**UTOPIAN**  
LANDSCAPES  
LANDSCAPE ARCHITECTURE AND DESIGN SERVICES

DISCOVERY BUILDERS CONCORD, CA

CLIENT

STREET TREE PLAN

SHEET TITLE

BAYVIEW ESTATES CONTRA COSTA COUNTY, CA

PROJECT

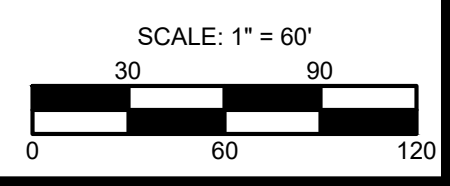
DATE 7/26/21

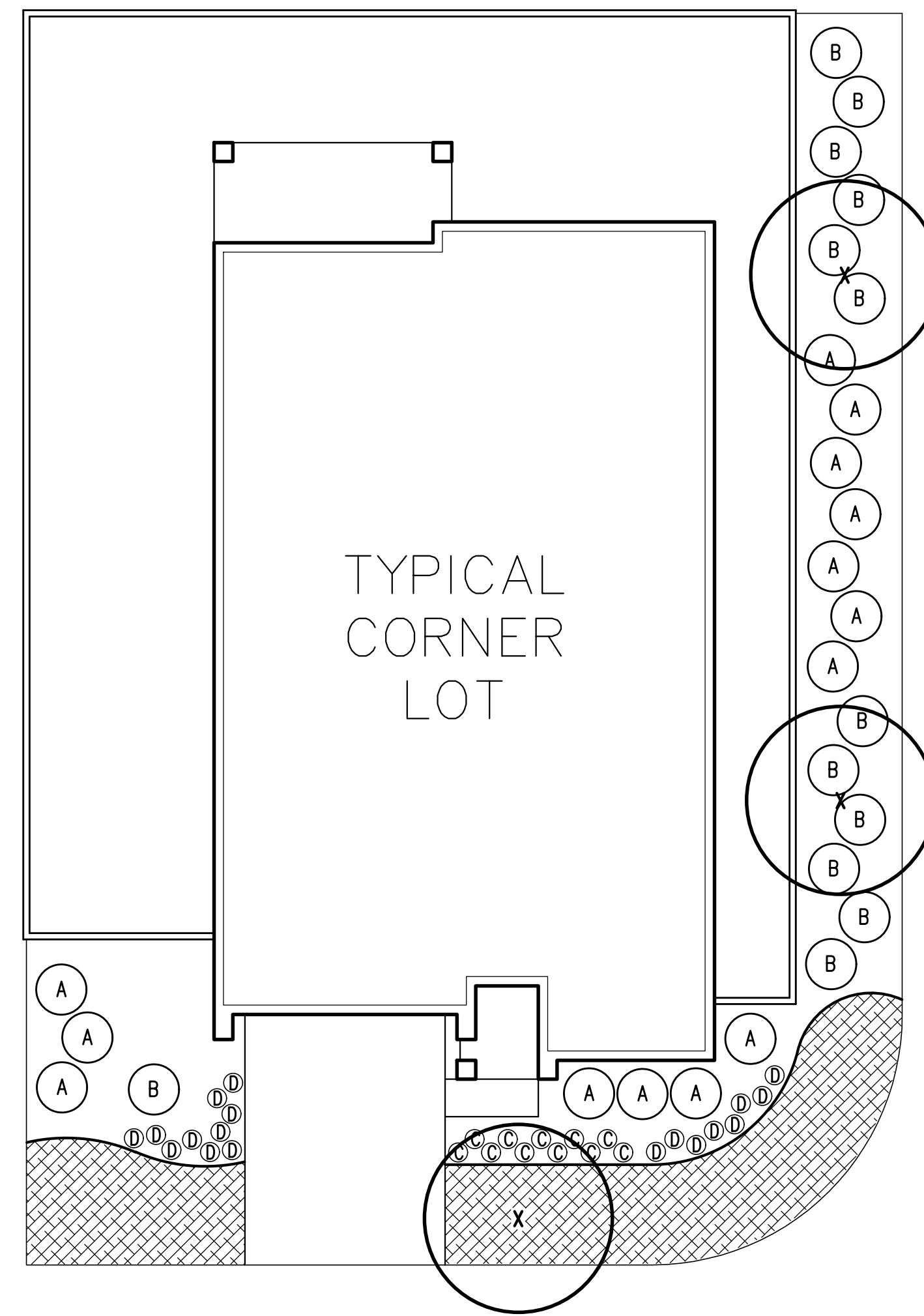
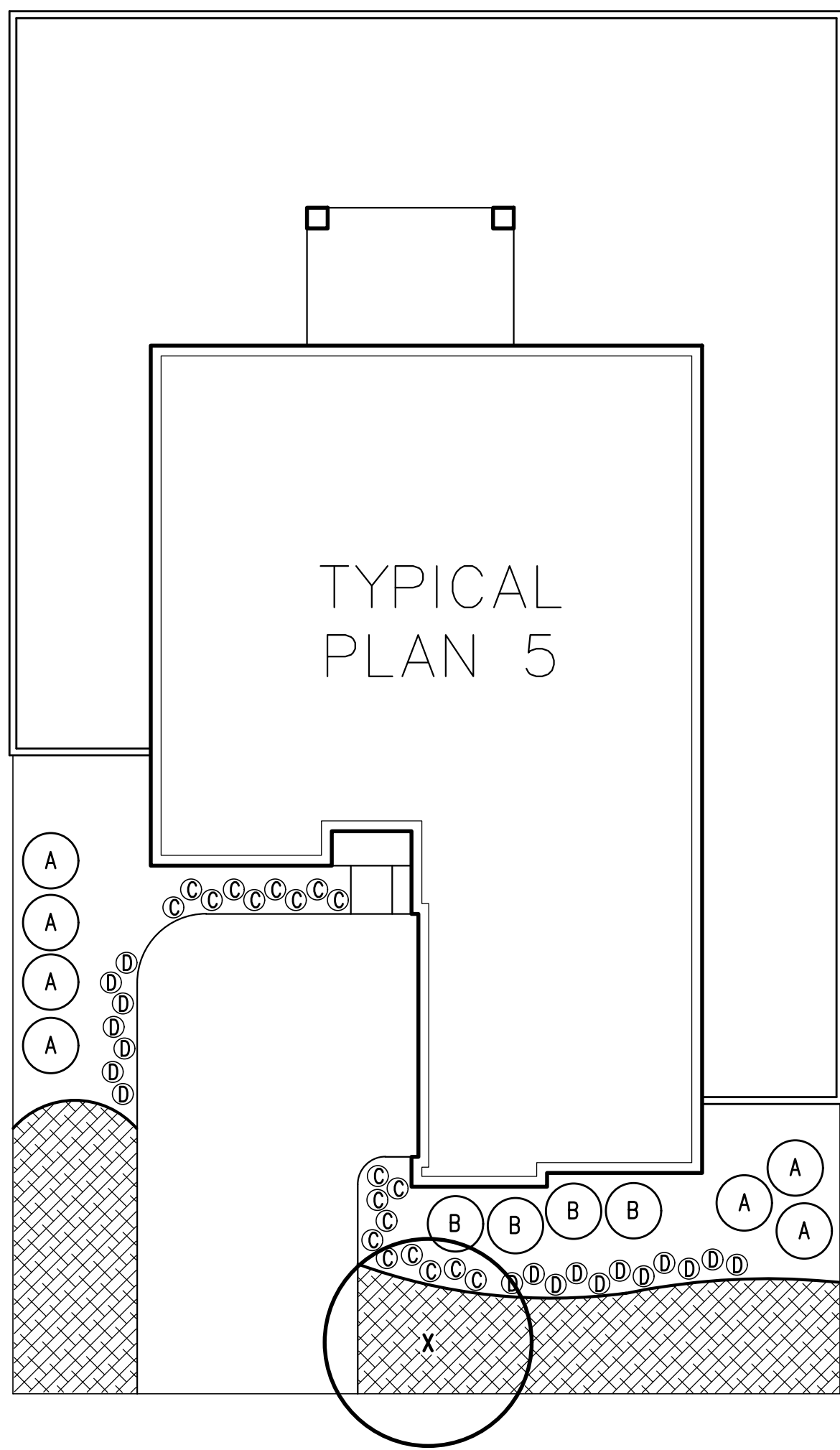
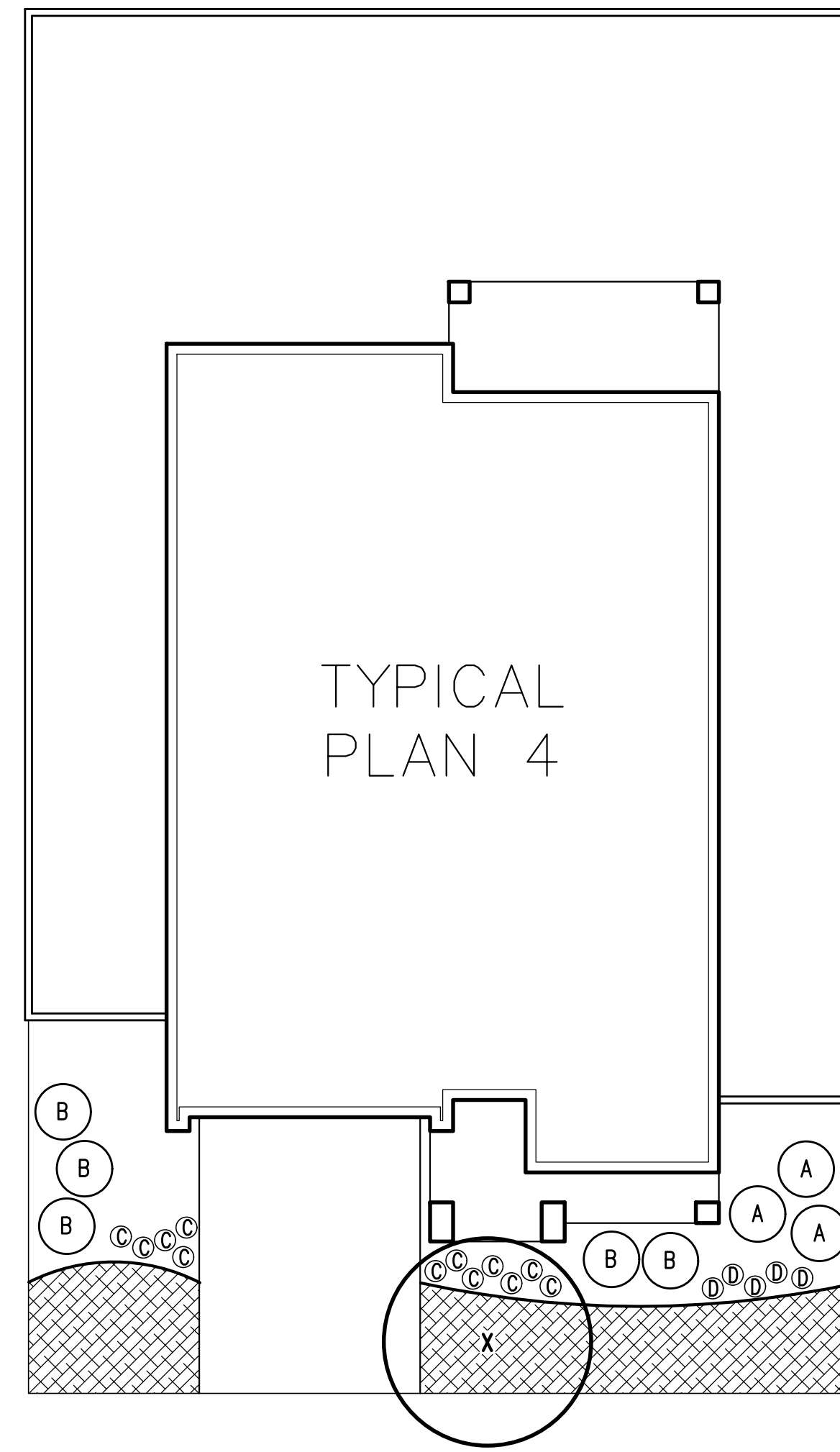
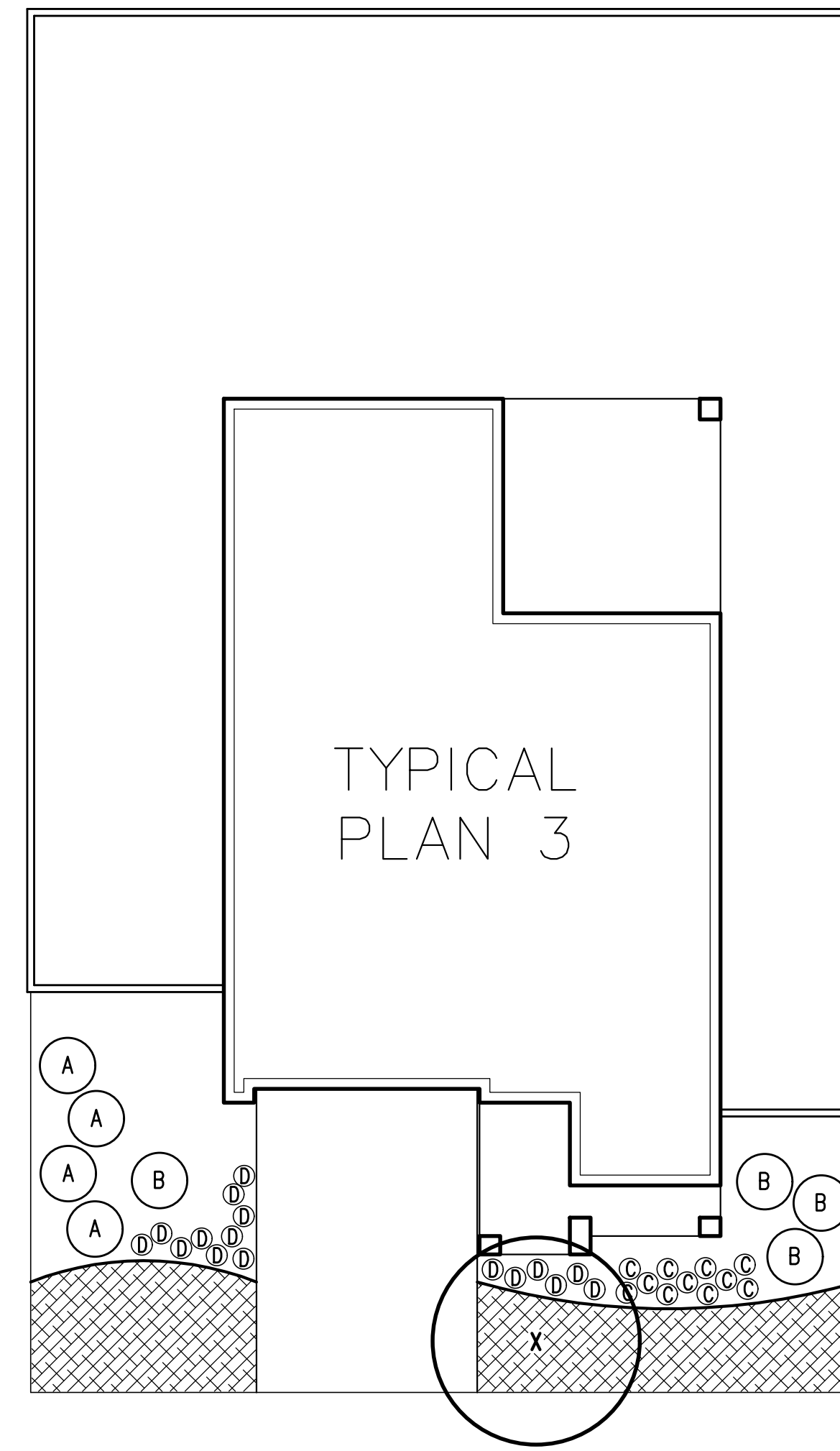
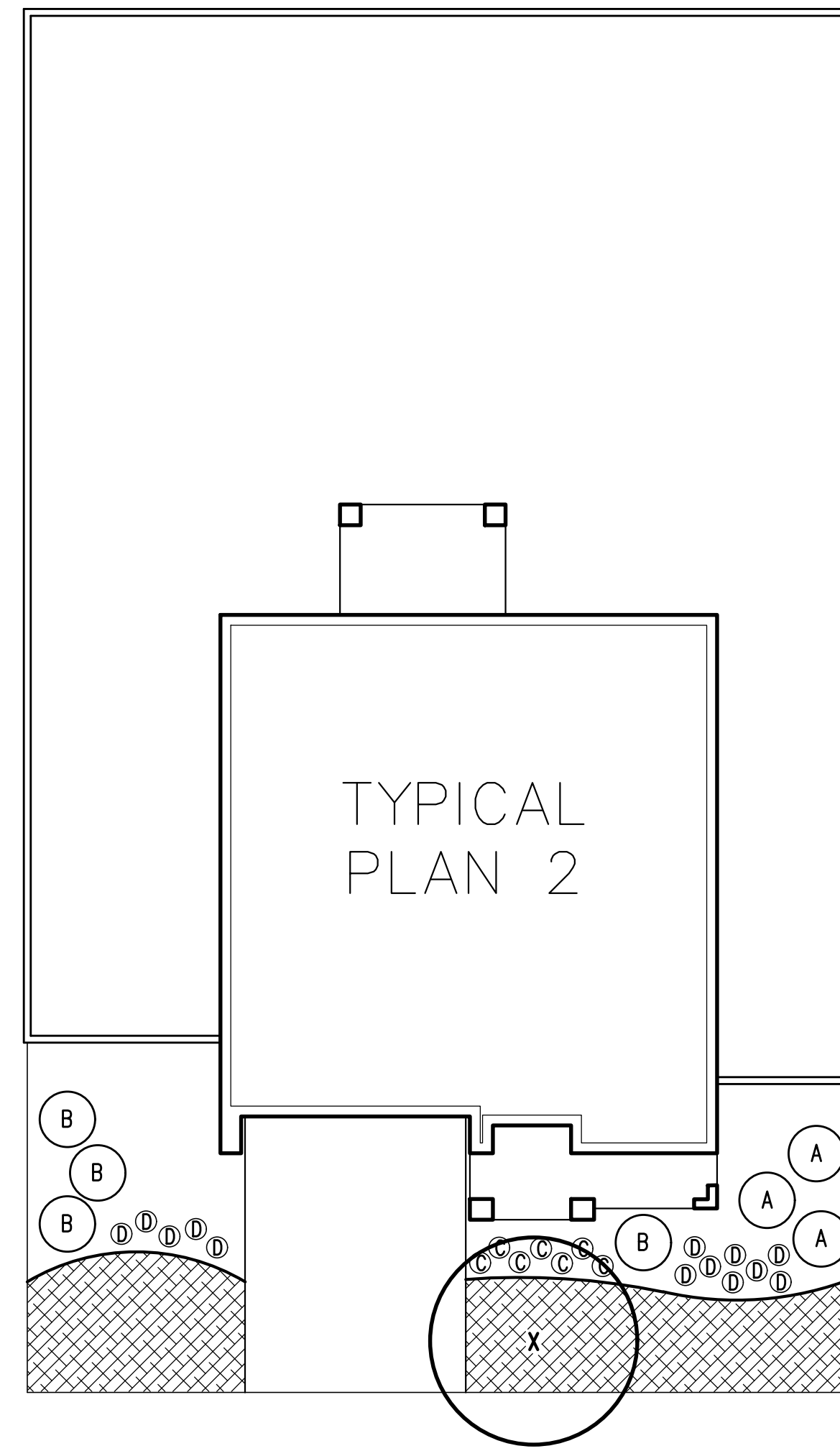
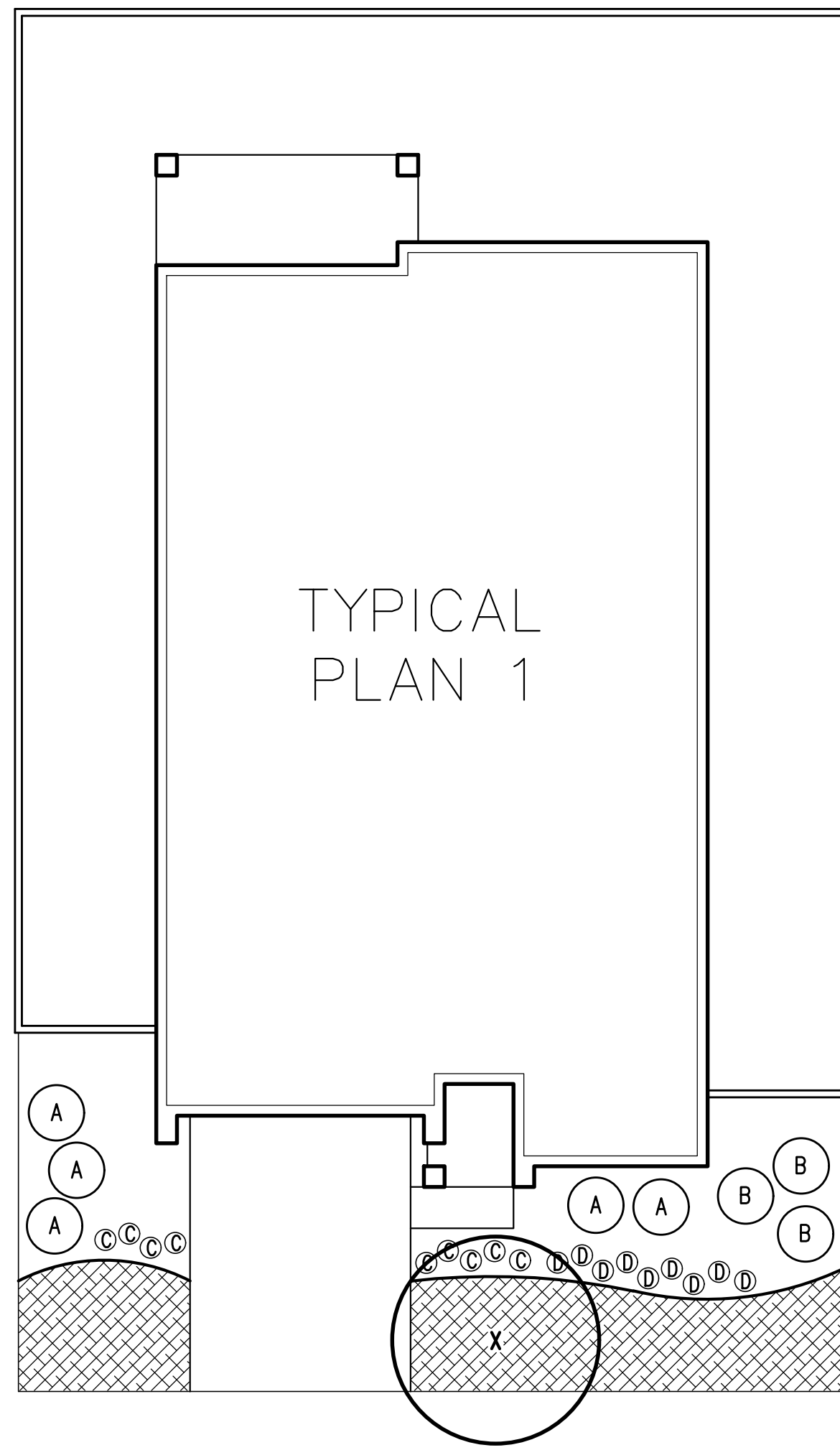
SCALE 1"=60'

DRAWN JW

SHEET L7

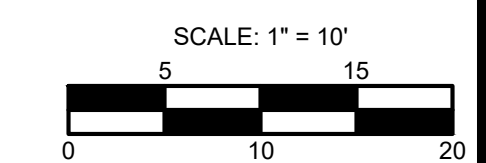
OF 11 SHEETS





### PLANT LIST

Symbol	Size	South/West Exposure Botanical Name/ Common Name	WUCOLS Water Factor North Central/Coastal Region	North/East Exposure Botanical Name/ Common Name	WUCOLS Water Factor North Central/Coastal Region	Symbol	Size	South/West Exposure	WUCOLS Water Factor North Central/Coastal Region	North/East Exposure	WUCOLS Water Factor North Central/Coastal Region
(A)						(D)					
Palette 1	5 gal	Oreillea Noellii Oreillea	L	Xylostea c. 'Compacta' Compact Shiny Xylostea	L	Palette 1	1 gal	Levedula Angustifolia Spanish Lavender	L	Tulbaghia v. 'Silver Lace' Variegated Society Garlic	L
Palette 2	5 gal	Alyogyne Huegelii Blue Hibiscus	L	Arbutus u. 'Compacta' Dwarf Strawberry	L	Palette 2	1 gal	Erysimum 'Bowles Mauve' Bowles Mauve Wallflower	L	Nandina d. 'Nana' Dwarf Heavenly Bamboo	L
Palette 3	5 gal	Westringia Frutescens Coast Rosemary	L	Nandina d. 'Compacta' Compact Heavenly Bamboo	L	Palette 3	1 gal	Achillea Millefolium Yarrow	L	Stachys Byzantina Lamb's Ears	L
(B)						(X)					
Palette 1	5 gal	Euryops Pectinatus Golden Daisy Shrub	L	Dietes Bicolor Fortnight Lily	L	Street Trees: Size 15 Gal		See Street Tree Plan on Sheets L6 & L7			
Palette 2	5 gal	Santolina Virens Candytuft	L	Cistus Purpureus Orchid Rockrose	L						
Palette 3	5 gal	Muhlenbergia c. 'White Cloud' White Ann Muhly	L	Lagerstroemia 'Petite Purple' Dwarf Crape Myrtle Shrub	L						
(C)											
Palette 1	1 gal	Callistemon v. 'Little John' Dwarf Bottle Brush	L	Festuca o. 'Galucal' California Blue Fescue	L						
Palette 2	1 gal	Salvia Gregii Salvia	L	Punica g. 'Nana' Dwarf Pomegranate	L						
Palette 3	1 gal	Erigeron Karwinskianus Fleabane	L	Tulbaghia Walpolea Society Garlic	L						
GROUND COVER @ FRONT YARDS (ALTERNATE THROUGHOUT THE SUBDIVISION)											
							1 gal @ 36" o.c.	Cistus Salifolius Creeping Rock Rose	L		
							1 gal @ 36" o.c.	Cotoneaster Horizontalis Spreading Cotoneaster	L		
							1 gal @ 36" o.c.	Myoporum Parvifolium Myoporum	L		
							1 gal @ 36" o.c.	Rosmarinus o. 'Prostratus' Creeping Rosemary	L		



REVISIONS	BY

2029 Paloma Avenue  
Stockton, CA 95209  
(209) 934-9065 Office  
www.utopianlandscapes.net

**UTOPIAN LANDSCAPES**  
LANDSCAPE ARCHITECTURE AND DESIGN SERVICES

REGISTERED LANDSCAPE ARCHITECT  
No. 5022  
Justin H. Ware  
Signature  
2/28/22  
Expiration Date  
Date  
STATE OF CALIFORNIA

DISCOVERY BUILDERS CONCORD, CA

CLIENT  
PRODUCTION TYPICALS LANDSCAPE PLAN  
SHEET TITLE

BAYVIEW ESTATES CONTRA COSTA COUNTY, CA  
PROJECT

DATE 7/26/21  
SCALE 1"=10'  
DRAWN JW  
SHEET L8  
OF 11 SHEETS

**TYPICAL PLAN 1  
WATER USE CALCULATION**

MAWA = (41.8)(0.62)(0.55 X 834)  
MAWA = 11,887.67 GALLONS PER YEAR

**ESTIMATED TOTAL WATER USE**

REFERENCE EVAPOTRANSPIRATION (Eto): 41.8

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
LOW: SHRUBS & GROUND COVER	0.2	DRIP	0.81	0.2469	826	203.94	5,285.31
MEDIUM: TREES	0.5	DRIP	0.81	0.6173	8	4.94	128.03
TOTALS:					834	208.88	5,413.34

**TYPICAL PLAN 2  
WATER USE CALCULATION**

MAWA = (41.8)(0.62)(0.55 X 845)  
MAWA = 12,044.46 GALLONS PER YEAR

**ESTIMATED TOTAL WATER USE**

REFERENCE EVAPOTRANSPIRATION (Eto): 41.8

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
LOW: SHRUBS & GROUND COVER	0.2	DRIP	0.81	0.2469	837	206.66	5,355.80
MEDIUM: TREES	0.5	DRIP	0.81	0.6173	8	4.94	128.03
TOTALS:					845	211.60	5,483.83

**TYPICAL PLAN 3  
WATER USE CALCULATION**

MAWA = (41.8)(0.62)(0.55 X 843)  
MAWA = 12,015.95 GALLONS PER YEAR

**ESTIMATED TOTAL WATER USE**

REFERENCE EVAPOTRANSPIRATION (Eto): 41.8

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
LOW: SHRUBS & GROUND COVER	0.2	DRIP	0.81	0.2469	835	206.16	5,342.84
MEDIUM: TREES	0.5	DRIP	0.81	0.6173	8	4.94	128.03
TOTALS:					843	211.10	5,470.87

**TYPICAL PLAN 4  
WATER USE CALCULATION**

MAWA = (41.8)(0.62)(0.55 X 780)  
MAWA = 11,117.96 GALLONS PER YEAR

**ESTIMATED TOTAL WATER USE**

REFERENCE EVAPOTRANSPIRATION (Eto): 41.8

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
LOW: SHRUBS & GROUND COVER	0.2	DRIP	0.81	0.2469	772	190.61	4,939.85
MEDIUM: TREES	0.5	DRIP	0.81	0.6173	8	4.94	128.03
TOTALS:					780	195.55	5,067.88

**TYPICAL PLAN 5  
WATER USE CALCULATION**

MAWA = (41.8)(0.62)(0.55 X 1,094)  
MAWA = 15,593.66 GALLONS PER YEAR

**ESTIMATED TOTAL WATER USE**

REFERENCE EVAPOTRANSPIRATION (Eto): 41.8

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
LOW: SHRUBS & GROUND COVER	0.2	DRIP	0.81	0.2469	1,086	268.13	6,948.86
MEDIUM: TREES	0.5	DRIP	0.81	0.6173	8	4.94	128.03
TOTALS:					1,094	273.07	7,076.89

**TYPICAL CORNER LOT  
WATER USE CALCULATION**

MAWA = (41.8)(0.62)(0.55 X 1,651)  
MAWA = 23,533.02 GALLONS PER YEAR

**ESTIMATED TOTAL WATER USE**

REFERENCE EVAPOTRANSPIRATION (Eto): 41.8

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
LOW: SHRUBS & GROUND COVER	0.2	DRIP	0.81	0.2469	1,827	401.71	10,410.72
MEDIUM: TREES	0.5	DRIP	0.81	0.6173	24	14.82	384.08
TOTALS:					1,651	416.53	10,794.80

**HILLSIDE OAK TREES  
WATER USE CALCULATION**

MAWA = (41.8)(0.62)(0.55 X 432)  
MAWA = 6,157.64 GALLONS PER YEAR

**ESTIMATED TOTAL WATER USE**

REFERENCE EVAPOTRANSPIRATION (Eto): 41.8

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
LOW: TREES	0.2	DRIP	0.81	0.2469	432	106.66	2,764.20
TOTALS:					432	192.59	2,764.20

**SOUTHERN PERIMETER LANDSCAPING  
WATER USE CALCULATION**

MAWA = (41.8)(0.62)(0.55 X 18,204)  
MAWA = 259,476.18 GALLONS PER YEAR

**ESTIMATED TOTAL WATER USE**

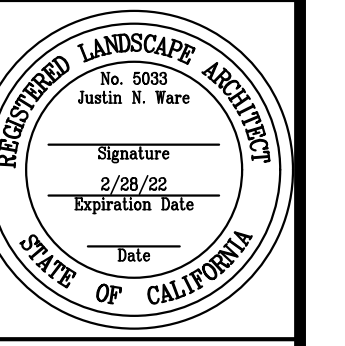
REFERENCE EVAPOTRANSPIRATION (Eto): 41.8

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
LOW: SHRUBS	0.2	DRIP	0.81	0.2469	17,932	4,427.41	114,740.76
LOW: TREES	0.2	DRIP	0.81	0.2469	272	67.16	1,740.52
TOTALS:					18,204	4,494.57	116,481.28

REVISIONS BY

2029 Paloma Avenue  
Stockton, CA 95209  
(209) 934-9065 Office  
www.utopianlandscapes.net

**UTOPIAN**  
LANDSCAPES  
LANDSCAPE ARCHITECTURE AND DESIGN SERVICES



DISCOVERY BUILDERS  
CONCORD, CA

CLIENT

MWELO CALCULATIONS

SHEET TITLE

BAYVIEW ESTATES  
CONTRA COSTA COUNTY, CA

PROJECT

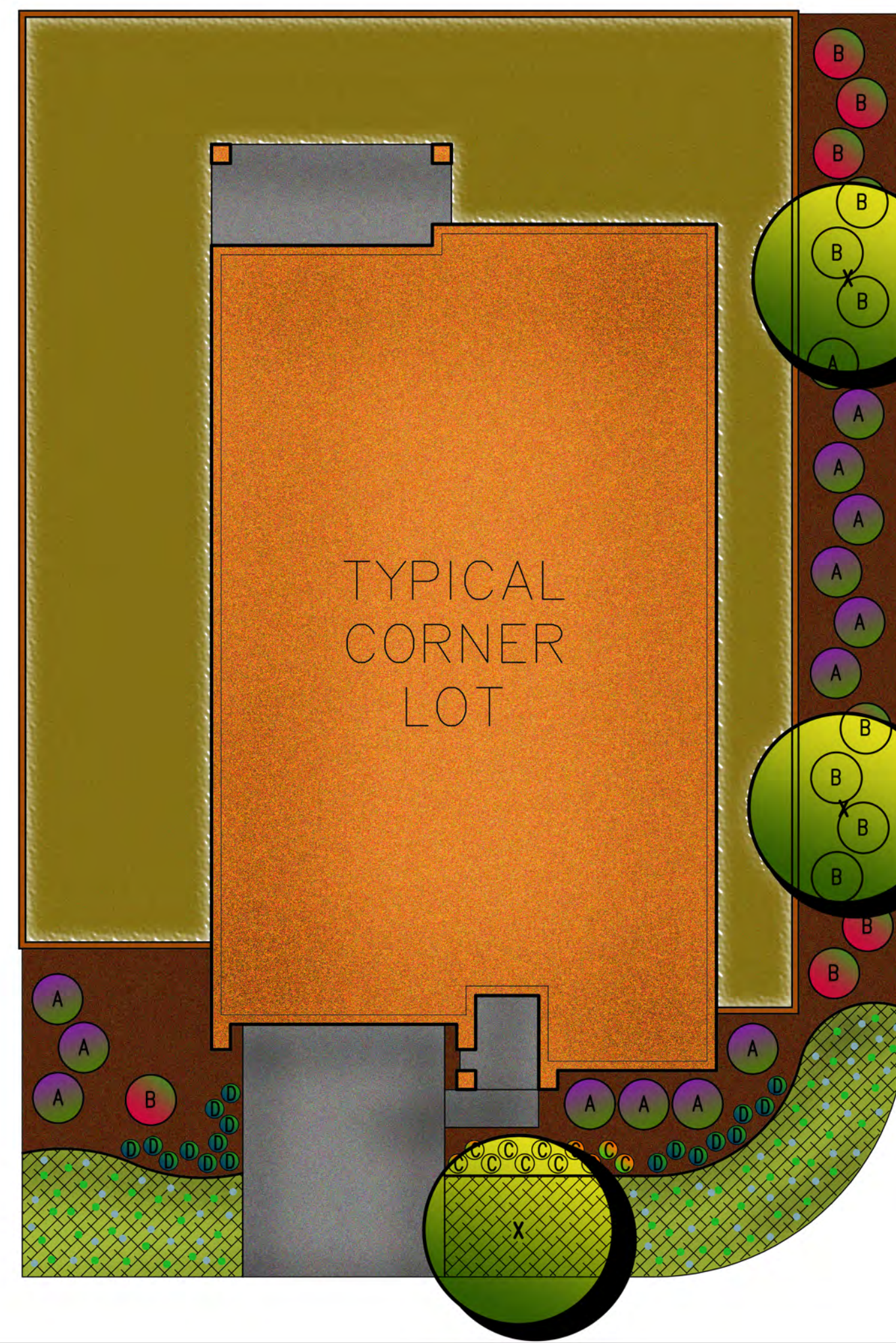
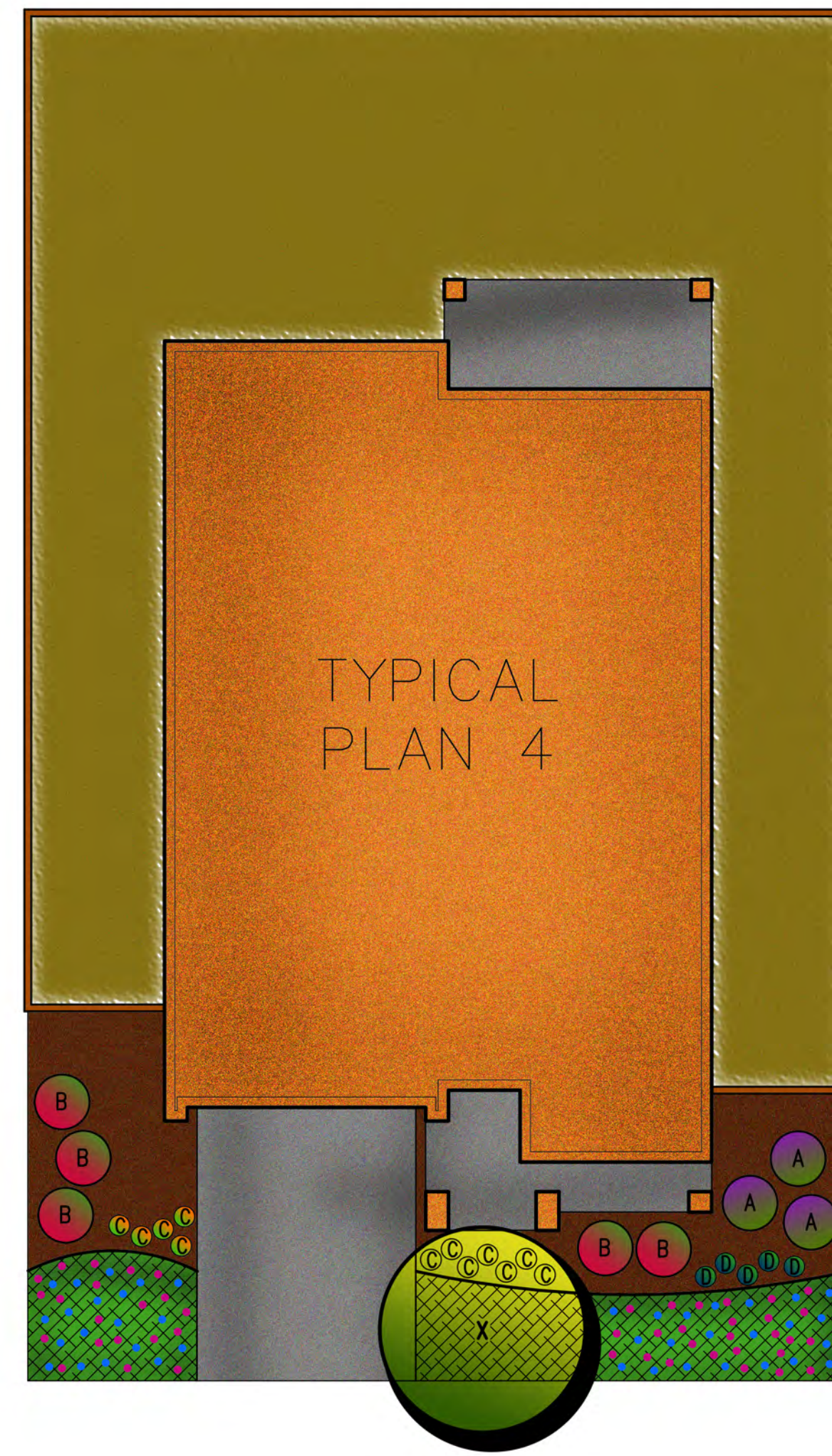
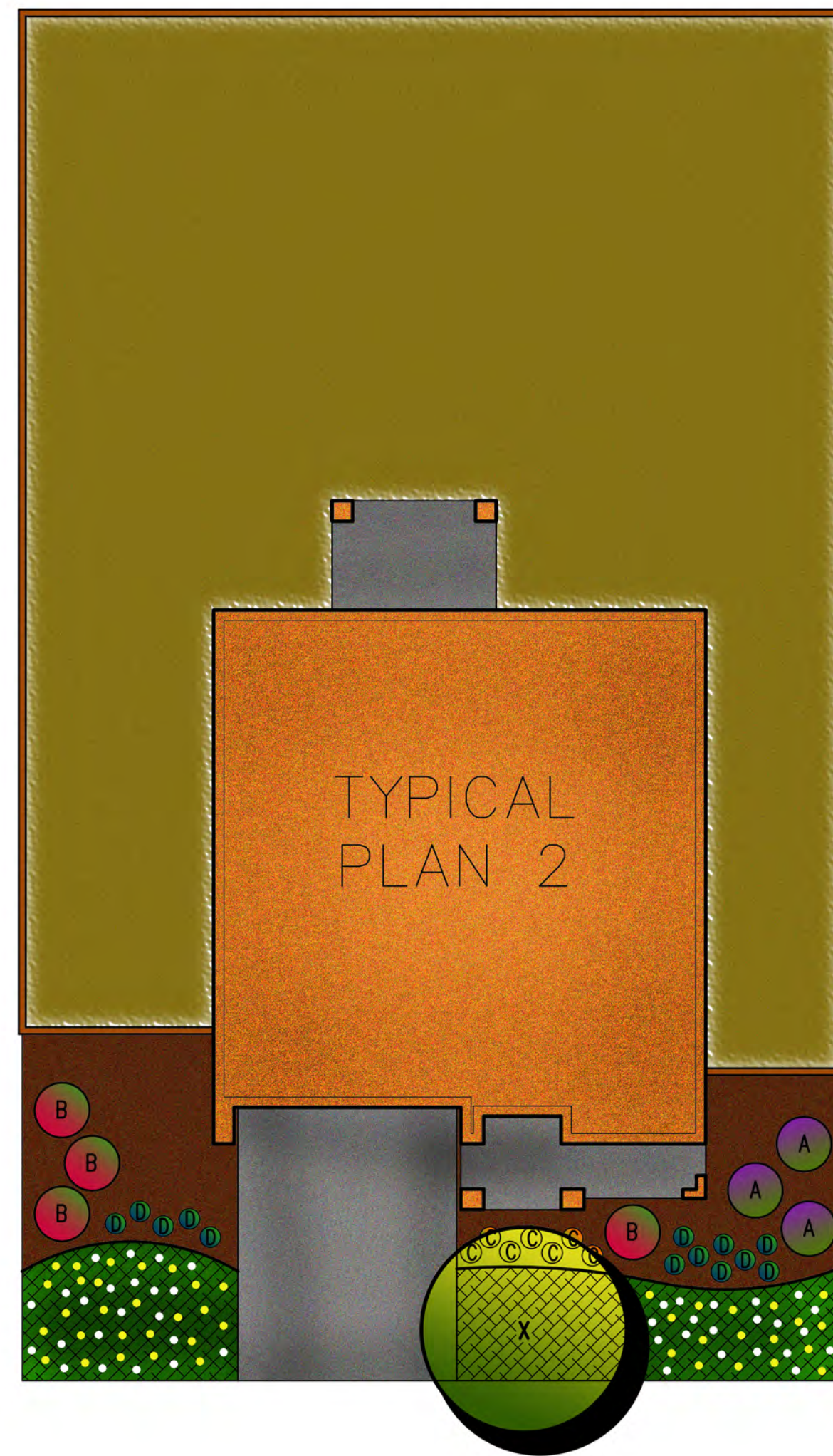
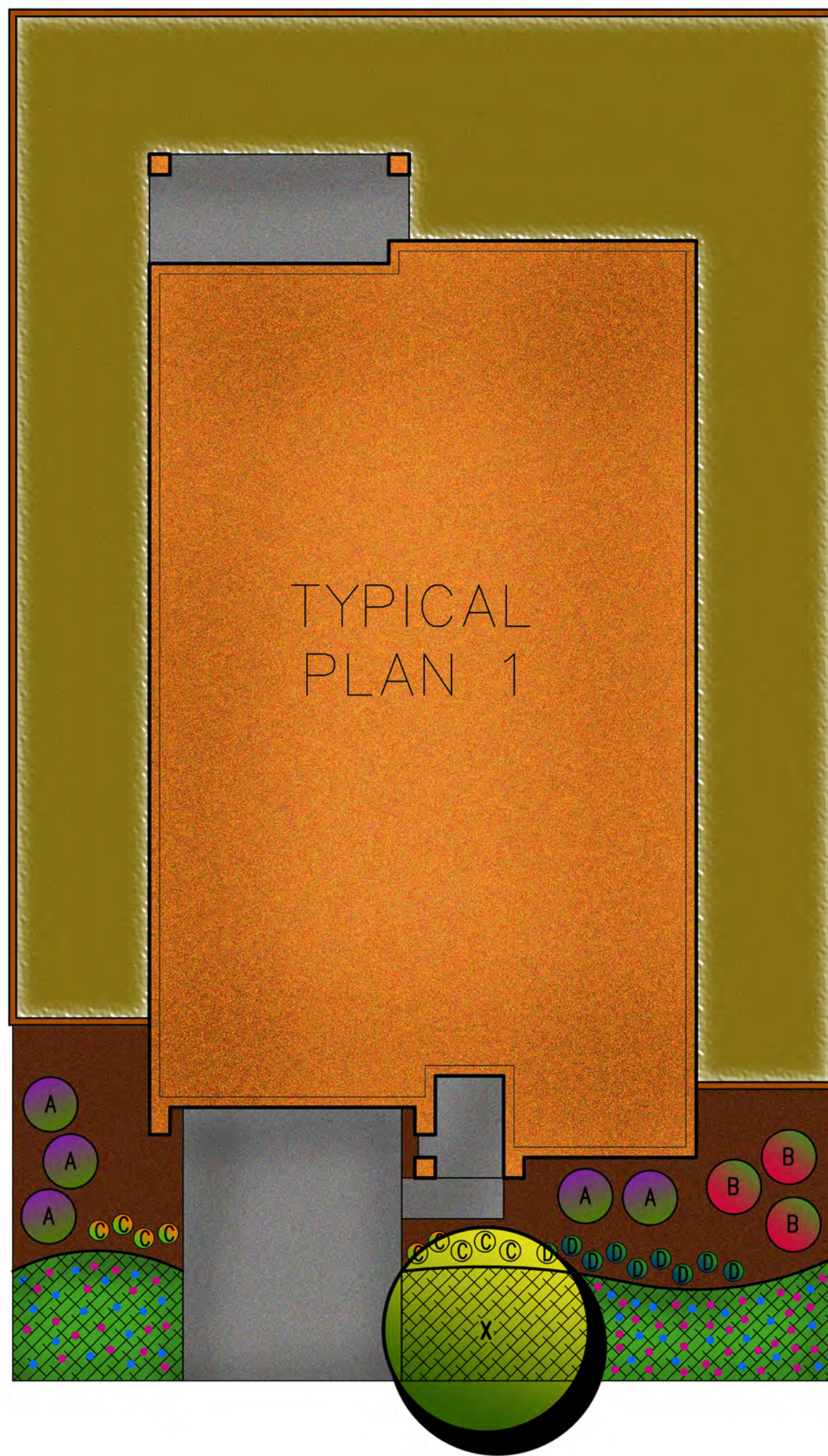
DATE 7/26/21

SCALE NONE

DRAWN JW

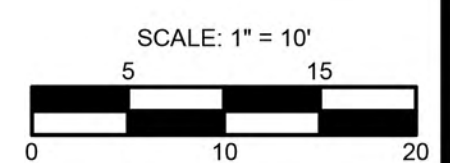
SHEET **L9**

OF 11 SHEETS



### PLANT LIST

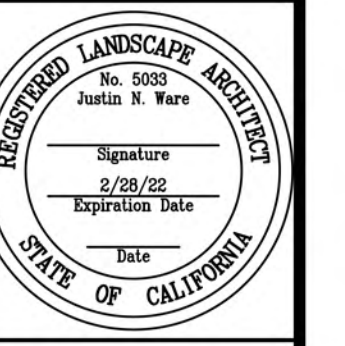
Symbol	Size	South/West Exposure Botanical Name/ Common Name	WUCOLS Water Factor North Central/Coastal Region	North/East Exposure Botanical Name/ Common Name	WUCOLS Water Factor North Central/Coastal Region	Symbol	Size	South/West Exposure	WUCOLS Water Factor North Central/Coastal Region	North/East Exposure	WUCOLS Water Factor North Central/Coastal Region
	5 gal	<i>Oreillea Noellii</i> Oreillea	L	<i>Xyloasma c. 'Compacta'</i> Compact Shiny Xyloasma	L		1 gal	<i>Levandula Angustifolia</i> Spanish Lavender	L	<i>Tulbaghia v. 'Silver Lace'</i> Variegated Society Garlic	L
	5 gal	<i>Alyogyne Huegelii</i> Blue Hibiscus	L	<i>Arbutus u. 'Compacta'</i> Dwarf Strawberry	L		1 gal	<i>Erysimum 'Bowles Mauve'</i> Bowles Mauve Wallflower	L	<i>Nandina d. 'Nana'</i> Dwarf Heavenly Bamboo	L
	5 gal	<i>Westringia Frutescens</i> Coast Rosemary	L	<i>Nandina d. 'Compacta'</i> Compact Heavenly Bamboo	L		1 gal	<i>Achillea Millefolium</i> Yarrow	L	<i>Stachys Byzantina</i> Lamb's Ears	L
	5 gal	<i>Euryops Pectinatus</i> Golden Daisy Shrub	L	<i>Dietes Bicolor</i> Fortnight Lily	L		15 Gal	Street Trees: See Street Tree Plan on Sheets L6 & L7			
	5 gal	<i>Santolina Virens</i> Candytuft	L	<i>Cistus Purpureus</i> Orchid Rockrose	L						
	5 gal	<i>Muhlenbergia c. 'White Cloud'</i> White Ann Muhly	L	<i>Loganstroemia 'Petite Purple'</i> Dwarf Grape Myrtle Shrub	L						
	1 gal	<i>Callistemon v. 'Little John'</i> Dwarf Bottle Brush	L	<i>Festuca o. 'Galuca'</i> California Blue Fescue	L						
	1 gal	<i>Salvia Gregii</i> Salvia	L	<i>Punica g. 'Nana'</i> Dwarf Pomegranate	L		1 gal @ 36" o.c.	<i>Cistus Salifolius</i> Creeping Rock Rose	L		
	1 gal	<i>Erigeron Karwinskianus</i> Fleabane	L	<i>Tulbaghia Wolocosa</i> Society Garlic	L		1 gal @ 36" o.c.	<i>Cotoneaster Horizontalis</i> Spreading Cotoneaster	L		
							1 gal @ 36" o.c.	<i>Myoporum Parvifolium</i> Myoporum	L		
							1 gal @ 36" o.c.	<i>Rosmarinus o. 'Prostratus'</i> Creeping Rosemary	L		



REVISIONS	BY

2029 Paloma Avenue  
Stockton, CA 95209  
(209) 934-9065 Office  
www.utopianlandscapes.net

**UTOPIAN**  
LANDSCAPES  
LANDSCAPE ARCHITECTURE AND DESIGN SERVICES



DISCOVERY BUILDERS  
CONCORD, CA

CLIENT

PRODUCTION TYPICALS  
LANDSCAPE PLAN

SHEET TITLE

BAYVIEW ESTATES  
CONTRA COSTA COUNTY, CA

PROJECT

DATE 7/26/21

SCALE 1"=60'

DRAWN JW

SHEET L10  
OF 11 SHEETS



# SUBDIVISION 8809 "BAYVIEW"

Conceptual Landscape Plan  
Contra Costa County, California

DISCOVERY BUILDERS INC. CONCORD, CA

## TREE LIST

LOCATION	TREE SPECIES	COMMON NAME	MOCKS W/SCALE	QUANTITY
CENTRAL AVENUE A COURT, A & B STREET	QUERCUS CHRISPISS	WHITE OAK	North Contra Costa Region	39
PALMS DRIVE	PLATANUS A, "YAKWOOD"	SHRUB FICUS		42
"C" DRIVE	ASER FRIEDRI	LYONIAN PLANE TREE		38
"D" DRIVE	ACER RUBRA	SHRUB MAPLE		43
"E" & "F" STREETS	IKERUBERTIA PANOLATA	GOLDEN RAIN TREE		35
"G" DRIVE	CHINAMOM CAMPHOR	CHINAMOM CAMPHOR		34
NORTHERN HILLSIDE	QUERCUS LAMIA	WHITE OAK		34
SOUTHERN PERIMETER	QUERCUS AEMULUA	CONST LIVE OAK		34



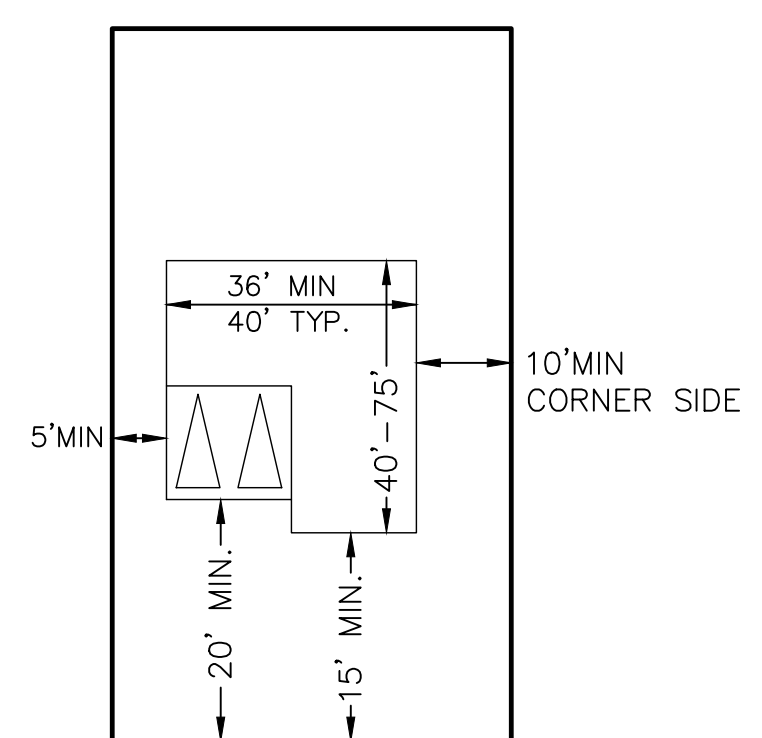


**GENERAL INFO:**

- 144 SINGLE-FAMILY LOTS
- 5 FLOOR PLANS
- 3 ARCHITECTURAL THEMES (TUSCAN, FRENCH COUNTRY, & TRADITIONAL)
- 4 COLOR SCHEMES PER THEME
- 60 POSSIBLE UNIQUE COMBINATIONS

**PRIMARY DEVELOPMENT STANDARDS:**

- PD ( PLANNED DEVELOPMENT)
- LOT SIZE: 6,000sf MINIMUM
- MAX HEIGHT: 32'
- FRONT SETBACK: 20' TO FRONT-LOAD GARAGE, 15' TO SIDE-LOAD GARAGE, 15' TO LIVING, 10' TO PORCH.
- SIDE SETBACK: 5' MINIMUM (10' TO STREET SIDE CORNER).
- REAR YARD: 15'



**TYPICAL MINIMUM SETBACKS TO PL**  
N.T.S.

**DISTRIBUTION TABLE**

PLAN#	1 SINGLE STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY	5 TWO STORY	
COUNT	18	38	32	26	30	144
PERCENT	13%	26%	22%	18%	21%	100%

**BAYVIEW - MASTER PLOTTING PLAN - DRAFT**

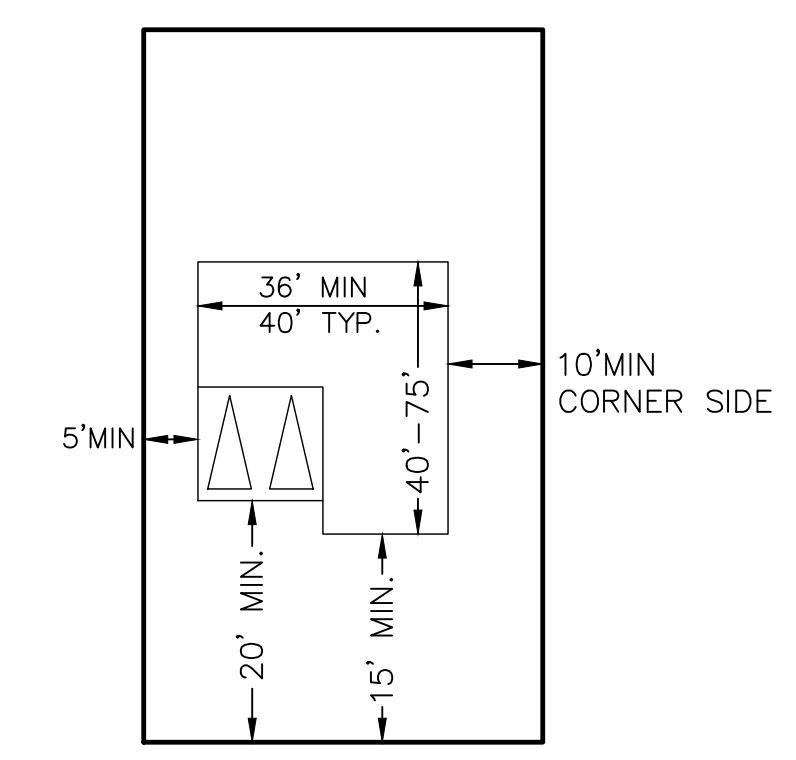
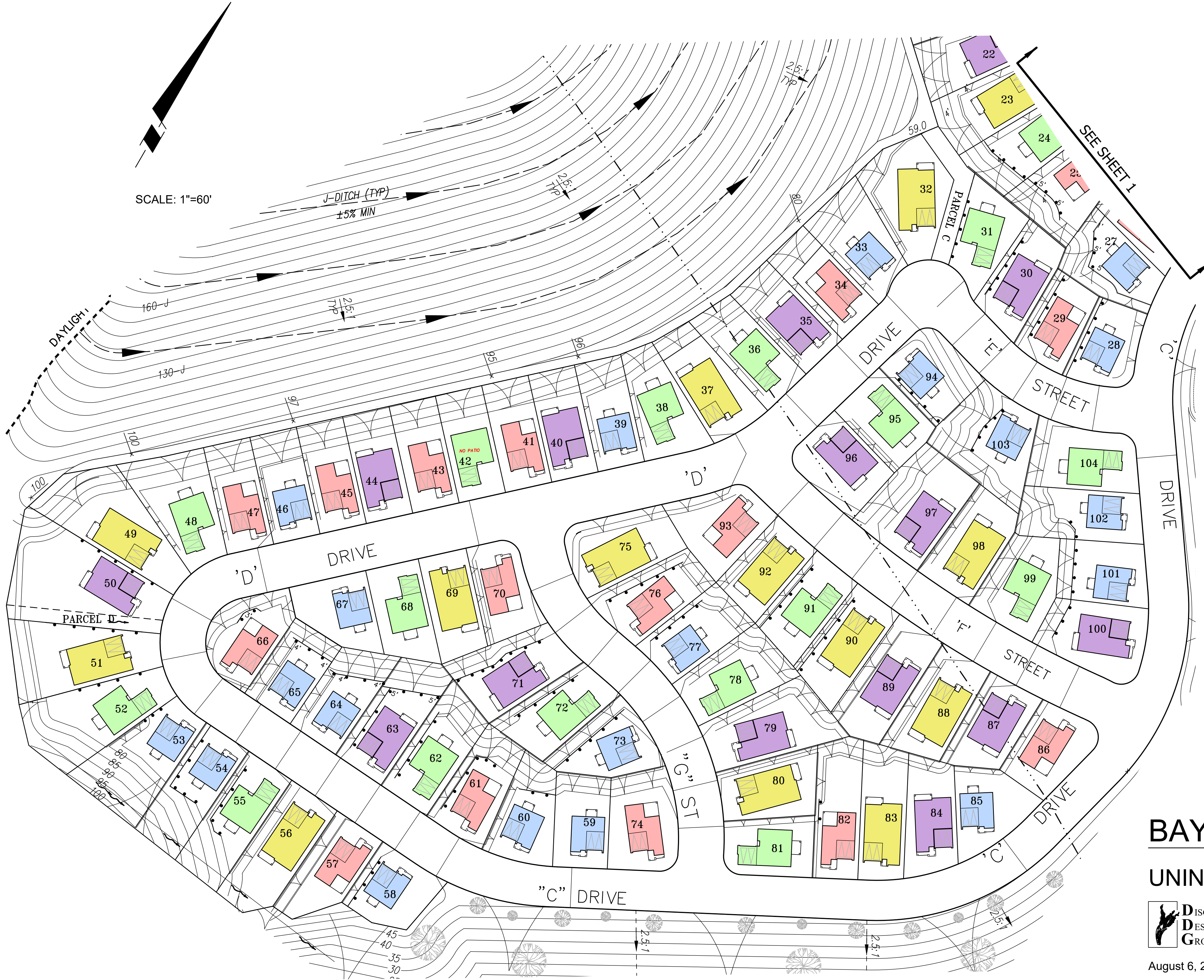
UNINCORPORATED AREA ADJACENT TO MARTINEZ , CA



August 6, 2021

M:\LAND DEVELOPMENT\BAYVIEW\BAYVIEW\_MASTER\_PLOTTING\_PLAN\00011-MPP\_LOT\_STUDY\_DWG.DWG

SCALE: 1"=60'



**TYPICAL MINIMUM  
SETBACKS TO PL**  
N.T.S.

**DISTRIBUTION TABLE**

PLAN#	1 SINGLE STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY	5 TWO STORY	
COUNT	18	38	32	26	30	144
PERCENT	13%	26%	22%	18%	21%	100%

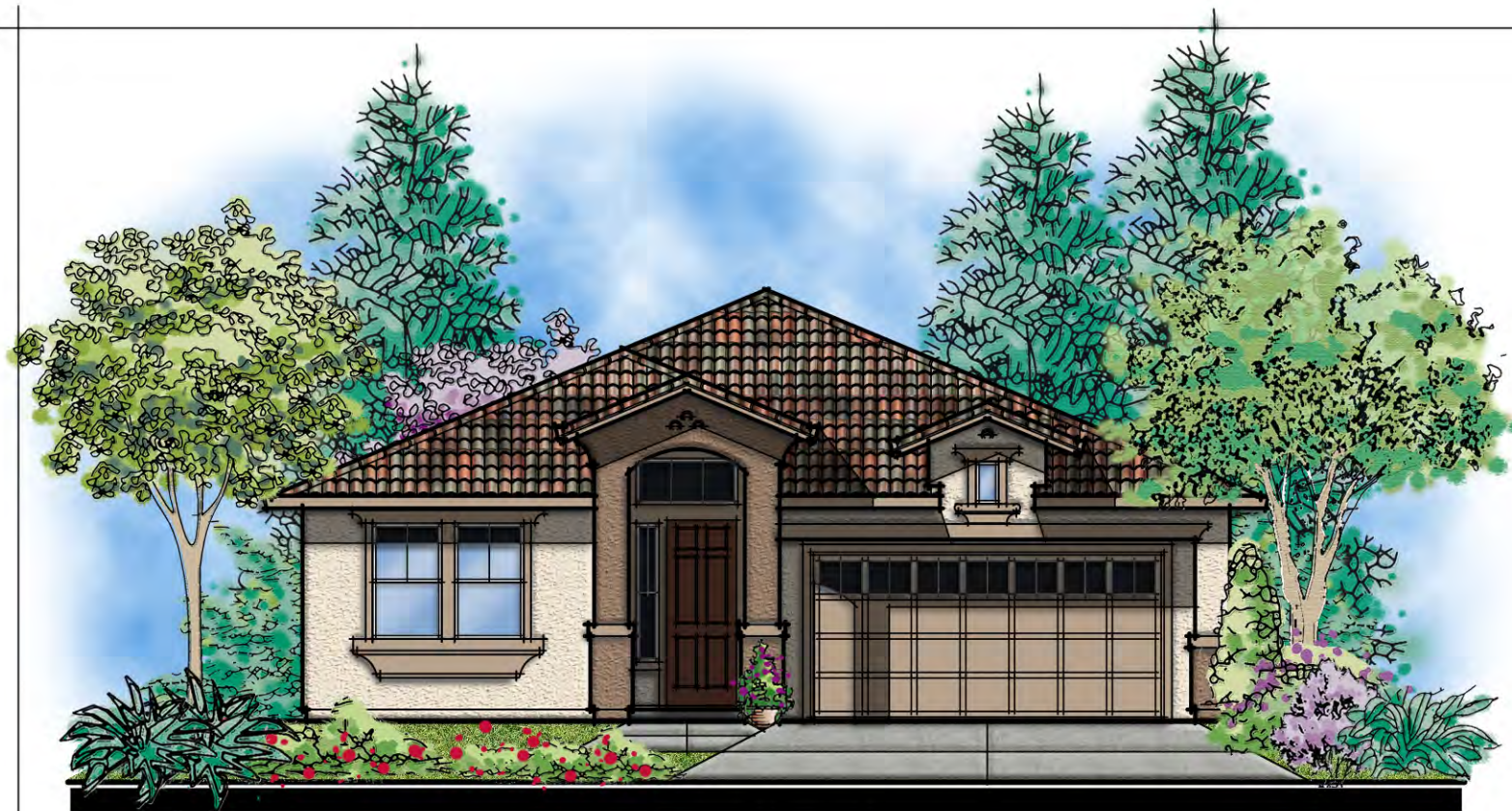
**BAYVIEW - MASTER PLOTTING PLAN - DRAFT**

UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



August 6, 2021

M:\LAND DEVELOPMENT\BAYVIEW\BAYVIEW\_MASTER\_PLOTTING\_PLAN\_20210806.dwg



**Elevation A**  
**'Tuscan' - Scheme #4**



**Elevation C**  
**'Traditional' - Scheme #11**

**MATERIAL LEGEND**

**A** CONCRETE VILLA ROOFING  
GABLE & HIP ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK TILE VENTS  
ROLL-UP GARAGE DOORS  
W/ OPT. WINDOW LITES

**B** FLAT CONCRETE TILE ROOFING  
HIP ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK SHUTTERS  
SIM. MASONRY VENEER  
ROLL-UP GARAGE DOORS  
W/ OPT. WINDOW LITES

**C** FLAT CONCRETE TILE ROOFING  
GABLE ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK SHUTTERS  
SIM. MASONRY VENEER  
ROLL-UP GARAGE DOORS  
W/ OPT. WINDOW LITES

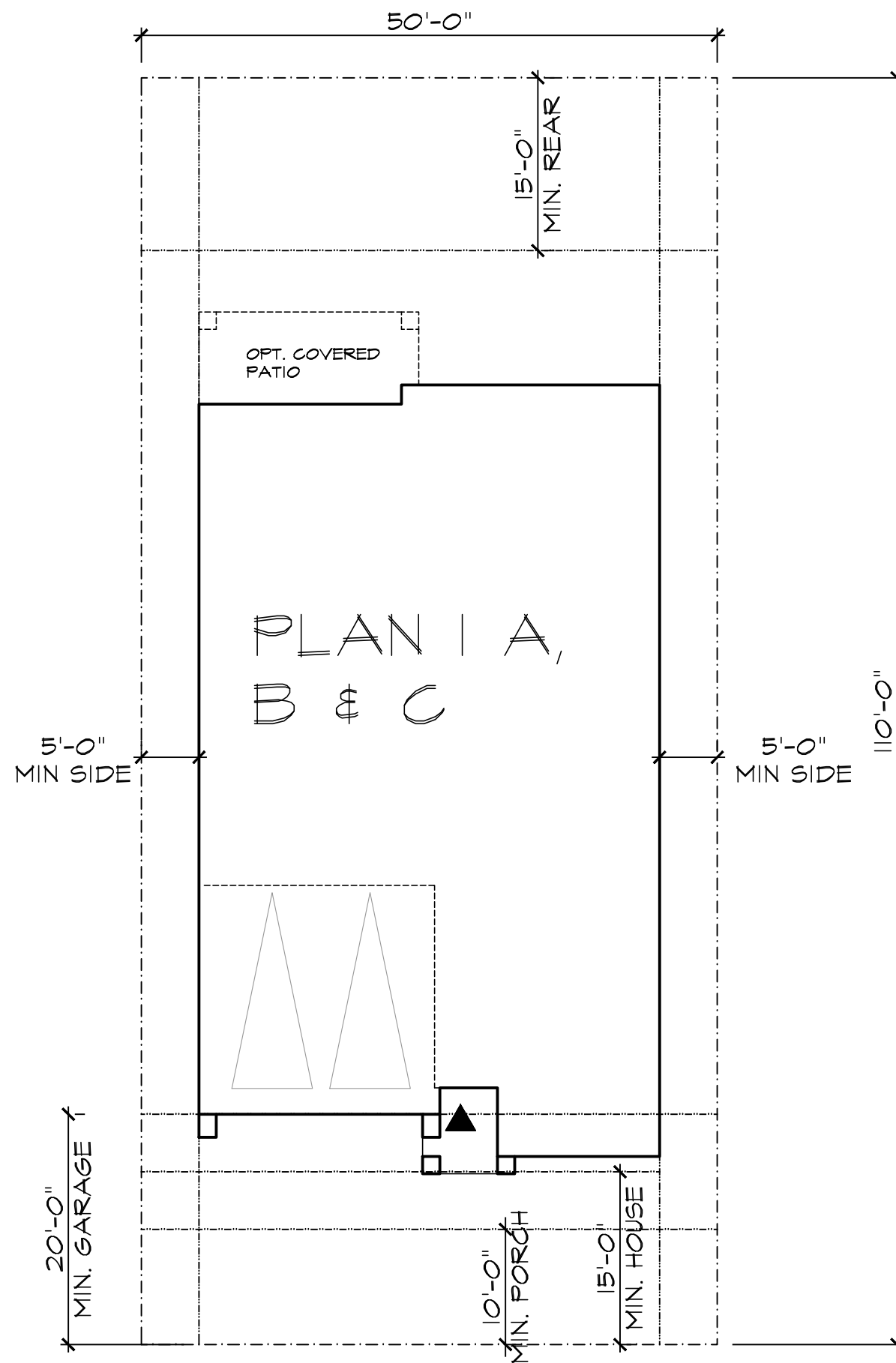


**Elevation B**  
**'French Country' - Scheme #6**

**Plan 1**  
**Front Elevation**  
**BAYVIEW**  
UNINCORPORATED AREA ADJACENT  
TO MARTINEZ, CA



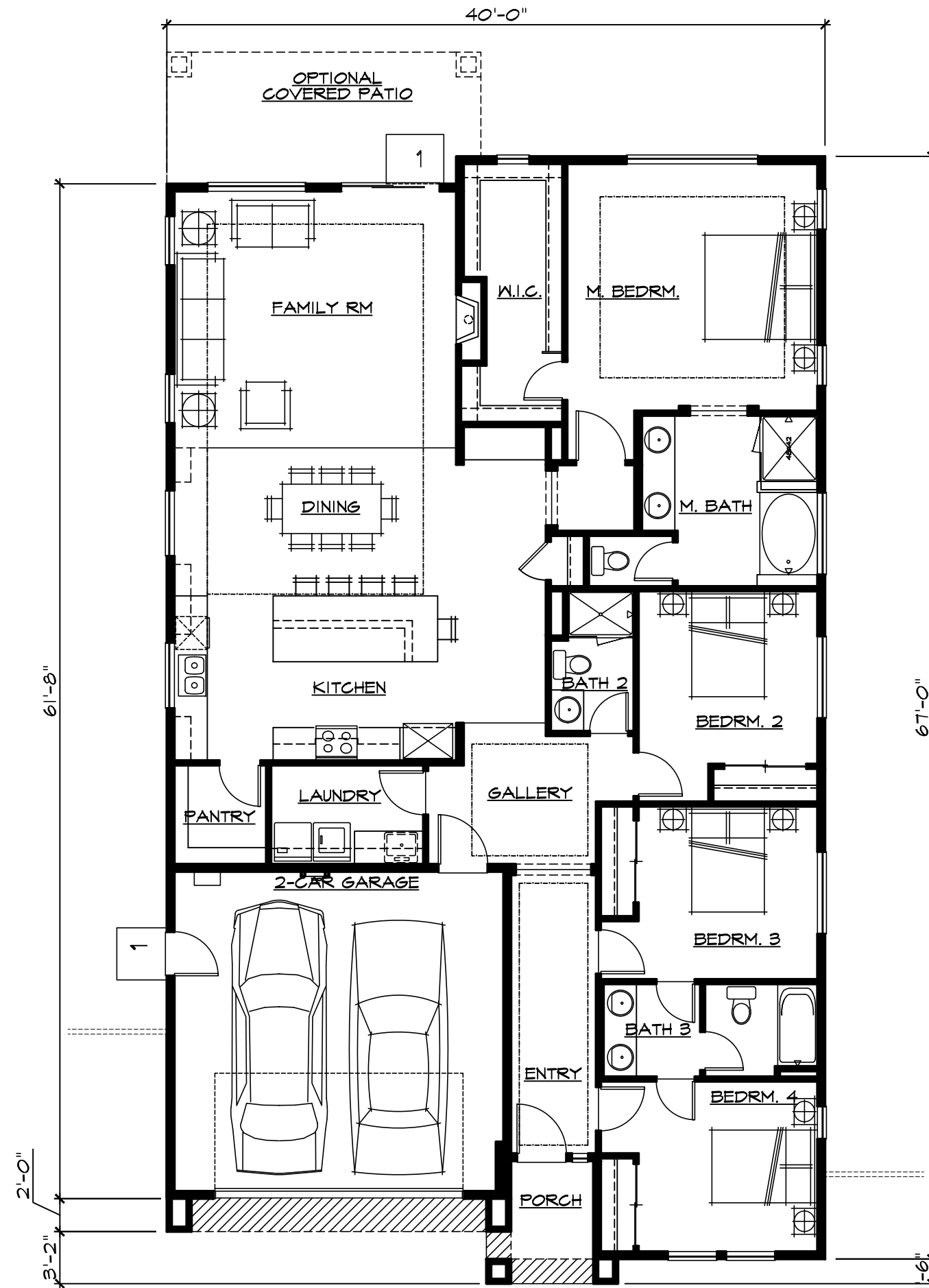
DISCOVERY  
DESIGN  
GROUP  
Discovery Builders Inc.  
Date 08/03/2021



**Plan 1**  
**Site Plan**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



Discovery Builders Inc.  
 Date 08/03/2021



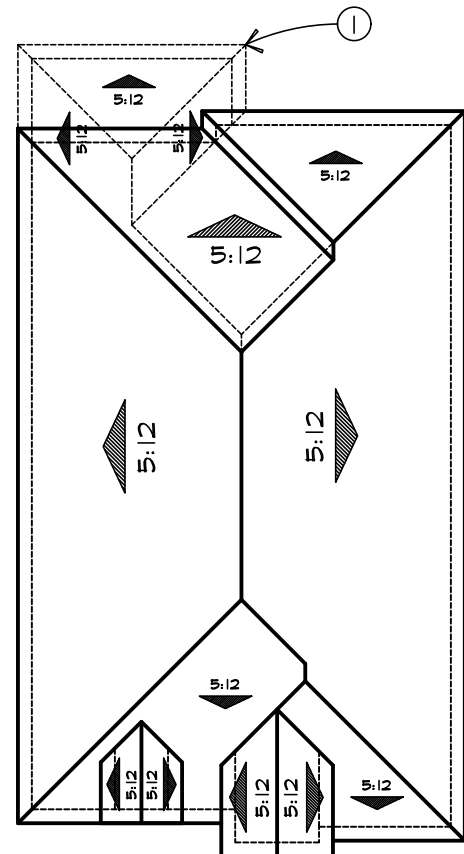
SQUARE FOOTAGE	
TOTAL LIVING AREA	2137 SF
GARAGE	408 SF
PORCH	42 SF
FOOTPRINT	2587 SF



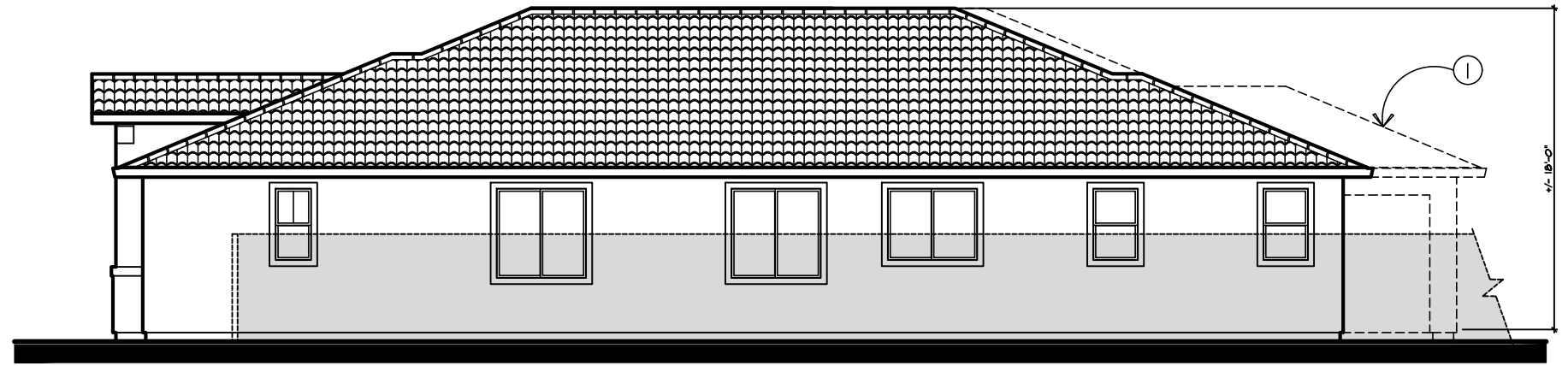
**Plan 1**  
**Floor Plan**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



Discovery Builders Inc.  
 Date 08/03/2021



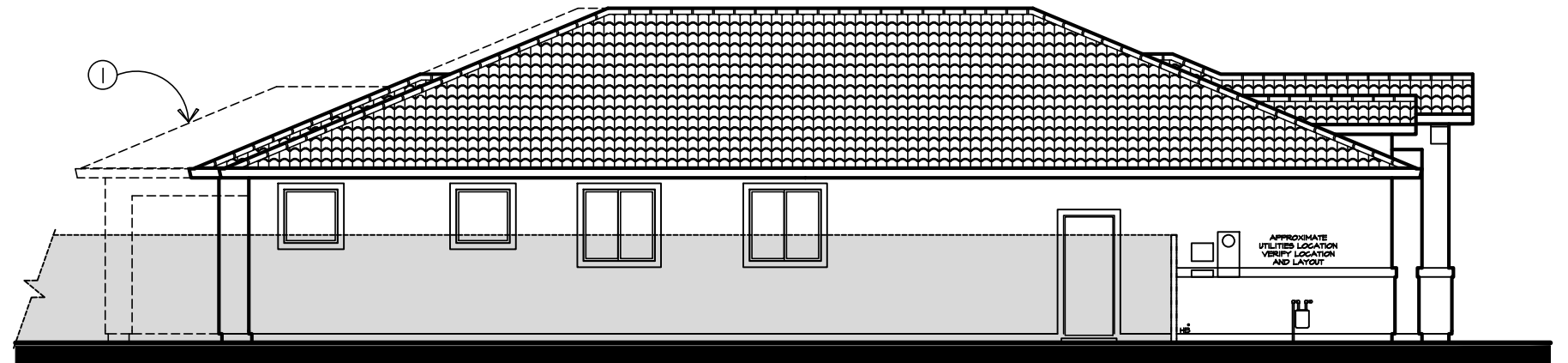
**Roof Plan 'A'**



**Right**



**Rear**



**Left**

**Plan 1 Elevations - 'A'**

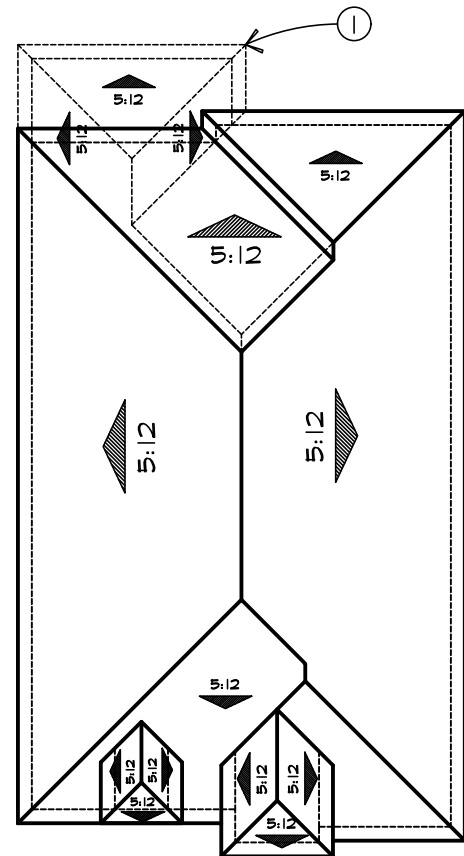


① OPTIONAL COVERED PATIO

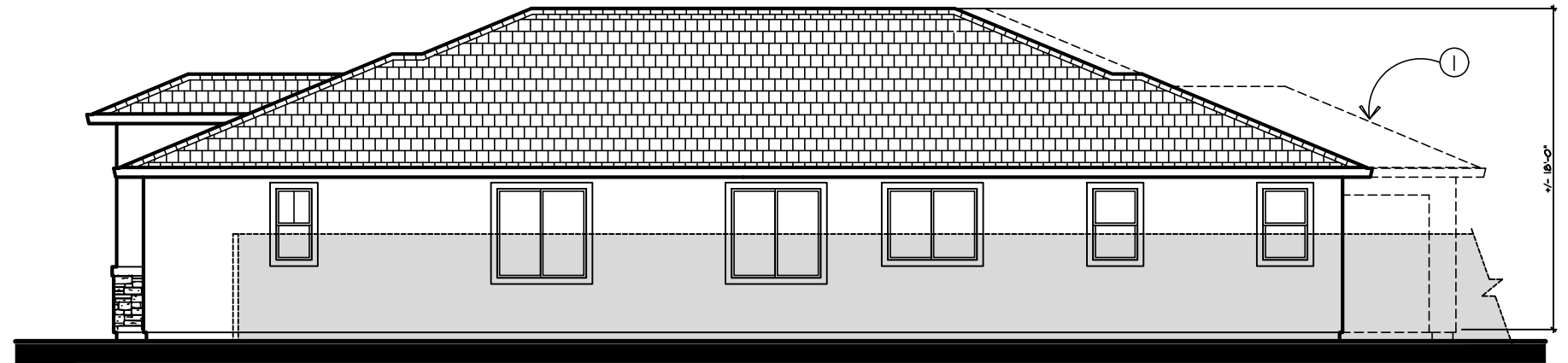
**BAYVIEW**  
UNINCORPORATED AREA ADJACENT  
TO MARTINEZ, CA



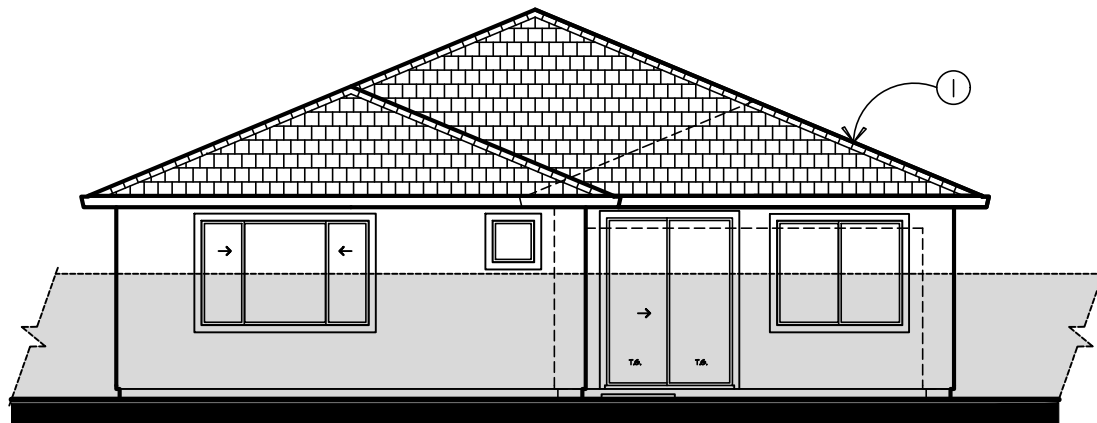
Discovery Builders Inc.  
Date 08/03/2021



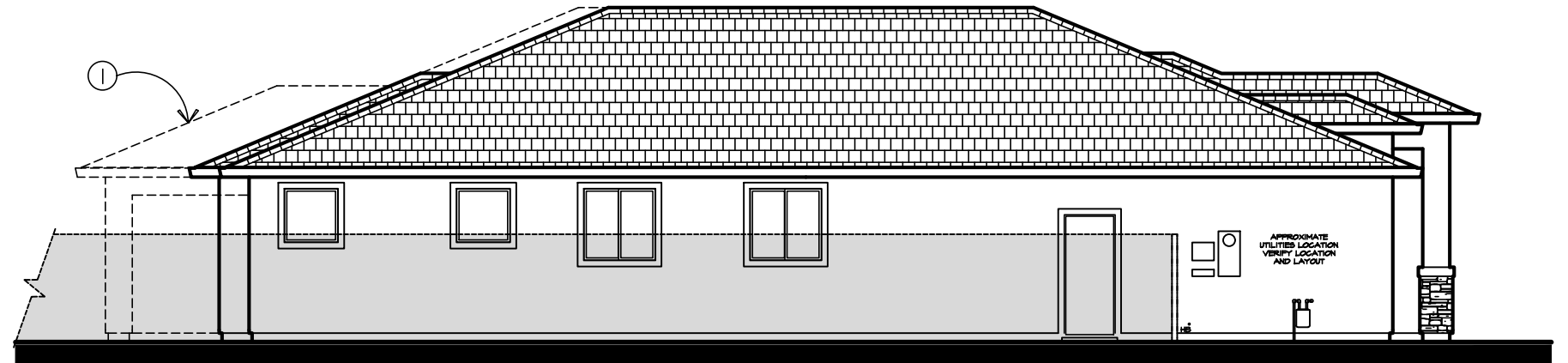
**Roof Plan 'B'**



**Right**



**Rear**



**Left**

**Plan 1 Elevations - 'B'**



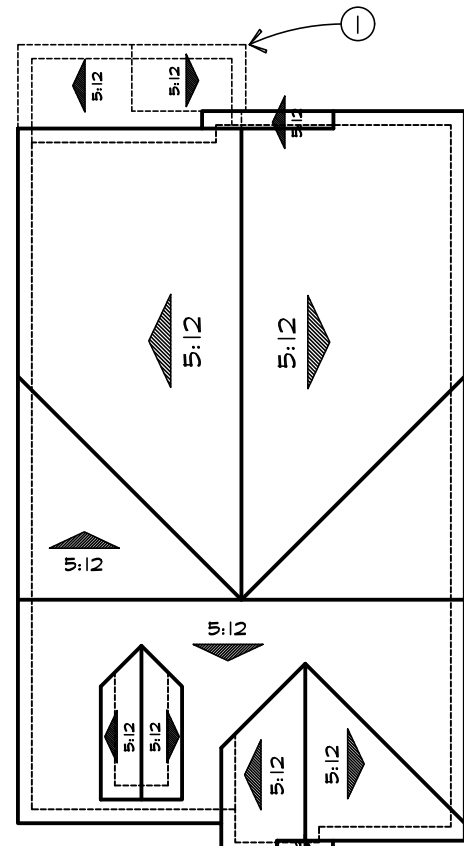
① OPTIONAL COVERED PATIO

**BAYVIEW**  
UNINCORPORATED AREA ADJACENT  
TO MARTINEZ, CA

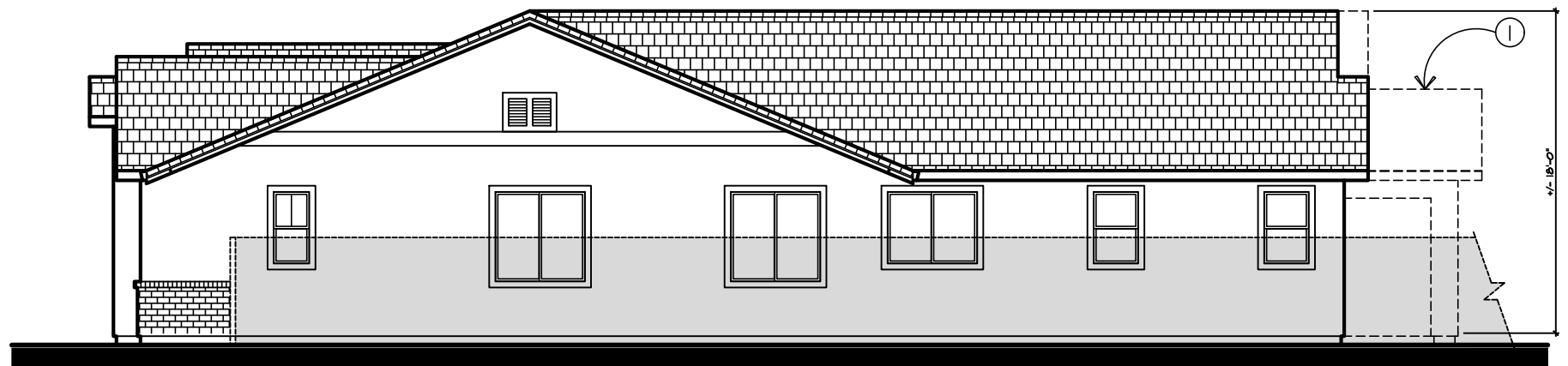


Discovery Builders Inc.  
Date 08/03/2021

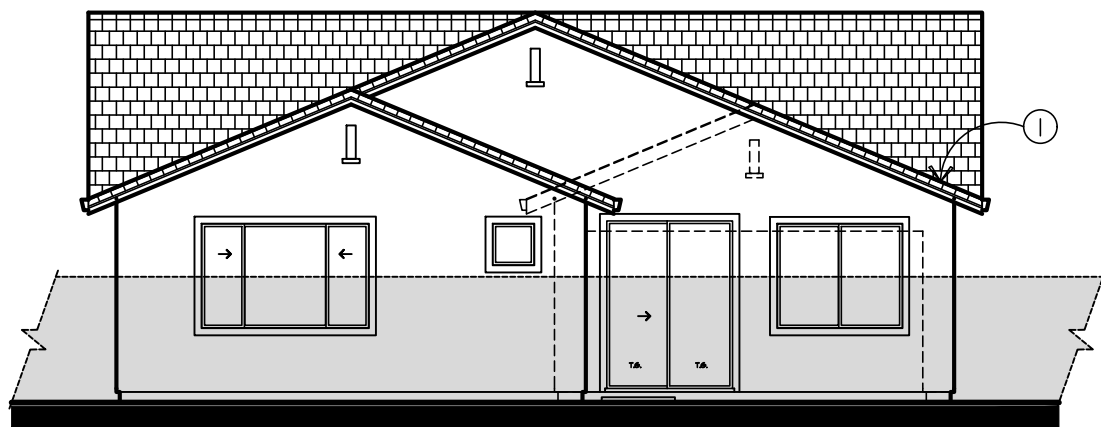




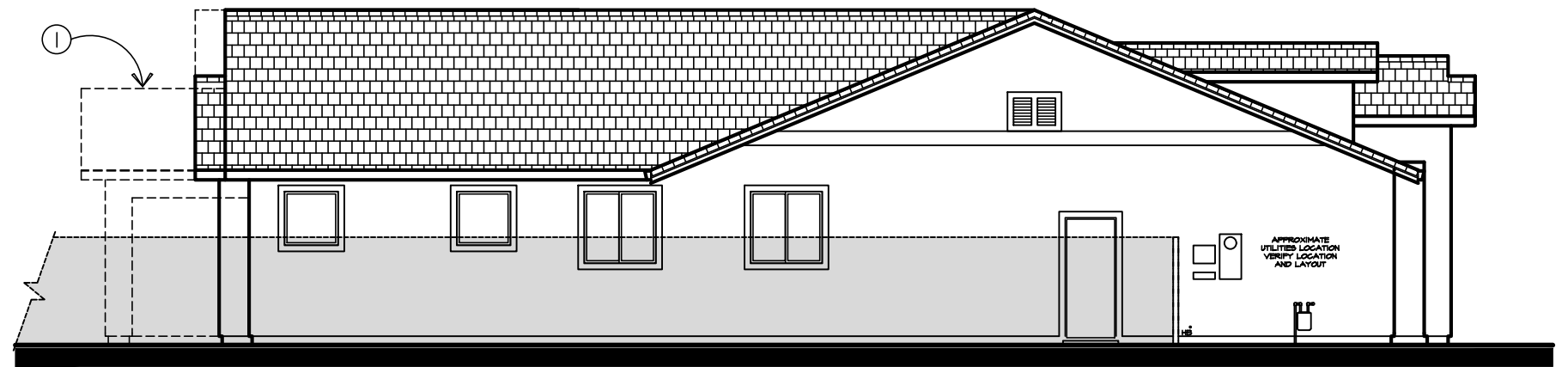
**Roof Plan 'C'**



**Right**

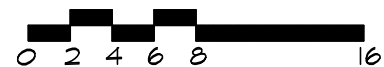


**Rear**



**Left**

**Plan 1 Elevations - 'C'**



① OPTIONAL COVERED PATIO

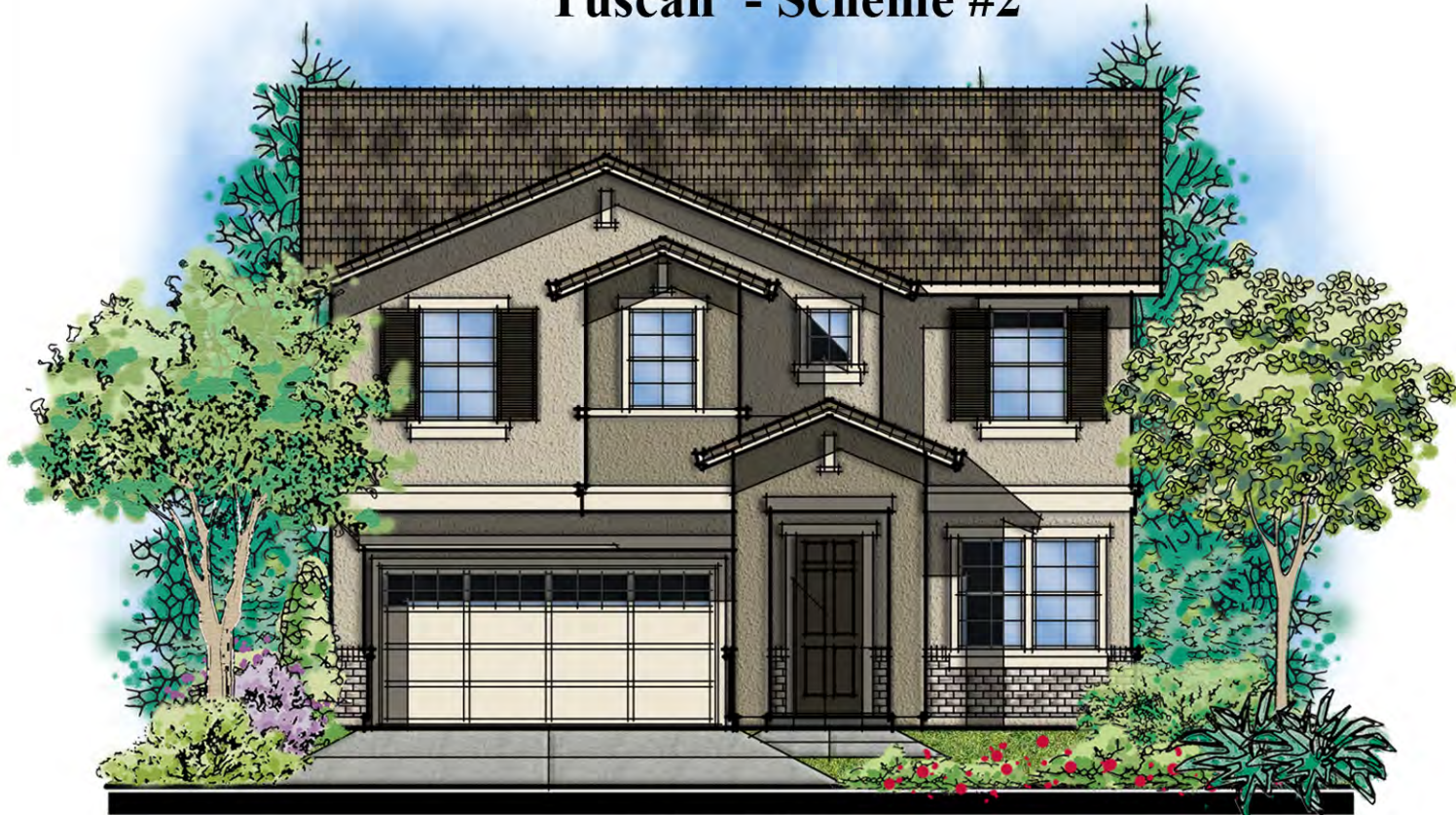
**BAYVIEW**  
UNINCORPORATED AREA ADJACENT  
TO MARTINEZ, CA



Discovery Builders Inc.  
Date 08/03/2021



**Elevation A**  
**'Tuscan' - Scheme #2**



**Elevation C**  
**'Traditional' - Scheme #12**

**MATERIAL LEGEND**

**A** CONCRETE VILLA ROOFING  
GABLE & HIP ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK TILE VENTS  
ROLL-UP GARAGE DOORS  
W/ OPT. WINDOW LITES

**B** FLAT CONCRETE TILE ROOFING  
HIP ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK SHUTTERS  
SIM. MASONRY VENEER  
ROLL-UP GARAGE DOORS  
W/ OPT. WINDOW LITES

**C** FLAT CONCRETE TILE ROOFING  
GABLE ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK SHUTTERS  
SIM. MASONRY VENEER  
ROLL-UP GARAGE DOORS  
W/ OPT. WINDOW LITES

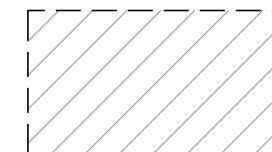
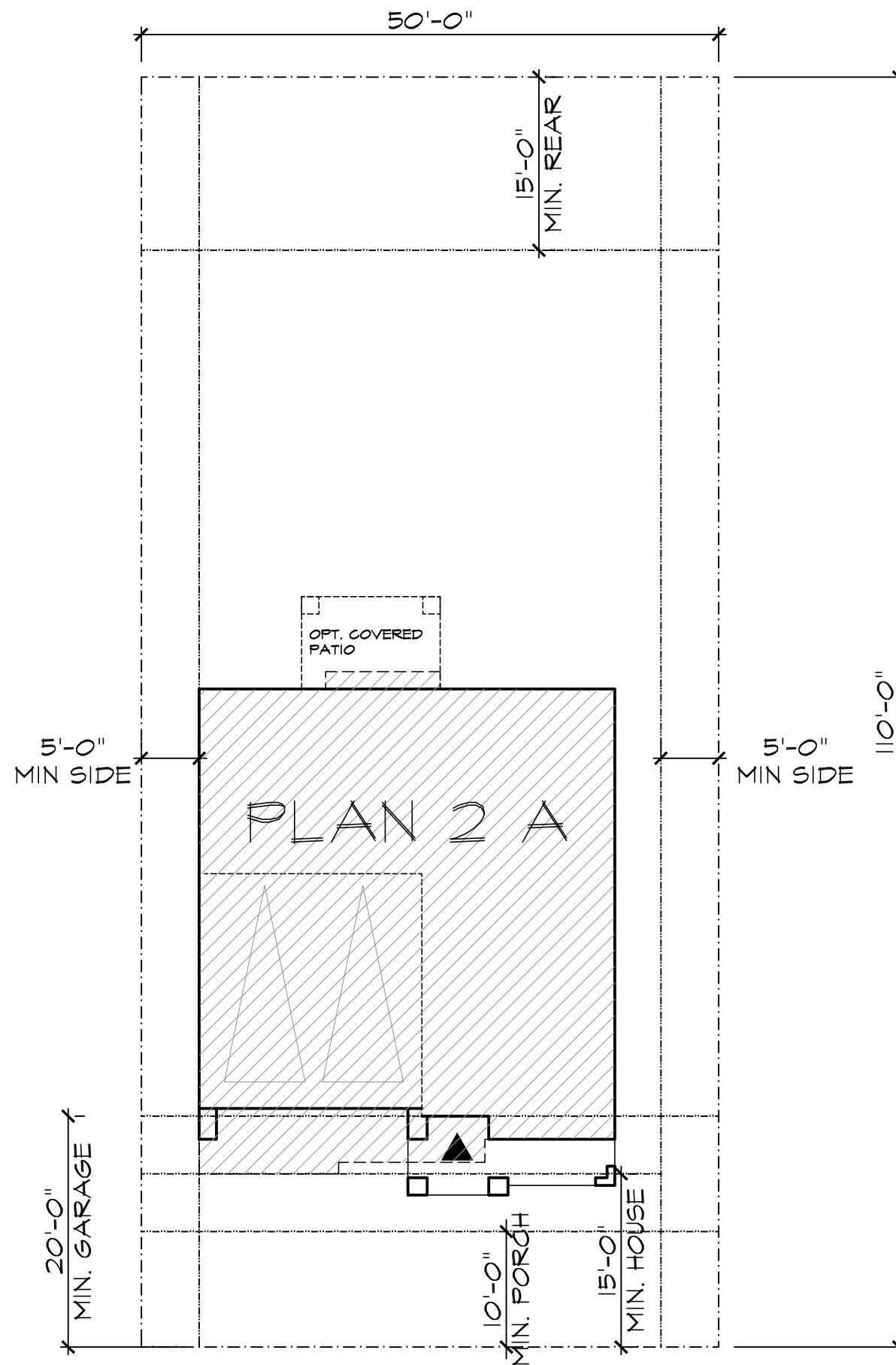


**Elevation B**  
**'French Country' - Scheme #7**

**Plan 2**  
**Front Elevation**  
**BAYVIEW**  
UNINCORPORATED AREA ADJACENT  
TO MARTINEZ, CA



DISCOVERY  
DESIGN  
GROUP  
Discovery Builders Inc.  
Date 08/03/2021



SECOND FLOOR

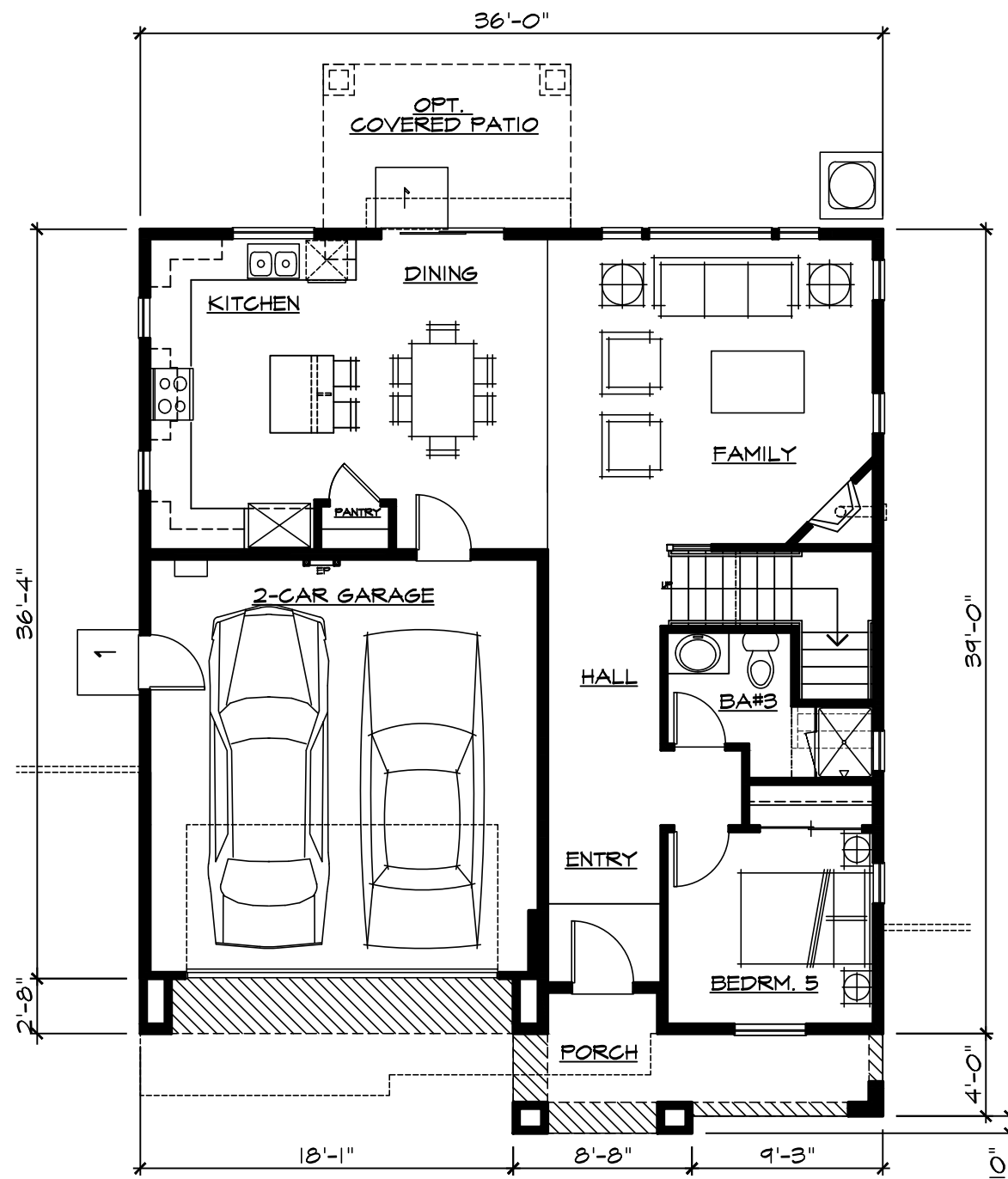


**Plan 2**  
**Site Plan**  
**BAYVIEW**

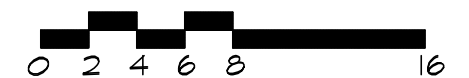
UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



Discovery Builders Inc.  
 Date 08/03/2021



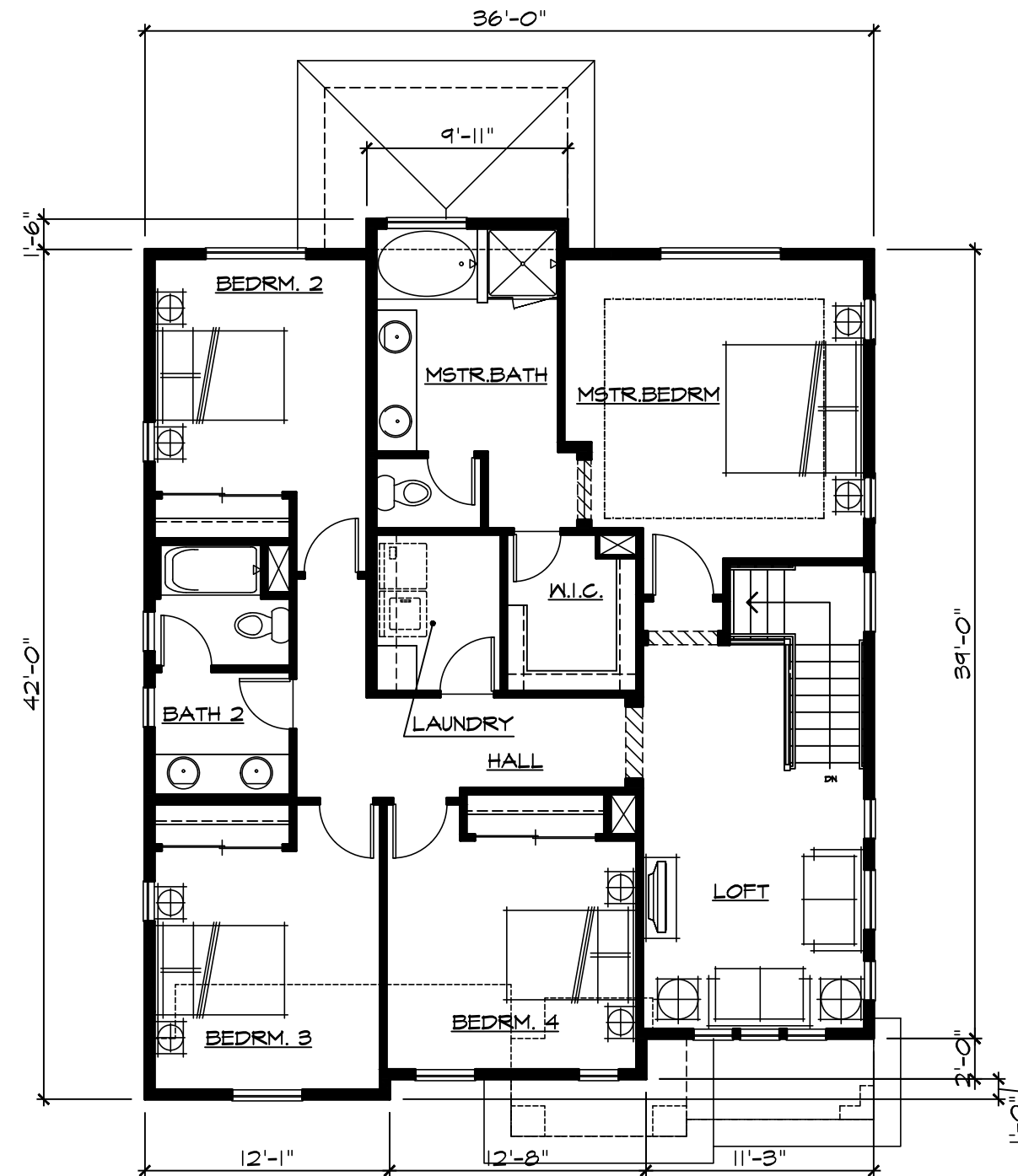
SQUARE FOOTAGE	
FIRST FLOOR	949 SF
SECOND FLOOR	1429 SF
TOTAL LIVING AREA	2378 SF
<hr/>	
GARAGE	392 SF
PORCH	90 SF
FOOTPRINT	1431 SF



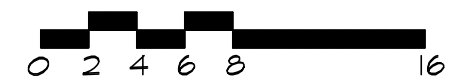
**Plan 2**  
**First Floor**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



Discovery  
 Design  
 Group  
 Discovery Builders Inc.  
 Date 08/03/2021

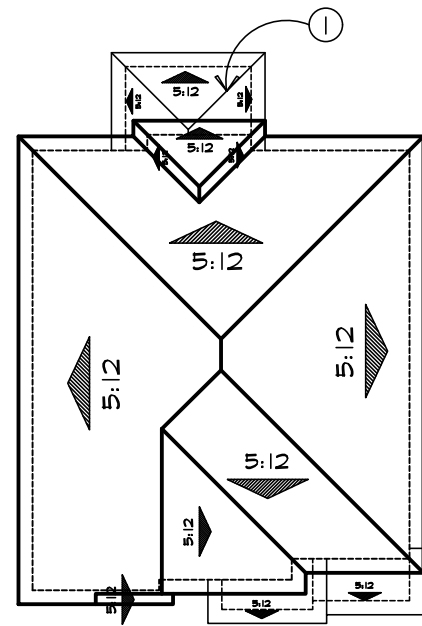


SQUARE FOOTAGE	
FIRST FLOOR	949 SF
SECOND FLOOR	1429 SF
TOTAL LIVING AREA	2378 SF
<hr/>	
GARAGE	392 SF
PORCH	90 SF
FOOTPRINT	1431 SF

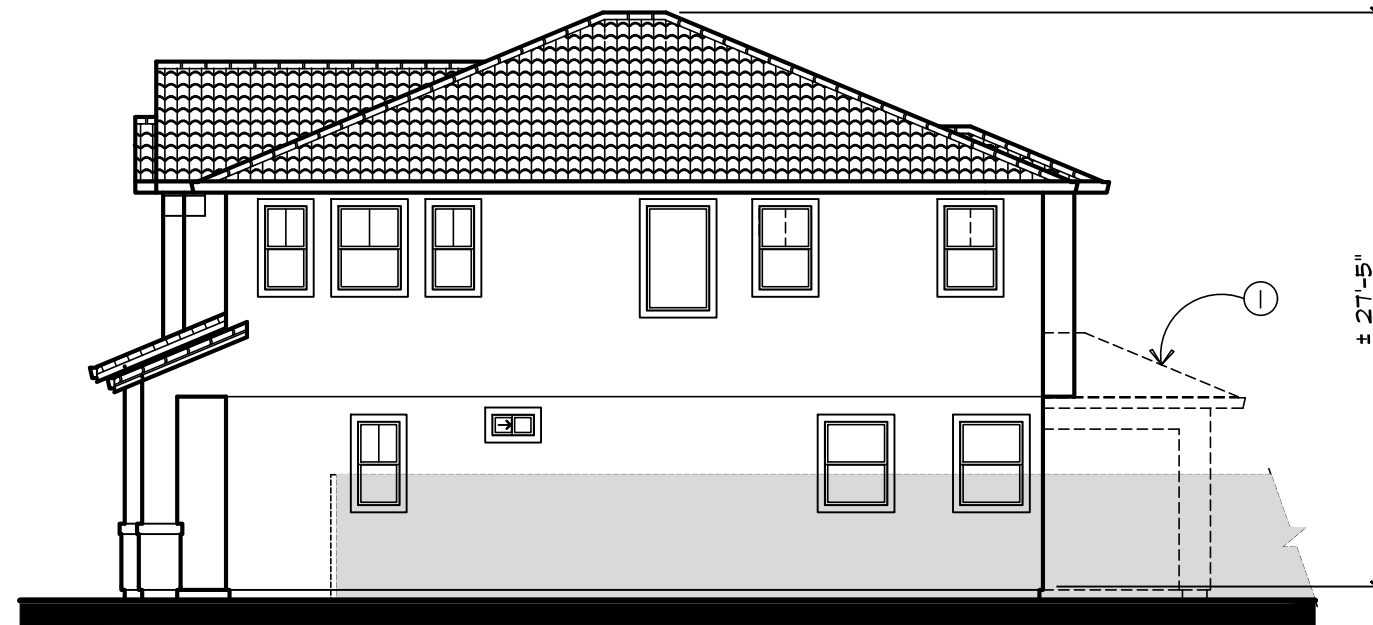


**Plan 2**  
**Second Floor**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA

 **DISCOVERY  
 DESIGN  
 GROUP**  
**Discovery Builders Inc.**  
 Date 08/03/2021



**Roof Plan 'A'**



**Right**



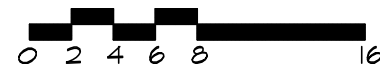
**Rear**



**Left**

**Plan 2 Elevations - 'A'**

① OPTIONAL COVERED PATIO

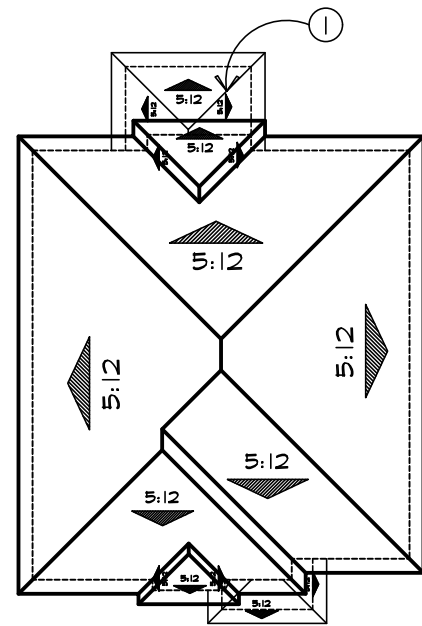


--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

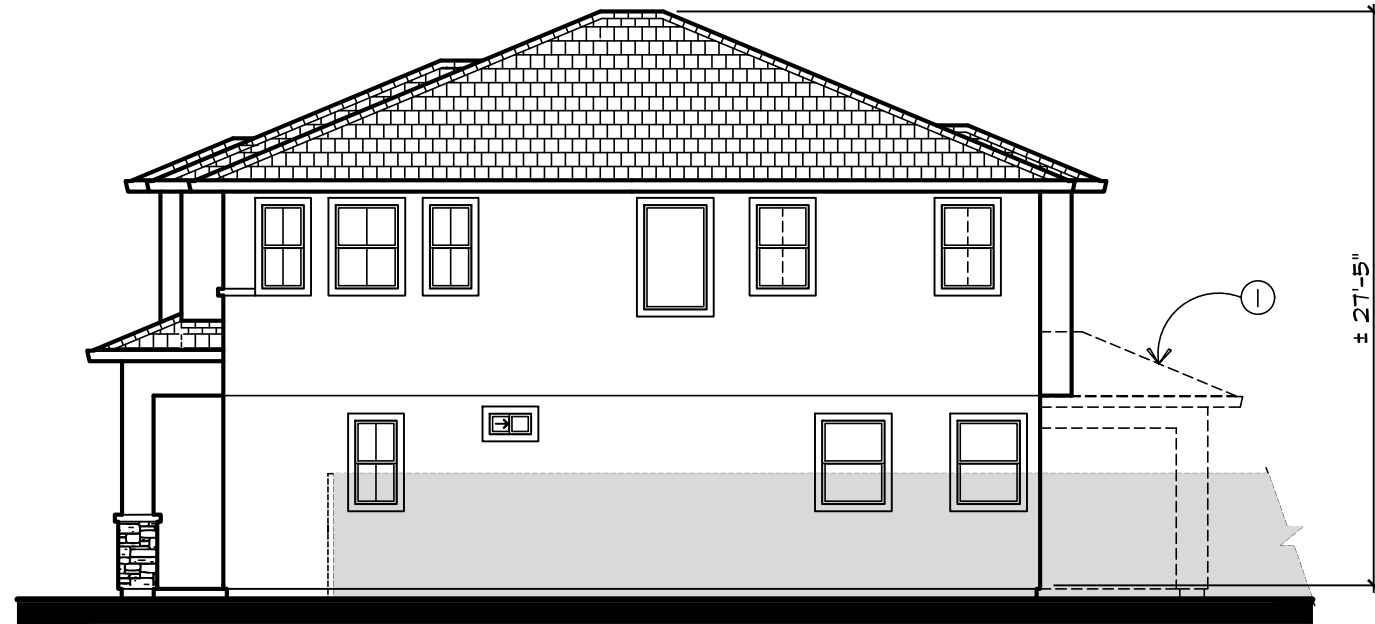
**BAYVIEW**  
UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



Discovery Builders Inc.  
Date 08/03/2021



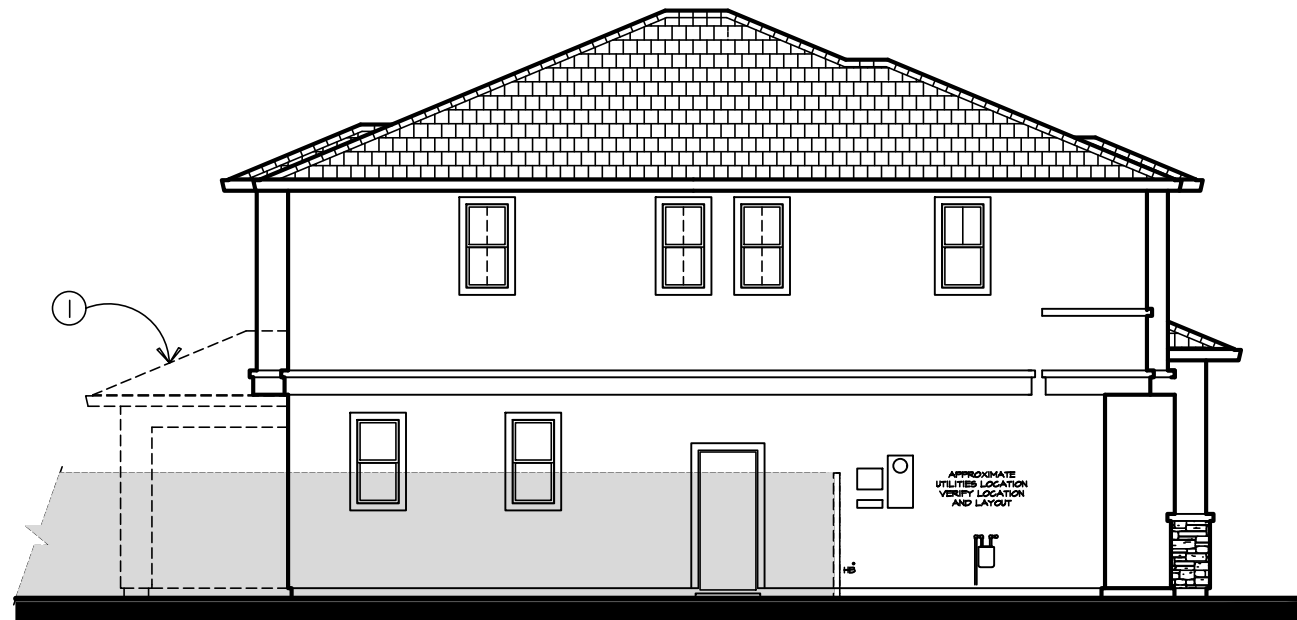
**Roof Plan 'B'**



**Right**



**Rear**



**Left**

**Plan 2 Elevations - 'B'**

① OPTIONAL COVERED PATIO

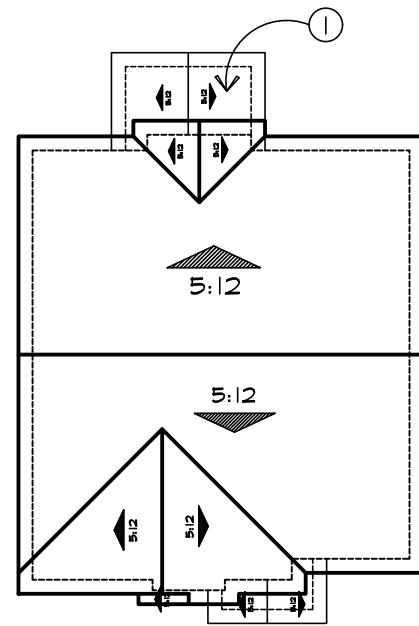


--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

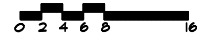
**BAYVIEW**  
UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



**Discovery Builders Inc.**  
Date 08/03/2021



**Roof Plan 'C'**



**Right**



**Rear**



**Left**

**Plan 2 Elevations - 'C'**

① OPTIONAL COVERED PATIO



--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

**BAYVIEW**  
UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



Discovery Builders Inc.  
Date 08/03/2021





**Elevation A  
'Tuscan' - #1**



**Elevation C  
'Traditional' - Scheme #10**

**MATERIAL LEGEND**

**A** CONCRETE VILLA ROOFING  
GABLE & HIP ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK TILE VENTS  
ROLL-UP GARAGE DOORS  
W/ OPT. WINDOW LITES

**B** FLAT CONCRETE TILE ROOFING  
HIP ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK SHUTTERS  
SIM. MASONRY VENEER  
ROLL-UP GARAGE DOORS  
W/ OPT. WINDOW LITES

**C** FLAT CONCRETE TILE ROOFING  
GABLE ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK SHUTTERS  
SIM. MASONRY VENEER  
ROLL-UP GARAGE DOORS  
W/ OPT. WINDOW LITES

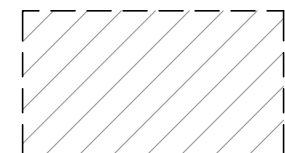
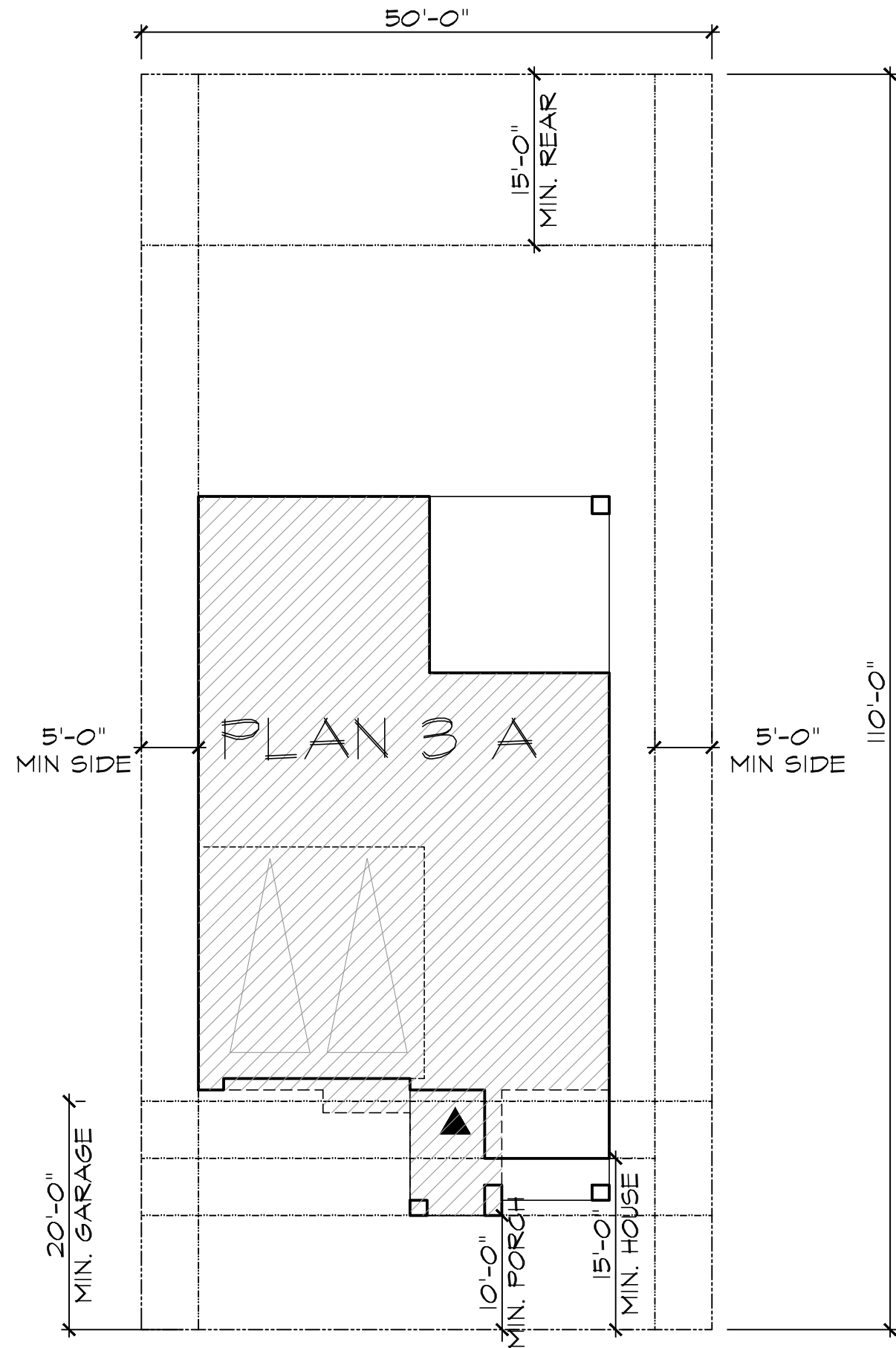


**Elevation B  
'French Country' - Scheme #8**

**Plan 3  
Front Elevation  
BAYVIEW**  
UNINCORPORATED AREA ADJACENT  
TO MARTINEZ, CA



DISCOVERY  
DESIGN  
GROUP  
Discovery Builders Inc.  
Date 08/03/2021



SECOND FLOOR

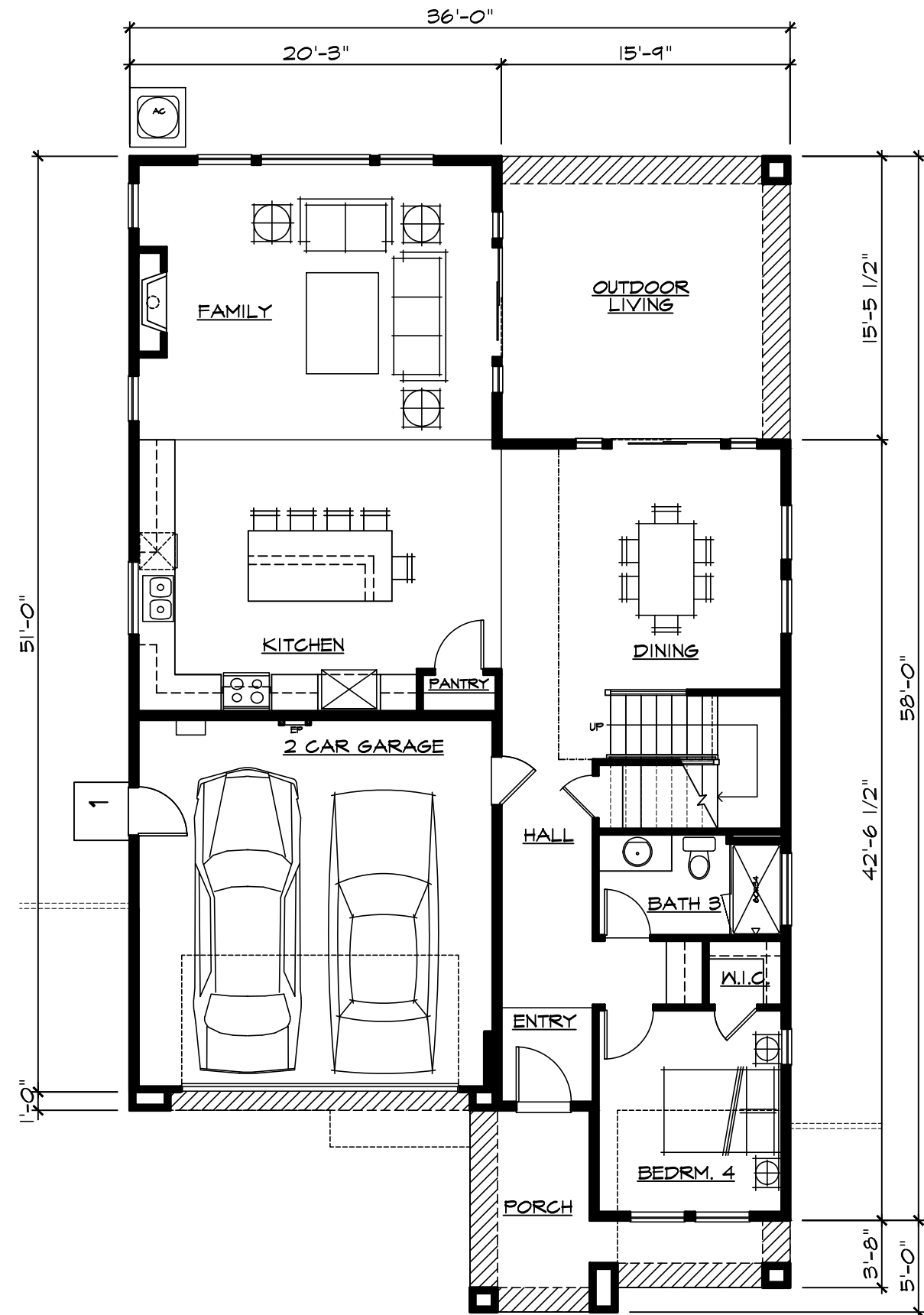


**Plan 3**  
**Site Plan**  
**BAYVIEW**

UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



Discovery Builders Inc.  
 Date 08/03/2021



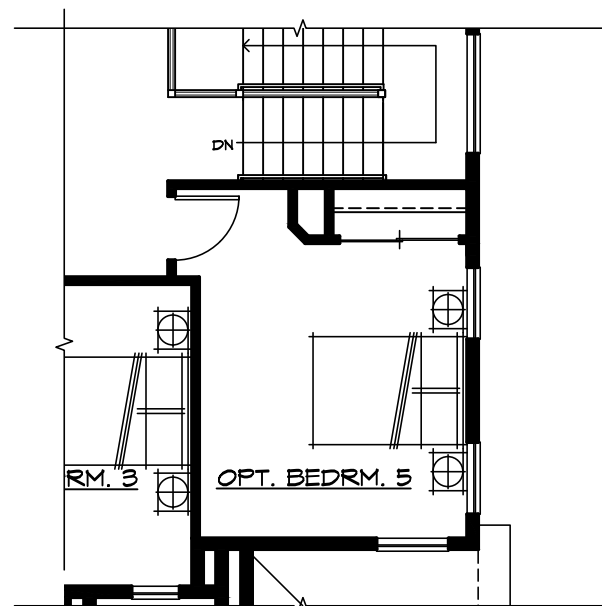
SQUARE FOOTAGE	
FIRST FLOOR	1273 SF
SECOND FLOOR	1405 SF
TOTAL LIVING AREA	2678 SF
<hr/>	
GARAGE	402 SF
PORCH	114 SF
OUTDOOR LIVING	243 SF
FOOTPRINT	2032 SF



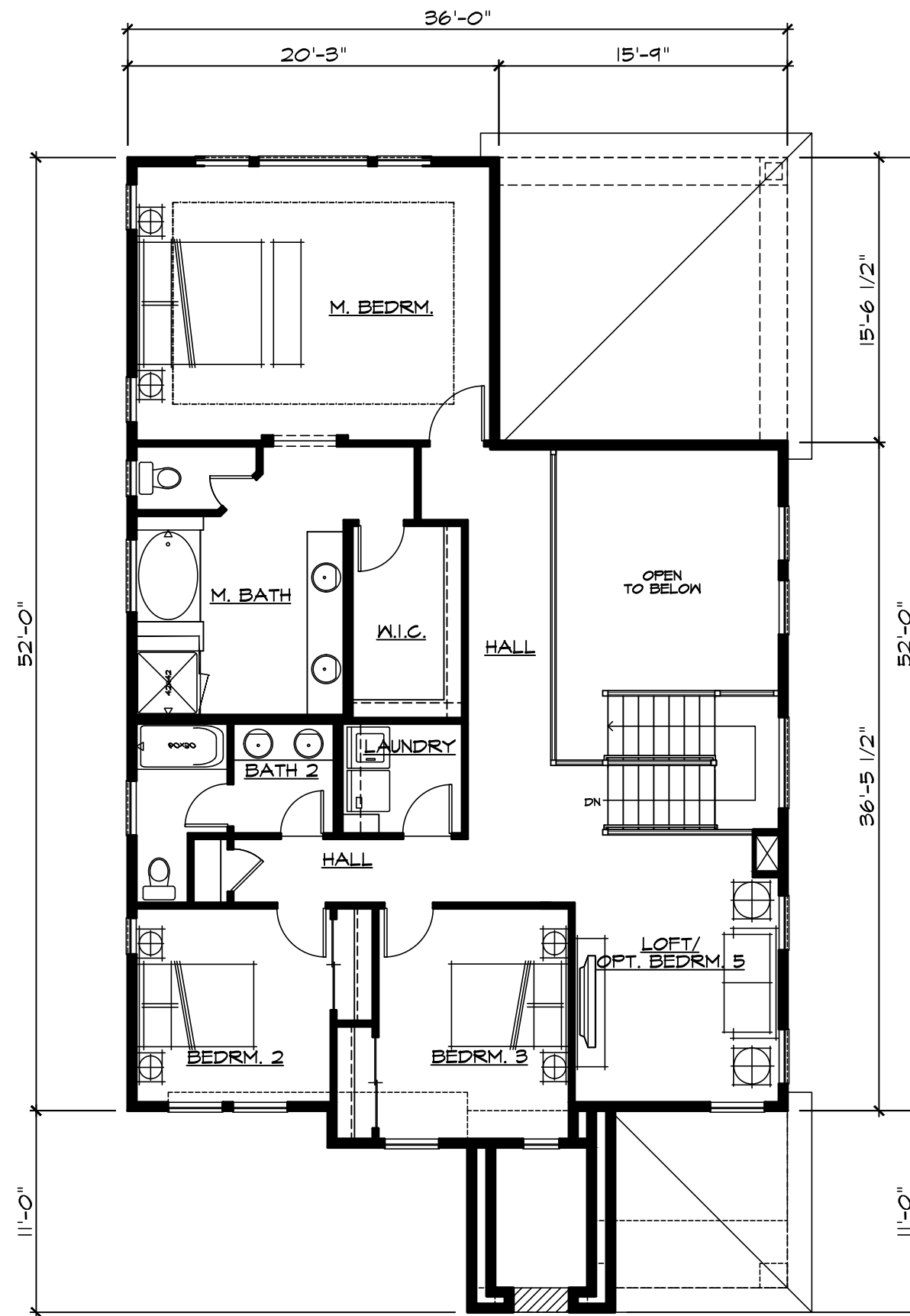
**Plan 3**  
**First Floor**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



**Discovery Builders Inc.**  
 Date 08/03/2021



**Opt. Bedroom 5**



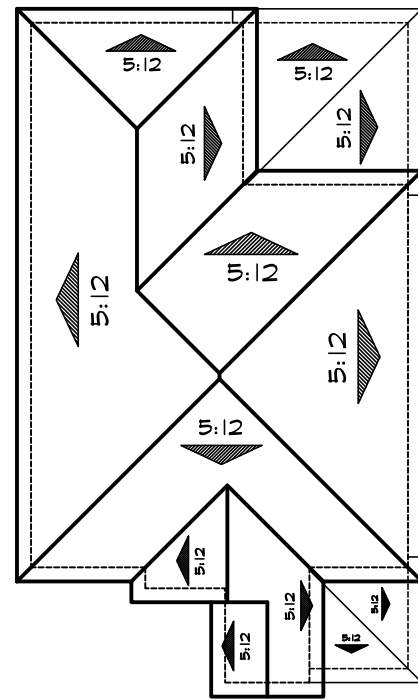
SQUARE FOOTAGE	
FIRST FLOOR	1273 SF
SECOND FLOOR	1405 SF
TOTAL LIVING AREA	2678 SF
<hr/>	
GARAGE	402 SF
PORCH	114 SF
OUTDOOR LIVING	243 SF
FOOTPRINT	2032 SF



**Plan 3**  
**Second Floor**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



**Discovery Builders Inc.**  
 Date 08/03/2021



**Roof Plan 'A'**



**Right**



**Rear**



**Left**

**Plan 3 Elevations - 'A'**

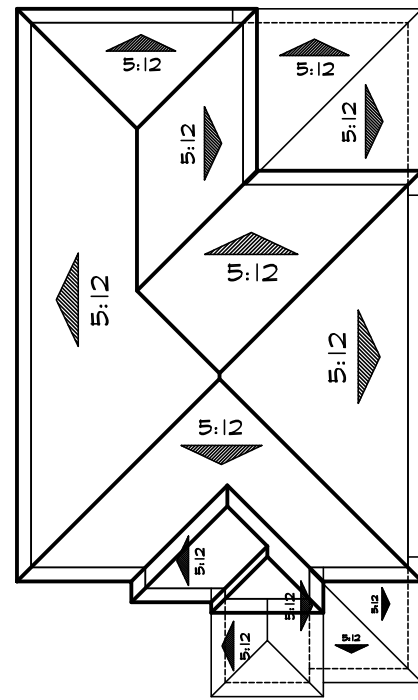


--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

**BAYVIEW**  
UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



Discovery Builders Inc.  
Date 08/03/2021



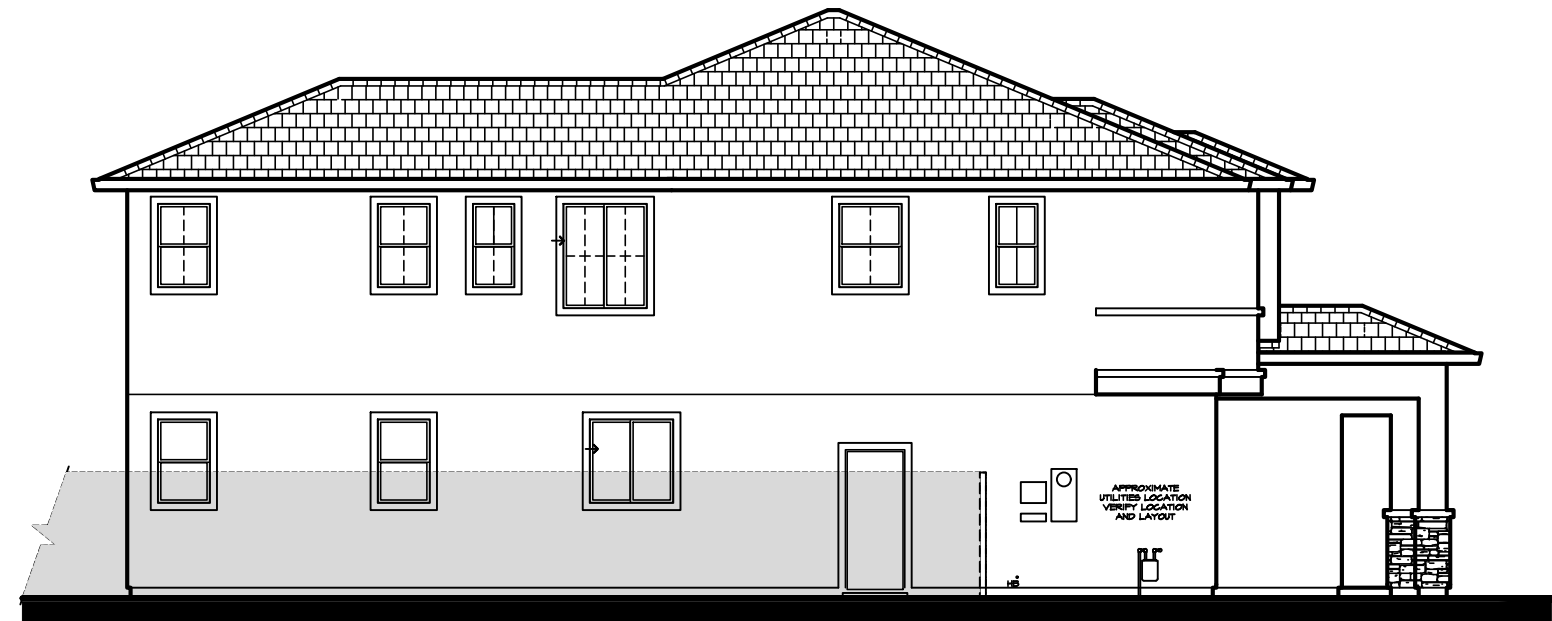
**Roof Plan 'B'**



**Right**



**Rear**



**Left**

**Plan 3 Elevations - 'B'**

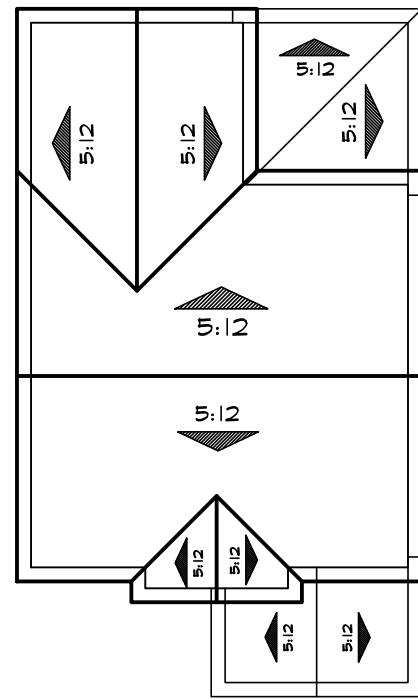


--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

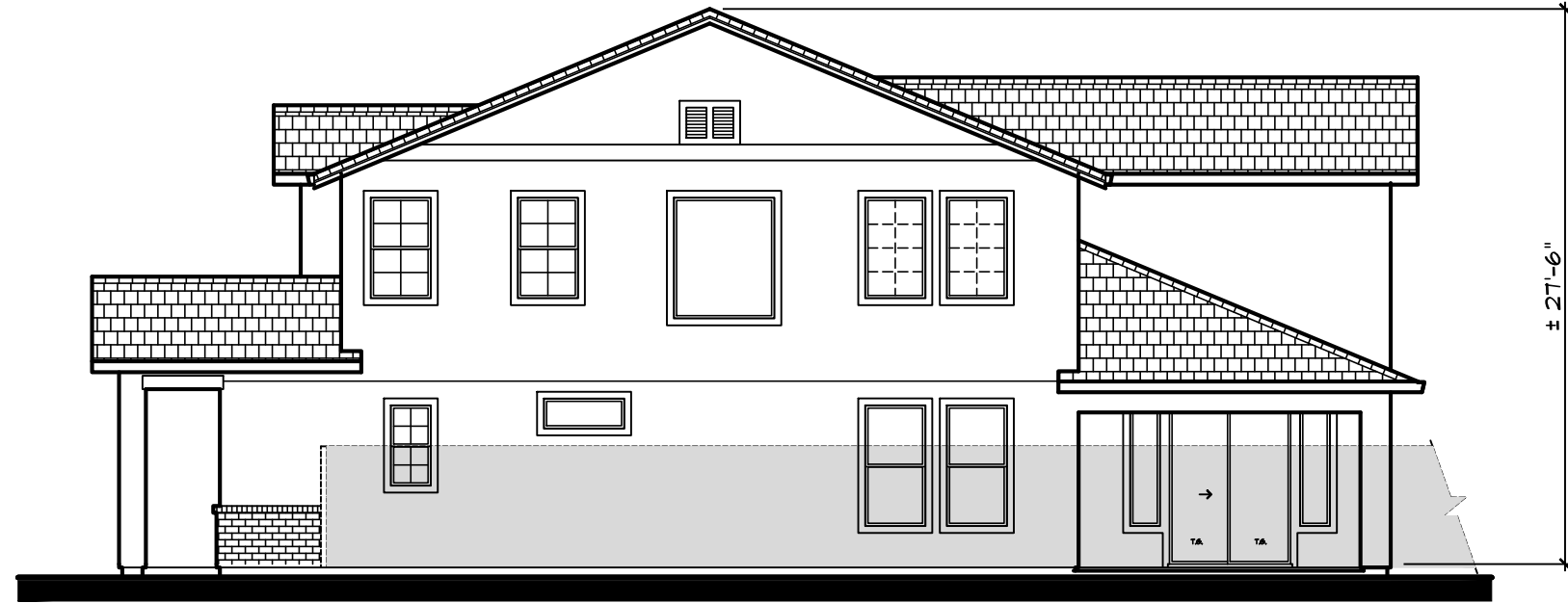
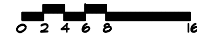
**BAYVIEW**  
UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



**Discovery Builders Inc.**  
Date 08/03/2021



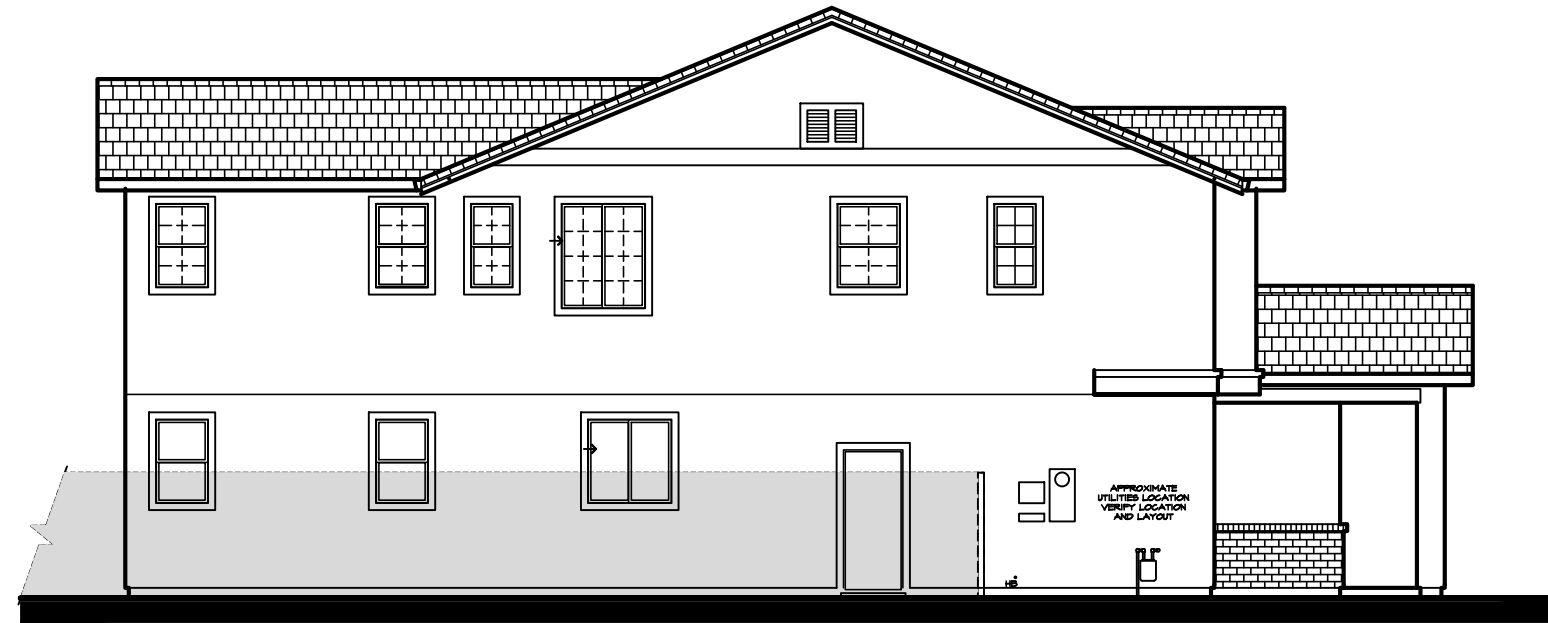
**Roof Plan 'C'**



**Right**



**Rear**



**Left**

**Plan 3 Elevations - 'C'**



--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

**BAYVIEW**  
UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



**Discovery Builders Inc.**  
Date 08/03/2021



**Elevation A**  
**'Tuscan' - Scheme #4**



**Elevation C**  
**'Traditional' - Scheme #11**

**MATERIAL LEGEND**

- |  |  |  |
|--|--|--|
| <p><b>A</b> CONCRETE VILLA ROOFING<br/>GABLE &amp; HIP ROOFS<br/>STUCCO BODY<br/>STUCCO TRIM<br/>MOCK TILE VENTS<br/>ROLL-UP GARAGE DOORS<br/>W/ OPT. WINDOW LITES</p> | <p><b>B</b> FLAT CONCRETE TILE ROOFING<br/>HIP ROOFS<br/>STUCCO BODY<br/>STUCCO TRIM<br/>MOCK SHUTTERS<br/>SIM. STONE VENEER<br/>ROLL-UP GARAGE DOORS<br/>W/ OPT. WINDOW LITES</p> | <p><b>C</b> FLAT CONCRETE TILE ROOFING<br/>GABLE ROOFS<br/>STUCCO BODY<br/>STUCCO TRIM<br/>MOCK SHUTTERS<br/>SIM. STONE VENEER<br/>ROLL-UP GARAGE DOORS<br/>W/ OPT. WINDOW LITES</p> |
|--|--|--|

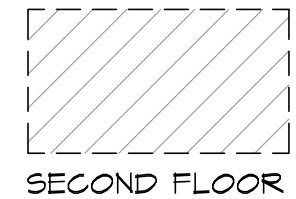
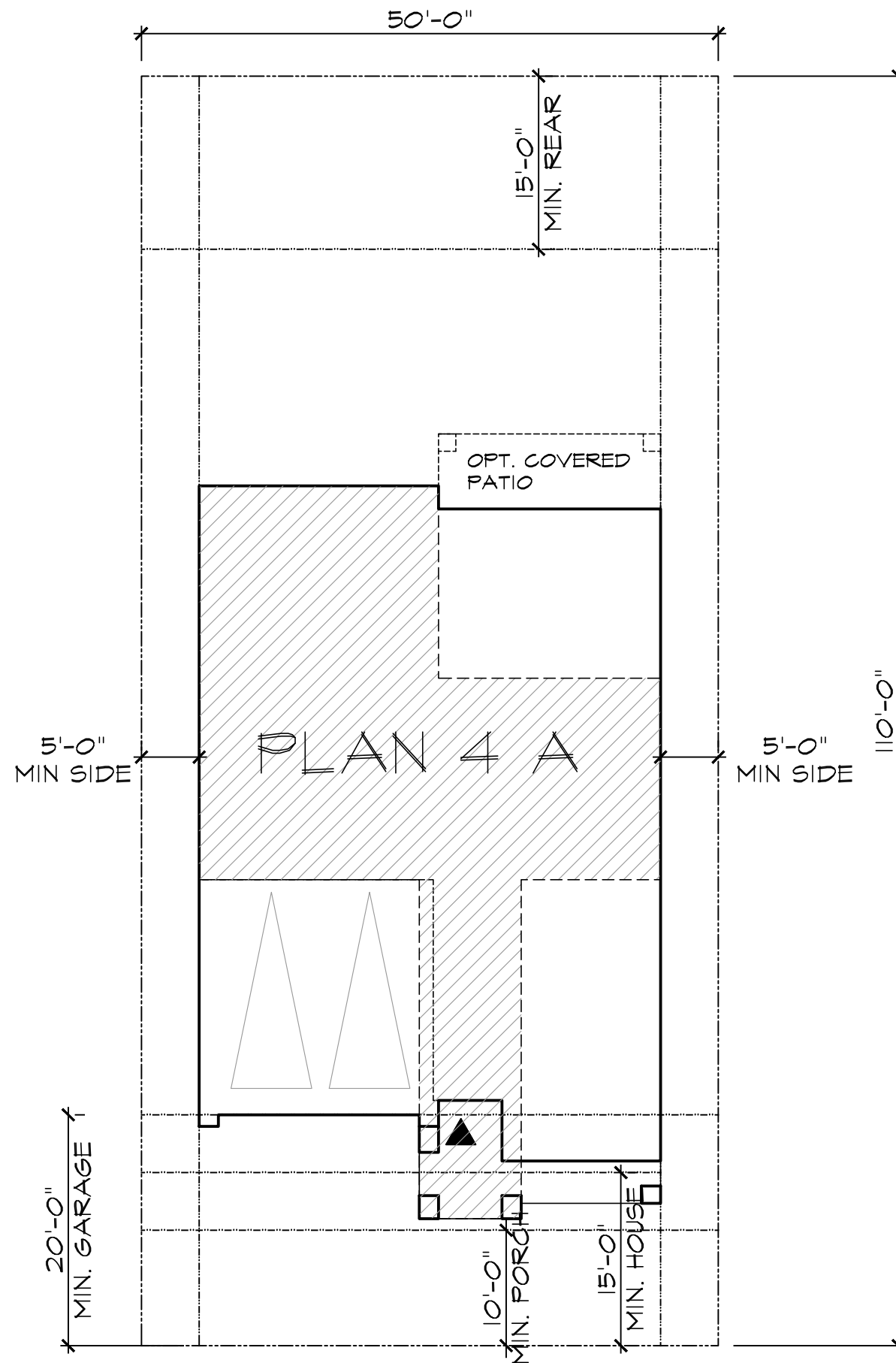


**Elevation B**  
**'French Country' - Scheme #5**

**Plan 4**  
**Front Elevation**  
**BAYVIEW**  
UNINCORPORATED AREA ADJACENT  
TO MARTINEZ, CA

**DISCOVERY**  
**DESIGN**  
**GROUP**  
Discovery Builders Inc.  
Date 08/03/2021

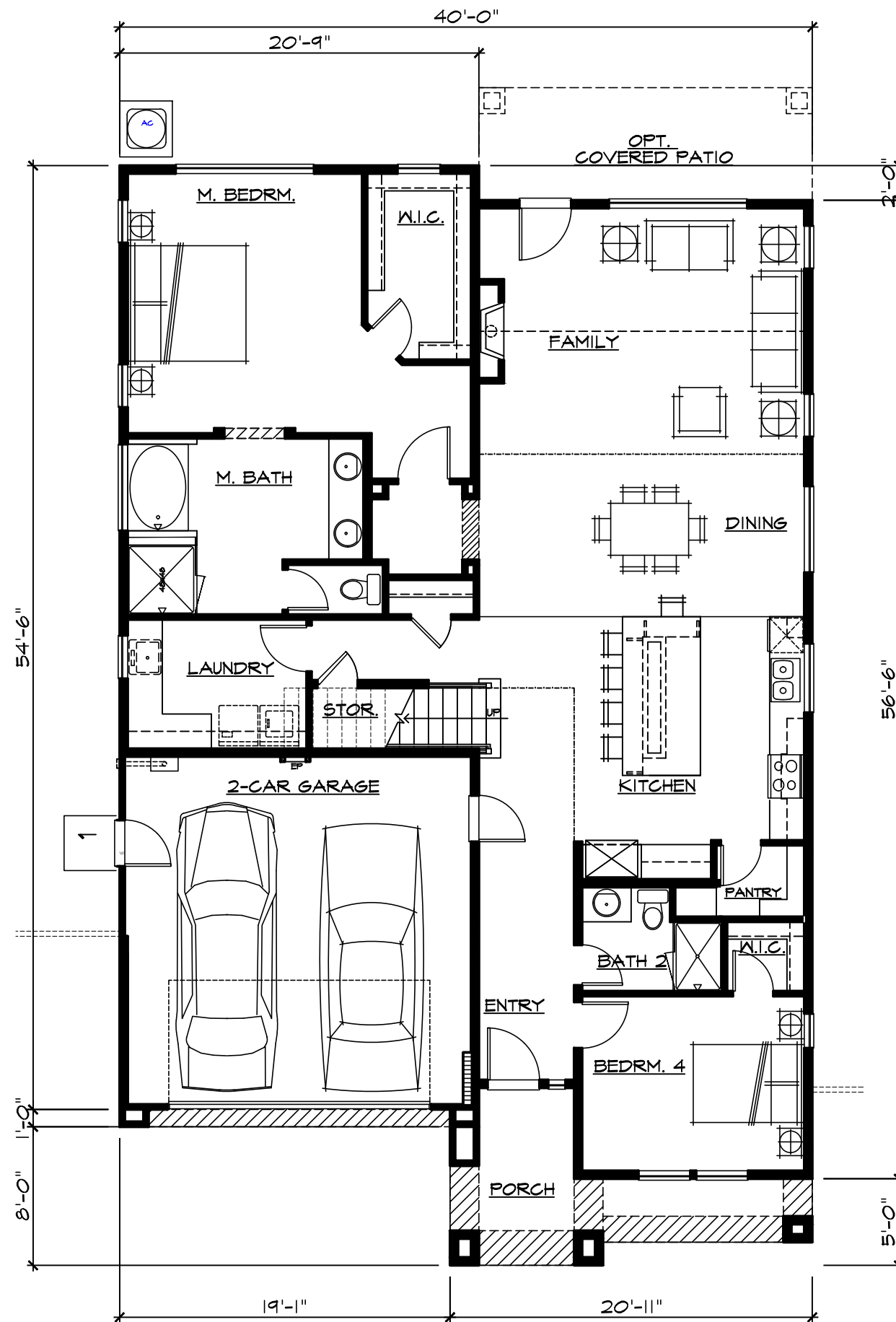




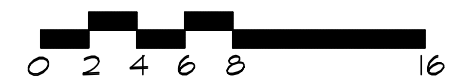
**Plan 4**  
**Site Plan**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



Discovery Builders Inc.  
 Date 08/03/2021



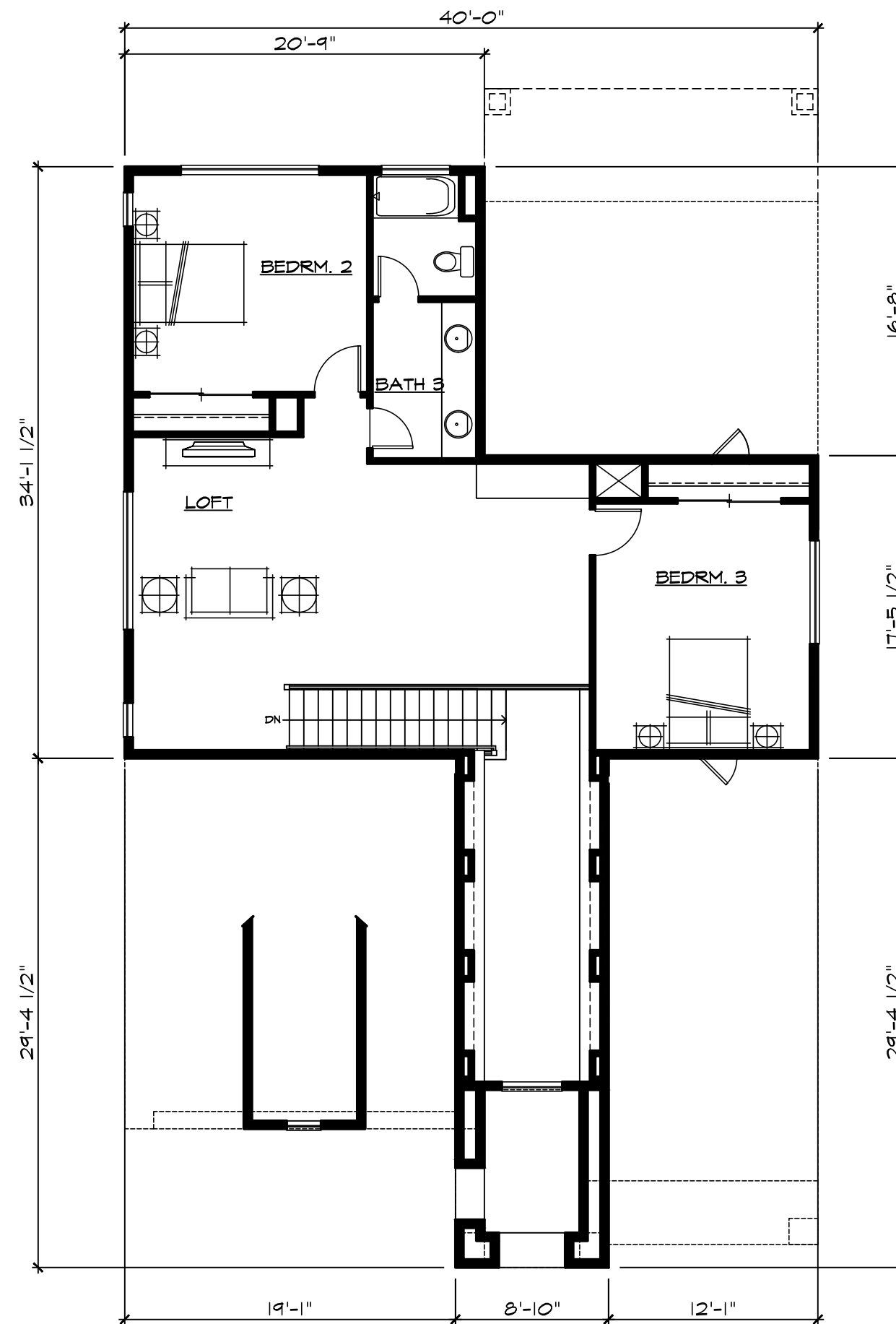
SQUARE FOOTAGE	
FIRST FLOOR	1776 SF
SECOND FLOOR	969 SF
TOTAL LIVING AREA	2745 SF
<hr/>	
GARAGE	414 SF
PORCH	138 SF
OPT. OUTDOOR LIVING	125 SF
FOOTPRINT	2328 SF



**Plan 4**  
**First Floor**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



**Discovery Builders Inc.**  
 Date 08/03/2021



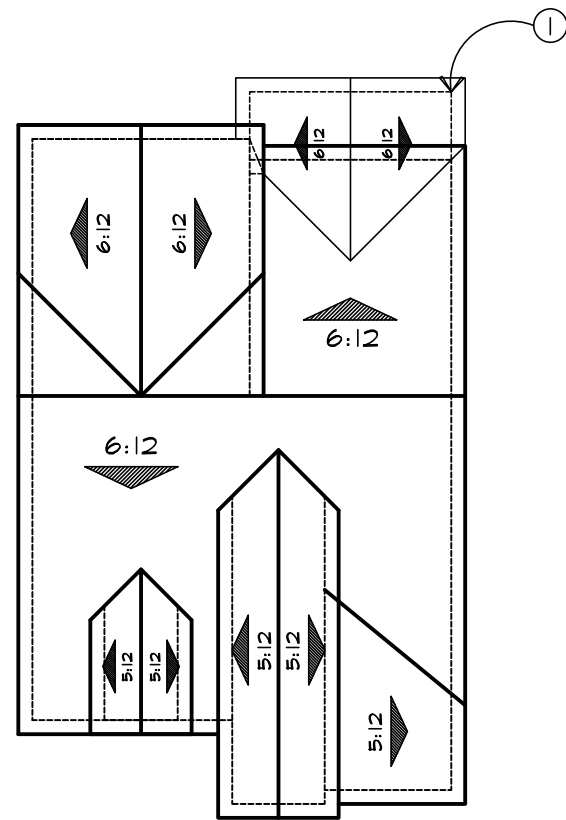
SQUARE FOOTAGE	
FIRST FLOOR	1776 SF
SECOND FLOOR	969 SF
TOTAL LIVING AREA	2745 SF
<hr/>	
GARAGE	414 SF
PORCH	138 SF
OPT. OUTDOOR LIVING	125 SF
FOOTPRINT	2328 SF



**Plan 4**  
**Second Floor**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



**Discovery Builders Inc.**  
 Date 08/03/2021



**Roof Plan 'A'**



**Right**

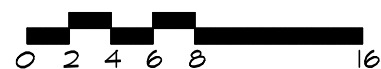


**Rear**



**Left**

**Plan 4 Elevations - 'A'**



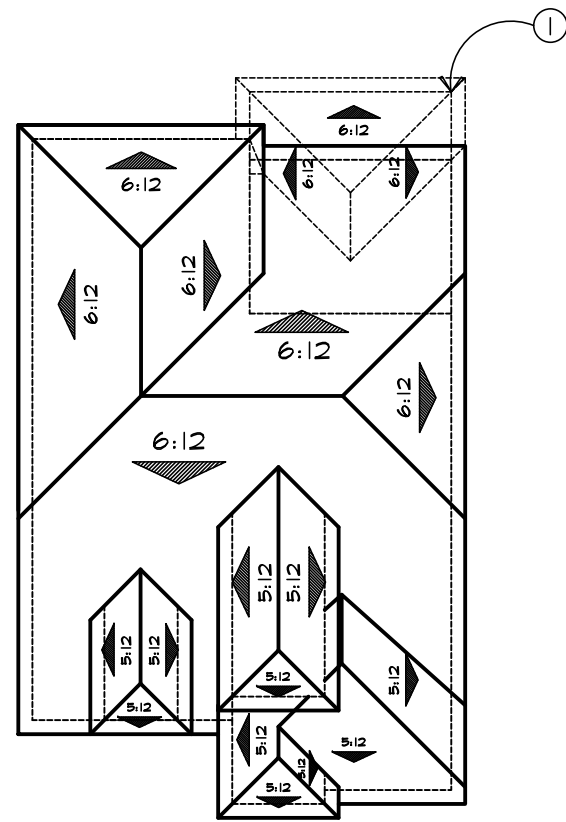
① OPTIONAL COVERED PATIO

--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

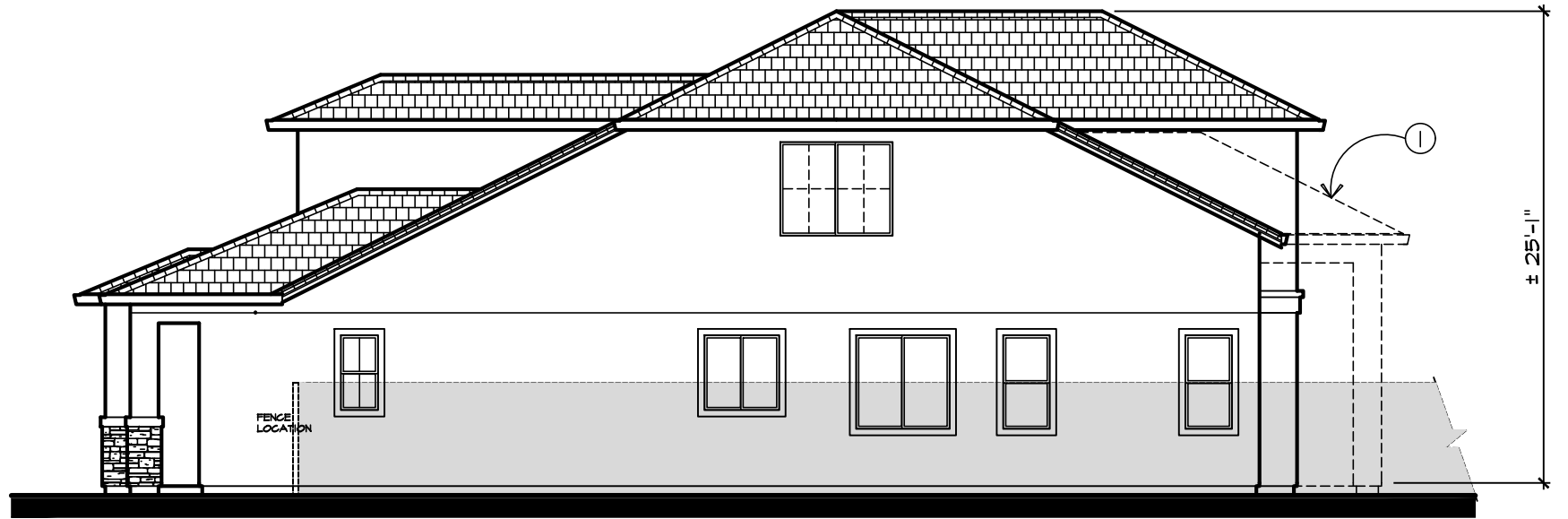
**BAYVIEW**  
UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



**Discovery Builders Inc.**  
Date 08/03/2021



**Roof Plan 'B'**



**Right**



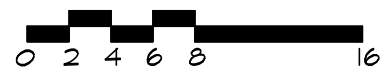
**Rear**



**Left**

**Plan 4 Elevations - 'B'**

① OPTIONAL COVERED PATIO

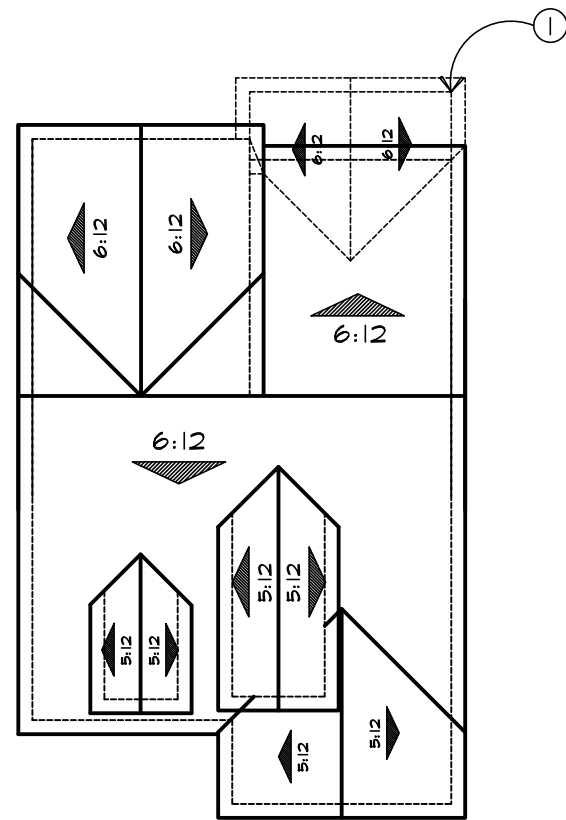


--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

**BAYVIEW**  
UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



**Discovery Builders Inc.**  
Date 08/03/2021



**Roof Plan 'C'**



**Right**



**Rear**



**Left**

**Plan 4 Elevations - 'C'**



① OPTIONAL COVERED PATIO

--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

**BAYVIEW**  
UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



**Discovery Builders Inc.**  
Date 08/03/2021

**MATERIAL LEGEND**

**A** CONCRETE VILLA ROOFING  
 GABLE & HIP ROOFS  
 STUCCO BODY  
 STUCCO TRIM  
 MOCK TILE VENTS  
 ROLL-UP GARAGE DOORS  
 W/ OPT. WINDOW LITES

**B** FLAT CONCRETE TILE ROOFING  
 HIP ROOFS  
 STUCCO BODY  
 STUCCO TRIM  
 MOCK SHUTTERS  
 SIM. STONE VENEER  
 ROLL-UP GARAGE DOORS  
 W/ OPT. WINDOW LITES

**C** FLAT CONCRETE TILE ROOFING  
 GABLE & HIP ROOFS  
 STUCCO BODY  
 STUCCO TRIM  
 MOCK SHUTTERS  
 SIM. STONE VENEER  
 ROLL-UP GARAGE DOORS  
 W/ OPT. WINDOW LITES



**Elevation A  
 'Tuscan' - Scheme #3**



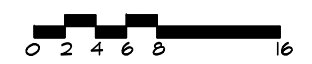
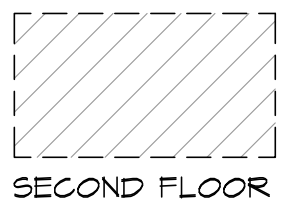
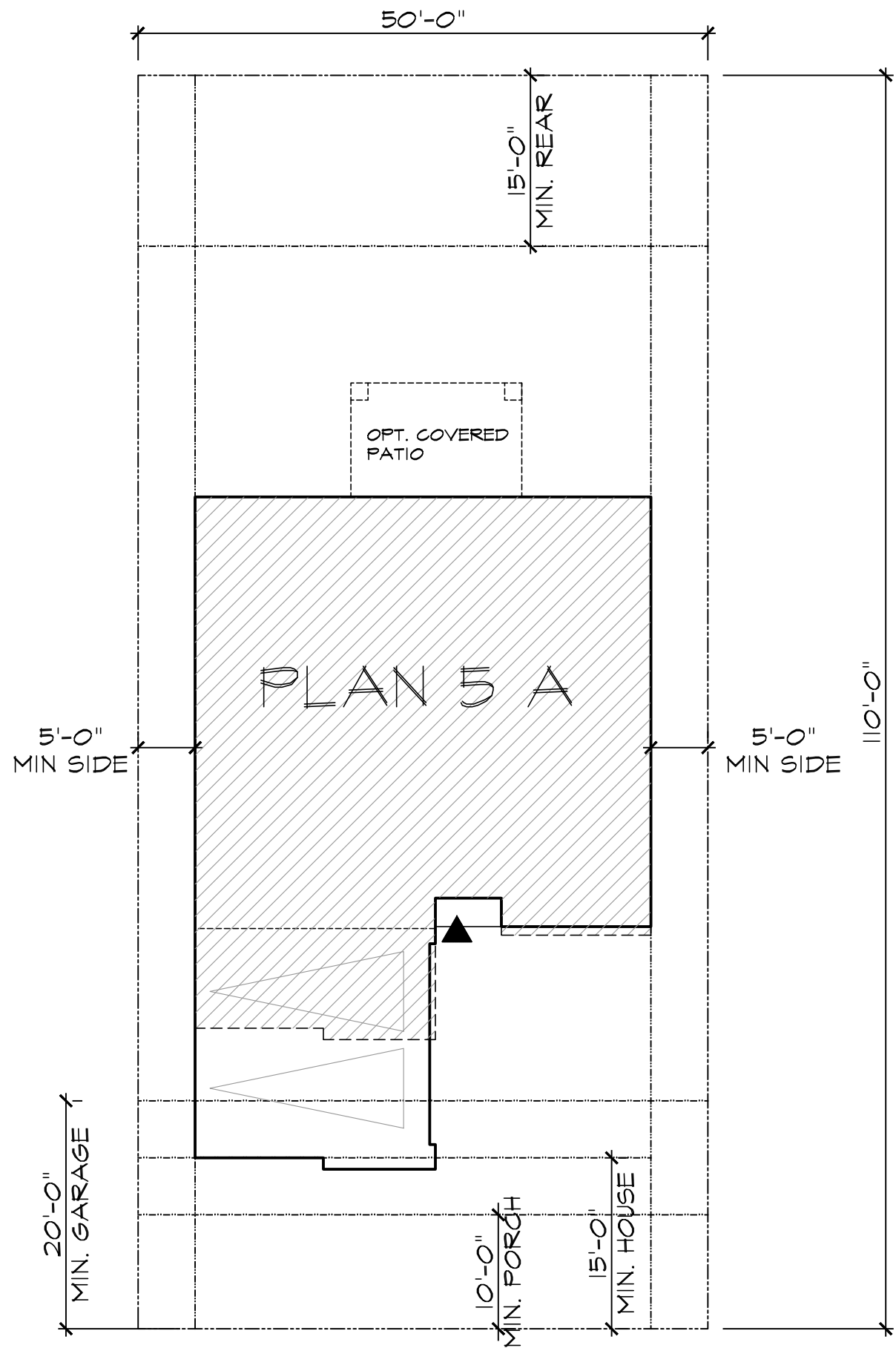
**Elevation B  
 'French Country' - Scheme #6**



**Elevation C  
 'Traditional' - Scheme 9**

**Plan 5  
 Front Elevation  
 BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA

**DISCOVERY  
 DESIGN  
 GROUP**  
 Discovery Builders Inc.  
 Date 08/03/2021

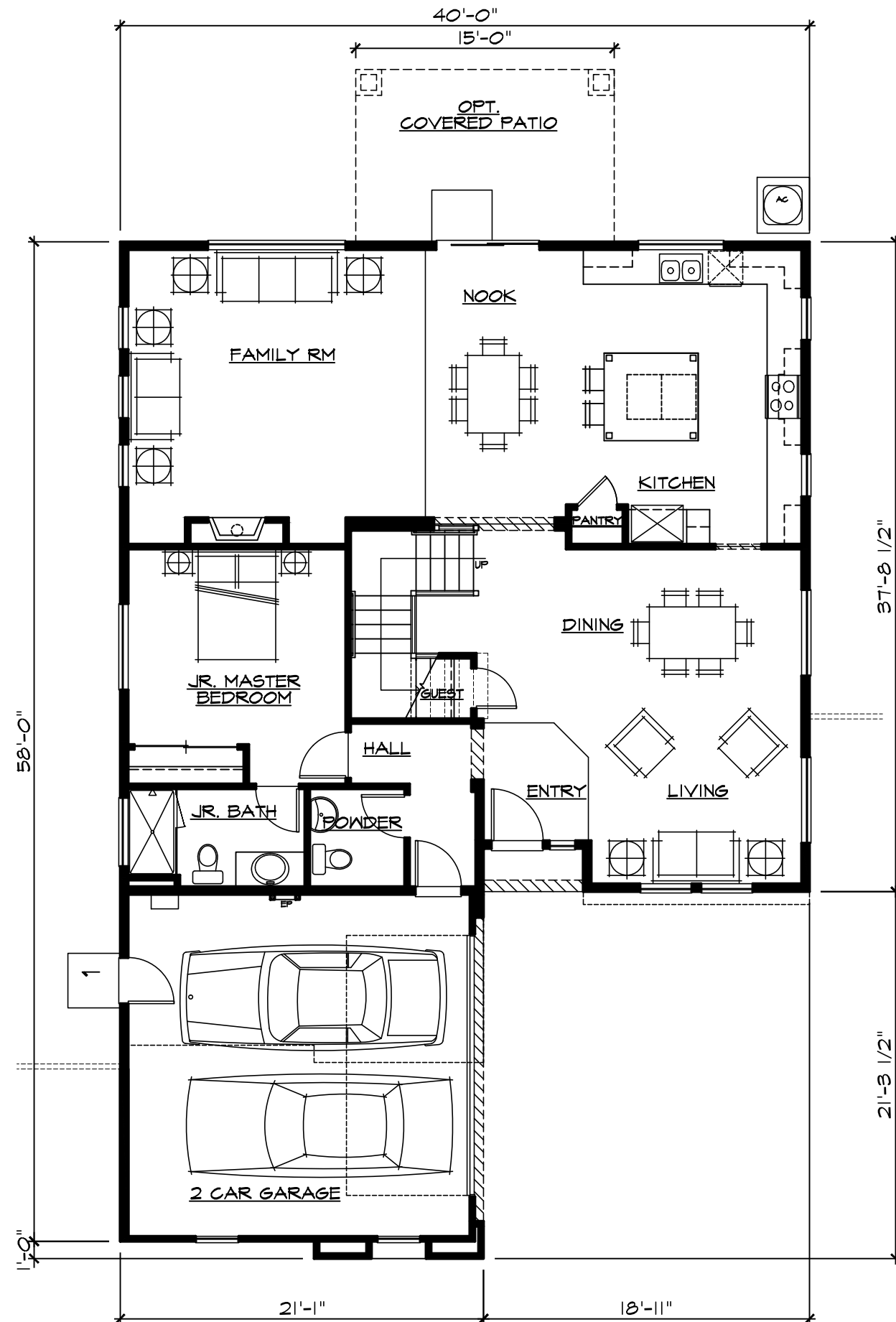


**Plan 5**  
**Site Plan**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



**Discovery Builders Inc.**  
 Date 08/03/2021





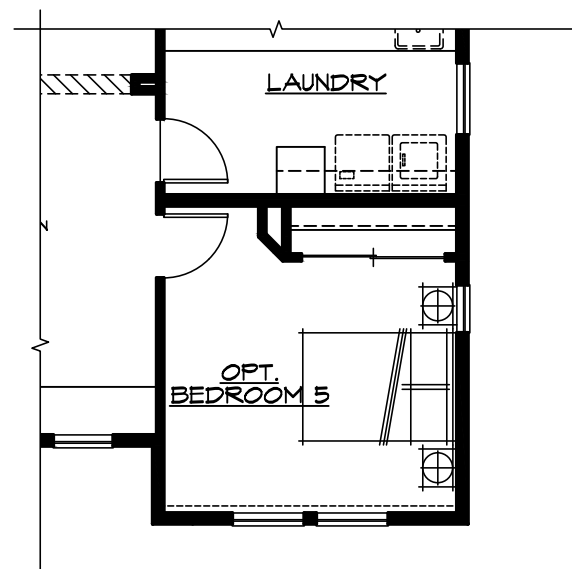
SQUARE FOOTAGE	
FIRST FLOOR	1497 SF
SECOND FLOOR	1604 SF
TOTAL LIVING AREA	3101 SF
<hr/>	
GARAGE	414 SF
PORCH	14 SF
FOOTPRINT	1925 SF



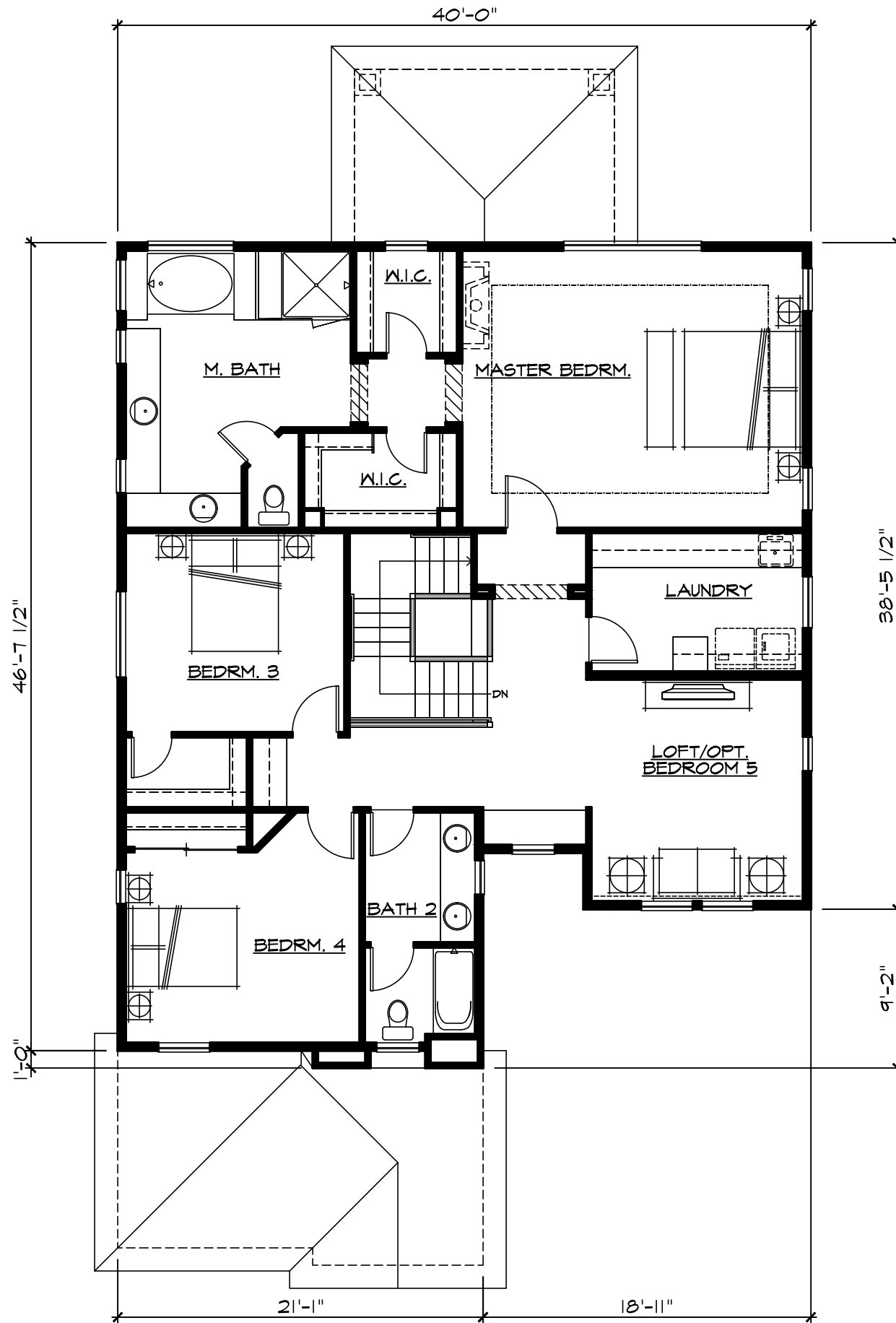
**Plan 5**  
**First Floor**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



**Discovery Builders Inc.**  
 Date 08/03/2021



**Optional Bedroom 5**



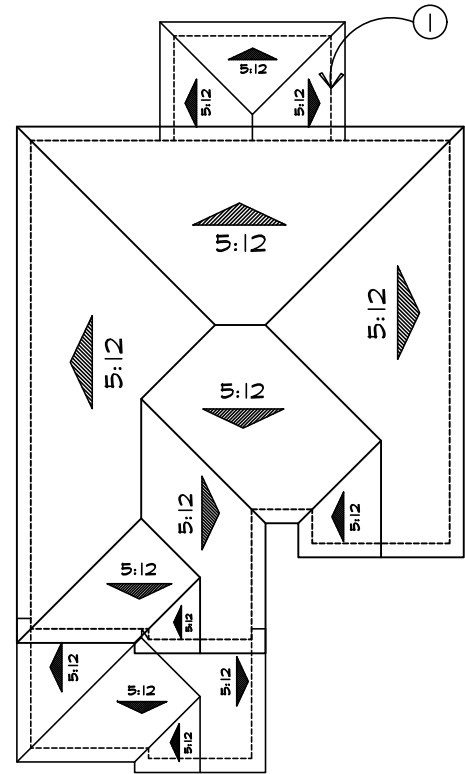
SQUARE FOOTAGE	
FIRST FLOOR	1497 SF
SECOND FLOOR	1604 SF
TOTAL LIVING AREA	3101 SF
<hr/>	
GARAGE	414 SF
PORCH	14 SF
FOOTPRINT	1925 SF



**Plan 5**  
**Second Floor**  
**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT  
 TO MARTINEZ, CA



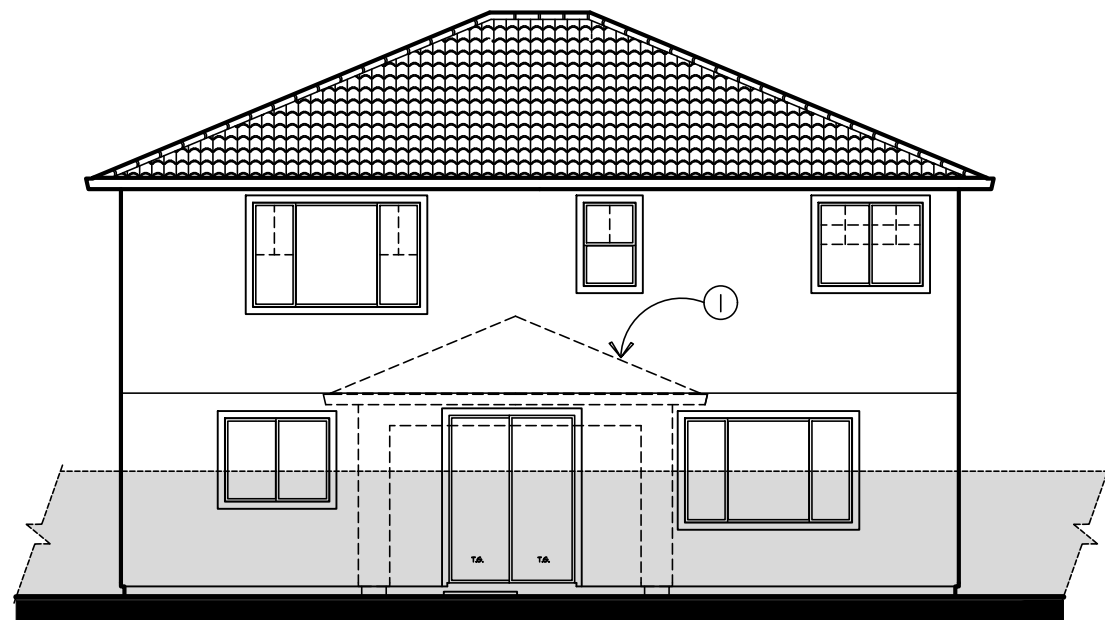
**Discovery Builders Inc.**  
 Date 08/03/2021



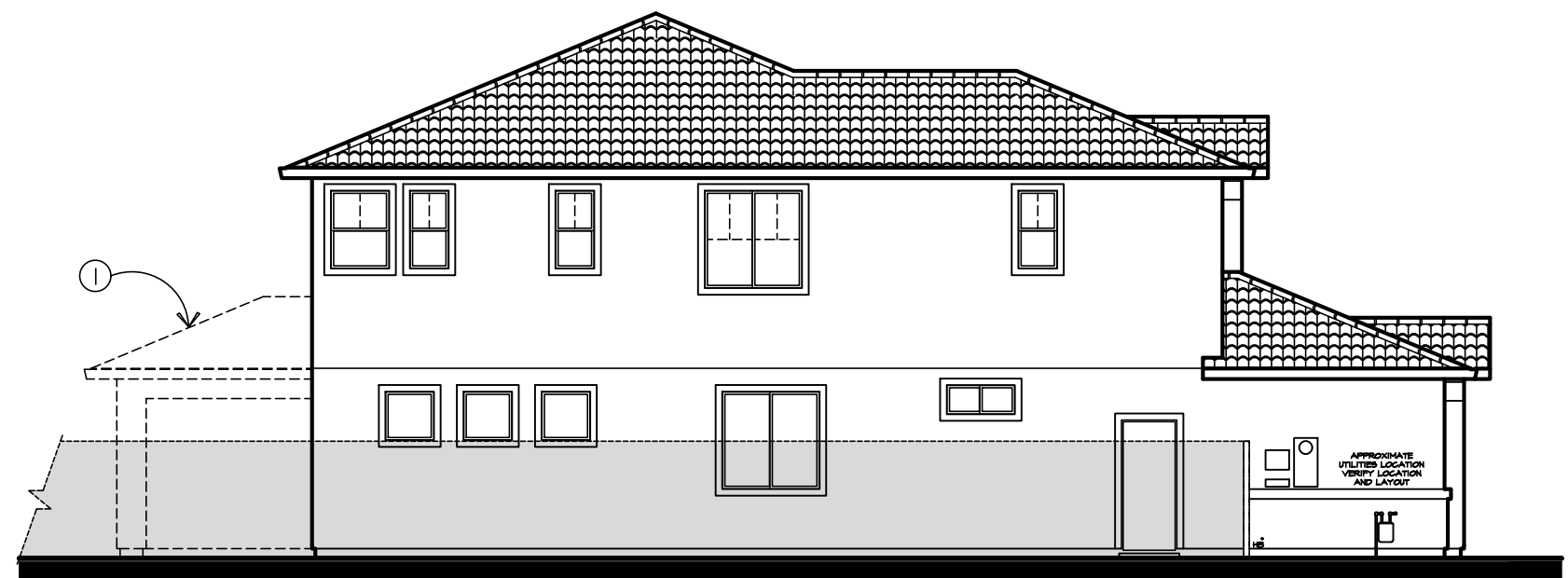
**Roof Plan 'A'**



**Right**



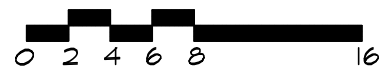
**Rear**



**Left**

**Plan 5 Elevations - 'A'**

① OPTIONAL COVERED PATIO

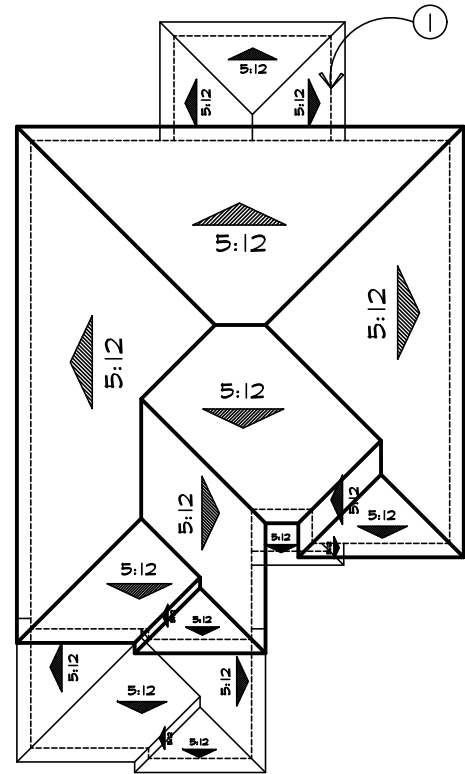


--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

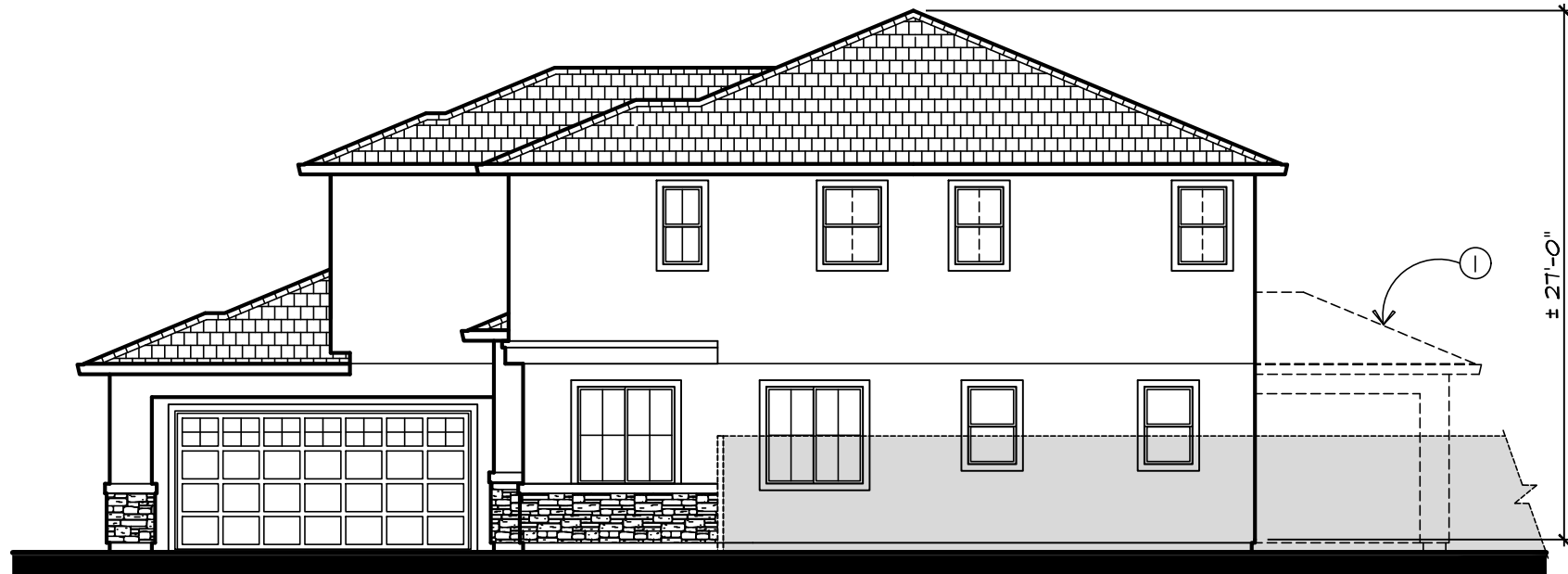
**BAYVIEW**  
UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



Discovery Builders Inc.  
Date 08/03/2021

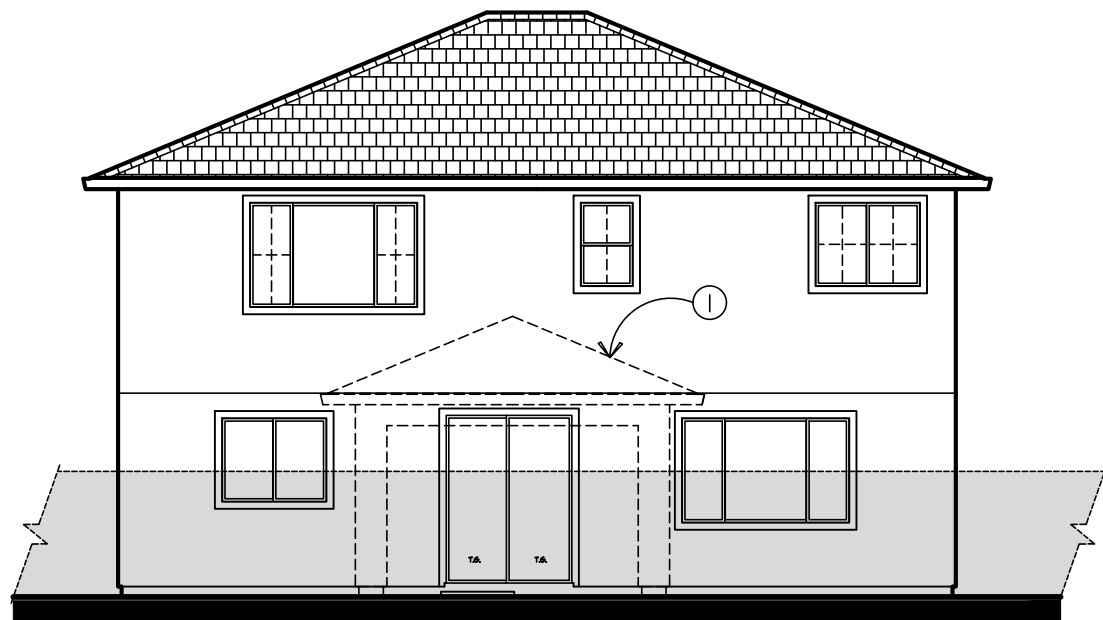


**Roof Plan 'B'**

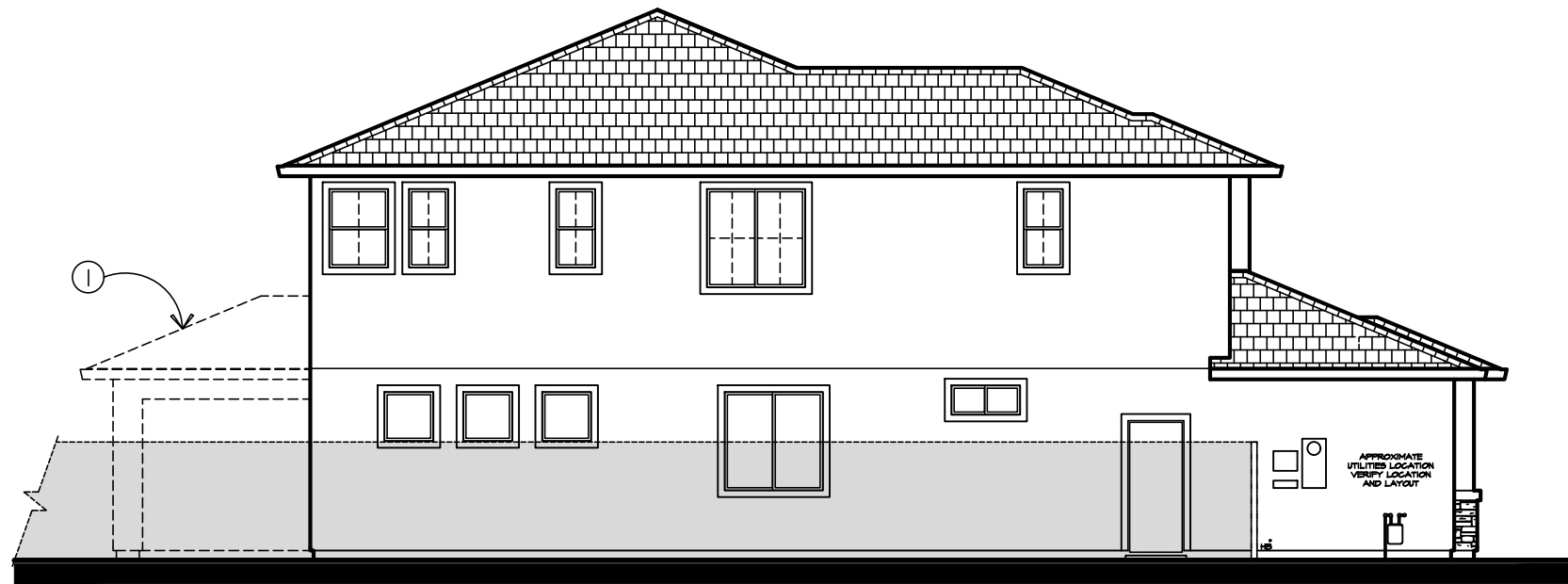


**Right**

± 27'-0"



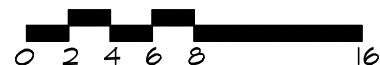
**Rear**



**Left**

**Plan 5 Elevations - 'B'**

① OPTIONAL COVERED PATIO

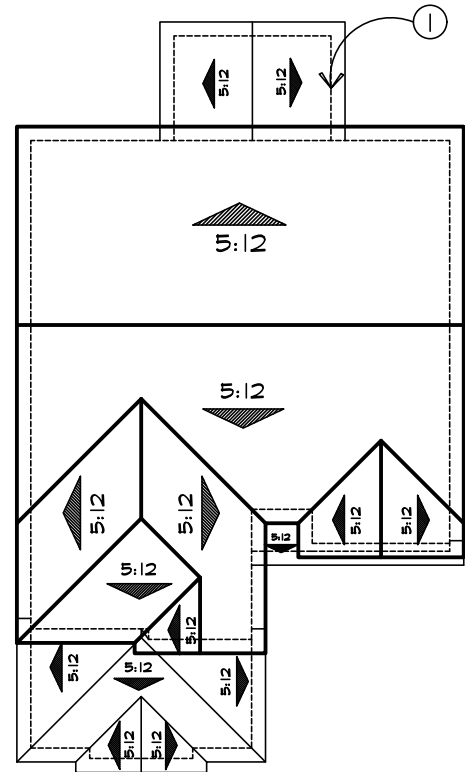


--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

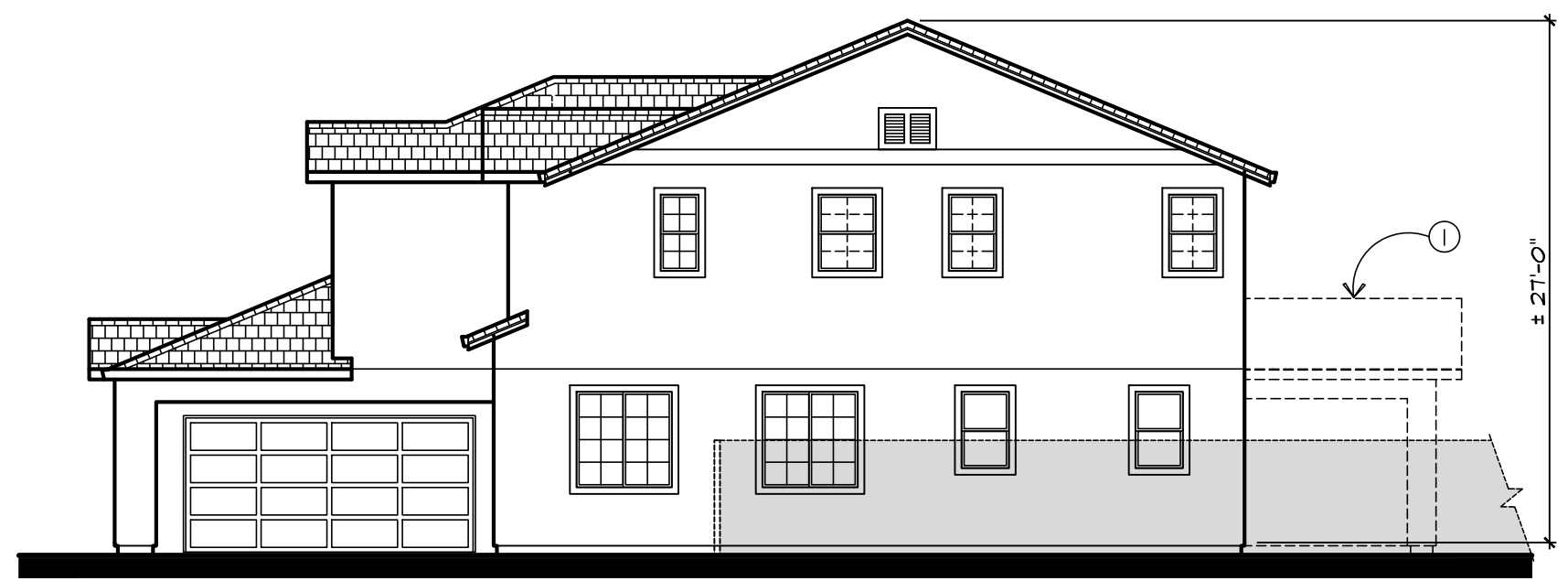
**BAYVIEW**  
UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



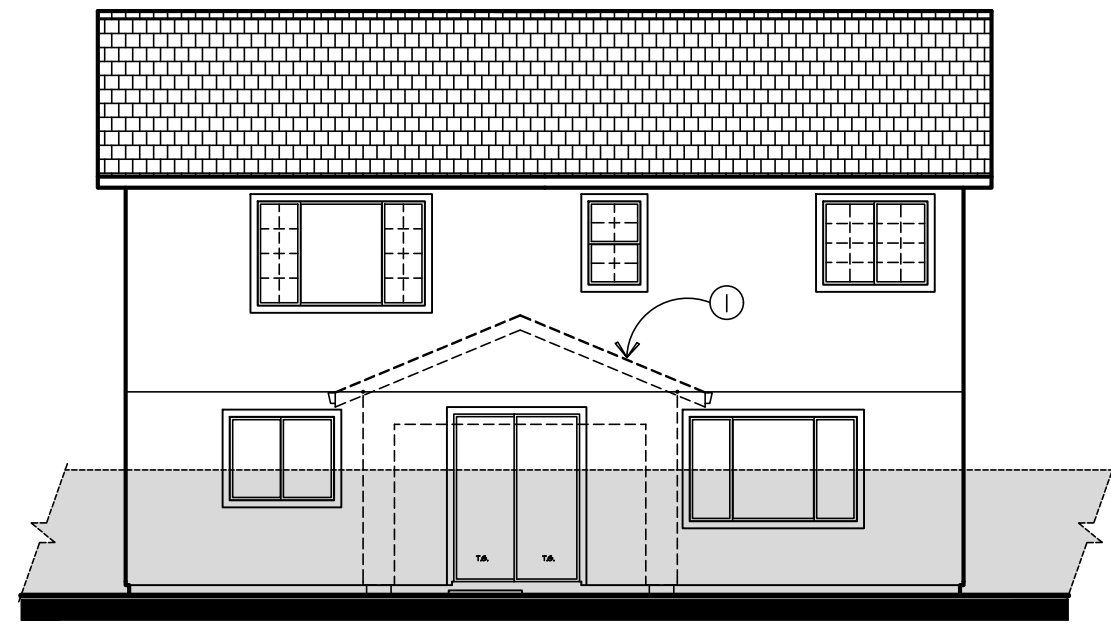
**Discovery Builders Inc.**  
Date 08/03/2021



**Roof Plan 'C'**  
 0 2 4 6 8 16



**Right**

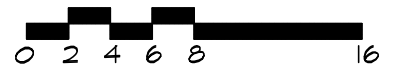


**Rear**



**Left**  
**Plan 5 Elevations - 'C'**

① OPTIONAL COVERED PATIO



--- DENOTES WINDOW ENHANCEMENTS AT SIDE & REAR ELEVATIONS FACING STREETS

**BAYVIEW**  
 UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA



**Discovery Builders Inc.**  
 Date 08/03/2021

# SUBDIVISION: BAYVIEW

ELEVATION A: TUSCAN

# UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR
SCHEME 1	1VICS0024 DESERT SAGE 	KMW28 CLAM 	KM5784 CREEK BAY 	KM5792 STACKED STONE 	KM4582 BEAVER PELT 
SCHEME 2	1VICS3233 BROWN BLEND 	KMW10 POGO SANDS 	KM5785-3 COUNTRY CLUB 	KM5777-2 CANNERY PARK 	KM4897 YIN MIST 
SCHEME 3	1VICS0024 DESERT SAGE 	KM4632-1 WHITE SAND 	KM4649-3 OLIVE WOOD 	KMW6-1 LILY WHITE 	KM5751-5 COASTLINE TRAIL 
SCHEME 4	1VICS7330 VERONA CLAY 	KM4660-1 WEDDING DRESS 	KM5708-3 LOVER'S LEAP 	KM4552 ANTIQUE WINDMILL 	KMA66 SANTANA SOUL 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT

STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT









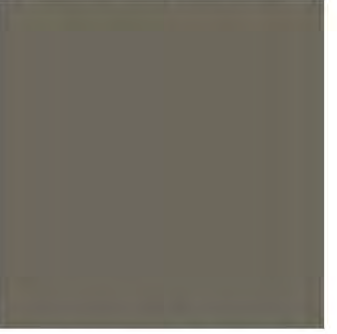

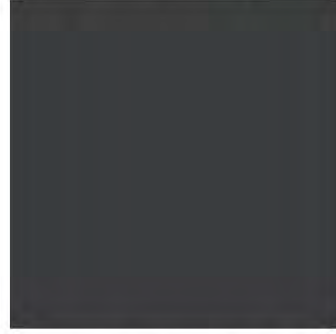


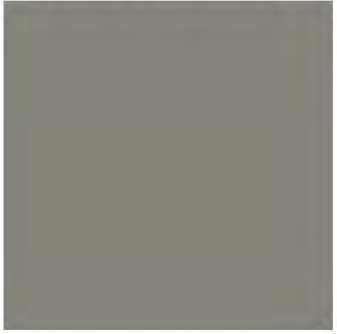



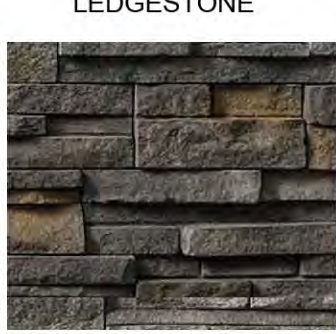






PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 08/03/2021

# SUBDIVISION: BAYVIEW

ELEVATION B: FRENCH COUNTRY

# UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 5	1FACS1132 CHARCOAL BROWN BLEND 	KM4706 RUSTIC HACIENDA 	KM5786-5 RIVER BANK 	KM4704-2 DUSTY TRAIL RIDER 	HLS4201 ADOBE WHITE 	CHARDONNAY SOUTHERN LEDGESTONE 
SCHEME 6	1FACSC1430 CHARCOAL BLEND 	KM4941 CITY DWELLER 	KM4945-3 SECRET PASSAGEWAY 	KM4786 FRESH LINEN 	407 CARBON 	UMBER CREEK PRO-FIT ALPINE LEDGESTONE 
SCHEME 7	1FACS5354 STONE MOUNTAIN BLEND 	KM4943-3 SUBWAY 	KM4600-2 AFTERNOON TEA 	KMW29-1 KITTEN WHISKERS 	KM4939 ARROWHEAD 	UMBER CREEK PRO-FIT ALPINE LEDGESTONE 
SCHEME 8	1FACS0024 DESERT SAGE 	49 ANTIQUE WHITE 	KM4543-2 COFFEE DIVA 	KM4553 BRAUN 	KM4747-3 KNOCK ON WOOD 	BUCKS COUNTY SOUTHERN LEDGESTONE 




ROOFING: BORAL CONCRETE TILE OR EQUIVALENT  
 STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT  
 PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 08/03/2021

# SUBDIVISION: BAYVIEW

ELEVATION C: TRADITIONAL

# UNINCORPORATED AREA ADJACENT TO MARTINEZ, CA

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 9	1FBCF1132 CHARCOAL BROWN BLEND 	KM4594-2 BAY AREA 	KM4711-1 BAUHAUS TAN 	KM4595-3 CLAY BATH 	KMA76-5 LOG CABIN 	MARSH POINTE 
SCHEME 10	1FBCF1132 CHARCOAL BROWN BLEND 	230 GRAYSTONE 	KM5778-3 SHEEPSKIN GLOVES 	KMW26 ABILENE LACE 	KM4519-5 TURKISH COFFEE 	MARSH POINTE 
SCHEME 11	1FBCF1430 CHARCOAL BLEND 	KM5766 WHISPER RIDGE 	KM5757 FARMER'S MARKET 	KM5748 NATURE'S GATE 	KM4897 YIN MIST 	OLD EDISTO 
SCHEME 12	1FBCF3233 BROWN BLEND 	KM4788-1 EVENING DOVE 	KM4741-3 EXECUTIVE COURSE 	KMW30-1 LIGHT FROST 	KM4792-5 FERN GULLY 	OLD EDISTO 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT

STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT

PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 08/03/2021