



# LORETO BAY ESTATES

## BAY POINT, CA

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### PROJECT DATA

GROSS FLOOR AREA PER UNIT		
	LIVING	GARAGE
PLAN 1:	1829	420
PLAN 2:	2438	420
PLAN 3:	2559	422
PLAN 4:	2375	456

NUMBER OF BEDROOMS	
PLAN 1:	4
PLAN 2:	5
PLAN 3:	5
PLAN 4:	4

PARKING SUMMARY	
COVERED 2-CAR GARAGE PER PLAN	

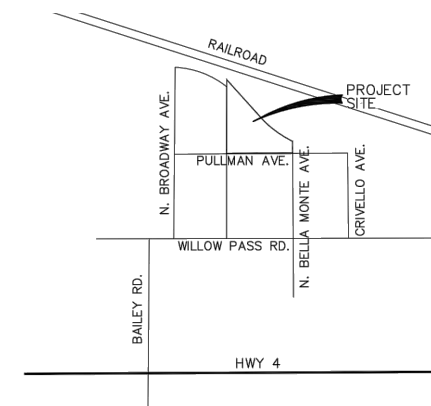
### KEY PLAN



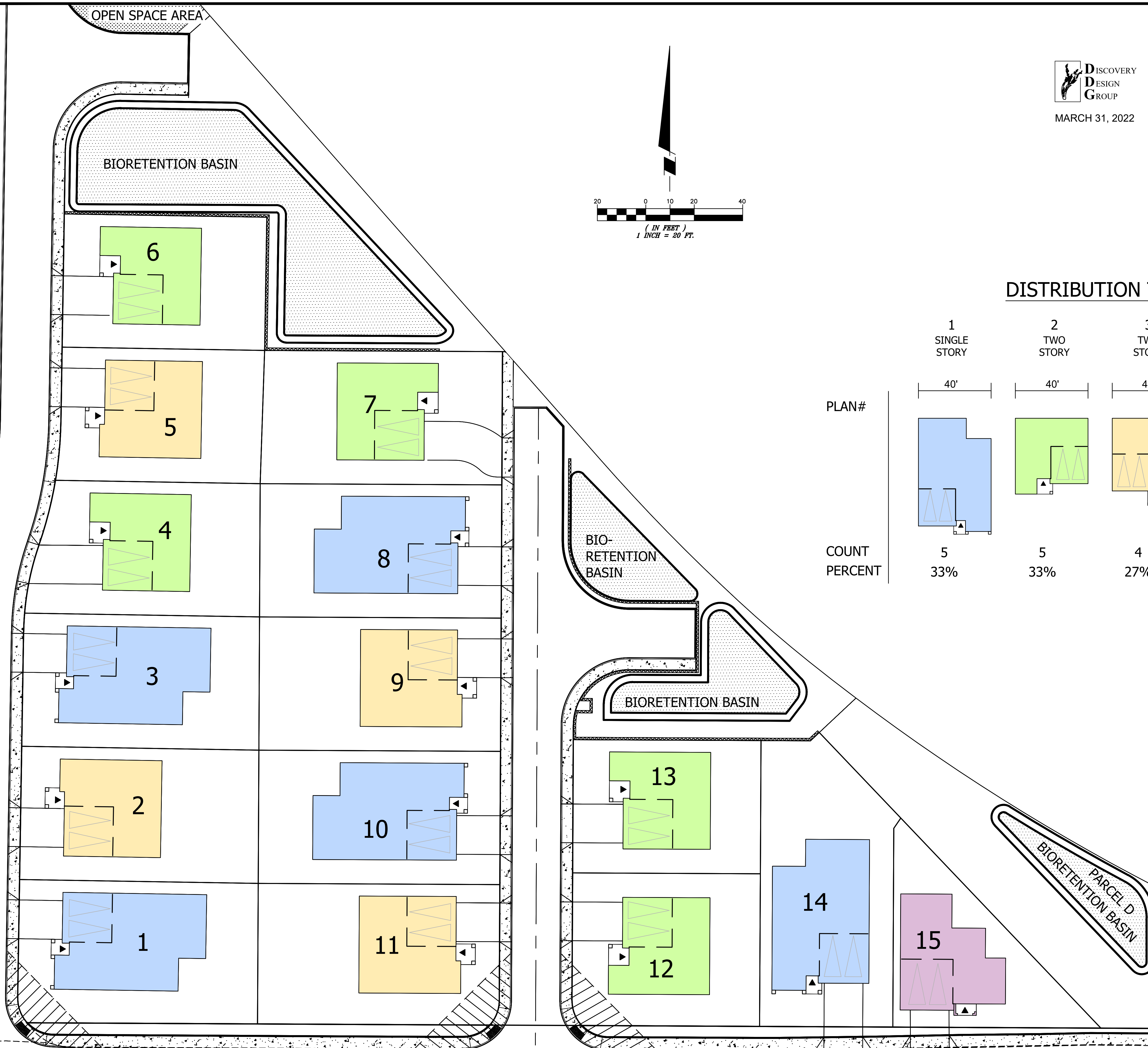
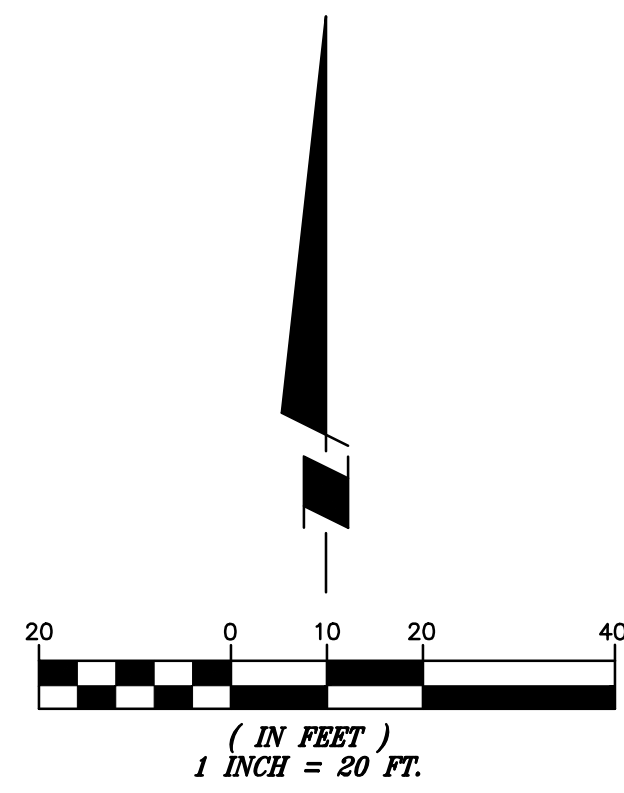
### PROJECT TEAM

- APPLICANT: DISCOVERY HOMES HOLDINGS, LLC  
4021 PORT CHICAGO HIGHWAY  
CONCORD, CA 94520
- ARCHITECT: DISCOVERY DESIGN GROUP  
4021 PORT CHICAGO HIGHWAY  
CONCORD, CA 94520
- CIVIL: BELLECCI & ASSOCIATES, INC.  
2290 DIAMOND BLVD., STE 100  
CONCORD, CA 94520
- LANDSCAPE: MSLA LANDSCAPE ARCHITECTURE  
306 CANYON FALLS DRIVE  
FOLSOM, CA 95630

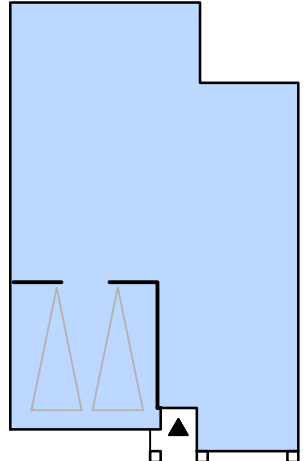
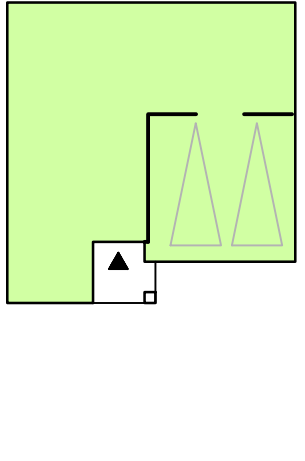
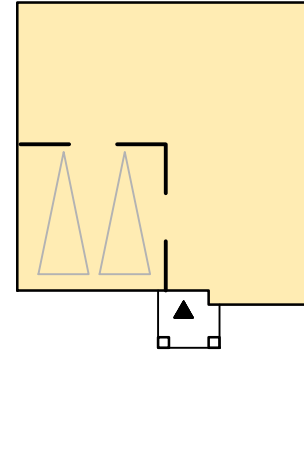
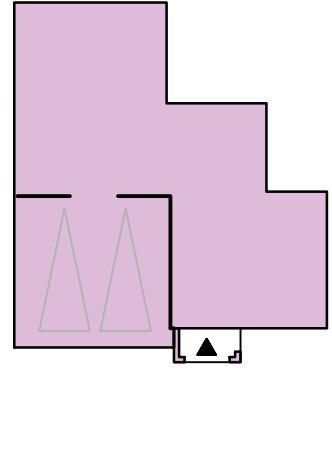
### VICINITY MAP

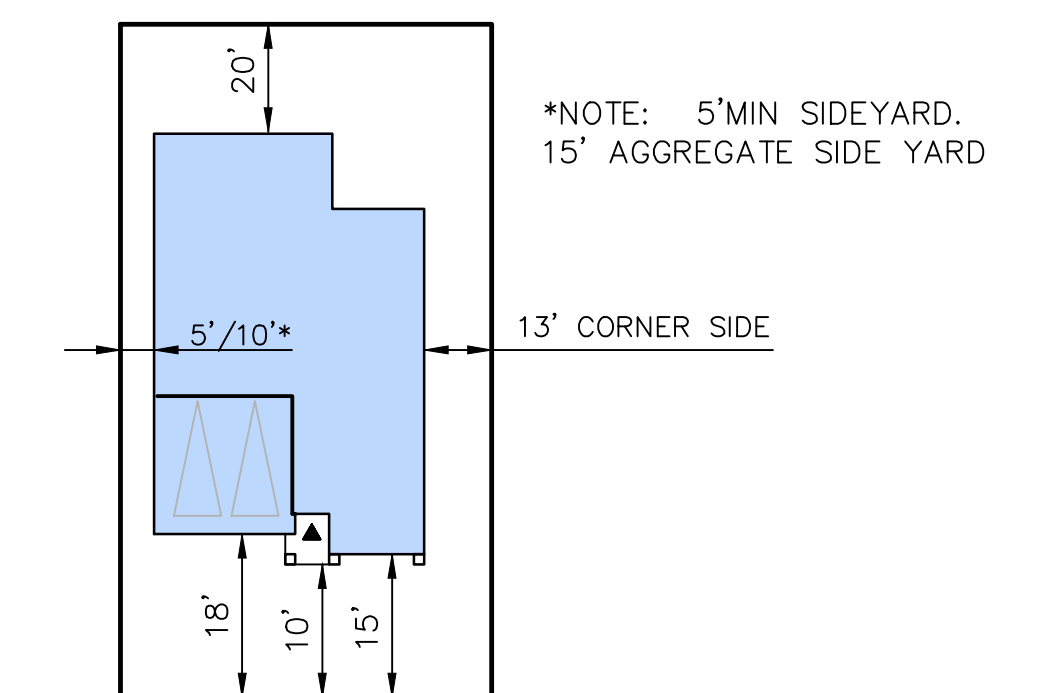


# LORETO BAY ESTATES MASTER PLOTTING PLAN BAY POINT, CA



**DISTRIBUTION TABLE**

	1 SINGLE STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY	
	40'	40'	40'	43'-5"	
PLAN#					
COUNT	5	5	4	1	GRAND TOTAL HOMES: 15
PERCENT	33%	33%	27%	7%	TOTAL PERCENT: 100.0%

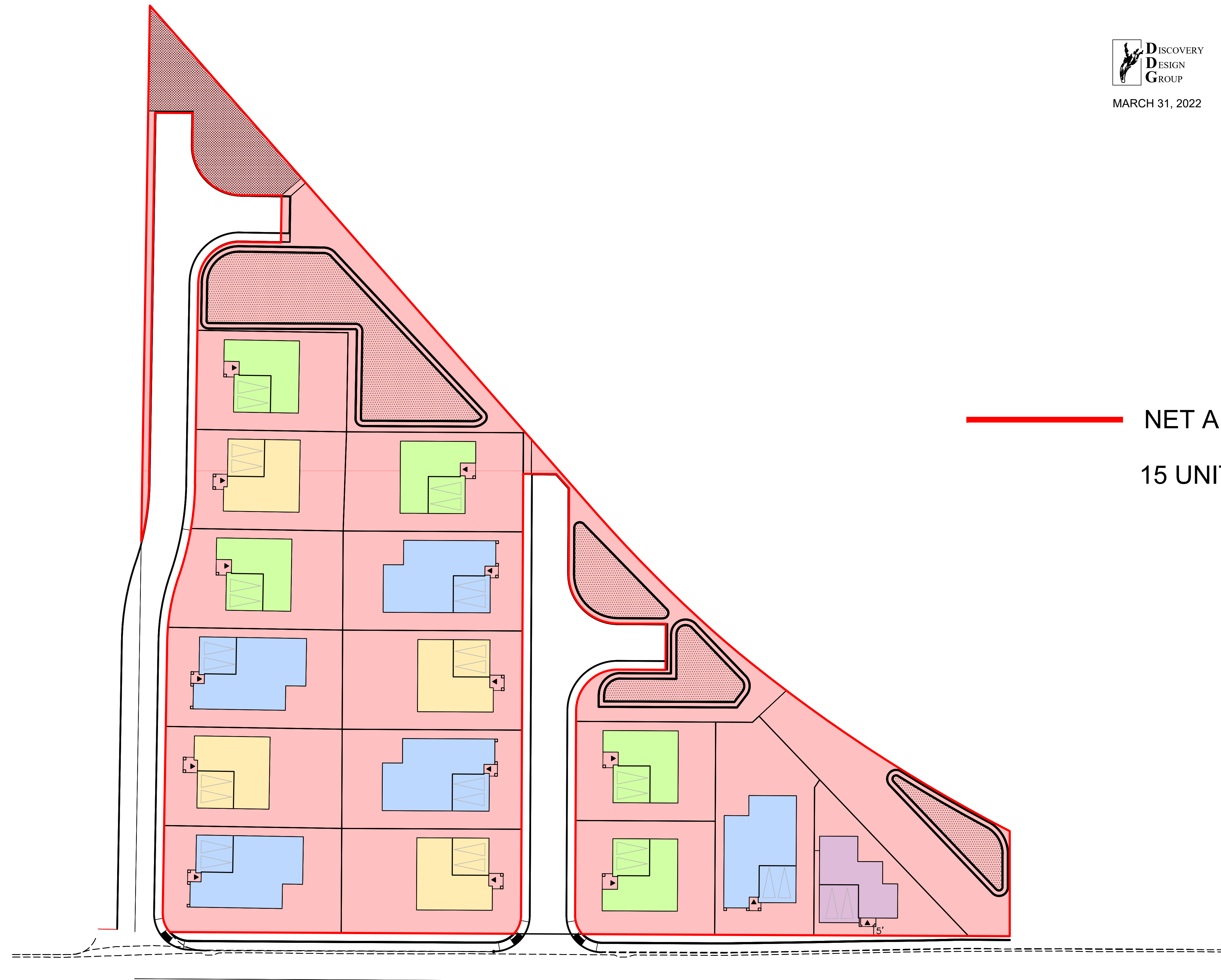


**TYPICAL MINIMUM  
LOT SETBACKS**  
N.T.S.

# LORETO BAY ESTATES

## DENSITY EXHIBIT

BAY POINT, CA



NET AREA = 2.43 AC  
15 UNITS / 2.43 AC = 6.17 DU/AC

**CDS21-09588**  
**LORETO BAY ESTATES**  
**TENTATIVE MAP**  
**SITE PLAN**  
**CONTRA COSTA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
 MARCH 31, 2022 SCALE: 1"=30'

**GENERAL NOTES**

DEVELOPER: FORECAST LAND INVESTMENT, LLC  
 4021 PORT CHICAGO HIGHWAY  
 CONCORD, CA 94520

ENGINEER: BELLECCI & ASSOCIATES, INC.  
 2290 DIAMOND BLVD #100  
 CONCORD, CA 94520  
 (925)-685-4569

A.P.N.: 096-050-016

SITE AREA: 2.9± ACRES  
 125,560± SF

DU/ACRE: 15/2.9 = 5.2± DU/ACRE

ZONING: PLANNED UNIT DISTRICT  
 SINGLE FAMILY RESIDENTIAL-HIGH DENSITY (SH)

SERVICES:  
 WATER SUPPLY- GOLDEN STATE WATER COMPANY  
 SANITARY SEWER- DELTA DIABLO SANITATION DISTRICT  
 GAS & ELECTRIC- PACIFIC GAS & ELECTRIC  
 TELEPHONE- S.B.C

BASIS OF BEARINGS: DETERMINED BY FOUND MONUMENTS  
 ALONG PULLMAN AVENUE BEARING  
 AS SHOWN IN "SUBDIVISION 8703  
 BAY POINT INFILL RESIDENTIAL" (458  
 MAPS 47) TAKEN AS SOUTH  
 89°43'00" EAST

FLOODING: SITE FALLS WITHIN FIRM PANEL  
 NUMBERS 06013C0118G, ZONE X  
 (DATED SEPTEMBER 30, 2015)

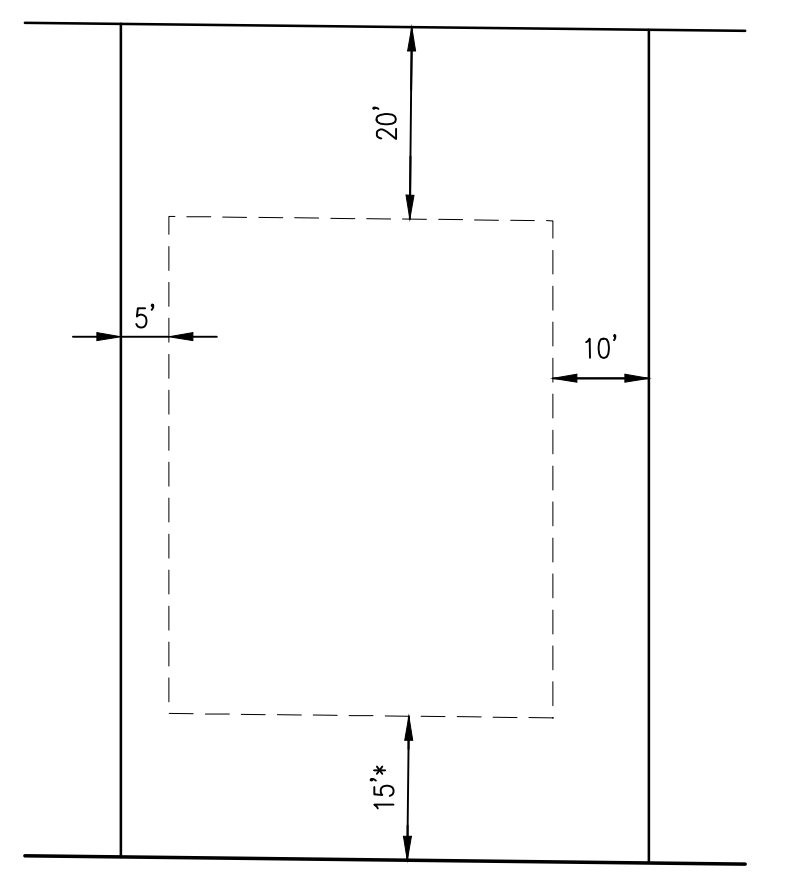
**LEGEND**

	PROPOSED PAVEMENT		DUAL PURPOSE BASIN (TREATMENT AND FLOW CONTROL PURPOSE)
	EXISTING PAVEMENT		SITE DISTANCE TRIANGLE
	PROJECT BOUNDARY		DOUBLE FACED BOARD FENCE
	BUILDING FOOTPRINT		CHAIN LINK FENCE
	4' - 6' MAX RETAINING WALL @ PARCEL A AND B C3 BASIN		

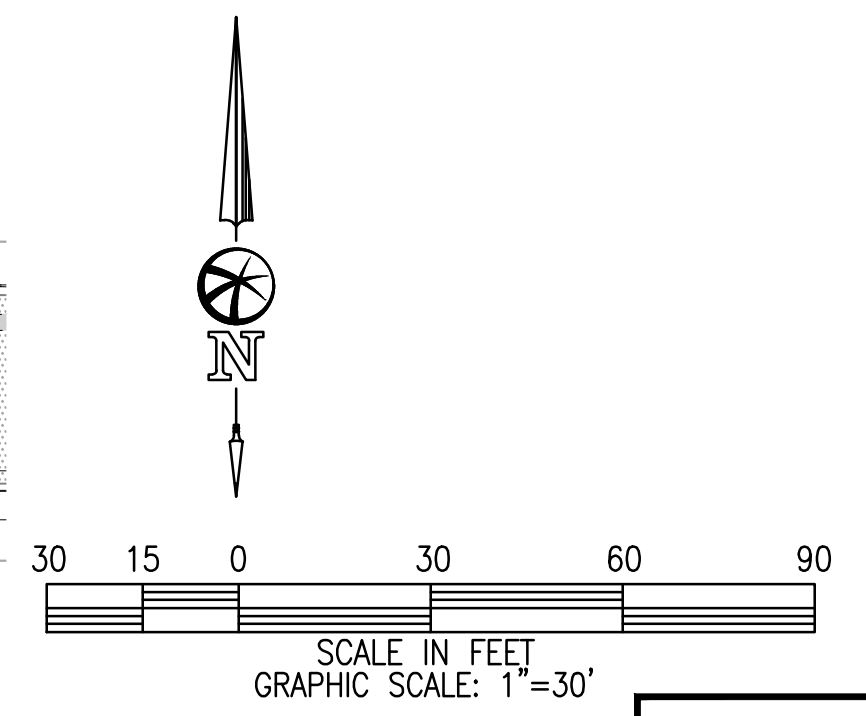
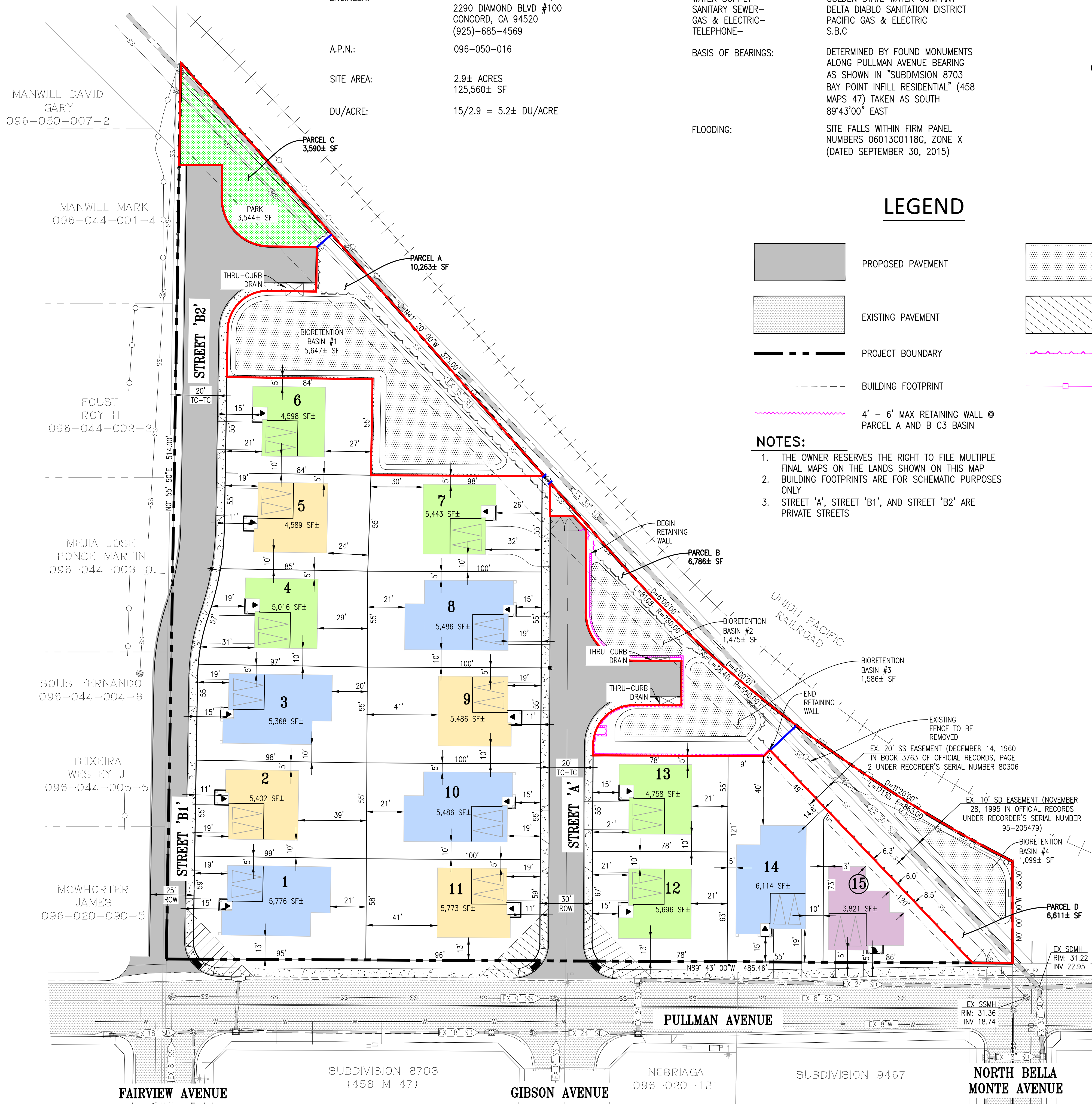
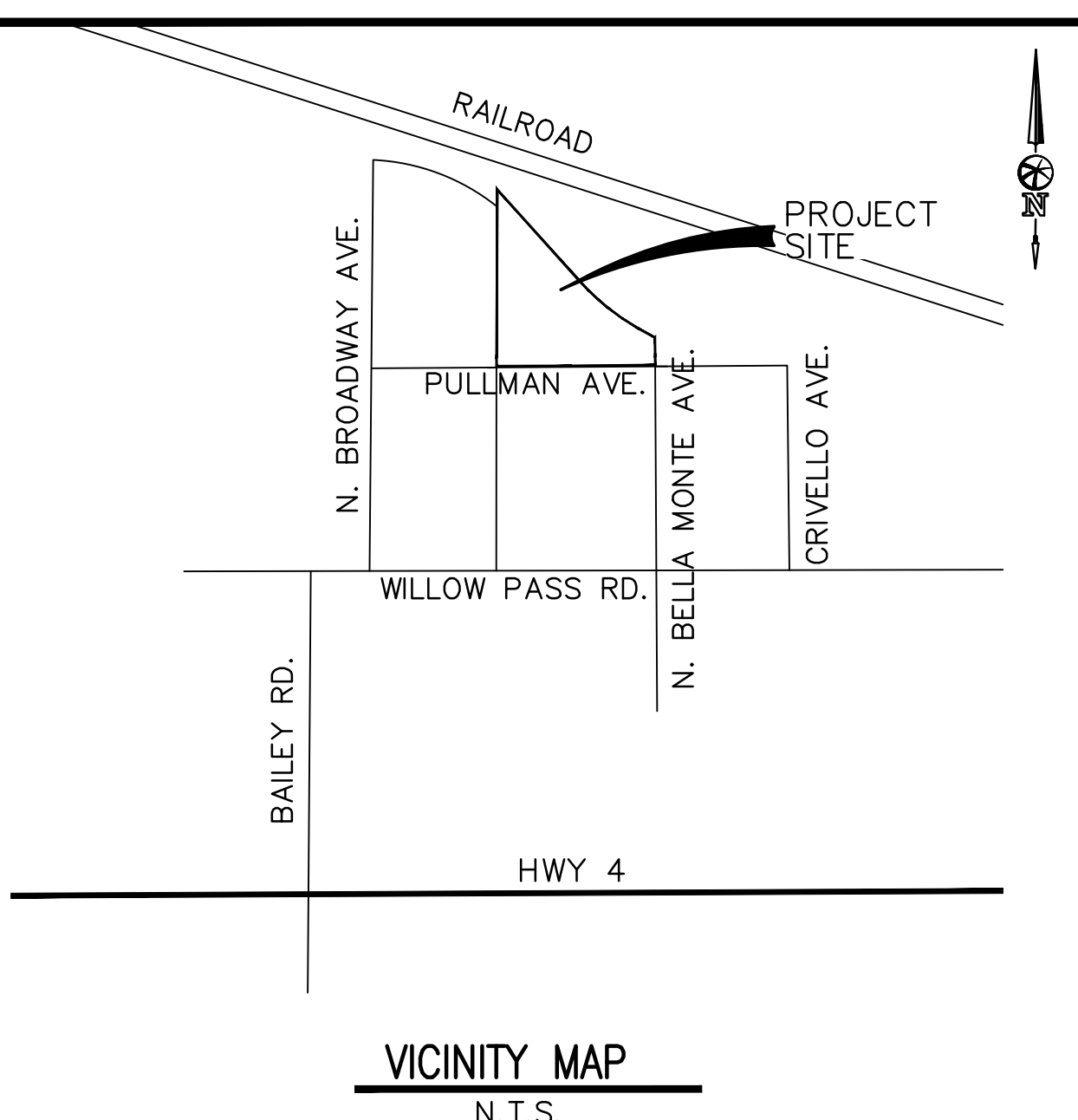
- NOTES:**
1. THE OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS ON THE LANDS SHOWN ON THIS MAP
  2. BUILDING FOOTPRINTS ARE FOR SCHEMATIC PURPOSES ONLY
  3. STREET 'A', STREET 'B1', AND STREET 'B2' ARE PRIVATE STREETS

**SETBACKS:**

FRONT (PORCH)	10' MIN.
FRONT (LIVING)	15' MIN.
GARAGE	19' MIN.
SIDE	5' MIN.
AGG	15' MIN.
REAR	20' MIN.
TOTAL PROPOSED LOTS	15



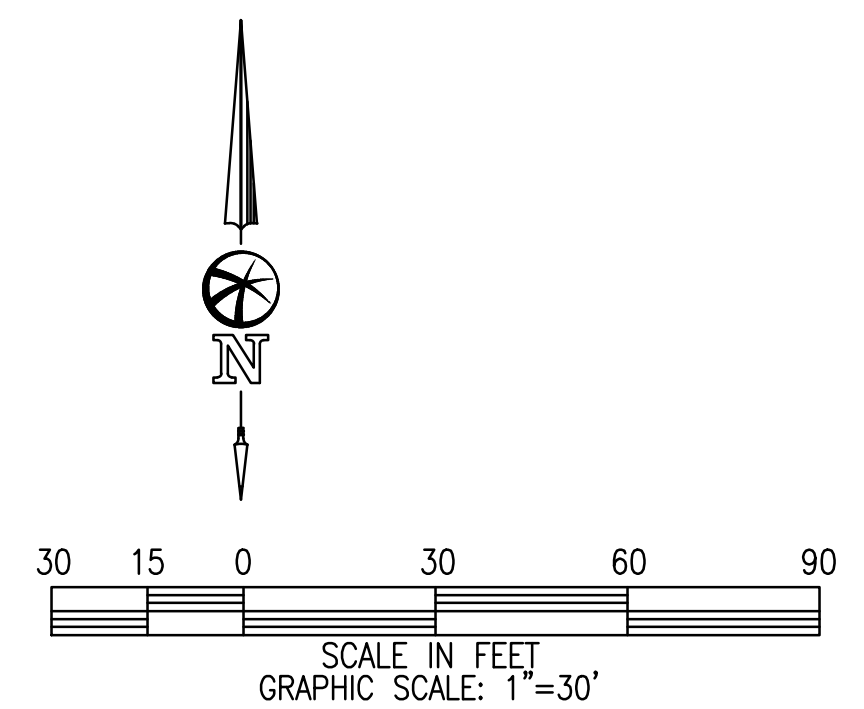
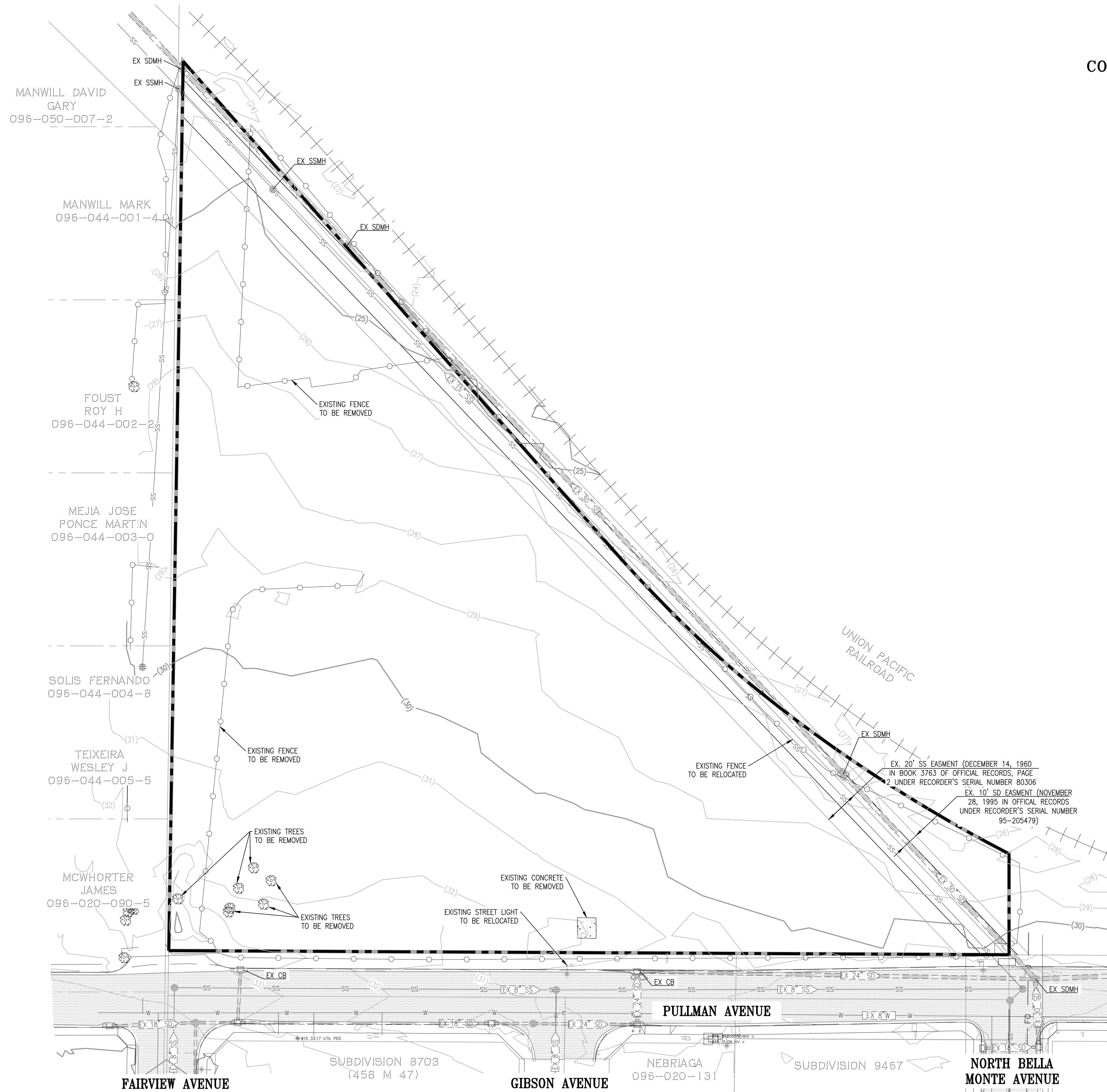
\* REPRESENTS THE FRONT SETBACK



**PRELIMINARY**

CDS21-09588  
 LORETO BAY ESTATES  
 TENTATIVE MAP  
 EXISTING CONDITIONS  
 CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
 MARCH 31, 2022 SCALE: 1"=30'



PRELIMINARY

MANWILL DAVID  
GARY  
096-050-007-2

MANWILL MARK  
096-044-001-4

FOUST  
ROY H  
096-044-002-2

MEJIA JOSE  
PONCE MARTIN  
096-044-003-0

# TREE INVENTORY/REMOVAL PLAN FOR LORETO BAY

## Pullman Ave & Fairview Ave

By: Jennifer Tso

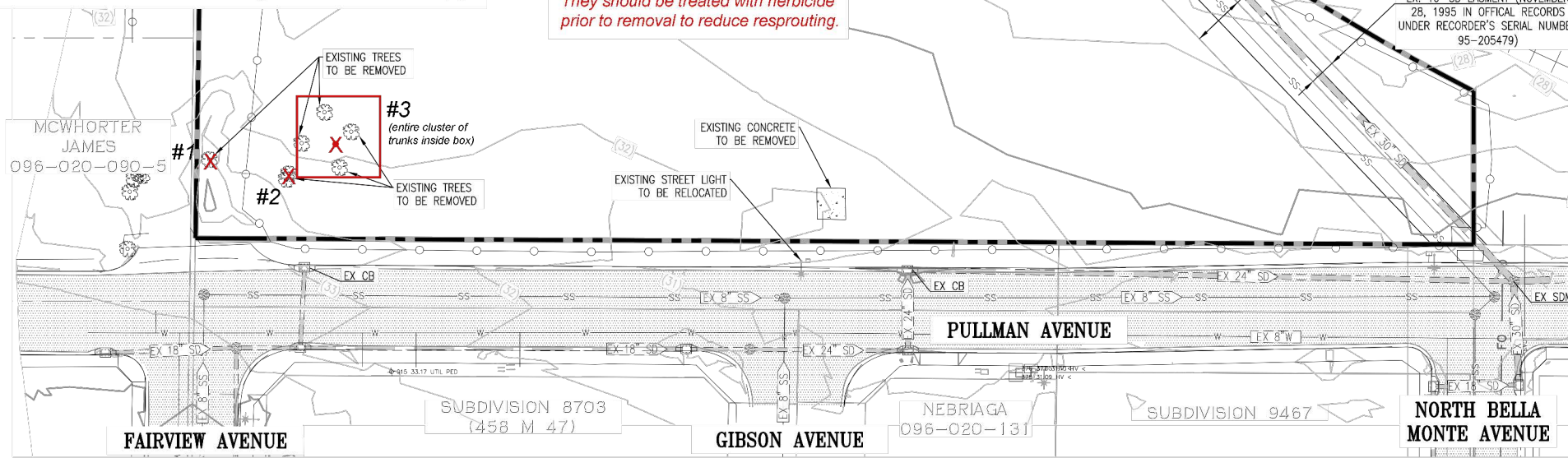
Certified Arborist #WE-10270A

Traverso Tree Service, Inc.

November 23, 2021

(drawn on 10/26/21 existing conditions map)

All on-site trees are tree-of-heavens,  
a noxiously weedy tree species.  
They should be treated with herbicide  
prior to removal to reduce resprouting.



MCWHORTER  
JAMES  
096-020-090-5

FAIRVIEW AVENUE

SUBDIVISION 8703  
(458 M 47)

GIBSON AVENUE

NEBRIAGA  
096-020-131

SUBDIVISION 9467

NORTH BELLA  
MONTE AVENUE

PULLMAN AVENUE

UNION PACIFIC  
RAILROAD

EX. 20' SS EASMENT (DECEMBER 14, 1960  
IN BOOK 3763 OF OFFICIAL RECORDS, PAGE  
2 UNDER RECORDER'S SERIAL NUMBER 80306  
EX. 10' SD EASMENT (NOVEMBER  
28, 1995 IN OFFICIAL RECORDS  
UNDER RECORDER'S SERIAL NUMBER  
95-205479)

EXISTING TREES  
TO BE REMOVED  
#3  
(entire cluster of  
trunks inside box)  
EXISTING TREES  
TO BE REMOVED

EXISTING CONCRETE  
TO BE REMOVED  
EXISTING STREET LIGHT  
TO BE RELOCATED

EXISTING FENCE  
TO BE RELOCATED

EX SDMH  
EX SSMH

EX SSMH

EX SDMH

EX F SS

#4

#5

EX SDMH

#1

#2

EXISTING TREES  
TO BE REMOVED

EXISTING TREES  
TO BE REMOVED

EXISTING CONCRETE  
TO BE REMOVED

EXISTING STREET LIGHT  
TO BE RELOCATED

EXISTING FENCE  
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95-205479)

EX SDMH  
EX SSMH

EX SSMH

EX SDMH

EX F SS

#4

#5

EX SDMH

EXISTING TREES  
TO BE REMOVED

EXISTING TREES  
TO BE REMOVED

EXISTING CONCRETE  
TO BE REMOVED

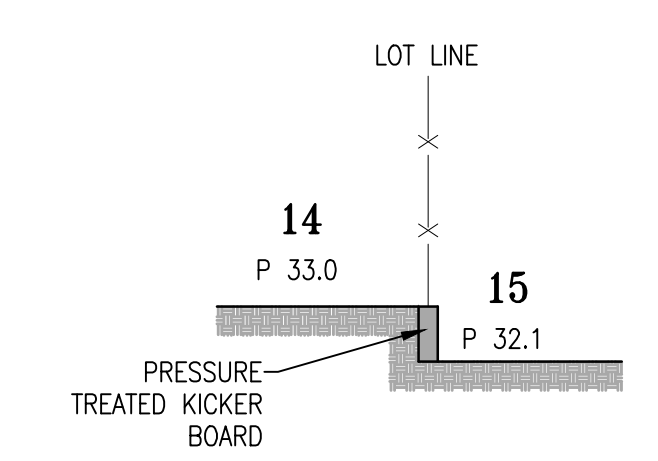
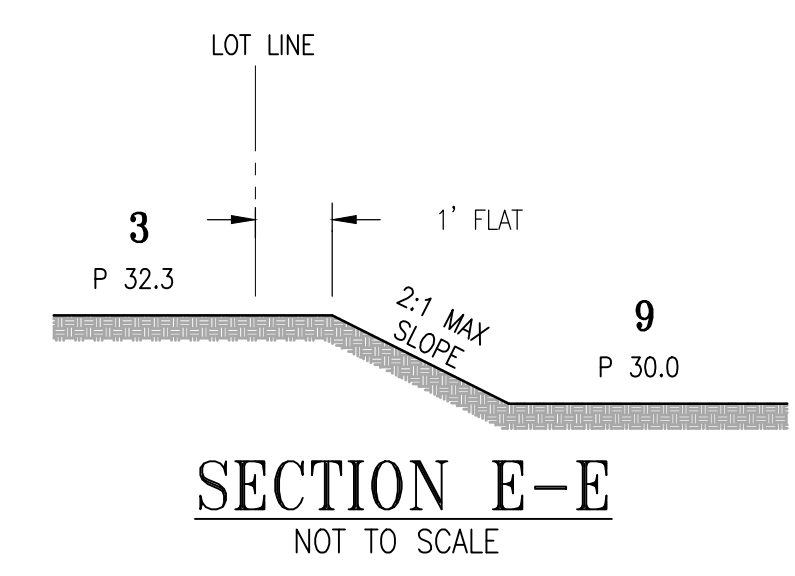
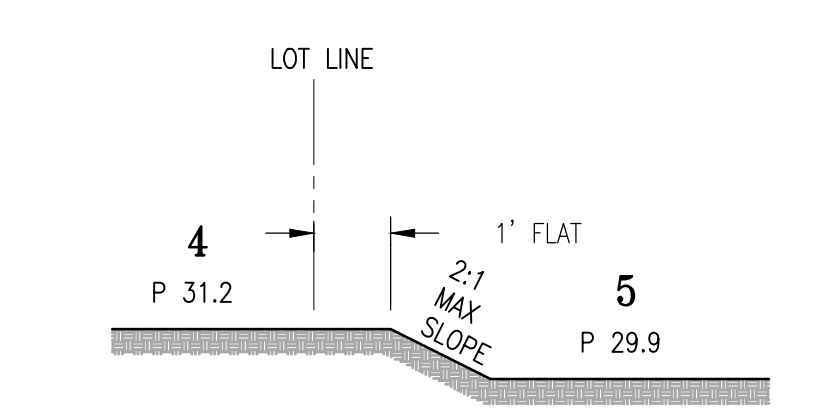
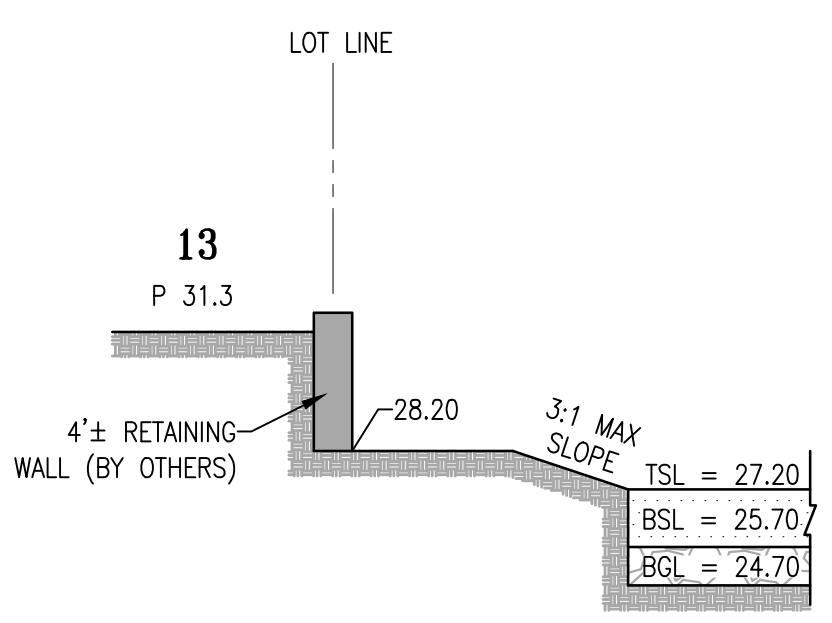
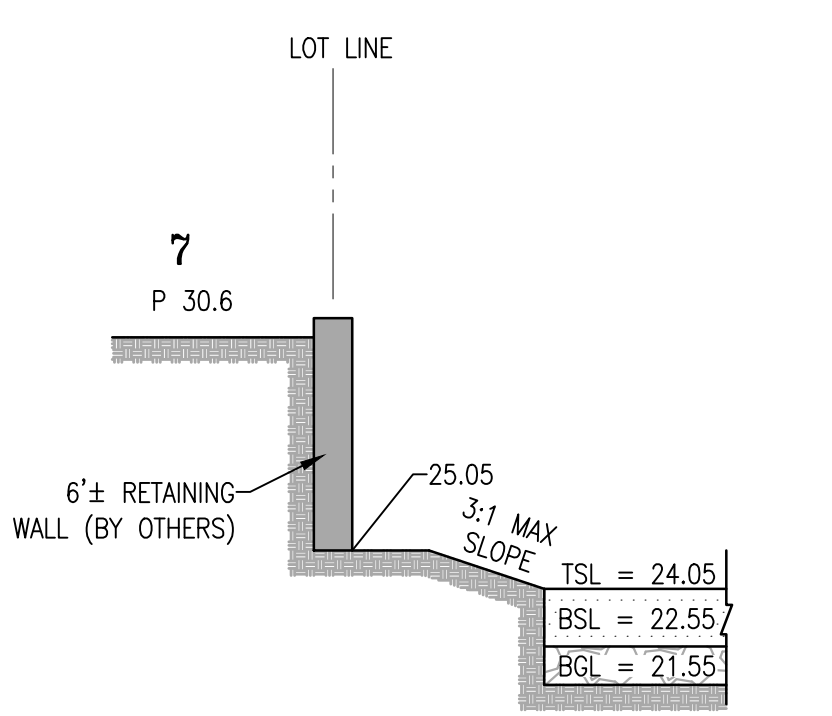
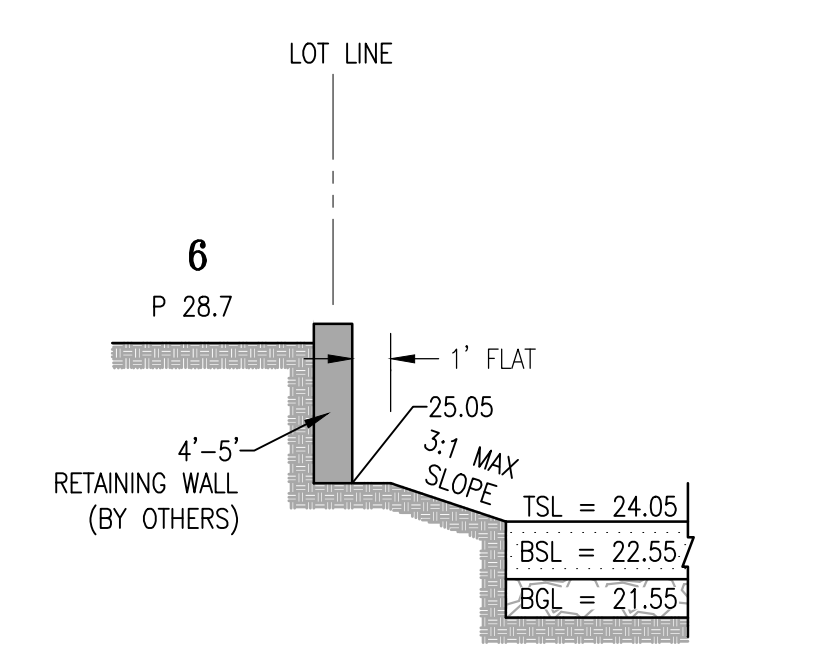
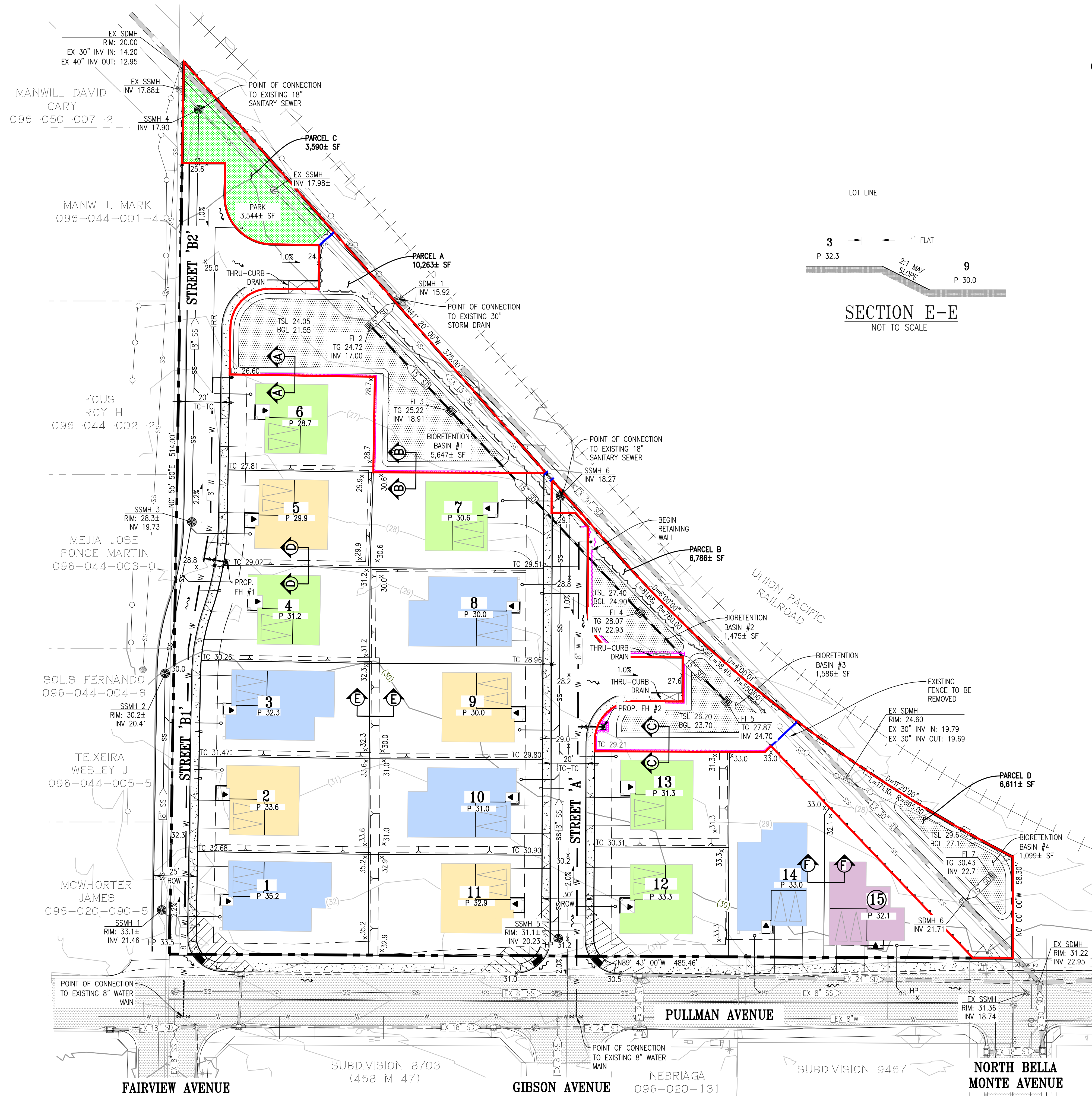
EXISTING STREET LIGHT  
TO BE RELOCATED

EXISTING FENCE  
TO BE RELOCATED

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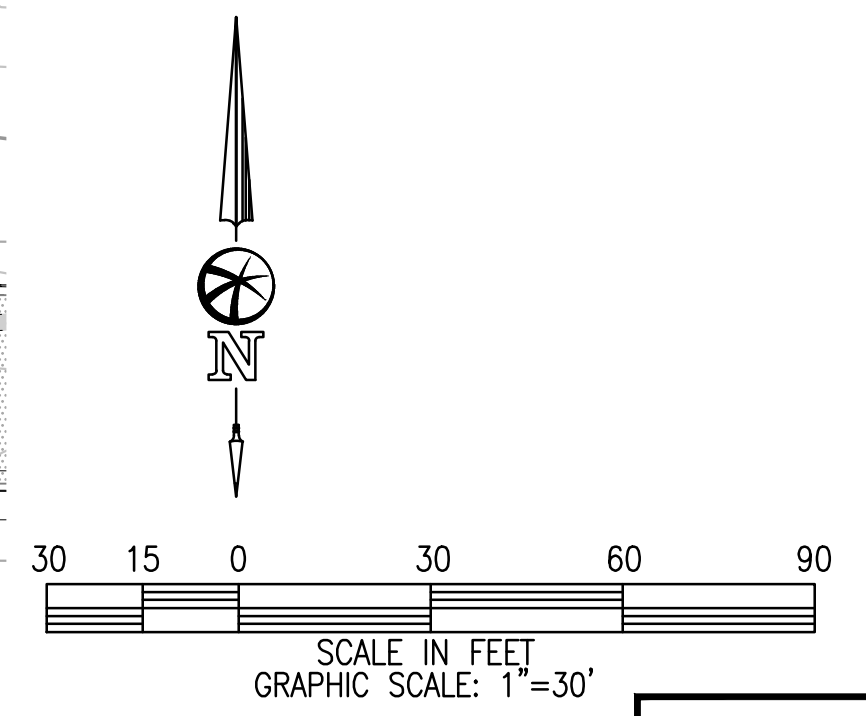
CSD21-09588  
 LORETO BAY ESTATES  
 TENTATIVE MAP  
 GRADING AND UTILITY PLAN  
 CONTRA COSTA COUNTY, CALIFORNIA

BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
 MARCH 31, 2022 SCALE: 1"=30'



**NOTES:**

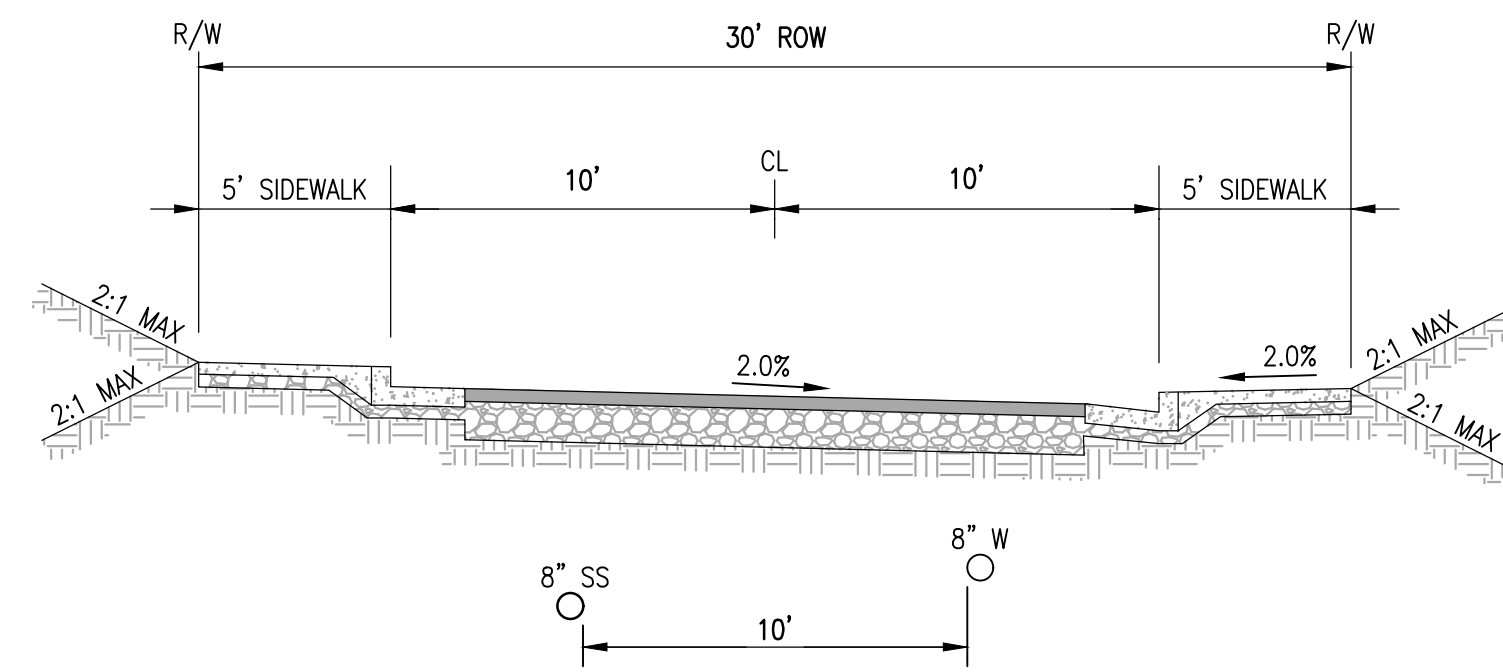
1. WATER SERVICE LATERAL AND SEWER SERVICE LATERAL SHOWN ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE DURING IMPROVEMENT PLANT STAGE.
2. WALL HEIGHTS AND WALL LOCATIONS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE DURING THE IMPROVEMENT PLAN REVIEW.



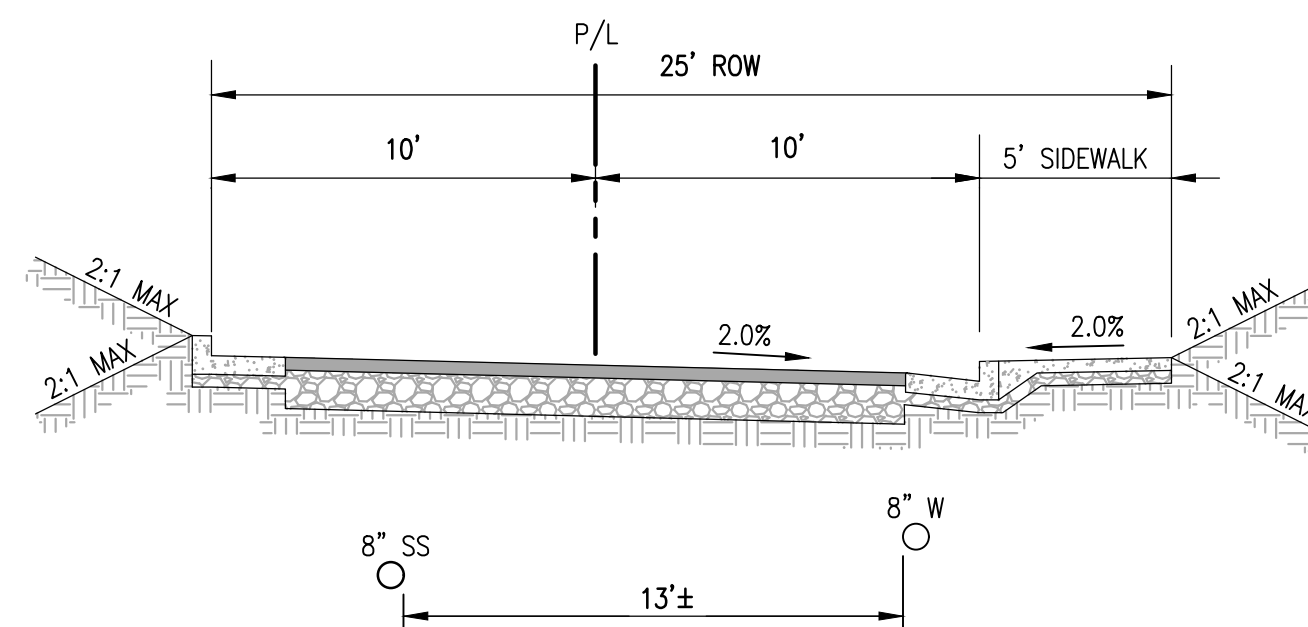
PRELIMINARY

**CDSD21-09588**  
**LORETO BAY ESTATES**  
**TENTATIVE MAP**  
**TYPICAL STREET SECTIONS AND DETAILS**  
**CONTRA COSTA COUNTY, CALIFORNIA**

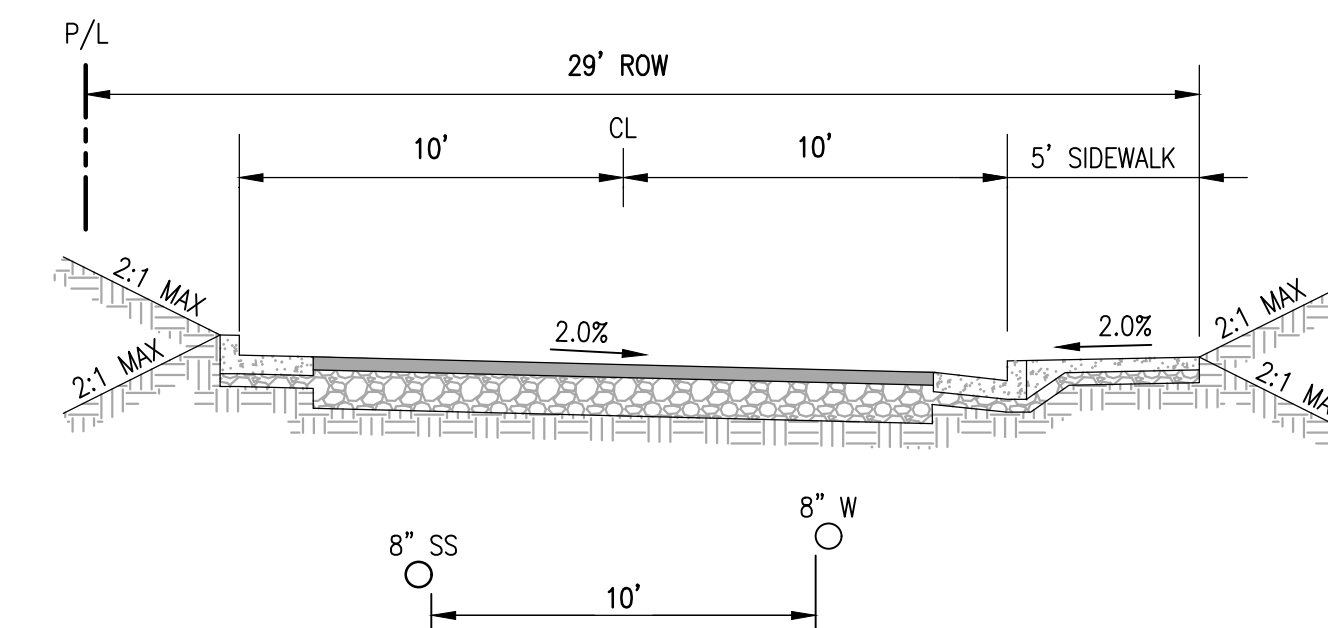
BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
 MARCH 31, 2022    SCALE: 1"=30'



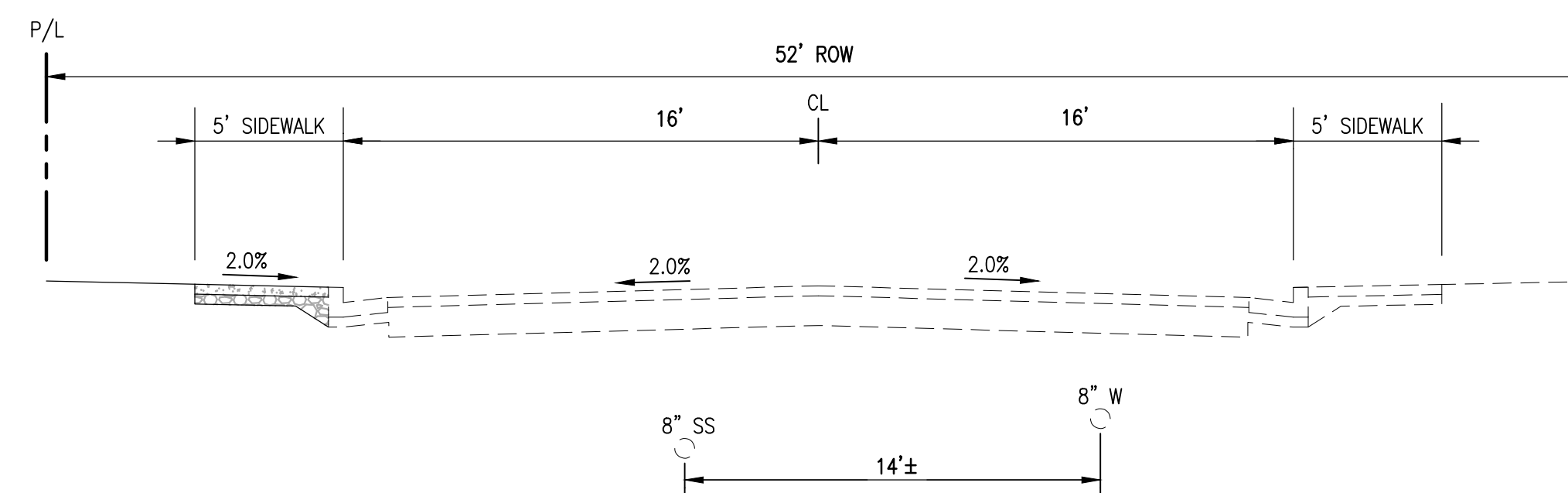
**TYPICAL STREET 'A' SECTION (PRIVATE)**  
 NOT TO SCALE



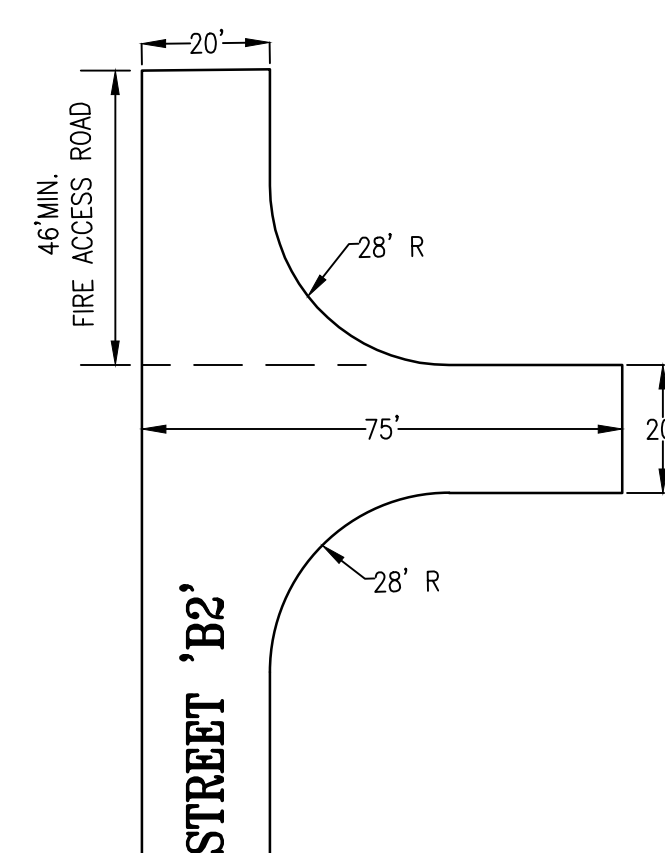
**TYPICAL STREET 'B1' SECTION (PRIVATE)**  
 NOT TO SCALE



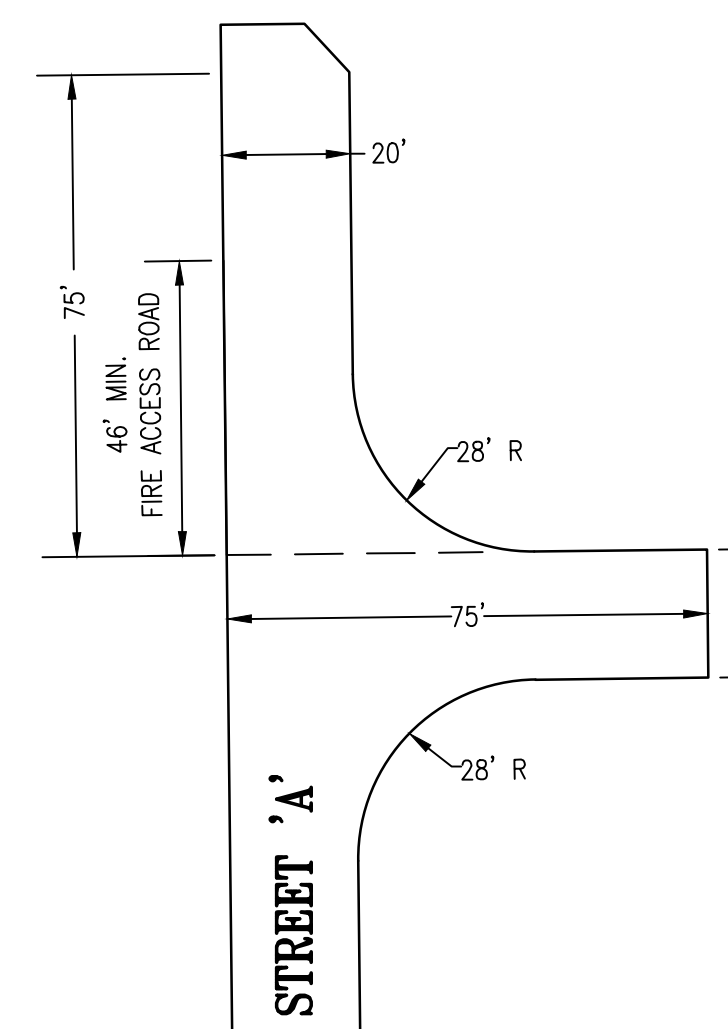
**TYPICAL STREET 'B2' SECTION (PRIVATE)**  
 NOT TO SCALE



**TYPICAL PULLMAN AVENUE SECTION**  
 NOT TO SCALE



**HAMMERHEAD DETAIL #1**  
 NOT TO SCALE



**HAMMERHEAD DETAIL #2**  
 NOT TO SCALE


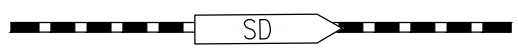

PRELIMINARY

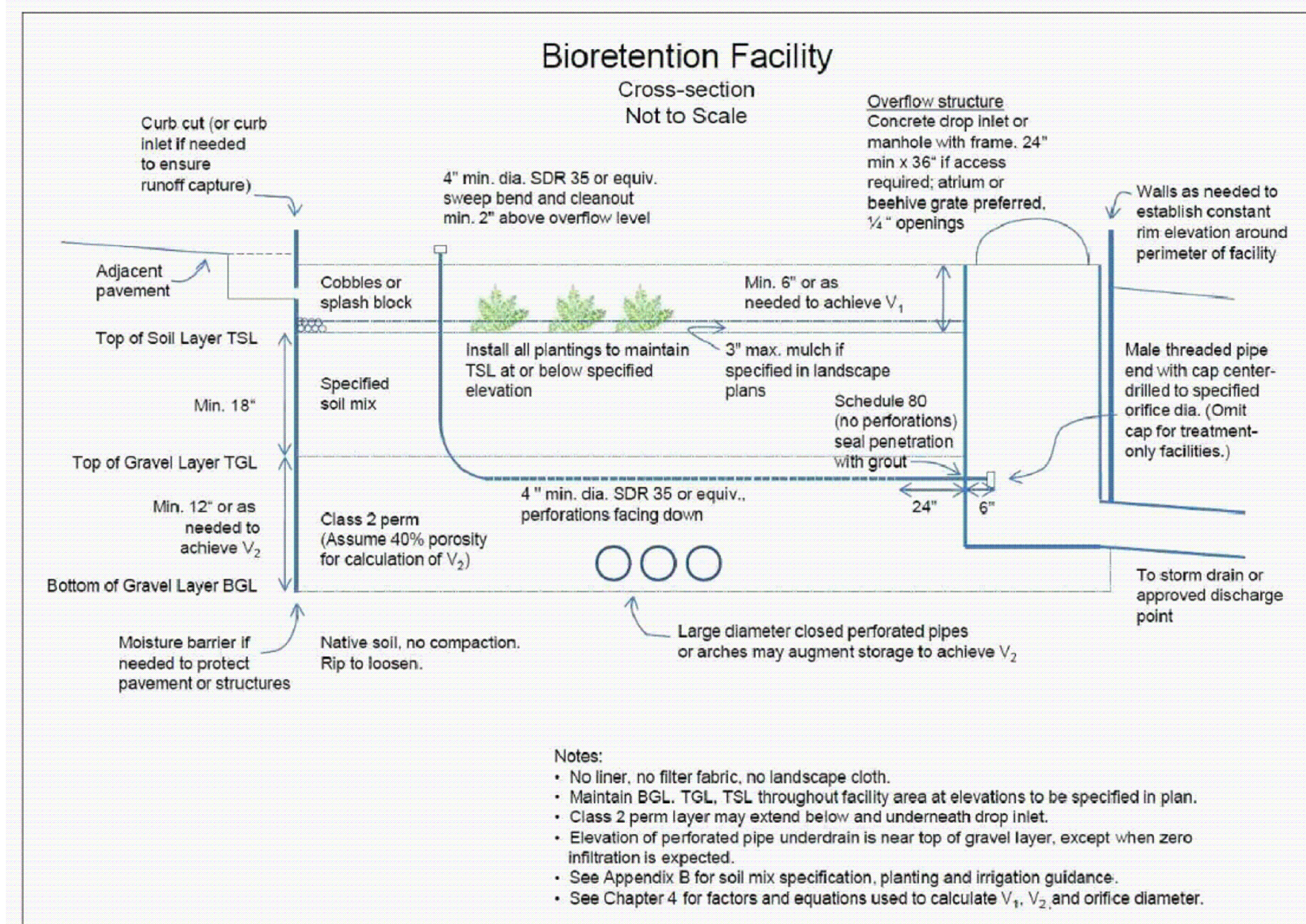


**CDS21-09588**  
**LORETO BAY ESTATES**  
**TENTATIVE MAP**  
**STORM WATER CONTROL PLAN**  
**CONTRA COSTA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
 MARCH 31, 2022 SCALE: 1"=30'

**LEGEND**

-  DRAINAGE MANAGEMENT AREA BOUNDARY LIMITS
-  PROPOSED STORM DRAIN
-  DRAINAGE FLOW DIRECTION
- DMA 3  
78,460 SF DRAINAGE MANAGEMENT AREA
- IMP 3  
3,411 SF INTEGRATED MANAGEMENT PRACTICE AREA



Project Name: 21007 - Loretto Bay Estates (15 Lots)  
 Project Type: Treatment and Flow Control  
 APN: 096-050-016  
 Drainage Area: 126,862  
 Mean Annual Precipitation: 14.0

**IV. Areas Draining to IMPs**

IMP Name: IMP1

IMP Type: Bioretention Facility

Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA1-A	10,262	Concrete or Asphalt	1.00	10,262
DMA1-B	12,140	Conventional Roof	1.00	12,140
DMA1-C	1,603	Concrete or Asphalt	1.00	1,603
DMA1-D	26,733	Landscape	0.50	13,367
DMA1-E	1,863	Concrete or Asphalt	1.00	1,863
<b>Total</b>				<b>39,235</b>

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.060	1.227	2,889	5,647
0.050	1.227	2,408	4,707
0.066	1.227	3,178	6,212
<b>Surface Volume</b>			0.04
<b>Subsurface Volume</b>			1.36

IMP Name: IMP2

IMP Type: Bioretention Facility

Soil Group: IMP2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA2-A	6,276	Concrete or Asphalt	1.00	6,276
DMA2-B	14,000	Conventional Roof	1.00	14,000
DMA2-C	1,680	Concrete or Asphalt	1.00	1,680

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.060	1.227	2,719	3,061
0.050	1.227	2,266	2,551
0.066	1.227	2,991	3,367
<b>Surface Volume</b>			0.04
<b>Subsurface Volume</b>			1.32

DMA2-D	25,919	Landscape	0.50	12,960
DMA2-E	2,007	Concrete or Asphalt	1.00	2,007
<b>Total</b>				<b>36,923</b>

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.060	1.227	2,719	3,061
0.050	1.227	2,266	2,551
0.066	1.227	2,991	3,367
<b>Surface Volume</b>			0.04
<b>Subsurface Volume</b>			1.32

IMP Name: IMP3

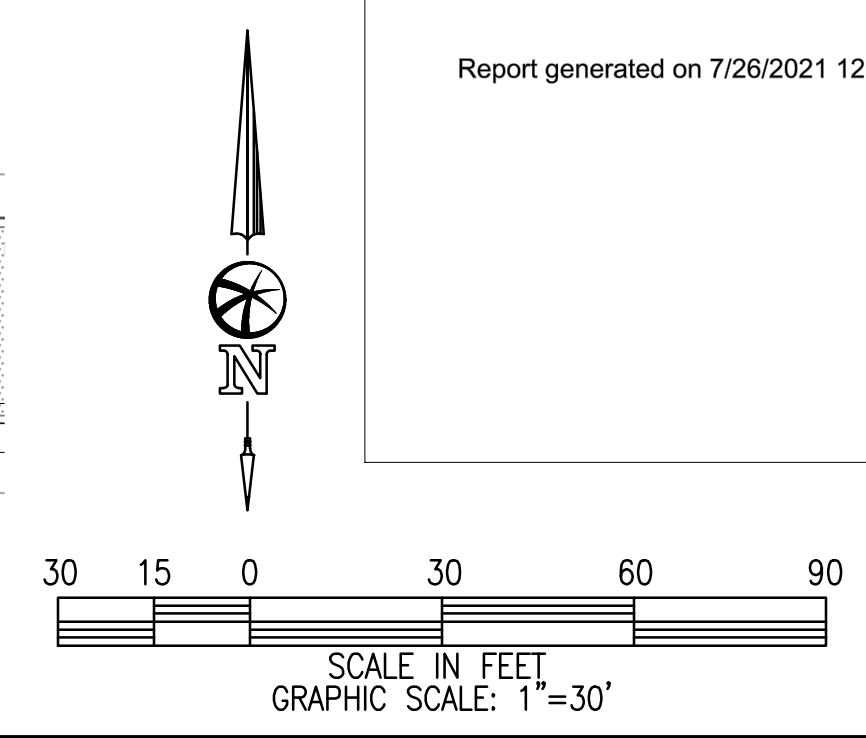
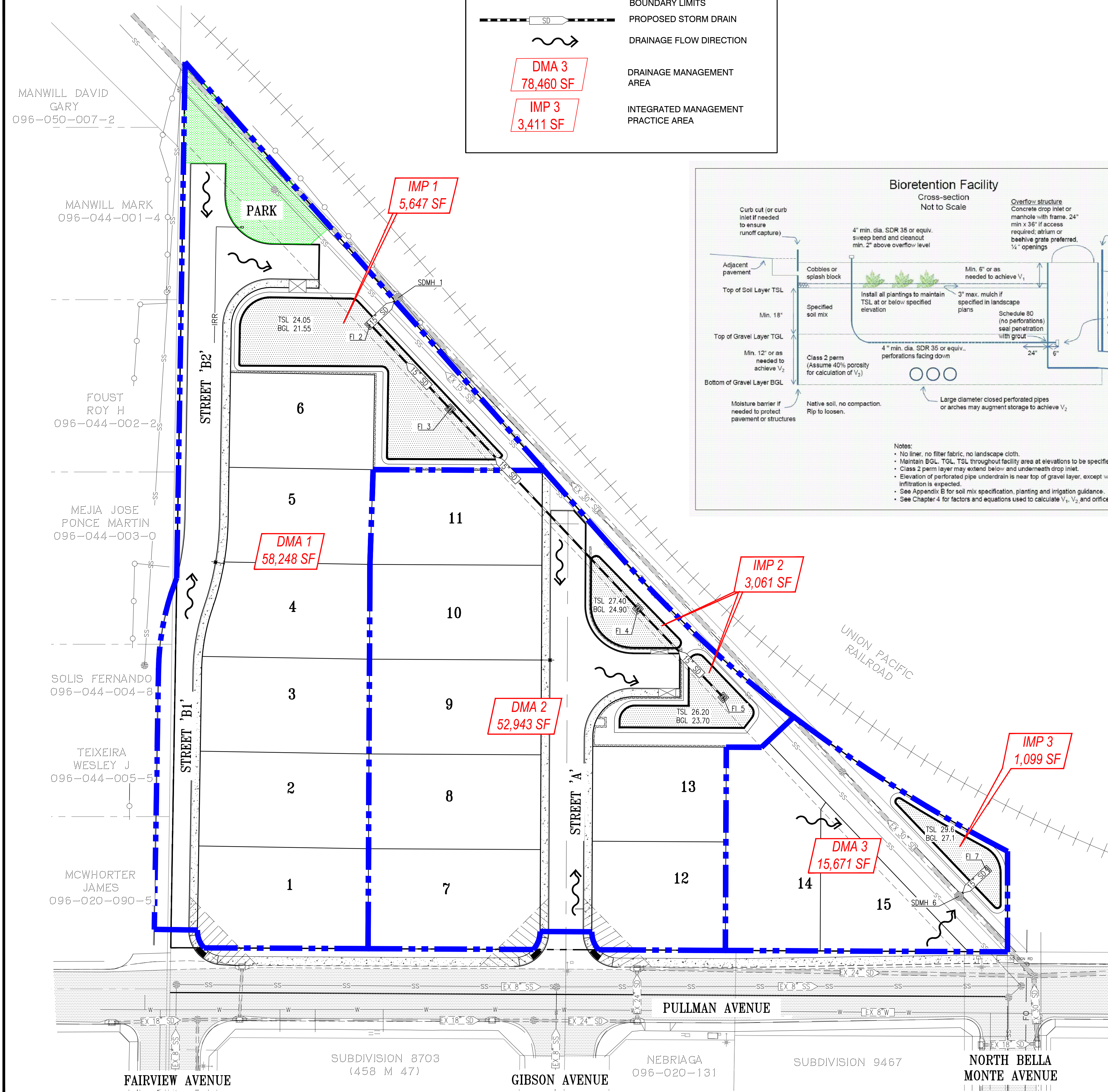
IMP Type: Bioretention Facility

Soil Group: IMP3

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA3-A	4,500	Conventional Roof	1.00	4,500
DMA3-B	528	Concrete or Asphalt	1.00	528
DMA3-C	9,544	Landscape	0.50	4,772
<b>Total</b>				<b>9,800</b>

IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.060	1.227	722	1,099
0.050	1.227	601	915
0.066	1.227	794	1,209
<b>Surface Volume</b>			0.01
<b>Subsurface Volume</b>			0.72

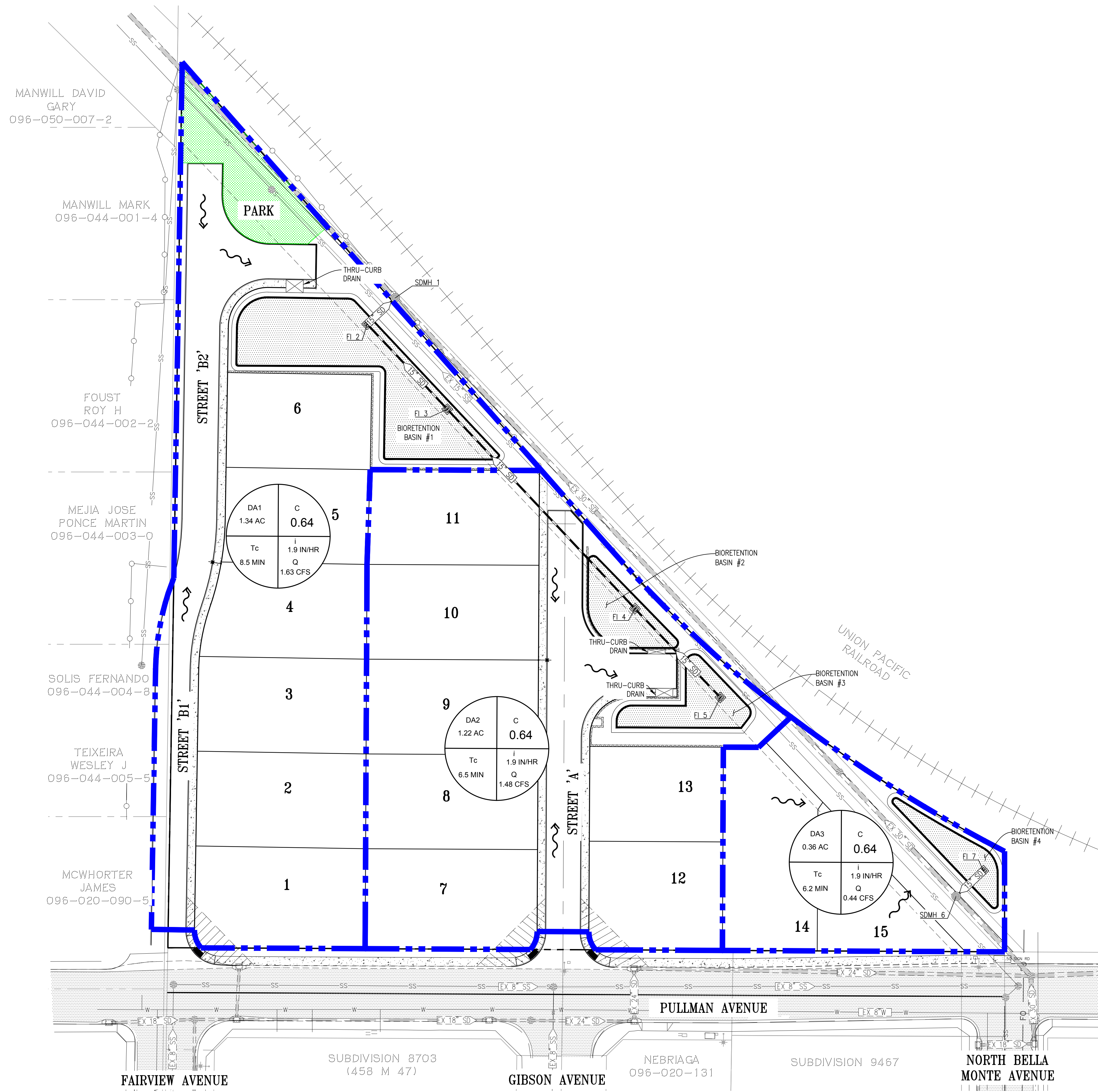
Report generated on 7/26/2021 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).



**PRELIMINARY**

**CSD21-09588**  
**LORETO BAY ESTATES**  
**TENTATIVE MAP**  
**HYDROLOGY EXHIBIT**  
**CONTRA COSTA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
 MARCH 31, 2022 SCALE: 1"=30'



CCCFCD STANDARD - RUNOFF COEFFICIENTS  
 Rational Formula

Land Use	Runoff Coefficient	Average Impervious Area (%)	Time of Concentration-Roof to Gutter (min)
<b>Residential:</b>			
R - 6	.50 - .70	76	3 - 5
R - 10	.45 - .60	53	5 - 7
R - 20	.40 - .50	35	6 - 8
R - 40	.35 - .45	25	8 - 10
Apartment	.60 - .80		3 - 10
Commercial	.70 - .95		3 - 8
Industrial	.60 - .90		3 - 10
Open	.20 - .40		
<b>Street:</b>			
Asphalt	.75 - .95		
Concrete	.80 - .95		
Drives and Walks	.80 - .95		
Roofs	.75 - .95		

**Legend**  
 R - 6 = 6,000 ft<sup>2</sup> Lot  
 R - 10 = 10,000 ft<sup>2</sup> Lot  
 R - 20 = 20,000 ft<sup>2</sup> Lot  
 R - 40 = 40,000 ft<sup>2</sup> Lot

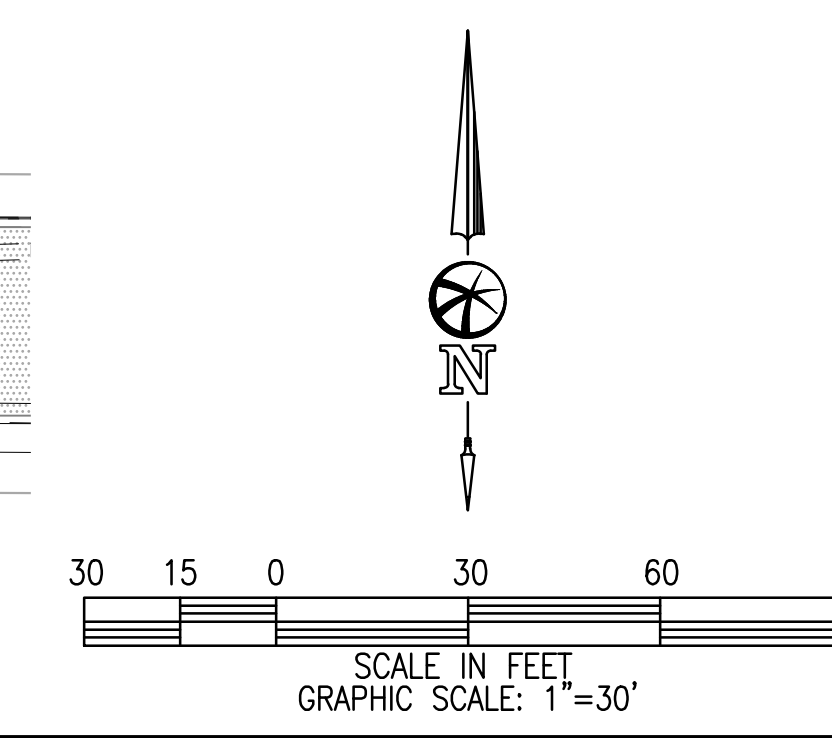
Note: For Contra Costa County Land Uses use the highest runoff coefficient in the range. This more closely approximates the peak flows calculated by the Unit Hydrograph method developed for Contra Costa County and calibrated with local rainfall and runoff data.

TOTAL PROPERTY AREA = 126,862± SF  
 PROPOSED ROOF AREA = 30,640 SF  
 PROPOSED DRIVEWAY AREA & SIDEWALKS = 7,681 SF  
 PROPOSED OPEN SPACE = 72,003 SF

PERVIOUS AREA (OPEN SPACE) = 72,003 SF (1.65 ACRES)  
 IMPERVIOUS AREA (DRIVEWAYS & SIDEWALKS) = 7,681 SF (0.18 ACRES)  
 IMPERVIOUS AREA (STREET) = 16,538 SF (0.38 ACRES)  
 IMPERVIOUS AREA (ROOFS) = 30,640 SF (0.70 ACRES)

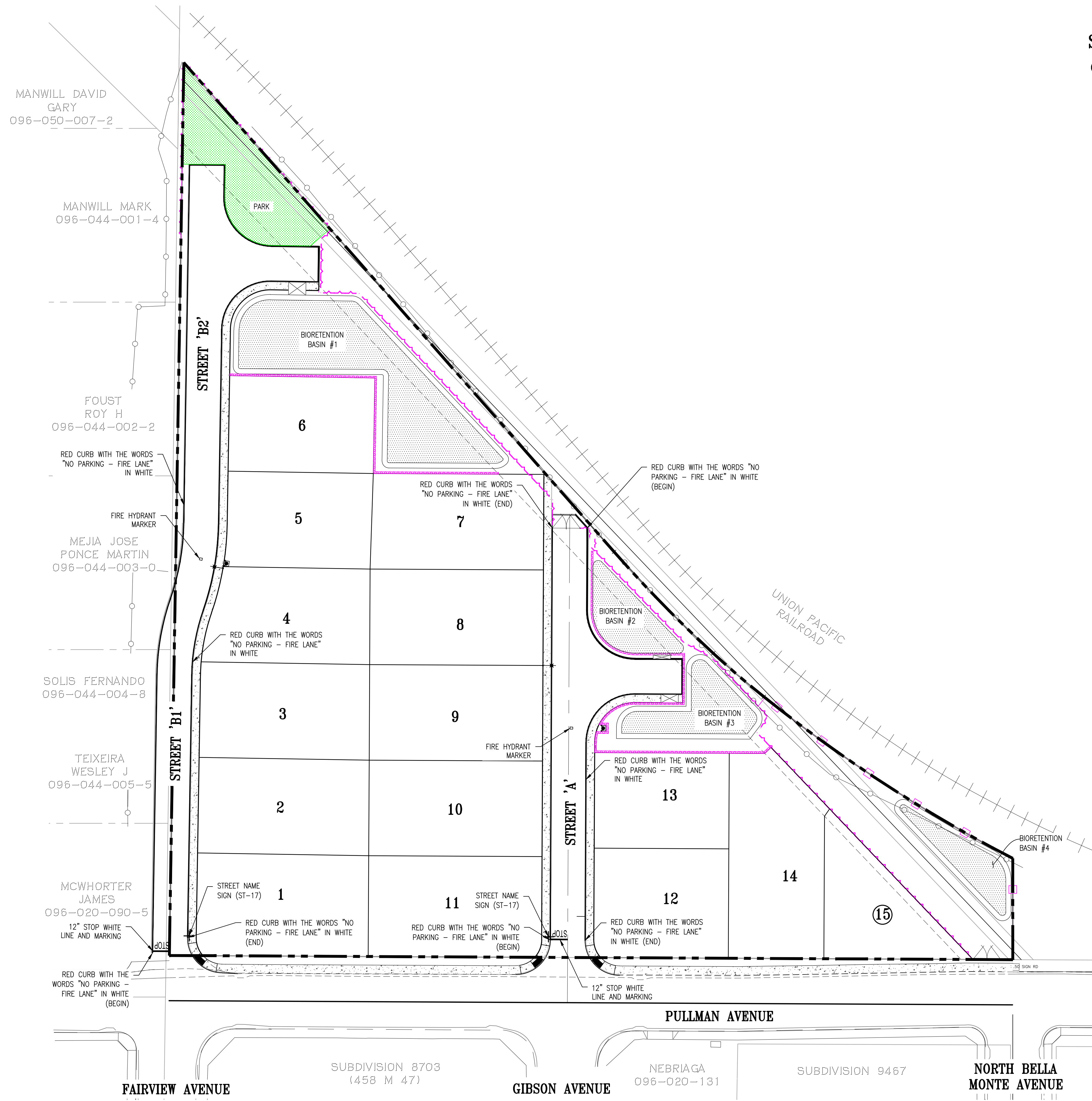
COMPOSITE "C" RUNOFF COEFFICIENT:  

$$\frac{(0.40 \times 1.65) + (0.95 \times 0.18) + (0.95 \times 0.38) + (0.95 \times 0.70)}{(1.65 + 0.18 + 0.38 + 0.70)}$$
 = 0.64



**CDS21-09588**  
**LORETO BAY ESTATES**  
**TENTATIVE MAP**  
**SIGNING AND STRIPING PLAN**  
**CONTRA COSTA COUNTY, CALIFORNIA**

BELLECCI & ASSOCIATES, INC.  
 CONCORD, CALIFORNIA  
 MARCH 31, 2022 SCALE: 1"=30'



MANWILL DAVID  
 GARY  
 096-050-007-2

MANWILL MARK  
 096-044-001-4

FOUST  
 ROY H  
 096-044-002-2

RED CURB WITH THE WORDS  
 "NO PARKING - FIRE LANE"  
 IN WHITE

FIRE HYDRANT  
 MARKER

MEJIA JOSE  
 PONCE MARTIN  
 096-044-003-0

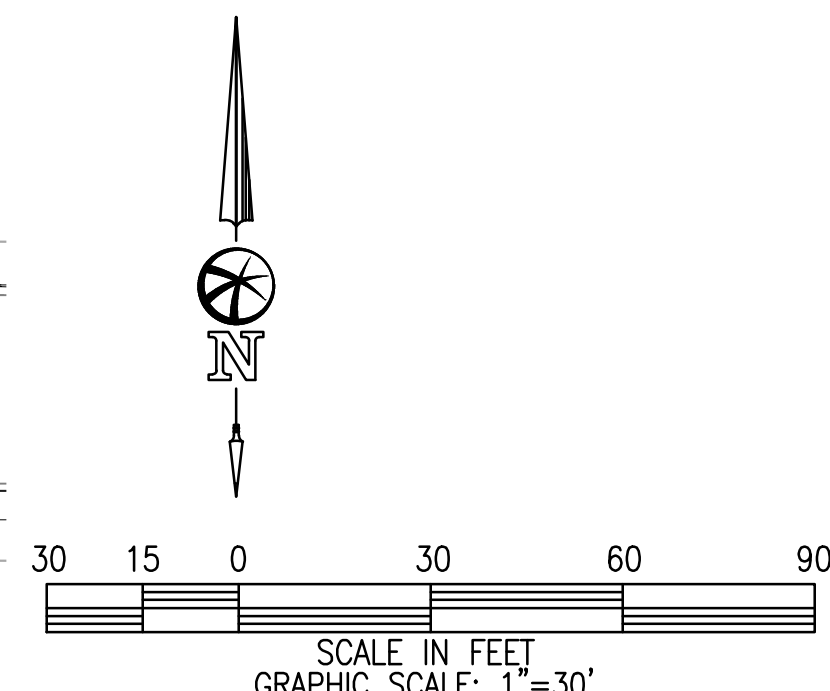
SOLIS FERNANDO  
 096-044-004-8

TEIXEIRA  
 WESLEY J  
 096-044-005-5

MCWHORTER  
 JAMES  
 096-020-090-5

12" STOP WHITE  
 LINE AND MARKING

RED CURB WITH THE  
 WORDS "NO PARKING -  
 FIRE LANE" IN WHITE  
 (BEGIN)

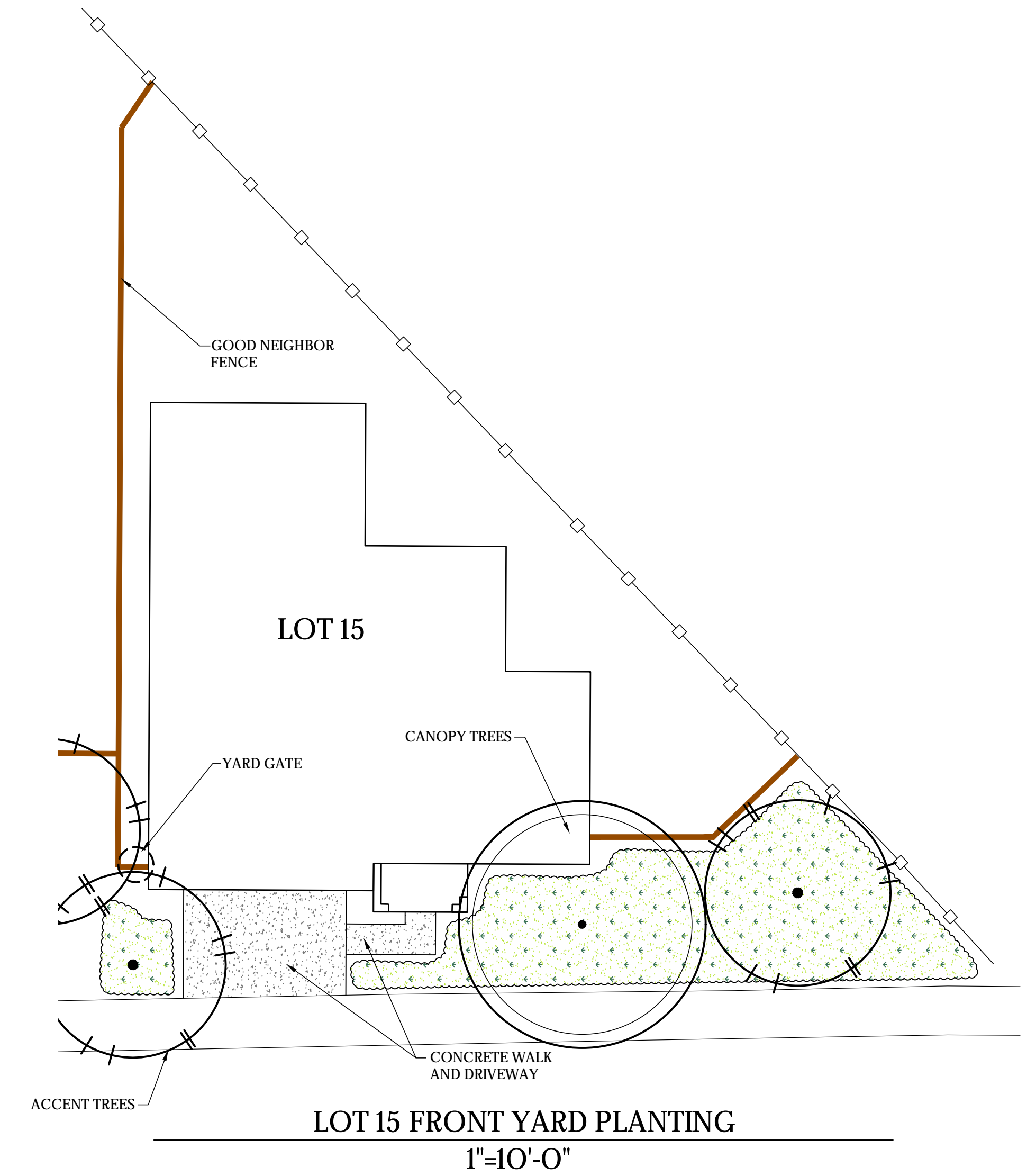
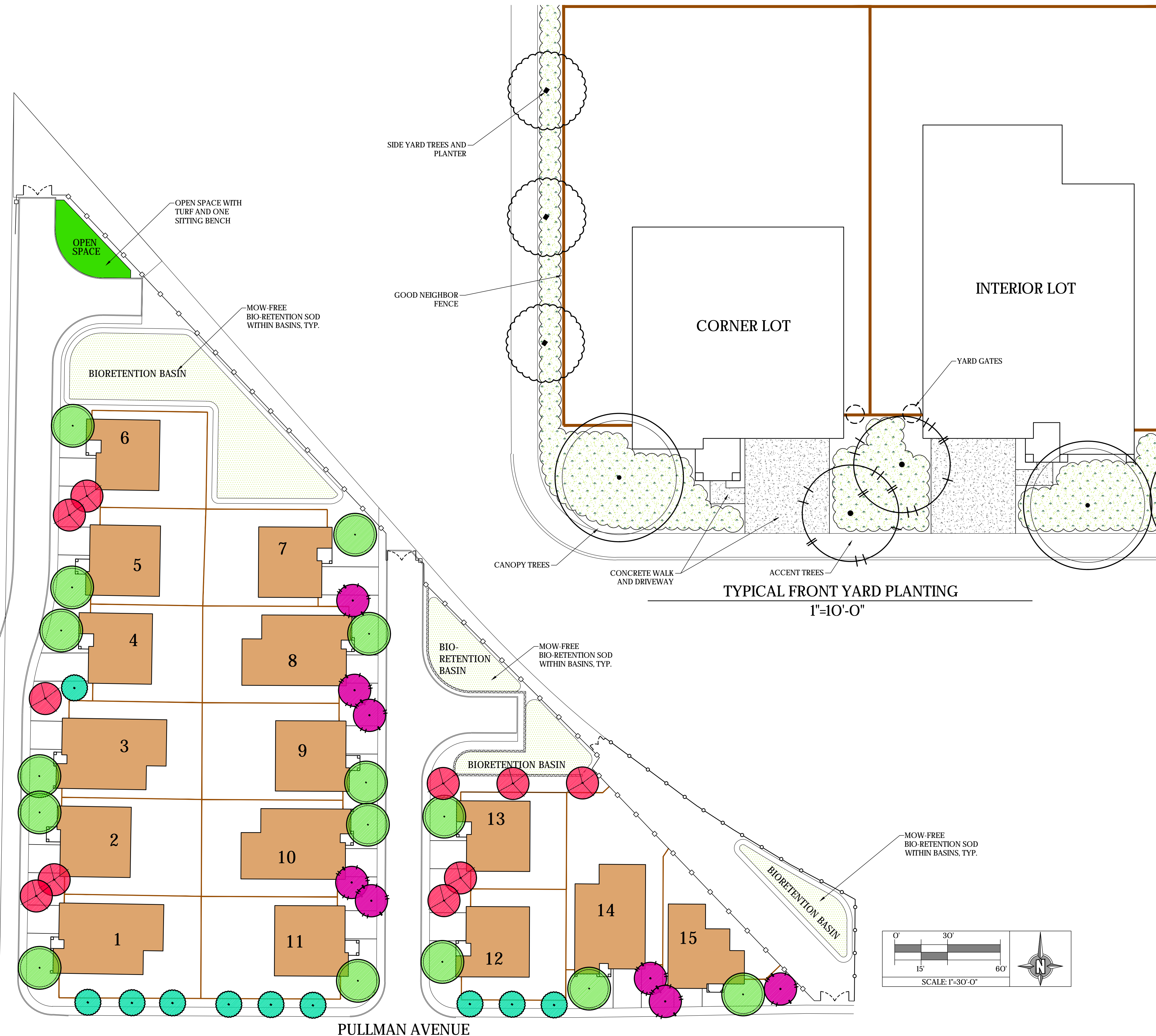


SHEET  
**7**  
 OF 7  
 JOB NO.  
 21007

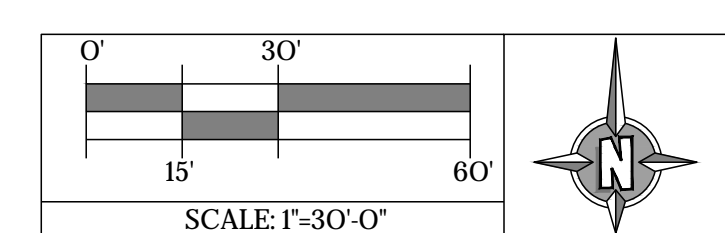
**PRELIMINARY**

# LORETTO BAY ESTATES

CONTRA COSTA COUNTY, CALIFORNIA



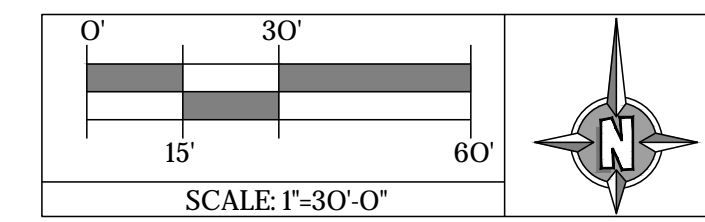
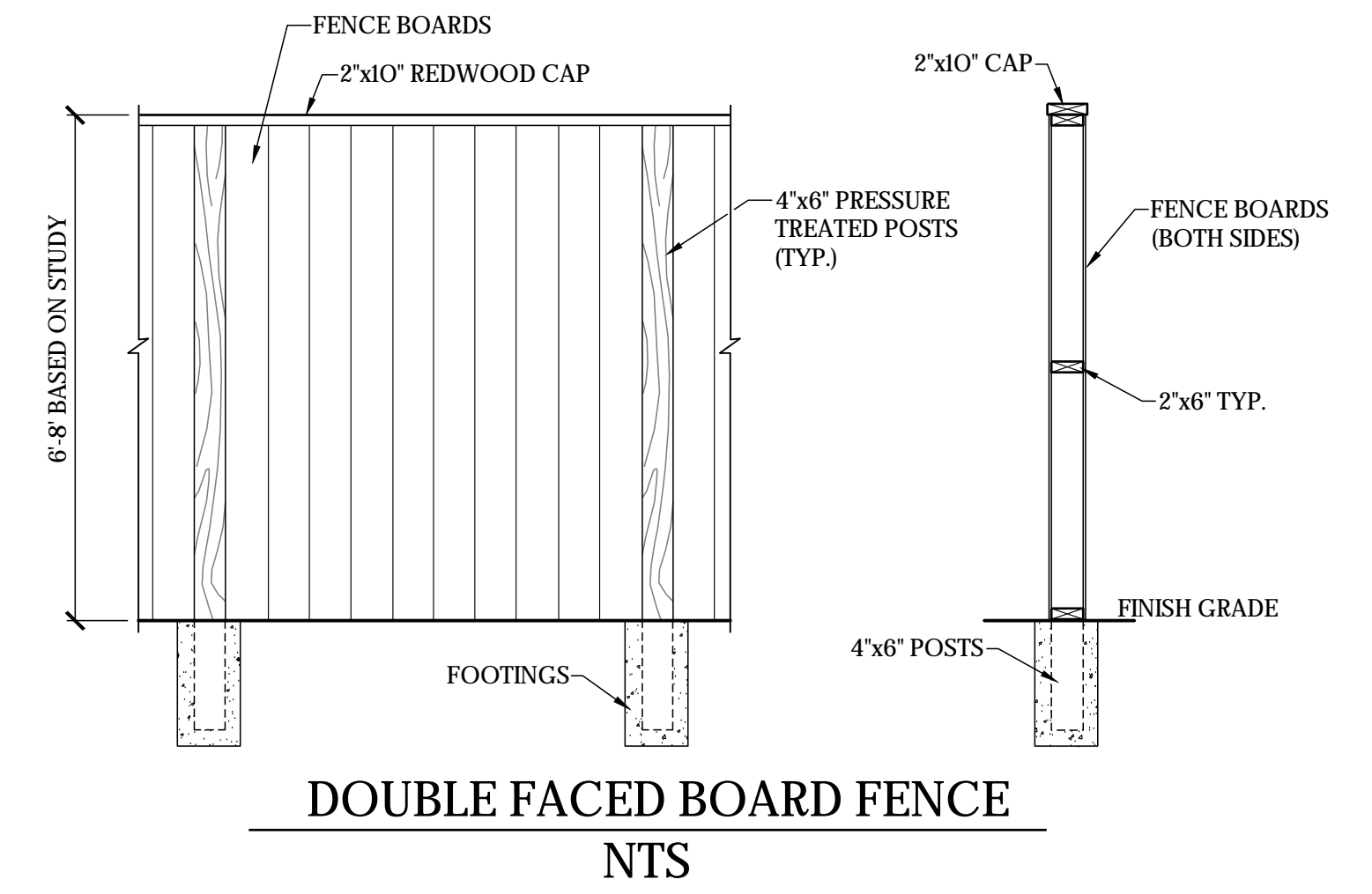
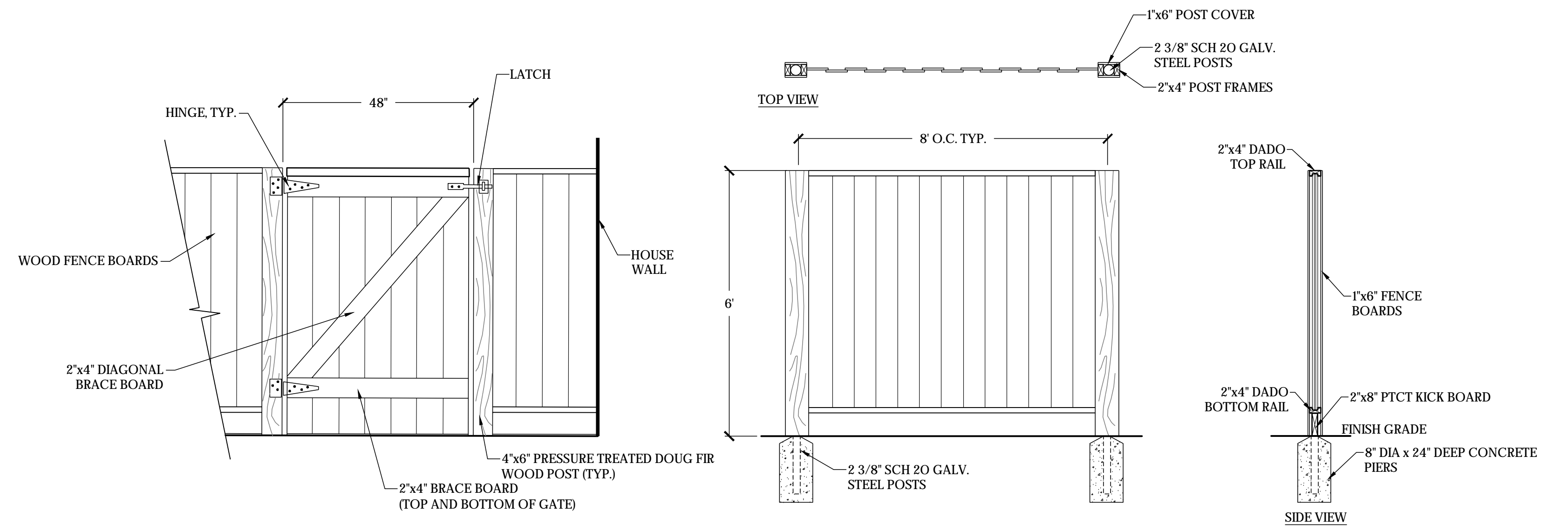
PROPOSED PLANTS	
<b>TREES</b>	
SYMBOL	BOTANICAL/ COMMON NAME
<b>15 GALLON CONTAINERS</b>	
	CERCIS OCCIDENTALIS/ WESTERN REDBUD
	LAGERSTROEMIA DYNAMITE/ CRAPE MYRTLE
	PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CHERRY LAUREL
	ARBUTUS UNEDO 'MARINA' / STRAWBERRY TREE PISTACIA CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE
<b>SHRUBS</b>	
SYMBOL	BOTANICAL/ COMMON NAME
<b>1 GALLON CONTAINERS</b>	
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH
	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
	SALVIA GREGGII 'FURMANS RED' / RED SAGE
	LANTANA MONTEVIDENSIS / TRAILING LANTANA
<b>5 GALLON CONTAINERS</b>	
	GREVILLEA X 'NOELLII' / NOELL GREVILLEA
	XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA
	NANDINA 'GULF STREAM' / HEAVENLY BAMBOO
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY



C:\Users\Michael\AppData\Local\Temp\AcPublish\752\ENR Loretto Bay Prelim.dwg Aug 04, 2021 11:36 am

# LORETTO BAY ESTATES

CONTRA COSTA COUNTY, CALIFORNIA



PULLMAN AVENUE

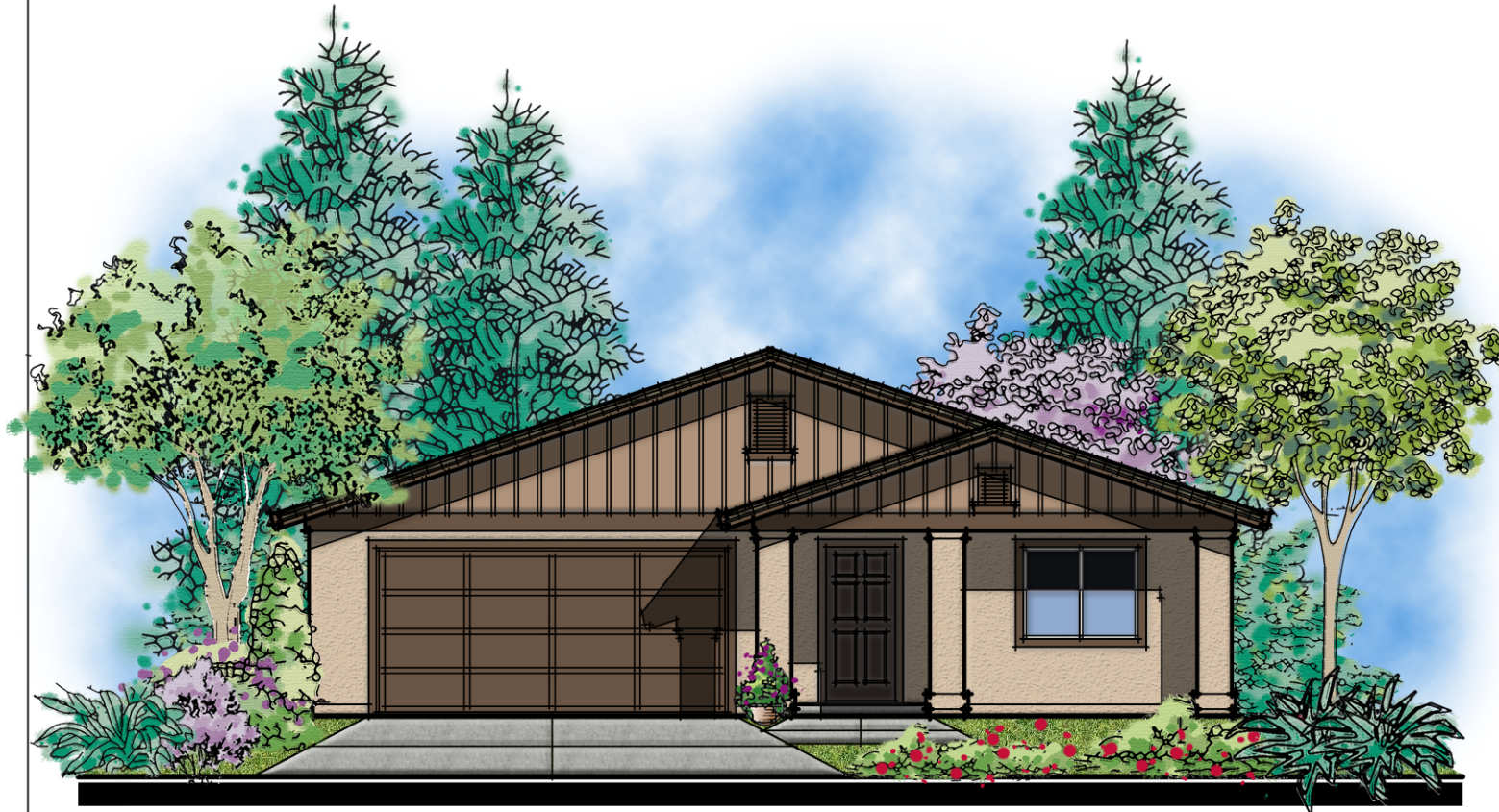
## FENCING PLAN

AUGUST 4, 2021

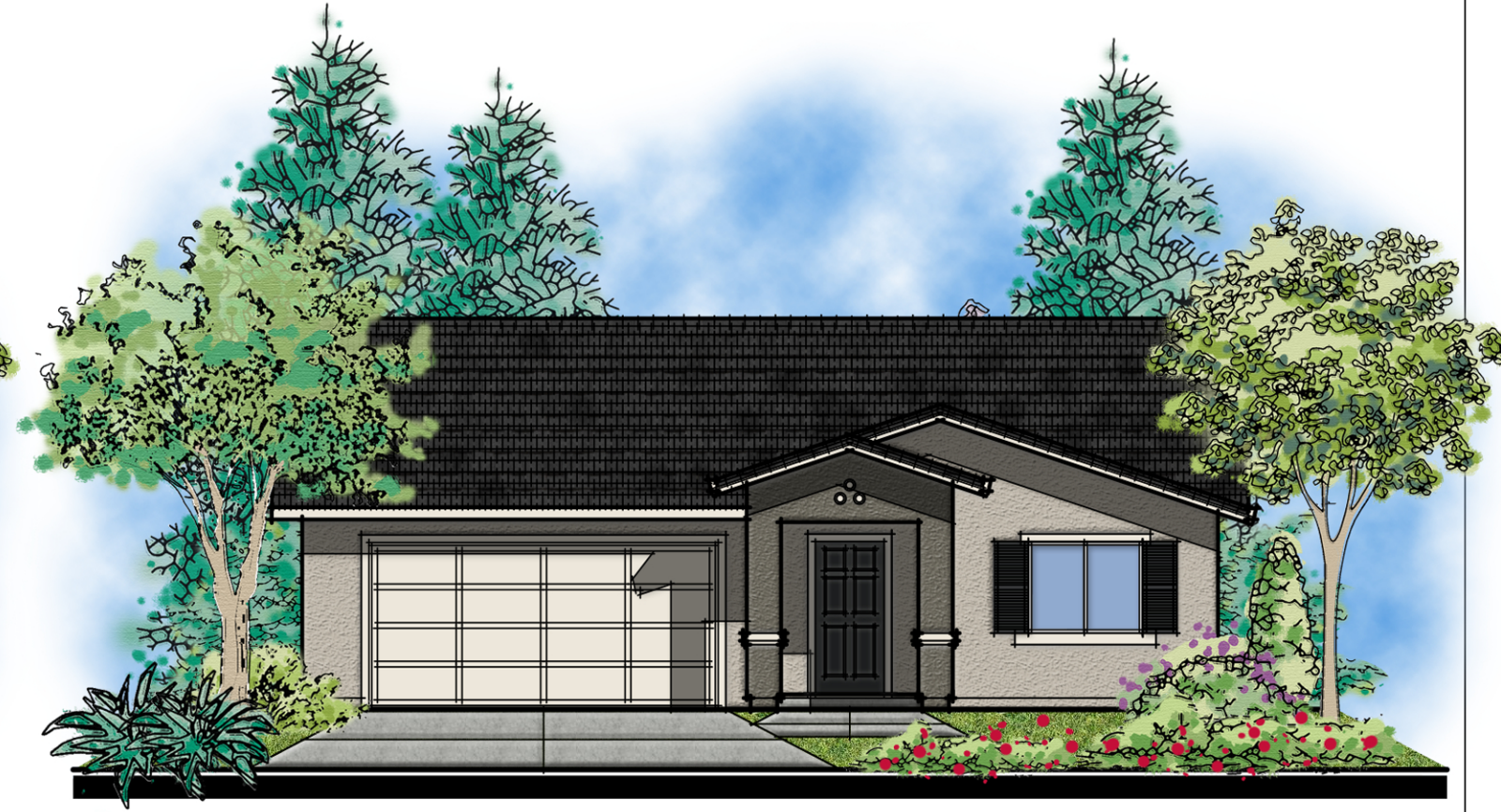
**MATERIAL LEGEND**

**A** COMPOSITE ROOFING  
GABLE ROOFS  
STUCCO BODY  
STUCCO TRIM  
BOARD AND BATTEN  
MOCK VENTS  
ROLL-UP GARAGE DOORS

**B** COMPOSITE ROOFING  
GABLE ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK WOOD SHUTTERS  
MOCK VENTS  
ROLL-UP GARAGE DOORS



**Scheme #4**



**Scheme #1**

**Front Elevations**

**Plan 1**

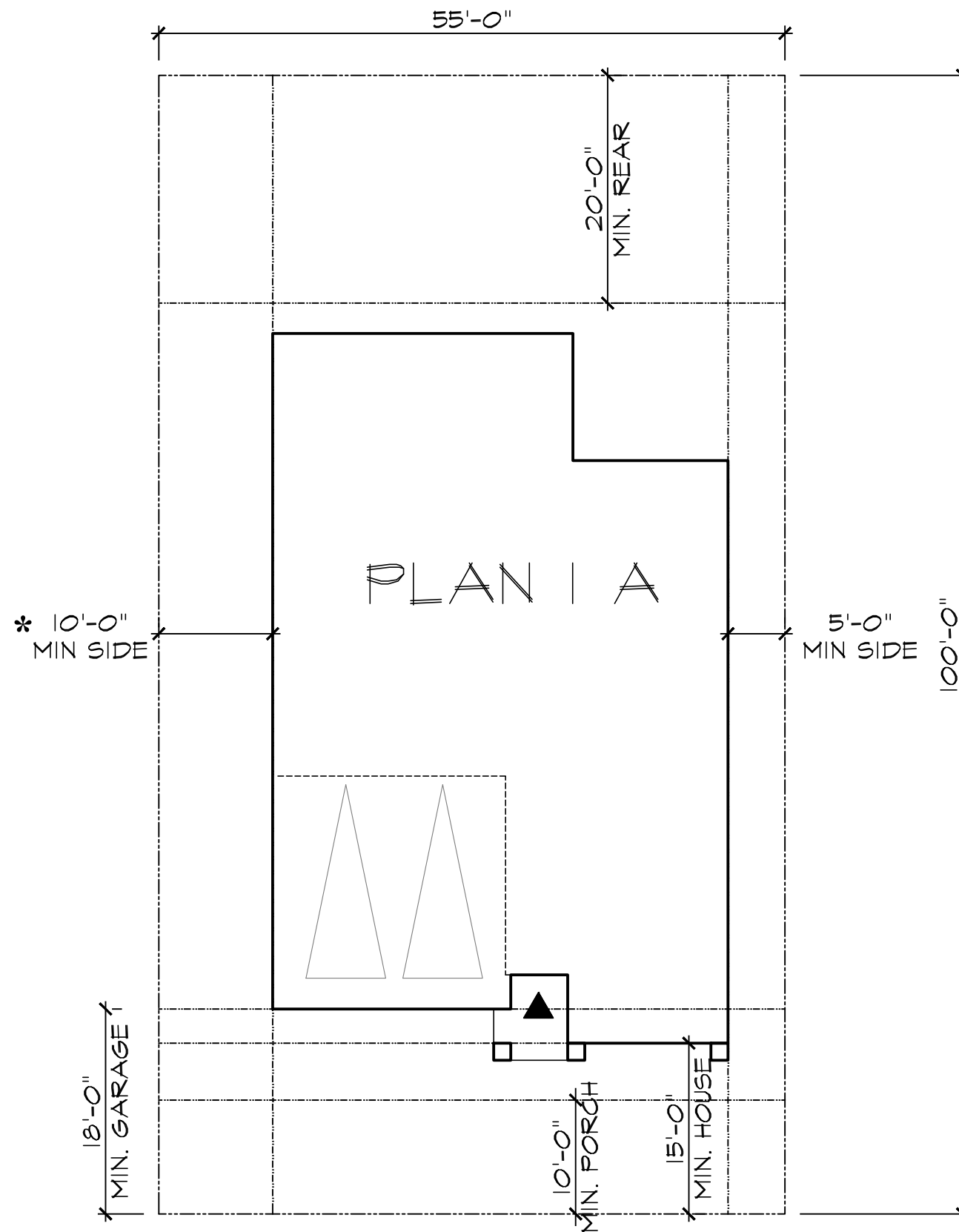
**LORETO BAY ESTATES**

BAY POINT, CA



Discovery Builders, Inc.

Date 10/08/2021



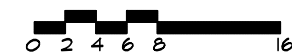
## Contra Costa County ZONING SETBACKS

SETBACK	
FRONT OF HOUSE:	15'
PORCH:	10'
GARAGE:	18'
REAR YARD:	20'
SIDE YARD:	5'/10'

**Note: 5' min. sideyard  
15' aggregate side yard**

**(\* ) Location of 10' sideyard  
may vary on lots.**

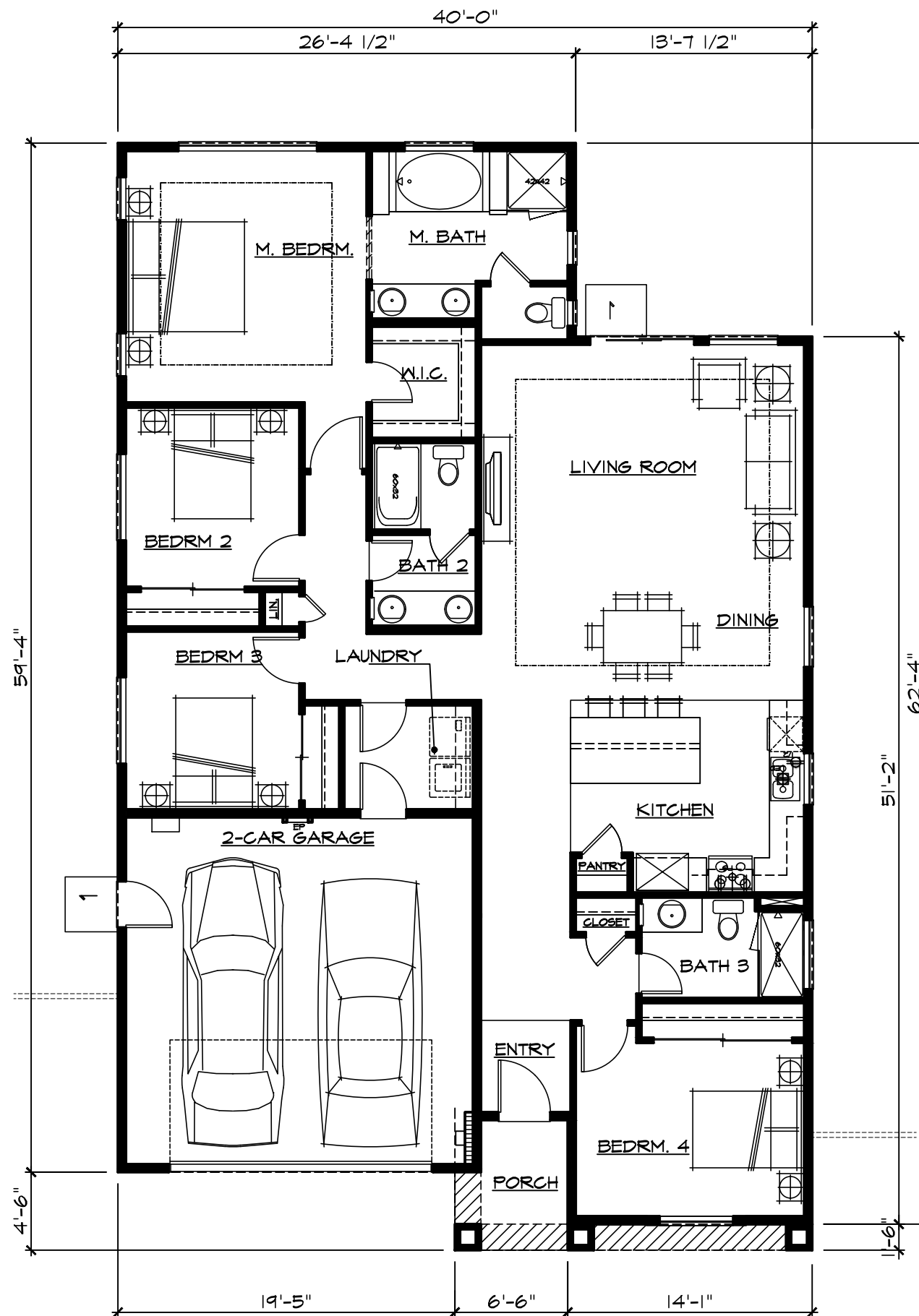
### Plan 1 Site Plan



**LORETO BAY ESTATES**  
BAY POINT, CA



Discovery Builders, Inc.  
Date 10/08/2021



SQUARE FOOTAGE	
TOTAL LIVING AREA	1829 SF
PORCH	44 SF
GARAGE	420 SF
FOOTPRINT	2293 SF

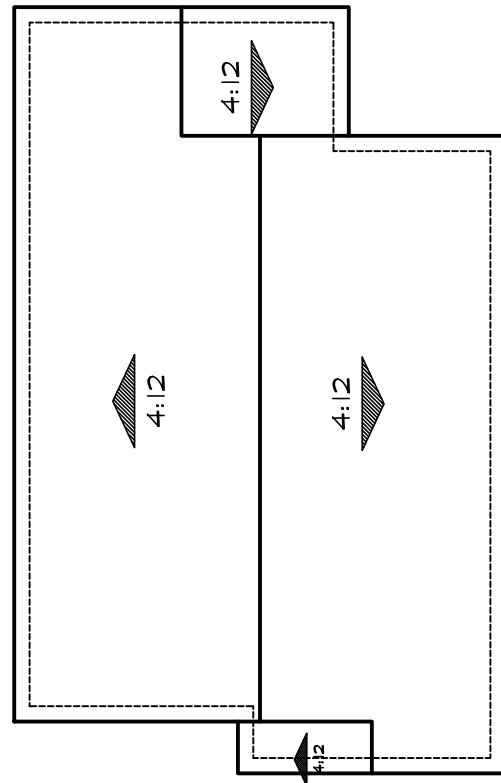


**Plan 1**  
**Floor Plan**  
**LORETO BAY ESTATES**  
 BAY POINT, CA

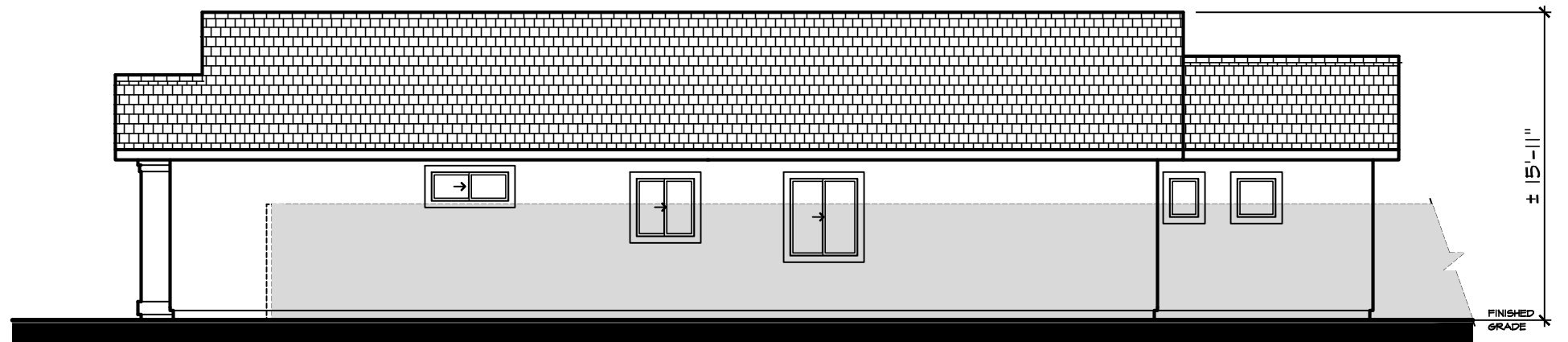
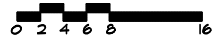


Discovery Builders, Inc.  
 Date 10/08/2021

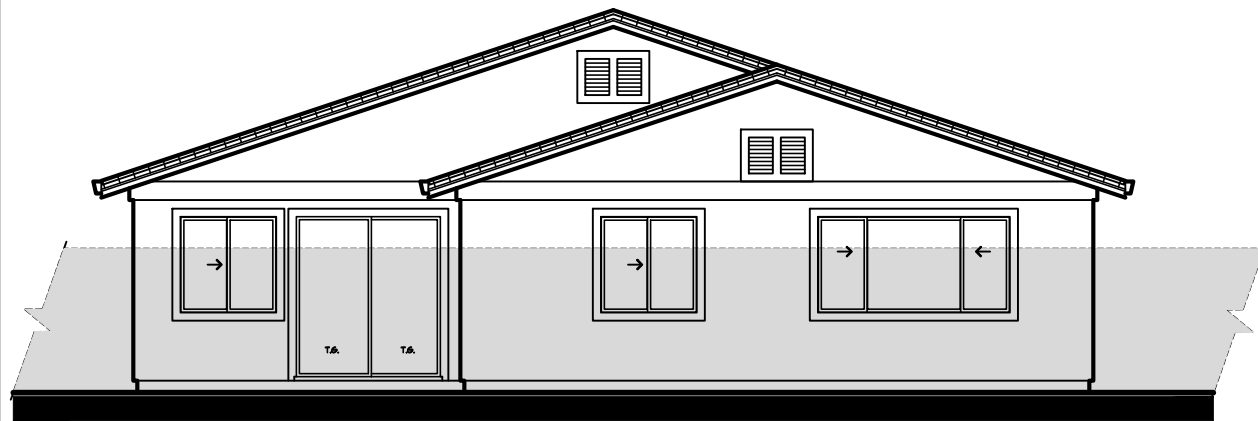




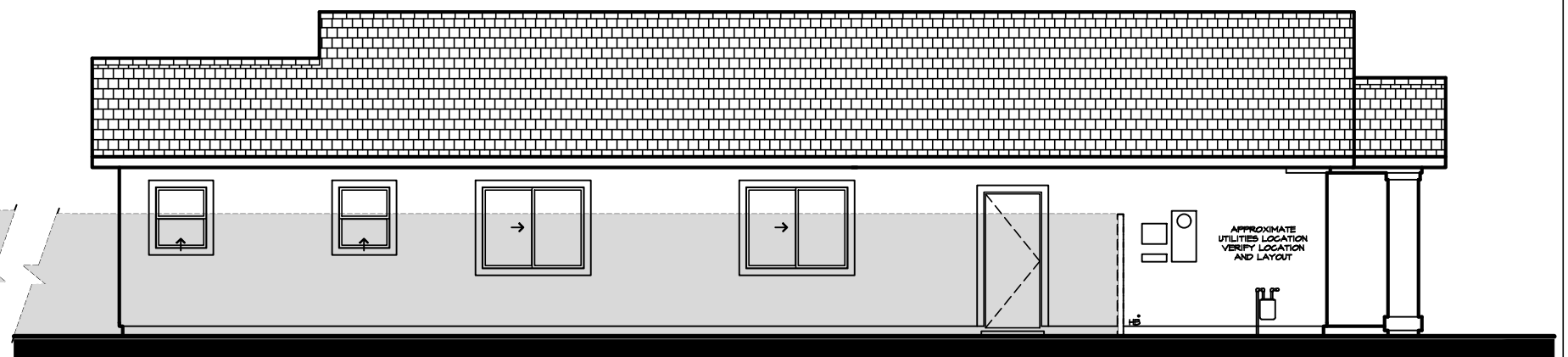
**Roof Plan 'A'**



**Right**



**Rear**



**Left**

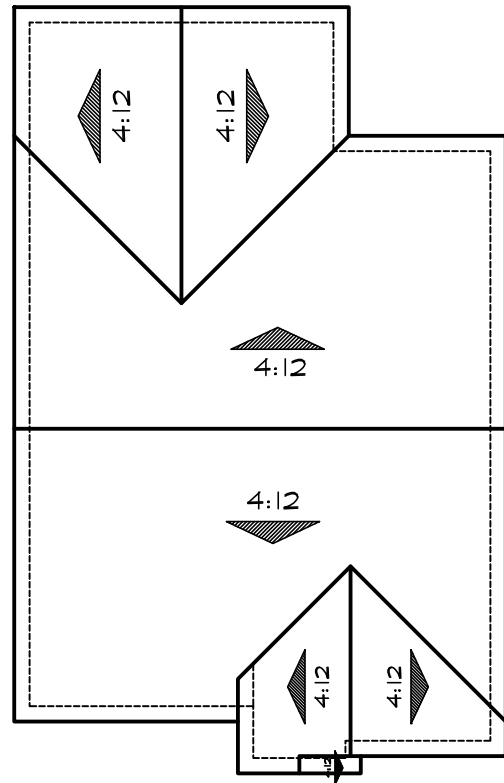
**Plan 1  
Elevations 'A'**



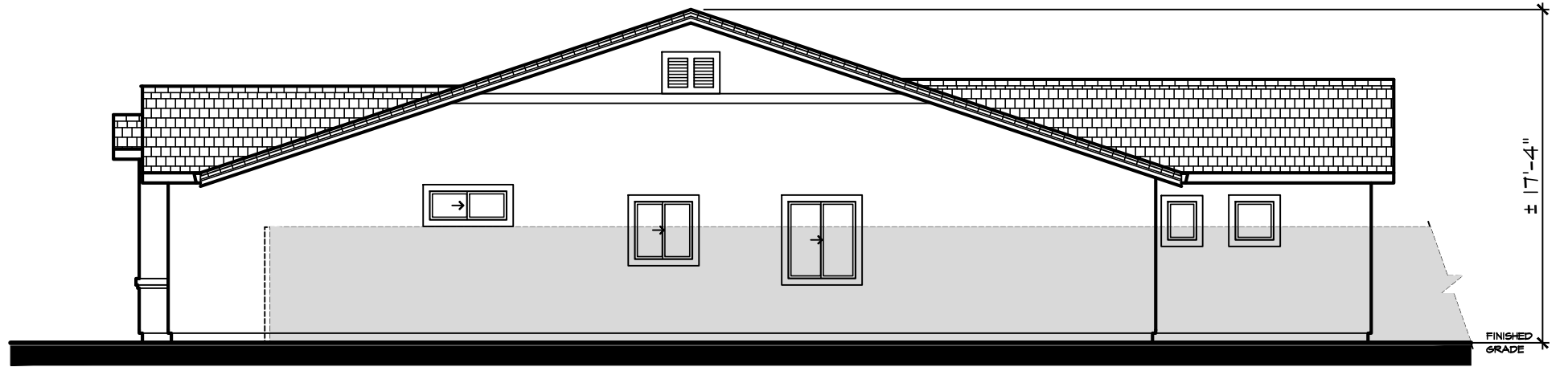
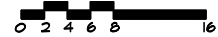
**LORETO BAY ESTATES**  
BAY POINT, CA



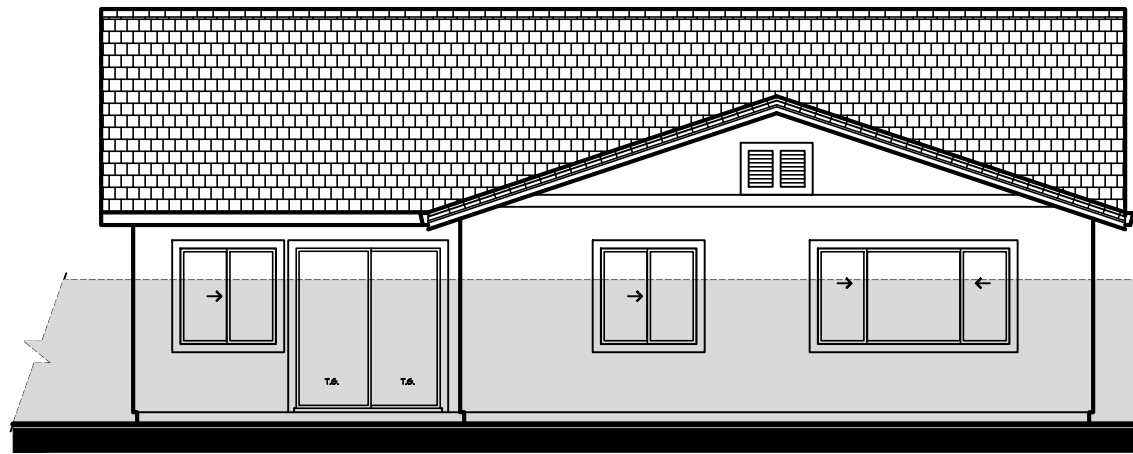
Discovery Builders, Inc.  
Date 10/08/2021



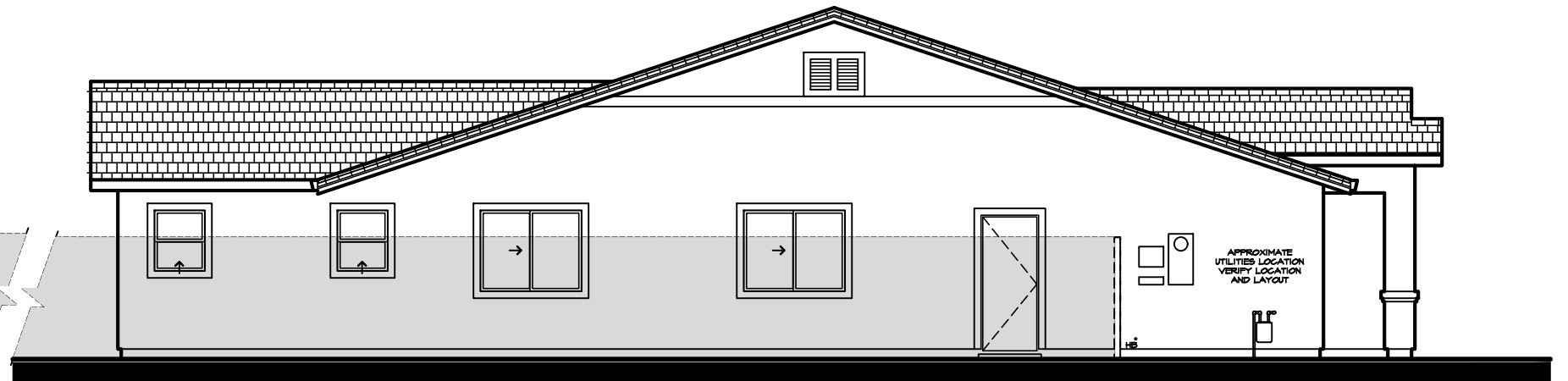
**Roof Plan 'B'**



**Right**



**Rear**



**Left**

**Plan 1  
Elevations 'B'**



**LORETO BAY ESTATES**  
BAY POINT, CA



Discovery Builders, Inc.  
Date 10/08/2021

**MATERIAL LEGEND**

**A** COMPOSITE ROOFING  
GABLE ROOFS  
STUCCO BODY  
STUCCO TRIM  
BOARD AND BATTEN  
MOCK VENTS  
ROLL-UP GARAGE DOORS

**B** COMPOSITE ROOFING  
GABLE ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK WOOD SHUTTERS  
MOCK VENTS  
ROLL-UP GARAGE DOORS



**Elevation A  
Scheme #3**



**Elevation B  
Scheme #2**

**Front Elevations  
Plan 2  
LORETO BAY ESTATES  
BAY POINT, CA**



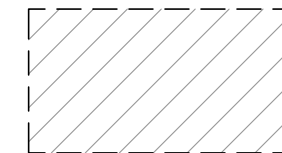
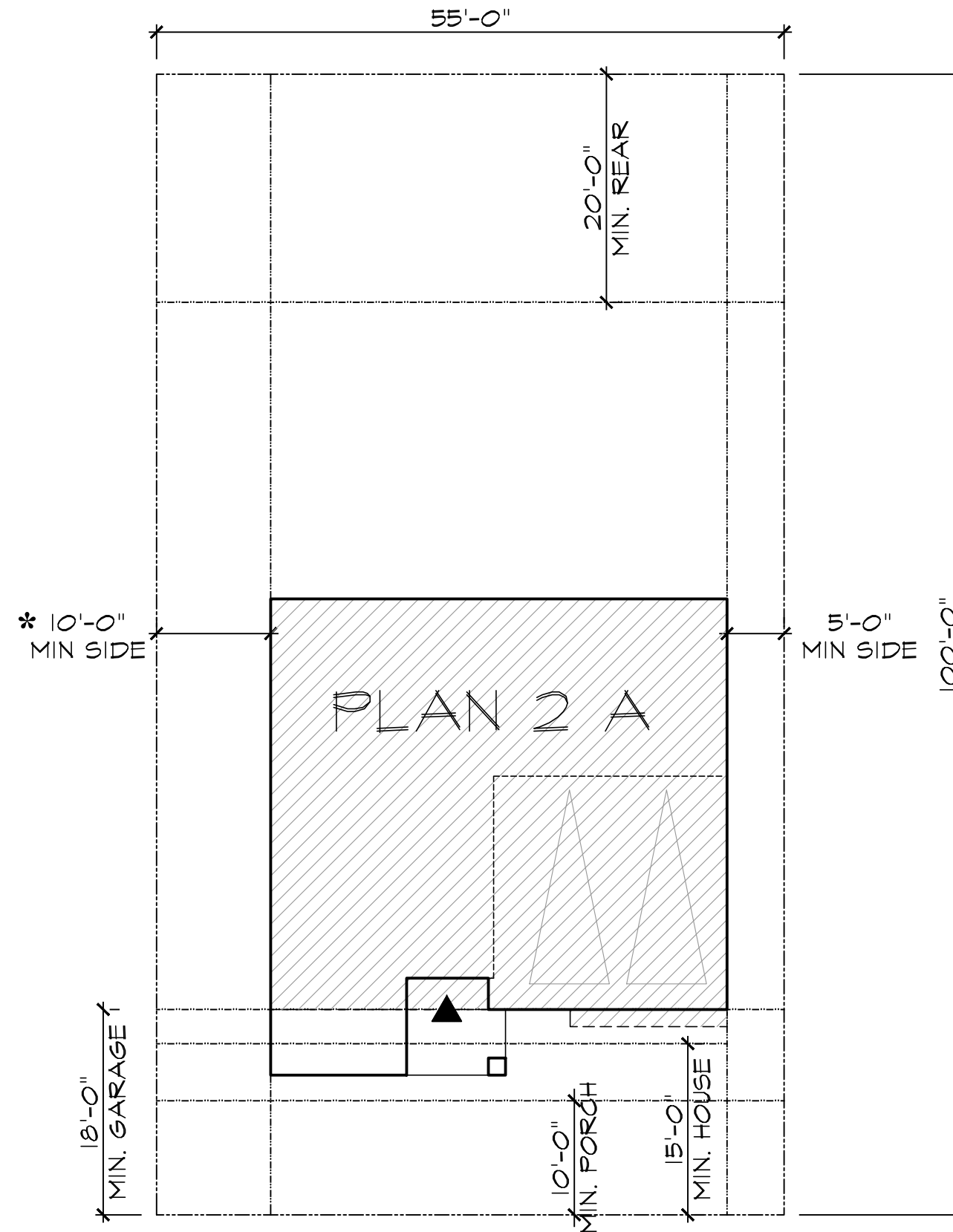
**Discovery Builders, Inc.  
Date 10/08/2021**

**Contra Costa County  
ZONING SETBACKS**

SETBACK	
FRONT OF HOUSE:	15'
PORCH:	10'
GARAGE:	18'
REAR YARD:	20'
SIDE YARD:	5'/10'

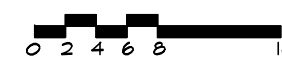
**Note: 5' min. sideyard  
15' aggregate side yard**

**(\* ) Location of 10' sideyard  
may vary on lots.**



SECOND FLOOR

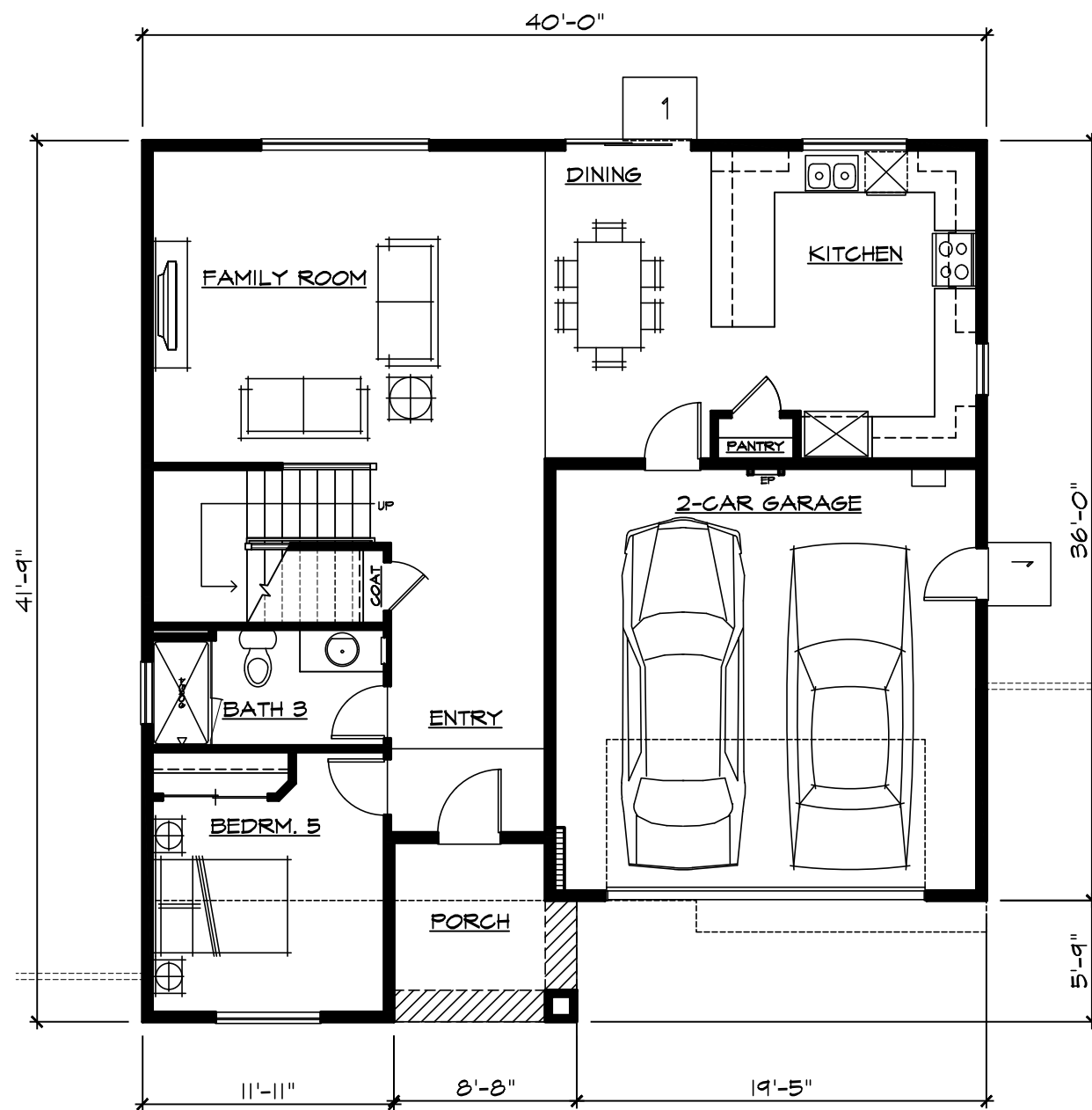
**Plan 2  
Site Plan**



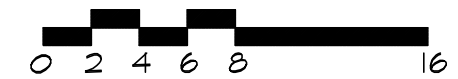
**LORETO BAY ESTATES**  
BAY POINT, CA



Discovery Builders, Inc.  
Date 10/08/2021



SQUARE FOOTAGE	
FIRST FLOOR	1069 SF
SECOND FLOOR	1369 SF
TOTAL LIVING AREA	2438 SF
PORCH	70 SF
GARAGE	420 SF
FOOTPRINT	1559 SF



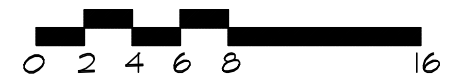
**Plan 2**  
**First Floor**  
**LORETO BAY ESTATES**  
 BAY POINT, CA



Discovery Builders, Inc.  
 Date 10/08/2021



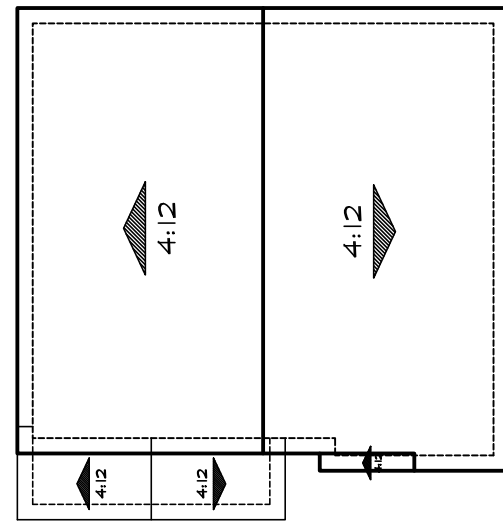
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FIRST FLOOR	1069 SF
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PORCH	70 SF
GARAGE	420 SF
FOOTPRINT	1559 SF



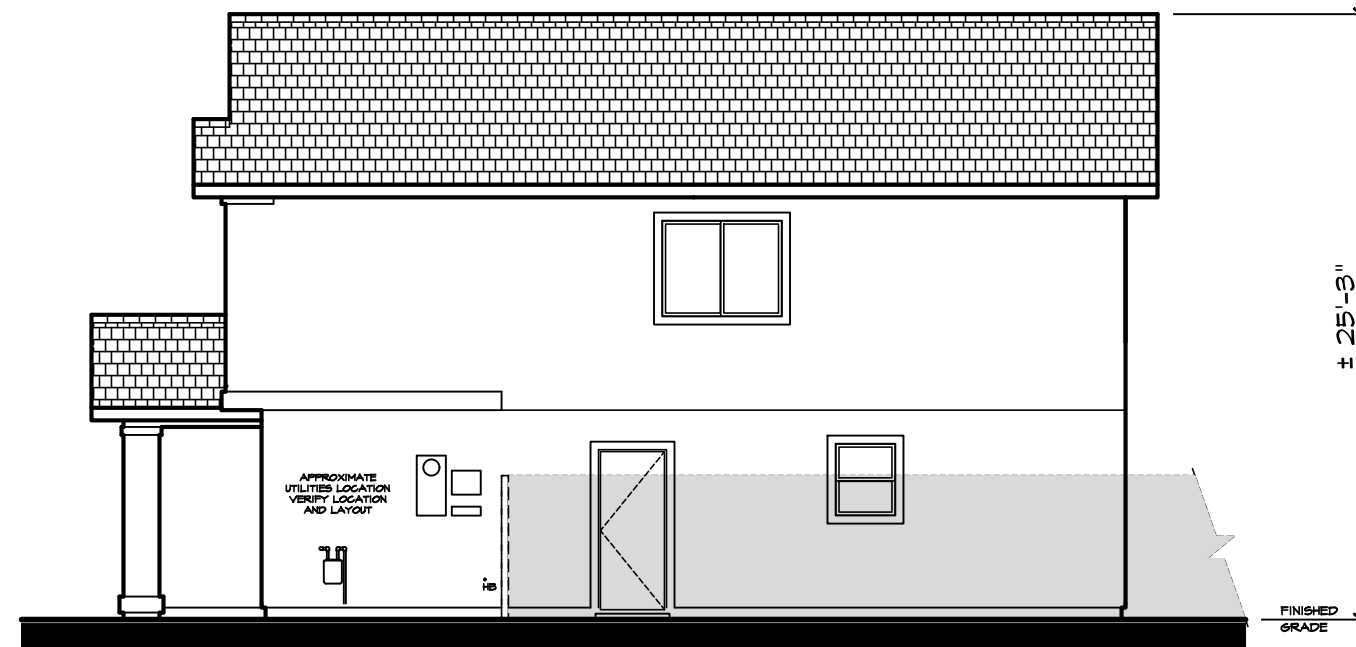
**Plan 2**  
**Second Floor**  
**LORETO BAY ESTATES**  
 BAY POINT, CA



Discovery Builders, Inc.  
 Date 10/08/2021



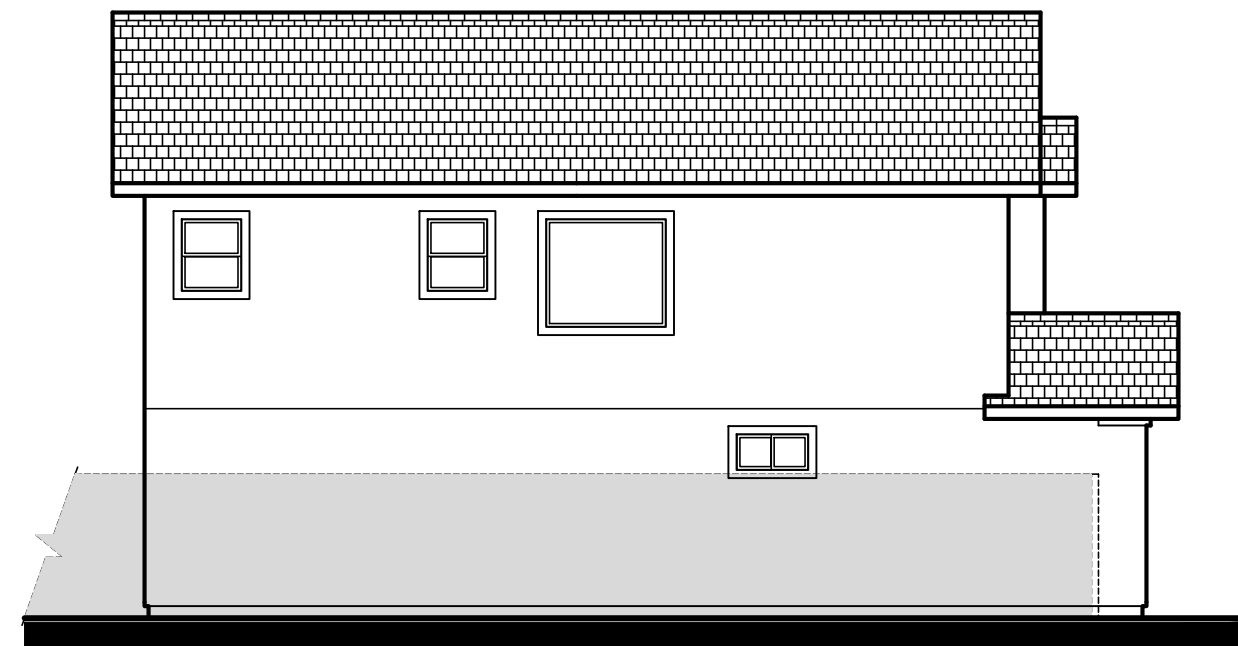
**Roof Plan 'A'**



**Right**



**Rear**



**Left**

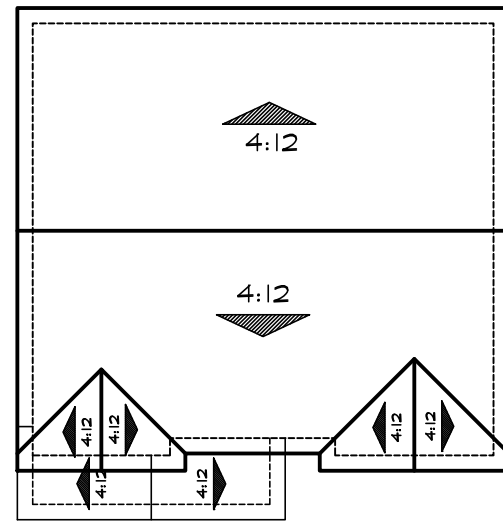
**Plan 2  
Elevations 'A'**



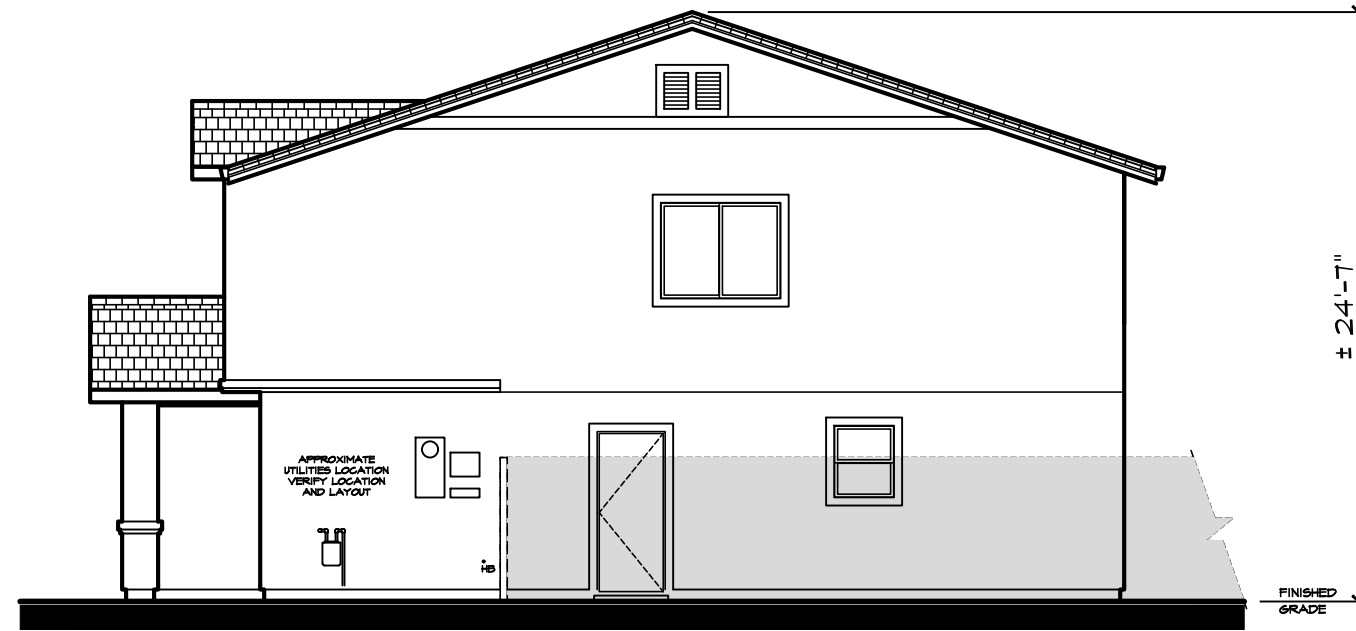
**LORETO BAY ESTATES**  
BAY POINT, CA



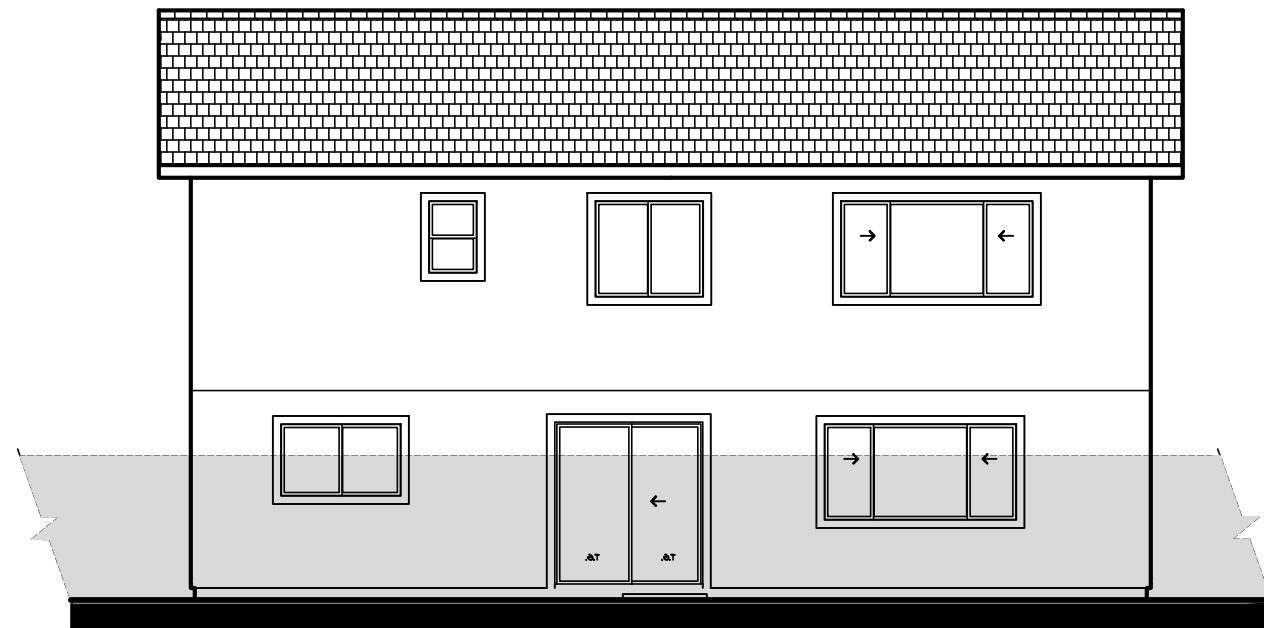
Discovery Builders, Inc.  
Date 10/08/2021



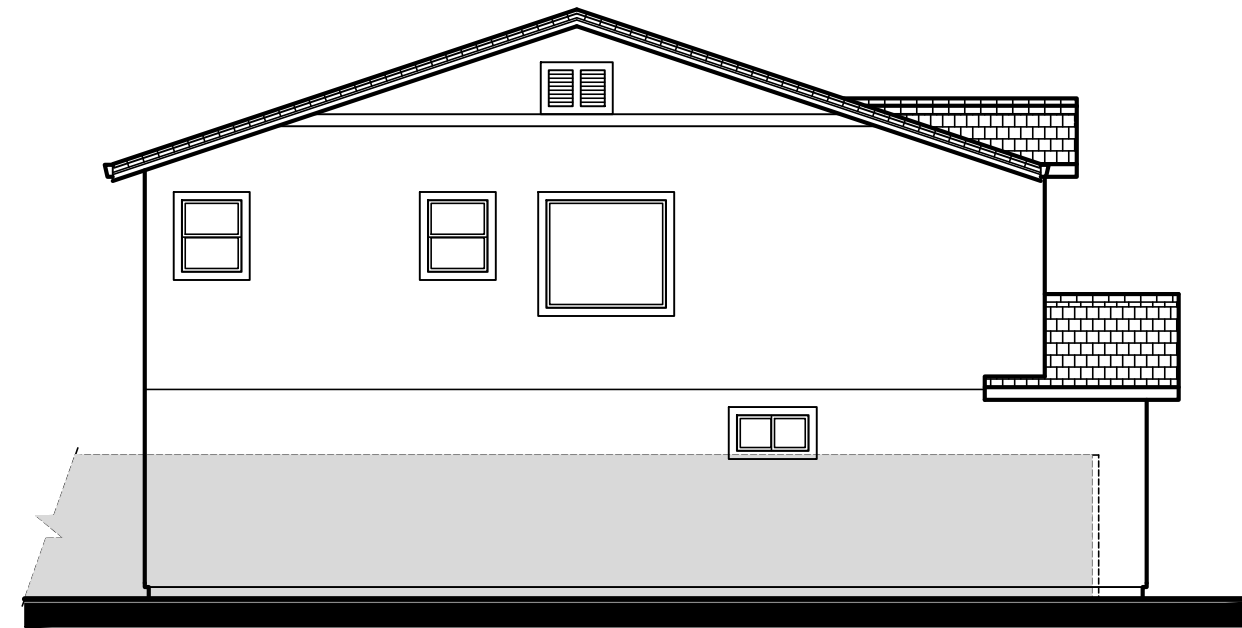
**Roof Plan 'B'**



**Right**



**Rear**



**Left**

**Plan 2  
Elevations 'B'**



**LORETO BAY ESTATES**  
BAY POINT, CA



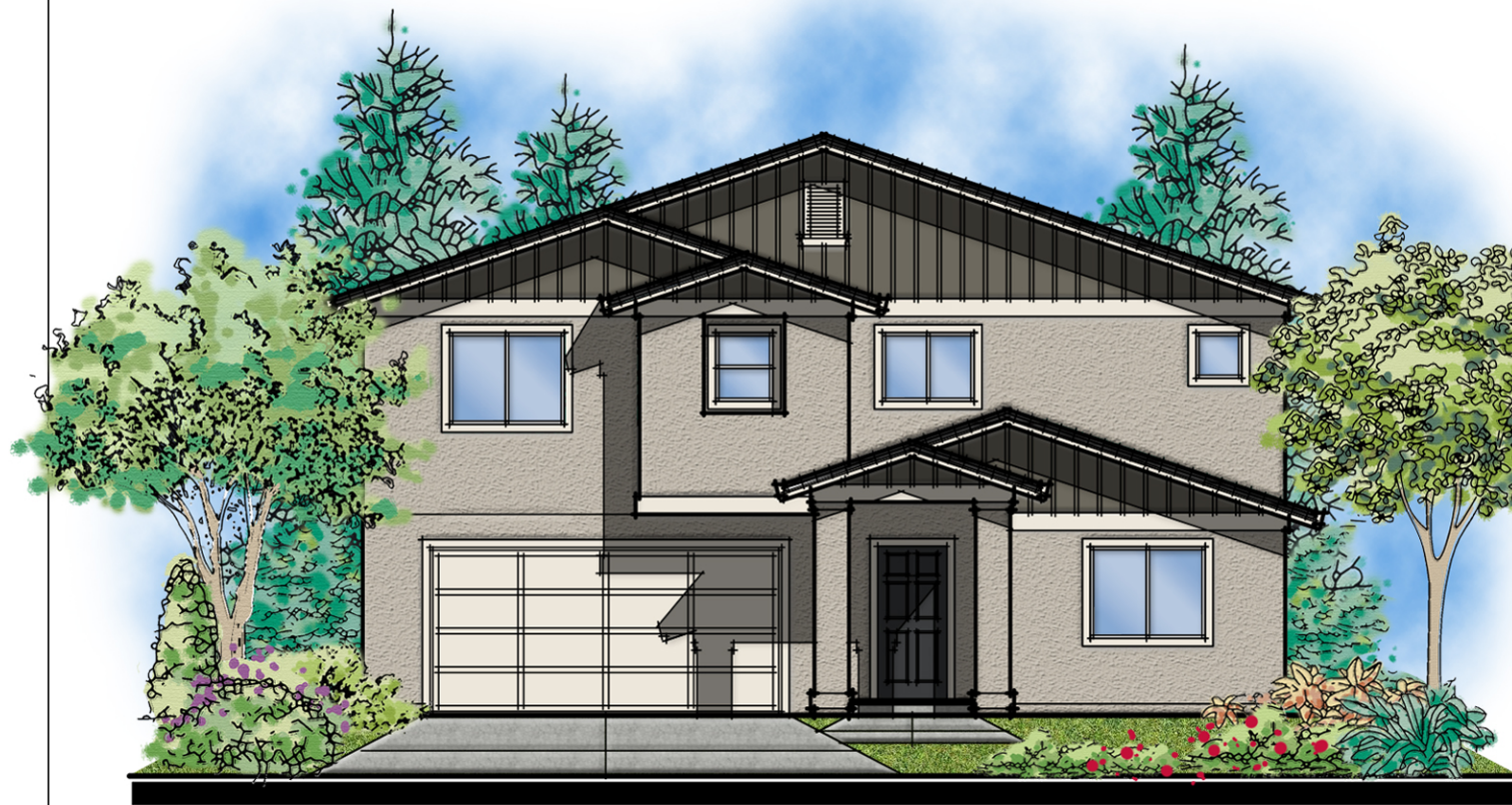
Discovery Builders, Inc.  
Date 10/08/2021



**MATERIAL LEGEND**

**A** COMPOSITE ROOFING  
GABLE ROOFS  
STUCCO BODY  
STUCCO TRIM  
BOARD AND BATTEN  
MOCK VENTS  
ROLL-UP GARAGE DOORS

**B** COMPOSITE ROOFING  
GABLE ROOFS  
STUCCO BODY  
STUCCO TRIM  
MOCK WOOD SHUTTERS  
MOCK VENTS  
ROLL-UP GARAGE DOORS



**Elevation A  
Scheme #1**



**Elevation B  
Scheme #4**

**Front Elevations  
Plan 3**

**LORETO BAY ESTATES**  
BAY POINT, CA



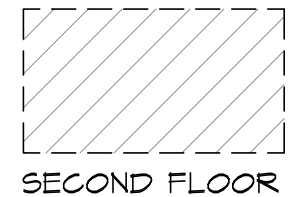
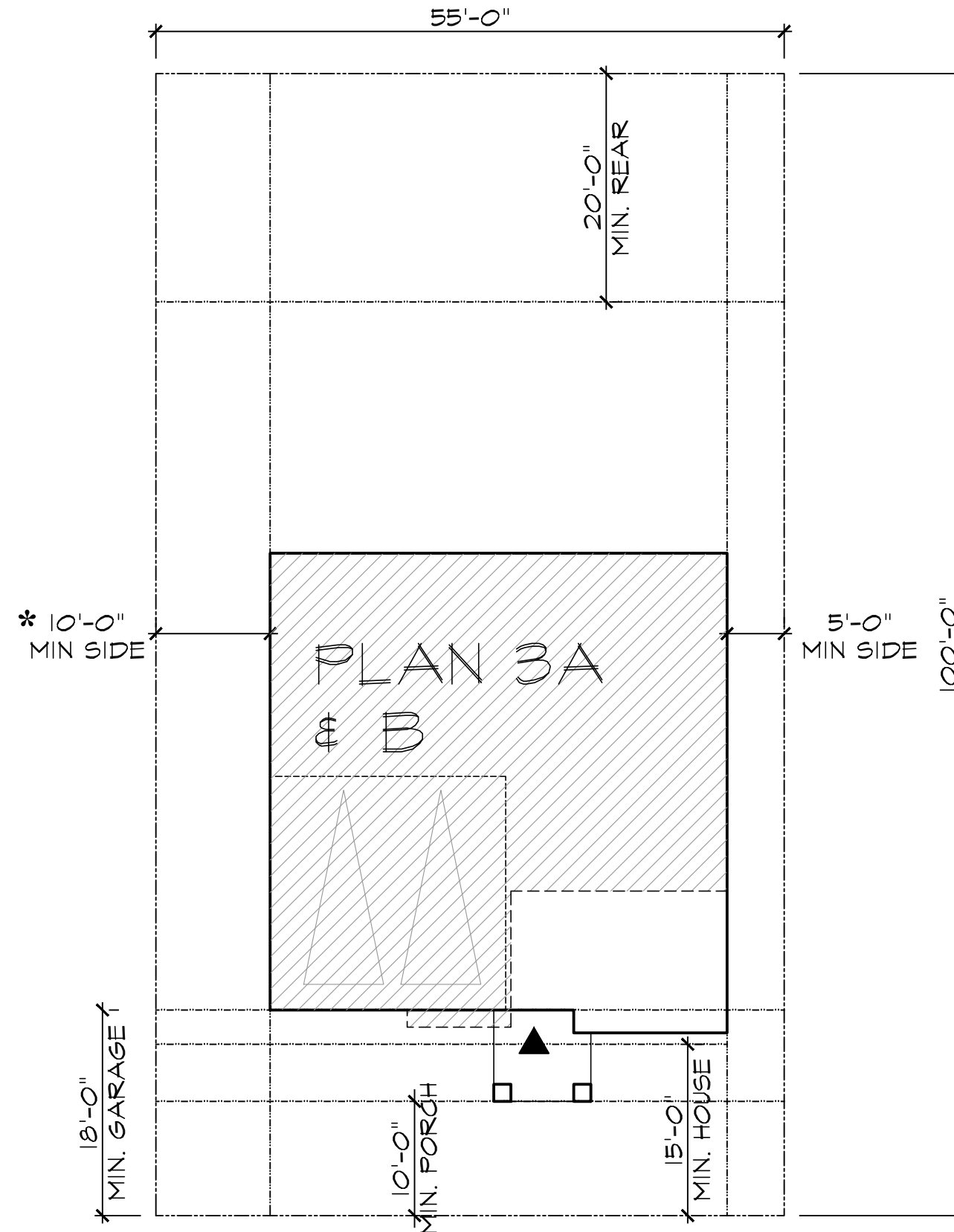
**Discovery Builders, Inc.**  
Date 10/08/2021

**Contra Costa County  
ZONING SETBACKS**

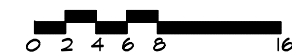
SETBACK	
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PORCH:	10'
GARAGE:	18'
REAR YARD:	20'
SIDE YARD:	5'/10'

**Note: 5' min. sideyard  
15' aggregate side yard**

**(\* Location of 10' sideyard  
may vary on lots.**



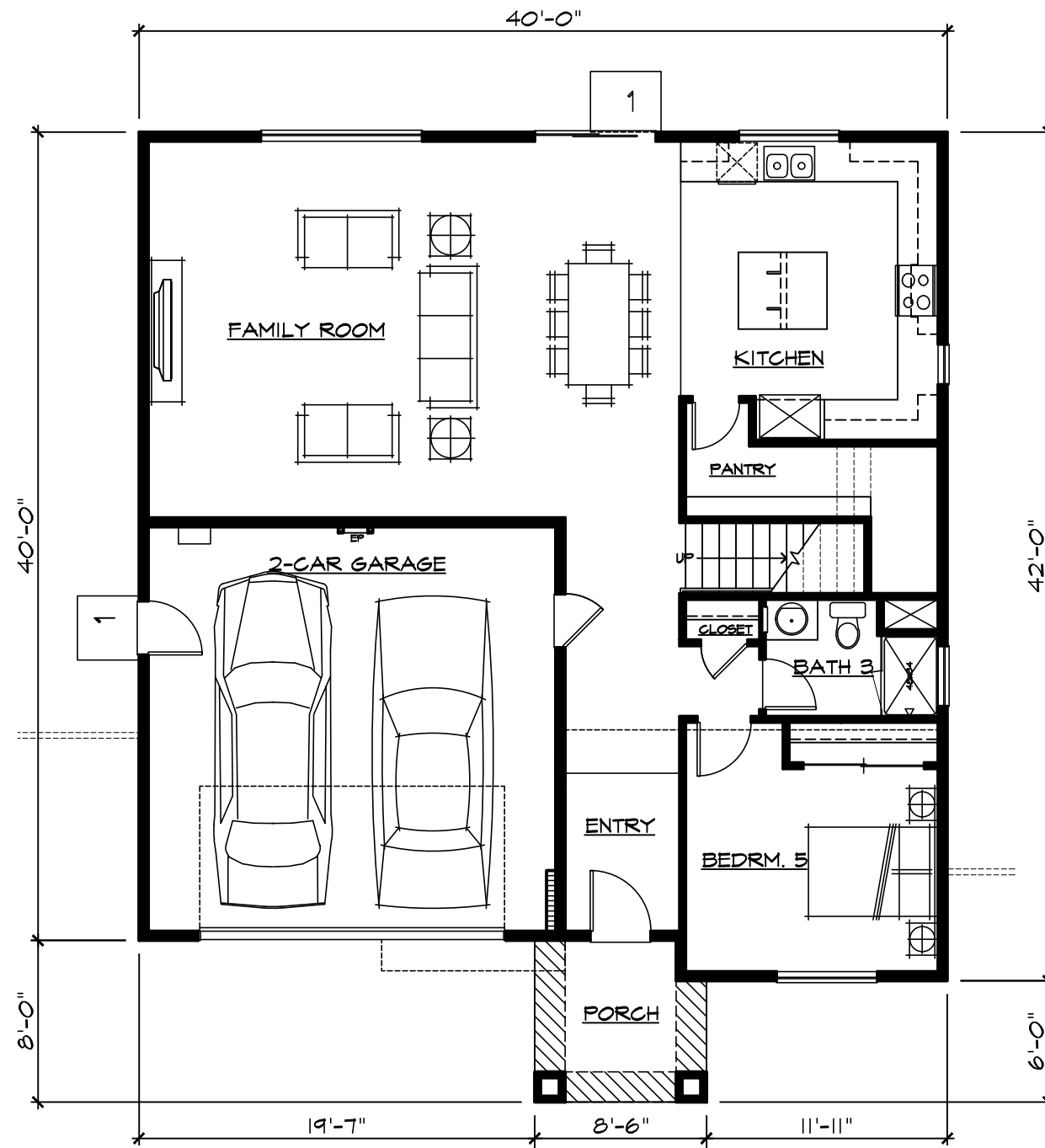
**Plan 3  
Site Plan**



**LORETO BAY ESTATES**  
BAY POINT, CA



Discovery Builders, Inc.  
Date 10/08/2021



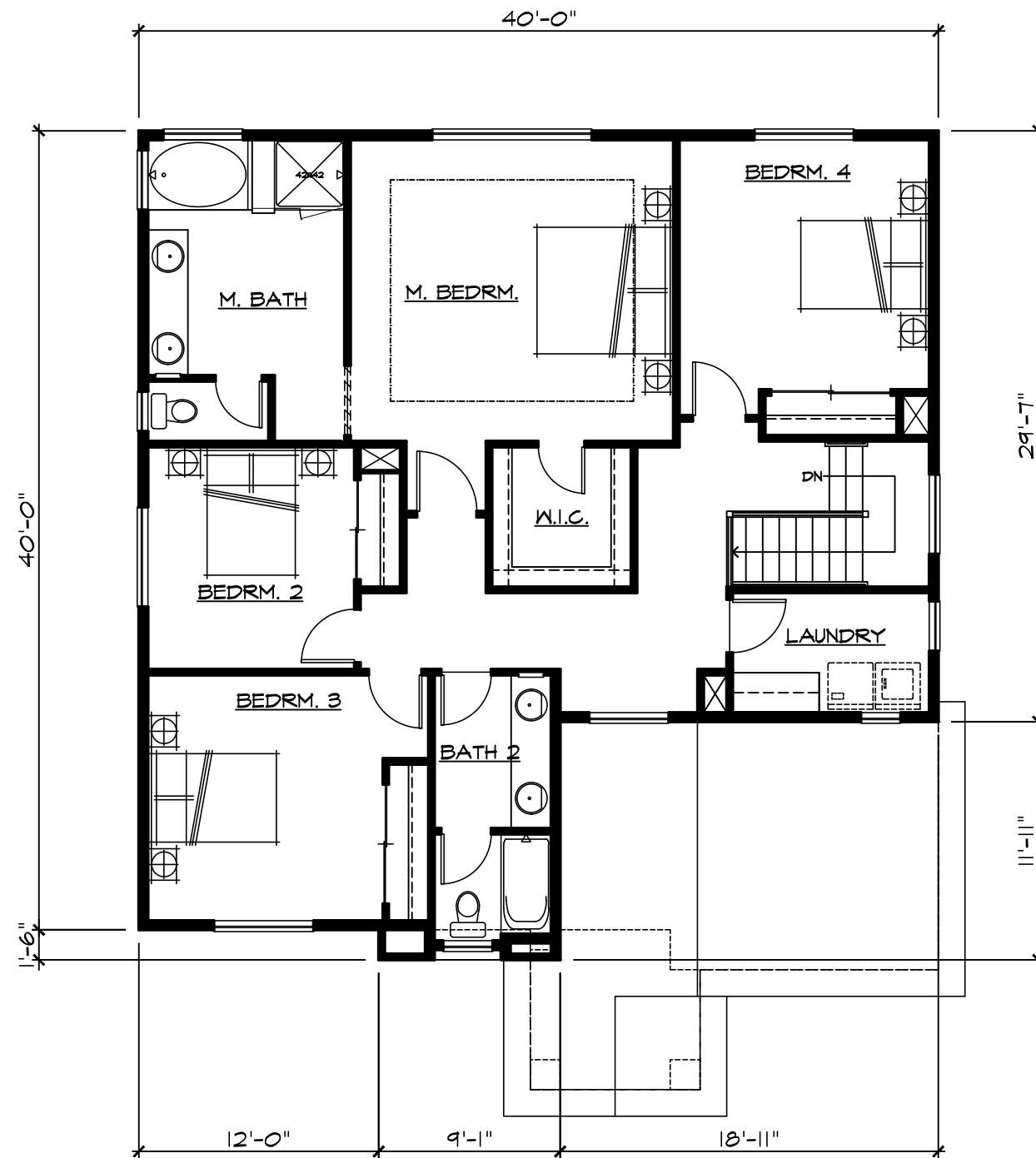
SQUARE FOOTAGE	
FIRST FLOOR	1205 SF
SECOND FLOOR	1354 SF
TOTAL LIVING AREA	2559 SF
PORCH	65 SF
GARAGE	422 SF
FOOTPRINT	1692 SF



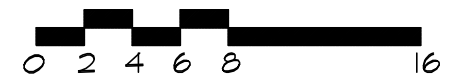
**Plan 3**  
**First Floor**  
**LORETO BAY ESTATES**  
 BAY POINT, CA



Discovery Builders, Inc.  
 Date 10/08/2021



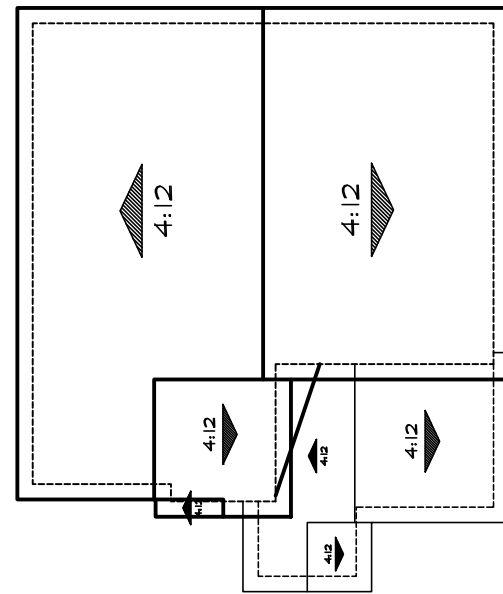
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FIRST FLOOR	1205 SF
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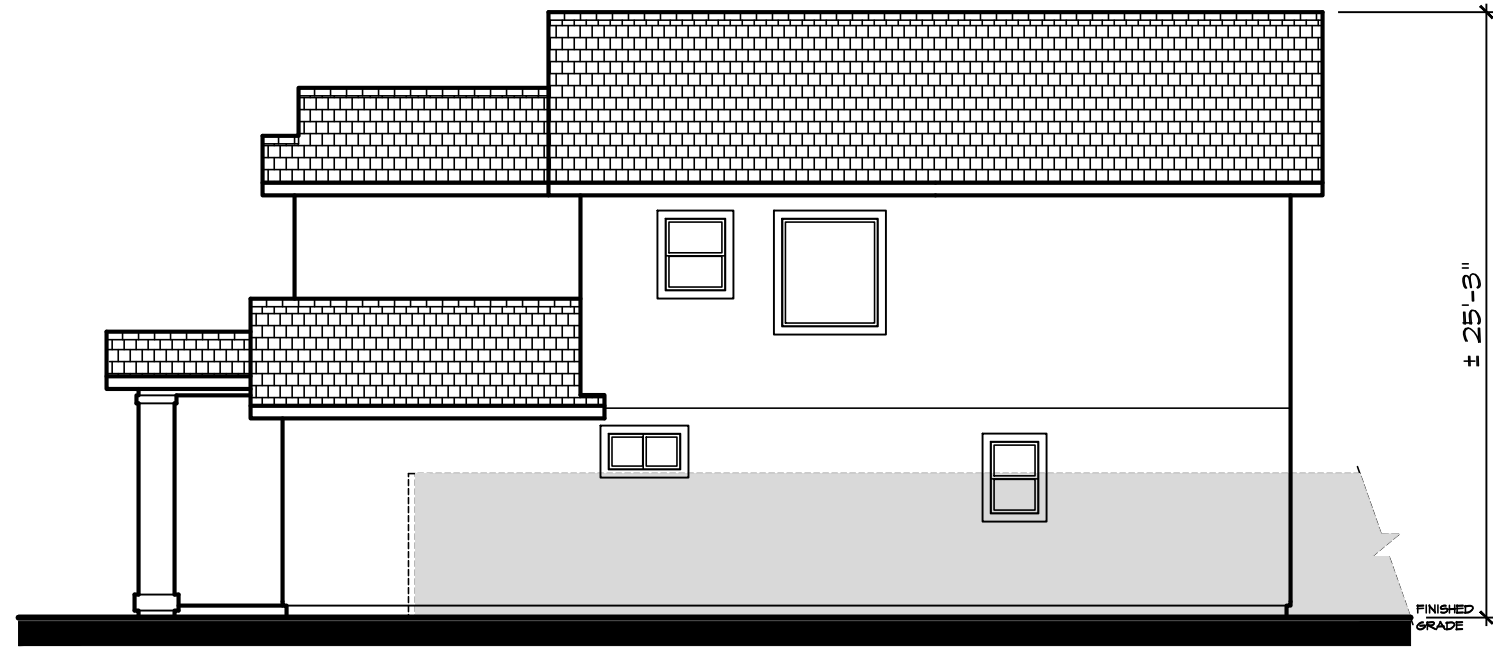
**Plan 3**  
**Second Floor**  
**LORETO BAY ESTATES**  
 BAY POINT, CA



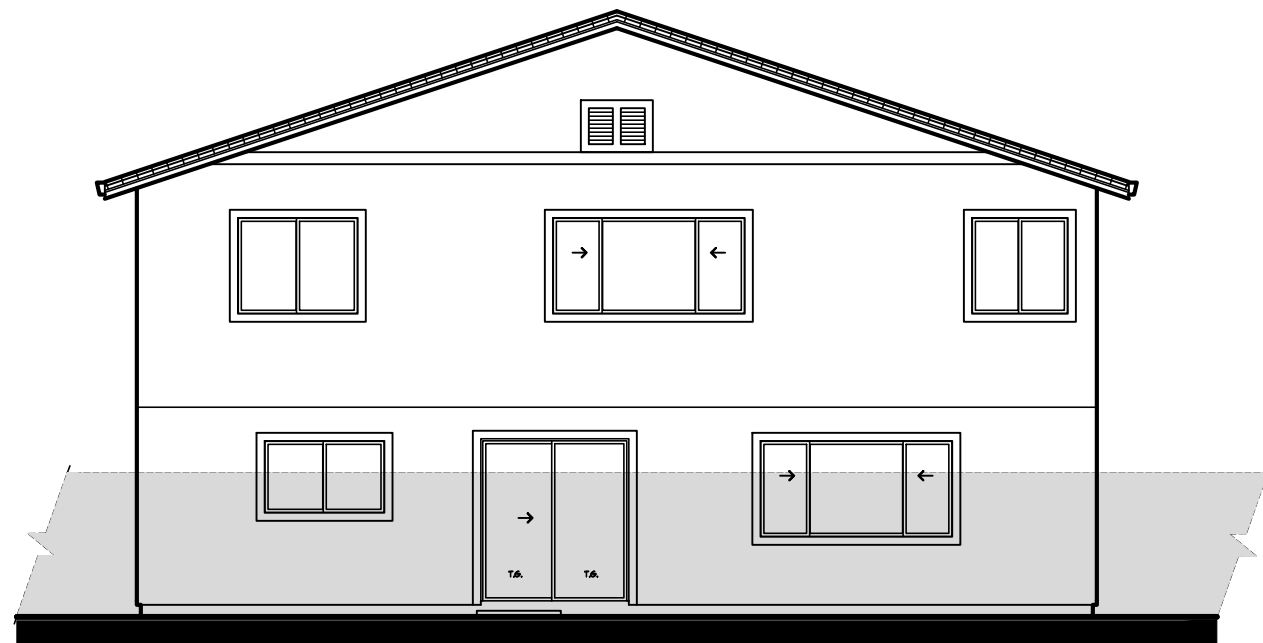
Discovery Builders, Inc.  
 Date 10/08/2021



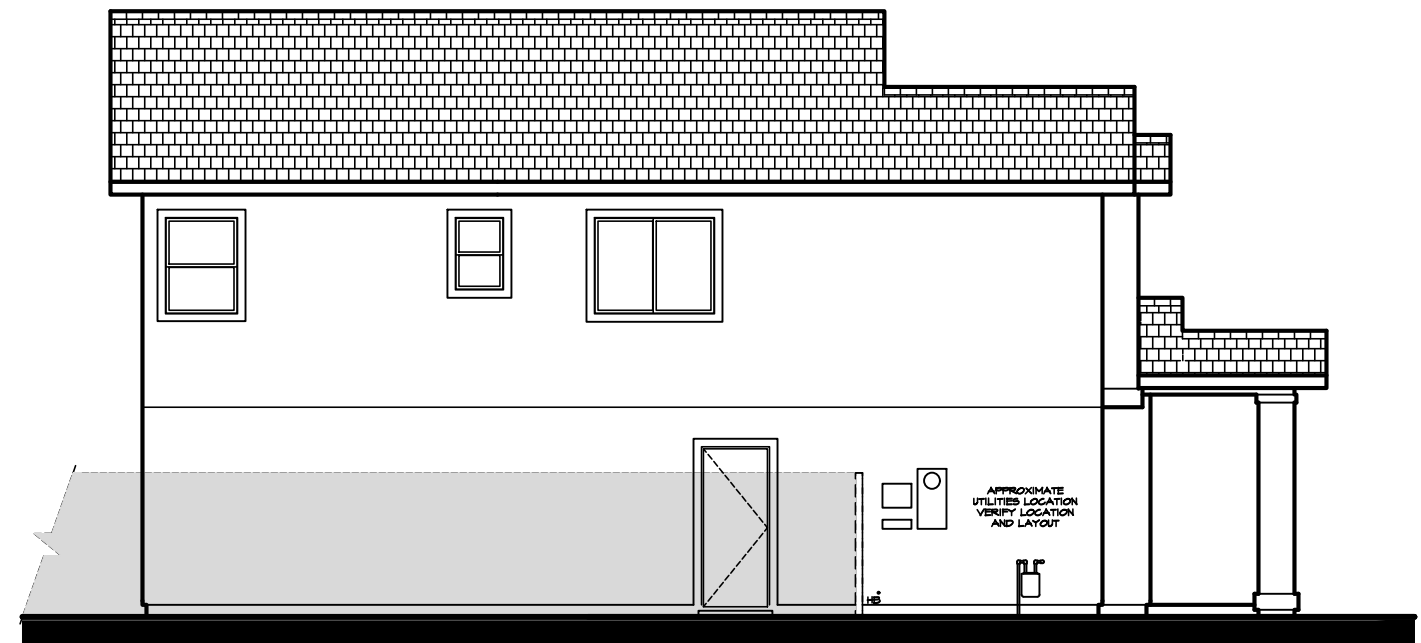
**Roof Plan 'A'**



**Right**



**Rear**



**Left**

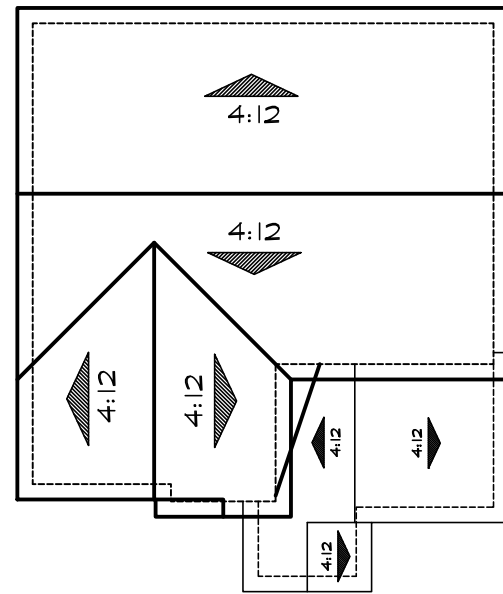
**Plan 3  
Elevations 'A'**



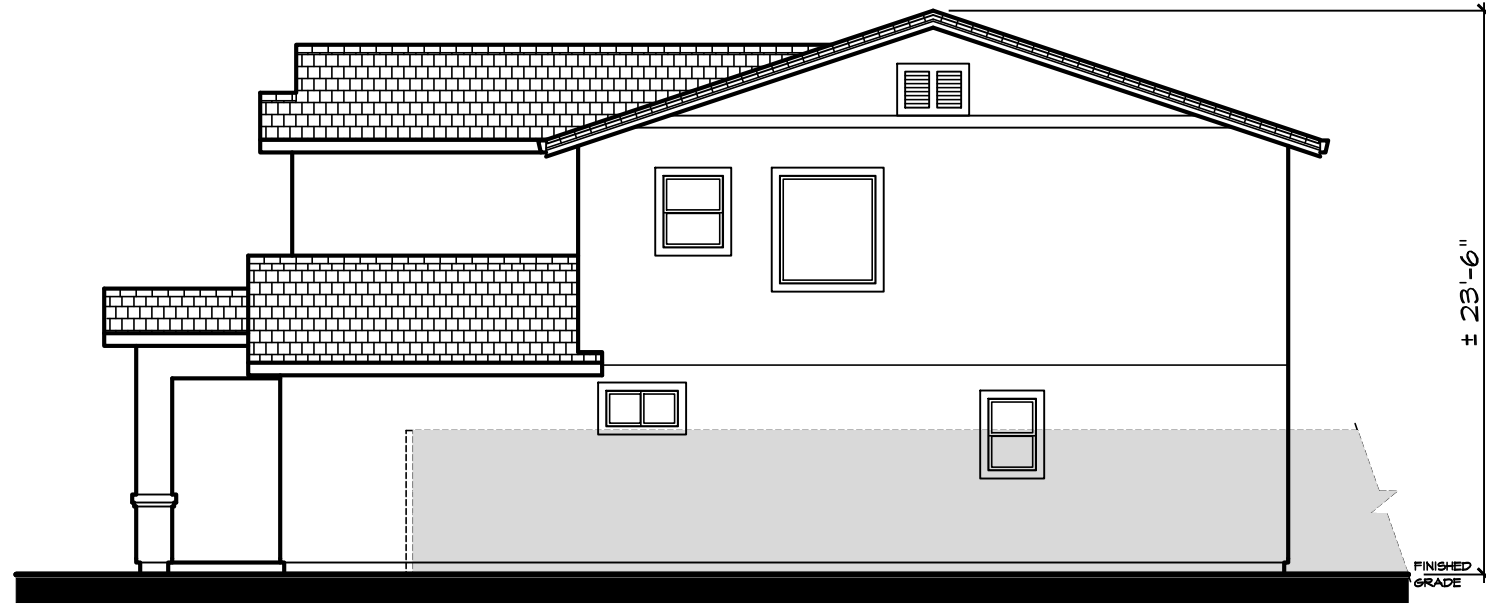
**LORETO BAY ESTATES**  
BAY POINT, CA



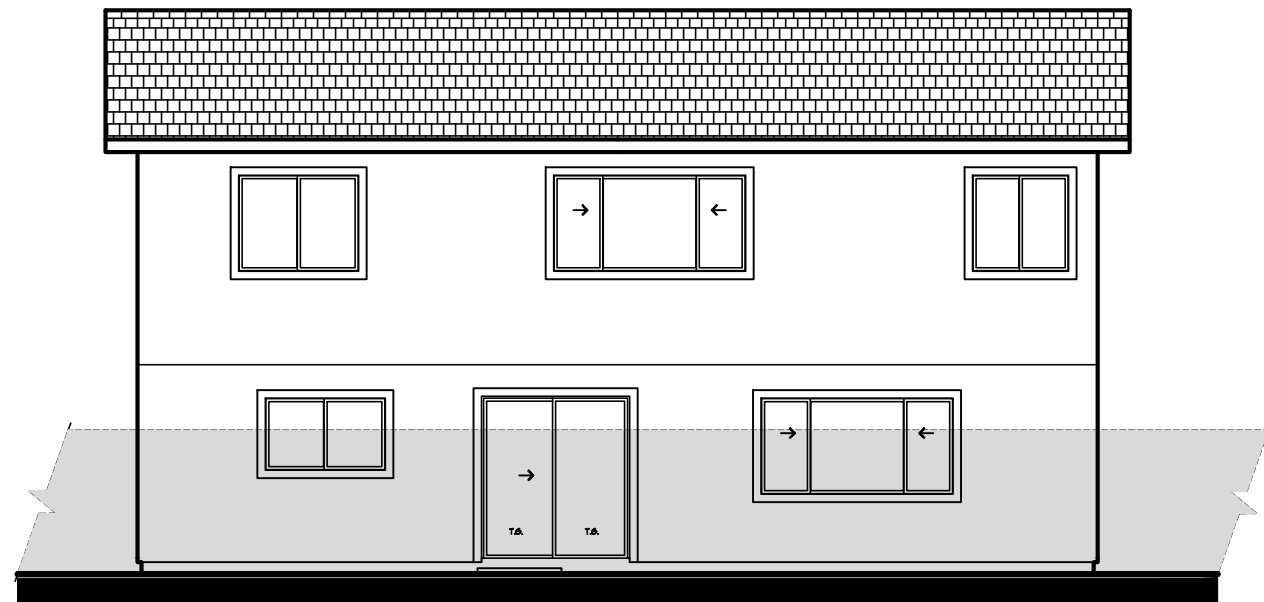
Discovery Builders, Inc.  
Date 10/08/2021



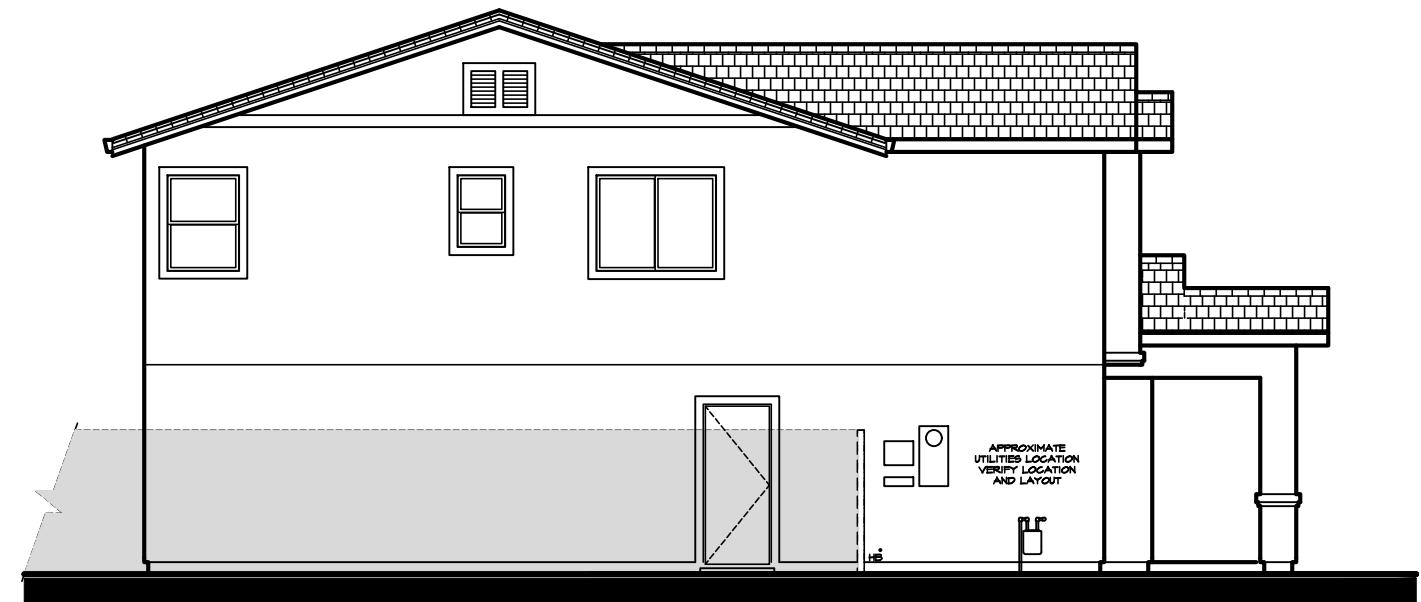
**Roof Plan 'B'**



**Right**



**Rear**



**Left**

**Plan 3  
Elevations 'B'**



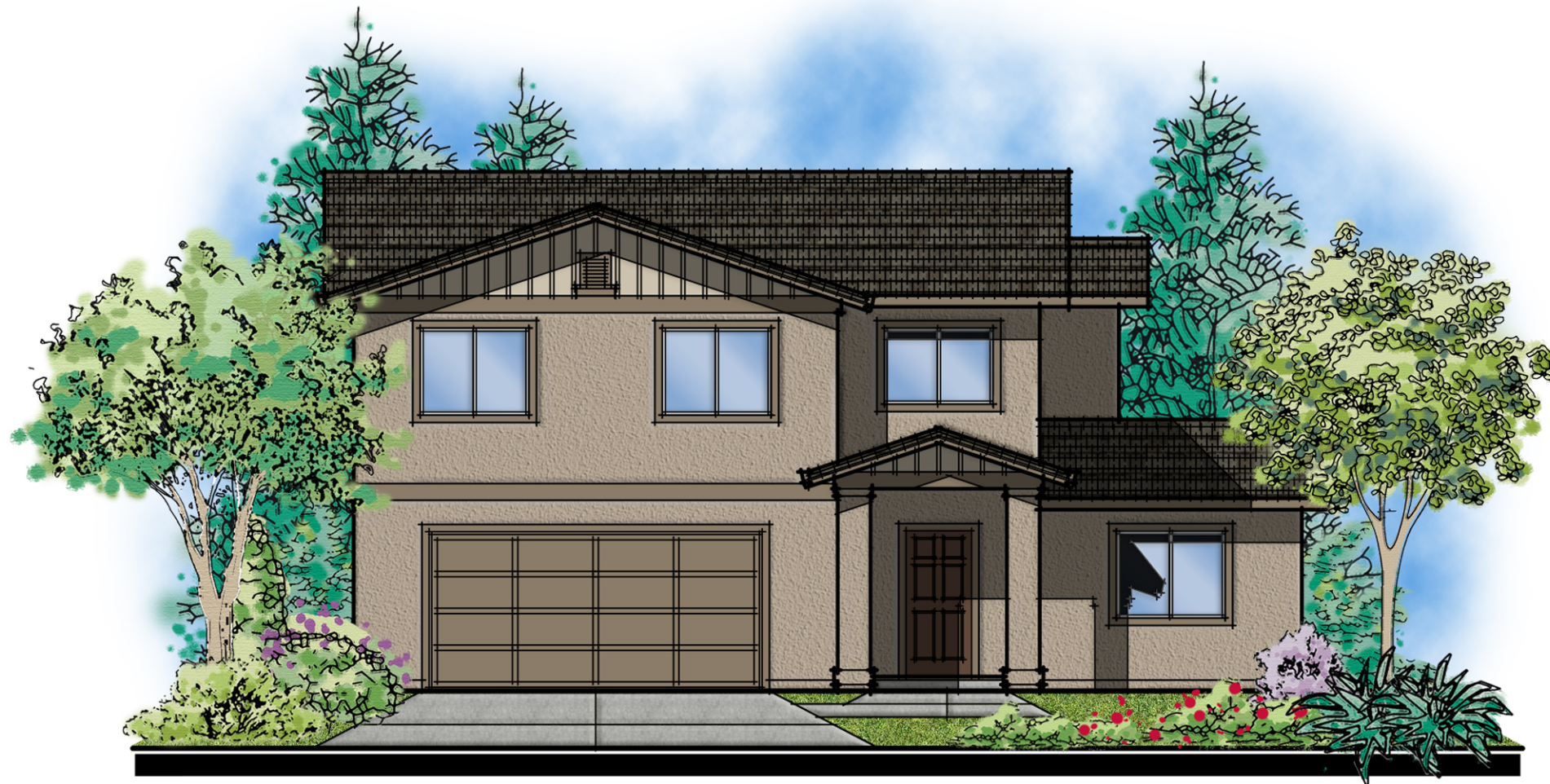
**LORETO BAY ESTATES**  
BAY POINT, CA



Discovery Builders, Inc.  
Date 10/08/2021

**MATERIAL LEGEND**

- A COMPOSITE ROOFING
- GABLE ROOFS
- STUCCO BODY
- STUCCO TRIM
- BOARD AND BATTEN
- MOCK VENT
- ROLL-UP GARAGE DOORS



**Scheme #2**

**Front Elevation  
Plan 4**

**LORETO BAY ESTATES**  
BAY POINT, CA

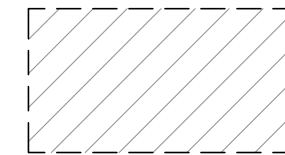
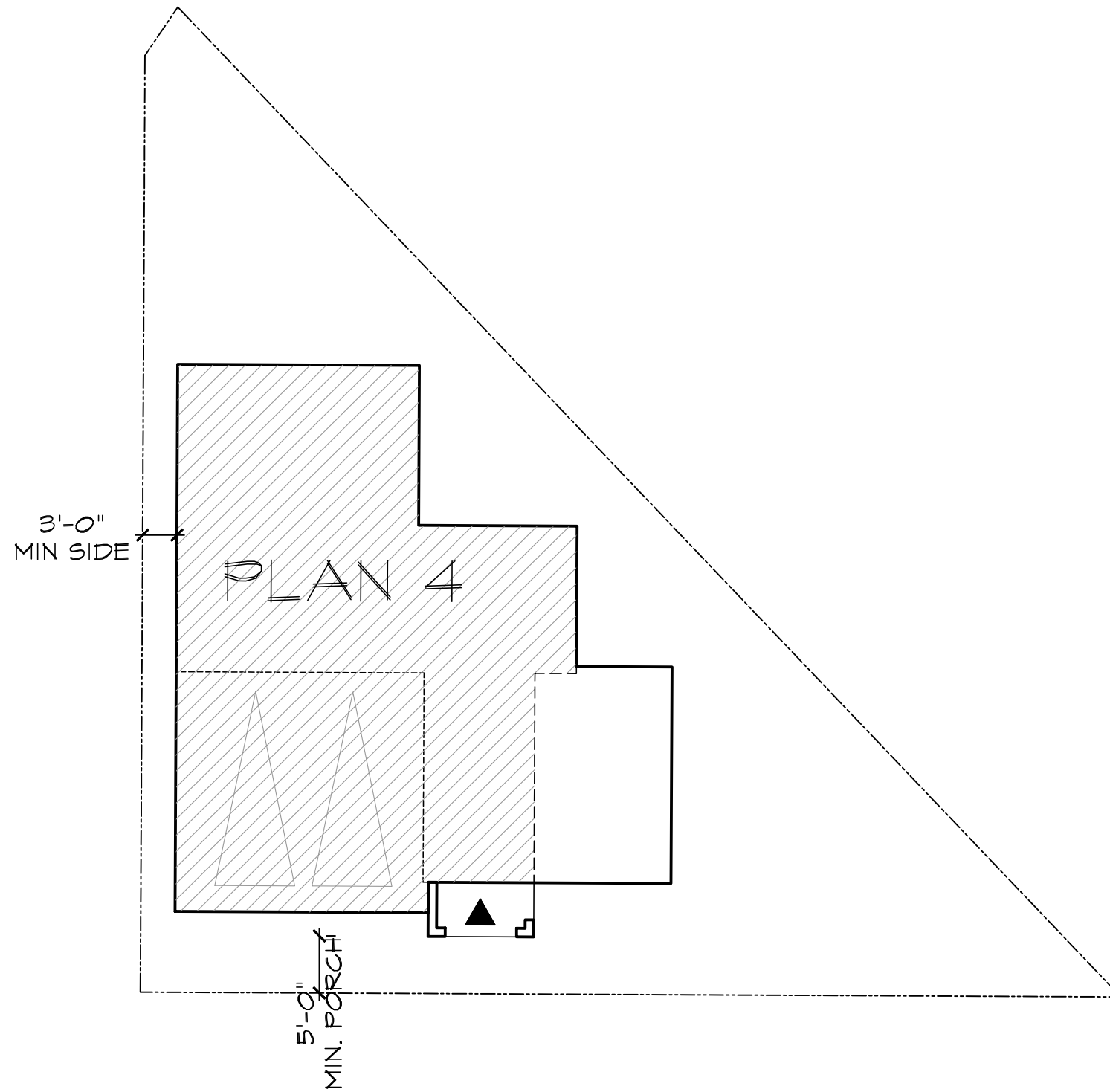


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Date 10/08/2021

# Contra Costa County ZONING SETBACKS

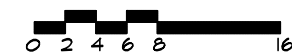
## SETBACK WITH VARIANCE

FRONT: 5'  
SIDE YARD: 3'



SECOND FLOOR

## Plan 4 Site Plan

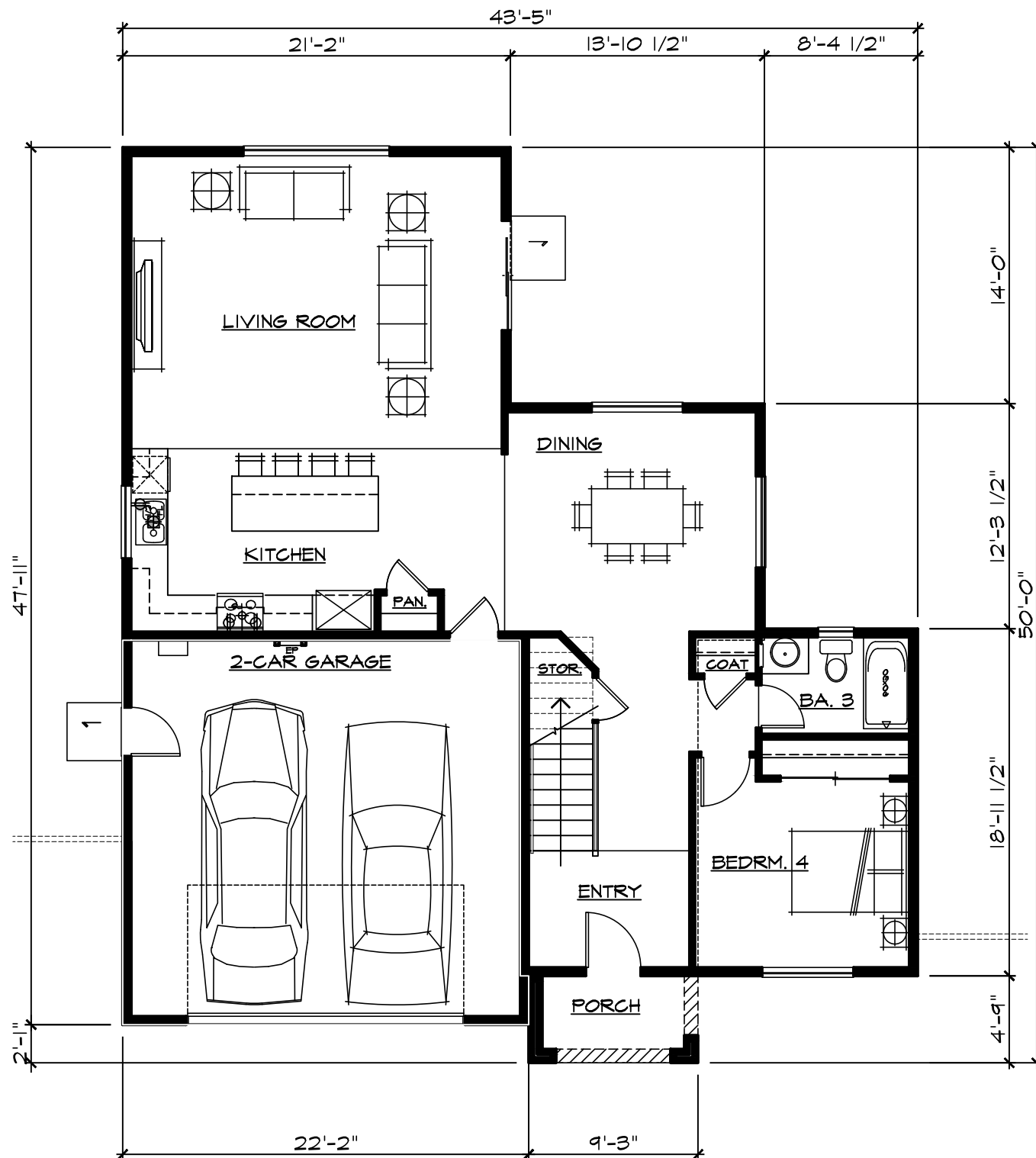


## LORETO BAY ESTATES BAY POINT, CA



Discovery Builders, Inc.  
Date 03/30/2022





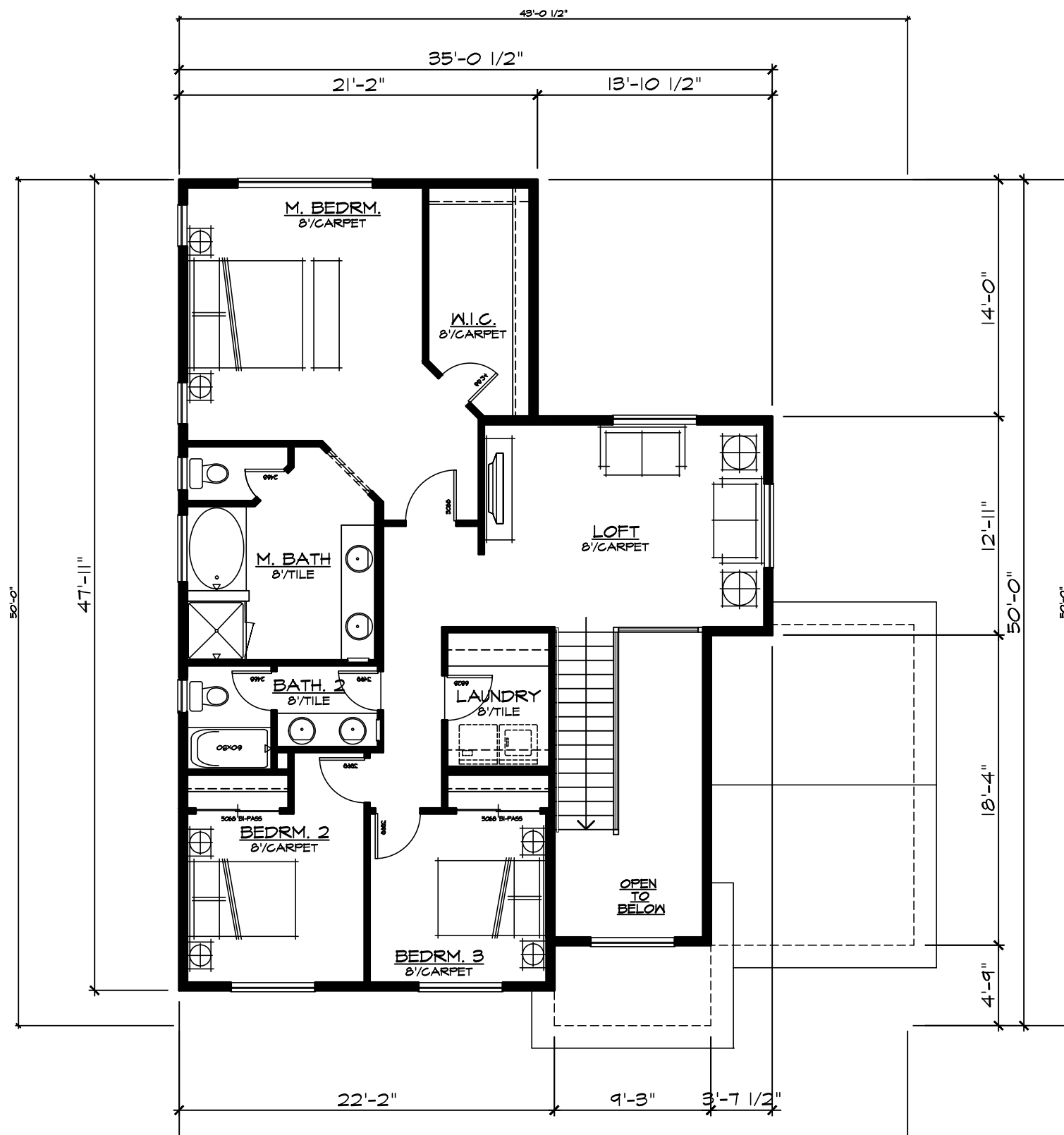
SQUARE FOOTAGE	
FIRST FLOOR	1152 SF
SECOND FLOOR	1223 SF
TOTAL LIVING AREA	2375
PORCH	40 SF
GARAGE	456
FOOTPRINT	1648 SF



**Plan 4**  
**First Floor**  
**LORETO BAY ESTATES**  
 BAY POINT, CA



Discovery Builders, Inc.  
 Date 03/30/2022



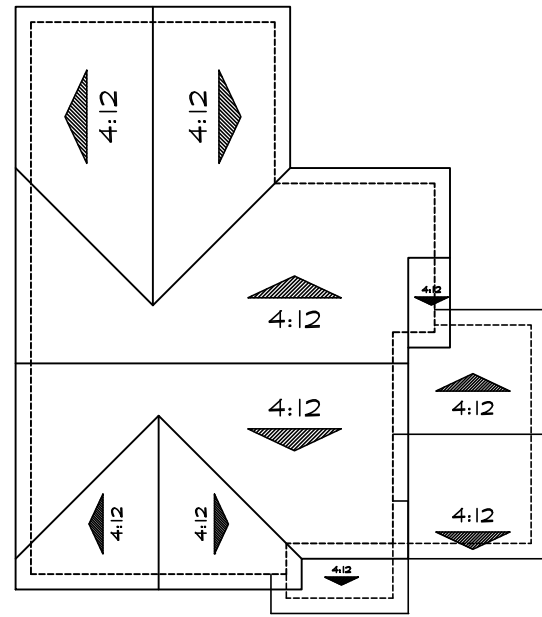
SQUARE FOOTAGE	
FIRST FLOOR	1152 SF
SECOND FLOOR	1223 SF
TOTAL LIVING AREA	2375
PORCH	40 SF
GARAGE	456
FOOTPRINT	1648 SF



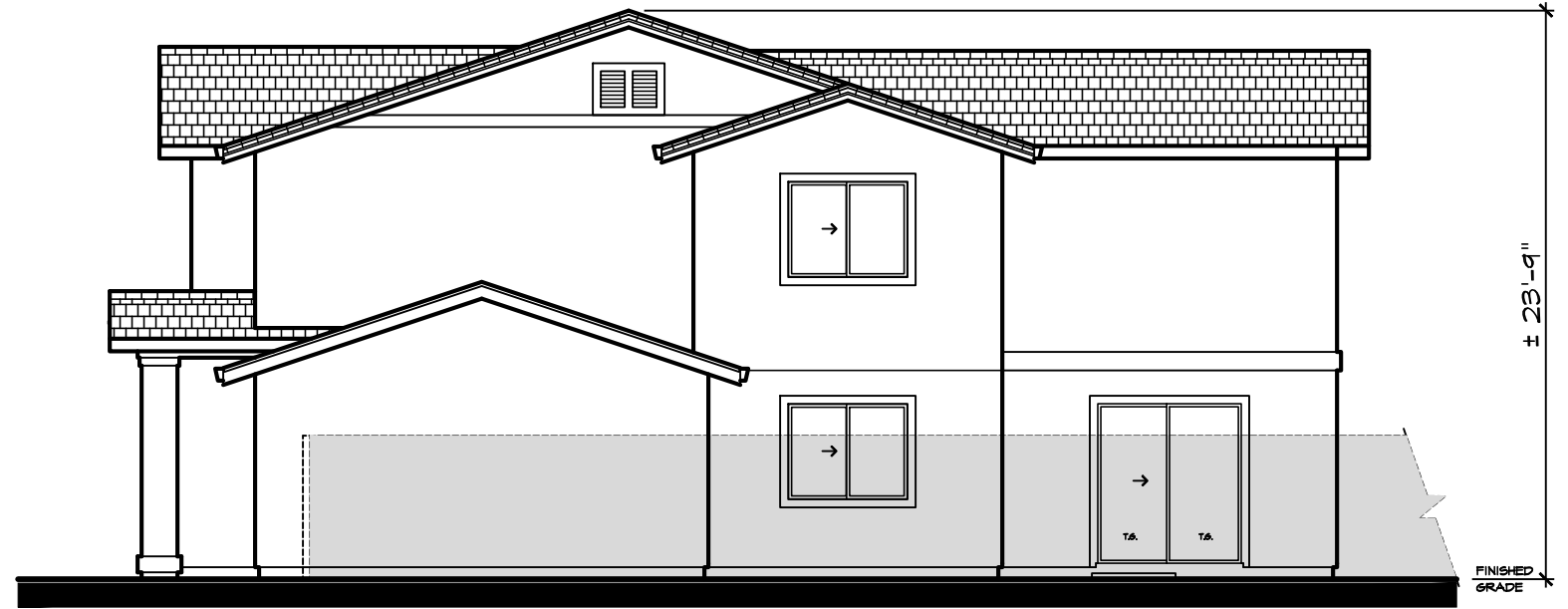
**Plan 4**  
**Second Floor**  
**LORETO BAY ESTATES**  
 BAY POINT, CA



Discovery Builders, Inc.  
 Date 03/30/2022



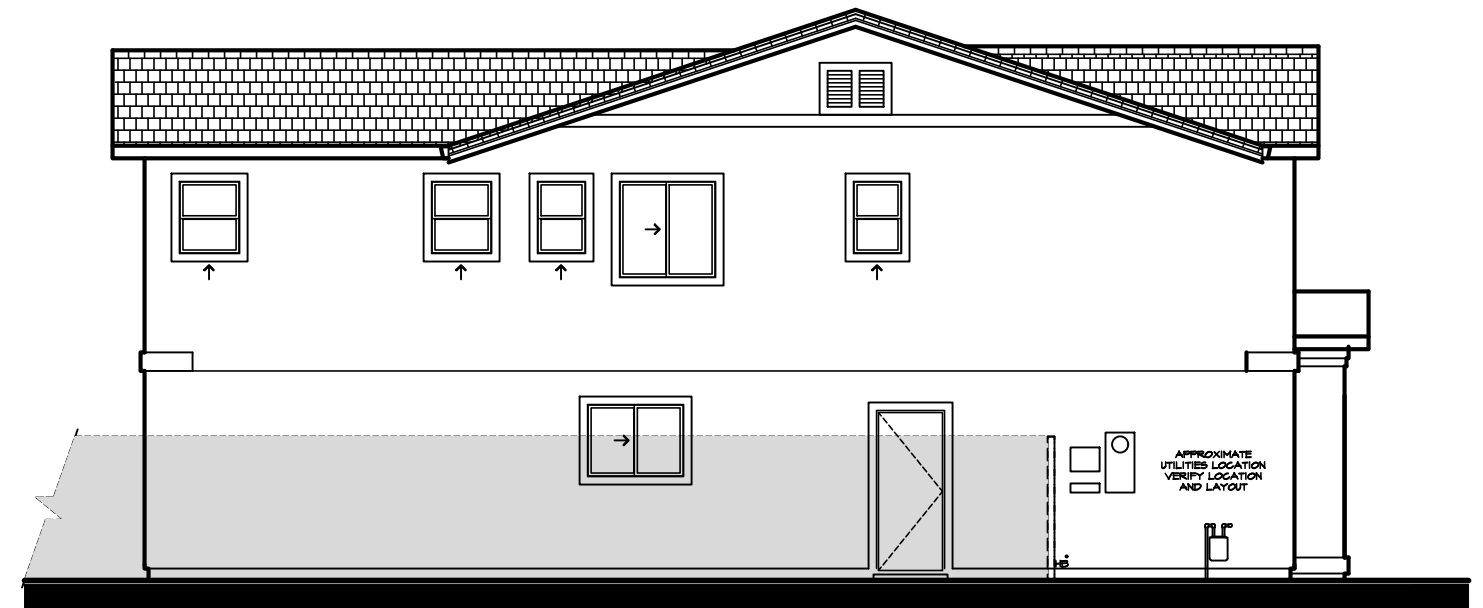
**Roof Plan**



**Right**



**Rear**



**Left**

**Plan 4 Elevations**




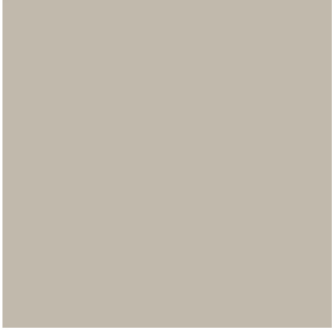
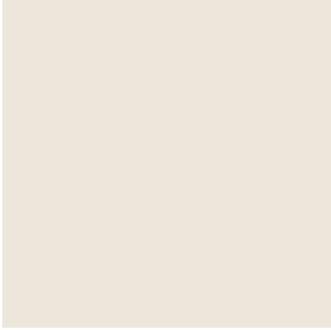



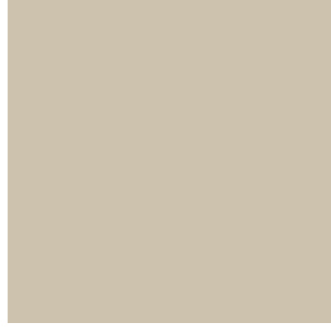
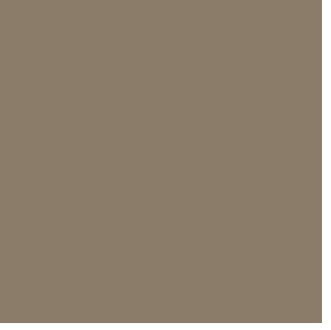
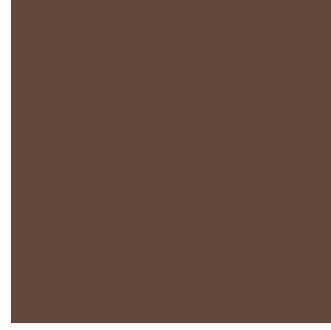

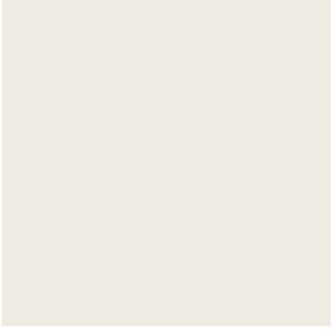


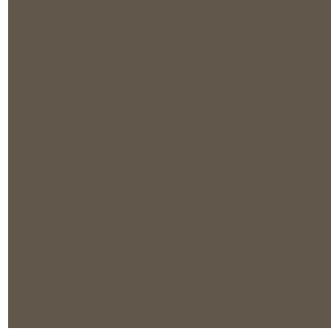

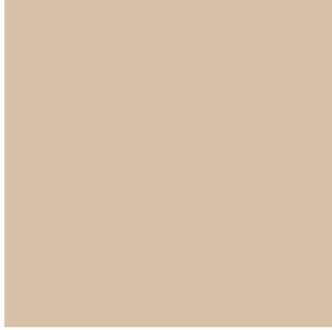
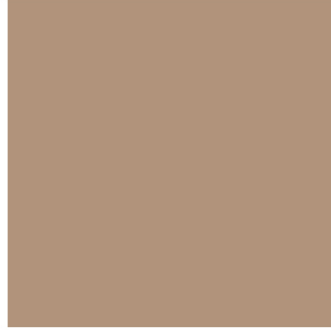
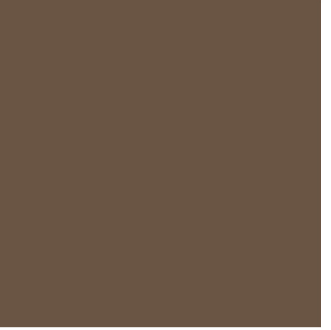
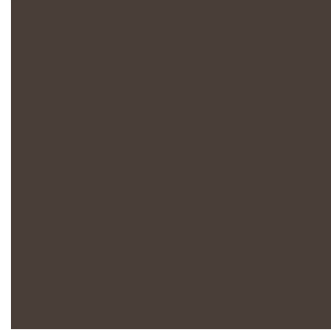
**LORETO BAY ESTATES**  
BAY POINT, CA



Discovery Builders, Inc.  
Date 10/08/2021

# SUBDIVISION: LORETO BAY ESTATES

BAY POINT, CA

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR
SCHEME 1	MOIRE BLACK 	KM4941 CITY DWELLER 	KM4945-3 SECRET PASSAGEWAY 	KM4786 FRESH LINEN 	407 CARBON 
SCHEME 2	WEATHERED WOOD 	KM4594-2 BAY AREA 	KM4711-1 BAUHAUS TAN 	KM4595-3 CLAY BATH 	KMA76-5 LOG CABIN 
SCHEME 3	MOIRE BLACK 	46 ACOUSTIC WHITE 	KM5771 APPLE HILL 	KM5772 PALM LANE 	KM4575-5 MUDROOM 
SCHEME 4	WEATHERED WOOD 	KM5710-1 SUNDAY DRIVE 	KM4544-3 HUTCHINS PLAZA 	KM4554-5 BUFFALO DANCE 	KMA77-5 BROWN BEAR 

ROOFING: LANDMARK SOLARIS SHINGLES OR EQUIVALENT  
 PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 08/09/2021