

ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
 PLANNING SUBMITTAL SET 10/20/2020

THE BCRE PROJECT

2801 PINOLE VALLEY ROAD PINOLE, CA, 94564

ARCHITECT

ch x tld
 prefab evolved
 8144 LASALLE AVENUE #652 - OAKLAND, CA 94611
 TOBY LONG, AIA - 415.965.6039 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP:

PROJECT:
 COMMERCIAL OFFICE
 ADDITION &
 NEW APARTMENT
 BUILDING

ADDRESS:
 2801 PINOLE VALLEY RD,
 PINOLE, CA

CLIENT:
 BANIQUEU COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564

DRAWING:
 COVER

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PROJ. NO: MP 1 2020 SHEET STATUS:
 DWG DATE: CAD FILE: BANIQUEU PINOLE NEW OFFICE 09152021.rvt

PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D **AO-0**

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VIEW FROM PINOLE VALLEY ROAD

COMMERCIAL OFFICE ADDITION AND NEW APARTMENT BUILDING IN PINOLE, CA

PROJECT SUMMARY

SITE AREA	75,681 SQ FT (1.74 ACRES)	SETBACKS	REQUIRED FRONT SIDE REAR 0 or 15 EXT TO RESIDENTIAL ZONE PROVIDED 77 5 10 (AT ONE SMALL AREA)
ZONING	OPMU OFFICE PROFESSIONAL MIXED-USE	BUILDING HEIGHT ALLOWED	50FT PROPOSED HEIGHT 60FT APTS /70FT STAIR
EXISTING USES	OFFICE AND SERVICE AREAS OFFICE/SERVICE + RESIDENTIAL	TOTAL PROJECT AREA	75,681 SQFT EXISTING LANDSCAPE AREA 15,450 SQFT EXISTING OPEN SPACE AREA 1,220 SQFT
EXISTING OFFICE/SERVICE NEW OFFICE/SERVICE	25,161 SQFT 17,280 SQFT	LANDSCAPE REQUIRED	30% LANDSCAPE PROVIDED 14%
TOTAL OFFICE AREA/SERVICE	42,441 SQFT (GROSS)	RESIDENTIAL COMMON AREA REQ'D	20% RESIDENTIAL COMMON USE AREAS (INCL. ROOF DECK; INT REC AREAS; EXT. IMPROVED OPEN SPACE, BALCONIES)
EXISTING RESIDENTIAL NEW RESIDENTIAL	0 SQFT 27,980 SQFT	COMMON AREA REQ'D PER UNIT	300 SQFT COMMON AREA PER UNIT 148 SQFT
TOTAL RESIDENTIAL	27,980 SQFT (GROSS)		
TOTAL PROJECT AREA	70,421 SQFT (GROSS)		
% OF RESIDENTIAL AREA	40% (COMPLIES WITH 49% MAX RESIDENTIAL)		

OFFICE BUILDING

EXISTING LEVEL 1	13,072 SQFT
EXISTING LEVEL 2	12,089 SQFT
NEW LEVEL 1	5,074 SQFT
NEW LEVEL 2	5,164 SQFT
NEW LEVEL 3	5,413 SQFT
NEW LEVEL 4	1,629 SQFT
TOTAL AREA	42,441 SQFT (GROSS)

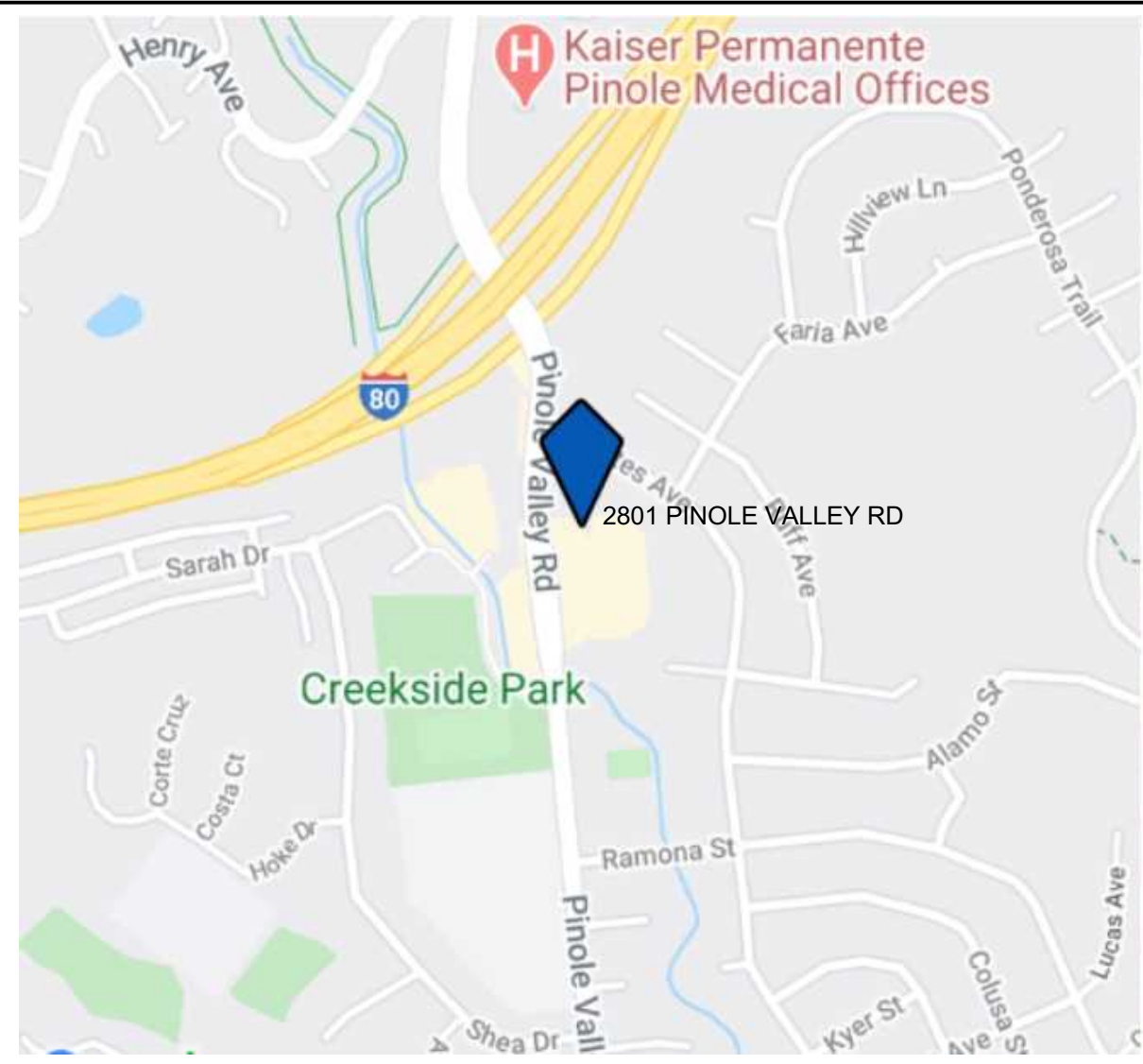
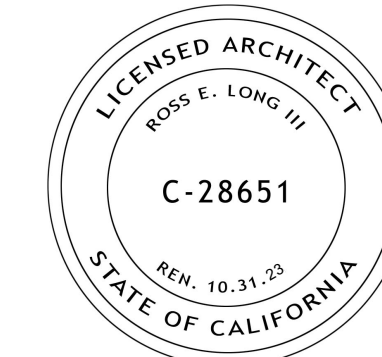
NEW APARTMENT BUILDING

PROJECT FLOOR AREA	UNIT COUNT	RENTABLE AREA	
LEVEL 1	6,256	12	0
LEVEL 2	4,999	11	3,921
LEVEL 3	4,927	6	3,915
LEVEL 4	4,951	2	3,921
LEVEL 5	5,059		3,892
ROOF DECK	2,695		
TOTAL (INTERIOR)	26,192	29	15,649

LEVEL	NUMBER	UNIT TYPE	UNIT NAME	PROTOTYPE	AREA SQFT	UNIT SUMMARY	UNT CNT
LEVEL 1							
LEVEL 1 -							
GYM, BIKE, TRASH, MAIL, RENTAL OFF, BATH, MECH, ELEC, FIRE							1,110
LOBBY ELEV STAIR HALLS							896
PARKING							4,250
LEVEL 1 SUBTOTAL					6,256		
LEVEL 2							
UNITS	1	1 BED	2-1		556		
	2	1 BED	2-2		556	STUDIOS	4
	3	STUDIO	2-3		331	1 BED	3
	4	STUDIO	2-4		331	2 BED	1
	5	STUDIO	2-5		331		
	6	1 BED	2-6		556	TOTAL UNITS	8
	7	1 BED	2-7		888		
	8	STUDIO	2-8		372		
LEVEL 2 - RENTABLE							3,921
CIRCULATION							1,078
LEVEL 2 SUBTOTAL					4,999		
LEVEL 3							
UNITS	9	1 BED	3-1		581		
	10	1 BED	3-2		581	STUDIOS	2
	11	1 BED	3-3		581	1 BED	4
	12	STUDIO	3-4		331	2 BED	1
	13	2 BED	3-5		888		
	14	1 BED	3-6		581	TOTAL UNITS	7
	15	STUDIO	3-7		372		
LEVEL 3 - RENTABLE							3,915
CIRCULATION							1,012
LEVEL 3 SUBTOTAL					4,927		
LEVEL 4							
UNITS	16	1 BED	4-1		556		
	17	1 BED	4-2		556	STUDIOS	4
	18	STUDIO	4-3		331	1 BED	3
	19	STUDIO	4-4		331	2 BED	1
	20	STUDIO	4-5		331		
	21	1 BED	4-6		556	TOTAL UNITS	8
	22	2 BED	4-7		888		
	23	STUDIO	4-8		372		
LEVEL 4 - RENTABLE							3,921
CIRCULATION							1,030
LEVEL 4 SUBTOTAL					4,951		
LEVEL 5							
UNITS	24	2 BED	5-1		888		
	25	1 BED	5-2		556	STUDIOS	2
	26	STUDIO	5-3		331	1 BED	1
	27	2 BED	5-4		897	2 BED	3
	28	2 BED	5-5		888		
	29	STUDIO	5-6		372	TOTAL UNITS	6
LEVEL 5 - RENTABLE							3,892
CIRCULATION							1,167
LEVEL 5 SUBTOTAL					5,059		
ROOF DECK							
COMMON DECK & BATH							2,270
CIRCULATION							425
ROOF DECK SUBTOTAL					2,695		

T H E B C R E P R O J E C T

2801 PINOLE VALLEY ROAD PINOLE, CA



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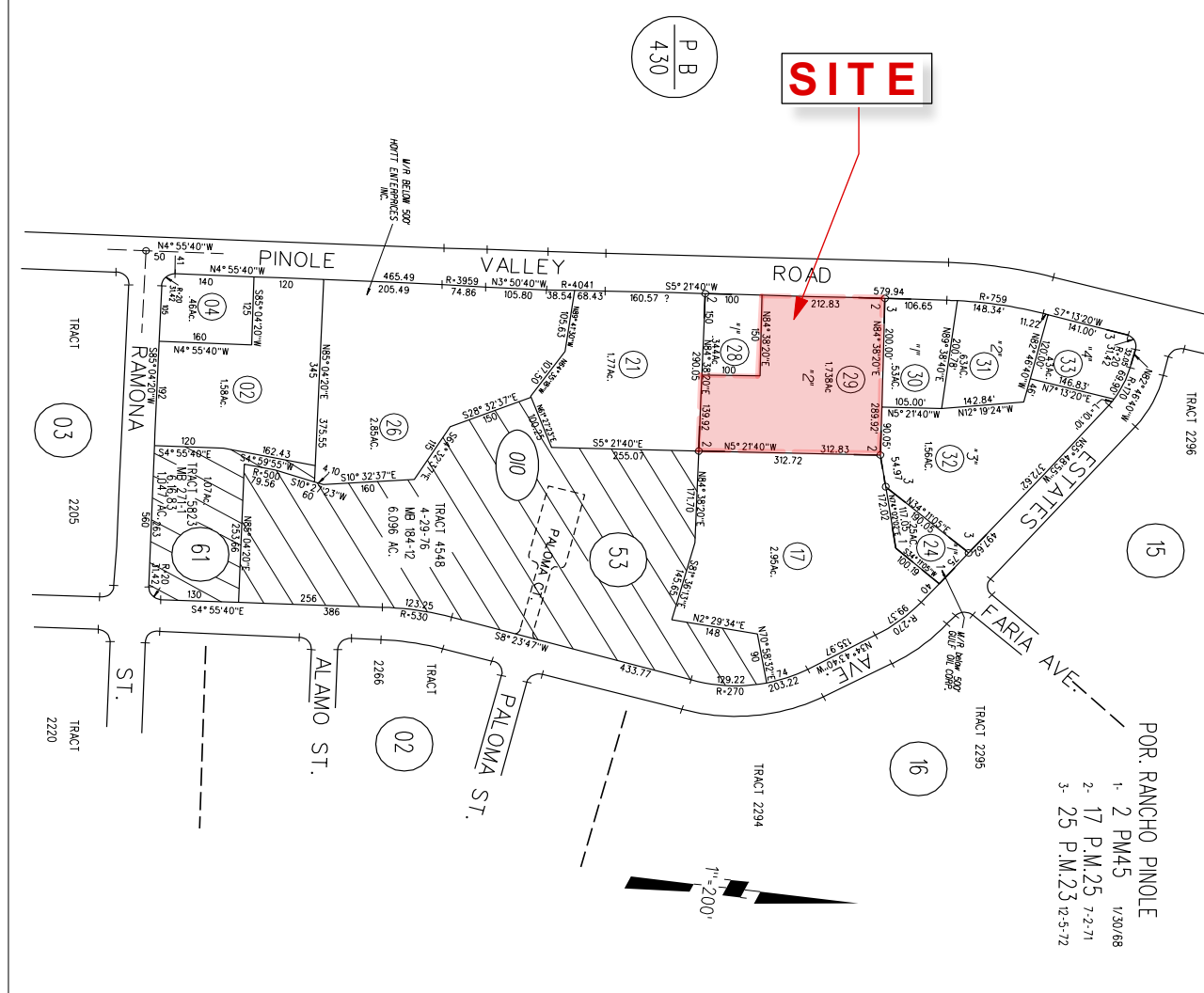
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MODULAR FABRICATOR

PROJECT SCOPE
 REPAVING/STRIPING PARKING AREA
 ADA ACCESS UPGRADES
 STORMWATER MANAGEMENT UPGRADES
 LANDSCAPING

7 VICINITY MAP



5 ASSESSOR'S PARCEL MAP

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA GREEN CODE
 2019 CALIFORNIA FIRE CODE

2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE

PROJECT IS DESIGNED IN COMPLIANCE WITH CURRENT FEDERAL REGULATIONS CONTAINED IN ADA AND FAIR HOUSING ACT.

9 CODE REFERENCE

WINDOW SCHEDULE REFERENCE
 DOOR SCHEDULE REFERENCE
 WALL ASSEMBLY REFERENCE

REVISION REFERENCE

ALIGN FINISH SURFACES

ELEVATION REFERENCE

FLOOR / CEILING ASSEMBLY REFERENCE

Plan No. 1
 Sheet No. A6

Elev. No. 1
 Sheet No. A6

Detail No. A
 Sheet No. A6

1 RENDERING VIEW LOOKING NORTH EAST

A NEW ADDITION TO THE EXISTING OFFICE/SERVICE BUILDING 4 STORY ADDITION ALL COMMERCIAL/OFFICE/SERVICE USES	A NEW MULTIFAMILY APARTMENT BUILDING 29 UNITS TOTAL 4 STORIES PER ZONING 1 STORY ADDED BY COMPLIANCE WITH STATE AFFORDABLE HOUSING PROJECT - DEVELOPMENT INCENTIVE SEE SHEET AA-A3.1 AREAS & HOUSING CALCS OCCUPANCY TYPE: R-2, S-2; B CONSTRUCTION TYPE: OFFICES: TYPE VA APARTMENTS: PODIUM - TYPE 1A LEVELS 2-5 - TYPE VA EXTERIOR WALLS: PODIUM - 3-HR OTHER LEVELS 1HR SPRINKLERED: YES ELEVATOR: YES	ALL NEW SITE WORK RELATED TO THE PROJECT SCOPE REPAVING/STRIPING PARKING AREA ADA ACCESS UPGRADES STORMWATER MANAGEMENT UPGRADES LANDSCAPING
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2 PROJECT DESCRIPTION

ARCHITECTURAL	RESIDENTIAL BUILDING	CIVIL ENGINEERING
AO-0 COVER AO-0.0 PROJECT INFO AO-0.1 RENDERINGS AO-0.2 PROJECT PHOTOS AO-0.3 PROJECT AREA AO-0.6 MODULAR DIAGRAMS AO-0.7 NET RENTABLE AREA CALCS AO-0.8 GROSS AREA CALCS AO-0.9 SHADOW STUDY AO-1.0 SITE PLAN AO-1.1 ACCESSIBLE PATHS/EGRESS AO-1.3 EXISTING OFFICE PLANS AO-2.0 BASEMENT PLAN AO-2.1 NEW OFF 1ST FLOOR PLAN AO-2.2 NEW OFF 2ND FLOOR PLAN AO-2.3 NEW OFF 3TRD FLOOR PLAN AO-2.4 NEW OFF 4TH FLOOR PLAN AO-2.5 NEW OFF ROOF PLAN AO-3.0 SECTION AO-4.0 WIN ELEVATIONS AO-4.1 E/S ELEVATIONS F 1.1 FIRE ACCESS SITE PLAN	AA-0.6 MODULAR DIAGRAMS AA-0.7 OPEN SPACE CALCULATIONS AA-0.8 EXIT AND ACCESSIBILITY PLANS AA-2.1 LEVEL 1 PLAN AA-2.2 LEVEL 2 PLAN AA-2.3 LEVEL 3 PLAN AA-2.4 LEVEL 4 PLAN AA-2.5 LEVEL 5 PLAN AA-2.6 ROOF PLAN AA-2.7 ENLARGED UNIT PLANS AA-2.8 BIKE STORAGE, ETC AA-3.0 SECTIONS AA-3.1 DENSITY BONUS AA-4.0 ELEVATIONS AA-4.1 ELEVATIONS	C-1 COVER SHEET C-2 OVERALL SITE PLAN C-3 GRADING AND DRAINAGE EXISTING C-4 GRADING AND DRAINAGE NEW C-5 EROSION CONTROL PLAN C-6 DETAILS L-1.0 OVERALL LANDSCAPE PLAN L-2.0 PRELIMINARY IRRIGATION PLAN L-3.0 ROOFTOP PRELIMINARY ENLARGED PLAN L-4.0 PLANT IMAGES L-5.0 LIGHTING IMAGES

3 TABLE OF CONTENTS

CLIENT	ARCHITECT	STRUCTURAL	ABORIST	GENERAL CONTRACTOR	TRAFFIC MGMT ENGR	WATERPROOFING
BANIQUED COMMERCIAL REAL ESTATE 2801 PINOLE VALLEY ROAD SUITE 210 PINOLE, CA 94564 ATTN: BRIAN BANIQUED DIRECT: (510) 851-2748 BRIAN@BCRE.CO	TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611 T: 415.905.9030 X1 C: 510.333.3447 CONTACT: TOBY LONG, AIA E: toby@tobydesign.com				FEHR AND PEERS 2201 Broadway Suite 602 Oakland, CA 94612 T: 510 835 1943 CONTACT: SAM TABIBNIA s.tabibnia@fehrandpeers.com	
GEOTECH	SURVEY	CIVIL	LANDSCAPE ARCHITECT	FACTORY	ACOUSTIC	FIRE PROTECTION
MILLER PACIFIC ENGINEERING NOVATO OFFICE 504 REDWOOD BOULEVARD SUITE 220 NOVATO, CA 94947 T: 415 382 3444 F: 415 3823450 CONTACT: sstephens@millerpac.com	TRIAD/HOLMES ASSOCIATES 777 WOODSIDE RD. #2A REDWOOD CITY, CA 94061 T: 650 366.0216 F: 650.366.0298 CONTACT: ANDREW HOLMES E: aholmes@thainc.com	DVC GROUP INC & NUNSELLE CIVIL ENGINEERING 513 CENTER ST. HEALDSBURG, CA 95448 T: 707 775 8986 CONTACT: DAN HUGHES dan@dvcgroup.net	STUDIO 1515 1426 FOURTH STREET NAPA, CA 94559 T: 707 227 6295 CONTACT: SUSAN HEIKEN SHeiken@studio1515napa.com			

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COMMERCIAL OFFICE ADDITION & NEW APARTMENT BUILDING

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DRAWING:
PROJECT INFO

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DRAWN: CHKD: OF

10 PROJECT INFO - AREA SUMMARIES

6 SYMBOLS

4 CONTACT INFORMATION



A VIEW OF NEW OFFICE



E VIEW FROM EAST



F VIEW OF NEW APARTMENT BUILDING FROM WEST PARKING AREA



B VIEW OF NEW OFFICE FROM APARTMENTS



G VIEW OF NEW OFFICE ENTRY



C VIEW FROM OFFICE ENTRY



J KEY TO RENDERINGS - AERIAL VIEW FROM NORTH EAST



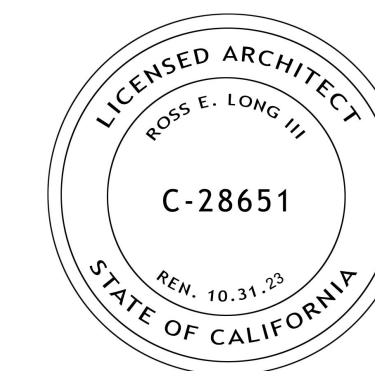
H VIEW FROM ENTRY DRIVE



D VIEW OF APARTMENTS FROM OFFICE ROOF



I VIEW FROM NORTH EAST



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RENDERINGS

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A EXISTING STREET ELEVATION



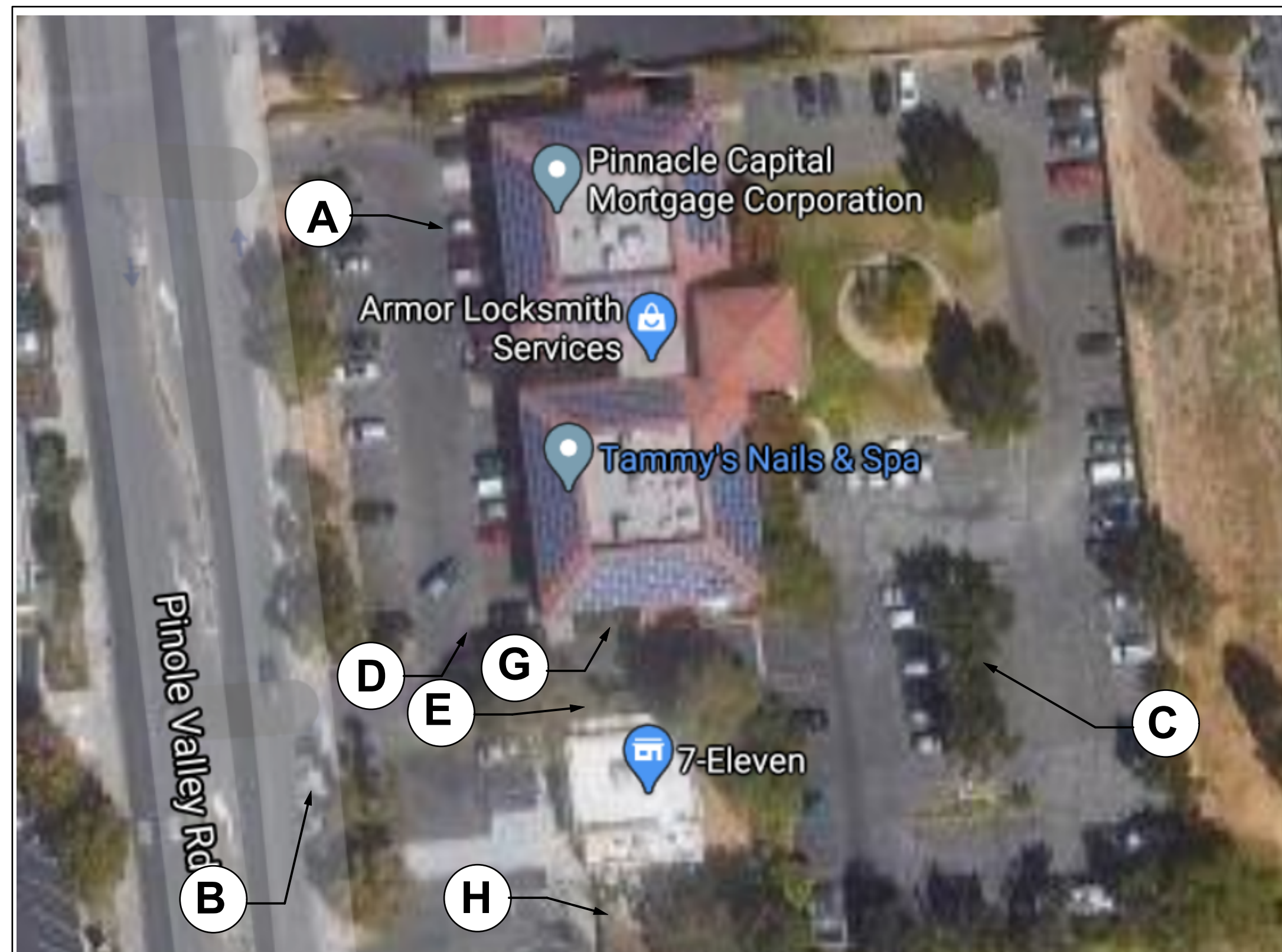
B VIEW ALONG PINOLE VALLEY ROAD



C EXISTING PARKING FROM SOUTH



D VIEW FROM EXISTING ENTRY DRIVE



F KEY TO PHOTOS - AERIAL VIEW OF EXISTING SITE



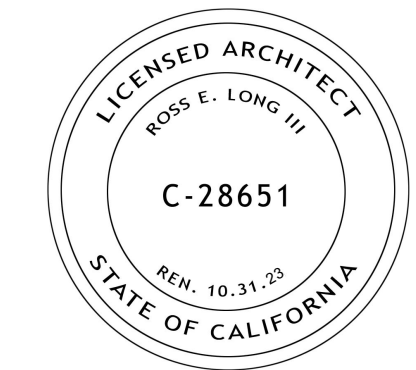
H DRIVE TO PROPERTY TO THE SOUTH



G SIDE OF EXISTING OFFICE BUILDING



E EXISTING DRIVE TO BACK PARKING AREA



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DRAWING:
PROJECT PHOTOS

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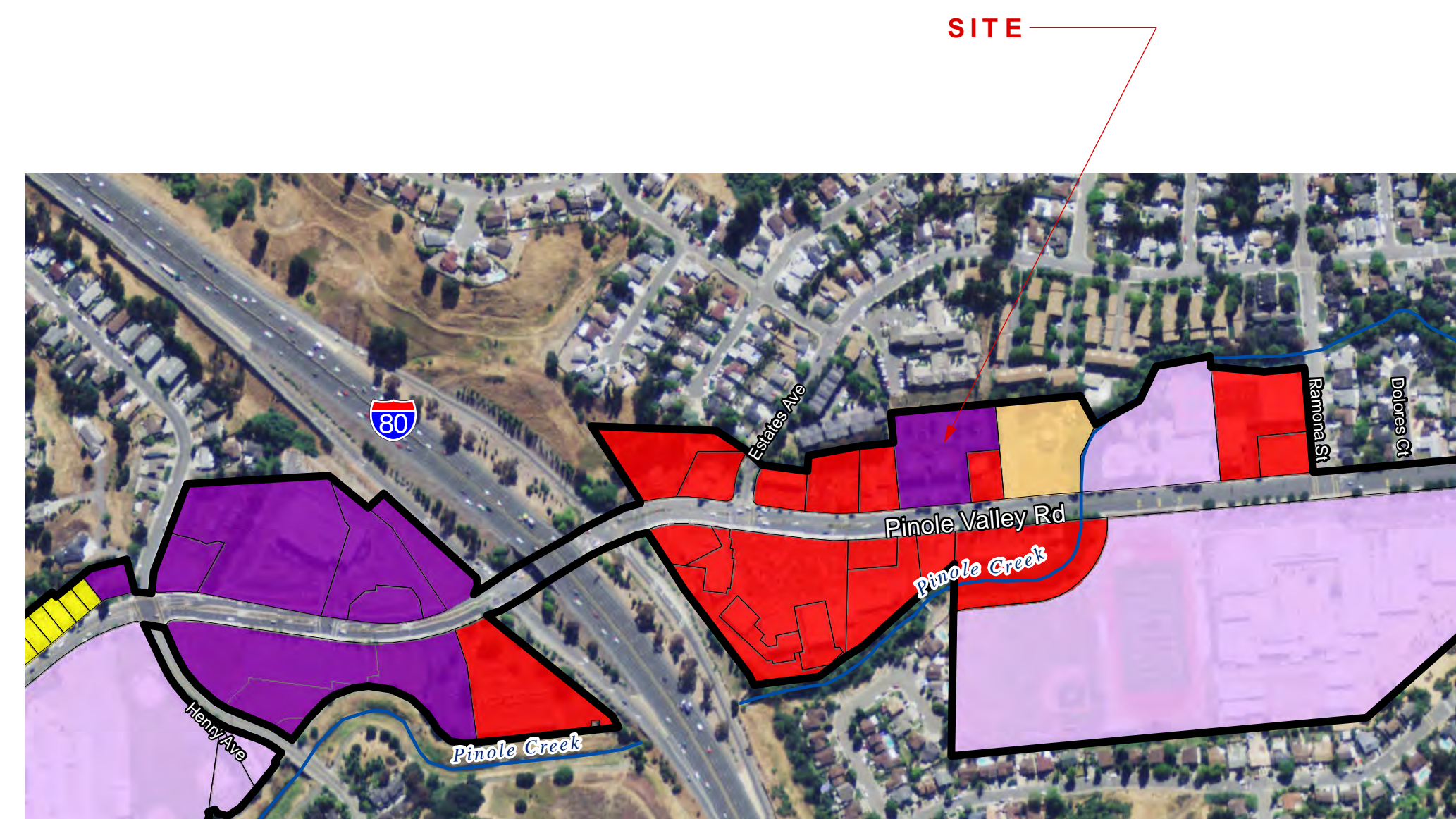
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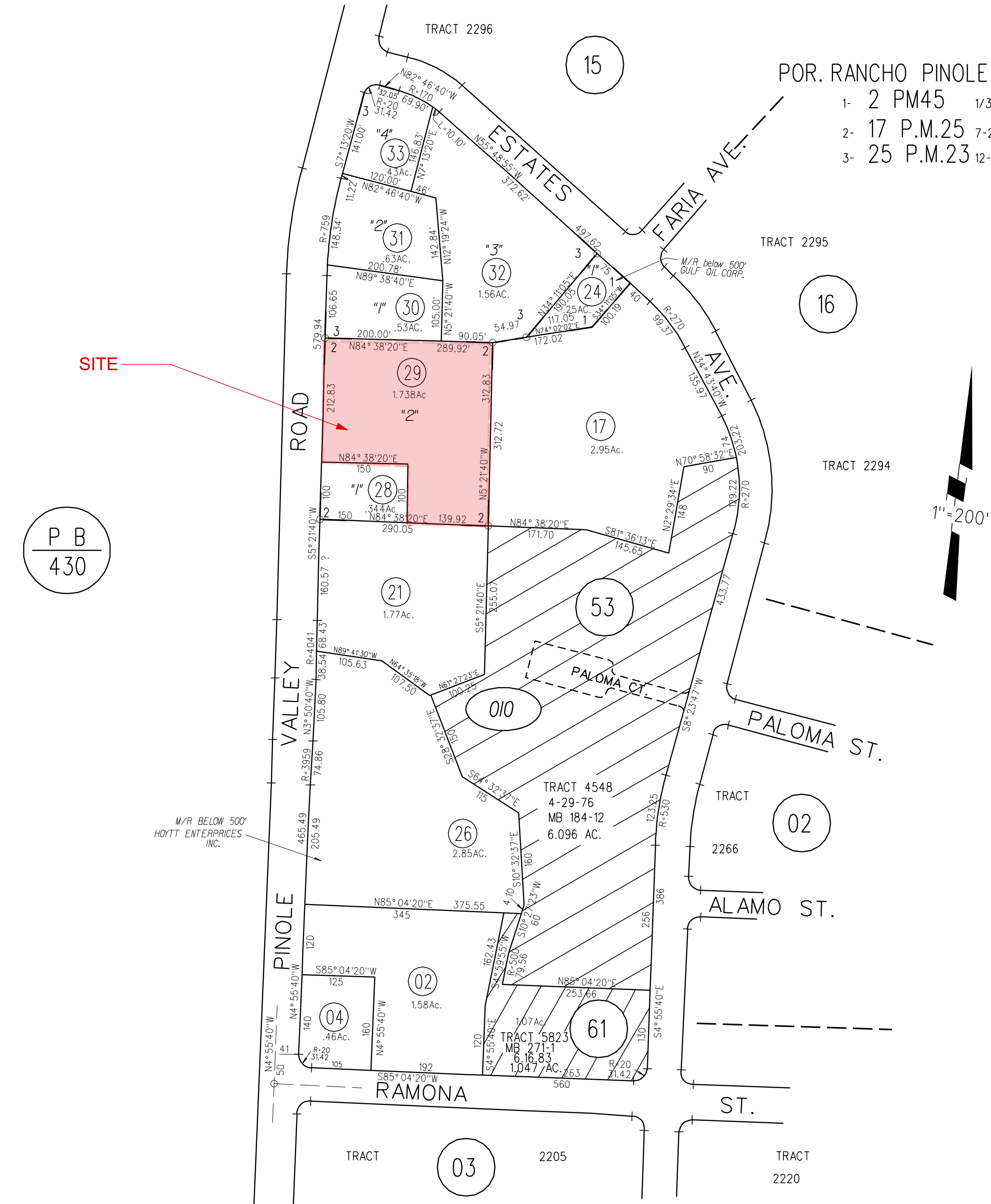
AERIAL VIEW OF SITE



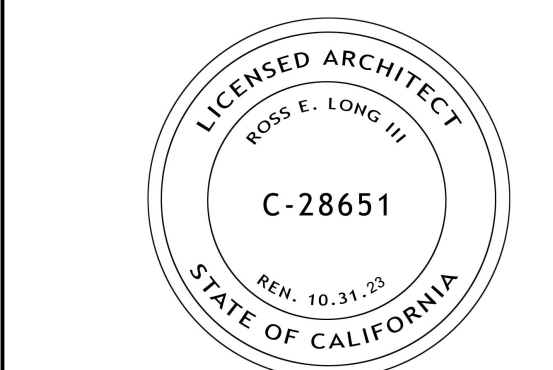
THREE CORRIDORS SPECIFIC PLAN AREA
PINOLE VALLEY ROAD

Legend

- City Limits
- Parcel Boundary
- Pinole Valley Road Project Area
- Specific Plan Land Use***
- MDR - Medium Density Residential (10.1 - 20.0 du/acre)
- HDR - High Density Residential (20.1 - 35.0 du/acre)
- CMU - Commercial Mixed Use (20.1 - 30.0 du/acre; min 51% commercial use)
- OPMU - Office Professional Mixed Use (20.1 - 30.0 du/acre; min 51% office use)
- PQI - Public / Quasi-Public / Institutional
- OS - Open Space



TAX ASSESSOR'S MAP



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DRAWING:
 PROJECT AREA

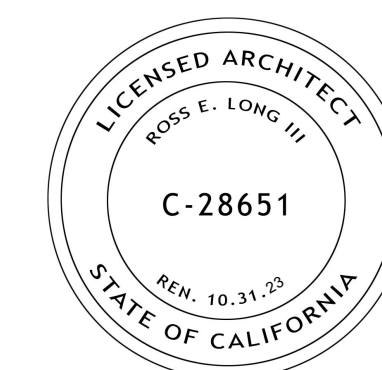
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MODULAR DIAGRAMS

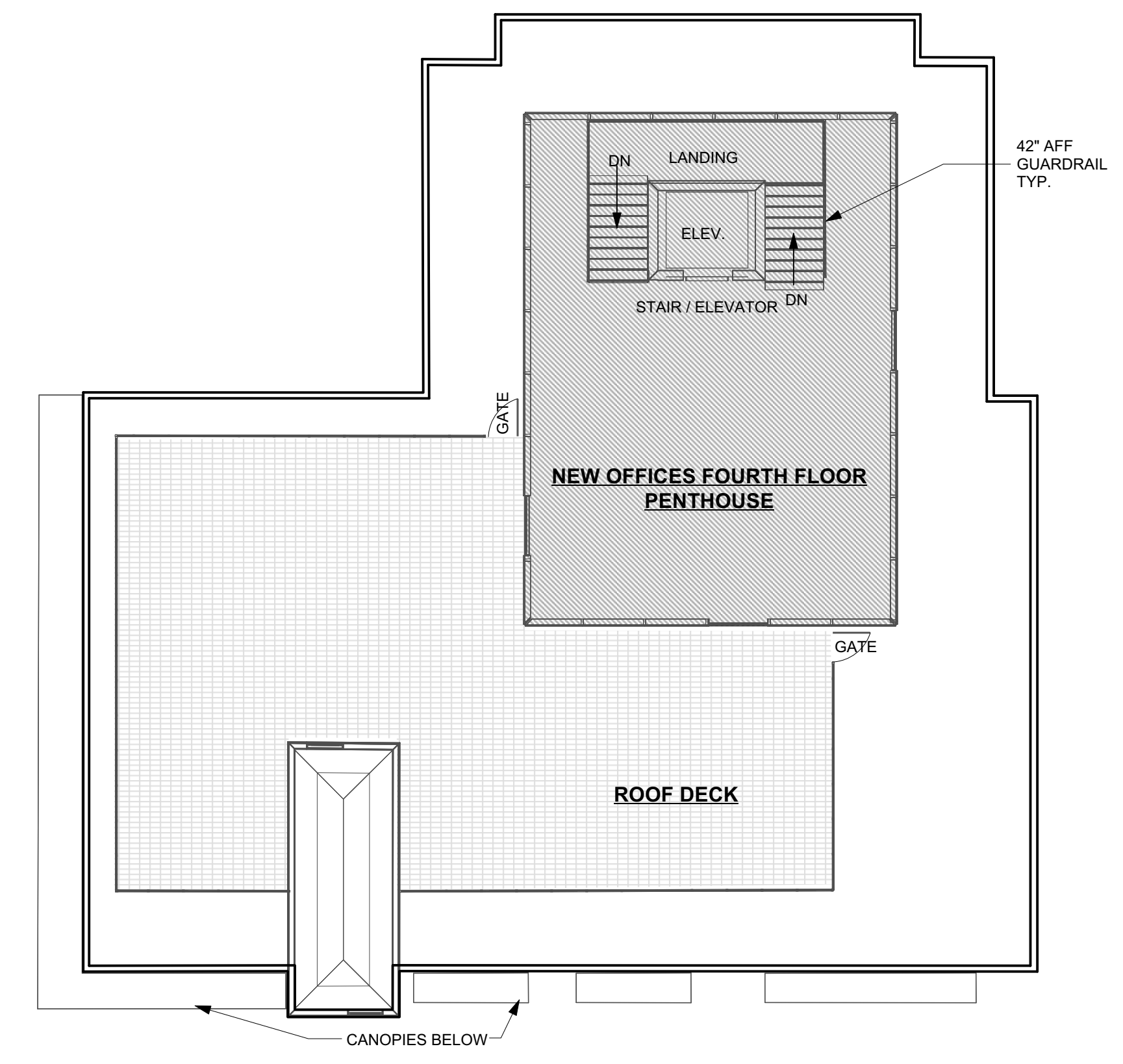
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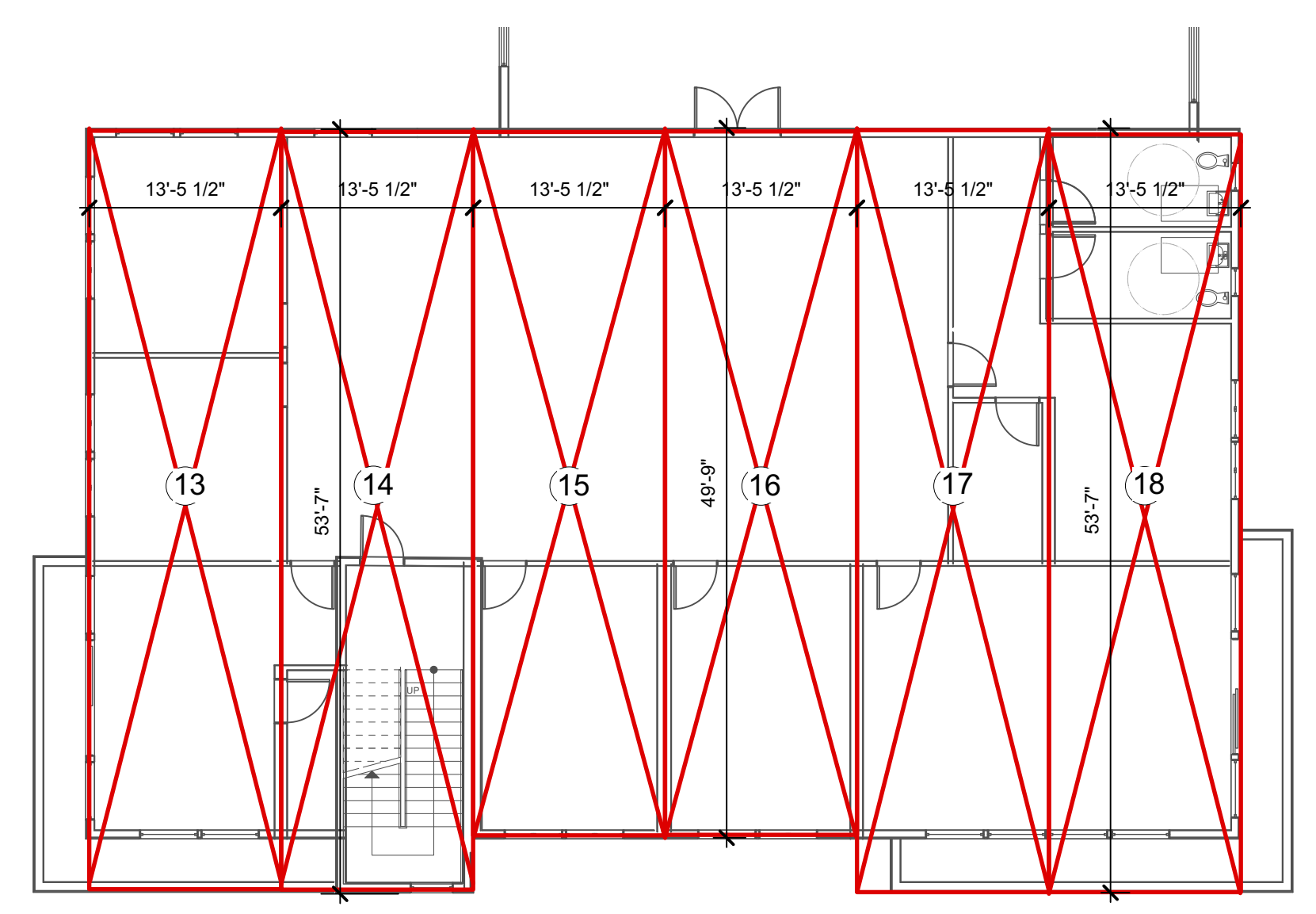
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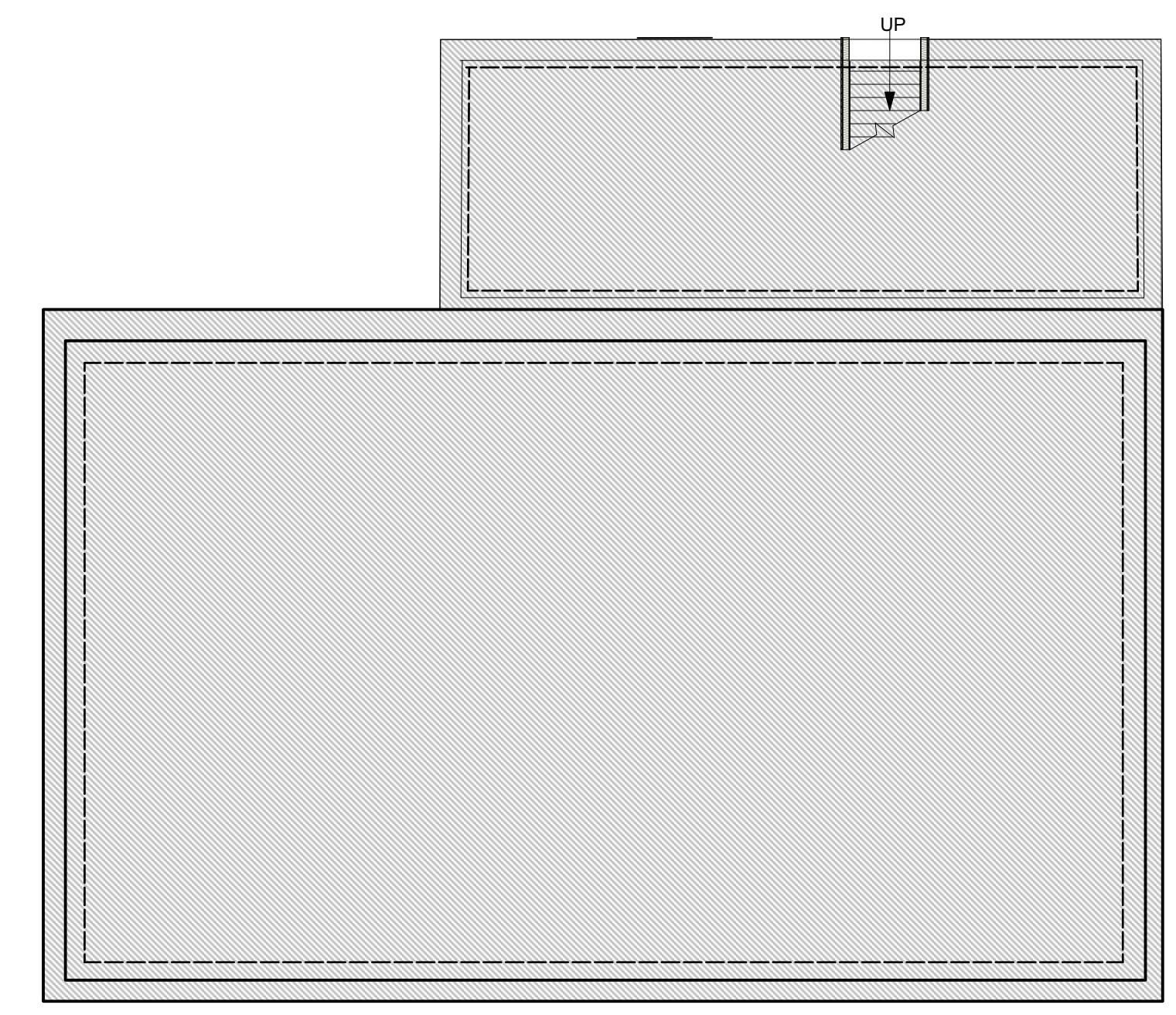
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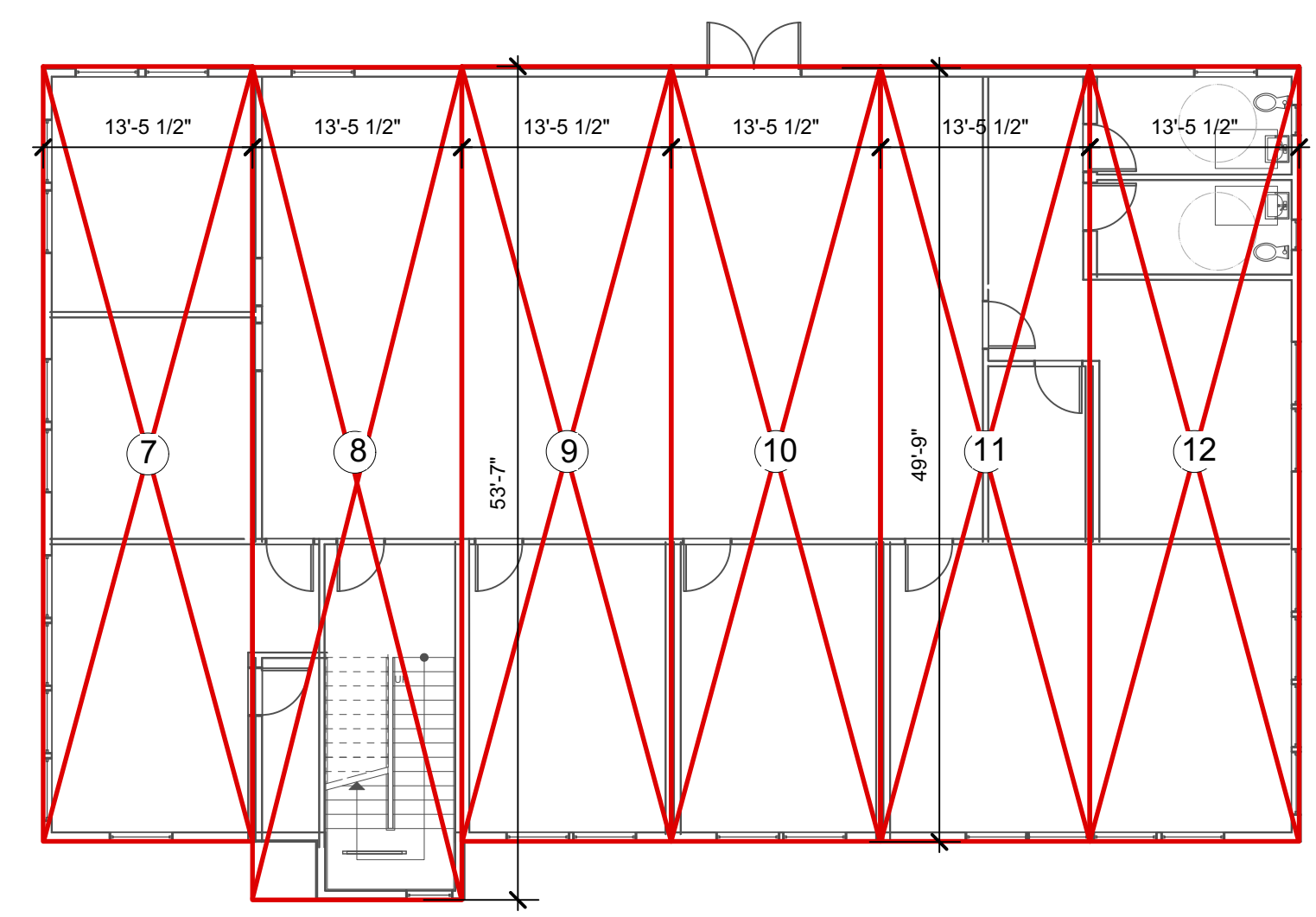
LEVEL 4
 ROOF BUILT
 SITE BUILT



LEVEL 3
 6 TYPE VA MODULES

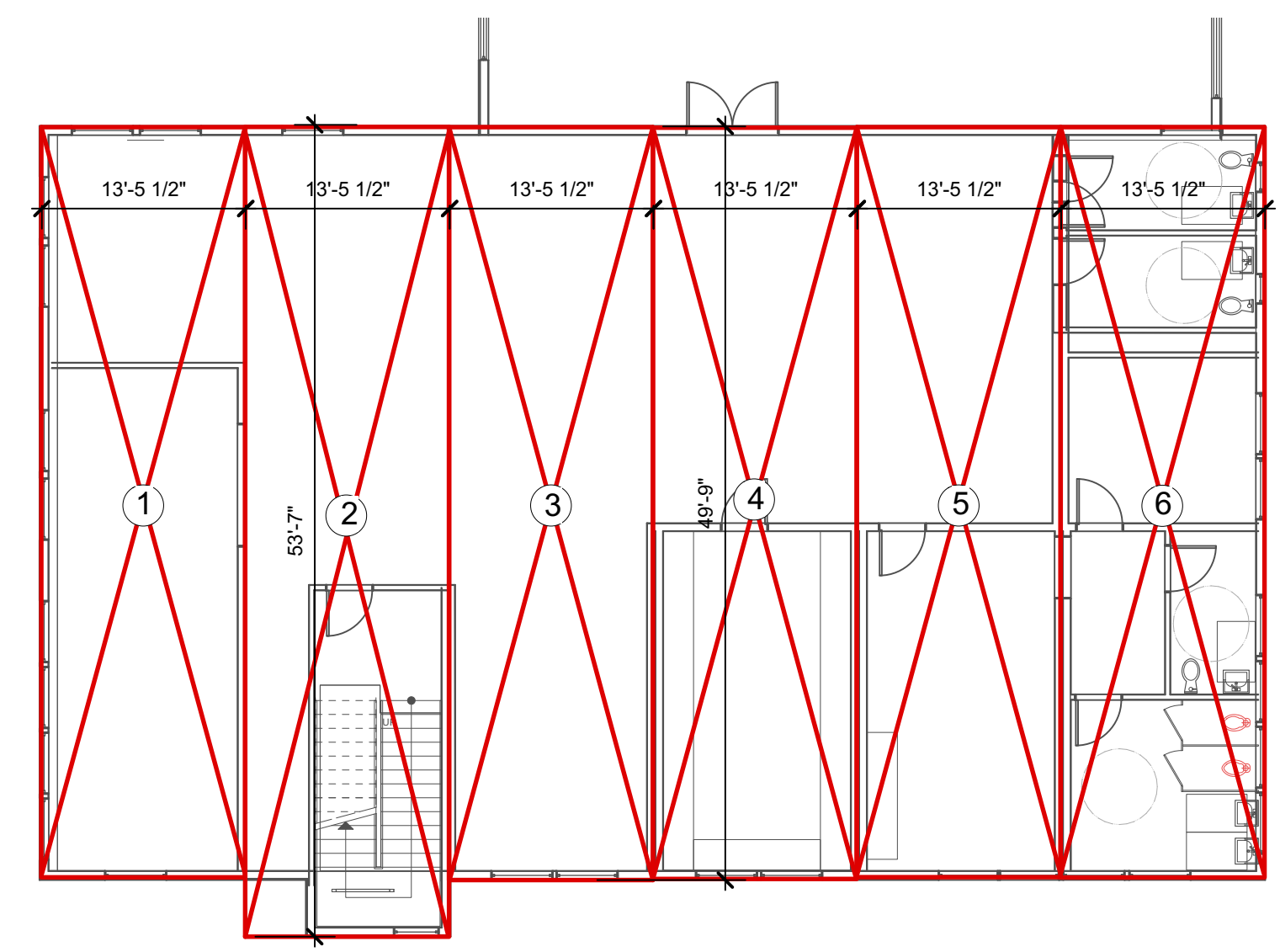


LEVEL 0
 FOUNDATION
 BUILT ON SITE



LEVEL 2
 6 TYPE VA MODULES

SECOND FLOOR



LEVEL 1
 6 TYPE VA MODULES

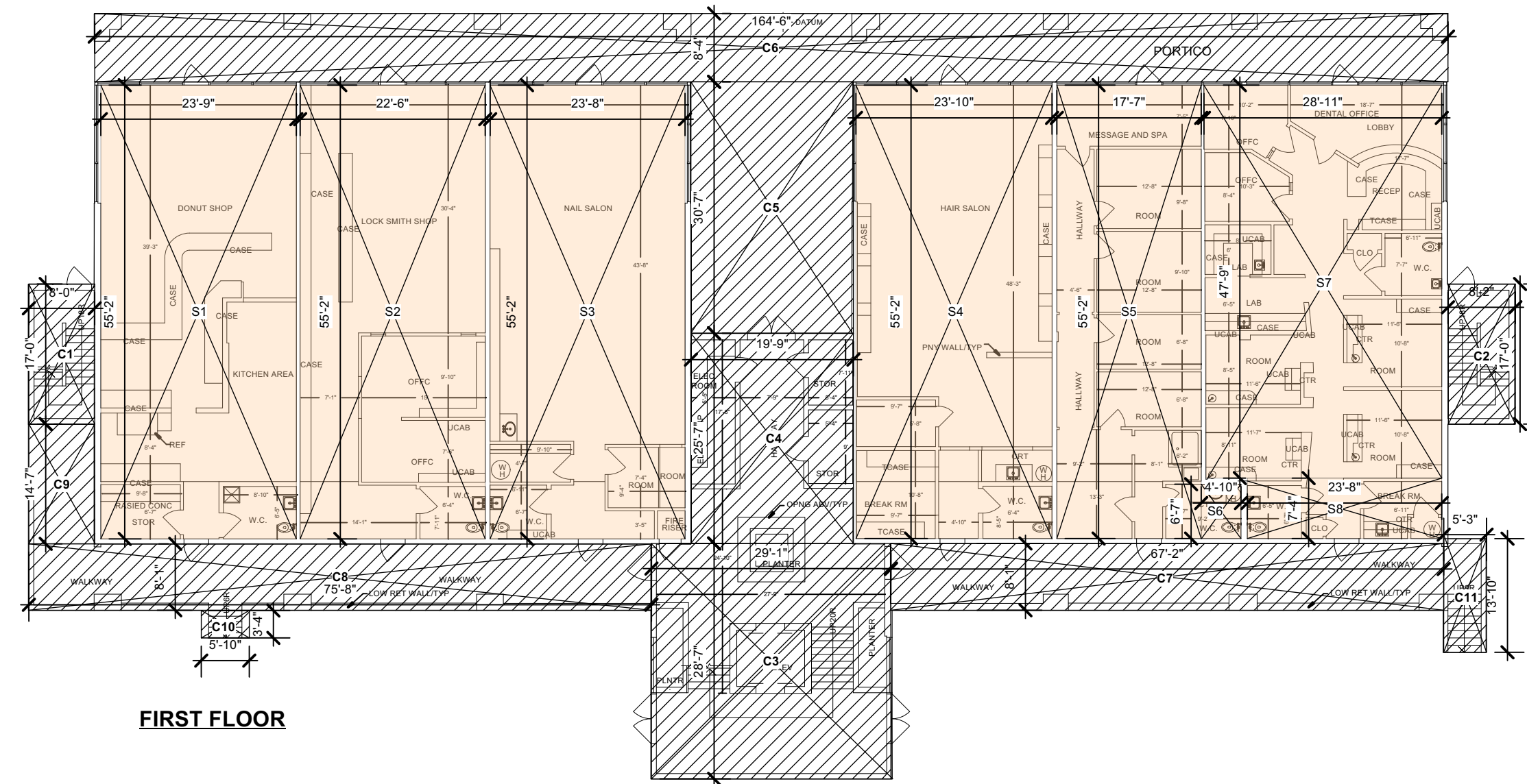
FIRST FLOOR

PREFAB MODULE

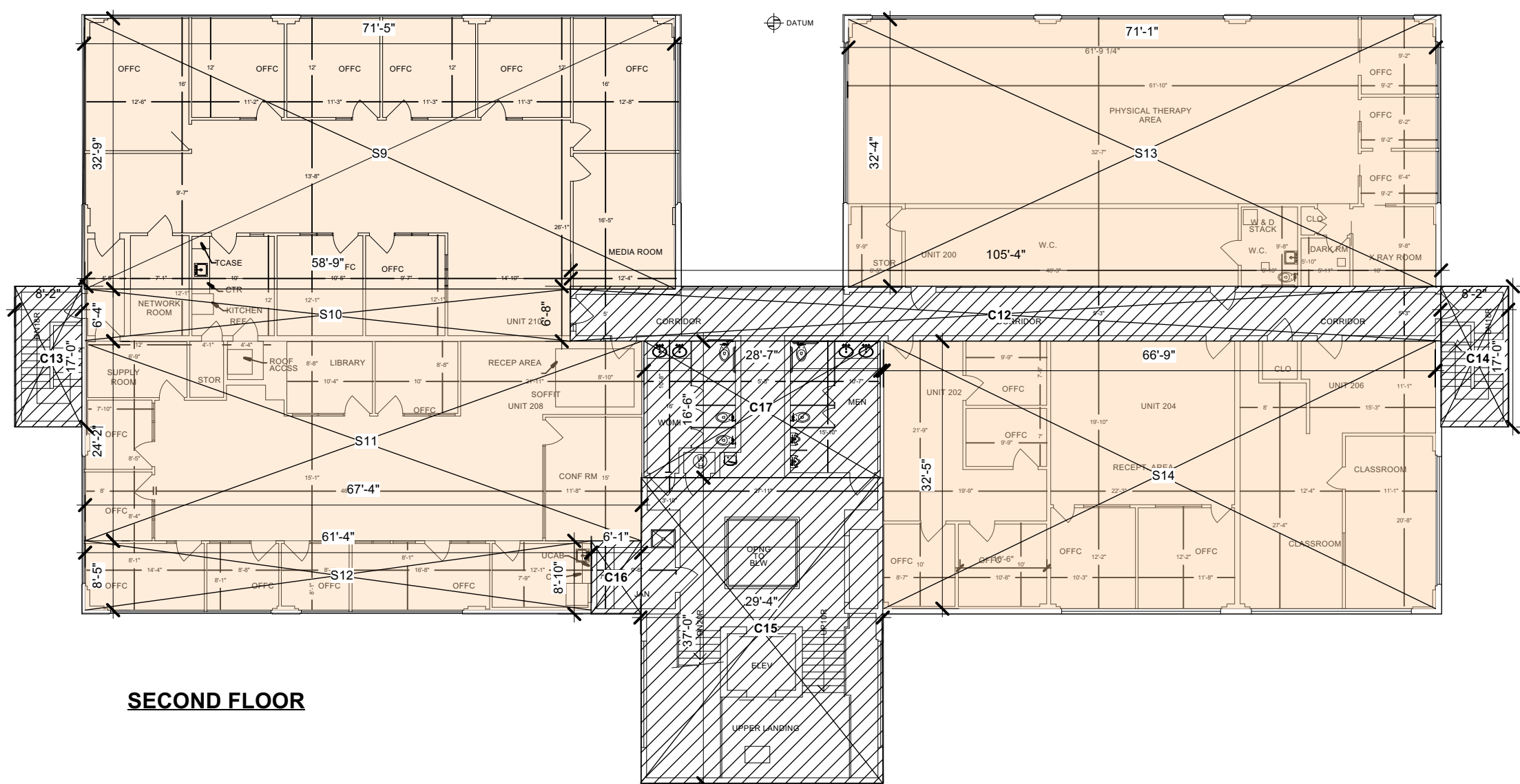
WORK DONE ON SITE

18 TOTAL MODULES

TOTAL MODULES USED IN PROJECT
APARTMENT BUILDING 28
OFFICE ADDITION 18
TOTAL MODS 46 MODULES



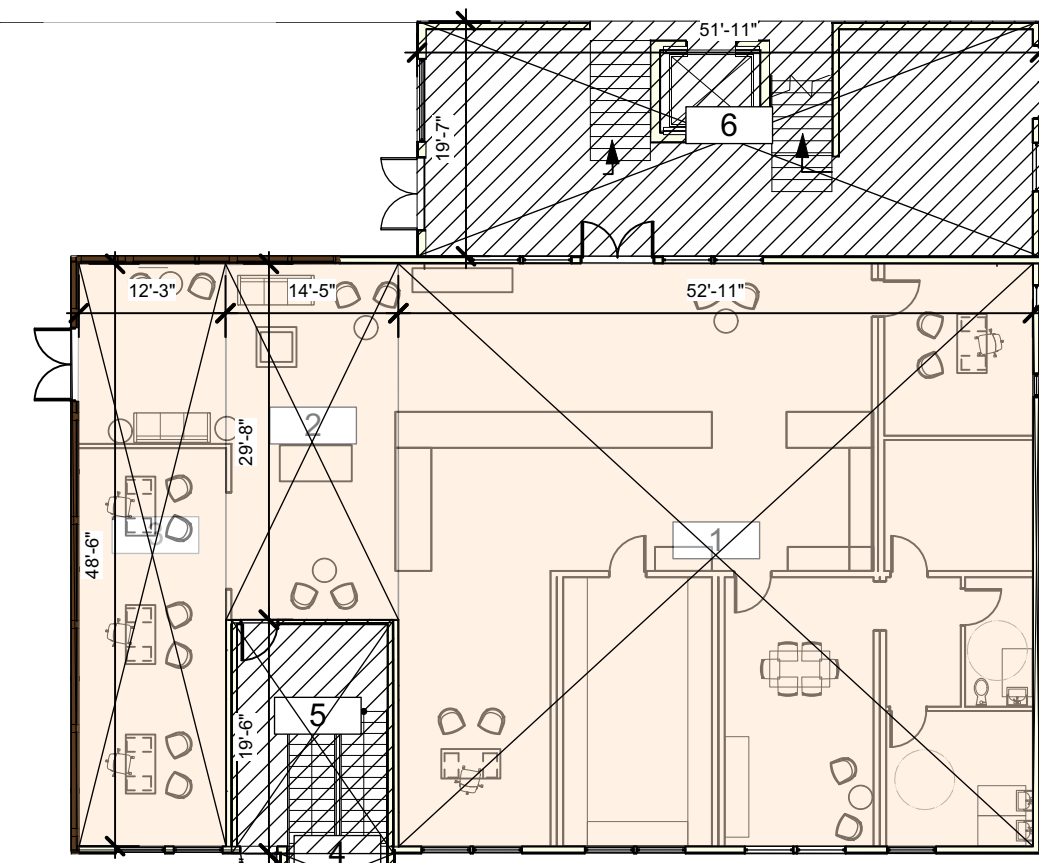
FIRST FLOOR



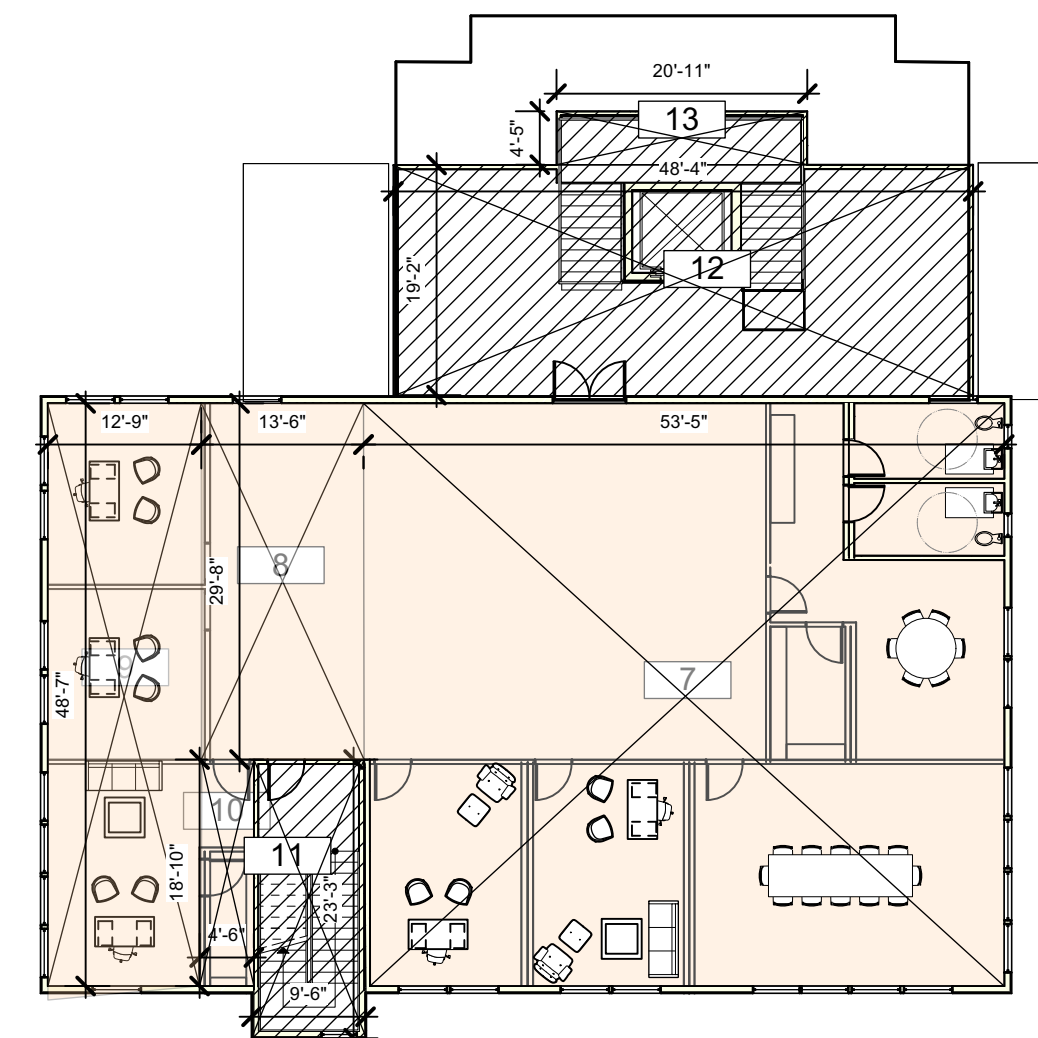
SECOND FLOOR

S= EXISTING NET RENTABLE OFFICE SPACE
 C=CIRCULATION (STAIR, LOBBY, PUBLIC BATH, PORTICO, ALLEY)

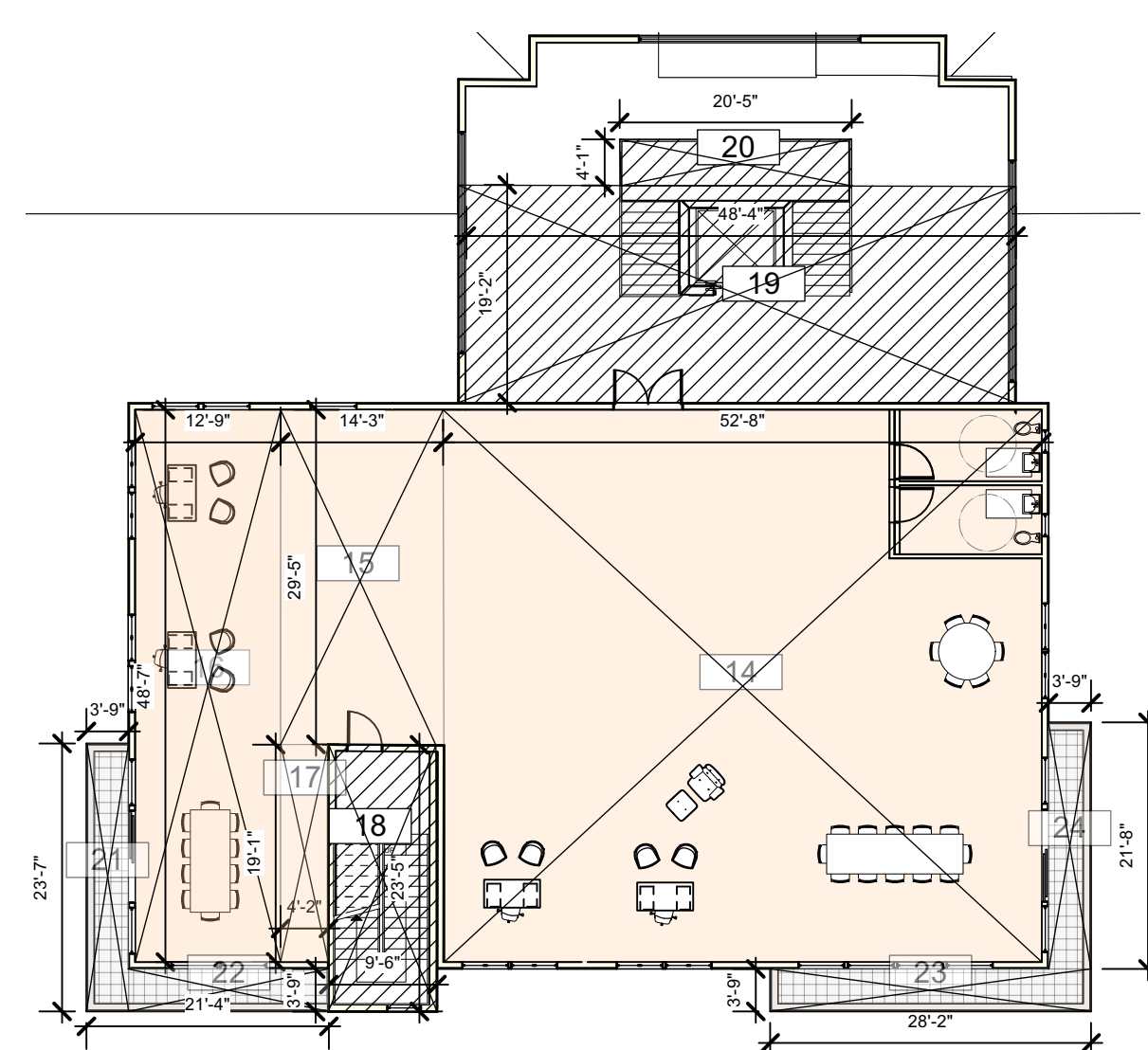
EXISTING OFFICES NET RENTABLE BUILDING AREAS				
SPACE NO	WIDTH	LENGTH	AREA SQ. FT.	TOTALS SQ. FT.
FIRST FLOOR				
COMMERCIAL SPACE				
S1	24.76	56.17	1390.21	
S2	22.50	56.17	1263.83	
S3	23.87	56.17	1329.54	
S4	23.83	56.17	1338.53	
S5	17.58	56.17	987.47	
S6	4.83	6.58	31.78	
S7	28.92	47.75	1380.93	
S8	7.33	23.67	173.50	
			SUB TOTAL	7895.79
CIRCULATION				
C1	8.00	17.00	136.00	
C2	8.17	17.00	138.89	
C3	29.98	28.58	831.11	
C4	19.75	25.58	505.21	
C5	19.75	30.58	603.96	
C6	164.50	8.33	1370.29	
C7	87.17	8.08	704.73	
C8	75.87	8.08	611.41	
C9	8.00	14.58	116.64	
C10	5.83	3.33	19.41	
C11	5.25	13.83	72.61	
			SUB TOTAL	4948.25
SECOND FLOOR				
COMMERCIAL SPACE				
S9	71.42	32.75	2339.01	
S10	58.75	6.42	377.18	
S11	87.33	24.17	1827.37	
S12	61.33	8.42	516.40	
S13	71.08	32.33	2298.02	
S14	66.75	32.42	2164.04	
			SUB TOTAL	9322.00
CIRCULATION				
C12	105.33	6.67	702.55	
C13	8.17	17.00	138.89	
C14	8.17	17.00	138.89	
C15	29.30	37.00	1084.10	
C16	6.00	8.83	52.98	
C17	28.58	16.50	471.57	
			SUB TOTAL	2588.98
			TOTAL NET RENTABLE	24755.02



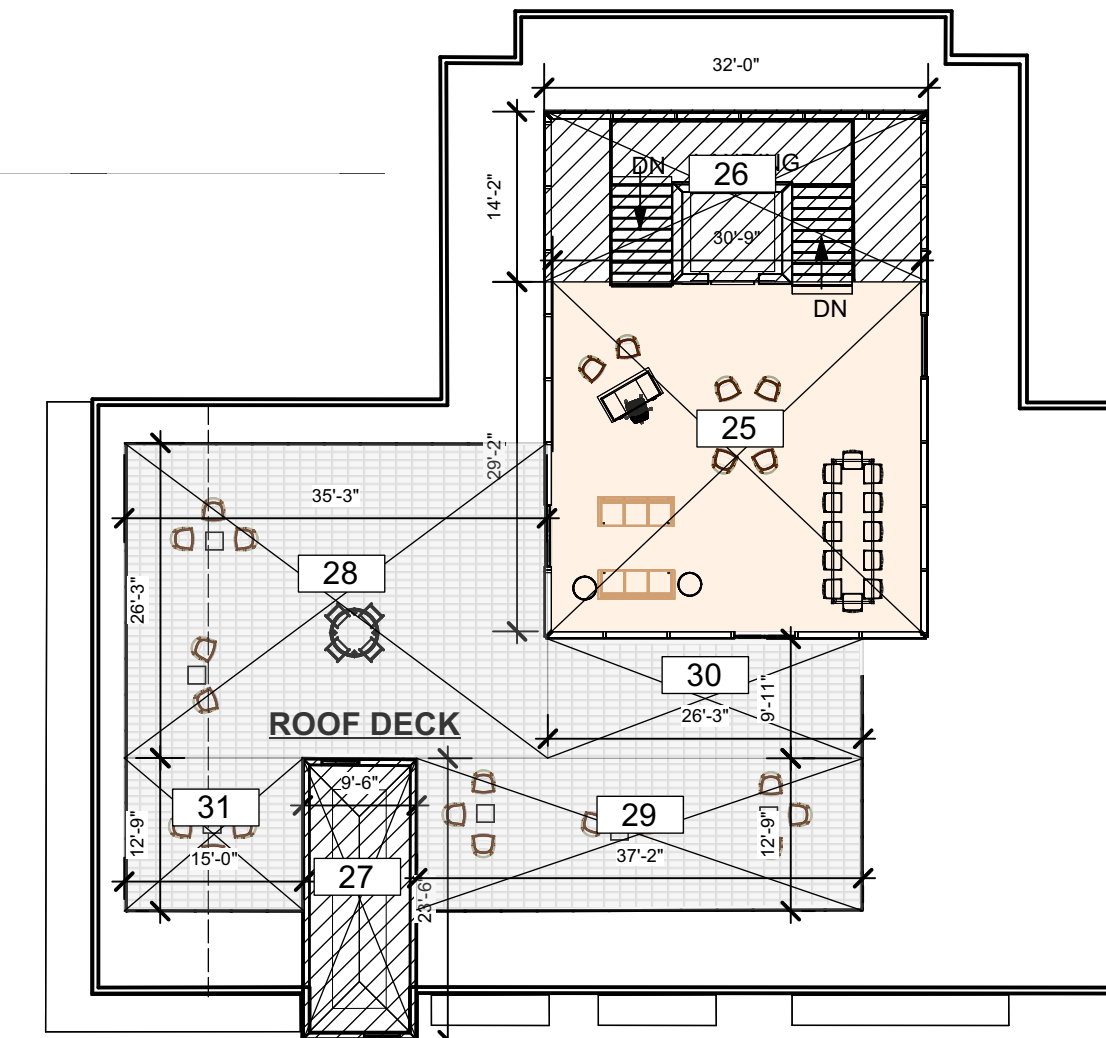
NEW OFFICES FIRST FLOOR



NEW OFFICES SECOND FLOOR



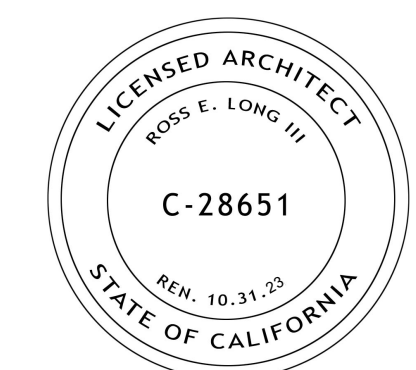
NEW OFFICES THIRD FLOOR



NEW OFFICES FOURTH FLOOR PENTHOUSE

NEW OFFICE NET RENTABLE SPACE
 CIRCULATION (STAIR, LOBBY, PUBLIC BATH, PORTICO, ALLEY)
 BALCONY/DECK

NEW OFFICES NET RENTABLE BUILDING AREAS				
SPACE NO	WIDTH	LENGTH	AREA SQ. FT.	TOTALS SQ. FT.
FIRST FLOOR				
COMMERCIAL SPACE				
1	52.92	48.50	2566.62	
2	14.42	28.67	413.42	
3	12.25	48.50	594.13	
			SUB TOTAL	3574.17
CIRCULATION				
4	3.74	9.58	35.83	
5	13.51	19.48	263.21	
6	19.60	51.91	1017.13	
			SUB TOTAL	1316.17
SECOND FLOOR				
COMMERCIAL SPACE				
7	53.42	48.58	2585.14	
8	13.50	29.87	400.55	
9	12.75	48.58	619.40	
10	5.50	18.83	103.57	
			SUB TOTAL	3718.65
CIRCULATION				
11	9.18	23.22	213.09	
12	19.26	48.18	928.10	
13	4.45	20.96	93.09	
			SUB TOTAL	1337.84
THIRD FLOOR				
COMMERCIAL SPACE				
14	52.67	48.58	2558.71	
15	14.25	29.42	419.24	
16	12.75	48.58	619.40	
17	4.17	19.08	79.56	
			SUB TOTAL	3676.90
CIRCULATION				
18	9.44	23.43	221.15	
19	19.03	49.04	933.34	
20	4.10	20.40	83.56	
			SUB TOTAL	1238.06
FOURTH FLOOR				
COMMERCIAL SPACE				
21	3.71	23.56	87.44	
22	3.75	17.80	66.10	
23	3.74	28.21	105.41	
24	3.74	21.88	81.98	
			SUB TOTAL	340.00
ROOF DECK				
COMMERCIAL SPACE				
25	30.75	29.17	896.98	
			SUB TOTAL	896.98
CIRCULATION				
26	14.31	32.01	458.20	
27	9.48	23.49	222.66	
			SUB TOTAL	680.85
			TOTAL NET RENTABLE	11866.69
ROOF DECK				
28	26.26	35.23	925.13	
29	12.72	37.13	472.17	
30	9.95	26.28	261.47	
31	12.76	15.00	191.29	
			SUB TOTAL	1850.06



ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
 PLANNING SUBMITTAL SET 10/20/2020

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP:

PROJECT:
COMMERCIAL OFFICE ADDITION & NEW APARTMENT BUILDING
 ADDRESS:
2801 PINOLE VALLEY RD, PINOLE, CA

CLIENT:
BANIQUEU COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564

DRAWING:
NET RENTABLE AREA CALCS

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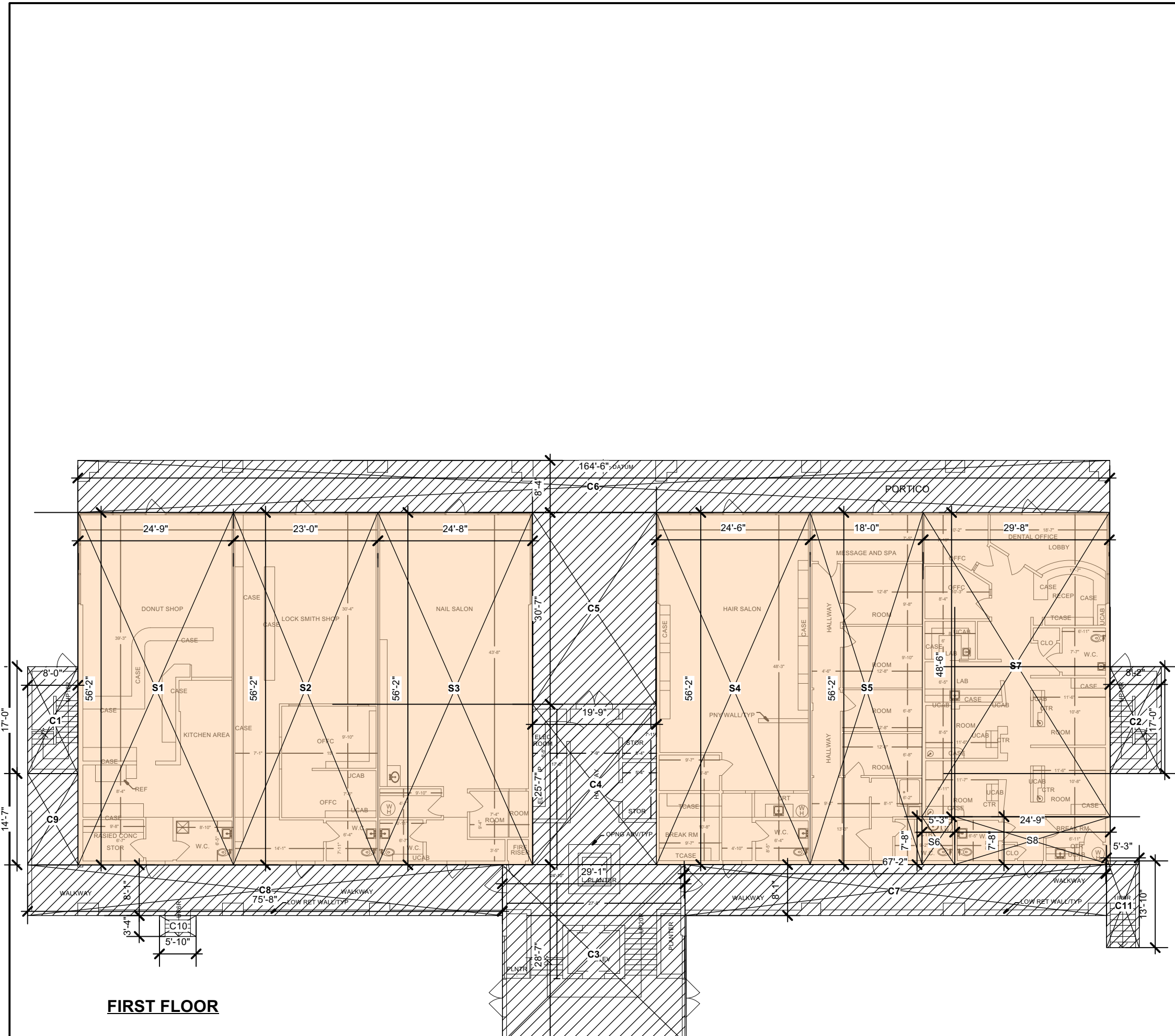
PROJ. NO: MP 1 2020 SHEET STATUS:
 DWG DATE: CAD FILE: BANIQUEU PINOLE NEW OFFICE 09/15/2021.vsw

PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D

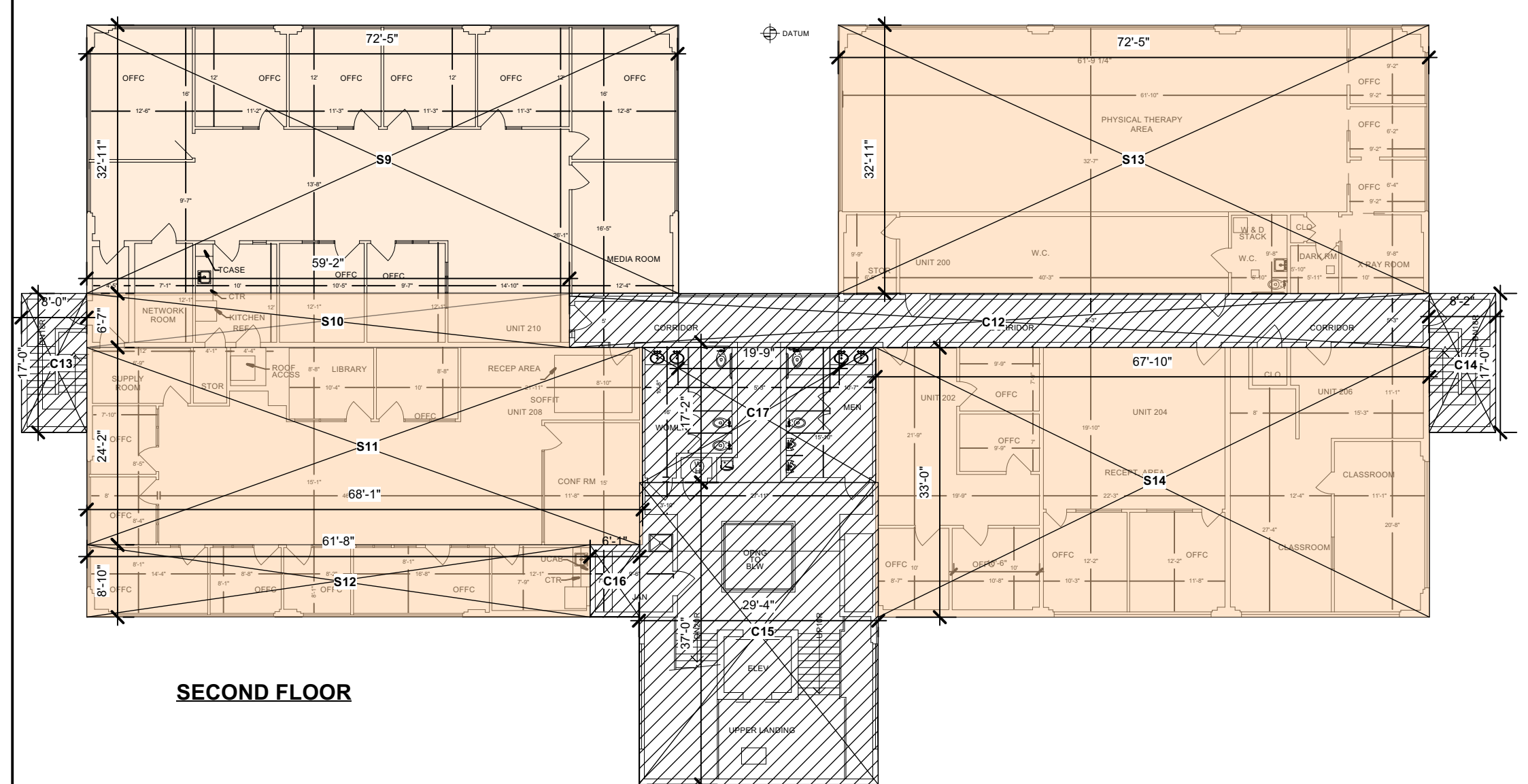
AO-0.7

DRAWN: CHKD: OF

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FIRST FLOOR

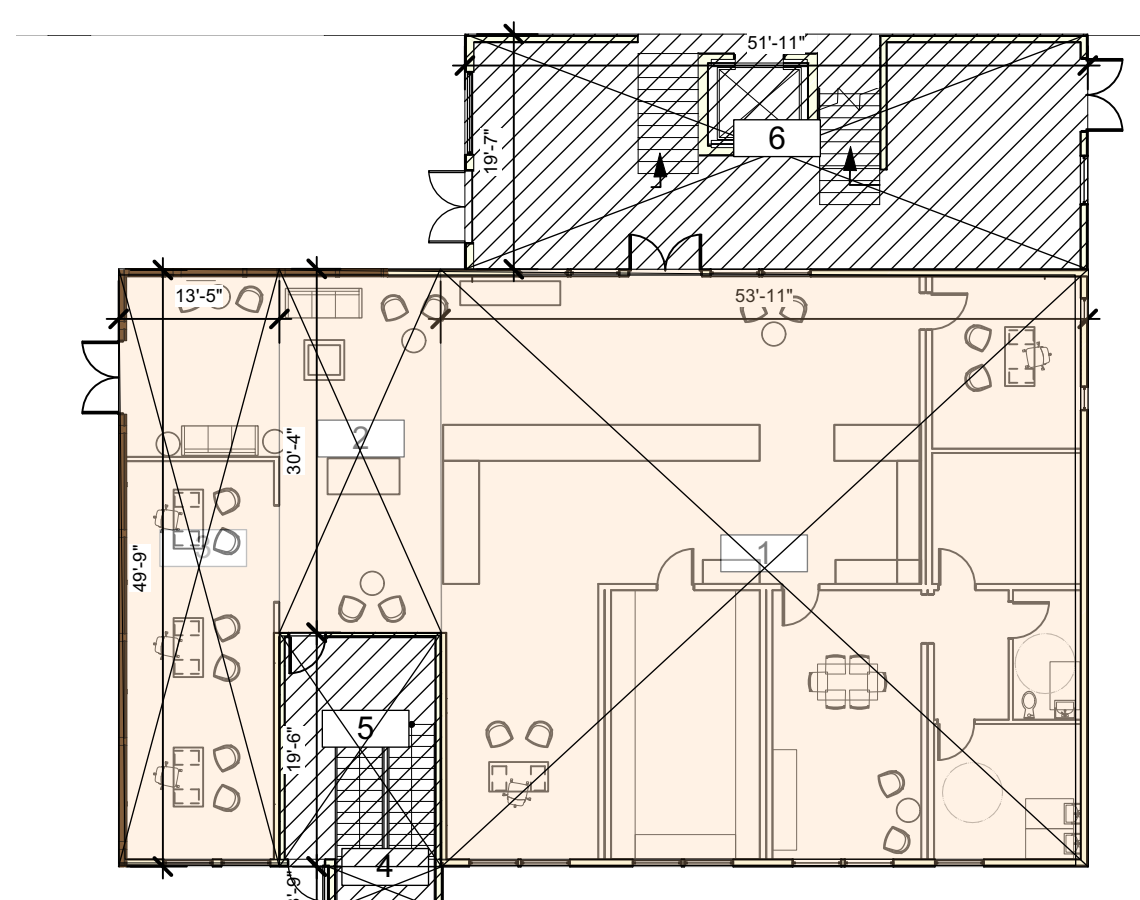


SECOND FLOOR

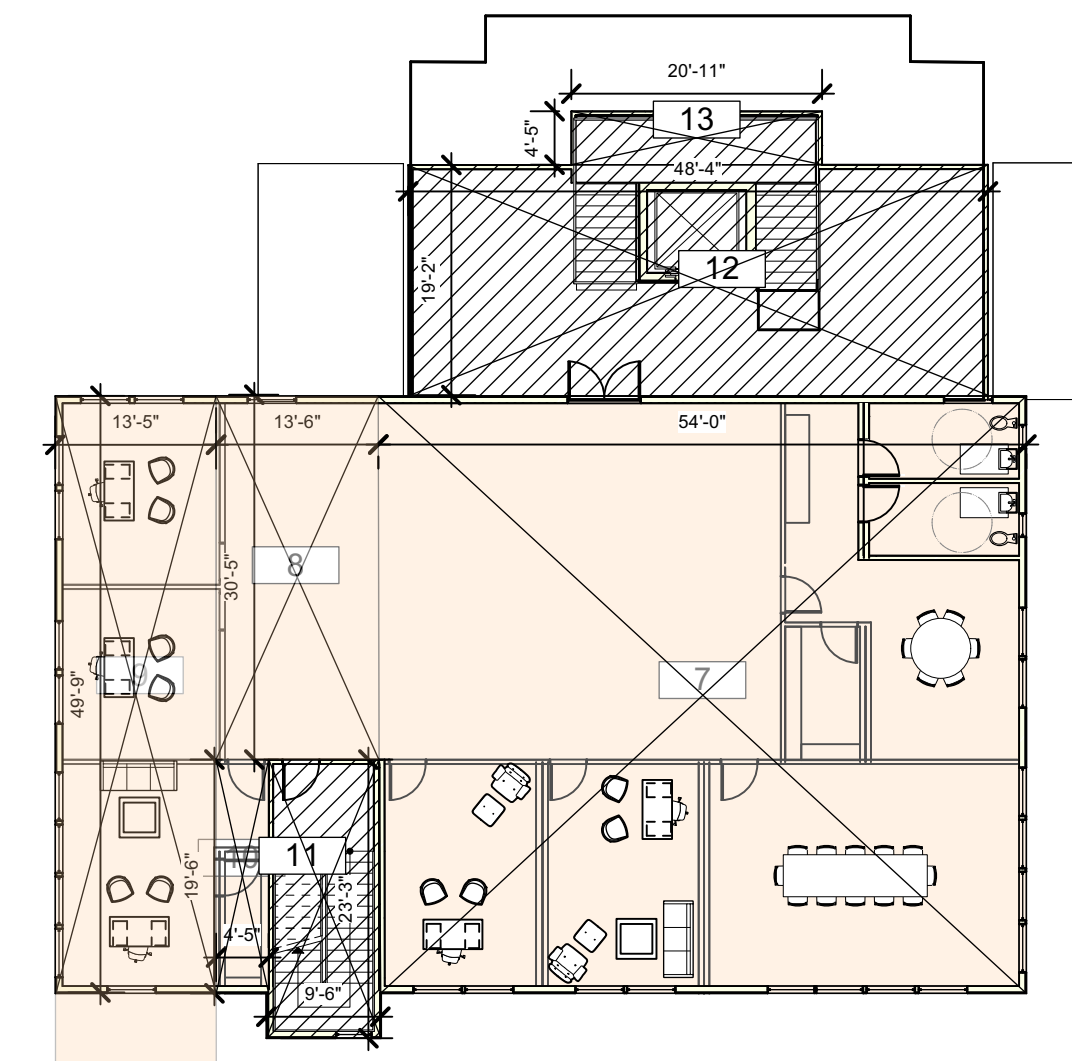
S= EXISTING OFFICE SPACE
 C=CIRCULATION (STAIR, LOBBY, PUBLIC BATH, PORTICO, ALLEY)

EXISTING OFFICES GROSS BUILDING AREAS				
SPACE NO	WIDTH	LENGTH	AREA SQ. FT.	TOTALS SQ. FT.
FIRST FLOOR				
COMMERCIAL SPACE				
S1	24.75	56.17	1390.21	
S2	23.00	56.17	1291.91	
S3	24.67	56.17	1385.71	
S4	24.50	56.17	1376.17	
S5	18.00	56.17	1011.06	
S6	5.25	7.67	40.27	
S7	29.67	48.50	1439.00	
S8	7.67	24.75	189.83	
			SUB TOTAL	8124.15
CIRCULATION				
C1	8.00	17.00	136.00	
C2	8.17	17.00	138.89	
C3	29.08	28.58	831.11	
C4	19.75	25.58	505.21	
C5	19.75	30.58	603.96	
C6	164.50	8.33	1370.29	
C7	67.17	8.08	542.73	
C8	75.67	8.08	611.41	
C9	8.00	14.58	116.64	
C10	5.83	3.33	19.41	
C11	5.25	13.83	72.61	
			SUB TOTAL	4948.25
SECOND FLOOR				
COMMERCIAL SPACE				
S9	72.42	32.92	2384.07	
S10	59.17	6.58	389.34	
S11	68.08	24.17	1645.45	
S12	61.67	8.83	544.55	
S13	71.08	32.33	2298.02	
S14	67.83	33.00	2258.39	
			SUB TOTAL	9499.85
CIRCULATION				
C12	105.33	8.67	912.55	
C13	8.17	17.00	138.89	
C14	8.17	17.00	138.89	
C15	29.30	37.00	1084.10	
C16	6.00	8.83	52.98	
C17	28.58	16.50	471.57	
			SUB TOTAL	2588.98
			TOTAL GROSS AREA	25161.33

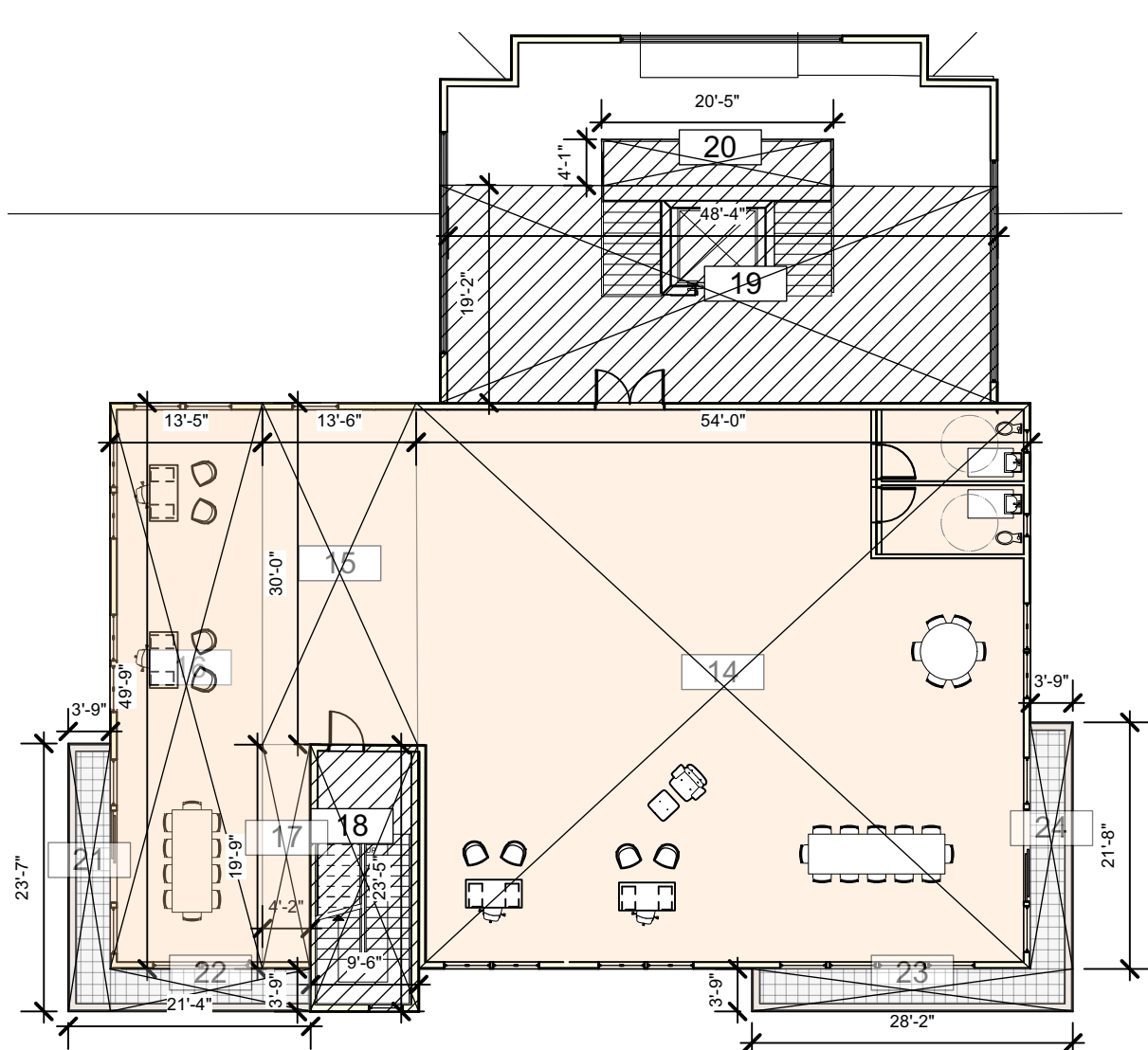
1 EXISTING OFFICES GROSS AREA CALCULATIONS



NEW OFFICES FIRST FLOOR

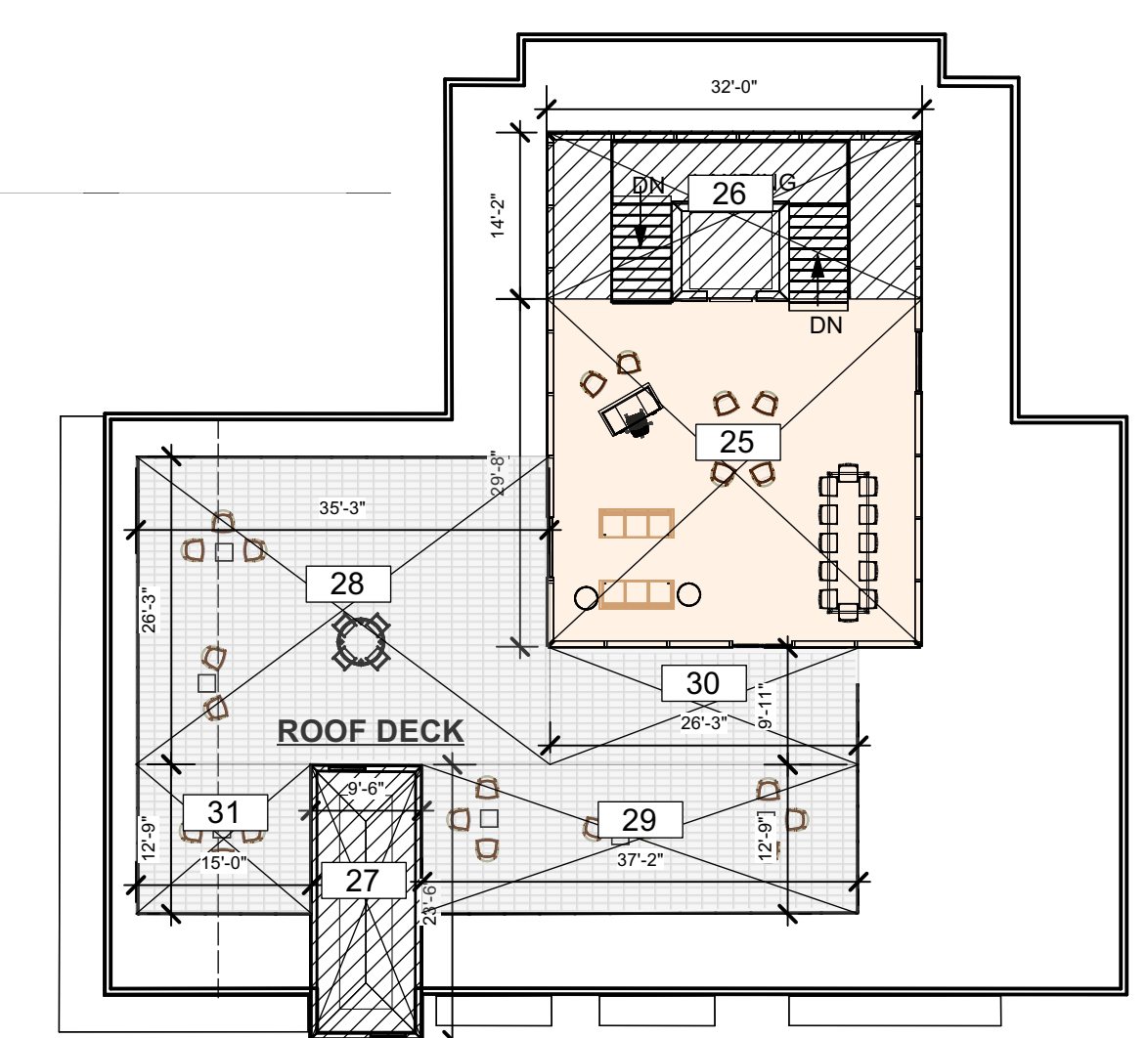


NEW OFFICES SECOND FLOOR



NEW OFFICES THIRD FLOOR

2 NEW OFFICES GROSS AREA CALCULATIONS

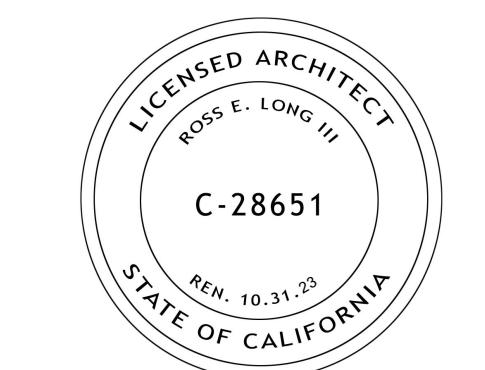


NEW OFFICES FOURTH FLOOR PENTHOUSE

NEW OFFICE SPACE
 CIRCULATION (STAIR, LOBBY, PUBLIC BATH, PORTICO, ALLEY)
 BALCONY/DECK

NEW OFFICES GROSS BUILDING AREAS				
SPACE NO	WIDTH	LENGTH	AREA SQ. FT.	TOTALS SQ. FT.
FIRST FLOOR				
COMMERCIAL SPACE				
1	49.77	53.86	2680.96	
2	13.51	30.31	409.48	
3	13.40	49.81	667.35	
			SUB TOTAL	3757.79
CIRCULATION				
4	3.74	9.58	35.83	
5	13.51	19.48	263.21	
6	19.60	51.91	1017.13	
			SUB TOTAL	1316.17
SECOND FLOOR				
COMMERCIAL SPACE				
7	49.77	53.86	2681.02	
8	13.57	30.30	411.00	
9	13.40	49.78	666.96	
			SUB TOTAL	3758.98
CIRCULATION				
10	4.38	19.47	85.33	
11	9.18	23.22	213.09	
12	19.26	48.18	928.10	
13	4.45	20.90	93.09	
			SUB TOTAL	1319.61
THIRD FLOOR				
COMMERCIAL SPACE				
14	49.78	53.72	2674.38	
15	13.65	30.05	410.35	
16	13.40	49.78	666.97	
17	4.22	19.75	83.27	
			SUB TOTAL	3834.97
CIRCULATION				
18	5.44	23.43	127.15	
19	19.03	49.64	953.24	
20	4.10	20.40	83.56	
			SUB TOTAL	1238.06
BALCONIES				
21	3.71	23.58	87.44	
22	3.75	17.60	66.10	
23	3.74	28.21	105.41	
24	3.74	21.68	81.06	
			SUB TOTAL	340.00
FOURTH FLOOR				
COMMERCIAL SPACE				
25	29.67	32.00	949.44	
			SUB TOTAL	949.44
CIRCULATION				
26	14.31	32.01	458.20	
27	9.48	23.45	222.66	
			SUB TOTAL	680.85
			TOTAL GROSS EXCLUDING ROOF DECK	17195.87
ROOF DECK				
28	26.26	35.23	925.13	
29	15.72	37.13	472.17	
30	9.95	26.28	261.47	
31	12.76	15.00	191.29	
			SUB TOTAL	1850.06

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



ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
 PLANNING SUBMITTAL SET 10/20/2020

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP:

PROJECT:
**COMMERCIAL OFFICE
 ADDITION &
 NEW APARTMENT
 BUILDING**

ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

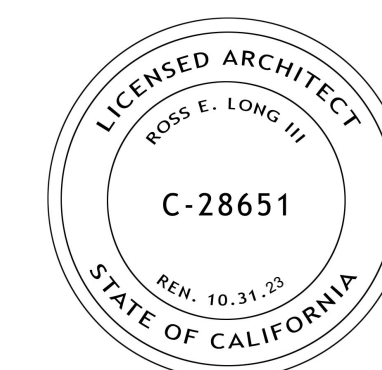
DRAWING:
GROSS AREA CALC

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PROJ. NO: MP 1 2020 SHEET STATUS:
 DWG DATE: CAD FILE: BANIQUED PINOLE NEW OFFICE 09/15/2021.vwk

PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D **AO-0.8**

DRAWN: CHKD: OF
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ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
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ARCHITECT
ch x tid prefab evolved
 8141 LASALLE AVENUE #452 - OAKLAND, CA 94611
 TOBY LONG, AIA - 415.965.6039 - TOBY@CHXTID.COM

MODULAR FABRICATOR

APPROVAL STAMP:

PROJECT:
**COMMERCIAL OFFICE
 ADDITION &
 NEW APARTMENT
 BUILDING**

ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

DRAWING:
SHADOW STUDY

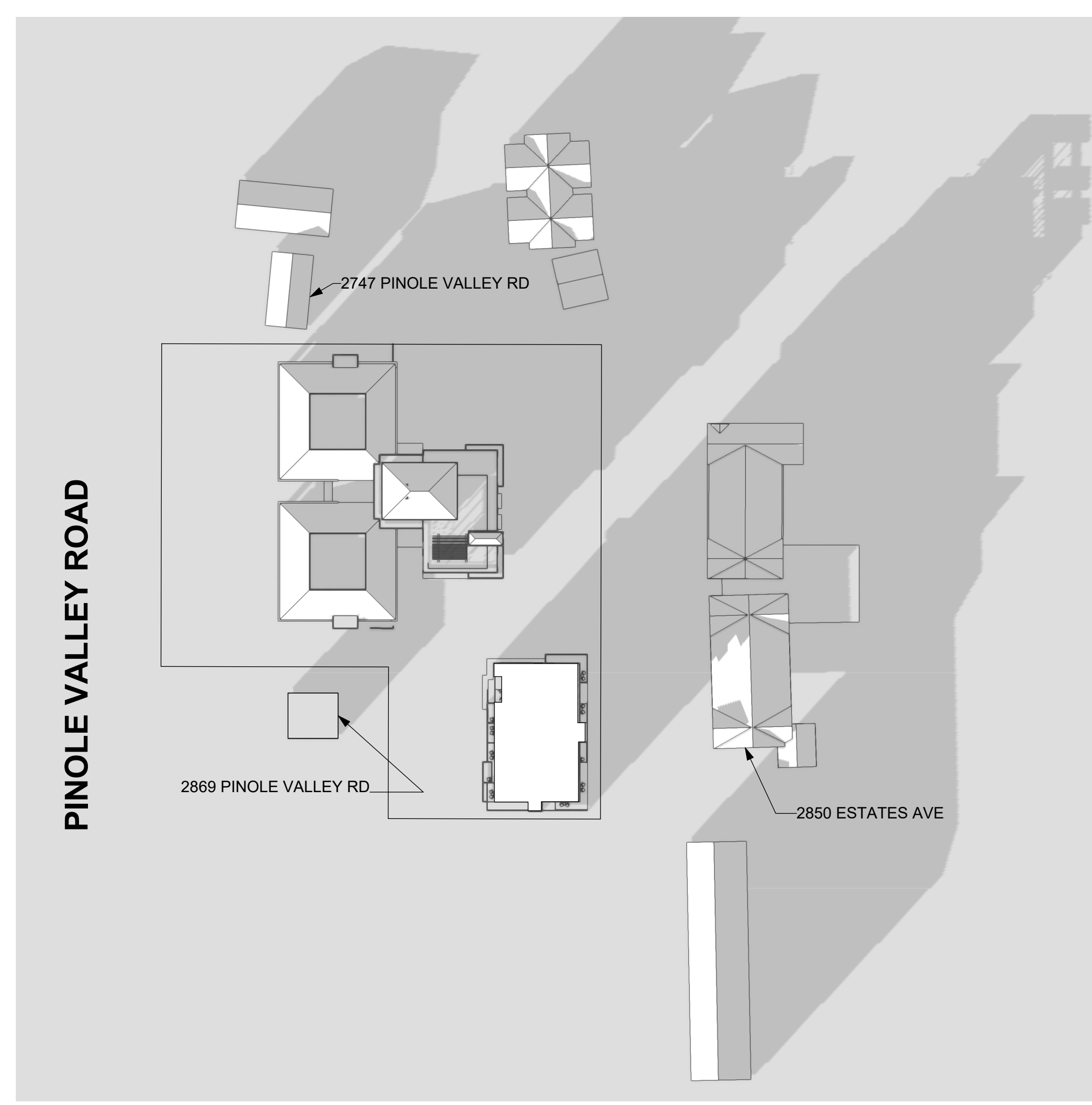
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PROJ. NO: MP 1 2020 SHEET STATUS:
 DWG DATE: CAD FILE: BANIQUED PINOLE NEW OFFICE 09152021.vsw

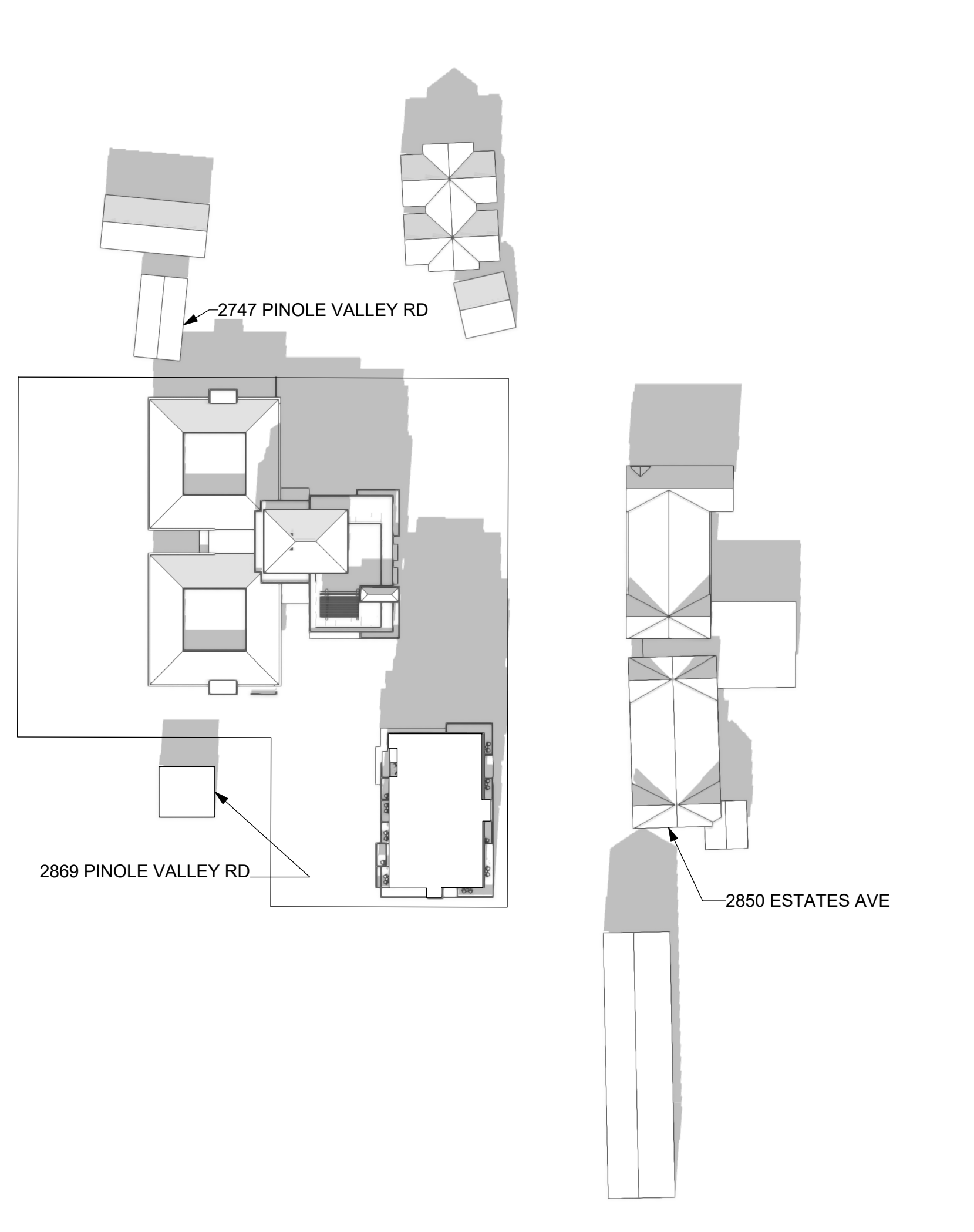
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 ORIGINAL SHEET SIZE: US Arch D

DRAWN: CHKD: OF
AO-0.9

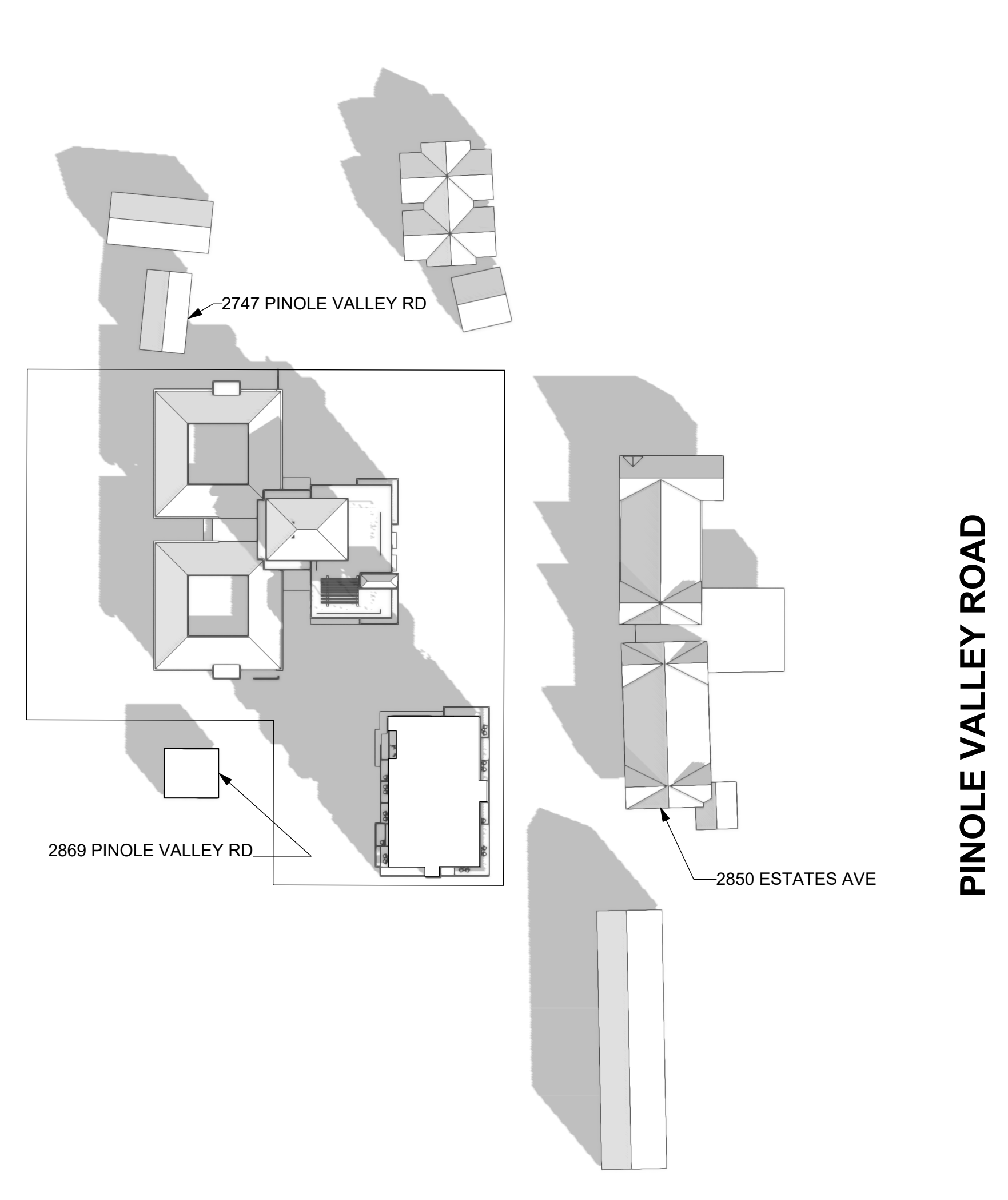
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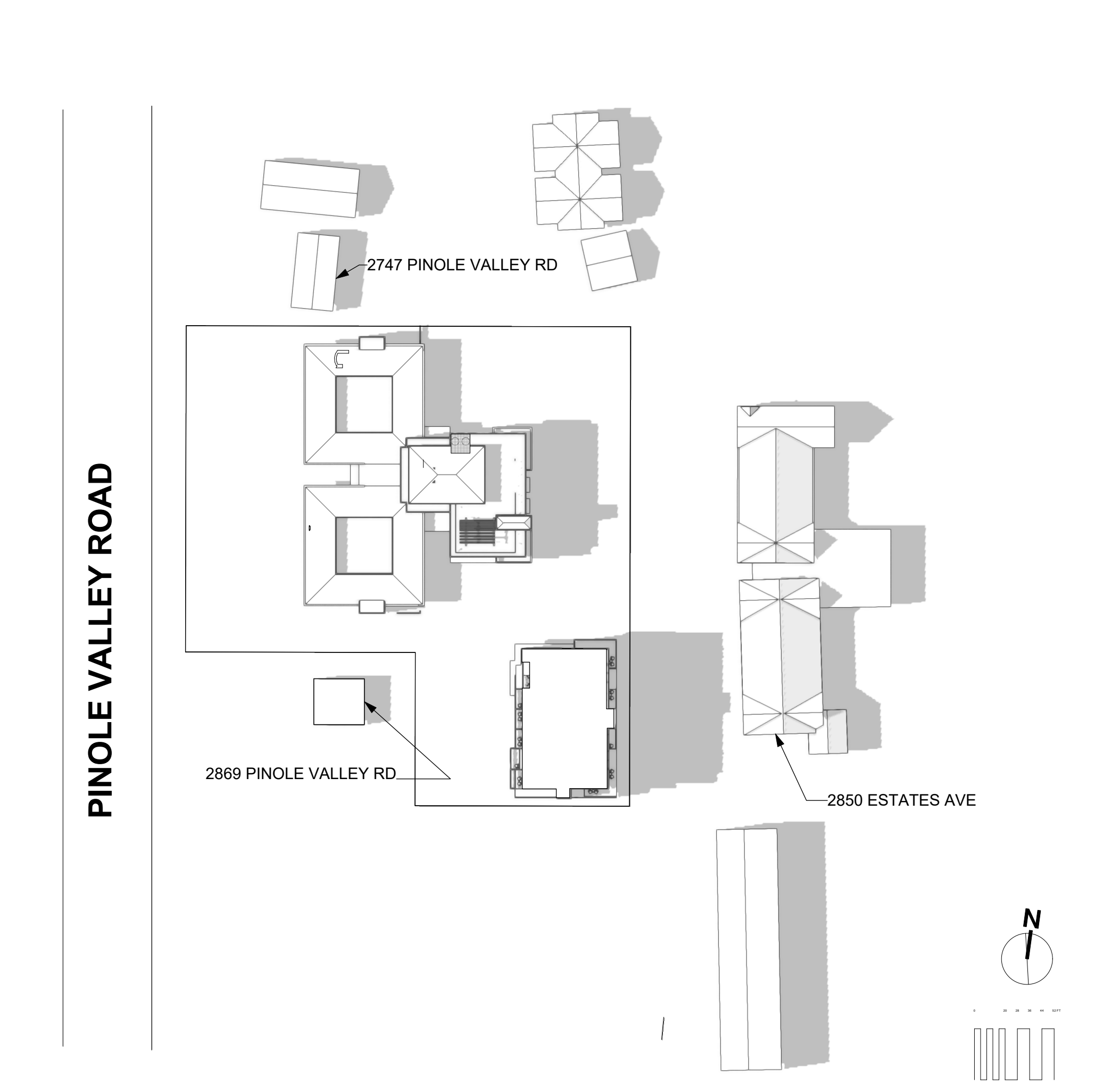
3 DECEMBER 21 - 4 PM



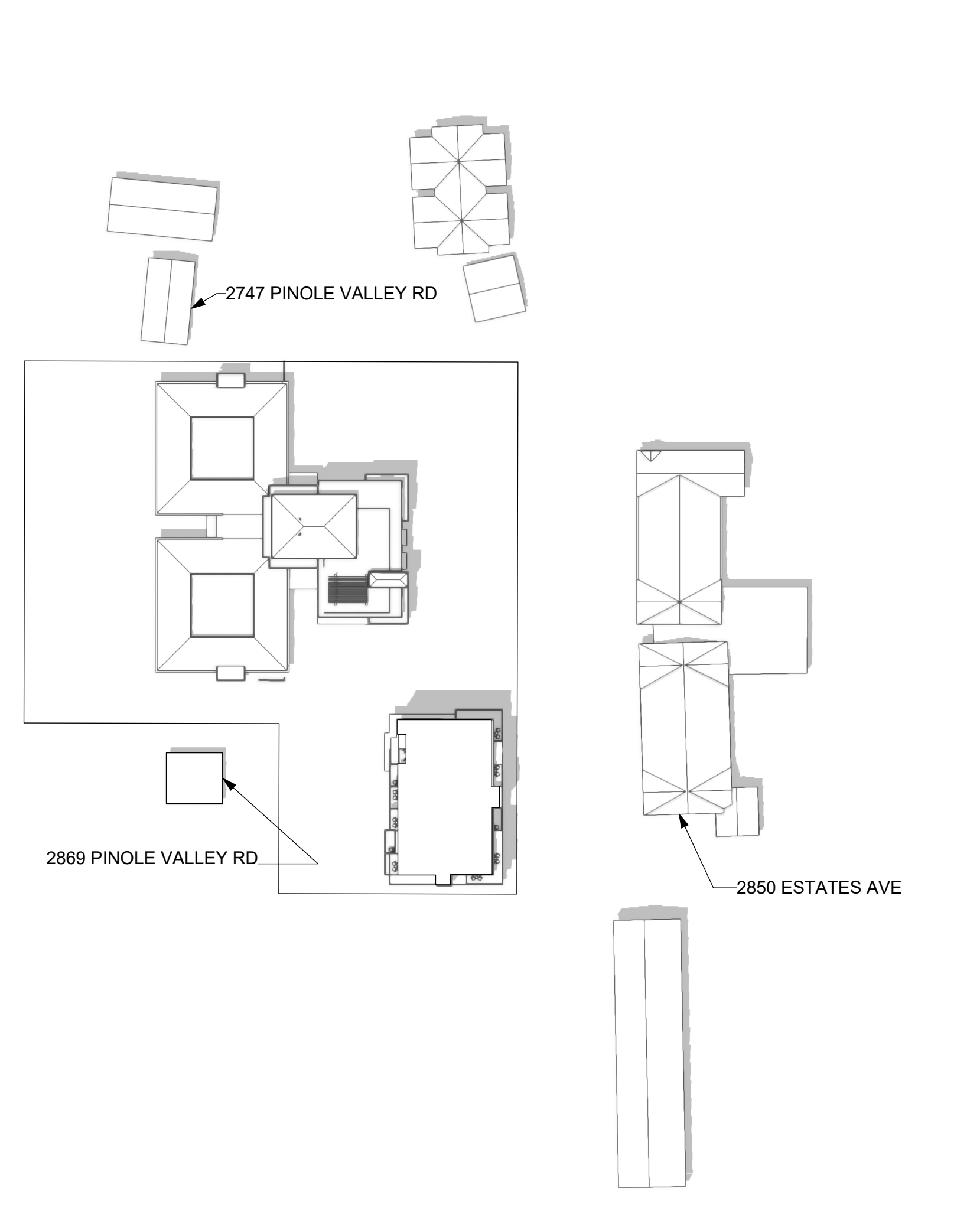
2 DECEMBER 21 - 1 PM



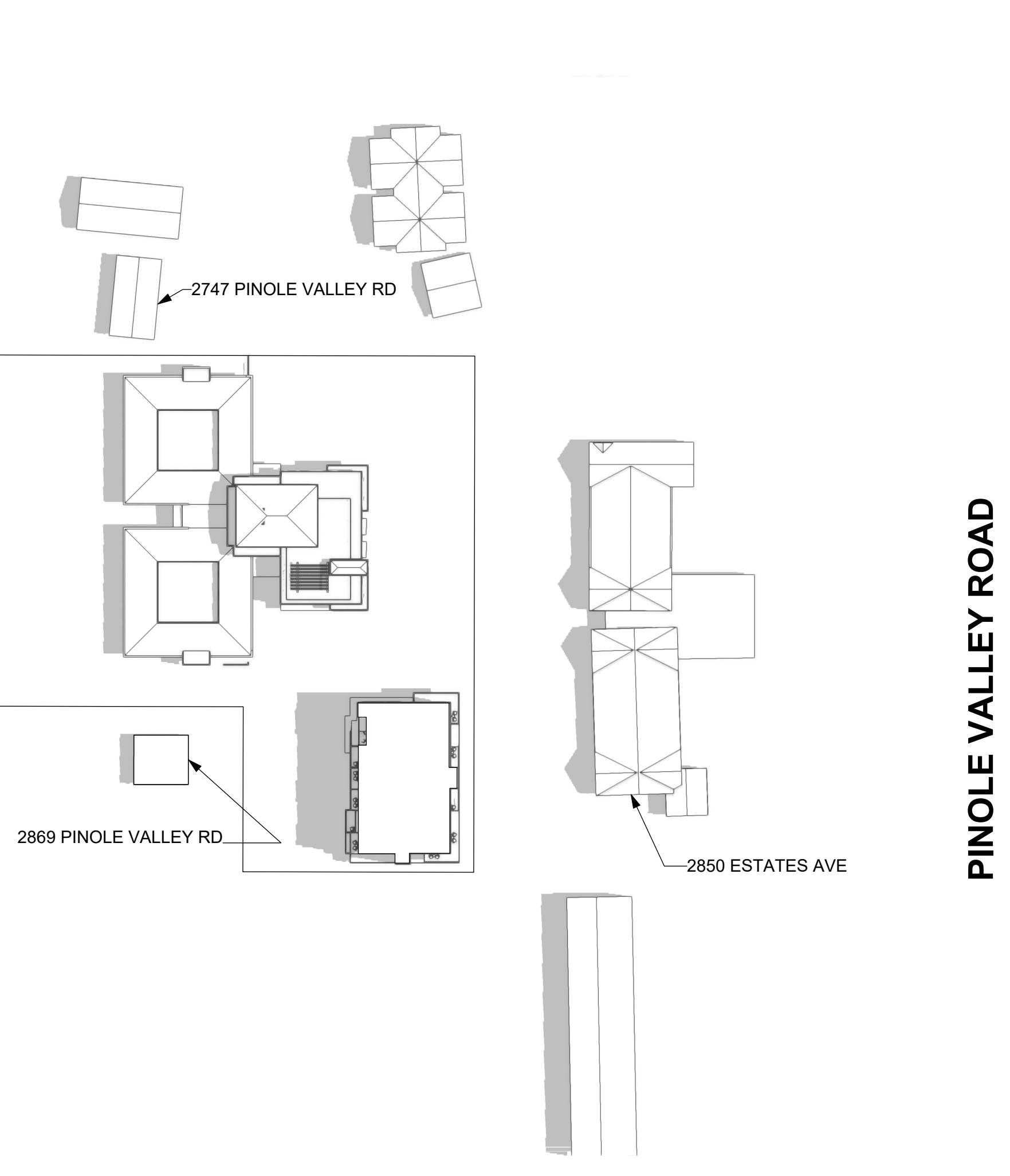
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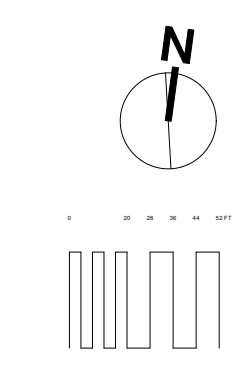
6 JUNE 21 - 4 PM



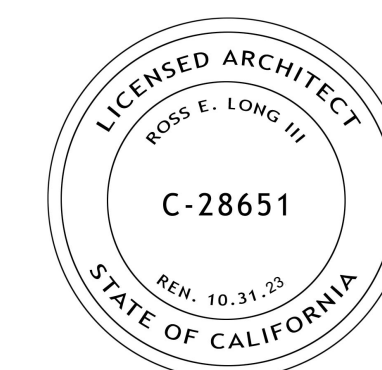
5 JUNE 21 - 1 PM



4 JUNE 21 - 10 AM



Scale: 1:800



ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
 PLANNING SUBMITTAL SET 10/20/2020

ARCHITECT

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 prefab evolved

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 TOBY LONG, AIA - 415.965.6039 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP:

PROJECT:
**COMMERCIAL OFFICE
 ADDITION &
 NEW APARTMENT
 BUILDING**

ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

DRAWING:
SITE PLAN

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PROJ. NO: MP 1 2020 SHEET STATUS:
 DWG DATE: CAD FILE: BANIQUED PINOLE-NEW OFFICE 09/15/2021.vsw

PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D

DRAWN: CHKD: **AO.1.0**

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

PARKING CALCULATION				
AUTO PARKING				
EXISTING COMMERCIAL 25,161 SF				
SPACE TYPE (NET RENTABLE AREA)	AUTO PARKING (1 REQ/100 SF)	FOOD SERVICE (1 REQ/100 SF)	AUTO PARKING SERV/RETAIL (1 REQ/250 SF)	AUTO PARKING OFFICE (1 REQ/250 SF)
DONUT SHOP (670 SF)	0	0	0	0
RETAIL (4,864 SF)	0	23	0	0
DENTAL (1,554 SF)	0	7	0	0
OFFICE (9,317 SF)	0	0	38	0
TOTAL EXISTING COMMERCIAL PARKING REQUIRED	0	30	38	0
NEW COMMERCIAL 17,280 SF				
SPACE TYPE (NET RENTABLE AREA)	AUTO PARKING (1 REQ/100 SF)	FOOD SERVICE (1 REQ/100 SF)	AUTO PARKING SERV/RETAIL (1 REQ/250 SF)	AUTO PARKING OFFICE (1 REQ/250 SF)
BANK (3,574 SF)	0	0	0	12
OFFICES (8,293 SF)	0	0	34	0
TOTAL NEW COMMERCIAL PARKING REQUIRED	0	0	34	12
NEW RESIDENTIAL 27,980 SF				
UNIT TYPE (QUANTITY)	STUDIO PARKING (1.0 REQ/UNIT)	1 BED PARKING (1.0 REQ/UNIT)	2 BED PARKING (1.5 REQ/UNIT)	AUTO PARKING BANK (1 REQ/300 SF)
STUDIO (12)	12	0	0	0
1 BED (11)	0	11	0	0
2 BED (6)	0	0	9	0
TOTAL NEW RESIDENTIAL PARKING REQUIRED	12	11	9	0
PER RESIDENTIAL DENSITY BONUS PARKING STANDARDS				
TOTAL AUTO PARKING REQUIRED 152				
TOTAL AUTO PARKING PROVIDED 123 DEFICIT 29				

USE DESIGNATION	COMMERCIAL BIKE PARKING (1 REQ/10,000 SF)	RESIDENTIAL BIKE PARKING (1 REQ/4 UNITS)
COMMERCIAL (42,441 SF)	5	0
RESIDENTIAL (28 UNITS)	0	8
TOTAL BIKE PARKING REQUIRED 13	5	8

USE DESIGNATION	COMMERCIAL BIKE PARKING (1 REQ/10,000 SF)	RESIDENTIAL BIKE PARKING (1 REQ/4 UNITS)
COMMERCIAL (42,441 SF)	5	0
RESIDENTIAL (28 UNITS)	0	8
TOTAL BIKE PARKING PROVIDED 66 SURPLUS 53	5	8

RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66

RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66

RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66

RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66

RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66

RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66

RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66

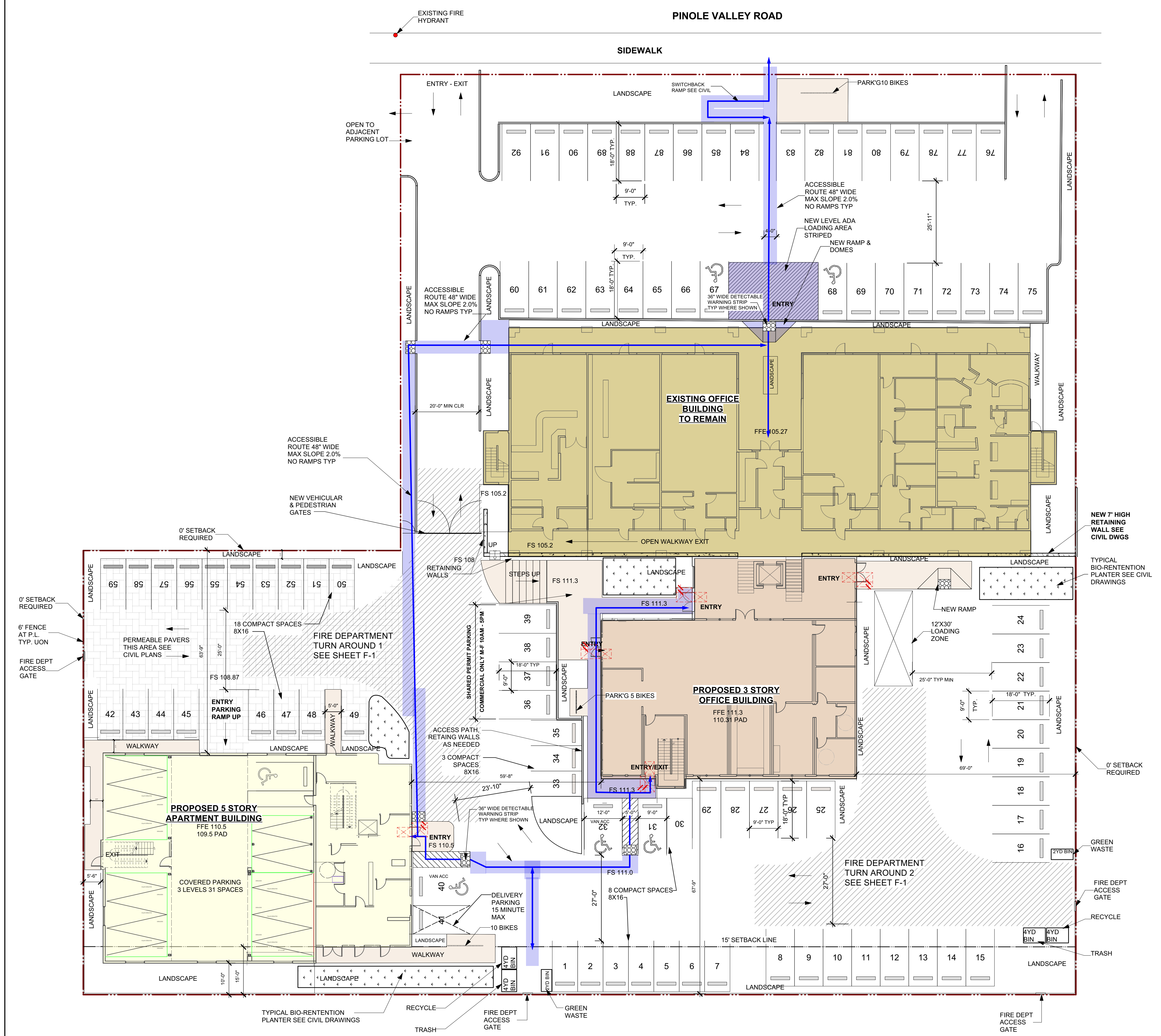
RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66

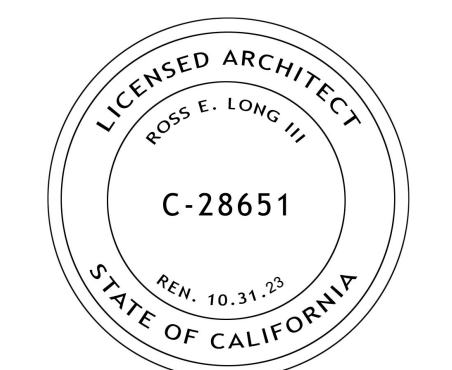
RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66

RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66

RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66

RESIDENTIAL INDOOR (LONG TERM)	COMMON	PRIVATE IN UNITS	RESIDENTIAL OUTDOOR (SHORT TERM)	COMMERCIAL OUTDOOR (SHORT TERM)	TOTAL
12	29	10	15	66	66





ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
 PLANNING SUBMITTAL SET 10/20/2020

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 TOBY LONG, AIA - 415.955.6039 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP:

PROJECT:
**COMMERCIAL OFFICE
 ADDITION &
 NEW APARTMENT
 BUILDING**

ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

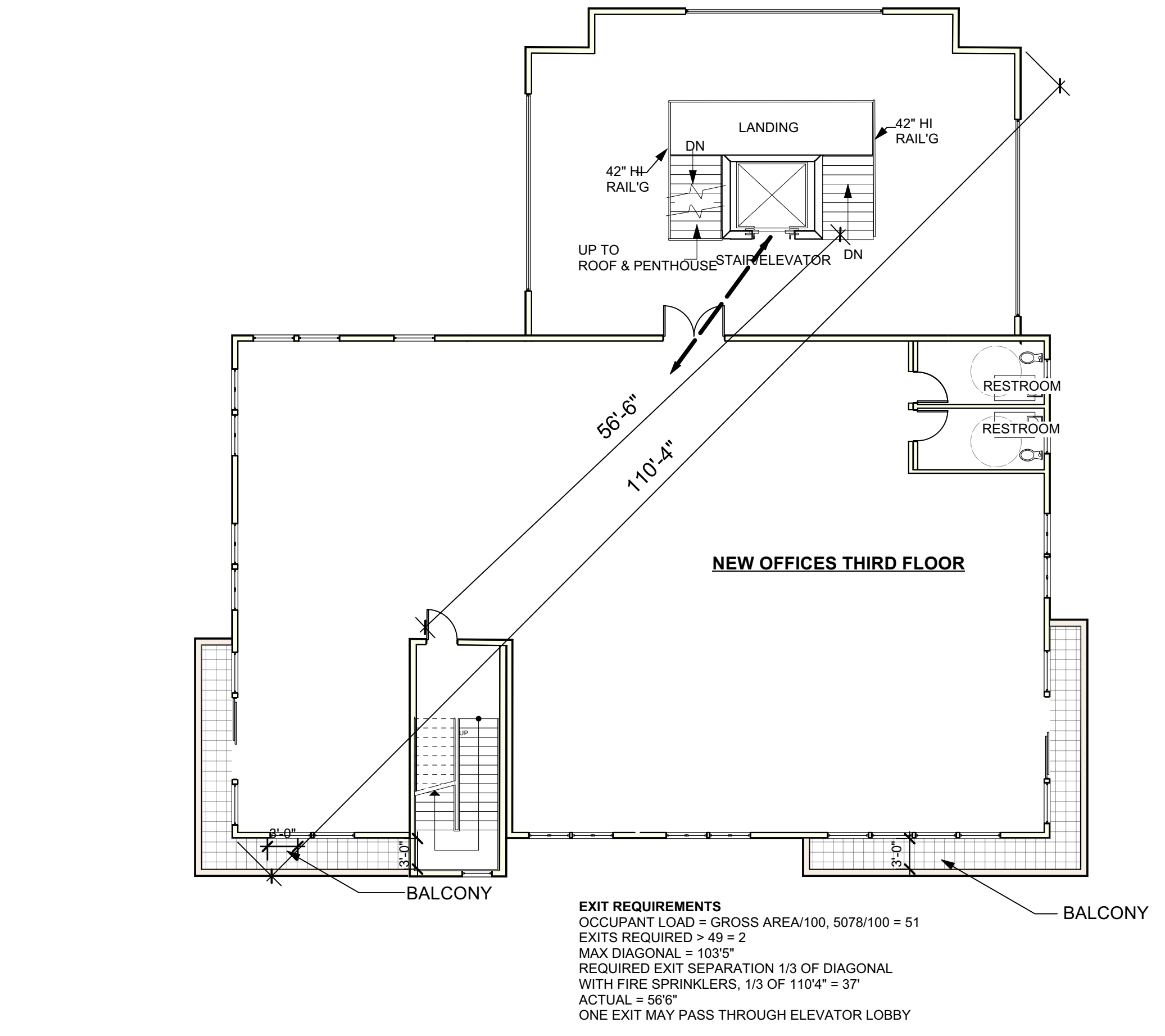
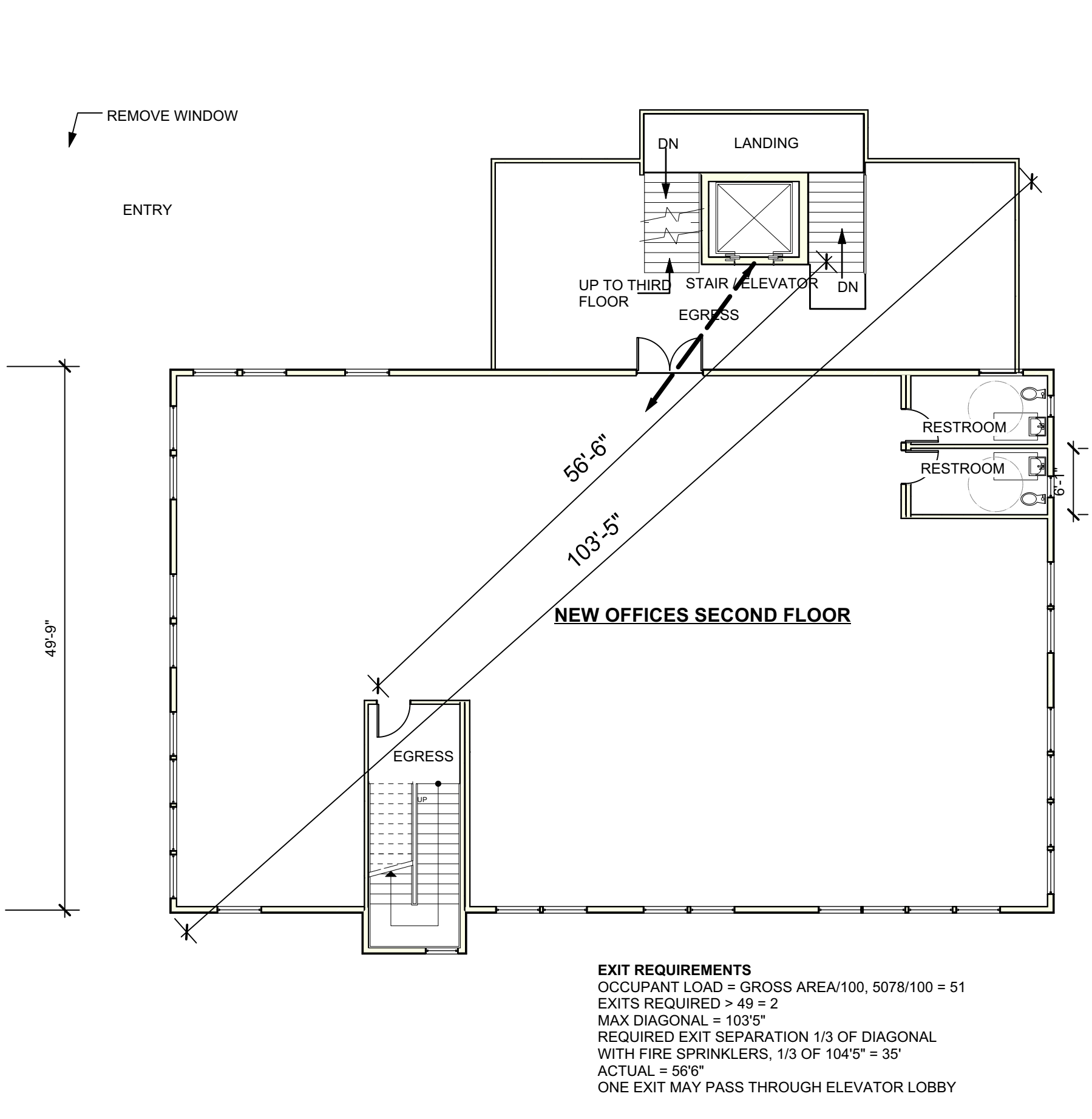
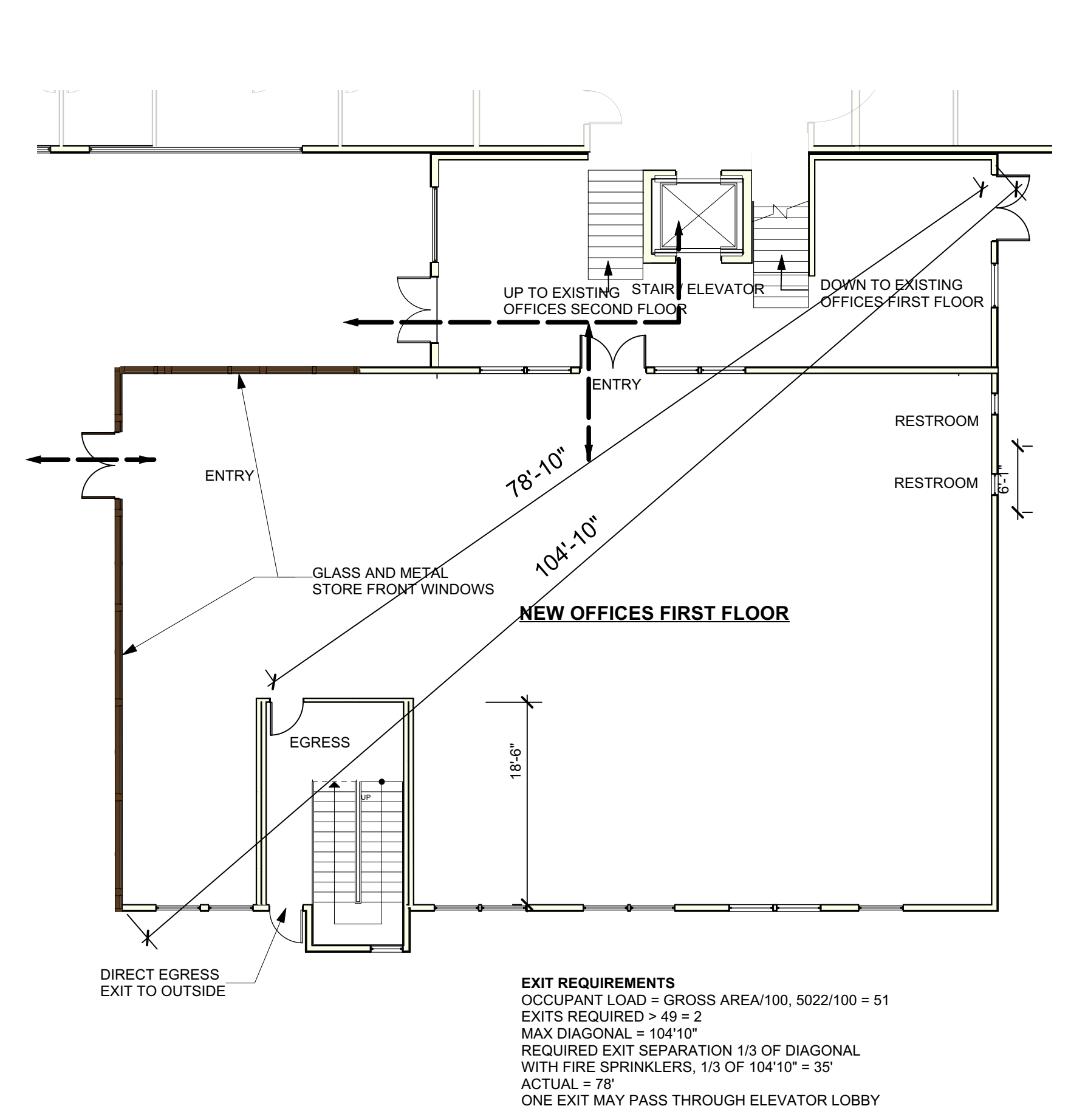
DRAWING:
ACCESSIBLE PATHS/EGRESS

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PROJ. NO: MP 1 2020 SHEET STATUS:
 DWG DATE: CAD FILE: BANIQUED PINOLE NEW OFFICE 09152021.rvt

ORIGINAL SHEET SIZE: US Arch D
 DRAWN: CHKD: OF

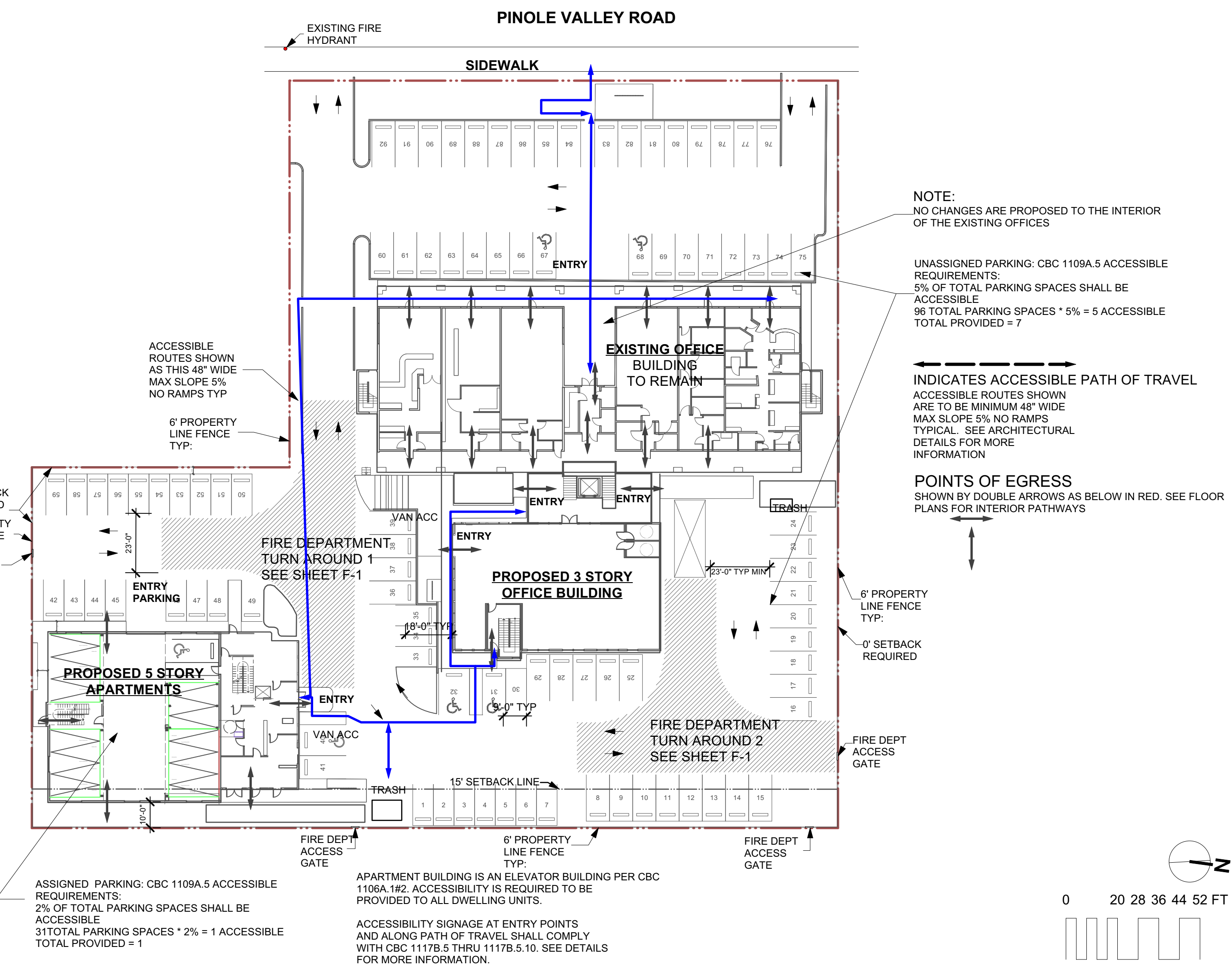
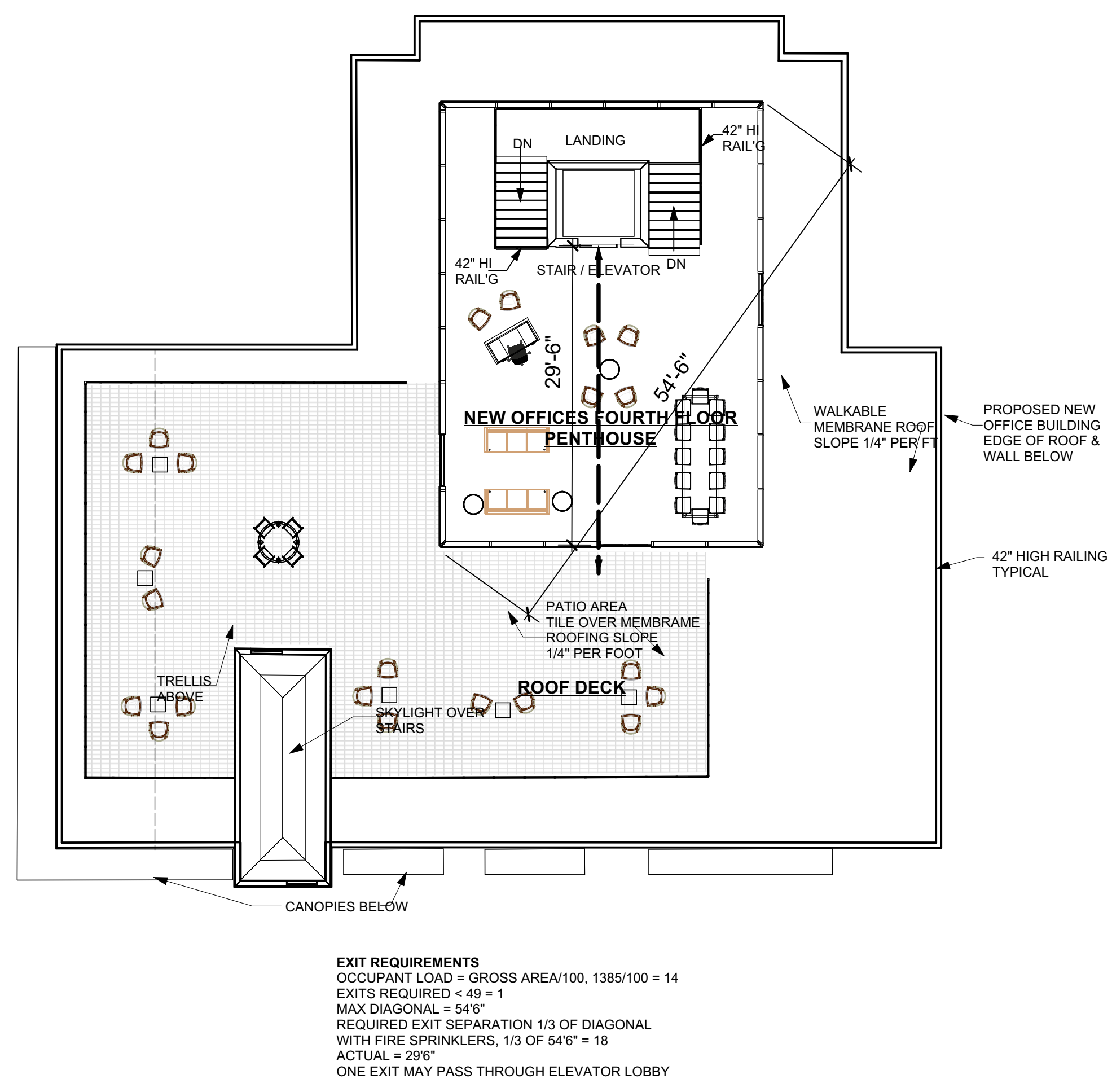
AO-1.1



2 ACCESSIBLE PATH FIRST FLOOR

3 ACCESSIBLE PATH SECOND FLOOR

4 ACCESSIBLE PATH THIRD FLOOR



5 ACCESSIBLE PATH ROOF PLAN

1 ACCESSIBLE PATH SITE PLAN

Scale: 1/32" = 1'-0"

Scale: 3/32" = 1'-0"

Scale: 1/32" = 1'-0"

TOPOGRAPHIC SURVEY

2801 PINOLE VALLEY ROAD

PINOLE, CA 94564

APN 360-010-029-5



VICINITY MAP
N.T.S.

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REVISIONS:	BY:

PREPARED FOR:
PINOLE VALLEY PARTNERS, LLC
2801 PINOLE VALLEY ROAD
PINOLE, CA 94564

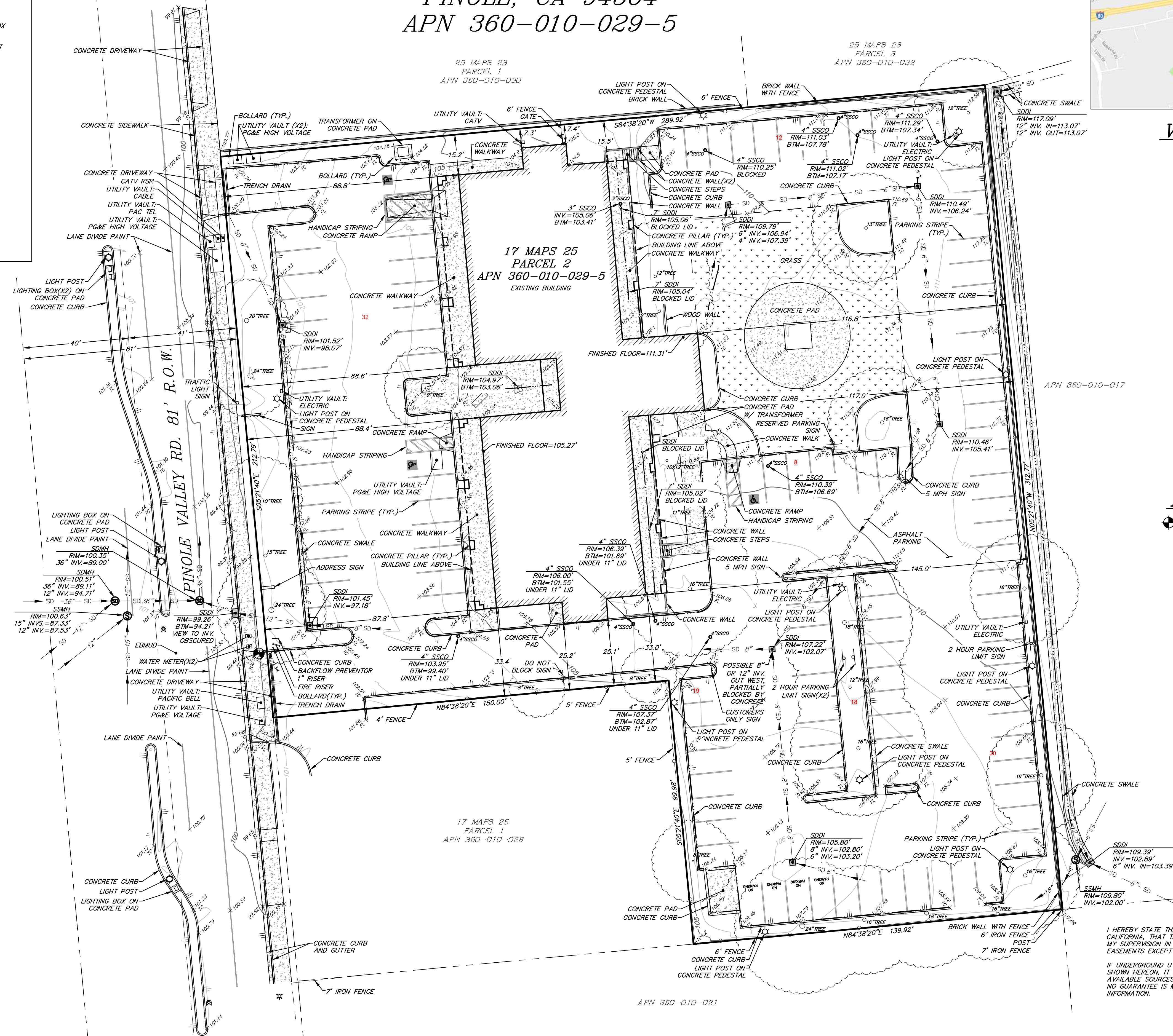
PARCEL 2, 17 MAPS 25
TOPOGRAPHIC SURVEY
IN THE CITY OF PINOLE, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

DATE	3/20/19
SCALE	1"=20'
DRAWN	TJP
JOB NO.	09.1988
DWG	1
SHEET	1 OF 1

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- FLOWLINE
- EDGE OF PAVEMENT
- FENCE
- IRON FENCE
- SEWER LINE
- STORM DRAIN
- EXISTING GROUND CONTOUR & ELEVATION
- EXISTING GROUND SPOT ELEVATION
- LIGHT POST
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER CLEANOUT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- R.O.W. RIGHT OF WAY
- FL FLOWLINE
- TC TOP OF CURB

TREE SIZE WITH DRIPLINE
NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.



PARCEL 2
75,681 sq. ft.
1.74 ACRES

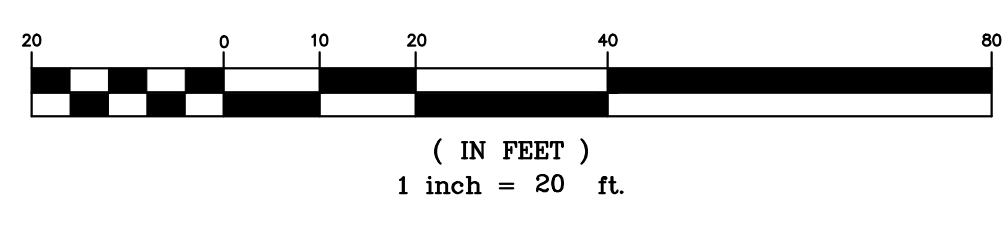
BENCHMARK
PROJECT BENCHMARK IS BASED ON ASSUMED ELEVATION AT CUT X IN SIDEWALK SOUTH DRIVEWAY
ELEVATION=100.00'

OWNER
PINOLE VALLEY PARTNERS, LLC
2801 PINOLE VALLEY ROAD
PINOLE, CA 94564

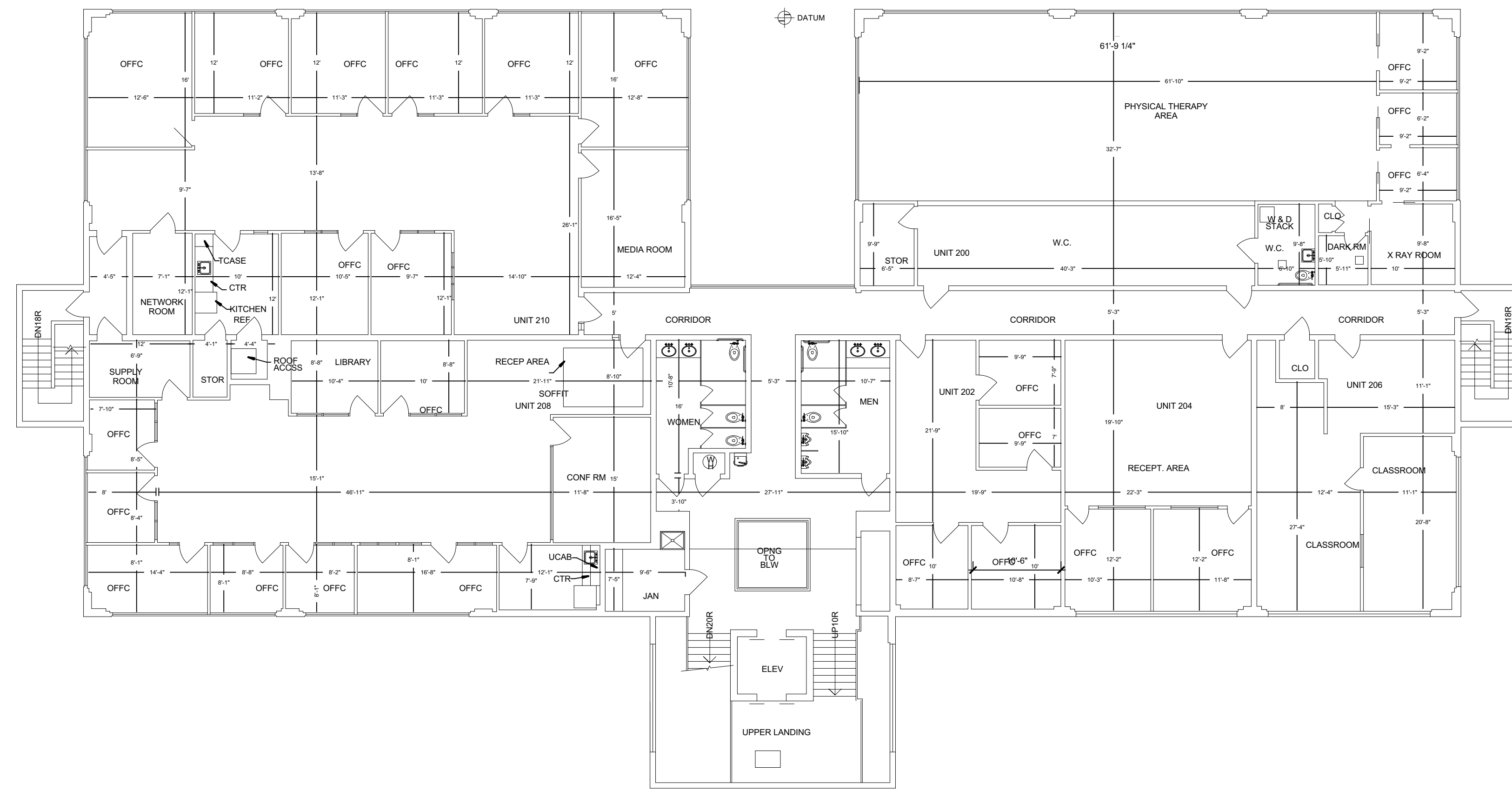
I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN MARCH 2019, AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.
IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.



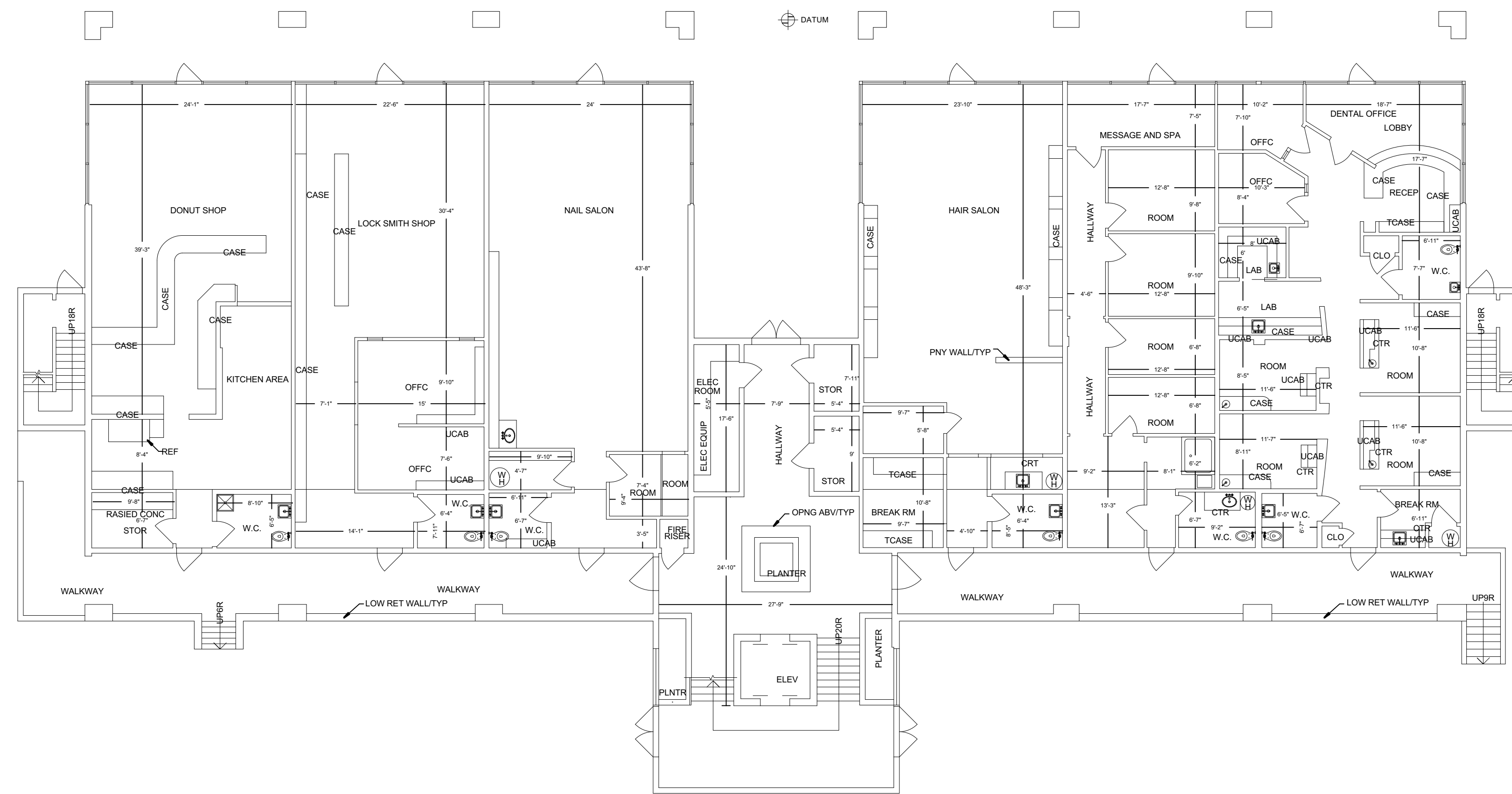
SCALE: 1"=20'
CONTOUR INTERVAL: 1'
GRAPHIC SCALE



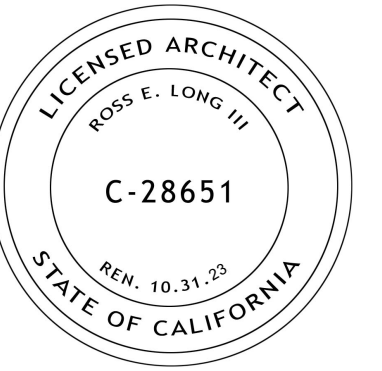
2: 109 R/WC19-1988 Pinole Valley Rd, ACAD109.1988 Topo.dwg Aug 11, 2020 11:52am, trid



2 EXISTING OFFICES SECOND FLOOR PLAN



1 EXISTING OFFICES FIRST FLOOR PLAN



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MODULAR FABRICATOR

APPROVAL STAMP:

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 SUITE 210 PINOLE, CA 94564**

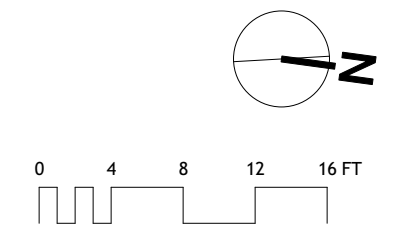
DRAWING:
EXISTING OFFICE PLANS

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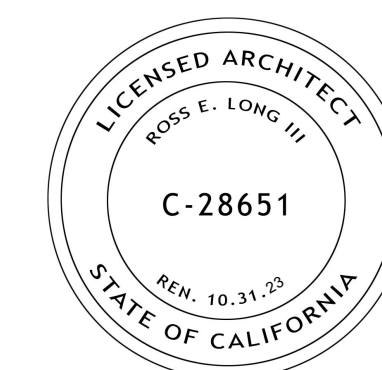
PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D

DRAWN: CHKD: OF



SCALE: 3/32" = 1'-0"

AO-1.3



ISSUE DATE:
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 PLANNING SUBMITTAL SET 10/20/2020

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CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

DRAWING:
BASEMENT PLAN

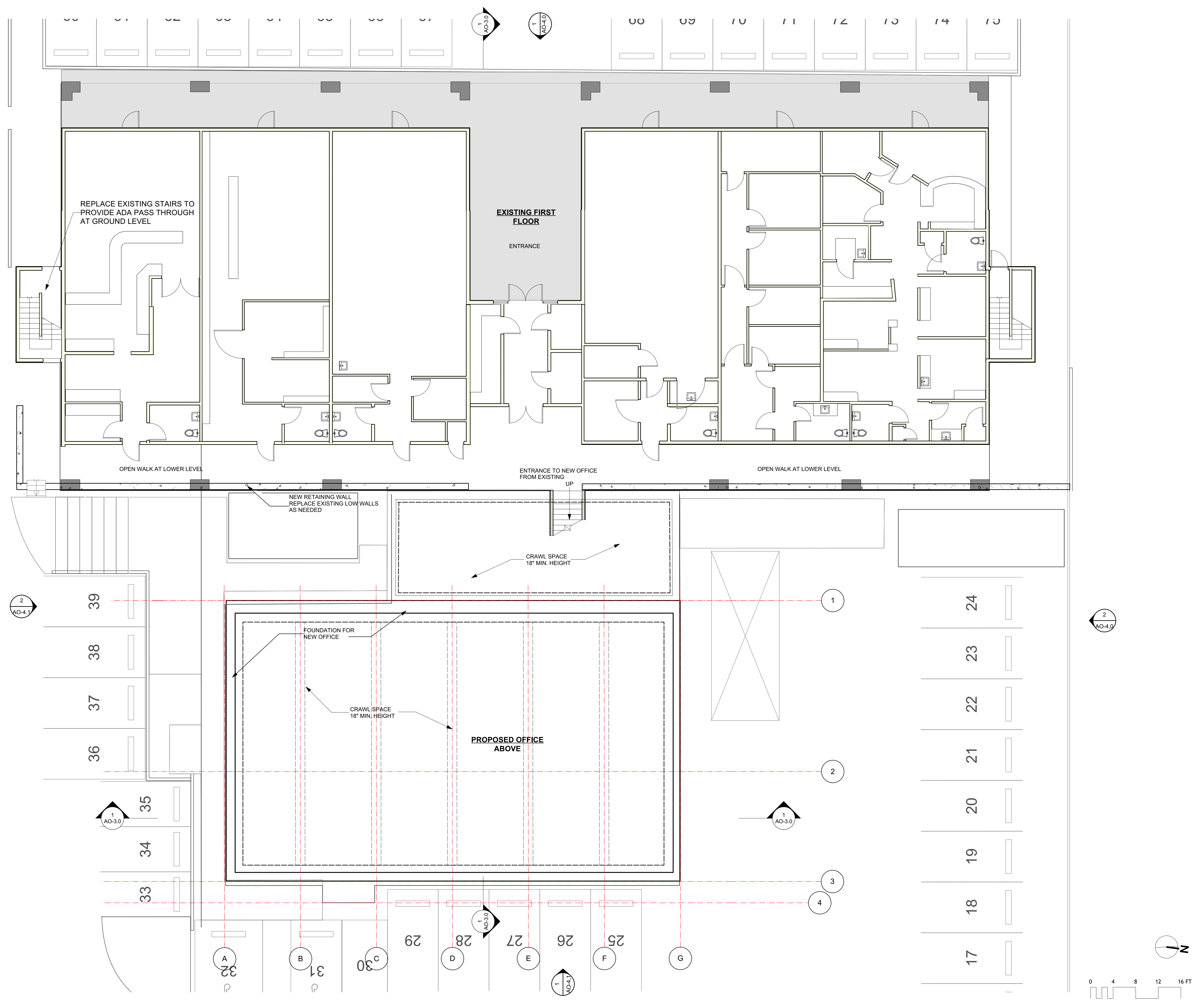
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PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D **AO-2.0**

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DRIVEWAY

REPLACE EXISTING STAIRS TO PROVIDE ADA PASS THROUGH AT GROUND LEVEL

EXISTING FIRST FLOOR

ENTRANCE

OPEN WALK AT LOWER LEVEL

ENTRANCE TO NEW OFFICE FROM EXISTING UP

OPEN WALK AT LOWER LEVEL

NEW RETAINING WALL REPLACE EXISTING LOW WALLS AS NEEDED

CRAWL SPACE 18" MIN. HEIGHT

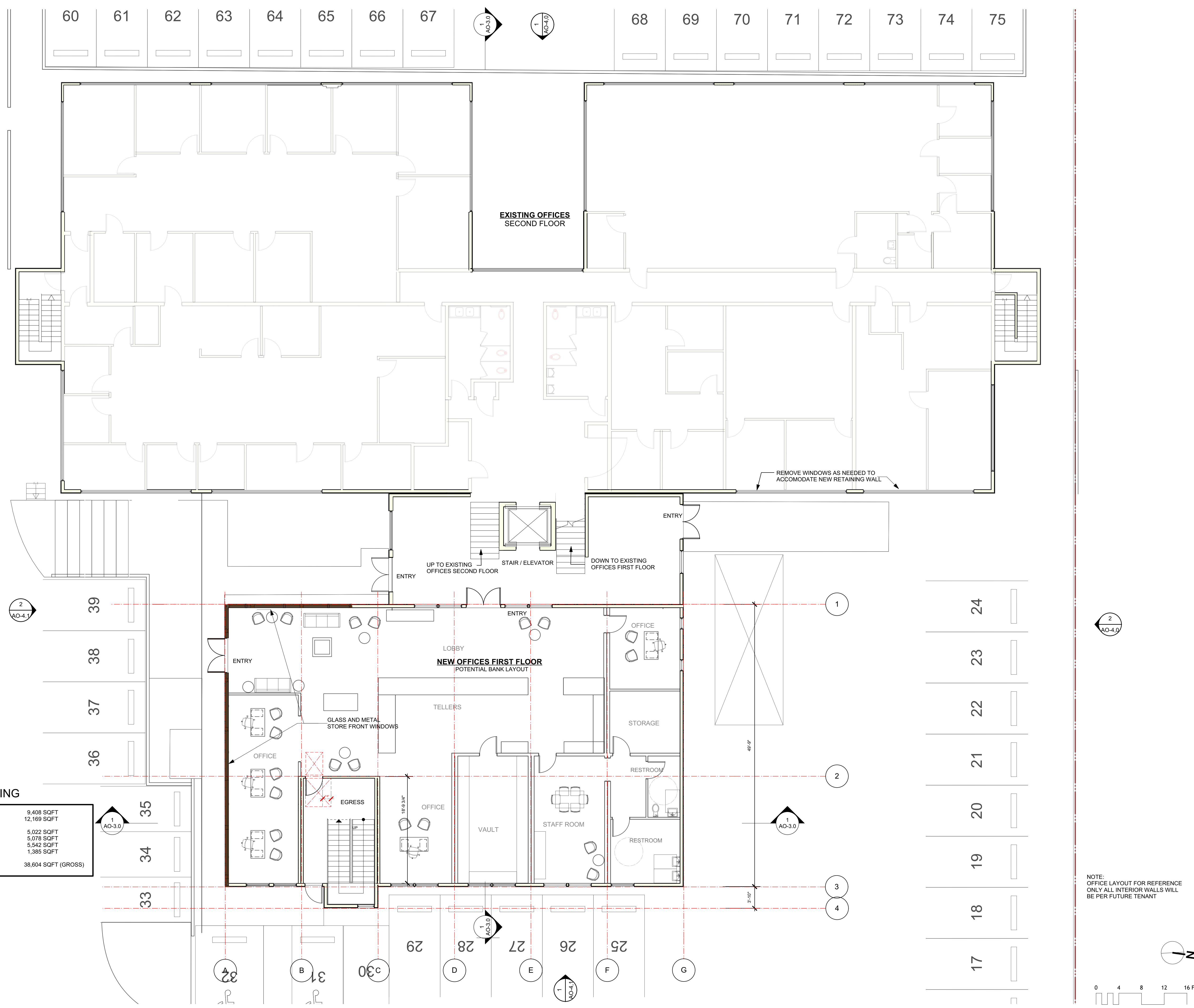
CRAWL SPACE 18" MIN. HEIGHT

PROPOSED OFFICE ABOVE

FOUNDATION FOR NEW OFFICE

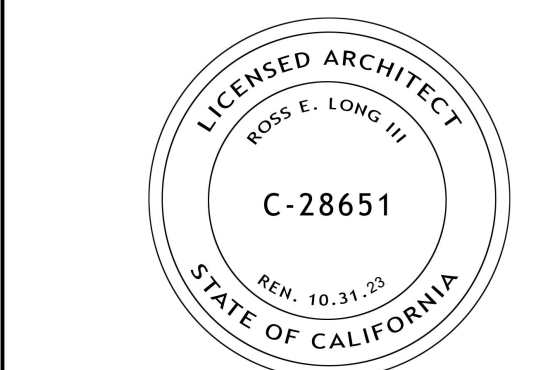
1 NEW OFFICES FOUNDATION & EXISTING FIRST FLOOR

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



OFFICE BUILDING

EXISTING LEVEL 1	9,408 SQFT
EXISTING LEVEL 2	12,169 SQFT
NEW LEVEL 1	5,022 SQFT
NEW LEVEL 2	5,078 SQFT
NEW LEVEL 3	5,542 SQFT
NEW LEVEL 4	1,385 SQFT
TOTAL AREA	38,604 SQFT (GROSS)



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PLANNING SUBMITTAL SET	10/20/2020

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MODULAR FABRICATOR

APPROVAL STAMP:

PROJECT:
COMMERCIAL OFFICE ADDITION & NEW APARTMENT BUILDING

ADDRESS:
2801 PINOLE VALLEY RD, PINOLE, CA

CLIENT:
BANQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564

DRAWING:
NEW OFF 1ST FLOOR PLAN

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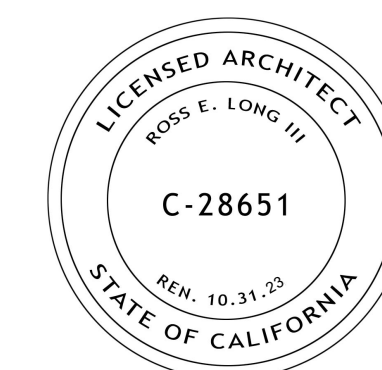
PROJ. NO:	MP 1 2020	SHEET STATUS:	
DWG DATE:		CAD FILE:	BANQUED PINOLE NEW OFFICE 09152021.rvt
PLOT DATE:		REVISION:	

ORIGINAL SHEET SIZE: US Arch D
AO-2.1

DRAWN: CHKD: OF
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1 PROPOSED NEW OFFICE GROUND FLOOR PLAN & EXISTING COMMERCIAL GROUND FLOOR

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



ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
 PLANNING SUBMITTAL SET 10/20/2020

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APPROVAL STAMP:

PROJECT:
**COMMERCIAL OFFICE
 ADDITION &
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 ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
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 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

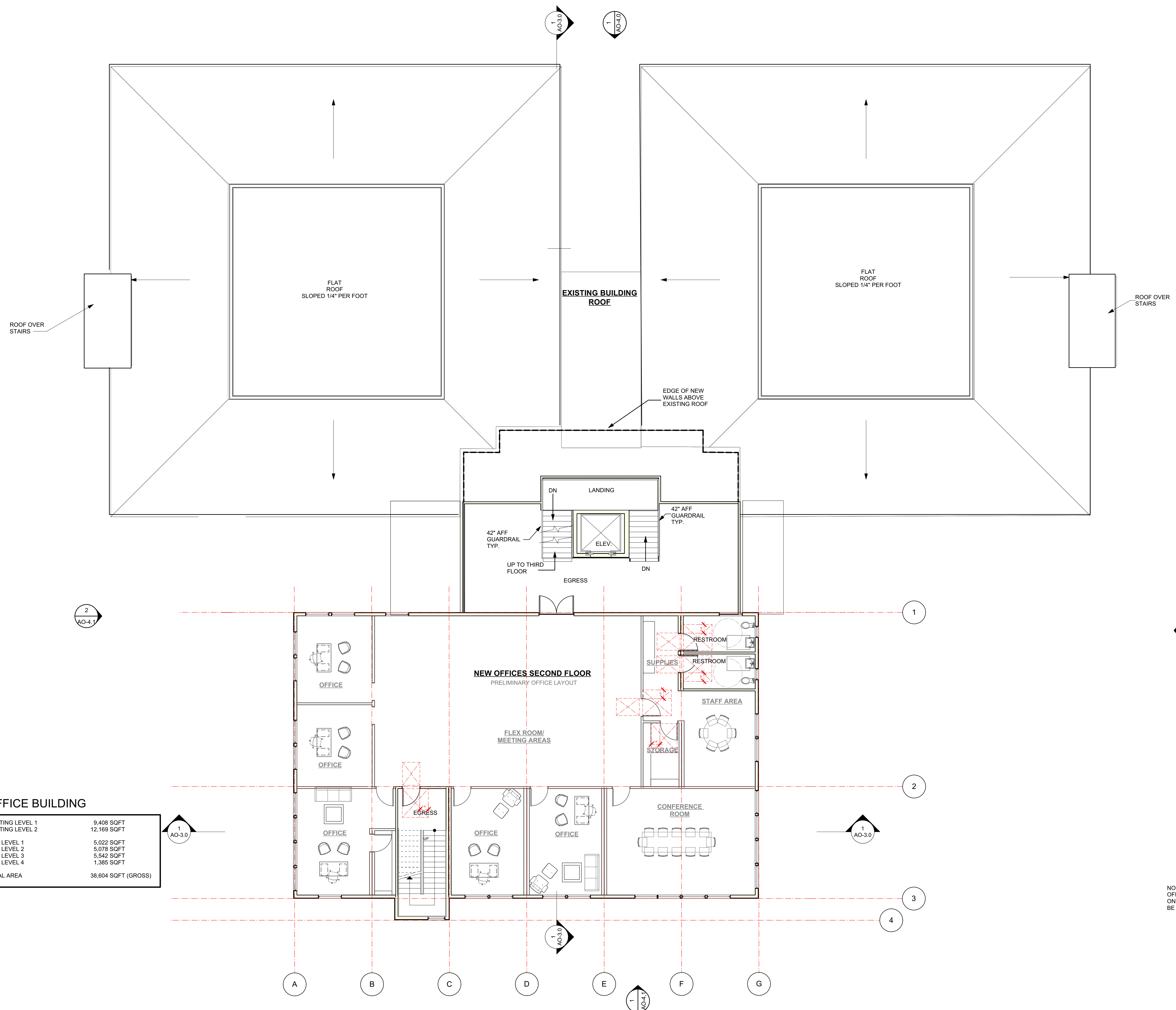
DRAWING:
NEW OFF 2ND FLOOR PLAN

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PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D **AO-2.2**

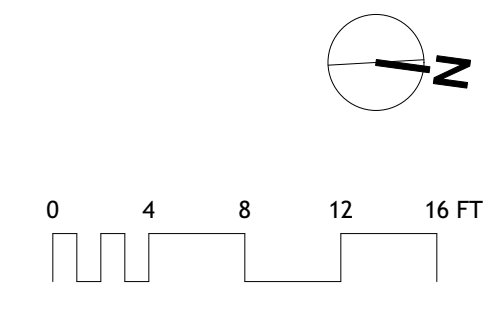
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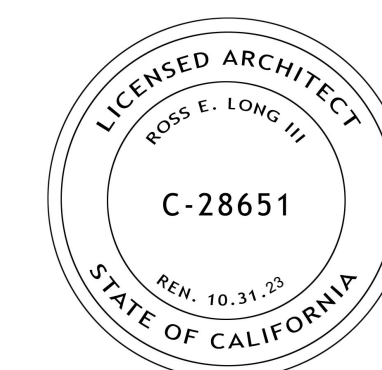


OFFICE BUILDING

EXISTING LEVEL 1	9,408 SQFT
EXISTING LEVEL 2	12,169 SQFT
NEW LEVEL 1	5,022 SQFT
NEW LEVEL 2	5,078 SQFT
NEW LEVEL 3	5,542 SQFT
NEW LEVEL 4	1,385 SQFT
TOTAL AREA	38,604 SQFT (GROSS)

NOTE:
 OFFICE LAYOUT FOR REFERENCE
 ONLY ALL INTERIOR WALLS WILL
 BE PER FUTURE TENANT





ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
 PLANNING SUBMITTAL SET 10/20/2020

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MODULAR FABRICATOR

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PROJECT:
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 PINOLE, CA**

CLIENT:
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 2801 PINOLE VALLEY ROAD
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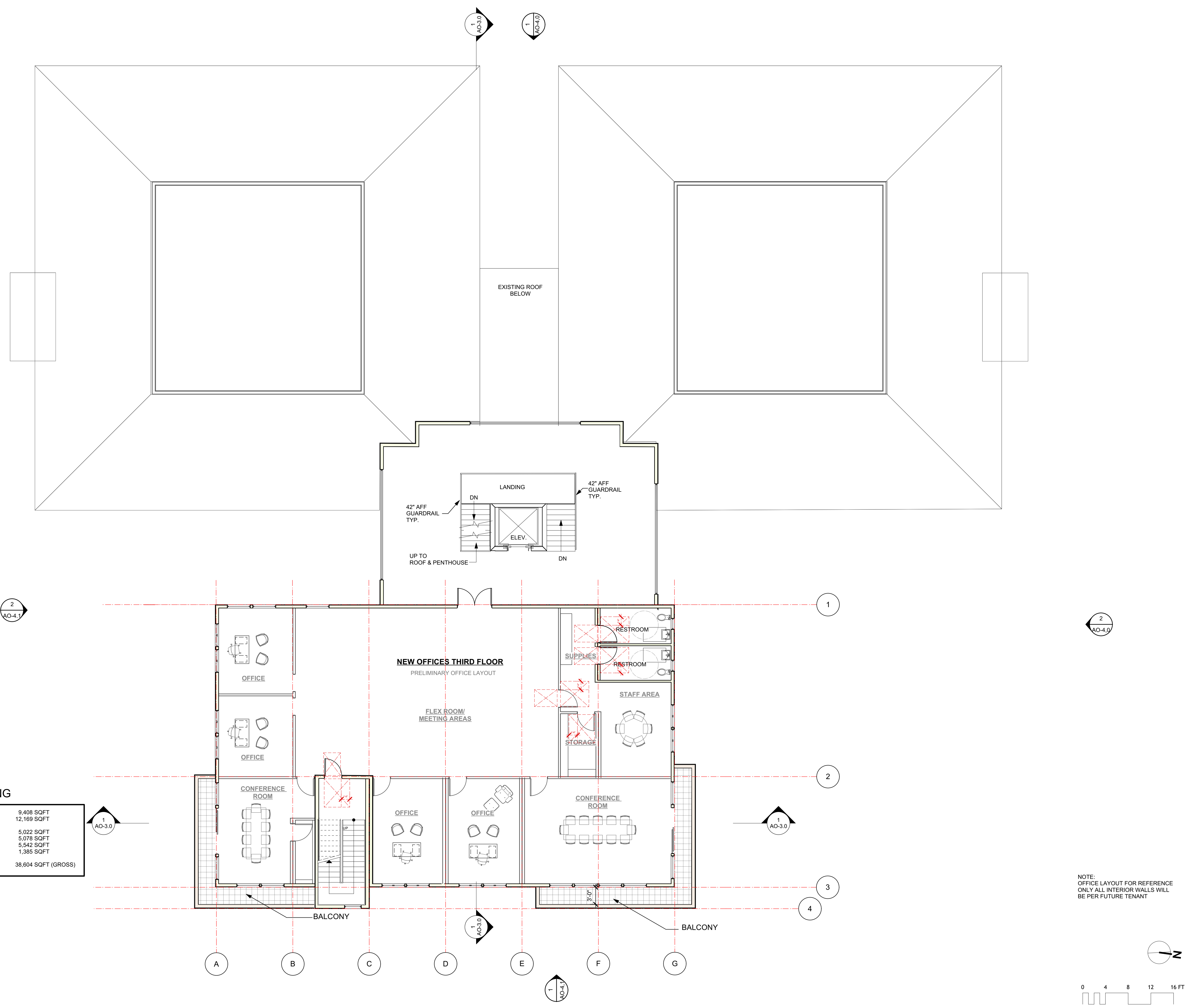
DRAWING:
NEW OFF 3TRD FLOOR PLAN

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 DWG DATE: CAD FILE: BANIQUED PINOLE NEW OFFICE 09152021.rvt

ORIGINAL SHEET SIZE: US Arch D
AO-2.3

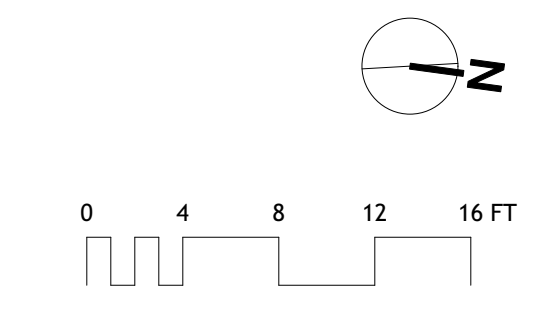
DRAWN: CHKD: OF
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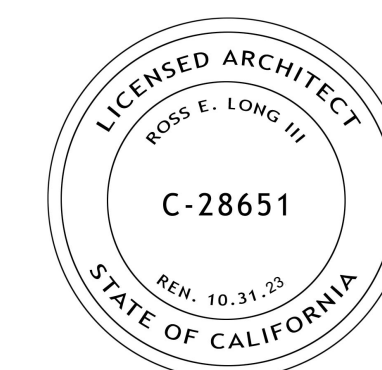
OFFICE BUILDING

EXISTING LEVEL 1	9,408 SQFT
EXISTING LEVEL 2	12,169 SQFT
NEW LEVEL 1	5,022 SQFT
NEW LEVEL 2	5,078 SQFT
NEW LEVEL 3	5,542 SQFT
NEW LEVEL 4	1,385 SQFT
TOTAL AREA	38,604 SQFT (GROSS)

NOTE:
 OFFICE LAYOUT FOR REFERENCE ONLY ALL INTERIOR WALLS WILL BE PER FUTURE TENANT



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



ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
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 2801 PINOLE VALLEY ROAD
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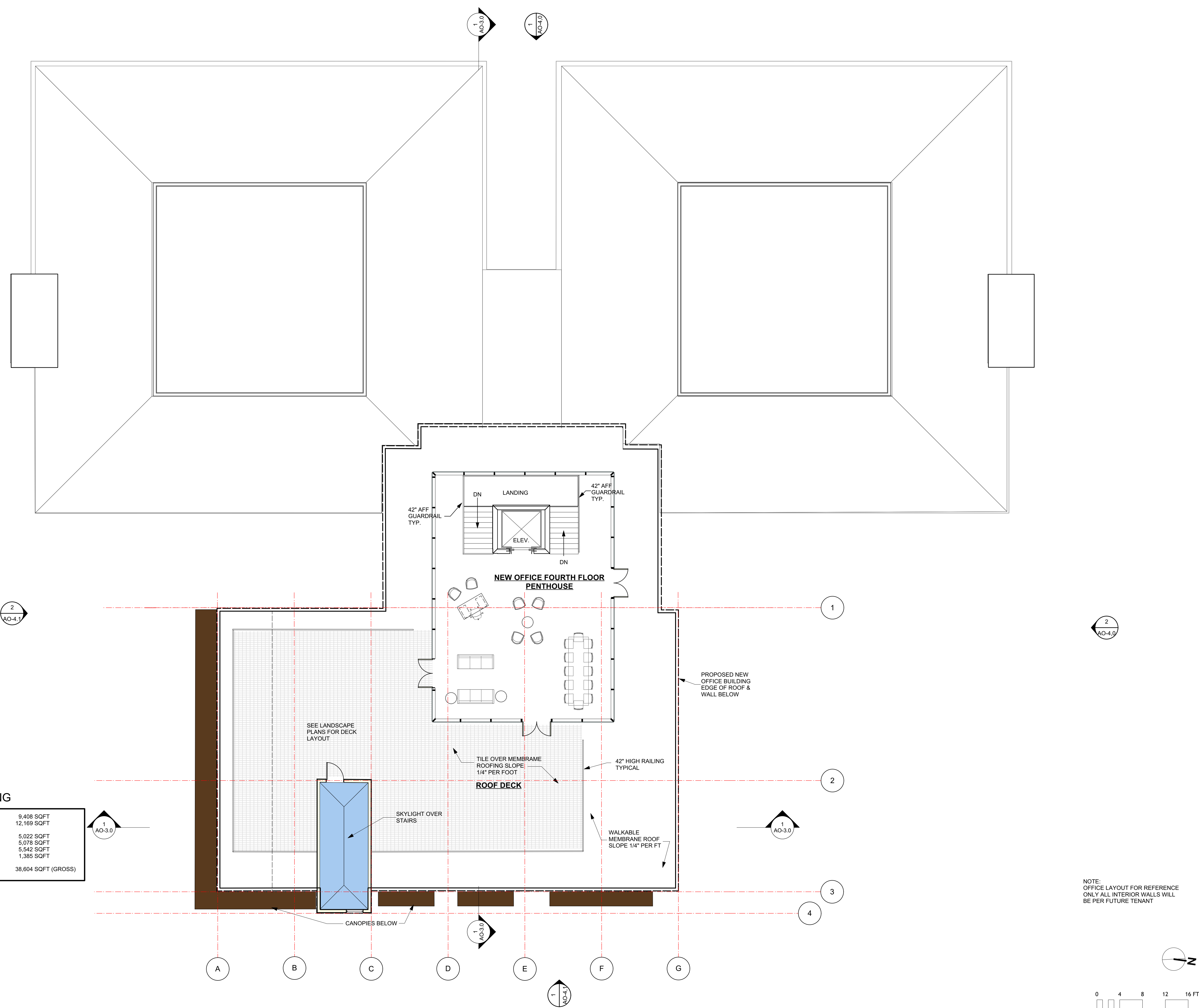
DRAWING:
NEW OFF 4TH FLOOR PLAN

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ORIGINAL SHEET SIZE: US Arch D
AO-2.4

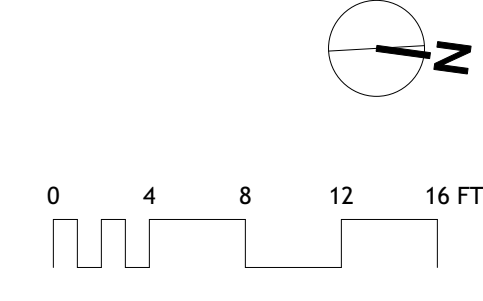
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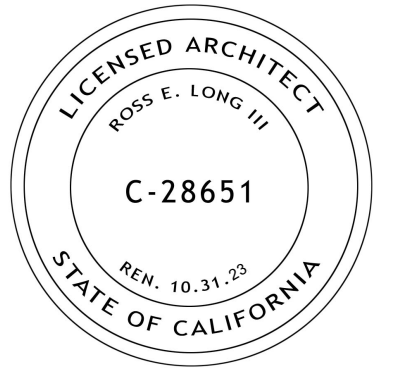
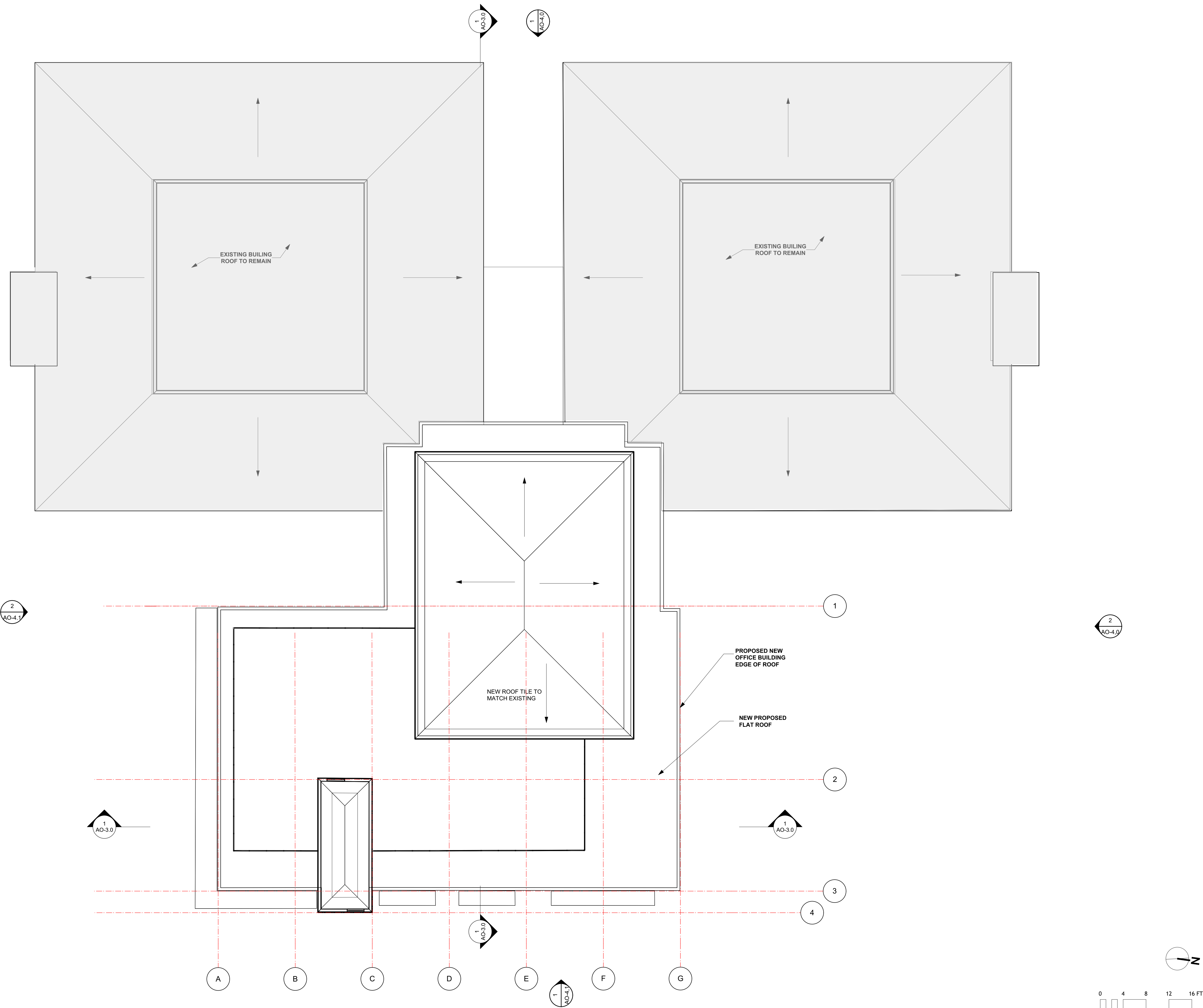
OFFICE BUILDING

EXISTING LEVEL 1	9,408 SQFT
EXISTING LEVEL 2	12,169 SQFT
NEW LEVEL 1	5,022 SQFT
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NEW LEVEL 3	5,542 SQFT
NEW LEVEL 4	1,385 SQFT
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SCALE: 1/8" = 1'-0"



ISSUE DATE:
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DRAWING:
NEW OFF ROOF PLAN

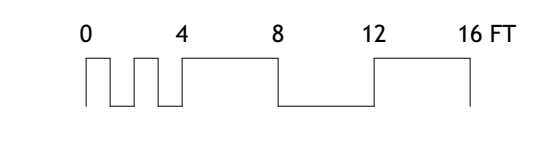
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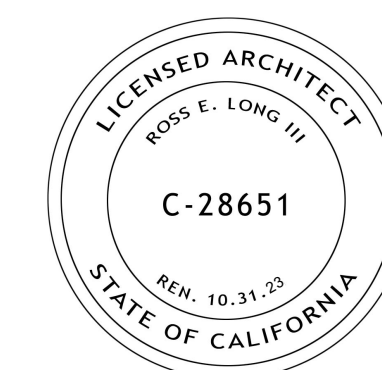
PLOT DATE: REVISION:
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DRAWN: CHKD: OF

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 SUITE 210 PINOLE, CA 94564**

DRAWING:
SECTION

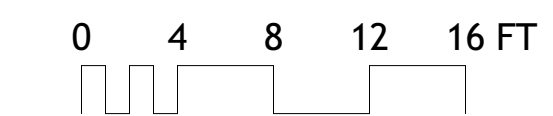
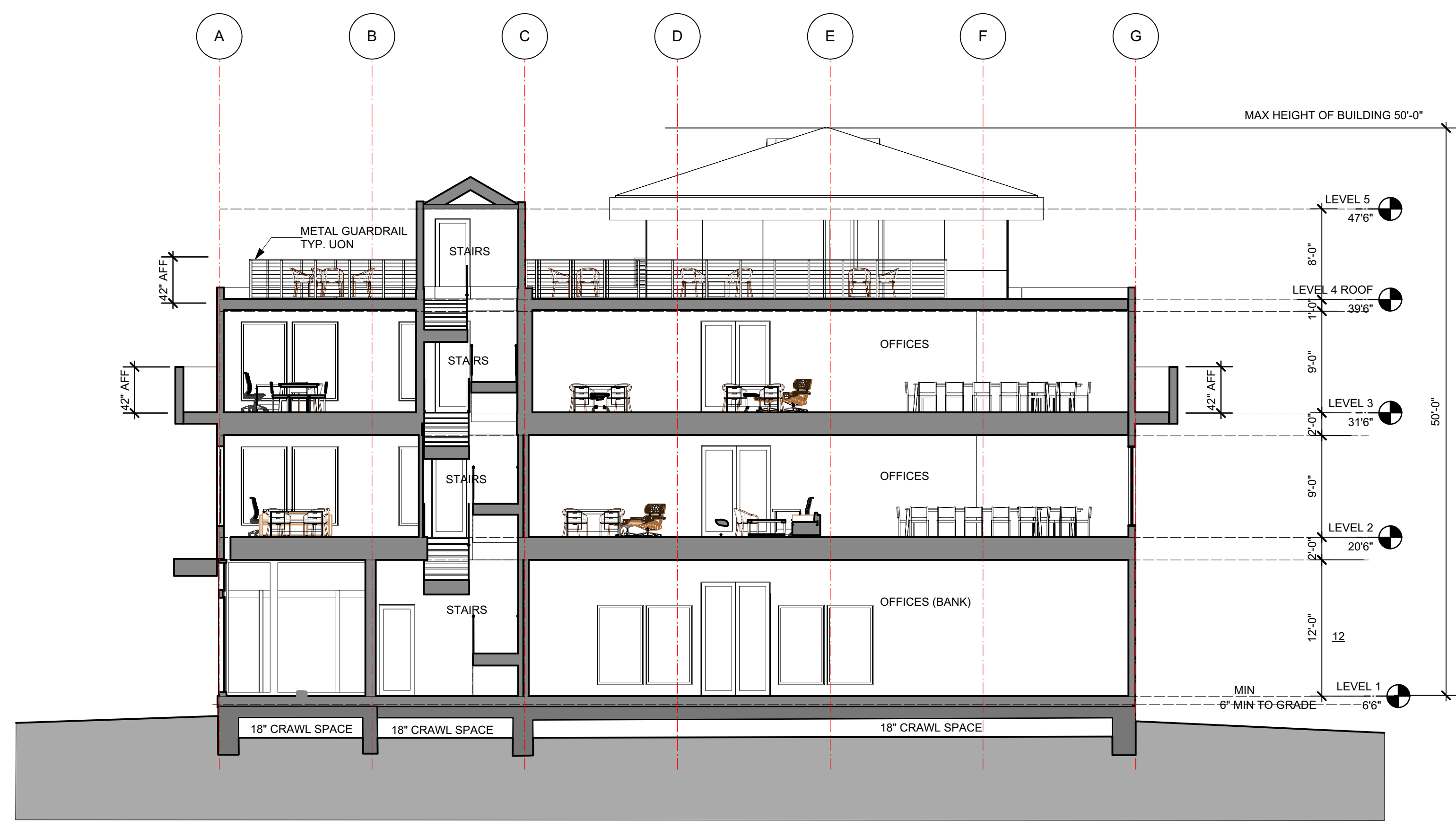
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PROJ. NO: MP 1 2020 SHEET STATUS:
 DWG DATE: CAD FILE: BANIQUED PINOLE NEW OFFICE 09152021.rvt

PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D

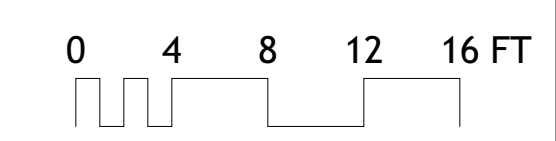
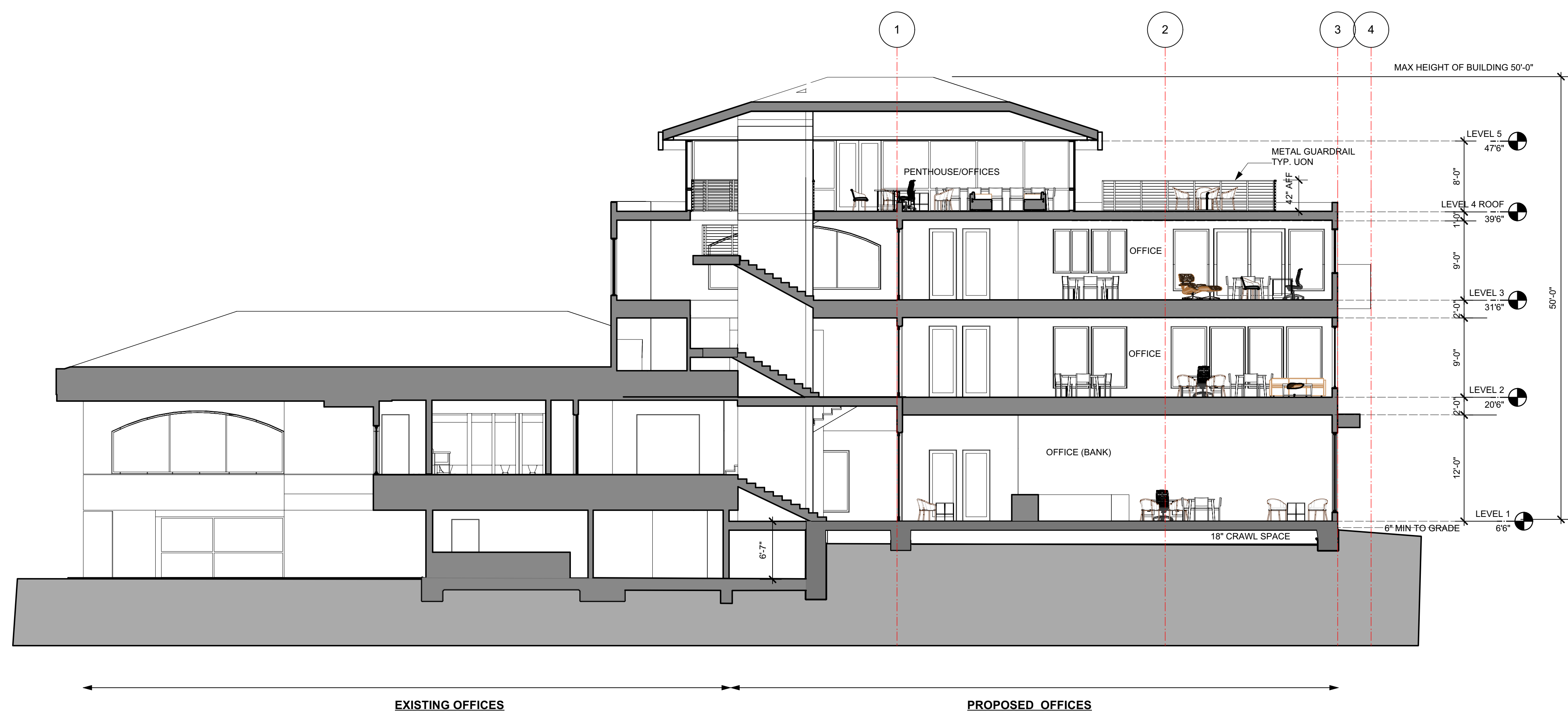
DRAWN: CHKD: **AO-3.0** OF

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1 BUILDING CROSS SECTION - SOUTH TO NORTH

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



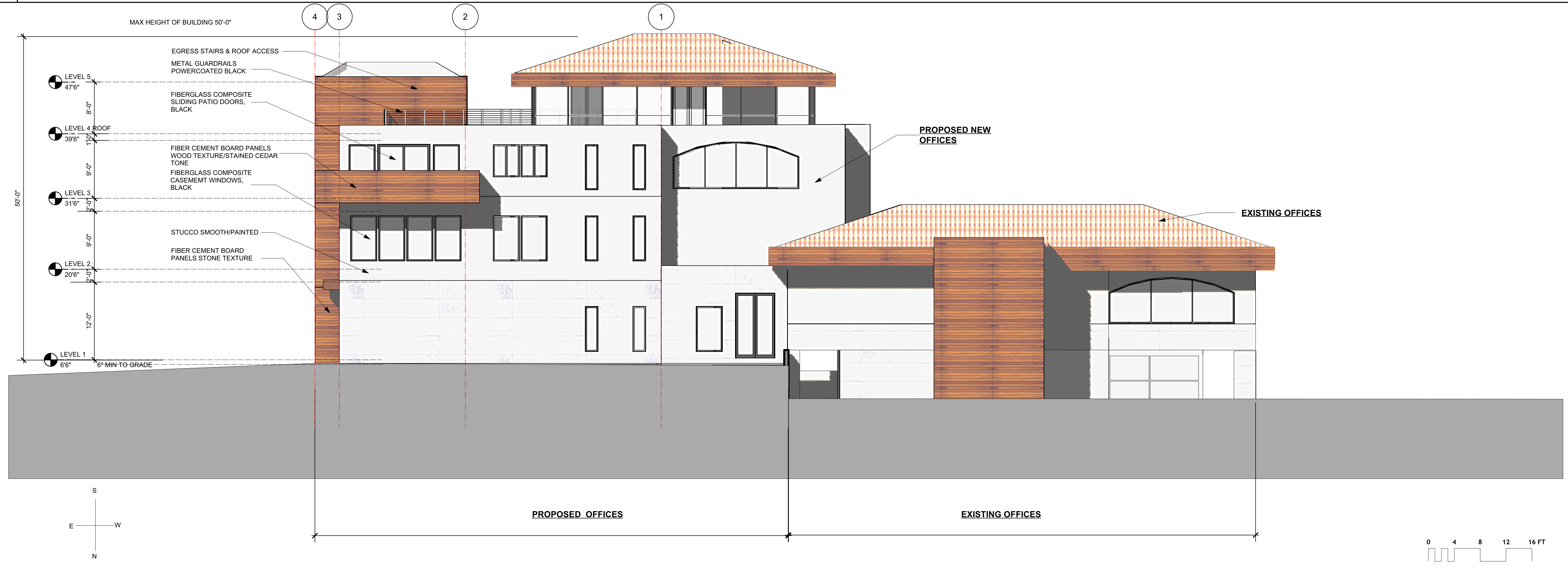
2 BUILDING CROSS SECTION - WEST TO EAST

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



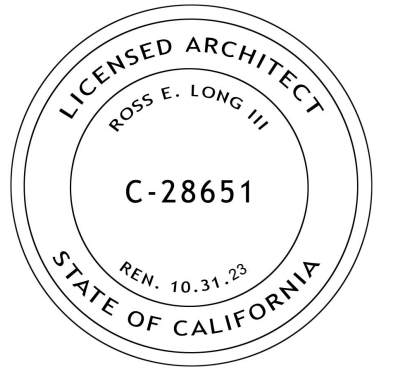
1 WEST ELEVATION ELEVATION - OFFICE BUILDING

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



2 NORTH ELEVATION ELEVATION - OFFICE BUILDING

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



ISSUE DATE:
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 PLANNING SUBMITTAL SET 10/20/2020

ARCHITECT

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8141 LASALLE AVENUE #652 - OAKLAND, CA 94611
 TOBY LONG, AIA - 415.965.6039 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP:

PROJECT:
**COMMERCIAL OFFICE
 ADDITION &
 NEW APARTMENT
 BUILDING**

ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

DRAWING:
W/N ELEVATIONS

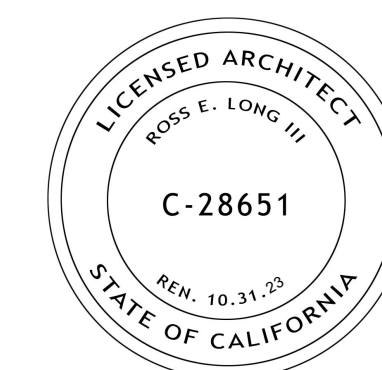
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 DWG DATE: CAD FILE: BANIQUED PINOLE NEW OFFICE 09152021.vsw

PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D

DRAWN: CHKD: OF

AO-4.0



ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
 PLANNING SUBMITTAL SET 10/20/2020

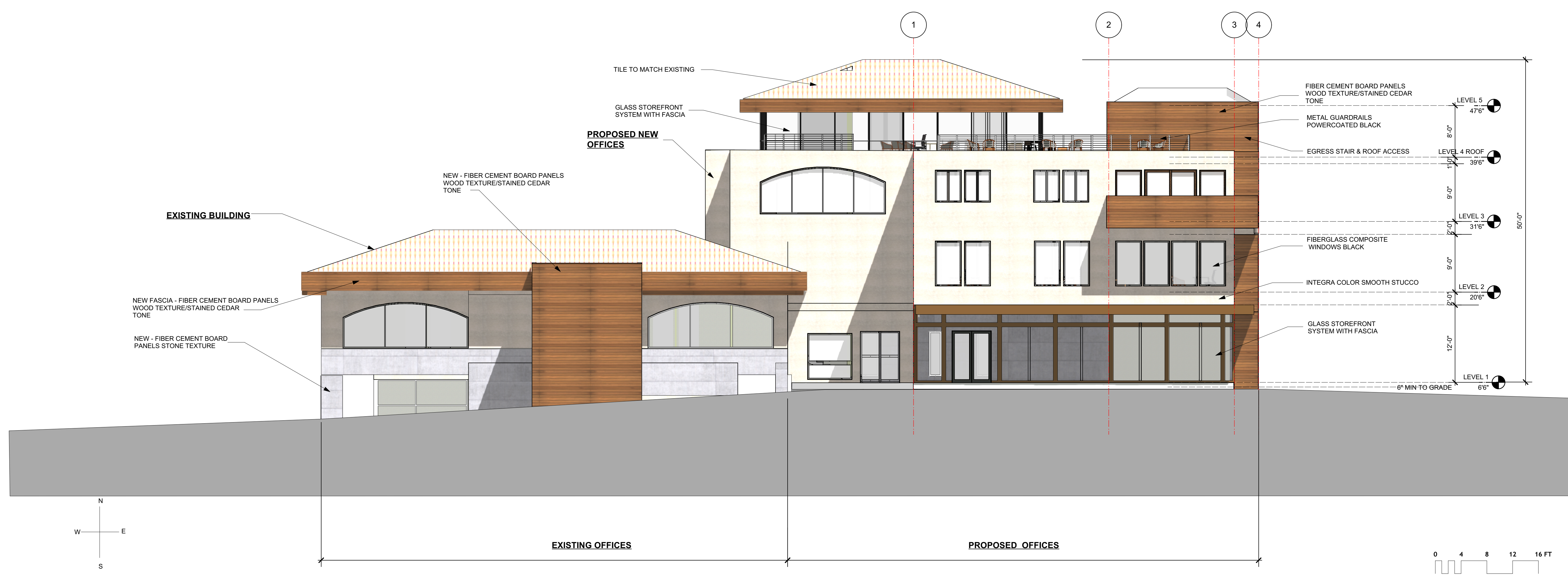
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MODULAR FABRICATOR



1 OVER-ALL EAST ELEVATION - OFFICE BUILDING

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



2 OVER-ALL SOUTH ELEVATION - OFFICE BUILDING

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

APPROVAL STAMP:

PROJECT:
**COMMERCIAL OFFICE
 ADDITION &
 NEW APARTMENT
 BUILDING**
 ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
**BANIQUET COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

DRAWING:
E/S ELEVATIONS

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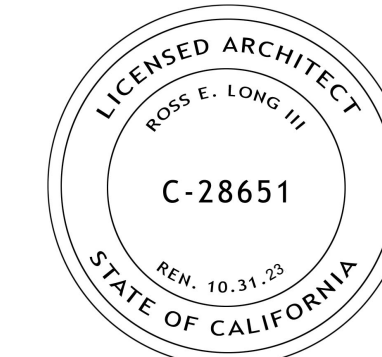
PROJ. NO: MP 1 2020 SHEET STATUS:
 DWG DATE: CAD FILE: BANIQUET PINOLE NEW OFFICE 09152021.vwk

PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D

DRAWN: CHKD: OF

AO-4.1

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PROJECT:
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 ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
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 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

DRAWING:
FIRE ACCESS SITE PLAN

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PROJ. NO: MP 1 2020 SHEET STATUS:

DWG DATE: CAD FILE: BANQUED PINOLE NEW OFFICE 09152021.vwk

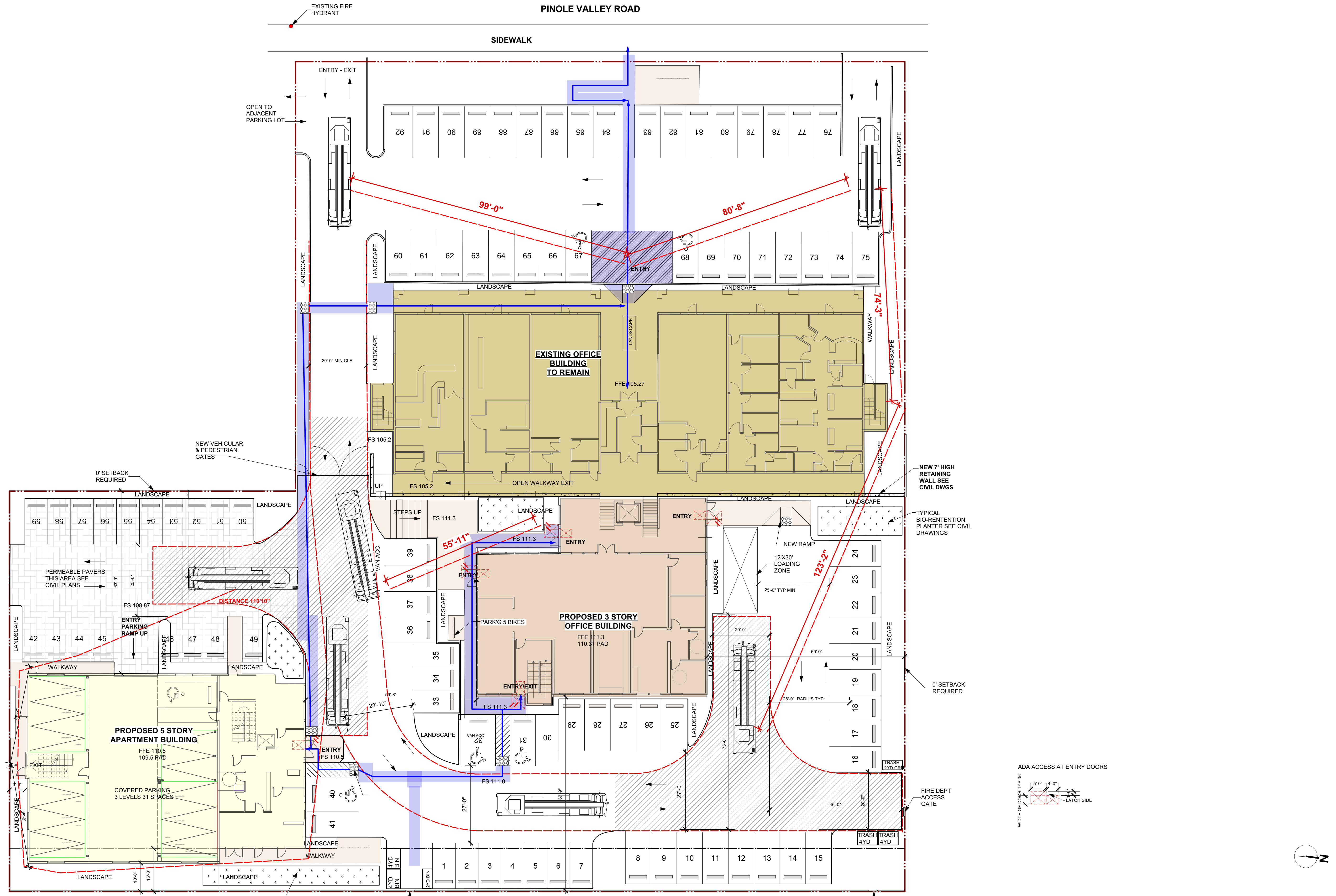
PLOT DATE: REVISION:

ORIGINAL SHEET SIZE: US Arch D

DRAWN: CHKD: OF

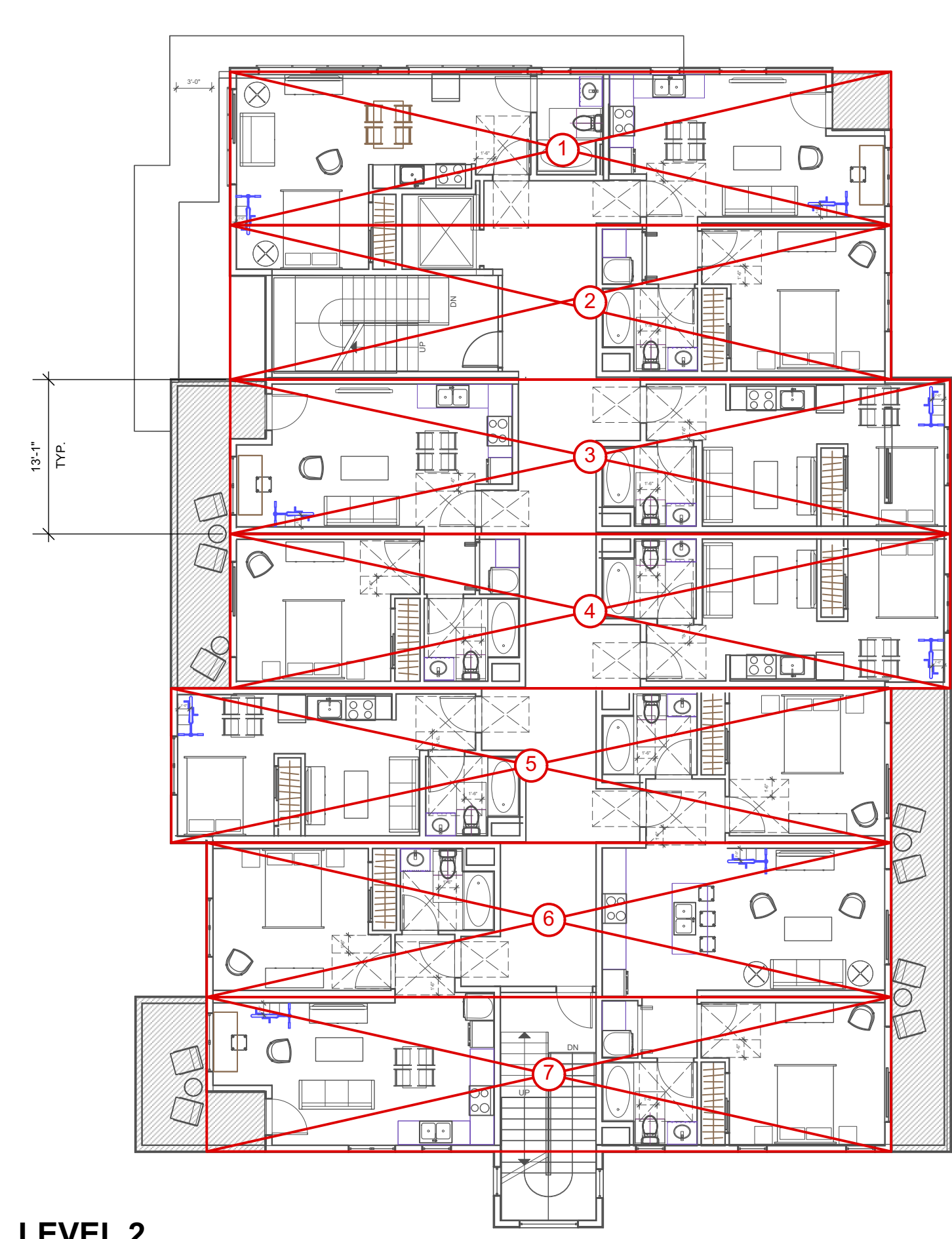
F 1.1

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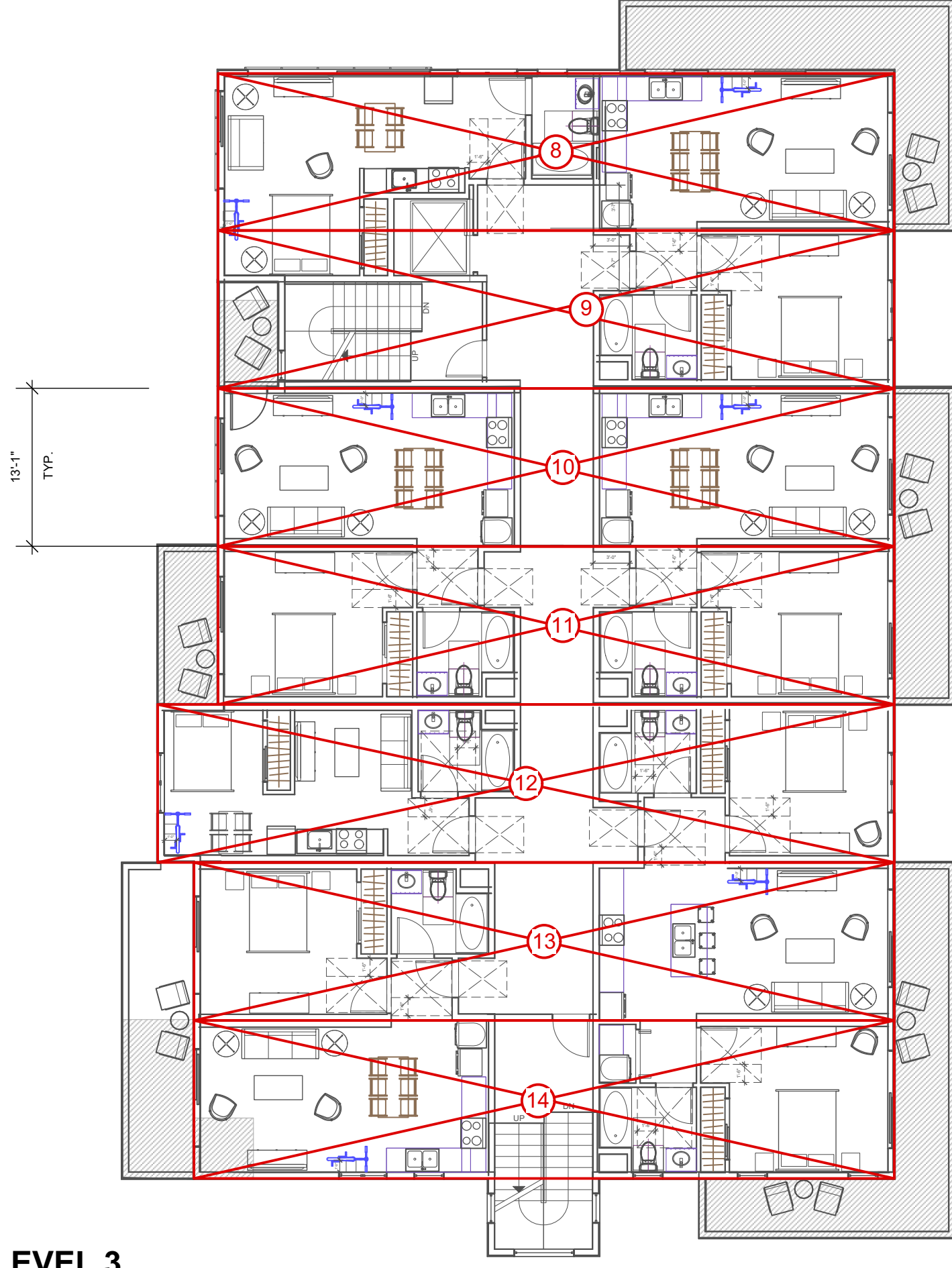
1 FIRE DEPARTMENT ACCESS SITE PLAN

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



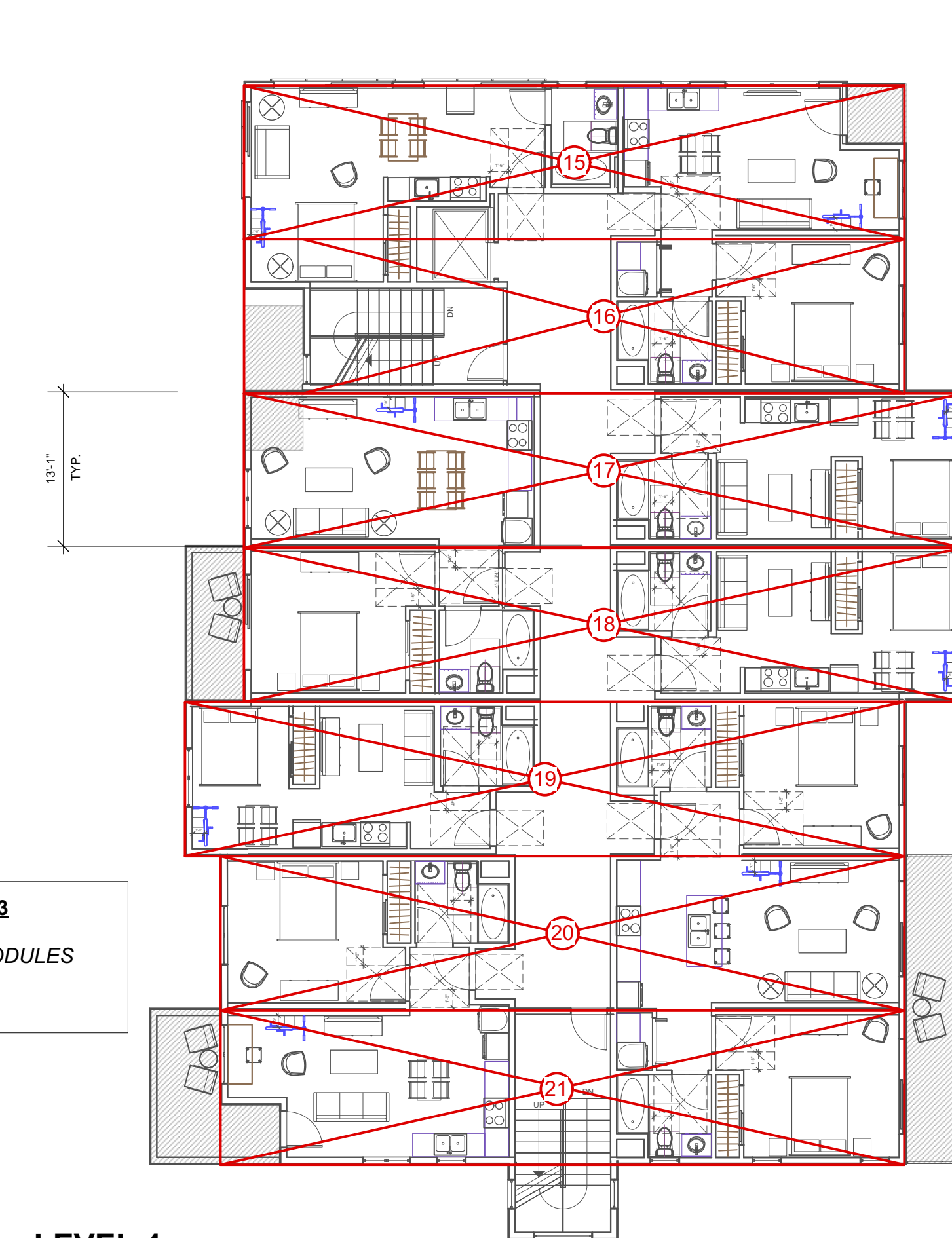
LEVEL 2

LEVEL 2
7
TYPE VA
MODULES



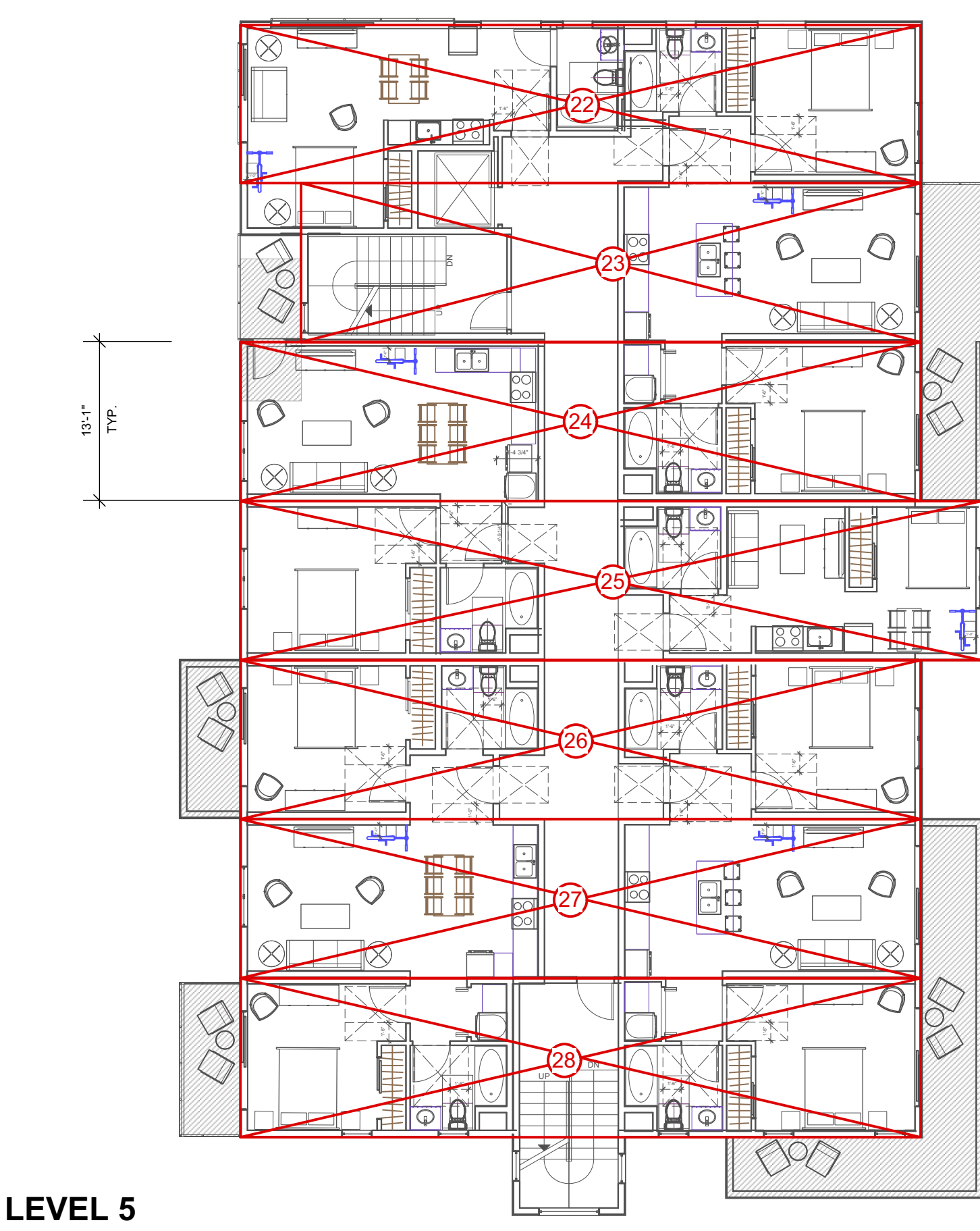
LEVEL 3

LEVEL 3
7 TYPE VA
MODULES



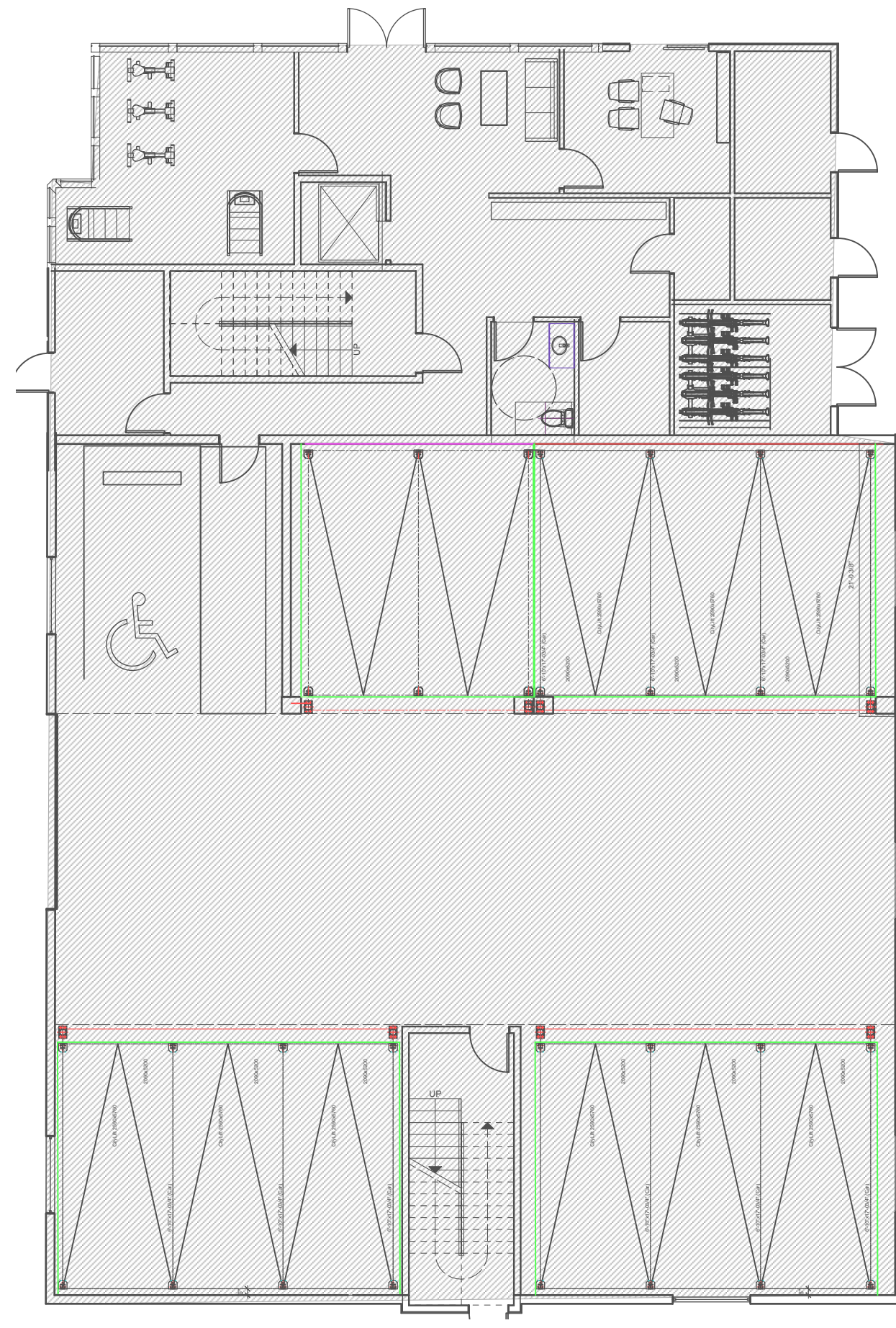
LEVEL 4

LEVEL 4
7 TYPE VA
MODULES



LEVEL 5

LEVEL 5
7 TYPE VA
MODULES

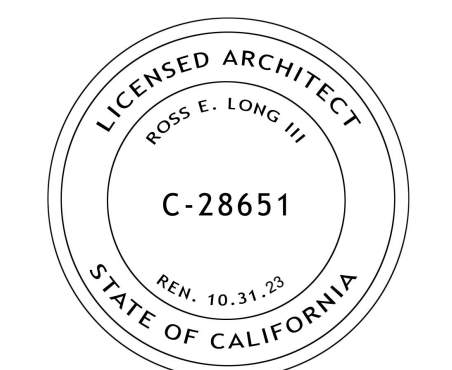


LEVEL 1
TYPE 1A
PODIUM
BUILT ON SITE

 PREFAB MODULE

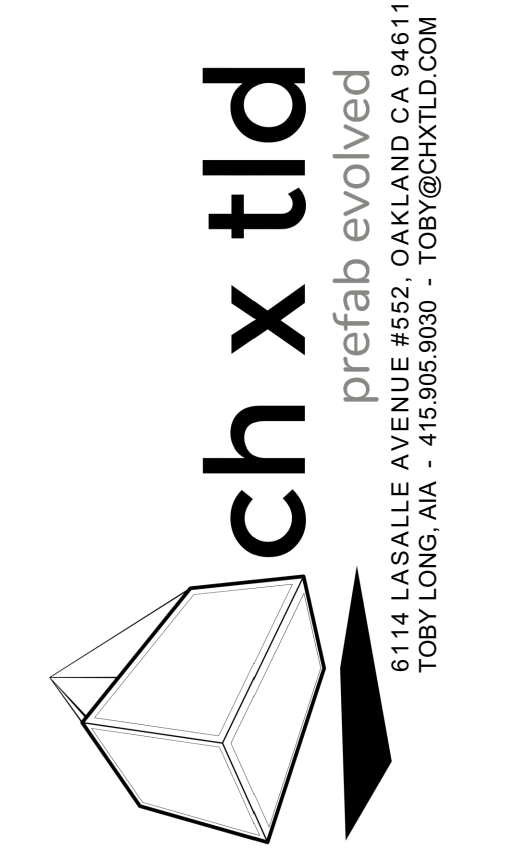
 WORK DONE ON SITE

28 TOTAL MODULES



ISSUE DATE:
PLANNING SUBMITTAL REV 2 03/25/2022
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PLANNING SUBMITTAL SET 10/20/2020

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CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
2801 PINOLE VALLEY ROAD
SUITE 210 PINOLE, CA 94564**

DRAWING:
MODULAR DIAGRAMS

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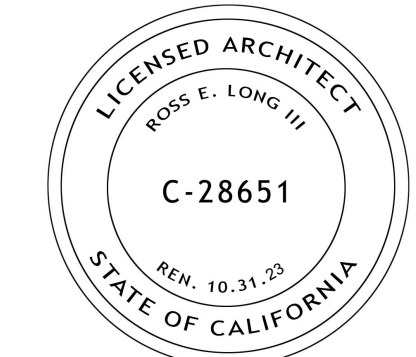
PROJ. NO: MP 1 2020 SHEET STATUS:
DWG DATE: 3/4/2020 CAD FILE: BANIQUED PINOLE-NEW AP15 09152021.dwg

PLOT DATE: REVISION:
ORIGINAL SHEET SIZE:
US Arch D

AA-0.6

DRAWN: JH CHKD: TL OF

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 PLANNING SUBMITTAL REV 2 03/25/2022
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PROJECT:
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 BUILDING**
 ADDRESS:
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 PINOLE, CA**

CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

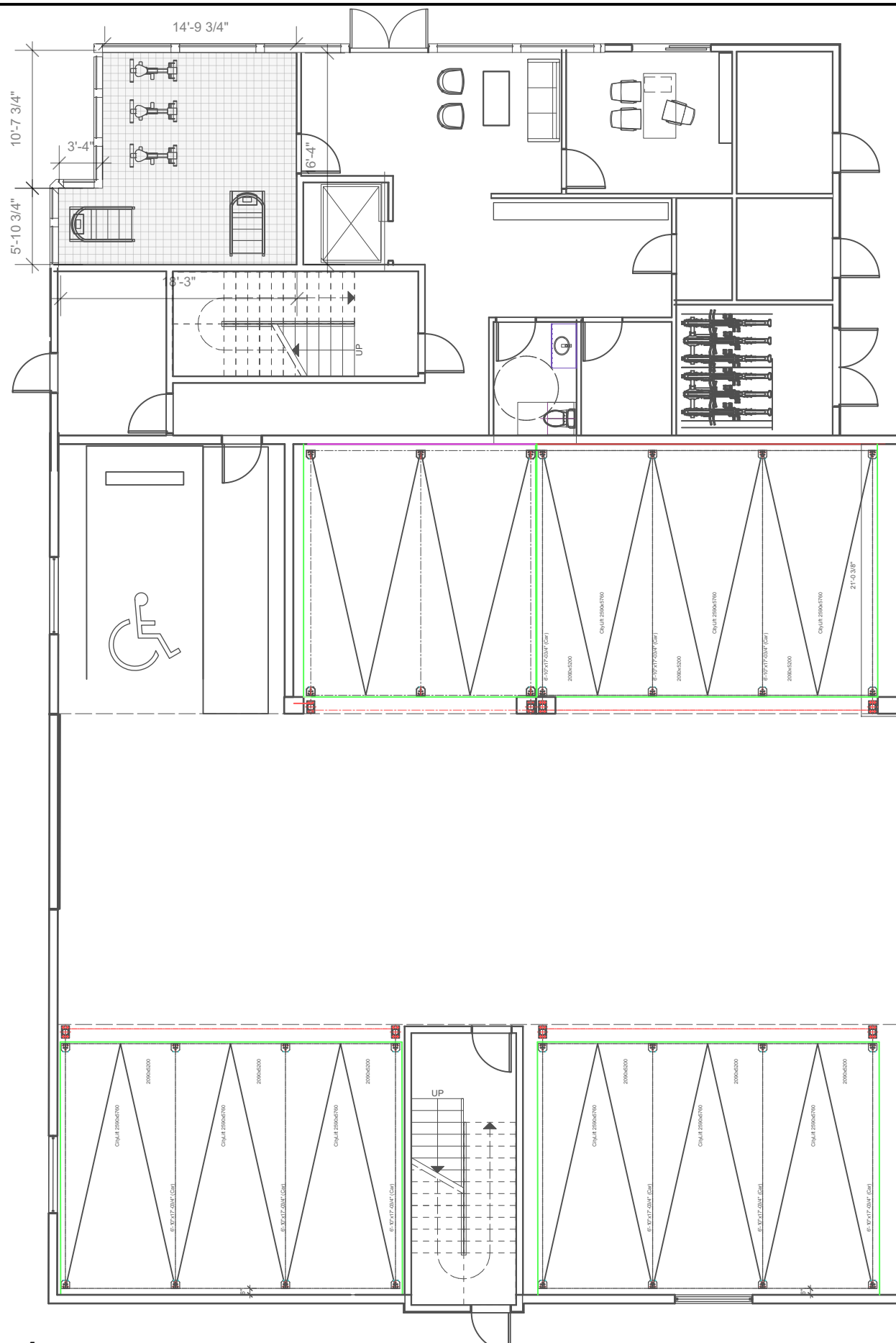
DRAWING:
OPEN SPACE CALCULATIONS

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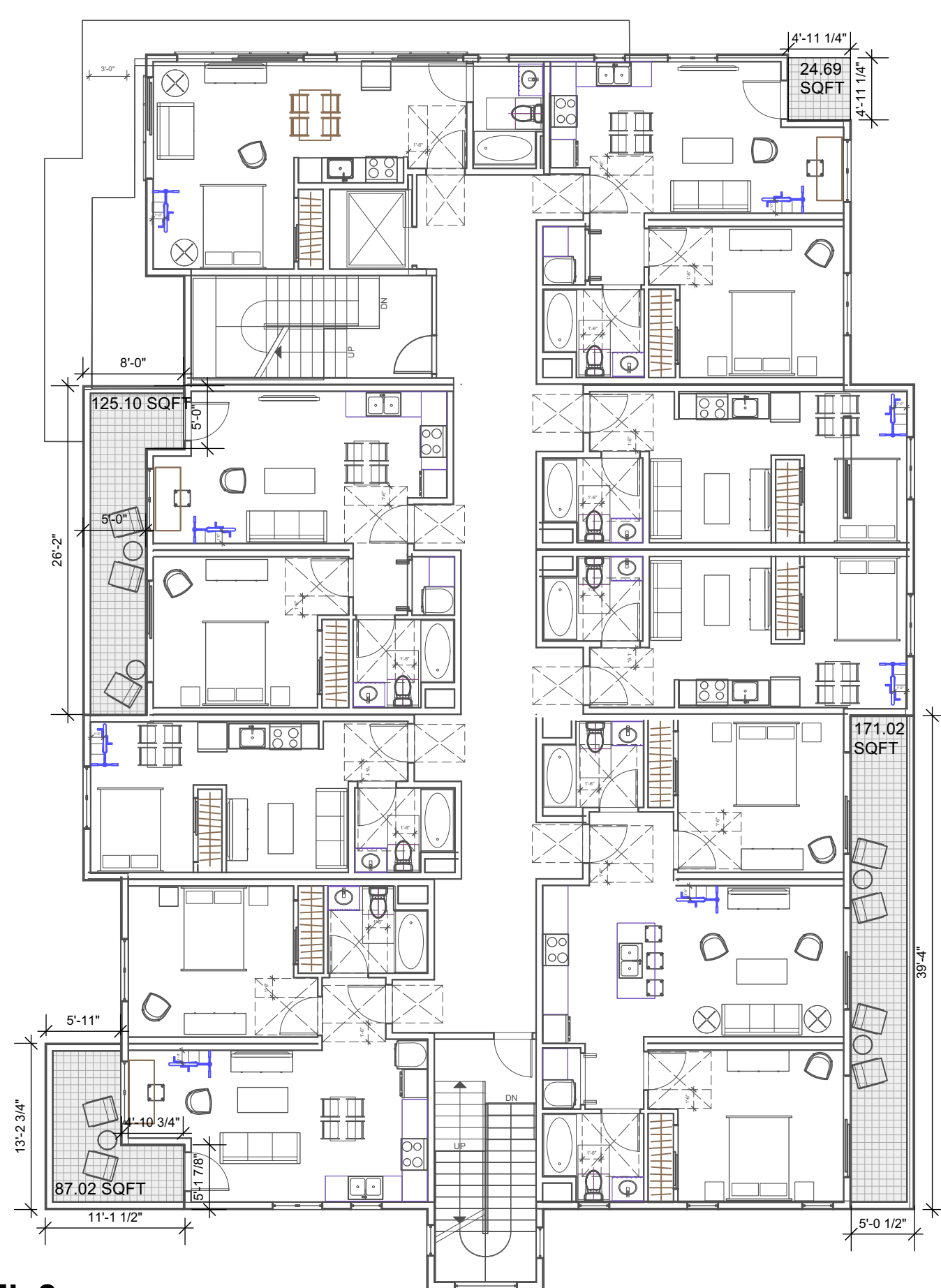
PROJ. NO: MP 1 2020 SHEET STATUS:
 DWG DATE: CAD FILE: BANIQUED PINOLE-NEW AP15 09152021.dwg

PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D **AA-0.7**

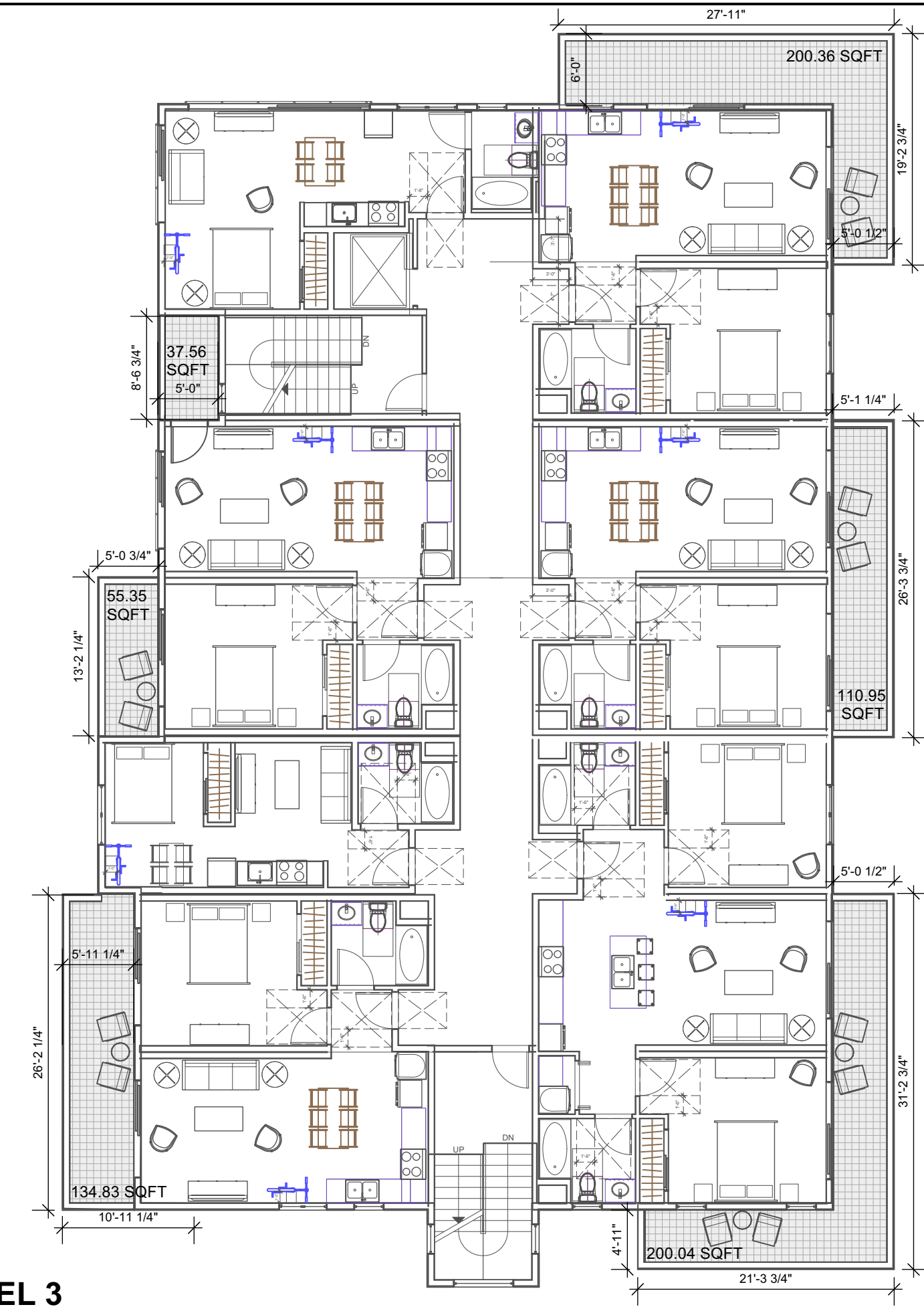
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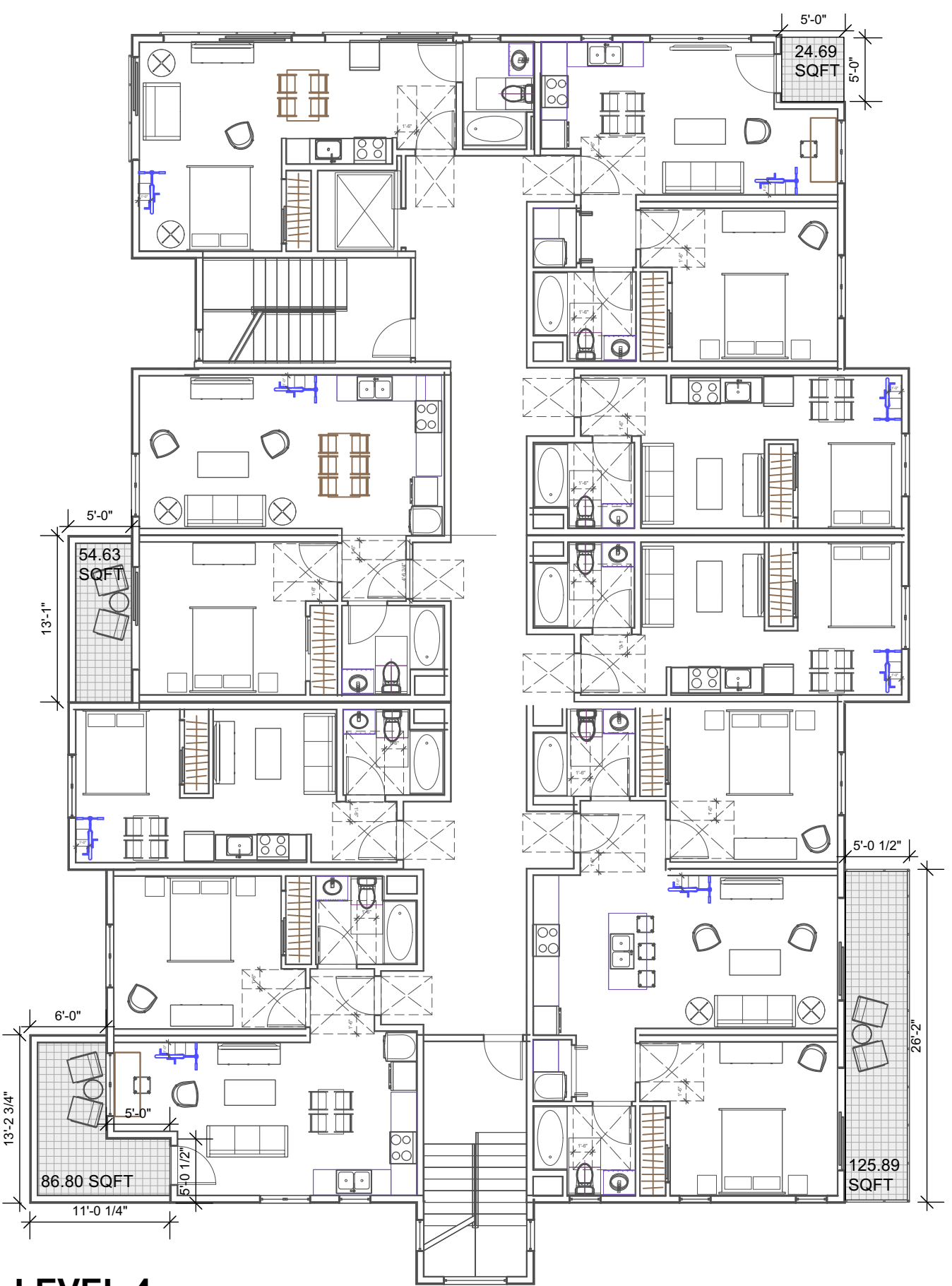
LEVEL 1
 PUBLIC OPEN SPACE 0 SQ FT
 PRIVATE/Common OPEN SPACE 265 SQ FT



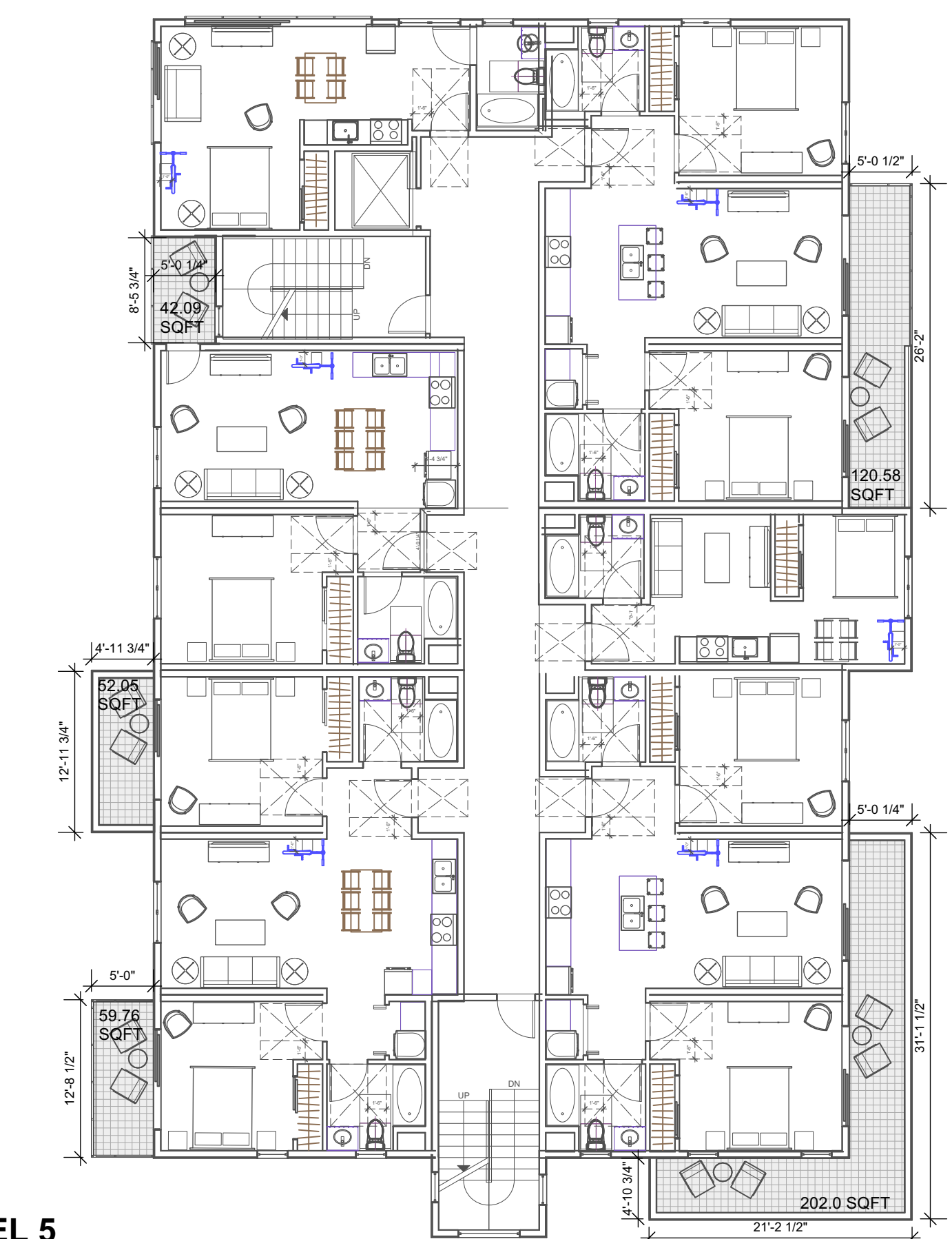
LEVEL 2
 PUBLIC OPEN SPACE 0 SQ FT
 PRIVATE/Common OPEN SPACE 407.83 SQ FT



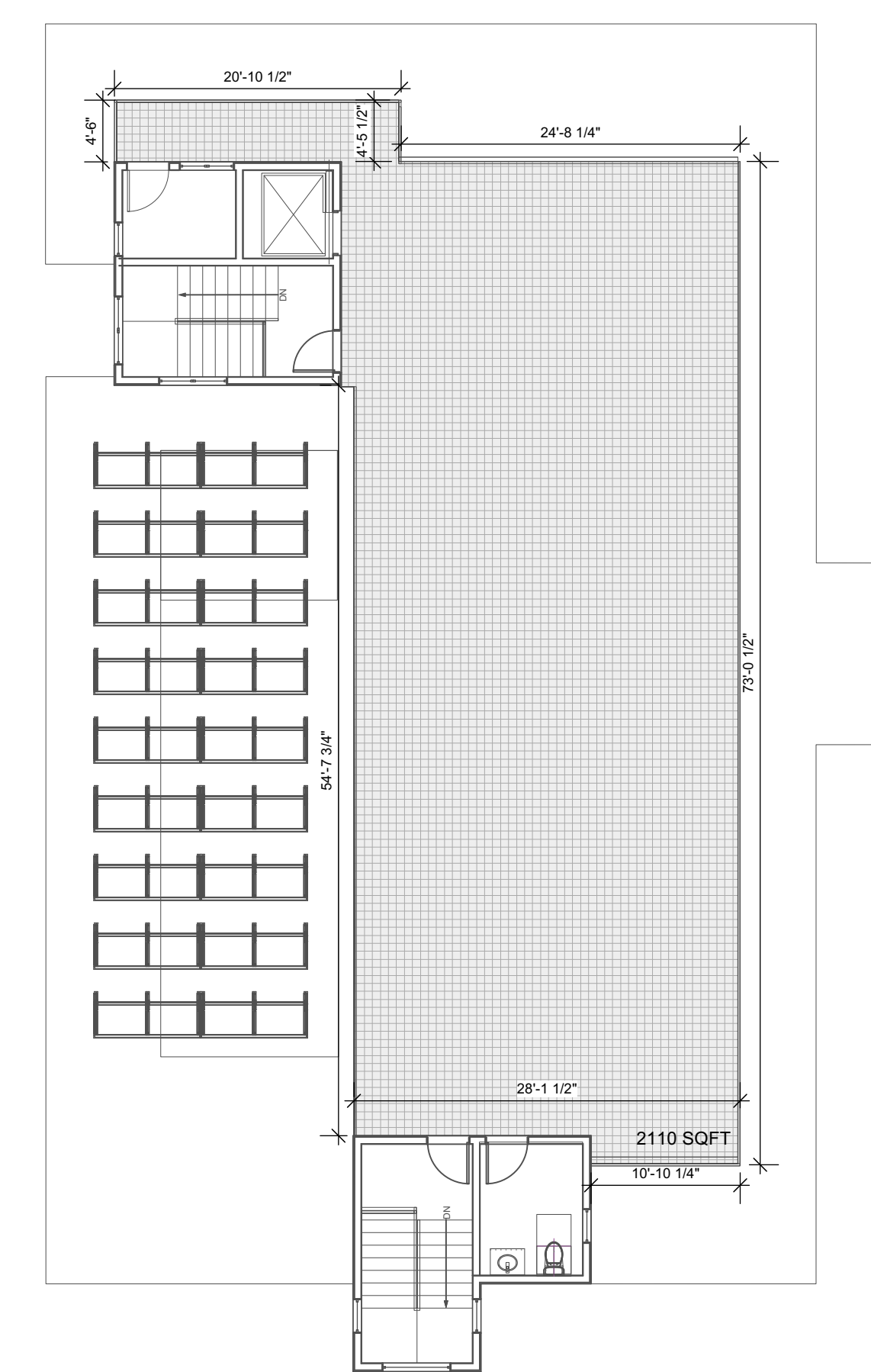
LEVEL 3
 PUBLIC OPEN SPACE 0 SQ FT
 PRIVATE/Common OPEN SPACE 739.09 SQ FT



LEVEL 4
 PUBLIC OPEN SPACE 0 SQ FT
 PRIVATE/Common OPEN SPACE 292.01 SQ FT

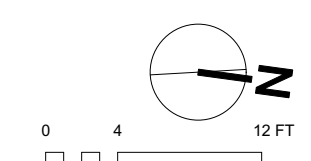


LEVEL 5
 PUBLIC OPEN SPACE 0 SQ FT
 PRIVATE/Common OPEN SPACE 476.48 SQ FT

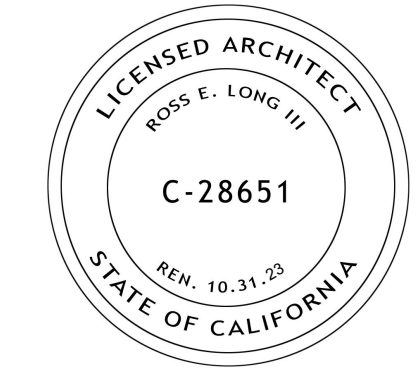
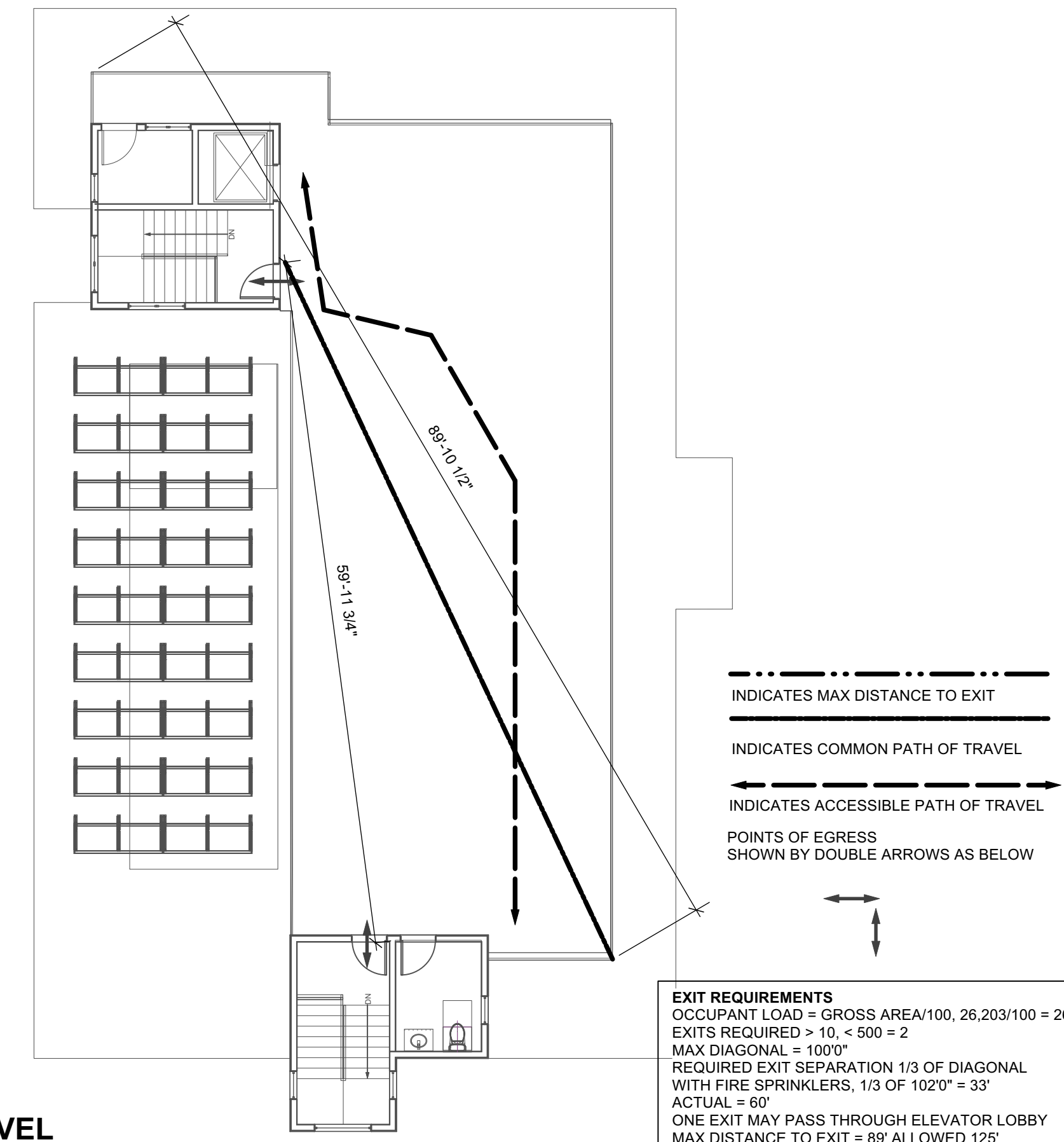
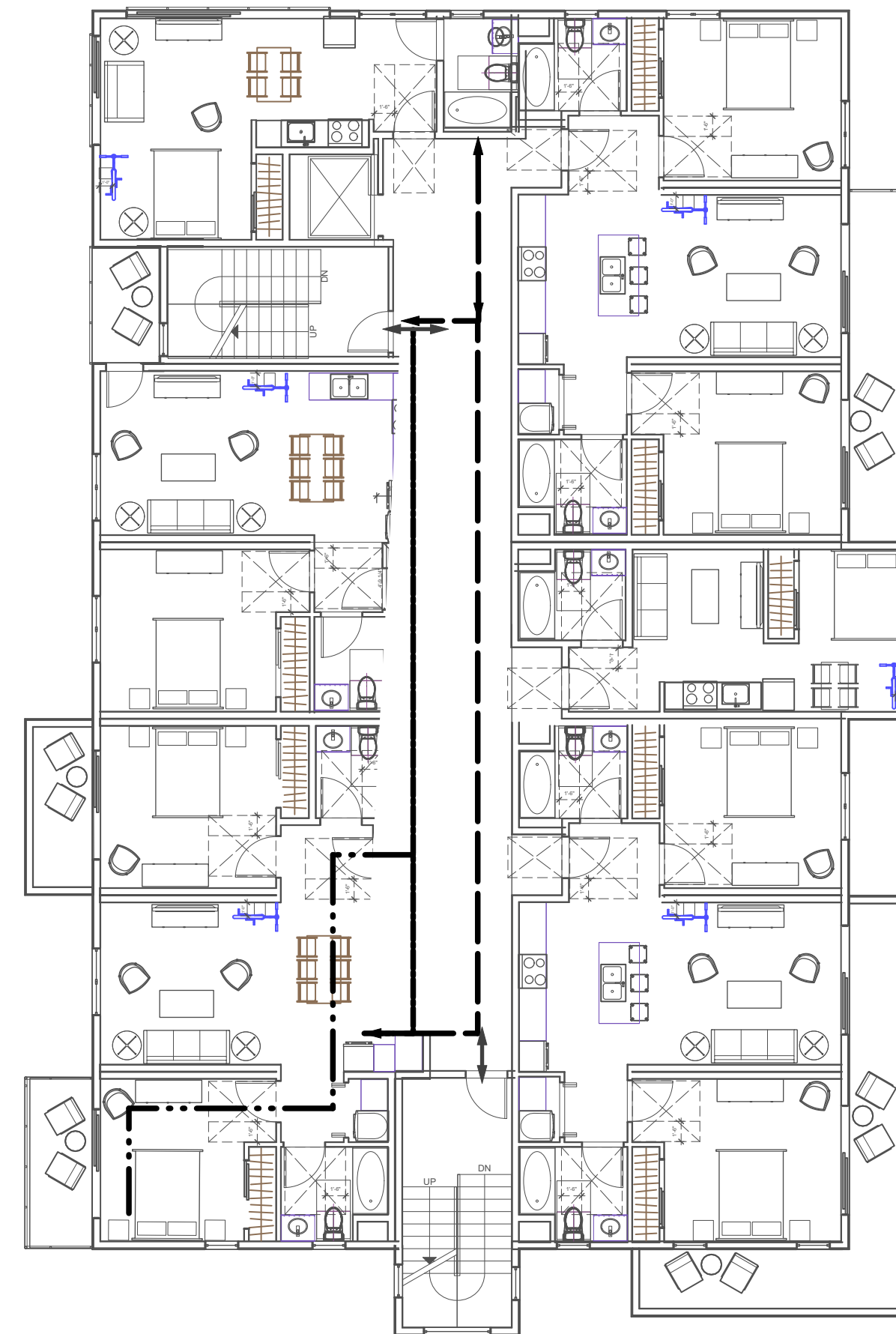
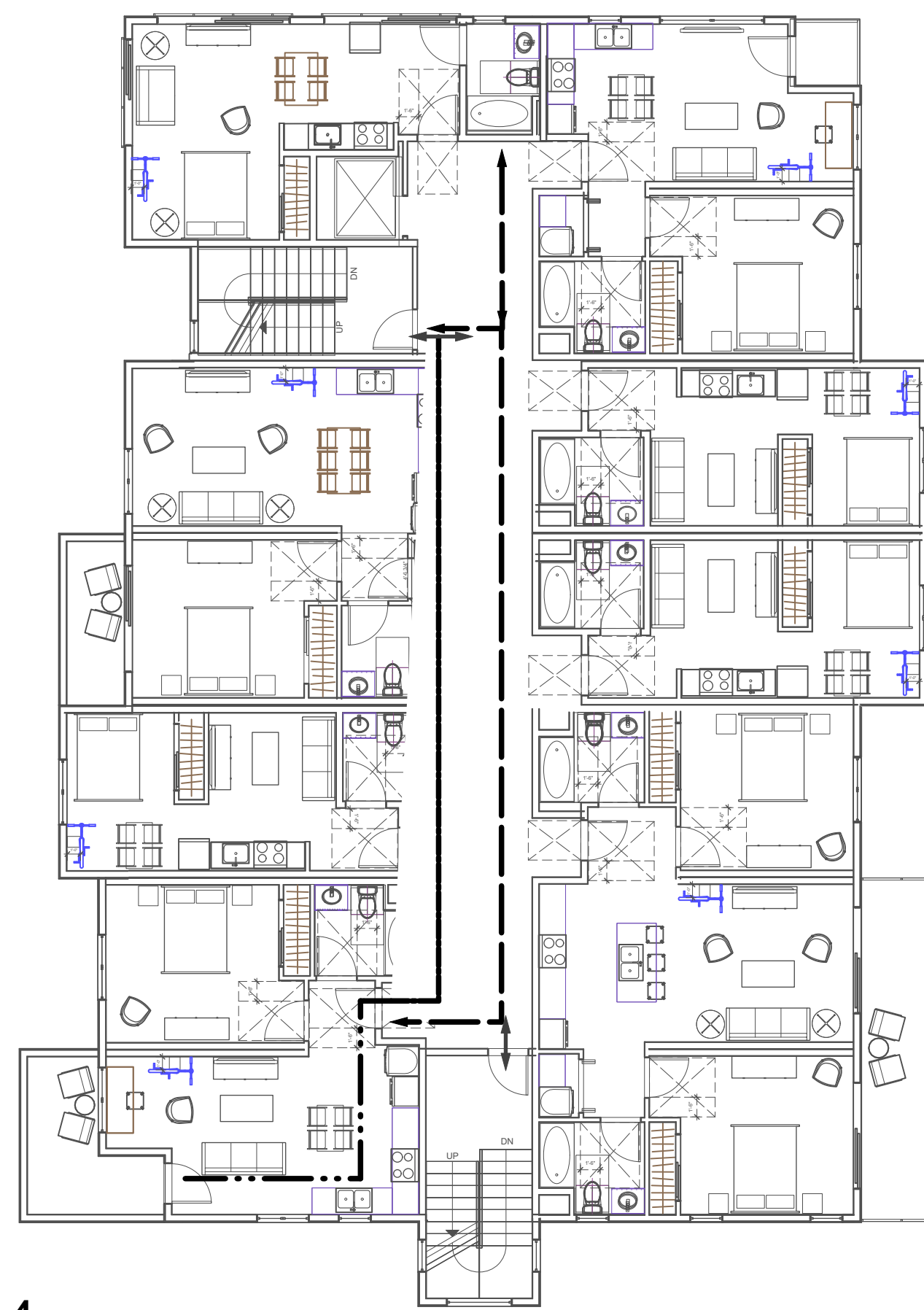
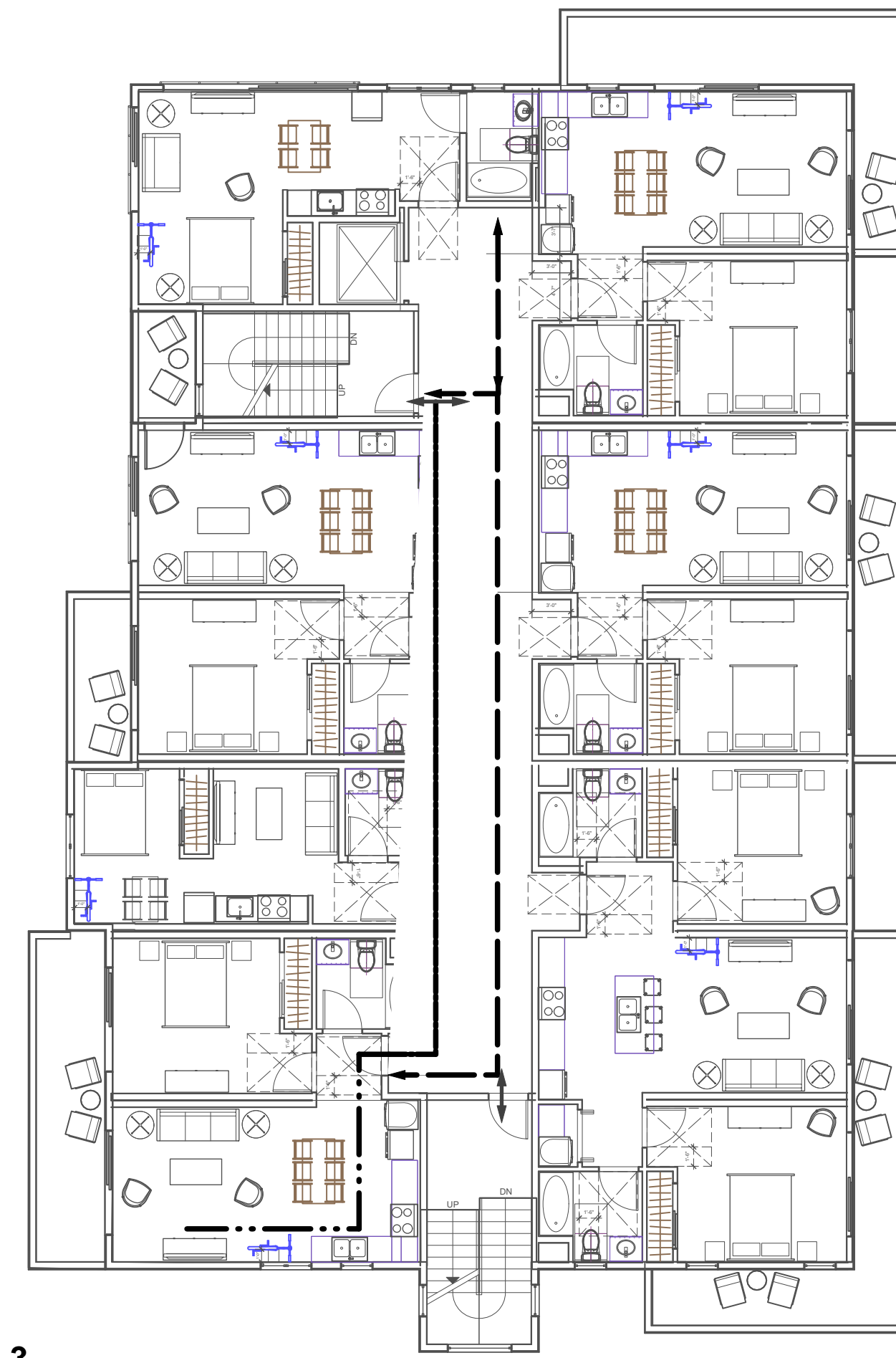
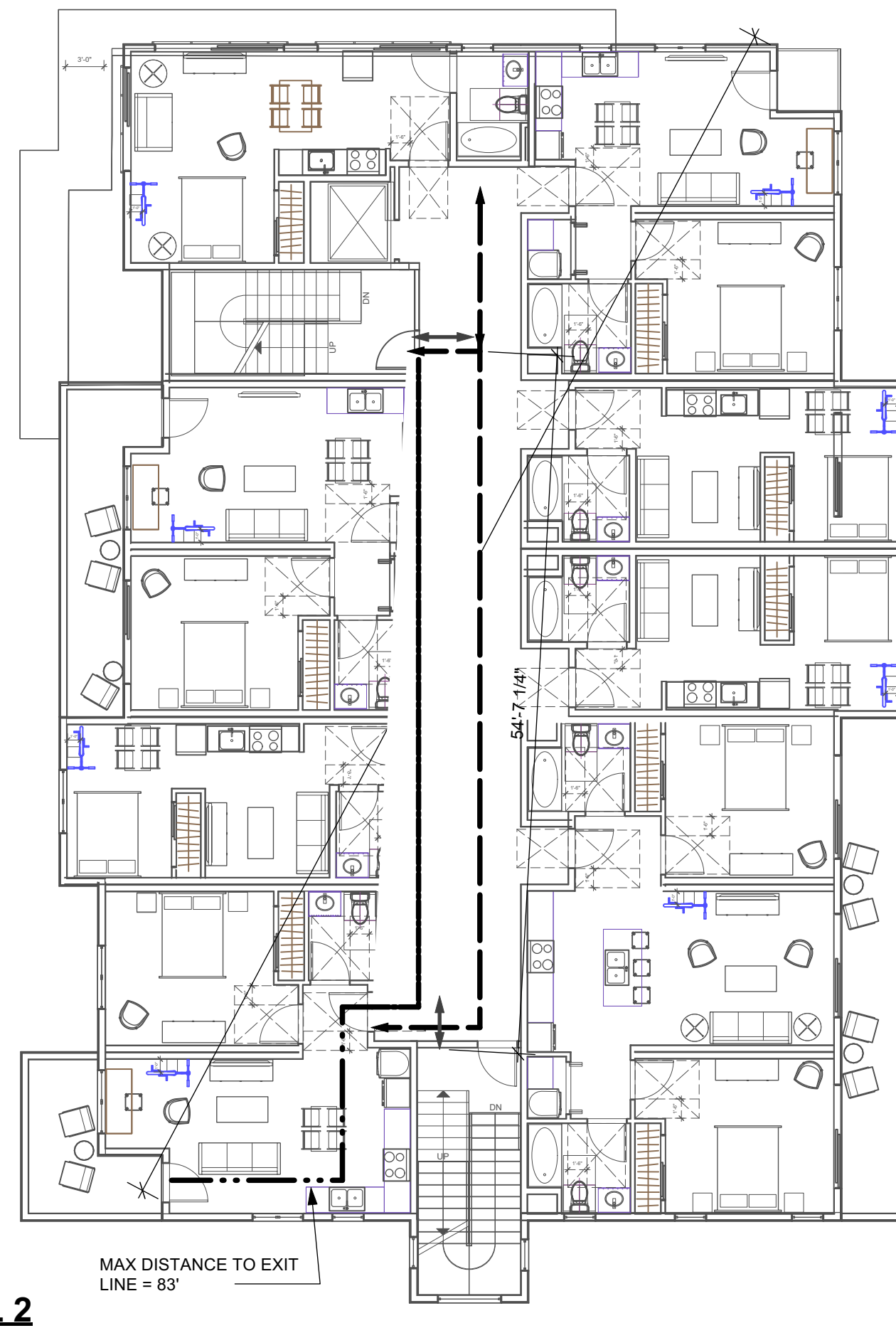
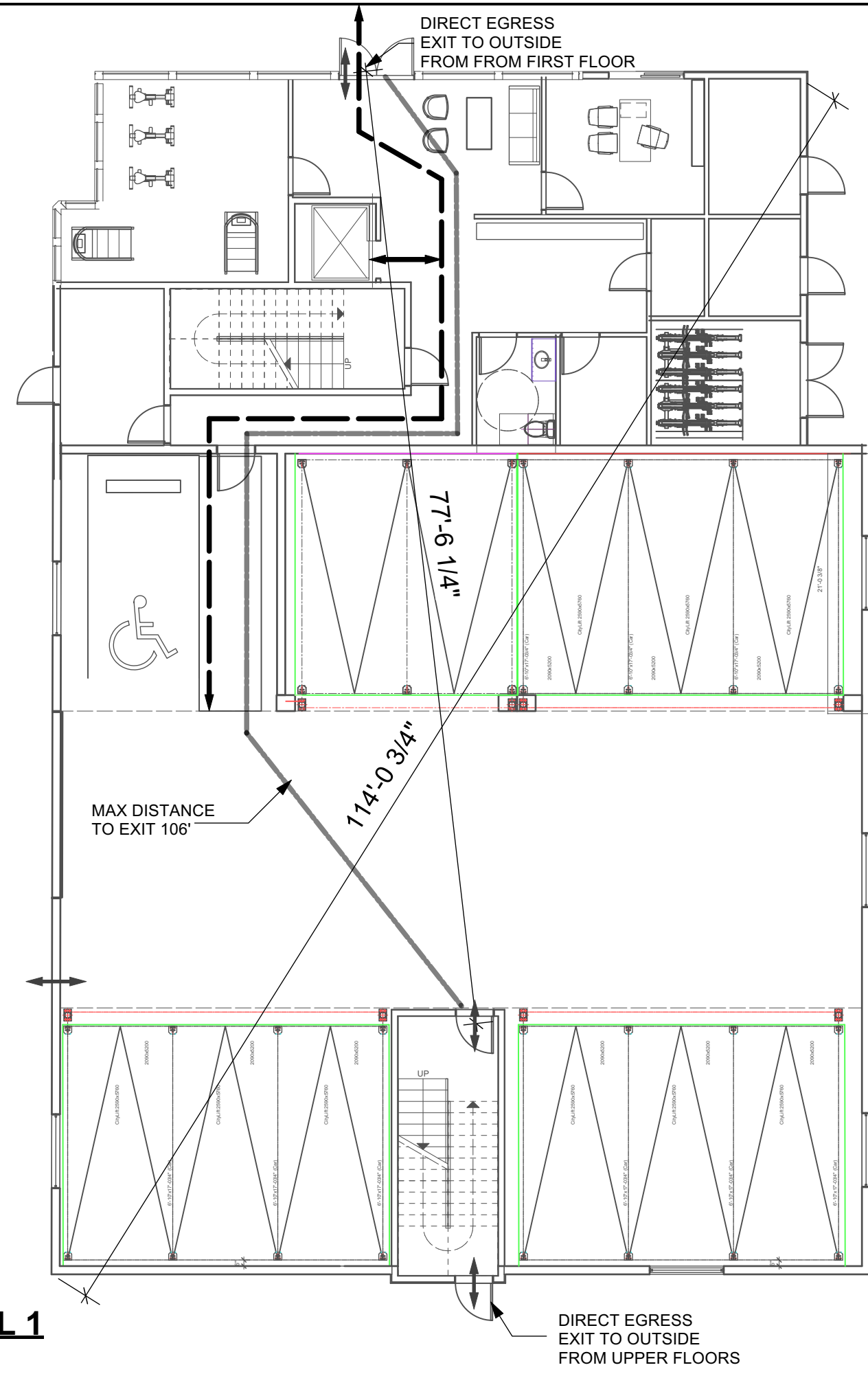


ROOF LEVEL
 PUBLIC OPEN SPACE 0 SQ FT
 PRIVATE/Common OPEN SPACE 2110 SQ FT

TOTAL OPEN SPACE PROVIDED:
 PUBLIC OPEN SPACE 0 SQ FT
 PRIVATE/Common OPEN SPACE 4290.41 SQ FT
 TOTAL OPEN SPACE REQUIRED:
 PUBLIC OPEN SPACE 0 SQ FT
 PRIVATE/Common OPEN SPACE 20% OF LOT AREA
 300 SQ FT PER UNIT MINIMUM



SCALE: 3/32" = 1'-0"



ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
 PLANNING SUBMITTAL SET 10/20/2020

ARCHITECT
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 8141 LASALLE AVENUE #652, OAKLAND, CA 94611
 TOBY LONG, AIA - 415.965.6039 - TOBY@CHXTID.COM

MODULAR FABRICATOR

APPROVAL STAMP:

PROJECT:
**COMMERCIAL OFFICE
 ADDITION &
 NEW APARTMENT
 BUILDING**
 ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

DRAWING:
EXIT & ACCESSIBILITY

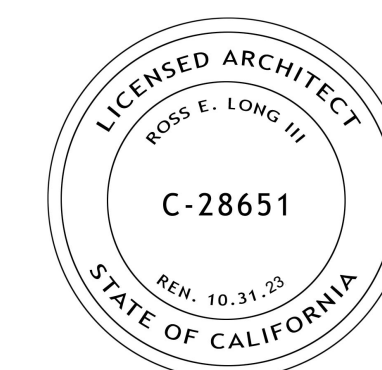
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PROJ. NO: MP 1 2020 SHEET STATUS:
 DWG DATE: 3/4/2020 CAD FILE: BANIQUED PINOLE NEW AP15 09152021.dwg

PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D
 DRAWN: JH CHKD: TL

AA-0.8

SCALE: 3/32" = 1'-0"



ISSUE DATE:
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CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

DRAWING:
LEVEL 1 PLAN

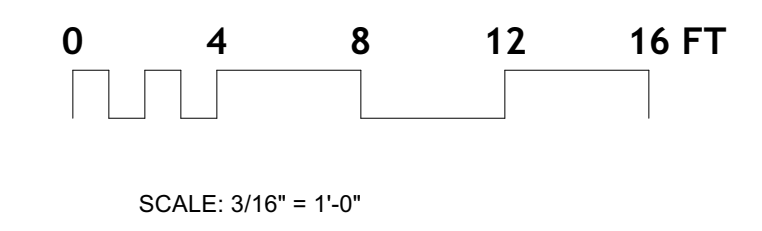
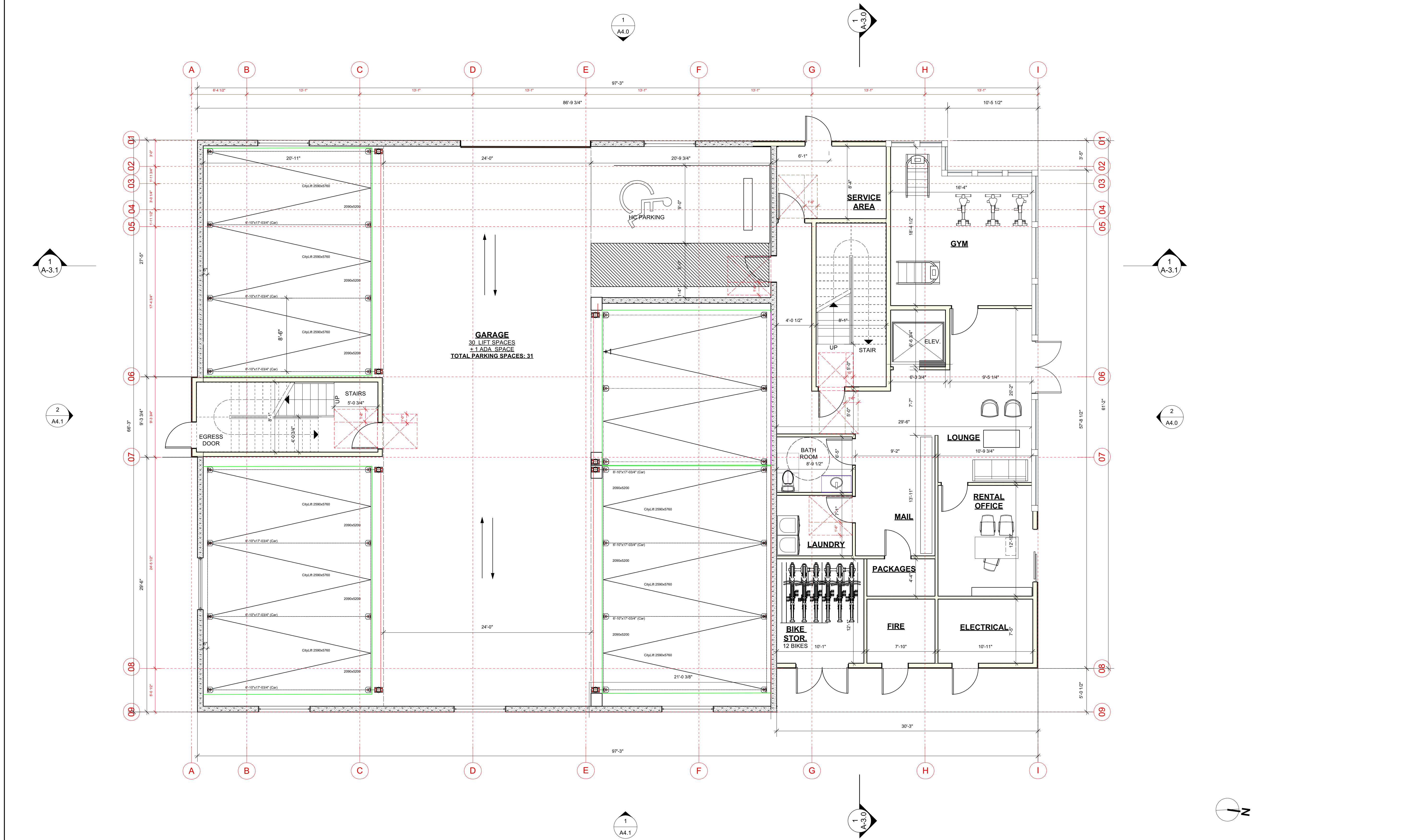
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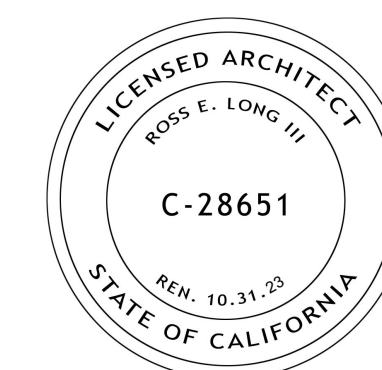
PROJ. NO: MP 1 2020 SHEET STATUS: PRELIM
 DWG DATE: CAD FILE: BANIQUED PINOLE NEW AP15 09152021.rvt

ORIGINAL SHEET SIZE: US Arch D
 DRAWN: JH CHKD: TL

AA-2.1

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PROJECT:
**COMMERCIAL OFFICE
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 ADDRESS:
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 PINOLE, CA**

CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

DRAWING:
LEVEL 2 PLAN

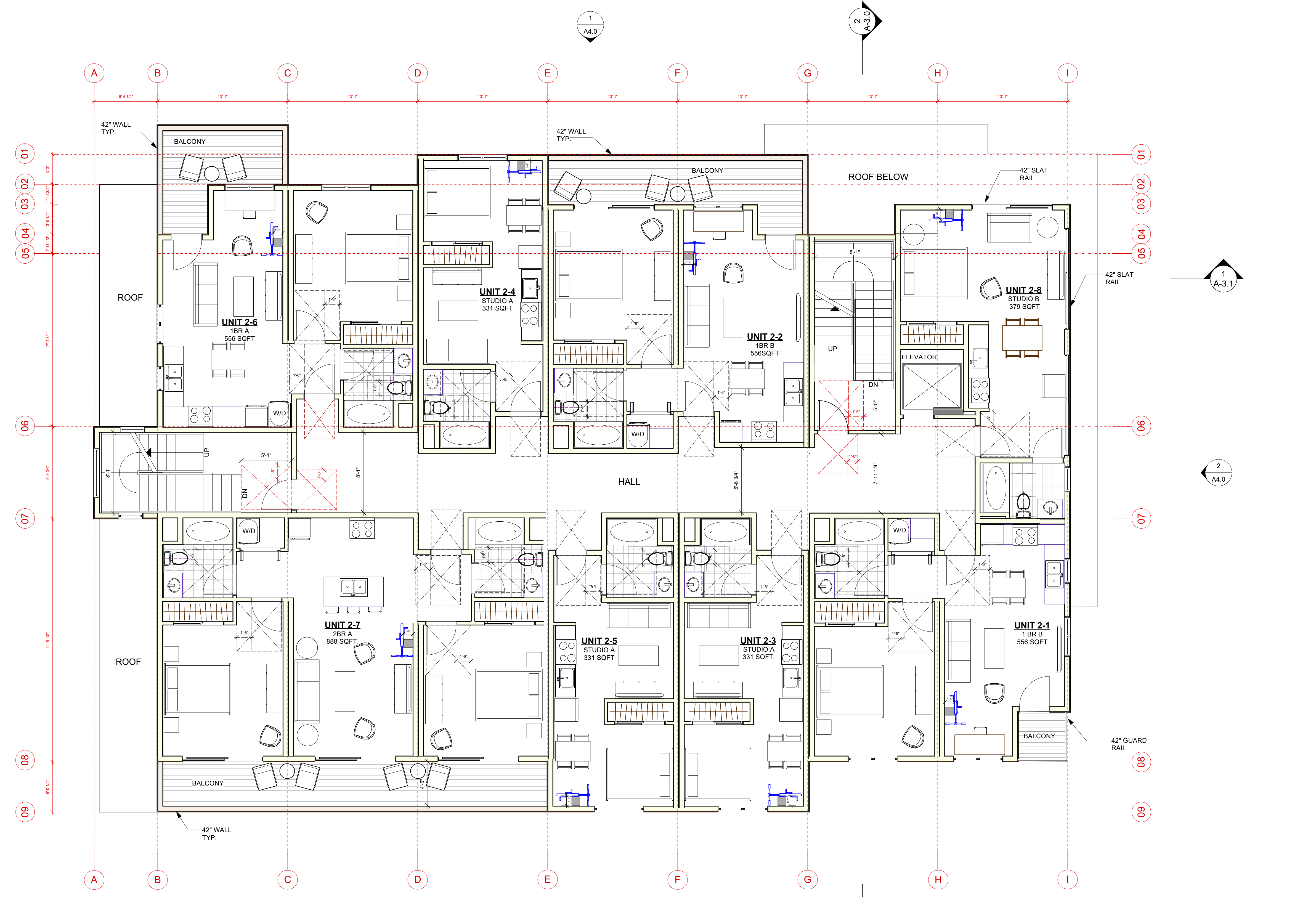
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PROJ. NO: MP 1 2020 SHEET STATUS: PRELIM
 DWG DATE: CAD FILE: BANIQUED PINOLE NEW APT'S 09152021.rvt

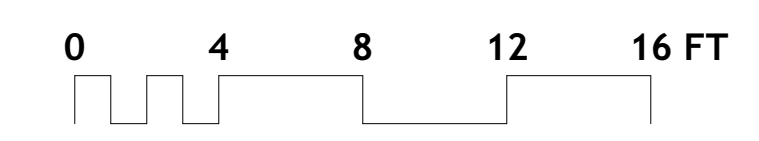
PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D

DRAWN: JH CHKD: TL
AA-2.2

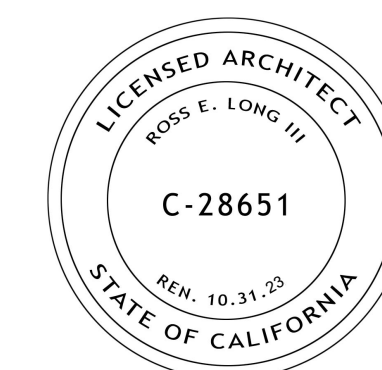
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LEVEL 2				LEVEL 2			
UNITS	1	2-1	610	STUDIOS	4		
	2	1 BED	610		1		
	3	1 BED	374		3		
	4	STUDIO	374		1		
	5	STUDIO	374		1		
	6	STUDIO	665	TOTAL UNITS	8		
	7	1 BED	956				
	8	2 BED	372				
LEVEL 2 - RENTABLE		STUDIO	2-8				
			4,325				
AMENITY ROOM / WORK AREA							
TRASH ROOM			710				
CIRCULATION			239				
STAIRS AND ELEVATOR							
LEVEL 2 SUBTOTAL			5,274				



SCALE: 3/16" = 1'-0"



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 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

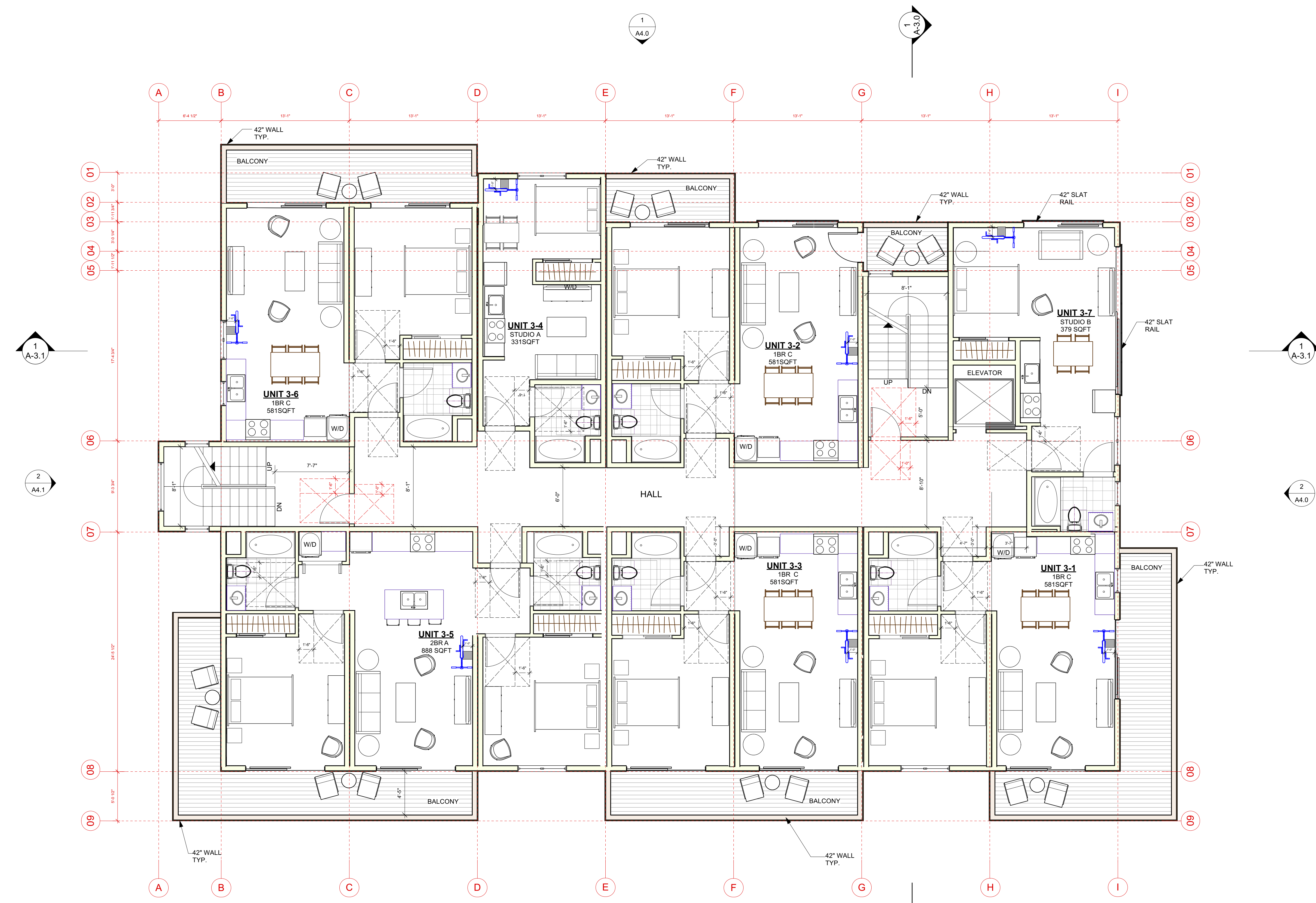
DRAWING:
LEVEL 3 PLAN

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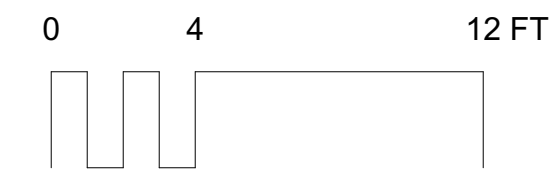
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 DWG DATE: CAD FILE: BANIQUED PINOLE NEW AP15 09152021.rvt

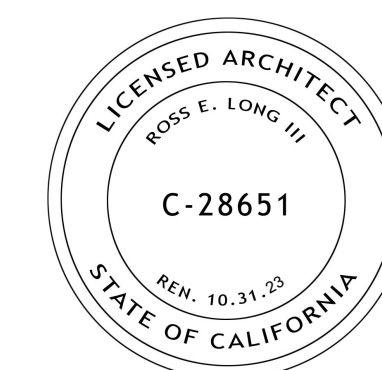
PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D
AA-2.3

DRAWN: JH CLK: TL OF
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LEVEL 3				LEVEL 3			
UNITS	9		3-1	635	STUDIOS	2	
	10	1 BED	3-2	613	1 BED	4	
	11	1 BED	3-3	635	1 BED	4	
	12	1 BED	3-4	374	2 BED	1	
	13	STUDIO	3-5	956			
	14	2 BED	3-6	611	TOTAL UNITS	7	
	15	1 BED	3-7	372			
LEVEL 3 - RENTABLE		STUDIO		4,196			
AMENITY ROOM / MEDIA							
TRASH ROOM				698			
CIRCULATION				239			
STAIRS AND ELEVATOR							
LEVEL 3 SUBTOTAL				5,133			





ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
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ARCHITECT
ch x tid prefab evolved
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 TOBY LONG, AIA - 415.955.6039 - TOBY@CHXTID.COM

MODULAR FABRICATOR

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PROJECT:
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 BUILDING**
 ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

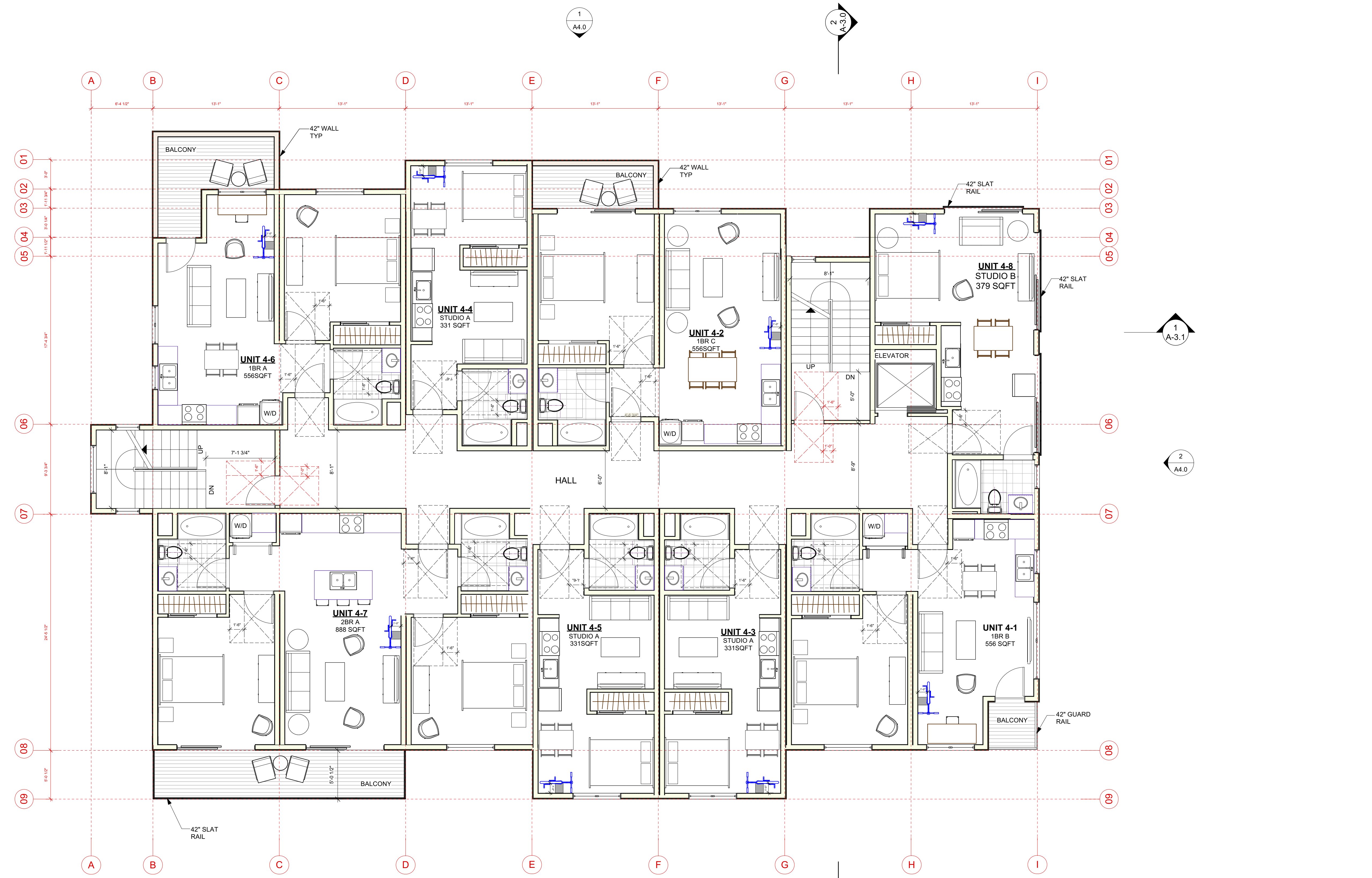
DRAWING:
LEVEL 4 PLAN

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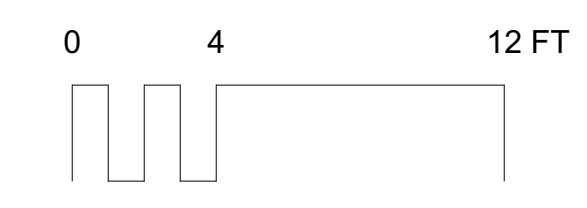
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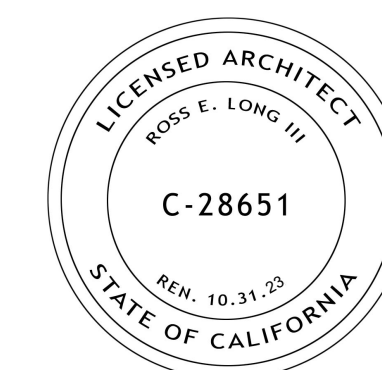
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AA-2.4

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LEVEL 4			
UNITS	16	4-1	611
	17	4-2	611
	18	4-3	374
	19	4-4	374
	20	4-5	374
	21	4-6	611
	22	4-7	956
	23	4-8	372
LEVEL 4 - RENTABLE			4,263
AMENITY ROOM / STORAGE			
TRASH ROOM			716
CIRCULATION			239
STAIRS AND ELEVATOR			
LEVEL 4 SUBTOTAL			5,238





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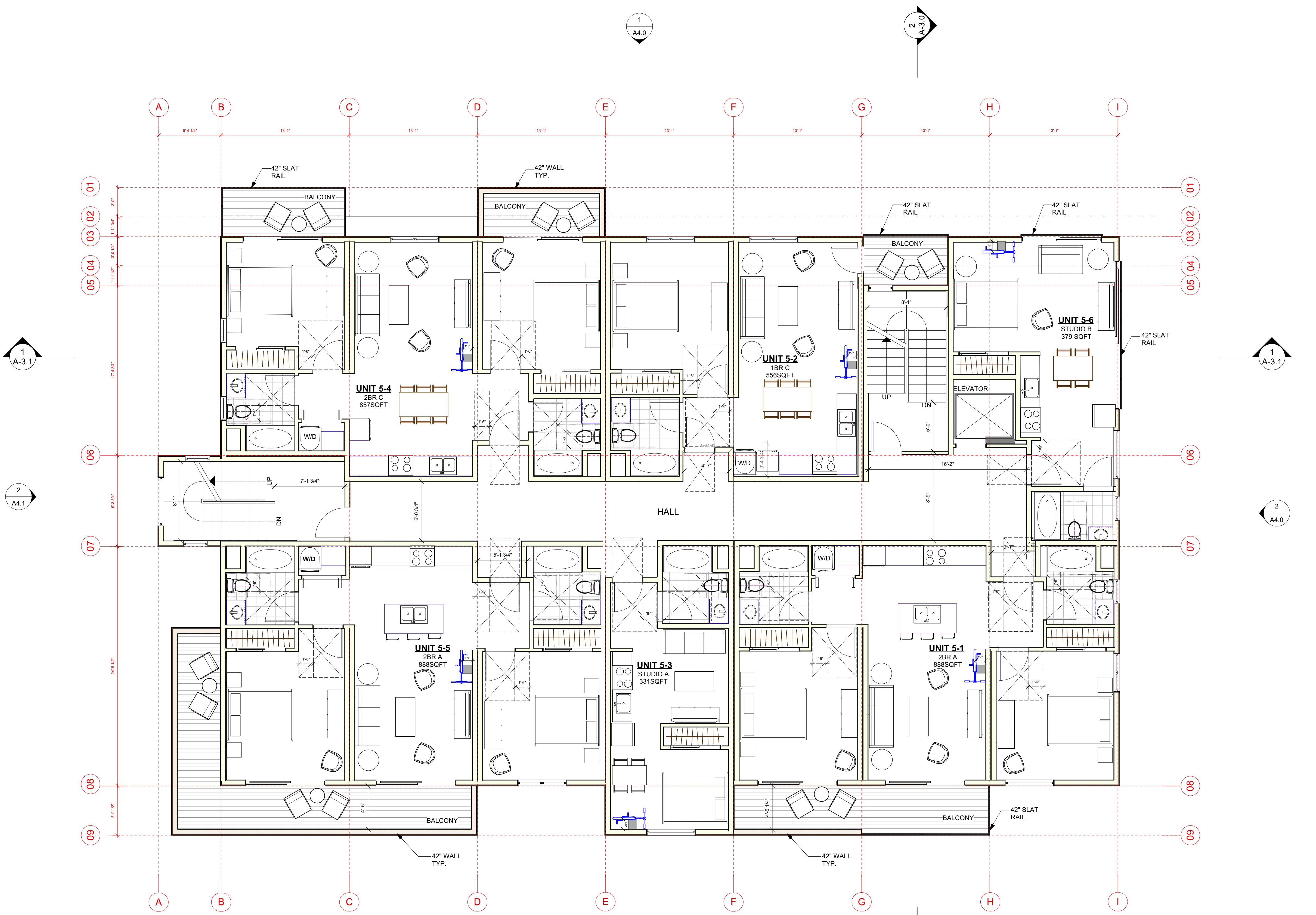
DRAWING:
LEVEL 5 PLAN

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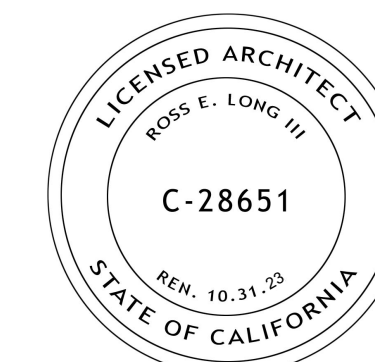
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PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D
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LEVEL 5				LEVEL 4			
UNITS	24	2 BED	5-1	956	STUDIOS	2	
	25	1 BED	5-2	608		1	
	26	1 BED	5-3	374		1	
	27	STUDIO	5-4	924		3	
	28	2 BED	5-5	954			
	29	2 BED	5-6	372	TOTAL UNITS	6	
		STUDIO		4,188			
AMENITY ROOM / STORAGE							
TRASH ROOM							670
CIRCULATION							230
STAIRS AND ELEVATOR							
LEVEL 5 SUBTOTAL				5,097			



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DRAWING:
ROOF PLAN

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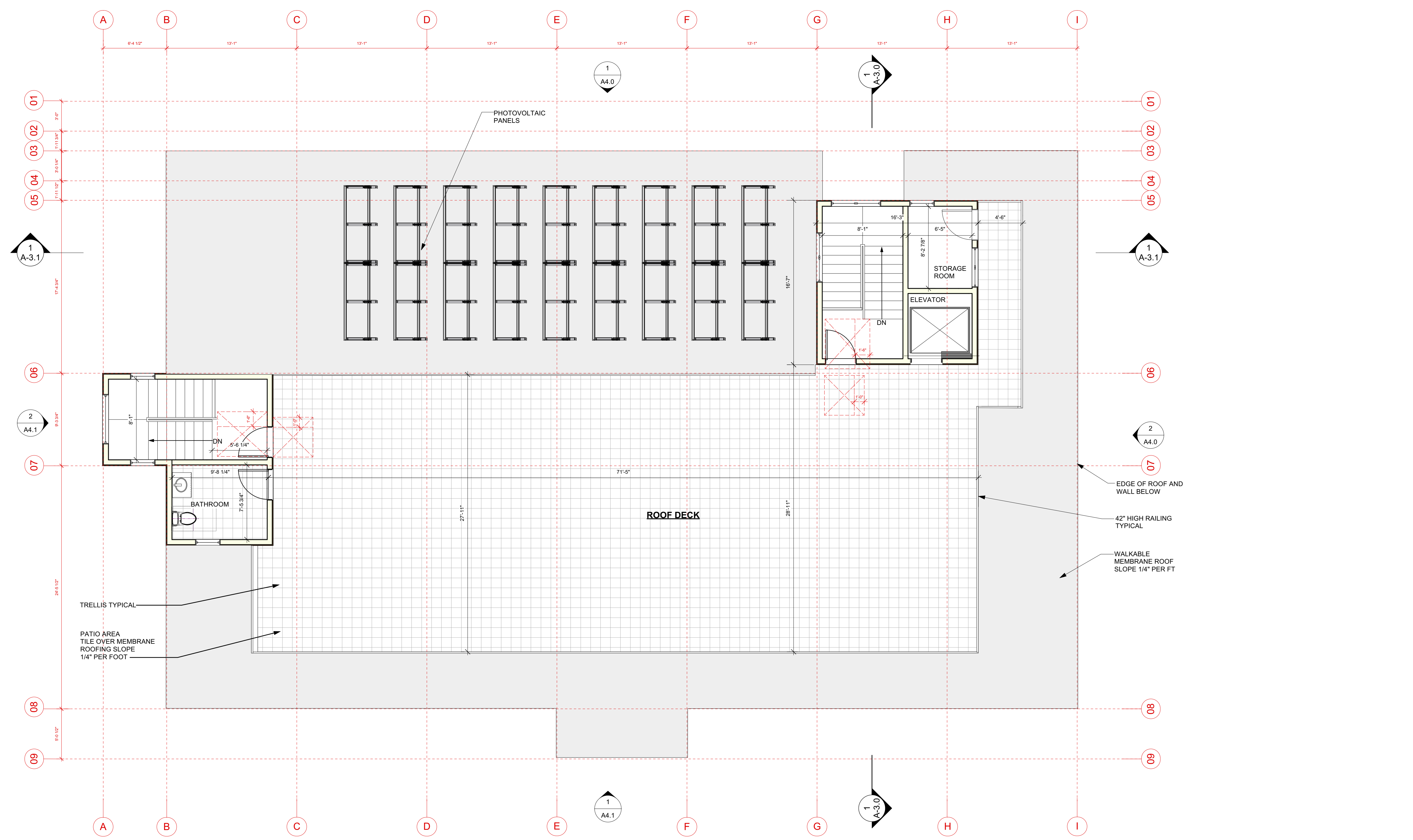
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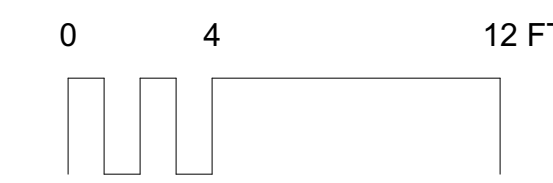
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AA-2.6

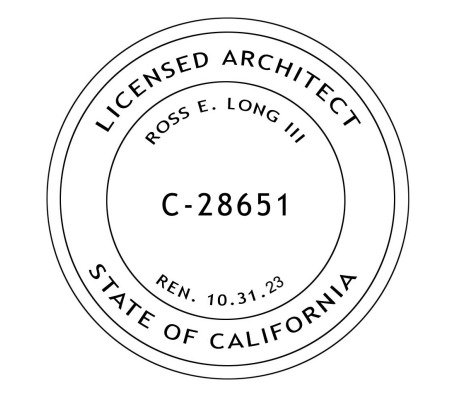
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ROOF DECK	LEVEL 4
AMENITY DECK/SOLAR	2,932
TRASH ROOM	67
BATH ROOM	65
CIRCULATION	96
STAIRS AND ELEVATOR	239
ROOF DECK SUBTOTAL	3,419



SCALE: 3/16" = 1'-0"



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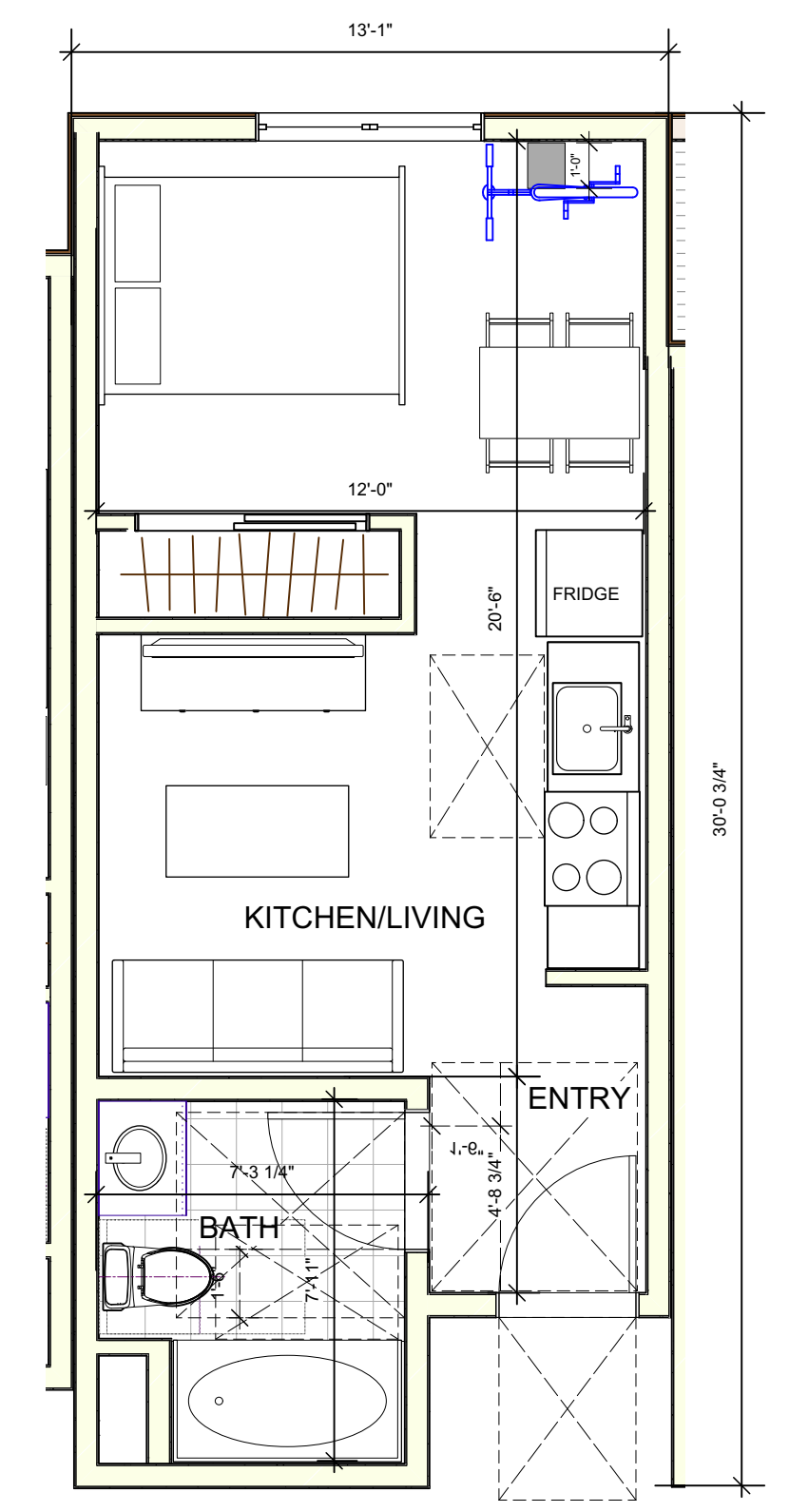
DRAWING:
ENLARGED UNIT PLANS

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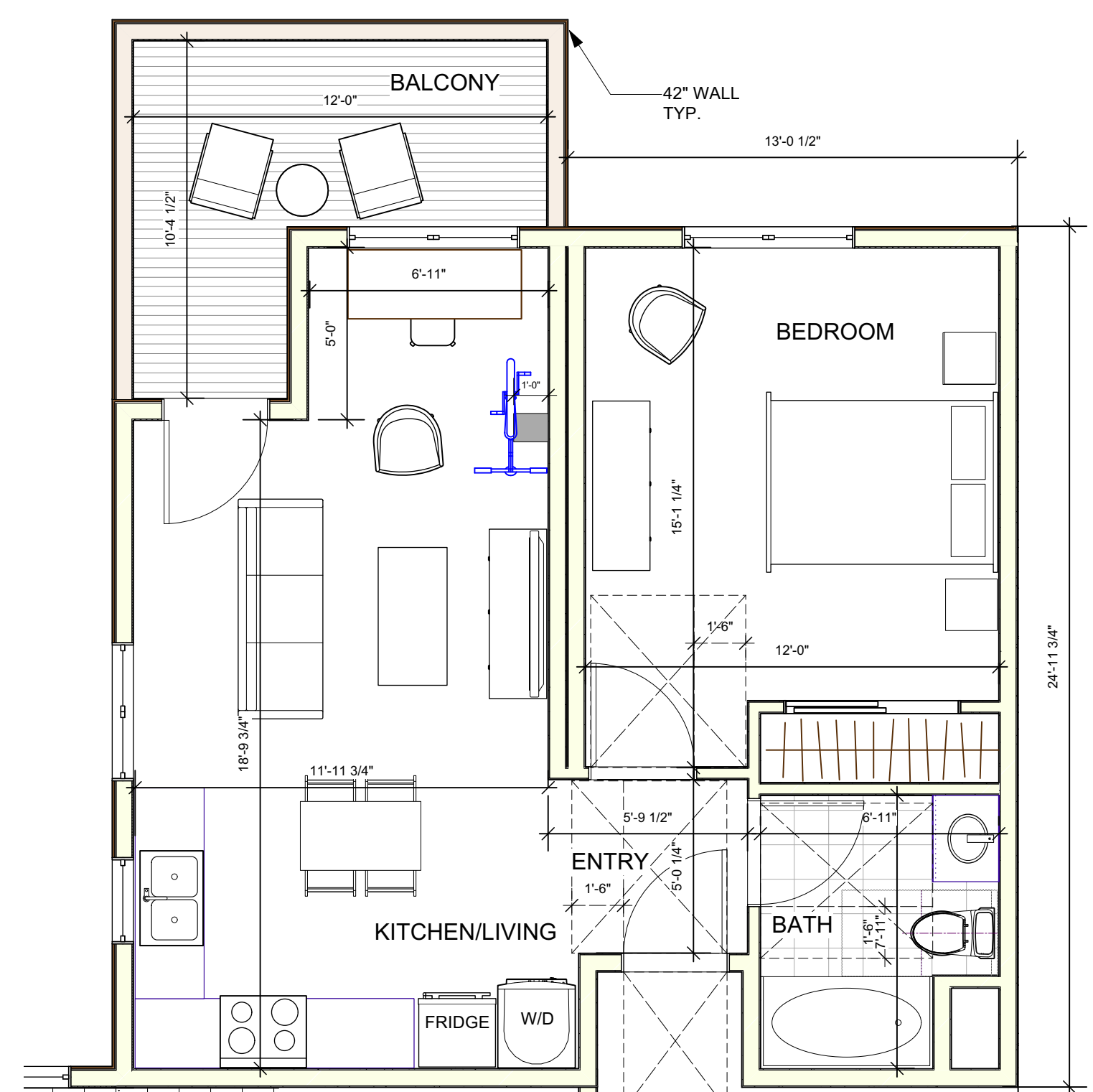
PROJ. NO: MP 1 2020 SHEET STATUS: PRELIM
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PLOT DATE: REVISION:
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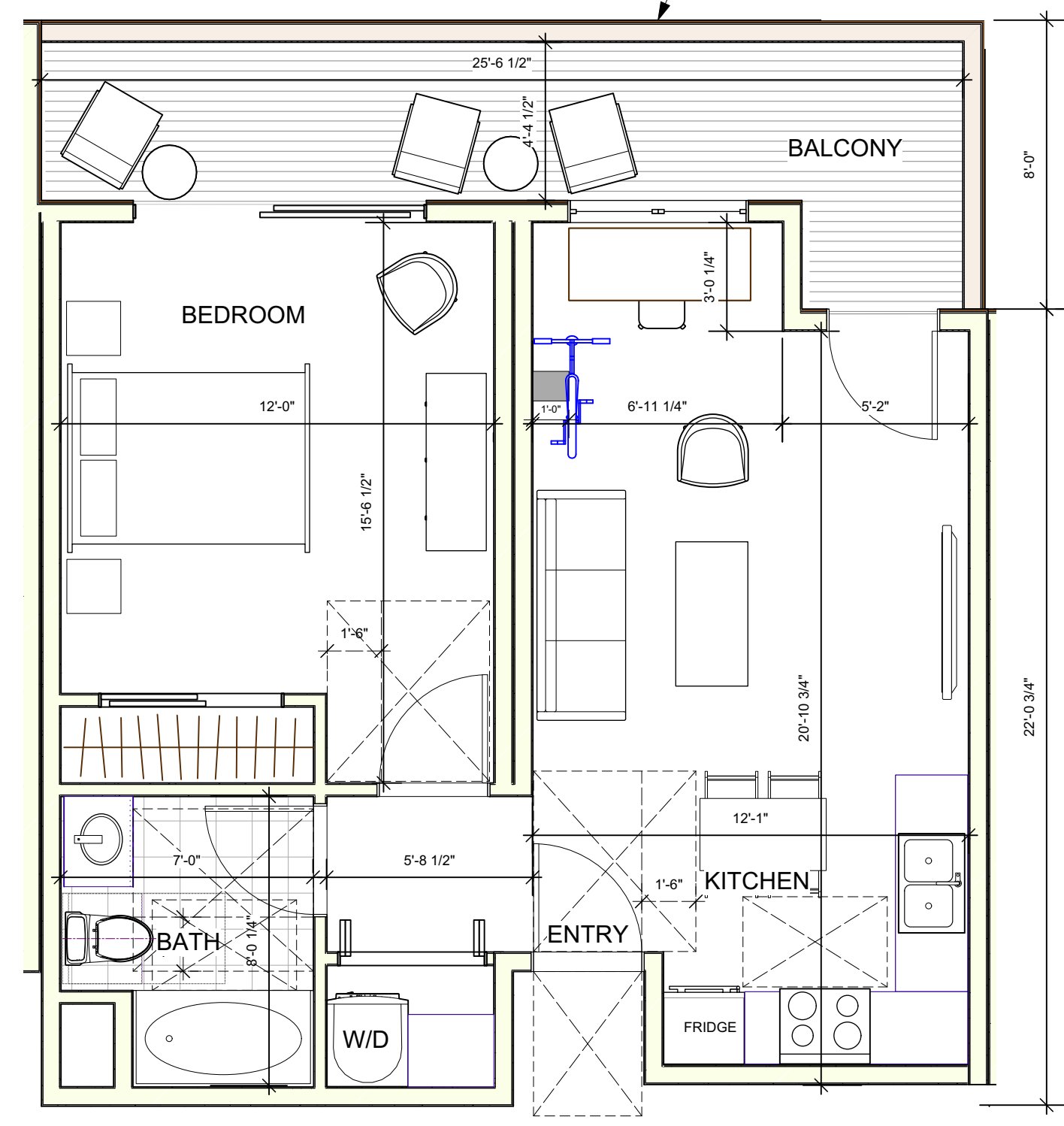
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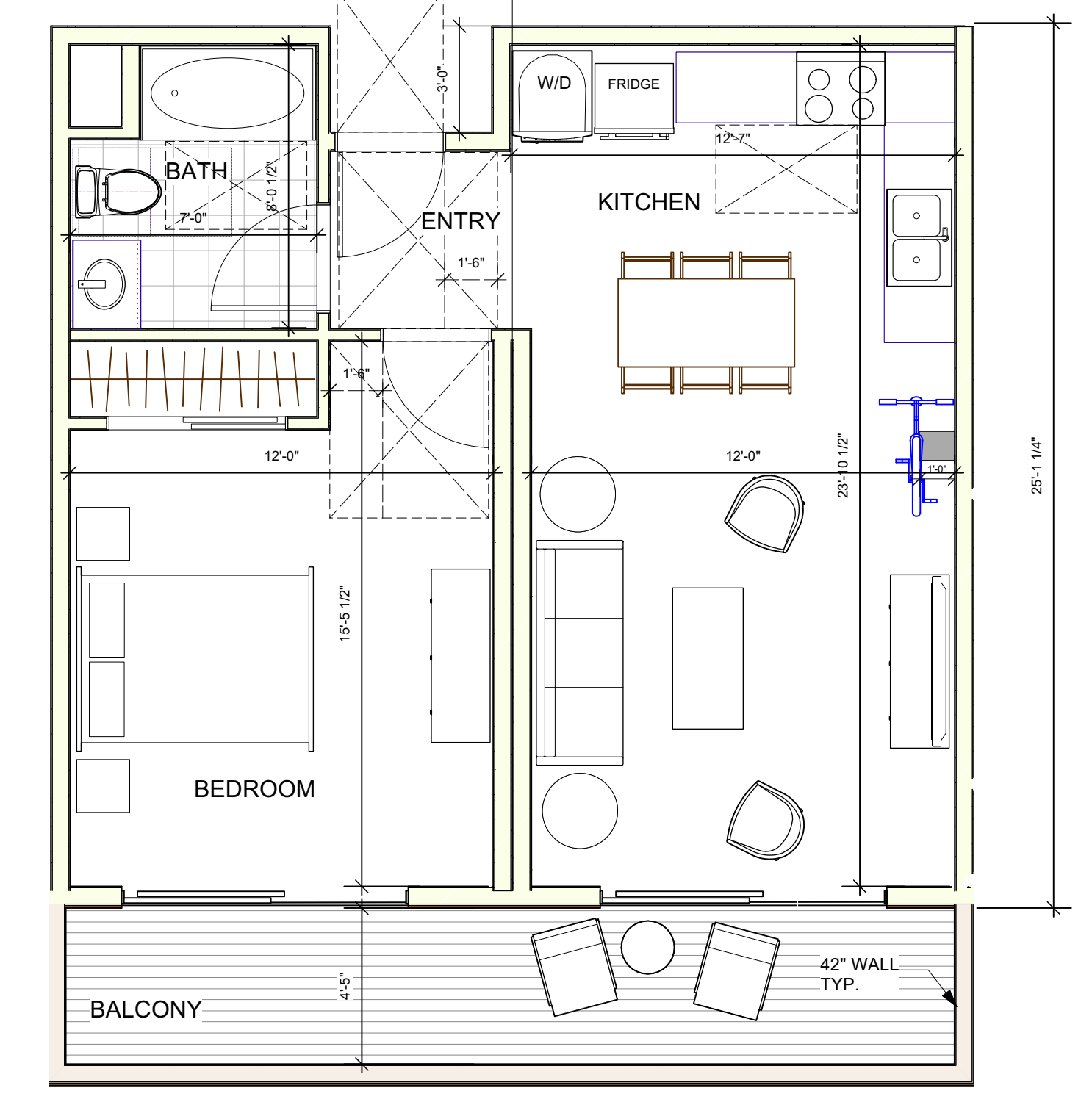
**STUDIO TYPE A
 331 SQFT**
 UNIT 2-4
 UNIT 2-5
 UNIT 4-5
 UNIT 5-3
 UNIT 2-3 SIM
 UNIT 3-4 SIM
 UNIT 4-3 SIM
 UNIT 4-4 SIM



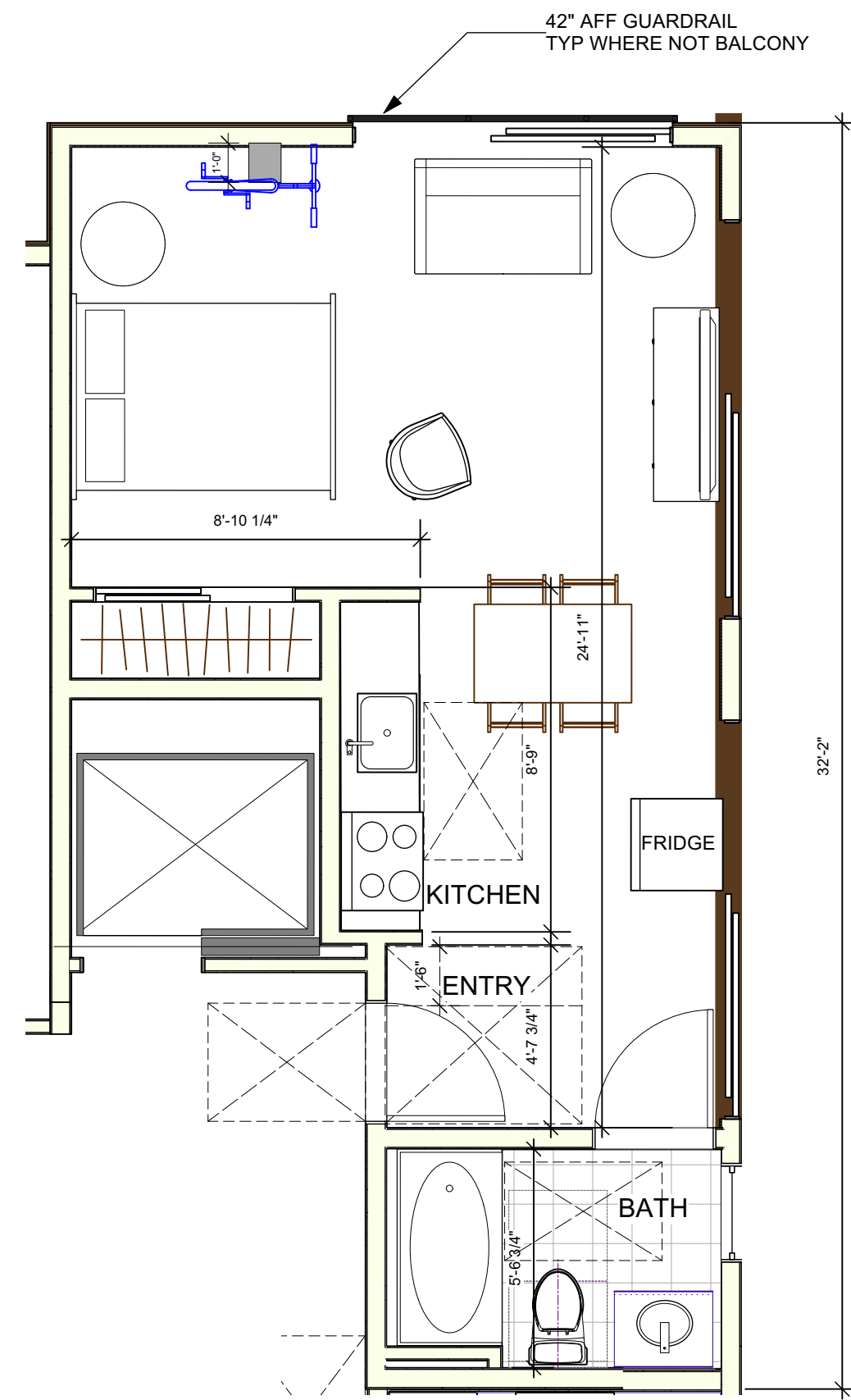
**1 BEDROOM APARTMENT TYPE A
 556 SQFT**
 UNIT 2-6



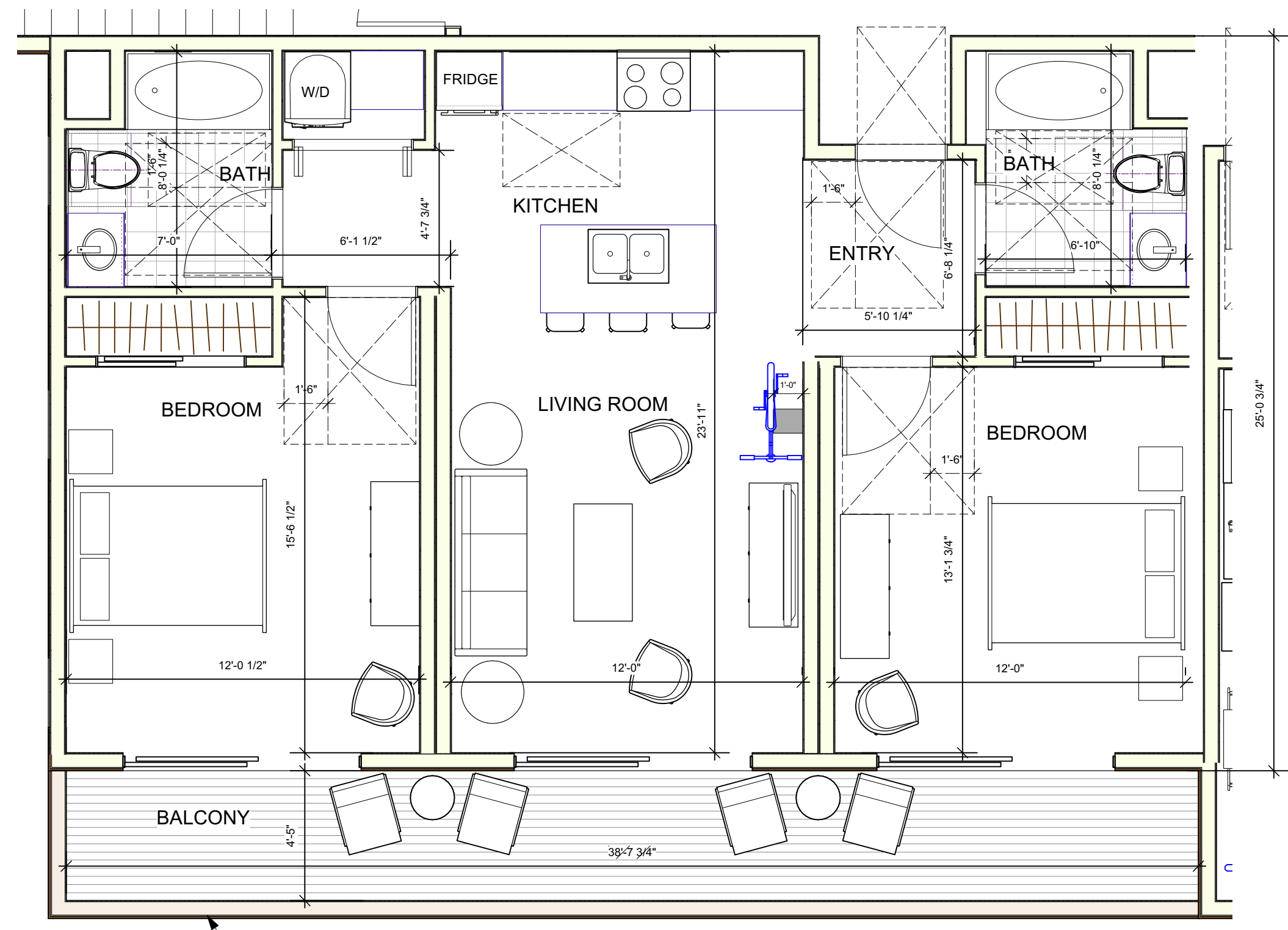
**1 BEDROOM APARTMENT TYPE B
 556 SQFT**
 UNIT 2-2
 UNIT 2-1 SIM
 UNIT 4-1 SIM



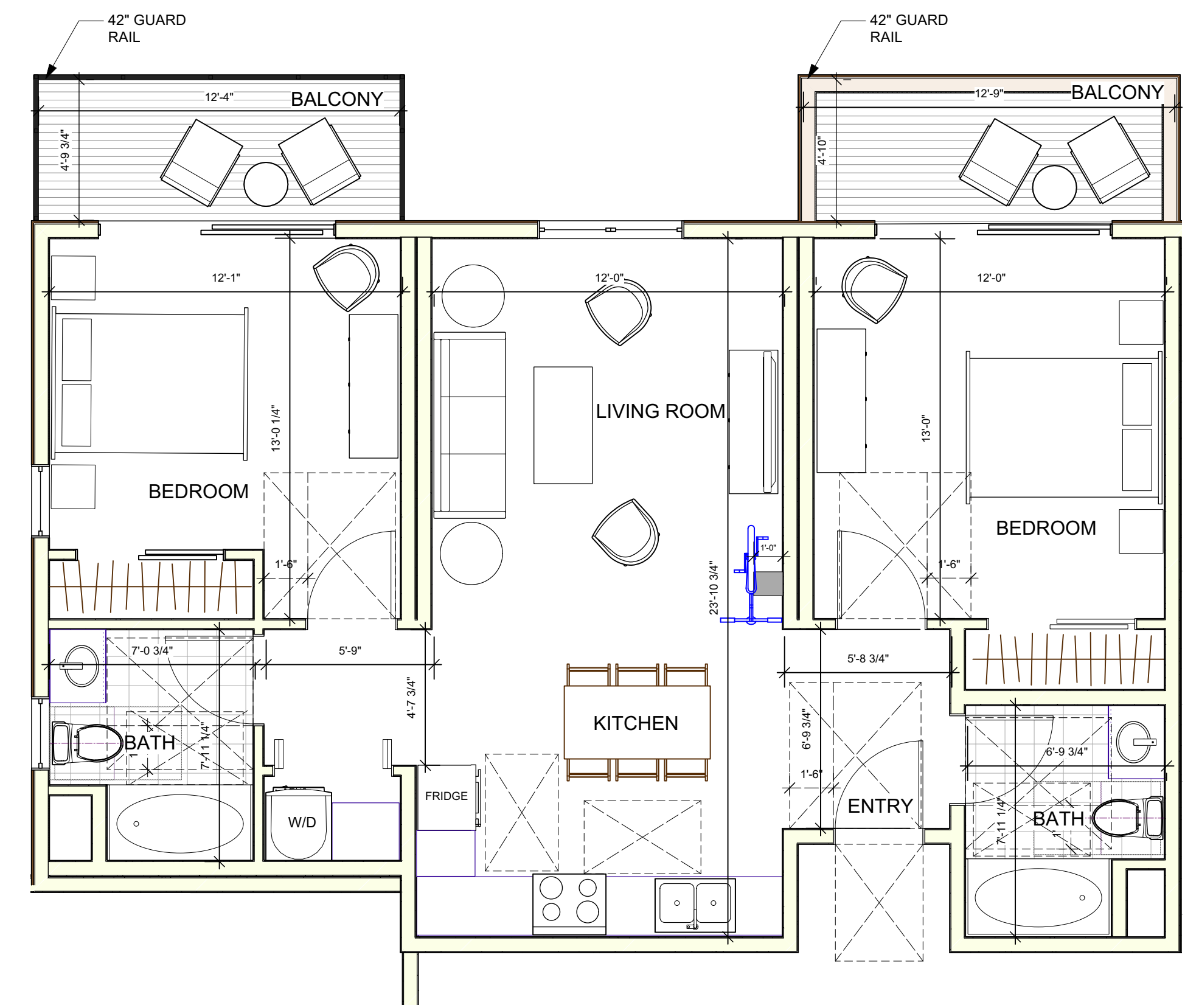
**1 BEDROOM APARTMENT TYPE C
 581 SQFT**
 UNIT 3-3
 UNIT 3-1 SIM
 UNIT 3-2 SIM
 UNIT 3-6=4-6 SIM
 UNIT 4-2 SIM
 UNIT 5-2 SIM



**STUDIO TYPE B
 372 SQFT**
 UNIT 2-8
 UNIT 3-7
 UNIT 4-8
 UNIT 5-6



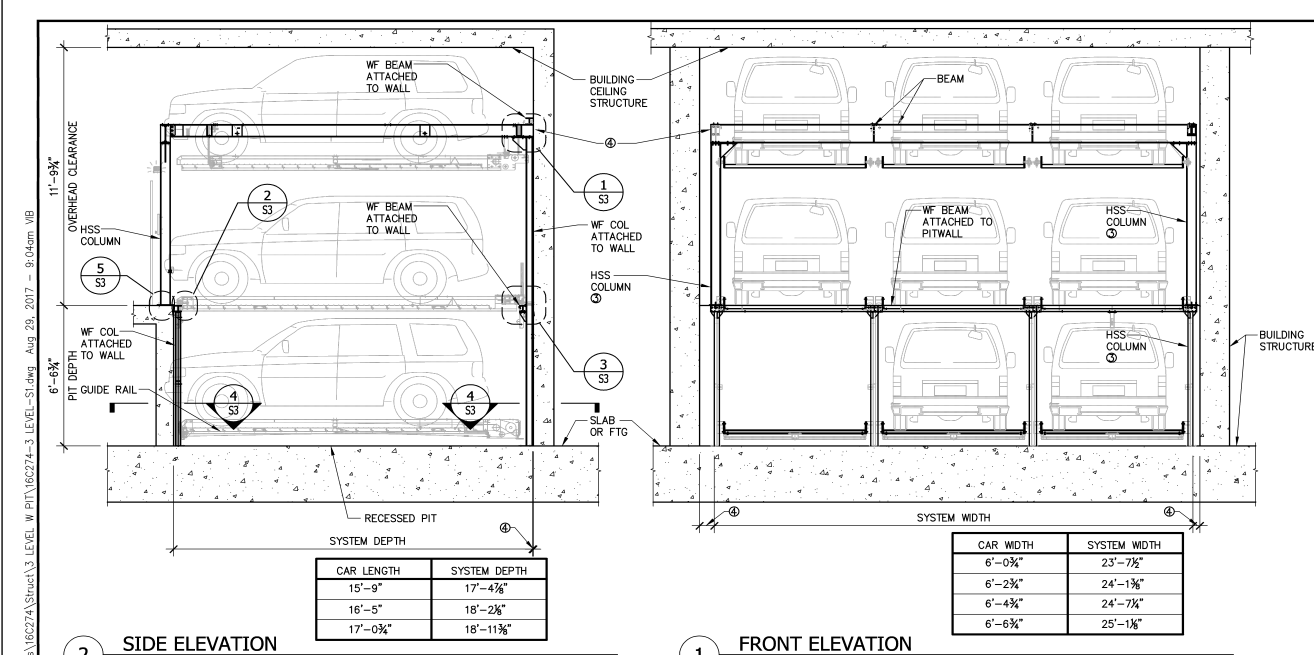
**2 BEDROOM APARTMENT TYPE A
 888 SQFT.**
 UNIT 2-7
 UNIT 3-5
 UNIT 4-7
 UNIT 5-1 SIM
 UNIT 5-5 SIM



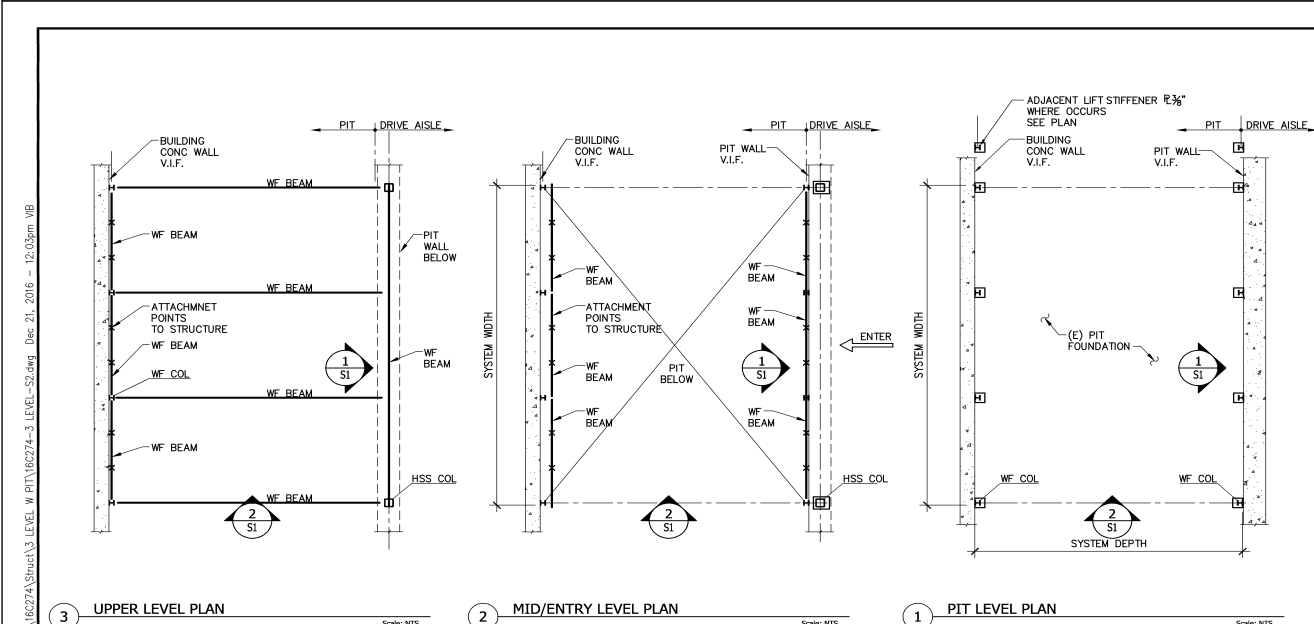
**2 BEDROOM APARTMENT TYPE B
 857 SQFT**
 UNIT 5-4

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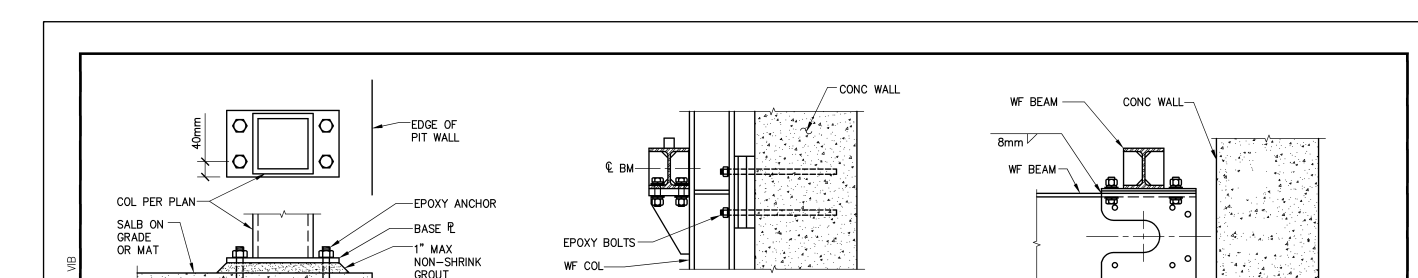
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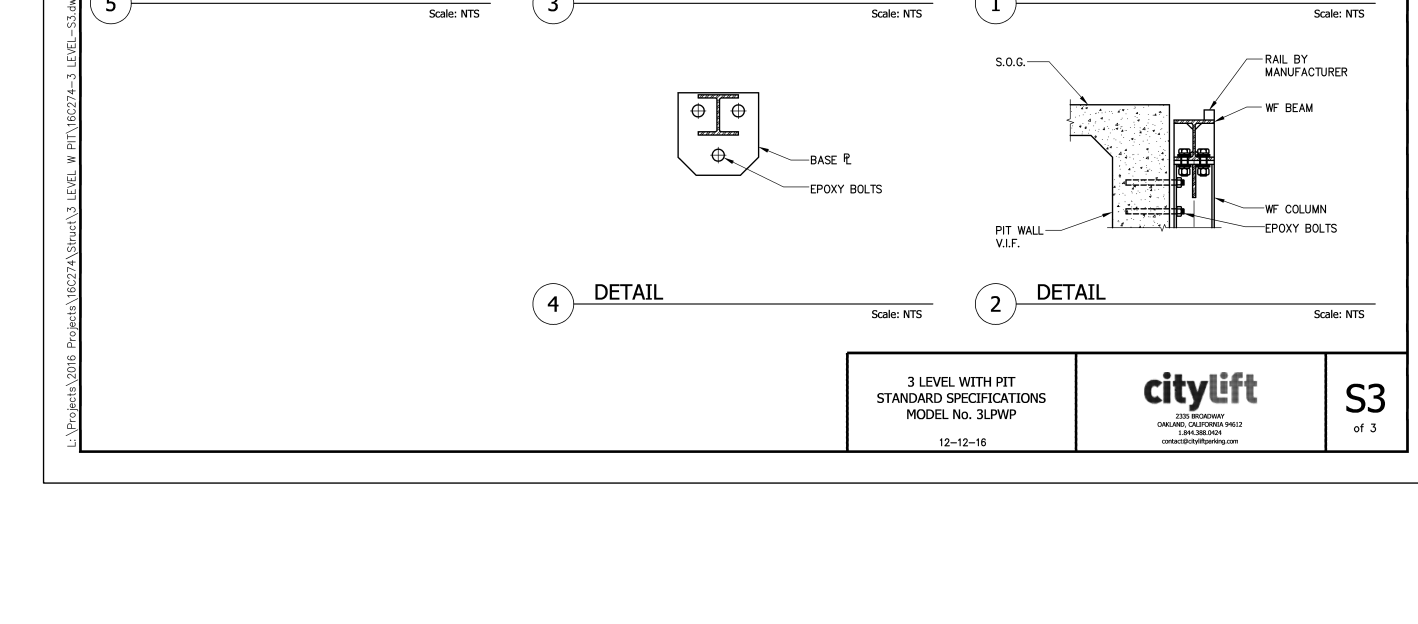
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17'-0"	17'-0"	17'-0"	17'-0"
17'-0"	17'-0"	17'-0"	17'-0"



CALL LENGTH	SYSTEM WIDTH	CALL LENGTH	SYSTEM WIDTH
17'-0"	17'-0"	17'-0"	17'-0"
17'-0"	17'-0"	17'-0"	17'-0"



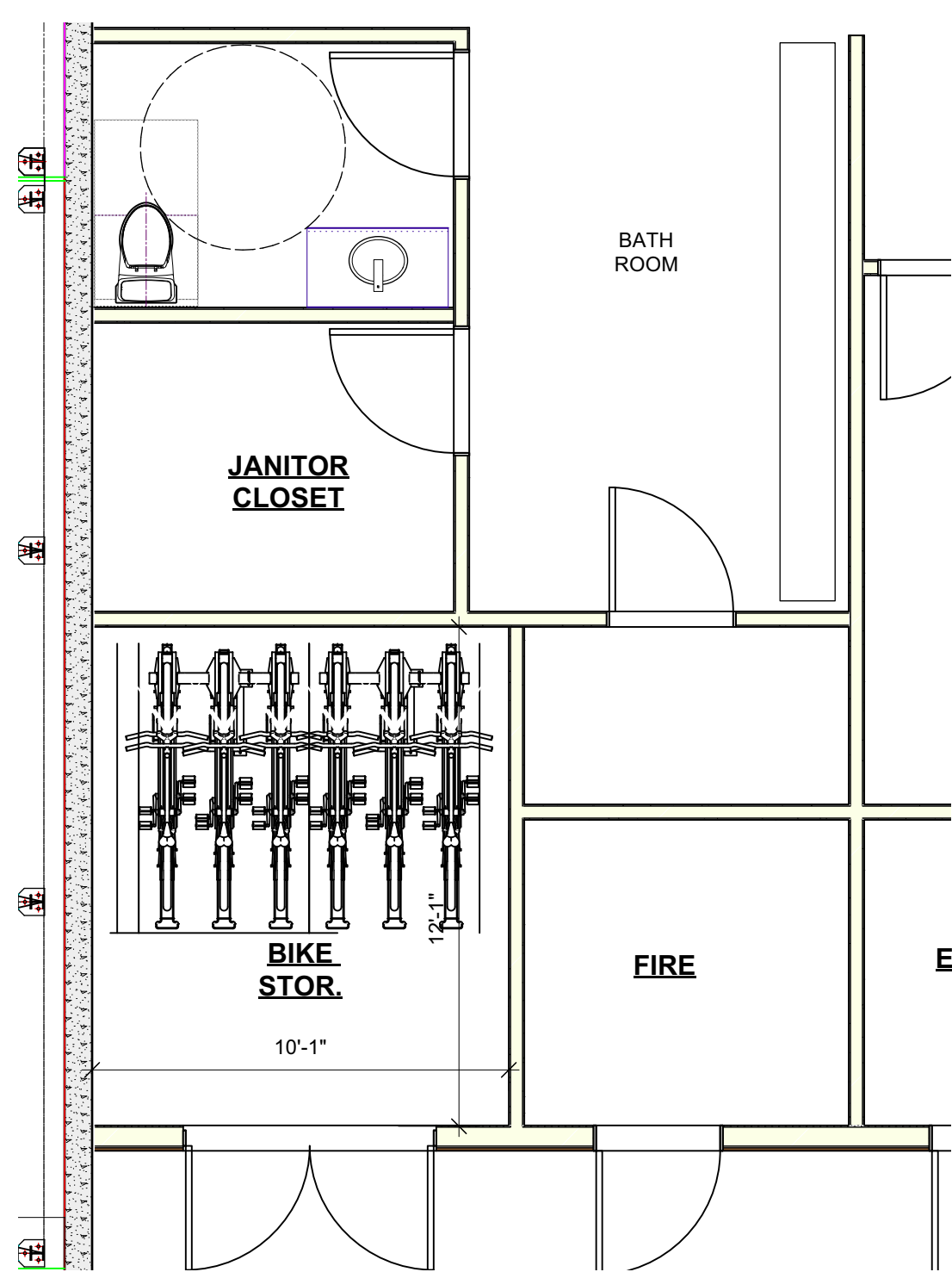
CALL LENGTH	SYSTEM WIDTH	CALL LENGTH	SYSTEM WIDTH
17'-0"	17'-0"	17'-0"	17'-0"
17'-0"	17'-0"	17'-0"	17'-0"



CALL LENGTH	SYSTEM WIDTH	CALL LENGTH	SYSTEM WIDTH
17'-0"	17'-0"	17'-0"	17'-0"
17'-0"	17'-0"	17'-0"	17'-0"

1 GARAGE PARKING LIFTS

2 ENLARGED PLAN - BIKE STORAGE @ GROUND FLOOR



BIKE PARKING STORAGE
 REQUIRED LONG TERM RESIDENTIAL:
 29 UNITS / 4 RESIDENTIAL SPACES = 8
TOTAL REQUIRED: 8 SPACES

BIKE ROOM
 12 BIKE CAPACITY (8 REQ'D)

cycloc **SOLO**

Introduction

CYCLOC
 Store your bike with style. Cycloc's unique ability to carefully combine considered thought with a twist of poetic spirit to create a range of simple, stylish and practical products has earned it global recognition with numerous awards and accolades.

SOLO
 Horizontal or vertical cycle display. Expert and efficient cycle storage, ideal for home, office and retail display applications.

- Store bikes horizontally or vertically, accessories in the center.
- Secure three point wall fixing, insert panel hides fixings.
- Spacer included to accommodate wide bars.
- Rotate to accommodate frame angles.
- Rubber contact points protect frame.
- Facility to lock bike in place.
- Available in 6 bright colours.

MADE IN BRITAIN

cycloc **SOLO**

Product features and benefits

- Robust Polystyrene
- 2 large holes allow your bike to be secured with a conventional bicycle lock
- Spacer for wide handlebars included, use if it is optional
- Rubber contact pads to protect your frame
- Secure three point fixings
- Insert panel hides fixings
- Colored holes enable Solo to rotate, accommodating sloping frame tubes
- Facility to lock
- Store your accessories
- Horizontal or vertical storage

cycloc **SOLO**

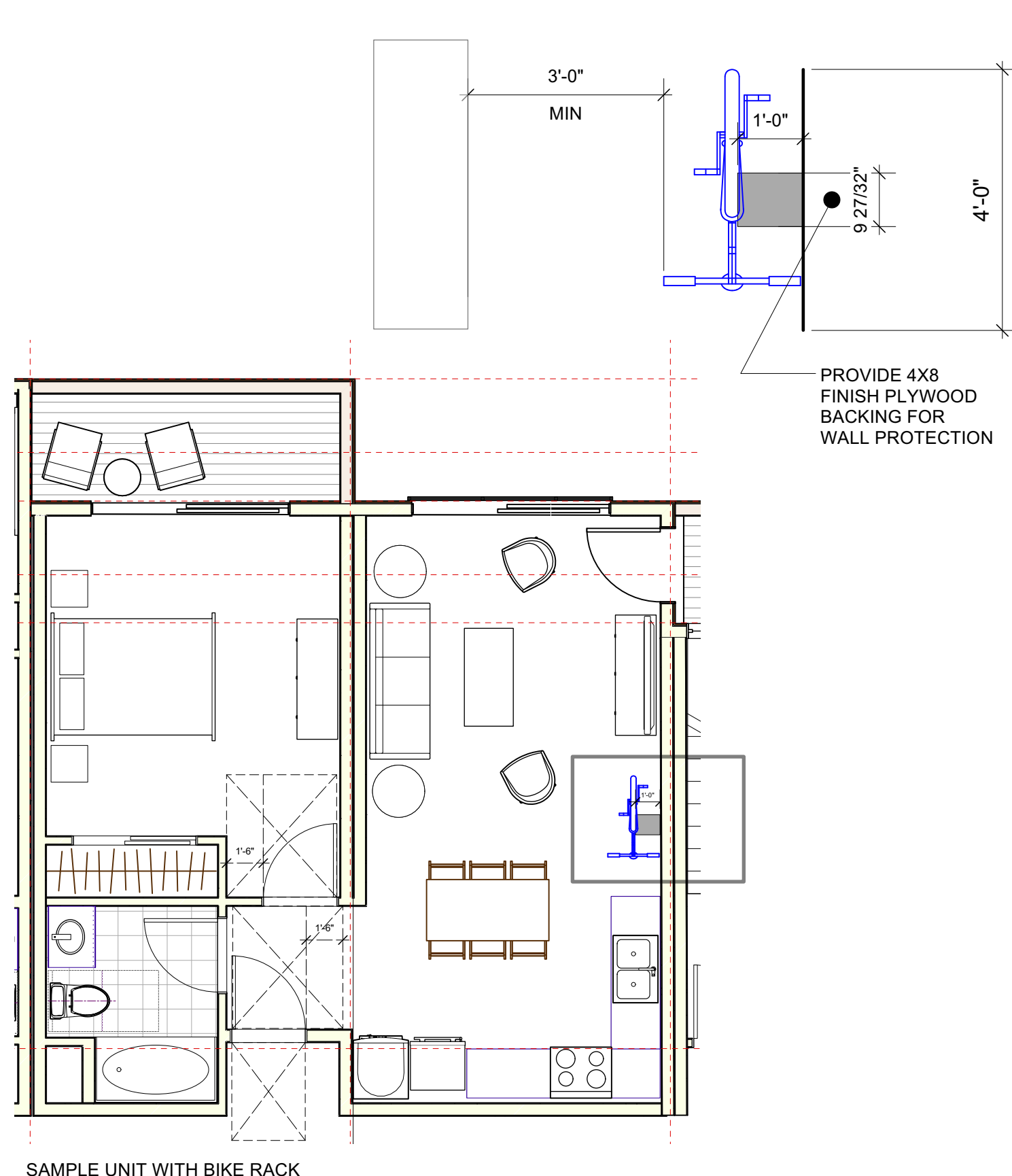
Setting-out suggestions (in mm)

Single bike horizontal - frame
 Single bike horizontal - seat post
 Single bike vertical - frame
 Single bike vertical - seat post

cycloc **SOLO**

Package contents

Dimensions (in mm)



3 IN-UNIT BIKE STORAGE SPECIFICATION

GROUND CONTROL SYSTEMS
 Innovative Bike & Board Parking

DOUBLE DOCKER™ DD04, DD06
 Cut Sheet & Quick Specifications

MATERIALS & FEATURES
 All steel construction, A31 materials, for durability
 Plastic wheels for smooth travel of slide
 Urethane bumpers to absorb slide impact
 Zinc plated hardware
 Two-tier allows double the density
 Vertically staggered position prevents handle bar conflicts
 Gas strut Lift-assist makes loading easy – very little strength required*
 Grade 5 U-bolts keeps upper row secured
 Convenient locking loops to lock frame and wheel on bike
 Movable legs allow retro-fitting over existing horizontal bike parking

FINISH
 Hot Dipped Galvanized (Marine Environment)

CONFIGURATIONS & FOOTPRINT W/BIKES
 DD04 – 49.5" W 84" L X 102" H – 4 bikes secured
 DD06 – 66.0" W 84" L X 102" H – 6 bikes secured

MOUNTING OPTIONS
 Surface Mount – Concrete (Anchors sold separately)

BIKE ROOM RACK SPECIFICATION NO. 2- DD06

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GROUND CONTROL SYSTEMS
 Innovative Bike & Board Parking

DOUBLE DOCKER™ DD04, DD06, DD08, DD10, DD12
 Cut Sheet & Quick Specifications

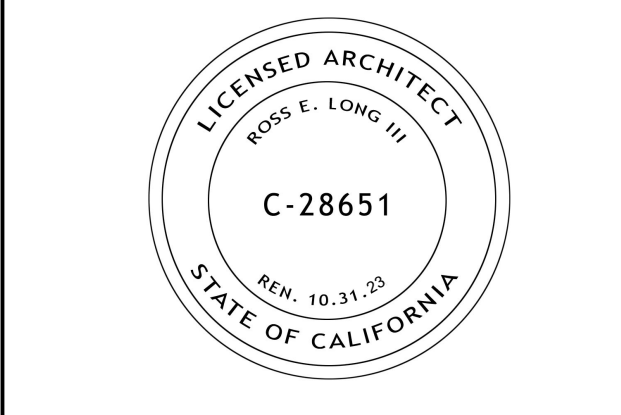
SPACE USE RECOMMENDATIONS
 Ceiling height: Minimum 102"
 Loading zone: Recommended 48"-72"
 Distance to front wall: 10" to center of beam (2.5' to edge of dock)
 Distance to side wall: 14.5" to 16.5" from center of bike
 When adding other Double Docker™ units in longer rows, maintain 16.5" bike to bike spacing

For layout, ordinance or planning assistance, please contact our planning team @ 800-630-7225
 Visit GoConfigure™ app.groundcontrolsystems.com to build parking layouts and downloadable PDFs

4 BIKE ROOM STORAGE SPECIFICATION

LONG TERM BIKE STORAGE QUANTITY PER RACK SPECIFICATION			
MODEL	BIKE CAPACITY	PROPOSED RACK TYPE QUANTITY	TOTAL BIKES
GROUND CONTROL - D04	4	0	0
GROUND CONTROL - D06	6	2	12
		TOTAL LONG TERM BIKE SPACES (1PER 4 UNITS = 8)	12 (8 REQ)
CYCLOC (IN-UNIT RACK)	1	29	29
		TOTAL LONG TERM BIKE SPACES	41

5 LONG TERM BIKE STORAGE INVENTORY



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 SUITE 210 PINOLE, CA 94564

DRAWING:
BIKE STORAGE, ETC

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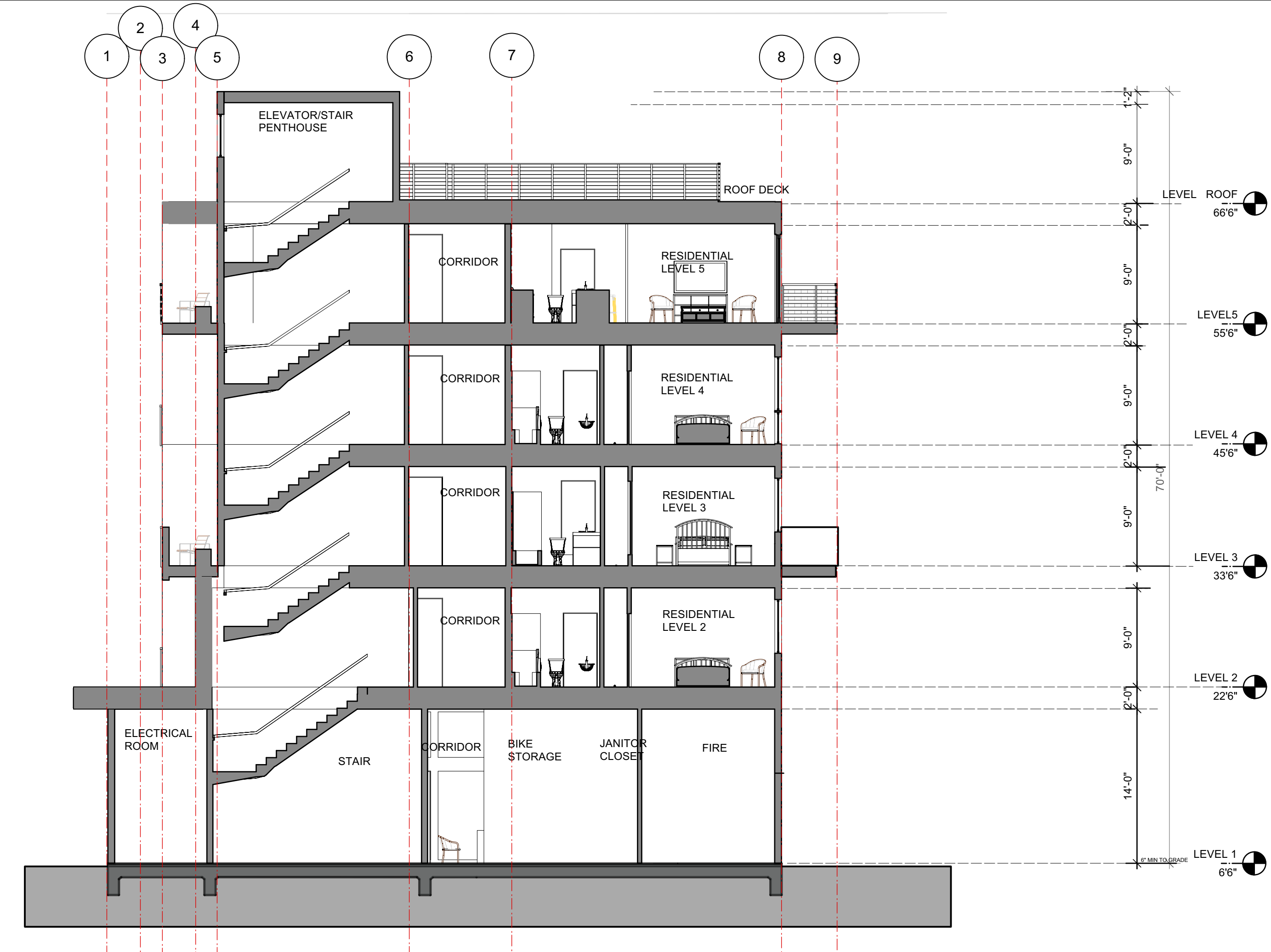
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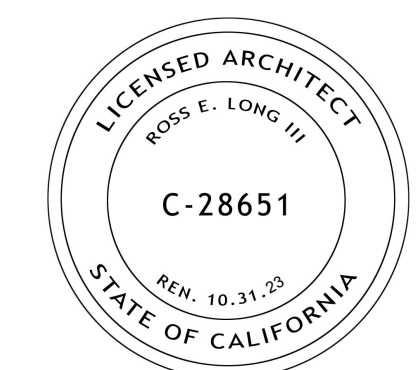
1 APARTMENTS NORTH SOUTH SECTION

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



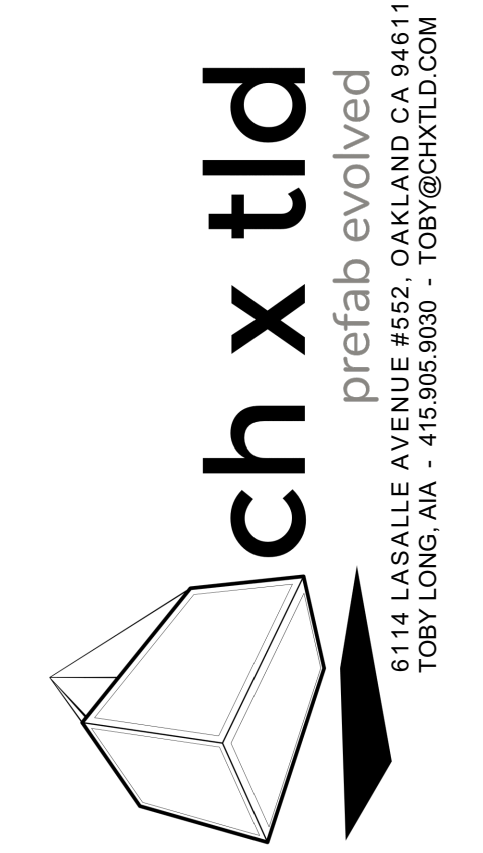
2 APARTMENTS EAST WEST SECTION

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



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DRAWING:
SECTIONS

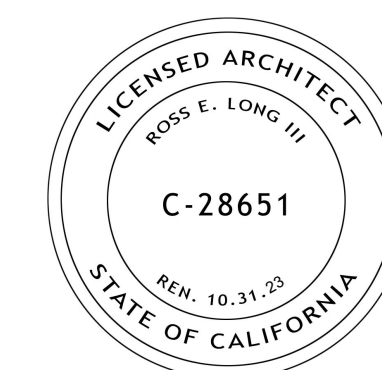
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DRAWING:
DENSITY BONUS

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PROJ. NO: MP 1 2020 SHEET STATUS: PRELIM
 DWG DATE: CAD FILE: BANIQUED PINOLE-NEW AP15 09152021.dwg

PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D

AA-3.1

DRAWN: JH CHKD: TL OF
 © TOBYLONGDESIGN 2022

AFFORDABLE HOUSING ANALYSIS

BASELINE PROJECT
 RESIDENTIAL DEVELOPMENT AREA: 35,311 SF
 OPMU RESIDENTIAL DENSITY: 30 DU/ACRE
 TOTAL ALLOWABLE UNITS: 24
 HEIGHT LIMIT: 4 STORIES

AFFORDABLE UNITS REQUIRED
 PER PMC 17.32.020, 15% AFFORDABLE,
 OF AFFORDABLE UNITS, 40% VERY LOW INCOME

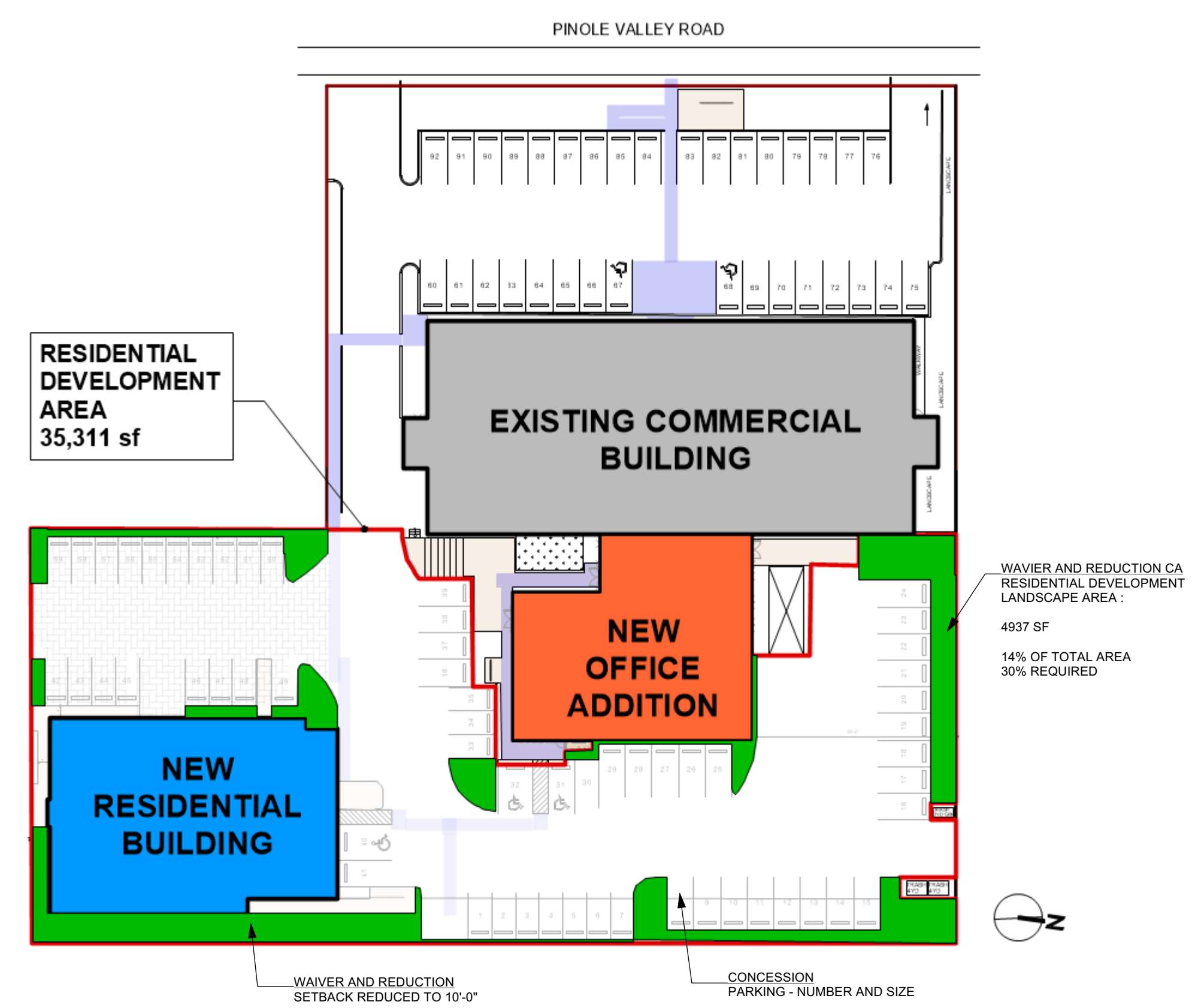
AFFORDABLE UNIT BASELINE
 - 24 UNITS REQUIRE 4 AFFORDABLE, (2 VERY LOW INCOME; 8% 2 LOW INCOME)
 - PROJECT PROVIDING 5% AFFORDABLE ALLOWS FOR 20% DENSITY BONUS,
 PLUS 2.5% SUPPLEMENTAL FOR EVERY 1% OVER 5% TARGET

BASELINE:
 - 3% OVER TARGET ON VERY LOW INCOME AND ELIGIBLE FOR A 7.5% TOTAL DENSITY BONUS
 - 7 ADDITIONAL UNITS

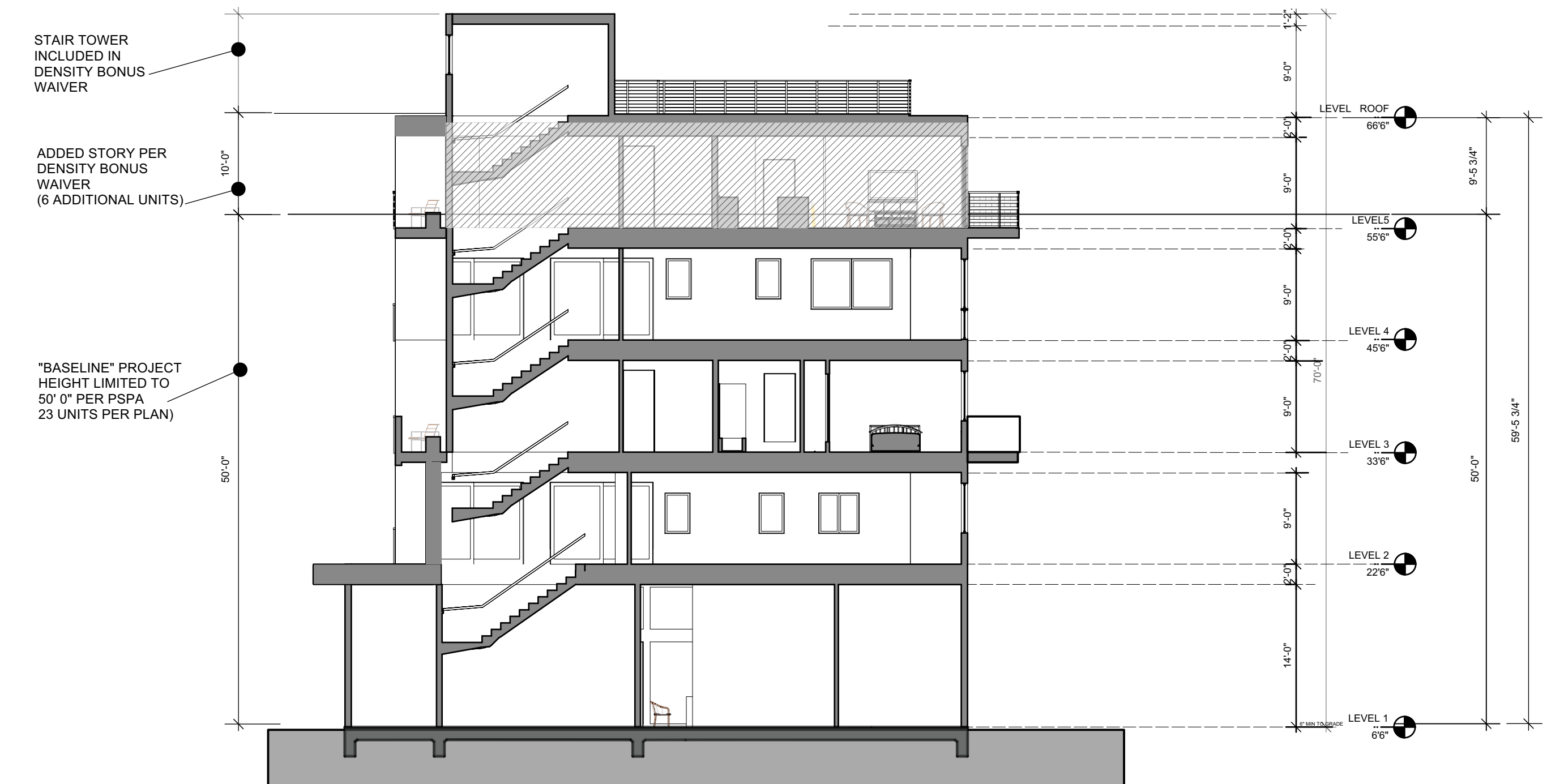
31 UNITS ALLOWABLE

UNITS PROVIDED PER SITE CONSTRAINTS : 29
 - 4 AFFORDABLE (2 VERY LOW, 2 LOW)
 - 1 ON EACH FLOOR

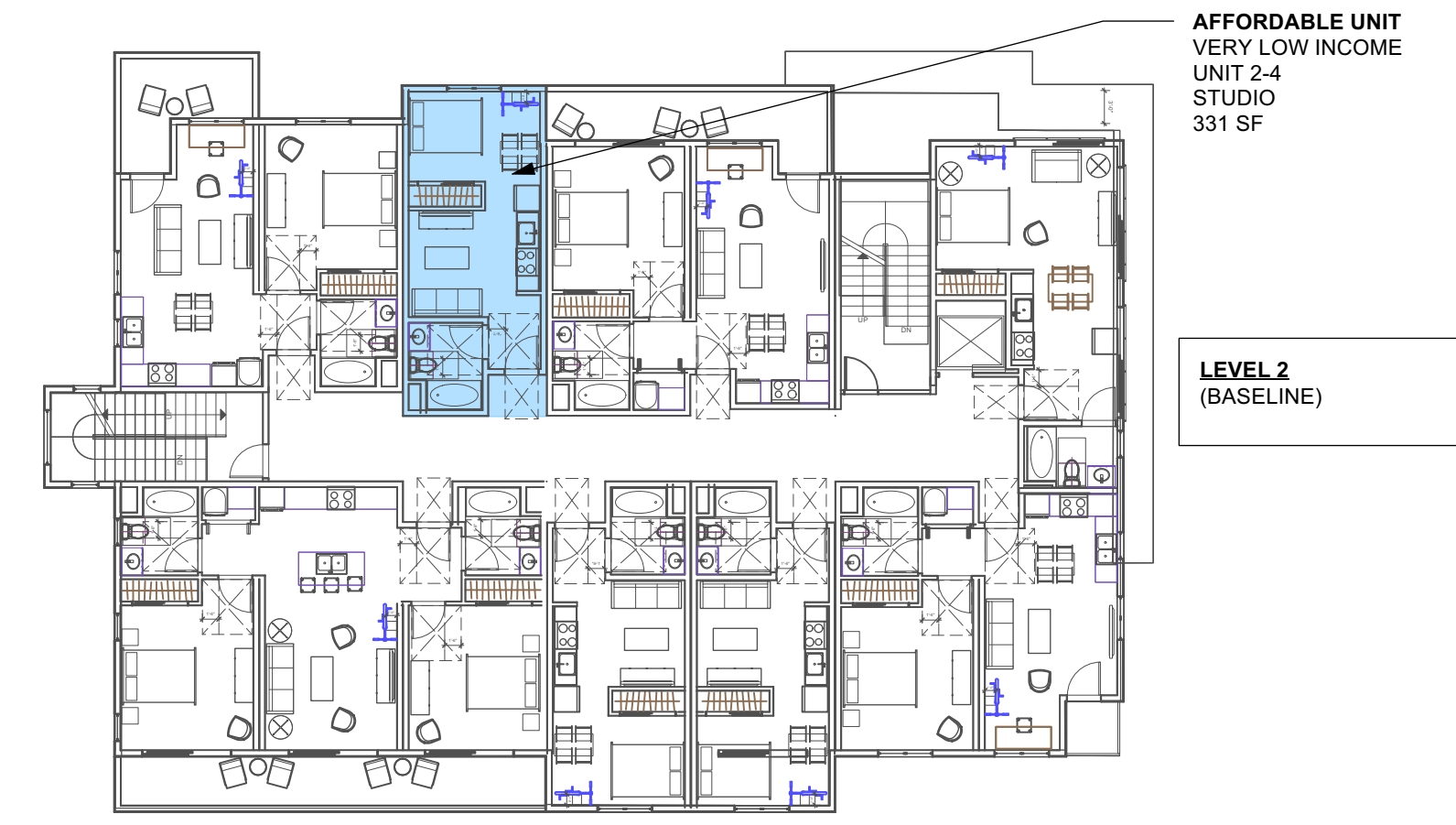
CONCESSION WITH DENSITY BONUS
 PARKING REDUCTION - NUMBER AND SIZE OF SPACES



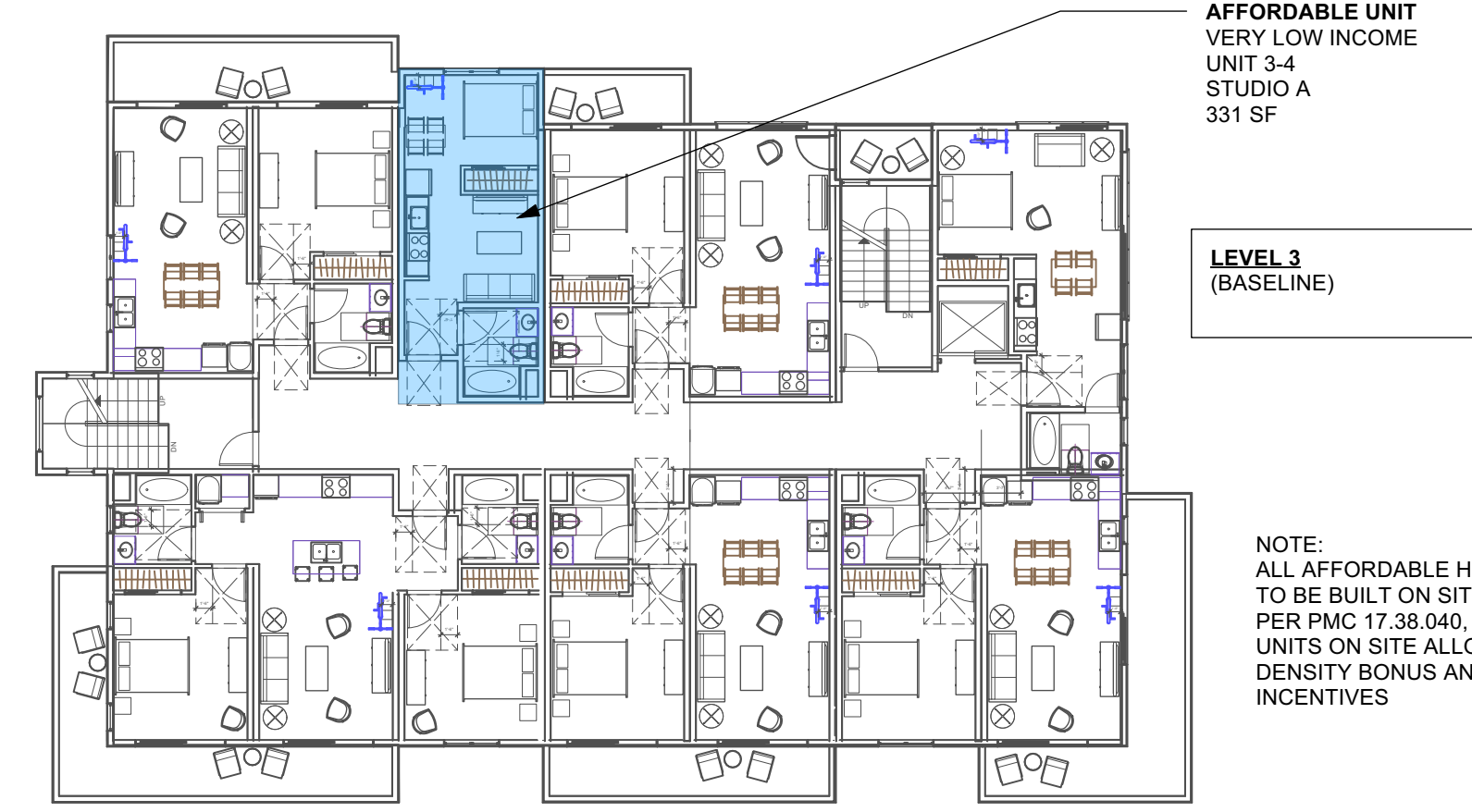
SITE DEVELOPMENT DIAGRAM



RESIDENTIAL BUILDING DIAGRAM

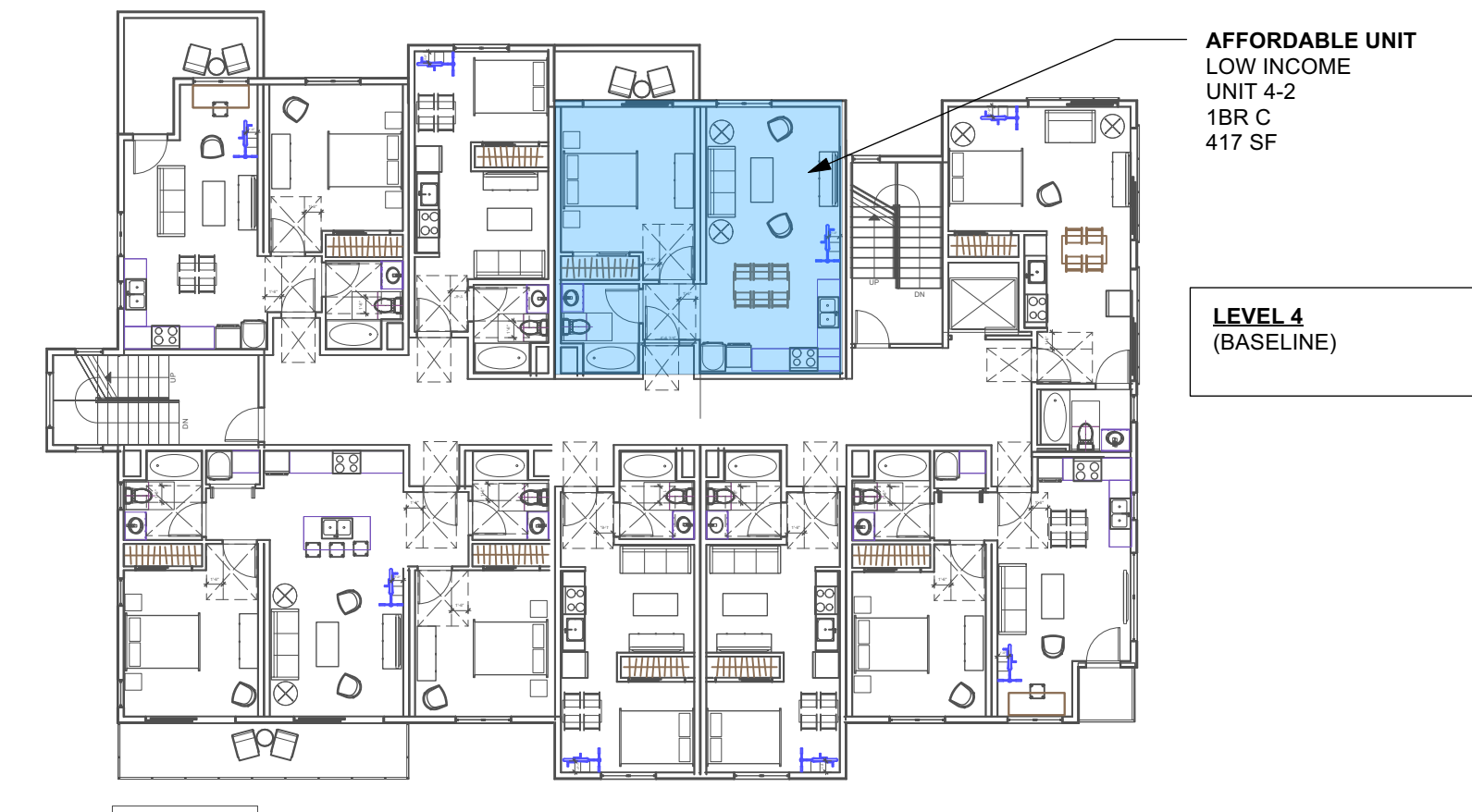


LEVEL 2 (BASELINE)

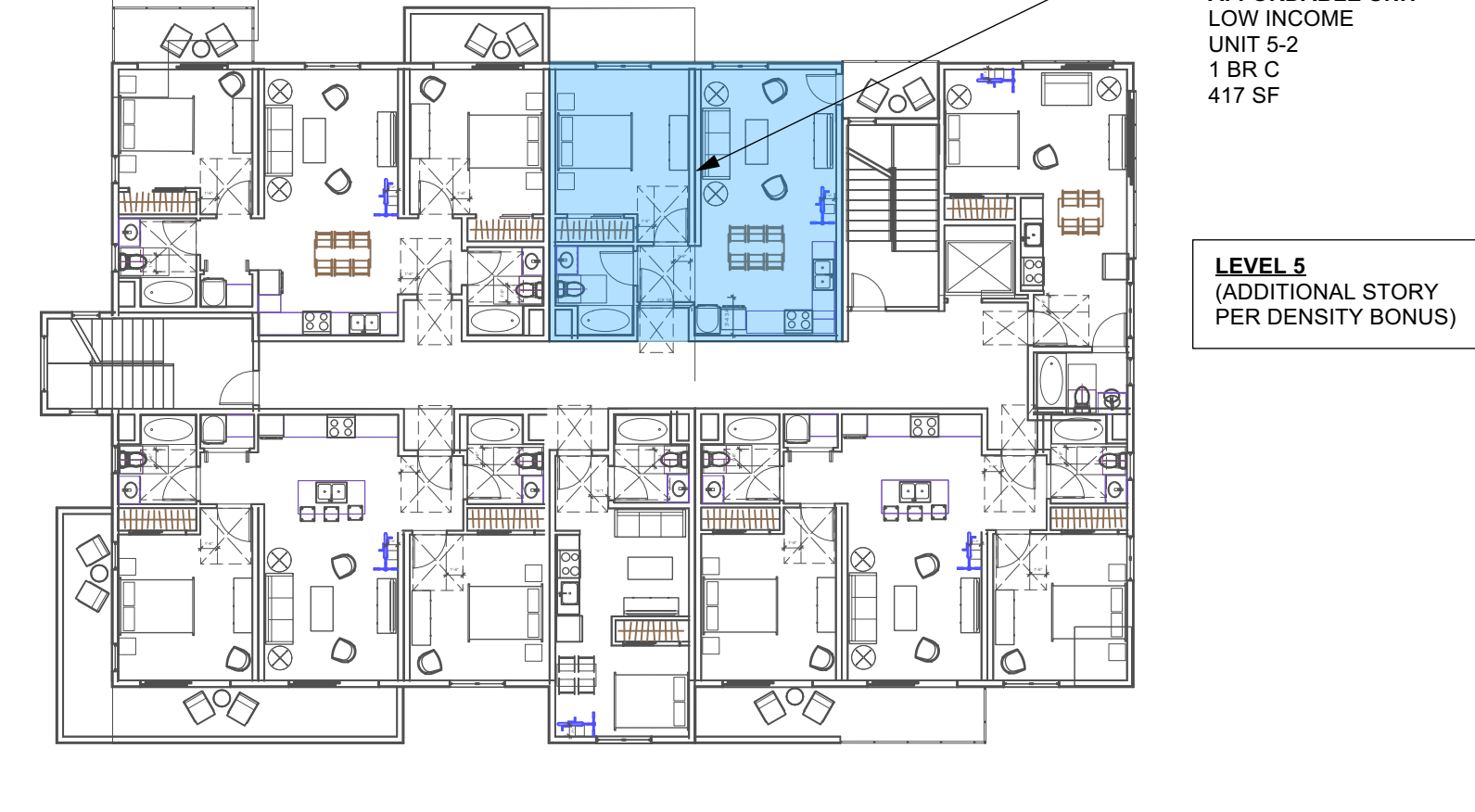


LEVEL 3 (BASELINE)

NOTE:
 ALL AFFORDABLE HOUSING TO BE BUILT ON SITE PER PMC 17.38.040, BMR UNITS ON SITE ALLOW FOR DENSITY BONUS AND ANY INCENTIVES

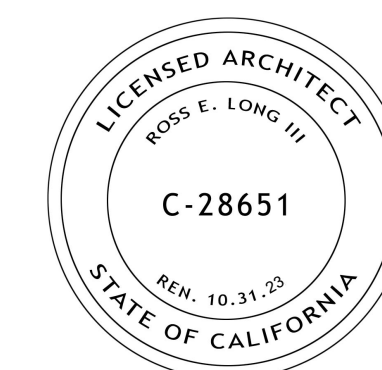


LEVEL 4 (BASELINE)



LEVEL 5 (ADDITIONAL STORY PER DENSITY BONUS)

RESIDENTIAL BUILDING W/ AFFORDABLE UNIT LOCATIONS



ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
 PLANNING SUBMITTAL SET 10/20/2020

ARCHITECT
ch x tid prefab evolved
 8144 LASALLE AVENUE #452, OAKLAND, CA 94611
 TOBY LONG, AIA - 415.965.6039 - TOBY@CHXTID.COM

MODULAR FABRICATOR

APPROVAL STAMP:

PROJECT:
**COMMERCIAL OFFICE
 ADDITION &
 NEW APARTMENT
 BUILDING**

ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

DRAWING:
ELEVATIONS

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PROJ. NO: MP 1 2020 SHEET STATUS: PRELIM
 DWG DATE: CAD FILE: BANIQUED PINOLE-NEW AP15 09152021.dwg

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 ORIGINAL SHEET SIZE: US Arch D
AA-4.0

DRAWN: JH CHKD: TL OF
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1 APARTMENTS WEST ELEVATION (SIDE)

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



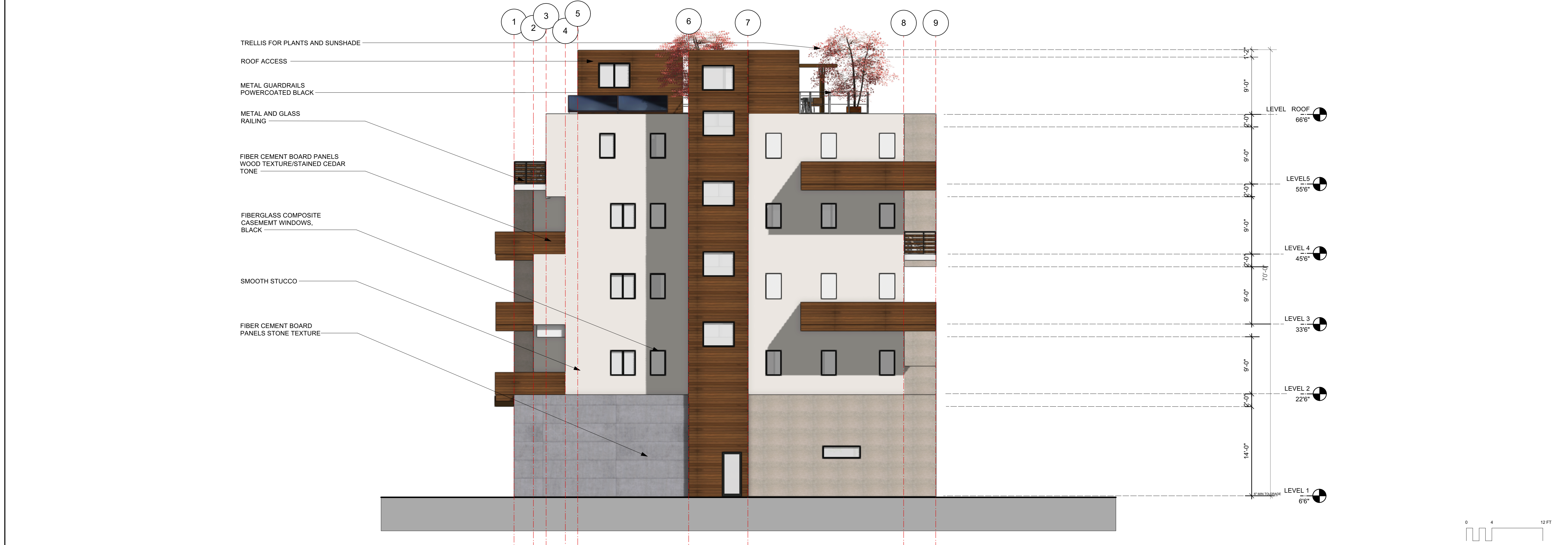
2 APARTMENTS NORTH ELEVATION (FRONT)

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



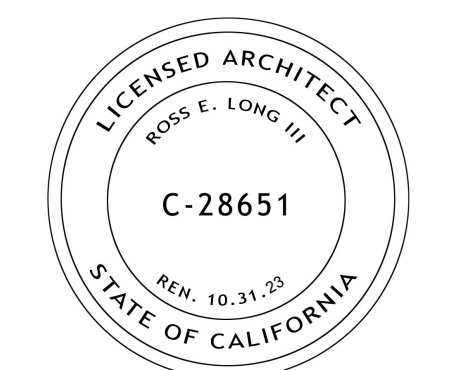
1 APARTMENTS EAST ELEVATION (SIDE)

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



2 APARTMENTS SOUTH ELEVATION (BACK)

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



ISSUE DATE:
 PLANNING SUBMITTAL REV 2 03/25/2022
 PLANNING SUBMITTAL REV 1 09/17/2021
 PLANNING SUBMITTAL SET 10/20/2020

ARCHITECT

ch x tid prefab evolved

8141 LASALLE AVENUE #452, OAKLAND, CA 94611
 TOBY LONG, AIA - 415.965.6039 - TOBY@CHXTID.COM

MODULAR FABRICATOR

APPROVAL STAMP:

PROJECT:
**COMMERCIAL OFFICE
 ADDITION &
 NEW APARTMENT
 BUILDING**

ADDRESS:
**2801 PINOLE VALLEY RD,
 PINOLE, CA**

CLIENT:
**BANIQUED COMMERCIAL REAL ESTATE
 2801 PINOLE VALLEY ROAD
 SUITE 210 PINOLE, CA 94564**

DRAWING:
ELEVATIONS

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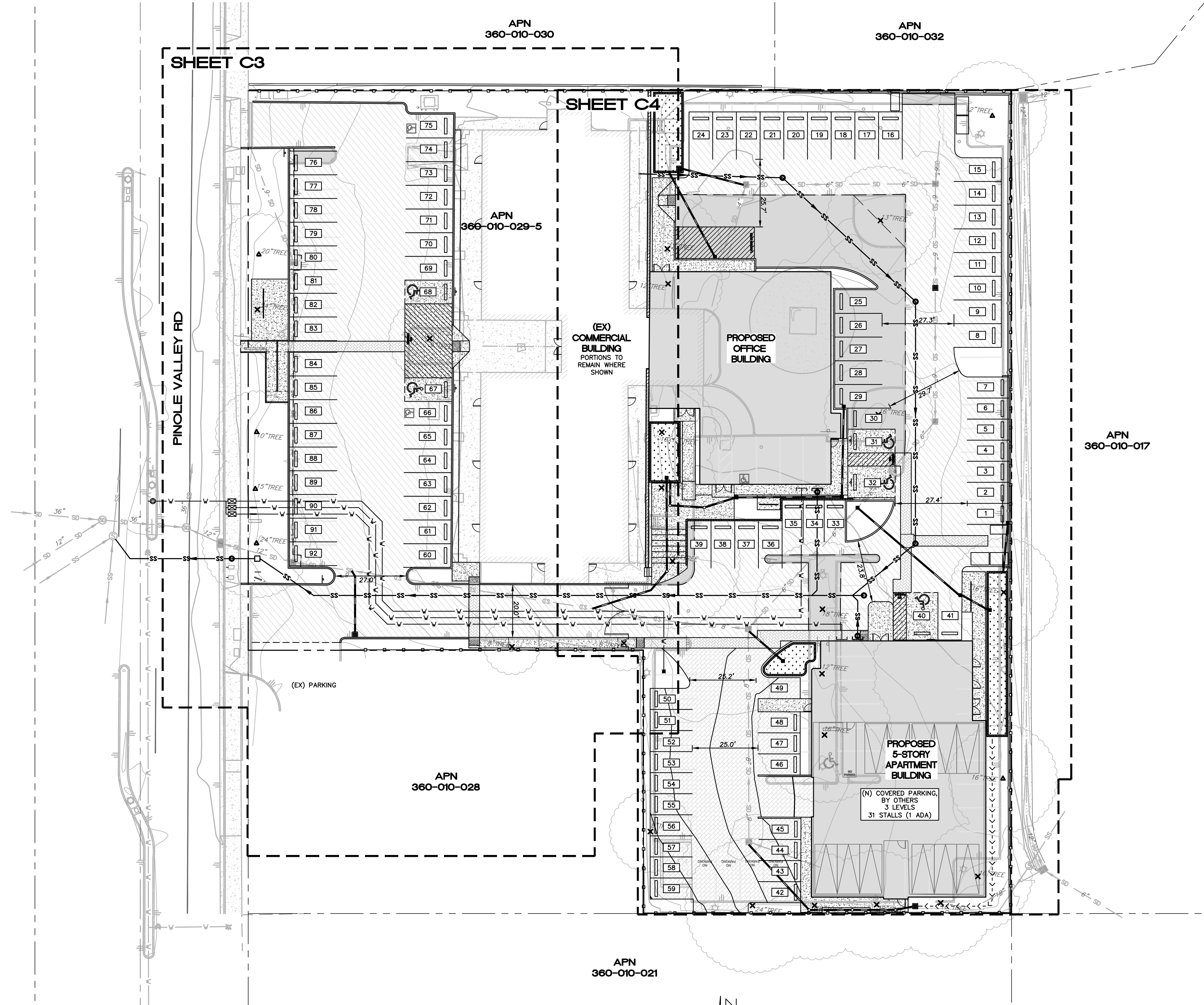
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PLOT DATE: REVISION:
 ORIGINAL SHEET SIZE: US Arch D

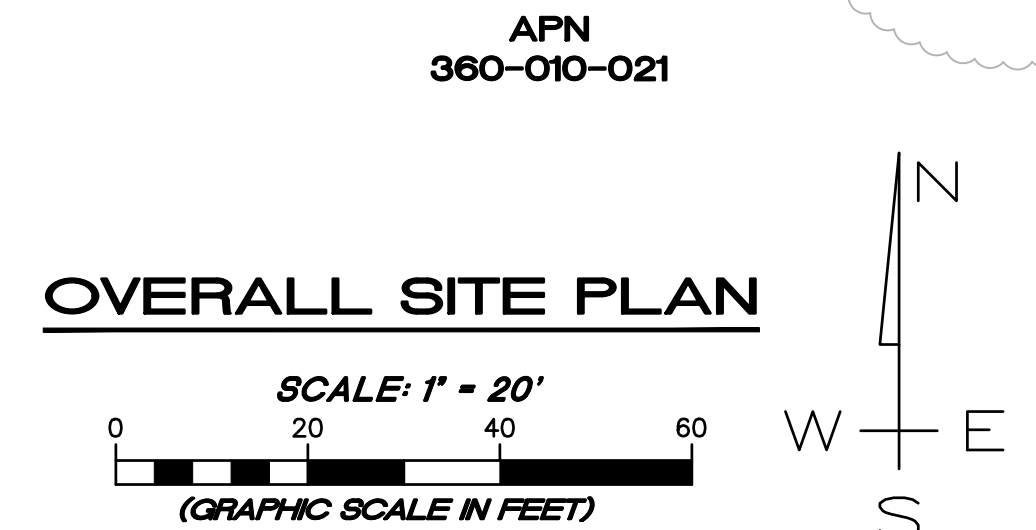
DRAWN: JH CHKD: TL

AA-4.1

SITE PARKING SUMMARY		
PARKING STALLS	EXISTING	PROPOSED
STANDARD	112	117
ACCESSIBLE	3	6
TOTAL	115	123



- LEGEND**
- PROPOSED CONCRETE
VERIFY PRIOR TO CONSTRUCTION
 - PROPOSED NEW ASPHALT
VERIFY PRIOR TO CONSTRUCTION
 - EXISTING ASPHALT
REMOVE AND REPLACE
MATCH EXISTING GRADE
 - PROPOSED PERMEABLE PAVERS
VERIFY PRIOR TO CONSTRUCTION
 - PROPOSED BUILDING
SEE ARCHITECTURAL PLAN
 - PROPOSED DECORATIVE PAVERS
VERIFY PRIOR TO CONSTRUCTION
 - (EX) TREE
TO REMAIN
 - (EX) TREE
TO BE REMOVED



P:\DVC\JOBS\2020\25-20 PINOLE VALLEY ROAD (DVC)\DWG\25-20 IP.DWG 9/8/2021 6:22 PM UT

REVISION	DESCRIPTION	BY	DATE

DVC GROUP INC.
 PLANNING • ENGINEERING • C.M.
 513 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 395-0968



Dan Hughes
 DANIEL JOHN HUGHES DATE
 RCE 60225

2801 PINOLE VALLEY ROAD
OVERALL SITE PLAN
 APN 360-010-029-5
 2801 PINOLE VALLEY ROAD
 PINOLE, CA 94664

SEPTEMBER 8, 2021
 JOB NO.
 25-20
 SHEET NO.

C2
 OF 7 SHEETS

DRAINAGE SCHEDULE

- DI-1 PROPOSED 24"x24" OLDCASTLE PRECAST CONCRETE INLET WITH TRAFFIC-RATED GRATE, OR APPROVED EQUAL
 - DI-2 EXISTING 24"x24" PRECAST CONCRETE INLET WITH TRAFFIC-RATED GRATE, TO REMAIN OR BE REPLACED IN KIND
 - DI-3 PROPOSED 12"x12" OLDCASTLE PRECAST CONCRETE INLET, OR APPROVED EQUAL
 - AD-1 6" AREA DRAIN WITH DECORATIVE GRATE, OR APPROVED EQUAL
- ALL 6" AND 8" STORM DRAIN PIPE TO BE HDPE DUAL WALL.
ALL 4" STORM DRAIN, SUBDRAIN, AND ROOF LEADER DRAIN PIPE TO BE PVC SCHEDULE 40.

GRADING KEYNOTES

- 1 6" CONCRETE CURB, U.N.O.
- 2 PRECAST WHEEL STOP, PER DETAIL, SHEET C6
- 3 1' CURB CUT, PER DETAIL, SHEET C6
- 4 ADA PARKING STALL AND SIGN, 2.0% MAX. SLOPE IN ANY DIRECTION, SEE DETAIL, SHEET C6
- 5 ADA ACCESS AISLE, 2.0% MAX. SLOPE IN ANY DIRECTION
- 6 ADA PATH OF TRAVEL, 5.0% MAX. LONGITUDINAL SLOPE, 2.0% MAX. CROSS-SLOPE
- 7 ADA LANDING, 2.0% MAX. SLOPE IN ANY DIRECTION
- 8 ADA RAMP, 8.0% MAX. LONGITUDINAL SLOPE, 2.0% MAX. CROSS-SLOPE
- 9 LOADING/UNLOADING ZONE, 2.0% MAX. SLOPE

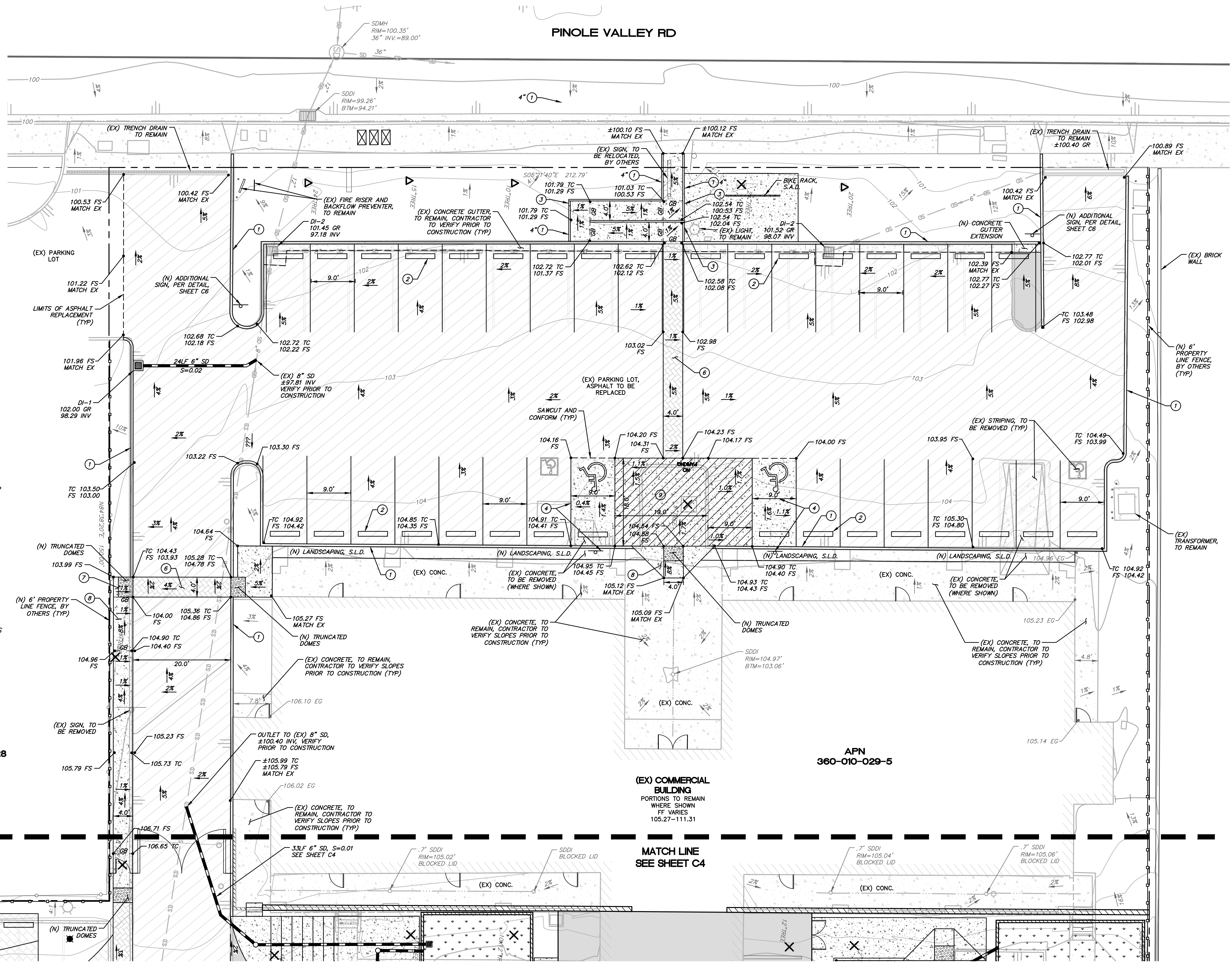
GRADING NOTES

1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CITY OF PINOLE CODE AND 2019 CALIFORNIA BUILDING CODE.
2. PAD ELEVATIONS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF GRADING PLAN DEVELOPMENT. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, CONTRACTOR SHALL CONFIRM THAT FINISH FLOOR AND PAD ELEVATIONS CORRESPOND WITH CURRENT ARCHITECTURAL AND STRUCTURAL PLANS.
3. CONSULT GEOTECHNICAL ENGINEER AND STRUCTURAL PLANS FOR REQUIRED FOUNDATION DRAINAGE PRIOR TO FOUNDATION CONSTRUCTION. FOUNDATION DRAINAGE TO BE KEPT SEPARATE AND INDEPENDENT OF SITE DRAINAGE AND DOWNSPOUT DRAINAGE.
4. DOWNSPOUTS TO BE CONNECTED TO SITE STORM DRAIN SYSTEM OR OUTLETTED TO SPLASH BLOCKS AND DIRECTED TO SWALES AND/OR LANDSCAPE AREAS WITH POSITIVE DRAINAGE AWAY FROM STRUCTURES PER GEOTECHNICAL REPORT AND CURRENT BUILDING CODE.
5. SIDEWALKS, PATHWAYS, AND RAMPS SHALL MEET THE REQUIREMENTS OF AN ACCESSIBLE PATH PER THE 2019 CALIFORNIA BUILDING CODE AND CITY STANDARDS.
6. DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
7. REMOVE AND REPLACE ANY EXISTING DAMAGED CURB, GUTTER AND SIDEWALK AND REPLACE PER CITY STANDARDS, EXTENTS TO BE DETERMINED BY CITY ENGINEER.
8. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
9. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.

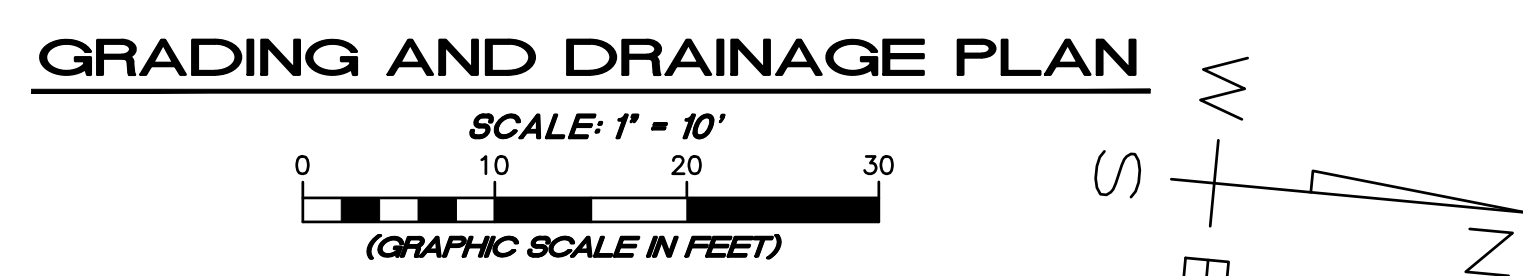
LEGEND

- PROPOSED CONCRETE
VERIFY PRIOR TO CONSTRUCTION
- PROPOSED NEW ASPHALT
VERIFY PRIOR TO CONSTRUCTION
- EXISTING ASPHALT
REMOVE AND REPLACE
MATCH EXISTING GRADE
- PROPOSED PERMEABLE PAVERS
VERIFY PRIOR TO CONSTRUCTION
- PROPOSED BUILDING
SEE ARCHITECTURAL PLAN
- PROPOSED DECORATIVE PAVERS
VERIFY PRIOR TO CONSTRUCTION

- (EX) TREE
TO REMAIN
- (EX) TREE
TO BE REMOVED



- STRIPING NOTES**
1. PARKING LINES TO BE 2 COATS OF 4" PAINTED WHITE PARKING LINES.
 2. PARKING SPACES ARE TO BE 9' X 18' UNLESS OTHERWISE NOTED.



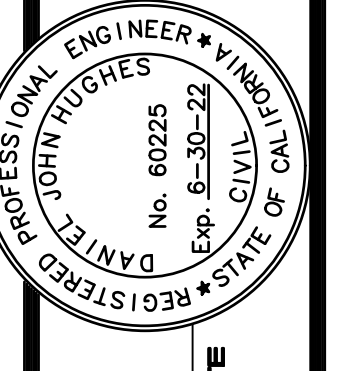
APN 360-010-028

APN 360-010-029-5

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REVISION	DESCRIPTION	BY	DATE

DVC GROUP INC.
PLANNING • ENGINEERING • C.M.
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968



Daniel John Hughes
DATE: RCE 60225

**2801 PINOLE VALLEY ROAD
GRADING AND DRAINAGE PLAN**
APN 360-010-029-5
2801 PINOLE VALLEY ROAD
PINOLE, CA 94564

SEPTEMBER 8, 2021
JOB NO. 25-20

SHEET NO. **C3**
OF 7 SHEETS

LEGEND

- PROPOSED CONCRETE
VERIFY PRIOR TO CONSTRUCTION
- PROPOSED NEW ASPHALT
VERIFY PRIOR TO CONSTRUCTION
- EXISTING ASPHALT
REMOVE AND REPLACE
MATCH EXISTING GRADE
- PROPOSED PERMEABLE PAVERS
VERIFY PRIOR TO CONSTRUCTION
- PROPOSED BUILDING
SEE ARCHITECTURAL PLAN
- PROPOSED DECORATIVE PAVERS
VERIFY PRIOR TO CONSTRUCTION

- (EX) TREE, TO REMAIN
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GRADING KEYNOTES

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- 2 PRECAST WHEEL STOP, PER DETAIL, SHEET C6
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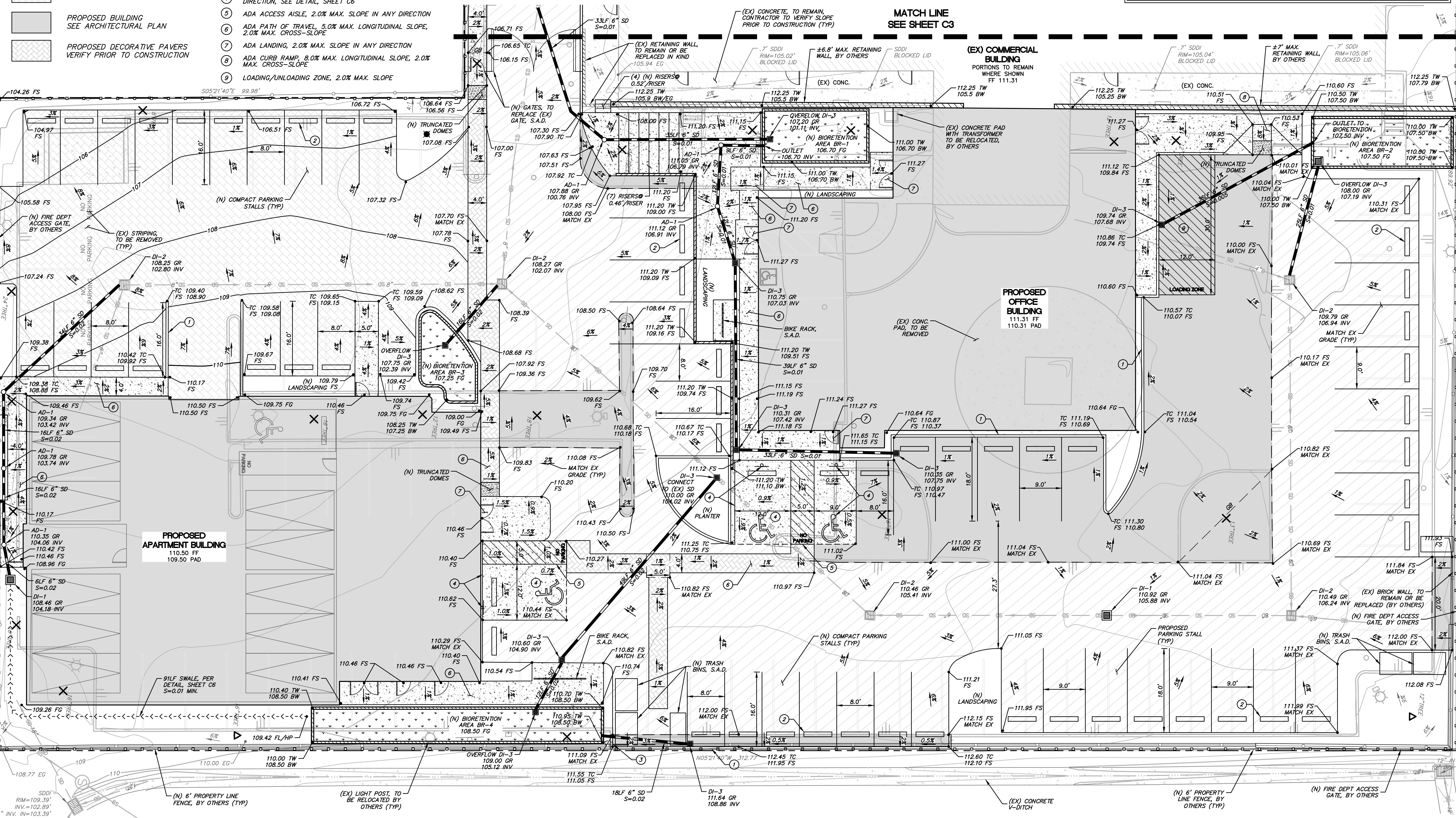
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9. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.

DRAINAGE SCHEDULE

- | | | | |
|------|--|------|--|
| DI-1 | PROPOSED 24"x24" OLDCASTLE PRECAST CONCRETE INLET WITH TRAFFIC-RATED GRATE, OR APPROVED EQUAL | DI-3 | PROPOSED 12"x12" OLDCASTLE PRECAST CONCRETE INLET, OR APPROVED EQUAL |
| DI-2 | EXISTING 24"x24" PRECAST CONCRETE INLET WITH TRAFFIC-RATED GRATE, TO REMAIN OR BE REPLACED IN KIND | AD-1 | 6" AREA DRAIN WITH DECORATIVE GRATE, OR APPROVED EQUAL |

ALL 6" AND 8" STORM DRAIN PIPE TO BE HDPE DUAL WALL. ALL 4" STORM DRAIN, SUBDRAIN, AND ROOF LEADER DRAIN PIPE TO BE PVC SCHEDULE 40.

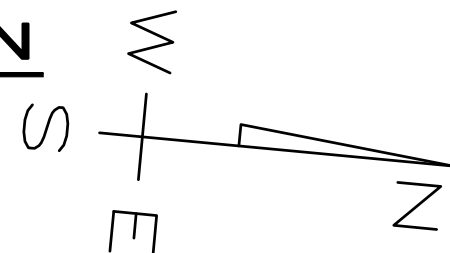


STRIPING NOTES

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2. PARKING SPACES ARE TO BE 9' X 18' UNLESS OTHERWISE NOTED.

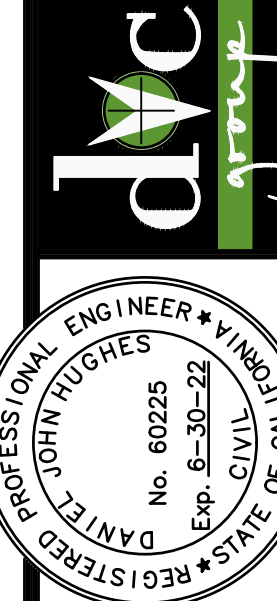
GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'



P:\DVC\JOBS\2020\125-20 PINOLE VALLEY ROAD (DVC)\DWG\125-20 IP.DWG 9/8/2021 6:22 PM UT

DVC GROUP INC.
 PLANNING • ENGINEERING • C.M.
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DANIEL JOHN HUGHES DATE RCE 60225

2801 PINOLE VALLEY ROAD
GRADING AND DRAINAGE PLAN
 APN 360-010-029-5
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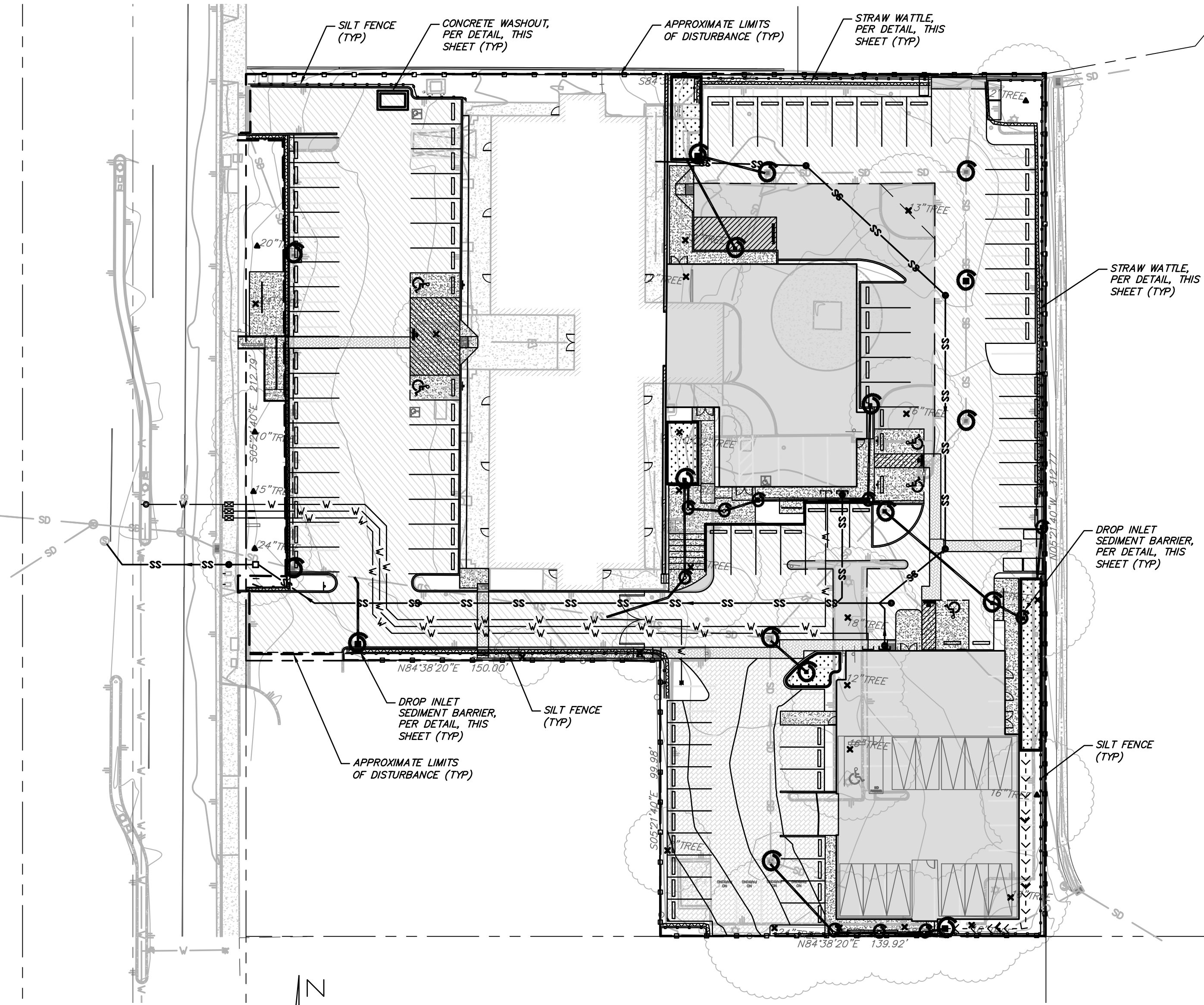
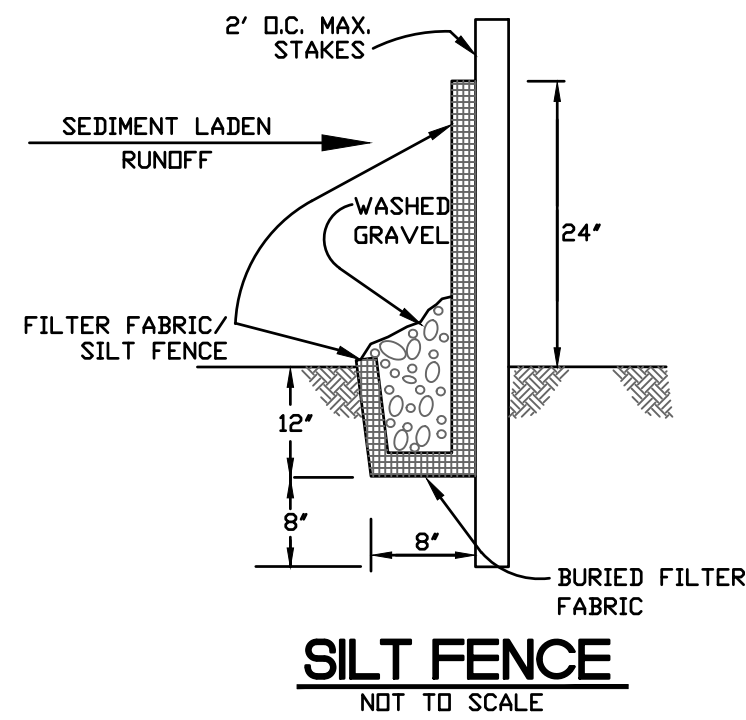
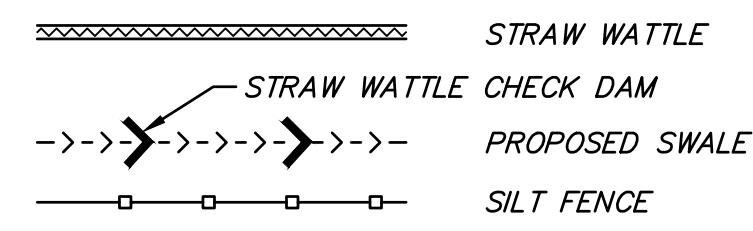
SEPTEMBER 8, 2021
 JOB NO.
 25-20

SHEET NO.
C4
 OF 7 SHEETS

NOTES:

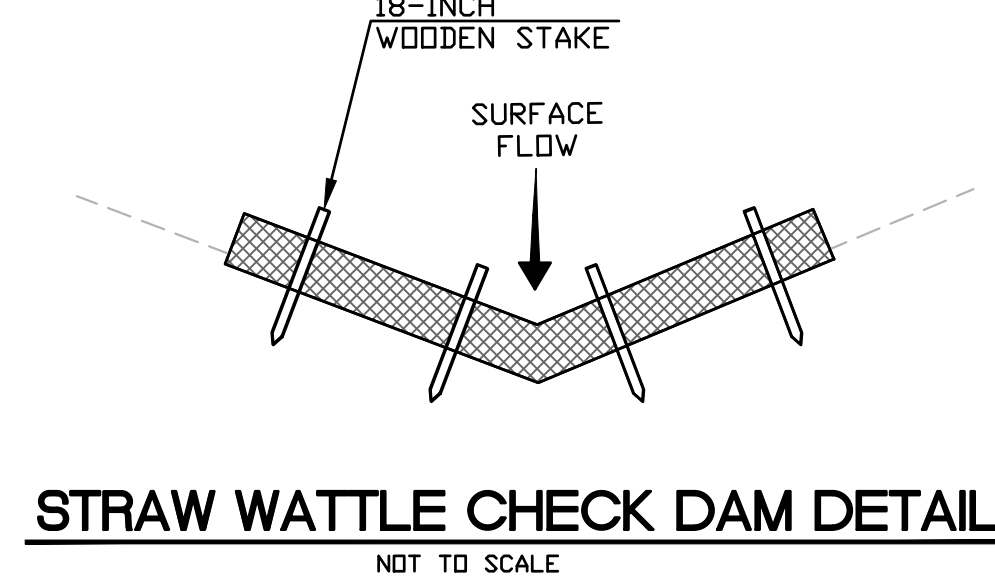
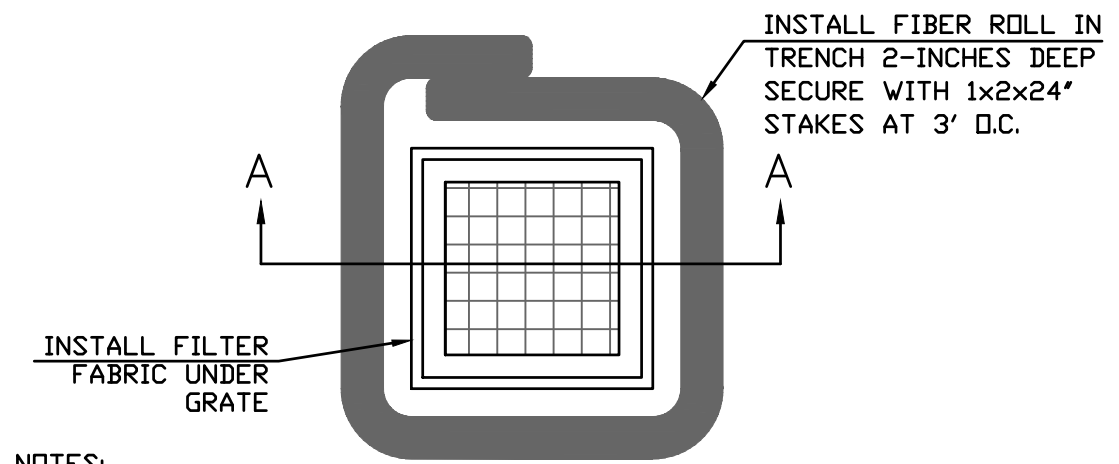
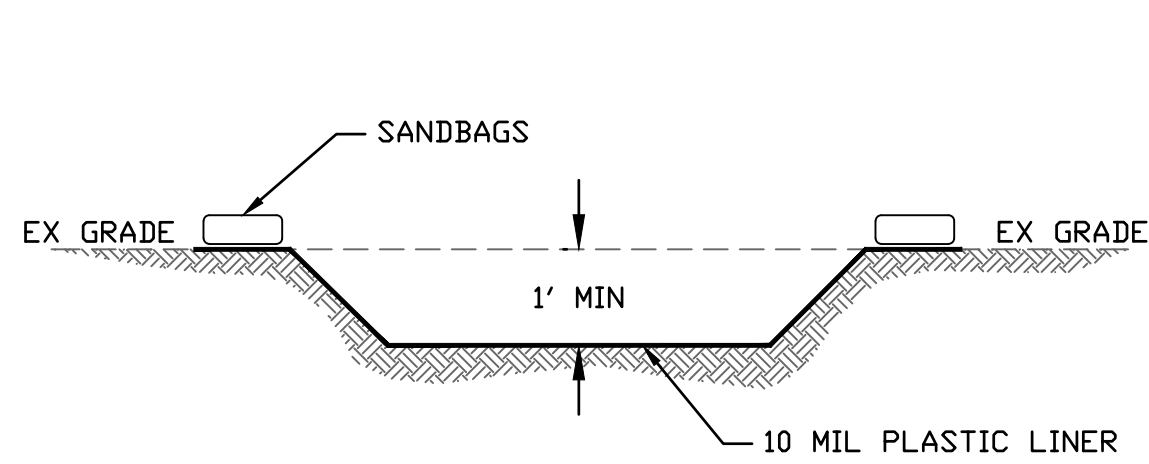
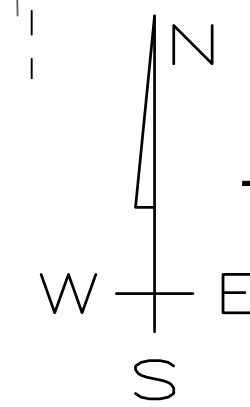
1. THE GEOTECHNICAL ENGINEER MUST MONITOR EROSION AND SEDIMENT CONTROL MEASURES ON A MONTHLY BASIS, AS WELL AS BEFORE AND AFTER A RAIN EVENT. MONTHLY MONITORING REPORTS FROM THE GEOTECHNICAL ENGINEER SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
2. EROSION AND SEDIMENT CONTROL MEASURES MUST BE PLACED ON EXPOSED AREAS WHEN RAIN IS WITHIN A 5 DAY FORECAST.

LEGEND

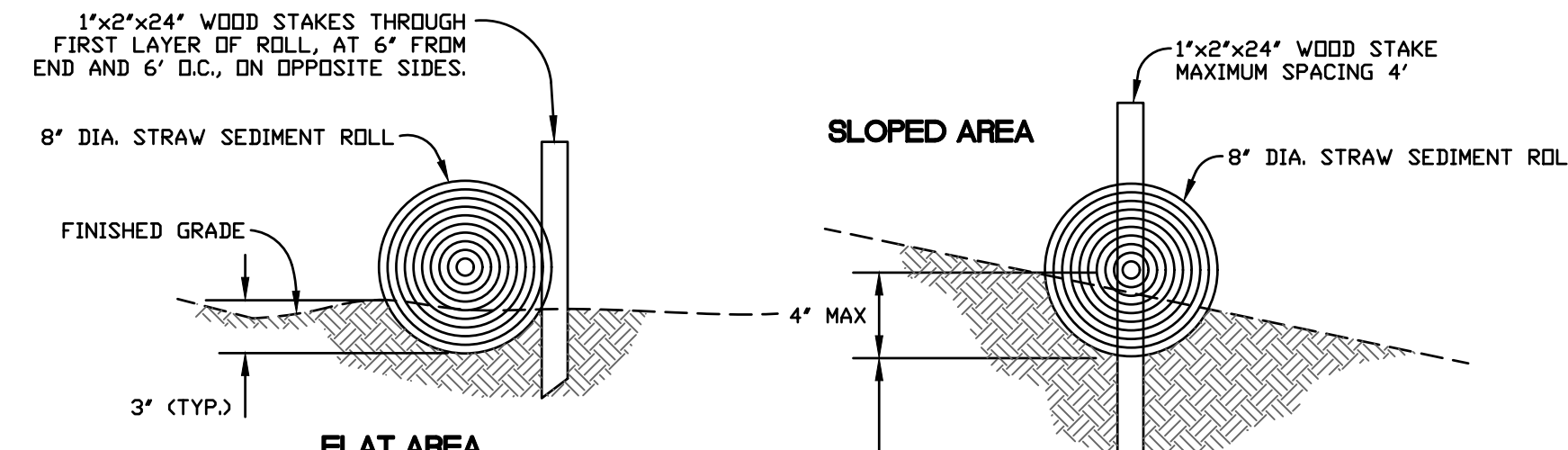
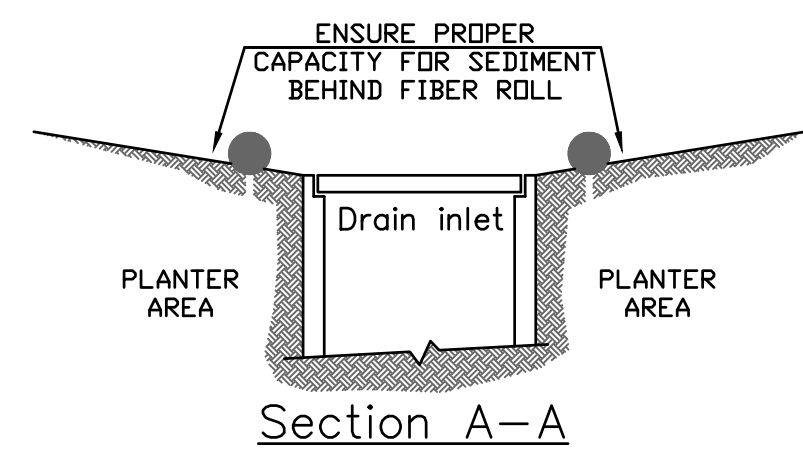
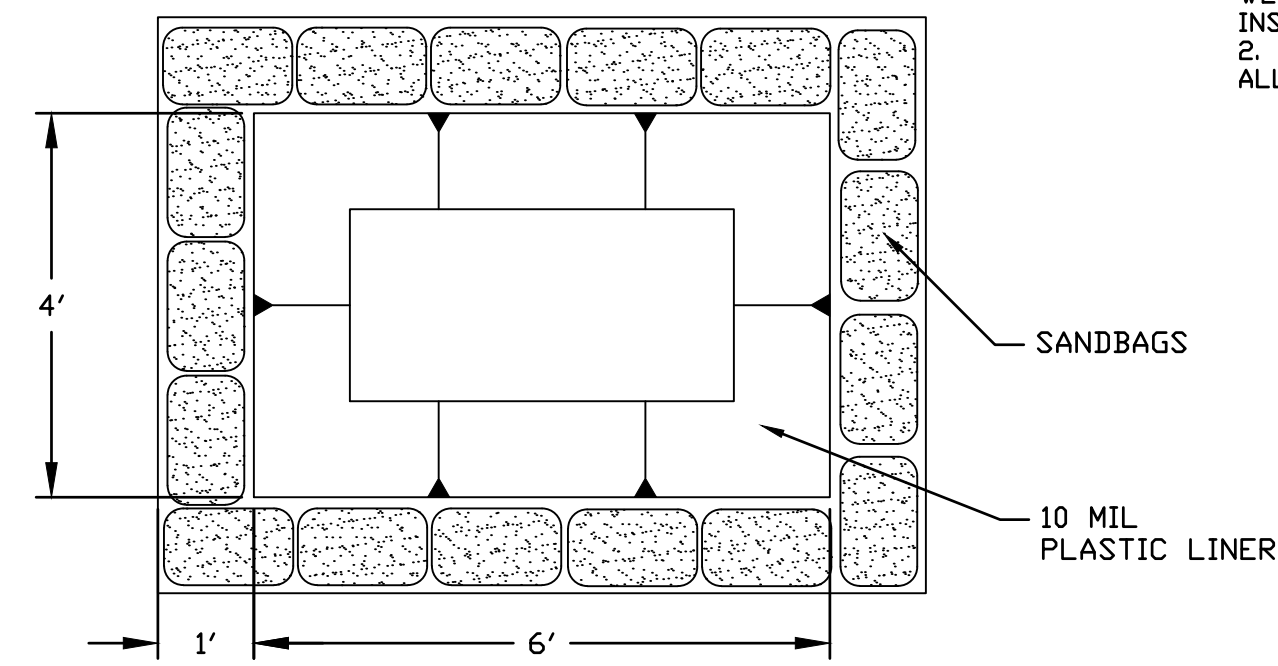


EROSION CONTROL NOTES

1. DISTURBED AREA IS OVER 1 ACRE AND WILL REQUIRE A CONSTRUCTION GENERAL PERMIT THROUGH THE STATE WATER BOARD.
2. COVER ALL STOCKPILES AND LANDSCAPE MATERIAL AND BERM PROPERLY WITH STRAW WATTLES OR SAND BAGS. KEEP BEHIND SILT FENCE, AWAY FROM WATER BODIES.
3. PLACE FIBER ROLL PROTECTION AROUND ALL DRAIN INLETS PER DETAIL ON THIS SHEET.
4. PLACE WORK SITE PORT-A-POTTY(S) AND WASH STATION(S) AWAY FROM STORM DRAIN INLETS AND WATER BODIES.
5. COVER ALL EXPOSED SOIL WITH STRAW MULCH AND TACKIFIER (OR EQUIVALENT).
6. INSPECT AND MAINTAIN BMPs BEFORE AND AFTER RAIN EVENTS, TO PREVENT DISCHARGE OF SEDIMENT FROM SITE.
7. AT ALL TIMES SEASONALLY APPROPRIATE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PER PLANS APPROVED BY THE CITY ENGINEER FOR ALL GRADING WORK AT ALL TIMES. WET SEASON MEASURES SHALL BE IN PLACE OCTOBER THROUGH APRIL AT A MINIMUM AND WHEN RAIN IS OTHERWISE PREDICTED.
8. ALL GRADED SLOPES AND STOCKPILES OF LOOSE SOIL SHALL BE HYDROMULCHED/HYDROSEED BY OCTOBER OF ANY GIVEN YEAR. DURING GRADING WORK BETWEEN OCTOBER AND APRIL, IF RAIN IS FORECAST, STOP ALL GRADING WORK TWO DAYS BEFORE THE RAIN FORECAST AND IMPLEMENT BMPs TO INSURE THAT THE SITE IS PROTECTED FROM EROSION.
9. ENSURE THAT THE AREA SURROUNDING THE PROJECT SUCH AS THE STREETS STAY FREE AND CLEAR OF CONSTRUCTION DEBRIS SUCH AS SILT, DIRT, DUST, AND TRACKED MUD COMING IN FROM OR IN ANY WAY RELATED TO PROJECT CONSTRUCTION. AREAS THAT ARE EXPOSED FOR EXTENDED PERIODS SHALL BE WATERED REGULARLY TO REDUCE WIND EROSION. PAVED AREAS AND ACCESS ROADS SHALL BE SWEEPED ON A REGULAR BASIS. ALL TRUCKS SHALL BE COVERED.
10. CLEAN ALL ON-SITE STORMDRAIN FACILITIES A MINIMUM OF TWICE A YEAR, ONCE IMMEDIATELY PRIOR TO OCTOBER 15 AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE CITY ENGINEER/DIRECTOR OF BUILDING INSPECTION.



NOTES:
1. INSPECT INLET PROTECTION DEVICE BEFORE AND AFTER RAIN EVENTS, AND WEEKLY THROUGH THE RAINY SEASON. DURING EXTENDED RAIN EVENTS, INSPECT AT LEAST ONCE EVERY 24 HOURS.
2. REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND DEBRIS TO ALLOW FOR PROPER FUNCTION OF DEVICE



P:\DVC JOBS\2020\25-20 PINOLE VALLEY ROAD (DVC)\DWG\25-20 IP.DWG 9/8/2021 6:22 PM UT

REVISION	DESCRIPTION	BY	DATE

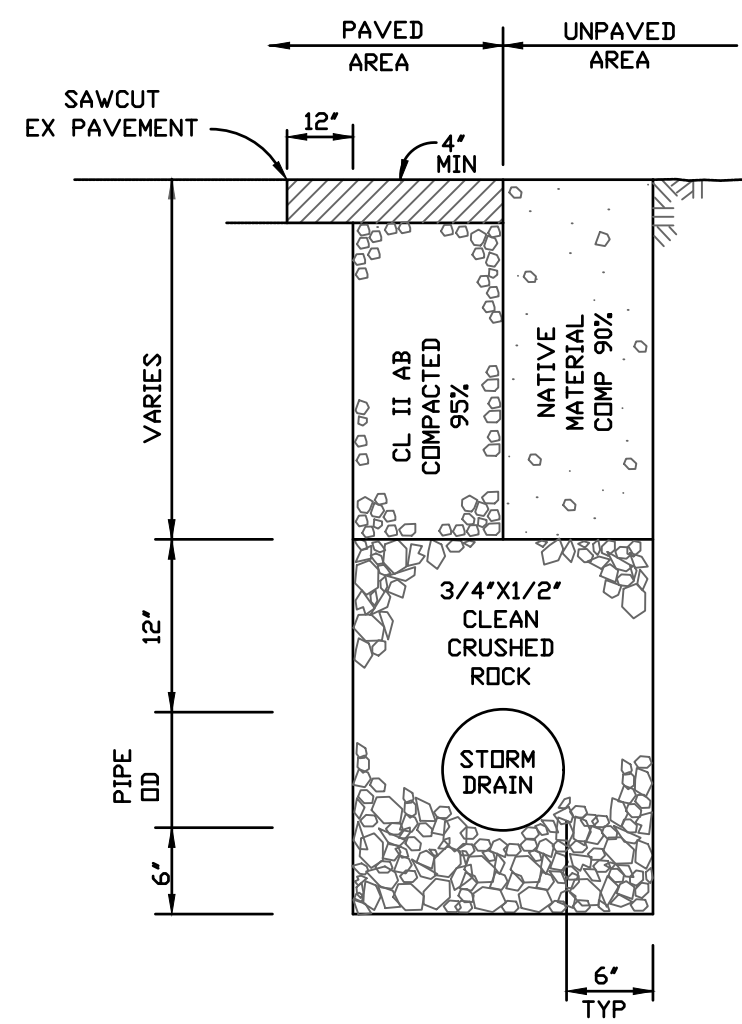


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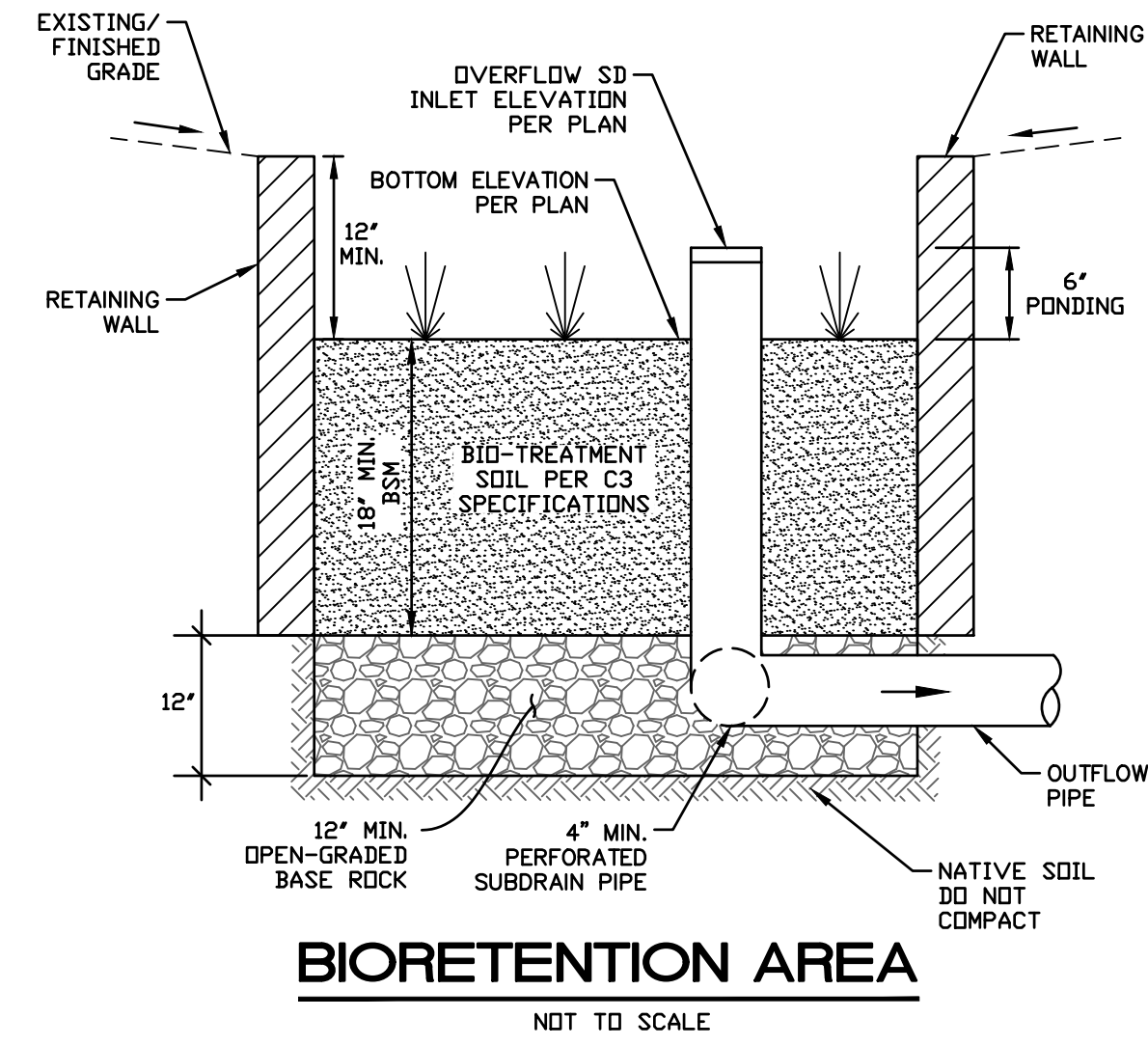
DANIEL JOHN HUGHES DATE
PCE 60225

2801 PINOLE VALLEY ROAD
EROSION CONTROL PLAN
APR 380-00-029-5
2801 PINOLE VALLEY ROAD
PINOLE, CA 94664

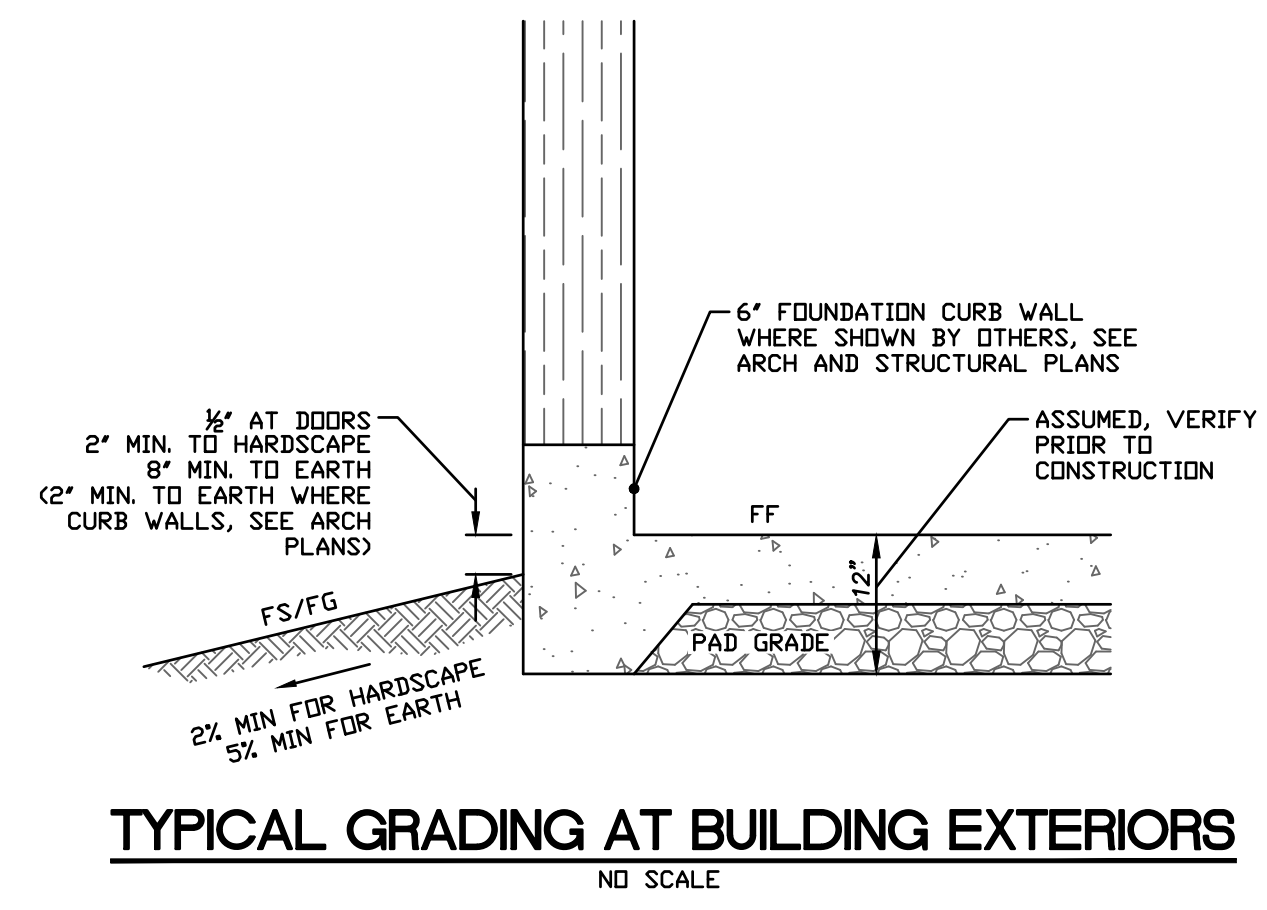
SEPTEMBER 8, 2021
JOB NO. 25-20
SHEET NO.



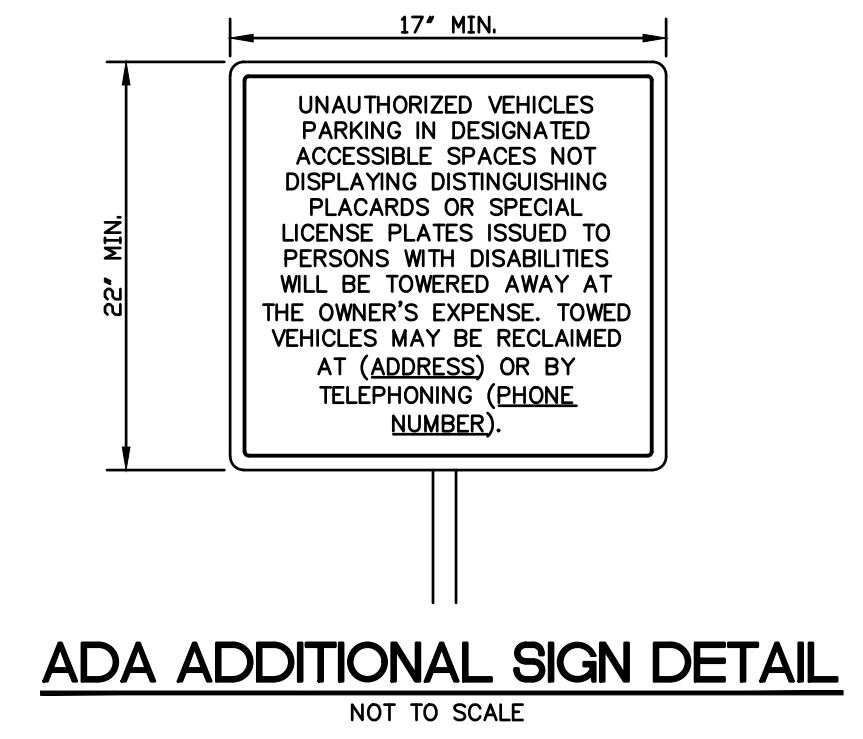
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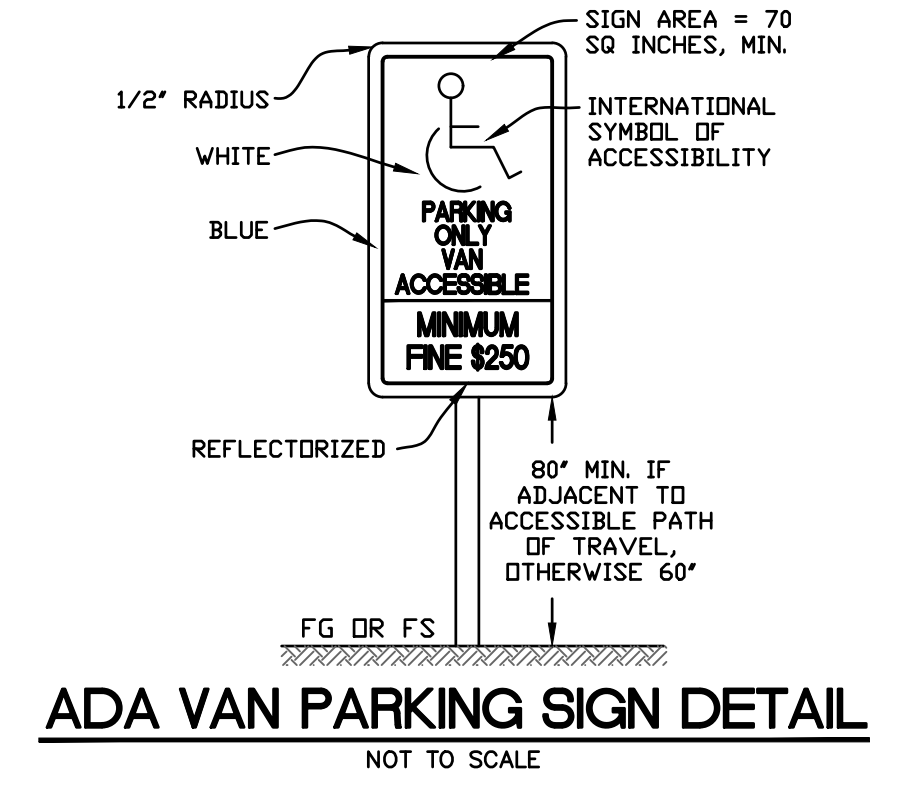
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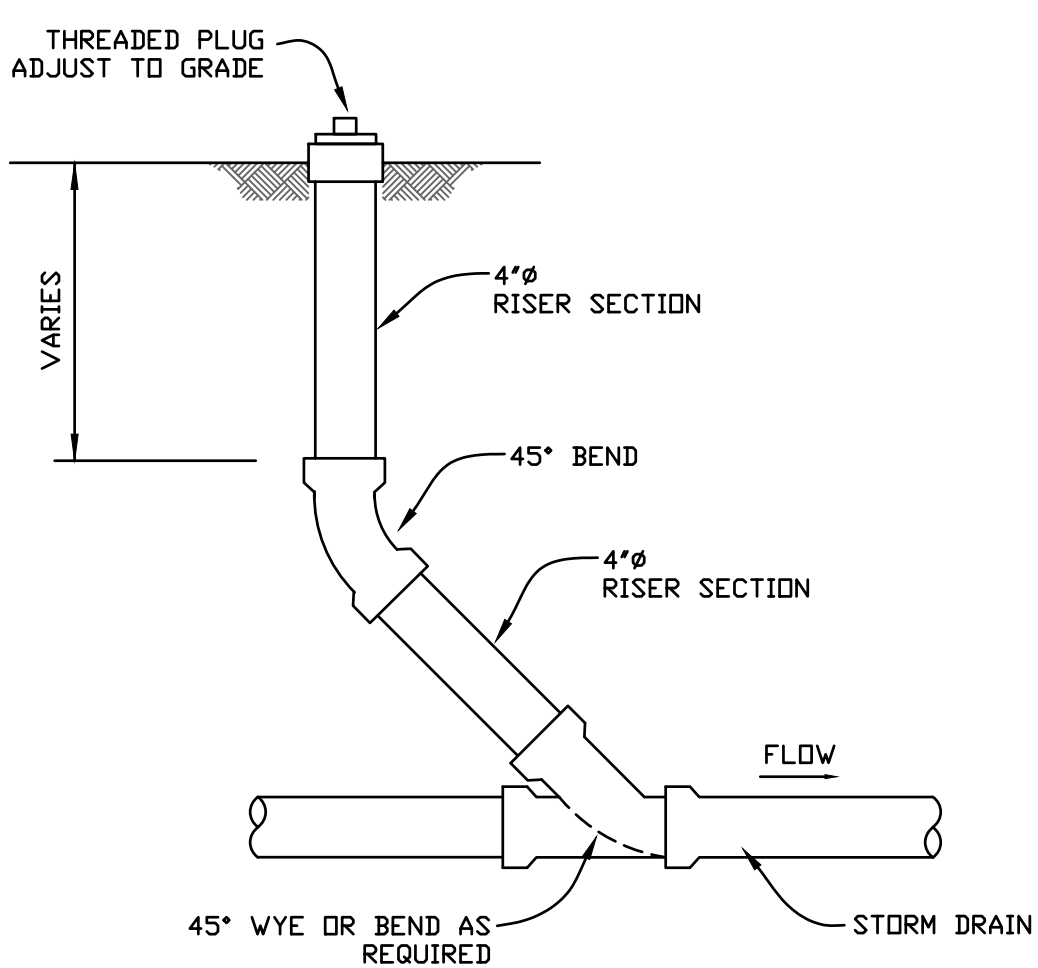
TYPICAL GRADING AT BUILDING EXTERIORS
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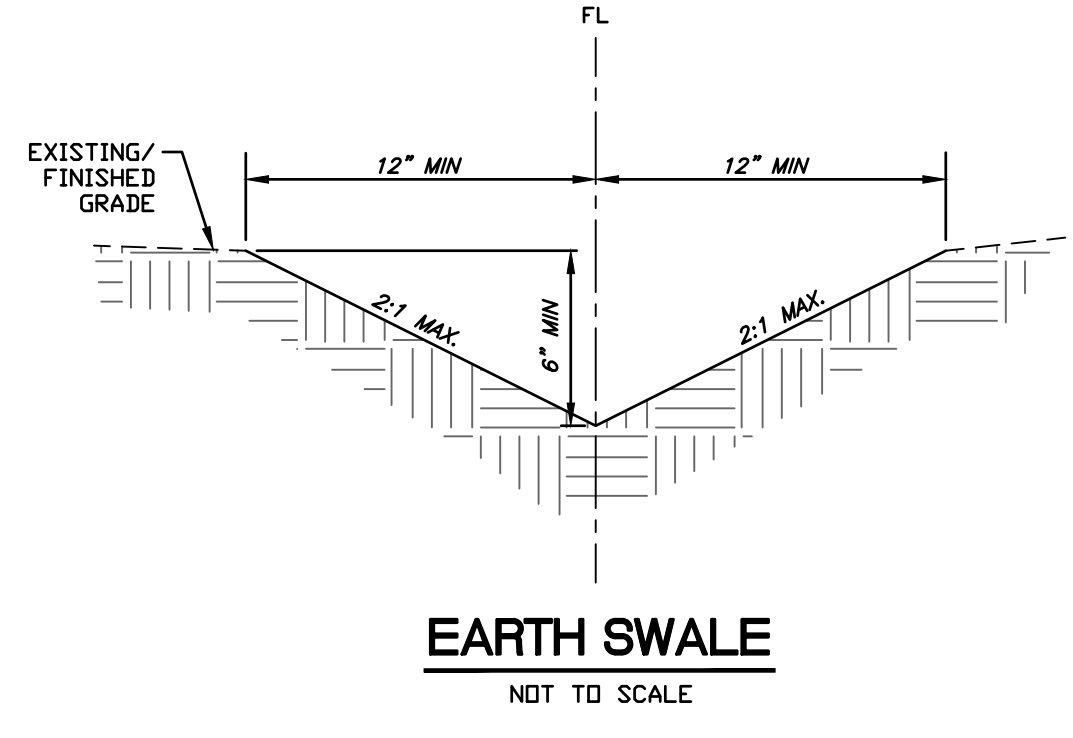
ADA ADDITIONAL SIGN DETAIL
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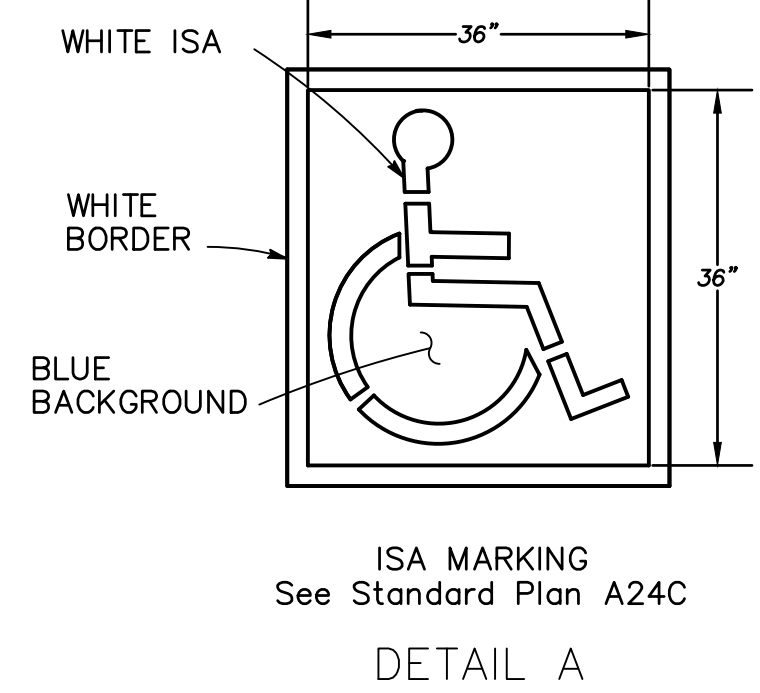
ADA VAN PARKING SIGN DETAIL
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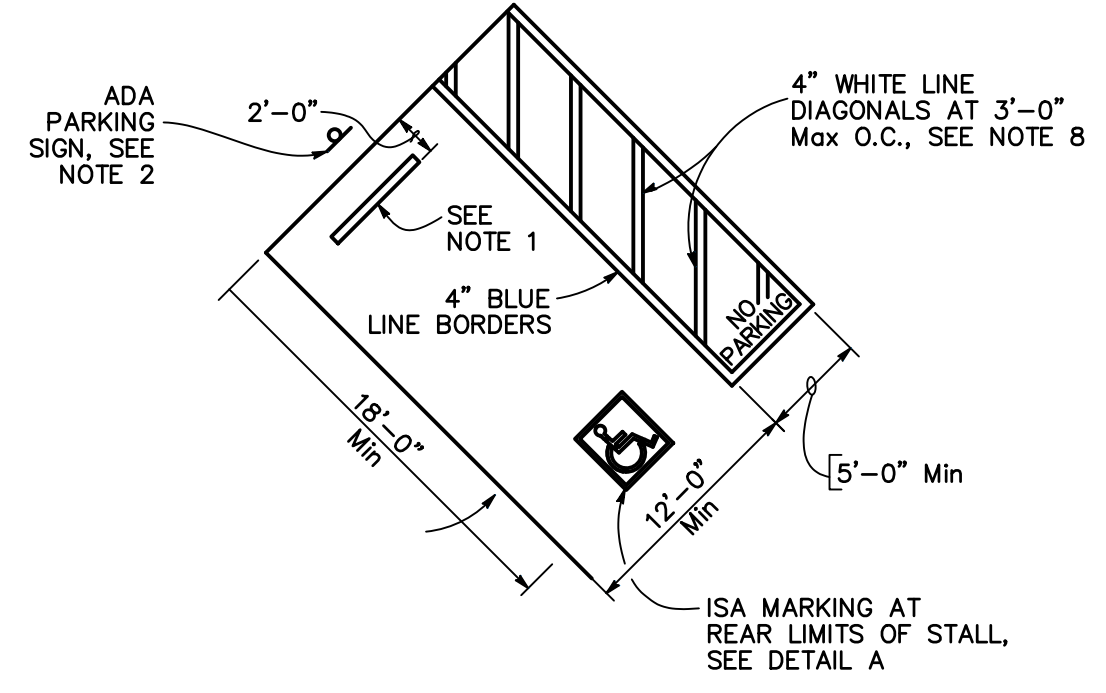
STORM DRAIN CLEANOUT
NOT TO SCALE



EARTH SWALE
NOT TO SCALE

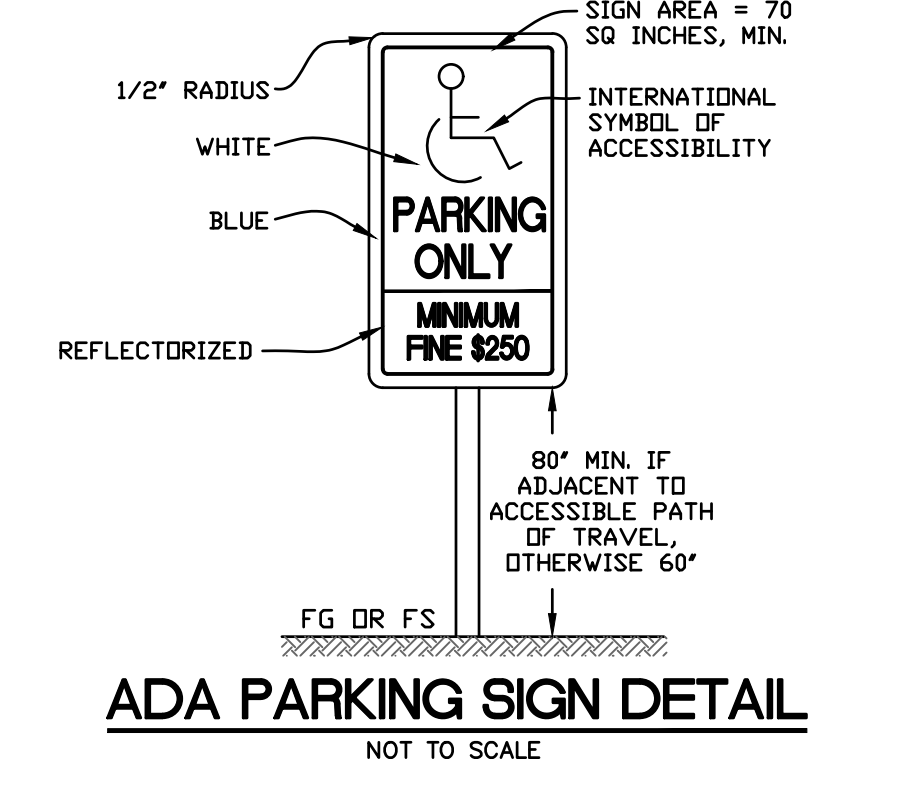


ISA MARKING
See Standard Plan A24C
DETAIL A

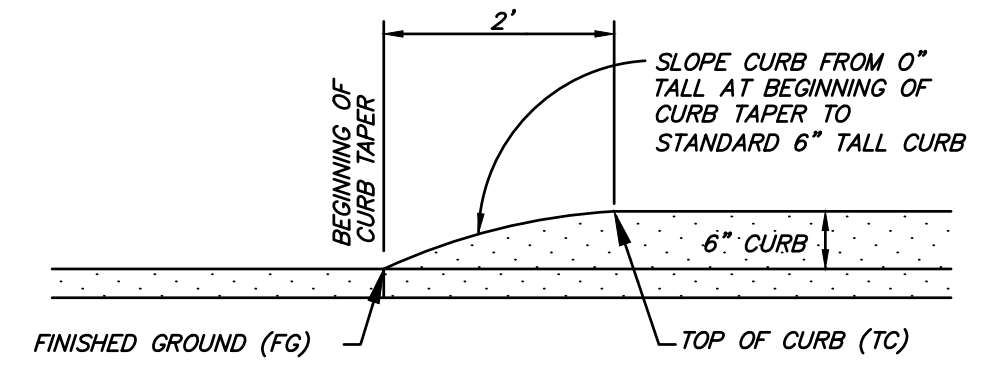


- NOTES:**
1. PRECAST WHEEL STOP, PER DETAIL, THIS SHEET.
 2. ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY SIGN THAT INCLUDES THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, VERBIAGE ON VAN ACCESSIBILITY (WHERE APPLICABLE), AND MINIMUM FINE. ADDITIONAL SIGN ON UNAUTHORIZED VEHICLES MUST BE PROVIDED, EITHER AT THE ACCESSIBLE STALL OR AT THE ENTRY TO THE PARKING FACILITY. PLEASE REFER TO PLAN FOR ADDITIONAL SIGN LOCATION.

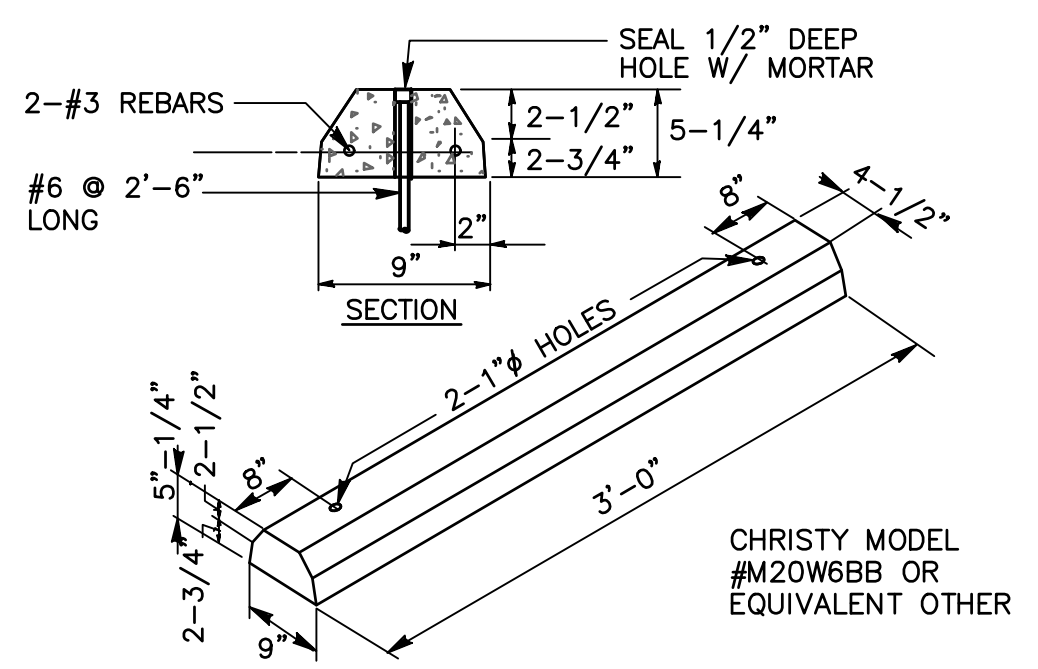
ACCESSIBLE PARKING STALL DETAIL
ND SCALE



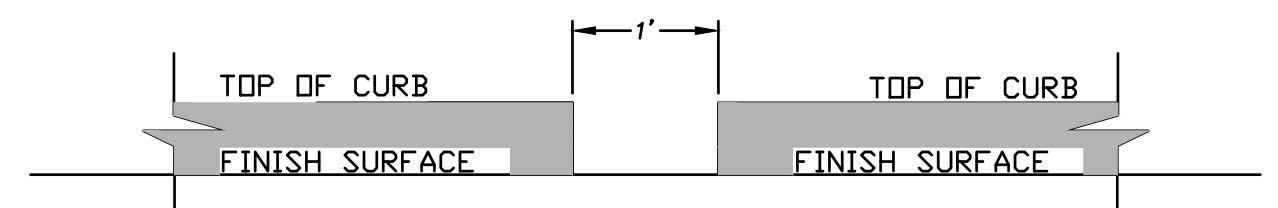
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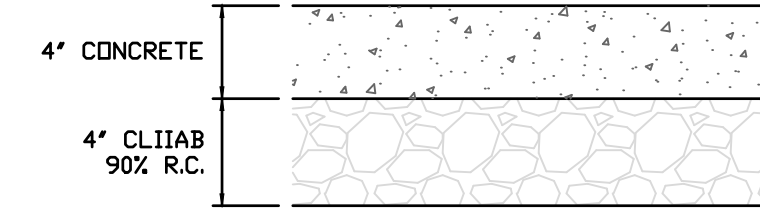
CURB TAPER TRANSITION
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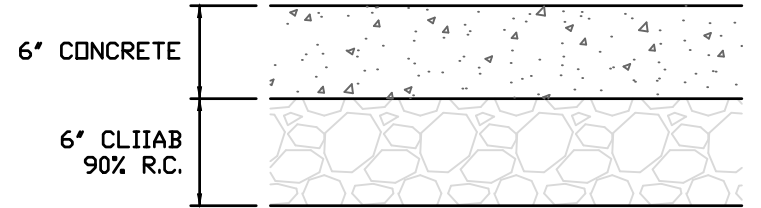
PRECAST WHEEL STOP
NOT TO SCALE



CURB CUT
NOT TO SCALE



TYPICAL CONCRETE WALKWAY SECTION
NOT TO SCALE

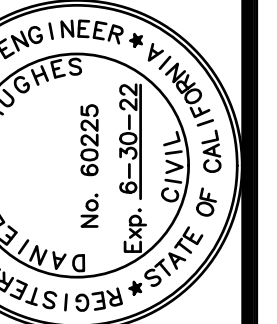


TYPICAL CONCRETE PARKING SECTION
NOT TO SCALE

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REVISION	DESCRIPTION	BY	DATE

DVC GROUP INC.
PLANNING • ENGINEERING • C.M.
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968



Dan Hughes
DANIEL JOHN HUGHES DATE
PCE 60225

2801 PINOLE VALLEY ROAD
DETAIL
APN 380-00-029-5
2801 PINOLE VALLEY ROAD
PINOLE, CA 94664

SEPTEMBER 8, 2021
JOB NO.
25-20
SHEET NO.

DRAINAGE SCHEDULE

- DI-1 PROPOSED 24"x24" OLDCASTLE PRECAST CONCRETE INLET WITH TRAFFIC-RATED GRATE, OR APPROVED EQUAL
 - DI-2 EXISTING 24"x24" PRECAST CONCRETE INLET WITH TRAFFIC-RATED GRATE, TO REMAIN OR BE REPLACED IN KIND
 - DI-3 PROPOSED 12"x12" OLDCASTLE PRECAST CONCRETE INLET, OR APPROVED EQUAL
 - AD-1 6" AREA DRAIN WITH DECORATIVE GRATE, OR APPROVED EQUAL
- ALL 6" AND 8" STORM DRAIN PIPE TO BE HDPE DUAL WALL.
ALL 4" STORM DRAIN, SUBDRAIN, AND ROOF LEADER DRAIN PIPE TO BE PVC SCHEDULE 40.

SEWER PIPE SCHEDULE:

ALL SEWER PIPE SHALL BE PVC SDR 35 OR APPROVED EQUAL PER CITY OF PINOLE STANDARDS.

DOMESTIC AND FIRE WATER PIPE SCHEDULE:

ALL DOMESTIC WATER (DW) PIPE SHALL BE SCHEDULE 80 PVC OR APPROVED EQUAL.

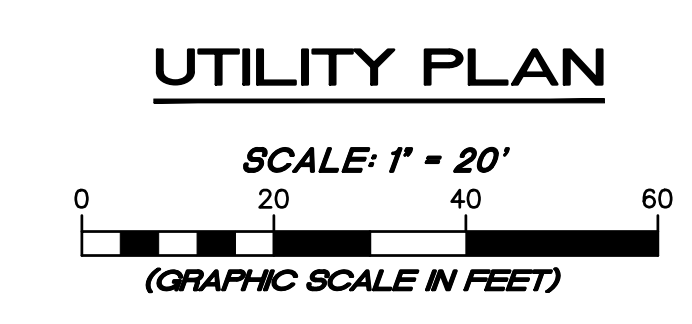
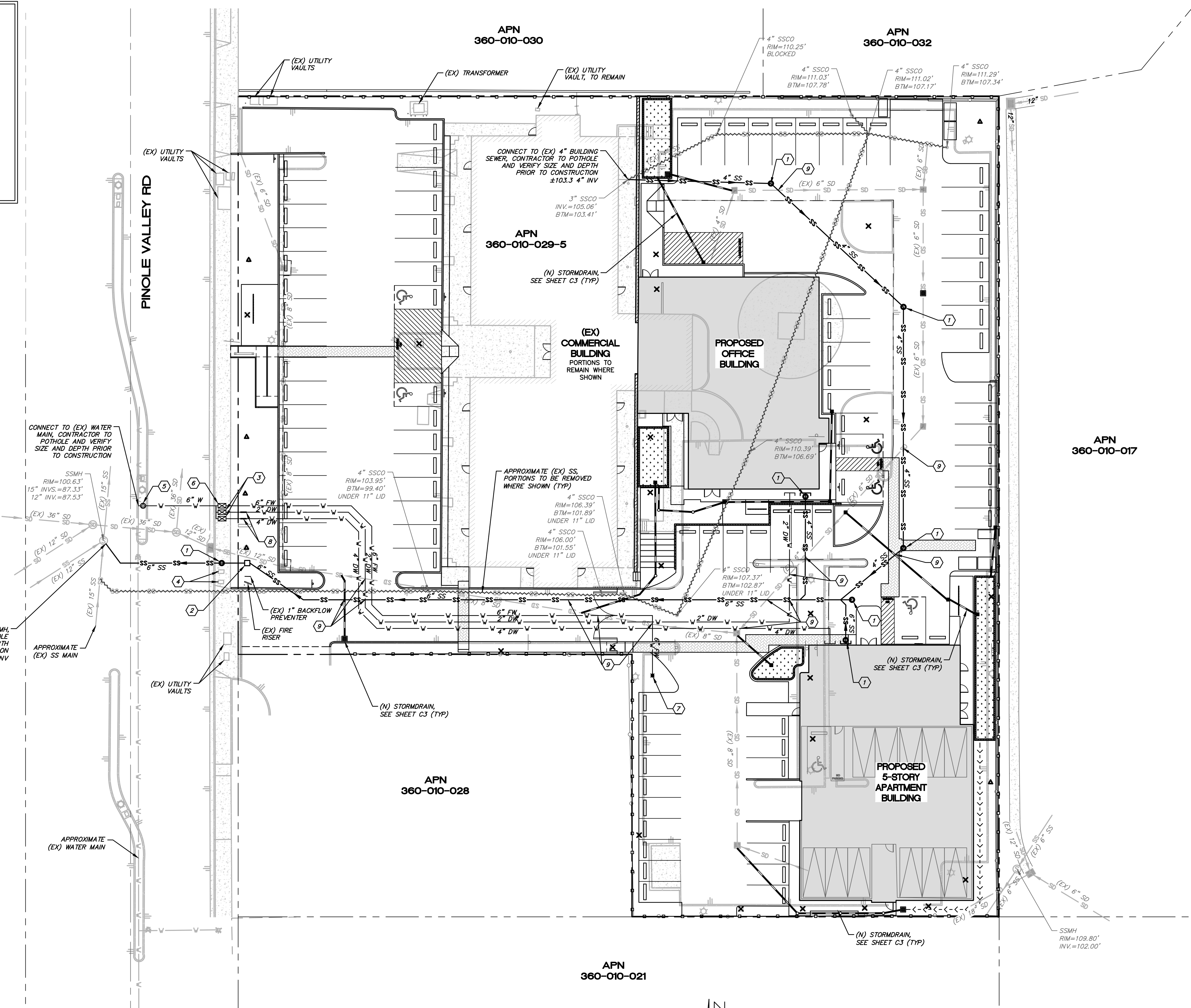
ALL FIRE WATER (FW) PIPE SHALL BE C-900 PVC OR APPROVED EQUAL.

KEYNOTES

- ① SEWER CLEANOUT PER CITY OF PINOLE STANDARDS
- ② SEWER BACKFLOW PREVENTION DEVICE PER CITY OF PINOLE STANDARDS
- ③ 1" AND 2" WATER SERVICE AND METER PER EBMUD STD 186-EA, 291-EA, AND 292-EA
- ④ (EX) WATER SERVICE TO REMAIN, CONTRACTOR TO POTHOLE AND VERIFY SIZE AND DEPTH PRIOR TO CONSTRUCTION
- ⑤ VALVE BOX AND RISER PER EBMUD STD 0321-EA
- ⑥ MAIN CONNECTION FOR FIRE SERVICES PER EBMUD STD 3684-B AND 314-EA
- ⑦ FIRE HYDRANT PER EBMUD STD 9496-GB
- ⑧ BACKFLOW PREVENTER ASSEMBLY PER EBMUD STD 9498-GB, SIZE PER PLAN
- ⑨ PIPE CROSSING, 12" MIN. VERTICAL SEPARATION

UTILITY NOTES

1. FIRE AND DOMESTIC LINES BASED ON PRELIMINARY DESIGN ASSUMPTIONS. CONTRACTOR TO CONFIRM ALL UTILITY SIZES AND SPECIFICATIONS PRIOR TO CONSTRUCTION (BY OTHER)
2. DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.

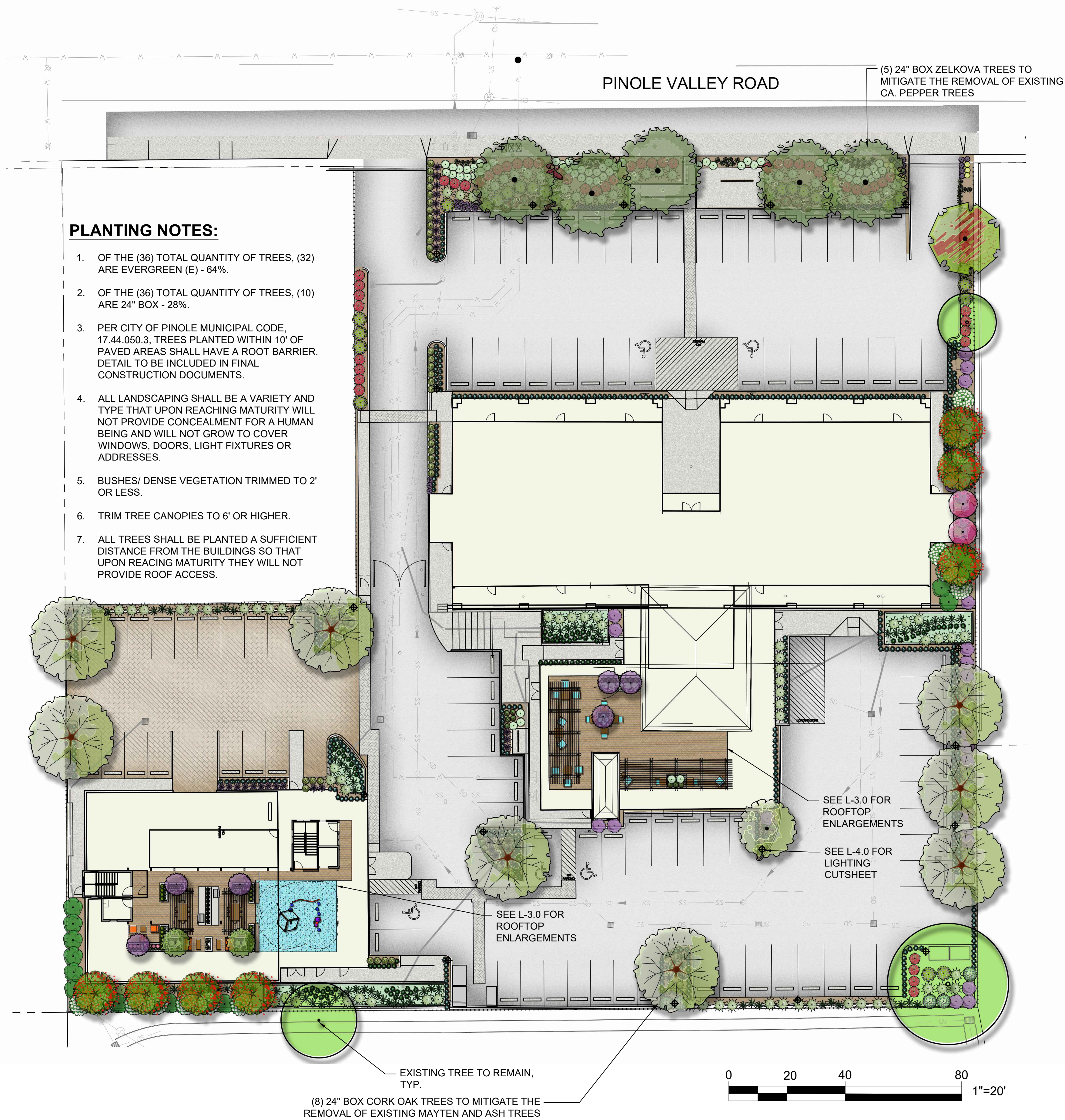


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REVISION	BY	DATE	<p>DVC GROUP INC. PLANNING • ENGINEERING • C.M. 513 CENTER STREET HEALDSBURG, CA 95448 (707) 395-0968</p> <p>dvc group</p> <p>REGISTERED PROFESSIONAL ENGINEER • VINCENZI, CALIFORNIA No. 60225 Exp. 5-31-23 CIVIL DATE DANIEL JOHN HUGHES RCE 60225</p>

2801 PINOLE VALLEY ROAD
UTILITY PLAN
APN 360-010-029-5
2801 PINOLE VALLEY ROAD
PINOLE, CA 94564

SEPTEMBER 8, 2021
JOB NO. 25-20
SHEET NO. **C7**
OF 7 SHEETS



PLANTING NOTES:

1. OF THE (36) TOTAL QUANTITY OF TREES, (32) ARE EVERGREEN (E) - 64%.
2. OF THE (36) TOTAL QUANTITY OF TREES, (10) ARE 24" BOX - 28%.
3. PER CITY OF PINOLE MUNICIPAL CODE, 17.44.050.3, TREES PLANTED WITHIN 10' OF PAVED AREAS SHALL HAVE A ROOT BARRIER. DETAIL TO BE INCLUDED IN FINAL CONSTRUCTION DOCUMENTS.
4. ALL LANDSCAPING SHALL BE A VARIETY AND TYPE THAT UPON REACHING MATURITY WILL NOT PROVIDE CONCEALMENT FOR A HUMAN BEING AND WILL NOT GROW TO COVER WINDOWS, DOORS, LIGHT FIXTURES OR ADDRESSES.
5. BUSHES/ DENSE VEGETATION TRIMMED TO 2' OR LESS.
6. TRIM TREE CANOPIES TO 6' OR HIGHER.
7. ALL TREES SHALL BE PLANTED A SUFFICIENT DISTANCE FROM THE BUILDINGS SO THAT UPON REACING MATURITY THEY WILL NOT PROVIDE ROOF ACCESS.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	ARBUS X 'MARINA'	ARBUTUS STANDARD	15 GAL.	LOW	1 (E)
	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	15 GAL.	V. LOW	2 (D)
	DODONAEA V. 'PURPUREA' - STANDARD	PURPLE LEAFED HOPSEED BUSH STANDARD TREE	15 GAL.	LOW	6 (E)
	LAGERSTROEMIA INDICA 'DYNAMITE'	DYNAMITE CRAPE MYRTLE	15 GAL.	LOW	7 (D)
	LAGERSTROEMIA X 'ZUNI'	JAPANESE CRAPE MYRTLE MULTI-TRUNK	15 GAL.	LOW	2 (D)
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	15 GAL.	LOW	1 (D)
	QUERCUS SUBER	CORK OAK	24" BOX	LOW	8 (E)
	ZELKOVA SERRATA	ZELKOVA	24" BOX	MOD	5 (E)
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL.	LOW	5
	LOROPETALUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL.	LOW	31
	PHORMIUM X 'BLACK ADDER'	NEW ZEALAND FLAX	5 GAL.	LOW	51
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	5 GAL.	LOW	11
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEE BERRY	5 GAL.	LOW	14
	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL.	LOW	12
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	LOW	39
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	MOD	20
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	LOW	88
	CHONDRPETALUM TECTORUM	CAPE RUSH	1 GAL.	LOW	96
	COREOPSIS LANCEOLATA 'EARLY SUNRISE'	LANCELEAF TICKSEED	1 GAL.	LOW	10
	EQUISETUM HYEMALE	HORSETAIL REED	1 GAL.	HIGH	9
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL.	LOW	71
	ERIOGONUM GRANDE RUBESCENS	RED BUCKWHEAT	1 GAL.	LOW	7
	GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	1 GAL.	LOW	9
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	LOW	489
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	LOW	58
	HESPERALOE PARVIFLORA 'PERPA' TM	BRAKELIGHTS RED YUCCA	1 GAL.	LOW	15
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL.	LOW	4
	LIMONIUM PEREZII	STATICE	1 GAL.	LOW	12
	LOMANDRA LONGIFOLIA 'ROMA 13' TM	PLATINUM BEAUTY VARIEGATED MAT RUSH	1 GAL.	LOW	42
	LOROPETALUM C. 'JAZZ HANDS DWARF PINK'	CHINESE FRINGE FLOWER	1 GAL.	LOW	68
	MUHLBERGIA RIGENS	DEER GRASS	1 GAL.	LOW	90
	SEDUM MAKINOI 'OGON'	STONECROP	4"	LOW	28
	SEDUM X 'VERA JAMESON'	VERA JAMESON SEDUM	4"	LOW	4
	VERBENA BONARIENSIS	PURPLETOP VERVAIN	1 GAL.	LOW	30
	VERBENA BONARIENSIS 'LOLLIPOP'	DWARF PURPLE TOP	1 GAL.	LOW	40

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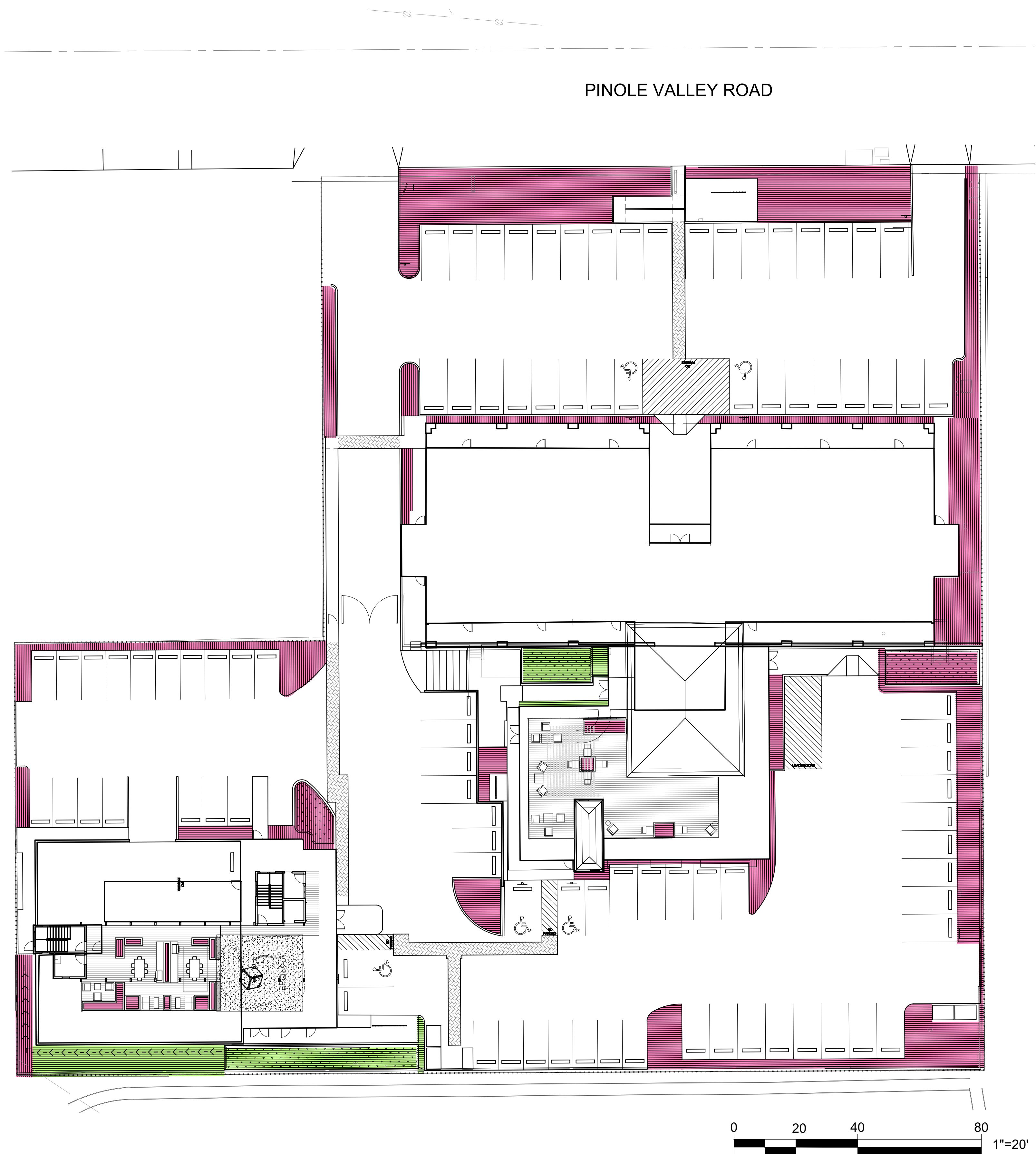
6114 La Salle Avenue #552
Oakland, CA 94611
415-905-9030

BCRE PROJECT
PINOLE, CALIFORNIA
OVERALL PRELIMINARY LANDSCAPE PLAN
DECEMBER 7, 2021

STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
707.252.6115

SCALE: 1" = 20'-0"
L-1.0

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IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
1401 1402 1404 1408	RAIN BIRD RWS-B-C-SOCK 1401 ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE. CHECK VALVE AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	20
[Symbol]	RAIN BIRD XCZ-100-PRB-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1" PEB VALVE, WITH 1" PRESSURE REGULATING 40PSI BASKET FILTER. 0.3GPM TO 20GPM.	
[Symbol]	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
[Symbol]	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-06-12 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	
[Symbol]	RAIN BIRD PEB-PRS-D 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	
[Symbol]	RAIN BIRD 44-NP 1" BRASS QUICK-COUPLING VALVE. WITH CORROSION-RESISTANT STAINLESS STEEL SPRING. LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	
[Symbol]	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER	
[Symbol]	HUNTER ACC-1800-PED 18 STATION OUTDOOR MODULAR CONTROLLER. WITH ONE ACM-600 MODULE. HIGH-END COMMERCIAL USE. METAL PEDESTAL.	
[Symbol]	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS. INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	
[Symbol]	HUNTER FCT-100 FLOW SENSOR FOR USE WITH I-CORE CONTROLLER, 1" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	
[Symbol]	WATER METER 1"	
[Symbol]	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	
[Symbol]	IRRIGATION MAINLINE: PVC CLASS SCH 40	
[Symbol]	NORTH/EAST (SHADE) EXPOSURE HYDROZONE	
[Symbol]	SOUTH/WEST (SUN) EXPOSURE HYDROZONE	

Water Efficient Landscape Worksheet
Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information
Site Name → BCRE Mixed Use Project
Site Type → Commercial Allowed ETAF: 0.45
Annual Eto (inches/yr) → 49.4

Hydrozone or Planting Description (a)	Plant Factor (PF)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (Pf/E) (e)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)
Regular Landscape Areas							
Low Water Use Shrubs	0.2	Low	Drip	0.81	0.2	9,953	2,458
Med Water Use Trees	0.4	Mod./Ave.	Drip	0.81	0.5	324	160
Med Water Use Shrubs	0.4	Mod./Ave.	Drip	0.81	0.5	218	108
SUBTOTAL →							83,467
Special Landscape Areas							
1							
2							
3							
SUBTOTAL →							0
**Estimated Total Water Use (ETWU) →							83,467
Maximum Allowed Water Allowance (MAWA) →							144,648

(a) Hydrozone or Planting Description
1.) Front Lawn
2.) low water use planting
3.) medium water use

(b) Irrigation Method
Overhead Spray
Drip
Bubbler

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(*) ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area where
0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

(**) MAWA (Annual Gallons Allowed)
(Eto) x (0.62) x [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations		
Regular Landscape Areas	Total ETAF x Area	2,725
	Total Area	10,495
	Average ETAF	0.26
All Landscape Areas	Total ETAF x Area	2,725
	Total Area	10,495
	Site-wide ETAF	0.26

Notes:
Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.

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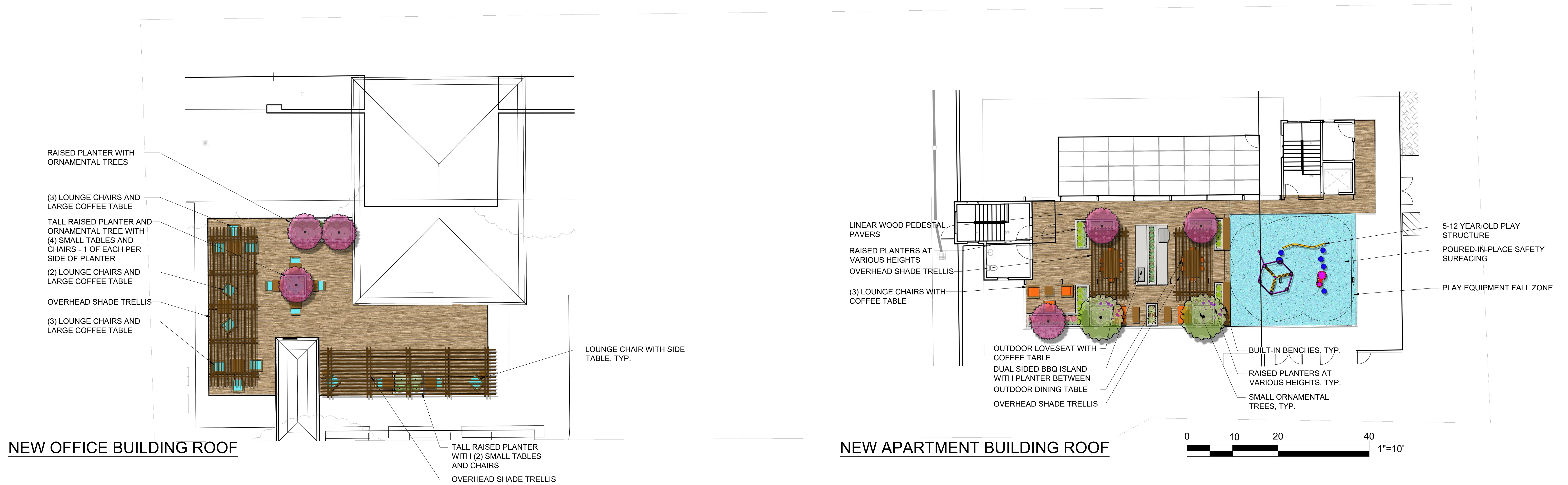
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415-905-9030

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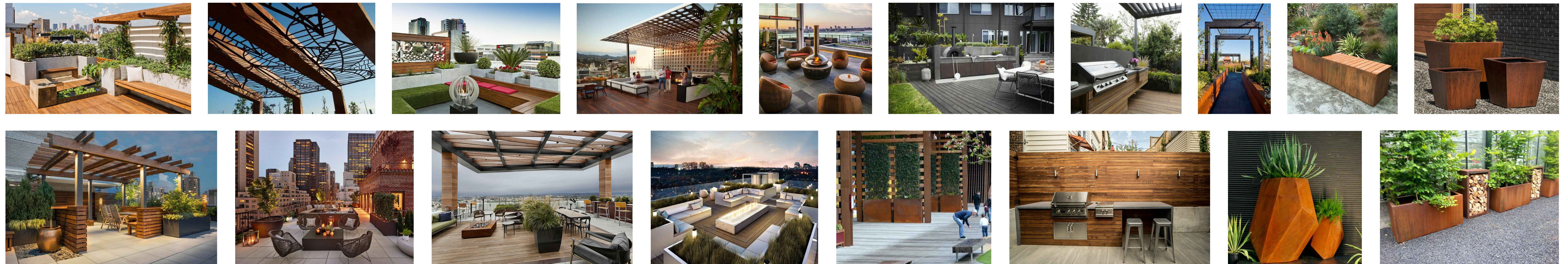
BCRE PROJECT
PINOLE, CALIFORNIA
PRELIMINARY IRRIGATION PLAN
DECEMBER 7, 2021

STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
707.252.6115

SCALE: 1" = 20'-0"
L-2.0



LANDSCAPE CHARACTER



CLIENT:
ch x tld

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Oakland, CA 94611
415-905-9030

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BCRE PROJECT
PINOLE, CALIFORNIA
ROOFTOP PRELIMINARY ENLARGEMENT PLAN
DECEMBER 7, 2021

STUDIO 1515
LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
707.252.6115

SCALE: 1" = 10'-0"
L-3.0

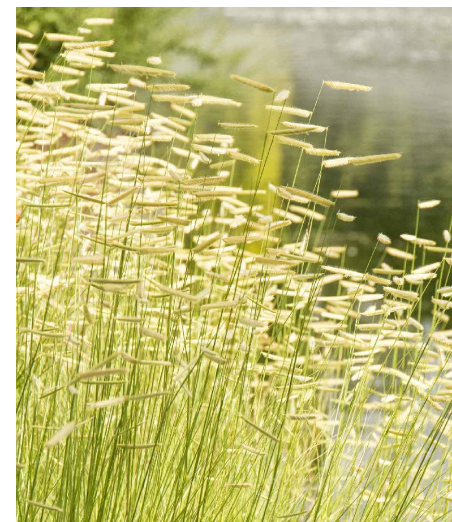
PLANTING



ACHILLEA MILLEFOLIUM 'CERISE QUEEN'



ASCLEPIAS FASCICULARIS



BOUTELOUA GRACILIS 'BLONDE AMBITION'



CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'



CALANDRINIA GRANDIFLORA



CALLISTEMON VIMINALIS 'LITTLE JOHN'



CAREX DIVULSA



CARPENTERIA CALIFORNICA



CARYOPTERIS C. 'DARK KNIGHT'



CEANOTHUS MARITIMUS 'VALLEY VIOLET'



CHONDROPETALUM TECTORUM



CISTUS X PULVERULENTUS 'SUNSET'



COREOPSIS LANCEOLATA 'EARLY SUNRISE'



EPIOBIUM CANUM 'EVERETT'S CHOICE'



ERIGERON GLAUCUS 'WAYNE RODERICK'



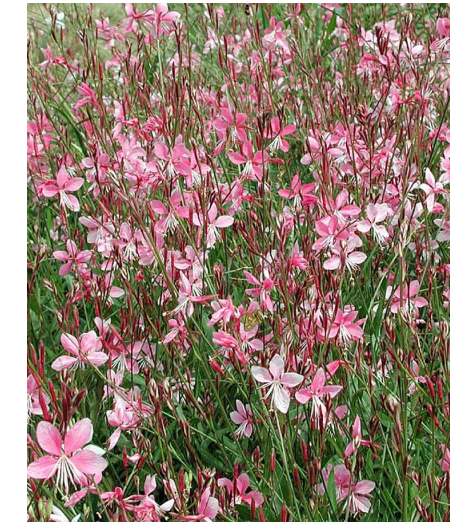
ERIGERON KARVINSKIANUS



ERIOGONUM GRANDE RUBESCENS



FESTUCA IDAHOENSIS 'TOMALES BAY'



GAURA LINDHEIMERI 'SISKIYOU PINK'



GREVILLEA LANIGERA 'COASTAL GEM'



HELIANTHEMUM NUMMULARIUM 'HENFIELD BRILLIANT'



HESPERALOE PARVIFLORA



JUNCUS EFFUSUS PACIFICUS 'QUARTZ CREEK'



JUNCUS PATENS 'ELK BLUE'



LIMONIUM PEREZII



LOMANDRA LONGIFOLIA 'ROMA 13' TM



LOROPETALUM C. 'JAZZ HANDS DWARF PINK'



LOROPETALUM C. 'PURPLE DIAMOND'



MIMULUS AURANTIACUS



MUHLENBERGIA RIGENS



PENNISETUM ORIENTALE 'KARLEY ROSE'



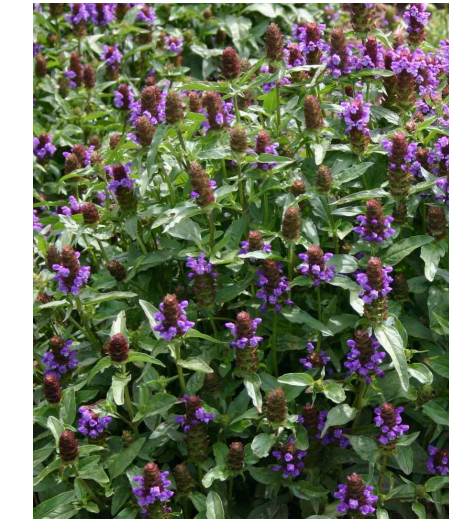
PENSTEMON H. 'MARGARITA BOB'



PHORMIUM X. 'BLACK ADDER'



PHYSOCARPUS CAPITATUS



PRUNELLA VULGARIS



RHAMNUS CALIFORNICA



ROSA CALIFORNICA



SALVIA GREGGII 'ELK BLUE NOTE'



SALVIA GREGGII 'FURMAN'S RED'



SALVIA LEUCANTHA



SCAEOVOLA AEMULA 'MAUVE CLUSTERS'



SENECIO SERPENS



SISYRINCHIUM BELLUM



TEUCRIMUM CHAMAEDRYS



VERBENA BONARIENSIS 'LOLLIPOP'



VERBENA LILACINA 'DE LA MINA'

TREES



ARBUTUS X. 'MARINA'



CERCIS OCCIDENTALIS



DODONAEA V. 'PURPUREA'



LAGERSTROEMIA INDICA 'DYNAMITE'



LAGERSTROEMIA X. 'ZUNI'



METROSIDEROS EXCELSA



QUERCUS SUBER



ZELKOVA SERRATA

CLIENT:
ch x tld

6114 La Salle Avenue #552
Oakland, CA 94611
415-905-9030

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BCRE PROJECT
PINOLE, CALIFORNIA

PLANT IMAGES
DECEMBER 7, 2021



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LANDSCAPE ARCHITECTURE
1426 FOURTH STREET NAPA, CA 94559
707.252.6115

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LIGHTING



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Spring Hill Mall - West Dundee, IL

solana™



The modern geometric design of the Solana™ complements a diverse assortment of contemporary architectural settings. It's urban yoke design offers not only aesthetic beauty, durability and optical efficiency, but takes street, area, and medium mount lighting to the next level. Our convective AAD™ Advanced Air-flow Dynamics, maximizes heat sink effectiveness to deliver unsurpassed thermal management for long-life LED performance and energy efficiency.



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URBAN | 21

LIGHTING NOTES:

1. ALL EXTERIOR DOORWAYS, STAIRWELL, PATHWAYS, WALKWAYS, HALLWAYS, AND COURTYARDS FOR COMMERCIAL AND INDUSTRIAL BUILDINGS SHALL BE LIGHTED TO A MINIMUM OF 2-FOOT CANDLES, MINIMUM MAINTAINED, MEASURED AT 5 FEET ABOVE GROUND.
2. PARKING AREAS FOR COMMERCIAL AND INDUSTRIAL BUILDINGS SHALL BE LIGHTED TO A STANDARD OF 2 FOOT CANDLES, MINIMUM MEASURED AT GROUND LEVEL WHERE BEAMS OVERLAP.
3. EXCEPT AS OTHERWISE NOTED, ALL SECURITY LIGHT FIXTURES SHALL BE MOUNTED A MINIMUM OF 10 FEET ABOVE GROUND.
4. ALL REQUIRED LIGHTING SHALL BE EQUIPPED WITH A PHOTOELECTRIC CELL OR EQUIVALENT TECHNOLOGY TO TURN IT ON AT SUNSET AND OFF AT DAYBREAK.
5. ALL AREAS WHERE VIDEO CAMERA SURVEILLANCE IS REQUIRED SHALL MEET THE STANDARDS FOR THE CAMERA SELECTED AND APPROVED BY THE POLICE DEPARTMENT.
6. SEPARATE PHOTOMETRIC PLANS SHALL BE SUBMITTED FOR REVIEW IN CONJUNCTION WITH PROPOSED PHASED DEVELOPMENT SUBMITTAL TO ENSURE ADEQUATE LIGHTING IS PROVIDED FOR EACH OF THE PROPOSED BUILDINGS AND FOR THE OVERALL PROJECT SITE.
7. LIGHTING SHALL BE ON A TIMER FOR EVENING HOURS.

CLIENT:
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