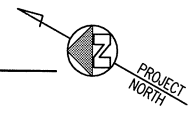


**RECEIVED**  
MAY -5 2010  
CITY OF PINOLE

**Site Plan**

• • • • • ACCESSIBLE PATH  
4'-0" WIDE MINIMUM  
SCALE: 1" = 30'-0"  
60 30 0 15

For Reference Only



**Existing Project Data**

PARKING RATIO:	1/150 SQ. FT.
61,785 SF x 1/150	412 SPACES REQUIRED
15% REDUCTION FOR PUBLIC TRANSIT PROVISION	350 SPACES NET
BICYCLE SPACES REQ'D. (3%)	11
REDUCTION FOR BICYCLE SPACE PROVISION(1 / 6 BICYCLE)	(2)
MOTORCYCLE SPACES REQ'D. (5%)	18
REDUCTION FOR MOTORCYCLE SPACE PROVISION(1 / 4 MOTORCYCLE)	(4)
TOTAL STANDARD AUTO REQUIRED	344 SPACES
HANDICAP REQUIRED	8 SPACES
<b>TOTAL REQUIRED</b>	<b>352 SPACES</b>
TOTAL PROVIDED	355 SPACES
MOTORCYCLE SPACES:	19
BICYCLE SPACES:	11

444 Castro Street  
Suite 1100  
Pinole, California 94641  
850 988 2944

**HAWLEY PETERSON SNYDER**  
Architecture Interior Planning

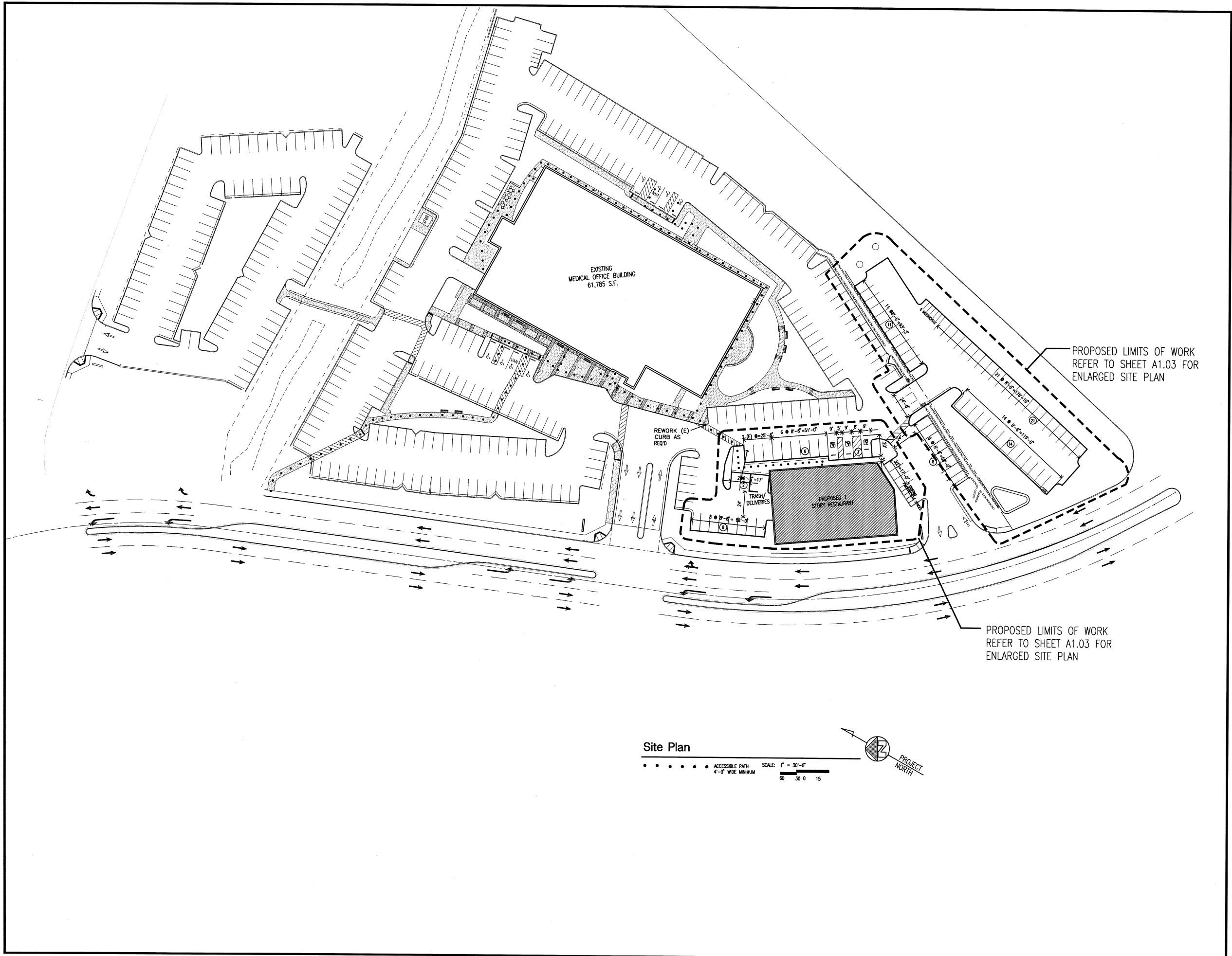
CURRENT SITE PLAN  
CITY OF PINOLE PAD 'C'  
PARKING LOT EXPANSION  
PINOLE, CALIFORNIA

REVISIONS:  
03.17.10 PROGRESS  
03.23.10 CITY REVIEW  
05.05.10 PLANNING COMMISSION

SCALE:  
DATE:  
JOB NO. 0930

**A101**

REF. LOC. 1.

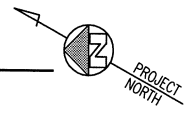


Site Plan

• • • • • ACCESSIBLE PATH  
4'-0" WIDE MINIMUM

SCALE: 1" = 30'-0"

60 30 0 15



444 Castro Street  
Suite 1000  
Mountain View  
California 94041  
850 988 2944

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PROPOSED SITE PLAN  
CITY OF PINOLE PAD 'C'  
PARKING LOT EXPANSION  
PINOLE, CALIFORNIA

REVISIONS:  
03.17.10 PROGRESS  
03.23.10 CITY REVIEW  
05.05.10 PLANNING COMMISSION

SCALE:  
DATE:  
JOB NO. 0930



**PLANT LIST**

TREES		
BOTANICAL NAME	COMMON NAME	
EXISTING TREE TO REMAIN		
QUERCUS AGRIFOLIA	COAST LIVE OAK	
PINUS CANARIENSIS	CANARY ISLAND PINE	
SHRUBS/PERENNIALS		
CAREX TESTACEA	BERKELEY SEDGE	
CEANOTHUS 'SNOWBALL'	CALIFORNIA LILAC	
ERICA X D. 'SILBERSCHMELZE'	WHITE WINTER HEATHER	
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	
GREVILLEA LAVANDULACEA 'PENOLA'	LAVENDER GREVILLEA	
HEMEROCALLIS 'BETTY WARREN WOODS'	EVERGREEN DAYLILY	
LUPINUS ARBOREUS	LUPINE	
PENNISETUM SETACEUM 'RUBRUM'	RED FOUNTAIN GRASS	
PHORMIUM 'CREAM DELIGHT'	CREAM DELIGHT NEW ZEALAND FLAX	
PHORMIUM 'MAORI MAIDEN'	MAORI MAIDEN NEW ZEALAND FLAX	
ROSA 'WHITE MEDILAND'	WHITE ROSE	
NARCISSUS 'KING ALFRED'	DAFFODIL	
NEPETA X FAASSENII	NEPETA CATNIP	
SHRUBS/PERENNIALS		
CAREX DIVULSA	BERKELEY SEDGE	
DESCHAMPSIA CELPITOSA	TUFTED HAIR GRASS	
JUNCUS PATENS	BLUE RUSH	

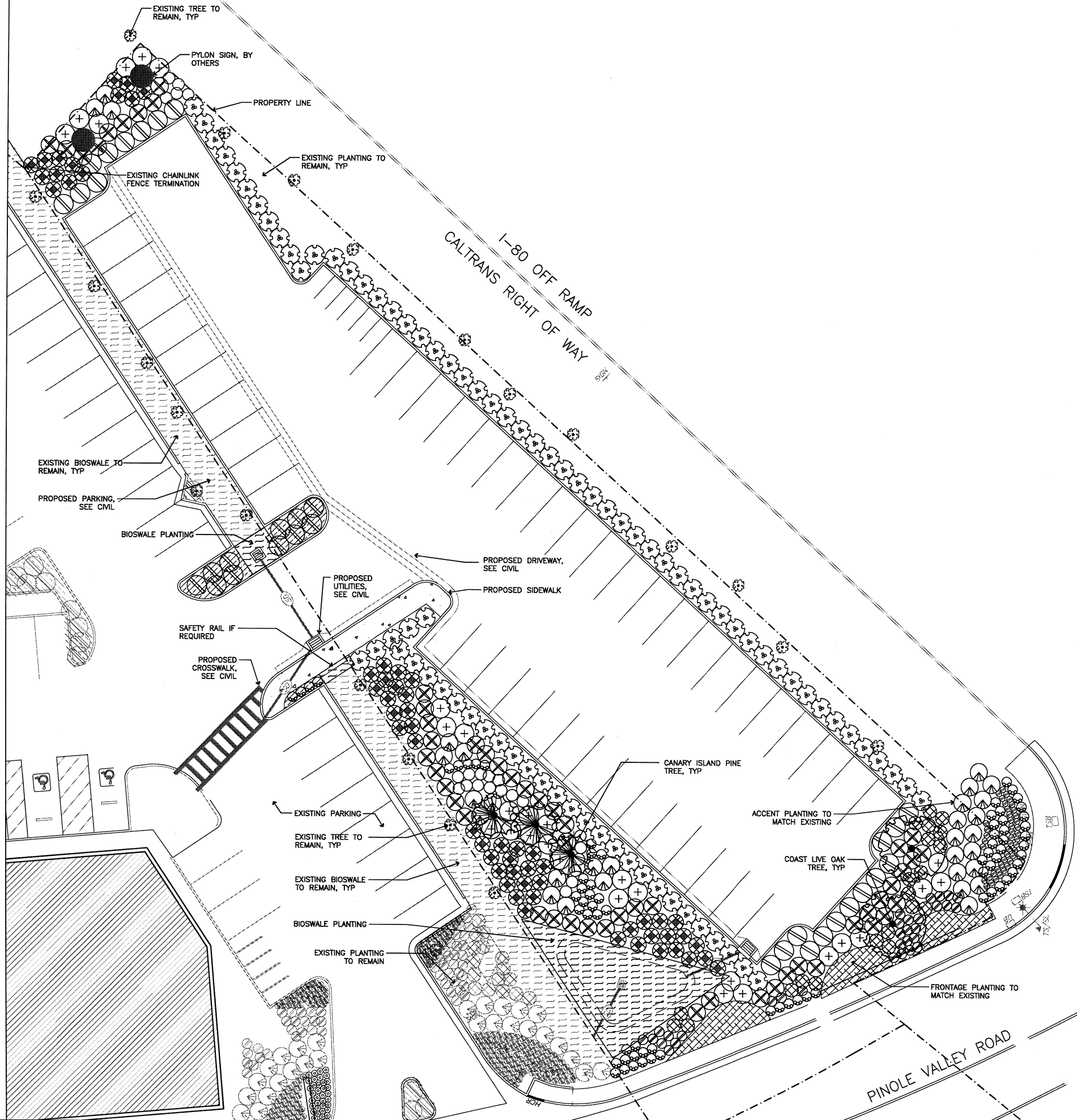
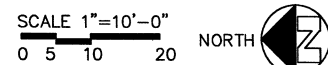
**LANDSCAPE DESIGN CRITERIA**

1. PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR USERS.
2. ALL PLANT MATERIAL SELECTED SHALL SUIT THE GROWING CONDITIONS OF THE SITE. THE PLANT PALETTE IS NOT FINAL AS COMPREHENSIVE SITE CONDITIONS HAVE YET TO BE DETERMINED.
3. ALL NEW PLANT MATERIAL WITHIN PROPERTY LINE SHALL BE MAINTAINED BY THE OWNER FOLLOWING INDUSTRY STANDARDS.
4. FINISH GRADING SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS. REFER TO CIVIL GRADING PLANS FOR EXISTING AND PROPOSED GRADE INFORMATION AT PUBLIC SIDEWALKS.

**IRRIGATION DESIGN CRITERIA**

1. ALL PLANTED AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. IRRIGATED SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION.
3. THE IRRIGATION SYSTEM DESIGN WILL BE EFFICIENT AND APPROPRIATE FOR THE PLANT MATERIALS AND LANDSCAPE HYDRO ZONES. THE SYSTEM MAY INCLUDE SPRAY HEADS AND BUBBLERS ALL TURF AREAS WILL BE IRRIGATED BY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS.
4. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
5. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
  - A) LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
  - B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
  - C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
  - D) FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
6. QUICK COUPLERS WILL BE LOCATED WHERE APPROPRIATE ALONG THE IRRIGATION MAIN LINE.

PROGRESS SET FOR DESIGN DEVELOPMENT.  
NOT FOR CONSTRUCTION.



444 Castro Street  
Suite 1000  
Mountain View  
California 94041  
650 968 2944

**HAWLEY PETERSON SNYDER**  
Architecture Interior Planning

Landscape Architecture  
and Urban Design  
444 Main Street  
San Francisco, CA  
415 494-4944

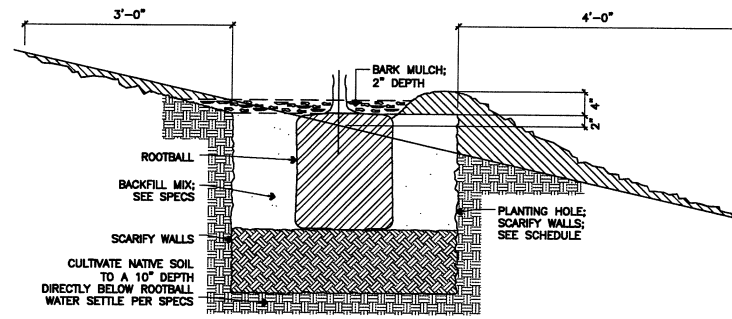
**MPA Design**

SITE LANDSCAPE PLAN  
**CITY OF PINOLE PAD 'C'**  
PARKING LOT EXPANSION  
CALIFORNIA  
PINOLE,

REVISIONS:  
City Review 3.24.10  
Planning Commission 5.5.10

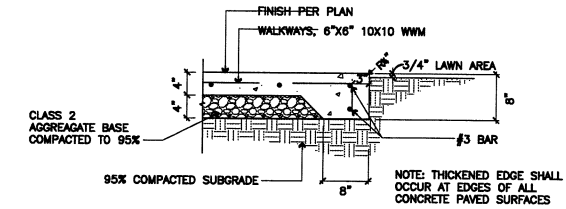
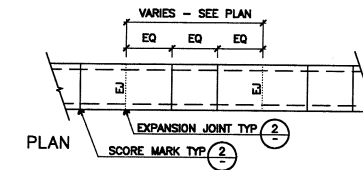
SCALE: AS NOTED  
DATE: MAY 2010  
JOB NO. 7407.00

L.01



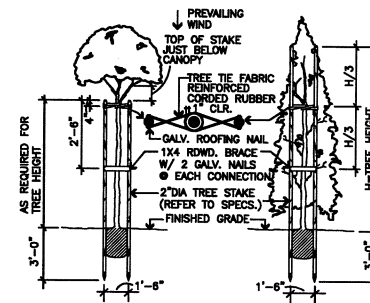
PLANTING ON SLOPES GREATER THAN 10%  
TREE & SHRUB PLANTING IN GROUND COVER (SPRAY IRRIG.)

NTS



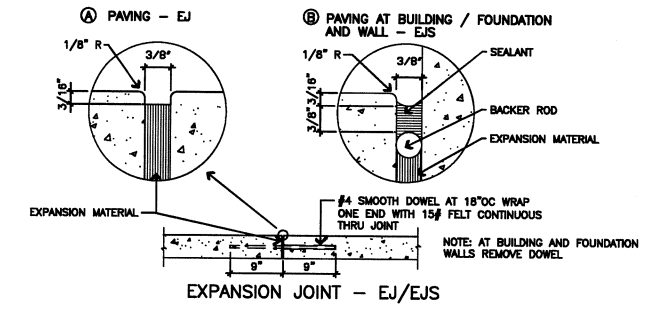
CONCRETE PAVING

NTS



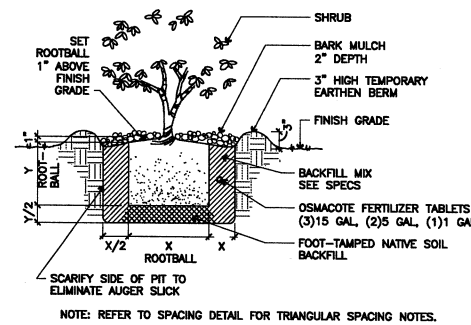
TREE PLANTING AND STAKING

NTS



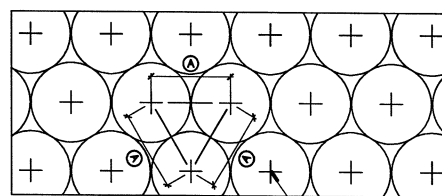
EXPANSION JOINT & SCORE MARK

NTS



SHRUB PLANTING TYPICAL

NTS



TRIANGULATE SPACING (TYPICAL)

PLANT SPACING - SEE PLANTING PLAN

NTS

444 Castro Street  
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Mountain View  
California 94041  
650 960 2944

HAWLEY PETERSON SNYDER  
Architecture Interior Planning

Landscape Architects  
and Urban Designers  
444 Castro Street  
San Francisco, CA  
415 424-4848

MPA Design

SITE LANDSCAPE DETAILS  
CITY OF PINOLE PAD 'C'  
PARKING LOT EXPANSION  
CALIFORNIA  
PINOLE,

REVISIONS:  
City Review 5.24.10  
Planning Commission 5.5.10

SCALE: AS NOTED  
DATE: MAY 2010  
JOB NO. 7407.00

L1.02