

EMBLEM HERCULES

Hercules, CA

1601 WILLOW AVENUE

PROJECT NO. 1501-0006

FEBRUARY 12, 2026

- ENTITLEMENT SUBMITTAL
- VESTING TENTATIVE MAP
- DESIGN REVIEW
- INITIAL & FINAL PLANNED DEVELOPMENT PLAN
- CONDITIONAL USE PERMIT

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PROJECT TEAM

Developer:

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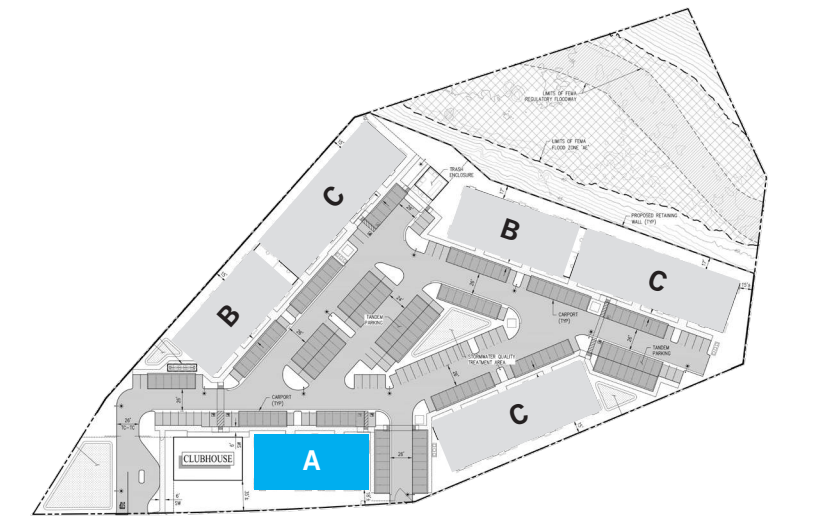
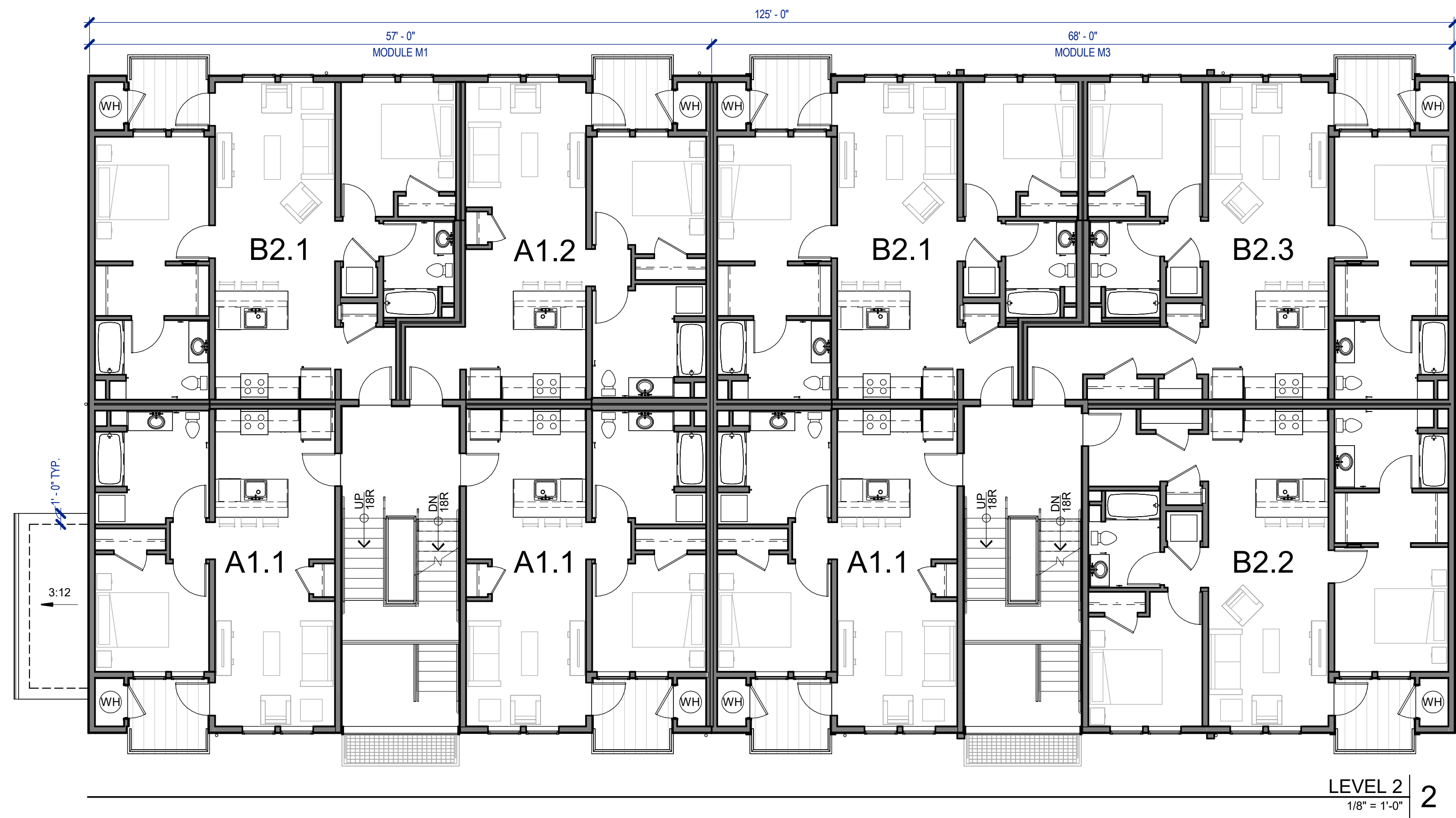
BUILDING PROGRAM DATA					2/13/2026		LPAS	
EMBLEM HERCULES					HERCULES, CA			
SITE SUMMARY								
GROSS SITE AREA:		6.72 ACRES		292,723 SF				
NET SITE AREA:		5.09 ACRES		221,623 SF				
GROSS DENSITY:		26.8 DU/ACRE						
NET DENSITY:		35.4 DU/ACRE						
BUILDING SUMMARY								
NUMBER MIX:		BUILDING TOTALS				PROJECT TOTALS		
UNITS	UNIT AREA	BLDG. A	BLDG. B	BLDG. C	TOTAL	%	TOTAL NET SF	
		1	2	3				
645 SF		12	12	22	102 UNITS	56.7%	65,778 SF	
A1.1	635 SF	9	9	17	78 UNITS	43.3%	49,530 SF	
A1.2	677 SF	3	3	5	24 UNITS	13.3%	16,248 SF	
947 SF		12	6	14	66 UNITS	36.7%	62,472 SF	
B2.1	924 SF	6	6	8	42 UNITS	23.3%	38,808 SF	
B2.2	965 SF	3	0	3	12 UNITS	6.7%	11,580 SF	
B2.3	1,007 SF	3	0	3	12 UNITS	6.7%	12,084 SF	
1,228 SF		0	6	0	12 UNITS	6.7%	14,736 SF	
C1.1	1,207 SF	0	3	0	6 UNITS	3.3%	7,242 SF	
C1.2	1,249 SF	0	3	0	6 UNITS	3.3%	7,494 SF	
TOTALS:		794 AVE SF	24	24	36	180 UNITS	100%	142,986 SF
NET RENTABLE AREA:		19,206	20,658	27,488	-		142,986 SF	
CIRCULATION:		1,430	1,430	2,475	-		11,715 SF	
SUPPORT:		516	516	726	-		3,726 SF	
RESIDENTIAL BUILDING TOTALS		21,152	22,604	30,689	-		158,427 SF	
MISCELLANEOUS BUILDINGS:							4,320 SF	
CLUBHOUSE							4,320 SF	
TOTAL GROSS RESIDENTIAL BUILDING AREA:							162,747 SF	
EFFICIENCIES:								
RESIDENTIAL GSF EFFICIENCY:						90%		
PROJECT EFFICIENCY:						88%		

PARKING SUMMARY:		
PARKING REQUIRED BY JURISDICTION (CENTRAL HERCULES PLAN)		
NO PARKING IS REQUIRED PER STATE DENSITY BONUS		
1 BDR	1.25 SPACES/UNIT	128 SPACES
2 BDR	1.25 SPACES/UNIT	83 SPACES
3 BDR	1.25 SPACES/UNIT	15 SPACES
1.25 SPACES / UNIT		225 SPACES
VEHICULAR PARKING PROVIDED:		
SURFACE PARKING:	0.42 SPACES/UNIT	75 SPACES
CARPORTS:	0.91 SPACES/UNIT	164 SPACES
TANDEM SPACE (INCLUDED IN TOTAL PARKING)		19 SPACES
EV PARKING REQUIRED (INCLUDED IN TOTAL PARKING):		
EV (WITH RECEPTACLES):	1.00 SPACES / UNIT	180 SPACES
EV CHARGERS:	25% UNASSIGNED SPACES	15 SPACES
		195 SPACES
1.33 SPACES / UNIT		239 SPACES
0.89 SPACES / BEDROOM		
BICYCLE PARKING PROVIDED (CALGREEN CODE):		
LONG TERM:	0.50 SPACES / UNIT	90 SPACES
SHORT TERM:	1.00 SPACES / 10,000 SF	16 SPACES
0.59 SPACES / UNIT		106 SPACES

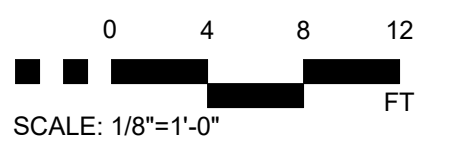
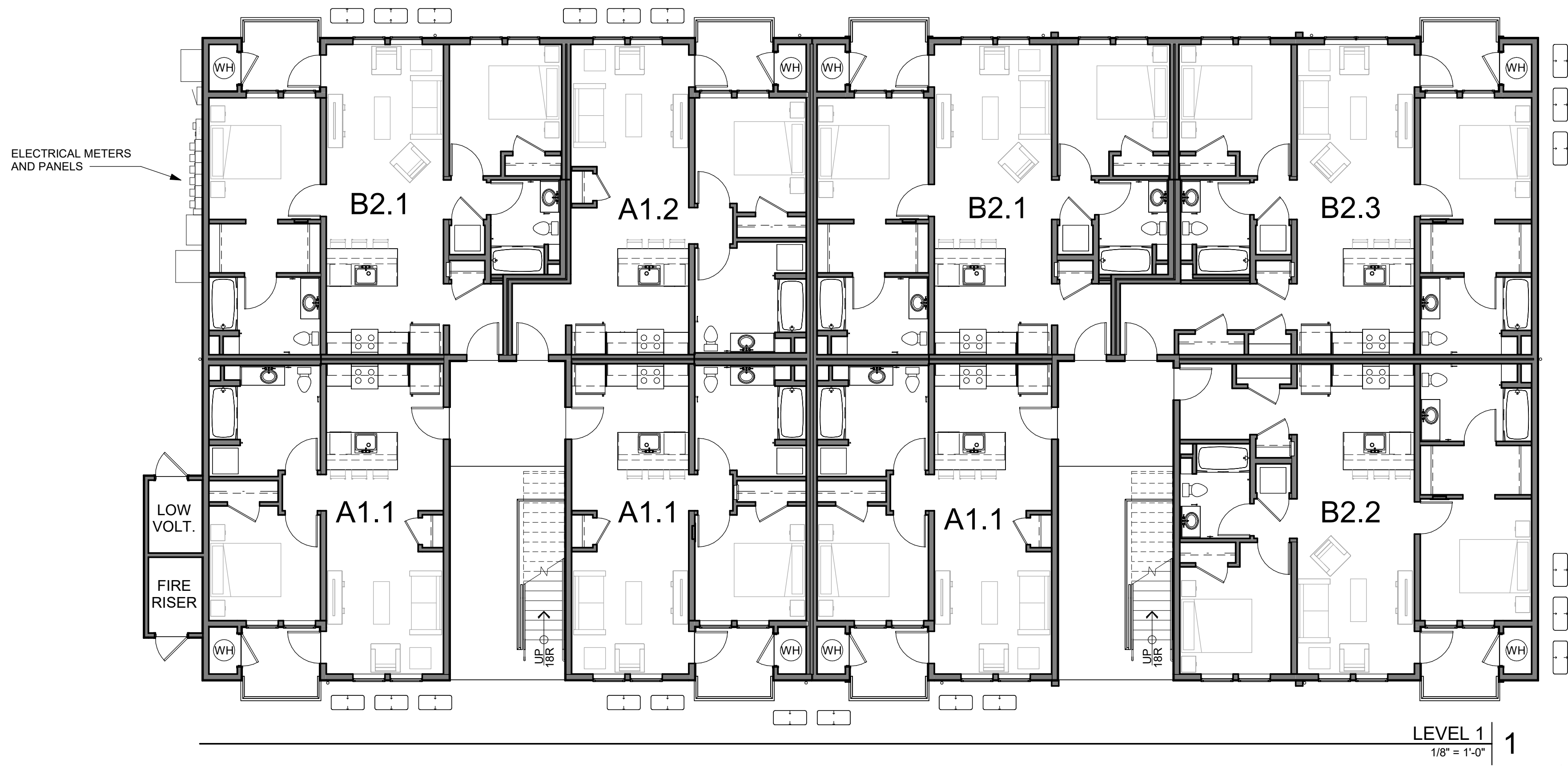
DEVELOPMENT STANDARD	COMPLIANCE	EXPLANATION
NEW TOWN CENTER ZONE		
Minimum Density:		
30 DU per gross acres	Builder's Remedy	<i>The 6.65 site includes 1.56 acres of unbuildable area due to an existing seasonal stream and floodway. The resulting usable area is 5.09 acres. The project's 180 units represent density at 27.1 DU per gross acre, but 35.3 DU per usable acre. Both calculations meet the required density for a Density Bonus Project under Builder's Remedy 2.0</i>
Parking:		
M. Off-street parking spaces located in a garage or carport shall comply with the following standards: 1) A parking space located in a single garage or carport shall be not less than 20 feet in length and 10 feet in width: 2) Parking space located in a garage or carport for more than 1 car shall be not less than 20 feet in length and shall have a minimum width of 10 feet for the first space and 9 feet for each additional space.	Waiver	<i>All carport spaces have a width of 9 feet. Increasing the width would result in a loss of parking required to support the number of units proposed or would result in a loss of density.</i>
CENTRAL HERCULES PLAN		
Street Type		
Town Center Street	Waiver	<i>The freeway interchange surrounds the site so implementation of the street types articulated in the Central Hercules Plan is not possible and would physically preclude development of the State Density Bonus compliant project.</i>
Architectural Regulations		
General Requirements:		
The following shall be located in rear yards or side yards not facing side streets: · Air conditioning compressors	Waiver	<i>Some air conditioning condensers may be located between the building façade and the street but not within the front setback. Compressors in these locations will be screened with landscaping. Eliminating these or trying to relocate them on such a tight site could result in a loss of density.</i>
Parking:		
Off-Street Surface Parking Lot Placement		
Off-street surface parking lots shall be set back a minimum of 50 feet from the property line along all streets. CDPS shall have discretion to make this requirement applicable elsewhere on prominent frontages, such as along key pedestrian connections, within significant vistas, and within important public spaces. Outbuildings serving as garages facing alleys shall be permitted within this setback. Surface parking lots may be built up to the property line on all other street frontages.	Waiver	<i>Parking is setback less than 50 feet along a secondary access EVA. All other parking is set back more than 50 feet. This parking is necessary to meet the city's required parking and market requirements. Eliminating this parking would result in a loss of density.</i>
Parking Lot Landscaping Requirements:		
In lieu of landscape strips, landscape islands can be provided. No more than six (6) consecutive parking stalls are permitted without a landscape island at least six (6) feet wide and extending the entire length of the parking stall. A minimum of one tree and a combination of shrubs and/or ground cover shall be planted in each landscape island. Permanent irrigation systems must be installed in each island.	Waiver	<i>Landscape islands are spaced greater than 6 consecutive spaces to accommodate carports and to meet the city's parking requirement. Increasing the spacing of planters would result in a loss of parking and density.</i>

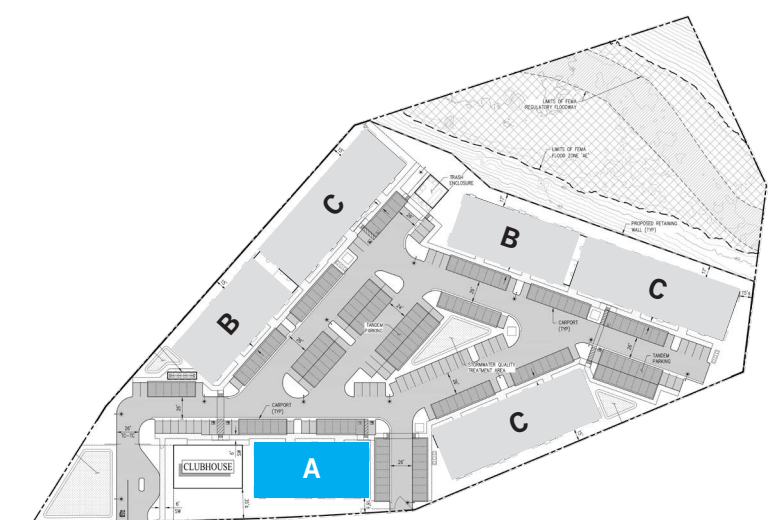




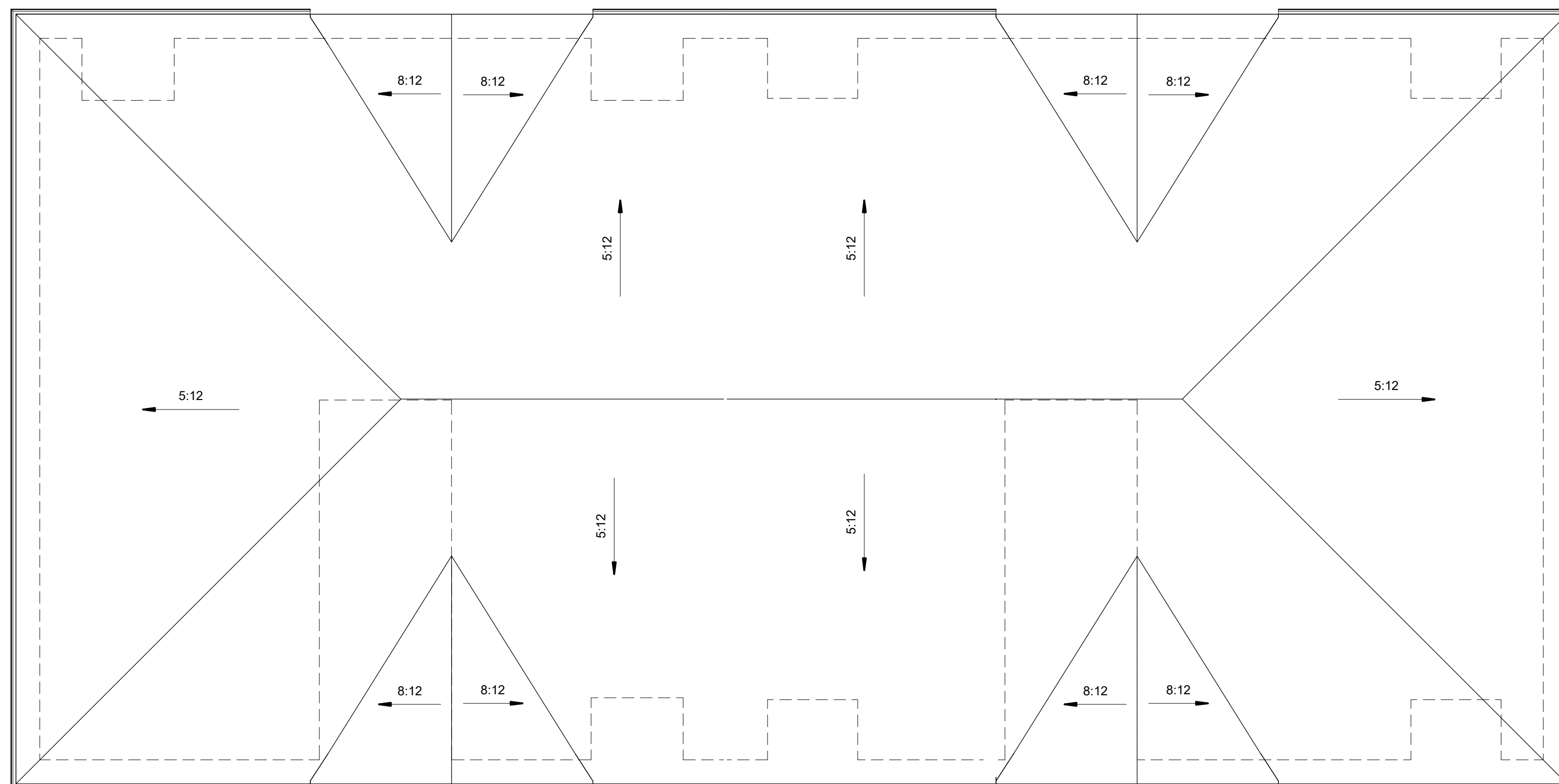


KEY PLAN
BUILDING A

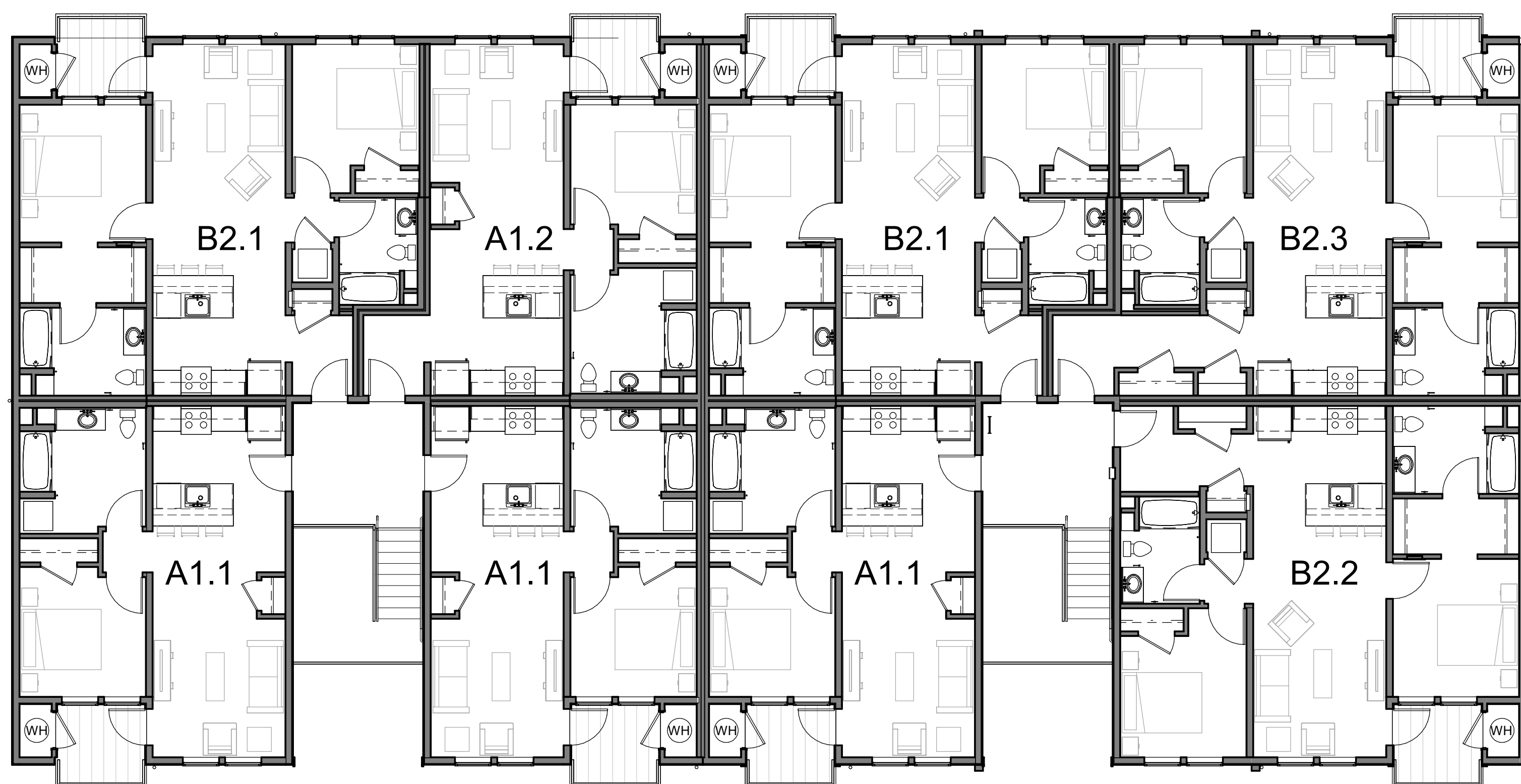




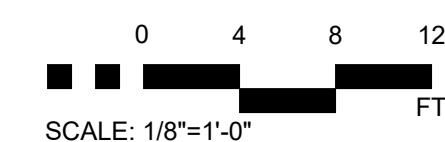
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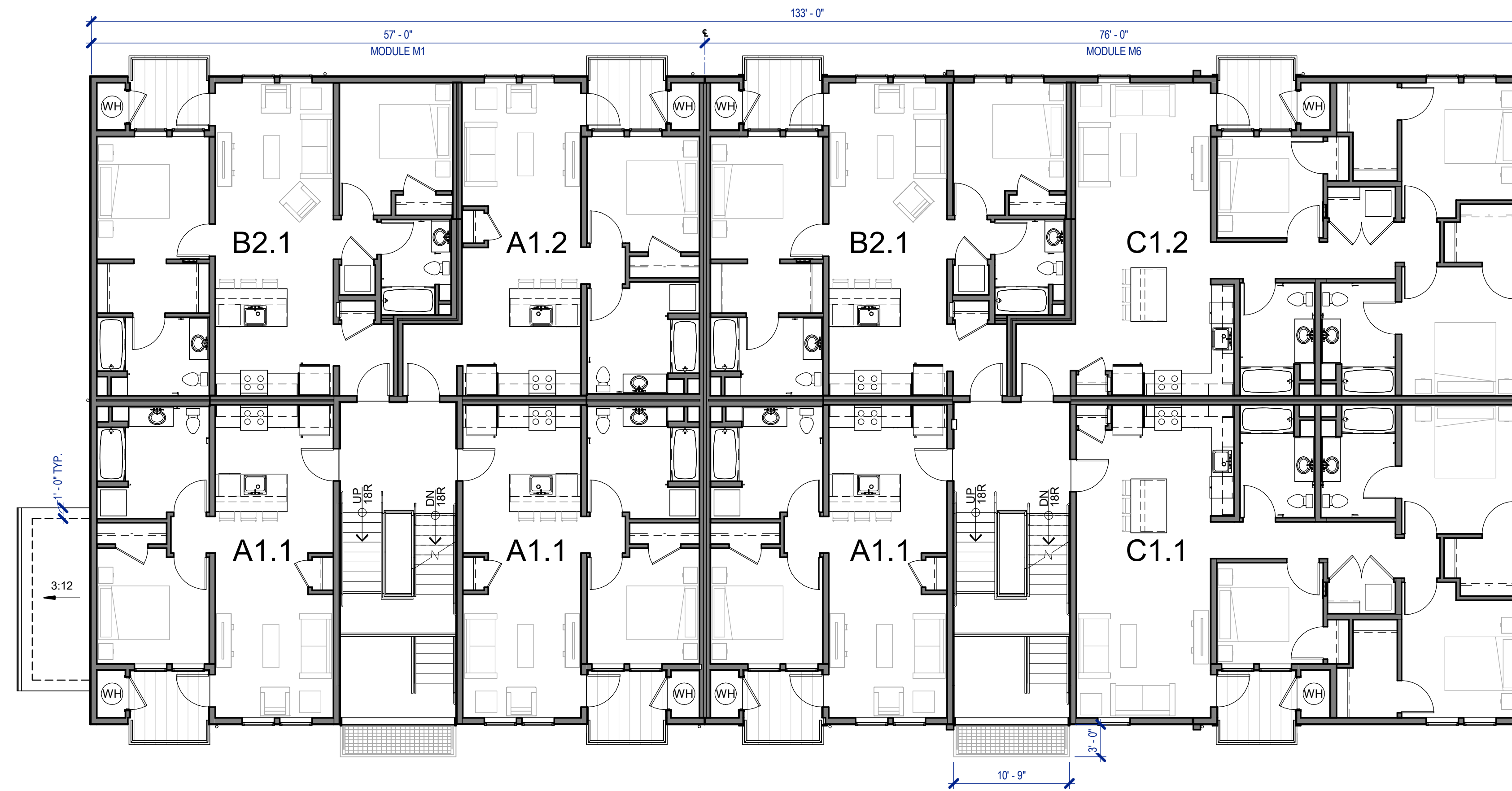


ROOF | 2
1/8" = 1'-0"

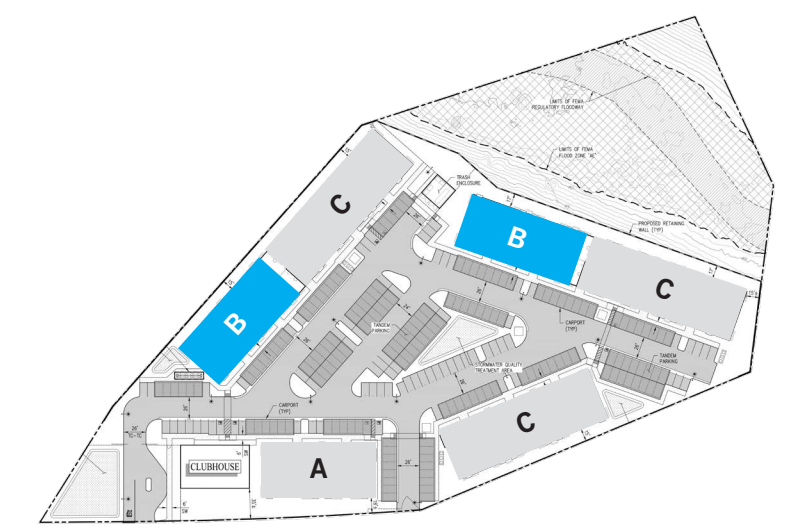


LEVEL 3 | 1
1/8" = 1'-0"

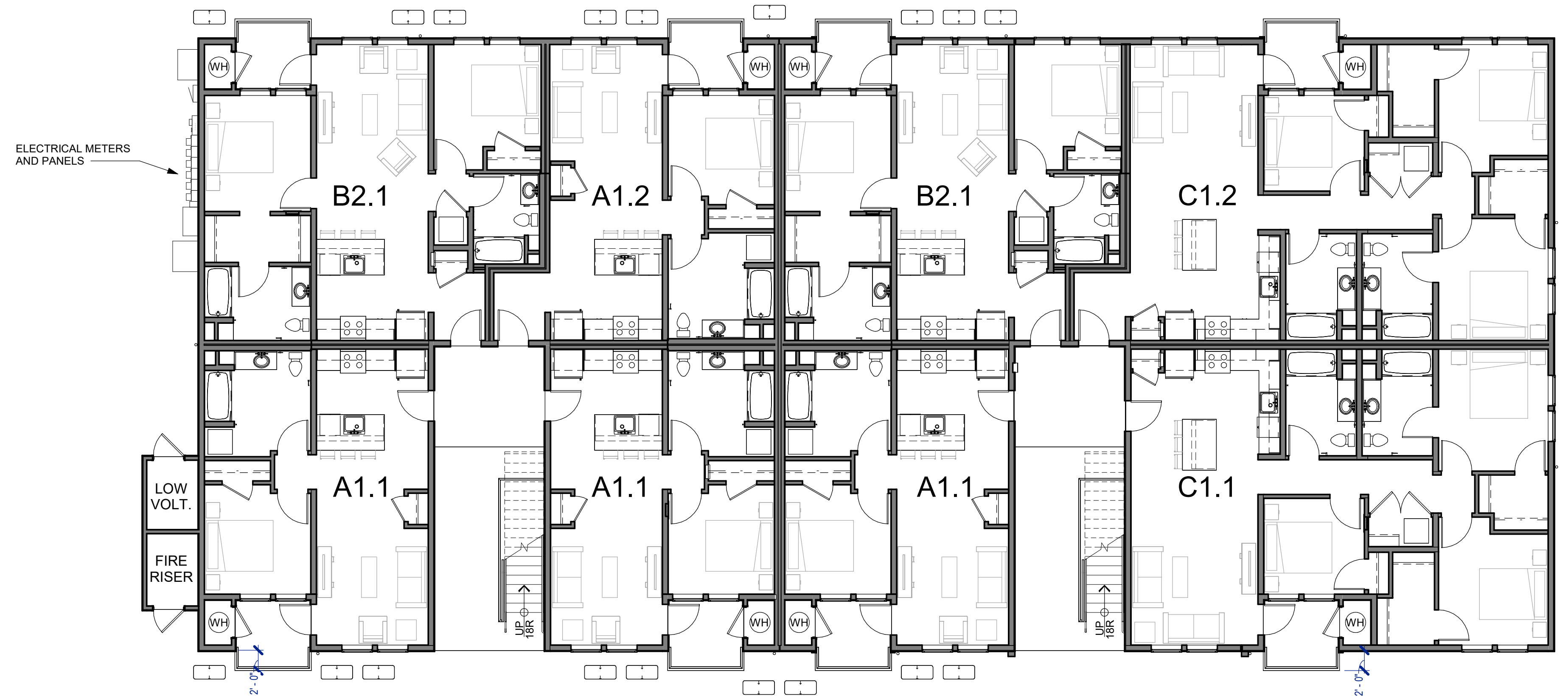




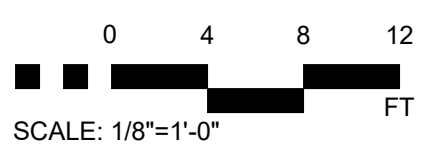
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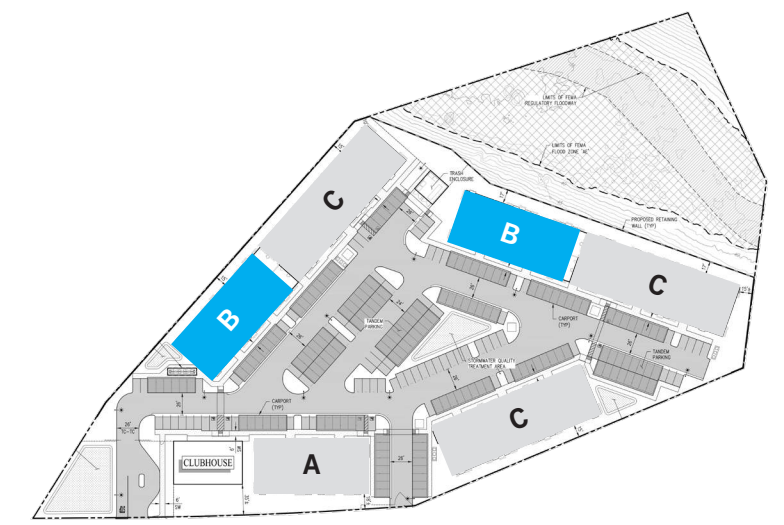


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BUILDING B

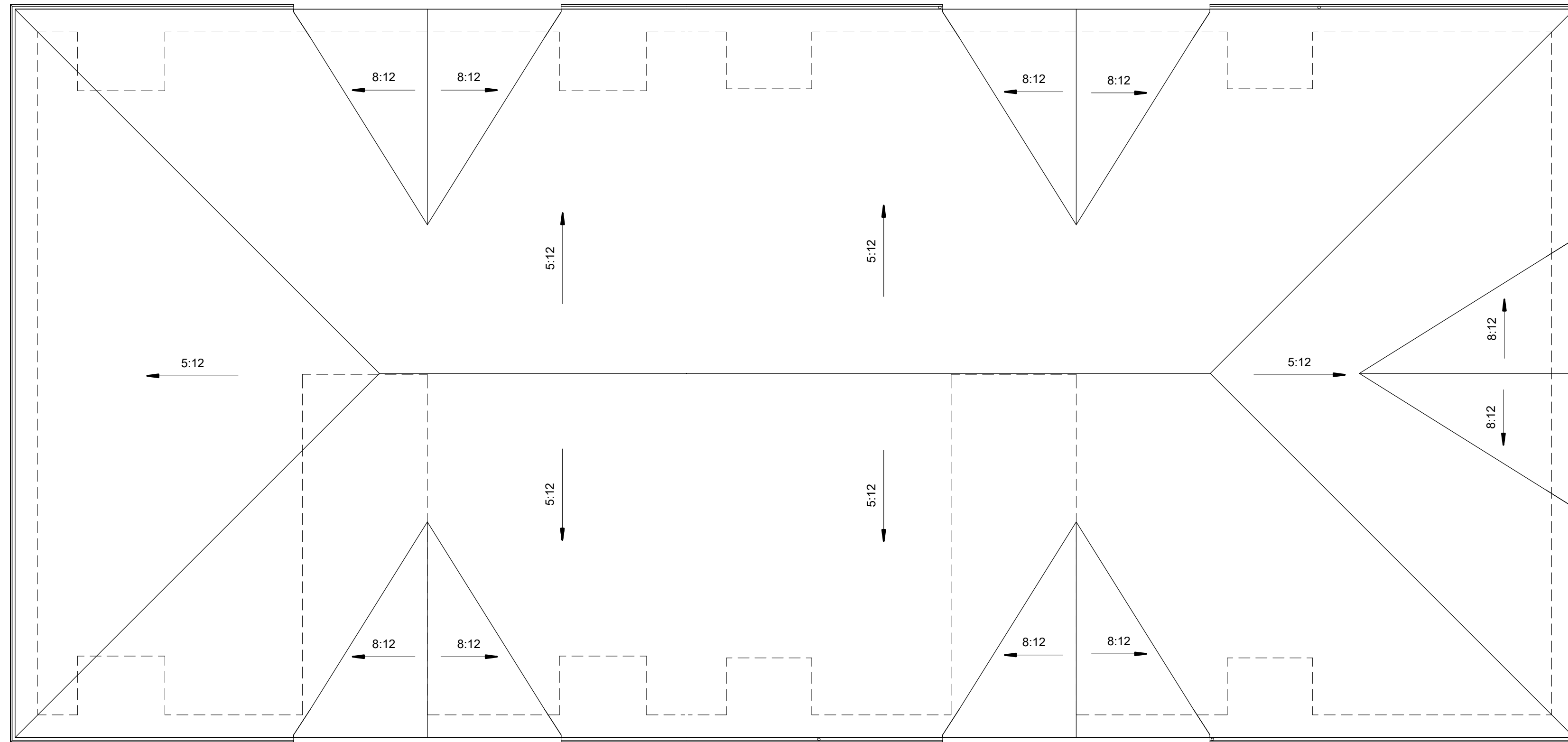


LEVEL 1 | 1
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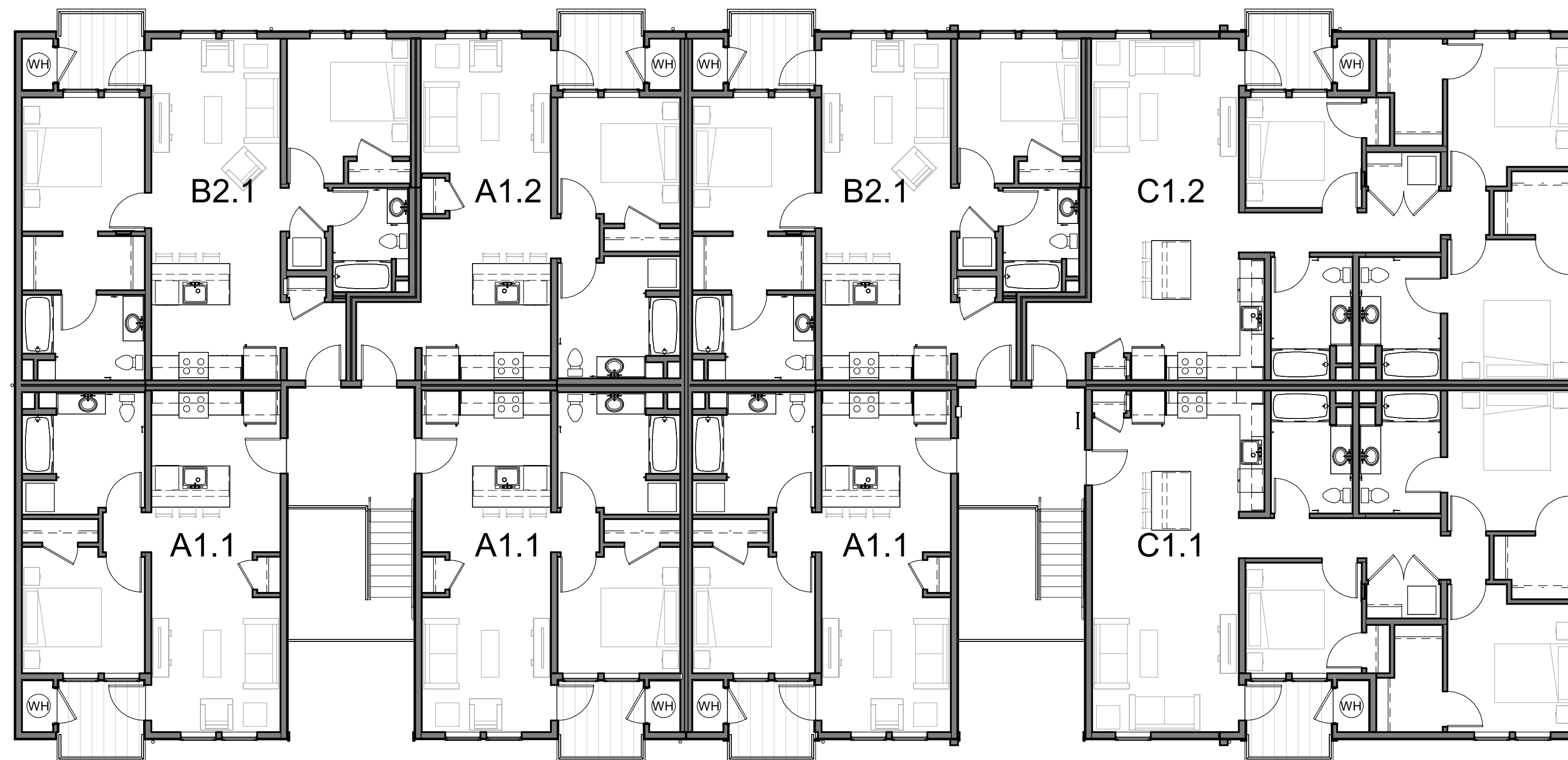




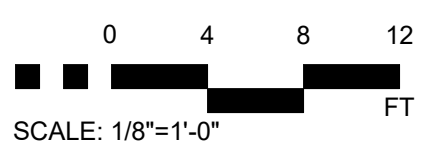
KEY PLAN
BUILDING B

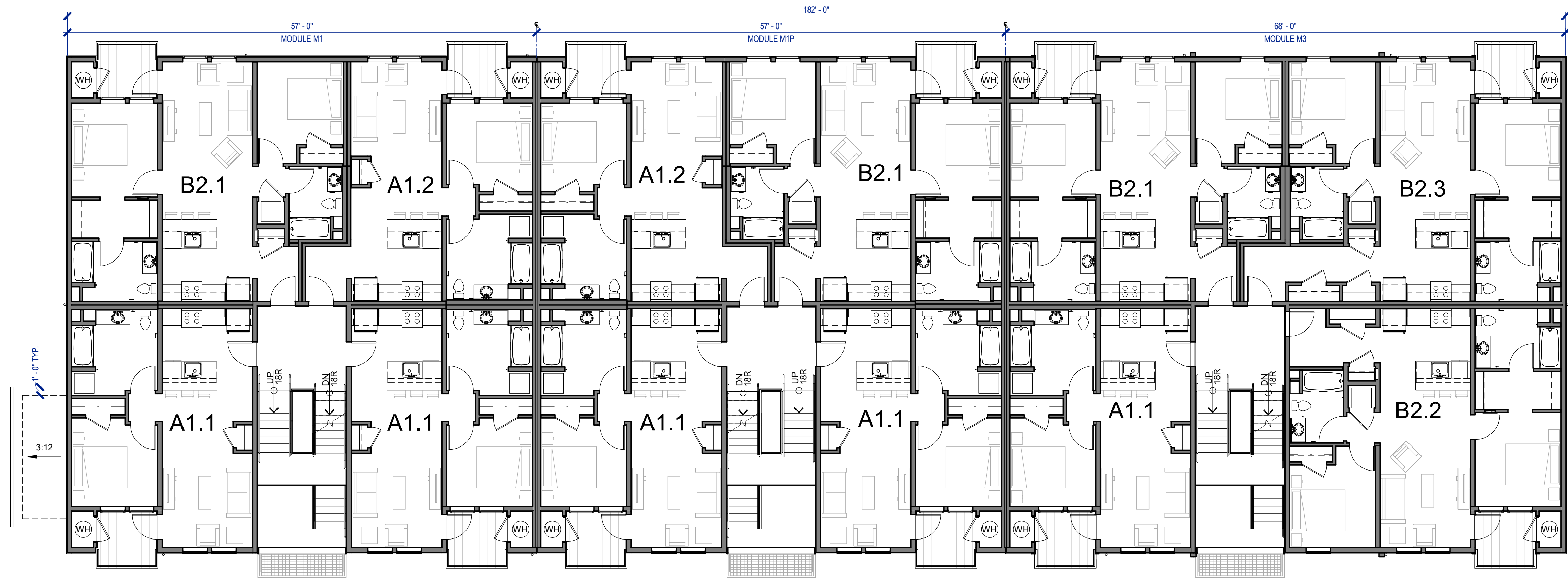


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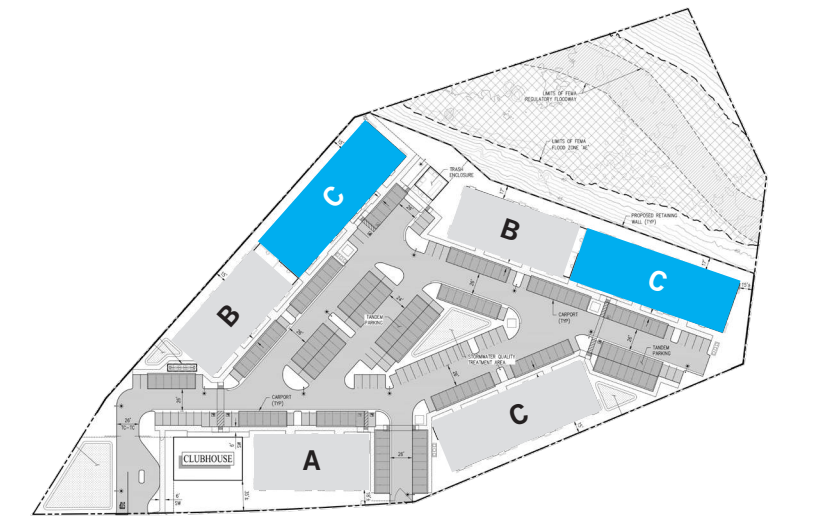


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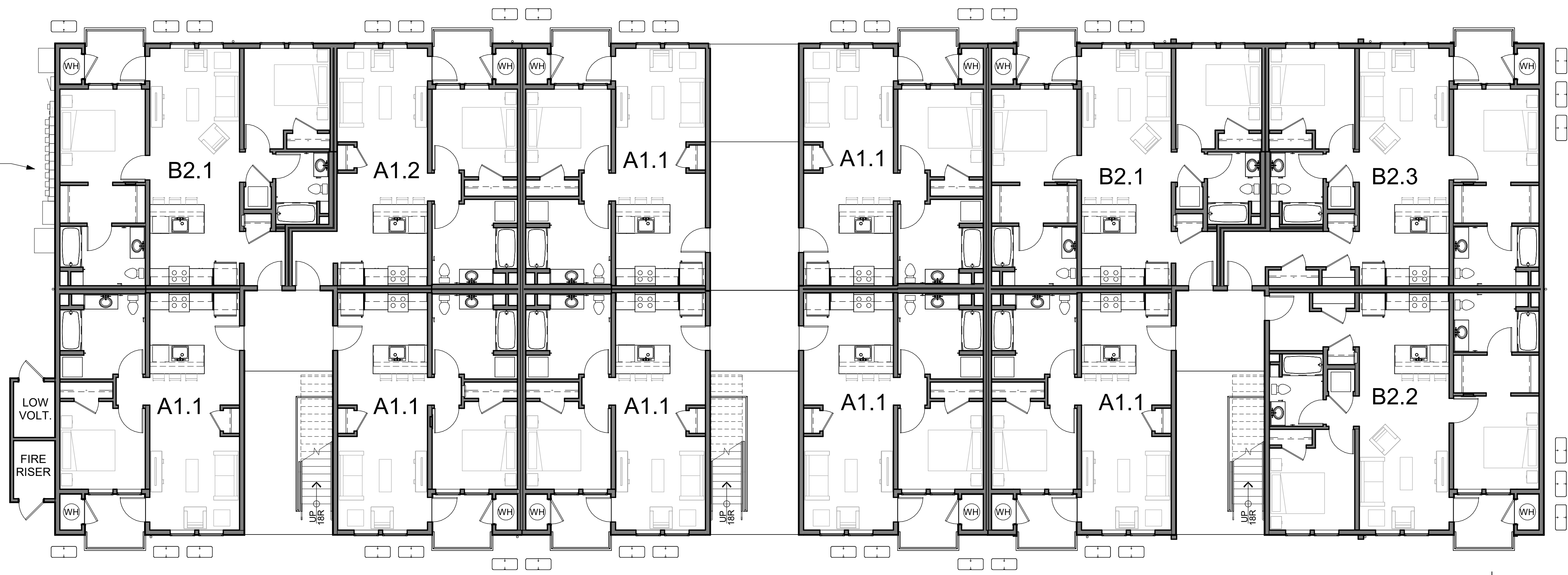




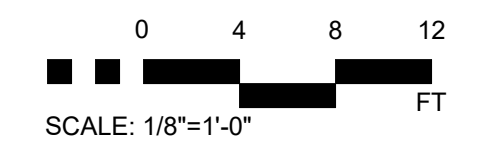
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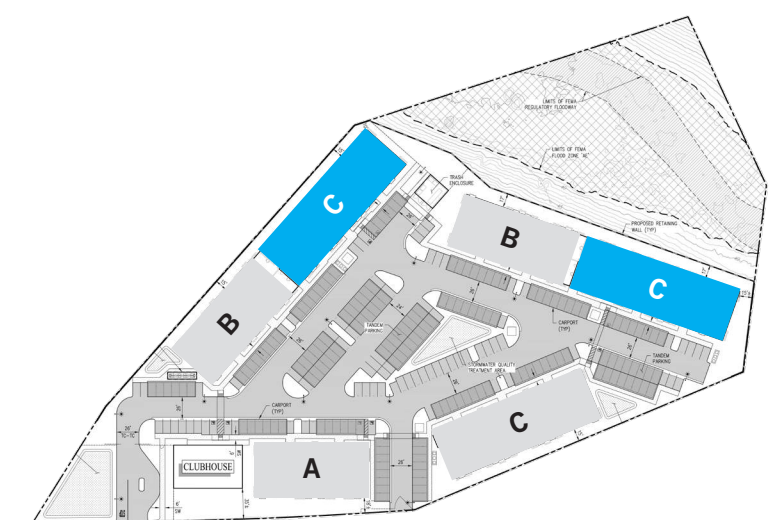


KEY PLAN
BUILDING C

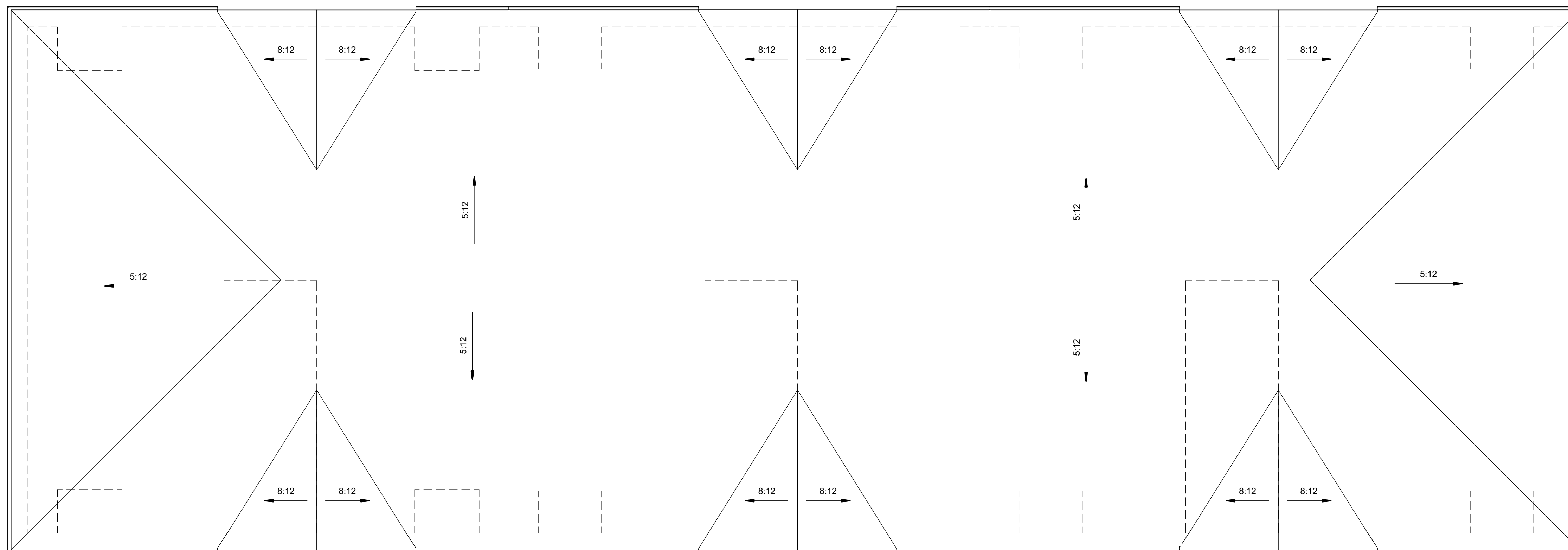


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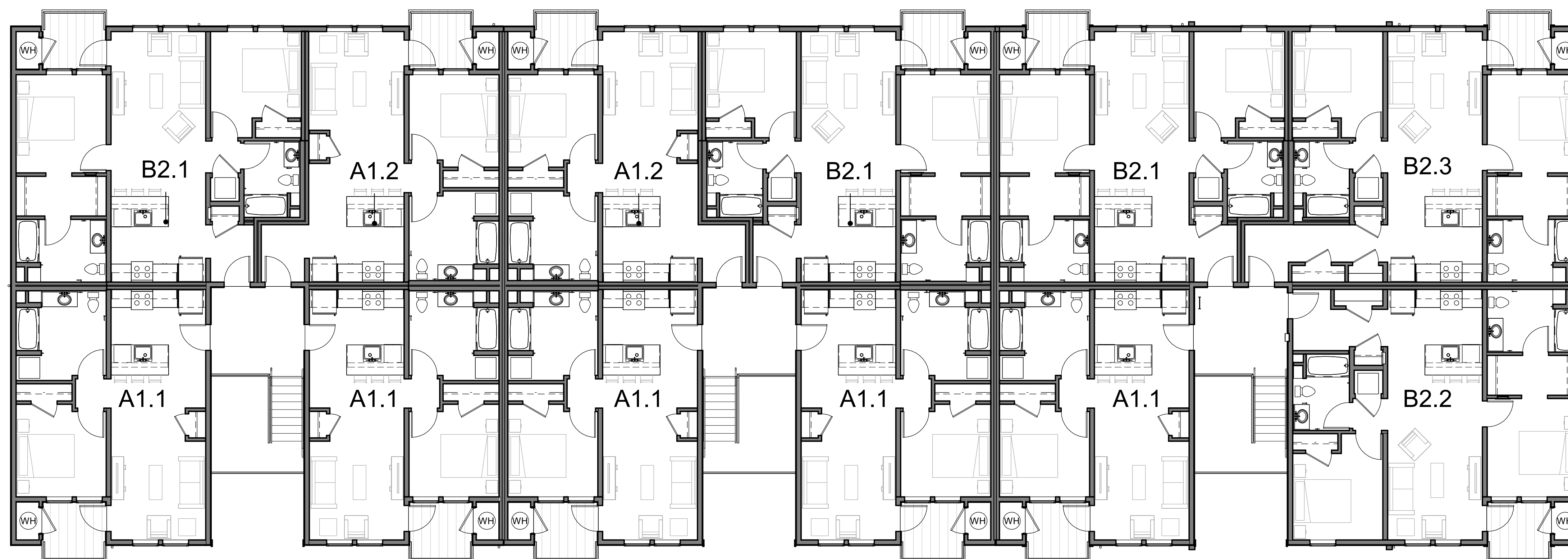




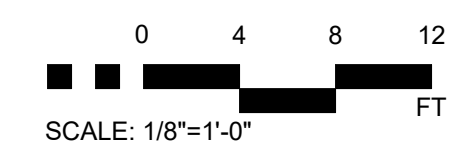
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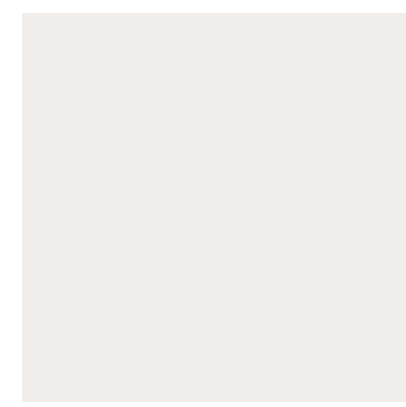


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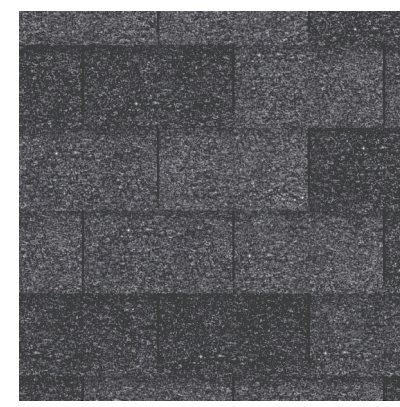
1. BOARD & BATTEN
DARK GREY



2. CEMENT PLASTER
OFF WHITE



3. CEMENT PLASTER
COOL TAN



4. COMPOSITION
ROOF SHINGLE
DARK GREY



5. DECORATIVE TRIM
COOL TAN
NAVAL BLUE



6. CEMENT PLASTER
WARM TAN



7. DECK TRIM - CEDAR
TEXTURE - 5.5"
OAK BROWN
(TO MATCH PAINT)



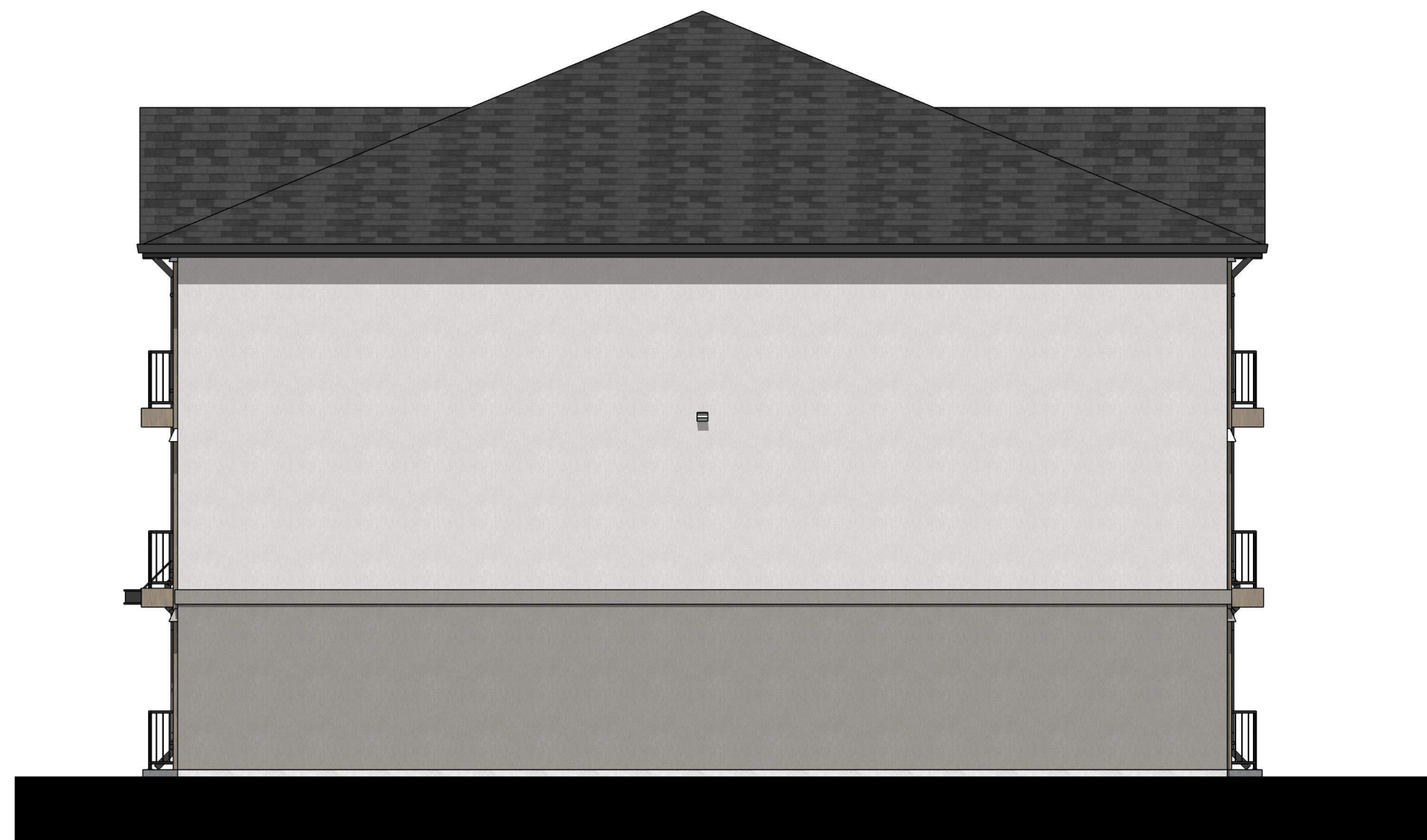
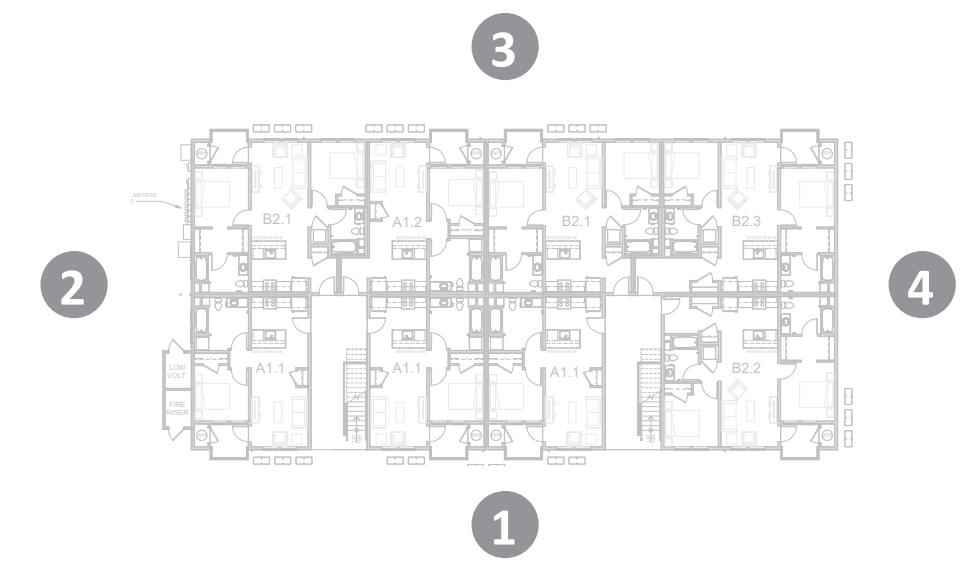
8. 3'0"x5'0" SINGLE
HUNG WINDOW, TYP.
WHITE VINYL



9. TOP MOUNTED
METAL RAILING
PAINTED BLACK



10. CUTLASS LED -
WALL PACK
PAINTED TO MATCH



4. SIDE ELEVATION



3. FRONT ELEVATION



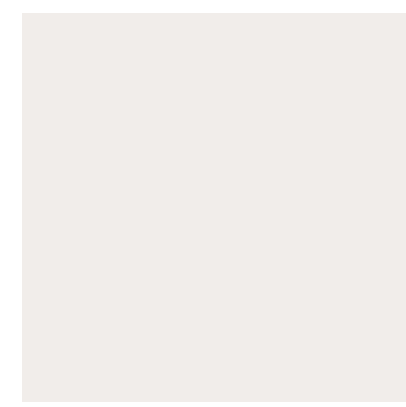
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1. REAR ELEVATION



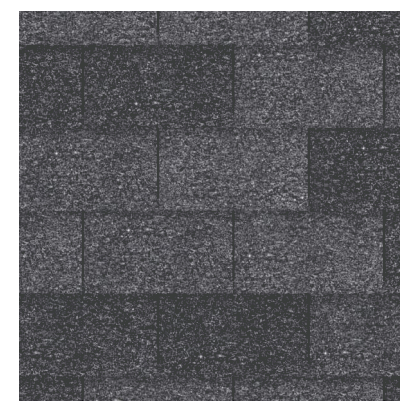
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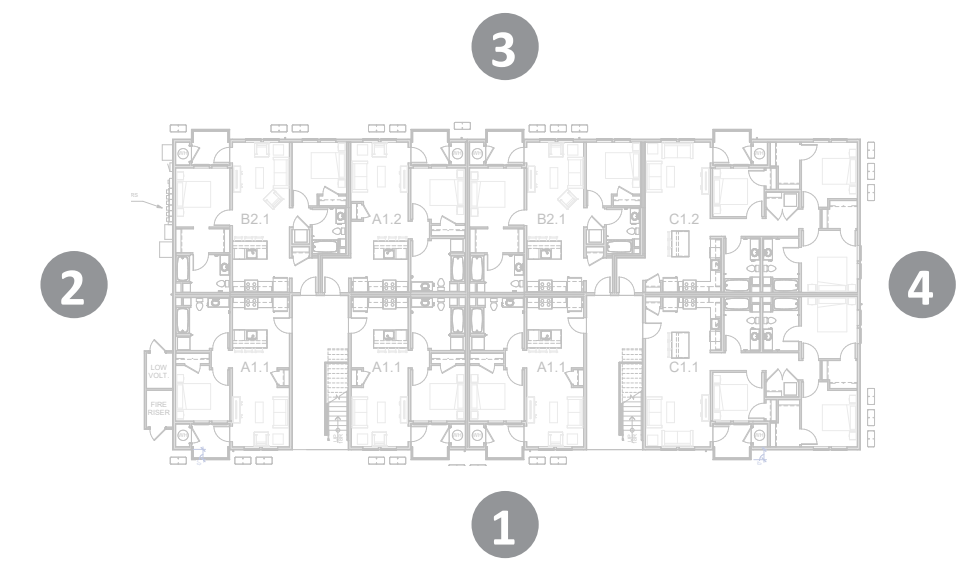
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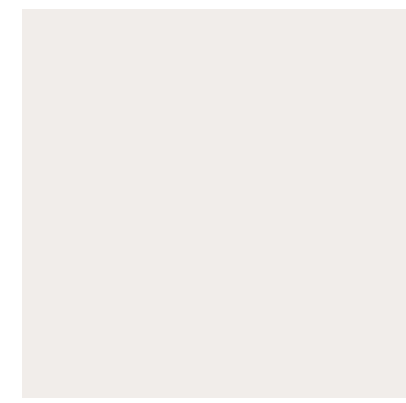
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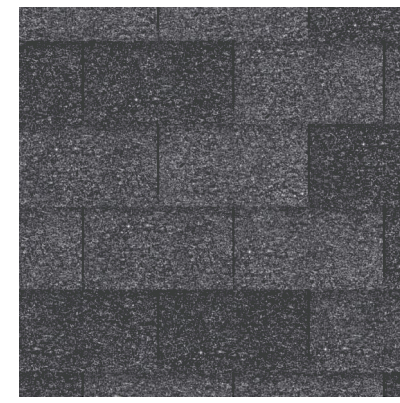
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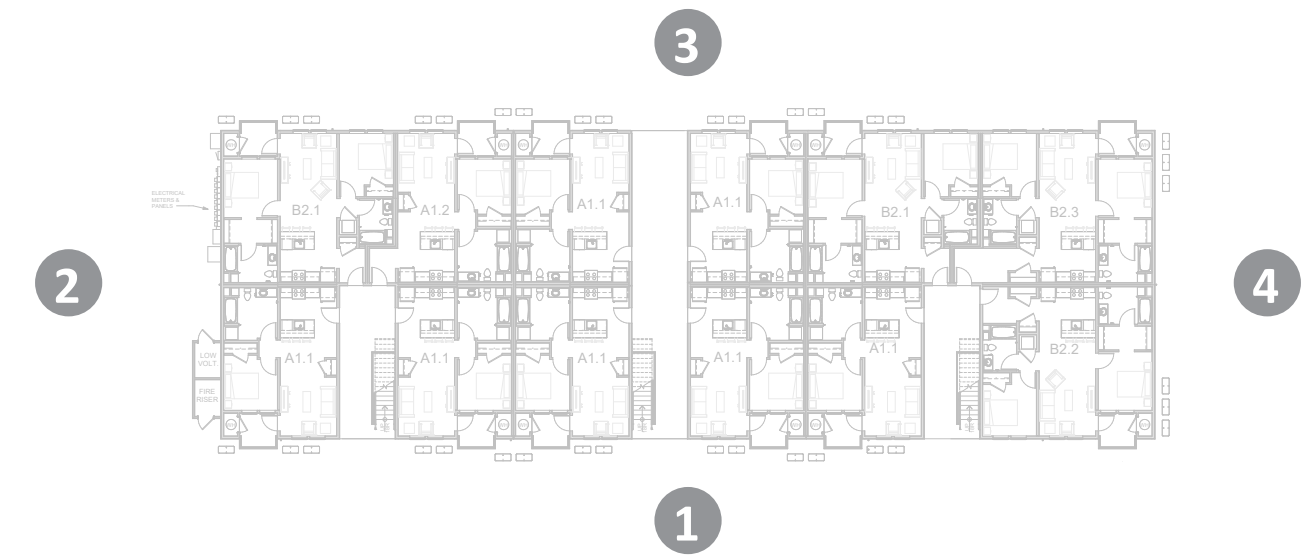
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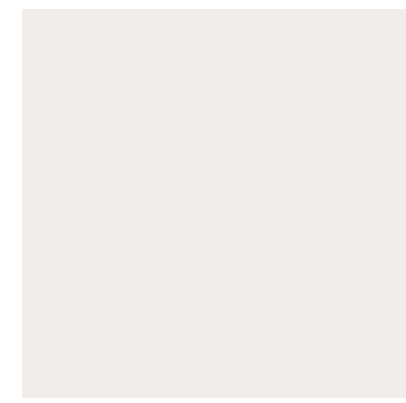
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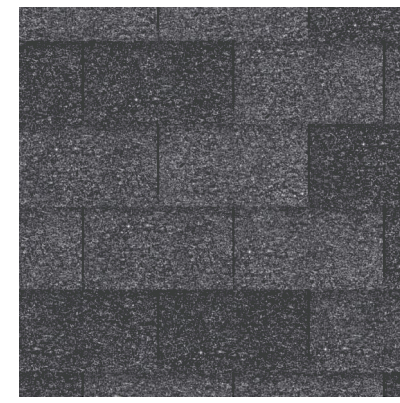
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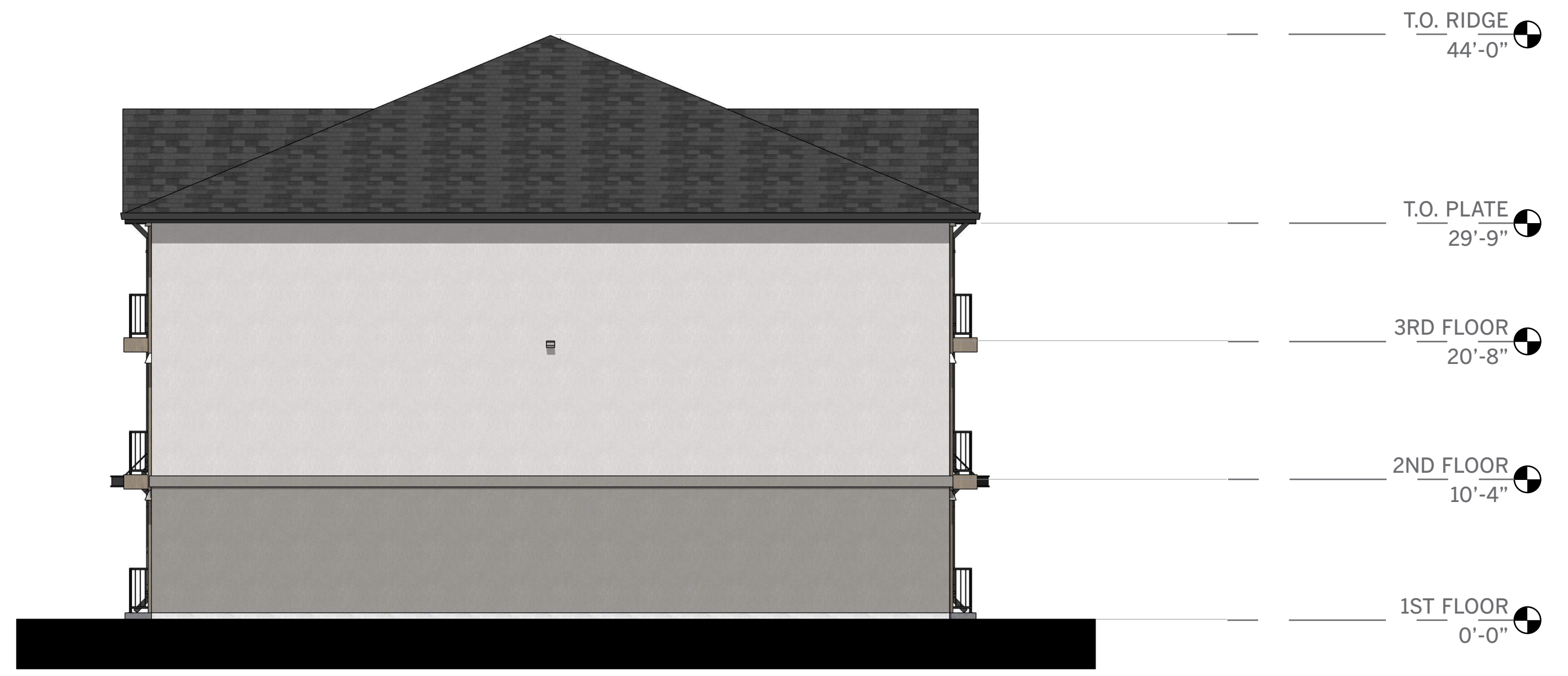
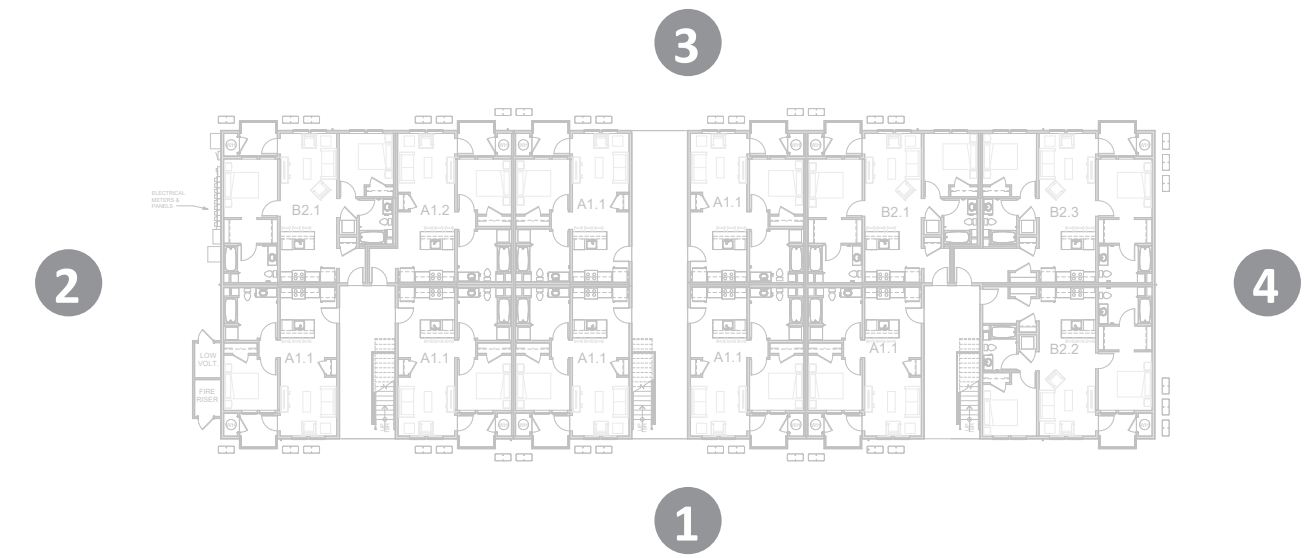
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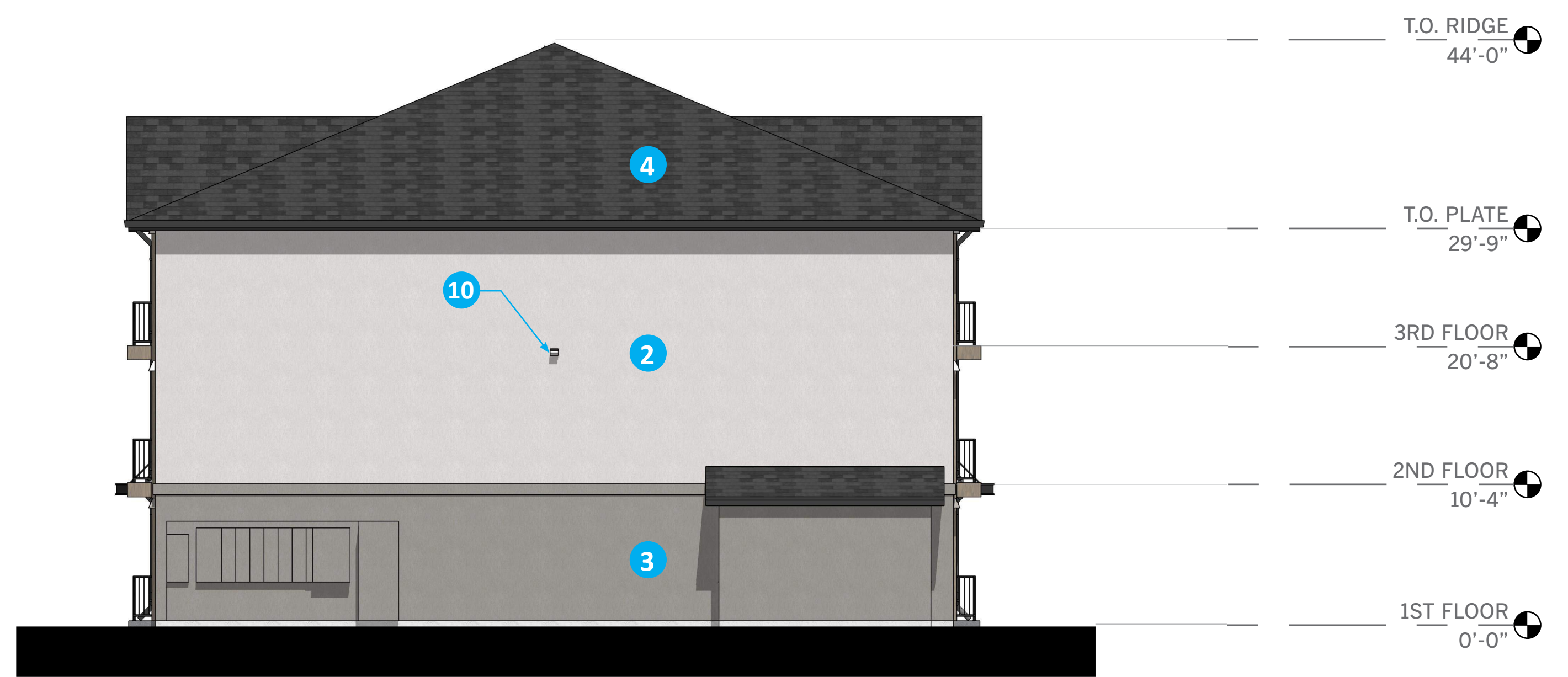
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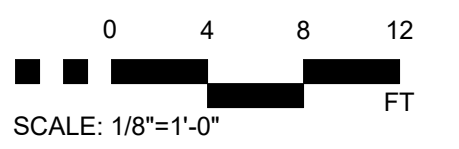
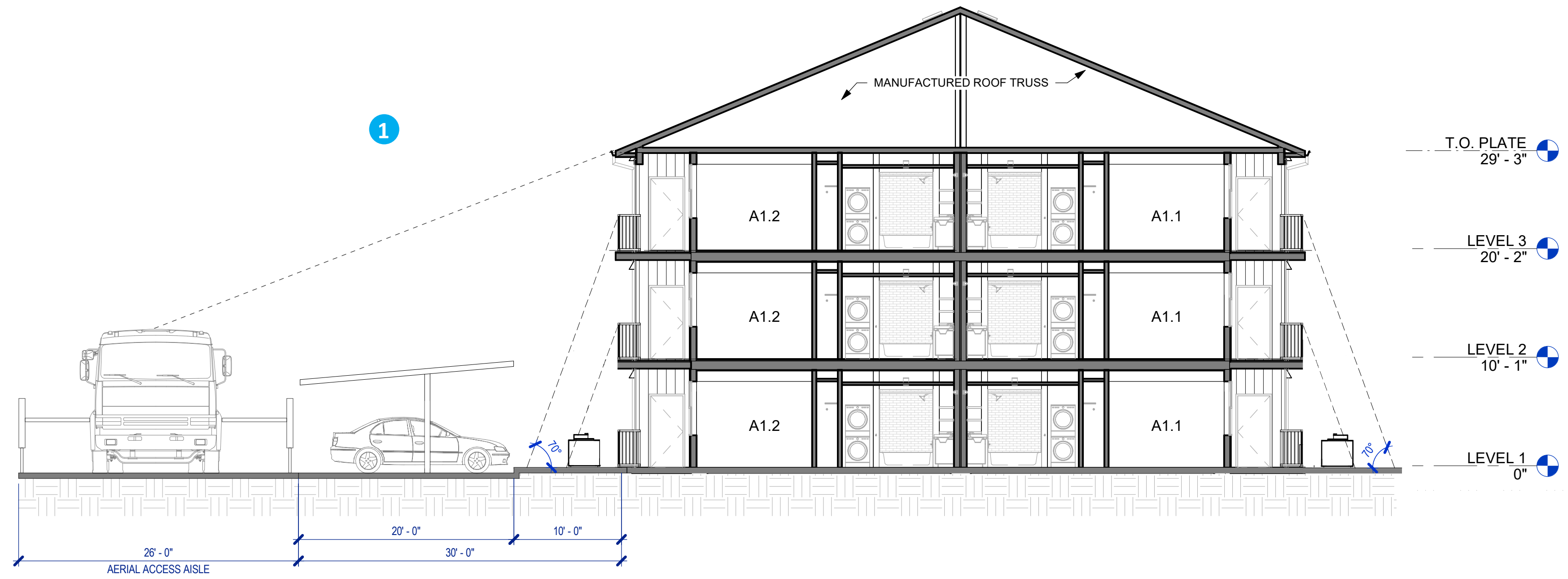
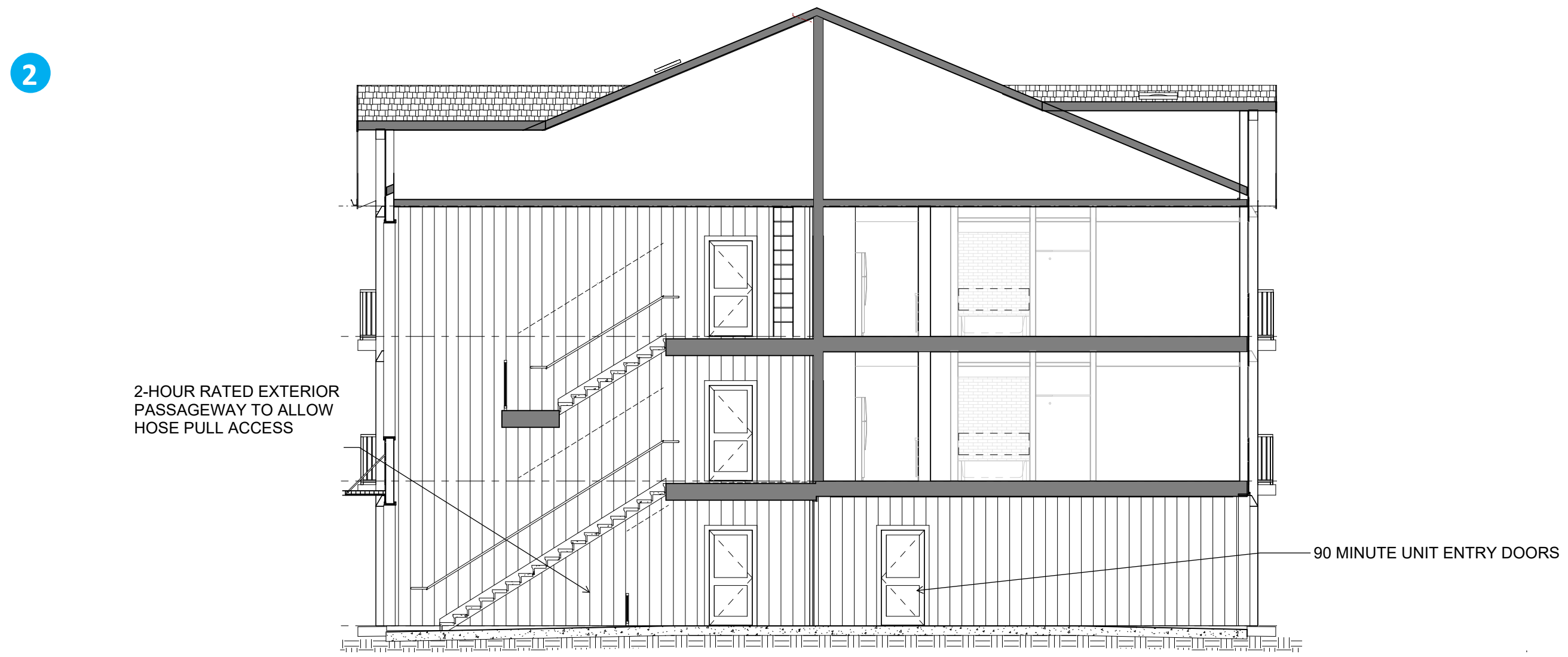
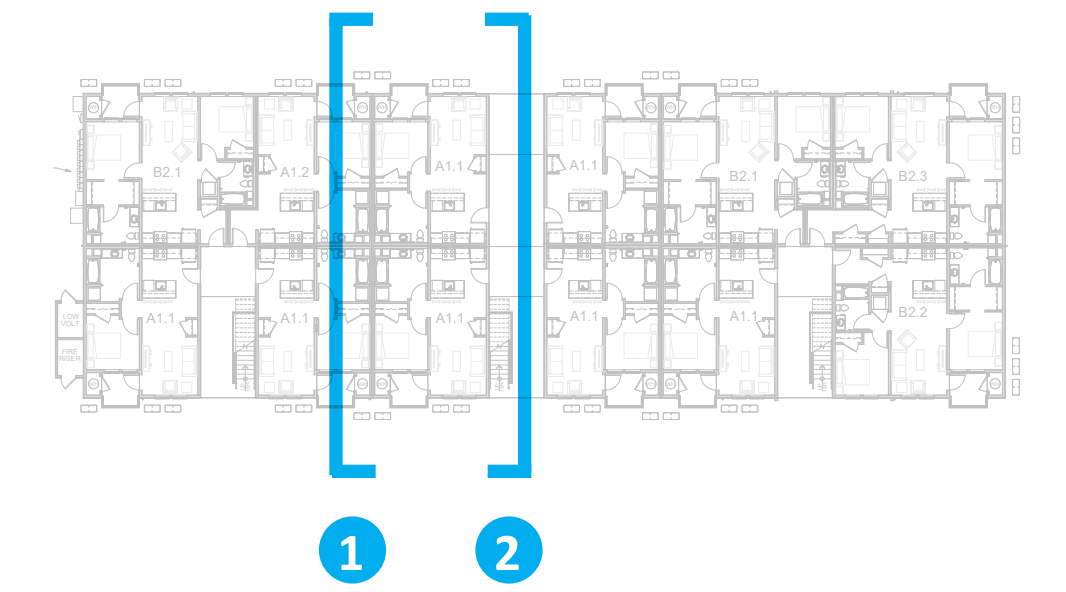
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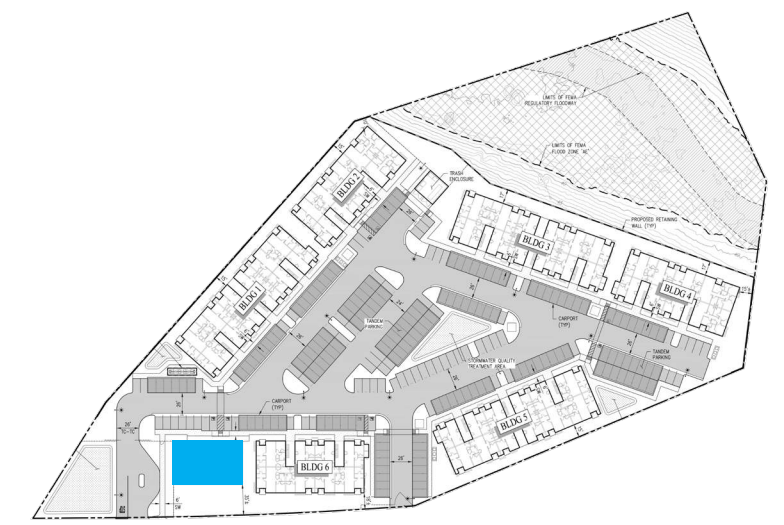


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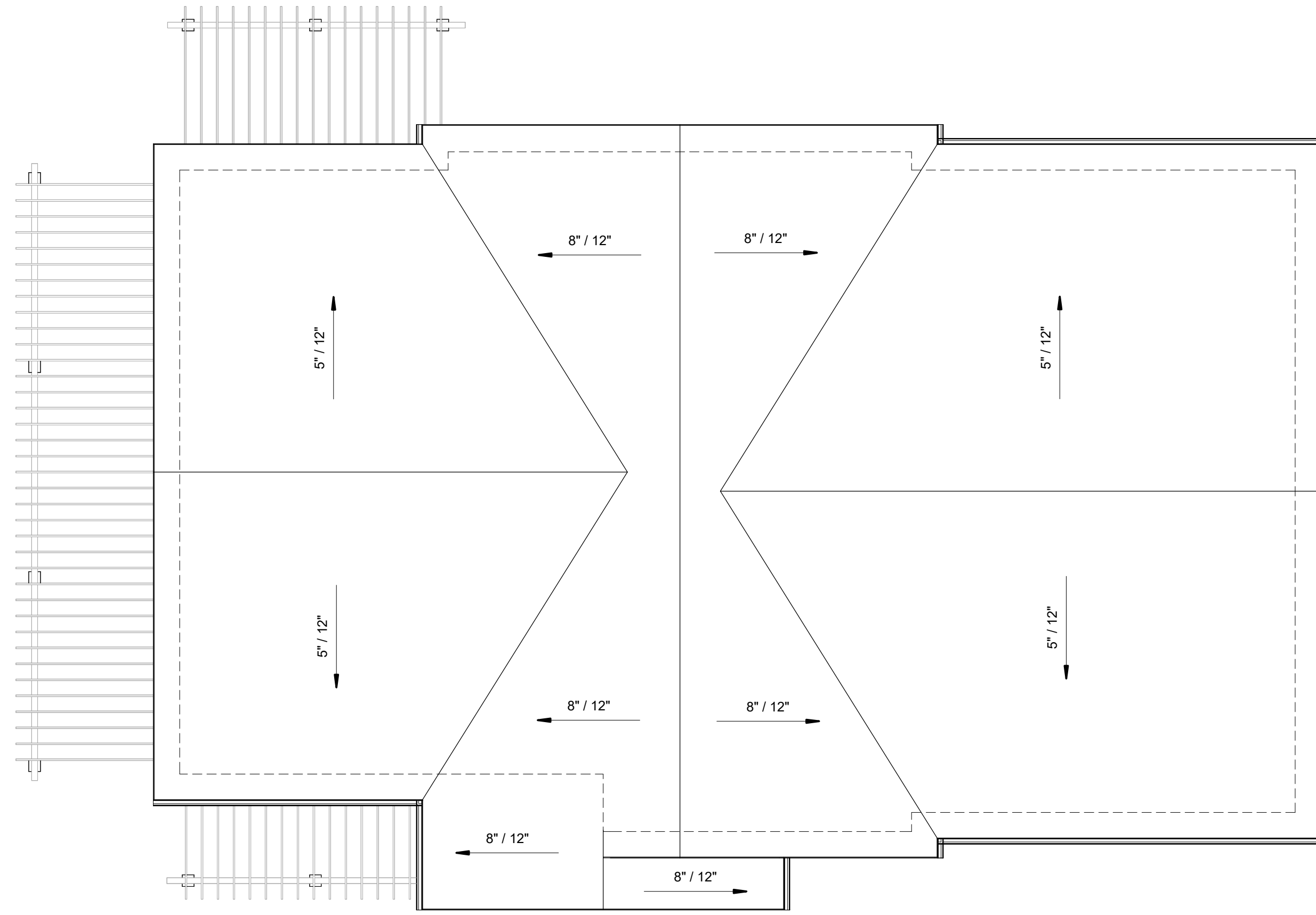


2. SIDE ELEVATION

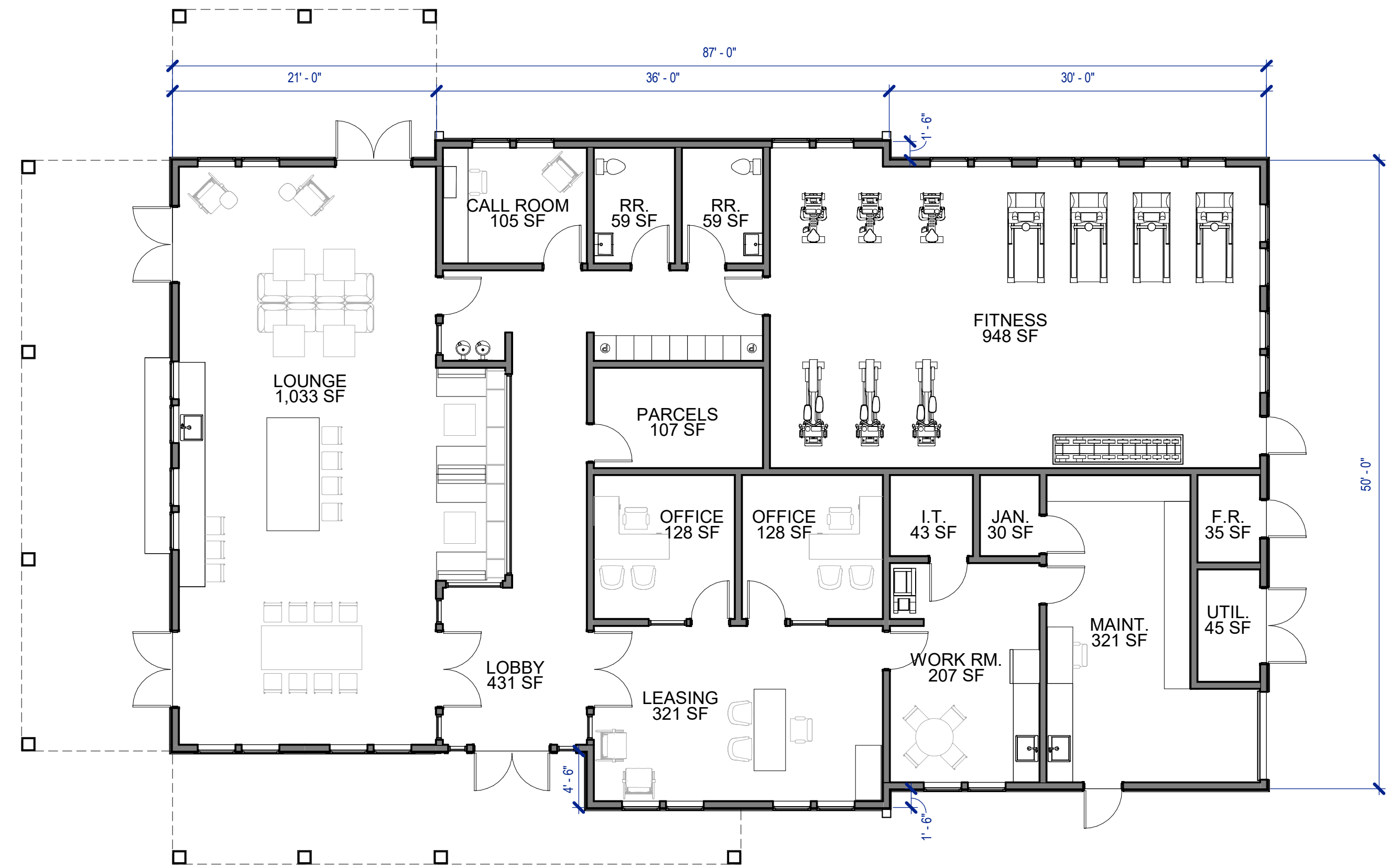




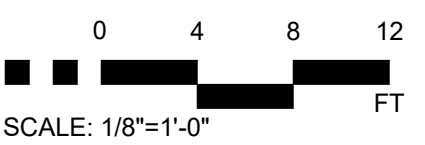
KEY PLAN
CLUBHOUSE



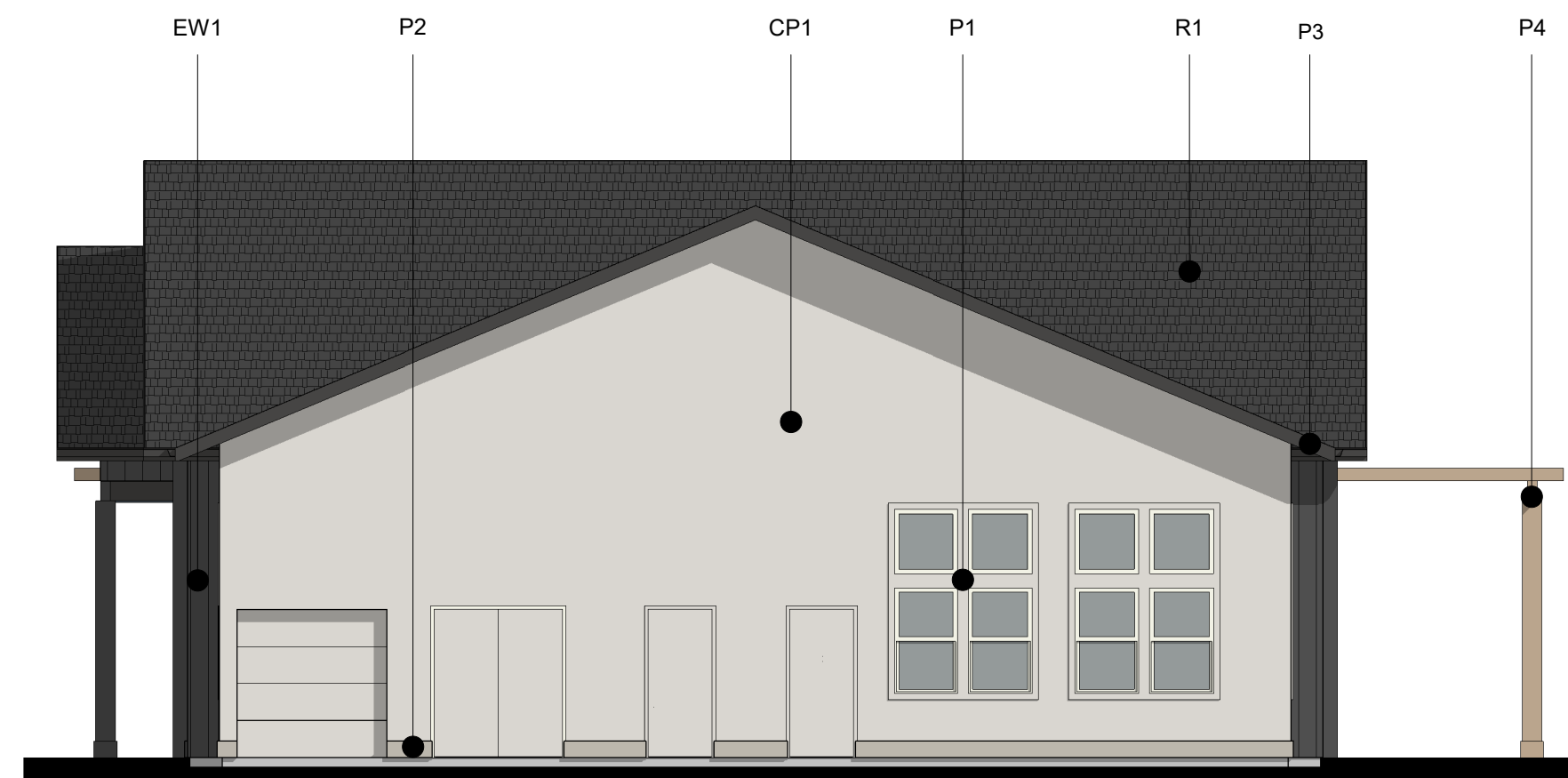
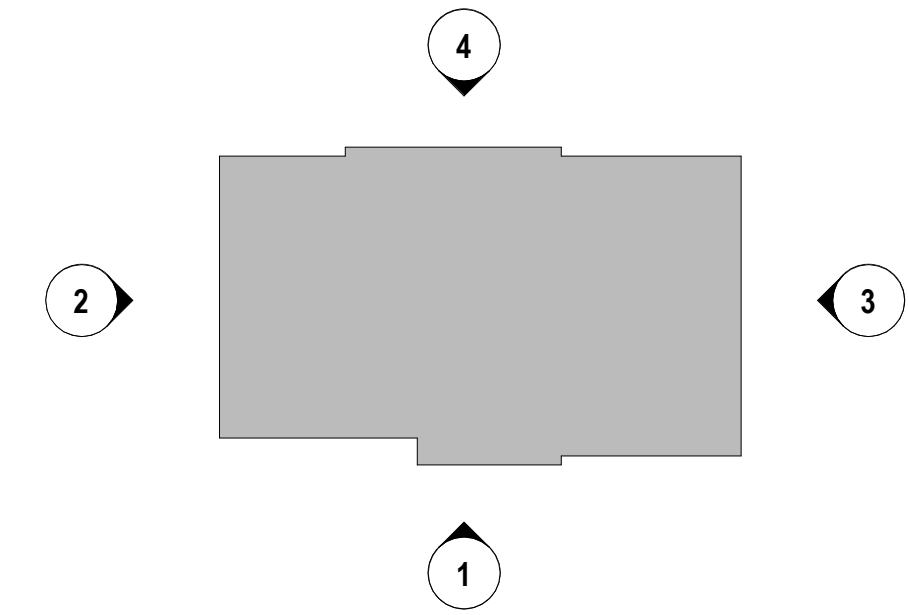
CLUBHOUSE SMALL ROOF PLAN | 2
1/8" = 1'-0"



CLUBHOUSE SMALL FLOOR PLAN - 4,341 SF | 1
1/8" = 1'-0"



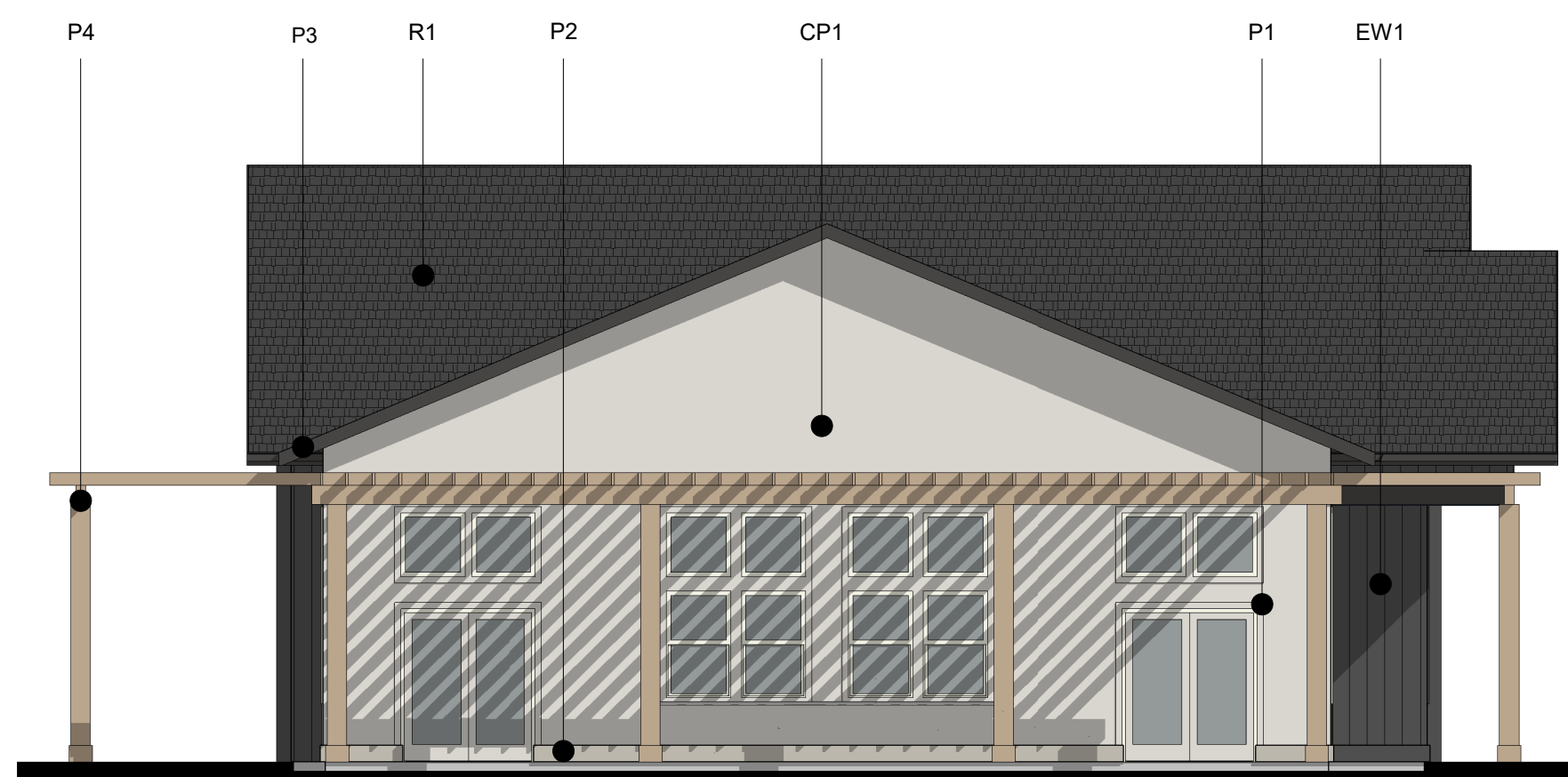
SCALE: 1/8"=1'-0" FT



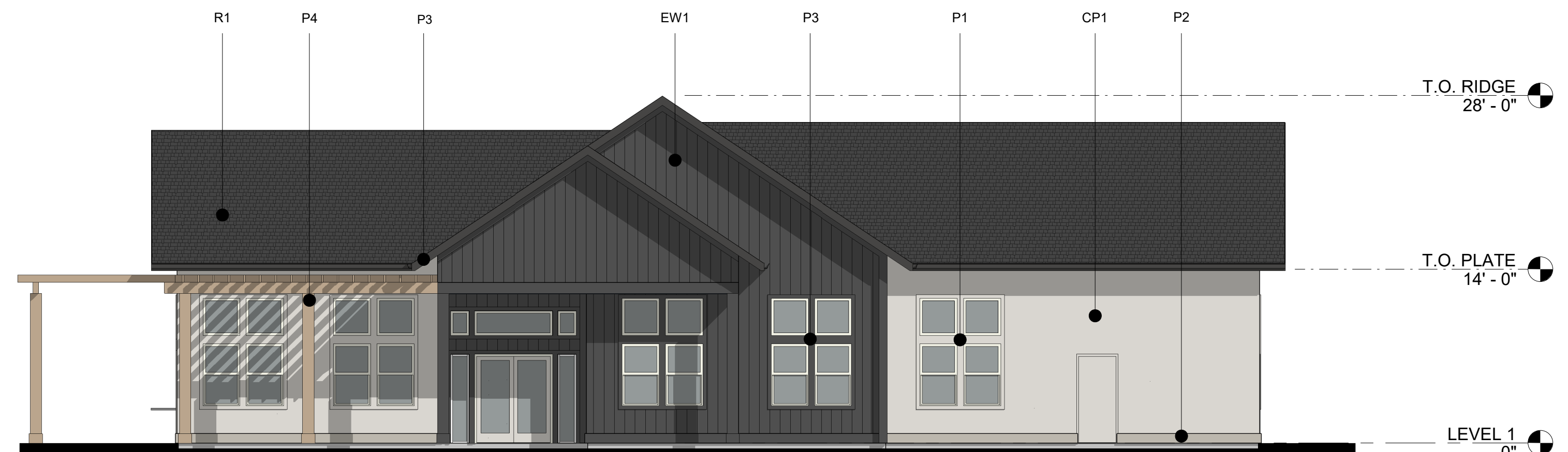
RIGHT SIDE ELEVATION
1/8" = 1'-0" 3



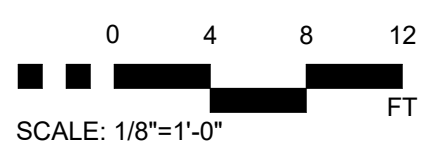
REAR ELEVATION
1/8" = 1'-0" 4

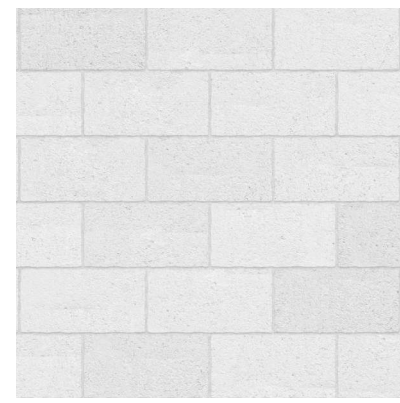


LEFT SIDE ELEVATION
1/8" = 1'-0" 2



FRONT ELEVATION
1/8" = 1'-0" 1

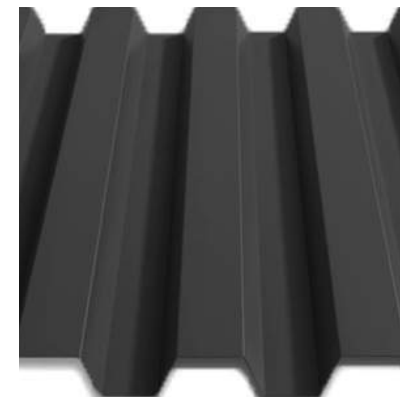




1. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 8" SLATE BLUE



2. PAINTED METAL STRUCTURE DARK GREY

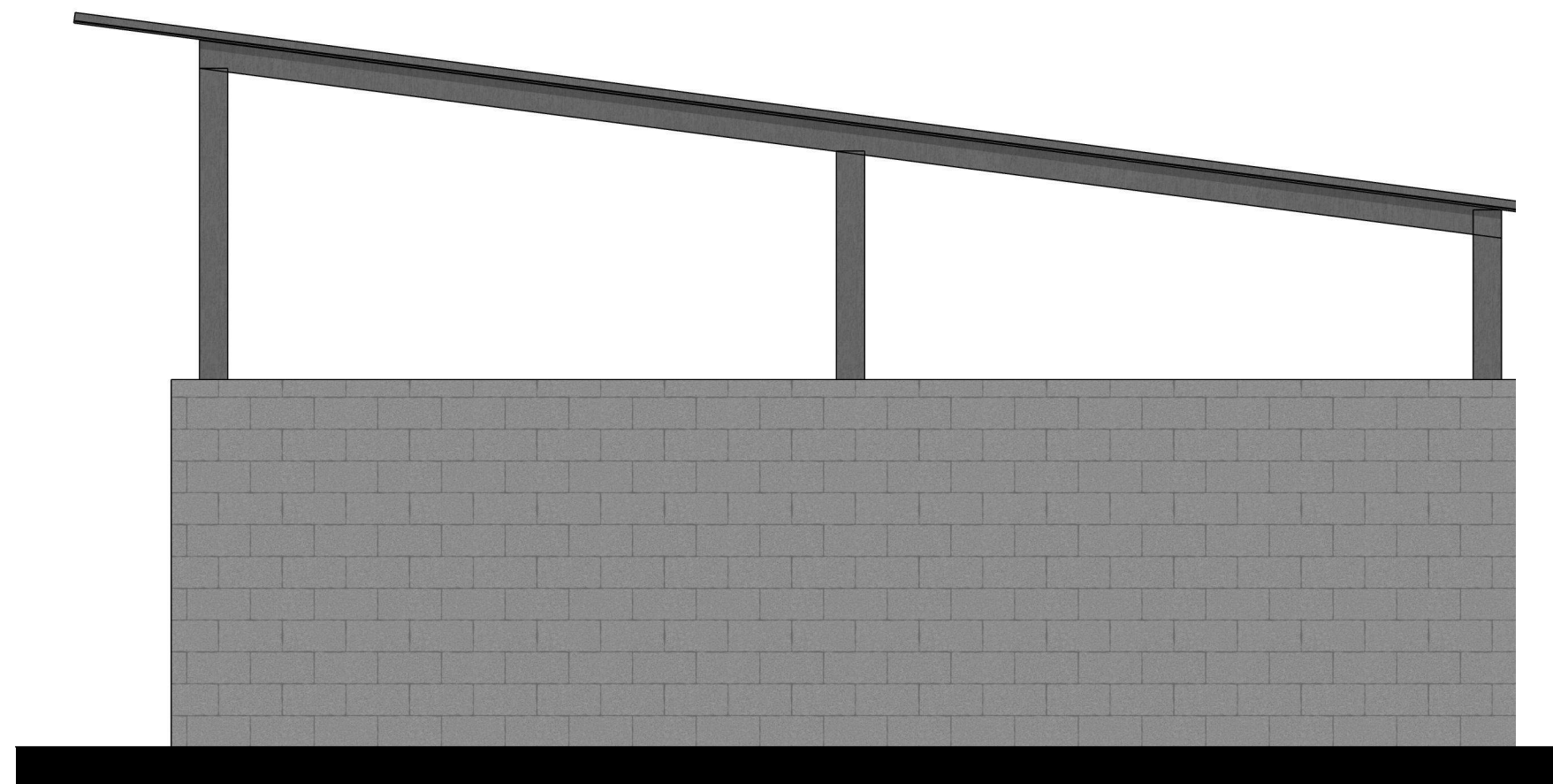


3. BOX RIB METAL SIDING DARK GREY

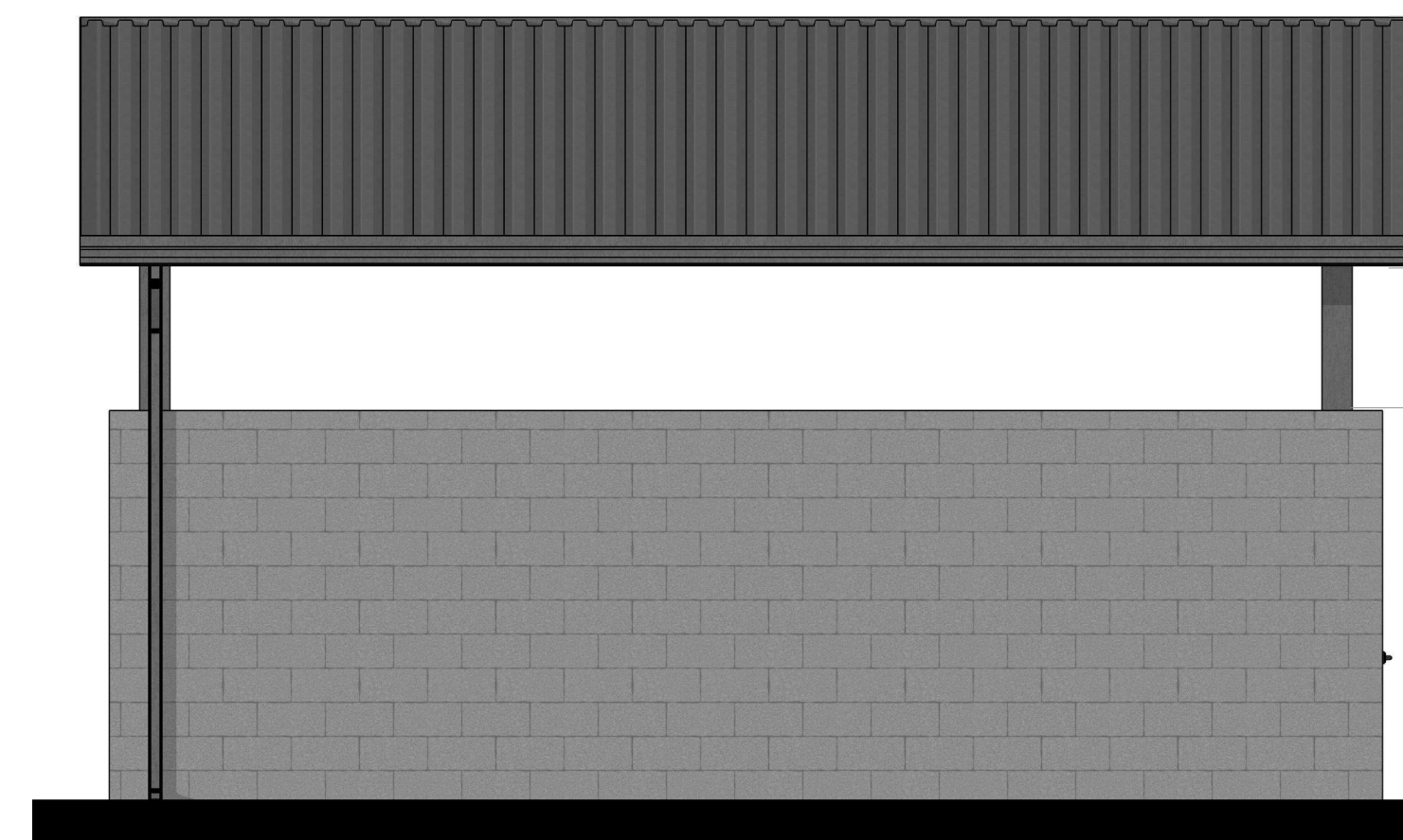
Units	Loose Waste Volume CY/WK	Loose Recycle Volume CY/WK	Compact Waste Volume CY/WK	Compact Recycle Volume CY/WK	Loose Compost Volume CY/WK
180	28.8	28.8	7.2	7.2	2.2



KEY PLAN TRASH ENCLOSURE



4. RIGHT ELEVATION



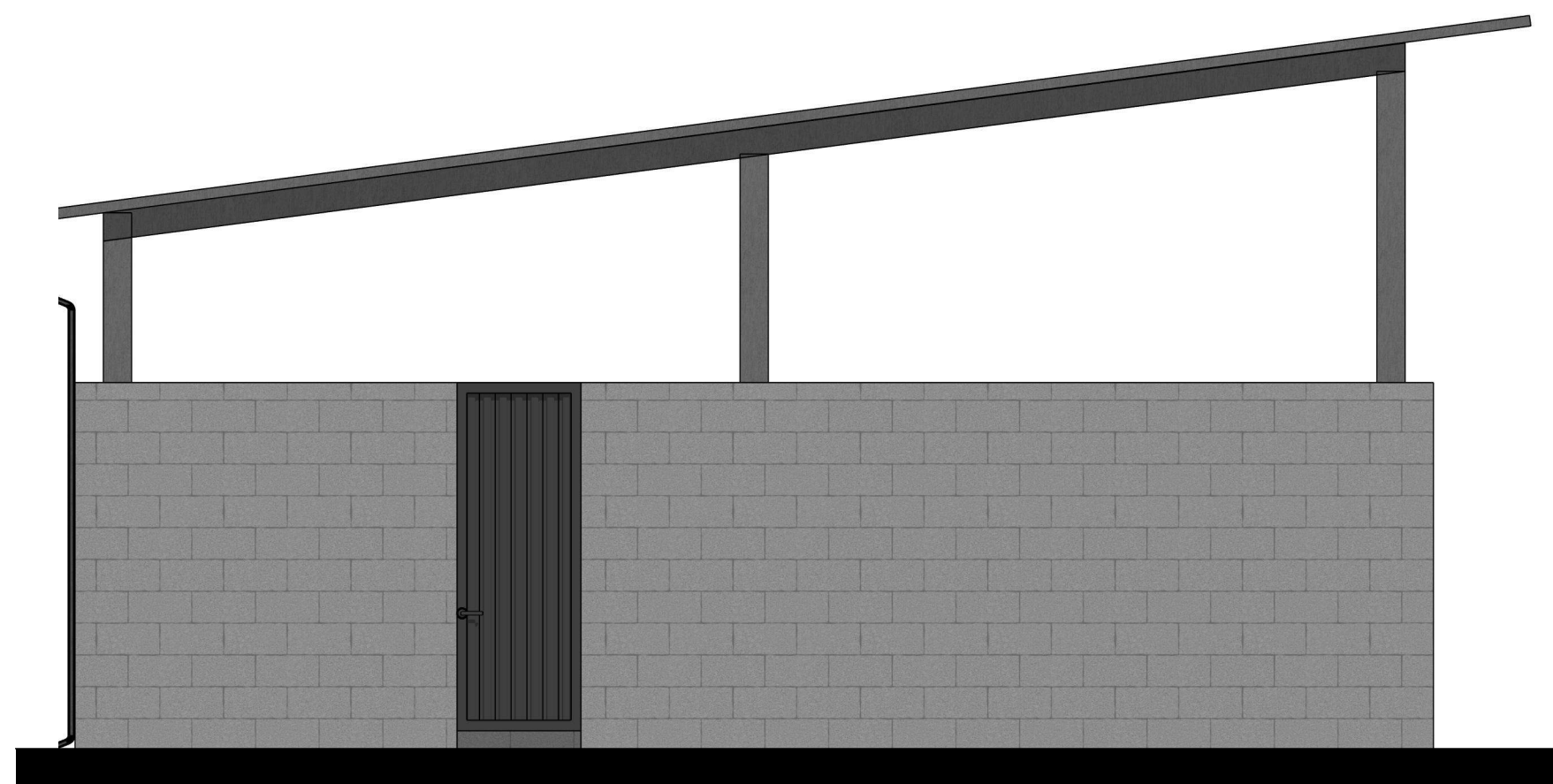
3. REAR ELEVATION

T.O. ROOF 18'-0"

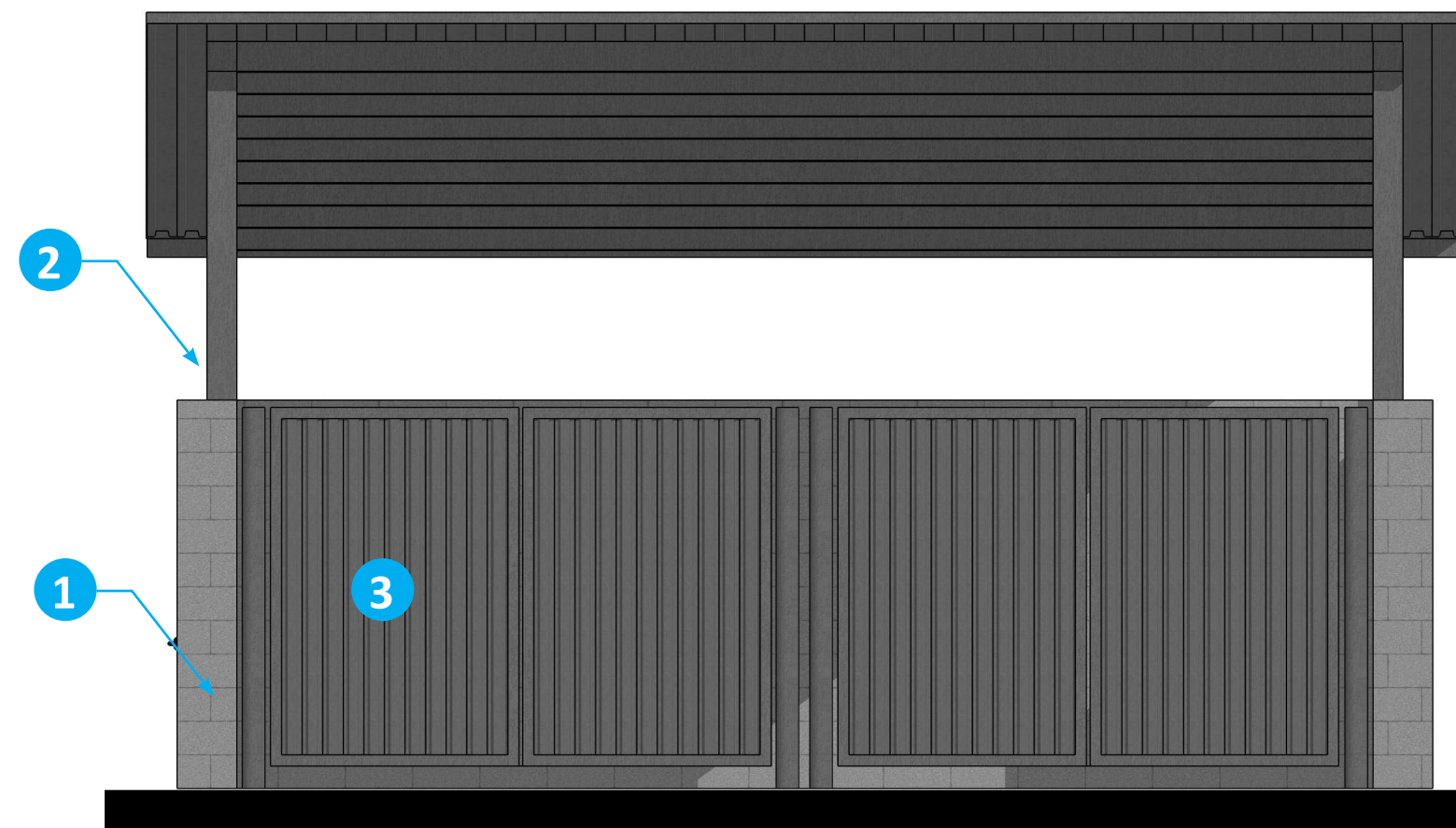
B.O. ROOF 12'-0"

T.O. WALL 8'-8"

LEVEL 01 0'-0"



2. LEFT ELEVATION



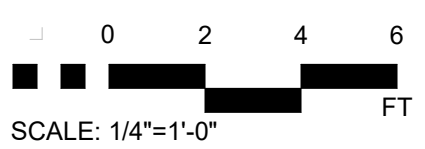
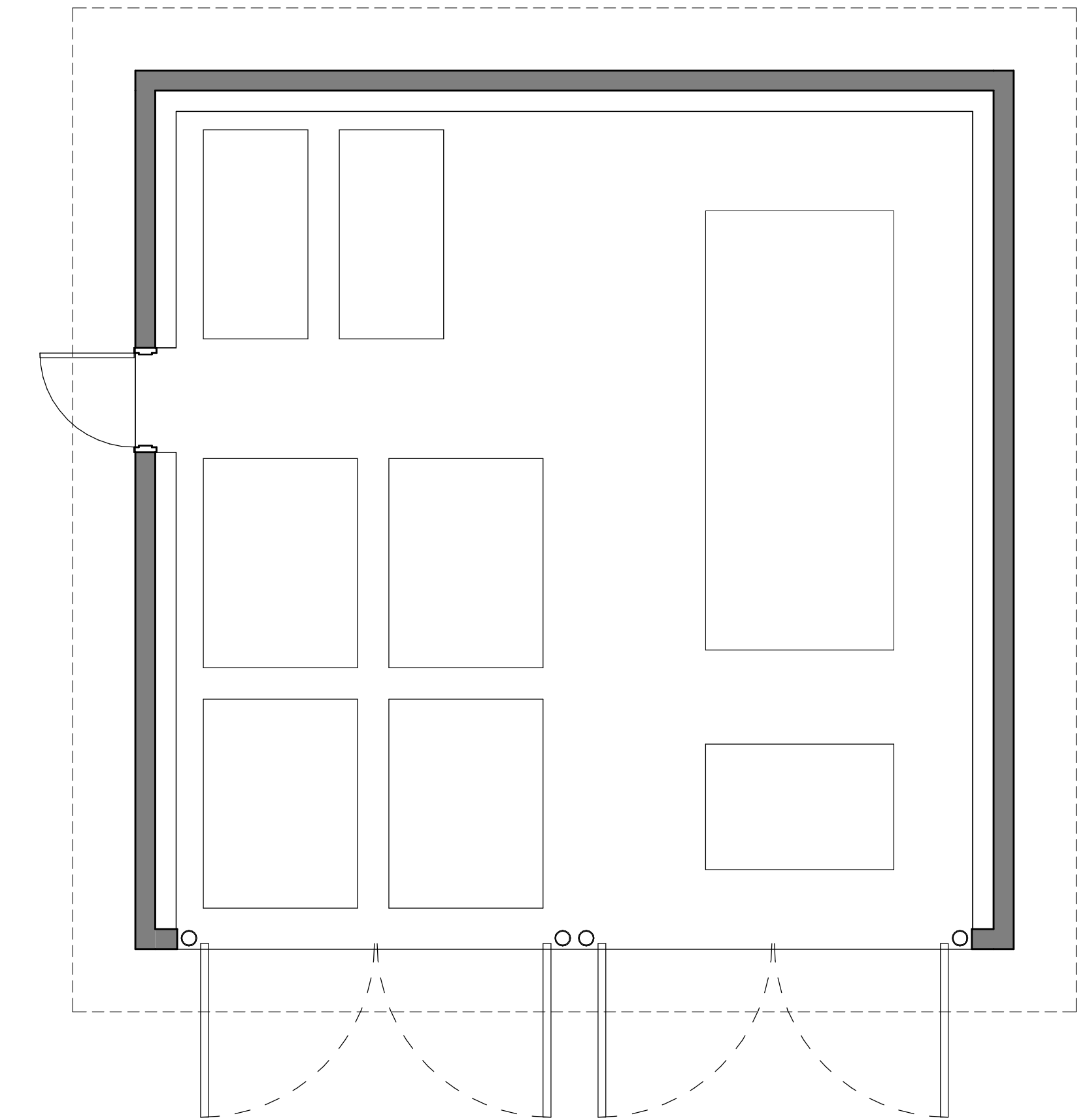
1. FRONT ELEVATION

T.O. ROOF 18'-0"

B.O. ROOF 12'-0"

T.O. WALL 8'-8"

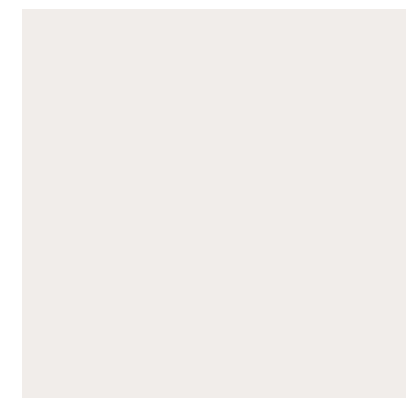
LEVEL 01 0'-0"



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



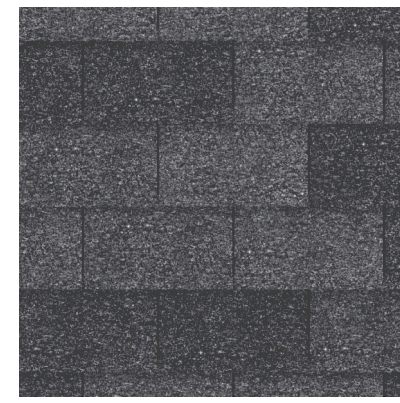
1. BOARD & BATTEN
DARK GREY



2. CEMENT PLASTER
OFF WHITE



3. CEMENT PLASTER
COOL TAN



4. COMPOSITION
ROOF SHINGLE
DARK GREY



5. DECORATIVE TRIM
COOL TAN
NAVAL BLUE



6. DECORATIVE
WINDOW TRIM
NAVAL BLUE



7. CEMENT PLASTER
WARM TAN



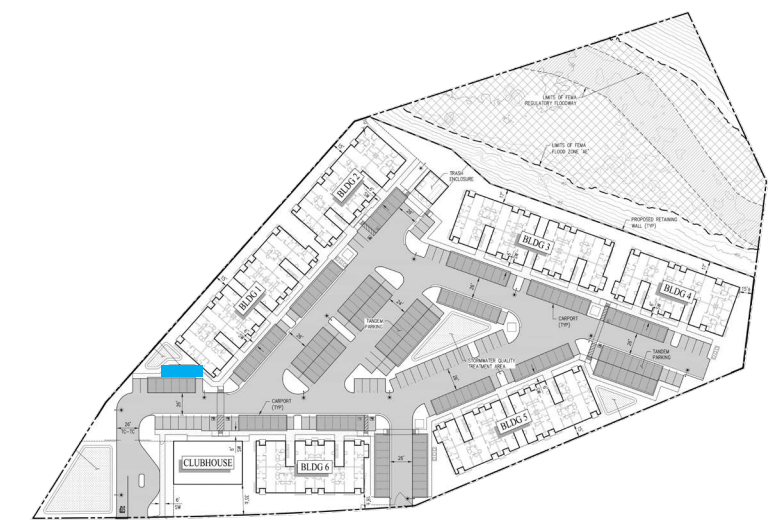
8. 3'0"x5'0" SINGLE
HUNG WINDOW, TYP.
WHITE VINYL



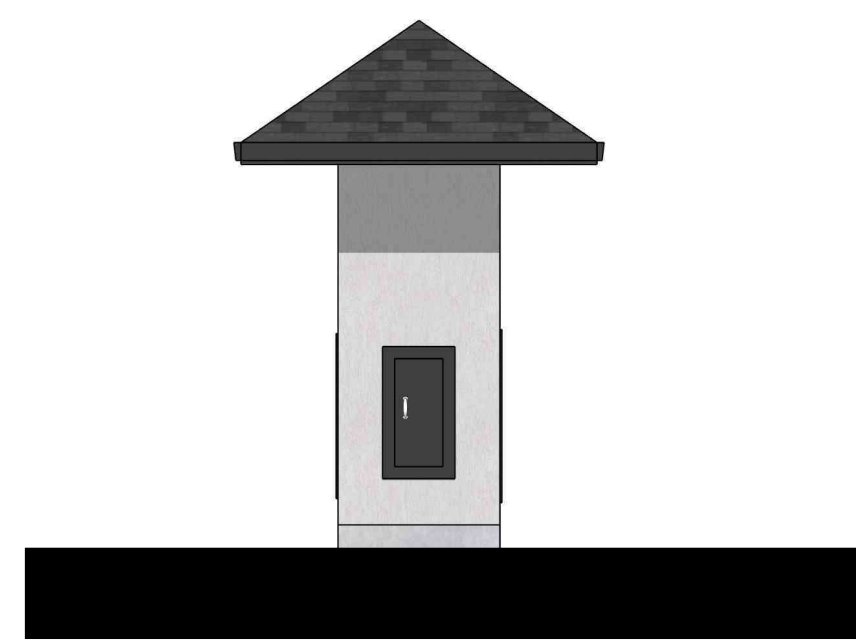
9. TOP MOUNTED
METAL RAILING
PAINTED BLACK



10. CUTLASS LED -
WALL PACK
PAINTED TO MATCH



KEY PLAN
MAIL KIOSK



4. RIGHT ELEVATION

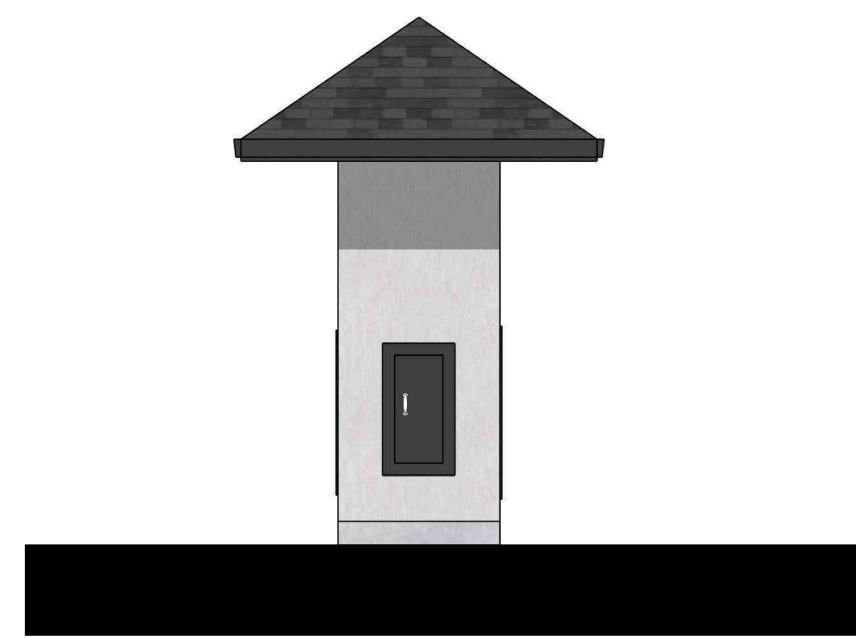


3. REAR ELEVATION

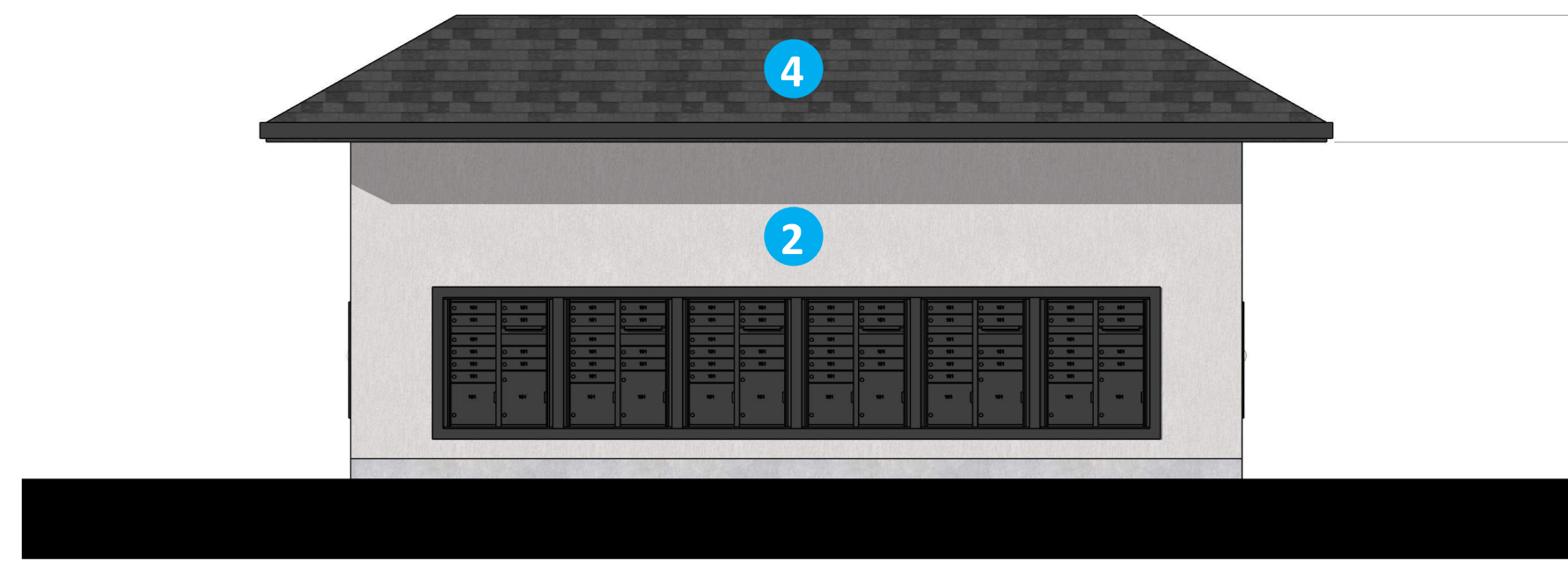
T.O. RIDGE
11'-0"

B.O. ROOF
8'-0"

LEVEL 01
0'-0"



2. LEFT ELEVATION

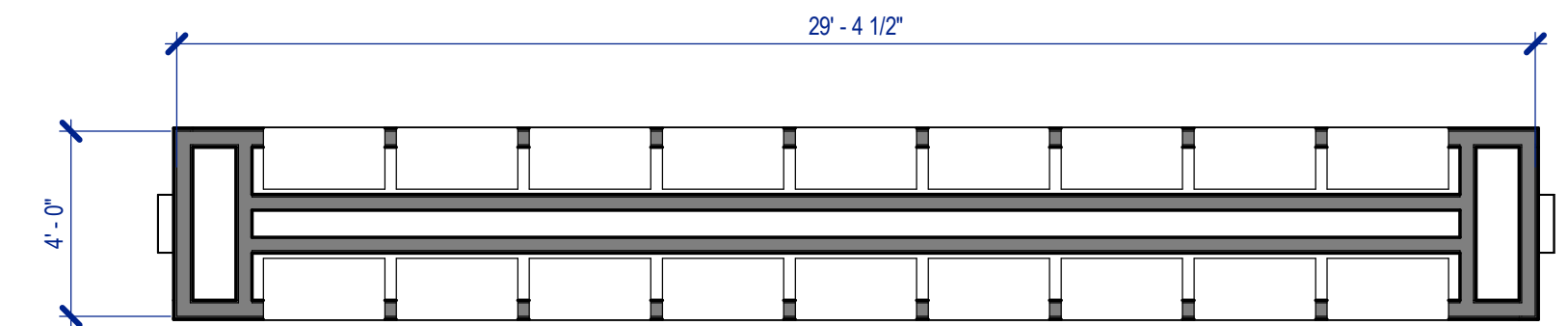


1. FRONT ELEVATION

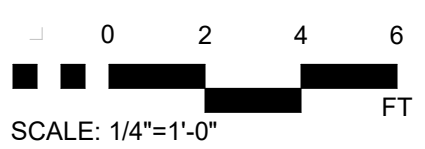
T.O. RIDGE
11'-0"

B.O. ROOF
8'-0"

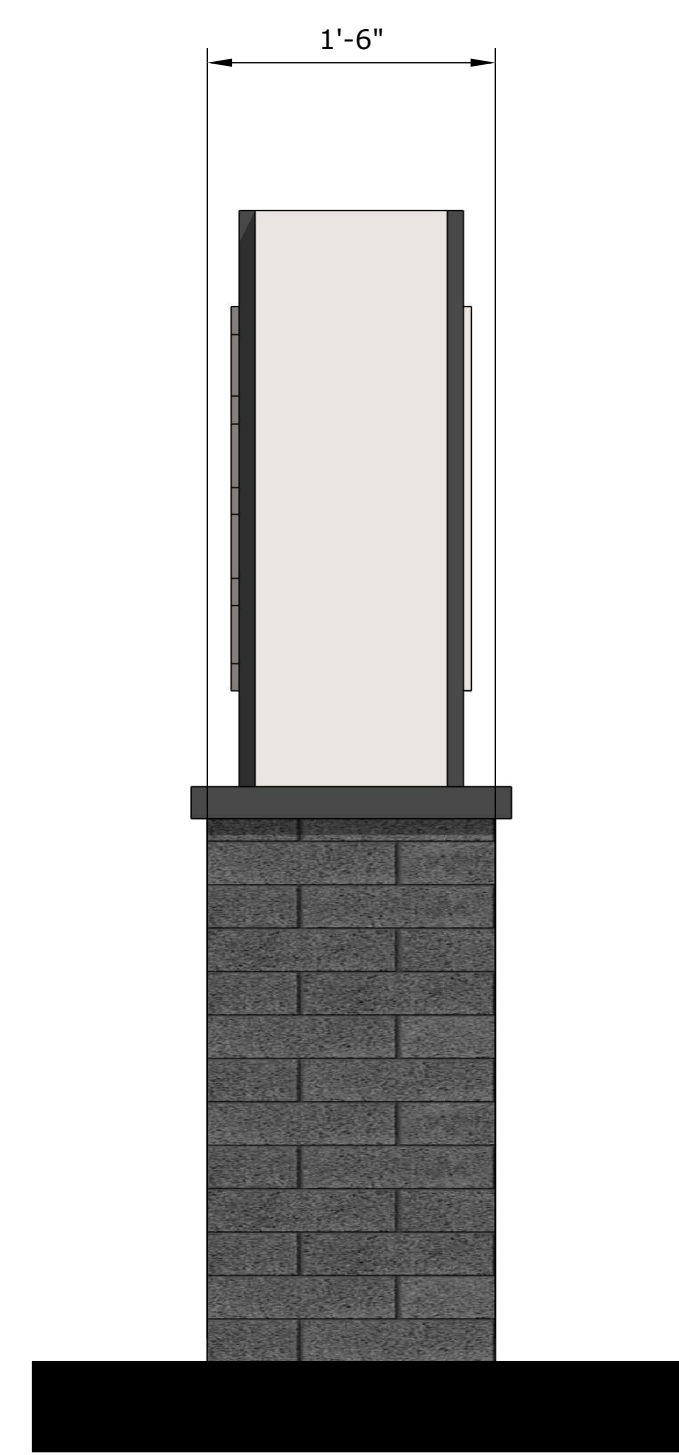
LEVEL 01
0'-0"



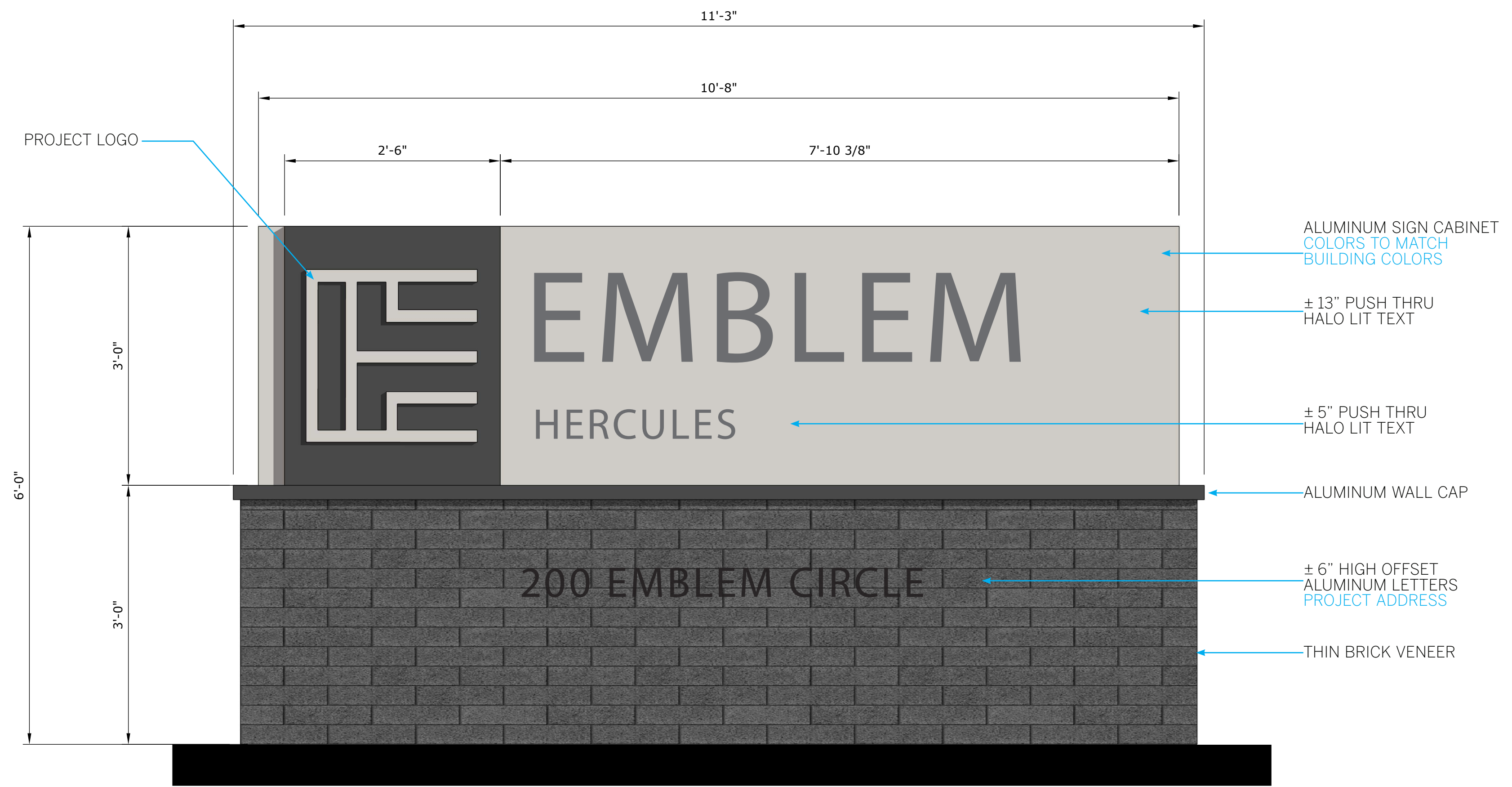
PLAN - 18 UNITS (10 COUNT)



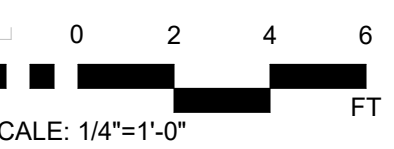
SCALE: 1/4"=1'-0" FT



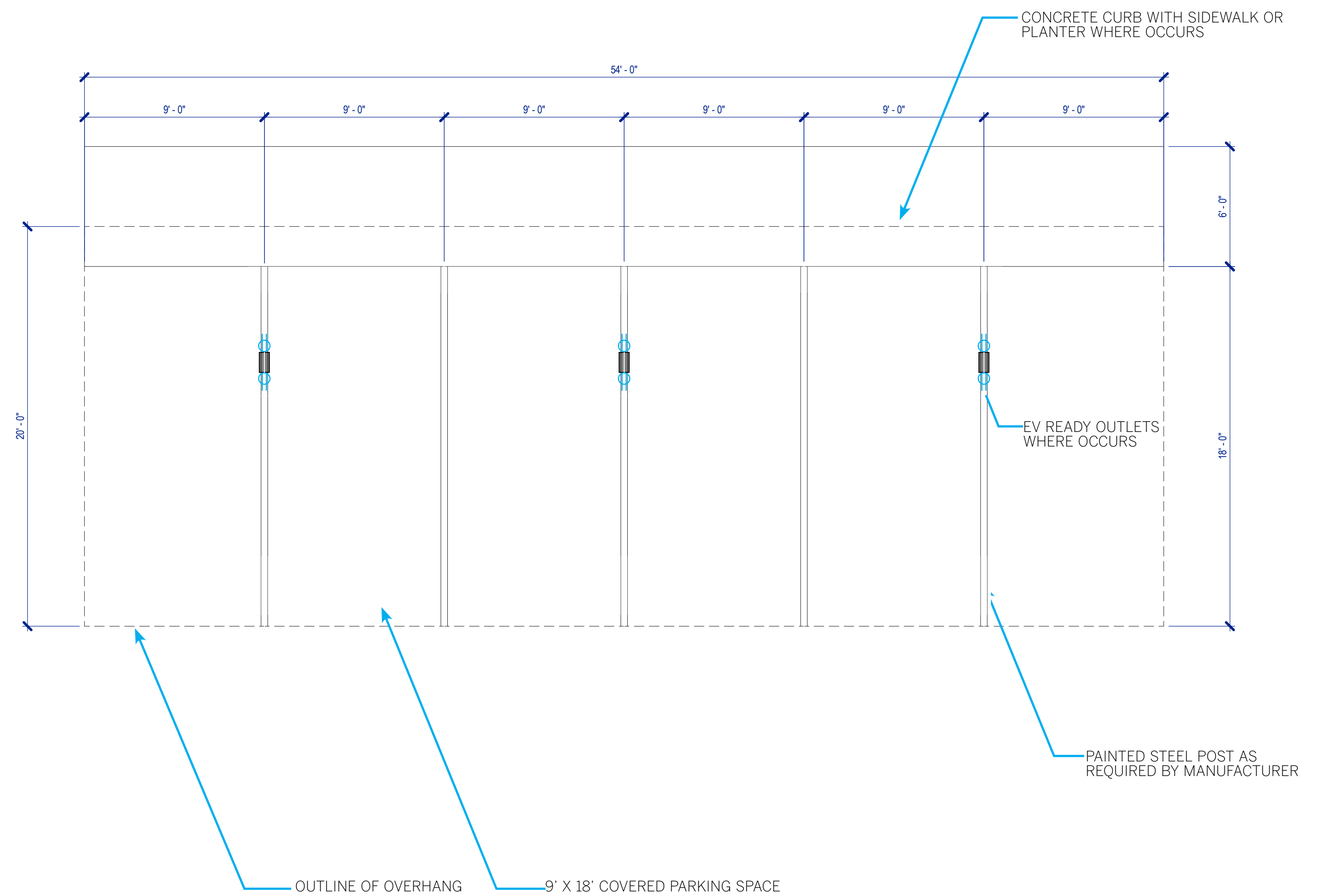
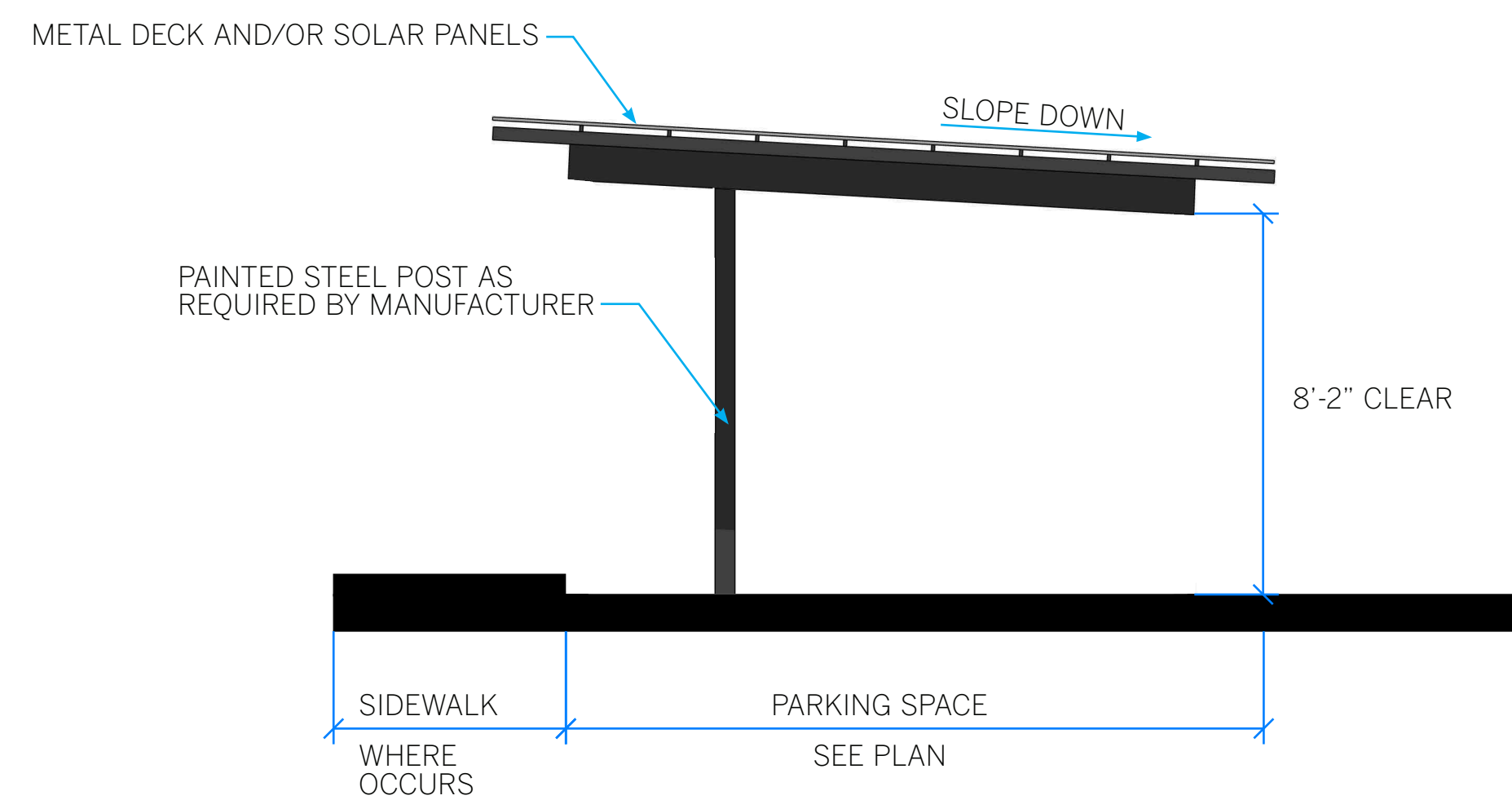
2. SIDE ELEVATION



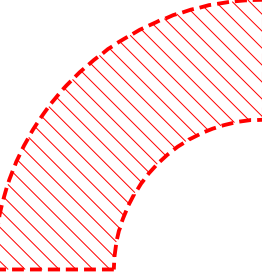


1. FRONT ELEVATION (2-SIDED)

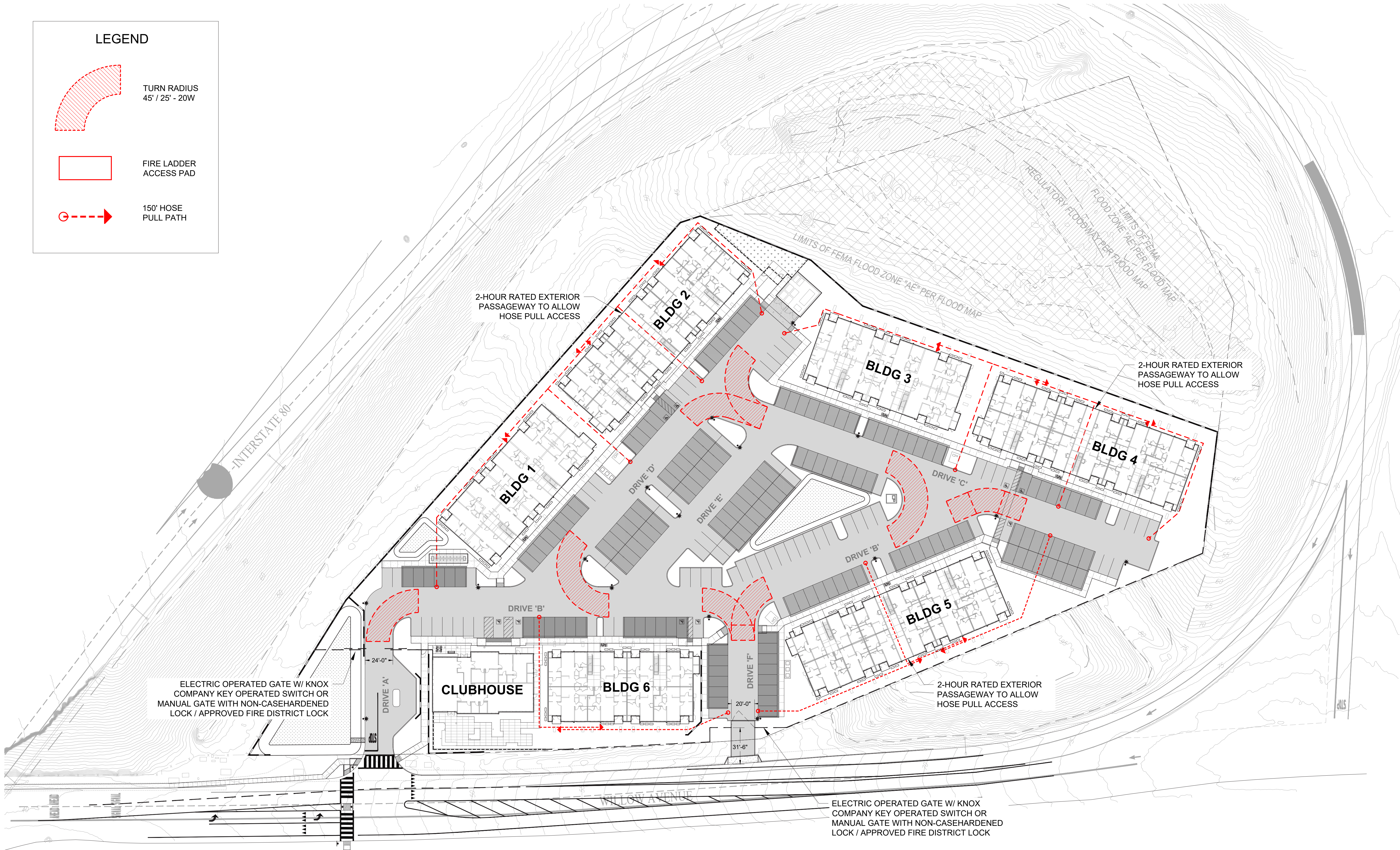


SCALE: 1/4"=1'-0"



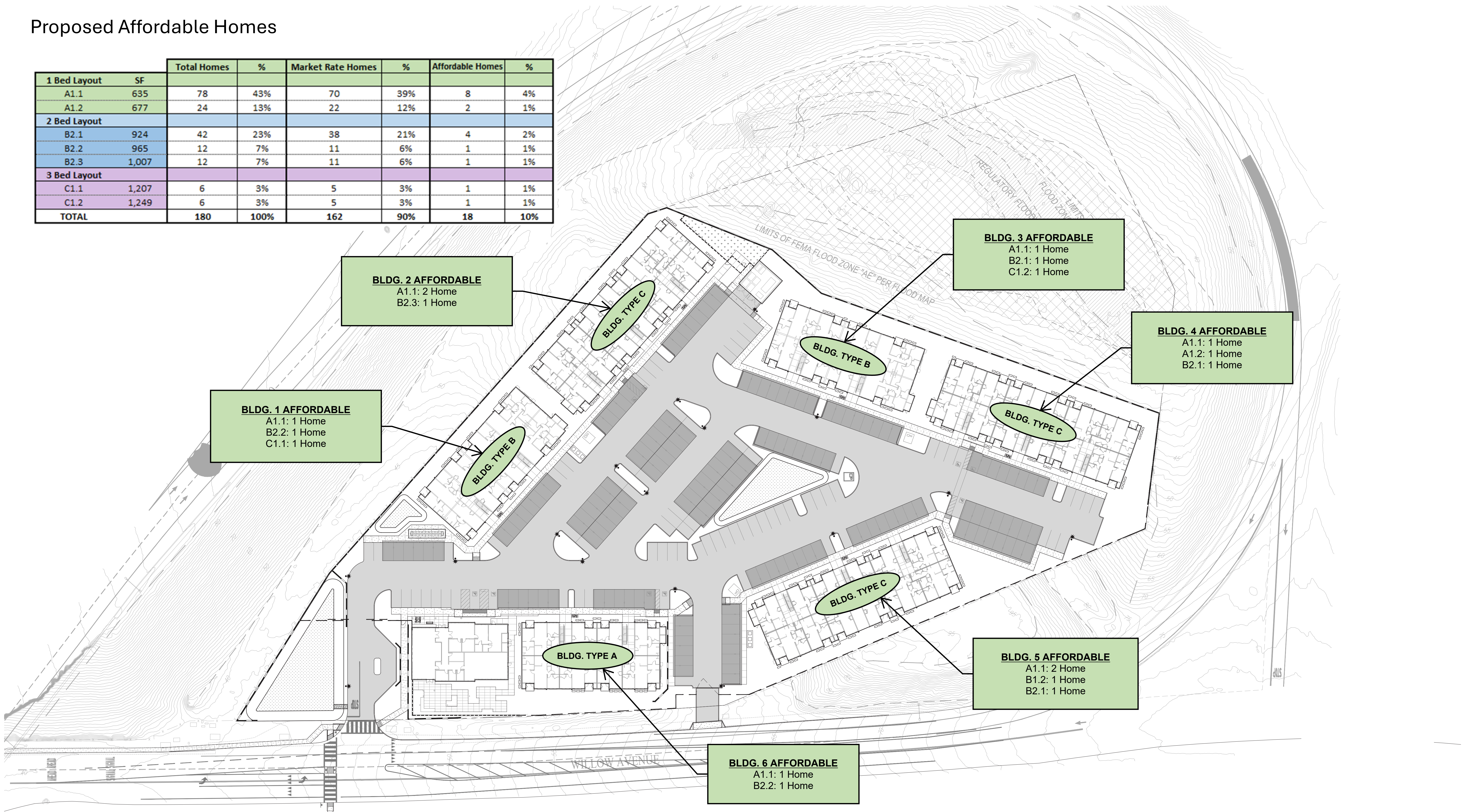
LEGEND

-  TURN RADIUS
45' / 25' - 20W
-  FIRE LADDER
ACCESS PAD
-  150' HOSE
PULL PATH



Proposed Affordable Homes

		Total Homes	%	Market Rate Homes	%	Affordable Homes	%
1 Bed Layout							
A1.1	635	78	43%	70	39%	8	4%
A1.2	677	24	13%	22	12%	2	1%
2 Bed Layout							
B2.1	924	42	23%	38	21%	4	2%
B2.2	965	12	7%	11	6%	1	1%
B2.3	1,007	12	7%	11	6%	1	1%
3 Bed Layout							
C1.1	1,207	6	3%	5	3%	1	1%
C1.2	1,249	6	3%	5	3%	1	1%
TOTAL		180	100%	162	90%	18	10%



GENERAL NOTES:

1. OWNER: HERCULES HOTEL DEVELOPMENT GROUP, LLC
2 ENGLISH COURT
BELMONT, CA 94002
2. DEVELOPER: QUARTERRA MULTIFAMILY COMMUNITIES, LLC
492 9TH STREET, SUITE 300
OAKLAND, CA 94607
(415) 975-4991
ATTN: TYLER WOOD
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JASON NERI, RCE #59136
4. BASIS OF BEARINGS: THE LINE BETWEEN THE FOUND 2.5" BRASS DISC, STAMPED 23233, LOCATED APPROX. 30 FEET NORTH OF THE NORTH SIDE OF WILLOW AVENUE, IN THE GORE (TRIANGULAR PIECE OF LAND) BETWEEN THE INTERSTATE 80 OFF-RAMP AND THE STATE HIGHWAY 4 ON-RAMP (ALSO KNOWN AS CALTRANS PT# 3002), AND THE FOUND 1-1/2" IRON PIPE W/ "CALTRANS CONTROL" PLUG, LYING 108.80 FEET NORTHWESTERLY OF EASTERLY CORNER OF PARCEL 1 (114 PM 1) AS SHOWN ON RECORD OF SURVEY RS-3255 FILED IN BOOK 138 OF LICENSED SURVEYORS' MAPS AT PAGE 13, CONTRA COSTA COUNTY RECORDS, BEING CALCULATED AS N19°31'29"E, IS HELD AS THE BASIS OF BEARINGS.
5. BENCHMARK: ELEVATIONS SHOWN HEREIN ARE BASED ON CALTRANS PT# 3002, A 2.5" BRASS DISC, STAMPED 23233 (SEE DETAILED DESCRIPTION ABOVE), ESTABLISHED DURING CC80 PM10-14 REHAB MTLs PROJECT (SR18-064), AS OBTAINED FROM NAVD88 ELEVATION: 77545
6. SITE ADDRESS: 1601 WILLOW AVENUE
7. ACCESSOR PARCEL NUMBER: 406-070-042
8. EXISTING GENERAL PLAN: NEW TOWN CENTER MIXED USE
9. EXISTING ZONING: NEW TOWN CENTER (NTC)
SPECIAL FLOOD HAZARD OVERLAY DISTRICT
SCENIC ROAD AND HIGHWAY OVERLAY DISTRICT
10. EXISTING USE: VACANT LAND
11. PROPOSED USE: MULTIFAMILY RESIDENTIAL
12. SITE AREA: 6.72 AC± (GROSS)
13. DWELLING UNITS: 180 DWELLING UNITS
14. DENSITY: 26.8 DU/AC
15. LOTS: ALL LOTS SHOWN ON THE VESTING TENTATIVE MAP WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
16. UTILITY PROVIDERS: SANITARY SEWER: CITY OF HERCULES
STORM DRAIN: CITY OF HERCULES
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T
SOLID WASTE: REPUBLIC SERVICES
17. FIBER TO THE PREMISES: THE PROJECT WILL INSTALL FIBER TO THE PREMISES (FTTP)
18. EXISTING STRUCTURES: NONE

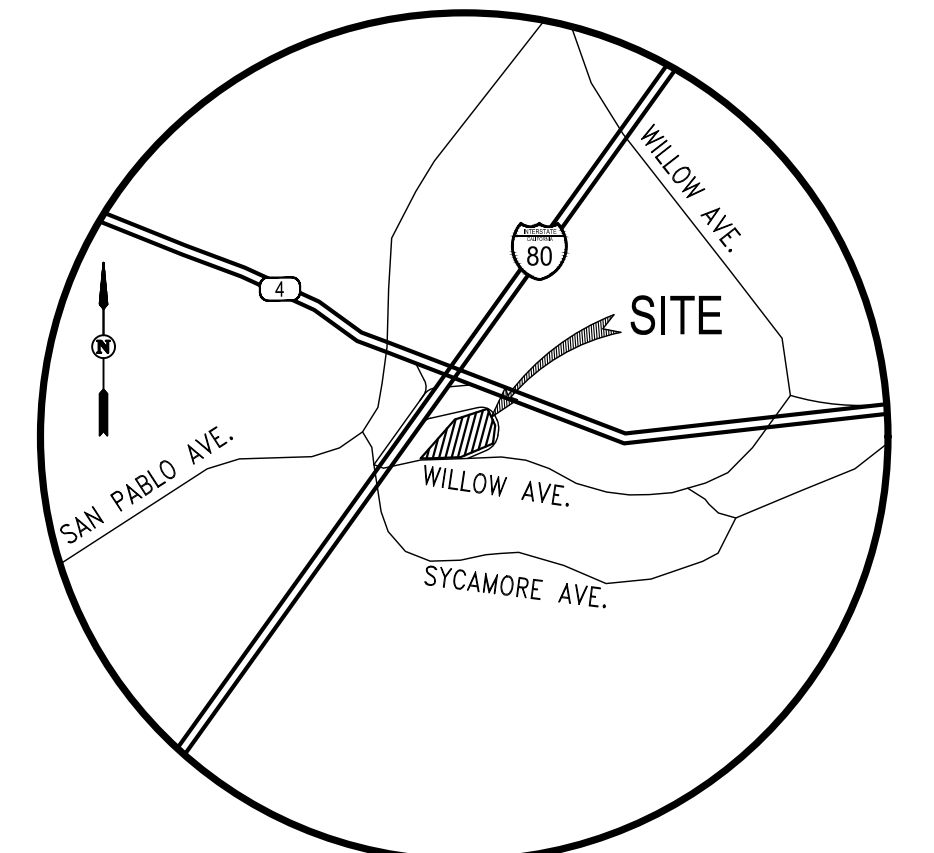
19. FLOOD ZONE: DEVELOPED PORTION OF SITE
ZONE X: AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD.
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 06013C0044H
DATED: MARCH 21, 2017

UNDEVELOPED PORTION OF SITE
ZONE AE: SPECIAL FLOOD HAZARD AREA (SFHA)
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 06013C0044H
DATED: MARCH 21, 2017
20. CONDOMINIUM MAP: A CONDOMINIUM MAP WILL BE RECORDED FOR LOT 1. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 180 CONDOMINIUM UNITS.
21. CONSTRUCTION PHASING: CONSTRUCTION GRADING WILL BE COMPLETED IN A SINGLE GRADING PHASE.
22. CONSTRUCTION STAGING: DURING THE GRADING PHASE, ALL EQUIPMENT AND TRUCK STAGING WILL BE ONSITE, THOUGH SPECIFIC LOCATION(S) WILL VARY ON A DAILY/WEEKLY BASIS BASED ON CONSTRUCTION ACTIVITIES. MATERIAL IMPORTING/EXPORTING ACTIVITIES ARE ANTICIPATED TO TAKE PLACE DURING THE FIRST 2 MONTHS OF CONSTRUCTION, WITH THE SOURCE SITES LOCATED EAST AND SOUTH OF THE PROJECT.
23. HAUL ROUTES: ACCESS FROM CA-4 W TO PROJECT SITE: EXIT AT WILLOW AVE., TURN LEFT ON WILLOW AVE., TURN RIGHT AT PROJECT SITE.

ACCESS FROM I-80 E TO PROJECT SITE: EXIT AT HERCULES (EXIT 23), CONTINUE ON TO WILLOW AVE., TURN RIGHT AT PROJECT SITE.

ACCESS FROM SITE TO CA-4 E: HEAD EAST ON WILLOW AVE., TURN RIGHT ONTO HIGHWAY 4 ON-RAMP.

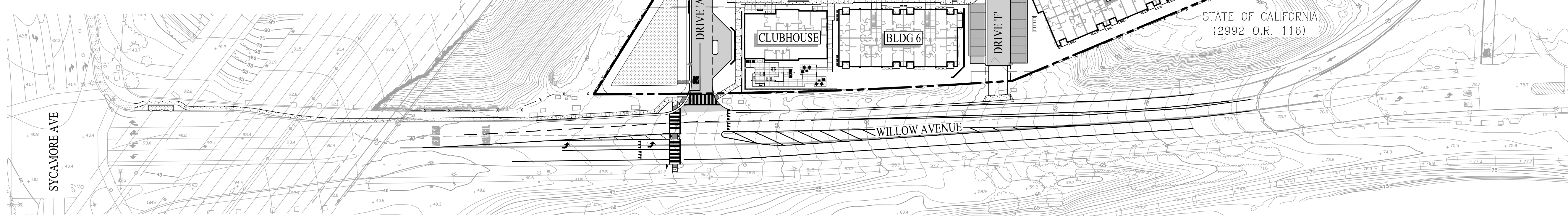
ACCESS FROM SITE TO I-80 W: HEAD WEST ON WILLOW AVE., TURN RIGHT ON SYCAMORE AVE., TURN RIGHT ON SAN PABLO AVE., TURN RIGHT ON CA-4 E, TAKE ON-RAMP TO I-80 W



STATE OF CALIFORNIA
(2992 O.R. 116)

VICINITY MAP
NOT TO SCALE

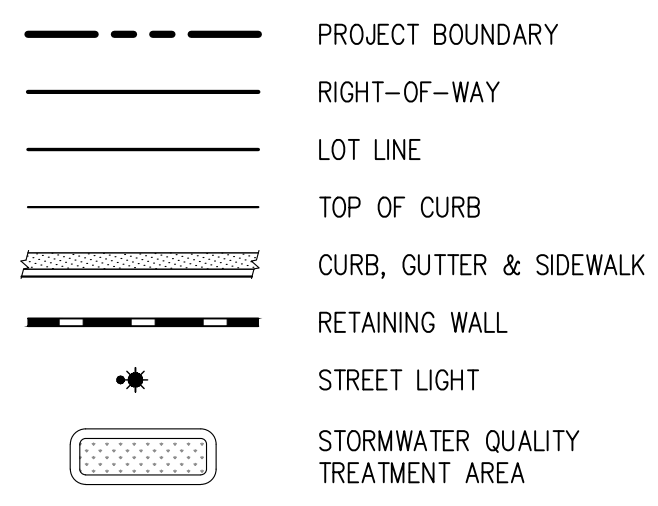
SHEET INDEX	
SHEET NO.	SHEET TITLE
C.01	COVER SHEET
C.02	LOTING PLAN
C.03	EXISTING CONDITIONS
C.04	SITE PLAN
C.05	STREET SECTIONS
C.06	PRELIMINARY GRADING PLAN
C.07	SITE GRADING SECTIONS
C.08	PRELIMINARY UTILITY PLAN
C.09	STORMWATER CONTROL PLAN
C.10	SOLID WASTE ACCESS PLAN
C.11	FIRE ACCESS PLAN
C.12	SITE SURVEY (BY TRACE AIR)
C.13	SITE SURVEY (BY TRACE AIR)



ABBREVIATIONS

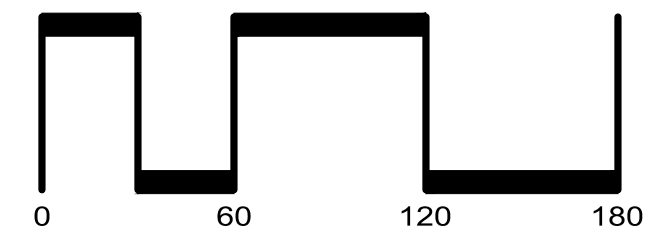
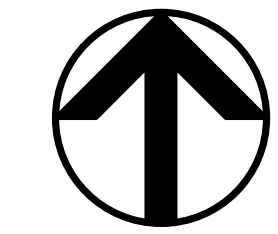
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LP	LOW POINT
APN	ACCESSORS PARCEL NUMBER	MAX	MAXIMUM
BEW	BOTTOM OF EXPOSED WALL	MH	MANHOLE
BW	BENCHMARK	MIN	MINIMUM
BW	BACK OF WALK	NTS	NOT TO SCALE
CL	CENTERLINE	OHW	OVERHEAD WIRES
CO	CLEANOUT	PL	PROPERTY LINE
DN	DOCUMENT NUMBER	PUE	PUBLIC UTILITY EASEMENT
DW	DRIVEWAY	R/W	RIGHT OF WAY
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT	S	SLOPE
EG	EXISTING GROUND	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
ESMT	EASEMENT	SS	SANITARY SEWER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SSCO	SANITARY SEWER CLEANOUT
EX	EXISTING	STD	STANDARD
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	SWE	SIDEWALK EASEMENT
FI	FIELD INLET	TC	TOP OF CURB
FL	FLOW LINE	TS	TOP OF SLOPE
GB	GRADE BREAK	TSD	TREATED STORM DRAIN
GR	GRATE	TSM	TOP OF SOIL MIX
HMU	HERCULES MUNICIPAL UTILITIES	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
INV	INVERT	W	WATER
JT	JOINT TRENCH		

LEGEND:



COVER SHEET
SUBDIVISION 9715
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EMBLEM HERCULES

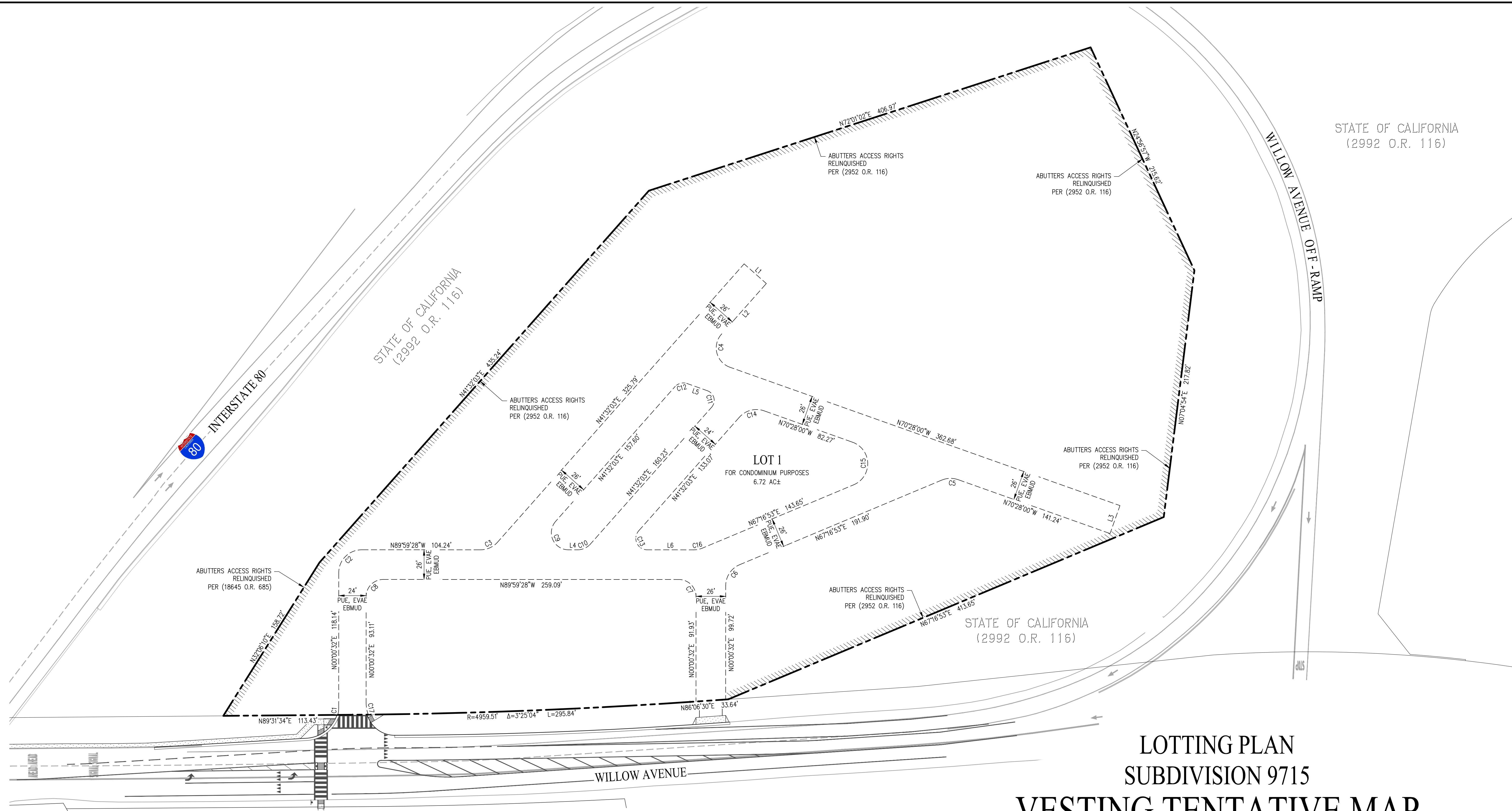
CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SC SCALE: 1"=60' DATE: FEBRUARY 13, 2026



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C.01
OF 13 SHEETS

STATE OF CALIFORNIA
(2992 O.R. 116)



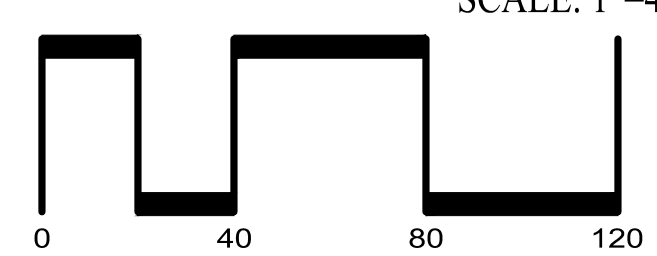
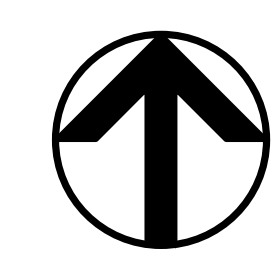
LOTING PLAN
SUBDIVISION 9715
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EMBLEME HERCULES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: FEBRUARY 13, 2026

CURVE TABLE				CURVE TABLE				CURVE TABLE				LINE TABLE		
NO	RADIUS	DELTA	LENGTH	NO	RADIUS	DELTA	LENGTH	NO	RADIUS	DELTA	LENGTH	NO	BEARING	LENGTH
C1	30.00'	12°24'12"	6.49'	C7	15.00'	90°00'00"	23.56'	C13	10.00'	131°31'31"	22.96'	L1	N48°27'57"W	26.00'
C2	20.00'	90°00'00"	31.42'	C8	15.00'	90°00'00"	23.56'	C14	20.00'	67°59'57"	23.74'	L2	N41°32'03"E	59.38'
C3	20.00'	48°28'29"	16.92'	C9	15.00'	131°31'31"	34.43'	C15	20.00'	137°44'53"	48.08'	L3	N19°32'00"E	26.00'
C4	18.00'	112°00'03"	35.19'	C10	15.00'	48°28'29"	12.69'	C16	20.00'	22°43'39"	7.93'	L4	N89°59'28"W	8.01'
C5	20.00'	42°15'07"	14.75'	C11	9.00'	112°00'03"	17.59'	C17	30.00'	20°15'05"	10.60'	L5	N70°28'00"W	18.74'
C6	20.00'	67°16'21"	23.48'	C12	10.00'	67°59'57"	11.87'					L6	N89°59'28"W	40.74'

- LEGEND:**
- PROJECT BOUNDARY
 - RIGHT-OF-WAY
 - TOP OF CURB
 - ADJOINER
 - ////// ABUTTERS ACCESS RIGHTS




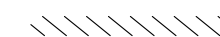
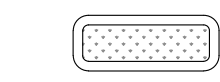




NOTE:
PUBLIC UTILITY EASEMENTS (PUE) AND EMERGENCY VEHICLE ACCESS EASEMENTS (EVAE) WILL BE PROVIDED AS NEEDED. FINAL EASEMENT LOCATIONS TO BE DETERMINED WITH PROJECT DESIGN DOCUMENTS.



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SHEET NO.
C.02
OF 13 SHEETS

LEGEND:

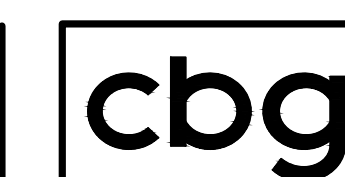
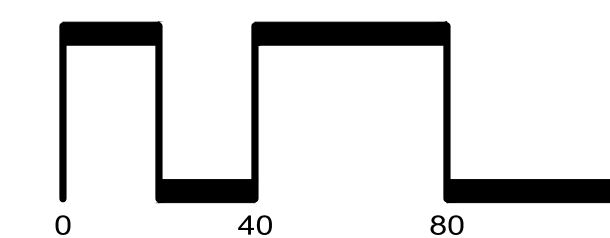
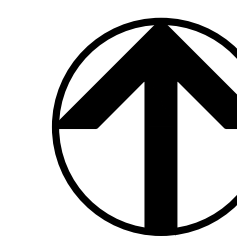
-  PROJECT BOUNDARY
-  RIGHT-OF-WAY
-  TOP OF CURB
-  ABUTTERS ACCESS RIGHTS
-  STORMWATER QUALITY TREATMENT AREA
-  LIMITS OF FEMA FLOOD ZONE "AE"
-  CATTAIL MARSH
-  WILLOW RIPARIAN (TREE CANOPY)
-  RIVERINE

STATE OF CALIFORNIA
(2992 O.R. 116)

**LANDS OF HERCULES
HOTEL DEVELOPMENT GROUP, LLC**
DOCUMENT 2004-0024636, PARCEL 2
PORTION OF PARCEL MAP 1007 (56 PM 42)
APN 406-070-042
6.72 AC±

**EXISTING CONDITIONS
SUBDIVISION 9715
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EMBLEM HERCULES**

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: FEBRUARY 13, 2026

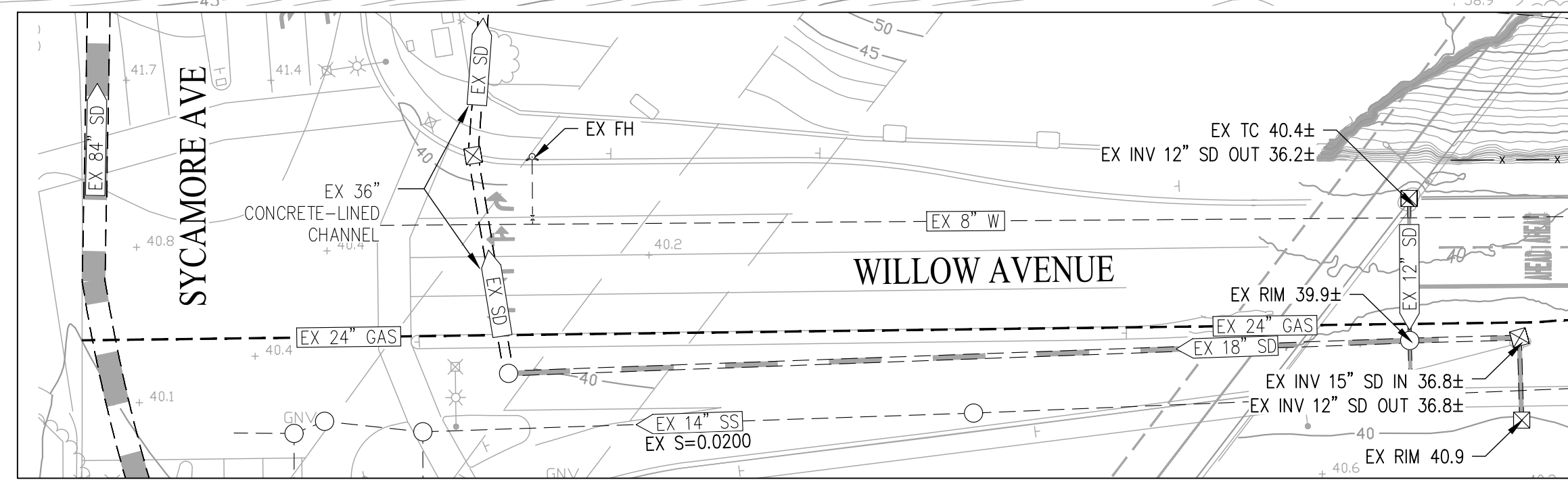


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SHEET NO.
C.03
OF 13 SHEETS



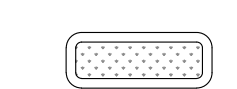
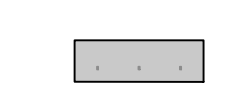


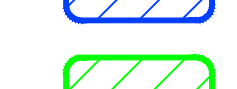

SEE BELOW

SEE ABOVE

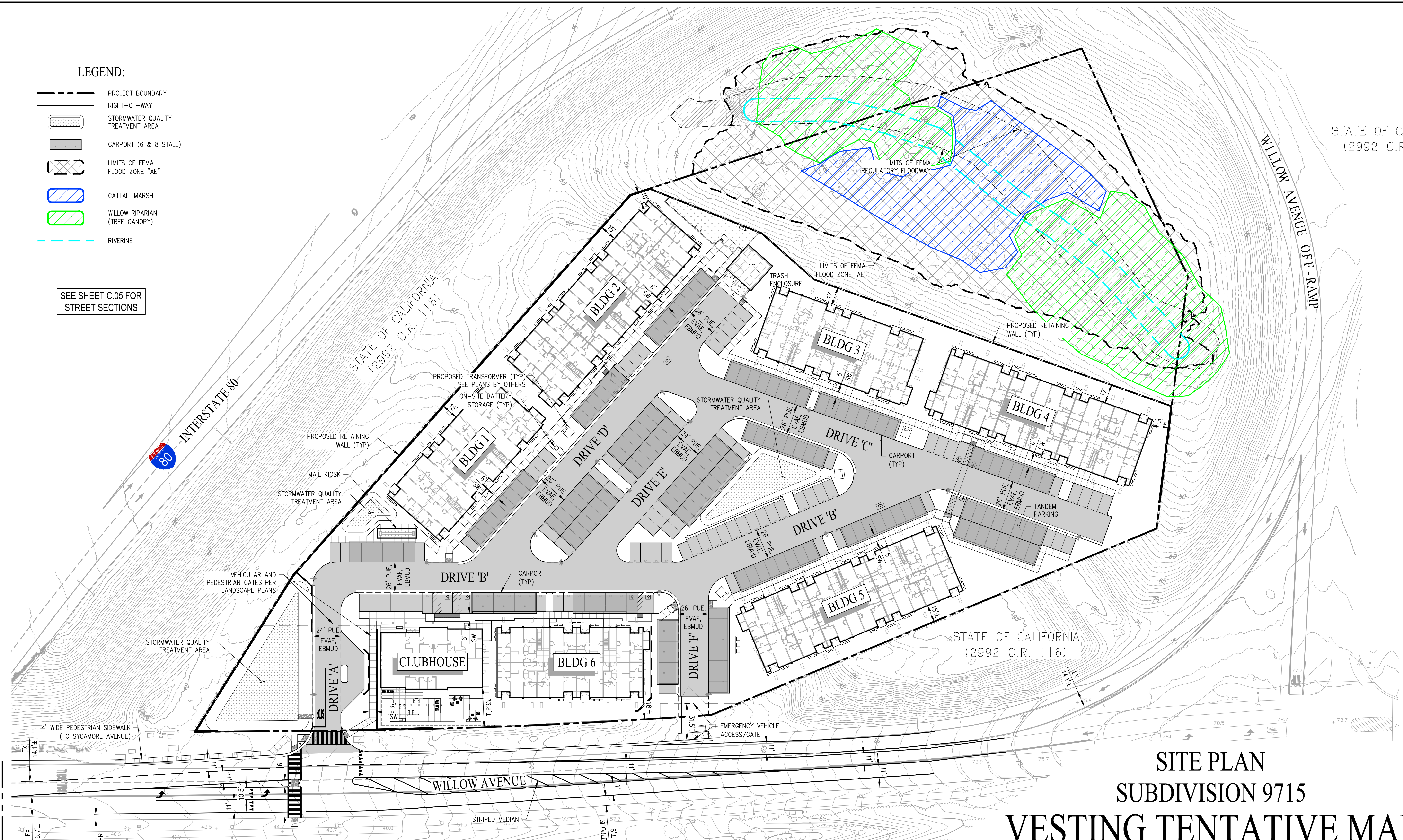


STATE OF CALIFORNIA
(2992 O.R. 116)

LEGEND:

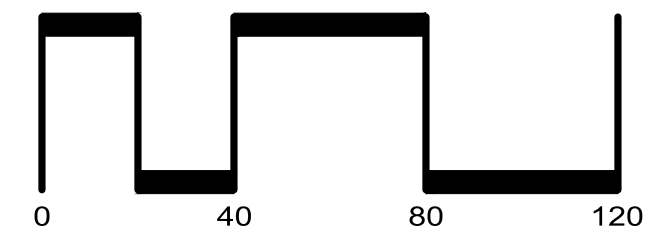
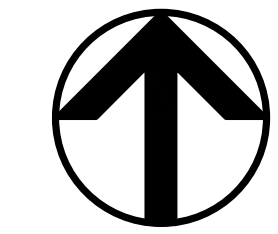
-  PROJECT BOUNDARY
-  RIGHT-OF-WAY
-  STORMWATER QUALITY TREATMENT AREA
-  CARPORT (6 & 8 STALL)
-  LIMITS OF FEMA FLOOD ZONE "AE"
-  CATTAIL MARSH
-  WILLOW RIPARIAN (TREE CANOPY)
-  RIVERINE

SEE SHEET C.05 FOR STREET SECTIONS



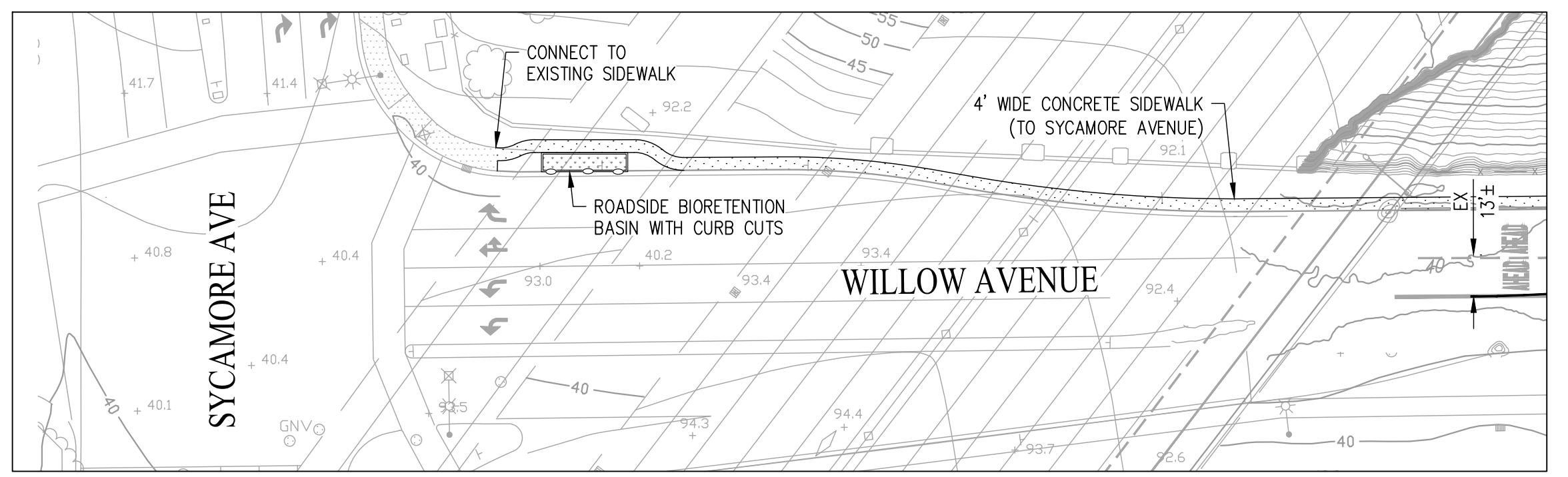
SITE PLAN
SUBDIVISION 9715
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EMBLEM HERCULES

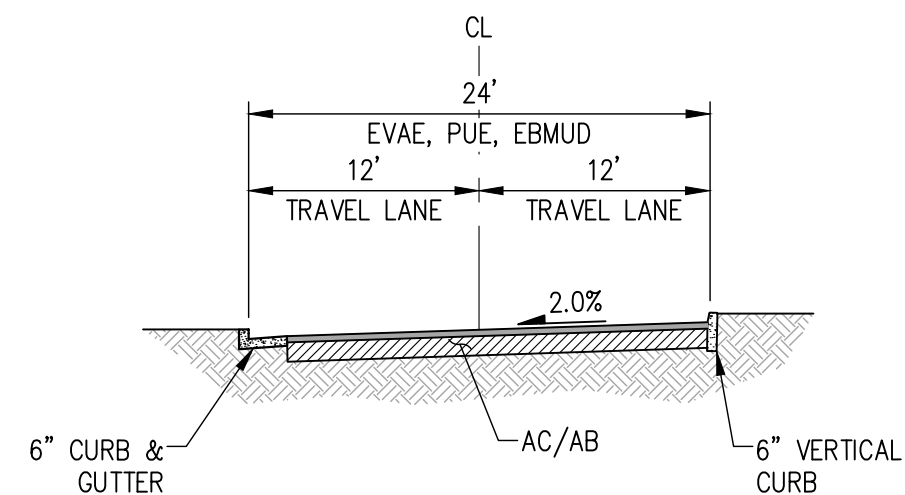
CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1"=40' DATE: FEBRUARY 13, 2026



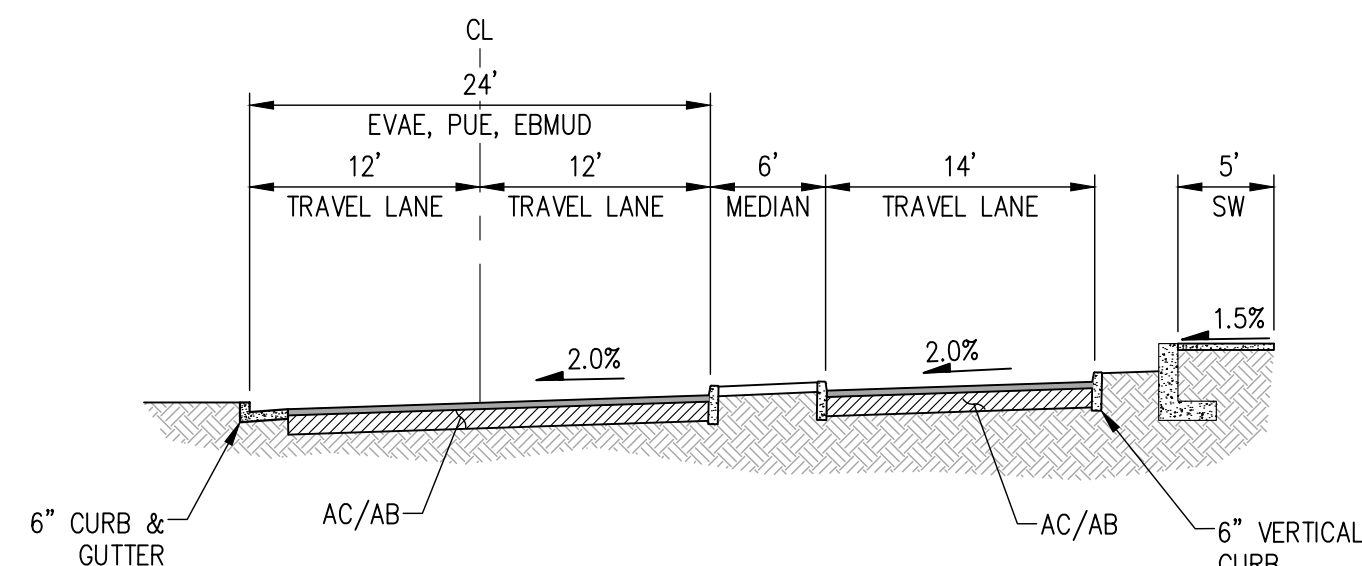
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SHEET NO.
C.04
 OF 13 SHEETS

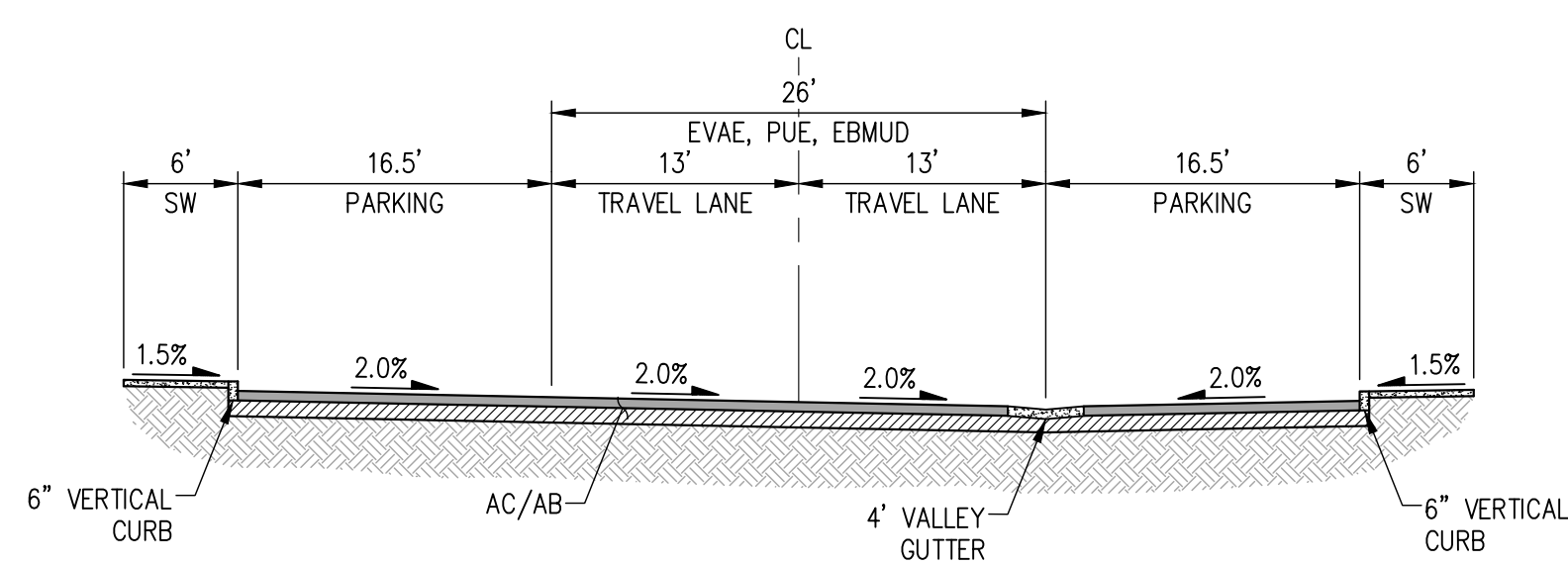




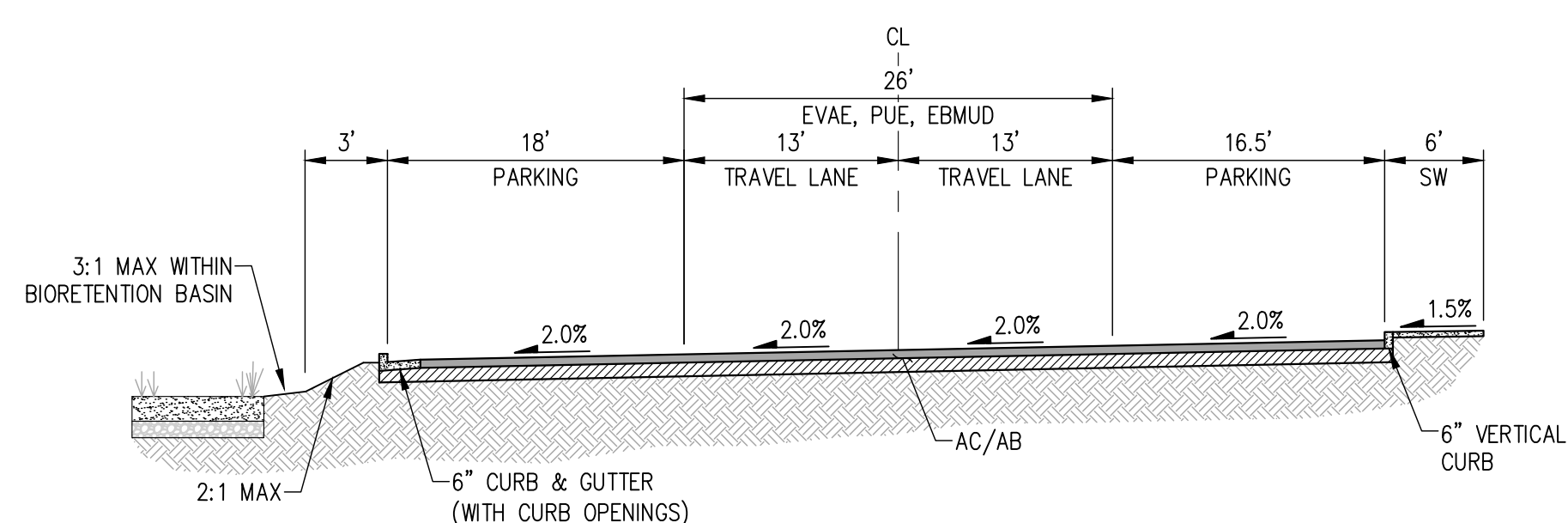
PRIVATE DRIVE 'A'
(PROJECT ENTRY)
NOT TO SCALE



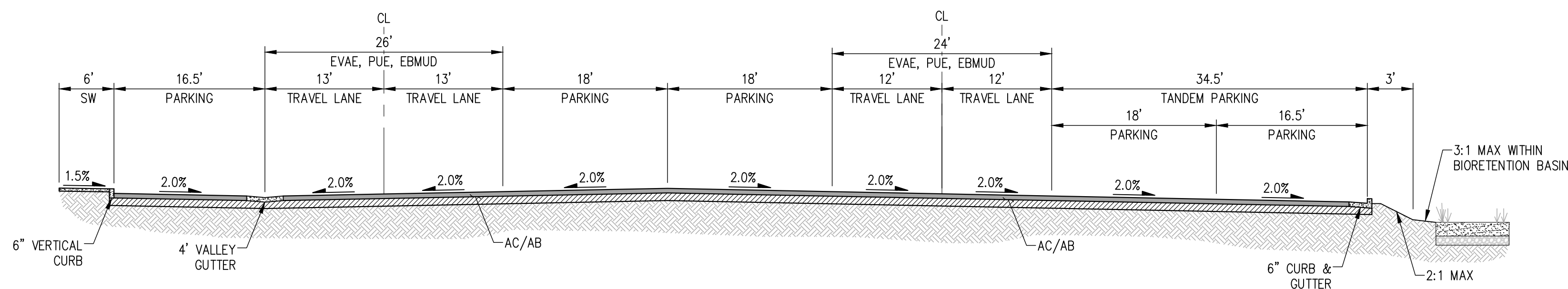
PRIVATE DRIVE 'A' WITH MEDIAN
(PROJECT ENTRY)
NOT TO SCALE



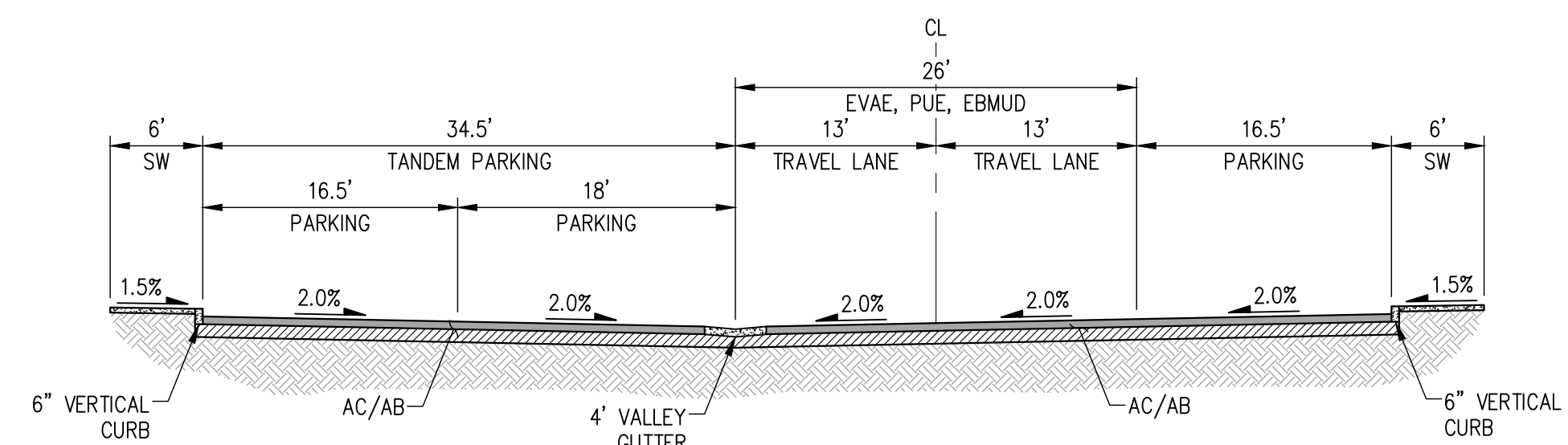
PRIVATE DRIVE 'B'
NOT TO SCALE



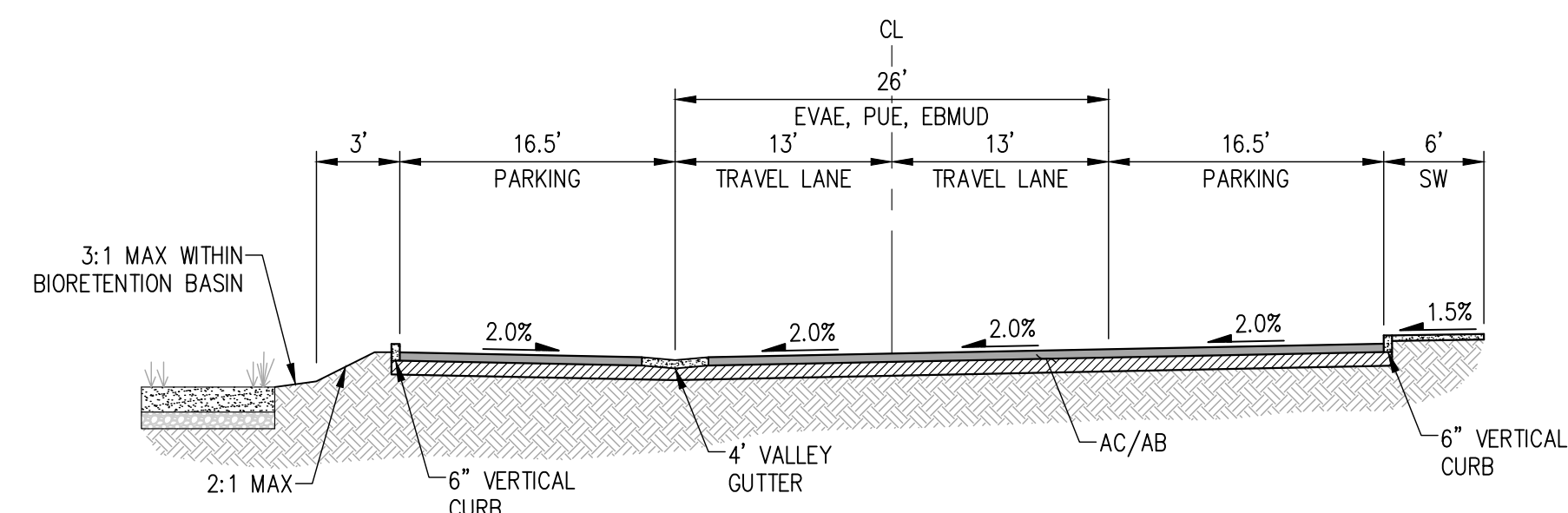
PRIVATE DRIVE 'B'
(DRIVE 'B' AT STORMWATER QUALITY TREATMENT AREA)
NOT TO SCALE



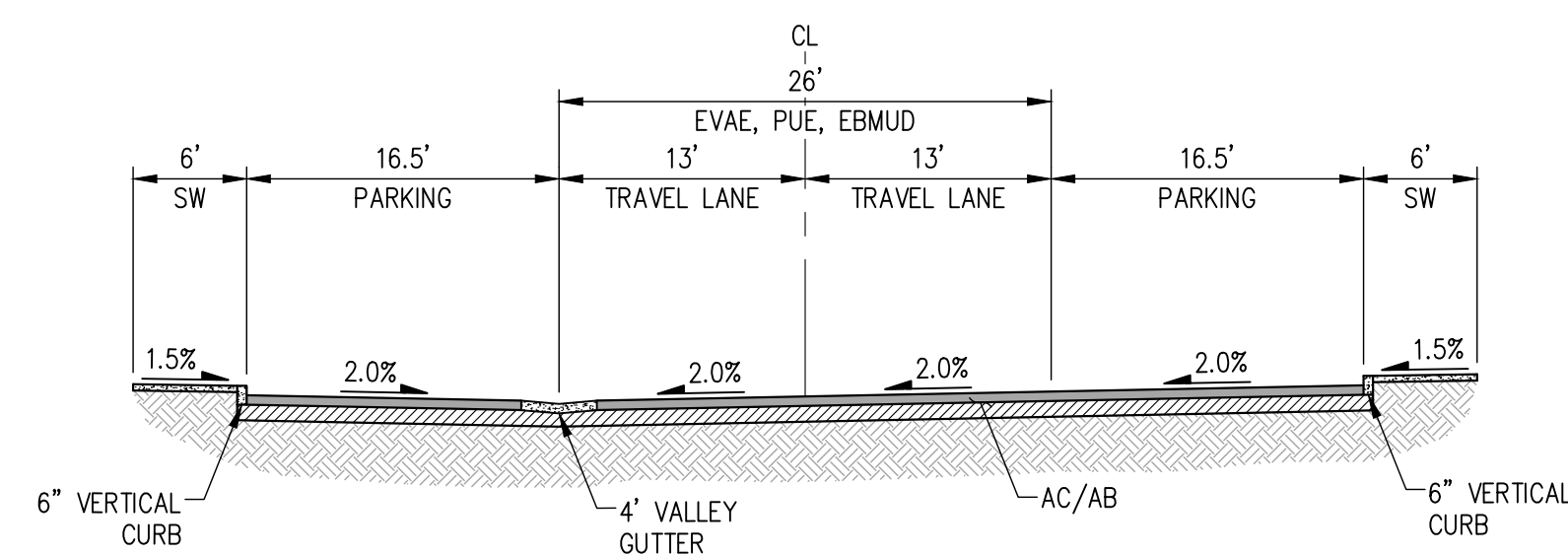
PRIVATE DRIVE SECTION
(THROUGH DRIVE 'D' AND DRIVE 'E')
NOT TO SCALE



PRIVATE DRIVE 'C' WITH TANDEM PARKING
& VALLEY GUTTER
NOT TO SCALE



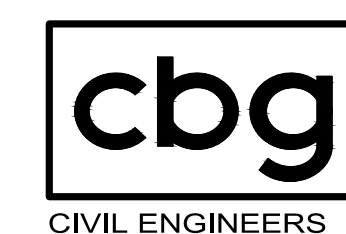
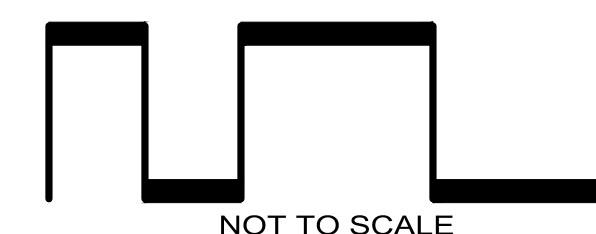
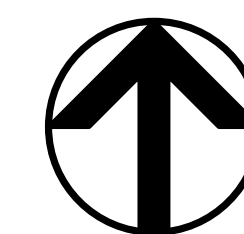
PRIVATE DRIVE 'C'
(DRIVE 'C' AT STORMWATER QUALITY TREATMENT AREA)
NOT TO SCALE



PRIVATE DRIVE 'F'
(DRIVE 'F')
NOT TO SCALE

STREET SECTIONS
SUBDIVISION 9715
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EMBLEM HERCULES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SC/ SCALE: NTS DATE: FEBRUARY 13, 2026



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SHEET NO.
C.05
OF 13 SHEETS

STATE OF CALIFORNIA
(2992 O.R. 116)

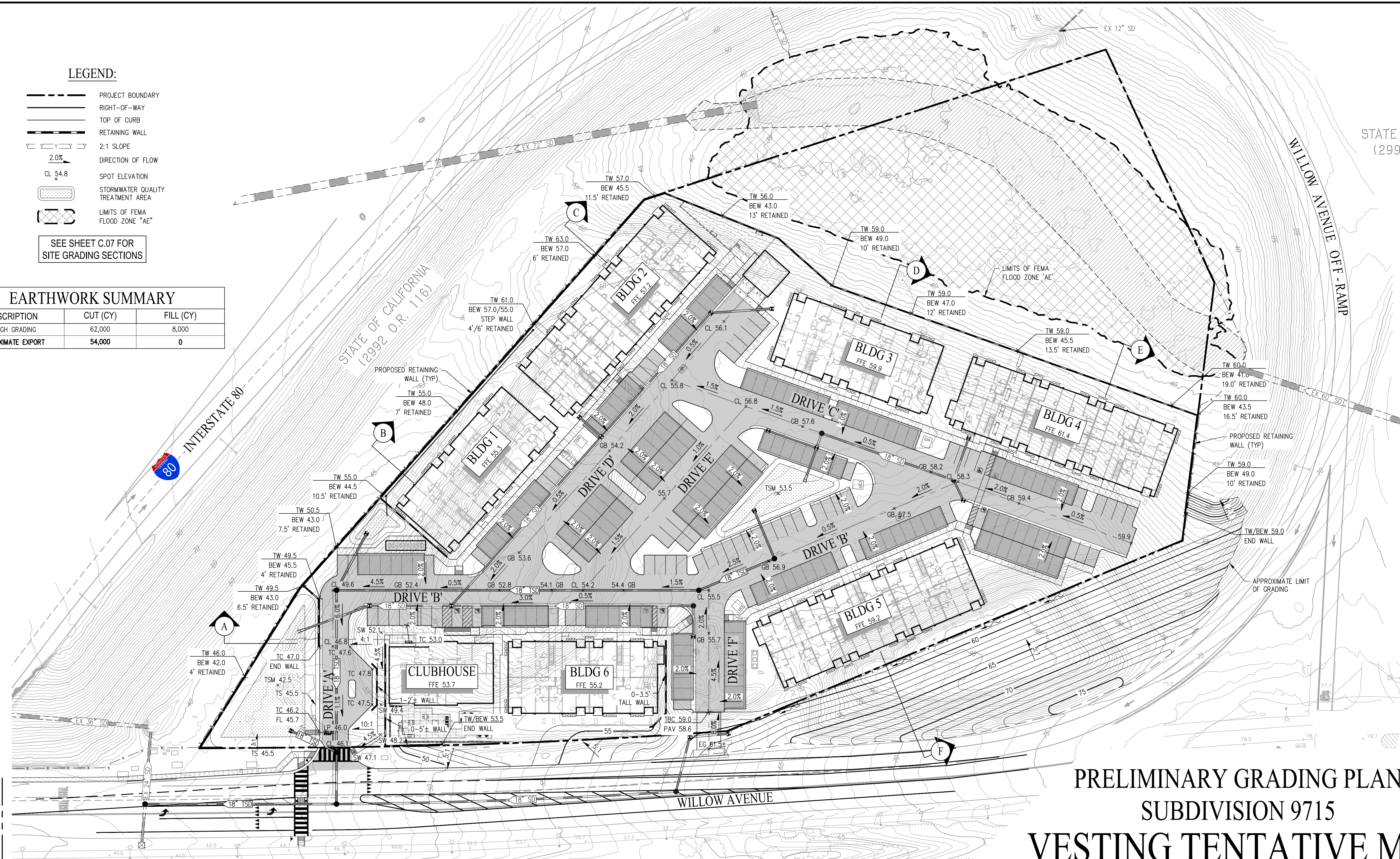
LEGEND:

- PROJECT BOUNDARY
- RIGHT-OF-WAY
- TOP OF CURB
- RETAINING WALL
- 2:1 SLOPE
- DIRECTION OF FLOW
- CL 54.8 SPOT ELEVATION
- STORMWATER QUALITY TREATMENT AREA
- LIMITS OF FEMA FLOOD ZONE "AE"

SEE SHEET C.07 FOR
SITE GRADING SECTIONS

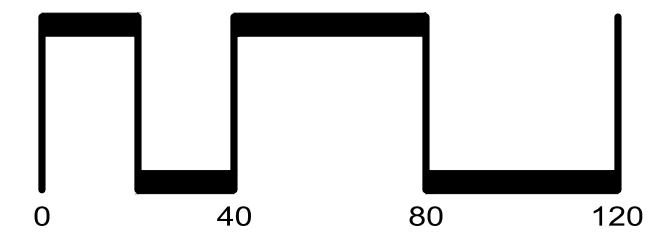
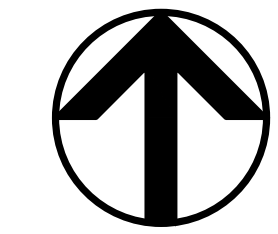
EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	62,000	8,000
APPROXIMATE EXPORT	54,000	0



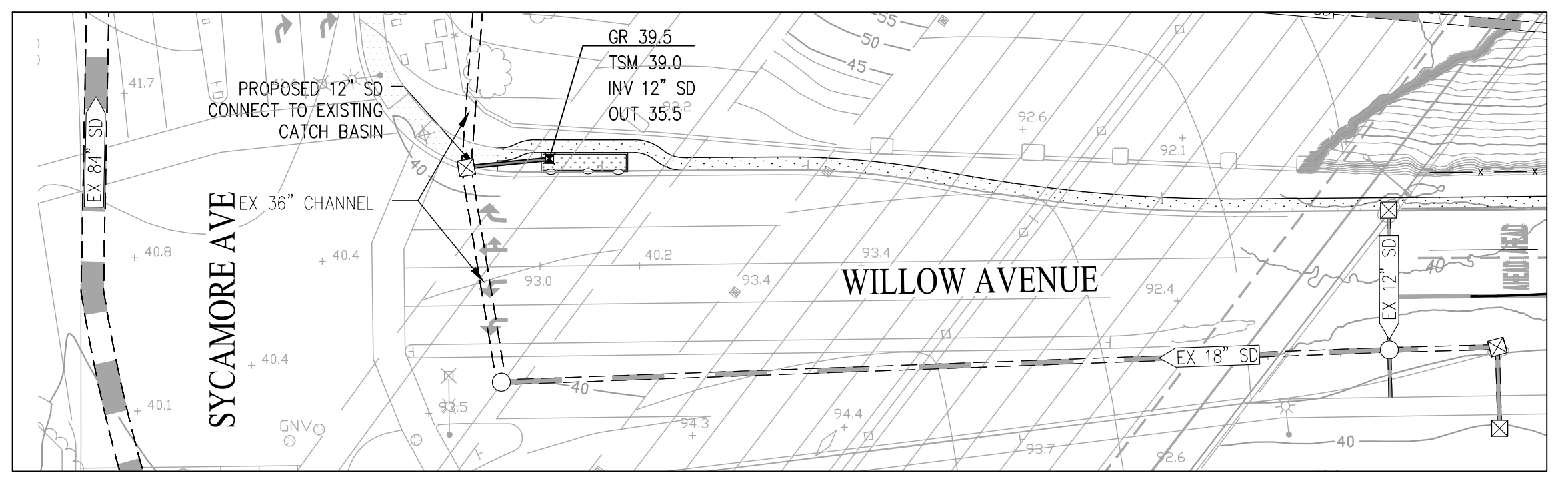
PRELIMINARY GRADING PLAN
SUBDIVISION 9715
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EMBLEM HERCULES

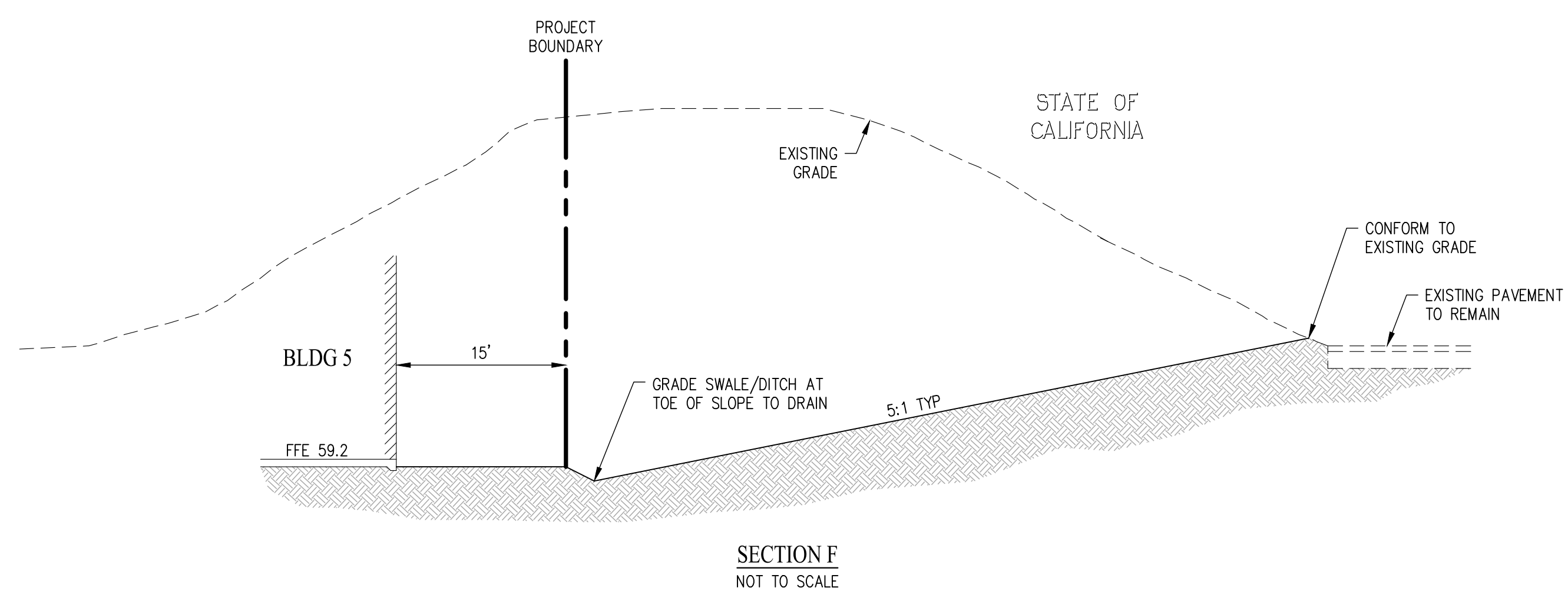
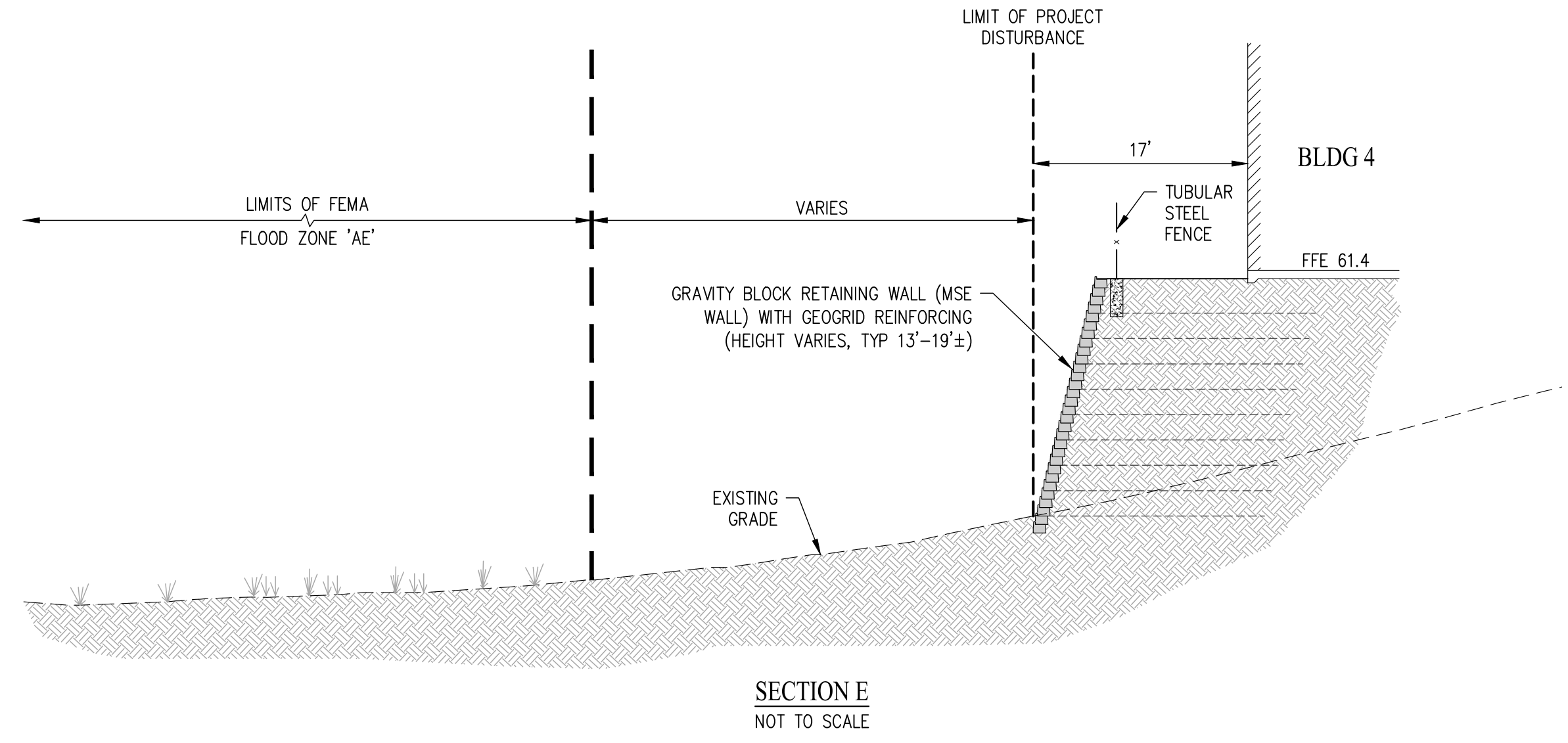
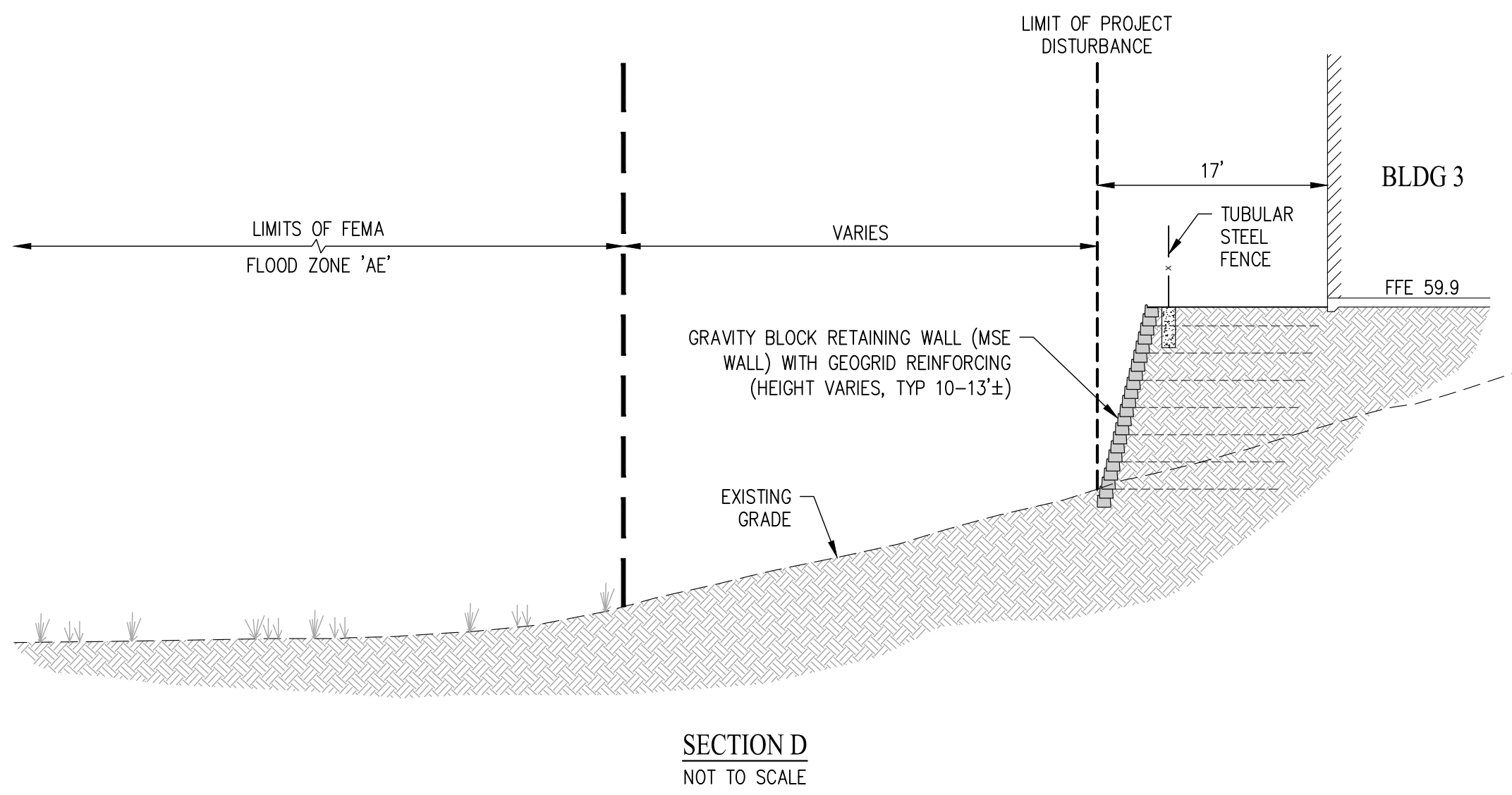
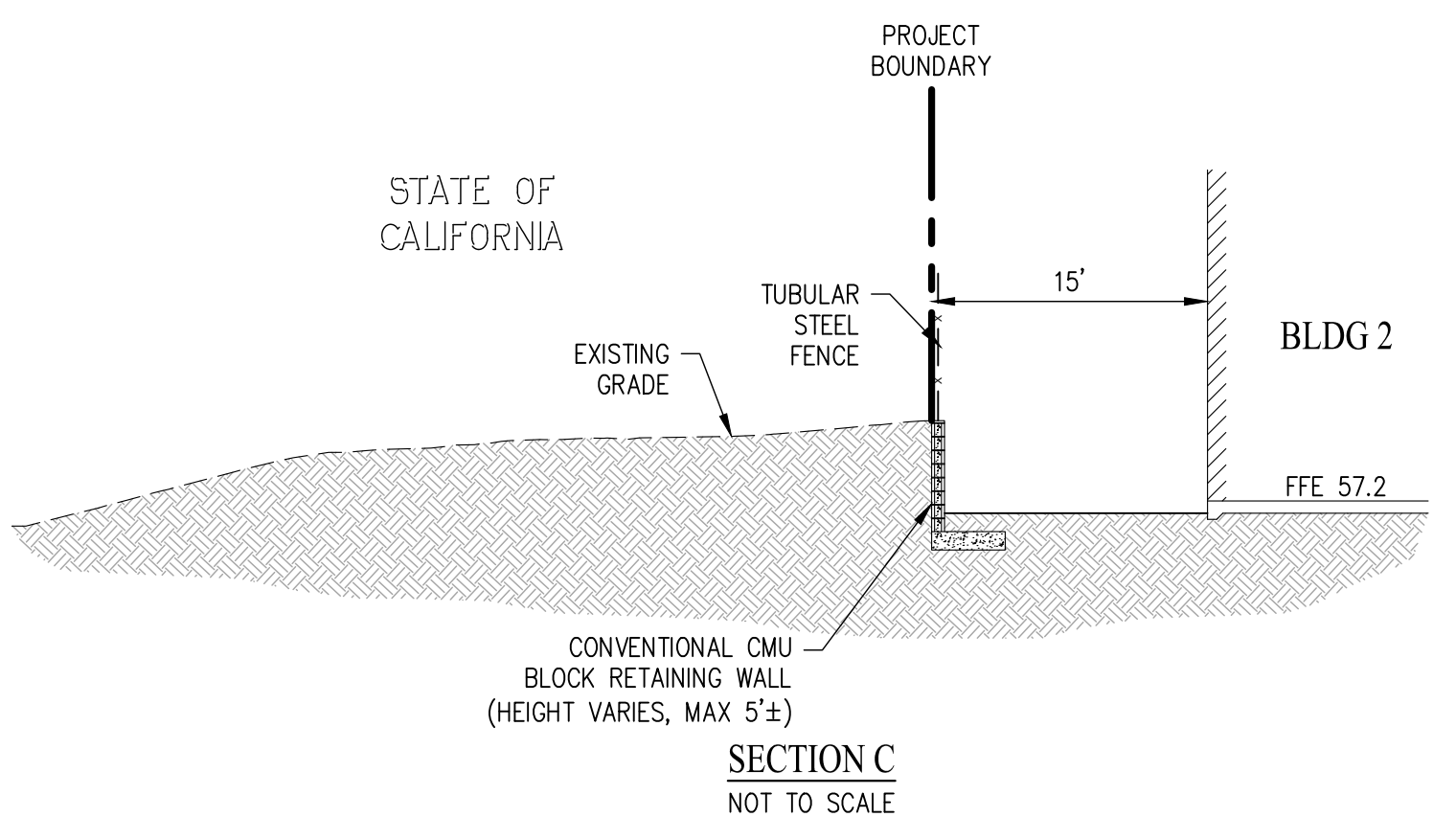
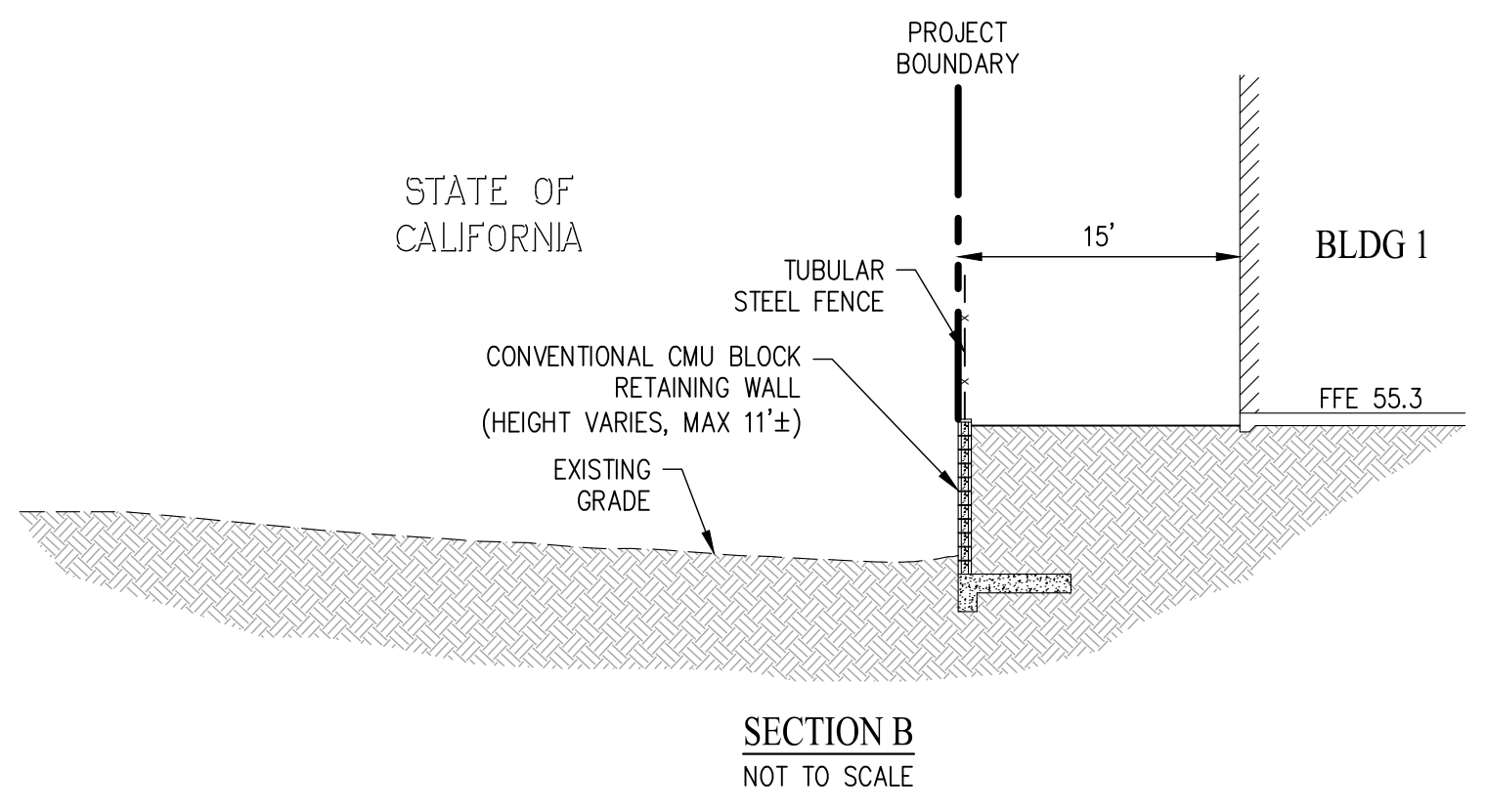
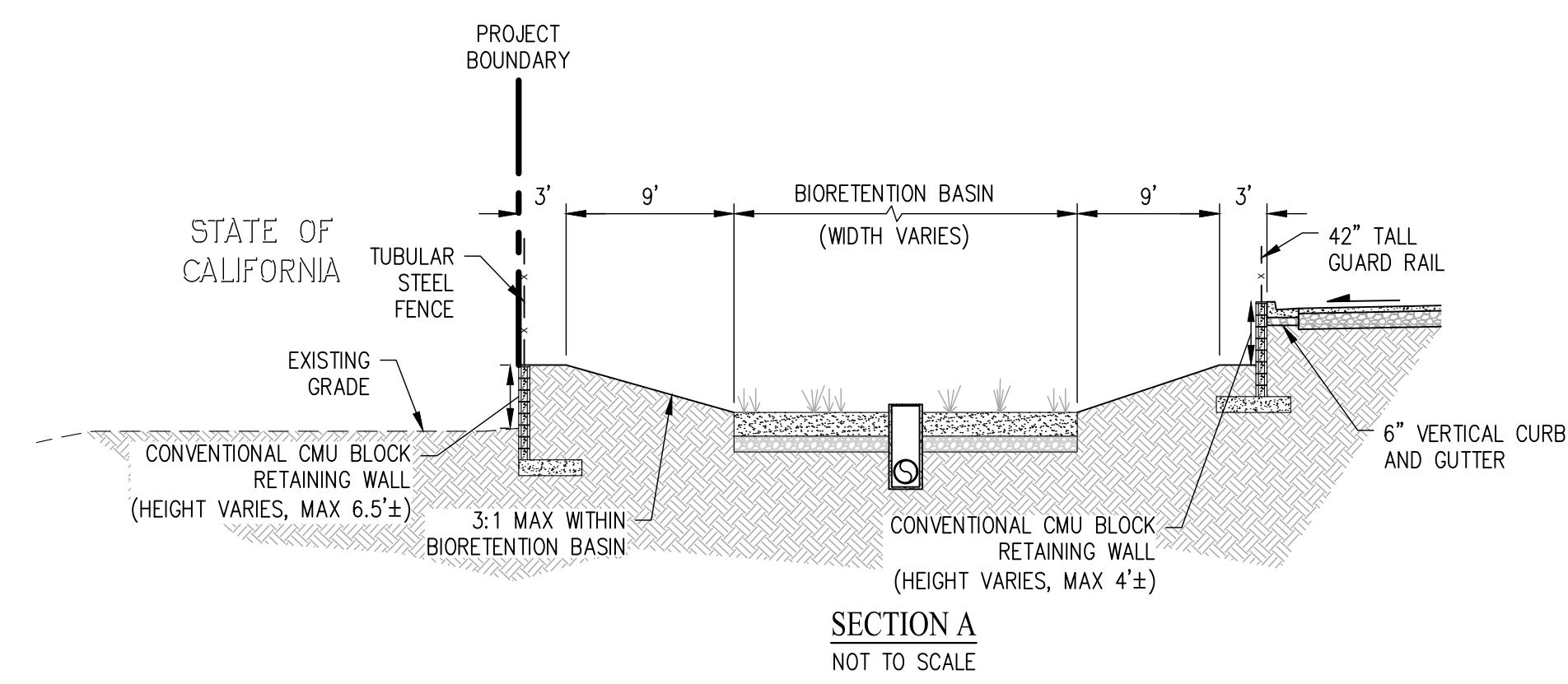
CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: FEBRUARY 13, 2026



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SHEET NO.
C.06
 OF 13 SHEETS

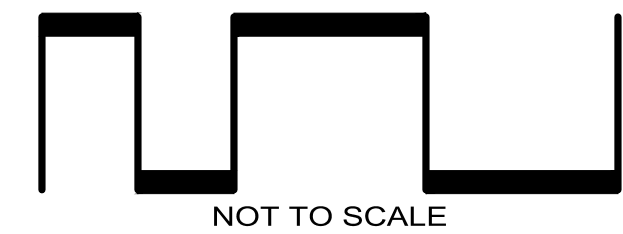
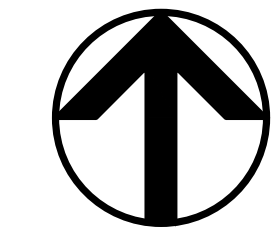




TYPICAL GRAVITY BLOCK WALL (MSE WALL)
NOT TO SCALE

SITE GRADING SECTIONS SUBDIVISION 9715 VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES EMBLEM HERCULES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SC/ SCALE: NTS DATE: FEBRUARY 13, 2026

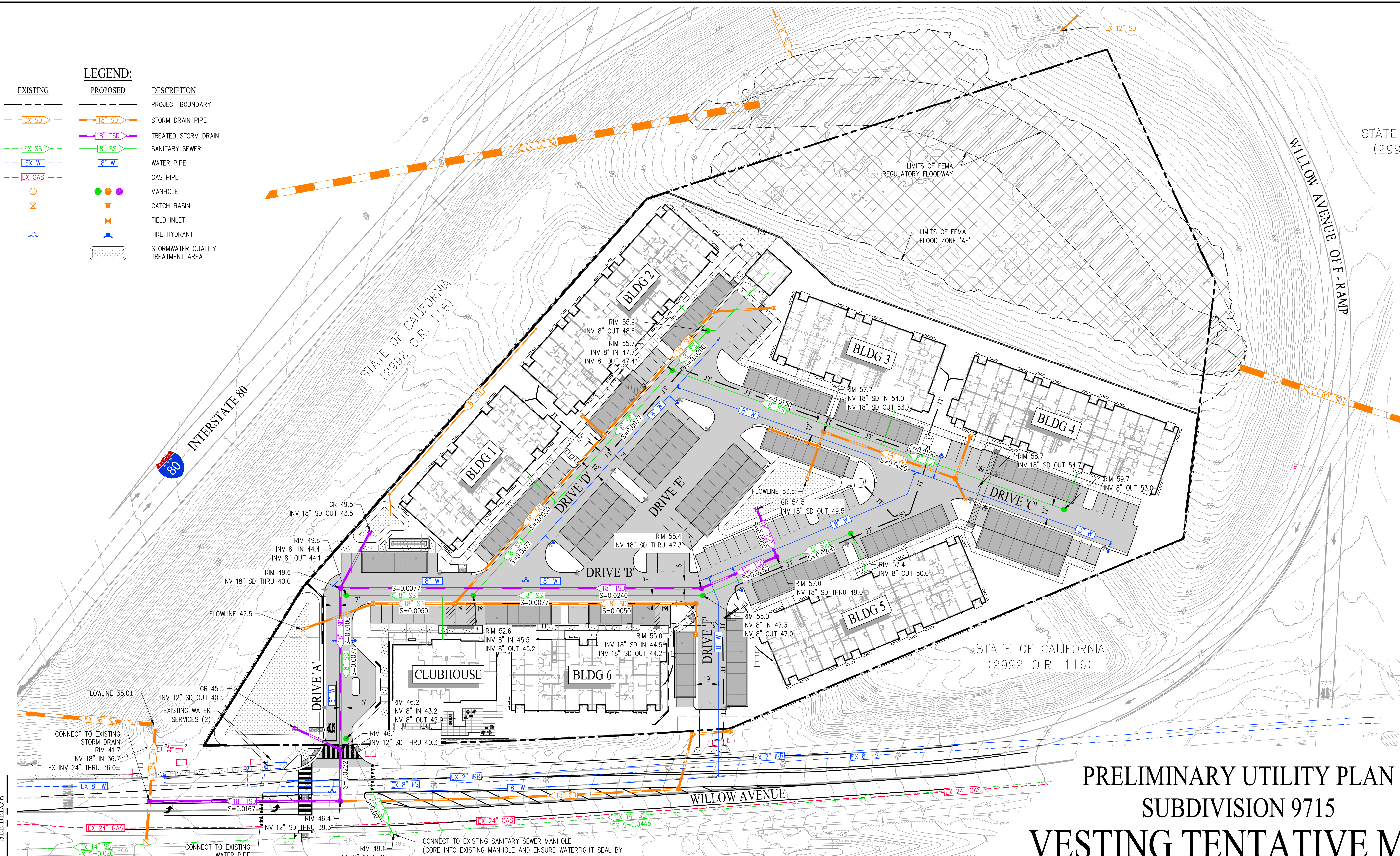


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SHEET NO.
C.07
OF 13 SHEETS

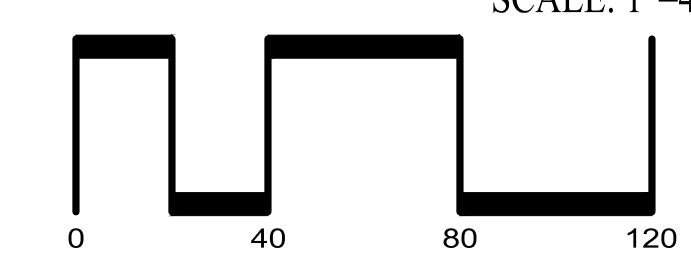
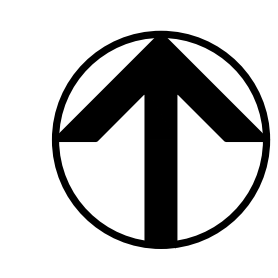
EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		STORM DRAIN PIPE
		TREATED STORM DRAIN
		SANITARY SEWER
		WATER PIPE
		GAS PIPE
		MANHOLE
		CATCH BASIN
		FIELD INLET
		FIRE HYDRANT
		STORMWATER QUALITY TREATMENT AREA

STATE OF CALIFORNIA
(2992 O.R. 116)



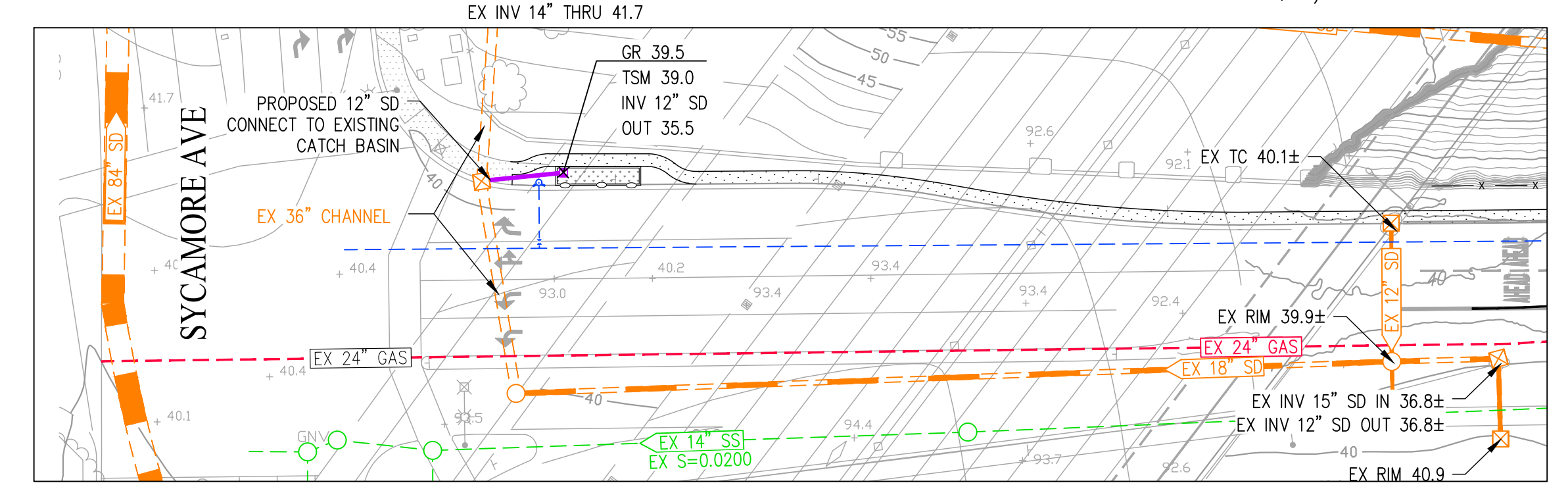
PRELIMINARY UTILITY PLAN
SUBDIVISION 9715
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EMBLEM HERCULES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: FEBRUARY 13, 2026



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SHEET NO.
C.08
OF 13 SHEETS



SEE BELOW

SEE ABOVE

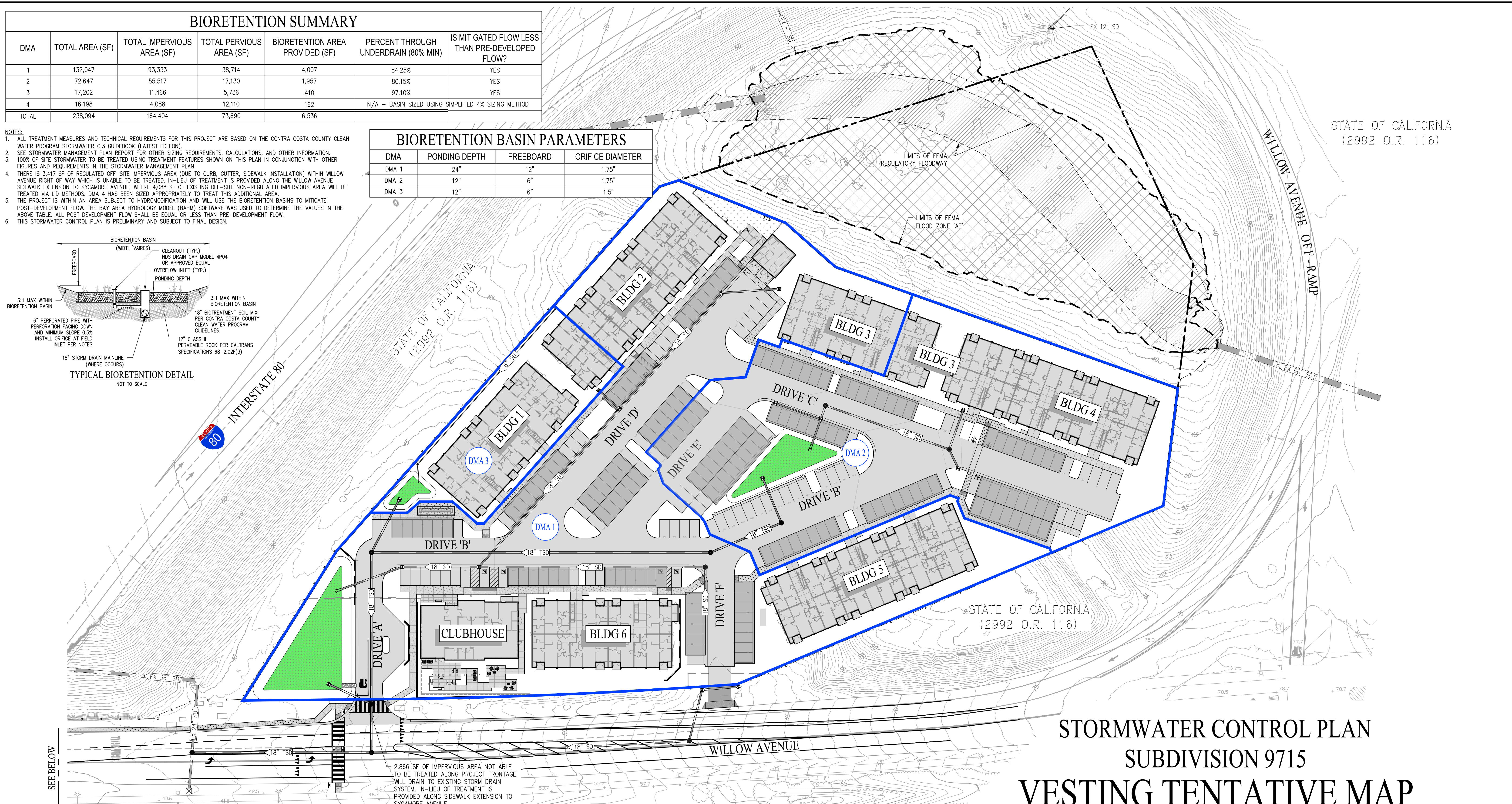
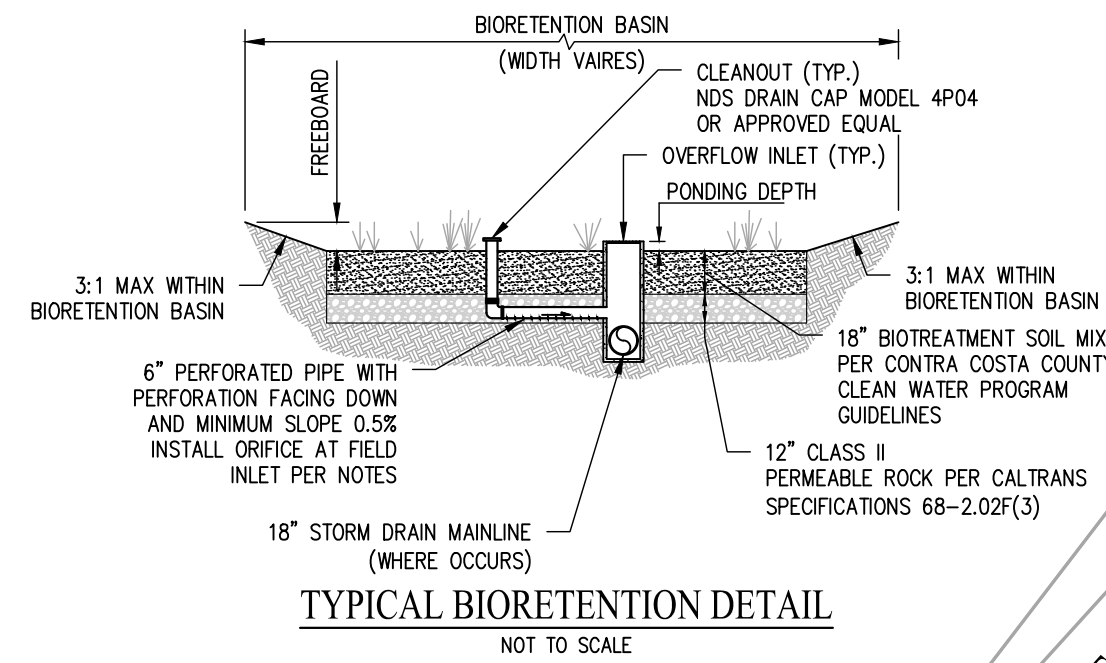
BIORETENTION SUMMARY

DMA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	BIORETENTION AREA PROVIDED (SF)	PERCENT THROUGH UNDERDRAIN (80% MIN)	IS MITIGATED FLOW LESS THAN PRE-DEVELOPED FLOW?
1	132,047	93,333	38,714	4,007	84.25%	YES
2	72,647	55,517	17,130	1,957	80.15%	YES
3	17,202	11,466	5,736	410	97.10%	YES
4	16,198	4,088	12,110	162	N/A - BASIN SIZED USING SIMPLIFIED 4% SIZING METHOD	
TOTAL	238,094	164,404	73,690	6,536		

- NOTES:**
- ALL TREATMENT MEASURES AND TECHNICAL REQUIREMENTS FOR THIS PROJECT ARE BASED ON THE CONTRA COSTA COUNTY CLEAN WATER PROGRAM STORMWATER C.3 GUIDEBOOK (LATEST EDITION).
 - SEE STORMWATER MANAGEMENT PLAN REPORT FOR OTHER SIZING REQUIREMENTS, CALCULATIONS, AND OTHER INFORMATION.
 - 100% OF SITE STORMWATER TO BE TREATED USING TREATMENT FEATURES SHOWN ON THIS PLAN IN CONJUNCTION WITH OTHER FIGURES AND REQUIREMENTS IN THE STORMWATER MANAGEMENT PLAN.
 - THERE IS 3,417 SF OF REGULATED OFF-SITE IMPERVIOUS AREA (DUE TO CURB, GUTTER, SIDEWALK INSTALLATION) WITHIN WILLOW AVENUE RIGHT OF WAY WHICH IS UNABLE TO BE TREATED. IN-LIEU OF TREATMENT IS PROVIDED ALONG THE WILLOW AVENUE SIDEWALK EXTENSION TO SYCAMORE AVENUE, WHERE 4,088 SF OF EXISTING OFF-SITE NON-REGULATED IMPERVIOUS AREA WILL BE TREATED VIA LID METHODS. DMA 4 HAS BEEN SIZED APPROPRIATELY TO TREAT THIS ADDITIONAL AREA.
 - THE PROJECT IS WITHIN AN AREA SUBJECT TO HYDROMODIFICATION AND WILL USE THE BIORETENTION BASINS TO MITIGATE POST-DEVELOPMENT FLOW. THE BAY AREA HYDROLOGY MODEL (BAHM) SOFTWARE WAS USED TO DETERMINE THE VALUES IN THE ABOVE TABLE. ALL POST DEVELOPMENT FLOW SHALL BE EQUAL OR LESS THAN PRE-DEVELOPMENT FLOW.
 - THIS STORMWATER CONTROL PLAN IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.

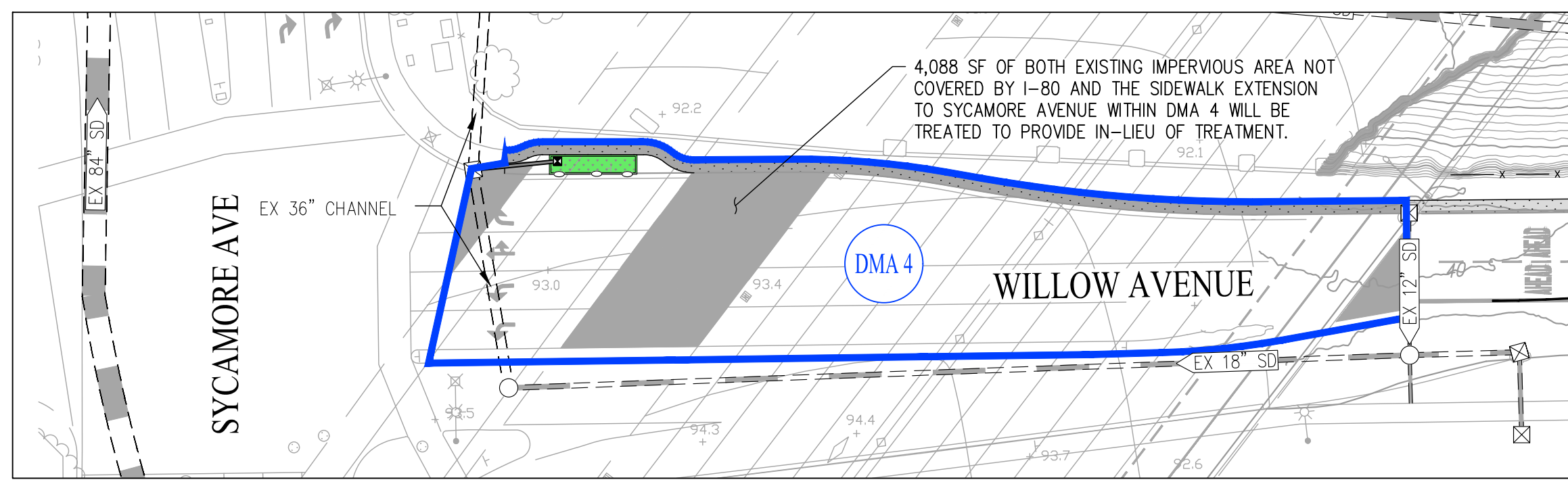
BIORETENTION BASIN PARAMETERS

DMA	PONDING DEPTH	FREEBOARD	ORIFICE DIAMETER
DMA 1	24"	12"	1.75"
DMA 2	12"	6"	1.75"
DMA 3	12"	6"	1.5"



2,866 SF OF IMPERVIOUS AREA NOT ABLE TO BE TREATED ALONG PROJECT FRONTAGE WILL DRAIN TO EXISTING STORM DRAIN SYSTEM. IN-LIEU OF TREATMENT IS PROVIDED ALONG SIDEWALK EXTENSION TO SYCAMORE AVENUE.

4,088 SF OF BOTH EXISTING IMPERVIOUS AREA NOT COVERED BY I-80 AND THE SIDEWALK EXTENSION TO SYCAMORE AVENUE WITHIN DMA 4 WILL BE TREATED TO PROVIDE IN-LIEU OF TREATMENT.



**STORMWATER CONTROL PLAN
SUBDIVISION 9715
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EMBLEM HERCULES**

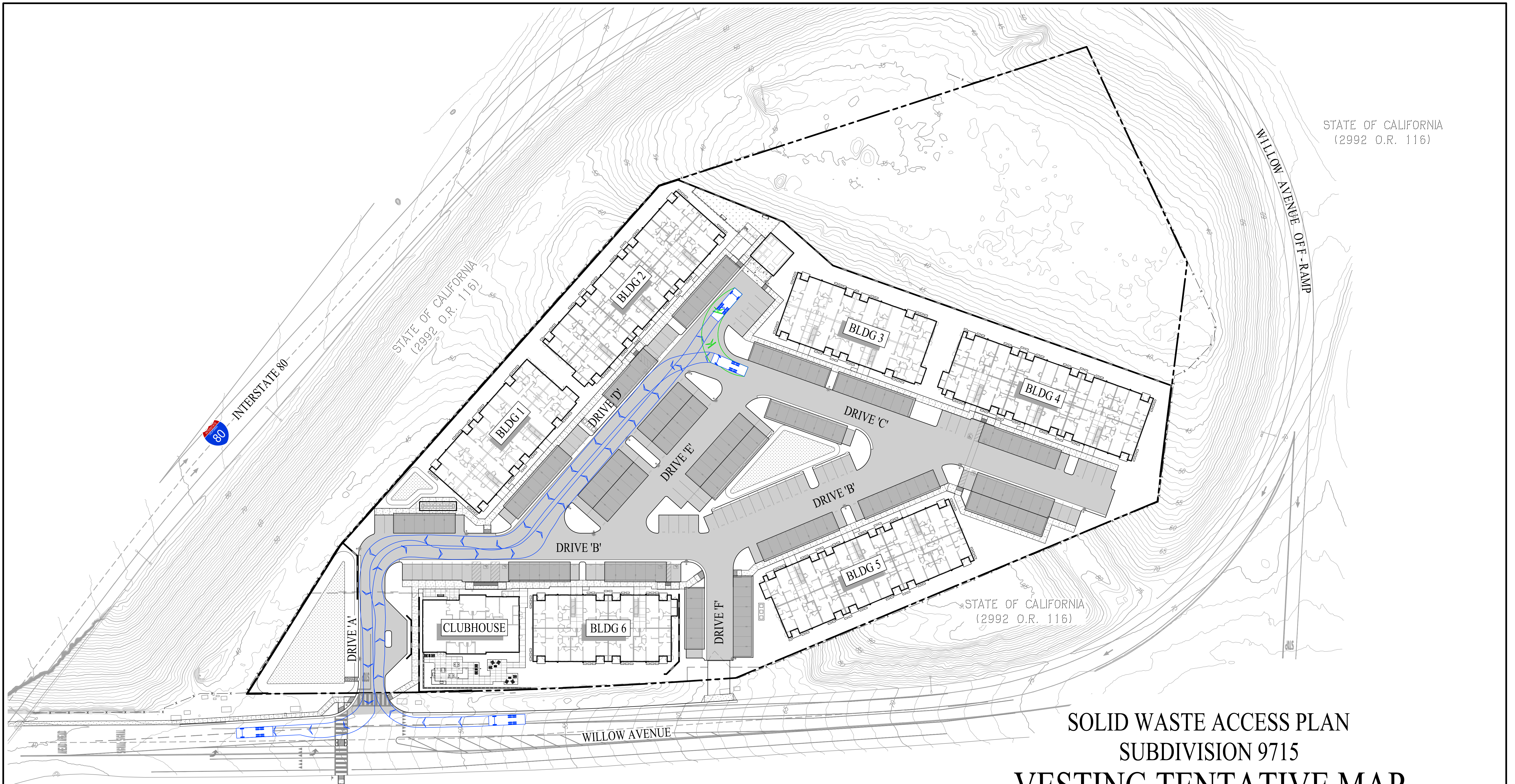
CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: FEBRUARY 13, 2026

cbg
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SHEET NO.
C.09
OF 13 SHEETS

STATE OF CALIFORNIA
(2992 O.R. 116)



SOLID WASTE ACCESS PLAN
 SUBDIVISION 9715
VESTING TENTATIVE MAP
 FOR CONDOMINIUM PURPOSES
 EMBLEM HERCULES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

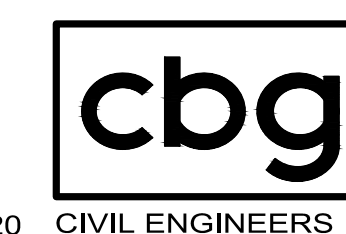
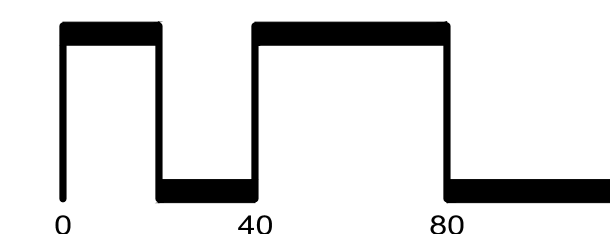
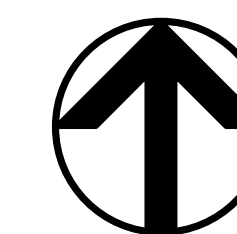
SCALE: 1"=40' DATE: FEBRUARY 13, 2026

LEGEND:

- PROJECT BOUNDARY
- SOLID WASTE TRUCK BODY
- PATH OF FORWARD TRAVEL
- PATH OF BACKWARD TRAVEL

SOLID WASTE COLLECTION PROCESS:

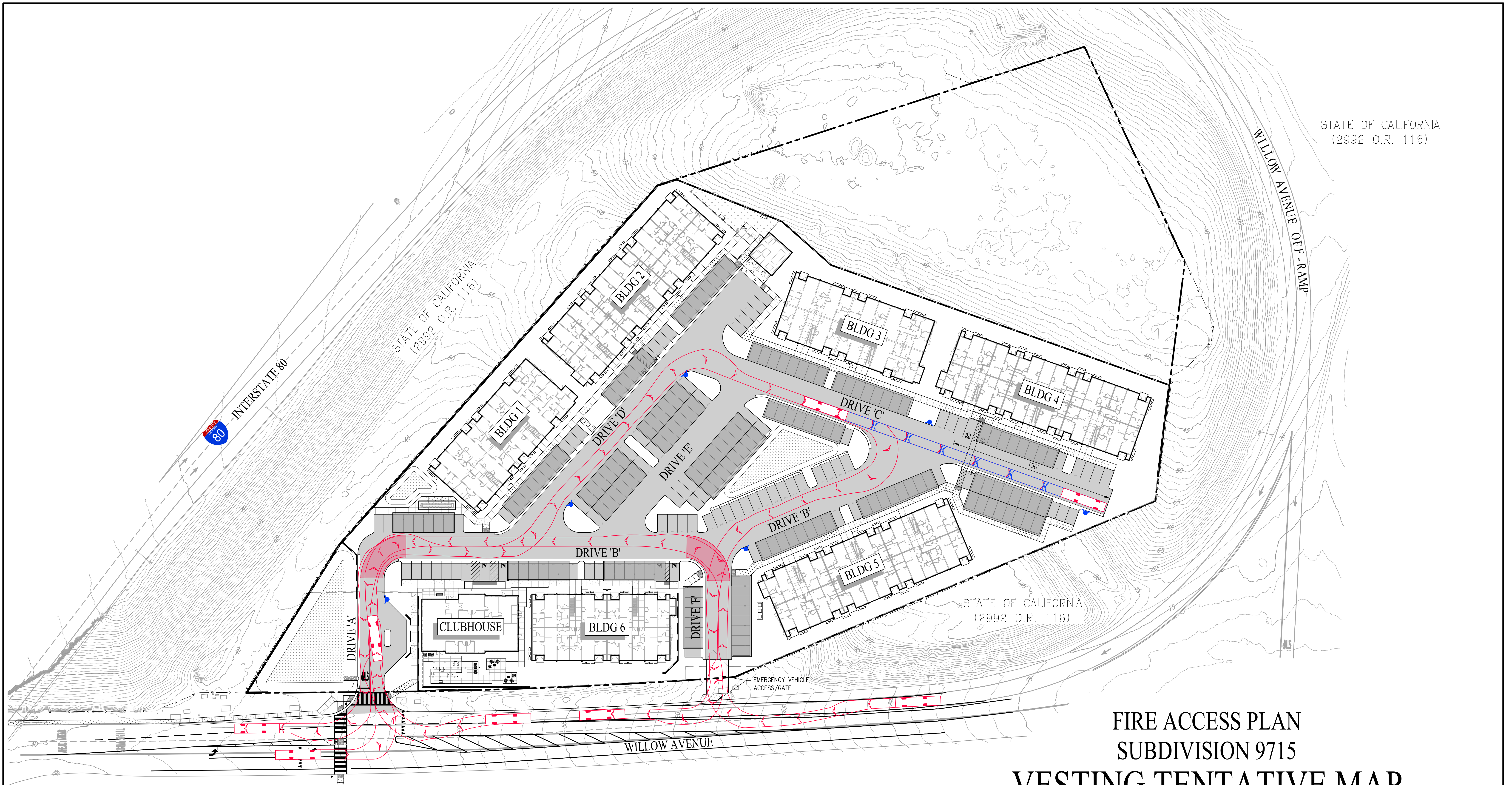
1. HOMEOWNERS TO STORE SOLID WASTE BINS INSIDE EACH RESPECTIVE UNIT UNTIL COLLECTION DAY. ON COLLECTION DAY (WEEKLY), HOMEOWNERS TO STAGE SOLID WASTE OUTSIDE ENTRY DOOR OR IN DESIGNATED AREAS.
2. SOLID WASTE COLLECTION TO BE DONE BY REPUBLIC SERVICES.



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SHEET NO.
C.10
 OF 13 SHEETS






STATE OF CALIFORNIA
(2992 O.R. 116)

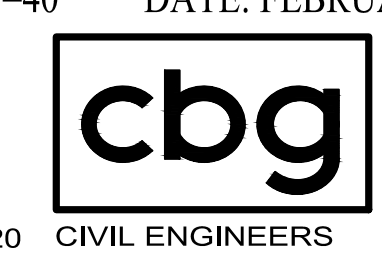
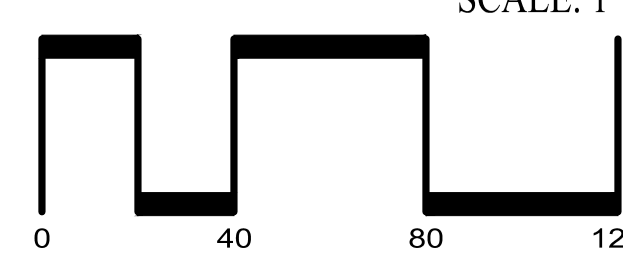
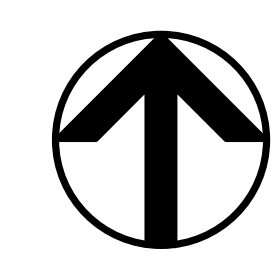


FIRE ACCESS PLAN
 SUBDIVISION 9715
VESTING TENTATIVE MAP
 FOR CONDOMINIUM PURPOSES
EMBLEM HERCULES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1"=40' DATE: FEBRUARY 13, 2026

LEGEND:

-  PROJECT BOUNDARY
-  FIRE TRUCK BODY
-  PATH OF FORWARD TRAVEL
-  PATH OF BACKWARD TRAVEL
-  FIRE HYDRANT



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SHEET NO.
C.11
 OF 13 SHEETS

ALTA / NSPS LAND TITLE SURVEY

CITY OF HERCULES, COUNTY OF CONTRA COSTA, STATE OF CA

DATE OF SURVEY : SEPTEMBER 17, 2024

TITLE REPORT:

THIS SURVEY WAS PREPARED BASED ON THE PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, ORDER # 013-30105069-B-KD9, EFFECTIVE DECEMBER 3, 2024 AND AMENDED DECEMBER 9, 2024; AND A FIELD SURVEY CONDUCTED BY TRACEAIR SURVEYING, LLC IN SEPTEMBER 2024.

LEGAL DESCRIPTION PER ORDER NO. 013-30105069-B-KD9:

REAL PROPERTY IN THE CITY OF HERCULES, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

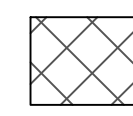
THAT CERTAIN REAL PROPERTY SHOWN ON THE PARCEL MAP NO. 1007, RECORDED AUGUST 2, 1977 IN THE OFFICIAL RECORDS FOR CONTRA COSTA COUNTY IN BOOK 56 OF PARCEL MAPS AT PAGES 42 AND 43.

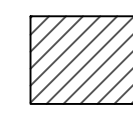
EXCEPTING THEREFROM:

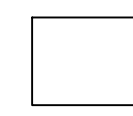
THAT PORTION OF SAID LAND AS DESCRIBED IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 11, 1993, BOOK 18645, PAGE 685, INSTRUMENT NO. 93-155095, OFFICIAL RECORDS.

APN: 406-070-042-6

FLOOD ZONE DESIGNATION:

 A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" WITH A BASE FLOOD ELEVATION OF BETWEEN 37' AND 39' PER COMMUNITY PANEL NUMBER 06013C0044H, HAVING A MAP EFFECTIVE DATE OF MARCH 21, 2017. ZONE "AE" IS DESCRIBED AS A "SPECIAL FLOOD HAZARD AREA". THIS AREA IS LABELED AND DEPICTED BY SHADING ON THE MAP.

 A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A REGULATORY FLOODWAY, PER COMMUNITY PANEL NUMBER 06013C0044H, HAVING A MAP EFFECTIVE DATE OF MARCH 21, 2017. A "REGULATORY FLOODWAY" IS DESCRIBED AS A "SPECIAL FLOOD HAZARD AREA". THIS AREA IS LABELED AND DEPICTED BY CROSS-HATCHING ON THE MAP.

 THE REMAINING PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" PER COMMUNITY PANEL NUMBER 06013C0044H, WITH A MAP EFFECTIVE DATE OF MARCH 21, 2017. ZONE "X" IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" OR "AREA OF MINIMAL FLOOD HAZARD" (SEE MAP - SHEET 2)

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT INCLUDE ANY LOCATION OR RESEARCH FOR UNDERGROUND UTILITIES OR OTHER FACILITIES, IF ANY, OTHER THAN AS SHOWN.
- GROSS AREA = 6.721 ACRES.
- RECORD OWNER: HERCULES HOTEL DEVELOPMENT GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
- SITE ADDRESS: NONE LISTED
- IN REGARDS TO TABLE "A" ITEM 15; THIS SURVEY INCORPORATES DATA OBTAINED USING AERIAL PHOTOGRAMMETRY TECHNIQUES CONDUCTED ON SEPTEMBER 17, 2024. THE METHODOLOGIES EMPLOYED INCLUDED ACQUISITION OF OVER 200 OVERLAPPING IMAGES FROM A 20 MB CAMERA FLOWN FROM AN ALTITUDE LESS THAN 200 FT ABOVE GROUND, WITH A COMPUTED GSD OF LESS THAN 2CM PER PIXEL. THE DATA PRECISION IS SUBJECT TO A TOLERANCE OF ±0.15 FEET FOR HORIZONTAL MEASUREMENTS AND ±0.20 FEET FOR VERTICAL MEASUREMENTS. SOURCES OF DATA ALSO INCLUDED SUPPLEMENTAL GROUND VERIFICATION (CHECK POINTS) TO ENSURE ACCURACY.
- IN REGARDS TO TABLE "A" ITEM 16; OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS; NONE
- IN REGARDS TO TABLE "A" ITEM 17; PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF ANY INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION, CONCEPTUAL SITE PLAN - SCHEMES 1&2 FOR WILLOW AVENUE APARTMENTS WAS PROVIDED BY OWNER - STATUS UNDETERMINED.
- IN REGARDS TO TABLE "A" ITEM 18; PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENT PROVIDED TO OR OBTAINED BY THE SURVEYOR: NONE
- IN REGARDS TO TABLE "A" ITEM 19; PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$1,000,000.
- IN REGARDS TO TABLE "A" ITEM 20; OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR LANDFILL, NONE OBSERVED.
- ASSESSOR PARCEL NUMBER: 406-070-042-6 (CONTRA COSTA COUNTY)
- TITLE REPORT SCHEDULE B, ITEMS 6 AND 7 MAKE REFERENCE TO A DOCUMENT ENTITLED "WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND", HOWEVER, BOTH DOCUMENTS ARE GRANT DEEDS THAT CONVEY PROPERTY, WHEREIN GRANTOR RELEASES AND RELINQUISHES TO THE GRANTEE ANY AND ALL ABUTTER'S RIGHTS, INCLUDING ACCESS RIGHTS, APPURTENANT TO GRANTOR'S REMAINING PROPERTY, IN AND TO SAID FREEWAY. THIS MAP IDENTIFIES AND PLOTS THE LOCATIONS OF SUCH ABUTTER'S RIGHTS

VICINITY MAP

NOT TO SCALE



BASIS OF BEARINGS:

THE LINE BETWEEN THE FOUND 2.5" BRASS DISC, STAMPED 23233, LOCATED APPROX. 30 FEET NORTH OF THE NORTH SIDE OF WILLOW AVENUE, IN THE GORE BETWEEN THE INTERSTATE 80 OFF-RAMP AND THE STATE HIGHWAY 4 ON-RAMP (ALSO KNOWN AS CALTRANS PT# 3002), AND THE FOUND 1-1/2" IRON PIPE W/ "CALTRANS CONTROL" PLUG, LYING 108.80 FEET NWLY OF EASTERLY CORNER OF PARCEL 1 (114 PM 1) AS SHOWN ON RECORD OF SURVEY RS-3255 FILED IN BOOK 138 OF LICENSED SURVEYORS' MAPS AT PAGE 13, CONTRA COSTA COUNTY RECORDS, BEING CALCULATED AS N19°31'29"E, IS HELD AS THE BASIS OF BEARINGS.

COORDINATE SYSTEM:

COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE III (EPOCH 2002.0) AS DERIVED FROM COORDINATE VALUES SHOWN ON RECORD OF SURVEY RS-3255 FILED IN BOOK 138 OF LICENSED SURVEYORS' MAPS AT PAGE 13, CONTRA COSTA COUNTY RECORDS.

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON CALTRANS PT# 3002, A 2.5" BRASS DISC, STAMPED 23233 (SEE DETAILED DESCRIPTION ABOVE), ESTABLISHED DURING CC80 PM10-14 REHAB MTLs PROJECT (SR18-064), AS OBTAINED FROM CALTRANS DISTRICT 4 TRANSPORTATION SURVEYOR. NAVD88 ELEVATION: 77.545

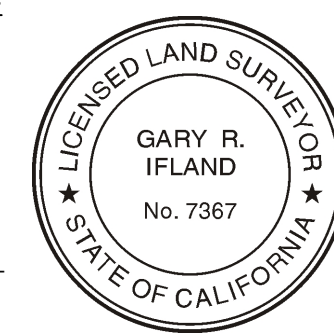
CERTIFICATION:

TO QUARTERRA GROUP, INC; QUARTERRA MULTIFAMILY COMMUNITIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AND FIDELITY NATIONAL TITLE COMPANY THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 17, 2024.

THE DATE OF THE PLAT/MAP: 12/09/2024

REVISED 03/14/2025


GARY IFLAND, PLS 7367



TITLE REPORT SCHEDULE B ITEMS:

THE ITEMS REFERRED TO IN SAID REPORT PREPARED BY LENNAR TITLE, INC, AS ORDER NO.: 192002-001776, VERSION NO. 1, HAVING A COMMITMENT DATED OF AUGUST 20, 2024.

INDICATES ITEM PLOTTED HEREON (SHEET 2).

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2024-2025, A LIEN NOT YET DUE OR PAYABLE.
- TAXES FOR PRORATION PURPOSES ONLY FOR THE FISCAL YEAR 2023-2024.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- AN EASEMENT FOR PUBLIC HIGHWAY AND SLOPE AND INCIDENTAL PURPOSES, RECORDED MAY 28, 1952 AS INSTRUMENT NO. 23429, LIBER 1939, PAGE 232 OF OFFICIAL RECORDS.
IN FAVOR OF: STATE OF CALIFORNIA

AFFECTS: SAID LAND

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
THE EASEMENT WAS LOCATED AND DETERMINED TO NOT AFFECT THE SUBJECT PROPERTY.

- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND" RECORDED MARCH 22, 1957 AS BOOK 2952, PAGE 116 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND" RECORDED JUNE 1, 1993 AS INSTRUMENT NO. 93-155095, BOOK 18645, PAGE 685 OF OFFICIAL RECORDS.
- A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT

RECORDING DATE: JUNE 11, 2009
RECORDING NO: 2009-0136986, OF OFFICIAL RECORDS
REDEVELOPMENT AGENCY: REDEVELOPMENT AGENCY OF THE CITY OF HERCULES

WHEREAS THE PROPERTY IS CONTAINED WITHIN THE PROJECT AREA AS DEPICTED AND DESCRIBED IN SAID DOCUMENT, THE EXPIRATION DATE OF JULY 9, 2021 HAS PASSED WITHOUT ADOPTION OR EXTENSION. THEREFORE THIS ITEM DOES NOT AFFECT THE PROPERTY AS NO DOCUMENTATION WAS PROVIDED TO SURVEYOR TO INDICATE OTHERWISE.

- INTENTIONALLY DELETED
- A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$860,000.00
DATED: JUNE 14, 2013
TRUSTOR/GRANTOR: HERCULES HOTEL DEVELOPMENT GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: OLD REPUBLIC TITLE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: THE PMB PRIME FUND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: JUNE 14, 2013
RECORDING NO: 2013-0151814, OF OFFICIAL RECORDS
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
- THE COMPANY WILL REQUIRE THAT AN OWNER'S AFFIDAVIT BE COMPLETED BY THE PARTY(S) NAMED BELOW BEFORE THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE.
PARTY(S): HERCULES HOTEL DEVELOPMENT GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED AFFIDAVIT.
- THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW:
LIMITED LIABILITY COMPANY: HERCULES HOTEL DEVELOPMENT GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 - A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
 - IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENTS THERETO WITH THE APPROPRIATE FILING STAMPS.
 - IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED, A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
 - A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY IS CURRENTLY DOMICILED.
 - IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.
 - IF LIMITED LIABILITY COMPANY IS A SINGLE MEMBER ENTITY, A STATEMENT OF INFORMATION FOR THE SINGLE MEMBER WILL BE REQUIRED.
 - EACH MEMBER AND MANAGER OF THE LLC WITHOUT AN OPERATING AGREEMENT MUST EXECUTE IN THE PRESENCE OF A NOTARY PUBLIC THE CERTIFICATE OF CALIFORNIA LLC (WITHOUT AN OPERATING AGREEMENT) STATUS AND AUTHORITY FORM.
- THE REQUIREMENT THAT THE COMPLETE AND CORRECT NAME(S) OF THE BUYER(S) IN THIS TRANSACTION BE SUBMITTED TO THE TITLE DEPARTMENT AT LEAST 5 DAYS PRIOR TO THE CLOSE OF ESCROW.

REVISIONS
APPROVED

surveying

TRACEAIR
Traceair Surveying, Inc.
548 Market St PMB 953956
San Francisco, California 94104
Tel: 929 542 7366

ALTA / NSPS LAND TITLE SURVEY
A PORTION OF THE LANDS CONVEYED TO HERCULES HOTEL DEVELOPMENT GROUP, LLC, BY DEED RECORDED 01/26/2004 AS DOCUMENT # 2004-0024636, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, CALIFORNIA
CITY OF HERCULES
WILLOW AVENUE

SITUATE IN THE CITY OF HERCULES, COUNTY OF CONTRA COSTA, CA
DATE 12/09/2024
SCALE 1" = 40' -"
DRAWN NPI/RI

SHEET NO.
C.12
OF 13 SHEETS

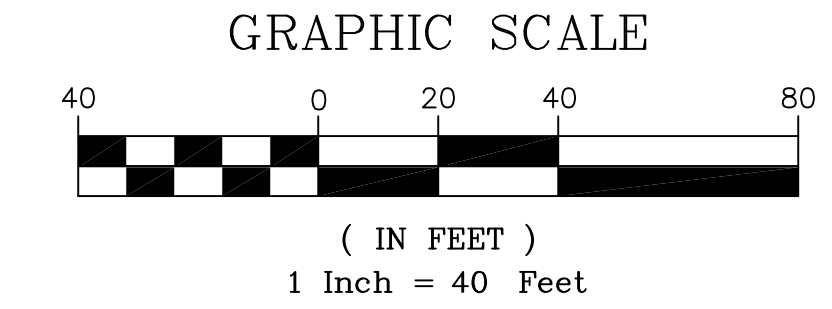
SHEET
1
OF 2 SHEETS

JOB NO. T24004

ALTA / NSPS LAND TITLE SURVEY

CITY OF HERCULES, COUNTY OF CONTRA COSTA, STATE OF CA

DATE OF SURVEY : SEPTEMBER 17, 2024



BASIS OF BEARINGS:

THE LINE BETWEEN THE FOUND 2.5" BRASS DISC, STAMPED 23233, LOCATED APPROX. 30 FEET NORTH OF THE NORTH SIDE OF WILLOW AVENUE, IN THE GORE BETWEEN THE INTERSTATE 80 OFF-RAMP AND THE STATE HIGHWAY 4 ON-RAMP (ALSO KNOWN AS CALTRANS PT# 3002), AND THE FOUND 1-1/2" IRON PIPE W/ "CALTRANS CONTROL" PLUG, LYING 108.80 FEET NWLY OF EASTERLY CORNER OF PARCEL 1 (114 PM 1) AS SHOWN ON RECORD OF SURVEY RS-3255 FILED IN BOOK 138 OF LICENSED SURVEYORS' MAPS AT PAGE 13, CONTRA COSTA COUNTY RECORDS, BEING CALCULATED AS N19°31'29"E, IS HELD AS THE BASIS OF BEARINGS. - SEE NOTE 2 BELOW.

COORDINATE SYSTEM:

COORDINATES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83) ZONE III (EPOCH 2002.0) AS DERIVED FROM COORDINATE VALUES SHOWN ON RECORD OF SURVEY RS-3255 FILED IN BOOK 138 OF LICENSED SURVEYORS' MAPS AT PAGE 13, CONTRA COSTA COUNTY RECORDS.

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON CALTRANS PT# 3002, A 2.5" BRASS DISC, STAMPED 23233 (SEE DETAILED DESCRIPTION ABOVE), ESTABLISHED DURING C080 PM10-14 REHAB MTLs PROJECT (SR18-064), AS OBTAINED FROM CALTRANS DISTRICT 4 TRANSPORTATION SURVEYOR. NAVD88 ELEVATION: 77.545

REFERENCES TO CONTRA COSTA COUNTY RECORDS:

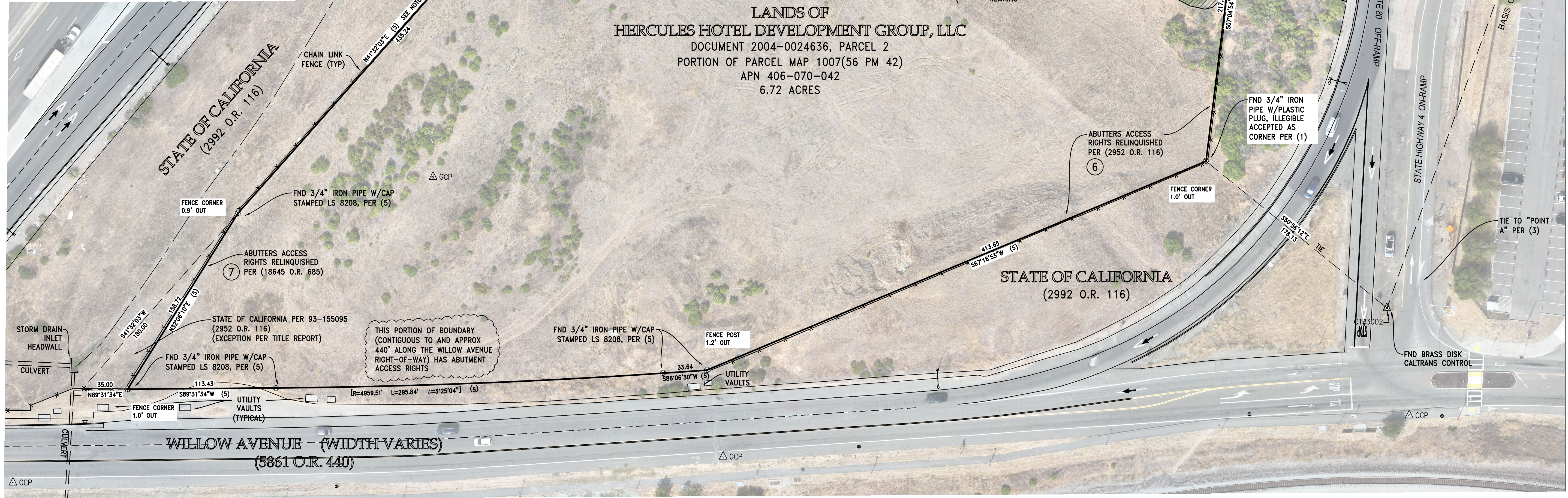
- (1) DOCUMENT 2004-0024636
- (2) PARCEL MAP 1007, (56 PM 42)
- (3) RECORD OF SURVEY RS-3255, (138 LSM 13)
- (4) INSTRUMENT NO. 93-155093 (18645 O.R. 685)
- (5) RECORD OF SURVEY RS-3285, (139 LSM 15)

NOTES:

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, MEASURED IN FEET AND DECIMALS THEREOF. MULTIPLY DISTANCES SHOWN HEREON BY 0.99994113 TO OBTAIN GRID DISTANCES SHOWN ON 138 LSM 13.
2. BEARINGS PER PARCEL MAP 1007 (56 PM 42) HAVE BEEN ROTATED CLOCKWISE 0°00'32" TO MATCH THIS BEARING BASE.
3. SEE SHEET 1 FOR ADDITIONAL NOTES AND TITLE DATA.

LEGEND

- FOUND MONUMENT AS NOTED
- Ⓜ PLOTTED EASEMENT PER TITLE REPORT EXCEPTION
- △ AERIAL CONTROL TARGET
- PROPERTY BOUNDARY LINE
- ⚡ FIRE HYDRANT
- ⊕ ⊖ ⊙ MANHOLE (D=STORM, S=SEWER, MH= UNDETERMINED)
- FENCE (INCL CHAIN LINK FENCE)
- STREET LIGHT
- WALL
- ⚡ UTILITY POLE
- Ⓜ CATCH BASIN



<p>ALTA / NSPS LAND TITLE SURVEY</p> <p>A PORTION OF THE LANDS CONVEYED TO HERCULES HOTEL DEVELOPMENT GROUP, LLC, BY DEED RECORDED 01/29/2004 AS DOCUMENT # 2004-0024636, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, WILLLOW AVENUE CITY OF HERCULES COUNTY OF CONTRA COSTA, CA</p>	<p>TRACÉAIR</p> <p>Traceair Surveying, Inc. 548 Market St PMB 953956 San Francisco, California 94104 tel.: 929 542 7366</p>
<p>SITUATE IN THE CITY OF HERCULES, COUNTY OF CONTRA COSTA, CA</p>	<p>DATE 12/09/2024</p>
<p>SCALE 1" = 40' -</p>	<p>DRAWN NP/GR</p>
<p>SHEET NO.</p> <h1 style="font-size: 2em;">C.13</h1> <p>OF 13 SHEETS</p>	<p>SHEET</p> <h1 style="font-size: 2em;">2</h1> <p>OF 2 SHEETS</p>
<p>JOB NO. T24005</p>	

PLANT PALETTE

TREES							
KEY	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENT	WUCOL	CA NATIVE
ARB UNE	12	24" box	Arbutus unedo	Strawberry Tree		L	
ARB MAR	6	24" box	Arbutus 'marina'	Marina Strawberry Tree		L	
CER OCC	20	24" box	Cercis occidentalis	Western Redbud		L	Y
CUP SEM	8	48" box	Cupressus sempervirens	Italian Cypress		L	
GIN BIL	38	24" box	Ginkgo biloba 'Goldenspire'	Goldenspire Ginkgo		M	
LYO FLO	37	24" box	Lyonothamnus floribundus	Catalina Ironwood		L	Y
PLA ACE	8	24" box	Platanus acerfolia 'Columbia'	London Plane Tree		L	
POD GRA	10	24" box	Podocarpus gracilior	African Fern Pine		M	
OLE SWA	2	36" box	Olea 'Swan Hill'	Swan Hill Fruitless Olive	Multi Trunk	L	
QUE AGR	11	24" box	Quercus agrifolia	Coast Live Oak		VL	Y
QUE SUB	5	24" box	Quercus suber	Cork Oak		L	
ULM PAR	12	24" box	Ulmus parvifolia 'Drake'	Drake Chinese Elm		L	
TRI LAU	12	24" box	Tristania laurina 'Elegant'	Elegant Water Gum		L	
TOTAL	181						

NOTE: Trees along drive aisle shall be maintained to have 13'-6" vertical clearance for fire access.



EMBLEM HERCULES Hercules, CA



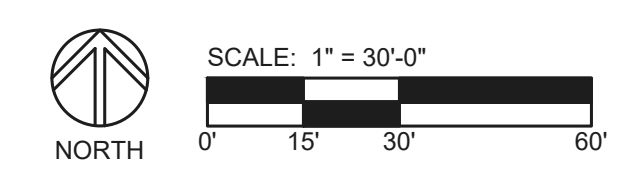
THE
Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

Issues/Revisions:		
No.	Date	Description

PLANTING PLAN

Date: 09/05/2025

L-2.0



VEHICULAR POLE LIGHT

HUBBELL Outdoor Lighting

RATIO Series
AREASITE LIGHTER

FEATURES

- Low profile LED area-site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots.
- Featuring Micro Drive Optics which maximizes target zone illumination with minimal losses at the roadside, reducing light trespass issues.
- Visual comfort standard.
- Compact and lightweight design with low EPH.
- 30' rated for high vibration applications including bridges and overpasses.
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Fix with networked controls.
- Step in class surge protection available.

CONTROL TECHNOLOGY

SiteSense™ NX DISTRIBUTED INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat sink and optional heat dissipation vents keeping a clean smooth outer surface.
- Common stainless, die-cast aluminum housing with powder coat paint finish.

OPTICS

- 1" tall optical constant illuminator to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance.
- 80, 100, 200 or 400 lumen LEDs.
- 3000K, 4000K or 5000K CRI CCT.
- Zero glare at 4 degrees of tilt.
- Field replaceable optics.

INSTALLATION

- Universal 3" square arm mount, compatible with 3" or 4" diameter.
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for 3" and 4" diameter.
- Kneucast arm filter option available for 3" and 4" diameter. Made of 6061 aluminum with degree adjustable increments. (directional only for 3" option).

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz.

HUBBELL Outdoor Lighting

RATIO SERIES
AREASITE LIGHTER

ORDERING GUIDE

CATALOG # Example: 8AR1-80L-25-3K7-2-LW-ASG-BL-NW-E

ORDERING INFORMATION

Series	LEDs	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
8AR1-80L-25-3K7-2-LW-ASG-BL-NW-E	80L-25	25W	3000	3000K, 4000K, 5000K	120/277V	2°	3"	Square Arm, Bronze
8AR1-80L-25-3K7-2-LW-ASG-BL-NW-E	80L-25	25W	3000	3000K, 4000K, 5000K	120/277V	2°	3"	Square Arm, Bronze
8AR1-80L-25-3K7-2-LW-ASG-BL-NW-E	80L-25	25W	3000	3000K, 4000K, 5000K	120/277V	2°	3"	Square Arm, Bronze

KEY DATA

Lumen Range	3,000-48,000
Wattage Range	25-340
Efficiency Range (lm/W)	180-250
Feature/Projected Life (Hours)	L70/L65
Weights (lb.) (kg)	13.5-24 (6.1-10.9)

PEDESTRIAN POLE LIGHT

HUBBELL Outdoor Lighting

RATIO Series
AREASITE LIGHTER

ORDERING GUIDE

CATALOG # Example: 8AR1-80L-25-3K7-2-LW-ASG-BL-NW-E

ORDERING INFORMATION

Series	LEDs	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
8AR1-80L-25-3K7-2-LW-ASG-BL-NW-E	80L-25	25W	3000	3000K, 4000K, 5000K	120/277V	2°	3"	Square Arm, Bronze

Arne Area Light

Specification Sheet | AR1P

landscap forms

Arne Area Light

Specification Sheet | AR1P

landscap forms

AR1P36A1WF
36 LED Luminaire, 3000K, 3000K, Wide Flood, Clear Lens

AR1P36A1F
36 LED Luminaire, 3000K, 3000K, Flood, Clear Lens

AR1P36A1M
36 LED Luminaire, 3000K, 3000K, Medium, Clear Lens

AR1P36A1S
36 LED Luminaire, 3000K, 3000K, Spot, Clear Lens

AR1P36A1TIH
36 LED Luminaire, 3000K, 3000K, Type II, Clear Lens

AR1P36A1TIIH
36 LED Luminaire, 3000K, 3000K, Type II, Clear Lens

EMBLEM HERCULES Hercules, CA



THE Guzzardo Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgpp-inc.com

BUILDING MOUNTED LIGHT

TECHLIGHT
INNOVATION IN ILLUMINATION

CTLW 1 SERIES
Cutlass LED - Wall Pack

FEATURES & SPECIFICATIONS

APPLICATION - The high performance luminaire is designed for full applications where long life, low maintenance, and consistent color rendering are required. Areas with limited accessibility due to harsh weather or where heavy pedestrian traffic makes maintenance difficult are ideal applications such as building facade lighting or wall mounted security lighting. The contemporary design style of the luminaire allows it to be seamlessly integrated into existing exterior architecture.

CONSTRUCTION - The heavy duty housing is constructed of die-cast aluminum. The optical assembly is made of black anodized aluminum and is weather light protection. Full body enclosure upon request.

FINISH - A Super Coated Polyester (E-coat) powder coat finish is electrostatically applied to our steel of the art pole body. Standard colors include Black, Bronze, US Green, White. Custom colors available upon request.

OPTICAL SYSTEM - Made with a state of the art UV stabilized acrylic high performance reflective optical assembly that use high transmittance materials to achieve precise photometric distributions. Available in Type II, III, and IV beam configurations. Six Light Friendly Inverse or recessed DMX Sky Sign equipment is the standard option.

ELECTRICAL SYSTEM - Available in high output LED system or 3000K Cool White (CWL) or 5000K. 400K luminaire with 3000K Warm White color. Available with 120-277V or 347-480V power supply. LED's rated for over 100,000 hours at 55°C ambient temperature. Available with 120-277V, 50/60 Hz power supply. 480V and 347V input option. Built-in surge protection up to 8V Built-In Active PFC Function LED and other options. LED's available.

ORDERING INFORMATION

Choose the best fixture for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the fixture, accessory chosen. See 8 for complete accessory list.

EXAMPLE
CTLW 1 N 8L T4 1 BZ SCE

CTLW 1	COLOR TEMP./CCT	NOMINAL LUMENS*	OPTICS	VOLTAGE	FINISH	OPTIONS
C - Cool White (5000K)	Y2 - Type II	8L - 8,000 Lumens	T4 - 4° Beam	BZ - Bronze	SCE - 5 Pin Control Entry (24" x 14" Max Canopy)	
M - Warm White (3000K)	D - 2° Beam	16L - 16,000 Lumens	T4 - 4° Beam	BZ - Bronze	SCE - 5 Pin Control Entry (24" x 14" Max Canopy)	
W - Warm White (3000K)	D - 2° Beam	16L - 16,000 Lumens	T4 - 4° Beam	BZ - Bronze	SCE - 5 Pin Control Entry (24" x 14" Max Canopy)	

ACCESSORIES (Order as separate line item)

TLWSPSR-100 Remote Handheld Sensor Configuration Tool (For MS Option)

NOTES

- 1- Multi-Watt in auto ranging power supply from 120V to 300V input.
- 2- Custom color paint matching is available. Contact your sales representative for additional info.
- 3- TLWSPSR-L3 or L7 Lens may be ordered along with the sensor.
- 4- Photo control made available upon request. Lens must be ordered with MS option.
- 5- 4000K luminaire at 120V or PFC luminaire at 347/480V only.
- 6- If selecting the HOBE option, the MS option, the MS sensor will be factory installed outside of the fixture.
- 7- HOBE Lens must be ordered along with the MS option.
- 8- 347-480V input available in BL, BR, and 10, 10, ONLY.
- 9- Refer to Luminaire Data for details CCT and Beam Type availability for 10L models. Some combinations may be unavailable due to varying light output above.

TECHLIGHT
7107 SATSUMA DR, DALLAS, TX 75229 | P.M. 900.225.0727 | www.techlight.com

CTLW 1 Cutlass LED - Wall Pack

FIXTURE MOUNT SENSOR (IMS)

FEATURES & SPECIFICATIONS

APPLICATION - The sensor is ideal for areas such as parking facilities, gas stations, pedestrian pathways, and walkways. A choice of four luminaire complete coverage mounting lengths is available.

OPERATION - Typically, the sensor ranges from 10 to 150 feet. The sensor is designed to be installed in a location where the luminaire is not visible to the eye. The sensor is designed to be installed in a location where the luminaire is not visible to the eye. The sensor is designed to be installed in a location where the luminaire is not visible to the eye.

FEATURES

- Provides live voltage ON/OFF switching.
- High and low ranges fully adjustable from 10 to 150'.
- Two-step delay for 30-90 seconds.
- Optional cut-off delay.
- Adjustable ramp up and fade down times.
- Optional dimming responds to automatic calibration, or permit manual adjustment.
- Polycarbonate construction, flame resistant, UV resistant, impact resistant, recyclable.

SENSOR LENSES FIELD OF VIEW

4.1 Photo control fixture available upon request. Lens must be ordered with IMS option.

TLWSPSR-L3*
300' lens, maximum coverage 48' diameter from 8' height

TLWSPSR-L7*
300' lens, maximum coverage 48' diameter from 20' height

TLWSPSR-L3*
300' lens, maximum coverage 48' diameter from 20' height

TLWSPSR-L7*
300' lens, maximum coverage 48' diameter from 20' height

TLWSPSR-L3*
300' lens, maximum coverage 48' diameter from 20' height

TLWSPSR-L7*
300' lens, maximum coverage 48' diameter from 20' height

WARNING - Maintenance performed including the replacement of LED bricks while power is still applied to the luminaire may result in system failure and will void the warranty.

STRING LIGHT

12V Litesphere™ 2.0

Specifications

Output - Standard Brightness	6"	12"	18"	24"	36"	48"
Lumens/ft	11	6	4	3	2	N/A
Watts/ft	0.17	0.09	0.06	0.04	0.03	0.02
Maximum Electrical Run	130'	180'	230'	250'	275'	275'

Output - High Output

6"	12"	18"	24"	36"	48"	
Lumens/ft	29.9	15	10	7	5	N/A
Watts/ft	0.46	0.23	0.15	0.12	0.08	0.05
Maximum Electrical Run	80'	110'	130'	150'	175'	200'

Output - Very High Output

6"	12"	18"	24"	36"	48"	
Lumens/ft	180	90.2	60	45	30	N/A
Watts/ft	1.92	0.96	0.64	0.48	0.32	0.24
Maximum Electrical Run	30'	55'	70'	80'	90	100'

Output - Based on 3000K Clear Globe

Efficiency	Standard Brightness (40), High Output (46), Very High Output (94)
Input Voltage	12V DC
Power Consumption (W/LED)	Standard Brightness (09), High Output (23), Very High Output (94)
Control System	0-10V, EV, MV, DMX 512 (Dim to 1% with an infinity power supply and a 0-10V Ledos Dim Driver)
Physical	2.5" W x 3.8" H
Dimensions	PVC
Socket Housing	14 AWG
American Wire Gauge	PE
Globe	Surface Mount, Suspended
Mounting	Operating Temperature: 20°C to 50°C (4°F to 122°F)
Operating Temperature	Storage Temperature: -40°C to 80°C (-40°F to 176°F)
Certification and Testing	cULus
Environment	Wet Location
Lumen Maintenance (L70) Hours	70,000
IP Rating	IP67
Warranty	5 Years

Photometrics

Frosted Globe - Based on 3000K LED

Standard Brightness

High Output

Very High Output

TLWSPSR-L3*
300' lens, maximum coverage 48' diameter from 20' height

TLWSPSR-L7*
300' lens, maximum coverage 48' diameter from 20' height

TLWSPSR-L3*
300' lens, maximum coverage 48' diameter from 20' height

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300' lens, maximum coverage 48' diameter from 20' height

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LIGHTING FIXTURE CUTSHEETS

Date: 09/05/2025

L-4.1

