



May 21, 2026

**To:** City of Hercules, 1560 Sycamore Ave, Hercules CA 94547

**Subject:** Statement of Operations

To Whom it may concern:

The proposed business will operate daily from 8:00 a.m. to 10:00 p.m. and will employ approximately 10 employees to support daily store operations, customer service, stocking, and management functions. Deliveries to occur once a week on Fridays

Operations will consist of standard retail sales activities only, No Alcohol Sales. There will be no special manufacturing, processing, or industrial activities will take place on site. Equipment used will be limited to typical retail fixtures, shelving, point-of-sale systems, shopping carts, and standard pre-sales equipment used for merchandise handling and store maintenance.

Sincerely,

Gene Matthews

Manager of Architectural Services

Dollar Tree Corporate

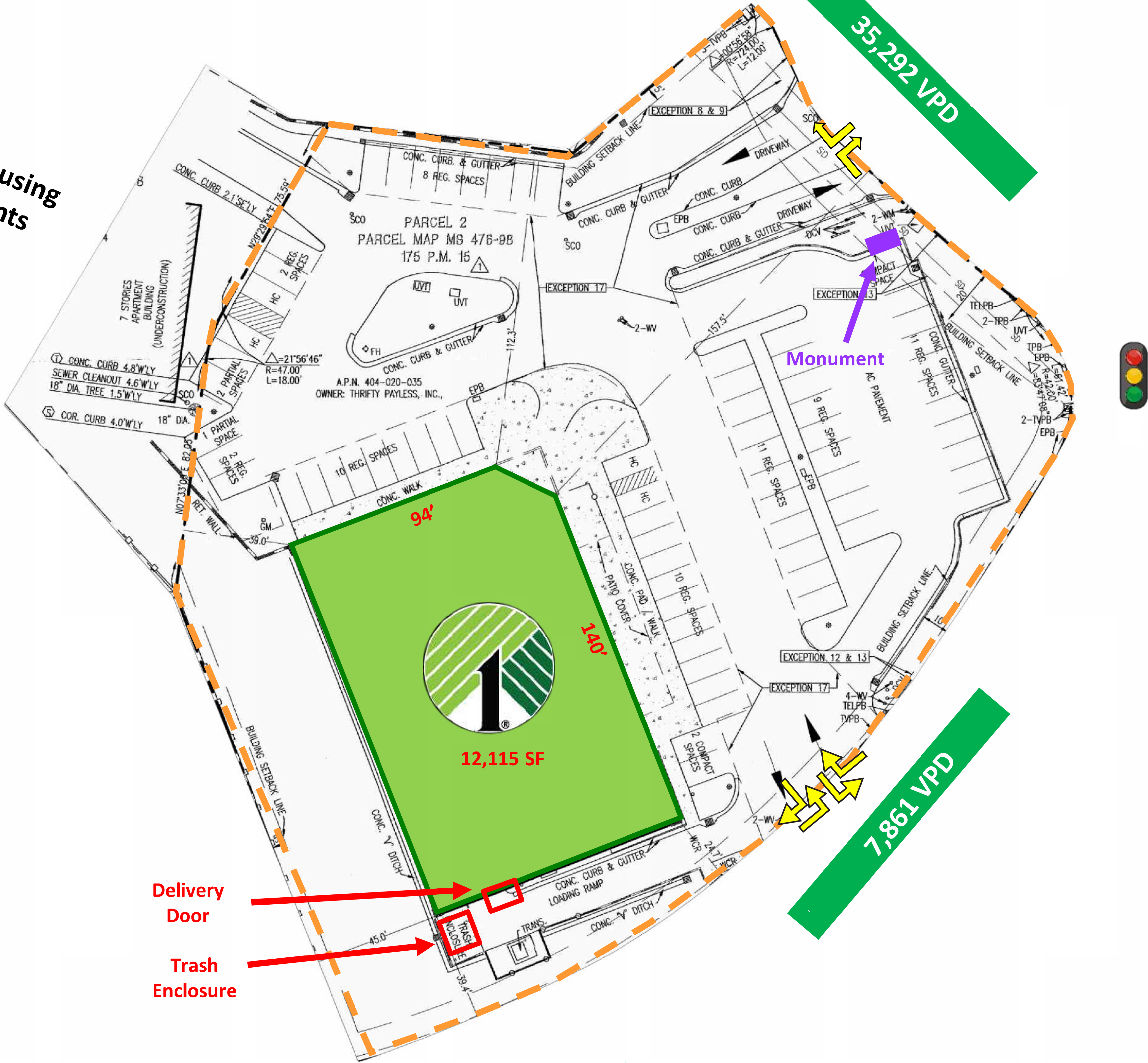
500 Volvo Parkway, Chesapeake, VA 23320

O - 757-321-5958, E- gmatthews@dollartree.com



SITE PLAN

Senior Housing  
Apartments



ARCHITECTURAL SITE PLAN  
SCALE: NONE



|             |  |         |  |          |  |       |  |           |  |
|-------------|--|---------|--|----------|--|-------|--|-----------|--|
| date        |  | project |  | designed |  | drawn |  | checked   |  |
| 05/11/20    |  | 2010-89 |  | BNS      |  | BNS   |  | M.S.      |  |
| description |  | by      |  | date     |  | mark  |  | revisions |  |
|             |  |         |  |          |  |       |  |           |  |

**RRMM**  
ARCHITECTS  
COLLABORATIVE INC.  
1317 Executive Blvd, Suite 200  
Chesapeake, VA 23320  
(757) 622-2828 / fax (757) 622-6883

**DOLLAR TREE**  
FORMER RITE AID, DEAL #53539 AND STORE #11607  
1560 SYCAMORE AVE, HERCULES, CA 94547  
ARCHITECTURAL SITE PLAN

|         |       |
|---------|-------|
| project | sheet |
| drawing | CS1.1 |

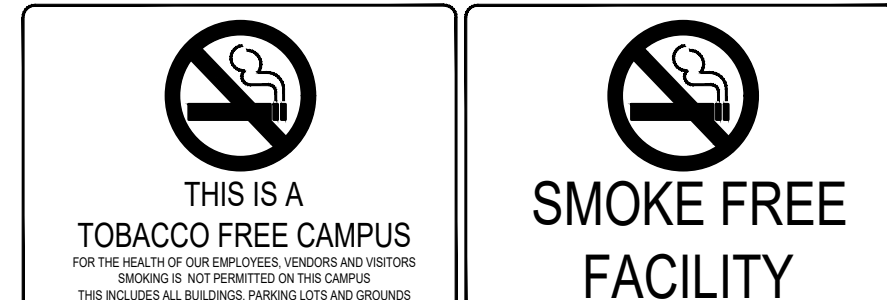


|                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>KEY BOX NOTE:</b></p> <p>G.C. SHALL PROVIDE KEY BOX FOR LOCK ACCESS DURING PUNCHOUT AND TURNOVER. COMBINATION MUST MATCH LAST FOUR DIGITS OF STORE NUMBER.</p> <p><b>DESIGNER NOTE:</b> GC TO PROVIDE EYE BOLT EMBEDDED 12" MIN. INTO TOP OF LOADING AREA BOLLARD WITH DIMETER SIZED FOR KEY LOCK BOX.</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**KNOX BOX NOTE:**  
IF A KNOX BOX ENTRY SYSTEM IS REQUIRED BY THE CODES GOVERNING THE CONSTRUCTION OF THE PROJECT, PROVIDE RECESSED KNOX BOX PROVIDED BY THE GC PRIOR TO THE COMPLETION OF THE PROJECT. LOCATE PER LOCAL CODE REQUIREMENTS. KNOX BOX CONTACT - 866-625-4563

|                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CERTIFICATE OF OCCUPANCY                                                                                                                                                                                                                                                                                                                           |
| G.C. IS RESPONSIBLE FOR THE "CERTIFICATE OF OCCUPANCY". CERTIFICATE TO BE FRAMED AND MOUNTED IN THE MANAGER'S OFFICE. IF MUNICIPALITY DOES NOT ISSUE A Cofo, IT IS THE RESPONSIBILITY OF THE G.C. TO GET A LETTER FROM THE MUNICIPALITY STATING AS SUCH ON CITY/COUNTY LETTERHEAD AND THAT LETTER IS TO BE FRAMED AND MOUNTED IN MANAGER'S OFFICE. |

SIGN FOR GROUND UP STORES    SIGN FOR IN-LINE STORES

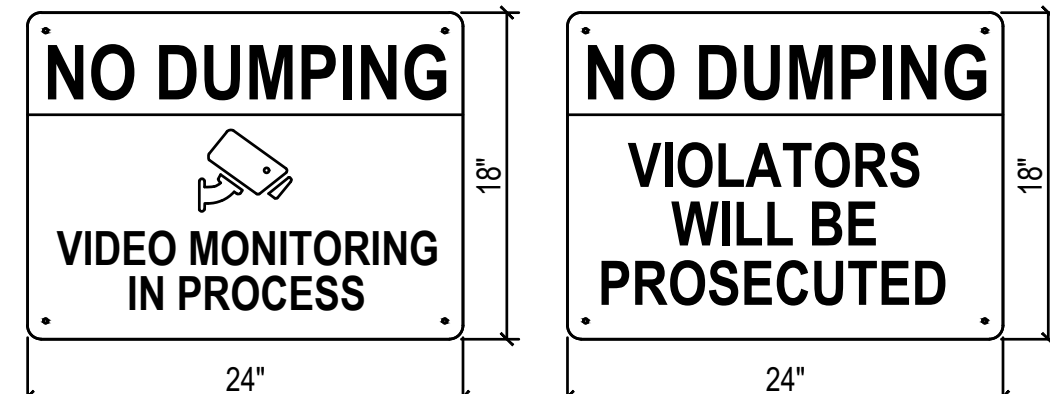


**SMOKE FREE NOTE:** PROVIDE SIGNAGE AT EVERY ENTRY POINT ON EXTERIOR WALL INTO THE BUILDING PER THE GROUND UP OR IN-LINE STORE TYPE ABOVE. SIGNS MUST BE 10"hX7w" IN SIZE. THE MATERIAL IS PREFERRED TO BE ALUMINUM. SIGNS MAY BE FOUND AT [WWW.compliancesigns.com](http://WWW.compliancesigns.com)

|                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------|
| HIGH PILED STORAGE NOTE:                                                                                                         |
| NO HIGH PILED STORAGE, AS DEFINED BY THE CODES GOVERNING THE JURISDICTION IN WHICH THE PROJECT IS CONSTRUCTED, SHALL BE ALLOWED. |

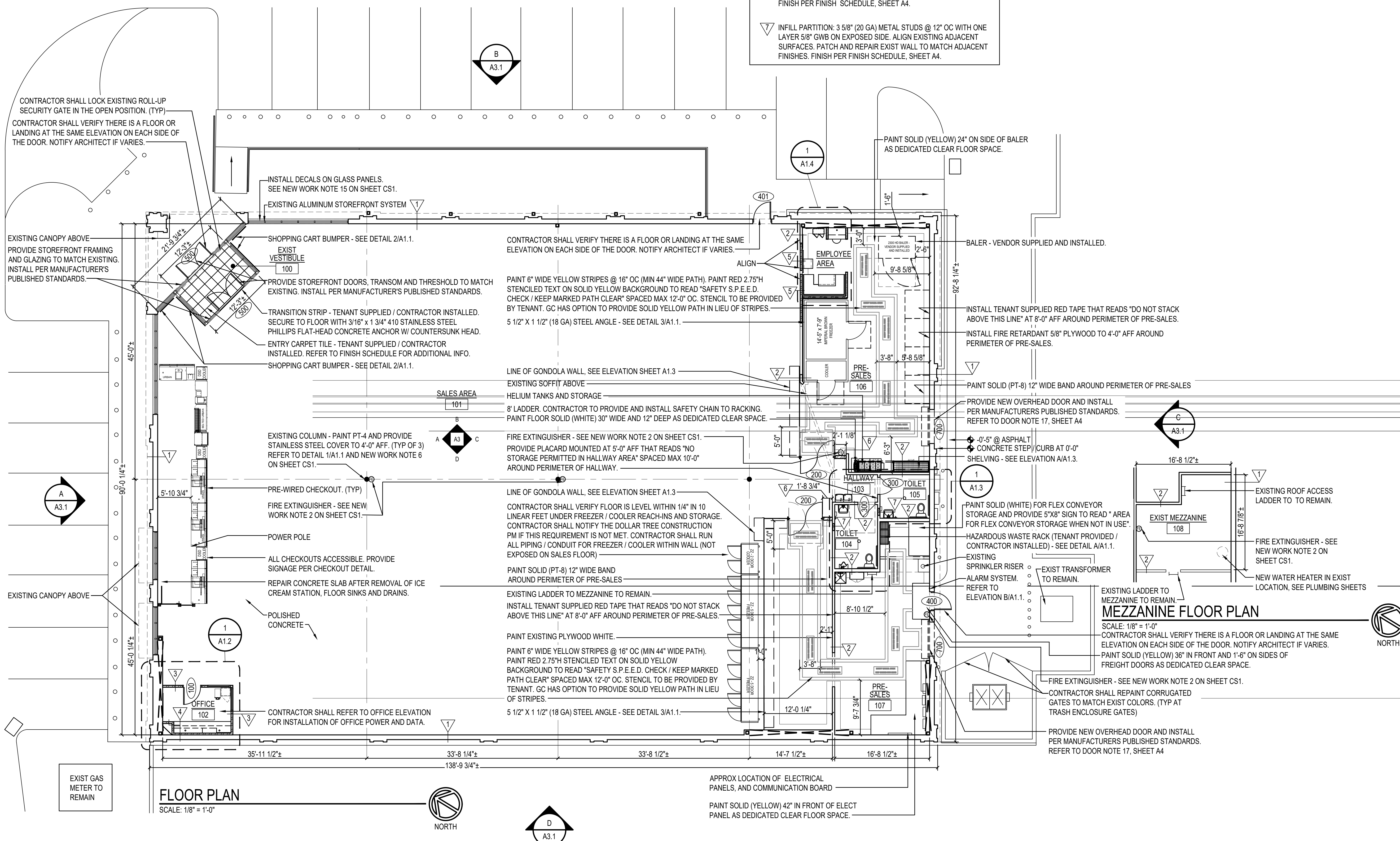
**FREEZER / COOLER NOTE:**  
ALL FREEZER / COOLER UNITS ARE SELF CONTAINED. REFER  
TO DS SHEETS FOR SPECIFICATION.

## SIGNS FOR ALL STORES

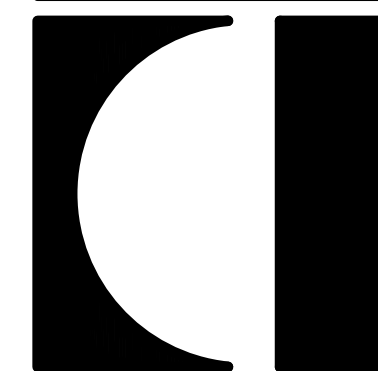


**TRASH NOTE:**  
SIGNAGE TO BE PROVIDED BY TENANT AND INSTALLED BY GC. IF TRASH ENCLOSURE IS PRESENT, GC SHALL AFFIX SIGNS TO THE DOORS OF THE TRASH ENCLOSURE. IF SIGNS CANNOT BE AFFIXED TO THE TRASH ENCLOSURE, SIGNS SHOULD BE MECHANICALLY FASTENED ON A POLE NEAR THE ENCLOSURE. POLE SHALL BE PROVIDED / INSTALLED BY GC. IF NO TRASH ENCLOSURE IS PRESENT, SIGNS SHOULD BE AFFIXED TO THE BUILDING NEAR THE DUMPSTER LOCATION.

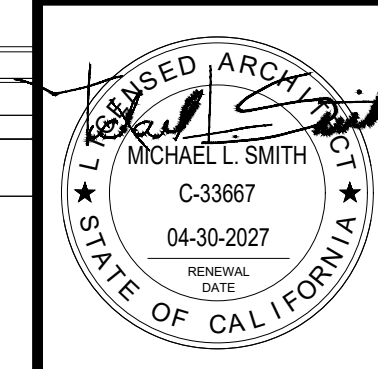
- 1 PARTITION WALL: EXISTING EXTERIOR BRICK, METAL STUD AND GWB PARTITION: PATCH AND REPAIR TO LIKE NEW CONDITION. FINISH PER FINISH SCHEDULE, SHEET A4.
- 2 PARTITION WALL: EXISTING METAL STUD AND GWB PARTITION: PATCH AND REPAIR TO LIKE NEW CONDITION. FINISH PER FINISH SCHEDULE, SHEET A4.
- 3 PARTITION WALL: 3 5/8" (20 GAGE) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" GWB EACH SIDE TO 8'-0" AFF. SEE DETAIL 3/A1.2. FINISH PER FINISH SCHEDULE SHEET A4.
- 4 PARTITION WALL: 3 5/8" (20 GAGE) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" GWB EXPOSED SIDE TO 6" ABOVE FINISHED CEILING. FINISH PER FINISH SCHEDULE SHEET A4.
- 5 INFILL PARTITION: 3 5/8" (20 GA) METAL STUDS @ 12" OC WITH ONE LAYER 5/8" GWB ON EACH SIDE. ALIGN EXISTING ADJACENT SURFACES. PATCH AND REPAIR EXIST WALL TO MATCH ADJACENT FINISHES. FINISH PER FINISH SCHEDULE, SHEET A4.
- 6 PARTITION WALL: 6" (20 GA) METAL STUDS @ 12" OC WITH ONE LAYER 5/8" GWB EACH SIDE ROOF DECK ON SALES AREA / HALLWAY / PRESALES 107 AND TO 12'-0" AFF ON PRE-SALES 106 SIDE. FINISH PER FINISH SCHEDULE, SHEET A4.
- 7 INFILL PARTITION: 3 5/8" (20 GA) METAL STUDS @ 12" OC WITH ONE LAYER 5/8" GWB ON EXPOSED SIDE. ALIGN EXISTING ADJACENT SURFACES. PATCH AND REPAIR EXIST WALL TO MATCH ADJACENT FINISHES. FINISH PER FINISH SCHEDULE, SHEET A4.

[illegible]

|          |          |  |
|----------|----------|--|
| date     | 05/11/26 |  |
| project  | 26101-89 |  |
| designed | BNS      |  |
| drawn    | BNS      |  |
| checked  | MLS      |  |

RRMM  
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COLLABORATIVE INC.

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**DOLLAR TREE**  
FORMER RITE AID. DEAL #3539 AND STORE #11607  
1560 SYCAMORE AVE. HERCULES, CA 94547  
FLOOR PLAN, WALL, CONSTRUCTION TYPES, AND NOTES

|         |         |
|---------|---------|
| project | drawing |
| sheet   |         |

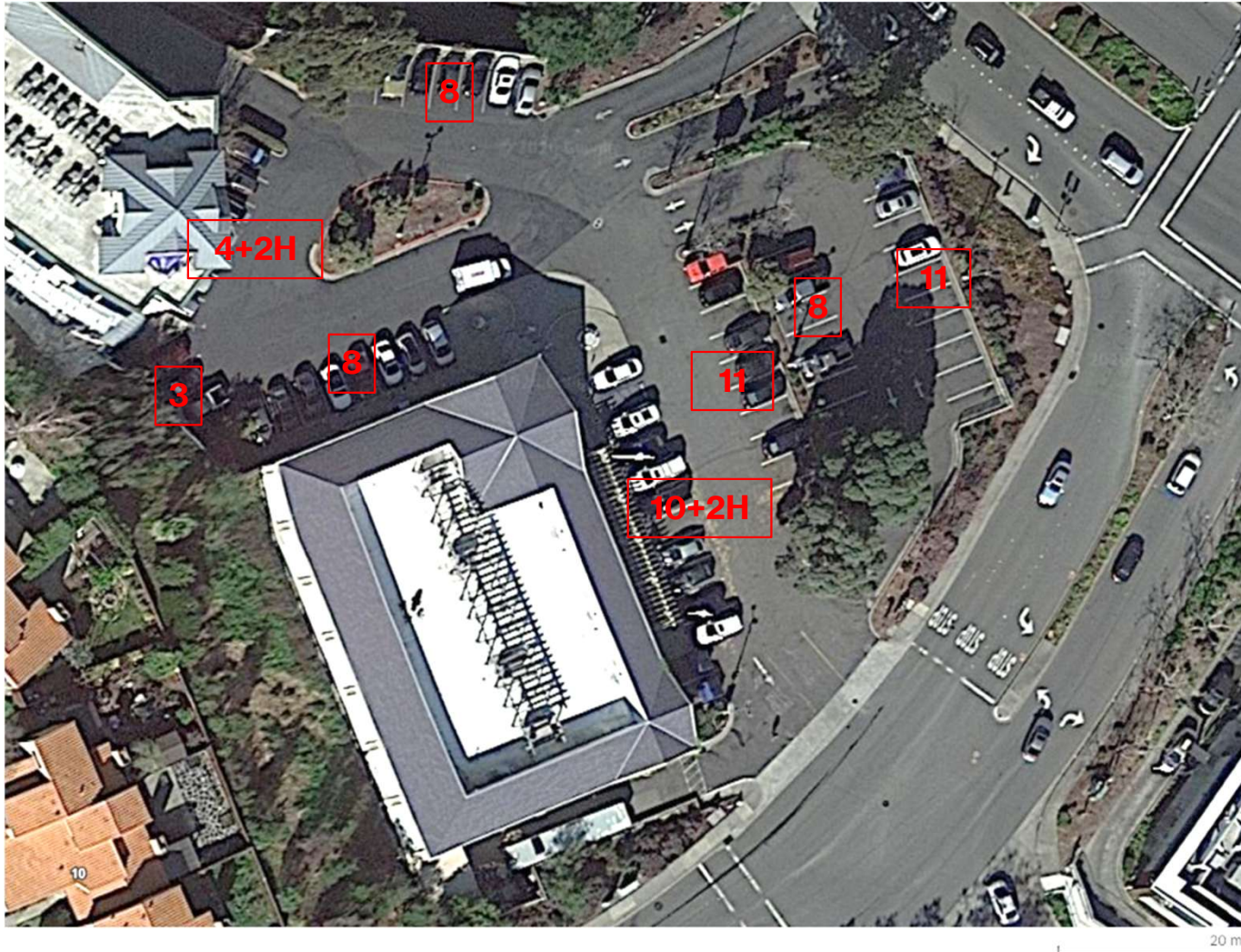
A-







## Parking Spots @1560 Sycamore Ave.



- Total Spots Parking Spots @1560 Sycamore Ave

- woEasement 67  
= (63+4H)  
= (8+4+2H+11+8+8+3+11+10+2H)
- wEasement 51  
=(67 – 16 for easement)



# HERCULES MUNICIPAL CODE

A Codification of the General Ordinances of the City of Hercules, California  
Chapter 13-32. Off-Street Parking and Loading Facilities

<https://www.codepublishing.com/CA/Hercules/html/Hercules13/Hercules1332.html>

**Table 13-32.1: Off-Street Parking and Loading Requirements**

| USE                                         | PARKING SPACES       | LOADING SPACES                                              | COMMENT—PARKING          |
|---------------------------------------------|----------------------|-------------------------------------------------------------|--------------------------|
| <b>Commercial</b>                           |                      |                                                             |                          |
| Banks                                       | 5.0 per 1,000 sf GFA | 1.0 per facility                                            | Not in a shopping center |
| Convenience retail                          | 4.0 per 1,000 sf GFA | 1.0 per 50,000 sf GFA with 1.0                              | Not in a shopping center |
| Retail stores/sales                         | 3.5 per 1,000 sf GFA | required after 5,000 sf GFA                                 | Not in a shopping center |
| Services and repair                         | 2.5 per 1,000 sf GFA |                                                             | Not in a shopping center |
| Wholesale and large hard goods stores/sales | 2.5 per 1,000 sf GFA | 1.0 per 50,000 sf GFA and 1.0 per additional 100,000 sf GFA | Not in a shopping center |

**Table 13-32.2: Handicapped Parking Requirements**

| USE                           | PARKING SPACES                | MINIMUM                                         |
|-------------------------------|-------------------------------|-------------------------------------------------|
| Office                        | 0.2 spaces per 10,000 sf GFA  | 1.0                                             |
| Bank                          | 1.0 space per facility        | 1.0<br>Unless additional spaces needed          |
| Industrial                    | —                             | Spaces to be provided to handicapped employees. |
| Restaurant                    | 0.3 spaces per 1,000 sf GFA   | 1.0                                             |
| Retail and Service Commercial | 0.75 spaces per 10,000 sf GFA | 1.0                                             |
| Shopping Center               | 0.85 spaces per 10,000 sf GLA | 1.0                                             |

## ESTIMATE PARKING SPACES PER HERCULES MUNICIPAL CODE

CODE: Retail Stores; 3.5 per 1,000 sf GFA

For Rite Aid building 12,114sf -> 42.4 Spaces (3.5 Spaces X 12,114/1,000)

For Rite Aid building 12,114sf -> 0.91 Handicapped Spaces (0.75 Handicapped Parking Spaces X 12,114/1,000)

**For retail property (Not in a shopping center)**

**TOTAL PER CODE; (42.4 Spaces: At minimum, 1 of these spaces must be a handicap space.)**