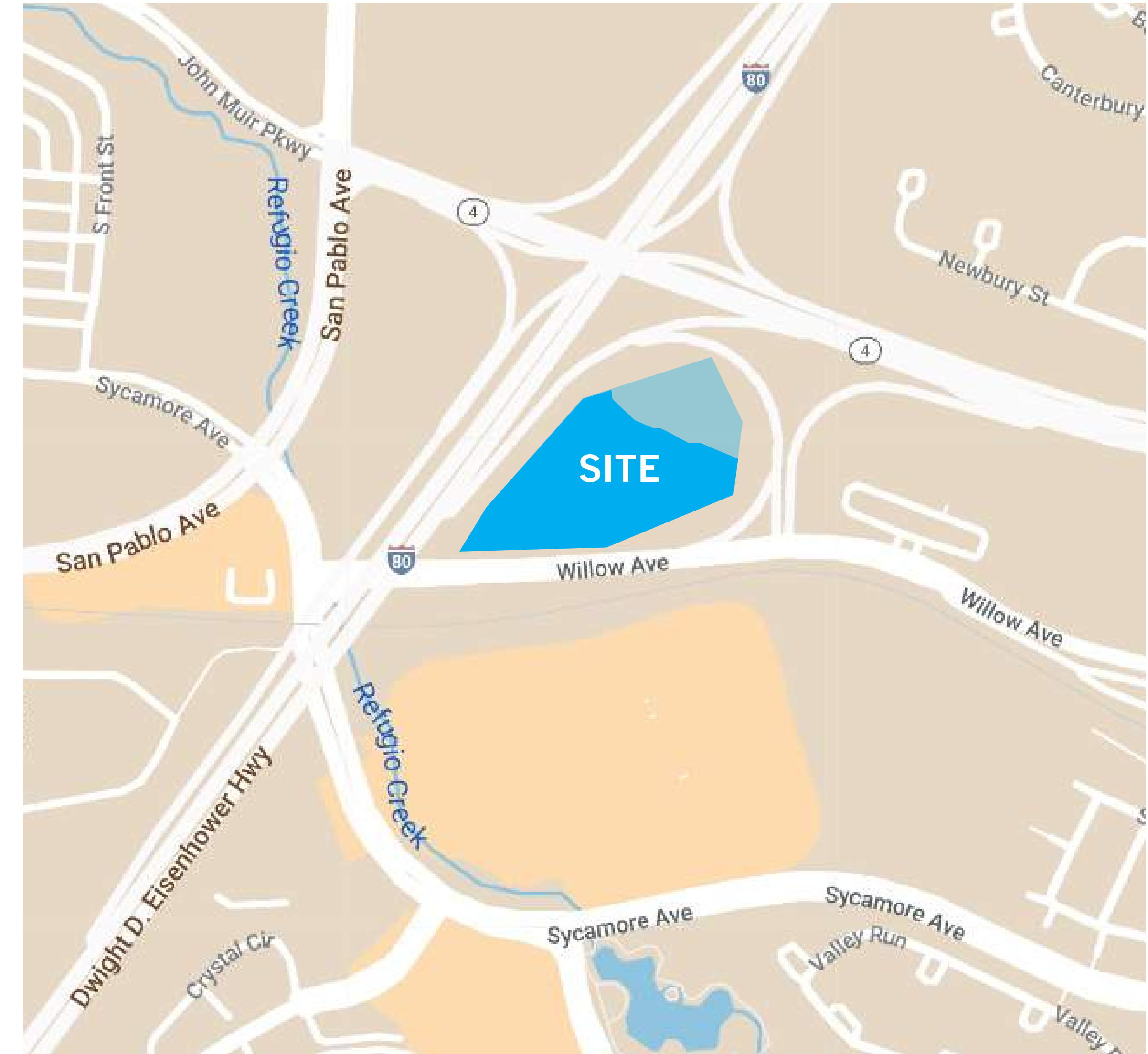




EMBLEM HERCULES

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

SHEET INDEX

ARCHITECTURAL

T.01	TITLE SHEET
A.01	PROJECT INFORMATION
A.02	ODS WAIVERS
A.03	EXTERIOR RENDERING
A.04	EXTERIOR RENDERING
A.05	FLOOR PLANS - BUILDING A
A.06	FLOOR AND ROOF PLANS - BUILDING A
A.07	FLOOR PLANS - BUILDING B
A.08	FLOOR AND ROOF PLANS - BUILDING B
A.09	FLOOR PLANS - BUILDING C
A.10	FLOOR AND ROOF PLANS - BUILDING C
A.11	EXTERIOR ELEVATIONS - BUILDING A
A.12	EXTERIOR ELEVATIONS - BUILDING B
A.13	EXTERIOR ELEVATIONS - BUILDING C
A.14	EXTERIOR ELEVATIONS - BUILDING C
A.15	BUILDING SECTION
A.16	FLOOR AND ROOF PLANS - CLUBHOUSE
A.17	EXTERIOR ELEVATIONS - CLUBHOUSE
A.18	TRASH ENCLOSURE
A.19	MAIL KIOSK
A.20	MONUMENT SIGN
A.21	CARPORT
A.22	EMERGENCY ACCESS PLAN
A.23	BMR SITE MAP

CIVIL

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)

LANDSCAPE

L1.0	ILLUSTRATIVE LANDSCAPE PLAN
L2.0	PLANTING PLAN
L2.1	PLANTING NOTES
L3.0	HYDROZONE PLAN
L4.0	SCHEMATIC LIGHTING PLAN
L4.1	LIGHTING CUTSHEETS
L5.1	LANDSCAPE DETAILS
L5.2	LANDSCAPE DETALS

PROJECT TEAM

Developer:
Quarterra Inc.
114 Sansome Street, Suite 225
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Pier 9, The Embarcadero, Suite 115
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Attn: Daniel Raymond
Tel: (720) 383-1898
Email: draymond@tgp-inc.com

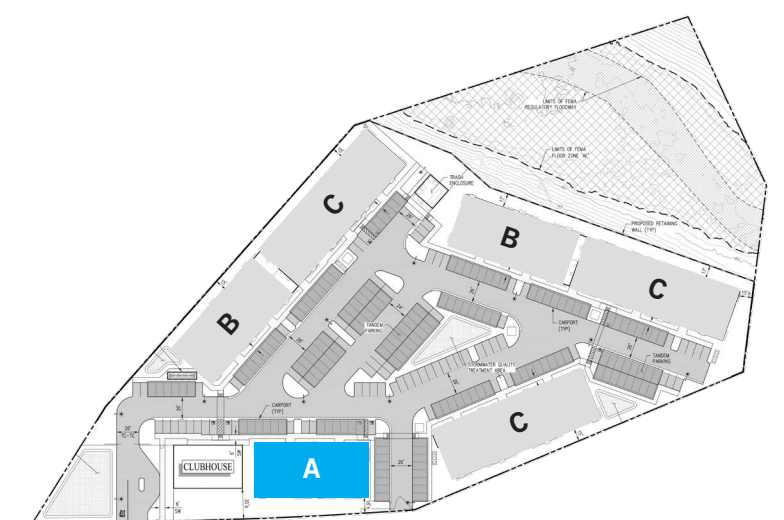
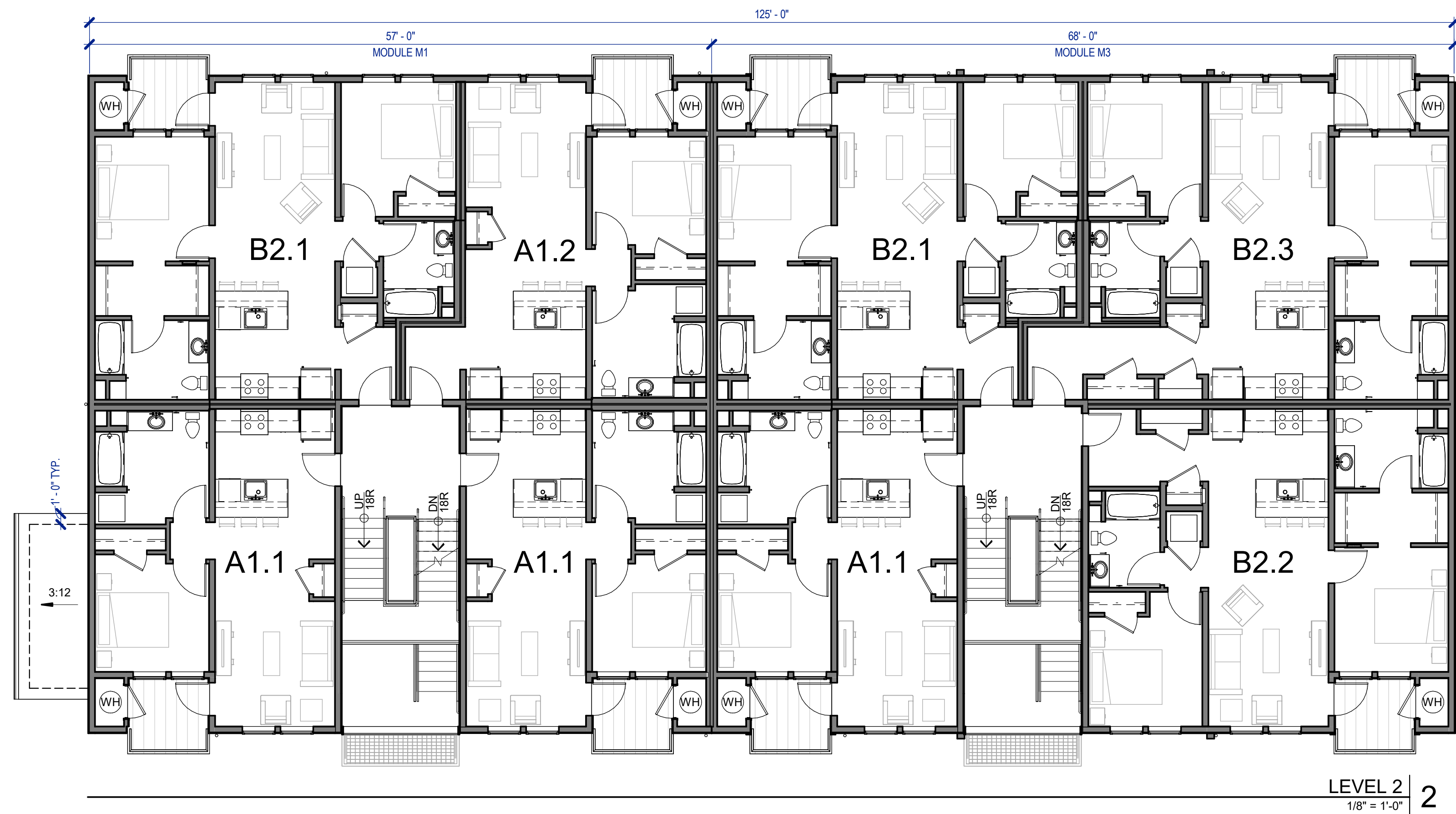
BUILDING PROGRAM DATA					2/13/2026	LPAS						
EMBLEM HERCULES												
HERCULES, CA												
SITE SUMMARY												
GROSS SITE AREA:		6.72 ACRES		292,723 SF								
NET SITE AREA:		5.09 ACRES		221,623 SF								
GROSS DENSITY:		26.8 DU/ACRE										
NET DENSITY:		35.4 DU/ACRE										
BUILDING SUMMARY												
NUMBER MIX:		BUILDING TOTALS				PROJECT TOTALS						
UNITS		UNIT AREA		BLDG. A		BLDG. B		BLDG. C		TOTAL	%	TOTAL NET SF
				1	2	3	4	5				
		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:												
CLUBHOUSE						4,320 SF						
TOTAL GROSS RESIDENTIAL BUILDING AREA:						162,747 SF						
EFFICIENCIES:												
RESIDENTIAL GSF EFFICIENCY:						90%						
PROJECTEFFICIENCY:						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

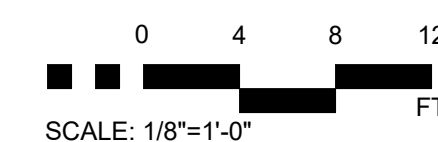
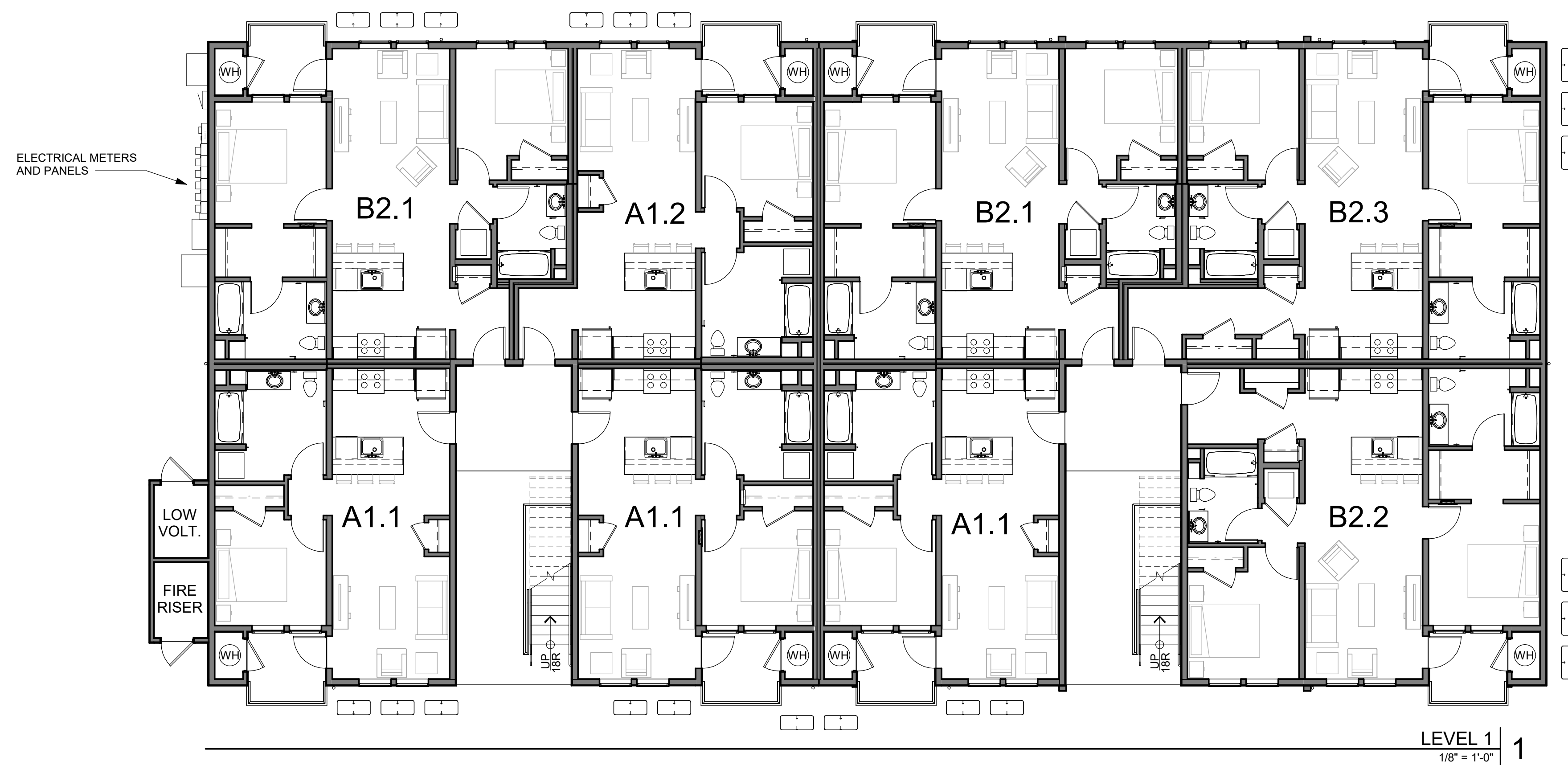
DEVELOPMENT STANDARD	COMPLIANCE	EXPLANATION
NEW TOWN CENTER ZONE		
Minimum Density:		
30 DU per gross acres	Builder's Remedy	<i>The 6.65 site includes 1.56 acres of unbuildable area due to an existing seasonal stream and floodway. The resulting usable area is 5.09 acres. The project's 180 units represent density at 27.1 DU pre 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 SurfaceParking 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>

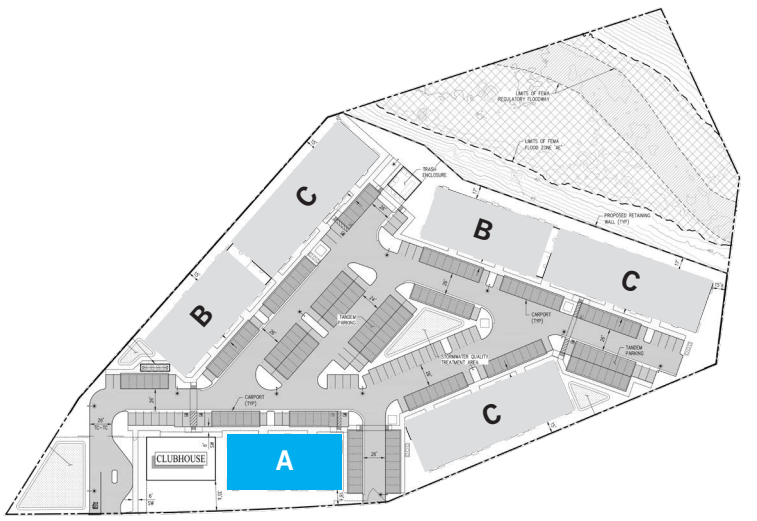




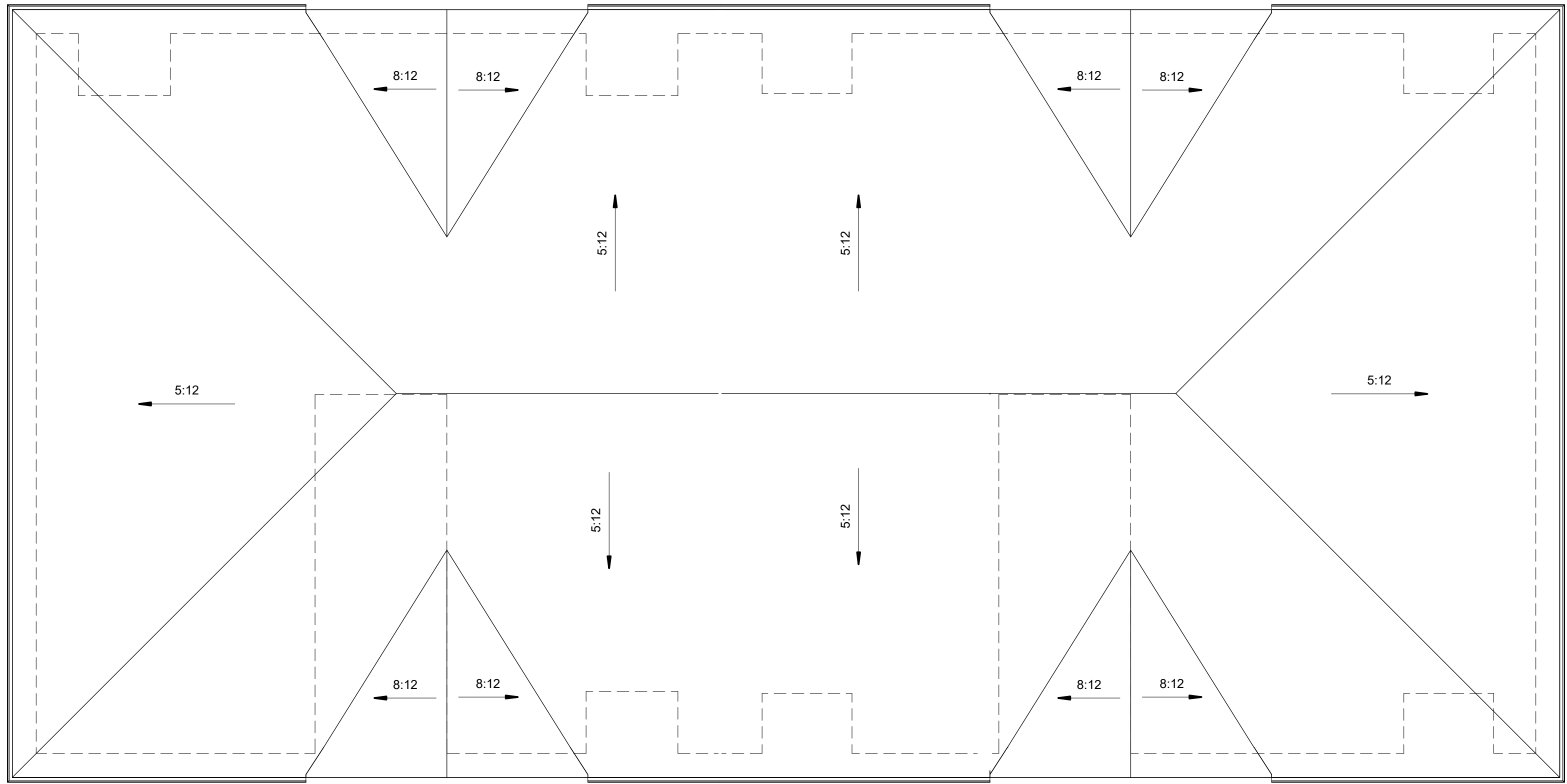


KEY PLAN
BUILDING A

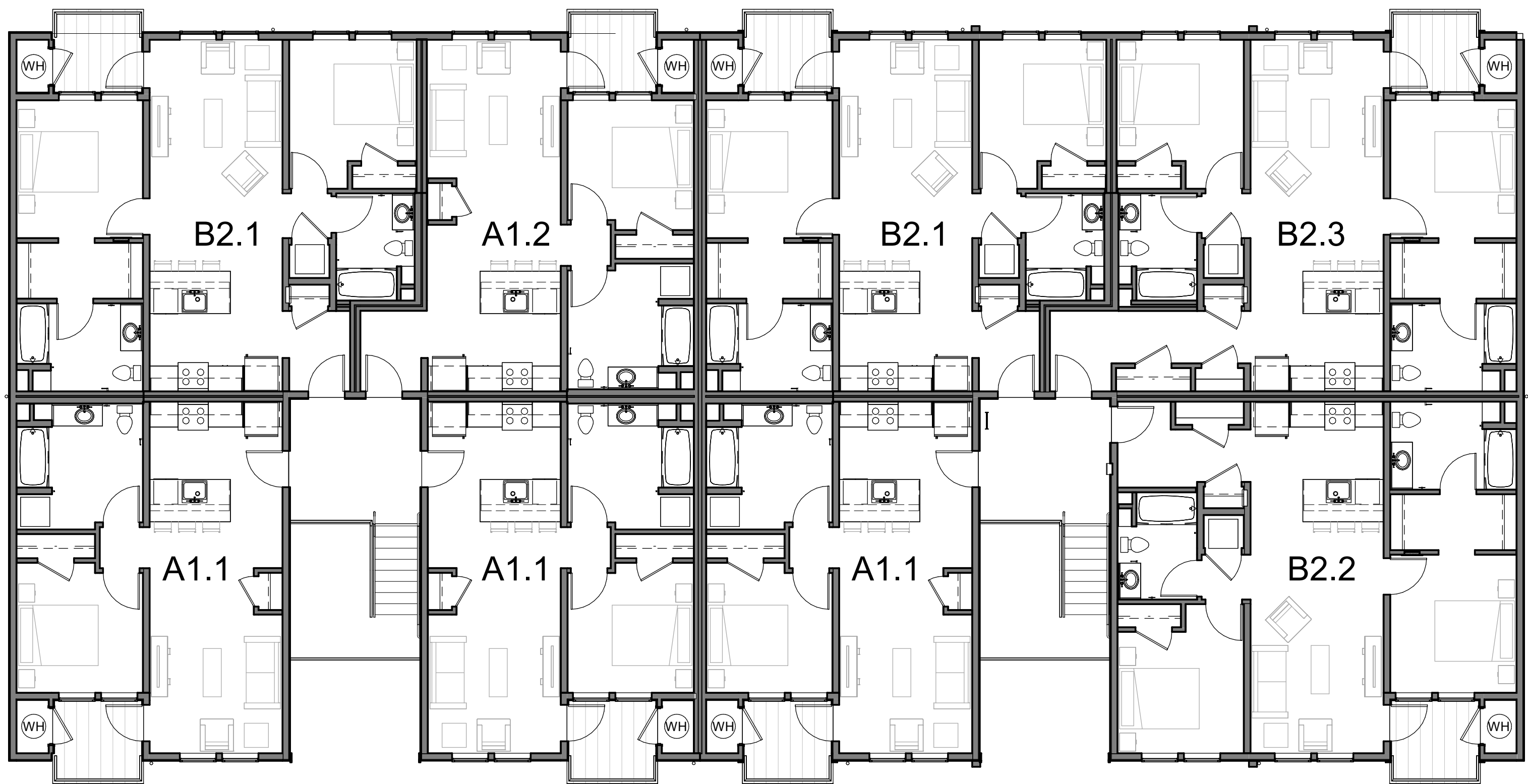




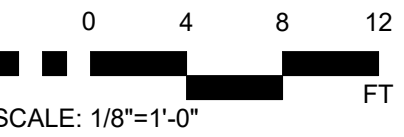
KEY PLAN
BUILDING A

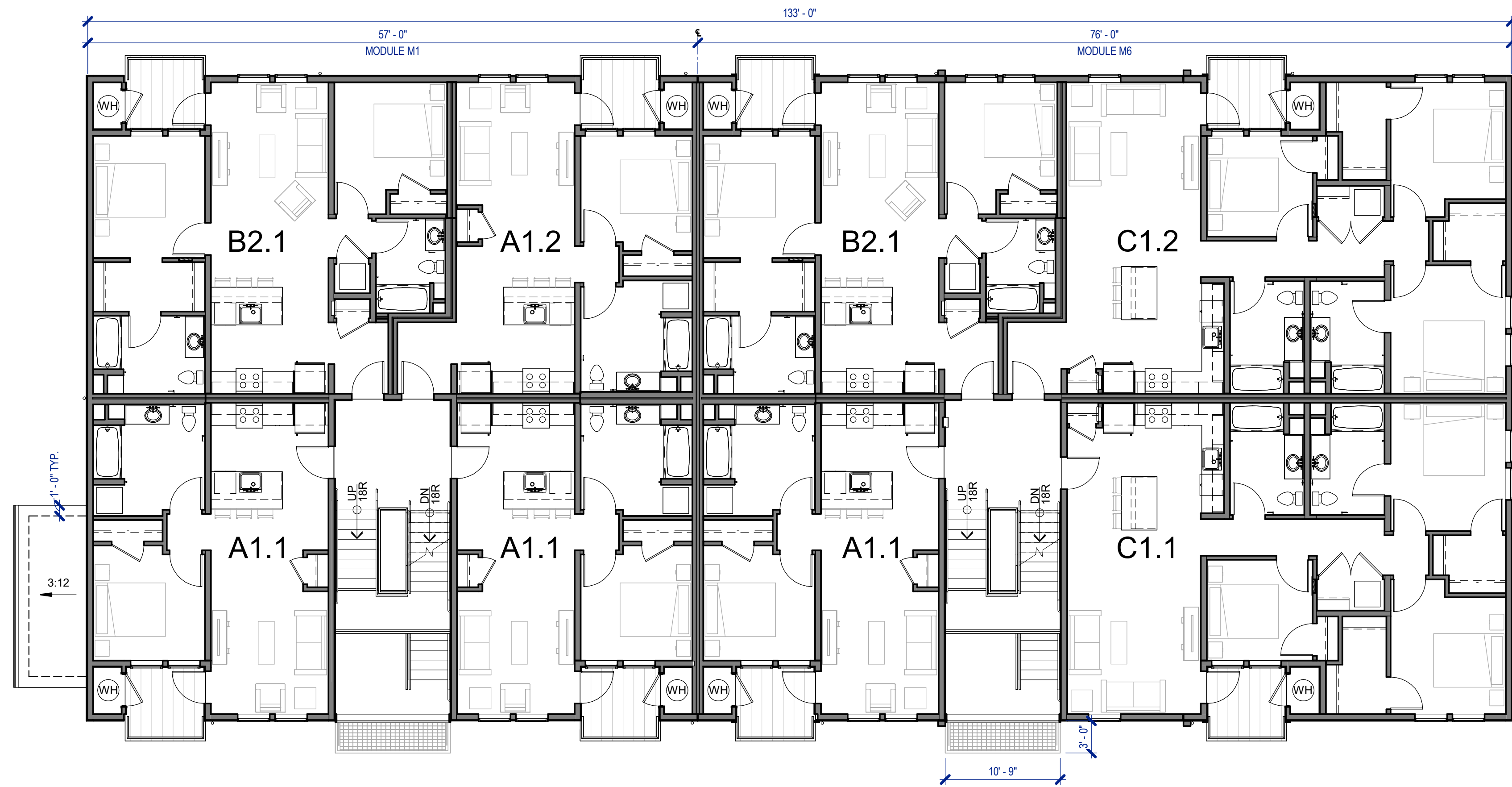


ROOF | 2
1/8" = 1'-0"

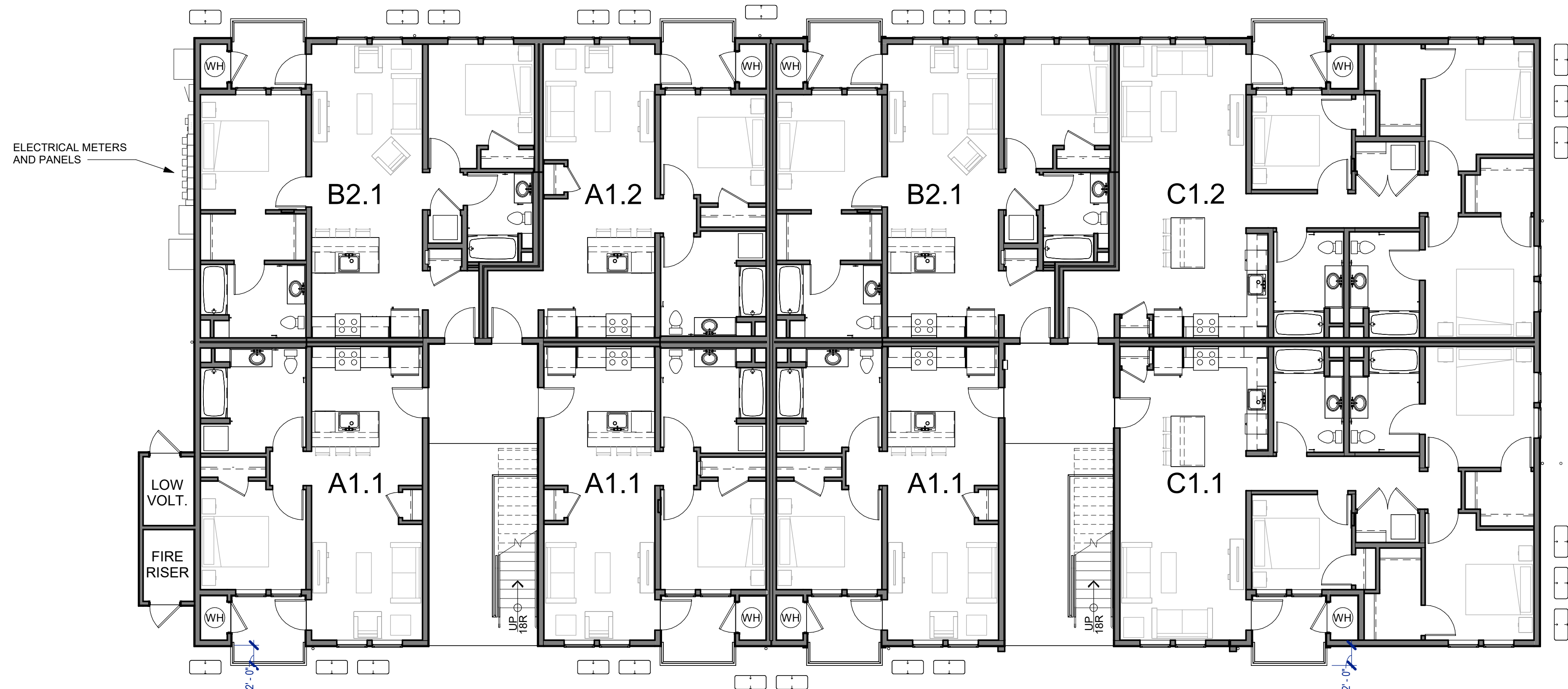


LEVEL 3 | 1
1/8" = 1'-0"

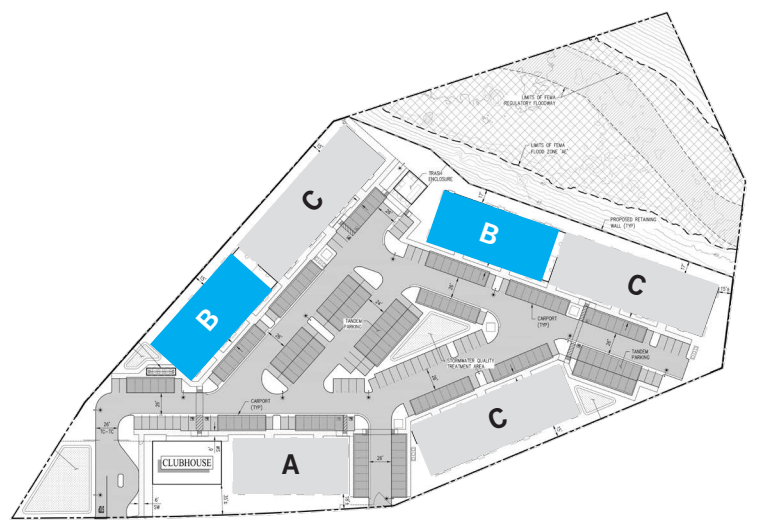




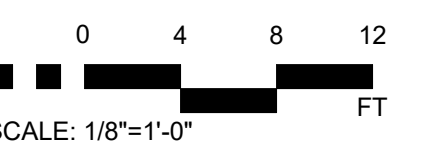
LEVEL 2 | 2
1/8" = 1'-0"

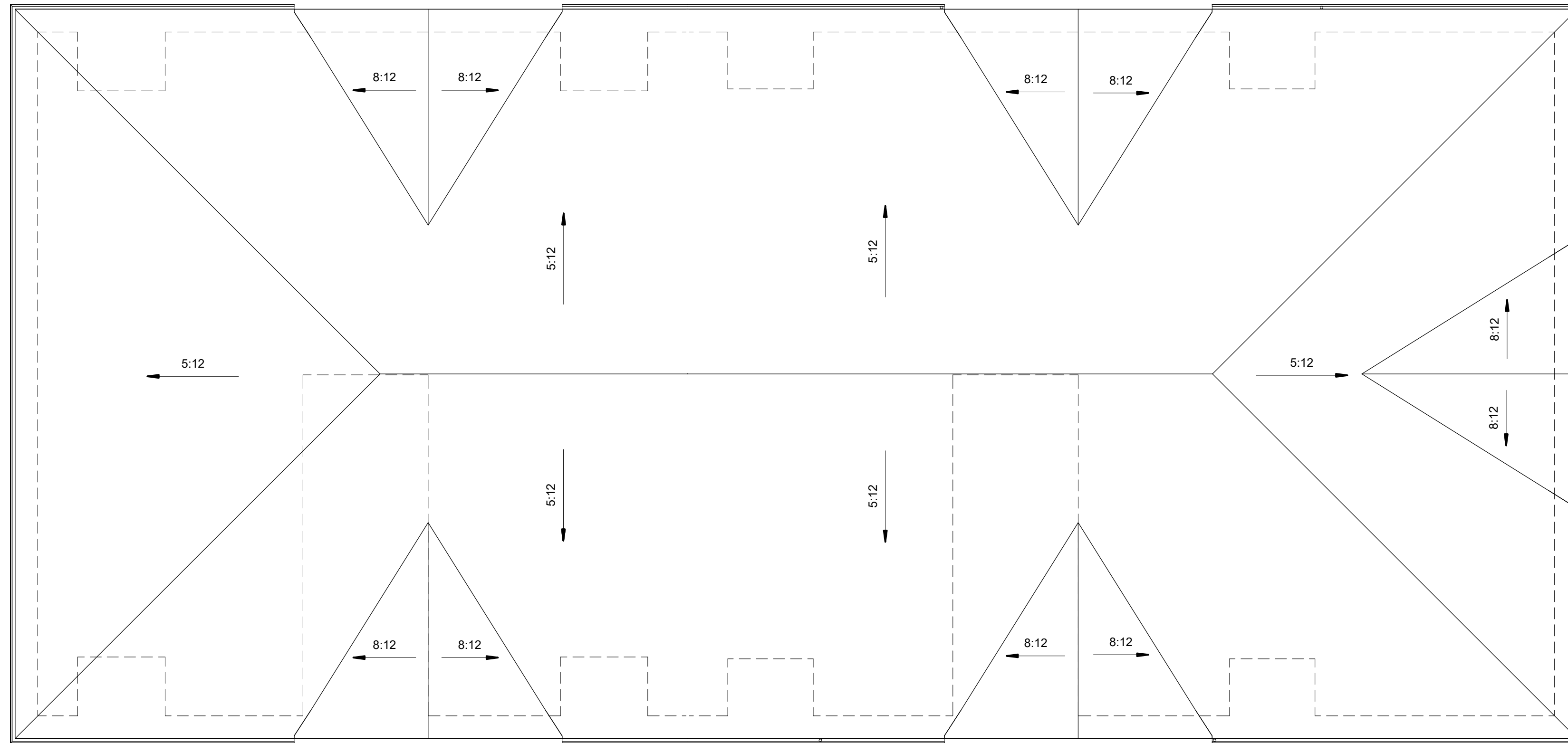


LEVEL 1 | 1
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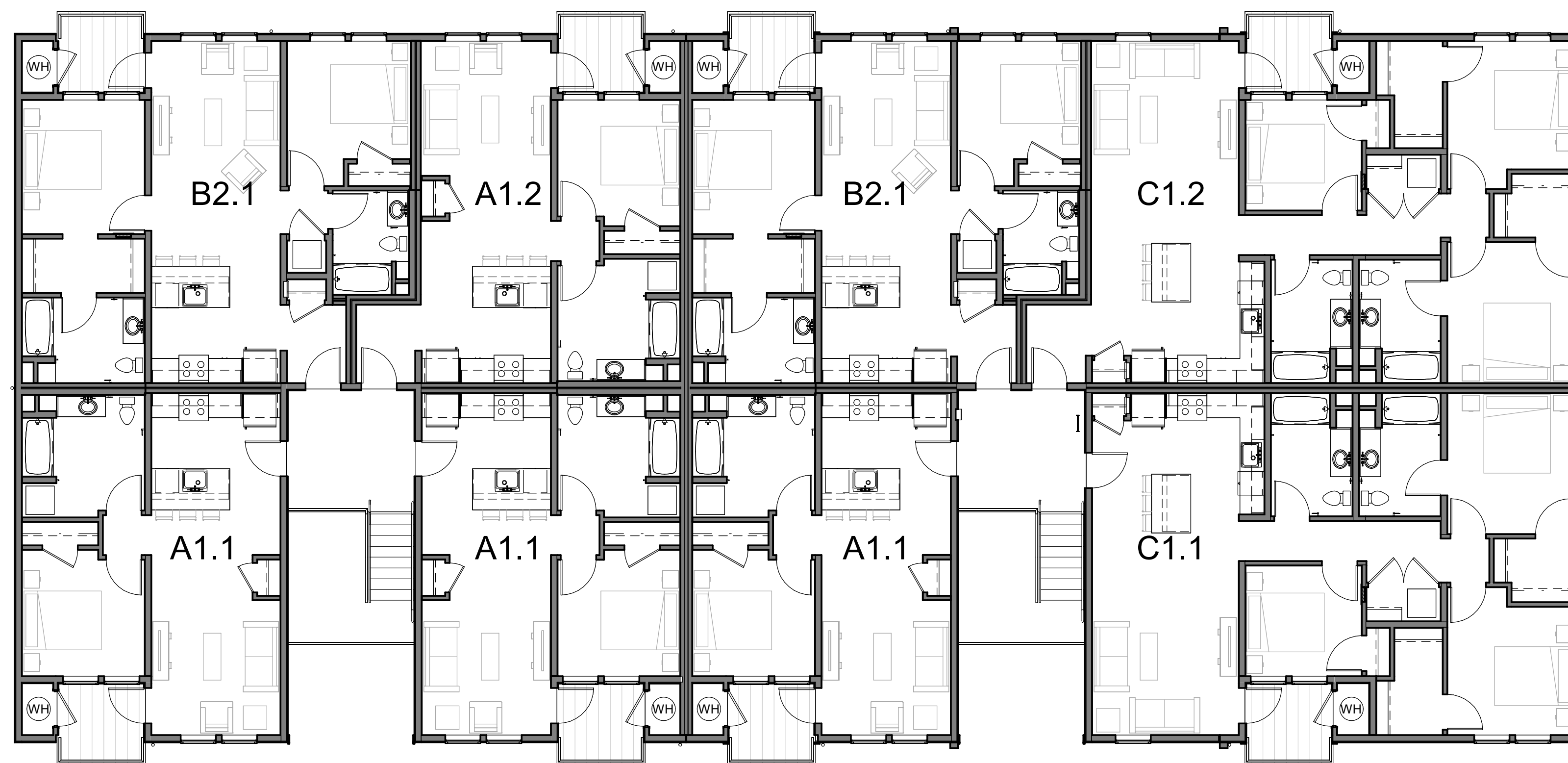


KEY PLAN
BUILDING B

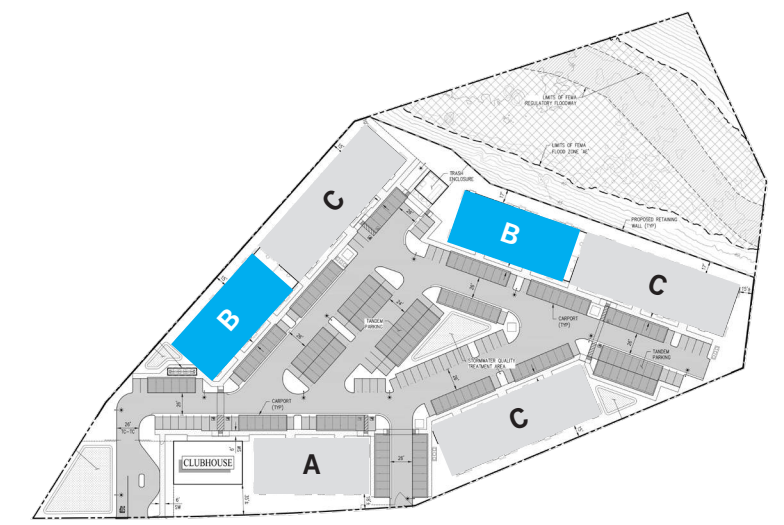




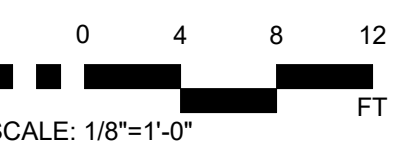
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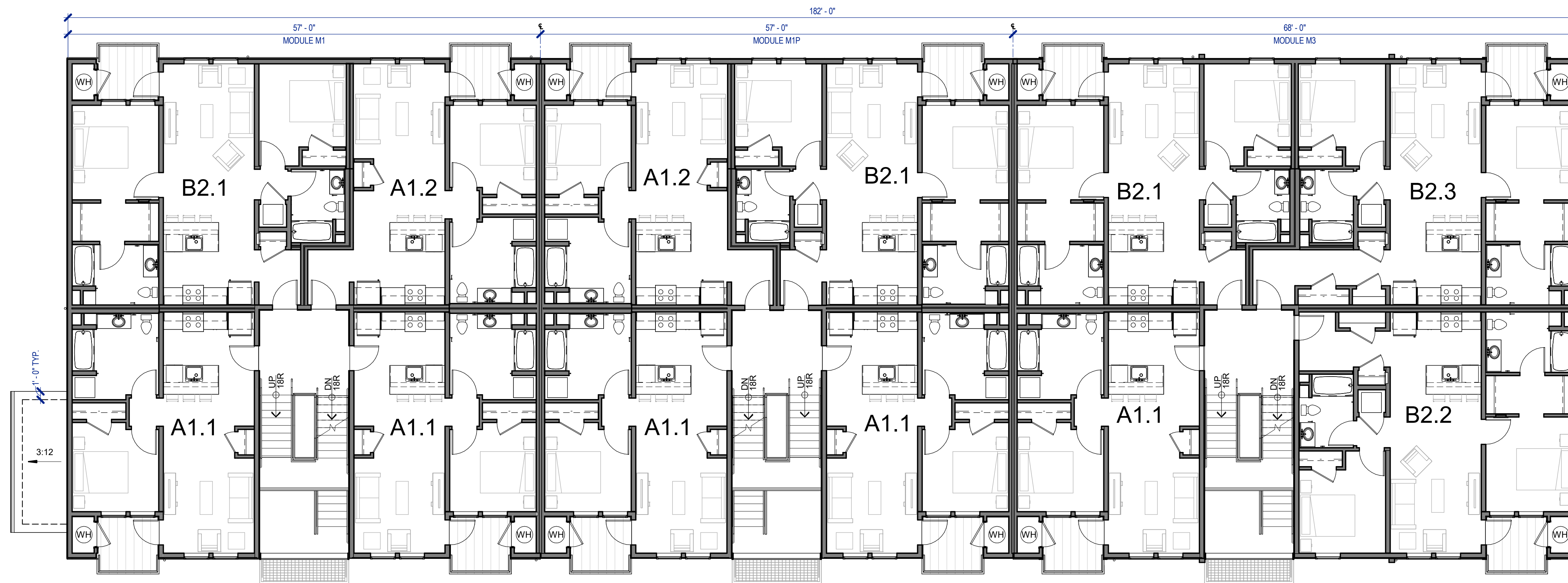


LEVEL 3 | 1
1/8" = 1'-0"

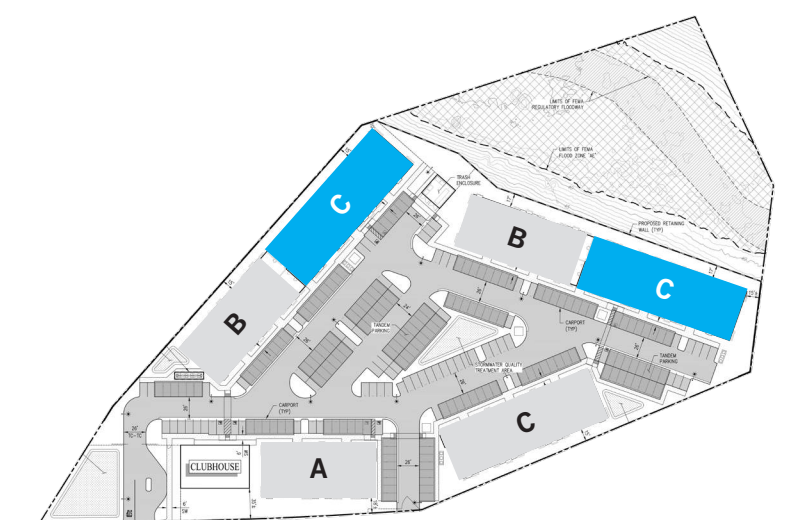


KEY PLAN
BUILDING B

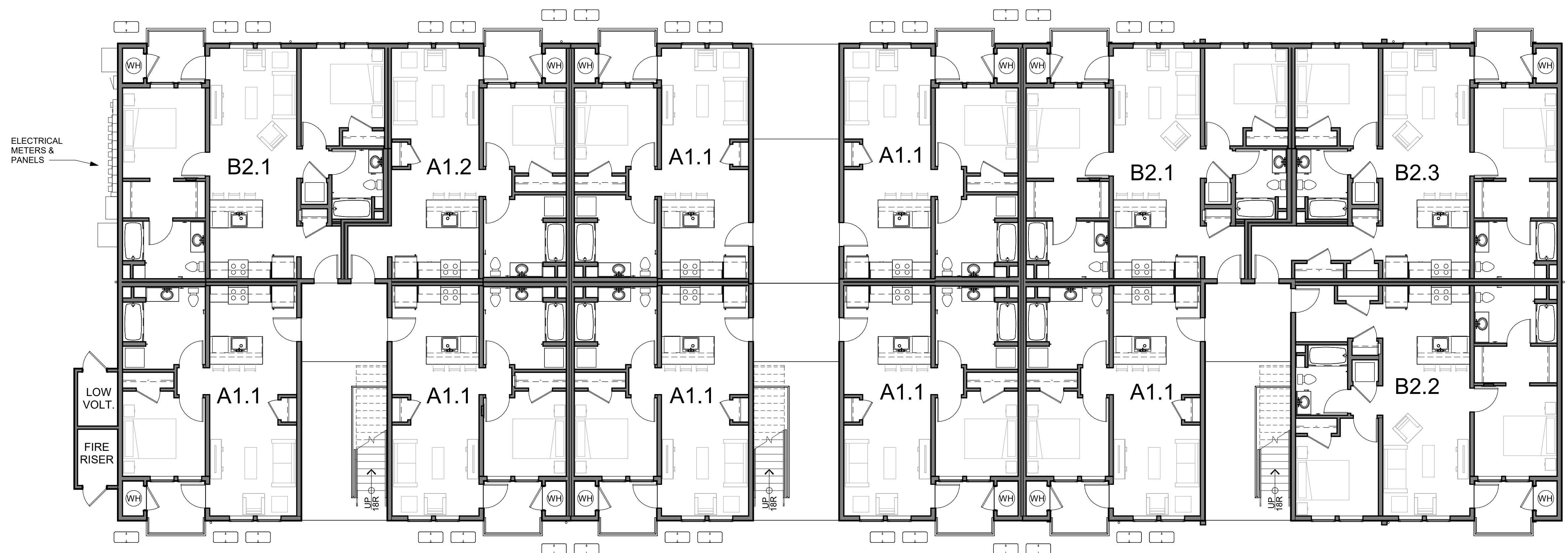




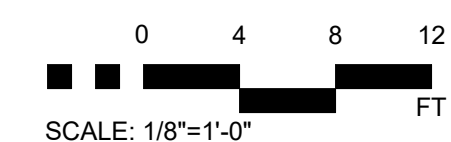
LEVEL 2 | 2
1/8" = 1'-0"

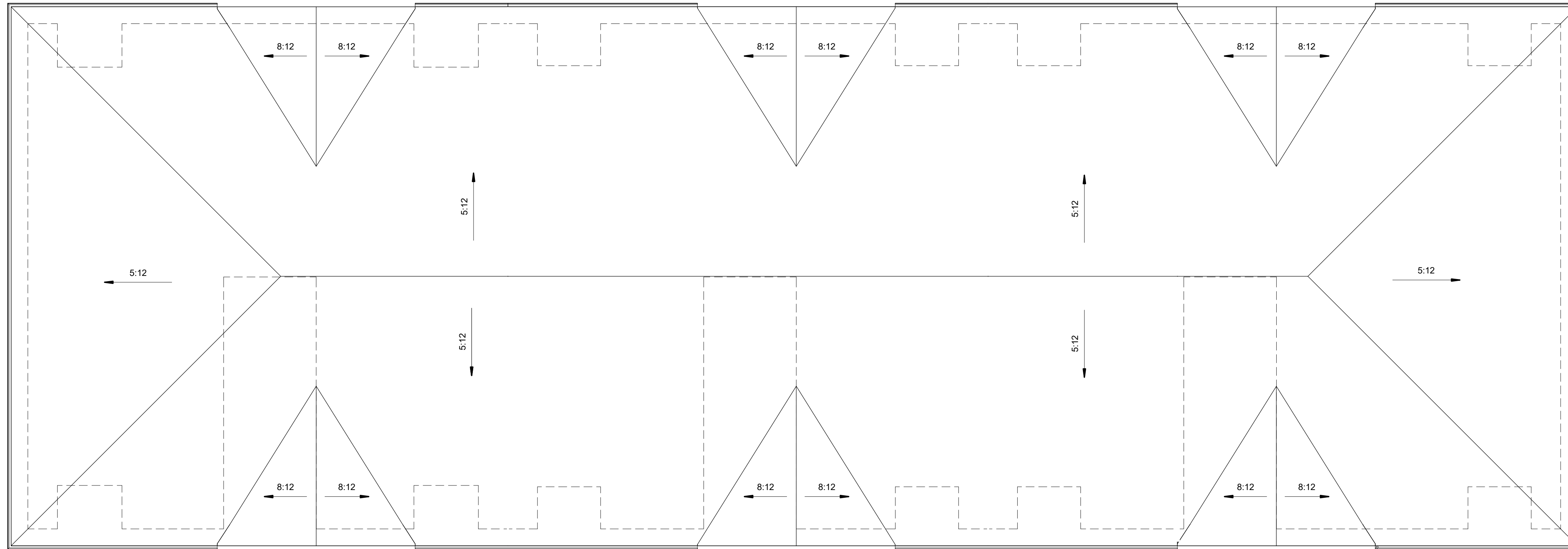


KEY PLAN
BUILDING C

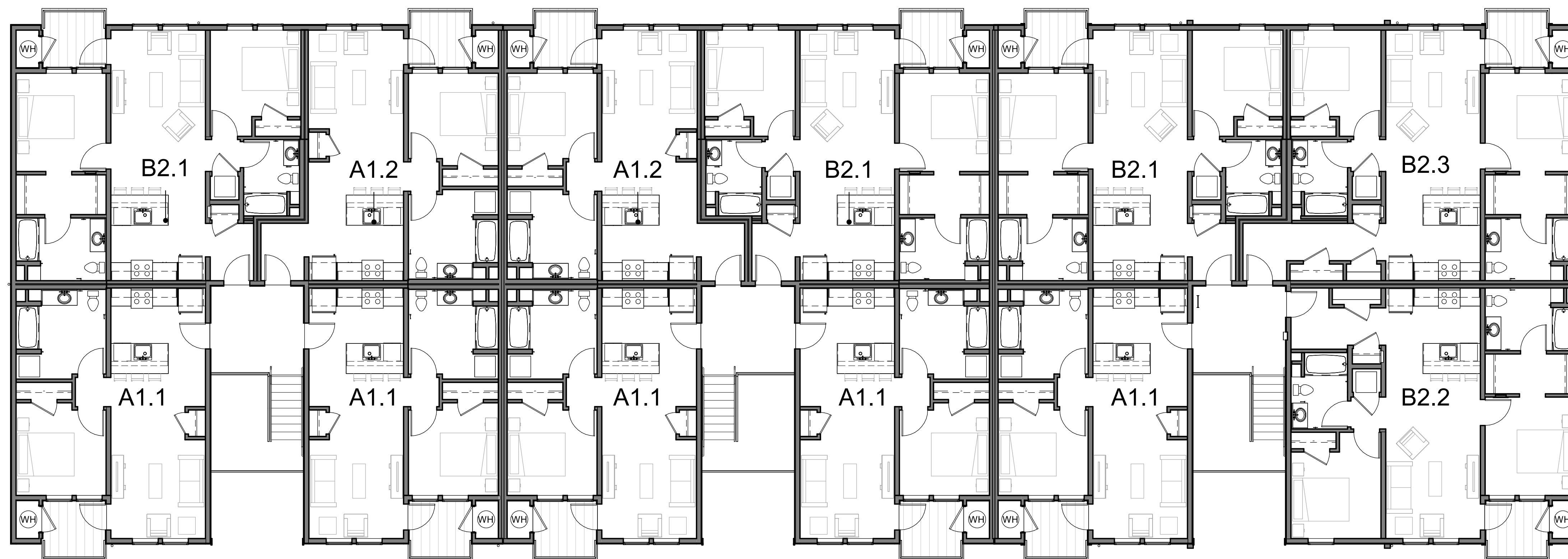


LEVEL 1 | 1
1/8" = 1'-0"

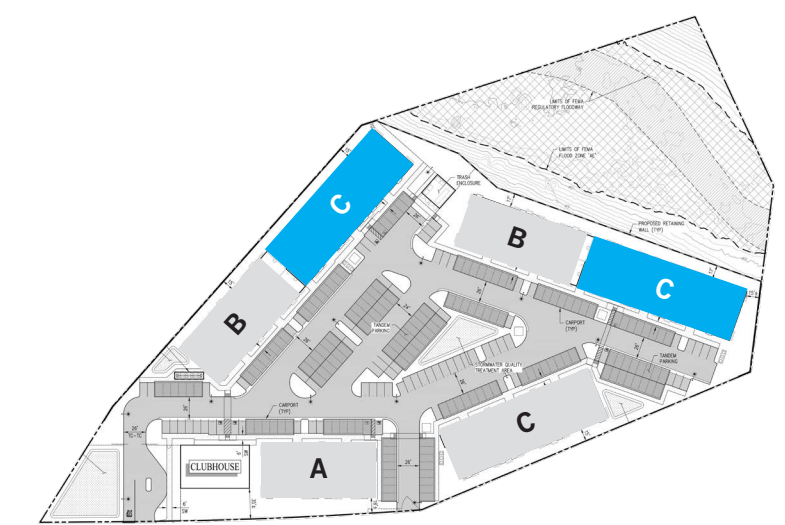




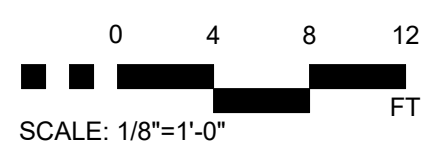
ROOF | 2
1/8" = 1'-0"



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

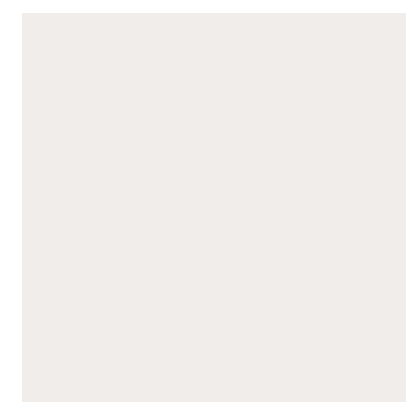


KEY PLAN
BUILDING C





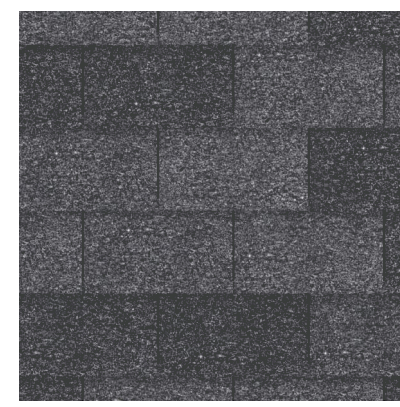
1. BOARD & BATTEN
DARK GREY



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)



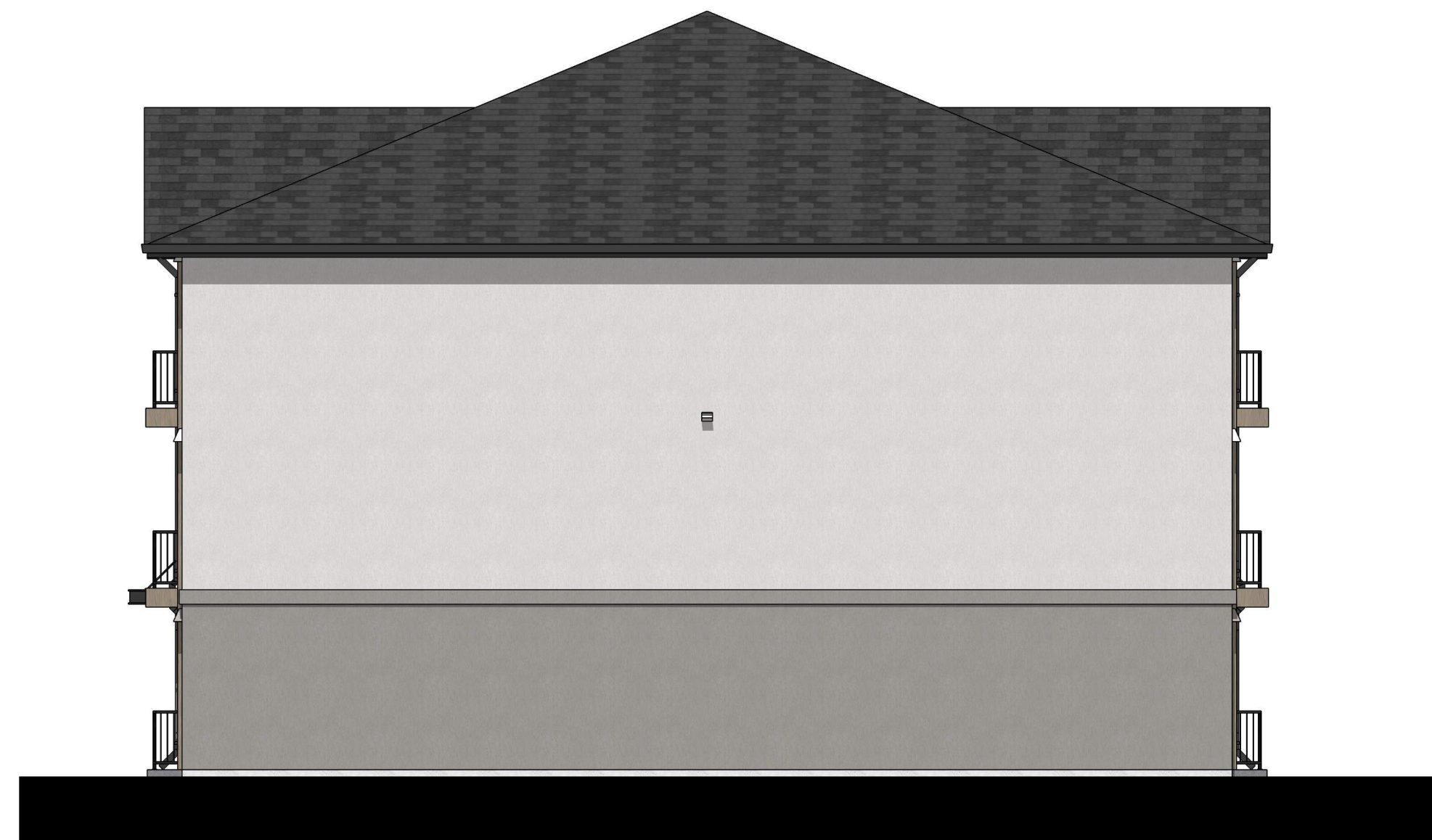
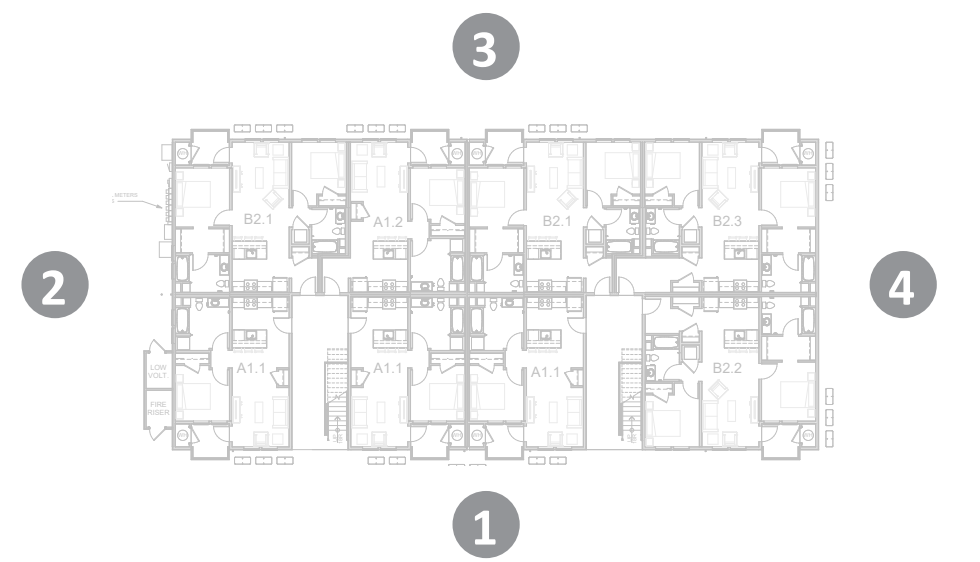
8. 3'0"x5'0" SINGLE
HUNG WINDOW, TYP.
WHITE VINYL



9. TOP MOUNTED
METAL RAILING
PAINTED BLACK



10. CUTLASS LED -
WALL PACK
PAINTED TO MATCH



4. SIDE ELEVATION



3. FRONT ELEVATION



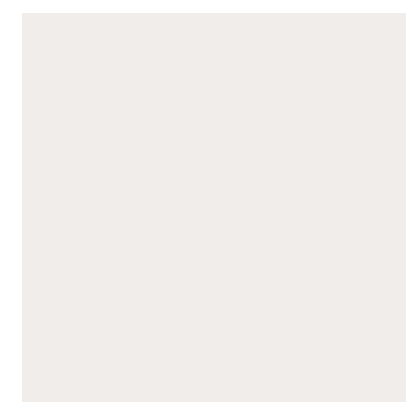
2. SIDE ELEVATION



1. REAR ELEVATION



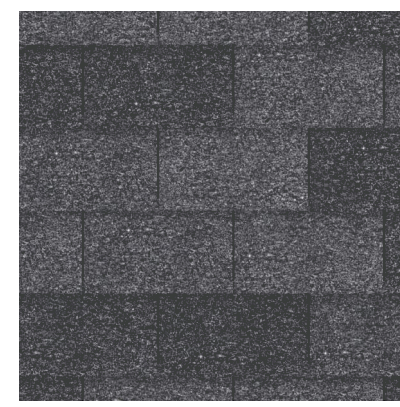
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OFF WHITE



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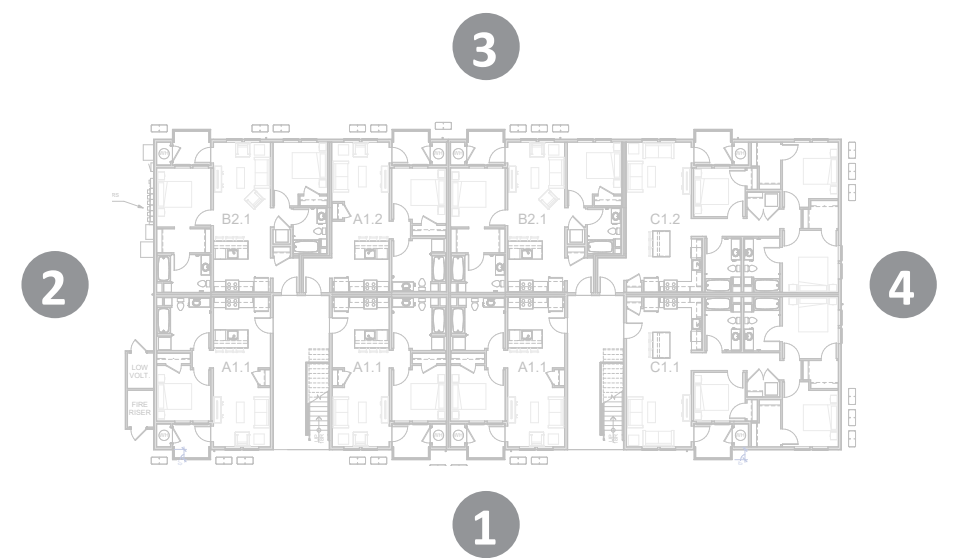
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WHITE VINYL



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3. FRONT ELEVATION



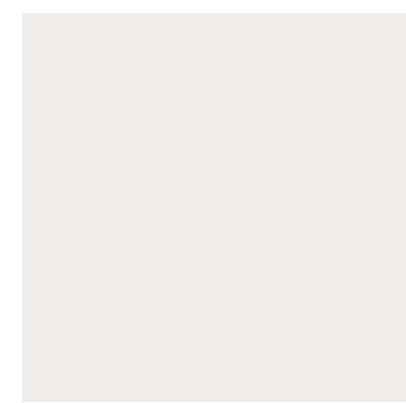
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1. REAR ELEVATION



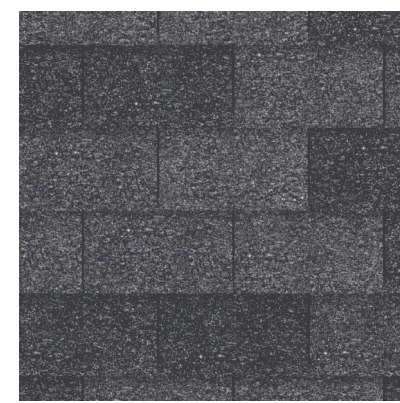
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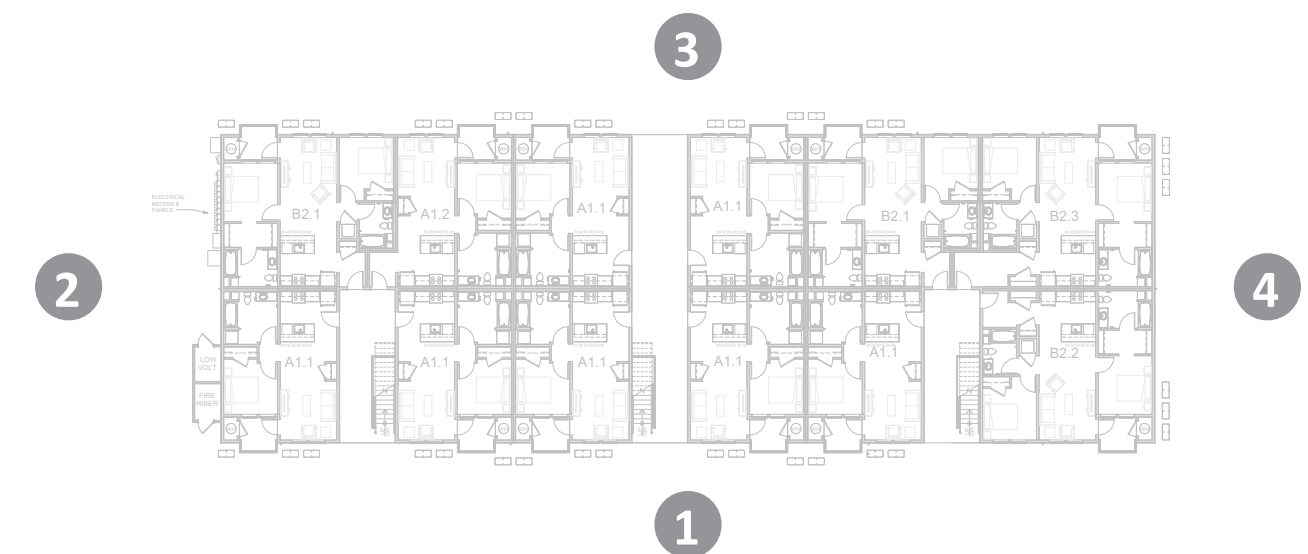
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WHITE VINYL



9. TOP MOUNTED
METAL RAILING
PAINTED BLACK



10. CUTLASS LED -
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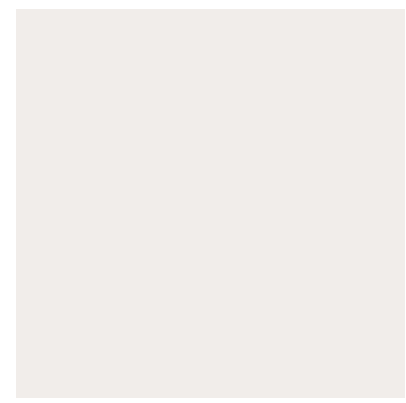
3. FRONT ELEVATION



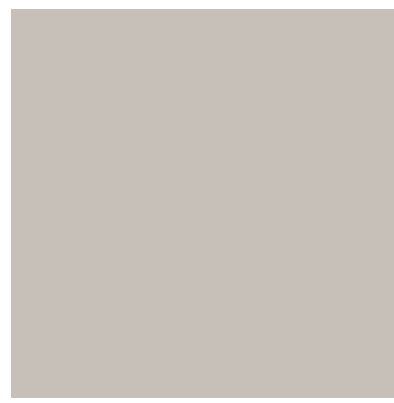
1. REAR ELEVATION



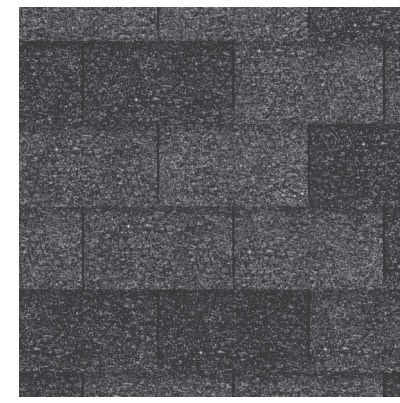
1. BOARD & BATTEN
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OFF WHITE



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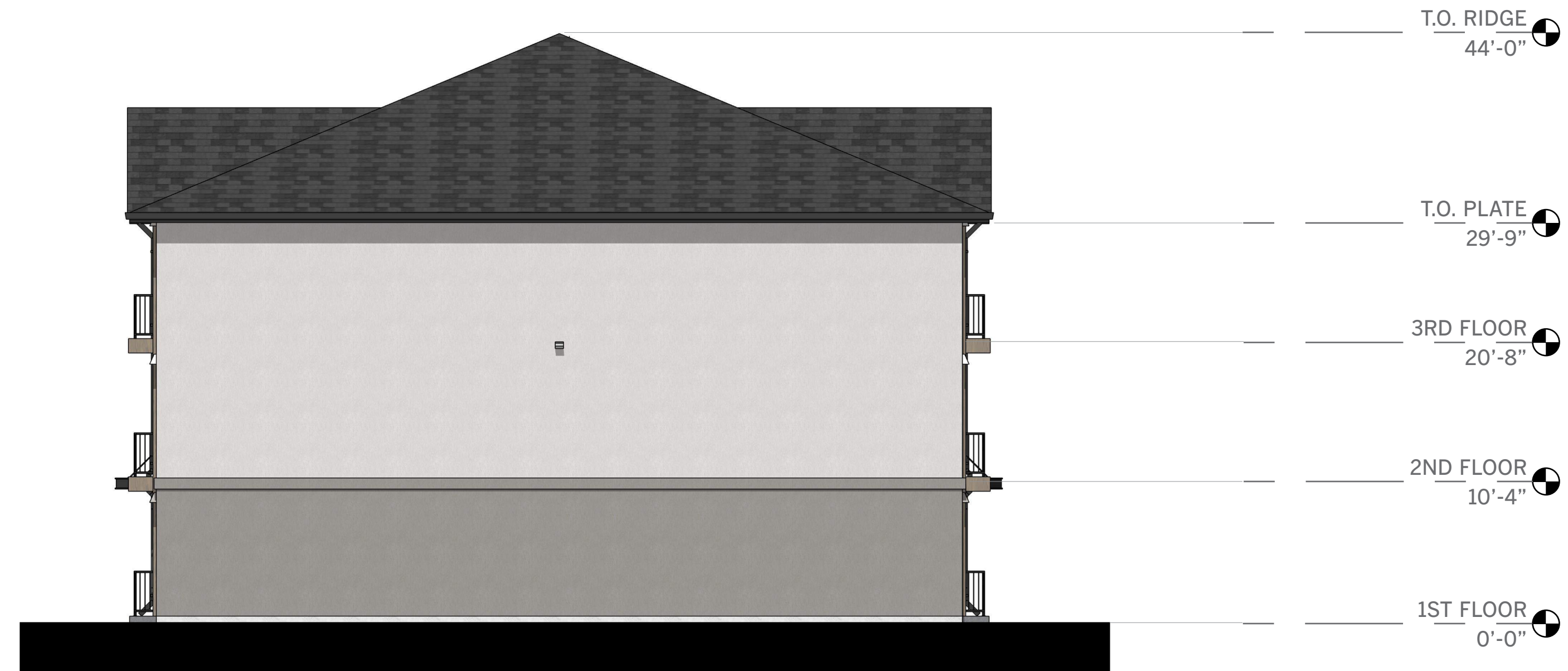
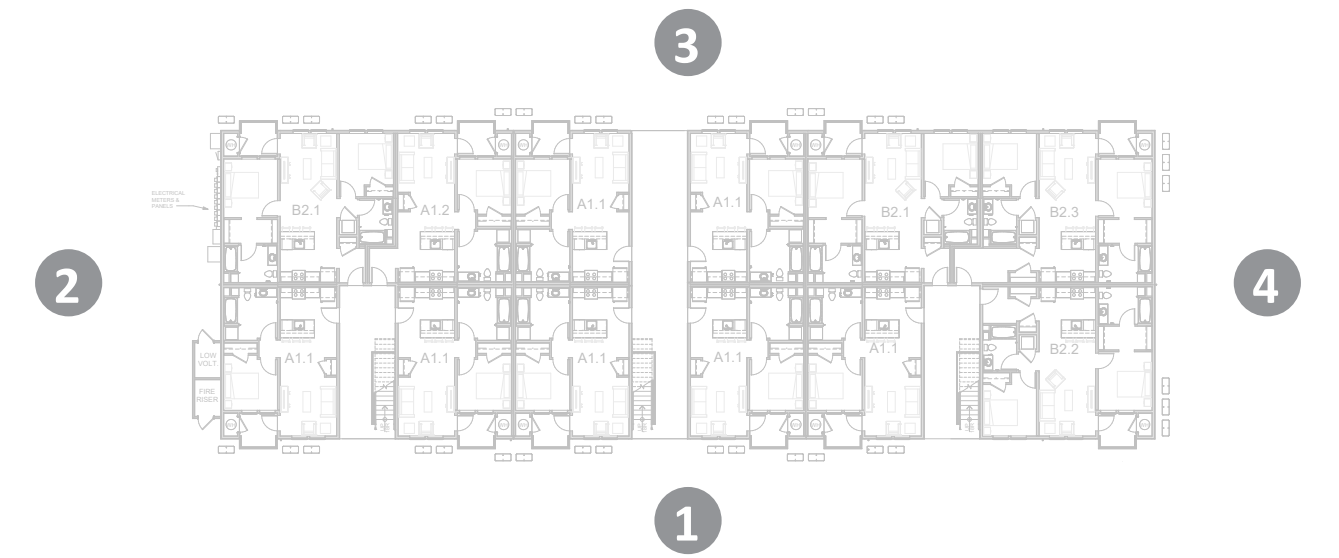
8. 3'0"x5'0" SINGLE
HUNG WINDOW, TYP.
WHITE VINYL



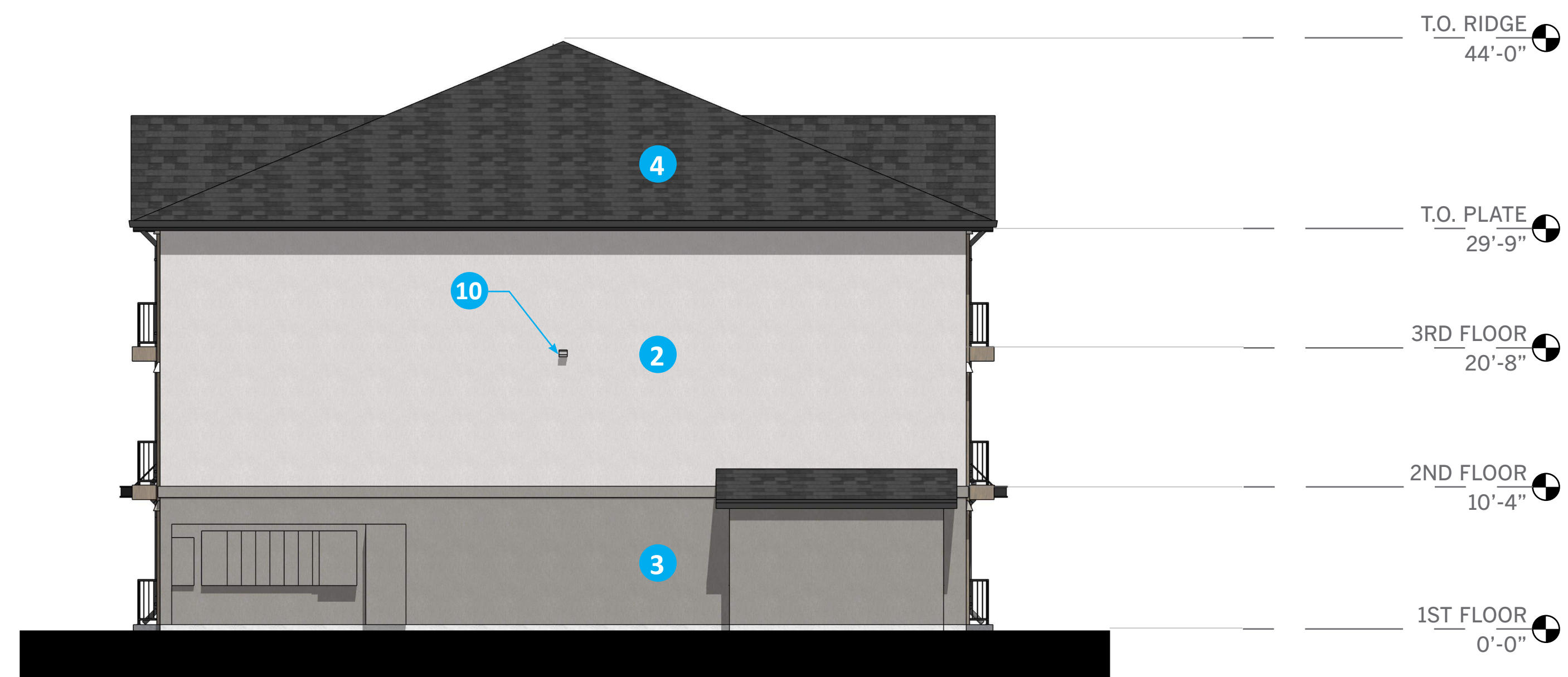
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METAL RAILING
PAINTED BLACK



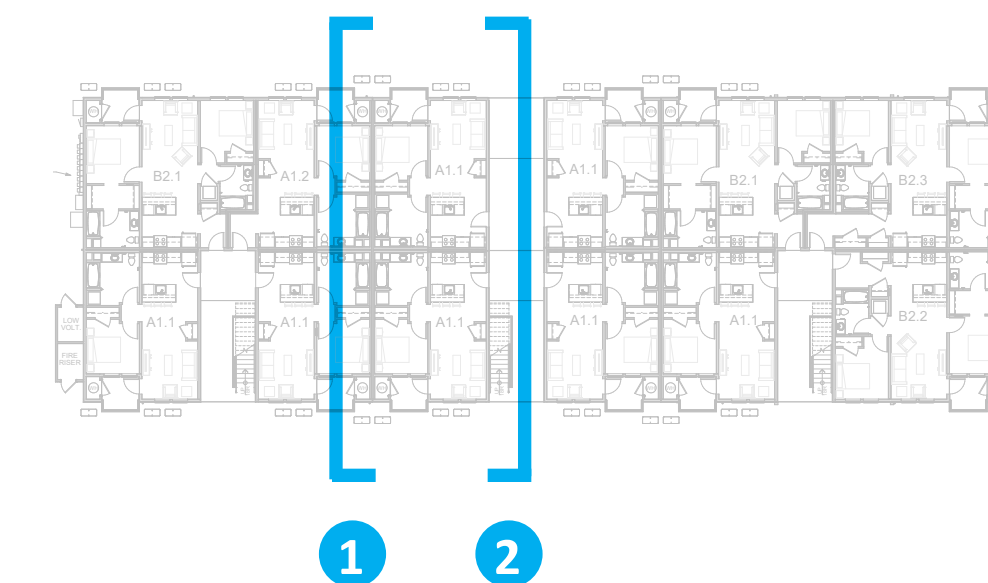
10. CUTLASS LED -
WALL PACK
PAINTED TO MATCH



4. SIDE ELEVATION



2. SIDE ELEVATION



2

2-HOUR RATED EXTERIOR
PASSAGEWAY TO ALLOW
HOSE PULL ACCESS

90 MINUTE UNIT ENTRY DOORS

1

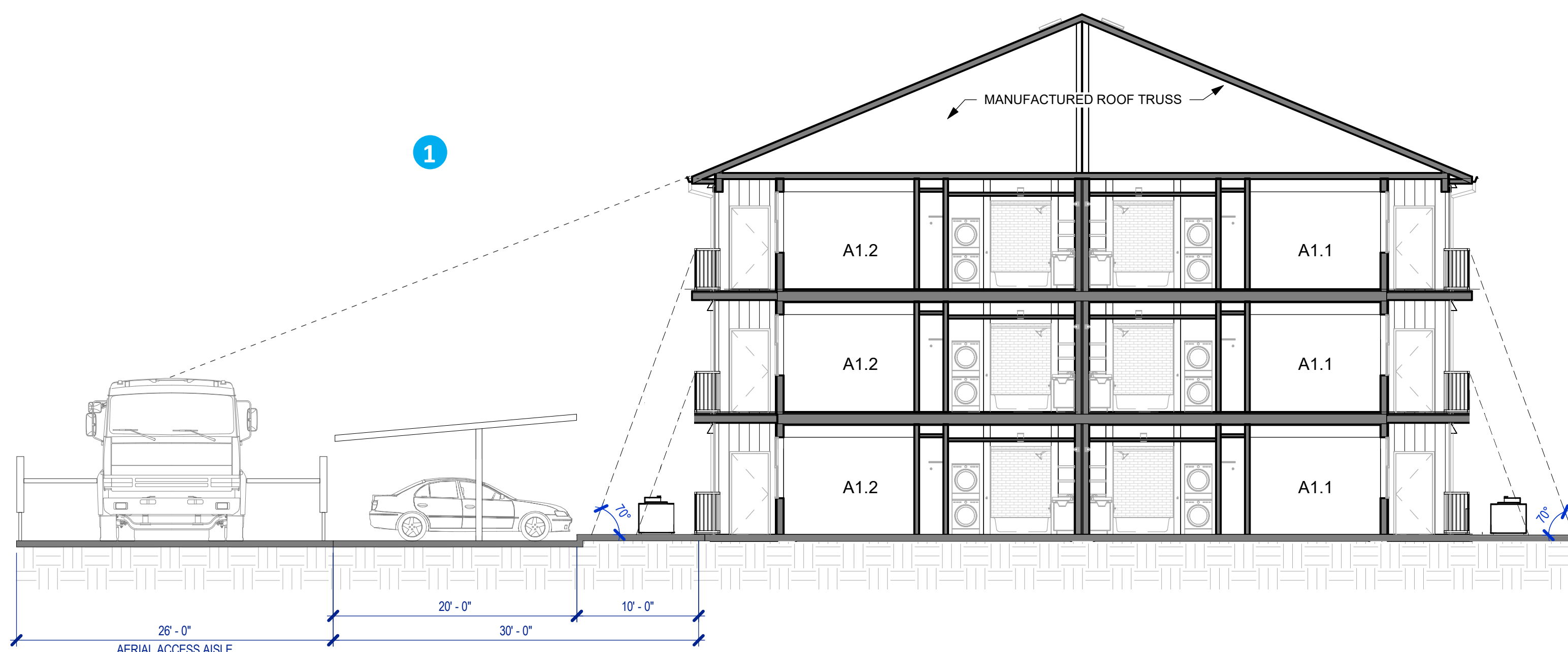
MANUFACTURED ROOF TRUSS

T.O. PLATE
29' - 3"

LEVEL 3
20' - 2"

LEVEL 2
10' - 1"

LEVEL 1
0"



0 4 8 12
SCALE: 1/8"=1'-0"
FT



EW1

ENGINEERED
WOOD SIDING

COLOR: SW7048
"URBANE BRONZE"

CP1

CEMENT PLASTER
PAINTED TRIM

COLOR: SW7568
"NEUTRAL GROUND"

P2

PAINTED TRIM

COLOR: SW9168
"ELEPHANT EAR"

P3

PAINTED TRIM

COLOR: SW7048
"URBANE BRONZE"

P4

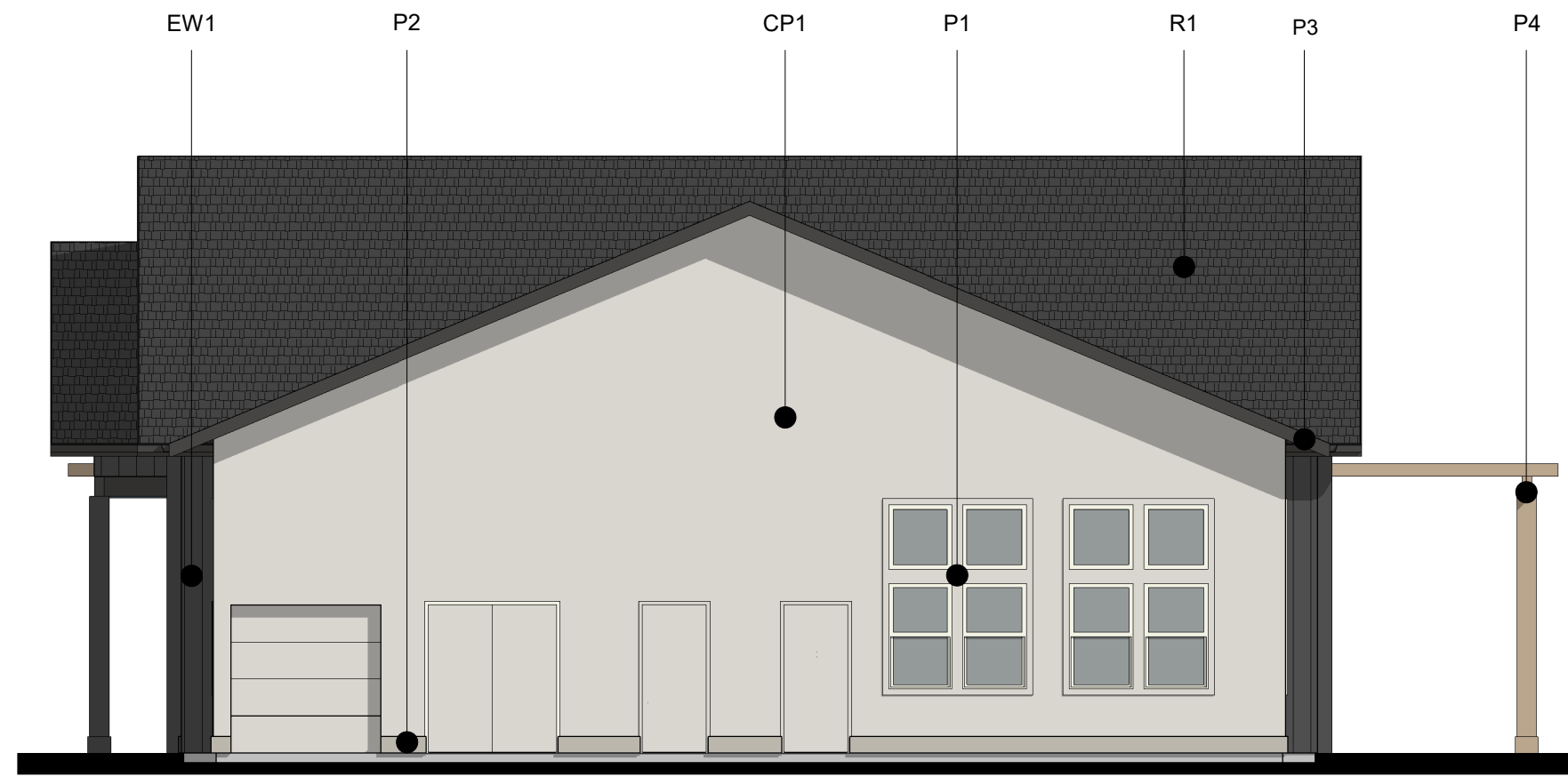
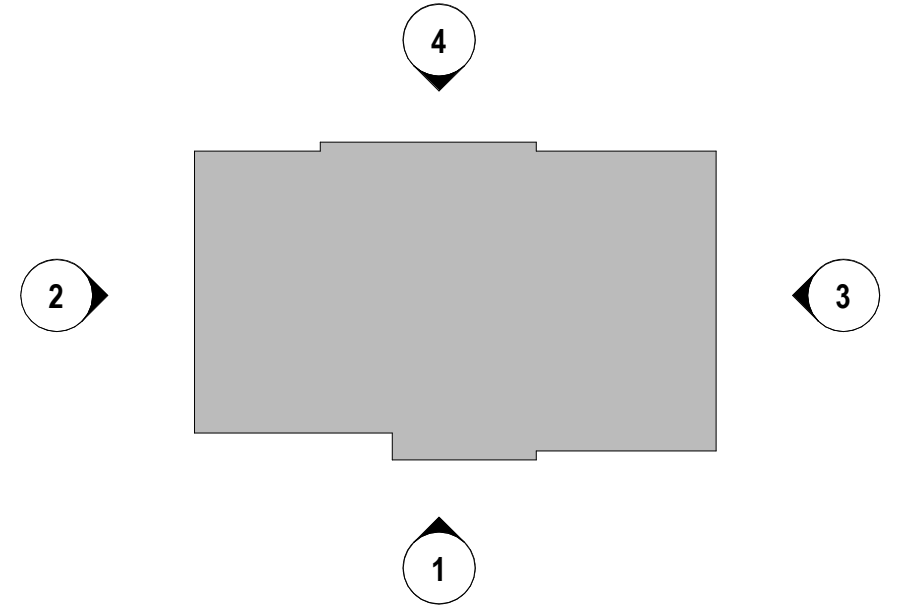
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COLOR: SW7522
"MEADOWLARK"

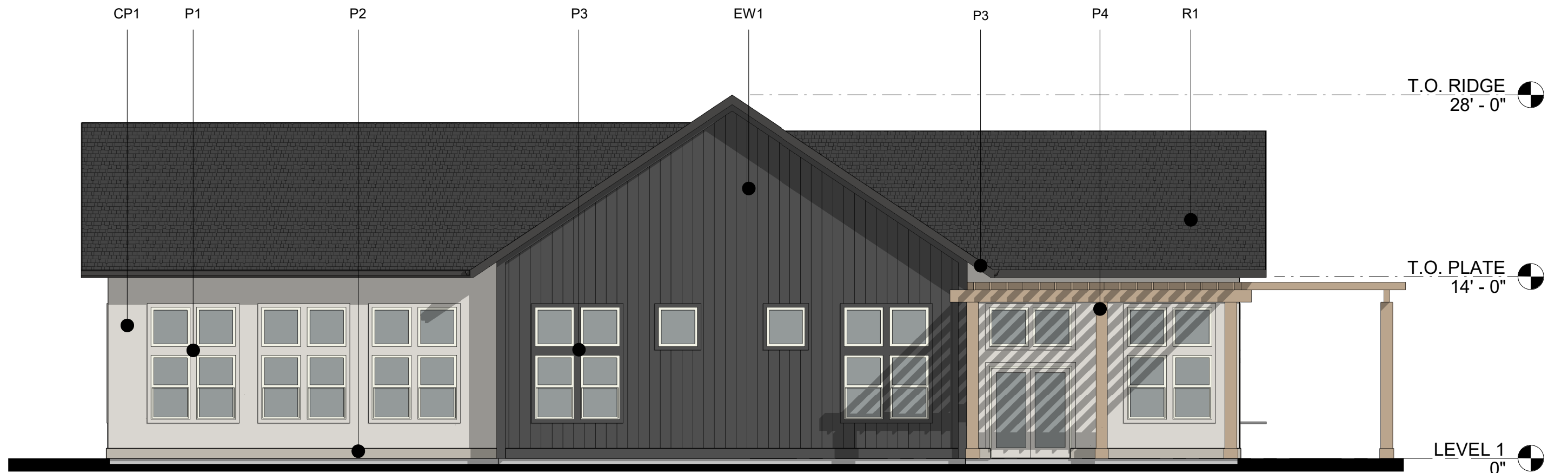
R1

ASPHALT SHINGLES

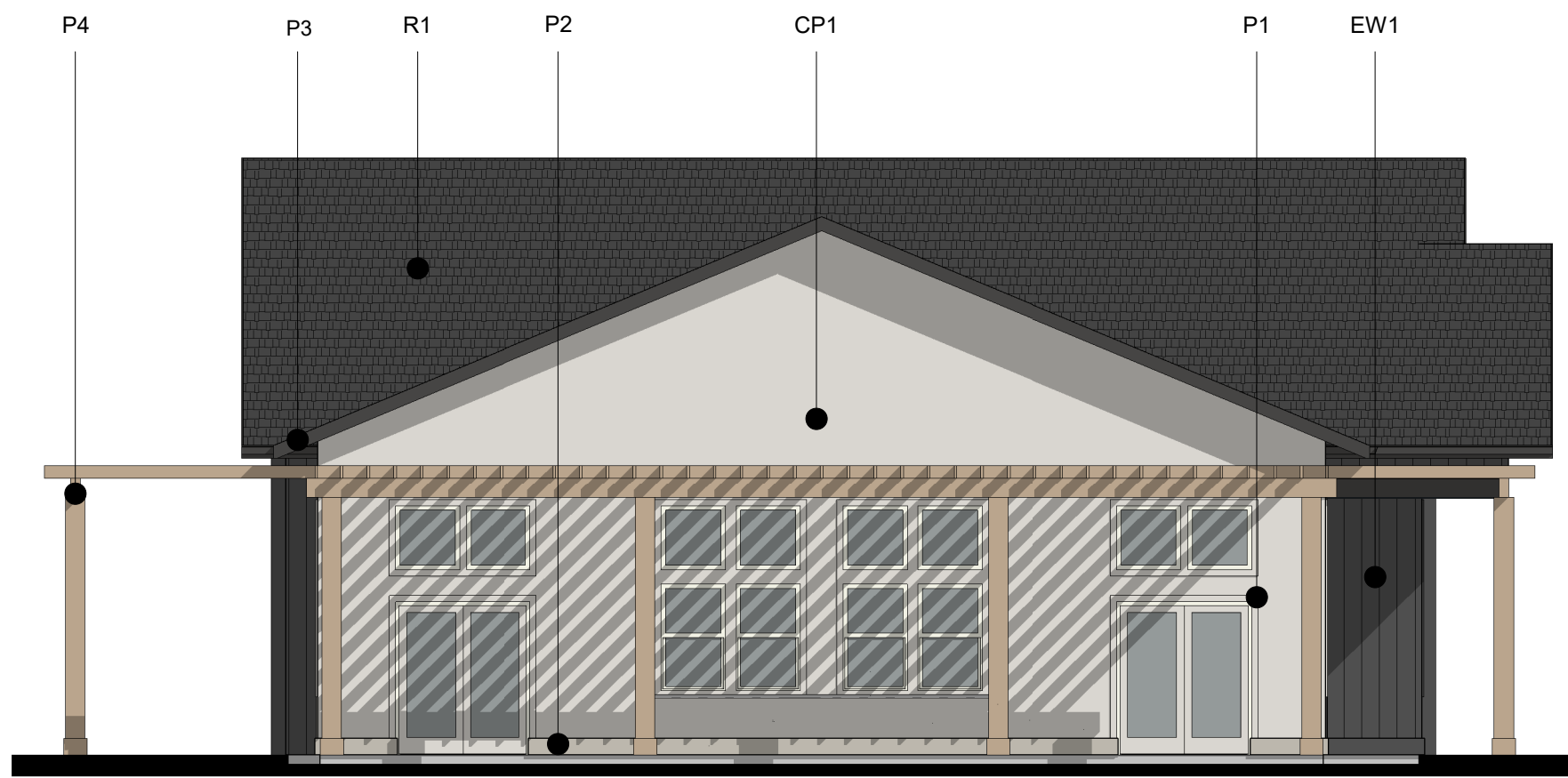
COLOR: CHARCOAL



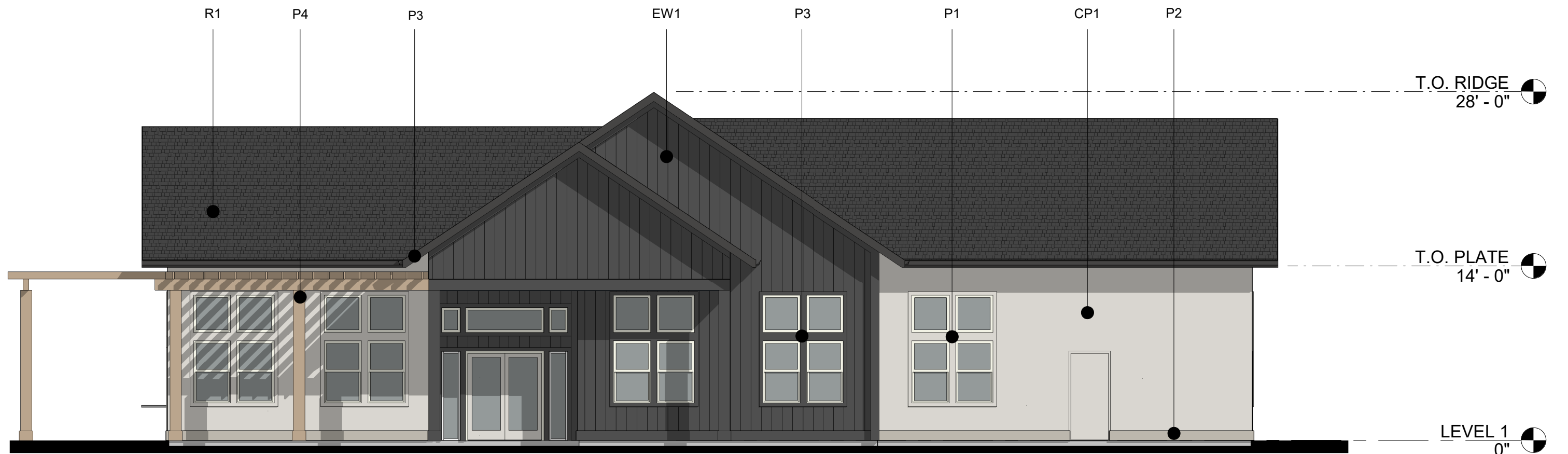
RIGHT SIDE ELEVATION | 3
1/8" = 1'-0"



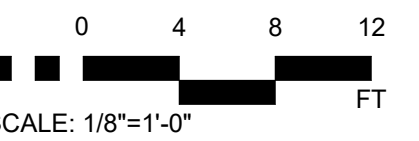
REAR ELEVATION | 4
1/8" = 1'-0"

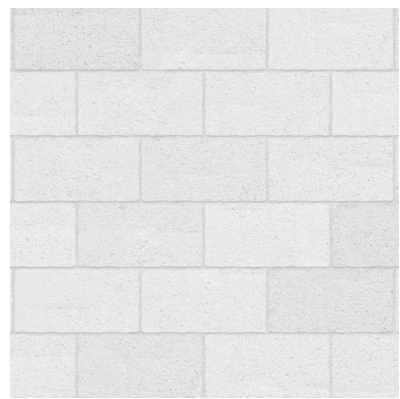


LEFT SIDE ELEVATION | 2
1/8" = 1'-0"



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

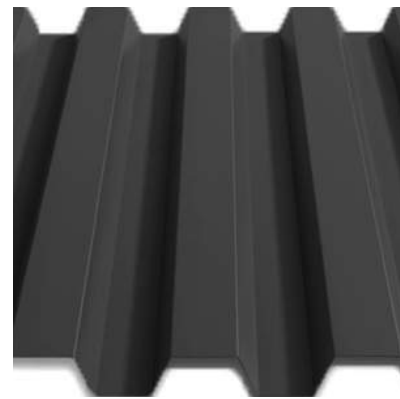




1. HORIZONTAL LAP SIDING - CEDAR TEXTURE - 8" SLATE BLUE



2. PAINTED METAL STRUCTURE DARK GREY

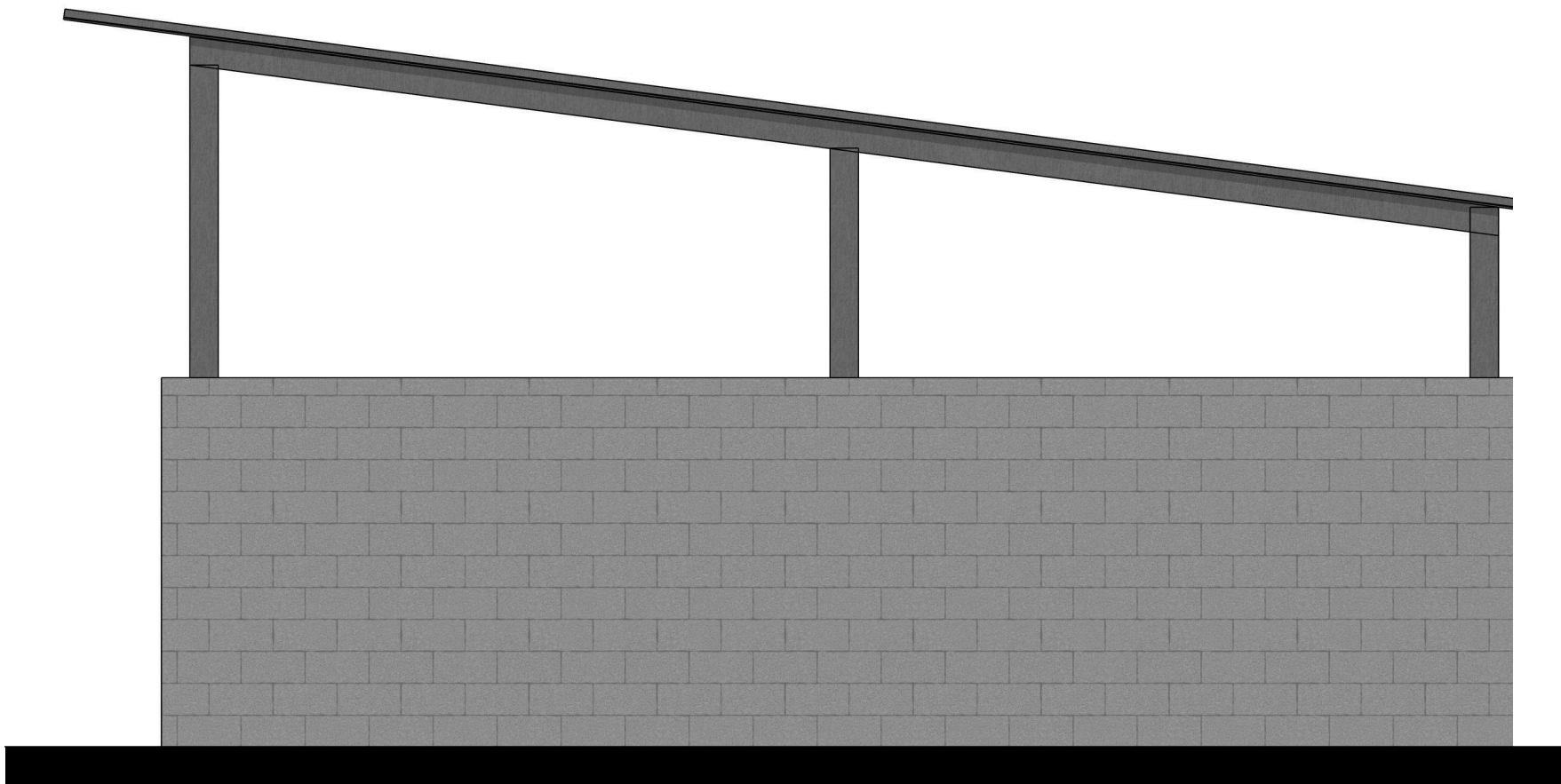


3. BOX RIB METAL SIDING DARK GREY

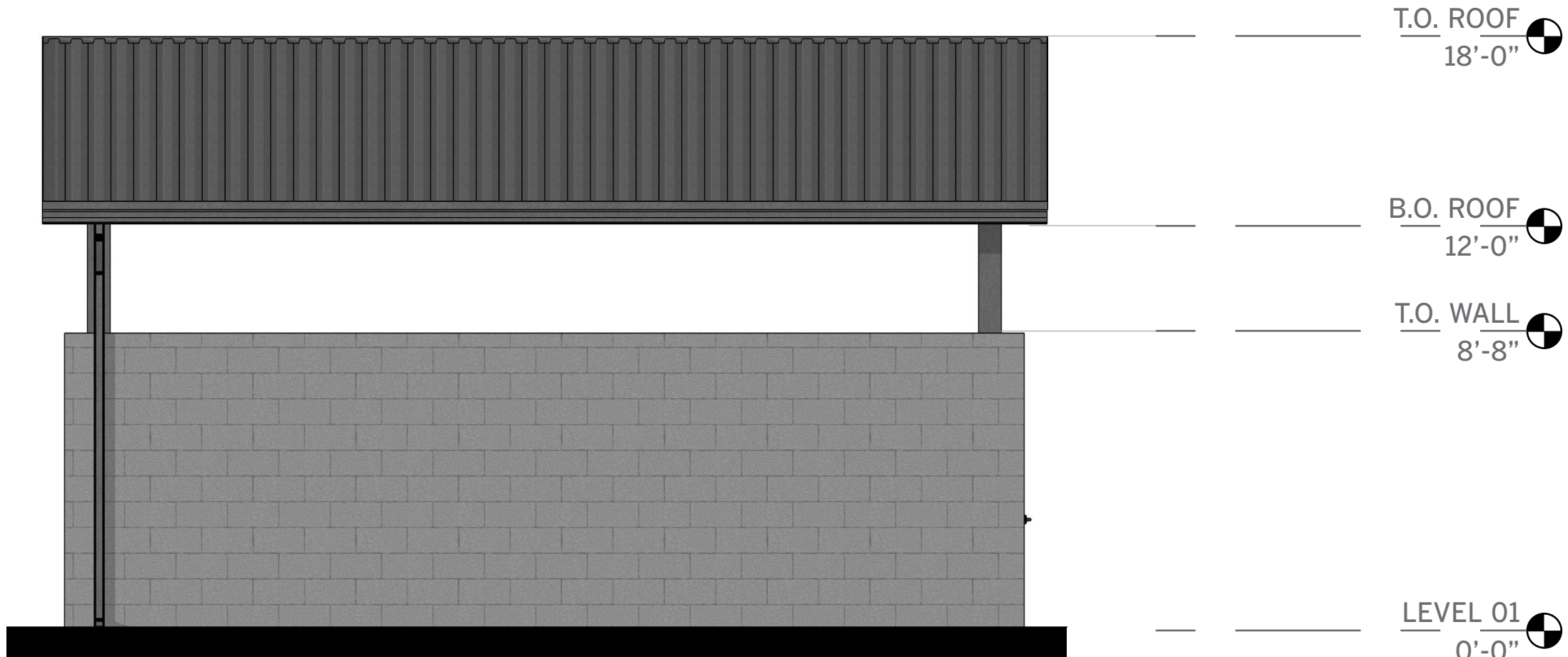
Units	Loose Waste Volume CY/WK	Loose Recycle Volume CY/WK	Compact Waste Volume CY/WK	Compact Recycle Volume CY/WK	Loose Compost Volume CY/WK
180	28.8	28.8	7.2	7.2	2.2



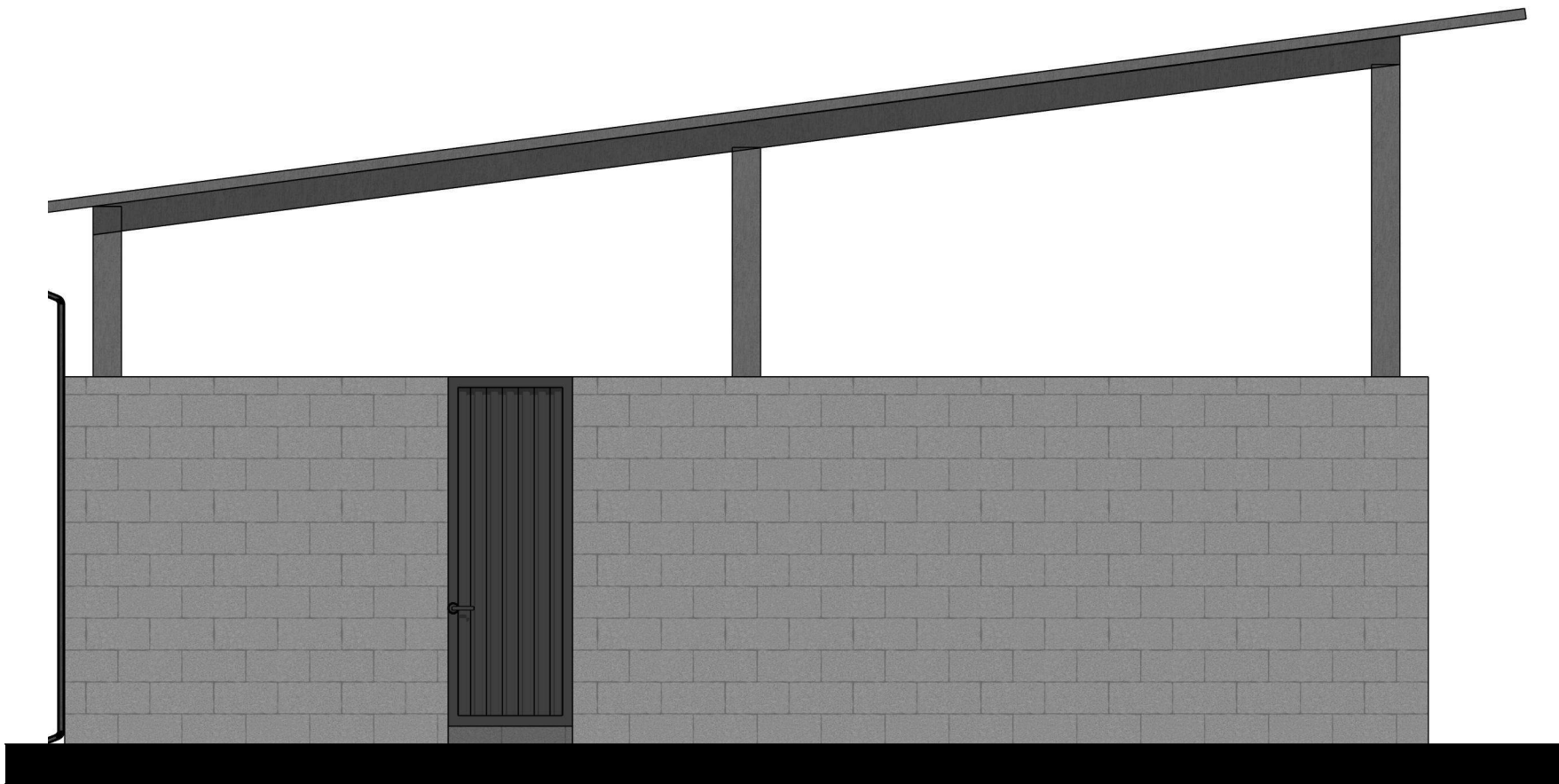
KEY PLAN
TRASH ENCLOSURE



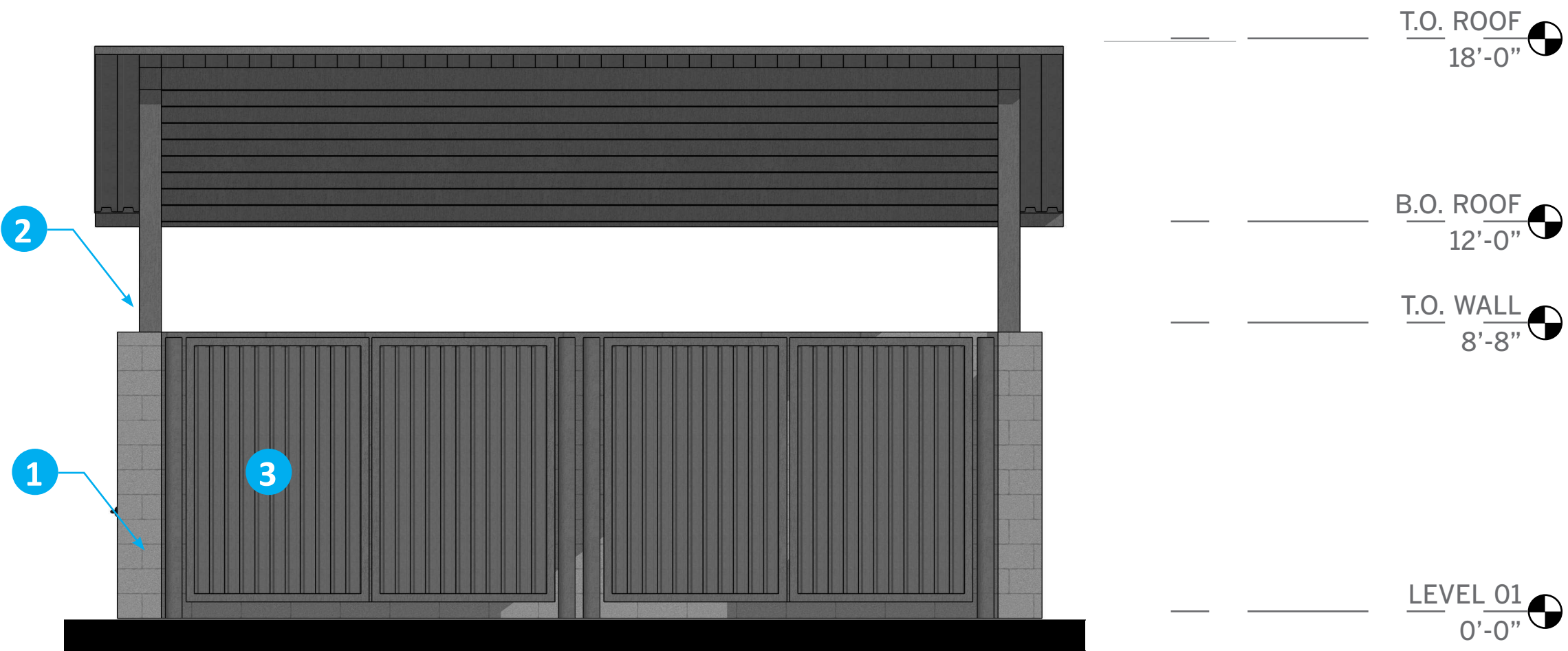
4. RIGHT ELEVATION



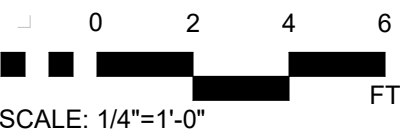
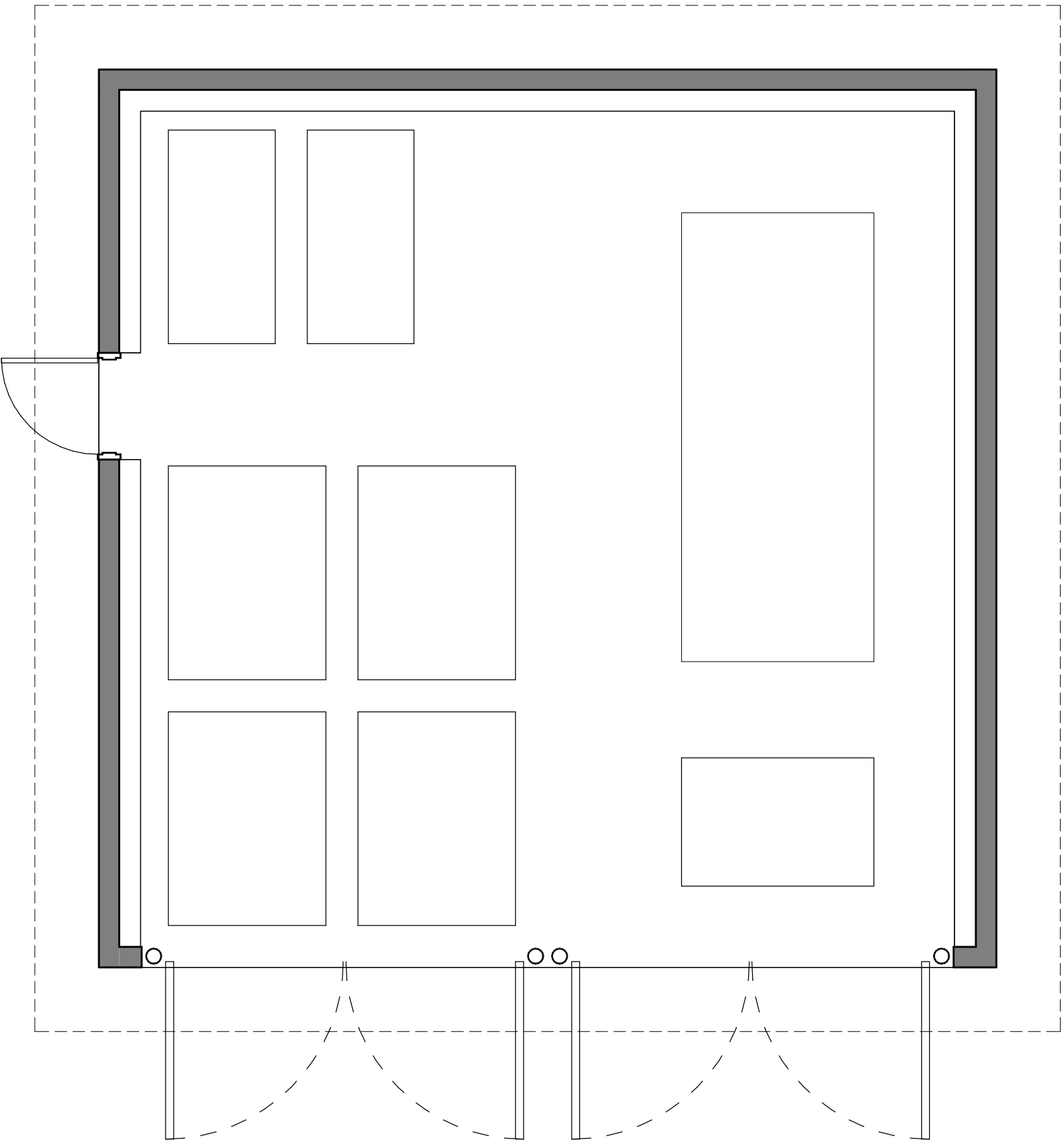
3. REAR ELEVATION



2. LEFT ELEVATION



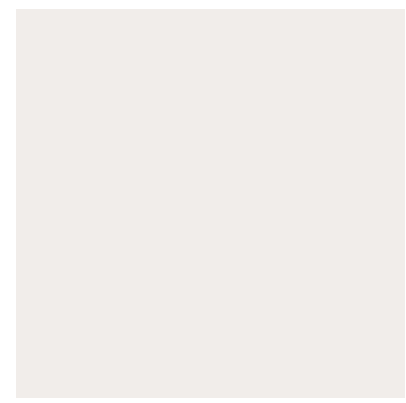
1. FRONT ELEVATION



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



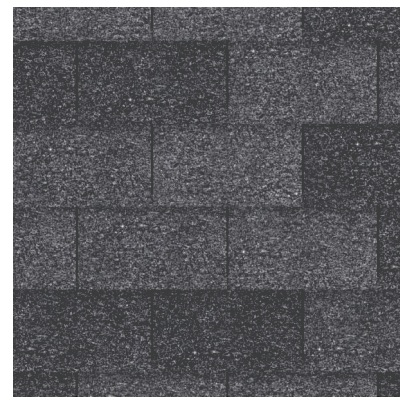
1. BOARD & BATTEN
DARK GREY



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



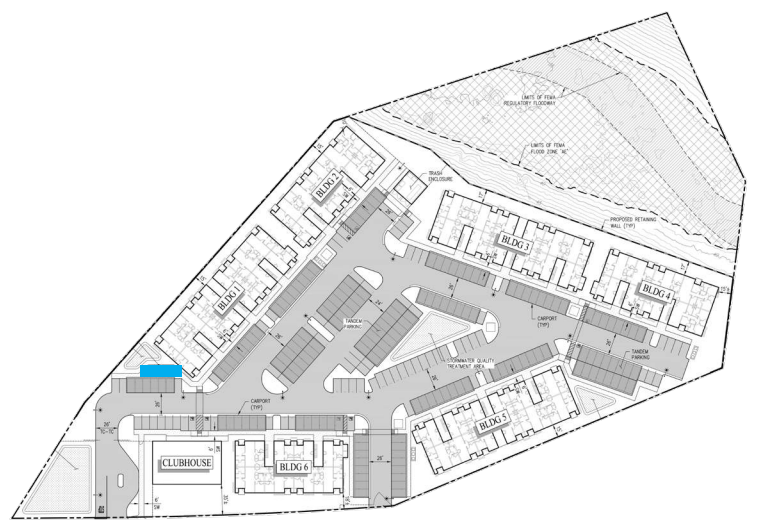
8. 3'0"x5'0" SINGLE
HUNG WINDOW, TYP.
WHITE VINYL



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

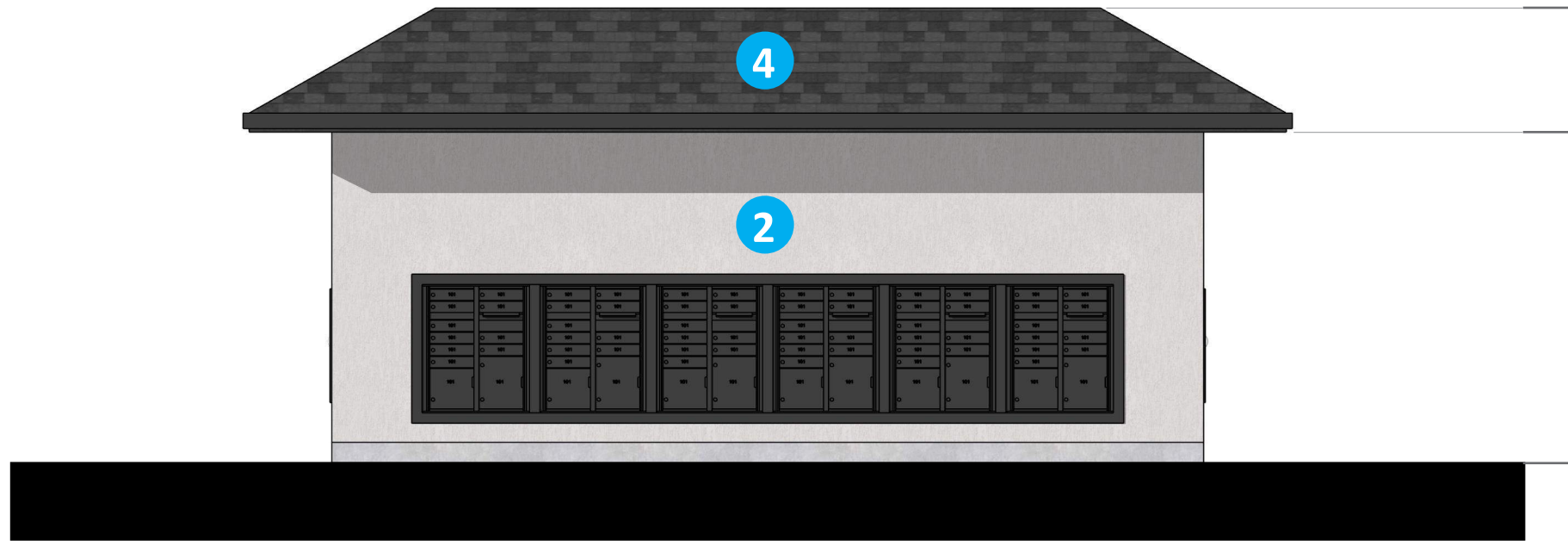
T.O. RIDGE
11'-0"

B.O. ROOF
8'-0"

LEVEL 01
0'-0"



2. LEFT ELEVATION

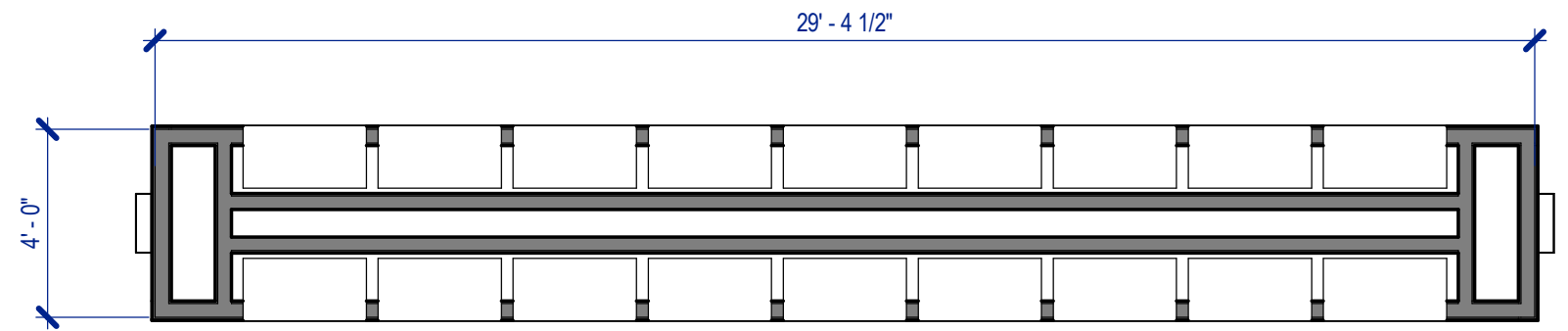


1. FRONT ELEVATION

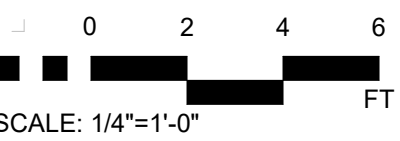
T.O. RIDGE
11'-0"

B.O. ROOF
8'-0"

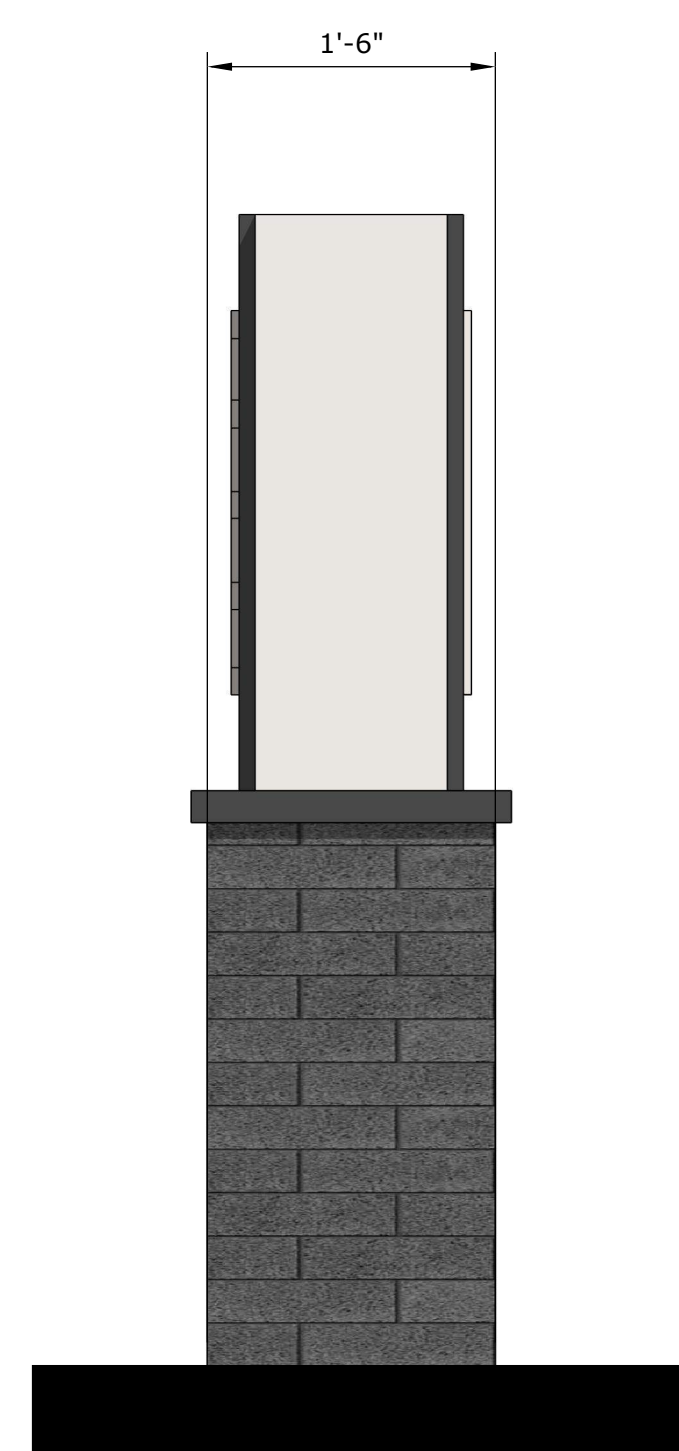
LEVEL 01
0'-0"



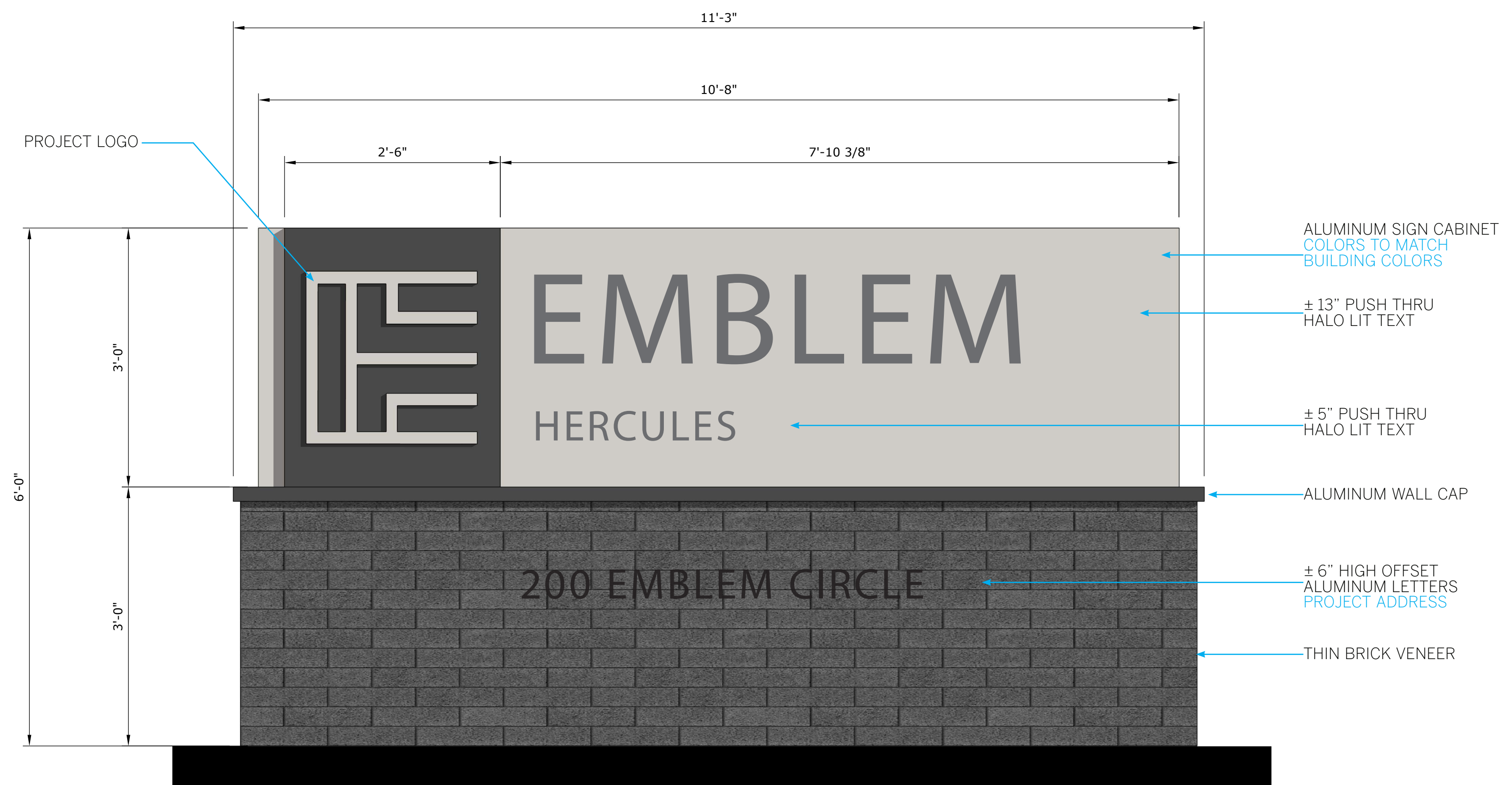
PLAN - 18 UNITS (10 COUNT)



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

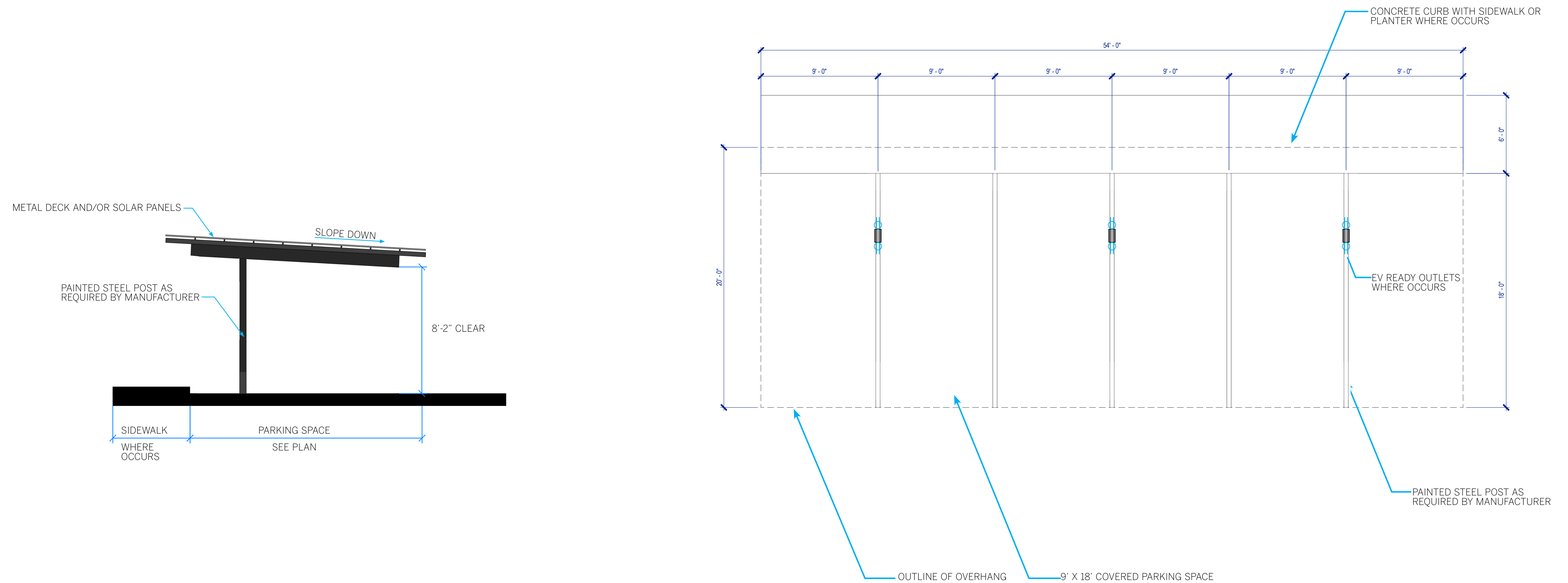


2. SIDE ELEVATION

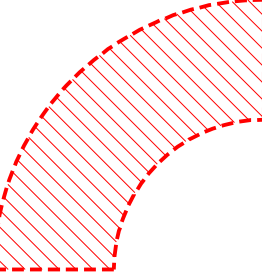


1. FRONT ELEVATION (2-SIDED)

0 2 4 6
SCALE: 1/4"=1'-0" FT



LEGEND



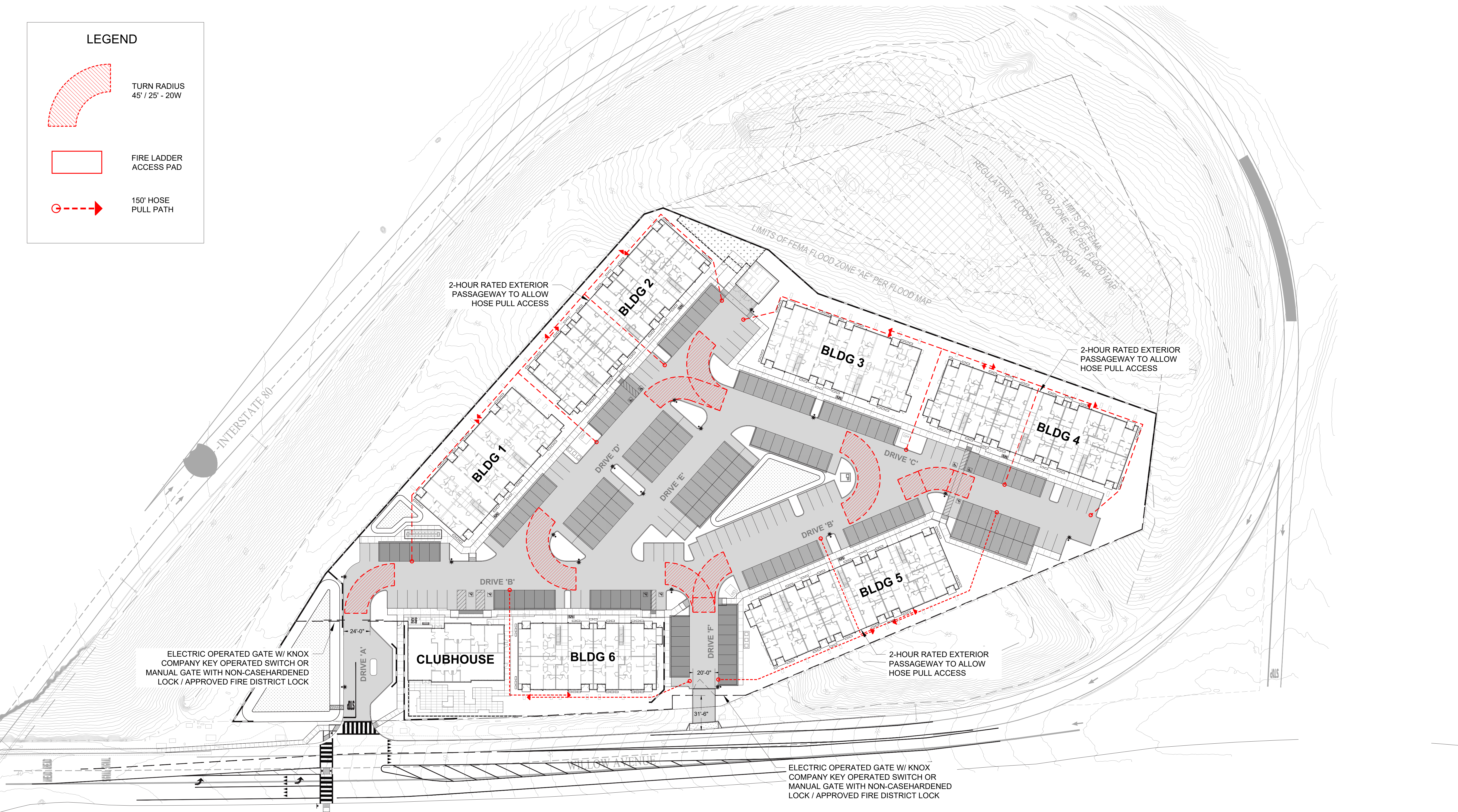
TURN RADIUS
45' / 25' - 20W



FIRE LADDER
ACCESS PAD

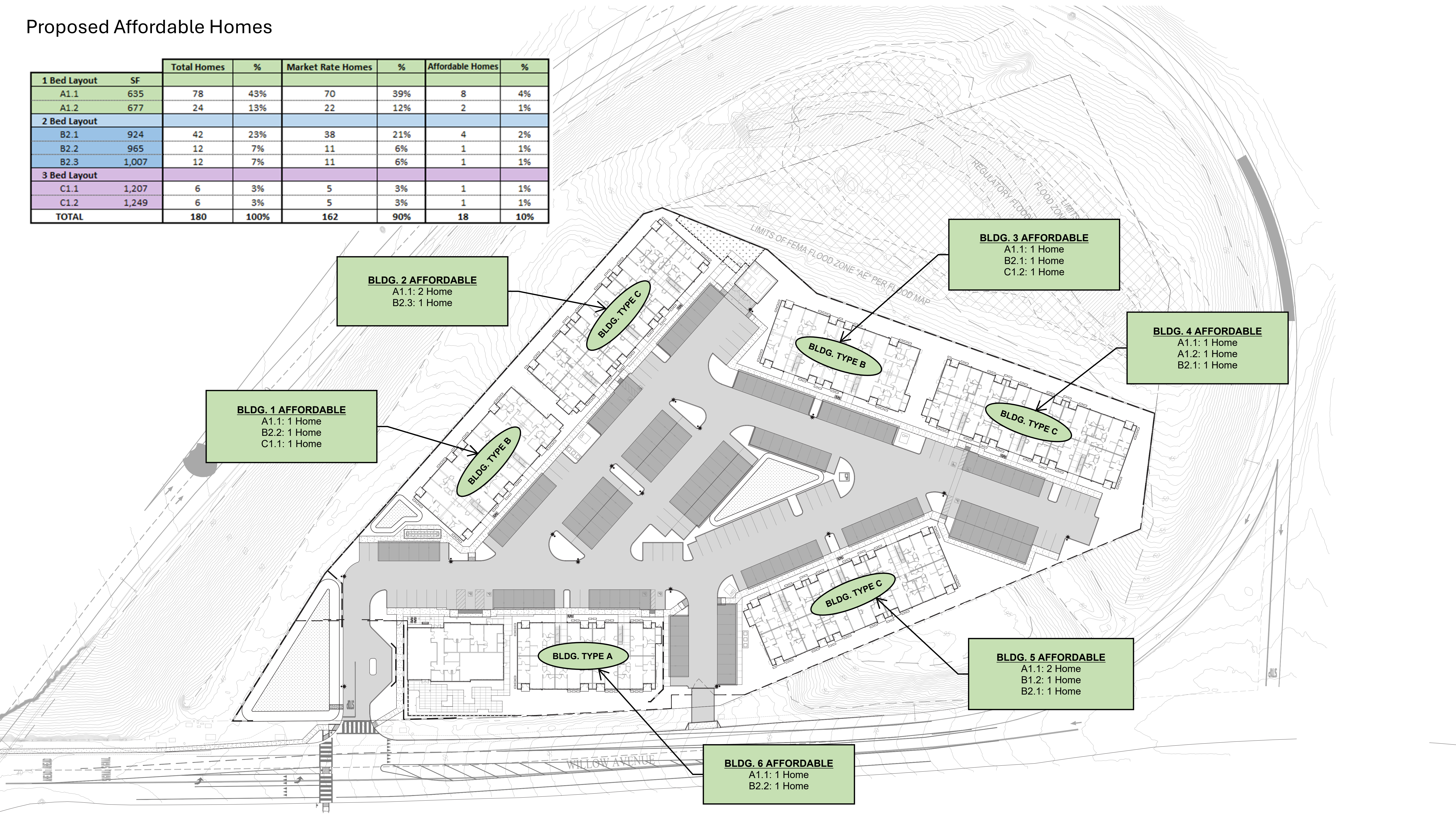


150' HOSE
PULL PATH



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
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:

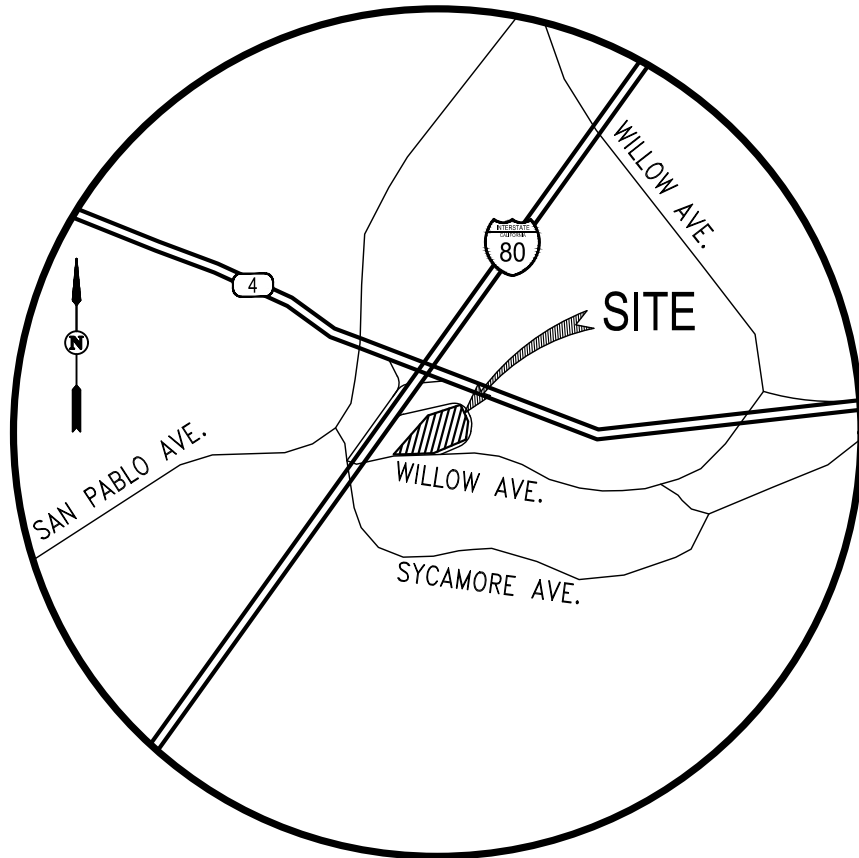
DURING THE GRADING PHASE, ALL EQUIPMENT AND TRUCK STAGING WILL BE ONSITE, THOUGH SPECIFIC LOCATION(S) WILL VARY ON A DAILY/WEEKLY BASIS BASED ON CONSTRUCTION ACTIVITIES. MATERIAL IMPORTING/EXPORTING ACTIVITIES ARE ANTICIPATED TO TAKE PLACE DURING THE FIRST 2 MONTHS OF CONSTRUCTION, WITH THE SOURCE SITES 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

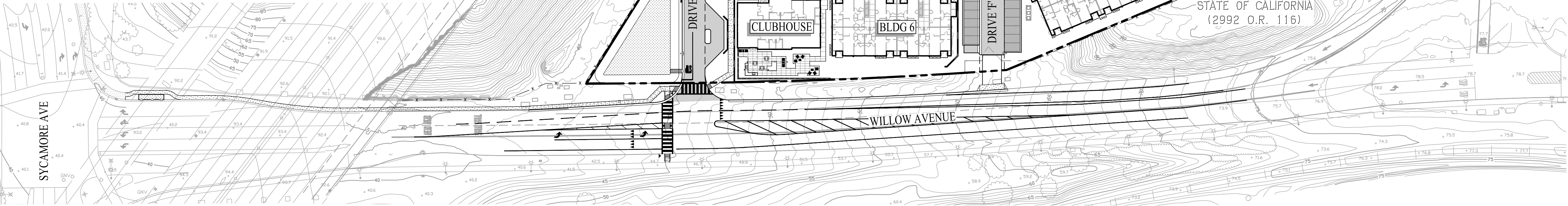


VICINITY MAP
NOT TO SCALE

STATE OF CALIFORNIA
(2992 O.R. 116)

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

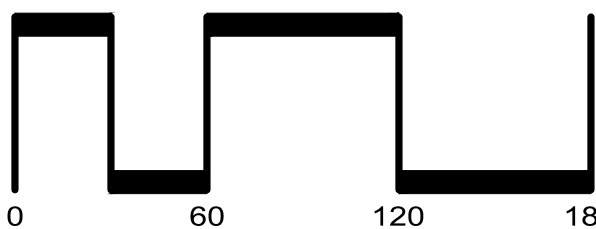
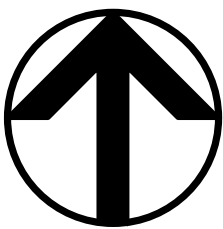
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LP	LOW POINT
APN	ACCESSORS PARCEL NUMBER	MAX	MAXIMUM
BEW	BOTTOM OF EXPOSED WALL	MH	MANHOLE
BM	BENCHMARK	MIN	MINIMUM
BW	BACK OF WALK	NTS	NOT TO SCALE
CL	CENTERLINE	OHW	OVERHEAD WIRES
CO	CLEANOUT	PL	PROPERTY LINE
DN	DOCUMENT NUMBER	PUE	PUBLIC UTILITY 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:

---	PROJECT BOUNDARY
---	RIGHT-OF-WAY
---	LOT LINE
---	TOP OF CURB
---	CURB, GUTTER & SIDEWALK
---	RETAINING WALL
---	STREET LIGHT
---	STORMWATER QUALITY TREATMENT AREA

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

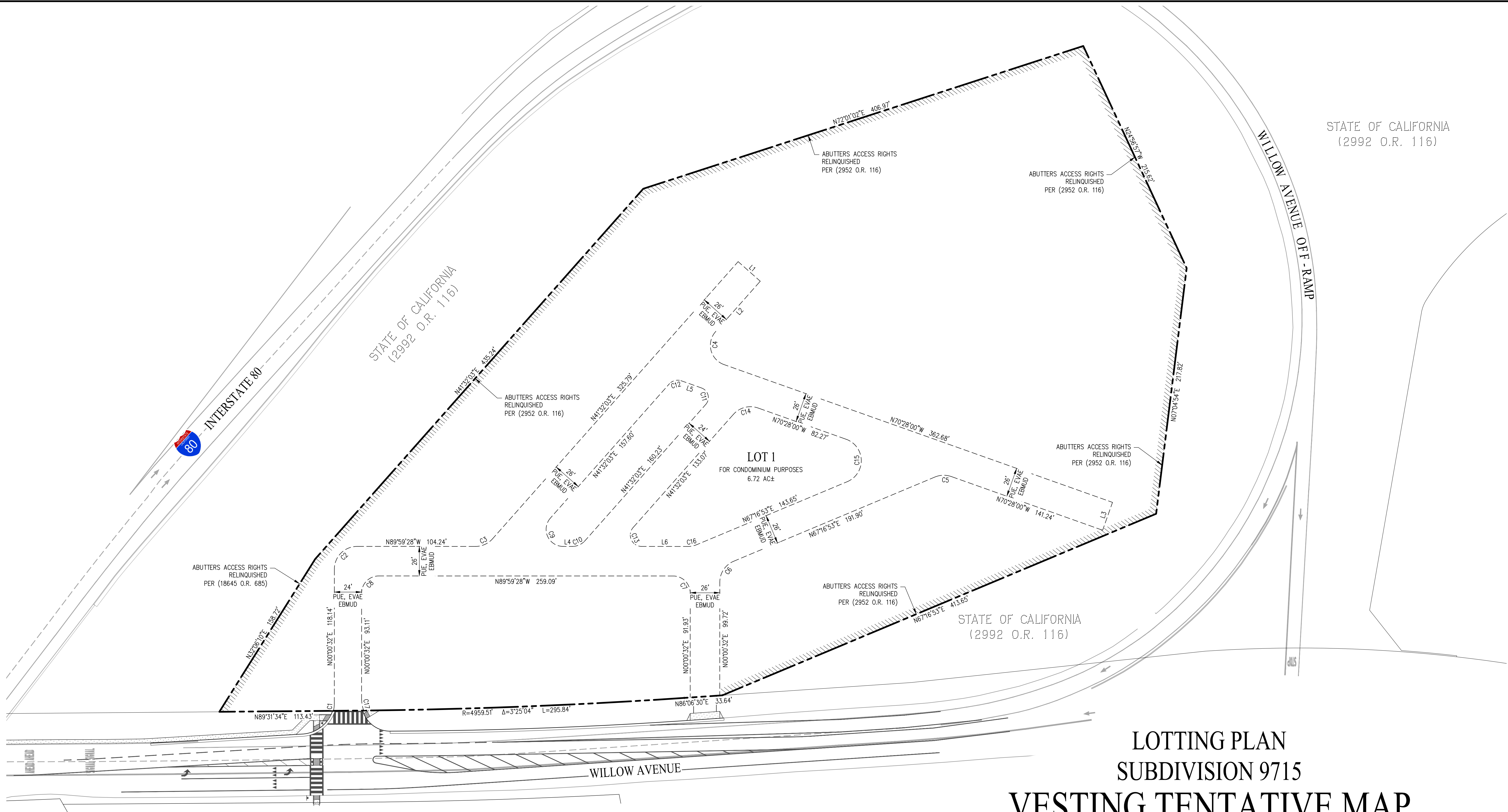
CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SC SCALE: 1"=60' DATE: FEBRUARY 13, 2026



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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)

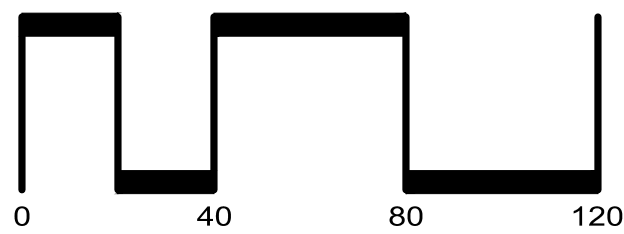
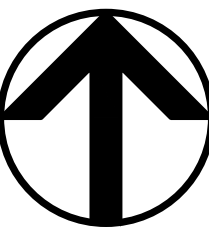
LOTING PLAN
SUBDIVISION 9715
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EMBLEM HERCULES

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.



SAN RAMON (925) 866-0322
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C.02
OF 13 SHEETS

LEGEND:

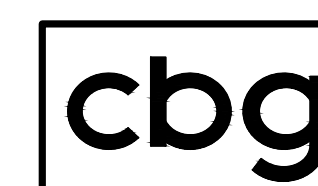
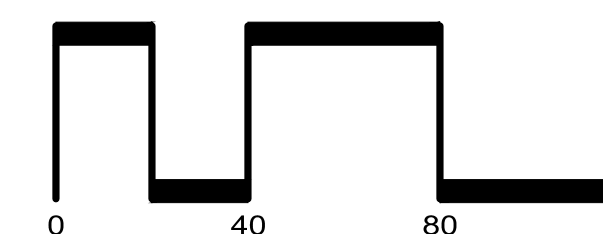
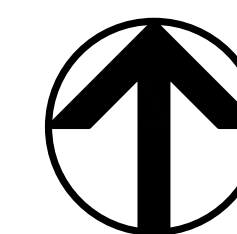
- PROJECT BOUNDARY
- RIGHT-OF-WAY
- TOP OF CURB
- ABUTTERS ACCESS RIGHTS
- STORMWATER QUALITY TREATMENT AREA
- LIMITS OF FEMA FLOOD ZONE "AE"
- CATTAIL MARSH
- WILLOW RIPARIAN (TREE CANOPY)
- RIVERINE

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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ROSEVILLE (916) 788-4456
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C.03
OF 13 SHEETS

SEE BELOW

SEE ABOVE

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

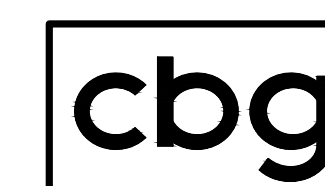
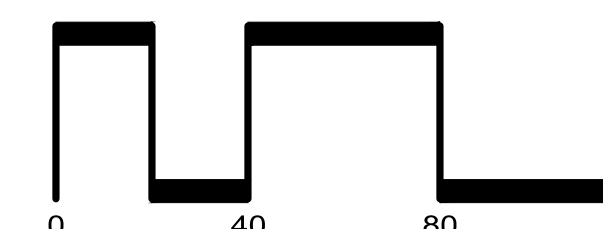
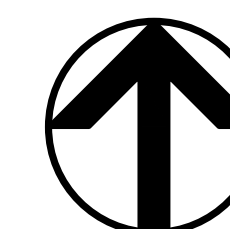
SEE SHEET C.05 FOR
STREET SECTIONS

STATE OF CALIFORNIA
(2992 O.R. 116)

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

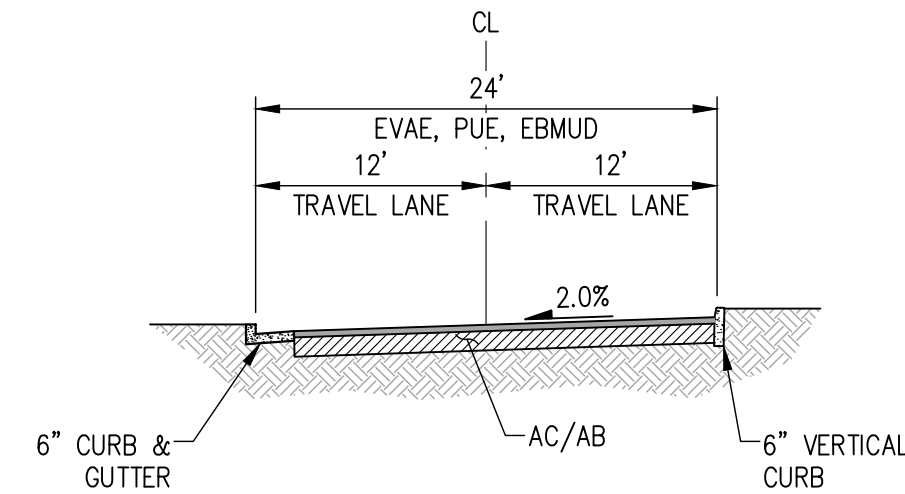


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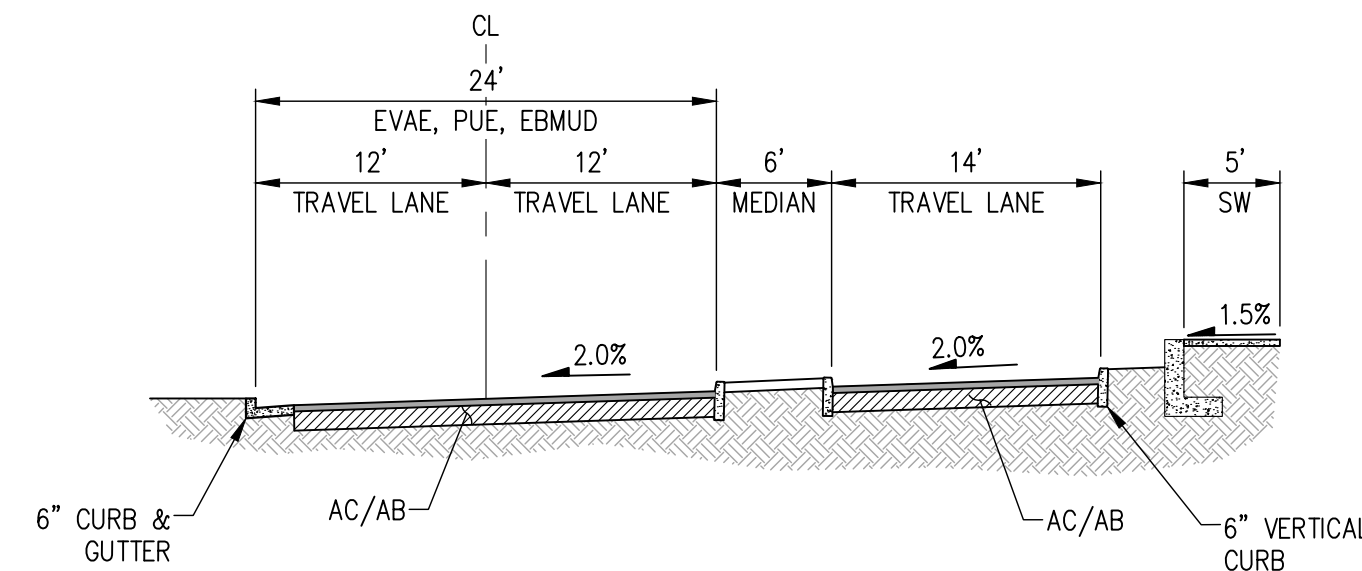
SHEET NO.

C 04 |

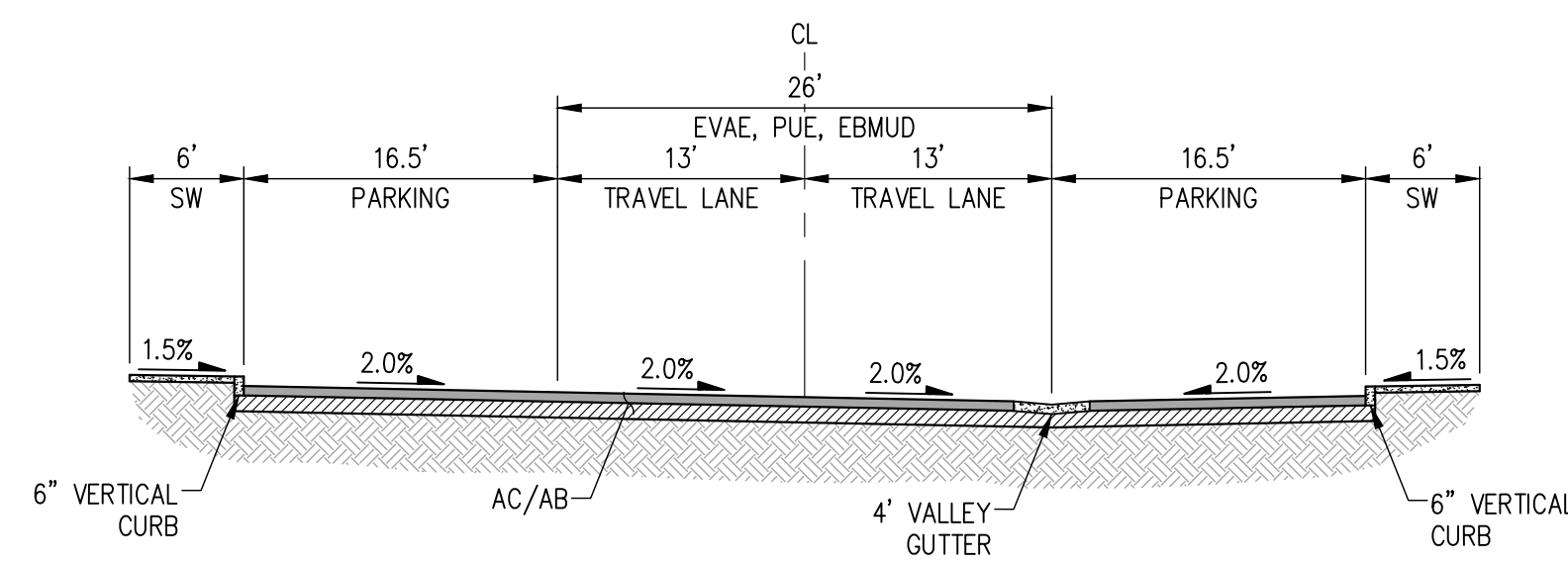
F 13 SHEETS



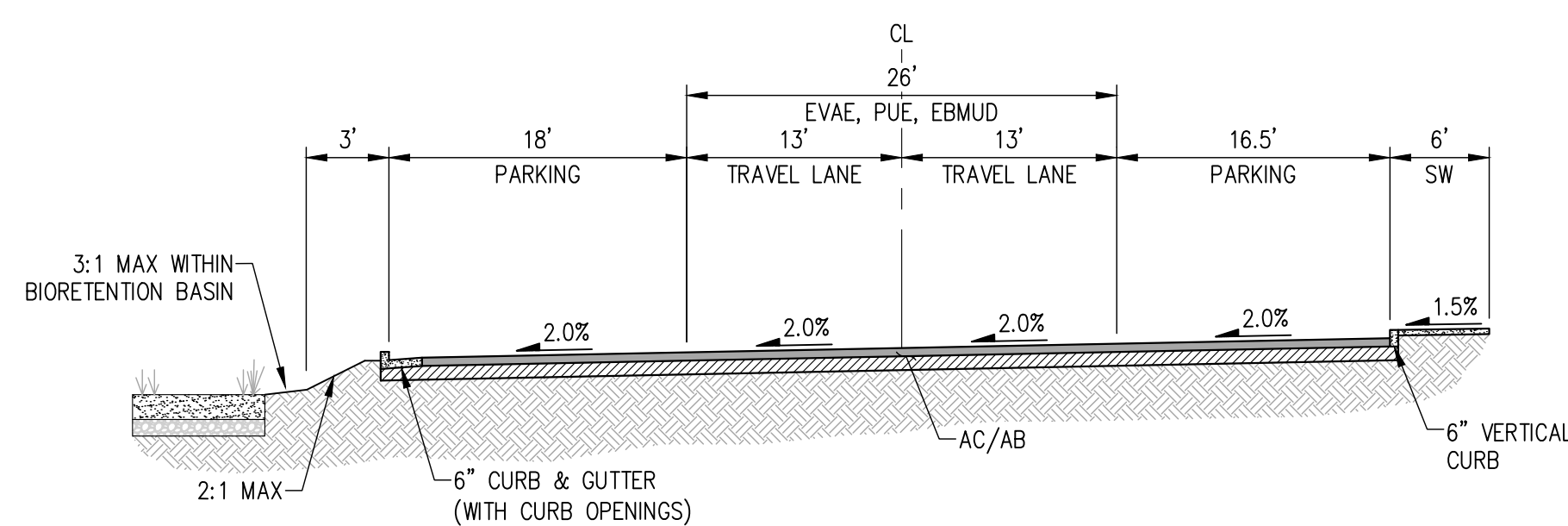
PRIVATE DRIVE 'A'
(PROJECT ENTRY)
NOT TO SCALE



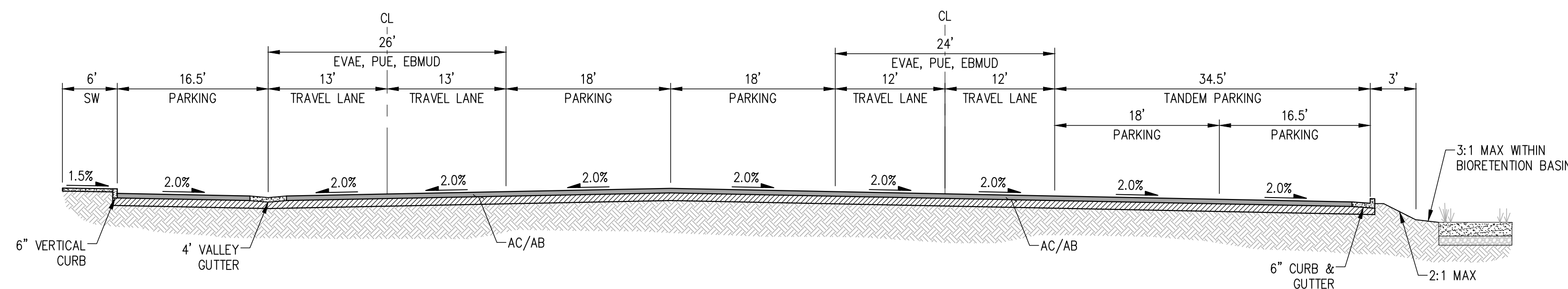
PRIVATE DRIVE 'A' WITH MEDIAN
(PROJECT ENTRY)
NOT TO SCALE



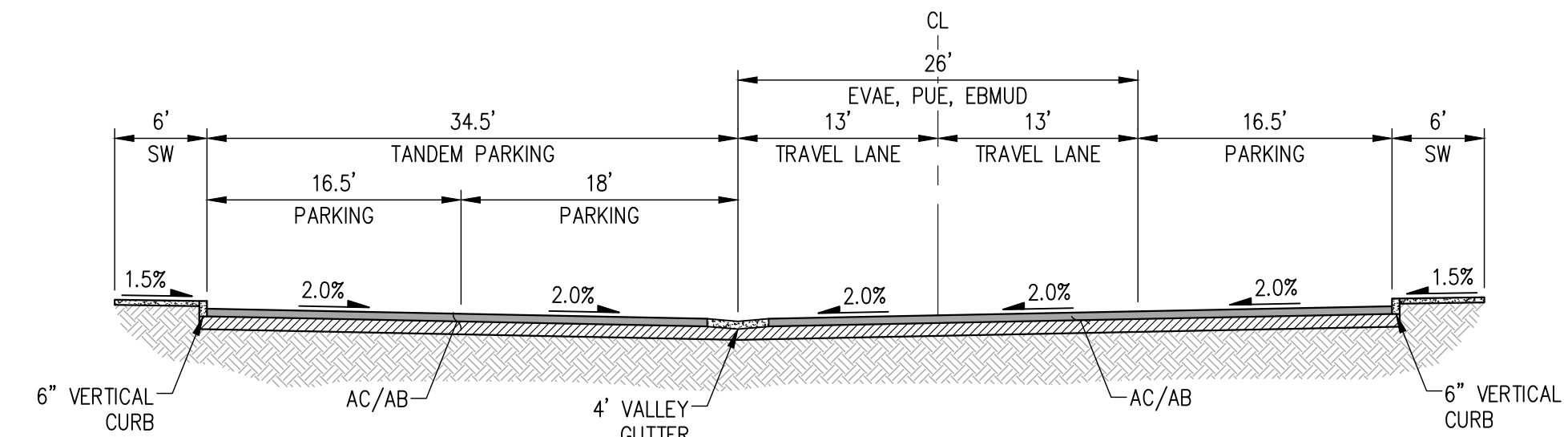
PRIVATE DRIVE 'B'
NOT TO SCALE



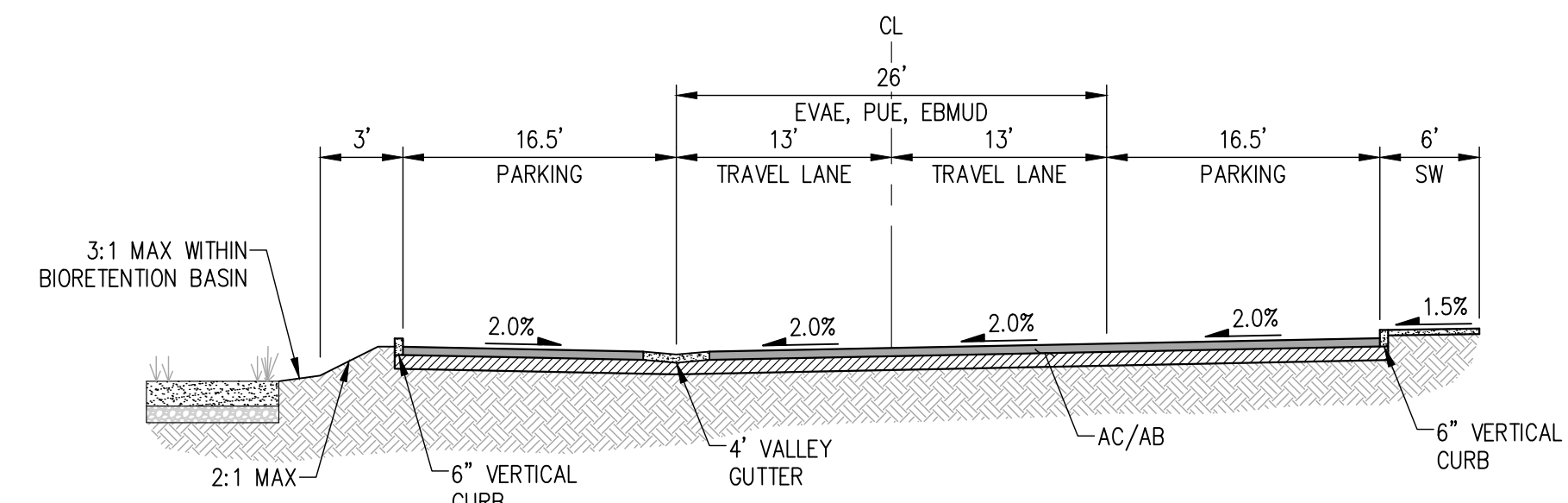
PRIVATE DRIVE 'B'
(DRIVE 'B' AT STORMWATER QUALITY TREATMENT AREA)
NOT TO SCALE



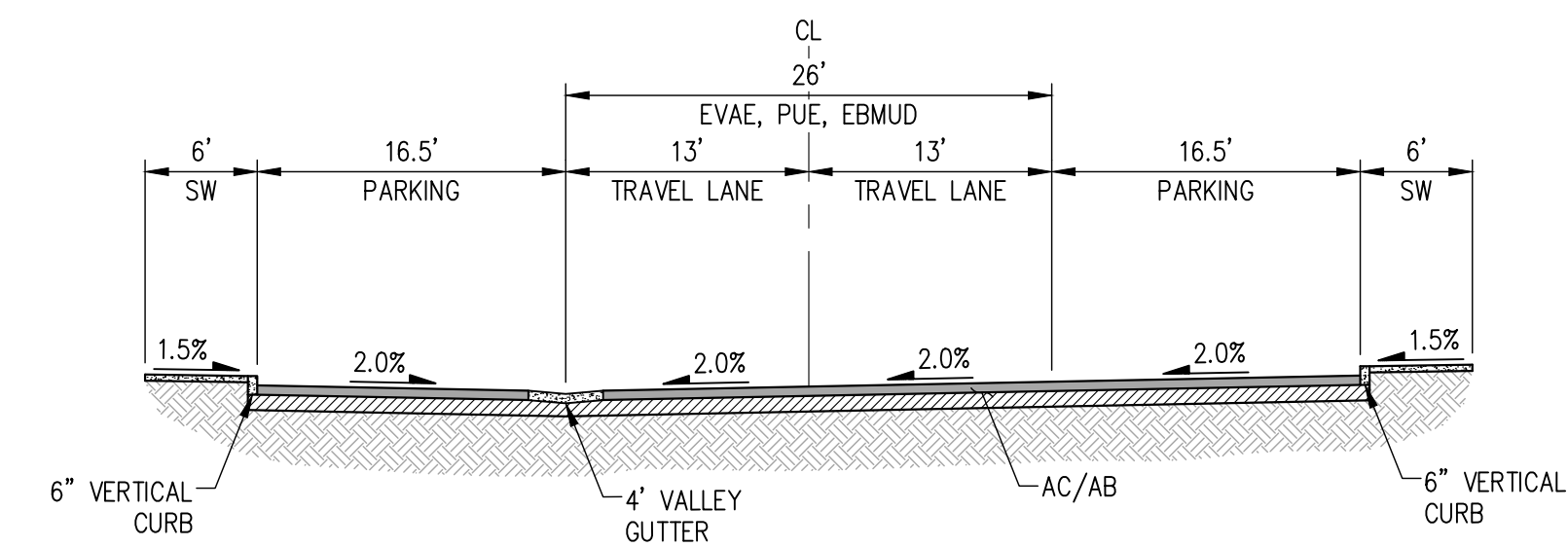
PRIVATE DRIVE SECTION
(THROUGH DRIVE 'D' AND DRIVE 'E')
NOT TO SCALE



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



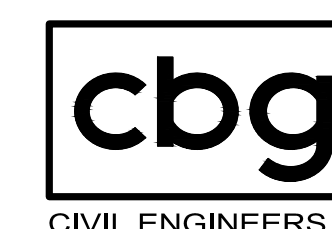
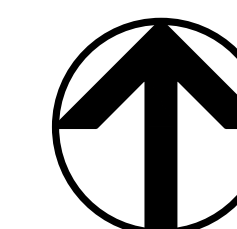
PRIVATE DRIVE 'C'
(DRIVE 'C' AT STORMWATER QUALITY TREATMENT AREA)
NOT TO SCALE



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

LEGEND:

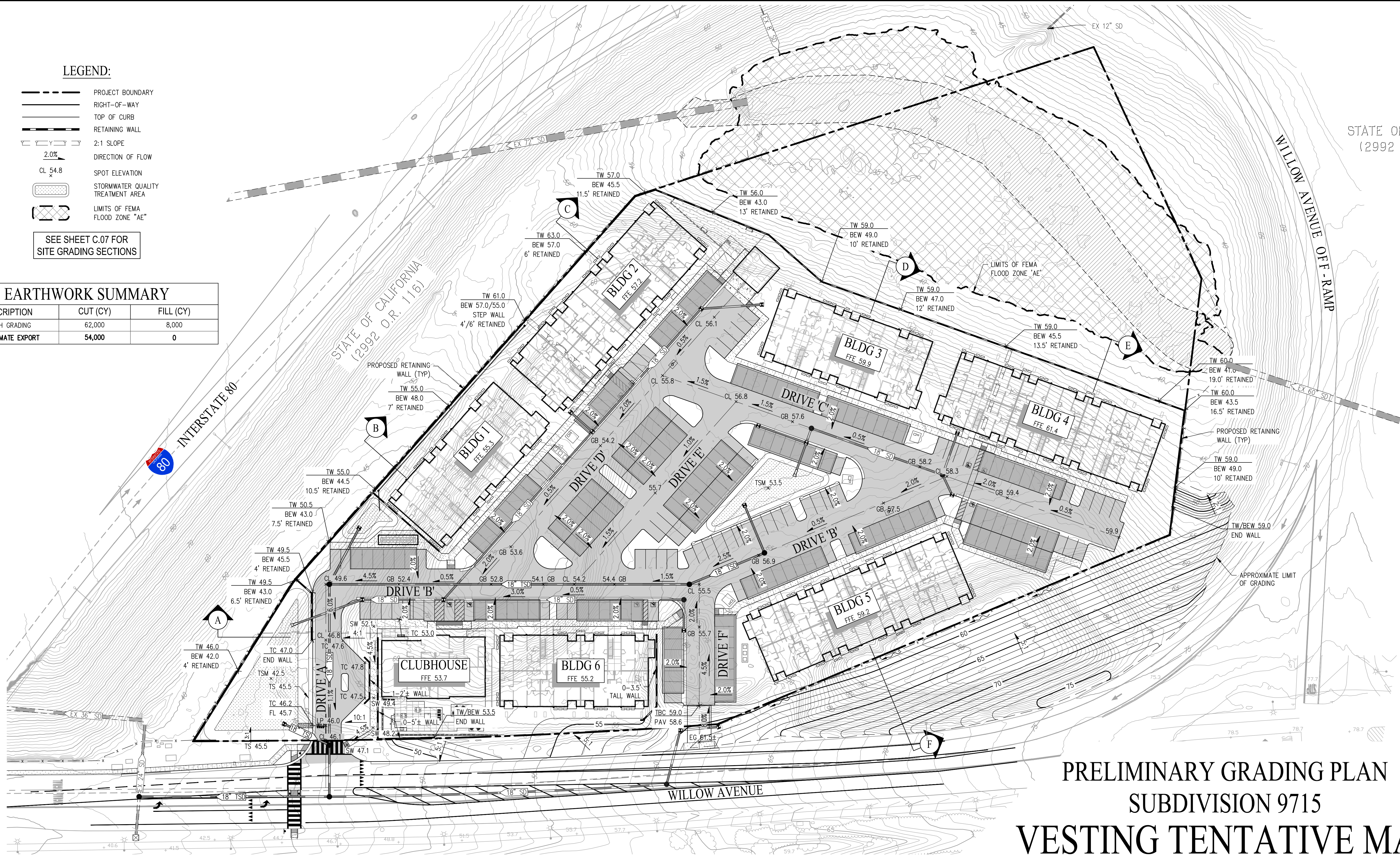
- PROJECT BOUNDARY
- RIGHT-OF-WAY
- TOP OF CURB
- RETAINING WALL
- 2:1 SLOPE
- DIRECTION OF FLOW
- SPOT ELEVATION
- STORMWATER QUALITY TREATMENT AREA
- LIMITS OF FEMA FLOOD ZONE "AE"

SEE SHEET C.07 FOR
SITE GRADING SECTIONS

EARTHWORK SUMMARY

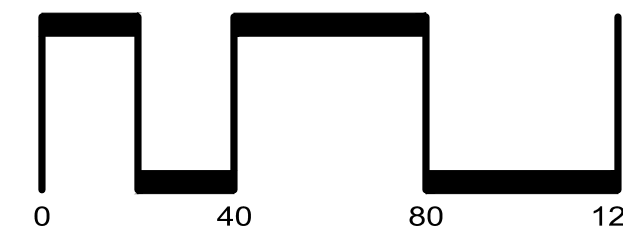
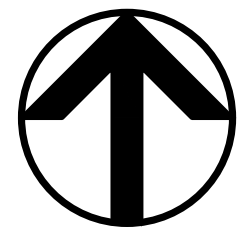
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	62,000	8,000
APPROXIMATE EXPORT	54,000	0

STATE OF CALIFORNIA
(2992 O.R. 116)



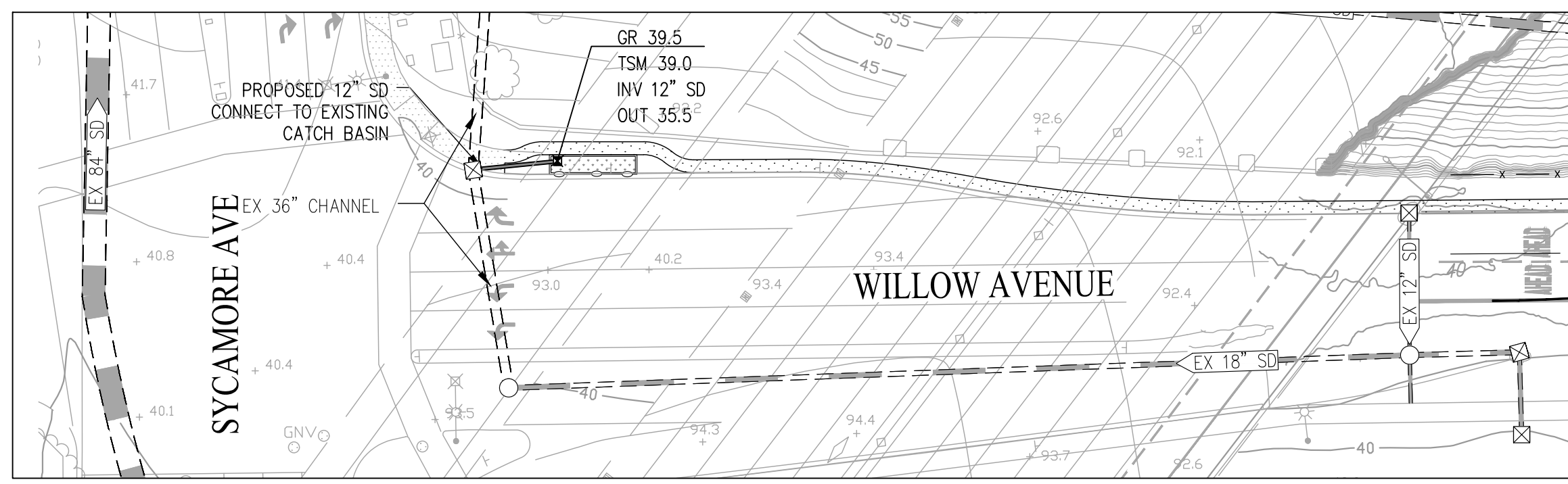
PRELIMINARY GRADING PLAN
SUBDIVISION 9715
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EMBLEM HERCULES

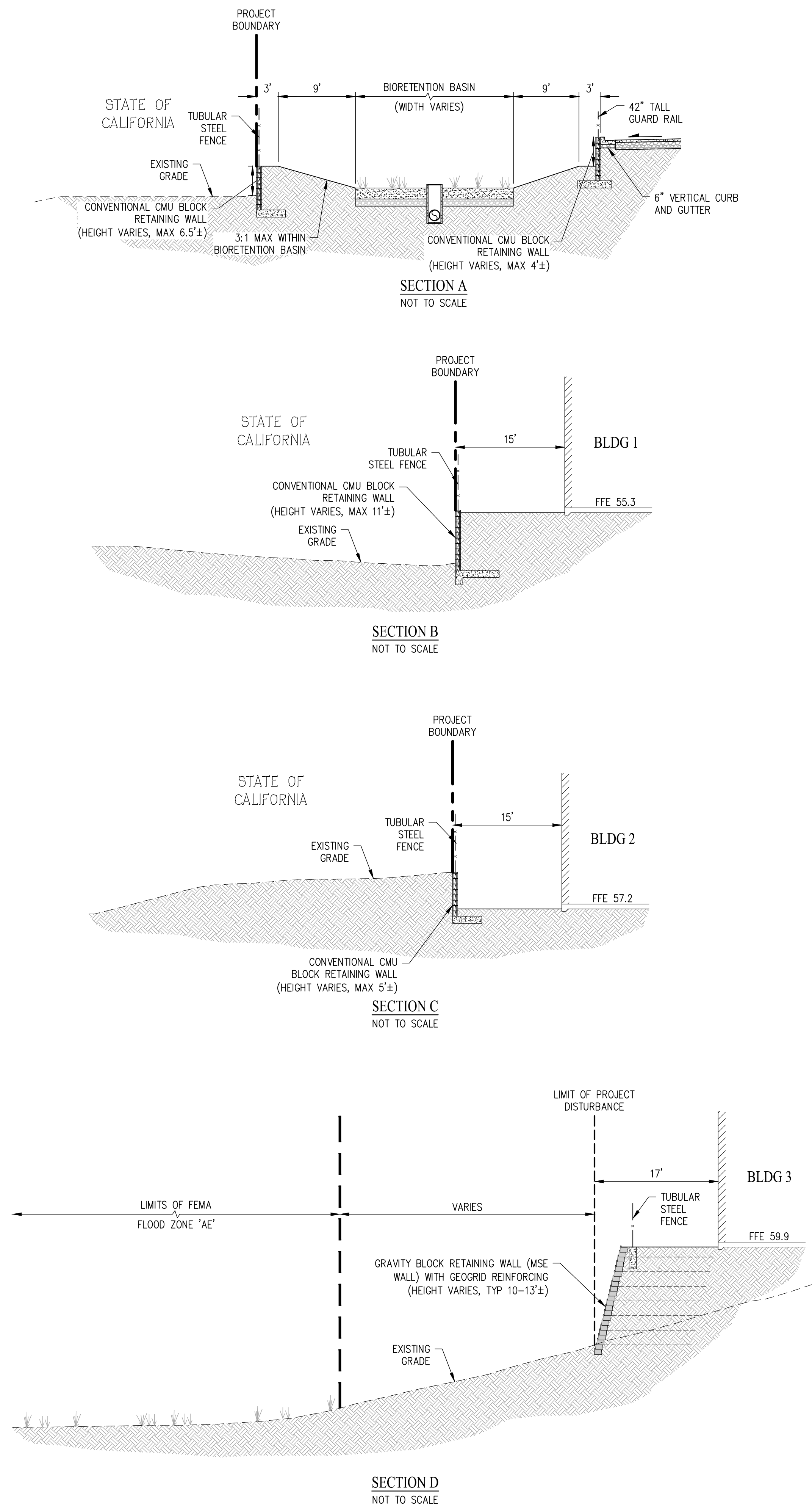
CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1"=40' DATE: FEBRUARY 13, 2026



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SHEET NO.
C.06
OF 13 SHEETS



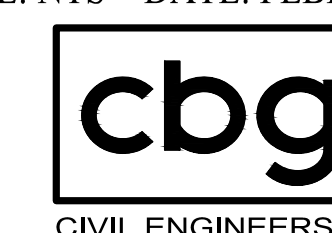
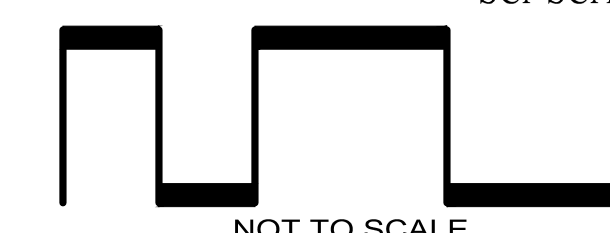
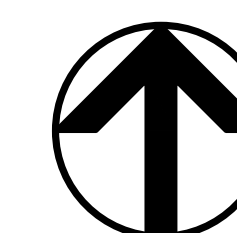


TYPICAL GRAVITY BLOCK WALL (MSE WALL)
NOT TO SCALE

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



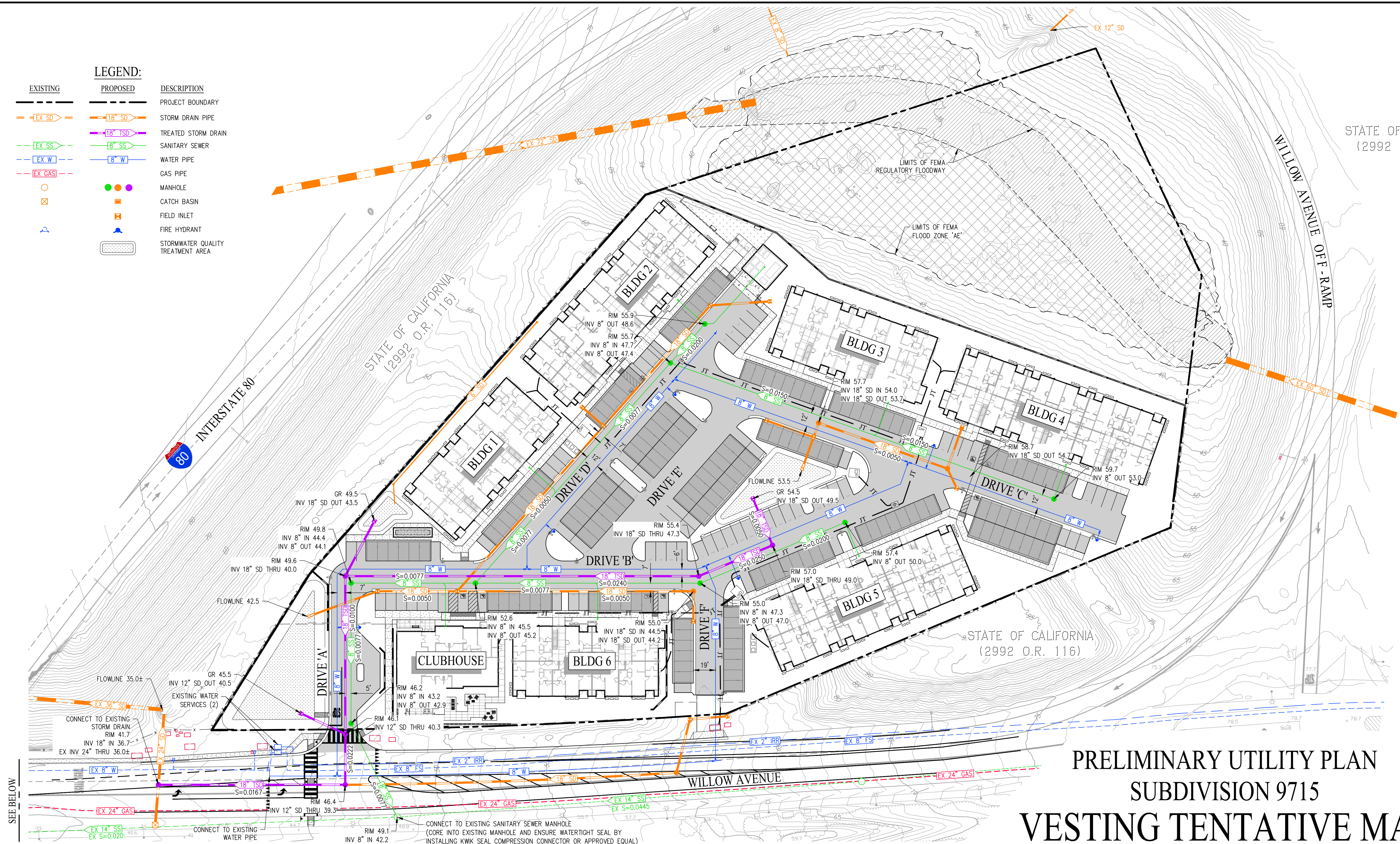
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SHEET NO.
C.07
OF 13 SHEETS

LEGEND:

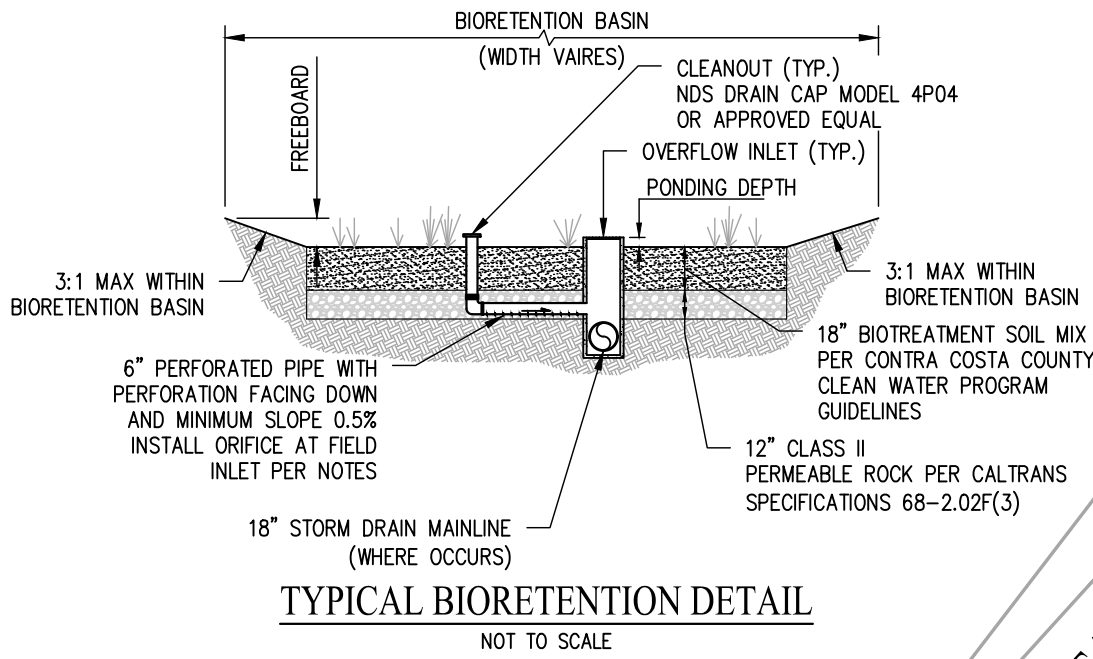
EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		STORM DRAIN PIPE
		TREATED STORM DRAIN
		SANITARY SEWER
		WATER PIPE
		GAS PIPE
		MANHOLE
		CATCH BASIN
		FIELD INLET
		FIRE HYDRANT
		STORMWATER QUALITY TREATMENT AREA

STATE OF CALIFORNIA
(2992 O.R. 116)

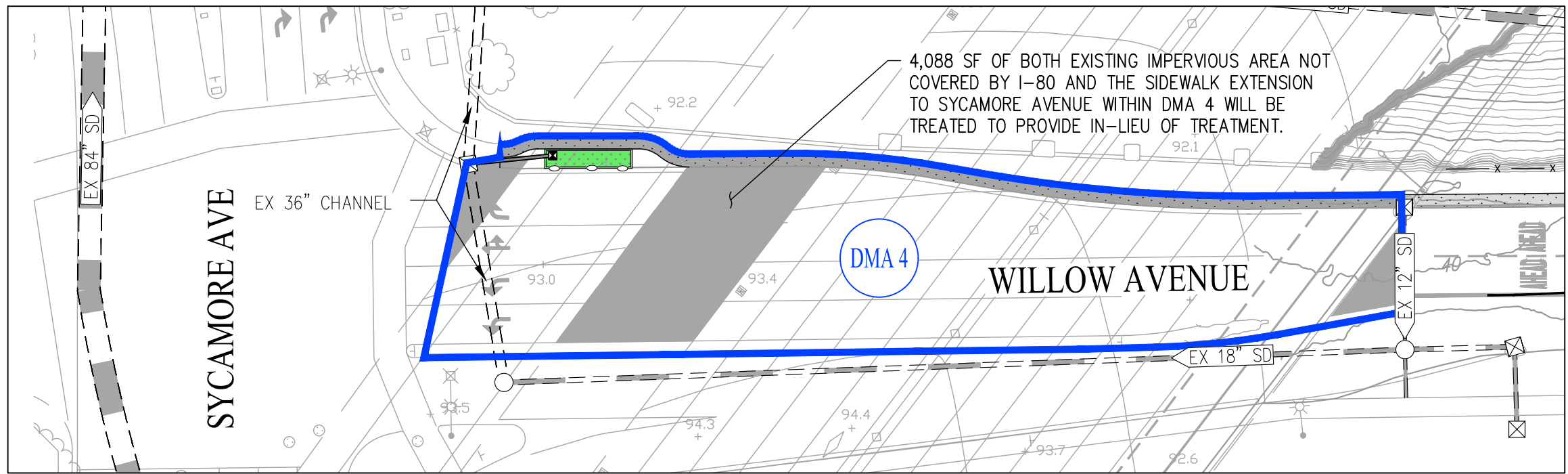
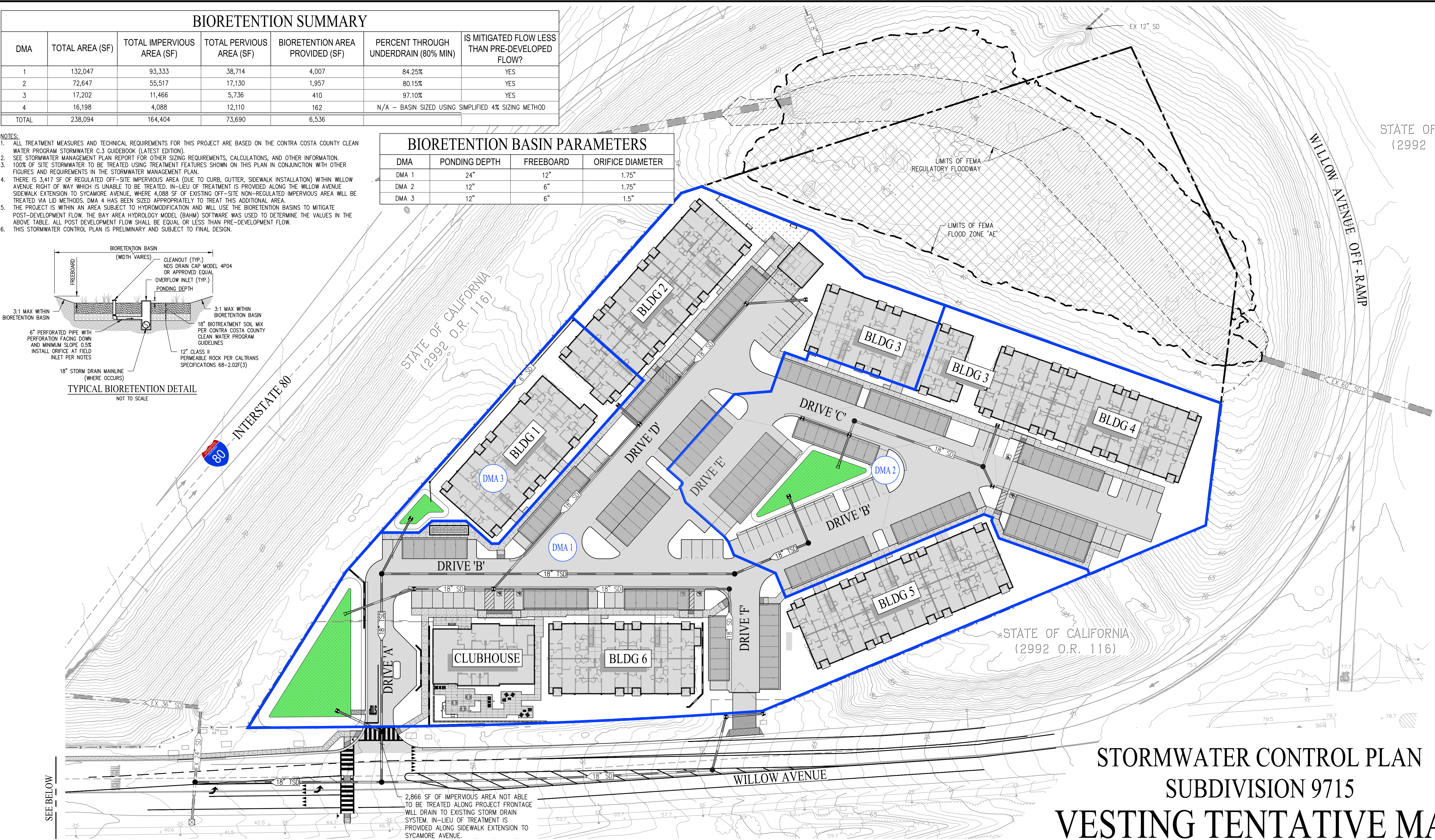


BIORETENTION SUMMARY						
DMA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	BIORETENTION AREA PROVIDED (SF)	PERCENT THROUGH UNDERDRAIN (80% MIN)	IS MITIGATED FLOW LESS THAN PRE-DEVELOPED FLOW?
1	132,047	93,333	38,714	4,007	84.25%	YES
2	72,647	55,517	17,130	1,957	80.15%	YES
3	17,202	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.



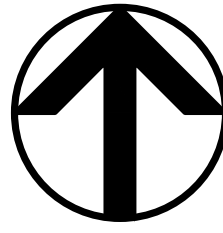
BIORETENTION BASIN PARAMETERS			
DMA	PONDING DEPTH	FREEBOARD	ORIFICE DIAMETER
DMA 1	24"	12"	1.75"
DMA 2	12"	6"	1.75"
DMA 3	12"	6"	1.5"

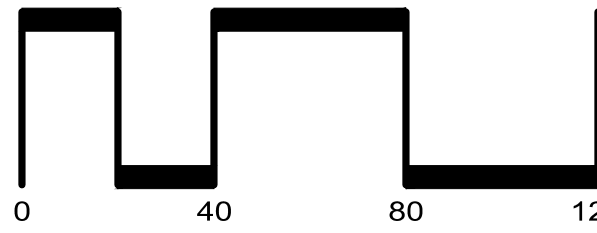


STORMWATER CONTROL PLAN
SUBDIVISION 9715
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
EMBLEM HERCULES

CITY OF HERCULES CONTRA COSTA COUNTY CALIFORNIA

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





cbg

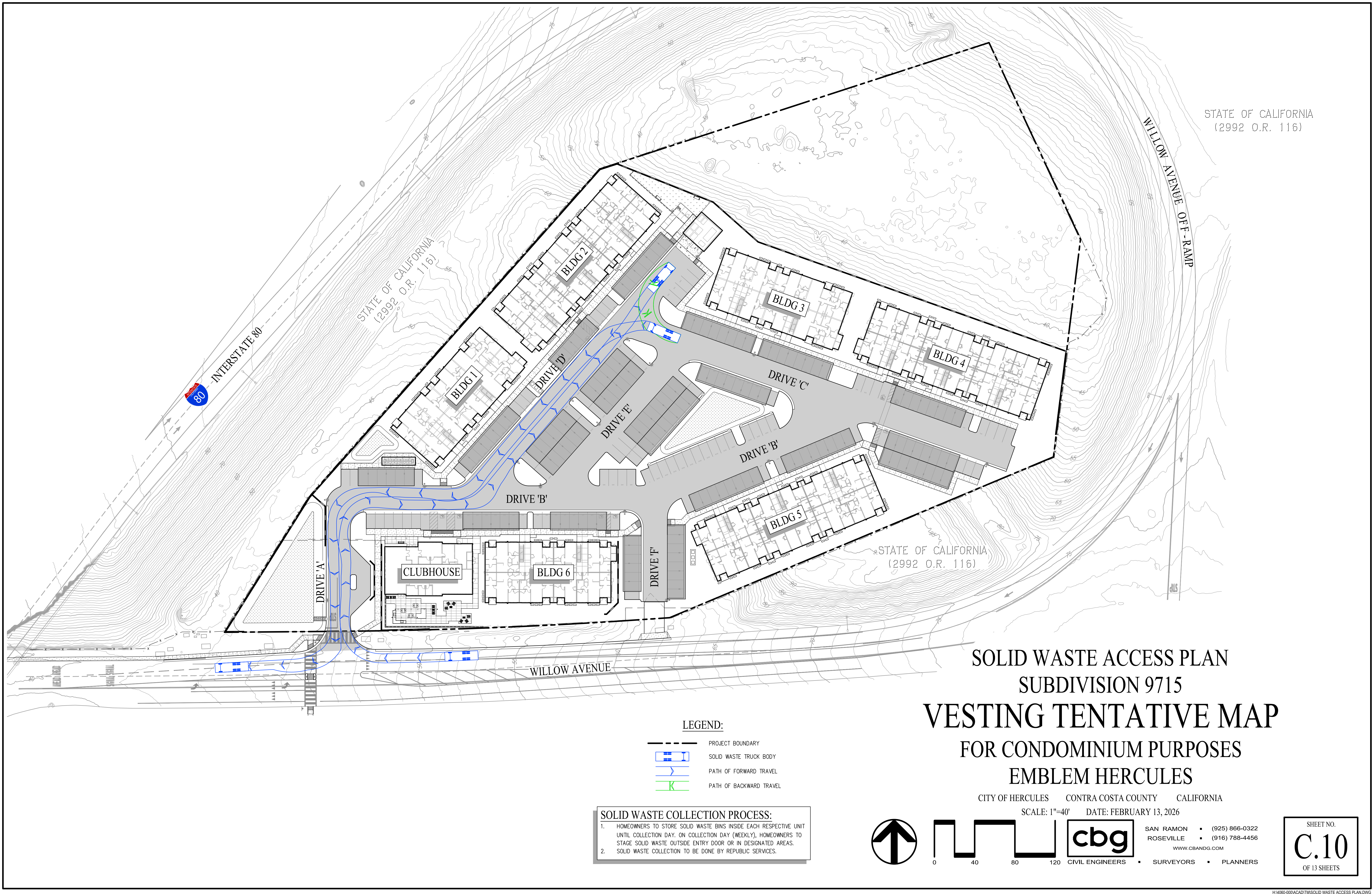
CIVIL ENGINEERS SURVEYORS PLANNERS

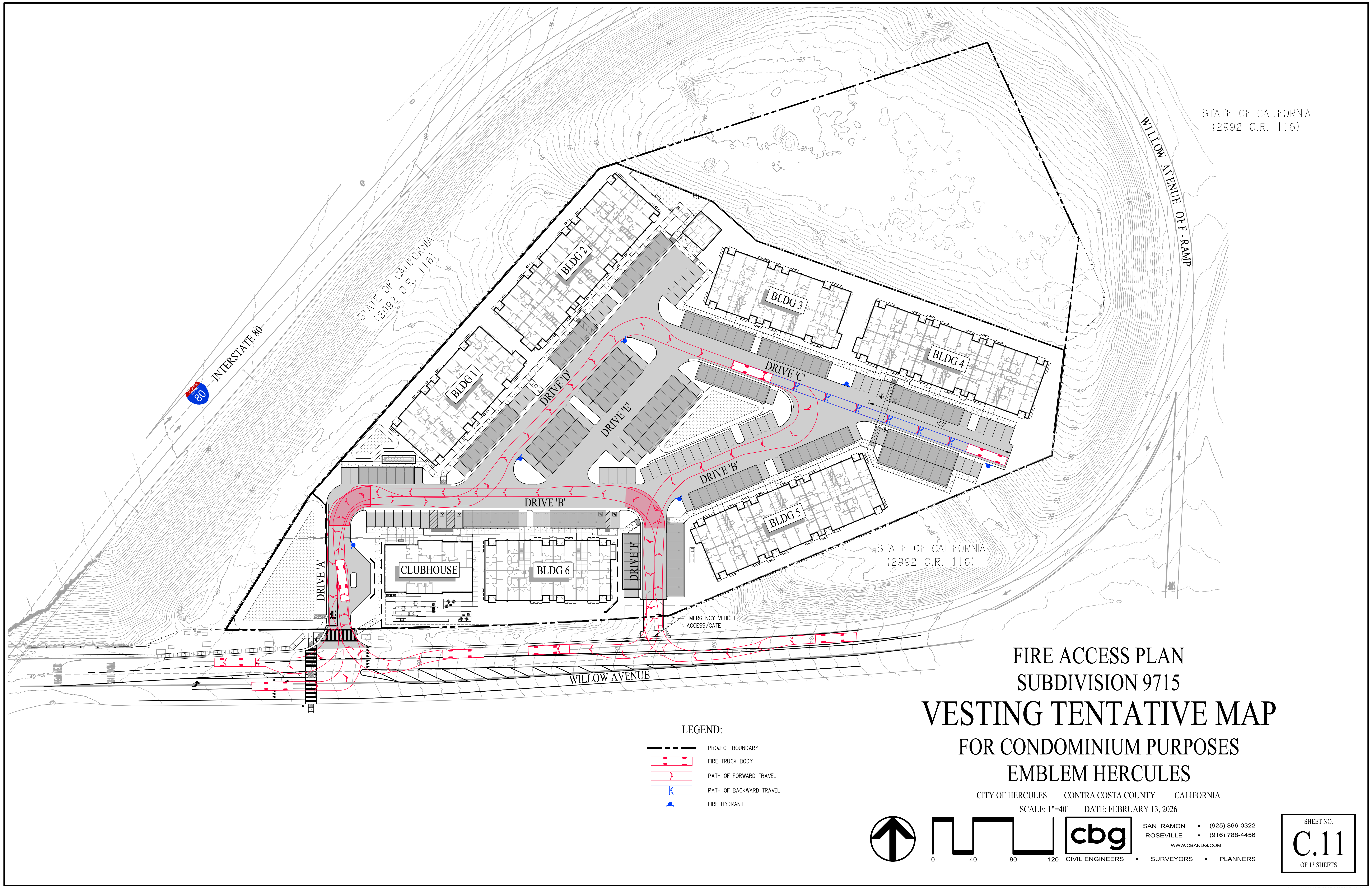
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SHEET NO.
C.09
OF 13 SHEETS





STATE OF CALIFORNIA
(2992 O.R. 116)

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(2992 O.R. 116)

STATE OF CALIFORNIA
(2992 O.R. 116)

WILLOW AVENUE OFF-RAMP

INTERSTATE 80

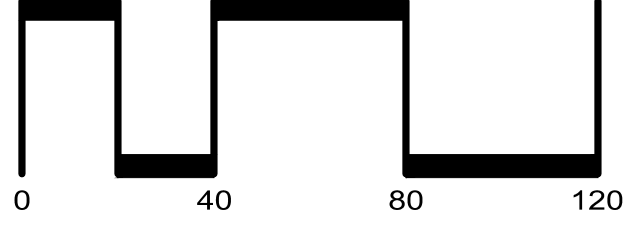
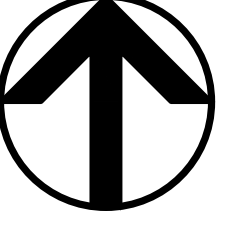
WILLOW AVENUE

LEGEND:

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

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



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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, ITEM'S 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 DEED'S 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 MTL'S 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

surveying

TRACEAIR
Traceair Surveying Inc.
548 Market St PMB 953966
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

SHEET

1
OF 2 SHEETS

JOB NO. T24004

SHEET NO.

C.12

OF 13 SHEETS

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 CC80 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-3265, (139 LSM 15)

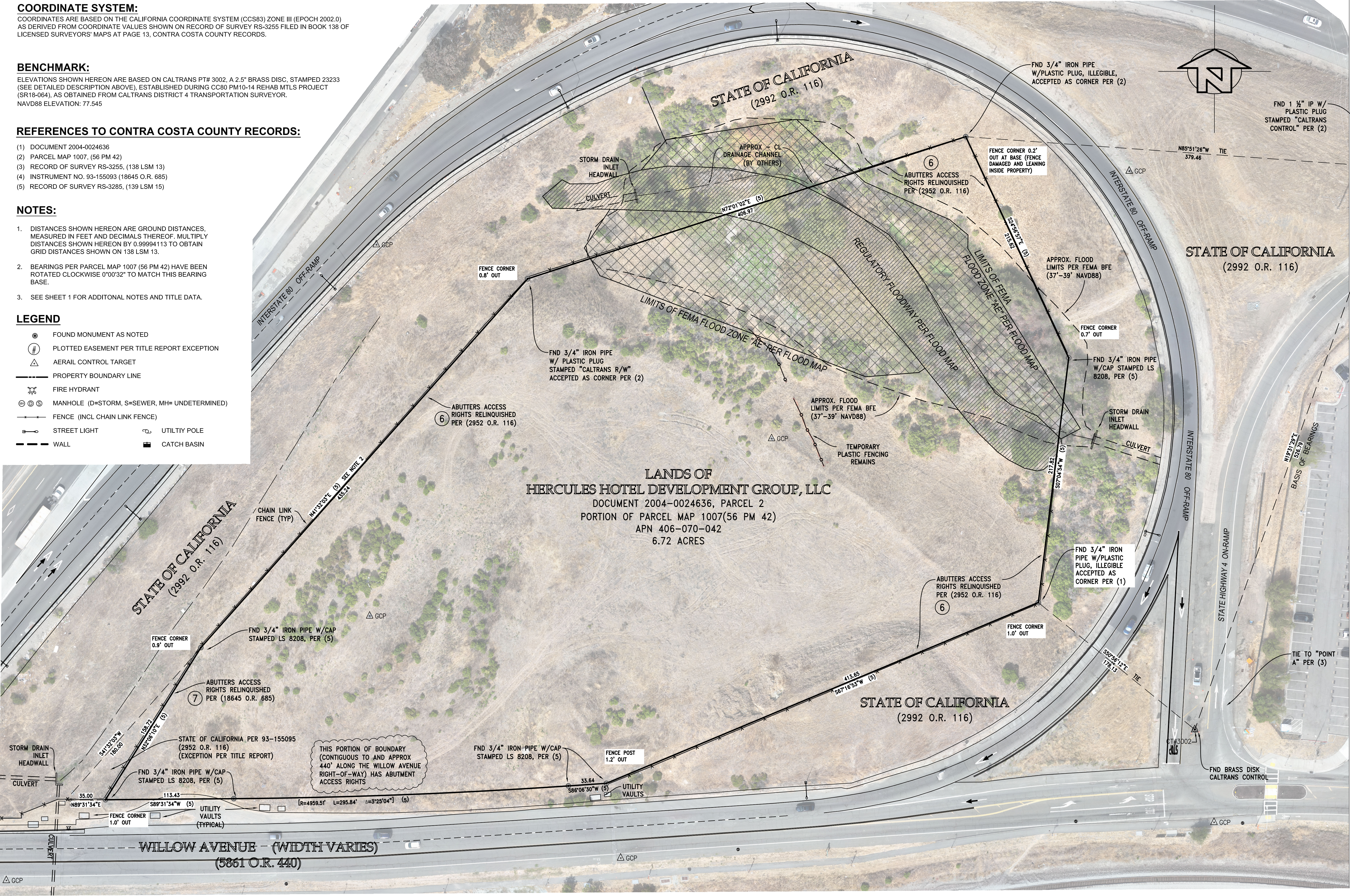
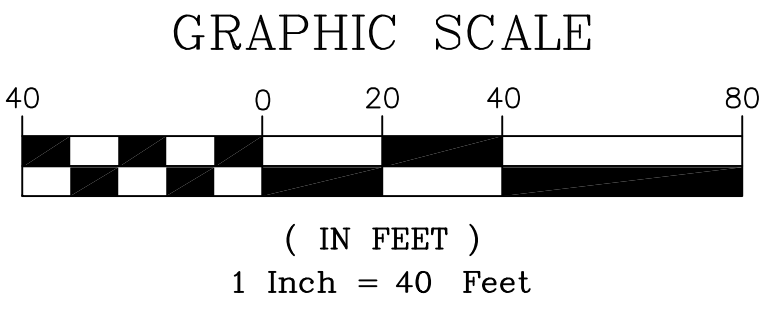
NOTES:

- 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.
- BEARINGS PER PARCEL MAP 1007 (56 PM 42) HAVE BEEN ROTATED CLOCKWISE 0°00'32" TO MATCH THIS BEARING BASE.
- 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

ALTA / NSPS LAND TITLE SURVEY
CITY OF HERCULES, COUNTY OF CONTRA COSTA, STATE OF CA
DATE OF SURVEY : SEPTEMBER 17, 2024



REVISIONS

surveying

TRACEAIR

ALTA / NSPS LAND TITLE SURVEY

SITUATE IN THE CITY OF HERCULES, COUNTY OF CONTRA COSTA, CA

SHEET

2

OF 2 SHEETS

JOB NO. T24005

A PORTION OF THE LANDS CONVEYED TO HERCULES HOTEL DEVELOPMENT GROUP, LLC, BY DEED RECORDED 01/28/2004 AS DOCUMENT # 2004-0024636, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, CITY OF HERCULES, COUNTY OF CONTRA COSTA, CA

WILLOW AVENUE

DATE 12/09/2024

SCALE 1" = 40' -

DRAWN

NP/GRI

SHEET NO.

C.13

OF 13 SHEETS

Quarterra
MULTIFAMILY

Issues/Revisions:		
No.	Date	Description

[illegible]

Date: 09/05/2025

L-1.0



TREES							CA NATIVE
KEY	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENT	WUCOL	
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	Oleocarpus 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						

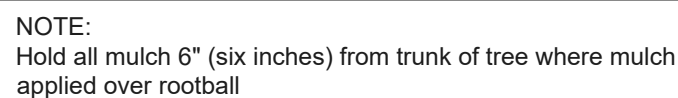
L-2.0

SITE RUNOFF AND SURFACE FILTRATION NOTES:

- IRRIGATION NOTES:

-
- Diagram illustrating the planting pit structure for a shrub. The diagram shows a cross-section of the pit with various layers and components labeled:
- Plant Crown 1" Above Grade for 5 Gal Shrubs and 2" Above Grade for 15 Gal or Larger Shrubs for Settlement
 - 2" Layer of Wood Mulch, 4' Diameter Circle Around Each Shrub
 - 2" High Watering Basin. Ground Cover Areas Only
 - Finished Grade
 - Rootball Centered in Pit.
 - Plant Fertilizer Tablets Installed Per Mfr's Instructions And The Specifications
 - Back Fill Mix. See Planting Notes
 - Water Settled Native Soil, Prior to Installing Plant
- Dimensions and other labels include:
- 6" Typ (Typical)
 - Container Depth Plus One Foot
 - 2x Container
 - Width

Not to Scale



Not to Scale

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 CEM	8	48" box	Cupressus sempervirens	Italian Cypress		L	
GIN BIL	38	24" box	Ginkgo biloba 'Goldenspire'	Goldenspire Ginko		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			
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						

SHRUBS							
KEY	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL	CA NATIVE
AMA		5 gal	Arctostaphylos m. 'Howard McMin'	Howard McMin Manzanita	48" o.c.	VL	Y
BPI		5 gal	Baccharis pilularis	Coyote Brush	48" o.c.	L	Y
CCO		5 gal	Ceanothus concha	California Mountain Lillac	48" o.c.	L	Y
HXH		5 gal	Hypericum x 'Hidcote'	Gold Flower	36" o.c.	M	Y
LAS		5 gal	Lavatera assurgentiflora	Tree Mallow	60" o.c.	L	Y
LEB		5 gal	Leucadendron 'Ebony'	Ebony Conebush	48" o.c.	L	
LJE		5 gal	Leucadendron 'Jester'	Jester Conebush	48" o.c.	L	
MRE		5 gal	Mahonia repens	Oregon Grape	48" o.c.	L	Y
MCA		5 gal	Myrica californica	California Coffeeberry	60" o.c.	M	Y
PRC		5 gal	Prunus caroliniana	Carolina Cherry	60" o.c.	L	
RSA		5 gal	Ribes sanguineum	Red Flowering Currant	36" o.c.	L	Y
RCA		5 gal	Rhamnus californiaca	Coffeeberry	48" o.c.	L	Y

ACCENT SHRUBS, GRASSES AND PERENNIALS							
KEY	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL	CA NATIVE
AG		1 gal	Achillea millefolium spp.	Yarrow spp	24" o.c.	L	Y
AA		5 gal	Agave attenuata 'Variegata'	Variegated Fox Tail Agave	60" o.c.	L	
AD		5 gal	Agave 'deserti'	Desert Agave	30" o.c.	VL	Y
AM		5 gal	Asparagus d. 'Myers'	Myers Asparagus	24" o.c.	M	
AN		5 gal	Anigozanthos spp.	Kangaroo Paws	24" o.c.	L	
CA		5 gal	Calamagrostis foliosa	Mendocino Reed Grass	36" o.c.	M	Y
CD		5 gal	Carex divulsa	Berkeley Sedge	24" o.c.	L	
CT		5 gal	Ceanothus thyrsiflorus 'Griseus'	Carmel ceanothus	36" o.c.	L	Y
CH		5 gal	Chondropetalum tectorum	Cape Reed	36" o.c.	L	
DI		5 gal	Dietes vegeta / hybrids	Fortnight Lily / Lemon Drops	30" o.c.	L	
LY		1 gal	Elymus condensatus 'Canyon Prince'	Elyme Grass	30" o.c.	VL	Y
HU		2 gal	Heuchera spp.	Coral Bells	24" o.c.	M	Y
HP		5 gal	Hesperaloe parviflora	Red Yucca	36" o.c.	VL	
JP		1 gal	Juncus patens	California Gray Rush	24" o.c.	L	Y
LA		5 gal	Lavandula x i. 'Provence'	French Lavender	30" o.c.	L	
LL		5 gal	Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Mat Rush	24" o.c.	L	
MU		5 gal	Muhlenbergia c. 'Regal Mist'	R. Mist Pink Muhlenbergia	42" o.c.	L	
MR		5 gal	Muhlenbergia rigens	Deer Grass	42" o.c.	L	Y
MS		5 gal	Mimulus aurantiacus	Sticky Monkey Flower	24" o.c.	L	Y
NE		1 gal	Nephrolepis cordifolia	Southern Sword Fern	24" o.c.	M	
PO		5 gal	Polystichum munitum	Western sword fern	24" o.c.	L	Y
PE		5 gal	Pennisetum s. 'Rubrum'	Purple Fountain Grass	36" o.c.	L	
RC		5 gal	Romneya coulteri	Matilija Poppy	24" o.c.	L	Y
SG		5 gal	Salvia greggii	Autumn Sage	30" o.c.	L	Y
ZC		5 gal	Zauschneria California 'Ghostly Red'	California Fuschia 'Ghostly Red'	18" o.c.	L	Y

GROUNDCOVERS							
KEY	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL	CA NATIVE
AE		5 gal	Arctostaphylos 'Emerald Carpet'	Manzanita	36" o.c.	L	Y
AC		5 gal	Acacia cognata 'Cousin It'	Little River Wattle	30" o.c.	L	
FE		1 gal	Festuca Rubra	Red Fescue	18" o.c.	L	Y
LN		1 gal	Lantana montevidensis	Trailing Lantana	24" o.c.	L	
LM		1 gal	Lotus maculatus 'New Gold Flash'	Gold Flash Lotus	18" o.c.	L	
RP		5 gal	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	24" o.c.	L	
RI		1 gal	Ribes viburnifolium	Catalina Currant	48" o.c.	L	Y
SM		1 gal	Senecio mandraliscae	Blue Chalk Sticks	12" o.c.	L	

VINES							
KEY	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL	CA NATIVE
CL		5 gal	Clematis armandii	Evergreen Clematis	24" o.c.	M	
MU		5 gal	Macfadyena unguis-cati	Cat's Claw	24" o.c.	M	

NOTES:

NORTH

SCALE: 1" = 30'-0"

Hercules, CA

**Landscape Architects | Land Planners**

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Issues/Revisions:

[illegible]

PLANTING NOTES AND LEGENDS

Date: 09/05/2025

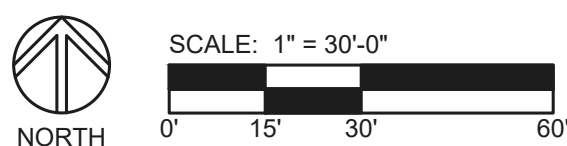
L-2.1

Key	WUCOLS Category	
	Low Water Use	47,577 sq ft
	Medium Water Use	8,197 sq ft
	High Water Use	0 sq ft

NOTES:
Based upon total landscape area of 55,774 SF

Include 3 inches of composted, non-floatable mulch in areas between stormwater treatment plantings and side slopes.

Reference Evapotranspiration (Eto)			45.3					
Hydzone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^d	Irrigation Efficiency (IE) ^e	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^f	
Regular Landscape Areas								
Low Water-Use Plants	0.30	Drip	0.81	0.37	47,577	17,603	494,412	
Moderate Water-Use Plants	0.50	Drip	0.81	0.62	8,197	5,082	142,737	
High Water-Use Plants	0.80	Drip	0.81	0.99	0	8	225,000	
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.67	0	0	0	
					(A)	(B)		
				Totals	55,774	22,694	637,373	
Special Landscape Areas								
water feature					0			
					(C)	(D)		
				Totals	0	0		
						ETWU Total	637,373	
						Maximum Allowed Water Allowance (MAWA) _u	704,911	



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San Francisco, CA 94111 | www.tgp-inc.com

[illegible]

Date: 09/05/2025

L-3.0

- **Vehicular Pole Light**
Ratio Series by Hubbell, 16' Tall
- **Pedestrian Pole Light**
Arre Area Light by LandscapeForms, 3 lights on 16' Tall Pole
- **Catenary Light**
Tivoli Lightsphere 2.0 w/ Shade, 12' Tall.
- **Bundled Mounted Light**
CTLW 1 Series by TechLight



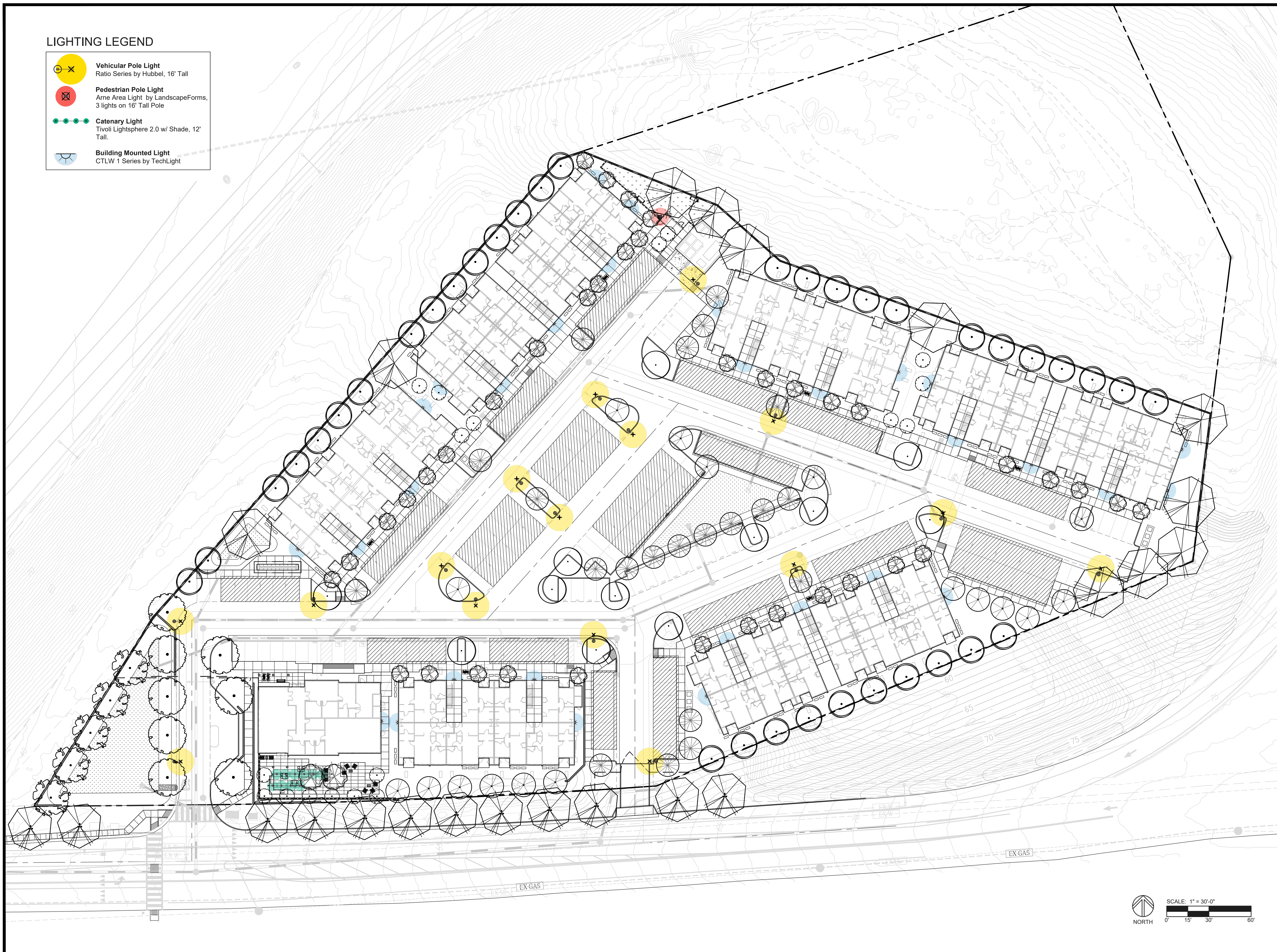
Quarterra
MULTIFAMILY

Issues/Revisions:		
No.	Date	Description

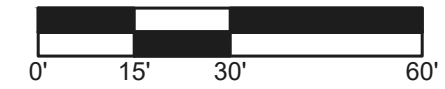
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Date: 09/05/2025

L-4.0



SCALE: 1" = 30'-0"



HUBBELL
Outdoor Lighting

DATE _____ LOCATION _____
TYPE _____ PROJECT _____
CATALOG # _____

RATIO Series

AREA-STEP LIGHTER

FEATURES

- Low profile LED area/luminaire luminaire with a variety of IEEE distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Step Optics which maximizes target area illumination with minimal loss at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPM
- 35 listed for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NoX Distributed Illuminance® and FPin with networked controls
- Backless surge surge with reinforced controls

cUL us IP66 DLC

CONTROL TECHNOLOGY

SiteLight® IN THE DISTRICT™

WISCAPE®

SPECIFICATIONS

CONSTRUCTION

- Rectified form mimics the traditional shoebox form factor keeping a similar but scaled style and appearance, ideal for retrofit applications
- Die cast housing with hidden vertical heat sink that is optimal to most dissipative while keeping a clean smooth surface
- Corrosion resistant, die cast aluminum housing with powder coat paint finish
- Corrosion resistant, die cast aluminum housing with powder coat paint finish

OPTICS

- Optically optimized luminaire to create a larger luminous surface area resulting in a 60-plus appearance without changing optic performance
- 80, 300, 320 or 480 microwatts LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square area mount, compatible with 85 ft pattern
- Optional universal mounting bracket for ease of installation using retrofit applications
- Available as an option or accessory for square and round poles
- Knockout arm option available for 2 3/8" OD Max. Max 18 5/8" depth adjustable (Restrictions apply for 2" options)

ELECTRICAL

- Universal 20-277V AC or 347-480V input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature: 40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have added power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 3000V protection meeting IEEE C62.41 Type II surge and lightning location category III, 1000Ampere surge inrush protection when service is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete retrofit and dimming control
- 7 pin ANSI C39A 4-2033 photometric/occupancy option available for hand book controllers or wireless control modules (control accessories sold separately)
- 0 to 19° Dimming Drivers are standard and dimming levels are extended out of the luminaire unless control options require restricting to the dimming levels, such that specifying if wiring loads are to be greater than the 10% standard
- SiteSpec® wireless control system is available via 7 pin See ordering information and details at www.hubbelloighting.com/lineartec
- NoX Distributed Illuminance® available with a future wireless control module, features dimming and occupancy sensing
- WISCAPE® available with a future wireless control module, features dimming and occupancy sensing via 7 pin

RELATED PRODUCTS

Also see [Cannock LED](#) and [Ratio Family](#)

CERTIFICATIONS

- ULCC DesignLights Consortium qualified, with some Premium Qualified configurations, for use in the DLC website for specific product qualifications at www.designlights.org
- Listed to UL9898 and ANSI C82.275/50-2.4 for new locations and ETC, ambient temperatures
- 30 tested to ANSI C78.3, 1700-volt applications
- Features a 1000A surge inrush protection

- Meets AIA recommendations using 3K CCT configuration at 0 degrees of tilt
- The product qualifies as a "designated county construction material" per FAR 53.225-10 American Contractors Materials under Trade Agreements effective October 1, 2012. See Buy.AmericanAmerica.com

WARRANTY

- 5 year limited warranty
- See [11 Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000-48,000
Wattage Range	25-340
Efficiency Range (LPM)	18-155
Fixture Protection (IPW)	1700-50K
Weights lbs. (kg)	13.5-2.4 (6.1-1.0)

Page 198 of 200

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HUBBELL
Lighting

Cast aluminum construction with tempered glass diffuser lens and a threaded weatherproof cord grip. Housing features polymer sealing gasket and stainless steel hardware.

120V - 277V, 50/60 Hz electronic driver, 0-10V dimming as standard (0-10V dimmable upon request). -40°C start temperature. Available with optional ANSI C136.41 receptacle, shipped loose (receptacle to be located at panel top). See install guide for electrical cable size parameters.

High powered LEDs mounted to a RoHS compliant circuit board with PMMA optics affixed to each LED on the board. Available in 3000K and 4000K, >80 CRI across all available color temperatures.

1 Revised January, 2024 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

AR1P36A1WF
26 LED Luminaire, 350mA, 3000K, Wide Flood, C

Maximum Candela=2752.15

AR1P36A1M
36 LED Luminaire, 350mA, 3000K, Medium, Clear Lens

Maximum Canyola=8292.66
Located at Horizontal Angle=270,
Vertical Angle=2.5

AR1P36A1TII
36 LED Luminaire, 350mA, 3000K, Type II, Clear Lens

9 Revised January, 2024 | Landscape Forms Inc. | 800.521.2546 | F 269.381.3455 | 7800 E. Michigan Ave., Kalamazoo, MI 49048

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No.	Date	Description
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LIGHTING FIXTURE CUTSHEETS

Date: 09/05/2025

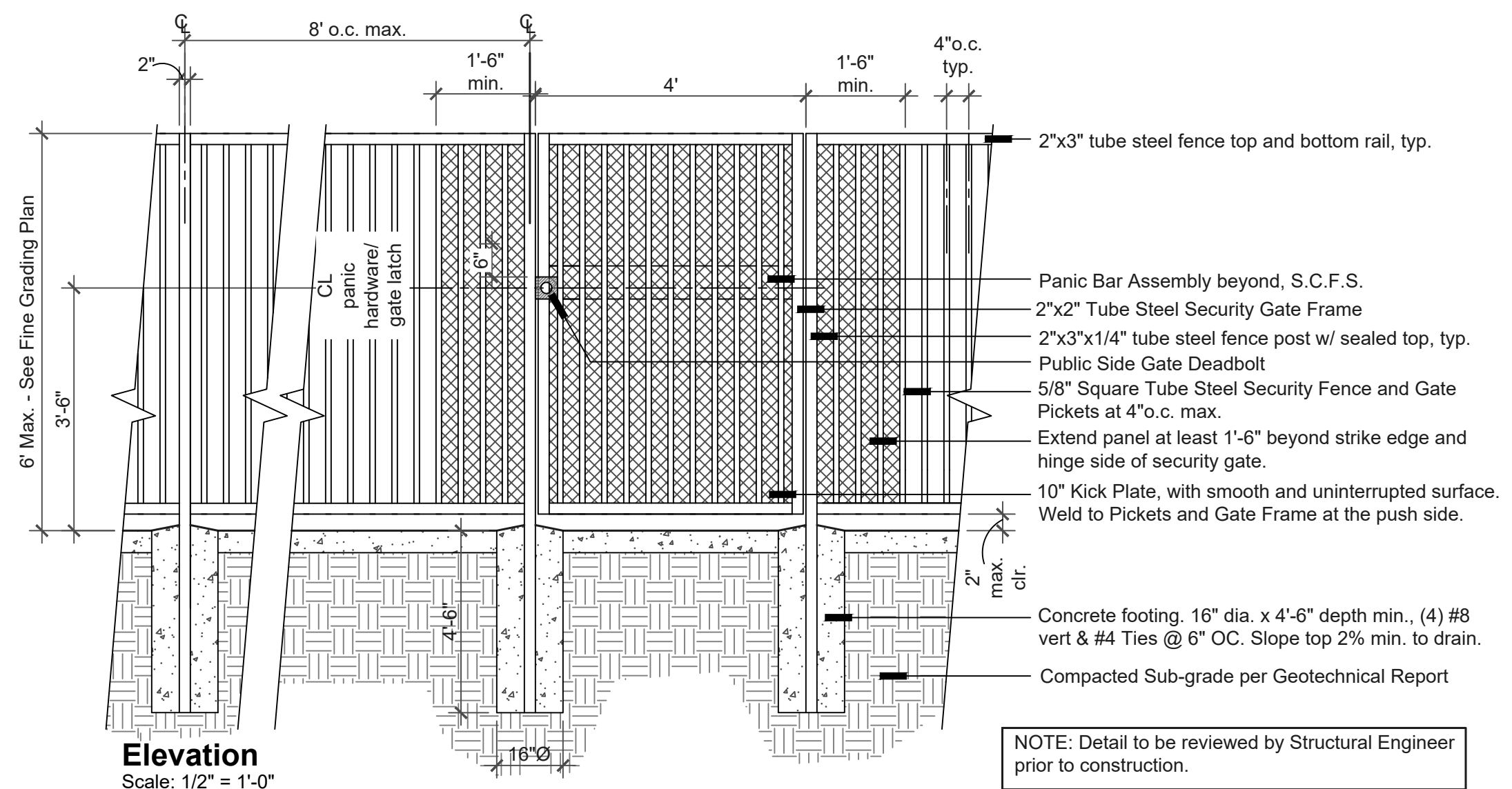
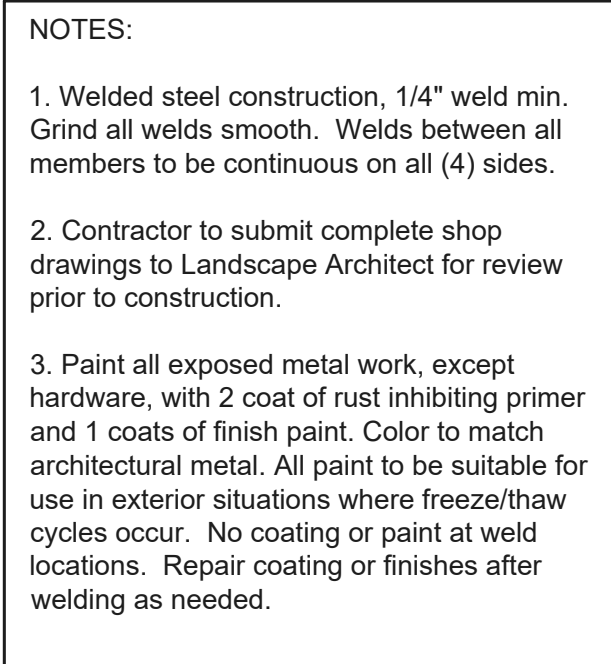
L-4.1

Quarterra
MULTIFAMILY

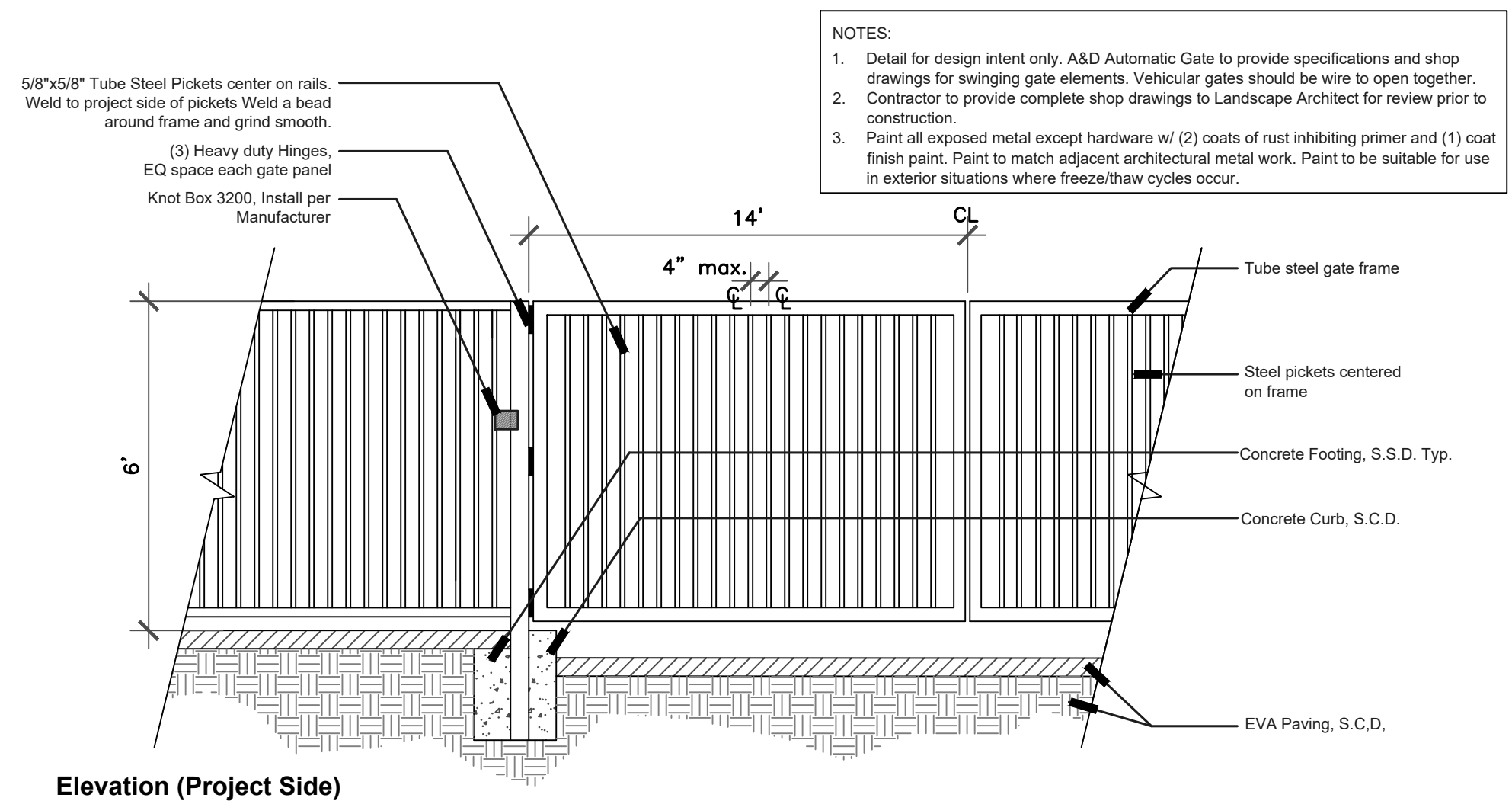
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Date: 09/05/2025

Date: 09/05/2025



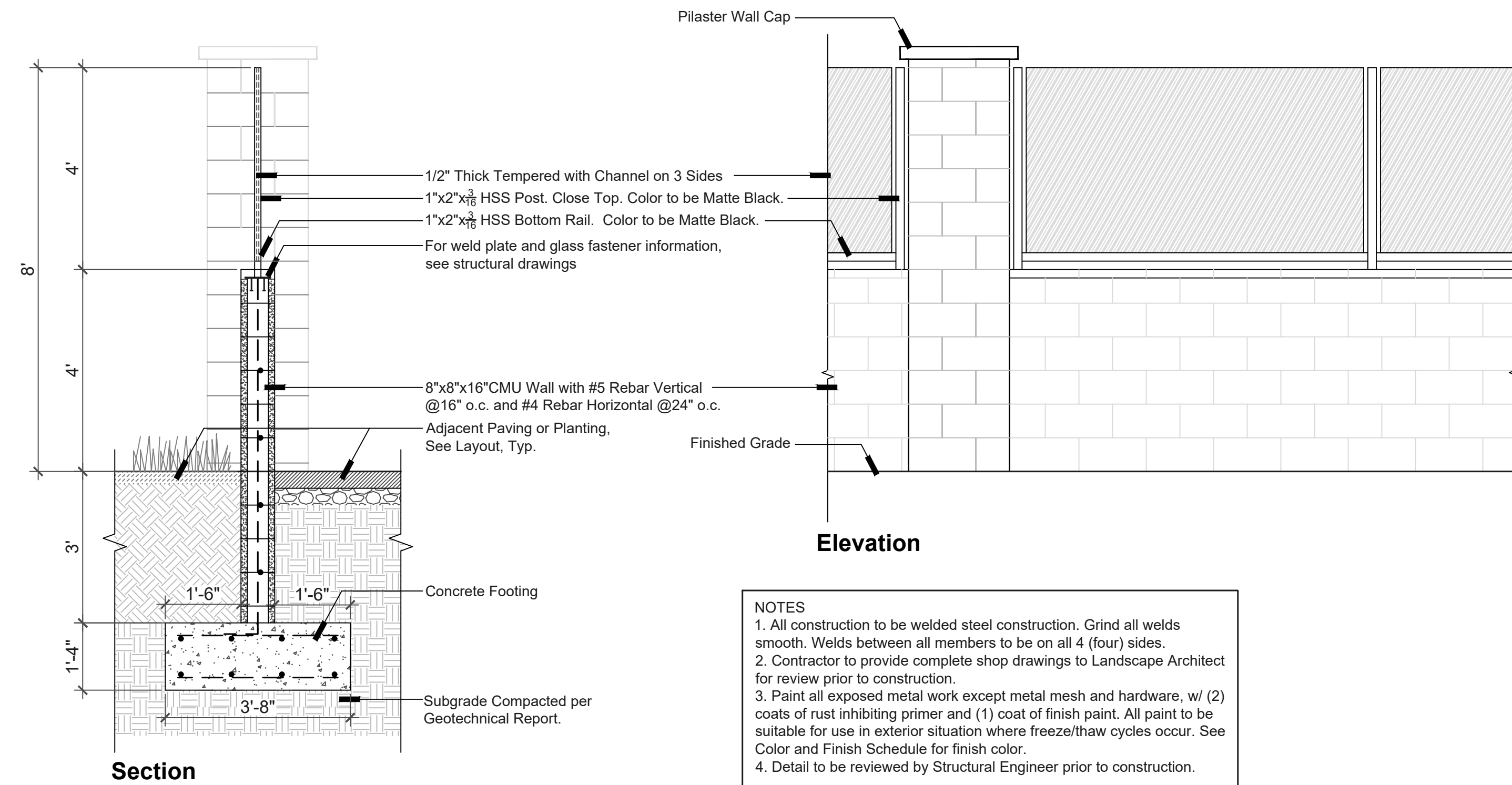
1 Metal P
Scale as Noted



2 Scale: 3/8" = 1'-0"



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



Section

1 Sound Wall
Scale: 1/2" = 1'-0"

**EMBLEM
HERCULES**
Hercules, CA



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Issues/Revisions:

No.	Date	Description

LANDSCAPE
DETAILS

Date: 09/05/2025

L-5.2