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SHEET INDEX:

C-1.0	Title Sheet
C-2.0	Vesting Tentative Map
C-2.1	Vesting Tentative Map Overlay
C-2.2	Regulatory Plan
C-3.0	Existing Conditions & Demolition Plan
C-3.1	Existing Conditions & Demolition Plan - Enlargement
C-4.0	Conceptual Site Plan Overview
C-4.1	Conceptual Site Plan - Block K
C-4.2	Conceptual Site Plan - Block L & MP
C-4.3	Conceptual Site Plan - Block O & MP
C-5.0	Conceptual Grading Plan Overview
C-5.1	Conceptual Grading Plan - Block K
C-5.2	Conceptual Grading Plan - Block L & MP
C-5.3	Conceptual Grading Plan - Block O & MP
C-6.0	Conceptual Utility Plan Overview
C-6.1	Conceptual Utility Plan - Block K
C-6.2	Conceptual Utility Plan - Block L & MP
C-6.3	Conceptual Utility Plan - Block O & MP
C-7.0	Conceptual Fire Access Plan
C-8.0	Conceptual Circulation Plan
C-9.0	Conceptual Stormwater Management Plan
C-10.0	Phasing Plan

L-0.00	Landscape Plan Cover
L-0.01	Material Schedules & Notes
L-0.02	Pedestrian Circulation Plan
L-1.00	Layout Key Plan
L-1.01	Layout & Material Plan Block K
L-1.02	Layout & Material Plan Block L & MP
L-1.03	Layout & Material Plan Block O & MP
L-1.04	Layout Enlargement BLDG K3 & K4
L-1.05	Layout Enlargement BLDG L3
L-1.05	Layout Enlargement BLDG L4 & MP3
L-2.01	Lighting Plan
L-3.01	Planting Plan Block K
L-3.02	Planting Plan Block L & MP
L-3.03	Planting Plan Block O & MP
L-3.03	Planting Plan Block O & MP
L-4.01	Irrigation Plan Block K
L-4.02	Irrigation Plan Block L & MP
L-4.03	Irrigation Plan Block O & MP
L-5.01	Site Character Images

SP-1	Conceptual Site Plan Overview
SP-2	Conceptual Site Plan - Block K
SP-3	Conceptual Site Plan - Block L
SP-4	Conceptual Site Plan - Block M&P
SP-5	Conceptual Site Plan - Block O
SP-6	Trash Staging Plan
SP-7	Parking Plan
SP-8	Conceptual Phasing Plan
SP-9	Artistic Rendering- View 1
SP-10	Artistic Rendering- View 2
SP-11	Artistic Rendering- View 3
SP-12	Artistic Rendering- View 4
SP-13	Artistic Rendering- View 5
SP-14	Architectural Style Allocation
SP-15	Street and Circulation Plan
A-1	Product 1A: Townhomes - 1st Level Floor Plan
A-2	Product 1A: Townhomes - 2nd Level Floor Plan
A-3	Product 1A: Townhomes - 3rd Level Floor Plan
A-4	Product 1A: Townhomes - Roof Plan
A-5	Product 1A: Townhomes - Exterior Elevations: Waterfront Warehouse
A-6	Product 1A: Townhomes - Exterior Elevations: Spanish

A-7	Product 1B: Townhomes - 1st Level Floor Plan
A-8	Product 1B: Townhomes - 2nd Level Floor Plan
A-9	Product 1B: Townhomes - 3rd Level Floor Plan
A-10	Product 1B: Townhomes - Exterior Elevations: Waterfront Warehouse
A-11	Product 1B: Townhomes - Exterior Elevations: Spanish
A-12	Product 1B: 10-Plex Townhomes - 1st Level Floor Plan
A-13	Product 1B: 10-Plex Townhomes - 2nd Level Floor Plan
A-14	Product 1B: 10-Plex Townhomes - 3rd Level Floor Plan
A-15	Product 1B: 10-Plex Townhomes - Exterior Elevations
A-16	Product 2: Live/Work - 1st Level Floor Plan
A-17	Product 2: Live/Work - 2nd Level Floor Plan
A-18	Product 2: Live/Work - 3rd Level Floor Plan
A-19	Product 2: Live/Work - Roof Plan
A-20	Product 2: Live/Work - Exterior Elevations: Waterfront Warehouse
A-21	Product 2: Live/Work - Exterior Elevations: Spanish
A-22	Product 3A: Back-to-Back - 1st Level Floor Plan
A-23	Product 3B: Back-to-Back - 1st Level Floor Plan
A-24	Product 3: Back-to-Back - 2nd Level Floor Plan
A-25	Product 3: Back-to-Back - 3rd Level Floor Plan
A-26	Product 3: Back-to-Back - Roof Plan
A-27	Product 3A: Back-to-Back - Exterior Elevations: Gold Rush
A-28	Product 3A: Back-to-Back - Exterior Elevations: Waterfront Warehouse
A-29	Product 3B: Back-to-Back - Exterior Elevations: Gold Rush
A-30	Product 1&3: Building SectionS

DEVELOPMENT REVIEW APPLICATION

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

HERCULES, CA

DEVELOPMENT REVIEW 3RD SUBMITTAL

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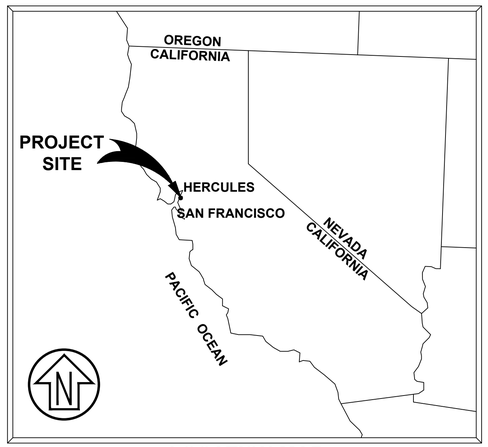
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

CITY OF HERCULES

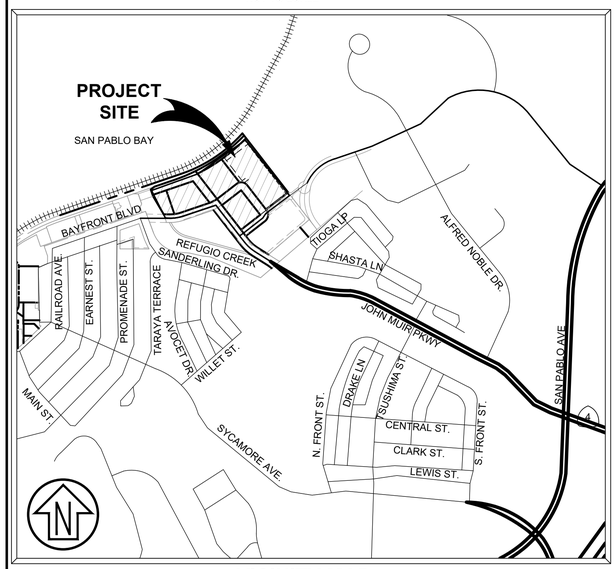
HERCULES WATERFRONT DISTRICT VESTING TENTATIVE MAP PACKAGE

BLOCKS K, L, M, O AND P

APN: 404-730-003-5, 404-730-008-4, 404-730-009, 404-730-012-6
HERCULES, CONTRA COSTA COUNTY, CALIFORNIA
MARCH 2025



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

DEVELOPER

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GEOTECHNICAL ENGINEER

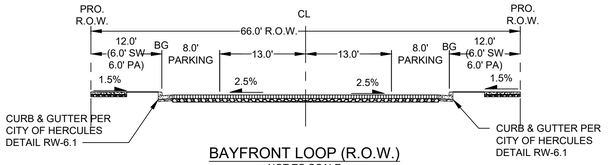
ENGEO
1630 SAN PABLO AVENUE, SUITE 200
OAKLAND, CA 94612
CONTACT: BAHAREH HEIDARZADEH
PHONE: 925-395-2551

PROJECT INFORMATION:

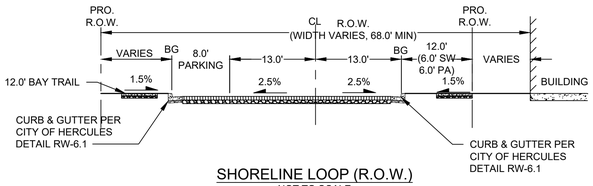
1. SITE APN: 404-730-003-5 (BLOCK K), 404-730-008-4 (PUBLIC R.O.W.), 404-730-009-2 (PUBLIC R.O.W.), 404-730-012-6 (BLOCKS L, O, AND MP)
2. OWNER INFORMATION: HERCULES LAND OWNERS (LEDCOR GROUP)
3. TOTAL PROPOSED UNITS: (168) 143 MULTI-FAMILY HOMES + 28 LIVE-WORK
   - 3.1. BLOCK K: (36) 25 MULTI-FAMILY HOMES + 11 LIVE-WORK
   - 3.2. BLOCK L: (32) 26 MULTI-FAMILY HOMES + 6 LIVE-WORK
   - 3.3. BLOCK MP: (64) 64 MULTI-FAMILY HOMES
   - 3.4. BLOCK O: (36) 26 MULTI-FAMILY HOMES + 10 LIVE-WORK
4. EXISTING SITE AREA: 9.34± AC
5. GROSS SITE AREA: 7.06± AC (AFTER RIGHT OF WAY DEDICATION)
6. NET SITE AREA: 4.46± AC
7. EXISTING SITE DENSITY: SEE EXISTING FAR BELOW
8. PROPOSED DENSITY: 25.5 DU/ACRE
   - 8.1. BLOCK K: 29.0 DU/ACRE
   - 8.2. BLOCK L: 24.6 DU/ACRE
   - 8.3. BLOCK MP: 22.1 DU/ACRE
   - 8.4. BLOCK O: 30.0 DU/ACRE
9. EXISTING LAND USE: PC-R (PLANNED COMMERCIAL RESIDENTIAL MIXED USE DISTRICT)
10. PROPOSED LAND USE: PC-R (PLANNED COMMERCIAL RESIDENTIAL MIXED USE DISTRICT)
11. EXISTING ZONING: T5-MST (MAIN STREET TRANSITION)
    T5-VN (VILLAGE NEIGHBORHOOD)
12. PROPOSED ZONING:
    - 12.1. T5-MST: BLOCKS K, L, & O
    - 12.2. T5-VN: BLOCKS MP & O
13. EXISTING STRUCTURE AREA: 0± SF
14. FLOOD ZONE: ZONE AE (ELEV. 14) AND FLOOD ZONE X
15. STREETS: ALL PROPOSED STREETS WITHIN THE PROJECT SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED.
16. UTILITIES PURVEYORS
    - WATER: EAST BAY MUNICIPAL UTILITY DISTRICT
    - FIRE: RODEO-HERCULES FIRE DISTRICT
    - STORM DRAIN: CITY OF HERCULES
    - SEWER: CITY OF HERCULES
    - TELEPHONE: AT&T
    - CABLE TV: AT&T AND/OR COMCAST
    - GAS/ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
17. THIS WILL BE A FOUR LOT SUBDIVISION
    - BLOCK K: 1.24± GROSS ACRES
    - BLOCK L: 1.34± GROSS ACRES
    - BLOCK O: 1.22± GROSS ACRES
    - BLOCK MP: 3.24± GROSS ACRES
18. SETBACK REQUIREMENTS
    - 18.1 T5-MST: FRONT: MAX 0 FEET; REAR: MAX 10 FEET; SIDE: MAX 5 FEET
    - 18.1 T5-VN: FRONT (BAYFRONT LOOP): MIN 8 FEET, MAX 12 FEET; REAR: MIN 5 FEET; SIDE: MIN 0 FEET

PROJECT INFORMATION CONTINUED:

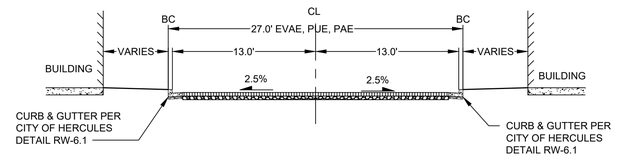
20. BENCHMARK: CONTRA COSTA COUNTY BENCHMARK #1584 - USC&GS BRASS DISK STAMPED 51936. ELEVATION=9.104 FEET, NGVD 1929 MEAN SEA LEVEL DATUM).
21. BASIS OF BEARING: THE MONUMENT LINE OF BAYFRONT BOULEVARD, AS SHOWN ON THE MAP OF TRACT 8407, HERCULES VILLAGE, RECORDED IN BOOK 437 OF MAPS, AT PAGE 33, CONTRA COSTA COUNTY RECORDS, TAKEN AS NORTH 71°00'000" EAST.
22. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.



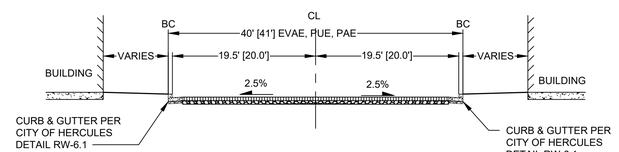
BAYFRONT LOOP (R.O.W.)
NOT TO SCALE



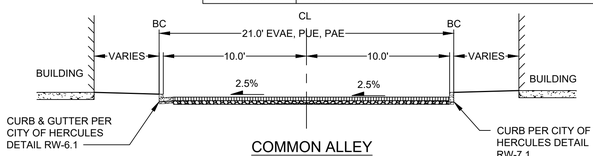
SHORELINE LOOP (R.O.W.)
NOT TO SCALE



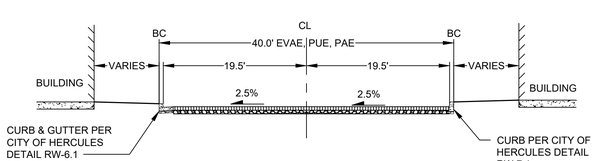
COMMON ALLEY CROWNED
(PRIVATE- 27')
NOT TO SCALE
(ALLEY C, ALLEY G, ALLEY F)



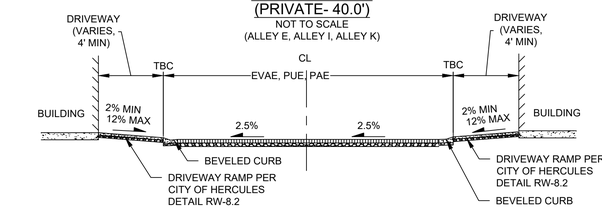
COMMON ALLEY CROWNED
(PRIVATE- 39.5' TO 41.5')
NOT TO SCALE
(ALLEY A, ALLEY F)



COMMON ALLEY
(PRIVATE- 21')
NOT TO SCALE
(ALLEY B, ALLEY D, ALLEY H, ALLEY J, ALLEY L, ALLEY M)



COMMON ALLEY
(PRIVATE- 40.0')
NOT TO SCALE
(ALLEY E, ALLEY I, ALLEY K)



COMMON STREET OR ALLEY
DRIVEWAYS
NOT TO SCALE

SHEET INDEX

SHEET NO.	SHEET TITLE
C1.0	TITLE SHEET
C2.0	VESTING TENTATIVE MAP
C2.1	VESTING TENTATIVE MAP OVERLAY
C2.2	REGULATORY PLAN
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.1	EXISTING CONDITIONS & DEMOLITION PLAN ENLARGEMENTS
C4.0	CONCEPTUAL SITE PLAN OVERVIEW
C4.1	CONCEPTUAL SITE PLAN - BLOCK K
C4.2	CONCEPTUAL SITE PLAN - BLOCK L & MP
C4.3	CONCEPTUAL SITE PLAN - BLOCK O & MP
C5.0	CONCEPTUAL GRADING PLAN OVERVIEW
C5.1	CONCEPTUAL GRADING PLAN - BLOCK K
C5.2	CONCEPTUAL GRADING PLAN - BLOCK L & MP
C5.3	CONCEPTUAL GRADING PLAN - BLOCK O & MP
C6.0	CONCEPTUAL UTILITY PLAN OVERVIEW
C6.1	CONCEPTUAL UTILITY PLAN - BLOCK K
C6.2	CONCEPTUAL UTILITY PLAN - BLOCK L & MP
C6.3	CONCEPTUAL UTILITY PLAN - BLOCK O & MP
C7.0	CONCEPTUAL FIRE ACCESS PLAN
C8.0	CONCEPTUAL CIRCULATION PLAN
C9.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN
C10.0	PHASING PLAN

ABBREVIATIONS:

BC	BACK OF CURB	HP	HIGH POINT
BCDC	SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION	IMP	INTEGRATED MANAGEMENT PRACTICE
		INV	INVERT
BFP	BACK FLOW PREVENTOR	J.A.E.	JOINT ACCESS EASEMENT
BG	BACK OF GUTTER	MH	MANHOLE
BIO	BIORETENTION	MIN	MINIMUM
BNDY	BOUNDARY	PAE	PUBLIC ACCESS EASEMENT
BW	BACK OF WALK	PSDE	PRIVATE STORM DRAIN EASEMENT
C&G	CURB AND GUTTER	PSE	PUBLIC SERVICE EASEMENT
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
DMA	DRAINAGE MANAGEMENT AREA	R	RADIUS
DWY	DRIVEWAY	R.O.W.	RIGHT OF WAY
EG	EXISTING GRADE	SD	STORM DRAIN
ESMT	EASEMENT	SDCB	STORM DRAIN CATCH BASIN
EVAE	EMERGENCY VEHICLE ACCESS	SDDI	STORM DRAIN DROP INLET
FDC	FIRE DEPARTEMNT CONNECTION	SS	SANITARY SEWER
FF	FINISH FLOOR	STD.	STANDARD
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TBC	TOP OF BEVELED CURB & GUTTER
FL	FLOWLINE	TYP	TYPICAL
FW	FIRE WATER	VG	VALLEY GUTTER
GR	GRATE	W	WATER

Rev	Date	Description	Designed	Drawn	Checked
-	11/18/24	VESTING TENTATIVE MAP RESUBMITTAL			
-	06/06/24	VESTING TENTATIVE MAP SUBMITTAL			

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Land Planning | Construction Management
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tel: 415.883.9850
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http://www.cswst2.com

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City: Hercules
County: Contra Costa
State: California

HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

TITLE SHEET

HERCULES LAND PARTNERS (LEDCOR GROUP)

Prepared Under the Direction of:
REGISTERED PROFESSIONAL ENGINEER MICHAEL J. VIDRA C 076690 CIVIL STATE OF CALIFORNIA

Sheet: C1.0
Scale:
Date: 03/31/2025
Project Number: 2300291
Plan File:

VESTING TENTATIVE MAP APPLICATION NARRATIVE:

THE PROPOSED PROJECT INVOLVES THE DEVELOPMENT OF VACANT LAND LOCATED WITHIN THE HERCULES BAYFRONT DEVELOPMENT INTO A RESIDENTIAL CONDOMINIUM COMMUNITY CONSISTING OF 171 UNITS, INCLUDED IN THE 171 UNITS ARE 28 LIVE-WORK UNITS. THE PURPOSE OF THIS VESTING TENTATIVE MAP APPLICATION IS TO ESTABLISH THE SUBDIVISION OF THE EXISTING 9.34 ACRES FROM FOUR PARCELS INTO A CONDOMINIUM PROJECT CREATING INDIVIDUAL AIRSPACE UNITS, DESIGNATING COMMON AREAS FOR SHARED OWNERSHIP AND MANAGEMENT, AND CREATING PRIVATE AND PUBLIC ROADWAYS.

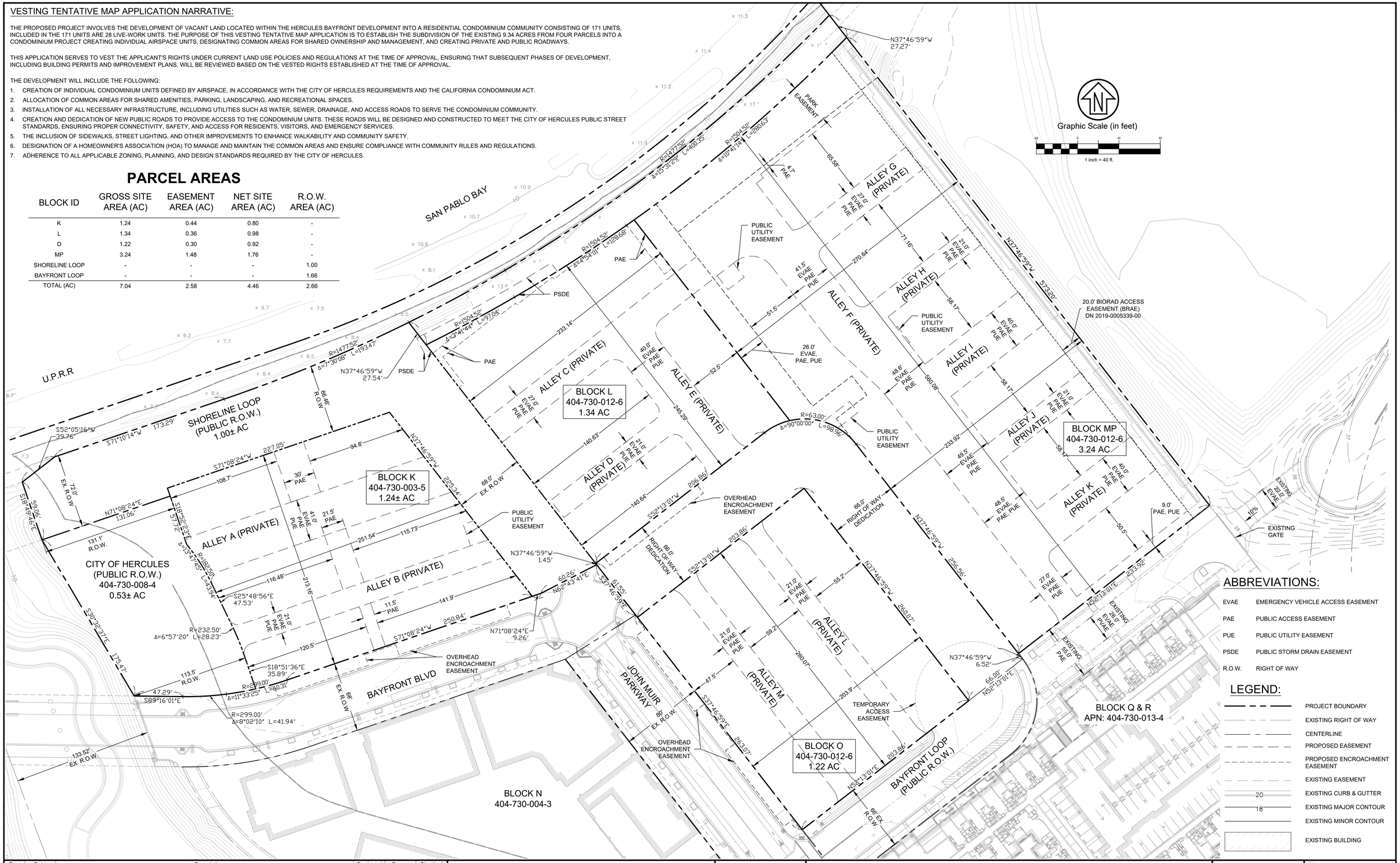
THIS APPLICATION SERVES TO VEST THE APPLICANT'S RIGHTS UNDER CURRENT LAND USE POLICIES AND REGULATIONS AT THE TIME OF APPROVAL, ENSURING THAT SUBSEQUENT PHASES OF DEVELOPMENT, INCLUDING BUILDING PERMITS AND IMPROVEMENT PLANS, WILL BE REVIEWED BASED ON THE VESTED RIGHTS ESTABLISHED AT THE TIME OF APPROVAL.

THE DEVELOPMENT WILL INCLUDE THE FOLLOWING:

1. CREATION OF INDIVIDUAL CONDOMINIUM UNITS DEFINED BY AIRSPACE, IN ACCORDANCE WITH THE CITY OF HERCULES REQUIREMENTS AND THE CALIFORNIA CONDOMINIUM ACT.
2. ALLOCATION OF COMMON AREAS FOR SHARED AMENITIES, PARKING, LANDSCAPING, AND RECREATIONAL SPACES.
3. INSTALLATION OF ALL NECESSARY INFRASTRUCTURE, INCLUDING UTILITIES SUCH AS WATER, SEWER, DRAINAGE, AND ACCESS ROADS TO SERVE THE CONDOMINIUM COMMUNITY.
4. CREATION AND DEDICATION OF NEW PUBLIC ROADS TO PROVIDE ACCESS TO THE CONDOMINIUM UNITS. THESE ROADS WILL BE DESIGNED AND CONSTRUCTED TO MEET THE CITY OF HERCULES PUBLIC STREET STANDARDS, ENSURING PROPER CONNECTIVITY, SAFETY, AND ACCESS FOR RESIDENTS, VISITORS, AND EMERGENCY SERVICES.
5. THE INCLUSION OF SIDEWALKS, STREET LIGHTING, AND OTHER IMPROVEMENTS TO ENHANCE WALKABILITY AND COMMUNITY SAFETY.
6. DESIGNATION OF A HOMEOWNER'S ASSOCIATION (HOA) TO MANAGE AND MAINTAIN THE COMMON AREAS AND ENSURE COMPLIANCE WITH COMMUNITY RULES AND REGULATIONS.
7. ADHERENCE TO ALL APPLICABLE ZONING, PLANNING, AND DESIGN STANDARDS REQUIRED BY THE CITY OF HERCULES.

PARCEL AREAS

BLOCK ID	GROSS SITE AREA (AC)	EASEMENT AREA (AC)	NET SITE AREA (AC)	R.O.W. AREA (AC)
K	1.24	0.44	0.80	-
L	1.34	0.36	0.98	-
O	1.22	0.30	0.92	-
MP	3.24	1.48	1.76	-
SHORELINE LOOP	-	-	-	1.00
BAYFRONT LOOP	-	-	-	1.66
TOTAL (AC)	7.04	2.58	4.46	2.66



ABBREVIATIONS:

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PUBLIC STORM DRAIN EASEMENT
R.O.W.	RIGHT OF WAY

LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- CENTERLINE
- PROPOSED EASEMENT
- PROPOSED ENCROACHMENT EASEMENT
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BUILDING

Rev	Date	Description	Designed	Drawn	Checked
-	11/18/24	VESTING TENTATIVE MAP RESUBMITTAL			
-	06/06/24	VESTING TENTATIVE MAP SUBMITTAL			

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City	Hercules
County	Contra Costa
State	California

HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

VESTING TENTATIVE MAP

HERCULES LAND PARTNERS (LEDCOR GROUP)

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER MICHAEL J. VLOEBERG No. CC076690 CIVIL STATE OF CALIFORNIA

Sheet C2.0

Scale:	1" = XX'
Date:	03/31/2025
Project Number:	2300291
Plan File:	

SAN PABLO BAY

U.P.R.R

CITY OF HERCULES
APN: 404-730-009-2
1.21± AC
AFTER FINAL MAP
SHORELINE LOOP (R.O.W.)
1.00± AC

SHORELINE LOOP
(PUBLIC R.O.W.)
1.00± AC

APN: 404-730-003-5
1.50± AC
AFTER FINAL MAP
BLOCK K
1.24± AC

APN: 404-730-012-6
6.28± AC
AFTER FINAL MAP
BLOCK L (1.34± AC)
BLOCK O (1.22± AC)
BLOCK MP (3.24± AC)
BAYFRONT LOOP (R.O.W.) (0.78± AC)

CITY OF HERCULES
(PUBLIC R.O.W.)
404-730-008-4
0.46± AC
AFTER FINAL MAP
0.50± AC

BLOCK N
404-730-004-3

BLOCK Q & R
APN: 404-730-013-4

ALLEY A (PRIVATE)
ALLEY B (PRIVATE)
ALLEY C (PRIVATE)
ALLEY D (PRIVATE)
ALLEY E (PRIVATE)
ALLEY F (PRIVATE)
ALLEY G (PRIVATE)
ALLEY H (PRIVATE)
ALLEY I (PRIVATE)
ALLEY J (PRIVATE)
ALLEY K (PRIVATE)
ALLEY L (PRIVATE)
ALLEY M (PRIVATE)

BAYFRONT BOULEVARD
JOHN MUIR PARKWAY
BAYFRONT LOOP (PUBLIC R.O.W.)

S52°05'16"W 39.76'
S71°10'14"W 173.29'
Δ=7°30'08" R=1477.52' L=193.47'
N18°51'36"W 27.54'
Δ=4°59'43" R=1504.52' L=131.17'
Δ=10°41'14" R=1504.52' L=280.63'
N37°46'59"W S73°20'
S18°49'45"E 59.06'
N71°08'24"E 120.45'
N18°51'36"W 198.94'
N71°08'24"E 320.00'
S18°51'36"E 269.49'
205.00'
N30°32'37"W 175.47'
N89°16'01"W 47.29'
Δ=8°02'10" R=299.00' L=41.94'
S71°08'24"W 261.47'
Δ=17°10'51" R=367.00' L=110.05'
Δ=11°20'17" R=255.00' L=50.56'
S20°30'00"E 95.68'
N62°43'41"E 60.26'
S32°14'07"E 60.58'
N57°45'53"E 80.38'
Δ=11°33'25" R=299.00' L=60.31'
S71°08'24"W 250.84'
S37°46'59"E 372.32'
S37°46'59"E 263.07'
N52°13'01"E 233.92'
N52°13'01"E 66.00'
N52°13'01"E 203.86'

Graphic Scale (in feet)
40 0 40 80
1 inch = 40 ft.

HATCH LEGEND

- APN: 404-730-003-5
- APN: 404-730-012-6
- CITY OF HERCULES (ROW)
- APN: 404-730-008-4

ABBREVIATIONS:

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PUBLIC STORM DRAIN EASEMENT
R.O.W.	RIGHT OF WAY

LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- CENTERLINE
- PROPOSED EASEMENT
- PROPOSED ENCROACHMENT EASEMENT
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BUILDING

Rev	Date	Description	Designed	Drawn	Checked
-	11/18/24	VESTING TENTATIVE MAP RESUBMITTAL			
-	06/06/24	VESTING TENTATIVE MAP SUBMITTAL			

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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

VESTING TENTATIVE MAP OVERLAY

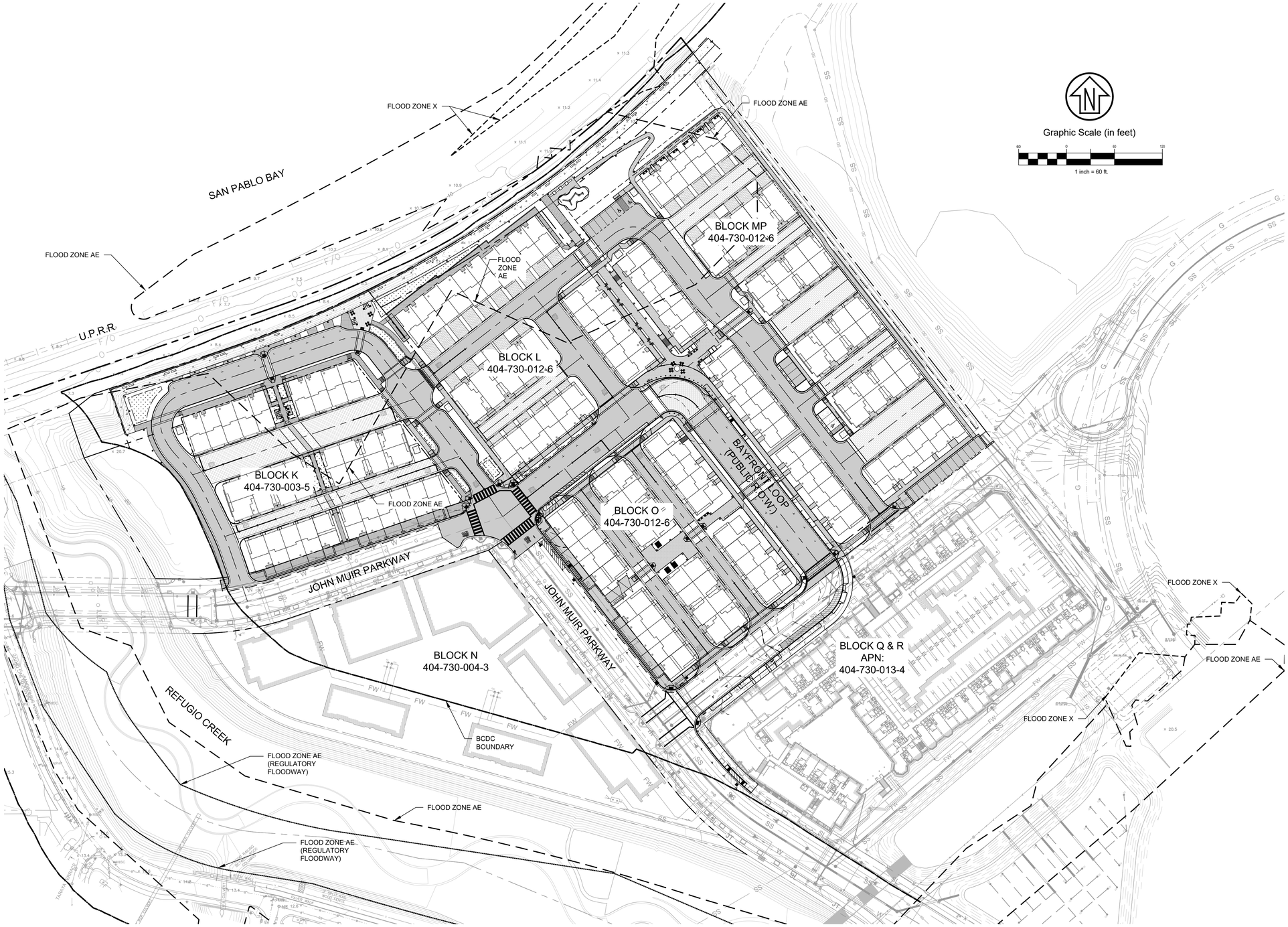
HERCULES LAND PARTNERS (LEDCOR GROUP)

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. VIDAL
No. C078690
CIVIL
STATE OF CALIFORNIA

Sheet
C2.1

Scale:	1" = XX'
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Graphic Scale (in feet)

40 0 40 100

1 inch = 60 ft.

LEGEND:

- PROPOSED SIDEWALK/WALKWAY
- PROPOSED PAVEMENT
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED CURB CUTS
- PROPOSED CONCRETE
- PROPOSED DECORATIVE PAVING
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WOOD
- PROPOSED SAN FRANCISCO BAY TRAIL
- PROPOSED BIORETENTION FACILITY
- ZONE AE
- ZONE AE (REGULATORY FLOODWAY)
- FLOOD ZONE X
- BCDC BOUNDARY

BASE FLOOD ELEVATION: 14.0

THE BASE FLOOD ELEVATION PER THE LATEST FLOOD HAZARD INFORMATION MAP, MAP NUMBER 06013C0044H WITH AN EFFECTIVE DATE OF 3/21/2017, CREATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IS ELEVATION 14.0.

FLOOD ZONE DESCRIPTION:

ZONE AE: SPECIAL FLOOD HAZARD AREA WITH A BASE FLOOD ELEVATION AS INDICATED ON THE PLANS.

ZONE AE (REGULATORY FLOODWAY): SPECIAL FLOOD HAZARD AREA AS INDICATED ON THE PLANS.

FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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-	06/06/24	VESTING TENTATIVE MAP SUBMITTAL			

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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

REGULATORY PLAN

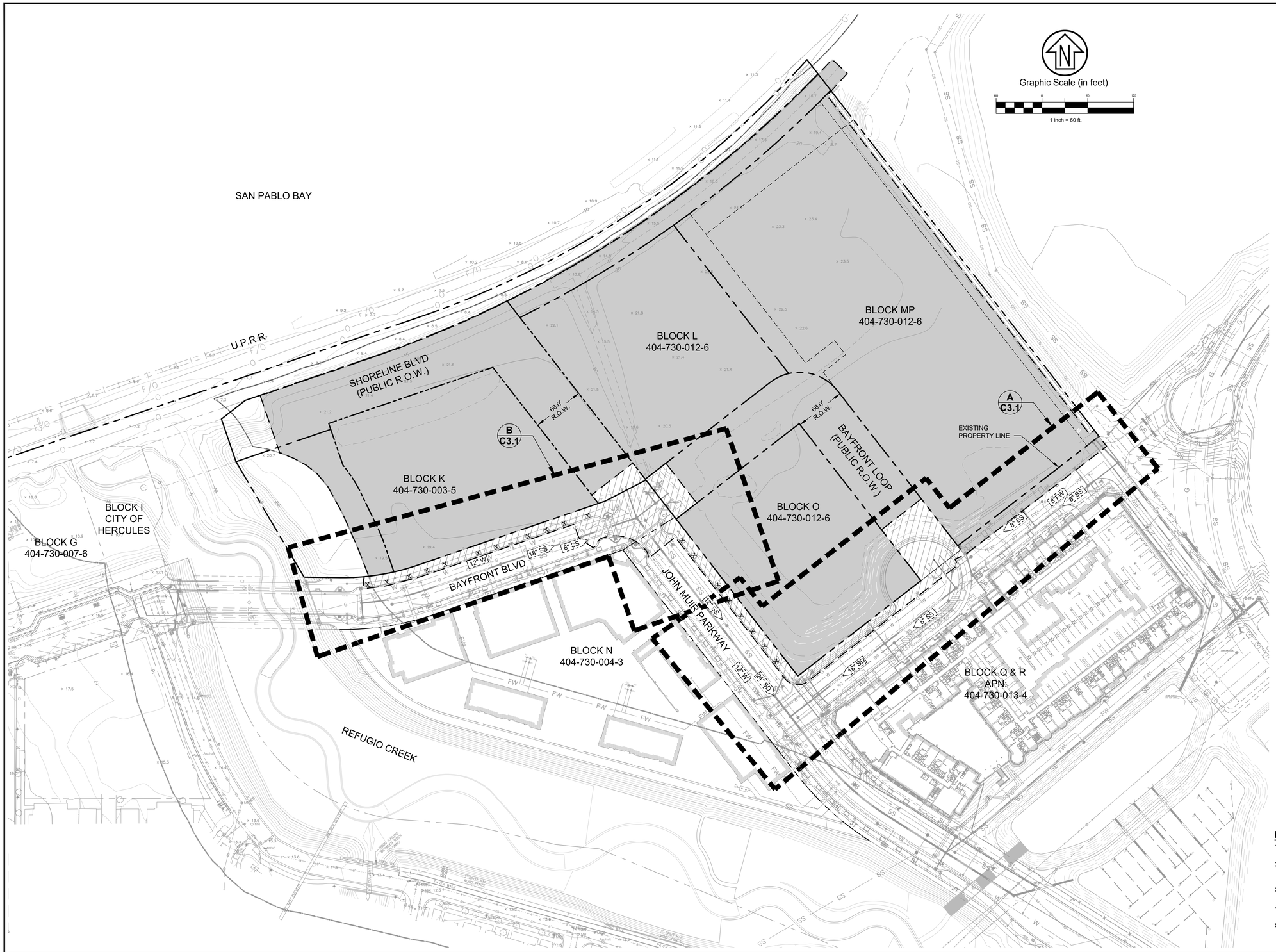
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LEGEND:

- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING BUILDING
- DEMOLITION BOUNDARY
- DEMOLITION BOUNDARY
- REMOVE EXISTING TREES

NOTES:

1. PROTECT EXISTING UTILITIES WITHIN RIGHT OF WAY IMPROVEMENTS LIMITS UNLESS NOTED OTHERWISE.
2. SIDEWALK, CURB, GUTTER AND PAVEMENT WITHIN RIGHT-OF-WAY IMPROVEMENTS BOUNDARY TO BE REMOVED. STREET TREES TO BE REMOVED UNLESS NOTED OTHERWISE. SEE NOTE 1 ABOVE REGARDING UTILITIES.
3. STREET TREES AND STREET LIGHTS TO BE REMOVED AS NOTED. SEE NOTE 1 ABOVE REGARDING UTILITIES.
4. ALL STRUCTURES, HARDSCAPE, UTILITIES, SIGNS, AND FENCES WITHIN DEMOLITION BOUNDARY TO BE REMOVED.
5. ENTIRE SITE WITHIN DEMOLITION BOUNDARY TO BE CLEARED AND GRUBBED AFTER REMOVAL OF HARDSCAPE UNLESS OTHERWISE NOTED.

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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

EXISTING CONDITIONS & DEMOLITION PLAN

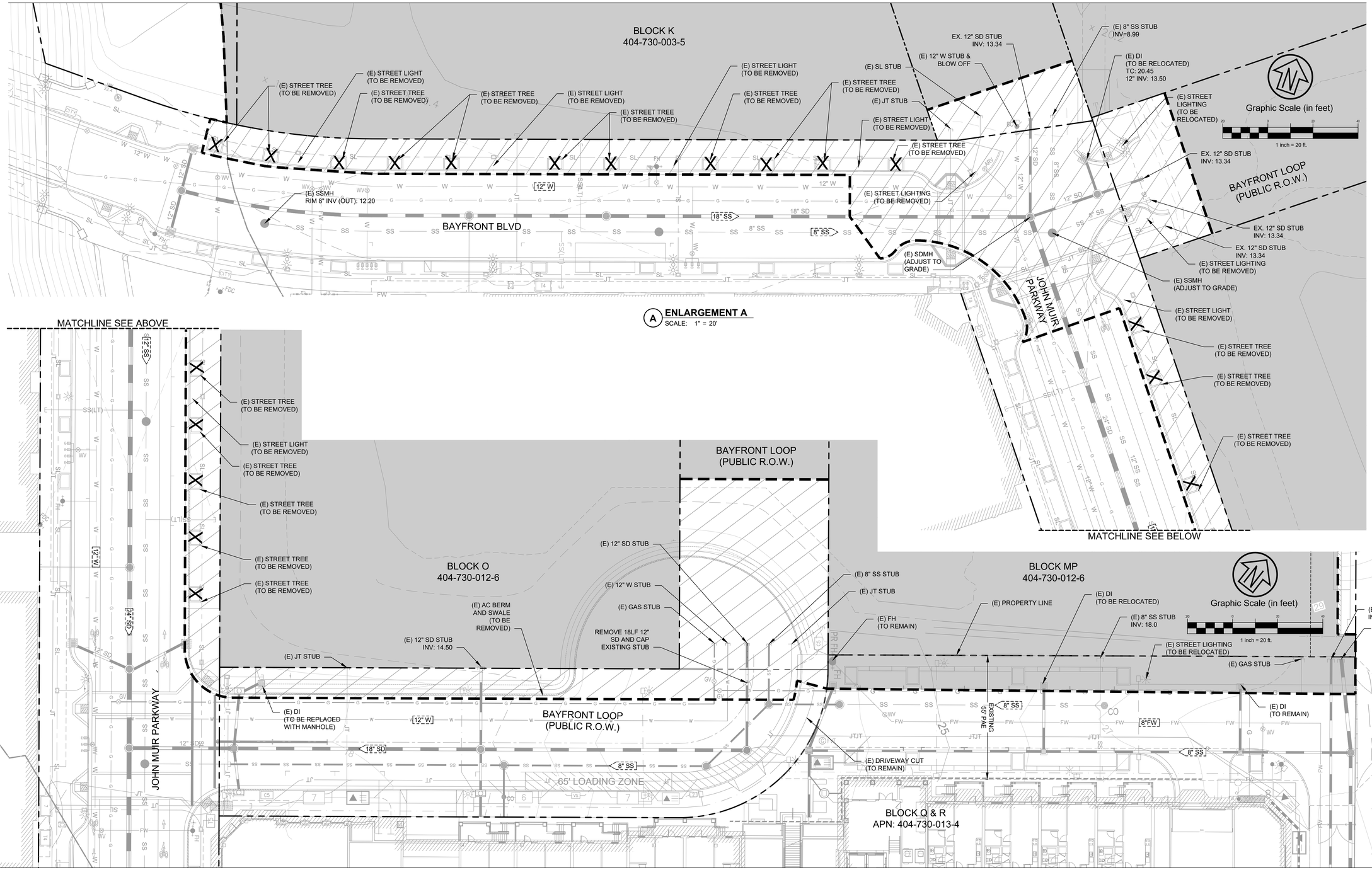
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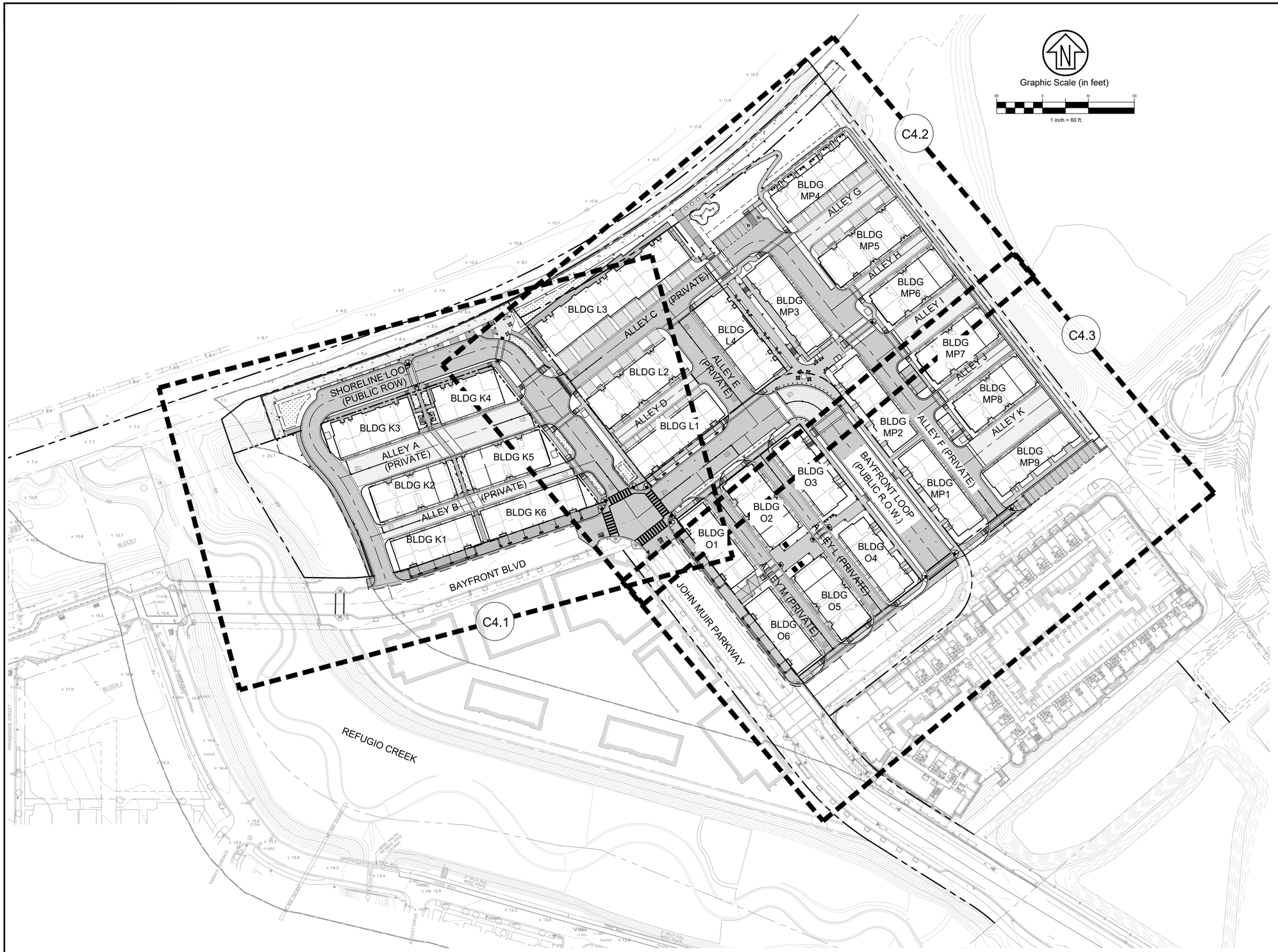
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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P
EXISTING CONDITIONS & DEMOLITION PLAN ENLARGEMENTS
HERCULES LAND PARTNERS (LEDCOR GROUP)

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LEGEND:

- (X) PARKING COUNT
- LIMIT OF WORK
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- 20 EXISTING MAJOR CONTOUR
- 18 EXISTING MINOR CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK/WALKWAY
- PROPOSED PAVEMENT
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED CURB CUTS
- PROPOSED CONCRETE
- PROPOSED DECORATIVE PAVING
- PROPOSED PEDESTRIAN CROSSING
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WOOD
- PROPOSED SAN FRANCISCO BAY TRAIL
- PROPOSED BIORETENTION FACILITY
- W EXISTING WATER LINE
- EXISTING STORM DRAIN
- SS EXISTING SANITARY SEWER
- EXISTING BUILDING

ABBREVIATIONS:

APN	ASSESSOR PARCEL NUMBER
BG	BACK OF GUTTER
BLDG	BUILDING
BS	BOTTOM OF STEP
EG	EXISTING GRADE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FF	FINISH FLOOR
FS	FINISH SURFACE
GR	GRATE
INV	INVERT
PAE	PRIVATE ACCESS EASEMENT
R.O.W.	RIGHT-OF-WAY
TC	TOP OF CURB
TP	TOP OF PAVEMENT

ABBREVIATIONS:

TS	TOP OF STEP
TYP	TYPICAL
TBC	TOP OF BEVELED CURB
R.O.W.	RIGHT-OF-WAY

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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

CONCEPTUAL SITE PLAN OVERVIEW

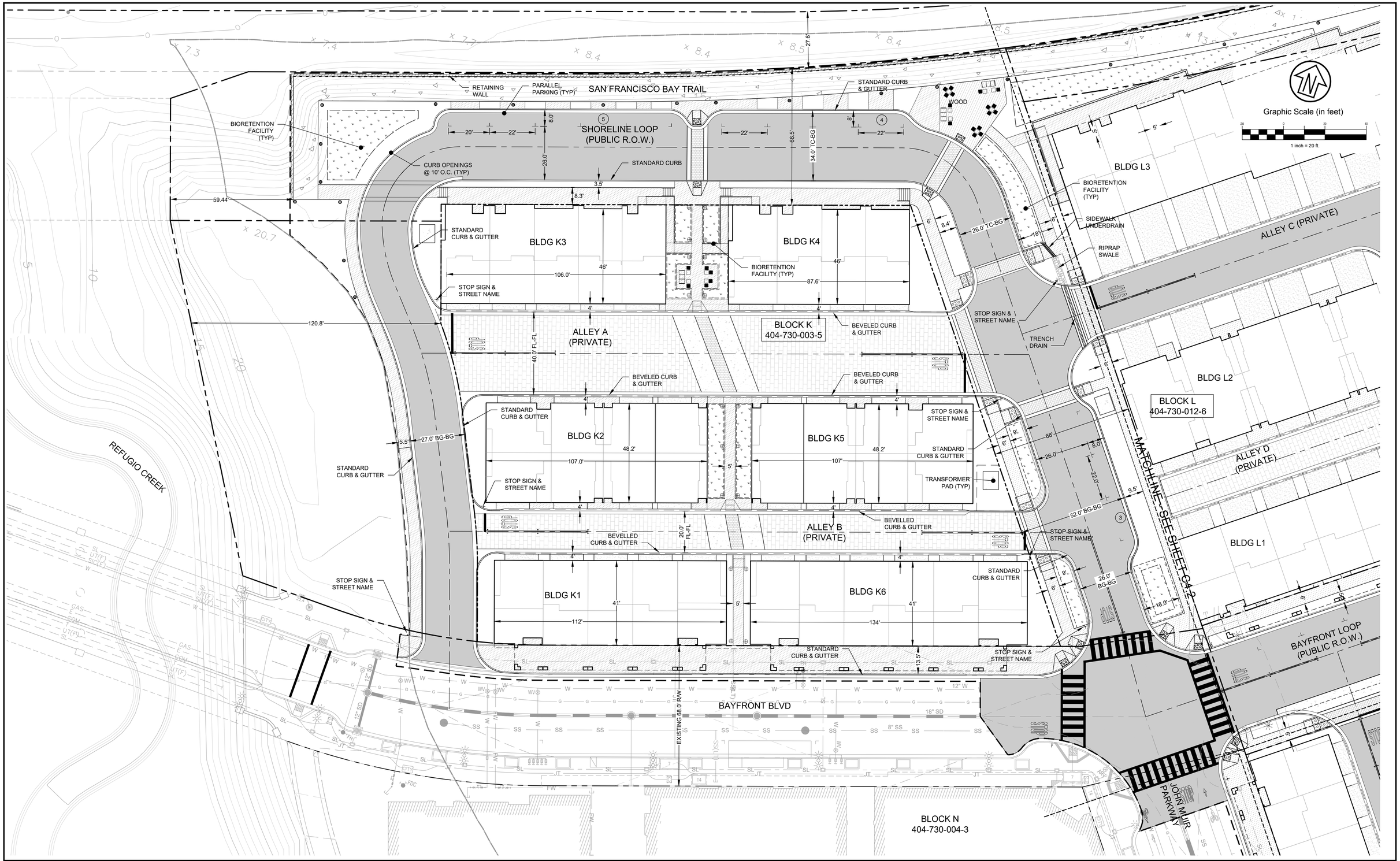
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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

CONCEPTUAL SITE PLAN - BLOCK K

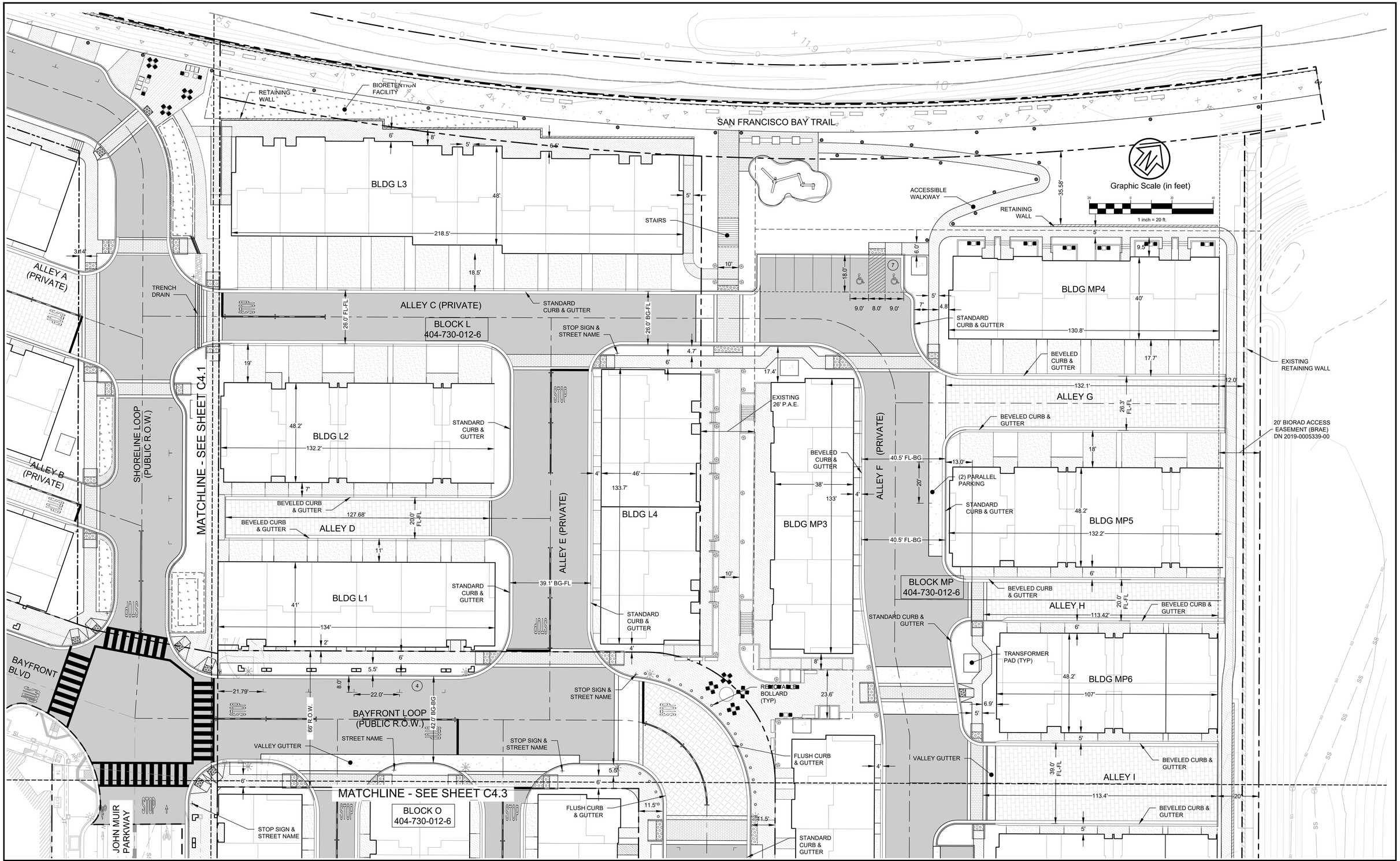
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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

CONCEPTUAL SITE PLAN - BLOCK L & MP

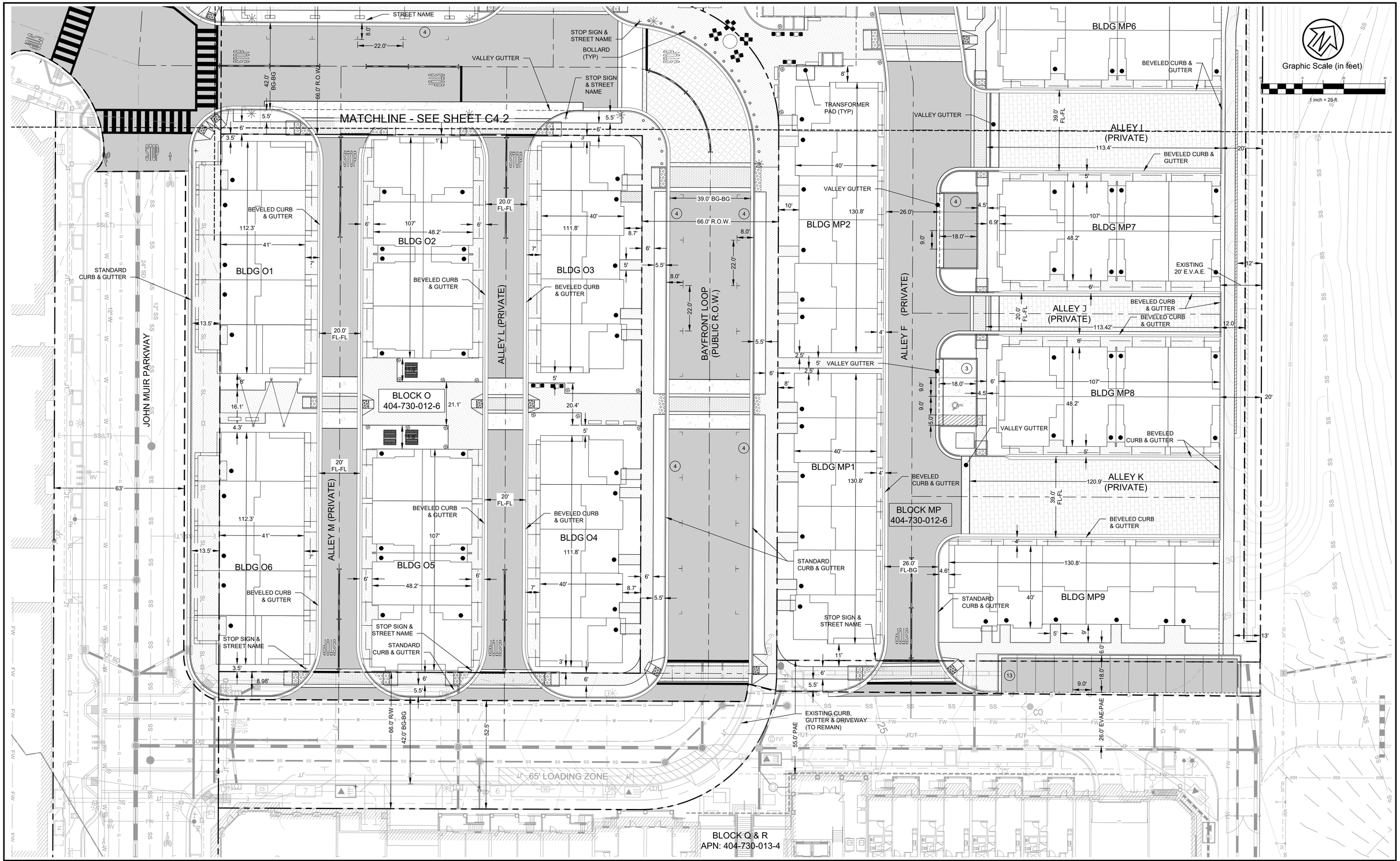
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-	06/06/24	VESTING TENTATIVE MAP SUBMITTAL			

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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

CONCEPTUAL SITE PLAN - BLOCK O & MP

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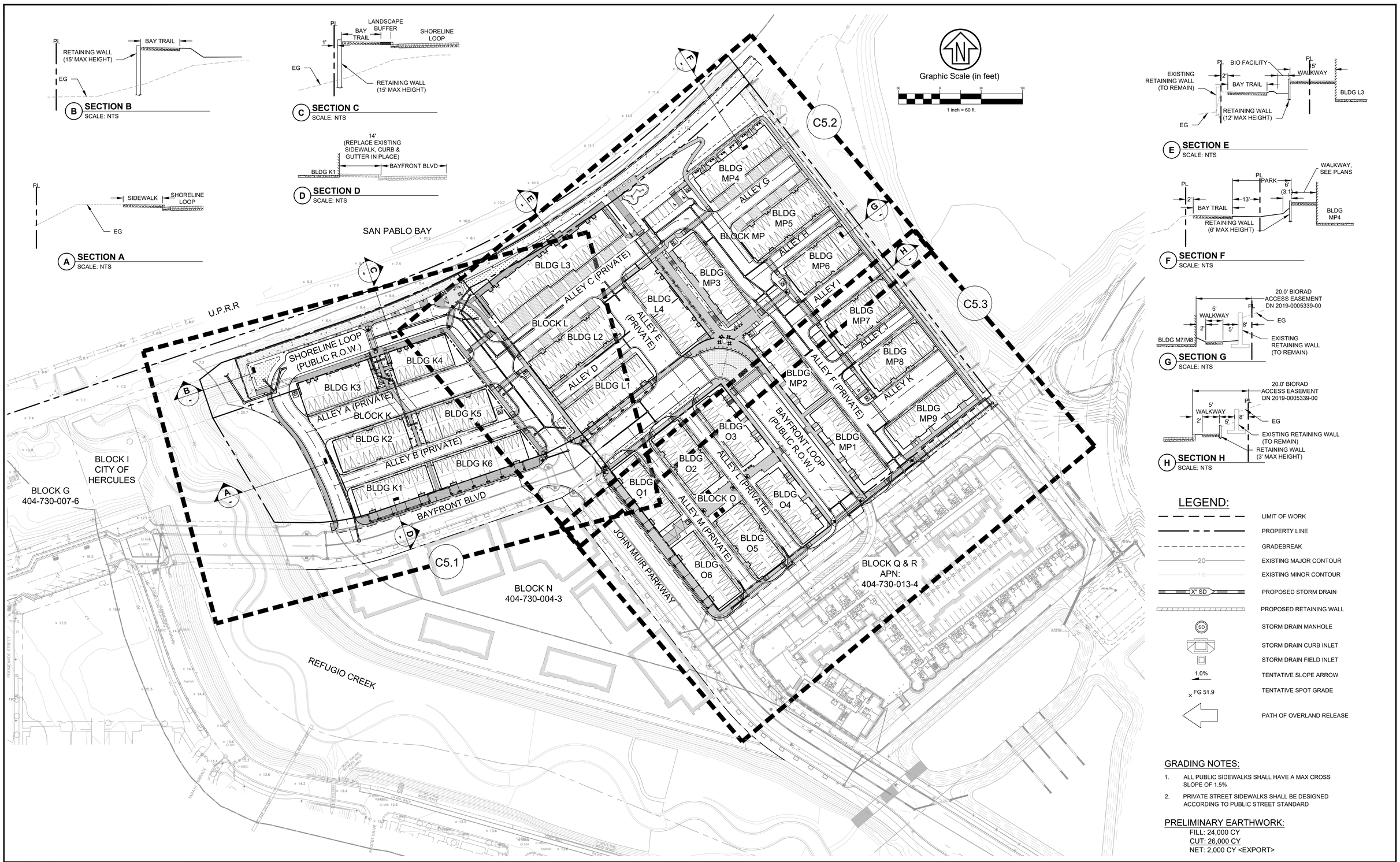
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Plan File:	

B SECTION B
SCALE: NTS

C SECTION C
SCALE: NTS

D SECTION D
SCALE: NTS

A SECTION A
SCALE: NTS



Graphic Scale (in feet)

60 0 60 120

1 inch = 60 ft.

E SECTION E
SCALE: NTS

F SECTION F
SCALE: NTS

G SECTION G
SCALE: NTS

H SECTION H
SCALE: NTS

LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- GRADEBREAK
- 20 — EXISTING MAJOR CONTOUR
- 18 — EXISTING MINOR CONTOUR
- X" SD — PROPOSED STORM DRAIN
- PROPOSED RETAINING WALL
- SD — STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN FIELD INLET
- 1.0% — TENTATIVE SLOPE ARROW
- FG 51.9 — TENTATIVE SPOT GRADE
- PATH OF OVERLAND RELEASE

GRADING NOTES:

1. ALL PUBLIC SIDEWALKS SHALL HAVE A MAX CROSS SLOPE OF 1.5%
2. PRIVATE STREET SIDEWALKS SHALL BE DESIGNED ACCORDING TO PUBLIC STREET STANDARD

PRELIMINARY EARTHWORK:

FILL: 24,000 CY
CUT: 26,000 CY
NET: 2,000 CY <EXPORT>

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-	06/06/24	VESTING TENTATIVE MAP SUBMITTAL			

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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

CONCEPTUAL GRADING PLAN OVERVIEW

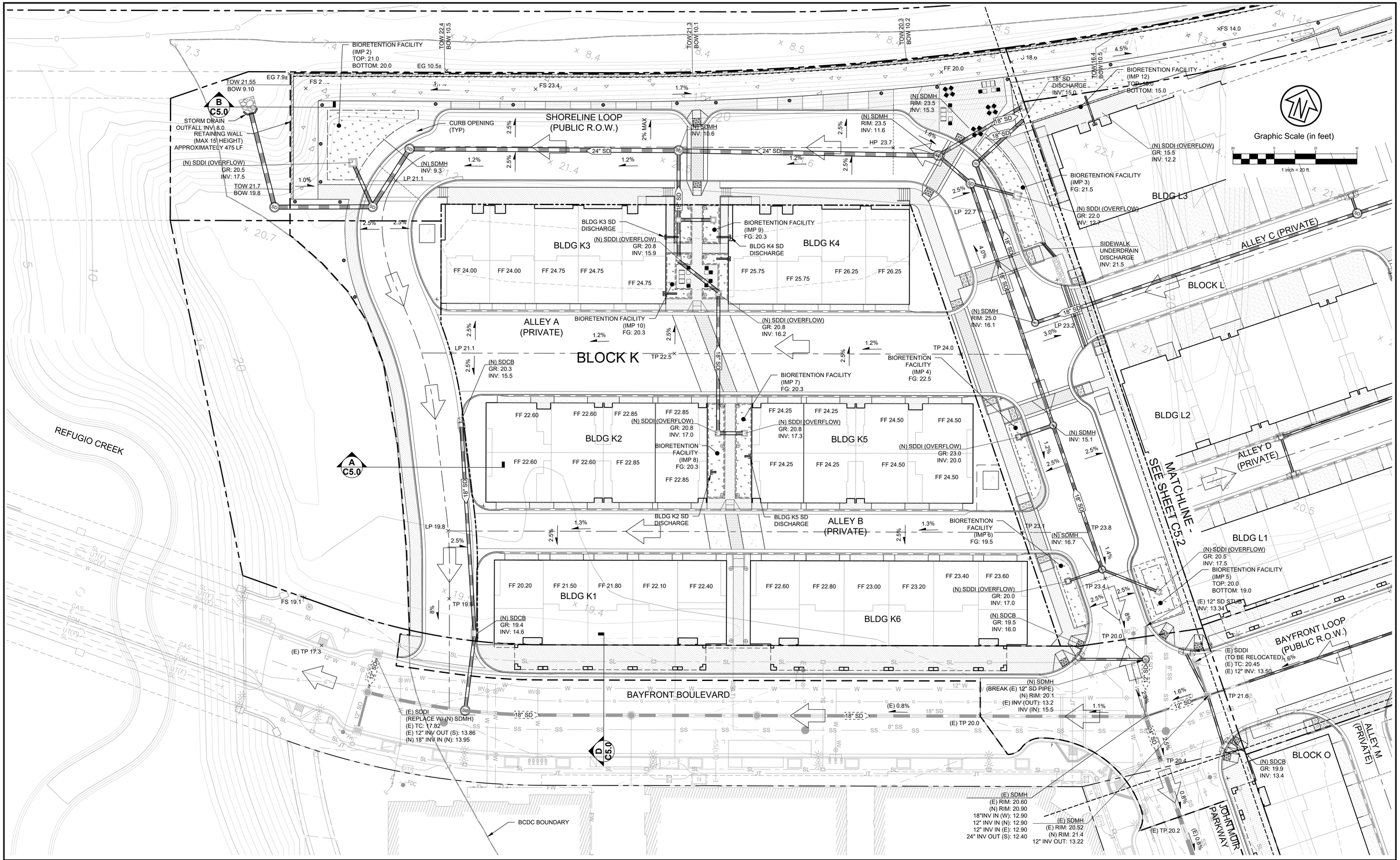
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CONCEPTUAL GRADING PLAN - BLOCK K

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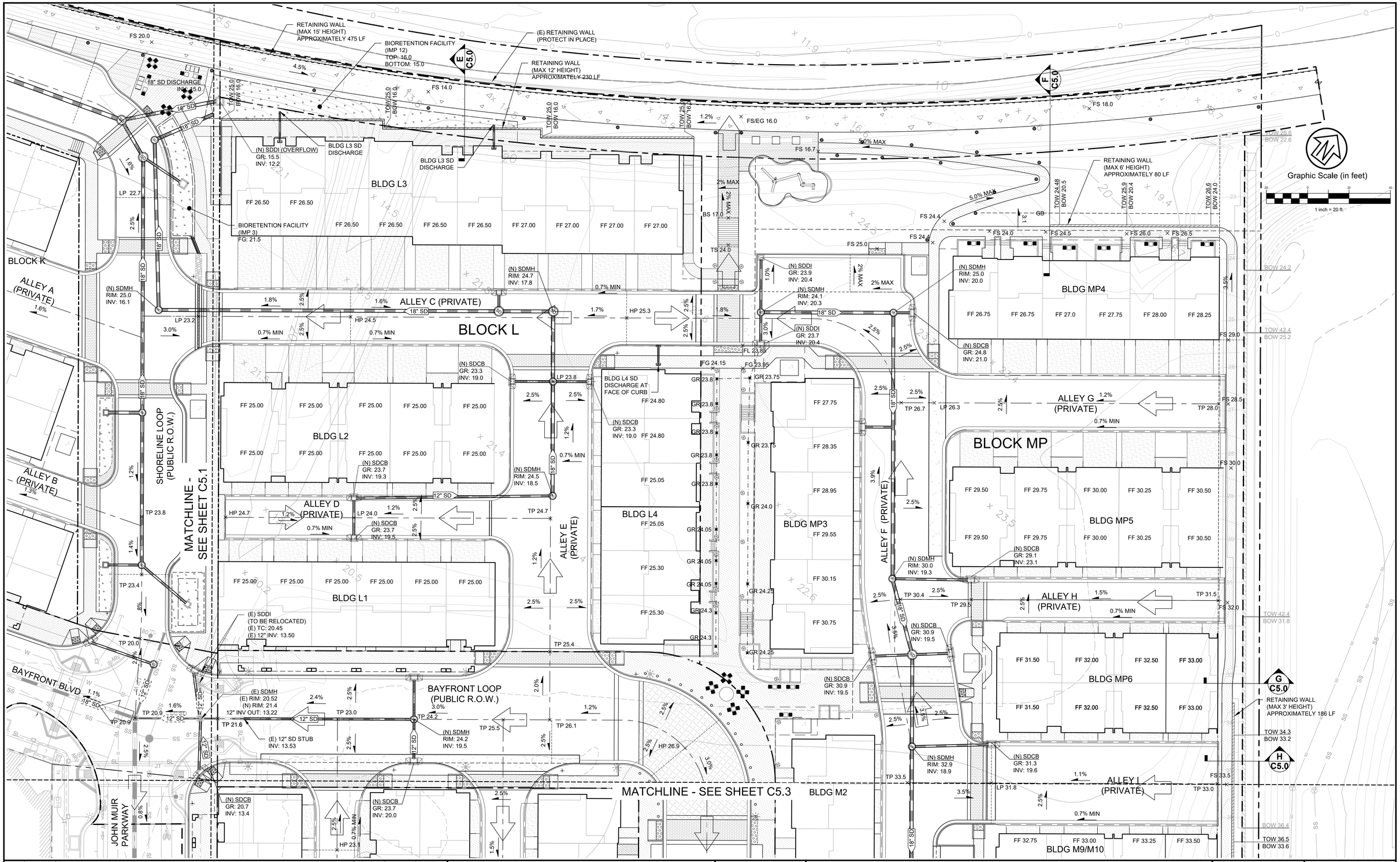
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CONCEPTUAL GRADING PLAN - BLOCK L & MP

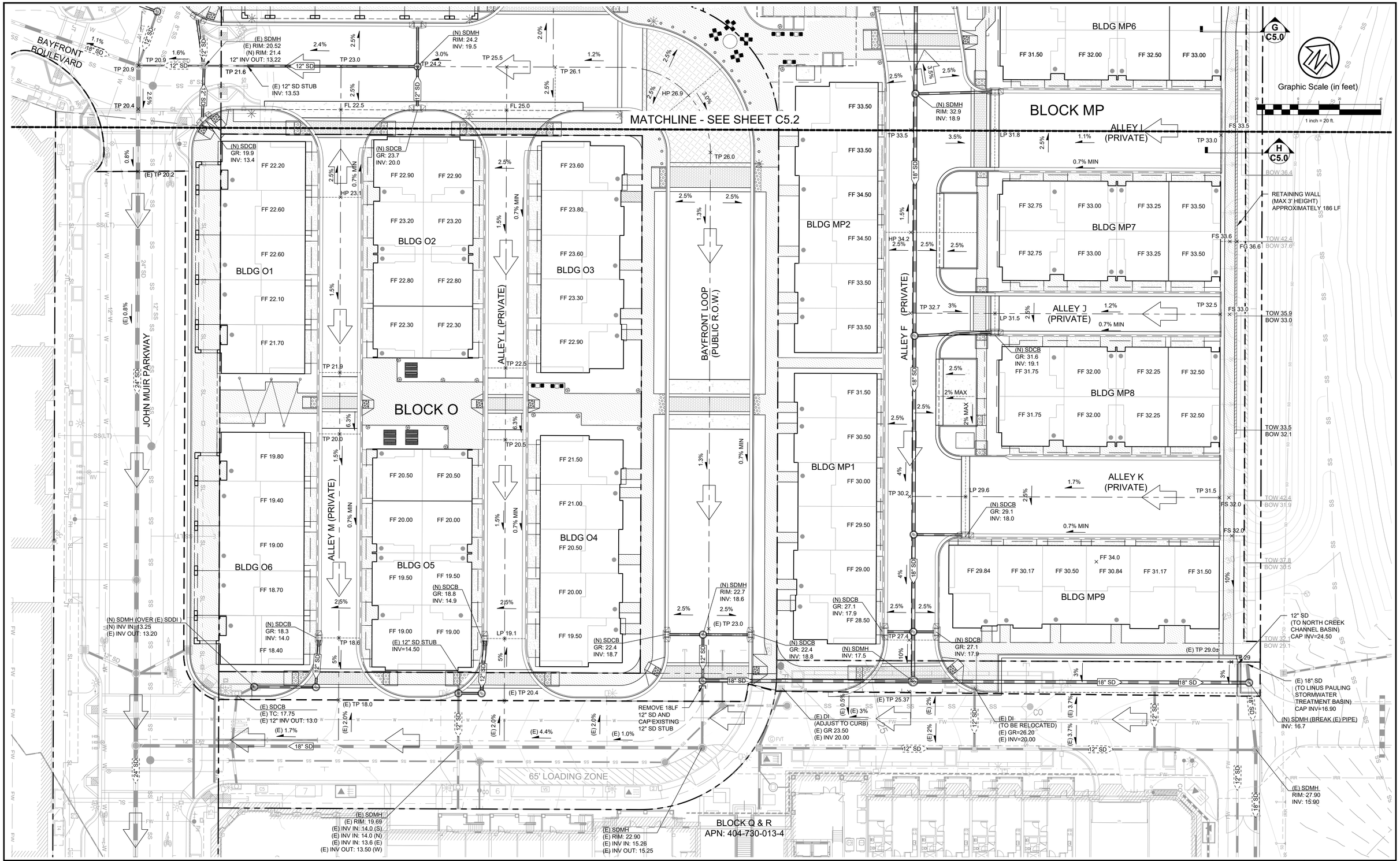
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CONCEPTUAL GRADING PLAN - BLOCK O & MP

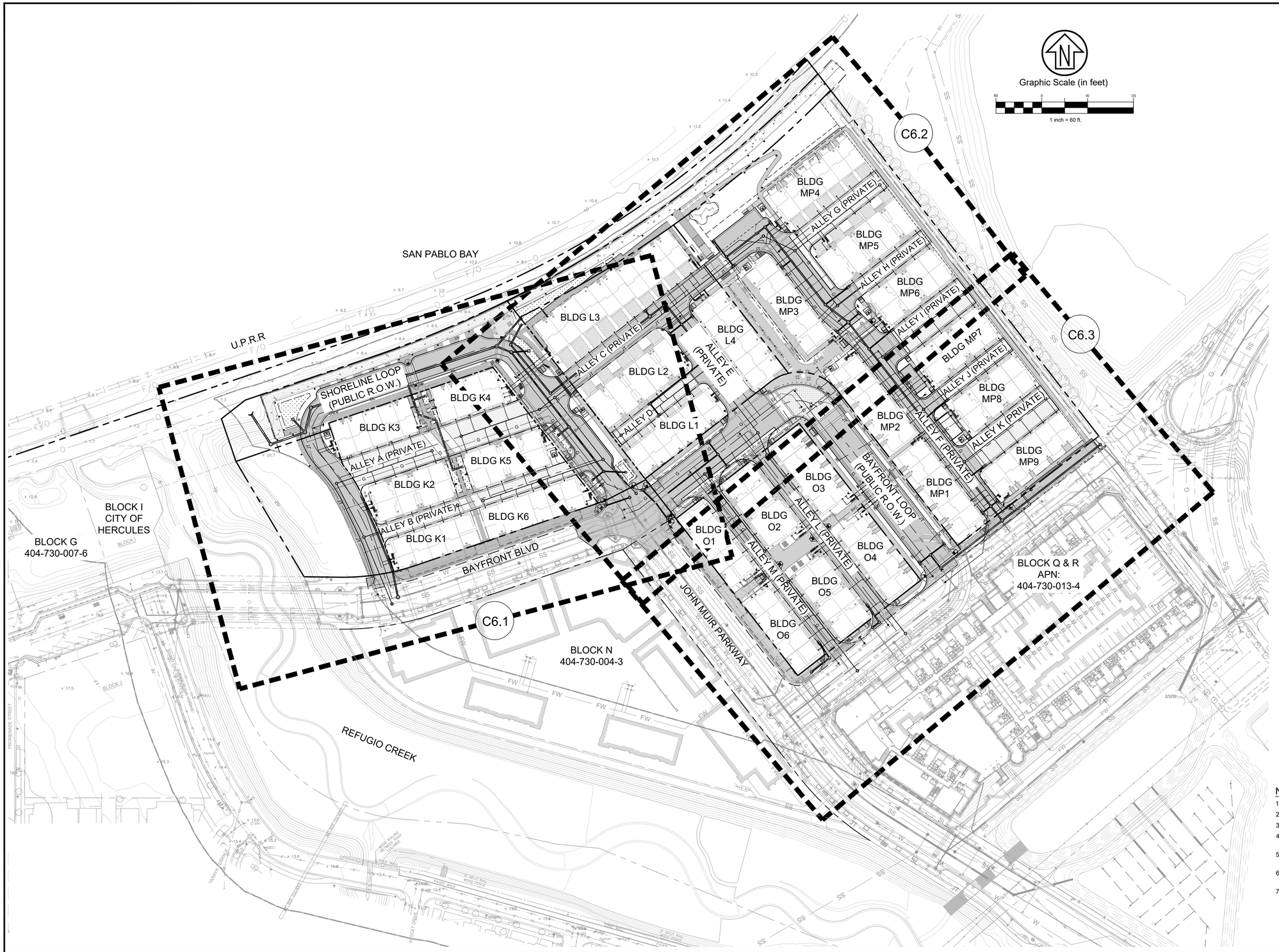
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LEGEND:

- PROJECT BOUNDARY
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN DROP INLET
- PROPOSED SANITARY SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED WATER
- PROPOSED FIRE HYDRANT (ABOVE GRADE)
- PROPOSED WATER VALVE (BELOW GRADE)
- PROPOSED WATER METER (BELOW GRADE)
- PROPOSED BFP (DOMESTIC & FIRE) (ABOVE GRADE)
- PROPOSED FDC (ABOVE GRADE)
- PROPOSED JOINT TRENCH
- PROPOSED SERVICE TRENCH
- PROPOSED GAS MAIN
- PROPOSED STREET LIGHTING
- PROPOSED LIGHTING
- PROPOSED TRANSFORMER (ABOVE GRADE)

NOTES:

1. ONSITE SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. SANITARY SEWER SHALL HAVE A MINIMUM SLOPE OF S=0.0075
3. ONSITE STORM DRAIN SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. STORM DRAIN PIPES SHALL HAVE A MINIMUM SLOPE TO MAINTAIN A VELOCITY OF 3 FEET PER SECOND.
5. EXISTING SEWER LATERALS ONSITE ARE TO BE ABANDONED OR REMOVED AS NECESSARY.
6. UNDERGROUND VAULT LOCATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW BY PG&E.
7. TRANSFORMER LOCATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW BY PG&E.

Rev	Date	Description	Designed	Drawn	Checked
-	11/18/24	VESTING TENTATIVE MAP RESUBMITTAL			
-	06/06/24	VESTING TENTATIVE MAP SUBMITTAL			

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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

CONCEPTUAL UTILITY PLAN OVERVIEW

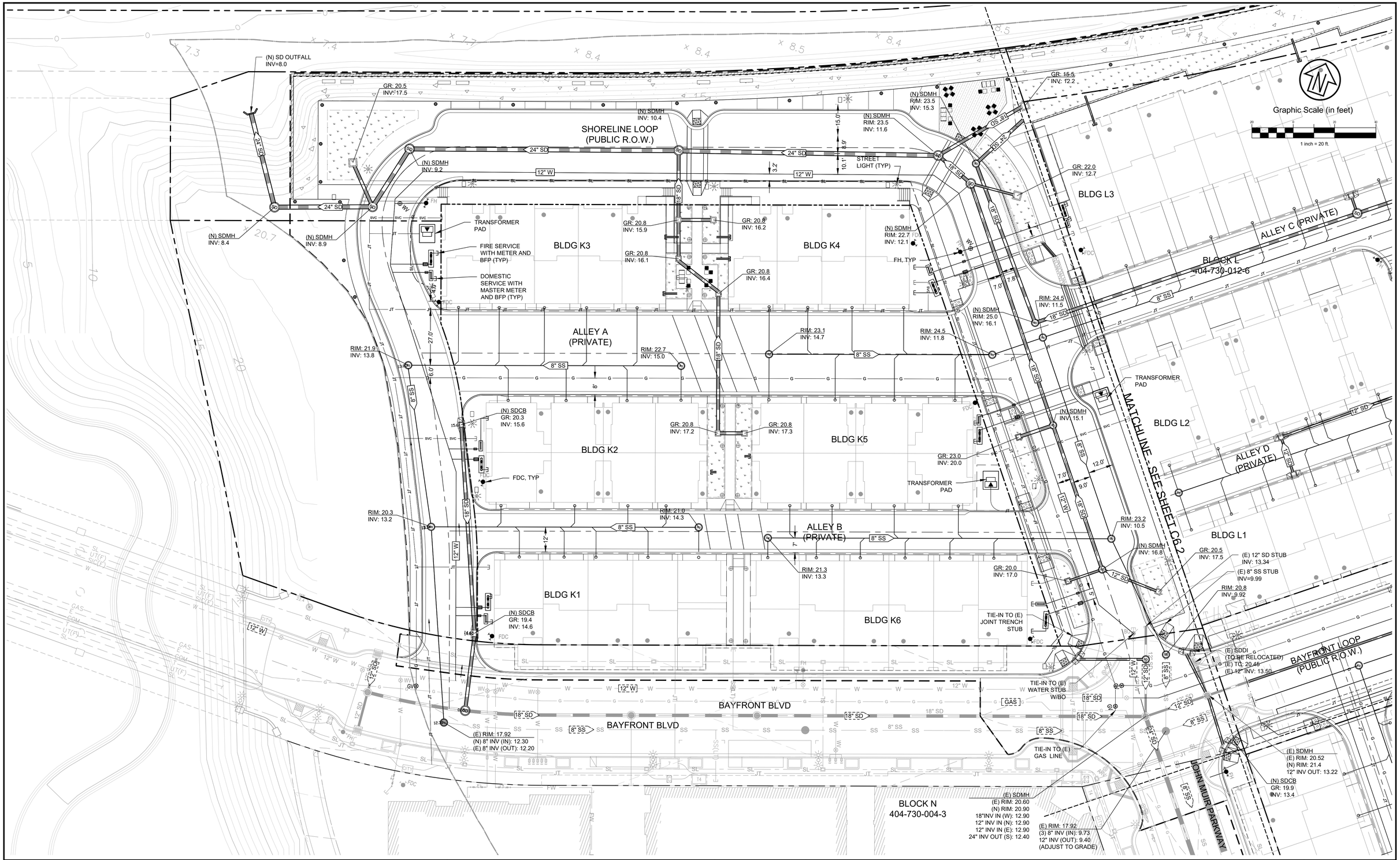
HERCULES LAND PARTNERS (LEDCOR GROUP)

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. VOLPA
No. C076690
CIVIL
STATE OF CALIFORNIA

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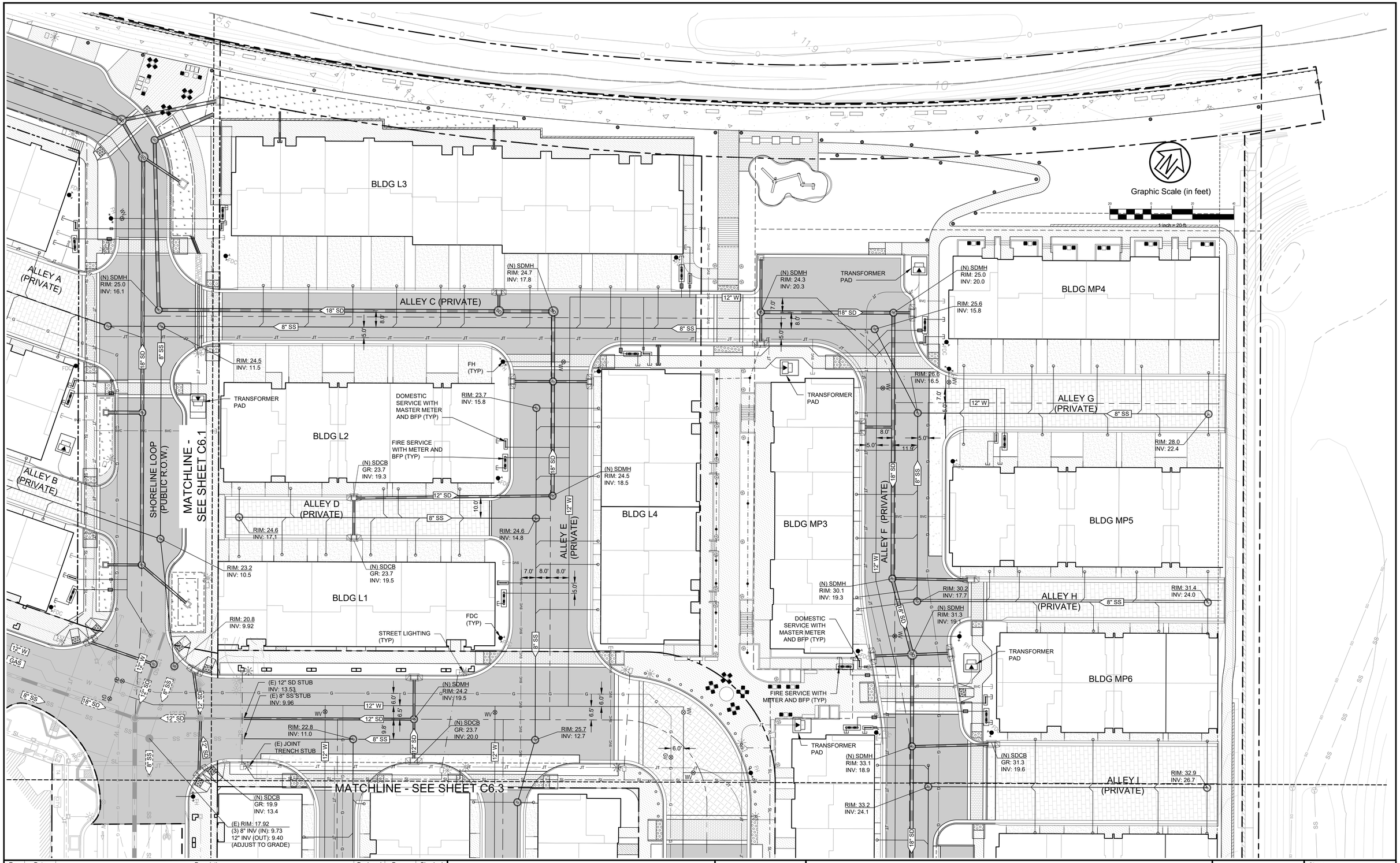
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CONCEPTUAL UTILITY PLAN - BLOCK K
HERCULES LAND PARTNERS (LEDCOR GROUP)

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER
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C 067690
CIVIL
STATE OF CALIFORNIA

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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

CONCEPTUAL UTILITY PLAN - BLOCK L & MP

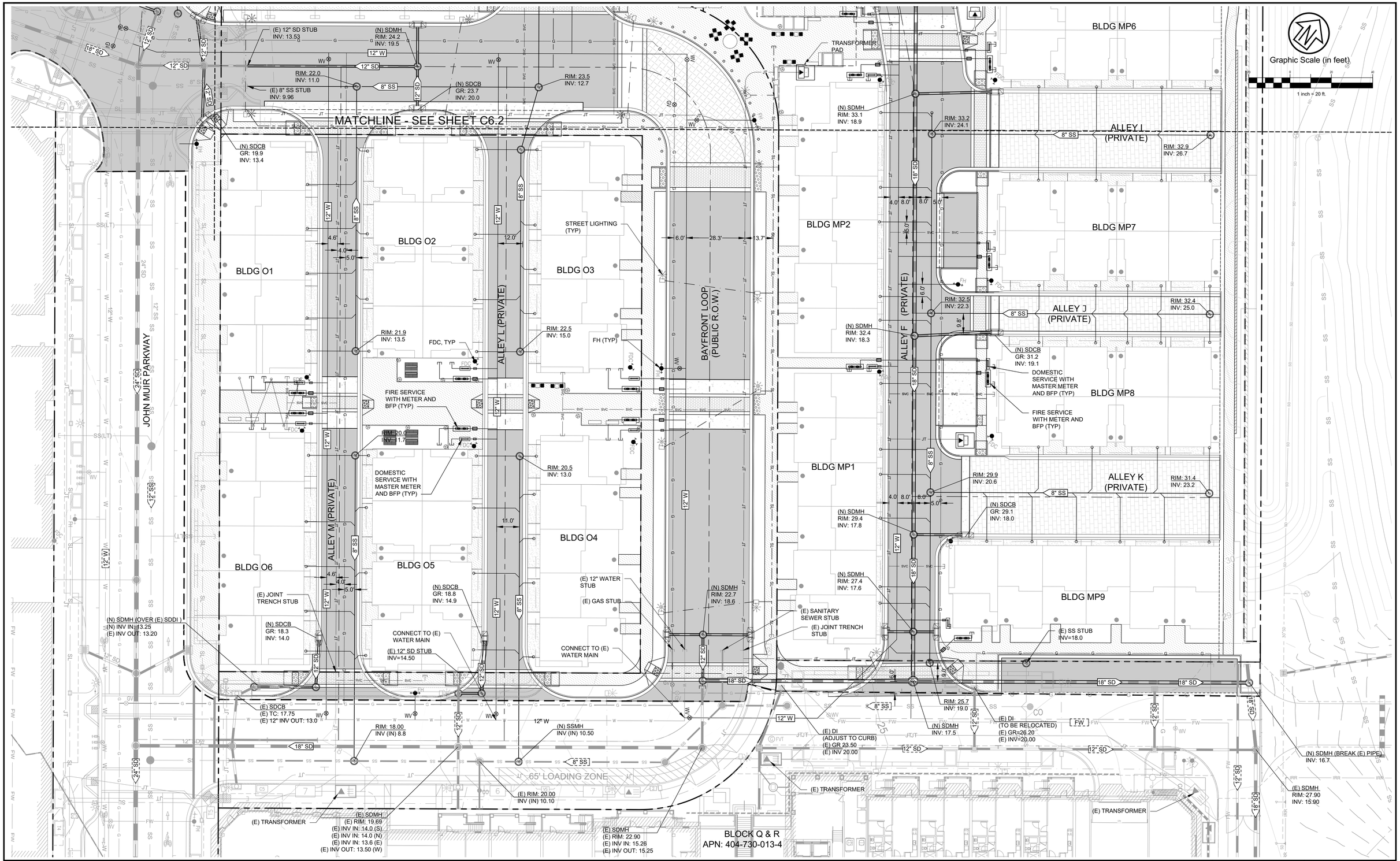
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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

CONCEPTUAL UTILITY PLAN - BLOCK O & MP

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Graphic Scale (in feet)

60 0 60 120

1 inch = 60 ft.

SAN PABLO BAY

U.P.R.R

SHORELINE LOOP (PUBLIC R.O.W.)

BLDG K4

BLDG K3

BLDG K5

BLDG K2

BLDG K6

BLDG K1

ALLEY A (PRIVATE)

ALLEY B (PRIVATE)

FIRE TRUCK TURNING RADIUS, TYP

FH, TYP

BAYFRONT BLVD

BLDG L3

BLDG L2

BLDG L1

BLDG L4

ALLEY C (PRIVATE)

ALLEY D

ALLEY E (PRIVATE)

CONCRETE CURB AND GUTTER, TYP.

R=22.5'

R=37.5'

BLDG MP4

BLDG MP5

BLDG MP6

BLDG MP7

BLDG MP8

BLDG MP9

BLDG MP3

BLDG MP2

BLDG MP1

ALLEY F (PRIVATE)

ALLEY G

ALLEY H

ALLEY I

ALLEY J

ALLEY K

BAYFRONT LOOP (PUBLIC R.O.W.)

BLDG O3

BLDG O2

BLDG O1

BLDG O4

BLDG O5

BLDG O6

ALLEY L (PRIVATE)

ALLEY M (PRIVATE)

JOHN MUIR PARKWAY

BLOCK I
CITY OF HERCULES

BLOCK G
404-730-007-6

BLOCK N
404-730-004-3

BLOCK Q & R
APN: 404-730-013-4

REFUGIO CREEK

LEGEND:

- PROPERTY LINE
- 150-FOOT RADIUS AT HYDRANT
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- UTILITY VALVE
- R=37.5' R=37.5' R=22.5' R=22.5' — FIRE TRUCK TURNING RADIUS

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CONCEPTUAL FIRE ACCESS PLAN

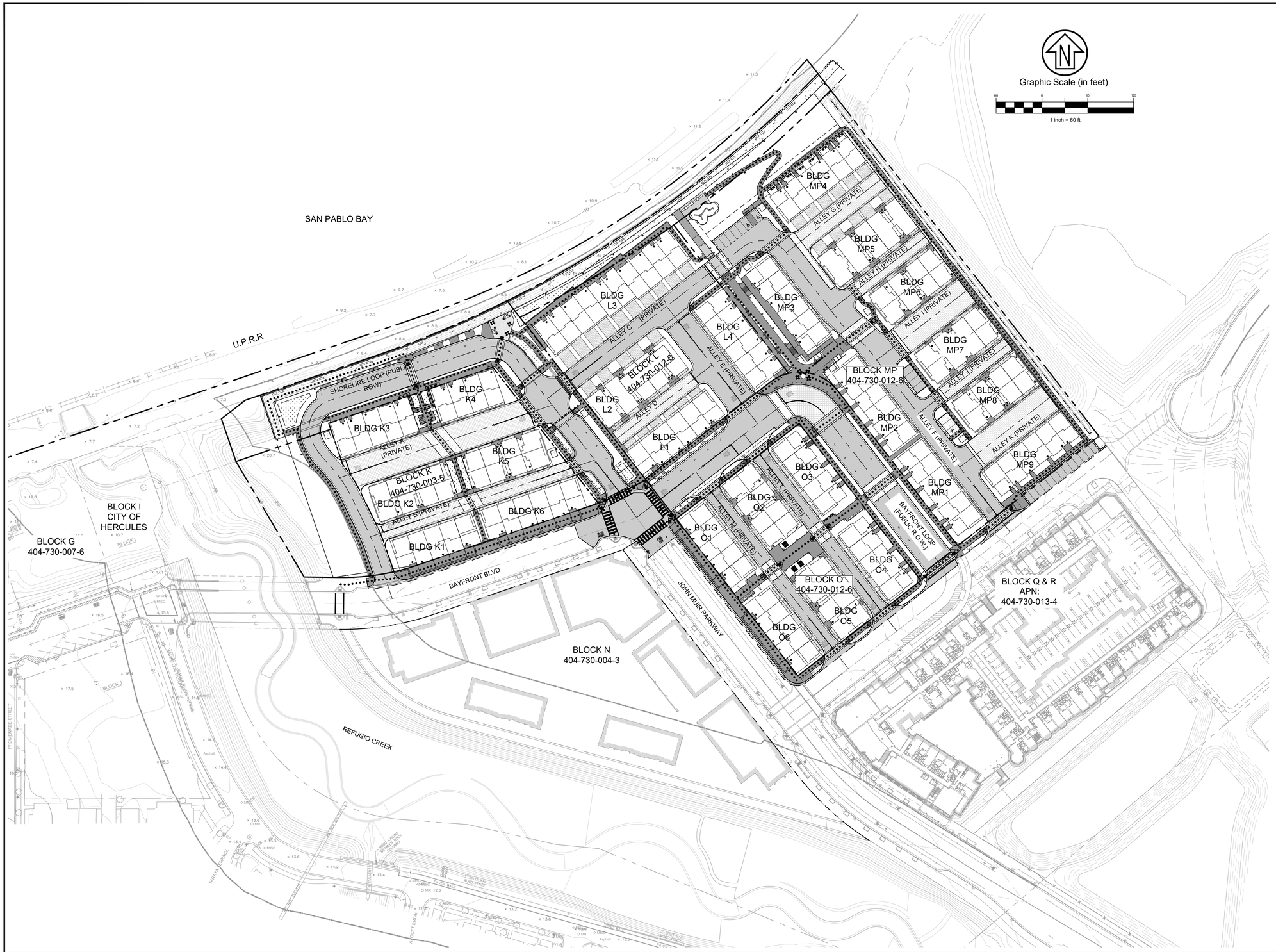
HERCULES LAND PARTNERS (LEDCOR GROUP)

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. VIDAL
C 078690
CIVIL
STATE OF CALIFORNIA

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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

CONCEPTUAL CIRCULATION PLAN

HERCULES LAND PARTNERS (LEDCOR GROUP)

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. VITALE
No. C076690
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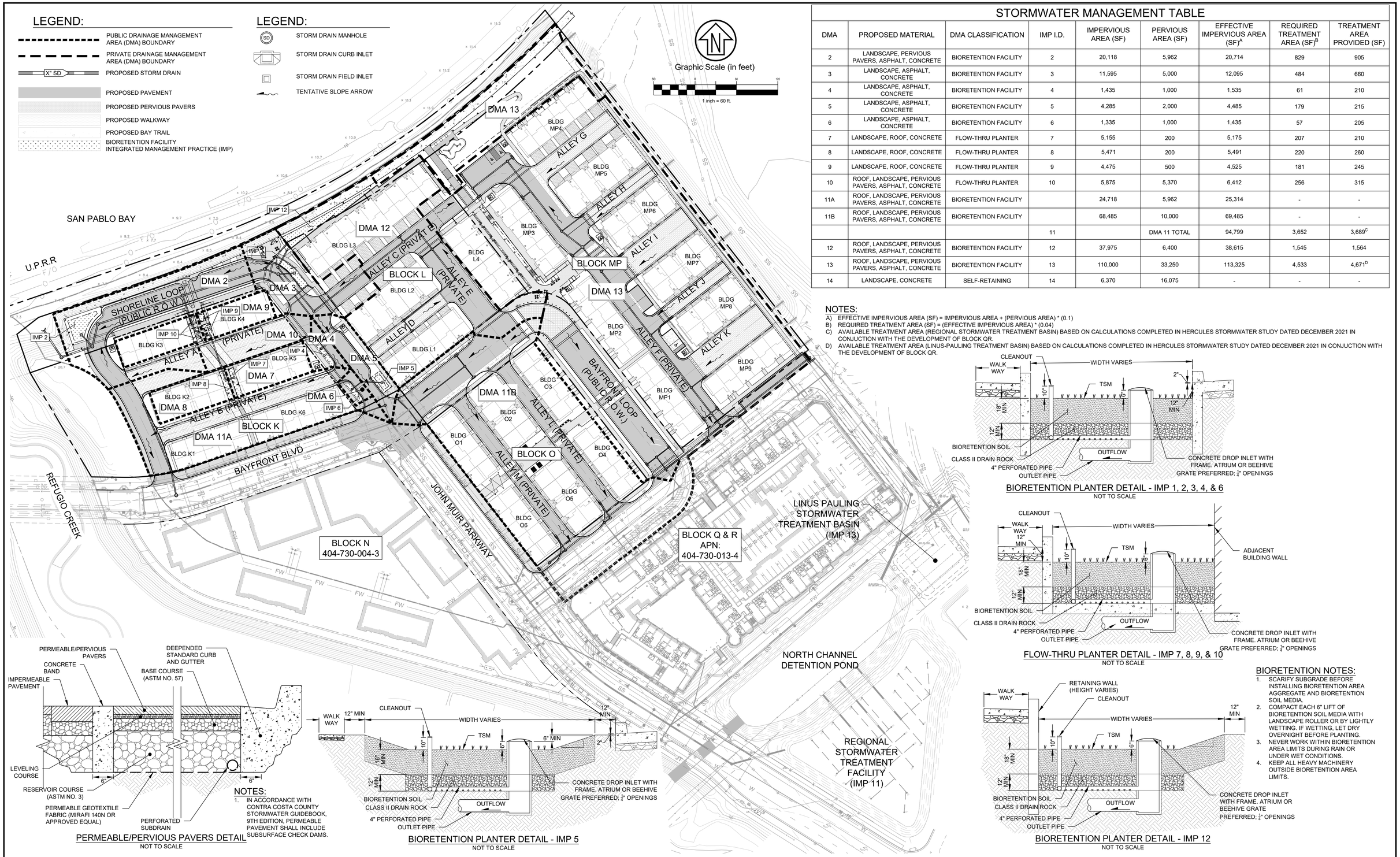
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LEGEND:

- PUBLIC DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- PRIVATE DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- X" SD — PROPOSED STORM DRAIN
- PROPOSED PAVEMENT
- PROPOSED PERVIOUS PAVERS
- PROPOSED WALKWAY
- PROPOSED BAY TRAIL
- BIORETENTION FACILITY INTEGRATED MANAGEMENT PRACTICE (IMP)

LEGEND:

- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN FIELD INLET
- TENTATIVE SLOPE ARROW



STORMWATER MANAGEMENT TABLE

DMA	PROPOSED MATERIAL	DMA CLASSIFICATION	IMP I.D.	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)[A]	REQUIRED TREATMENT AREA (SF)[B]	TREATMENT AREA PROVIDED (SF)
2	LANDSCAPE, PERVIOUS PAVERS, ASPHALT, CONCRETE	BIORETENTION FACILITY	2	20,118	5,962	20,714	829	905
3	LANDSCAPE, ASPHALT, CONCRETE	BIORETENTION FACILITY	3	11,595	5,000	12,095	484	660
4	LANDSCAPE, ASPHALT, CONCRETE	BIORETENTION FACILITY	4	1,435	1,000	1,535	61	210
5	LANDSCAPE, ASPHALT, CONCRETE	BIORETENTION FACILITY	5	4,285	2,000	4,485	179	215
6	LANDSCAPE, ASPHALT, CONCRETE	BIORETENTION FACILITY	6	1,335	1,000	1,435	57	205
7	LANDSCAPE, ROOF, CONCRETE	FLOW-THRU PLANTER	7	5,155	200	5,175	207	210
8	LANDSCAPE, ROOF, CONCRETE	FLOW-THRU PLANTER	8	5,471	200	5,491	220	260
9	LANDSCAPE, ROOF, CONCRETE	FLOW-THRU PLANTER	9	4,475	500	4,525	181	245
10	ROOF, LANDSCAPE, PERVIOUS PAVERS, ASPHALT, CONCRETE	FLOW-THRU PLANTER	10	5,875	5,370	6,412	256	315
11A	ROOF, LANDSCAPE, PERVIOUS PAVERS, ASPHALT, CONCRETE	BIORETENTION FACILITY		24,718	5,962	25,314	-	-
11B	ROOF, LANDSCAPE, PERVIOUS PAVERS, ASPHALT, CONCRETE	BIORETENTION FACILITY		68,485	10,000	69,485	-	-
			11		DMA 11 TOTAL	94,799	3,652	3,689[C]
12	ROOF, LANDSCAPE, PERVIOUS PAVERS, ASPHALT, CONCRETE	BIORETENTION FACILITY	12	37,975	6,400	38,615	1,545	1,564
13	ROOF, LANDSCAPE, PERVIOUS PAVERS, ASPHALT, CONCRETE	BIORETENTION FACILITY	13	110,000	33,250	113,325	4,533	4,671[D]
14	LANDSCAPE, CONCRETE	SELF-RETAINING	14	6,370	16,075	-	-	-

NOTES:

A) EFFECTIVE IMPERVIOUS AREA (SF) = IMPERVIOUS AREA + (PERVIOUS AREA) * (0.1)
B) REQUIRED TREATMENT AREA (SF) = (EFFECTIVE IMPERVIOUS AREA) * (0.04)
C) AVAILABLE TREATMENT AREA (REGIONAL STORMWATER TREATMENT BASIN) BASED ON CALCULATIONS COMPLETED IN HERCULES STORMWATER STUDY DATED DECEMBER 2021 IN CONJUCTION WITH THE DEVELOPMENT OF BLOCK QR.
D) AVAILABLE TREATMENT AREA (LINUS-PAULING TREATMENT BASIN) BASED ON CALCULATIONS COMPLETED IN HERCULES STORMWATER STUDY DATED DECEMBER 2021 IN CONJUCTION WITH THE DEVELOPMENT OF BLOCK QR.

BIORETENTION PLANTER DETAIL - IMP 1, 2, 3, 4, & 6
NOT TO SCALE

FLOW-THRU PLANTER DETAIL - IMP 7, 8, 9, & 10
NOT TO SCALE

PERMEABLE/PERVIOUS PAVERS DETAIL
NOT TO SCALE

NOTES:
1. IN ACCORDANCE WITH CONTRA COSTA COUNTY STORMWATER GUIDEBOOK, 9TH EDITION, PERMEABLE PAVEMENT SHALL INCLUDE SUBSURFACE CHECK DAMS.

BIORETENTION PLANTER DETAIL - IMP 5
NOT TO SCALE

BIORETENTION PLANTER DETAIL - IMP 12
NOT TO SCALE

BIORETENTION NOTES:
1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BIORETENTION SOIL MEDIA.
2. COMPACT EACH 6" LIFT OF BIORETENTION SOIL MEDIA WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, LET DRY OVERNIGHT BEFORE PLANTING.
3. NEVER WORK WITHIN BIORETENTION AREA LIMITS DURING RAIN OR UNDER WET CONDITIONS.
4. KEEP ALL HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.

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-	06/06/24	VESTING TENTATIVE MAP SUBMITTAL			

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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

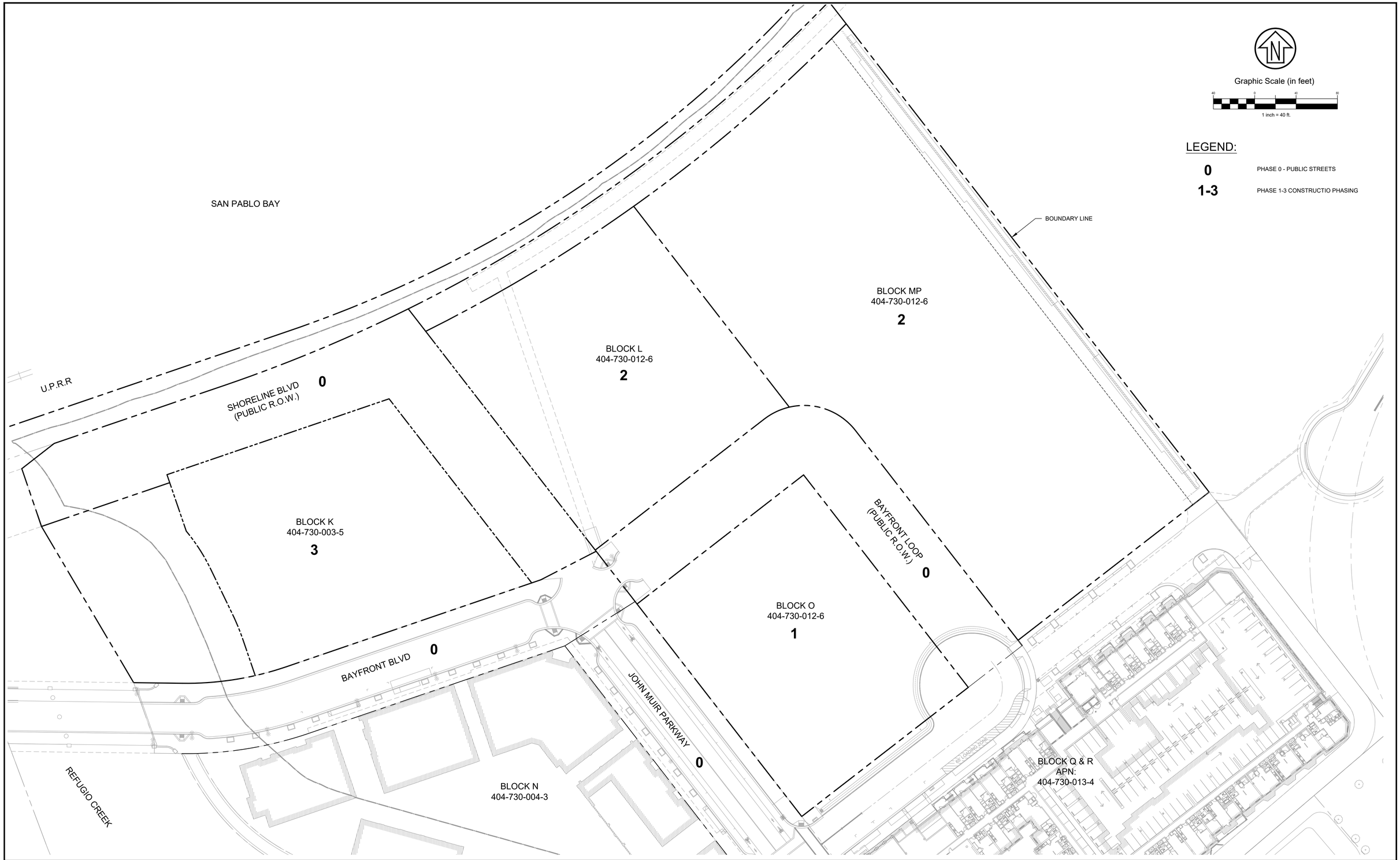
CONCEPTUAL STORMWATER MANAGEMENT PLAN

HERCULES LAND PARTNERS (LEDCOR GROUP)

Prepared Under the Direction of:
REGISTERED PROFESSIONAL ENGINEER MICHAEL J. VIDAL C076690 CIVIL STATE OF CALIFORNIA

Sheet C9.0

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HERCULES WATERFRONT DISTRICT - BLOCKS K,L,M,O & P

PHASING PLAN

HERCULES LAND PARTNERS (LEDCOR GROUP)

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER
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No. C 078690
CIVIL
STATE OF CALIFORNIA

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HERCULES ENTITLEMENT SET - BLOCKS K, L, M, O, & P

LDCT301 - 04/01/2025



SHEET LIST	
SHEET NUMBER	SHEET TITLE
L0.00	COVER
L0.01	MATERIAL SCHEDULES & NOTES
L0.02	PEDESTRIAN CIRCULATION PLAN
L1.00	LAYOUT KEY PLAN
L1.01	LAYOUT & MATERIAL PLAN BLOCK K
L1.02	LAYOUT & MATERIAL PLAN BLOCKS L & MP
L1.03	LAYOUT & MATERIAL PLAN BLOCKS MP & O
L1.04	LAYOUT ENLARGEMENT PLAN BLDGS K3 & K4
L1.05	LAYOUT ENLARGEMENT PLAN BLDG L3
L1.06	LAYOUT ENLARGEMENT PLAN BLDGS L4 & MP3
L2.01	LIGHTING PLAN
L3.01	PLANTING PLAN BLOCK K
L3.02	PLANTING PLAN BLOCKS L & MP
L3.03	PLANTING PLAN BLOCKS MP & O
L4.01	IRRIGATION PLAN BLOCK K
L4.02	IRRIGATION PLAN BLOCKS L & MP
L4.03	IRRIGATION PLAN BLOCKS MP & O
L5.01	SITE CHARACTER IMAGES
L6.01	CIVIC SPACES PLAN

MASTER PLAN CIVIC SPACE SITE TAKE OFFS			
ZONING		PROPOSED SQFT	STANDARDS
NEIGHBORHOOD SQUARE / PLAZA	TOTAL	8,562 SQFT	MIN 20'X20' 400 SQFT
	SOFTSCAPE	1,290 SQFT	
PASEO	TOTAL	4,739 SQFT	MIN 12'X50' 600 SQFT
	SOFTSCAPE	1,210 SQFT	
NEIGHBORHOOD PARK	TOTAL	13,298 SQFT	MIN WIDTH 10' MAX WIDTH 420' 4,200 SQFT
	SOFTSCAPE	11,156 SQFT	
PLAYGROUND / TOT-LOT	TOTAL	662 SQFT	-
BAY TRAIL / PROMENADE	TOTAL	11,154 SQFT	MIN WIDTH 10' MAX WIDTH 60'
CREEKSIDE TRAIL	TOTAL	1,345 SQFT	-
	SOFTSCAPE	-	

PLANTING TAKE OFFS		
	PLANTING AREA SQFT	% (OF TOTAL PLANTING)
BIORETENTION PLANTING AREAS	5,685 SQFT	12.7%
DROUGHT-RESISTANT PLANTING	31,416 SQFT	70.1%
NON-DROUGHT-RESISTANT PLANTING	13,373 SQFT	29.9%
TOTAL PLANTING	44,789 SQFT	100%

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.

2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.

3. TAKE ALL DIMENSIONS FROM BACK OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).

4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.

5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.

6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.

7. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.

8. REFERENCE TO NORTH REFERS TO TRUE NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.

9. DIMENSIONS TAKE PRESIDENCE OVER SCALES SHOWN ON DRAWINGS.

10. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRESIDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

11. DO NOT INSTALL ANY WORK ON STRUCTURE PRIOR TO REVIEW OF WATERPROOFING BY ARCHITECT.

12. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.

13. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.

14. LAYOUT OF ALL SITE ELEMENTS, WALLS, PATHS, ROADS ETC. ARE SUBJECT TO FIELD VERIFICATION OF IMPACTS TO ROOT ZONES OF EXISTING TREES BY LANDSCAPE ARCHITECT AND ARBORIST.

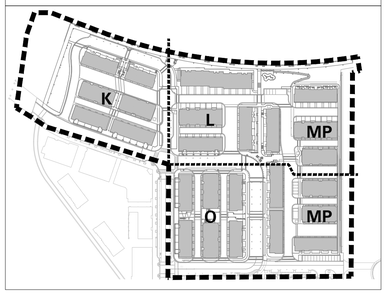
ABBREVIATIONS

BC	BOTTOM OF CURB
BF	BOTTOM OF FENCE
BIO	BIO-RENTENTION BASIN
BLDG	BUILDING
BOC	TOP OF BACK OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CB	CATCH BASIN INVERT ELEVATION
CBC	CALIFORNIA BUILDING CODE
CJ	CONTROL JOINT
CL	CENTER LINE
CONC	CONCRETE
DIA	DIAMETER
(E)	(EXISTING)
EQ	EQUAL
EJ	EXPANSION JOINT
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HDR	HEADER
HP	HIGH POINT
INV	INVERT
LOW	LIMIT OF WORK
LP	LOW POINT
NIC	NOT IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PL	PROPERTY LINE
PA	PLANTING AREA
PGR	PER GEOTECHNICAL REPORT
ROW	RIGHT OF WAY
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SIM	SIMILAR
SJ	SCORE JOINT
SQ	SQUARE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWINGS
TBD	TO BE DETERMINED
TC	TOP OF CURB
TF	TOP OF FENCE
TOS	TOP OF SLAB
TR	TOP OF RAMP
TRE	TREE
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

KEY MAP



PAVING SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION
	P1	SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: PER CITY FINISH: ETCHED FINISH JOINTS: SAW CUT
	P2	ROAD / ASPHALT MATERIAL: ASPHALT COLOR: PER CITY STANDARDS FINISH: PER CITY STANDARDS JOINTS: PER CITY STANDARDS
	P3	PERMEABLE VEHICULAR PAVING MATERIAL: PERMEABLE CONCRETE PAVER COLOR: TAN FINISH: ETCHED FINISH
	P4	SPECIALTY CROSSING PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: PER CITY FINISH: ETCHED FINISH JOINTS: SAW CUT
	P5	DRIVEWAYS MATERIAL: CAST IN PLACE CONCRETE COLOR: PER CITY FINISH: ETCHED FINISH JOINTS: SAW CUT
	P6	WOOD DECK MATERIAL: THERMORY ASH DECKING COLOR: NATURAL
	P7	EVA PAVING MATERIAL: GEOBLOCK TURF PAVE COLOR: NATURAL
	P8	PASEO AND PLAZA PAVING MATERIAL: CAST IN PLACE CONCRETE PAVERS COLOR: TAN/BROWN FINISH: ETCHED
	P9	PLAYGROUND SURFACING MATERIAL: FIBAR MULCH COLOR: BROWN

AMENITIES SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION
	A1	BOLLARD
	A2	LOUNGE FURNITURE
	A3	PICNIC TABLES
	A4	BENCHES
	A5	PLAYGROUND STRUCTURE
	A6	BAY TRAIL PROMENADE 3'6" RAIL

LIGHTING SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION	
	L1	STREET LIGHTS & LAMPS TO MATCH EXISTING (NOT IN SCOPE)	
	L2	GARDEN BOLLARDS	
	L3	PATH BOLLARDS	
	L4	STRING CATENARY LIGHTS	

GRADING NOTES

1. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE CIVIL DRAWINGS.

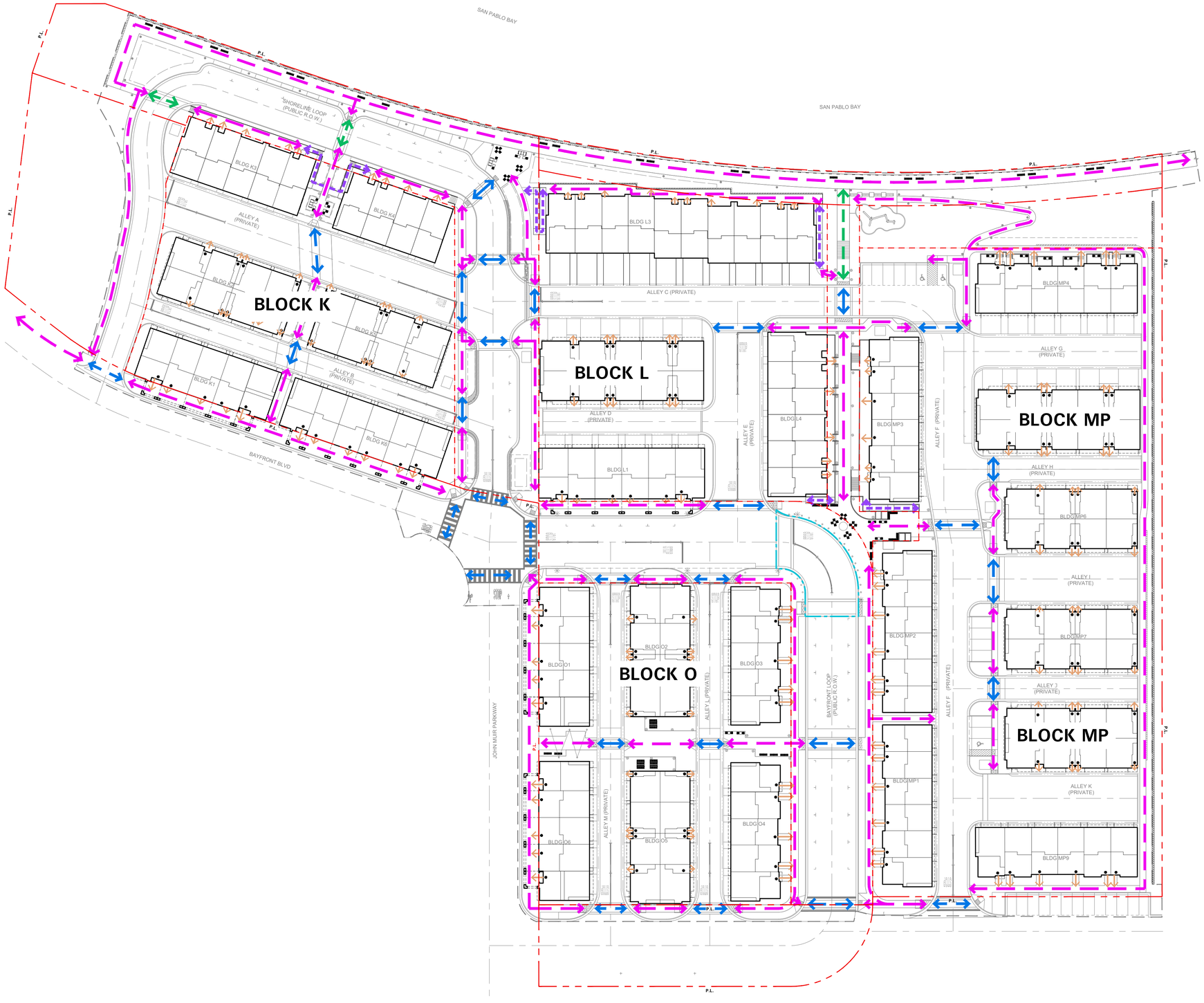
2. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 50% GRADIENT UNLESS OTHERWISE NOTED.

3. HOLD FINISHED GRADES FOR SHRUB AND GROUNDCOVER AREAS 1 1/2 INCH BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.

5. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF SLAB PENETRATIONS FOR DRAINAGE STRUCTURES WITH MECHANICAL CONTRACTOR.

P:\LDC\LDCT301 Hercules Comm Entlmnts\4 DrawingsGraphics\AutoCAD\Sheets\LDCT301 HERCULES ENTITLEMENT SET\GENERAL\L0.01 MATERIAL SCHEDULES & NOTES.dwg | PDIEP | ARCH D (24.00 X 36.00 INCHES) | 4/1/2025



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
	BLOCK BOUNDARY LINE
PA	PLANTING AREA

PEDESTRIAN CIRCULATION LEGEND

SYMBOL	DESCRIPTION
	ACCESSIBLE PEDESTRIAN CIRCULATION
	PEDESTRIAN CROSSWALKS
	RESIDENTIAL ENTRY
	PEDESTRIAN RAMPS
	CONNECTION TO BAY TRAIL
	RAISED CROSSWALK AT NEIGHBORHOOD PARK

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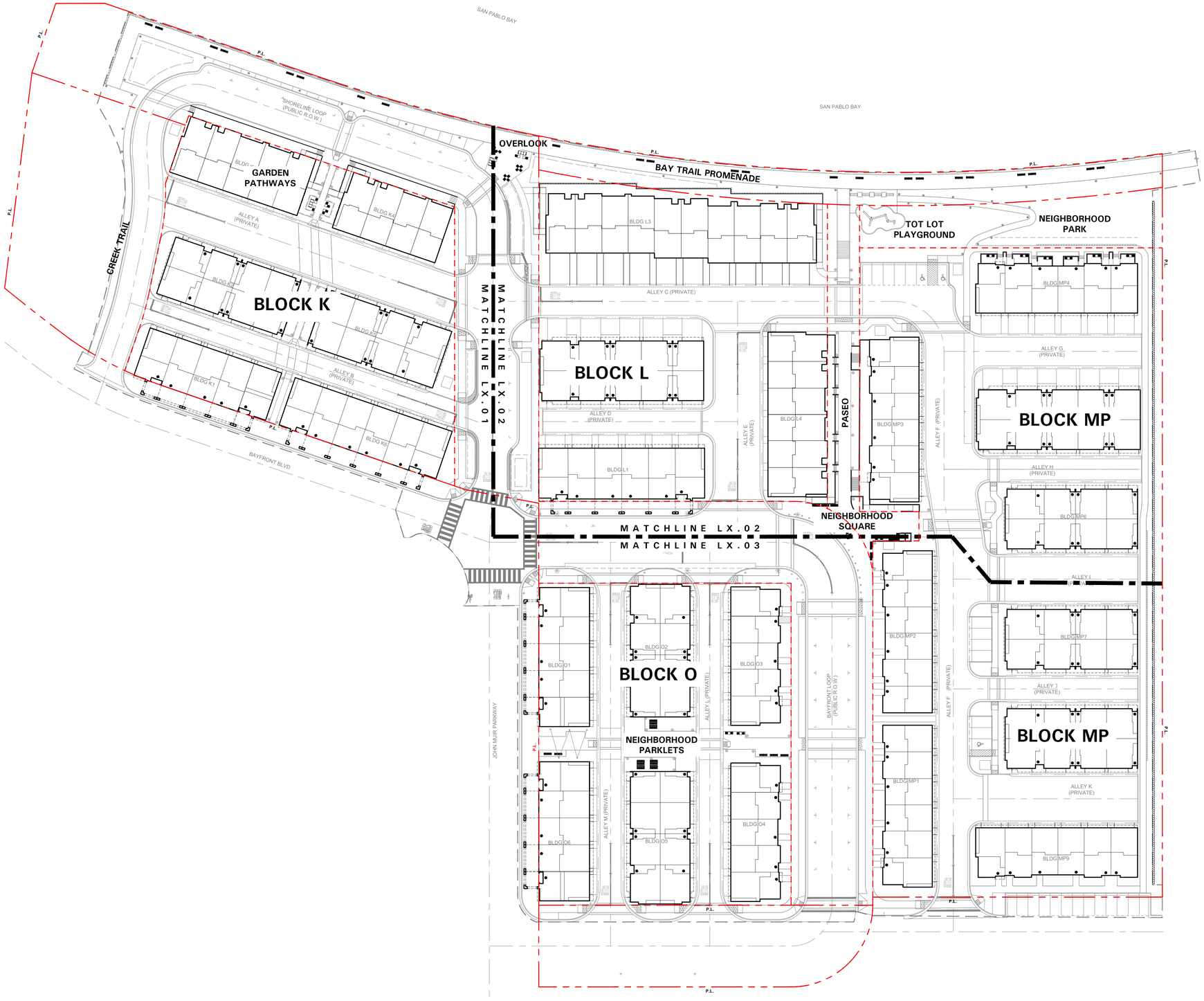
HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

PEDESTRIAN CIRCULATION PLAN

04.01.2025 | swa | 0 20' 40' 1" = 40' | L0.02

GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

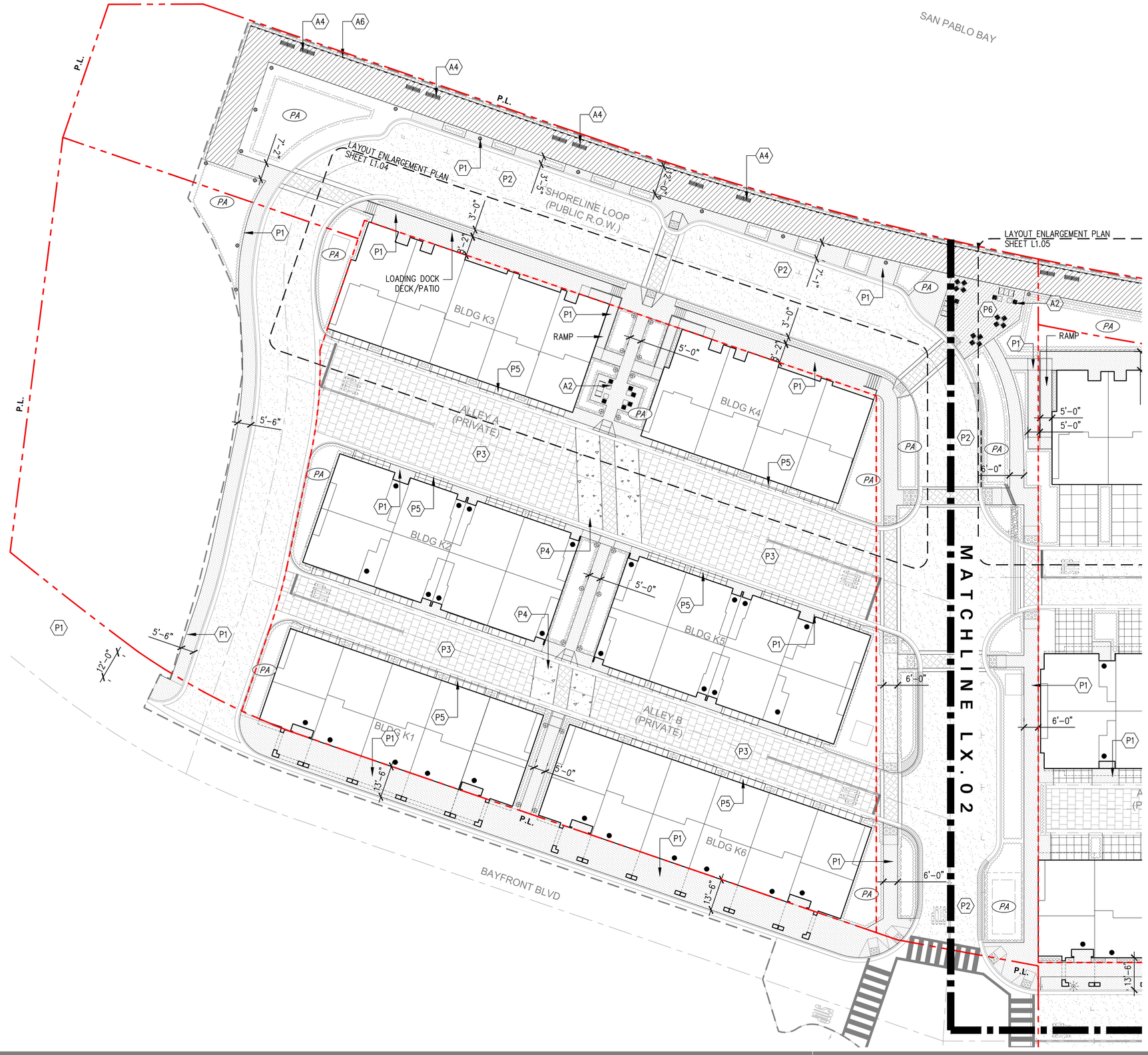


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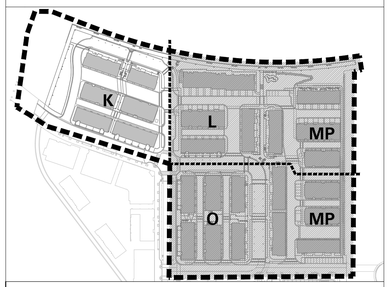
HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

LAYOUT KEY PLAN

04.01.2025 | swa | 0 20' 40' 1" = 40' | L1.00



KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
P.L.	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

PAVING SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION
	P1	SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: PER CITY FINISH: ETCHED FINISH JOINTS: SAW CUT
	P2	ROAD / ASPHALT MATERIAL: ASPHALT COLOR: PER CITY STANDARDS FINISH: PER CITY STANDARDS JOINTS: PER CITY STANDARDS
	P3	PERMEABLE VEHICULAR PAVING MATERIAL: PERMEABLE CONCRETE PAVER COLOR: TAN FINISH: ETCHED FINISH
	P4	SPECIALTY CROSSING PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: PER CITY FINISH: ETCHED FINISH JOINTS: SAW CUT
	P5	DRIVEWAYS MATERIAL: CAST IN PLACE CONCRETE COLOR: PER CITY FINISH: ETCHED FINISH JOINTS: SAW CUT
	P6	WOOD DECK MATERIAL: THERMORY ASH DECKING COLOR: NATURAL
	P7	EVA PAVING MATERIAL: GEOBLOCK TURF PAVE COLOR: NATURAL
	P8	PASEO AND PLAZA PAVING MATERIAL: CAST IN PLACE CONCRETE PAVERS COLOR: TAN/BROWN FINISH: ETCHED
	P9	PLAYGROUND SURFACING MATERIAL: FIBAR MULCH COLOR: BROWN

AMENITIES SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION
	A1	BOLLARD
	A2	LOUNGE FURNITURE
	A3	PICNIC TABLES
	A4	BENCHES
	A5	PLAYGROUND STRUCTURE
	A6	BAY TRAIL PROMENADE 3'6" RAIL

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HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

LAYOUT & MATERIAL PLAN BLOCK K

04.01.2025 | swa | 0 10' 20' 1" = 20' | L1.01

SAN PABLO BAY

LAYOUT ENLARGEMENT PLAN
SHEET L1.05

LOADING DOCK DECK

RETAINING WALL

RAMP

P.L.

BLDG L3

BLDG L2

BLDG L1

BLDG L4

BLDG MP3

BLDG MP4

BLDG MP5

BLDG MP6

PATIO WALL

RETAINING WALL

ALLEY C (PRIVATE)

LAYOUT ENLARGEMENT PLAN
SHEET L1.06

ALLEY D
(PRIVATE)

ALLEY E
(PRIVATE)

ALLEY F (PRIVATE)

ALLEY G
(PRIVATE)

ALLEY H
(PRIVATE)

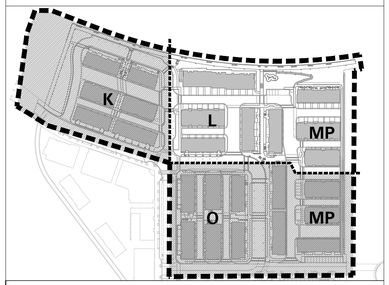
ALLEY I

MATCHLINE LX.01

MATCHLINE LX.03

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KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

PAVING SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION
	P1	SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: PER CITY FINISH: ETCHED FINISH JOINTS: SAW CUT
	P2	ROAD / ASPHALT MATERIAL: ASPHALT COLOR: PER CITY STANDARDS FINISH: PER CITY STANDARDS JOINTS: PER CITY STANDARDS
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	P4	SPECIALTY CROSSING PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: PER CITY FINISH: ETCHED FINISH JOINTS: SAW CUT
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	P8	PASEO AND PLAZA PAVING MATERIAL: CAST IN PLACE CONCRETE PAVERS COLOR: TAN/BROWN FINISH:ETCHED
	P9	PLAYGROUND SURFACING MATERIAL: FIBAR MULCH COLOR: BROWN

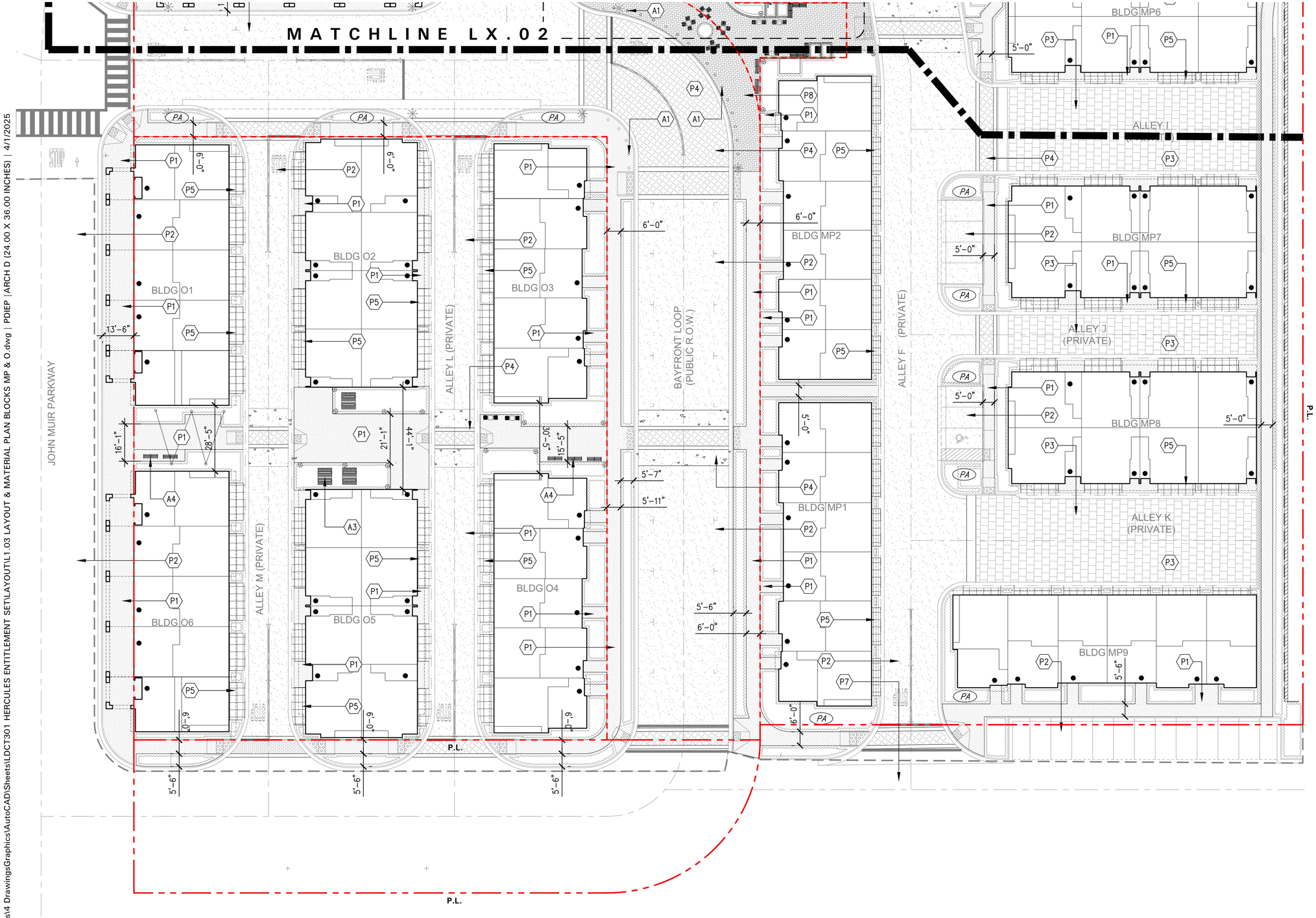
AMENITIES SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION
	A1	BOLLARD
	A2	LOUNGE FURNITURE
	A3	PICNIC TABLES
	A4	BENCHES
	A5	PLAYGROUND STRUCTURE
	A6	BAY TRAIL PROMENADE 3'6" RAIL

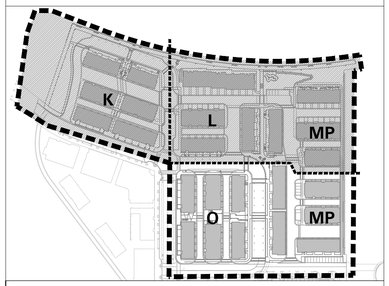
HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

LAYOUT & MATERIAL PLAN BLOCKS L & MP

04.01.2025 | swa | 0 10' 20' 1" = 20' | L1.02



KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

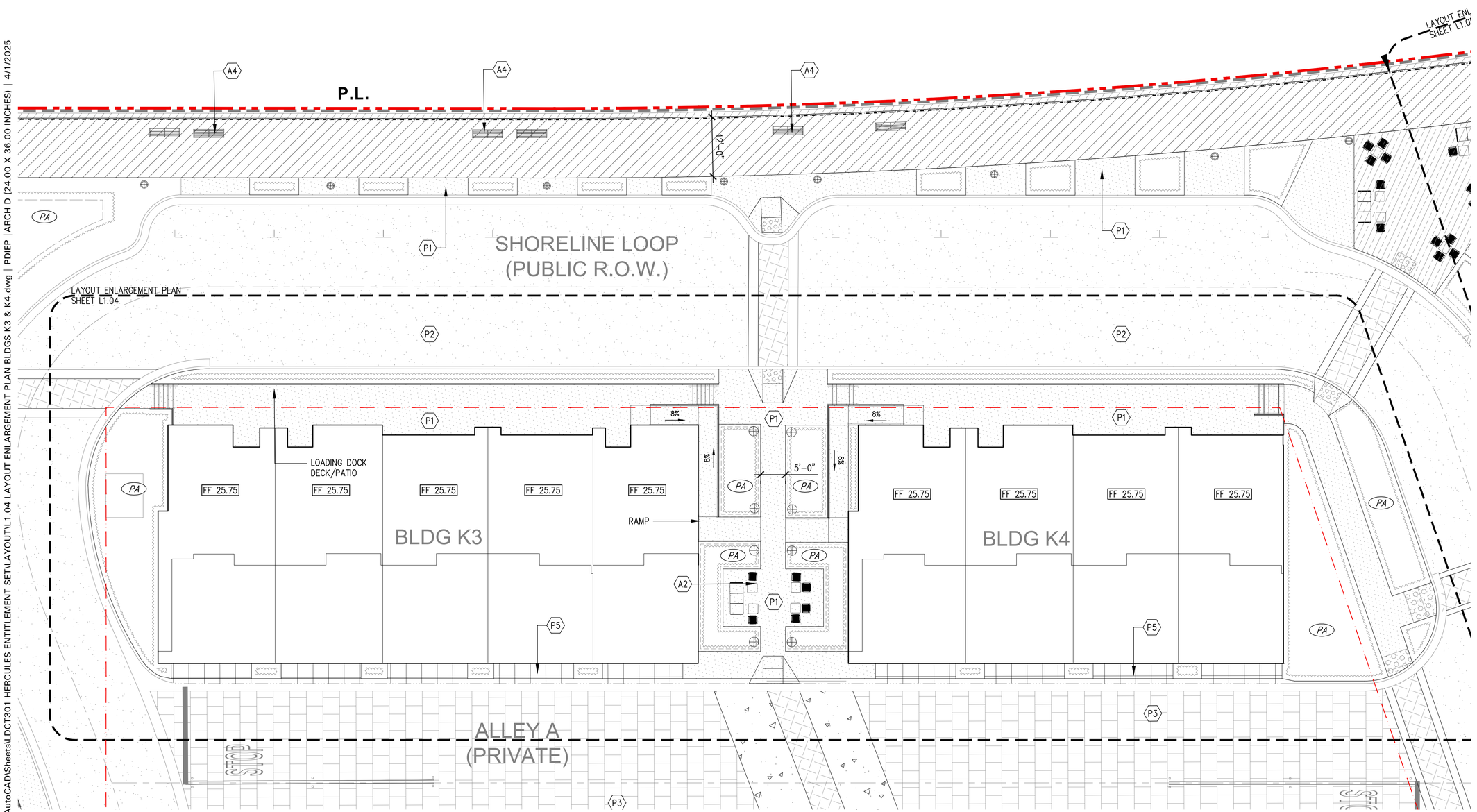
PAVING SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION
	P1	SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: PER CITY FINISH: ETCHED FINISH JOINTS: SAW CUT
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	P3	PERMEABLE VEHICULAR PAVING MATERIAL:PERMEABLE CONCRETE PAVER COLOR: TAN FINISH:ETCHED FINISH
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	P8	PASEO AND PLAZA PAVING MATERIAL: CAST IN PLACE CONCRETE PAVERS COLOR: TAN/BROWN FINISH:ETCHED
	P9	PLAYGROUND SURFACING MATERIAL: FIBAR MULCH COLOR: BROWN

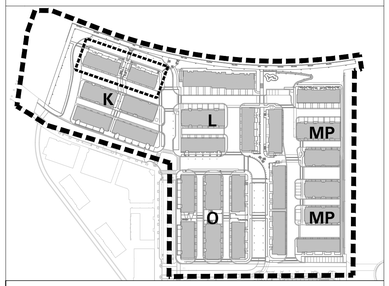
AMENITIES SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION
	A1	BOLLARD
	A2	LOUNGE FURNITURE
	A3	PICNIC TABLES
	A4	BENCHES
	A5	PLAYGROUND STRUCTURE
	A6	BAY TRAIL PROMENADE 3'6" RAIL

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KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

PAVING SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION
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	P9	PLAYGROUND SURFACING MATERIAL: FIBAR MULCH COLOR: BROWN

AMENITIES SCHEDULE

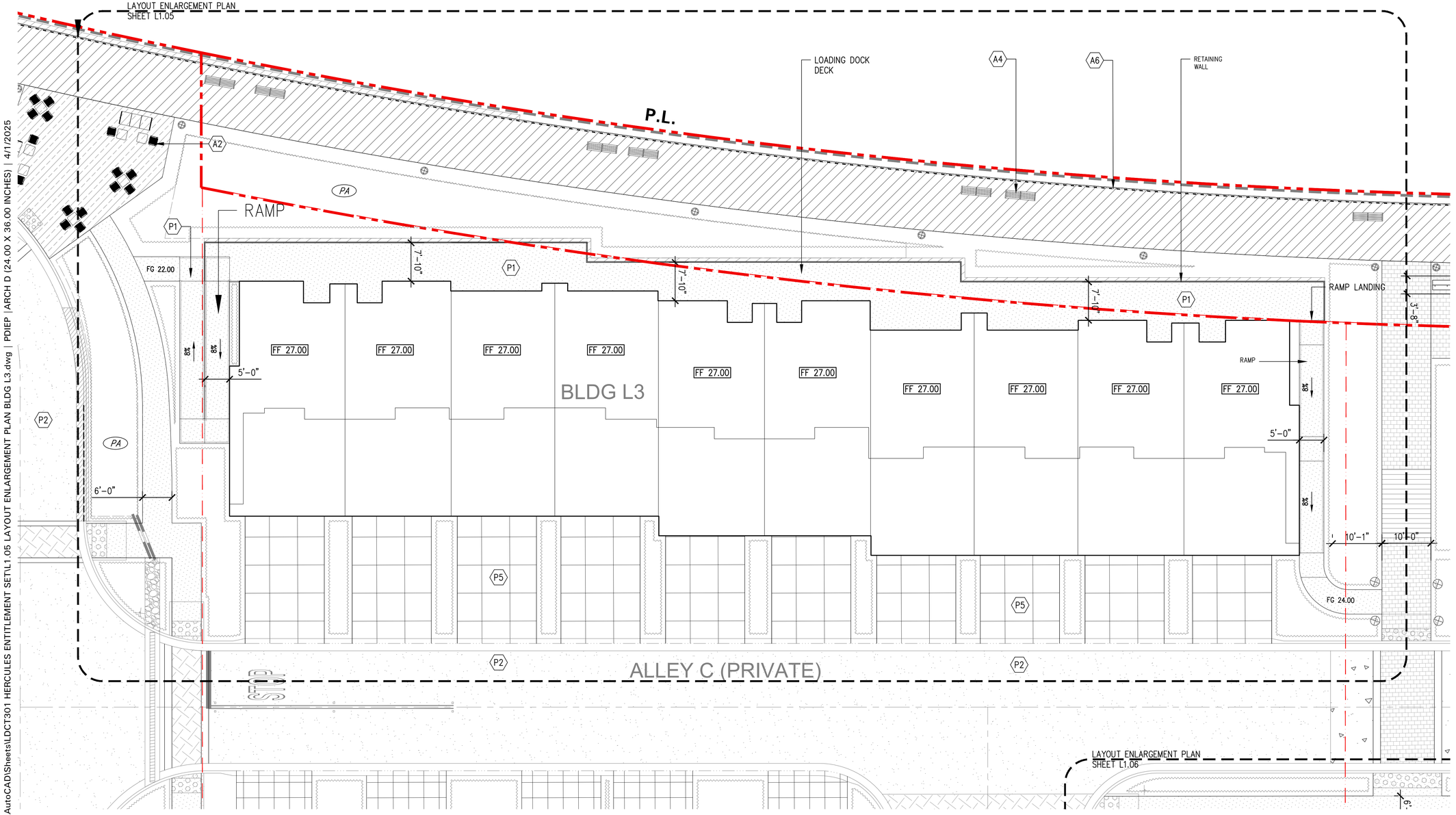
SYMBOL	KEY	MATERIAL DESCRIPTION
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	A3	PICNIC TABLES
	A4	BENCHES
	A5	PLAYGROUND STRUCTURE
	A6	BAY TRAIL PROMENADE 3'6" RAIL

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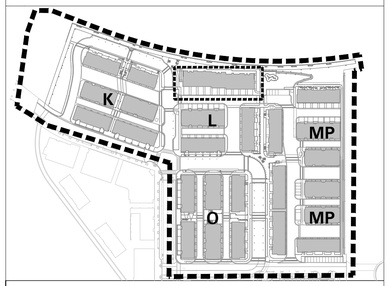
HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

LAYOUT ENLARGEMENT PLAN BLDGS K3 & K4

04.01.2025 | swa | 0 5' 10' 1" = 10' | L1.04



KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

PAVING SCHEDULE

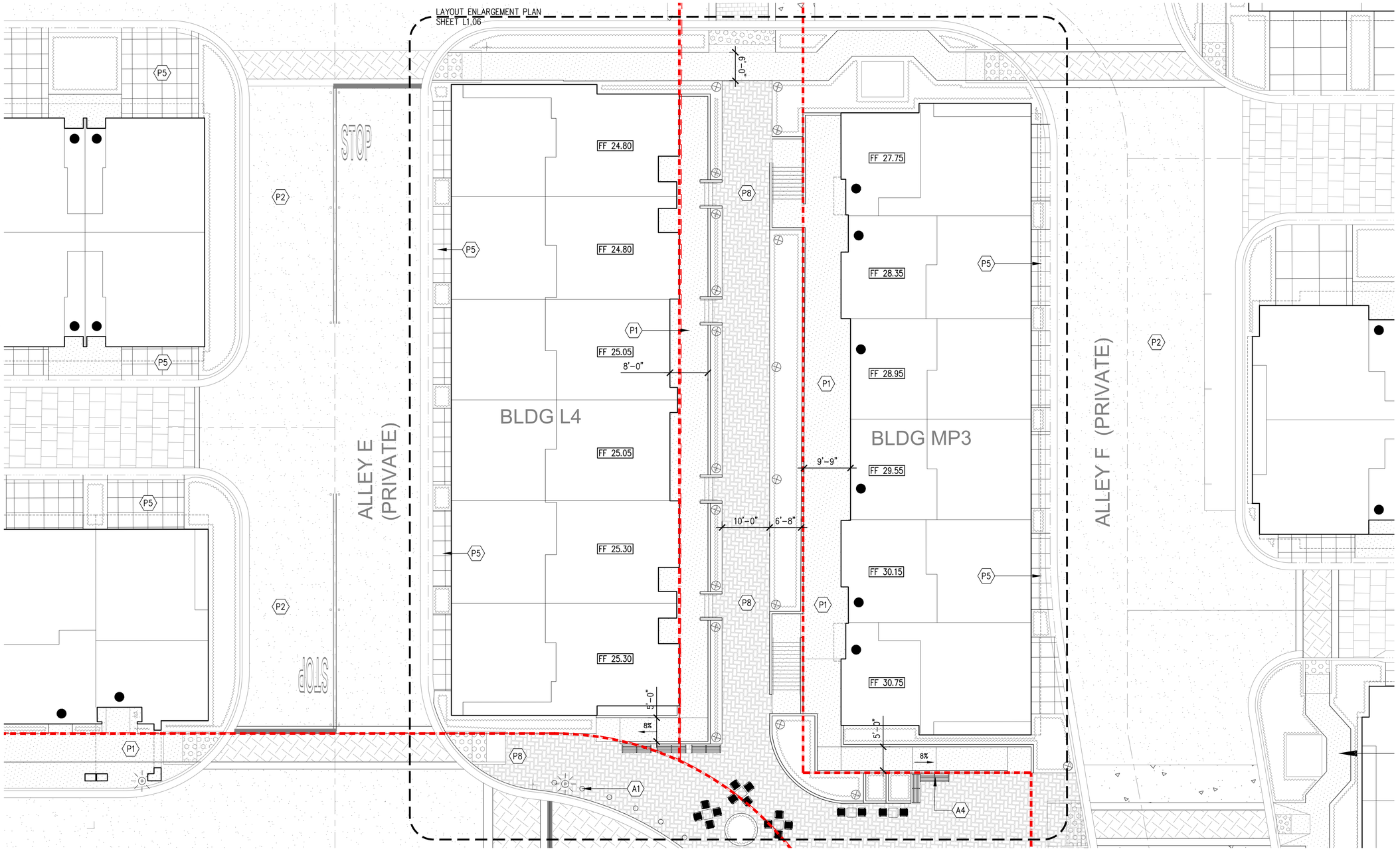
SYMBOL	KEY	MATERIAL DESCRIPTION
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	P4	SPECIALTY CROSSING PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: PER CITY FINISH: ETCHED FINISH JOINTS: SAW CUT
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	P9	PLAYGROUND SURFACING MATERIAL: FIBAR MULCH COLOR: BROWN

AMENITIES SCHEDULE

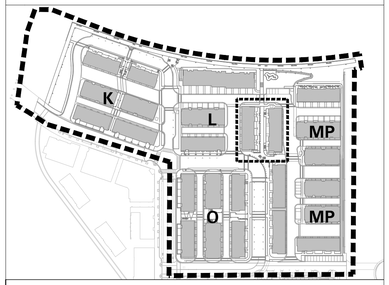
SYMBOL	KEY	MATERIAL DESCRIPTION
	A1	BOLLARD
	A2	LOUNGE FURNITURE
	A3	PICNIC TABLES
	A4	BENCHES
	A5	PLAYGROUND STRUCTURE
	A6	BAY TRAIL PROMENADE 3'6" RAIL

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KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

PAVING SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION
	P1	SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: PER CITY FINISH: ETCHED FINISH JOINTS: SAW CUT
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AMENITIES SCHEDULE

SYMBOL	KEY	MATERIAL DESCRIPTION
	A1	BOLLARD
	A2	LOUNGE FURNITURE
	A3	PICNIC TABLES
	A4	BENCHES
	A5	PLAYGROUND STRUCTURE
	A6	BAY TRAIL PROMENADE 3'6" RAIL


SAN PABLO BAY
SAN PABLO BAY
"SHORELINE LOOP" (PUBLIC R.O.W.)
BLDG K3
BLDG K2
BLDG K1
BLDG K4
BLDG K5
ALLEY A (PRIVATE)
ALLEY B (PRIVATE)
BAYFRONT BLVD
BLOCK K
BLOCK L
BLOCK MP
BLOCK O
BLDG L3
BLDG L4
BLDG L1
BLDG MP4
BLDG MP3
BLDG MP6
BLDG MP2
BLDG MP7
BLDG MP1
BLDG MP5
BLDG MP9
ALLEY C (PRIVATE)
ALLEY D (PRIVATE)
ALLEY E (PRIVATE)
ALLEY F (PRIVATE)
ALLEY G (PRIVATE)
ALLEY H (PRIVATE)
ALLEY I (PRIVATE)
ALLEY J (PRIVATE)
ALLEY K (PRIVATE)
ALLEY L (PRIVATE)
ALLEY M (PRIVATE)
BLDG O1
BLDG O2
BLDG O3
BLDG O4
BLDG O5
BLDG O6
BLDG O7
BLDG O8
BLDG O9
BLDG O10
BLDG O11
BLDG O12
BLDG O13
BLDG O14
BLDG O15
BLDG O16
BLDG O17
BLDG O18
BLDG O19
BLDG O20
BLDG

SAN PABLO BAY

P.L.

SHORELINE LOOP
(PUBLIC R.O.W.)

BLDG K3

BLDG K4

ALLEY A
(PRIVATE)

BLDG K2

BLDG K5

ALLEY B
(PRIVATE)

BLDG K1

BLDG K6

BAYFRONT BLVD

5'-0" TYP.

4'-11" TYP.

5'-4" TYP.

2'-4"

4'-6"

6'-7"

8'-6"

4'-2"

7'-1"

9'-8"

5'-6"

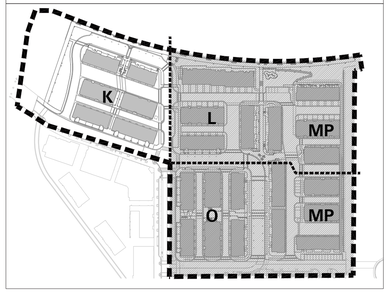
8'-1"

5'-5"

16'-0"

MATCHLINE LX.02

KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

TREE PLANTING SCHEDULE

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	
	ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	
	COR FLO	BETULA NIGRA	RIVER BIRCH	
	QUE LOB	QUERCUS LOBATA	VALLEY OAK	
	SMALL ORNAMENTAL STREET TREES	CERCIS OCCIDENTALIS GINKGO BILOBA PRUNUS CERASIFERA	WESTERN REDBUD GINKGO TREE CHERRY PLUM	

UNDERSTORY PLANTING SCHEDULE

SYMBOL	KEY	PLANTING TYPES		WUCOLS	% OF TOTAL PLANTING	PLANTING SQFT
	PA-1	PERIMETER PLANTING NATIVE GRASSES AND SHRUBS		LOW	11.3%	5,048 SQFT
	PA-2	NEIGHBORHOOD LAWN DROUGHT TOLERANT TURF DELTA BLUE GRASS OR SIMILAR		LOW	40.2%	17,988 SQFT
	PA-3	GARDEN PLANTING AREA PERENNIALS AND SHRUBS WITH SEASONAL COLOR		MED	29.9%	13,373 SQFT
	PA-4	MEADOW AREAS		LOW	5.9%	2,695 SQFT
	PA-5	BIORETENTION AREAS		LOW	12.7%	5,685 SQFT

HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

PLANTING PLAN BLOCK K

04.01.2025 | swa | 0 10' 20' 1" = 20' | L3.01

SAN PABLO BAY

P.L.

P.L.

BLDG L3

5'–5"

19'–8" TYP.

15'–11" TYP.

12'–6" TYP.

ALLEY C (PRIVATE)

5'–1"

4'–6"

8'–8"

12'–0", TYP.

2'–2"

BLDG MP4

9'–10"

7'–4"

9'–10"

12'–0"

7'–7"

11'–9"

11'–11"

16'–0"

12'–4" TYP.

3'–8", TYP.

BLDG L2

ALLEY D (PRIVATE)

2'–11"

3'–8" TYP.

3'–1" TYP.

BLDG L1

STOP

2'–6"

4'–1"

11'–8"

13'–8"

BLDG MP3

11'–9"

13'–4"

BLDG L4

ALLEY E (PRIVATE)

ALLEY F (PRIVATE)

ALLEY G (PRIVATE)

13'–6"

13'–6"

10'–4"

6'–1"

BLDG MP5

13'–6"

12'–7"

12'–6"

9'–6"

ALLEY H (PRIVATE)

3'–5"

BLDG MP6

3'–10" TYP.

MATCHLINE LX.03

MATCHLINE LX.01

4'–0"

5'–4"

5'–5"

7'–6"

5'–1"

4'–1"

6'–3"

ALLEY I

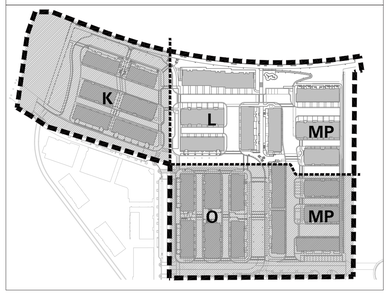
12'–5" TYP.

9'–4", TYP.

12'–1" TYP.

3'–8"

KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

TREE PLANTING SCHEDULE

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	
	ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	
	COR FLO	BETULA NIGRA	RIVER BIRCH	
	QUE LOB	QUERCUS LOBATA	VALLEY OAK	
	SMALL ORNAMENTAL STREET TREES	CERCIS OCCIDENTALIS GINKGO BILOBA PRUNUS CERASIFERA	WESTERN REDBUD GINKGO TREE CHERRY PLUM	

UNDERSTORY PLANTING SCHEDULE

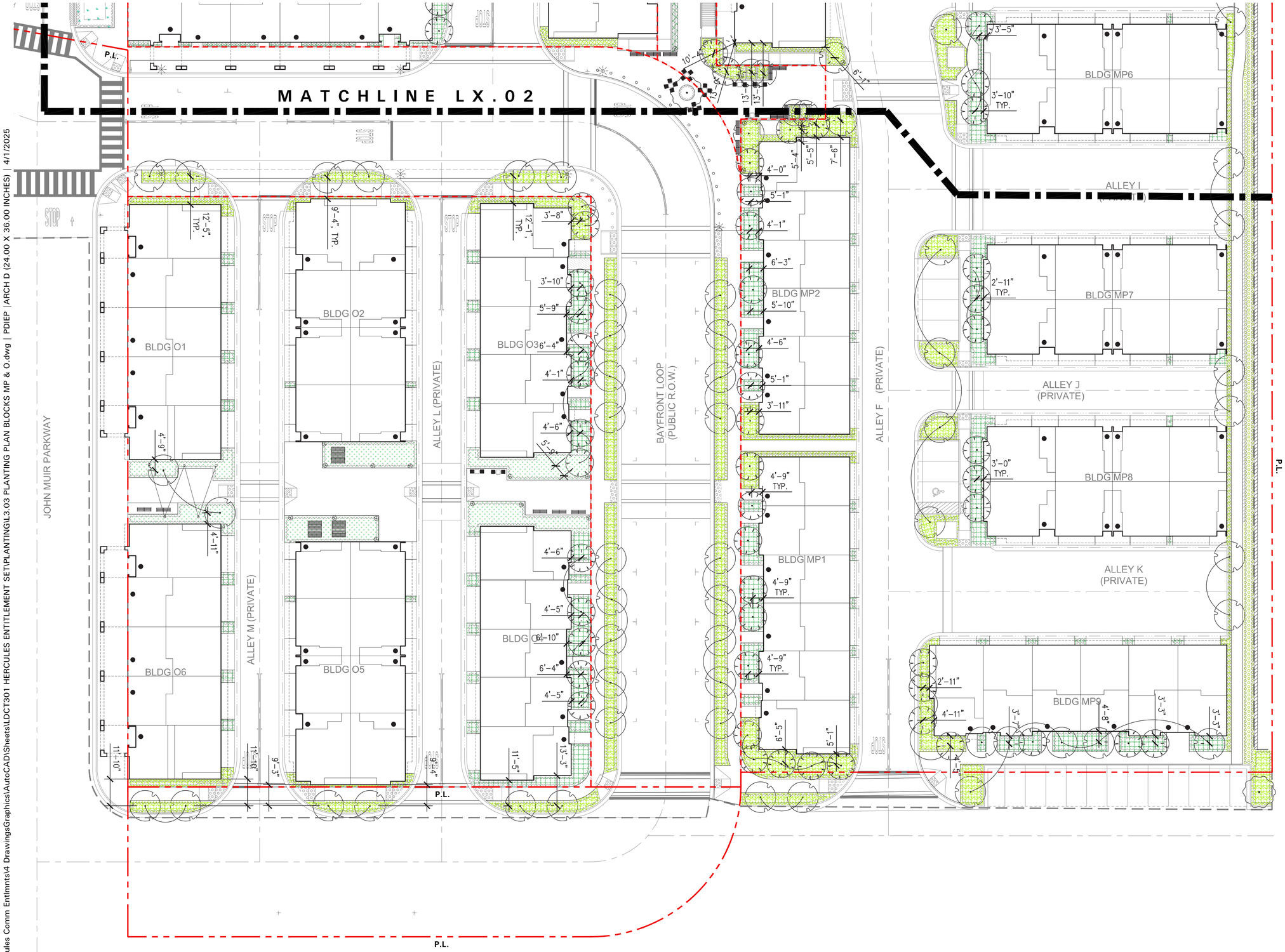
SYMBOL	KEY	PLANTING TYPES		WUCOLS	% OF TOTAL PLANTING	PLANTING SQFT
	PA-1	PERIMETER PLANTING NATIVE GRASSES AND SHRUBS		LOW	11.3%	5,048 SQFT
	PA-2	NEIGHBORHOOD LAWN DROUGHT TOLERANT TURF DELTA BLUE GRASS OR SIMILAR		LOW	40.2%	17,988 SQFT
	PA-3	GARDEN PLANTING AREA PERENNIALS AND SHRUBS WITH SEASONAL COLOR		MED	29.9%	13,373 SQFT
	PA-4	MEADOW AREAS		LOW	5.9%	2,695 SQFT
	PA-5	BIORETENTION AREAS		LOW	12.7%	5,685 SQFT

P:\LDC\LDCT301 Hercules Comm Entlmnts\4 Drawings\Graphics\AutoCAD\Sheets\LDCT301 HERCULES ENTITLEMENT SET\PLANTING\L3.02 PLANTING PLAN.dwg | PDIEP | ARCH D (24.00 X 36.00 INCHES) | 4/1/2025

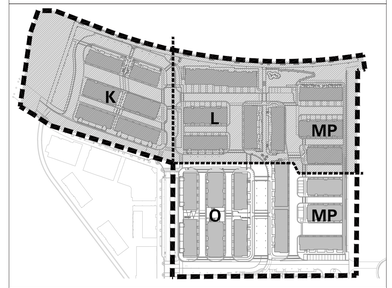
HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

PLANTING PLAN BLOCKS L & MP

04.01.2025 | swa | 0 10' 20' (1" = 20') | L3.02



KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

TREE PLANTING SCHEDULE

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	
	ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	
	COR FLO	BETULA NIGRA	RIVER BIRCH	
	QUE LOB	QUERCUS LOBATA	VALLEY OAK	
	SMALL ORNAMENTAL STREET TREES	CERCIS OCCIDENTALIS GINKGO BILOBA PRUNUS CERASIFERA	WESTERN REDBUD GINKGO TREE CHERRY PLUM	

UNDERSTORY PLANTING SCHEDULE

SYMBOL	KEY	PLANTING TYPES		WUCOLS	% OF TOTAL PLANTING	PLANTING SQFT
	PA-1	PERIMETER PLANTING NATIVE GRASSES AND SHRUBS		LOW	11.3%	5,048 SQFT
	PA-2	NEIGHBORHOOD LAWN DROUGHT TOLERANT TURF DELTA BLUE GRASS OR SIMILAR		LOW	40.2%	17,988 SQFT
	PA-3	GARDEN PLANTING AREA PERENNIALS AND SHRUBS WITH SEASONAL COLOR		MED	29.9%	13,373 SQFT
	PA-4	MEADOW AREAS		LOW	5.9%	2,695 SQFT
	PA-5	BIORETENTION AREAS		LOW	12.7%	5,685 SQFT

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HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

PLANTING PLAN BLOCKS MP & O

04.01.2025 | swa | 0 10' 20' (1" = 20') | L3.03

SAN PABLO BAY

P.L.

SHORELINE LOOP
(PUBLIC R.O.W.)

BLDG K3

BLDG K4

ALLEY A
(PRIVATE)

BLDG K2

BLDG K5

ALLEY B
(PRIVATE)

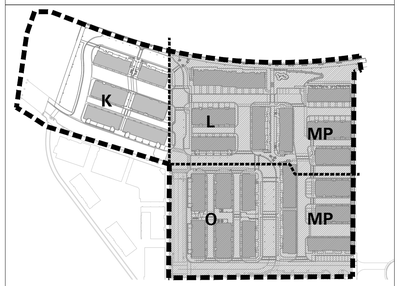
BLDG K1

BLDG K6

BAYFRONT BLVD

MATCHLINE LX.02

KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	IRRIGATED PLANTING AREA

P:\LDC\LDCT301 Hercules Comm Entlmnts\4 DrawingsGraphics\AutoCAD\Sheets\LDCT301 HERCULES ENTITLEMENT SET\L4.01 IRRIGATION PLAN BLOCK K.dwg | PDIEP | ARCH D (24.00 X 36.00 INCHES) | 4/1/2025

HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

IRRIGATION PLAN BLOCK K

04.01.2025 | swa | 0 10' 20' 1" = 20' | L4.01

SAN PABLO BAY

P.L.

P.L.

BLDG L3

ALLEY C (PRIVATE)

BLDG MP4

ALLEY G
(PRIVATE)

BLDG L2

ALLEY D
(PRIVATE)

ALLEY E
(PRIVATE)

BLDG L4

BLDG MP3

ALLEY F (PRIVATE)

BLDG MP5

ALLEY H
(PRIVATE)

BLDG L1

BLDG MP6

ALLEY I
(PRIVATE)

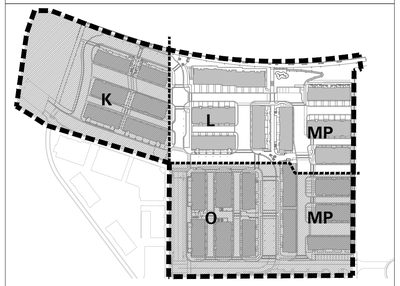
P.L.

MATCHLINE LX.01

MATCHLINE LX.03

STOP

KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	IRRIGATED PLANTING AREA

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HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

IRRIGATION PLAN BLOCKS L & MP

04.01.2025 | swa | 0 10' 20' | L4.02

MATCHLINE LX.02

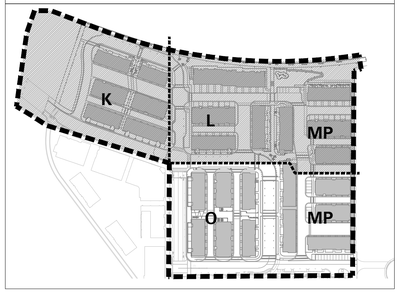
BLDG O1
BLDG O2
BLDG O3
BLDG O4
BLDG O5
BLDG O6
BLDG MP1
BLDG MP2
BLDG MP6
BLDG MP7
BLDG MP8
BLDG MP9

JOHN MUIR PARKWAY
ALLEY L (PRIVATE)
ALLEY M (PRIVATE)
BAYFRONT LOOP (PUBLIC R.O.W.)
ALLEY F (PRIVATE)
ALLEY I (PRIVATE)
ALLEY J (PRIVATE)
ALLEY K (PRIVATE)

STOP

P.L.

KEY MAP



GENERAL LEGEND

SYMBOL	DESCRIPTION
PL	PROPERTY LINE (R.O.W.)
MATCHLINE LX.XX / MATCHLINE LX.XX	MATCHLINE
	BLOCK BOUNDARY LINE
PA	PLANTING AREA
	TREE TRUNK

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	IRRIGATED PLANTING AREA

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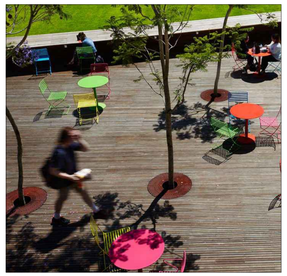
HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

IRRIGATION PLAN BLOCKS MP & O

04.01.2025 | swa | 0 10' 20' 1" = 20' | L4.03



1. LOADING DOCK DECKS



2. OVERLOOK DECK



3. CREEKSIDE TRAIL



4. STREETSCAPE PLANTING



5. BIORETENTION PLANTING



6. GARDEN PATHWAYS



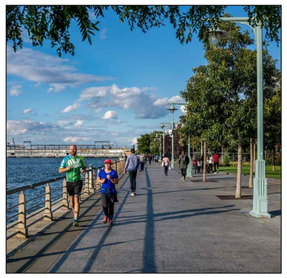
7. PASEO



8. NEIGHBORHOOD PARK



9. NEIGHBORHOOD SQUARE



10. BAYFRONT PROMENADE

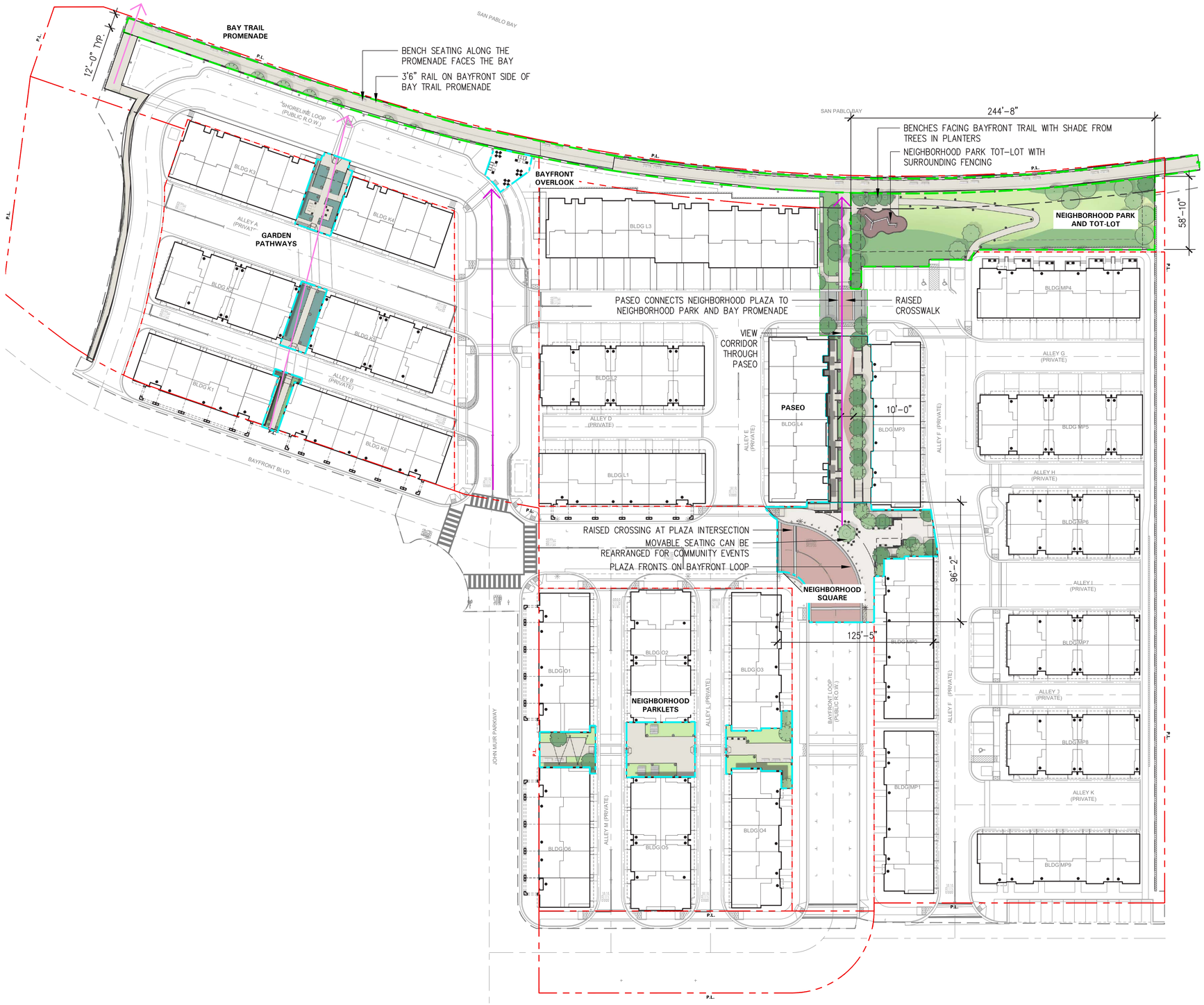


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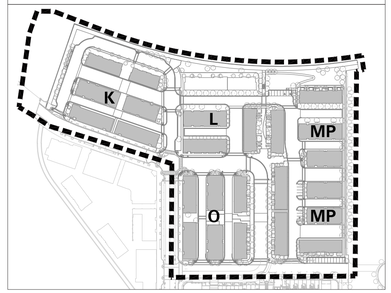
HERCULES ENTITLEMENT SET BLOCKS K, L, M, O, & P

SITE CHARACTER IMAGES

04.01.2025 | swa | NOT TO SCALE | L5.01



KEY MAP



CIVIC SPACES LEGEND

SYMBOL	DESCRIPTION
	REQUIRED WATERFRONT DISTRICT MASTERPLAN CIVIC SPACE
	ADDITIONAL COMMUNITY AMENITY SPACE
	REQUIRED VIEW CORRIDOR
	ADDITIONAL VIEW CORRIDOR

MASTER PLAN CIVIC SPACE SITE TAKE OFFS

ZONING		PROPOSED SQFT	STANDARDS
NEIGHBORHOOD SQUARE / PLAZA	TOTAL	8,562 SQFT	MIN 20'X20' 400 SQFT
	SOFTSCAPE	1,290 SQFT	
PASEO	TOTAL	4,739 SQFT	MIN 12'X50' 600 SQFT
	SOFTSCAPE	1,210 SQFT	
NEIGHBORHOOD PARK	TOTAL	13,298 SQFT	MIN WIDTH 10' MAX WIDTH 420' 4,200 SQFT
	SOFTSCAPE	11,156 SQFT	
PLAYGROUND / TOT-LOT	TOTAL	662 SQFT	-
BAY TRAIL / PROMENADE	TOTAL	11,154 SQFT	MIN WIDTH 10' MAX WIDTH 60'
CREEKSIDE TRAIL	TOTAL	1,345 SQFT	-
	SOFTSCAPE	-	

MASTER PLAN CIVIC SPACE SITE TAKE OFFS

DESCRIPTION		PROPOSED SQFT
BAYFRONT OVERLOOK	TOTAL	824 SQFT
	SOFTSCAPE	-
GARDEN PATHWAYS	TOTAL	3,685 SQFT
	SOFTSCAPE	1,805 SQFT
NEIGHBORHOOD PARKLETS	TOTAL	5,753 SQFT
	SOFTSCAPE	2,695 SQFT



Project Summary

Block K
Zone: T5-MST
Total Site Area: ± 1.2 Acres
Total Units: 36 Homes
- (11) Live-Work
- (9) Townhome
- (16) Back-to-Back

Density: 30 Du/Ac

Block L
Zone: T5-MST
Total Site Area: ± 1.3 Acres
Total Units: 32 Homes
- (6) Live-Work
- (16) Townhome
- (10) Back-to-Back

Density: 24.6 Du/Ac

Block M&P
Zone: T5-VN
Total Site Area: ± 2.9 Acres
Total Units: 64 Homes
- (30) Townhome
- (34) Back-to-Back

Net Density: 22.1 Du/Ac

Block O
Zone: T5-MST, T5-VN
Total Site Area: ± 1.2 Acres
Total Units: 36 Homes
- (10) Live-Work
- (10) Townhome
- (16) Back-to-Back

Density: 30.0 Du/Ac

Grand Total (Block K, L, M, O, P)

Total Residential Area: ± 6.6 Acres
Total Units: 168 Homes
- (27) Live-Work
- (65) Townhome
- (76) Back-to-Back

Avg. Density: 25.5 Du/Ac
Total Parking: 449 Sp. (2.5 sp./unit)
- Garage: 336 sp.
- Driveway: 52 sp. (2 sp. per driveway)
- Surface: 61 sp. (including 3 handicap)

SB 330 Compliance Summary

	Original	Resubmittal	Changes (%)
Units	171	168	-3 (-2%)
Parking	342 Garage 97 Surface	336 Garage 113 Surface	-6 Garage (2%) 16 Surface (16%)
Residential SF	304,859	312,204	7,345 (2%)
Non Residential SF	85,866	86,522	656 (1%)
Total Construction SF	426,959	410,288	-16,671 (-4%)

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

0 30 60 120

LEDCOR GROUP

CONCEPTUAL SITE PLAN OVERVIEW

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

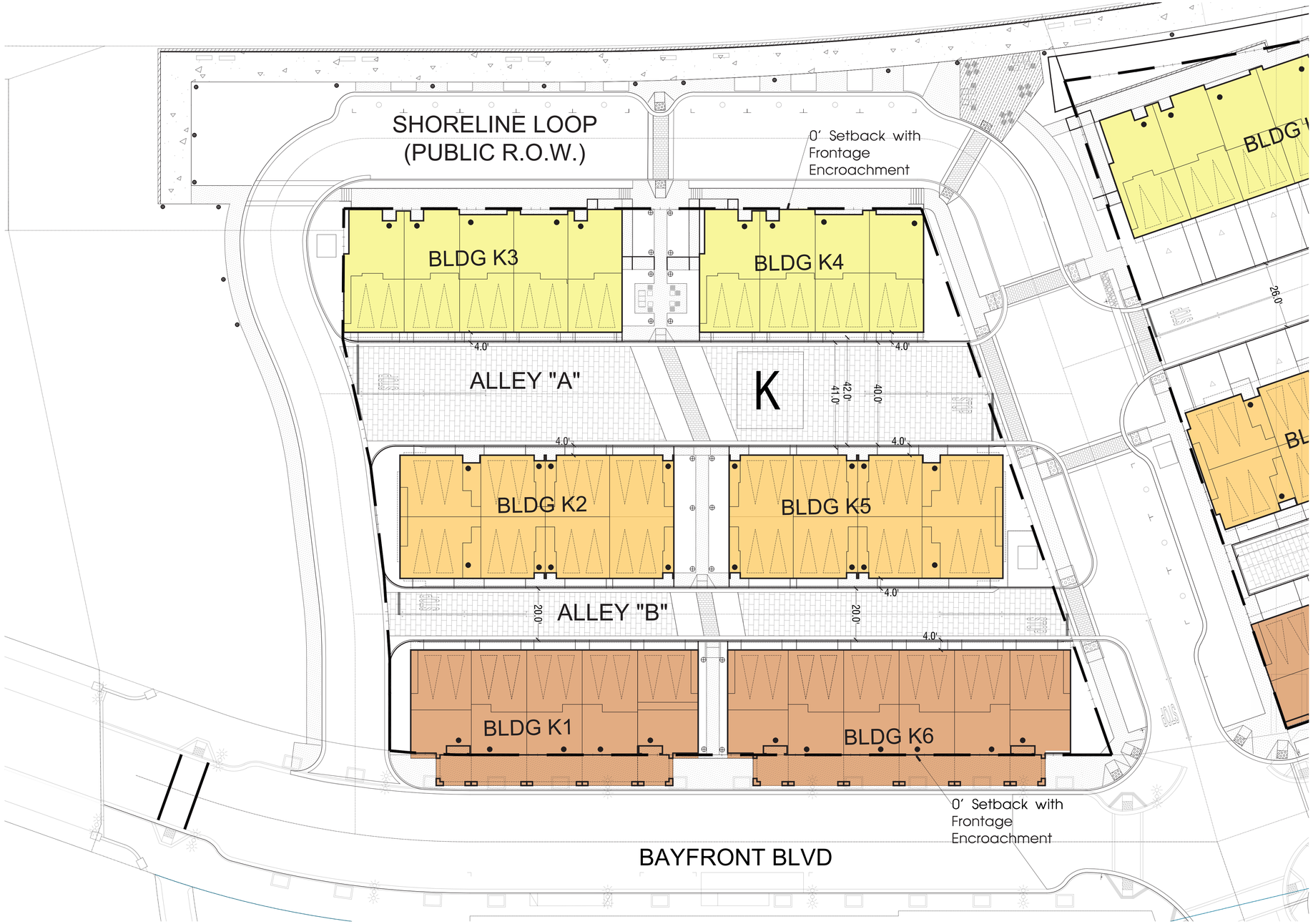
HERCULES, CA

SP-1

DEVELOPMENT REVIEW 3RD SUBMITTAL

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Project Summary

Block K

Total Site Area: ± 1.2 Acres
Total Units: 36 Homes

- (11) 3-Story Live-Work
- (9) 3-Story Rowtown
- (16) 3-Story Back-to-Back

Density: 30 Homes per Acre
Total Parking: 81 Spaces

- (72) Garage
- (9) On-Street

Zoning Summary

Zone:	T5-MST
Building Setbacks:	Front Yard: 0' Side Yard: 0' Min.; 5' Max. Rear Yard: 0' Min.;10' Max
Max. Building Height:	2 Stories Min. 4 Stories Max.
Frontage Types:	Gallery, arcade, loading dock, and shopfront frontage types are allowed along street.

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

0 10 20 40

CONCEPTUAL SITE PLAN - BLOCK K

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

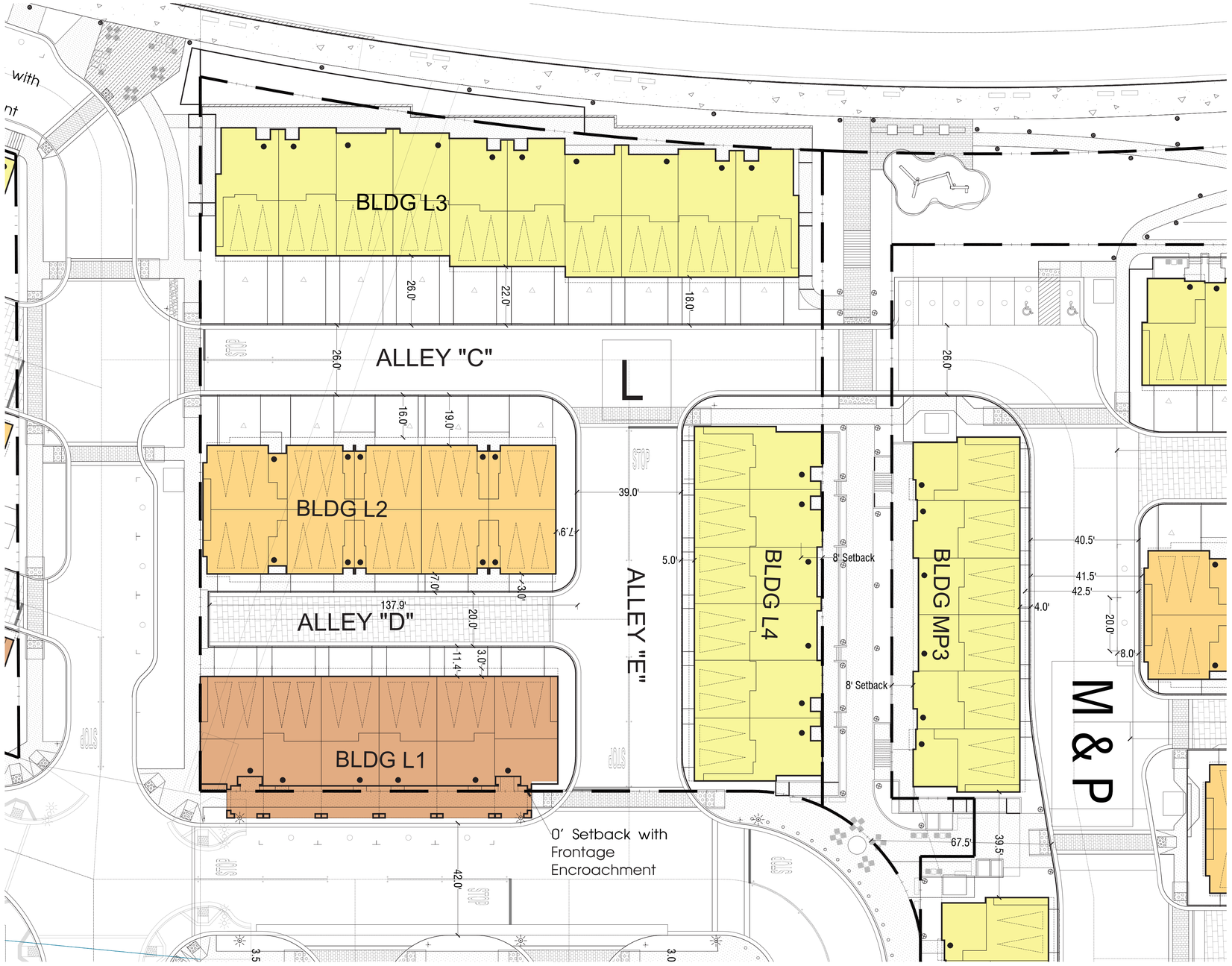
HERCULES, CA

SP-2

DEVELOPMENT REVIEW 3RD SUBMITTAL

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Project Summary

Block L

Total Site Area: ± 1.3 Acres
Total Units: 32 Homes
- (6) Live-Work
- (16) Townhome
- (10) Back-to-Back

Density: 24.6 Homes per Acre
Total Parking: 101 Spaces
- (64) Garage
- (30) Driveway (2 sp. per driveway)
- (7) Surface

Zoning Summary

Zone:	T5-MST
Building Setbacks:	Front Yard: 0' Side Yard: 0' Min.; 5' Max. Rear Yard: 0' Min.;10' Max
Max. Building Height:	2 Stories Min. 4 Stories Max.
Frontage Types:	Gallery, arcade, loading dock, and shopfront frontage types are allowed along street.

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

0 10 20 40

CONCEPTUAL SITE PLAN - BLOCK L

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

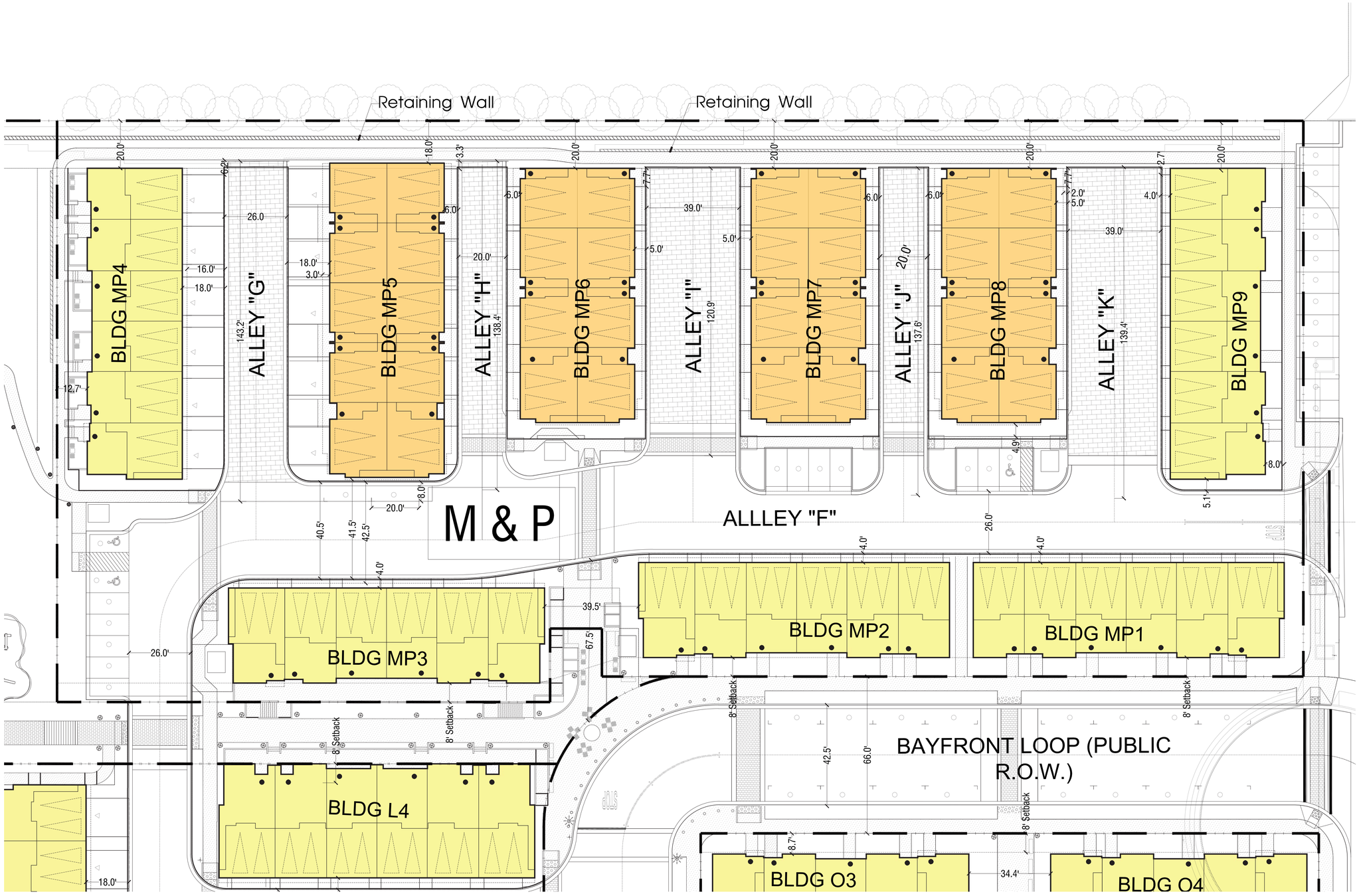
HERCULES, CA

SP-3

DEVELOPMENT REVIEW 3RD SUBMITTAL

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Project Summary

Block M&P

Total Site Area: ± 2.9 Acres
Total Units: 64 Homes
- (30) 3-Story Rowtown
- (34) 3-Story Back-to-Back

Net Density: 22.1 Homes per Acre
Total Parking: 187 Spaces
- (128) Garage
- (22) Driveway (2 sp. per driveway)
- (37) Surface

Zoning Summary

Zone:	T5-VN
Building Setbacks: 12' Max.	Front Yard: 8' Min.;
	Side Yard: 0' Min.
	Rear Yard: 5' Min.
Max. Building Height:	2 Stories Min.
	4 Stories Max.
Frontage Types:	Loading Dock, Forecourt, and Stoop
	Frontage Types are allowed along Street

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.

0 10 20 40

CONCEPTUAL SITE PLAN - BLOCK M & P

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

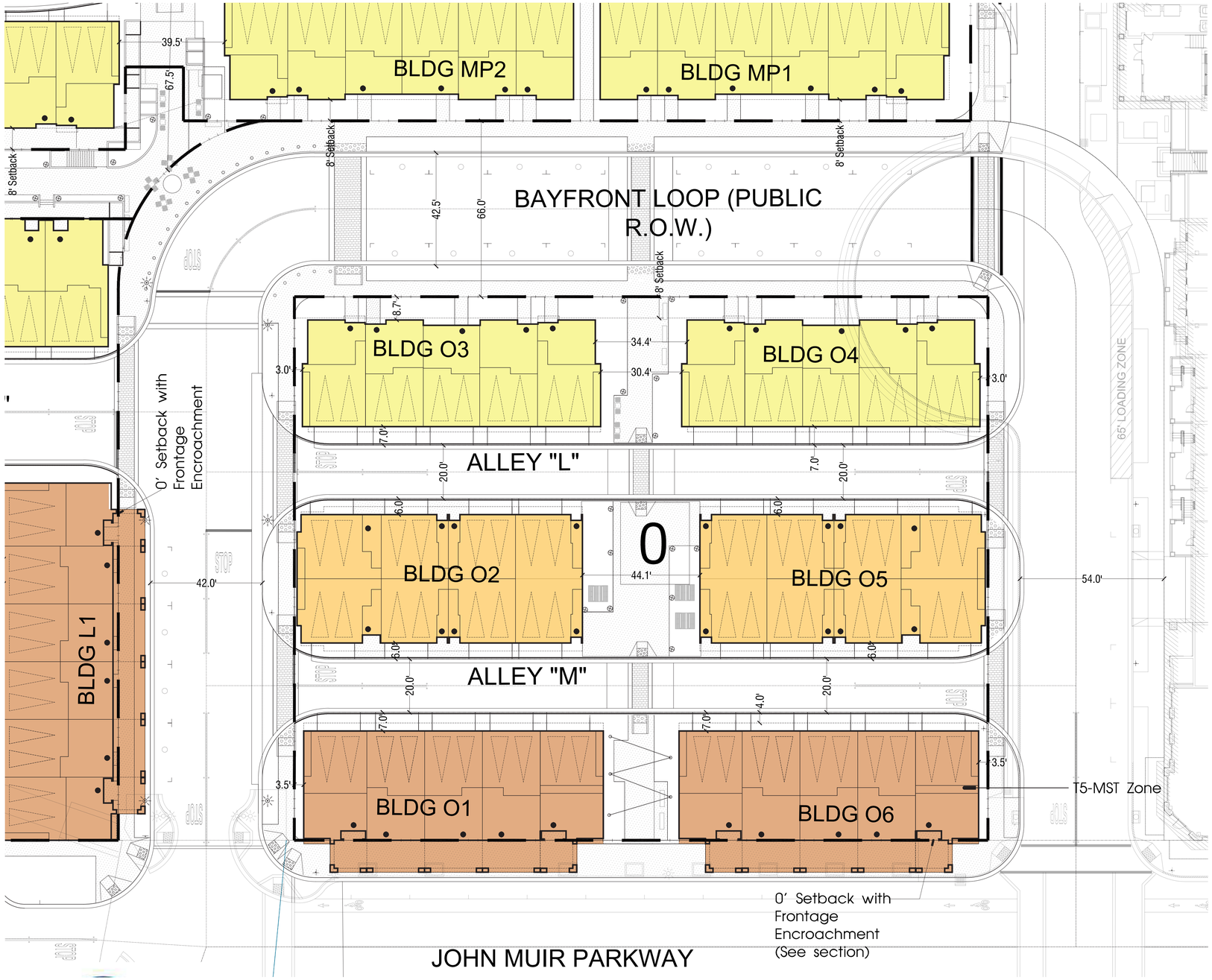
HERCULES, CA

SP-4

DEVELOPMENT REVIEW 3RD SUBMITTAL

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Project Summary

Block O

Total Site Area: ± 1.2 Acres
Total Units: 36 Homes
- (10) 3-Story Live-Work
- (10) 3-Story Rowtown
- (16) 3-Story Back-to-Back

Density: 30.0 Homes per Acre
Total Parking: 80 Spaces
- (72) Garage
- (8) Surface

Zoning Summary

Zone 1:	T5-VN
Building Setbacks:	Front Yard: 8' Min.; 12' Max. Side Yard: 0' Min. Rear Yard: 5' Min.
Max. Building Height:	2 Stories Min. 4 Stories Max.
Frontage Types:	Loading Dock, Forecourt, and Stoop Frontage Types are allowed along Stree
Zone 2:	T5-MST (Along John MuirPkwy)
Building Setbacks:	Front Yard: 0' Side Yard: 0' Min.; 5' Max. Rear Yard: 0' Min.;10' Max
Max. Building Height:	2 Stories Min. 4 Stories Max.
Frontage Types:	Gallery, arcade, loading dock, and shopfront frontage types are allowed along street.

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading ir
5. Building Footprints might change due to the final elevation style.
6. Open space area is subject to change due to the design of the elevation.
7. Building setbacks are measured from property lin building foundation lines.

0 10 20 40

CONCEPTUAL SITE PLAN - BLOCK O

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

HERCULES, CA

SP-5

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TRASH STAGING PLAN

Trash Bin Legend

Recycle Bin
(96 gal)

TR

Organic Bin
(32 gal)

Trash Bin
(96 gal)

Notes:

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4. Civil engineer to verify all setbacks and grading information
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7. Building setbacks are measured from property lines to building foundation lines.

0 30 60 120

LEDCOR GROUP

TRASH STAGING PLAN
HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

HERCULES, CA

SP-6

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Parking Summary

	Garage Parking	336 (2 spaces. per Unit)
	Driveway Parking	52 (2 space per driveway)
	Public Parking	61 (including 3 handicap)
TOTAL		449 Spaces

0 30 60 120

PARKING PLAN

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

HERCULES, CA

SP-7

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PHASING

Total Residential Area: ± 6.6 Acres

Phase Map:

- Phase I
- Phase II
- Phase III
- Phase IV

It's subject to change based on future development.

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5. Building Footprints might change due to the final design elevation style.
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0 30 60 120

CONCEPTUAL PHASING PLAN

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

HERCULES, CA

SP-8

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View 1. Looking East from Bayfront Blvd

KEY MAP

Note: This is an artist's concept, subject to chagne with continuted planning/design.

LEDCOR GROUP

ARTISTIC RENDERING- VIEW 1

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

HERCULES, CA

SP-9

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KEY MAP

View 2. Looking North Toward the Bay from John Muir Pkwy

Note: This is an artist's concept, subject to chagne with continuted planning/design.

ARTISTIC RENDERING- VIEW 2

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

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SP-10

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View 3. Looking West Toward the Project (Block MP) from the Bay Trail

KEY MAP

Note: This is an artist's concept, subject to chagne with continuted planning/design.

ARTISTIC RENDERING- VIEW 3

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

HERCULES, CA

SP-11

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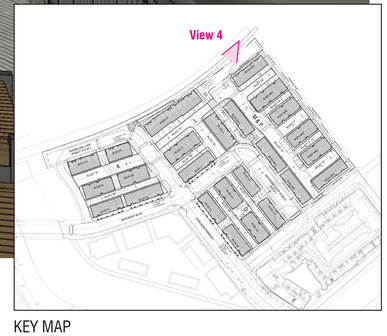
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KEY MAP

View 4. Looking East Toward the Project (Block K&L) from the Bay Trail

Note: This is an artist's concept, subject to chagne with continuted planning/design.

ARTISTIC RENDERING- VIEW 4

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

HERCULES, CA

SP-12

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KEY MAP

View 5. Looking East Toward the Project (Block K&L) from the Refugio Creek Trail

Note: This is an artist's concept, subject to chagne with continuted planning/design.

LEDCOR GROUP

ARTISTIC RENDERING- VIEW 5

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

HERCULES, CA

SP-13

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Architectural Style & Frontage Plotting

Block	Building	Product	Type	Style	Frontage
K	K1	2	Live-Work	Waterfront Warehouse	Arcade
	K2	3	Back to Back	Gold Rush	N/A- Alley
	K3	1	Townhome	Waterfront Warehouse	Loading Dock
	K4	1	Townhome	Waterfront Warehouse	Loading Dock
	K5	3	Back to Back	Gold Rush	N/A - Alley
	K6	2	Live-Work	Waterfront Warehouse	Arcade
L	L1	2	Live-Work	Waterfront Warehouse	Arcade
	L2	3	Back to Back	Gold Rush	N/A - Alley
	L3	1	Townhome	Spanish Revival / Waterfront Warehouse	Loading Dock
	L4	1	Townhome	Spanish Revival	Loading Dock
M/P	MP1	1	Townhome	Waterfront Warehouse	Stoop
	MP2	1	Townhome	Waterfront Warehouse	Stoop
	MP3	1	Townhome	Spanish Revival	Loading Dock
	MP4	1	Townhome	Spanish Revival	Loading Dock
	MP5	3	Back to Back	Waterfront Warehouse	N/A - Alley
	MP6	3	Back to Back	Waterfront Warehouse	N/A - Alley
	MP7	3	Back to Back	Gold Rush	N/A - Alley
	MP8	3	Back to Back	Gold Rush	N/A - Alley
	MP9	1	Townhome	Waterfront Warehouse	Stoop
O	O1	2	Live-Work	Spanish Revival	Arcade
	O2	3	Back to Back	Gold Rush	N/A - Alley
	O3	1	Townhome	Spanish Revival	Stoop
	O4	1	Townhome	Spanish Revival	Stoop
	O5	3	Back to Back	Gold Rush	N/A - Alley
	O6	1	Live-Work	Spanish Revival	Arcade

Architectural Descriptions

PRODUCT 1: TOWNHOMES

Waterfront Warehouse: Same size elongated windows are grouped in twos or threes between expressed piers to articulate a bay rhythm. A continuous cornice provides an appropriate cap for the building. Brick is used as a base material with individual front doors inset and covered with a cantilevered canopy. Recessed balconies continue to reflect the strong bay rhythm. Note that rooftop monitors for optional stairs to the optional rooftop decks are shown.

Spanish Revival: Low-pitched gable accents with shallow eaves articulate the otherwise simple rectilinear forms of the buildings to provide a variety of heights. Windows are regularly spaced or grouped together to create variety between floors and help create a balanced asymmetrical façade composition. The proportion of openings is small to maintain a mass appearance. Use of red clay barrel tiles as accents over front doors or over the regular building form. A simple stucco cornice terminates the basic building mass. Note that rooftop monitors for optional stairs to the optional rooftop decks are shown.

PRODUCT 2: LIVE WORK

Waterfront Warehouse: The ground floor consists of a highly articulated brick arcade with stone bases and a set rhythm. Projecting volumes of the second and third floor frame the extent of the arcade. Individual doors to either units or work spaces are withing each bay. A standing seam metal roof shades the linear second level individual decks above the arcade. Same size elongated windows are grouped in twos between expressed piers to articulate a bay rhythm. A continuous cornice provides an appropriate cap for the building. One rooftop monitor has been shown for optional stairs to the optional rooftop deck.

Spanish Revival: The two-level arcade consists of a highly articulated round arch arcade and pillars to support the second floor trellis cover over individual decks set a rhythm. Projecting volumes of the second and third floor frame the extent of the arcade, one square the other hipped to create a balanced yet asymmetric composition. Individual doors to either units or work spaces are withing each bay. Low-pitched gable accents with shallow eaves with rafter tails articulate the otherwise simple rectilinear forms of the buildings to provide a variety of heights, with a central gable. Windows are regularly spaced and the proportion of openings is small to maintain a mass appearance. Use of red clay barrel tiles as accents animate the regular building form. A simple stucco cornice terminates the basic building mass.

PRODUCT 3: BACK-TO-BACK TOWNHOMES

Gold Rush: The simple rectangular form is grounded by a continuous base floor with brick detailing, recessed front doors, garage doors that appear to be carriage doors, and an articulated cornice with dentil detailing. The upper stories feature tall narrow windows as classical window openings, some with shutters, organized in regular rhythm. Balconies provide an additional articulated cornice that is repeated continuously around the parapet.

Waterfront Warehouse: The simple rectangular form is grounded by a continuous base floor with brick detailing, recessed front doors, garage doors that appear to be carriage doors, and an articulated simple cornice. The upper stories feature tall narrow windows grouped between expressed piers and organized in regular rhythm. Dentil detailing accent the bays. Balconies provide an additional simple cornice that is repeated continuously around the parapet.

ARCHITECTURAL STYLE ALLOCATION

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

HERCULES, CA

SP-14

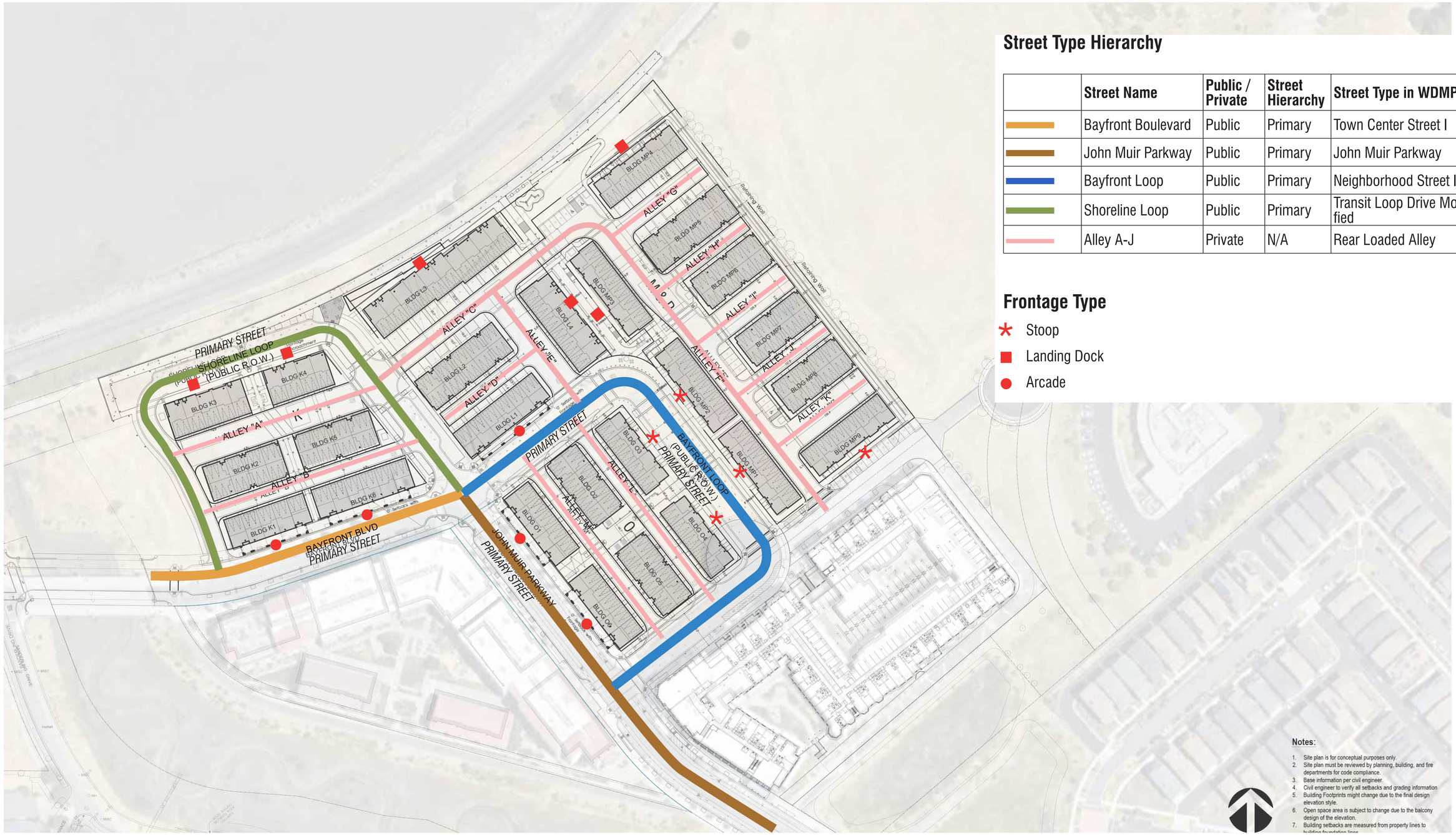
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Street Type Hierarchy

	Street Name	Public / Private	Street Hierarchy	Street Type in WDMP
	Bayfront Boulevard	Public	Primary	Town Center Street I
	John Muir Parkway	Public	Primary	John Muir Parkway
	Bayfront Loop	Public	Primary	Neighborhood Street II
	Shoreline Loop	Public	Primary	Transit Loop Drive Modified
	Alley A-J	Private	N/A	Rear Loaded Alley

Frontage Type

- Stoop
- Landing Dock
- Arcade

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0 30 60 120

STREET AND CIRCULATION PLAN

HERCULES WATERFRONT DISTRICT - BLOCK K,L,M,O,P

HERCULES, CA

SP-15

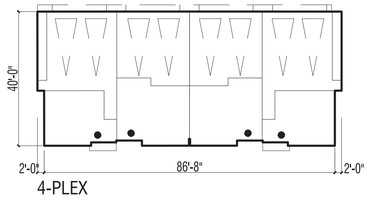
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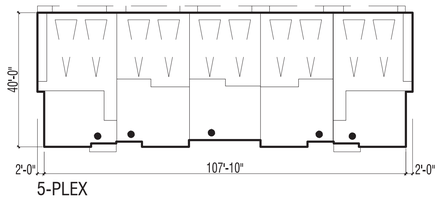
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4-PLEX

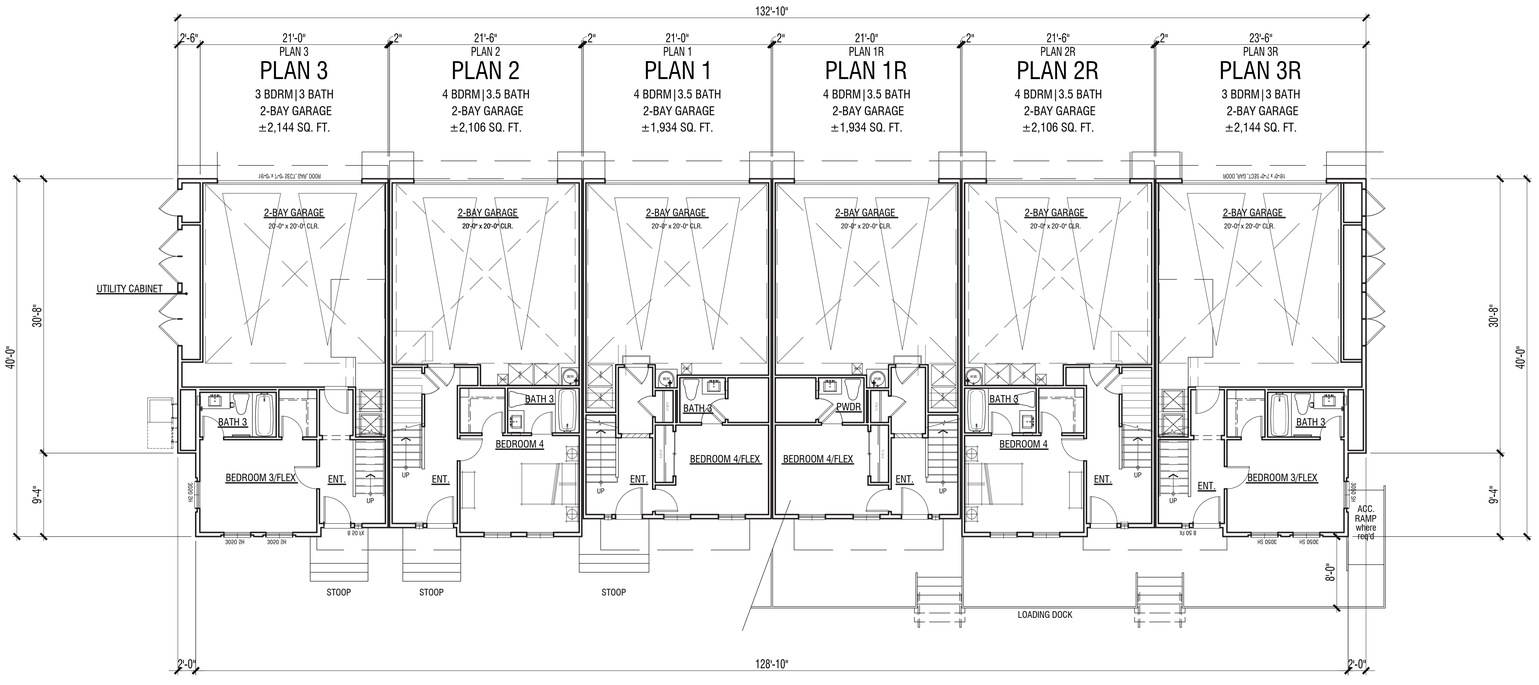


5-PLEX

4-PLEX & 5-PLEX DIMENSIONS
(NTS)



KEY MAP



Note: See Sheet SP-13 for Stoop and Loading Dock Locations.

6-PLEX TOWNHOME

NOTE:
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3. Conceptual floor plans will change through design process.
4. Square footage may vary depending on method of calculation.

PRODUCT 1A: TOWNHOMES
1ST LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

A-1

0 4 8 16

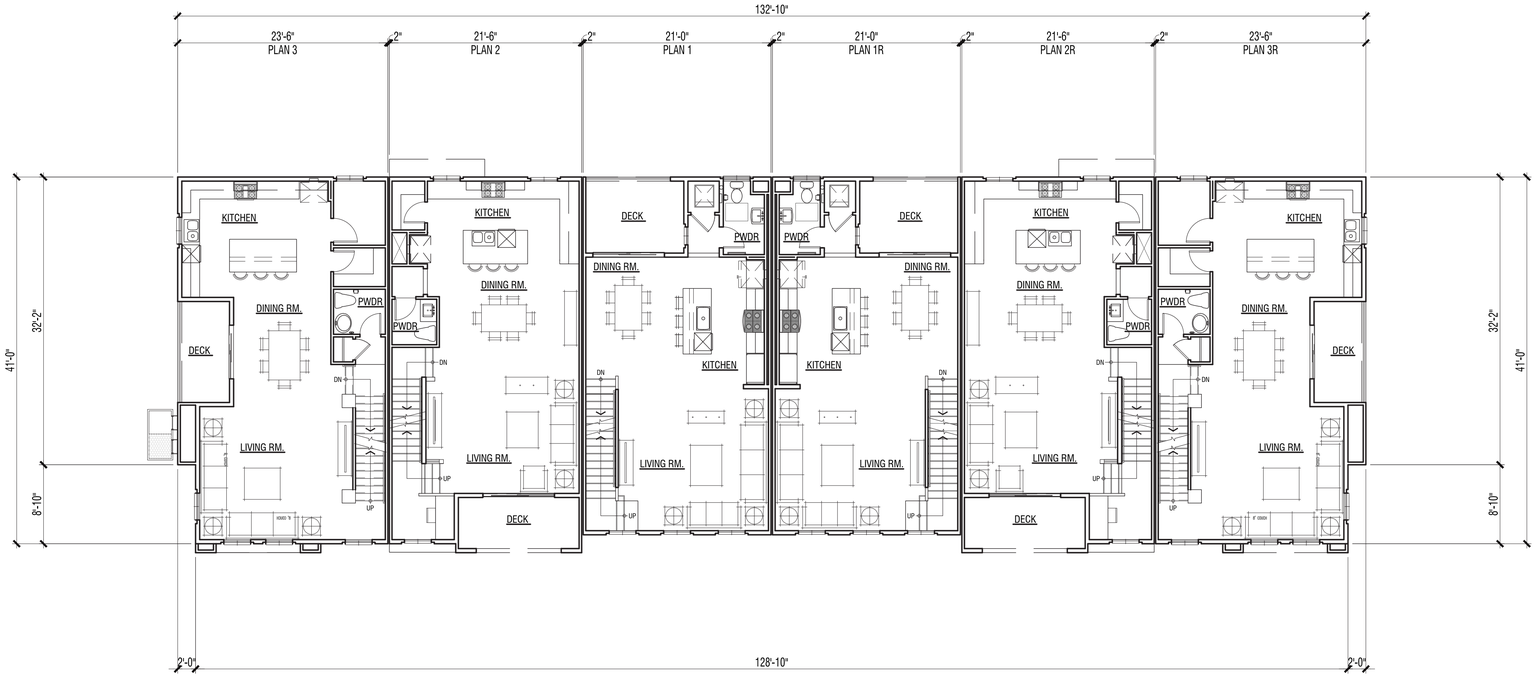
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6-PLEX TOWNHOME

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4. Square footage may vary depending on method of calculation.

PRODUCT 1A: TOWNHOMES
2ND LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

A-2

0 4 8 16

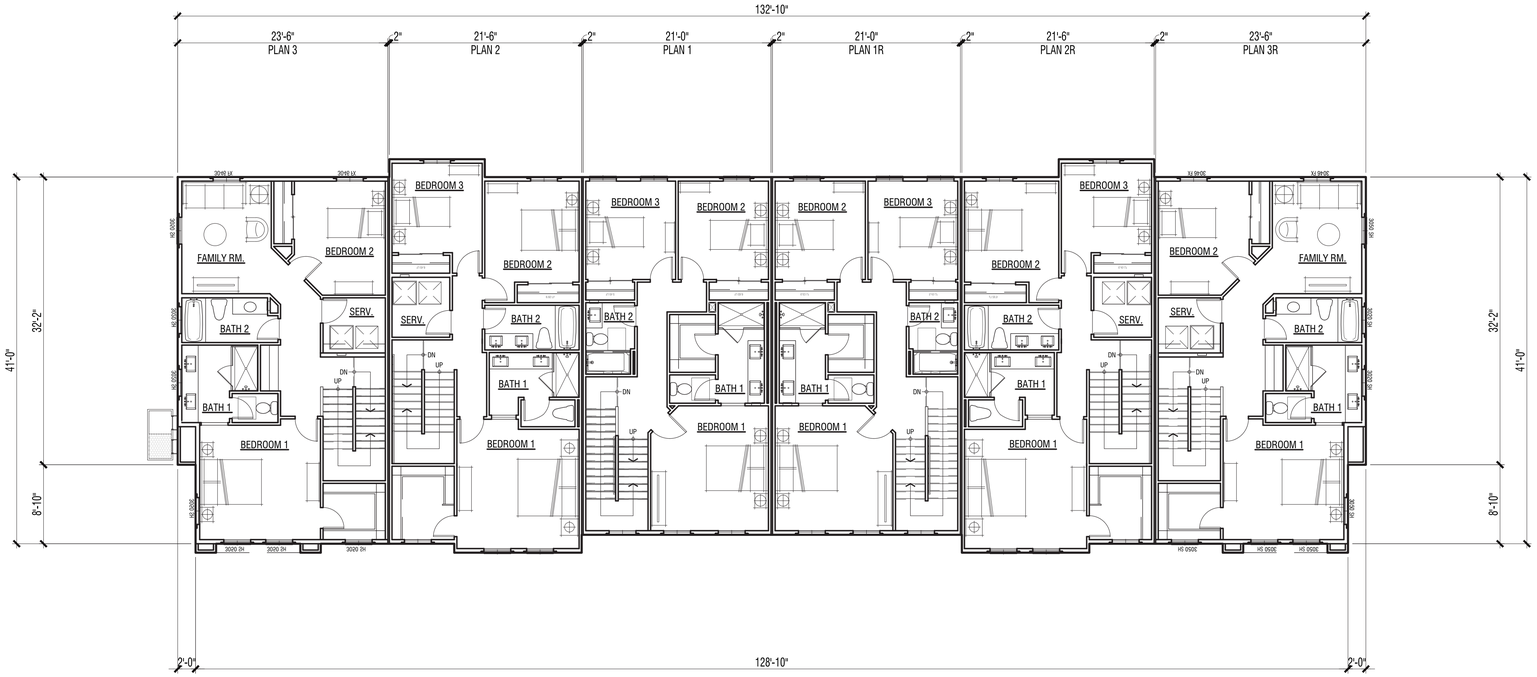
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6-PLEX TOWNHOME

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3. Conceptual floor plans will change through design process.
4. Square footage may vary depending on method of calculation.

PRODUCT 1A: TOWNHOMES
3RD LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

A-3

0 4 8 16

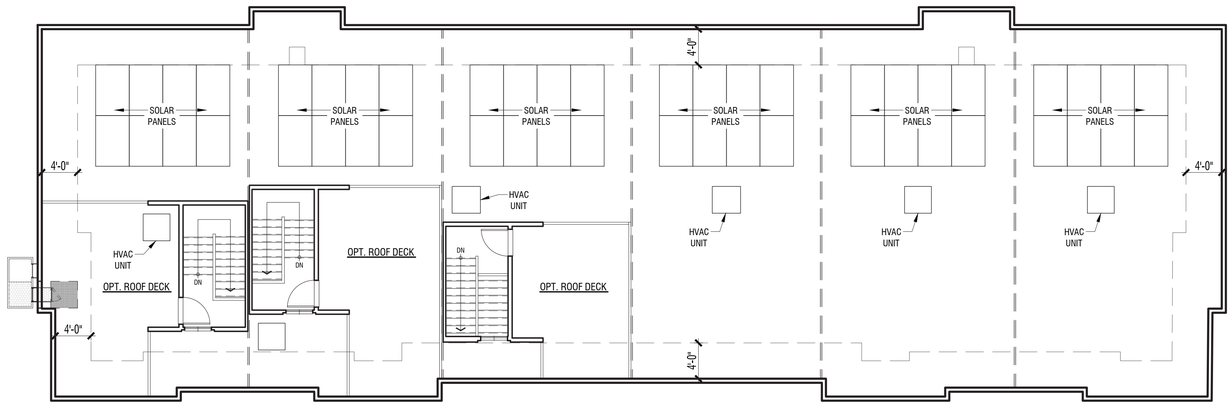
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6-PLEX TOWNHOME

NOTE:
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3. Conceptual floor plans will change through design process.
4. Square footage may vary depending on method of calculation.

PRODUCT 1A: TOWNHOMES
ROOF PLAN
HWDMP

HERCULES, CA

A-4

0 4 8 16

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LEFT



REAR



RIGHT



Stoop Frontage

FRONT

Loading Dock Frontage
2' high min. to 4' max.

Accessible Entry Condition
Ramp at Side

PRODUCT 1A: TOWNHOMES
EXTERIOR ELEVATIONS: WATERFRONT WAREHOUSE

HWDMP

HERCULES, CA

Note: Elevations are conceptual and will change through design process.

A-5

0 4 8 16

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Stoop Frontage

FRONT

Loading Dock Frontage
2' high min. to 4' max.

Accessible Entry Condition
Ramp at Side

PRODUCT 1A: TOWNHOMES
EXTERIOR ELEVATIONS: SPANISH

HWDMP

HERCULES, CA

Note: Elevations are conceptual and will change through design process.

A-6

0 4 8 16

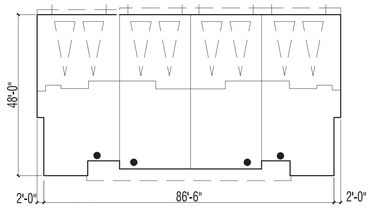
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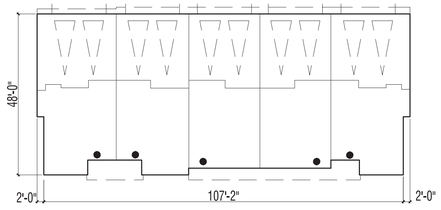
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4-PLEX



5-PLEX

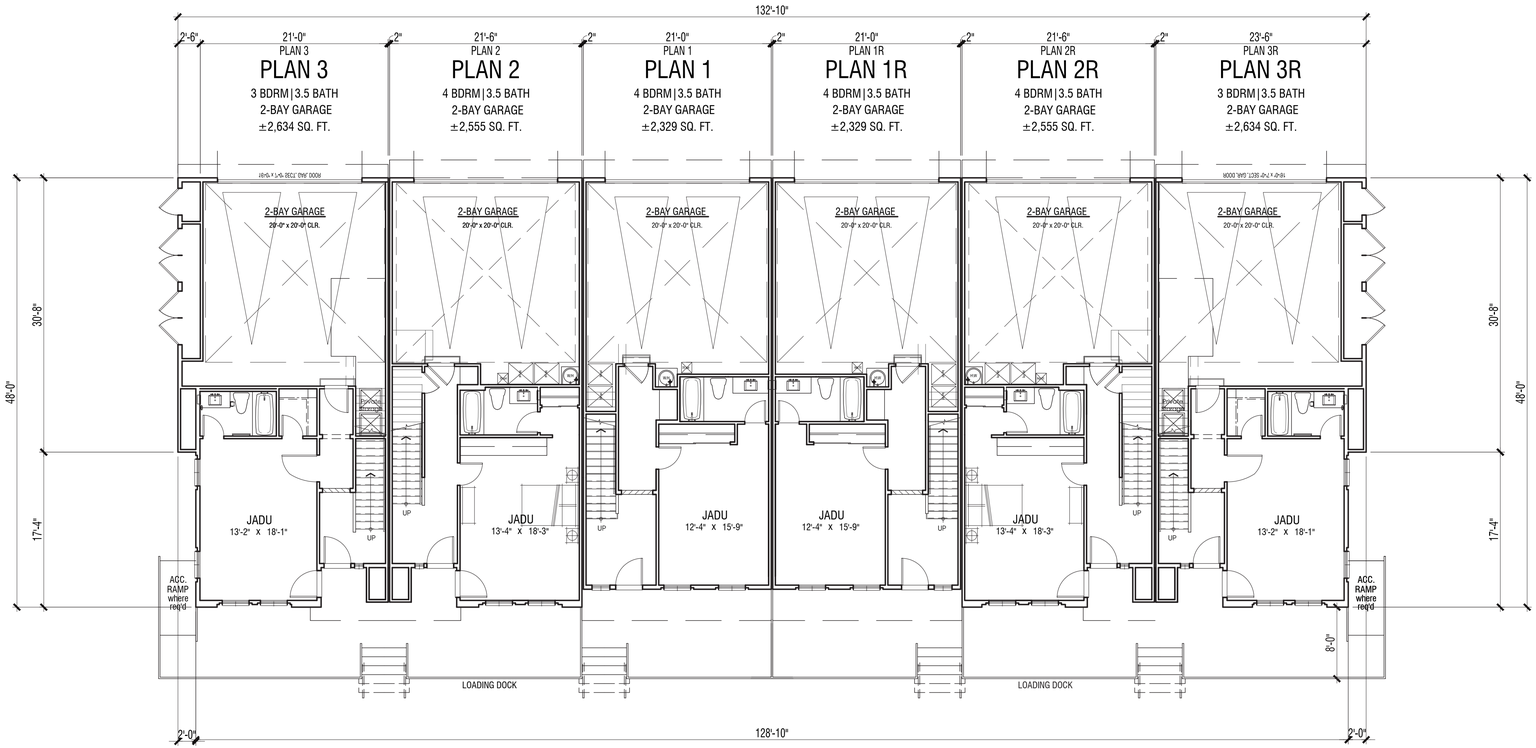
4-PLEX & 5-PLEX DIMENSIONS

(NTS)

Note: See Sheet A-12 for 10-Plex Floor Plans.



KEY MAP



Note: See Sheet SP-13 for Stoop and Loading Dock Locations.

6-PLEX TOWNHOME

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3. Conceptual floor plans will change through design process.
4. Square footage may vary depending on method of calculation.

PRODUCT 1B: TOWNHOMES
1ST LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

0 4 8 16

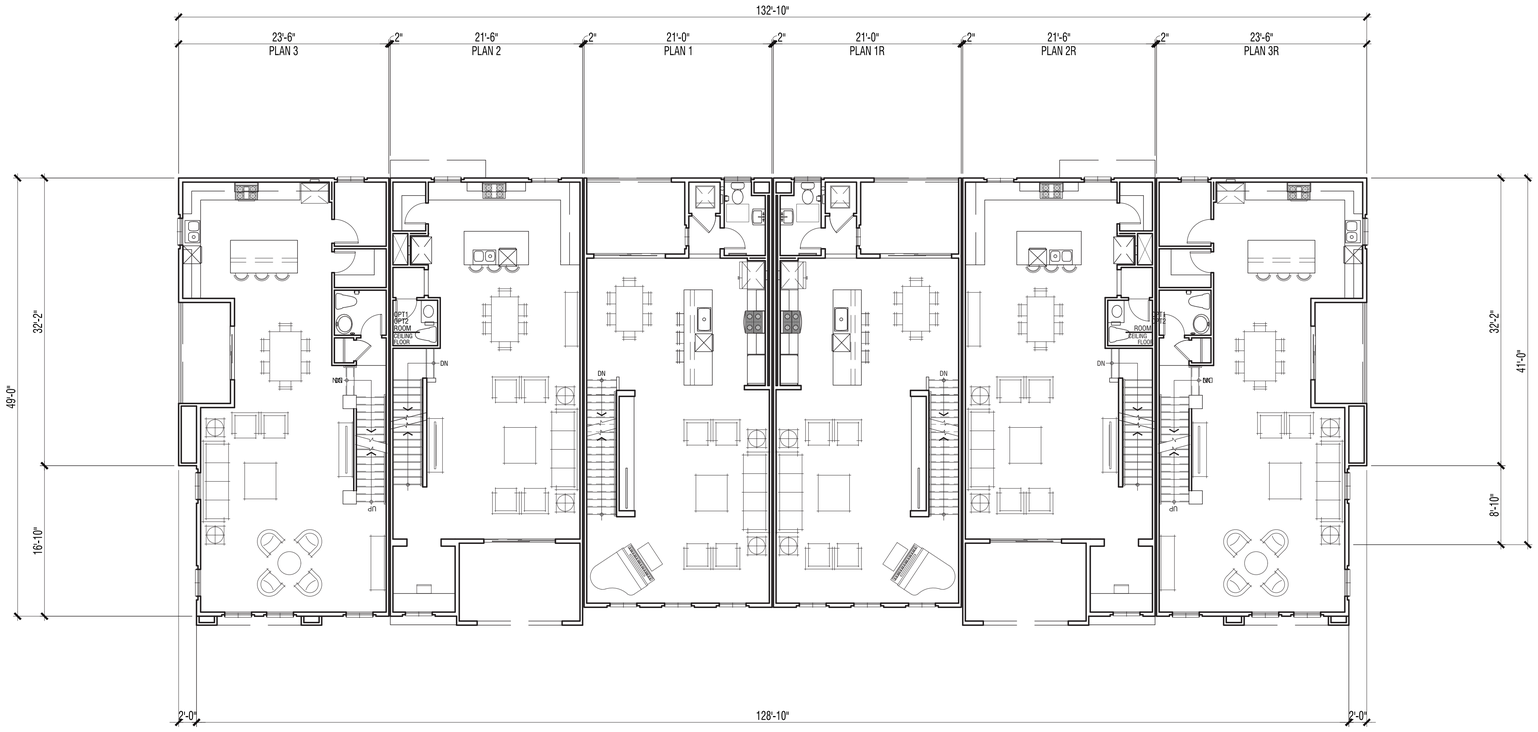
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6-PLEX TOWNHOME

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3. Conceptual floor plans will change through design process.
4. Square footage may vary depending on method of calculation.

PRODUCT 1B: TOWNHOMES
2ND LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

0 4 8 16

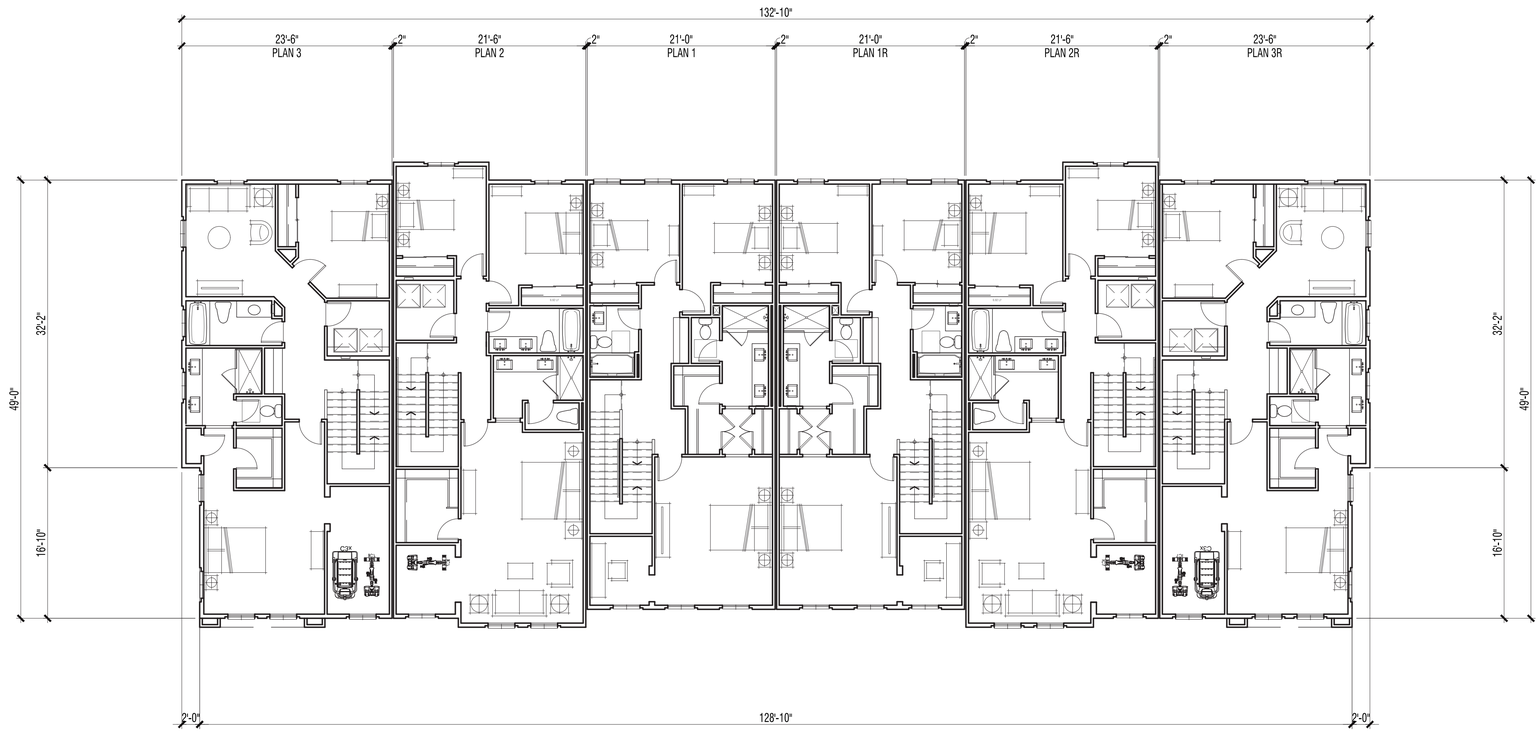
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6-PLEX TOWNHOME

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3. Conceptual floor plans will change through design process.
4. Square footage may vary depending on method of calculation.

PRODUCT 1B: TOWNHOMES
3RD LEVEL FLOOR PLAN
HWDMP

HERCULES, CA

A-9

0 4 8 16

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LEFT



REAR



RIGHT



FRONT

Loading Dock Frontage
2' high min. to 4' max.

Accessible Entry Condition
Ramp at Side

PRODUCT 1B: TOWNHOMES
EXTERIOR ELEVATIONS: WATERFRONT WAREHOUSE
HWDMP

HERCULES, CA

Note: Elevations are conceptual and will change through design process.

A-10

0 4 8 16

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FRONT

Loading Dock Frontage
2' high min. to 4' max.

Accessible Entry Condition
Ramp at Side

PRODUCT 1B: TOWNHOMES
EXTERIOR ELEVATIONS: SPANISH

HWDMP

HERCULES, CA

Note: Elevations are conceptual and will change through design process.

A-11

0 4 8 16

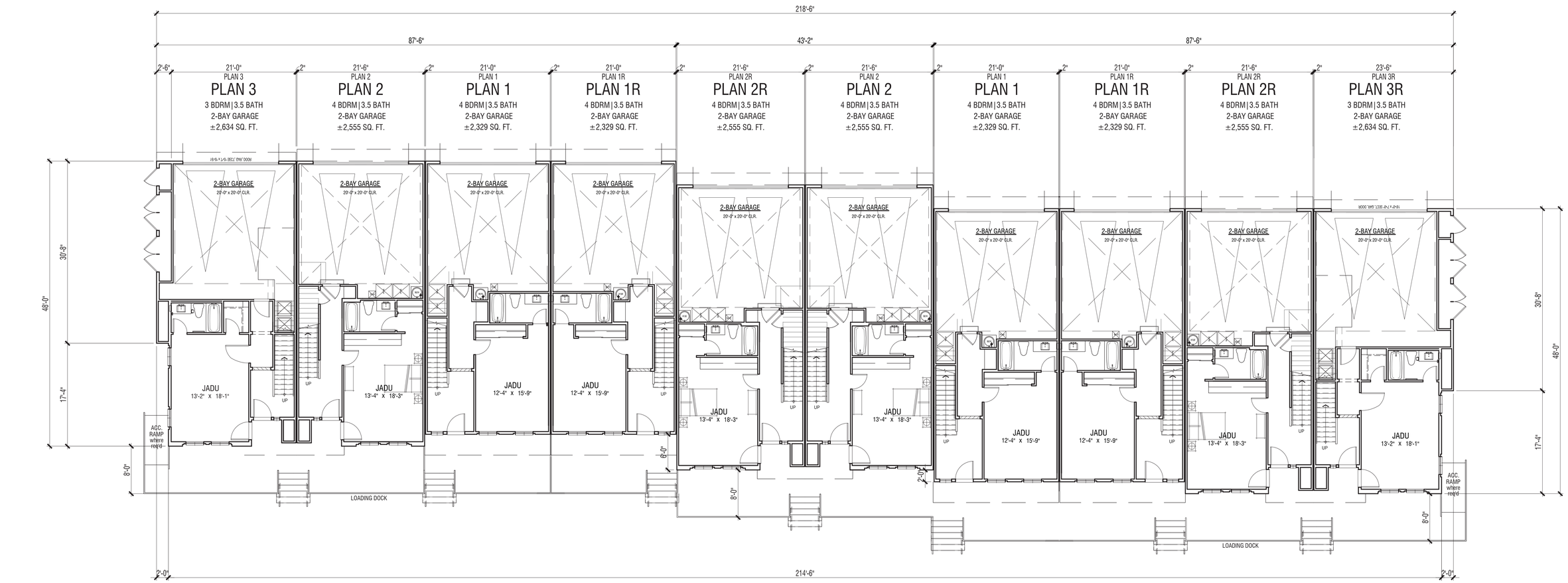
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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO





KEY MAP

10-PLEX TOWNHOME

NOTE:
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PRODUCT 1B: TOWNHOMES (BUILDING L3)
1ST LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

A-12

0 4 8 16

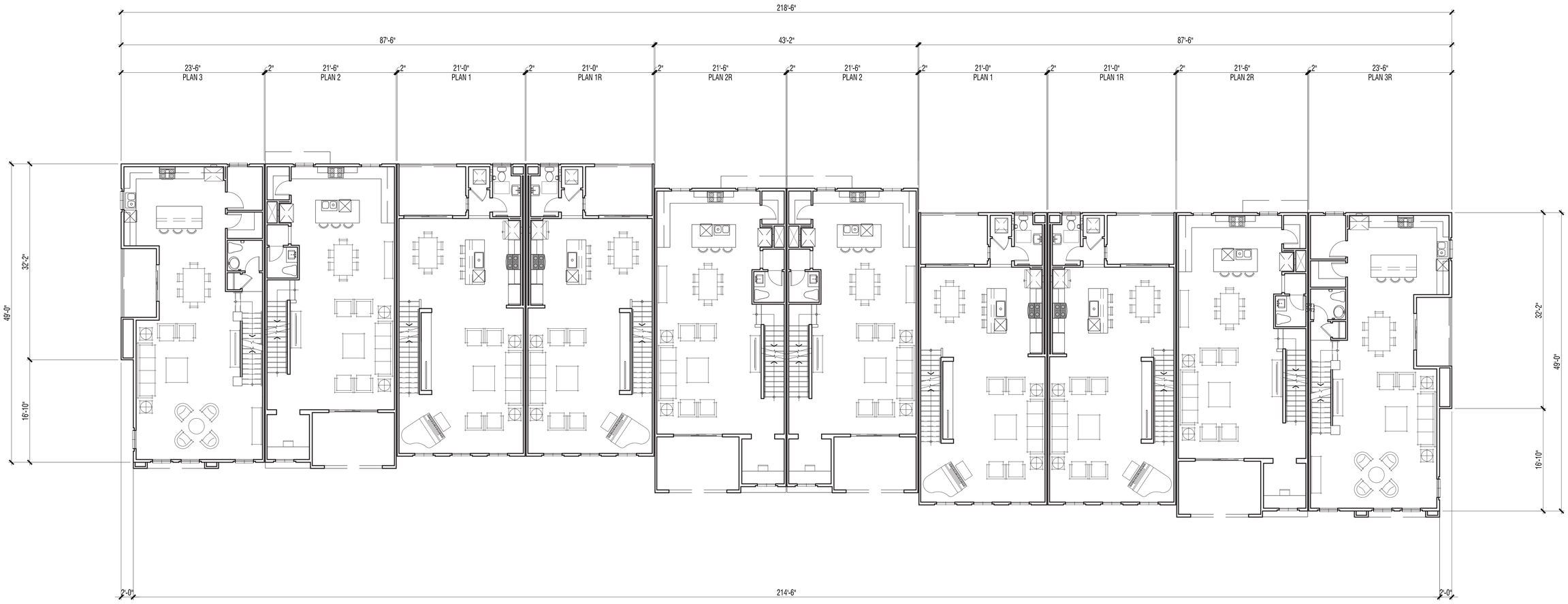
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10-PLEX TOWNHOME

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PRODUCT 1B: TOWNHOMES (BUILDING L3)
2ND LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

A-13

0 4 8 16

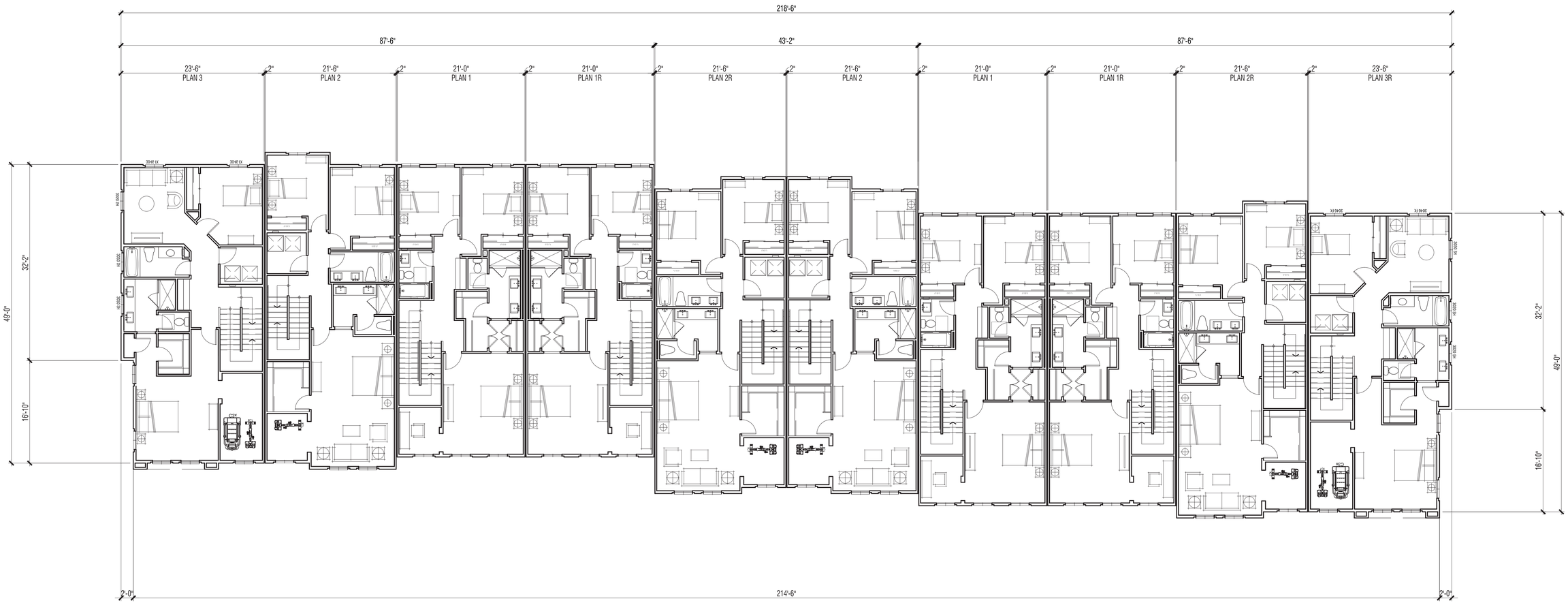
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10-PLEX TOWNHOME

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PRODUCT 1B: TOWNHOMES (BUILDING L3)
3RD LEVEL FLOOR PLAN
HWDMP

HERCULES, CA

A-14

0 4 8 16

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FRONT

Loading Dock Frontage
2' high min. to 4' max.

Accessible Entry Condition
Ramp at Side

PRODUCT 1B: TOWNHOMES
EXTERIOR ELEVATIONS
HWDMP

HERCULES, CA

A-15

0 4 8 16

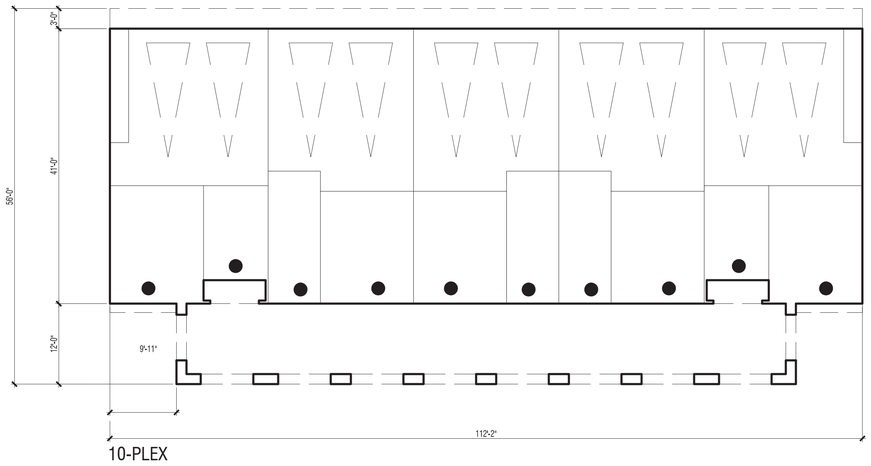
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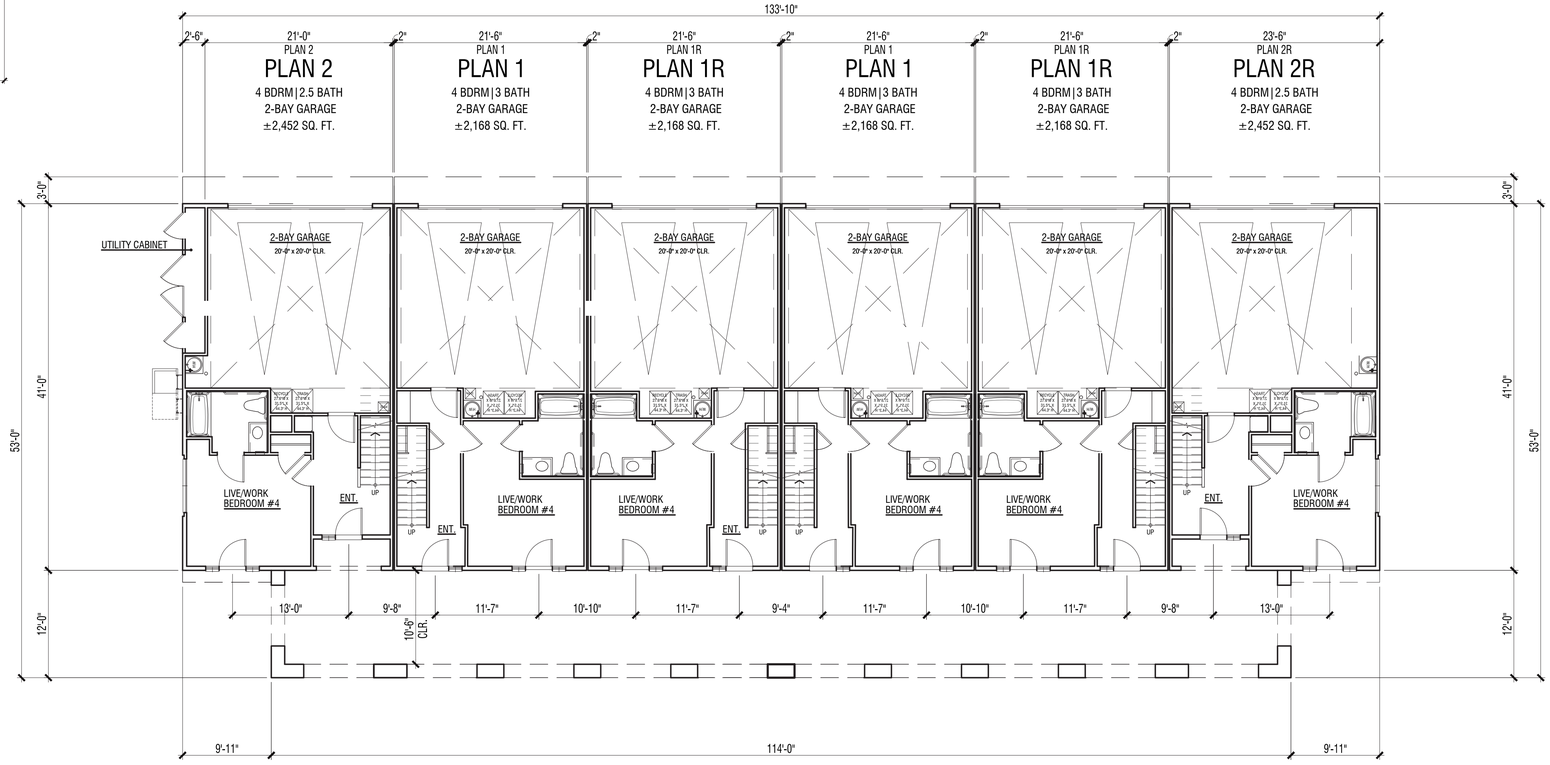
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10-PLEX

5-PLEX DIMENSIONS

(NTS)



6-PLEX LIVE-WORK



KEY MAP

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PRODUCT 2: LIVE/WORK
1ST LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

A-16

0 4 8 16

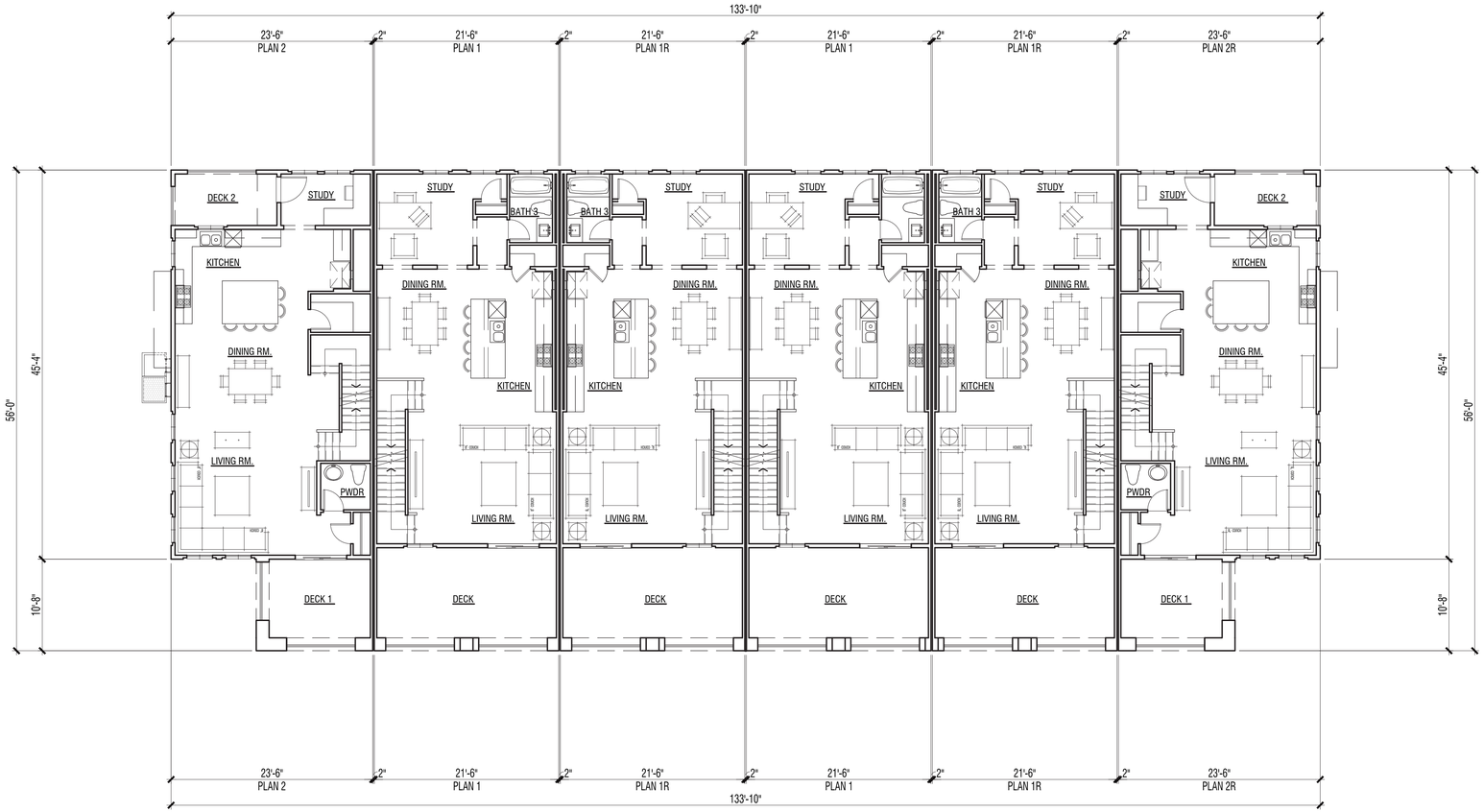
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6-PLEX LIVE-WORK

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PRODUCT 2: LIVE/WORK
2ND LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

A-17

0 4 8 16

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6-PLEX LIVE-WORK

NOTE:
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3. Conceptual floor plans will change through design process.
4. Square footage may vary depending on method of calculation.

PRODUCT 2: LIVE/WORK
3RD LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

0 4 8 16

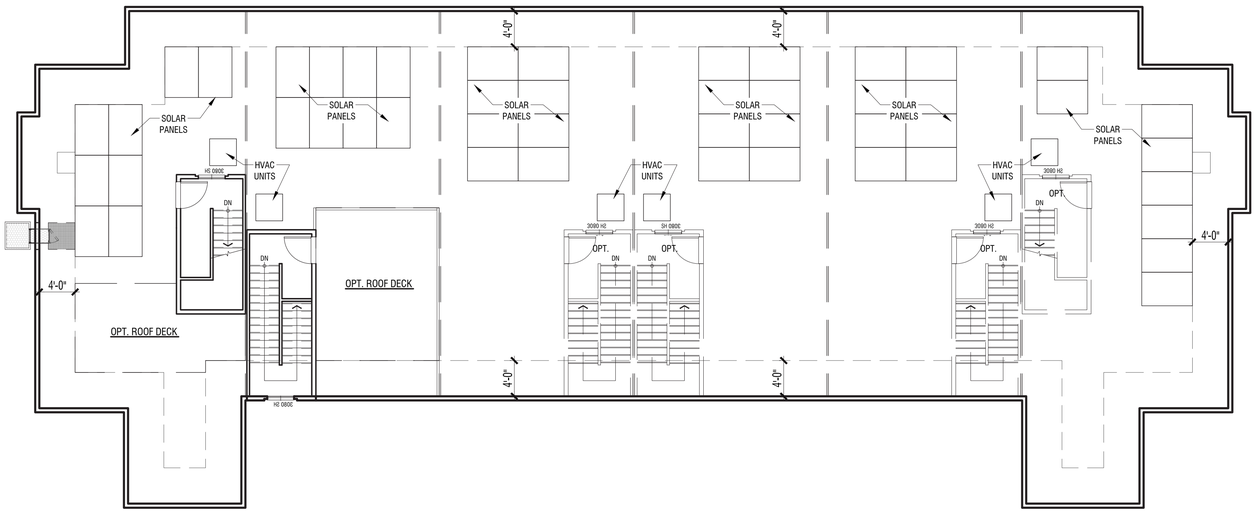
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6-PLEX LIVE-WORK

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PRODUCT 2: LIVE/WORK
ROOF PLAN
HWDMP

HERCULES, CA

A-19

0 4 8 16

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LEFT



REAR



RIGHT



FRONT

PRODUCT 2: LIVE/WORK
EXTERIOR ELEVATIONS: WATERFRONT WAREHOUSE

HWDMP

HERCULES, CA

Note: Elevations are conceptual and will change through design process.

A-20

0 4 8 16

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FRONT

PRODUCT 2: LIVE/WORK
EXTERIOR ELEVATIONS: SPANISH

HWDMP

HERCULES, CA

Note: Elevations are conceptual and will change through design process.

A-21

0 4 8 16

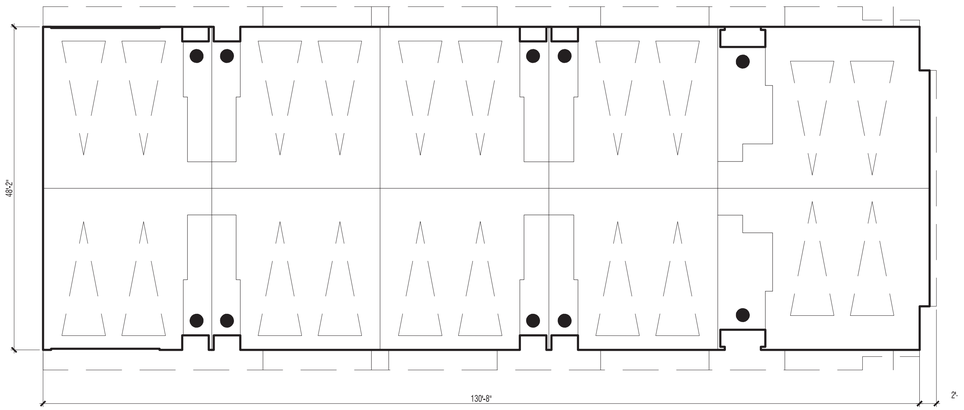
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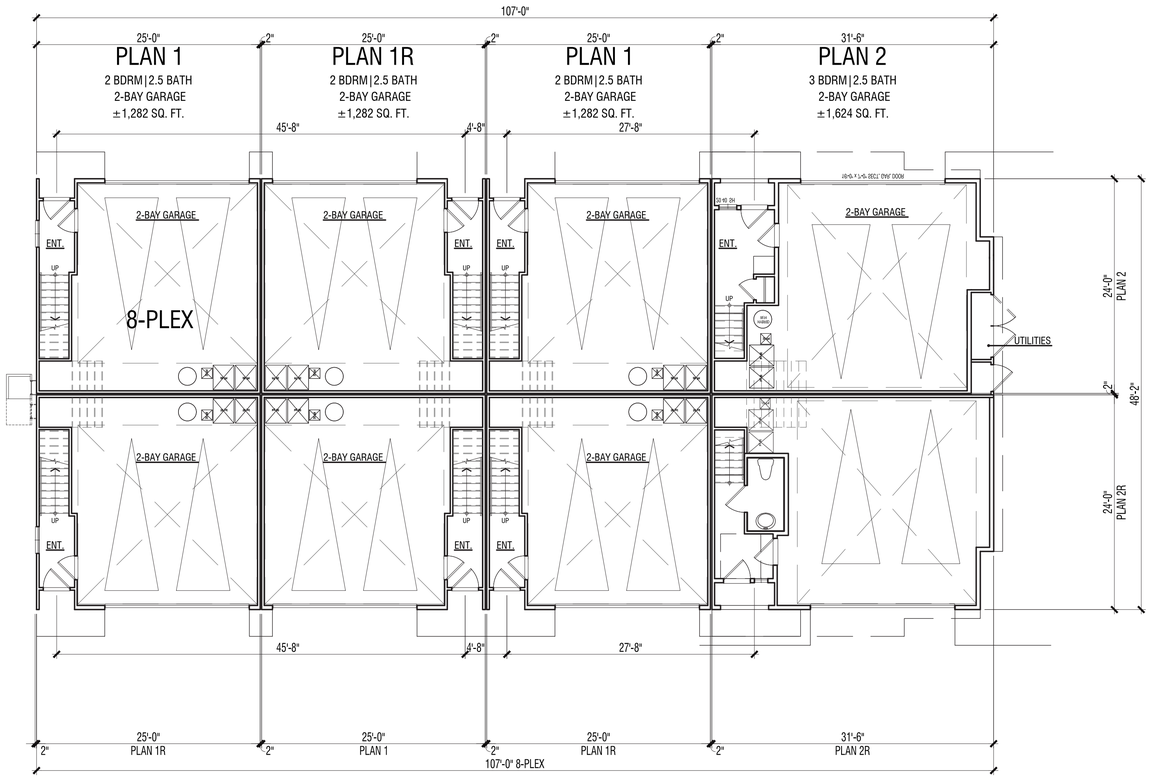
WHA.

ORANGE COUNTY .. LOS ANGELES .. BAY AREA .. SACRAMENTO



10-PLEX

10-PLEX DIMENSIONS



Note: See Sheet SP-13 for Stoop and Loading Dock Locations.

8-PLEX BACK-TO-BACK



KEY MAP

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PRODUCT 3A: BACK-TO-BACK TOWNHOMES
1ST LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

A-22

0 4 8 16

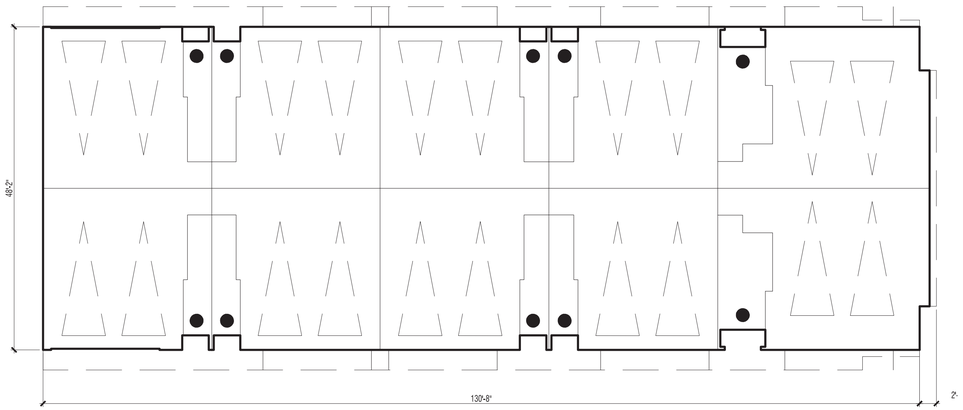
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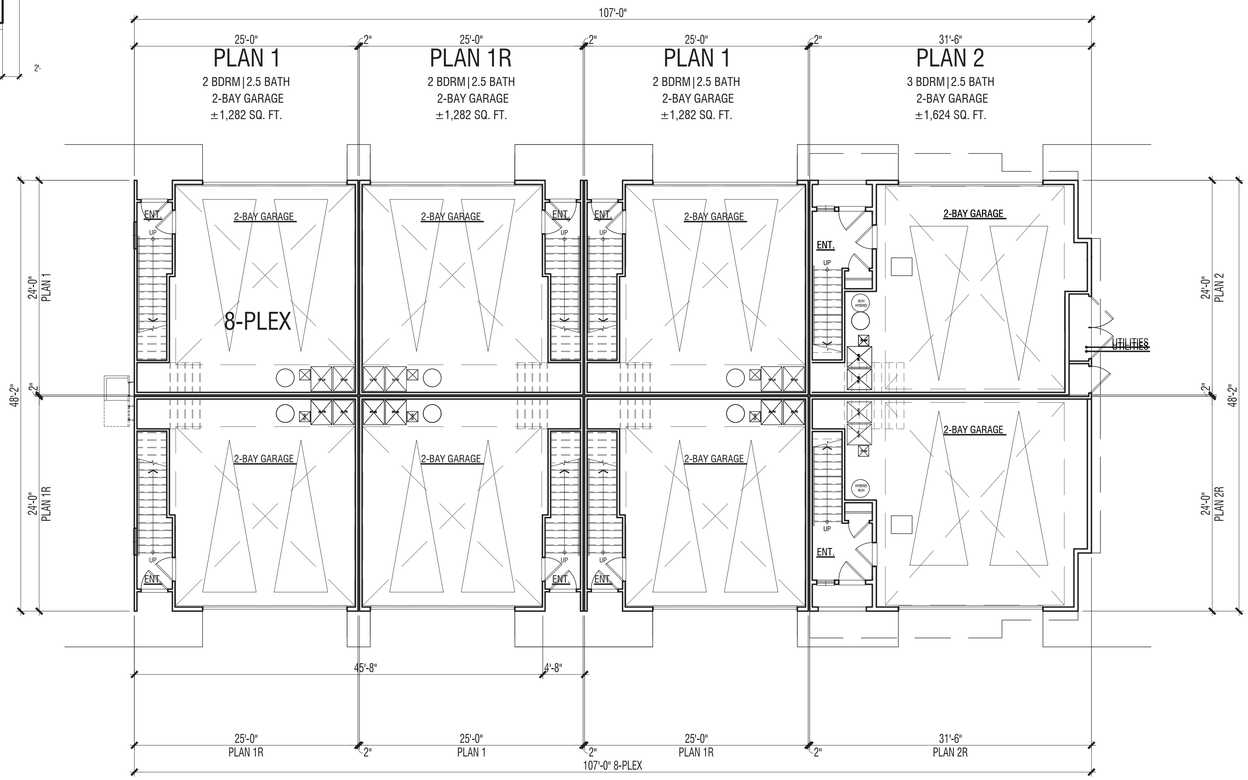
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



10-PLEX

10-PLEX DIMENSIONS



Note: See Sheet SP-13 for Stoop and Loading Dock Locations.

8-PLEX BACK-TO-BACK



KEY MAP

NOTE:
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4. Square footage may vary depending on method of calculation.

PRODUCT 3B: BACK-TO-BACK TOWNHOMES
1ST LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

A-23

0 4 8 16

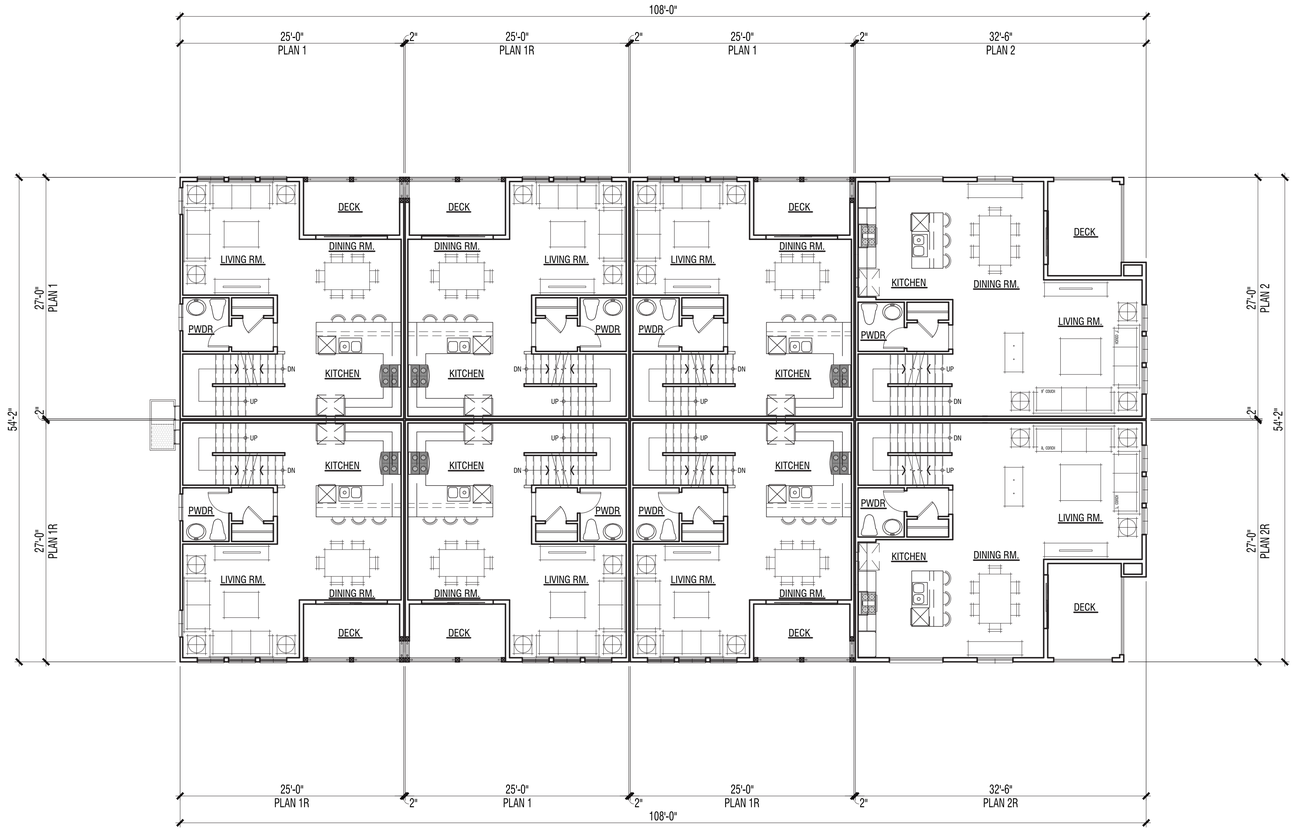
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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



8-PLEX BACK-TO-BACK

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PRODUCT 3A: BACK-TO-BACK TOWNHOMES
2ND LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

A-24

0 4 8 16

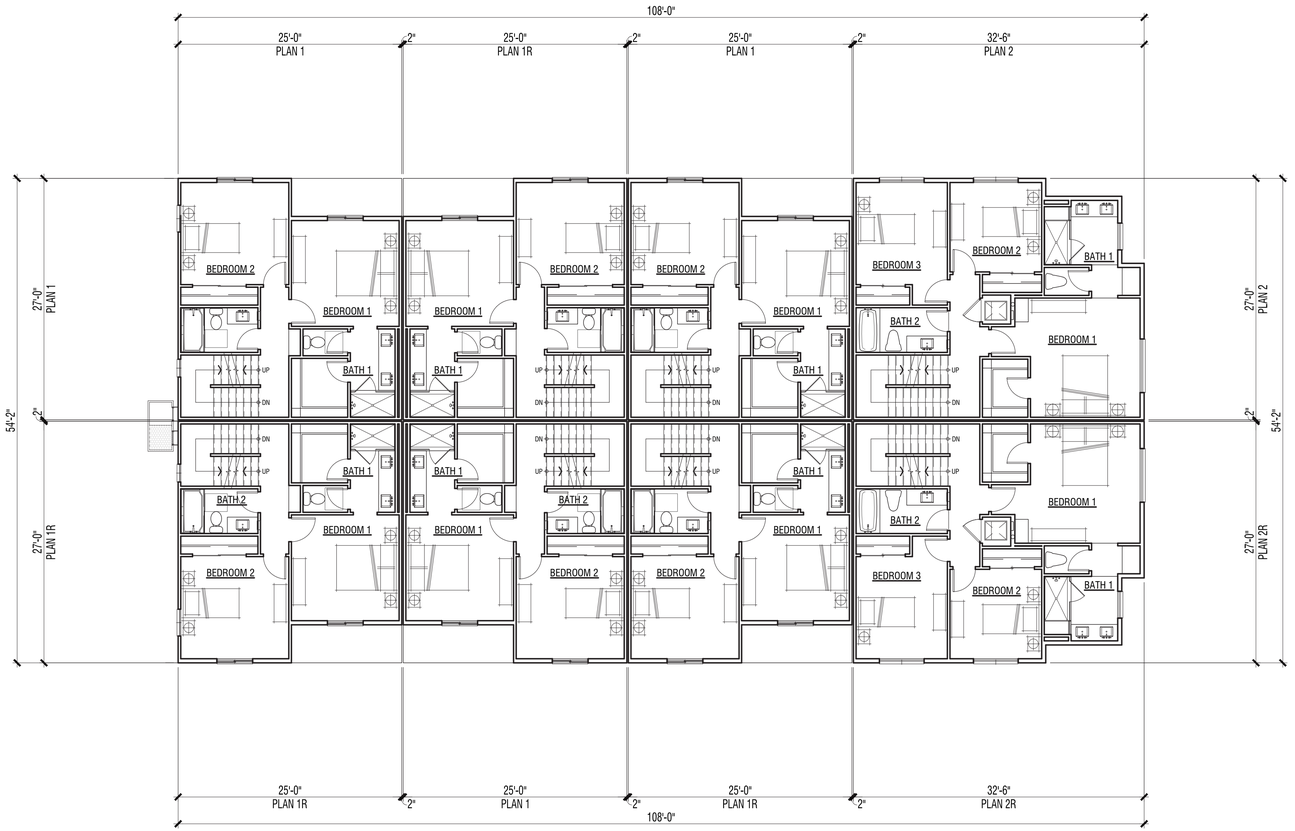
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



8-PLEX BACK-TO-BACK

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PRODUCT 3A: BACK-TO-BACK TOWNHOMES
3RD LEVEL FLOOR PLAN

HWDMP

HERCULES, CA

A-25

0 4 8 16

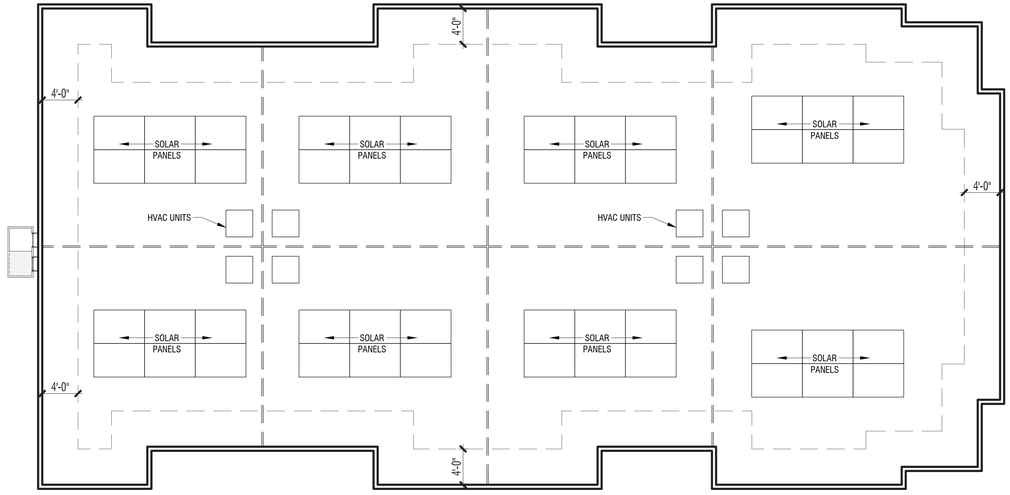
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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



8-PLEX BACK-TO-BACK

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PRODUCT 3A: BACK-TO-BACK TOWNHOMES
ROOF PLAN
HWDMP

HERCULES, CA

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LEDCOR GROUP

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



LEFT



REAR



RIGHT



FRONT

PRODUCT 3A: BACK-TO-BACK TOWNHOMES
EXTERIOR ELEVATIONS : GOLD RUSH

HWDMP

HERCULES, CA

Note: Elevations are conceptual and will change through design process.

A-27

0 4 8 16

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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



FRONT

PRODUCT 3A: BACK-TO-BACK TOWNHOMES
EXTERIOR ELEVATIONS : WATERFRONT WAREHOUSE

HWDMP

HERCULES, CA

Note: Elevations are conceptual and will change through design process.

A-28

0 4 8 16

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



FRONT

PRODUCT 3B: BACK-TO-BACK TOWNHOMES
EXTERIOR ELEVATIONS : GOLD RUSH
HWDMP

HERCULES, CA

Note: Elevations are conceptual and will change through design process.

A-29

0 4 8 16

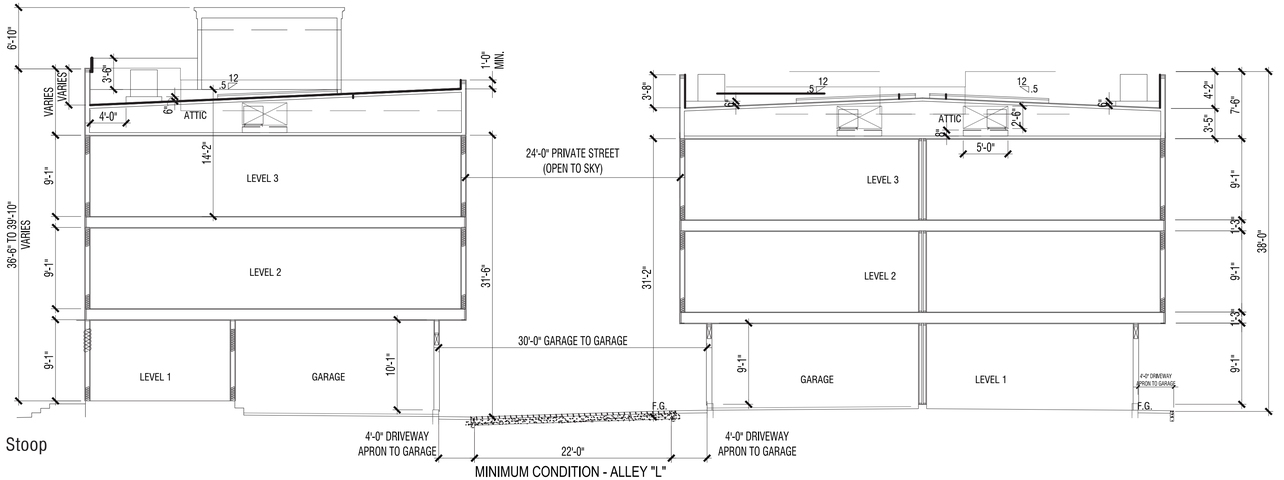
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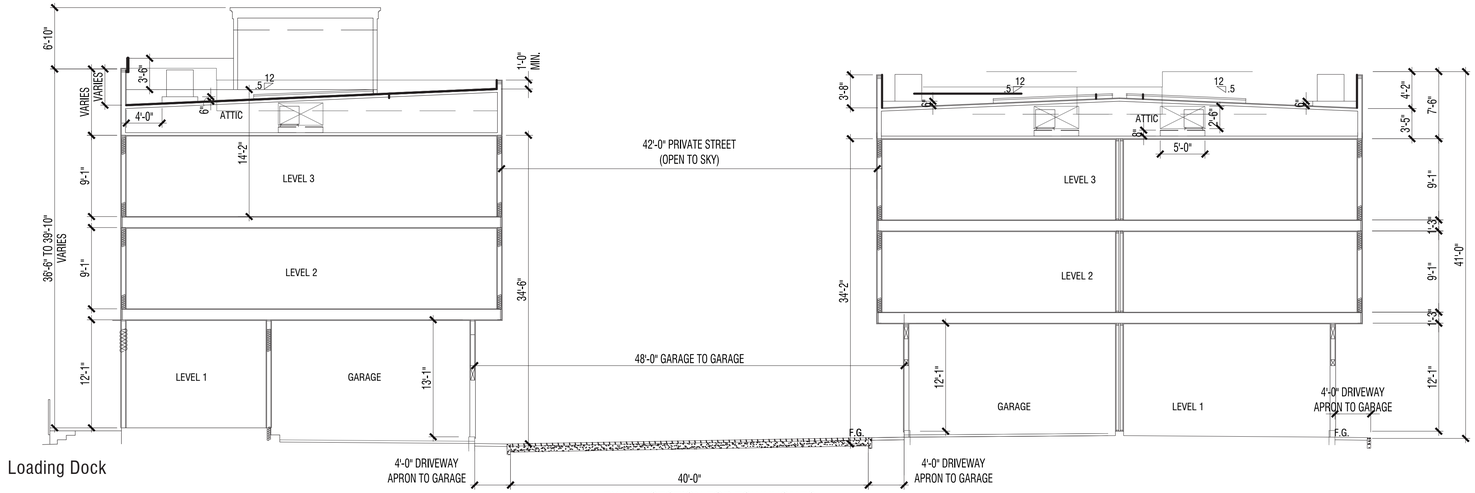
MINIMUM CONDITION - ALLEY "L" SECTION FOR TOWNHOMES & BACK-TO-BACKS

P1A : Townhomes

9'-1" T.O.P.

P3A : Back to Back Townhomes

9'-1" T.O.P.



ALLEY "A" - SECTION FOR TOWNHOMES & BACK-TO-BACKS

P1B : Townhomes

12'-1" T.O.P.

P3B : Back to Back Townhomes

12'-1" T.O.P.

PRODUCT 1 & 3
BUILDING SECTIONS
HWDMP

HERCULES, CA

A-30

0 4 8 16

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