



View looking to plaza at Safeway

Safeway

Hercules California

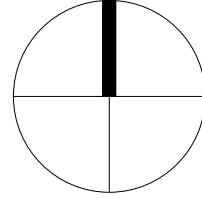
Vicinity Map





**JOHNSON
LYMAN
ARCHITECTS**

1375 LOCUST ST #202, WALNUT CREEK, CA 94596
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Project Summary

Building	Area
Major	57,100 SF
Pad	6,000 SF
Fuel Kiosk	2,500 SF
Total	65,600 SF
Parking	
Standard	240
Accessible	7 (7 required per building code)
Total Provided	247 cars (3.8/1,000 SF)
Site Area	6.7 AC +/- (22 % coverage)
Bike Parking	14 short-term bikes (bike racks) (5% of parking provided) 14 long-term bikes (bike lockers) (5% of parking provided)

Project Description

The buildings reflect an industrial style and forms that respond to the unique history of Hercules as well as providing an urban statement.

The Safeway entry has a dramatic angled shed roof accentuating the facade, with a strong glass expression and includes a combination of brick, plaster, and composite siding. The other buildings respect and enhance the architectural theme.

Varied landscaping and pedestrian amenities, such as the outdoor seating area at Safeway, further enhance the pedestrian experience.

Project Team

Owner McNellis Partners 419 Waverley Street Palo Alto, CA 94301 650.853.3904 650.853.3910 fax john@mcnellis.com	Architect Johnson Lyman Architects 1375 Locust Street Suite 202 Walnut Creek, CA 94596 925.930.9690 Dave@JohnsonLyman.com
Civil Engineer Robert A. Karn & Associates, Inc. 707 Beck Ave. Fairfield, CA 94533 707.435.9999 office 707.249.2062 cell tanderson@rakengineers.com	Landscape Architect Thomas Baak & Associates 1620 North Main Street Walnut Creek, CA 94596 925.933.2583

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View A



Existing view



View B



Existing view



View C



Existing view



View looking North to Pad Building



View looking South to Pad Building



ETAF CALCULATIONS:

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

GENERAL NOTES:

1. ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM WITH WEATHER-BASE CONTROLLER.
2. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING, WITH EXCEPTION OF STORMWATER BASIN AREAS.

VINE:
FIC PUM FICUS PUMILA

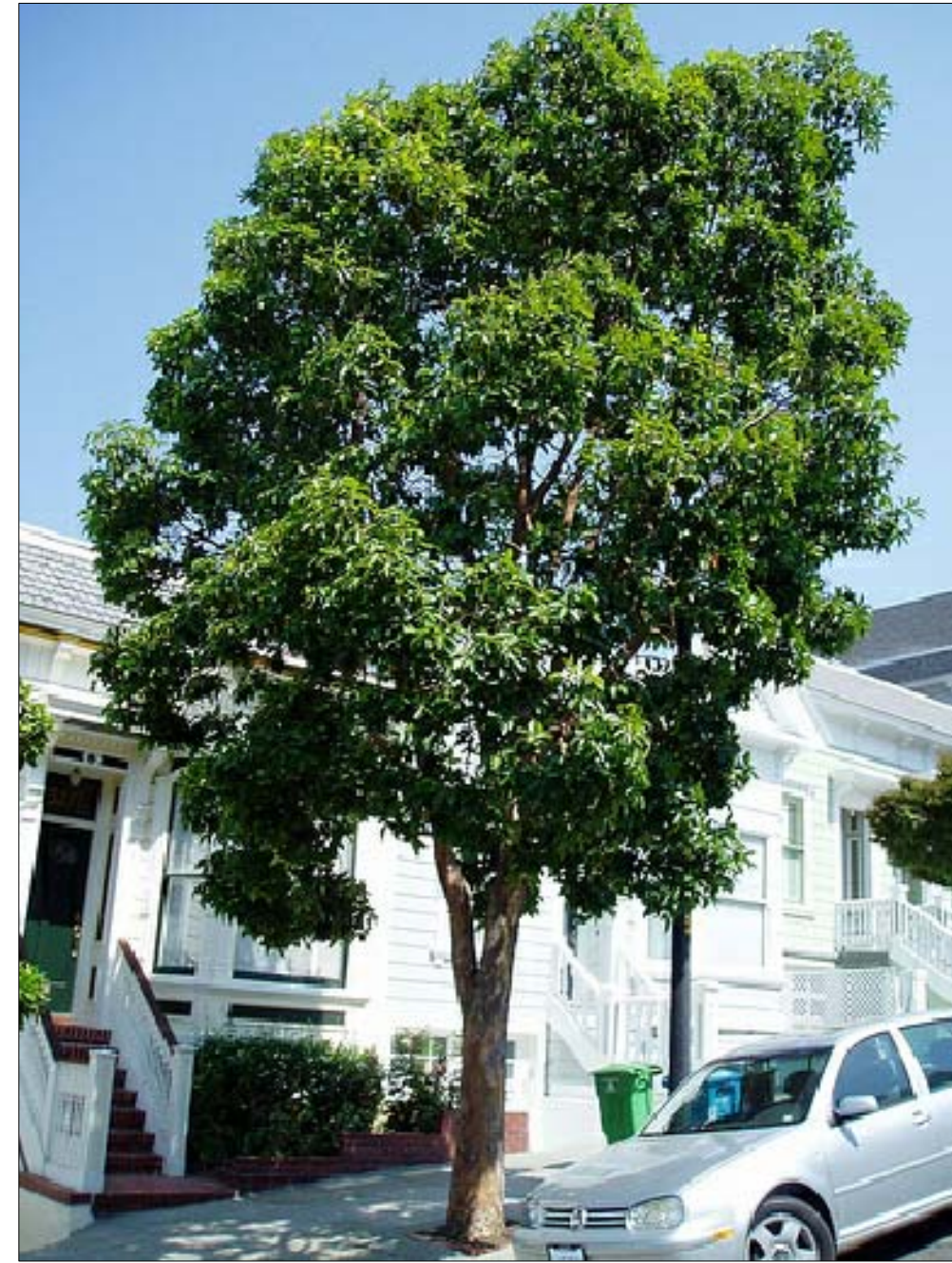
GROUND COVERS:				
A	ARCTOSTAPHYLOS 'POINT REYES'	MANZANITA	1 GA@ 36" OC.	LOW
C	ROSA	CARPET ROSE	1 GA@ 36" OC.	MED
D	DECHAMPSIA DESPITOSA	TUFTED HAIRGRASS	1 GA@ 30" OC.	LOW
J	JUNCUS PATENS	RUSH	1 GA@ 30" OC.	LOW
L	LANTANA MONTEVIDENSIS	LANTANA	1 GA@ 36" OC.	LOW
M	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GA@ 48" OC.	LOW
R	ROSEMARINUS	ROSMARY	1 GA@ 36" OC.	LOW



ARBUTUS 'MARINA'
(ARBUTUS)
BROADLEAF EVERGREEN CANOPY TREE; 25-30 FT. HEIGHT



CELTIS OCCIDENTALIS
(COMMON HACKBERRY)
LARGE DECIDUOUS CANOPY TREE; 30-40 FT. HEIGHT



LOPHOSTEMON CONFERTUS
(BRISBANE BOX)
BROADLEAF EVERGREEN CANOPY TREE; 25-30 FT. HEIGHT



METROSIDEROS EXCELSA
(NEW ZEALAND CHRISTMAS TREE)
BROADLEAF EVERGREEN CANOPY TREE; 25-30 FT. HEIGHT



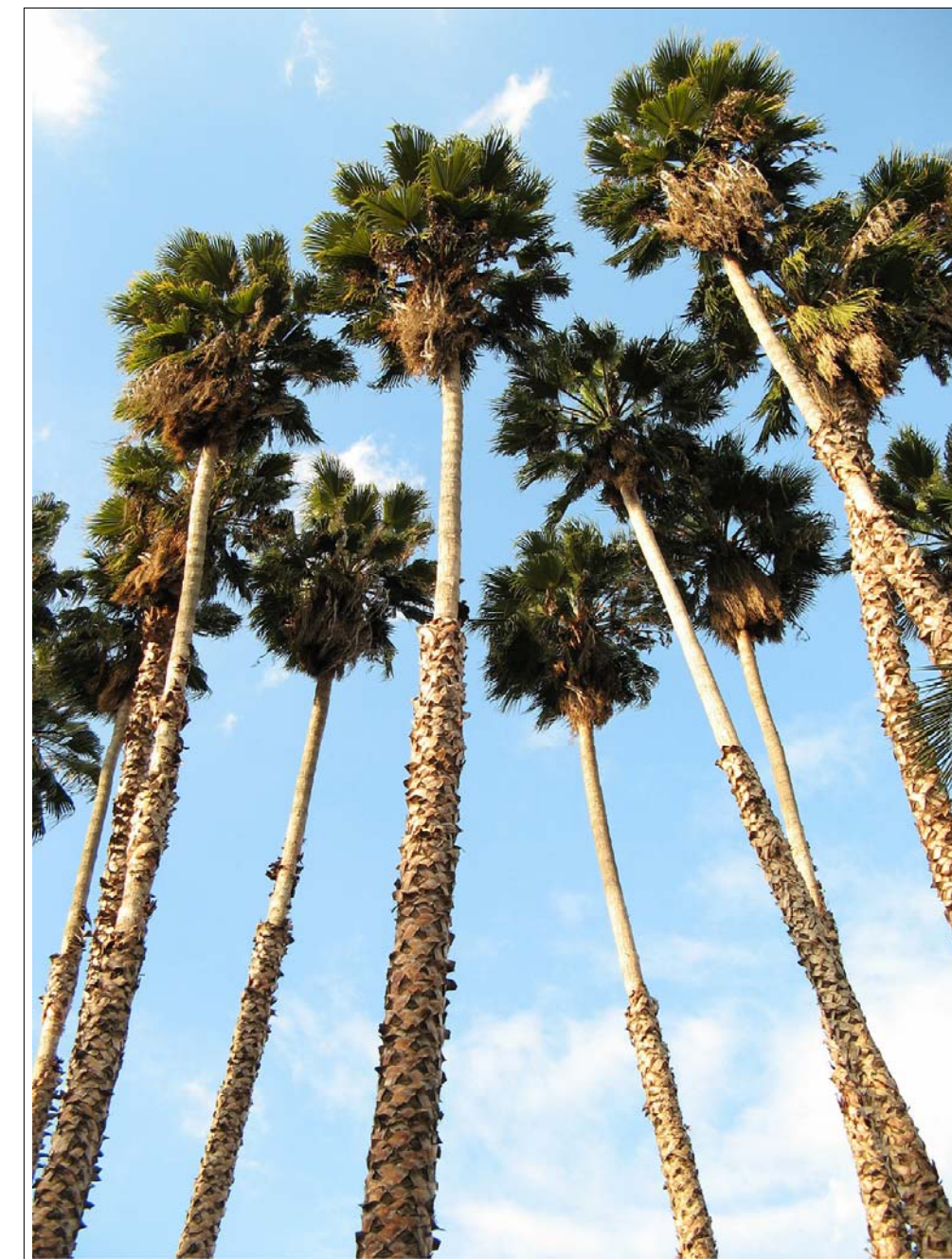
PISTACIA CHINENSIS
(CHINESE PISTACHE)
DECIDUOUS CANOPY TREE; 30-35 FT. HEIGHT



PRUNUS CERASIFERA 'KRAUTER VESUVIUS'
(PURPLE-LEAF PLUM)
DECIDUOUS CANOPY TREE; 20-25 FT. HEIGHT



PYRUS CALLERYANA 'ARISTOCRAT'
(ARISTOCRAT PEAR)
DECIDUOUS CANOPY TREE; 25-35 FT. HEIGHT

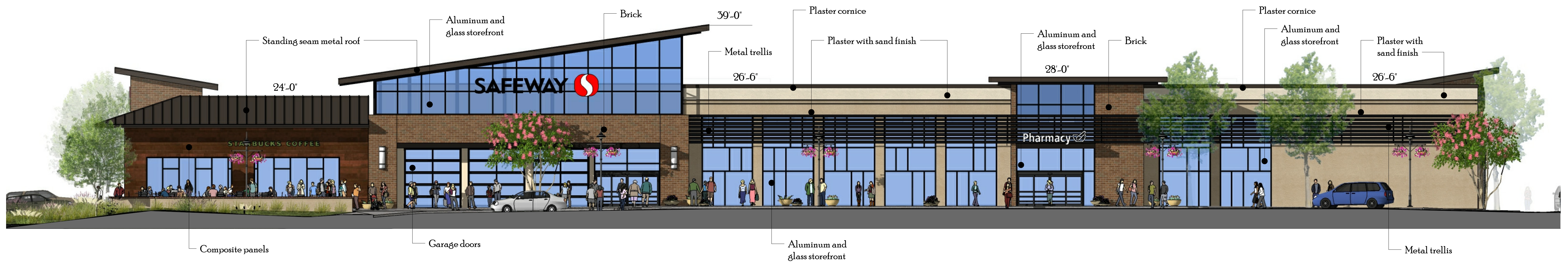


WASHINGTONIA ROBUSTA
(MEXICAN FAN PALM)
TALL ACCENT TREE; 40-60 FT. HEIGHT



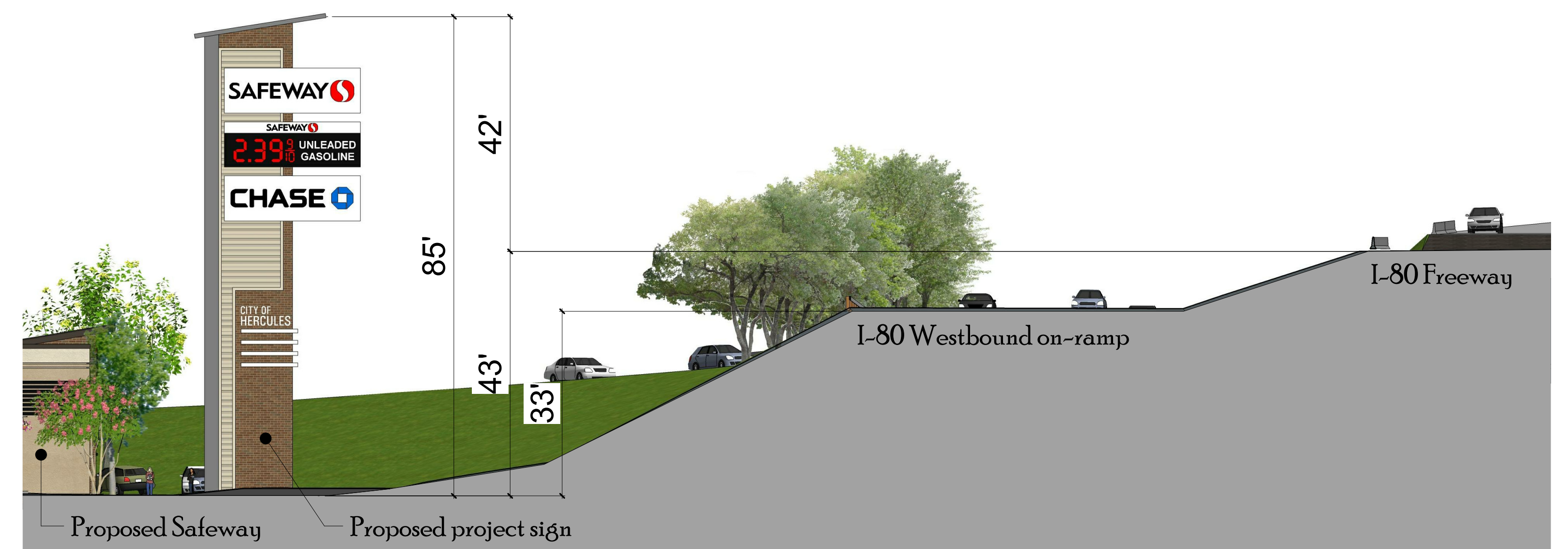
East Elevation

1" = 10'



South Elevation

1" = 10'



Pylon Sign Section

1/16" = 1' - 0"



West Elevation

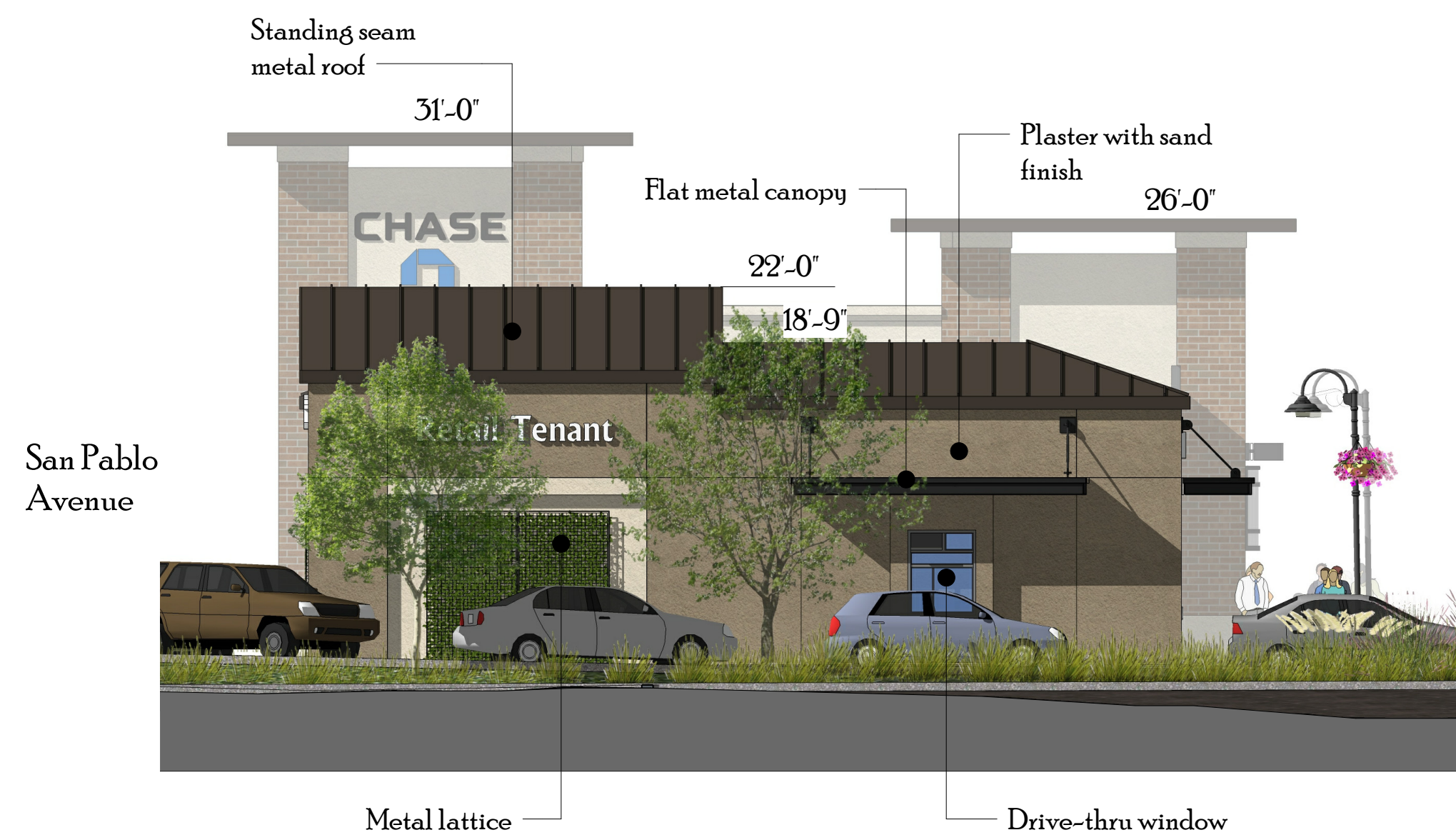
View from San Pablo Avenue

1" = 10'



North Elevation

1" = 10'



South Elevation

1/8" = 1'-0"



East Elevation

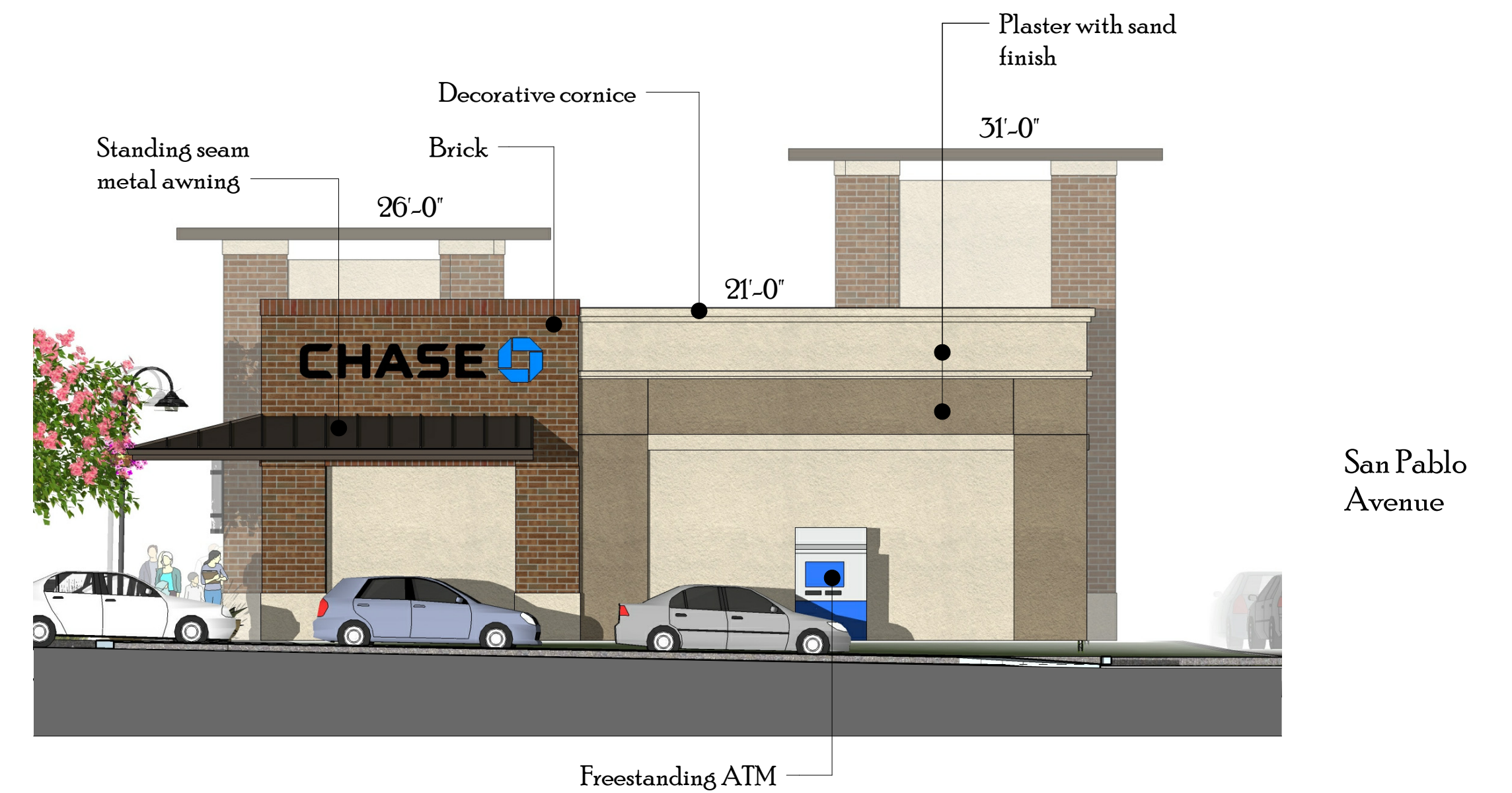
1/8" = 1'-0"



West Elevation

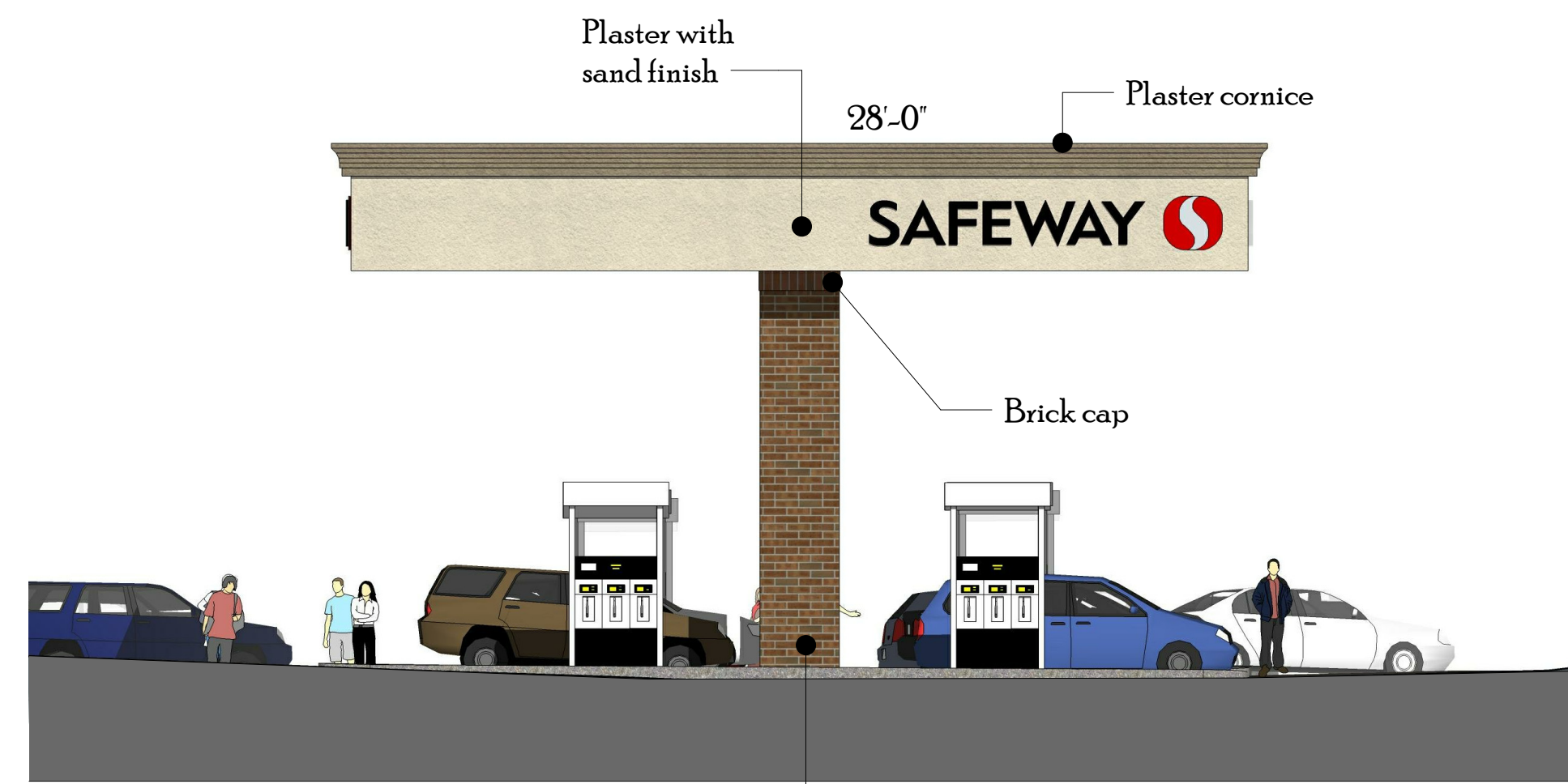
Pad - View from San Pablo Avenue

1/8" = 1'-0"



North Elevation

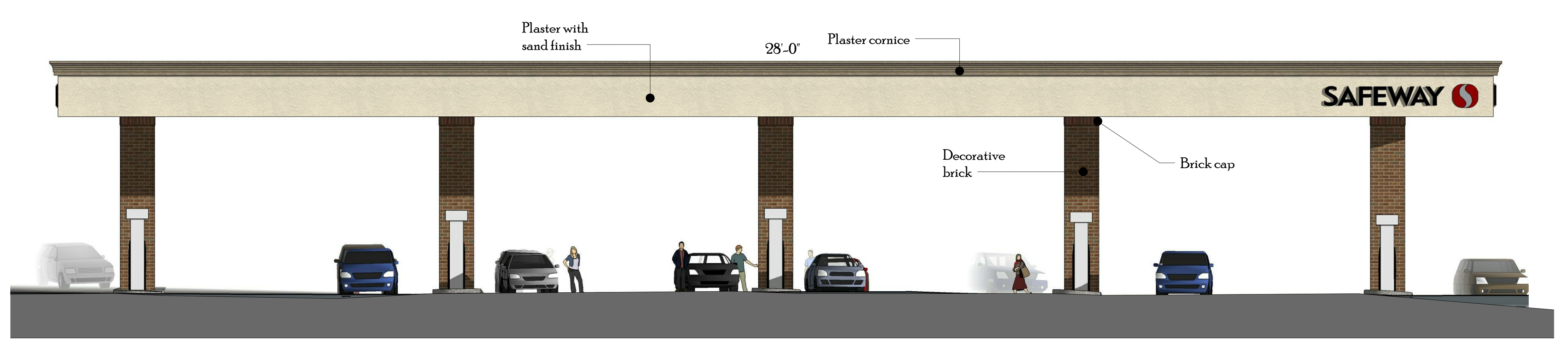
1/8" = 1'-0"



South Elevation

Fuel Center - View from Sycamore Avenue

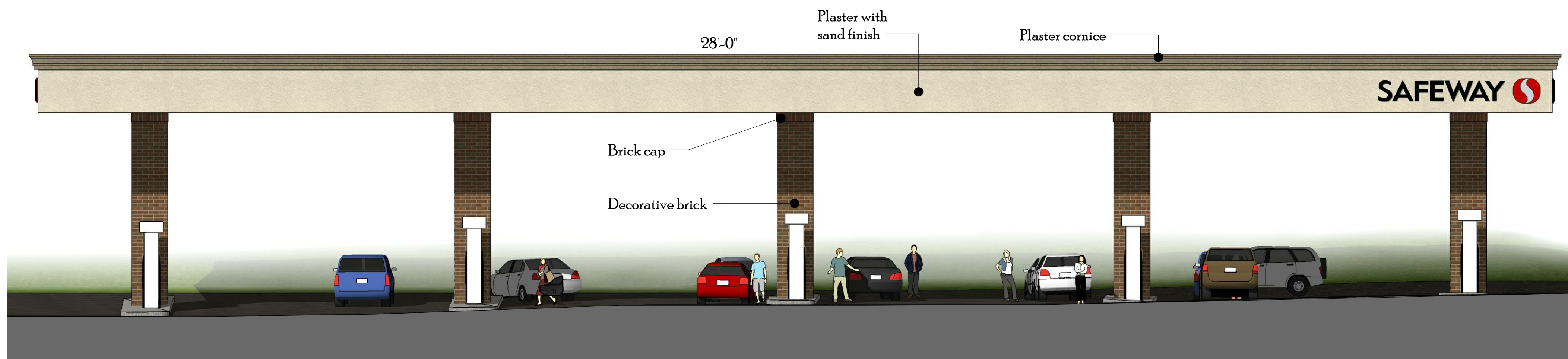
1/8" = 1'-0"



East Elevation

Fuel Center - View from Interstate 80

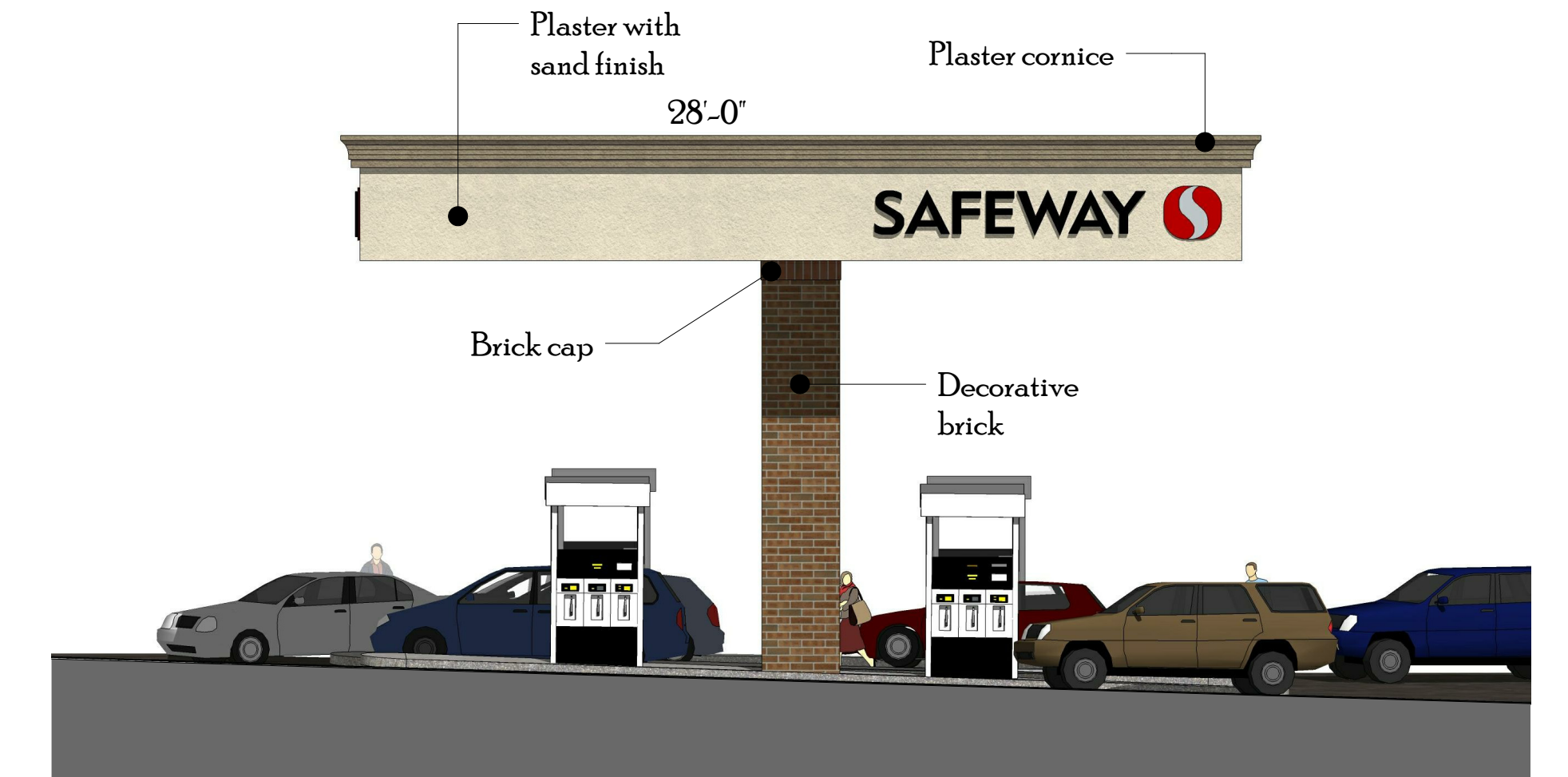
1/8" = 1'-0"



West Elevation

Fuel Center

1/8" = 1'-0"



North Elevation

Fuel Center

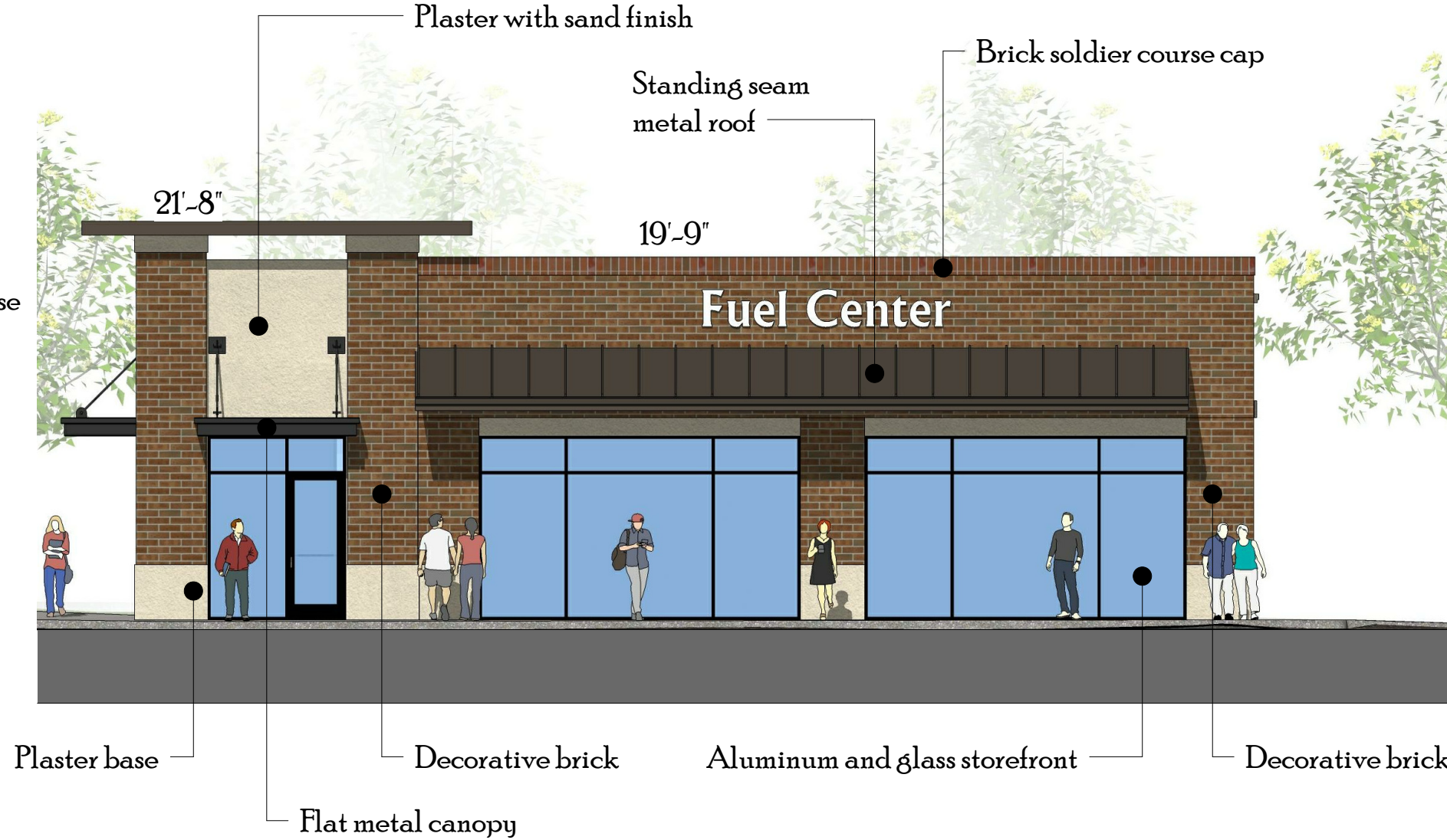
1/8" = 1'-0"



South Elevation

Fuel Kiosk

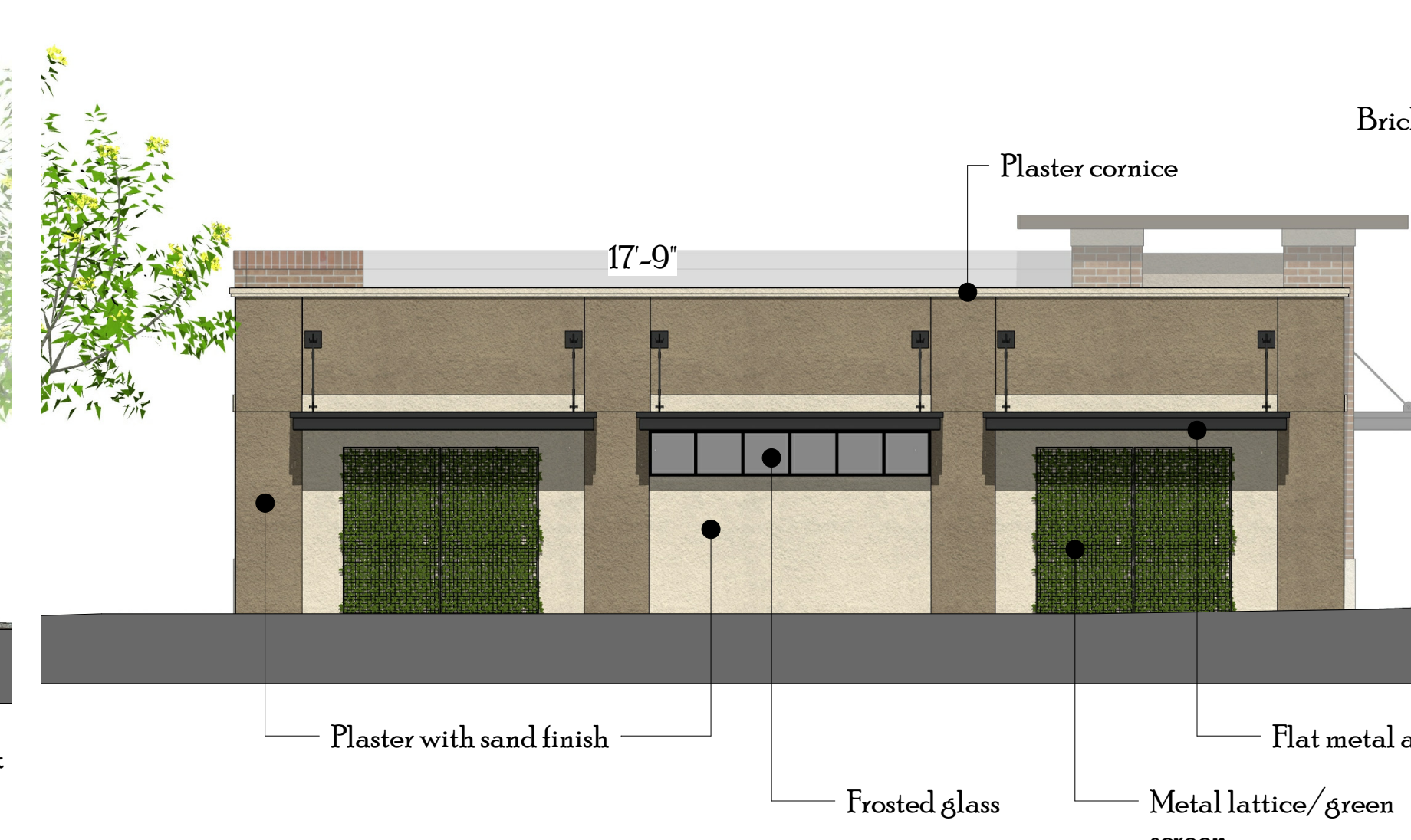
1/8" = 1'-0"



East Elevation

Fuel Kiosk

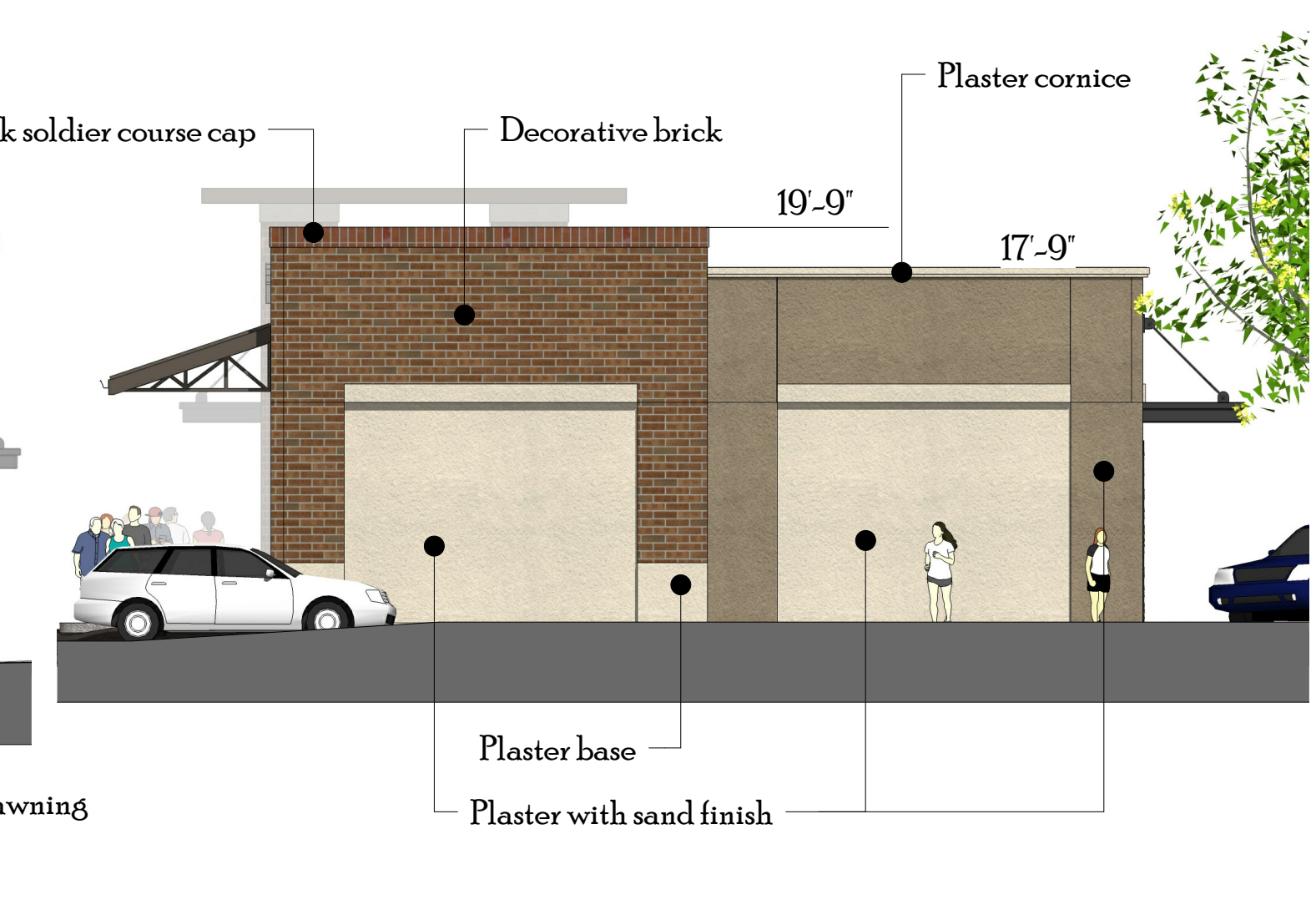
1/8" = 1'-0"



West Elevation

Fuel Kiosk - View from San Pablo Avenue

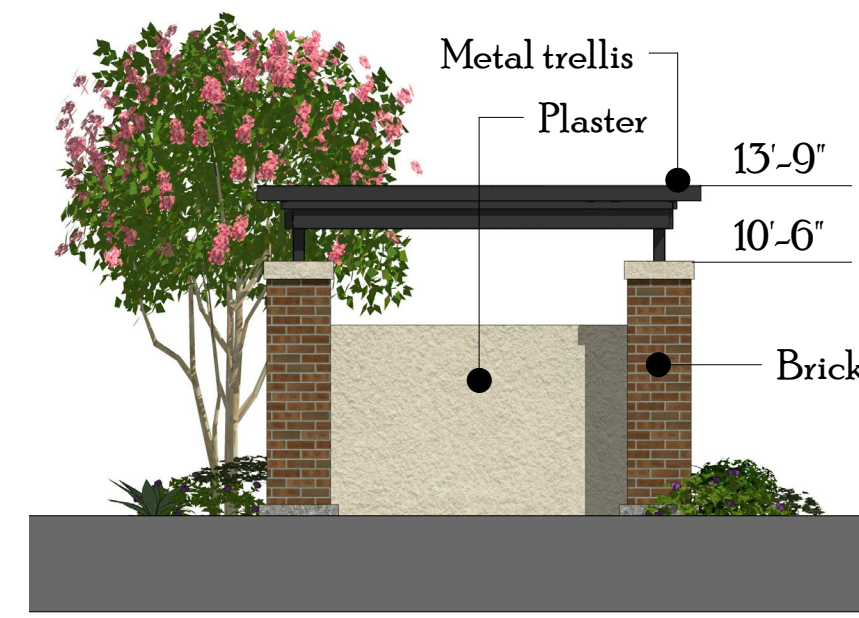
1/8" = 1'-0"



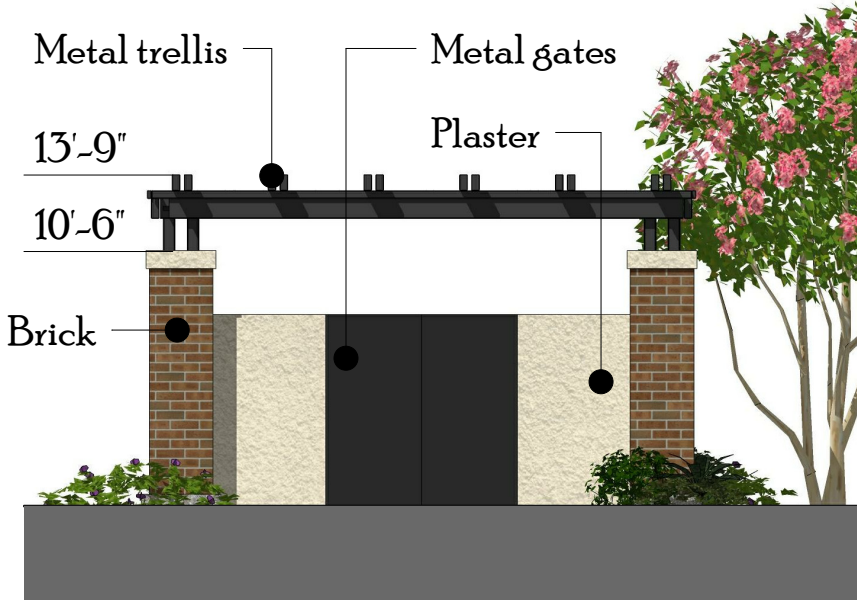
North Elevation

Fuel Kiosk

1/8" = 1'-0"



Side



Front

Refuse Enclosure



Metal Awning
Galvanized Gray



Fabric Awning
Sunbrella Marine Blue



Underside Soffits
Certaanteed Cedar
Plank



Plaster
Dunn Edwards
DEC 760 Desert Gray



Composite panels
Prodemex
Mokka



Decorative sconce
Visa Colonnade



Storefront
Dark bronze anodized



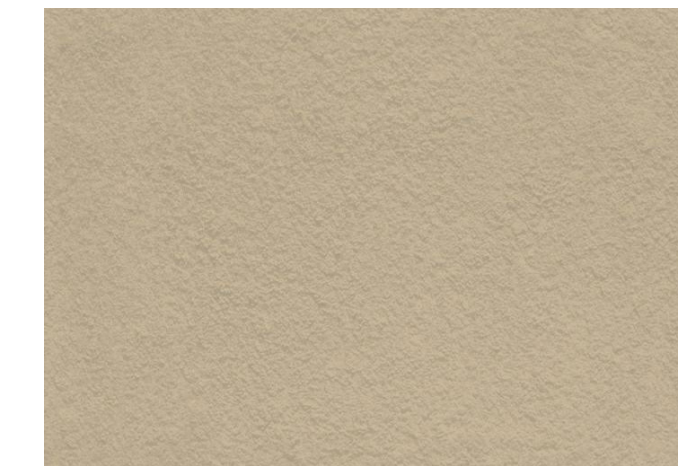
Brick Veneer
Belden Flashed Sorrel Blend



Metal roof and trim
Dunn Edwards
DE6385 Black Bean



Plaster
Dunn Edwards
DEC763 Oatmeal Cookie

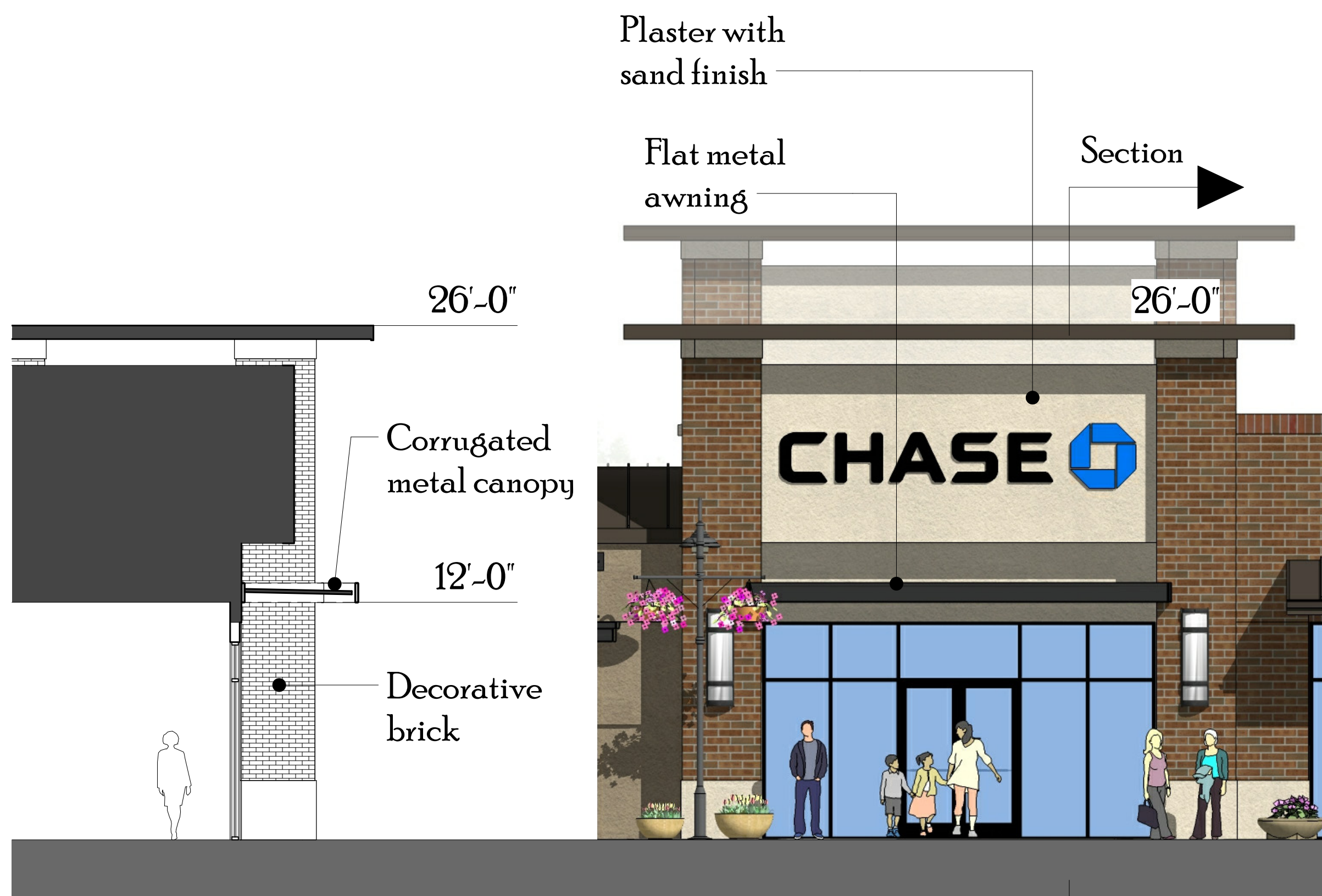


Plaster
Dunn Edwards
DE6172 Bungalow Taupe



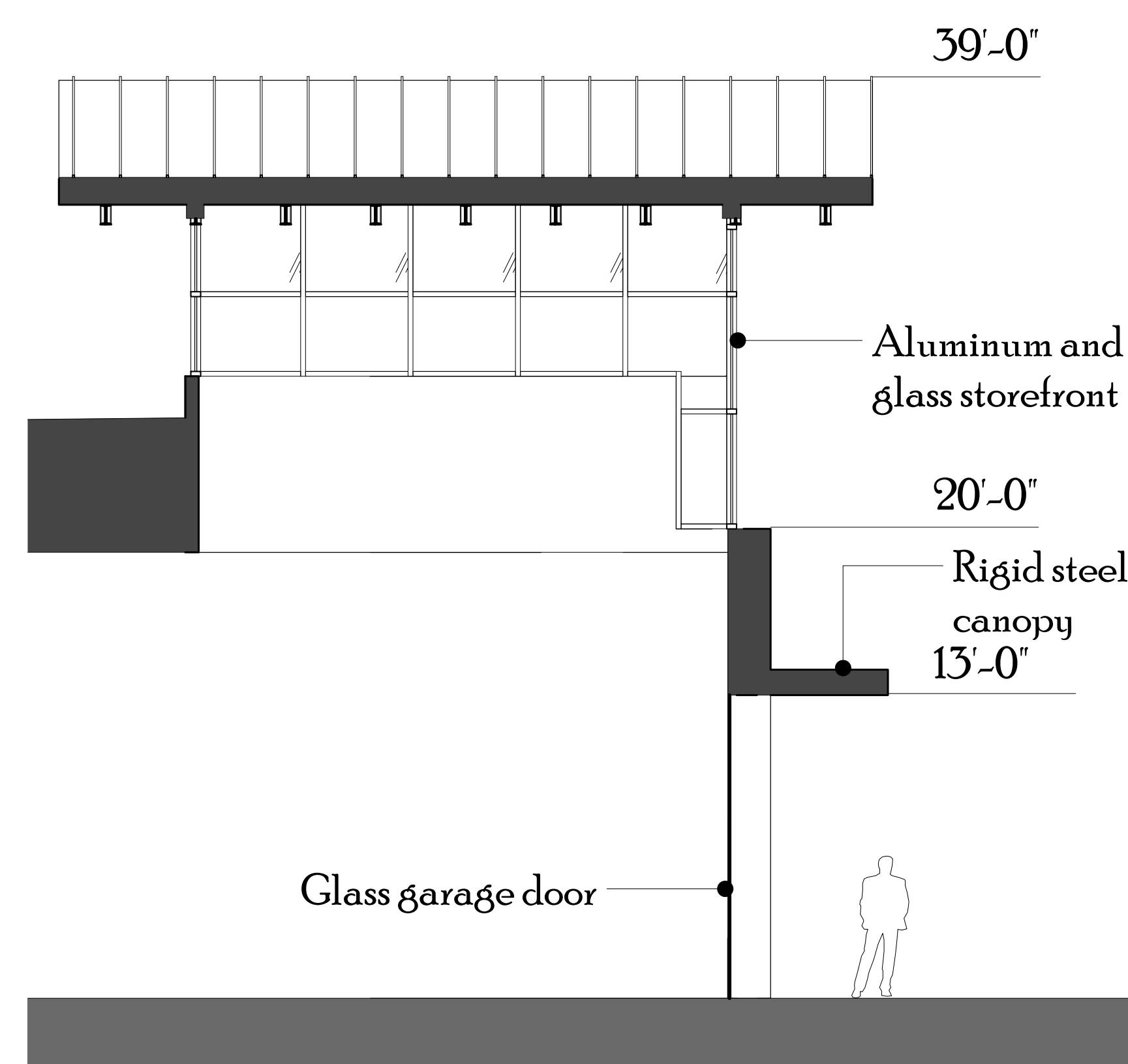
Parking lot Lighting
Gardco Gullwing 30' LED

Color & Materials



Pad Section/Elevation

3/16" = 1'-0"



Safeway Section/Elevation

3/16" = 1'-0"



Section



TOTAL ON SITE PROPOSED IMPERVIOUS AREA: 242,190± S.F.

TREATMENT AREAS:

BIO-RETENTION PLANTER "A" = 5,590 S.F. OF TREATMENT AREA FOR 112,000 S.F. OF IMPERVIOUS SURFACE = 5.0% TREATMENT RATIO.

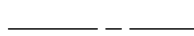
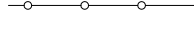
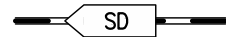
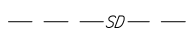
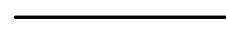
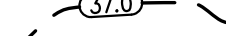
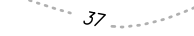
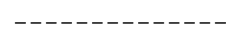
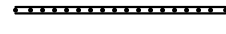
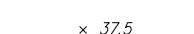
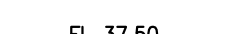
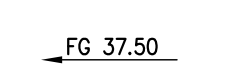
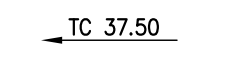
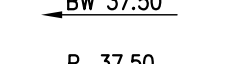
BIO-RETENTION PLANTER "B" = 3,340 S.F. OF TREATMENT AREA FOR 72,300 S.F. OF IMPERVIOUS SURFACE = 4.6% TREATMENT RATIO.

BIO-RETENTION PLANTER "C" = 1,760 S.F. OF TREATMENT AREA FOR 37,300 S.F. OF IMPERVIOUS SURFACE = 4.7 TREATMENT RATIO.

BIO-RETENTION PLANTER "D" = 780 S.F. OF TREATMENT AREA FOR 15,700 S.F. OF IMPERVIOUS SURFACE = 5.0% TREATMENT RATIO.

UNTREATED ON SITE IMPERVIOUS AREAS EQUAL APPROXIMATELY 4,890 S.F. (DRIVEWAY RAMPS) = 2.0% OF TOTAL SITE IMPERVIOUS AREA.

NOTE: ALL ROOF DRAINS TO BE COLLECTED IN DOWNSPOUTS AND DIRECTED TO THE BIO-RETENTION PLANTERS OR THRU CURBS ONTO THE PROPOSED PAVEMENT.

BOUNDARY LINE		
STREET CENTERLINE		
EASEMENT LINE		
FENCE		
STORM DRAIN PIPE		
DRAINAGE INLET		
MANHOLE		
UTILITY BOX AS NOTED		
VERTICAL CURB		
CURB AND GUTTER		
VALLEY GUTTER		
ELEVATION CONTOUR		
GRADE BREAK		
GRADING DAYLITE LINE		
FLOW LINE SWALE		
RETAINING WALL		
SPOT ELEVATION		
FLOW LINE ELEVATION		
FINISH GRADE ELEVATION		
TOP OF CURB ELEVATION		
BOTTOM OF WALL ELEVATION		
PAVEMENT ELEVATION		
CONCRETE WALK		
NEW ASPHALT PAVING		
BIO-RETENTION PLANTER		

CIVIL ENGINEERS

**ROBERT A. KARN
& ASSOCIATES, INC.**

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FAIRFIELD, CALIFORNIA 94533
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FOR: TRESTLE HERCULES, LLC.

SCALE	1"=20'	BY	CK	SHEET REVISIONS	DATE	MRK
DATE	11-17					
DRAWN						
CHECKED	A.B.L.					
INSTR.						
PROJECT						
DATE						

SHEET NO.

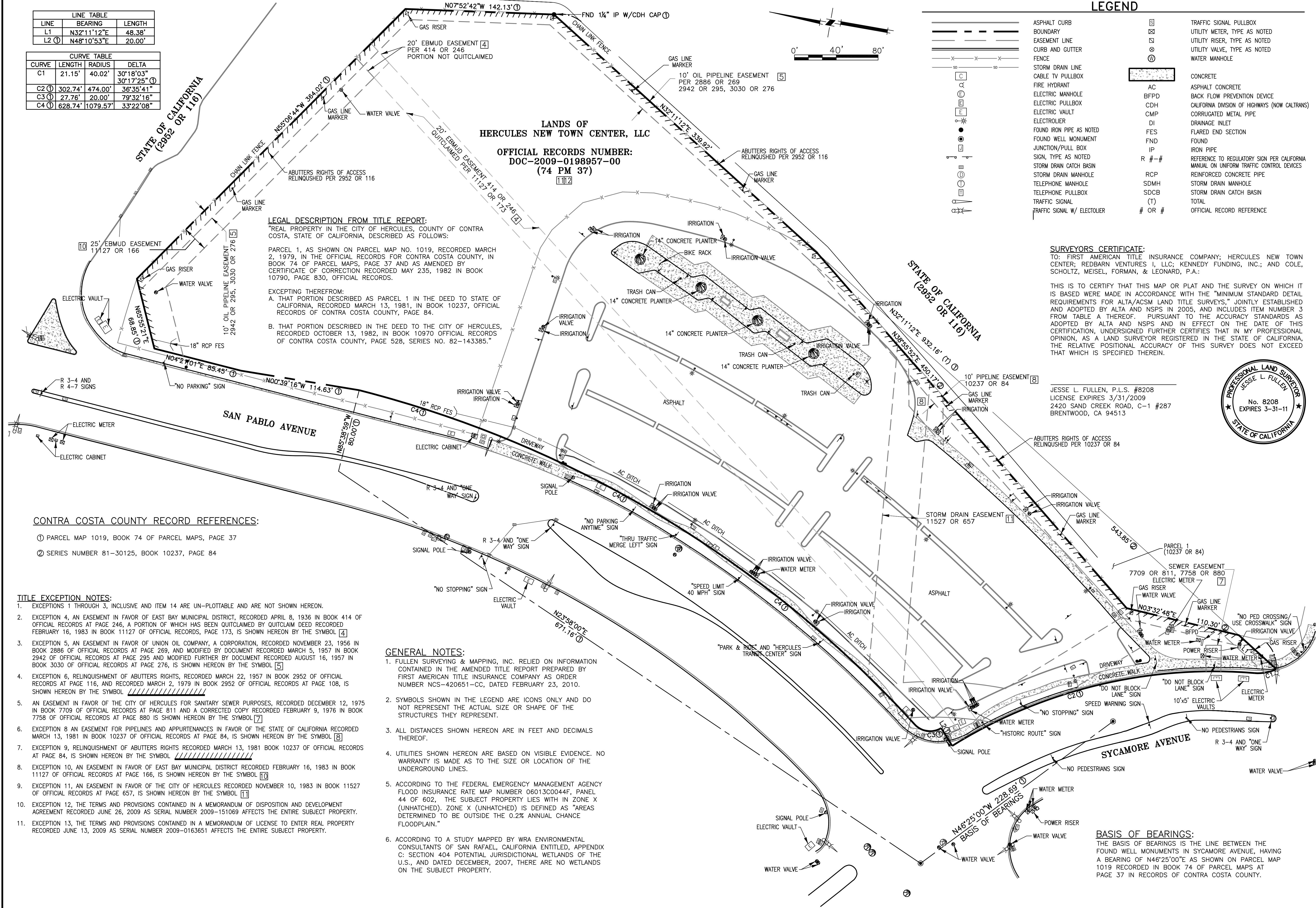
1

OF 1 SHEETS

A16033

LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°11'12"E	48.38'
L2 ①	N48°10'53"E	20.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.15'	40.02'	30°18'03" 30°17'25" ①
C2 ①	302.74'	474.00'	36°35'41"
C3 ①	27.76'	20.00'	79°32'16"
C4 ①	628.74'	1079.57'	33°22'08"



CONTRA COSTA COUNTY RECORD REFERENCES:

- ① PARCEL MAP 1019, BOOK 74 OF PARCEL MAPS, PAGE 37
② SERIES NUMBER 81-30125, BOOK 10237, PAGE 84

TITLE EXCEPTION NOTES:

- EXCEPTIONS 1 THROUGH 3, INCLUSIVE AND ITEM 14 ARE UN-PLOTTABLE AND ARE NOT SHOWN HEREON.
- EXCEPTION 4, AN EASEMENT IN FAVOR OF EAST BAY MUNICIPAL DISTRICT, RECORDED APRIL 8, 1936 IN BOOK 414 OF OFFICIAL RECORDS AT PAGE 246, A PORTION OF WHICH HAS BEEN QUITCLAIMED BY QUITCLAIM DEED RECORDED FEBRUARY 16, 1983 IN BOOK 11127 OF OFFICIAL RECORDS, PAGE 173, IS SHOWN HEREON BY THE SYMBOL [4]
- EXCEPTION 5, AN EASEMENT IN FAVOR OF UNION OIL COMPANY, A CORPORATION, RECORDED NOVEMBER 23, 1956 IN BOOK 2886 OF OFFICIAL RECORDS AT PAGE 269, AND MODIFIED BY DOCUMENT RECORDED MARCH 5, 1957 IN BOOK 2942 OF OFFICIAL RECORDS AT PAGE 295 AND MODIFIED FURTHER BY DOCUMENT RECORDED AUGUST 16, 1957 IN BOOK 3030 OF OFFICIAL RECORDS AT PAGE 276, IS SHOWN HEREON BY THE SYMBOL [5]
- EXCEPTION 6, RELINQUISHMENT OF ABUTTERS RIGHTS, RECORDED MARCH 22, 1957 IN BOOK 2952 OF OFFICIAL RECORDS AT PAGE 116, AND RECORDED MARCH 2, 1979 IN BOOK 10237 OF OFFICIAL RECORDS AT PAGE 108, IS SHOWN HEREON BY THE SYMBOL [6]
- AN EASEMENT IN FAVOR OF THE CITY OF HERCULES FOR SANITARY SEWER PURPOSES, RECORDED DECEMBER 12, 1975 IN BOOK 7709 OF OFFICIAL RECORDS AT PAGE 811 AND A CORRECTED COPY RECORDED FEBRUARY 9, 1976 IN BOOK 7758 OF OFFICIAL RECORDS AT PAGE 880 IS SHOWN HEREON BY THE SYMBOL [7]
- EXCEPTION 8 AN EASEMENT FOR PIPELINES AND APPURTENANCES IN FAVOR OF THE STATE OF CALIFORNIA RECORDED MARCH 13, 1981 IN BOOK 10237 OF OFFICIAL RECORDS AT PAGE 84, IS SHOWN HEREON BY THE SYMBOL [8]
- EXCEPTION 9, RELINQUISHMENT OF ABUTTERS RIGHTS RECORDED MARCH 13, 1981 BOOK 10237 OF OFFICIAL RECORDS AT PAGE 84, IS SHOWN HEREON BY THE SYMBOL [9]
- EXCEPTION 10, AN EASEMENT IN FAVOR OF EAST BAY MUNICIPAL DISTRICT RECORDED FEBRUARY 16, 1983 IN BOOK 11127 OF OFFICIAL RECORDS AT PAGE 166, IS SHOWN HEREON BY THE SYMBOL [10]
- EXCEPTION 11, AN EASEMENT IN FAVOR OF THE CITY OF HERCULES RECORDED NOVEMBER 10, 1983 IN BOOK 11527 OF OFFICIAL RECORDS AT PAGE 657, IS SHOWN HEREON BY THE SYMBOL [11]
- EXCEPTION 12, THE TERMS AND PROVISIONS CONTAINED IN A MEMORANDUM OF DISPOSITION AND DEVELOPMENT AGREEMENT RECORDED JUNE 26, 2009 AS SERIAL NUMBER 2009-151069 AFFECTS THE ENTIRE SUBJECT PROPERTY.
- EXCEPTION 13, THE TERMS AND PROVISIONS CONTAINED IN A MEMORANDUM OF LICENSE TO ENTER REAL PROPERTY RECORDED JUNE 13, 2009 AS SERIAL NUMBER 2009-0163651 AFFECTS THE ENTIRE SUBJECT PROPERTY.

GENERAL NOTES:

- FULLEN SURVEYING & MAPPING, INC. RELIED ON INFORMATION CONTAINED IN THE AMENDED TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NUMBER NCS-420651-CC, DATED FEBRUARY 23, 2010.
- SYMBOLS SHOWN IN THE LEGEND ARE ICONS ONLY AND DO NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE STRUCTURES THEY REPRESENT.
- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE. NO WARRANTY IS MADE AS TO THE SIZE OR LOCATION OF THE UNDERGROUND LINES.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 06013C0044F, PANEL 44 OF 602, THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNHATCHED). ZONE X (UNHATCHED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- ACCORDING TO A STUDY MAPPED BY WRA ENVIRONMENTAL CONSULTANTS OF SAN RAFAEL, CALIFORNIA ENTITLED, APPENDIX C: SECTION 404 POTENTIAL JURISDICTIONAL WETLANDS OF THE U.S., AND DATED DECEMBER, 2007, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.

A.L.T.A./A.C.S.M.
LAND TITLE SURVEY OF
APN 404-040-040

SHEET NO.
1 OF 1 SHEETS
JOB NO.
KHAI0001

CALIFORNIA

CONTRA COSTA COUNTY

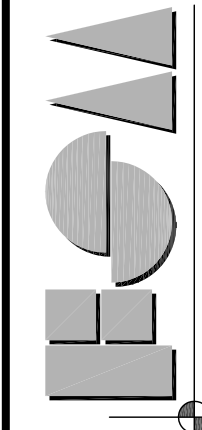
HERCULES

SCALE: 1"=40'

DATE: 02/24/10

FIELD CREW:

JLF/DLP

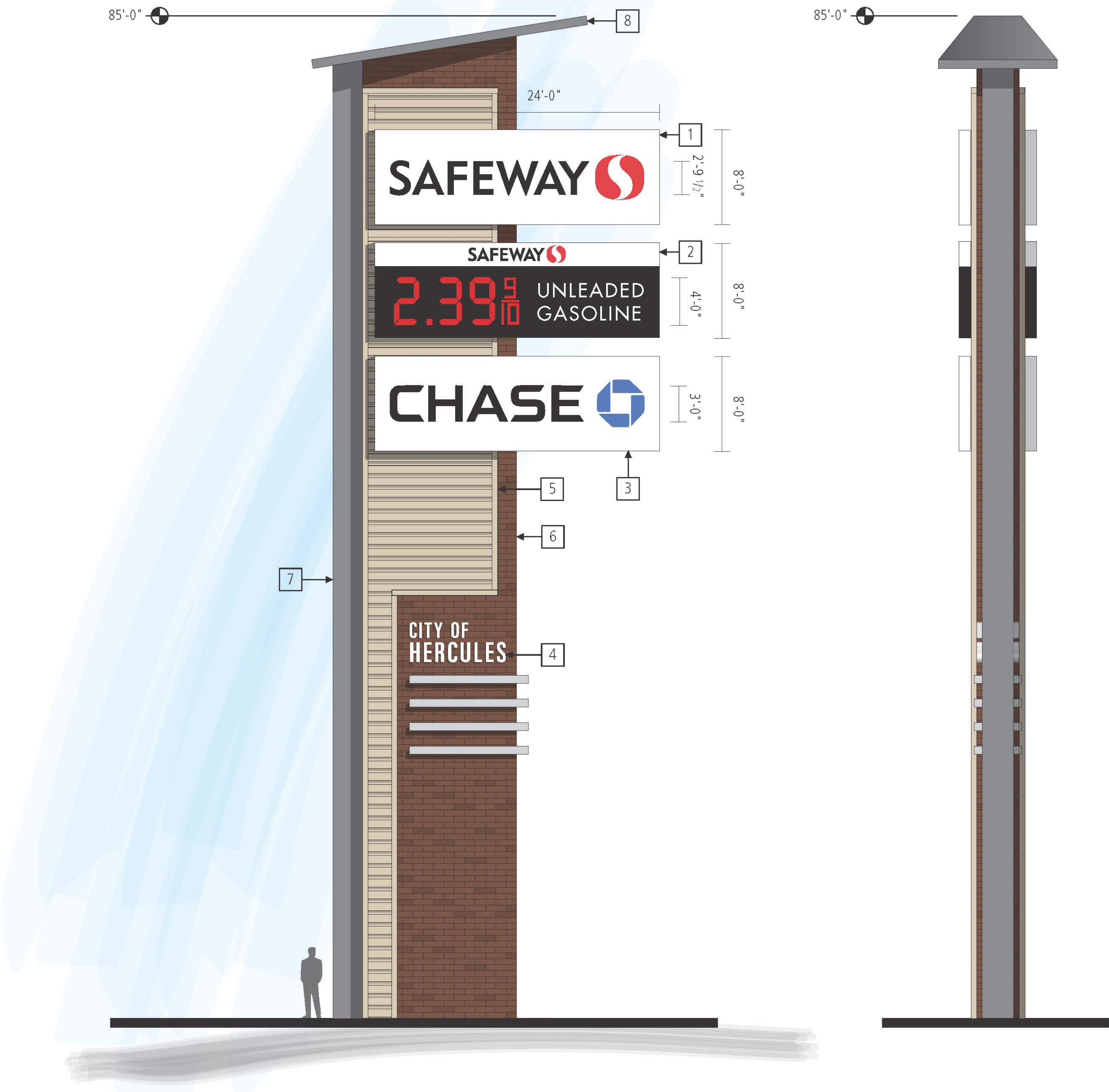


CALIFORNIA

CONTRA COSTA COUNTY

HERCULES

Pylon Concept A



Sign A | Freeway Pylon

Scale 3/32" = 1'-0"
Sign Area 576 SF

Material Schedule

- 1 Rout out illuminated letters with opaque background.
- 2 Red LED Fuel sign. Safeway and Unleaded Gasoline to be rout out illuminated letters with opaque background.
- 3 Rout out illuminated letters with opaque background.
- 4 Pan channel face illuminated letters.
- 5 Corrugated metal siding. Paint to match project specifications.
- 6 Brick veneer to match project specifications.
- 7 Column paint to match project specifications.
- 8 Roof paint to match project specifications.



2939 Academy Way
Sacramento, California 95815
Tel 800. 927. 4762
Fax 916. 927. 2414
www.pacificneon.com

Project No: 16-7708

Account Executive:
Howard Herlitz

Project:
**Safeway
Store# 2874**

Address:
Hercules, California

Drawn By:
Bruce Heller

Date: 11.7.16
Revision 1: 11.9.16
Revision 2:
Revision 3:
Revision 4:

X
Customer Approval

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

California Title 24 Compliant

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