

HERCULES PARCELS Q & R

ENTITLEMENT PACKAGE - RESUBMITTAL #2

FEBRUARY 08, 2018

PROJECT TEAM

OWNER

HERCULES DEVELOPMENT PARTNERS, LP
114 PACIFICA, SUITE 100
IRVINE, CA 92618
TEL: W-949 255 0415, C-949 517 8395
CONTACT: BENJAMIN ORTEGA
EMAIL: BENJAMIN.ORTEGA@LEDCCOR.COM

ARCHITECT

BAR ARCHITECTS
901 BATTERY STREET STE 300
SAN FRANCISCO, CA 94111
TEL: 415 293 5700
CONTACT: BRADLEY SUGARMAN
EMAIL: BSUGARMAN@BARCH.COM

LANDSCAPE

SWA
301 BATTERY STREET, 2 MEZZANINE
SAN FRANCISCO, CA 94111
TEL: 415 836 8770
CONTACT: RICHARD CROCKET
EMAIL: RCROCKETT@SWAGROUP.COM

CIVIL ENGINEER

BKF ENGINEERS
1646 N. CALIFORNIA BLVD, #400
WALNUT CREEK, CA 94596
TEL: 925 940 2200
CONTACT: MICHAEL VIDRA
EMAIL: MVIDRA@BKF.COM

PROPERTY AREA AND DENSITY	
SITE AREA	95,832
BUILDING COVERAGE	91,267
BUILDING COVERAGE %	95%
*INCLUDES PATIOS AND BALCONIES	

GROSS BUILDING AREA	
LEVEL 0	88,130
LEVEL 1	80,295
LEVEL 2	69,290
LEVEL 3	67,900
LEVEL 4	67,900
TOTAL	373,515
*EXCLUDES PATIOS AND BALCONIES	

RESIDENTIAL BUILDING AREA	
LEVEL 0	0
LEVEL 1	23,000
LEVEL 2	55,635
LEVEL 3	56,475
LEVEL 4	56,475
TOTAL	191,585

BUILDING HEIGHT		
	ALLOWED	PROPOSED
LINUS PAULING DRIVE	4 STORIES MAX	4 STORIES
JOHN MUIR PARKWAY	4 STORIES MAX	4 STORIES
LOOP ROAD	4 STORIES MAX	4 STORIES

PROJECT DATA	
PROJECT ADDRESS	2225 JOHN MUIR PARKWAY
ZONING	T5-MST: MAIN STREET TRANSITION STANDARDS AND T5-VN: VILLAGE NEIGHBORHOOD STANDARDS
OCCUPANCY CLASSIFICATION	S-2, R-2, A
ASSESSOR'S PARCEL NUMBER	404-730-005-0
SITE AREA	2.20 ACRES
SPRINKLERED	FULLY SPRINKLERED - NFPA 13
CONSTRUCTION TYPE	V-A OVER I-A
HEIGHT LIMIT	60'-0" PER 2016 CBC, TABLE 504.3 AND SECTION 504.2

UNIT CALCULATIONS				
	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL
LEVEL 1	8	17	5	30
LEVEL 2	10	37	19	66
LEVEL 3	10	38	20	68
LEVEL 4	10	38	20	68
TOTAL	38	130	64	232
PERCENTAGE	16%	56%	28%	100%

PARKING			
	REQUIRED		PROPOSED
	RATIO	USE AREA (SF)	MAX STALLS REQUIRED
RESIDENTIAL USE	1 / 1500 SF MIN	191,585	128
P1 - PARKING COUNT			221
P2 - PARKING COUNT			91
			312*

BIKE STORAGE - 23 SPACES PROVIDED (10% OF UNIT COUNT)

* 5% of provided parking spaces need to be accessible parking spaces
(16 accessible spaces provided, including 2 vans accessible spaces. See totals per level on plan sheets.)

PROJECT DESCRIPTION

The site known as blocks Q and R is located within the Bayfront Master Plan in Hercules, California. It is bounded on the West by John Muir Parkway, on the South by the North Channel and to the North by the Loop Road. The project includes the construction of a single building with two landscaped courtyards. One courtyard opens to the south and one courtyard opens to the north, both are surrounded by residential units and residential amenity spaces.

The project includes 232 market rate apartments with an average unit size of approximately 825 gsf. In addition, the project includes ground floor and upper level lobbies and residential amenities of approximately 12,000 gsf. There is one mostly below grade parking level with 221 spaces and one above grade parking level with 91 spaces; for a total of 312 spaces (184 spaces more than city code.) That level is wrapped with units and a residential lobby.

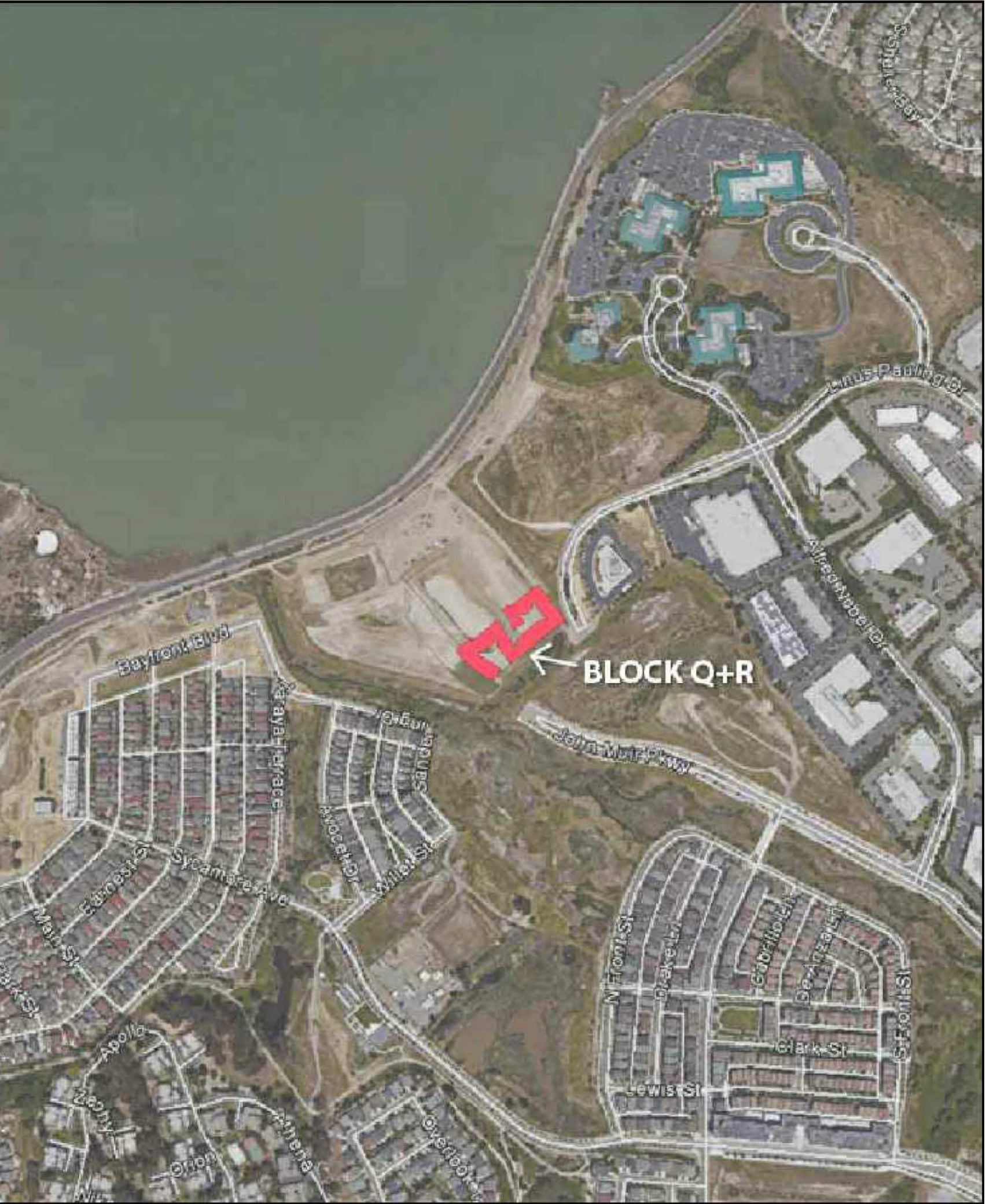
The parking levels will be built using Type 1-A concrete construction and the residential units are in three and four level Type 5-A wood frame construction over the Type 1-A parking levels.

SHEET INDEX

- A-01 Project Information
- A-02.1 Perspective views
- A-02.2 Perspective views
- A-03 Zoning code compliance
- A-04 Site plan
- A-05.1 Site section
- A-05.2 Site section
- A-05.3 Site section
- A-06 Floor plan P-0 parking
- A-07 Floor plan level 1
- A-08 Floor plan level 2
- A-09 Floor plan level 3
- A-10 Floor plan level 4
- A-11 Roof plan
- A-12 On Site Fire Access Plan - Level P
- A-13 On Site Fire Access Plan = Level 1
- A-14 On Site Fire Access Plan - Level 2
- A-15 Details 1
- A-16 Details 2
- A-17 Elevation N, S
- A-18 Elevation E, W
- A-19 Materials

- C-100 Existing Conditions Plan
- C-101 A.L.T.A. Land Title Survey
- C-200 Layout and Grading Plan
- C-300 Utility Plan
- C-400 Erosion Control Plan
- C-500 Fire Access Plan

- L0.00 Landscape Site Plan
- L1.00 Material Legend and Notes
- L1.01 Material Plan-Street Level
- L1.02 Material Plan-Level 1
- L1.03 Material Plan-Level 2
- L2.00 Planting Legend and Notes
- L2.01 Planting Plan-Street Level
- L2.02 Planting Plan-Level 1
- L2.03 Planting Plan-Level 2
- L2.04 Irrigation legend and notes
- L2.05 Irrigation plan-Street level
- L2.06 Irrigation plan level 1
- L2.07 Irrigation plan level 2
- L3.00 Lighting Legend and Notes
- L3.01 Lighting Plan-Street Level
- L3.02 Gate and Fencing Plan
- L3.03 Lighting Plan-Level 2
- L3.04 Lighting Plan-Level 1
- L4.00 Site Furnishings
- L5.00 Lower Podium Sections
- L5.01 Upper Podium Sections
- L5.02 Street Sections
- L6.01 Enlargement Plan - Lower Podium
- L6.02 Enlargement Plan - Upper Podium



HERCULES PARCELS Q & R

HERCULES, CA

PROJECT INFORMATION

BARarchitects

901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 |
www.bararch.com



17025

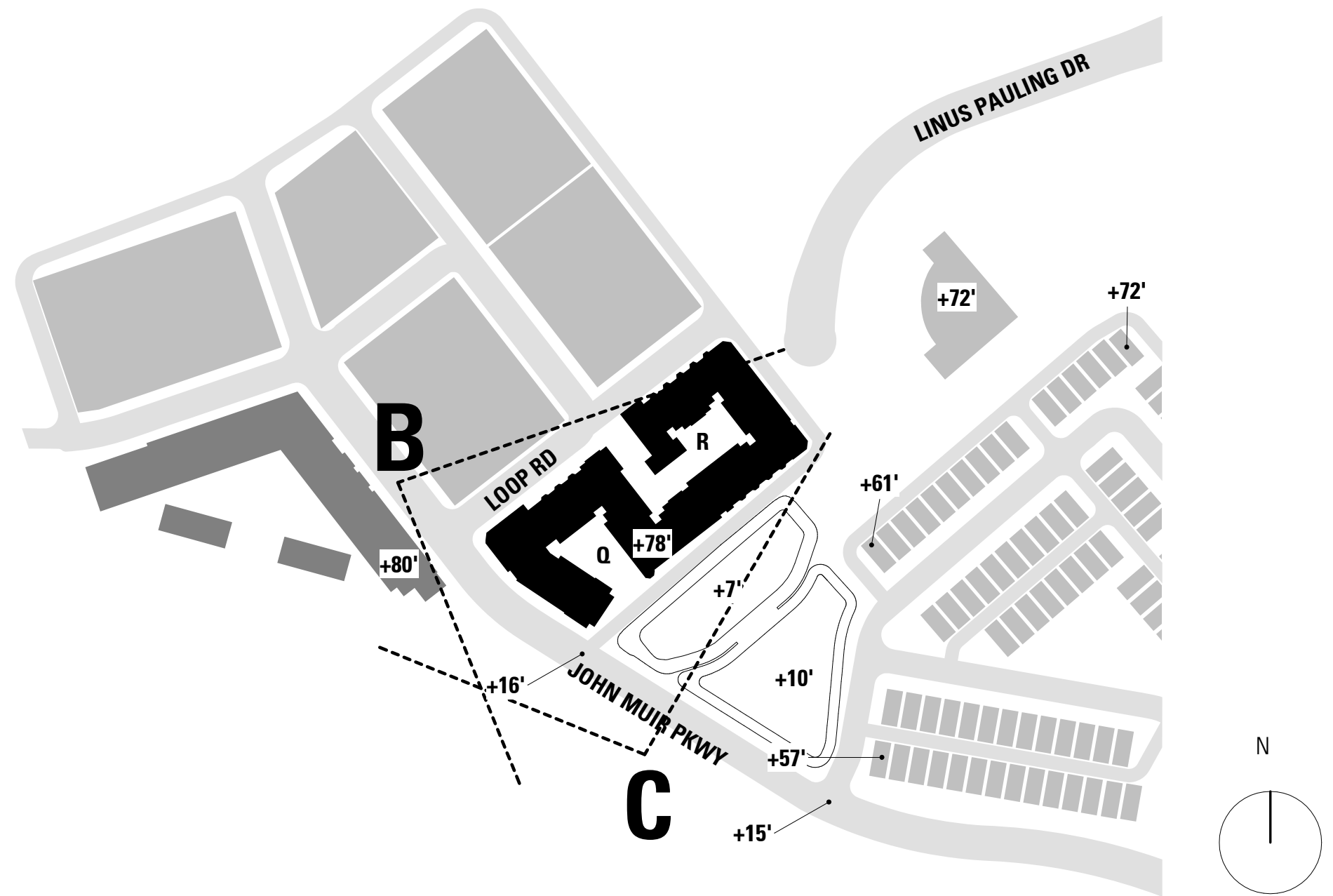
02.08.18

SCALE:

A-01



VIEW B - CORNER OF JMP AND LOOP RD



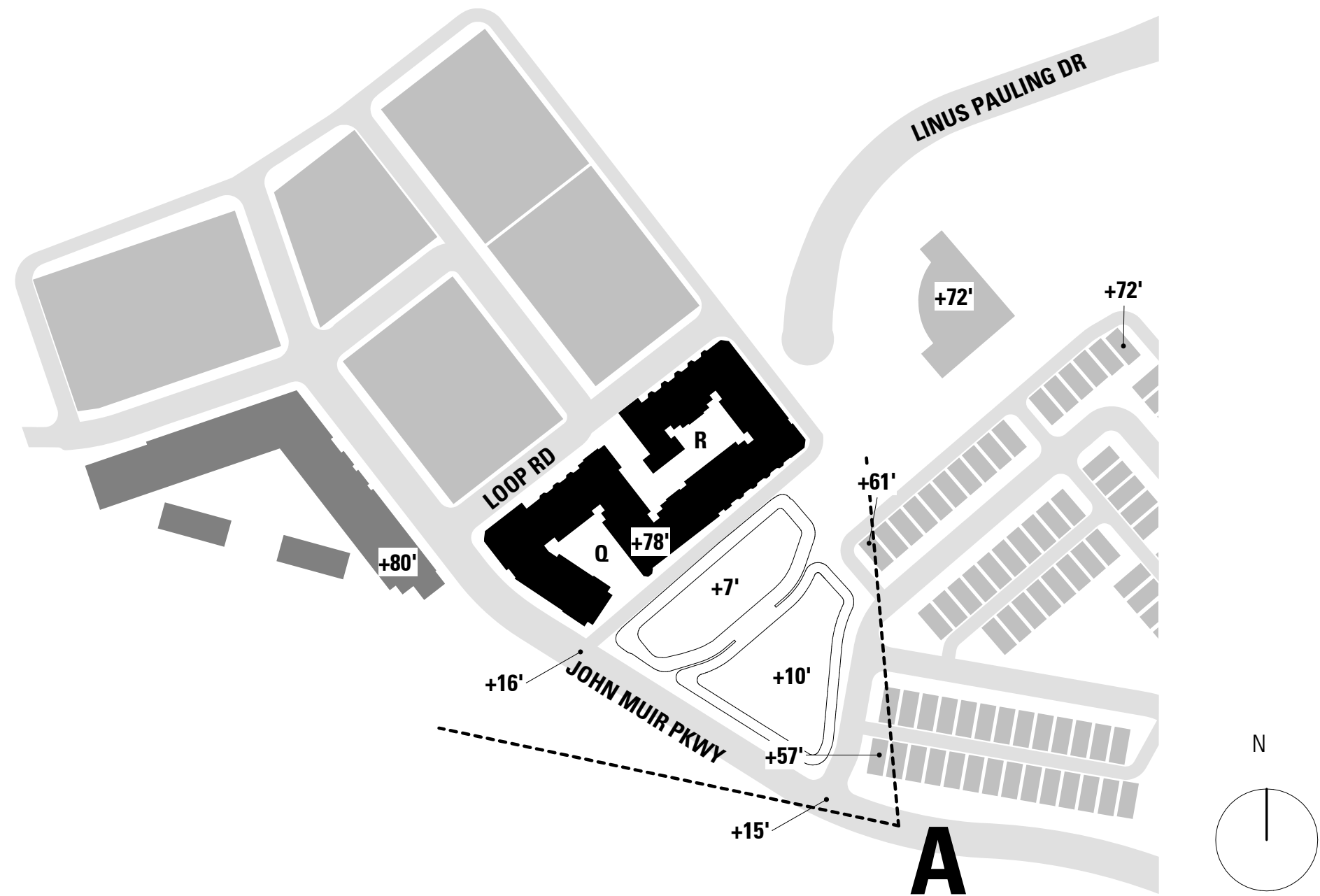
VIEW C - SOUTH WEST CORNER AT JOHN MUIR PKWY

HERCULES PARCELS Q & R | HERCULES, CA

PERSPECTIVE VIEWS



VIEW A - SOUTH APPROACH ON JOHN MUIR PARKWAY



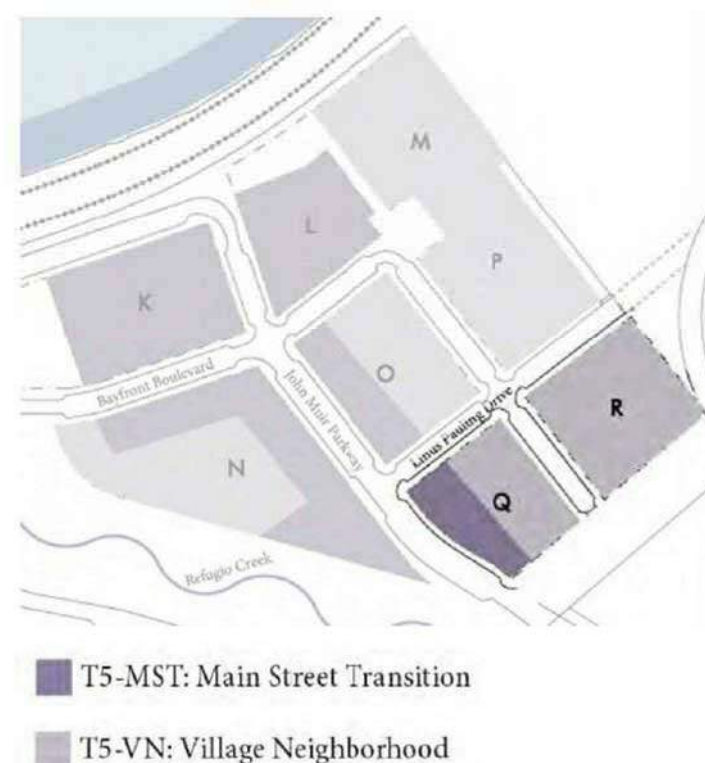
HERCULES PARCELS Q & R

HERCULES, CA

PERSPECTIVE VIEWS



MST (along John Muir Pkwy) - 0' setback
VN - (along Horseshoe Dr.) - 8-12'



The proposed styles and their distribution are illustrated in the diagrams and rendering below.

Architectural Styles Allowed By Block						
	Waterfront Warehouse	Gold Rush	Victorian	Tudor/English Arts and Crafts	Spanish Revival	Bay Area Eclectic
Block	 p. 2-5	 p. 2-11	 p. 2-15	 p. 2-19	 p. 2-23	 p. 2-27
Q						
R						

Key

- Style allowed
- Style not allowed

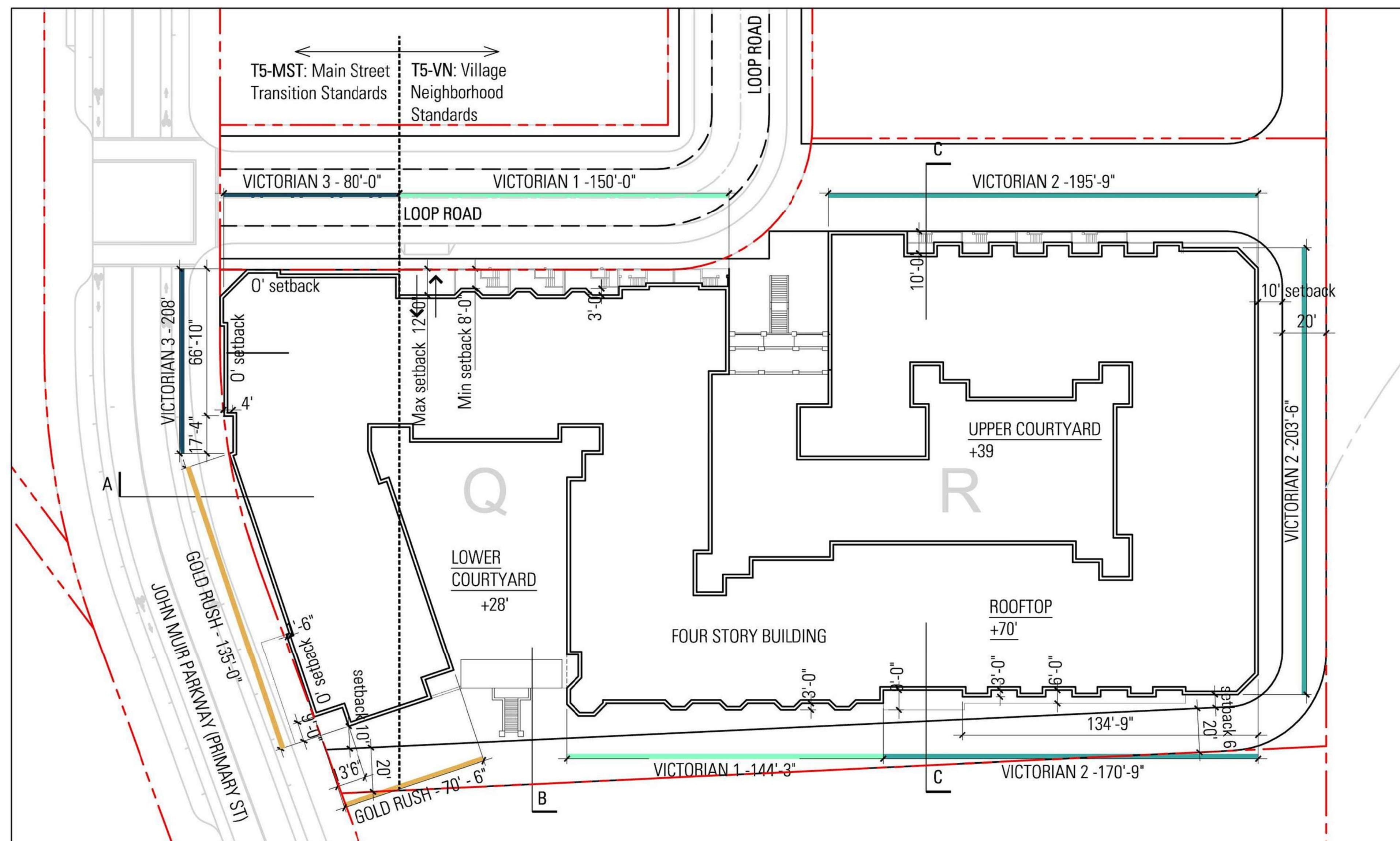
FLAT FACADE MAXIMUM - the facade plane is broken in increments no greater than 150'. See plan diagram for facade dimensions.



GOLD RUSH STYLE 2



VICTORIAN STYLE NO. 3



VICTORIAN STYLE NO. 2



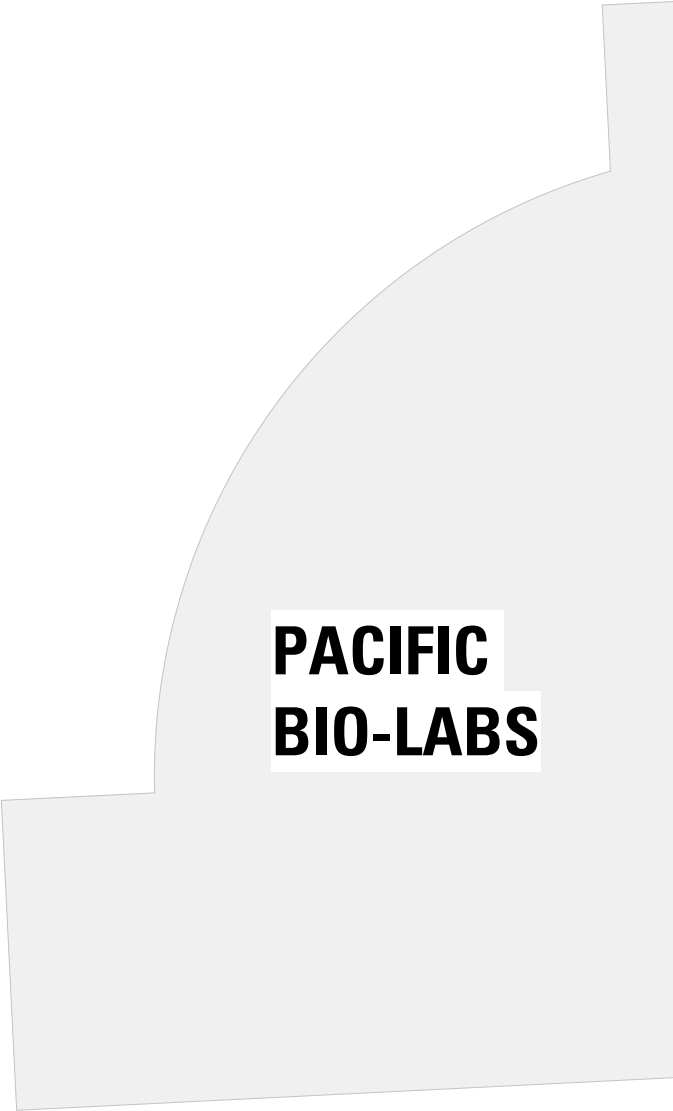
VICTORIAN STYLE NO.1

HERCULES PARCELS Q & R

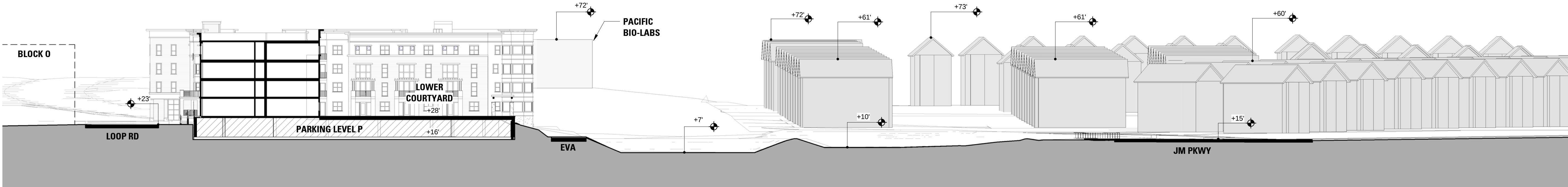
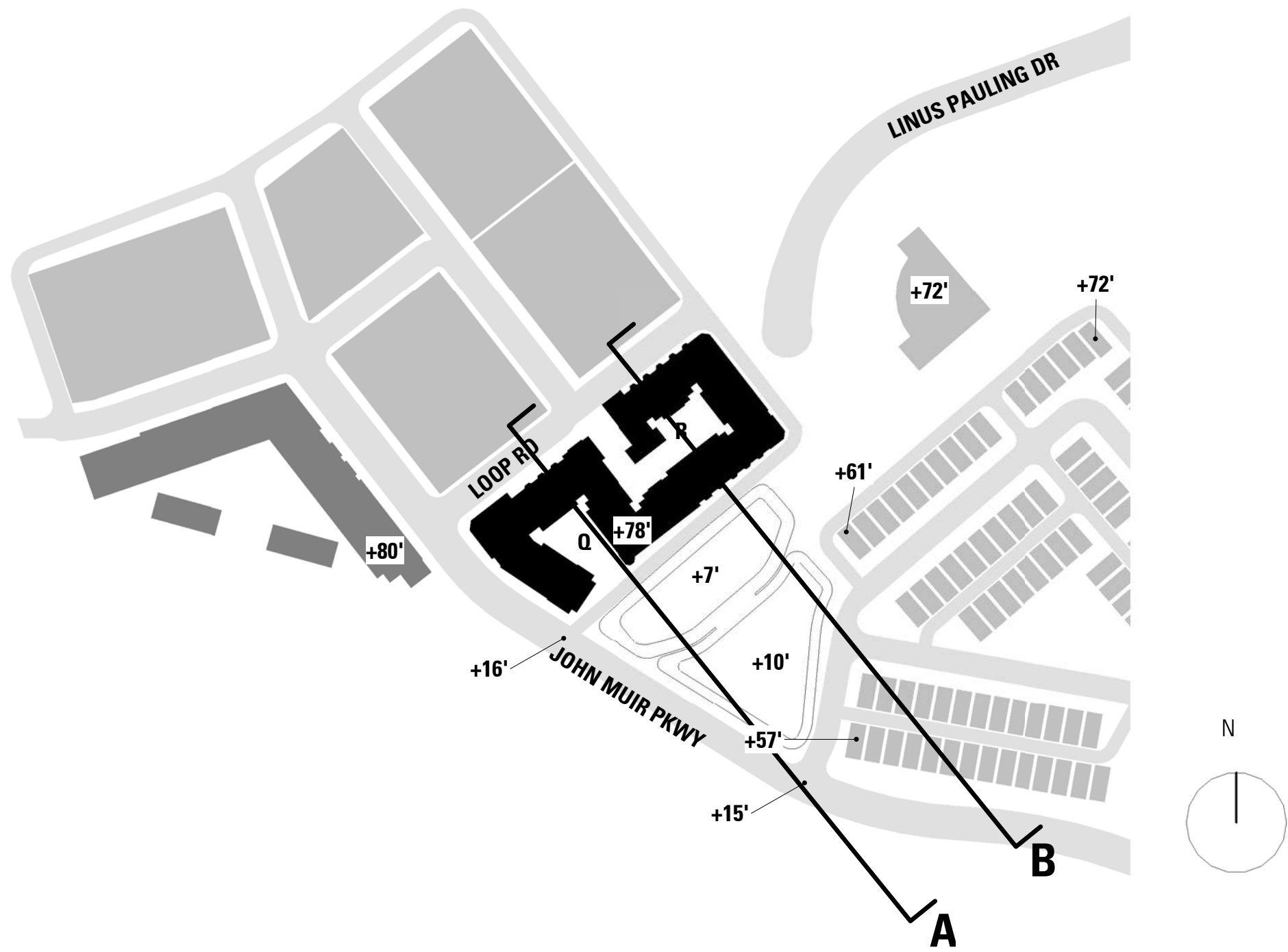
HERCULES, CA

ZONING CODE COMPLIANCE

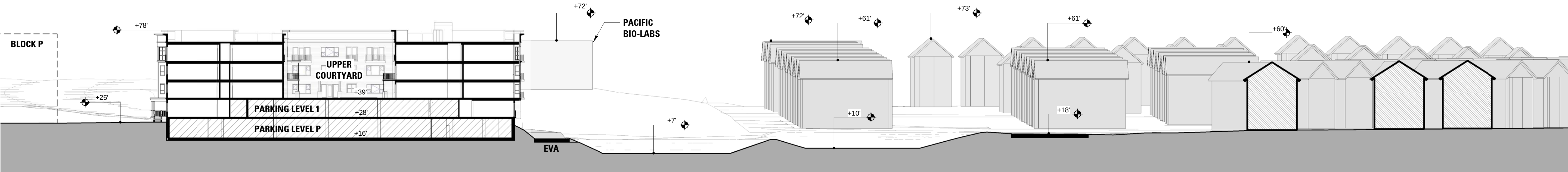




SITE PLAN



1 SITE SECTION A
A-05.1 1" = 30'-0"



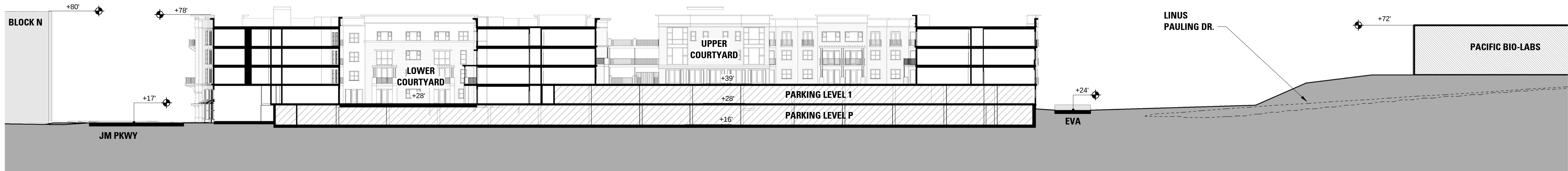
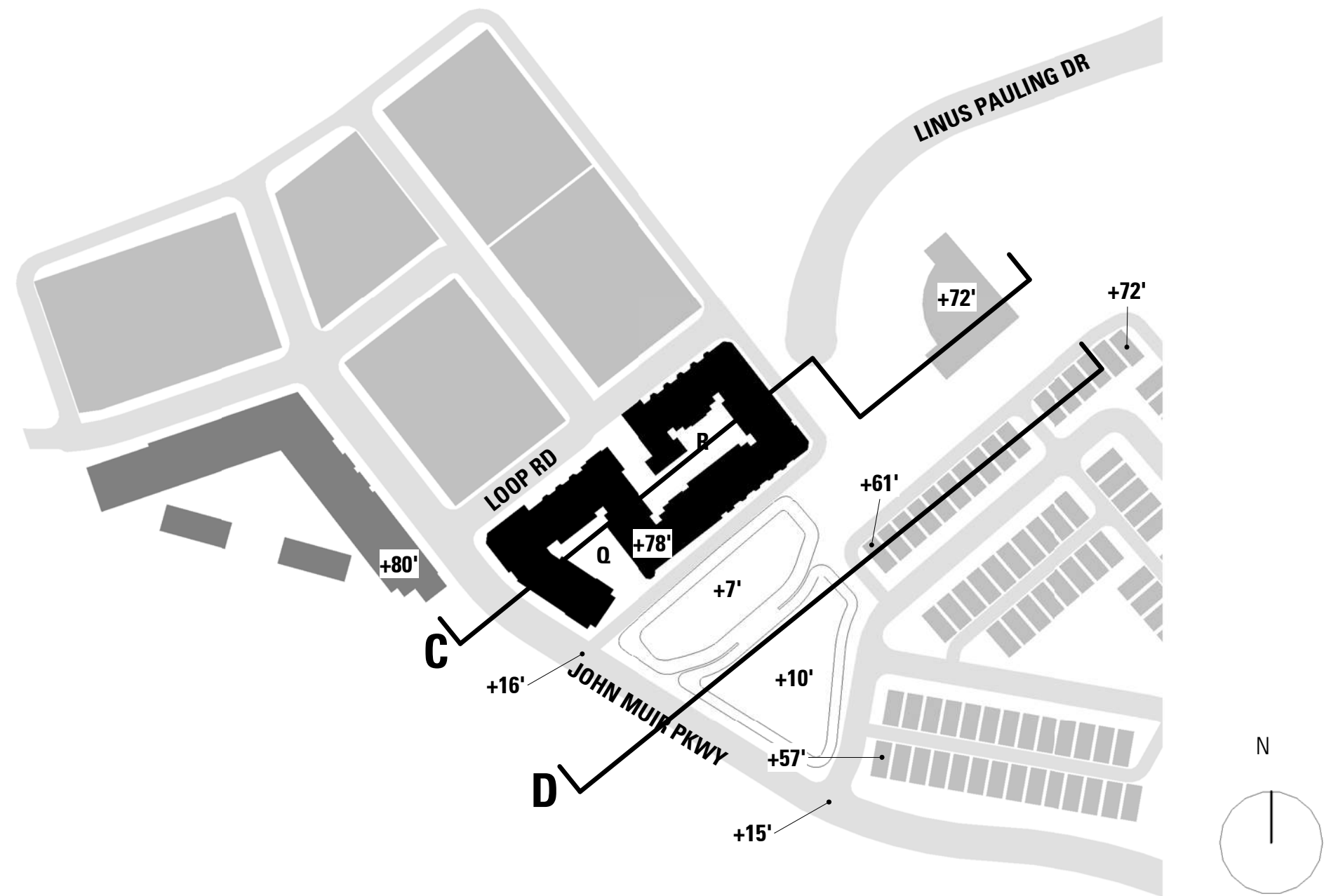
2 SITE SECTION B
A-05.1 1" = 30'-0"

HERCULES PARCELS Q & R

HERCULES, CA

SITE SECTIONS





1 SITE SECTION C
A-05.2 1" = 30'-0"

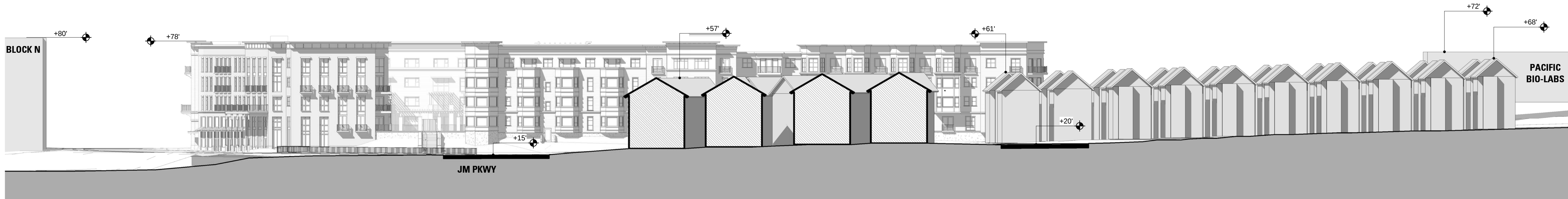
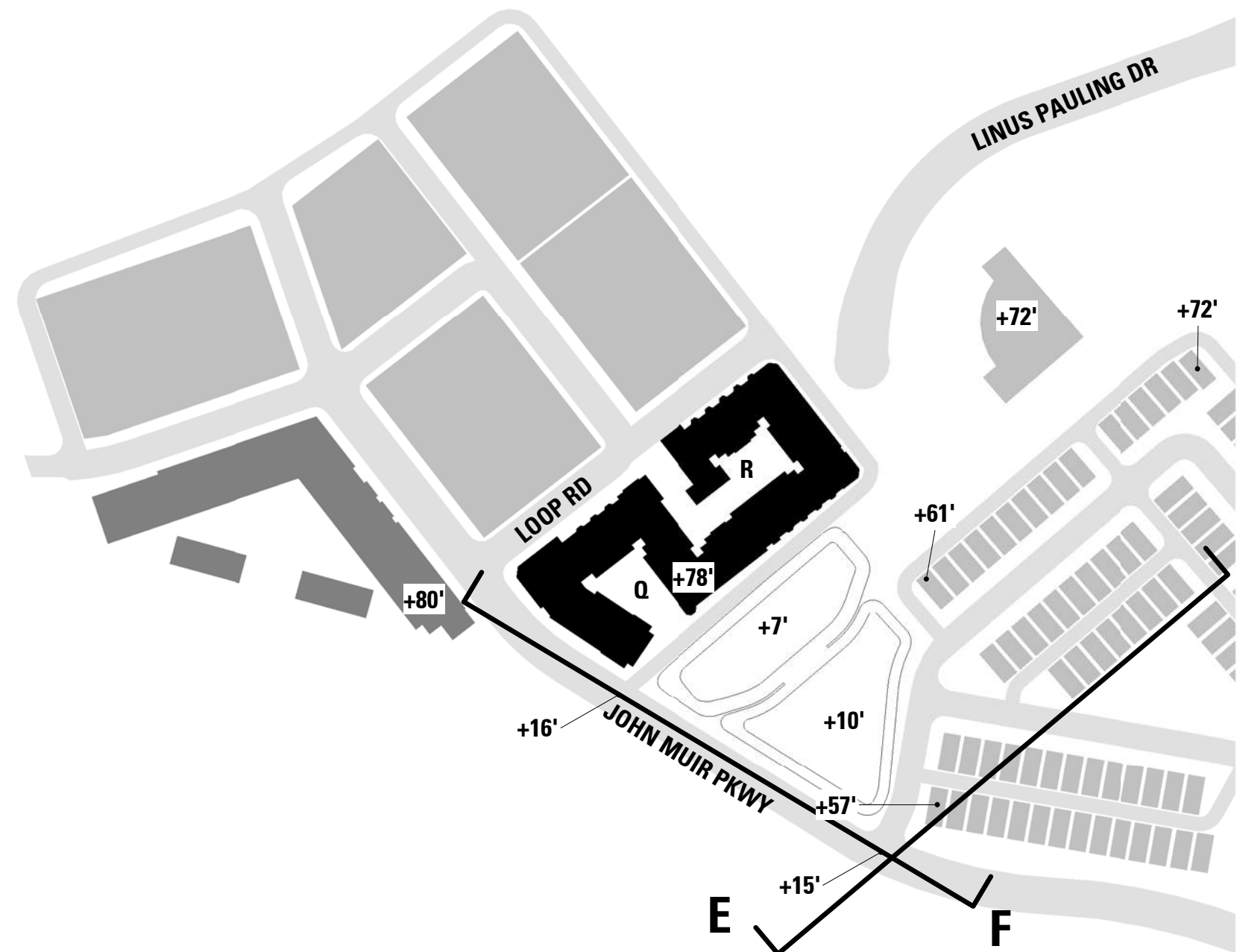


2 SITE SECTION D
A-05.2 1" = 30'-0"

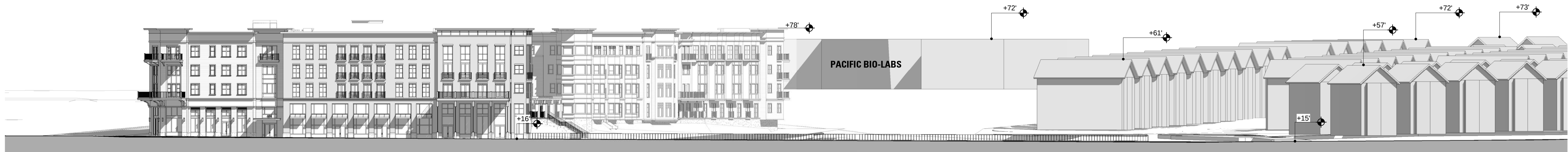
HERCULES PARCELS Q & R

HERCULES, CA

SITE SECTIONS



1 SECTION E
A-05.3 1" = 30'-0"

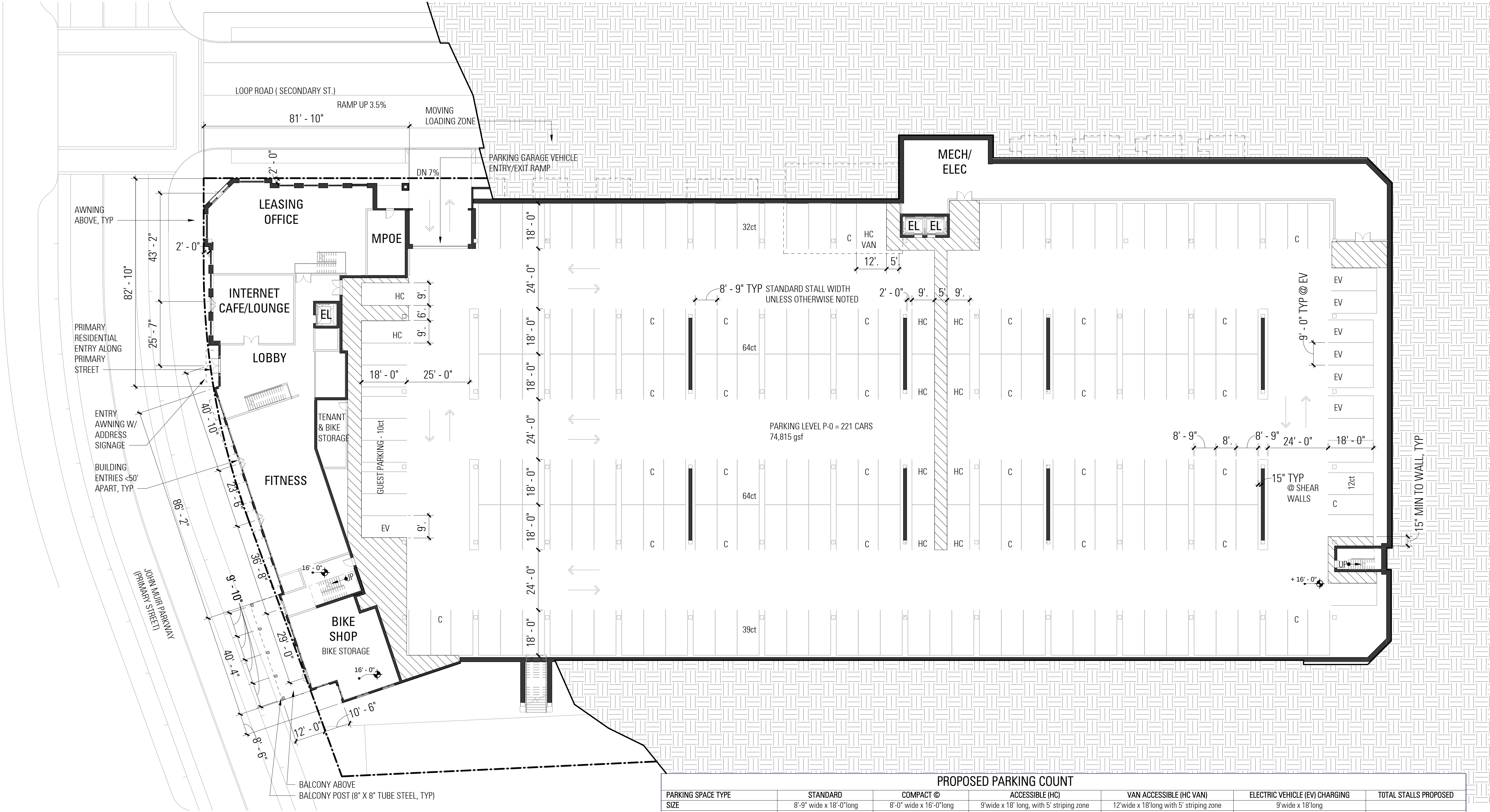


2 SECTION F
A-05.3 1" = 30'-0"

HERCULES PARCELS Q & R | HERCULES, CA

SITE SECTIONS





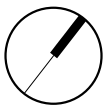
PROPOSED PARKING COUNT						
PARKING SPACE TYPE	STANDARD	COMPACT ©	ACCESSIBLE (HC)	VAN ACCESSIBLE (HC VAN)	ELECTRIC VEHICLE (EV) CHARGING	TOTAL STALLS PROPOSED
SIZE	8'-9" wide x 18'-0" long	8'-0" wide x 16'-0" long	9' wide x 18' long, with 5' striping zone	12' wide x 18' long with 5' striping zone	9' wide x 18' long	
P1 - PARKING COUNT	173	30	10	1	7	221
P2 - PARKING COUNT	70	13	4	1	3	91
PROJECT TOTALS	243	43	14	2	10	312
PROJECT %	78%	14%	4%	1%	3%	100%

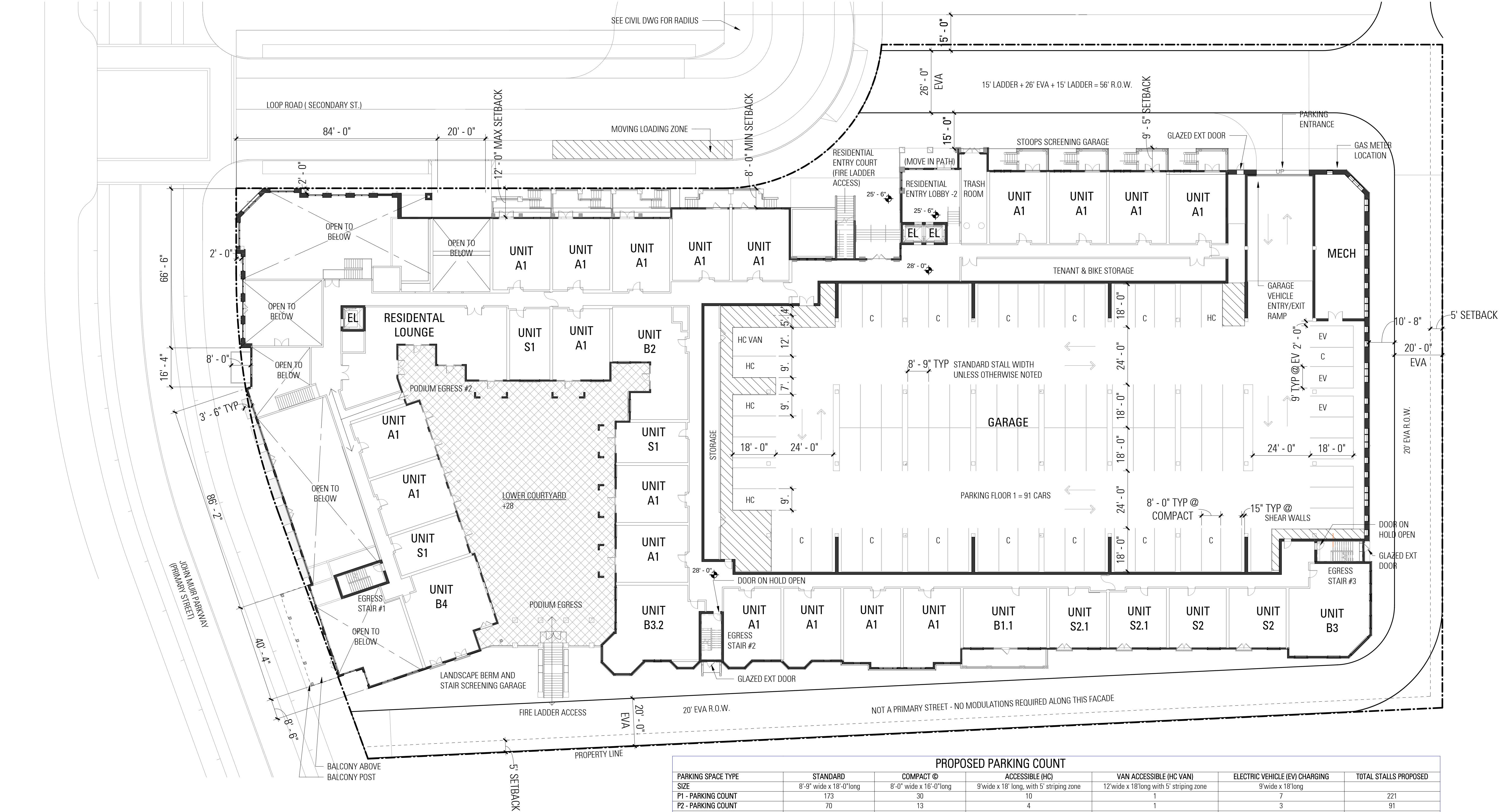
BIKE STORAGE - 23 SPACES PROVIDED (10% OF UNIT COUNT)

HERCULES PARCELS Q & R

HERCULES, CA

FLOOR P - PARKING





PROPOSED PARKING COUNT						
PARKING SPACE TYPE	STANDARD	COMPACT @	ACCESSIBLE (HC)	VAN ACCESSIBLE (HC VAN)	ELECTRIC VEHICLE (EV) CHARGING	TOTAL STALLS PROPOSED
SIZE	8'-9" wide x 18'-0" long	8'-0" wide x 16'-0" long	9' wide x 18' long, with 5' striping zone	12' wide x 18' long with 5' striping zone	9' wide x 18' long	
P1 - PARKING COUNT	173	30	10	1	7	221
P2 - PARKING COUNT	70	13	4	1	3	91
PROJECT TOTALS	243	43	14	2	10	312
PROJECT %	78%	14%	4%	1%	3%	100%

BIKE STORAGE - 23 SPACES PROVIDED (10% OF UNIT COUNT)

HERCULES PARCELS Q & R

HERCULES, CA

FLOOR 1 - RESIDENTIAL, PARKING

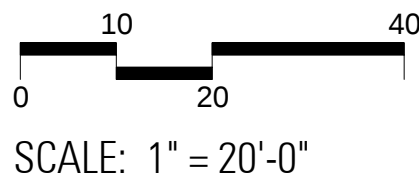
BARarchitects

901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com



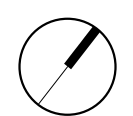
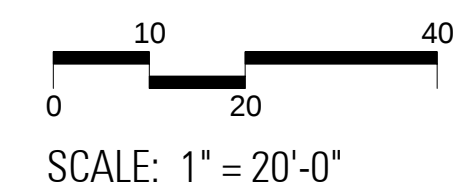
17025

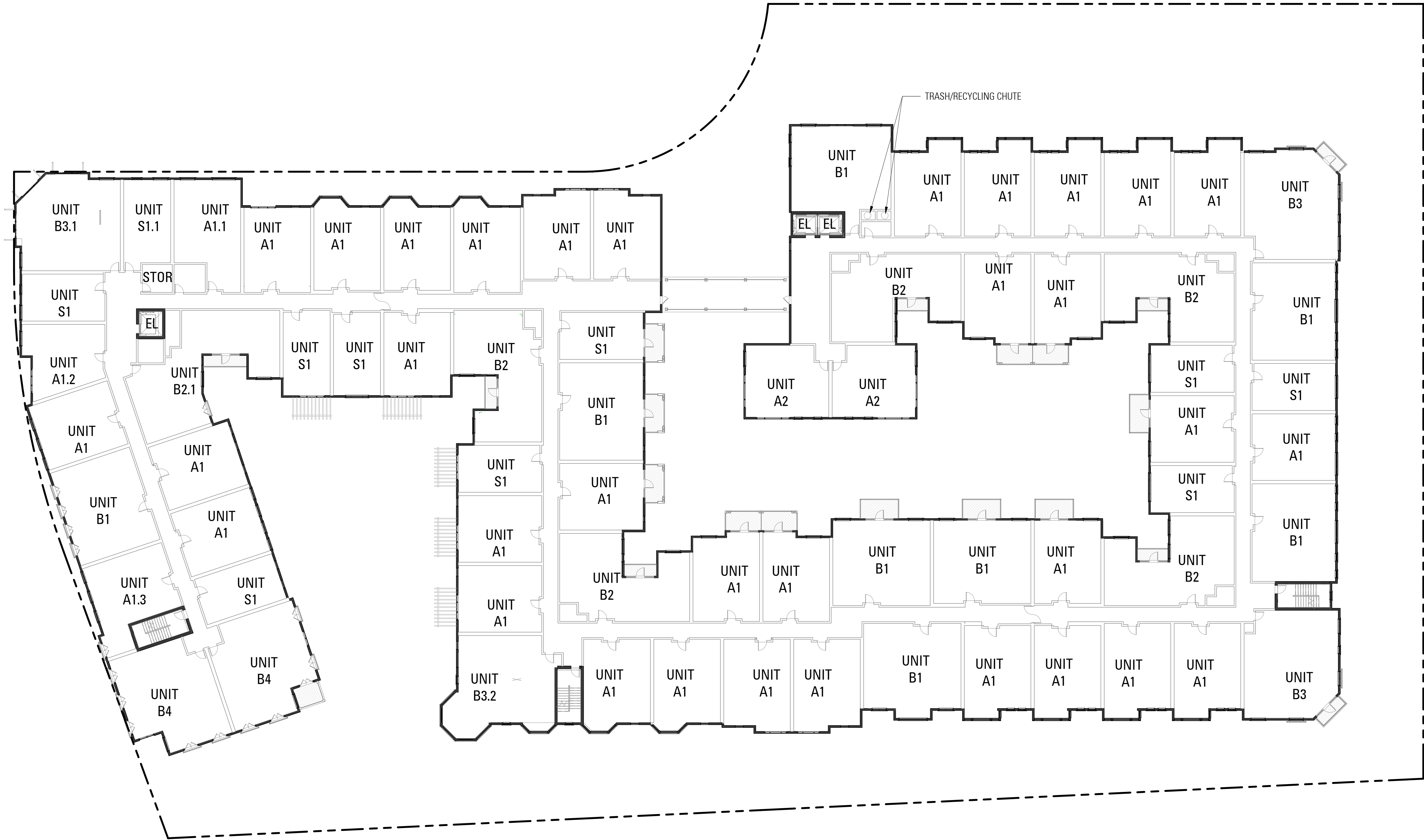
02.08.18



A-07

FLOOR 2

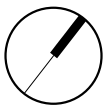


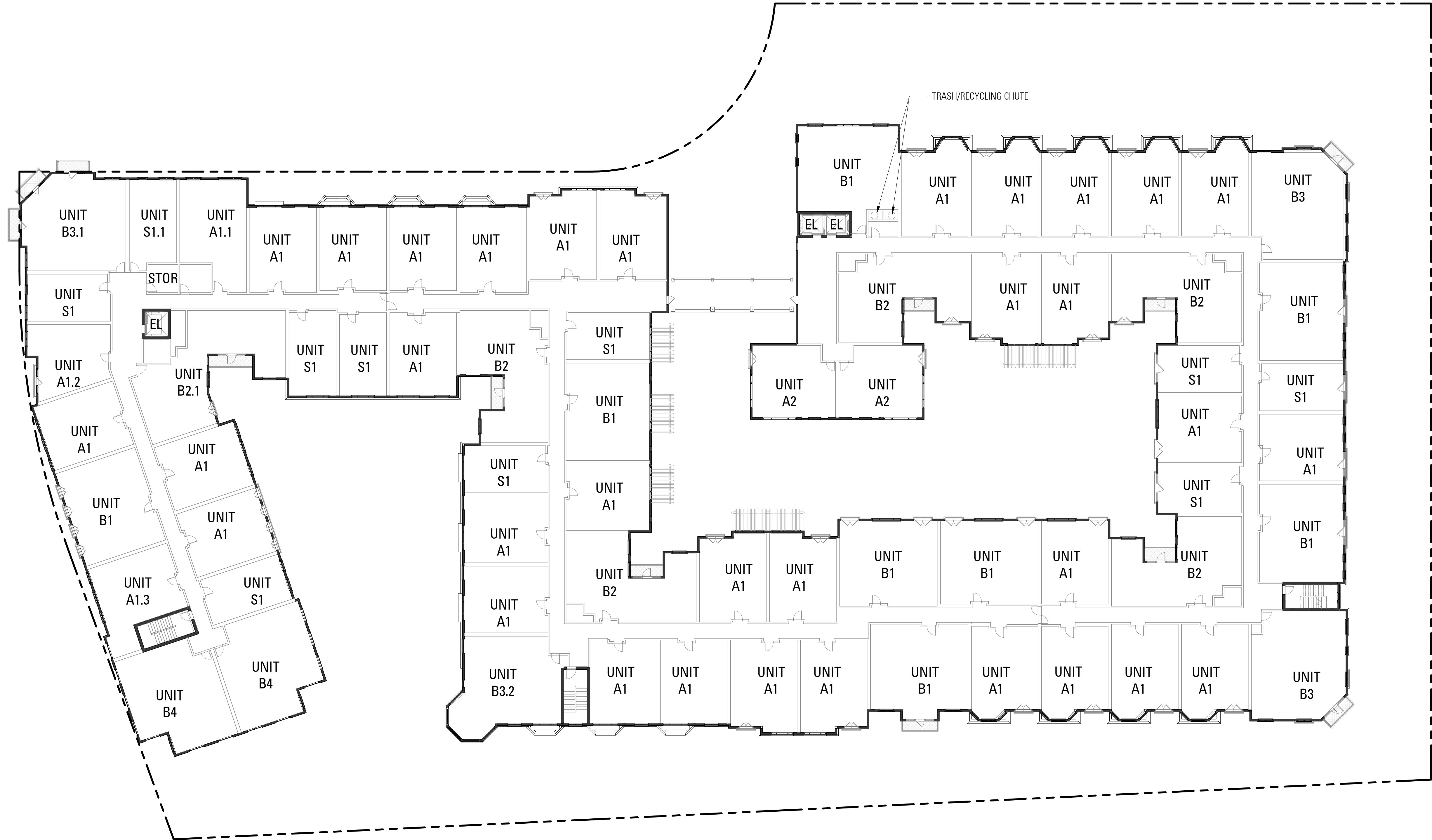


HERCULES PARCELS Q & R

HERCULES, CA

FLOOR 3

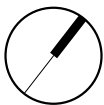


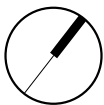


HERCULES PARCELS Q & R

HERCULES, CA

FLOOR 4

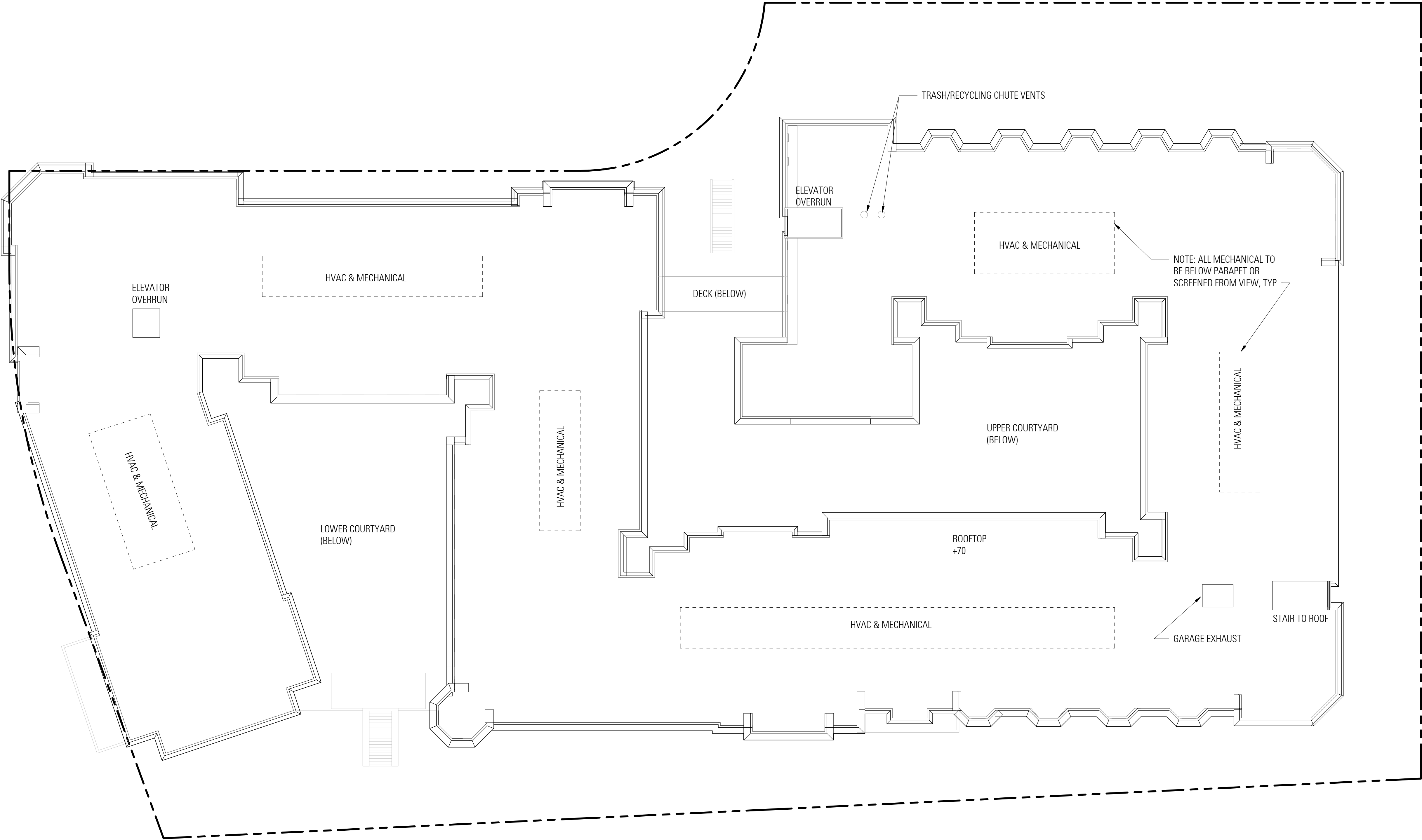


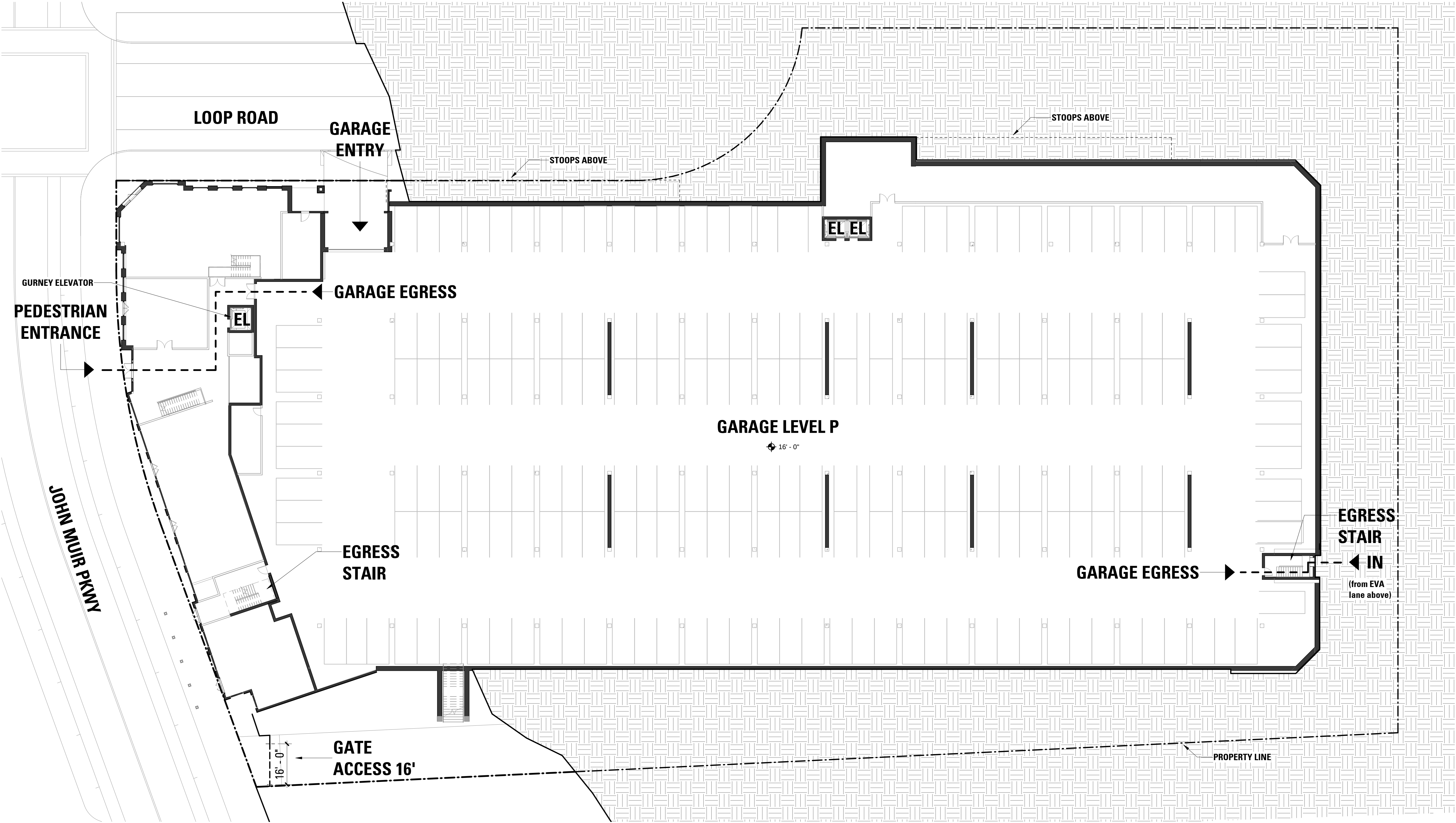


HERCULES PARCELS Q & R

HERCULES, CA

ROOF PLAN

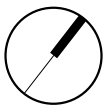


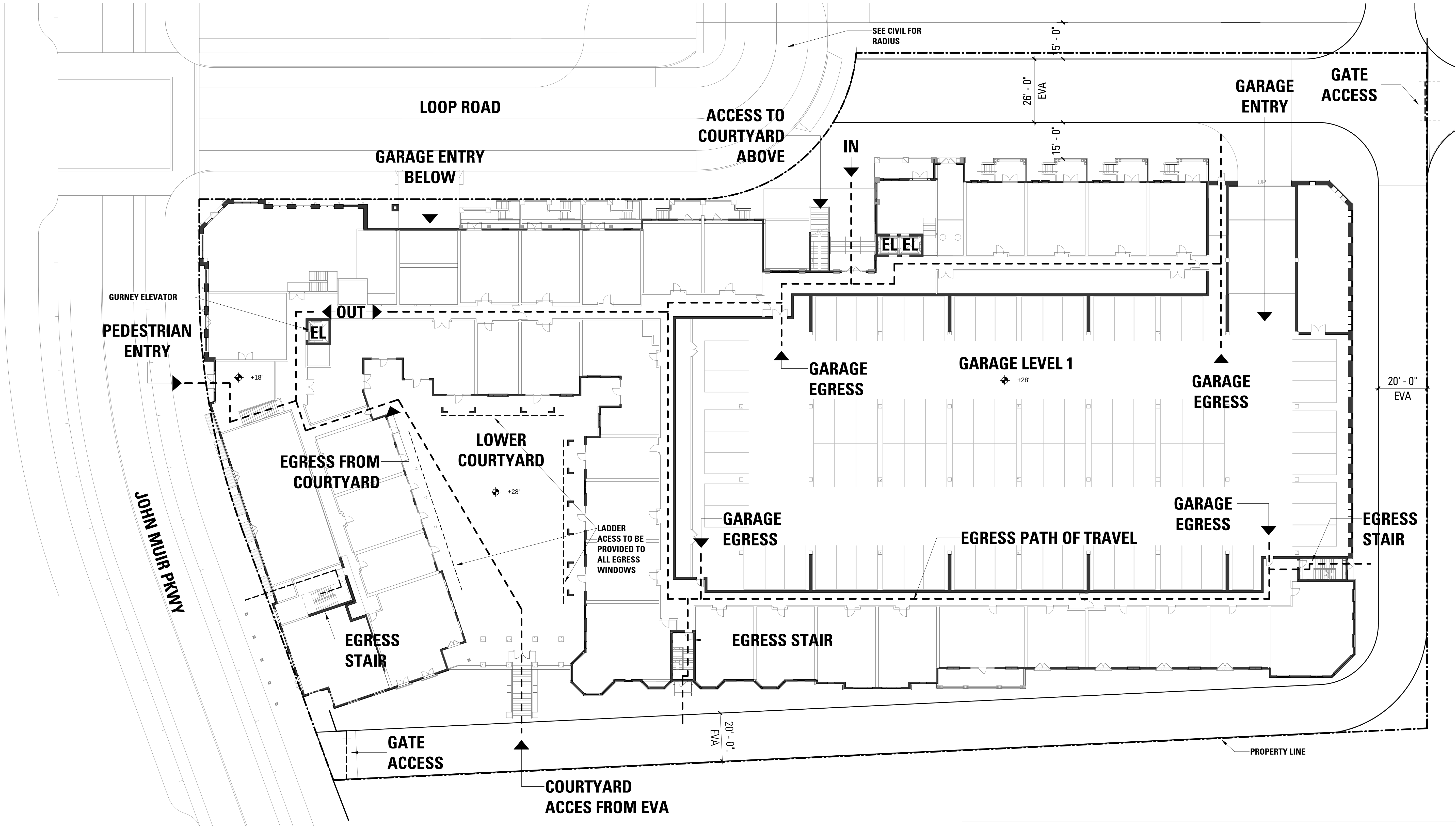


NOTE: THIS IS A FIRE ACCESS PLAN DIAGRAM. SEE FLOOR PLAN ON A-06 FOR TYPICAL DIMENSIONS, ROOM NAMES AND NOTES; AT LEVEL P

HERCULES PARCELS Q & R | HERCULES, CA

ON-SITE FIRE ACCESS PLAN - LEVEL P

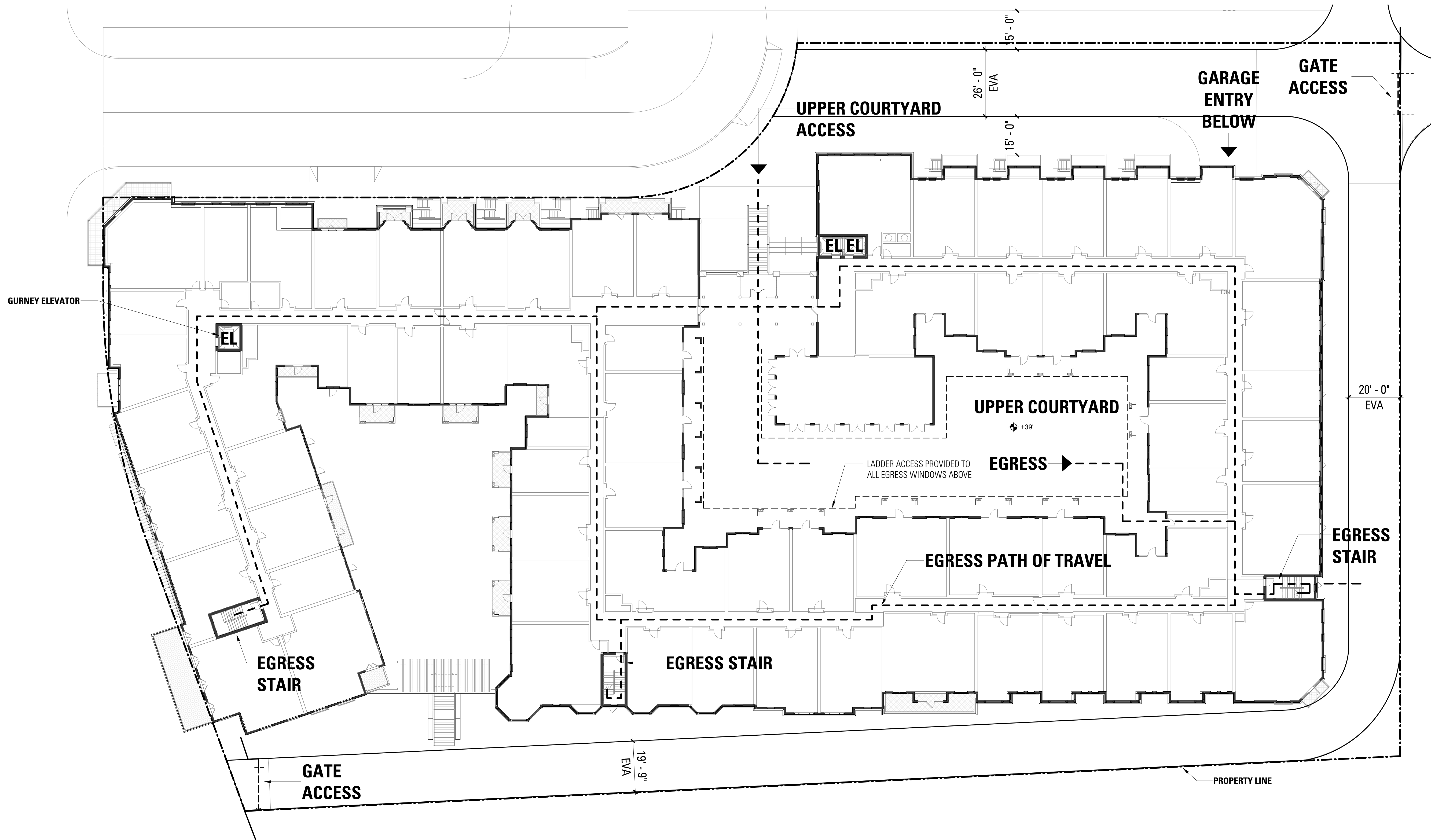




HERCULES PARCELS Q & R | HERCULES, CA

ON-SITE FIRE ACCESS PLAN - LEVEL 1





HERCULES PARCELS Q & R | HERCULES, CA

NOTE: THIS IS A FIRE ACCESS PLAN DIAGRAM. SEE FLOOR PLAN ON A-08 FOR TYPICAL DIMENSIONS, ROOM NAMES AND NOTES; AT LEVEL 2

ON-SITE FIRE ACCESS PLAN - LEVEL 2

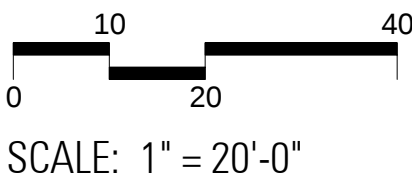
BARarchitects

901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com



17025

02.08.18



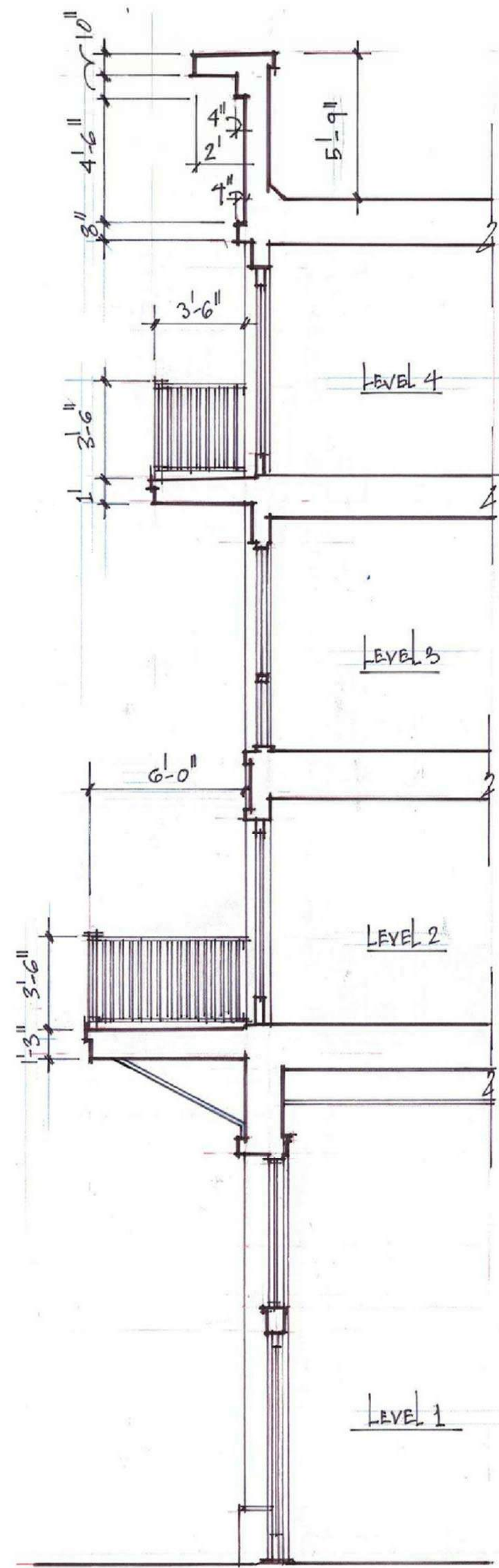
A-14



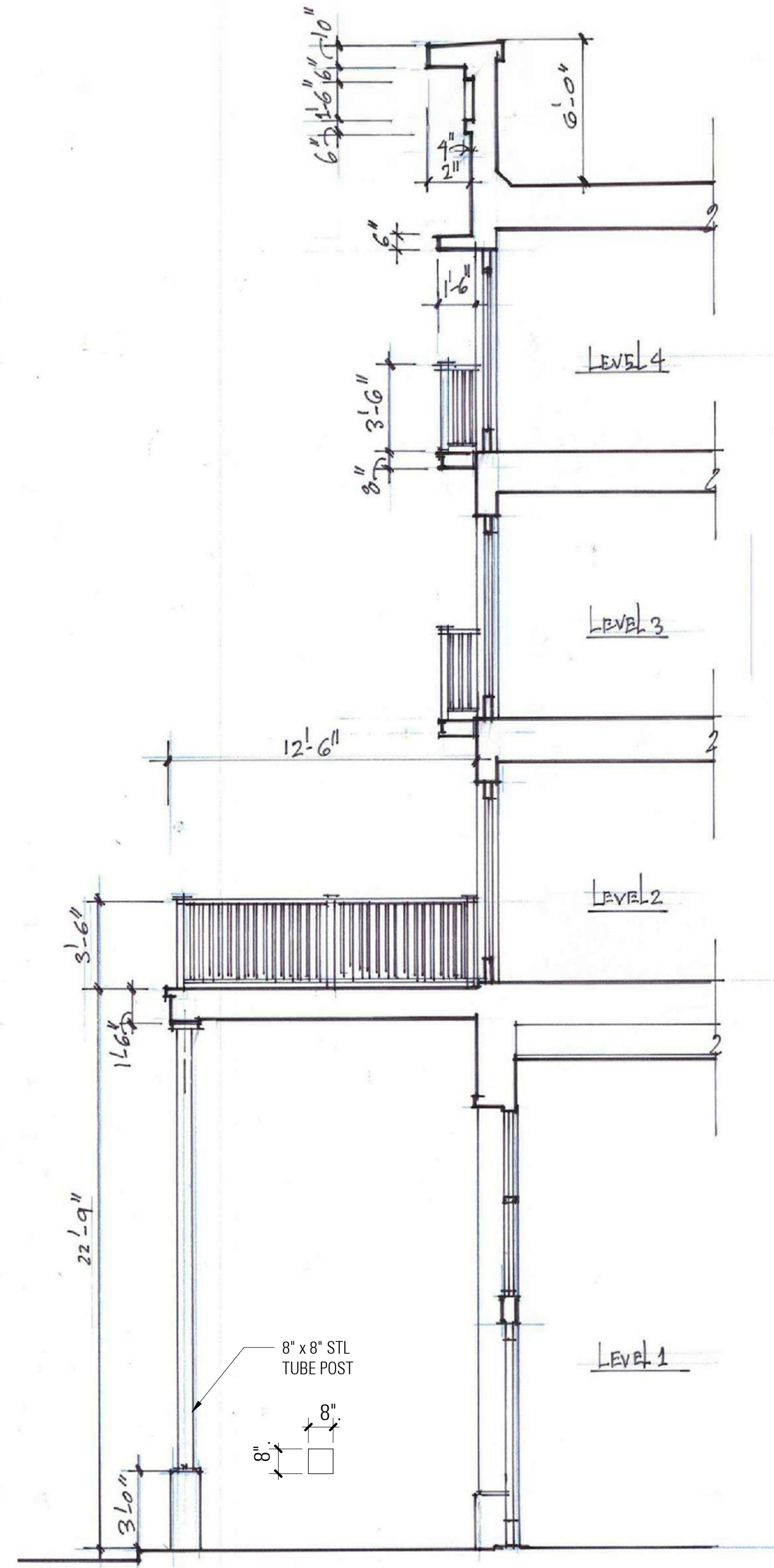
VICTORIAN STYLE 3



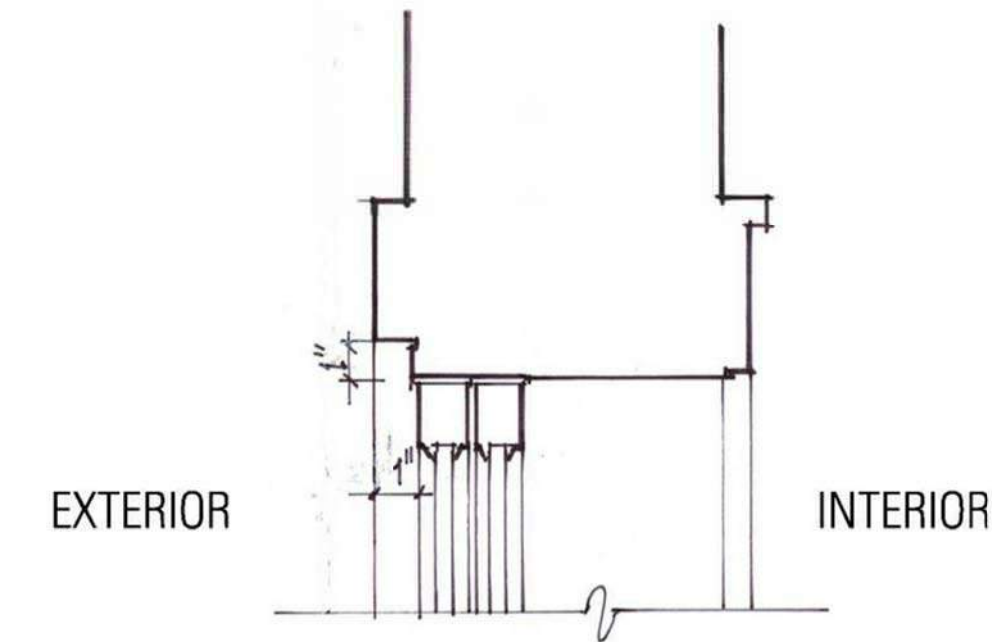
GOLD RUSH



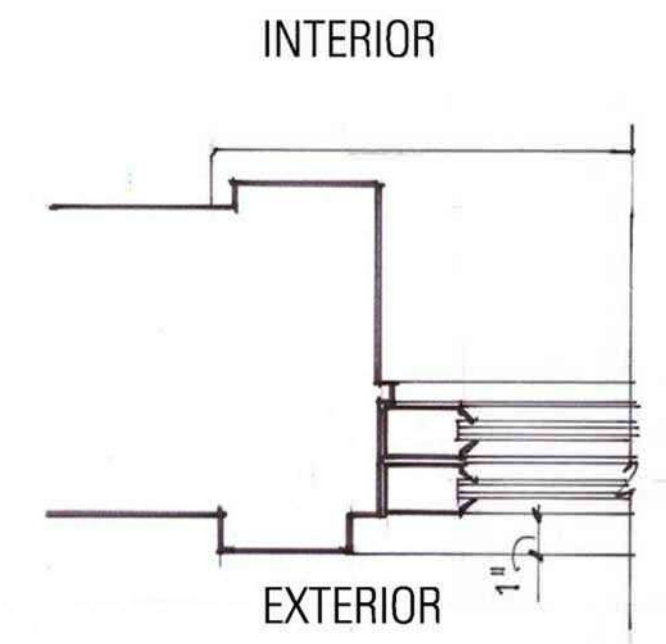
A VC3 - WALL SECTION - VICTORIAN STYLE 3
1/4"=1'



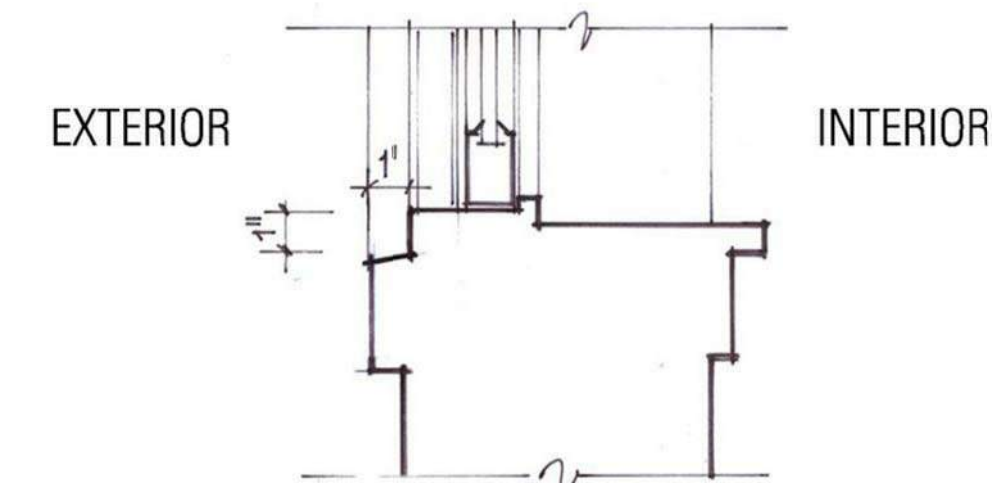
B GR - WALL SECTION - GOLD RUSH STYLE
1/4"=1'



TYPICAL HEAD DETAIL
3"=1'



TYPICAL JAMB DETAIL
3"=1'



TYPICAL SILL DETAIL
3"=1'



WINDOW DETAIL AT LAP SIDING



TYPICAL BALCONY WITH METAL RAILING

HERCULES PARCELS Q & R

HERCULES, CA

DETAILS

BARarchitects

901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 |
www.bararch.com



17025

02.08.18

SCALE:

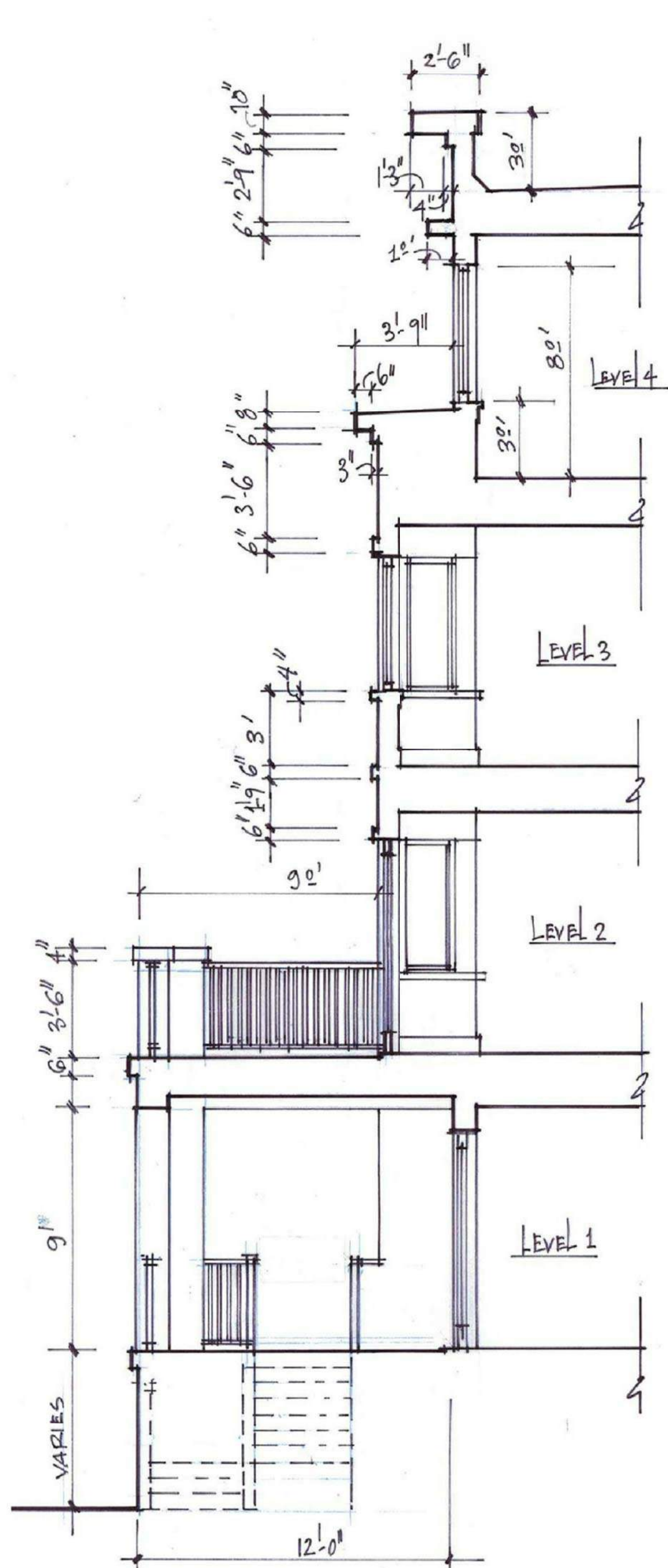
A-15



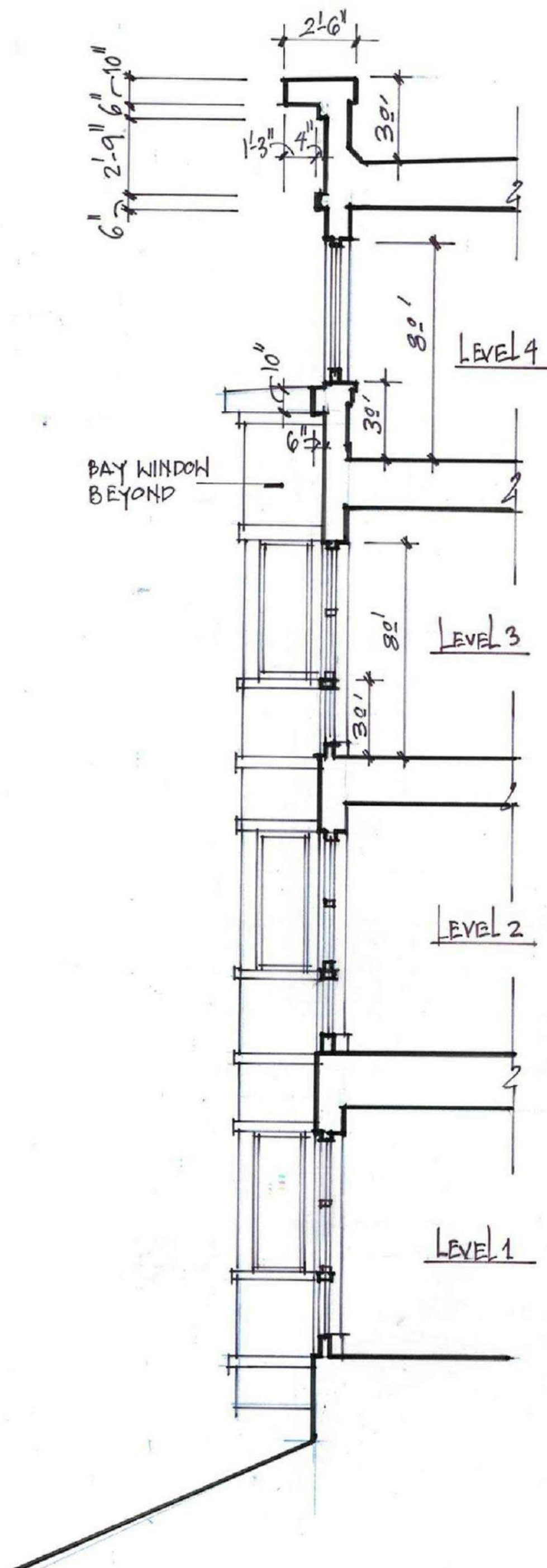
VICTORIAN 1



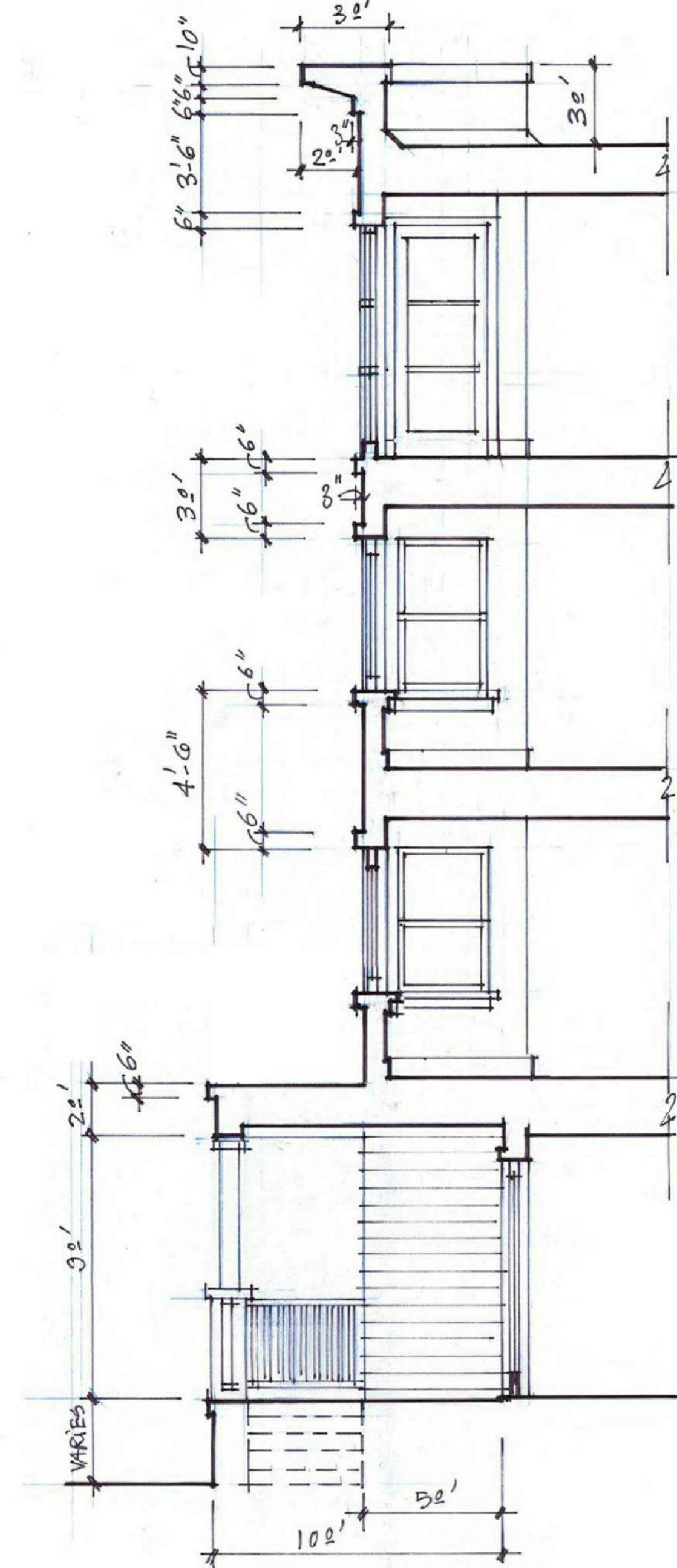
VICTORIAN 2



A V1a - WALL SECTION - VICTORIAN STYLE 1
1/4"=1'



B V1b - WALL SECTION - VICTORIAN STYLE 1
1/4"=1'



C1 V2 - WALL SECTION - VICTORIAN STYLE 2
1/4"=1'



C2 TYPICAL WOODEN RAILING - VICTORIAN STYLE 2

HERCULES PARCELS Q & R

HERCULES, CA

DETAILS

BARarchitects

901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 |
www.bararch.com

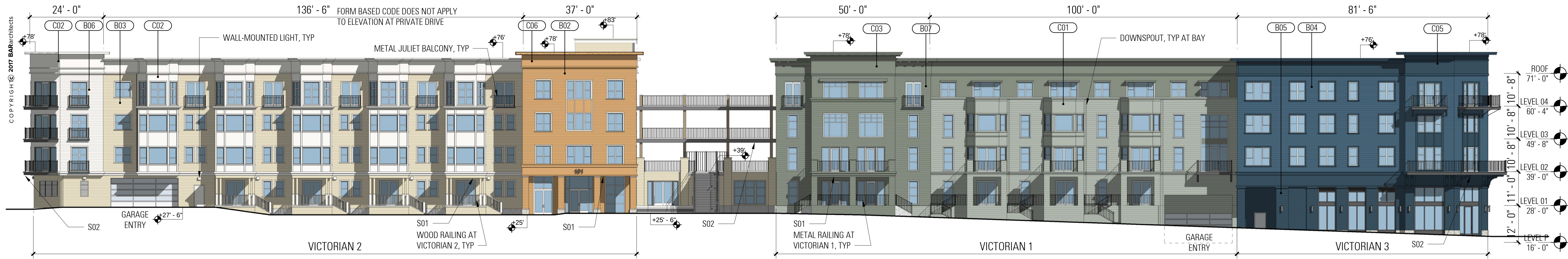


17025

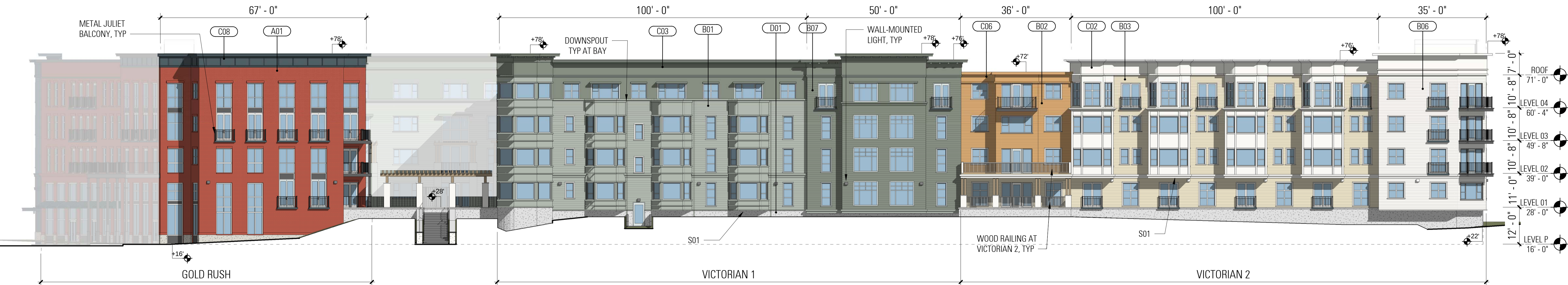
02.08.18

SCALE:

A-16

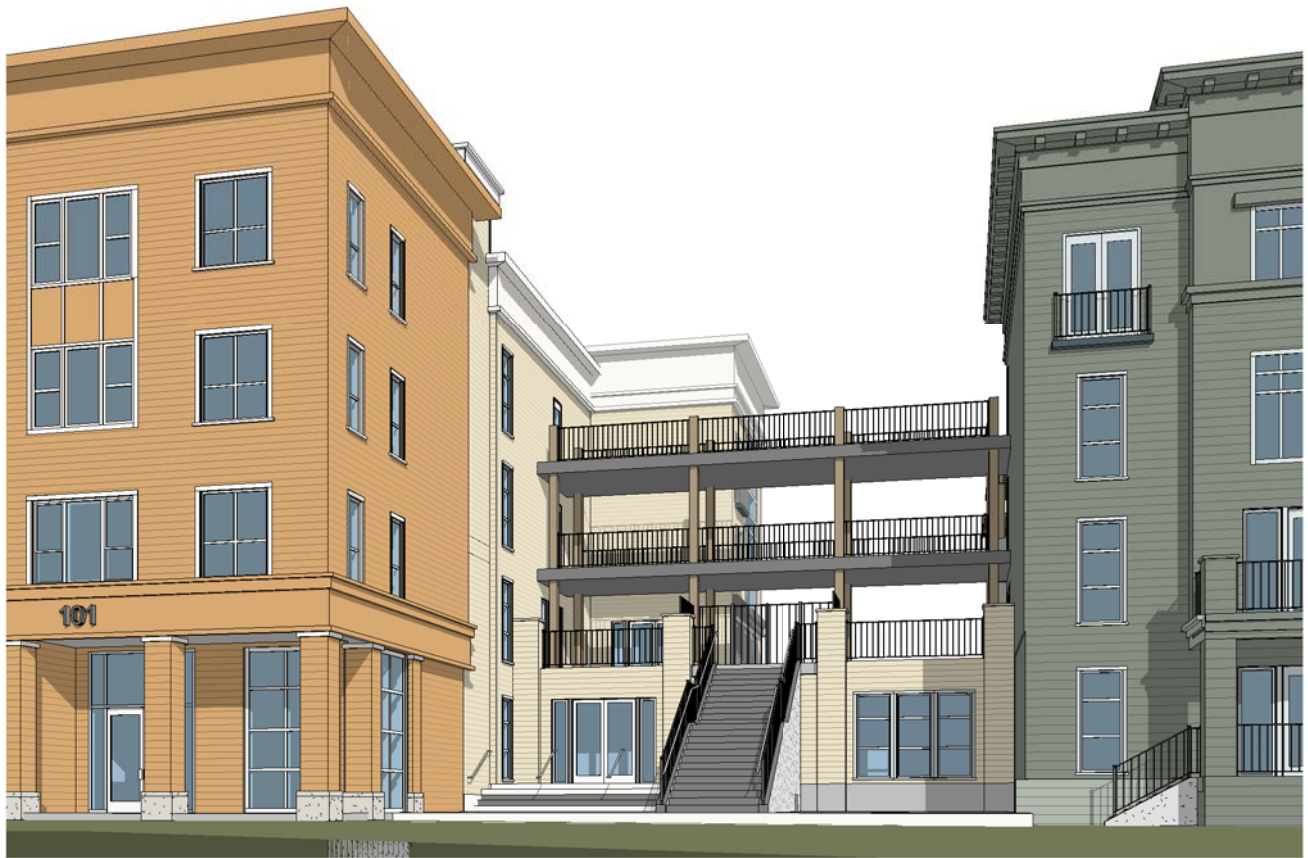


1 NORTH ELEVATION
A-17 1/16" = 1'-0"

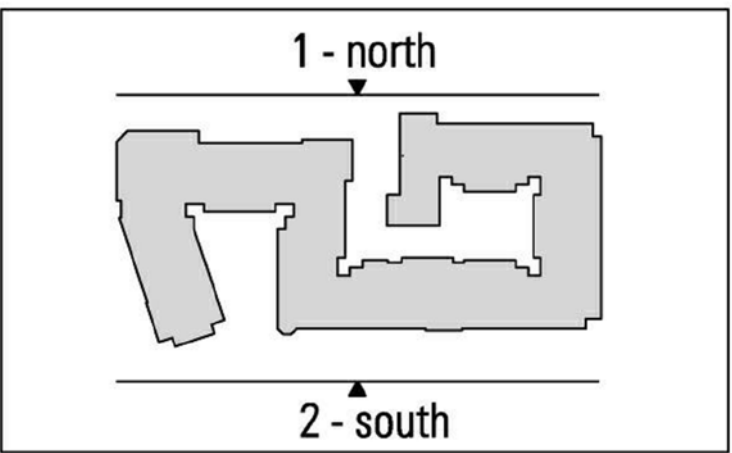


2 SOUTH ELEVATION
A-17 1/16" = 1'-0"

PERSPECTIVE
VIEW AT BRIDGE



SOFFIT SCHEDULE
S01 - CEMENT BOARD SOFFIT PAINTED TO MATCH EXTERIOR WALL
S02 - WOODEN DECKING



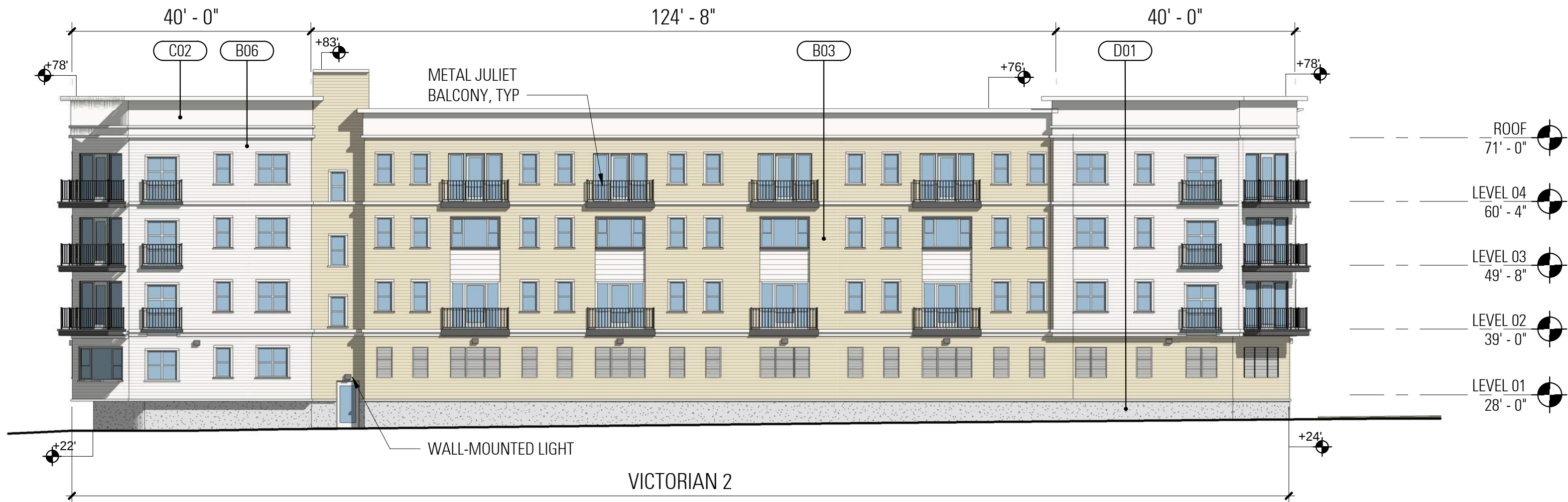
MATERIAL SCHEDULE	
A01	Brick Veneer
B01	Cement board lap
B02	Cement board lap
B03	Cement board lap
B04	Cement board lap
B05	Cement board lap
B06	Cement board lap
B07	Cement board lap
C01	Cement board panel
C02	Cement board panel
C03	Cement board panel
C05	Cement board panel
C06	Cement board panel
C08	Cement board panel
D01	Cement plaster
E01	Cement board lap
F01	Cast stone

HERCULES PARCELS Q & R

HERCULES, CA

ELEVATION - NORTH, SOUTH





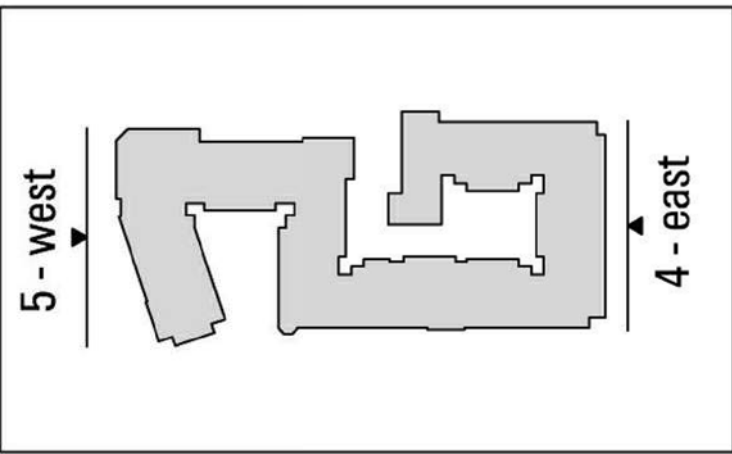
1 EAST ELEVATION
A-18 1/16" = 1'-0"



2 WEST ELEVATION
A-18 1/16" = 1'-0"

SOFFIT SCHEDULE
S01 - CEMENT BOARD SOFFIT PAINTED TO MATCH EXTERIOR WALL
S02 - WOODEN DECKING

MATERIAL SCHEDULE	
A01	Brick Veneer
B01	Cement board lap
B02	Cement board lap
B03	Cement board lap
B04	Cement board lap
B05	Cement board lap
B06	Cement board lap
B07	Cement board lap
C01	Cement board panel
C02	Cement board panel
C03	Cement board panel
C05	Cement board panel
C06	Cement board panel
C08	Cement board panel
D01	Cement plaster
E01	Cement board lap
F01	Cast stone

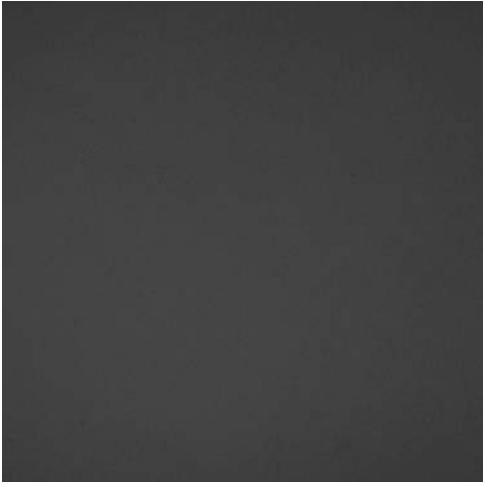
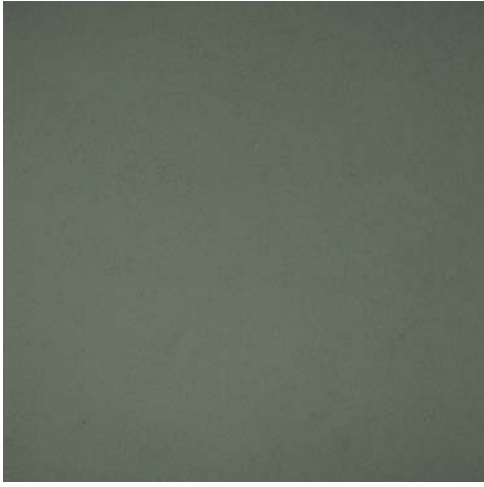
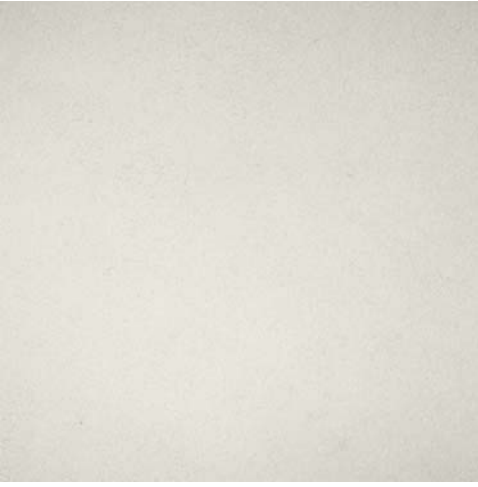
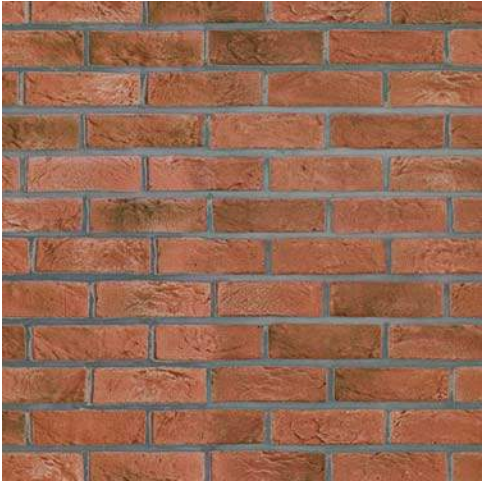
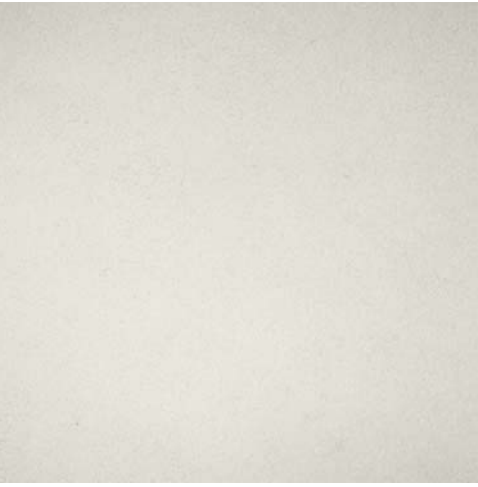
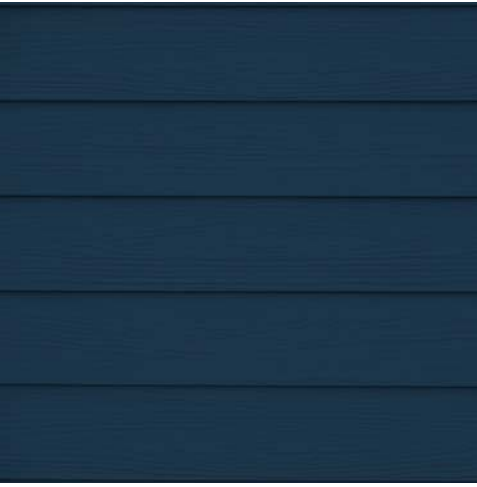


HERCULES PARCELS Q & R

HERCULES, CA

ELEVATION - EAST, WEST



	GOLD RUSH	VICTORIAN 1	VICTORIAN 2				VICTORIAN 3
CROWN	 C08 - CEMENT BOARD PANEL	 C03 - CEMENT BOARD PANEL	 C02 - CEMENT BOARD PANEL  C09 - CEMENT BOARD PANEL				 C05 - CEMENT BOARD PANEL
CLADDING	 A01 - BRICK VENEER	 B07 - CEMENT BOARD PLANK  B01 - CEMENT BOARD PLANK  C01 - CEMENT BOARD PANEL	 B03 - CEMENT BOARD PLANK  B02 - CEMENT BOARD PLANK  B06 - CEMENT BOARD PLANK  C02 - CEMENT BOARD PANEL				 B04 - CEMENT BOARD PLANK  B05 - CEMENT BOARD PLANK
BASE	 F01 - CAST STONE		 D01 - CEMENT PLASTER				 F01 - CAST STONE

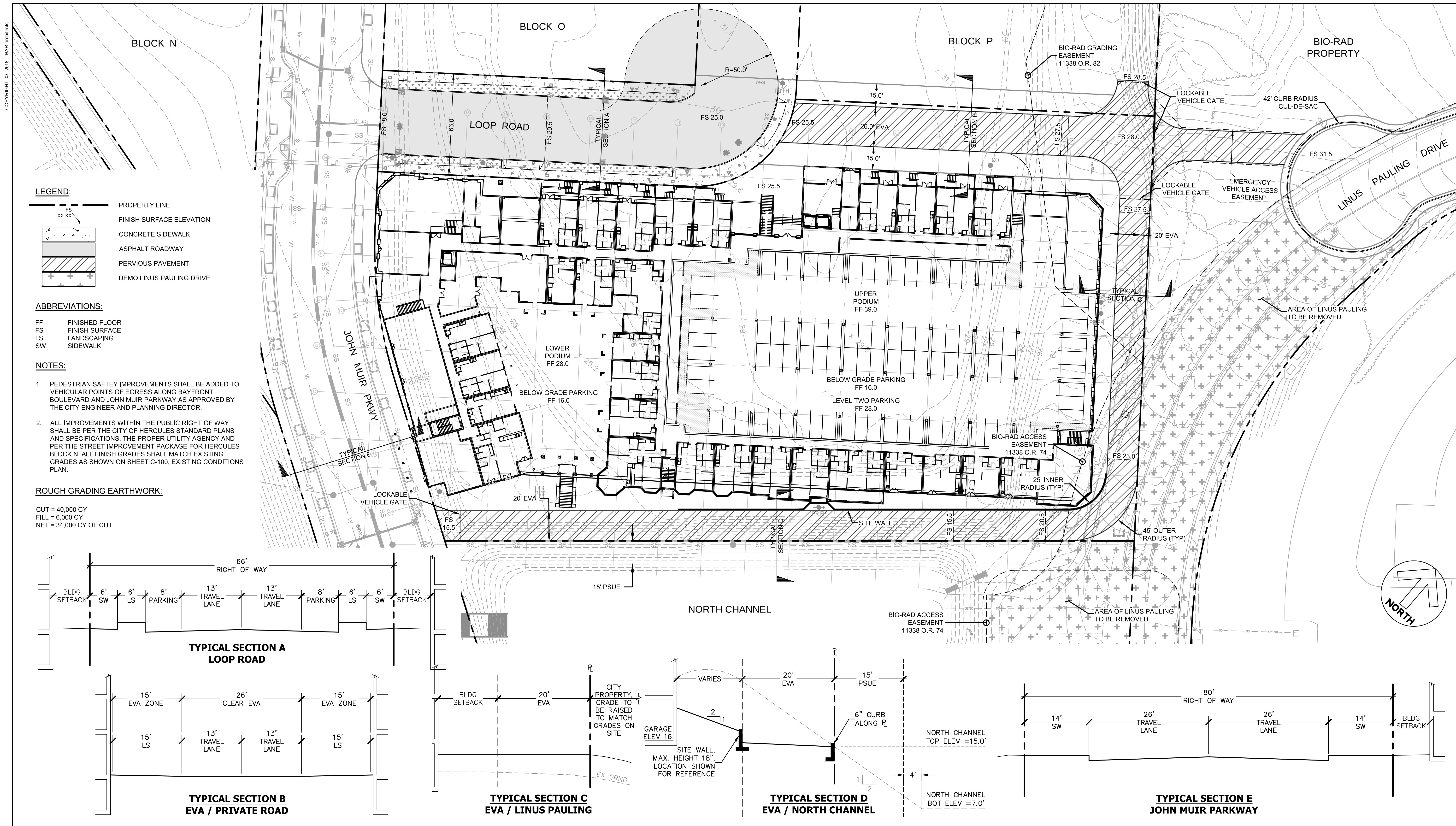
	WINDOWS			STOREFRONT WINDOWS		TRELLIS	FIXTURES	AWNING
DETAILS	 WINDOW VINYL COLOR 1	 WINDOW VINYL COLOR 2	 WINDOW VINYL COLOR 3	 VICTORIAN 3	 GOLD RUSH	 TIMBER	 WALL MOUNTED LIGHTING	 FABRIC AWNING

HERCULES PARCELS Q & R

HERCULES, CA

MATERIALS

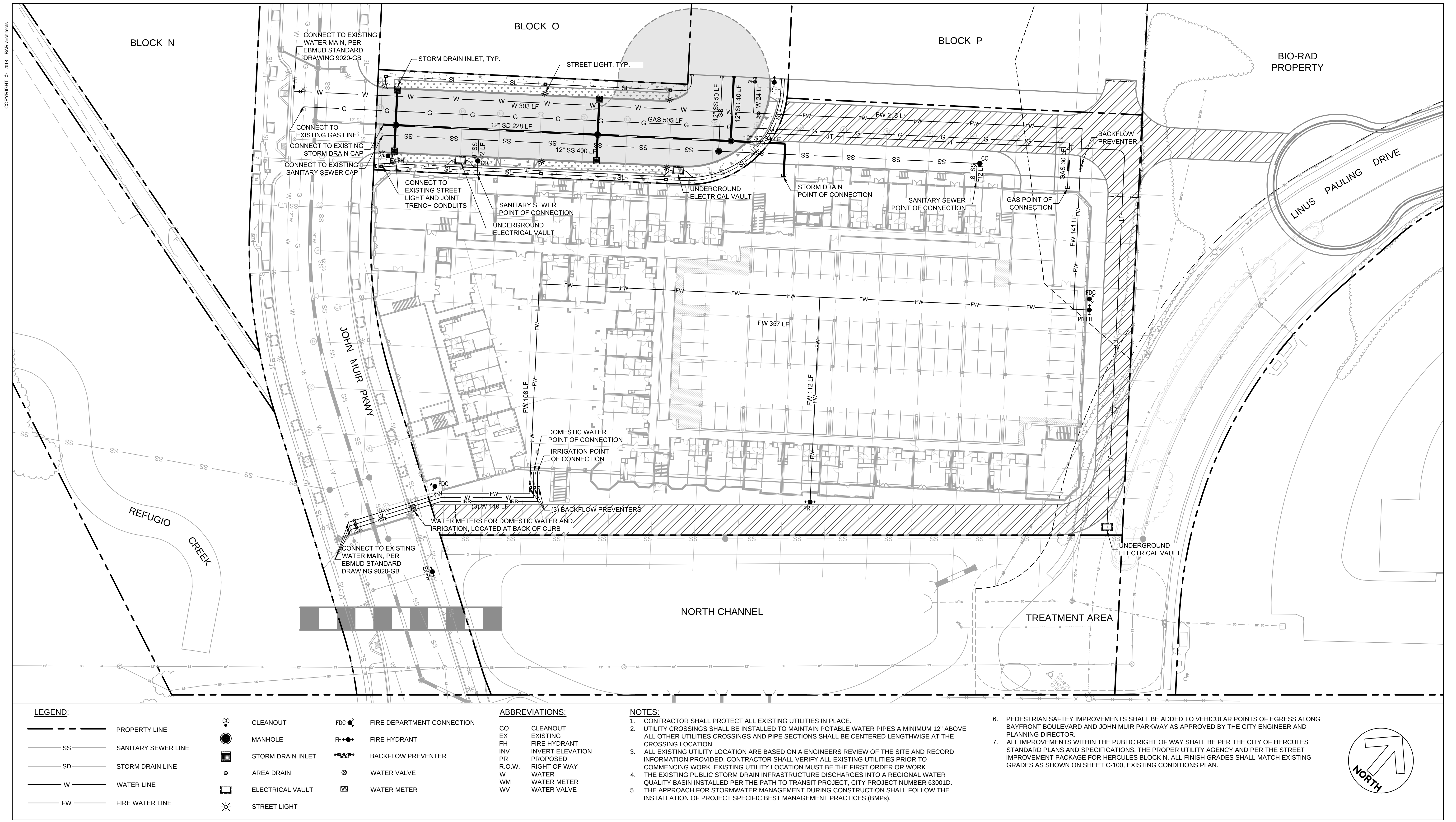




HERCULES PARCELS Q & R

HERCULES, CA

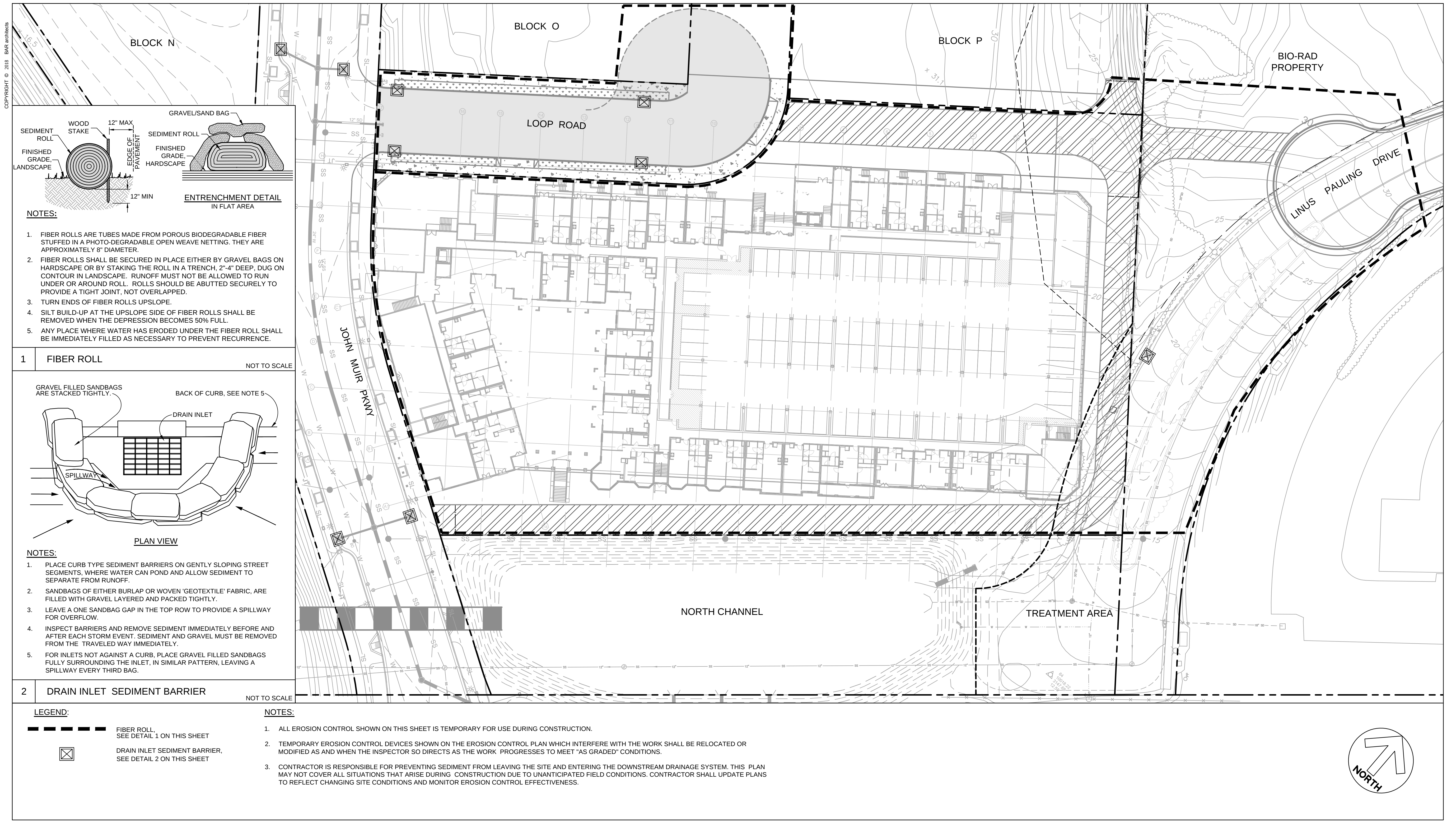
LAYOUT AND GRADING PLAN



HERCULES PARCELS Q & R

HERCULES, CA

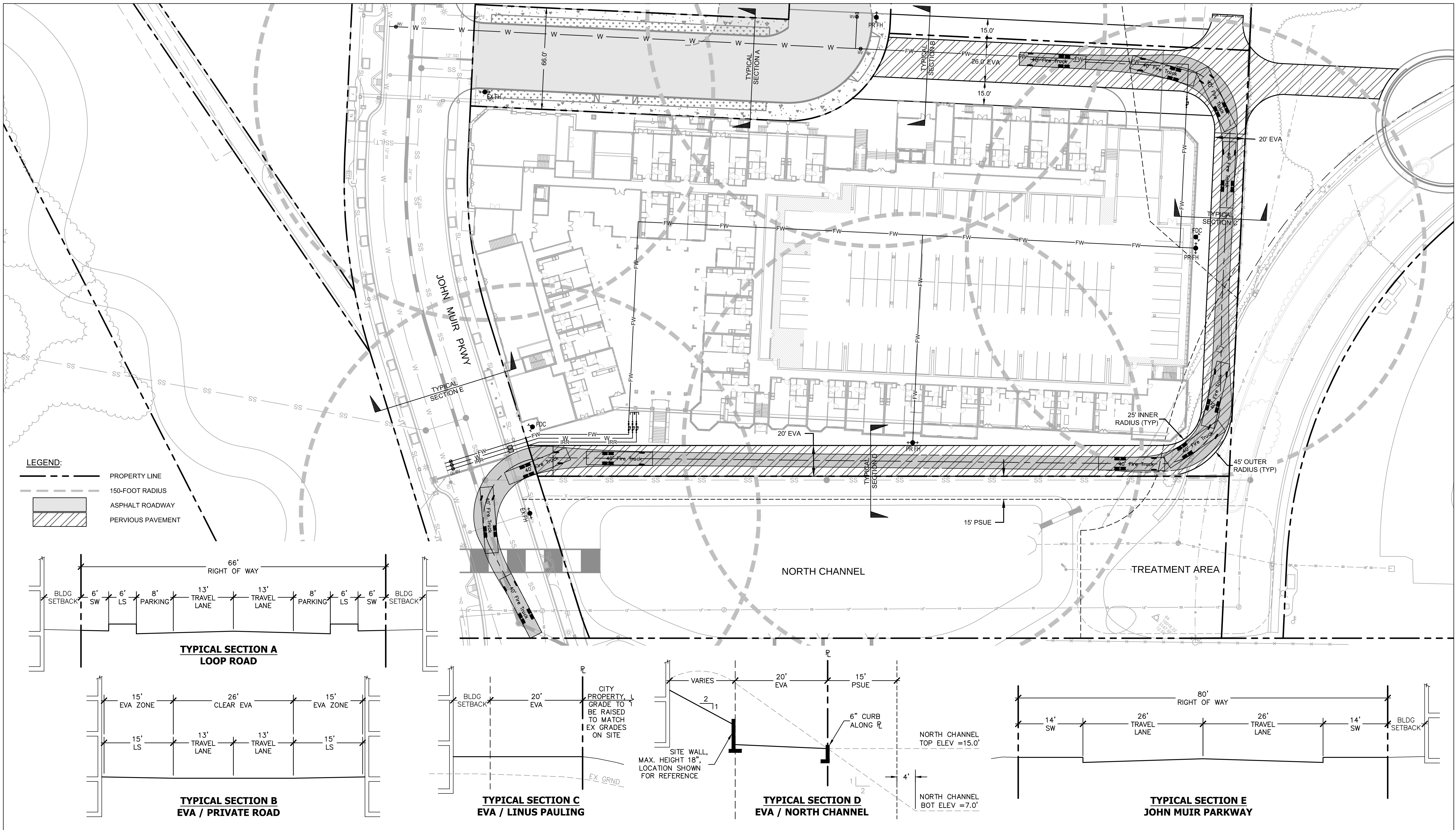
UTILITY PLAN



HERCULES PARCELS Q & R

HERCULES, CA

EROSION CONTROL PLAN



HERCULES PARCELS Q & R

HERCULES, CA

FIRE ACCESS PLAN