

HERCULES PARCELS Q & R

ENTITLEMENT PACKAGE - RESUBMITTAL #3

MARCH 06, 2018 - WITH REVISIONS THROUGH 4/30/2018 FOR PLANNING COMMISSION MAY 7, 2018 MEETING

PROJECT TEAM

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PROPERTY AREA AND DENSITY	
SITE AREA	122,277
BUILDING COVERAGE	92,070
BUILDING COVERAGE %	75%
*INCLUDES PATIOS AND BALCONIES	

GROSS BUILDING AREA	
LEVEL 0	89,620
LEVEL 1	71,448
LEVEL 2	69,182
LEVEL 3	69,182
LEVEL 4	68,861
TOTAL	368,293
*EXCLUDES PATIOS AND BALCONIES	

RESIDENTIAL BUILDING AREA	
LEVEL 0	0
LEVEL 1	24,255
LEVEL 2	58,245
LEVEL 3	59,993
LEVEL 4	59,717
TOTAL	202,210

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	2.81 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)	MIN STALLS REQUIRED	GARAGE PKG	TTL STALLS PROPOSED
RESIDENTIAL USE	1 / 1500 SF MIN	202,210	135		
AFFORDABLE RESIDENTIAL USE (TO BE DEDUCTED)	1/1500 SF MIN	12,340	-8		
			127		
GARAGE - LEVEL 0	-	-	-	215	215
GARAGE - LEVEL 1	-	-	-	96	96
					311

Bike storage - 50 spaces provided (>20% of unit count) 24 exterior spaces and 26 interior spaces
* 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.)
Additionally 29 Guest Parking Spaces are provided in Level P garage.

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 215 spaces and one above grade parking level with 96 spaces; for a total of 311 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

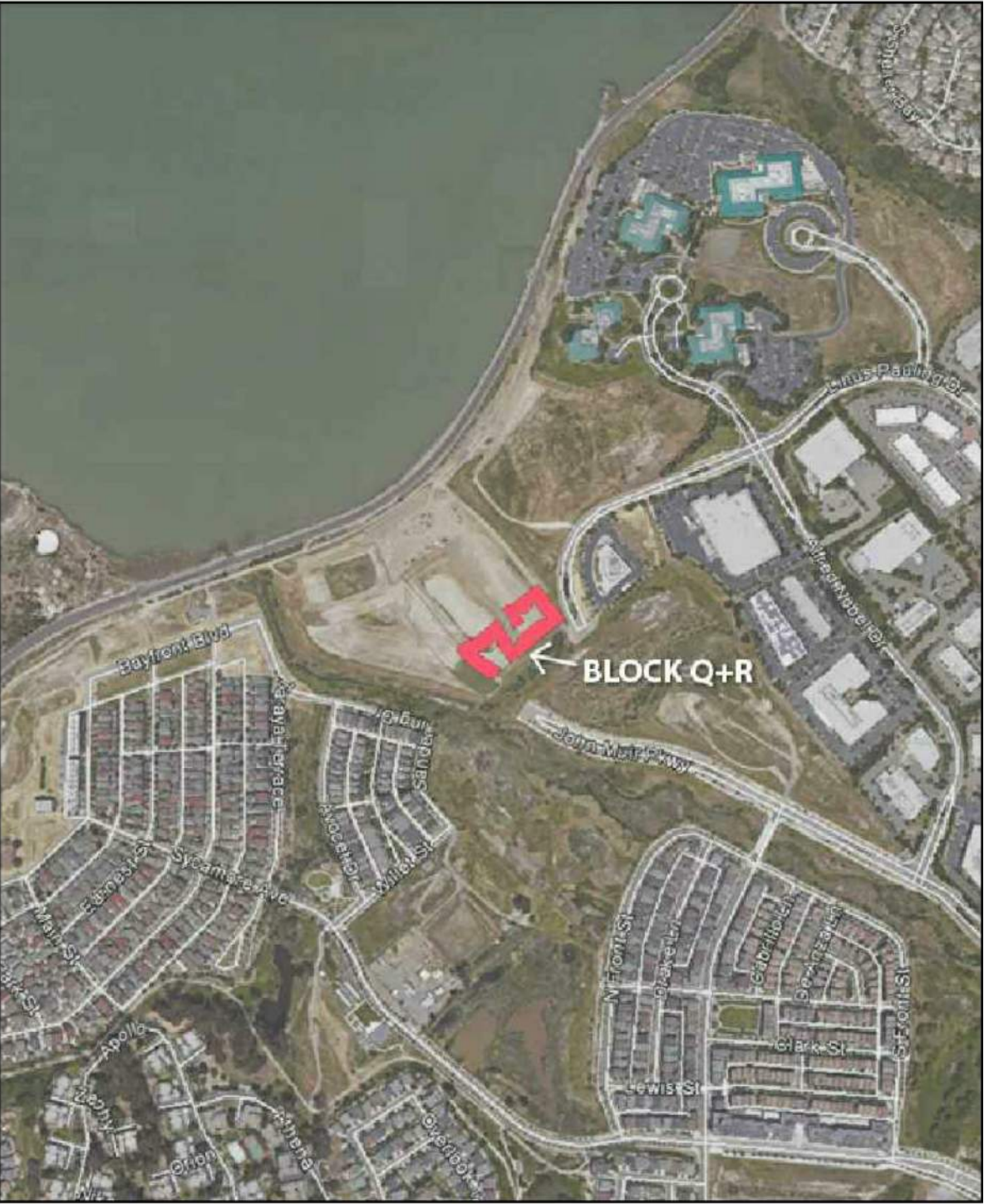
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- A-04 Site plan
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NOTE: SHEETS IN SHEET INDEX WITHOUT DATES, HAVE NOT BEEN MODIFIED SINCE THE MARCH 6, 2018 RESUBMITTAL#3

- L2.02 Planting Plan-Level 1
- L2.02a Planting Plan-Vacated Street
- L2.03 Planting Plan-Level 2
- L2.04 Irrigation legend and notes
- L2.05 Irrigation plan-Street level
- L2.06 Irrigation plan Level 1
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- L3.00 Lighting Legend and Notes
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- L3.02 Lighting Plan-Level 1
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- L6.05 Enlargement Plan – Loop Road Shared Street
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- L7.00 Site Furnishings

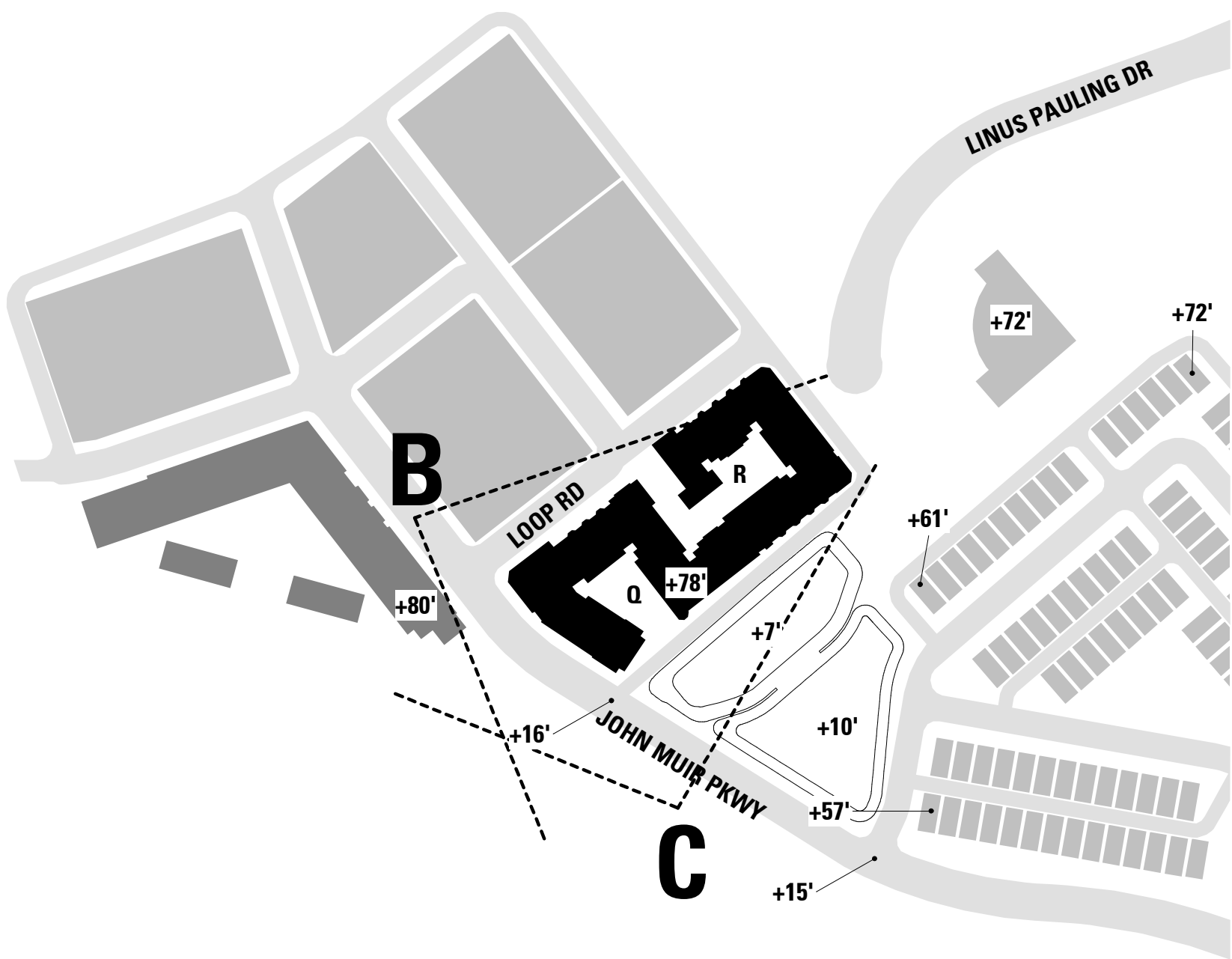


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VIEW B - CORNER OF JMP AND LOOP RD



VIEW C - SOUTH WEST CORNER AT JOHN MUIR PKWY

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PERSPECTIVE VIEWS

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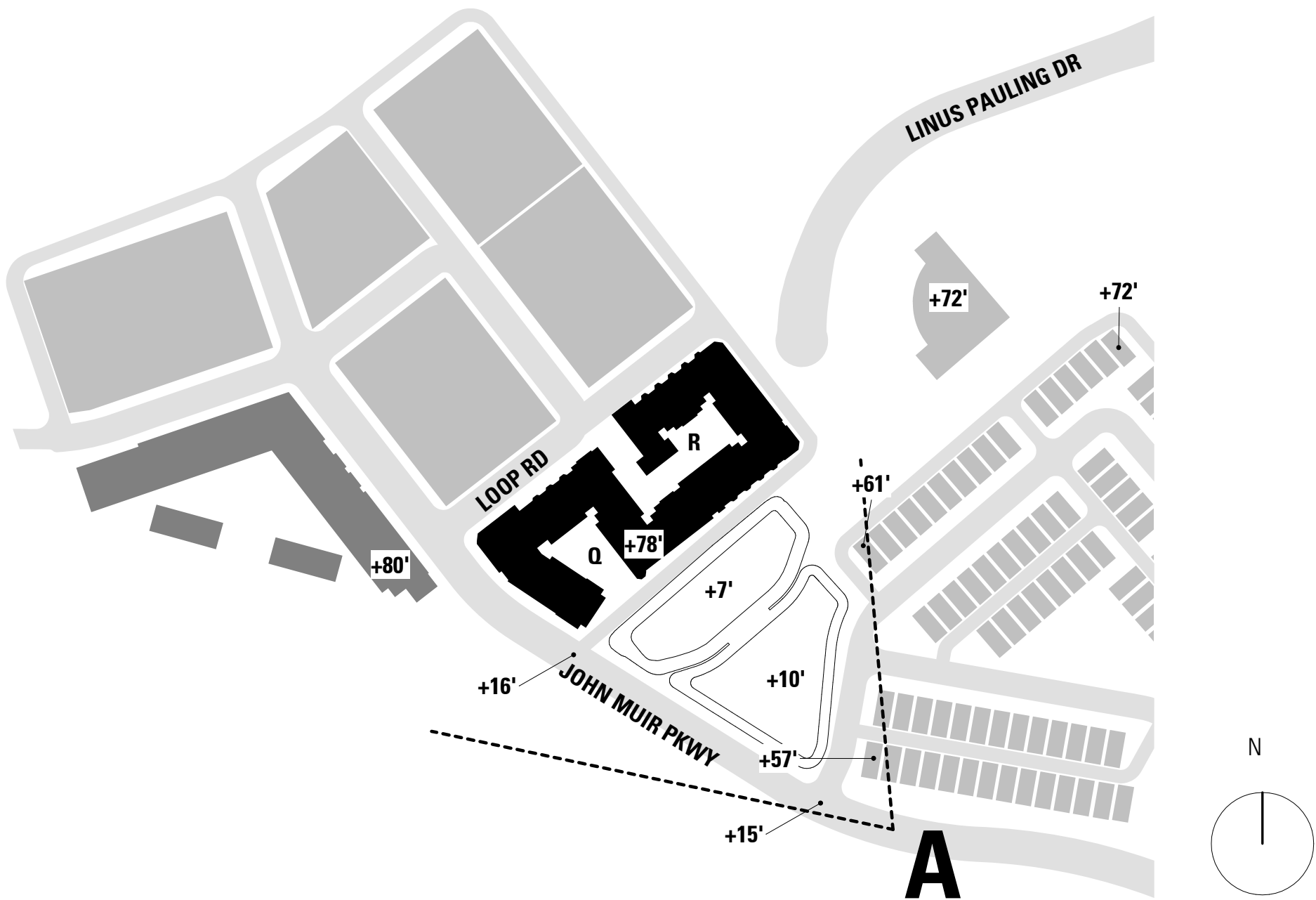
03.15.18

SCALE: 1" = 200'-0"

A-02.1



VIEW A - SOUTH APPROACH ON JOHN MUIR PARKWAY



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PERSPECTIVE VIEWS

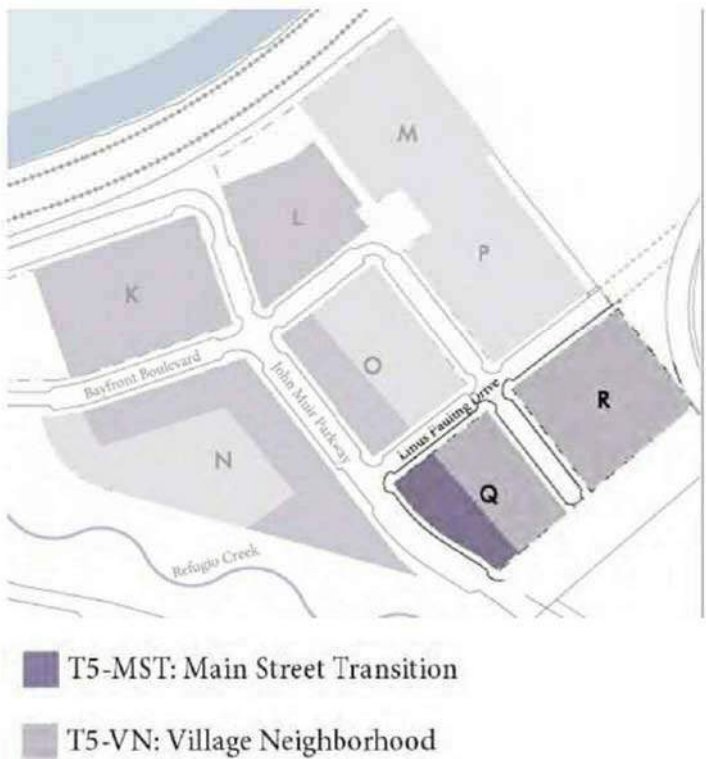


HERCULES ZONING REQUIREMENT

Block Q and R are divided into two building form regulating zones - "Main street transition" and "Village neighborhood" shown in the figure.

SETBACK REQUIREMENT:

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



STYLES ALLOWED

The six styles allowed for Block Q and R are stipulated in the figure to the right. Two of these, Gold Rush, and Victorian are developed into three separate styles, Victorian 1, Victorian 2, and Gold Rush style.

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

DIMENSIONAL REQUIREMENTS

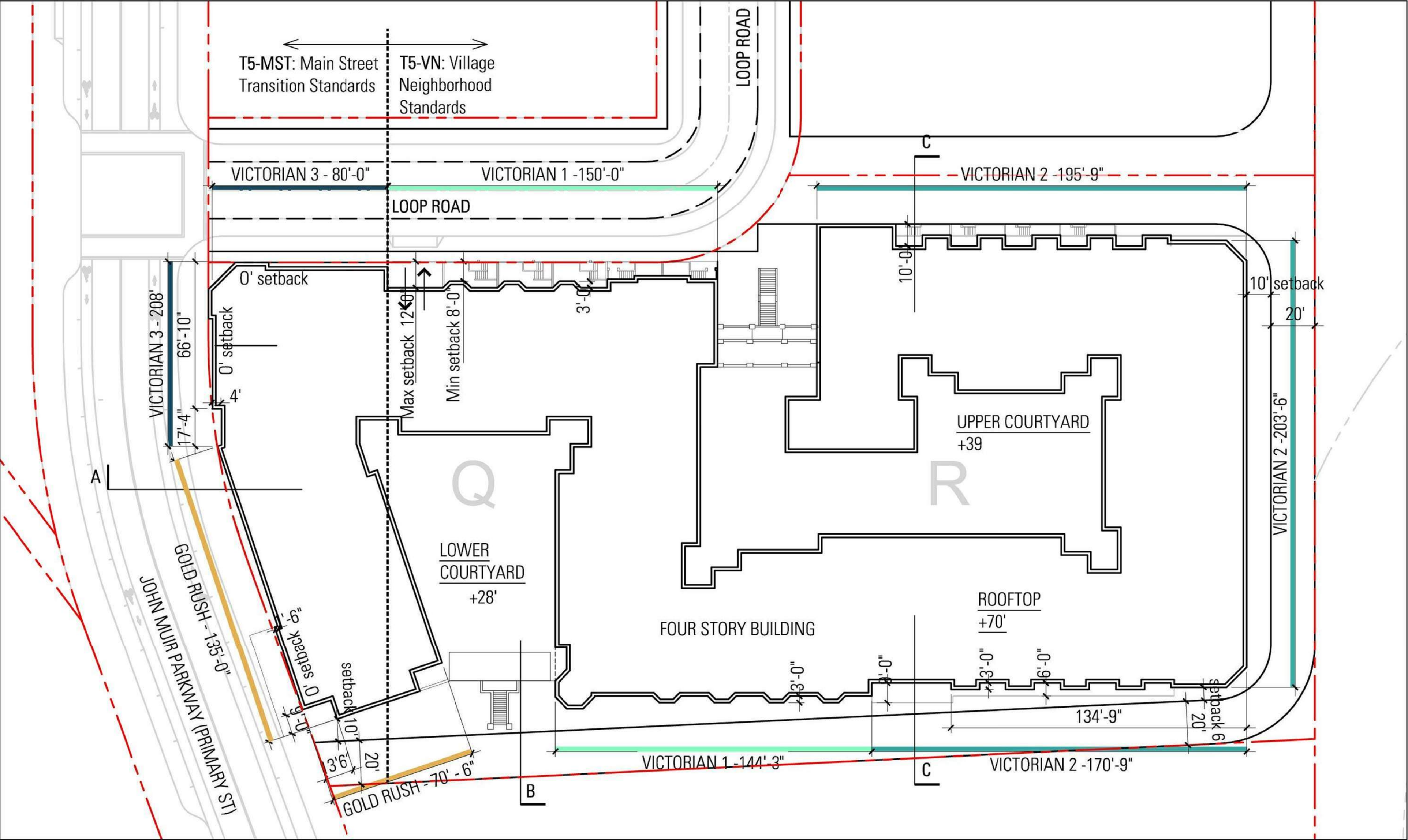
FLAT FACADE MAXIMUM - the facade plane is broken in increments no greater than 150'. See plan diagram for facade dimensions.



GOLD RUSH STYLE 2



VICTORIAN STYLE NO. 3



VICTORIAN STYLE NO. 2

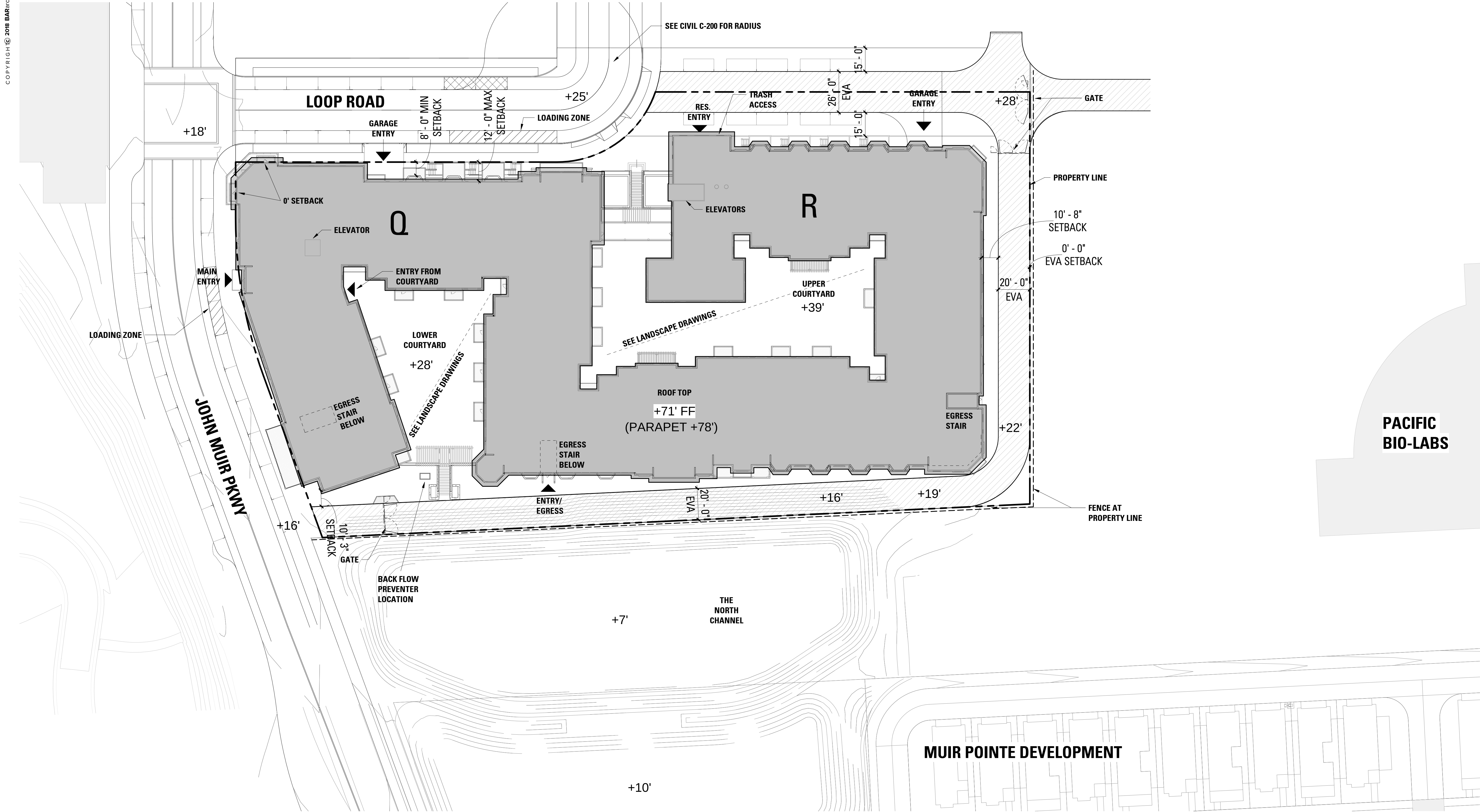


VICTORIAN STYLE NO.1

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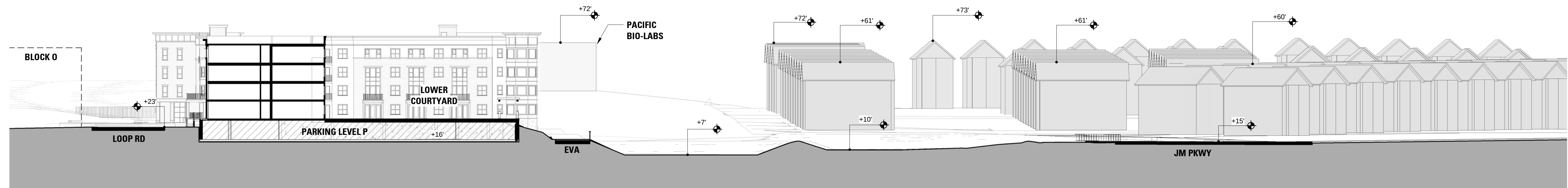
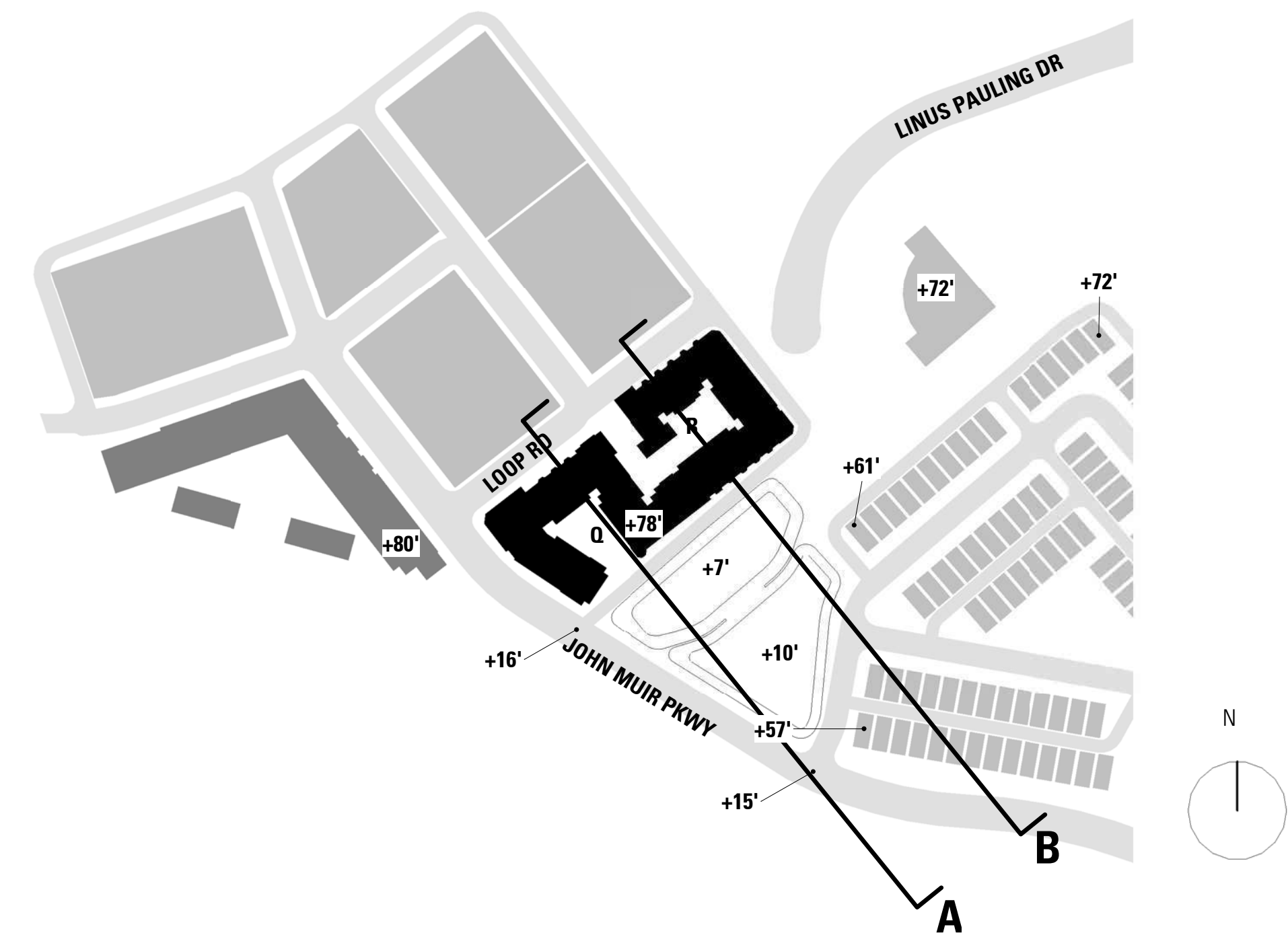
ZONING CODE COMPLIANCE



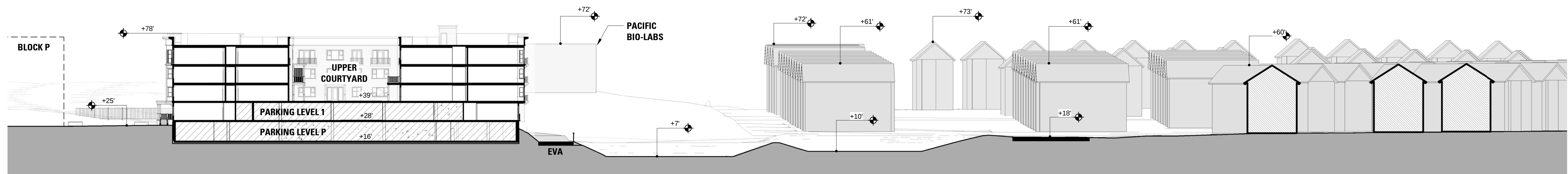
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SITE PLAN



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



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

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SITE SECTIONS

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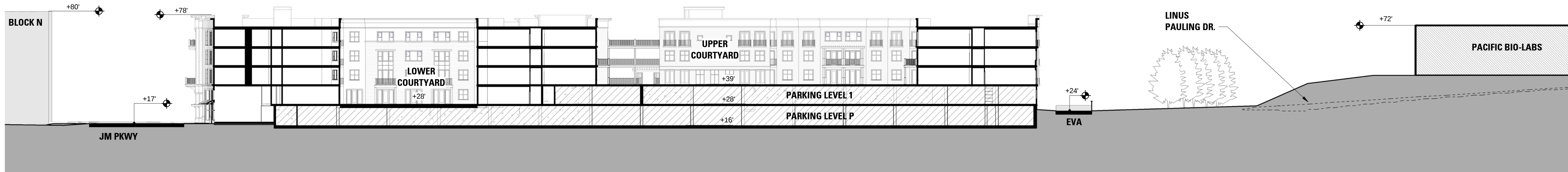
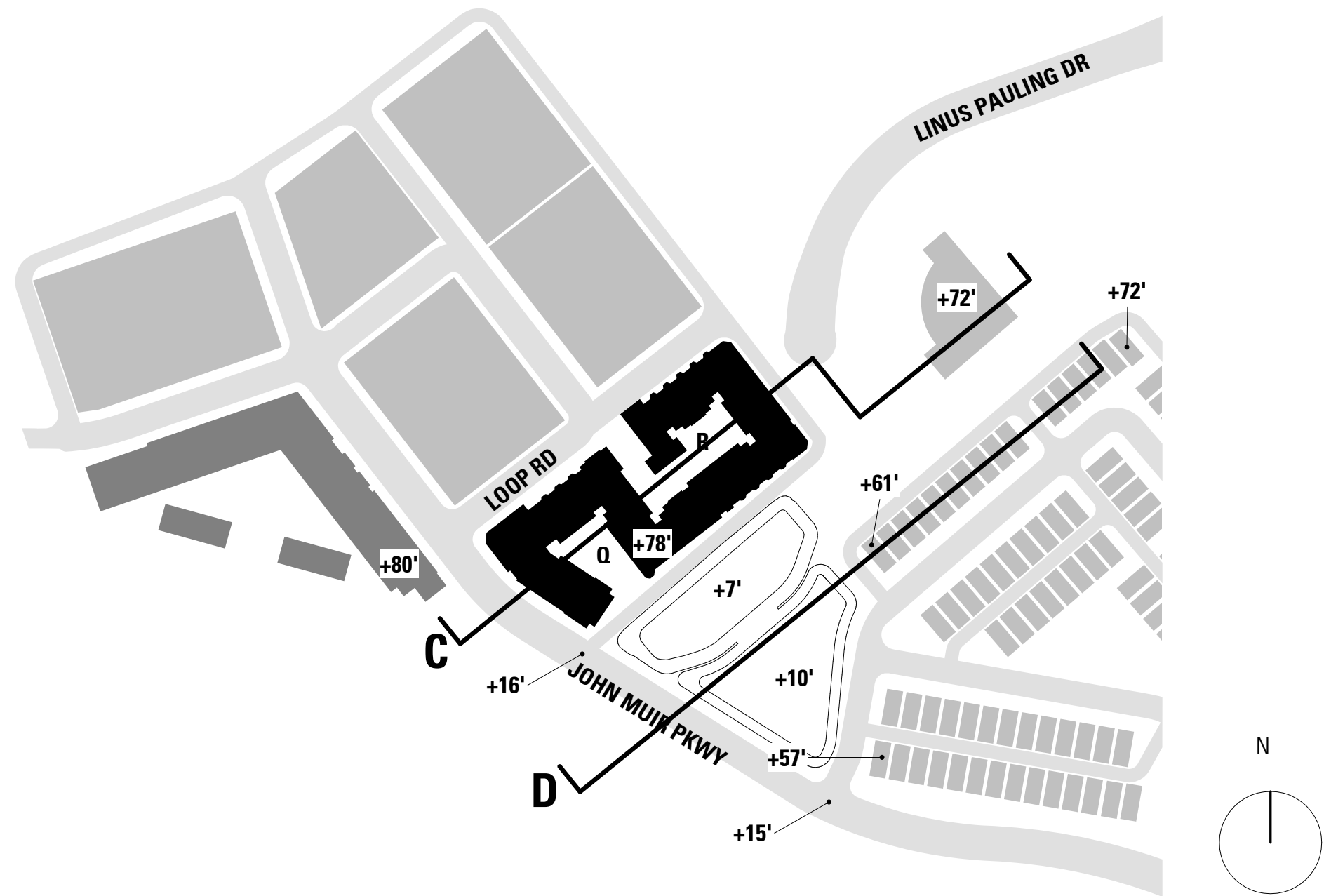


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A-05.1



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

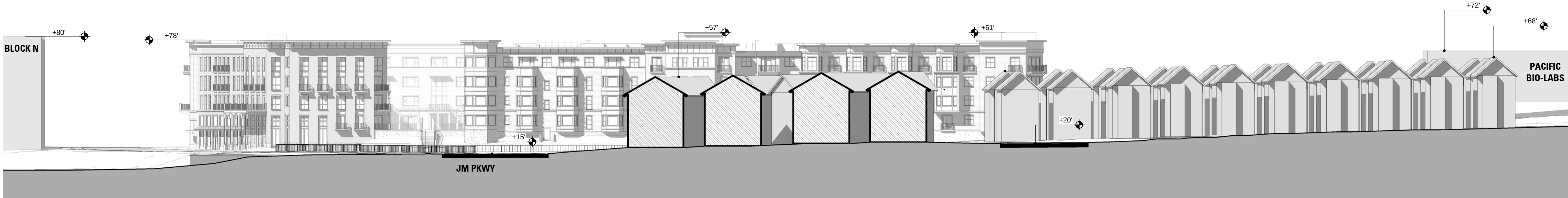
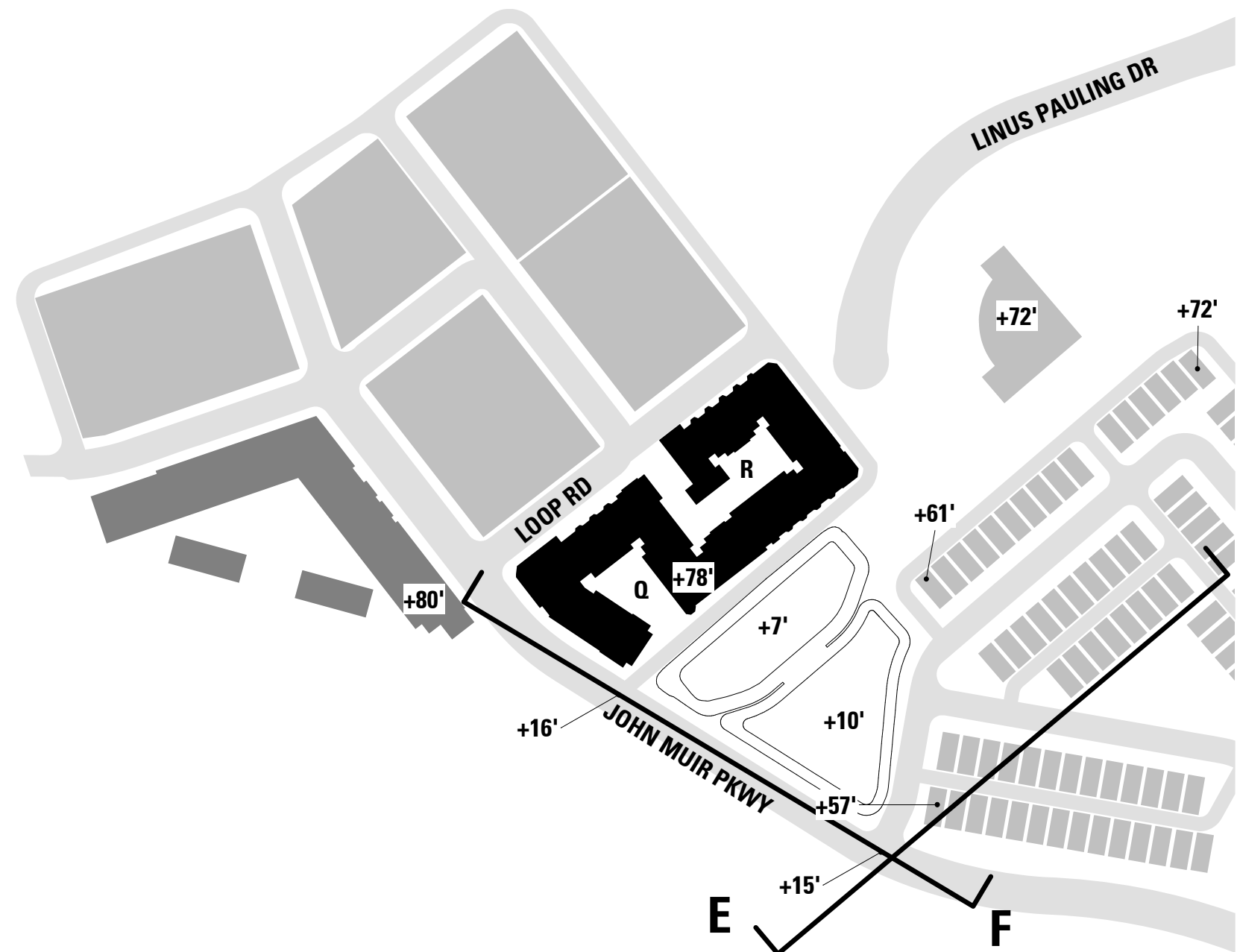


2 SITE SECTION D
A-05.2 1" = 30'-0"

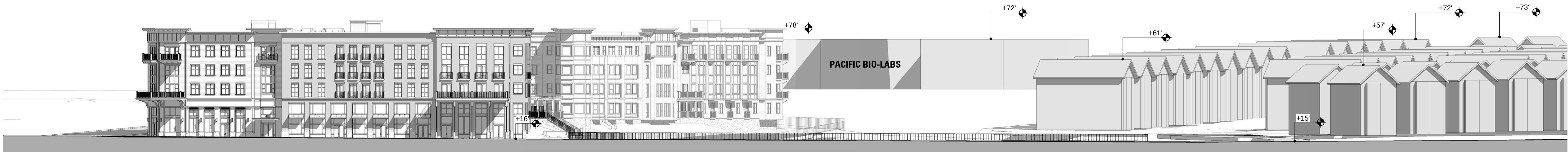
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SITE SECTIONS





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

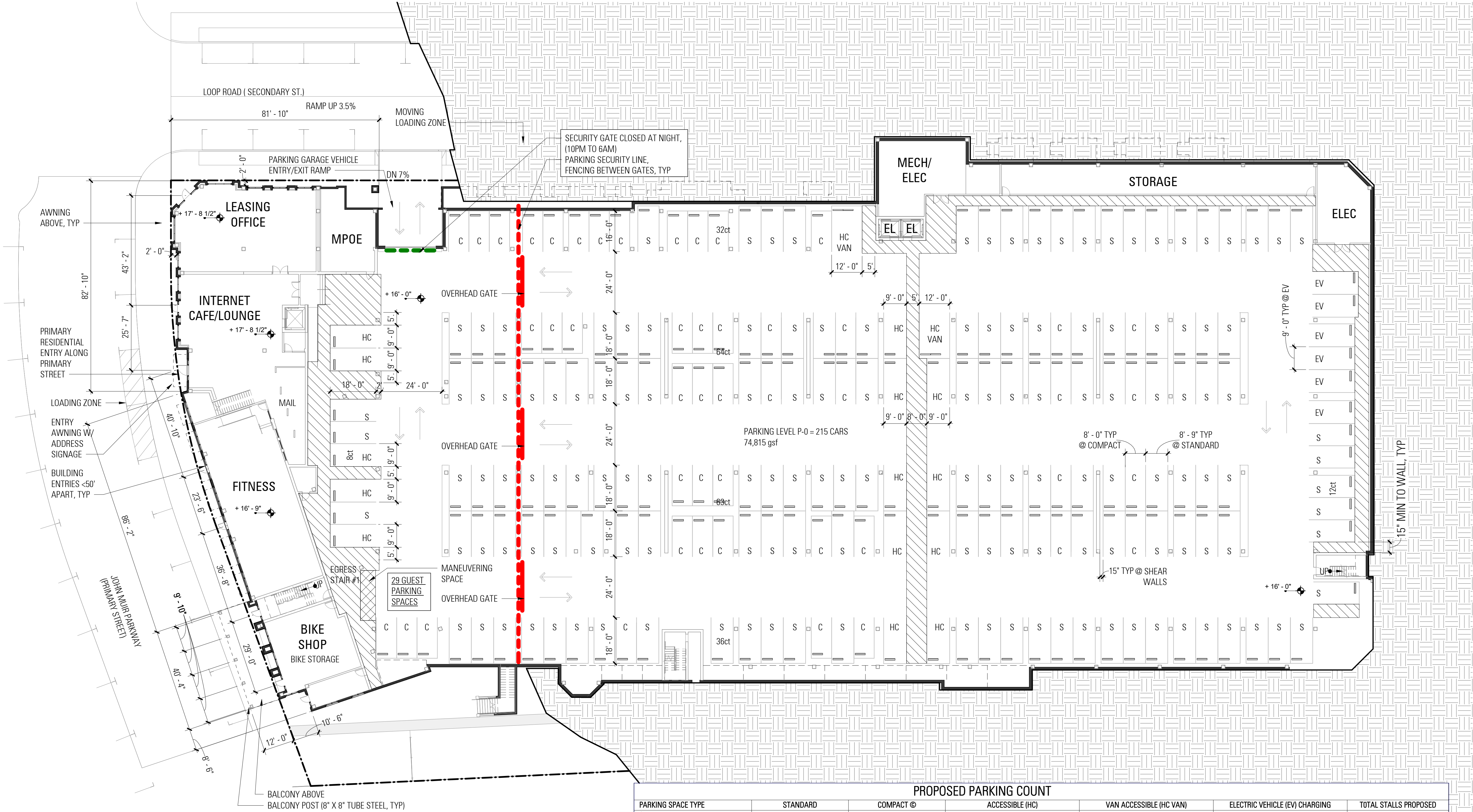


2 SECTION F
A-05.3 1" = 30'-0"

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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	145	48	14	2	6	215
P2 - PARKING COUNT	62	30	0	0	4	96
PROJECT TOTALS	207	78	14	2	10	311*
PROJECT %	67%	25%	5%	1%	3%	100%

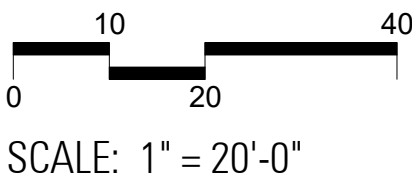
BIKE STORAGE - 50 TOTAL SPACES PROVIDED (>20% OF UNIT COUNT) - 24 EXTERIOR AND 26 INTERIOR

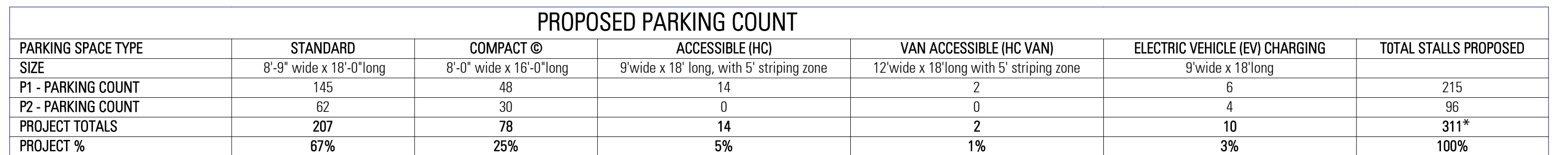
* 29 GUEST PARKING SPACES PROVIDED AT LEVEL P GARAGE

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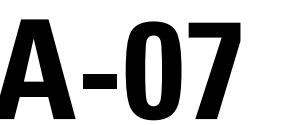
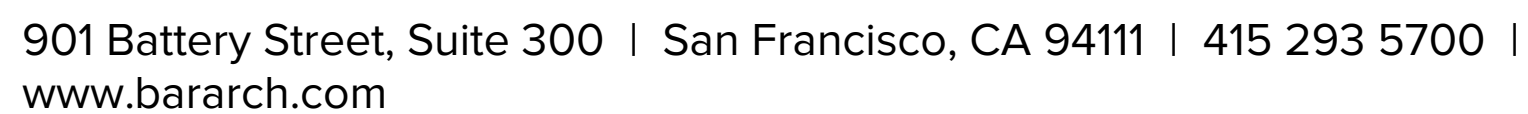
FLOOR P - PARKING - STRUCTURE A





* 29 GUEST PARKING SPACES PROVIDED AT LEVEL P GARAGE

FLOOR 1 - RESIDENTIAL, PARKING - STRUCTURE B

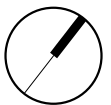


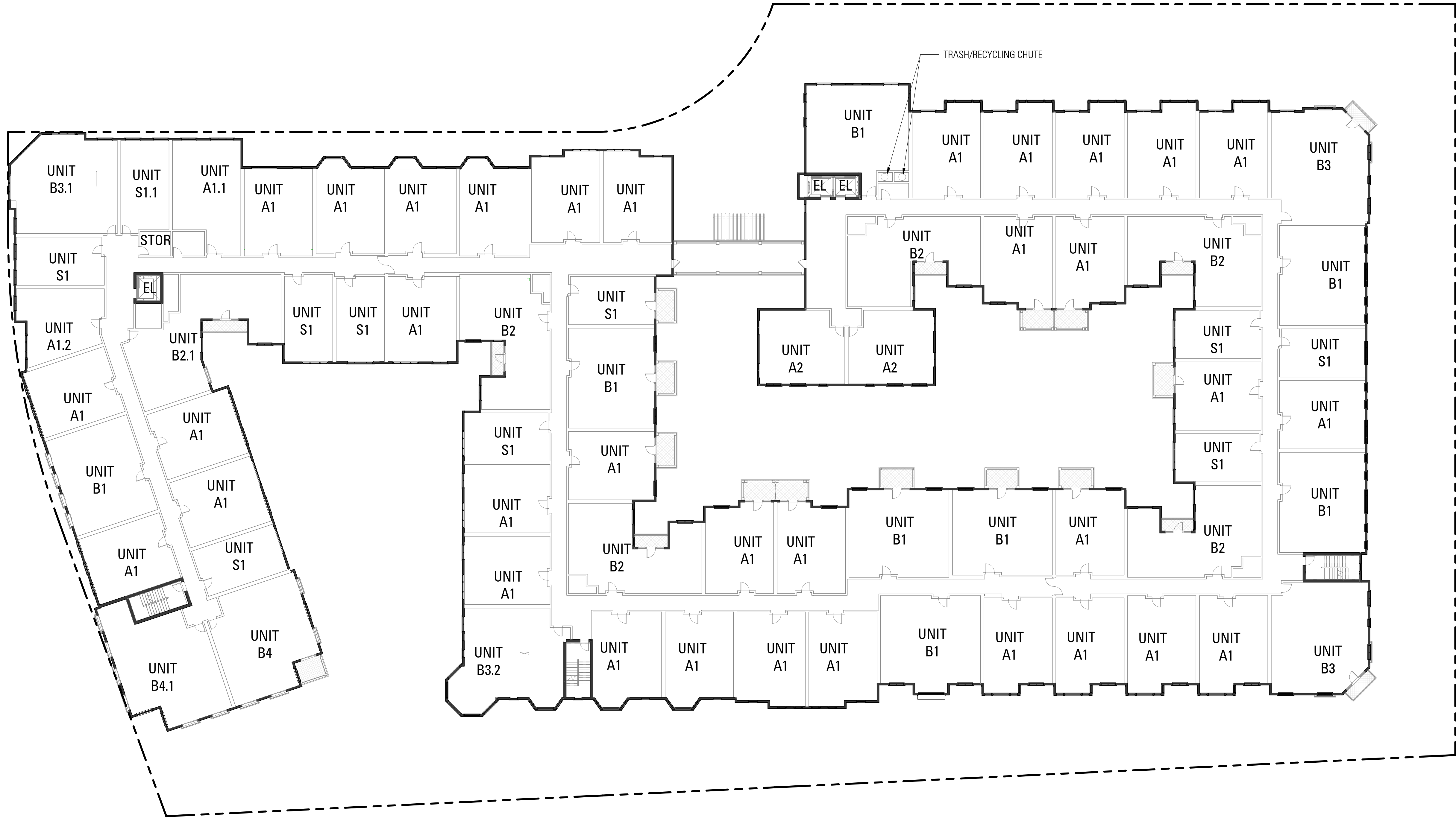


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FLOOR 2



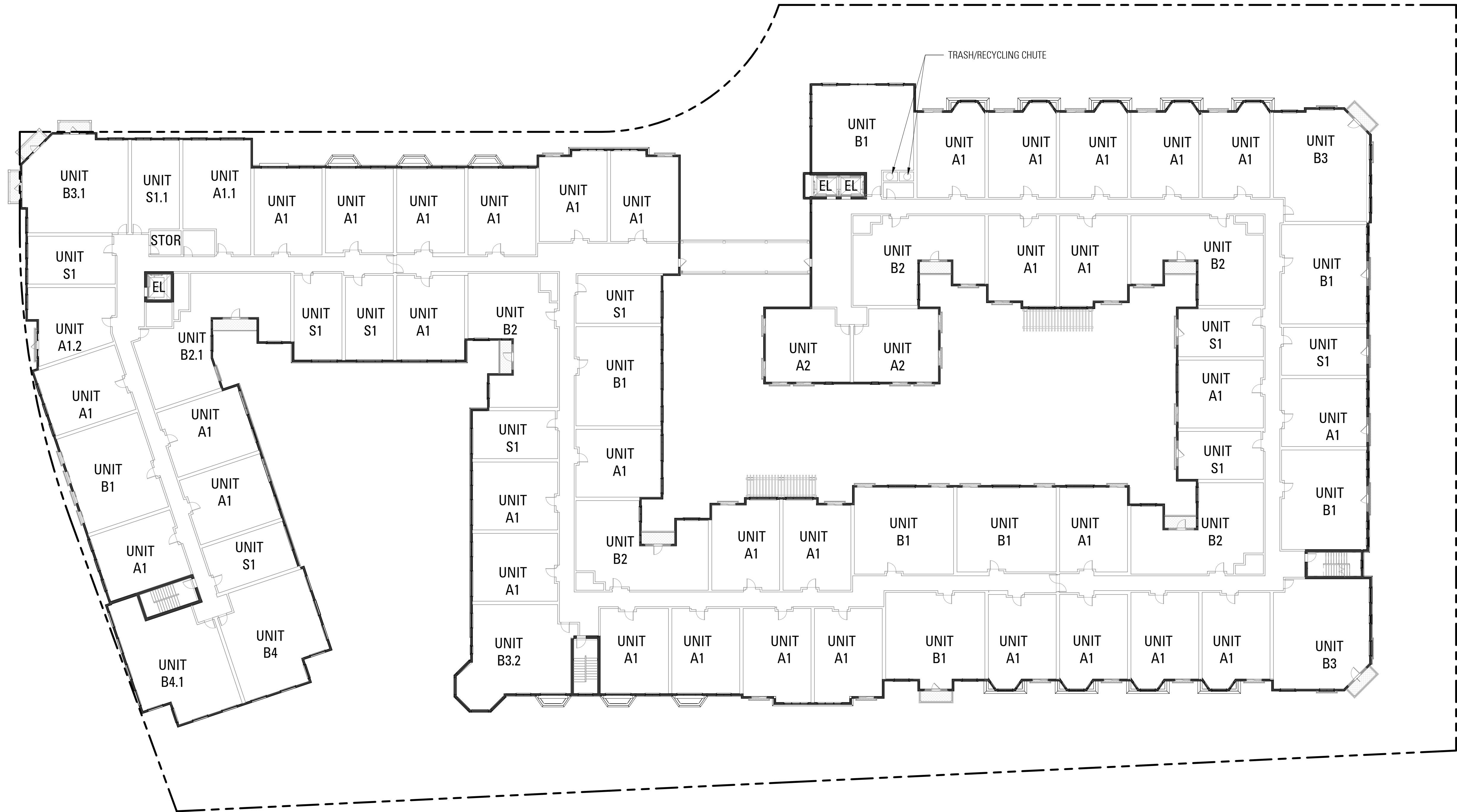


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FLOOR 3

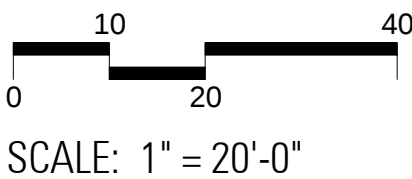


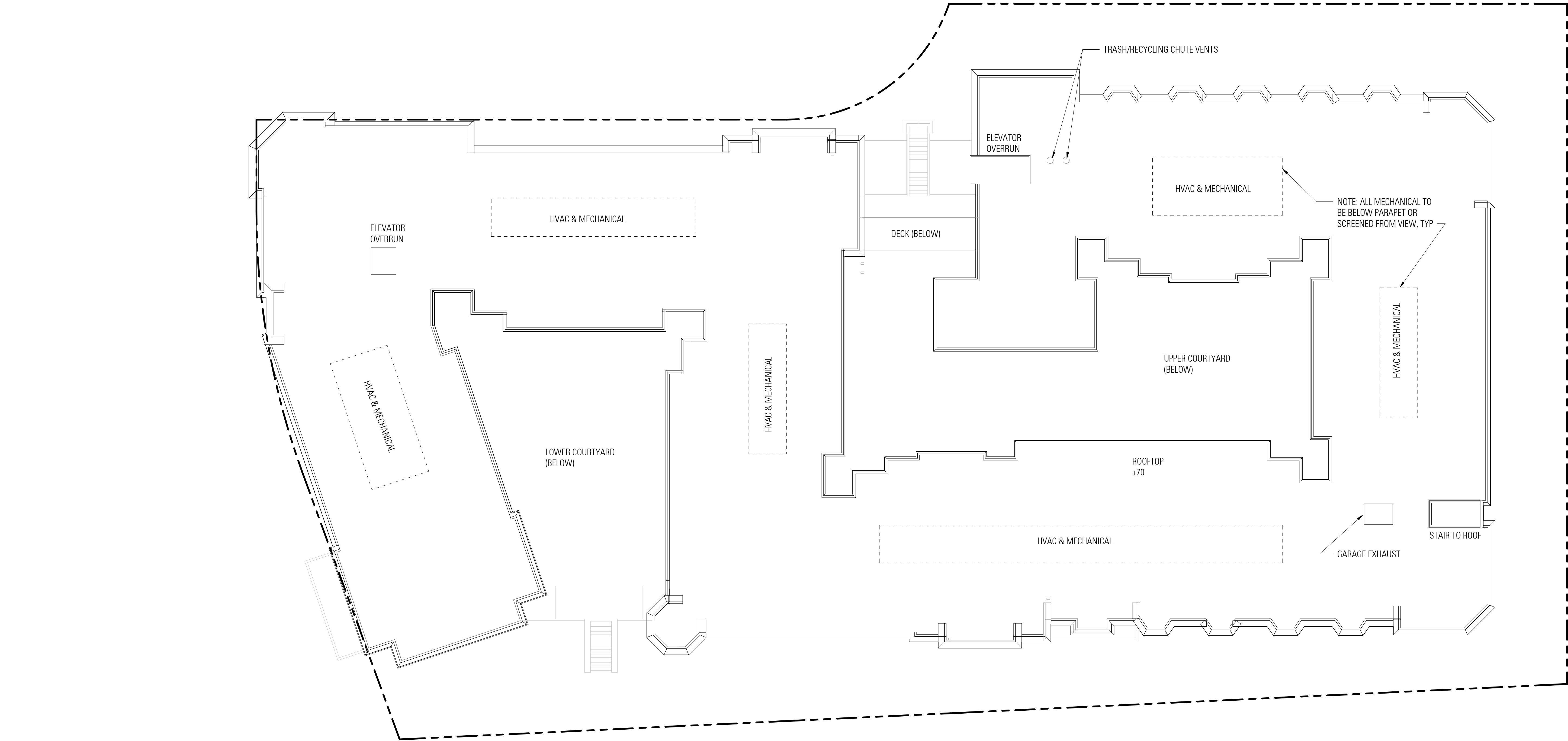


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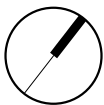
FLOOR 4

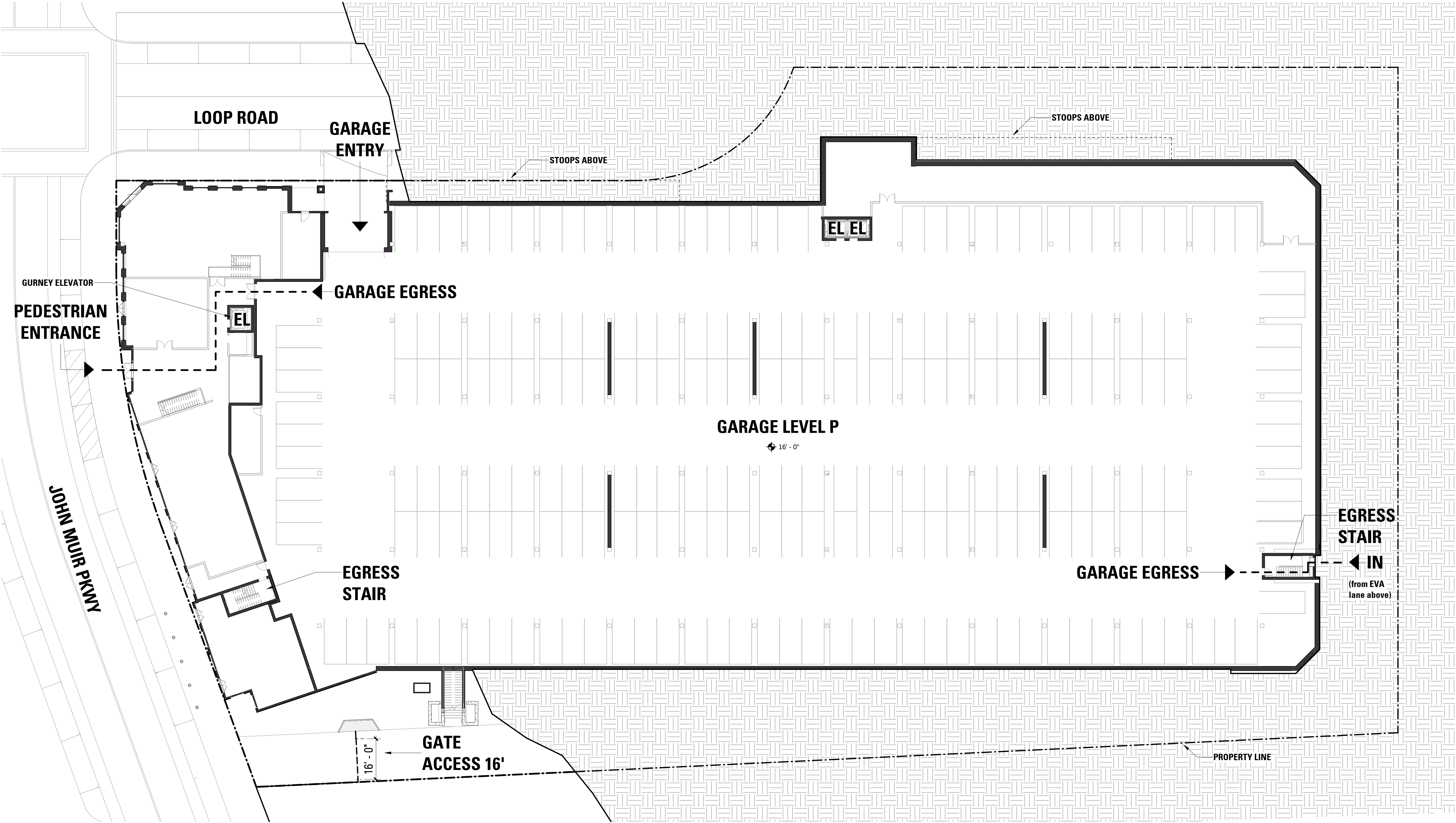




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ROOF PLAN



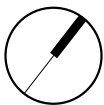


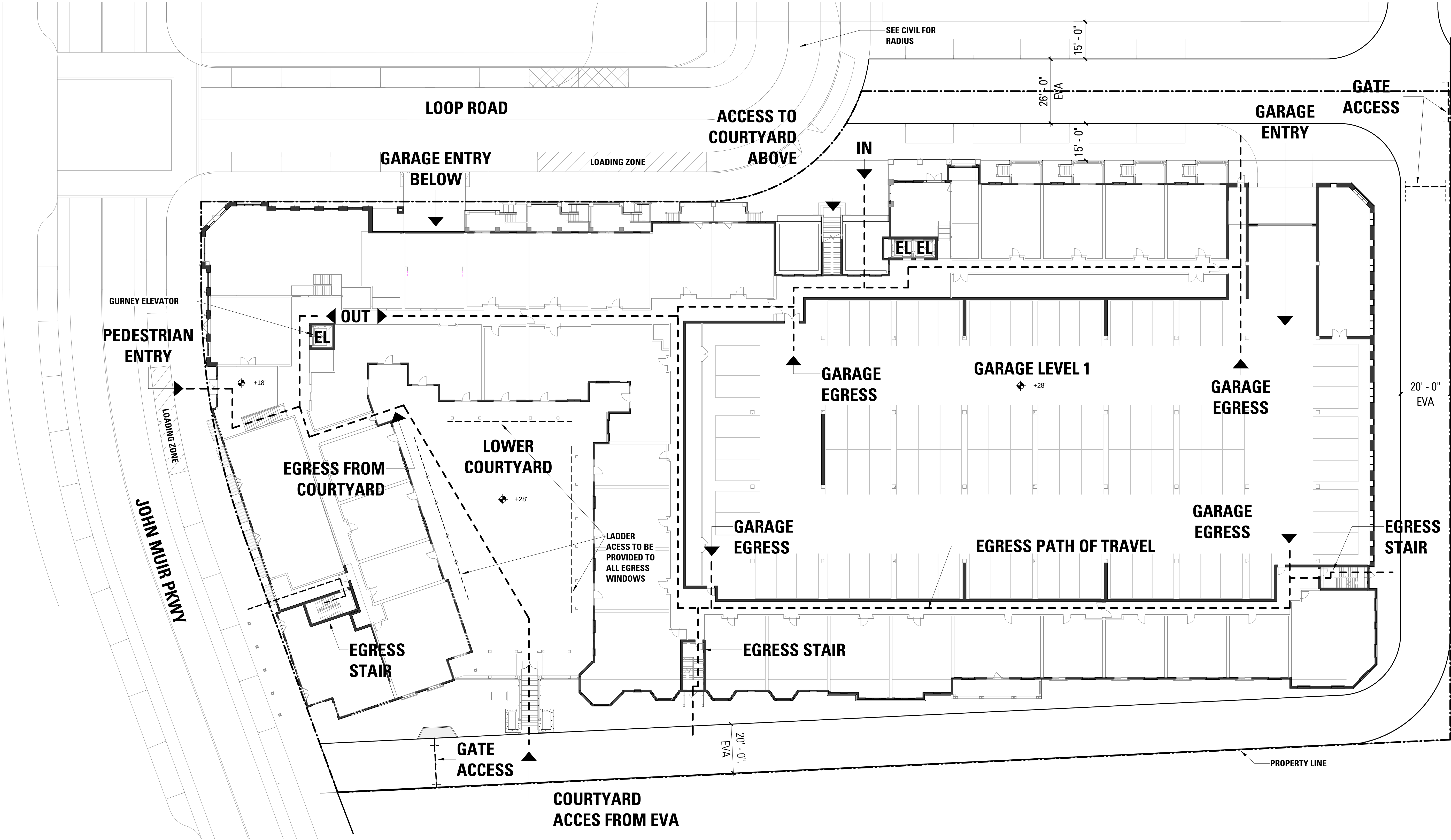
NOTE: THIS IS A FIRE ACCESS PLAN DIAGRAM. SEE FLOOR PLAN ON A-06 FOR TYPICAL DIMENSIONS, ROOM NAMES AND NOTES; AT LEVEL P

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ON-SITE FIRE ACCESS PLAN - LEVEL P



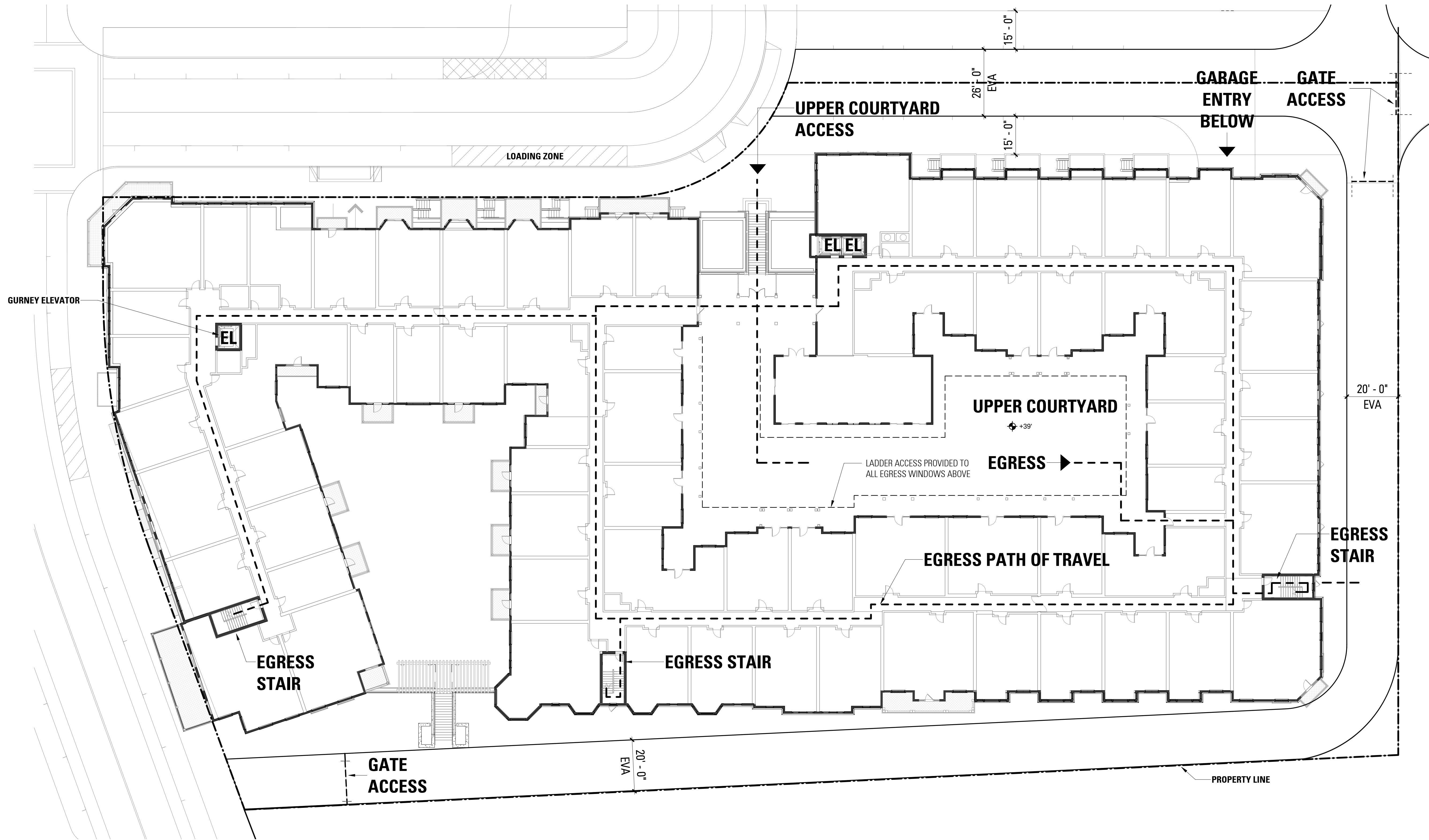


NOTE: THIS IS A FIRE ACCESS PLAN DIAGRAM. SEE FLOOR PLAN ON A-07 FOR TYPICAL DIMENSIONS, ROOM NAMES AND NOTES; AT LEVEL 1

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ON-SITE FIRE ACCESS PLAN - LEVEL 1



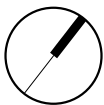


NOTE: THIS IS A FIRE ACCESS PLAN DIAGRAM. SEE FLOOR PLAN ON A-08 FOR TYPICAL DIMENSIONS, ROOM NAMES AND NOTES; AT LEVEL 2

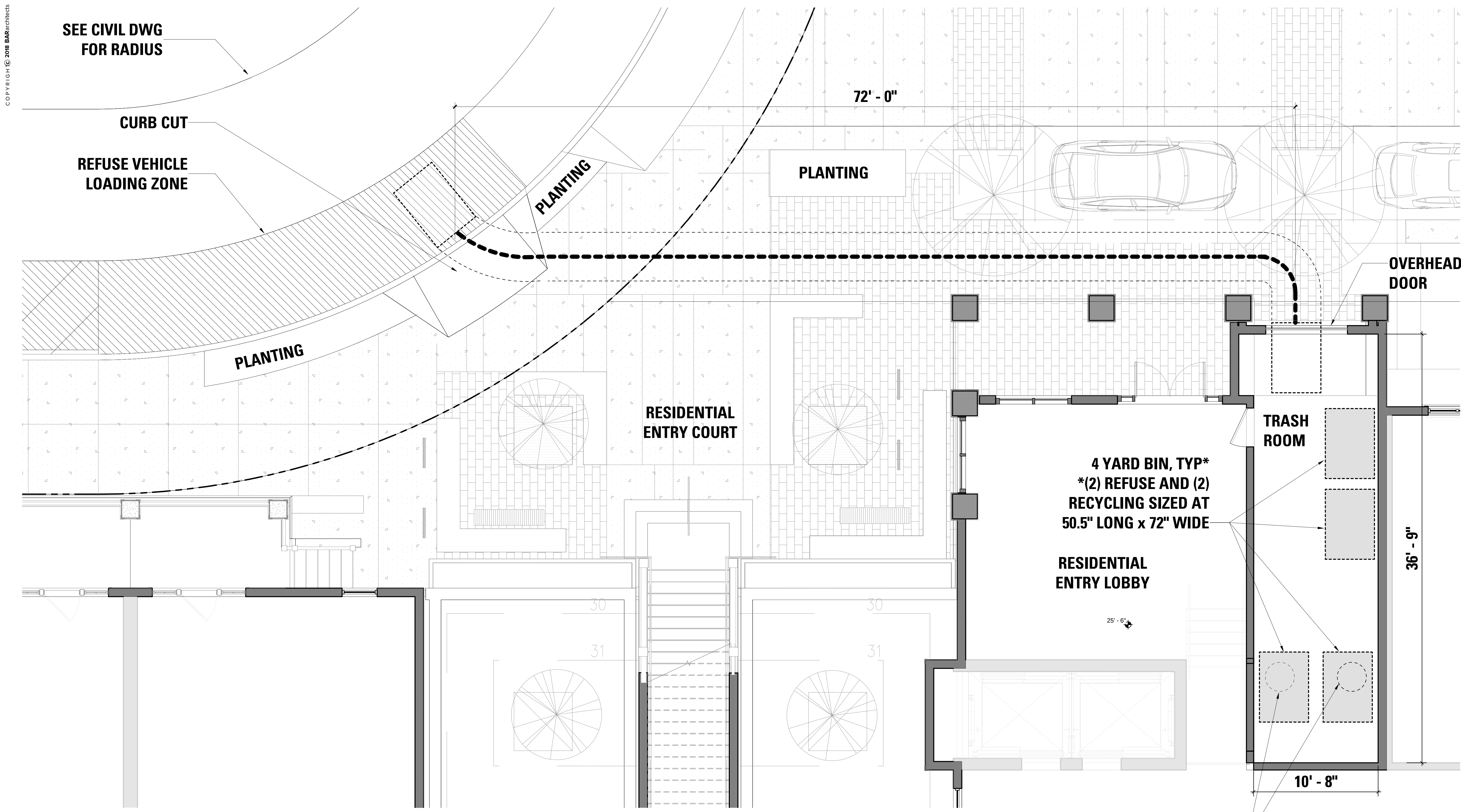
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ON-SITE FIRE ACCESS PLAN - LEVEL 2

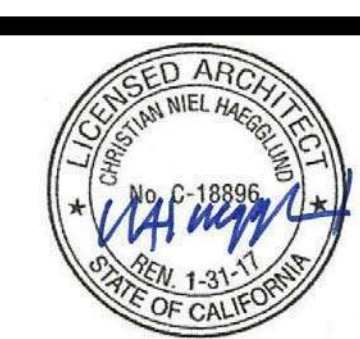


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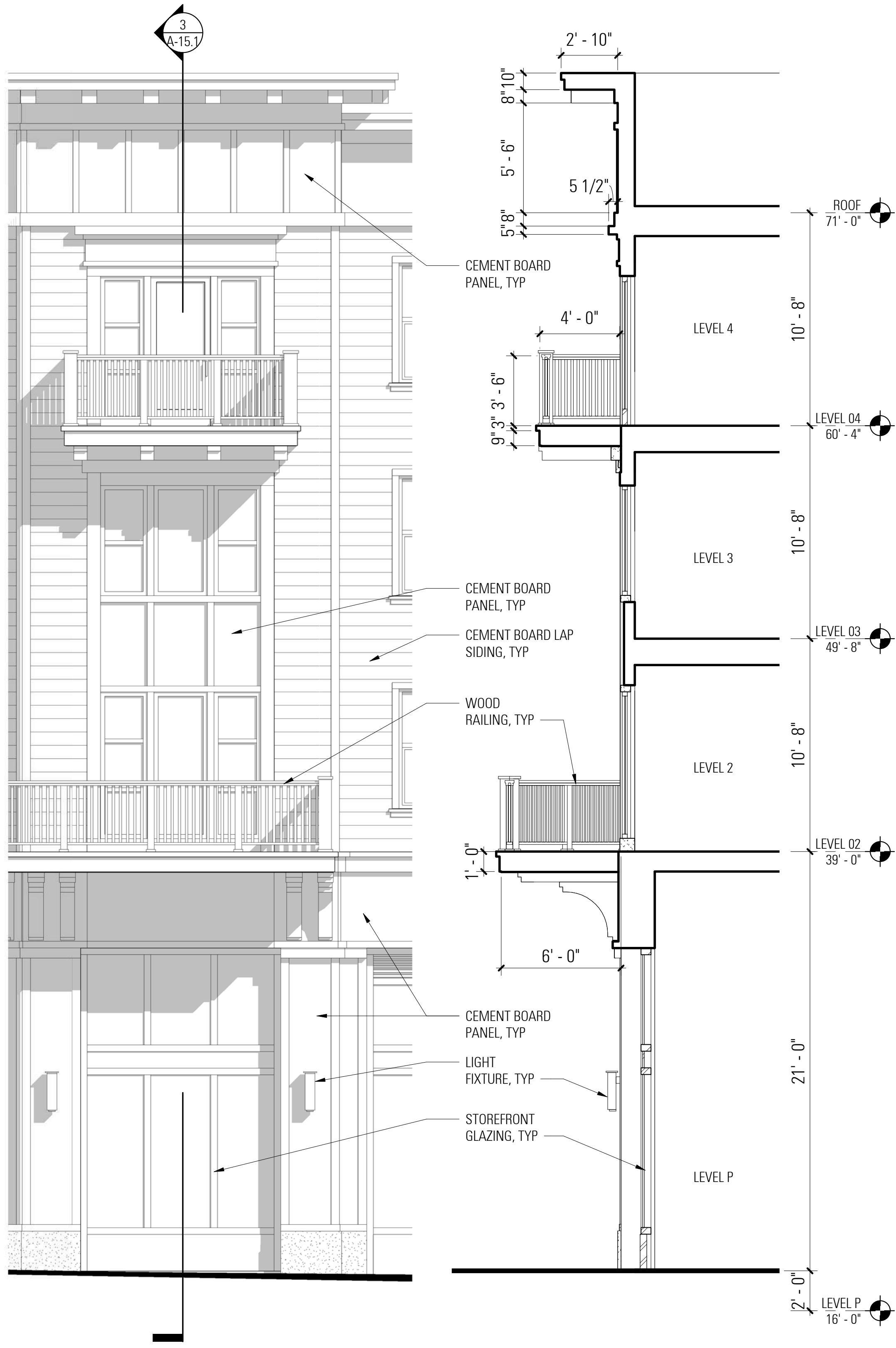
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TRASH ACCESS PLAN DIAGRAM





1 VICTORIAN STYLE 3 AT CORNER
A-15.1

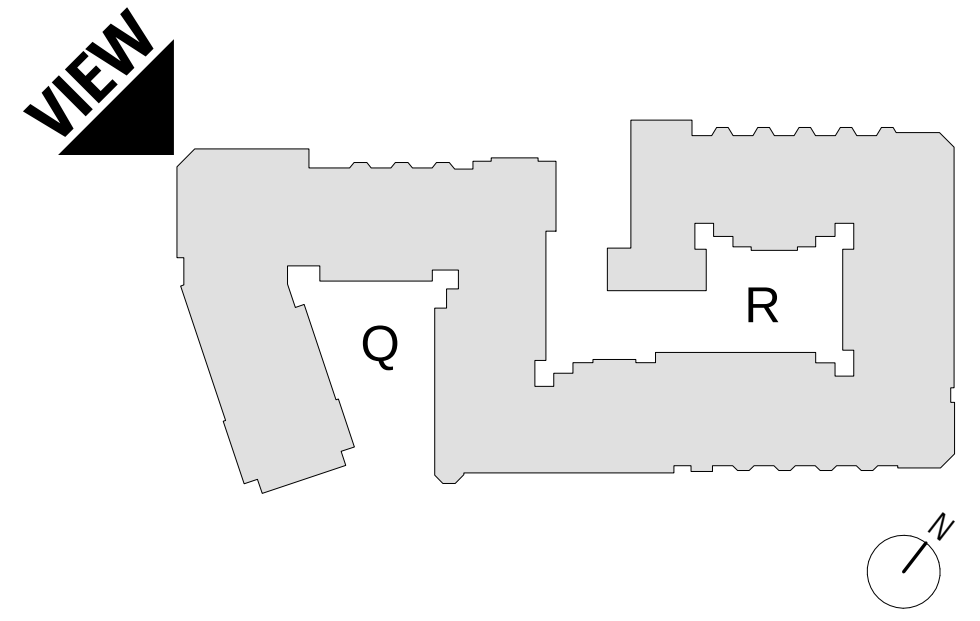


2 EXTERIOR ELEV - VICTORIAN 3
A-15.1 1/4" = 1'-0"

3 WALL SECTION - VICTORIAN 3
A-15.1 1/4" = 1'-0"



TYPICAL BALCONY WITH WOOD RAILING



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DETAILS - VICTORIAN 3

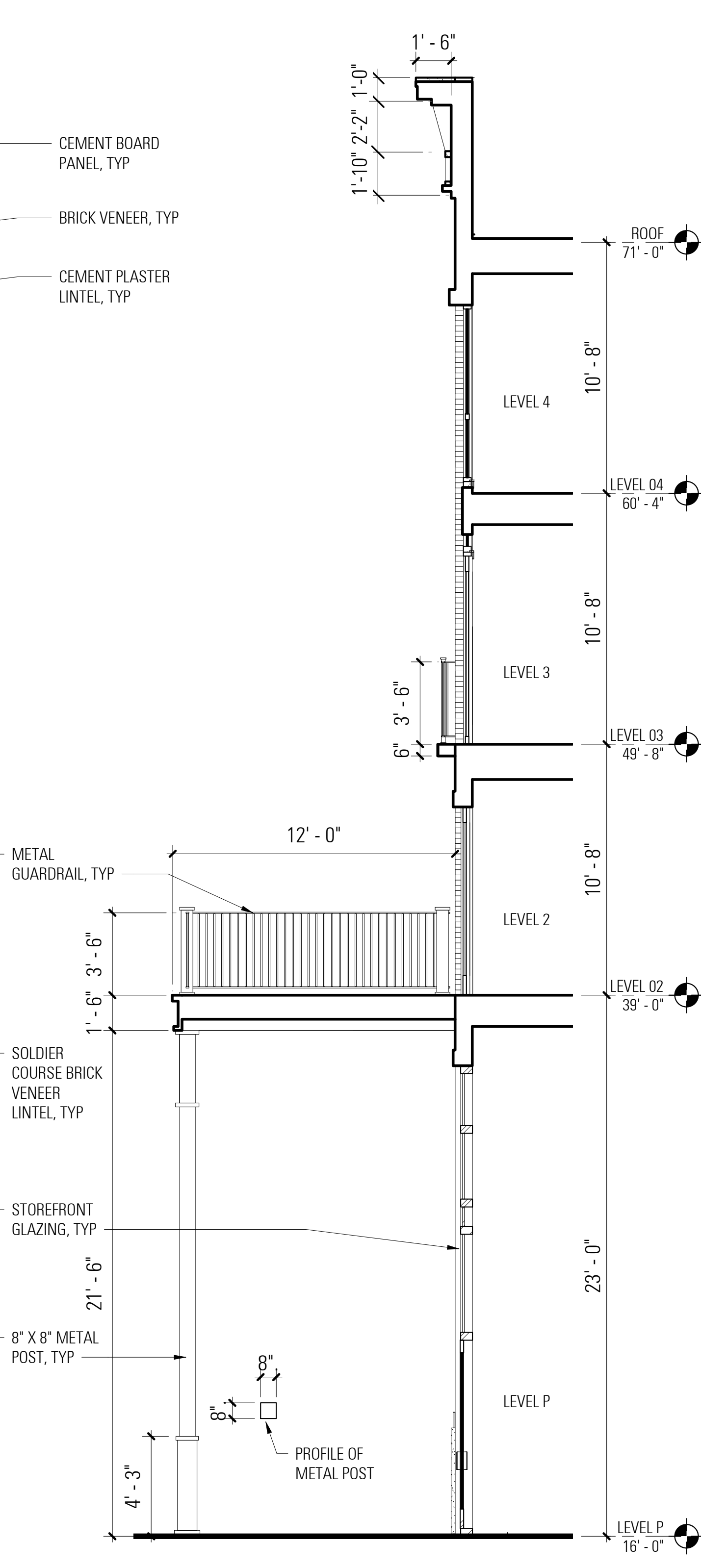




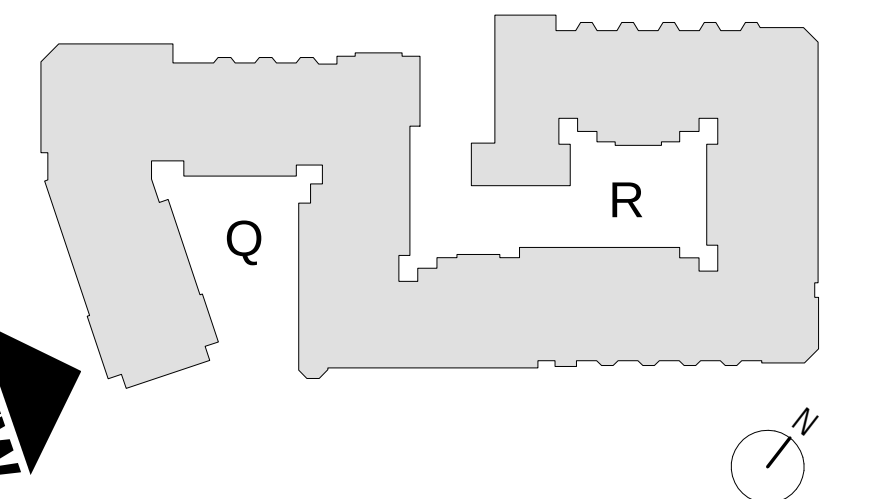
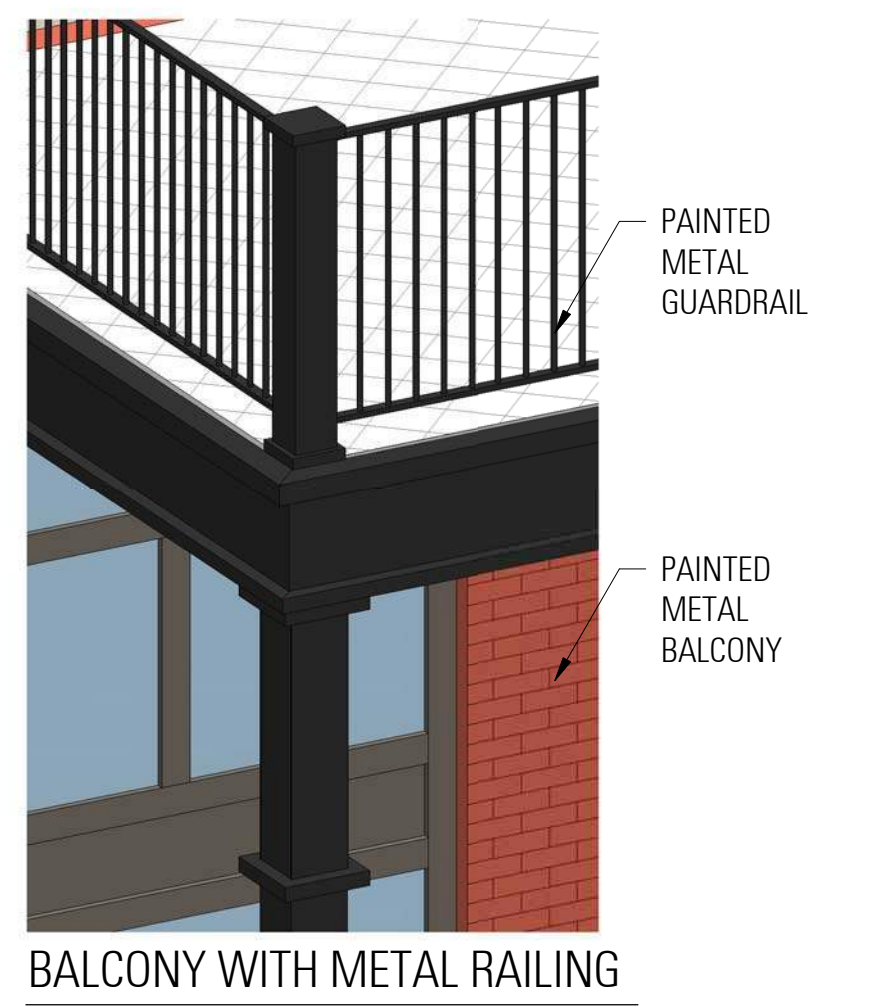
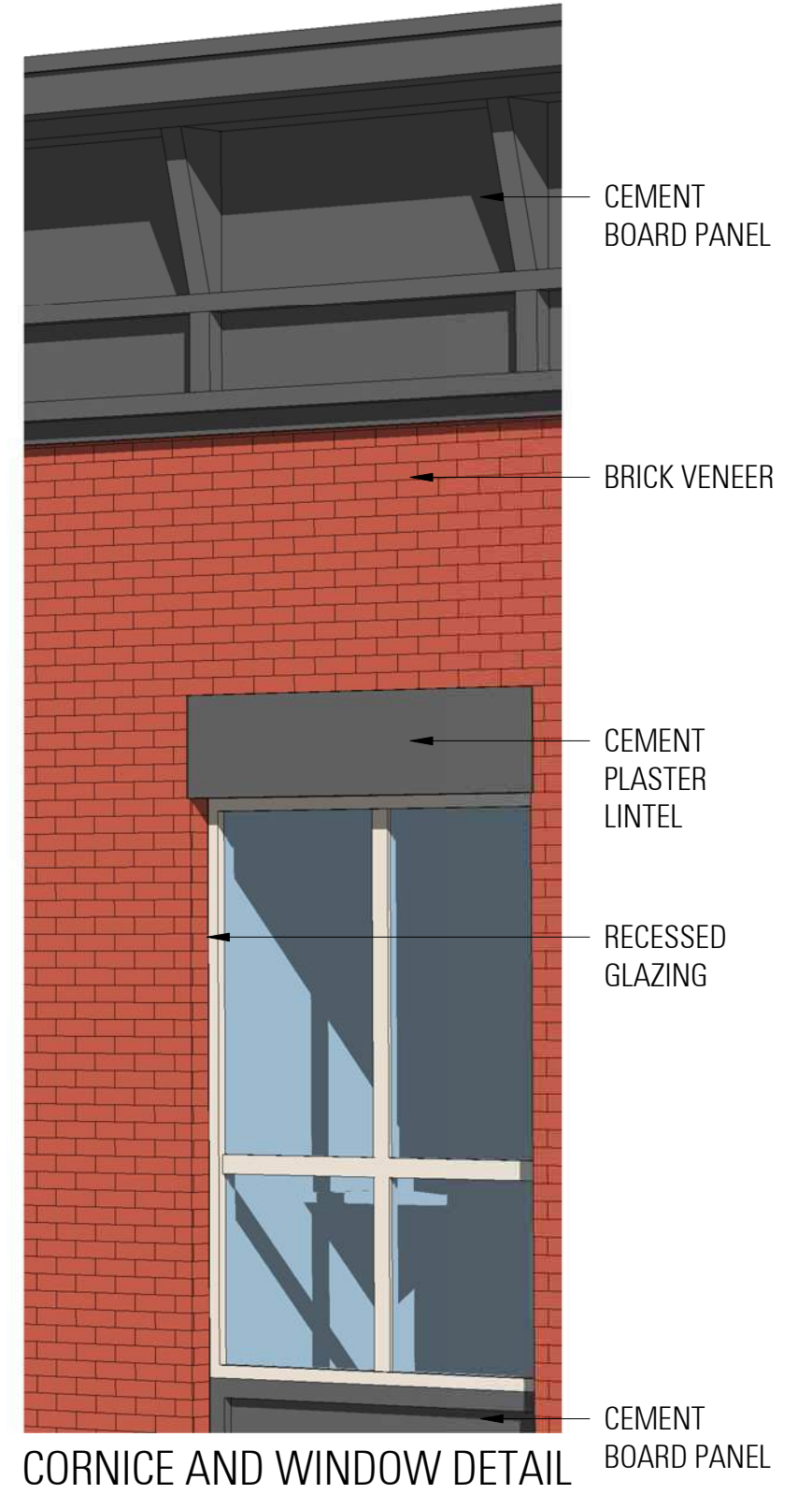
1
A-15.2
DETAIL VIEW - GOLD RUSH AT CORNER



2
A-15.2
EXTERIOR ELEV - GOLD RUSH AT CORNER
1/4" = 1'-0"



3
A-15.2
WALL SECTION - GOLD RUSH
1/4" = 1'-0"



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DETAILS - GOLD RUSH

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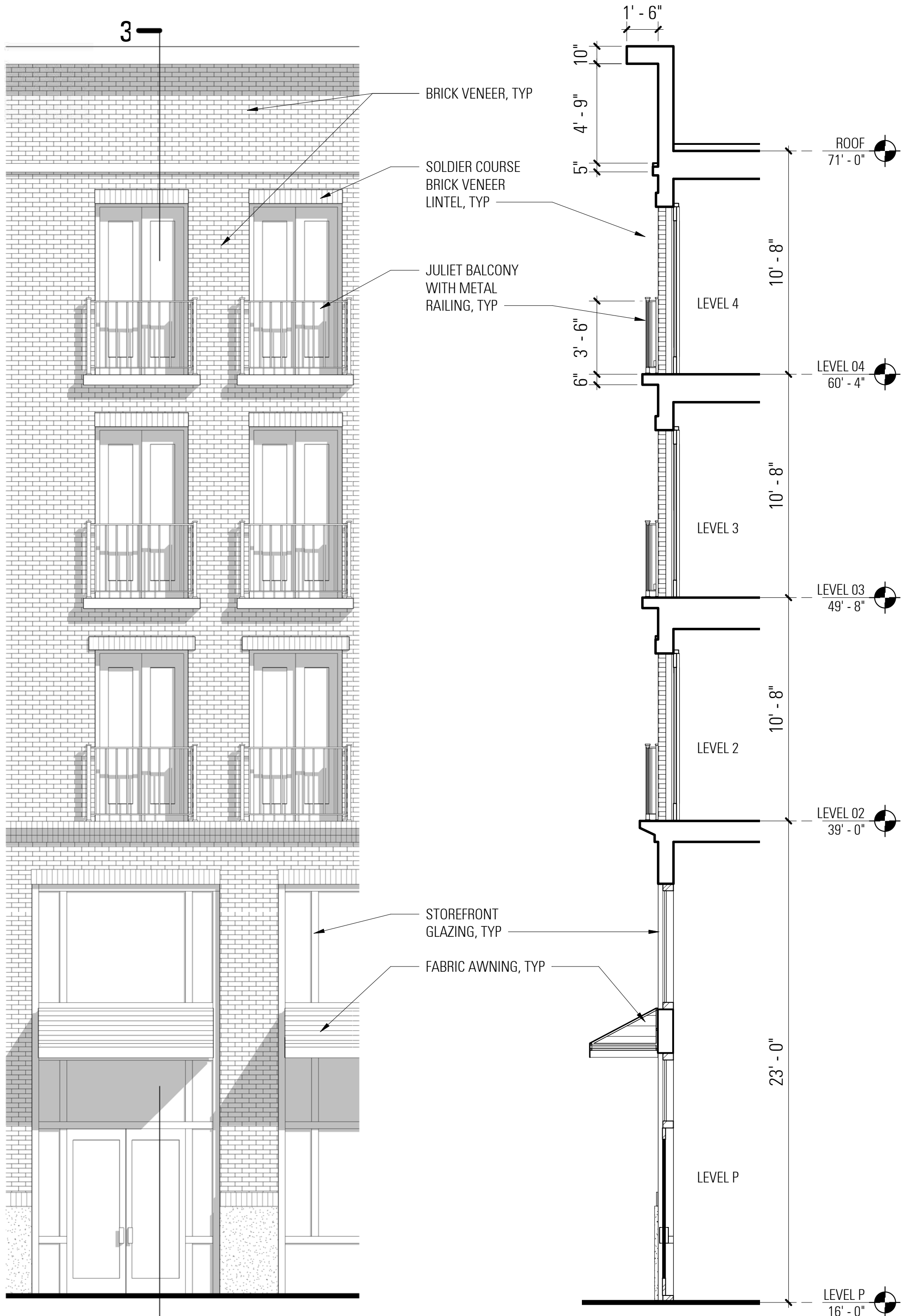
03.06.18

SCALE: As indicated

A-15.2



1
A-15.3
DETAIL VIEW - GOLD RUSH, TYP

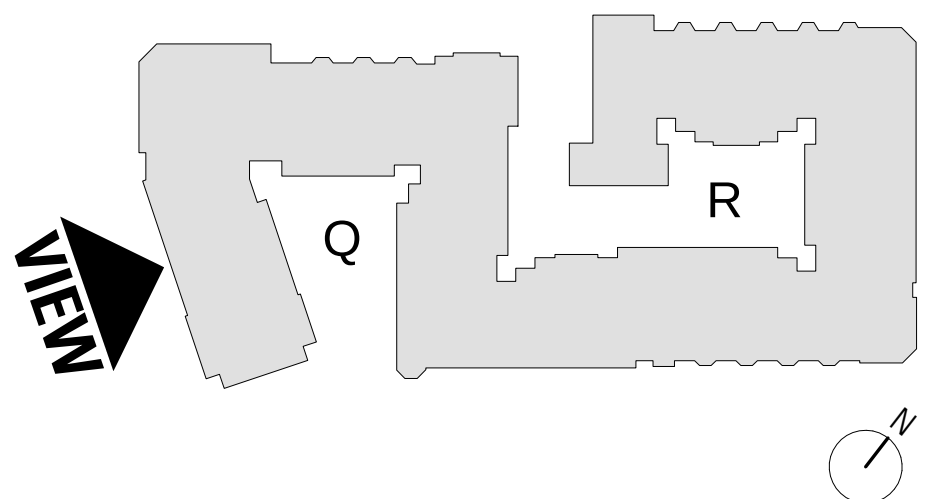


2
A-15.3
EXTERIOR ELEV - GOLD RUSH, TYP
1/4" = 1'-0"

3
A-15.3
WALL SECTION - GOLD RUSH, TYP
1/4" = 1'-0"



TYPICAL JULIET BALCONY WITH METAL RAILING



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DETAILS - GOLD RUSH

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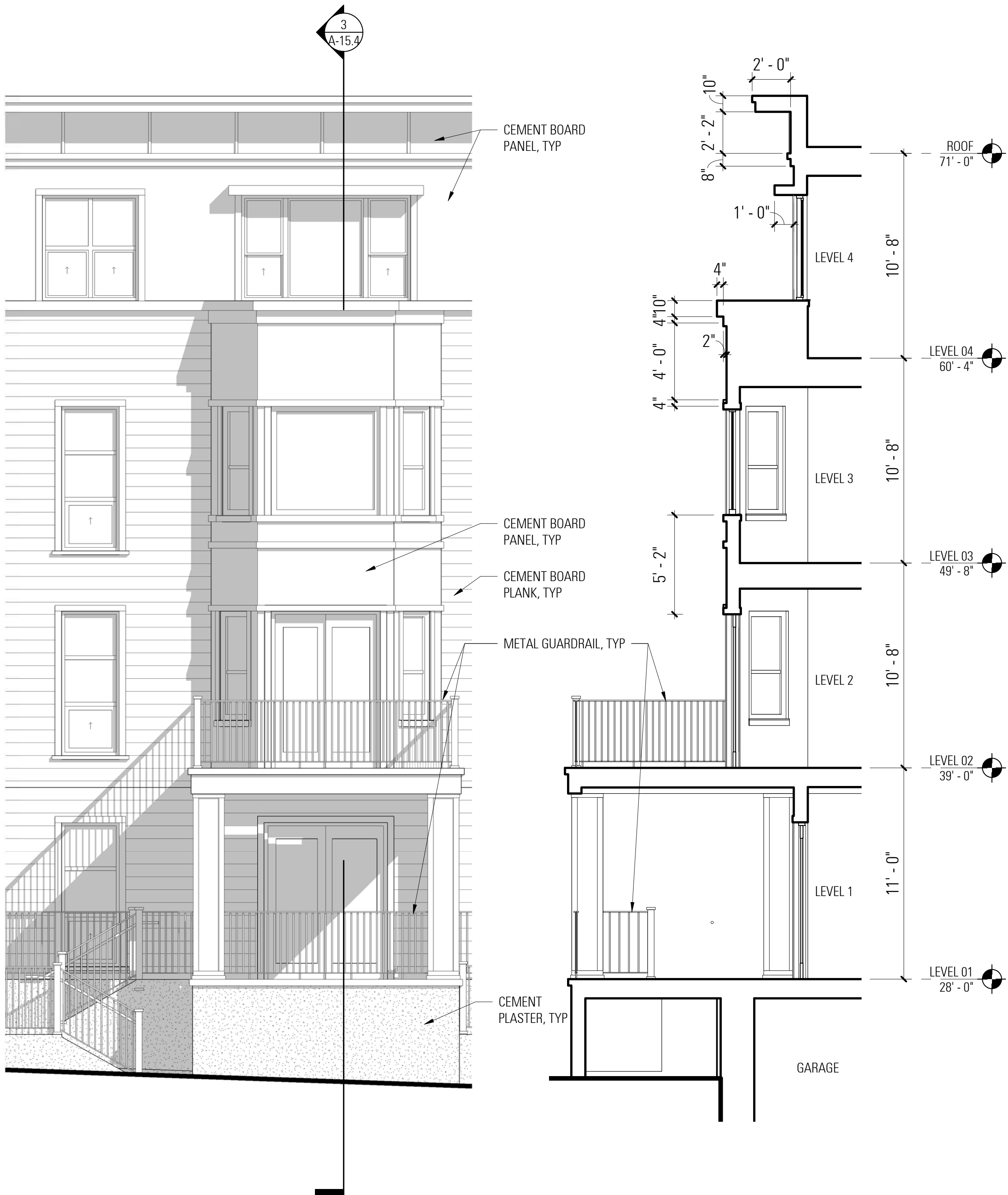
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SCALE: As indicated

A-15.3

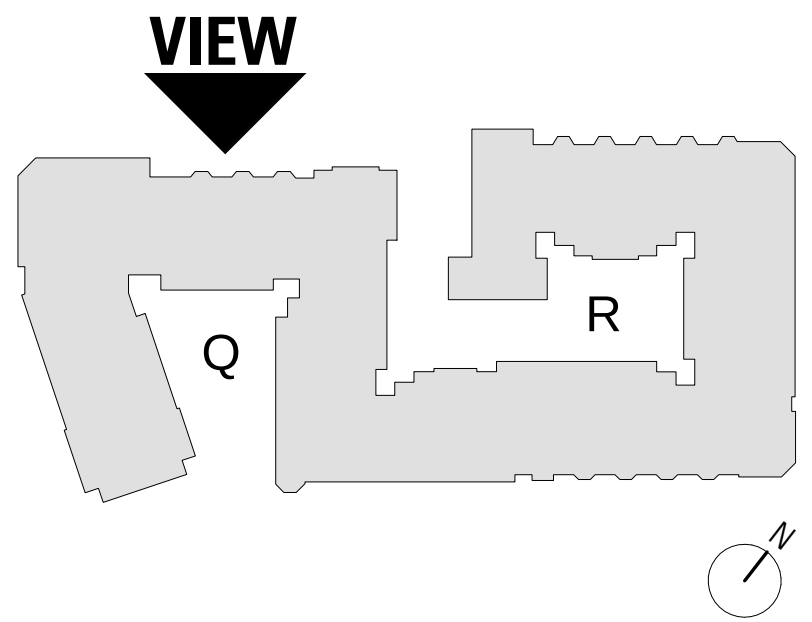


1 VICTORIAN 1 STYLE
A-15.4



2 EXTERIOR ELEV - VICTORIAN 1
A-15.4 1/4" = 1'-0"

3 WALL SECTION - VICTORIAN 1
A-15.4 1/4" = 1'-0"



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DETAILS - VICTORIAN 1

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03.06.18

SCALE: As indicated

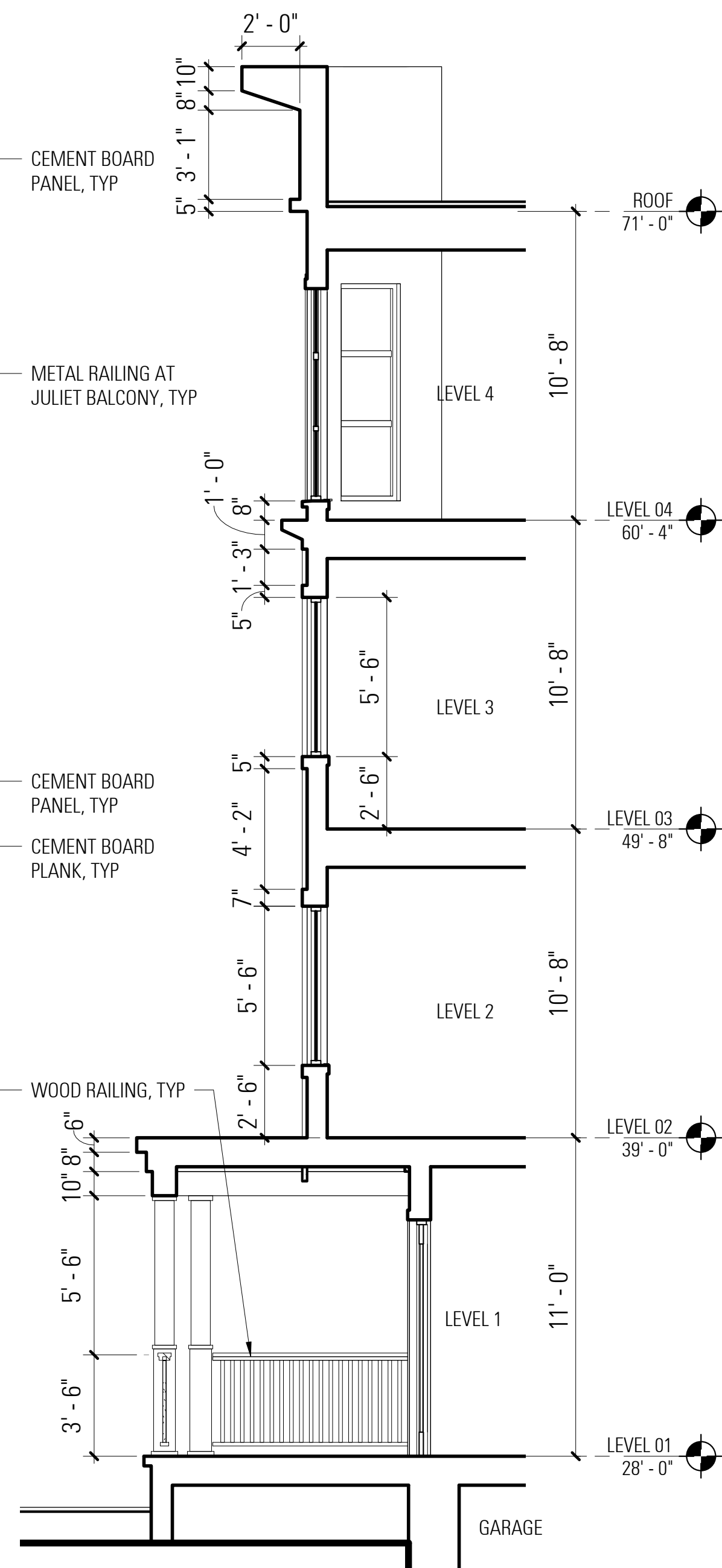
A-15.4



1 VICTORIAN 2 STYLE
A-15.5



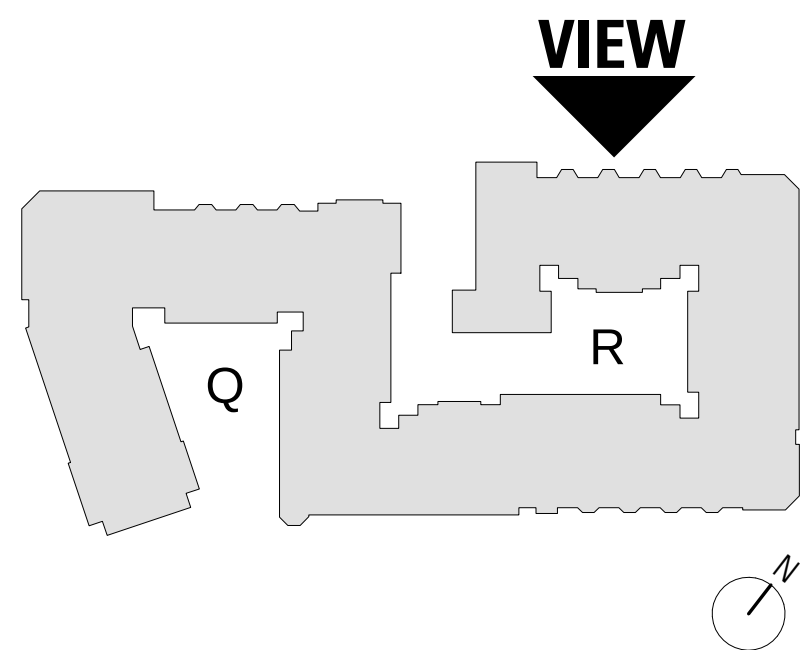
2 EXTERIOR ELEV - VICTORIAN 2
A-15.5 1/4" = 1'-0"



3 WALL SECTION - VICTORIAN 2
A-15.5 1/4" = 1'-0"



TYPICAL WOODEN RAILING - VICTORIAN STYLE 2



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DETAILS - VICTORIAN 2

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SCALE: As indicated

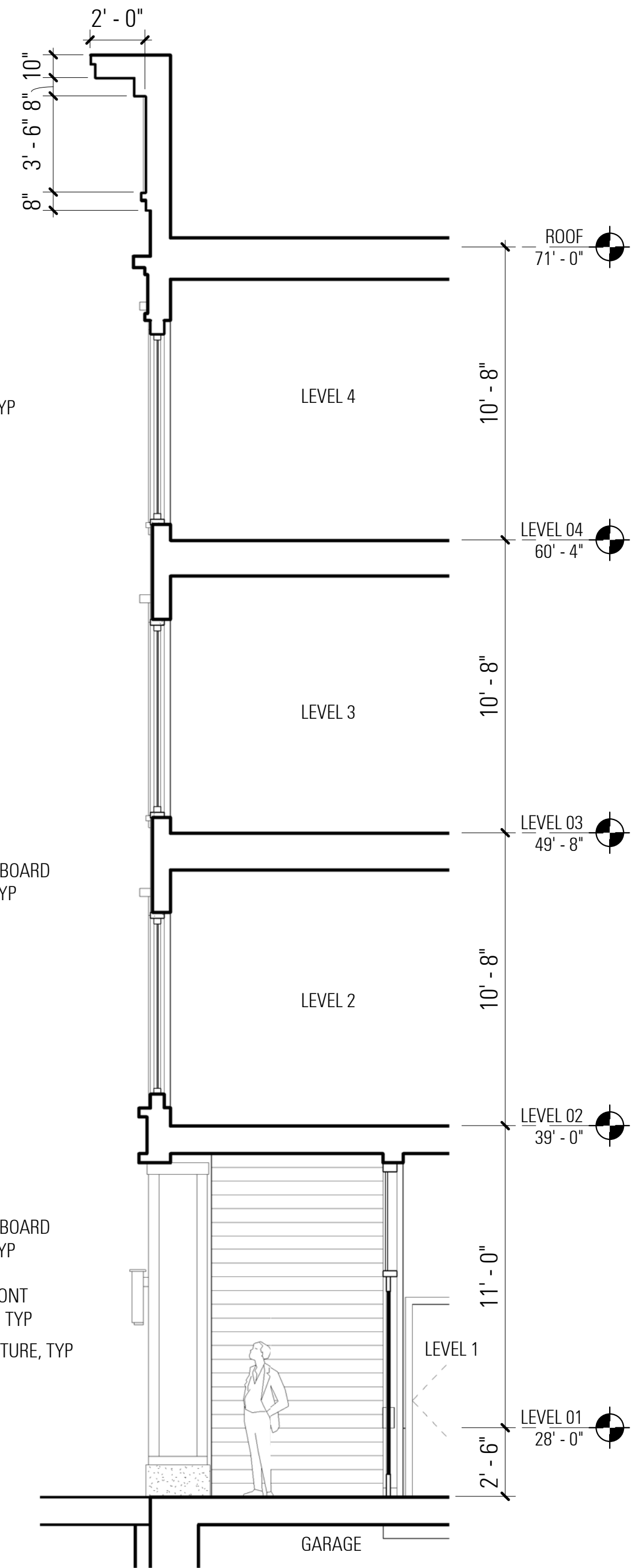
A-15.5



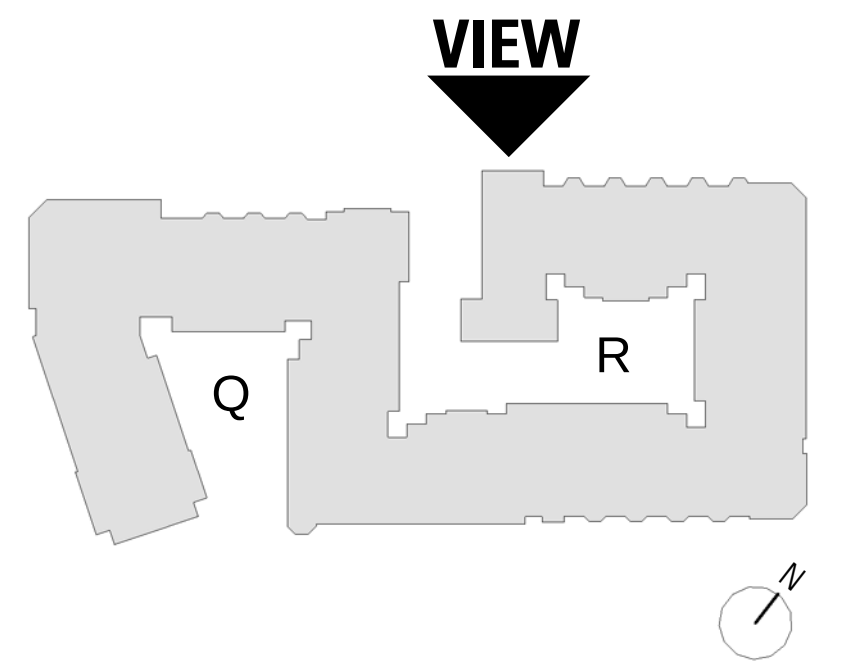
1 VICTORIAN 2 STYLE AT CORNER
A-15.6



2 EXTERIOR ELEV - VICTORIAN 2 AT CORNER
A-15.6 1/4" = 1'-0"



3 WALL SECTION
A-15.6 1/4" = 1'-0"



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SCALE: As indicated

A-15.6



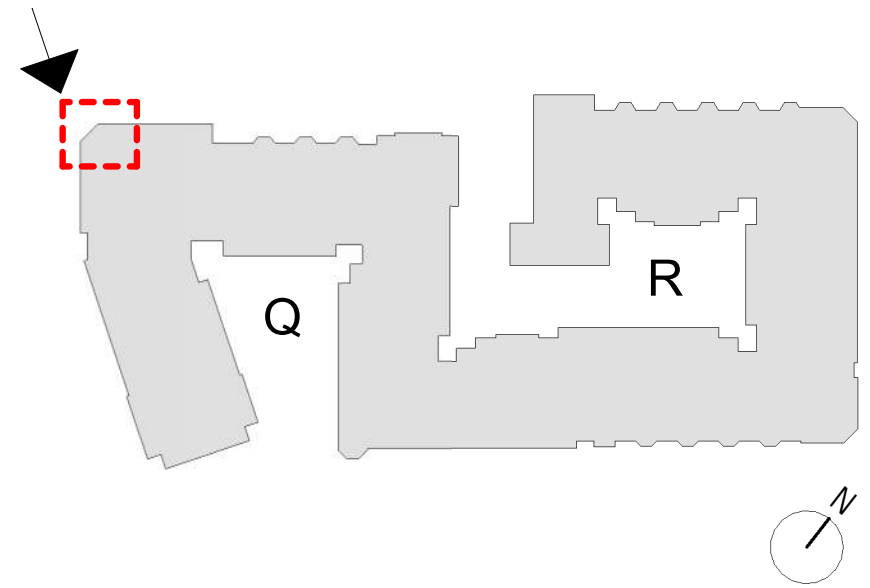
VISIBLE SOFFIT AT VICTORIAN CORNER



PROJECTING WOODEN BALCONY



WRAP-AROUND BALCONY



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SOFFIT EXHIBIT - VICTORIAN 3

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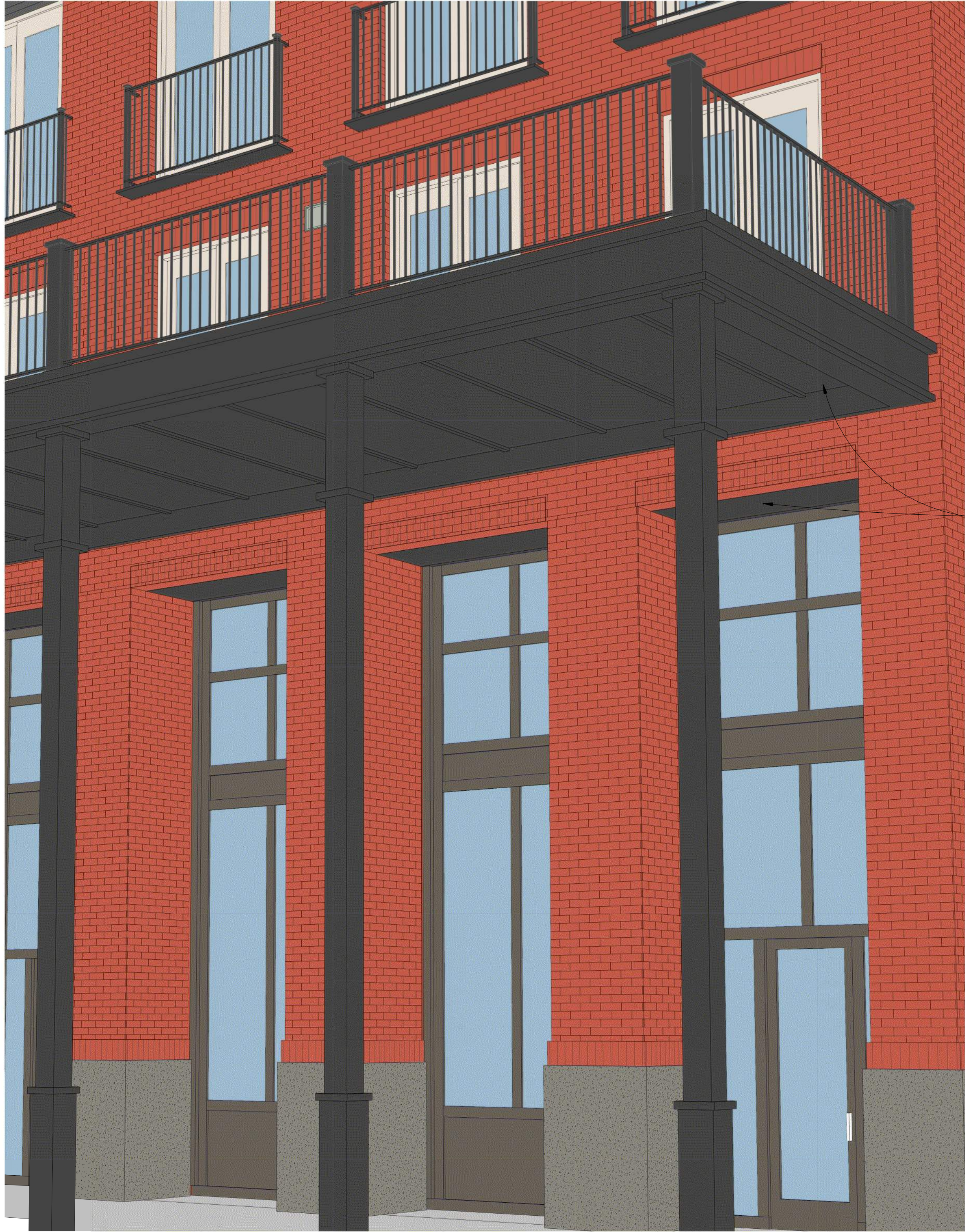


17025

04.11.18

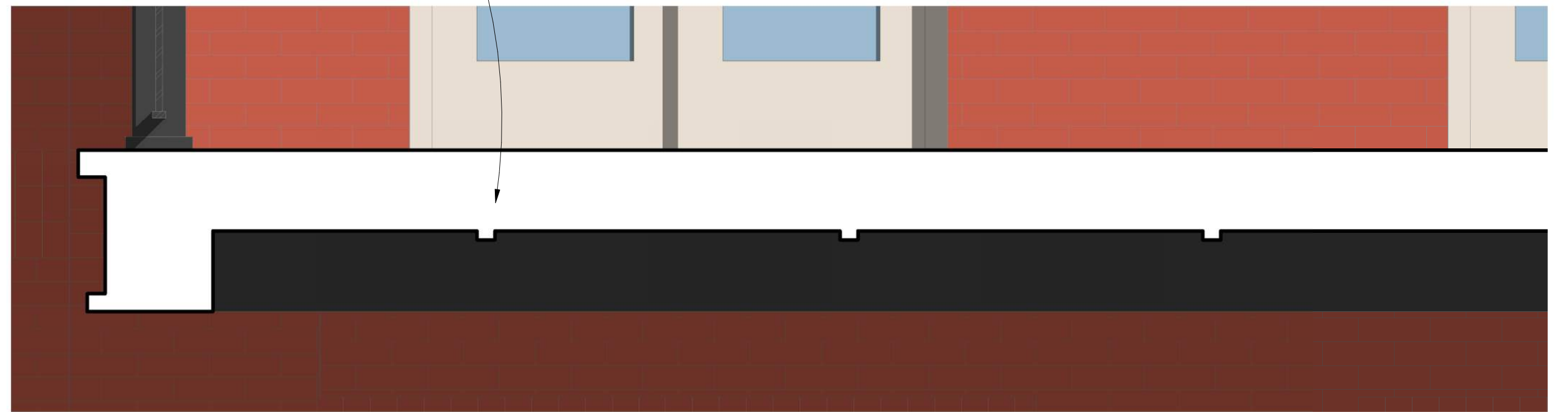
SCALE: 1" = 200'-0"

A-16.1



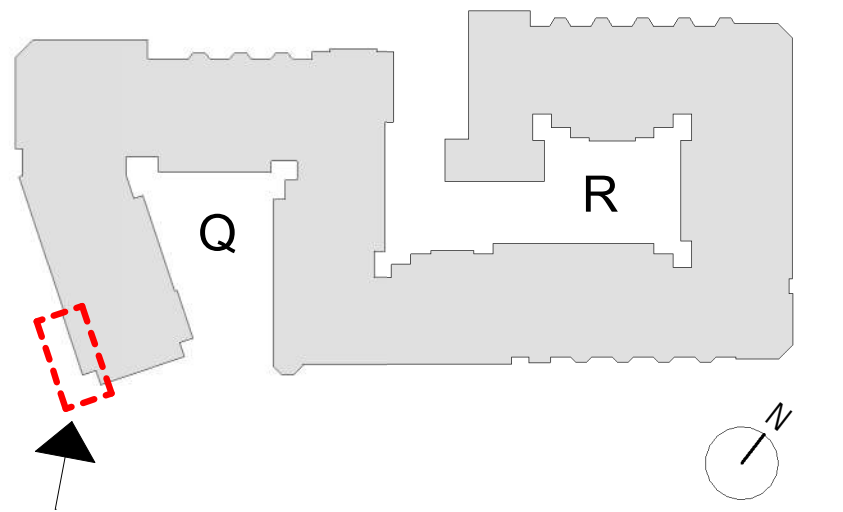
VISIBLE SOFFIT AT GOLD RUSH BALCONY

CEMENT BOARD AND
BATTEN SOFFIT TO
MATCH BLACK
PAINTED METAL



SECTION THROUGH SOFFIT DETAIL

1" = 1'-0"



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SOFFIT EXHIBIT - GOLD RUSH DECK

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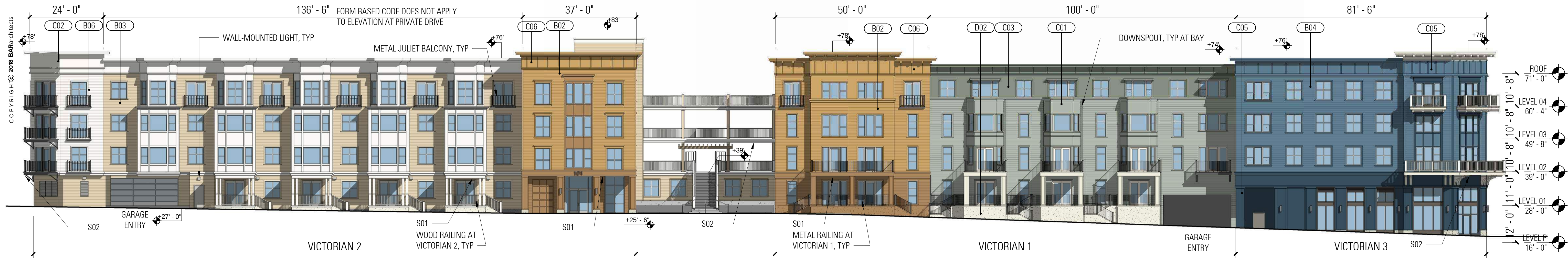


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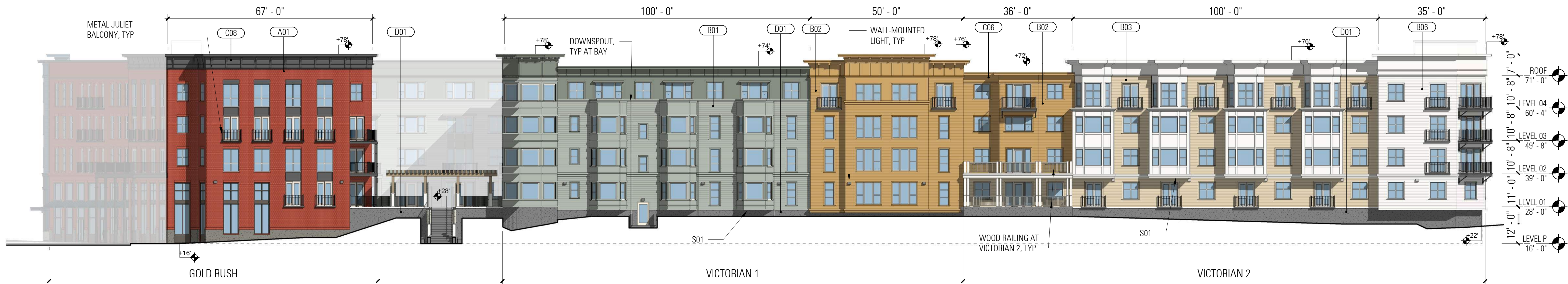
04.11.18

SCALE: As indicated

A-16.2



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

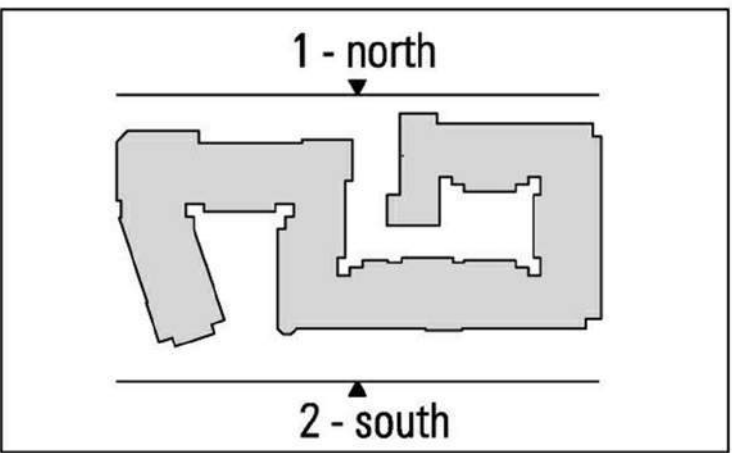


2 SOUTH ELEVATION - NORTH CHANNEL VIEW
A-17 1/16" = 1'-0"



PERSPECTIVE VIEW AT LOOP ROAD CURVE
SEE L6.04 FOR VIEW WITH LANDSCAPING AND ENLARGED PLAN

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

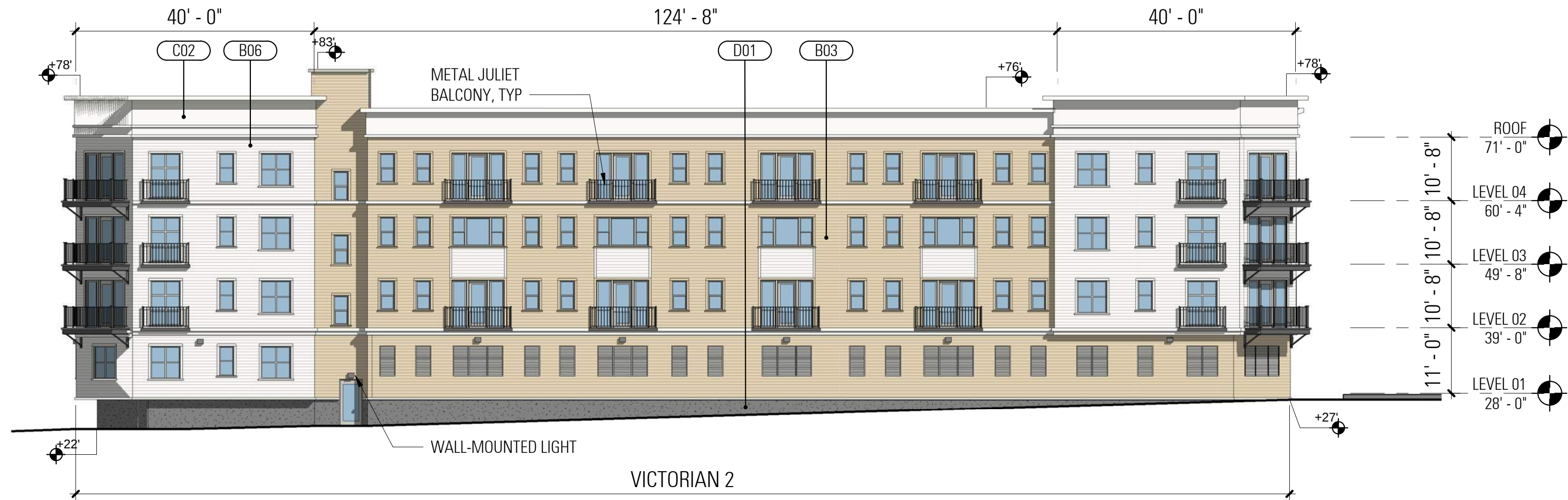


MATERIAL SCHEDULE	
A01	Brick Veneer
B01	Cement board lap
B02	Cement board lap
B03	Cement board lap
B04	Cement board lap
B06	Cement board lap
C01	Cement board panel
C02	Cement board panel
C03	Cement board panel
C05	Cement board panel
C06	Cement board panel
C08	Cement board panel
D01	Cement plaster
D02	Cement plaster
E01	Cement board lap
F01	Cast stone

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ELEVATION - NORTH, SOUTH





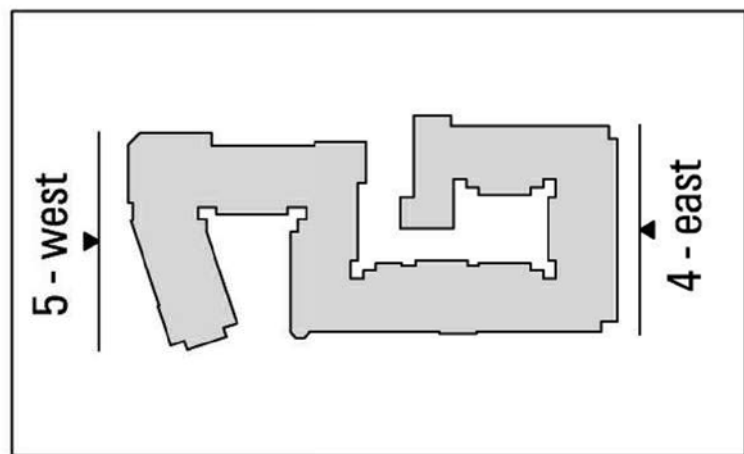
1 EAST ELEVATION - REAR OF BUILDING
A-18 1/16" = 1'-0"



2 WEST ELEVATION - JOHN MUIR PARKWAY
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
B06	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
D02	Cement plaster
E01	Cement board lap
F01	Cast stone



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ELEVATION - EAST, WEST

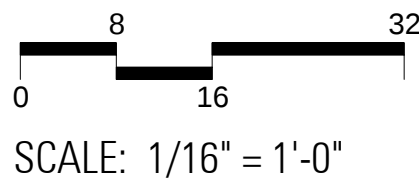
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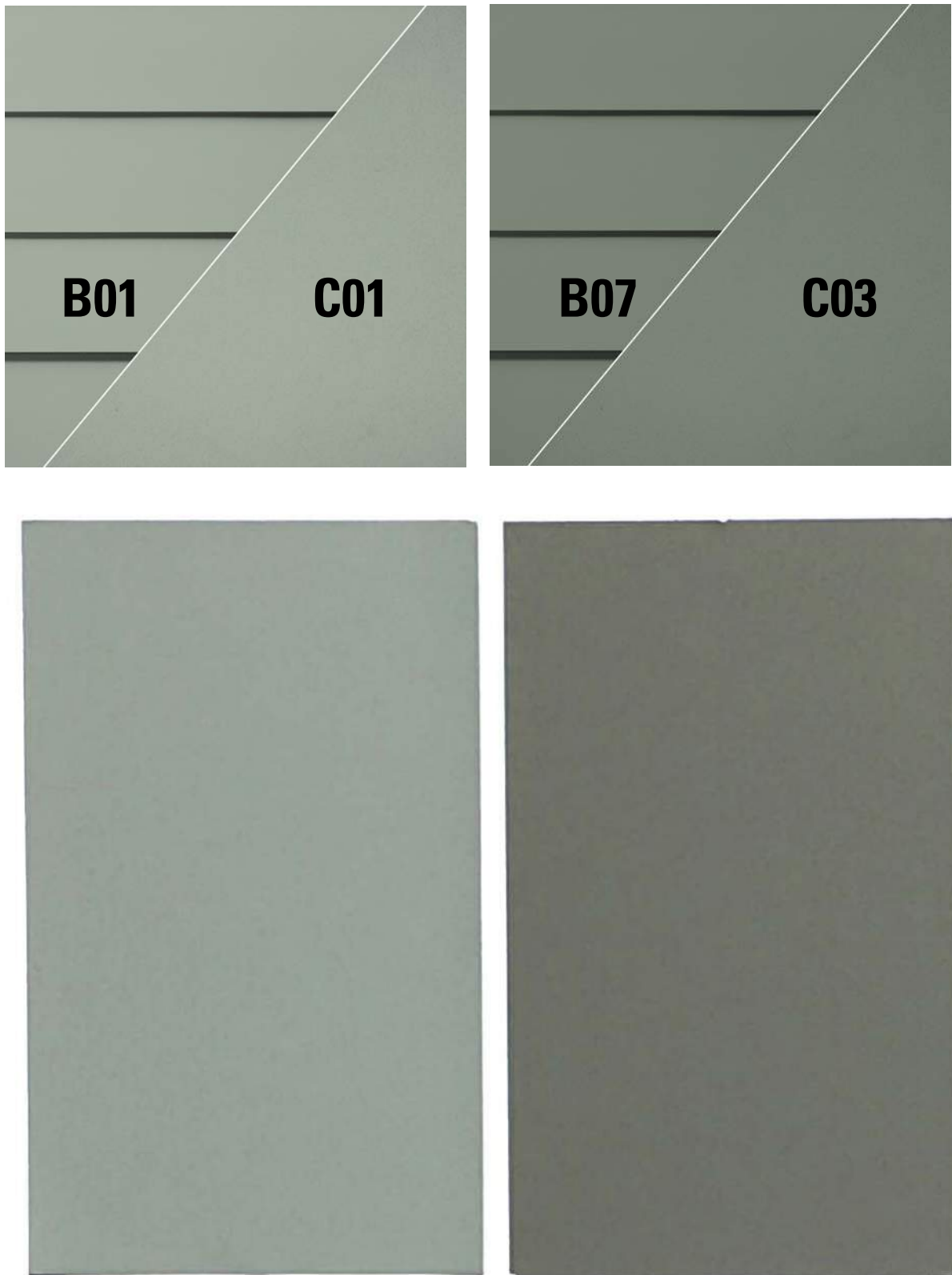


A-18

CEMENT BOARD LAP SIDING



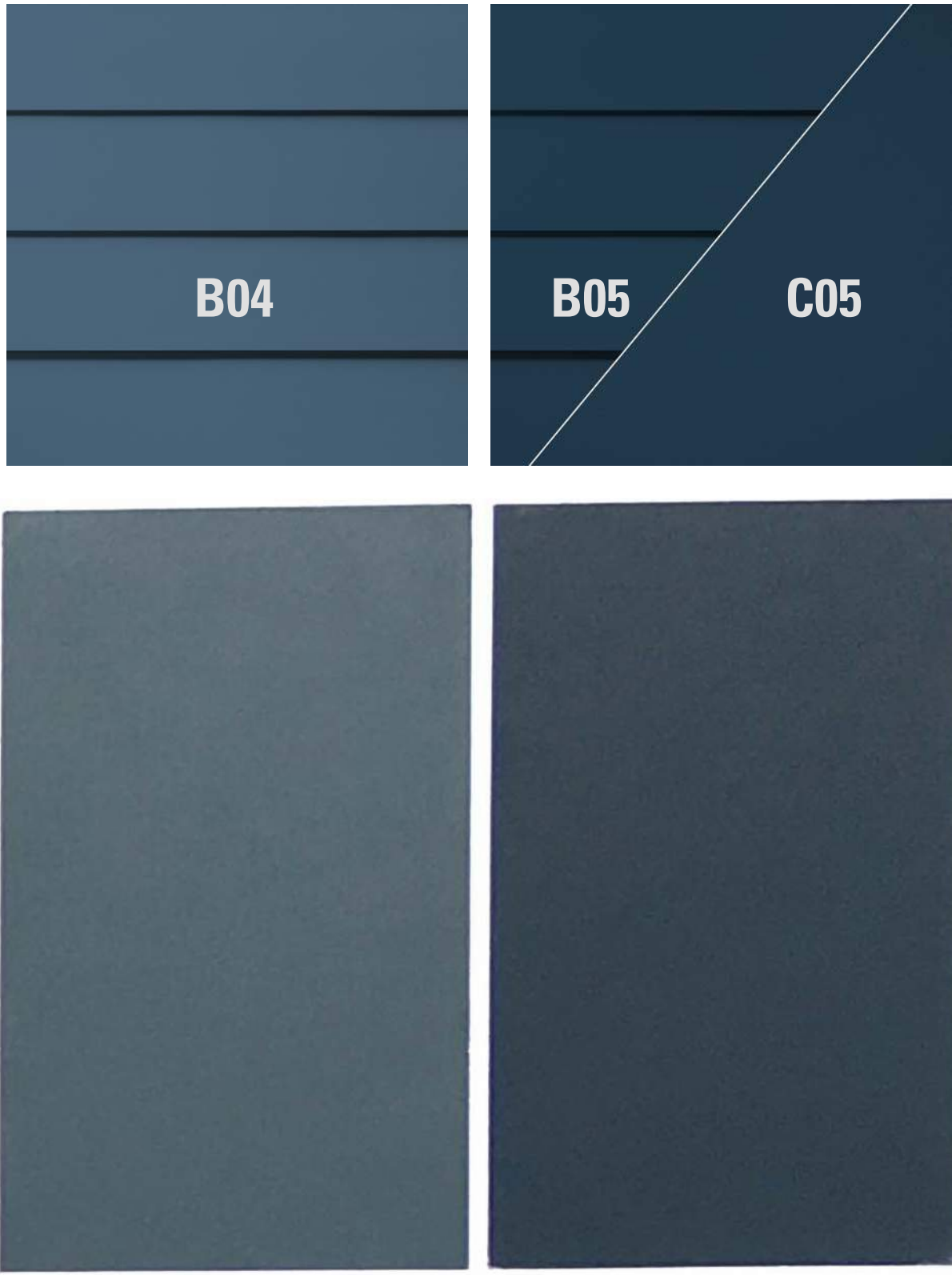
VICTORIAN 1



VICTORIAN 2



VICTORIAN 3

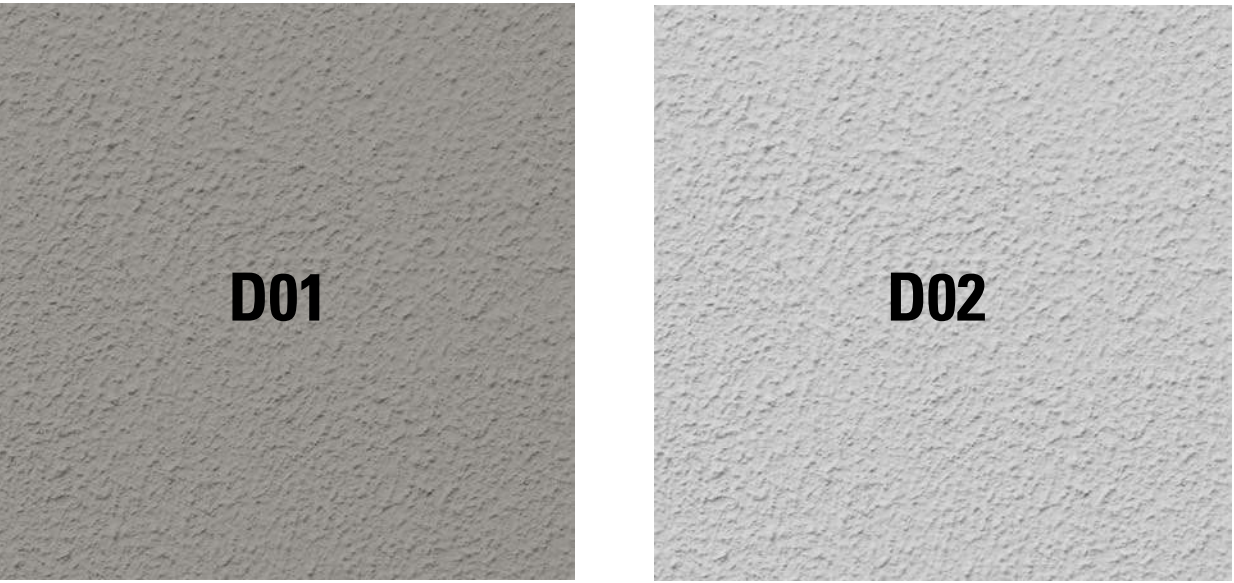


EXAMPLES OF CEMENT BOARD LAP SIDING



NOTE
SOFFITS ARE TO BE PAINTED CEMENT BOARD PANELS TO MATCH ADJACENT BUILDING COLORS.

STUCCO BASE



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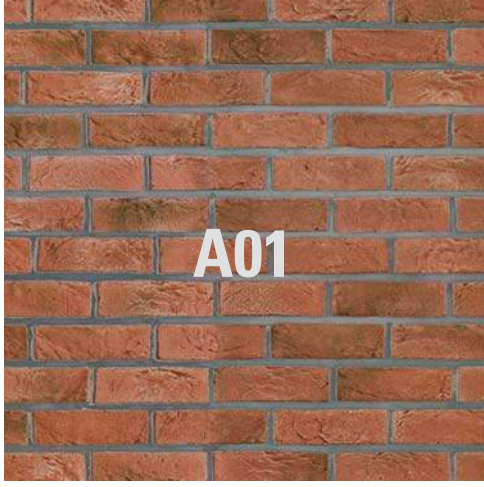
MATERIALS BOARD

GOLD RUSH CLADDING

BRICK VENEER



A01



CEMENT BOARD PARAPET



C08

STOREFRONT (GOLD RUSH/VICTORIAN 3)

ANODIZED ALUMINUM WINDOWS



VICTORIAN 3

FABRIC AWNING



GOLD RUSH

TRELLIS



COURTYARD

CAST STONE BASE



WINDOWS

VINYL



GOLD RUSH



VICTORIAN 2 + 3



VICTORIAN 1

RAILING

PAINTED METAL



PAINTED METAL (ALL STYLES)

PAINTED WOOD



PAINTED WOOD (VICTORIAN 2)

