

C:\Users\A\OneDrive\Documents\18047 Hercules Block M&P_A_jafireth.rvt

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HERCULES PARCELS "M & P" + PARCEL "O"

ENTITLEMENT PACKAGE RESUBMITTAL #1

FEBRUARY 27, 2019

PROJECT TEAM

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BLOCKS 'M & P'

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A01.3	MASTERPLAN - SITE SECTIONS
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A03	BLOCK 'M&P' - ZONING CODE COMPLIANCE
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A06.2	BLOCK 'M&P' - PLAN LEVEL 2
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A06.6	BLOCK 'M&P' - PLAN LEVEL 6
A06.7	BLOCK 'M&P' - MEZZANINE
A06.8	BLOCK 'M&P' - ROOF PLAN
A07.1	BLOCK 'M&P' - SECTIONS
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A08.0	BLOCK 'M&P' - ARCHITECTURAL STYLES
A08.1	BLOCK 'M&P' - STYLE M1
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A09	BLOCK 'M&P' - BUILDING ELEVATIONS
A10	BLOCK 'M&P' - EXTERIOR MATERIALS
A11.1	BLOCK 'M&P' - LEVEL 01 FIRE ACCESS PLAN
A11.2	BLOCK 'M&P' - LEVEL 02 FIRE ACCESS PLAN

C1.00	EXISTING CONDITIONS
C1.01	BOUNDARY SURVEY
C2.00	LAYOUT PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C5.00	EROSION CONTROL PLAN
C6.00	FIRE ACCESS PLAN

L0.00A	COVER SHEET BLOCKS M&P
L0.01A	SCHEDULE AND NOTES BLOCKS M&P
L1.01A	LAYOUT PLAN BLOCKS M&P
L2.01A	GATE AND FENCING PLAN BLOCKS M&P
L3.01A	LIGHTING PLAN BLOCKS M&P
L4.01A	PLANTING PLAN BLOCKS M&P
L5.01A	IRRIGATION PLAN BLOCKS M&P
L6.01A	SITE FURNISHING IMAGES BLOCKS M&P
L7.01A	PERSPECTIVE RENDERINGS BLOCKS M&P
L7.02A	PERSPECTIVE RENDERINGS BLOCKS M&P
L7.03A	SECTIONS - BLOCK M&P

BLOCK 'O'

A22	BLOCK 'O' - PROJECT INFORMATION
A23	BLOCK 'O' - ZONING CODE COMPLIANCE
A24	BLOCK 'O' - SITE PLAN
A25.1	BLOCK 'O' - PERSPECTIVE VIEWS
A25.2	BLOCK 'O' - PERSPECTIVE VIEWS
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A26.0	BLOCK 'O' - PLAN LEVEL P & LEVEL 1
A26.1	BLOCK 'O' - PLAN LEVEL 2 & 3
A26.2	BLOCK 'O' - PLAN LEVEL 4 & 4 MEZZANINE
A26.3	BLOCK 'O' - ROOF PLAN
A27	BLOCK 'O' - SECTIONS
A28.0	BLOCK 'O' - ARCHITECTURAL STYLES
A28.1	BLOCK 'O' - STYLE 01
A28.2	BLOCK 'O' - STYLE 02
A28.3	BLOCK 'O' - STYLE 03
A29.1	BLOCK 'O' - ELEVATION - EAST, WEST
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A30	BLOCK 'O' - EXTERIOR MATERIALS
A31.1	BLOCK 'O' - LEVEL P & 1 FIRE ACCESS PLAN
A31.2	BLOCK 'O' - LEVEL 02 FIRE ACCESS PLAN

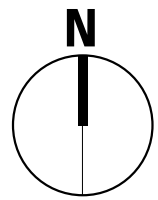
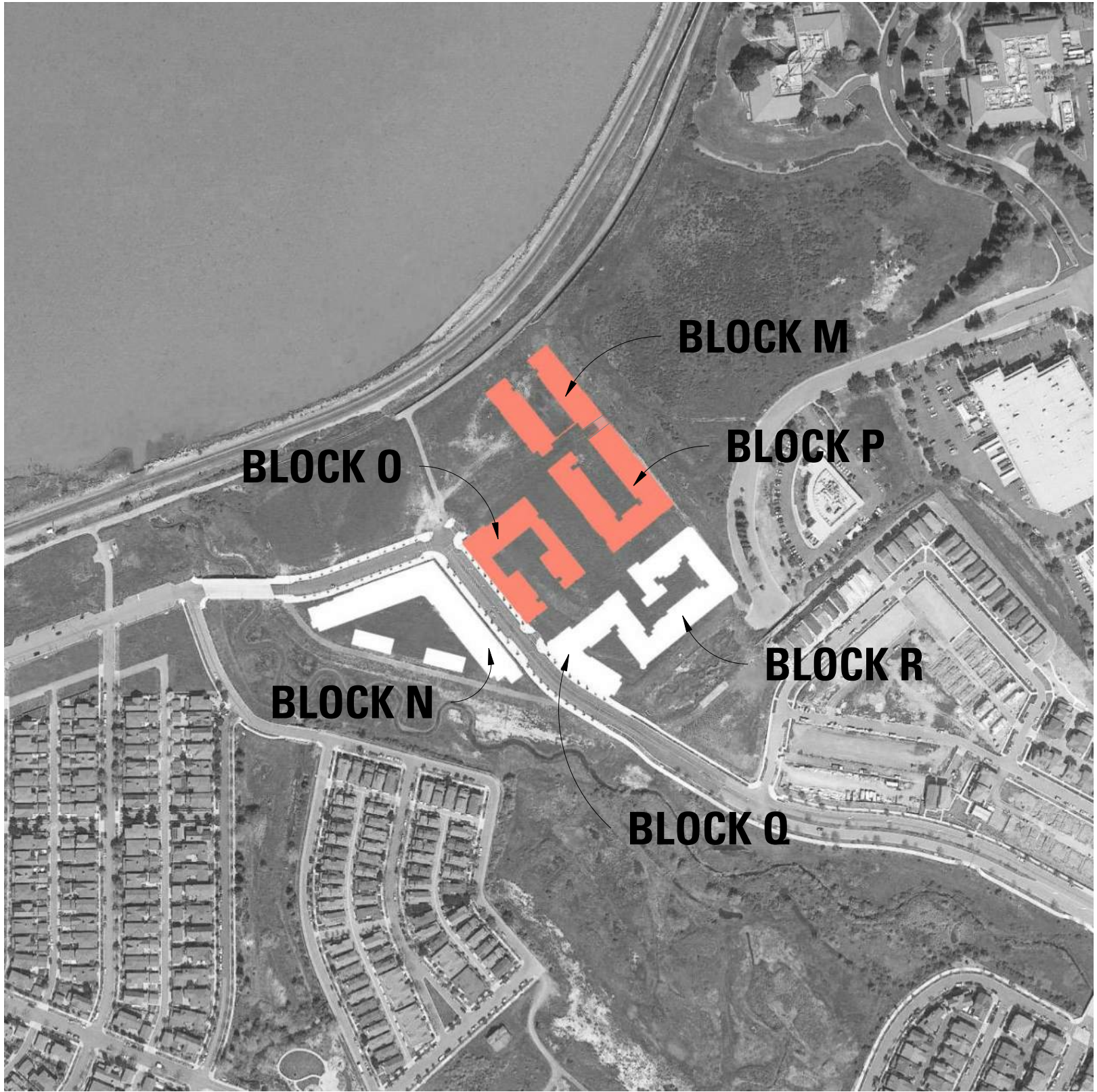
C1.0	EXISTING CONDITIONS
C1.1	BOUNDARY SURVEY
C2.0	LAYOUT PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	EROSION CONTROL PLAN
C6.0	FIRE ACCESS PLAN

L0.00B	COVER SHEET - BLOCK O
L0.01B	SCHEDULE AND NOTES - BLOCK O
L1.01B	LAYOUT PLANS - BLOCK O
L2.01B	GATE AND FENCING PLAN - BLOCK O
L3.01B	LIGHTING PLAN - BLOCK O
L4.01B	PLANTING PLAN - BLOCK O
L5.01B	IRRIGATION PLAN - BLOCK O
L6.01B	SITE FURNISHING IMAGES - BLOCK O
L7.01B	PERSPECTIVE RENDERINGS - BLOCK O
L7.02B	SECTIONS - BLOCK O
TOTAL: 90	

HERCULES BAYFRONT MASTERPLAN - DENSITY SUMMARY										
		UNIT MIX		PARKING				AREA (GSF)		
	BLOCK	TOTAL UNITS	TOTAL BEDS	TOTAL STALLS	RES. PKNG** *	RETAIL PKNG*	SPACES/ BED	RETAIL	OFFICE**	RENTABLE RESIDENTIAL ****
							AVERAGE			
LEDCOR OWNED	A,B,C,D	155	-	339	310	29	-	-	11,000	-
	E	80	99	147	109	38	1.48	20,600	-	72,877
	G	105	131	197	147	50	1.50	25,000	-	94,056
	J	0	-	17	-	17	-	8,400	24,000	-
	K	143	198	217	217	0	1.10	-	-	130,377
	L	113	139	148	148	0	1.06	-	-	98,824
	M + P	325	395	401	401	0	1.03	-	-	267,270
	N	172	264	238	213	25	0.90	14,000	-	164,686
	O	151	151	151	151	0	1.00	-	-	105,020
	Q + R	232	297	304	304	0	1.02	-	-	208,046
	TOTAL	1,476	1,674	2,159	2000	159	AVERAGE 1.14	68,000	35,000	1,141,156
OWNED BY OTHERS	F + H	50	-	-	-	-	-	22,000	-	-
	TOTAL	50	-	-	-	-	-	22,000	-	-
	GRAND TOTAL	1,526	1,674	2,159	2,000	159	AVERAGE 1.14	90,000	35,000	1,141,156

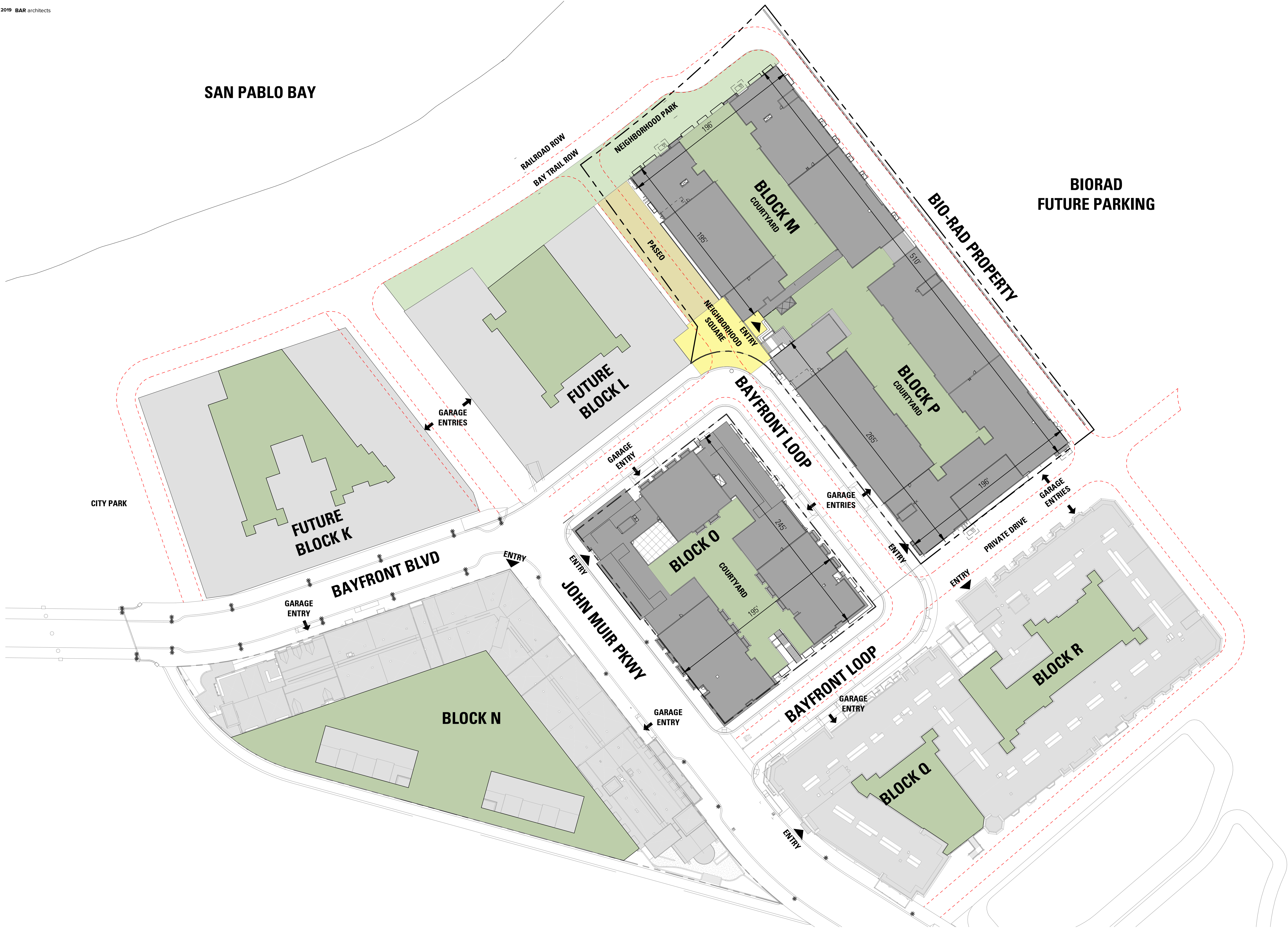
* Retail parking required = 2 stalls per 1000 SF of retail
** Includes admin building for Blocks A,B,C,D and office/hotel space on Block J
*** Includes 29 existing alley parking stalls for Block A,B,C,D behind Powder Keg Restaurant
**** Includes gross area of rentable residential units

NOTE: CURRENT MASTERPLAN DENSITY SCHEME, SUBJECT TO CHANGE WITH CONTINUED PLANNING/ DESIGN OF FUTURE BLOCKS.



SAN PABLO BAY

BIORAD
FUTURE PARKING



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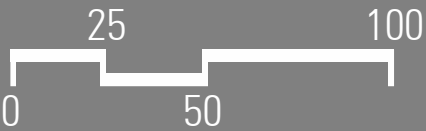
HERCULES PARCELS M, P & O



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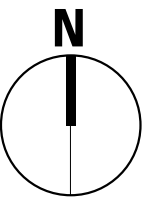
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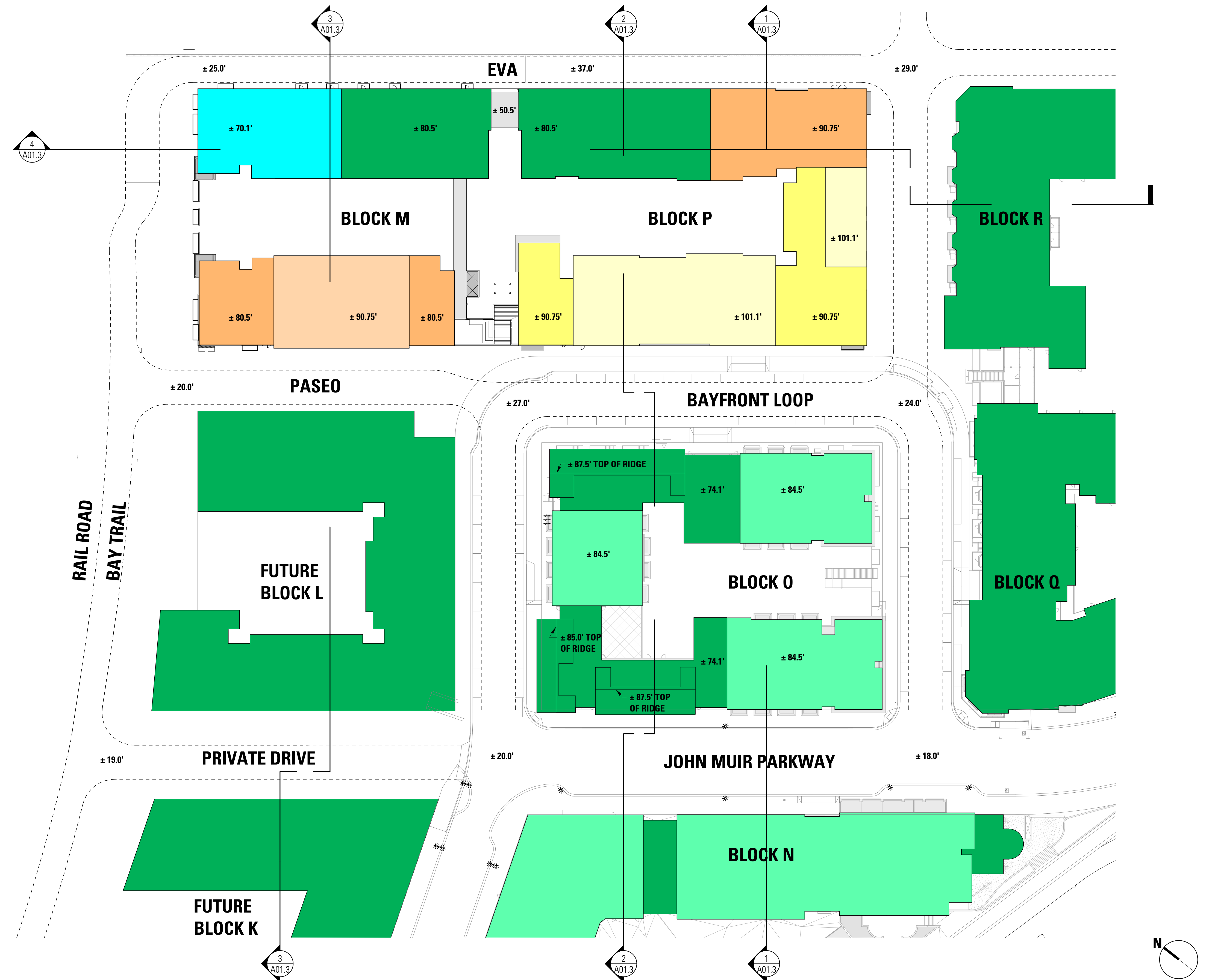
MASTERPLAN



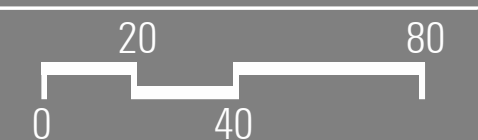
	6 STORY MEZZANINE
	6 STORY
	5 STORY MEZZANINE
	5 STORY
	4 STORY MEZZANINE
	4 STORY
	3 STORY

- NOTES:**
1. STAIR TOWERS, ELEVATOR OVERRUNS AND OTHER ROOFTOP PROJECTIONS ARE NOT SHOWN
 2. ALL ELEVATIONS SHOWN ARE FROM SEA LEVEL
 3. STREET ELEVATIONS ARE APPROX SCD FOR DETAIL GRADING INFORMATION
 4. BLOCKS K AND L SHOWN FOR CONCEPTUAL PURPOSES ONLY AND NOT A PART OF THIS PROJECT PHASE/ REVIEW.

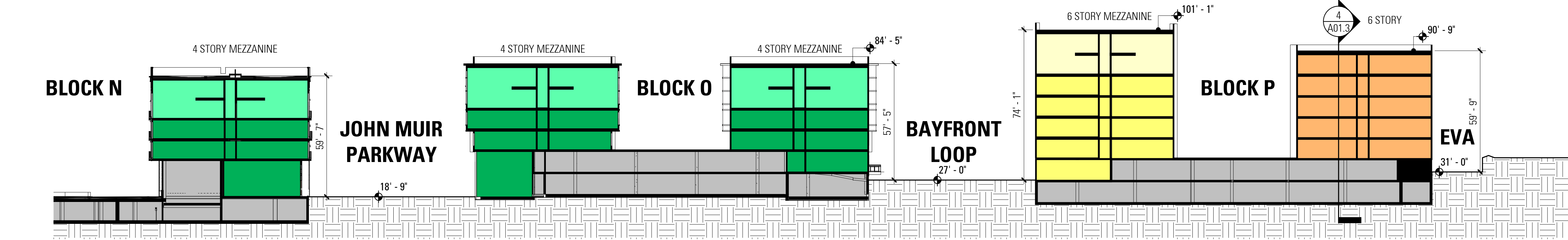
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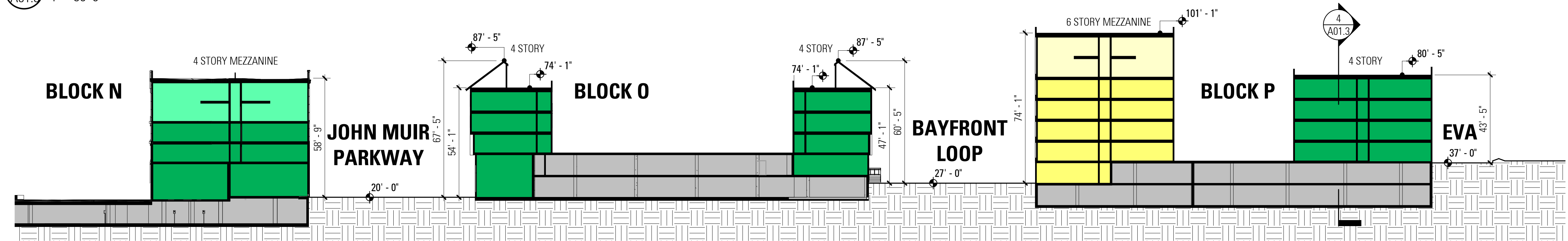
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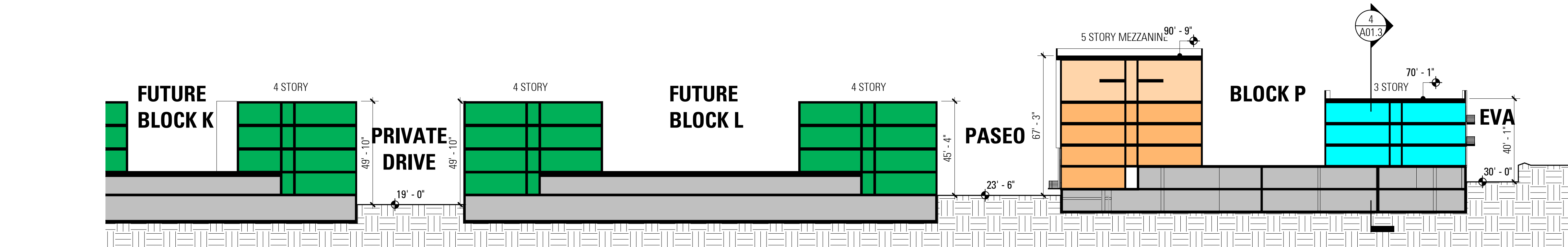
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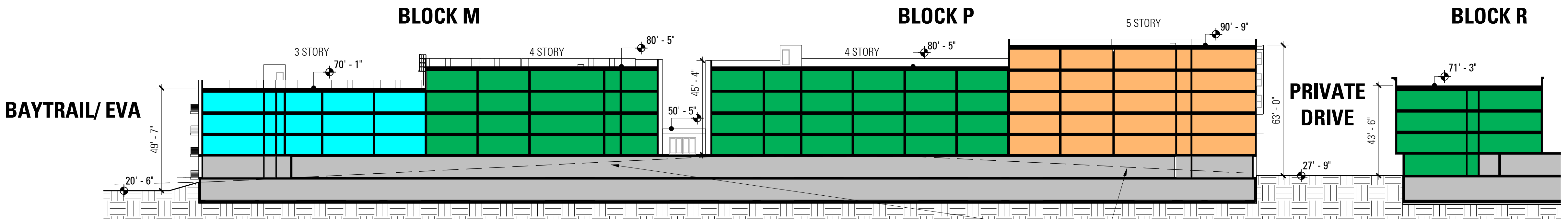
1 BLDG HEIGHTS- SITE SECTION 1
1" = 30'-0"



2 BLDG HEIGHTS- SITE SECTION 2
1" = 30'-0"



3 BLDG HEIGHTS- SITE SECTION 3
1" = 30'-0"



4 BLDG HEIGHTS- SITE SECTION 4
1" = 30'-0"

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PROPERTY AREA AND DENSITY		
SITE AREA	143,663	
BUILDING COVERAGE	99,875	
BUILDING COVERAGE %	70%	

PRELIMINARY BUILDING AREA TABULATIONS								
Level	Residential Net Rentable GSF*	Residential Amenity GSF**	Residential Core GSF***	Residential Total GSF		Retail Total GSF	Garage Total GSF****	Grand Total GSF
LEVEL P	0	0	1,300	1,300		0	98,575	99,875
LEVEL 1	12,668	12,306	4,502	29,476		0	68,990	98,466
LEVEL 2	54,316	2,114	9,639	66,069		0	0	66,069
LEVEL 3	57,154	769	10,190	68,113		0	0	68,113
LEVEL 4	58,677	178	10,305	69,160		0	0	69,160
LEVEL 5	52,562	178	9,222	61,962		0	0	61,962
LEVEL 6	27,941	72	4,059	32,072		0	0	32,072
LEVEL 6M	3,952	0	0	3,952		0	0	3,952
Total	267,270	15,616	49,217	332,103		0	167,565	499,668

NOTES:

* Residential Net Rentable GSF calculation includes exterior, corridor and party walls

** Residential Amenity GSF includes entry lobby, leasing office, club room, fitness room, etc

*** Residential Core GSF include corridors, residential level lobbies, stairs, elevators, res. level utility spaces, etc

**** Garage Total GSF includes all spaces inside garage footprint, such as mechanical/utility spaces, etc

BUILDING HEIGHT		
	ALLOWED	PROPOSED
BAYFRONT LOOP	8 STORIES MAX	6 STORIES

PROJECT DATA	
PROJECT ADDRESS	1100 BAY FRONT LOOP
ZONING	T5-VN: VILLAGE NEIGHBORHOOD STANDARDS
OCCUPANCY CLASSIFICATION	S-2, R-2, A, B
ASSESSOR'S PARCEL NUMBER	404 730 005
SITE AREA	3.29 ACRES
SPRINKLERED	FULLY SPRINKLERED - NFPA 13
CONSTRUCTION TYPE	V-A and III-A OVER I-A
HEIGHT LIMIT	60'-0" (V-A)/ 85'-0" (III-A) PER 2016 CBC, TABLE 504.3 AND SECTION 504.2

UNIT CALCULATIONS											
	STUDIO		1 BEDROOM			2 BEDROOM				TOTAL	
	TYPE	S1	S2	A1	A2	A3 (LOFT)	A4	B1	B2	B3	B3 (LOFT)
GROUND LEVEL		2	0	11	0	0	0	0	2	0	0
LEVEL 1		16	0	41	2	0	0	3	4	2	0
LEVEL 2		16	1	41	3	0	0	4	5	2	0
LEVEL 3		16	1	41	3	0	0	4	6	2	0
LEVEL 4		14	1	29	2	0	0	4	5	2	8
LEVEL 5		3	1	5	0	6	0	0	4	2	11
	TOTAL	67	4	168	10	6	0	15	26	10	19
	PERCENTAGE	21%	1%	52%	3%	2%	0%	5%	8%	3%	6%

PARKING					
REQUIRED			PROPOSED*		
	RATIO	USE AREA (SF)	AFFORDABLE USE AREA 5% (TO BE DEDUCTED)	MIN STALLS REQUIRED	TYPE
RESIDENTIAL USE	1 / 1500 SF MIN	332,103	16,605	210	Compact 8'x16' EVCS 9'x18' HC Accessible 9'x18' HC Accessible VAN 12'x18' Standard 8'9"x18' TOTAL
					142 35% 21 5% 18 4% 4 1% 216 54% 401 100%

* SEE FLOOR PLANS FOR BREAKDOWN PER LEVEL

AMENITY AREAS	
Amenity	Area GSF
PET SPA	480
FITNESS	1,855
LEASING	1,685
LOBBY/LOUNGE	3,210
WIFI LOUNGE	1,170
WORK-SHARE	875
LIBRARY	540
LOUNGE	1,320
TAP ROOM	640
YOGA	435
Total	12,210

SHEET INDEX - BLOCKS M & P

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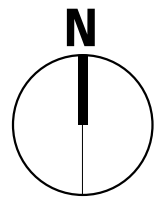
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L7.03A	SECTIONS - BLOCK M&P
TOTAL: 53	

PROJECT DESCRIPTION

THE SITE KNOWN AS BLOCK M AND P IS LOCATED WITHIN THE BAYFRONT MASTER PLAN IN HERCULES, CALIFORNIA. IT IS BOUNDED ON THE WEST BY THE FUTURE BAYFRONT LOOP ROAD, ON THE SOUTH BY THE PRIVATE ROAD OF BLOCK Q&R, ON THE EAST BY COMMERCIAL PROPERTY (BIO-RAD), AND FACES THE BAY ON THE NORTH. THE PROJECT CONSISTS OF A PARTIALLY SUBMERGED CONCRETE GARAGE WITH 2 WOOD FRAMED RESIDENTIAL STRUCTURES ABOVE. ABOVE THE GARAGE IS A RESIDENTIAL COURTYARD BOUND BY THE RESIDENTIAL STRUCTURE. THE NORTH END OF THE COURTYARD IS OPEN FACING SAN PABLO BAY.

THE PROJECT INCLUDES 325 APARTMENTS AND RESIDENTIAL AMENITY SPACE TOTALING OVER 15,615 SF. THE RESIDENTIAL APARTMENTS ABOVE THE PODIUM ARE OF TYPE V-A AND III-A CONSTRUCTION WITH THE GARAGE AND OTHER BELOW PODIUM SPACES BEING TYPE I-A CONSTRUCTION. THE PARKING IS SERVED FROM 2 ENTRIES, ONE ALONG THE PRIVATE ROAD AND ONE ALONG BAYFRONT LOOP ROAD, AND HAS 401 PARKING STALLS. THE ABOVE GRADE GARAGE IS LINED WITH UNITS AND AMENITY SPACES FACING THE SIDEWALK TO ENHANCE THE PEDESTRIAN EXPERIENCE.



HERCULES PARCELS M & P



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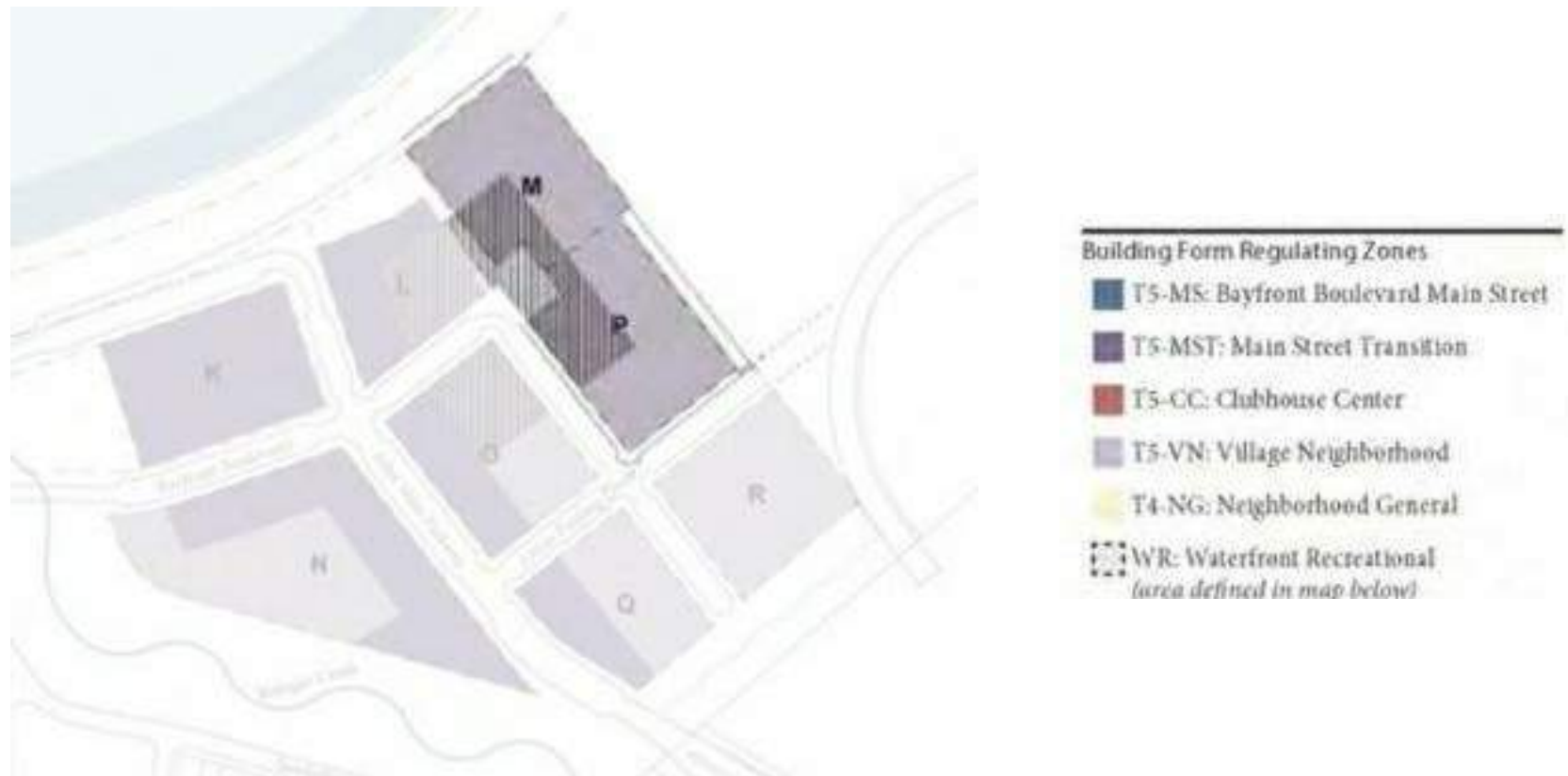
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A02

CITY CODE REQUIREMENTS

BUILDING FORM REGULATING ZONES

BLOCK M & P FALL UNDER 1 REGULATING ZONE, VILLAGE NEIGHBORHOOD. THE RELEVANT DESIGN METRICS AND THEIR GOVERNING REQUIREMENTS ARE SUMMARIZED IN THE TABLE BELOW.



CODE REQUIREMENTS - "VILLAGE NEIGHBORHOOD"

REQUIREMENT	REQUIRED	PROPOSED	COMPLIES
BUILD TO LINE ALONG PRIMARY STREET	8' MIN, 12' MAX	8' MIN	YES
SETBACK	0' MIN SIDE, 5' MIN REAR	5' 8" MIN SIDE, 5' REAR	YES
CORNERS	>30' ALONG BTL	68' 2" MIN	YES
ENTIRE BUILD TO LINE MUST BE DEFINED BY A BUILDING OR AN 18"-48" WALL	-	-	YES
BUILDING HEIGHT	2-STORY MIN, 8-STORY MAX	4 STORY MIN, 6 STORY MAX	YES
GROUND FLOOR FINISH LEVEL	18" MIN	18" MIN	YES
GROUND FLOOR CEILING	9' MIN CLEAR	10'	YES
UPPER FLOOR CEILING	8' MIN CLEAR	9'4"	YES
COMMERCIAL USES, GROUND FLOOR LOBBIES, COMMON AREAS IN MULTI-UNIT BLDGS MAY HAVE A 0"-6" GROUND FLOOR FINISH LEVEL.	0" - 6"	0'-18"	YES
LOT COVERAGE	50% MIN	> 50%	YES
DEPTH GROUND FLOOR RES SPACE	12' MIN	31' MIN	YES
GARAGE BELOW GROUND FLOOR ALLOWED TO DAYLIGHT A MAX OF 8' IF INTEGRATED WITH STOOPS	< 8'	< 3' AT NORTH FACADE	YES
ALL UPPER FLOORS MUST HAVE AN ENTRY ALONG A PRIMARY STREET	-	-	YES
SERVICE ENTRIES MAY NOT BE LOCATED ALONG A PRIMARY STREET	-	NO SERVICE ENTRIES ON PRIMARY ST.	YES
BUILDINGS WIDER THAN 150' MUST BE DESIGNED TO READ AS A SERIES OF BUILDING NO WIDER THAN 100' EACH	100' MAX	100' MAX	YES
ENCROACHMENTS ON PRIMARY + SECONDARY STREET	12' MAX	5' MAX	YES
ENCROACHMENTS ON SIDE SETBACKS/REAR	5' MAX	5' MAX	YES
LOADING DOCK, FORECOURT, AND STOOP FRONTAGE TYPES ARE ALLOWED ALONG STREET AND CIVIC SPACE FRONTAGES. SHOPFRONT FRONTAGE TYPE ALLOWED IN AREAS DESIGNATED IN THE USE OVERLAY		SHOPFRONT	YES
PARKING - 1 SPACE/1500 SF	1/1500 SF = ~328	401	YES
BELOW GRADE PARKING ALLOWED UP TO PROPERTY LINE	-	DOES NOT EXCEED BTL	YES
PARKING ABOVE GRADE. 12" MIN DEEP LINER REQUIRED ALONG STREET	12' MIN	31' MIN	YES

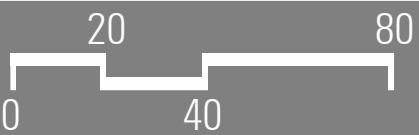
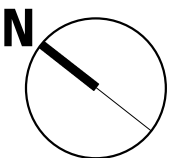
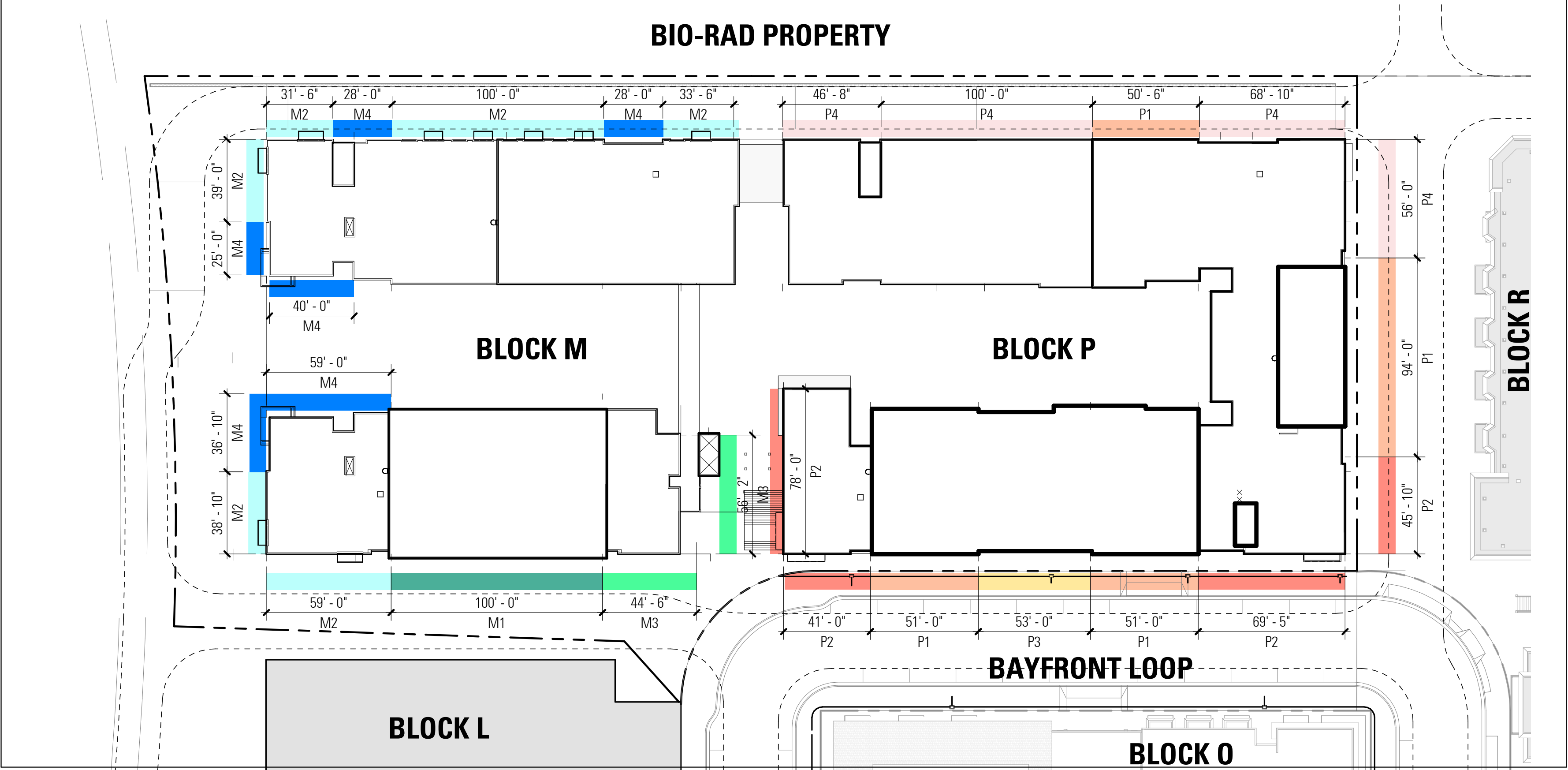
ALLOWABLE STYLES

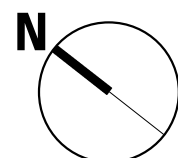
BLOCK M+P WILL CONFORM TO THE WATERFRONT WAREHOUSE STYLE AS ALLOWED BY THE CODE WHICH IS SHOWN IN THE SAMPLE TABLE BELOW. VARIATIONS ON A COMMON ARCHITECTURE WITHIN THIS STYLE WILL BE USED TO ARTICULATE BREAKS IN THE BUILDING IN ORDER THAT THE WHOLE READS AS SEPARATE BUILDINGS IN LENGTHS NOT MORE THAN 100'. SUGGESTED BREAKS ARE SHOWN IN THE DIAGRAM 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
M						
P						

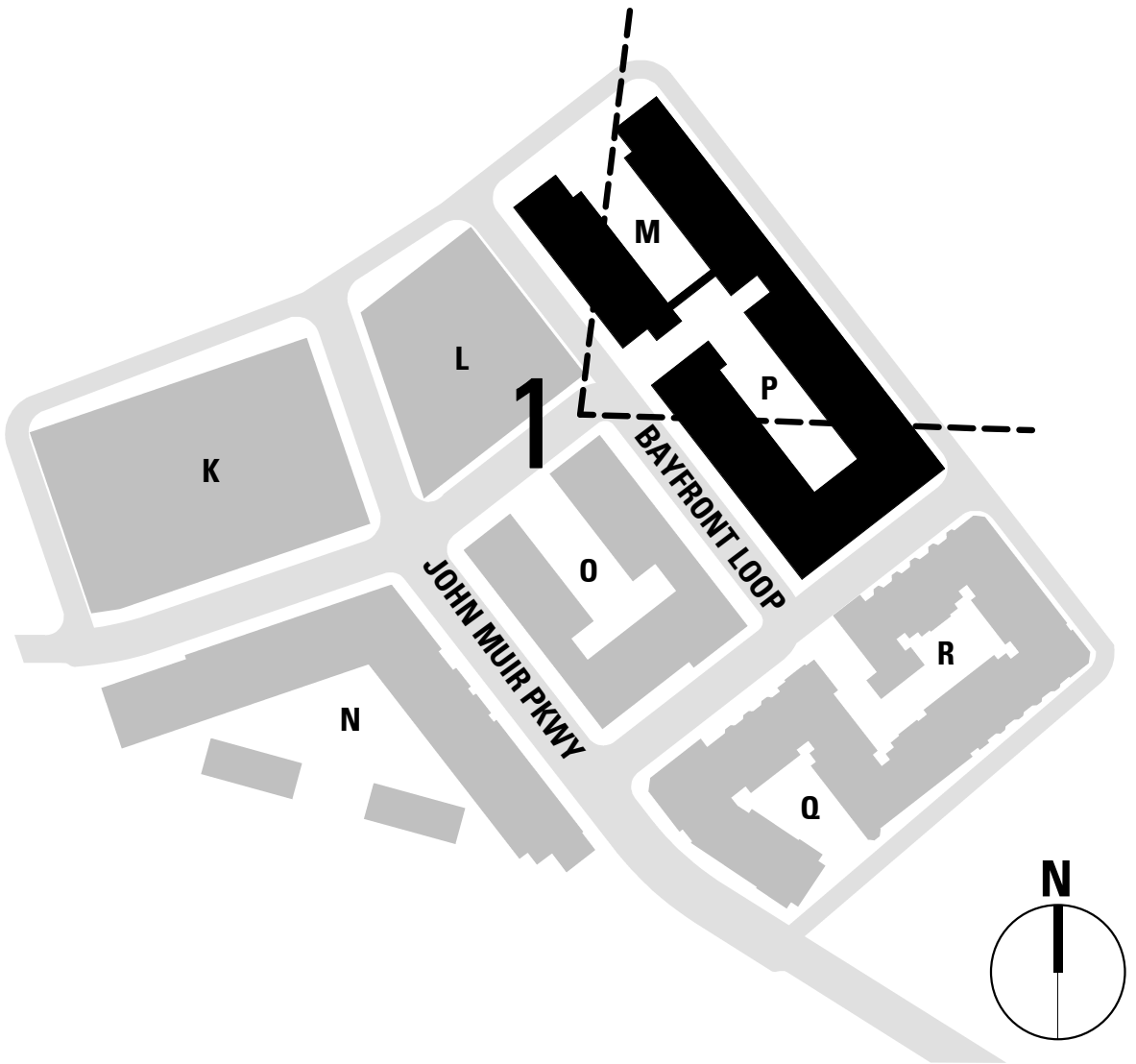
BUILDING BREAKS AND ARCHITECTURAL STYLES

- WAREHOUSE M-1
- WAREHOUSE M-2
- WAREHOUSE M-3
- WAREHOUSE M-4
- WAREHOUSE P-1
- WAREHOUSE P-2
- WAREHOUSE P-3
- WAREHOUSE P-4



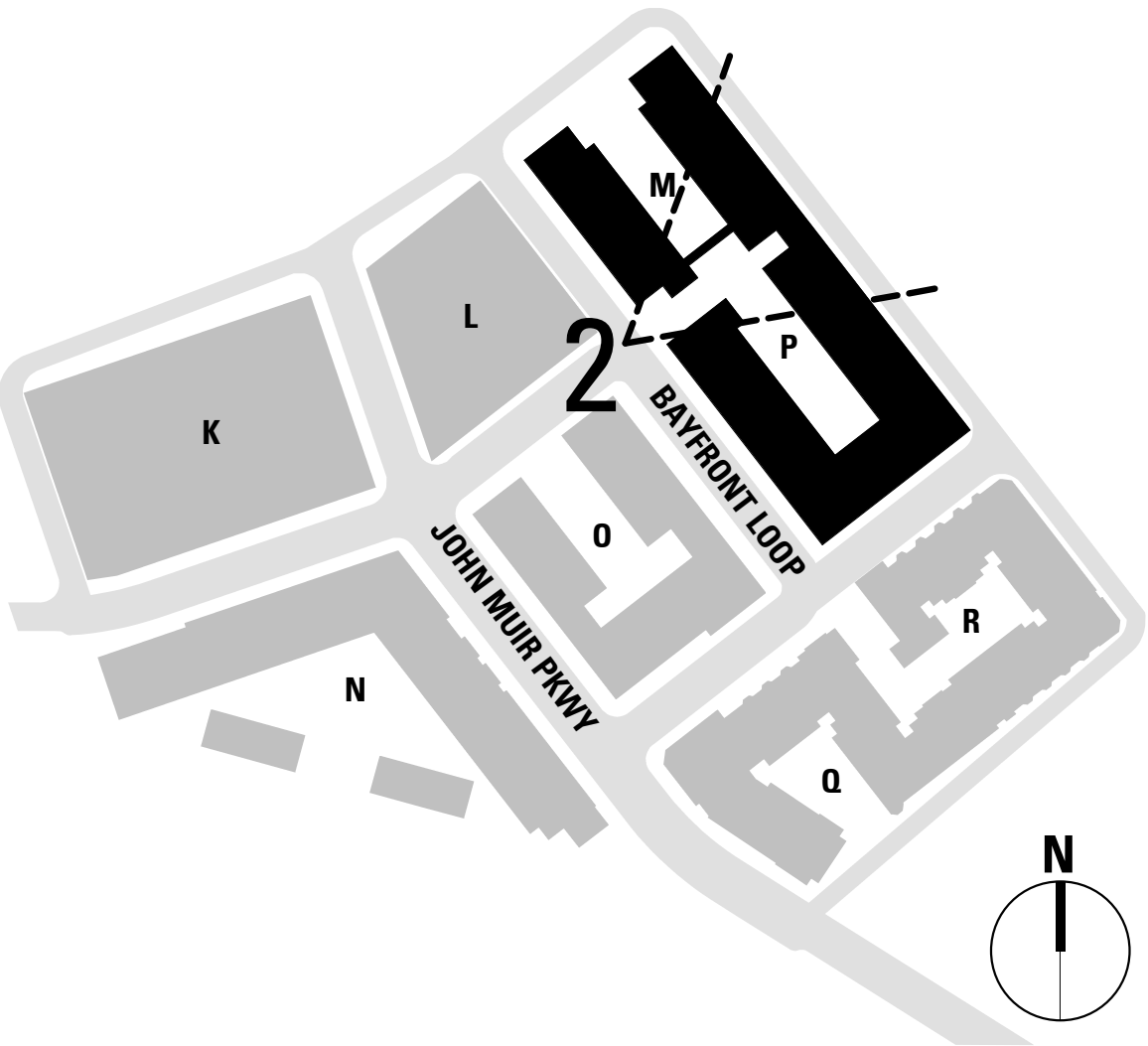


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1 - PERSPECTIVE VIEW AT NEIGHBORHOOD SQUARE

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2 - PERSPECTIVE VIEW OF NEIGHBORHOOD SQUARE/ ENTRY LOBBY

HERCULES PARCELS M & P



02.27.2019

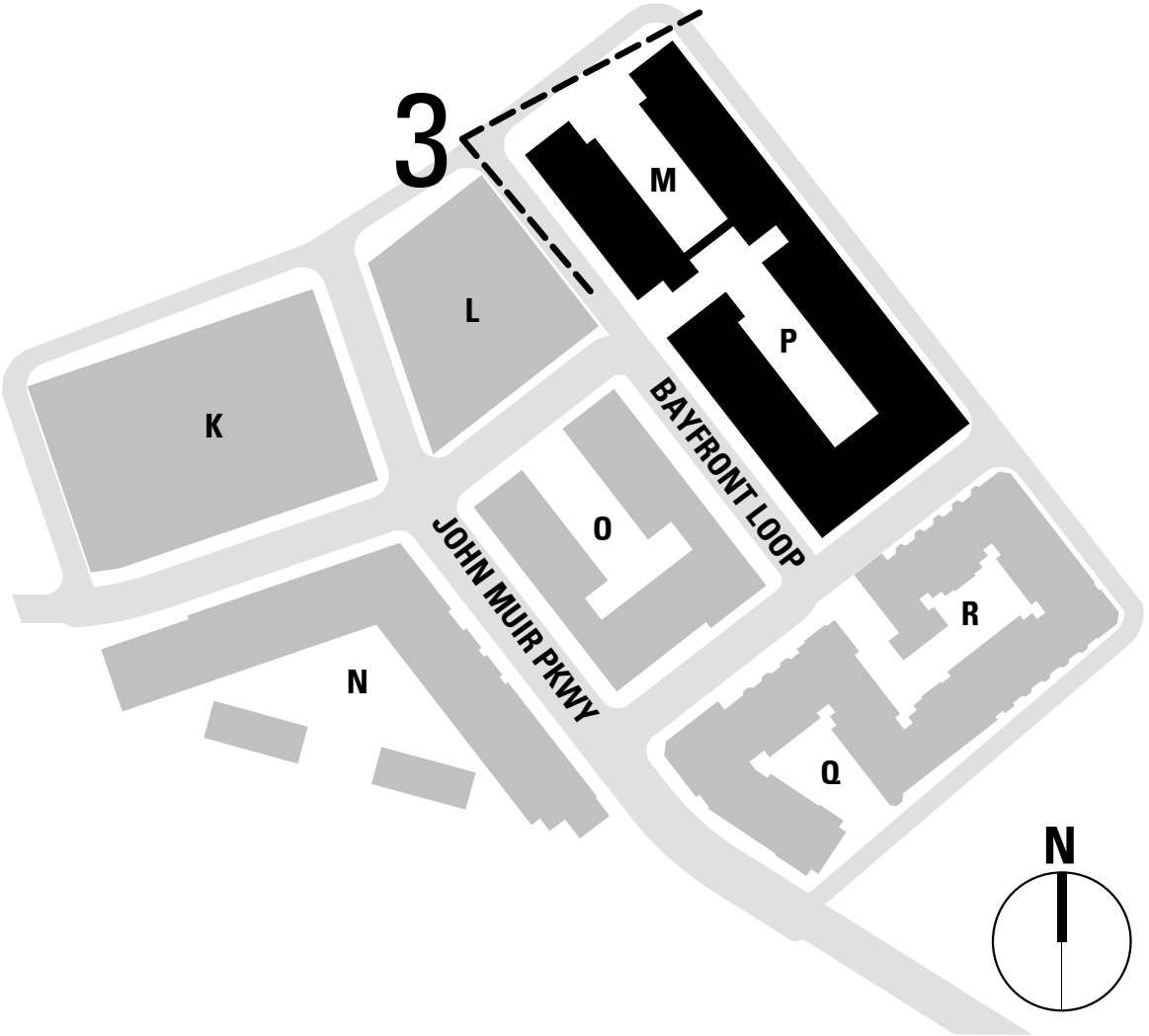
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BLOCK 'M&P' - PERSPECTIVE VIEWS

BAR architects

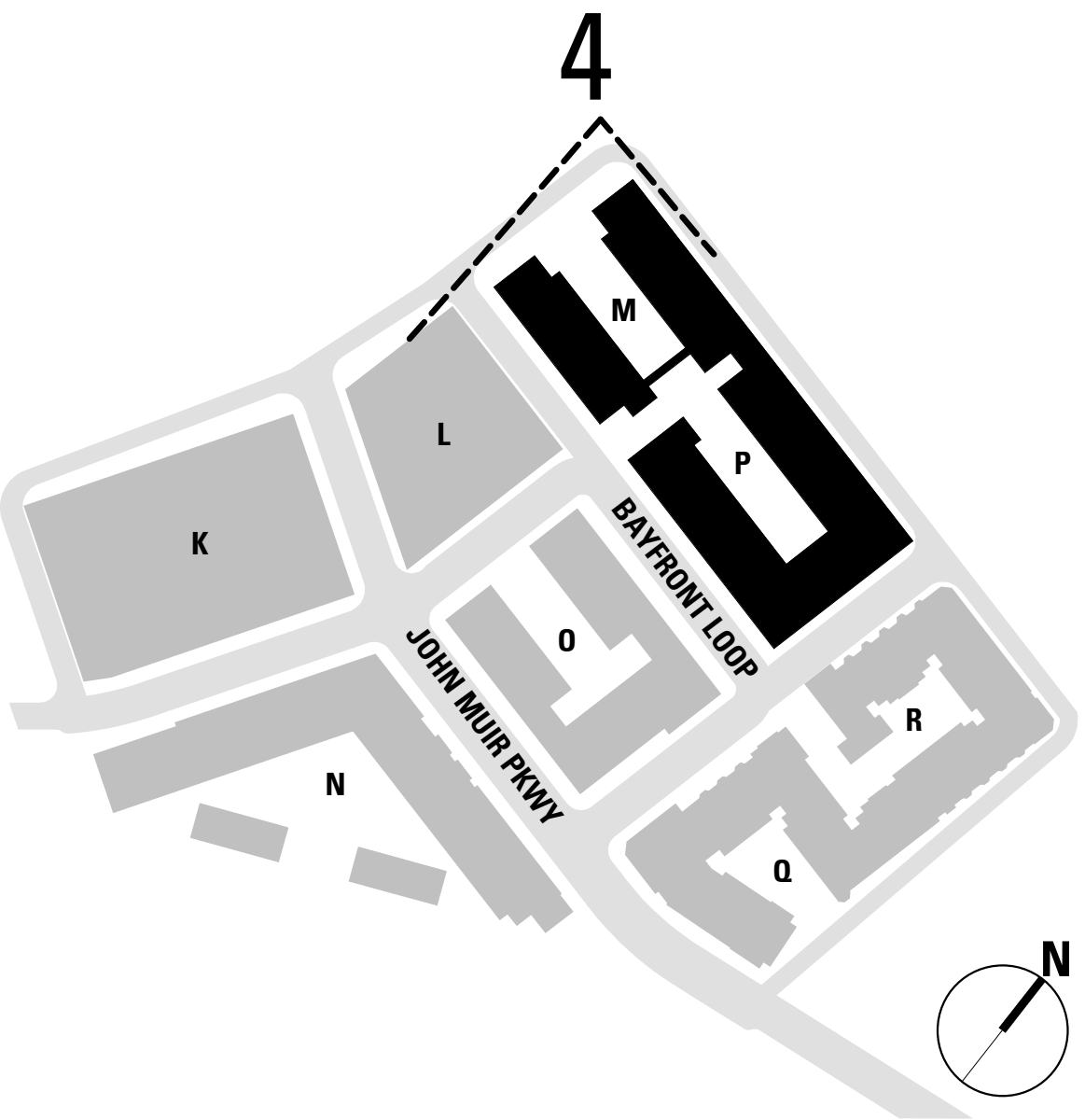
A05.2

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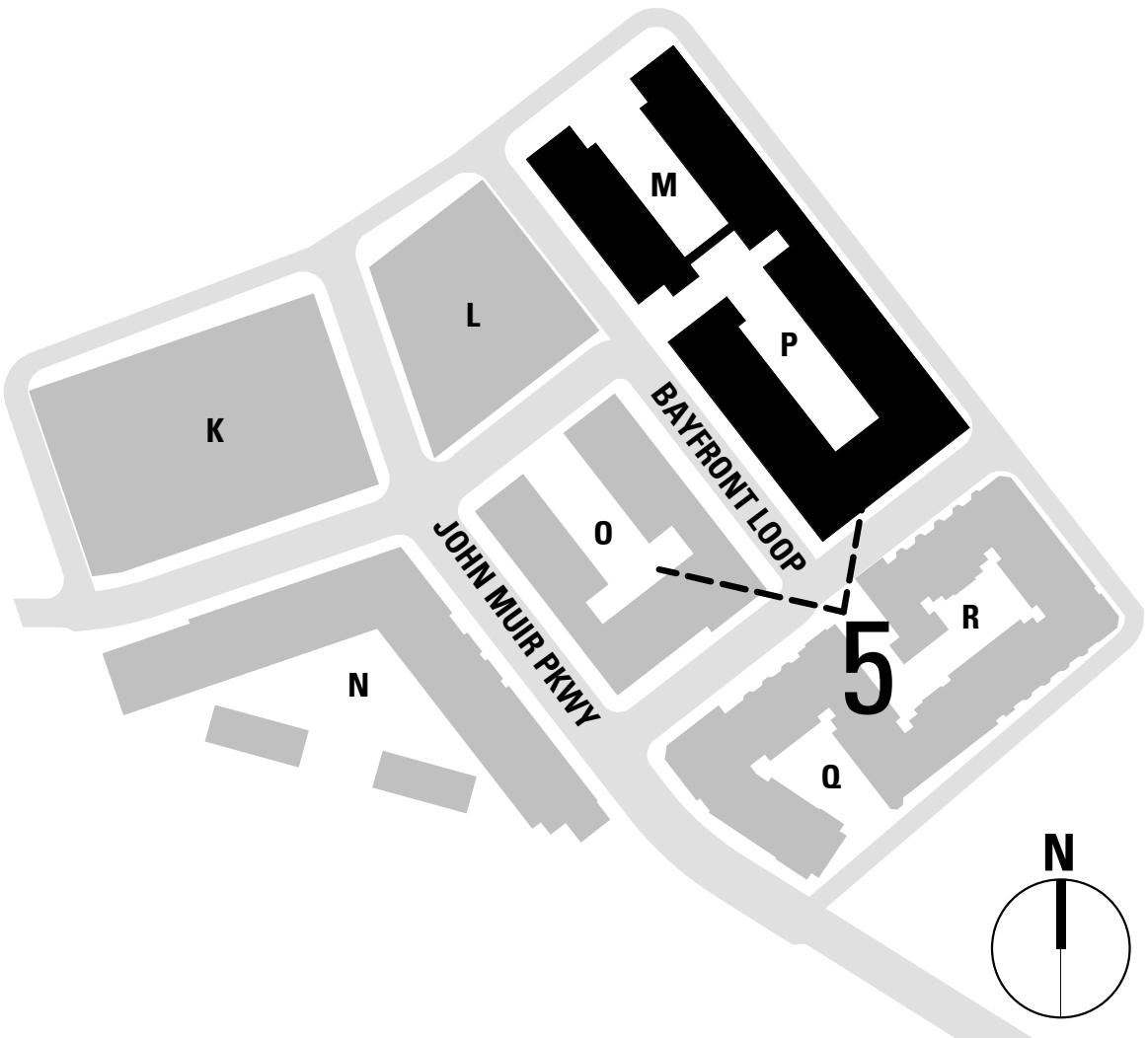
3 - PERSPECTIVE VIEW FROM BAYTAIL/ PASEO

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4 - PERSPECTIVE VIEW FROM BAYTAIL

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5 - PERSPECTIVE VIEW LOOKING DOWN BAYFRONT LOOP

HERCULES PARCELS M & P



02.27.2019

18047

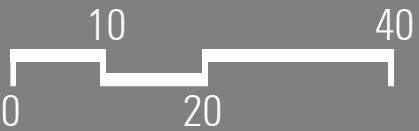
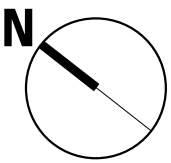
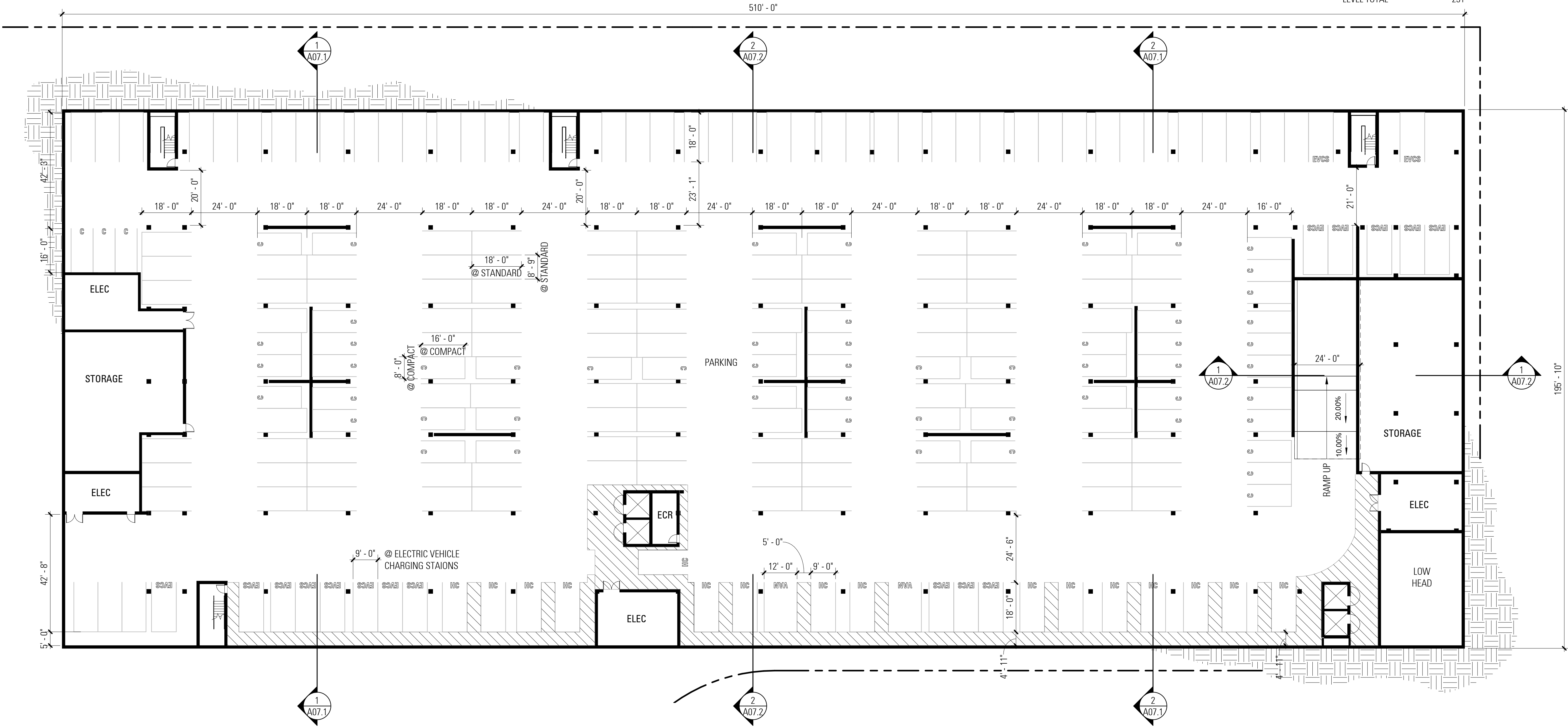
BLOCK 'M&P' - PERSPECTIVE VIEWS

BAR architects

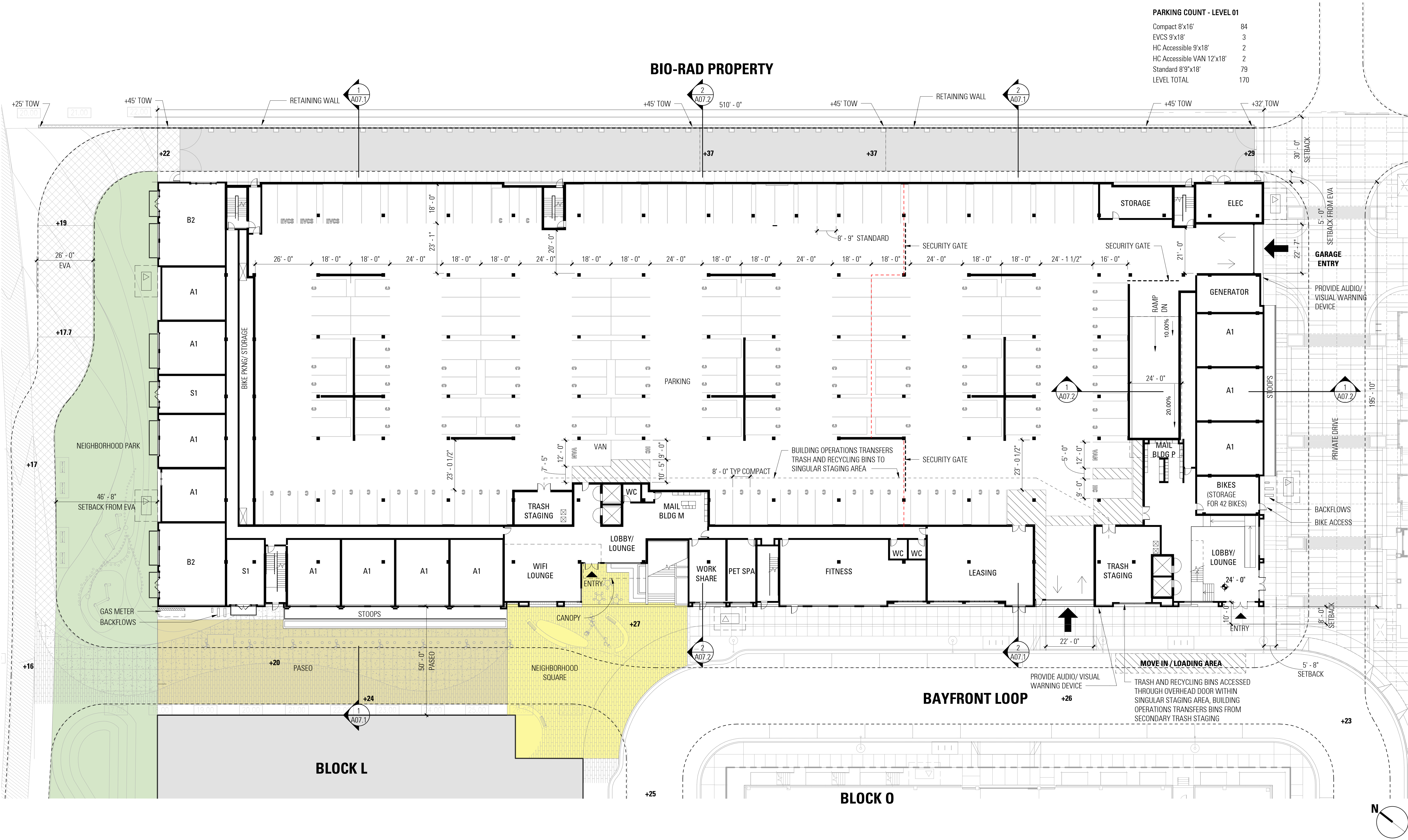
A05.5

PARKING COUNT - LEVEL P

Compact 8'x16'	58
EVCS 9'x18'	18
HC Accessible 9'x18'	16
HC Accessible VAN 12'x18'	2
Standard 8'9"x18'	137
LEVEL TOTAL	231



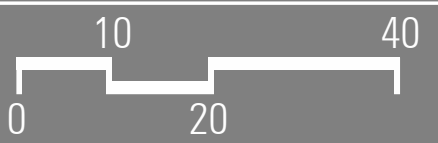
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BAR architects



A06.1

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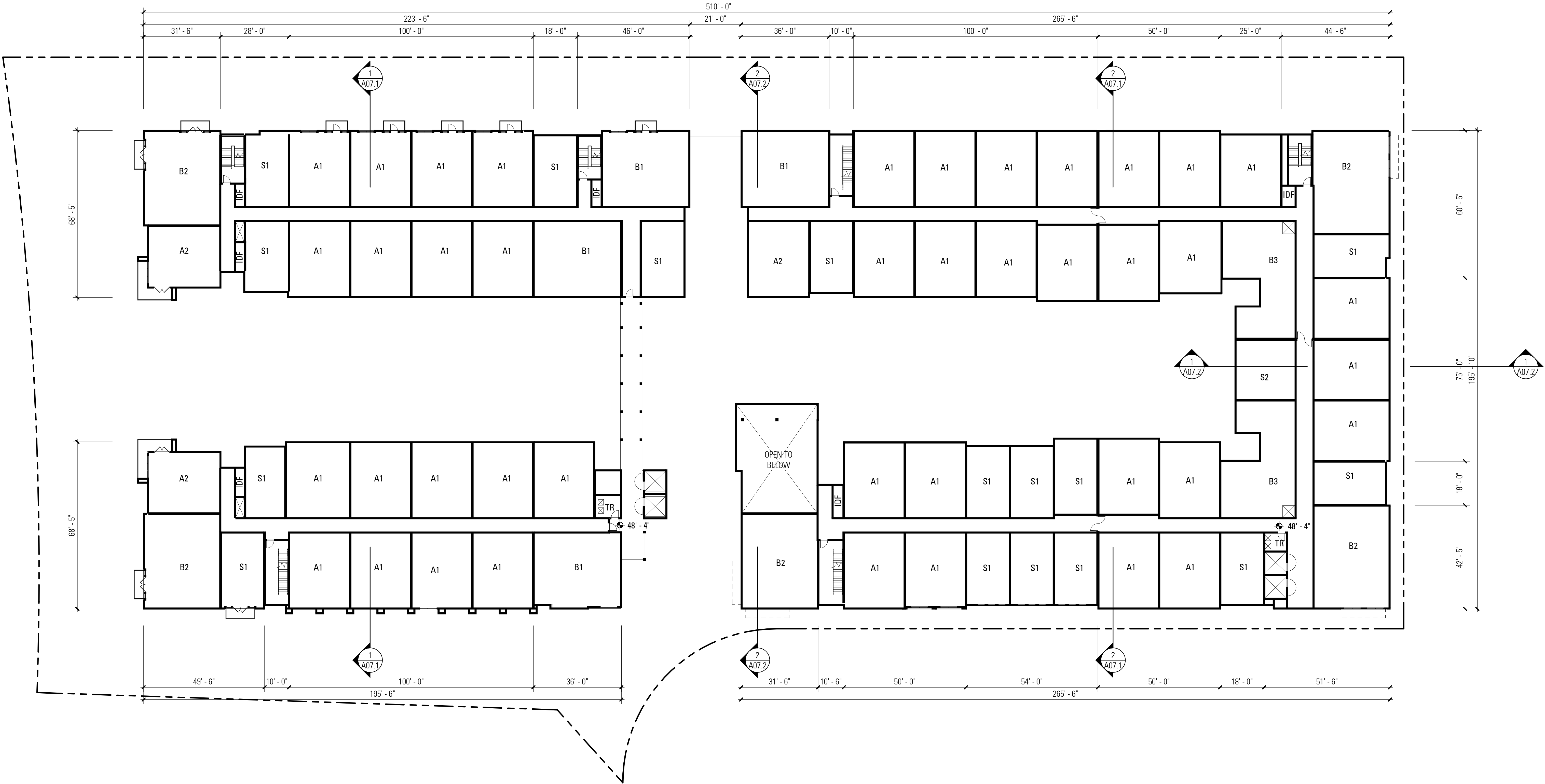
BAR architects

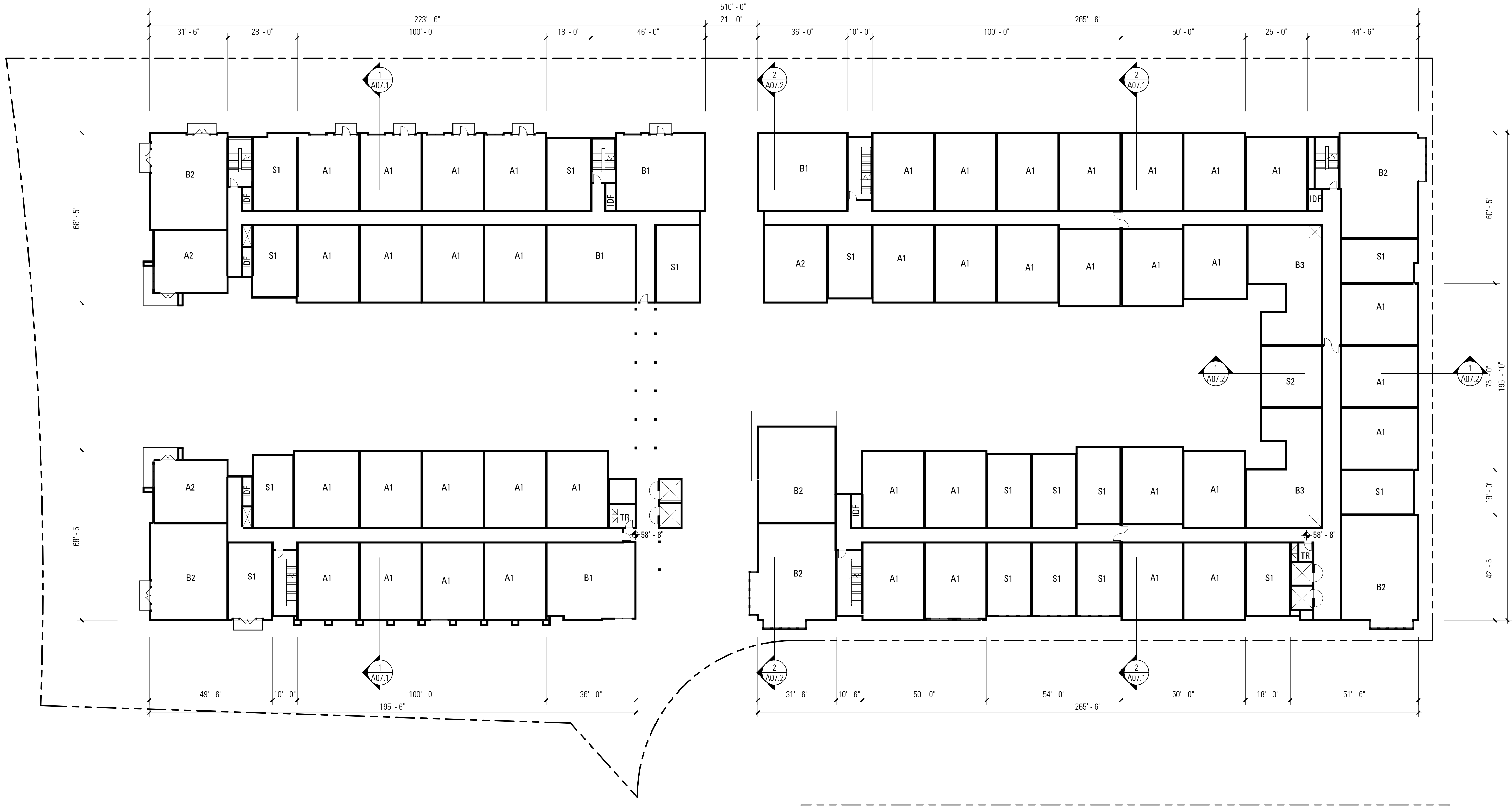
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A06.2

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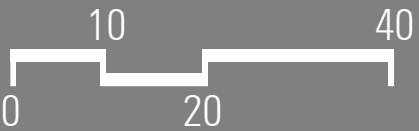
HERCULES PARCELS M & P



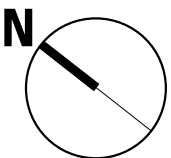
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BAR architects

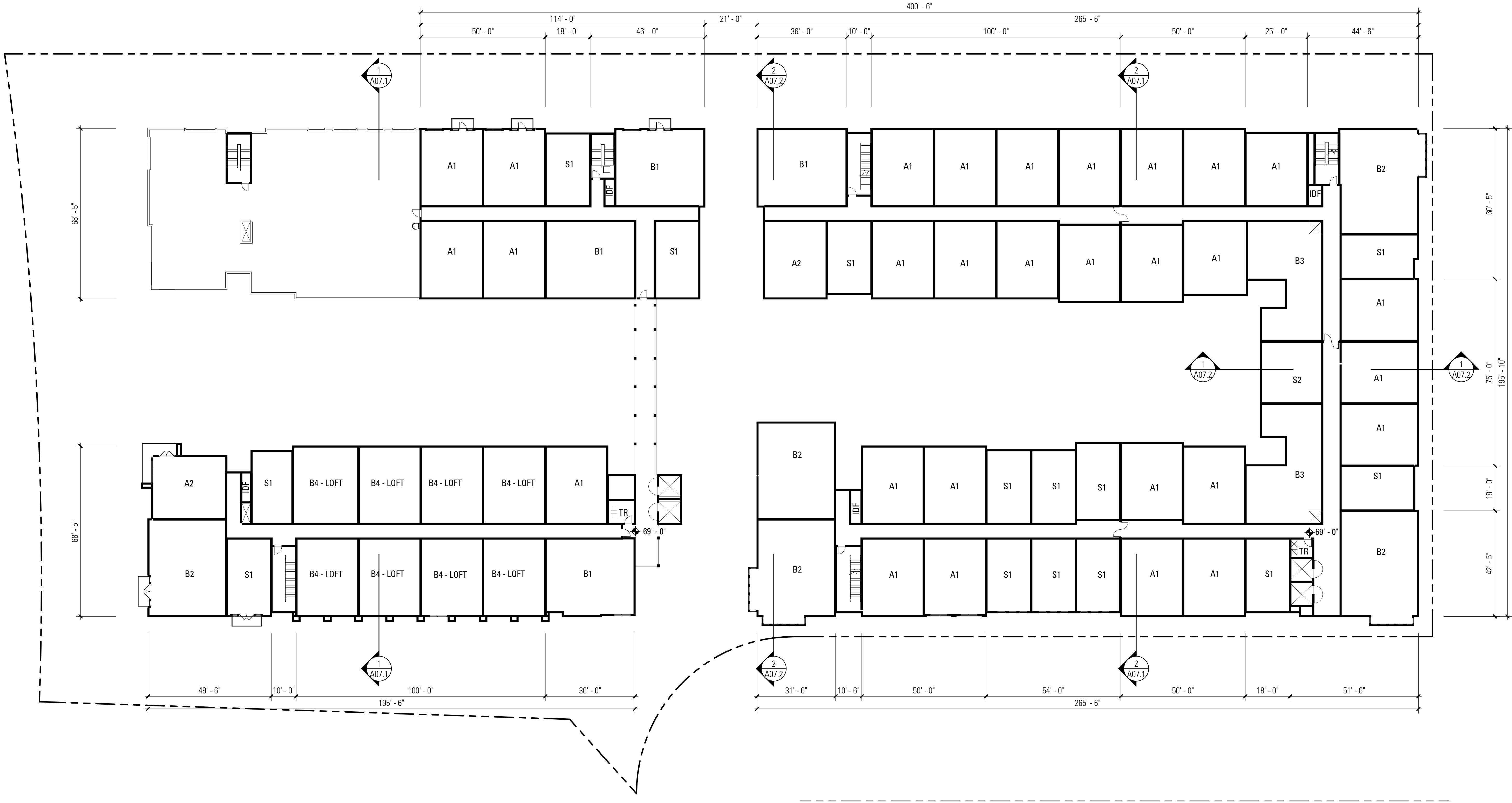


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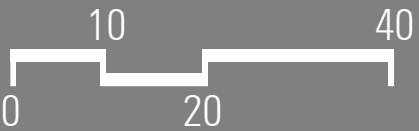
HERCULES PARCELS M & P



02.27.2019

18047

BAR architects

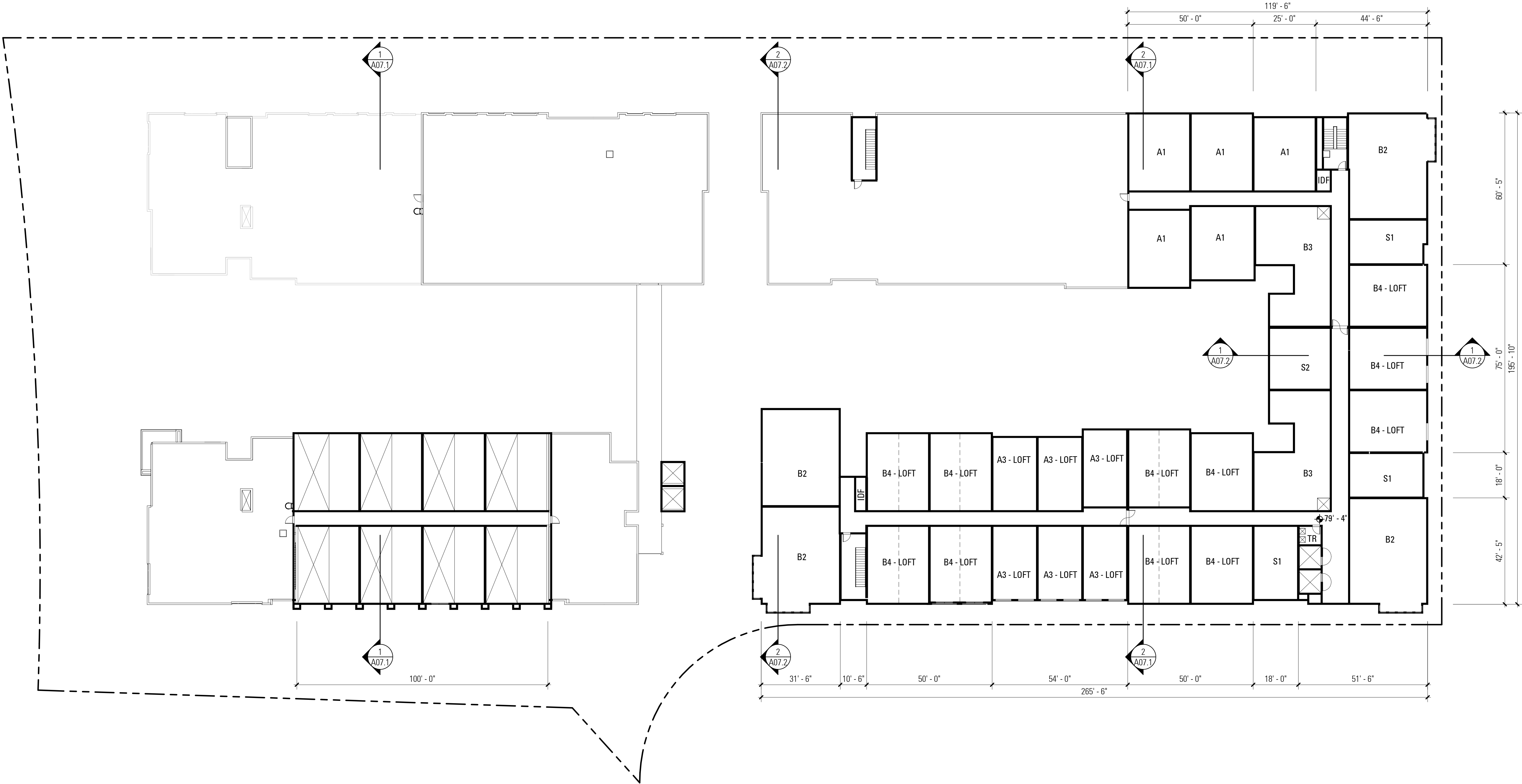


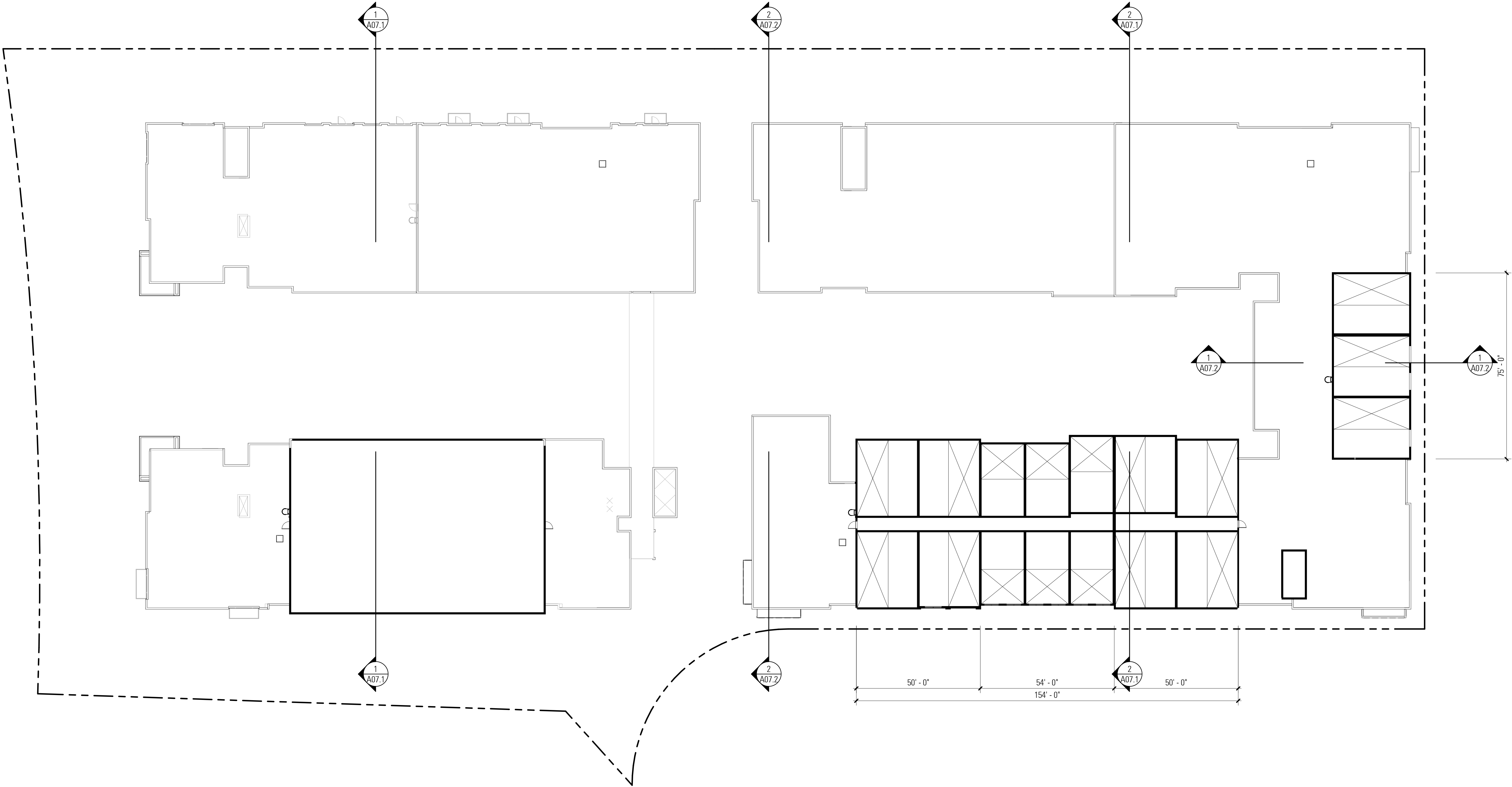
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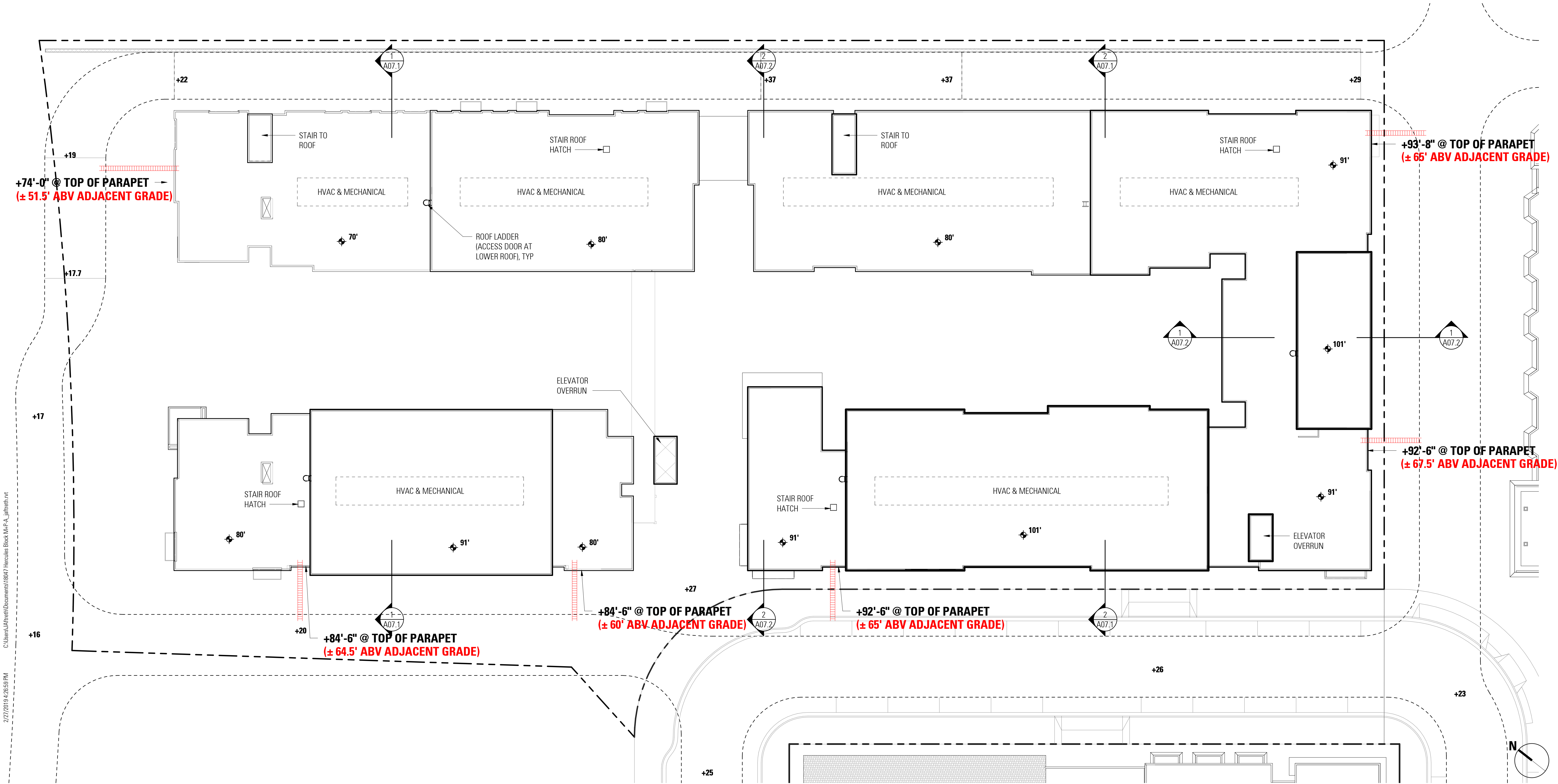
BLOCK 'M&P' - PLAN LEVEL 5

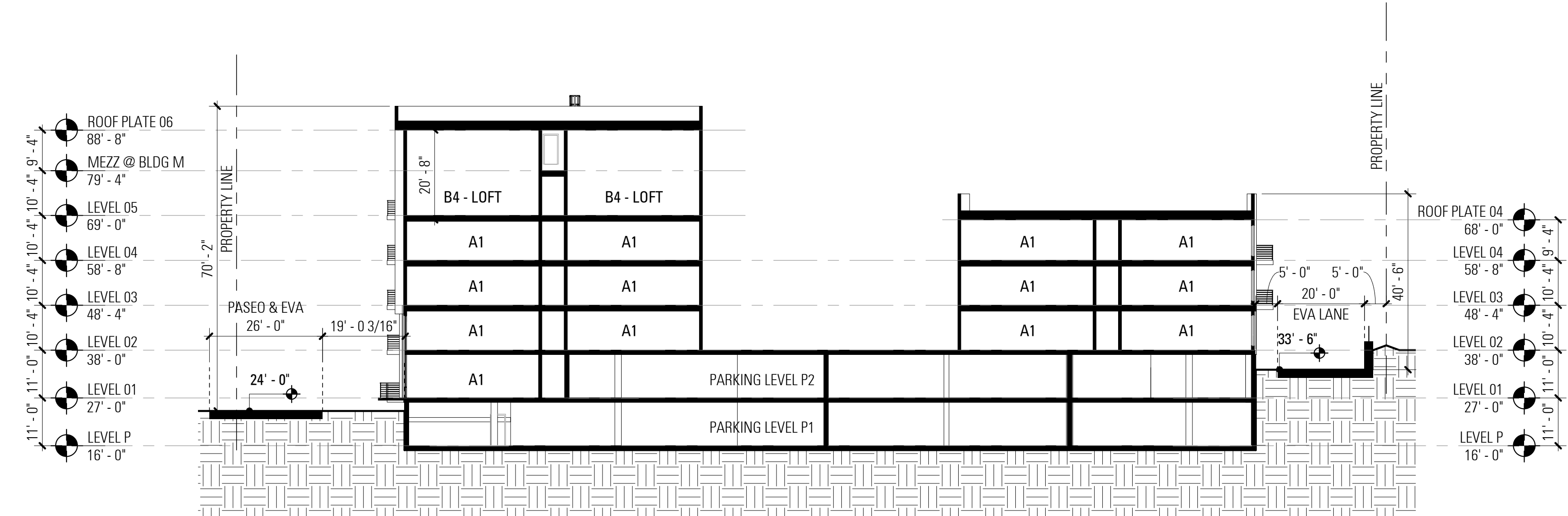
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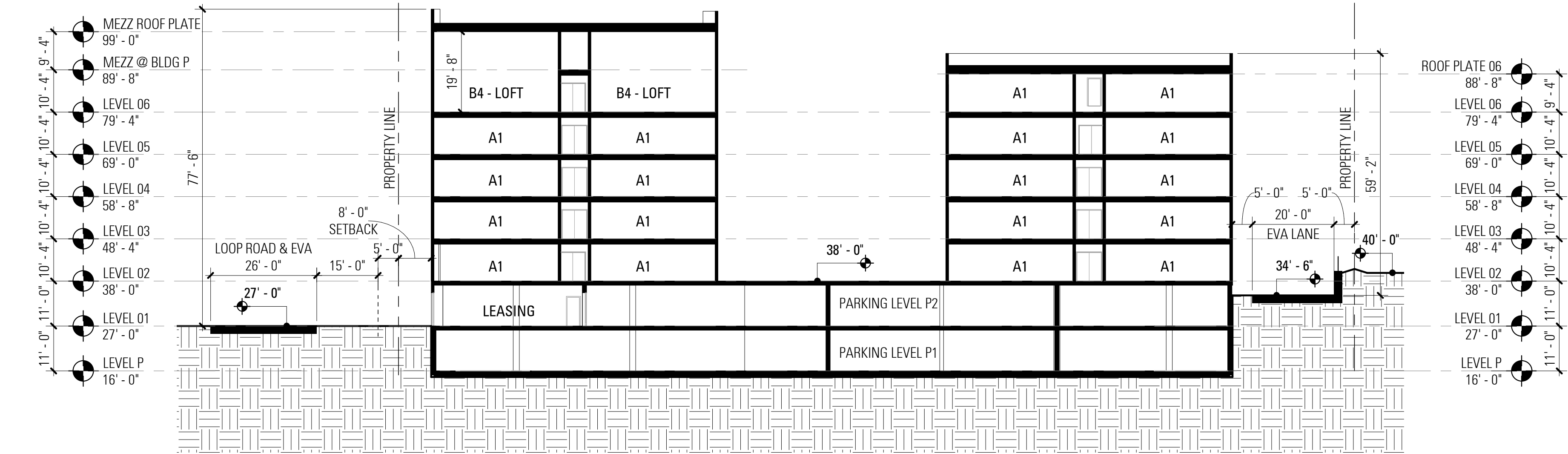




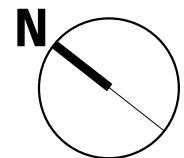
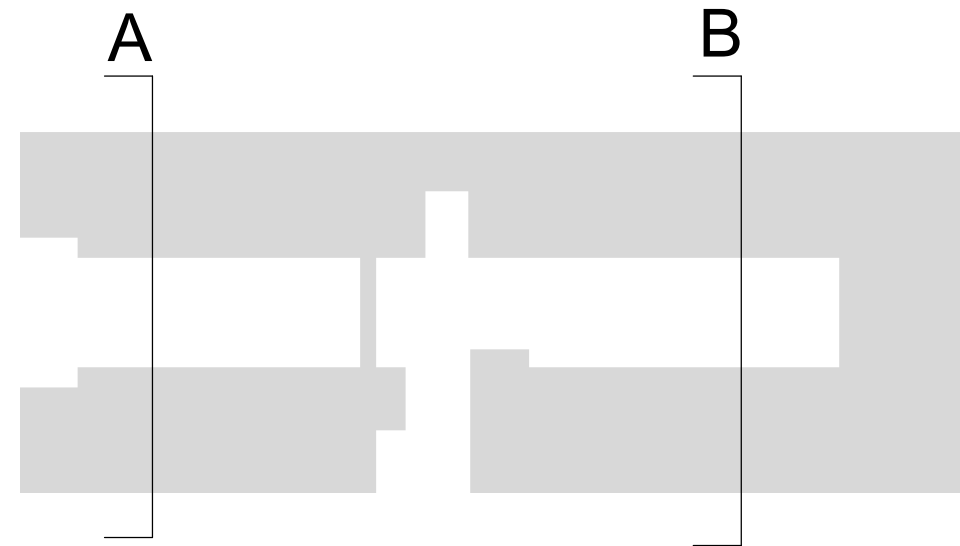


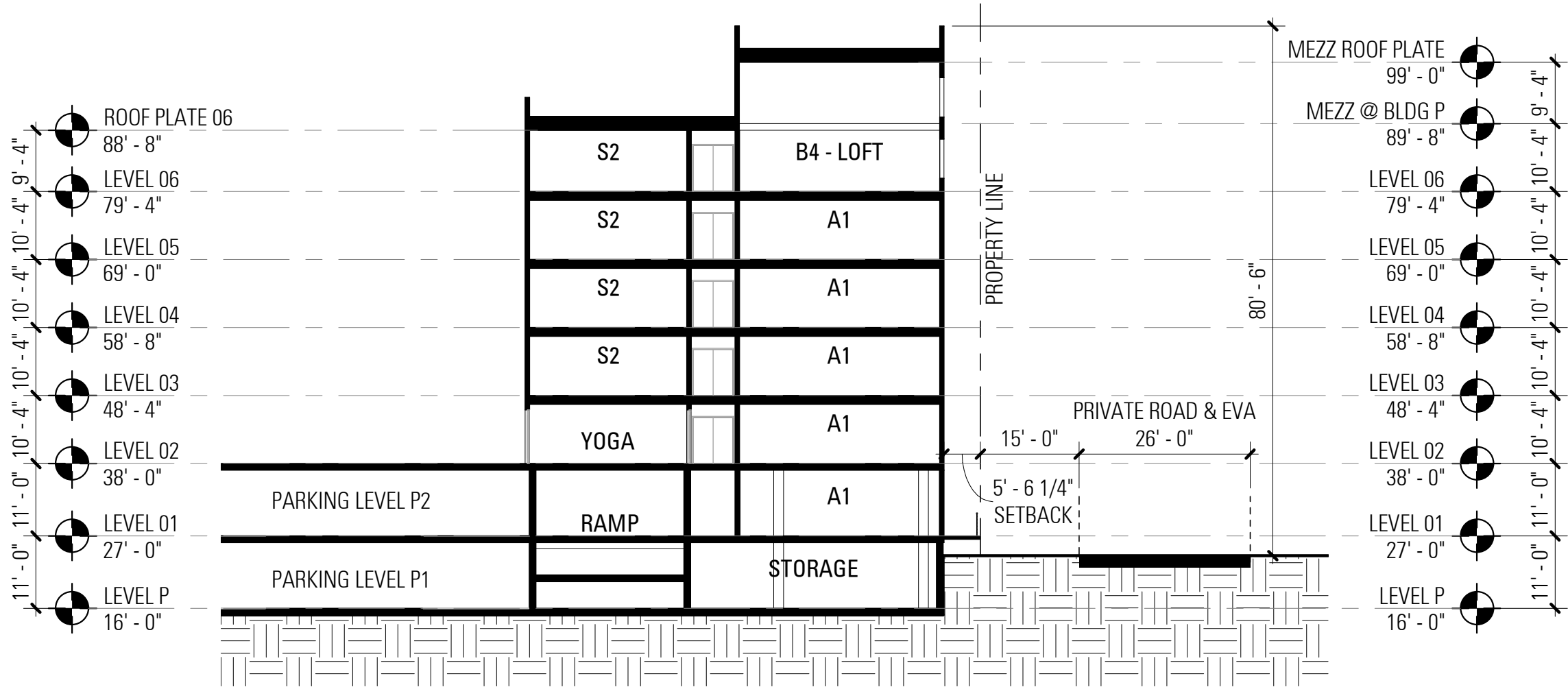


1
A07.1 SECTION A
1" = 20'-0"

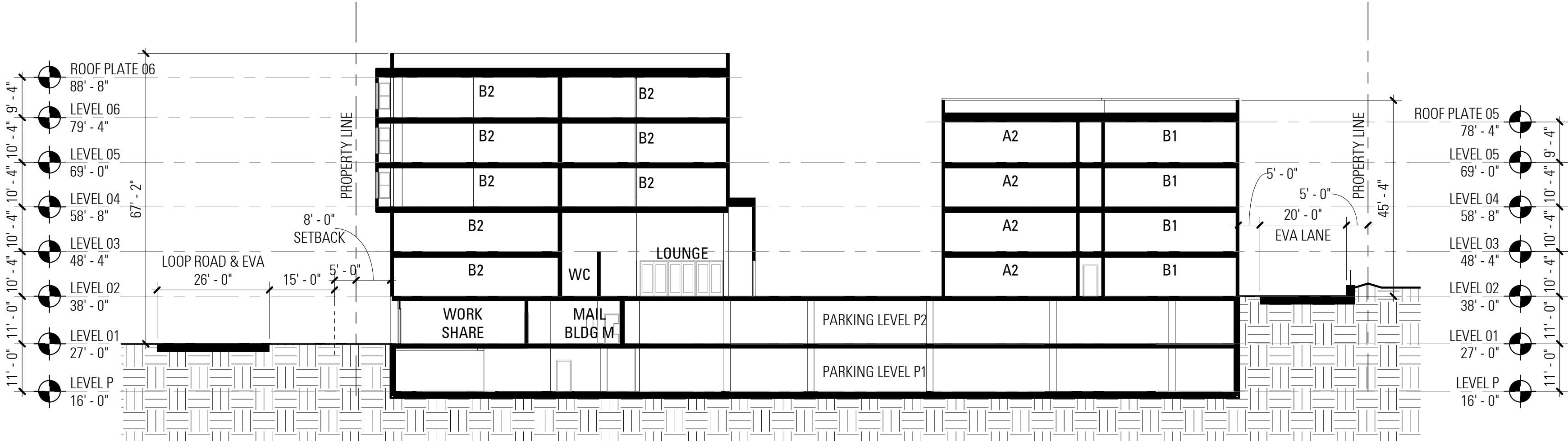


2
A07.1 SECTION B
1" = 20'-0"





1 SECTION C
A07.2 1" = 20'-0"



2 SECTION D
A07.2 1" = 20'-0"

