STYLE M1

STYLE M2

STYLE M3

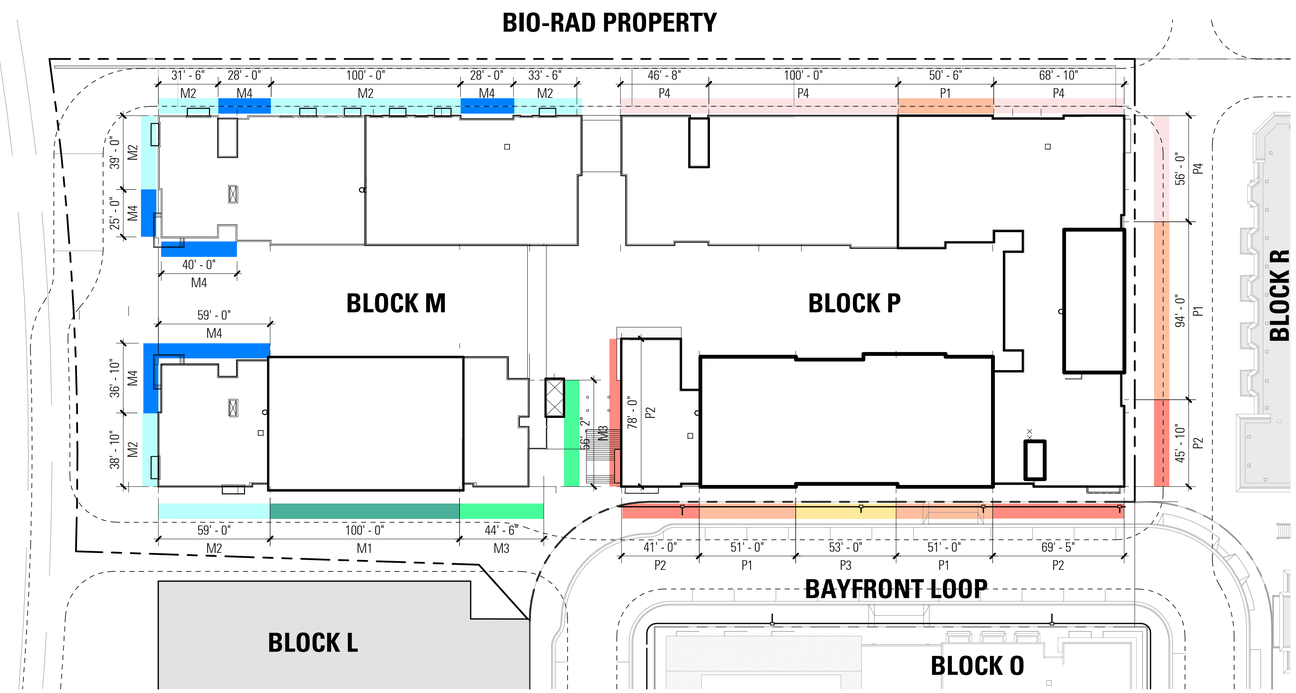
STYLE P1

STYLE P2

STYLE P3

STYLE M4

BIO-RAD PROPERTY



STYLE P4

N

HERCULES PARCELS M & P

LICENSED ARCHITECT
Charles Nief Hardman
C-18836
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

BLOCK 'M&P' - ARCHITECTURAL STYLES

02.27.2019	18047	BAR architects	0 20 40 80	A08.0

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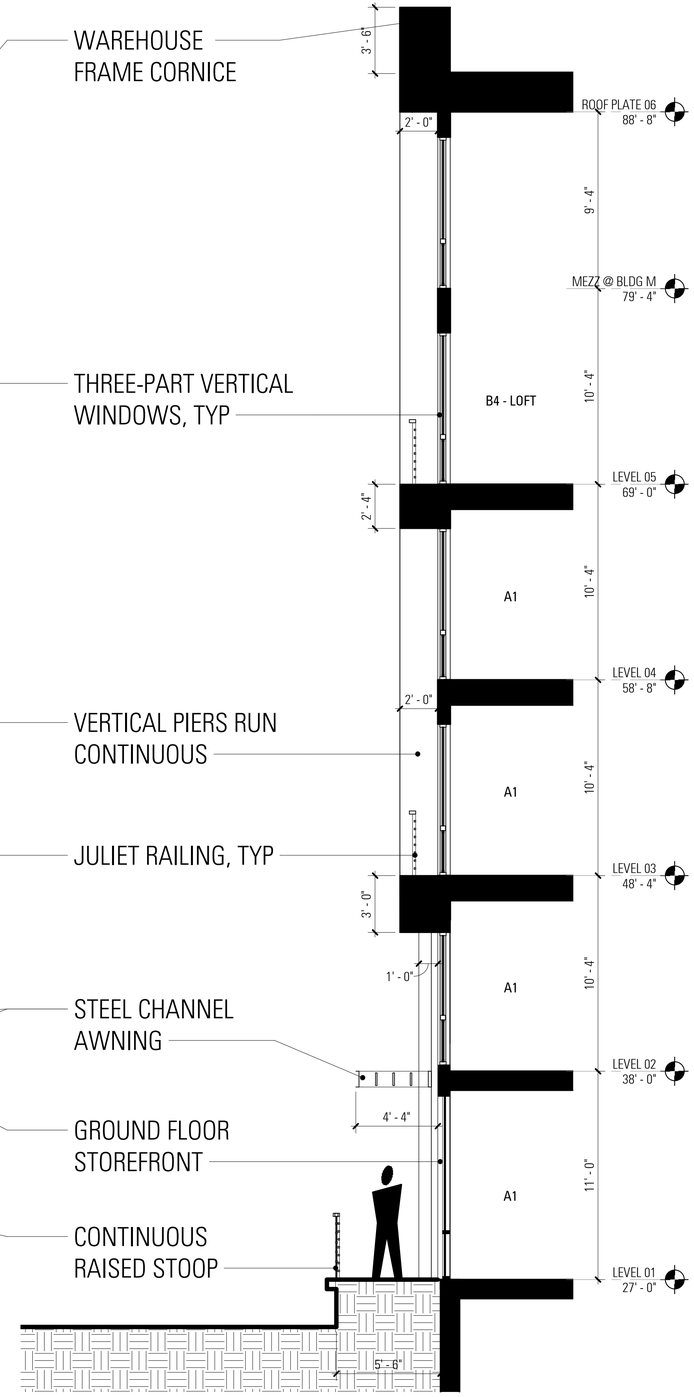
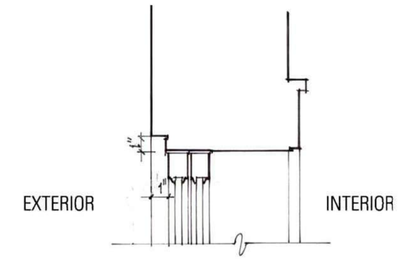
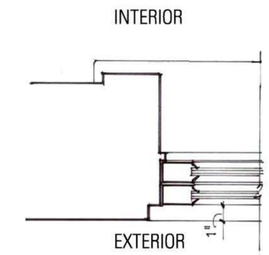
STYLE M1 - ENLARGED



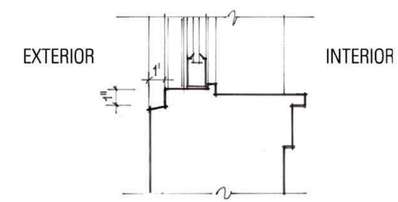
1 A08.1 **WALL SECTION - STYLE M1**
1/4" = 1'-0"



TYPICAL HEAD DETAIL
3"=1'



TYPICAL JAMB DETAIL
3"=1'



TYPICAL SILL DETAIL
3"=1'

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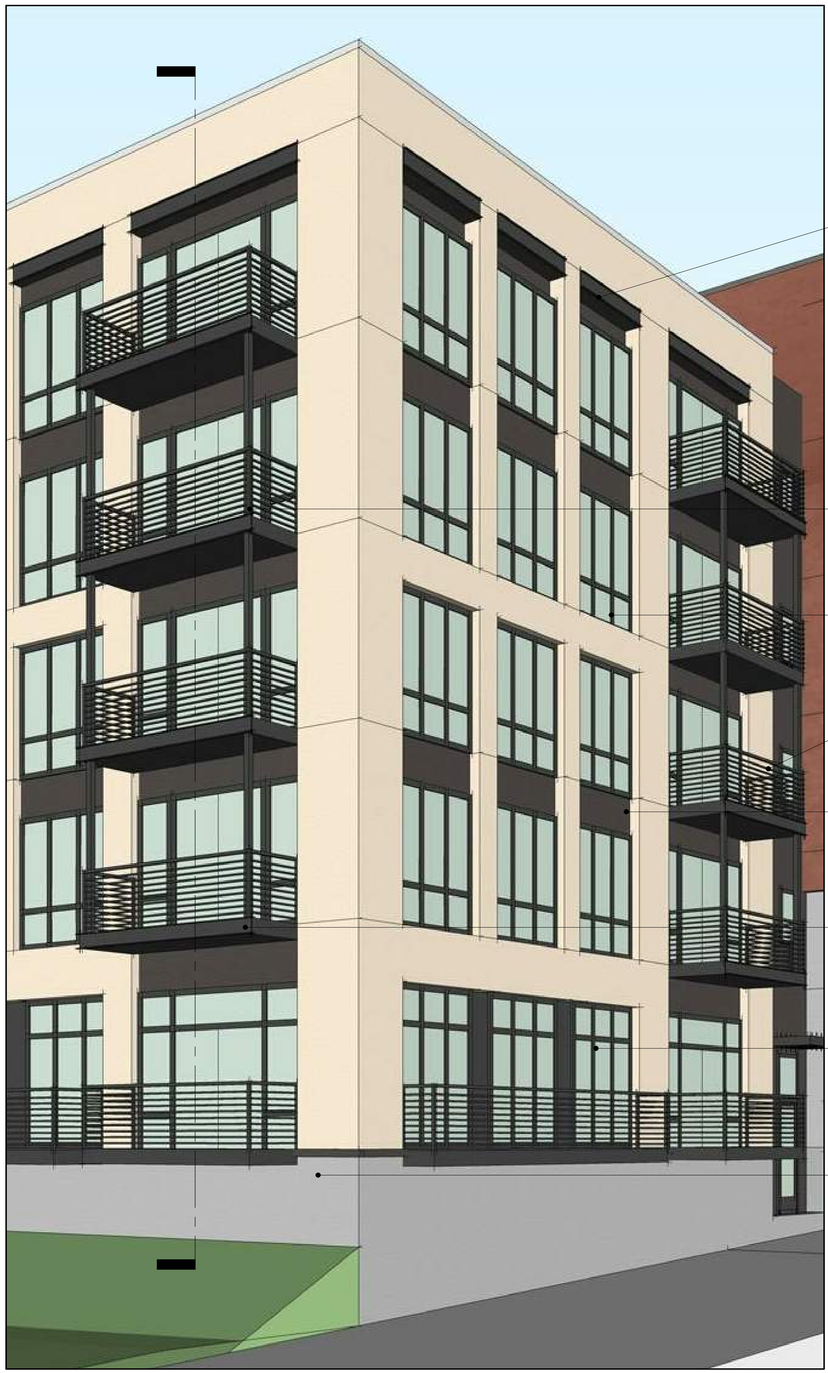
HERCULES PARCELS M & P

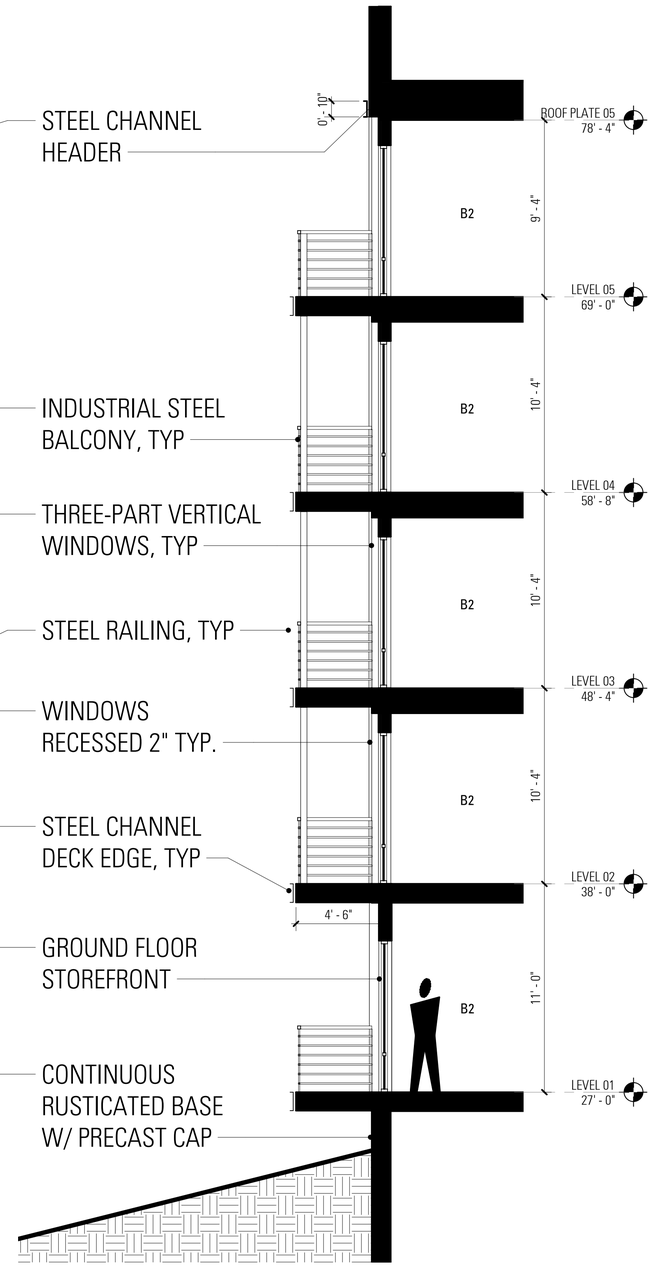
LICENSED ARCHITECT
Jacques Alair Afreth
C-18888
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

BLOCK 'M&P' - STYLE M1

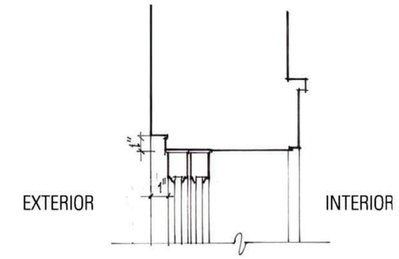
02.27.2019	18047	BAR architects	0 2 4 8	A08.1



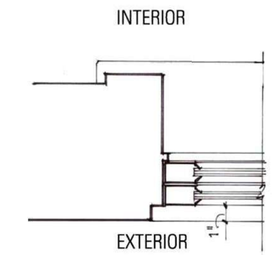
STYLE M2 - ENLARGED



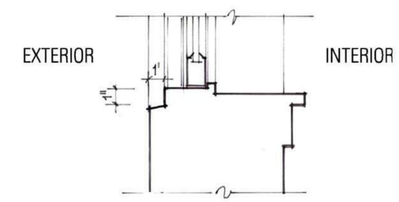
1 A08.2 **WALL SECTION - STYLE M2**
1/4" = 1'-0"



TYPICAL HEAD DETAIL
3"=1'



TYPICAL JAMB DETAIL
3"=1'



TYPICAL SILL DETAIL
3"=1'

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HERCULES PARCELS M & P

LICENSED ARCHITECT
Christopher Alief Hansen
C-18696
01-31-2021
EXPIRATION DATE
STATE OF CALIFORNIA

BLOCK 'M&P' - STYLE M2

02.27.2019	18047	BAR architects	0 2 4 8	A08.2

STEEL CHANNEL HEADER

INDUSTRIAL STEEL BRIDGE EXTENSION

METAL PANEL AT RECESS

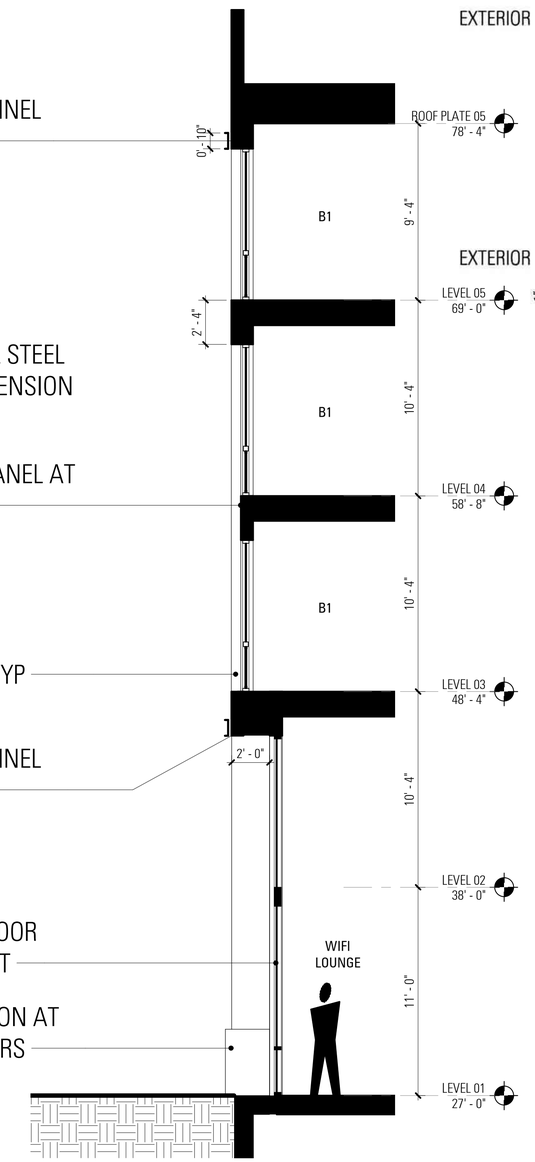
WINDOWS RECESSED TYP

STEEL CHANNEL SOFFIT

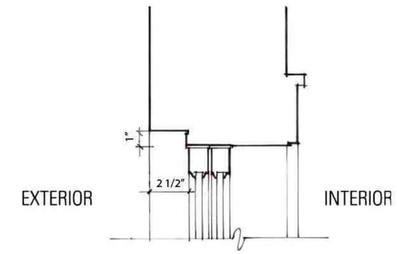
GROUND FLOOR STOREFRONT

ARTICULATION AT BASE OF PIERS

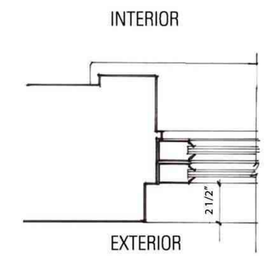
STYLE M3 - ENLARGED



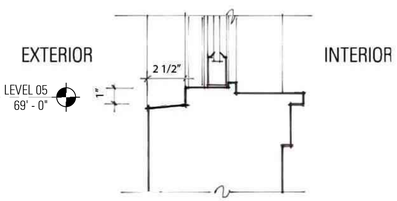
1 A08.3 **WALL SECTION - STYLE M3**
1/4" = 1'-0"



TYPICAL HEAD DETAIL
3"=1'



TYPICAL JAMB DETAIL
3"=1'



TYPICAL SILL DETAIL
3"=1'

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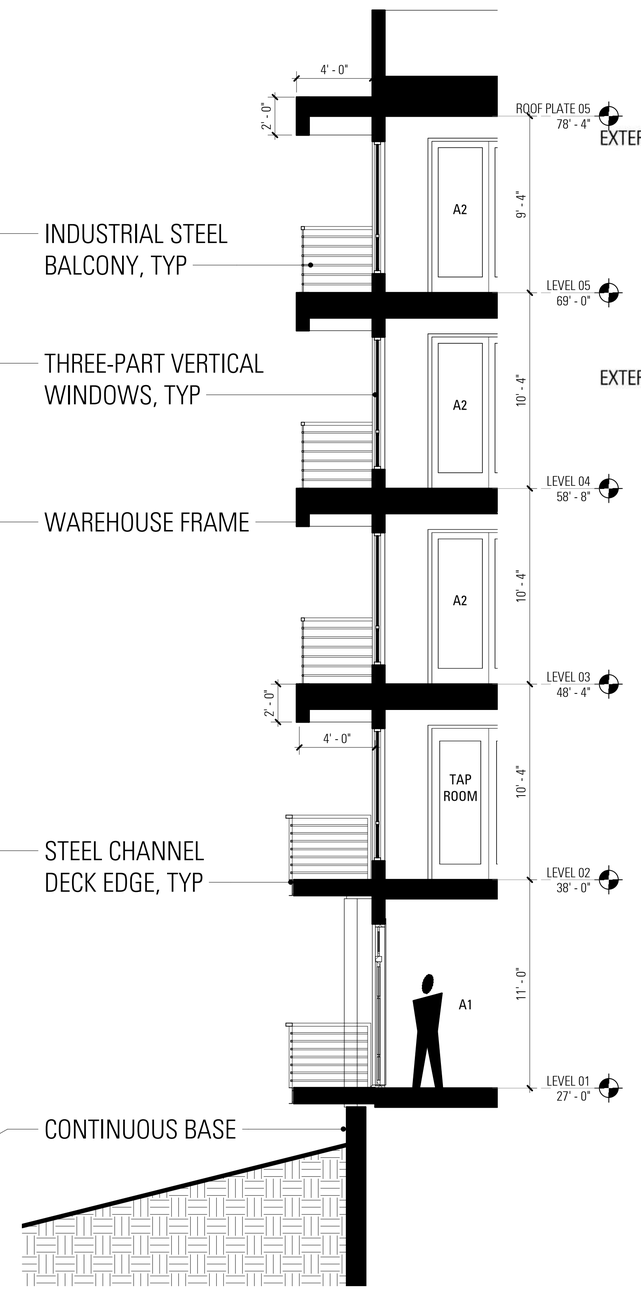
HERCULES PARCELS M & P

LICENSED ARCHITECT
Christopher Nolan Abramson
C-18896
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

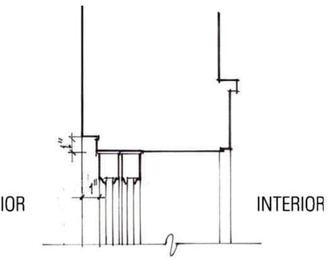
BLOCK 'M&P' - STYLE M3

02.27.2019	18047	BAR architects	0 2 4 8	A08.3

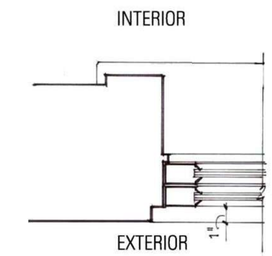
STYLE M4 -ENLARGED



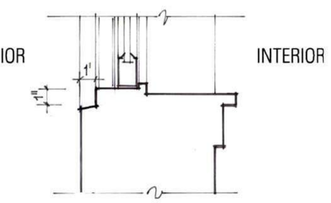
1 A08.4 **WALL SECTION - STYLE M4**
1/4" = 1'-0"



TYPICAL HEAD DETAIL
3"=1'



TYPICAL JAMB DETAIL
3"=1'



TYPICAL SILL DETAIL
3"=1'

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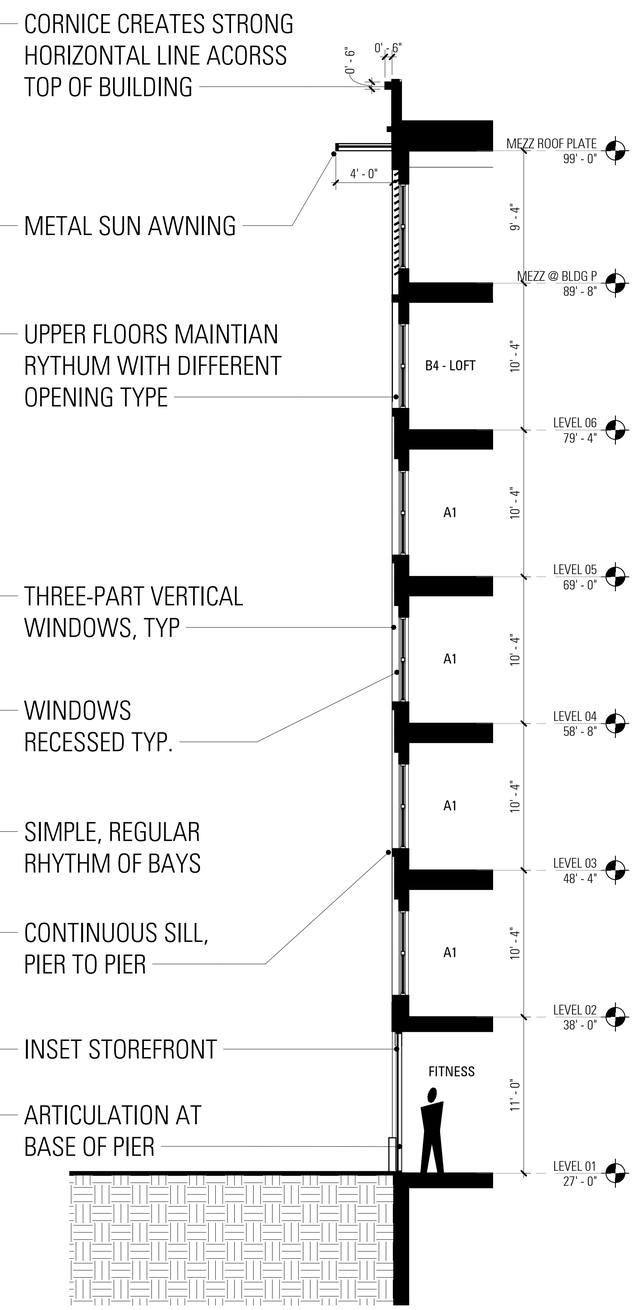
HERCULES PARCELS M & P

LICENSED ARCHITECT
Christopher Niel Temkin
C-18836
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

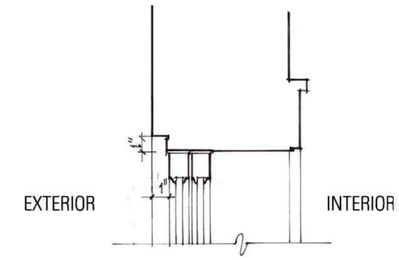
BLOCK 'M&P' - STYLE M4

02.27.2019 | 18047 | BAR architects | 0 4 2 8 | A08.4

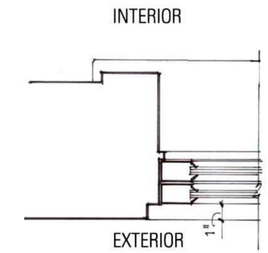
STYLE P1 - ENLARGED



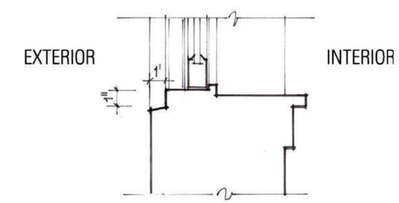
1 A08.5 **WALL SECTION - STYLE P1**
3/16" = 1'-0"



TYPICAL HEAD DETAIL
3"=1'



TYPICAL JAMB DETAIL
3"=1'



TYPICAL SILL DETAIL
3"=1'

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HERCULES PARCELS M & P

LICENSED ARCHITECT Christopher Alief Hayes C-18836 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

BLOCK 'M&P' - STYLE P1

02.27.2019	18047	BAR architects	0 2 4 8	A08.5

CORNICE CREATES STRONG HORIZONTAL LINE ACORSS TOP OF BUILDING

PROJECTED BAY, INDUSTRIAL FINISH

CONTINUOUS SILL, PIER TO PIER

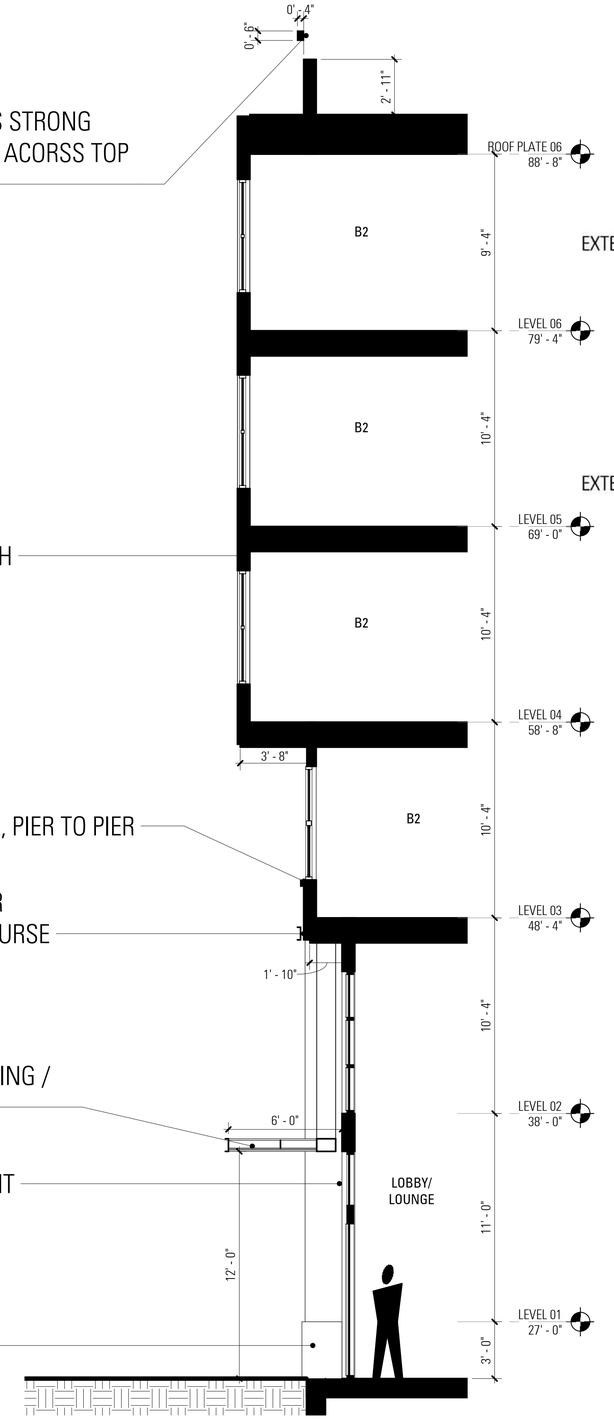
CHANNEL HEADER WITH SOLDIER COURSE

INDUSTRIAL AWNING / SUNSHADE

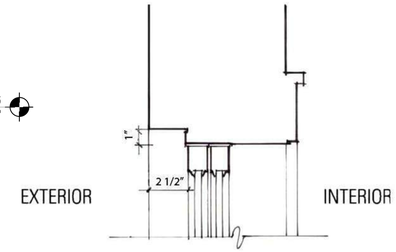
INSET STOREFRONT

ARTICULATION AT BASE OF PIER

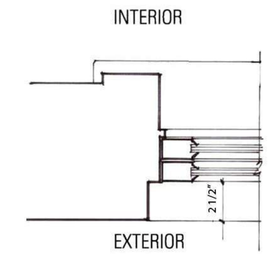
STYLE P2 - ENLARGED



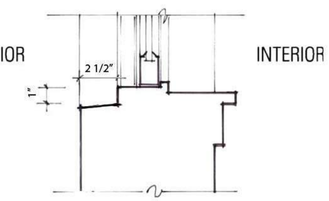
1 A08.6 **WALL SECTION - STYLE P2**
1/4" = 1'-0"



TYPICAL HEAD DETAIL
3"=1'



TYPICAL JAMB DETAIL
3"=1'



TYPICAL SILL DETAIL
3"=1'

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HERCULES PARCELS M & P

LICENSED ARCHITECT
Jacqueline Alair Attrell
C-18838
01-31-2021
RENEWAL DATE
STATE OF CALIFORNIA

BLOCK 'M&P' - STYLE P2

02.27.2019 | 18047 | BAR architects | 0 2 4 8 | A08.6

CORNICE CREATES STRONG HORIZONTAL LINE ACORSS TOP OF BUILDING

UPPER FLOOR WINDOWS RETAIN RHYTHUM OF LOWER FLOORS

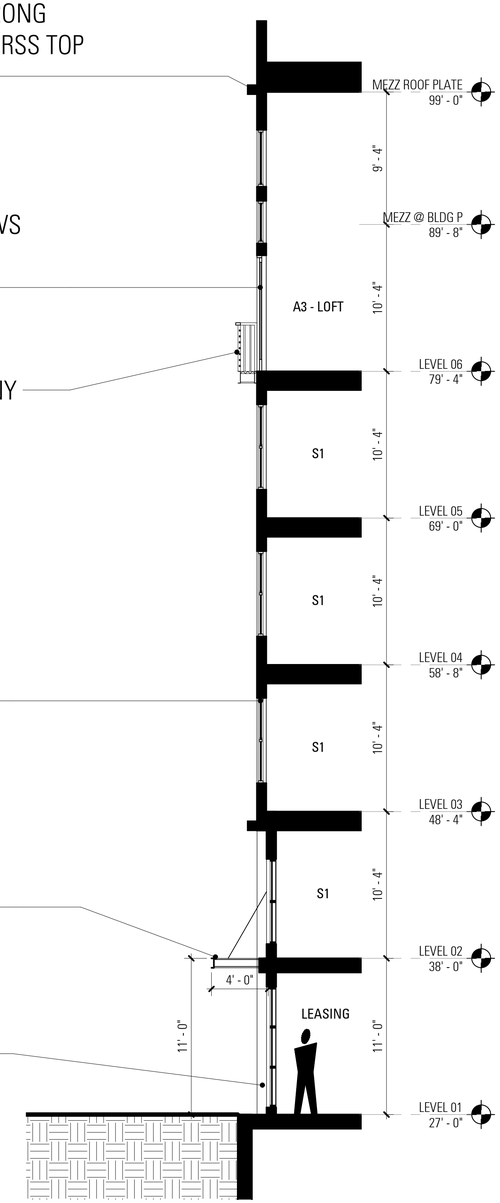
METAL JULIET BALCONY

THREE-PART VERTICAL WINDOWS, TYP

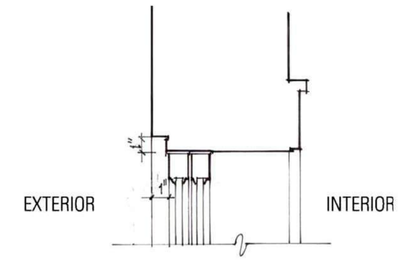
INDUSTRIAL CANOPY

INSET STOREFRONT GLAZING

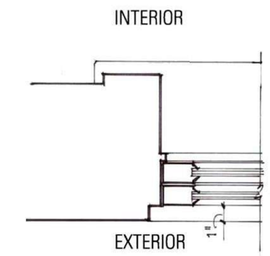
STYLE P3 - ENLARGED



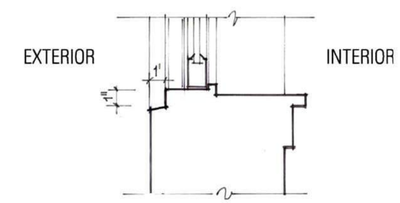
1 A08.7 **WALL SECTION - STYLE P3**
3/16" = 1'-0"



TYPICAL HEAD DETAIL
3"=1'



TYPICAL JAMB DETAIL
3"=1'



TYPICAL SILL DETAIL
3"=1'

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HERCULES PARCELS M & P

LICENSED ARCHITECT Christopher Niel Hayes C-18896 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

BLOCK 'M&P' - STYLE P3

02.27.2019	18047	BAR architects	0 2 4 8	A08.7

STYLE P4 - ENLARGED

CORNICE CREATES STRONG HORIZONTAL LINE ACORSS TOP OF BUILDING

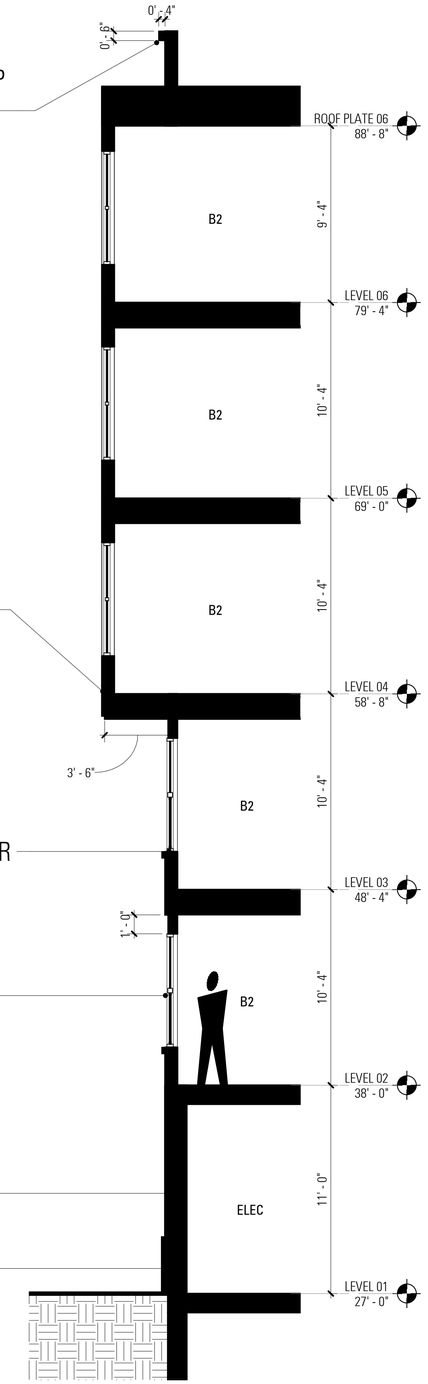
PROJECTED METAL INDUSTRIAL BAY

CONTINUOUS SILL, PIER TO PIER

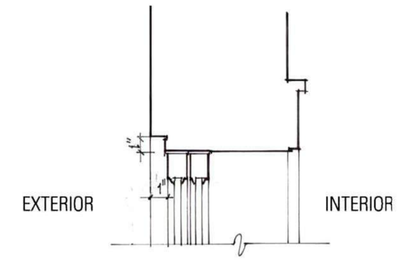
WINDOWS RECESSED

GARAGE ENTRY BEYOND

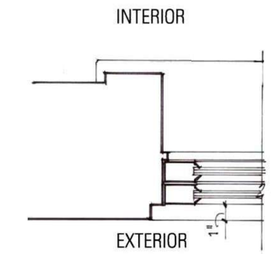
RUSTICATED BASE



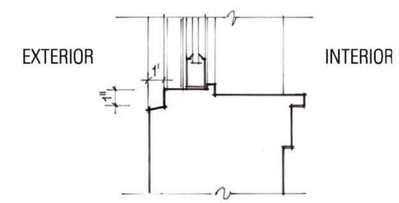
1 A08.8 **WALL SECTION - STYLE P4**
1/4" = 1'-0"



TYPICAL HEAD DETAIL
3"=1'



TYPICAL JAMB DETAIL
3"=1'



TYPICAL SILL DETAIL
3"=1'

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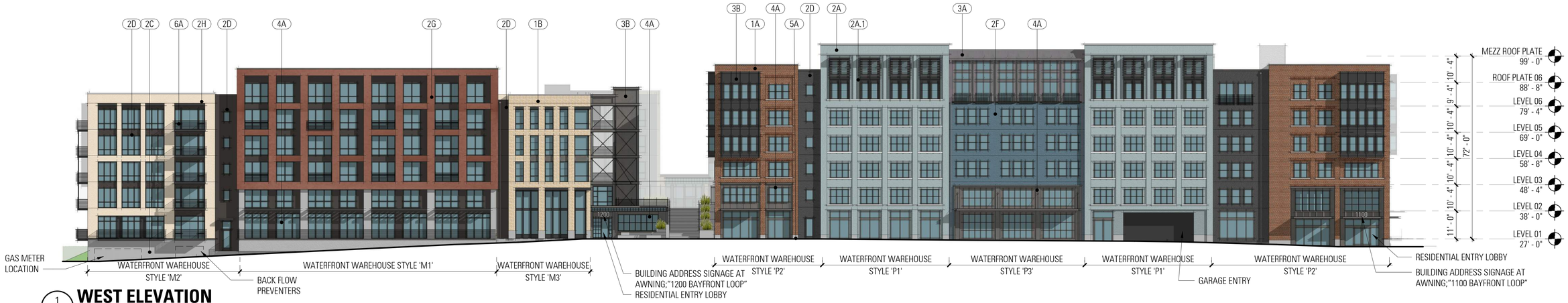
HERCULES PARCELS M & P

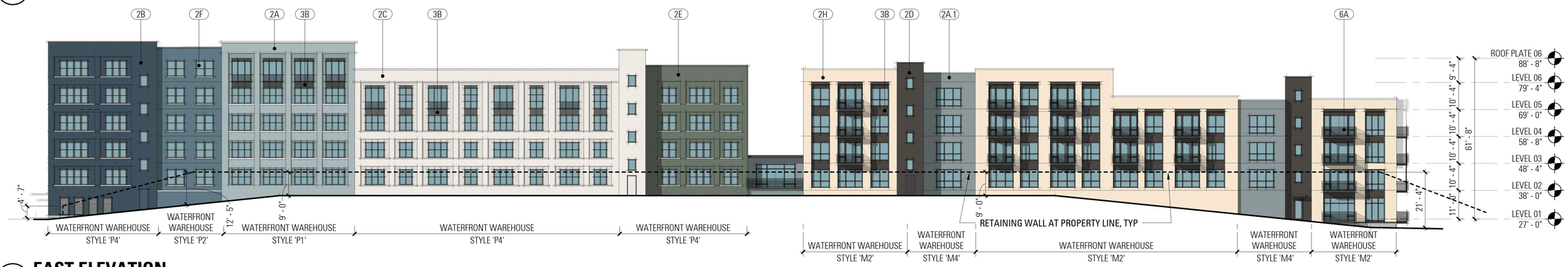
LICENSED ARCHITECT Christopher Alter Hayes C-18896 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

BLOCK 'M&P' - STYLE P4

02.27.2019	18047	BAR architects	0 2 4 8	A08.8



1 A09 WEST ELEVATION
1" = 20'-0"



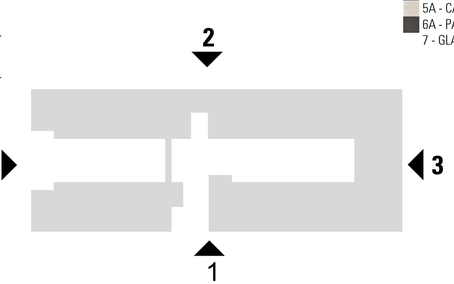
2 A09 EAST ELEVATION
1" = 20'-0"

4 A09 NORTH ELEVATION
1" = 20'-0"

3 A09 SOUTH ELEVATION
1" = 20'-0"

MATERIALS

- 1A - BRICK VENEER
- 1B - BRICK VENEER
- 2A - PAINTED STUCCO
- 2A.1 - PAINTED STUCCO
- 2B - PAINTED STUCCO
- 2C - PAINTED STUCCO
- 2D - PAINTED STUCCO
- 2E - PAINTED STUCCO
- 2F - PAINTED STUCCO
- 2G - PAINTED STUCCO
- 2H - PAINTED STUCCO
- 3A - CEMENT BOARD
- 3B - CEMENT BOARD
- 4A - METAL STOREFRONT
- 5A - CAST STONE
- 6A - PAINTED METAL DETAIL
- 7 - GLASS RAIL/WIND SCREEN



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HERCULES PARCELS M & P

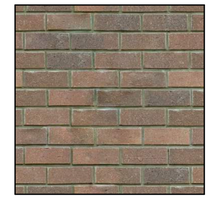
LICENSED ARCHITECT Gholam Alief Hamidi C-18836 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

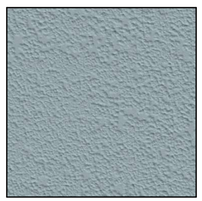
BLOCK 'M&P' - BUILDING ELEVATIONS

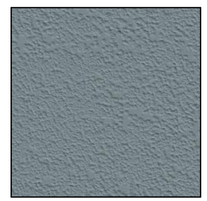
02.27.2019	18047	BAR architects	0 10 20 40	A09

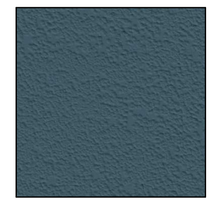
BLOCK M & P

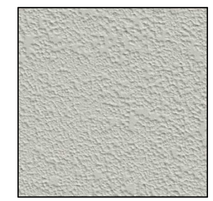

1B - BRICK VENEER


1A - BRICK VENEER

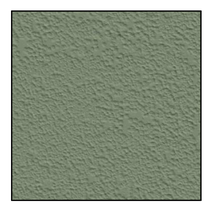

2A - PAINTED STUCCO


2A.1 - PAINTED STUCCO


2B - PAINTED STUCCO


2C - PAINTED STUCCO


2D - PAINTED STUCCO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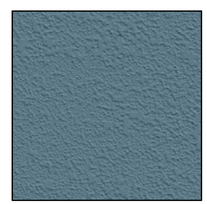
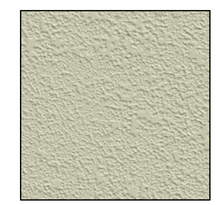

2F - PAINTED STUCCO F


2G - SMOOTH TROWEL PLASTER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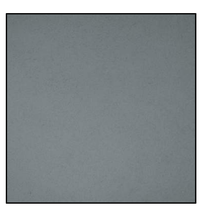
3A - CEMENT BOARD


3B - CEMENT BOARD


4A - METAL STOREFRONT


4B - METAL STOREFRONT


5A - CAST STONE


6A - METAL PAINTED DETAIL

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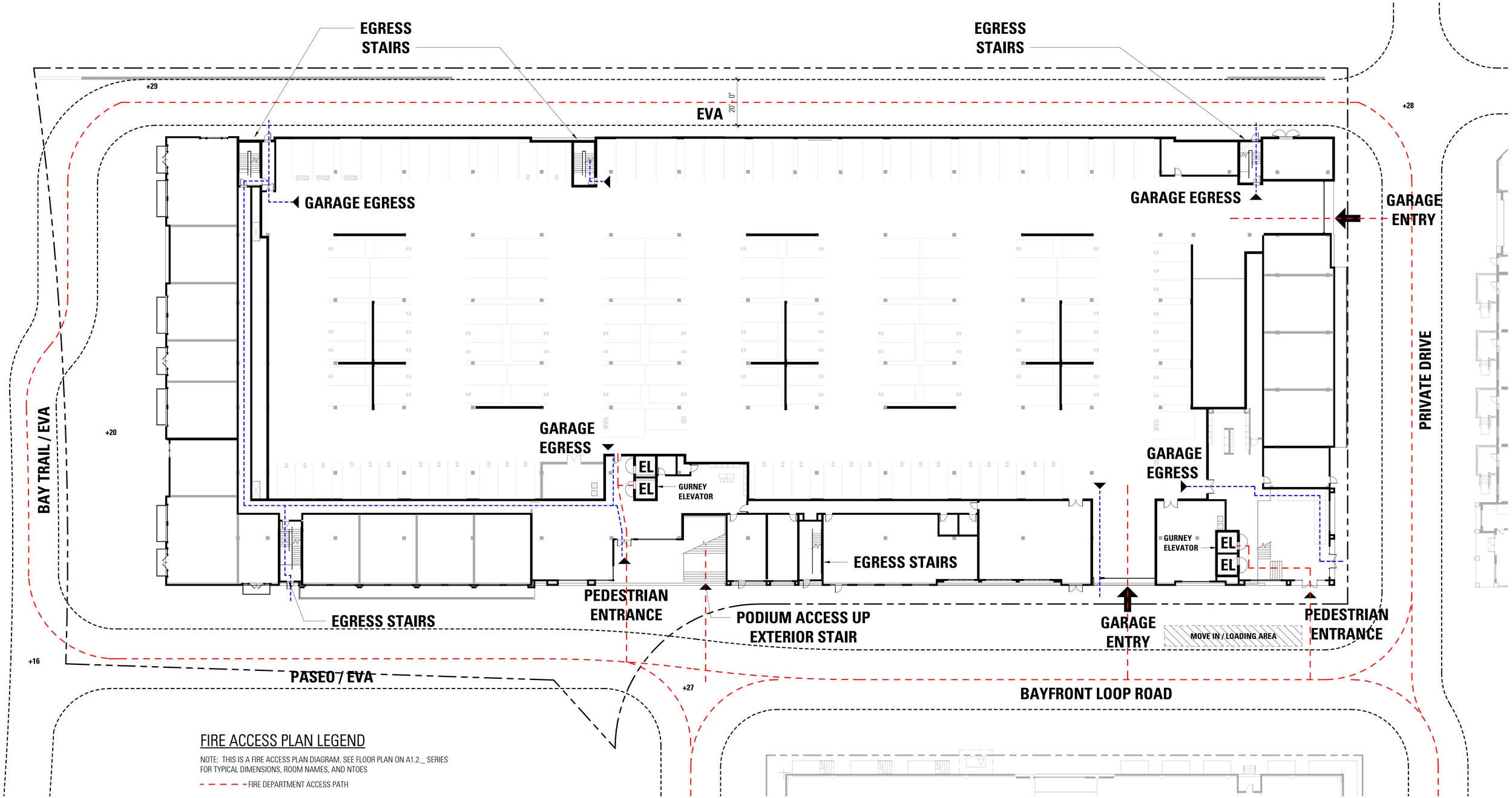
HERCULES PARCELS M & P

LICENSED ARCHITECT Gregory Nivel Kamerling C-18836 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

BLOCK 'M&P' - EXTERIOR MATERIALS

02.27.2019	18047	BAR architects		A10



FIRE ACCESS PLAN LEGEND

NOTE: THIS IS A FIRE ACCESS PLAN DIAGRAM. SEE FLOOR PLAN ON A1.2._ SERIES FOR TYPICAL DIMENSIONS, ROOM NAMES, AND NTOES

- - - - FIRE DEPARTMENT ACCESS PATH

- - - - PRIMARY RESIDENT EGRESS PATH (NOT ALL PATHS ARE SHOWN FOR CLARITY)

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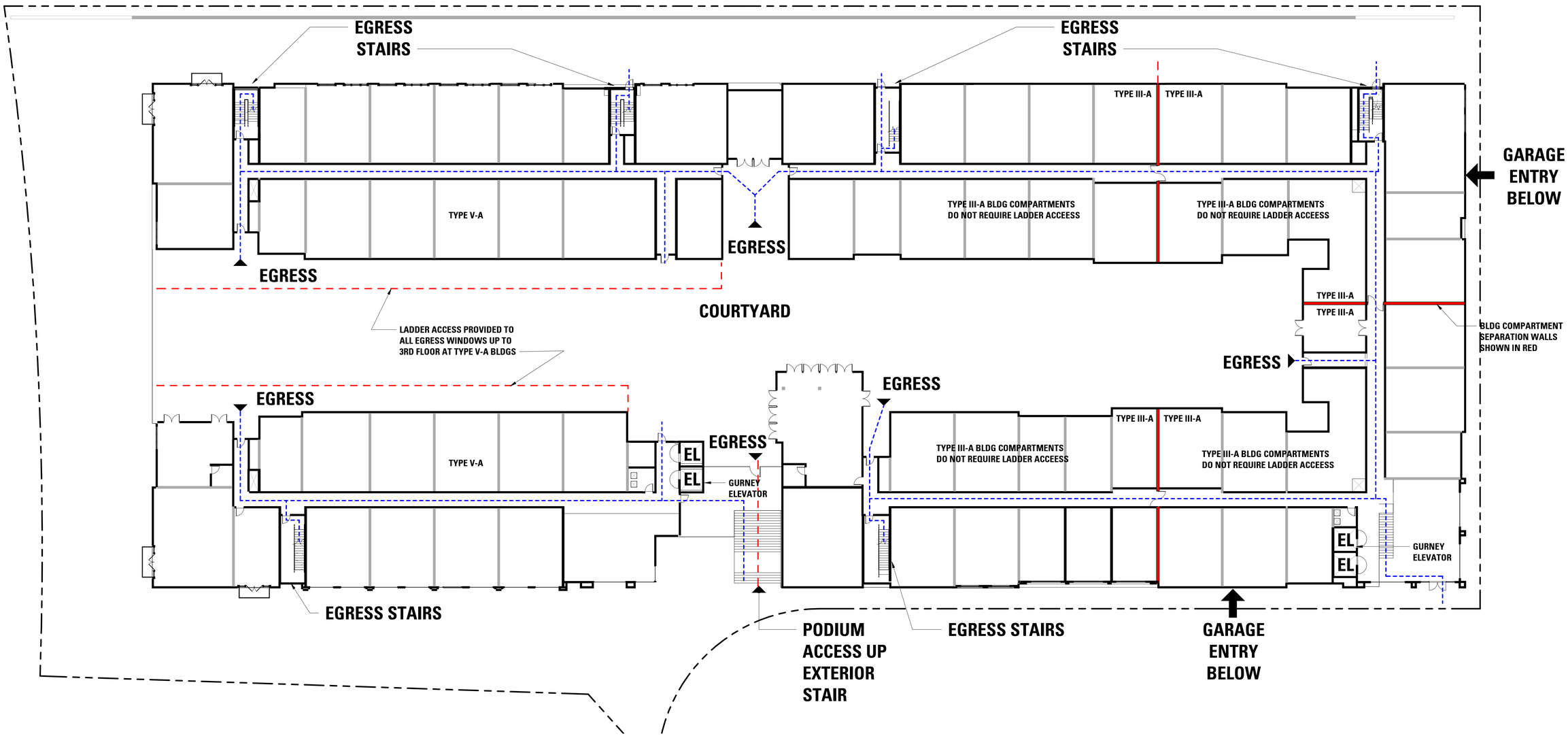
HERCULES PARCELS M & P

LICENSED ARCHITECT Christopher Alief Hansen C-18696 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

BLOCK 'M&P' - LEVEL 01 FIRE ACCESS PLAN

02.27.2019	18047	BAR architects	10 40 0 20	A11.1



FIRE ACCESS PLAN LEGEND

NOTE: THIS IS A FIRE ACCESS PLAN DIAGRAM. SEE FLOOR PLAN ON A1.2._ SERIES FOR TYPICAL DIMENSIONS, ROOM NAMES, AND NTOES

- - - - FIRE DEPARTMENT ACCESS PATH

- - - - PRIMARY RESIDENT EGRESS PATH (NOT ALL PATHS ARE SHOWN FOR CLARITY)

N

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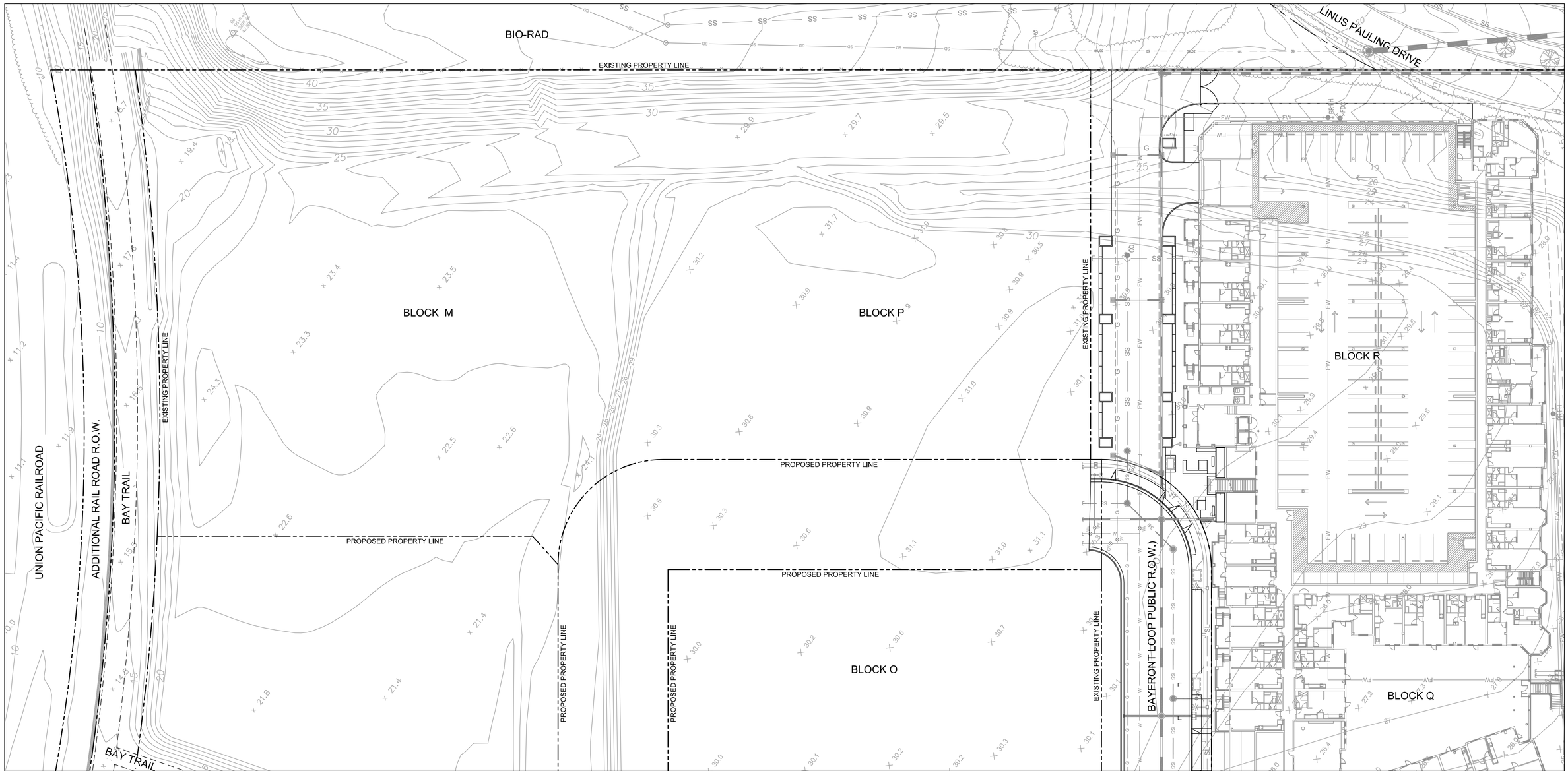
HERCULES PARCELS M & P

LICENSED ARCHITECT Christopher Niel Hayes C-18896 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

BLOCK 'M&P' - LEVEL 02 FIRE ACCESS PLAN

02.27.2019	18047	BAR architects		A11.2



LEGEND:

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- STORM DRAIN LINE
- W — WATER LINE
- SL — STREET LIGHT
- JT — JOINT TRENCH
- 10.0 — EXISTING CONTOURS
- FH — FIRE HYDRANT
- STREET LIGHT
- MANHOLE
- CATCH BASIN
- UTILITY BOX
- UTILITY VALVE

ABBREVIATIONS:

BW BACK OF WALK
EP EDGE OF PAVEMENT
GND GROUND
LT LATERAL
TC TOP OF CURB
TOE TOE OF SLOPE

NOTES:

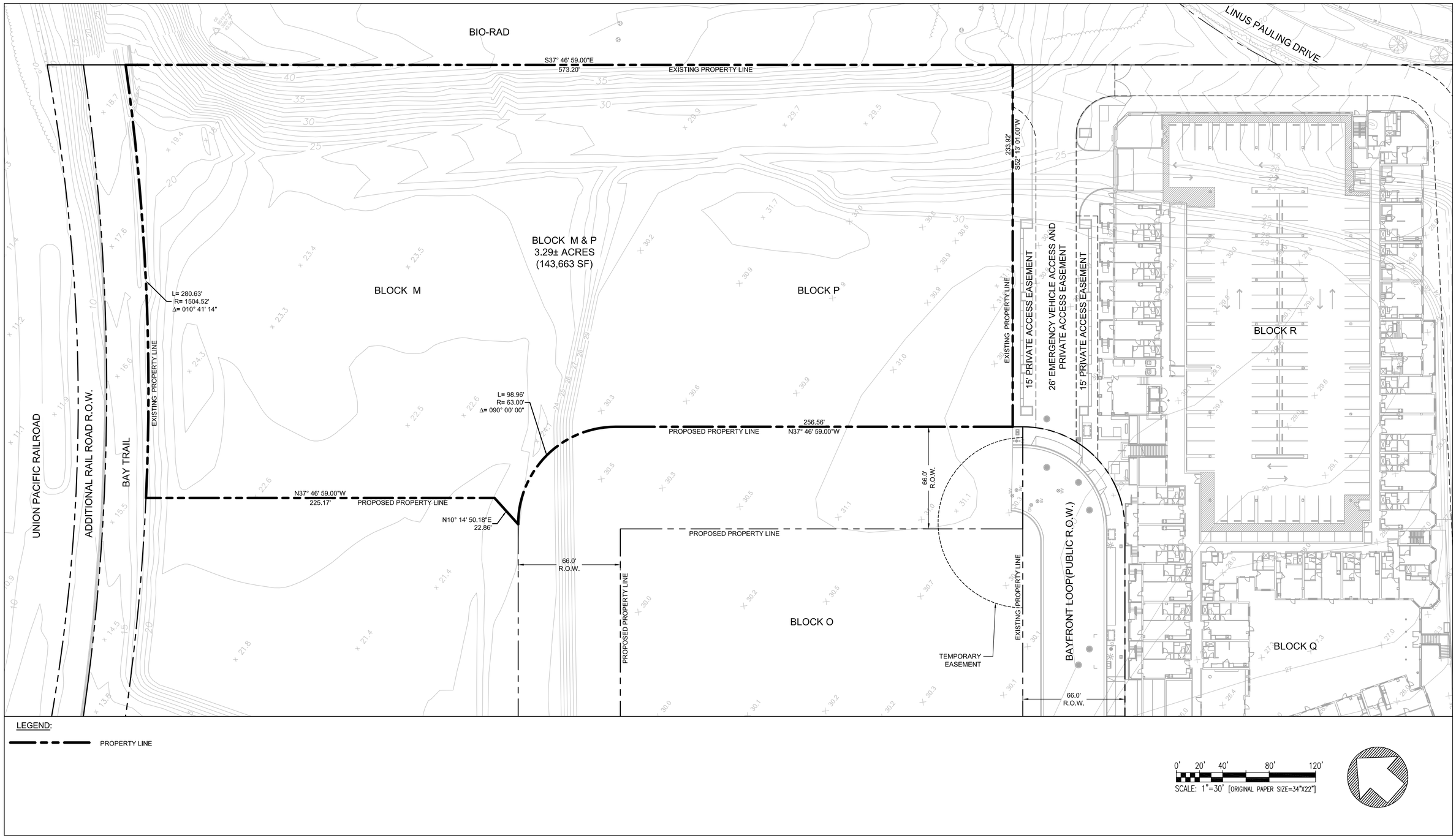
1. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES IN PLACE.

0' 20' 40' 80' 120'
SCALE: 1"=30' [ORIGINAL PAPER SIZE=34"X22"]

HERCULES PARCEL "M+P"

EXISTING CONDITIONS

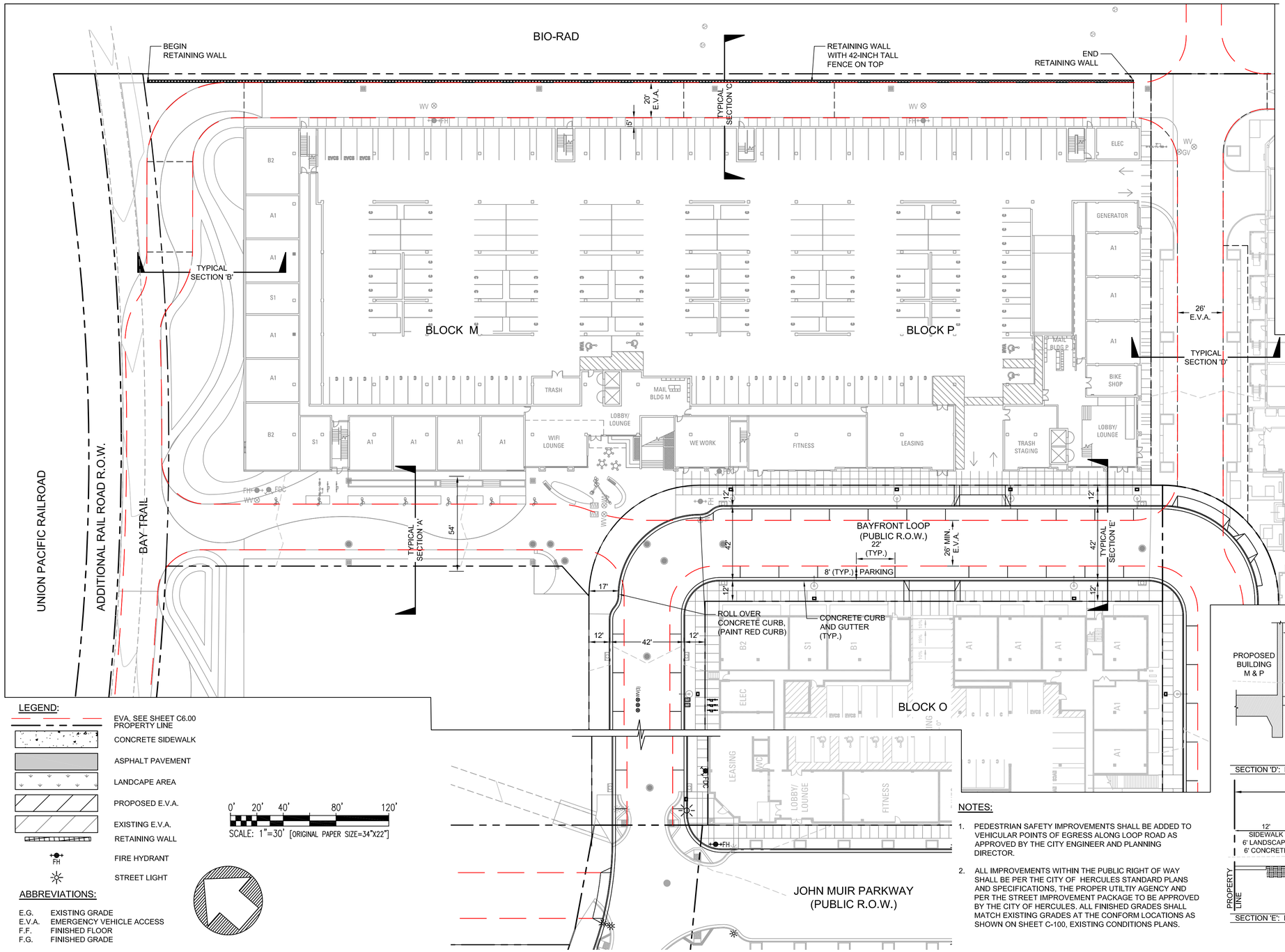
02.27.2019	18013	Parisi | CSW DESIGN GROUP	15 60 0 30	C1.00

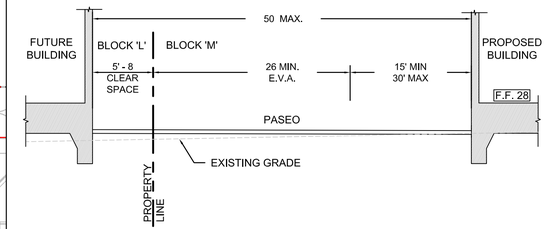


HERCULES PARCEL "M+P"

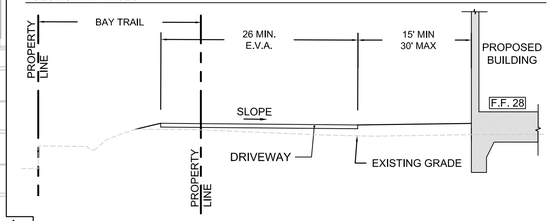
BOUNDARY SURVEY

02.27.2019	18013	Parisi | CSW DESIGN GROUP	15 60 0 30	C1.01

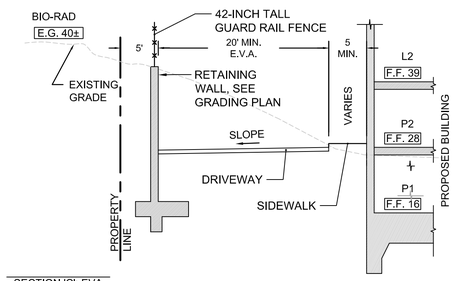




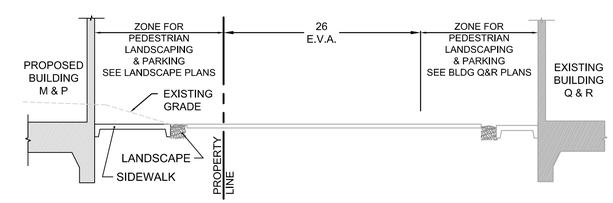
SECTION 'A': PASEO



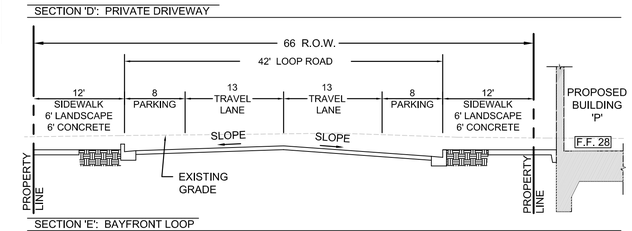
SECTION 'B': ALONG BAY TRAIL



SECTION 'C': EVA



SECTION 'D': PRIVATE DRIVEWAY



SECTION 'E': BAYFRONT LOOP

LEGEND:

- EVA, SEE SHEET C6.00 PROPERTY LINE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- LANDCAPE AREA
- PROPOSED E.V.A.
- EXISTING E.V.A.
- RETAINING WALL
- FIRE HYDRANT
- STREET LIGHT

ABBREVIATIONS:

E.G. EXISTING GRADE
E.V.A. EMERGENCY VEHICLE ACCESS
F.F. FINISHED FLOOR
F.G. FINISHED GRADE

0' 20' 40' 80' 120'
SCALE: 1"=30' [ORIGINAL PAPER SIZE=34"X22"]

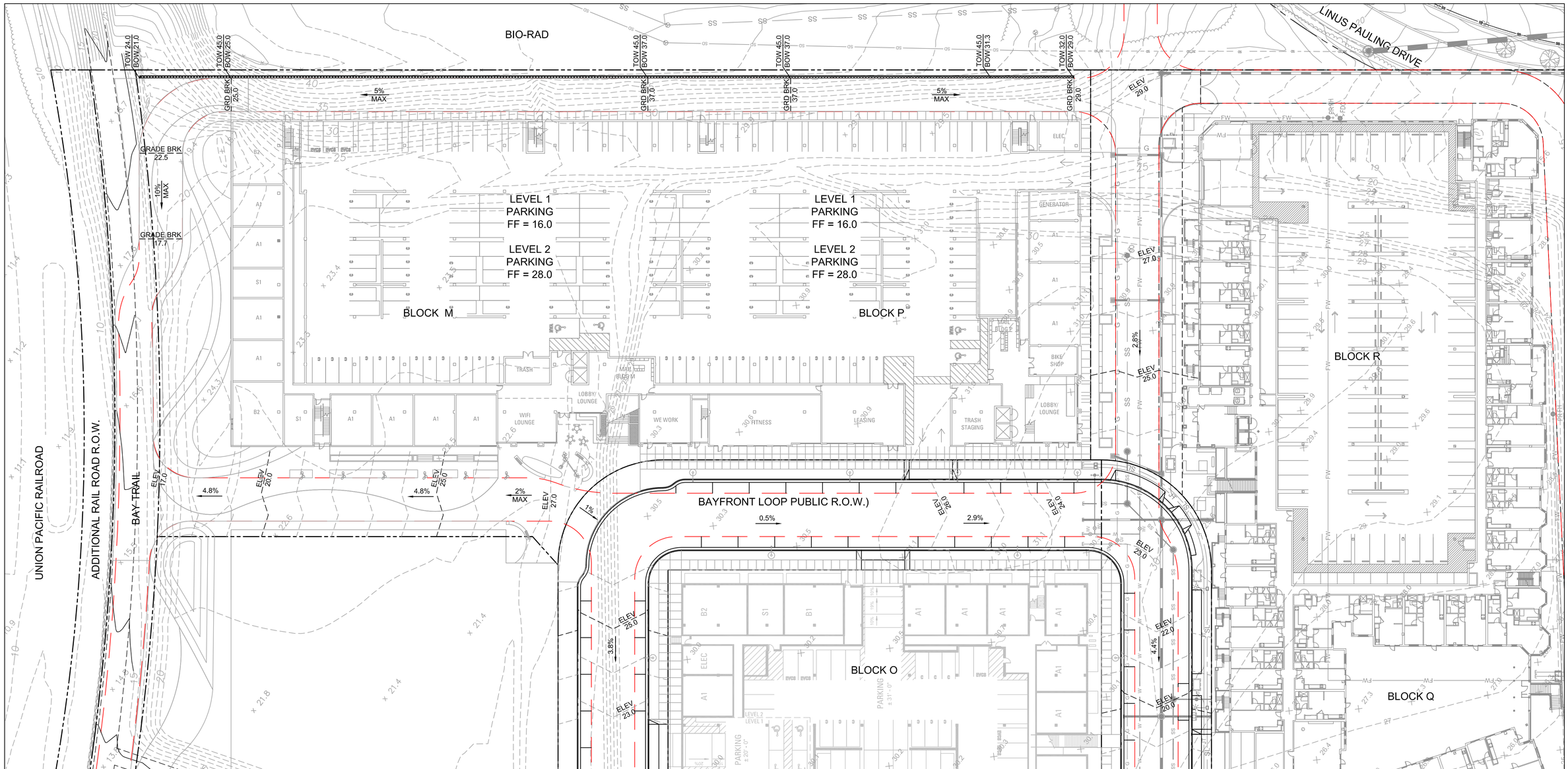
NOTES:

1. PEDESTRIAN SAFETY IMPROVEMENTS SHALL BE ADDED TO VEHICULAR POINTS OF EGRESS ALONG LOOP ROAD AS APPROVED BY THE CITY ENGINEER AND PLANNING DIRECTOR.
2. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE CITY OF HERCULES STANDARD PLANS AND SPECIFICATIONS, THE PROPER UTILTIY AGENCY AND PER THE STREET IMPROVEMENT PACKAGE TO BE APPROVED BY THE CITY OF HERCULES. ALL FINISHED GRADES SHALL MATCH EXISTING GRADES AT THE CONFORM LOCATIONS AS SHOWN ON SHEET C-100, EXISTING CONDITIONS PLANS.

HERCULES PARCEL "M+P"

LAYOUT PLAN

02.27.2019 | 18013 | Parisi | CSW DESIGN GROUP | 0 15 30 60 | C2.00



LEGEND:

- PROPERTY LINE
- PROPOSED CONTOUR
- 4.4% PROPOSED SLOPE AND DIRECTION
- 10.0 EXISTING CONTOUR
- FH FIRE HYDRANT
- STREET LIGHT
- MANHOLE
- CATCH BASIN
- TREE WELLS
- UTILITY BOX

EARTHWORK QUANTITIES:

CUT = 50,000 C.Y.
FILL = 0 C.Y.
NET = 50,000 C.Y. OF EXPORT

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.

ABBREVIATIONS:

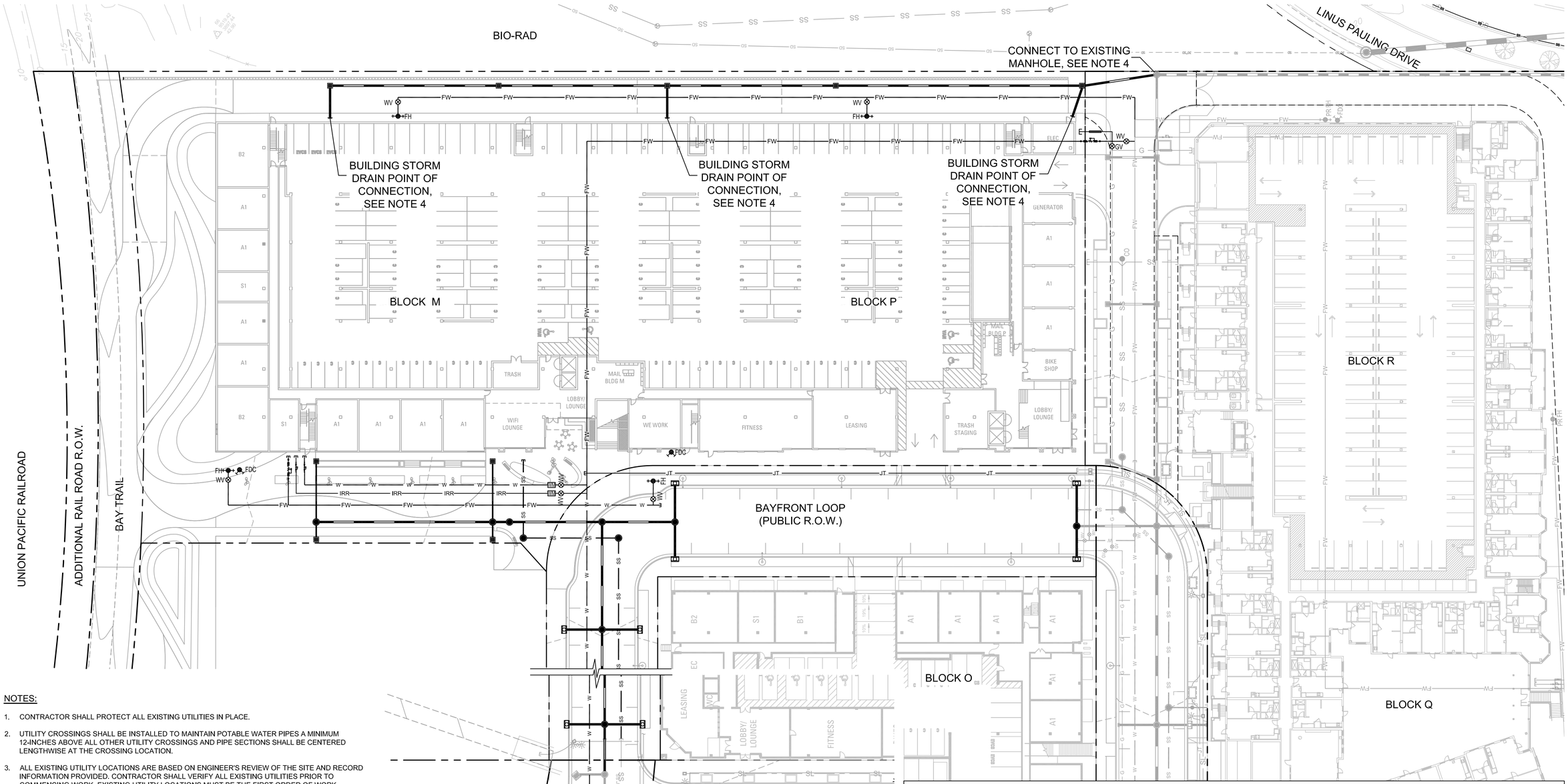
BRK	BREAK
BOW	BOTTOM OF WALL
ELEV	ELEVATION
FF	FINISH FLOOR
GRD	GRADE
TOW	TOP OF WALL

0' 20' 40' 80' 120'
SCALE: 1"=30' [ORIGINAL PAPER SIZE=34"X22"]

HERCULES PARCEL "M+P"

GRADING PLAN

02.27.2019 | 18013 | Parisi | CSW DESIGN GROUP | 15 60 0 30 | C3.00



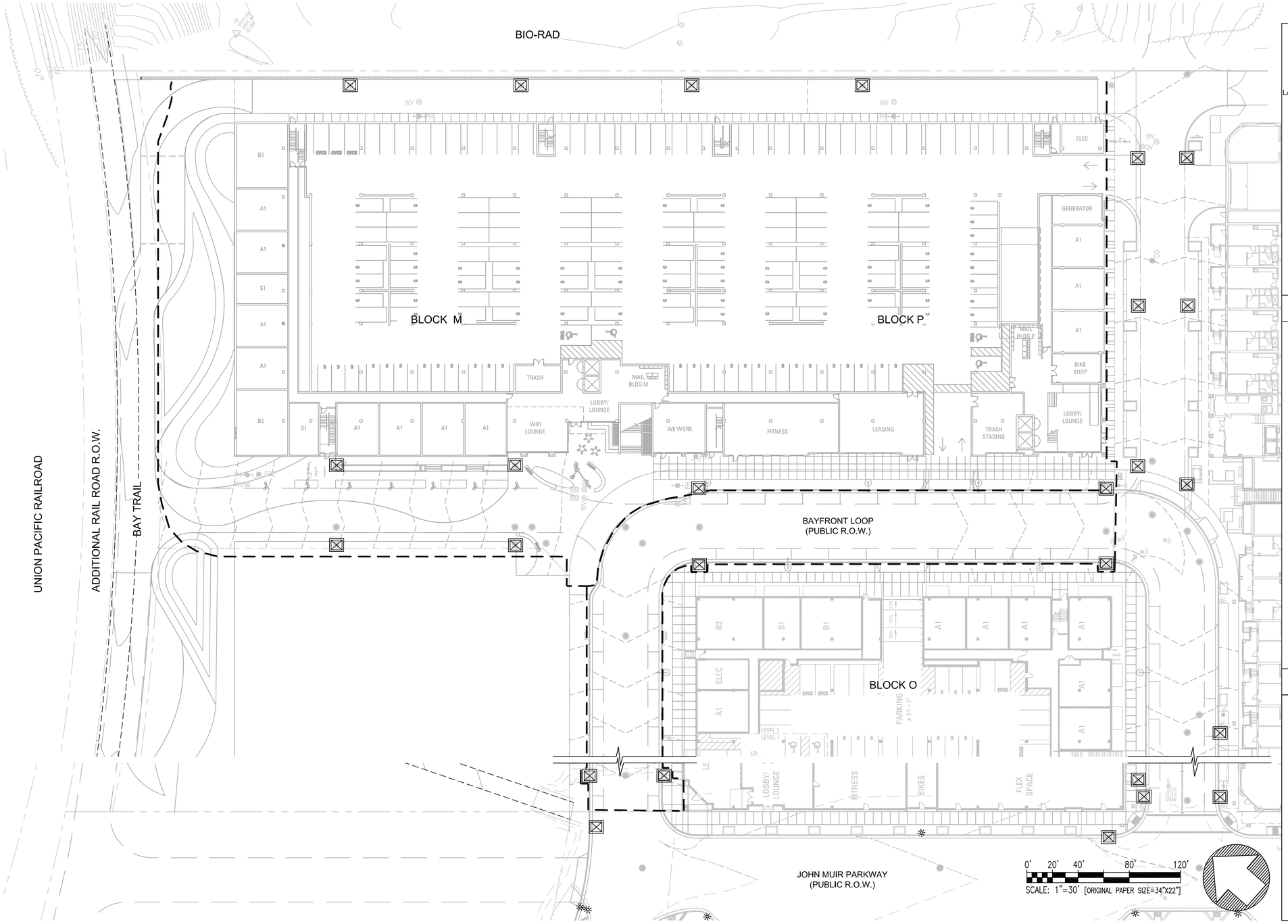
NOTES:

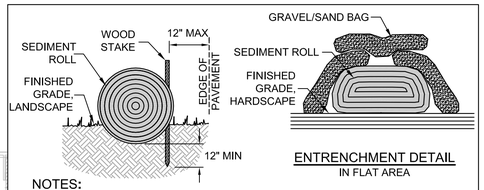
1. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES IN PLACE.
2. UTILITY CROSSINGS SHALL BE INSTALLED TO MAINTAIN POTABLE WATER PIPES A MINIMUM 12-INCHES ABOVE ALL OTHER UTILITY CROSSINGS AND PIPE SECTIONS SHALL BE CENTERED LENGTHWISE AT THE CROSSING LOCATION.
3. ALL EXISTING UTILITY LOCATIONS ARE BASED ON ENGINEER'S REVIEW OF THE SITE AND RECORD INFORMATION PROVIDED. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. EXISTING UTILITY LOCATIONS MUST BE THE FIRST ORDER OF WORK.
4. THE STORM DRAIN INFRASTRUCTURE DISCHARGES INTO A REGIONAL WATER QUALITY BASIN TO BE INSTALLED WITH THE LINUS PAULING DRIVE IMPROVEMENT PACKAGE. THE ENTIRE ROOF AS WELL AS THE EVA ALONG THE BIO-RAD PROPERTY WILL BE COLLECTED IN THIS SYSTEM.
5. THE APPROACH FOR STORMWATER MANAGEMENT DURING CONSTRUCTION SHALL FOLLOW THE INSTALLATION OF PROJECT SPECIFIC BEST MANAGEMENT PRACTICES (BMPs).
6. PEDESTRIAN SAFETY IMPROVEMENTS SHALL BE ADDED TO VEHICULAR POINTS OF EGRESS ALONG LOOP ROAD AS APPROVED BY THE CITY ENGINEER AND PLANNING DIRECTOR.
7. ALL IMPROVEMENTS WITHIN THE RIGHT OF WAY SHALL BE PER THE CITY OF HERCULES STANDARD PLANS AND SPECIFICATIONS, THE PROPER UTILITY AGENCY AND PER THE STREET IMPROVEMENT PACKAGE FOR HERCULES. ALL FINISHED GRADES SHALL MATCH EXISTING GRADES AT CONFORM LOCATIONS AS SHOWN ON SHEET C-100, EXISTING CONDITIONS PLAN.

HERCULES PARCEL "M+P"

UTILITY PLAN

02.27.2019 | 18013 | Parisi | CSW DESIGN GROUP | 0 15 30 60 | C4.00





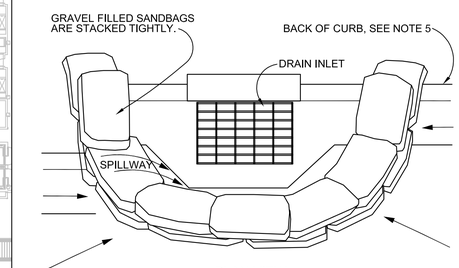
ENTRENCHMENT DETAIL
IN FLAT AREA

NOTES:

1. FIBER ROLLS ARE TUBES MADE FROM POROUS BIODEGRADABLE FIBER STUFFED IN A PHOTO-DEGRADABLE OPEN WEAVE NETTING. THEY ARE APPROXIMATELY 8" DIAMETER.
2. FIBER ROLLS SHALL BE SECURED IN PLACE EITHER BY GRAVEL BAGS ON HARDSCAPE OR BY STAKING THE ROLL IN A TRENCH, 2"-4" DEEP, DUG ON CONTOUR IN LANDSCAPE. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL. ROLLS SHOULD BE ABUTTED SECURELY TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.
3. TURN ENDS OF FIBER ROLLS UPSLOPE.
4. SILT BUILD-UP AT THE UPSLOPE SIDE OF FIBER ROLLS SHALL BE REMOVED WHEN THE DEPRESSION BECOMES 50% FULL.
5. ANY PLACE WHERE WATER HAS ERODED UNDER THE FIBER ROLL SHALL BE IMMEDIATELY FILLED AS NECESSARY TO PREVENT RECURRENCE.

1 FIBER ROLL

NOT TO SCALE



PLAN VIEW

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC, ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVE SEDIMENT IMMEDIATELY BEFORE AND AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. FOR INLETS NOT AGAINST A CURB, PLACE GRAVEL FILLED SANDBAGS FULLY SURROUNDING THE INLET, IN SIMILAR PATTERN, LEAVING A SPILLWAY EVERY THIRD BAG.

2 DRAIN INLET SEDIMENT BARRIER

NOT TO SCALE

LEGEND:

FIBER ROLL, SEE DETAIL 1, THIS SHEET

DRAIN INLET SEDIMENT BARRIER, SEE DETAIL 2, THIS SHEET

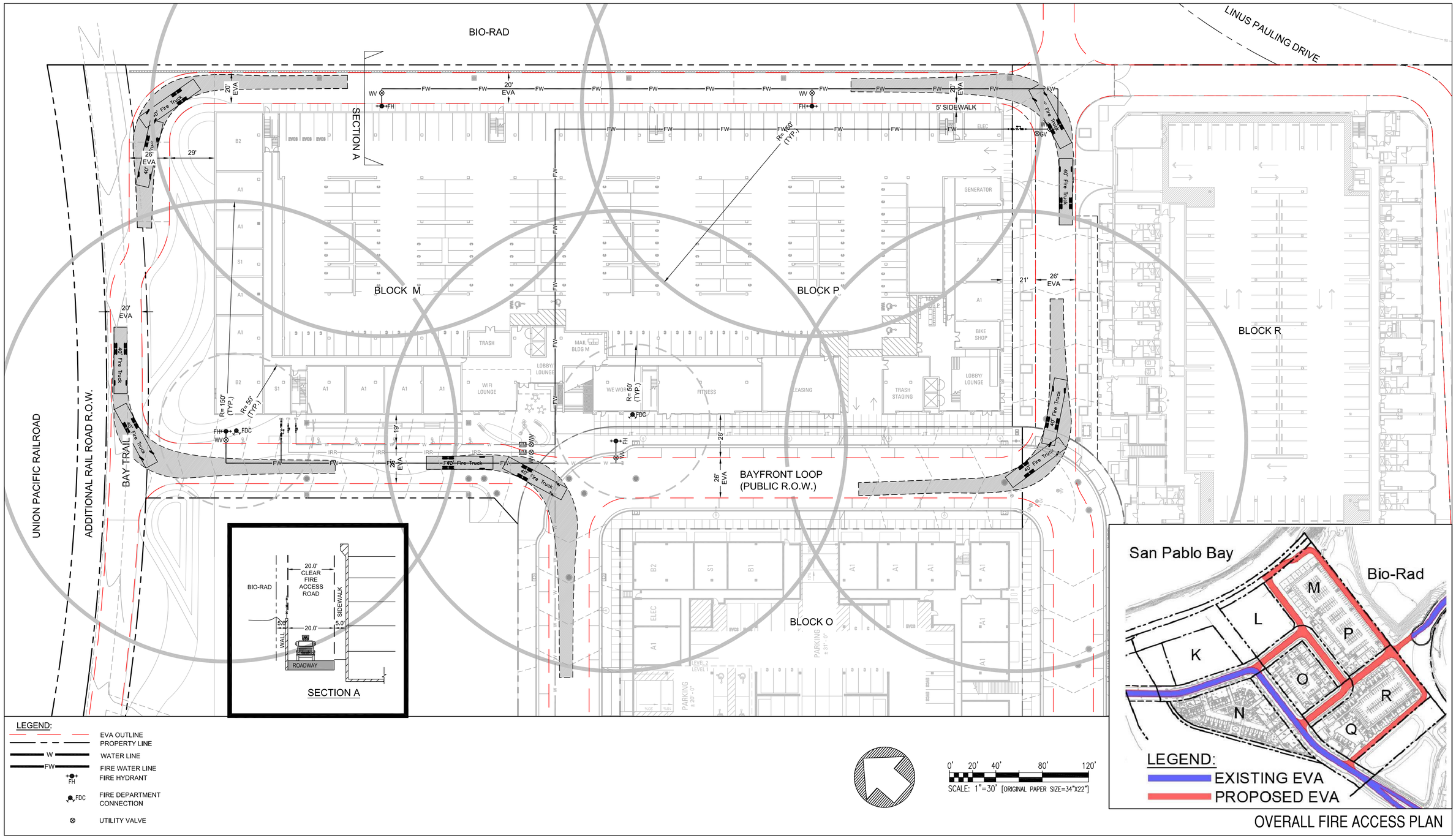
NOTES:

1. ALL EROSION CONTROL SHOWN ON THIS SHEET IS TEMPORARY FOR USE DURING CONSTRUCTION.
2. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
3. CONTRACTOR IS RESPONSIBLE FOR PREVENTING SEDIMENT FROM LEAVING THE SITE AND ENTERING THE DOWNSTREAM DRAINAGE SYSTEM. THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. CONTRACTOR SHALL UPDATE PLANS TO REFLECT CHANGING SITE CONDITIONS AND MONITOR EROSION CONTROL EFFECTIVENESS.

HERCULES PARCEL "M+P"

EROSION CONTROL PLAN

02.27.2019 | 18013 | Parisi | CSW DESIGN GROUP | 15 60 0 30 | C5.00



OVERALL FIRE ACCESS PLAN

HERCULES PARCEL "M+P"				FIRE ACCESS PLAN
02.27.2019	18013	Parisi | CSW DESIGN GROUP	15 60 0 30	C6.00

Sheet List Table

Sheet Number	Sheet Title
L0.00A	COVER SHEET BLOCKS M&P
L0.01A	SCHEDULES 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
L6.01A	SITE FUNISHING IMAGES BLOCKS M&P
L7.01A	PERSPECTIVE RENDERINGS BLOCK M&P
L7.02A	PERSPECTIVE RENDERINGS BLOCK M&P
L7.03A	SECTIONS - BLOCKS M&P

ZONING TAKE OFFS

ZONING		PROPOSAL SQFT	MASTER PLAN STANDARDS
NEIGHBORHOOD SQUARE	TOTAL	4,044	MIN. 20'X20' 400 SQFT
	SOFTSCAPE	141	
	EVA	1,251	
PASEO	TOTAL	6,247	MIN. 12'X50' 600 SQFT
	SOFTSCAPE	859	
	EVA	4,152	
NEIGHBORHOOD PARK	TOTAL	19,160	MIN. 10'X420' 4,200 SQFT
	SOFTSCAPE	9,540	
	EVA	6,281	
	BAYTRAIL	3,339	

SITE TAKE OFFS

	OPEN SPACE (PLANTING AND HARDSCAPE AREAS)	GREEN SPACE (PLANTING AREAS AT TURF PAVING ONLY)	–
PODIUM LANDSCAPE	29,300 SF	14,470 SF	–
LANDSCAPE OUTSIDE BUILDING FOOTPRINT	45,500 SF	17,630 SF	–
TOTAL PROJECT LANDSCAPE	74,300 SF	32,100 SF	–

N

HERCULES PARCEL "M & P"

COVER SHEET BLOCKS M&P

02.27.2019 | 18048 | swa | 0 15 30 60 | L0.00A

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.

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.

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

PAVING SCHEDULE

SYMBOL	MATERIAL DESCRIPTION
P1	SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: DARK GREY FINISH : ETCHED FINISH JOINTS: SAW CUT
P2	NEIGHBORHOOD PLAZA PAVING MATERIAL: PRECAST CONCRETE PAVERS COLOR: TAN FINISH : SHOT BLAST JOINTS: POLYMERIC SAND
P3	PASEO PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN/BROWN FINISH : ETCHED JOINTS: SAW CUT
P4	BAY TRAIL PAVING MATERIAL: ASPHALT COLOR: NATURAL
P5	EVA PAVING MATERIAL: ASPHALT COLOR: NATURAL
P6	EVA PAVING MATERIAL: PRESTO GEOBLOCK TURF PAVE COLOR: NATURAL
P7	PAVING ADJACENT TO BLOCK Q&R MATERIAL: CAST IN PLACE CONCRETE COLOR: PEWTER FINISH : ETCHED JOINTS: SAW CUT
P8	PODIUM PAVING AT M&P AMENITY SPACES MATERIAL: PRE CAST CONCRETE PAVERS COLOR: TAN FINISH : SHOT BLAST JOINTS: POLYMERIC SAND
P9	PODIUM PAVING AT M&P SEATING AREAS & STOOPS MATERIAL: WOOD DECKING COLOR: NATURAL
P10	PODIUM WALKWAY PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN/BROWN FINISH : STAMP TEXTURED JOINTS: TOOLED
P11	PODIUM LADDER ZONE MATERIAL: GRAVEL PAVE COLOR: DESERT GOLD SIZE: 3/8" PRODUCT: LYNGSO

PL — BLOCK Q+R PROPERTY LINES

LIMIT OF WORK — LIMIT OF WORK BOUNDARY

EVA — EVA

AMENITY SCHEDULE

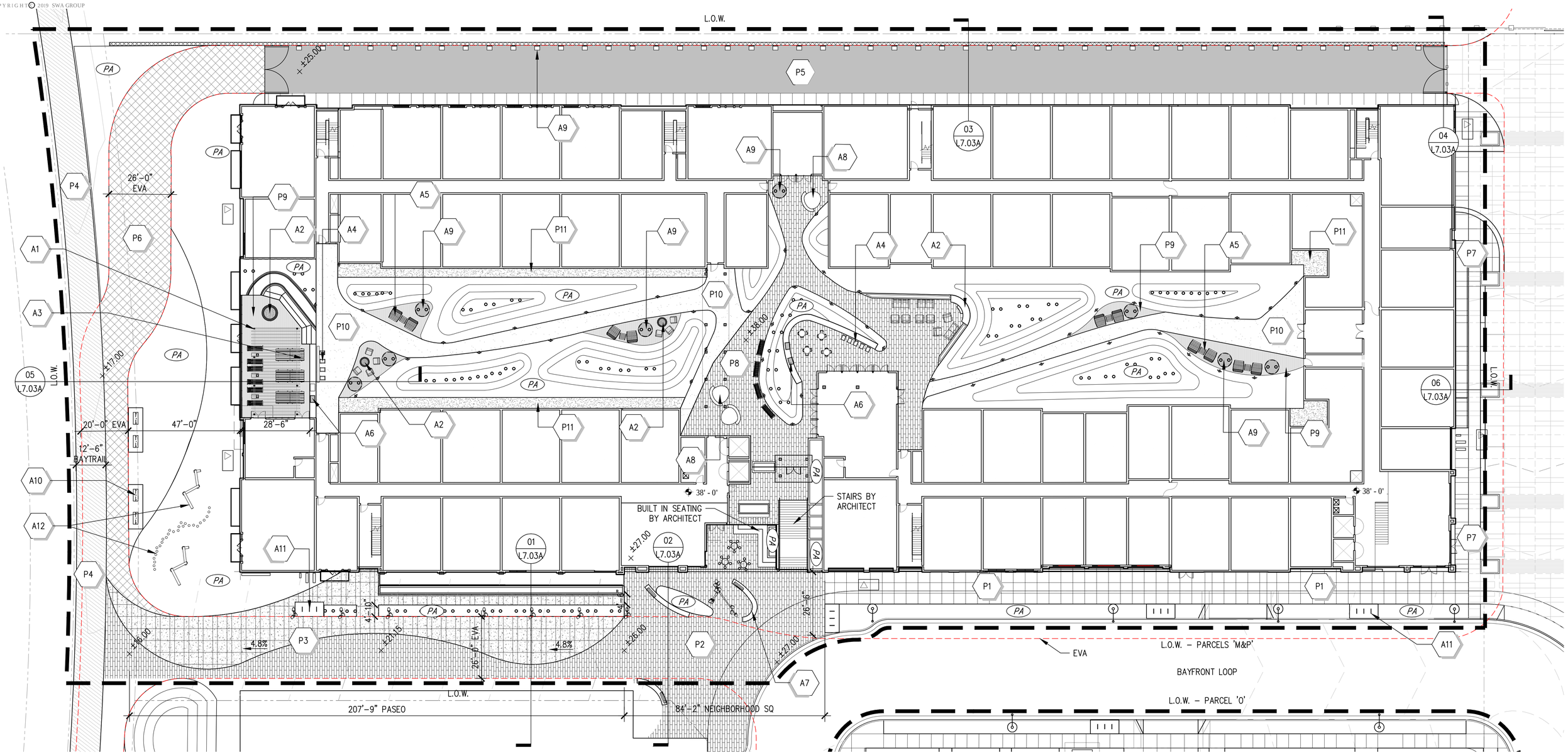
SYMBOL	MATERIAL DESCRIPTION
A1	SHADE TRELLIS
A2	FIRE FEATURES
A3	PICNIC TABLES
A4	BAR AND STOOL
A5	BENCHES AND SEATING ON PODIUM
A6	BBQ'S
A7	BUILT IN SEATING
A8	MOONSTONE SEATING
A9	PLANTER
A10	PARK BENCHES
A11	BICYCLE RACK
A12	WOOD PLAY LOGS

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	IMAGE
L1	IN-GRADE TREE UPLIGHTS	
L2	IN-GRADE PATH LIGHTS	
L4	STREET LIGHTS TO MATCH EXISTING (NOT IN SCOPE)	
L5	SPECIALTY LIGHTING AT NEIGHBORHOOD PLAZA AND PASEO	

RAILING, FENCE, & GATES SCHEDULE

SYMBOL	MATERIAL DESCRIPTION
R1	PODIUM ENTRANCE FENCE AND GATE
R3	EVA GATE SWINGING VEHICULAR GATE WITH PEDESTRIAN OPENING
R4	GLASS RAILING
R5	HANDRAIL
R6	CABLE RAILING
R7	FENCE AT BIO-RAD TOP OF WALL



P1 SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: DARK GREY FINISH : ETCHED FINISH JOINTS: SAW CUT	P4 BAY TRAIL PAVING MATERIAL: ASPHALT COLOR: NATURAL	P7 PAVING ADJACENT TO BLOCK Q&R MATERIAL: CAST IN PLACE CONCRETE COLOR: PEWTER FINISH : ETCHED JOINTS: SAW CUT	P10 PODIUM WALKWAY PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN/BROWN FINISH : STAMP TEXTURED JOINTS: TOOLED
P2 NEIGHBORHOOD PLAZA PAVING MATERIAL: PRECAST CONCRETE PAVERS COLOR: TAN FINISH : SHOT BLAST JOINTS: POLYMERIC SAND	P5 EVA PAVING MATERIAL: ASPHALT COLOR: NATURAL	P8 PODIUM PAVING AT M&P AMENITY SPACES MATERIAL: PRE CAST CONCRETE PAVERS COLOR: TAN FINISH : SHOT BLAST JOINTS: POLYMERIC SAND	P11 PODIUM LADDER ZONE MATERIAL: GRAVEL PAVE COLOR: DESERT GOLD SIZE: ⅜" PRODUCT: LYNGSO
P3 PASEO PAVING MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN/BROWN FINISH : ETCHED JOINTS: SAW CUT	P6 EVA PAVING MATERIAL: PRESTO GEOBLOCK TURF PAVE COLOR: NATURAL	P9 PODIUM PAVING AT M&P SEATING AREAS & STOOPS MATERIAL: WOOD DECKING COLOR: NATURAL	

A1 SHADE TRELLIS	A4 BAR AND STOOL	A7 BUILT IN SEATING	A10 PARK BENCHES
A2 FIRE FEATURES	A5 BENCHES AND SEATING ON PODIUM	A8 MOONSTONE SEATING	A11 BICYCLE RACK
A3 PICNIC TABLES	A6 BBQ'S	A9 PLANTER	A12 WOOD PLAY LOGS

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HERCULES PARCEL "M&P"

LAYOUT PLAN BLOCKS M&P

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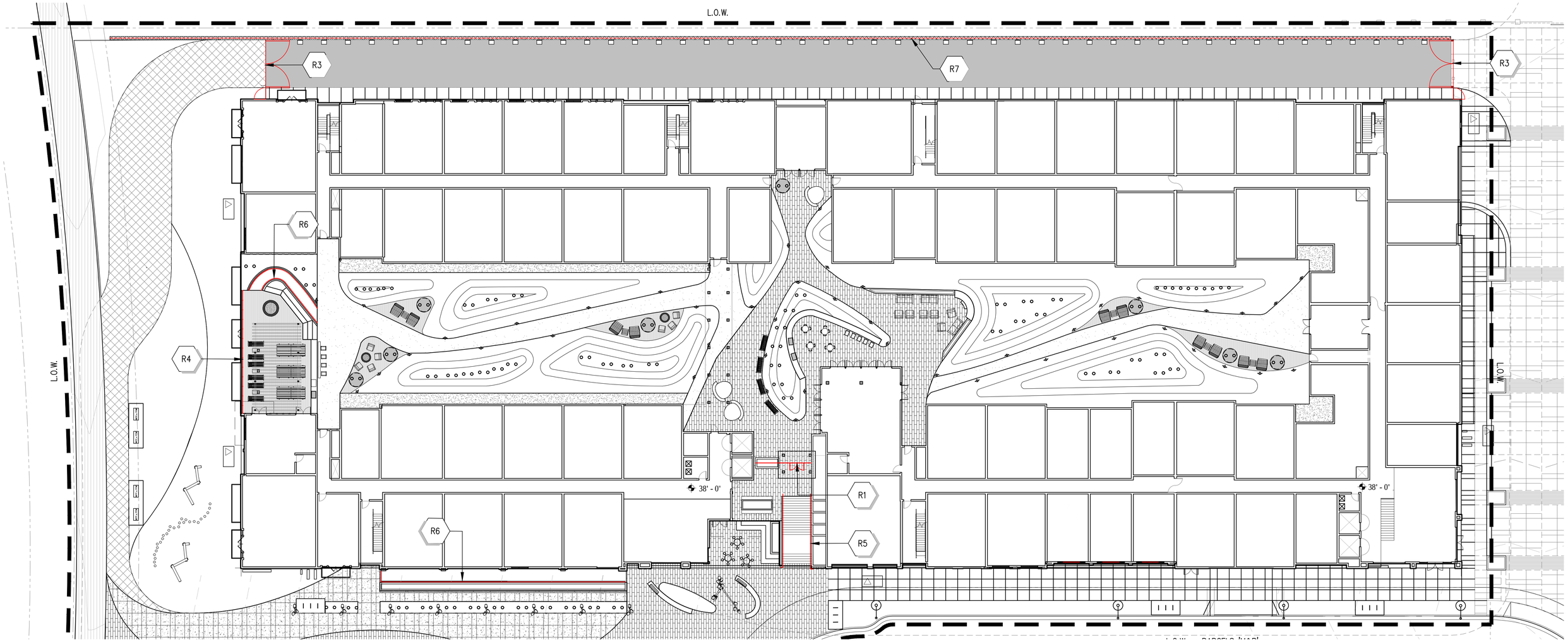
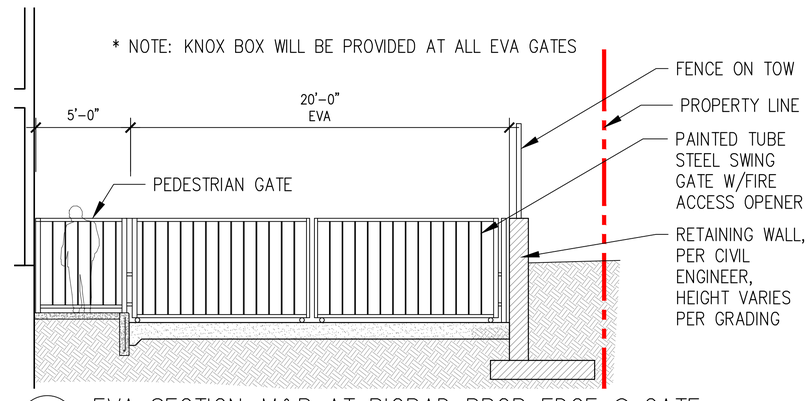


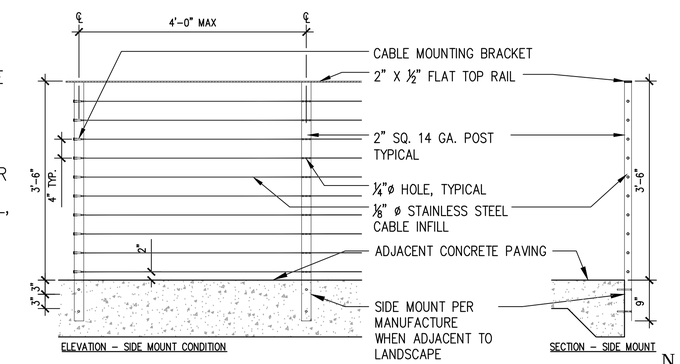
R7 STEEL FENCE
NOT TO SCALE

R5 HANDRAIL
NOT TO SCALE

R4 GLASS RAILING
NOT TO SCALE



R3 EVA SECTION_M&P AT BIORAD PROP EDGE @ GATE
1/4" = 1'-0"



R6 CABLE RAILING
3/4" = 1'-0"

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HERCULES PARCEL "M & P"

GATE AND FENCING PLAN BLOCKS M&P

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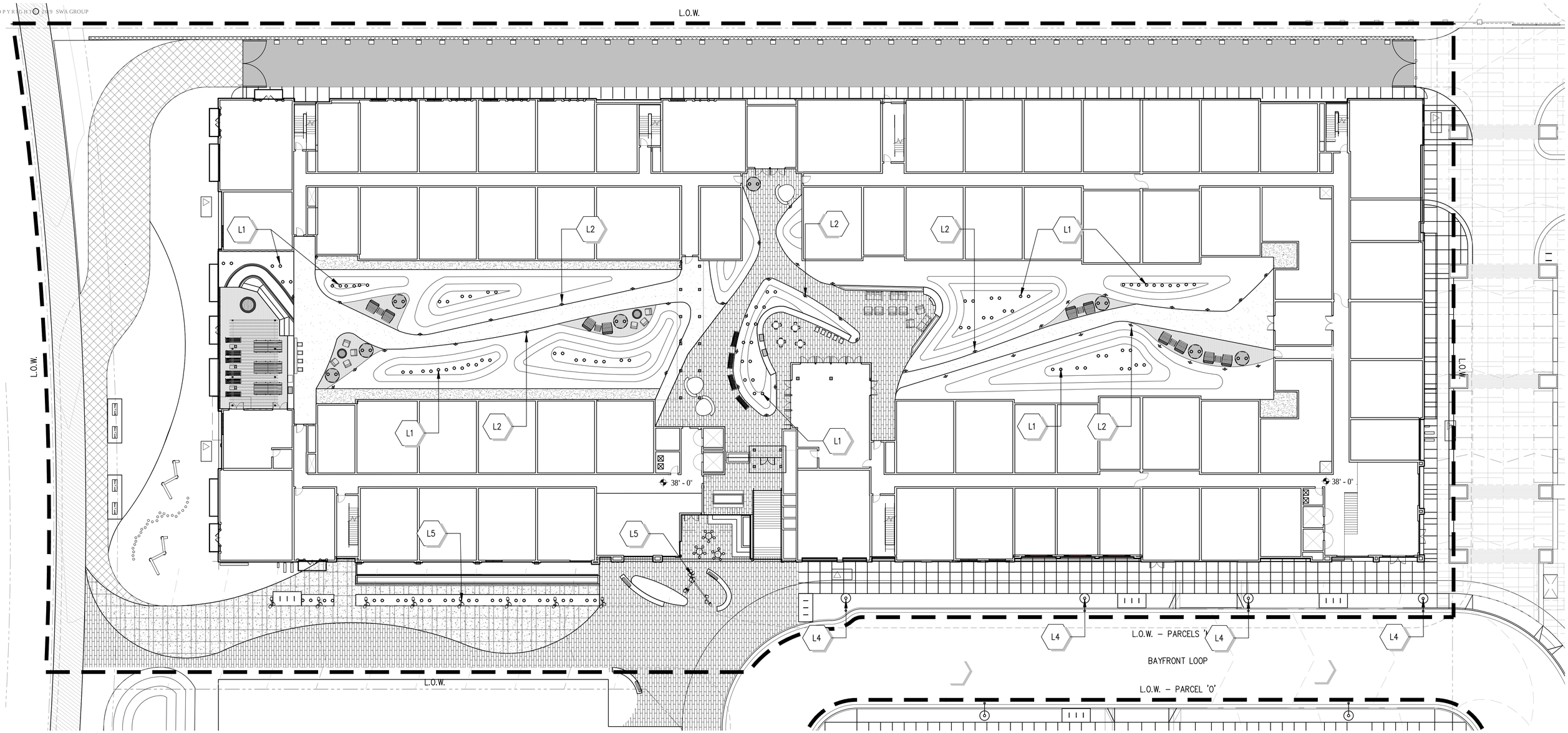
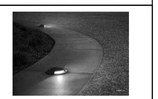


L1 IN-GRADE TREE UPLIGHTS 	L4 STREET LIGHTS TO MATCH EXISTING (NOT IN SCOPE) 	L5 SPECIALTY LIGHTING AT NEIGHBORHOOD PLAZA AND PASEO 
L2 IN-GRADE PATH LIGHTS 		

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HERCULES PARCEL "M&P"

LIGHTING PLAN BLOCKS M&P

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TREE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	36" BOX
SEQ SEM	SEQUOIA SEMPERVIRENS	RED WOOD	36" BOX
QUE LOB	QUERCUS LOBATA	VALLEY OAK	36" BOX
BET NIG	BETULA NIGRA	RIVER BIRCH	36" BOX
FRA OXY	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX
ACE PAL	ACER PALMATUM	JAPANESE MAPLE	24" BOX
COR FLO	CORNUS FLORIDA	WHITE DOGWOOD	15" BOX

UNDERSTORY PLANTING AREAS

SYMBOL	PLANT TYPES
PA-1	PERIMETER PLANTING AREAS: SEASONAL GRASSES AND NATIVE SHRUB PLANTINGS
PA-2	GARDEN PLANTINGS: PERENNIALS AND SHRUBS WITH SEASONAL COLOR
PA-3	LAWN AREAS: DROUGHT TOLERANT TURF DELTA BLUE GRASS OR SIM.
PA-4	EVERGREEN HEDGE
PA-5	MIXED PLANTING AREAS: GRASSES, PERENNIAL, SHRUBS, SUCCULENTS
PA-6	LAWN IN GEO-BLOCK AT EVA: NO-MOW NATIVE GRASSES, DROUGHT TOLERANT

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HERCULES PARCEL "M&P"

PLANTING PLAN BLOCKS M&P

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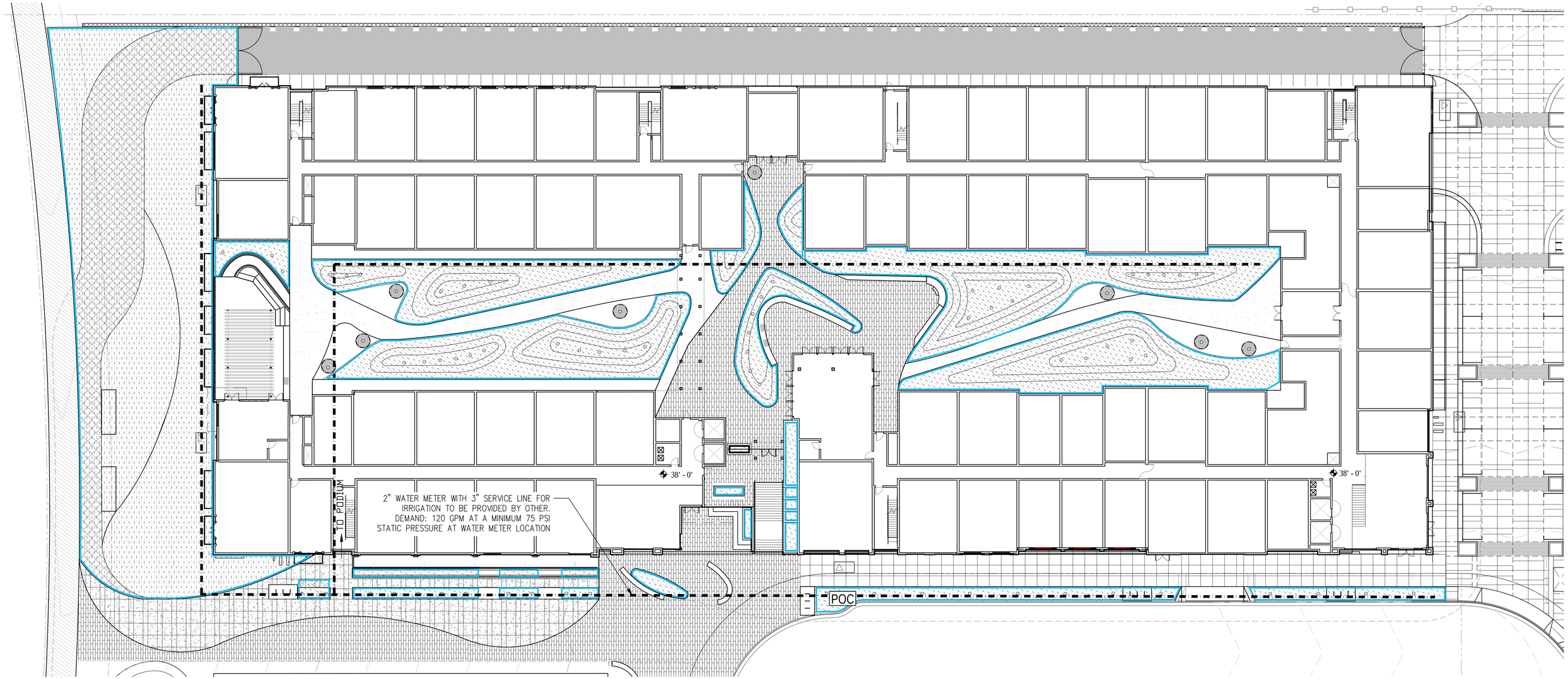

IRRIGATION LEGEND

- - - - - -	IRRIGATION MAIN LINE
	IRRIGATED PLANTING AREA
POC	IRRIGATION POINT OF CONNECTION

NOTE: THE IRRIGATION MAIN LINE IS DIAGRAMMATIC AND IS SUBJECT TO LOCATION MODIFICATIONS

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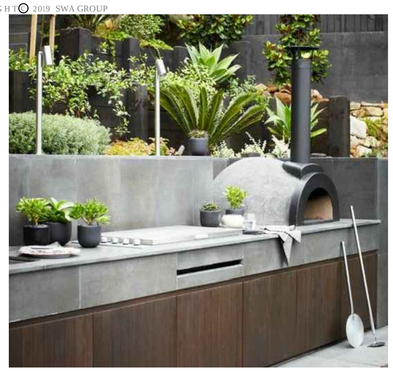
HERCULES PARCEL "M&P"

IRRIGATION

02.27.2019 | 18048 | swa | 0 10 20 40 | L5.01A


D. OUTDOOR KITCHEN/BBQ


E. TERRACE/OUTDOOR LIVING SPACE


F. FIREPIT


G. FIREPLACE LOUNGE


H. LOUNGE SEATING


I. PEDESTRIAN STREET


C. PLANTED BURMS


J. SEATING


B. EVA SLOPED TURF


K. SCULPTURAL LIGHTING


A. FLEXIBLE LAWN


O. PLANTING ON RETAINING WALL


N. PARK PLANTING


M. WOOD PLAY LOGS


L. WOOD STEPPERS

HERCULES PARCEL "M & P"

SITE FURNISHING IMAGES BLOCKS M&P

02.27.2019	18048	swa		L6.01A

D. NEIGHBORHOOD SQUARE

D. NEIGHBORHOOD PARK

A. PASEO

B. PASEO / PARK

C. PARK WOOD PLAY LOGS

HERCULES PARCEL "M & P"

PERSPECTIVE RENDERINGS BLOCK M&P

02.27.2019	18048	swa		L7.01A

D. BAYVIEW TERRACE

D. MEANDERING PATH

A. COURTYARD STREET ENTRY

B. LOUNGE SEATING

C. FIREPLACE LOUNGE

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HERCULES PARCEL ----

PERSPECTIVE RENDERINGS BLOCK M&P

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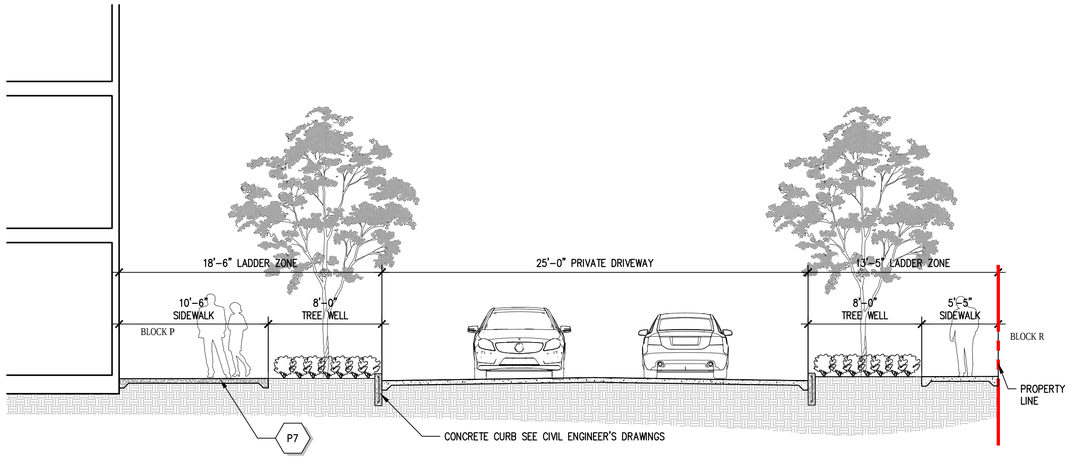
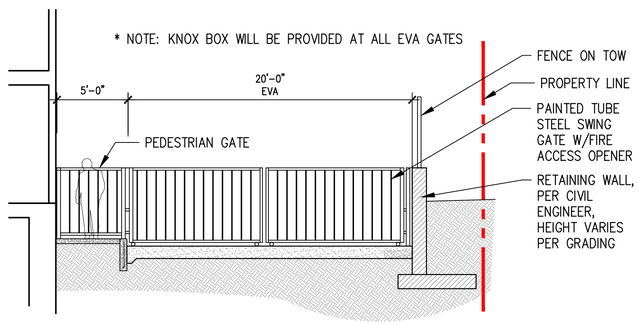
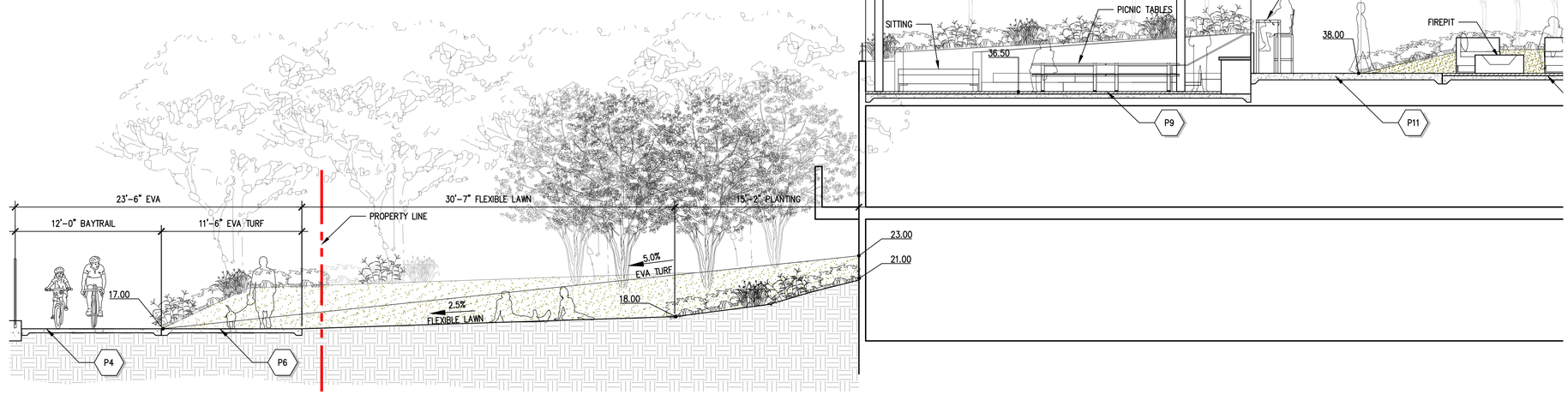


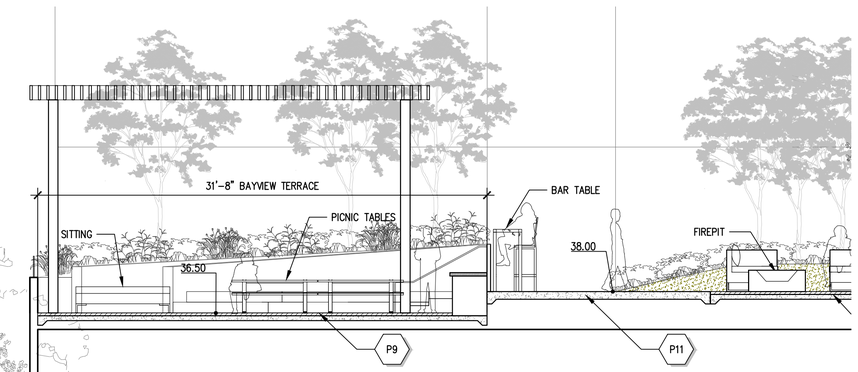
06 PRIVATE DRIVEWAY BEWTEEN PARCEL P AND R
3/16" = 1'-0"

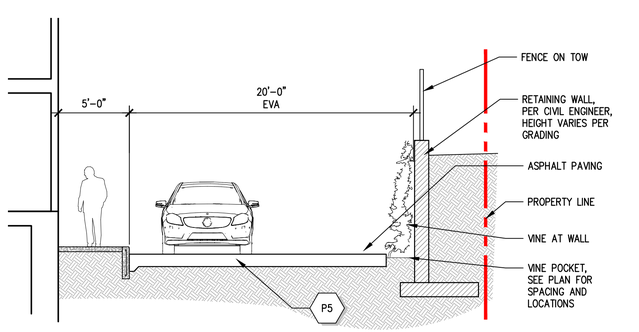


04 EVA GATE
3/16" = 1'-0"

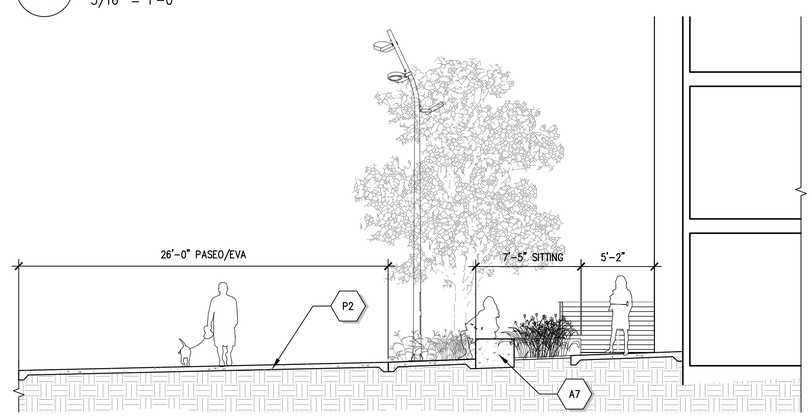


05 SECTION BAY VIEW TERRACE – NEIGHBORHOOD PARK
3/16" = 1'-0"

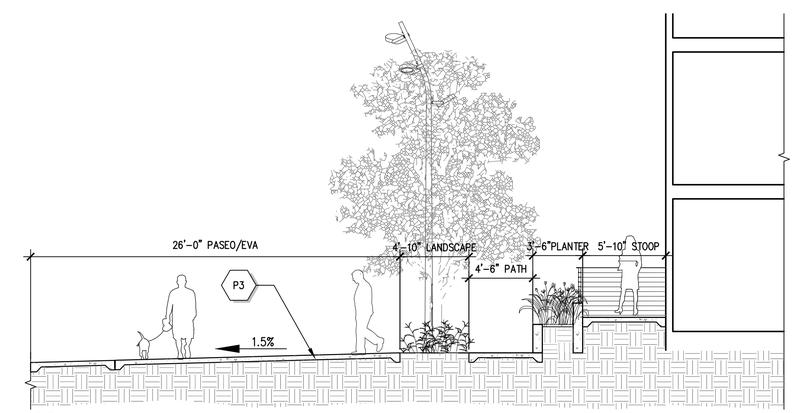




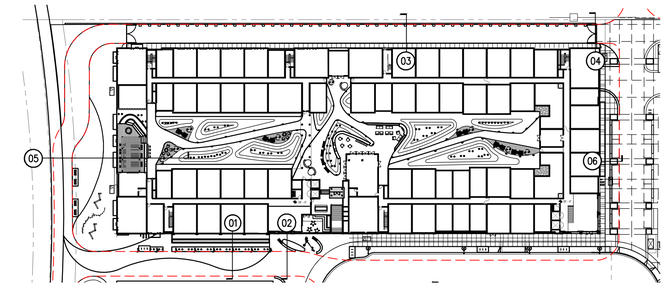
03 EAV SECTION AT NORHTER PROPERTY EDGE
3/16" = 1'-0"



02 SECTION NEIGHBORHOOD SQUARE
3/16" = 1'-0"



01 SECTION M&P PASEO
3/16" = 1'-0"



HERCULES PARCEL "M & P"

SECTIONS - BLOCKS M&P

02.27.2019 | 18048 | swa | L7.03A