

Revd 1/14/20

ARCHITECTURAL STYLES

TOWNHOMES

COURTYARD

	STYLE A
	STYLE B
	STYLE C

	STYLE A
	STYLE B
	STYLE C



TOWER ENHANCEMENT



NUMBER OF UNITS IN BUILDING

PHASE 1

PHASE 3

PODIUM
PHASE 4

PHASE 2

HIGHWAY I-80

JOHN MUIR PARKWAY

SAN PABLO AVENUE

NOTES:

- 1. REFER TO CIVIL SHEETS FOR ALL PROPERTY LINES, EASEMENTS, SITE DIMENSIONS, ACCESSIBLE UNIT LOCATIONS, ETC.
- 2. REFER TO LANDSCAPE SHEETS FOR LANDSCAPE DESIGN, DIMENSIONS AND DETAILED INFORMATION.

Central Tower to block handrail
Single Center Tower feature as in double drawings

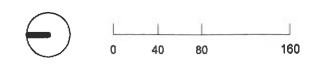


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HERCULES, CA # 2018-0201

FINAL DEVELOPMENT PLAN
VESTING TENTATIVE MAP
JANUARY 13, 2020



ARCHITECTURAL STYLES

A1.2.0

BEFORE:



AFTER:



STYLE A - *Courtyard - 14 plex*

STYLE B - *Townhome (should show 10-plex) & denote 'enhance' areas as applicable*

STYLE C - *Courtyard - 14-plex*



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PERSPECTIVE COMPARISON
BEFORE AND AFTER - STYLES A, B, & C

A5.0.8



Doorway entrys more pronounced & should incorporate stone...or coins



FRONT RIGHT PERSPECTIVE

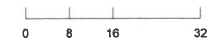


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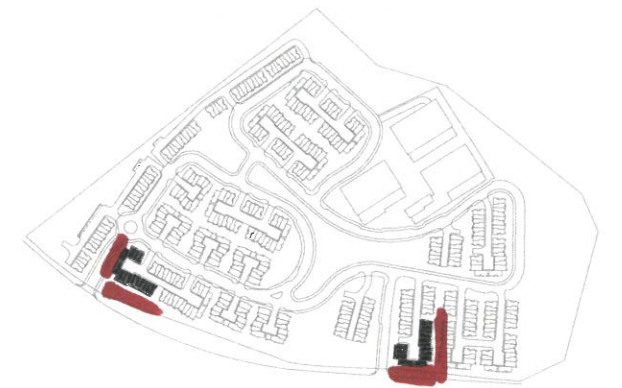


EXTERIOR ELEVATIONS
COURTYARD 14-PLEX - STYLE A

A3.2.9.0



A - LEFT ELEVATION



Highlight in which portion being shown

Material Legend:
 1. Stucco
 2. Stone Veneer
 3. Vinyl Windows
 4. Metal Canopy
 5. Entry Door
 6. Metal Railing
 7. Sliding Glass Door
 8. Concrete "S" Tile Roof



FRONT LEFT PERSPECTIVE



REAR RIGHT PERSPECTIVE



A - FRONT ELEVATION

- Material Legend:
1. Stucco
 2. Stone Veneer
 3. Vinyl Windows
 4. Metal Canopy
 5. Entry Door
 6. Metal Railing
 7. Sliding Glass Door
 8. Concrete 6" Tile Roof

Should be single tower at elements enhancement areas, correct?

Bldg elements should get lighter the higher on bldg. - balcony on 1st or 2nd floor more appropriate for architecture style



FRONT RIGHT PERSPECTIVE

* Add end caps to set off very visible side of bldg.



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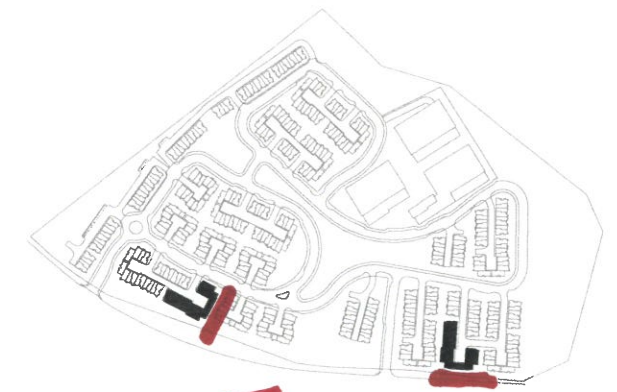
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EXTERIOR ELEVATIONS
COURTYARD 14-PLEX - STYLE C

A3.2.9.4



A - LEFT ELEVATION



- Material Legend:
- 1. Stucco
 - 2. Stone Veneer
 - 3. Vinyl Windows
 - 4. Metal Canopy
 - 5. Entry Door
 - 6. Metal Railing
 - 7. Sliding Glass Door
 - 8. Concrete "S" Tile Roof

Highlight sides elevation being shown

should be tower element at enhancement areas... correct?



FRONT LEFT PERSPECTIVE



REAR RIGHT PERSPECTIVE



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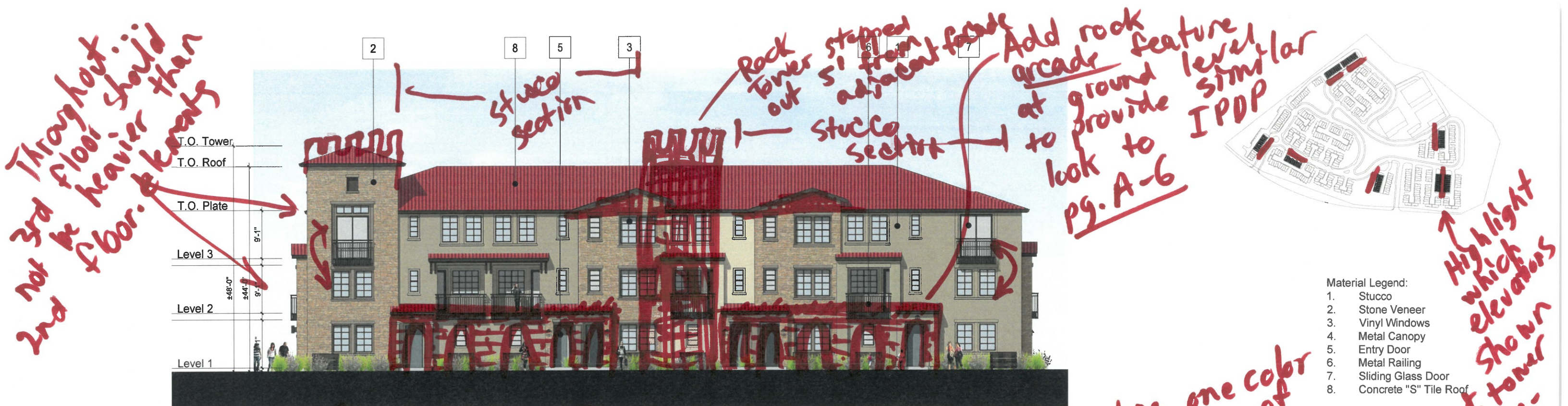
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EXTERIOR ELEVATIONS
COURTYARD 14-PLEX - STYLE C

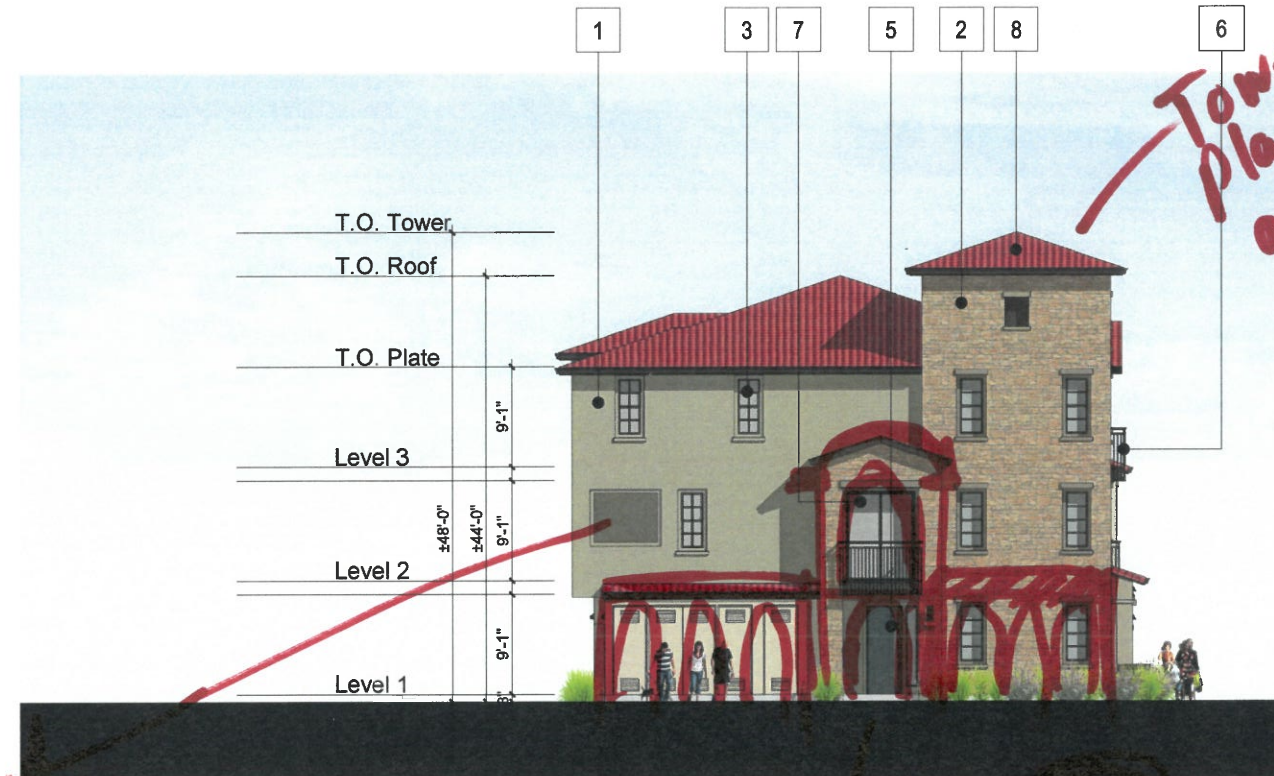
A3.2.9.5



A - FRONT ELEVATION



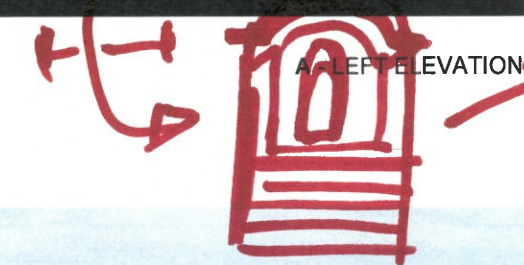
FRONT RIGHT PERSPECTIVE



- Material Legend:
- 1. Stucco
 - 2. Stone Veneer
 - 3. Vinyl Windows
 - 4. Metal Canopy
 - 5. Entry Door
 - 6. Metal Railing
 - 7. Sliding Glass Door
 - 8. Concrete 8" Tile Roof

Awkward feature

Tower placement awkward



Alternate style might incorporate in up exterior to P9 I PDP

Style coming similar in

see P9 A3.2.5.0 comments



FRONT LEFT PERSPECTIVE

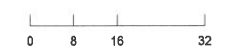


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EXTERIOR ELEVATIONS
TOWNHOUSE 8-PLEX - STYLE B

A3.2.5.1



1. View from Olive Grove



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PERSPECTIVES

A5.0.0