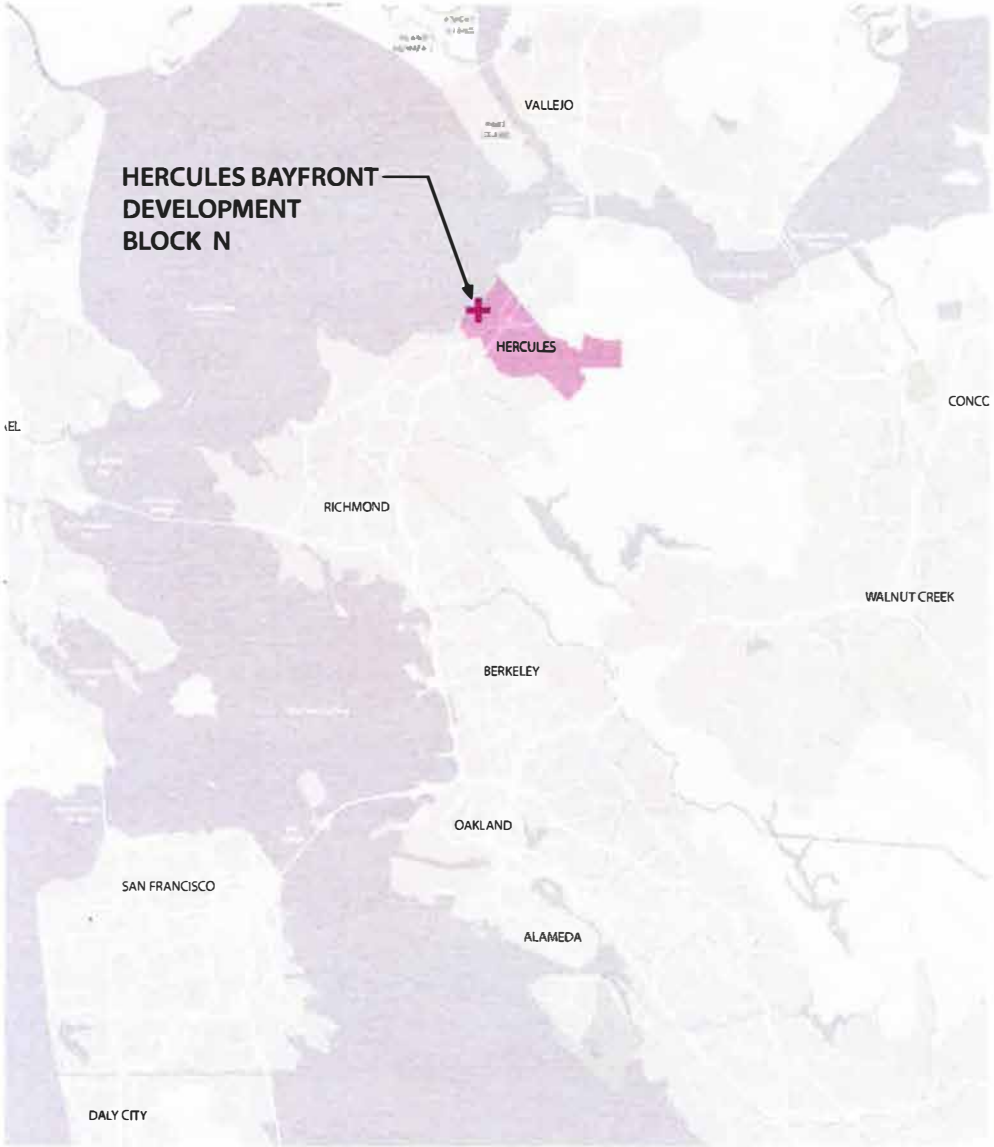

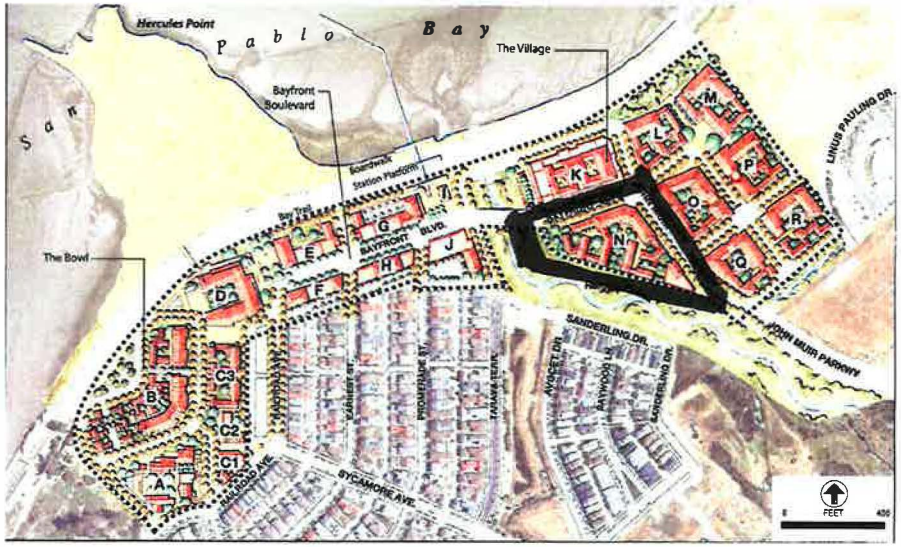

THE WATERFRONT DISTRICT MASTER PLAN (2008)

EXISTING SITE CONDITIONS

VICINITY MAP & MASTER PLAN
HERCULES BAYFRONT BCDC SUBMITTAL
06/28/2017

Exhibit A: Vicinity Map, Hercules Bayfront Project Master Plan, and Existing Site Photos

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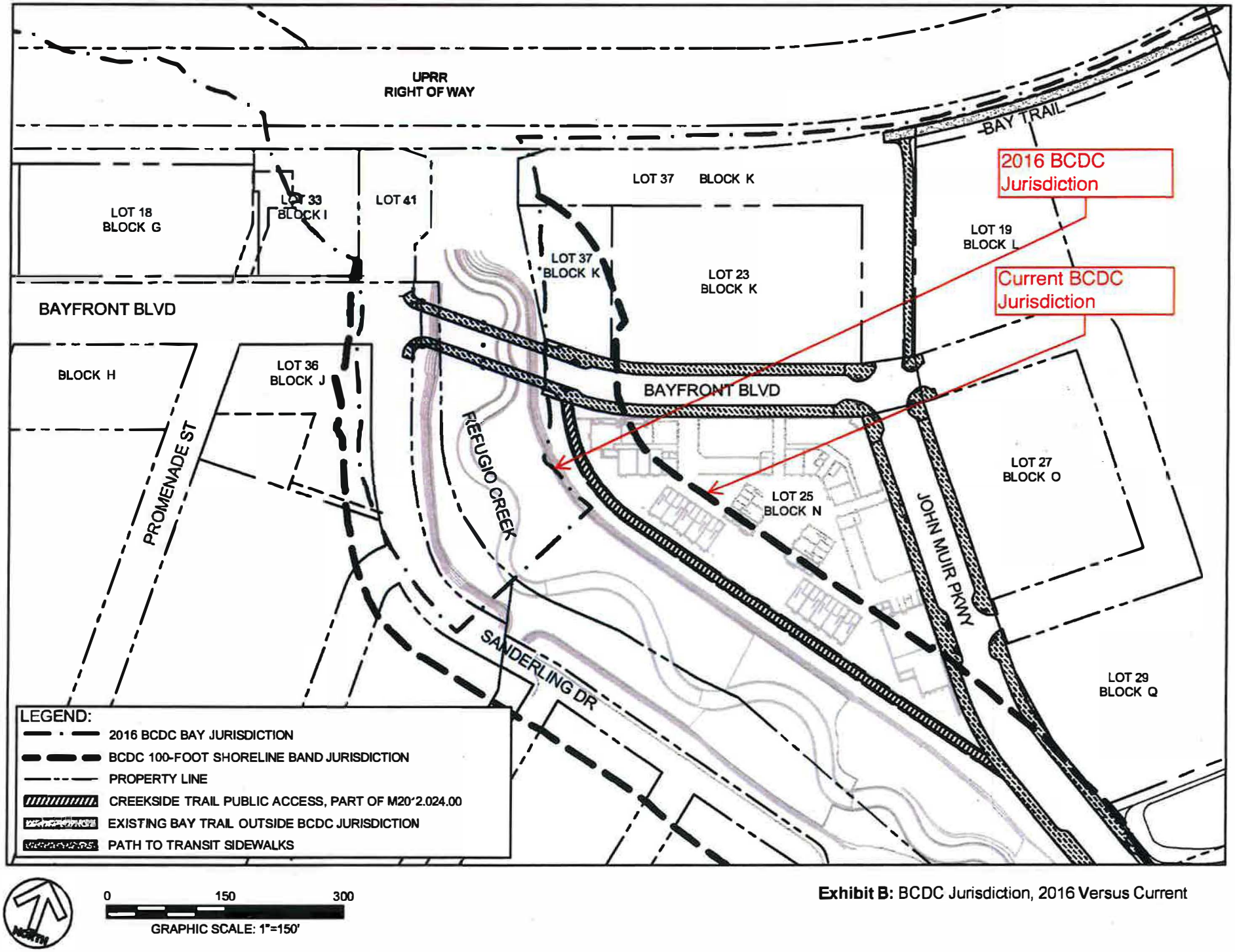


Exhibit B: BCDC Jurisdiction, 2016 Versus Current

Civic Space Regulating Plan

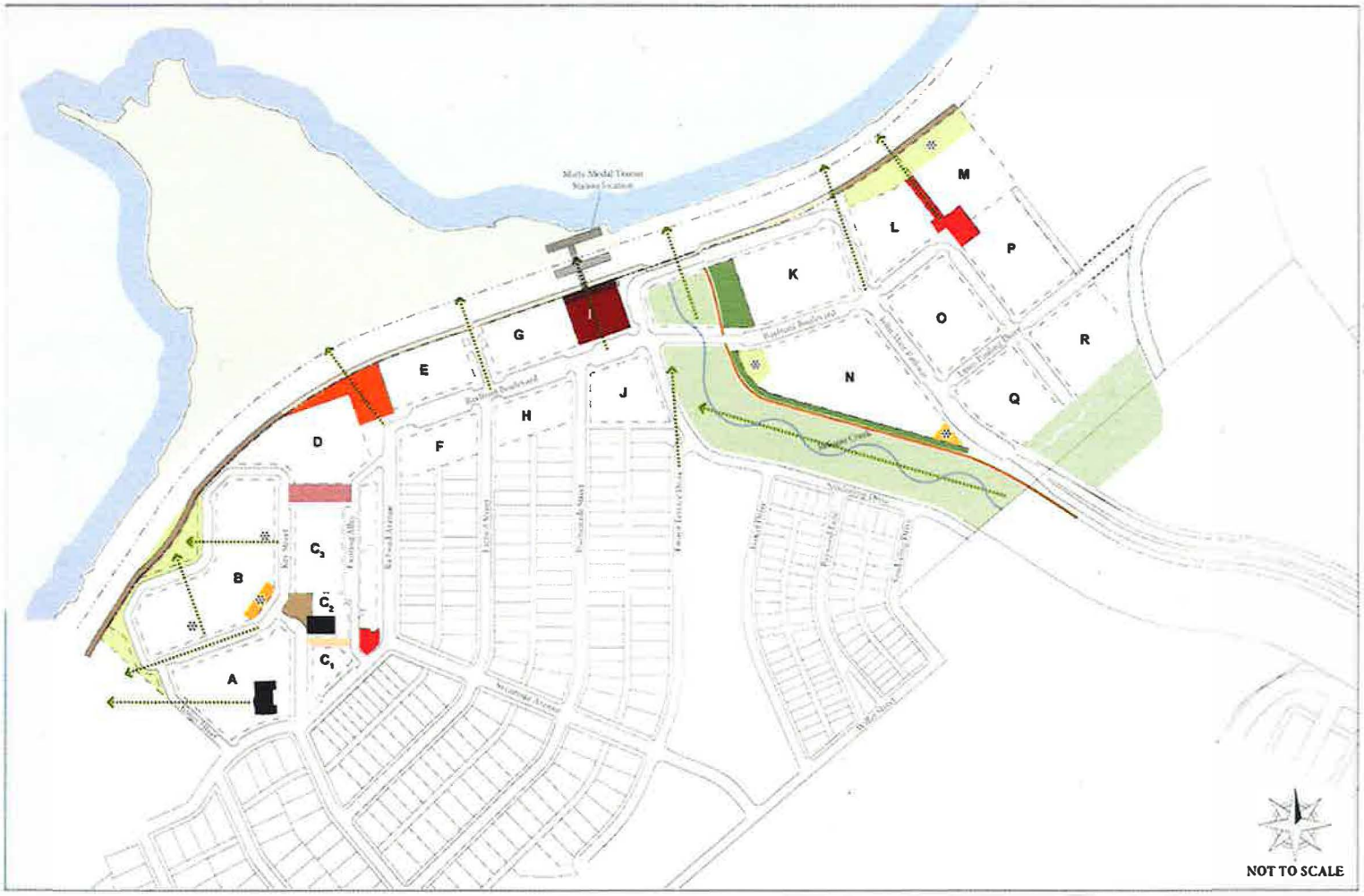
Civic Space Types

- Hercules Point
- Natural Preserve/Hillside/Riparian Area
- Neighborhood Park
- Bayfront/Creekside Park
- Civic Plaza
- Neighborhood Square
- Historic Square
- Plaza
- Pocket Plaza
- Cascade
- Paseo
- Bay Trail
- Bay Trail/Promenade
- Creekside Trail

General Key

- Historic Buildings
- Railroad ROW
- Drives allowed within Civic Space
- Provided View Corridor

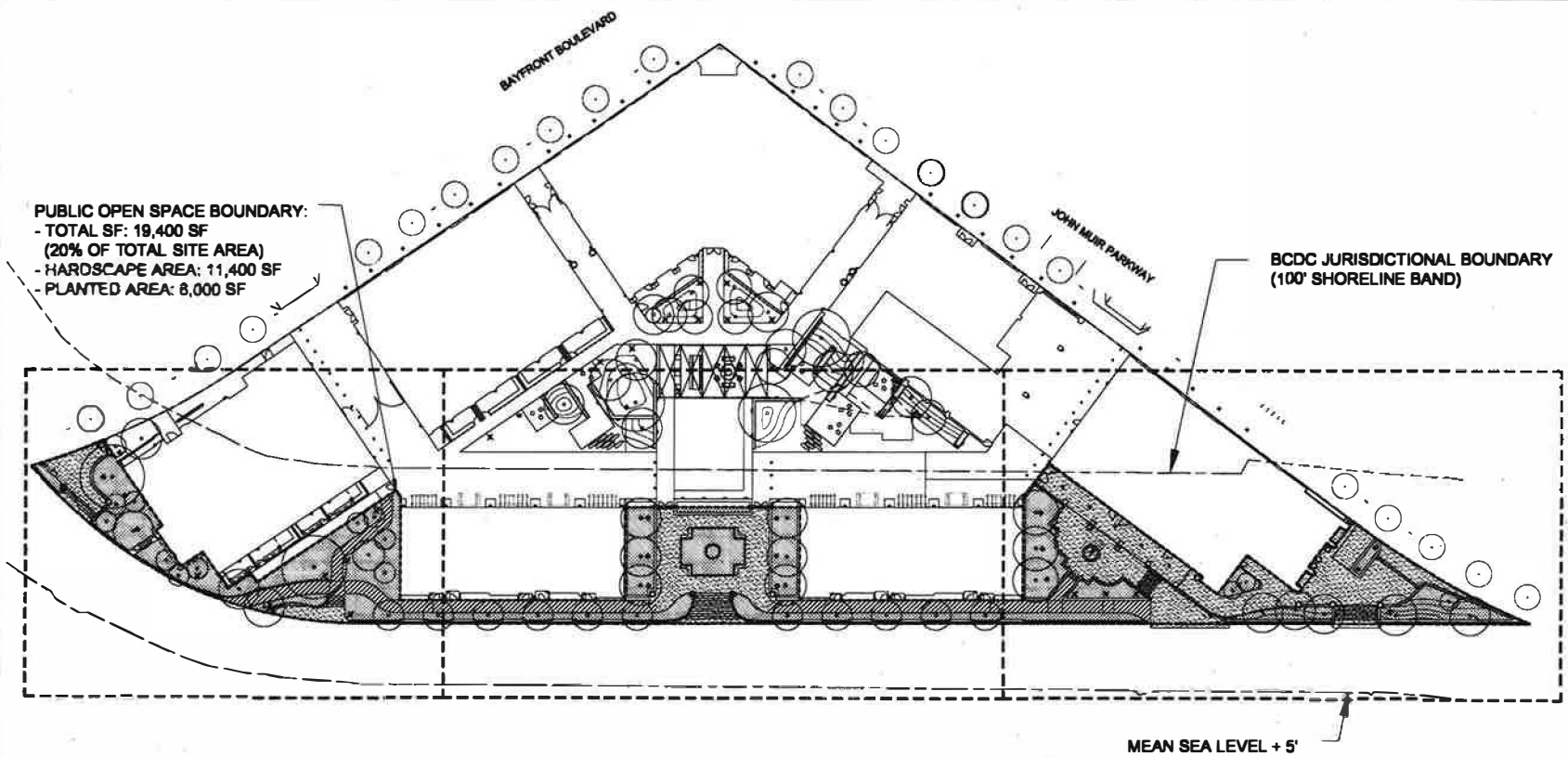
Dimensions on plan indicate minimum required widths or depths of civic spaces at the locations indicated. See individual standards for each Civic Space Type for all other required dimensions. The exact configuration of Civic Spaces may vary.



HWDMP Sub-District Amendments

* exact location and configuration may change per project specifics

Exhibit C: Hercules Waterfront District Master Plan Civic Space Regulating Plan



OVERALL SITE PLAN

SITE LEGEND		
SYMBOL	DESCRIPTION	QUANTITY (WITHIN PUBLICLY ACCESSIBLE OPEN SPACE)
PUBLIC USE ZONES		
	PLAZA	7,950 SF
	WALKWAY	2,660 SF
	CREEKSIDE TRAIL EDGE	500 SF
PLANTING		
	PLANTING AREA	8,000 SF
	TREES	67

SYMBOL	DESCRIPTION	QUANTITY (WITHIN PUBLICLY ACCESSIBLE OPEN SPACE)
SITE AMENITIES		
	SEATWALL	755 LF
	BIKE RACK (WITHIN BCDC JURISDICTION)	4
	TRASH RECEPTACLE	3
	DRINKING FOUNTAIN/ DOG WATERING STATION	1
	DOG BAG DISPENSER	1
	INTERPRETIVE SIGNAGE	1
	MOVABLE TABLE & CHAIRS (BY TENANTS)	QUANTITY DETERMINED BY TENANT

SYMBOL	DESCRIPTION	QUANTITY (WITHIN PUBLICLY ACCESSIBLE OPEN SPACE)
LIGHTING		
	LANDSCAPE LIGHT- BOLLARDS	10
	UPLIGHTS	9
	BUILDING-MOUNTED AREA LIGHTS	11
	WALL-MOUNTED PATHWAY LIGHTS	16
	SMALL LANDSCAPE LIGHT	9
SITE BOUNDARIES		
	100' SHORELINE BAND	
	PROPERTY LINE	
	PUBLICLY ACCESSIBLE OPEN SPACE ON PROJECT SITE	

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Wallace Roberts & Todd, LLC

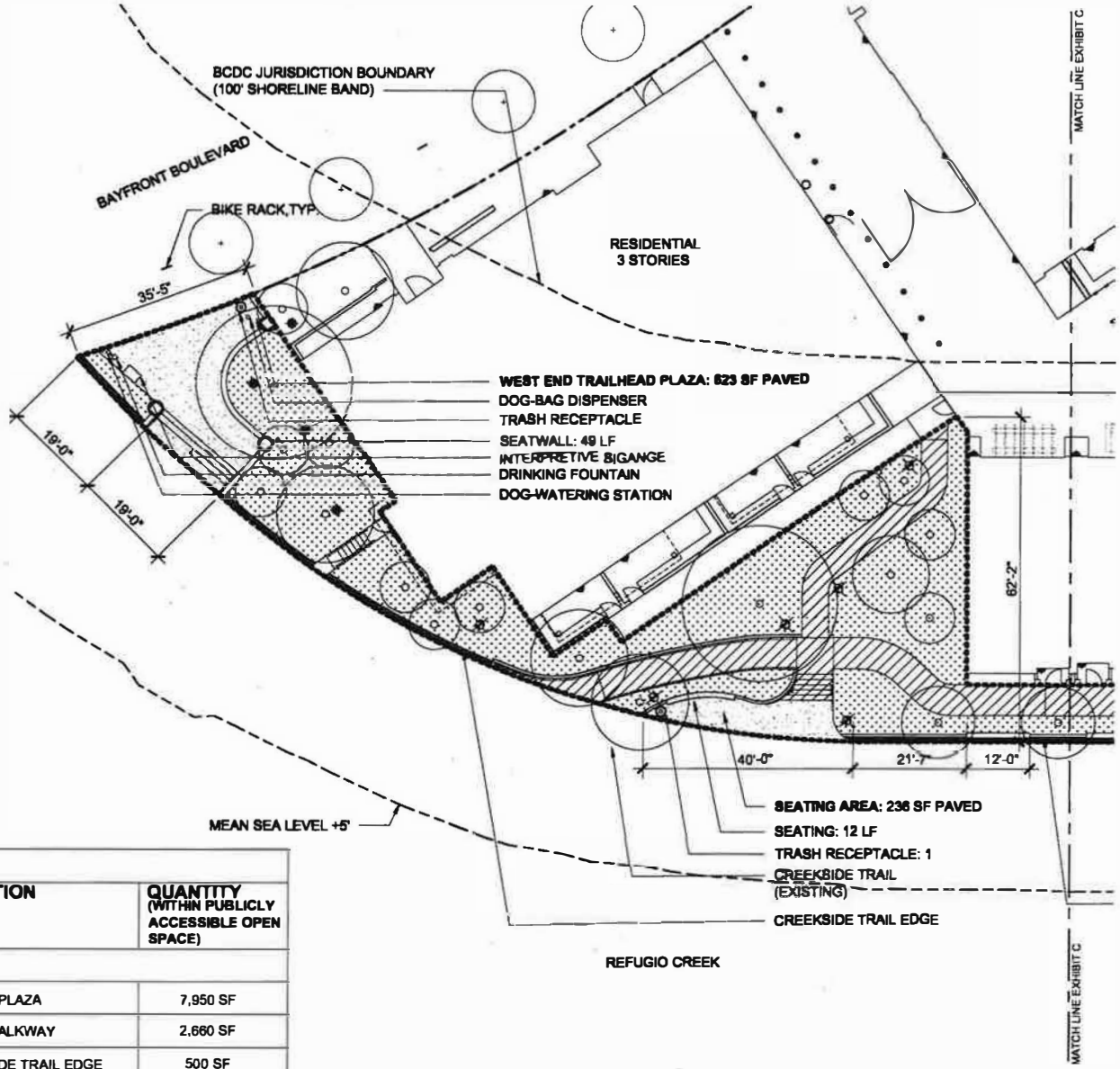
PROJECT ADDRESS:
2225 John Muir Pkwy
Hercules, CA 94547

OWNER:
HERCULES DEVELOPMENT PARTNERS, LP
6405 MIRAMESA BLVD, SUITE 100
SAN DIEGO, CA 92121

BCDC PERMIT
2017.002.00

2016063.00

Exhibit D:
Overall Site Plan



SITE LEGEND		
SYMBOL	DESCRIPTION	QUANTITY (WITHIN PUBLICLY ACCESSIBLE OPEN SPACE)
PUBLIC USE ZONES		
	PLAZA	7,950 SF
	WALKWAY	2,660 SF
	CREEKSIDE TRAIL EDGE	500 SF

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PARTNERS, LP
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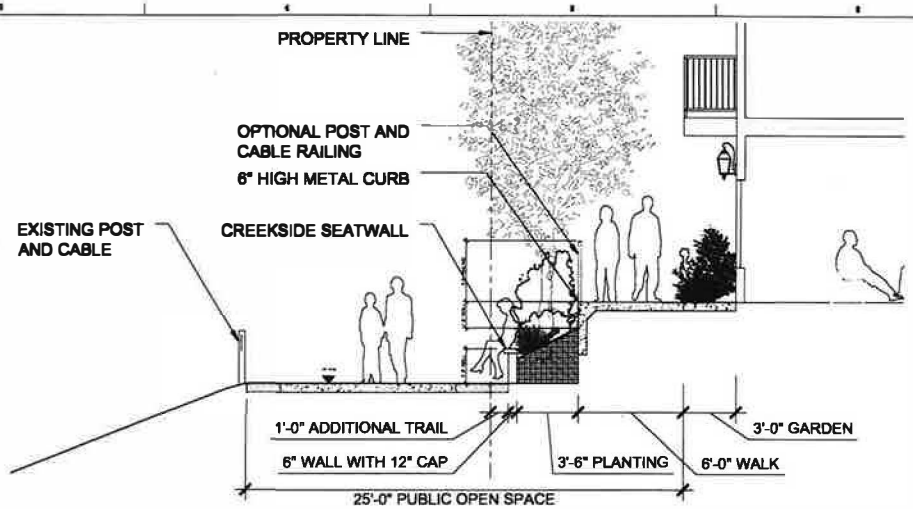
SUITE 100
SAN DIEGO, CA 92121

BCDC PERMIT
2017.002.00

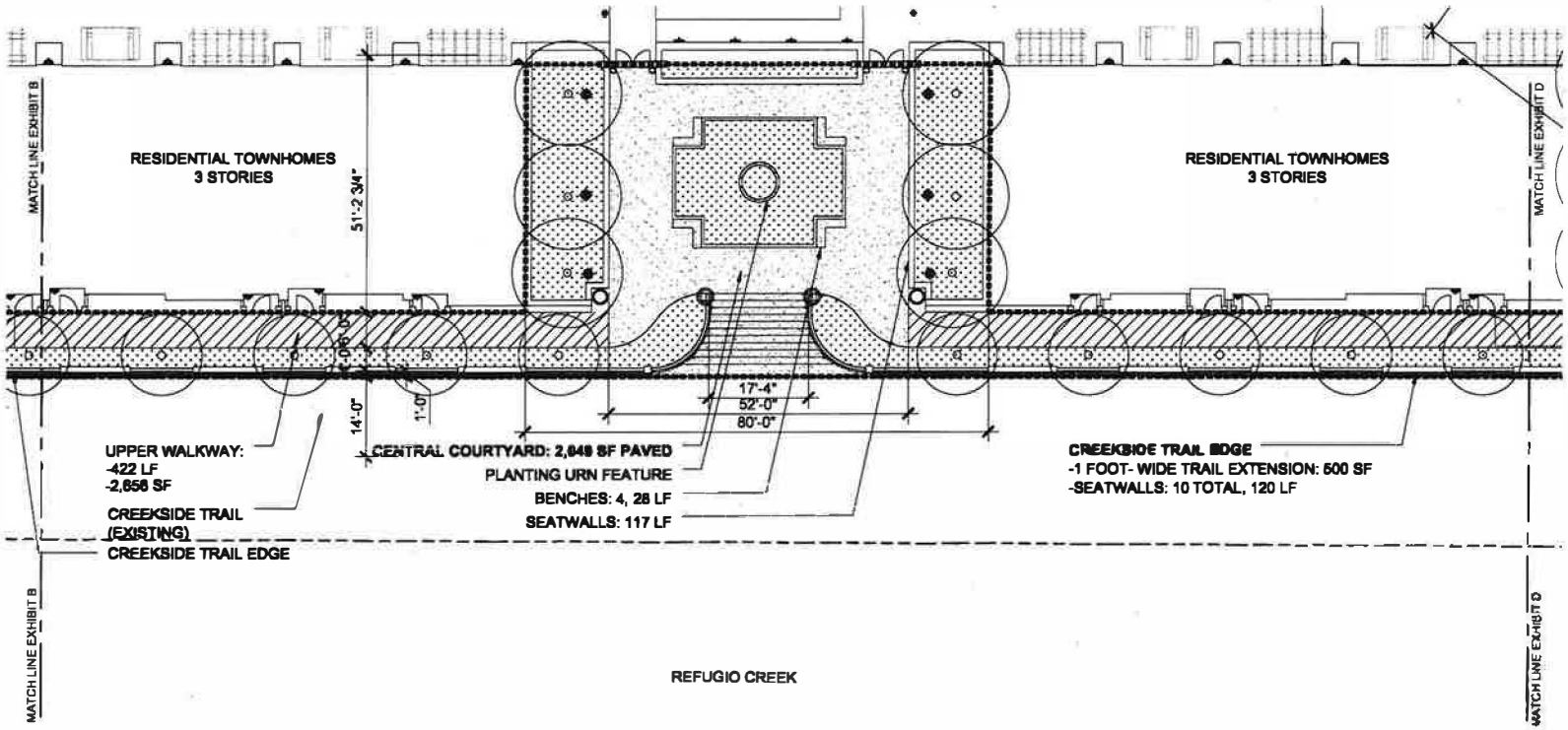
2010063.00

Exhibit E:
Western Trailhead
Plaza Site Plan

SITE LEGEND		
SYMBOL	DESCRIPTION	QUANTITY (WITHIN PUBLICLY ACCESSIBLE OPEN SPACE)
PUBLIC USE ZONES		
	PLAZA	7,950 SF
	WALKWAY	2,660 SF
	CREEKSIDE TRAIL EDGE	500 SF



TRAILL EDGE CROSS SECTION



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SAN DIEGO, CA 92121

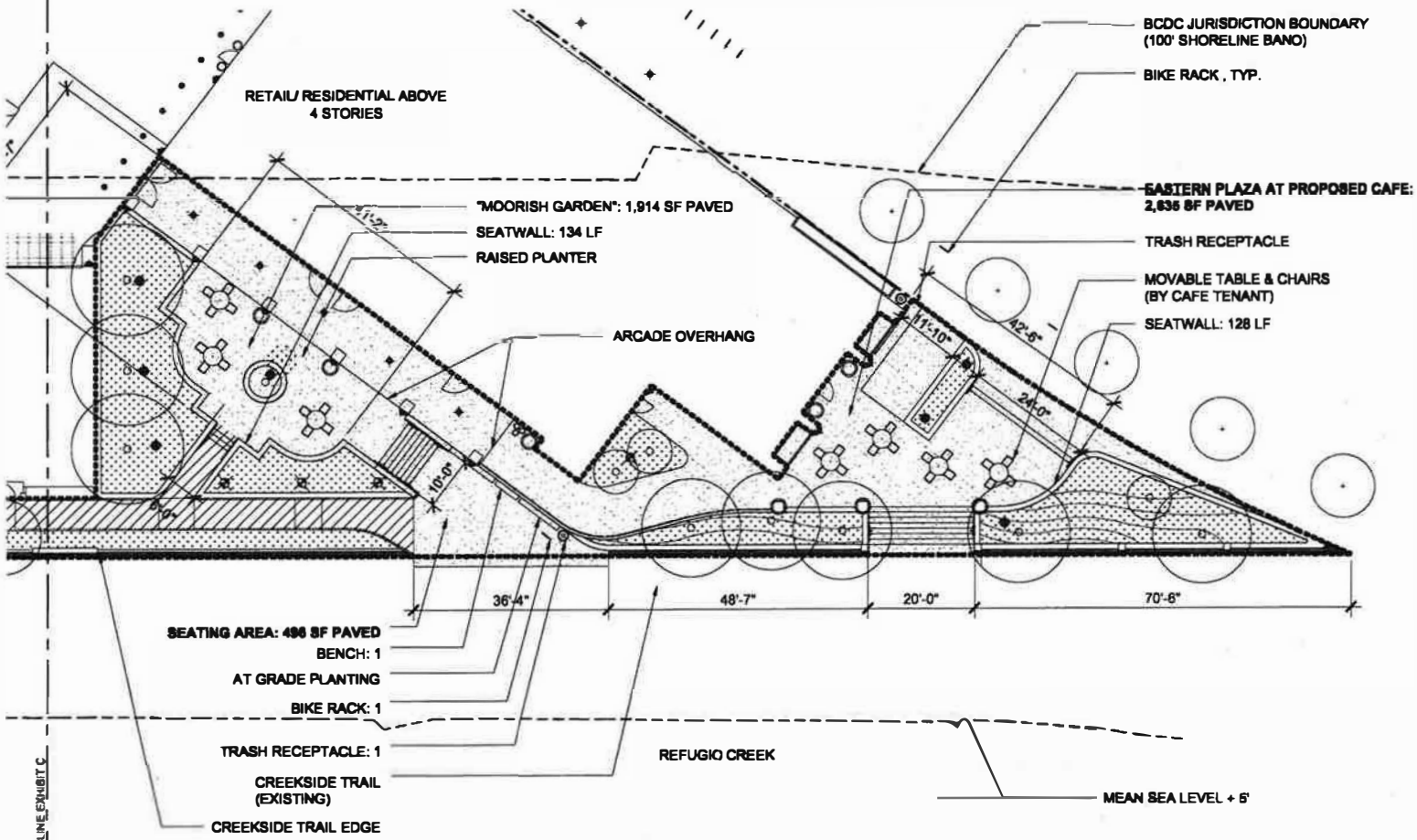
BCDC PERMIT
2017.002.00

PROJECT NO.: 2016063.00

Exhibit F:
Central Courtyard Site Plan and Section View

SITE LEGEND		
SYMBOL	DESCRIPTION	QUANTITY (WITHIN PUBLICLY ACCESSIBLE OPEN SPACE)
PUBLIC USE ZONES		
	PLAZA	7,950 SF
	WALKWAY	2,660 SF
	CREEKSIDE TRAIL EDGE	500 SF

PUBLIC RESTROOM ACCESS: APPLICANT WILL PROVIDE PUBLIC ACCESS DURING BUSINESS HOURS FROM THE PUBLIC OUTDOOR SPACE TO THE RESTROOMS IN ONE OF THE RETAIL UNITS AT THE EASTERN PART OF THE PROJECT. THE EXACT LOCATION OF THE PUBLICLY ACCESSIBLE RESTROOM WILL BE DETERMINED AT SUCH TIME THAT THE ACTUAL FLOOR PLANS FOR THE RETAIL TENANTS ARE COMPLETED.
WAYFINDING SIGANGE WILL BE PROVIDED TO INDICATE LOCATION OF RESTROOMS.



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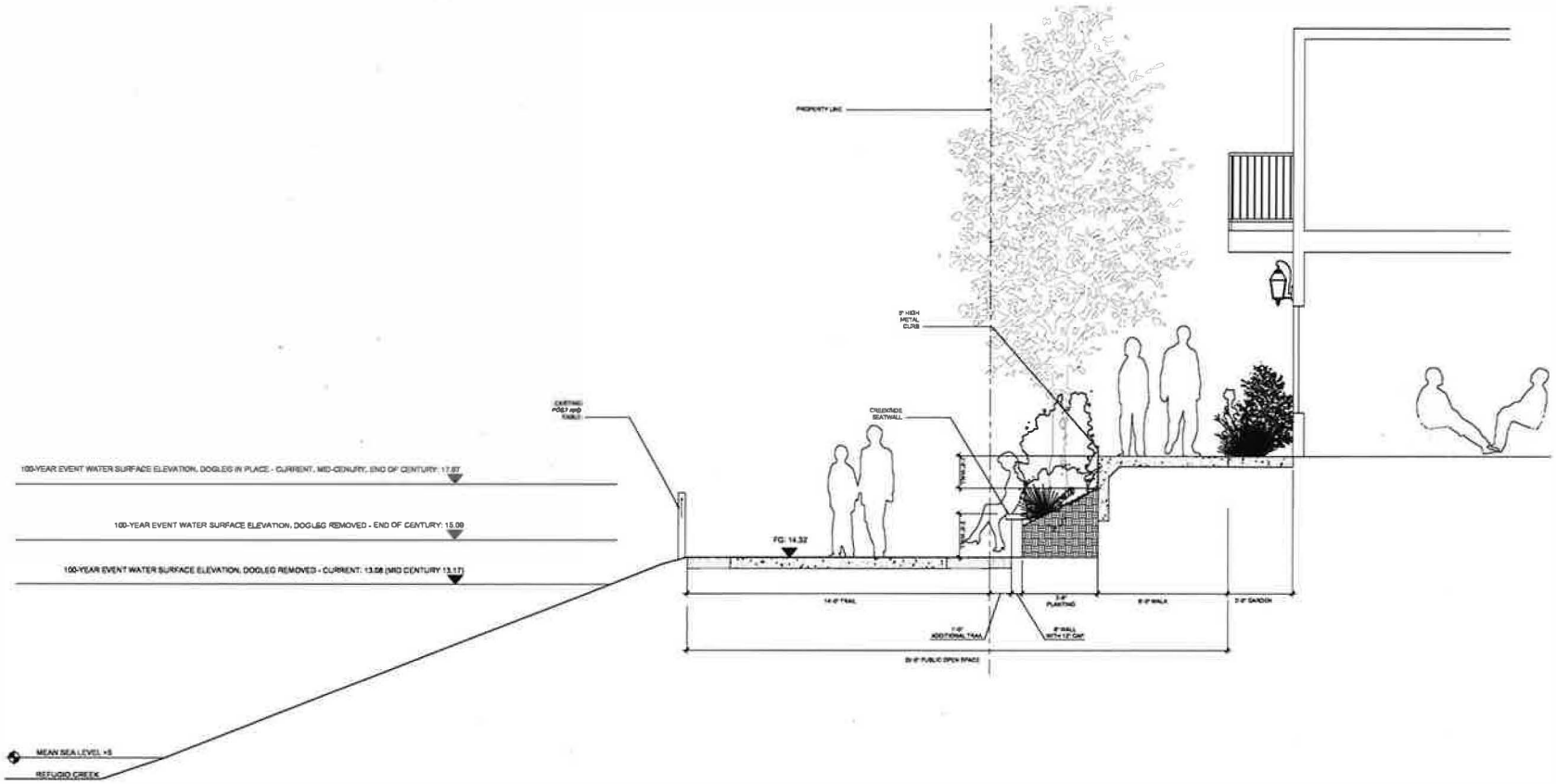
OWNER:
HERCULES DEVELOPMENT PARTNERS, LP
6409 MIRAMESA BLVD, SUITE 100
SAN DIEGO, CA 92121

BCDC PERMIT
2017.002.00

2016063.00

Exhibit G:
Eastern Plaza
Site Plan



1 Section - Townhomes Along Creek Trail
1/8" = 1'-0"

SITE SECTION- TOWNHOME FRONTAGE

HERCULES BAYFRONT CREEKSIDE APARTMENTS- BCDC STAFF REVIEW
07/13/2017

Exhibit H: Section View, Projected Flood Risk

GGLO

1 PROPOSED VIEW FROM SANDERLING

2 ARCADE AERIAL VIEW

3 ARECADE VIEW FROM JOHN MUIR