

# CREEKSIDE APARTMENTS

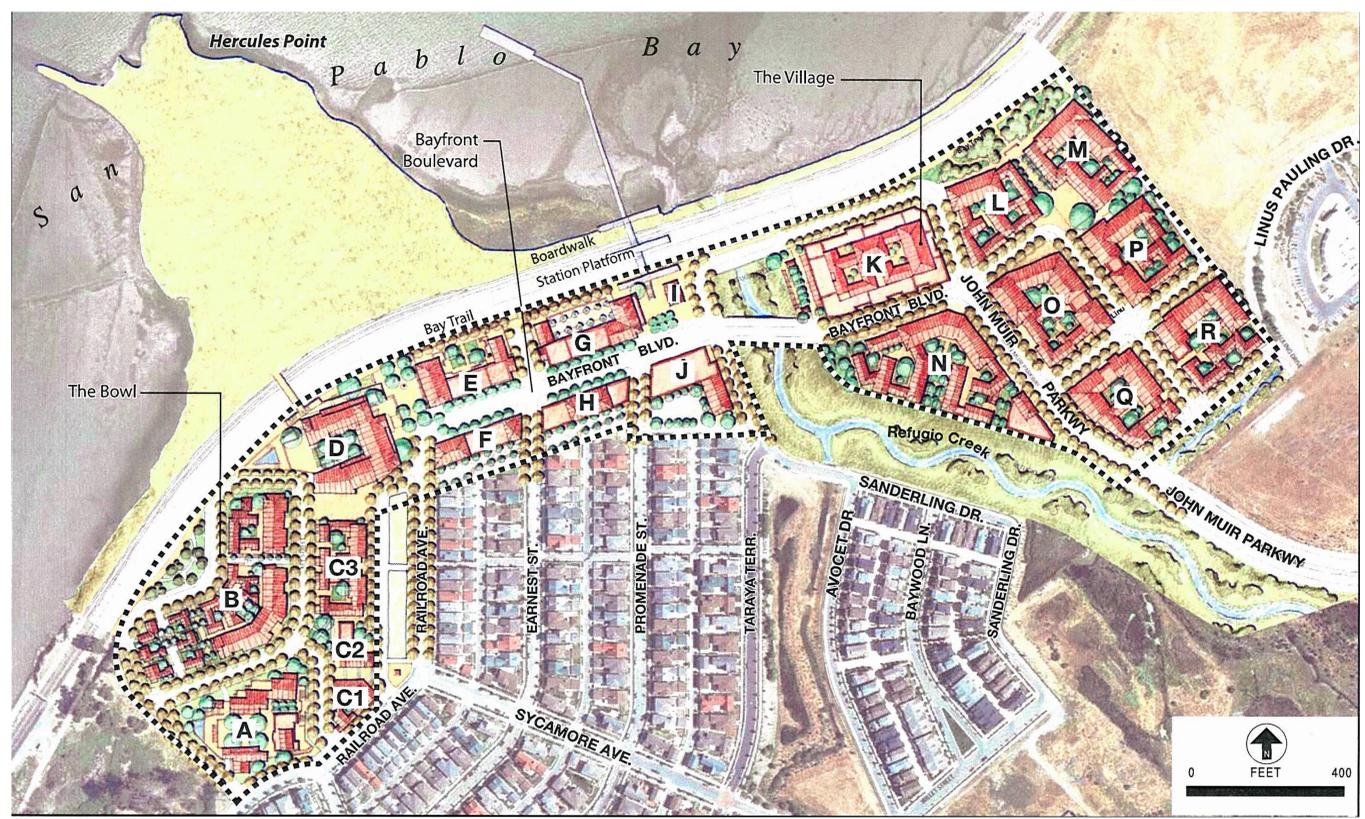
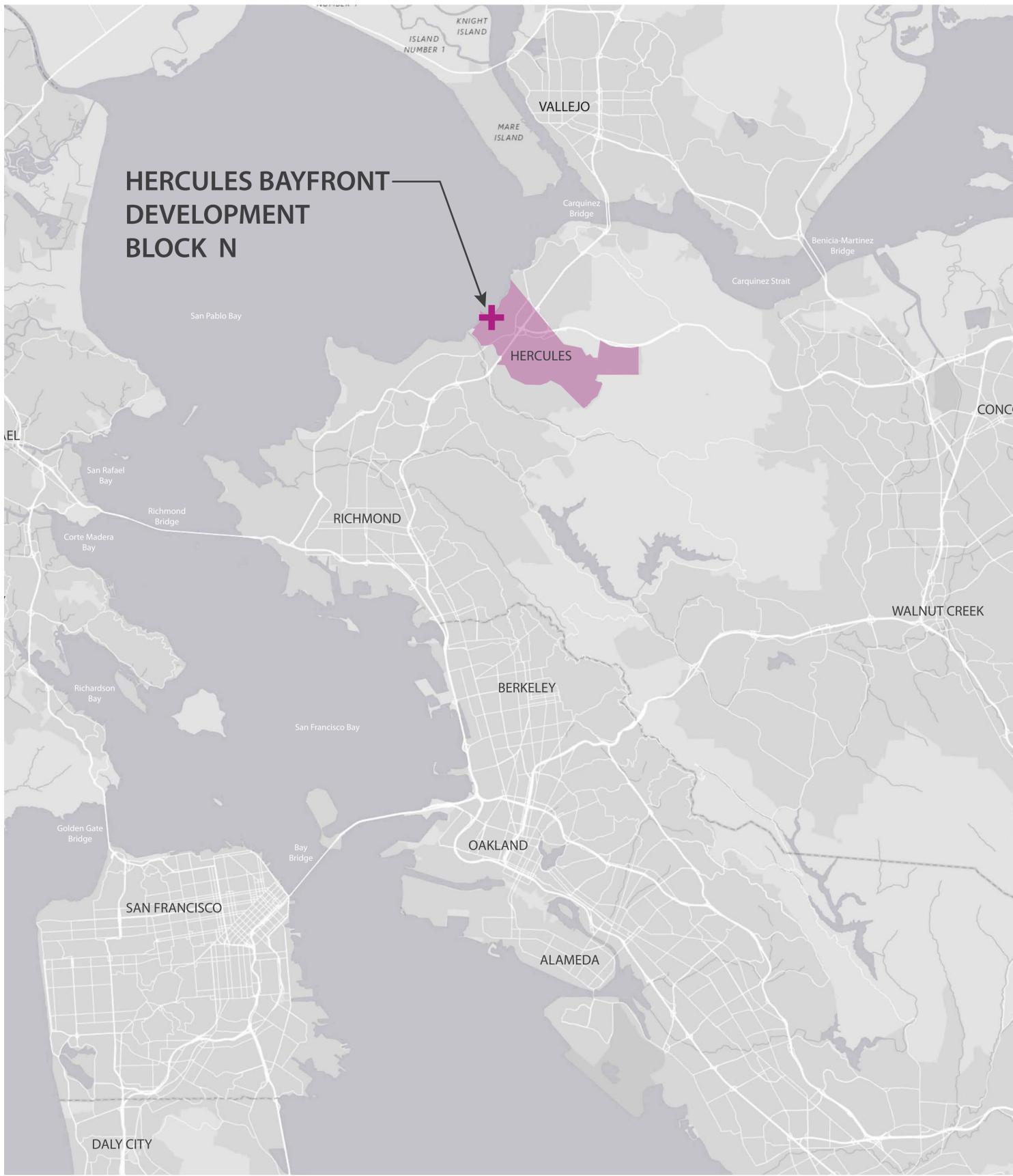
## (LOT 25 OF TRACT 9290)

### HERCULES, CA

#### SHEET INDEX:

- 1 Cover Sheet
- 2 Vicinity Map & Master Plan
- 3 Architectural 3D Views 1
- 4 Architectural 3D Views 2
- 5 Master Plan Trail Connections
- 6 Illustrative Site Plan
- 7 Enlargement Plan 1
- 8 Enlargement Plan 2
- 9 Enlargement Plan 3
- 10 Section - Townhomes Along Creek Trail
- 11 Section - Central Axis
- 12 Creekside Trail Experience
- 13 Creek Views
- 14 Materials Plan
- 15 Preliminary Plant Palette
- 16 Landscape Lighting Plan





THE WATERFRONT DISTRICT MASTER PLAN (2008)



EXISTING SITE CONDITIONS





1 EXISTING VIEW DOWN CREEKSIDE TRAIL

2 EXISTING VIEW DOWN JOHN MUIR PARKWAY AND BAYFRONT BLVD

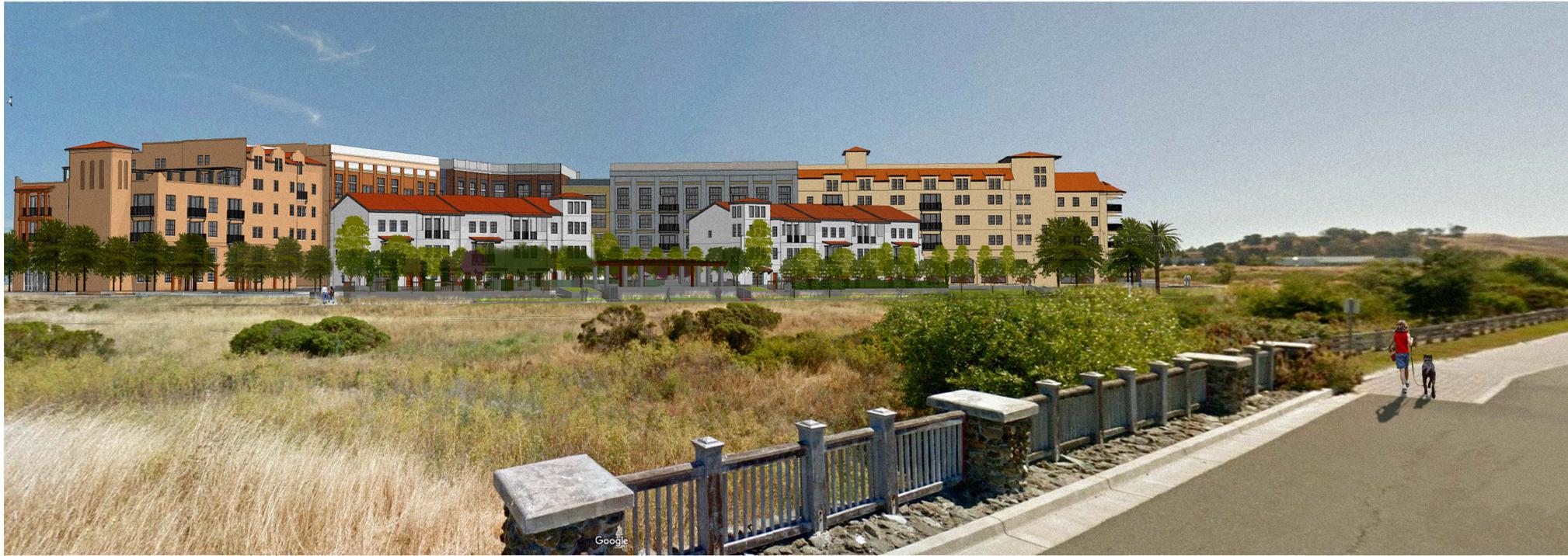
3 EXISTING VIEW FROM BRIDGE



1 PROPOSED VIEW DOWN CREEKSIDE TRAIL

2 PROPOSED VIEW DOWN JOHN MUIR PARKWAY AND BAYFRONT BLVD

3 PROPOSED VIEW FROM BRIDGE



1 PROPOSED VIEW FROM SANDERLING

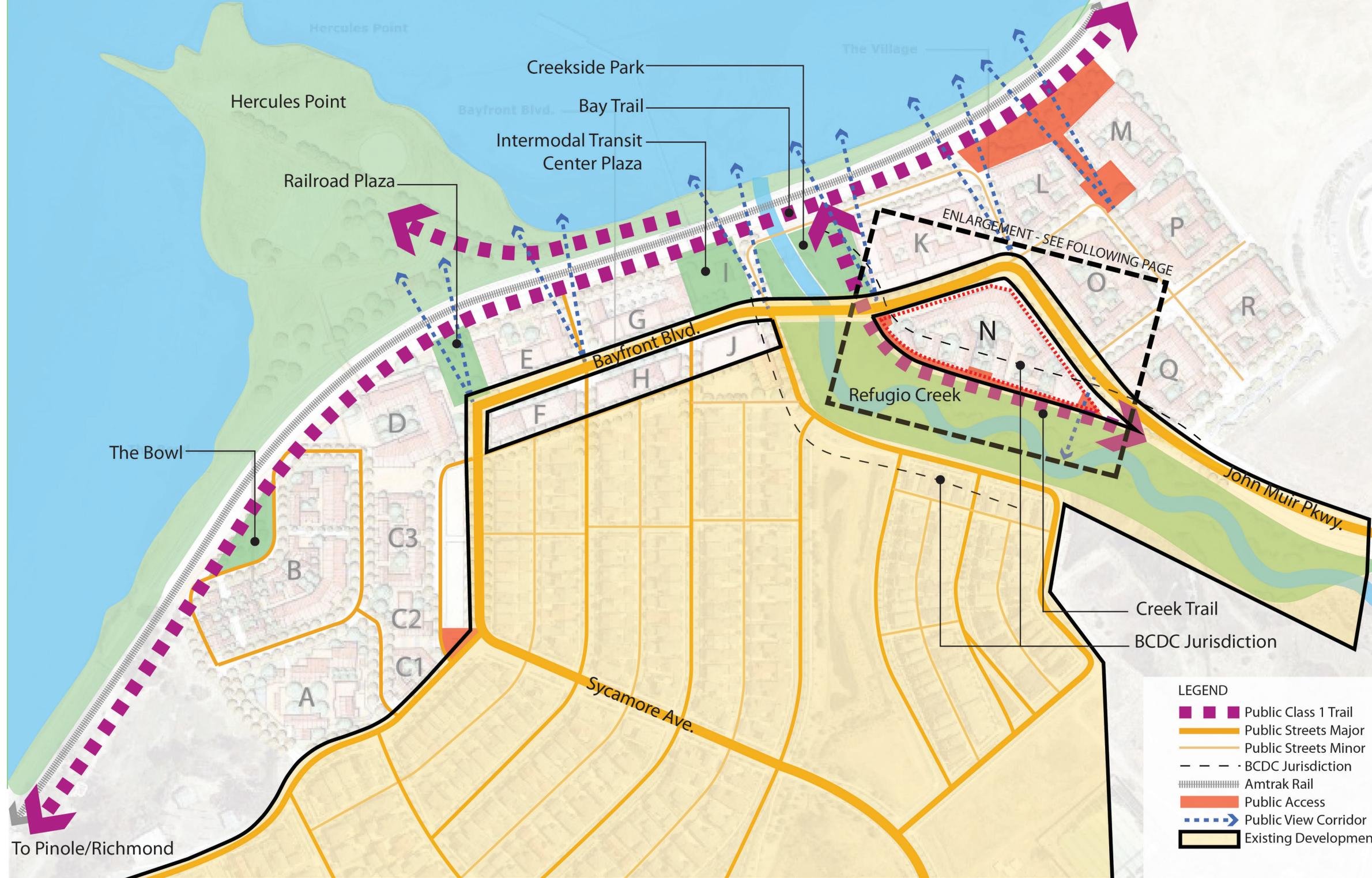


2 ARCADE AERIAL VIEW



3 ARCADE VIEW FROM JOHN MUIR

# Hercules Waterfront Public Park & Trails Exhibit



**REFUGIO CREEK RESTORATION NOTE**

**Completed:**  
Summer 2016

**Purpose:**  
Restore Refugio Creek to its natural setting as well as to create wetland areas as a mitigation for future impacts related to the construction of the Intermodal Transit Station and related track-work. The creekside trail from the Bayfront Boulevard bridge to John Muir Parkway was constructed as part of the restoration project to complete this segment of the overall trail network.

- LEGEND**
- Public Class 1 Trail
  - Public Streets Major
  - Public Streets Minor
  - BCDC Jurisdiction
  - Amtrak Rail
  - Public Access
  - Public View Corridor
  - Existing Development

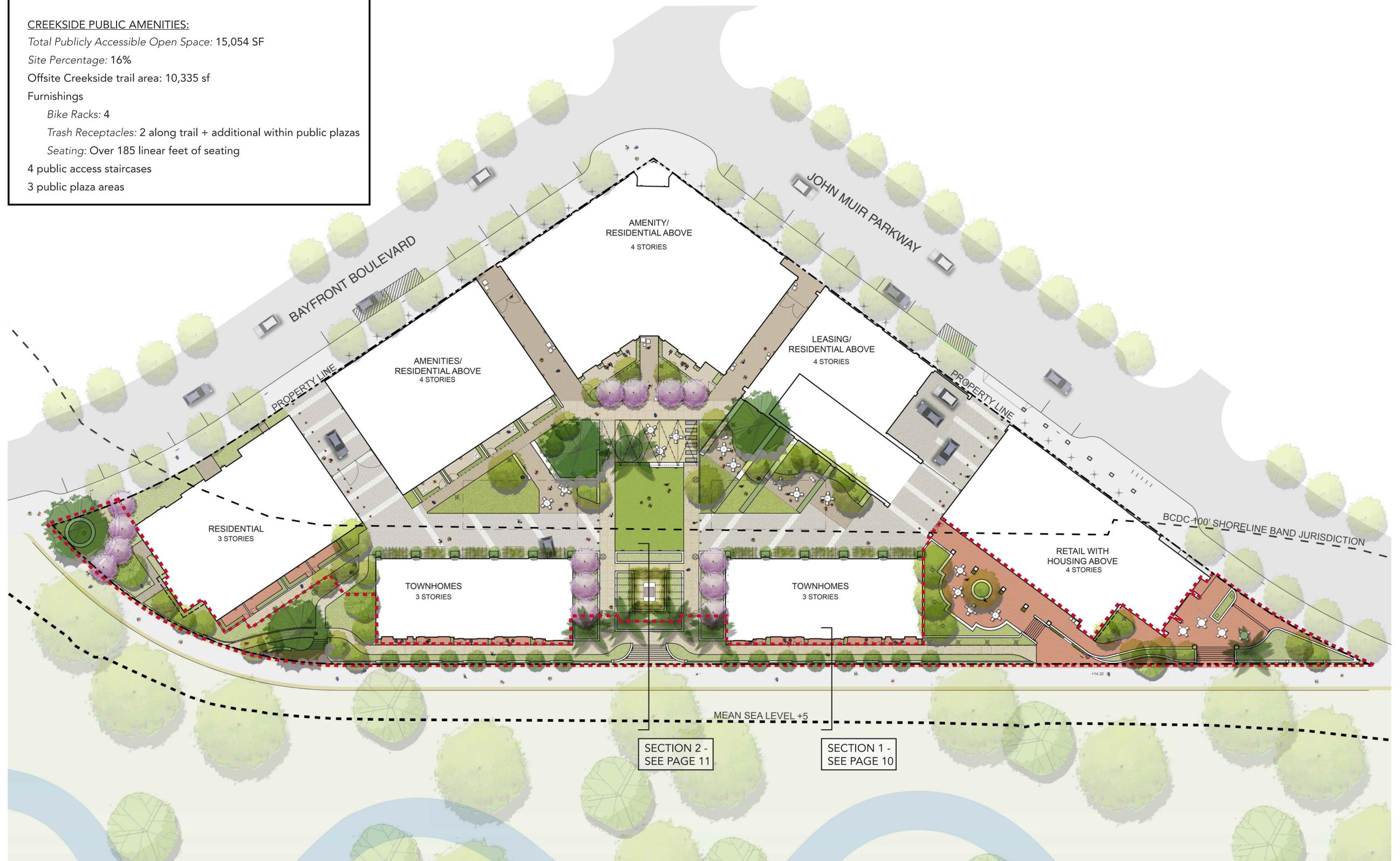


**DEVELOPMENT DETAILS:**

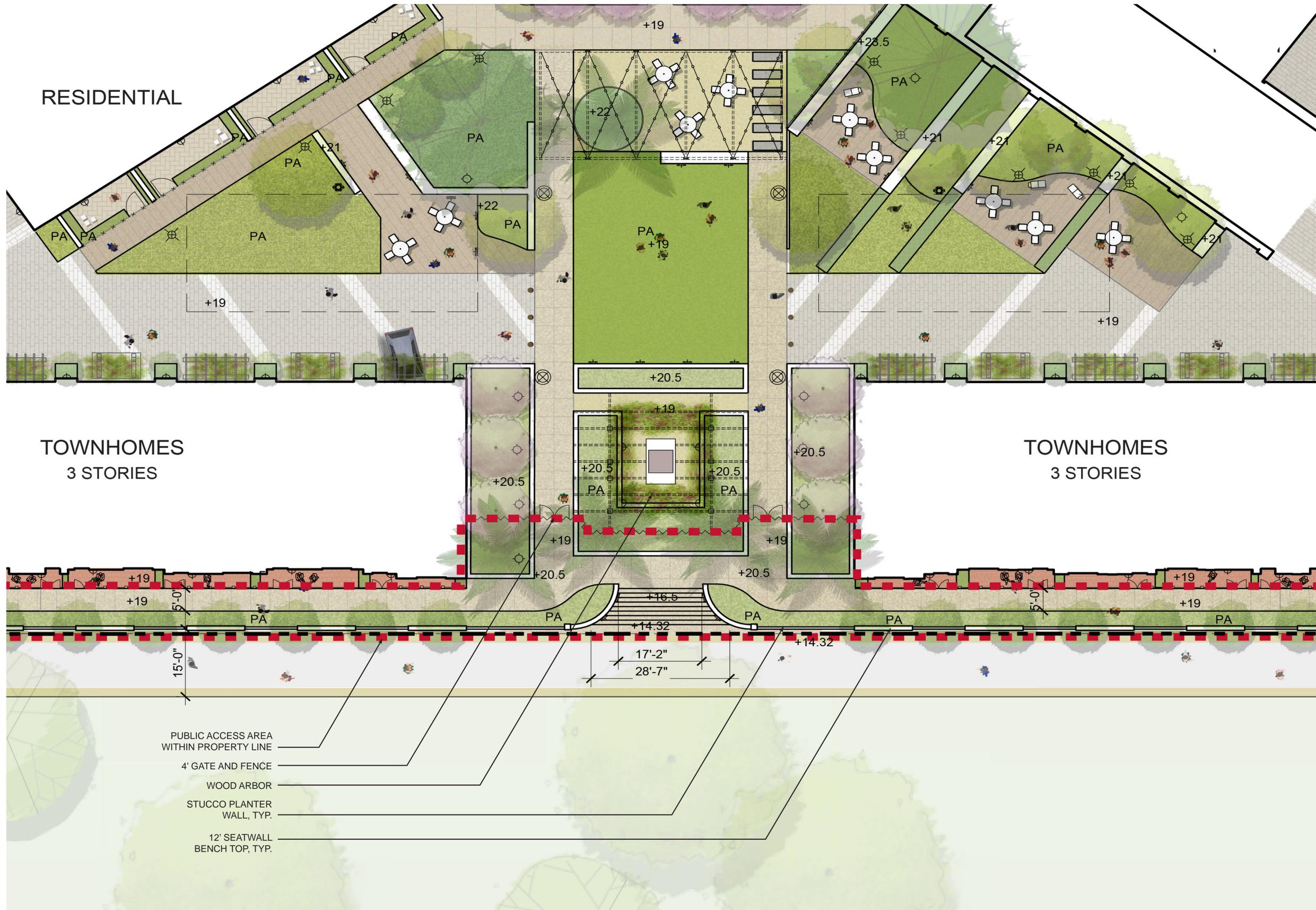
Number of units: 172  
16,400 sf amenities  
6,673 sf commercial space  
On-Site Parking Count: 225 spaces  
Total Site Area: 2.2 Acres

**CREEKSIDE PUBLIC AMENITIES:**

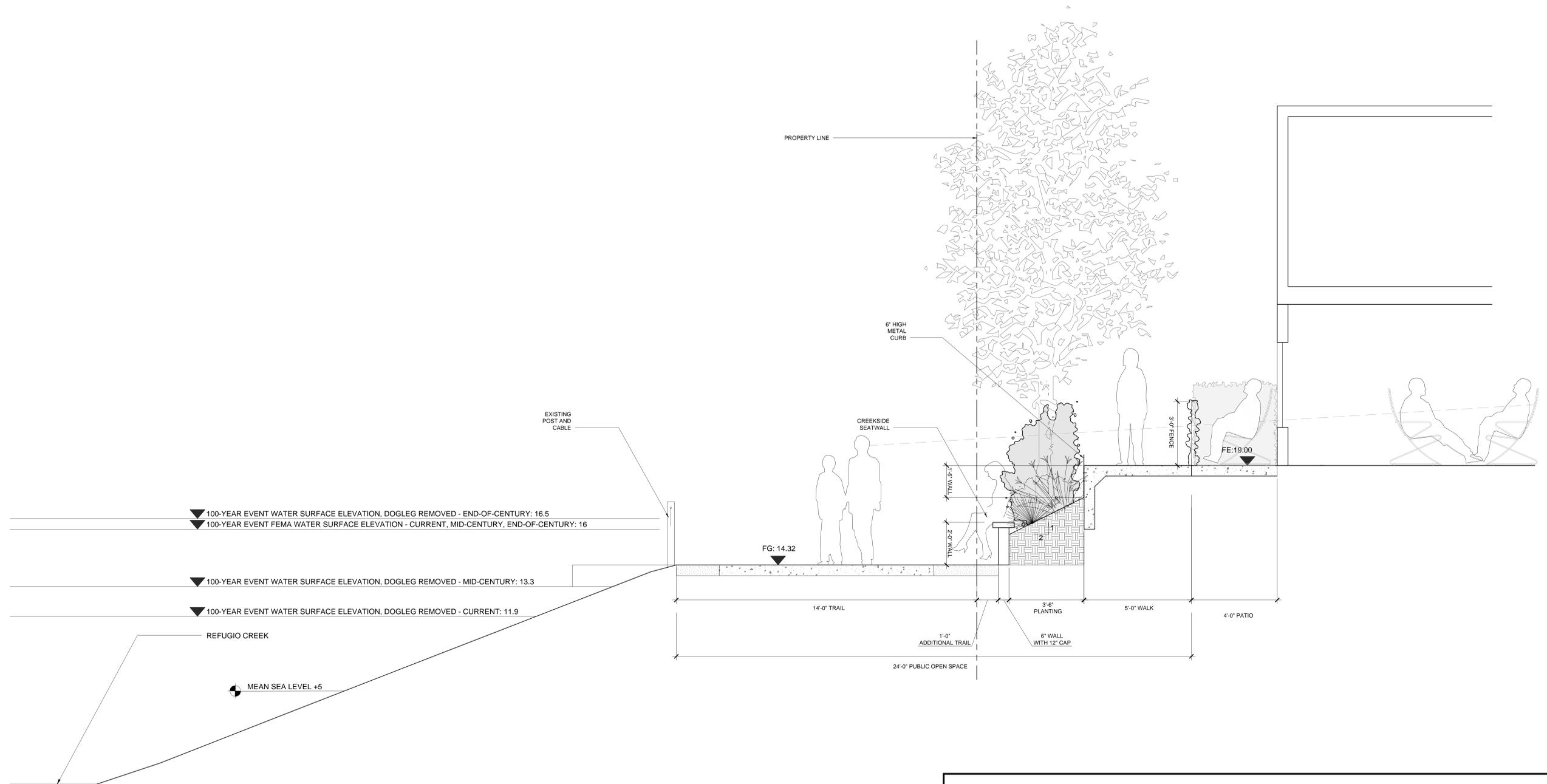
Total Publicly Accessible Open Space: 15,054 SF  
Site Percentage: 16%  
Offsite Creekside trail area: 10,335 sf  
Furnishings  
Bike Racks: 4  
Trash Receptacles: 2 along trail + additional within public plazas  
Seating: Over 185 linear feet of seating  
4 public access staircases  
3 public plaza areas







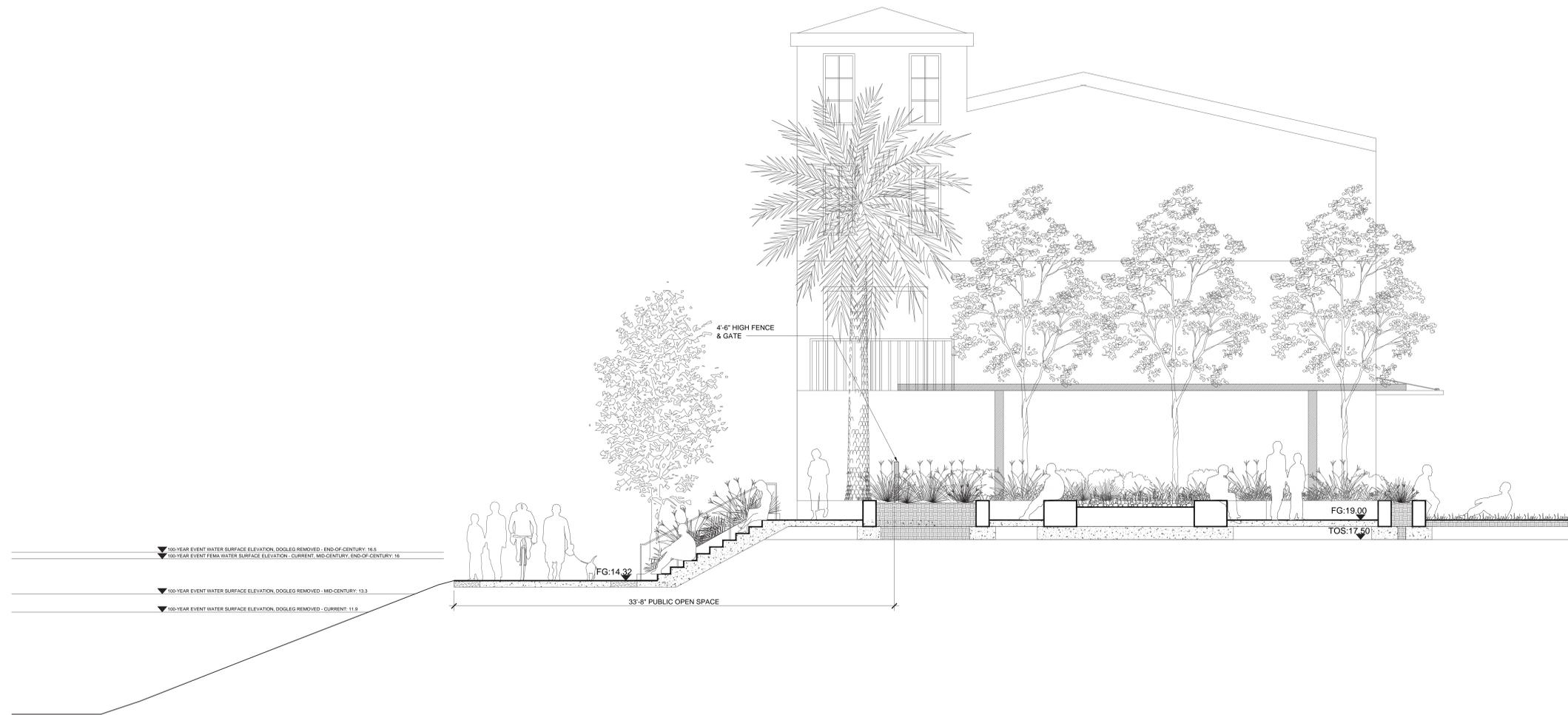




1 Section - Townhomes Along Creek Trail

**Water-Surface Elevation Note:**

1. Based on FEMA, the 100-year-event water surface elevation in Refugio Creek near block N is 16 feet in the current, mid-century, and end of century.
2. Per the assessed fluvial flow conditions within Refugio Creek after the completion of restoration downstream of Bayfront Bridge to San Pablo Bay (i.e. the "dogleg" removed), the 100-year-event water surface elevation in Refugio Creek near block N is 11.9 currently, 13.3 feet mid-century, and 16.5 feet end of century.



2 Section - Central Axis

**Water-Surface Elevation Note:**

1. Based on FEMA, the 100-year-event water surface elevation in Refugio Creek near block N is 16 feet in the current, mid-century, and end of century.
2. Per the assessed fluvial flow conditions within Refugio Creek after the completion of restoration downstream of Bayfront Bridge to San Pablo Bay (i.e. the "dogleg" removed), the 100-year-event water surface elevation in Refugio Creek near block N is 11.9 currently, 13.3 feet mid-century, and 16.5 feet end of century.



1



2



3



4



5



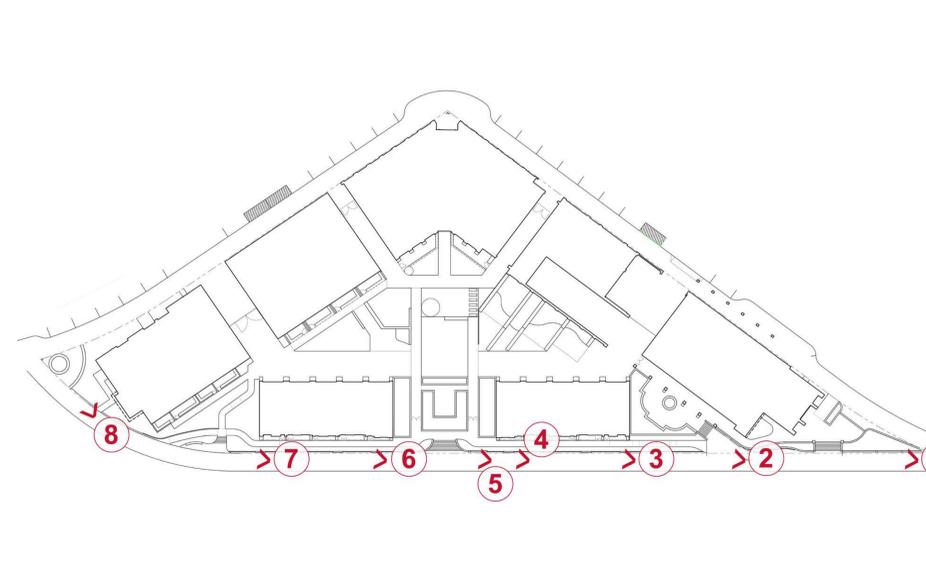
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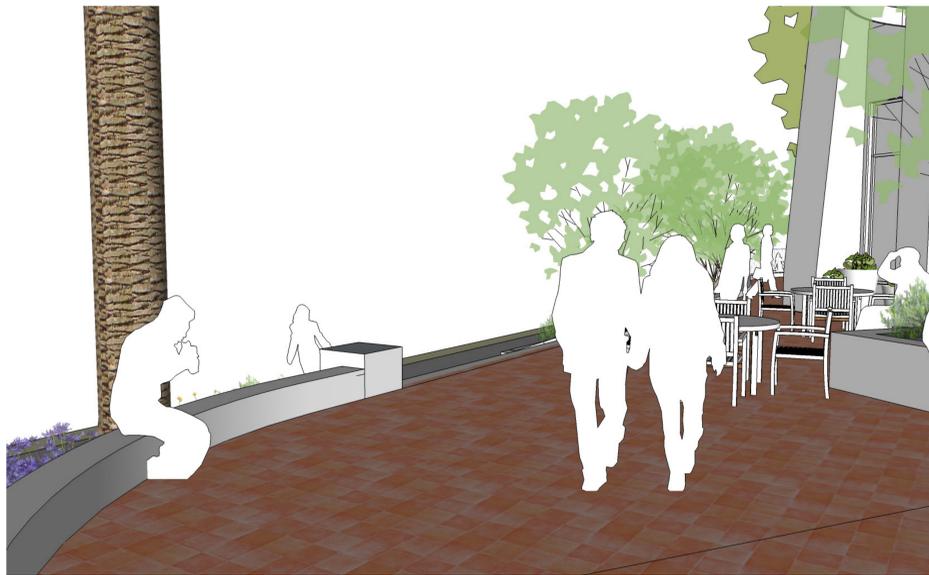
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8



9



1



2



3



4



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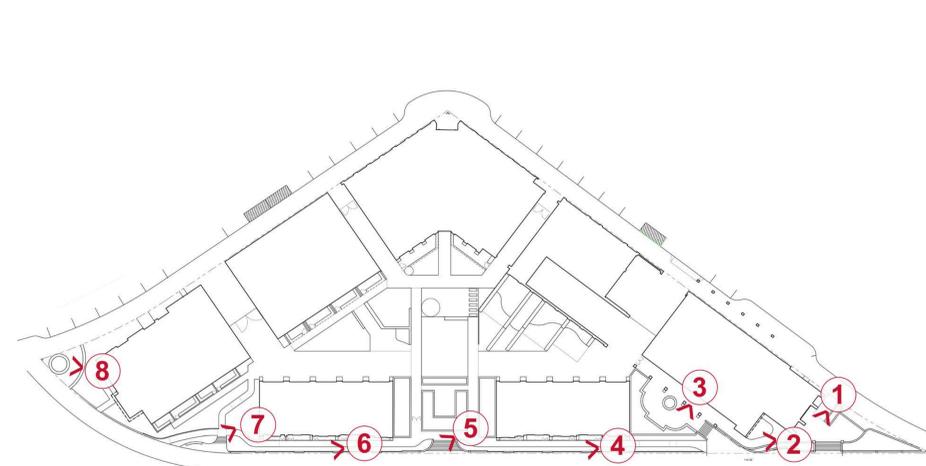
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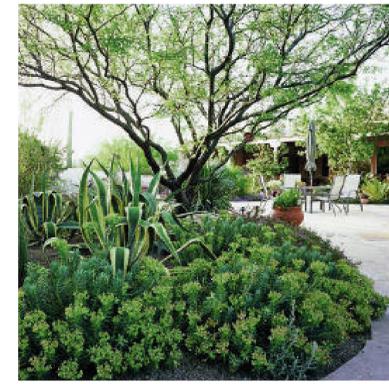
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PLANTING INSPIRATION



*Pennisetum alopecuroides* 'Little Bunny'  
Little Bunny Feather Grass

*Buddleja davidii* 'Blue Horizon'  
Butterfly Bush

*Muhlenbergia rigens*  
Deergrass

*Leucadendron* 'Safari Sunset'  
Safari Sunset Conebush

*Dendromecon harfordii*  
Island Bush Poppy

*Agave attenuata*  
Foxtail Agave

*Westringia fruticosa* 'Grey Box'  
Grey Box Coastal Rosemary



*Aloe striata*  
Coral Aloe

*Solanum laxum*  
Potato Vine

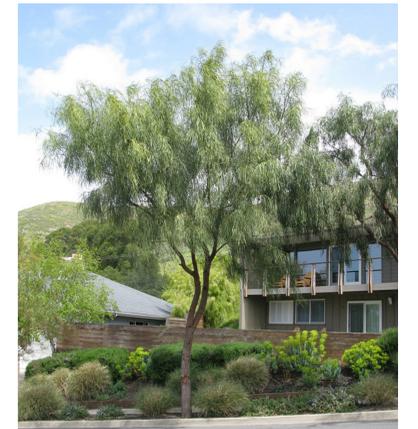
*Bougainvillea* 'Easter Parade'  
Bougainvillea

*Bougainvillea* 'Ms. Alice'  
Bougainvillea

*Ceanothus griseus horizontalis* 'Yankee Point'  
Yankee Point Ceanothus

*Santolina chamaecyparissus*  
Lavender Cotton

*Carissa macrocarpa*  
Natal Plum



*Robinia pseudoacacia* 'Purple Robe'  
Purple Robe Black Locust

*Phoenix dactylifera* 'Medjool'  
Date Palm 'Medjool'

*Parkinsonia florida*  
Blue Palo Verde

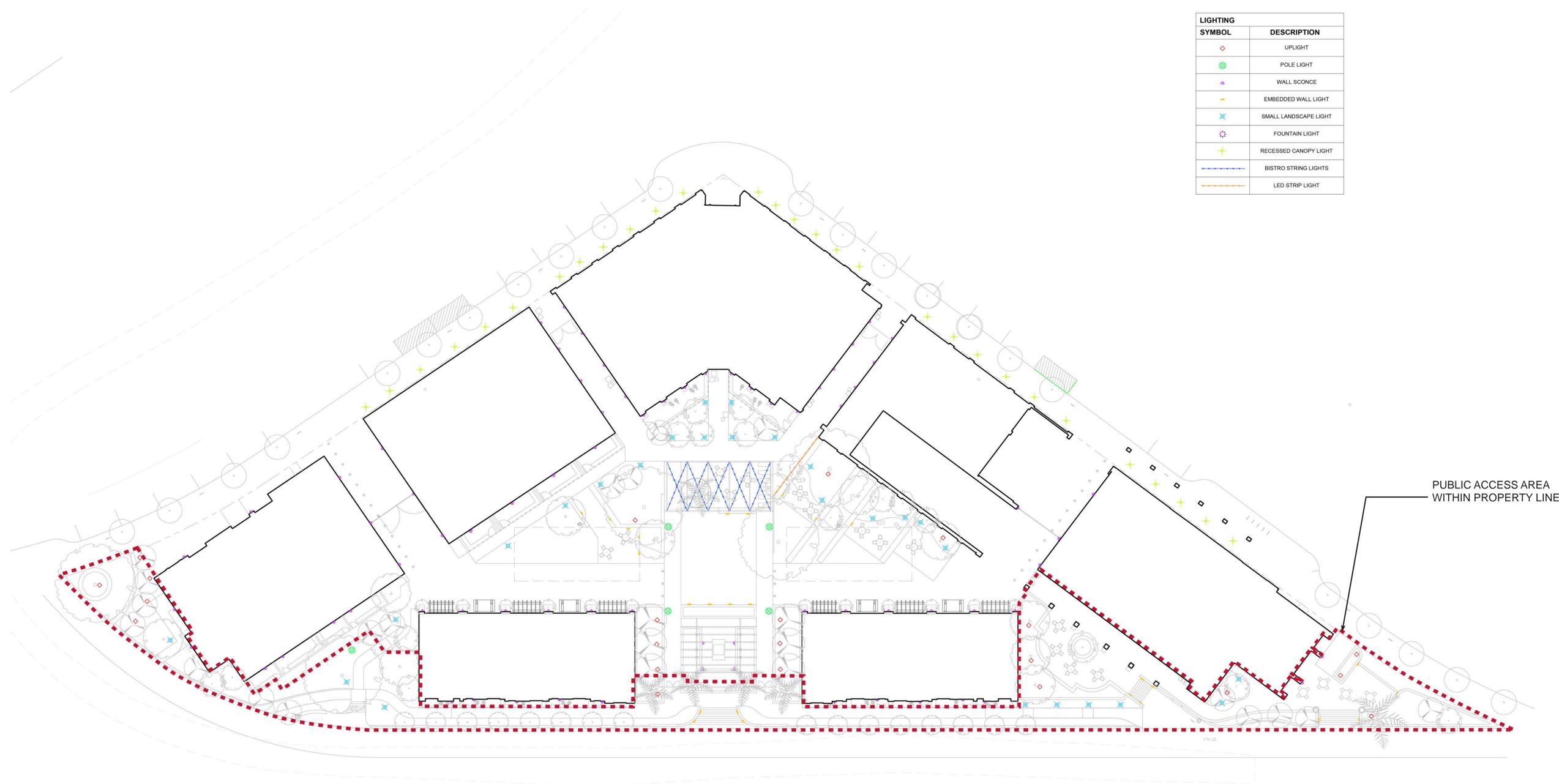
*Arbutus* 'Marina'  
Strawberry Tree

*Bauhinia purpurea*  
Purple Orchid Tree

*Pinus canariensis*  
Canary Island Pine

*Acacia stenophylla*  
Shoestring Acacia

EXAMPLE PALETTE



LIGHTING	
SYMBOL	DESCRIPTION
◊	UPLIGHT
⊗	POLE LIGHT
▲	WALL SCONCE
-	EMBEDDED WALL LIGHT
■	SMALL LANDSCAPE LIGHT
☆	FOUNTAIN LIGHT
+	RECESSED CANOPY LIGHT
— — — —	BISTRO STRING LIGHTS
— — — —	LED STRIP LIGHT

PUBLIC ACCESS AREA  
WITHIN PROPERTY LINE