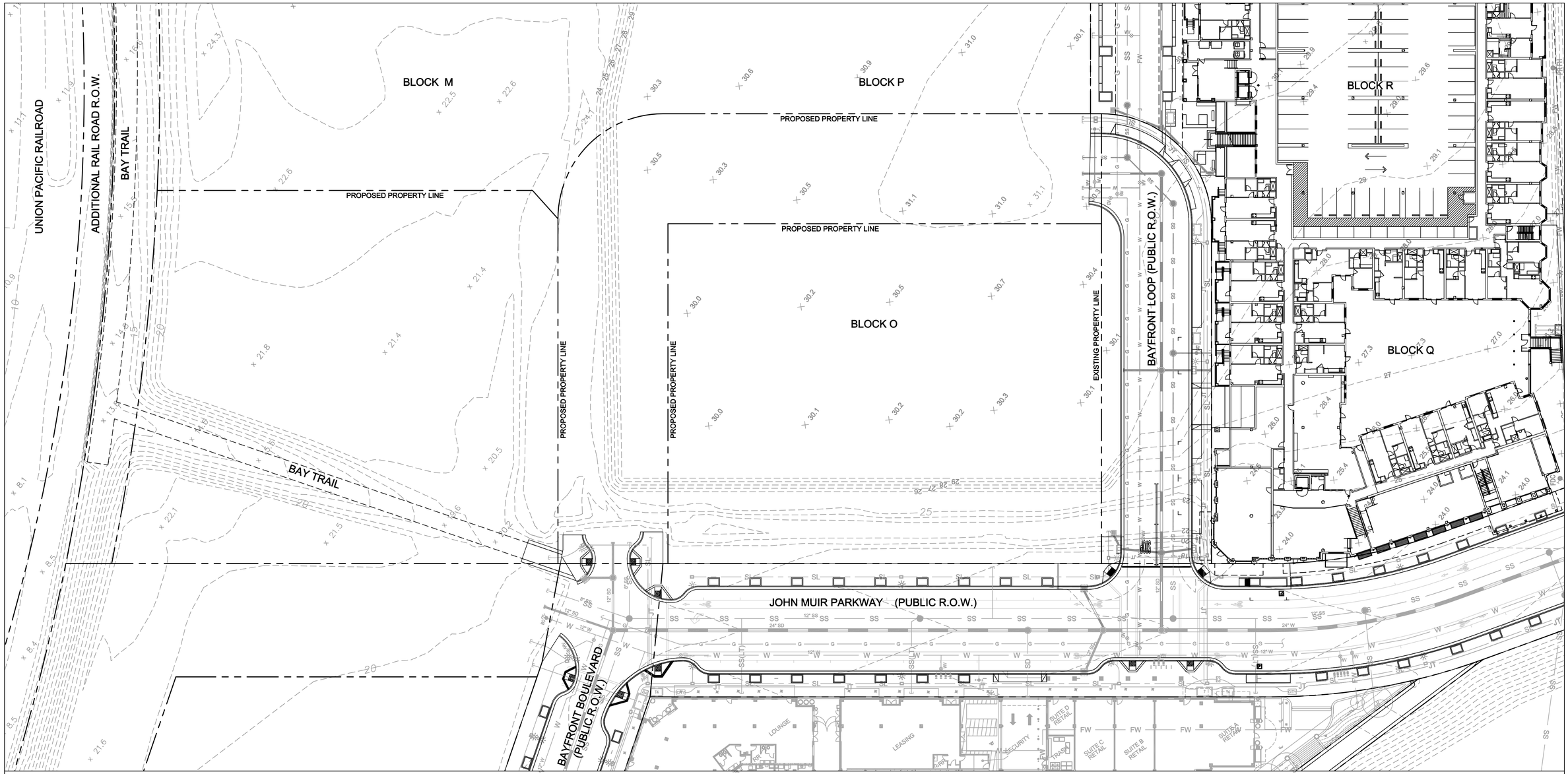

LEGEND:

- 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
- TREE WELLS
- 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 "O" - THE HARBOR HOUSE

EXISTING CONDITIONS

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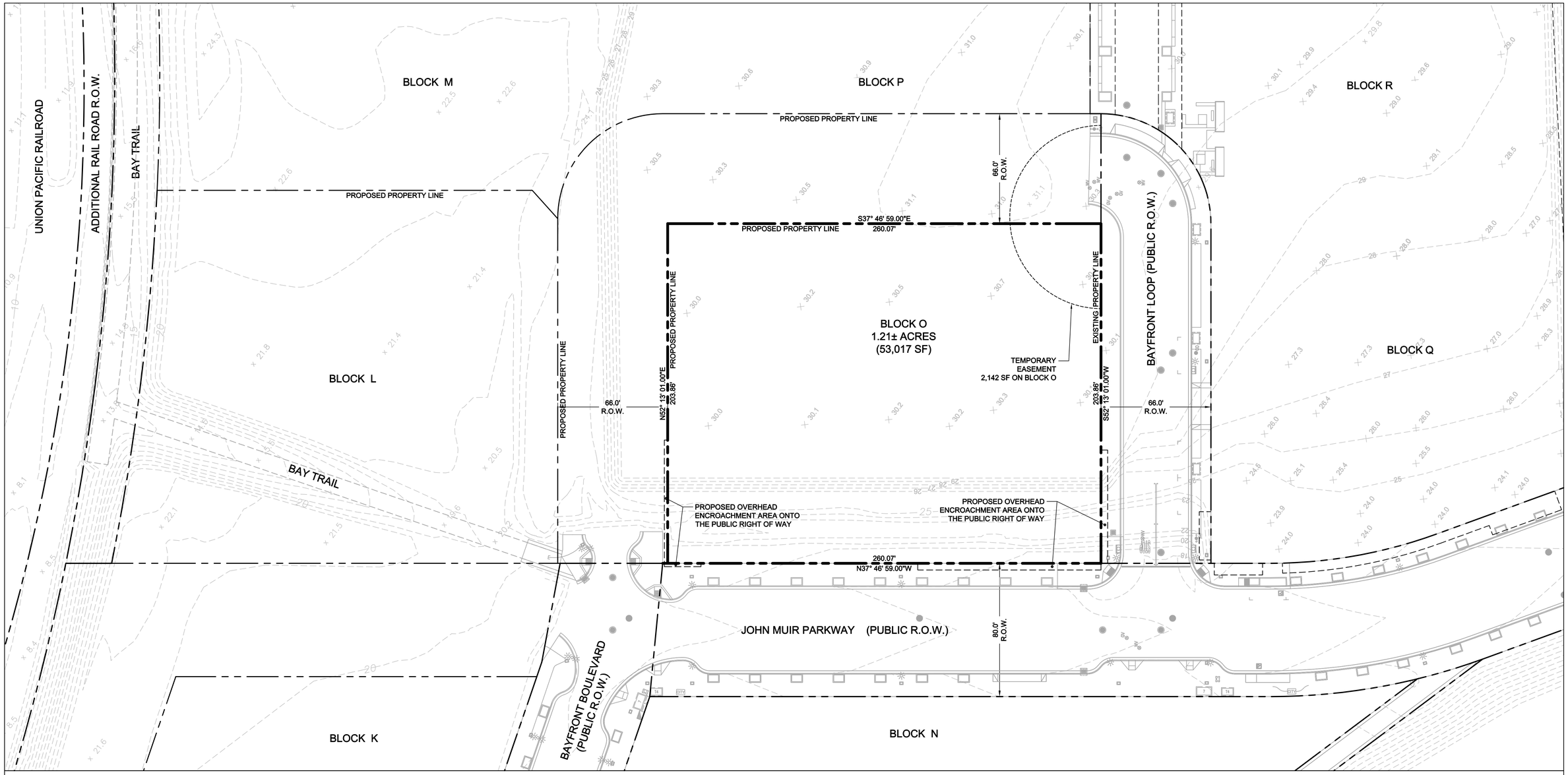
C1.0



HERCULES PARCEL "O" - THE HARBOR HOUSE

BOUNDARY SURVEY

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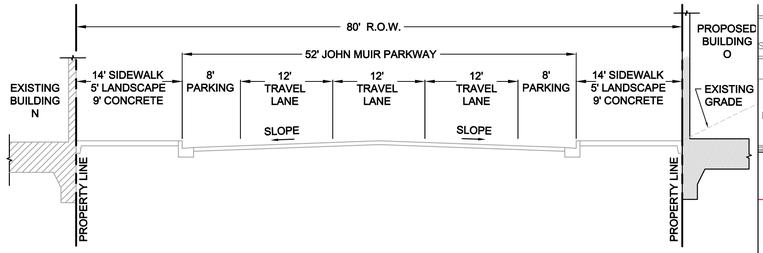
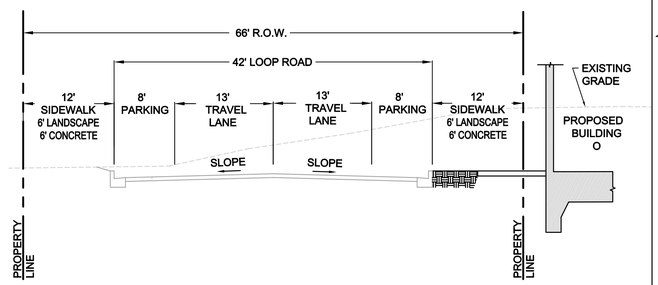
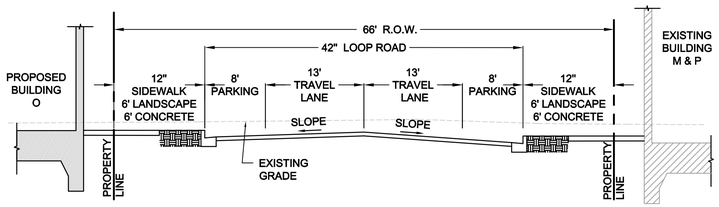


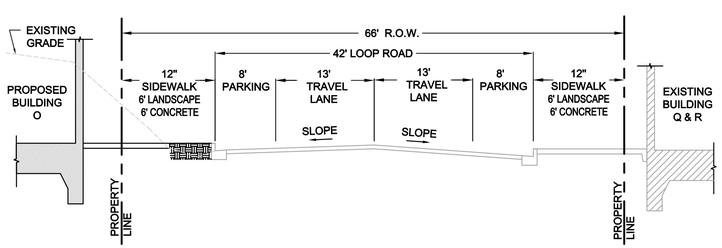
SECTION 'A': JOHN MUIR PARKWAY



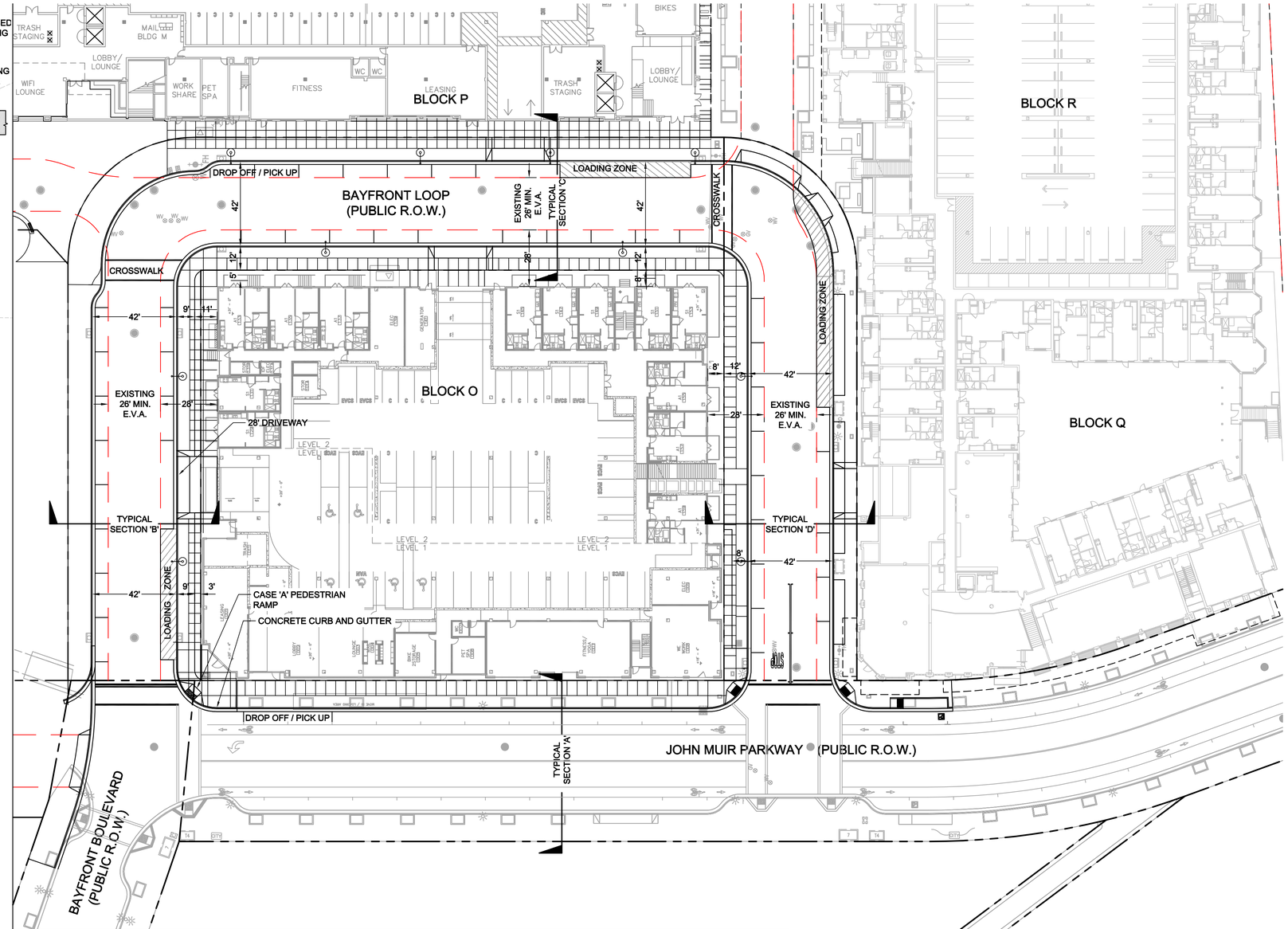
SECTION 'B': BAYFRONT LOOP



SECTION 'C': BAYFRONT LOOP



SECTION 'D': BAYFRONT LOOP



LEGEND:

- PROPERTY LINE
- FIRE HYDRANT
- STREET LIGHT
- EVA OUTLINE, SEE SHEET C6.0

ABBREVIATIONS:

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

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.

0' 20' 40' 80' 120'

SCALE: 1"=30' [ORIGINAL PAPER SIZE=34"X22"]

HERCULES PARCEL "O" - THE HARBOR HOUSE

LAYOUT PLAN

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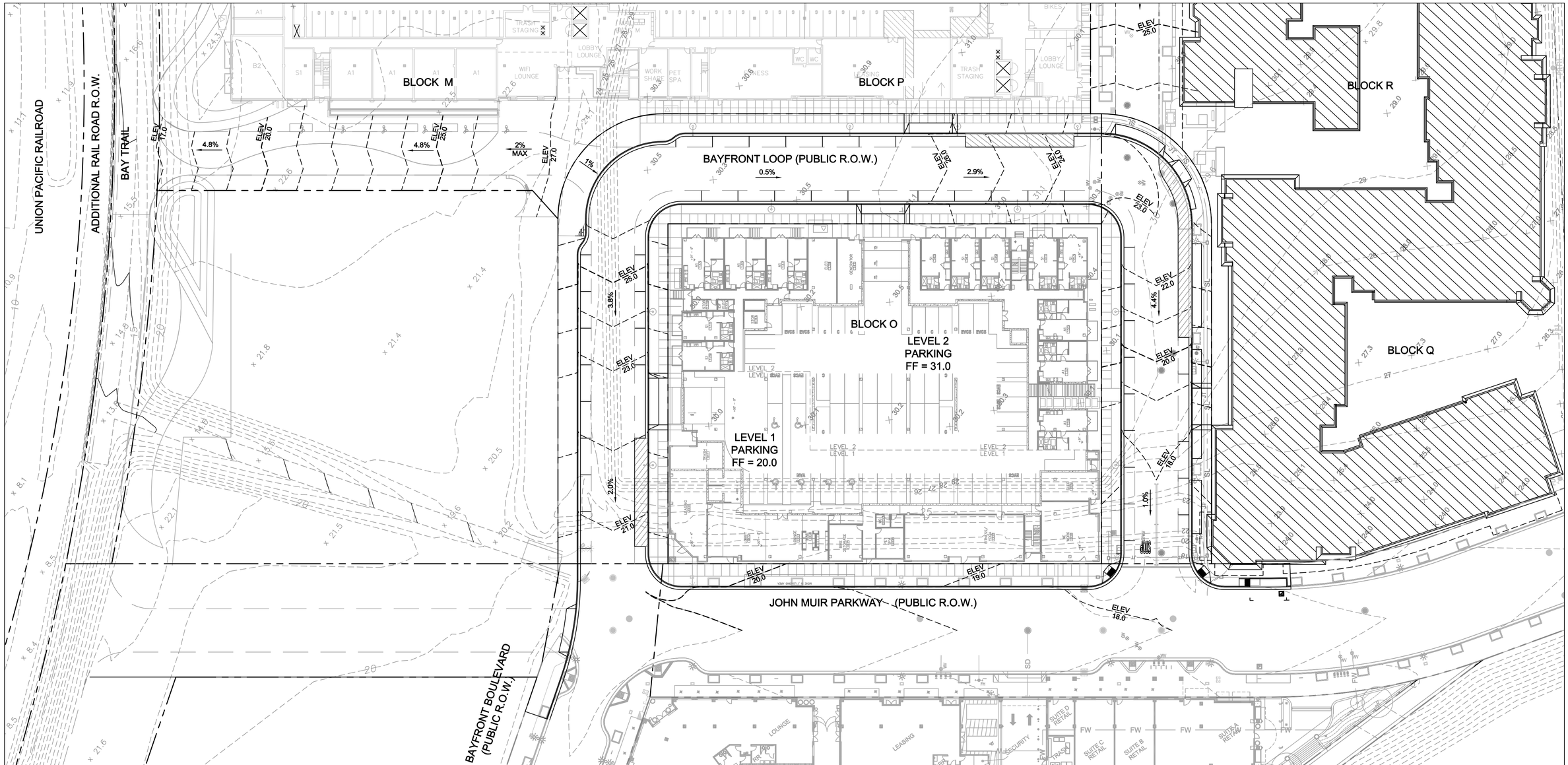
C2.0



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 = 16,000 C.Y.
FILL = 0 C.Y.
NET = 16,000 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.

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

HERCULES PARCEL "O" - THE HARBOR HOUSE

GRADING PLAN

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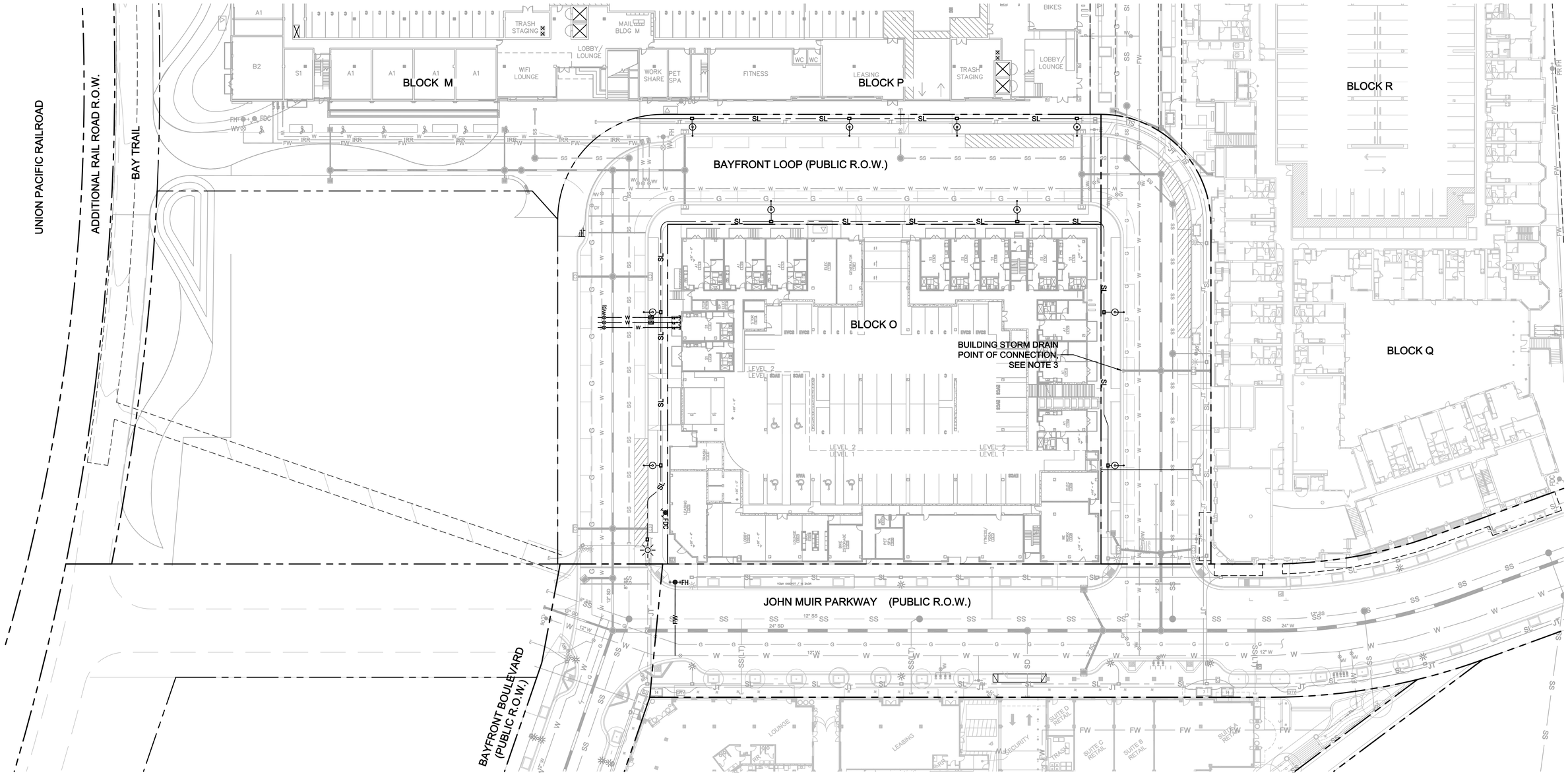

LEGEND:

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- STORM DRAIN LINE
- W — WATER LINE
- FW — FIRE WATER LINE
- SL — STREET LIGHT
- JT — JOINT TRENCH
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- STREET LIGHT
- BACKFLOW PREVENTER

NOTES:

1. UTILITY CROSSINGS SHALL BE INSTALLED TO MAINTAIN POTABLE WATER PIPES A MINIMUM 12" ABOVE ALL OTHER UTILITIES CROSSINGS AND PIPE SECTIONS SHALL BE CENTERED LENGTHWISE AT THE CROSSING LOCATION. SEE DETAIL 4 ON SHEET C-400 FOR TYPICAL UTILITY CROSSING.
2. ALL EXISTING UTILITY LOCATION ARE BASED ON A ENGINEERS REVIEW OF THE SITE AND RECORD INFORMATION PROVIDED. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. EXISTING UTILITY LOCATION MUST BE THE FIRST ORDER OR WORK.
3. THE EXISTING PUBLIC STORM DRAIN INFRASTRUCTURE DISCHARGES INTO A REGIONAL WATER QUALITY BASIN INSTALLED PER THE PATH TO TRANSIT PROJECT, CITY PROJECT NUMBER 63001D.
4. THE APPROACH FOR STORMWATER MANAGEMENT DURING CONSTRUCTION SHALL FOLLOW THE INSTALLATION OF PROJECT SPECIFIC BEST MANAGEMENT PRACTICES (BMPs), SEE DETAILS 1 & 2 ON SHEET C5.0 FOR TYPICAL DETAILS.
5. PROPOSED WATER METER, WATER METER BANKS, WATER BACKFLOW PREVENTERS TO BE INSTALLED PER EAST BAY MUNICIPAL UTILITY DISTRICT STANDARDS.
6. NEW CURB CUTS AT NEW VEHICULAR DRIVEWAYS SHALL BE INSTALLED PER CITY OF HERCULES STANDARD PLANS, LOCATION SHALL BE COORDINATED WITH ARCHITECTURAL PLANS.
7. PEDESTRIAN SAFETY IMPROVEMENTS SHALL BE ADDED TO VEHICULAR POINTS OF EGRESS ALONG BAYFRONT BOULEVARD AND JOHN MUIR PARKWAY AS APPROVED BY THE CITY ENGINEER AND PLANNING DIRECTOR.
8. FIRE WATER LINE TO BE DESIGNED BY FIRE PROTECTION CONSULTANT.
9. ALL IMPROVEMENTS WITHIN THE PUBLIC 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 BLOCK N. ALL FINISH GRADES SHALL MATCH EXISTING GRADES AS SHOWN ON SHEET C-100, EXISTING CONDITIONS PLAN.
10. INSTALLING CONTRACTOR TO OBTAIN A PERMIT FROM THE FIRE DISTRICT PRIOR TO INSTALLATION OF UNDERGROUND FIRE MAIN.

0' 20' 40' 80' 120'

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HERCULES PARCEL "O" - THE HARBOR HOUSE

UTILITY PLAN

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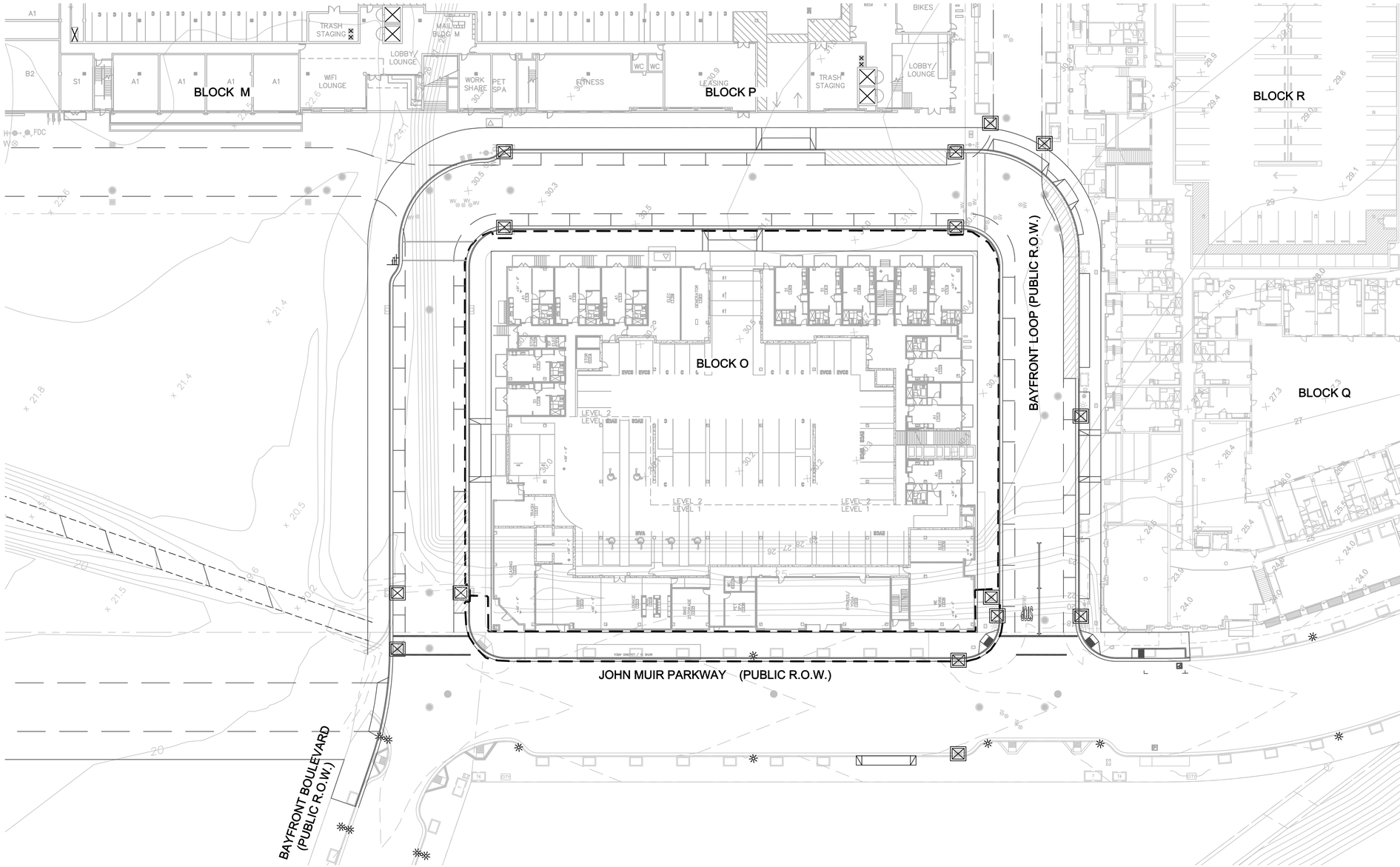
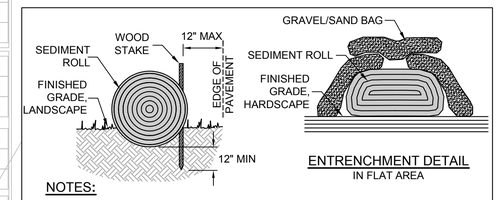




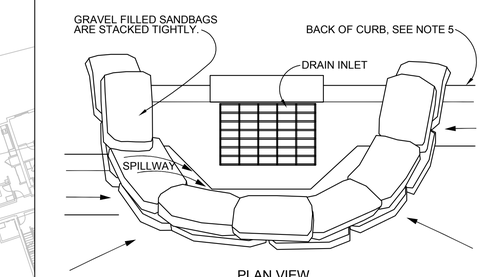
ENTRENCHMENT DETAIL
IN FLAT AREA

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.

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

HERCULES PARCEL "O" - THE HARBOR HOUSE

EROSION CONTROL PLAN

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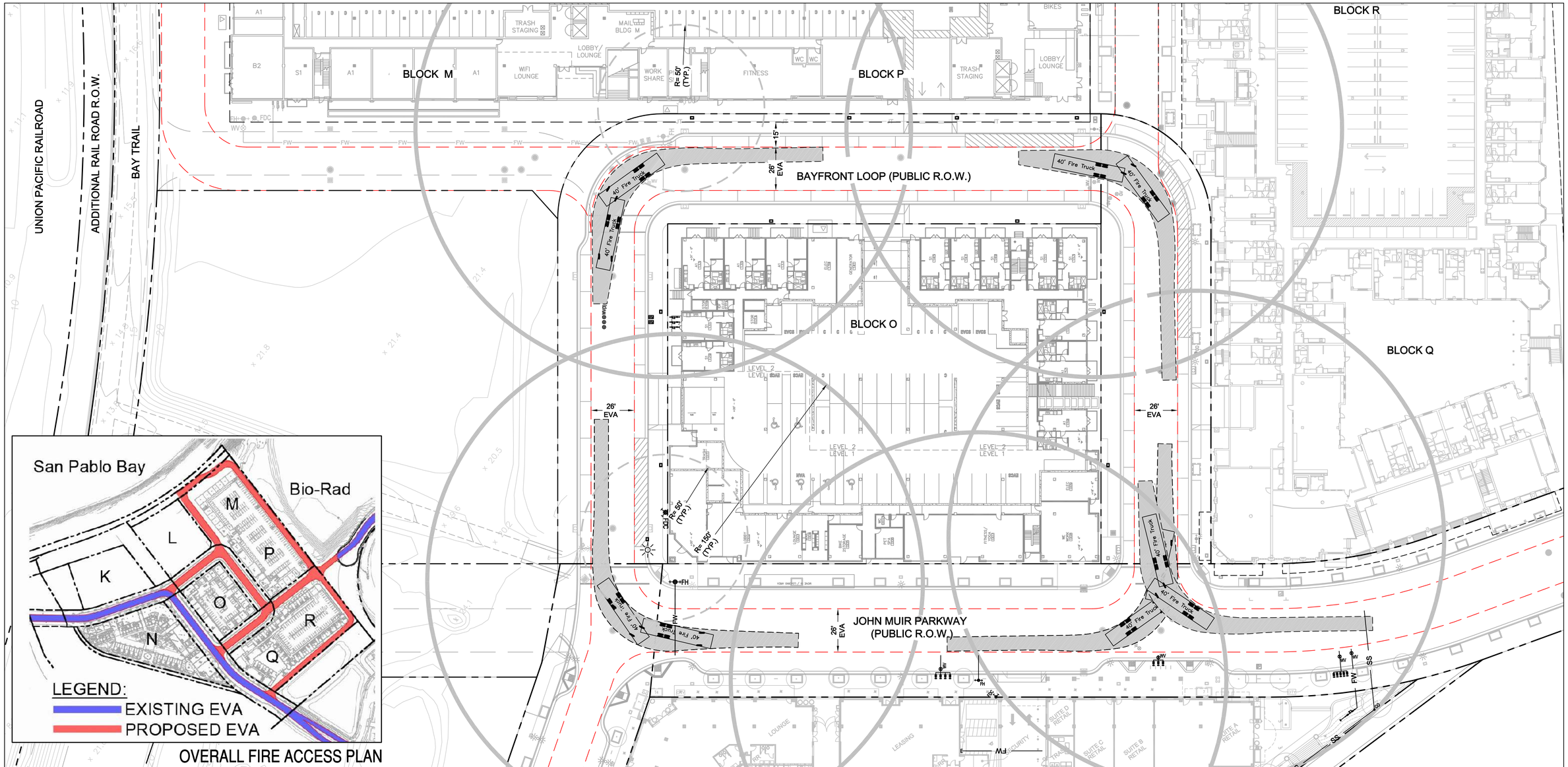

HERCULES PARCEL "O" - THE HARBOR HOUSE

FIRE ACCESS PLAN

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Sheet List Table	
Sheet Number	Sheet Title
L0.00B	COVER SHEET BLOCK O
L0.01B	SCHEDULES AND NOTES_BLOCK O
L1.01B	LAYOUT PLAN 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
L6.01B	SITE FURNISHING IMAGES BLOCK O
L7.01B	PERSPECTIVE RENDERINGS BLOCK O
L7.02B	SECTIONS - BLOCK O

SITE TAKE OFFS		
PROJECT AREAS	OPEN SPACE (PLANTING AND HARDSCAPE AREAS)	GREEN SPACE (PLANTING AREAS ONLY)
PODIUM LANDSCAPE	11,800 SF	6,510 SF
LANDSCAPE OUTSIDE BUILDING FOOTPRINT	17,900 SF	6,000 SF
TOTAL PROJECT LANDSCAPE	29,700 SF	12,510 SF

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HERCULES PARCEL "O"

COVER SHEET BLOCK O

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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	PODIUM PAVING AT BLOCK O MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN FINISH: ETCHTED JOINTS: SAW CUT
P3	PODIUM GARDEN SEATING AREAS MATERIAL: WOOD DECKING COLOR: NATURAL
P4	PODIUM LADDER ZONE MATERIAL: GRAVEL PAVE COLOR: DESERT GOLD SIZE: 3/8" PRODUCT: LYNGSO
P5	DOG RUN MATERIAL: ARTIFICIAL TURF COLOR: GREEN

P L	BLOCK Q+R PROPERTY LINES
L O W	LIMIT OF WORK BOUNDARY
E V A	EVA
PA	PLANTING AREA

AMENITY SCHEDULE

SYMBOL	MATERIAL DESCRIPTION
A1	SHADE TRELLIS
A2	FIRE FEATURES
A3	BBQ BAR
A4	SEATING
A5	TABLES
A6	PLANTER POTS
A7	OUTDOOR FOUNTAIN PEDESTAL WITH PET STATION
A8	BICYCLE RACK

LIGHTING SCHEDULE

SYMBOL	DESCRIPTION	IMAGE
L1	IN-GRADE TREE UPLIGHTS	
L2	IN-GRADE PATH LIGHTS	
L4	STREET LIGHTS TO MATCH EXISTING (NOT IN SCOPE)	

RAILING, FENCE, & GATES SCHEDULE

SYMBOL	MATERIAL DESCRIPTION
R1	PODIUM ENTRANCE FENCE AND GATE
R2	GUARD RAIL
R5	HANDRAIL

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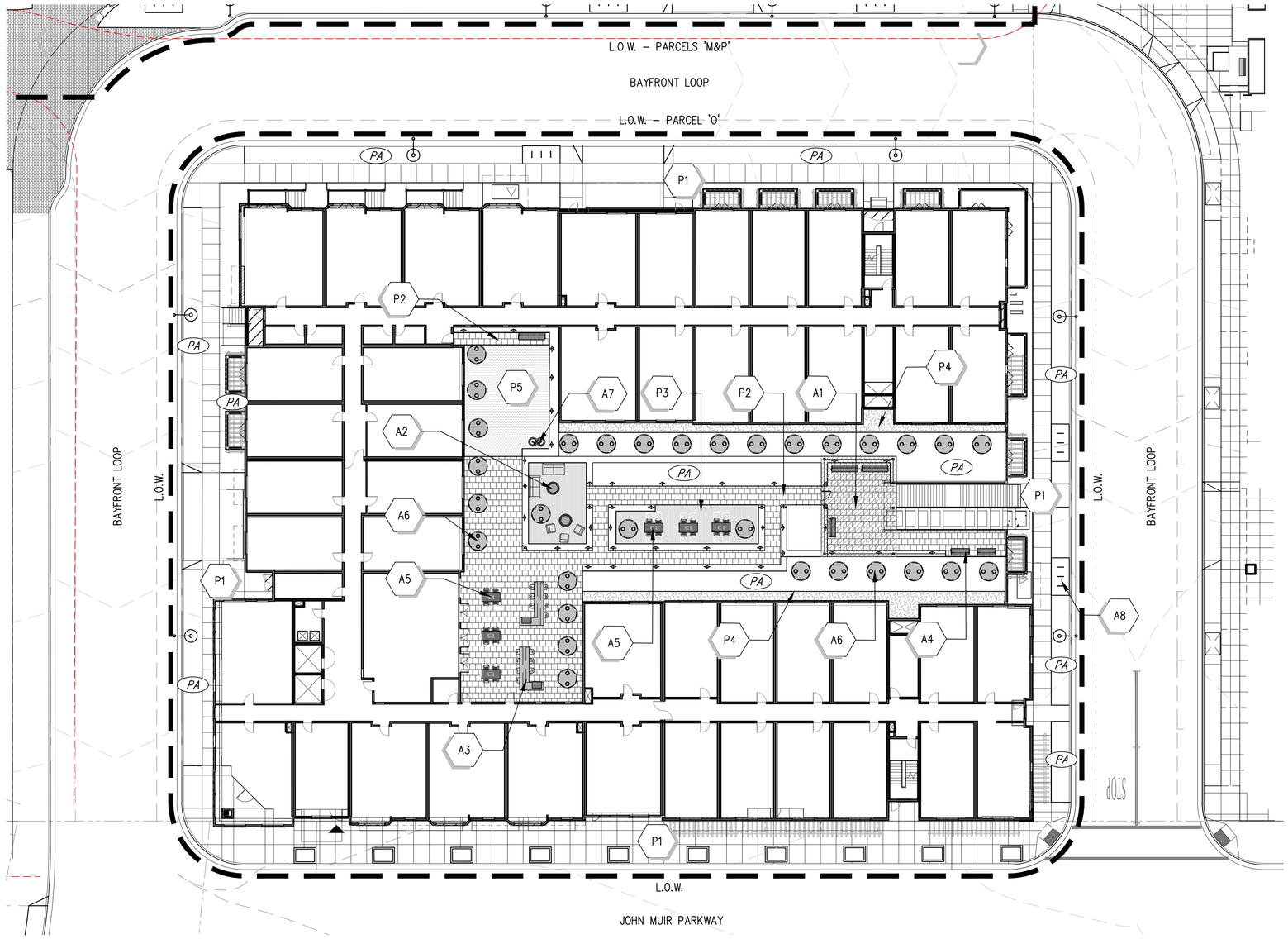

P1 SIDEWALKS MATERIAL: CAST IN PLACE CONCRETE COLOR: DARK GREY FINISH : ETCHED FINISH JOINTS: SAW CUT	P4 PODIUM LADDER ZONE MATERIAL: GRAVEL PAVE COLOR: DESERT GOLD SIZE: 3/8" PRODUCT: LYNGSO	A1 SHADE TRELLIS	A4 SEATING	A7 OUTDOOR FOUNTAIN PEDESTAL WITH PET STATION
P2 PODIUM PAVING AT BLOCK O MATERIAL: CAST IN PLACE CONCRETE COLOR: TAN FINISH: ETCHTED JOINTS: SAW CUT	P5 DOG RUN MATERIAL: ARTIFICIAL TURF COLOR: GREEN	A2 FIRE FEATURES	A5 TABLES C1	A8 BICYCLE RACK TOTAL=18 STALLS
P3 PODIUM GARDEN SEATING AREAS MATERIAL: WOOD DECKING COLOR: NATURAL		A3 BBQ BAR	A6 PLANTER POTS	

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HERCULES PARCEL "O"

LAYOUT PLAN BLOCK O

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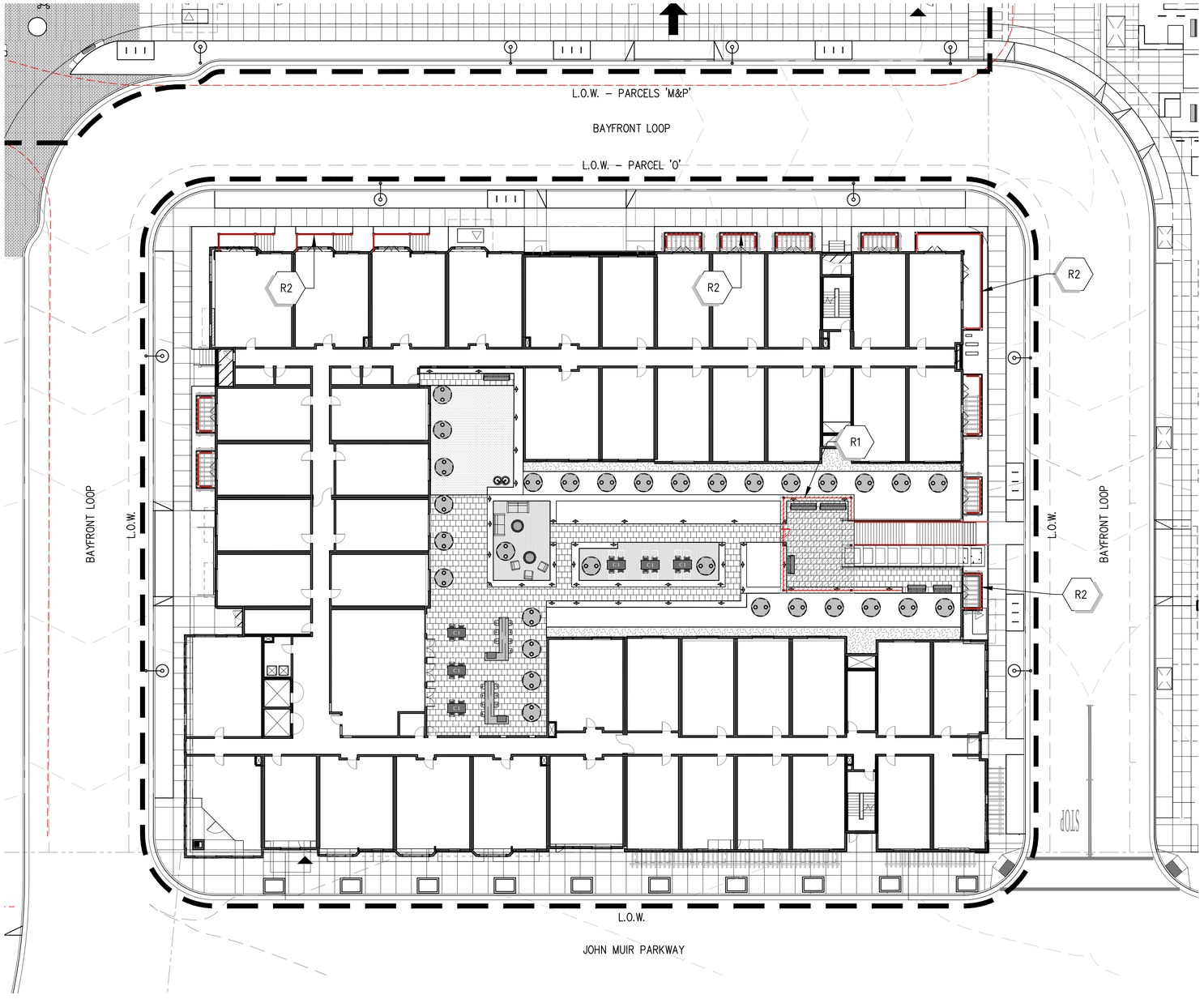
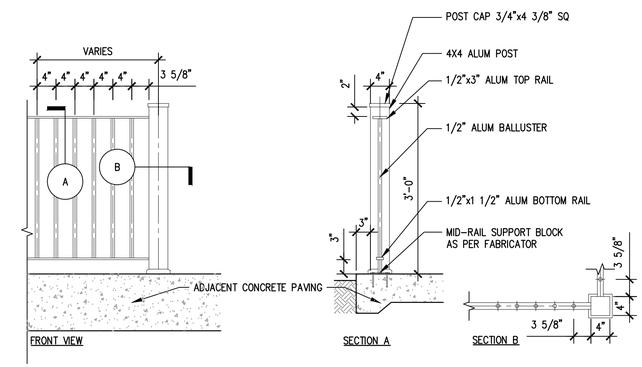


R1 TUBE STEEL FENCE AND GATE AT PODIUM COURTYARDS



R2 GUARD RAILING
3/4" = 1'-0"

R5 HANDRAIL
NOT TO SCALE

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HERCULES PARCEL "O"	GATE AND FENCING PLAN BLOCK O			
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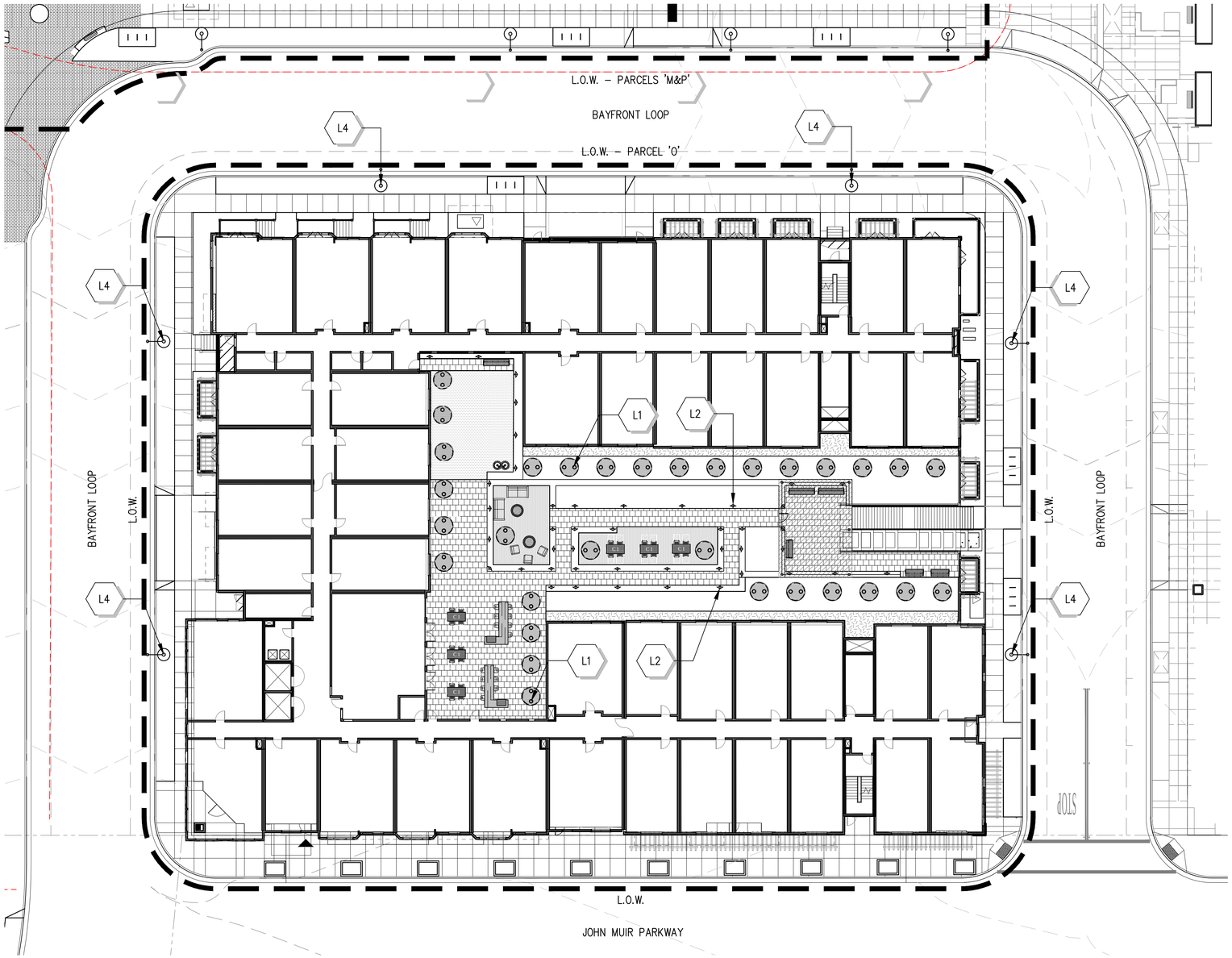

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HERCULES PARCEL "O"				LIGHTING PLAN BLOCK O
05.06.2019	18048	swa	0 10 20 40	L3.01B

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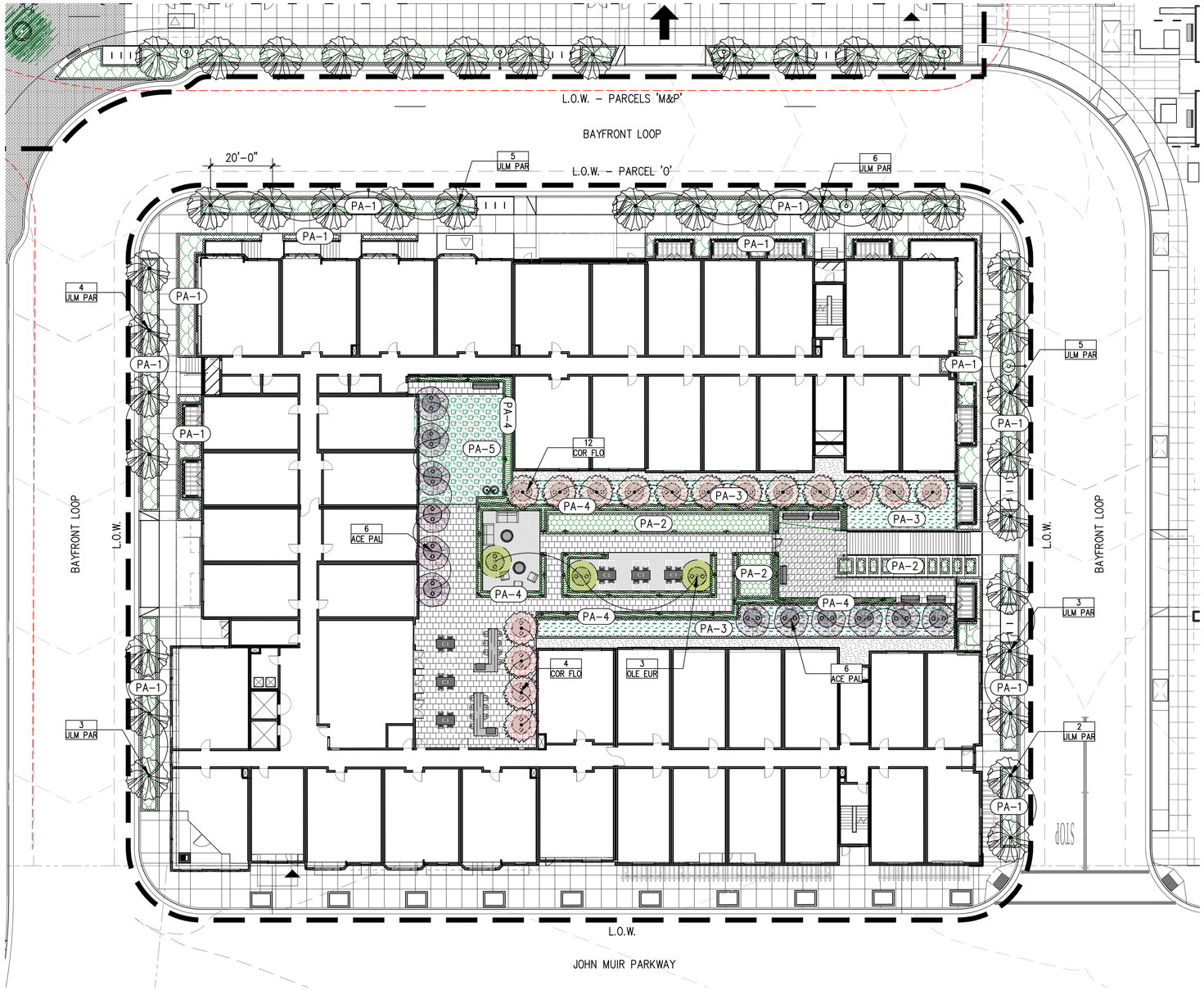

TREE PLANTING LEGEND

SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE
	ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	36" BOX
	COR FLO	CORNUS FLORIDA	WHITE DOGWOOD	15" BOX
	ACE PAL	ACER PALMATUM	JAPANESE MAPLE	15" BOX
	OLE EUR	OLEA EUROPEA	OLIVE	15" BOX

UNDERSTORY PLANTING AREAS

SYMBOL	PLANT TYPES
PA-1	PERIMETER PLANTING AREAS: SEASONAL GRASSES AND NATIVE SHRUB PLANTINGS
PA-2	GARDEN COURTYARD PLANTINGS: PERENNIALS AND SHRUBS WITH SEASONAL COLOR
PA-3	LADDER PATH PLANTING AREAS: LOW GRASSES AND GROUND COVERS
PA-4	EVERGREEN HEDGE
PA-5	SYNTHETIC LAWN TURF

N

HERCULES PARCEL "O"

PLANTING PLAN BLOCK O

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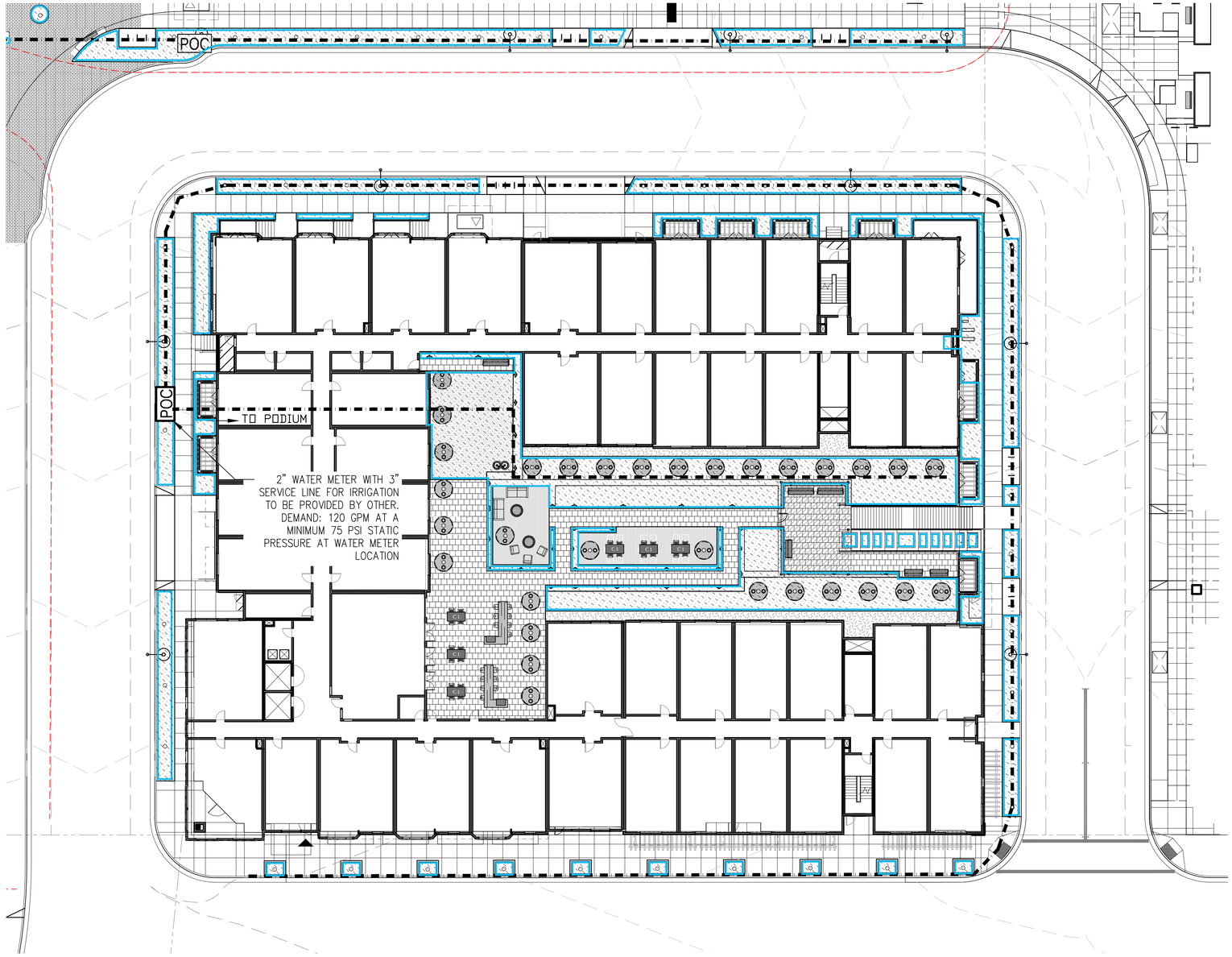

IRRIGATION LEGEND

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

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

N

HERCULES PARCEL "O"

IRRIGATION

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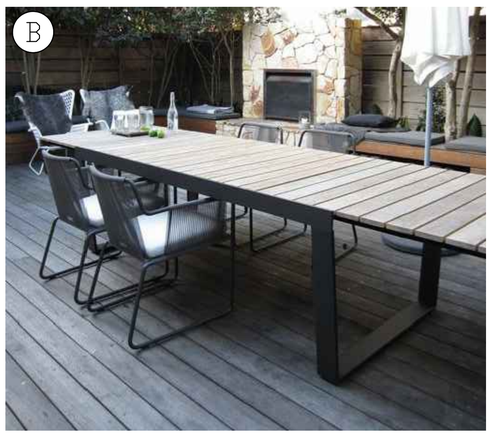
C. DOG AREA

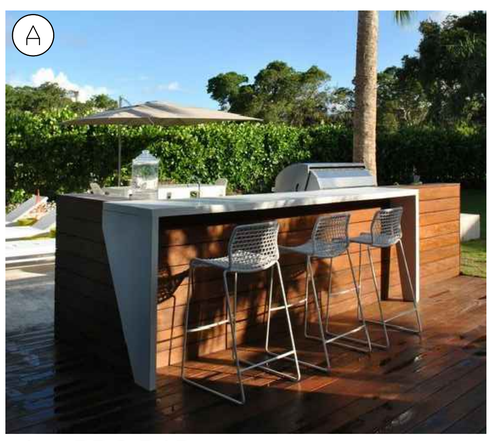
D. GARDEN SITTING

E. FIRE PIT

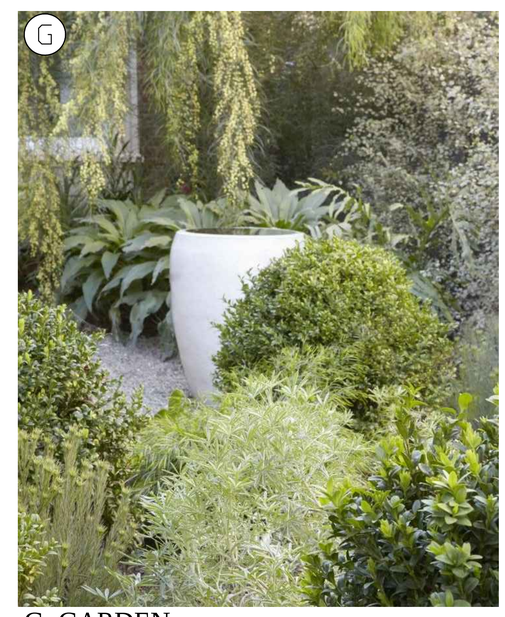
F. OUTDOOR GARDEN TABLES



B. OUTDOOR TABLES



A. BBQ BAR



G. GARDEN

N

HERCULES PARCEL "O"

CONCEPTUAL SITE FURNISHING IMAGES BLOCK O

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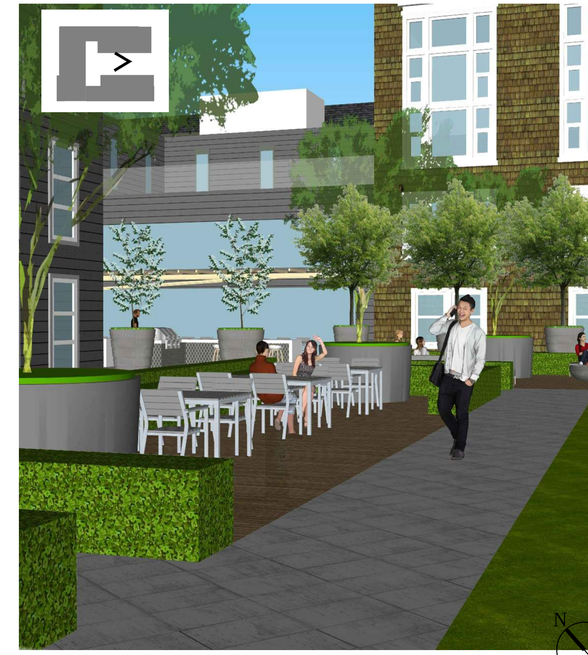
D. PODIUM ECLECTIC GARDEN

D. OUTBREAK AND BBQ AREA

A. PODIUM GARDEN FIREPIT

B. PODIUM DOG AREA



C. SITTING AREA

HERCULES PARCEL "O"

PERSPECTIVE RENDERINGS BLOCK O

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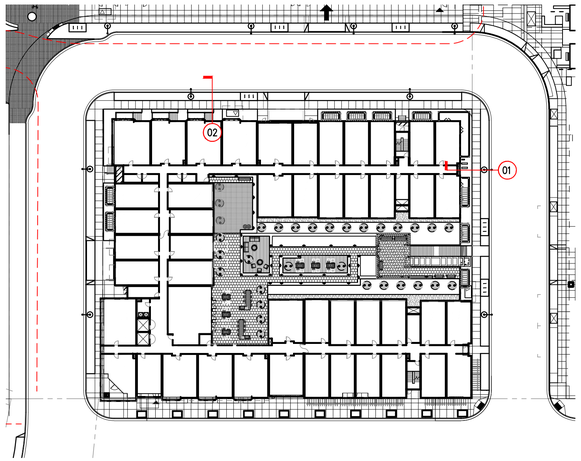
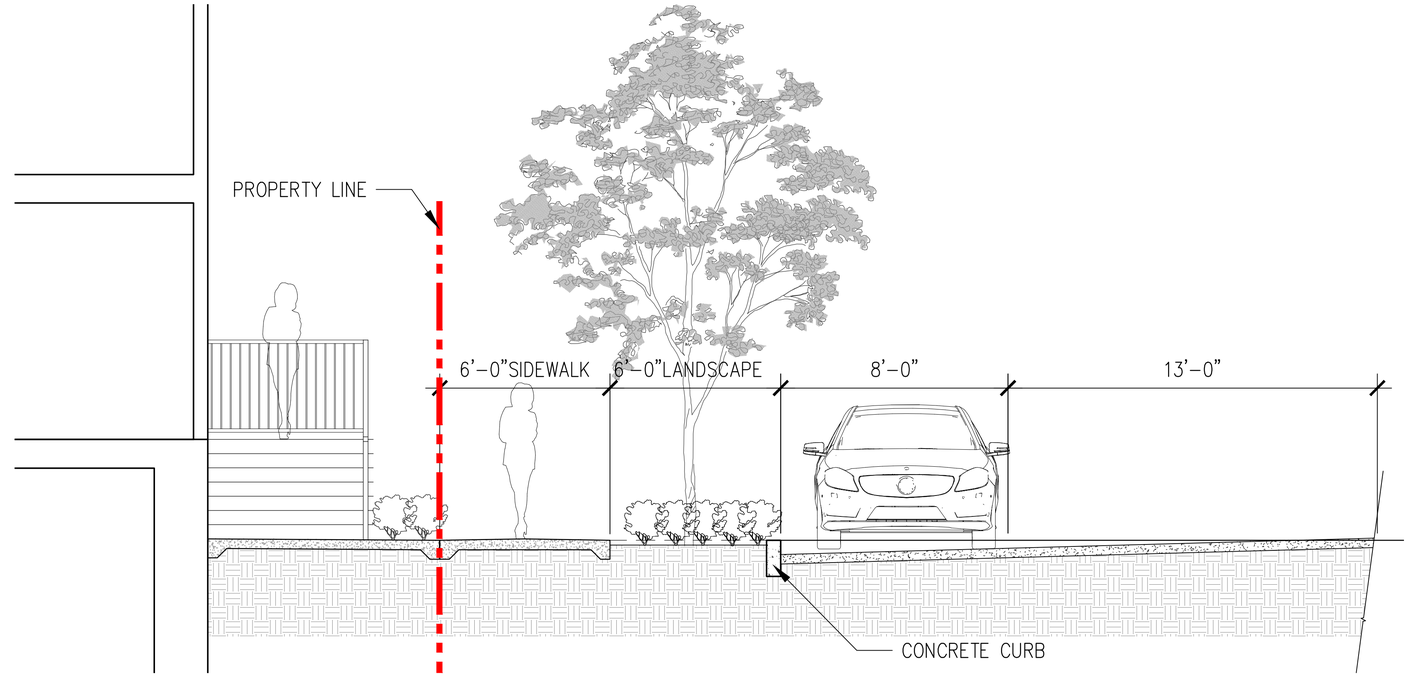
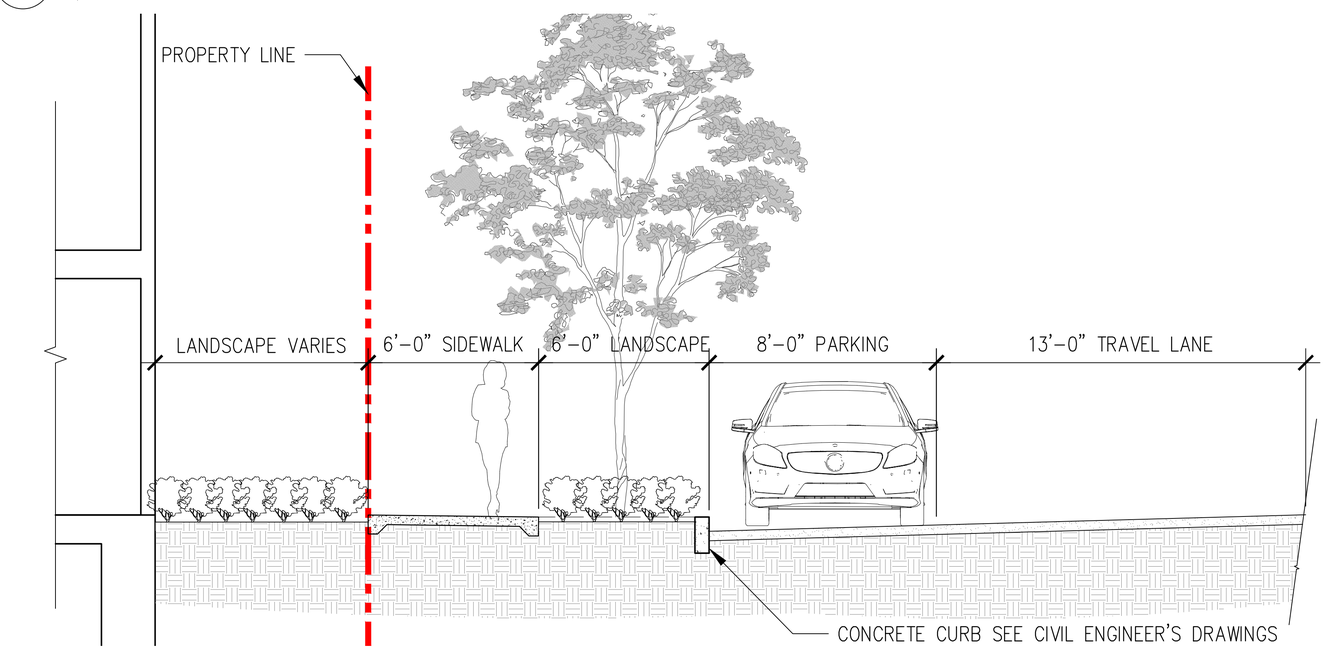




02 BAY FRONT LOOP ROAD AT BUILDING TERRACE
3/8" = 1'-0"



01 BAYFRONT LOOP ROAD PLANTED BUILDING EDGE
3/8" = 1'-0"

HERCULES PARCEL "O"				SECTIONS - BLOCK O
05.06.2019	18048	swa		L7.02B