OCII
office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

118-0272019-002

Agenda Item **No. 5(g)**
Meeting of July 16, 2019

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Executive Director

SUBJECT: Conditionally approving the Schematic Designs for development of Agency Housing Parcels on Blocks 52 and 54 of Hunters Point Shipyard Phase 1, which consists of 112 affordable rental housing units (including one manager's unit); approving a density bonus allowing additional height and density for proposed development on Block 52; providing notice that this approval is within the scope of the Hunters Point Shipyard Phase 1 Reuse Final Environmental Impact Report, a program EIR; and adopting environmental findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area

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EXECUTIVE SUMMARY

The Office of Community Investment and Infrastructure ("OCII") is implementing the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area ("Hunters Point Shipyard" or "HPS") and the Disposition and Development Agreement ("DDA") for Hunters Point Shipyard Phase 1 ("Phase 1"). The DDA affordable housing program designates several "Agency Housing Parcels" within HPS Phase 1 that OCII has retained for development as affordable housing, including one parcel each within Block 52 and Block 54.

The Agency Affordable Parcels on Blocks 52 and 54 (herein "Block 52 (OCII)" and "Block 54 (OCII)") are proposed to be developed with approximately 112 affordable rental housing units (including one manager's unit) for very low income households (the "Project").

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On March 20, 2018, the Commission adopted Resolution No. 7-2018 approving the selection of McCormack Baron Salazar ("MBS") and Bayview Hunters Point Multipurpose Senior Services ("BHPMSS", collectively "Developer") as co-developers of the Project, together with Mithun | Solomon as architect, and the John Stewart Company as property manager. The Commission previously determined that combining Blocks 52 (OCII) and 54 (OCII) into one project allows for greater operational and financial feasibility and quicker production of affordable housing units in accordance with the Mayor's Housing Directive. On August 7, 2018, the Commission adopted Resolution No. 33-2018 approving an Exclusive Negotiations Agreement and Predevelopment Loan Agreement with the Developer in order to commence predevelopment activities for the Project.

The Developer now requests that the Successor Agency Commission ("Commission") approve proposed Schematic Designs for the Project, including a density bonus allowing additional height on Block 52 (OCII), which have been reviewed and recommended to the Commission for approval by the Hunters Point Shipyard Citizens Advisory Committee ("CAC") at its meeting on April 8, 2019.

Staff recommends approving the density bonus and conditionally approving the Schematic Designs for the Project.

DISCUSSION

Project Area Background

The San Francisco Board of Supervisors originally adopted the HPS Redevelopment Plan in 1997 to provide for planning and development of former Hunters Point Shipyard after its transfer from the U.S. Department of the Navy ("Navy") to the former Redevelopment Agency.

In 2003, the predecessors in interest to OCII and HPS Development Co, LP ("Master Developer") entered into the DDA, which governs development of HPS Phase 1. The remainder of the Hunters Point Shipyard (known as Phase 2) is governed by a separate disposition and development agreement with a separate master developer, which does not address the development of Phase 1.

The DDA has been amended six times since its approval in 2003. Under the DDA, the development program for Phase 1 includes up to 1,428 housing units, of which a minimum of 27 percent and a maximum of 40 percent will be affordable, 26 acres of parks and open space, and the construction of associated infrastructure.

Phase 1 is divided into two areas, the Hilltop and Hillside, and Blocks 52 and 54 are located within the Hilltop. To date the Master Developer has focused development on the Hilltop, constructing 439 residential units (including 99 inclusionary units). Another 66 units (including 3 inclusionary units) are under construction. The Master Developer has constructed 12 acres of park space (46% of total to be built) and all necessary infrastructure for the Hilltop. OCII will facilitate development of approximately 182 affordable residential units on three Agency Housing Parcels within the Hilltop, including on Blocks 52 (OCII) and 54 (OCII).

Phase 1 Environmental Clean Up and Testing

Pursuant to the Conveyance Agreement between the Navy and OCII, the Navy transfers properties within HPS to the former Redevelopment Agency (now OCII), after any necessary environmental remediation and a subsequent determination from federal, state and local regulators that the property is safe for its intended purpose. The HPS Phase 1 development is coterminous with Navy Transfer Parcels A-1 and A-2, which the Navy previously used for residential purposes and was not used by the Navy for active military purposes. Parcels A-1 and A-2 did not require environmental remediation and was determined safe for development, and was transferred from the Navy to the former Redevelopment Agency in 2004.

Blocks 52 and 54 are two of several development blocks within Navy Transfer Parcel A-1. Prior to Navy's transfer of Parcel A-1, the U.S. Environmental Protection Agency, the California Department of Toxic Substances Control, and the Regional Water Quality Control Board analyzed the conditions of Parcel A-1 and determined, in accordance with federal law, that Parcel A-1 is suitable for transfer to the Agency for the purposes of unrestricted residential reuse. In June of 2018, in response to public concerns and at the request of the City and County of San Francisco ("City") and Speaker Nancy Pelosi, the California Department of Public Health ("CDPH") agreed to perform a phased approach radiological survey to assess the health and safety of the public and the environment at Parcel A-1. CDPH's report on Parcel A-1 concluded that there is no exposure to radiological health and safety hazards at Parcel A-1 for residents, workers, or visitors.

The Project Site

Block 52 (OCII) is an approximately 25,860 square-foot site bounded by Friedell Street to the northwest, Kirkwood Avenue to the southwest, Jerrold Avenue to the northeast, and the private market-rate portion of Block 52 to the southeast. See Attachment A. The current configuration of the Parcel has been enlarged – by approximately 5,000 square feet – from the original block configuration shown in the Redevelopment Plan Documents and DDA. The Master Developer and OCII have agreed to an adjustment of property boundaries of their respective sites, based on a reconfiguration of development on the adjacent private portion of Block 52, that results in the enlargement of Block 52 (OCII).

OCII's Block 54 (OCII) is an approximately 19,720 square foot site bound by Friedell Street to the northwest, Innes Avenue to the southwest, Hudson Avenue to the northeast, and Avocet Way to the southeast. See Attachment A.

Blocks 52/54 (OCII) Program Overview

The Project comprises a mix of one-, two-, three-, four- and five-bedroom units for very low income families earning up to 50% of the Area Median Income, as defined by the Mayor's Office of Housing and Community Development ("AMI"). Up to 30% of units will also be set aside for families earning up to 30% and 40% of AMI. Two (2) units will be set aside as Family Childcare Units and Project residents will have a first preference for those childcare slots. The buildings will have a combined parking ratio of approximately .6 to 1, more than double our typical parking ratio in recognition of the relative lack of transit options in the neighborhood at this time. The buildings will include multiple courtyards and

gardens, a community room with kitchen, a fitness room, management and services spaces, children's play space and laundry lounges all described in more detail in the Schematic Design section below.

Unit Type	Block 52 (OCII)	Block 54 (OCII)	Total
1 BDRM	31	18	**49**
2 BDRM	16	15	**31**
3 BDRM	12	11	**23**
4 BDRM	8	0	**8**
5 BDRM	0	1	**1**
TOTAL	**67**	**45**	**112**

Marketing and Leasing Preferences

All units (except the manager's unit) will be restricted and affordable to households earning no more than 50% of the Area Median Income as defined by MOHCD. Occupancy priorities will follow the HPS Redevelopment Plan and the Phase 1 DDA, as follows: 1) Hunters Point Certificate of Preference Holders; 2) other Certificate of Preference Holders; 3) Displaced Tenant Housing Preference ("DTHP"); 4) Neighborhood Residential Preference; 5) San Francisco Residents or Workers; 6) Members of the General Public.

Schematic Design

The Project covers non-contiguous parcels at the heart of the new Hilltop neighborhood. However, the buildings on these two parcels are designed to function as a single community. The design of the Project takes the many challenging realities of affordable housing development, and of these sites in particular (high cost, non-contiguous sites, high design standards and expectations), and uses them to its advantage. Because the two sites have different dimensions the most efficient layouts are substantially different. For this reason it makes sense to cluster community, management and services functions in the larger building on Block 52 (OCII), which allows the building layout on Block 54 (OCII) to be as efficient as possible while still providing for all the important functions and shared spaces necessary to serve residents. Both buildings use strong proportions and simple but striking framing, finishes and details to both complement the existing architecture on the Hilltop and to create their own distinctive character to foster the shared community between the two blocks.

Design Considerations, Site Plan, and Landscape Features

Block 52 (OCII)

The identity of the building on Block 52 (OCII) is established by a trellised entry court garden at grade on Friedell Street. This space is defined by a welcoming landscaped space in a paved plaza that also provides for adjacent outdoor space to the Community Room. The 1,718 square foot Community Room includes a kitchen and is adjacent to a Fitness Room.

Flush-to-grade bio-retention planter areas and a welcoming exterior stair lead to the second-floor (podium level) courtyards. The podium level courtyards provide more outdoor landscaped spaces, with seating areas adjacent to residential units and a laundry/lounge space and informal and formal children's play areas. In total, the design provides over 5,500 square feet of open space for residents to enjoy. All of the administrative functions for both buildings, management and tenant services, are clustered on the southwest side of the entry court garden. To protect the privacy of patrons of tenant services, the circulation and entrances to these functions are separated from one another.

The garage entrance for the parking is on Friedell Street, carefully integrated and largely concealed in the massing of the building. A ground floor parking area within the building podium includes 34 parking spaces. A bike parking and maintenance room located at the corner of Friedell Street and Kirkwood Avenue provides space for 48 bikes.

Block 54 (OCII)

On Block 54 (OCII), the opportunity of a stunning view of downtown San Francisco is a key design driver. The entry and main vertical circulation of the building are located to take advantage of a roof deck with informal seating and play areas and a communal table at the northeast corner of the property, highlighting the view. On the ground floor off the main lobby is an amenity space including a lounge and laundry room that are connected to the street level courtyard which also includes informal play and seating areas. There is also a podium level courtyard surrounded by residential units that incorporates informal seating areas and play areas. In total, the design includes over 4,000 square feet of open space for residents to enjoy. The massing responds to the adjacent neighbors to the south by stepping down at the Hudson Avenue façade. Lightwells at the southern property line align with those of the adjacent buildings, and break up the massing of the building.

Parking and utilities are all at the southern edge of the property. The garage entrance is on Hudson Ave. A ground floor parking area within the building podium includes 28 parking spaces and 28 bike parking spaces.

Accessibility

Block 52 (OCII)

All units will be adaptable for people living with disabilities. Seven mobility accessible units will be provided. Three visual and hearing impaired units will also be provided.

Block 54 (OCII)

All units will be adaptable for people living with disabilities. Five mobility accessible units will be provided. Two visual and hearing impaired units will also be provided.

Building Materials

Both buildings will be constructed of Type V, residential wood-frame construction over a Type I concrete podium supported by grade beams and footings. The building on Block 52 (OCII) will have five stories over a one-story podium and the building on Block 54 (OCII) will have four stories over a one-story podium.

Proposed exterior finish materials include painted cement plaster, painted box rib metal panels, and glazed thin brick tile (or comparable material). Colors are carefully chosen to be compatible with the neighboring buildings while simultaneously providing a separate identity for each building of this Project.

Sustainability Measures

Both buildings incorporate design strategies that support the health and wellness of building occupants and residents. The Project team is placing resident health and the fostering of community within the buildings at the core of the design. Environmentally preferable products are prioritized for incorporation throughout the building including: materials that are sourced locally and/or high in recycled content; non-toxic paints, as well as coating and materials that are free of volatile organic compounds ("VOC") and phthalates. Prioritization of healthy, non-toxic materials will begin within the residential units, where people spend the most time and have the highest levels of exposure. Another area of emphasis is energy performance. In order to reduce energy usage, the buildings are currently envisioned as all-electric, with photovoltaic arrays on the roofs. Together with an upgraded envelope design, this is a cost effective way to meet the energy goals and low-maintenance needs of affordable housing. The Project is required to achieve a minimum of 125 points (a gold rating).

Sustainable features will include:

- Zero and Low VOC paints, caulks and adhesives and low-emitting flooring
- Reclaimed water infrastructure (purple pipe)
- Climate-appropriate vegetation.
- Exceeding Title 24 by at least 25%.
- Minimum 75% minimum recycling of construction debris
- 25% fly ash or slab in concrete
- Solar panels provided at 15% of roof areas

Conformance with Design for Development

The Project conforms to the requirements of the Hunters Point Shipyard Phase 1 Design for Development document ("D4D"). This includes meeting all of the following key requirements:

	D4D Requirement	Block 52 (OCII)	Block 54 (OCII)
Maximum Height	*Block 52: 45' - 55'* *Block 54: 45'*	55'	45'
Maximum Density	*80 DU/acre*	81.4 DU/acre	57.2 DU/acre
Maximum Bulk	*Maximum 150" diagonal dimension*	Complies	Complies
Open Space	*Block 52: 5,360 sqft* *Block 54: 3,600 sqft*	5,687 sqft	4,541 sqft
Setbacks	*None required. 3'-10' allowed along Innes, Hudson Jerrold, and Kirkwood*	None proposed	None proposed

Density Bonus

Under the HPS Redevelopment Plan, the Agency may grant residential density bonuses if such bonus will ensure the production of additional low- or moderate-income residential units, after the developer has demonstrated its best effort to provide low- or moderate-income residential units.

In this case, the Developer is seeking a density bonus to allow exceedances of D4D development controls for height and density on Block 52 (OCII), as follows:

1. Exceed the 45-foot height limit for the southern portion of the site by ten feet; and
2. Exceed established Dwelling Unit Density (80 DU/acre) by 1.4 DU/acre, for a Dwelling Unit Density of 81.4 DU/acre.

Under the HPS Phase 1 Design for Development ("Phase 1 D4D"), bonuses may be granted in an amount up to 25% above what density would otherwise be permitted. In addition, while OCII is not bound by the State Density Bonus law, it is instructive on standards for granting density bonuses. Under the State Law, projects with at least 15% very low income are permitted up to three incentives or concessions from development controls.

In this case, Developer's project exceeds the 15% very low income standard, and would be eligible for three concessions from development controls. For the building on Block 52 (OCII), the Developer has asked to exceed the height limit by 10 feet on the southern portion of the site and to exceed Dwelling Unit Density by approximately 1%, as described above. In accordance with the Redevelopment Plan requirements, the requested density bonus would allow the Project to ensure the production of additional low-income residential units. In addition, Developer and OCII staff have determined that the additional units provided by the density bonus are necessary to provide an economically feasible affordable housing project, meeting Developer's burden to demonstrate its best effort to provide low-income residential units. Finally, the requested density bonus would increase density within Block 52 by approximately 1%, which is within the maximum additional 25% density limit established by the Phase 1 D4D. Thus, Developer has met the standards for granting the requested density bonus to the Project.

Staff has determined that the Schematic Designs of Blocks 52 (OCII) and 54 (OCII) complies with the D4D, subject to the resolution of the conditions of approval identified below.

Design Review and Approval Process

The Hunters Point Shipyard Phase 1 Design Review and Document Approval Procedure ("DRDAP") outlines the necessary documents, schedule, and procedures for the review and approval of design submittals. Under the DRDAP, a series of increasingly detailed design documents are required in the design process. They are: 1) Basic Concept/Schematic Design, 2) Design Development, and 3) Construction Documents. The DRDAP requires that the Basic Concept/Schematic Design be presented to the Commission for review and approval. Staff recommends approval of the Schematic Designs subject to the remaining design conditions being resolved to the satisfaction of the Executive Director.

Beginning in Design Development the Developer shall:

1. *Materials.* Continue to develop and refine the building materials palette, including the wall systems, glazing, screening and other materials, in coordination with OCII staff. Materials palette must demonstrate durability, quality, color, variety, and visual interest, especially at the ground floor. Explore opportunities to incorporate locally sourced materials to establish a palette that works with climate, light, neighborhood context, history, and culture. Sustainable and recycled materials are highly encouraged.
2. *Façade Color Alternative.* Provide a design study demonstrating at least one differentiating façade color between Block 52 (OCII) and 54 (OCII), such as different accent tile color. Final façade color scheme subject to further review and approval by OCII.
3. *Architectural Mock-Up Scope.* Prior to Construction Document submittal and in advance of building materials purchasing, provide scope and plans for design mock-up, including primary building materials, color palette, wall systems, glazing and detail installation. OCII staff shall approve a) mock-up plans prior to mock-up construction, and of b) mock-up materials, as per Construction Documents, and their application, after OCII's staff mock-up observations and prior to materials purchases and shipping.
4. *Landscape Plans.* Provide detailed landscape plans, including plans for all setback zones, and common open spaces. The setback zone shall be used to create a transition zone between private use and the public realm. The setback zone shall be landscaped with high quality materials from the building edge to the public sidewalk. Landscaping shall mitigate through screening ground-floor blank wall areas along Avocet Way on Block 52, subject to further review and approval by OCII.
5. *Street Trees.* Maintain the equivalent number of existing street trees within all public right-of-ways in the Project Area. If any existing tree wells must be relocated to accommodate new utility infrastructure, submit revised infrastructure plans.
6. *Construction Cost Estimates and Value-Engineering.* In the event that design elements have to be reconsidered post-Schematic Design approval due to changes in construction cost estimates, the Developer shall engage OCII staff early on in the value-engineering process and all value-engineering decisions shall be subject to review and approval by OCII.
7. *Utility Room and Parking Screening.* Refine screening, materiality and architectural treatment of all ground-floor utility rooms and parking garage doors. Doors should screen mechanical uses while providing visual interest to the public realm through incorporation of design features such as high-quality materials, texture, artistic expression and transparency.
8. *Mechanical Equipment.* All mechanical equipment shall be located within the building footprint or on the roof, per the approved Schematic Designs. No meters or mechanical equipment shall be located within the setback zones or along Avocet Way, unless required by a utility provider. In such case, utility provider requirements must be documented and proposed mechanical locations and screening is subject to further OCII review and approval by OCII.

9. *Ground-Floor Glazing:* Aside from potential opaque glazing necessary to screen mechanical and parking uses, clear, untinted low-reflectivity glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of the building.
10. *Façade Transparency:* Maintain the approximate approved percentage of glazed surface façade area on all building elevations, as shown in the Schematic Design submittal.
11. *Lighting Plan.* Provide a detailed building lighting plan. Lighting should be subtle and reinforce the overall façade design.
12. *Graffiti Treatment.* Submit materials specifications identifying how each material type will be protected from or replaced in the case of graffiti—especially those materials located on ground-floor facades.
13. *Roofscape*
    a. Roof design should utilize non-reflective, low intensity colors.
    b. Further develop any rooftop mechanical equipment screening. Rooftop mechanical equipment, with the exception of solar PV infrastructure, shall be screened from view from the public realm. Mechanical screens shall form part of the building top composition and consist of materials consistent with the overall building color and material palette.
14. *Trash and Recycling.* The design of the trash and recycling areas shall be subject to further review and approval by OCII staff to ensure that such areas allow for internal pick-up by the solid waste collector to avoid on-street location of trash and recycling receptacles.
15. *Signage.* All building signage shall be subject to further OCII staff review and approval. The Sponsors shall submit a signage plan prior to or concurrent with the Design Development submittal.

In advance of the start of construction and before procurement and tenant improvements, the Sponsor shall:

1. *Noise.* Prior to the start of construction, the Developer and its general contractor shall meet with OCII staff to discuss noise regulations and hours of construction operation to ensure that they understand the existing regulations and do not work outside the allowed hours of operations. During construction, the Developer shall designate a single point of contact to address all construction-related concerns from OCII, the City, residents of Hunters Point Shipyard and other stakeholders.
2. *Architectural Mock-Up.* Prior to procuring façade materials, construct a physical material mock-up to allow for OCII, design team, and contractor review of material durability, texture, color and detail installation.

Equal Opportunity Program and Compliance with OCII Policies

The Developer is required to comply with the Bayview Hunters Point Employment and Contracting Policy, OCII's Nondiscrimination in Contracts, Minimum Compensation and Health Care Accountability policies and will work closely with contract compliance staff to comply with the Small Business Enterprise ("SBE") Policy and the Construction Workforce Policy on this development.

During the construction phase of this project, the Developer is committed to meeting OCII's requirements and goals which include the 50% SBE participation goal on all contract dollars, payment of prevailing wages and the 50% local construction workforce hiring goal. As a result of a competitive general contractor selection process, the Developer has selected Baines Nibbi, a joint venture between the general contractor Nibbi Brothers and General Contractor Baines Group, an OCII-recognized SBE and Minority–Owned Business Enterprise.

The Sponsors have secured the following SBE percentages on the Project through Professional Services contracts thus far: SBE 87.02%, San Francisco-Based (SF) LBE 81%, Minority-Owned Business Enterprise (MBE) 6.49%, Woman-Owned Business Enterprise (WBE) 25.67%. The sponsors will issue RFPs for additional consultants and sub-contractors in the coming months, with the intent to award as many contracts as possible to SBEs in order to meet or exceed program goals.

Community Outreach

Staff presented the RFP to the CAC Housing Subcommittee and to the full CAC in July and August 2017. In September 2017, staff convened an informational meeting about the RFP for Hilltop homeowners. Staff presented an update on the selection process to the CAC Housing Subcommittee in January 2018 and presented the developer selection recommendation to the full CAC in February 2018. The CAC voted to recommend that Commission select the MBS/BHPMSS team to develop Blocks 52/54. Staff presented an update on the proposed Schematic Design to the Hilltop neighbors in March 2019. The design team made some adjustments to the building design for Block 54 (OCII) where it abuts the existing market rate building based on input from the neighbors. They adjusted one lightwell for better alignment with the market rate building and recessed the portion of the building adjacent to the open space of the market rate block. Staff then presented the proposed Schematic Design to the CAC Housing Subcommittee in March 2019 and to the full CAC in April 2019. The CAC voted unanimously to recommend that Commission approve the Schematic Design for the Project. Staff and the selected development team will ensure outreach is provided to HPS Phase 1 neighbors and the broader HPS and BHVP community to inform them of any relevant CAC meetings discussing this Project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The San Francisco Redevelopment Agency Commission ("Former Commission") and the San Francisco Planning Commission certified the Hunters Point Shipyard Reuse Final Environmental Impact Report ("FEIR"), and adopted California Environmental Quality Act ("CEQA") findings, a mitigation monitoring and reporting program and statement of overriding considerations (collectively "CEQA Findings") in 2000, and subsequently issued a First and Second Addendum to the Final EIR in 2003 and 2006, respectively, to address project changes (collectively, the FEIR and the CEQA Findings as updated by the First and Second Addenda are referred to as the "Phase 1 EIR"). . Additionally, the Former Agency Commission and the Planning Commission certified the Candlestick Point/Hunters Point Shipyard Phase 2 Final Environmental Impact Report in 2010 and adopted CEQA findings, a mitigation monitoring and reporting program and statement of overriding considerations (collectively, "Phase 2 CEQA Findings"), and subsequently issued three addenda, in 2014, 2016 and 2018, respectively, to address project changes (collectively, the FEIR and Phase 2 CEQA Findings as updated by the three addenda are referred to as the "Phase 2 EIR"). The Phase 2 EIR updated the

transportation analysis and transportation plan (including the transportation system management plan) for Phase 1, but the Phase 2 EIR did not identify any new significant environmental effects or an increase in the severity of significant impacts of the Phase 1 Project previously identified in the Phase 1 EIR. OCII staff has reviewed the Schematic Designs for the Project (including the density bonus) and has found them to be within the scope of the project analyzed in the Phase 1 EIR and its subsequent addenda. Staff recommends that the Commission adopt environmental findings requiring no additional environmental review beyond the Phase 1 EIR and its addenda, pursuant to State CEQA Guidelines Sections 15180, 15162, 15163, and 15164 and 15168, confirming that there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the Phase 1 EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Phase 1 EIR, as confirmed by the analysis provided in the Phase 2 EIR.

Project Schedule and Next Steps

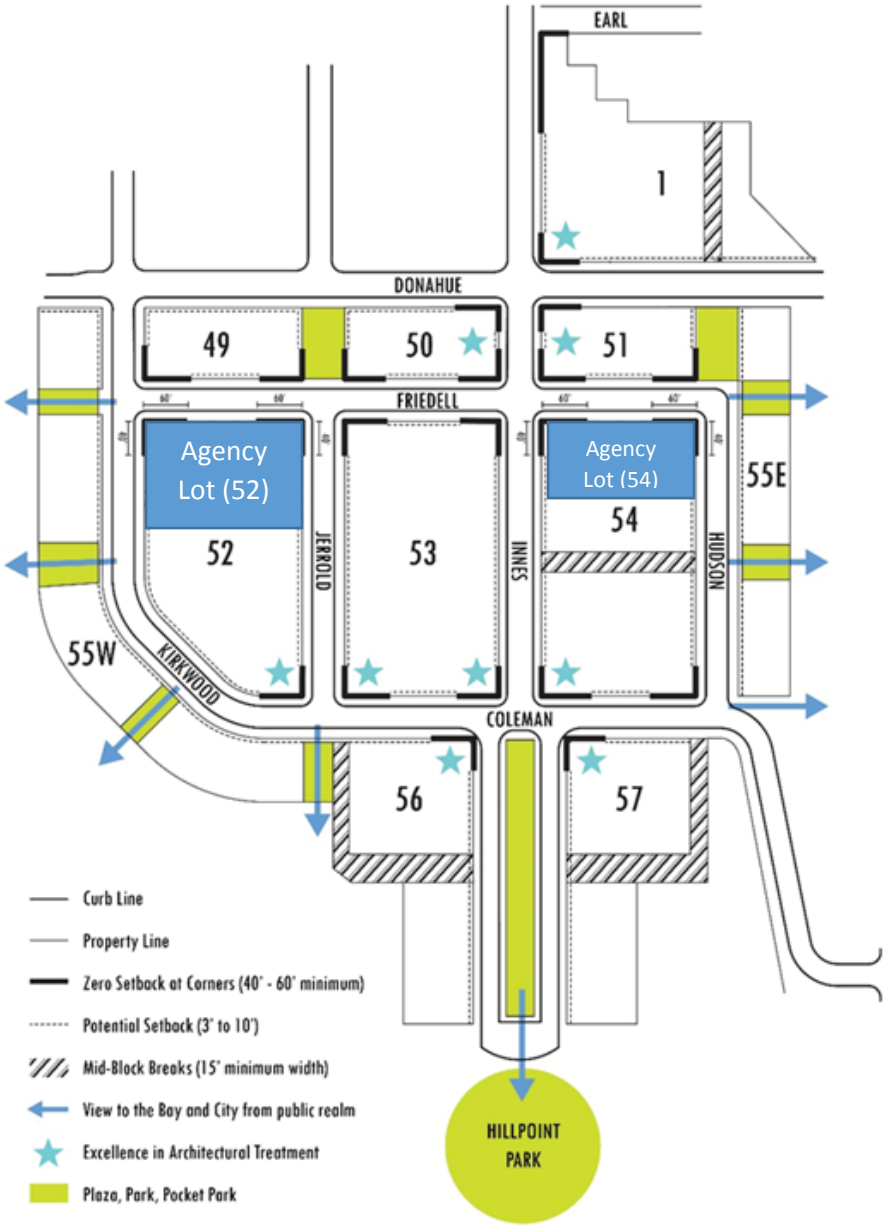
Staff will return to Commission in early to mid-2020 to seek approval for a permanent gap loan and ground lease. Construction start is currently estimated for Fall 2020 and completion in Fall 2022.

(Originated by Elizabeth Colomello, Senior Development Specialist)

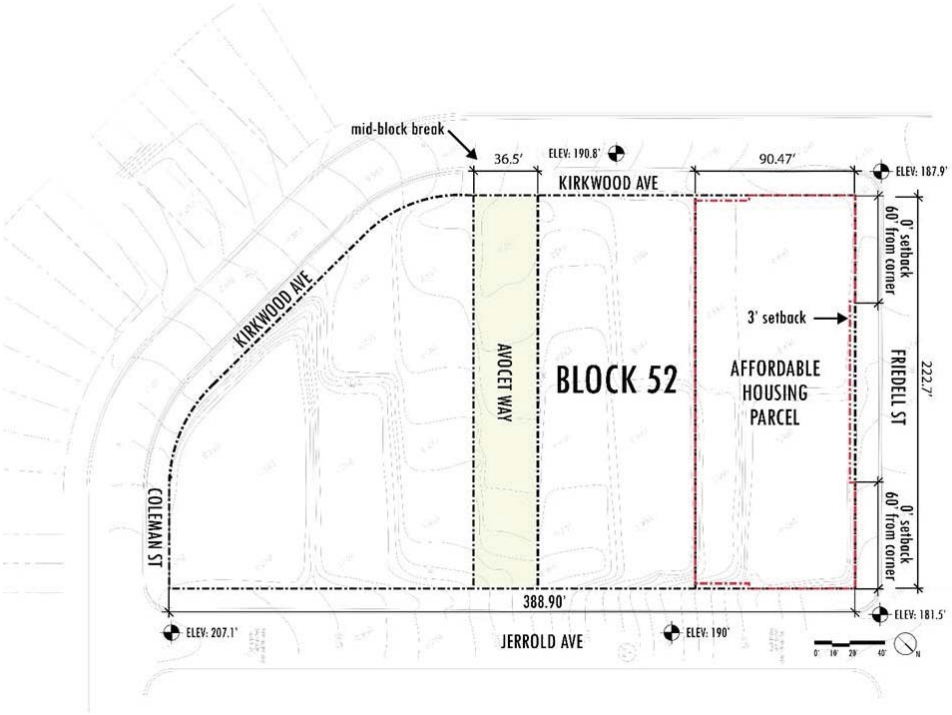
Nadia Sesay
Executive Director

Attachment A: Location Map
Attachment B: Blocks 52 and 54 Schematic Design

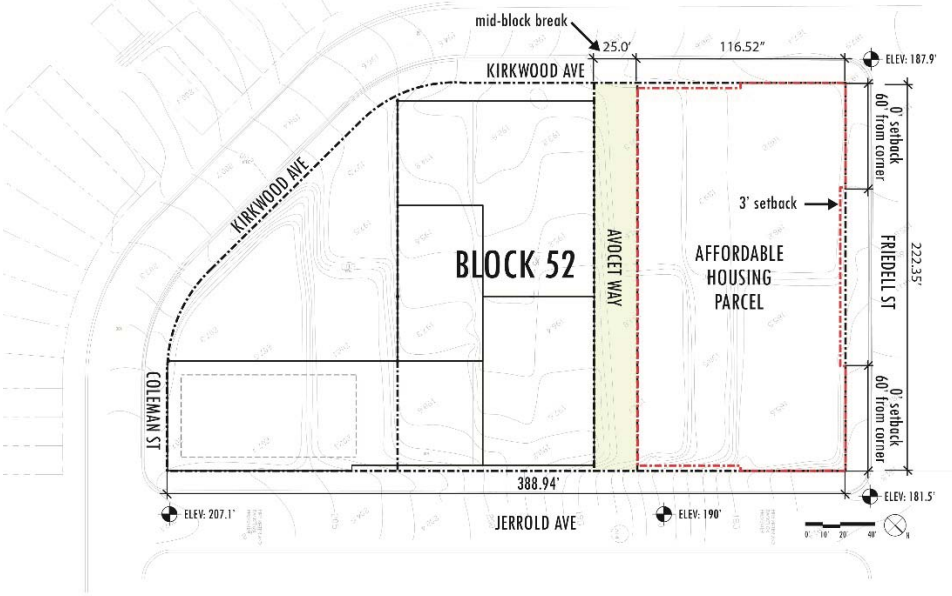
Hunters Point Shipyard Phase 1 Hilltop Parcels



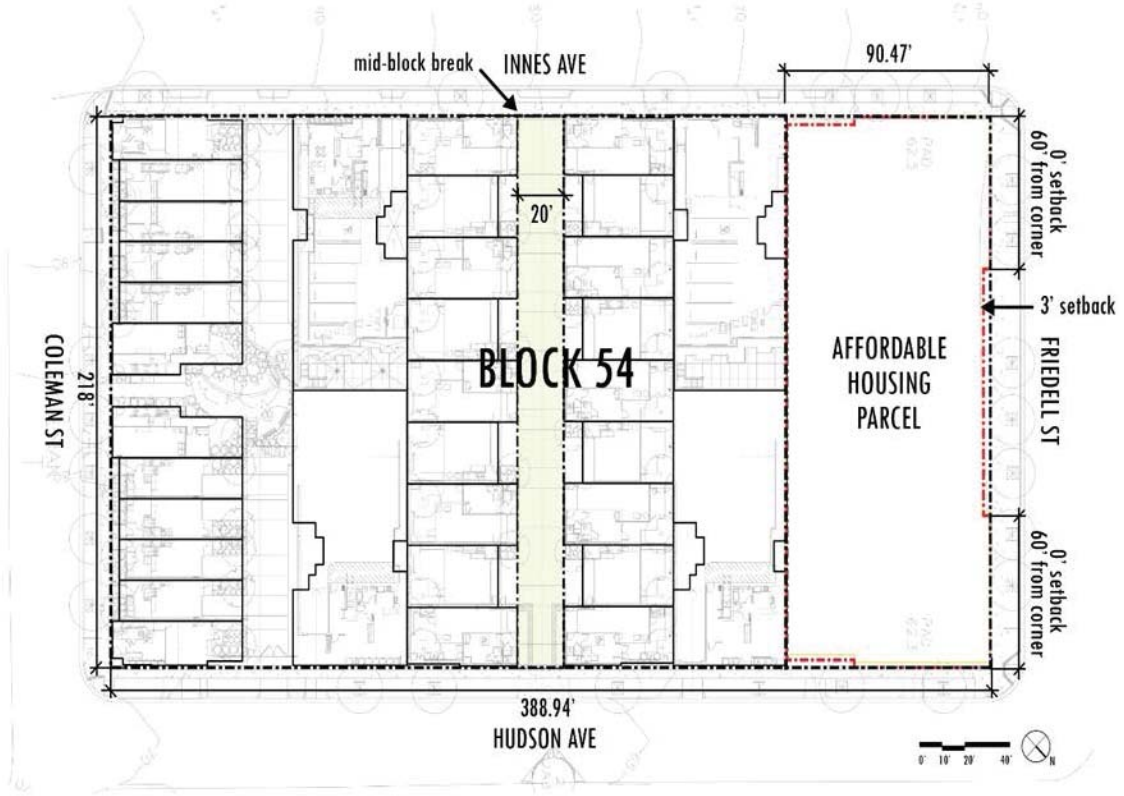
Block 52 Pre-Avocet Realignment



Block 52 Anticipated Avocet Realignment



Block 54


mid-block break
INNES AVE
90.47'
20'
0' setback
60' from corner
3' setback
BLOCK 54
AFFORDABLE
HOUSING
PARCEL
FRIEDELL ST
COLEMAN ST
218'
0' setback
60' from corner
388.94'
HUDSON AVE

HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

100% SCHEMATIC DESIGN OCII SUBMITTAL

03/25/2019

MCCORMACK BARON SALAZAR

km architecture

MITHUN

SEATTLE | Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 | 206.623.3344

SAN FRANCISCO | 60 Harrison Street, 4D-D
San Francisco, CA 94104 | 415.956.0068

ORIGINAL SHEET SIZE 30" x 42"

SHEET INDEX

BLOCK 52 & 54

GENERAL

G0.00	COVER SHEET
G0.01	SHEET INDEX & NARRATIVE
G0.02	PROJECT INFO
G0.03	GREEN POINT RATING SCORECARDS
G0.04	DIAGRAMS - VICINITY, & NEIGHBORHOOD CIRCULATION
G0.04 A	DIAGRAMS - BIKE ROOM ACCESS & CIRCULATION
G0.05	VIEWS AND SOLAR ORIENTATION
G0.06	DIAGRAMS - LOT COVERAGE, BULK LIMIT, & DU EXPOSURE
G0.07	DIAGRAMS - USABLE & MID BLOCK OPEN SPACE
G0.08	DIAGRAMS - CORNER MASSING
G0.09	DIAGRAMS - LOTS & FRONTAGE
G0.10	DIAGRAMS - BAYS & BALCONIES OVER STREETS
G0.11	RENDERING
G0.12	RENDERING
G0.13	RENDERING
G0.14	RENDERING
G0.15	RENDERING

LANDSCAPE

L2.01	LANDSCAPE MATERIAL PALETTE
L2.02	LANDSCAPE PLANTING PALETTE

ARCHITECTURE

A1.00	SITE PLAN & AXON
A1.01	SITE SECTIONS & ELEVATIONS
A1.02	EXTERIOR MATERIALS

BLOCK - 52

CIVIL

52 - C1.01	EXISTING CONDITIONS
52 - C2.01	GRADING PLAN
52 - C3.01	UTILITY PLAN
52 - C4.01	STORMWATER CONTROL PLAN

LANDSCAPE

52-L1.01	LEVEL 01 LANDSCAPE PLAN
52-L1.02	LEVEL 02 LANDSCAPE PLAN
52-L1.03	LEVEL 01-02 LANDSCAPE SECTION
52-L1.04	LEVEL 02 LANDSCAPE SECTION

ARCHITECTURE

52-A1.03	BLOCK 52 SITE PLAN
52-A1.04	AXONOMETRIC VIEWS
52-A2.01	LEVEL 01 FLOOR PLAN
52-A2.02	LEVEL 02 FLOOR PLAN
52-A2.03	LEVEL 03 FLOOR PLAN (LEVELS 04-05 SIMILAR)
52-A2.04	ROOF PLAN
52-A3.01	BUILDING ELEVATIONS
52-A3.02	BUILDING ELEVATIONS / SECTIONS
52-A3.03	BUILDING ELEVATIONS / SECTIONS

BLOCK - 54

CIVIL

54 - C1.01	EXISTING CONDITIONS
54 - C2.01	GRADING PLAN
54 - C3.01	UTILITY PLAN
54 - C4.01	STORMWATER CONTROL PLAN

LANDSCAPE

54-L1.01	LEVEL 01 LANDSCAPE PLAN
54-L1.02	LEVEL 02 LANDSCAPE PLAN
54-L1.03	LEVEL 03 LANDSCAPE GREEN ROOF PLAN
54-L1.04	LEVEL 05 LANDSCAPE ROOF PLAN
54-L1.05	LEVEL 01-02 LANDSCAPE SECTION

ARCHITECTURE

54-A1.03	BLOCK 54 SITE PLAN
54-A1.04	AXONOMETRIC VIEWS
54-A2.01	LEVEL 01 FLOOR PLAN
54-A2.02	LEVEL 02 FLOOR PLAN
54-A2.03	LEVEL 03 FLOOR PLAN
54-A2.04	LEVEL 04 FLOOR PLAN
54-A2.05	LEVEL 05 FLOOR PLAN
54-A2.06	ROOF PLAN
54-A3.01	BUILDING ELEVATIONS
54-A3.02	BUILDING ELEVATIONS / SECTIONS
54-A3.03	BUILDING ELEVATIONS / SECTIONS

PROJECT NARRATIVE

ARCHITECTURAL DESIGN

HUNTERS POINT SHIPYARD BLOCKS 52 AND 54 ARE NON-CONTIGUOUS PARCELS AT THE HEART OF THE NEW HILLTOP NEIGHBORHOOD. THE DEVELOPMENT BY THE PROJECT SPONSOR, MCCORMACK BARON SALAZAR, IS ENVISIONED AS SINGLE COMMUNITY FOR LOW-INCOME FAMILIES AND INDIVIDUALS, WITH A VARIETY OF UNIT TYPES, RANGING FROM ONE TO FIVE BEDROOMS. THE BUILDINGS HOUSE 112 APARTMENTS IN TOTAL, WITH 67 HOMES ON THE LARGER BLOCK 52, AND 45 HOMES ON BLOCK 54. THE CHALLENGE, AS ALWAYS WITH AFFORDABLE HOUSING, IS TO CREATE PRIDE OF PLACE FOR BOTH RESIDENTS AND NEIGHBORS WITH BUILDINGS THAT APPEAR RICH AND DIGNIFIED, BUT TO DO SO WITHIN CONSTRAINTS OF BUDGET. OUR STRATEGY TO ACCOMPLISH THIS GOAL IS A BUILDING DESIGN THAT IS HANDSOMELY PROPORTIONED, BUT EXTREMELY SIMPLE IN FRAMING, FINISHES AND DETAIL.

BECAUSE THE TWO SITES HAVE DIFFERENT DIMENSIONS, THE MOST EFFICIENT LAYOUTS ON THE TWO SITES ARE SUBSTANTIALLY DIFFERENT. IT CLEARLY MAKES SENSE TO GATHER THE COMMUNITY AND MANAGEMENT FUNCTIONS ON THE LARGER SITE, BLOCK 52. THE IDENTITY OF BLOCK 52 IS ESTABLISHED BY A TRELLISED ENTRY COURT GARDEN AT GRADE ON FRIEDELL STREET. THIS SPACE IS DEFINED BY A WELCOMING LANDSCAPED SPACE IN A PAVED PLAZA FOR SPILL-OUT FROM THE COMMUNITY ROOM, FLUSH-TO-GRADE BIORETENTION PLANTER AREAS & A WELCOMING EXTERIOR STAIR TO THE SECOND-FLOOR TERRACE GARDEN ABOVE THE PARKING GARAGE, WHICH LOCATED AT THE REAR OF THE SITE TUCKED INTO THE GRADE AS MUCH AS IS FEASIBLE. ALL OF THE ADMINISTRATIVE FUNCTIONS FOR BOTH BUILDINGS – MANAGEMENT AND TENANT SERVICES – ARE CLUSTERED ON THE SOUTHWEST SIDE OF THE BLOCK 52 ENTRY COURT GARDEN. TO PROTECT THE PRIVACY OF PATRONS OF TENANT SERVICES, THE CIRCULATION AND ENTRANCES TO THESE FUNCTIONS ARE SEPARATED FROM ONE ANOTHER. TO KEEP THE PODIUM LEVEL UNITS ON AVOCET ALLEY AT THE SOUTH SIDE OF THE SITE AS LOW AS POSSIBLE, THE GARAGE ENTRANCE FOR THE MOSTLY SUBTERRANEAN PARKING IS ON FRIEDELL, CAREFULLY INTEGRATED AND LARGELY CONCEALED IN THE MASSING OF THE BUILDING.

ON BLOCK 54, THE OPPORTUNITY OF A STUNNING VIEW OF DOWNTOWN SAN FRANCISCO IS A KEY DESIGN DRIVER. THE ENTRY AND MAIN VERTICAL CIRCULATION OF THE BUILDING ARE LOCATED TO TAKE ADVANTAGE OF A ROOF DECK AT THE NORTHEAST CORNER OF THE PROPERTY, HIGHLIGHTING THE VIEW. OFF OF THE MAIN LOBBY IS AN AMENITY SPACE ENVISIONED AS A LOUNGE AND LAUNDRY ROOM, CONNECTED TO STREET LEVEL COURTYARD SPACE. PARKING AND UTILITIES ARE KEPT AT THE SOUTHERN EDGE OF THE PROPERTY, AND BURIED WITHIN THE GRADE AS MUCH AS IS FEASIBLE. THE RESIDENTIAL UNITS AT THE UPPER LEVELS ARE GROUPED AROUND A COURTYARD, AND THE MASSING RESPONDS TO THE ADJACENT NEIGHBORS TO THE SOUTH BY STEPPING DOWN AT THE HUDSON AVE FAÇADE. LIGHTWELLS AT THE SOUTHERN PROPERTY LINE RESPOND TO THOSE OF THE ADJACENT BUILDINGS, AND BREAK UP THE MASSING OF THE BUILDING.

OUR DESIGNS RESPOND TO TWO ARCHITECTURAL CONTEXTS PRESENT IN THE HILLTOP NEIGHBORHOOD. FIRST ARE THE CRISP, CONSISTENTLY MODERN BUILDINGS OF THE NEIGHBORING PARCELS. SECOND, THIS IS SAN FRANCISCO, AND SOME REFERENCE AND LINKAGE TO THE DISTINCTIVE CHARACTER OF THE CITY'S RESIDENTIAL HERITAGE IS APPROPRIATE. ACCORDINGLY, OUR DESIGN PROPOSAL IS AS CRISP AND CLEAN AS THE NEIGHBORING BUILDINGS, WITH A SIMILAR MATERIAL PALETTE. THE SAN FRANCISCO REFERENCE IS A MATTER OF PROPORTIONS AND MASSING. THE PROPOSED BUILDINGS EMBRACE THE TAUT VERTICAL PROPORTIONS OF TALL-CEILINGED SAN FRANCISCO ROW HOUSES ON NARROW LOTS. WE USE THE DEVICES OF VERTICALLY ARTICULATED MASSING AND VERTICALLY GATHERED FENESTRATION TO EMPHASIZE THIS DISTINCTLY SAN FRANCISCO CHARACTER. THE VERTICAL ARTICULATION OF THE BUILDINGS IS AUGMENTED BY A BOLD COLOR SCHEME – OFF WHITE AND DARK CHARCOAL – GIVING EMPHASIS TO THE SIMPLE BUT DRAMATIC MASSING SCHEME.

SUSTAINABILITY GOALS

OUR TEAM PHILOSOPHY ON SUSTAINABLE DESIGN GOES BEYOND CHECKLISTS AND RECOGNIZES THAT THE BEST DESIGN SUPPORTS HEALTHY LIVING AND REGENERATIVE ECOLOGY. SUPPLEMENTING THE SUSTAINABLE DESIGN REQUIREMENTS OF OCII IN THE HUNTERS POINT SHIPYARD AREA AND THE SAN FRANCISCO GREEN BUILDING ORDINANCE, OUR TEAM IS TARGETING AMBITIOUS HEALTHY, GREEN BUILDING SUSTAINABILITY GOALS FOR THIS PROJECT. THE GOAL IS TO INCORPORATE FEATURES THAT PROMOTE HEALTHY LIVING, ENSURE RESIDENT COMFORT, AND MAY ENABLE APPRECIABLE SAVINGS ON FUTURE RESIDENT AND HOUSE (COMMON AREAS) UTILITY BILLS.

ONE FOCUS IS ON INCORPORATING DESIGN STRATEGIES THAT SUPPORT THE HEALTH AND WELLNESS OF BUILDING OCCUPANTS AND RESIDENTS THE PROJECT TEAM IS PLACING RESIDENT HEALTH AND THE FOSTERING OF COMMUNITY WITHIN THE BUILDINGS AT THE CORE OF THE DESIGN. ENVIRONMENTALLY PREFERABLE PRODUCTS ARE PRIORITIZED FOR INCORPORATION THROUGHOUT THE BUILDING INCLUDING: MATERIALS WHICH ARE SOURCED LOCALLY AND/OR HIGH IN RECYCLED CONTENT; NON-TOXIC PAINTS, AS WELL AS COATING AND MATERIALS THAT ARE FREE OF VOCS AND PHTHALATES. PRIORITIZATION OF HEALTHY, NON-TOXIC MATERIALS WILL BEGIN WITHIN THE RESIDENTIAL UNIT, WHERE PEOPLE SPEND THE MOST TIME AND HAVE THE HIGHEST LEVELS OF EXPOSURE.

ANOTHER AREA OF EMPHASIS IS ENERGY PERFORMANCE. IN ORDER TO REDUCE ENERGY USAGE, WE ARE PROPOSING AN ALL-ELECTRIC BUILDING, WITH PHOTOVOLTAIC ARRAYS ON THE ROOFS. TOGETHER WITH AN UPGRADED ENVELOPE DESIGN, WE HAVE FOUND THAT THIS STRATEGY IS THE MOST COST EFFECTIVE WAY TO MEET THE ENERGY GOALS AND LOW-MAINTENANCE NEEDS OF SIMILAR AFFORDABLE HOUSING PROJECTS. WHILE THE PROJECT IS REQUIRED TO ACHIEVE A MINIMUM OF 125 POINTS (A GOLD RATING) IN THE GREEN POINT RATING VERIFICATION METRIC, THE PROJECT TEAM HAS MAPPED OUT POTENTIAL OPPORTUNITIES TO INCORPORATE ADDITIONAL SUSTAINABLE ELEMENTS WHICH MAY POTENTIALLY ACHIEVE A PLATINUM RATING.

STRUCTURAL SYSTEM

THE STRUCTURAL SYSTEMS OF THE BUILDINGS ARE TYPICAL FOR THIS SCALE OF MULTI-FAMILY HOUSING. WHILE THE DESIGN TEAM DOES NOT YET HAVE GEOTECHNICAL INFORMATION SPECIFIC TO THESE SITES, BASED ON THE OVERALL NEIGHBORHOOD EXPLORATIONS AND THE CONDITIONS OF NEARBY PARCELS, THE ASSUMPTION IS THAT UNDERLYING BEDROCK IS RELATIVELY SHALLOW. THIS WILL BE CONFIRMED AS SOON AS IS FEASIBLE. GROUND FLOORS ARE TYPE 1 CONSTRUCTION, WITH A SLAB ON GRADE SUPPORTED BY GRADE BEAMS AND FOOTINGS, ASSUMED TO BE FOUNDED MOSTLY ON BEDROCK. CONCRETE COLUMNS SUPPORT THE POST-TENSIONED CONCRETE SLAB AT THE SECOND LEVEL. ABOVE THE CONCRETE PORTION OF THE BUILDINGS IS STANDARD TYPE V WOOD FRAMED CONSTRUCTION.

OTHER STRUCTURAL ELEMENTS INCLUDE:

- A SEISMIC JOINT WILL BE NEEDED AT THE CONNECTING CORRIDOR OF THE TWO BUILDING MASSES ON BLOCK 52.
- ALTERNATE FRAMING IS PLANNED FOR THE ROOF DECK AT BLOCK 54 TO ACCOMMODATE THE NEEDED SLOPES AND WATERPROOFING SYSTEM.
- BLOCK 54 CONSTRUCTION IS HELD BACK FROM THE SOUTHERN PROPERTY LINE (ADJACENT TO EXISTING BUILDINGS) TO ACCOMMODATE ANTICIPATED MOVEMENT IN A SEISMIC EVENT. THE GARAGE WALL AT THAT LOCATION WILL BE DESIGN AROUND THE REQUIRED SHORING TO BE DESIGNED BY THE GENERAL CONTRACTOR.

MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS

DWELLING UNITS WILL BE HEATED BY LOW LEVEL ELECTRIC FAN CONVECTORS, WHICH ARE RECESSED INTO THE WALL AND CONTAIN AN ELECTRIC HEATING ELEMENT AND A SMALL FAN. THEY WILL BE LOCATED AT LOW LEVEL IN EACH ROOM OF THE UNIT, AND EACH ROOM WILL BE CONTROLLED BY (1) THERMOSTAT. THE ROOM THERMOSTATS WILL BE T-24 COMPLIANT DIGITAL THERMOSTATS WITH DIGITAL DISPLAY OF THE ROOM TEMPERATURES AND SET-POINT ADJUSTMENT CONTROL AND ABILITY TO PROGRAM THE OPERATING SCHEDULE. MOBILITY AND HVI UNITS WILL BE PROVIDED WITH CONTROLS THAT MEETS MOD REQUIREMENTS.

ALL DWELLING UNIT EXHAUST DISTRIBUTION WILL BE HORIZONTAL TO THE FAÇADE. EACH RESTROOM WILL BE PROVIDED WITH AN ERV CONNECTION FOR EXHAUST TO TEMPER INCOMING OUTSIDE VENTILATION AIR. THE EXHAUST DUCT WILL RUN ALONG THE SIDE OF THE UNIT IN AN ARCHITECTURAL SOFFIT AND CONNECT TO AN ARCHITECTURAL LOUVER AT THE FAÇADE. ALL RESIDENTIAL KITCHEN AREAS WILL BE SERVED BY NON-CIRCULATING TYPE 2 HOODS WITH AN ESTIMATED AIRFLOW OF BETWEEN 200 AND 300 CFM EACH, ALSO VENTED HORIZONTALLY TO THE FAÇADE. THE PROJECT IS NOT IN THE SF PLANNING ARTICLE 38 AIR FILTRATION ZONE AND AS SUCH A HERMETIC AIR FILTRATION SYSTEM IS NOT REQUIRED; HOWEVER WE ARE RECOMMENDING FILTERS TO PROMOTE GOOD INDOOR AIR QUALITY FOR THE RESIDENTS.

THE CORRIDORS WILL BE SERVED VIA A SMALL CIRCULATION FANS WITH RELIEF LOUVERS. THERE WILL BE NO HEATING OR COOLING PROVIDED. THE COMMON AREAS WILL BE PROVIDED WITH AIR CONDITIONING THOUGH A VARIABLE REFRIGERANT FLOW (VRF) HEAT RECOVERY SYSTEM. TECHNICAL SPACES SHALL BE VENTILATED BY SUPPLY AND EXHAUST FANS.

ELECTRICAL SERVICE WILL BE OBTAINED FROM SAN FRANCISCO PUBLIC UTILITY COMMISSION (SFPUC), WITH TRANSFORMERS LOCATED IN UNDERGROUND VAULTS ALREADY EXISTING (OR SOON TO BE CONSTRUCTED) IN THE ADJACENT SIDEWALKS. BLOCK 52 SERVICE CONSISTS OF ONE MAIN SWITCHBOARD 'MSB1' RATED AT 2500A, 120/208V, 3-PHASE, 4-WIRE IN BUILDING ELECTRICAL ROOM THAT WILL SUPPLY ALL RESIDENTIAL UNITS AND ENTIRE HOUSE LOADS. BLOCK 54 SERVICE CONSISTS OF ONE MAIN SWITCHBOARD 'MSB1' RATED AT 2000A, 120/208V, 3-PHASE, 4-WIRE IN BUILDING ELECTRICAL ROOM THAT WILL SUPPLY ALL RESIDENTIAL UNITS AND ENTIRE HOUSE LOADS. EACH DWELLING UNIT WILL BE INDIVIDUALLY METERED.

A NEW COLD-WATER LINE WILL BE EXTENDED INTO A DEDICATED UTILITY ROOM FROM EXISTING LOW-PRESSURE WATER LATERALS. THE UTILITY ROOM WILL CONTAIN THE COLD WATER REDUCED BACKFLOW PREVENTER. IT IS ASSUMED AT THIS TIME THAT A BOOSTER PUMP IS REQUIRED. UPON RECEIPT OF FLOW TESTING, FURTHER CLARIFICATION AND CALCULATIONS CAN BE MADE WITH EXISTING AVAILABLE PRESSURES. ALL THE CW WATER PIPING WILL BE TYPE-L LEAD-FREE SILVER SOLDER WITH WROUGHT COPPER FITTINGS. ALL THE POTABLE WATER SYSTEM VALVES, FAUCETS AND COMPONENTS WILL BE SPECIFIED WITH AB 1953 COMPLIANCE REQUIREMENT FOR LEAD-FREE CONTENT. THE PIPING SYSTEM WILL BE LABELED TO IDENTIFY THE PIPE CONTENT AND FLOW DIRECTIONS. ALL PLUMBING FIXTURES EXCEPT FOR THE WCS WILL BE CONNECTED TO THE POTABLE WATER SYSTEM. THE WC'S WILL BE PLUMBED WITH SEPARATE RECLAIMED/TREATED WATER RISERS, INITIALLY FILLED WITH DOMESTIC WATER.

DOMESTIC HOT WATER WILL BE GENERATED BY (3) CENTRAL AIR TO WATER HEAT PUMPS LOCATED IN THE PARKING GARAGE TIED TO (2) 1000-GALLON AND (1) 140-GALLON DOMESTIC HOT WATER STORAGE TANK. THE SYSTEM WILL ALSO CONSIST OF EXPANSION TANK AND A PUMPING SYSTEM CONNECTING THE HEAT PUMP CIRCUITS TO THE STORAGE TANK. THE DOMESTIC WATER RETURN LINES WILL BE EQUIPPED WITH AQUASTAT AND FLOW-CONTROLLED CIRCULATION PUMPS TO MAINTAIN THE SYSTEM HOT WATER TEMPERATURE IN THE LOOP WHILE REDUCING RUN TIME. THE ENTIRE HOT WATER LOOP WILL BE INSULATED PER T-24.

MITHŪN

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR
PROJECT DESIGNER

PROJECT TEAM MEMBERS
—
CHECK
—

TITLE
SHEET INDEX & NARRATIVE

PROJECT NO.
1726400
DATE
03/25/2019

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
G0.01

100% SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

3/26/2019 3:28:28 PM

DESIGN FOR DEVELOPMENT NOTES

ZONING: RED EVELOPMENT AREA - HUNTERS POINT SHIPYARD, HILLTOP SUB-AREA

PLANNING AREAS: HUNTERS POINT SHIPYARD

PLANNING DISTRICT: DISTRICT 10 SOUTH BAYSHORE

EASEMENTS: NONE

AFFORDABILITY: 100% AFFORDABLE, ELIGIBLE FOR FULL DENSITY BONUS

	ALLOWABLE / REQUIRED	PROPOSED	REFERENCED CODE
SETBACKS:	NON REQUIRED 3' TO 10' ALLOWED ALONG INNES, HUDSON, JERROLD, & KIRKWOOD	NONE	D4D PG. 28
MAX. HEIGHTS:	45' & 55' (INCREASED HT. LIMIT ALLOWED WITH DENSITY BONUS)	PROJECT COMPLIES - SEE ELEVATIONS	D4D PG. 17, FIG. 4
BULK DISTRICT:	MAX 150' DIAGONAL DIMENSION	PROJECT COMPLIES	D4D PGS 13 & 17, FIG. 4 & HP-RA ZONE "A" SFPC TABLE 270
MAX. DENSITY:	80 DU / ACRE PER D4D (100 DU / ACRE WITH 25% DENSITY BONUS) **(DENSITY CALCULATED AT THE OVERALL BLOCK LEVEL; PARCEL LEVEL DENSITY CALCULATIONS PROVIDED FOR REFERENCE ONLY)**	**BLOCK 52: 67 UNITS PROPOSED** 112 DU / ACRE @ PARCEL LEVEL **BLOCK 54: 45 UNITS PROPOSED** 99 DU / ACRE @ PARCEL LEVEL	D4D PG 15
OPEN SPACE:	MIN. 80 SQ. FT. / DU COMMON: MIN. 15' IN EVERY HORIZONTAL DIRECTION PRIVATE: MIN. 6' IN EVERY HORIZONTAL DIRECTION	**BLOCK 52: 5,687 SQ. FT. PROPOSED** REQUIRED: 5,360 SQ. FT. (67 X 80 = 5,360) **BLOCK 54: 4,541 SQ. FT. PROVIDED** REQUIRED: 3,600 SQ. FT. (45 X 80 = 3,600)	D4D PGS 18 & 19
DWELLING UNIT EXPOSURE:	WINDOW TO A ROOM OF MIN. 120 SQ. FT. TO PUBLIC WAY OR MIN. 15' X 15' OPEN SPACE	ALL UNITS FACE COMPLIANT PUBLIC WAY OR COMPLIANT OPEN SPACE	D4D PG 20
OFF STREET PARKING:	2 SPACES PER UNIT MAX. (224 MAX ALLOWED)	**TOTAL FOR PROJECT: 62 SPACES** (.55 OF THE UNIT COUNT REQ'D) **BLOCK 52: 34 SPACES TOTAL** (1) - VAN ACCESSIBLE SPACE (1) - ACCESSIBLE SPACE (1) - CAR SHARE SPACE (31) - STANDARD SPACES **BLOCK 54: 28 SPACES TOTAL** (1) - VAN ACCESSIBLE SPACE (1) - ACCESSIBLE SPACE (26) - STANDARD SPACES	D4D PG 16
BICYCLE PARKING:	PROJECTS UP TO 50 DU - ONE CLASS 1 BIKE SPACE FOR EVERY 2 DU. OVER 50 DU, 25 CLASS 1 SPACES SHALL BE PROVIDED, PLUS ONE CLASS 1 SPACE FOR EVERY 4 ADDITIONAL DWELLING UNITS OVER 50	**BLOCK 52: 48 CLASS-1 SPACES** (30 REQUIRED) **BLOCK 54: 28 CLASS-1 SPACES** (23 REQUIRED)	D4D PG 18
LOADING SPACE:	NONE FOR 0-100,000 SQ. FT.	NONE REQUIRED AS EACH BUILDING IS BELOW SQ. FTG. THRESHOLD	D4D PG 16
CAR SHARE SPACE:	ONE CAR SHARE SPACE REQUIRED FOR EACH BLDG. OVER 49 UNITS	**BLOCK 52: ONE SPACE PROVIDED** (1) - SPACE REQUIRED **BLOCK 54: NO SPACE REQUIRED**	D4D PG 16 SFPC SEC. 166
GREEN RATING:	PROJECT ENCOURAGED TO SEEK LEED SILVER	PROJECT TO SEEK GREEN POINT RATING EQUIVALENT	D4D PG 19
PROJECTIONS & OBSTRUCTIONS:	ALLOWED OVER R.O.W. W/ MIN. 8' CLEAR HEAD HEIGHT, MAX 3' PROJECTION, & MAX 36 SQ. FT.	PROJECTIONS OVER STREETS COMPLY	D4D PG 19
BETTER ROOFS ORDINANCE:	15% OF ROOF AREA AS SOLAR AND/OR 30% OF ROOF AREA AS GREEN ROOF/PLANTERS	SOLAR PANELS PROVIDED AT 15% OF ROOF AREA	ZA BULLETIN NO. 11

BUILDING CODE NOTES

DEMOLITION: NO EXISTING STRUCTURES TO BE DEMOLISHED.

CONSTRUCTION TYPE: TYPE I-A; SPRINKLERED & TYPE V-A; SPRINKLERED

	TYPE I-A	TYPE V-A
PRIMARY STRUCTURAL FRAME	3	1
EXTERIOR BEARING WALLS	3	1
INTERIOR BEARING WALLS	3	1
NONBEARING WALLS AND PARTITIONS INTERIOR	0	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	2	1
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1 1/2	1

OCCUPANCY GROUPS: PREDOMINANTLY RESIDENTIAL (R-2), W/ SOME A-3, B, S-2 SPACES

OCCUPANCY SEPARATIONS (PER CBC 508.4): 1 HR SEPARATION BETWEEN ALL DIFFERENT OCCUPANCIES UNLESS OTHERWISE NOTED

FIRE PROTECTION: SPRINKLERED PER NFPA 13 AND CBC SECTION 903.2.8. GROUP R.

	ALLOWABLE / REQUIRED	PROPOSED
MAX. HEIGHT SLAB STRUCTURE:		15'-0"
NUMBER OF STORIES:	TYPE I-A: UL TYPE V-A: 70' / 4 STORIES	TYPE I-A: 15' / 1 STORY TYPE V-A: 70' (MEASURED FROM GRADE) / 4 STORIES
ALLOWABLE AREA:	48,000 SQ FT / FLOOR	BLOCK 52: (SEE TOTAL GROSS SQ. FT.) BLOCK 54: (SEE TOTAL GROSS SQ. FT.)
RESCUE WINDOWS:	REQUIRED	PROVIDED AT ALL BEDROOMS
ACCESSIBILITY:	100% OF THE UNITS ARE ADAPTABLE AND COMPLY WITH THE 2016 CBC + 10% (12) OF THE UNITS HAVE ADDED MOBILITY FEATURES PER 2010 ADA & FHA GUIDELINES +4% (5) OF HTE UNITS WILL HAVE ADDED COMMUNICATION FEATURES PER 2010 ADA & FHA GUIDELINES	
ACCESSIBLE MEANS OF EGRESS AND "REFUGE AREAS":	TO BE PROVIDED PER CBC 2016	

PROJECT DATA

ADDRESS & LOCATION:
BLOCK 52: 4591C215, SAN FRANCISCO, CA, 37.727406, -122.370538
BLOCK 54: 4591C204, SAN FRANCISCO, CA, 37.728940, -122.369273

BLOCK / LOT:
BLOCK 52: 4591C / 215
BLOCK 54: 4591C / 204

LOT AREA:
BLOCK 52: 25,869 SQ. FT.
BLOCK 54: 19,722 SQ. FT.

TOTAL GROSS BLDG. AREA: **168,725 SQ. FT.**
BLOCK 52: 98,369 SQ. FT.
BLOCK 54: 70,356 SQ. FT.

TOTAL RESIDENTIAL UNITS: (100% AFFORDABLE)
112 UNITS TOTAL
BLOCK 52: 67 UNITS
BLOCK 54: 45 UNITS

UNIT MIX

BLOCK - 52 & 54 (UNIT MIX)

UNIT SIZE	UNIT COUNT	% OF TOTAL	AVERAGE NET AREA	TARGET NET AREAS
1BR	49	44%	589 SF	500 - 550 SF
2BR	31	28%	824 SF	800 - 900 SF
3BR	23	21%	1082 SF	1000 - 1100 SF
4BR	8	7%	1358 SF	1200 - 1400 SF
5BR	1	1%	1661 SF	1475 - 1650 SF
TOTAL UNITS	112	100%	5515 SF	

BLOCK - 52 (UNIT MIX)

UNIT SIZE	UNIT COUNT	% OF TOTAL	AVERAGE NET AREA	TARGET NET AREAS
1BR	31	46%	561 SF	500 - 550 SF
2BR	16	24%	789 SF	800 - 900 SF
3BR	12	18%	1047 SF	1000 - 1100 SF
4BR	8	12%	1358 SF	1200 - 1400 SF
TOTAL UNITS	67	100%	3756 SF	

BLOCK - 54 (UNIT MIX)

UNIT SIZE	UNIT COUNT	% OF TOTAL	AVERAGE NET AREA	TARGET NET AREAS
1BR	18	40%	638 SF	500 - 550 SF
2BR	15	33%	861 SF	800 - 900 SF
3BR	11	24%	1121 SF	1000 - 1100 SF
5BR	1	2%	1661 SF	1475 - 1650 SF
TOTAL UNITS	45	100%	4281 SF	

GROSS AREAS

COURTYARD AND OPEN SPACE NOT INCLUDED

BLOCK - 52 (BY USE)

LEVEL	RESIDENTIAL	CIRCULATION	CIRCULATION EXTERIOR	AMENITY	PARKING	MANAGEMENT	SERVICE / MECH.	TOTALS
BLOCK 52 / BUILDING LEVEL 01	0 SF	399 SF	476 SF	2668 SF	12241 SF	2951 SF	3716 SF	22782 SF
BLOCK 52 / BUILDING LEVEL 02	14279 SF	2584 SF	1236 SF	591 SF	0 SF	0 SF	189 SF	18879 SF
BLOCK 52 / BUILDING LEVEL 03	14688 SF	3625 SF	0 SF	0 SF	0 SF	0 SF	189 SF	18903 SF
BLOCK 52 / BUILDING LEVEL 04	14688 SF	3625 SF	0 SF	0 SF	0 SF	0 SF	189 SF	18903 SF
BLOCK 52 / BUILDING LEVEL 05	14688 SF	3626 SF	0 SF	0 SF	0 SF	0 SF	189 SF	18903 SF
GRAND TOTALS	58943 SF	14460 SF	1713 SF	3699 SF	12241 SF	2951 SF	4472 SF	98369 SF

BLOCK - 54 (BY USE)

LEVEL	RESIDENTIAL	CIRCULATION	AMENITY	PARKING	MANAGEMENT	SERVICE / MECH.	TOTALS
BLOCK 54 / BUILDING LEVEL 01	2853 SF	1686 SF	1829 SF	9300 SF	0 SF	2092 SF	17760 SF
BLOCK 54 / BUILDING LEVEL 02	11735 SF	2831 SF	0 SF	0 SF	0 SF	369 SF	14925 SF
BLOCK 54 / BUILDING LEVEL 03	9785 SF	3184 SF	0 SF	0 SF	0 SF	259 SF	13228 SF
BLOCK 54 / BUILDING LEVEL 04	9785 SF	3184 SF	0 SF	0 SF	0 SF	259 SF	13228 SF
BLOCK 54 / BUILDING LEVEL 05	7768 SF	3184 SF	0 SF	0 SF	0 SF	258 SF	11231 SF
GRAND TOTALS	41948 SF	14068 SF	1829 SF	9300 SF	0 SF	3217 SF	70362 SF

OPEN SPACE

SEE DIAGRAMS FOR LOCATIONS

BLOCK - 52

LEVEL	COMMON OPEN SPACE (MIN. 15' DIMENSION)	COMMON OPEN SPACE (NOT REQ'D D4D COMPLIANCE)	PRIVATE OPEN SPACE (NOT REQ'D D4D COMPLIANCE)	OTHER OPEN SPACE (NICHES, SETBACKS, ETC.)
1	2,351 SQ. FT.	-	-	862 SQ. FT.
2	3,426 SQ. FT.	149 SQ. FT.	-	-
3	-	84 SQ. FT.	330 SQ. FT.	-
4	-	84 SQ. FT.	330 SQ. FT.	-
5	-	84 SQ. FT.	330 SQ. FT.	-
REQUIRED	5,360 SQ. FT.	N/A	(SEE COMMON OPEN SPACE)	N/A
TOTAL	5,687 SQ. FT.	401 SQ. FT.	990 SQ. FT.	862 SQ. FT.

BLOCK - 54

LEVEL	COMMON OPEN SPACE (MIN. 15' DIMENSION)	COMMON OPEN SPACE (NOT REQ'D D4D COMPLIANCE)	PRIVATE OPEN SPACE (NOT REQ'D D4D COMPLIANCE)	OTHER OPEN SPACE (NICHES, SETBACKS, ETC.)
1	909 SQ. FT.	-	-	256 SQ. FT.
2	2,785 SQ. FT.	96 SQ. FT.	-	-
3	-	-	-	-
4	-	-	-	-
5	749 SQ. FT.	-	-	-
REQUIRED	3,680 SQ. FT.	N/A	(SEE COMMON OPEN SPACE)	N/A
TOTAL	4,443 SQ. FT.	96 SQ. FT.	0 SQ. FT.	256 SQ. FT.

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 36" x 42"

MITHUN

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT DESIGNER

PROJECT LANDSCAPE ARCHITECT

CHECKED

TITLE
PROJECT INFO

PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
G0.02

100% SCHEMATIC DESIGN

3/25/2019 3:28:39 PM

BLOCK 52 - GPR SCORECARD

GreenPointRATED

NEW HOME RATING SYSTEM, VERSION 7.0 — **Blueprint Scoresheet**

Hunter's Point Shipyard 52

			Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
				Possible Points						
CALGreen										
Yes		[CALGreen Res (REQUIRED)	4		1	1	1	1		
A. SITE										
		A2. Job Site Construction Waste Diversion								
Yes		A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2			
Yes		A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1			
Yes		**A5. Recycled Content Base Material**	1							
		A6. Stormwater Control: Prescriptive Path								
Yes		A6.2 Filtration and/or Bio-Retention Features	1					1		
Yes		A6.3 Non-Leaching Roofing Materials	1					1		
B. FOUNDATION										
Yes		**B1. Fly Ash and/or Slag in Concrete**	1				1			
Yes		**B2. Radon-Resistant Construction**	2			2				
C. LANDSCAPE										
Yes		**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1		
		C3. Resource Efficient Landscapes								
Yes		C3.1 No Invasive Species Listed by Cal-IPC	1				1			
Yes		C3.2 Plants Chosen and Located to Grow to Natural Size	1				1			
Yes		C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3		
		C4. Minimal Turf in Landscape								
Yes		C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					0		
≤10%		C4.2 Turf on a Small Percentage of Landscaped Area	2					2		
Yes		**C6. High-Efficiency Irrigation System**	2					2		
Yes		**C9. Recycled Wastewater Irrigation System**	0					1		
Yes		**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2		
≤0.5 Eto		**C11. Landscape Meets Water Budget**	0					1		
Yes		**C13. Reduced Light Pollution**	1	1						
Yes		**C16. Maintenance Contract with Certified Professional**	1					1		
D. STRUCTURAL FRAME AND BUILDING ENVELOPE										
		D1. Optimal Value Engineering								
Yes		D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1			
		D3. Engineered Lumber								
Yes		D3.2 Wood I-Joists or Web Trusses for Floors	1				1			
		D9. Reduced Pollution Entering the Home from the Garage								
Yes		D9.2 Mitigation Strategies for Attached Garage	1			1				
		D10. Structural Pest and Rot Controls								
Yes		D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1			
Yes		**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1			
E. EXTERIOR										
Yes		**E2. Flashing Installation Third-Party Verified**	2				2			
Yes		**E3. Rain Screen Wall System**	2				2			
Yes		**E4. Durable and Non-Combustible Cladding Materials**	1				1			
		E5. Durable Roofing Materials								
Yes		E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1			
Yes		E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R		
F. INSULATION										
		F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content								
Yes		F1.1 Walls and Floors	1				1			
Yes		F1.2 Ceilings	1				1			
		F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions								
Yes		F2.1 Walls and Floors	1			1				
Yes		F2.2 Ceilings	1			1				
		F3. Insulation That Does Not Contain Fire Retardants								
Yes		F3.1 Cavity Walls and Floors	1			1				
Yes		F3.2 Ceilings	1			1				
Yes		F3.3 Interior and Exterior Insulation	1			1				
G. PLUMBING										
		G1. Efficient Distribution of Domestic Hot Water								
Yes		G1.1 Insulated Hot Water Pipes	1			1				
		G2. Install Water-Efficient Fixtures								
Yes		G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2		
Yes		G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1		
1.28 gpf		G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2		
Yes		**G3. Pre-Plumbing for Graywater System**	1					1		
H. HEATING, VENTILATION, AND AIR CONDITIONING										
		H1. Sealed Combustion Units								
Yes		H1.2 Sealed Combustion Water Heater	2			2				
Yes		**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1				
		H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes		H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		
Yes		H6.3 Outdoor Air is Filtered and Tempered	1			1				
Yes		**H8. High Efficiency HVAC Filter (MERV 13+)**	1			1				
I. RENEWABLE ENERGY										
Yes		**I2. Preparation for Future Photovoltaic Installation**	1		1					
≥50% of common area		**I7. Photovoltaic System for Multifamily Projects**	4		8					
J. BUILDING PERFORMANCE AND TESTING										
		J5. Building Performance Exceeds Title 24 Part 6								
Option 1: Compliance Over Title 24		J5.1 Home Outperforms Title 24	25		25+					
K. FINISHES										
		K1. Entryways Designed to Reduce Tracked-In Contaminants								
Yes		K1.2 Entryways to Buildings	1			1				
Yes		**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2				
Yes		**K3. Low-VOC Caulks and Adhesives**	1			1				
		K4. Environmentally Preferable Materials for Interior Finish								
≥50%		K4.2 Interior Trim	2				2			
Yes		**K9. Durable Cabinets**	2				2			
L. FLOORING										
≥50%		**L1. Environmentally Preferable Flooring**	2				3			
≥75%		**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	3			3				
Yes		**L3. Durable Flooring**	1				1			
M. APPLIANCES AND LIGHTING										
Yes		**M1. ENERGY STAR® Dishwasher**	1		1			1		
		M2. Efficient Clothes Washing and Drying								
CEE Tier 3		M2.1 CEE-Rated Clothes Washer	3		1			2		
Yes		M2.2 Energy Star Dryer	1		1					
>25 cubic feet		**M3. Size-Efficient ENERGY STAR Refrigerator**	1		2					
		M5. Lighting Efficiency								
Yes		M5.1 High-Efficacy Lighting	2		2					
Yes		M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2					
Full Circuit		**M6. Electric Vehicle Charging Stations and Infrastructure**			2					
Yes		**M7. Central Laundry**						1		
Yes		**M8. Gearless Elevator**			1					
N. COMMUNITY										
		N1. Smart Development								
Yes		N1.1 Infill Site	2	1			1			
>35		N1.3 Conserve Resources by Increasing Density	4		2		2			
		N3. Pedestrian and Bicycle Access								
		N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	1	2						
5		Enter the number of Tier 1 services								
3		Enter the number of Tier 2 services								
Yes		N3.3 Traffic Calming Strategies	2	2						
Yes		N3.5 Bicycle Storage for Residents	1	1						
Yes		N3.6 Bicycle Storage for Non-Residents	1	1						
1 space per unit		N3.7 Reduced Parking Capacity	2	2						
		N4. Outdoor Gathering Places								
Yes		N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1						
Yes		N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	1	1						
		N5. Social Interaction								
Yes		N5.1 Residence Entries with Views to Callers	1	1						
		N7. Adaptable Building								
Yes		N7.1 Universal Design Principles in Units	2	1		1				
Yes		N7.2 Full-Function Independent Rental Unit	1	1						
Yes		N9.1 Diverse Workforce	2	1			1			
Yes		N9.2 Community Location	2	1		1				
		N15. Affordability								
≥50%		N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2						
Yes		N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	1						
O. OTHER										
Yes		**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R		
Yes		**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5		
Yes		**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5		
		O6. Green Building Education								
Yes		O6.2 Green Building Signage	Y		0.5			0.5		
Yes		**O7. Green Appraisal Addendum**	Y	R	R	R	R	R		
Yes		**O11. Tobacco Free Buildings**	2			2				
Yes		**O12. Integrated Pest Management Plan**	1				1			

Summary	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	46	110.5	70	95	54
Minimum Points Required in Specific Categories	7	26	6	6	6
Total Points Targeted	**21**	**43.5**	**26.5**	**33.5**	**17.5**

BLOCK 54 - GPR SCORECARD

GreenPointRATED

NEW HOME RATING SYSTEM, VERSION 7.0 — **Blueprint Scoresheet**

Hunter's Point Shipyard 54

			Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
				Possible Points						
CALGreen										
Yes		[CALGreen Res (REQUIRED)	4		1	1	1	1		
A. SITE										
		A2. Job Site Construction Waste Diversion								
Yes		A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2			
Yes		A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1			
Yes		**A5. Recycled Content Base Material**	1				1			
		A6. Stormwater Control: Prescriptive Path								
Yes		A6.2 Filtration and/or Bio-Retention Features	1					1		
Yes		A6.3 Non-Leaching Roofing Materials	1					1		
B. FOUNDATION										
Yes		**B1. Fly Ash and/or Slag in Concrete**	1				1			
Yes		**B2. Radon-Resistant Construction**	2			2				
C. LANDSCAPE										
Yes		**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1		
		C3. Resource Efficient Landscapes								
Yes		C3.1 No Invasive Species Listed by Cal-IPC	1				1			
Yes		C3.2 Plants Chosen and Located to Grow to Natural Size	1				1			
Yes		C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3		
		C4. Minimal Turf in Landscape								
Yes		C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					0		
≤10%		C4.2 Turf on a Small Percentage of Landscaped Area	2					2		
Yes		**C6. High-Efficiency Irrigation System**	2					2		
Yes		**C9. Recycled Wastewater Irrigation System**	0					1		
Yes		**C10. Submeter or Dedicated Meter for Landscape Irrigation**	0					2		
≤0.5 Eto		**C11. Landscape Meets Water Budget**	0					1		
Yes		**C13. Reduced Light Pollution**	1	1						
Yes		**C16. Maintenance Contract with Certified Professional**	1					1		
D. STRUCTURAL FRAME AND BUILDING ENVELOPE										
		D1. Optimal Value Engineering								
Yes		D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1			
		D3. Engineered Lumber								
Yes		D3.2 Wood I-Joists or Web Trusses for Floors	1				1			
		D9. Reduced Pollution Entering the Home from the Garage								
Yes		D9.2 Mitigation Strategies for Attached Garage	1			1				
		D10. Structural Pest and Rot Controls								
Yes		D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1			
Yes		**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1			
E. EXTERIOR										
Yes		**E2. Flashing Installation Third-Party Verified**	2				2			
Yes		**E3. Rain Screen Wall System**	2				2			
Yes		**E4. Durable and Non-Combustible Cladding Materials**	1				1			
		E5. Durable Roofing Materials								
Yes		E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1			
Yes		E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R		
≥25%		**E6. Vegetated Roof**	3	2	3					added 1/25/19
F. INSULATION										
		F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content								
Yes		F1.1 Walls and Floors	1				1			
Yes		F1.2 Ceilings	1				1			
		F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions								
Yes		F2.1 Walls and Floors	1			1				
Yes		F2.2 Ceilings	1			1				
		F3. Insulation That Does Not Contain Fire Retardants								
Yes		F3.1 Cavity Walls and Floors	1			1				
Yes		F3.2 Ceilings	1			1				
Yes		F3.3 Interior and Exterior Insulation	1			1				
G. PLUMBING										
		G1. Efficient Distribution of Domestic Hot Water								
Yes		G1.1 Insulated Hot Water Pipes	1		1					
		G2. Install Water-Efficient Fixtures								
Yes		G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2		
Yes		G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					1		
1.28 gpf		G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2		
Yes		**G3. Pre-Plumbing for Graywater System**	1					1		
H. HEATING, VENTILATION, AND AIR CONDITIONING										
		H1. Sealed Combustion Units								
Yes		H1.2 Sealed Combustion Water Heater	2			2				
Yes		**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1				
		H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes		H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		
Yes		H6.3 Outdoor Air is Filtered and Tempered	1			1				
Yes		**H8. High Efficiency HVAC Filter (MERV 13+)**	1			1				
I. RENEWABLE ENERGY										
Yes		**I2. Preparation for Future Photovoltaic Installation**	1		1					
≥50% of common area		**I7. Photovoltaic System for Multifamily Projects**	4		8					
J. BUILDING PERFORMANCE AND TESTING										
		J5. Building Performance Exceeds Title 24 Part 6								
Option 1: Compliance Over Title 24		J5.1 Home Outperforms Title 24	25		25+					
K. FINISHES										
		K1. Entryways Designed to Reduce Tracked-In Contaminants								
Yes		K1.2 Entryways to Buildings	1			1				
Yes		**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2				
Yes		**K3. Low-VOC Caulks and Adhesives**	1			1				
		K4. Environmentally Preferable Materials for Interior Finish								
≥50%		K4.2 Interior Trim	2				2			
Yes		**K9. Durable Cabinets**	2				2			
L. FLOORING										
≥50%		**L1. Environmentally Preferable Flooring**	2				3			
≥75%		**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	3			3				
Yes		**L3. Durable Flooring**	1				1			
M. APPLIANCES AND LIGHTING										
Yes		**M1. ENERGY STAR® Dishwasher**	1					1		
		M2. Efficient Clothes Washing and Drying								
CEE Tier 3		M2.1 CEE-Rated Clothes Washer	3		1			2		
Yes		M2.2 Energy Star Dryer	1		1					
>25 cubic feet		**M3. Size-Efficient ENERGY STAR Refrigerator**	1		2					
		M5. Lighting Efficiency								
Yes		M5.1 High-Efficacy Lighting	2		2					
Yes		M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2					
Full Circuit		**M6. Electric Vehicle Charging Stations and Infrastructure**			2					
Yes		**M7. Central Laundry**						1		
Yes		**M8. Gearless Elevator**			1					
N. COMMUNITY										
		N1. Smart Development								
Yes		N1.1 Infill Site	2	1			1			
>35		N1.3 Conserve Resources by Increasing Density	4		2		2			
		N3. Pedestrian and Bicycle Access								
		N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	1	2						
5		Enter the number of Tier 1 services								
3		Enter the number of Tier 2 services								
Yes		N3.3 Traffic Calming Strategies	2	2						
Yes		N3.5 Bicycle Storage for Residents	1	1						
Yes		N3.6 Bicycle Storage for Non-Residents	1	1						
1 space per unit		N3.7 Reduced Parking Capacity	2	2						
		N4. Outdoor Gathering Places								
Yes		N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1						
		N5. Social Interaction								
Yes		N5.1 Residence Entries with Views to Callers	1	1						
		N7. Adaptable Building								
Yes		N7.1 Universal Design Principles in Units	2	1		1				
Yes		N7.2 Full-Function Independent Rental Unit	1	1						
Yes		N9.1 Diverse Workforce	2	1			1			
Yes		N9.2 Community Location	2	1		1				
		N15. Affordability								
≥50%		N10.1 Dedicated Units for Households Making 80% of AMI or Less	2	2						
Yes		N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	1	1						
O. OTHER										
Yes		**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R		
Yes		**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5		
Yes		**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5		
		O6. Green Building Education								
Yes		O6.2 Green Building Signage	Y		0.5			0.5		
Yes		**O7. Green Appraisal Addendum**	Y	R	R	R	R	R		
Yes		**O11. Tobacco Free Buildings**	2			2				
Yes		**O12. Integrated Pest Management Plan**	1				1			

Summary	Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	46	110.5	70	95	54
Minimum Points Required in Specific Categories	7	26	6	6	6
Total Points Targeted	**21**	**44.5**	**26.5**	**33.5**	**17.5**

NOT FOR CONSTRUCTION

MITHUN

SEATTLE (Per 56, 1201 Alaskan Way, #200 Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO 600 Market Street, #300 San Francisco, CA 94104 / 415.956.0566

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km landscape architects, LLP

139 Noe Street San Francisco, CA 94114

www.kmlandarch.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	KEY ISSUE

DESIGN PARTNER

PROJECT MANAGER
LJ
PROJECT CONTACT
DR
PROJECT DESIGNER

PROJECT DESIGNER

CHECK

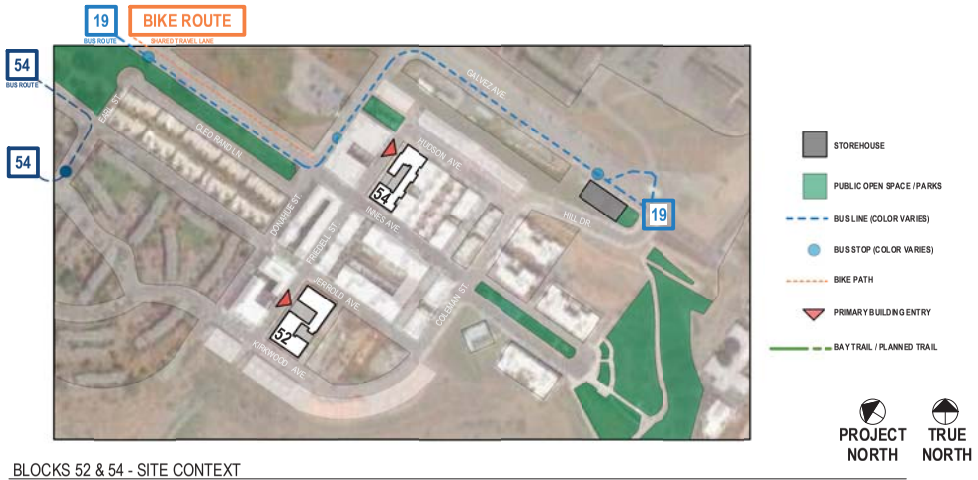
TITLE
GREEN POINT RATING SCORECARDS

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
G0.03
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 42"

BLOCKS 52 & 54 - SITE CONTEXT - 1/2 MILE RADIUS



BLOCKS 52 & 54 - SITE CONTEXT

APPLICABLE D4D SECTION(S)

ARCHITECTURE - BUILDING ENTRY (PG 25): ORIENT ALL BUILDINGS WITH A PRIMARY ENTRANCE FROM THE STREET OR OTHER MAIN PUBLIC SPACE.

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Kerman Morris Architects, LLP
139 Noe Street
San Francisco, CA 94114
www.kermanmorris.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT TEAM LEADER
LJ
PROJECT ARCHITECT
DR
PROJECT ENGINEER

PROJECT TEAM MEMBERS

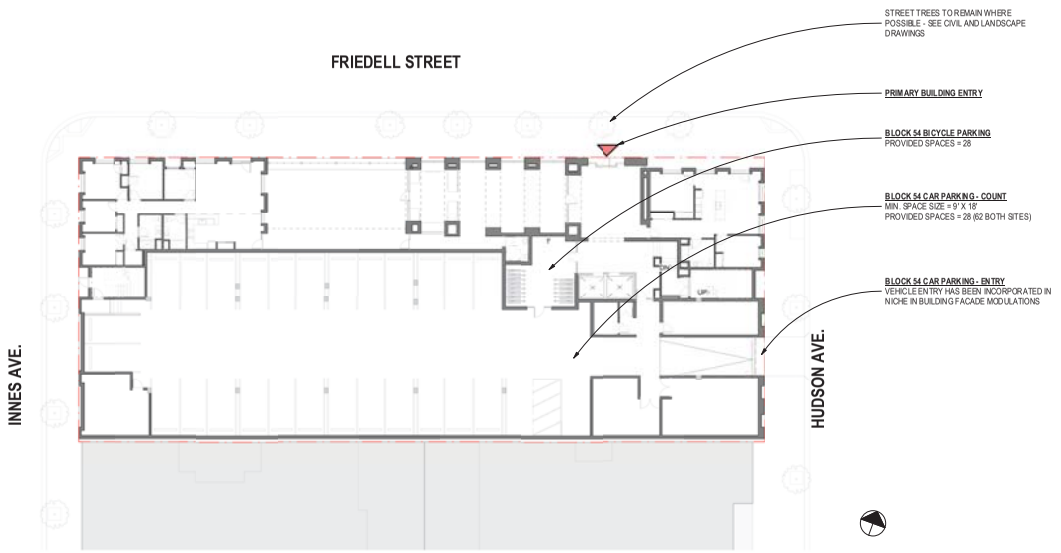
TITLE
DIAGRAMS - VICINITY, & NEIGHBORHOOD CIRCULATION

PROJECT NO.
1726400
DATE
03/25/2019

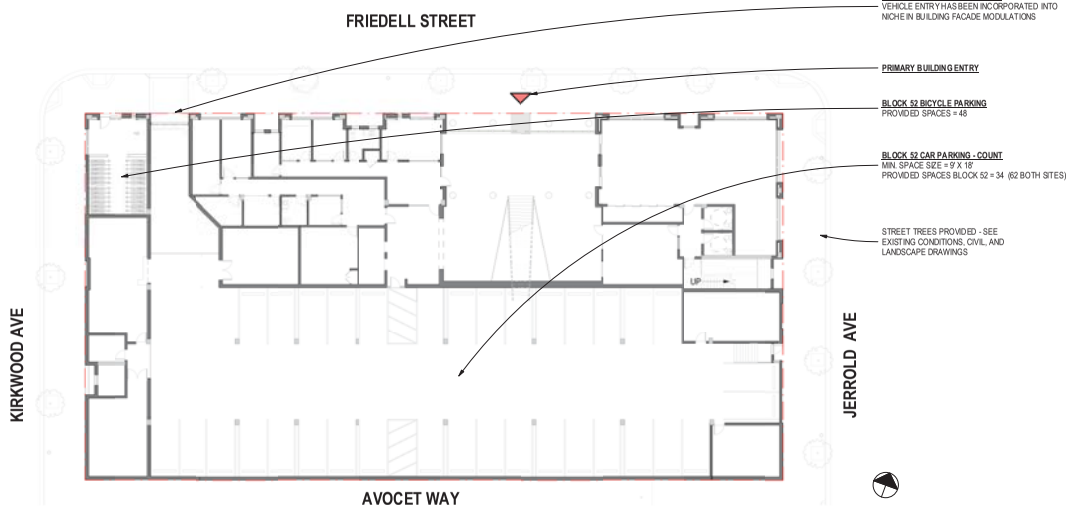
SHEET NUMBER
G0.04
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 42"

NOT FOR CONSTRUCTION



2 BLOCK 54 - PARKING
1/16" = 1'-0"



1 BLOCK 52 - PARKING
1/16" = 1'-0"

APPLICABLE D4D SECTION(S)

OFF STREET BICYCLE PARKING (PGS 8, 18, & 25): FOR PROJECTS UP TO 50 DWELLING UNITS, ONE CLASS 1 OFF-STREET BICYCLE SPACE SHALL BE PROVIDED FOR EVERY 2 DWELLING UNITS. FOR PROJECTS OVER 50 DWELLING UNITS, 25 CLASS 1 SPACES SHALL BE PROVIDED, PLUS ONE CLASS 1 SPACE FOR EVERY 4 ADDITIONAL DWELLING UNITS OVER 50. CLEARANCES FOR EACH SPACE SHALL BE PROVIDED AS REQUIRED BY THE SAN FRANCISCO PLANNING CODE. STRUCTURED PARKING FACILITIES ADJACENT TO SIDEWALKS SHOULD BE BUFFERED BY ARCHITECTURAL FEATURES AND WHEN ADJACENT TO PUBLIC OPEN SPACES BY LANDSCAPING AND/OR BY PAYING ATTENTION TO DETAILS, SUCH AS TO AVOID BLANK WALLS.

ARCHITECTURE - BUILDING ENTRY (PG 25): ORIENT ALL BUILDINGS WITH A PRIMARY ENTRANCE FROM THE STREET OR OTHER MAIN PUBLIC SPACE.

STREET TREES (PG 25): PROVIDE STREET TREES ON ALL STREETS

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR
PROJECT DESIGNER

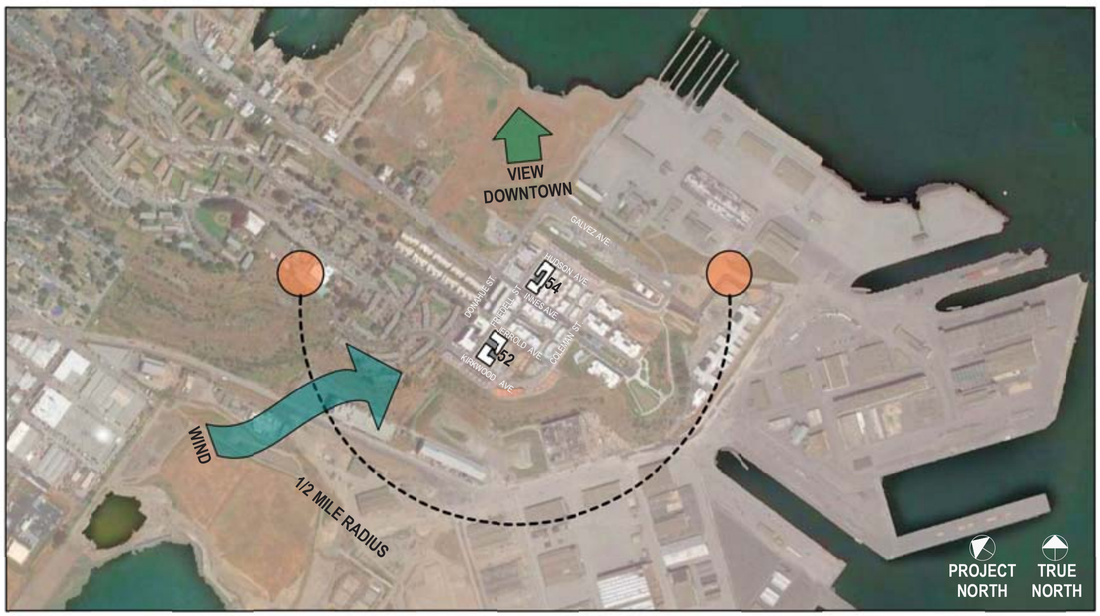
PROJECT DESIGN MANAGER

CHECKED

TITLE
DIAGRAMS - BIKE ROOM ACCESS & CIRCULATION

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
G0.04 A
100% SCHEMATIC DESIGN



BLOCKS 52 & 54 - VIEW LOCATION, SOLAR, & WIND
1" = 30'-0"

VIEW DOWNTOWN
1" = 30'-0"

APPLICABLE D4D SECTION(S)
VIEWS (PG 8): MAXIMIZING THE OPPORTUNITY FOR VIEWS WITHIN THE DEVELOPMENT AND PROMOTING THE PRESERVATION AND ENHANCEMENT OF VIEWS FROM THE ADJACENT SITES AND NEIGHBORHOODS.

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San Francisco, CA 94114
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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54
LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

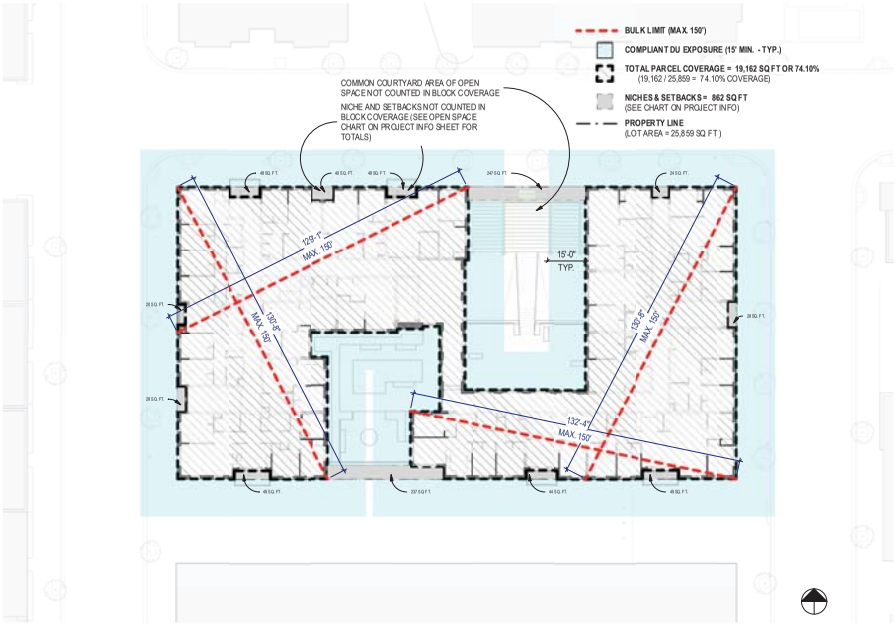
DESIGN PARTNER
PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR
PROJECT DESIGNER
PROJECT TEAM MEMBERS
—
CHECK
—

TITLE
VIEWS AND SOLAR ORIENTATION
PROJECT NO.
1726400
DATE
03/25/2019
SHEET NUMBER
G0.05
100% SCHEMATIC DESIGN

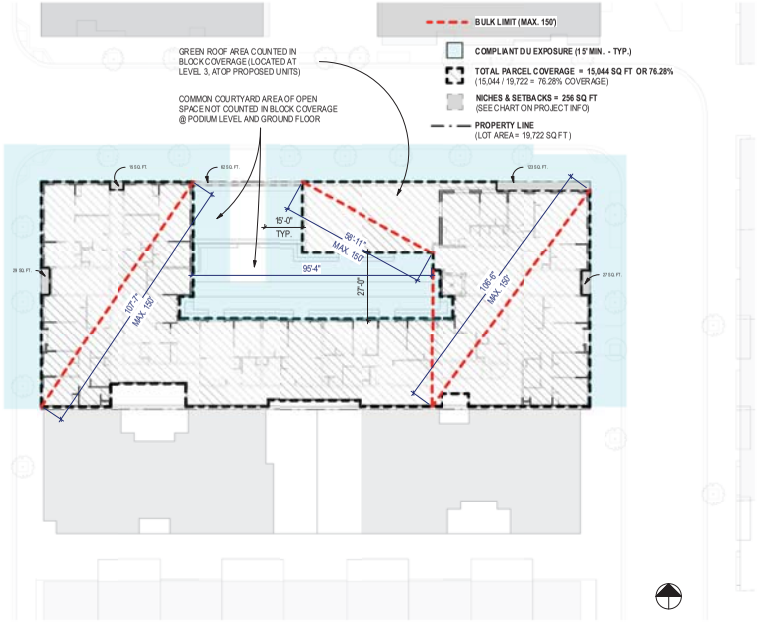
ORIGINAL SHEET SIZE 30" x 42"

NOT FOR CONSTRUCTION

3/26/2019 3:29:16 PM



BLOCK 52 - LOT COVERAGE, BULK LIMIT, & DWELLING UNIT EXPOSURE
1" = 20'-0"



BLOCK 54 - LOT COVERAGE, BULK LIMIT, & DWELLING UNIT EXPOSURE
1" = 20'-0"

APPLICABLE D4D SECTION(S)

BULK LIMIT (PG 13): BUILDINGS WHICH CONSIST ENTIRELY OF LOW-INCOME HOUSING AND ASSOCIATED FUNCTIONS (PARKING, OFFICE, COMMUNITY ROOM, ETC.) MAY HAVE A MAXIMUM DIAGONAL DIMENSION OF 150'

AREA COVERAGE (PG 14): THE PERCENTAGE OF LAND AND/OR PARKING PODIUM THAT MAY BE COVERED BY RESIDENTIAL BUILDINGS SHALL NOT EXCEED 75% OF THE BLOCK AREA FOR BOTH BLOCKS 52 & 54. BLOCK MASSING AND SITE PLAN ARRANGEMENTS MAY RESULT IN AREA COVERAGE ON INDIVIDUAL LOTS EXCEEDING THE PERCENTAGES INDICATED...

DWELLING UNIT EXPOSURE (PG 20): IN ALL DWELLING UNITS, THE REQUIRED WINDOWS OF AT LEAST ONE ROOM THAT MEETS THE 120-SQUARE-FOOT MINIMUM SUPERICIAL FLOOR AREA (SEE HOUSING CODE SECTION 503) SHALL FACE DIRECTLY ON AN OPEN AREA OF ONE OF THE FOLLOWING TYPES: A PUBLIC STREET AT LEAST 60 FEET IN WIDTH, RESIDENTIAL MEWS AT LEAST 28 FEET IN WIDTH, OR TO BE SEPARATED BY 15 FEET FROM PROPERTY LINES OR OTHER BUILDINGS; MINOR DEVIATIONS FROM THIS STANDARD MAY BE CONSIDERED BY AGENCY STAFF TAKING INTO ACCOUNT SPECIAL CONDITIONS SUCH AS PROXIMITY OF THE LOT TO ADJACENT PUBLIC OPEN SPACE OR FOR CORNER LOTS.

NOT FOR CONSTRUCTION

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR
PROJECT DESIGNER

PROJECT ARCHITECT MANAGER

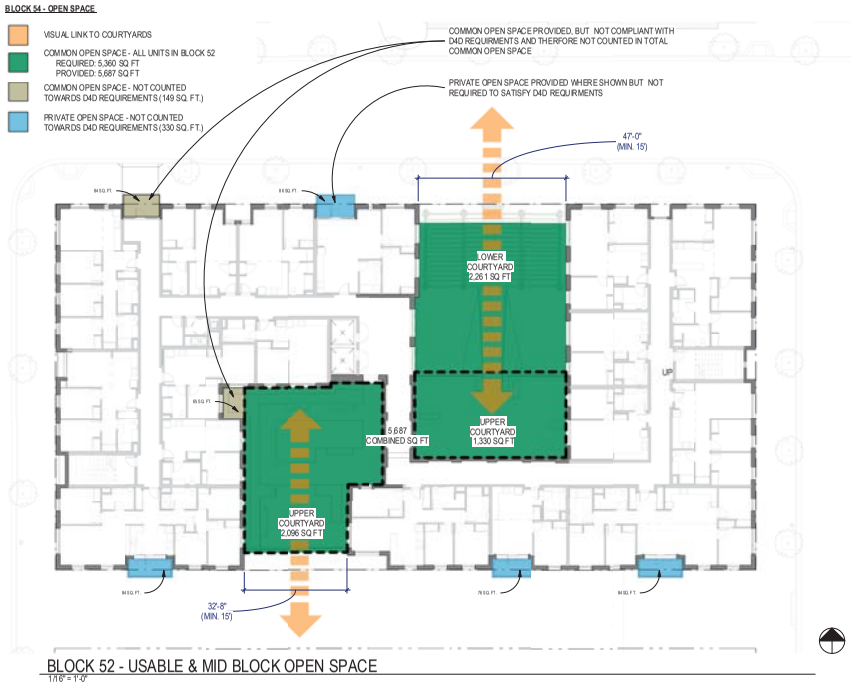
CHECKED

TITLE
DIAGRAMS - LOT COVERAGE, BULK LIMIT, & DU EXPOSURE

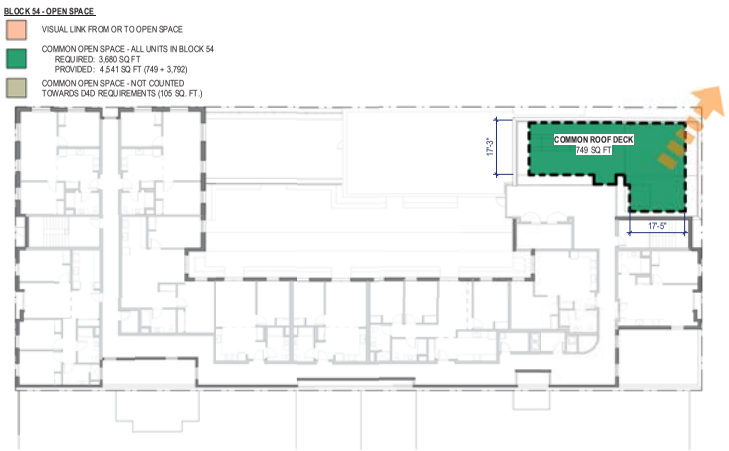
PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
G0.06
100% SCHEMATIC DESIGN

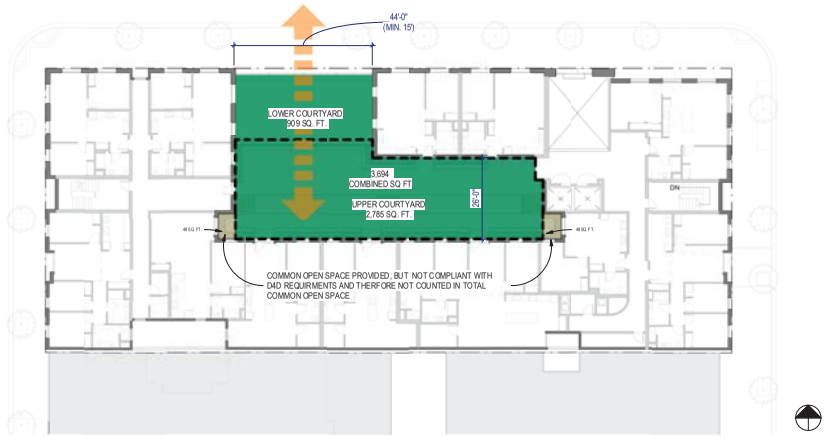
ORIGINAL SHEET SIZE 36" x 24"



BLOCK 52 - USABLE & MID BLOCK OPEN SPACE
1/16" = 1'-0"



BLOCK 54 - USABLE OPEN SPACE - LEVEL 5
1/16" = 1'-0"



BLOCK 54 - USABLE & MID BLOCK OPEN SPACE - LEVEL 2
1/16" = 1'-0"

APPLICABLE D4D SECTION(S)

OPEN SPACE (PG 18): USABLE, EASILY ACCESSIBLE OPEN SPACE SHALL BE COMPOSED OF AN OUTDOOR AREA OR AREAS DESIGNED FOR OUTDOOR LIVING, RECREATION OR LANDSCAPING (INCLUDING GROUND LEVEL YARDS, DECKS, BALCONIES, PORCHES AND ROOFS, WHICH ARE SAFE AND SUITABLY SURFACED AND SCREENED). IT SHALL BE PROVIDED FOR EACH DWELLING UNIT AS FOLLOWS:

• BLOCKS 52, AND 54: 80 SQ. FT. MINIMUM. AT THE DEVELOPER'S CHOICE, OPEN SPACE SHALL BE PROVIDED AS PRIVATE OR COMMON OPEN SPACE. IN THE CALCULATION OF EITHER PRIVATE OR COMMON USABLE OPEN SPACE THOSE PROJECTIONS INCLUDED IN THESE "DEVELOPMENT STANDARDS" SHALL BE PERMITTED.

PRIVATE USABLE OPEN SPACE (PG 19): ACCESS: PRIVATE USABLE OPEN SPACE SHALL BE DIRECTLY AND IMMEDIATELY ACCESSIBLE FROM THE DWELLING UNIT IT SERVES AND SHALL BE EITHER ON THE SAME fl OOR LEVEL AS SUCH DWELLING UNIT, WITH NO MORE THAN ONE STORY ABOVE OR BELOW SUCH fl OOR LEVEL WITH CONVENIENT PRIVATE ACCESS. MINIMUM DIMENSIONS AND MINIMUM AREA: ANY SPACE CREDITED AS PRIVATE USABLE OPEN SPACE SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 6 FEET AND A MINIMUM AREA OF 36 SQUARE FEET. TO THE EXTENT POSSIBLE, PRIVATE OPEN SPACE SHALL BE PROVIDED AT GROUND LEVEL. THE MAXIMUM PERMITTED SLOPE FOR PRIVATE OPEN SPACE WILL NOT EXCEED 8%.

COMMON USABLE OPENS SPACE (PG 19): ACCESS: COMMON USABLE OPEN SPACE SHALL BE EASILY AND INDEPENDENTLY ACCESSIBLE FROM ANY COMMON AREA OF THE BUILDING OR LOT. MINIMUM DIMENSIONS AND MINIMUM AREA: ANY SPACE CREDITED AS COMMON USABLE OPEN SPACE SHALL BE AT LEAST 15 FEET IN EVERY HORIZONTAL DIMENSION AND SHALL HAVE A MINIMUM AREA OF 300 SQUARE FEET. TO THE EXTENT POSSIBLE, COMMON OPEN SPACE SHALL BE PROVIDED AT GROUND LEVEL. THE MAXIMUM PERMITTED SLOPE FOR COMMON OPEN SPACE WILL NOT EXCEED 8%.

OPEN SPACE WITHIN BLOCKS (PG 27): CREATE MID-BLOCK BREAKS TO PROVIDE VISUAL LINKS AND FOR POTENTIAL ACCESS TO THE INTERIOR COURTYARDS OR GARDENS. THE MINIMUM WIDTH FOR SUCH BREAKS SHOULD BE 15 FEET. THE BREAKS SHOULD PROVIDE A SENSE OF OPENNESS NOT TO CONSTITUTE THE EQUIVALENT OF VIEW FUNNELS.

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT TEAM/ QA/QC
LJ

PROJECT MGMT/QC
DR

PROJECT DESIGNER

PROJECT TEAM MEMBERS

TITLE
DIAGRAMS - USABLE & MID BLOCK OPEN SPACE

PROJECT NO.
1726400

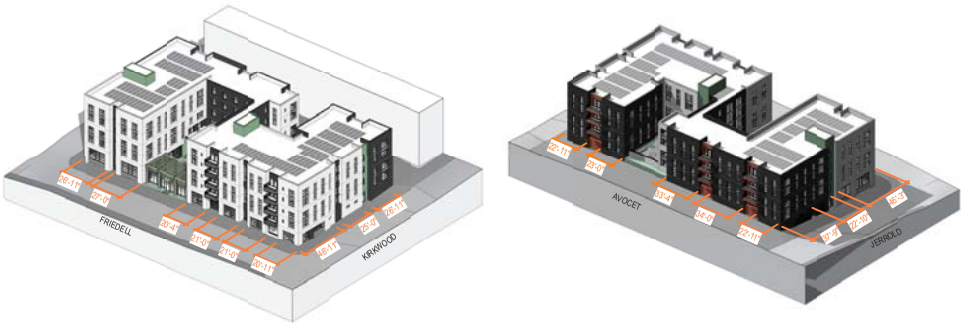
DATE
03/25/2019

SHEET NUMBER
G0.07

100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 24"

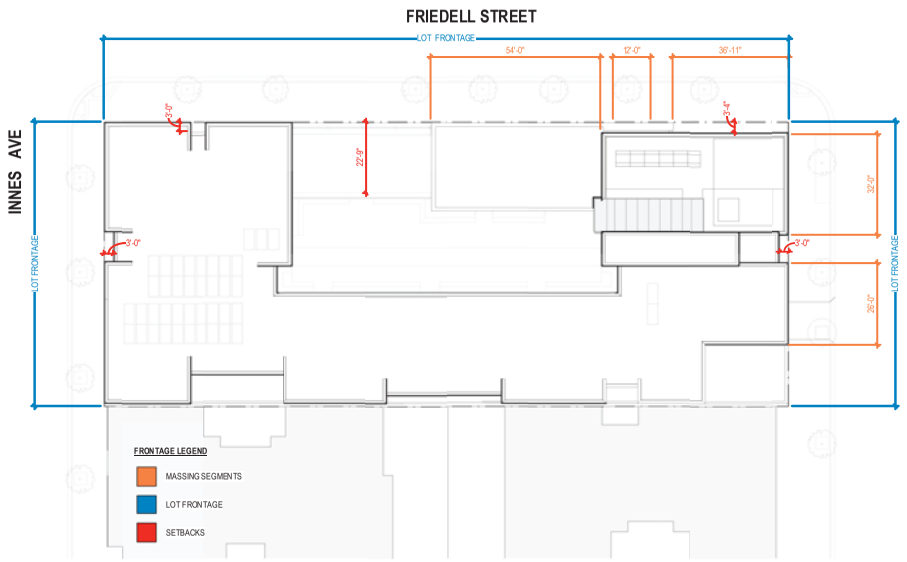
NOT FOR CONSTRUCTION



BLOCK 52 - STREET MODULATION & MASSING - 3D VIEWS

BLOCK 54 - STREET MODULATION & MASSING - 3D VIEWS

BLOCK 52 - STREET MODULATION
1/16" = 1'-0"



BLOCK 54 - STREET MODULATION
1/16" = 1'-0"

APPLICABLE D4D SECTION(S)

LOTS & FRONTAGE (PG 25): ESTABLISH A PATTERN OF DEVELOPMENT THAT EITHER UTILIZES A REGULAR LOT WIDTH OF TYPICAL RESIDENTIAL CHARACTER, OR REFLECTS DESIGN ARTICULATION (SEE SPECIFIC GUIDELINES FOR EACH SUB-AREA FOR LOT WIDTH AND LOT AREA).

BUILDING TYPOLOGY AND MASSING (PG 29): BLOCK MODULATION SHALL REFLECT SAN FRANCISCO'S PATTERNS OF BLOCK DEVELOPMENT AND DENSITY. MODULATION SHALL BE ACHIEVED THROUGH A COMBINATION OF VARIATIONS TO THE BUILDING HEIGHT AND TO THE SETBACK OF THE FRONT BUILDING WALL (NO LESS THAN 3 FEET AVERAGE) AND CAN INCLUDE BUT IS NOT REQUIRED TO INCLUDE, VARIATIONS IN BUILDING ELEMENTS, MATERIALS, COLORS AND TEXTURES.

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER
PROJECT TEAM LEAD
LJ
PROJECT ARCHITECT
DR
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
DRAFTER

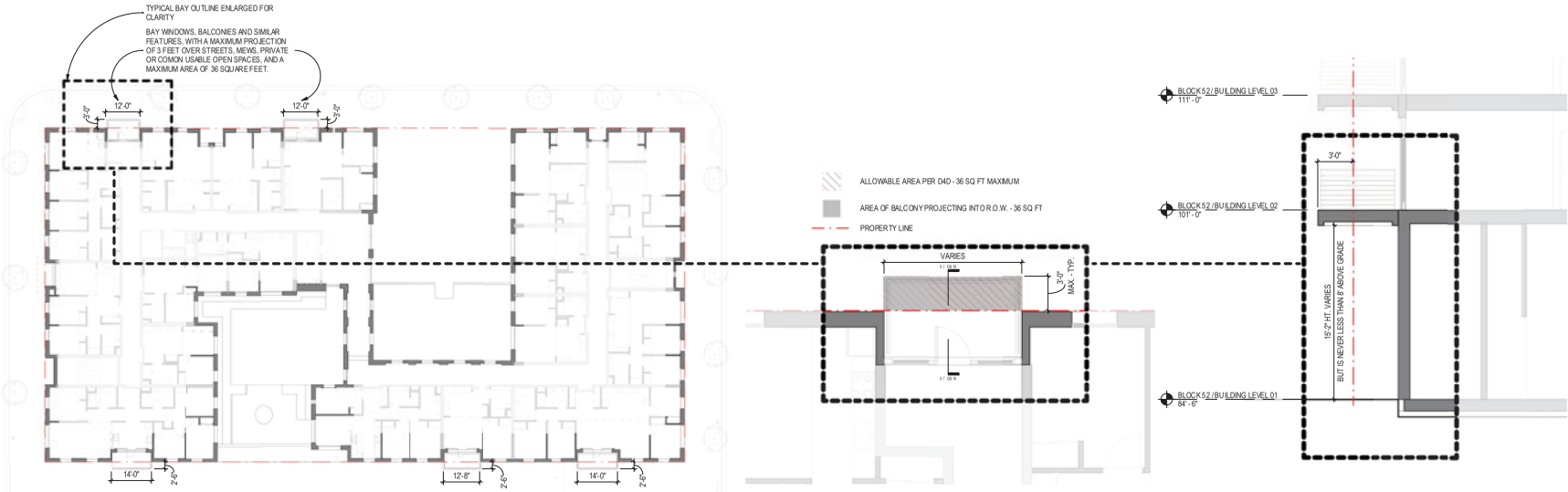
TITLE
DIAGRAMS - LOTS & FRONTAGE

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
G0.09
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 42"

NOT FOR CONSTRUCTION



BLOCK 52 - TYPICAL BALCONY PROJECTION PLAN
1/16" = 1'-0"

TYPICAL BALCONY PROJECTION - ENLARGED PLAN
1/4" = 1'-0"

TYPICAL BALCONY PROJECTION - SECTION
1/4" = 1'-0"

APPLICABLE D4D SECTION(S)

PROJECTIONS & OBSTRUCTIONS (PG 19): ARCHITECTURAL PROJECTIONS OVER A STREET, SETBACK, MEWS, YARD, OPEN SPACE, PARK OR PLAZA SHALL PROVIDE A MINIMUM OF 8 FEET OF VERTICAL CLEARANCE. BAY WINDOWS, BALCONIES AND SIMILAR FEATURES, WITH A MAXIMUM PROJECTION OF 3 FEET OVER STREETS, MEWS, PRIVATE OR COMON USABLE OPEN SPACES, AND A MAXIMUM AREA OF 36 SQUARE FEET.

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT ENGINEER

PROJECT LANDSCAPE DESIGNER

TITLE
DIAGRAMS - BAYS & BALCONIES OVER STREETS

PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
G0.10

100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 42"

NOT FOR CONSTRUCTION

3/25/2019 3:30:50 PM

BLOCK 52 - VIEW AT CORNER OF FRIEDELL & JERROLD

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 36" x 42"

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT CONTACT
DR

PROJECT DESIGNER

PROJECT DESIGN TEAM

CHECKED

TITLE
RENDERING

PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
G0.11

100% SCHEMATIC DESIGN

BLOCK 52 - VIEW AT CORNER OF FRIEDELL & KIRKWOOD

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 36" x 42"

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
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DESIGN PARTNER

PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR
PROJECT DESIGNER

PROJECT TEAM MEMBERS
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CHECKED
—

TITLE
RENDERING

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
G0.12
100% SCHEMATIC DESIGN

BLOCK 52 - VIEW DOWN AVOCET FROM KIRKWOOD

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
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PREPARED FOR
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DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

TITLE
RENDERING

PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
G0.13

100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 30" x 42"

NOT FOR CONSTRUCTION

3/26/2019 3:30:54 PM

BLOCK 54 - VIEW AT CORNER OF INNES & FRIEDELL

NOT FOR CONSTRUCTION

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

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SAN FRANCISCO, CA

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McCORMACK BARON SALAZAR

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DESIGN PARTNER

PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR
PROJECT DESIGNER

PROJECT TEAM MEMBERS
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CHECKED
—

TITLE
RENDERING

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
G0.14
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 42"

3/25/2019 3:30:57 PM

BLOCK 54 - VIEW AT CORNER OF FRIEDELL & HUDSON

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE 36" x 42"

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
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McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT DESIGNER

PROJECT ARCHITECT MANAGER

CHECKED
—

TITLE
RENDERING

PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
G0.15

100% SCHEMATIC DESIGN

① CONCRETE PAVERS

CONCRETE PAVERS TYPE 1
Stepstone, French Gray Light Sandblast
3 sizes: 12"x36"x2.5", 12"x24"x2.5", 12"x12"x2.5"

CONCRETE PAVERS TYPE 2
Stepstone, French Gray Heavy Sandblast
3 sizes: 12"x36"x2.5", 12"x24"x2.5", 12"x12"x2.5"

② BENCHES

1-SIDED BENCH W/BACK
Stone, Steel

2-SIDED BENCH W/BACK
Concrete, Wood, Steel

③ MOVEABLE SEATING

CHIPMAN CHAIR
Landscape Forms, Steel

'HARPO LOUNGE' SLIDER
Landscape Forms, Wood + Steel

④ COMMUNAL TABLE

COMMUNAL TABLE
Concrete, Wood

PICNIC TABLE
Wood, Steel

⑤ PICNIC TABLE

PICNIC TABLE
Wood, Steel

⑥ METAL BRIDGE

STAINLESS STEEL GRATE
Standard pattern w/ADA compliant openings

STAINLESS STEEL GRATE
Standard pattern w/ADA compliant openings

STEEL GRATE
Custom perforation pattern w/ADA compliant openings

⑦ TREE GRATE

TREE GRATE
Iron Age, Cast Iron

⑧ MOVABLE PLANTERS

NICE PLANTER
Galv + Painted Steel on casters

NICE PLANTER
Galv + Painted Steel on casters

⑨ VINE CABLES

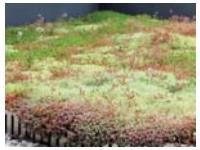
VINE CABLES
Stainless Steel Cables and Standoffs

⑩ 6" STEEL PLANTING EDGES

BIORETENTION EDGE
Galv + Painted 6" Raised Planter Edge

GRAVEL EDGE
2' Strip at Building Edges Crushed Basalt

⑪ SEDUM TRAYS



SEDUM TRAY MIX
6" Growing Medium

⑫ SILVA CELLS

SILVA CELLS
Courtyard specimen trees

⑬ FREE PLAY

STEPPED CONCRETE
Cast-In-Place Concrete

PRECAST CONCRETE
Precast Concrete

BASALT COLUMN ROCKERY
Natural stone assembly

BOULDER FIELD
Rough sides, cut tops

PLAY LOG
Large log for play

⑭ PLAY EQUIPMENT

MULTISPINNER CAROUSEL
Kompan 5'-9"ø, Fall Height 2'-6", Fall Zone 17'-10", Inclusive Play 5-12 Years

DISH
Goric, 6'-7"ø, Fall Height 2'-7", Fall Zone 18'-7", Inclusive Play 5+ Years

⑮ INFORMAL PLAY / SEATING FEATURES

CONCRETE LOUNGE SEATS
Kavics, White Concrete, XL

CONCRETE PEBBLES
Concreteworks SoMA Stones, 3-4'ø

SOLID SERIF CHAISE LOUNGE
Streelife, Wood + Galv. Steel

⑯ PLATFORM / STAGE

WOOD PLATFORM
Performative Play / Lounging

WAVY PLATFORM
Wood

TIERED PLATFORM
Wood

⑰ LITTER RECEPTACLE

'STEELY CAN' LITTER RECEPTACLE
Landscape Forms, Polished Stainless Steel

'SELECT' RECYCLING SYSTEM
Landscape Forms, Metallic Powdercoat

'BINN' LITTER RECEPTACLE
Kavics, White Concrete

⑱ ASH URN

'HUMO'
Landscape Forms, Stainless Steel

'GRENADIER'
Landscape Forms, Metallic Powdercoat

⑲ DECKING

PORCELAIN PAVERS
Miarge 8" x 48" Porcelain 'Ember' Color

⑳ PLAY SURFACING

TOT TURF MULTI-USE GRASS
Tot Turf Synthetic Grass with 2'-7" min. fall height attenuation zone, Color TBD

MITHŪN

PROJECT
HUNTERS POINT
SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

DS
AO
DG
TF
TMP

LANDSCAPE MATERIAL PALETTE

1726400
03/25/2019

L2.01
100% SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

BIORETENTION

TREES *48" Box*

BIG LEAF MAPLE [M]
Acer macrophyllum

BLACK GUM / TUPELO [M]
Nyssa sylvatica

RIVER BIRCH [H]
Betula nigra

AMERICAN ARBORVITAE [VL]
Thuja occidentalis

CALIFORNIA BAY LAUREL [VL]
Umbellularia californica

SHRUBS *15 Gallon*

BARBERRY [M]
Berberis aquifolium

SALAL / SHALLON [M]
Gaultheria shallon

CALIFORNIA WILD ROSE [L]
Rosa californica

CALIFORNIA BLACKBERRY [L]
Rubus ursinus

FERNS *15 Gallon*

CALIFORNIA MAIDENHAIR FERN [H]
Adiantum jordanii

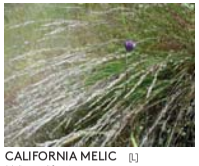
SPREADING WOOD FERN [M*]
Dryopteris expansa

GIANT CHAIN FERN [M]
Woodwardia fimbriata

GRASSES *10 Gallon*

SWEET FLAG [H]
Acorus gramineus

PACIFIC REEDGRASS [M]
Calamagrostis nutkaensis



CALIFORNIA MELIC [L]
Melica californica

PERENNIALS *5 to 10 Gallon*

PACIFIC BLEEDING HEART [M]
Dicentra formosa

SCOURING RUSH [H]
Equisetum hyemale

SELF-HEAL [M]
Prunella vulgaris

VINES *5 to 10 Gallon*

CALIFORNIA WILD GRAPE [L]
Vitis x californica 'Roger's Red'

EVERGREEN CLEMATIS [M]
Clematis armandii

NON-BIORETENTION

SPECIMEN TREES *48" to 60" Box*

WESTERN REDBUD [VL]
Cercis occidentalis

FERN PINE [M]
Afrocarpus gracilior

SMALL LEAF TRISTANIA [M]
Tristaniopsis laurina

LEMON BOTTLEBRUSH [L]
Callistemon citrinus

SHRUBS *15 Gallon*

RED HOT POKER LILY [L]
Kniphofia uvaria

COMMON SNOWBERRY [L]
Symphoricarpos albus

RED AUSTRALIAN FUCHSIA [L]
Correa 'Dusky Bells'

FERNS *15 Gallon*

NEW ZEALAND TREE FERN [H]
Dicksonia antarctica

CALIFORNIA POLYPODY [VL]
Polypodium californicum

WESTERN SWORD FERN [M]
Polystichum munitum

GROUNDCOVER *5 to 10 Gallon*

BEACH STRAWBERRY [M]
Fragaria chiloensis

WILD GINGER [M]
Asarum caudatum

YERBA BUENA [L]
Clinopodium douglasii

PERENNIALS *5 to 10 Gallon*

CALIFORNIA ASTER [L]
Aster chilensis

ISLAND ALUM ROOT [M]
Heuchera maxima

CREVICE ALUM ROOT [M]
Heuchera micrantha 'Coral Bells'

VINES *5 and 10 Gallon*

WHORL LEAF PENSTEMON [M*]
Keckiella ternata septentrionalis

WOOD ROSE [M]
Rosa gymnocarpa

GOLDEN CURRANT [M]
Ribes aureum

NOTES:
1. All bioretention plants proposed in plant palette are approved and recommended per the San Francisco Public Utilities Commission (SFPUC) 'Stormwater Management Requirements and Design Guidelines'
2. Trees to be pruned with an 80" minimum clearance from finish grade in courtyards.
3. WUCOLS water rating per Region 1 is listed after common plant names in brackets as follows:
[VL] Very Low [L] Low [M] Medium and [H] High [*] Unknown with best estimate

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PROJECT
HUNTERS POINT
SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

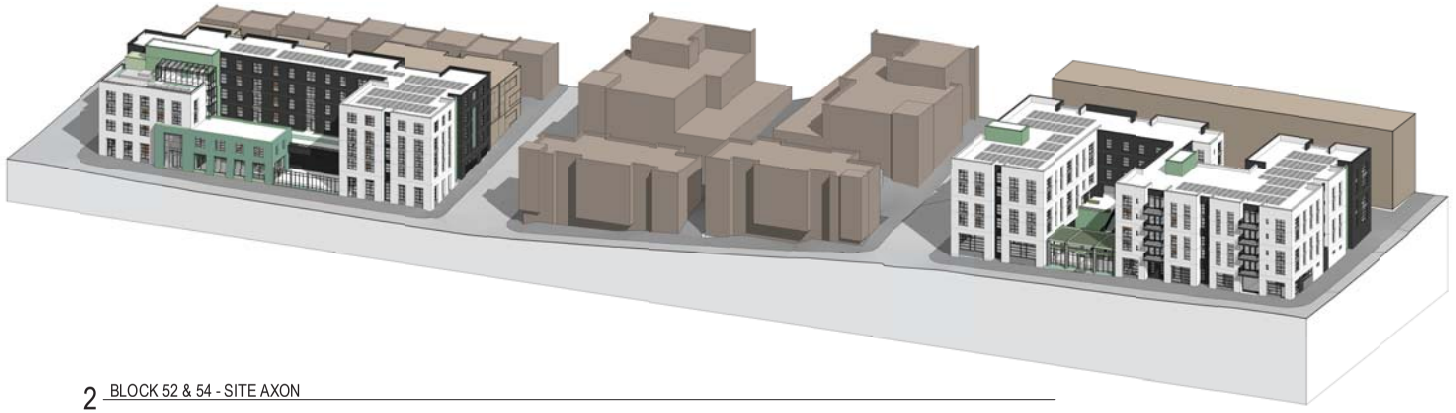
DS
AO
DG
TF
TMP

LANDSCAPE PLANTING PALETTE

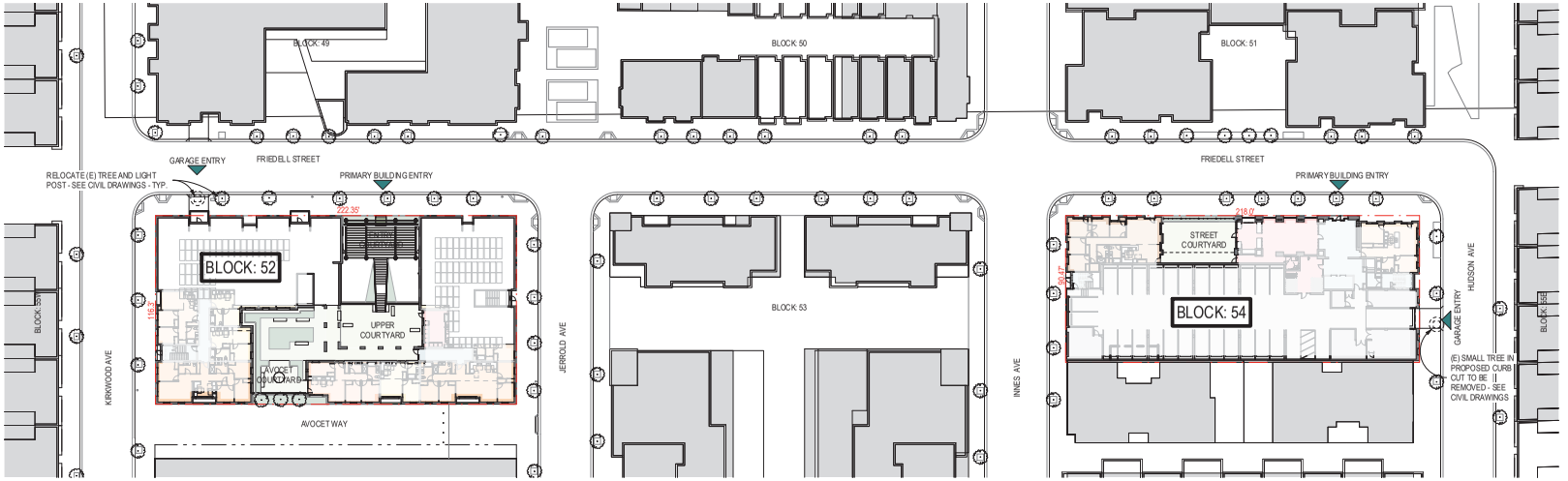
1726400
03/25/2019

L2.02
100% SCHEMATIC DESIGN

NOT FOR CONSTRUCTION



2 BLOCK 52 & 54 - SITE AXON



1 BLOCK 52 & 54 - SITE PLAN
1" = 30'-0"

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Kerman Morris Architects, LLP
139 Noe Street
San Francisco, CA 94114
www.kermanmorris.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT TEAM MEMBER
LJ
PROJECT MANAGER
DR
PROJECT ENGINEER

PROJECT TEAM MEMBERS
—
CHECKED
—

TITLE
SITE PLAN & AXON

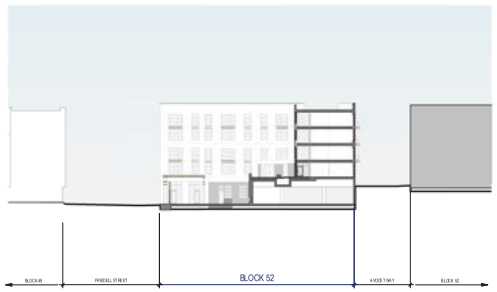
PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
A1.00
100% SCHEMATIC DESIGN

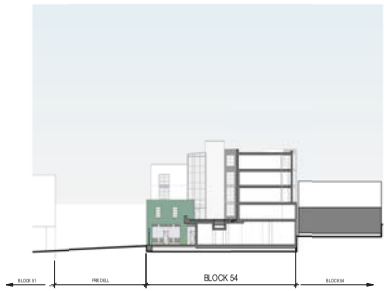
ORIGINAL SHEET SIZE 36" x 42"

NOT FOR CONSTRUCTION

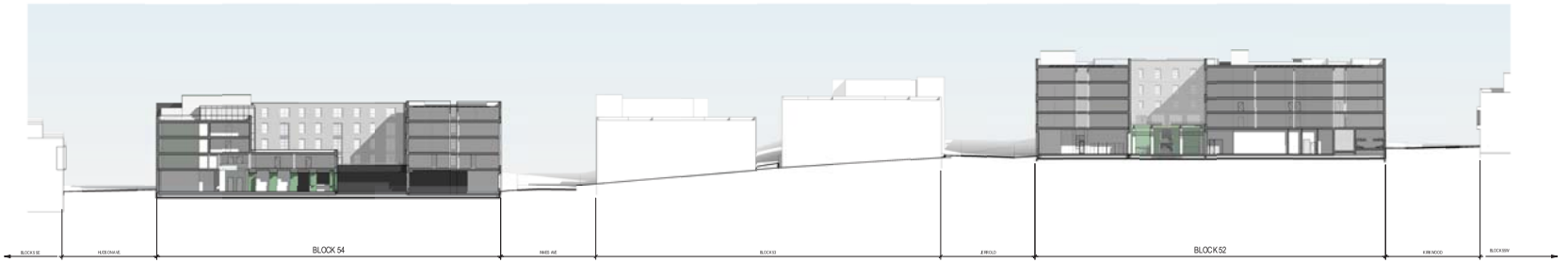
3 BLOCK 52 - SITE SECTION - AVOCET COURTYARD
1" = 30'-0"



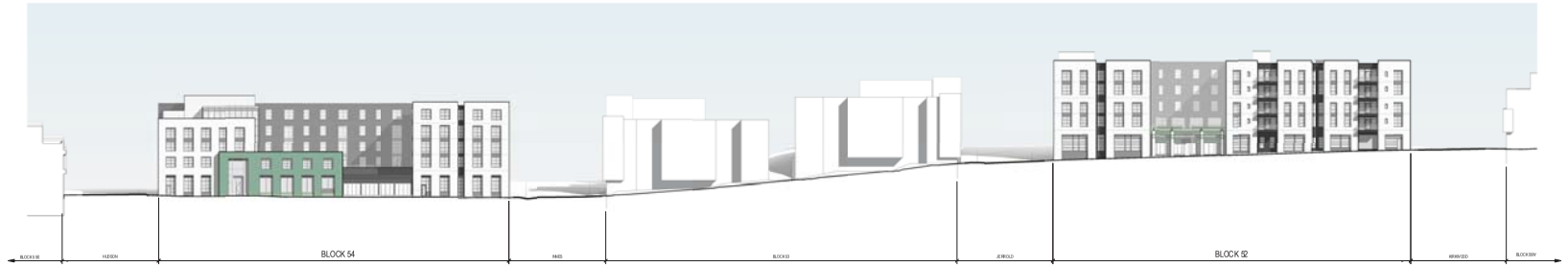
4 BLOCK 52 - SITE SECTION - SITE SECTION ENTRY COURTYARD
1" = 30'-0"



5 BLOCK 54 -SITE SECTION - COURTYARD - EAST
1" = 30'-0"



2 BLOCK 52 & 54 - SITE SECTION
1" = 30'-0"



1 BLOCK 52 & 54 - FRIEDELL STREET - SITE ELEVATION
1" = 30'-0"

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San Francisco, CA 94114
www.kermanmorris.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT DESIGNER

PROJECT ARCHITECTURAL MANAGER

CHECKED

TITLE
SITE SECTIONS & ELEVATIONS

PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
A1.01

100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 42"

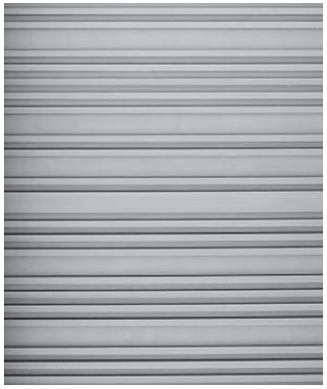
NOT FOR CONSTRUCTION

3/25/2019 2:46:14 PM

PAINTED BOX RIB METAL PANEL

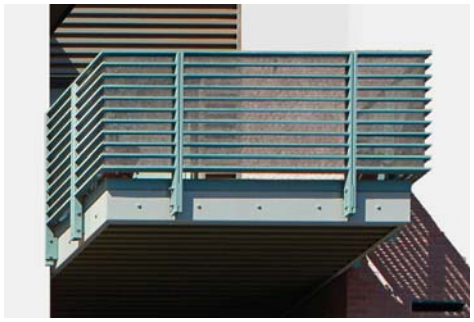

JADE


LIGHT JADE


MEDIUM GRAY


ACCENT RED

METAL BALCONY & GUARDRAIL WITH DENSE MESH BACKING



PAINTED CEMENT PLASTER


PEARL WHITE

GLAZED THIN BRICK TILE

FENCE WITH LOW IRON GLASS INFILL PANELS


CHARCOAL GRAY


MEDIUM GRAY

ALUMINUM WINDOW & METAL PAINT COLORS

LIGHT JADE

PEARL WHITE


CHARCOAL GRAY


ACCENT RED

GLAZING TYPES

CLEAR, LOW-E VISION GLAZING


OPAQUE, TRANSLUCENT GLAZING


LOW IRON, ULTRA-CLEAR GLAZING

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR
PROJECT ENGINEER

PROJECT TEAM MEMBERS
—
CHECKED
—

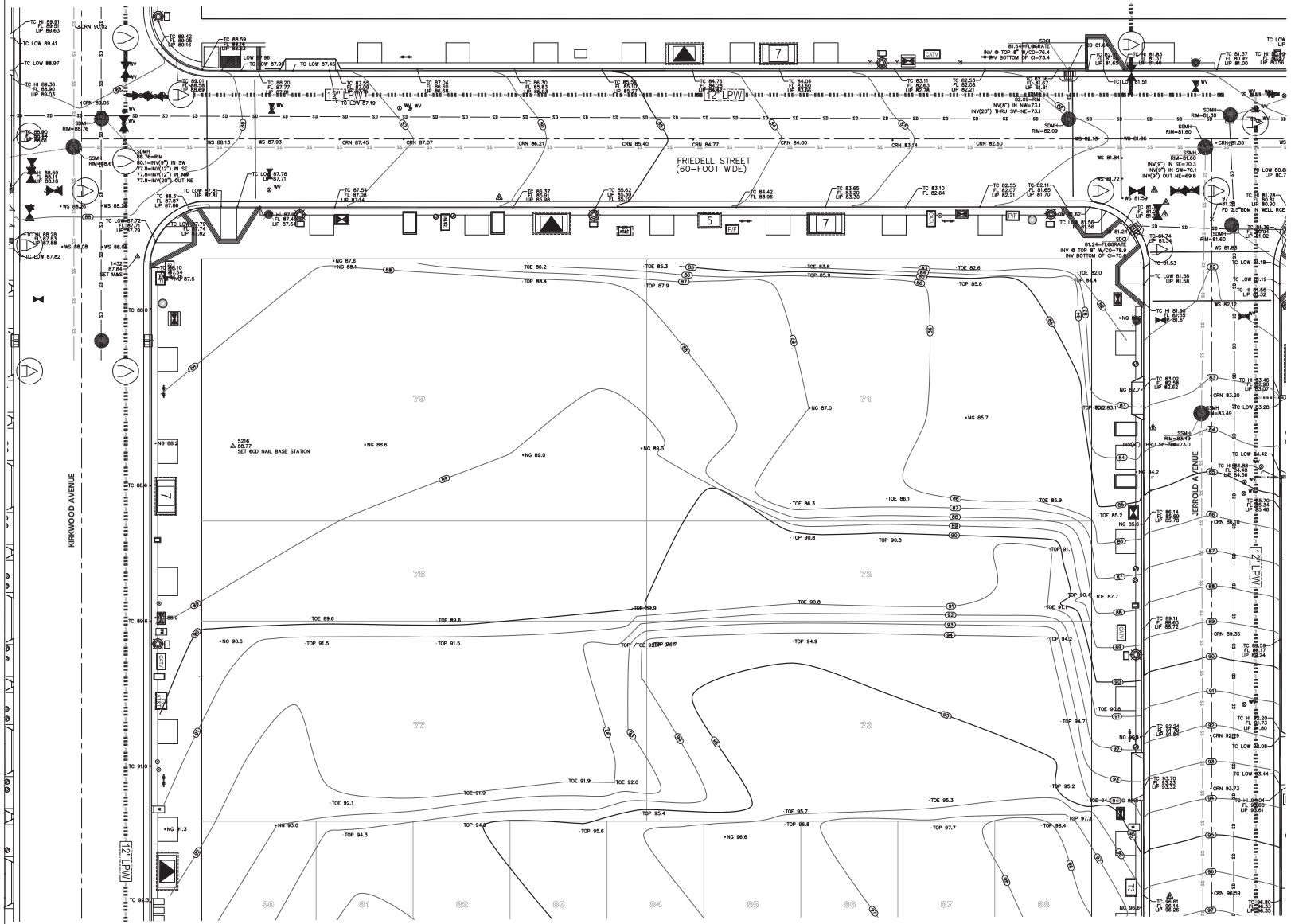
TITLE
EXTERIOR MATERIALS

PROJECT NO.
1726400
DATE
03/25/2019

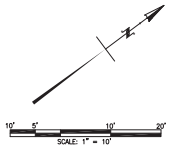
SHEET NUMBER
A1.02
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 42"

NOT FOR CONSTRUCTION



NOTE: SIDEWALKS ALONG KIRKWOOD AND JERROLD ARE NOT YET IN PLACE; UTILITY STUBS HAVE BEEN CONSTRUCTED. SURFACE AMENITIES SHOWN ARE AS DESIGNED BY INFRASTRUCTURE DESIGN TEAM.



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www.kennerlymayo.com

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Consulting Engineers
201 Mission Street
2nd Floor
San Francisco, CA 94105
415.393.1004 | kpff.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REMARKS

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT DESIGNER

PROJECT TEAM MEMBERS
--
--

TITLE
EXISTING CONDITIONS PLAN

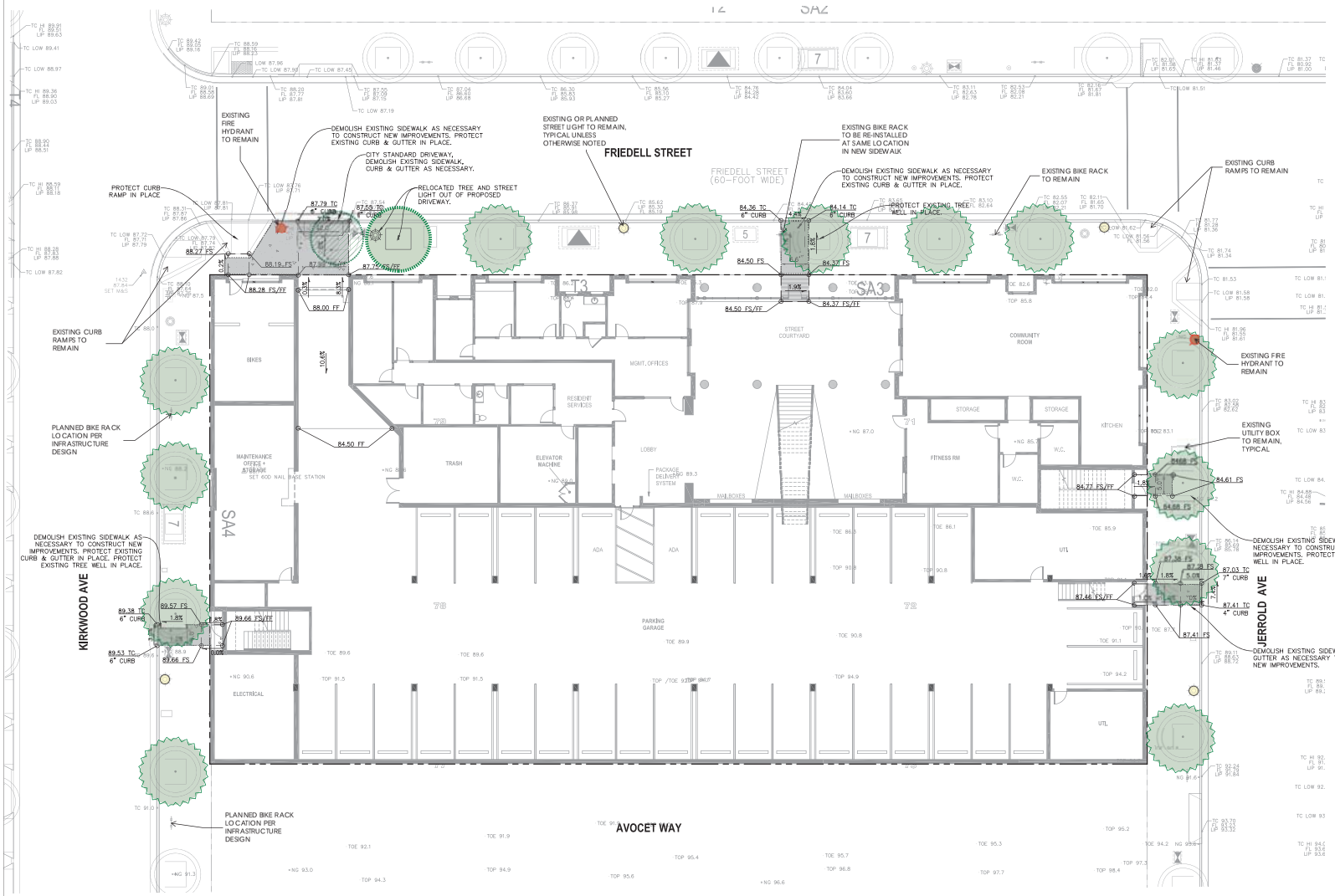
PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
52-C1.01

SCHEMATIC DESIGN

ORIGINAL SHEET SIZE: 30" x 42"



LEGEND:

- XX.XX TC / X" CURB — PROPOSED ELEVATION
- CONCRETE SIDEWALK PER SFDPW
- 6" CURB & GUTTER, STANDARD PLAN 87.170
- 1.4% — SLOPE DIRECTION

NOTES

1. SEE LANDSCAPE PLANS FOR ON-SITE GRADING.

ABBREVIATIONS

FS	FINISH SURFACE
FF	FINISH FLOOR
TC	TOP OF CURB

- EXISTING OR PLANNED STREET TREE TO REMAIN IN PLACE OR AS DESIGNED
- EXISTING STREET TREE TO BE REMOVED
- NEW REPLACEMENT STREET TREE

NOTES:

1. SIDEWALKS ALONG KIRKWOOD AND JERROLD ARE NOT YET IN PLACE; UTILITY STUBS HAVE BEEN CONSTRUCTED. SURFACE AMENITIES SHOWN ARE AS DESIGNED BY INFRASTRUCTURE DESIGN TEAM.
2. ALL EXISTING UTILITY BOXES SHOWN ARE TO REMAIN IN PLACE. NO CONFLICTS EXIST WITH PLANNED WORK.
3. ALL CURB RAMPS ARE EXISTING AND ARE TO REMAIN IN PLACE.

10' 5' 0 10' 20'
SCALE: 1" = 10'

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

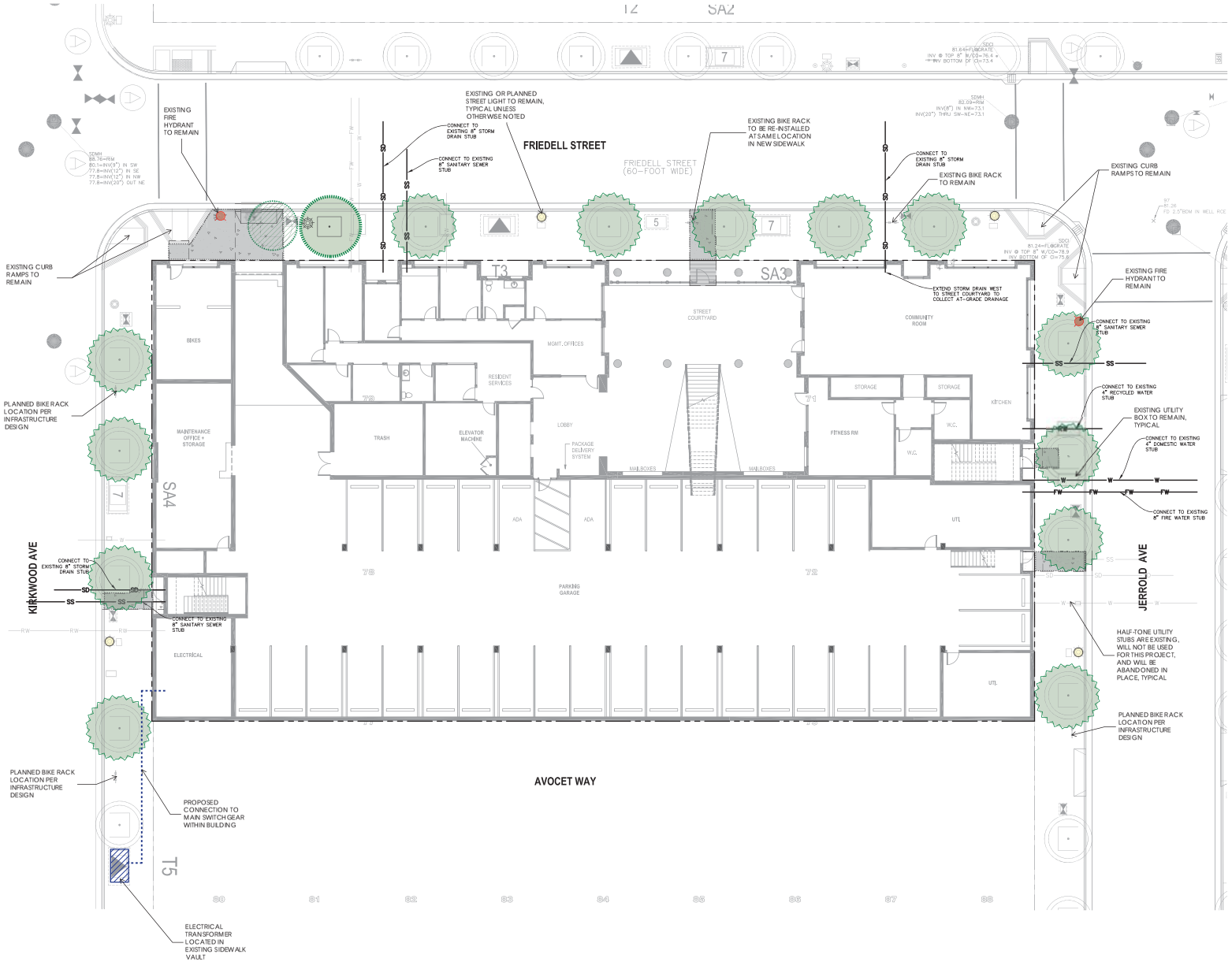
NO.	DATE	REMARKS

DESIGN PARTNER
PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR
PROJECT DESIGNER
PROJECT TEAM MEMBERS
–
–

TITLE
GRADING PLAN

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
52-C2.01
SCHEMATIC DESIGN



LEGEND:

W	EXISTING DOMESTIC WATER LATERAL TO BE REUSED
SD	EXISTING STORM DRAIN LATERAL TO BE REUSED
SS	EXISTING SANITARY SEWER LATERAL TO BE REUSED
RW	EXISTING RECYCLED WATER LATERAL TO BE REUSED, UNLESS NOTED OTHERWISE
FW	EXISTING FIRE WATER LATERAL TO BE REUSED

NOTES

1. UTILITY LOCATIONS BASED ON INFRASTRUCTURE RECORD DRAWINGS. LOCATIONS AND SIZES TO BE DETERMINED BY OWNER'S SURVEYING CONSULTANT.
2. IF NOT POSSIBLE TO CONNECT TO EXISTING STUBS, NEW UTILITY STUBS WILL NEED TO BE TRENCHED INTO THE STREET.
3. DOMESTIC WATER, FIRE WATER, AND RECYCLED WATER SERVICES ALL REQUIRE BACKFLOW PREVENTERS WITHIN THE BUILDING (UTILITY ROOM OR SIMILAR).
4. EXISTING UTILITY STUBS NOT USED SHALL BE ABANDONED IN PLACE.

EXISTING OR PLANNED STREET TREE TO REMAIN IN PLACE OR AS DESIGNED

EXISTING STREET TREE TO BE REMOVED

NEW REPLACEMENT STREET TREE

NOTES:

1. SIDEWALKS ALONG KIRKWOOD AND JERROLD ARE NOT YET IN PLACE. UTILITY STUBS HAVE BEEN CONSTRUCTED. SURFACE AMENITIES SHOWN ARE AS DESIGNED BY INFRASTRUCTURE DESIGN TEAM.
2. ALL EXISTING UTILITY BOXES SHOWN ARE TO REMAIN IN PLACE. NO CONFLICTS EXIST WITH PLANNED WORK.
3. ALL UTILITY CONNECTIONS ARE EXPECTED TO BE FROM EXISTING STUBS.

SCALE: 1" = 10'

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT DESIGNER

PROJECT TEAM MEMBERS
–
–

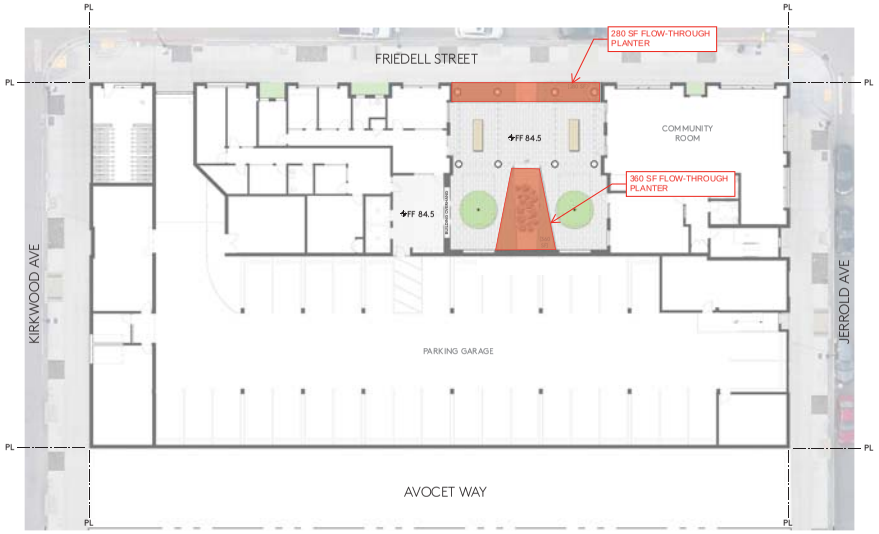
TITLE
UTILITY PLAN

PROJECT NO.
1726400

DATE
03/25/2019

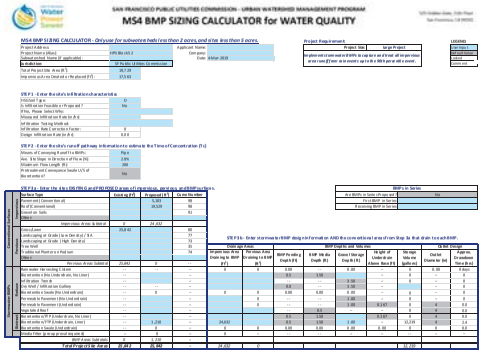
SHEET NUMBER
52-C3.01

SCHEMATIC DESIGN



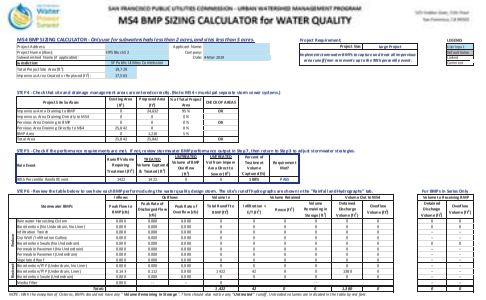
LEVEL 01

LEVEL 02



SAN FRANCISCO PUBLIC UTILITIES COMMISSION - URBAN WATERSHED MANAGEMENT PROGRAM

MS4 BMP SIZING CALCULATOR for WATER QUALITY



SAN FRANCISCO PUBLIC UTILITIES COMMISSION - URBAN WATERSHED MANAGEMENT PROGRAM

MS4 BMP SIZING CALCULATOR for WATER QUALITY

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415.393.1004 | kpff.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REMARKS

DESIGN PARTNER
LJ
PROJECT MANAGER
DR
PROJECT ARCHITECT
DR
PROJECT DESIGNER
–
PROJECT TEAM MEMBERS
–
–

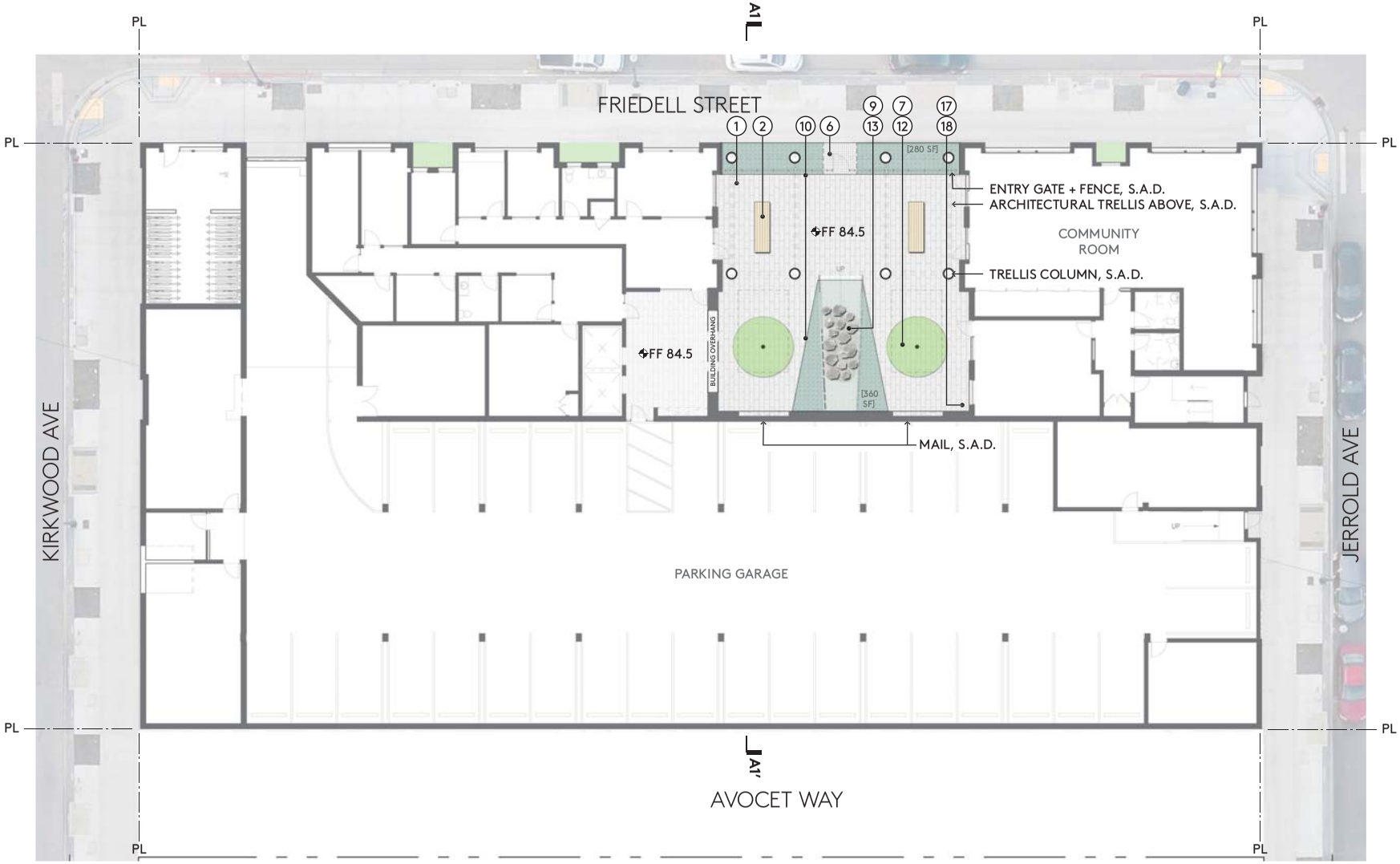
TITLE
STORMWATER CONTROL PLAN

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
52-C4.01
SCHEMATIC DESIGN

ORIGINAL SHEET SIZE: 30" x 42"

2/18/2019 9:29:44 AM



1/8" = 1'-0"

LEGEND

- CONCRETE PAVERS
- PLANTING
- BIORETENTION
- 24" GRAVEL BAND
- DECKING
- PLAY SURFACING

1. PAVING
2. BENCHES
3. MOVEABLE SEATING
4. COMMUNAL TABLE
5. PICNIC TABLE
6. METAL BRIDGE
7. TREE GRATE
8. MOVABLE PLANTERS
9. VINE CABLES
10. 6" STEEL PLANTING EDGES
11. SEDUM TRAYS
12. SILVA CELLS
13. FREE PLAY
14. PLAY EQUIPMENT
15. INFORMAL PLAY / SEATING FEATURES
16. PLATFORM / STAGE
17. LITTER RECEPTACLE
18. ASH URN
19. DECKING
20. PLAY SURFACING

NOTE:
FINAL GRADES ALONG AVOCET WAY ARE SUBJECT TO CHANGE

NOT FOR CONSTRUCTION

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

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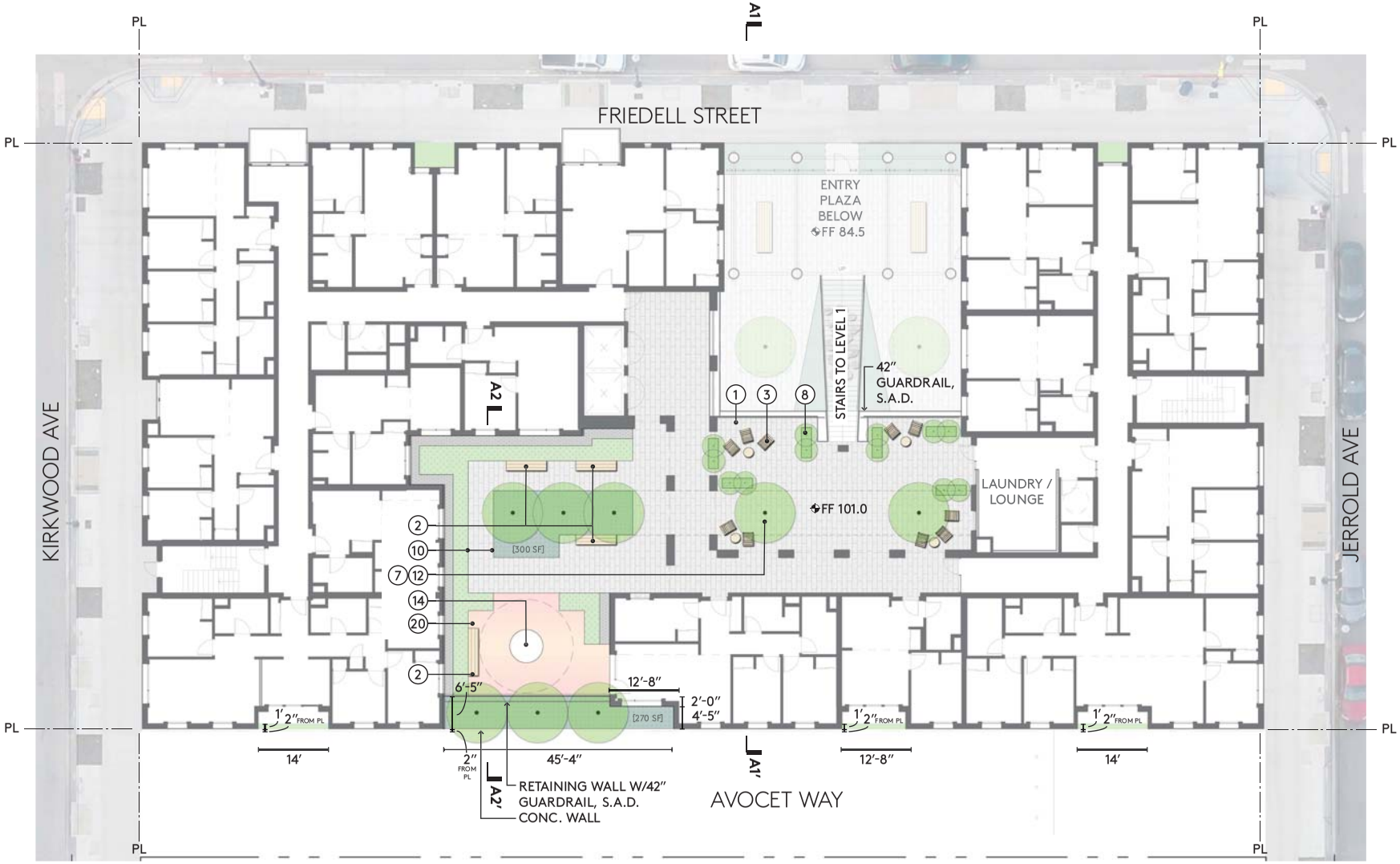
LEVEL 01 LANDSCAPE PLAN

1726400
03/25/2019

52-L1.01
100% SCHEMATIC DESIGN



LEGEND

- CONCRETE PAVERS
- PLANTING
- BIORETENTION
- 24" GRAVEL BAND
- DECKING
- PLAY SURFACING

1. PAVING
2. BENCHES
3. MOVEABLE SEATING
4. COMMUNAL TABLE
5. PICNIC TABLE
6. METAL BRIDGE
7. TREE GRATE
8. MOVABLE PLANTERS
9. VINE CABLES
10. 6" STEEL PLANTING EDGES
11. SEDUM TRAYS
12. SILVA CELLS
13. FREE PLAY
14. PLAY EQUIPMENT
15. INFORMAL PLAY / SEATING FEATURES
16. PLATFORM / STAGE
17. LITTER RECEPTACLE
18. ASH URN
19. DECKING
20. PLAY SURFACING

NOTE:
FINAL GRADES ALONG AVOCET WAY ARE SUBJECT TO CHANGE

MITHUN

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

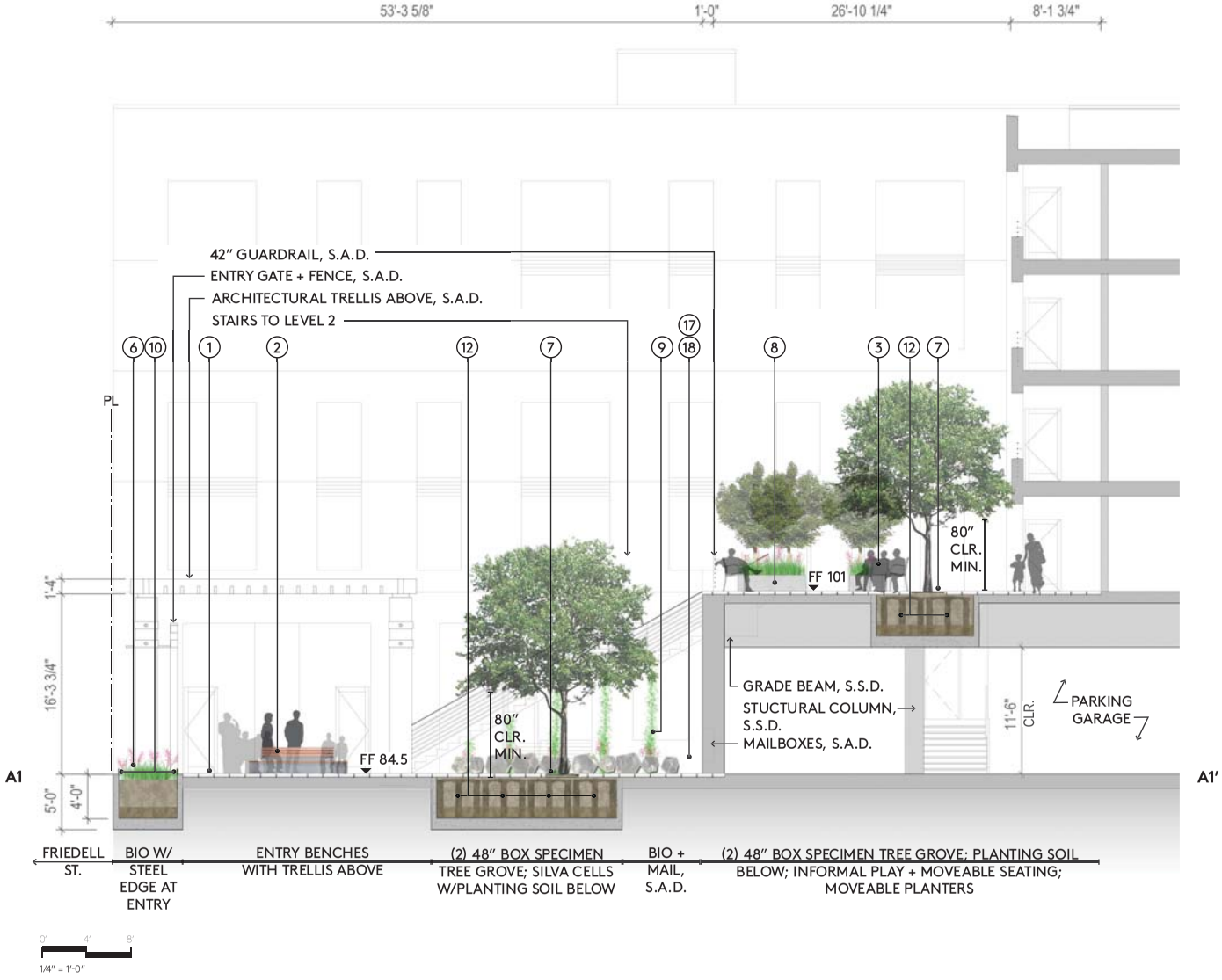
DS
AO
DG
TF
TMP

LEVEL 02 LANDSCAPE PLAN

1726400
03/25/2019

52-L1.02
100% SCHEMATIC DESIGN

NOT FOR CONSTRUCTION



LEGEND

1	PAVING	6	METAL BRIDGE	11	SEDUM TRAYS	16	PLATFORM / STAGE
2	BENCHES	7	TREE GRATE	12	SILVA CELLS	17	LITTER RECEPTACLE
3	MOVEABLE SEATING	8	MOVABLE PLANTERS	13	FREE PLAY	18	ASH URN
4	COMMUNAL TABLE	9	VINE CABLES	14	PLAY EQUIPMENT	19	DECKING
5	PICNIC TABLE	10	6" STEEL PLANTING EDGES	15	INFORMAL PLAY / SEATING FEATURES	20	PLAY SURFACING

NOT FOR CONSTRUCTION

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

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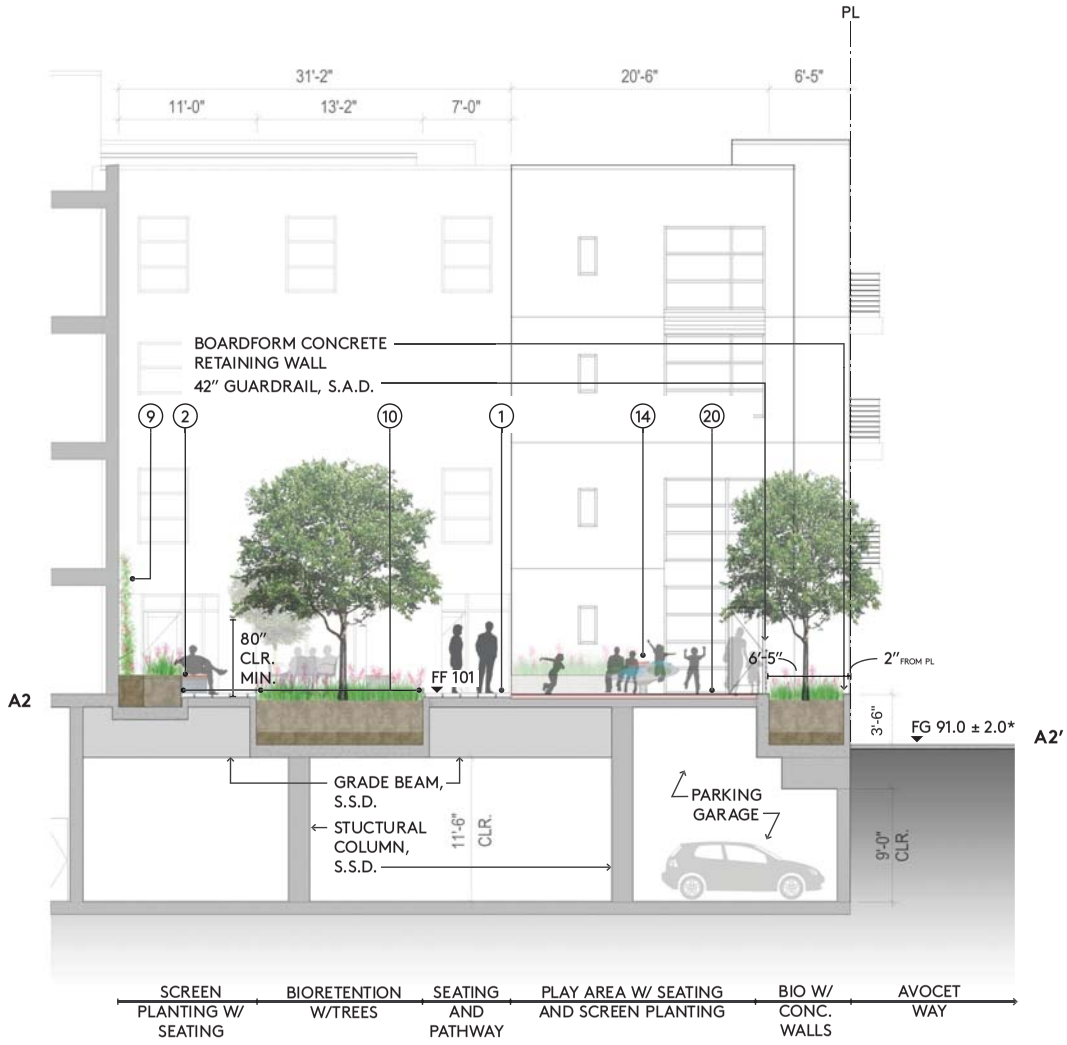
LEVEL 01-02 LANDSCAPE SECTION

1726400
03/25/2019

52-L1.03
100% SCHEMATIC DESIGN



0' 4' 8'
1/4" = 1'-0"

*NOTE:
FINAL GRADES ALONG AVOCET WAY ARE SUBJECT TO CHANGE

LEGEND

1. PAVING
2. BENCHES
3. MOVEABLE SEATING
4. COMMUNAL TABLE
5. PICNIC TABLE
6. METAL BRIDGE
7. TREE GRATE
8. MOVABLE PLANTERS
9. VINE CABLES
10. 6" STEEL PLANTING EDGES
11. SEDUM TRAYS
12. SILVA CELLS
13. FREE PLAY
14. PLAY EQUIPMENT
15. INFORMAL PLAY / SEATING FEATURES
16. PLATFORM / STAGE
17. LITTER RECEPTACLE
18. ASH URN
19. DECKING
20. PLAY SURFACING

NOT FOR CONSTRUCTION

MITHUN

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

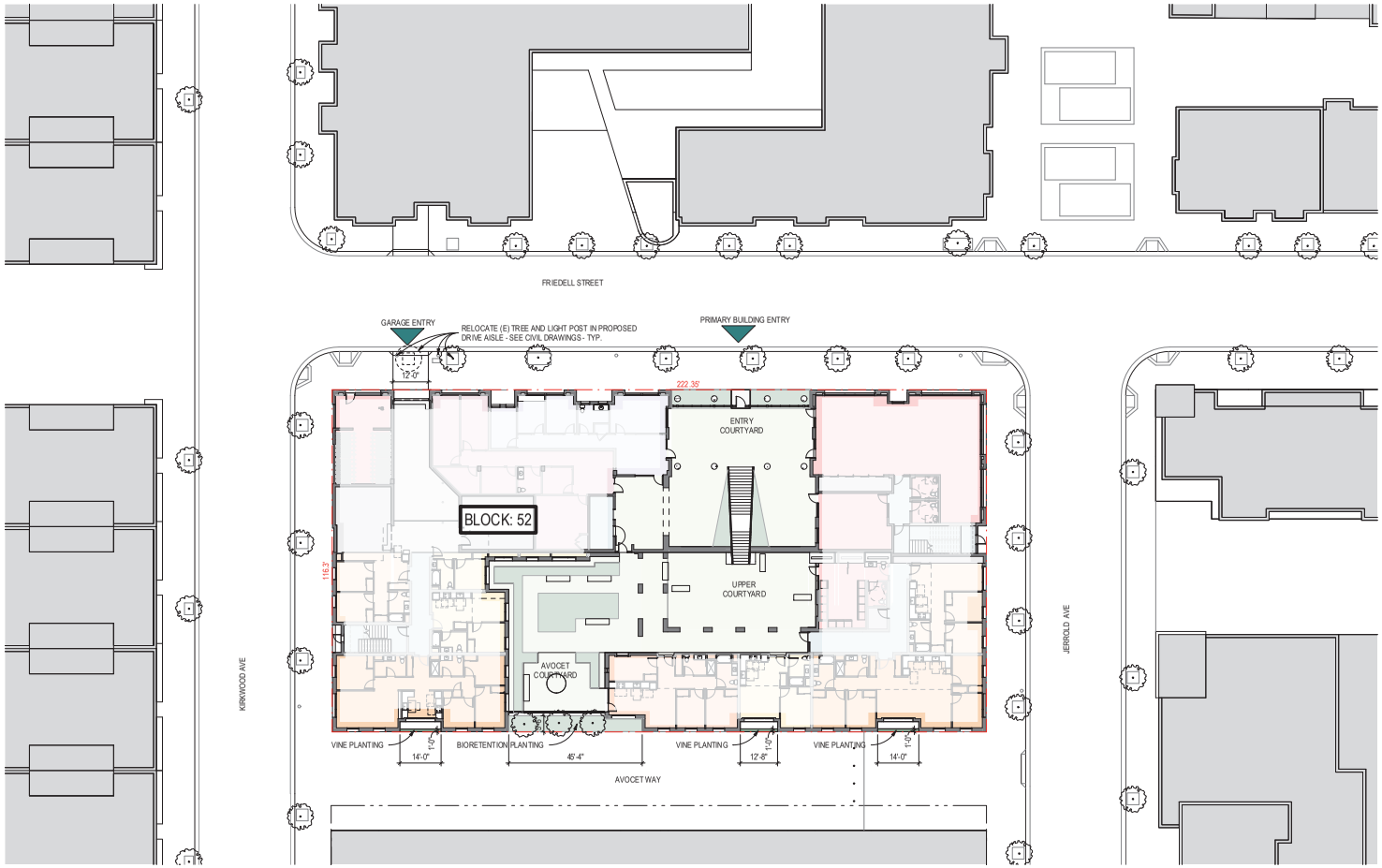
PREPARED FOR
McCORMACK BARON SALAZAR

DS
AO
DG
TF
TMP

LEVEL 02 LANDSCAPE SECTION

1726400
03/25/2019

52-L1.04
100% SCHEMATIC DESIGN



1 BLOCK 52 & 54 - SITE PLAN
1/16" = 1'-0"

TRUE NORTH

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER
DS
PROJECT MANAGER
AO
PROJECT PLAN DESIGNER ARCHITECT
DG
PROJECT PLAN MANAGER (PM)
TF
CHECK
TMP
LANDSCAPE ARCHITECT/EOR AL

TITLE
BLOCK 52 SITE PLAN

PROJECT NO.
1726400
DATE
3/25/2019

SHEET NUMBER
52-A1.03
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 30" x 42"

2 BLOCK 52 - MASSING AXON VIEW FROM EAST

1 BLOCK 52 - MASSING AXON VIEW FROM WEST

NOT FOR CONSTRUCTION

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San Francisco, CA 94116

www.kermanmorris.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT CONTACT
DR

PROJECT DESIGNER

PROJECT DESIGN TEAM

TITLE
AXONOMETRIC VIEWS

PROJECT NO.
1726400

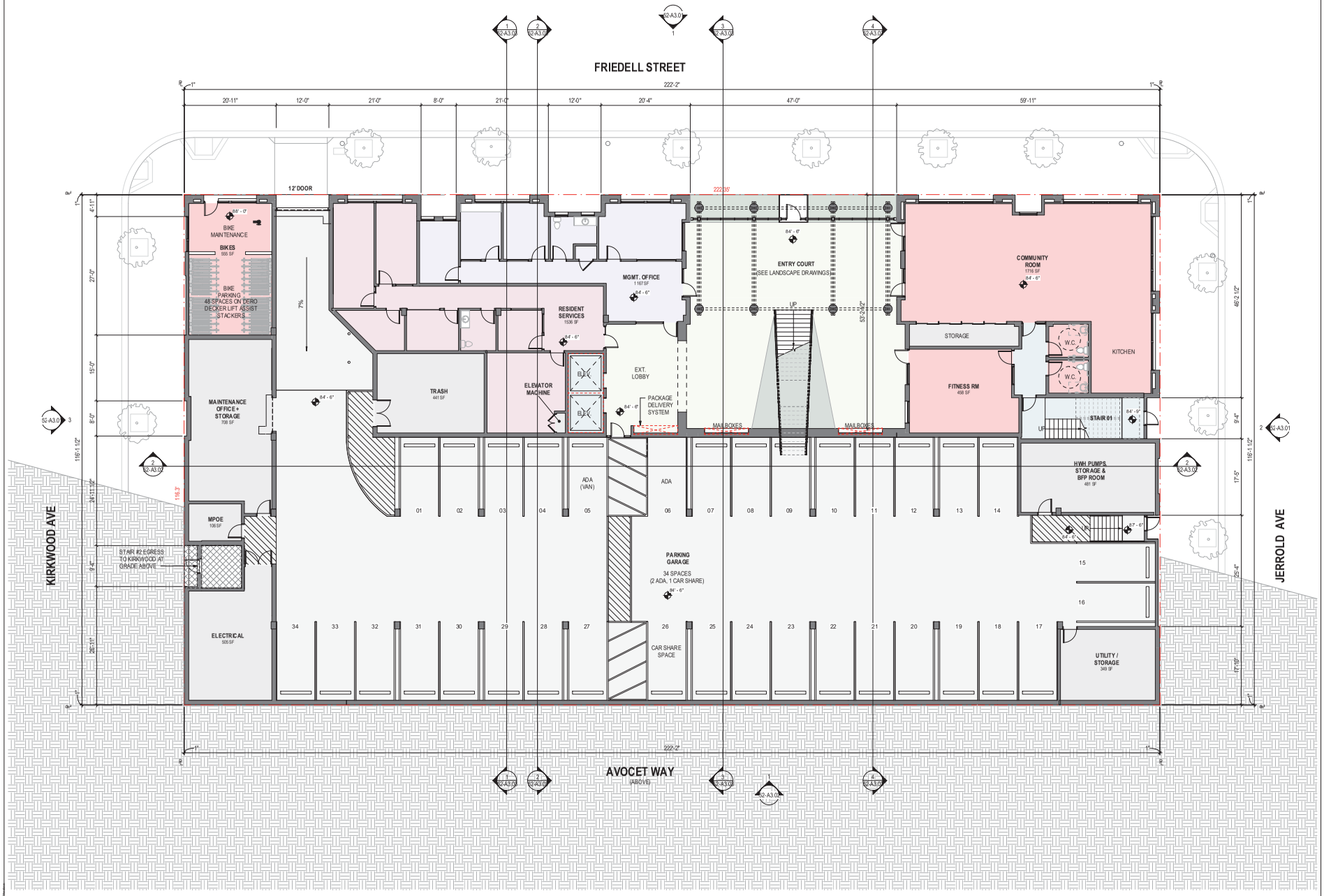
DATE
03/25/2019

SHEET NUMBER
52-A1.04

100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 24"

*NOTE: EARTH HATCH AREA INDICATES WHERE ADJACENT GRADE IS 6-FEET, OR MORE, ABOVE GROUND FLOOR LEVEL WITHIN BUILDING



1 BLOCK 52 - BUILDING LEVEL 01
1/8" = 1'-0"

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San Francisco, CA 94114
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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT TEAM MEMBER
LJ

PROJECT MANAGER
DR

PROJECT ENGINEER

PROJECT TEAM MEMBER

DRAWN BY

TITLE
LEVEL 01 FLOOR PLAN

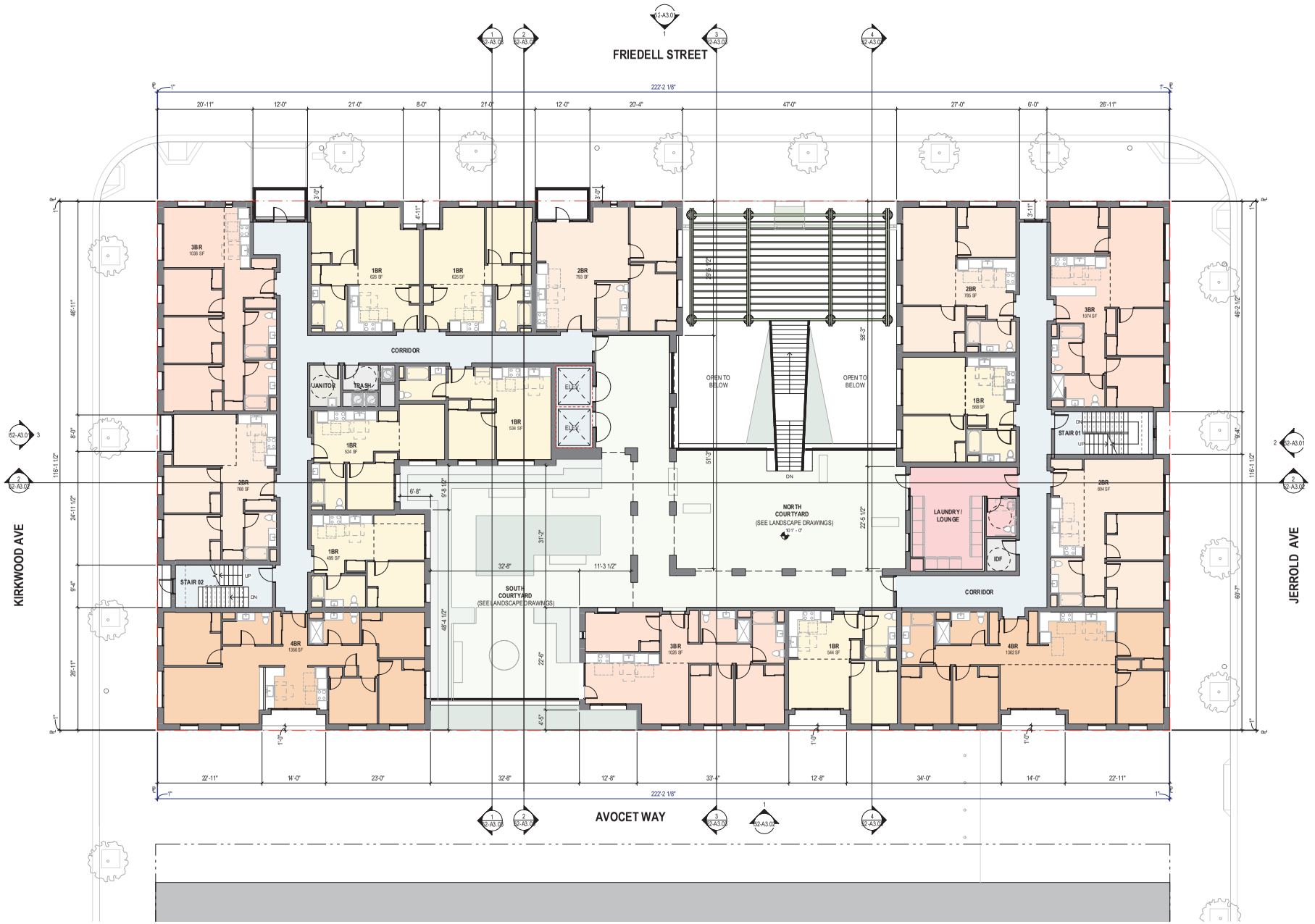
PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
52-A2.01

100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 48"



1 BLOCK 52 - BUILDING LEVEL 02
1/8" = 1'-0"

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT TEAM QA/QC
LJ
PROJECT ARCHITECT
DR
PROJECT DESIGNER

PROJECT TEAM MEMBERS
—
CHECKED
—

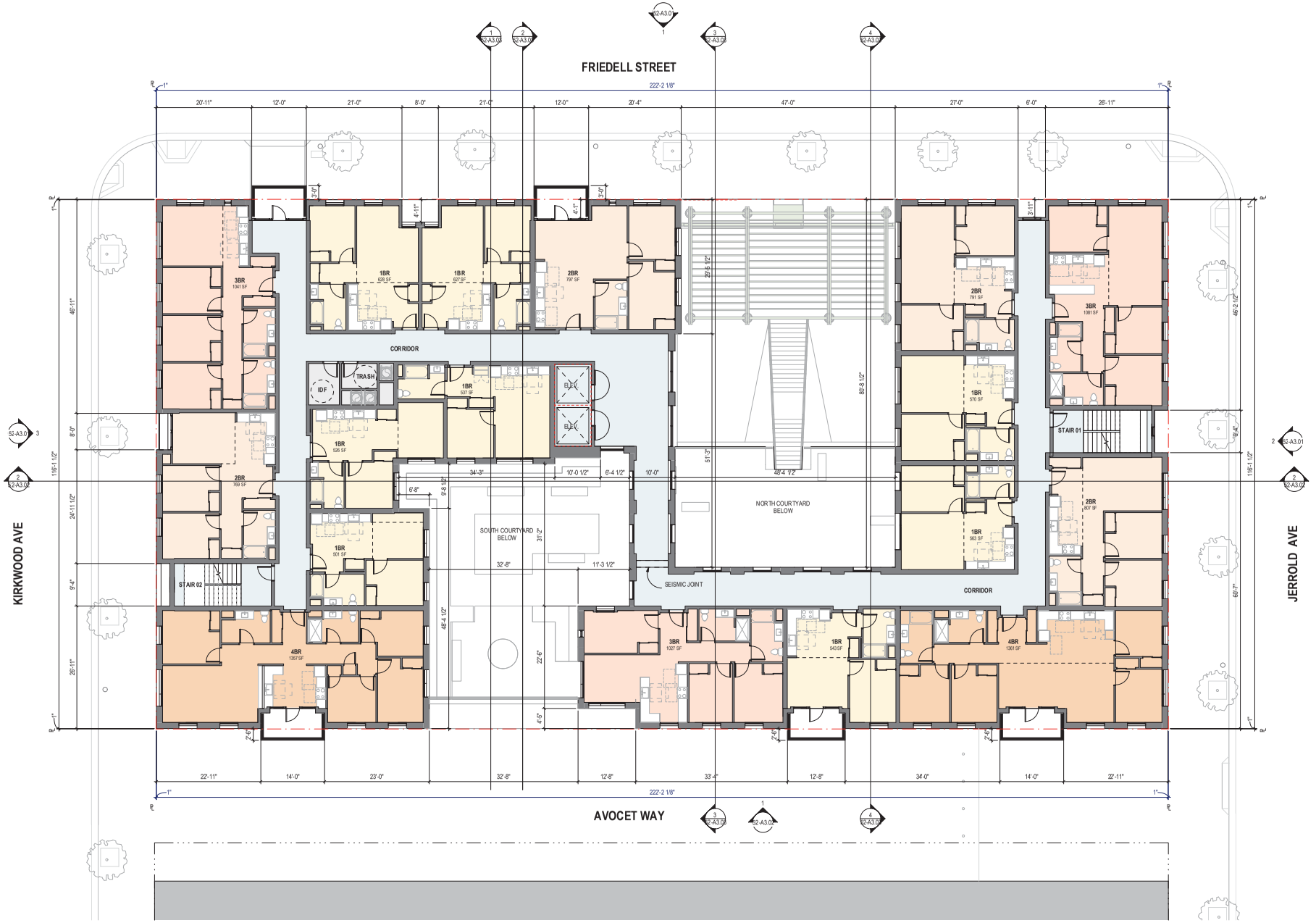
TITLE
LEVEL 02 FLOOR PLAN

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
52-A2.02
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 24"

3/25/2019 2:41:41 PM



1 BLOCK 52 - BUILDING LEVELS 03 (LEVELS 04-05 SIM.)
1/8" = 1'-0"

NOT FOR CONSTRUCTION

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km architecture

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT TEAM LEAD
LJ

PROJECT ARCHITECT
DR

PROJECT ENGINEER

PROJECT MANAGER

DRAWN BY

CHECKED BY

TITLE
LEVEL 03 FLOOR PLAN (LEVELS 04-05 SIMILAR)

PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
52-A2.03

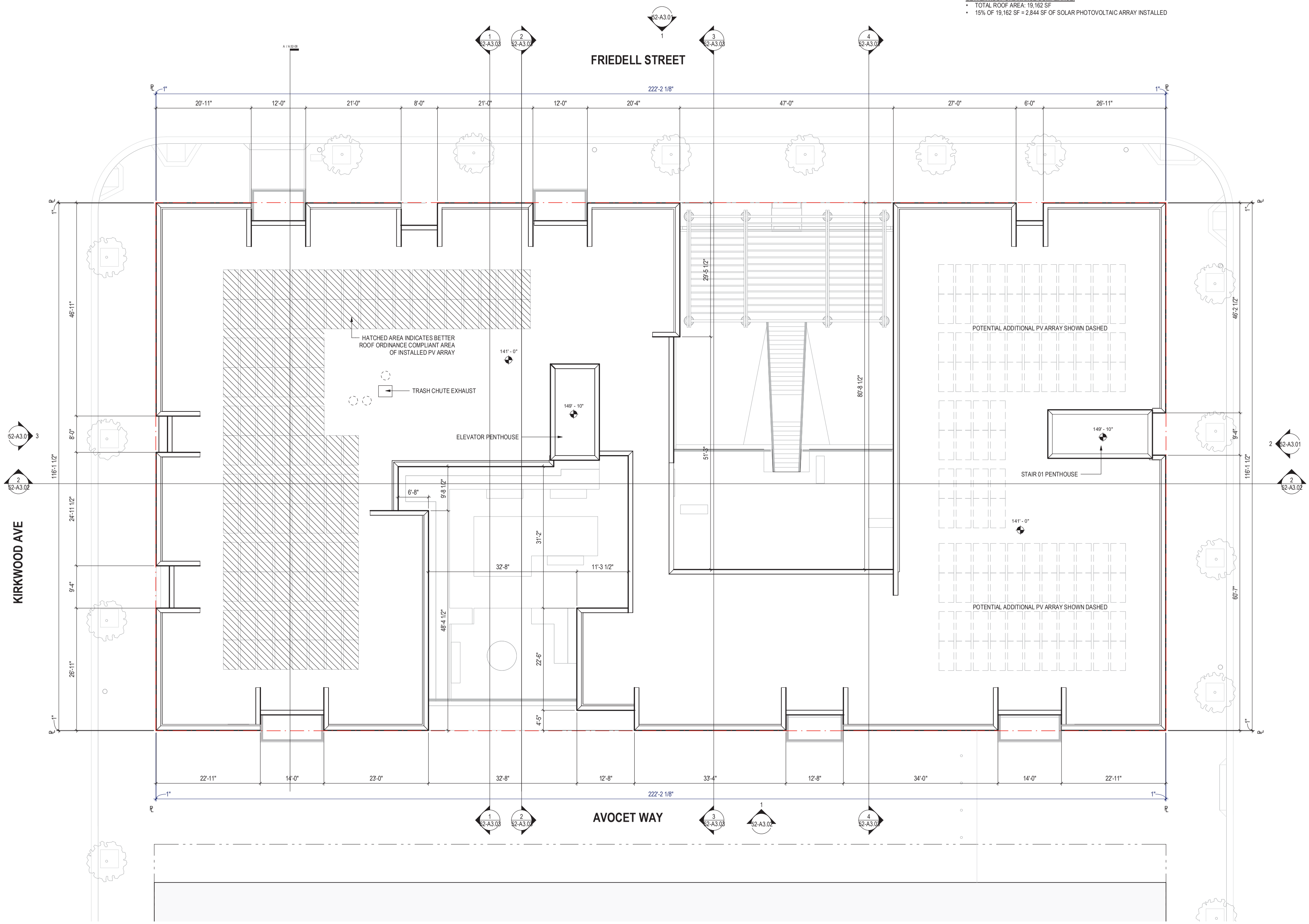
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 48"

*NOTE: ALL ROOF DRAINAGE MANAGED VIA INTERNAL BUILDING DRAINAGE RISERS. NO SCUPPERS, GUTTERS OR DOWNSPOUTS VISIBLE FROM THE PUBLIC RIGHTS OF WAY

ROOF MATERIAL TO BE LIGHT IN COLOR AND HAVE HIGH ALBEDO

BETTER ROOF ORDINANCE COMPLIANCE:
- TOTAL ROOF AREA: 19,162 SF
- 15% OF 19,162 SF = 2,844 SF OF SOLAR PHOTOVOLTAIC ARRAY INSTALLED



1 BLOCK 52 - ROOF PLAN
1/8" = 1'-0"

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Seattle, WA 98101 / 206.623.3344
SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688
mithun.com
Kerman Morris Architects, LLP

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR

TITLE
ROOF PLAN

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
52-A2.04
100% SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

3/26/2019 2:41:51 PM

MATERIAL KEY

#.X — LETTER REFERS TO COLOR; NUMBER REFERS TO MATERIAL

1. CEMENT PLASTER
2. BOX RIBBED METAL PANEL - PAINTED
3. THIN BRICK TILE VENEER
4. ALUMINUM WINDOW SYSTEM
5. ALUMINUM STOREFRONT SYSTEM
6. GUARDRAIL - PAINTED METAL W/METAL MESH BACKING
7. GUARDRAIL - PAINTED METAL
8. OVERHEAD GARAGE DOOR
9. PARAPET COPING - PAINTED METAL
10. BALCONY ASSEMBLY - PAINTED METAL
11. CONCRETE TRELLIS COLUMNS
12. TRELLIS - PAINTED METAL
13. FENCE W/LOW-IRON GLASS PANELS - PAINTED METAL
14. CEMENTITIOUS PANEL - BLIND WALL
15. FRAMELESS GLAZING SYSTEM
16. LOUVERS WITH DECORATIVE GRILL COVERING
17. GLAZING

A. PEARL GRAY
B. MEDIUM GRAY
C. DARK GRAY
D. BLACK
E. WHITE
F. RED
G. ACCENT COLOR 01 - JADE
H. ACCENT COLOR 02 - LIGHT JADE
I. CLEAR GLAZING
J. OPAQUE GLAZING

1 BLOCK 52 - FRIEDELL ST. ELEVATION
1/8" = 1'-0"

2 BLOCK 52 - JERROLD AVE ELEVATION
1/8" = 1'-0"

3 BLOCK 52 - KIRKWOOD AVE ELEVATION
1/8" = 1'-0"

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Kerman Morris Architects LLP

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

PROJECT MANAGER LJ
PROJECT ARCHITECT DR

TITLE
BUILDING ELEVATIONS

PROJECT NO. 1726400
DATE 03/25/2019

SHEET NUMBER
52-A3.01
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 30" x 42"

3/26/2019 2:42:34 PM

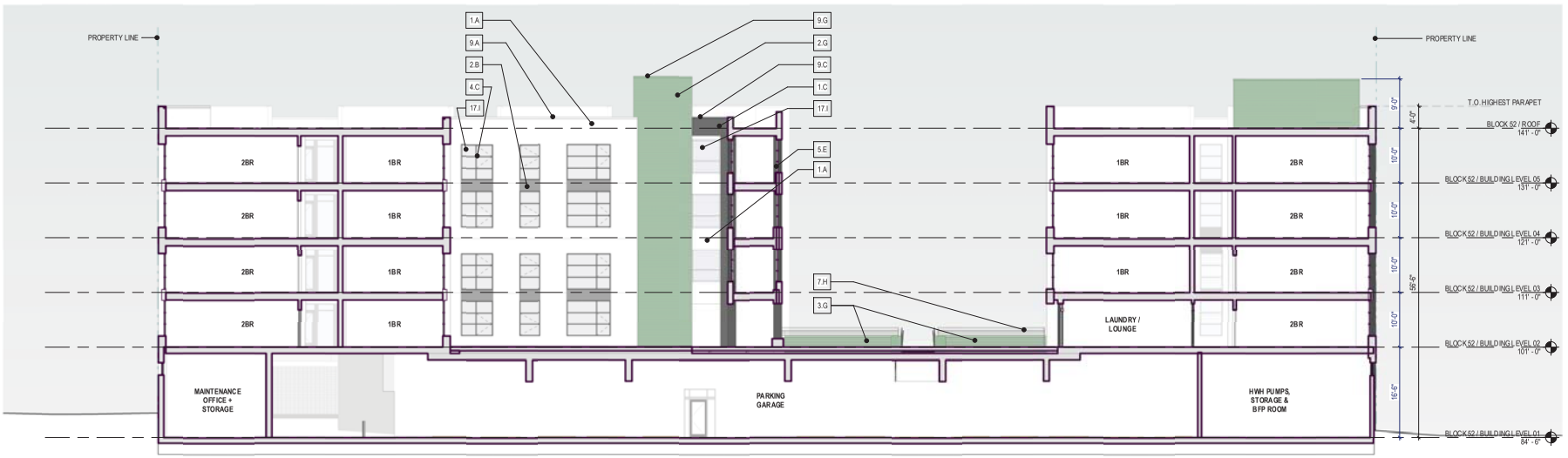
MATERIAL KEY

#.X
- LETTER REFERS TO COLOR
- NUMBER REFERS TO MATERIAL

1. CEMENT PLASTER
2. BOX RIBBED METAL PANEL - PAINTED
3. THIN BRICK TILE VENEER
4. ALUMINUM WINDOW SYSTEM
5. ALUMINUM STOREFRONT SYSTEM
6. GUARDRAIL - PAINTED METAL W/METAL MESH BACKING
7. GUARDRAIL - PAINTED METAL
8. OVERHEAD GARAGE DOOR
9. PARAPET COPING - PAINTED METAL
10. BALCONY ASSEMBLY - PAINTED METAL
11. CONCRETE TRELLIS COLUMNS
12. TRELLIS - PAINTED METAL
13. FENCE W/LOW IRON GLASS PANELS - PAINTED METAL
14. CEMENTITIOUS PANEL - BLIND WALL
15. FRAMELESS GLAZING SYSTEM
16. LOUVERS WITH DECORATIVE GRILL COVERING
17. GLAZING

A. PEARL GRAY
B. MEDIUM GRAY
C. DARK GRAY
D. BLACK
E. WHITE
F. RED
G. ACCENT COLOR 01 - JADE
H. ACCENT COLOR 02 - LIGHT JADE
I. CLEAR GLAZING
J. OPAQUE GLAZING

3 BLOCK 52 - ELEVATION - AVOCET WAY (W/LANDSCAPE)
1/8" = 1'-0"



2 BLOCK 52 - BLDG SECTION - BOTH COURTYARDS - SOUTH
1/8" = 1'-0"

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR
PROJECT ENGINEER

PROJECT TITLE NUMBER DRS
—
CHECKED
—

TITLE
BUILDING ELEVATIONS / SECTIONS

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
52-A3.02
100% SCHEMATIC DESIGN

MATERIAL KEY

#.X
- LETTER REFERS TO COLOR
- NUMBER REFERS TO MATERIAL

1. CEMENT PLASTER
2. BOX RIBBED METAL PANEL - PAINTED
3. THIN BRICK TILE VENEER
4. ALUMINUM WINDOW SYSTEM
5. ALUMINUM STOREFRONT SYSTEM
6. GUARDRAIL - PAINTED METAL W/METAL MESH BACKING
7. GUARDRAIL - PAINTED METAL
8. OVERHEAD GARAGE DOOR
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10. BALCONY ASSEMBLY - PAINTED METAL
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12. TRELLIS - PAINTED METAL
13. FENCE W/LOW-IRON GLASS PANELS - PAINTED METAL
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15. FRAMELESS GLAZING SYSTEM
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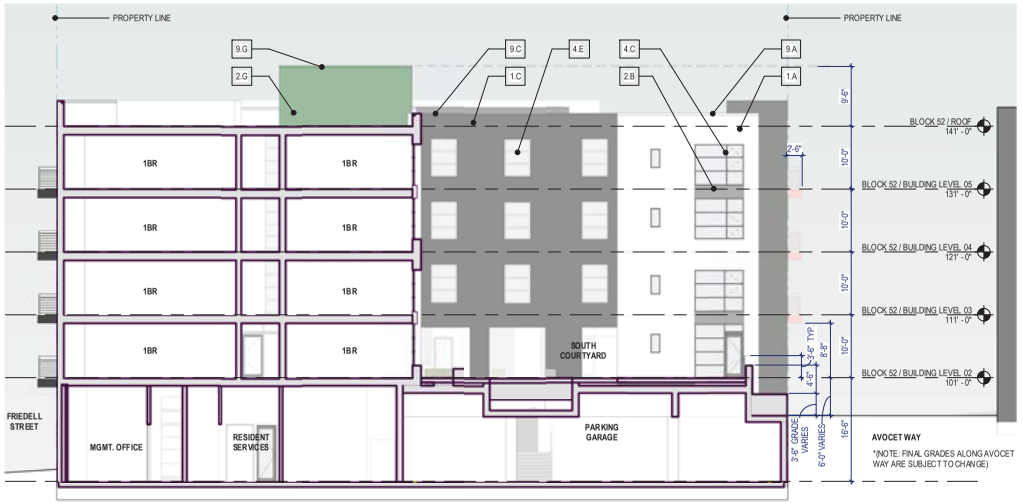
17. GLAZING

A. PEARL GRAY
B. MEDIUM GRAY
C. DARK GRAY
D. BLACK
E. WHITE
F. RED
G. ACCENT COLOR 01 - JADE
H. ACCENT COLOR 02 - LIGHT JADE
I. CLEAR GLAZING
J. OPAQUE GLAZING

1 BLOCK 52 - BLDG SECTION - AVOCET COURTYARD - WEST
1/8" = 1'-0"



2 BLOCK 52 - BLDG SECTION - AVOCET COURTYARD - EAST
1/8" = 1'-0"

3 BLOCK 52 - BLDG SECTION - ENTRY COURTYARD - WEST
1/8" = 1'-0"

4 BLOCK 52 - BLDG SECTION - ENTRY COURTYARD - EAST
1/8" = 1'-0"

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT ENGINEER

PROJECT ENTITLEMENT MANAGER

GREEN

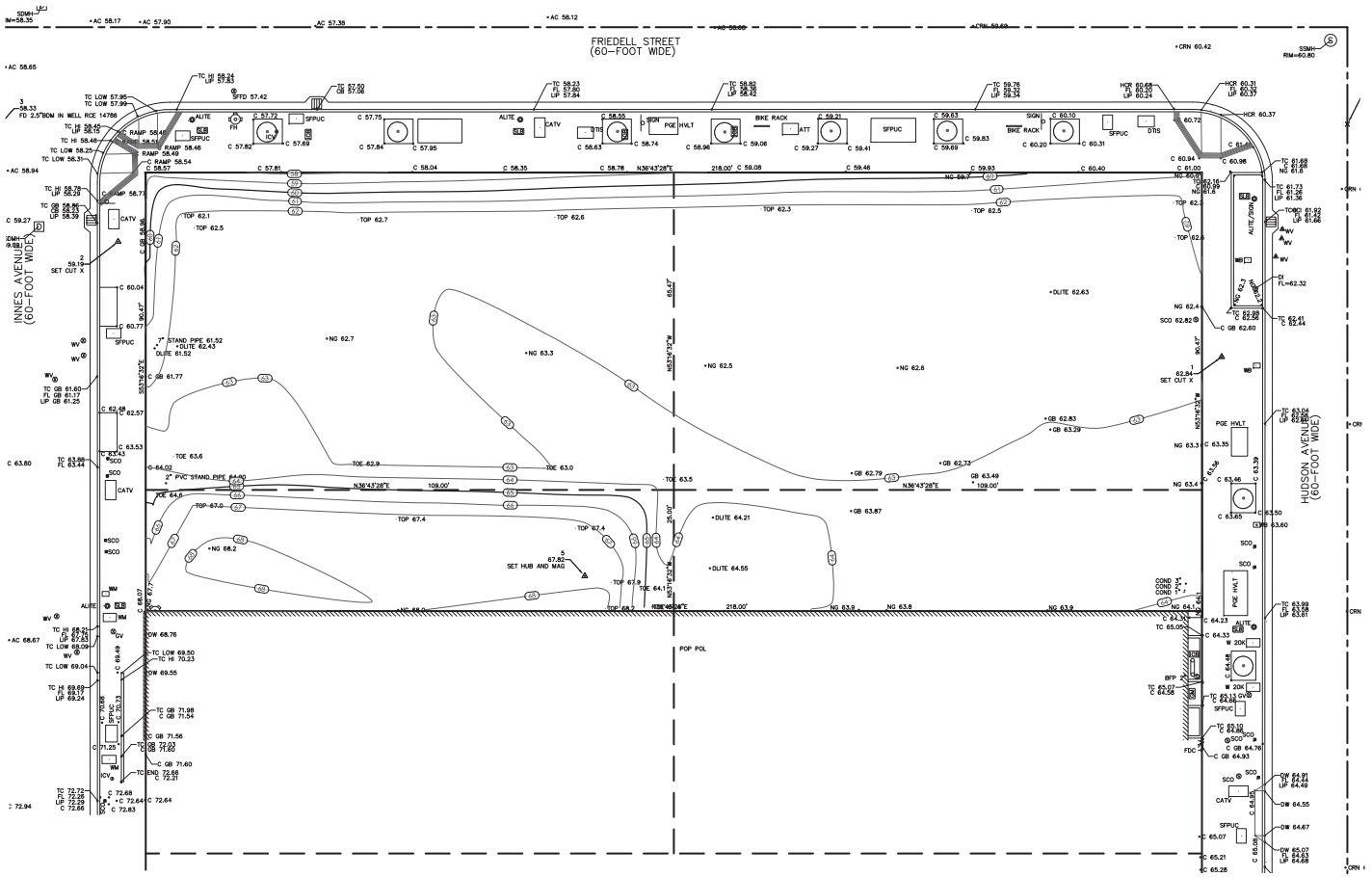
TITLE
BUILDING ELEVATIONS / SECTIONS

PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
52-A3.03

100% SCHEMATIC DESIGN



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San Francisco, CA 94105
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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT DESIGNER

PROJECT TEAM MEMBERS
--

CHECK
--

TITLE
EXISTING CONDITIONS PLAN

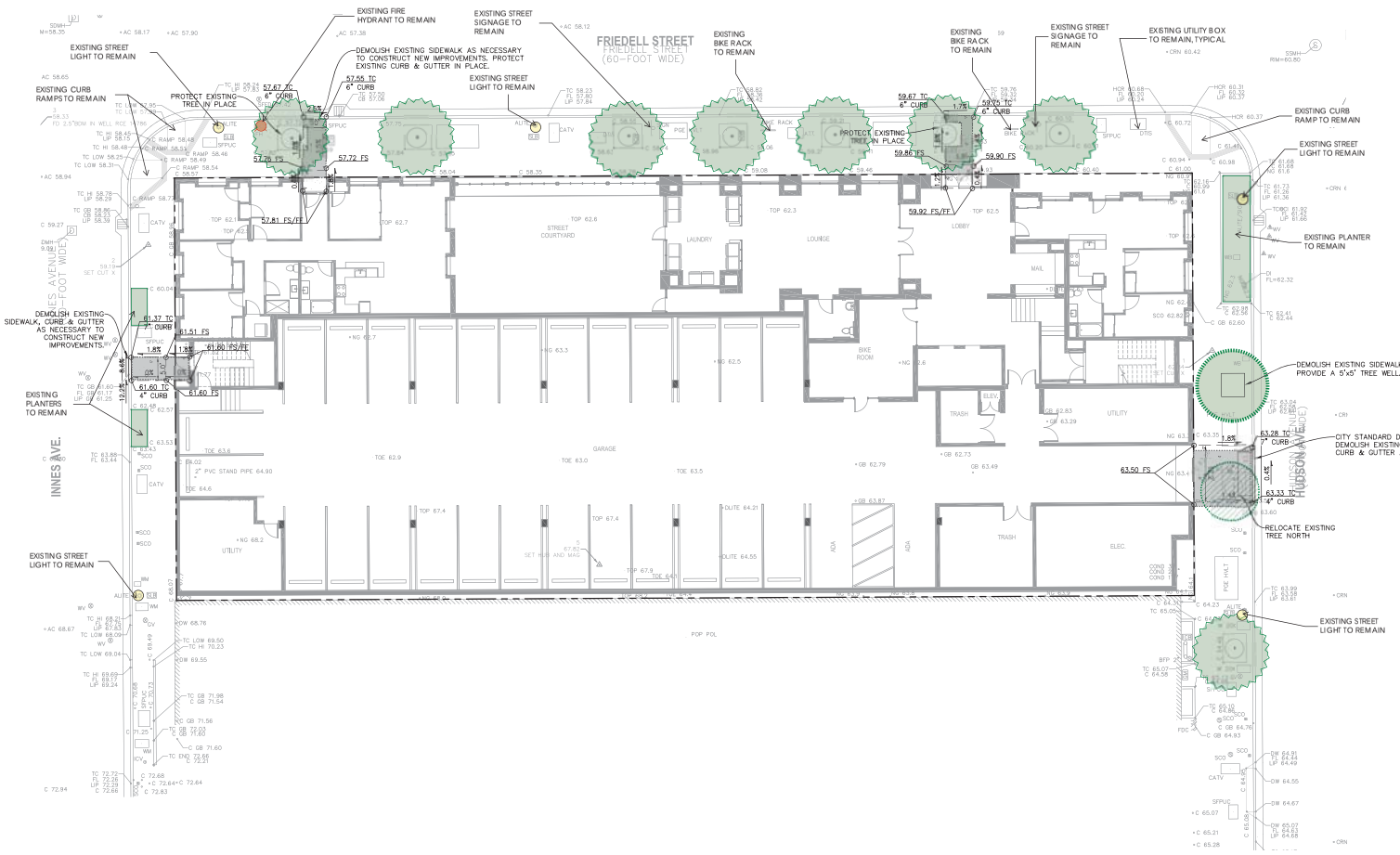
PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
54-C1.01

SCHEMATIC DESIGN

ORIGINAL SHEET SIZE: 24" x 36"



LEGEND:

- XX.XX TC / X" CURB — PROPOSED ELEVATION
- CONCRETE SIDEWALK PER SFDPW
- 6" CURB & GUTTER, STANDARD PLAN 87,170
- 1.4% — SLOPE DIRECTION

NOTES

1. SEE LANDSCAPE PLANS FOR ON-SITE GRADING.

ABBREVIATIONS

FS	FINISH SURFACE
FF	FINISH FLOOR
TC	TOP OF CURB

- EXISTING STREET TREE TO REMAIN IN PLACE
- EXISTING STREET TREE TO BE REMOVED
- NEW REPLACEMENT STREET TREE

NOTES:

1. ALL EXISTING UTILITY BOXES SHOWN ARE TO REMAIN IN PLACE. NO CONFLICTS EXIST WITH PLANNED WORK.
2. ALL CURB RAMPS ARE EXISTING AND ARE TO REMAIN IN PLACE.

SCALE: 1" = 10'

NOT FOR CONSTRUCTION

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT DESIGNER

PROJECT TEAM MEMBERS
—
—
—

TITLE
GRADING PLAN

PROJECT NO.
1726400

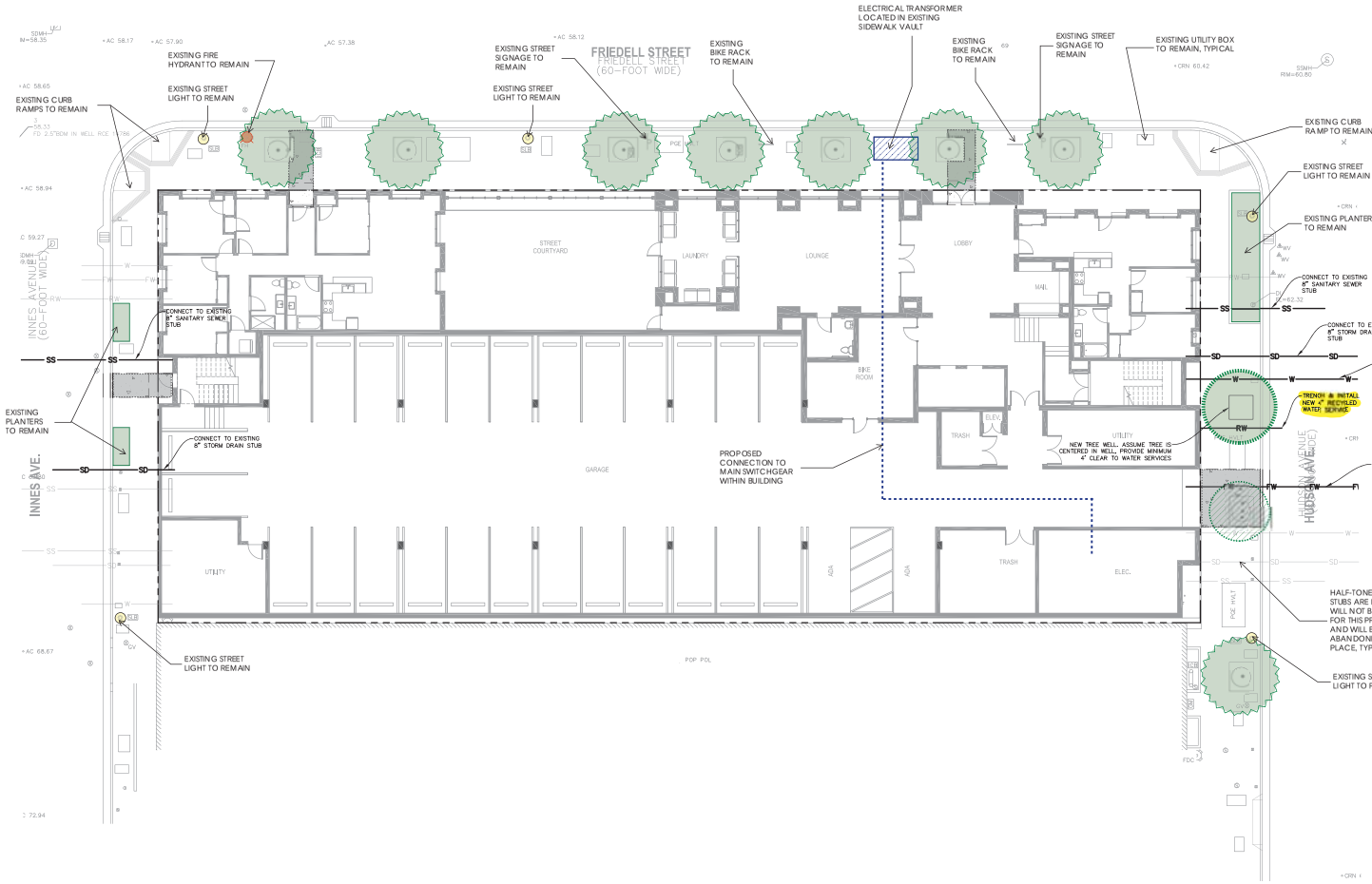
DATE
03/25/2019

SHEET NUMBER
54-C2.01

SCHEMATIC DESIGN

ORIGINAL SHEET SIZE: 24" x 36"

2/18/2019 9:29:44 AM



LEGEND:

W	EXISTING DOMESTIC WATER LATERAL TO BE REUSED
SD	EXISTING STORM DRAIN LATERAL TO BE REUSED
SS	EXISTING SANITARY SEWER LATERAL TO BE REUSED
RW	EXISTING RECYCLED WATER LATERAL TO BE REUSED, UNLESS NOTED OTHERWISE
FW	EXISTING FIRE WATER LATERAL TO BE REUSED

NOTES

1. UTILITY LOCATIONS BASED ON INFRASTRUCTURE RECORD DRAWINGS. LOCATIONS AND SIZES TO BE DETERMINED BY OWNER'S SURVEYING CONSULTANT.
2. IF NOT POSSIBLE TO CONNECT TO EXISTING STUBS, NEW UTILITY STUBS WILL NEED TO BE TRENCHED INTO THE STREET.
3. DOMESTIC WATER, FIRE WATER, AND RECYCLED WATER SERVICES ALL REQUIRE BACKFLOW PREVENTERS WITHIN THE BUILDING (UTILITY ROOM OR SIMILAR).
4. EXISTING UTILITY STUBS NOT USED SHALL BE ABANDONED IN PLACE.

NOTES:

1. ALL EXISTING UTILITY BOXES SHOWN ARE TO REMAIN IN PLACE. NO CONFLICTS EXIST WITH PLANNED WORK.
2. WITH THE EXCEPTION OF THE RECYCLED WATER CONNECTION ON HUDSON (HIGHLIGHTED), ALL UTILITY CONNECTIONS ARE EXPECTED TO BE FROM EXISTING STUBS.

SCALE: 1" = 10'

NOT FOR CONSTRUCTION

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT DESIGNER

PROJECT TEAM MEMBERS
–
–

TITLE
UTILITY PLAN

PROJECT NO.
1726400

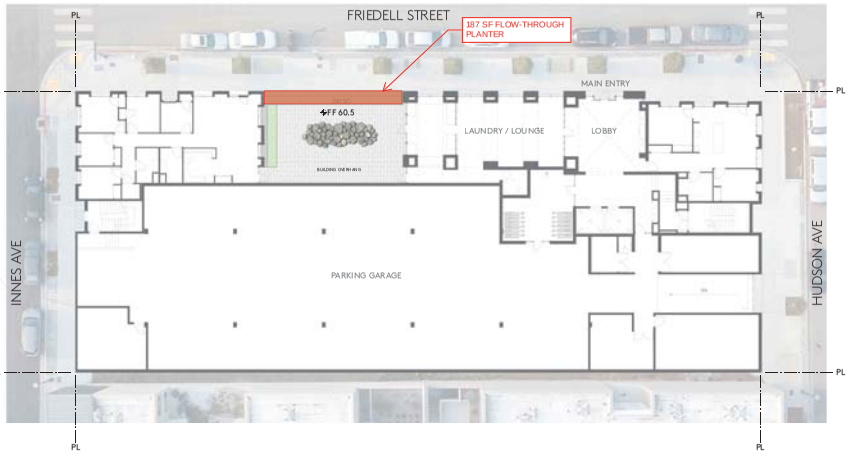
DATE
03/25/2019

SHEET NUMBER
54-C3.01

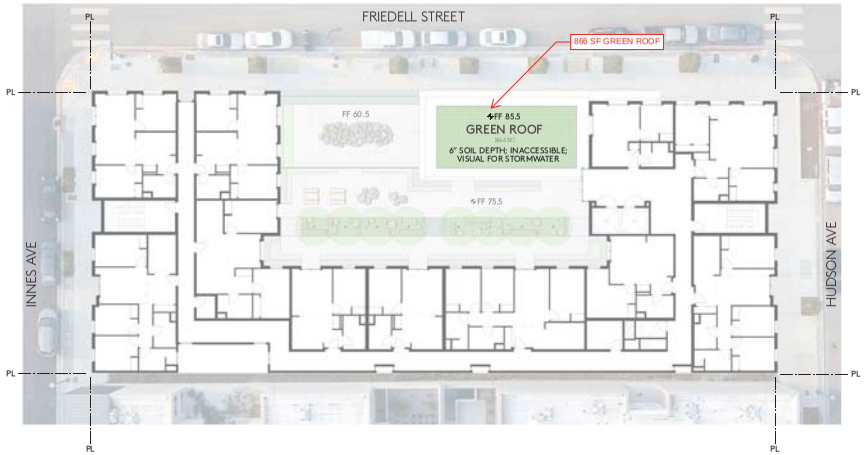
SCHEMATIC DESIGN

ORIGINAL SHEET SIZE: 30" x 42"

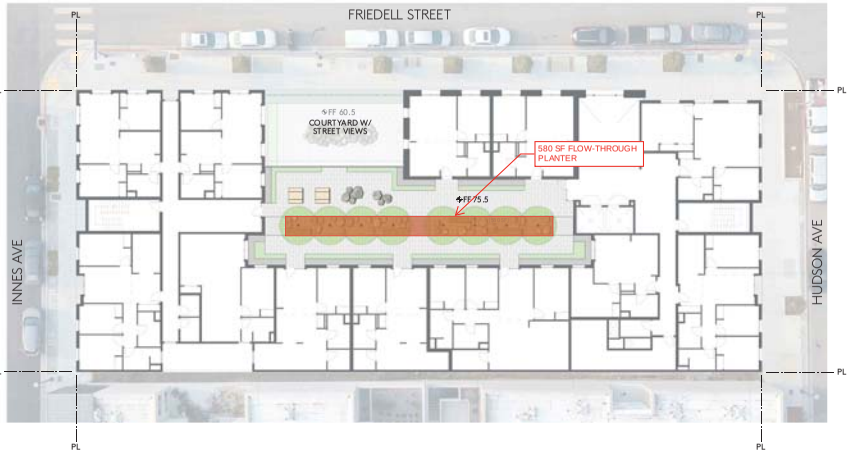
2/18/2019 9:29:44 AM



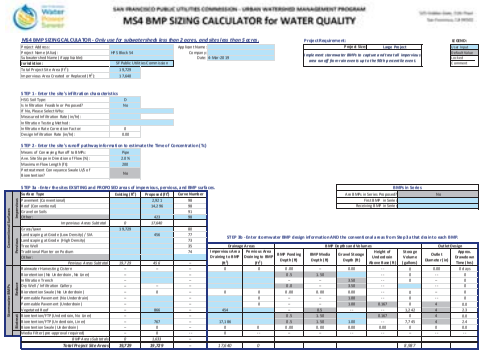
LEVEL 01



LEVEL 03

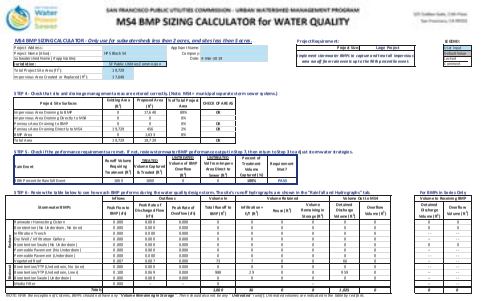


LEVEL 02



SAN FRANCISCO PUBLIC UTILITIES COMMISSION - URBAN WATERSHED MANAGEMENT PROGRAM

MS4 BMP SIZING CALCULATOR for WATER QUALITY



SAN FRANCISCO PUBLIC UTILITIES COMMISSION - URBAN WATERSHED MANAGEMENT PROGRAM

MS4 BMP SIZING CALCULATOR for WATER QUALITY

NOT FOR CONSTRUCTION

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www.kamenwardlaw.com

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25 Fremont Street
20th Floor
San Francisco, CA 94105
415.920.1004 | kpff.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER
—

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT DESIGNER
—

PROJECT TEAM MEMBERS
—
—

TITLE
STORMWATER CONTROL PLAN

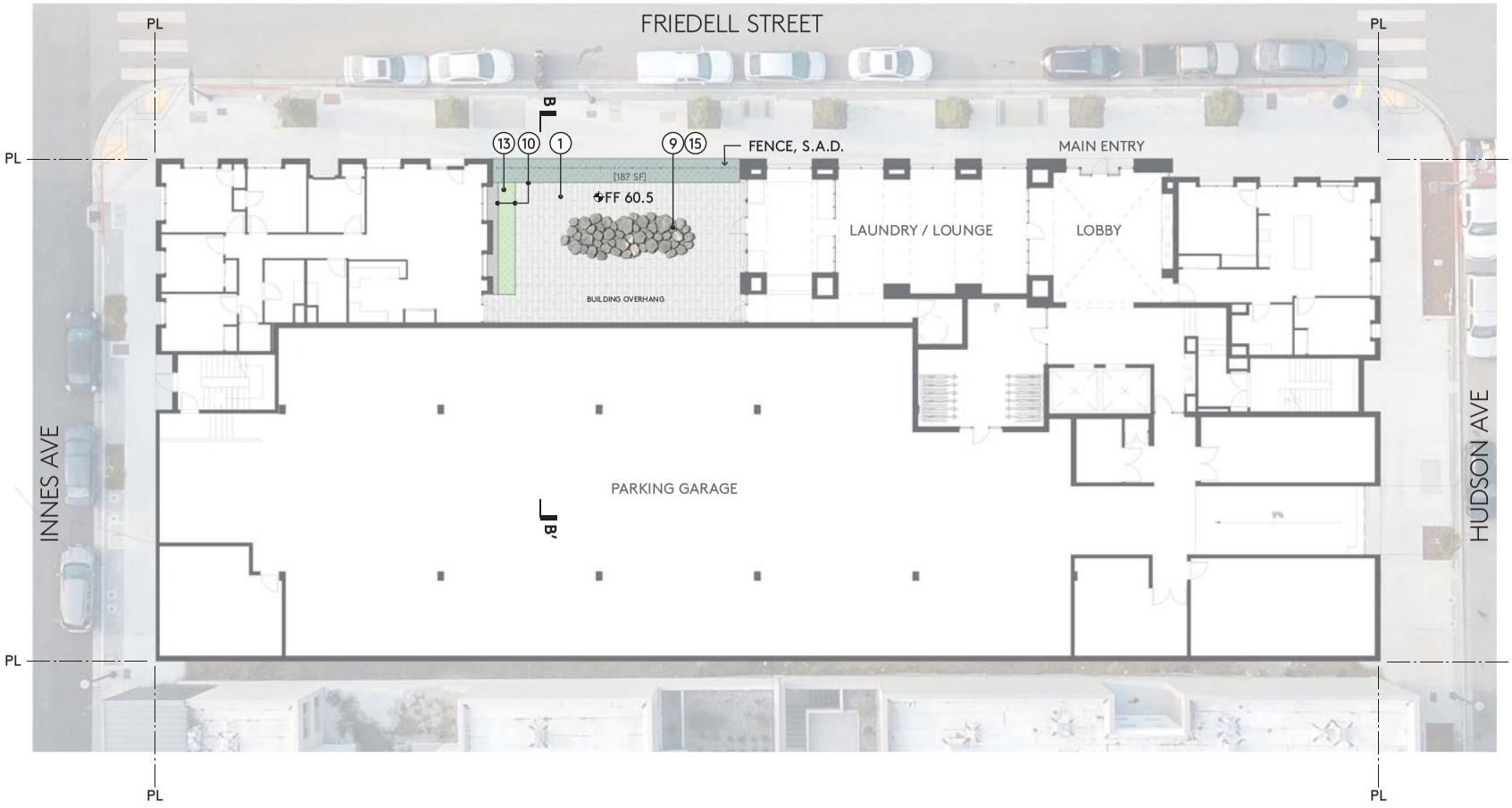
PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
54-C4.01

SCHEMATIC DESIGN

ORIGINAL SHEET SIZE: 30" x 42"



1/8" = 1'-0"

LEGEND

- CONCRETE PAVERS
- PLANTING
- BIORETENTION
- 24" GRAVEL BAND
- DECKING
- PLAY SURFACING

1. PAVING
2. BENCHES
3. MOVEABLE SEATING
4. COMMUNAL TABLE
5. PICNIC TABLE
6. METAL BRIDGE
7. TREE GRATE
8. MOVABLE PLANTERS
9. VINE CABLES
10. 6" STEEL PLANTING EDGES
11. SEDUM TRAYS
12. SILVA CELLS
13. FREE PLAY
14. PLAY EQUIPMENT
15. INFORMAL PLAY / SEATING FEATURES
16. PLATFORM / STAGE
17. LITTER RECEPTACLE
18. ASH URN
19. DECKING
20. PLAY SURFACING

MITHUN

PROJECT
HUNTERS POINT
SHIPYARD - BLOCKS 52/54
LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

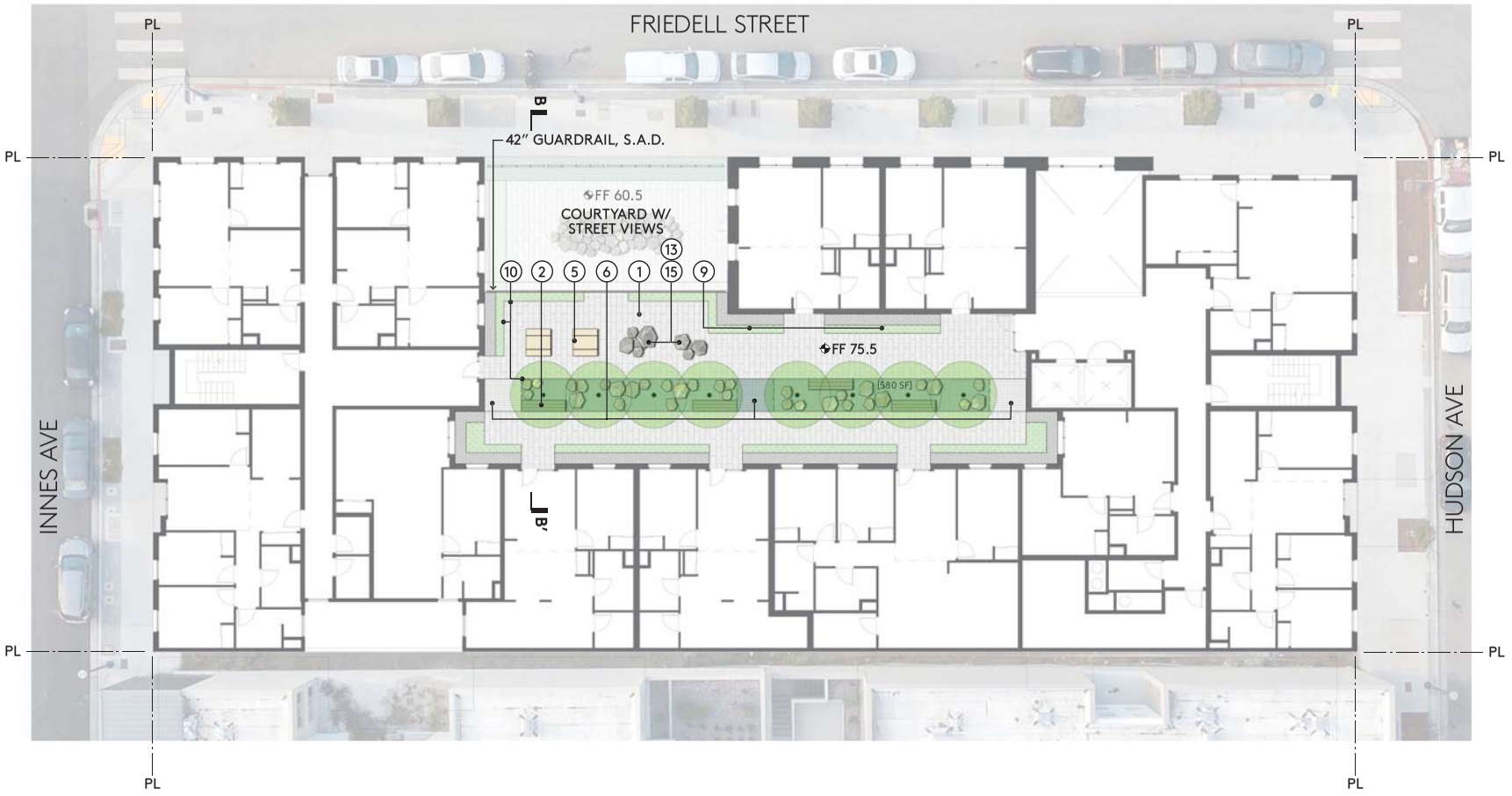
DS
AO
DG
TF
TMP

LEVEL 01 LANDSCAPE PLAN

1726400
03/25/2019

54-L1.01
100% SCHEMATIC DESIGN

NOT FOR CONSTRUCTION



1/8" = 1'-0"

LEGEND

- CONCRETE PAVERS
- PLANTING
- BIORETENTION
- 24" GRAVEL BAND
- DECKING
- PLAY SURFACING

1. PAVING
2. BENCHES
3. MOVEABLE SEATING
4. COMMUNAL TABLE
5. PICNIC TABLE
6. METAL BRIDGE
7. TREE GRATE
8. MOVABLE PLANTERS
9. VINE CABLES
10. 6" STEEL PLANTING EDGES
11. SEDUM TRAYS
12. SILVA CELLS
13. FREE PLAY
14. PLAY EQUIPMENT
15. INFORMAL PLAY / SEATING FEATURES
16. PLATFORM / STAGE
17. LITTER RECEPTACLE
18. ASH URN
19. DECKING
20. PLAY SURFACING

MITHUN

PROJECT
HUNTERS POINT
SHIPYARD - BLOCKS 52/54
LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

DS
AO
DG
TF
TMP

LEVEL 02 LANDSCAPE PLAN

1726400
03/25/2019

54-L1.02
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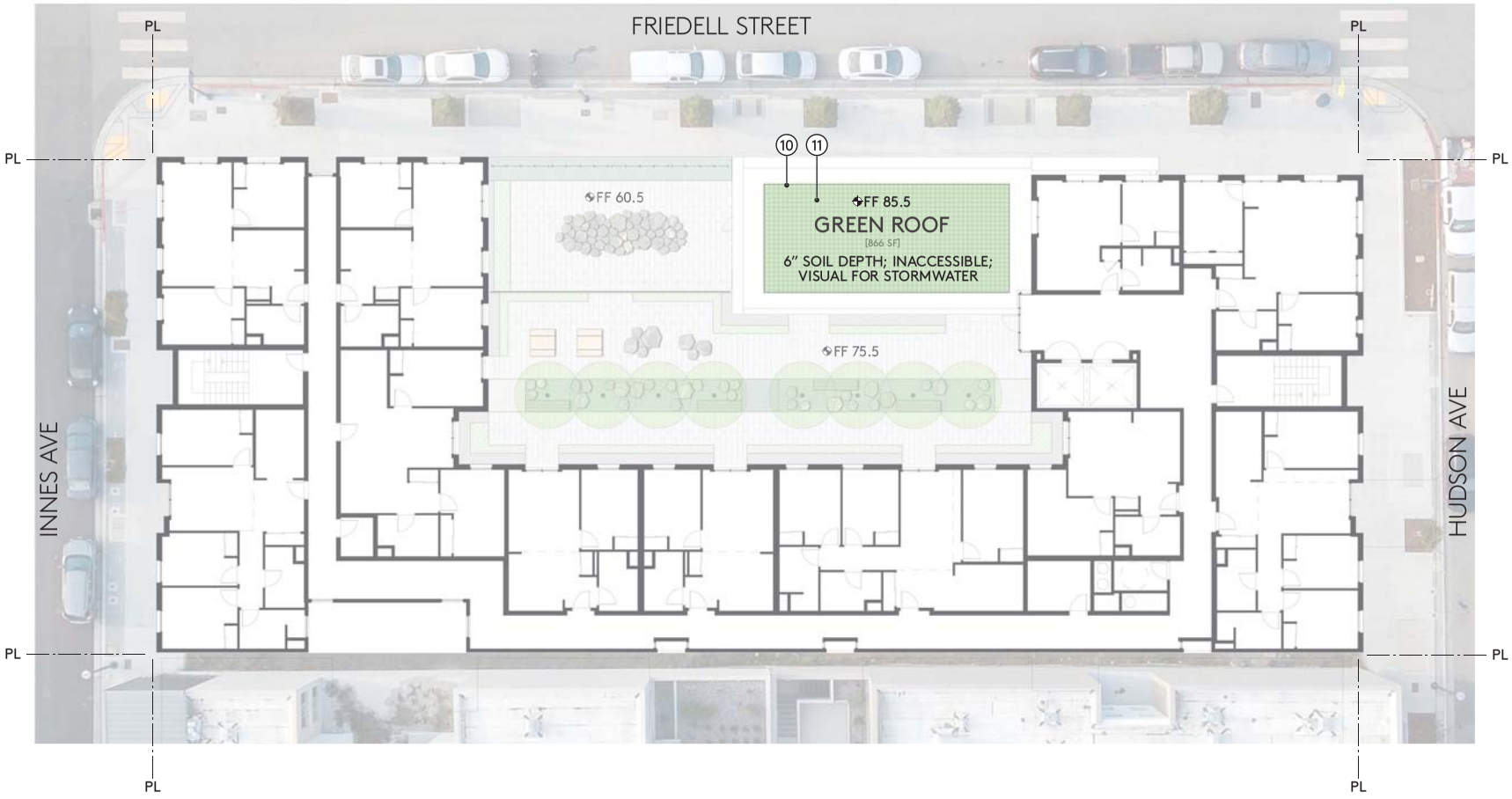

0' 16' 32'

1/8" = 1'-0"

LEGEND

- CONCRETE PAVERS
- PLANTING
- BIORETENTION
- 24" GRAVEL BAND
- GREEN ROOF SEDUM TRAYS

1. PAVING
2. BENCHES
3. MOVEABLE SEATING
4. COMMUNAL TABLE
5. PICNIC TABLE
6. METAL BRIDGE
7. TREE GRATE
8. MOVABLE PLANTERS
9. VINE CABLES
10. 6" STEEL PLANTING EDGES
11. SEDUM TRAYS
12. SILVA CELLS
13. FREE PLAY
14. PLAY EQUIPMENT
15. INFORMAL PLAY / SEATING FEATURES
16. PLATFORM / STAGE
17. LITTER RECEPTACLE
18. ASH URN
19. DECKING
20. PLAY SURFACING

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PROJECT
HUNTERS POINT
SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

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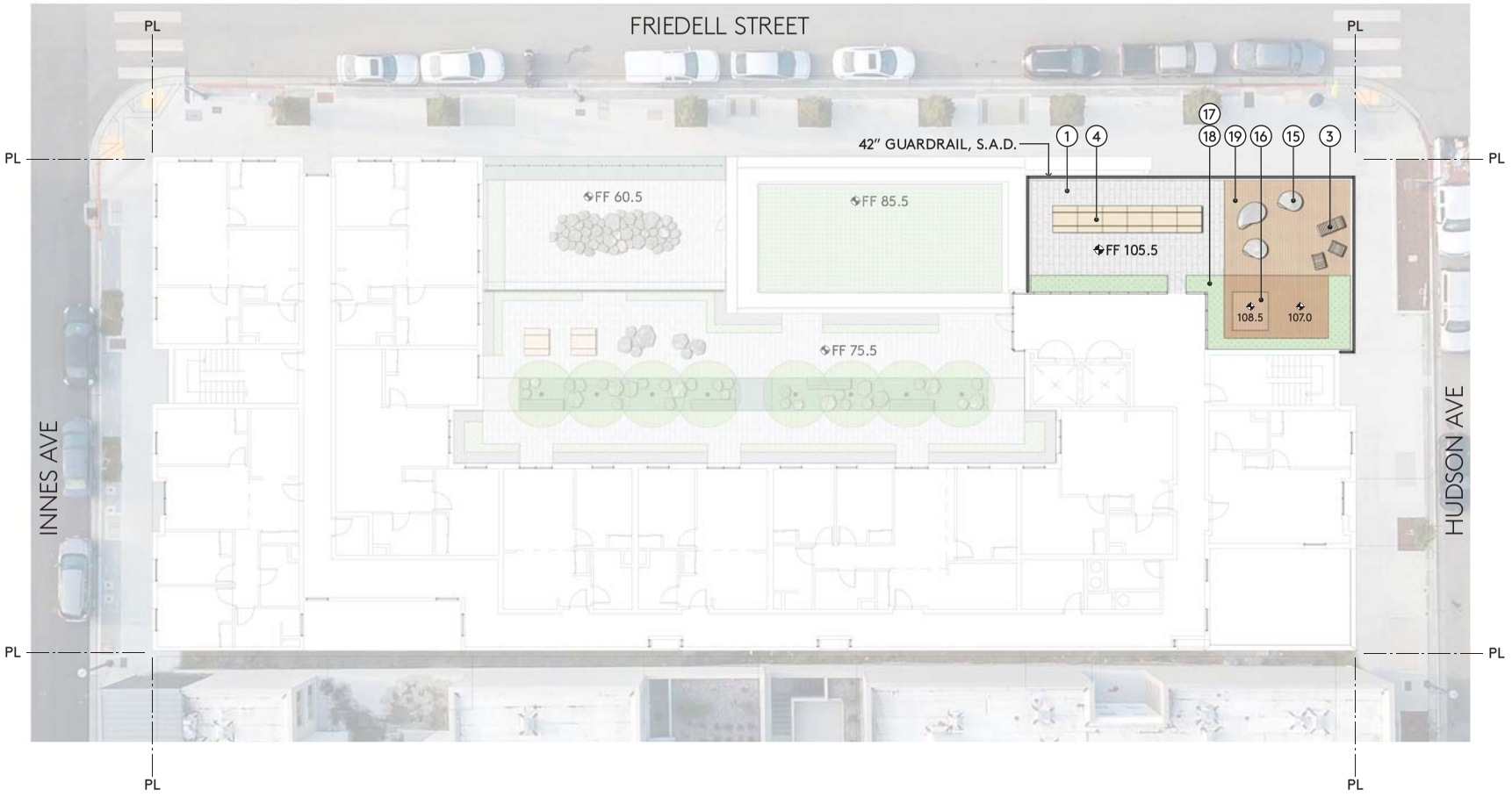
TF
TMP

LEVEL 03 LANDSCAPE GREEN ROOF PLAN

1726400
03/25/2019

54-L1.03
100% SCHEMATIC DESIGN



1/8" = 1'-0"

LEGEND

- CONCRETE PAVERS
- PLANTING
- BIORETENTION
- 24" GRAVEL BAND
- DECKING
- PLAY SURFACING

1. PAVING
2. BENCHES
3. MOVEABLE SEATING
4. COMMUNAL TABLE
5. PICNIC TABLE
6. METAL BRIDGE
7. TREE GRATE
8. MOVABLE PLANTERS
9. VINE CABLES
10. 6" STEEL PLANTING EDGES
11. SEDUM TRAYS
12. SILVA CELLS
13. FREE PLAY
14. PLAY EQUIPMENT
15. INFORMAL PLAY / SEATING FEATURES
16. PLATFORM / STAGE
17. LITTER RECEPTACLE
18. ASH URN
19. DECKING
20. PLAY SURFACING

MITHUN

PROJECT
HUNTERS POINT
SHIPYARD - BLOCKS 52/54
LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

DS
AO
DG
TF
TMP

LEVEL 05 LANDSCAPE ROOF DECK PLAN

1726400
03/25/2019

54-L1.04
100% SCHEMATIC DESIGN

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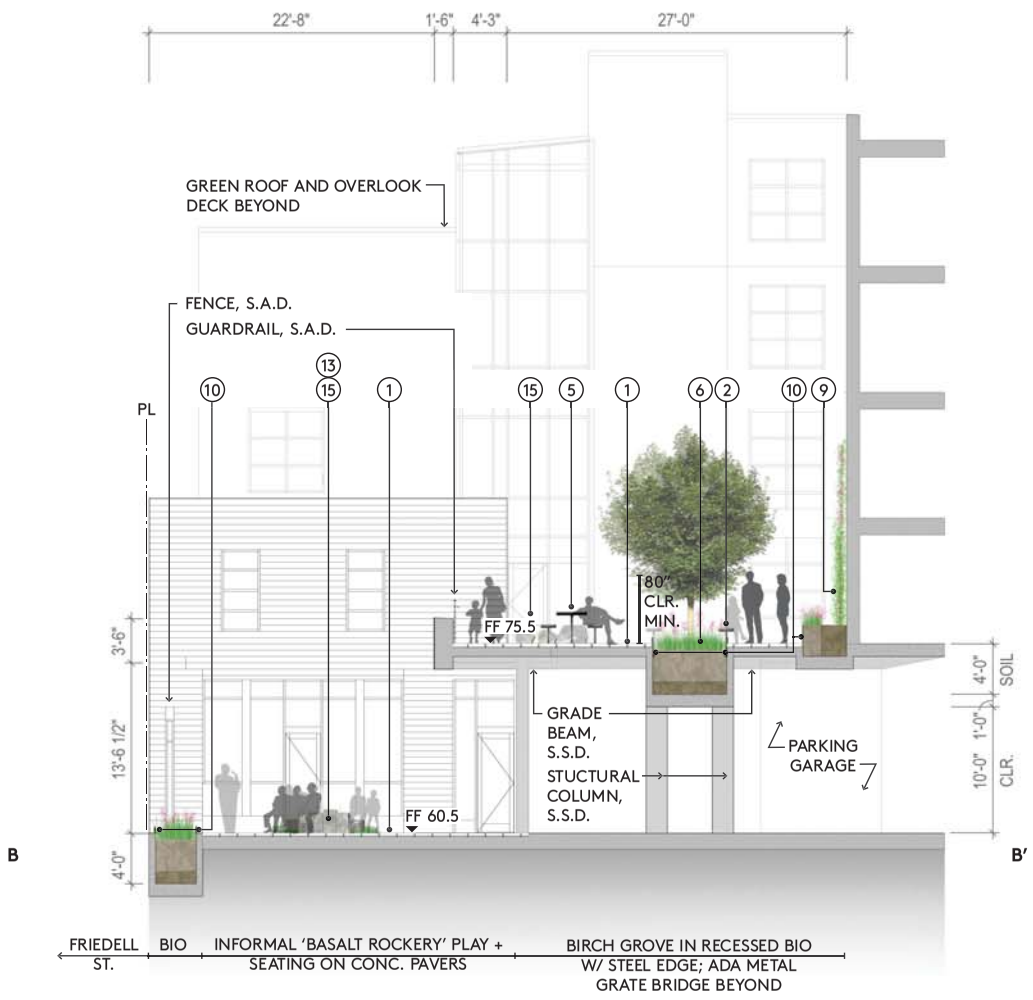

LEGEND

1 PAVING	6 METAL BRIDGE	11 SEDUM TRAYS	16 PLATFORM / STAGE
2 BENCHES	7 TREE GRATE	12 SILVA CELLS	17 LITTER RECEPTACLE
3 MOVEABLE SEATING	8 MOVABLE PLANTERS	13 FREE PLAY	18 ASH URN
4 COMMUNAL TABLE	9 VINE CABLES	14 PLAY EQUIPMENT	19 DECKING
5 PICNIC TABLE	10 6" STEEL PLANTING EDGES	15 INFORMAL PLAY / SEATING FEATURES	20 PLAY SURFACING

NOT FOR CONSTRUCTION

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52/54

LOCATION
SAN FRANCISCO, CA

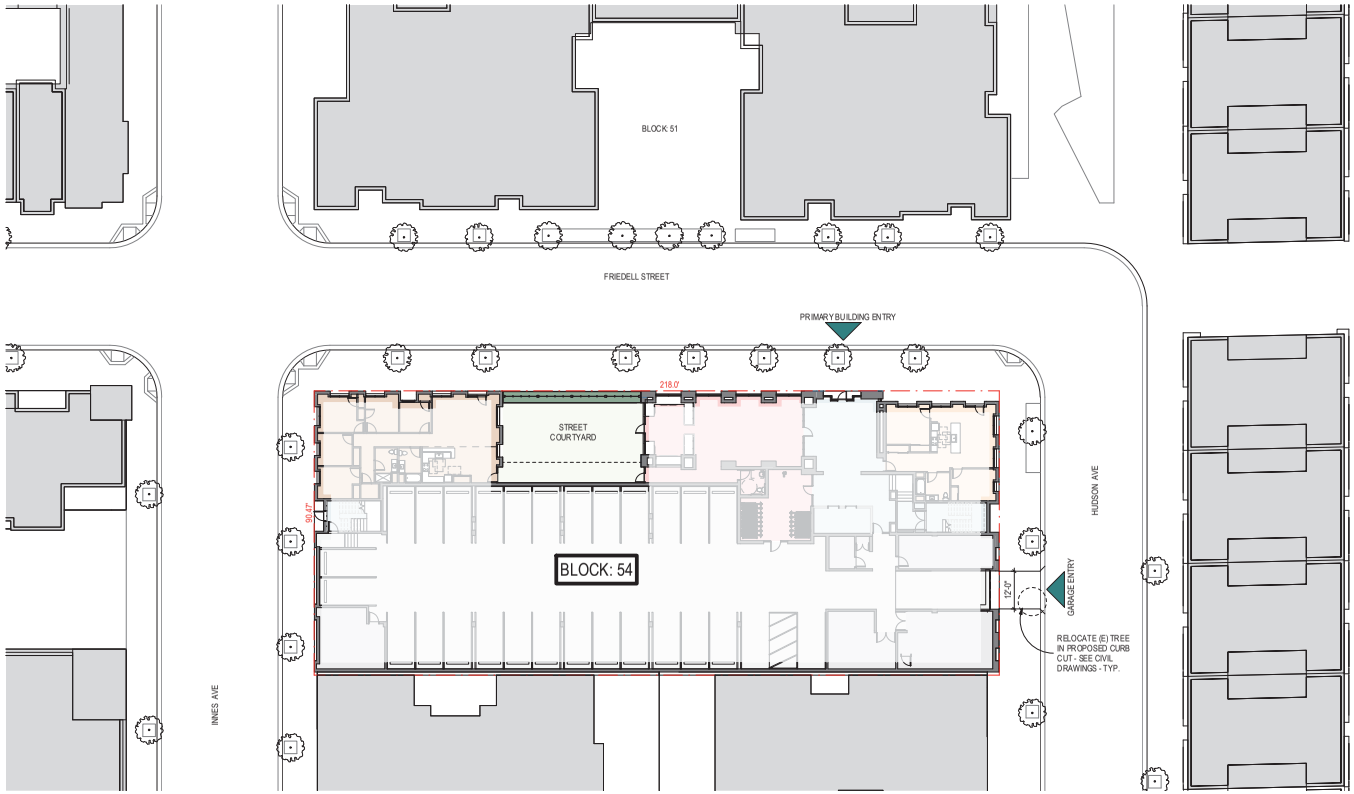
PREPARED FOR
McCORMACK BARON SALAZAR

DS
AO
DG
TF
TMP

LEVEL 01-02 LANDSCAPE SECTION

1726400
03/25/2019

54-L1.05
100% SCHEMATIC DESIGN



1 BLOCK 54 - SITE PLAN
1/16" = 1'-0"

TRUE NORTH

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Kerman Morris Architects, LLP
139 Noe Street
San Francisco, CA 94114
www.kermanmorris.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER
DS
PROJECT MANAGER
AO
PROJECT PLAN DESIGNER ARCHITECT
DG
PROJECT INTERIOR MANAGER
TF
CHECKED
TMP
LANDSCAPE ARCHITECT
TBD AL

TITLE
BLOCK 54 SITE PLAN

PROJECT NO.
1726400
DATE
3/25/2019

SHEET NUMBER
54-A1.03
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 30" x 42"

3/27/2019 9:30:59 AM

2 BLOCK 54 - MASSING AXON - VIEW FROM WEST

1 BLOCK 54 - MASSING AXON - VIEW FROM NORTH

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR

TITLE
AXONOMETRIC VIEWS

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
54-A1.04

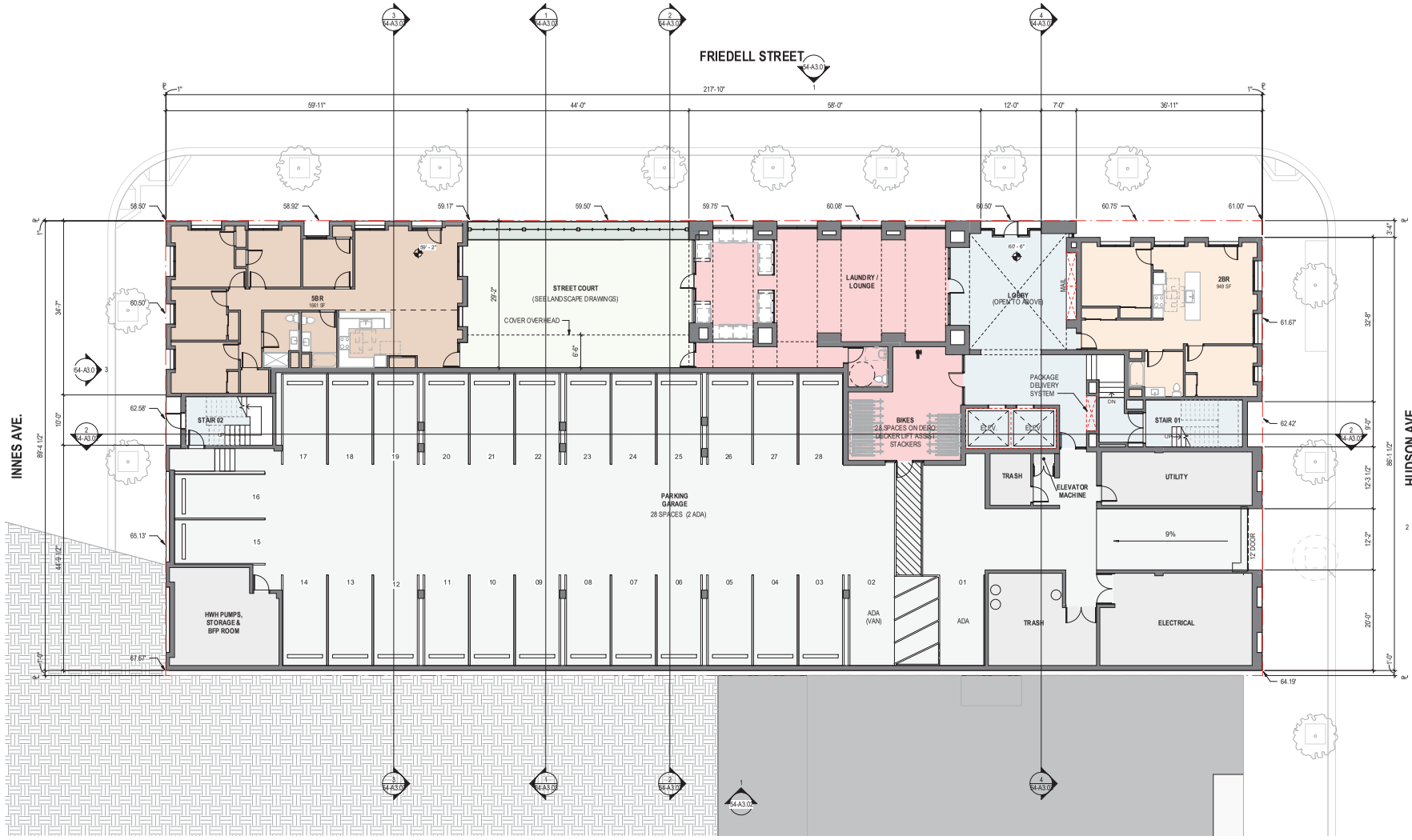
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 30" x 42"

NOT FOR CONSTRUCTION

3/26/2019 2:43:23 PM

*NOTE: EARTH HATCH AREA INDICATES WHERE ADJACENT GRADE IS 6-FEET, OR MORE, ABOVE GROUND FLOOR LEVEL WITHIN BUILDING



1 BLOCK 54 - BUILDING LEVEL 01
1/8" = 1'-0"

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129 Noe Street
San Fran cisco, CA 94 114
www.kennonmcarchitects.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT TRAINING DIR
LJ
PROJECT MGR/TECT
DR
PROJECT ITECT MANAGER DRS

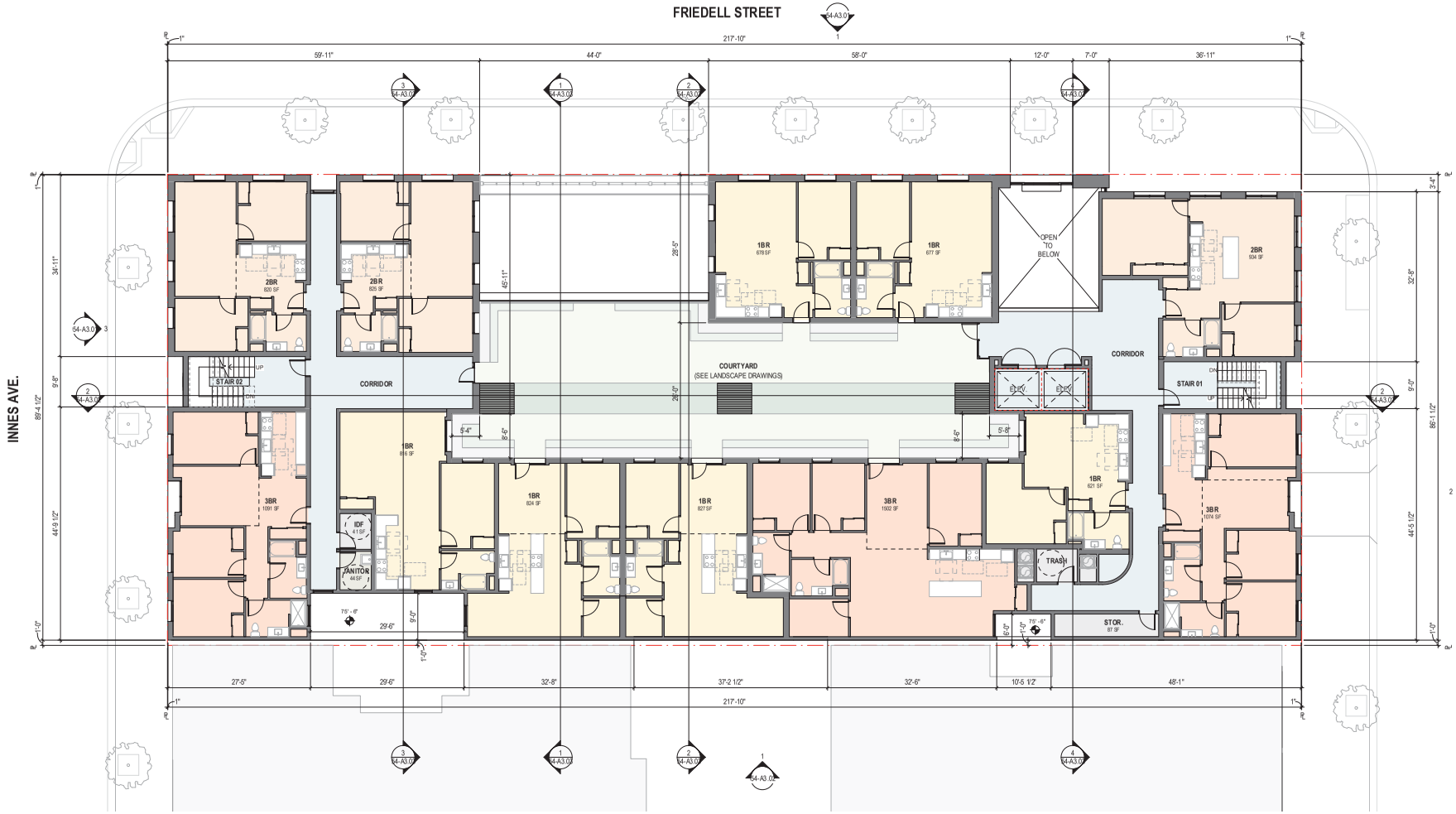
CHECKED

TITLE
LEVEL 01 FLOOR PLAN

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
54-A2.01
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 48"



1 BLOCK 54 - BUILDING LEVEL 02
1/8" = 1'-0"

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www.kwanmamaarchitects.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT TEAM LEAD
LJ

PROJECT ARCHITECT
DR

PROJECT ENGINEER

PROJECT MANAGER

TITLE
LEVEL 02 FLOOR PLAN

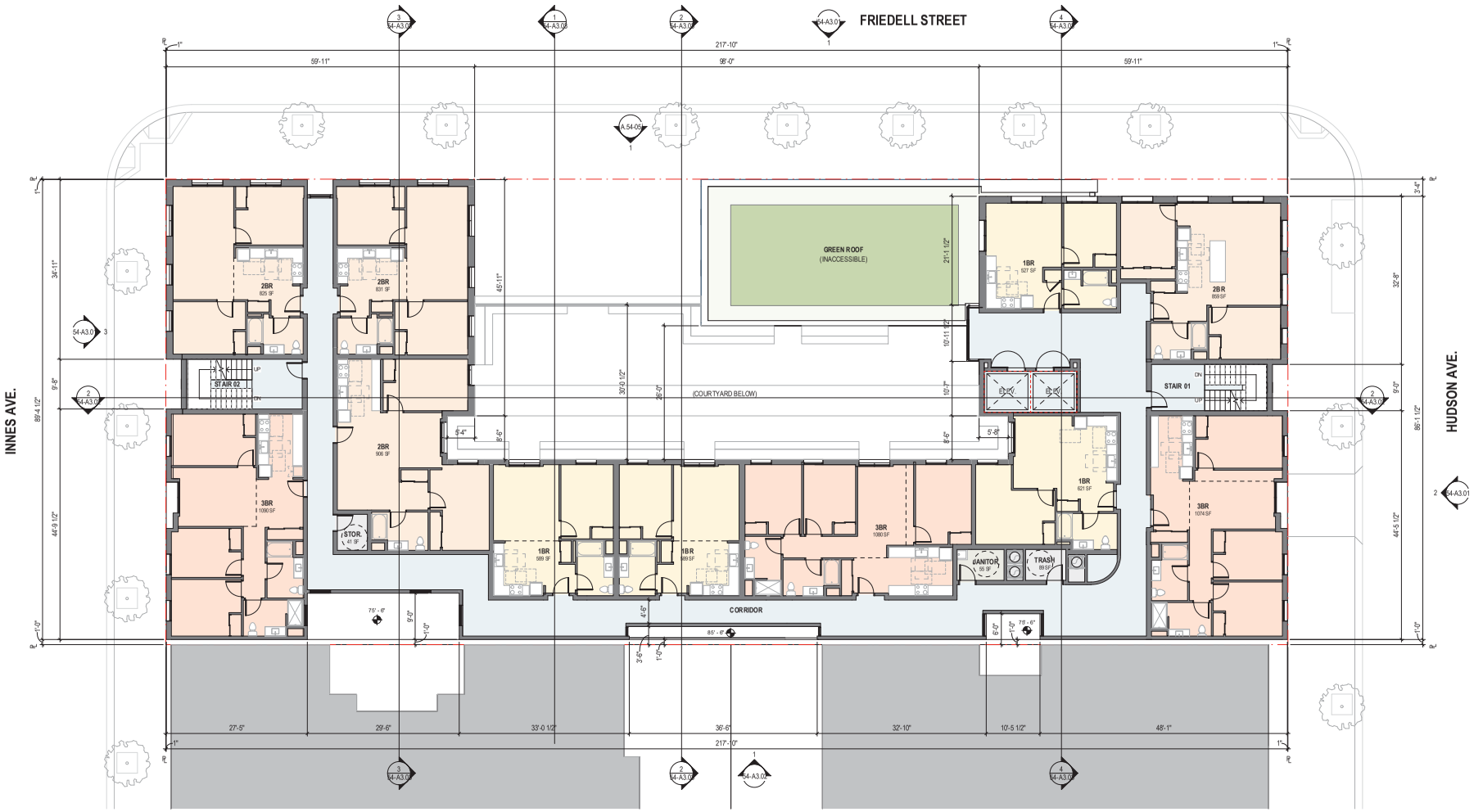
PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
54-A2.02

100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 48"



1 BLOCK 54 - BUILDING LEVEL 03
1/8" = 1'-0"

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT TEAM LEAD
LJ
PROJECT ARCHITECT
DR
PROJECT DESIGNER

PROJECT TEAM MEMBERS

TITLE
LEVEL 03 FLOOR PLAN

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
54-A2.03
100% SCHEMATIC DESIGN

1 BLOCK 54 - BUILDING LEVEL 04
1/8" = 1'-0"

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128 Vista Grand
San Francisco, CA 94116
www.kennonmcinnis.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO. DATE REVISION

DESIGN PARTNER

PROJECT TRADE QER
LJ
PROJECT PM/PDT
DR
PROJECT DESIGNER

PROJECT ITEM NUMBER DRS

DRS #:

TITLE
LEVEL 04 FLOOR PLAN

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
54-A2.04
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 48"

3/25/2019 2:43:35 PM

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San Francisco, CA 94114
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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

1 BLOCK 54 - BUILDING LEVEL 05
1/8" = 1'-0"

NO. DATE REVISION

DESIGN PARTNER
PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

TITLE
LEVEL 05 FLOOR PLAN

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
54-A2.05
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 30" x 42"

NOT FOR CONSTRUCTION

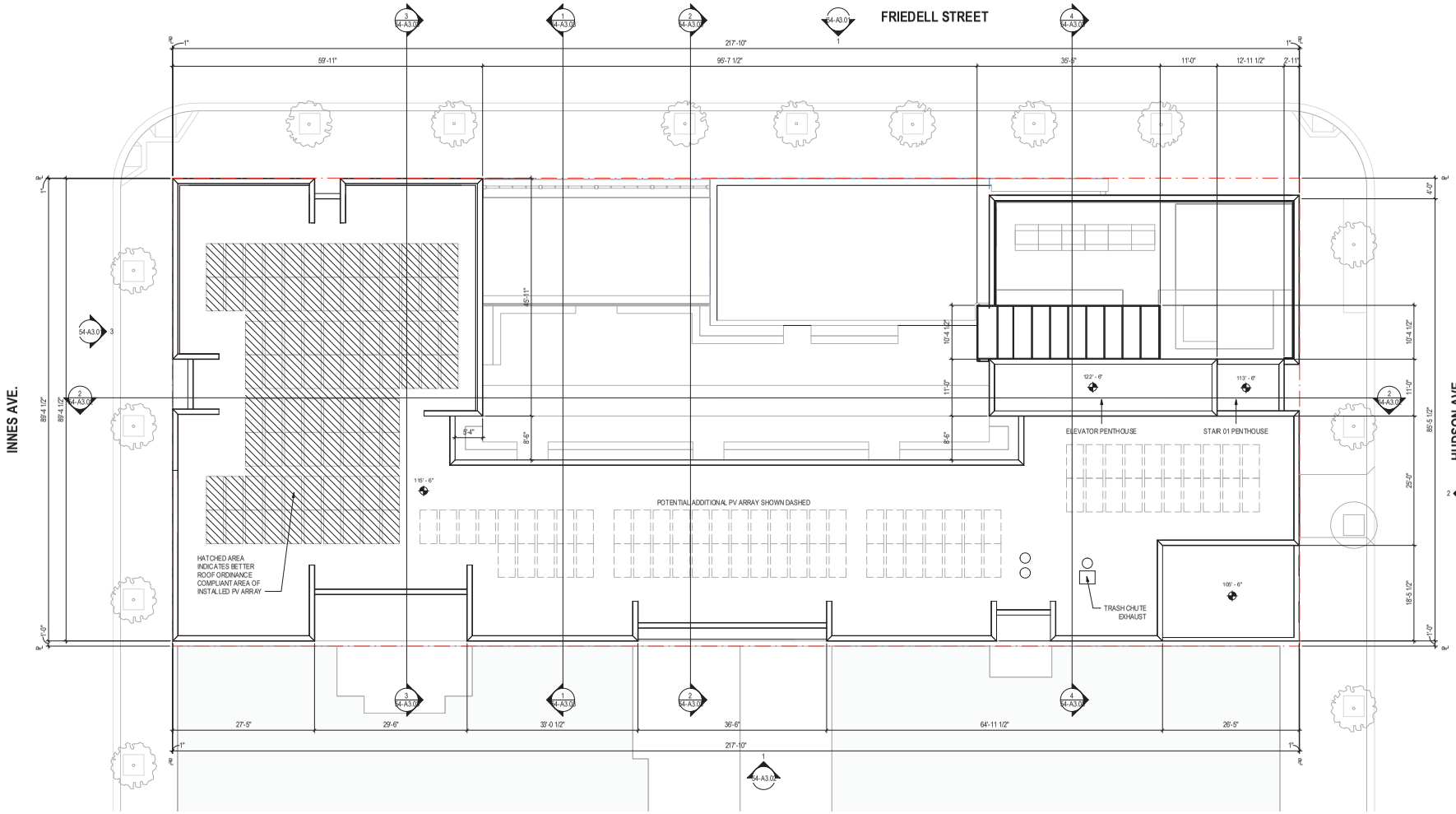
3/26/2019 2:43:37 PM

*NOTE: ALL ROOF DRAINAGE MANAGED VIA INTERNAL BUILDING DRAINAGE RISERS. NO SCUPPERS, GUTTERS OR DOWNSPOUTS VISIBLE FROM THE PUBLIC RIGHTS OF WAY

ROOF MATERIAL TO BE LIGHT IN COLOR AND HAVE HIGH ALBEDO

BETTER ROOF ORDINANCE COMPLIANCE:

- TOTAL ROOF AREA: 15,044 SF
- 15% OF 15,044 SF = 2,256 SF OF SOLAR PHOTOVOLTAIC ARRAY INSTALLED



BLOCK 54 - ROOF PLAN
1/8" = 1'-0"

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San Fran cisco, CA 94 114
www.kennonmcinnes.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ
PROJECT ARCHITECT
DR
PROJECT ENGINEER

PROJECT ARCHITECT MANAGER

CAD
CHECKED

TITLE
ROOF PLAN

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
54-A2.06
100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 42"

MATERIAL KEY

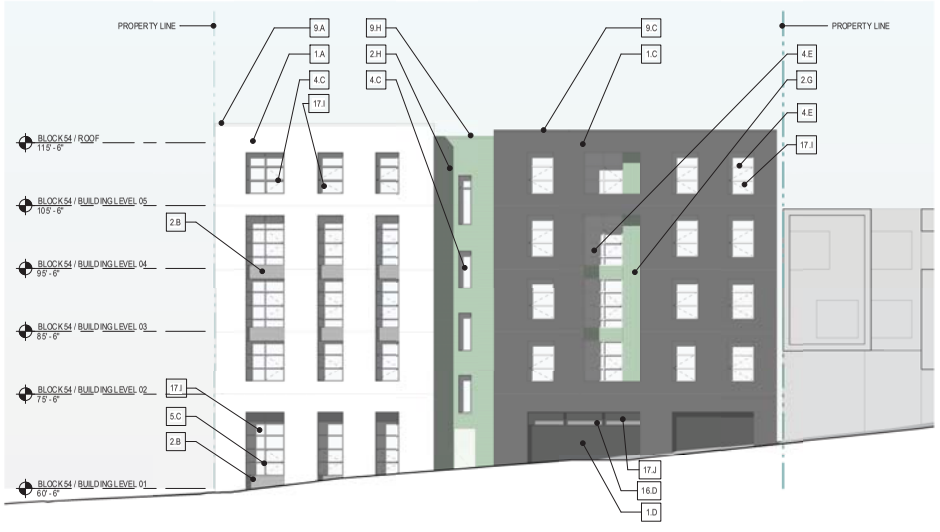
#.X
- LETTER REFERS TO COLOR
- NUMBER REFERS TO MATERIAL

1. CEMENT PLASTER
2. BOX RIBBED METAL PANEL - PAINTED
3. THIN BRICK TILE VENEER
4. ALUMINUM WINDOW SYSTEM
5. ALUMINUM STOREFRONT SYSTEM
6. GUARDRAIL - PAINTED METAL W/METAL MESH BACKING
7. GUARDRAIL - PAINTED METAL
8. OVERHEAD GARAGE DOOR
9. PARAPET COPING - PAINTED METAL
10. BALCONY ASSEMBLY - PAINTED METAL
11. CONCRETE TRELLIS COLUMNS
12. TRELLIS - PAINTED METAL
13. FENCE W/LOW-IRON GLASS PANELS - PAINTED METAL
14. CEMENTITIOUS PANEL - BLIND WALL
15. FRAMELESS GLAZING SYSTEM
16. LOUVERS WITH DECORATIVE GRILL COVERING
17. GLAZING

A. PEARL GRAY
B. MEDIUM GRAY
C. DARK GRAY
D. BLACK
E. WHITE
F. RED
G. ACCENT COLOR 01 - JADE
H. ACCENT COLOR 02 - LIGHT JADE
I. CLEAR GLAZING
J. OPAQUE GLAZING

1 BLOCK 54 - FRIEDELL ST. ELEVATION
1/8" = 1'-0"

2 BLOCK 54 - HUDSON AVE ELEVATION
1/8" = 1'-0"



3 BLOCK 54 - INNES AVE ELEVATION
1/8" = 1'-0"

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT TEAM LEADER
LJ
PROJECT MANAGER
DR
PROJECT ENGINEER

PROJECT TEAM MEMBERS

CHECKED

TITLE
BUILDING ELEVATIONS

PROJECT NO.
1726400
DATE
03/25/2019

SHEET NUMBER
54-A3.01
100% SCHEMATIC DESIGN

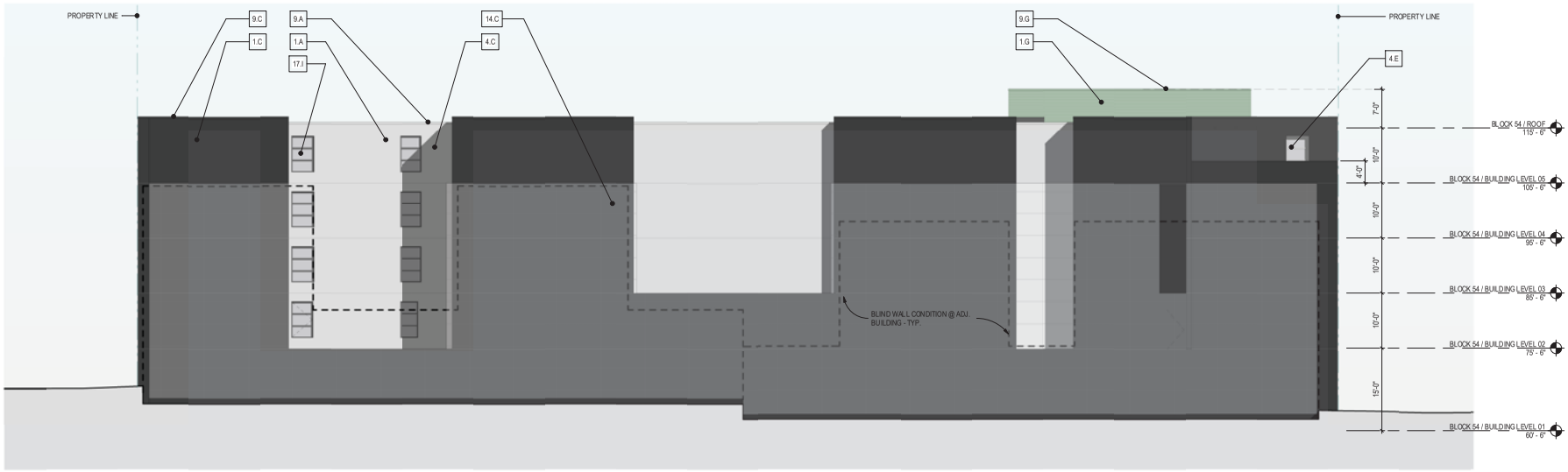
ORIGINAL SHEET SIZE 36" x 42"

MATERIAL KEY

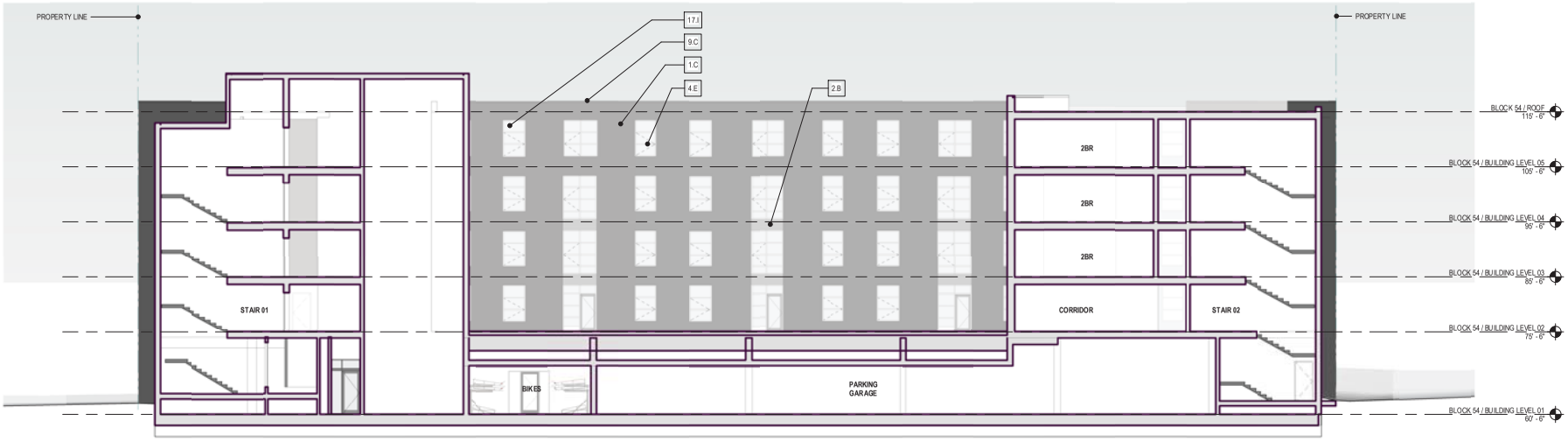
#.X
- LETTER REFERS TO COLOR
- NUMBER REFERS TO MATERIAL

1. CEMENT PLASTER
2. BOX RIBBED METAL PANEL - PAINTED
3. THIN BRICK TILE VENEER
4. ALUMINUM WINDOW SYSTEM
5. ALUMINUM STOREFRONT SYSTEM
6. GUARDRAIL - PAINTED METAL W/METAL MESH BACKING
7. GUARDRAIL - PAINTED METAL
8. OVERHEAD GARAGE DOOR
9. PARAPET COPING - PAINTED METAL
10. BALCONY ASSEMBLY - PAINTED METAL
11. CONCRETE TRELLIS COLUMNS
12. TRELLIS - PAINTED METAL
13. FENCE W/LOW-IRON GLASS PANELS - PAINTED METAL
14. CEMENTITIOUS PANEL - BLIND WALL
15. FRAMELESS GLAZING SYSTEM
16. LOUVERS WITH DECORATIVE GRILL COVERING
17. GLAZING

A. PEARL GRAY
B. MEDIUM GRAY
C. DARK GRAY
D. BLACK
E. WHITE
F. RED
G. ACCENT COLOR 01 - JADE
H. ACCENT COLOR 02 - LIGHT JADE
I. CLEAR GLAZING
J. OPAQUE GLAZING



1 BLOCK 54 - REAR-PROPERTY LINE ELEVATION
1/8" = 1'-0"



2 BLOCK 54 - BLDG SECTION - LONG SECTION - STAIRS
1/8" = 1'-0"

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Kevinson Mochida Architects, LLP
139 Noe Street
San Francisco, CA 94114
www.kevinsonmochida.com

PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT DESIGNER

TITLE
BUILDING ELEVATIONS / SECTIONS

PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
54-A3.02

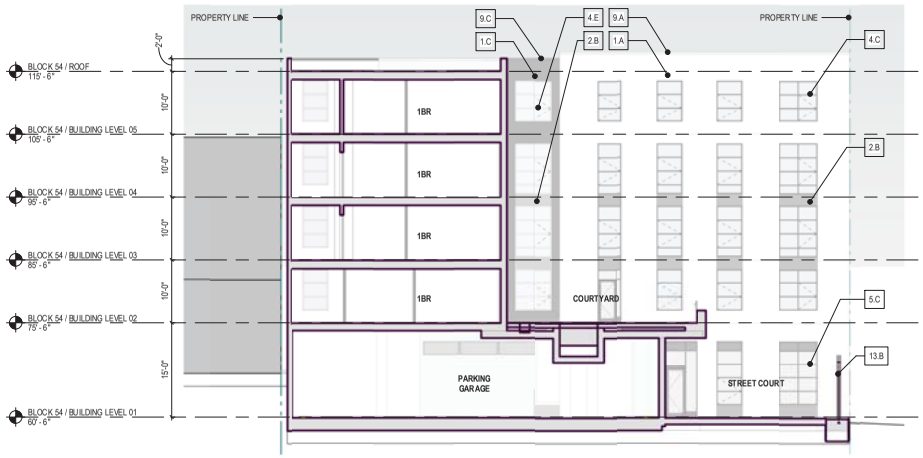
100% SCHEMATIC DESIGN

MATERIAL KEY

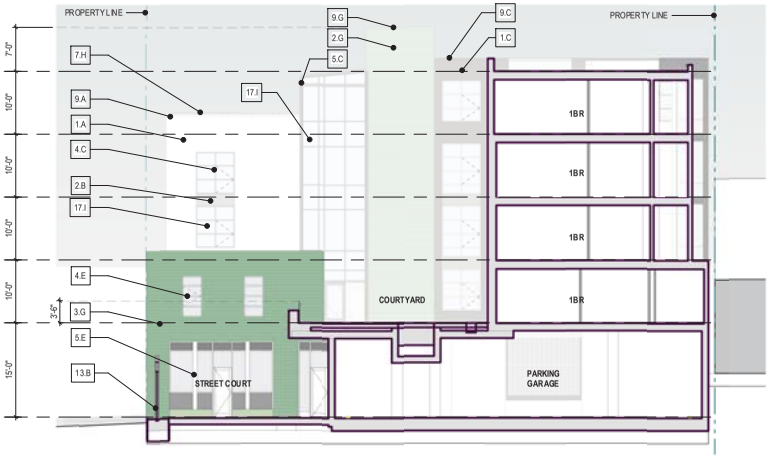
#.X
- LETTER REFERS TO COLOR
- NUMBER REFERS TO MATERIAL

1. CEMENT PLASTER
2. BOX RIBBED METAL PANEL - PAINTED
3. THIN BRICK TILE VENEER
4. ALUMINUM WINDOW SYSTEM
5. ALUMINUM STOREFRONT SYSTEM
6. GUARDRAIL - PAINTED METAL W/METAL MESH BACKING
7. GUARDRAIL - PAINTED METAL
8. OVERHEAD GARAGE DOOR
9. PARAPET COPING - PAINTED METAL
10. BALCONY ASSEMBLY - PAINTED METAL
11. CONCRETE TRELLIS COLUMNS
12. TRELLIS - PAINTED METAL
13. FENCE W/LOW-IRON GLASS PANELS - PAINTED METAL
14. CEMENTITIOUS PANEL - BLIND WALL
15. FRAMELESS GLAZING SYSTEM
16. LOUVERS WITH DECORATIVE GRILL COVERING
17. GLAZING

A. PEARL GRAY
B. MEDIUM GRAY
C. DARK GRAY
D. BLACK
E. WHITE
F. RED
G. ACCENT COLOR 01 - JADE
H. ACCENT COLOR 02 - LIGHT JADE
I. CLEAR GLAZING
J. OPAQUE GLAZING

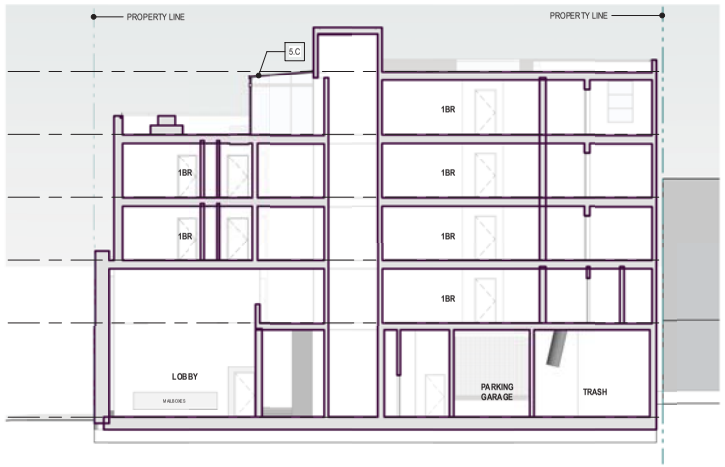


1 BLOCK 54 - BLDG SECTION - COURTYARD - WEST
1/8" = 1'-0"



2 BLOCK 54 - BLDG SECTION - COURTYARD - EAST
1/8" = 1'-0"

3 BLOCK 54 - BLDG SECTION - LARGE LIGHTWELL
1/8" = 1'-0"



4 BLOCK 54 - BLDG SECTION - ENTRY
1/8" = 1'-0"

NOT FOR CONSTRUCTION

MITHUN

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PROJECT
HUNTERS POINT SHIPYARD - BLOCKS 52 & 54

LOCATION
SAN FRANCISCO, CA

PREPARED FOR
McCORMACK BARON SALAZAR

NO.	DATE	REVISION

DESIGN PARTNER

PROJECT MANAGER
LJ

PROJECT ARCHITECT
DR

PROJECT ENGINEER

PROJECT MANAGER

TITLE
BUILDING ELEVATIONS / SECTIONS

PROJECT NO.
1726400

DATE
03/25/2019

SHEET NUMBER
54-A3.03

100% SCHEMATIC DESIGN

ORIGINAL SHEET SIZE 36" x 42"