OFFICE OF COMMUNITY INVESTMENT AND INFRASTRUCTURE,
BLOCK 52, HUNTERS POINT SHIPYARD
Final Combined Basic Concept and Schematic Design Submittal

June 03, 2014
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CONTENTS:

Project Overview: 1-4
Data Charts: 5-6
Vicinity Diagrams: 7-10
Site Plans: 11-14
Aerial Views: 15
Street Views: 16-22
Building Views: 23-24
Landscape: 25-34
Architectural Finish Palette: 35
Elevations: 36-40
Site Sections: 41-43
Plans: 44-58
INTRODUCTION

Hunters Point Shipyard Block 52 is a prominent site along the southern edge of the Hilltop Sub-Area of the Hunters Point Shipyard development area. Framed by Kirkwood and Jerrold streets, the gently sloping site climbs to the highest point in the Hilltop at the corner of Jerrold and Coleman streets. From this vantage point are bay views sweeping from the San Francisco city skyline to the Bay Bridge, Yerba Buena Island, the Oakland skyline to the North and East. One can see Candlestick Park and the South Bay to the South West. To the South East is the former Shipyard and the iconic gantry crane.

PROGRAM

Block 52 comprises 5 separate buildings of varying typology with a total of 74 residential units each with access to private and/or shared open space.

Buildings 1 and 2, at the North end of the block, are three-story Type V over Type IA construction. Each building includes eight wood-framed one-bedroom units over a concrete ground floor containing an accessible unit, utility rooms, 3 wall mounted bicycle parking spaces, nine parking stalls and access to a second floor landscaped shared open space.

The Type V townhome rows of Buildings 3 and 4 each face onto a small-scale pedestrian and vehicular mews, called Avocet Way. Each townhouse building contains nine three-bedroom homes with main living areas on the second floor, and parking in private garages at the first floor.

Building 5 is a five-story structure anchoring the prominent corner at Jerrold and Coleman streets. The ground floor of this building is Type IA construction and includes a lobby, amenity spaces, four dwelling units, utility and bicycle parking rooms, 40 independent lift parking spaces, 2 Accessible Spaces and 1 electric charging station. The upper floors are Type V construction and include 34 one and two-bedroom units. In addition to the private balconies of each unit, there is a lushly landscaped shared outdoor area with two fire pits and an outdoor kitchen at the podium level.

All the units at Block 5 are designed to take in natural light and fresh air through the use of large operable windows at living spaces. Buildings 1 and 2 have welcoming shared open spaces that back onto each other, increasing the distance between the building masses and maximizing the open feel of these podium level gathering areas. Buildings 3 and 4 have large private balconies off primary living areas that face either into the mews or the backyards. All shared and private open spaces at building 5 take advantage of the magnificent views from the hilltop to the bay and beyond.

ARCHITECTURAL NARRATIVE

The design for Block 52 responds to both the immediate physical context and history of the shipyard. While the block is split into five distinct buildings, commonality in materials, details, landscaping and formal strategies serves to link the structures and establish a cohesive overall design.

Building 5

Building 5 rises from the crest of the hilltop. The form of Building 5 is massed to allow shared and private open space to capitalize on sunlight and views while being shielded from westerly wind. The envelope is clad in an elegant, subtly textured rain screen of concrete panels that reference the construction material used at the dry docks in the shipyard. Three textures of concrete panels are applied in a vertical orientation, emphasizing the five-story height of the structure. These panels wrap the outermost walls of the building in a subtle gray shell that is punctuated at colorful vertical slices hinting at the explosion of color at the inner courtyard of the building. The idea of a geode is referenced in this design through the rough and simple exterior and a crystalline, colorful interior.

A unique screening feature softens a highly visible façade at the North side of the building and provides a lovely transition from day to night, when it is gently lit from behind. This feature is inspired by the history of the shipyard. Visible from the Building 5 is a large gantry crane still standing next to the dry docks at the waterfront below. The character of this large steel structure, with a series of airy intermingling diagonal structural members, informs the design of an undulating metal screen at the North face of Building 5. This screen is reinterpreted in a less rigid, more
organics, similar to the grasses along the hillsides below. The application
of metalwork at this screen links the history of the shipyard in material and
construction with the natural organic qualities of the site.

The corner of Jerrold and Coleman is energized through the introduction of a corner
retail amenity space, which may be a café serving light food. No parking or loading
is required for this 1291 SF space, which will be easily accessible to all of the
adjoining hilltop blocks.

Buildings 1 and 2

Buildings 1 and 2 provide an elegant horizontal application of the materials used at
Building 5 and offer a quiet counterbalance to the neighboring particularized, highly
differentiated, vertically oriented facades.

The facades of the flats feature a consistent, unifying exterior skin that is
thoughtfully punctuated by color. The base of the street façade at buildings 1
and 2 is richly articulated. Board-formed concrete encloses the volume of the
ground floor residential unit. This same material forms low cast-in-place planters.
An accent of handmade wall tiles highlights the Lobby entry wall and provides a
smooth counterpoint to the rough-hewn concrete work. Above the ground level
is a crisply detailed two-story volume featuring a subtly variegated pattern of
horizontally oriented rectangular wall panels. Windows are organized in horizontal
bands, shifting locations from floor to floor and enlivened with colorful accents
complimentary to the color of the wall tile at the ground floor.

Buildings 3 and 4

At the entry points to the mews, along Kirkwood and Jerrold streets, the townhouse
units exhibit a simple, elegant profile with subtle horizontal shifts in windows and
glimpses of color suggesting the engaging pedestrian experience along the mews.

The ground level of the townhouse units at Buildings 3 and 4 features a warm,
inviting wood wall punctuated by colorful entry doors. The two levels above continue
the quiet horizontal application of textured concrete rain screen panels as well as
at the leading faces of the townhouses along the mews. Every other townhouse
in each building steps back 8", creating a series of recesses along the mews that
are punctuated with boldly colored stucco wall finishes. An alternating pattern of
balconies jutting across the face of the stucco emphasizes the horizontal orientation
of the wall panels and windows.

LANDSCAPE NARRATIVE

The landscape on Block 52 is designed to enhance social interaction, community,
and general livability of the outdoor spaces by creating varied gathering spaces. The
planting of these areas screen views into private windows or courtyards, frame views
to the bay, and add seasonal color while filtering dust and reducing glare.

Planting and Irrigation overview:

The plants are selected for their ability to grow and thrive in the climate of Hunters
Point. In addition they will be low maintenance, low water use, durable, attractive,
and can endure the difficulties of growing in both confined and on-structure spaces.
The color palette will focus mainly on blues and purples with an occasional highlight
of magenta and light green. Building 1, 2, & 5, and stormwater planters of Building
3 & 4 will have an automatic irrigation system using potable water but will be
designed with purple pipe so that in the future it can be converted to a reclaimed
water system. Both the planting and irrigation will comply with State Bill 1880:
Water Efficient Landscape Ordinance.

Streetscape overview:

The streetscape of Jerrold and Kirkwood Avenue will have colorful foundation
planting, grasses, vines on welded wire mesh at private balconies along the ground
doors of Building 5, and a vine on the green screen at the intersection of Building 2
and 3 on Kirkwood Avenue.

Building 1 & 2 Courtyards

The courtyards of each of these buildings will consist of large cast-in-place concrete
planters that are designed to treat the stormwater from the building roof. The
paving surface will be a simple and durable integrally colored concrete topping
slab scored in bands of alternating finish that reveal the aggregate and texture
and create a subtle pattern. The furnishings will be designed to foster community
interaction through a communal built-in fire pit surrounded by comfortable chairs.
In addition part of the planter wall will be designed as a built-in bench to create
another smaller gathering or conversing area.

Building 3 & 4 Townhouses
The front entry of each of the townhouses will have a planter designed with duel intent: to treat stormwater and to function as an attractive amenity to the building. The plantings in each of these beds will relate to the specific color of the individual townhouse behind it. The rear yards of the townhouses will also have a stormwater treatment planter, sized to treat the run off from the rear of the house. Each rear yard will feature a tree while the balance of the rear yard will have the soil amended, graded, and mulched in preparation for the future homeowner to plant as they desire.

Building 5 Podium Courtyards
This area will be a warm and welcoming outdoor gathering area for Building 5 residents with views of the bay from the shipyard past Candlestick Point. This inviting layout includes a combination of built in benches with cushions, moveable chairs and tables and two custom designed cast-in-place fire pits. The furnishings are arranged to create four distinct seating areas including two fire pit seating areas, an outdoor kitchen with a grill, sink and communal table with raised stool seating, and an area with tables and chairs that may arranged to suit parties of various sizes.

The paving will be a combination concrete topping slab and wood deck over the structural slab. The concrete portions are an integrally colored concrete topping slab scored in bands of alternating finish that reveal the aggregate and texture and create a subtle pattern. The wood deck material, in a grey wash similar to the tone of the adjacent concrete, will help define the ‘living room’ portion of the courtyard. Since several private patios face the shared courtyard, plantings will be thoughtfully selected to frame views while allowing privacy to the units. While seated on cast-in-place concrete benches that are designed into the wall of planters surrounding each patio, the plantings will offer a gentle buffer that will provide a sense of privacy.

Rear Podium Courtyard
This courtyard will consist of a large planter cast into the structural slab and designed to treat the stormwater run off from the building’s roof. In addition to a thicket of grasses at the planter, vines will climb a series of irregularly shaped screen panels at the North feature wall. These panels will be placed strategically to increase privacy of the residents of the adjacent town homes.

**STRUCTURAL NARRATIVE**

**Buildings 1 & 2:**
The proposed structural system for buildings 1 and 2 shall be two stories of wood framing on a one level concrete slab podium. The podium shall be supported on shallow spread footings. Units shall be interconnected.

**Building 5:**
Building 5 shall be four stories of wood framing over a one level concrete podium structure with courtyard.

For each building, the typical wood floor framing assembly will include plywood sheathing on truss joist. Roof framing will include truss joist or pre-manufactured trusses. Wood walls shall be framed with 2x6 exterior walls and 2x4 or 2x6 interior wall framing. The concrete podiums will have an 11 or 12 inch thick post tensioned concrete slab bearing on concrete columns and concrete walls.

**MEP NARRATIVE**
The MEP systems for the construction projects at Block 52 of the Hunter’s Point Development will follow the design practices described below.

**Buildings 1 & 2:**
The domestic hot water and heating hot water will be provided by central boilers with storage tanks in each building equipped with a recirculating pump and piped in a reverse-return circulation system. The building will be provided with 2 boilers, sized to provide moderate redundancy to reduce the likelihood of total hot water supply failure. The boilers will be vented directly to the outside for combustion air intake and flue gas outlet.

Heating for the residential spaces will be provided by a hydronic heating fan coil in each unit which will be supplied by the central domestic hot water system, with supply and return air paths ducted to each room in each residential unit. No cooling will be provided in the residential units. Outside air will be ducted to the return side of the fan coil directly from outdoor air intakes located on the roof, and balanced to provide the required ventilation.

Renewable electricity will be provided by photovoltaic panels located on the roof, and designed to power the common areas and façade lighting for the building.
**Project Overview**

**MEP & Signage Narratives**

HUNTERS POINT SHIPYARD, SAN FRANCISCO, BLOCK 52

DATE: 06.03.2014

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**Buildings 3 & 4:**

The domestic hot water and heating hot water will be provided by individual tankless water heaters in each unit for all townhouse and multi-family residences. The tankless water heaters will be vented directly to the outside for combustion air intake and flue gas outlet. The connection between the domestic hot water system and the heating hot water system will be designed for domestic hot water preference, such that the space heating loops will be disabled during periods of domestic hot water demand.

Heating for the residential spaces will be provided by a hydronic heating fan coil which is supplied by the domestic hot water system, with supply and return air paths ducted to each room in each residential unit. No cooling will be provided in the residential units. Outside air will be ducted to the return side of the fan coil directly from the outside, and balanced to provide the required ventilation.

**Building 5:**

The domestic hot water and heating hot water will be provided by central boilers with storage tanks in each building equipped with a recirculating pump and piped in a reverse-return circulation system. The building will be provided with 2 boilers, sized to provide moderate redundancy to reduce the likelihood of total hot water supply failure. The boilers will be vented directly to the outside for combustion air intake and flue gas outlet.

Heating for the residential spaces will be provided by a hydronic heating fan coil which is supplied by the domestic hot water system, with supply and return air paths ducted to each room in each residential unit. No cooling will be provided in the residential units. Outside air will be ducted to the return side of the fan coil directly from outdoor air intakes located on the roof, and balanced to provide the required ventilation. The community spaces and fitness rooms that require air conditioning will be provided with a split-system heat pump with ducted supplies and returns, which will provide both heating and cooling. Outside air will be ducted to the return side of the heat pump, in a manner similar to the residential units.

Renewable electricity will be provided by photovoltaic panels located on the roof, and designed to power the common area and façade lighting for the building.

**SIGNAGE DESIGN NARRATIVE**

The signage for each building will be submitted to the Office of Community Infrastructure and Investment for approval at a later date.

**STREETSCAPE IMPROVEMENT NARRATIVE**

Lennar will implement a revised tree concept as contemplated in the “to be approved” revised streetscape plan. We will work with OCI to coordinate these revisions into the Block 52 project.

**PHASING PLAN NARRATIVE**

This project will be built in a single phase.

**BELOW MARKET UNIT NARRATIVE**

Inclusionary housing equals 10.5% of 74 units or 8 total units at 80% AMI.
**Unit Mix and Design for Development Standard**

**Building Number:**

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**Block 52 Standards:**

- **Units:** 38
- **Flats:** 18
- **BMR Flats:** 6
- **Retail/Office:** 0
- **Affordable Units:** 38
- **Affordable Traffic:** 9,756

**Data Charts**

**Unit Mix and Design for Development Standard**

**Building Number:**

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<th>Design for Development Standard</th>
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**Affordable Units:**

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**Note:**

- **Affordable Traffic:** 9,756
- **Affordable Parking:** 9,756
- **Affordable Open Space:** 1,016
- **Affordable Green:** 1,016

**Date:** 06.03.2014
### Previous Major Phases

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### Current Major Phase Submittal

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### RESIDENTIAL PRODUCT DISTRIBUTION

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### Subtotal Previous Major Phases (Blocks 50, 51, 53, 54)

- Total Phases to Date: 5.90
- Total Hunters Point Shipyard Hilltop and Hillside (For-Sale Residential): 19.74

### Subtotal Current Major Phase Submittal (Block 52)

- Total Phases to Date: 1.31
- Total Hunters Point Shipyard Hilltop and Hillside (For-Sale Residential): 0.00

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**Data Charts**

**Major Housing Data Table**

**DATE: 06.03.2014**
HUNTERS POINT SHIPYARD, SAN FRANCISCO, BLOCK 52

Project Maps
Project Area Map and Major Phase Application Map
DATE: 06.03.2014
HUNTERS POINT SHIPYARD, SAN FRANCISCO, BLOCK 52

Vicinity Diagrams
Transportation, Pedestrian, & Bicycle
DATE: 06.03.2014
Site Plan
Wet Utility Diagram
DATE: 06.03.2014
Aerial Views

DATE: 06.03.2014
Varied texture at the horizontally oriented cement rainscreen panels are accented by pops of color at painted metal panels and handmade tile at Building 1. The angled application of the panels at the face of Building 5 soften this facade.
The entry to the mews reveals a pop of color beyond the initial textured concrete rainscreen and resin impregnated wood facade. The slope of the corner wall at Building 5 carves away at the angularity of the building, exposing private balconies with bay views.
The South facade of Building 5 follows the curve of Coleman Street. Concrete rainscreen panels, applied vertically in bands of three textures, enhance the height of the building. Colorful vertical slices, comprising handmade tile walls, richly painted cement plaster soffits and tinted polycarbonate panels at the balcony edges, lead the eye to the penthouse level.
Resin impregnated wood rainscreen and colorful planting at the ground floor of the mews buildings creates a friendly pedestrian experience.

The upper floors of the buildings are clad in textured concrete rainscreen with windows with extruded steel frames.

Each recessed townhouse is distinctively clad in integrally colored and painted cement plaster with horizontal reveals and black steel fins extending over the heads of doors.
The Northwest corner of Building 5 is trimmed back at an angle to reveal colorful balconies with gem-toned, transparent railings overlooking the bay. Openings at the north wall offer views to Candlestick Point and the hilltop.
The courtyard at Building 5 aligns with Pocket Park 10. The Townhouses on either side of the park frame the view to the bay.
Purple Trumpet vines climb the green screens at the private, ground floor unit patios. Corten stormwater treatment planters handle a portion of the stormwater for Building 5 on site.
A day view from Block 49 over Buildings 1, 2, 3 & 4 toward Building 5 show the patterning of the concrete panels at each end of the building. The "organic" steel screen with climbing vines that runs along the open-air corridor is reminiscent of the iconic gantry crane down the hill in the shipyard.

A night view from Block 49 over Buildings 1, 2, 3 & 4 toward Building 5 show the articulation of the "organic" steel screen when lit from within the open-air corridor and grazed with light from the stormwater treatment planter below. The design of the screen evokes the motion of grasses in the breeze, similar to those on the surrounding hillsides.
This sunny, wind-protected courtyard offers residents warm and welcoming outdoor gathering areas from which to enjoy bay views.

Amenities include a combination of built-in concrete benches with cushions, movable chairs and tables and two custom designed cast-in-place fire pits. The furnishings are arranged to create four distinct seating areas including two fire pit seating areas, an outdoor kitchen with a grill, sink and communal table with raised stool seating, and an area with tables and chairs that may arranged to suit parties of various sizes.

The paving will be a combination concrete topping slab and wood deck over the structural slab. The concrete portions are an integrally colored concrete topping slab scored in bands of alternating finish that reveal the aggregate and texture and create a subtle pattern. The wood deck material, in a grey wash similar to the tone of the adjacent concrete, will help define the “living room” portion of the courtyard.

Since several private patios face the shared courtyard, plantings will be thoughtfully selected to frame views from units while allowing privacy to the occupants. While seated on cast-in-place concrete benches that are designed into the wall of planters surrounding each private patio, the plantings will offer a gentle buffer that will provide a sense of privacy.

Please refer to page 35 for architectural finishes.
Podium at Building 5

Painted Cement Plaster
Paint Colors at Courtyard and Vertical Balconies at Exterior of Building 5
Exterior Grade UV Stable Polycarbonate Panels at Railings, Building 5
Blue Glass at Windows and Parapets
Green Screen
Metal Spandrel Panel

*Please refer to page 35 for architectural finishes
STREETSCAPE IMPROVEMENTS
Lennar will implement a revised tree concept as contemplated in the “to be approved” revised streetscape plan. We will work with OCII to coordinate these revisions into the Block 52 project.

STREETSCAPE IMPROVEMENTS

Landscape and Streetscape Site Plan
DATE: 06.03.2014
IGNITION ARCHITECTURE

HUNTERS POINT SHIPYARD, SAN FRANCISCO, BLOCK 52

Landscape
Building 1 & 2 Podium
DATE: 06.03.2014

SMALL TREE, TYP.

STORMWATER PLANTING AREA, 208 SF TOTAL

BUILT-IN BENCH, TYP.

INTEGRAL COLOR CONCRETE PAVING, TYP.

CU PLANTER WALL W/CEMENT PLASTER FINISH, TYP.

FIRE PIT, TYP.

STORMWATER PLANTING AREA 266 SF TOTAL

PODIUM AT BUILDING 1 & 2
SCALE: 1" = 20'-0" (11X17)
Landscape
Building 3 & 4, Typical
DATE: 06.03.2014

TYPICAL PLANTS AT BUILDING 3 & BUILDING 4

SCALE: 1" = 20'-0" (11X17)