



Hunters Point Shipyard Parcel A Phase 1

Streetscape Plan

Schematic Design

San Francisco Redevelopment Agency

Lennar/BVHP

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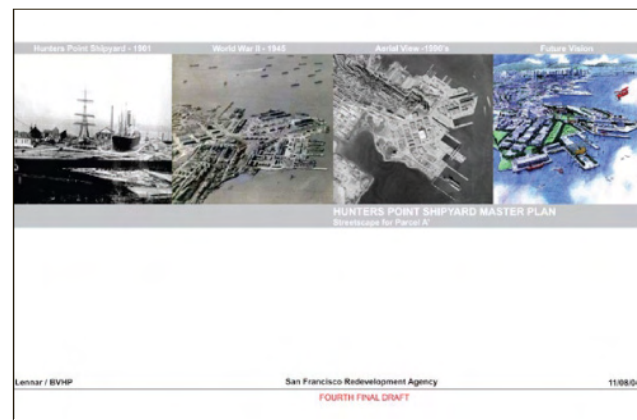
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Hunters Point Shipyard Parcel A Phase 1 Streetscape Schematic Design



PHASE I PARCEL A'OPEN SPACE & STREETScape MASTER PLAN (APPROVED)



ADDENDUM 1: DRAFT STREETScape PLAN (8/2005)

Preface

The Phase I Parcel A' Streetscape Schematic Plan for Hunters Point Shipyard representing further refinements and specifications of the information in previous planning documents:

1. Phase I Parcel A' Open Space & Streetscape Master Plan (Approved January 16, 2007)
2. Addendum 1: Draft Streetscape Plan (17 August 2005)

Produced by SMWM, CMG, Stevens Associates, and Hood Design for Lennar/BVHP, these two previous plans detailed the planning process and conceptual level principles behind the Phase I Parcel A' Streetscape schematic designs. The Schematic Design now illustrates updated streetscape design concepts for the Hilltop and Hillside that specifically address the guidelines outlined in the Design for Development package. As a schematic design document it establishes the foundation for further design development.

Streetscape Schematic Design Overview

The Hunters Point Shipyard Streetscape Schematic Design presents streetscape design for both new and existing street improvements in Parcel A'. These streets are part of the new infrastructure that will be established and consists of: new street utilities, sidewalks, paving, trees and planting, lighting, signage and street furnishings. The Hunters Point Streetscape Master Plan melds together input from the surrounding community, the developer Lennar/BVHP, the San Francisco Redevelopment Agency and the City and County of San Francisco.

Because the Shipyard has only minimal usable infrastructure, the Hunters Point Shipyard project team is in a unique and enviable position of starting a new San Francisco neighborhood from the ground up. Parcel A' will be a residential neighborhood. The goal of the street design is to provide infrastructure development and circulation planning for pedestrians, bicycles, mass transit and automobiles. The scale of the treatments will be geared towards a more intimate pedestrian experience. By clearly articulating vehicular and pedestrian ways, the design will help minimize conflicts between the various types of users and make the new neighborhood safer for all. The streetscape design treatments will vary to support diverse functions and the anticipated use of the new streets.

Improvements will define both the character and use of each street and taken together as a whole, will create a sense of place. There will be variations among the streets due to width, anticipated pedestrian traffic and vehicle used. The design includes careful attention to appropriate lighting levels. The goal is to accommodate and encourage neighborhood activities and usage.

The Schematic Design is made up of plans, sections, materials, planting, and examples of the street site elements. This document is organized into 6 sections:

1. Introduction to Schematic Design
2. Written overview of streetscape systems in the Hillpoint and Hillside neighborhood, including parking, lighting and planting
3. Visual Overview of streetscape systems in the Hillpoint and Hillside neighborhood, including parking, lighting and planting
4. Plant Palette: trees, groundcover and shrub species illustrated with typical street sections
5. Detail Plans: Enlarged plans of streets showing illustrating streetscape components in situ
6. Details: Sections and enlarged plans illustrating site furnishings, irrigation components, walls, and finishes.



Streetscape Systems

The Design for Development specifies the following criteria for residential street design

- Provide street trees on all streets.
- Provide additional street trees and benches where their placement would contribute to the adjoining uses such as open spaces, neighborhood, commercial uses, etc.
- Create a quiet, comfortable feeling in the residential areas of the Hilltop
- Discourage fast traffic, and encourage walking as a recreational activity
- Provide minimum ten foot wide sidewalks
- Make transit access to other points in the Shipyard and City convenient.

All streets within the project area feature a diverse palette of street trees and groundcover planting between the sidewalk and the street. To create a “quiet, comfortable feeling in the residential areas” the scale of the treatments are geared toward a more intimate, pedestrian perspective. The design will minimize conflicts among various types of users through the clear articulation of vehicular and pedestrian ways and lighting levels. Streetscape design treatments will vary to support the range of functions and levels of use of the new streets. The streetscape improvements were designed at the individual and collective level. While specific streetscape improvements define the particular character and use of each neighborhood street, the designs are also part of a collective representation to enhance neighborhood identity.

To “discourage fast traffic, and encourage walking as a recreational activity”, the majority of streets are scaled for residential use only, and features a pedestrian realm rich with planting with a variety of textures and colors, shaded in the summer by a canopy of trees. A network of streets and paths will connect the different public spaces in parcel A’ as well as connect to sidewalks in the existing adjoining neighborhoods. The distinct hierarchy of streets will add clarity to vehicular circulation patterns and thus promote pedestrian safety. Galvez Avenue, the main boulevard, loops around the hilltop and hillside, framing the site and connecting it to the surrounding areas. The lushly planted Galvez Steps connects the Hilltop neighborhood to Galvez Avenue at the base of the hill and provides spaces to rest and enjoy views of the Shipyard. Sidewalks are 5’ to 8’ in width. planting and street furniture zones are also 5’ to 8 wide, with a combined typical width of 10’ to 16’’. Mid-block crosswalks safely connect special public spaces. The following pages highlight various aspects of the streetscape design including tree planting, lighting, parking, pavings, crosswalks, and street furniture that address the goals of the Design for Development.

Planting Concepts

The planting concept reinforces the walkability of the neighborhood by enhancing the pedestrian right-of-way with seasonal shade, variety of colors, heights and textures of planting. This planting serves to buffer the sidewalk from the traffic on the streets. When combined with the planted setbacks of the new development, the experience will be that of strolling through a Mediterranean garden. All planting conforms to the local codes, criteria, and policies of the community.

All planting will be irrigated using the latest in water-conserving technologies including the use of recycled water. For details on specific equipment, see page 6.4.

Street Trees

Through their shade, seasonal color, and spatial definition, street trees create attractive, neighborhood character and identity. To promote a healthy street tree canopy at the shipyard over the long term, the tree planting design and the tailored planting palette are based upon suitability factors such as sustainable horticultural criteria and installation techniques. The species chosen in schematic design include Yarwood Sycamore, ‘Festival’ American Sweetgum, Purple-Leaf Plum, Washington Thorn, Victorian Box, Ginkgo Biloba, Callery Pear, and Brisbane Box. The installation size is a 24” box. The bulk of the planting palette is deciduous, with the exception of the Victorian Box and Brisbane Box trees, which will be selectively planted as wind barriers. The deciduous species will afford better vistas of the waterfront and add seasonal variety.

The street tree planting plan specifies a preferred particular species for each street, to be planted along its entire length. Where infrastructure requirements (underground vaults, streetlights, etc), city-mandated setbacks and sight distances allow, the trees will be planted at intervals of 20-30’, on center depending on each individual species’ recommended spacing. Trees will be installed, where possible, in a continuous planting trench to facilitate their growth and long-term health. Structural soil will be used in the trench between the individual tree wells. This structural soil allows adequate porosity for oxygen penetration needed for healthy root growth, yet is also stable enough to support paving.

Subsequent to publication of the Phase I Parcel A’Open Space & Streetscape Master Plan (1/2007), several refinements to the planting palette have been made as a result of further consultation with other team members and City agencies.

Street	Open Space and Streetscape Masterplan Species	Streetscape Schematic Species
Coleman Street	Raywood Ash / Chinese Hackberry	Yarwood Sycamore
Kirkwood Avenue	Raywood Ash	Yarwood Sycamore
Donahue	Yarwood Sycamore	“Festival” American Sweet Gum
Navy/Griffith Road	Washington Thorn	Brisbane Box
Oakdale Avenue	Brisbane Box	Washington Thorn

Shrubs and Ground Covers

Shrubs and ground cover planting will provide erosion control and allow for good visibility for safe pedestrian and vehicular circulation. This plan specifies drought tolerant plants that are in conformance with the local codes. Flowering groundcovers and shrubs in hues of purple, white, yellow, and orange will enliven the pedestrian zone and lend a vibrant character to the overall neighborhood. As such, the plant palette list on page 4.10 consists of adaptable species that grow within this microclimate—in shallow, hillside soil amidst water runoff and intense dryness from sun and wind. Once mature, these plants will protect the hillsides from erosion and need little water or maintenance. All shrubs and ground covers will have triangular spacing and shall have complete coverage. Soil amendments should be incorporated into the soil prior to ground cover planting. Groundcovers will share planter areas with street trees.

Sidewalk Paving

The paving will be cast-in-place concrete with a 2'-6" scored joint module. It is intended that materials and construction methods be consistent with all engineering requirements for this kind of paving type. Curb cuts will meet the City's standard requirements. The sidewalk paving is intended to provide a backdrop for site furniture and the daily activities of the area. The sidewalks must also be maintainable. The paving has been designed to have a regular pattern of joints so the various site furniture elements such as: lights, trash receptacles, bike racks, etc., can easily fit. The streetscape plans have the following general characteristics:

- Sidewalks will be five feet (5') to eight feet (8') wide throughout most areas.
- At intersection corners, sidewalks are approximately eight feet (8') wide.
- The sidewalk has been divided into two functional longitudinal zones:
 - a. A minimum five foot (5') wide clear pedestrian zone adjacent to building frontages.
 - b. A street furnishing zone which varies from five feet (5') to eight feet (8').

For detailed plans of the typical sidewalk see page 6.5.

Crosswalks

The general design intent of all crosswalks is:

- To clearly identify for pedestrian crosswalk users those areas that are safe and those areas that are unsafe.
- To further differentiate each of the various functional zones of the street in crossing.
- To provide a unified expression of design for all crosswalks along the streets.

The most important principle related to the functional requirements of crosswalks is the provision of a maximum, feasible safe path of travel for all crosswalk users, including the disabled.

Key criteria include:

- Curb ramps at crosswalks will be City and County of San Francisco's model with detectable wayfinding edge for persons with visual impairment.
- Median pedestrian refuges will be raised on a curb except for a pedestrian/wheelchair pass-through.
- The curb will be mountable in order to minimize damage from turning trucks or other vehicular traffic.
- Pass-throughs at median pedestrian refuges will have a surface texture and color similar to the sidewalks so the refuges are discernible as safe locations for pedestrians.
- Pass-throughs will be five feet (5') wide. Pass-throughs will align with sidewalk curb ramps on either side of the street.

For detailed plans of the typical ramps see curb ramp details (pages 6.6-6.13).

Lighting 'zones' will be developed as follows

- The major circulatory road, Galvez Avenue, will incorporate aesthetic double-luminaire pole mounted lights that are spaced at +/- 100' intervals. Lighting intensity will be high to emphasize the importance of the space. Light pole spacing of future MUNI electric bus routes shall be no greater than 100'. Poles and fixtures will be supplemented with additional load-bearing capacity, to accommodate MUNI catenary lines and/or traffic signal mast arms, as needed. The standard steel strain pole, as required by MUNI to support the overhead electrical system, will generally be sixteen feet (16') high and taper from the twelve inch (12") diameter base. A full-depth sidewalk from curb to back of sidewalk and 4' parallel to the street of either side on the light poles of the future OCS routes will be provided as well as such poles that are in accordance with City tree planting guidelines
- Neighborhood streets will have lower lighting intensity and serve as a buffer condition between public and private areas. The fixtures will be spaced at +/- 100', alternating centers.
- The 16' light pole is the LUMEC S56 with a high pressure sodium-bulb. The pole color is BE2TX midnight blue (see sheet 6.1).

The selected light fixtures for the major circulatory road, neighborhood streets, footpaths and parks should help create a new image for the Shipyard that both reflects and enhances the identity of this community. For images of the selected light fixtures, see page 6.1.

Site Furnishings

The intent of the site furnishing system is to provide a safe, convenient, and aesthetically pleasing pedestrian environment. The site furnishings are kept to the essential types and quantities to avoid unnecessary and unsafe street clutter.

The elements and style of the site furnishings, as detailed in the following pages, have been developed to be in the same “family” and to represent a simple and modern, yet, timeless style. Site furnishing elements will include site lighting, trash receptacles, and bicycle racks.

The placement of the site furnishings is limited to the “Street Furniture Zone” as discussed in the Paving Section on page 2.2. Site furnishings have been located in logical and appropriate locations: trash receptacles at corners and at mid-block crossings. Where possible and practical, site furnishings have been clustered together, and no site furnishings have been placed in the “Clear Zone” which has a minimum of five feet (5’) from the inside edge of the crosswalk. All site furnishings are proposed with a powder-coat finish.

There are many specific functional criteria related to the design and placement of street furniture elements which are located to the following minimums:

- Install in the eight foot (8’) curb furniture zone.
- Eighteen inches (18”) from the outside edge of the curb.
- Four feet (4’) from any driveway, wheelchair ramp, blue zone parking space, or curb cut.
- Five feet (5’) from any fire hydrant.
- Three feet (3’) from any MUNI transit shelter.
- Six feet (6’) from curb of bus zone.
- Three feet (3’) from other structures such as street light poles, parking meters, etc. (unless specifically designed otherwise).
- Not located below a fire escape or blocking access to a standpipe, utility valve, or utility box.
- Where possible, street furniture elements should be contrasting in color to the sidewalk so as to be visible to visually impaired pedestrians.
- Located in accordance with ADA guidelines and Title 24 accessibility requirements.
- Readily available and of standard manufacture for cost savings and ease of replacement.

Trash Receptacles

Two trash receptacles will be provided at each intersection. The trash receptacles will be placed in the street furniture zone near the curbs.

Bicycle Racks

Bicycle racks will be located in two locations as space permits. They are placed in the street furnishing zone which allows a minimum of six feet (6’) of clear pedestrian through space (including when the bicycles are parked at the rack). They will also be placed to allow at least forty-eight inches (48”) of clearance between the bicycles parked at racks and any other street furniture. Where possible, bicycles will be located near building entrances, bus stops, and open spaces.

Bicycle Accessibility

Bicycle access is an important component of enhancing connectivity to the shipyard. Donahue Street between Galvez and Kirkwood, will be striped and dedicated to a Class II Bicycle Lane, assigning a portion of the right-of-way to bicyclists and reducing conflicts. The bike lane will connect to Bicycle Route 68 of the citywide Bike Plan. In addition, a shared Class III Bicycle Route will provide a connector route from Innes Avenue, through Innes Court, to Hillpoint Park. This particular corridor is a low volume street with slower speeds and there is ample opportunity for a car to safely pass a bicyclist. This bike route will be indicated with pavement markings and signage per City of San Francisco standards.

Street Signage and Signalization

Street signage and signalization are a significant component of

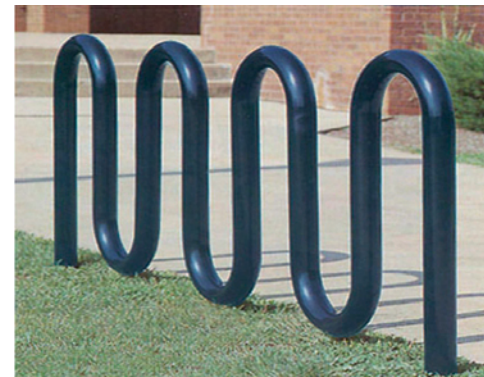
urban streetscape and image. Street signalization must guide circulation safely and effectively, and signage must communicate a number of messages clearly.

Signalization will occur at major intersections of the streets in the Hunters Point Shipyard. Signage must also occur and a variety of sign types are needed. Since much of the street signage will also occur at the intersections, there is an opportunity to coordinate its placement and design. Signalization will have the capability to include prioritization for MUNI buses at all signal controlled intersections.

The location and placement of key sign types at intersections will be according to City of San Francisco DPW standards.

Several principles should be considered in the placement and design of street signalization and signage:

- Minimize visual clutter
- Minimize the number of poles required to mount signs
- Achieve a design that is compatible with other design elements
- Design compatibility with other street features, such as lighting, to enhance the overall appearance and legibility of the street environment.



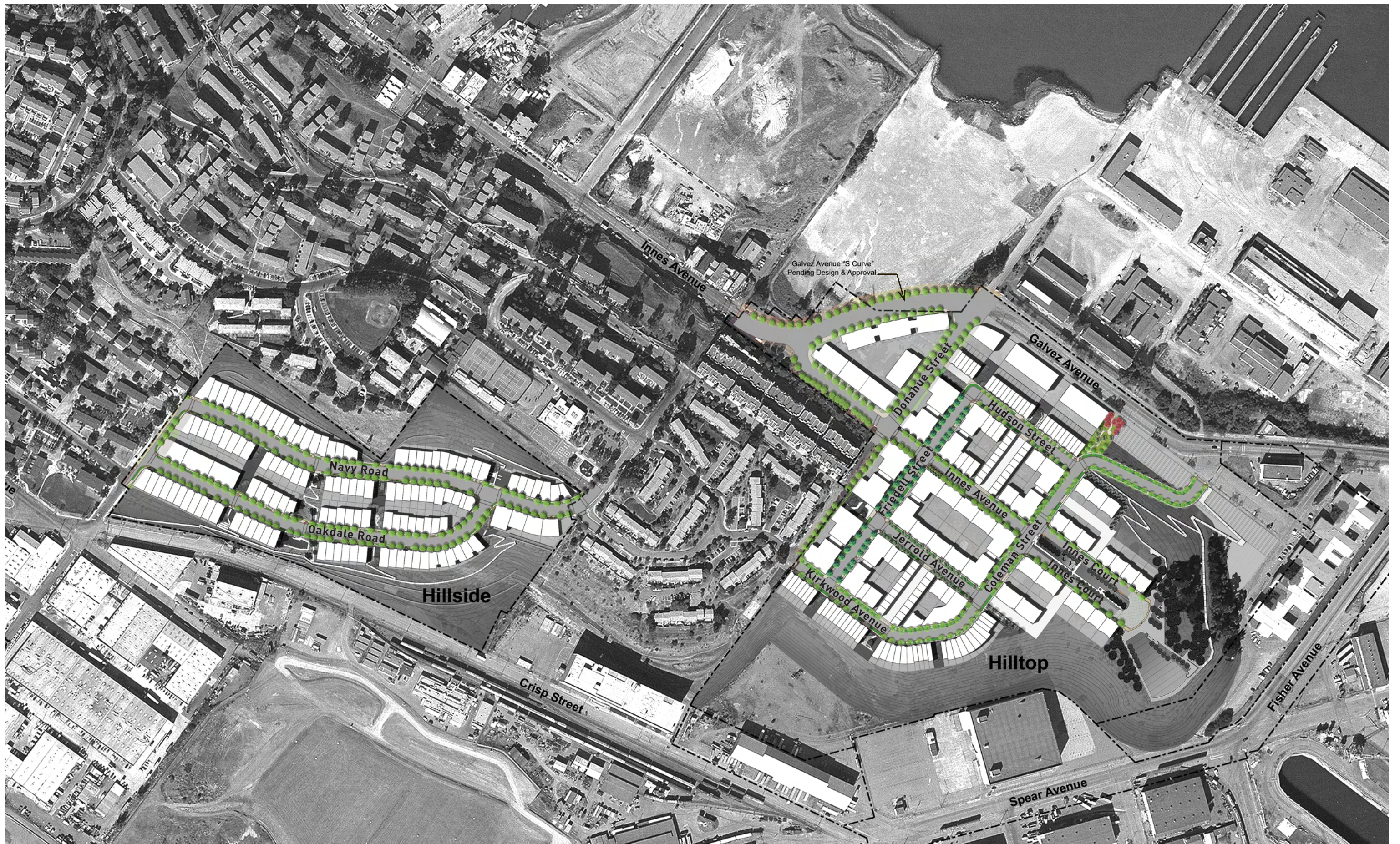
Contemporary Bike Rack: Open Spaces
2-3/8” Galvanized Tubing



Bike “Bollards”: Building Entrances
Galvanized Tubing



“Urban Renaissance” Trash Receptacle
With Integrated Recycle Bin



AREA TO BE MODIFIED WITH REALIGNMENT OF GALVEZ TO BE SUBMITTED UNDER SEPARATE SCHEMATIC PACKAGE



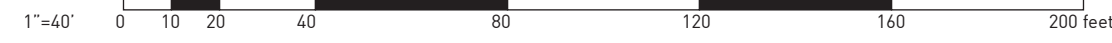
LEGEND

TREES QUANTITY

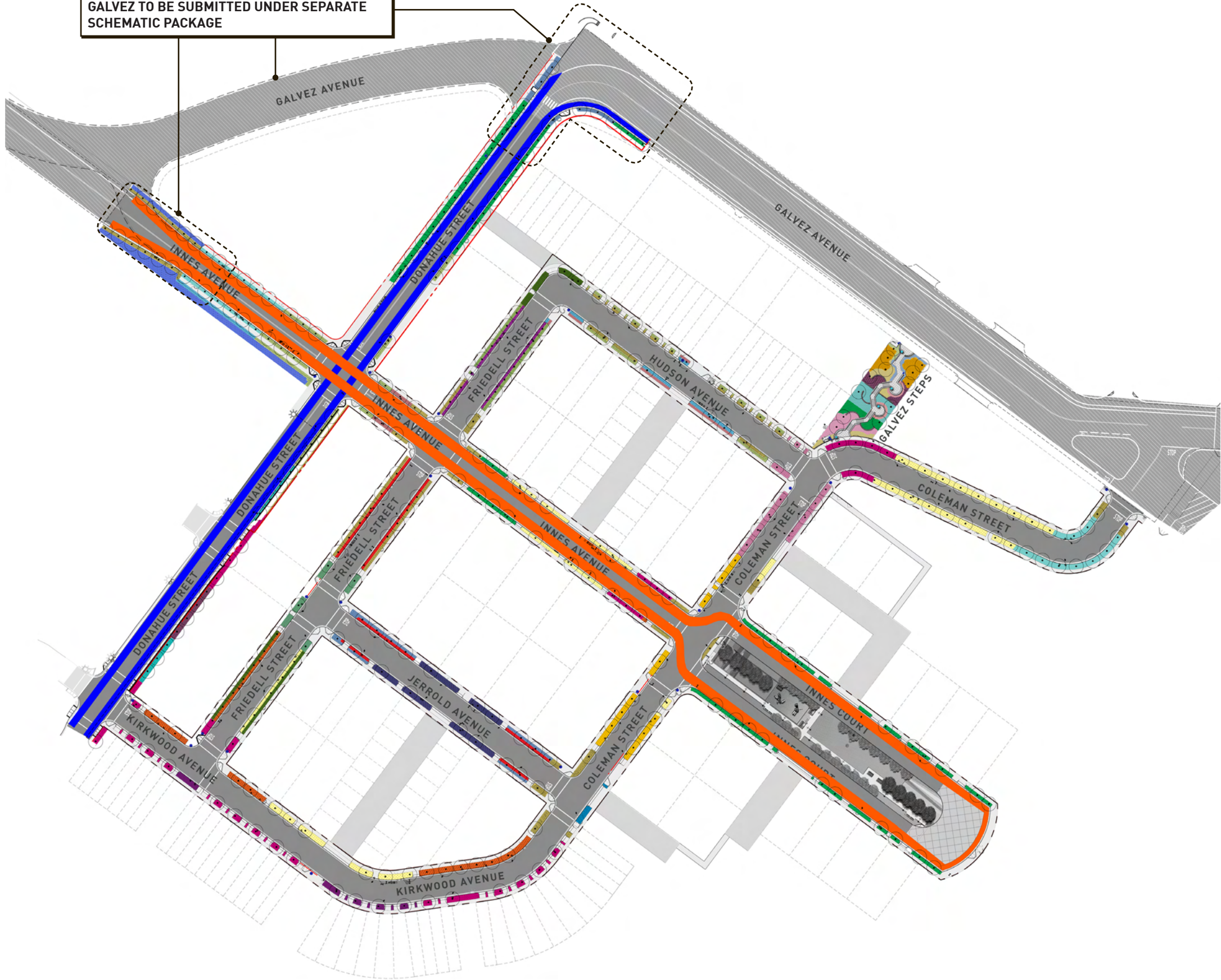
- Platanus acerifolia 'Yarwood' 88
- Ginkgo biloba 'Saratoga' 21
- Prunus cerasifera 'Krauter Vesuvius' 46
- Liquidamber styraciflua 50
- Pittosporum undulatum 23
- Pyrus calleryana 'Chanticleer' 74
- Celtis sinensis 2

LIGHTS

- Street light
- Pedestrian Light
- (E) Street Light



AREA TO BE MODIFIED WITH REALIGNMENT OF GALVEZ TO BE SUBMITTED UNDER SEPARATE SCHEMATIC PACKAGE



PAVING

- Street
- Street not in scope
- Sidewalk
- Special Paving

BIKE ACCESSIBILITY



- Class III "Sharrow" Bike Route
- Class II Bike Route




GROUNDCOVER

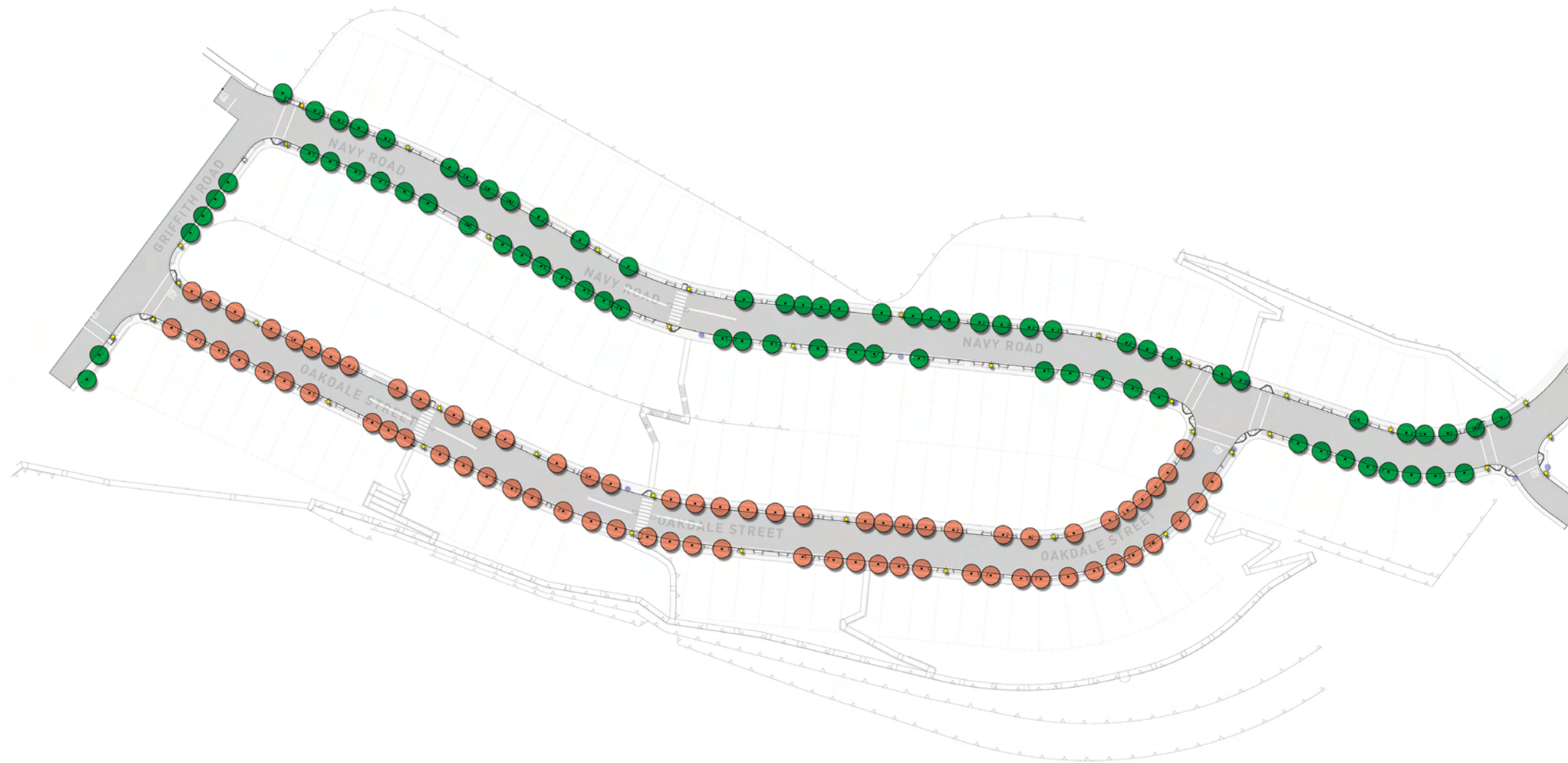
- Abelia grandifolia 'Prostrata' Glossy Abelia
- Agapanthus 'Queen Ann' Lily-of-the-Nile
- Ceanothus gloriosus 'Anchor Bay' Wild Lilac
- Cistus salviifolius White Rockrose
- Coprosma 'Verde Vista' Coprosma
- Dietes bicolor Fortnight Lily
- Escallonia 'Compakta' Escallonia
- Eunonymus radicans 'Colorata' Colorata Winter Creeper
- Felicia amelloides & Limonium Perezii Blue Marguerite Sea Lavender
- Gazania rigens Trailing Gazania
- Hebe 'Patty's Purple' NCN
- Hemerocallis Hybrids & Gazania rigens Evergreen Day Lily Trailing Gazania
- Kniphofia 'Uvaria' Poker Plant
- Lantana montevidensis Trailing Lantana
- Myrtus communis 'Compacta' Dwarf Myrtle
- Nandina domestica 'Harbour Dwarf' Dwarf Heavenly Bamboo
- Pittosporum tobira 'Wheeler's Dwarf' Dwarf Tobira
- Raphiolepis indica Dwarf Indian Hawthorn
- Rosa alba 'Meidiland' White Meidiland Rose
- Rosmarinus officinalis Prostrate Rosemary
- Salvia leucantha Mexican Bush Sage
- Trachelospermum jasminoides Star Jasmine

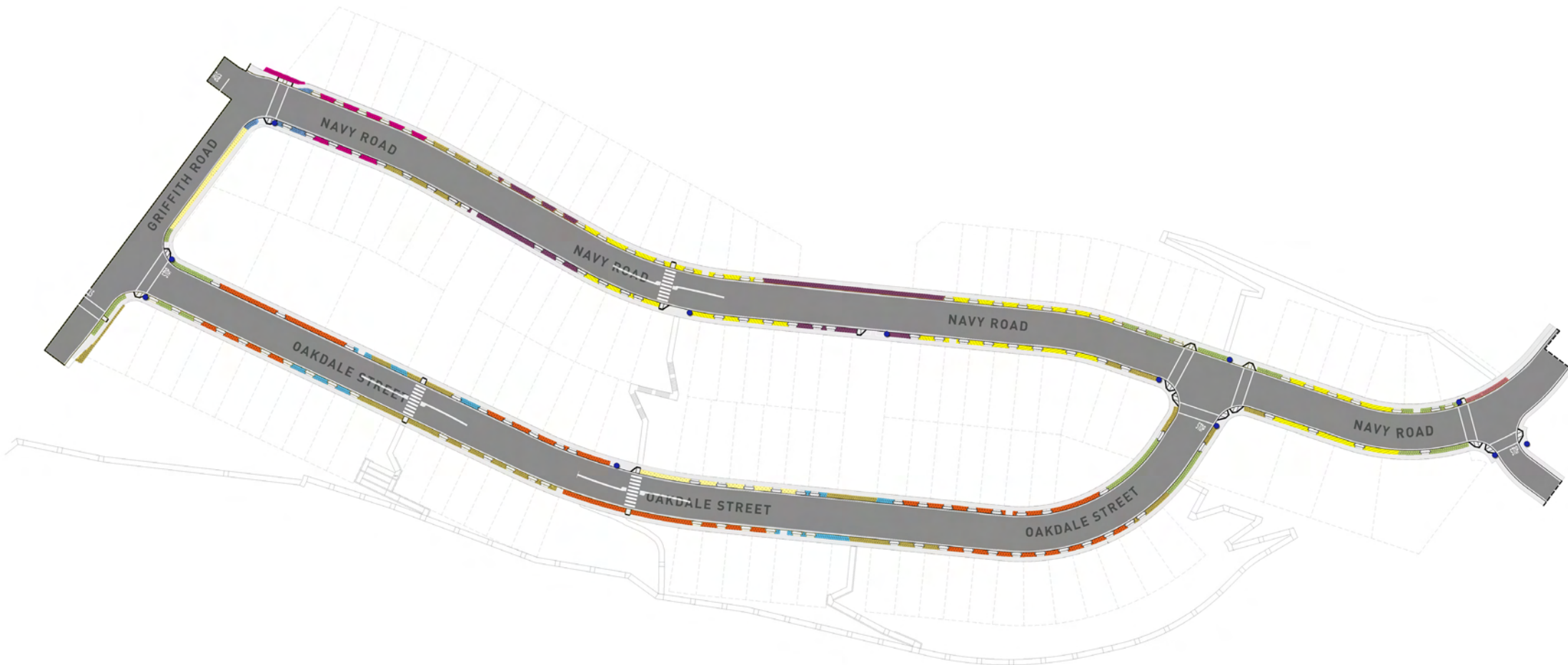


LEGEND

TREES	
	QUANTITY
 <i>Tristania conferta</i>	79
 <i>Crateagus Phaenopyrum</i>	77

LIGHTS	
 Street light	
 Pedestrian Light	
 (E) Street Light	





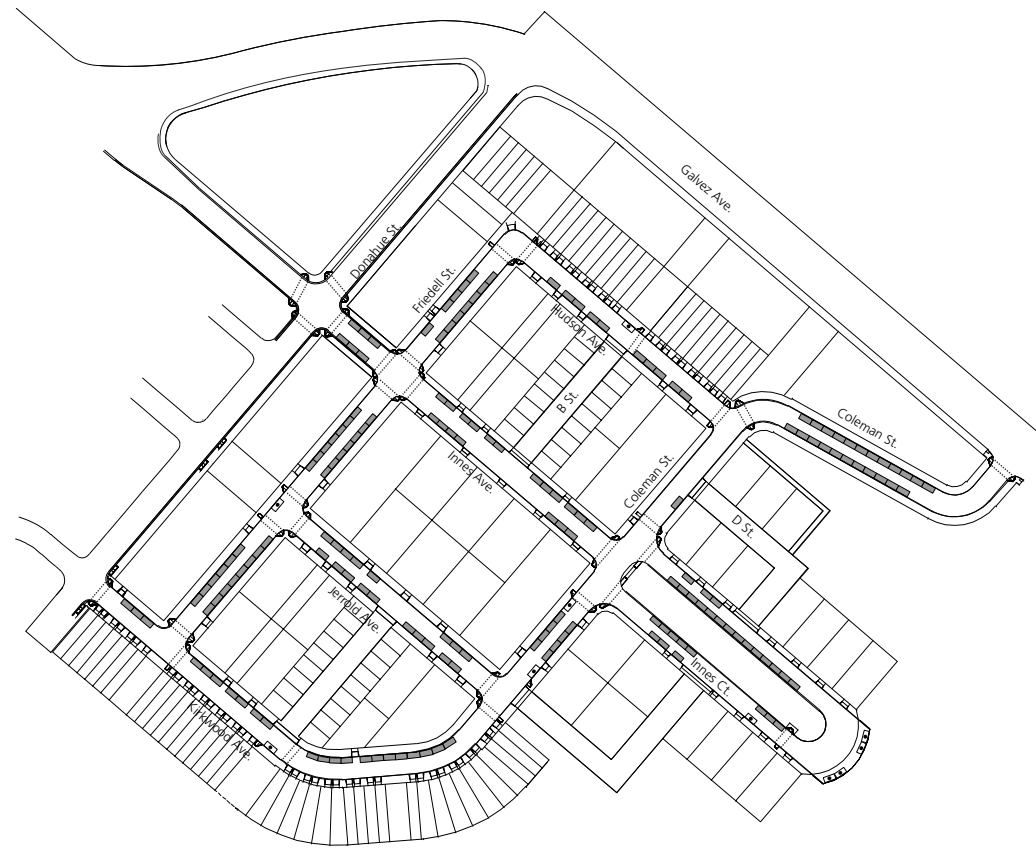
PAVING

- Street
- Sidewalk

GROUNDCOVER

- Agapanthus 'Queen Ann'
Lily-of-the-Nile
- Cistus salviifolius
White Rockrose
- Dietes bicolor
Fortnight Lily
- Escallonia 'Compakta'
Escallonia
- Eunonymus radicans 'Colorata'
Colorata Winter Creeper
- Gazania rigens leucolaena
Trailing Gazania
- Myoporum parvifolium
Myoporum
- Pittosporum tobira 'Wheeler's Dwarf'
Dwarf Tobira
- Rhamphiolepis indica
Dwarf Indian Hawthorn
- Salvia leucantha
Mexican Bush Sage

HILLTOP PARKING



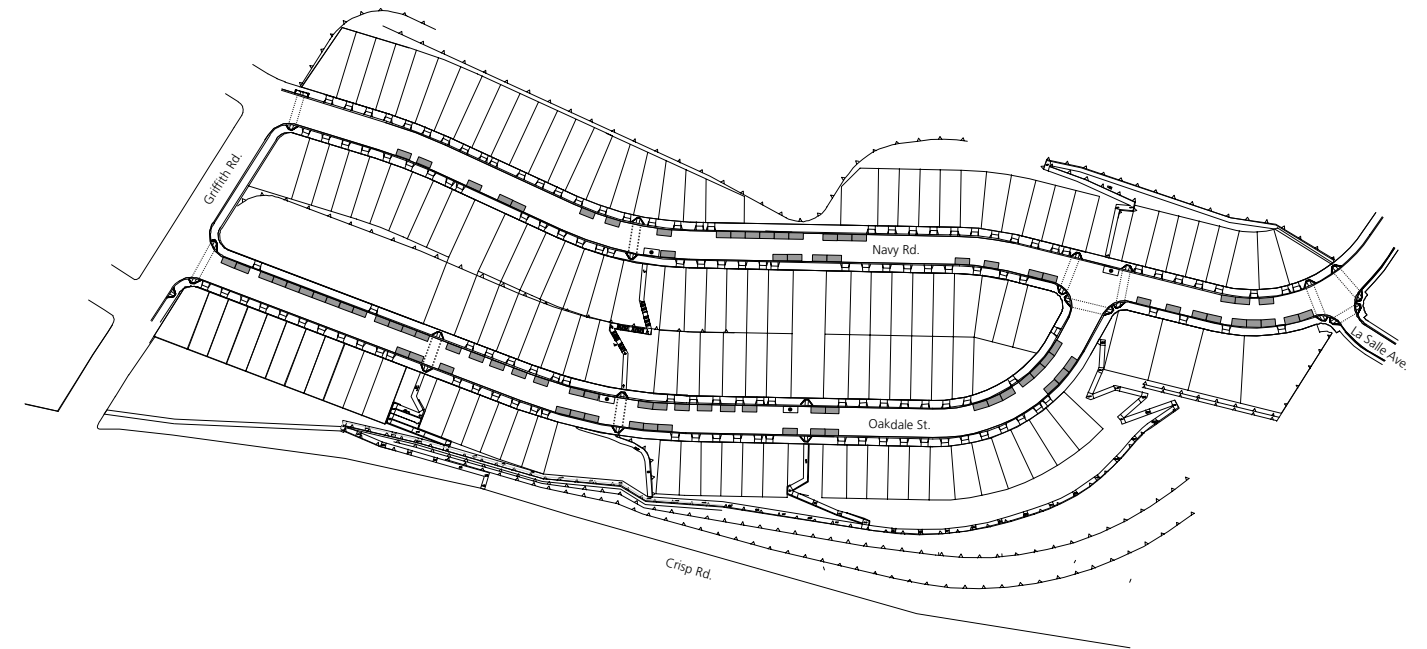
- Parking Spaces
- Blue Zone Parking
- ⋯ Pedestrian Crosswalk

Total Number of Parking Spaces
on Hilltop Area = 180

Total Number of Blue Zone Parking
Spaces on Hilltop Area = 10

Not to scale

HILLSIDE PARKING



- Parking Spaces
- Blue Zone Parking
- ⋯ Pedestrian Crosswalk

Total Number of Parking Spaces
on Hillside Area = 89

Total Number of Blue Zone Parking
Spaces on Hillside Area = 4

Not to scale

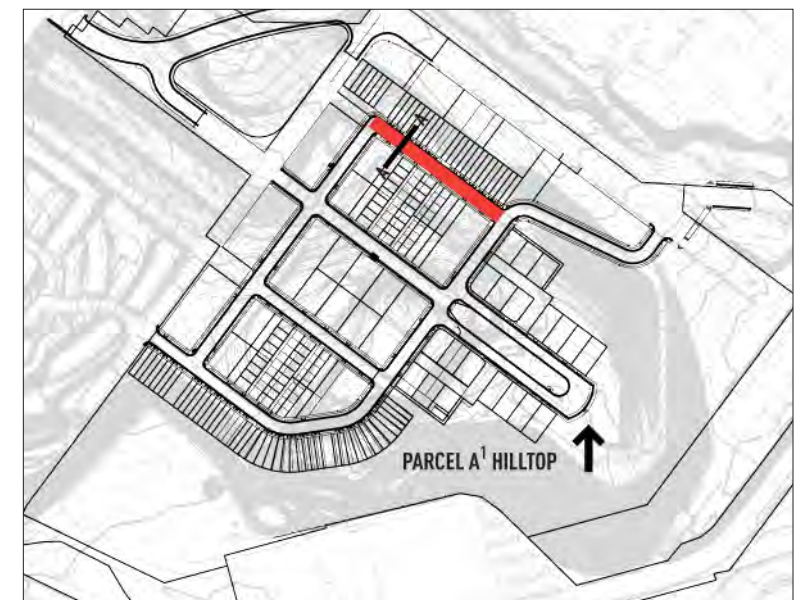
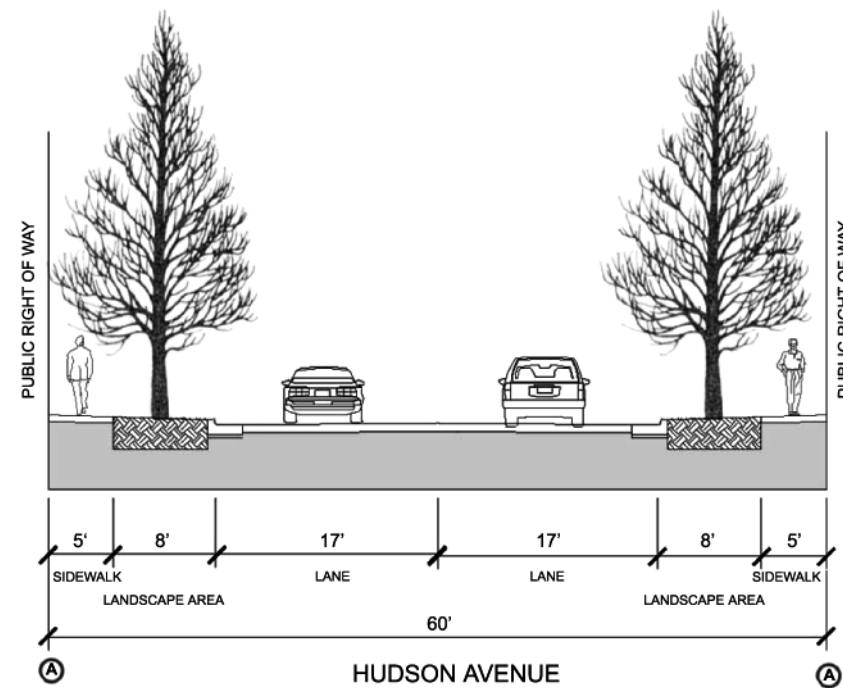
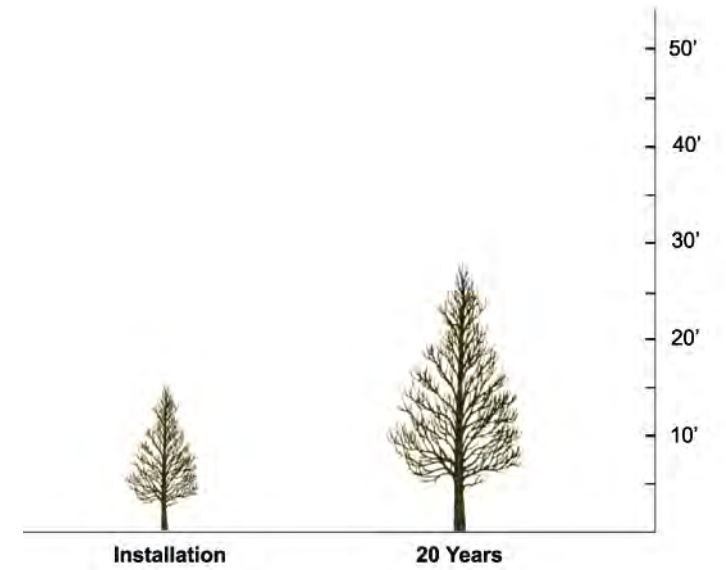
Hilltop: Hudson Avenue



Saratoga Maidenhair Ginkgo biloba 'Saratoga'

Graceful, hardy, deciduous tree. It is attractive in any season. Leathery, light green, fan like leaves turn gold in fall. The crown is narrow to spreading, even umbrella shape. Slowly grows to 20'-30' but can reach 35'-40', spreading to 25-40' in width. Tree is resistant to oak-root fungus, and generally not effected by insects.

Maidenhair Tree is widely planted in San Francisco and will perform well at Hudson Avenue.



HUDSON AVENUE LOCATION

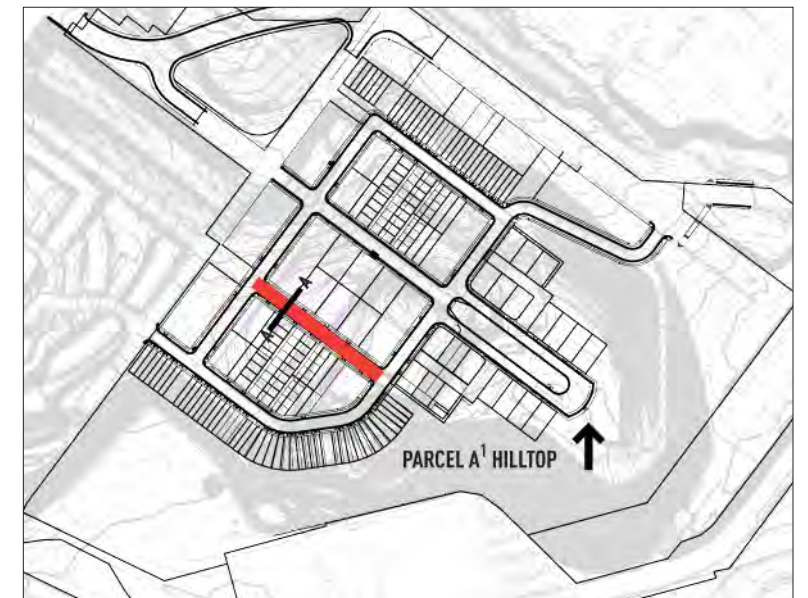
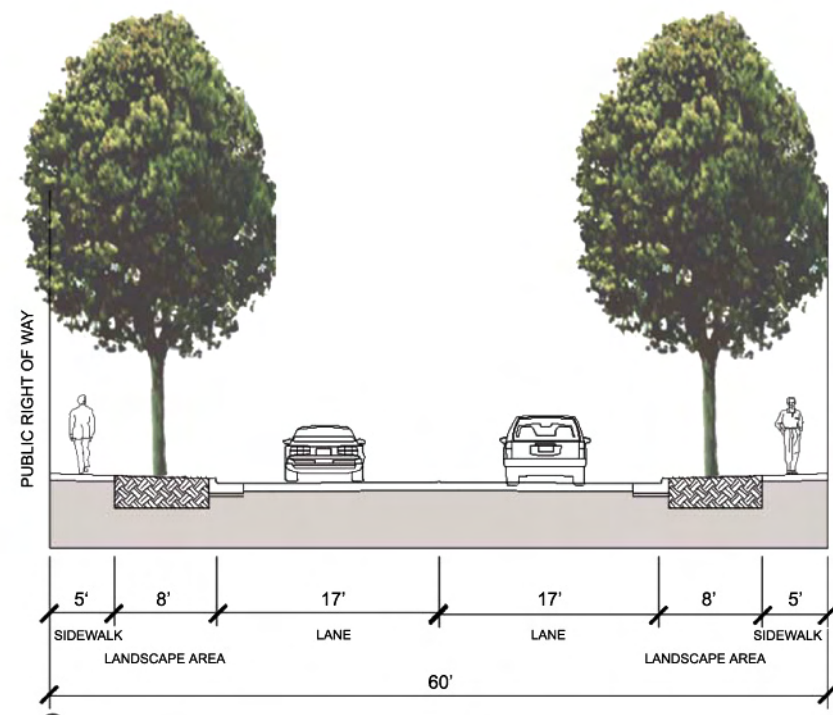
Hilltop: Jerrold Avenue and Galvez Steps



Victorian Box *Pittosporum undulatum*

Dense, dome-shaped tree of great beauty. Has medium to dark green, glossy, wavy-edged leaves. Fragrant, creamy white flowers in early spring. Moderate growth to 15', then slowing to an eventual 30'-40' with equal width.

This evergreen tree will perform well in this urban setting. The best planting result will be if planted in amended structural soil mix. The landscape design intent at the Jerrold Avenue is to create a continuous, unified tree canopy and provide seasonal change.



JERROLD AVENUE LOCATION

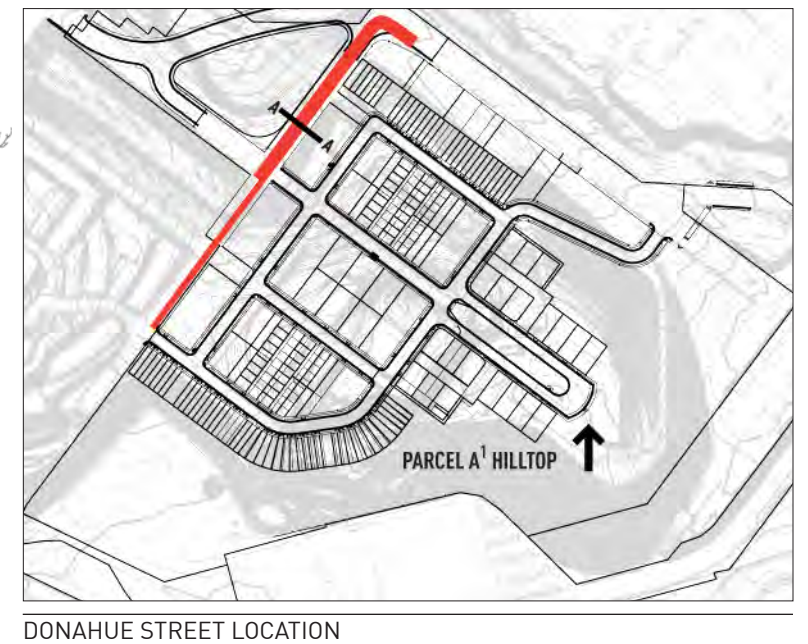
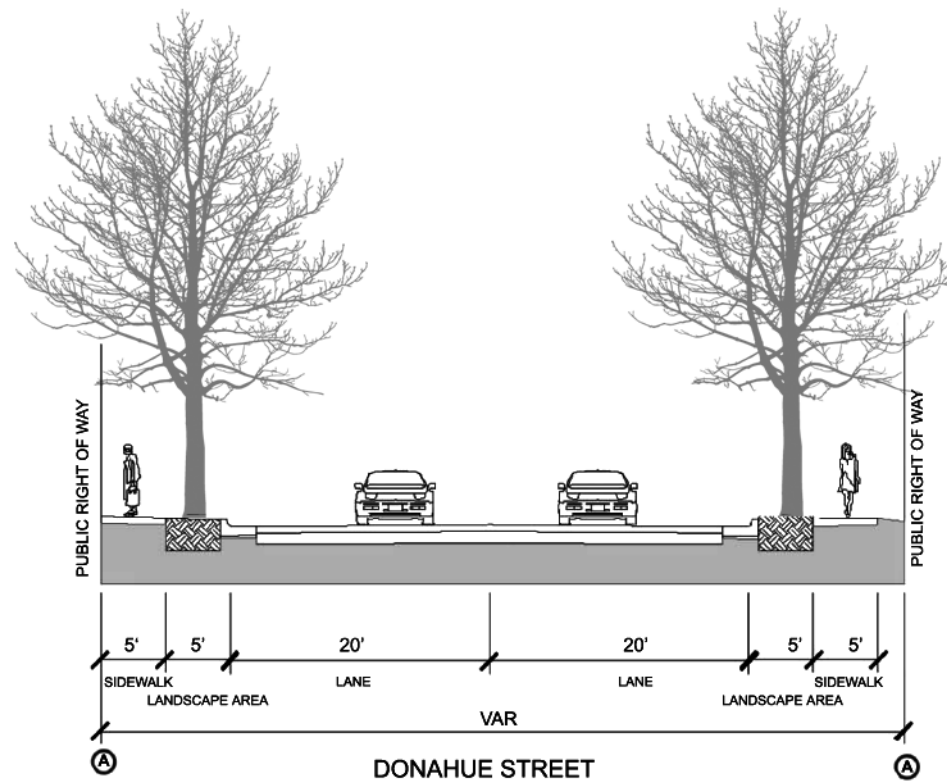
Hilltop: Donahue Street



'Festival' American Sweet Gum Liquidambar Styraciflua

Cone-shaped hardwood tree with star-shaped leaves
Branching pattern and furrowed bark provides winter interest. Grows to 60 feet. with branches spreading to 20-25 feet.

'Festival' is narrow and columnar with light green foliage that turns brilliant shades of yellow, peach, orange and red in the fall. 'Festival' is pest and oak fungus resistant.



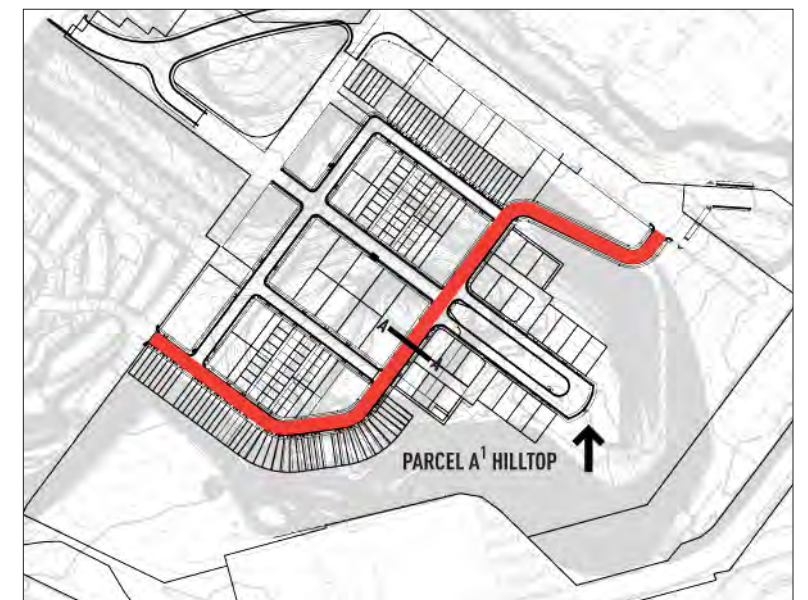
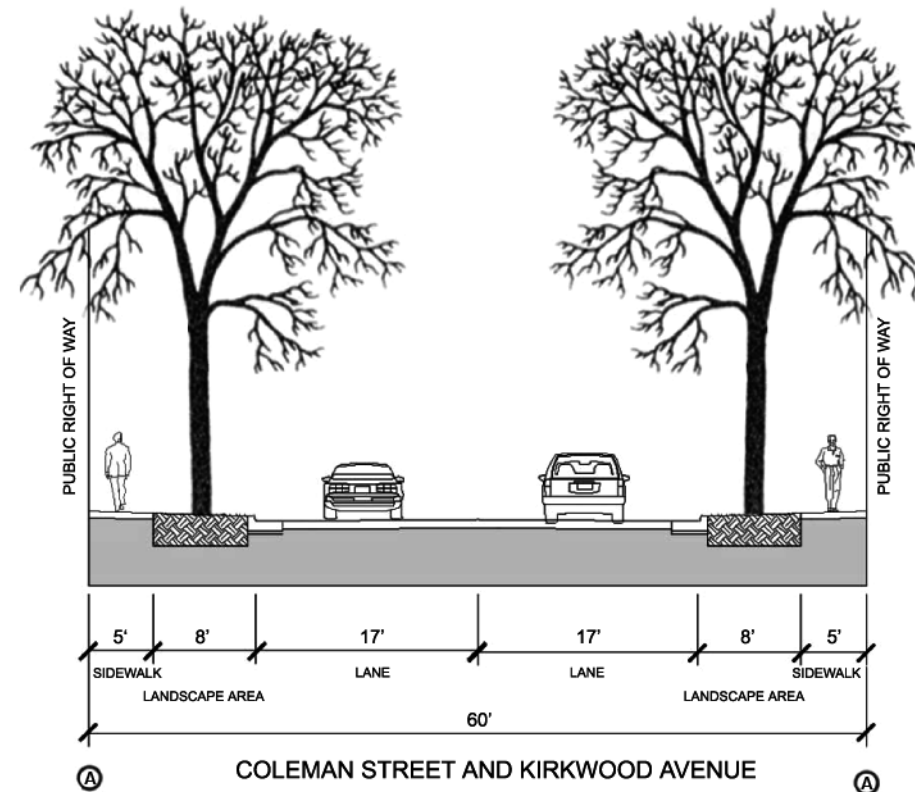
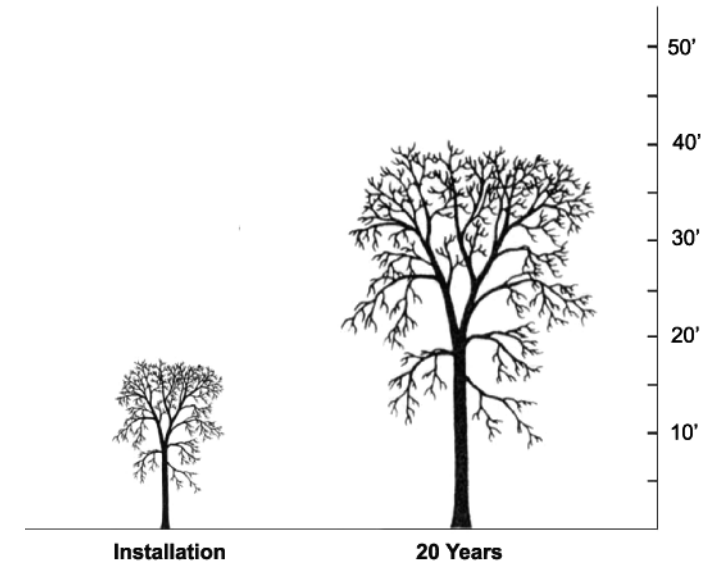
Hilltop: Coleman Street and Kirkwood Avenue



Yarwood Sycamore Platanus acerifolia 'Yarwood'

This deciduous tree with cream-colored upper trunk and limbs was selected for Donahue Street. Lobed leaves are 4"-10" wide. It can be pollarded to create a dense, low canopy. Fast growth to 30'-50' with a 25'-30' spread. Brown ball-like seed clusters hang from branches on long stalks through winter. Tolerates most soil, stands up under city smog, soot, dust, and reflected heat.

'Yarwood' is a relatively new variety developed at U.C Berkeley to resist mildew. This fast grower will provide a strong edge planting along those busy pedestrian, vehicular and transit streets.



COLEMAN STREET KIRKWOOD AVENUE LOCATION

Hilltop: Friedell Street and Galvez Steps

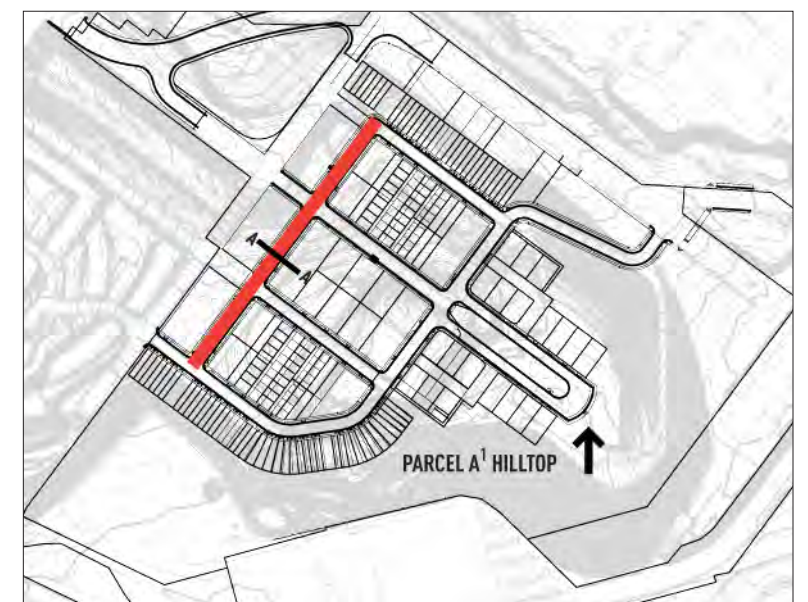
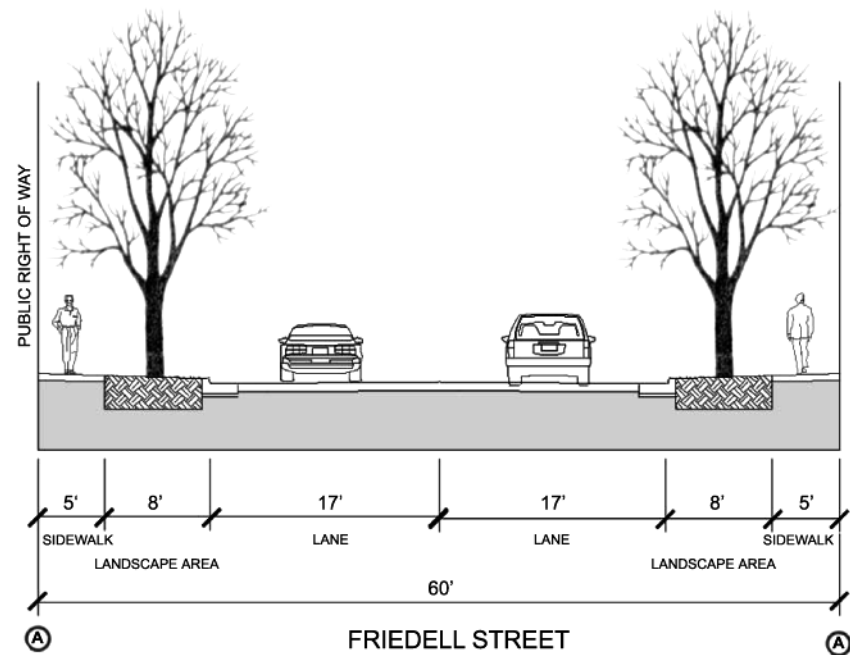
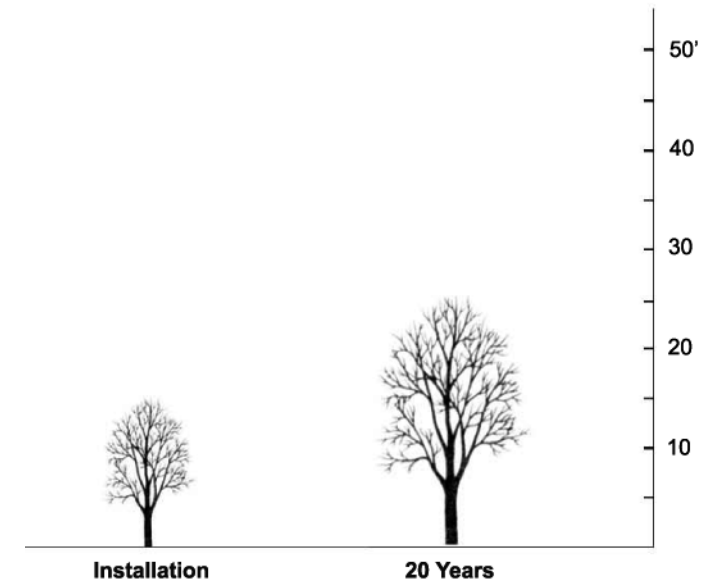


Purple Leaf Plum *Prunus cerasifera 'Krauter Vesuvius'*

This tree has the darkest leaves of all flowering plums. Flowers are light pink in February and March. It has little or no fruit. Wide, upright branching pattern to 18' with 12' width and up to 30' in height.

This deciduous, ornamental tree is valued for an attractive shape, foliage texture and color as well as flower display in springtime. It is appropriate tree selection for sites with height limitations.

Purple Leaf Plum is also featured in the Galvez Steps.



FRIEDEL STREET LOCATION

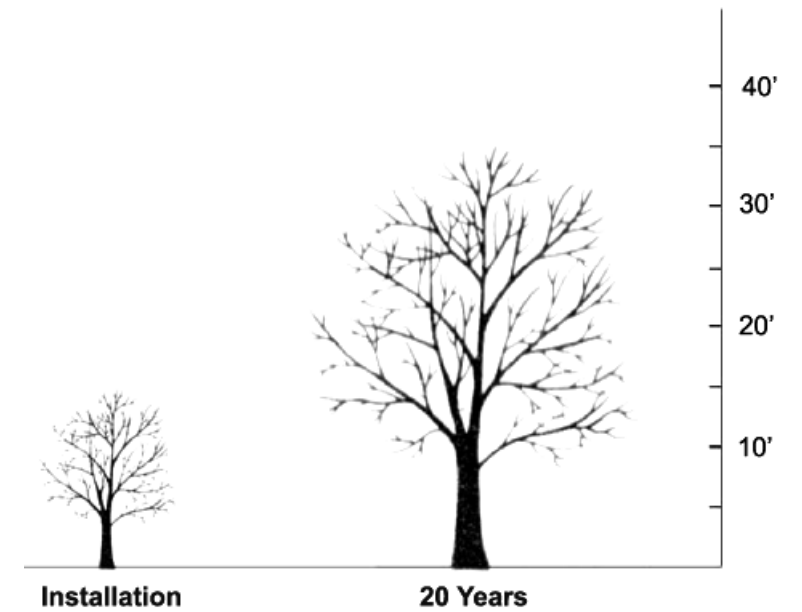
Hilltop: Galvez Steps



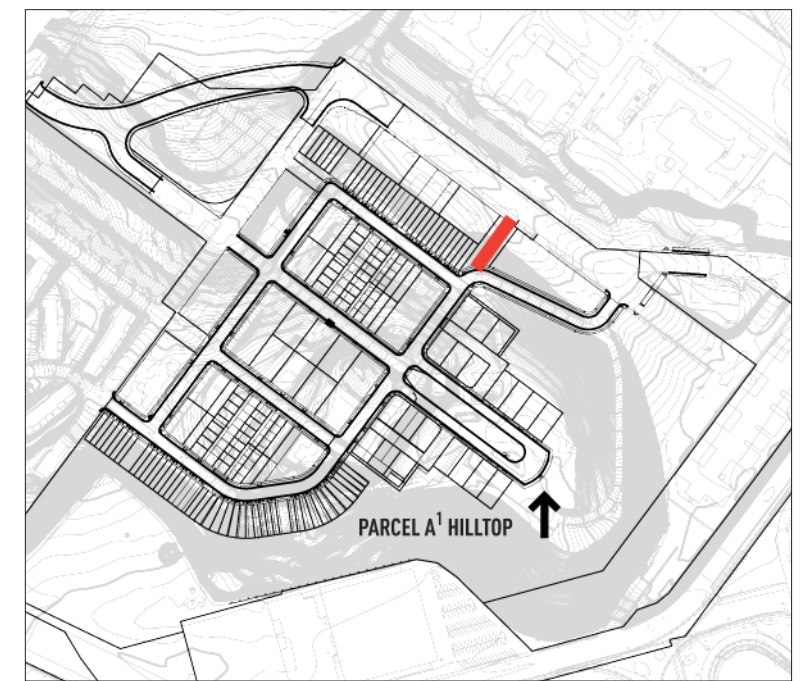
Chinese Hackberry *Celtis sinensis*

A deciduous tree with a rounded crown and glossier leaves than the common hackberry. Reaches up to 50' or more and has inconspicuous flowers. When established, it will take heat, drought, and alkaline soil.

The Chinese Hackberry Tree will be introduced at Galvez steps to provide tree variety, to support birds, and to create a park-like setting.



*see sheet 5.23 for Galvez Stairs section



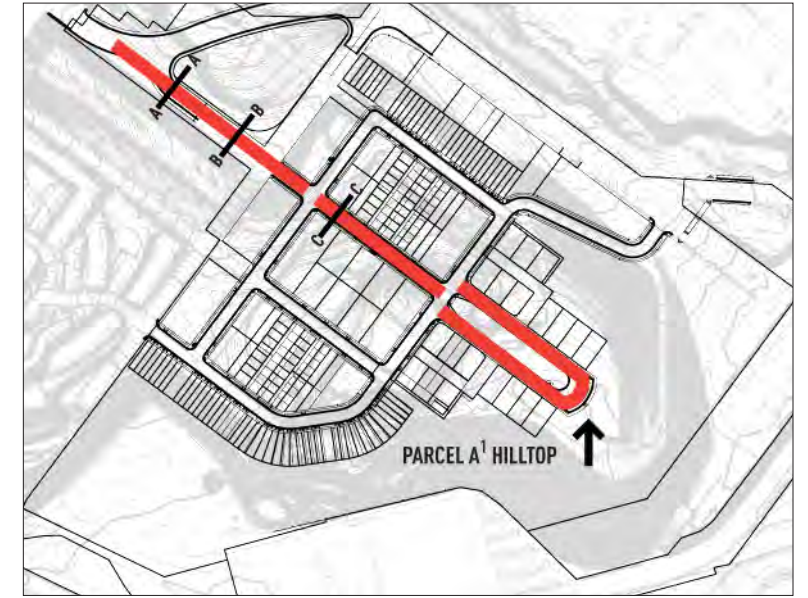
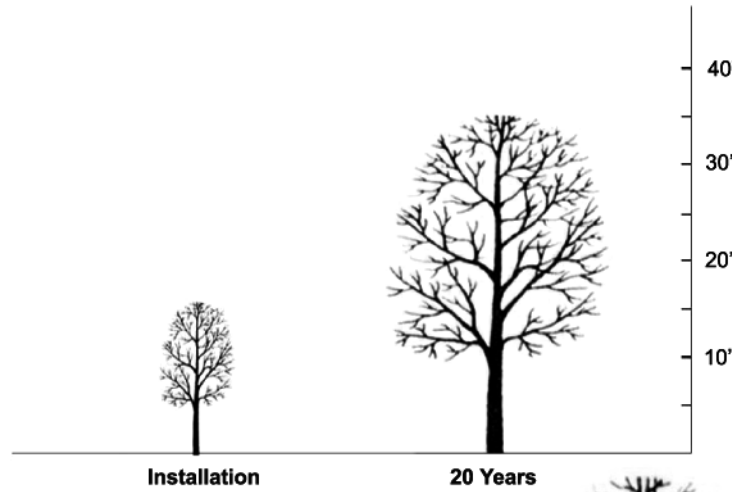
GALVEZ STEPS LOCATION

Hilltop: Innes Avenue

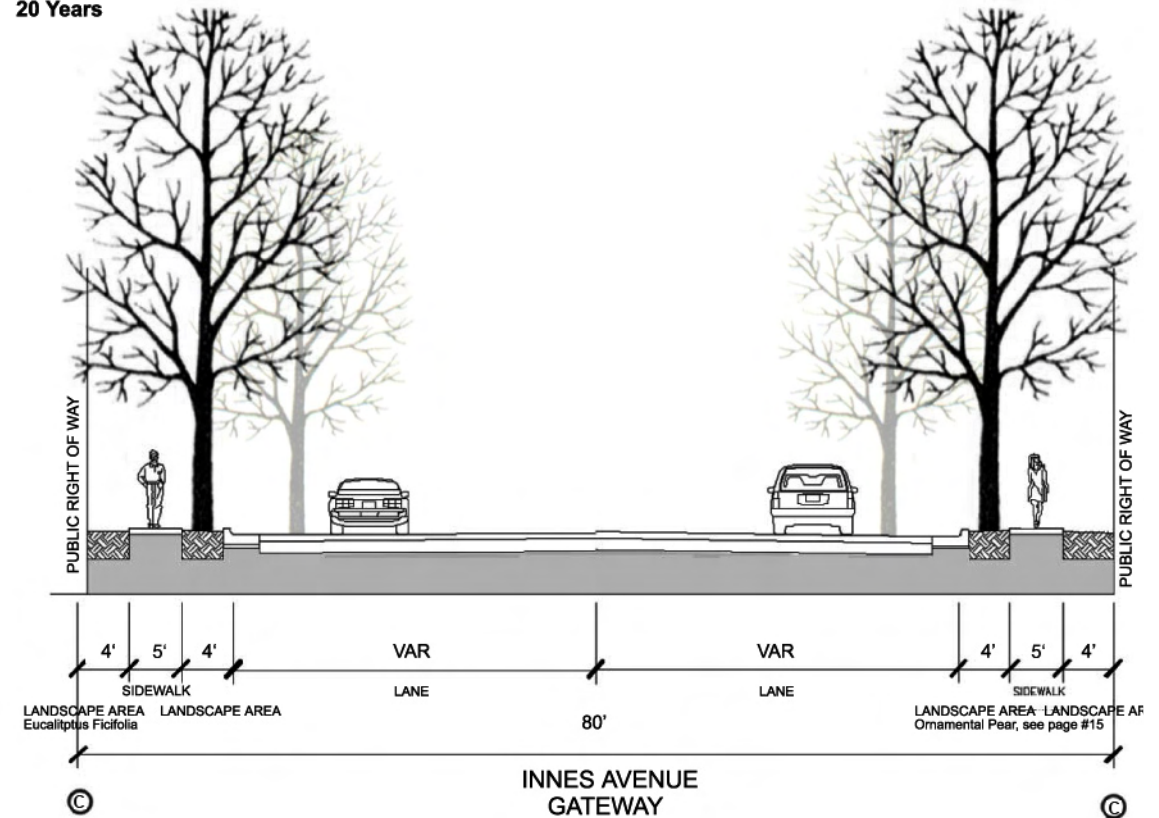
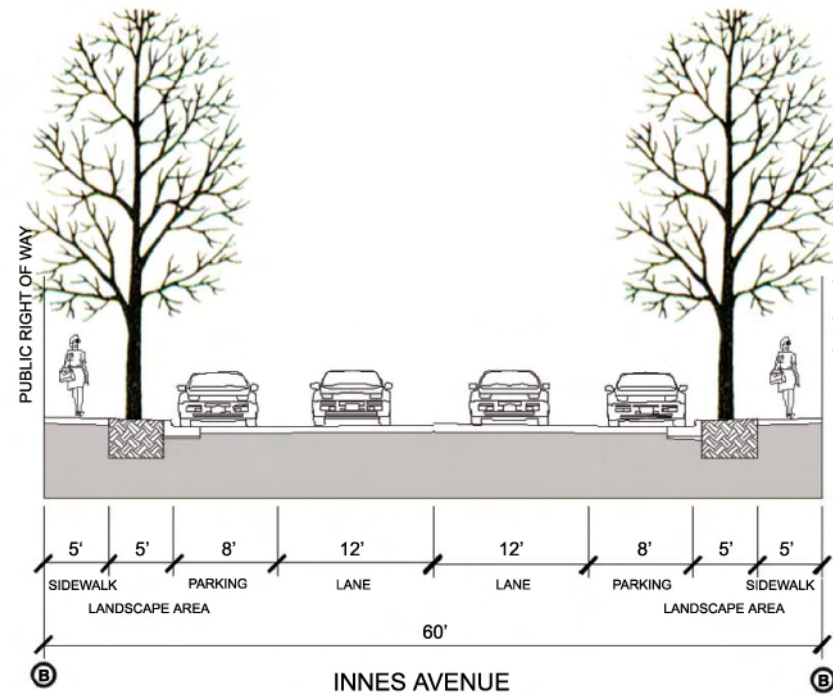
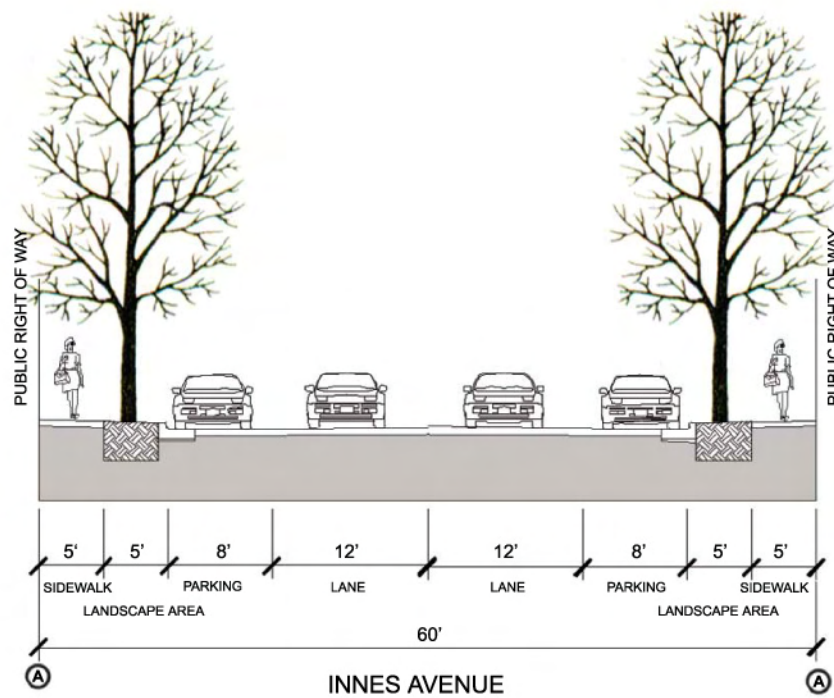


Chanticleer Ornamental Pear *Pyrus calleryana 'Chanticleer'*

A deciduous tree, narrow but not columnar. Long, broad, oval, scalloped dark green leaves are glossy and leathery. Pure white flower blossoms appear in clusters during spring; fall red color. Grows to 35' with 15' spread and has an excellent form and urban adaptability. Consistency in form and seasonal interest throughout the year make this tree good choice for Innes Avenue.



INNES STREET LOCATION



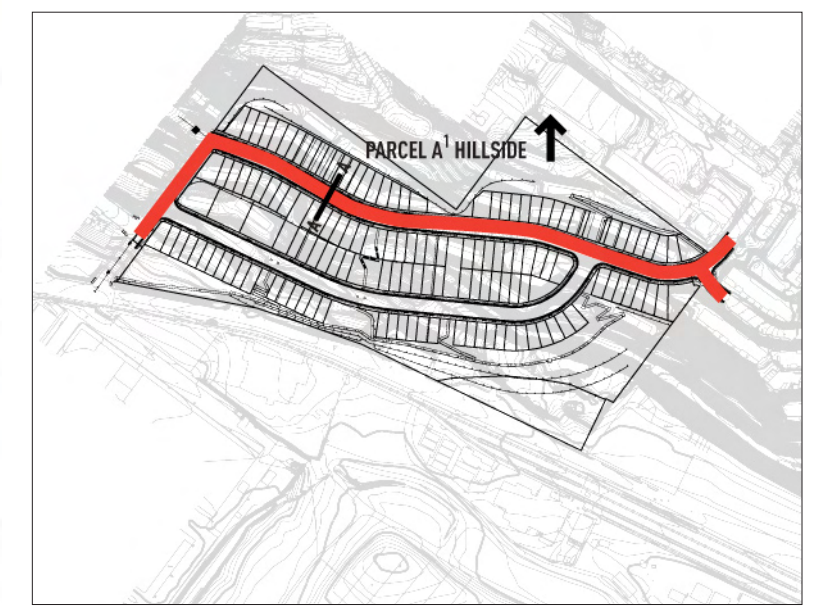
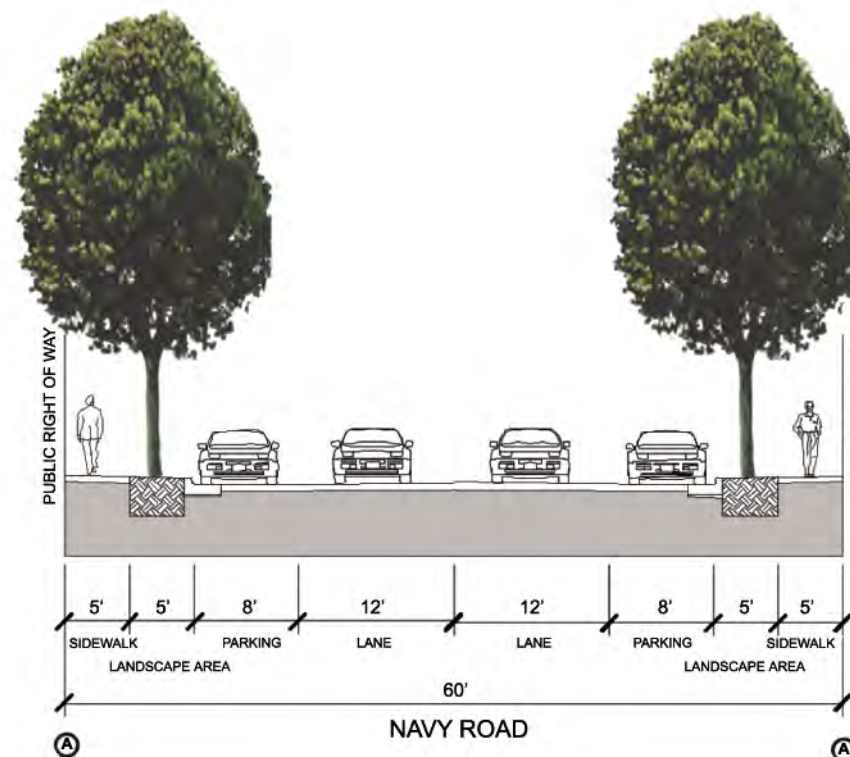
Hillside: Navy and Griffith Road



Brisbane Box *Tristania conferta*

This tree is an evergreen with upright growth and crown that eventually is broad and rounded. Bright green, oval, leathery leaves that tend to cluster toward tips of branchelets. Creamy, white flowers appear in clusters in summer. Fruit is woody and capsule-like. Reddish-brown peeling bark. Fast growth to 30'-60', with a spread to 25'.

Brisbane Box is well suited to coastal conditions, needing no supplemental water once established. Upright in habit, it is a recommended tree for narrow streets. Brisbane Box is an excellent tree and can be seen in neighborhoods throughout San Francisco. This selection, suitable for the narrow sidewalk of Navy Road and Griffith Road, will provide the required height and screening.



NAVY AND GRIFFITH ROAD LOCATION

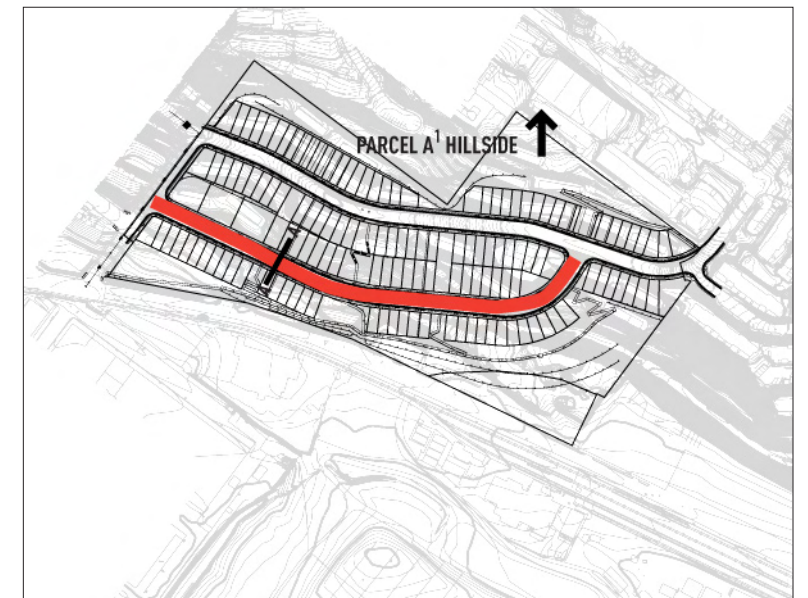
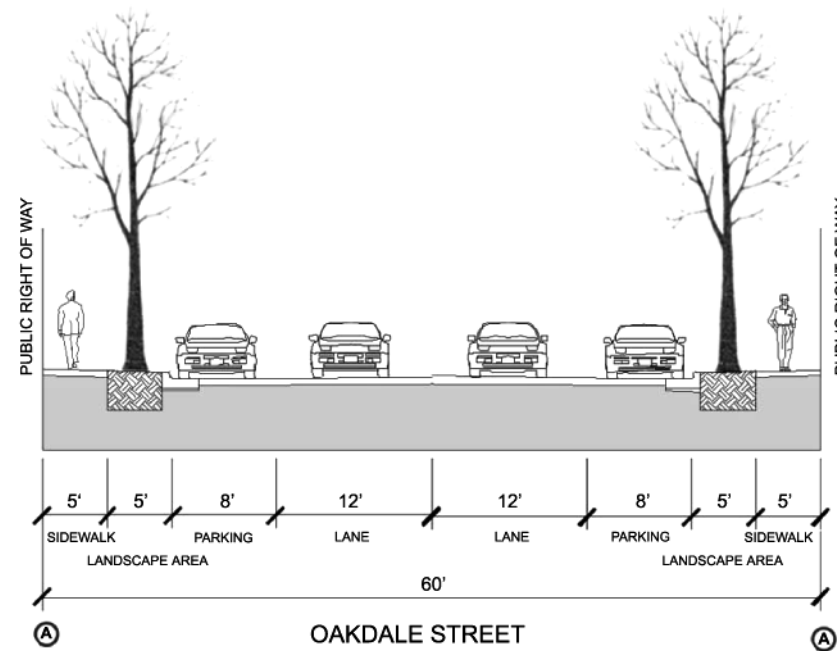
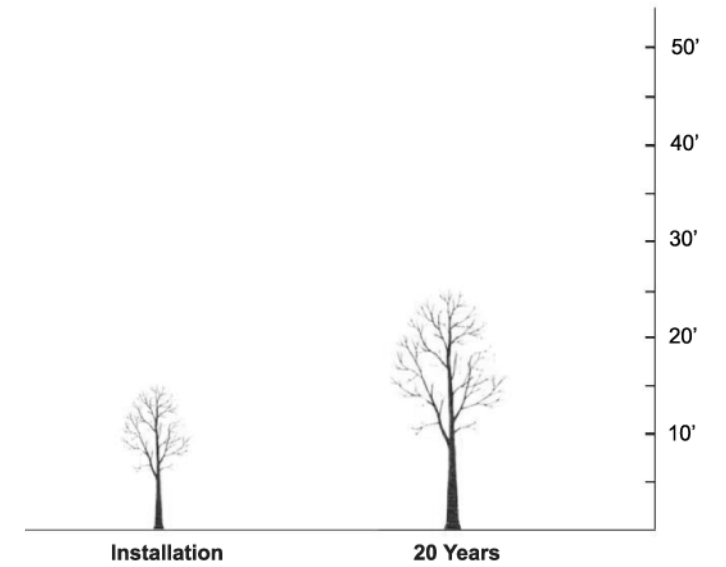
Hillside: Oakdale Street



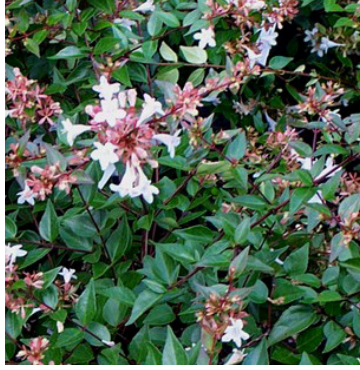
Washington Thorn *Crateagus phaenopyrum*

Deciduous tree, more graceful and delicate than other hawthorns. Glossy leaves with sharp, pointed lobes. Foliage turns beautiful orange and red in fall. Small, white flowers bloom in clusters late spring, early summer. Shiny red fruit from autumn into winter. Moderate growth to 25' with 20' spread. Least susceptible to fire blight.

Washington Thorn Tree is a good selection for Oakdale Street, because it will provide year round interest.



OAKDALE STREET LOCATION



Abelia grandifolia 'Prostrata'
Glossy Abelia



Agapanthus 'Queen Ann'
Lily-of-the-Nile



Ceanothus gloriosus 'Anchor Bay'
Wild Lilac



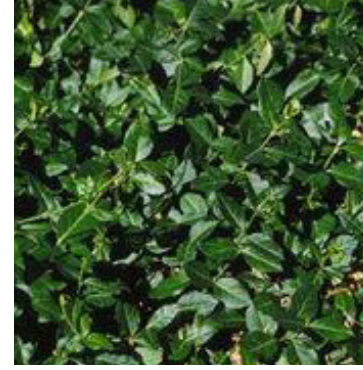
Cistus salviifolius
White Rockrose



Coprosma 'Verde Vista'
Coprosma



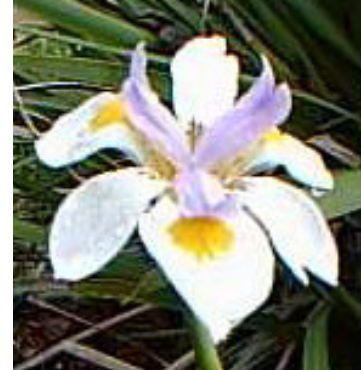
Escallonia 'Compakta'
Escallonia



Eunonymus radicans 'Colorata'
Colorata Winter Creeper



Felicia amelloides
Blue Marguerite



Dietes bicolor
Fortnight Lily



Gazania rigens
Trailing Gazania



Hebe 'Patty's Purple'
NCN



Hemerocallis Hybrids
Evergreen Day Lily (Yellow)



Trachelospermum jasminoides
Star Jasmine



Kniphofia 'Uvaria'
Poker Plant



Limonium perezii
Sea Lavender



Myoporum parvifolium
NCN



Myrtus communis 'Compacta'
Dwarf Myrtle



Nandina domestica 'Harbour
Dwarf'



Pittosporum tobira 'Wheeler's
Dwarf'
Dwarf Tobira



Salvia leucantha
Mexican Bush Sage



Raphiolepis indica
Dwarf Indian Hawthorn

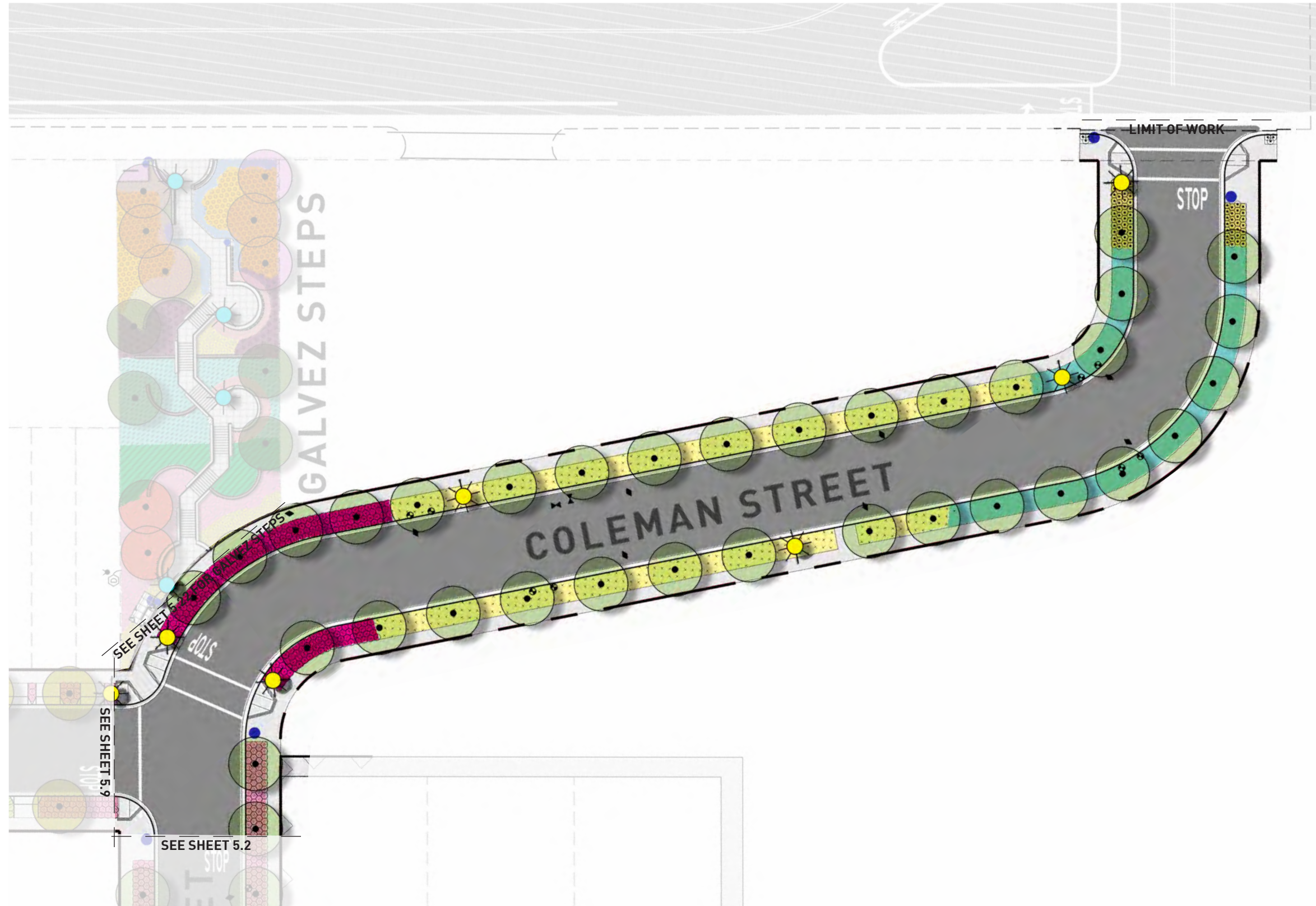


Rosa alba 'Meidiland'
White Meidiland Rose



Rosmarinus officinalis
Prostrate Rosemary

Hilltop: Coleman Street



LEGEND

TREES



Platanus acerifolia 'Yarwood'

GROUNDCOVER



Abelia grandiflora
Glossy Abelia



Ceanothus gloriosus 'Anchor Bay'
Wild Lilac



Dietes bicolor
Fortnight Lily



Escallonia 'Compakta'
Escallonia



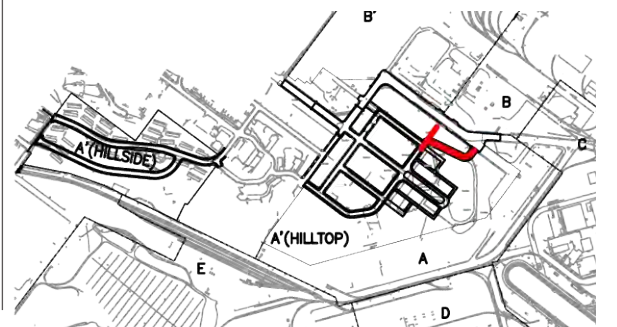
Gazania rigens leucolaena

PAVING

Street Street not in scope Sidewalk

SITE ACCESSORIES, LIGHTING AND IRRIGATION

- ◉ REMOTE CONTROL VALVE
- ◈ QUICK COUPLING VALVE
- ◉ GATE VALVE
- ◉ BACKFLOW PREVENTER IN STRONGBOX
- ◉ MASTER REMOTE CONTROL VALVE
- ◉ AMIAD SCANAWAY FILTER IN STRONGBOX
- ◉ IRRITROL RAIN SENSOR
- ◉ CONTROLLER IN STRONGBOX
- Trash Receptacle
- ☀ Street Light



Hilltop: Coleman Street



LEGEND

TREES



Platanus acerifolia 'Yarwood'

GROUNDCOVER



Abelia grandiflora 'Prostrata'
Glossy Abelia



Dietes bicolor
Fortnight Lily



Gazania rigens leuco-



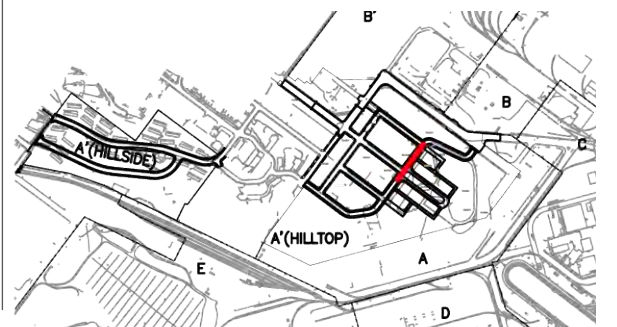
Lantana montevidensis
Trailing Lantana

PAVING



SITE ACCESSORIES, LIGHTING AND IRRIGATION

- REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- GATE VALVE
- BACKFLOW PREVENTER IN STRONGBOX
- MASTER REMOTE CONTROL VALVE
- AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- CONTROLLER IN STRONGBOX
- Trash Receptacle
- Street Light



Hilltop: Coleman Street



LEGEND

TREES



Platanus acerifolia 'Yarwood'

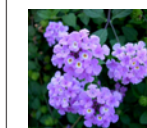
GROUNDCOVER



Dietes bicolor
Fortnight Lily



Kniphofia uvaria
Poker Plant



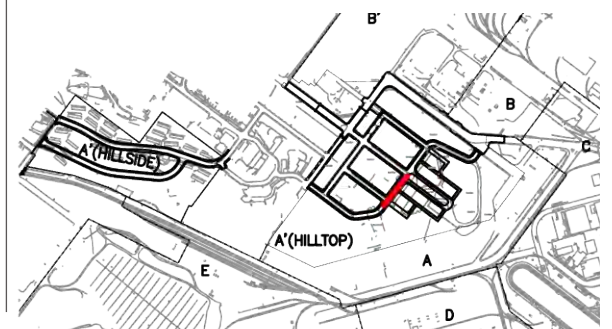
Lantana montevidensis
Trailing Lantana

PAVING

Street Sidewalk

SITE ACCESSORIES, LIGHTING AND IRRIGATION

- REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- GATE VALVE
- BACKFLOW PREVENTER IN STRONGBOX
- MASTER REMOTE CONTROL VALVE
- AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- CONTROLLER IN STRONGBOX
- Trash Receptacle
- Street Light



Hilltop: Friedell Street



LEGEND

TREES



Prunus cerasifera
Krauter Vesuvius'

GROUNDCOVER



Dietes bicolor
Fortnight Lily



Myrtus communis 'Compacta'
Dwarf Myrtle



Nandina domestica 'Harbour Dwarf'
Dwarf Heavenly Bamboo



Trachelospermum jasminoides
Star Jasmine



Hebe 'Patty's Purple'
Hebe

PAVING



Street

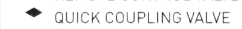


Sidewalk

SITE ACCESSORIES, LIGHTING AND IRRIGATION



REMOTE CONTROL VALVE



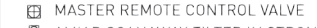
QUICK COUPLING VALVE



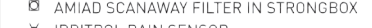
GATE VALVE



BACKFLOW PREVENTER IN STRONGBOX



MASTER REMOTE CONTROL VALVE



AMIAD SCANAWAY FILTER IN STRONGBOX



IRRITROL RAIN SENSOR



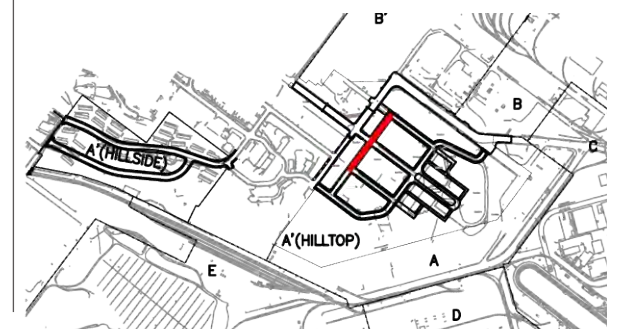
CONTROLLER IN STRONGBOX



Trash Receptacle



Street Light



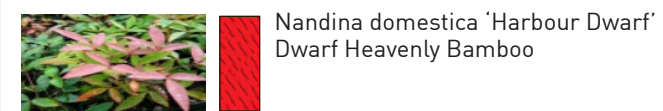
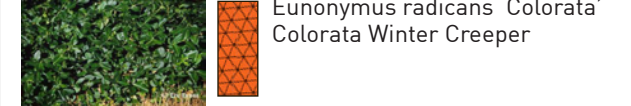
Hilltop: Friedell Street

LEGEND

TREES



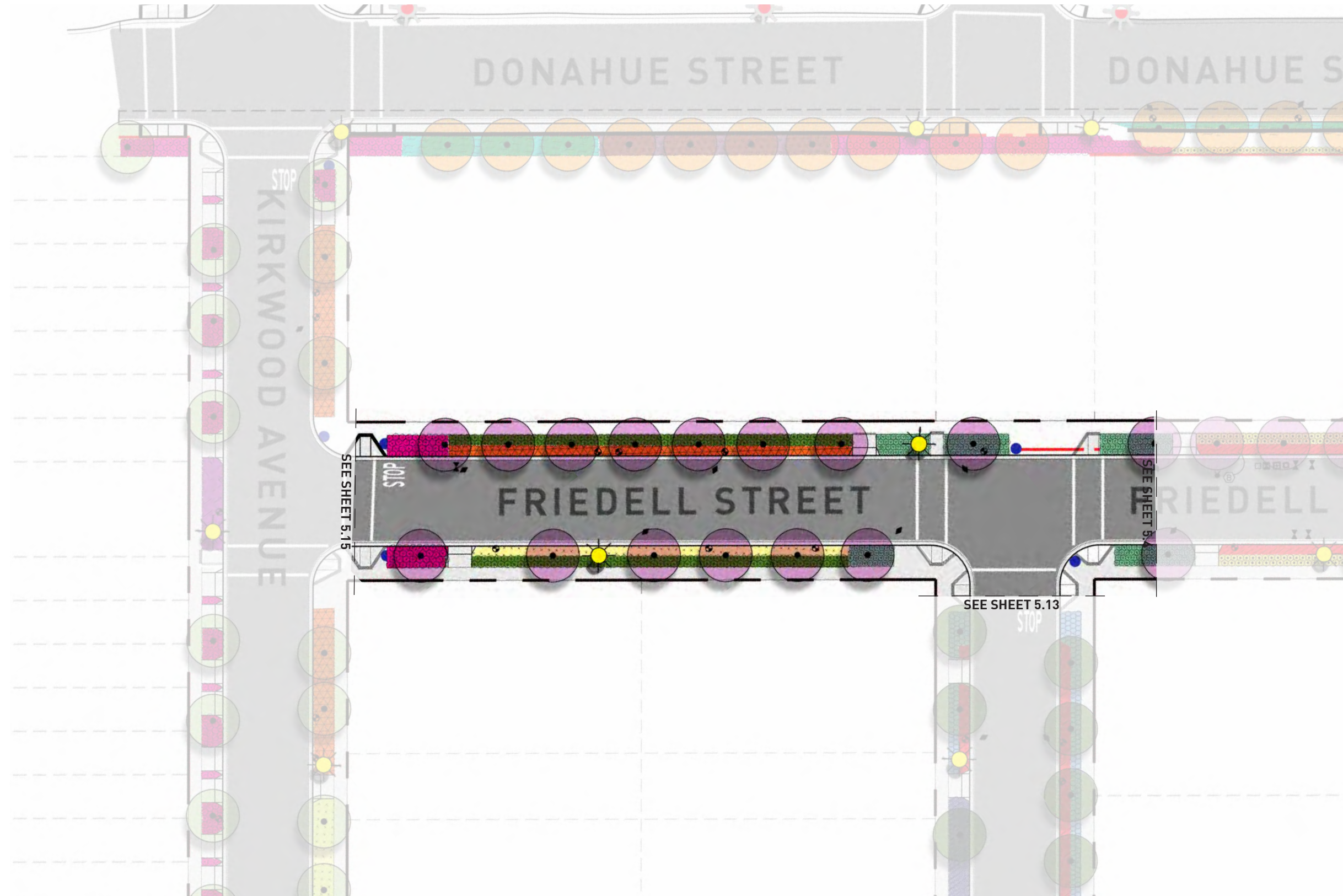
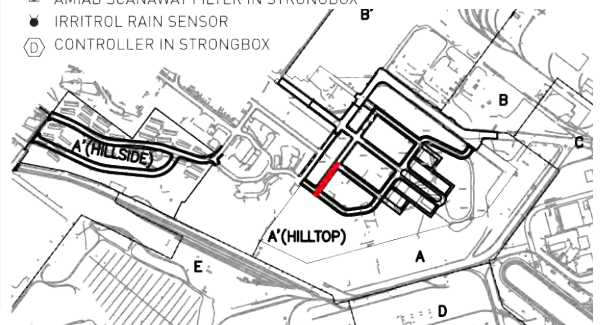
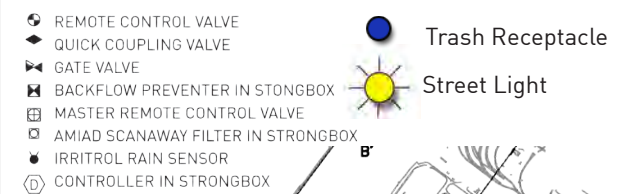
GROUNDCOVER



PAVING



SITE ACCESSORIES, LIGHTING AND IRRIGATION

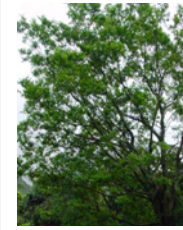


Hilltop: Donahue Street



LEGEND

TREES

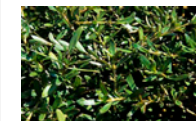


Liquidambar styraciflua 'Festival'

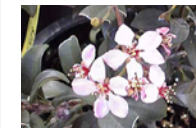
GROUNDCOVER



Agapanthus 'Queen Ann'
Lily-of-the-Nile

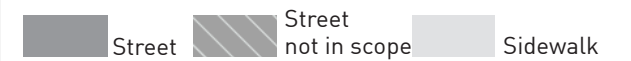


Coprosma 'Verde Vista'
Coprosma



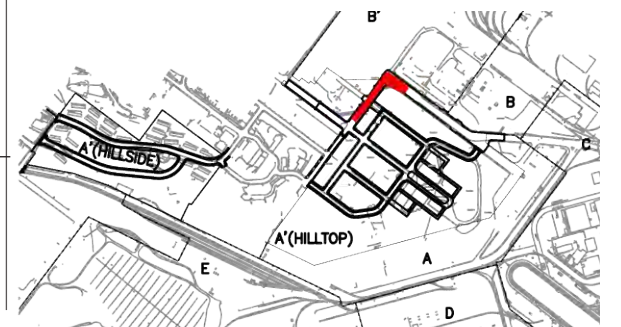
Rhampholepis indica
Dwarf Indian Hawthorn

PAVING



SITE ACCESSORIES, LIGHTING AND IRRIGATION

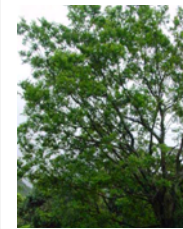
- REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- GATE VALVE
- BACKFLOW PREVENTER IN STRONGBOX
- MASTER REMOTE CONTROL VALVE
- AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- CONTROLLER IN STRONGBOX
- Trash Receptacle
- Street Light



Hilltop: Donahue Street

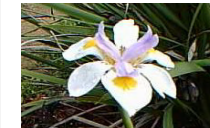
LEGEND

TREES



Liquidambar styraciflua 'Festival'

GROUND COVER



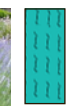
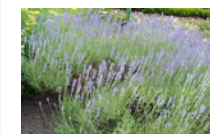
Diets bicolor
Fortnight Lily



Escallonia 'Compakta'
Escallonia



Rhampholepis indica
Dwarf Indian Hawthorn



Rosmarinus officinalis
Prostrate Rosemary

PAVING



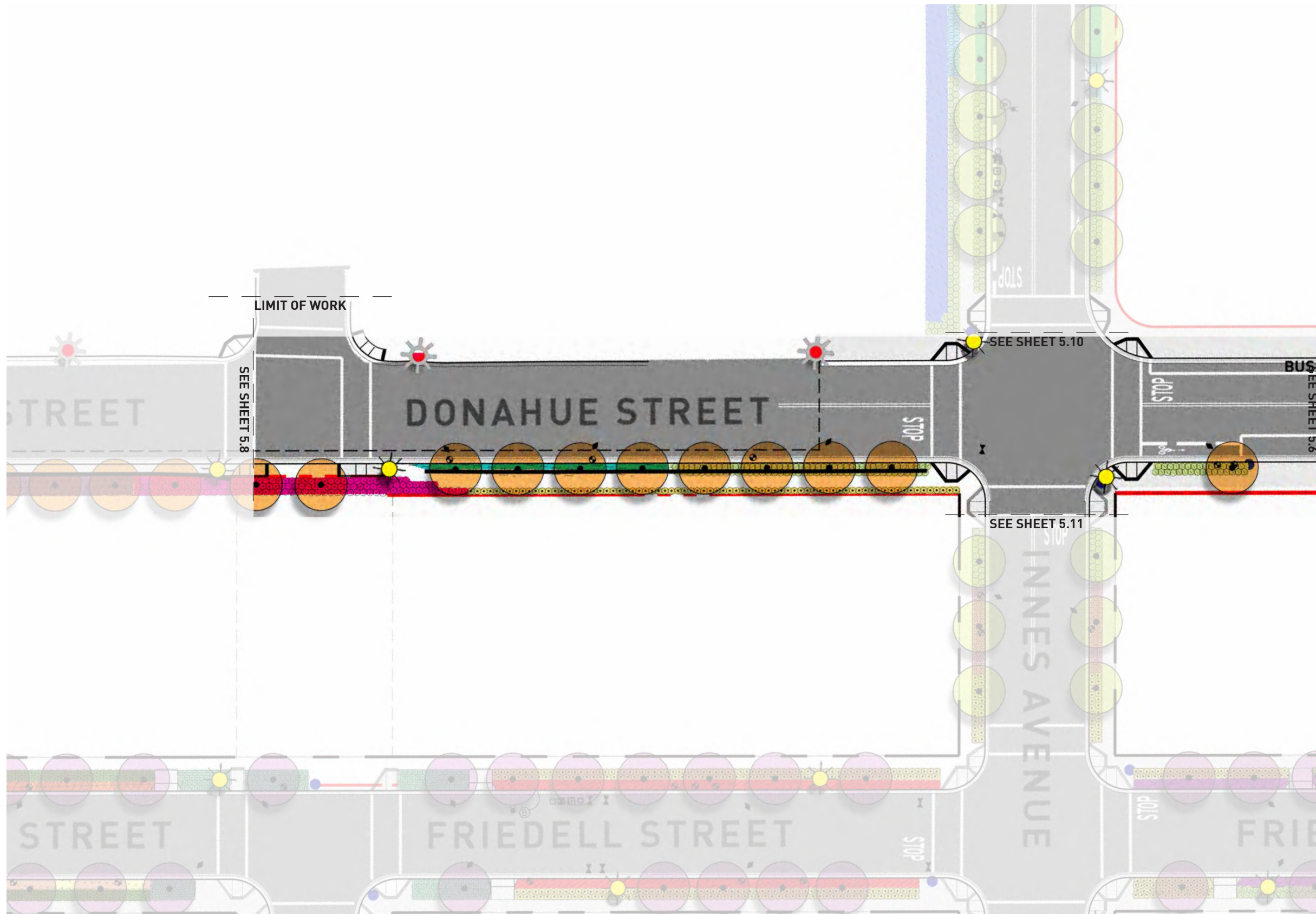
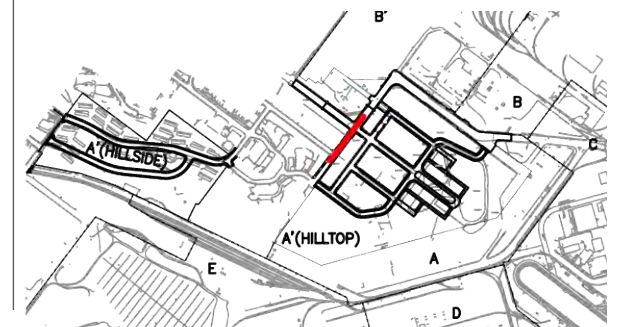
Street



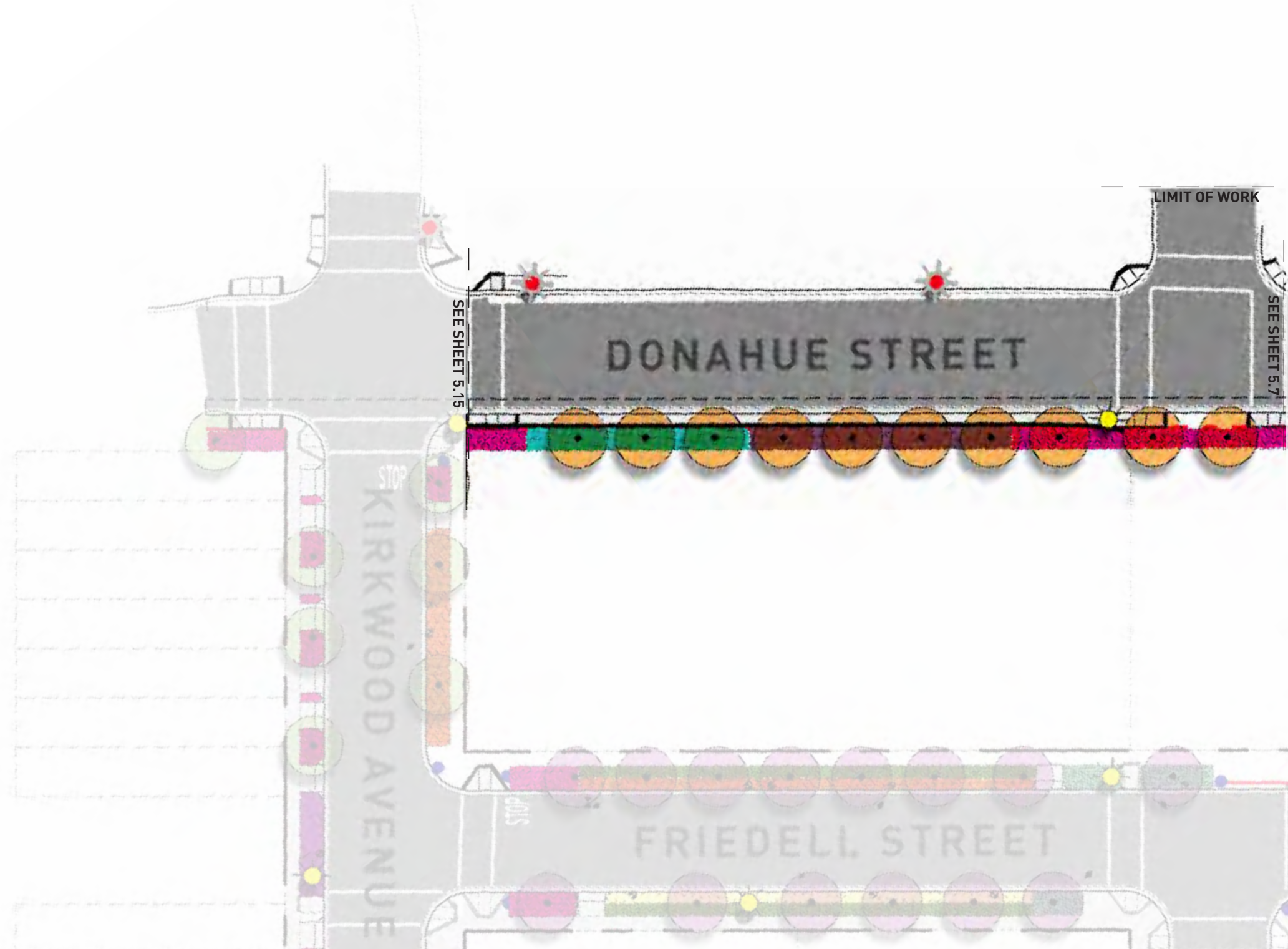
Sidewalk

SITE ACCESSORIES, LIGHTING AND IRRIGATION

- REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- GATE VALVE
- BACKFLOW PREVENTER IN STRONGBOX
- MASTER REMOTE CONTROL VALVE
- AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- CONTROLLER IN STRONGBOX
- Trash Receptacle
- Street Light
- (E) Street Light

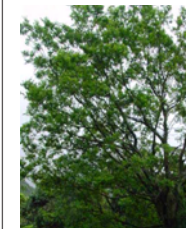


Hilltop: Donahue Street



LEGEND

TREES



Liquidambar styraciflua 'Festival'

GROUNDCOVER



Cistus salviifolius
White Rockrose



Escallonia 'Compakta'
Escallonia

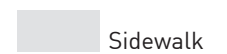


Rosmarinus officinalis
Prostrate Rosemary

PAVING



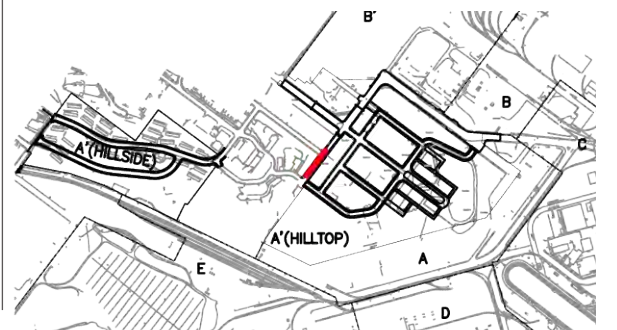
Street



Sidewalk

SITE ACCESSORIES, LIGHTING AND IRRIGATION

- REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- GATE VALVE
- BACKFLOW PREVENTER IN STRONGBOX
- MASTER REMOTE CONTROL VALVE
- AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- CONTROLLER IN STRONGBOX
- Trash Receptacle
- Street Light
- (E) Street Light



Hilltop: Hudson Avenue



LEGEND

TREES



Ginkgo biloba 'Saratoga'

GROUNDCOVER



Abelia grandiflora
Glossy Abelia



Dietes bicolor
Fortnight Lily



Hebe 'Patty's Purple'
Hebe



Pittosporum tobira 'Wheeler's Dwarf'
Dwarf Tobira



Rhampholepis indica
Dwarf Indian Hawthorn



Salvia leucantha
Mexican Bush Sage

PAVING



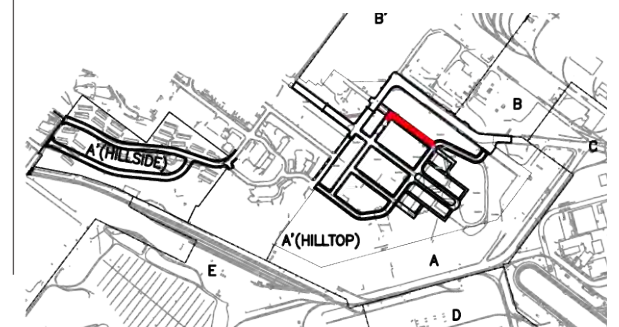
Street



Sidewalk

SITE ACCESSORIES, LIGHTING AND IRRIGATION

- REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- GATE VALVE
- BACKFLOW PREVENTER IN STRONGBOX
- MASTER REMOTE CONTROL VALVE
- AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- CONTROLLER IN STRONGBOX
- Trash Receptacle
- Street Light
- (E) Street Light



Hilltop: Innes Avenue

LEGEND

TREES



Pyrus calleryana 'Chanticleer'

GROUNDCOVER



Ceanothus Gloriosus 'Anchor Bay'
Wild Lilac



Dietis bicolor
Fortnight Lily



Pittosporum tobira 'Wheeler's Dwarf'
Dwarf Tobira



Raphiolepis indica
Dwarf Indian Hawthorn

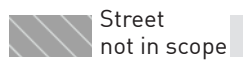


Rosa alba 'Meidiland'
White Meidiland Rose

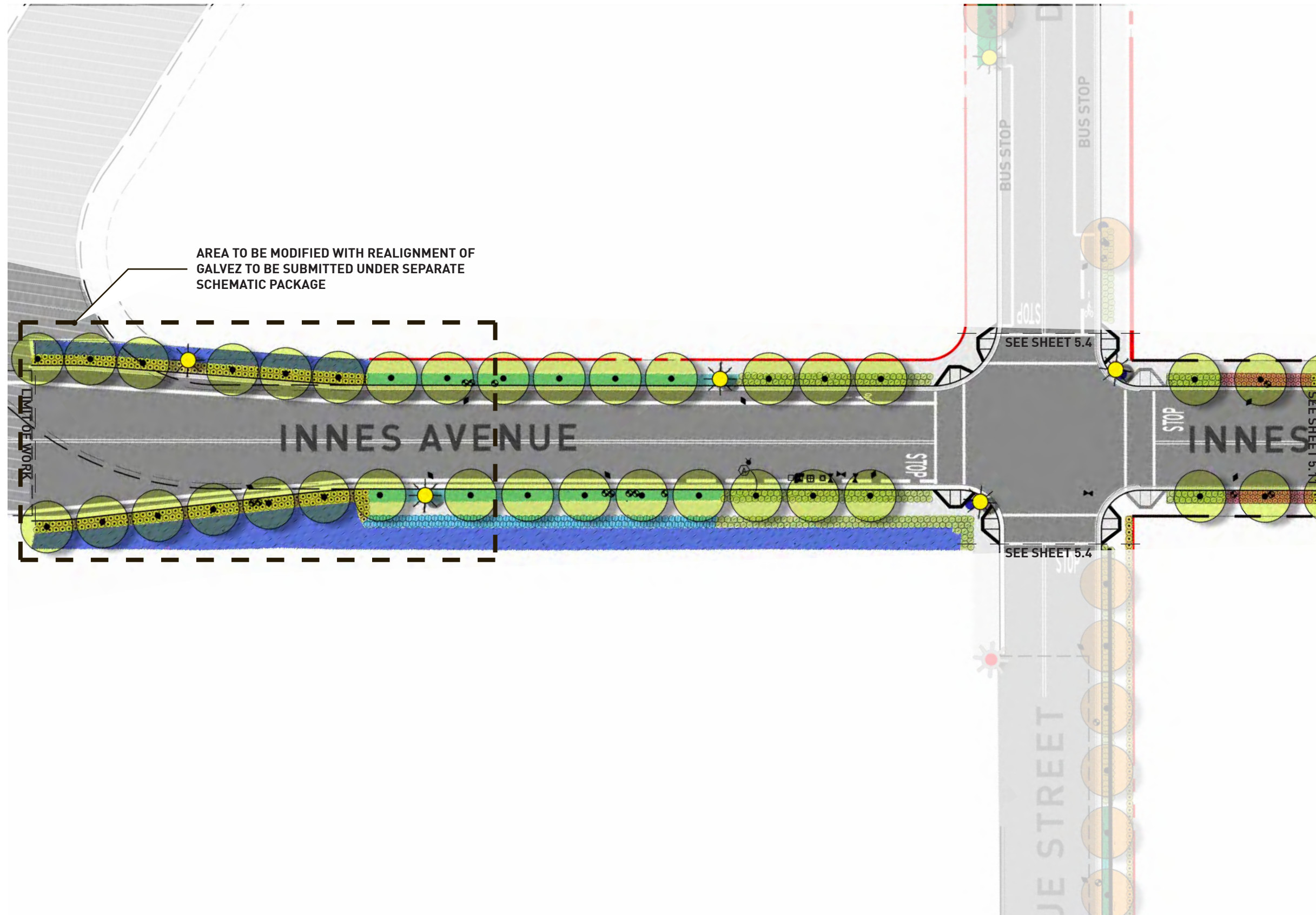
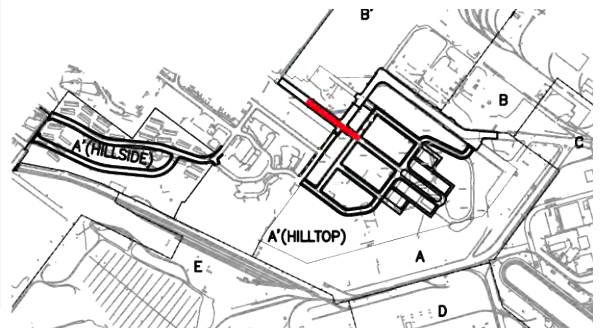
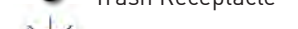
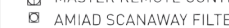
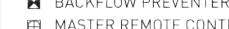


Salvia leucantha
Mexican Bush Sage

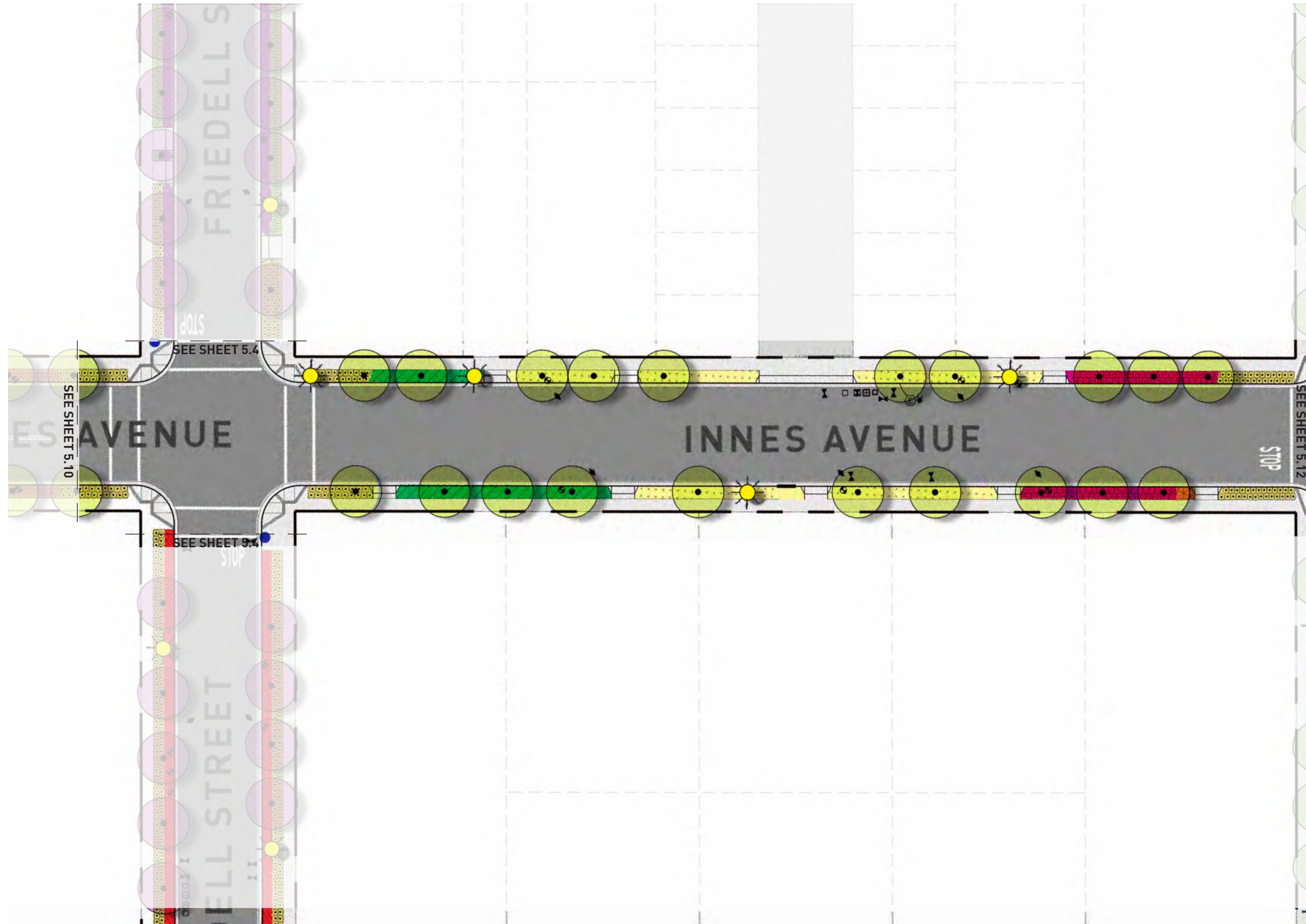
PAVING



SITE ACCESSORIES, LIGHTING AND IRRIGATION



Hilltop: Innes Avenue



LEGEND

TREES



Pyrus calleryana 'Chanticleer'

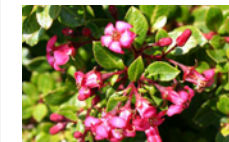
GROUNDCOVER



Coprosma 'Verde Vista'
Coprosma



Dietes bicolor
Fortnight Lily



Escallonia 'Compakta'
Escallonia



Gazania rigens leuco-laena
Trailing Gazania

PAVING



Street

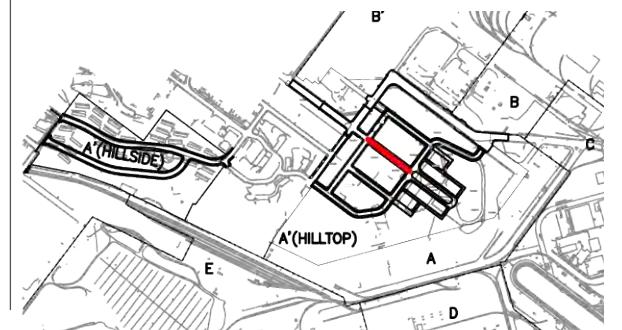


Sidewalk

SITE ACCESSORIES, LIGHTING AND IRRIGATION

- REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- GATE VALVE
- BACKFLOW PREVENTER IN STRONGBOX
- MASTER REMOTE CONTROL VALVE
- AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- CONTROLLER IN STRONGBOX

- Trash Receptacle
- Street Light
- (E) Street Light



Hilltop: Innes Court

LEGEND

TREES



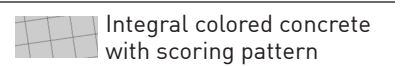
Pyrus calleryana 'Chanticleer'

GROUND COVER



Coprosma 'Verde Vista'
Coprosma

PAVING



Integral colored concrete with scoring pattern



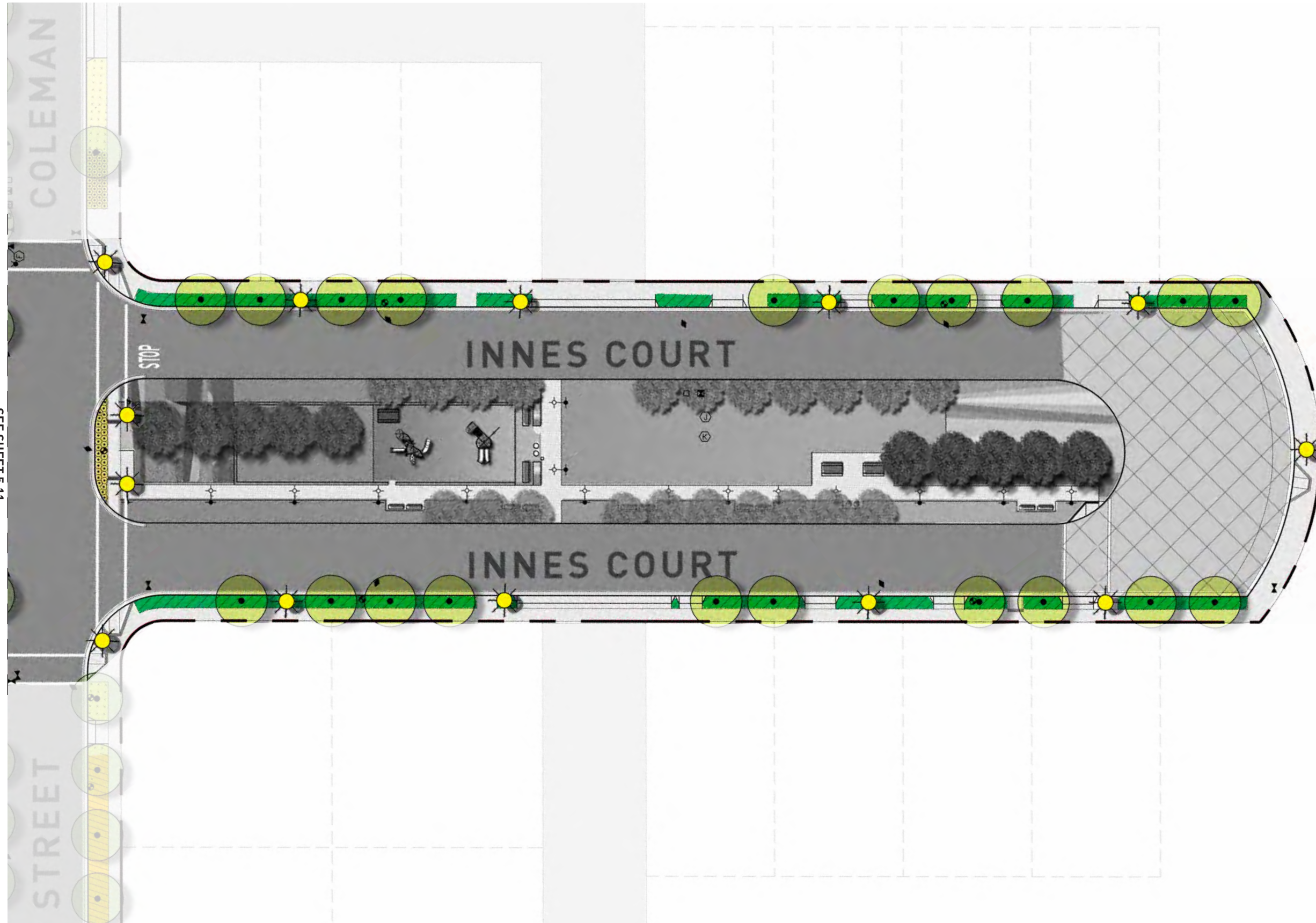
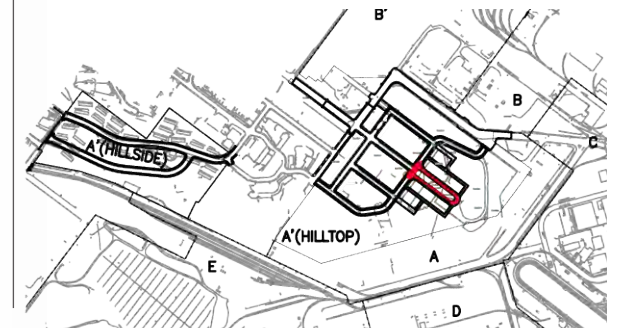
Street



Sidewalk

SITE ACCESSORIES, LIGHTING AND IRRIGATION

- REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- GATE VALVE
- BACKFLOW PREVENTER IN STRONGBOX
- MASTER REMOTE CONTROL VALVE
- AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- CONTROLLER IN STRONGBOX
- Trash Receptacle
- Street Light
- (E) Street Light



SEE SHEET 5.11



HUNTERS POINT SHIPYARD PARCEL A PHASE 1 STREETScape
SCHEMATIC DESIGN

INNES COURT

1"=40'



21 JANUARY 2007



5.12

Hilltop: Jerrold Avenue

LEGEND

TREES



Pittosporum undulatum

GROUNDCOVER



Agapanthus 'Queen Ann'
Lily-of-the-Nile



Dietes bicolor
Fortnight Lily



Felicia amelloides
Blue Marguerite



Limonium perezii
Sea Lavender



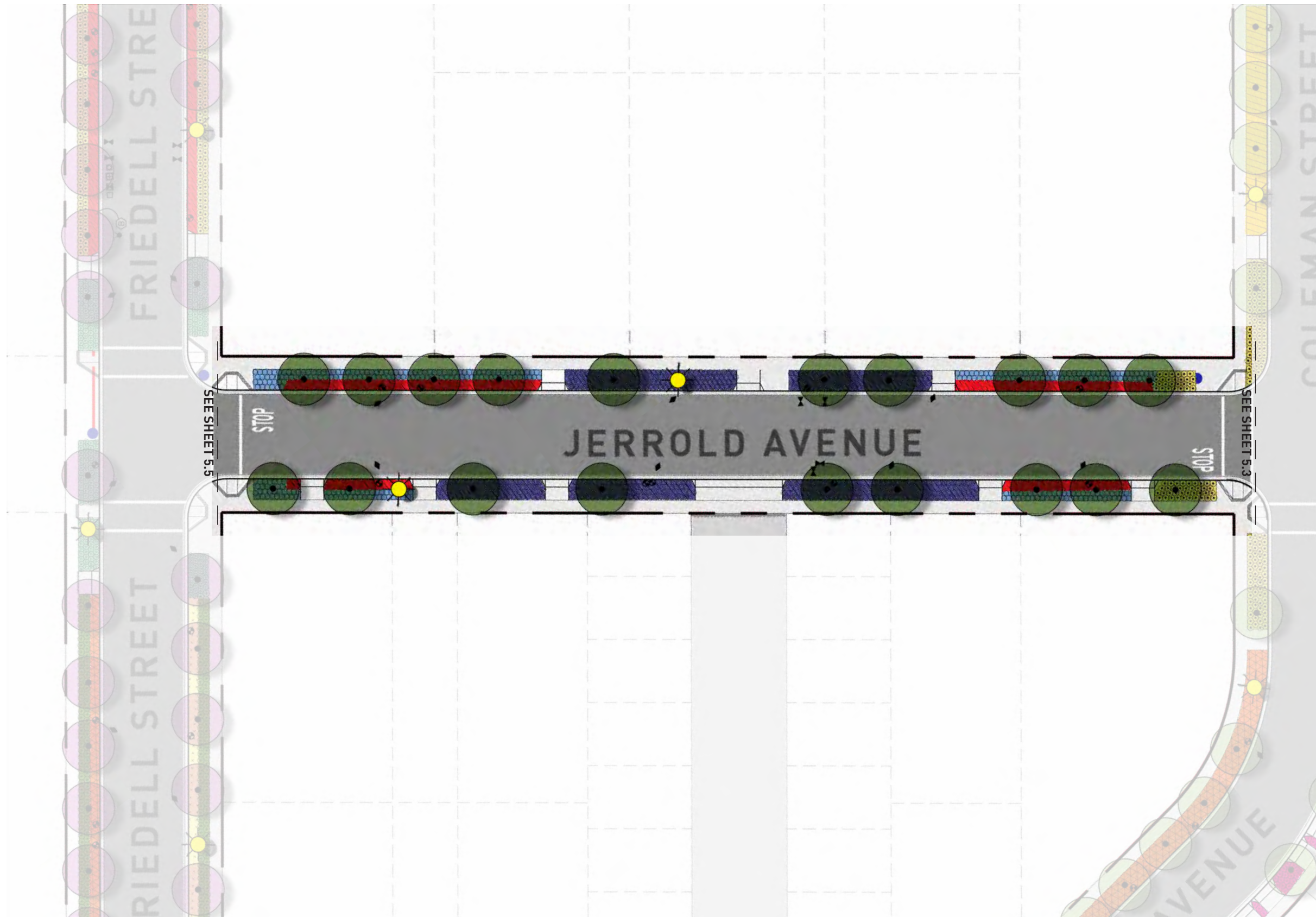
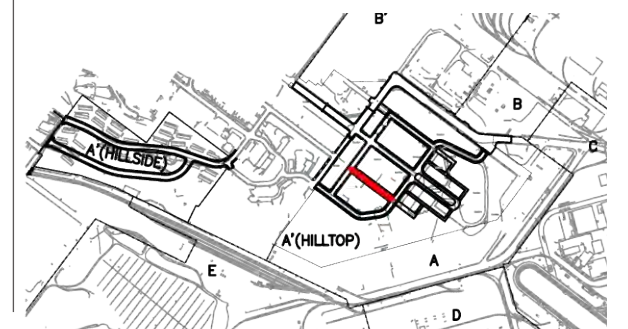
Nandina domestica 'Harbour Dwarf'
Dwarf Heavenly Bamboo

PAVING

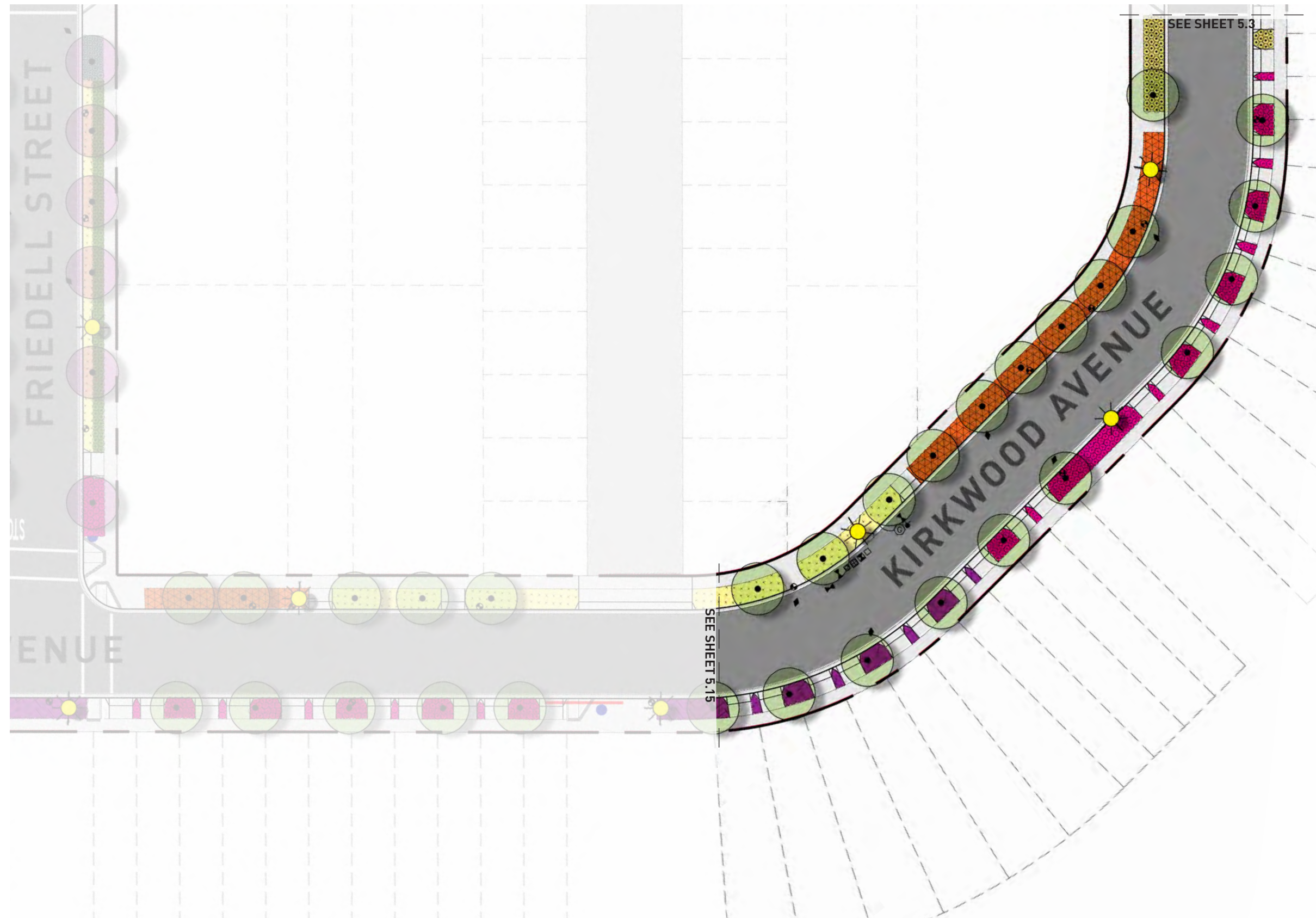


SITE ACCESSORIES, LIGHTING AND IRRIGATION

- ⊕ REMOTE CONTROL VALVE
- ⚡ QUICK COUPLING VALVE
- ⚡ GATE VALVE
- ⚡ BACKFLOW PREVENTER IN STRONGBOX
- ⚡ MASTER REMOTE CONTROL VALVE
- ⚡ AMIAD SCANAWAY FILTER IN STRONGBOX
- ⚡ IRRITROL RAIN SENSOR
- Ⓛ CONTROLLER IN STRONGBOX
- 🗑️ Trash Receptacle
- 💡 Street Light
- 🔴 (E) Street Light



Hilltop: Kirkwood Avenue



LEGEND

TREES



Platanus acerifolia 'Yarwood'

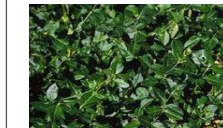
GROUNDCOVER



Dietis bicolor
Fortnight Lily



Escallonia 'Compakta'
Escallonia



Eunonymus radicans 'Colorata'
Colorata Winter Creeper



Gazania rigens leucolaena
Trailing Gazania



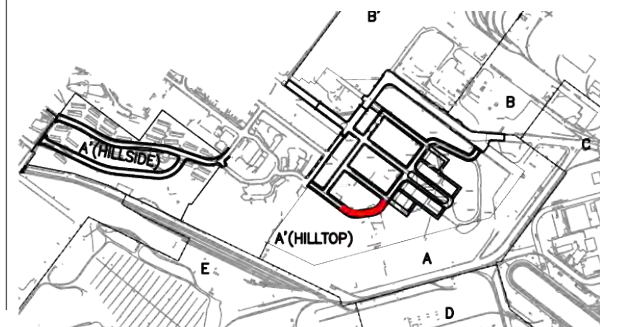
Myrtus communis 'Compakta'
Dwarf Myrtle

PAVING

Street Sidewalk

SITE ACCESSORIES, LIGHTING AND IRRIGATION

- ◊ REMOTE CONTROL VALVE
- ◆ QUICK COUPLING VALVE
- ◀ GATE VALVE
- ⊠ BACKFLOW PREVENTER IN STRONGBOX
- ⊠ MASTER REMOTE CONTROL VALVE
- ⊠ AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- ⊠ CONTROLLER IN STRONGBOX
- Trash Receptacle
- Street Light
- (E) Street Light



Hilltop: Kirkwood Avenue



LEGEND

TREES

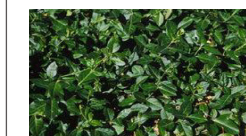


Platanus acerifolia 'Yarwood'

GROUNDCOVER



Escallonia 'Compakta'
Escallonia



Eunonymus radicans 'Colorata'
Colorata Winter Creeper



Gazania rigens leucolaena
Trailing Gazania



Myrtus communis 'Compakta'
Dwarf Myrtle

PAVING

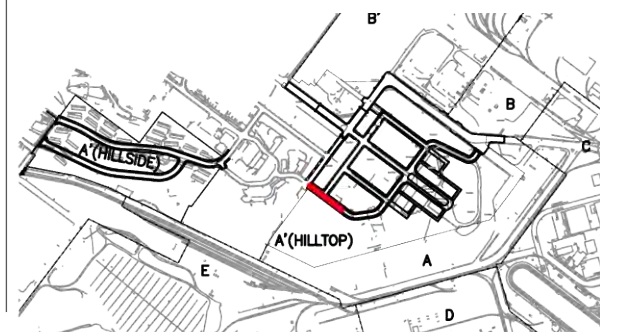


Street

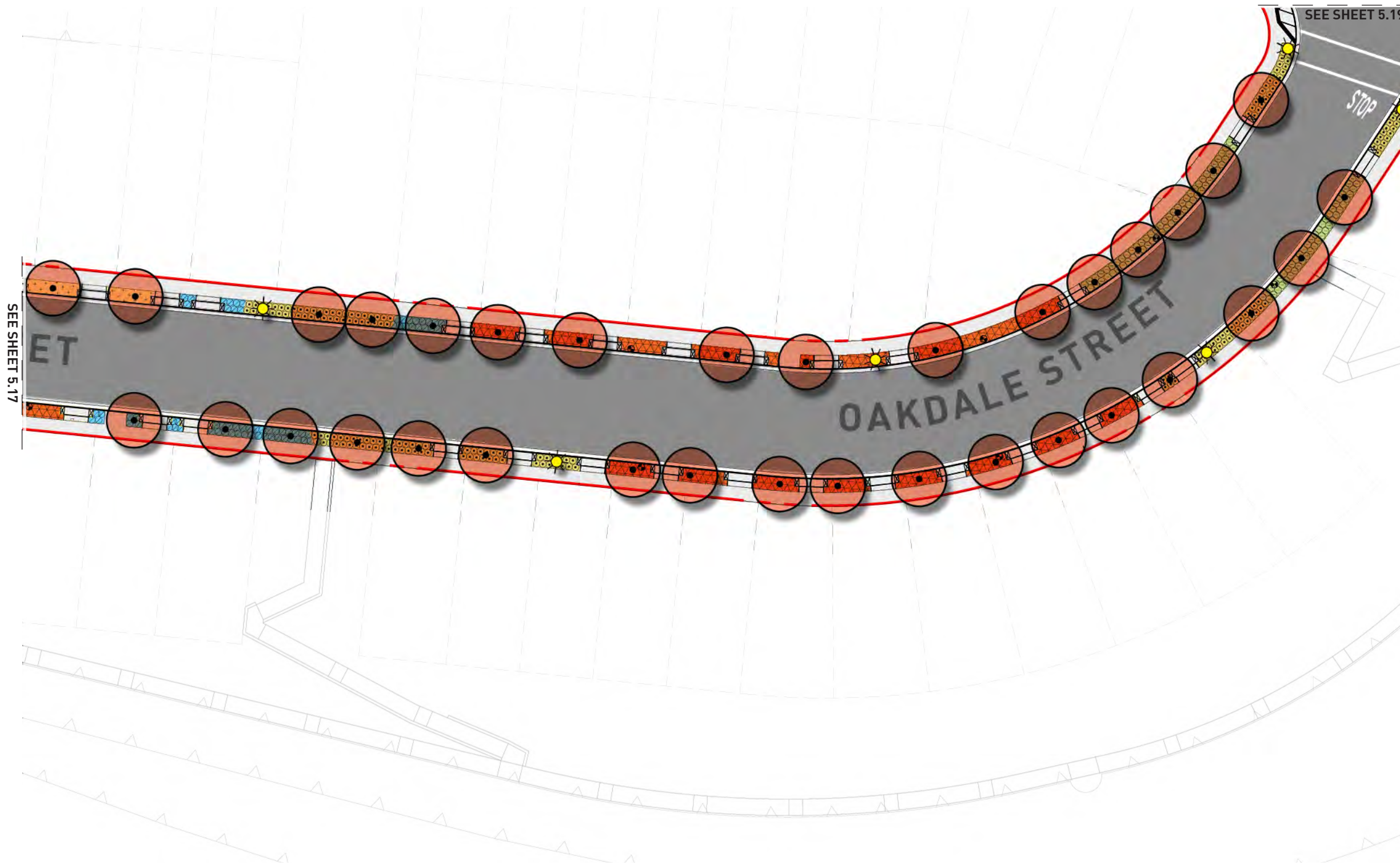
Sidewalk

SITE ACCESSORIES, LIGHTING AND IRRIGATION













- ⊕ REMOTE CONTROL VALVE
- ⊖ QUICK COUPLING VALVE
- ⊗ GATE VALVE
- ⊠ BACKFLOW PREVENTER IN STRONGBOX
- ⊡ MASTER REMOTE CONTROL VALVE
- ⊞ AMIAD SCANAWAY FILTER IN STRONGBOX
- ⊙ IRRITROL RAIN SENSOR
- ⊕ CONTROLLER IN STRONGBOX
- Trash Receptacle
- ☀ Street Light
- ⦿ (E) Street Light














Hillside: Oakdale Street

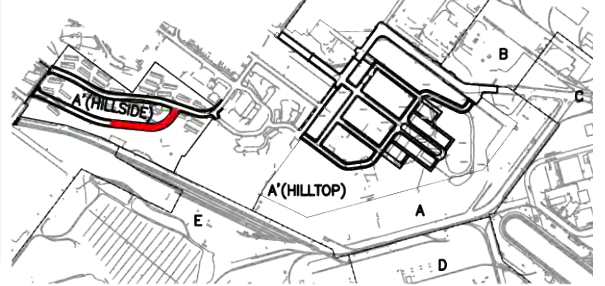


LEGEND

- TREES**
-   **Crateagus phenopyrum**
- GROUNDCOVER**
-   **Dietyes bicolor**
Fortnight Lily
 -   **Eunonymus radicans 'Colorata'**
Colorata Winter Creeper
 -   **Gazania rigens leucolaena**
Trailing Gazania
 -   **Pittosporum tobira 'Wheeler's Dwarf'**
Dwarf Tobira
 -   **Raphiolepis indica**
Dwarf Indian Hawthorn

- PAVING**
-  Street
 -  Sidewalk

- SITE ACCESSORIES, LIGHTING AND IRRIGATION**
-  REMOTE CONTROL VALVE
 -  QUICK COUPLING VALVE
 -  GATE VALVE
 -  BACKFLOW PREVENTER IN STRONGBOX
 -  MASTER REMOTE CONTROL VALVE
 -  AMIAD SCANAWAY FILTER IN STRONGBOX
 -  IRRITROL RAIN SENSOR
 -  CONTROLLER IN STRONGBOX
 -  Trash Receptacle
 -  Street Light
 -  [E] Street Light

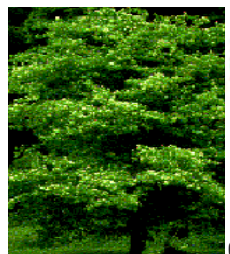


Hillside: Oakdale Street




LEGEND


TREES





Crateagus phaenopyrum





GROUNDCOVER





Cistus salviifolius
White Rockrose



Dieties bicolor
Fortnight Lily

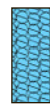
Eunonymus radicans 'Colorata'
Colorata Winter Creeper

Gazania rigens leuco-laena
Trailing Gazania

Pittosporum tobira 'Wheeler's Dwarf'
Dwarf Tobira



PAVING



Street




Sidewalk




Median Ped. Refuge


SITE ACCESSORIES, LIGHTING AND IRRIGATION




REMOTE CONTROL VALVE




QUICK COUPLING VALVE




GATE VALVE




BACKFLOW PREVENTER IN STRONGBOX




MASTER REMOTE CONTROL VALVE




AMIAD SCANAWAY FILTER IN STRONGBOX




IRRITROL RAIN SENSOR



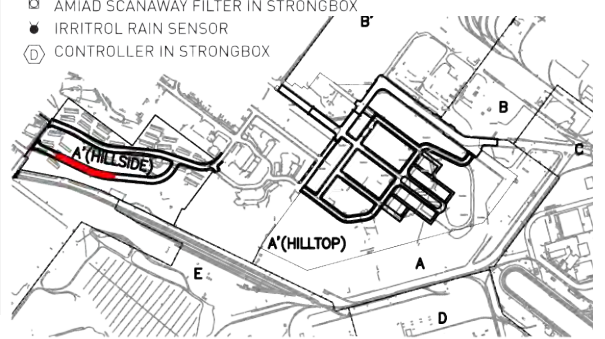
CONTROLLER IN STRONGBOX



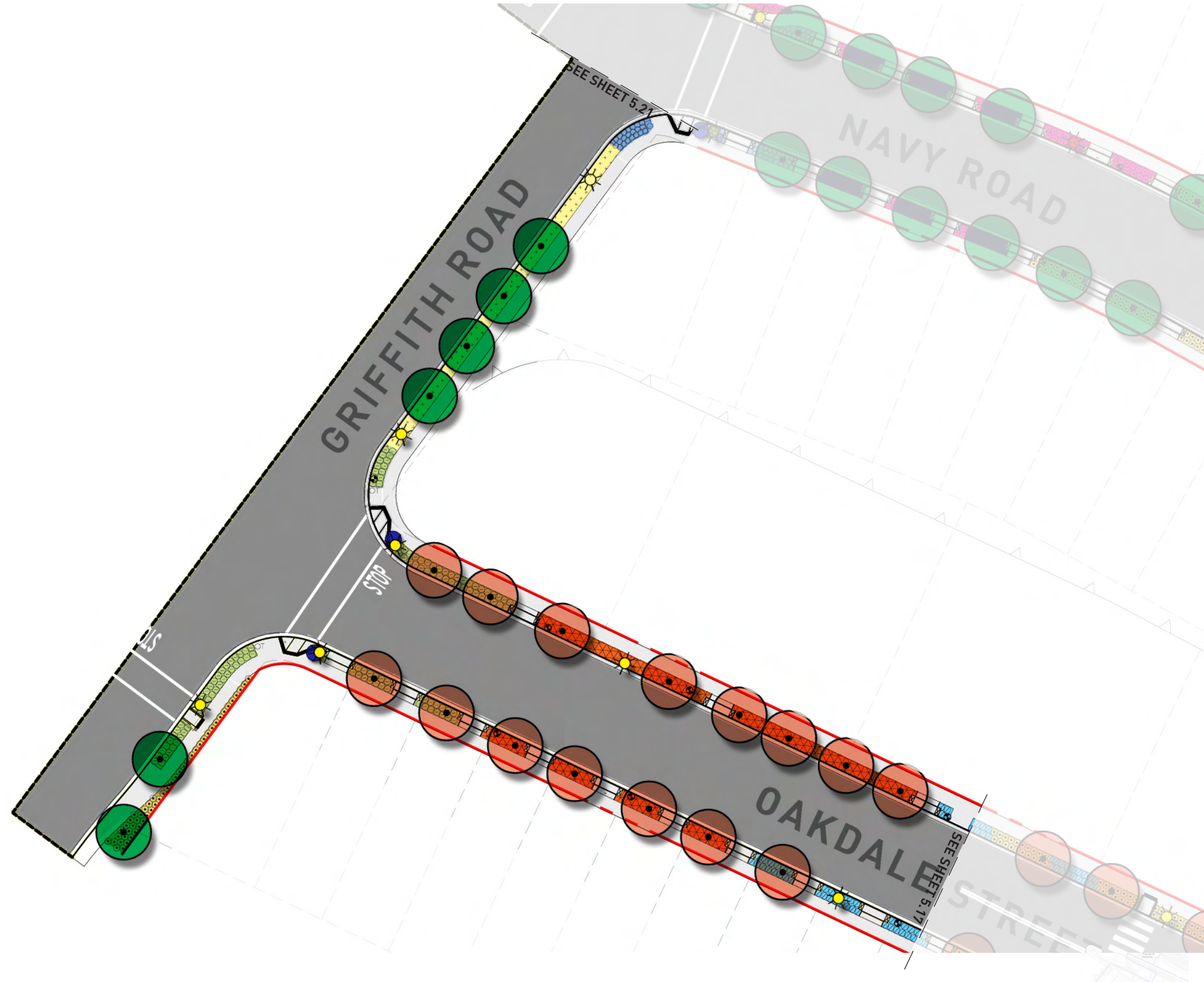
Trash Receptacle



Street Light

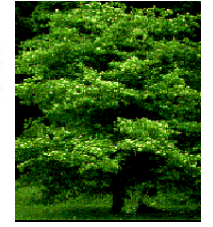
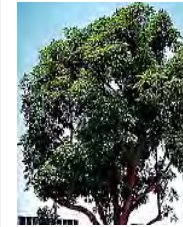


Hillside: Oakdale Street and Griffith Road



LEGEND

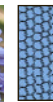
TREES



Tristania conferta

Crateagus phaenopyrum

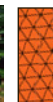
GROUNDCOVER



Agapanthus 'Queen Ann'
Lily-of-the-Nile



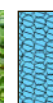
Dietis bicolor
Fortnight Lily



Euonymus radicans 'Colorata'
Colorata Winter Creeper



Gazania rigens leucolaena
Trailing Gazania



Pittosporum tobira 'Whealers Dwarf'
Dwarf Tobira



Raphiolepis indica 'Ballerina'
Dwarf Indian Hawthorn

PAVING



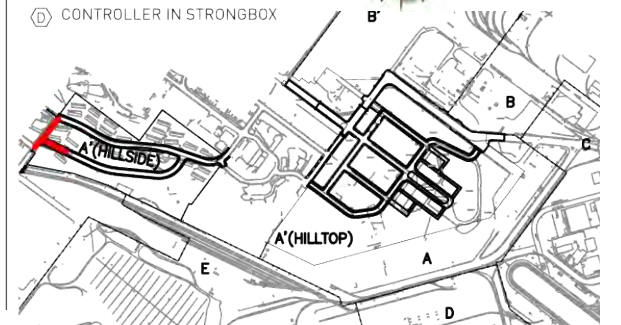
Street



Sidewalk

SITE ACCESSORIES, LIGHTING AND IRRIGATION

- REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- GATE VALVE
- BACKFLOW PREVENTER IN STRONGBOX
- MASTER REMOTE CONTROL VALVE
- AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- CONTROLLER IN STRONGBOX
- Trash Receptacle
- Street Light
- (E) Street Light

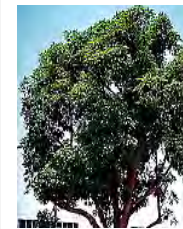


Hillside: Navy Road



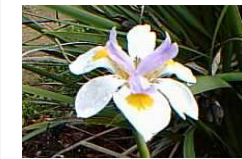
LEGEND

TREES



Tristania conferta

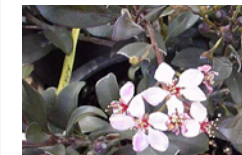
GROUNDCOVER



Dietes bicolor
Fortnight Lily



Myoporum parvifolium
Myoporum



Raphiolepis indica
Dwarf Indian Hawthorn



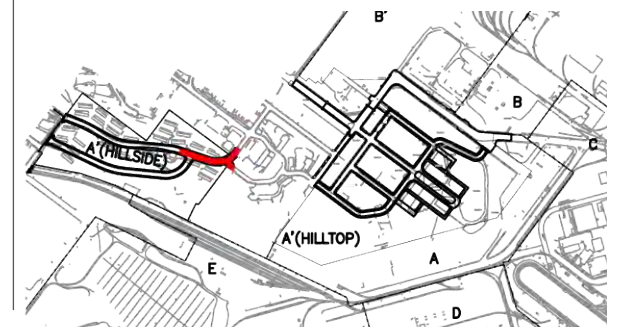
Salvia leucantha
Mexican Bush Sage

PAVING



SITE ACCESSORIES, LIGHTING AND IRRIGATION

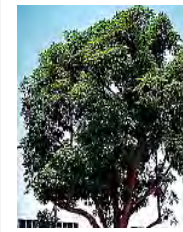
- REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- GATE VALVE
- BACKFLOW PREVENTER IN STRONGBOX
- MASTER REMOTE CONTROL VALVE
- AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- CONTROLLER IN STRONGBOX
- Trash Receptacle
- Street Light
- (E) Street Light



Hillside: Navy Road

LEGEND

TREES



Tristania conferta

GROUNDCOVER



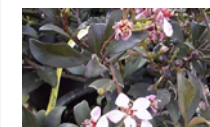
Cistus salviifolius
White Rockrose



Dietes bicolor
Fortnight Lily



Myoporum parvifolium
Myoporum



Raphiolepis indica
Dwarf Indian Hawthorne

PAVING



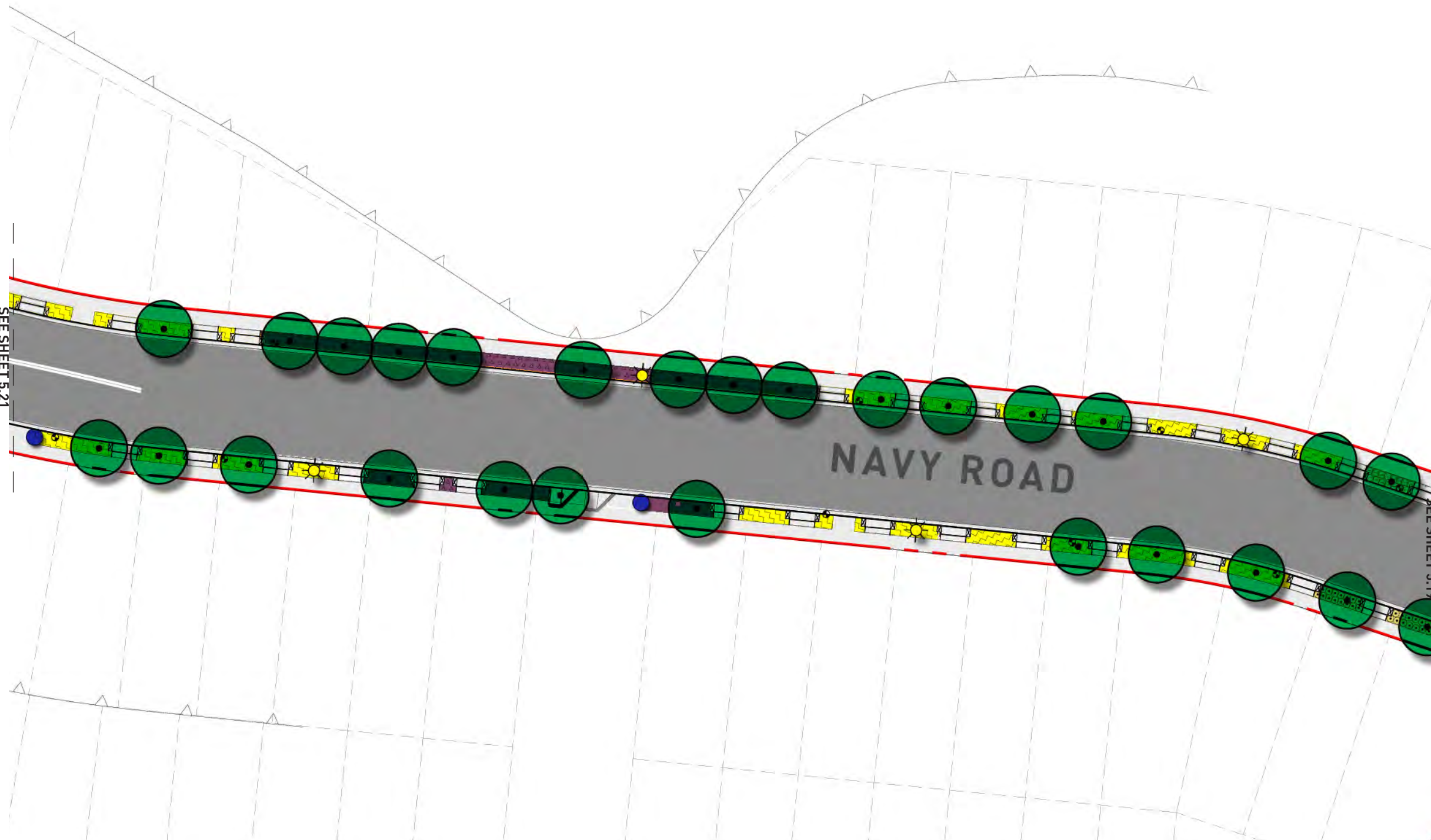
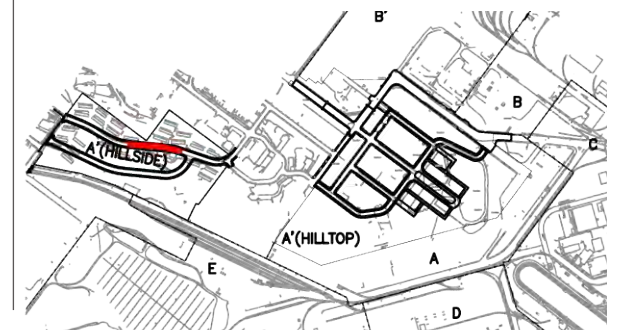
Street



Sidewalk

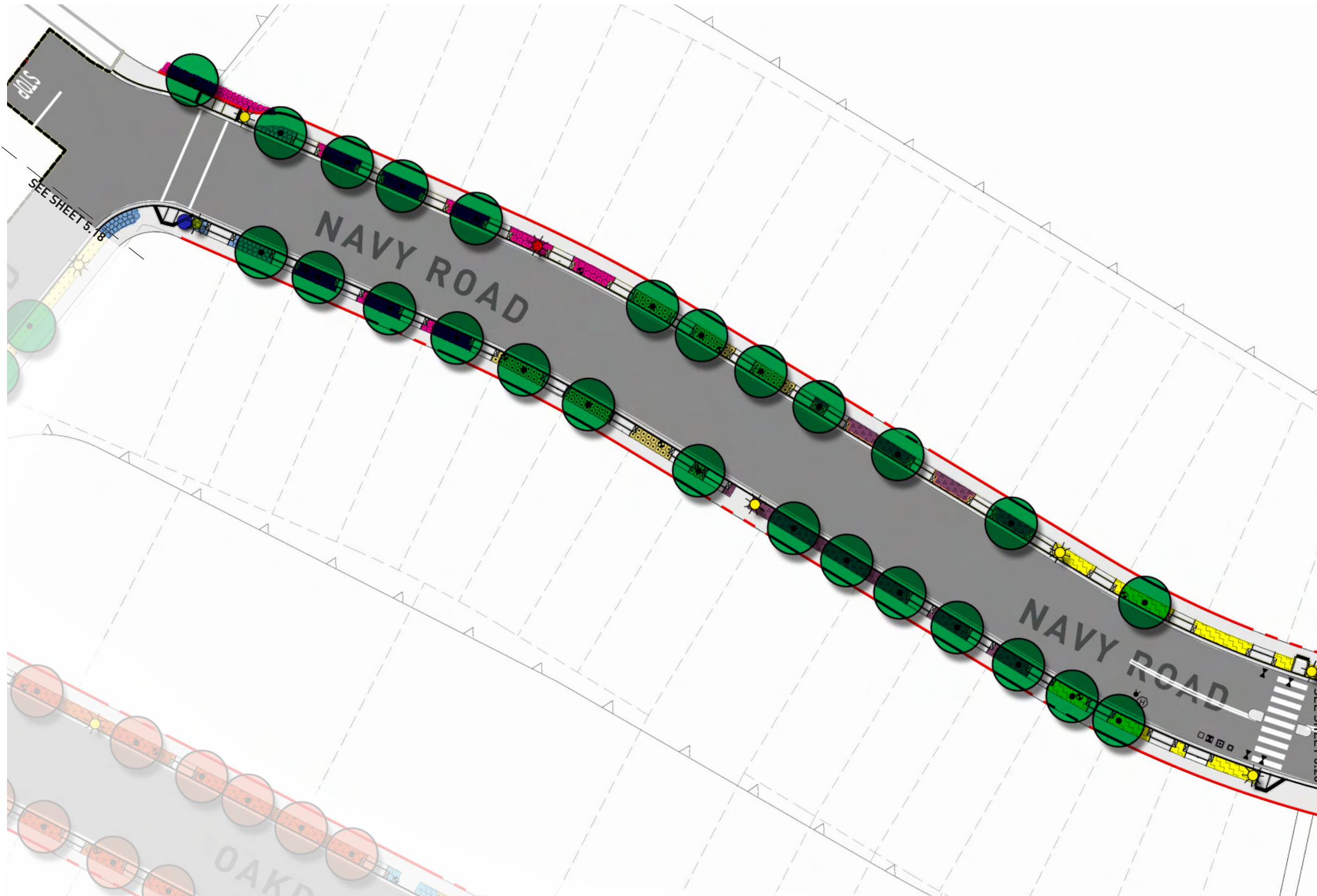
SITE ACCESSORIES, LIGHTING AND IRRIGATION

- REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- GATE VALVE
- BACKFLOW PREVENTER IN STRONGBOX
- MASTER REMOTE CONTROL VALVE
- AMIAD SCANAWAY FILTER IN STRONGBOX
- IRRITROL RAIN SENSOR
- CONTROLLER IN STRONGBOX
- Trash Receptacle
- Street Light
- (E) Street Light

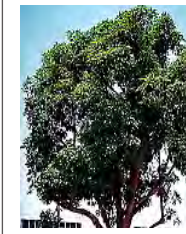


Hillside: Navy Road

LEGEND



TREES



Tristania conferta

GROUNDCOVER



Agapanthus 'Queen Ann' Lily-of-the-Nile



Cistus salviifolius White Rockrose



Dietes bicolor Fortnight Lily



Escallonia 'Compakta' Escallonia

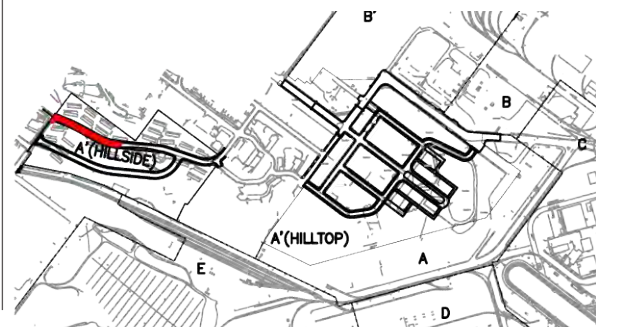
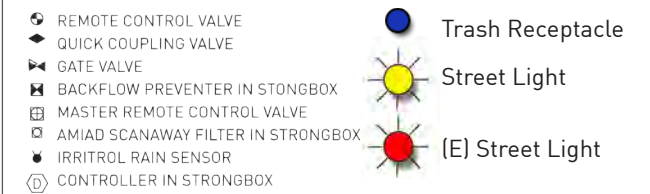


Myoporum parvifolium Myoporum

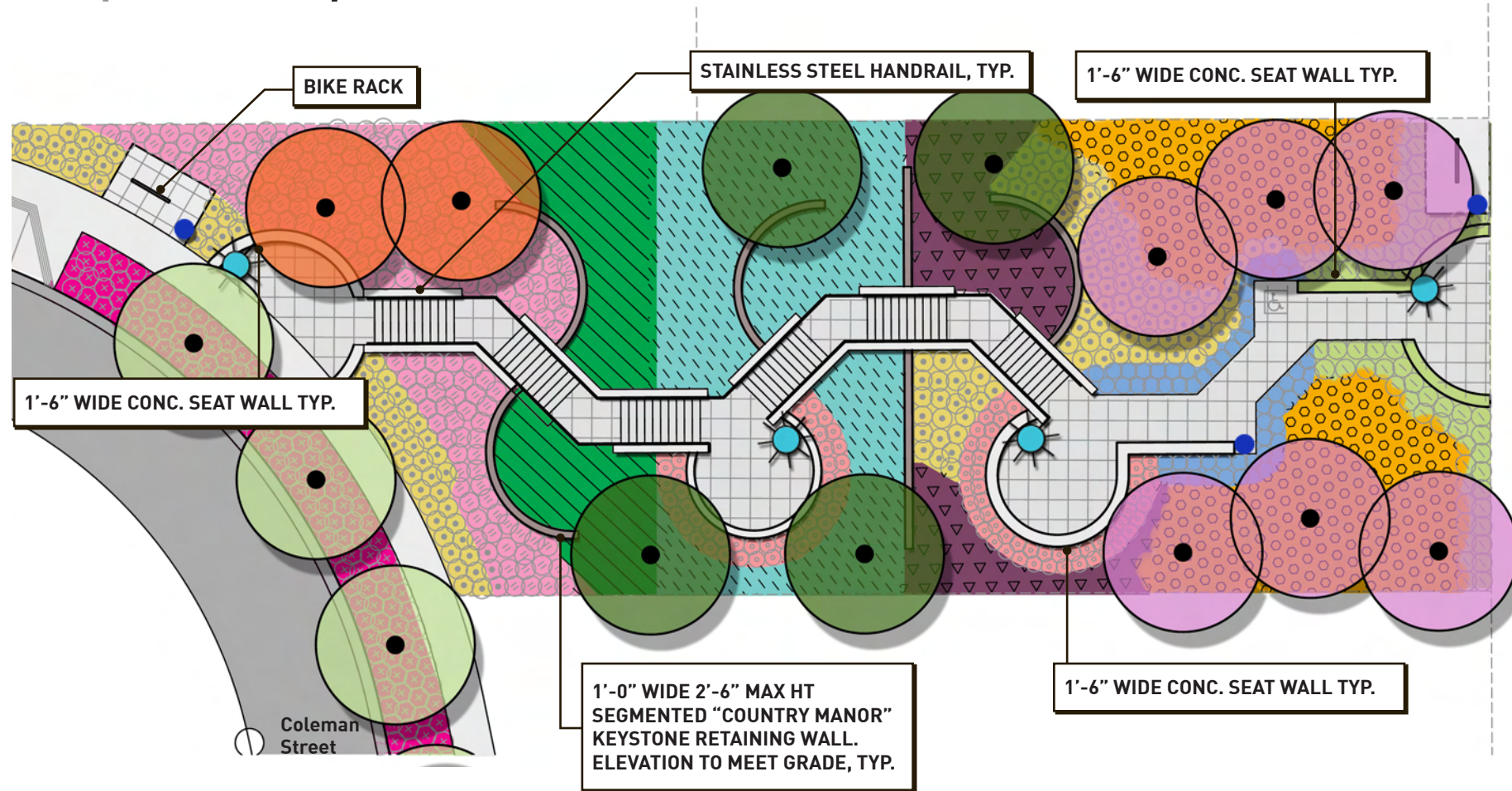
PAVING



SITE ACCESSORIES, LIGHTING AND IRRIGATION



Hilltop: Galvez Steps



Galvez Steps: Design Statement

Galvez Steps will be a valuable component for both site circulation and as a neighborhood park. The descending grades will be organized in a series of steps and landing with seat walls. The ramp from Galvez Avenue to Coleman Street is designed as part of the Open Space Master Plan and will be built when the Open Space Improvements are constructed. The ramp is not part of the Galvez Steps and starts on the east side of Coleman Street next to the intersection of Coleman Street and Hudson Avenue.

Primary Users:

Hilltop housing and Lockwood residents, Galvez Avenue neighborhood open space users.

Design Features:

Steps, seatwalls and low-maintenance, drought-tolerant plantings. The Galvez Steps flower Garden will include the following plants:

- Crococoma crocosmiiflora**
Montbretia
- Erigeron glaucus**
Seaside Daisy
- Felicia amelloides**
Blue Marguerite
- Heuchera 'Santa Ana Cardinal'**
Coral Bells
- Oenothera berlandieri**
Mexican Evening Primrose
- Romneya coulteri**
- Matilija Poppy**
- Salvia cleveandii**
Sage

Trees:

- Victorian Box** *Pittosporum undulatum**
- Purple leaf plum** *Prunus Cerasifera***
- Chinese Hackberry** *Celtis sinensis*

Chinese Hackberry is a deciduous tree with a rounded crown and smoother, glossier leaves than the common Hackberry. Reaches 50' or more in height with equal spread. Inconspicuous flowers. When established, it will take heat, drought, and alkaline soil.

Chinese Hackberry Tree will be introduced at Galvez Avenue Stairway to provide tree variety, to support birds, and create park-like setting.

*see sheet 4.2

**see sheet 4.5

LEGEND

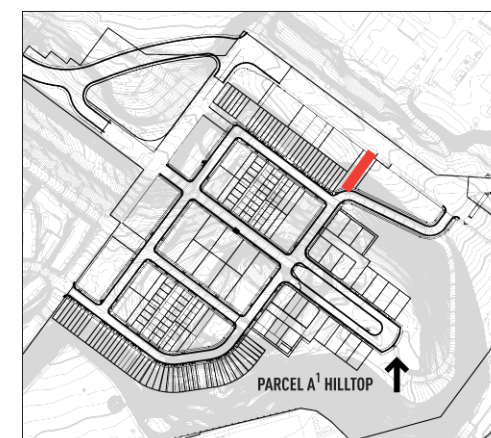
TREES



GROUNDCOVER & SHRUBS



LOCATION OF GALVEZ STEPS



PAVING

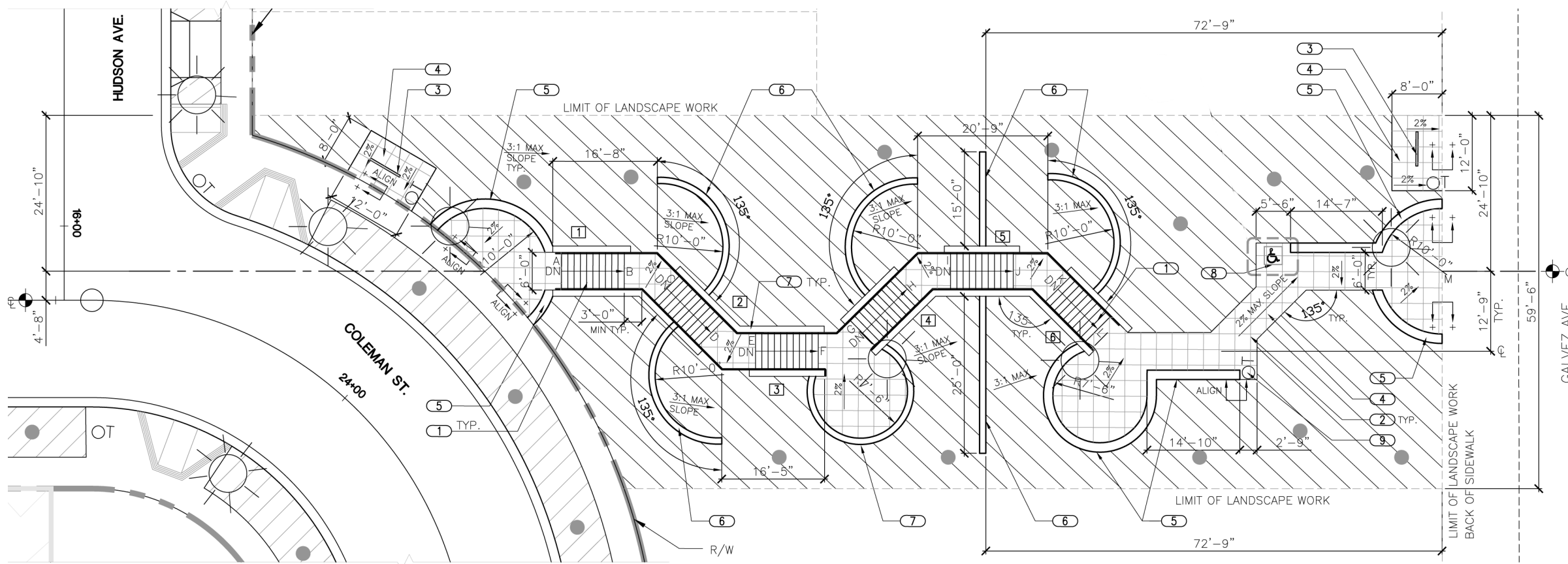


SITE ACCESSORIES, LIGHTING AND IRRIGATION



Hilltop: Galvez Steps

LEGEND

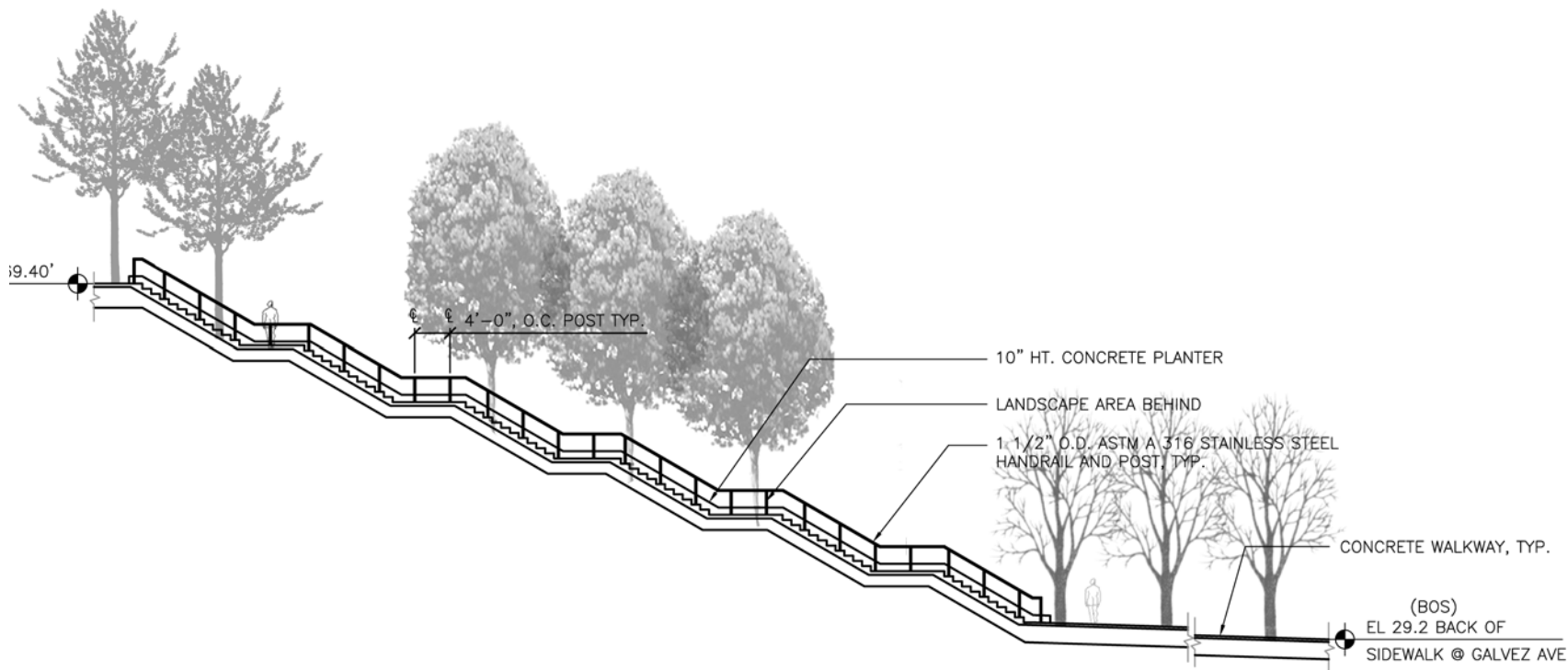


NOTES

- ① 6'-0" WIDE STAIR W/SS RAILING
- ② SCORE LINE PATTERN
- ③ BICYCLE RACK
- ④ CONCRETE PAVING
- ⑤ 1'-6' WIDE CONCRETE SEAT WALL
- ⑥ 1'-0' WIDE 2'-6" HT SEGMENTED 'COUNTRY MANOR' KEystone RETAINING WALL
- ⑦ 1'0" WIDE CONCRETE PLANTER
- ⑧ ACCESSIBLE SPACE
- ⑨ TRASH RECEPTACLE

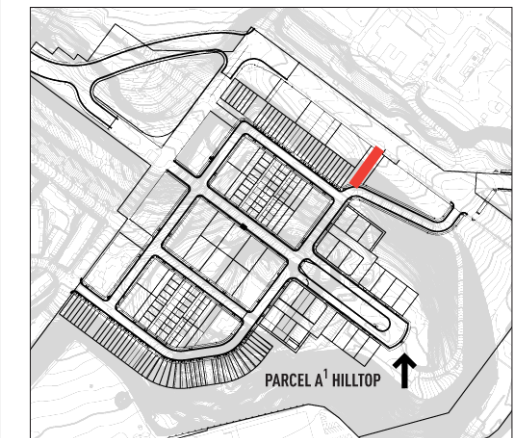
DETAILS SEE SHEET 44 & 45

- TREE TRUNK
- ▨ PLANTING
- BIKE RACK
- ☀ PEDESTRIAN LIGHT
- OT TRASH RECEPTACLE



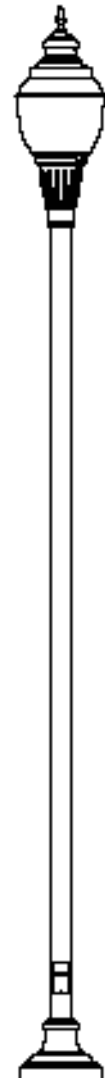
SECTION AT STAIRWAY

SCALE 1" = 20'

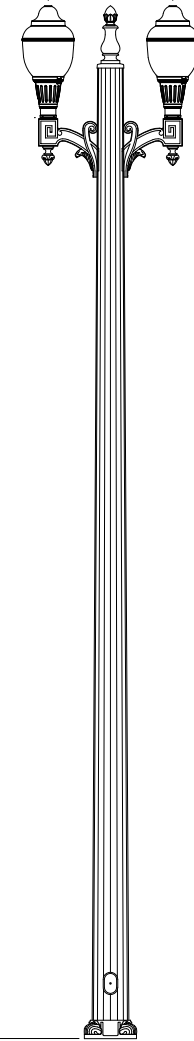


LOCATION OF GALVEZ STEPS

Street light
Lumec Serenade DSX Series



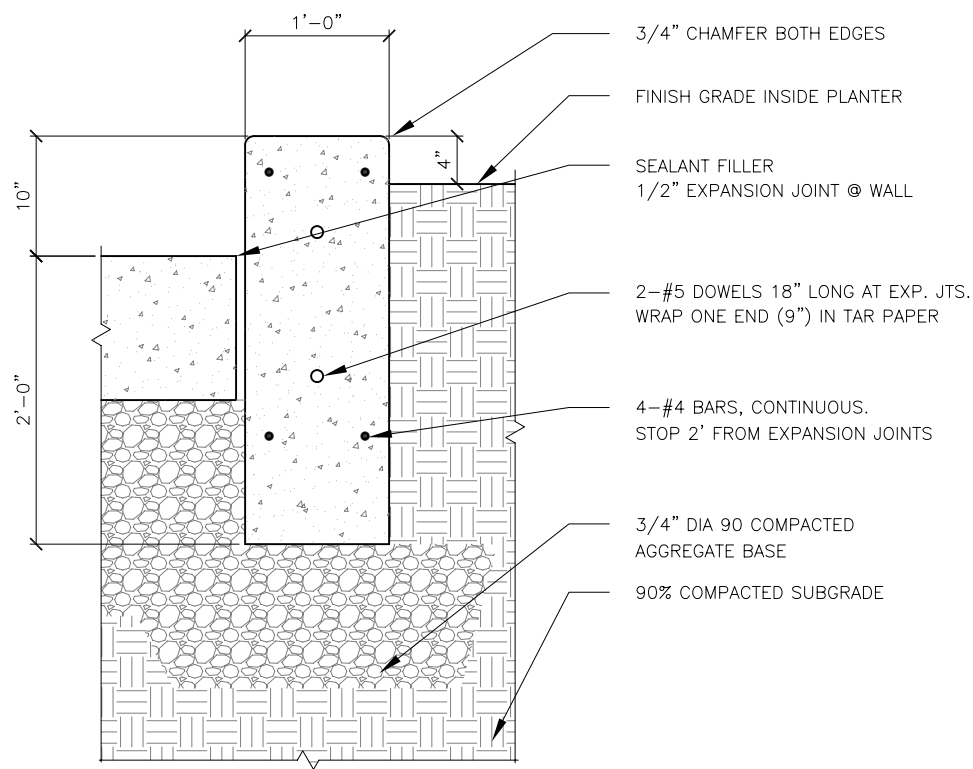
Single 100 watt assembly



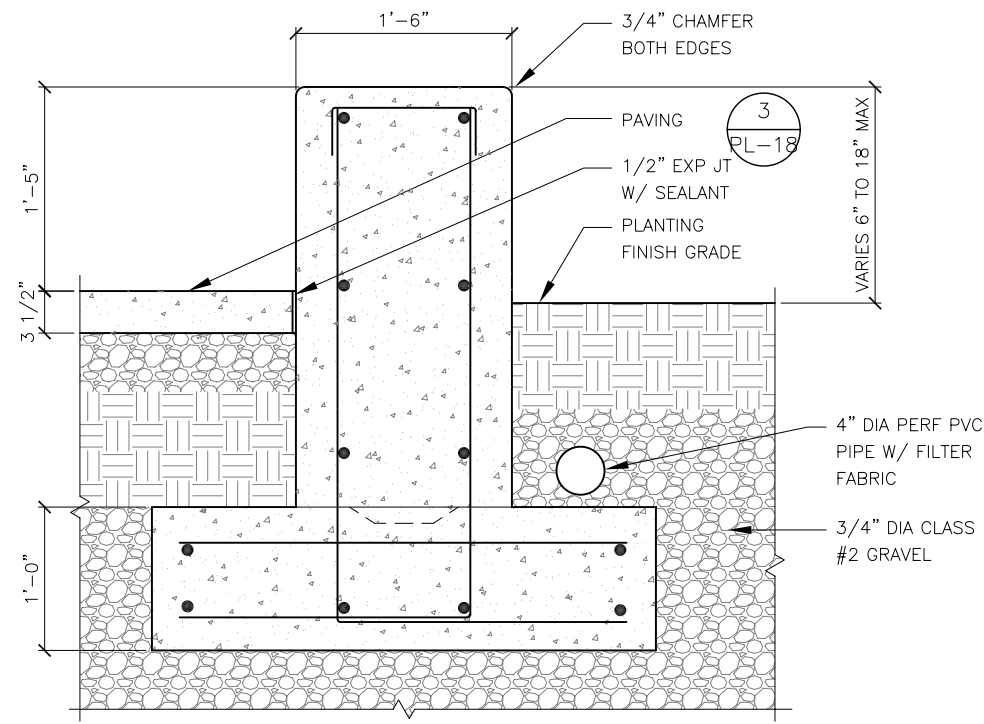
Twin 150 watt assembly

Pathway light at Galvez Steps
Lithonia "Omero"

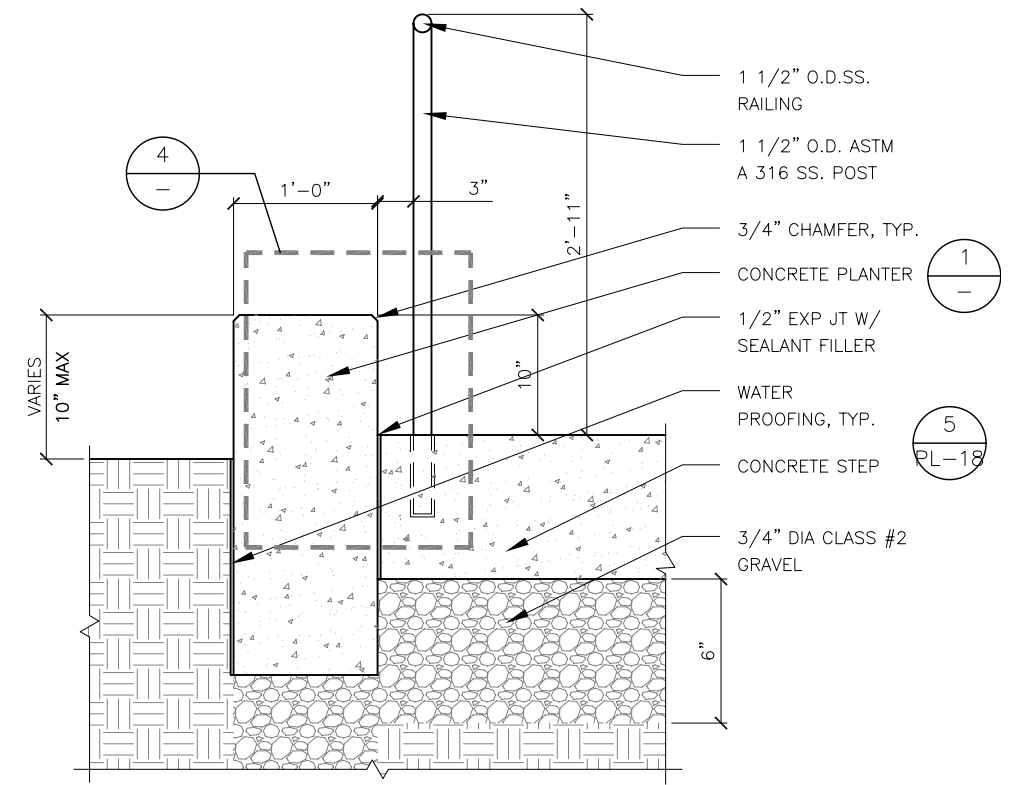




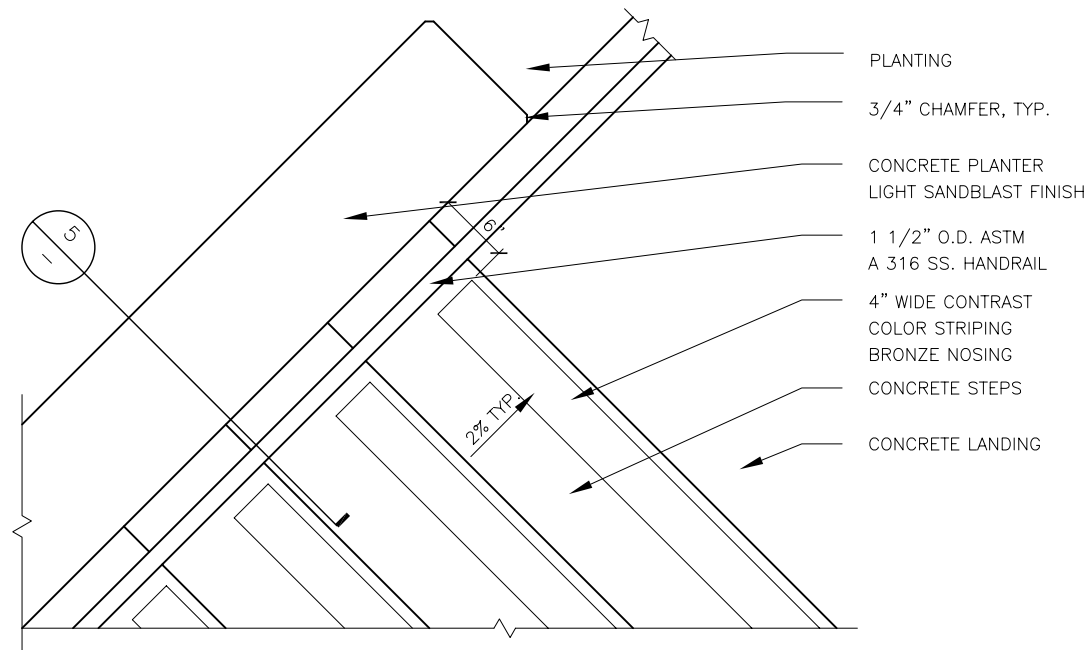
1 CONCRETE PLANTER WALL
SCALE: 1 1/2" = 1'-0"



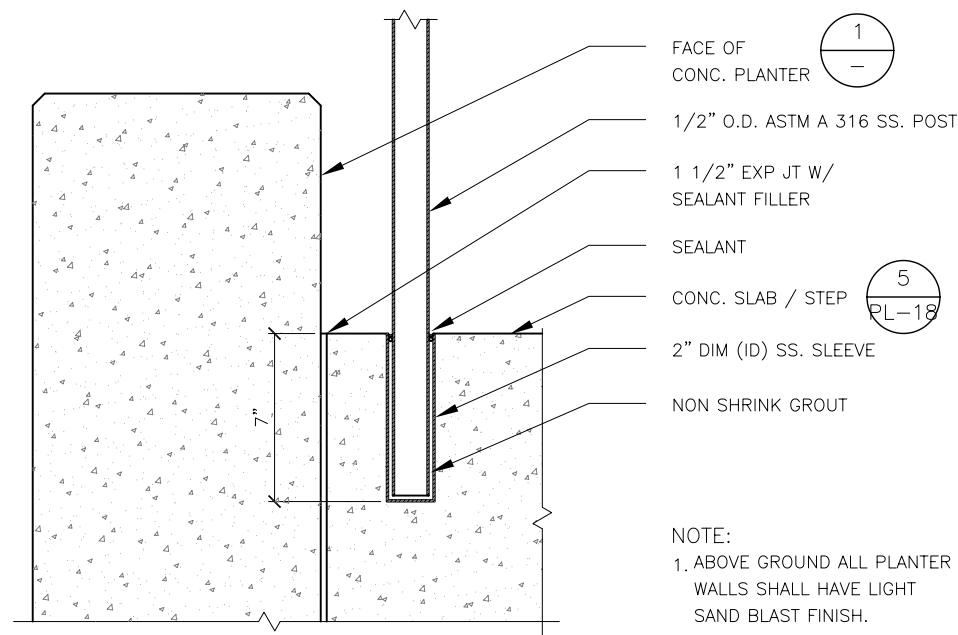
3 DETAIL @ CONCRETE SEAT
SCALE: 1 1/2" = 1'-0"



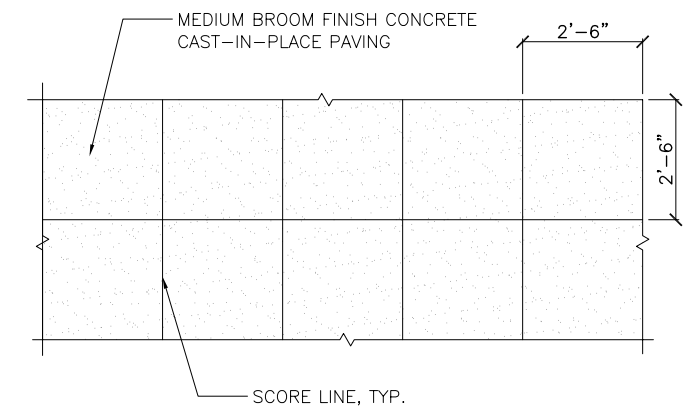
5 STAIR W/ RAILING SECTION
SCALE: 1 1/2" = 1'-0"



2 PARTIAL PLAN @ STAIRWAY
SCALE: 1 1/2" = 1'-0"

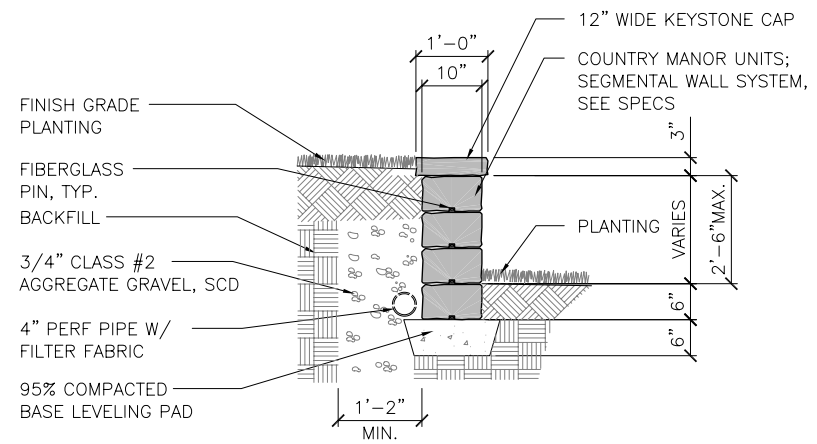


4 HANDRAIL TO THE CONCRETE
SCALE: 3" = 1'-0"

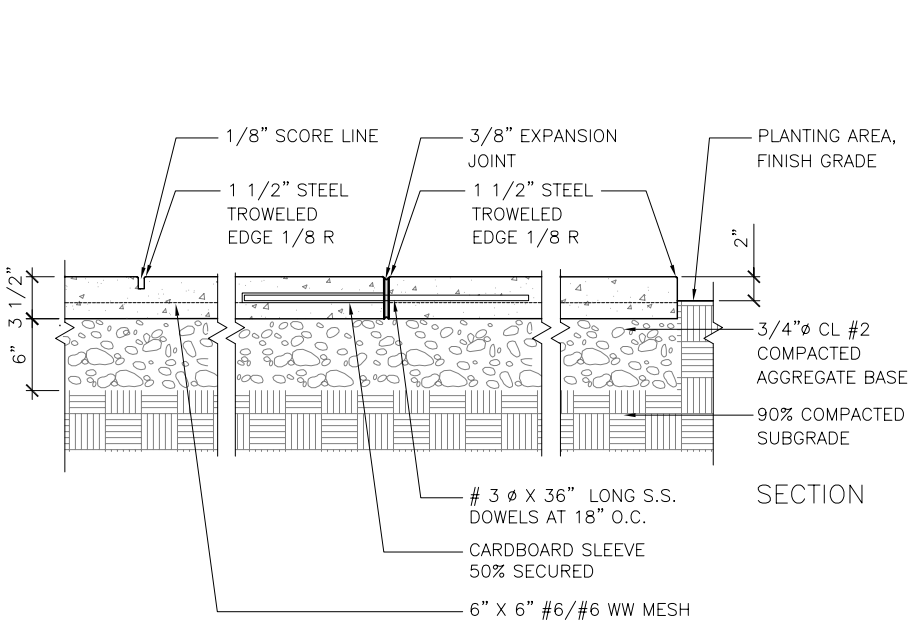


6 CONCRETE PAVING PLAN

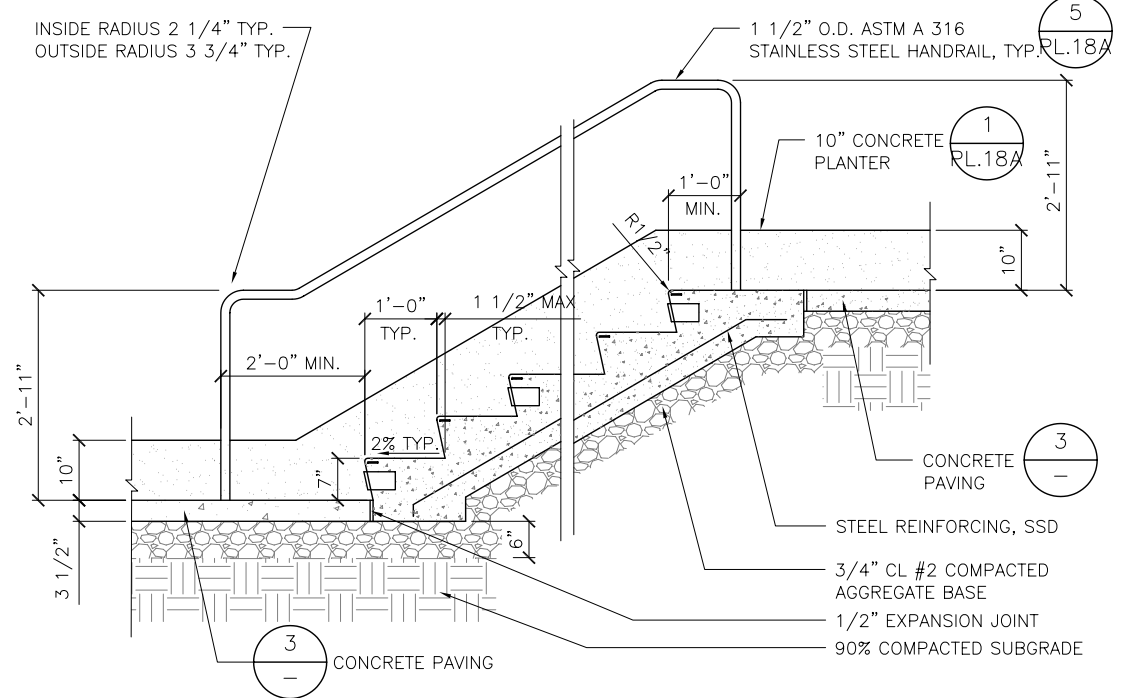
NOTE:
1. ABOVE GROUND ALL PLANTER WALLS SHALL HAVE LIGHT SAND BLAST FINISH.



- NOTES:
1. WORK INCLUDES FURNISHING AND INSTALLING A SEGMENTAL RETAINING WALL TO THE LINES AND GRADES SHOWN ON THE LANDSCAPE, CIVIL AND STRUCTURAL DRAWINGS.
 2. OWNER WILL BE RESPONSIBLE FOR SOIL TESTING AND INSPECTION QUALITY CONTROL DURING EARTHWORK OPERATIONS.
 3. SEGMENTAL WALL UNITS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI. STANDARD WEIGHT CONCRETE SHALL HAVE A MAXIMUM MOISTURE ABSORPTION OF 8%.
 4. CONNECTING PINS SHALL BE 1/2" DIAMETER THERMOSET ISOPHTHALIC POLYESTER RESIN-PULTRUDED FIBERGLASS PINS SUPPLIED BY THE MANUFACTURER.
 6. BASE LEVELING AND PAD MATERIAL SHALL CONSIST OF COMPACTED UNREINFORCED CONCRETE AS SHOWN ON THE DRAWING ABOVE.
 7. ALL BACKFILL MATERIALS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY.
 8. RETAINING KEYSTONE "COUNTRY MANOR" SHALL BE PRODUCT AS MANUFACTURED BY KEYSTONE RETAINING WALL SYSTEMS www.keystonewalls.com OR VERSA-LOK www.versa-lok.com OR APPROVED EQUAL.
 9. TEXTURE AND COLOR OF THE WALL TO BE DETERMINED.



- NOTES:
1. SEE LAYOUT PLANS, SPECIFICATIONS AND DETAIL 6/PL.18A.
 2. PROVIDE EXPANSION JOINTS AT THE 20' INTERVALS MAX, AND AT ALL LOCATIONS WHERE PAVING ABUTS CURBS, WALLS, OR OTHER STRUCTURES.

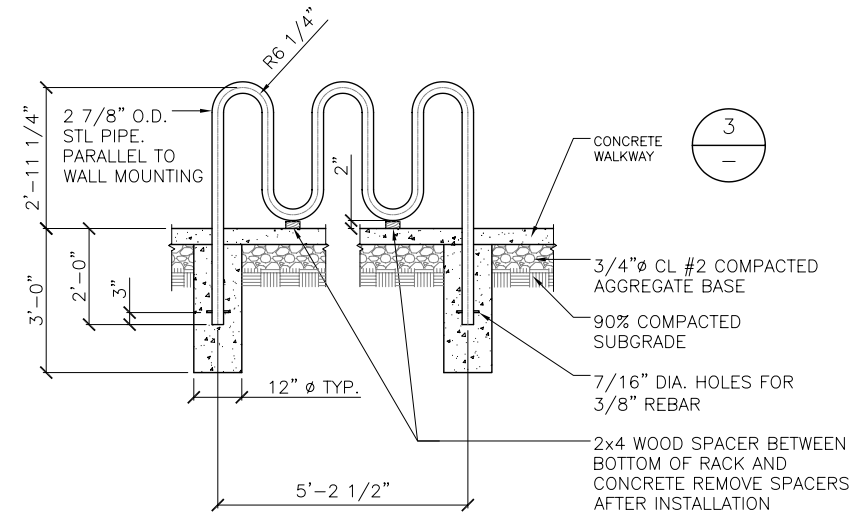


- NOTES:
1. RECESSED, SURFACE MOUNTED LOW VOLTAGE LUMINAIRES EVERY OTHER RISER OF THE STEP; SEE LIGHTING DRAWINGS.
 2. MEDIUM LIGHT BROOM FINISH CONCRETE.
 3. 4" WIDE NON SKID BRONZE FINISH NOSING WITH WELDED ANCHORS MIN. 4 AT EACH NOSING OF A CONTRASTING COLOR, ON EACH TREAD. TYPICAL AT ALL STEPS. AMERICAN SAFETY TREAD "# 801 NOSING" EACH STEP, OR EQUAL.
 4. ALL HANDRAIL RELATED FITTINGS SHALL BE ASTM A 316 STAINLESS STEEL.

1 SEGMENTAL RETAINING WALL SECTION
SCALE: 3/4" = 1'-0"

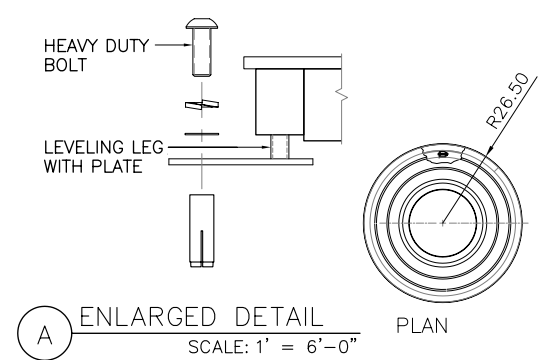
3 TYPICAL CONCRETE PAVING
SCALE: 1 1/2" = 1'-0"

5 TYPICAL STAIR DETAIL
SCALE: 3/4" = 1'-0"



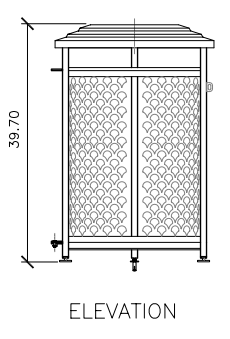
- NOTES:
1. BIKE RACK TO BE MULTI-LOOP BIKE 125-20 BY DU MOR INC. 800-598-4018 OR EQUAL.
 2. GALVANIZED AND BAKED-ON POLYESTER FINISH.
 3. COLOR DARK BLUE POWDER COAT FINISH MUST MATCH STREET LIGHT COLOR.

2 MULTI-LOOP BIKE RACK DETAIL
SCALE: 1/2" = 1'-0"

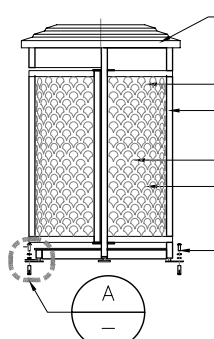


A ENLARGED DETAIL
SCALE: 1" = 6'-0"

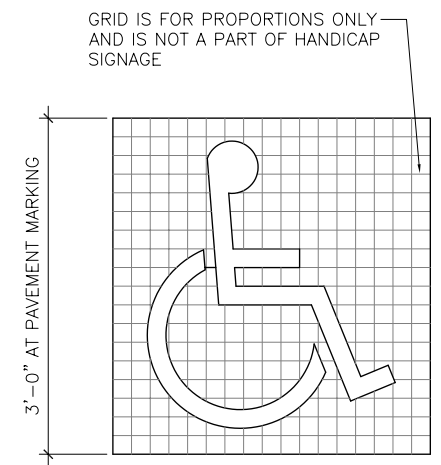
- NOTES:
1. URBAN RENAISSANCE LITTER RECEPTACLE WITH URBAN RECYCLER BY FORMS+SURFACES, 6395 CINDY LANE, CARPINTERIA, CA 93013, www.forms-surfaces.com. CONTACT: MICHAEL RISSO 925-890-4623 OR 1-800-451-0410; OR APPROVED EQUAL PRODUCT.
 2. PROVIDE RECEPTACLES FABRICATED FROM STAINLESS STEEL TYPE 304. PRODUCTS FABRICATED FROM CARBON STEEL, FIBERGLASS, PLASTICS OR CONCRETE NOT PERMITTED.
 3. SEE SPECIFICATIONS.
 4. COLOR DARK BLUE POWDER COAT FINISH MUST MATCH STREET LIGHT COLOR.



ELEVATION



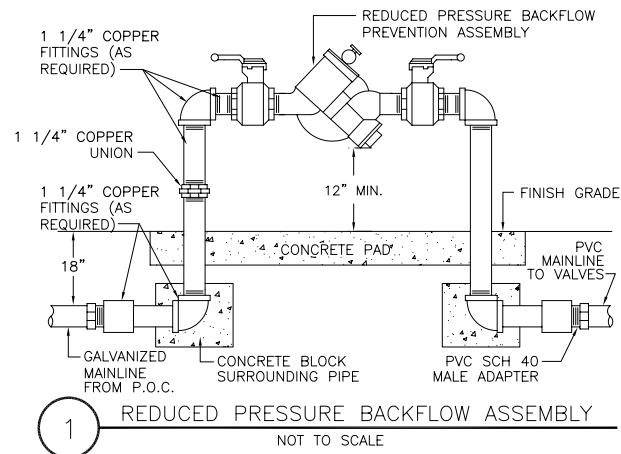
4 STAINLESS STEEL LITTER RECEPTACLE W/
INTEGRATED RECYCLER MODULE
SCALE: 3/4" = 1'-0"



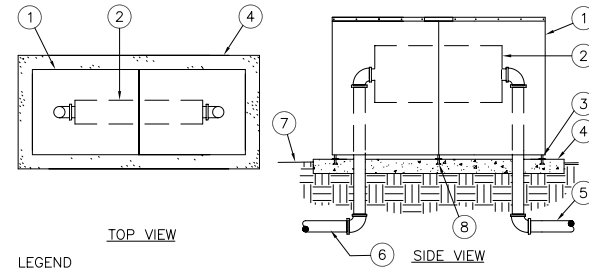
THE SYMBOL SPECIFIED SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND, BLUE IS EQ. COLOR NO. 15090 IN FED. STAND.-595A-PER CBC 1129 B.5

6 INTERNATIONAL SYMBOL OF ACCESSIBLE
SCALE: NTS

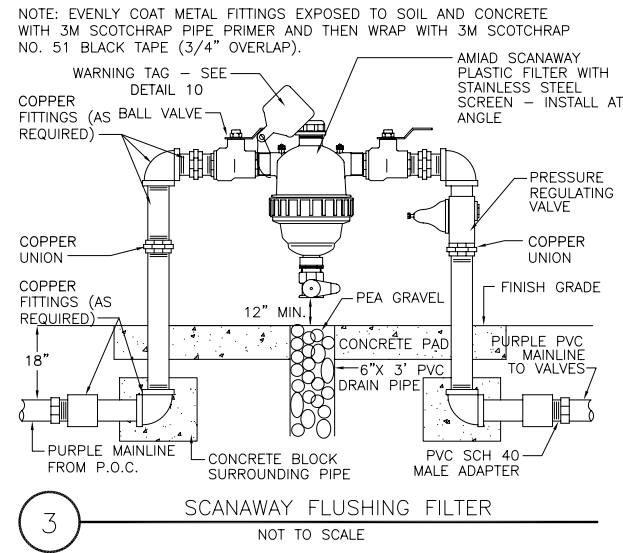
NOTE: EVENLY COAT METAL FITTINGS EXPOSED TO SOIL AND CONCRETE WITH 3M SCOTCHRAP PIPE PRIMER AND THEN WRAP WITH 3M SCOTCHRAP NO. 51 BLACK TAPE (3/4" OVERLAP).



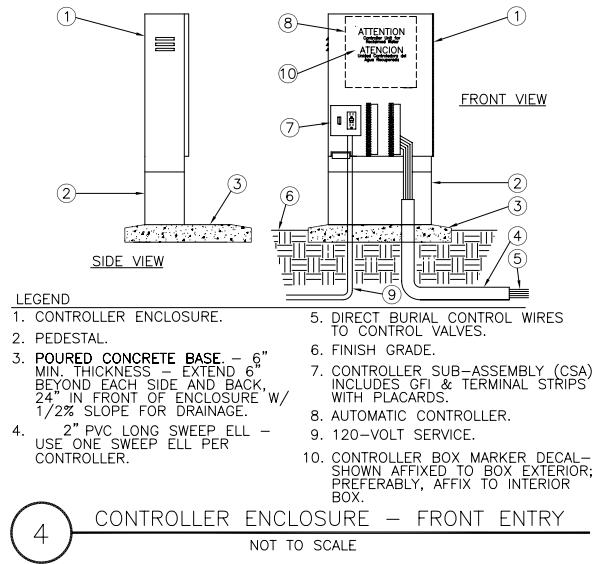
1 REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



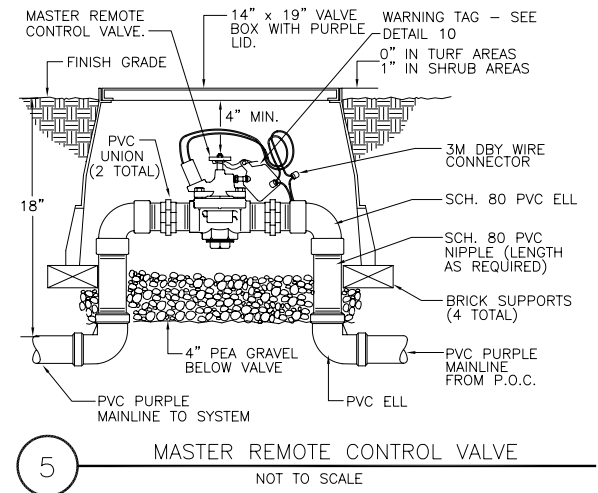
2 STRONG BOX BACKFLOW ENCLOSURE
NOT TO SCALE



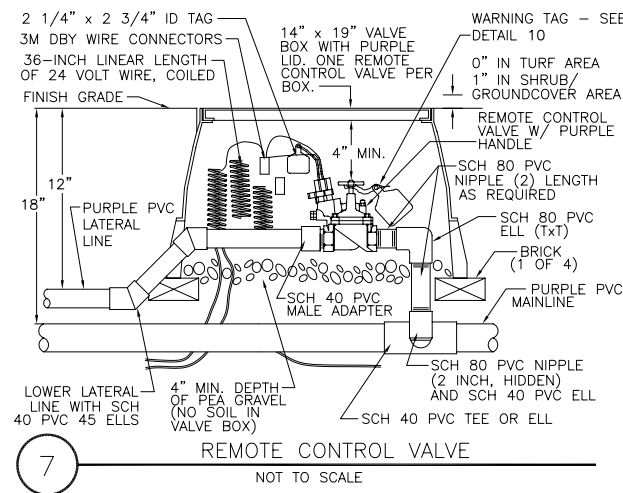
3 SCANAWAY FLUSHING FILTER
NOT TO SCALE



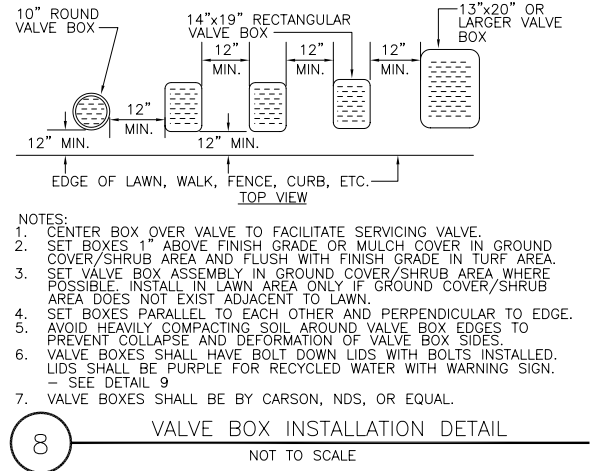
4 CONTROLLER ENCLOSURE - FRONT ENTRY
NOT TO SCALE



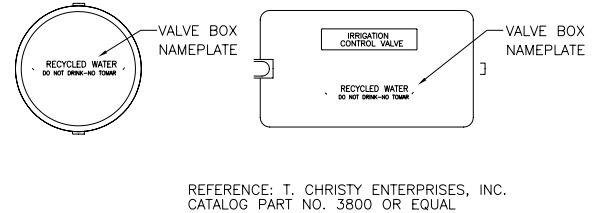
5 MASTER REMOTE CONTROL VALVE
NOT TO SCALE



7 REMOTE CONTROL VALVE
NOT TO SCALE

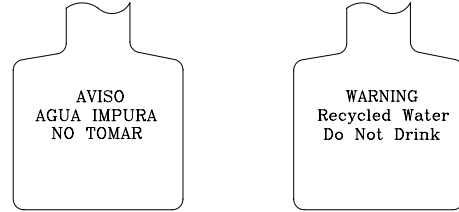


8 VALVE BOX INSTALLATION DETAIL
NOT TO SCALE



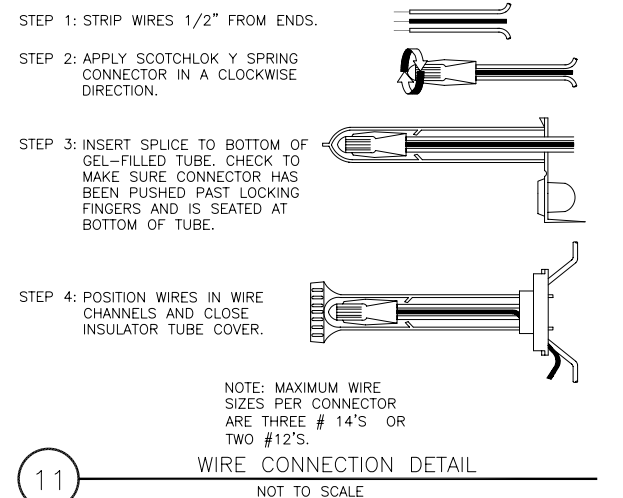
9 PUBLIC AWARENESS SIGN FOR BOX LIDS
NOT TO SCALE

REFERENCE: T. CHRISTY ENTERPRISES, INC. CATALOG PART NO. 3800 OR EQUAL



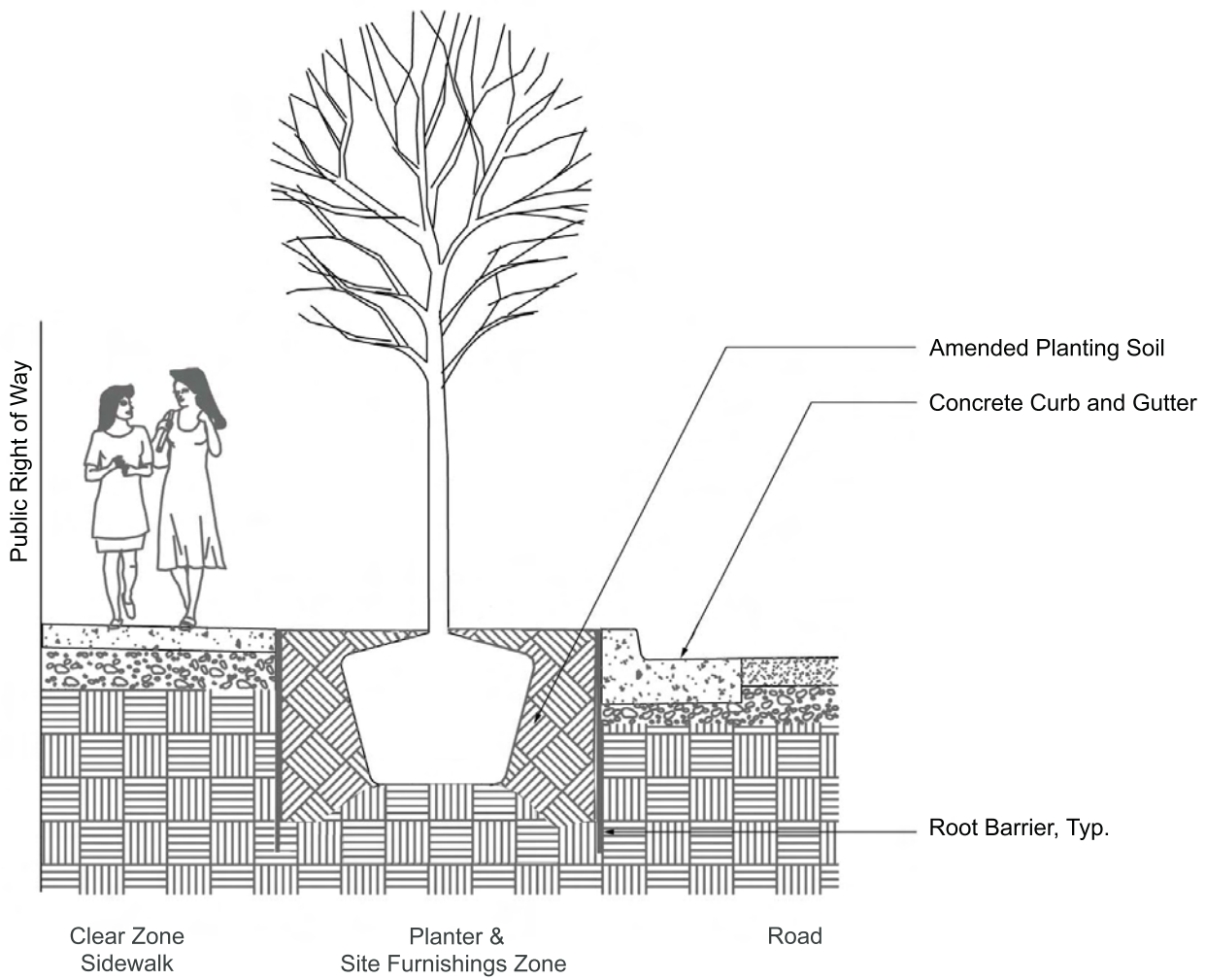
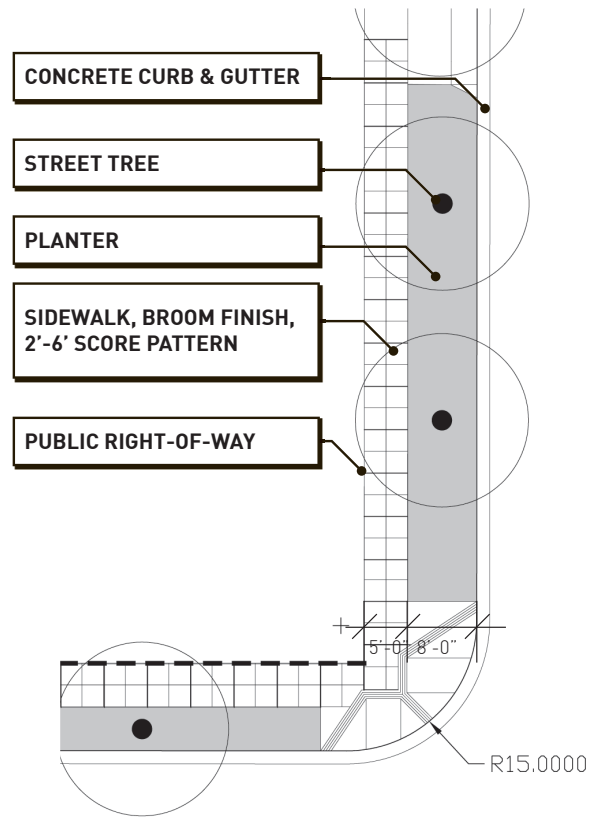
10 RECYCLED WATER WARNING TAG
NOT TO SCALE

SAMPLE WARNING TAG. BACKGROUND PURPLE (PANTONE 512) WITH BLACK LETTERING.



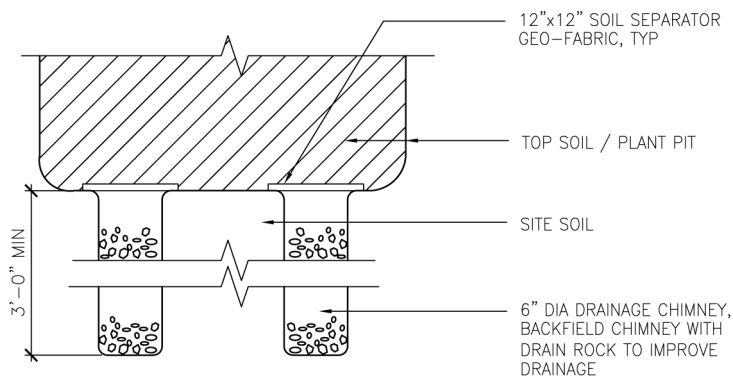
11 WIRE CONNECTION DETAIL
NOT TO SCALE

NOTE: MAXIMUM WIRE SIZES PER CONNECTOR ARE THREE #14'S OR TWO #12'S.

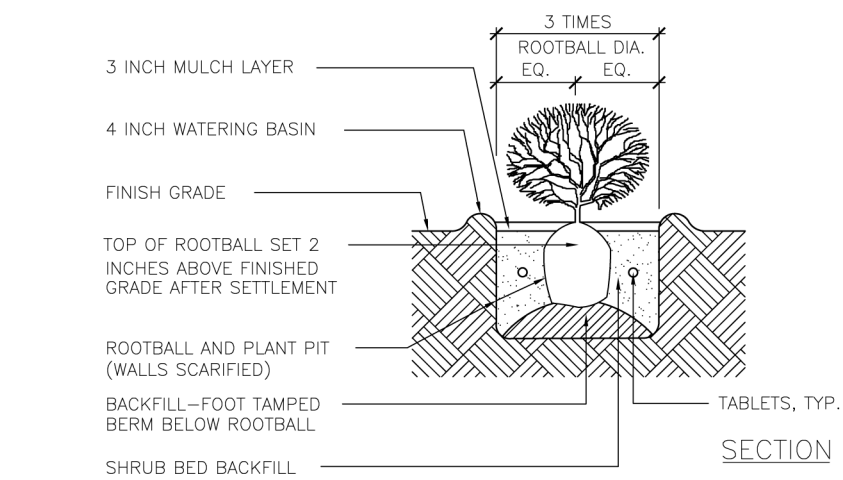


TYPICAL SIDEWALK AND PLANTING STRIP 2.5' MODULE (NTS)

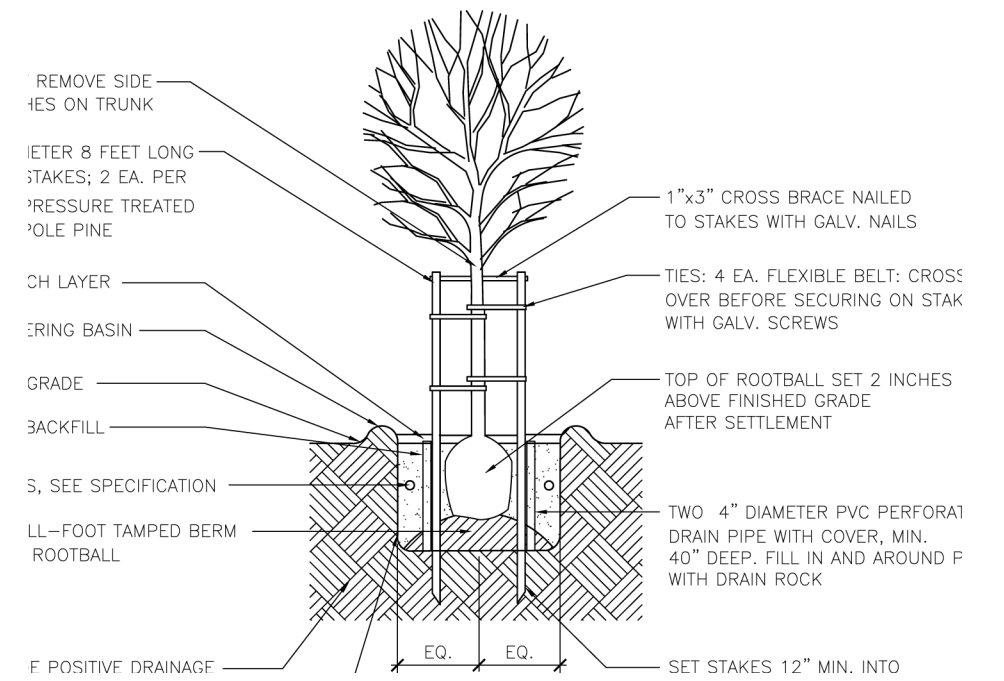
PAVING SECTION WITH TREE AND PLANTER (NTS)



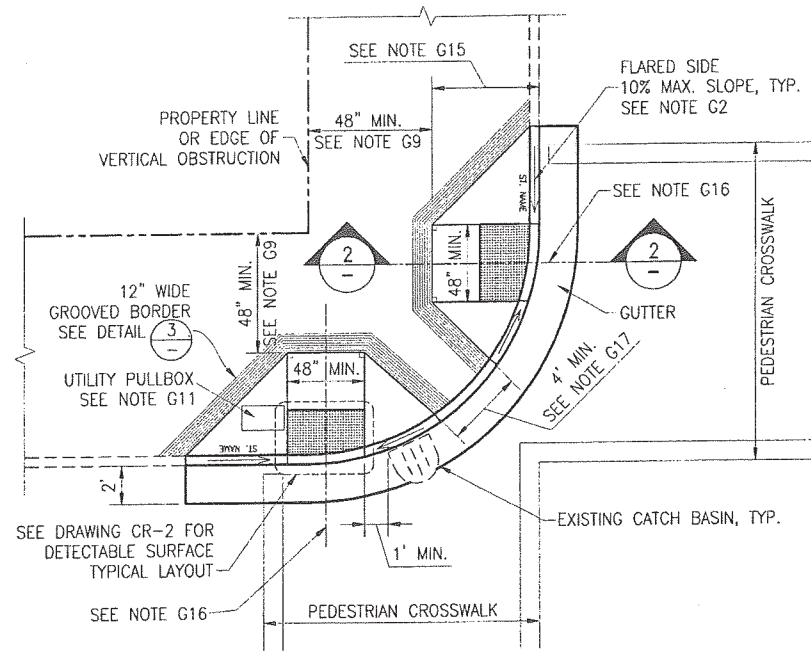
TREE WELL DRAINAGE



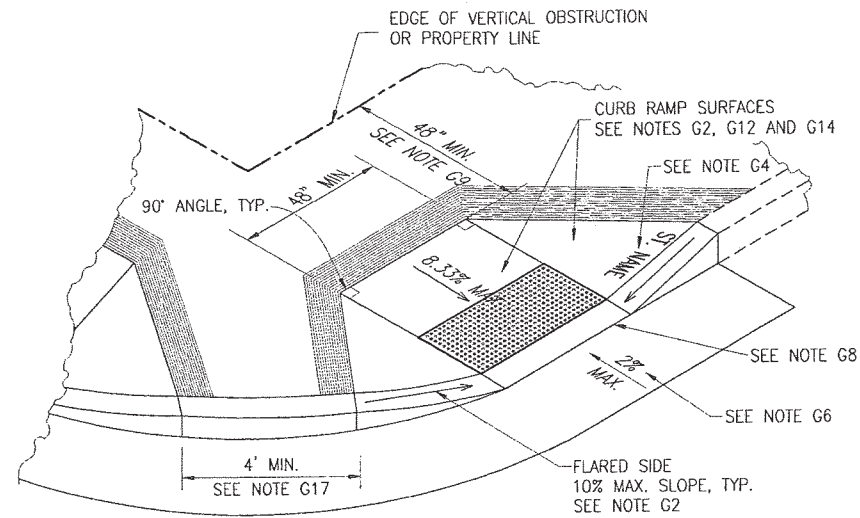
SHRUB INSTALLATION



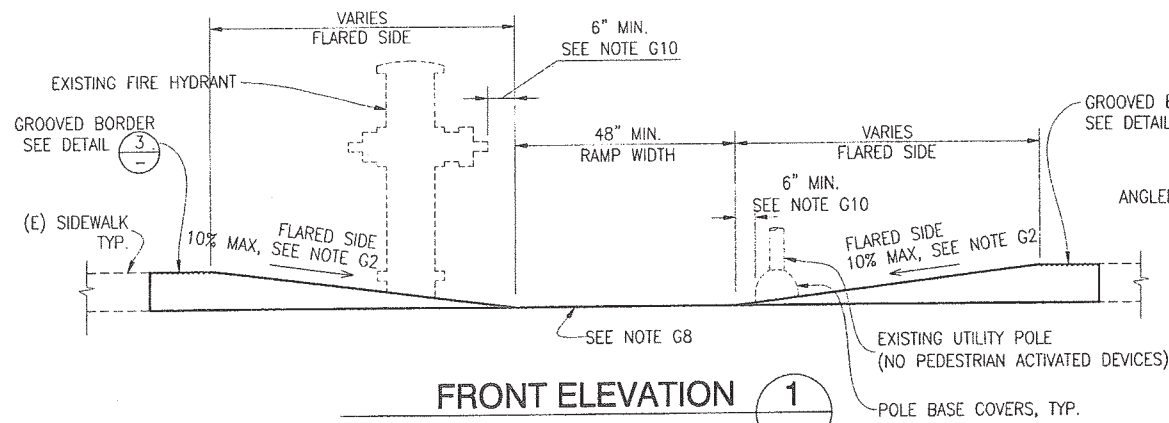
TREE INSTALLATION



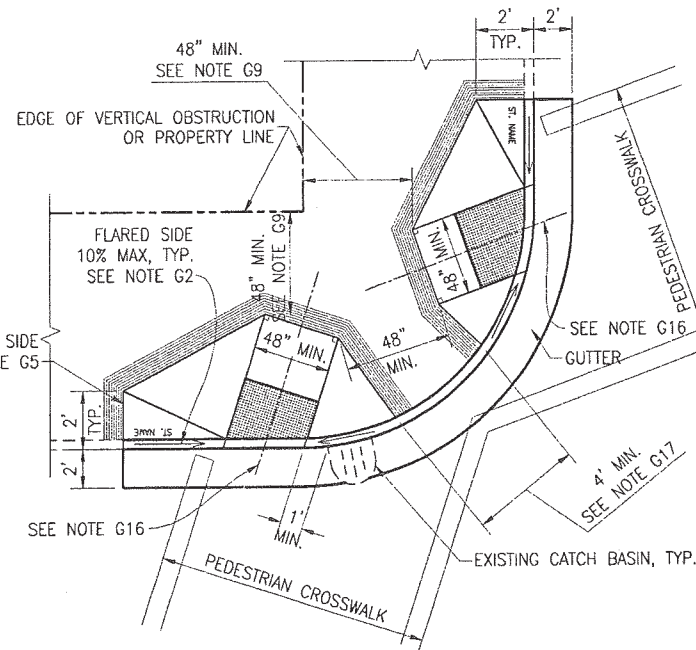
STANDARD CURB RAMP PLAN A
TYPICAL NORMAL LAYOUT



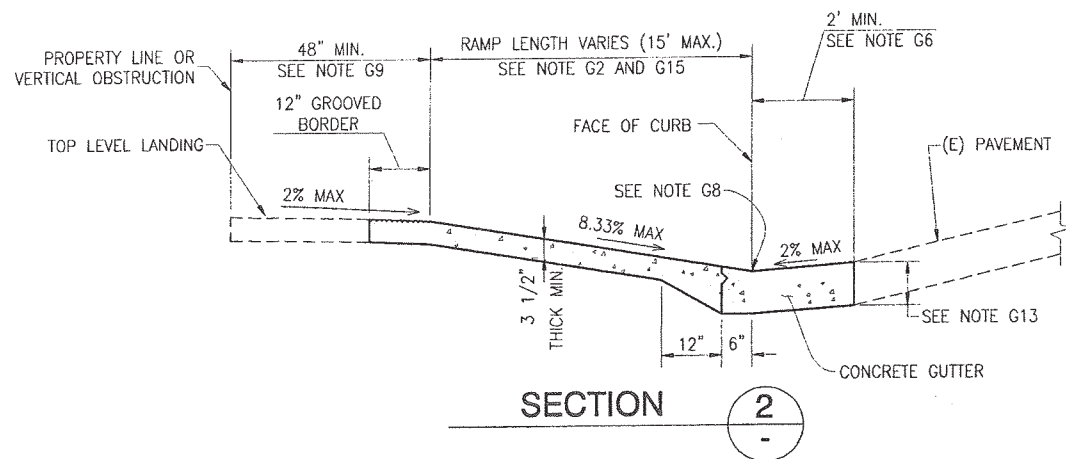
PARTIAL ISOMETRIC B
TYPICAL NORMAL LAYOUT



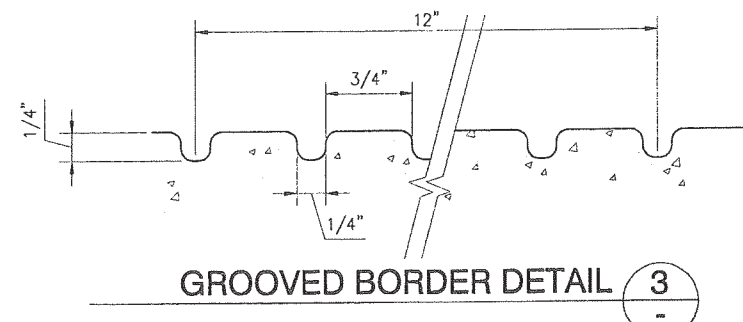
FRONT ELEVATION 1



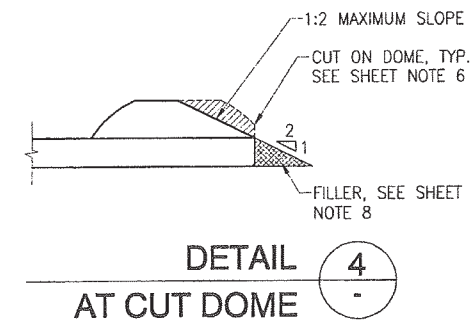
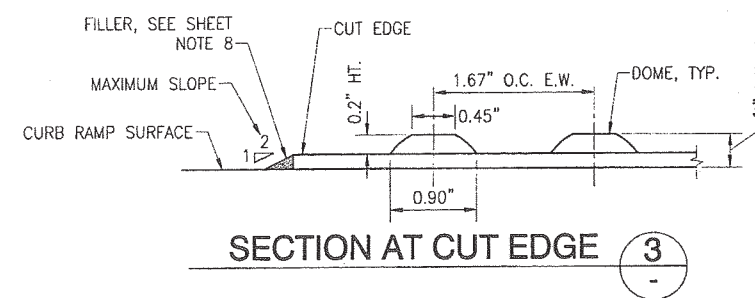
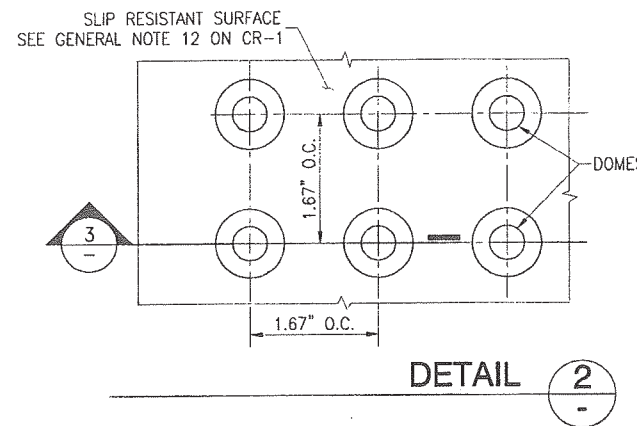
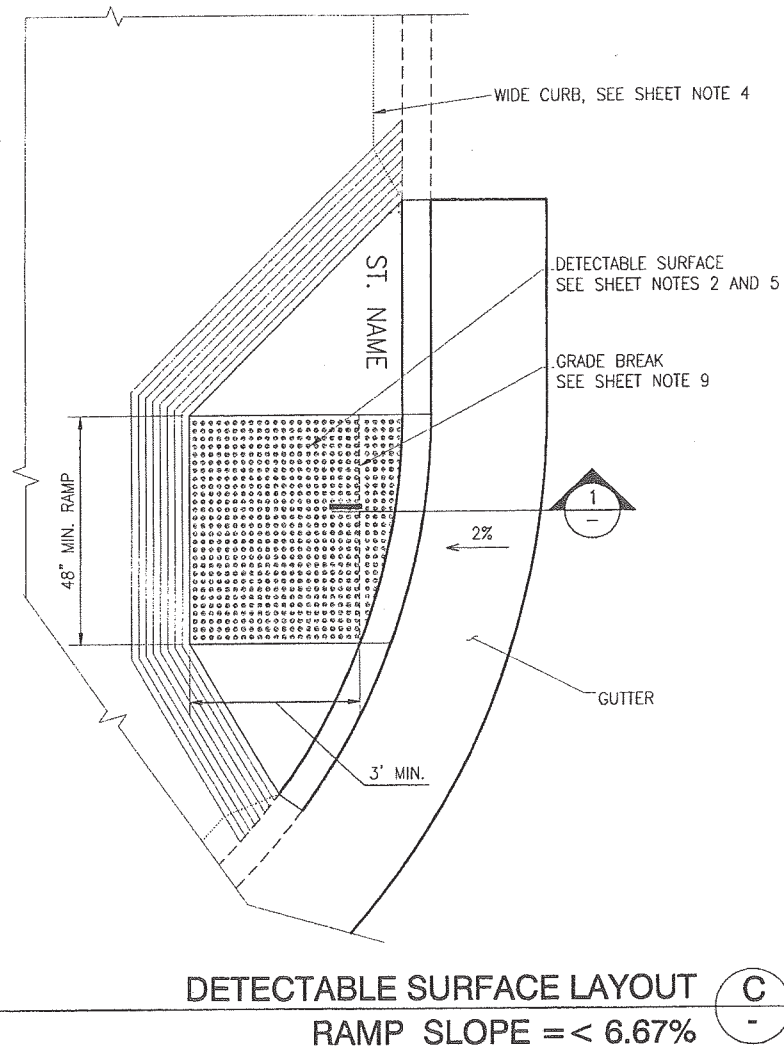
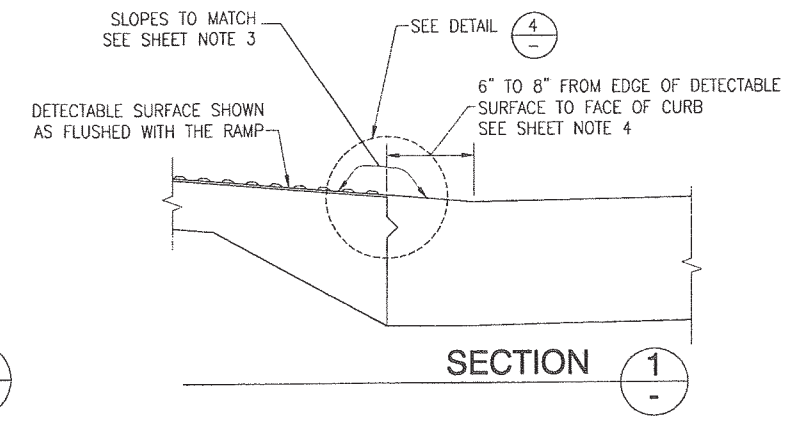
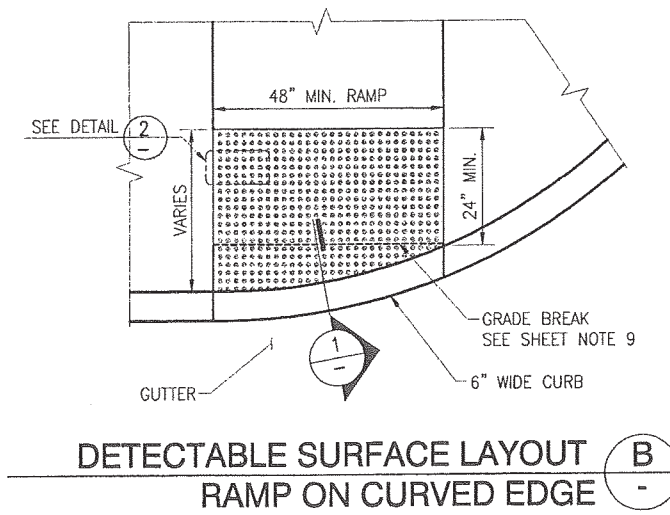
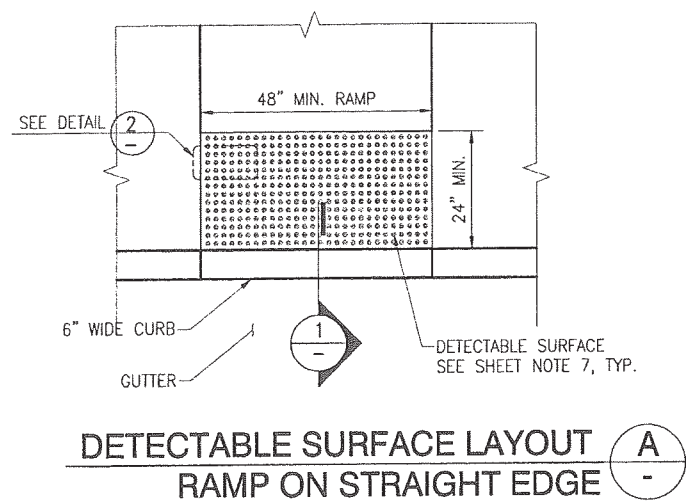
STANDARD CURB RAMP PLAN C
TYPICAL DIAGONAL LAYOUT

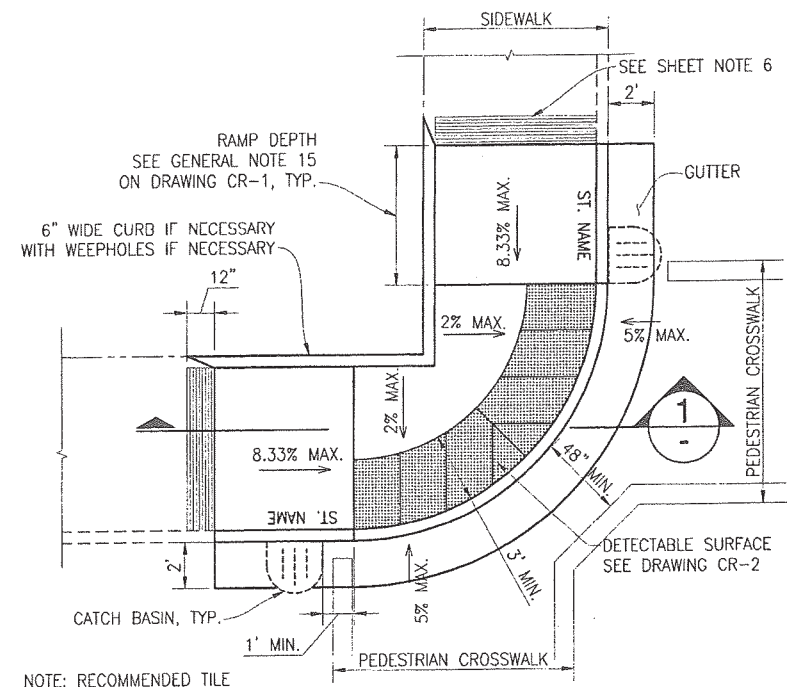


SECTION 2

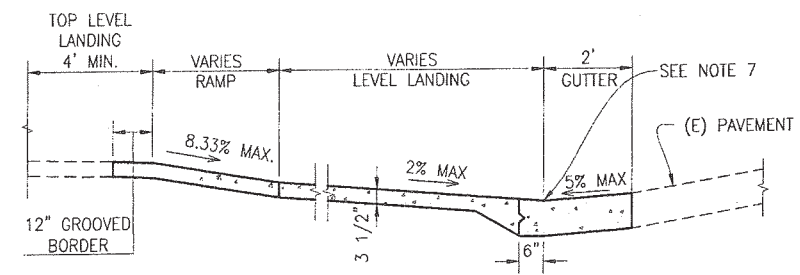


GROOVED BORDER DETAIL 3

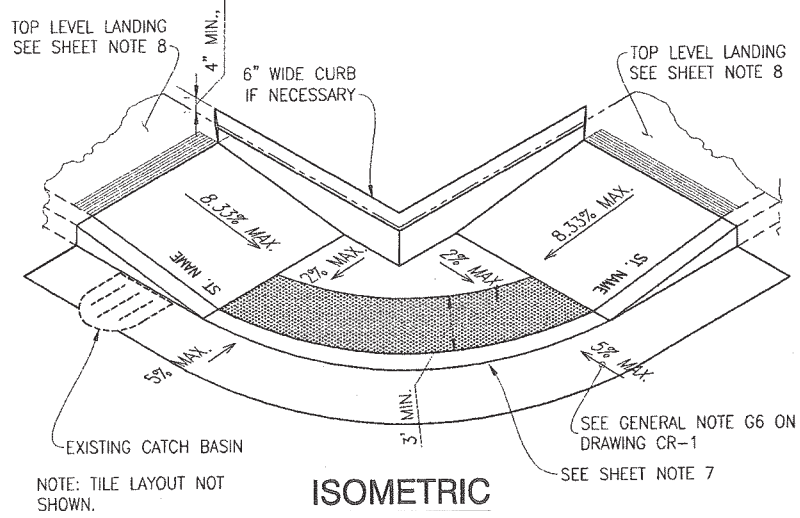




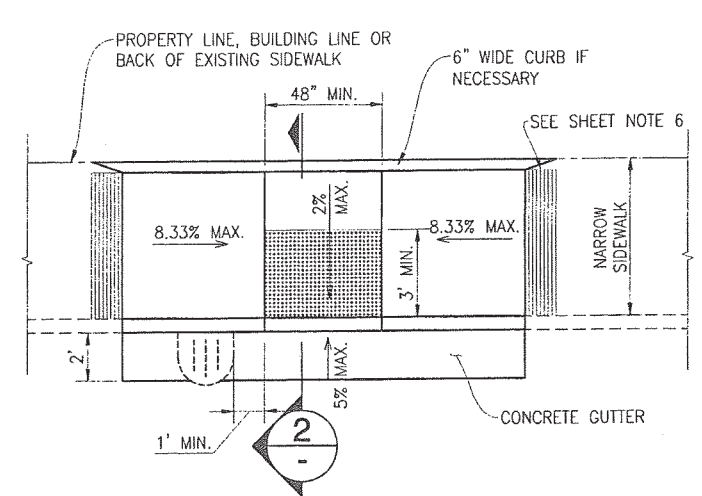
ALTERNATE CURB RAMP A
 BLENDED TRANSITION
 CATCH BASIN OUTSIDE OF CURB RETURN



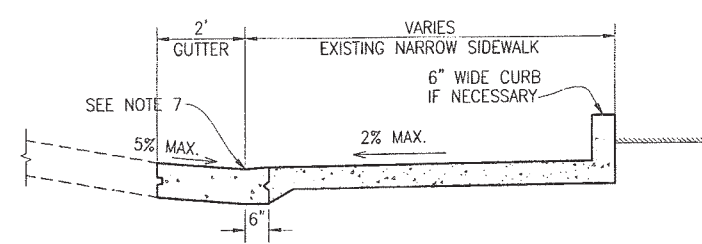
SECTION 1



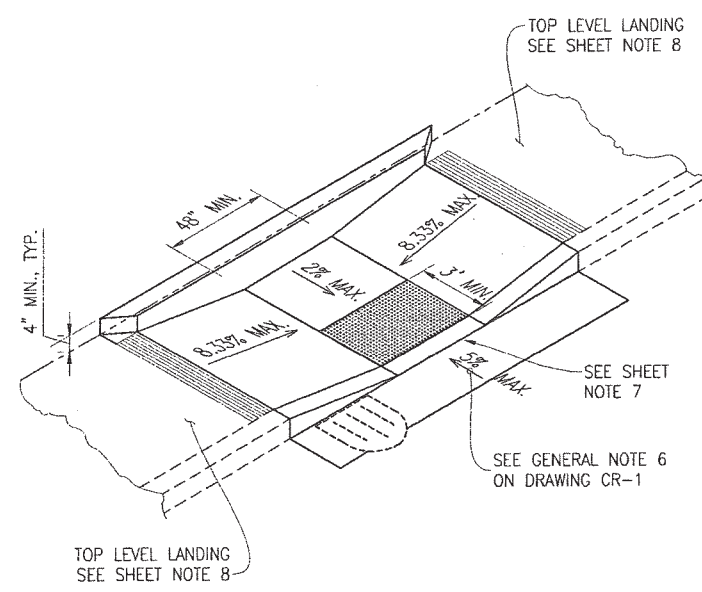
ISOMETRIC



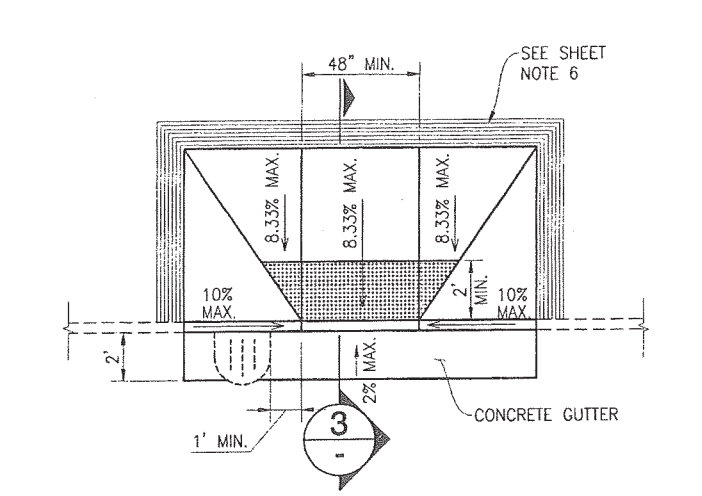
ALTERNATE CURB RAMP B
 PARALLEL RAMP



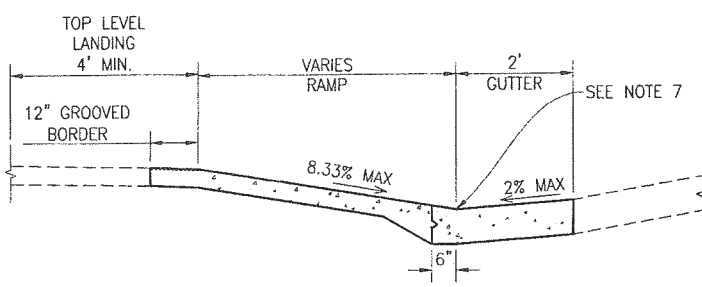
SECTION 2



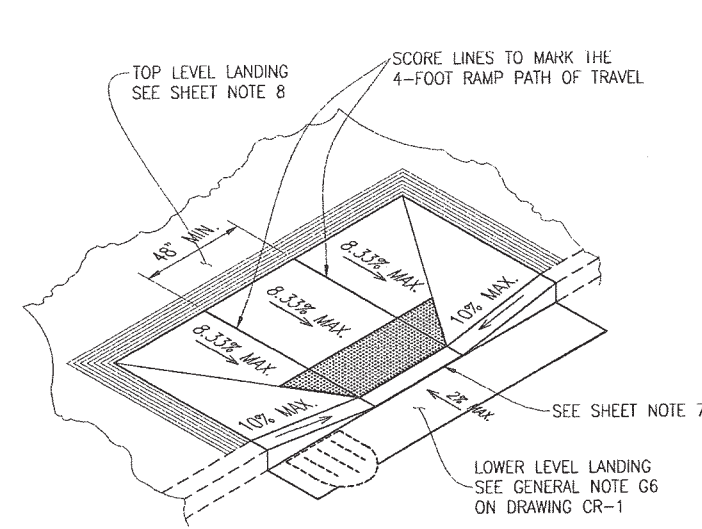
ISOMETRIC



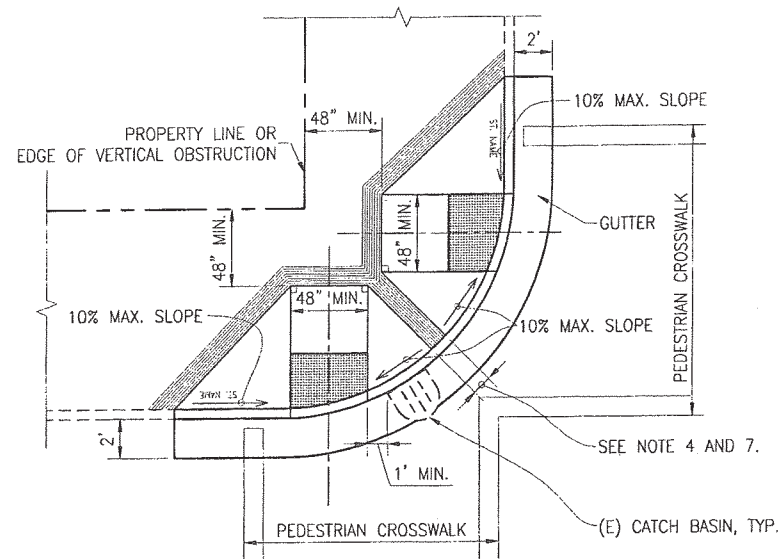
ALTERNATE CURB RAMP C
 RECTANGULAR RAMP



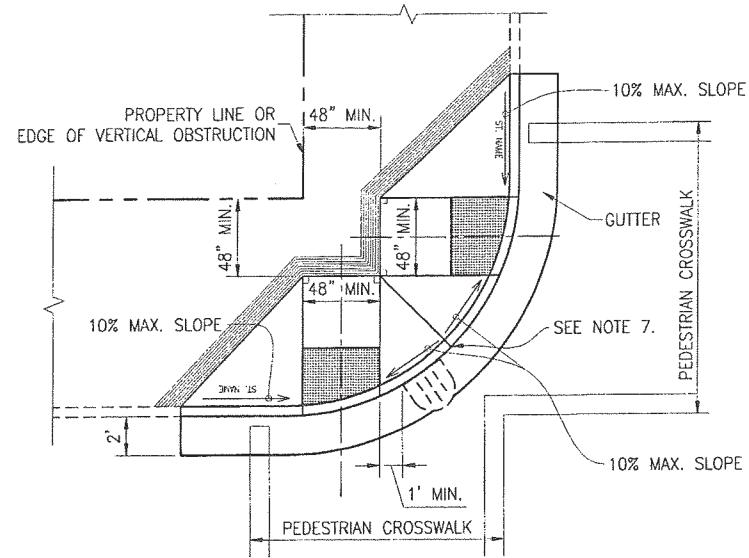
SECTION 3



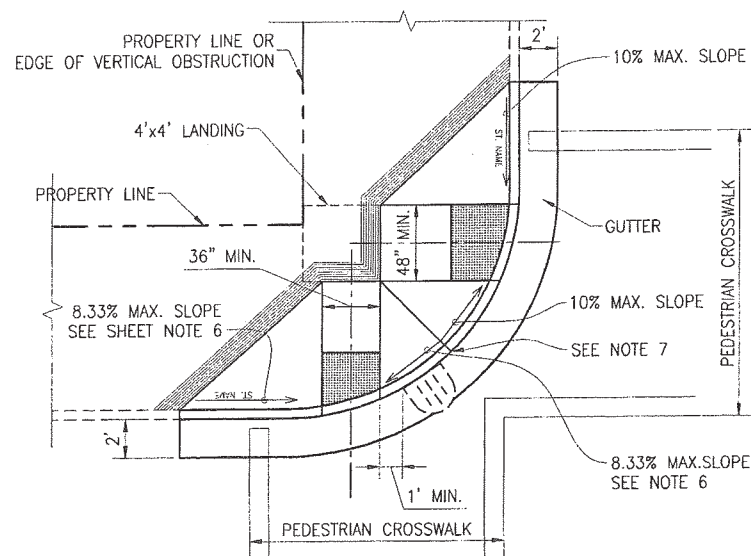
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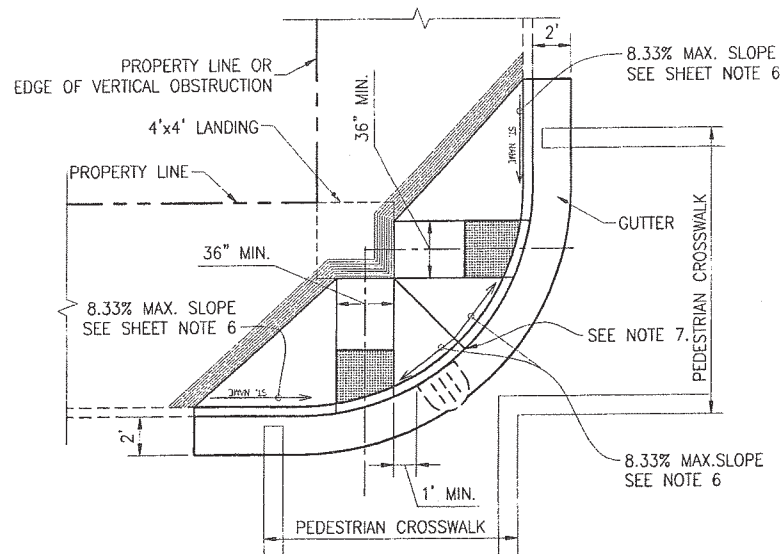
CURB RAMP EXCEPTION A
MERGED GROOVED BORDER



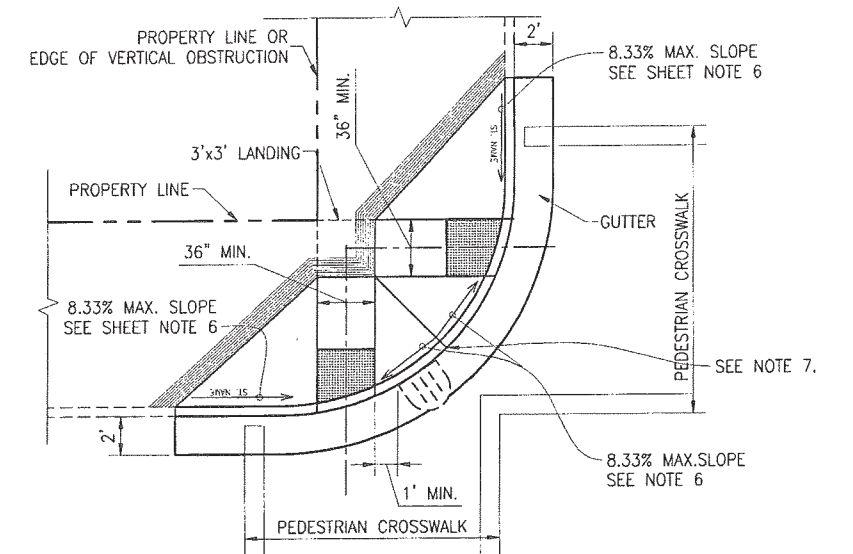
CURB RAMP EXCEPTION B
MERGED FLARED SIDES



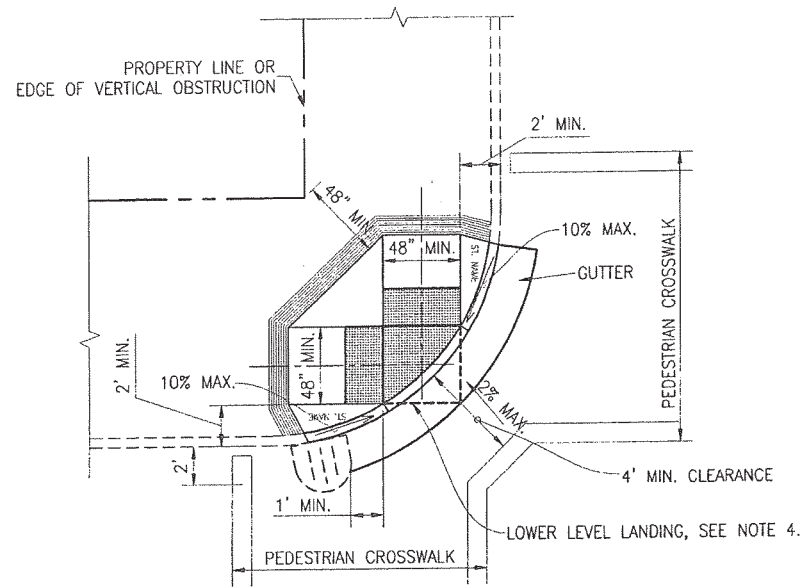
CURB RAMP EXCEPTION C
48" TOP LANDING - 36" AND 48" RAMPS



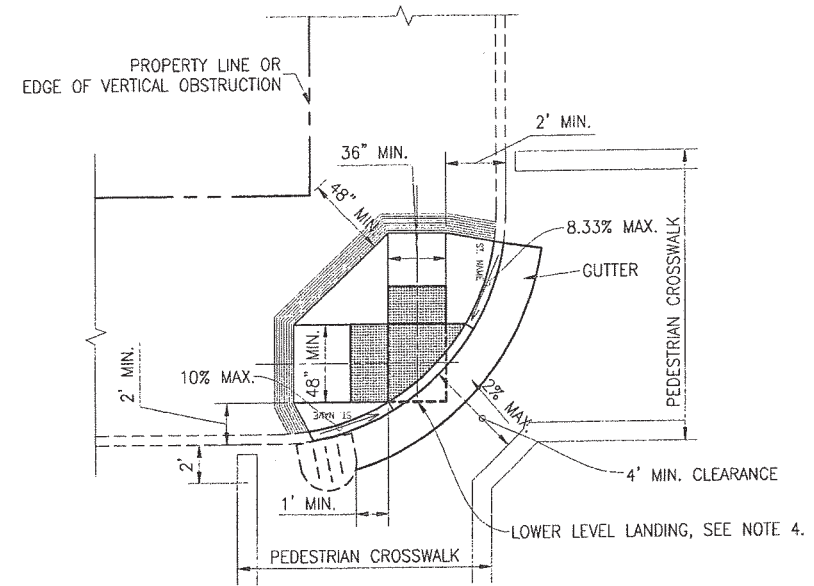
CURB RAMP EXCEPTION D
48" TOP LANDING - 36" RAMPS



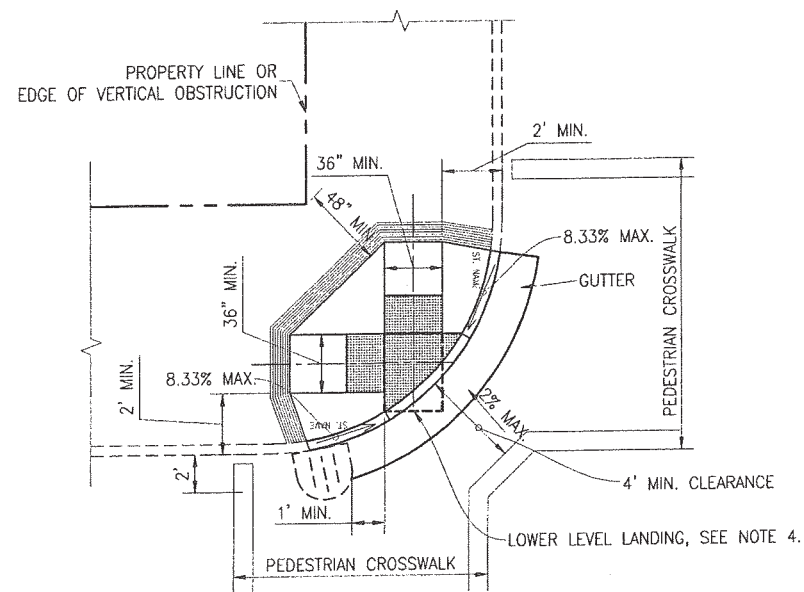
CURB RAMP EXCEPTION E
36" TOP LANDING - 36" RAMPS



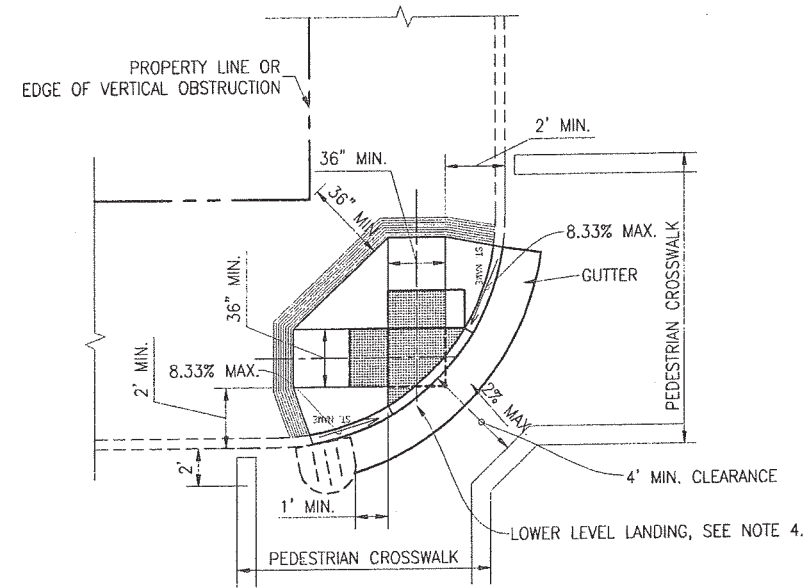
BLENDED CURB RAMP EXCEPTION (F1)
 48" RAMPS, 48" CLEARANCE



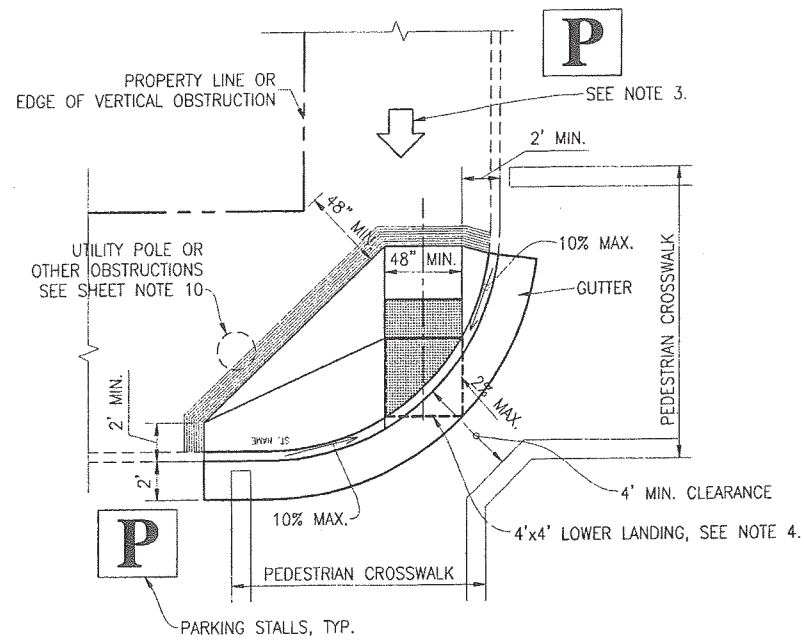
BLENDED CURB RAMP EXCEPTION (F2)
 48" RAMP AND 36" RAMP, 48" CLEARANCE



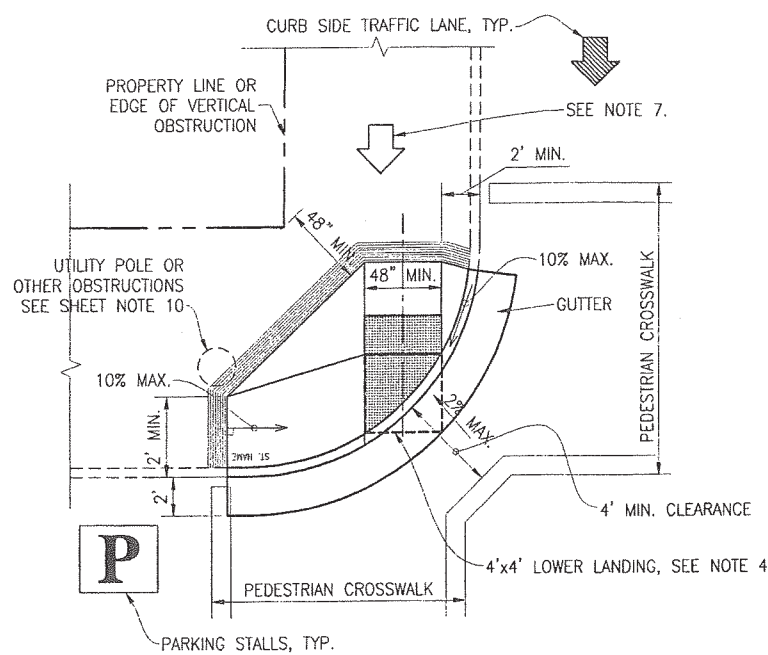
BLENDED CURB RAMP EXCEPTION (F3)
 36" RAMPS, 48" CLEARANCE



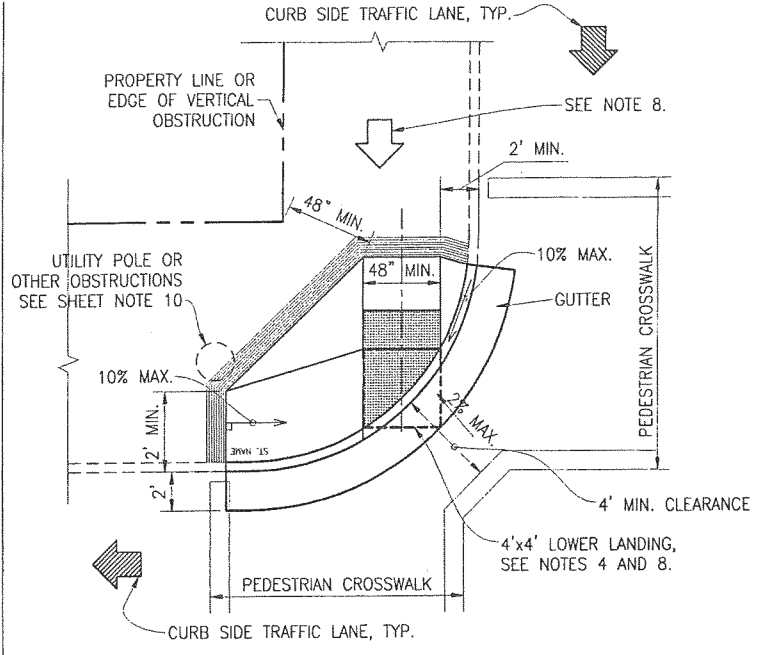
BLENDED CURB RAMP EXCEPTION (F4)
 36" RAMPS, 36" CLEARANCE



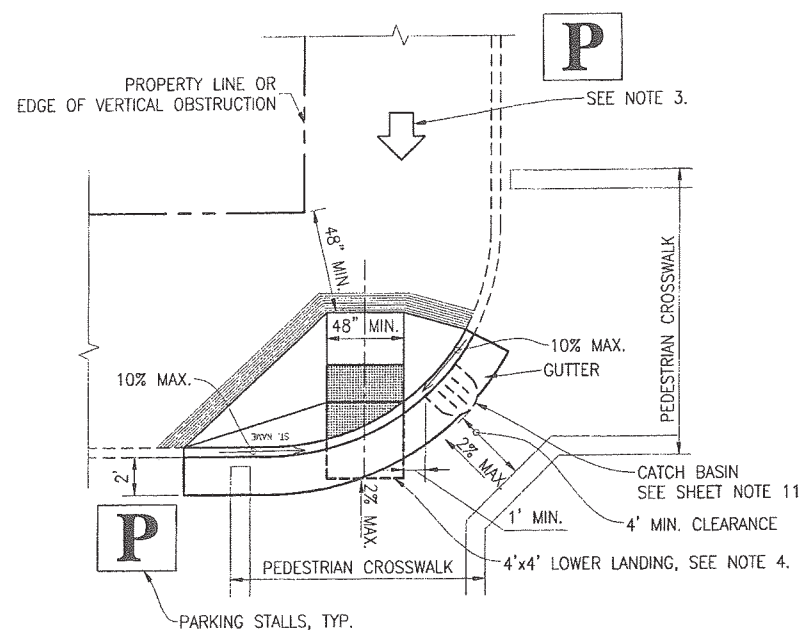
SINGLE CURB RAMP EXCEPTION (G1)
PARKING ON BOTH SIDES - NO CATCH BASIN



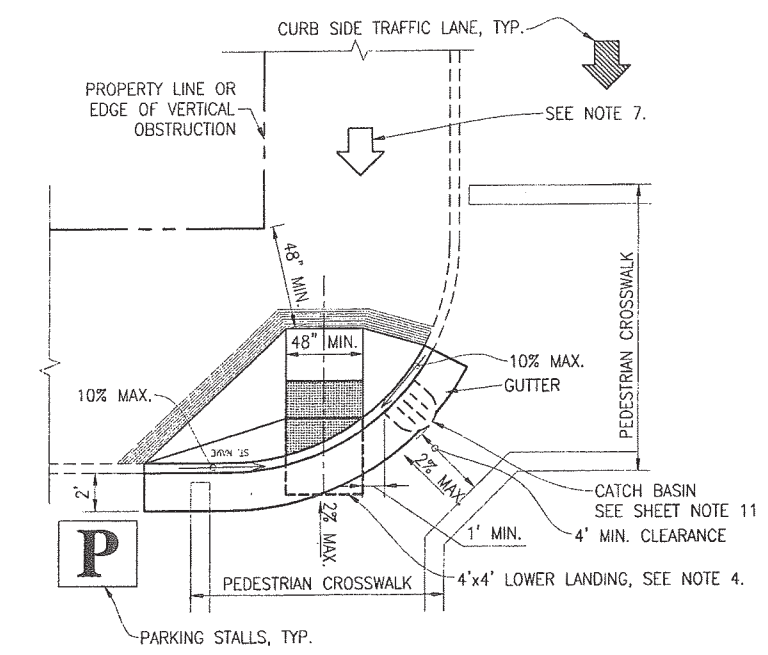
SINGLE CURB RAMP EXCEPTION (G2)
PARKING ON ONE SIDE - NO CATCH BASIN



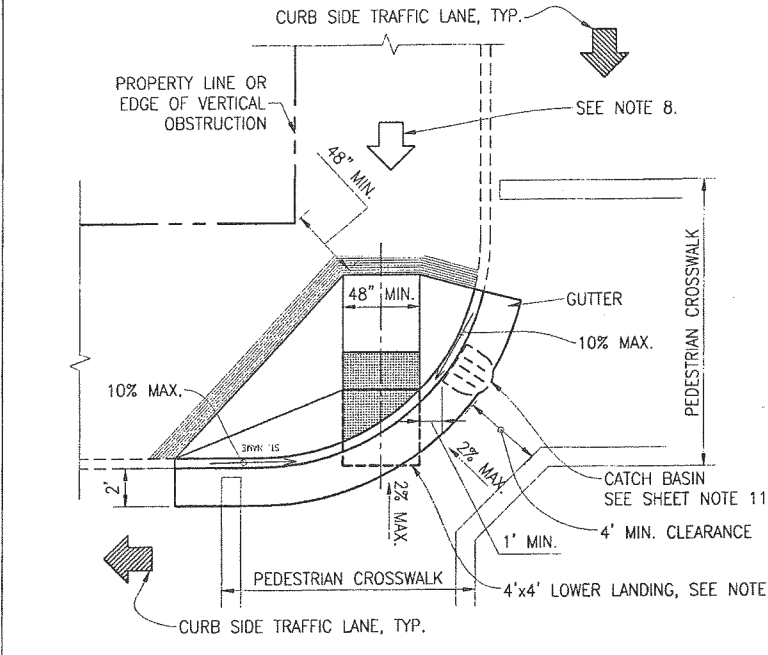
SINGLE CURB RAMP EXCEPTION (G3)
NO PARKING - NO CATCH BASIN



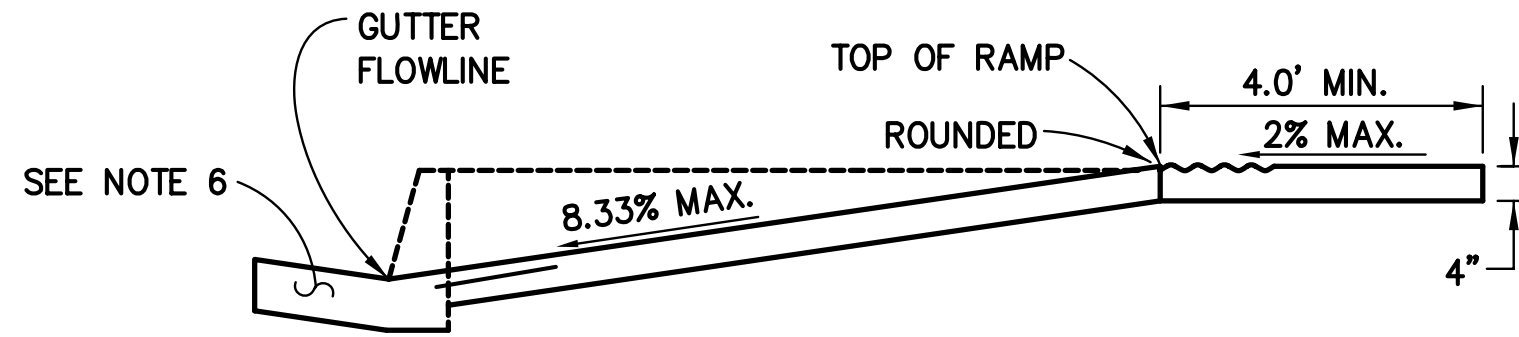
SINGLE CURB RAMP EXCEPTION (H1)
PARKING ON BOTH SIDES - WITH CATCH BASIN



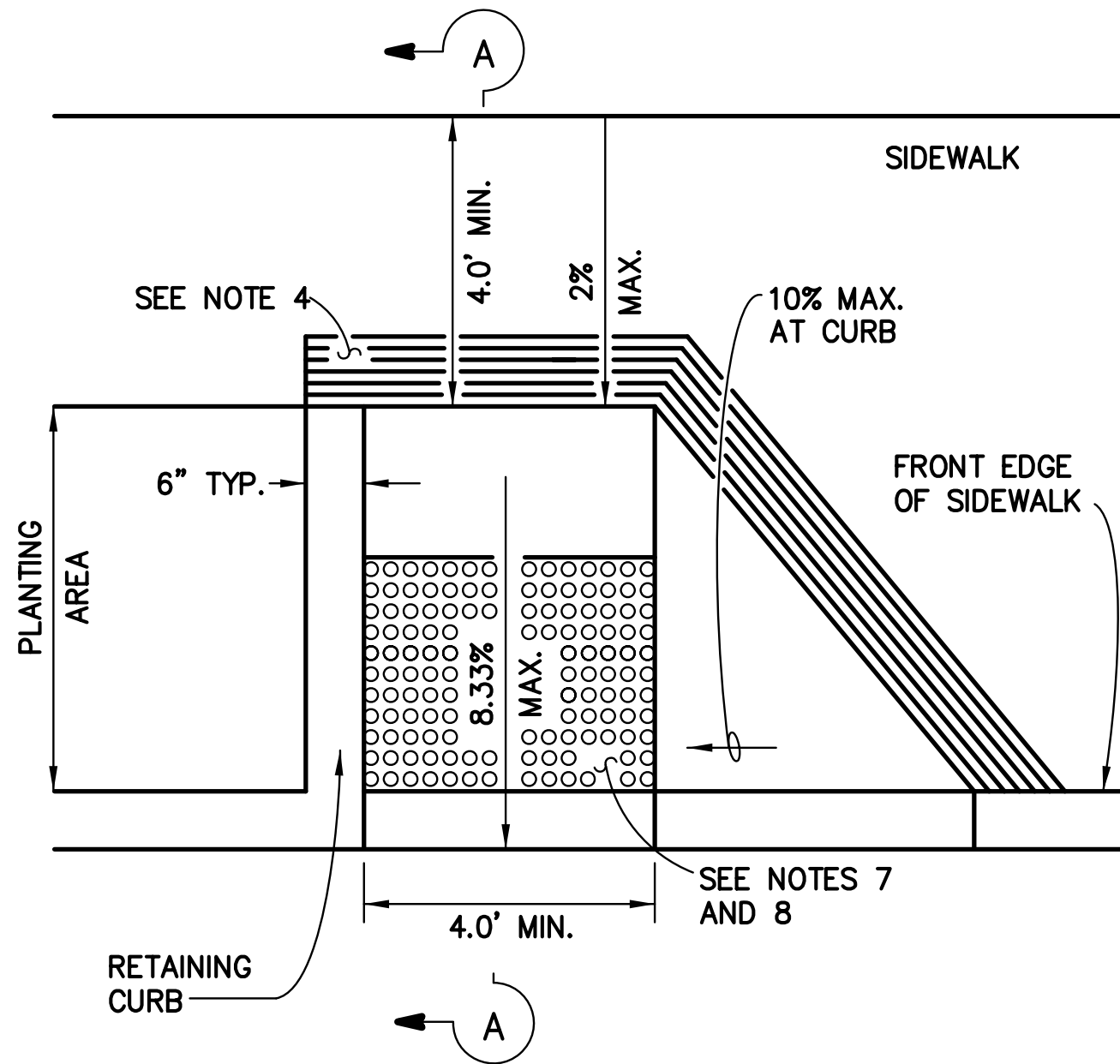
SINGLE CURB RAMP EXCEPTION (H2)
PARKING ON ONE SIDE - WITH CATCH BASIN



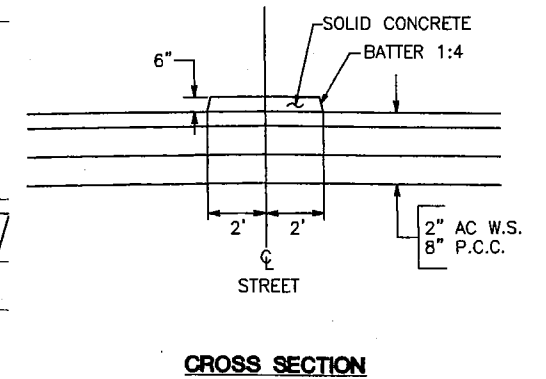
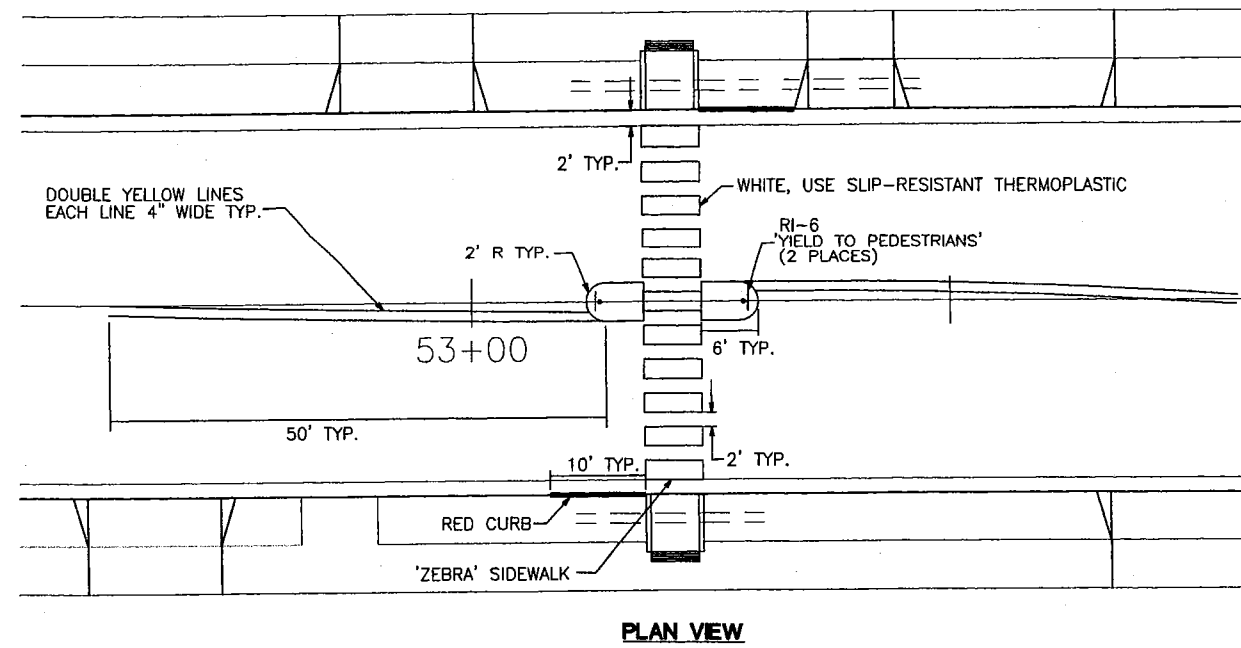
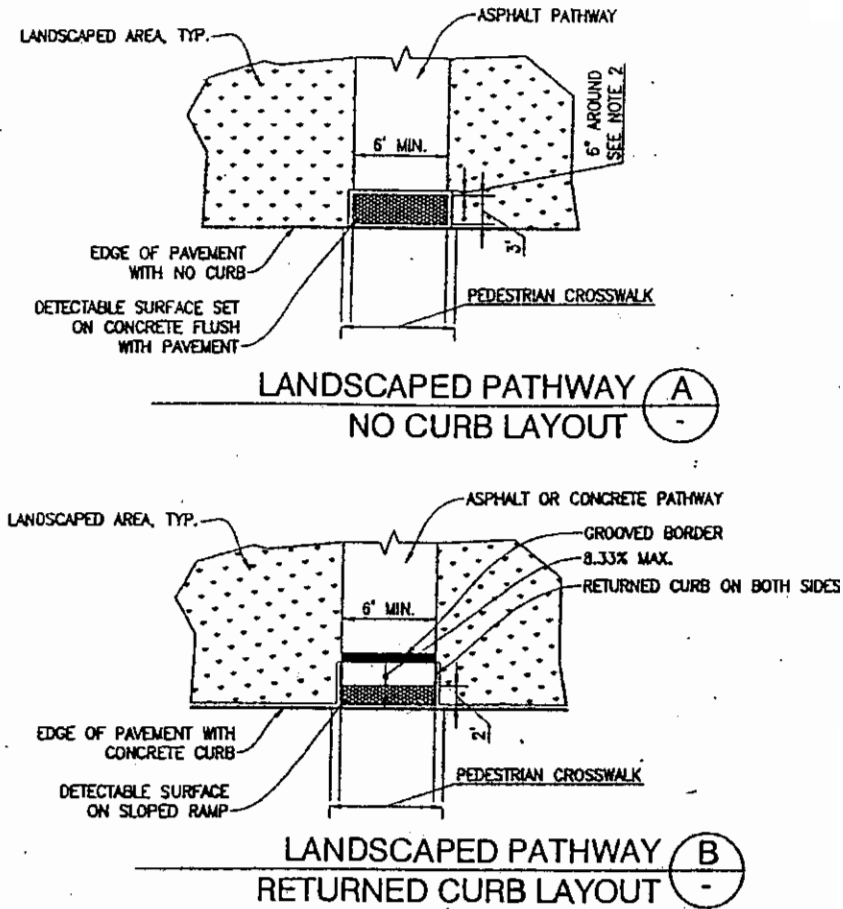
SINGLE CURB RAMP EXCEPTION (H3)
NO PARKING - WITH CATCH BASIN



SECTION A-A



CURB RAMP LAYOUT



TYPICAL ISLAND CONSTRUCTION
SCALE: NTS

Acknowledgements

Hunters Point Shipyard Citizen's Advisory Committee (CAC)

(*former members)

Full Committee:

Toni Battle
Saul Bloom
Bobbrie Brown
Ron Jones
Carmen Kelley
Scott Madison
Ollie Mixon
Diana Oertel
Frank O'Neill
*Alma Robinson
*Derek Toliver
Dorris Vincent

CAC Planning and Development Subcommittee

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Mary Booker
*Tony Dominski
Linda Hope

Other Community Members:

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CMG Landscape Architecture

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