



ALEXANDRIA®

HASKINS BIOTECH CAMPUS - SOUTH SAN FRANCISCO

201 Haskins Way, South San Francisco

PLANNING SUBMITTAL

09/28/2018



Aerial View Looking Southeast



1. West Side of Haskins Way Across From Subject Property



2. Subject Property from Haskins Way



3. 151 Haskins Way



Aerial View Looking Northwest



1. 451 E Jamie Court



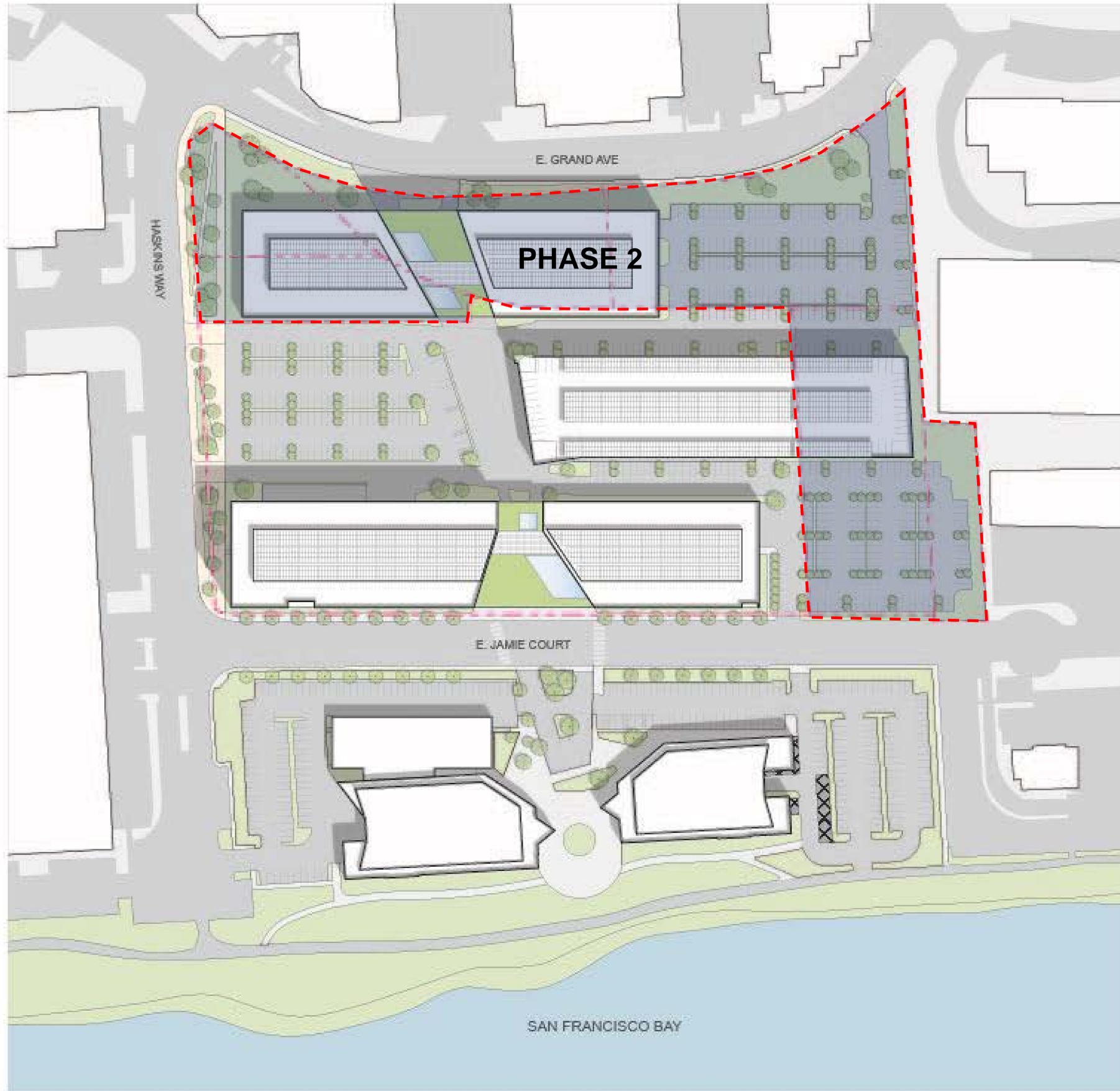
2. Subject Property from E Jamie Court



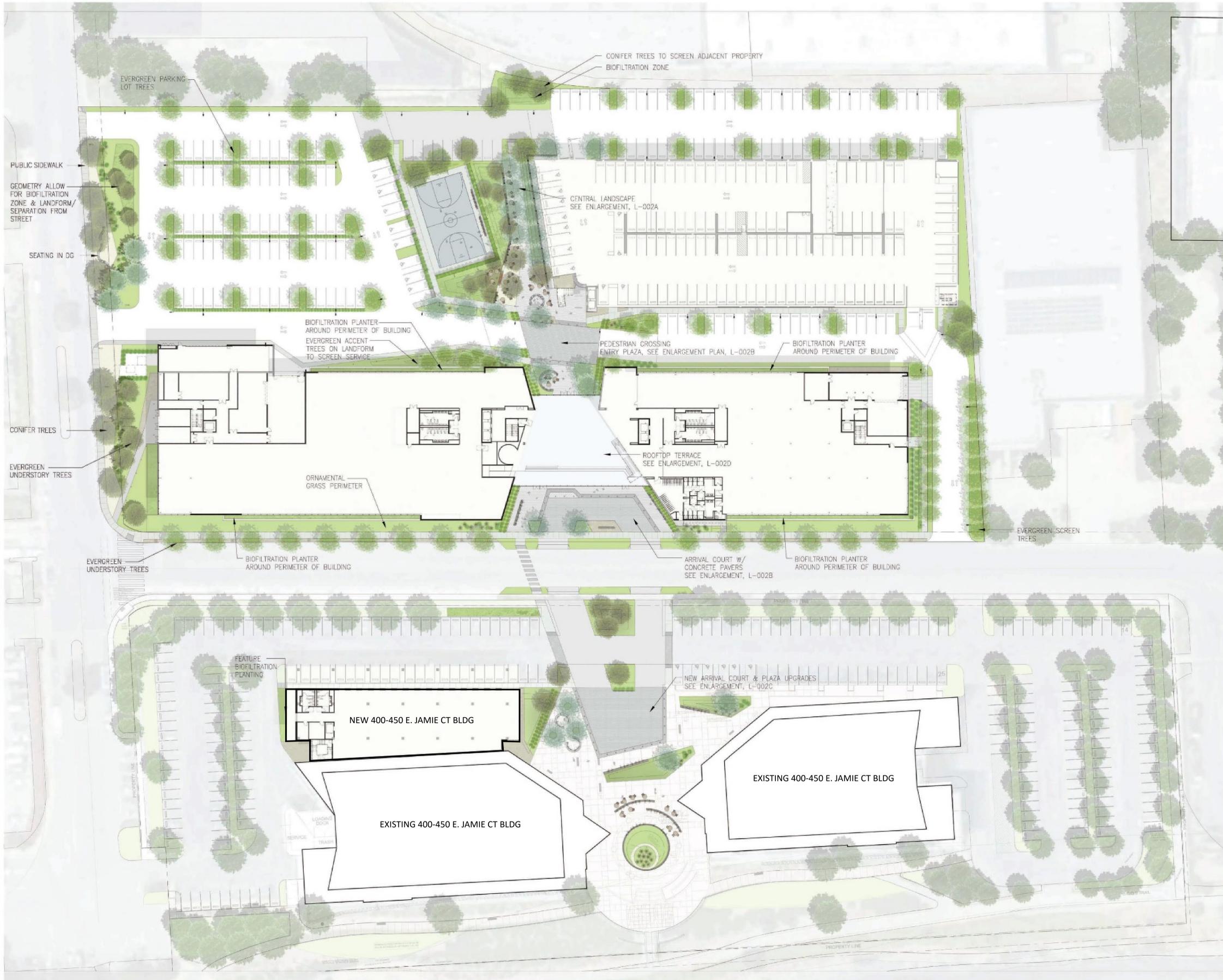
3. South Side of E Jamie Court Across From Subject Property



**PHASE 1
UNDER CONSIDATION**



**PHASE 2
CONCEPTUAL ONLY**



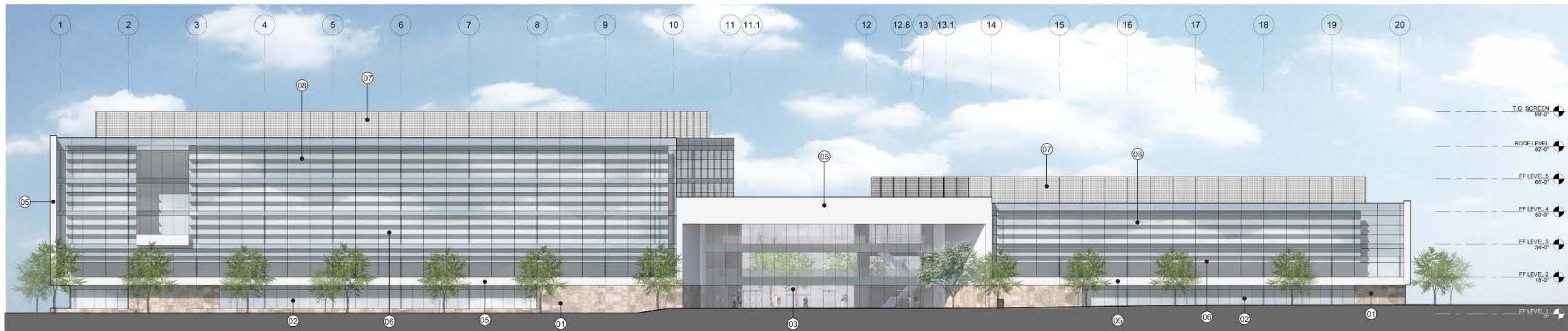
1 OVERALL LANDSCAPE PLAN
SCALE: 1"=30'-0"



MATERIALS

- 01 LIMESTONE CLADDING
- 02 STOREFRONT WINDOW SYSTEM (TYPE A)
- 03 WINDOW SYSTEM (TYPE B)
- 04 UNITIZED PRECAST FACADE WITH INTEGRATED ALUMINUM WINDOW SYSTEM
- 05 UNITIZED PRECAST FACADE ELEMENTS
- 06 ALUMINUM CURTAINWALL SYSTEM WITH SHADOWBOX AT SLAB EDGES
- 07 PAINTED CHEVRON (1/2 PERFORATED) METAL SCREEN ON PAINTED METAL FRAMING
- 08 INTEGRATED HORIZONTAL SUNSHADES
- 09 UPWARD ACTING COILING DOOR
- 10 HM DOOR & FRAME - PTD
- 11 ALUMINUM PANEL - PTD TO MATCH STOREFRONT

2 WEST ELEVATION - RENDERED
1" = 20'-0"



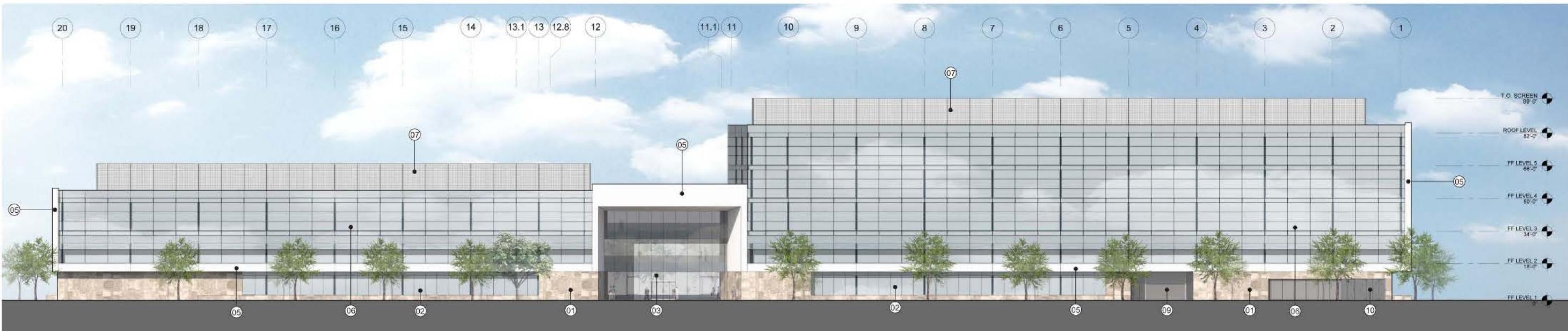
1 SOUTH ELEVATION - RENDERED
1" = 20'-0"



MATERIALS

- 01 LIMESTONE CLADDING
- 02 STOREFRONT WINDOW SYSTEM (TYPE A)
- 03 WINDOW SYSTEM (TYPE B)
- 04 UNITIZED PRECAST FACADE WITH INTEGRATED ALUMINUM WINDOW SYSTEM
- 05 UNITIZED PRECAST FACADE ELEMENTS
- 06 ALUMINUM CURTAINWALL SYSTEM WITH SHADOWBOX AT SLAB EDGES
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- 08 INTEGRATED HORIZONTAL SUNSHADES
- 09 UPWARD ACTING COILING DOOR
- 10 HM DOOR & FRAME - PTD
- 11 ALUMINUM PANEL - PTD TO MATCH STOREFRONT

2 EAST ELEVATION - RENDERED
1" = 20'-0"



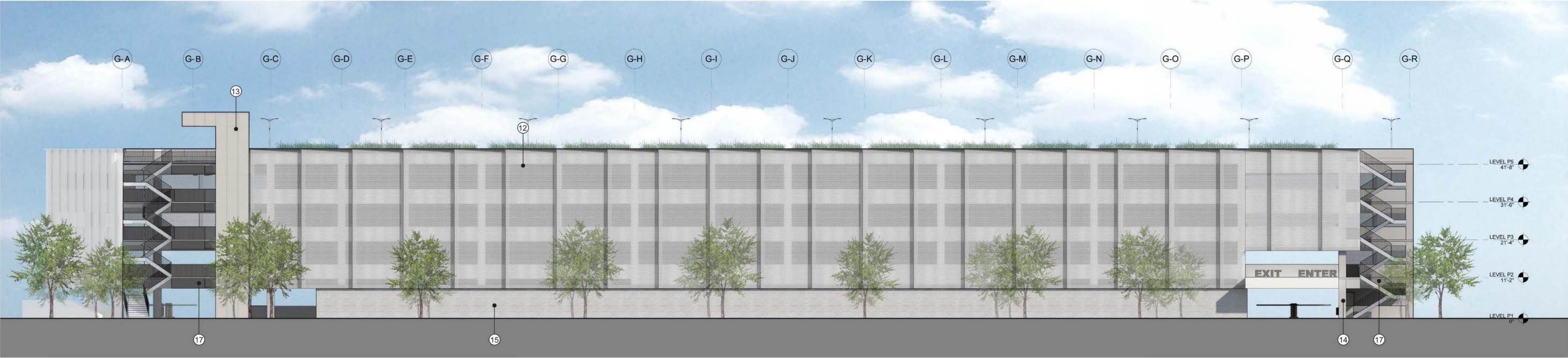
1 NORTH ELEVATION - RENDERED
1" = 20'-0"



MATERIALS

- 12 STAINLESS STEEL METAL MESH ON METAL FRAMING (TYPE A)
- 13 TECHLAM (BLAZE-SNOW NATURAL) PORCELAIN TILE CLADDING
- 14 PRECAST CONCRETE
- 15 BOARD FORM CONCRETE
- 16 ALUMINUM PANEL
- 17 GALVANIZED STEEL GUARDRAIL

2 WEST ELEVATION - GARAGE
3/32" = 1'-0"



1 SOUTH ELEVATION - GARAGE
3/32" = 1'-0"



**SOUTH – RENDERED
201 HASKINS WAY BUILDING**



**SOUTHWEST – RENDERED
201 HASKINS WAY BUILDING**



**CENTRAL PLAZA – RENDERED
NORTH OF 201 HASKINS WAY BUILDING**



**SOUTH ENTRANCE – RENDERED
201 HAKINS WAY BUILDING**



**ROOF TERRACE – RENDERED
201 HAKINS WAY BUILDING**



1 RENDERING - NW CORNER



3 RENDERING - NORTH ELEVATION



2 RENDERING - NE CORNER

NEW 400-450 E.JAMIE CT BUILDING



1 PHASE 1 - RENDERED



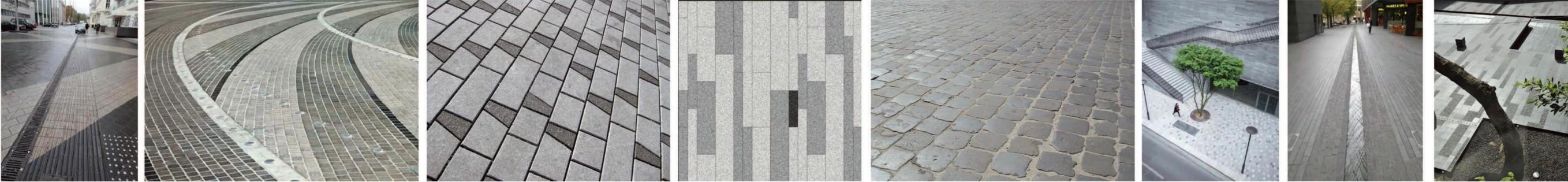
2 PHASE 2- RENDERED



TIDAL MARSH CHARACTER



SITE FURNISHING/GEOMETRY



MATERIALS – PAVING PATTERNS



MONTEREY CYPRESS



SYCAMORE



FRINGE TREE



MELALEUCA TREE



ITALIAN STONE PINE



ARBUTUS



MAYTEN TREE



NEW ZEALAND CHRISTMAS TREE



COYOTE BRUSH



AUTUMN MOOR GRASS



LAGUNITA WILD RYE



GIANT WILD RYE



BLUE OAT GRASS



PINCUSHION



LAVATERA



AGAVE



ALOE



YUCCA - SPANISH BAYONET



DWARF STRAWBERRY TREE



DWARF KARO



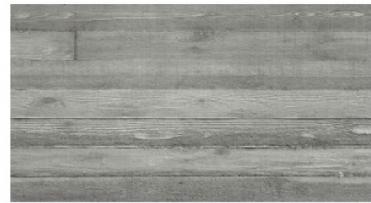
DWARF OLIVE SHRUB



JOYCE COULTER CEANOTHUS



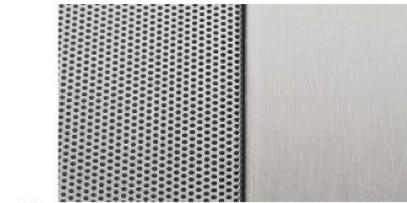
10 11 ALUMINUM PANEL - WARM GREY



15 BOARD FORM CONCRETE



MORIN - CHEVRON MECHANICAL SCREEN



7 MORIN - CHEVRON MECHANICAL SCREEN



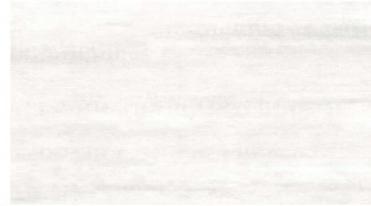
3 VISION GLASS - LOBBY



4 5 PRECAST CONCRETE



3 VISION GLASS - LOBBY



13 TECHLAM - BLAZE - SNOW NATURAL



2 8 DARK GLASS - SOLAR GREY



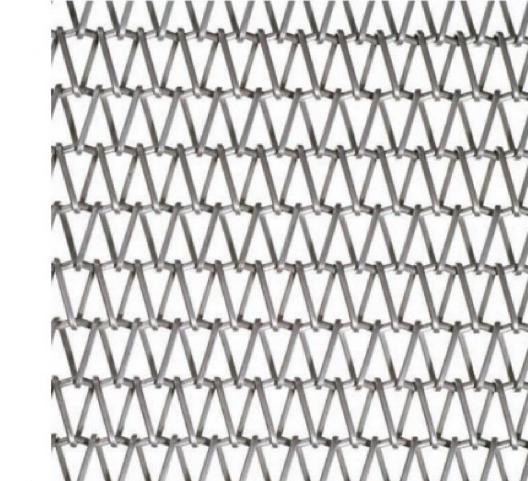
1 JERUSALEM LIMESTONE



STONE BASE: JERUSALEM LIMESTONE

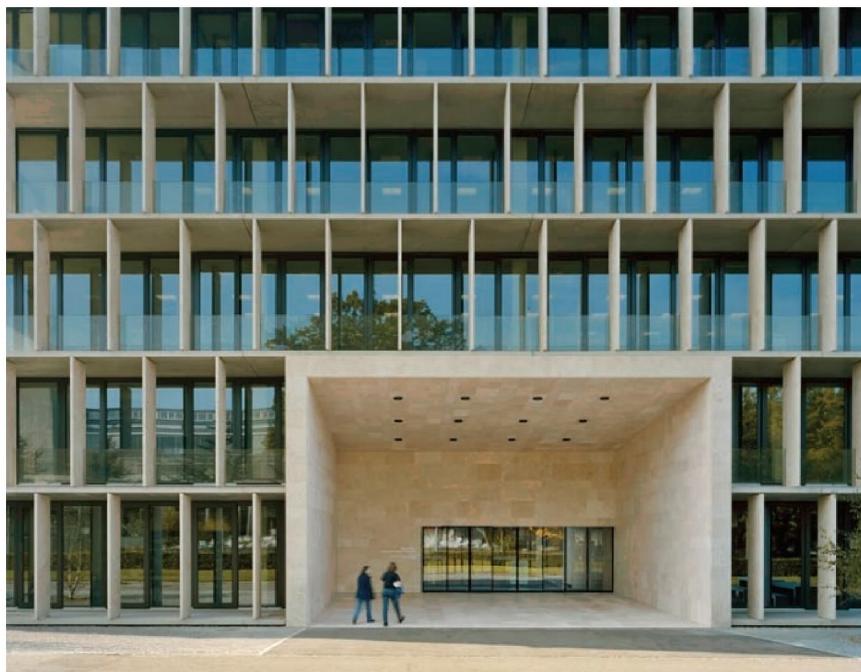


16 ALUMINUM PANEL - POSATE SILVER



12 ARCHITECTURAL METAL MESH

1 MATERIALS - SAMPLES



PRECAST & GLASS



RIP RAP



GLASS AND SUNSHADES

2 MATERIALS - PRECEDENTS