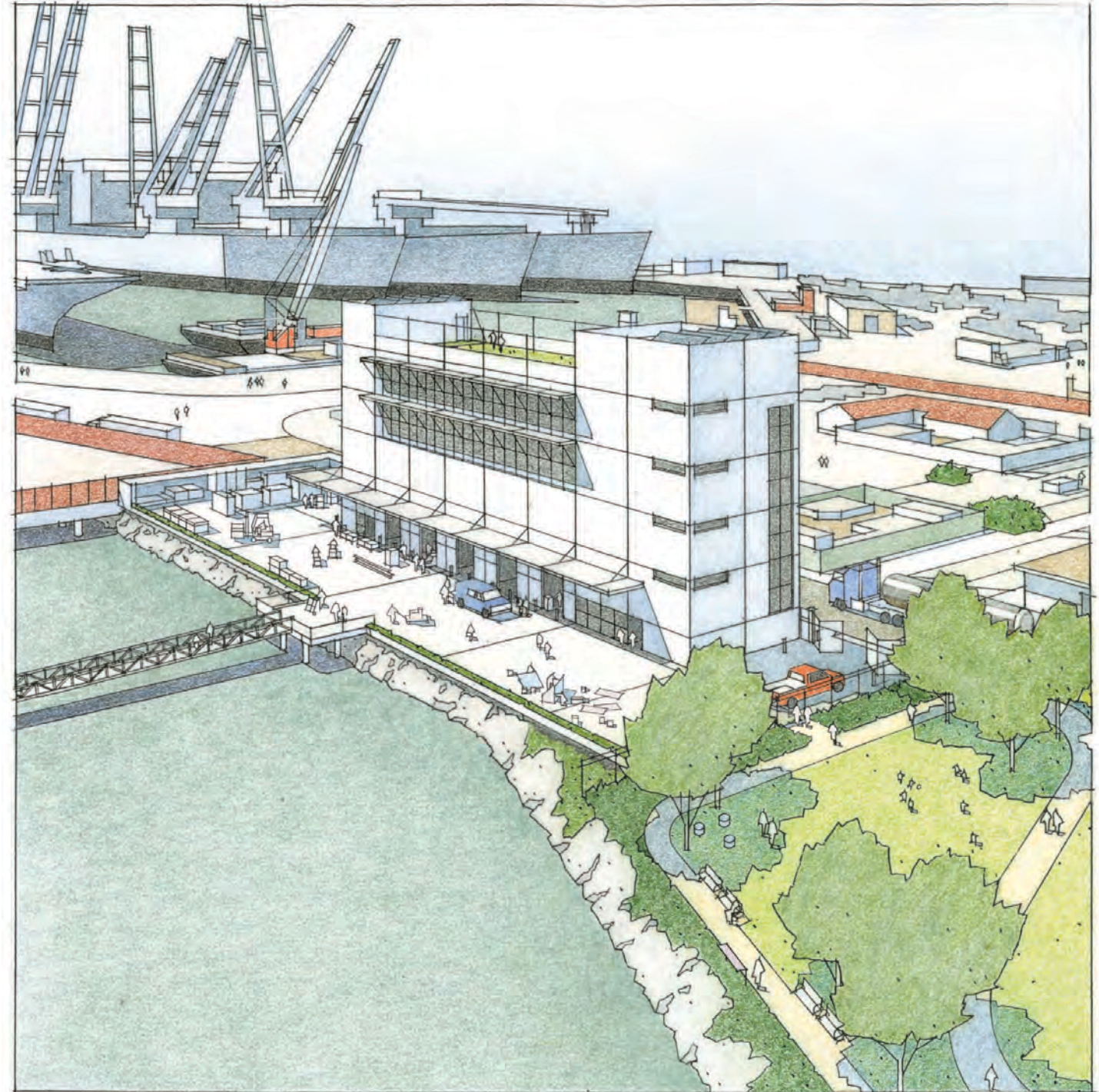




WETA Central Bay Operations and Maintenance Facility

BCDC DESIGN REVIEW BOARD SUBMITTAL

DECEMBER 13, 2013

WETA Central Bay Operations and Maintenance Facility

BCDC DESIGN REVIEW BOARD SUBMITTAL

TABLE OF CONTENTS

Regional Vicinity Map..... 2

Local Vicinity Map 3

Site Context Plan 4

Existing Views 5

Existing Site Conditions..... 6

Existing Shoreline Edge 7

Site Development Plan 8

Previous Site Plan: September 2010..... 8

Demolition Plan 9

Proposed Dredge Area..... 9

Off-Site and Perimeter Improvements 10

Landscape Precedents..... 11

On-Site Facilities 12

Section at Water Edge 13

Site and Building Section..... 13

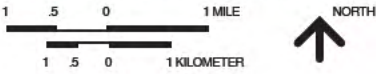
Mid-Day Shadow Study 14

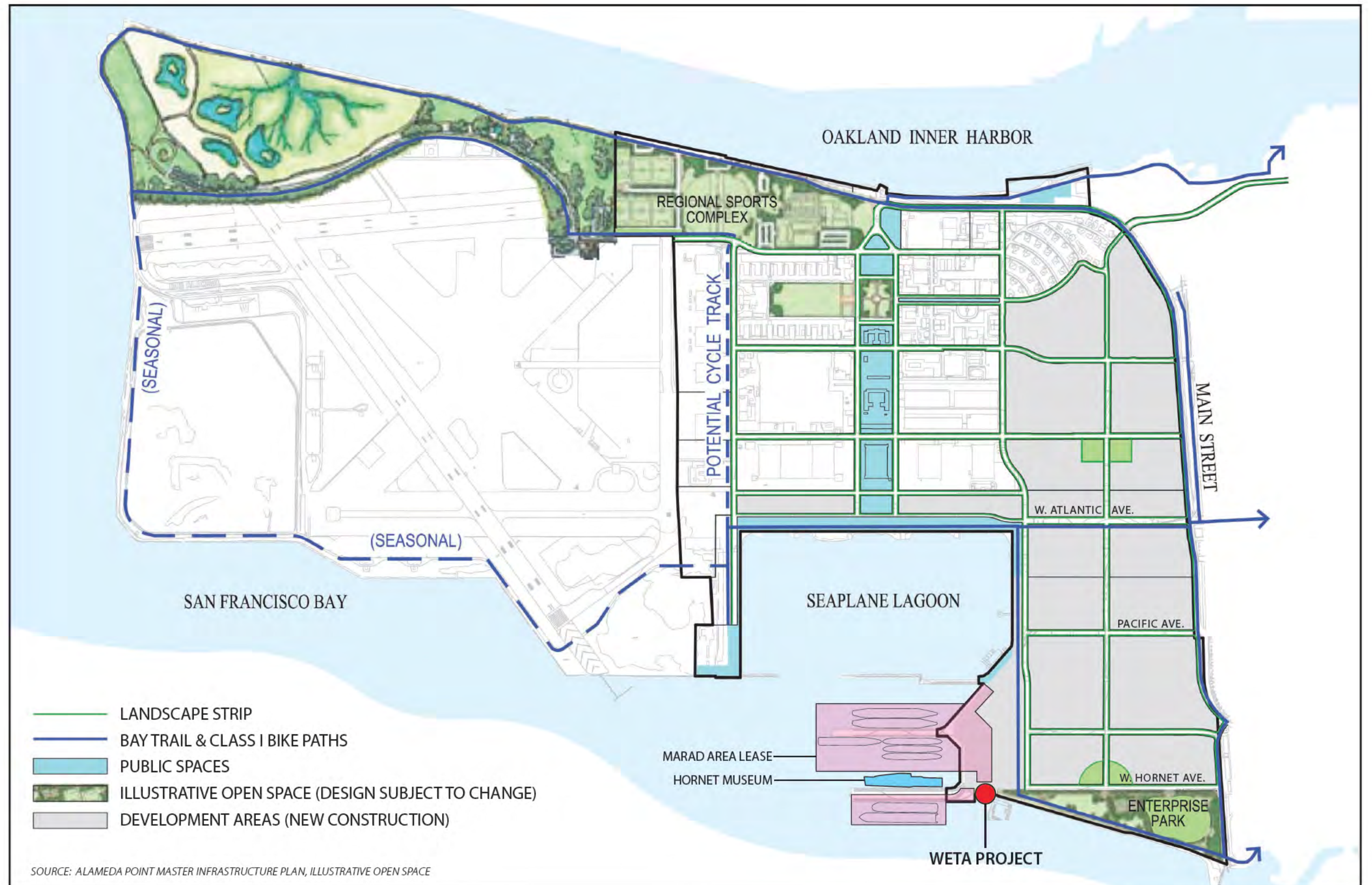


REGIONAL VICINITY MAP



SOURCE: SAN FRANCISCO BAY PLAN, REPRINTED MARCH 2012. SAN FRANCISCO BAY CONSERVATION AND DEVELOPMENT COMMISSION, AMENDED JANUARY 2007.





LOCAL VICINITY MAP

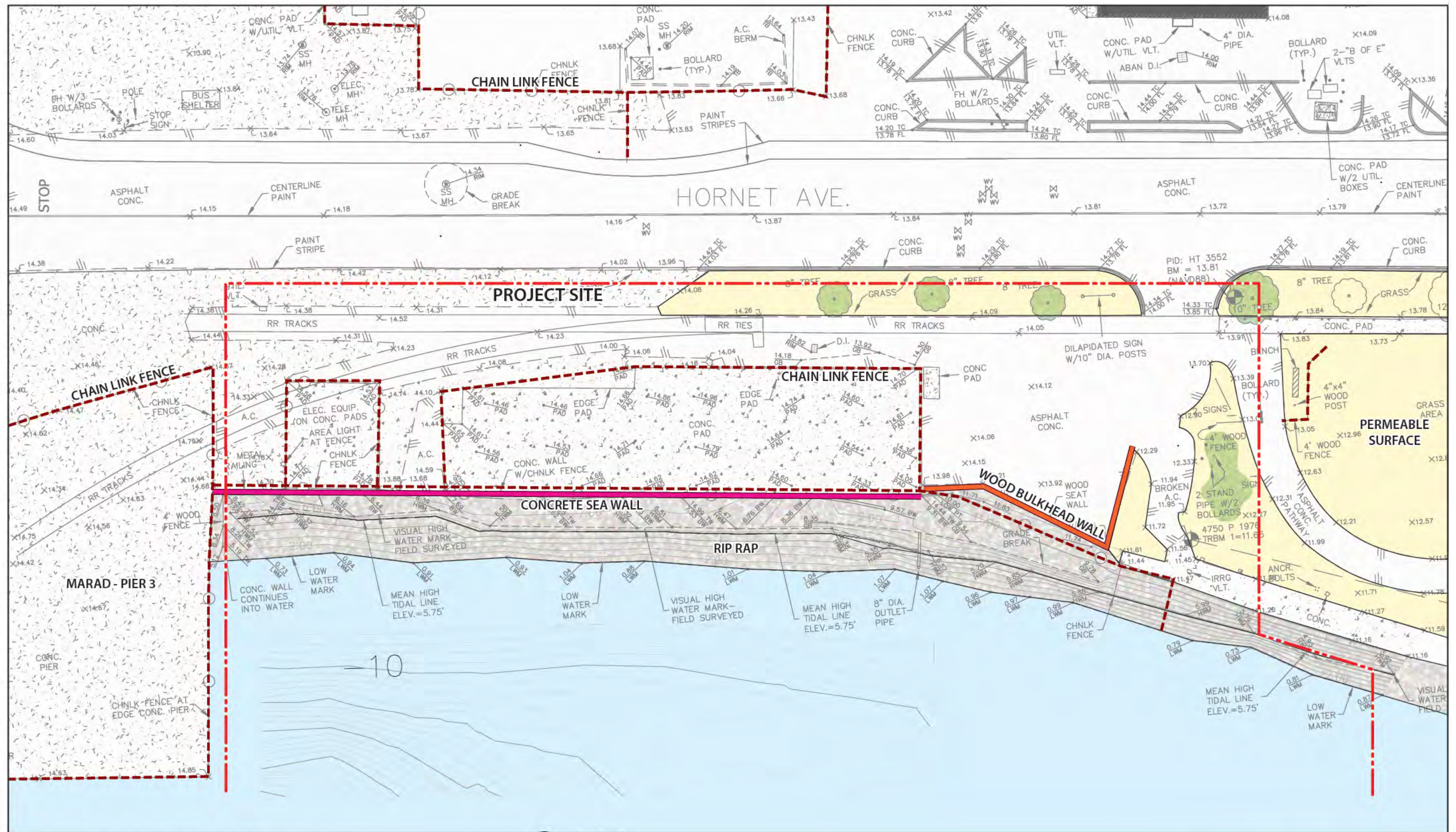




SITE CONTEXT PLAN



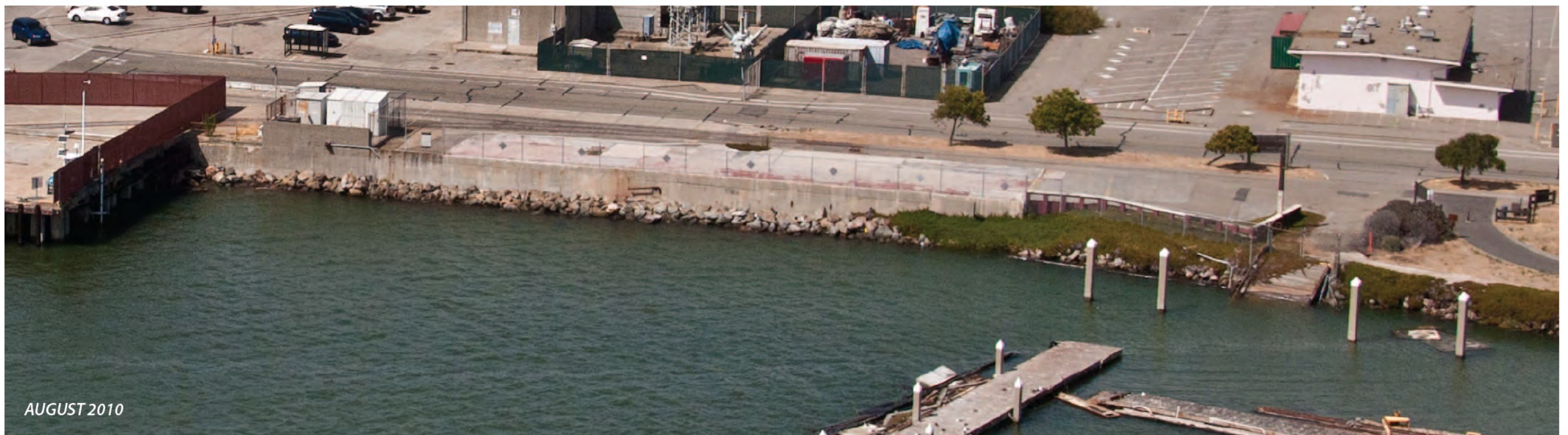
EXISTING VIEWS



EXISTING SITE CONDITIONS

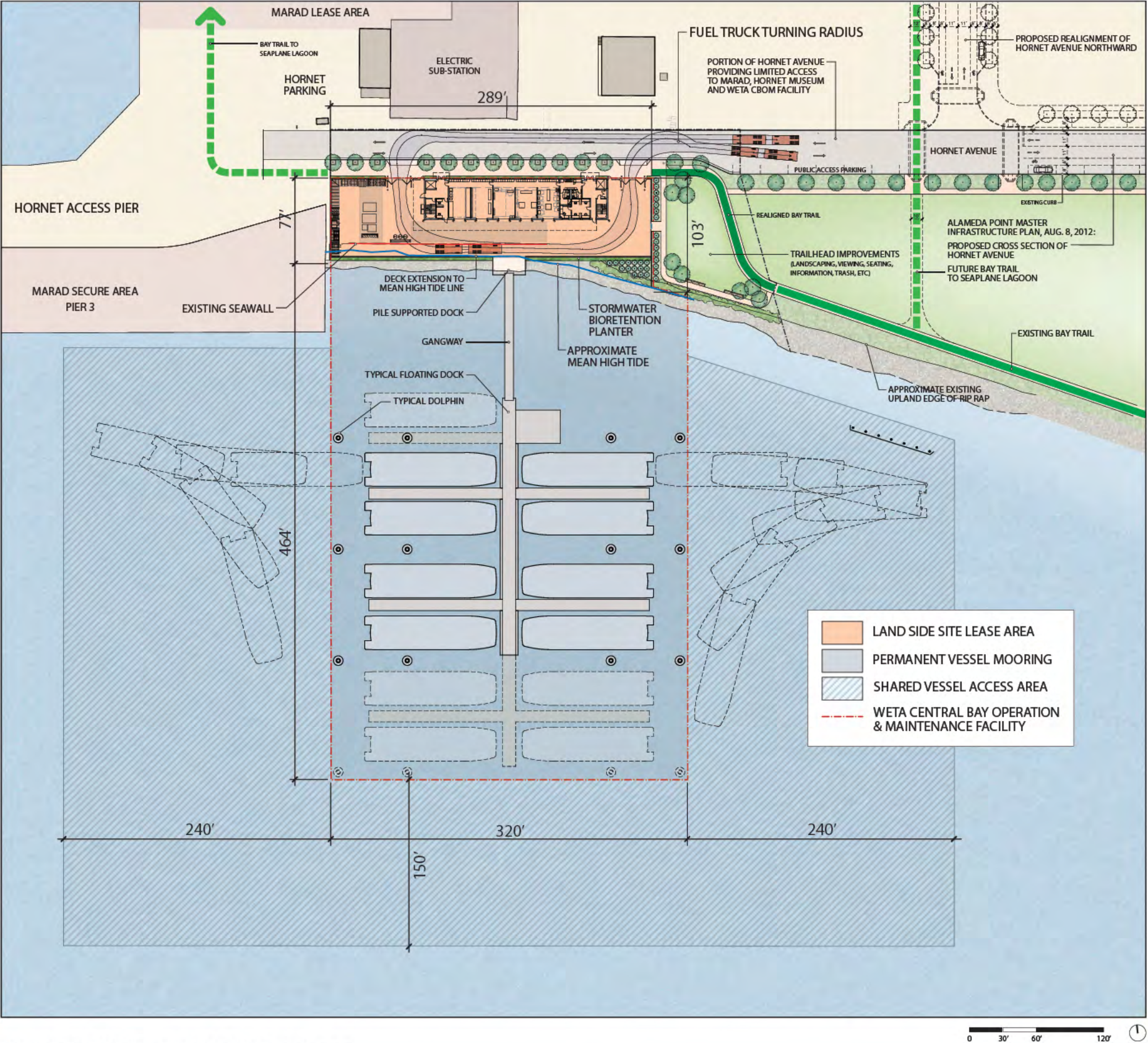


JANUARY 2010

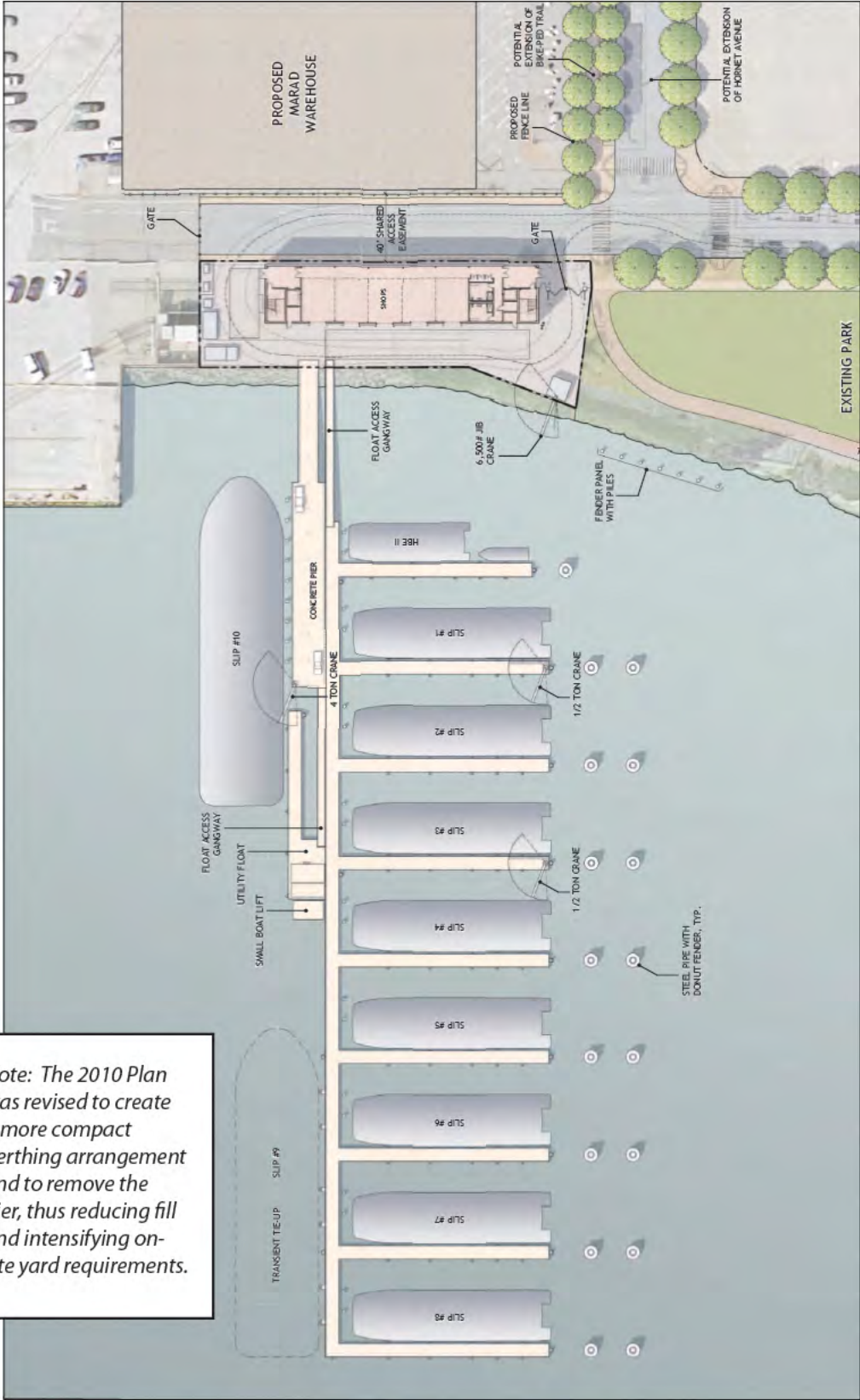


AUGUST 2010

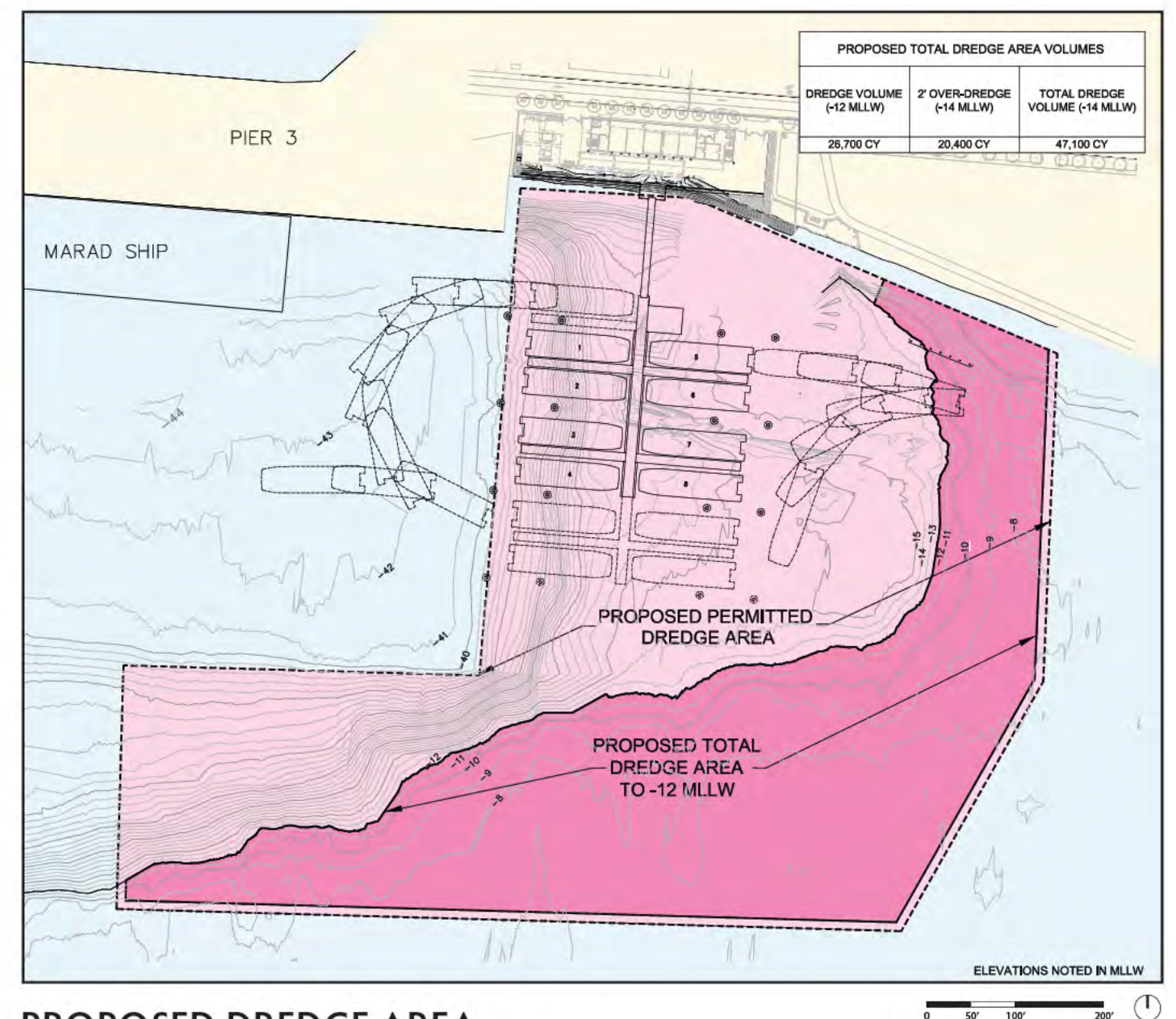
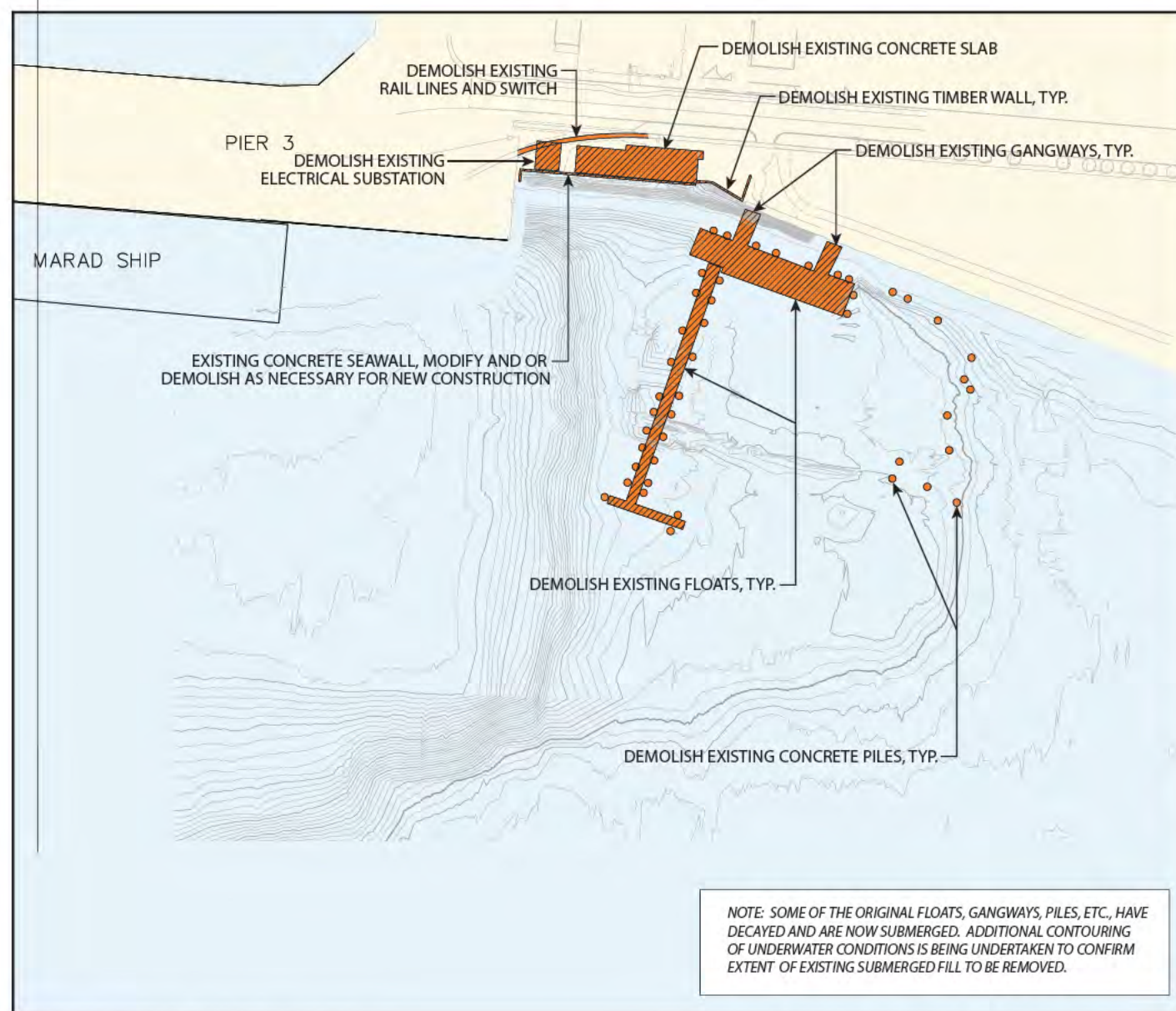
EXISTING SHORELINE EDGE



SITE DEVELOPMENT PLAN

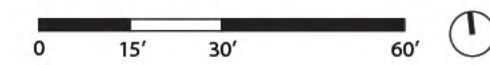


PREVIOUS SITE PLAN: SEPTEMBER 2010



DEMOLITION PLAN

PROPOSED DREDGE AREA



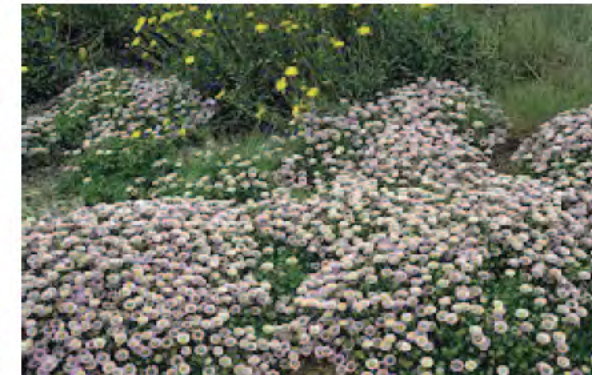
WITH UNDERGROUND TANKS AND BUILDING FOOTPRINT SHOWN FOR REFERENCE



Directional Signage



Delosperma cooperi, Ice plant



Convolvulus cneorum, Bush Morning Glory



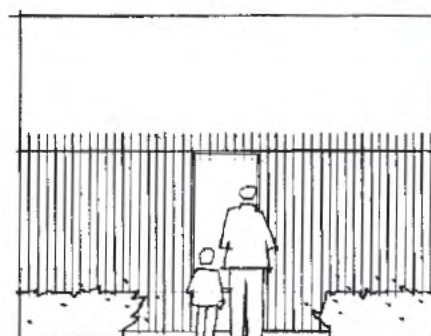
Ceanothus hearstiorum, Hearst Ranch Buckbrush



Ulmus parvifolia, Chinese Evergreen Elm



Liquidambar styraciflua, American Sweetgum

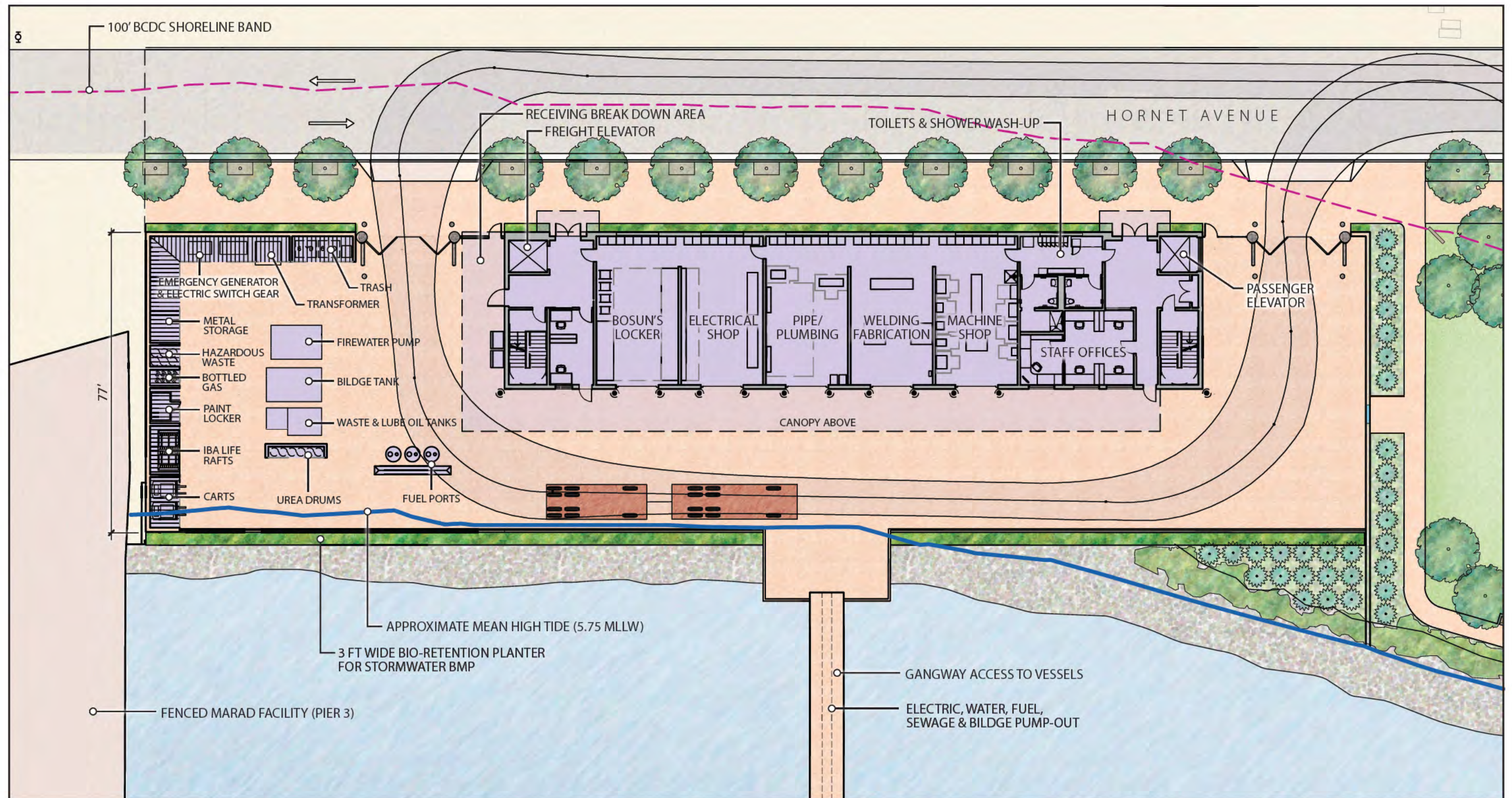


Interpretive Window

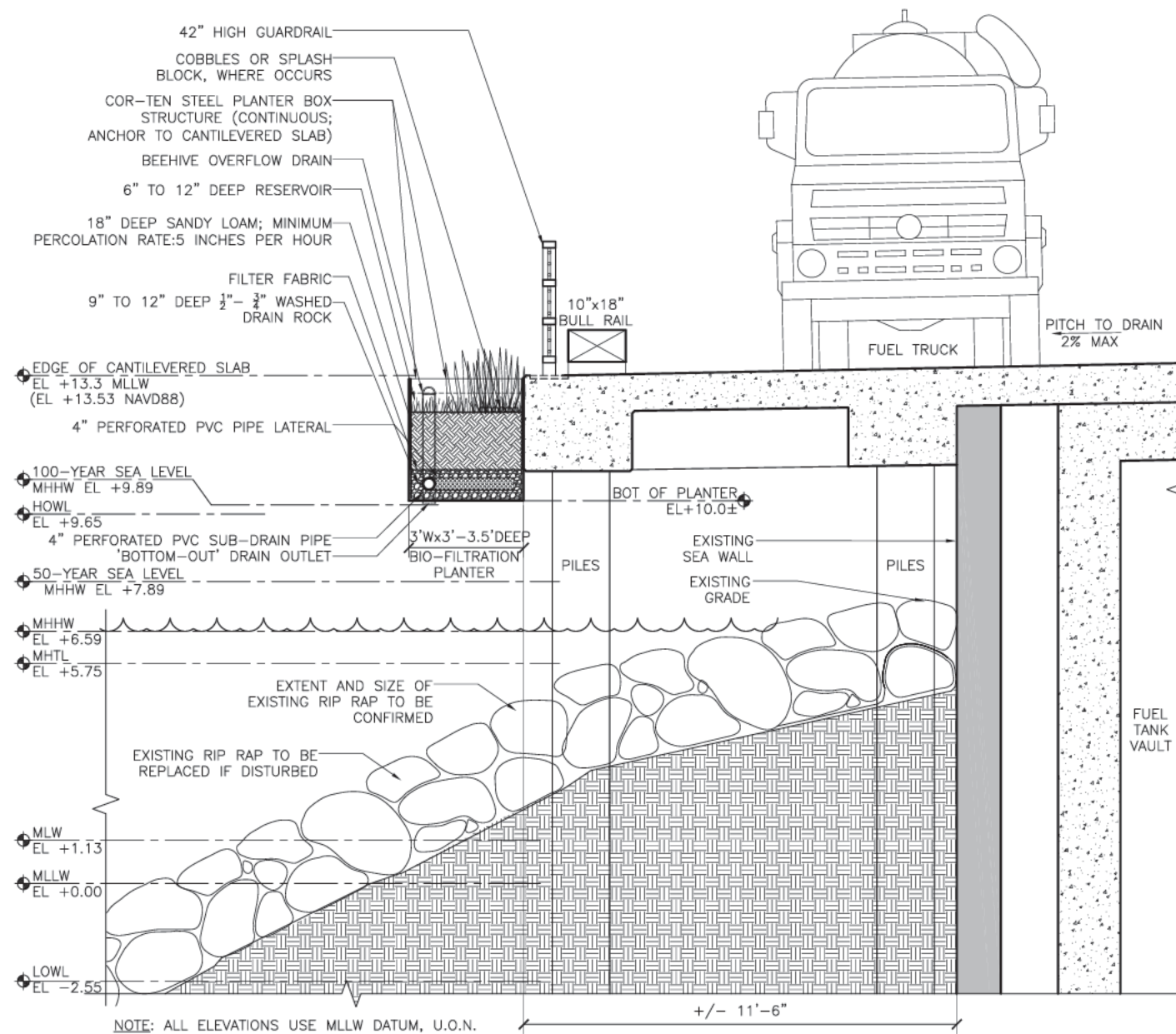


Interpretive Signage

LANDSCAPE PRECEDENTS

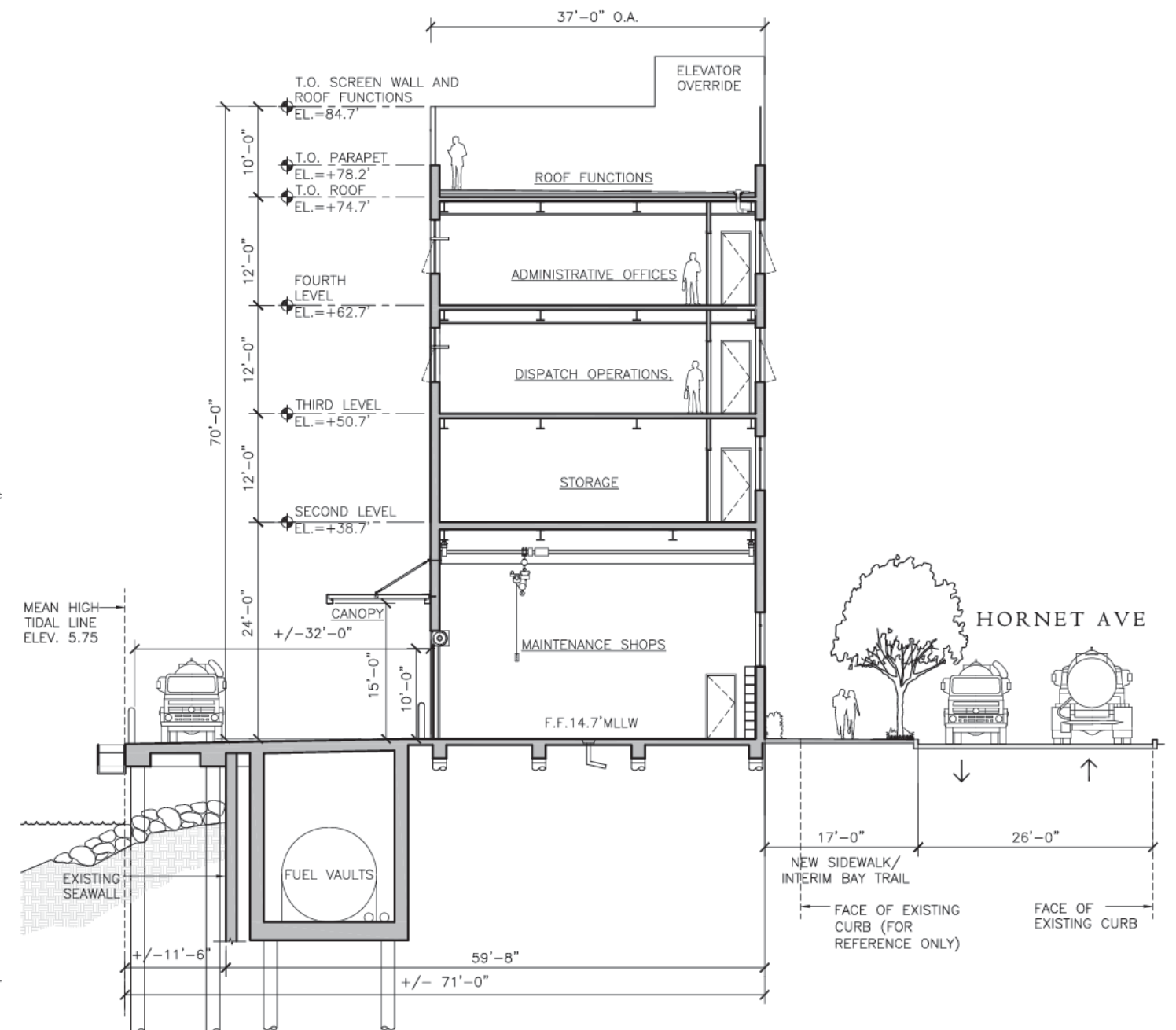


ON-SITE FACILITIES

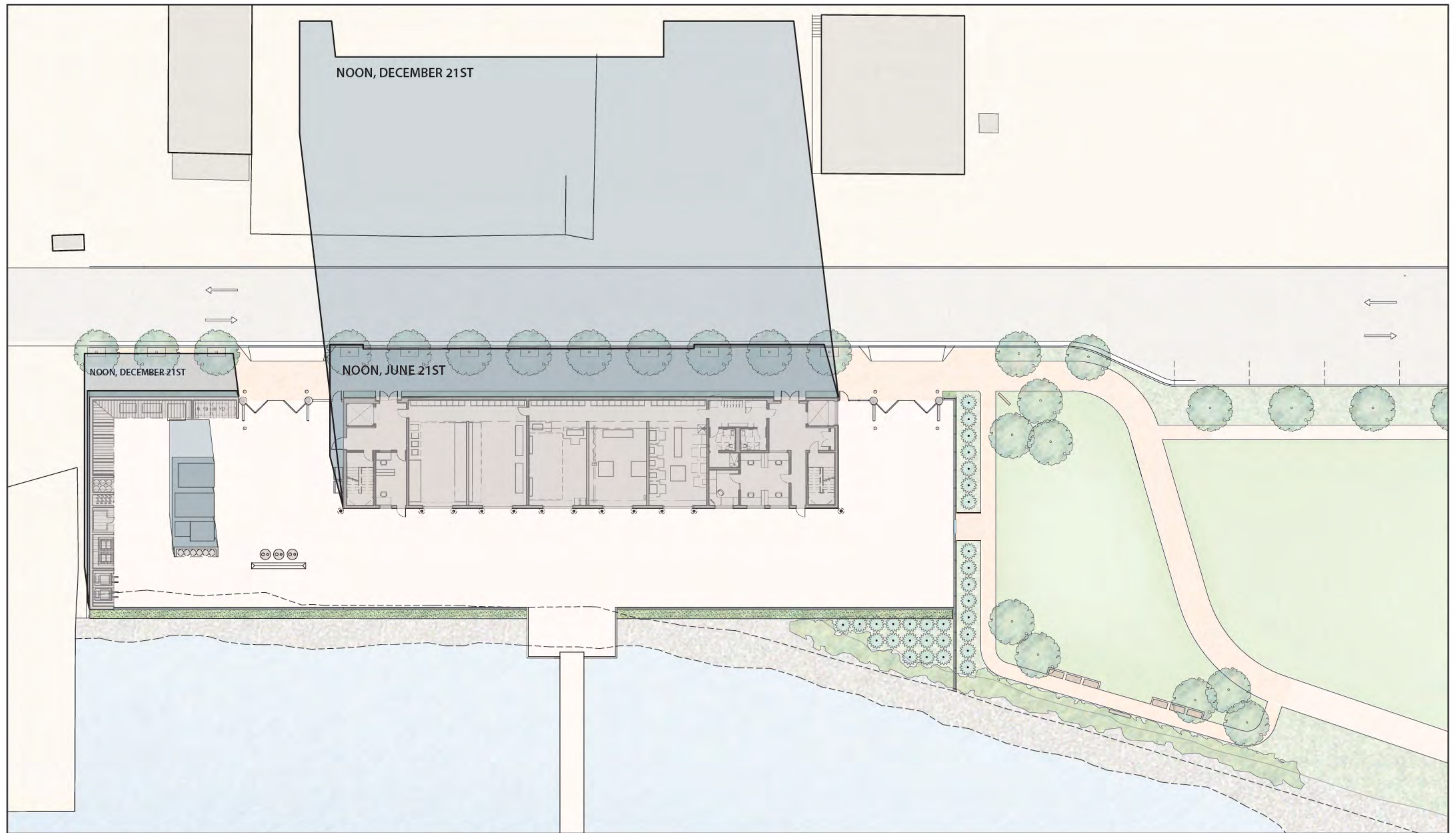


DATUM ELEVATIONS AT ALAMEDA		ELEVATION (FEET, MLLW)
HOWL	HIGHEST OBSERVED WATER LEVEL	9.65
MHHW	MEAN HIGHER HIGH WATER	6.59
MHW	MEAN HIGH WATER	5.97
MHTL	MEAN HIGH TIDAL LINE	5.75
MTL	MEAN TIDE LEVEL	3.55
MSL	MEAN SEA LEVEL	3.45
MLW	MEAN LOW WATER	1.13
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	0.23
MLLW	MEAN LOWER LOW WATER	0.00
LOWL	LOWEST OBSERVED WATER LEVEL	-2.55

SECTION AT WATER EDGE



SITE AND BUILDING SECTION



WINTER AND SUMMER SHADOWS