

WETA Central Bay Operations and Maintenance Facility

Prepared for the Water Emergency Transportation Authority by KPFF Consulting Engineers and ROMA Design Group

MARCH 2015

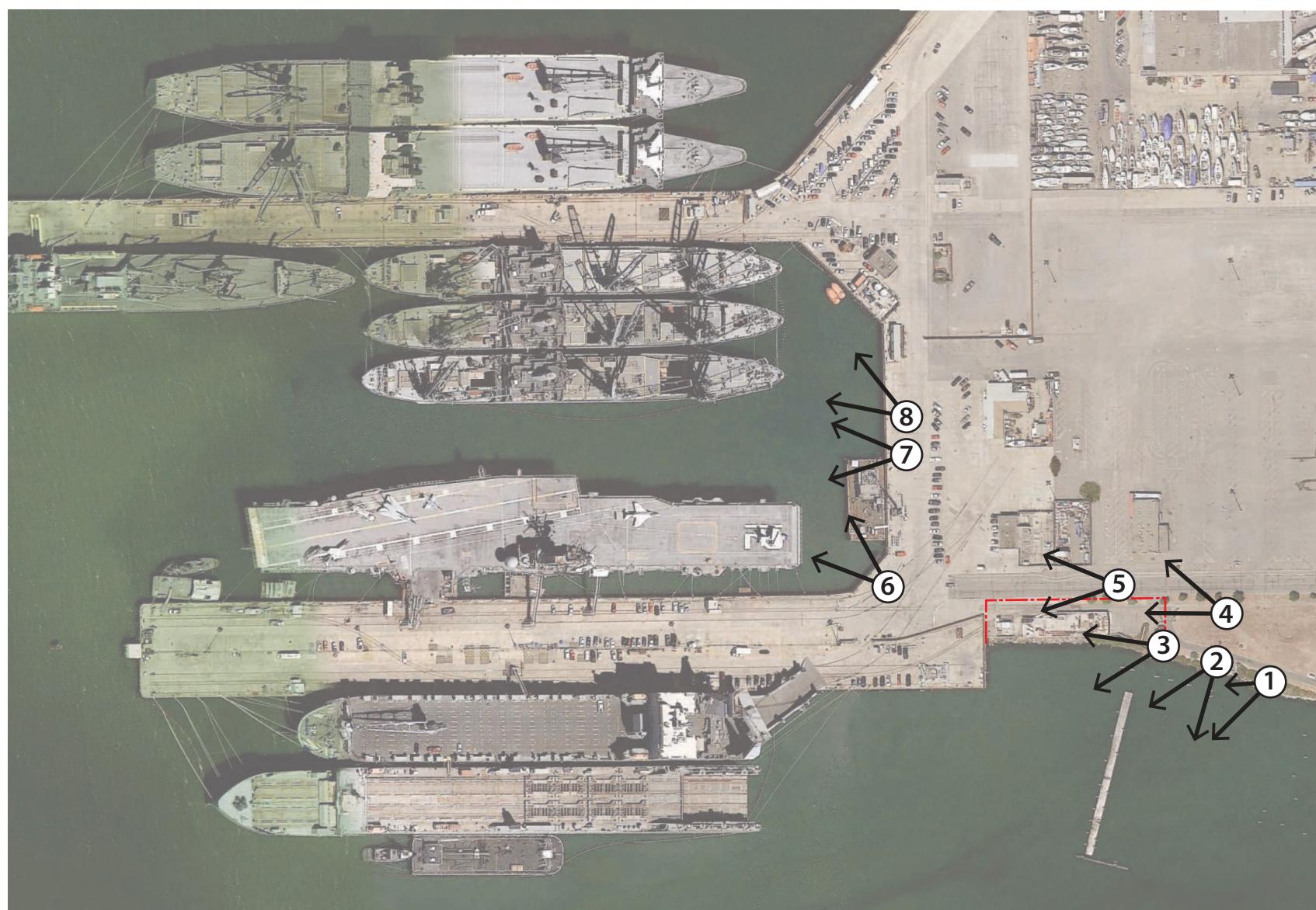


ALAMEDA POINT VICINITY MAP

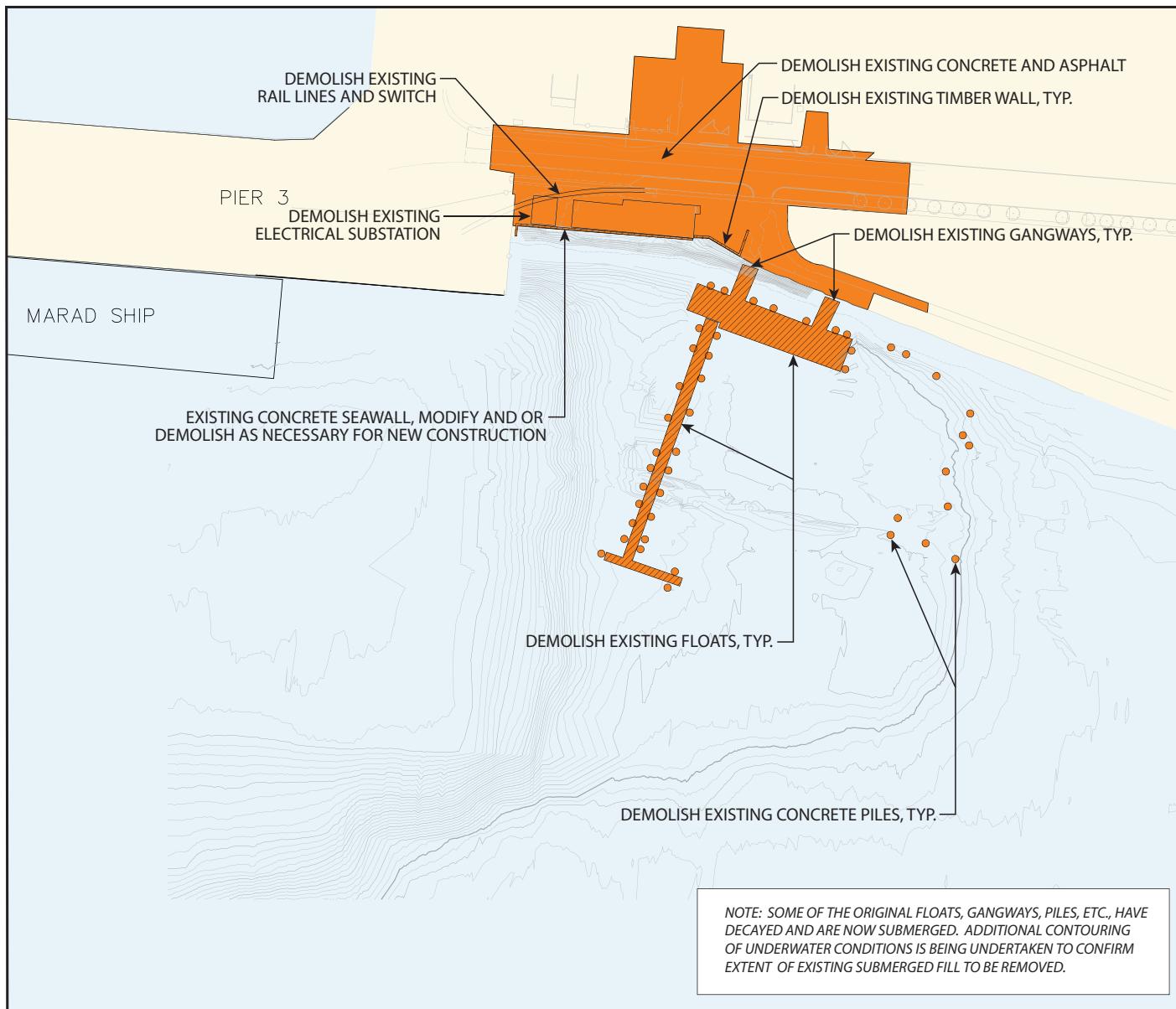
0 500' 1,000' 2,000'







EXISTING VIEWS



DEMOLITION PLAN

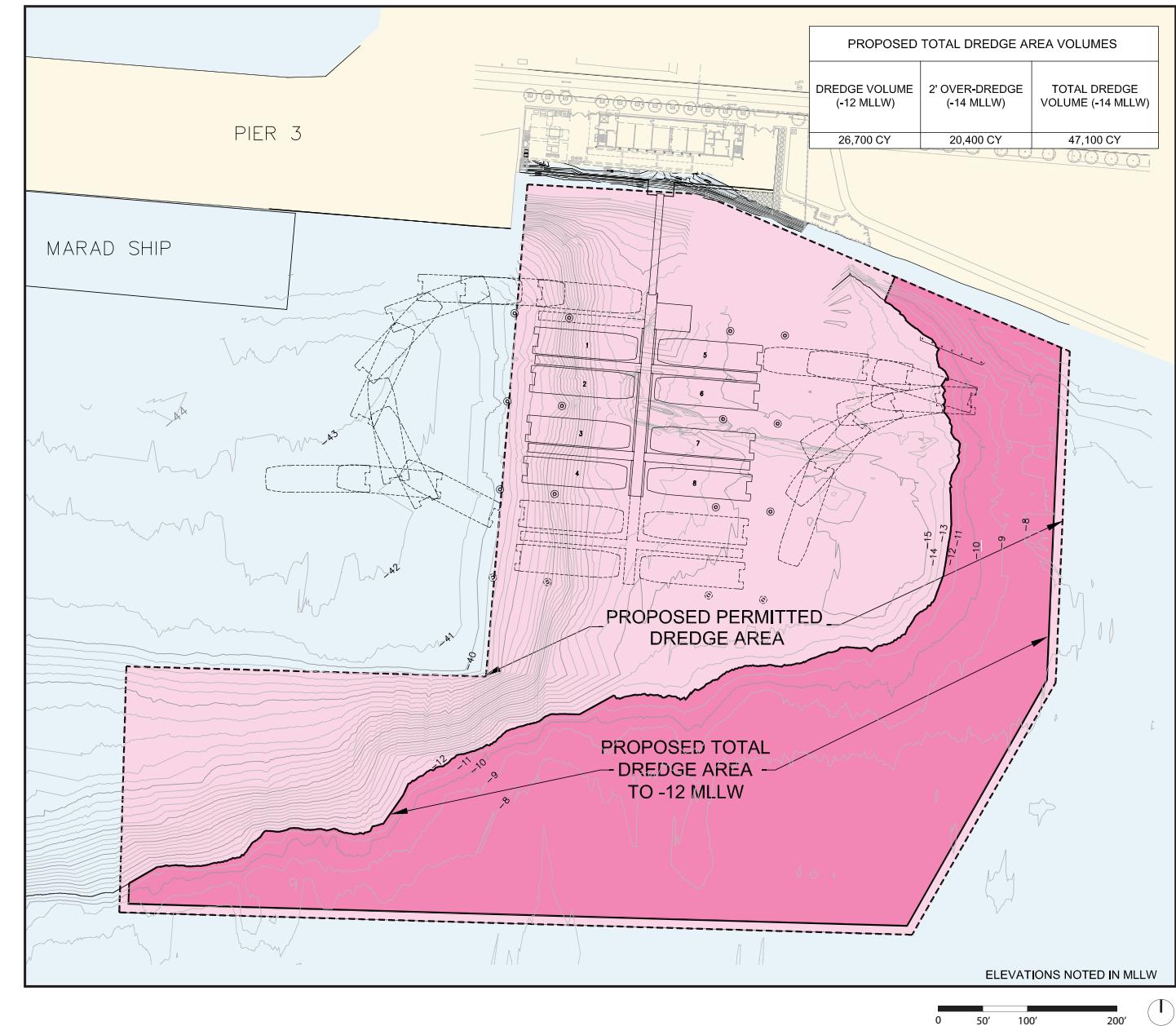
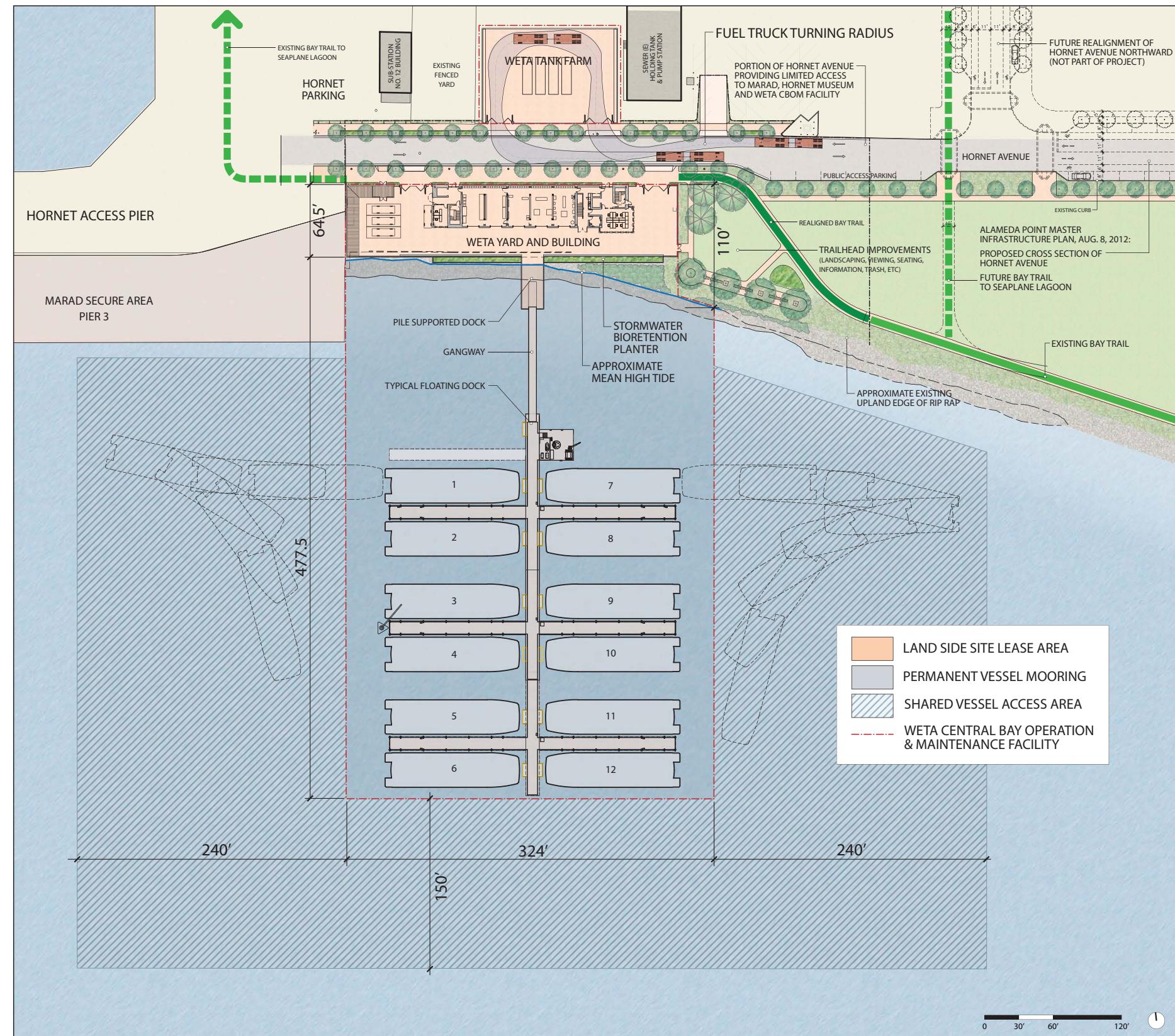
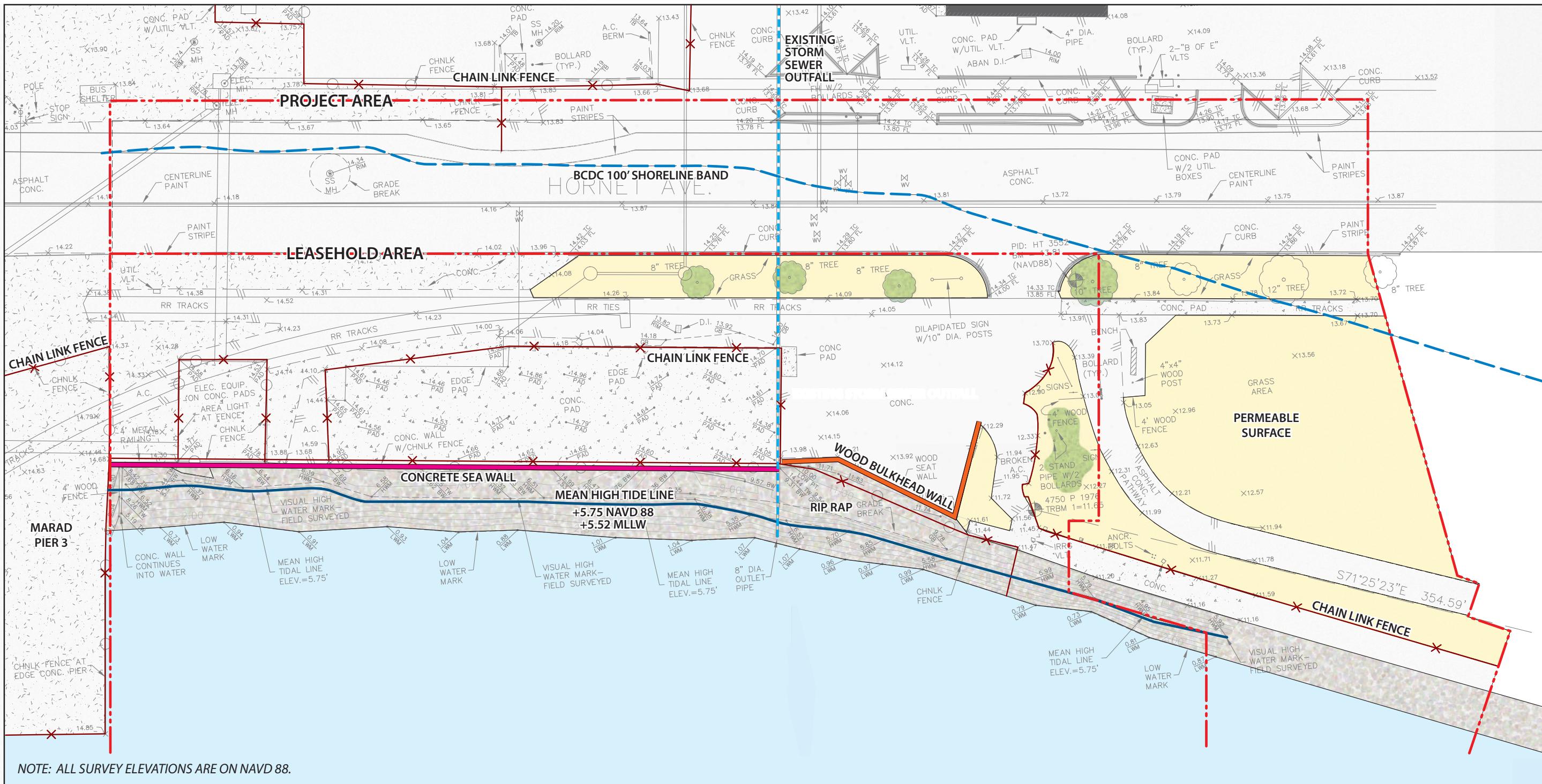
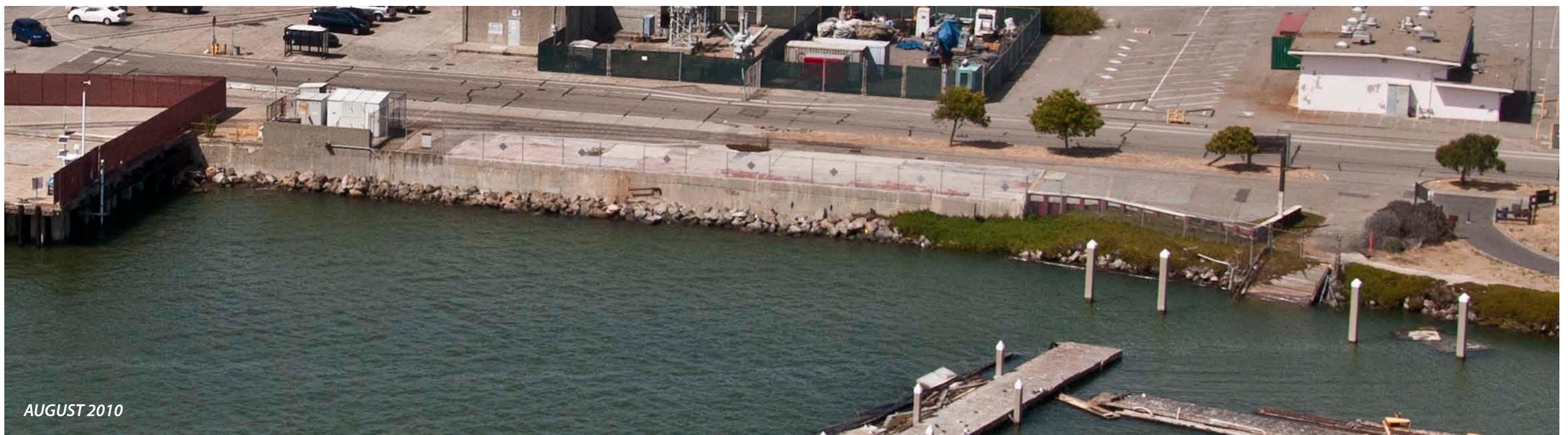
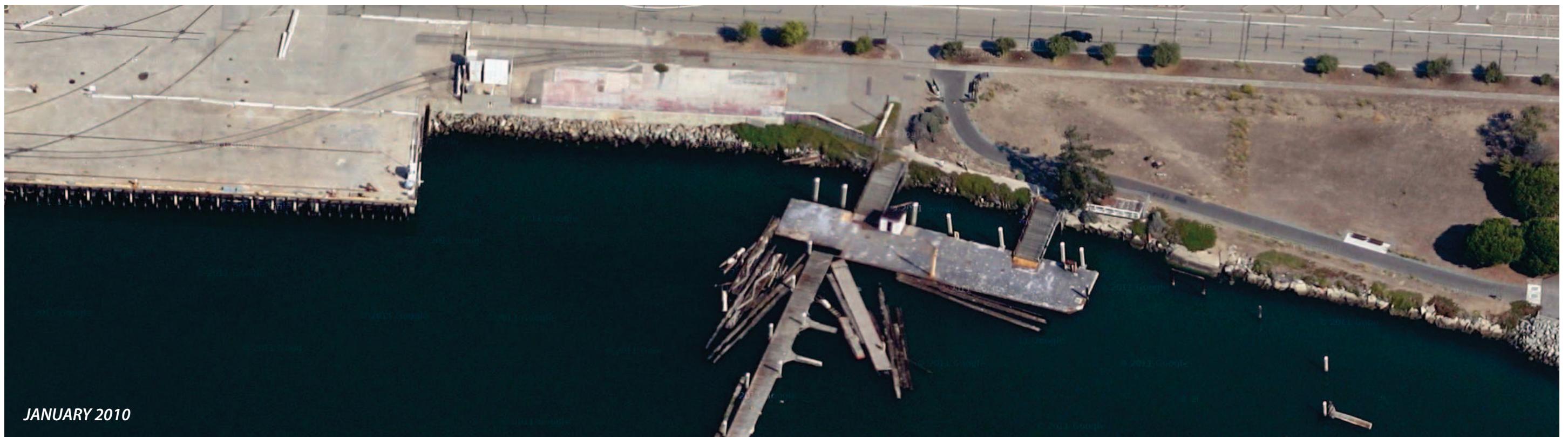


EXHIBIT 8: PROPOSED DREDGE AREA

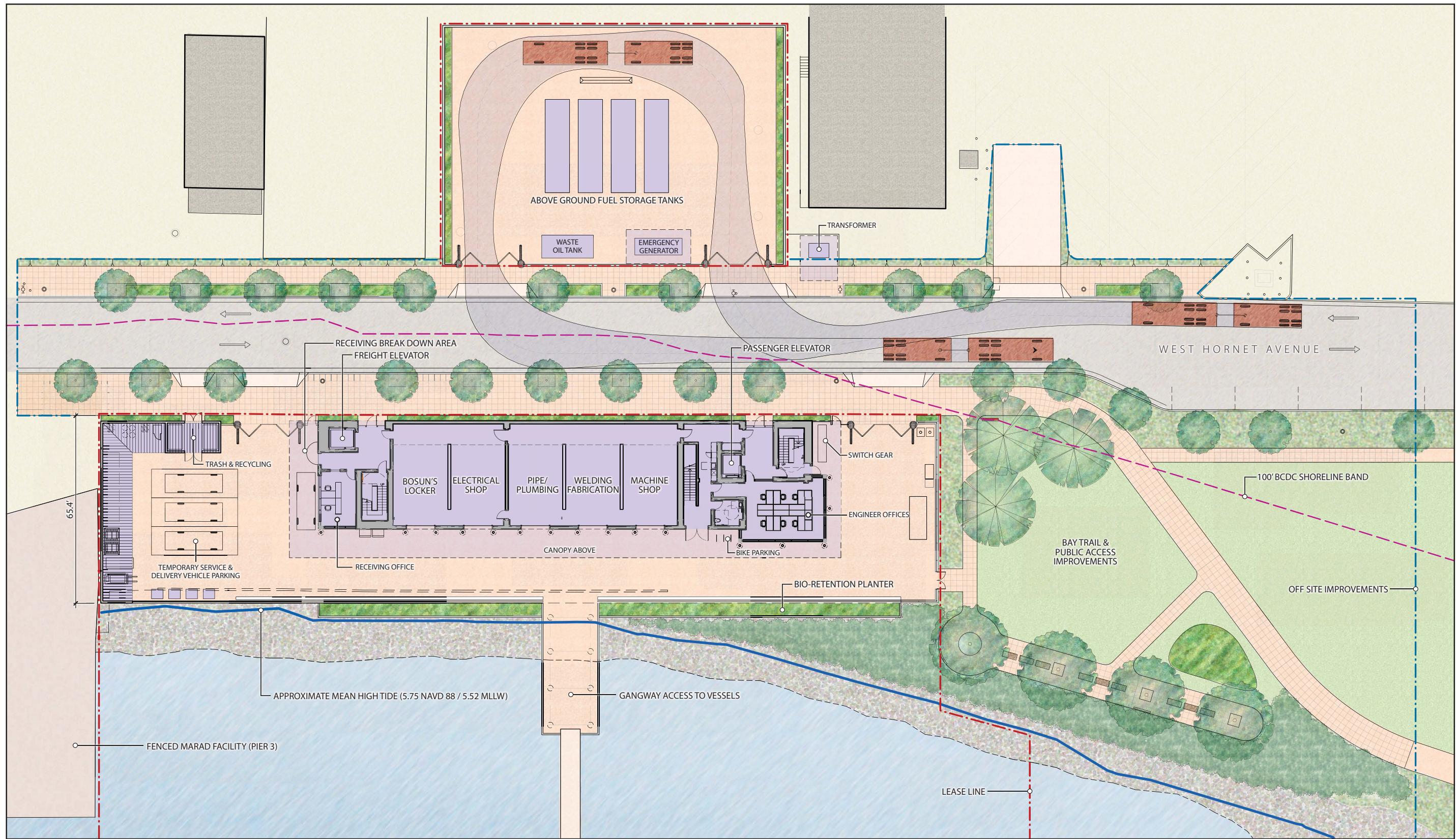




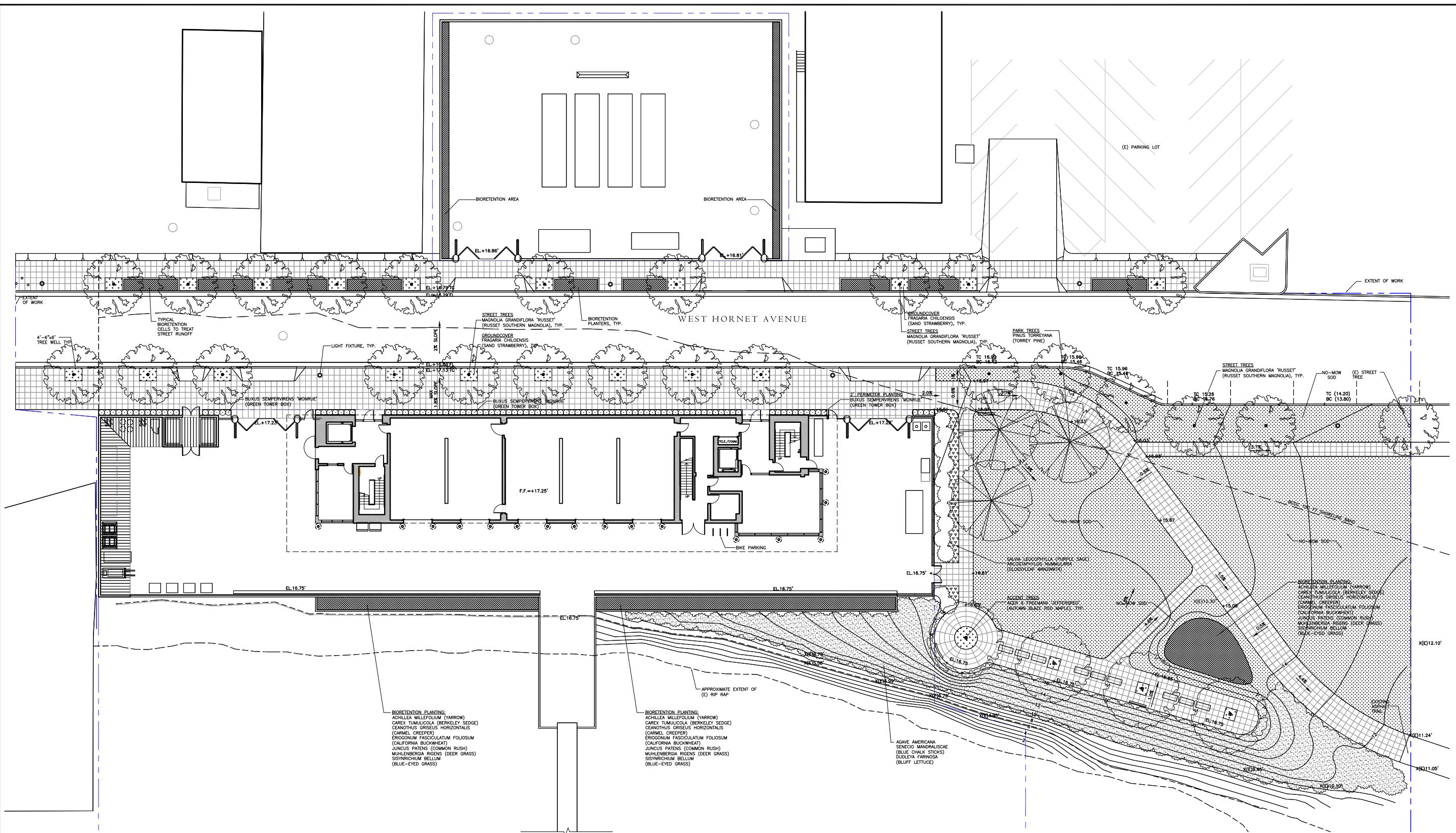
EXISTING SITE CONDITIONS



EXISTING SHORELINE EDGE



LANDSIDE DEVELOPMENT PLAN



PRELIMINARY - NOT FOR CONSTRUCTION



kpf Consulting Engineers

101 Stewart Street, Suite 400
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382-0600 Fax (206) 382-05

CONSULTANT

*ROMA Design Group San Francisco
1527 Stockton Street
San Francisco, CA 94133
Telephone (415) 616-9900*

1000

	SEAL/SIGNATURE	SEAL/SIGNATURE
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RE: **DESIGNED BY:** PROJECT: **CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY**
DRAWN BY: **ALAMEDA, CA**

DATE _____
SHEET _____ OF _____
DRAWING NO. _____
JOB NO. 1468



Directional Signage



Perimeter Fence



Interpretive Signage



Achillea millefolium, 'Yarrow'



Muhlenbergia rigens, 'Deer Grass'



Eschscholzia californica, 'California Poppy'



Erigeron glaucus, 'Seaside Daisy'



Fragaria chiloensis 'Sand Strawberry'



Dudleya farinosa, 'Bluff Lettuce'



Ceanothus griseus var. horizontalis, 'Yankee Point'



Juncus patens, 'Common Rush'



Agave americana and Senecio mandraliscae



Buxus sempervirens 'Monroe'



Arctostaphylos nummularia, 'Glossyleaf Manzanita'



Eriogonum fasciculatum, 'California Buckwheat'



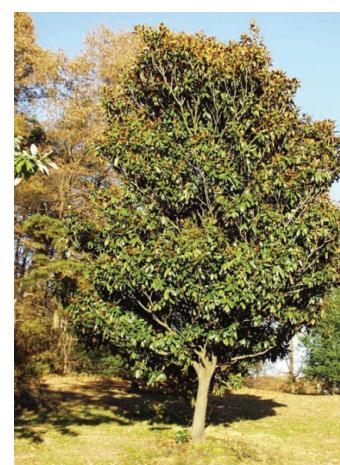
Salvia leucophylla, 'Purple Sage'



Arctostaphylos uva-ursi, 'Point Reyes'



Sisyrinchium montanum 'Blue-Eyed Grass'



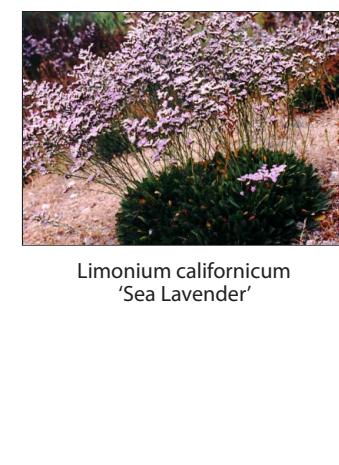
Magnolia grandiflora 'Russet'



Acer x frememanii 'Jeffersred' Autumn Blaze

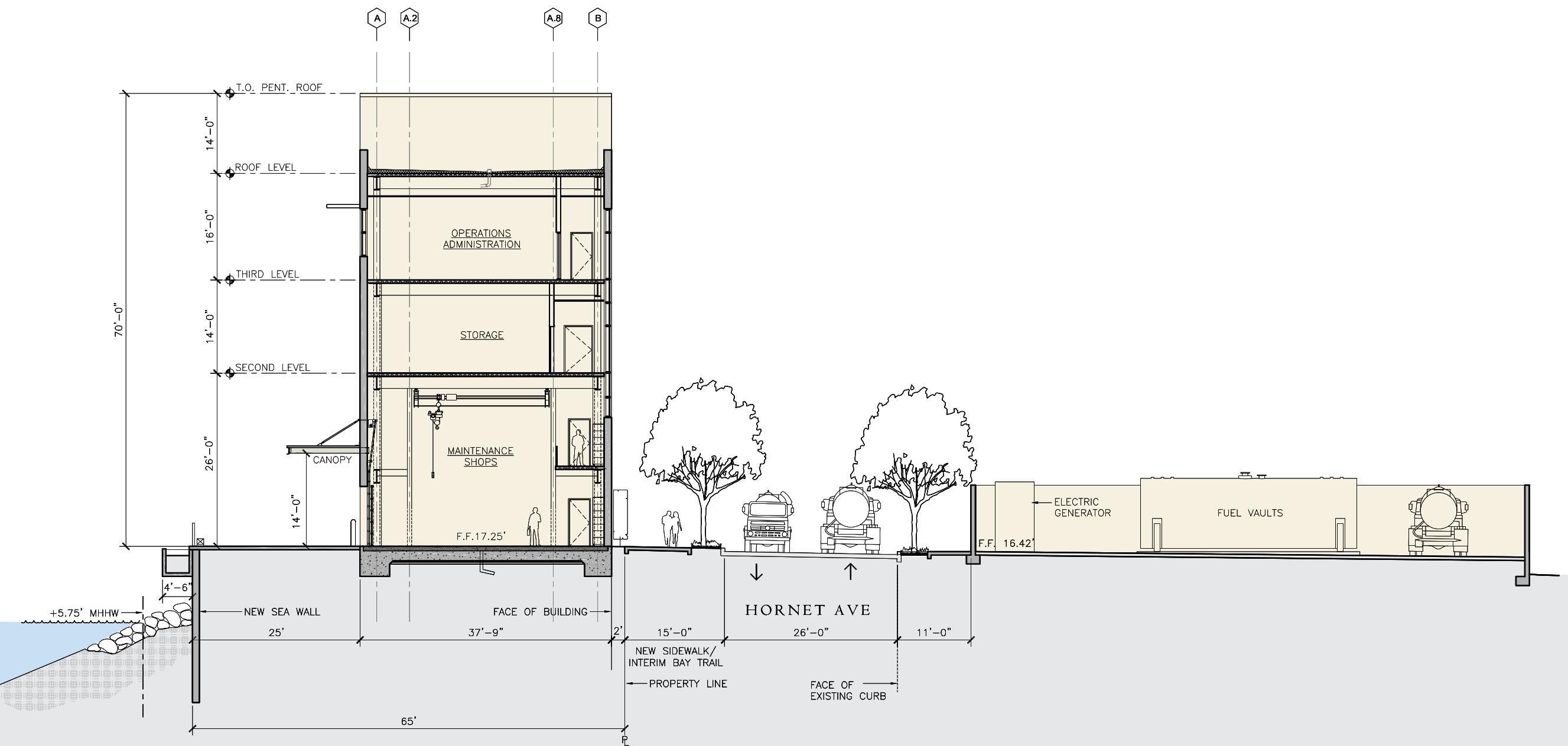


Pinus torreyana, 'Torrey Pine'



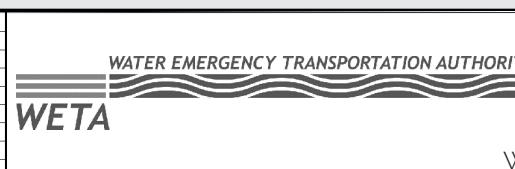
Limonium californicum 'Sea Lavender'

LANDSCAPE PALETTE - EXAMPLES OF PLANT MATERIALS



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WETA CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY • MARCH 2015

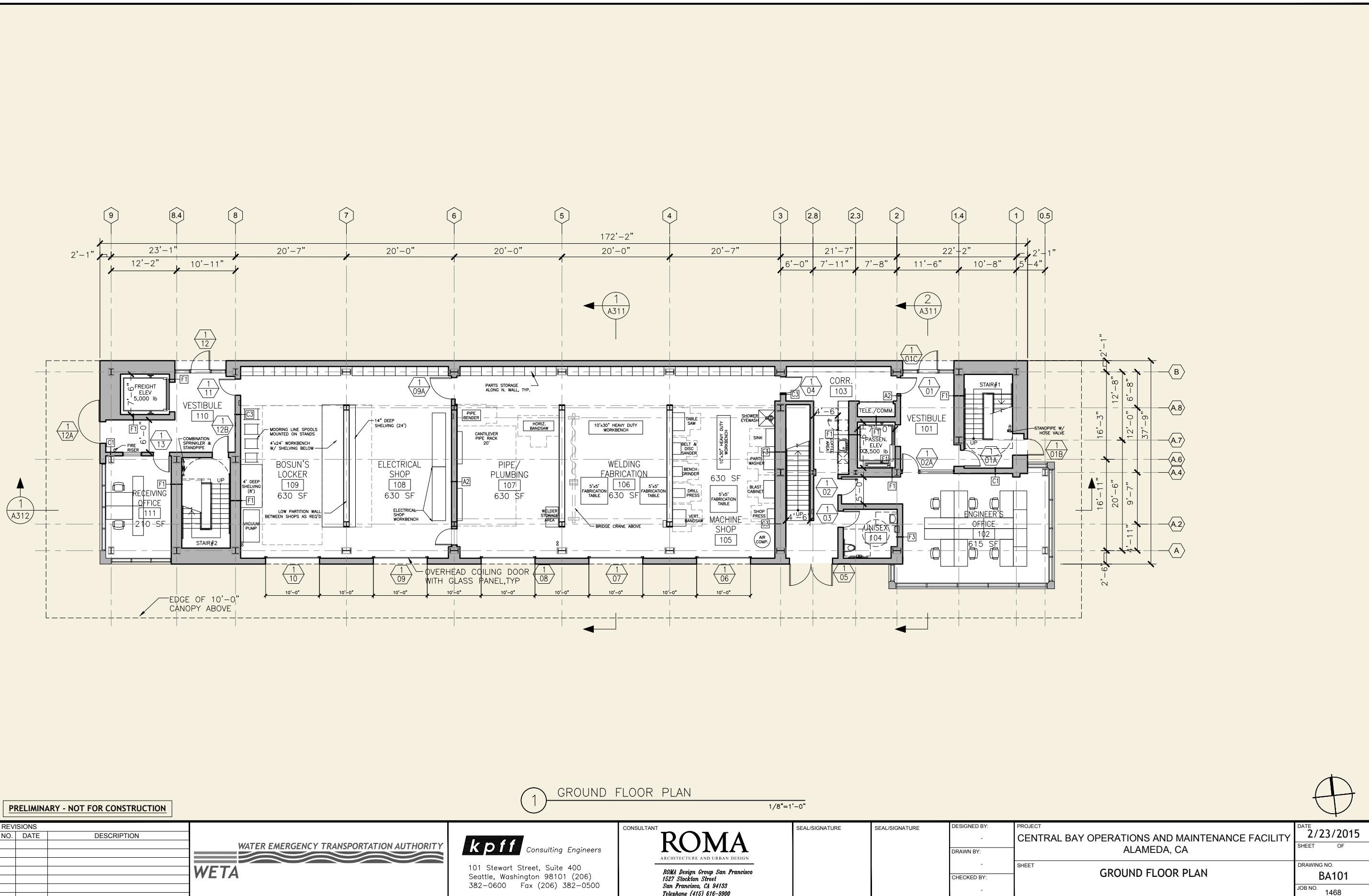
CONSULTANT
ROMA
ARCHITECTURE AND URBAN DESIGN

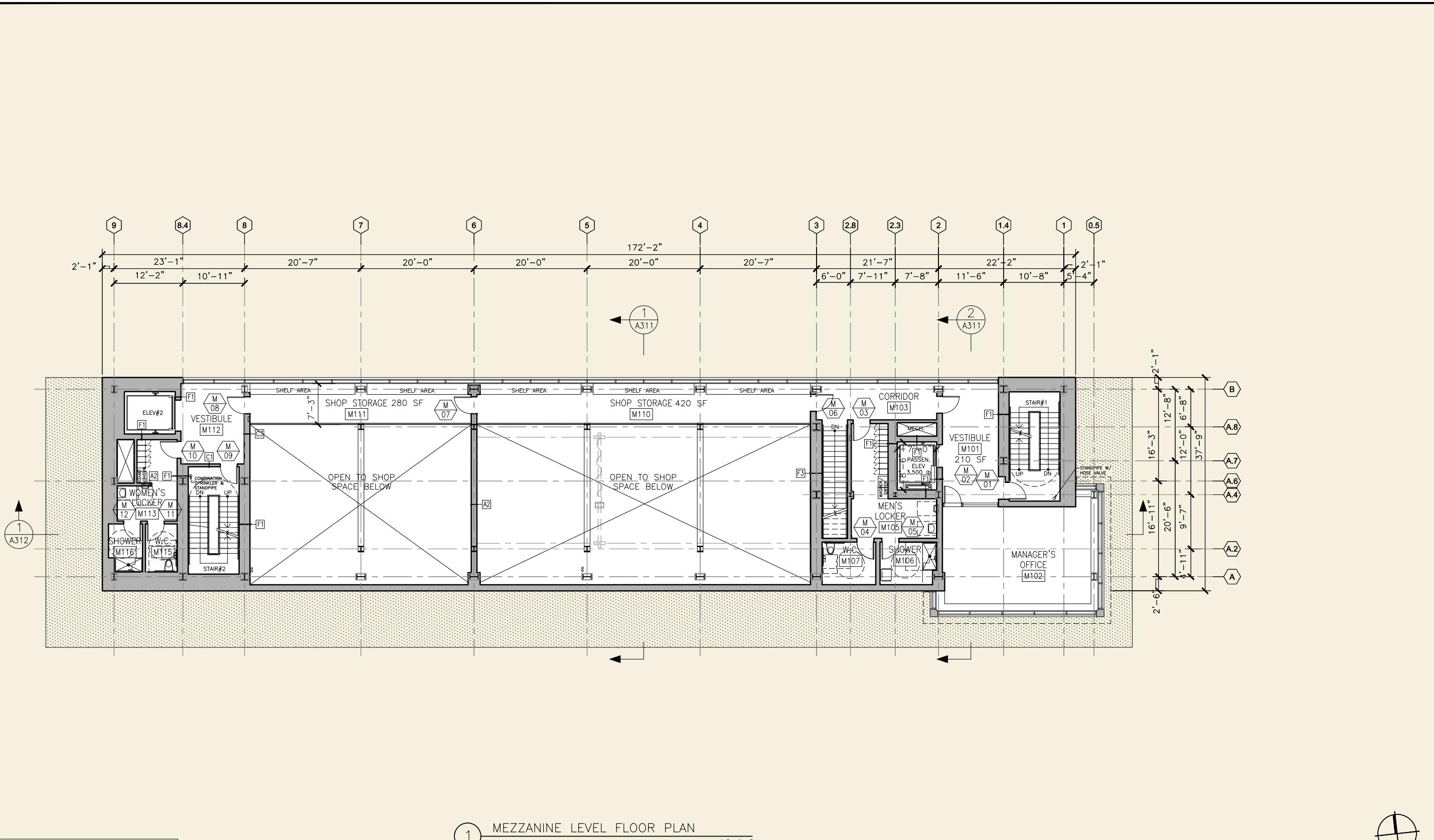
ROMA Design Group San Francisco
1527 Stockton Street
San Francisco, CA 94133
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DESIGNED BY:
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PROJECT
CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY
ALAMEDA, CA
SHEET
SITE AND BUILDING
SECTIONS
DRAWING NO.
SA103
JOB NO.
1468

DATE
5/30/2014
SHEET OF
DRAWING NO.
SA103
JOB NO.
1468





NO.	DATE	DESCRIPTION

WATER EMERGENCY TRANSPORTATION AUTHORITY
WETA

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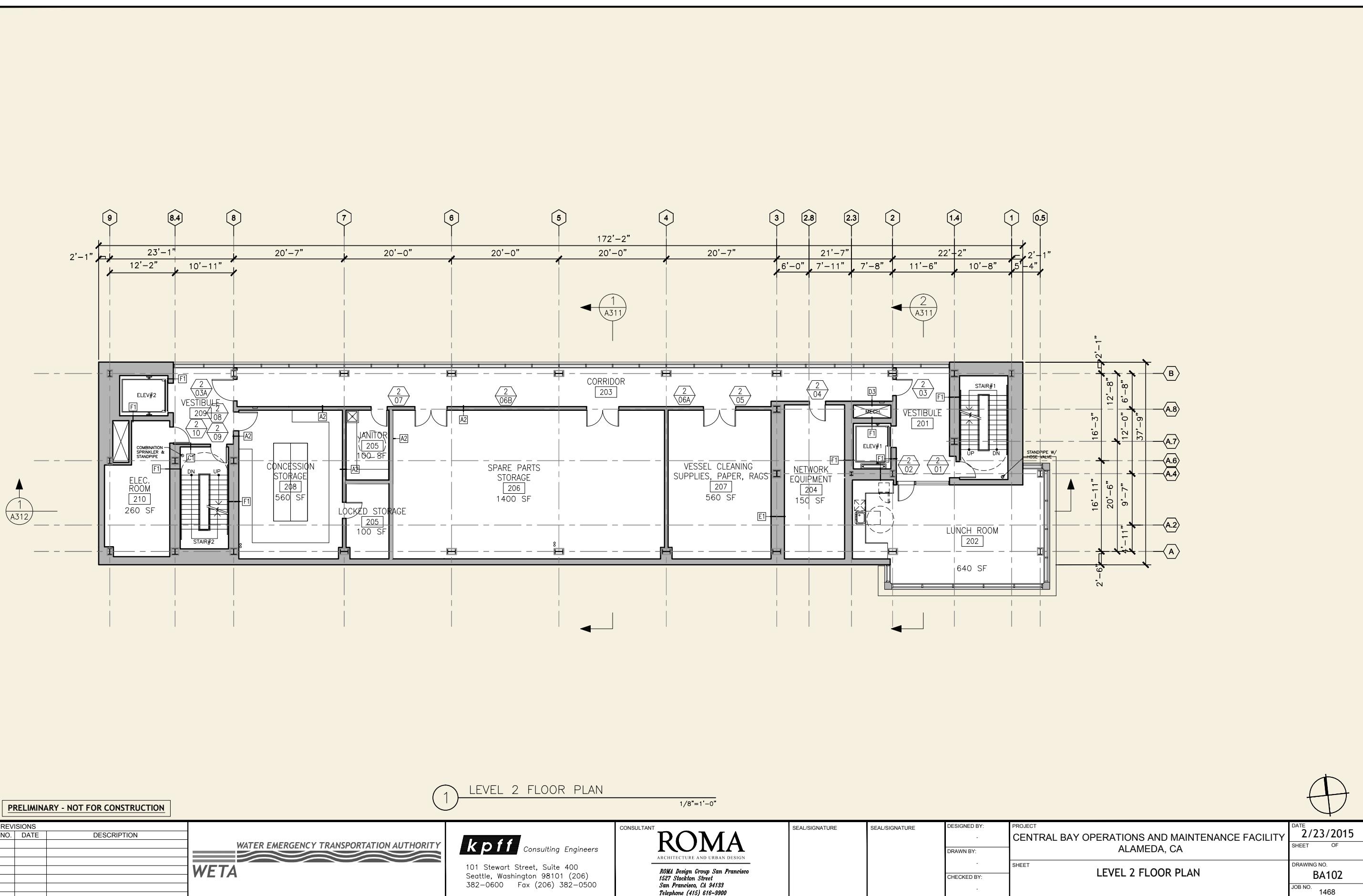
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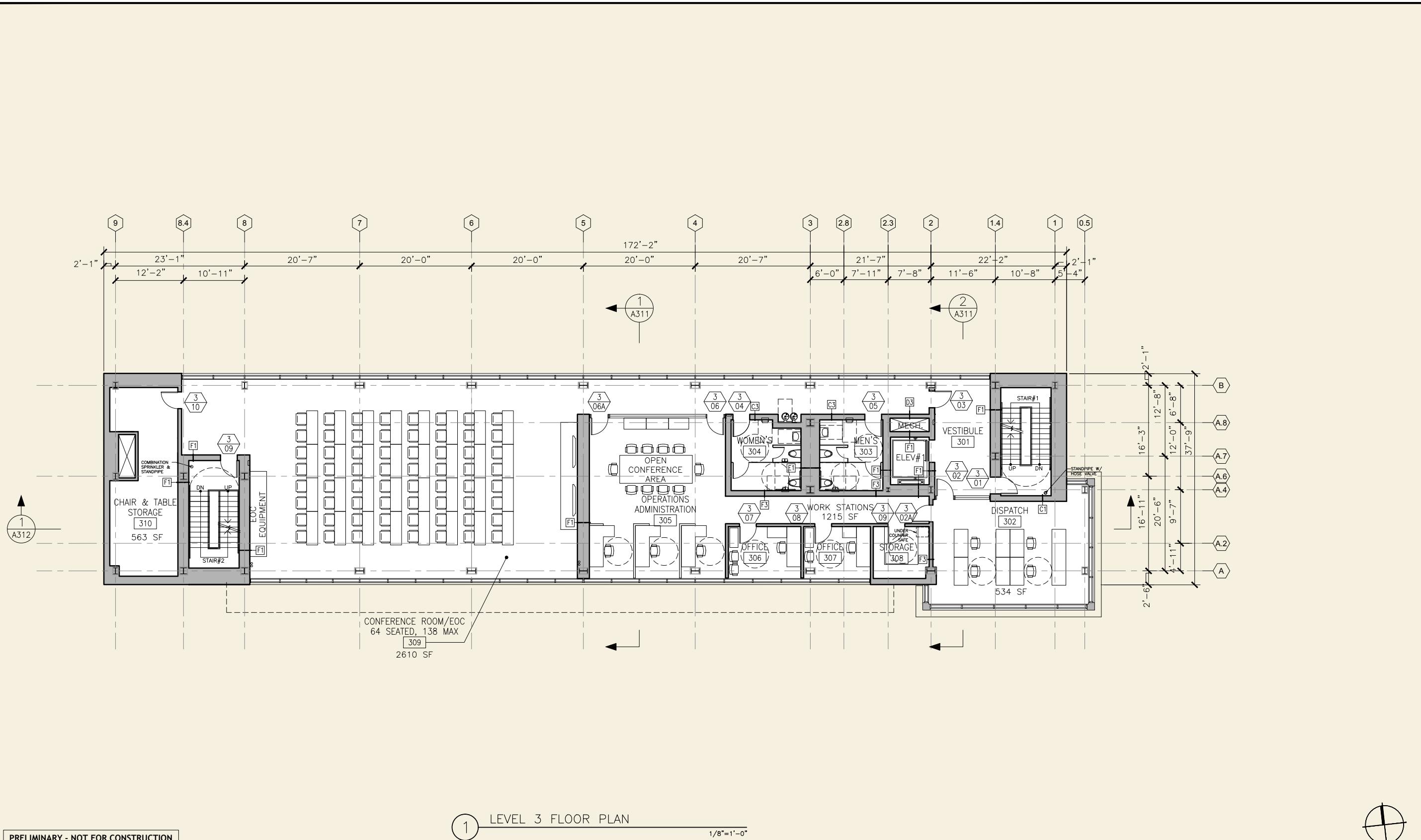
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CHECKED BY:

-

DATE 2/23/2015	PROJECT CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY ALAMEDA, CA	DATE 2/23/2015
SHEET OF		SHEET OF
DRAWING NO. BA101M	MEZZANINE LEVEL FLOOR PLAN	JOB NO. 1468





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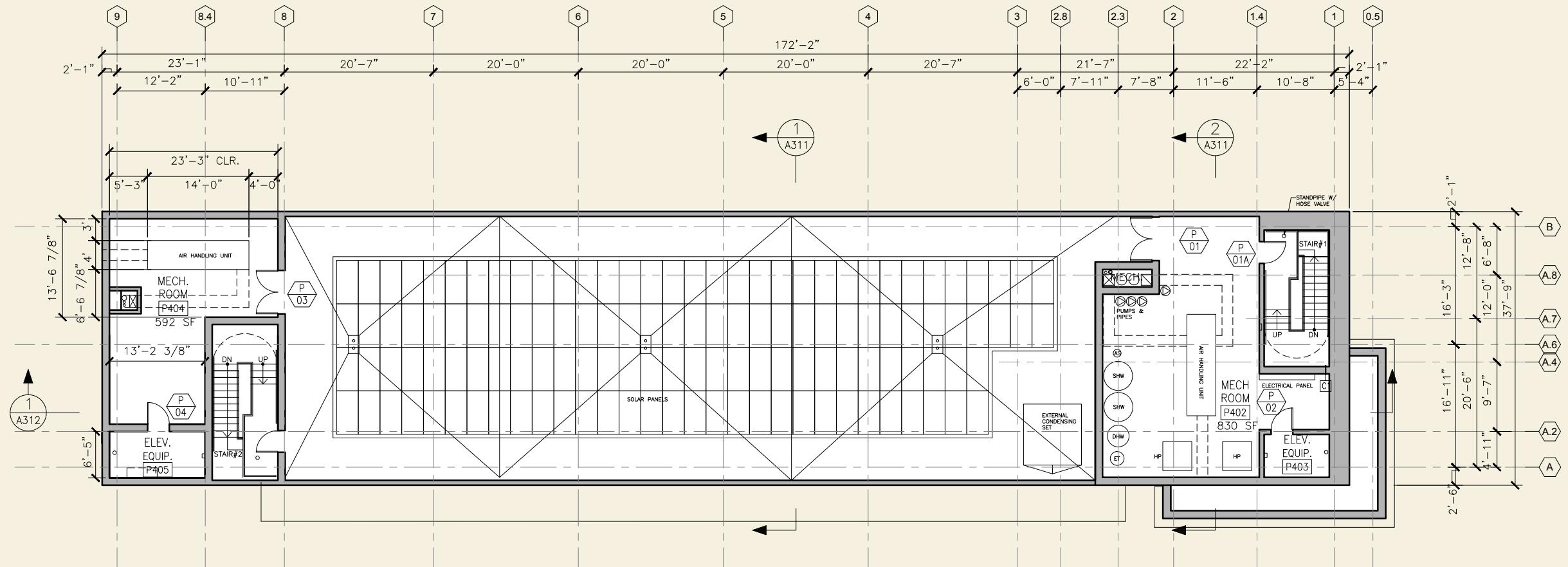
PROJECT **CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY**
ALAMEDA, CA

LEVEL 3 FLOOR PLAN

ATE
2/23/2015
HEET OF

DRAWING NO.

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PRELIMINARY - NOT FOR CONSTRUCTION

1 PENTHOUSE PLAN

1/8"=1'-0"

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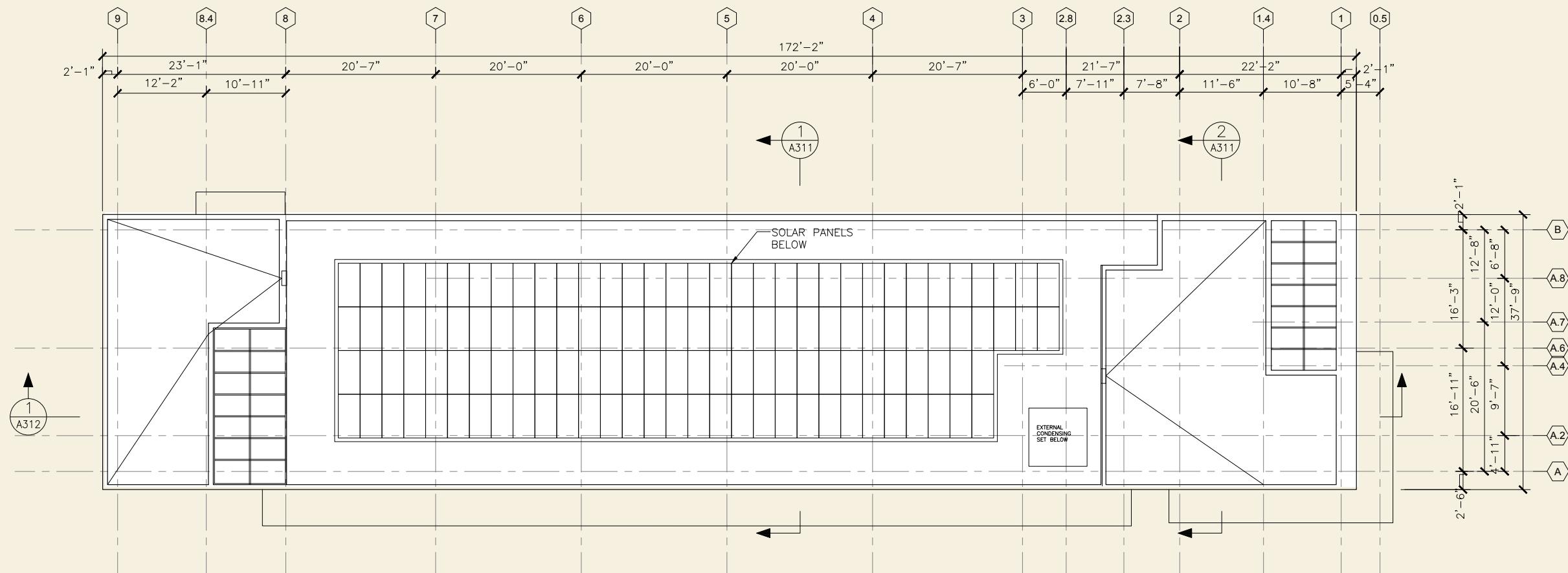
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PROJECT
CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY
ALAMEDA, CA

DATE
2/23/2015
SHEET
OF
DRAWING NO.
BA104
JOB NO.
1468





PRELIMINARY - NOT FOR CONSTRUCTION

1 ROOF PLAN

1/8"=1'-0"



REVISIONS		
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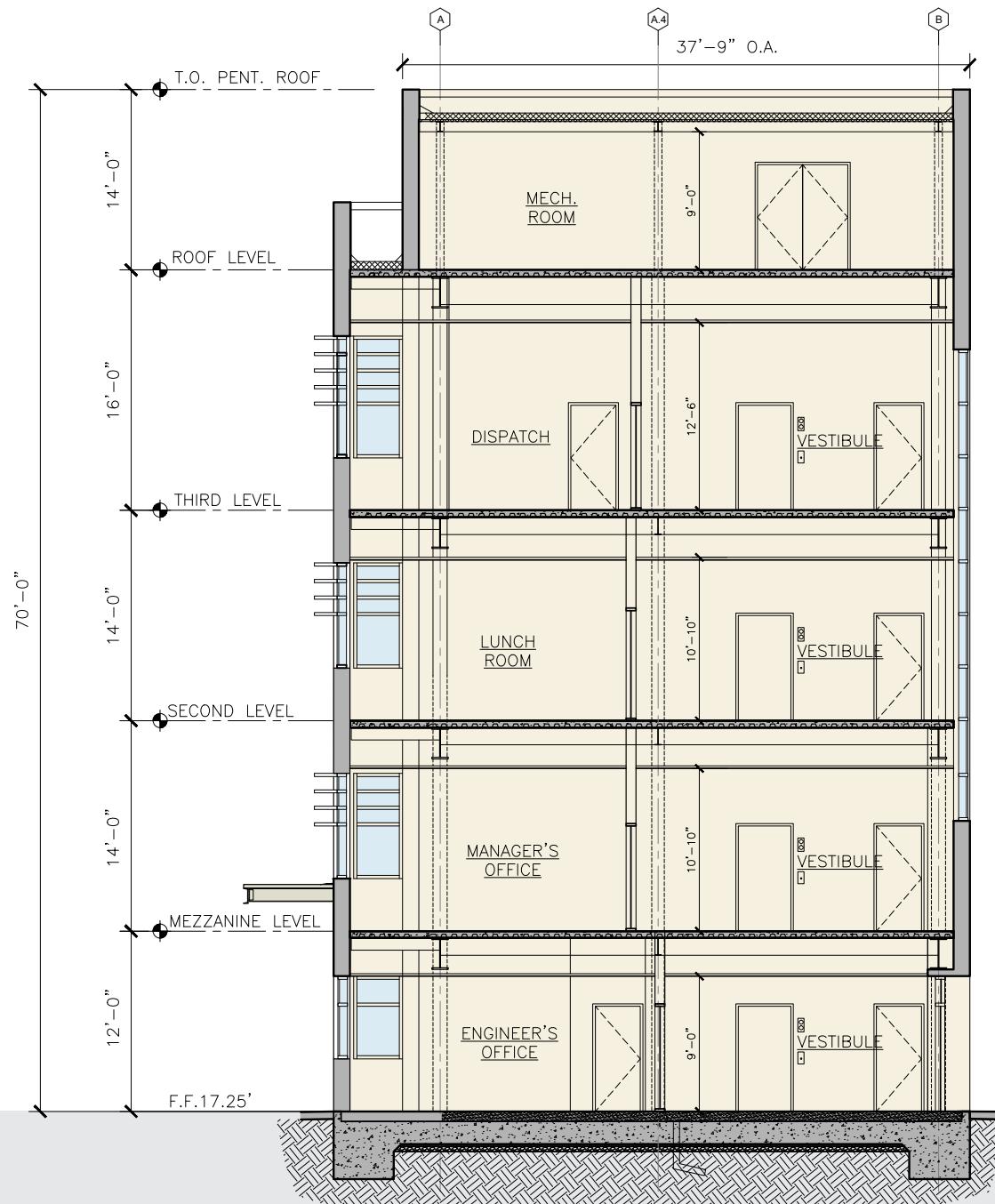
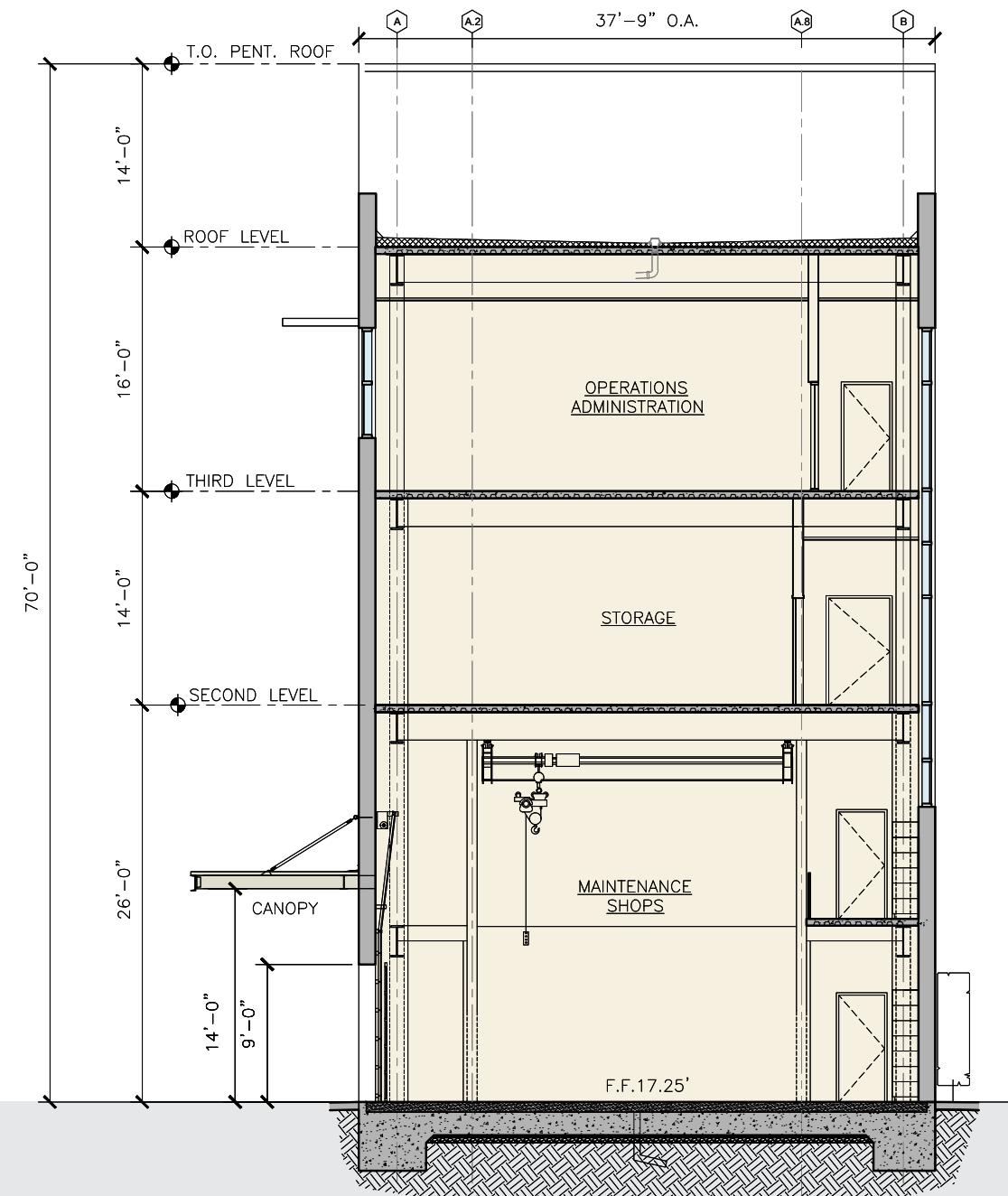
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ALAMEDA, CA

SHEET
ROOF PLAN

DATE
2/23/2015
SHEET
OF
DRAWING NO.
BA105
JOB NO.
1468



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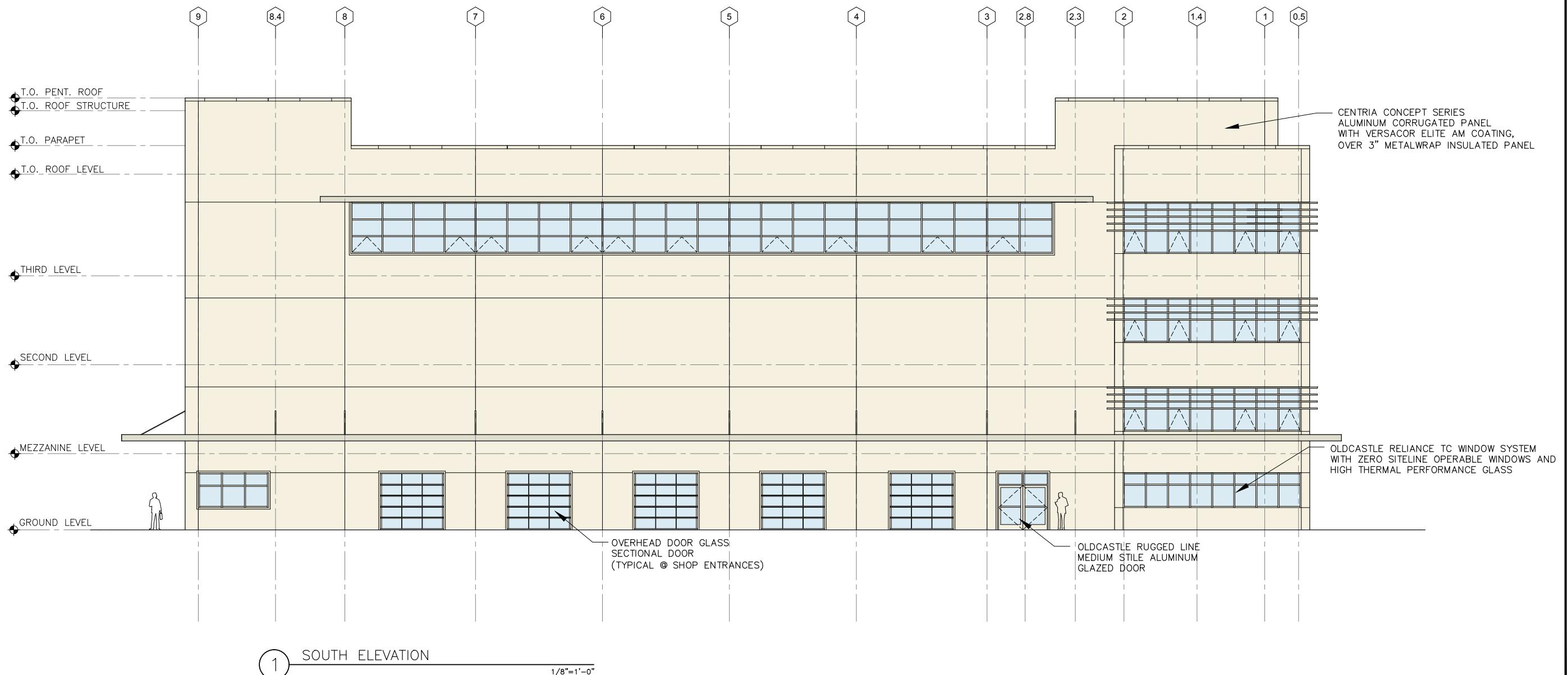
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PROJECT D

DATE	2/23/2015
HEET	OF
RAWING NO.	
BA311	
OB NO.	
1468	



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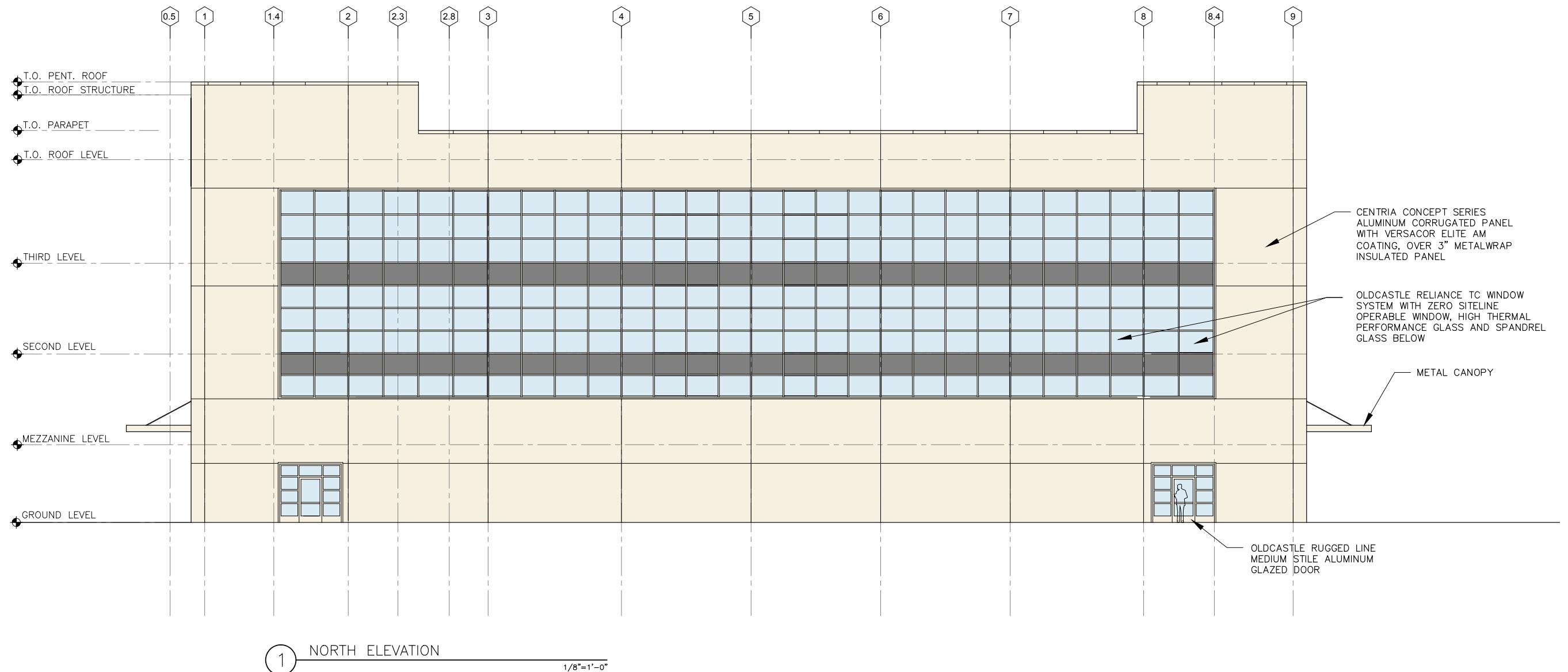
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PROJECT
CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY
ALAMEDA, CA

DATE 2/23/2015
SHEET OF
DRAWING NO. BA302
JOB NO. 1468

BUILDING ELEVATION
SOUTH



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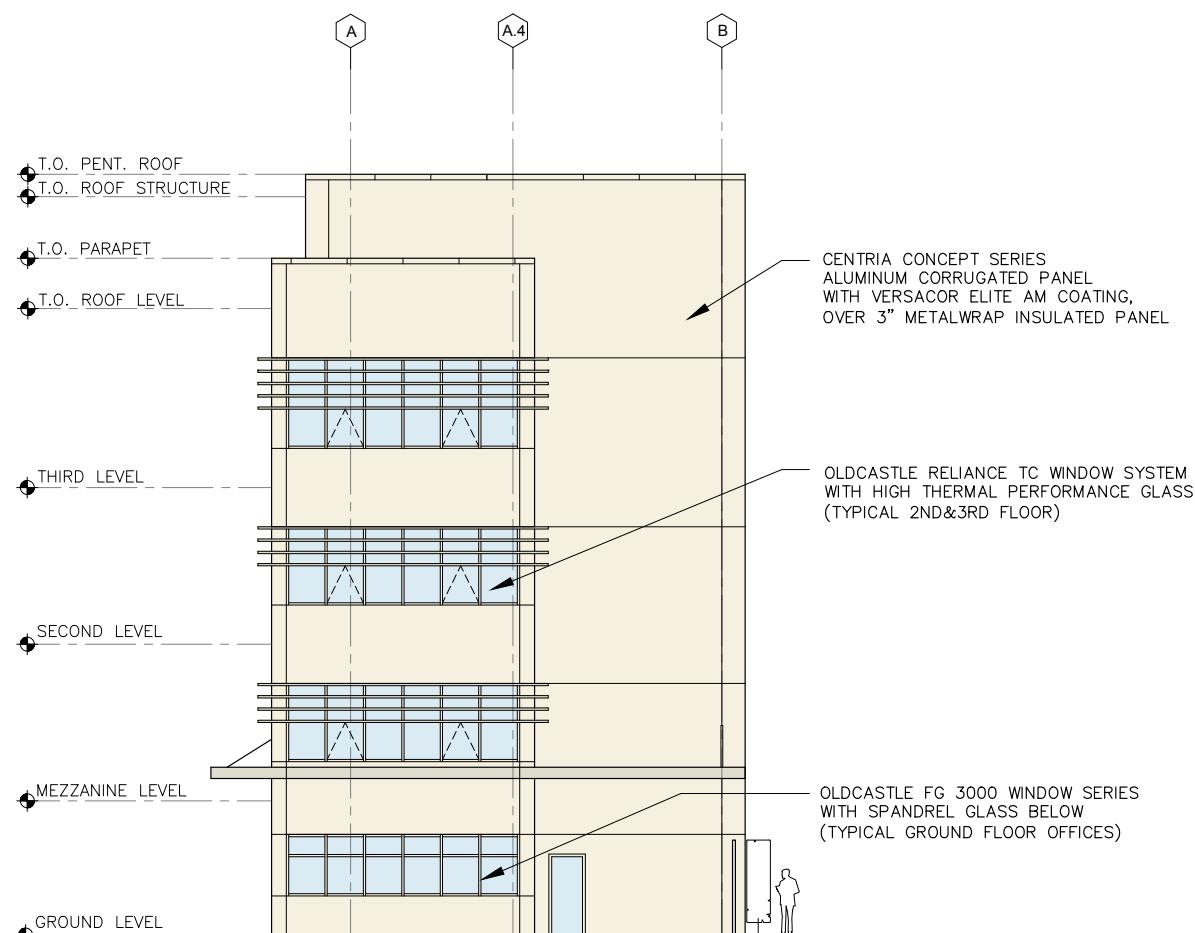
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ALAMEDA, CA

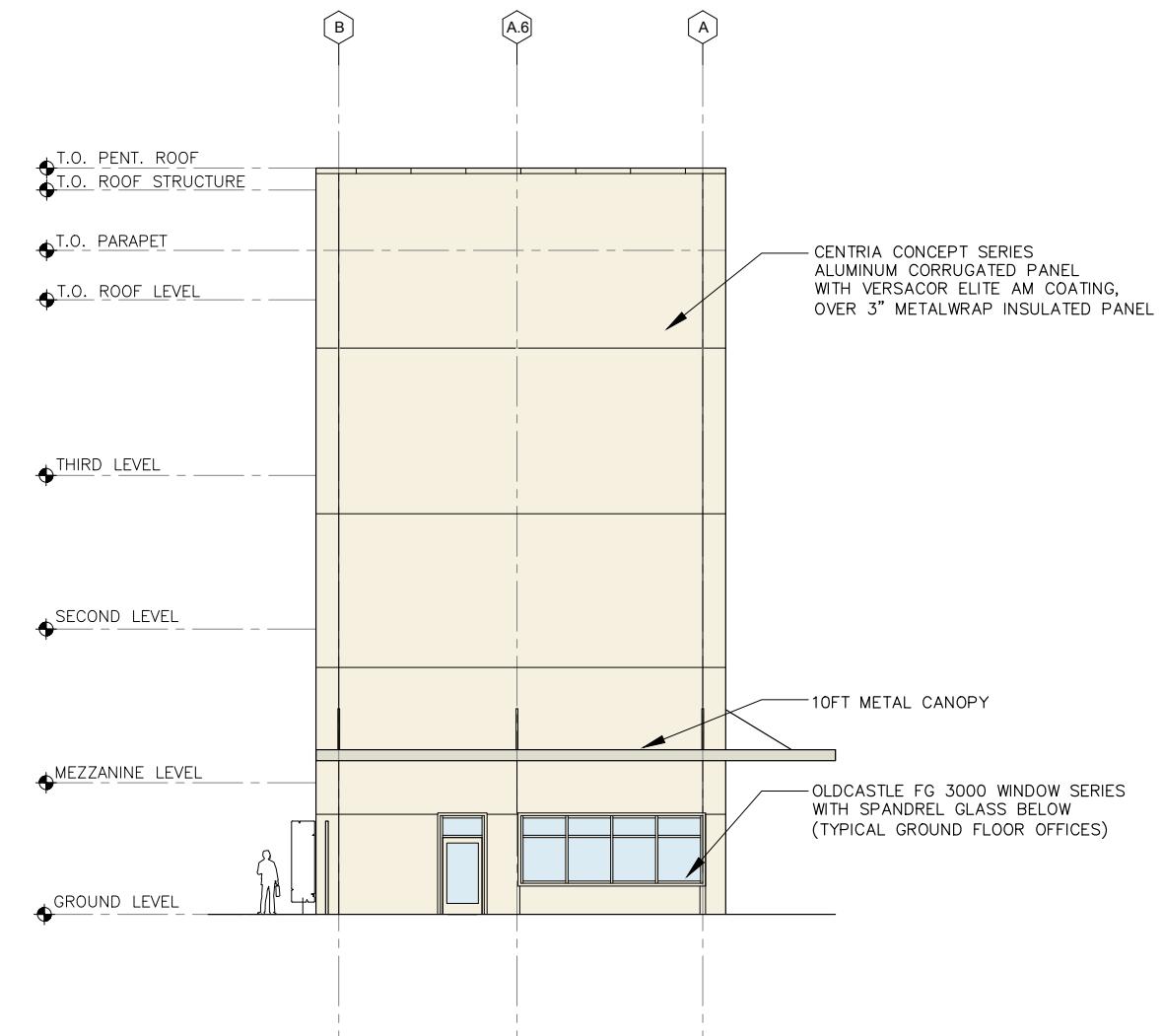
SHEET
BUILDING ELEVATION
NORTH

DATE
2/23/2015
SHEET OF
DRAWING NO.
BA301
JOB NO.
1468



1 EAST ELEVATION

1/8"=1'-0"



2 WEST ELEVATION

1/8"=1'-0"

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DESCRIPTION	



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PROJECT

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ALAMEDA, CA

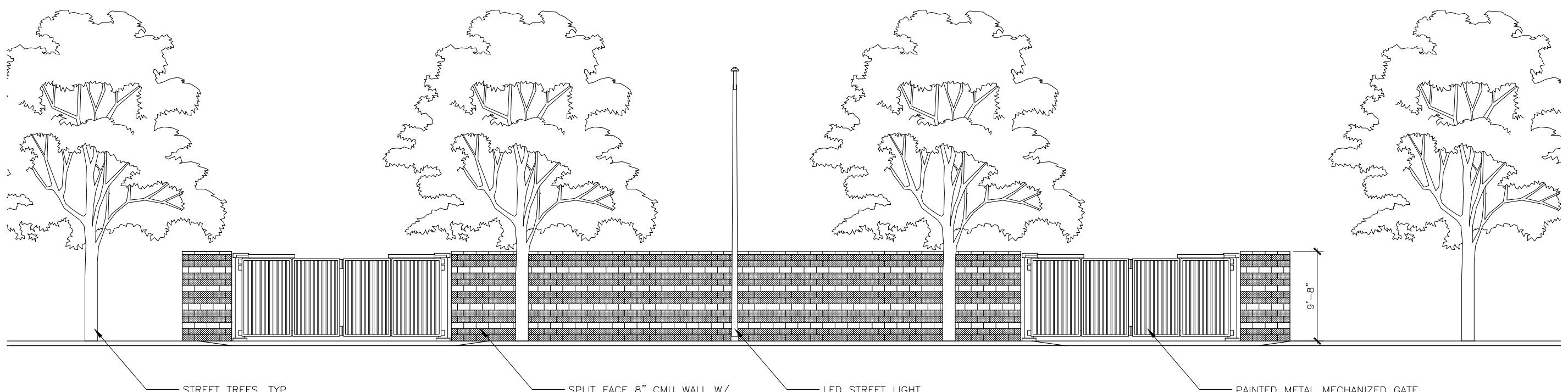
DATE
2/23/2015
SHEET OF
DRAWING NO.
BA303
JOB NO.
1468

BUILDING ELEVATION
EAST AND WEST



PRECEDENTS OF BUILDING MATERIALS

WETA CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY • MARCH 2015



1 WEST HORNET AVENUE ELEVATION
3/16"=1'-0"

ALL THREE OTHER ELEVATIONS SIMILAR TO
CMU PORTION OF THIS WALL

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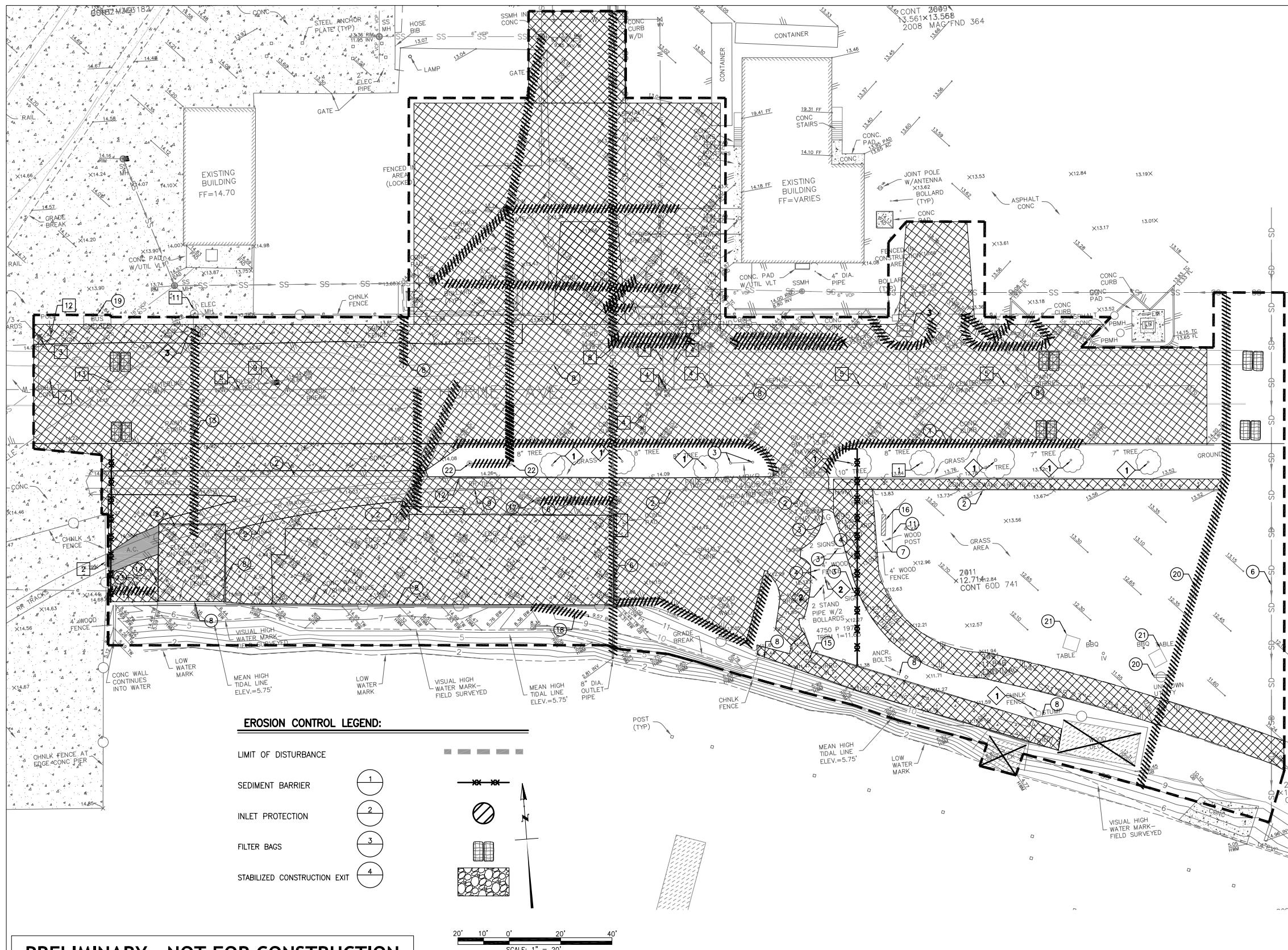
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PROJECT
CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY
ALAMEDA, CA

SHEET
WEST HORNET AVENUE
ELEVATION

DATE
3/13/2015
SHEET OF
DRAWING NO.
BA304
JOB NO.
1468



WV14013 WETA Notation 000001/11013-C12-2c-049

REVISIONS	DESCRIPTION
NO. DATE	2014-05-29
	30% PRELIMINARY ENGINEERING
2015-02-26	DRAFT COORDINATION
2015-03-09	OWNER REVIEW

WATER EMERGENCY TRANSPORTATION AUTHORITY
WETA

kpff

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San Francisco, CA 94105
415.589.1004 | kpff.com

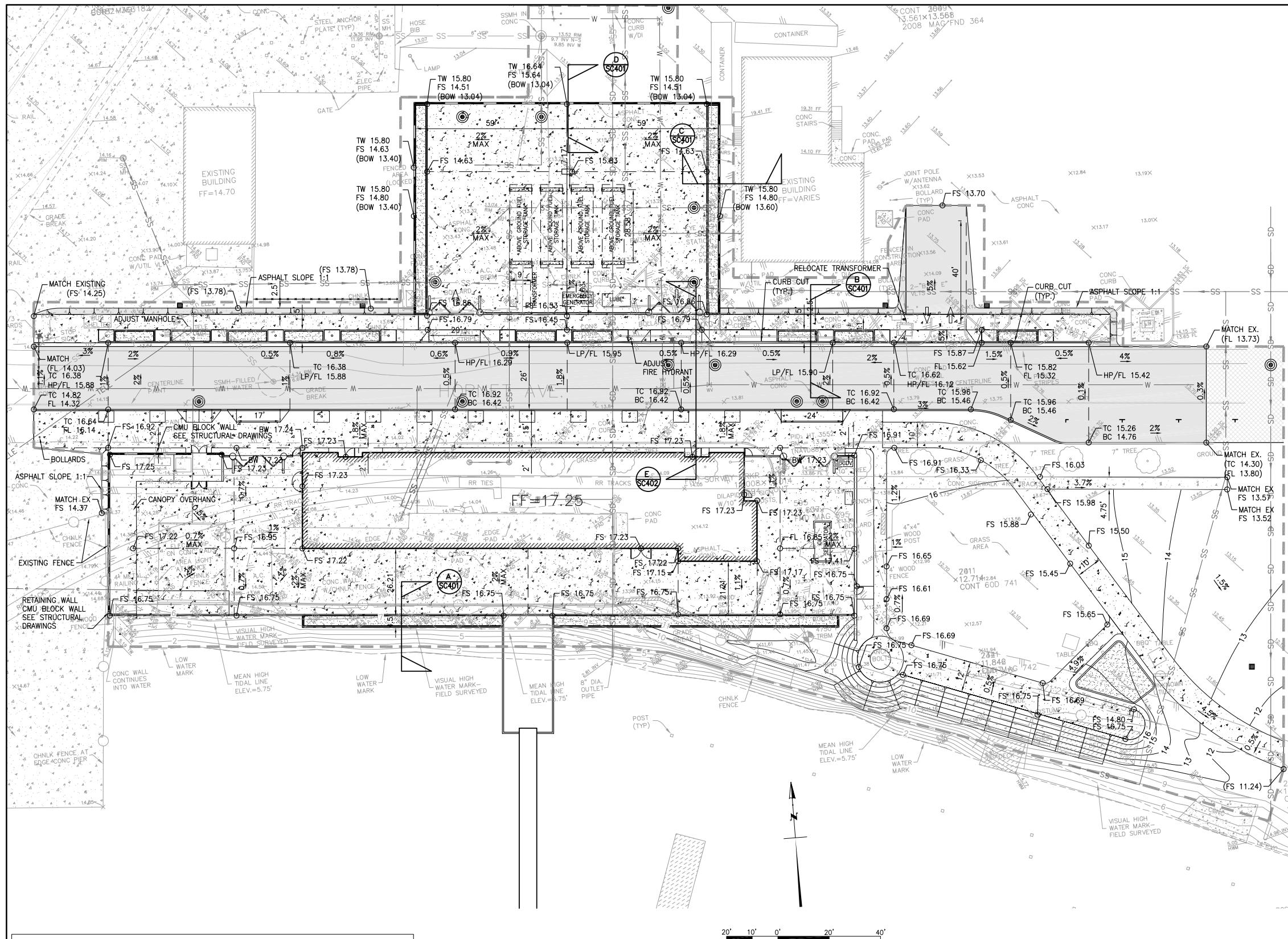
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ROMA Design Group San Francisco
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PROJECT
CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY
ALAMEDA, CA
DEMOLITION PLAN &
EROSION CONTROL PLAN

DATE
SHEET OF XX
DRAWING NO. SC101
JOB NO. 114513



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WATER EMERGENCY TRANSPORTATION AUTHORITY

kpf

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San Francisco, CA
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San Francisco, CA
415.989.1004 | k

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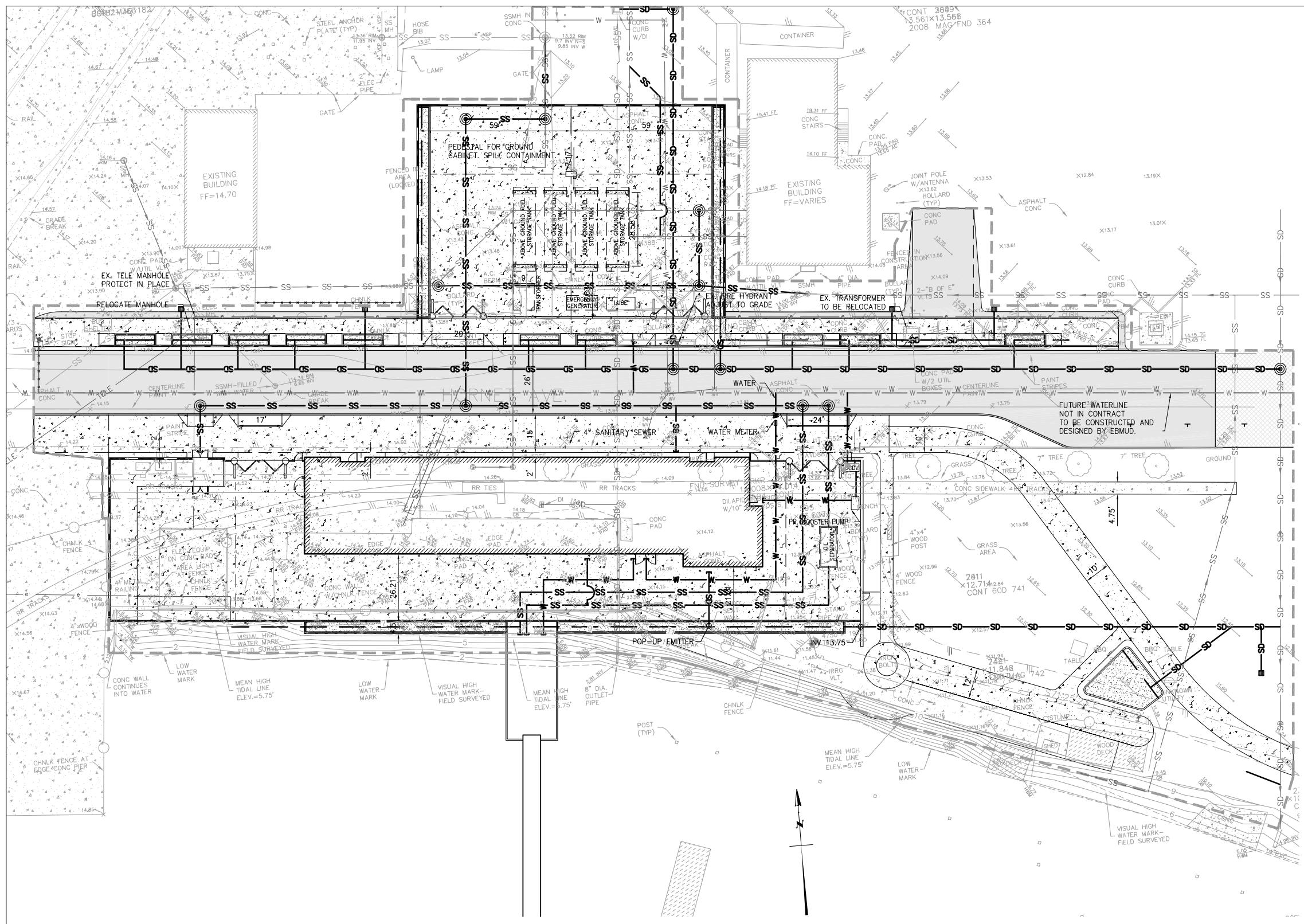
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SIGNED BY:

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CC
UN BY: CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY
ALAMEDA, CA

DATE	
SHEET	OF
X	XX
DRAWING NO.	
SC201	
JOB NO.	114513



GENERAL UTILITY NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
- CONTRACTOR SHALL COORDINATE WORK WITH PG&E.
- CAP ANY WYE CONNECTION AT OPEN END.
- COORDINATE WITH MEP DRAWINGS FOR POINT OF CONNECTION.
- SEE MEP DRAWINGS COORDINATION POINTS OF CONNECTION. SEE MEP DRAWINGS FOR DRY UTILITIES AND MECHANICAL ASSEMBLIES.
- COORDINATE WITH LANDSCAPE PLANS FOR GRADING IN THE LANDSCAPE AREAS AND PLANTERS.
- COORDINATE WITH LANDSCAPE PLAN FOR SIDEWALK FINISH.
- FOUNDATION EXCAVATION SHOULD BE OBSERVED BY A GEOTECHNICAL ENGINEER.
- ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
- ALL TRENCHES SHOULD CONFORM TO CURRENT CAL-OSHA REQUIREMENTS.
- SEE ARCHITECTURE DRAWINGS FOR STORAGE ENCLOSURE DETAILS.
- FIRE SPRINKLER WATER LINE. SEE FIRE CONSULTANT DRAWINGS.

LEGEND:

- BUILDING FOOTPRINT
- PEDESTRIAN PATH SEE ARCHITECTURAL PLANS, MATCH EXISTING AGGREGATE BASE THICKNESS
- ASPHALT PAVEMENT, MATCH EXISTING PAVEMENT AND AGGREGATE BASE THICKNESS
- ASPHALT OVERLAY
- MANHOLE
- CLEANOUT
- FIRE HYDRANT
- STREET LIGHT
- PULLBOX
- WATER METER
- FIRE PUMP TEST CONNECTION
- STORM DRAIN
- SANITARY SEWER
- WATER
- RW
- GAS
- JOINT TRENCH

CONTROL POINTS:

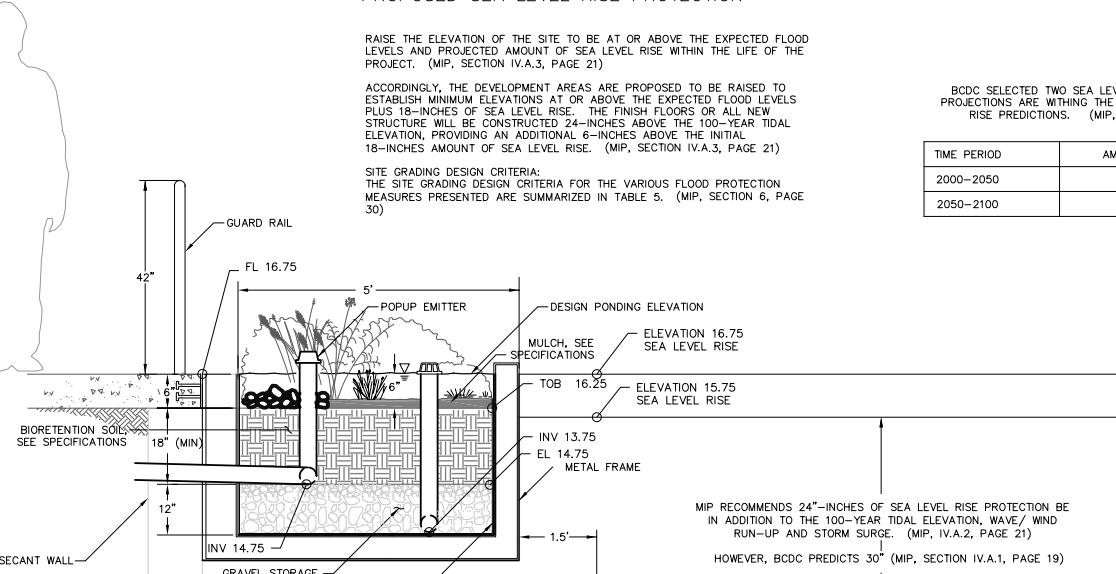
CONTROL POINT TABLE			
POINT #	DESCRIPTION	NORTHING	EASTING
2402	MONUMENT TRBM	2108458.7938	6041975.8541
1203	BD NOS STMP	2108571.4510	6041639.5990
2010	SURVEY SPIKE	2108632.7610	6041627.2700

BENCH MARK:

BM= USGS BM 4750 20123015
ELEVATION = 13.82 FEET
DATUM = NAVD88

20' 10' 0' 20' 40'
SCALE: 1" = 20'

PROPOSED SEA LEVEL RISE PROTECTION



RAISE THE ELEVATION OF THE SITE TO BE AT OR ABOVE THE EXPECTED FLOOD LEVELS AND PROJECTED AMOUNT OF SEA LEVEL RISE WITHIN THE LIFE OF THE PROJECT. (MIP, SECTION IV.A.3, PAGE 21)

ACCORDINGLY, THE DEVELOPMENT AREAS ARE PROPOSED TO BE RAISED TO ESTABLISH MINIMUM ELEVATIONS AT OR ABOVE THE EXPECTED FLOOD LEVELS PLUS 18-INCHES OF SEA LEVEL RISE. THE FINISH FLOORS OR ALL NEW STRUCTURE WILL BE CONSTRUCTED 24-INCHES ABOVE THE 100-YEAR TIDAL ELEVATION, PROVIDING AN ADDITIONAL 6-INCHES ABOVE THE INITIAL 18-INCHES AMOUNT OF SEA LEVEL RISE. (MIP, SECTION IV.A.3, PAGE 21)

SITE GRADING DESIGN CRITERIA:
THE SITE GRADING DESIGN CRITERIA FOR THE VARIOUS FLOOD PROTECTION MEASURES PRESENTED ARE SUMMARIZED IN TABLE 5. (MIP, SECTION 6, PAGE 30)

BCDC SELECTED TWO SEA LEVEL RISE PROJECTIONS. THE PROJECTIONS ARE WITHIN THE RANGE OF CO-CAT SEA LEVEL RISE PREDICTIONS. (MIP, SECTION IV.A.1, PAGE 19)

TIME PERIOD	AMOUNT OF SEA LEVEL RISE
2000-2050	16"
2050-2100	55"

LEVEES WILL ALSO REQUIRE AN ADDITIONAL 1-FEET OF PROTECTION ABOVE THIS CRITERIA AS FREEBOARDS, PROVIDING ADDITIONAL FACTOR OF SAFETY AND PROTECTION. (MIP, SECTION IV.A.2 PAGE 21)

MIP RECOMMENDS 24-INCHES OF SEA LEVEL RISE PROTECTION BE IN ADDITION TO THE 100-YEAR TIDAL ELEVATION, WAVE/ WIND RUN-UP AND STORM SURGE. (MIP, IV.A.2, PAGE 21)
HOWEVER, BCDC PREDICTS 30" (MIP, SECTION IV.A.1, PAGE 19)

FEMA'S FLOOD PROTECTION CRITERIA.
(MIP, SECTION IV, 2, PAGE 21)

STORM SURGE STUDY IS NOT COMPLETE YET. "THIS PROCESS (STUDY) IS CURRENTLY UNDERWAY THROUGH FEMA'S CALIFORNIA COASTAL ANALYSIS AND MAPPING PROJECT."

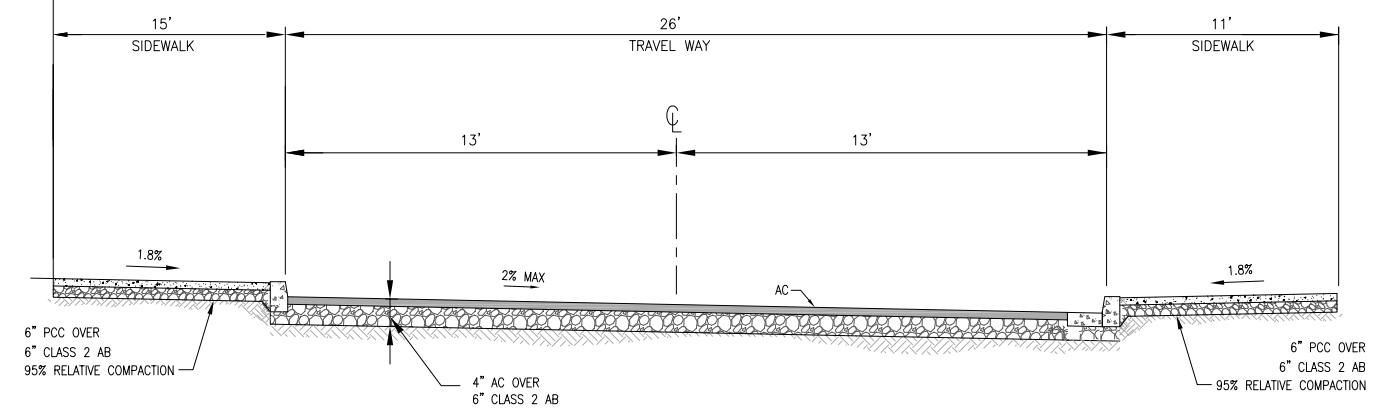
(MIP, SECTION IV, 4B, PAGE 23)

ELEVATION 9.75
100-YEAR TIDAL

THE 100-YEAR TIDAL ELEVATION IS APPROXIMATELY 4 FEET ABOVE THE MEAN HIGH TIDE. (MIP, SECTION IV.A.4b, PAGE 23)

ELEVATION 5.75
MEAN HIGH TIDE (NAVD 88)

THE TERM "MEAN HIGH-TIDE LINE" IS THE MEAN OR AVERAGE IF AVAILABLE OF ALL THE HIGH TIDES OVER A PERIOD OF 18.6 YEARS. ALL LANDS BELOW THE MEAN HIGH-TIDE LINE ARE SUBJECT TO OWNERSHIP BY THE SOVEREIGN, USUALLY THE STATE.



EXTERIOR PAVEMENT DESIGN
W. HORNET AVENUE

1

TYPICAL SECTION

N.T.S.

2

N.T.S.

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REVISIONS	NO.	DATE	DESCRIPTION
		2014-05-29	30% PRELIMINARY ENGINEERING
		2015-02-26	DRAFT COORDINATION
		2015-03-10	OWNER REVIEW



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PROJECT

CENTRAL BAY OPERATIONS AND MAINTENANCE FACILITY
ALAMEDA, CA

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