

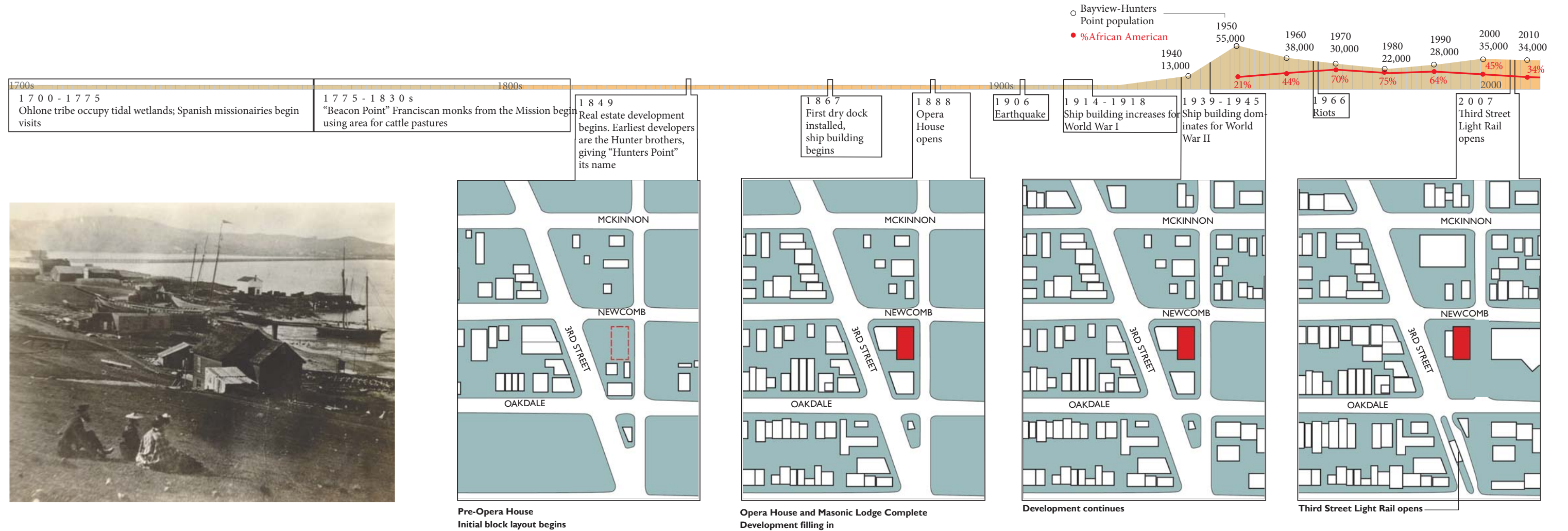
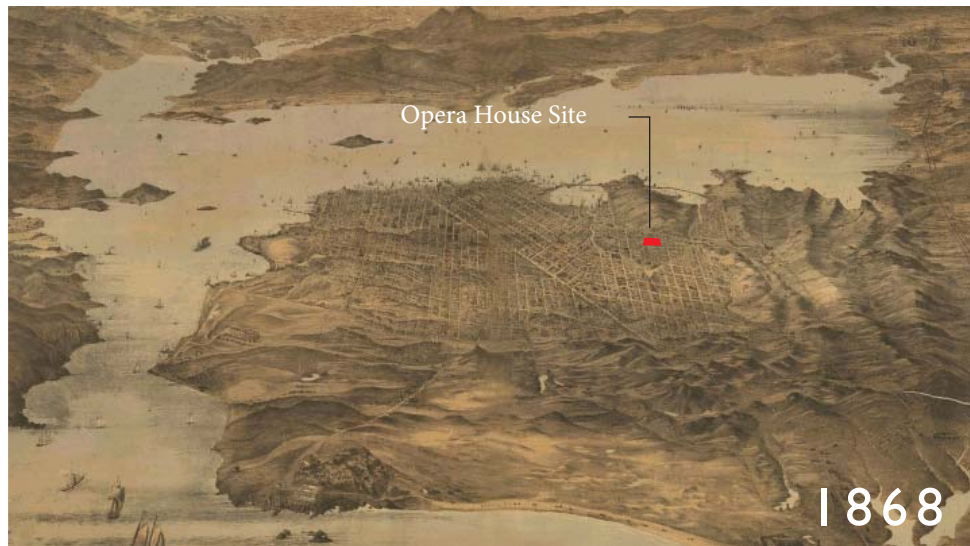
Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with **HOOD**

PHASE 3 CIVIC DESIGN SUBMITTAL,
APRIL 15

BAY VIEW HUNTERS POINT TIMELINE

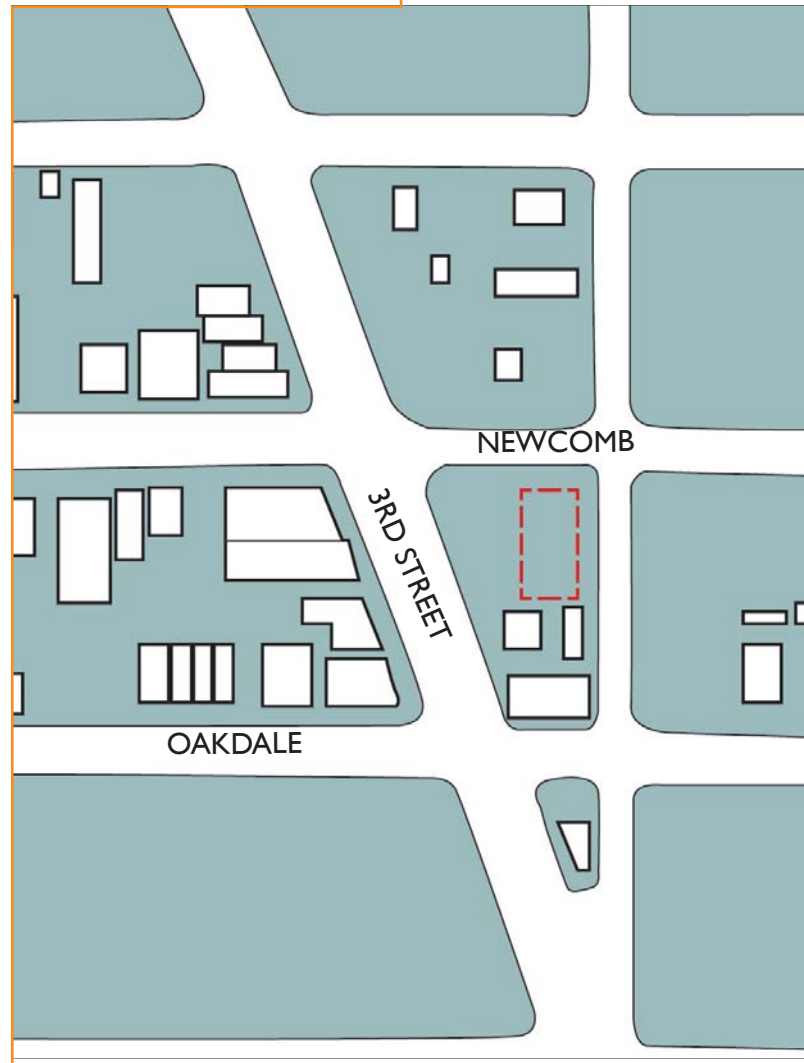


Ruth Williams Memorial Theatre
BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

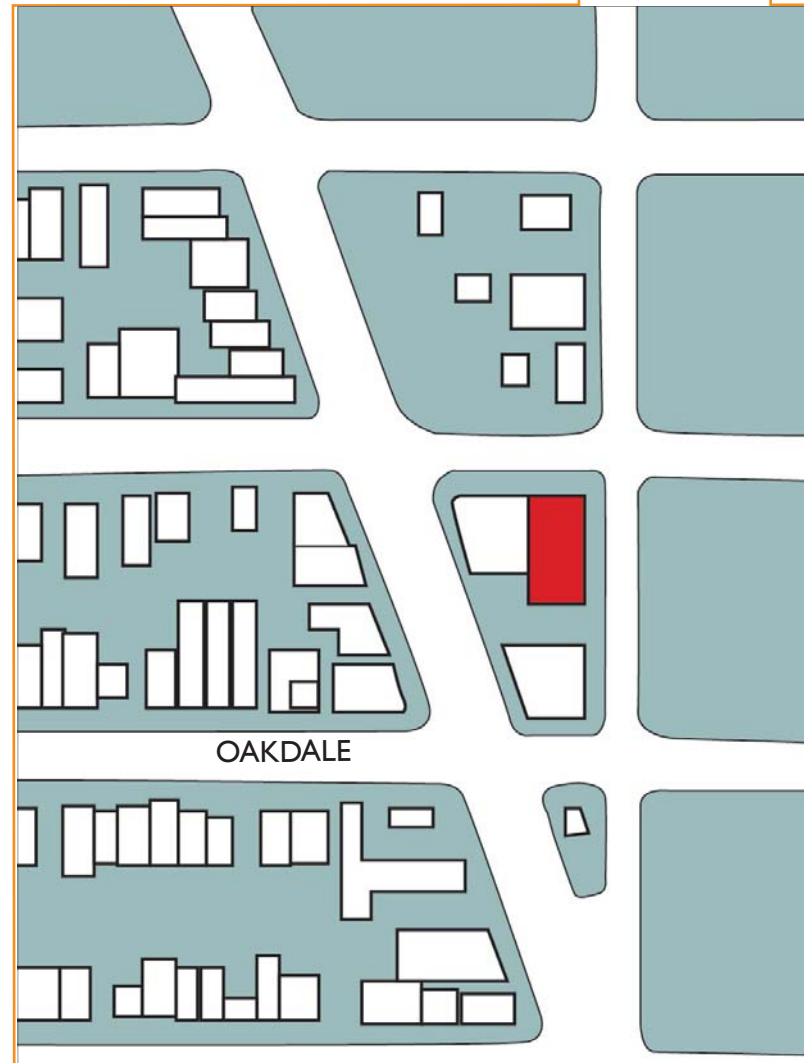
BAY VIEW OPERA HOUSE - HISTORIC MOMENTS

1849
Real estate development begins. Earliest developers are the Hunter brothers, giving "Hunters Point" its name



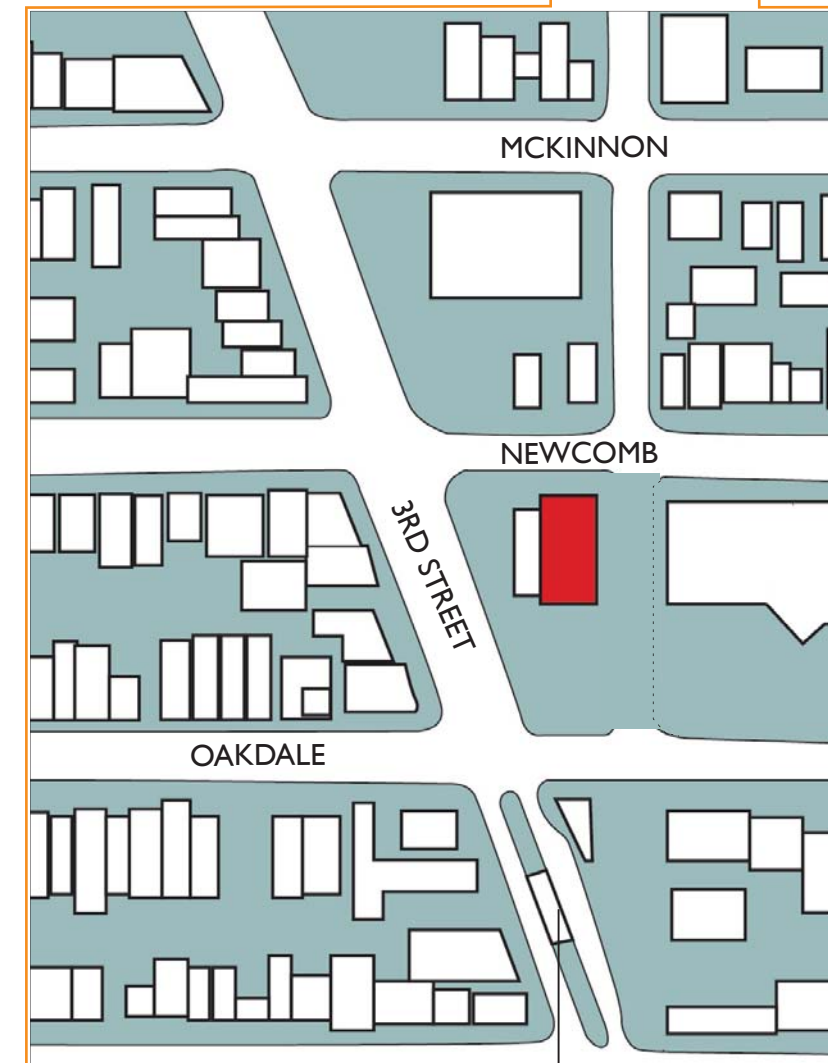
Pre-Opera House
Initial block layout begins

1888
Opera House opens



Opera House and Masonic Lodge Complete
Development filling in

2007
Third Street Light Rail opens



Third Street Light Rail opens

Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

EXISTING CONDITIONS

PROJECT SITE



SITE PLAN

SCALE: 1/64"=1'-0"



Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

EXISTING CONDITIONS



NORTH SIDE OF OPERA HOUSE ON NEWCOMB AVENUE



SOUTH SIDE OF OPERA HOUSE ON OAKDALE



WEST SIDE OF OPERA HOUSE ON 3RD STREET



SOUTH SIDE OF OPERA HOUSE, PARKING LOT

Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

EXISTING CONDITIONS



NORTH BUILDING ELEVATION



PORCH OF OPERA HOUSE



CHILDREN'S OUTDOOR CLASSROOM



OUTDOOR STAGE AND SEATING



OPERA HOUSE PARKING

Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

DESIGN INSPIRATION

OLD JUXTAPOSED TO NEW



Carlo Scarpa - Castelvecchio
(Verona, Italy)



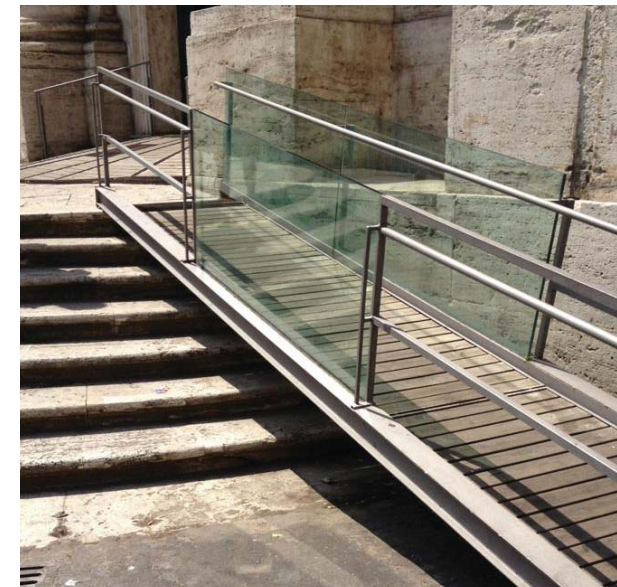
Palace of the Legion of Honor
(San Francisco, CA)



Winding House
(New Tredegar, United Kingdom)



(Rome, Italy)



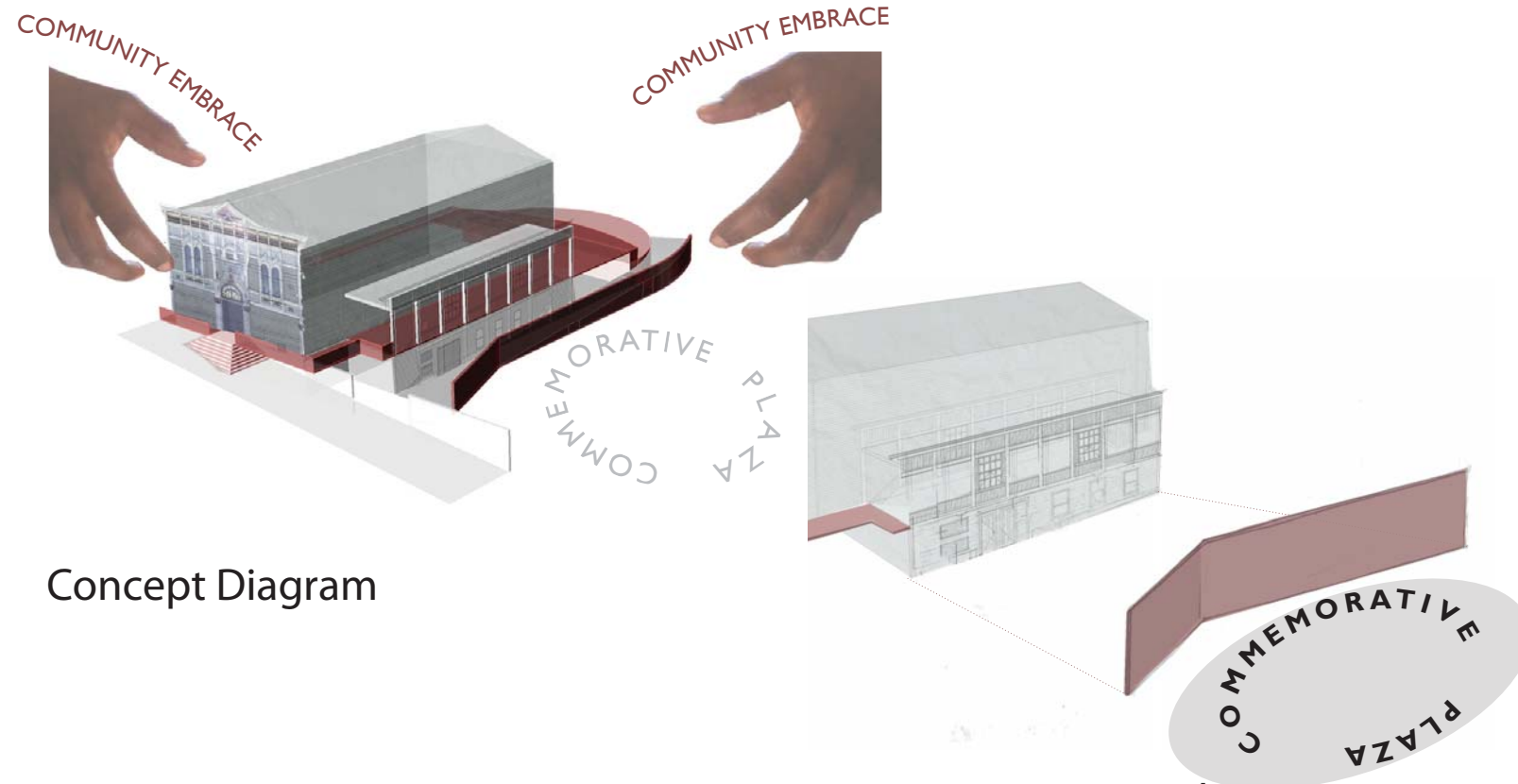
Bay View Opera House - local geology
(San Francisco, CA)

Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

CONCEPT DIAGRAM

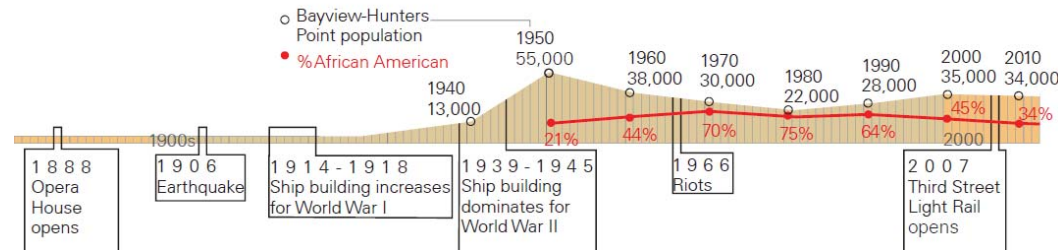


Concept Diagram

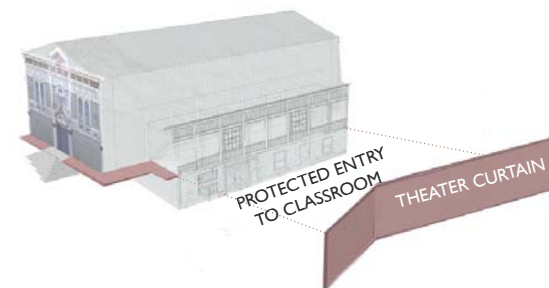
1. Commemorative Plaza



Corner of 3rd and Newcomb



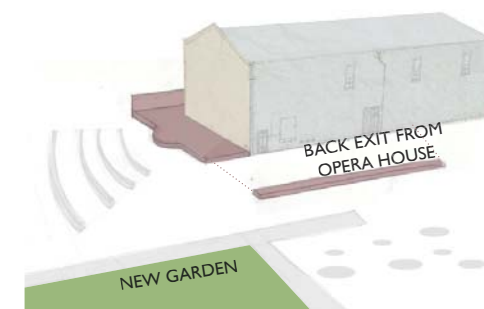
2. Main Entrance



3. New Site Edge



4. Outdoor Theater



5. New Garden and Program Areas

Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

SUMMARY OF SITE IMPROVEMENTS



Site Plan

Key Areas

- Accessible Site, Parking & Pathways
- Main Entrance & Commemorative Plaza
- Outdoor Theater & Program Areas
- Bayview Gardens

LEGEND: DESIGN ELEMENTS

- (a) CONCRETE STAIRS AND HANDRAIL
- (b) ELEVATED GLASS WALKWAY
- (c) STONE BOULDER AND PLANTING FILTRATION BIOSWALE
- (d) DOUBLE SWING GATE
- (e) RAIN GARDEN
- (f) ACCESSIBLE PATHWAYS
- (g) CUSTOM STEEL FENCE
- (h) OUTDOOR WOOD STAGE
- (i) THEATRE SEATING
- (j) NATURAL PAVE
- (k) DOUBLE SIDE SLIDING GATE
- (l) NEW TREE CANOPY
- (m) LAWN
- (n) WOOD DECK

GRAPHIC SCALE

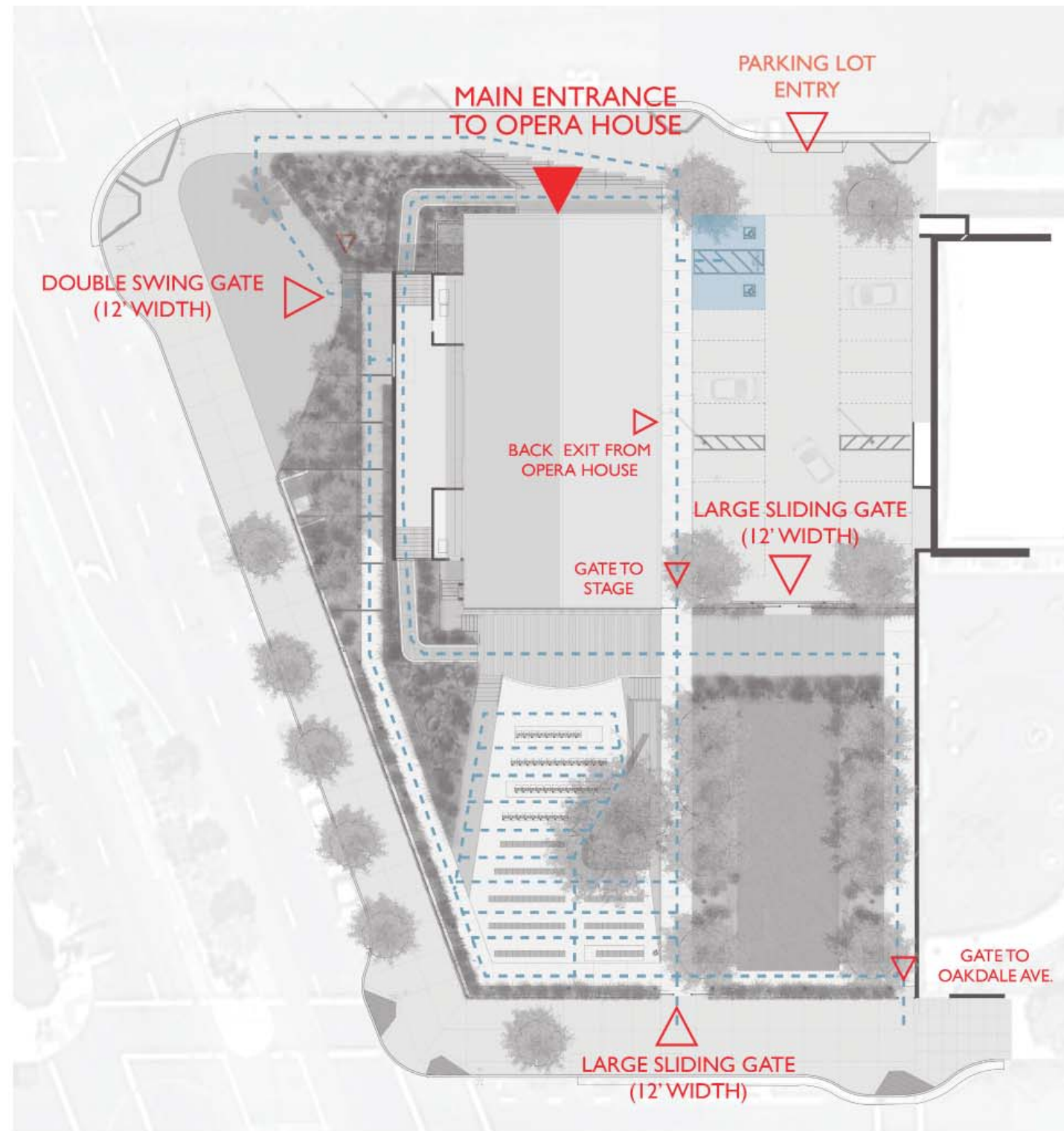


Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

ACCESSIBLE SITE, PARKING AND PATHWAYS



LEGEND: DESIGN ELEMENTS

- ADA PARKING SPACES
- SITE ACCESSIBILITY

Key Features

- The New Bay View Opera House is Accessible to All
- The Main Entrance is the Prime Arrival Location
- Paths and entries are all fully accessible
- Large Gates all around the building will open the site up for Community Events and Program

GRAPHIC SCALE



Ruth Williams Memorial Theatre

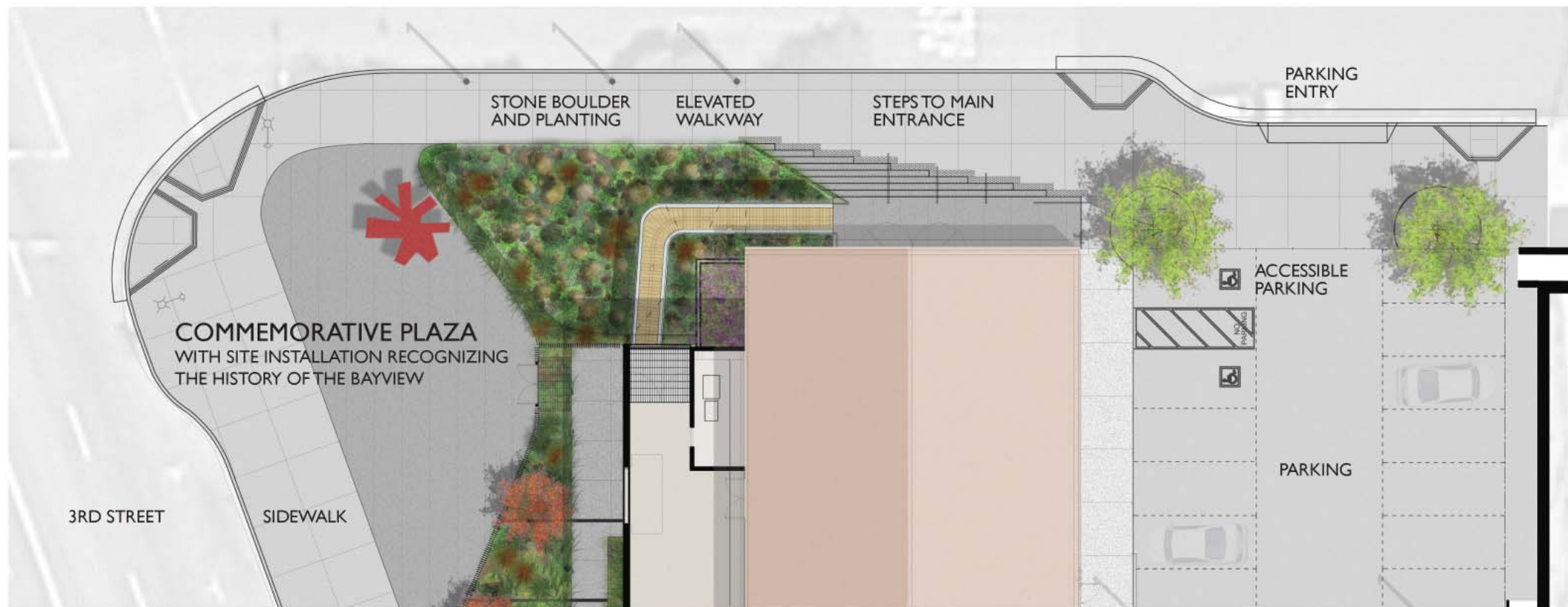
BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

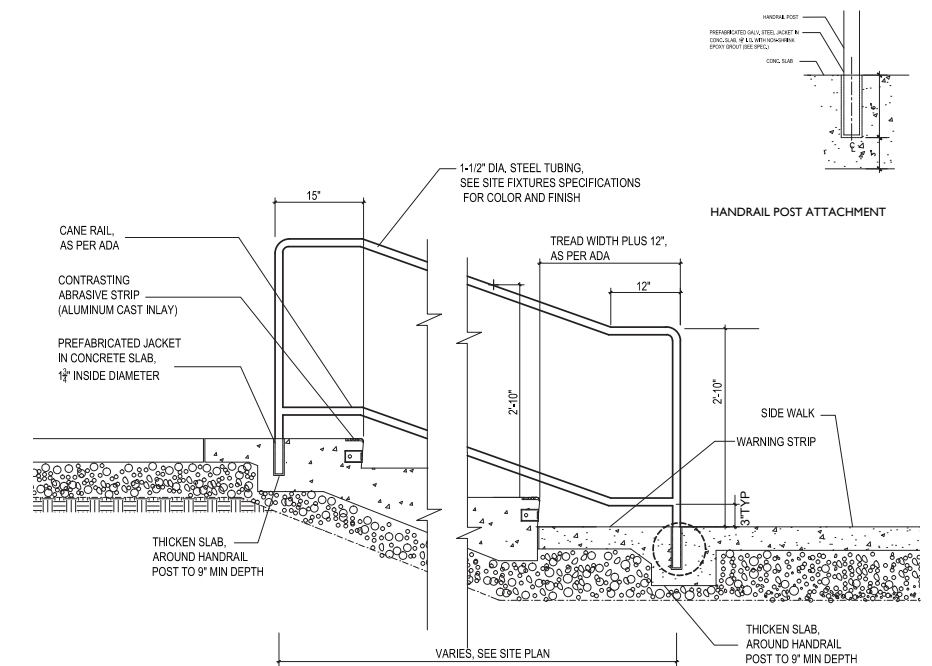
MAIN ENTRANCE AND COMMEMORATIVE PLAZA



Elevation



Plan



DETAIL 9 - CONC. STAIR AND HANDRAIL
SCALE: 3/4"=1'-0"

Ruth Williams Memorial Theatre
BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with **HOOD**

MAIN ENTRANCE AND COMMEMORATIVE PLAZA



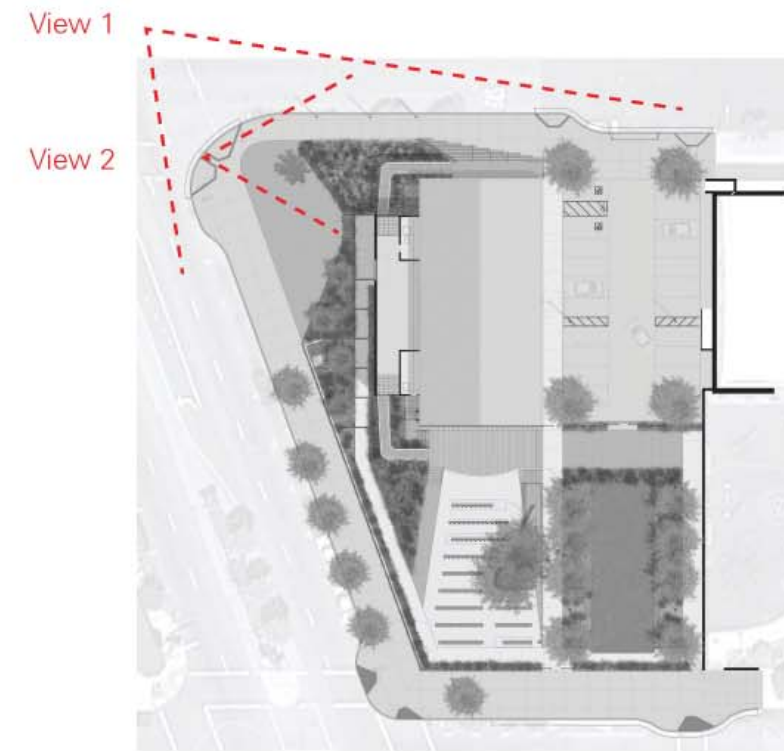
View 1

The corner of 3rd & Newcomb with the New Commemorative Plaza



View 2

Elevated Walkway 'Embracing' the Opera House



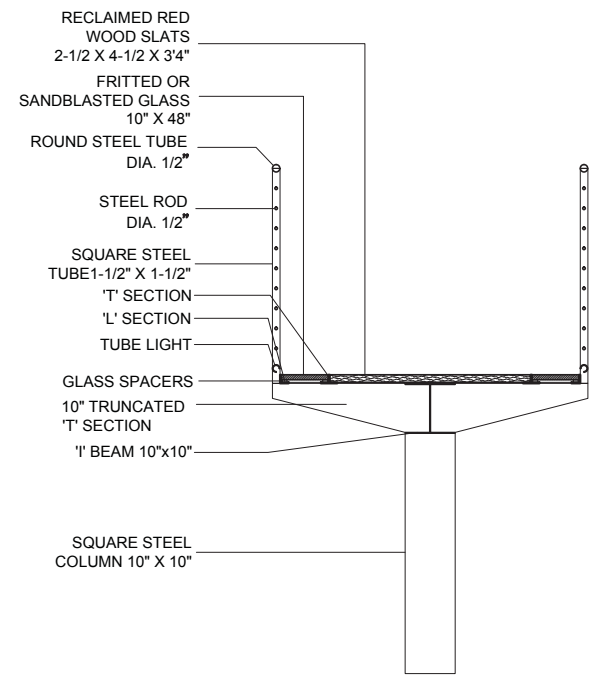
Key Features

- Main Entry is more visible from 3rd Street
- New steps, lighting and entry porch makes arrival more welcoming and safer
- New elevated walkway to the west of the porch, makes the balcony and outdoor stage accessible, allowing for consecutive programming
- New Commemorative Plaza on 3rd Street will include a site installation recognizing the history of Bay View

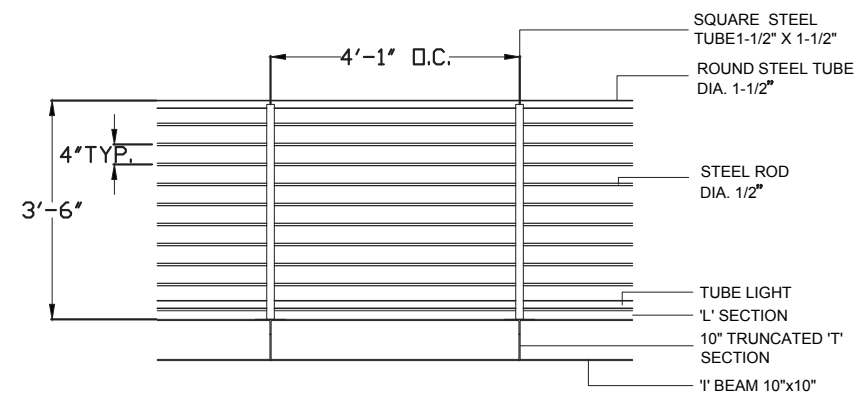
Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

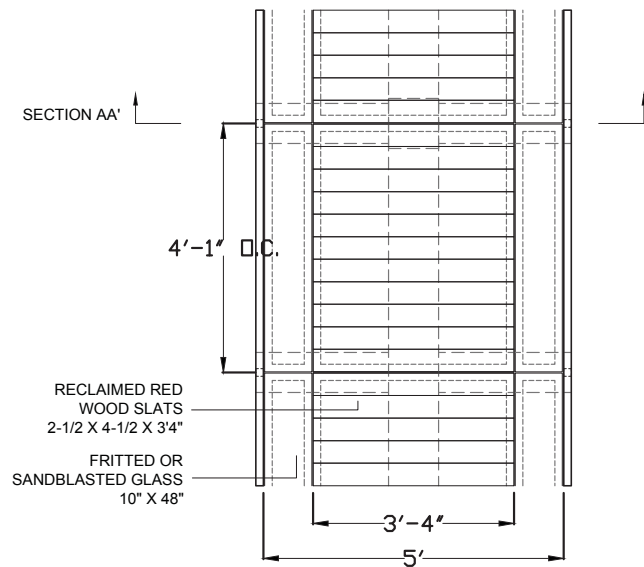
TOM ELIOT FISCH / KnappArchitects with **HOOD**



SECTION AA'

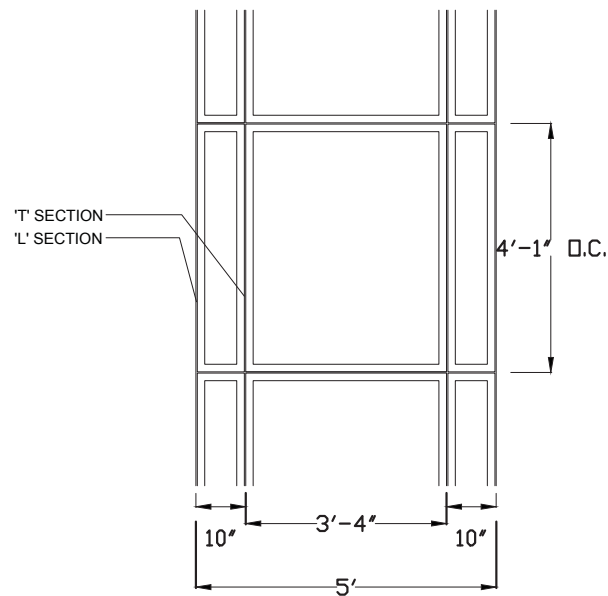


ELEVATION



PLAN

DETAIL 19 - ELEVATED WALKWAY
SCALE: 1/2"=1'-0"



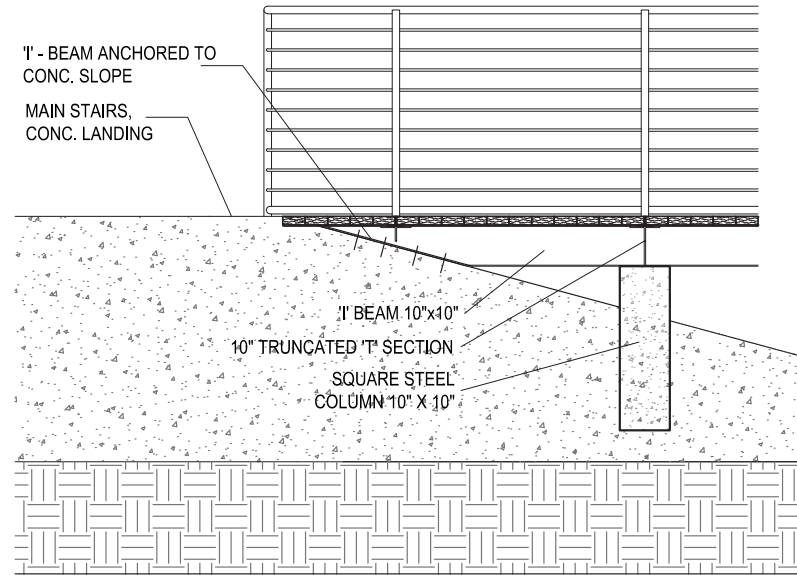
FRAMING PLAN

NOTE:
ALL STEEL ELEMENTS TO BE GALVANIZED WITH TNEMEC PAINT,
COLOR TBD SEE CIVIL FOR FOOTING FOR COLUMNS

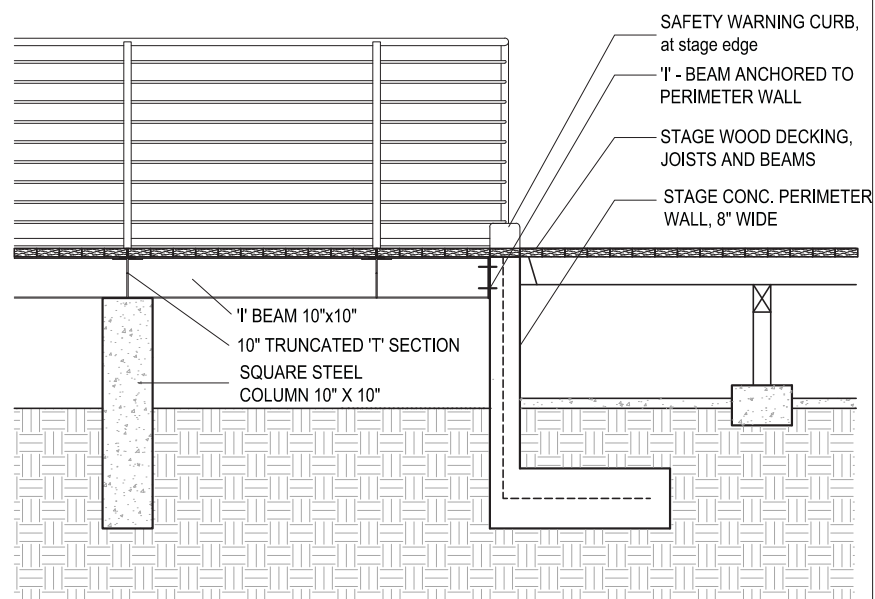


Ruth Williams Memorial Theatre
BAYVIEW OPERA HOUSE

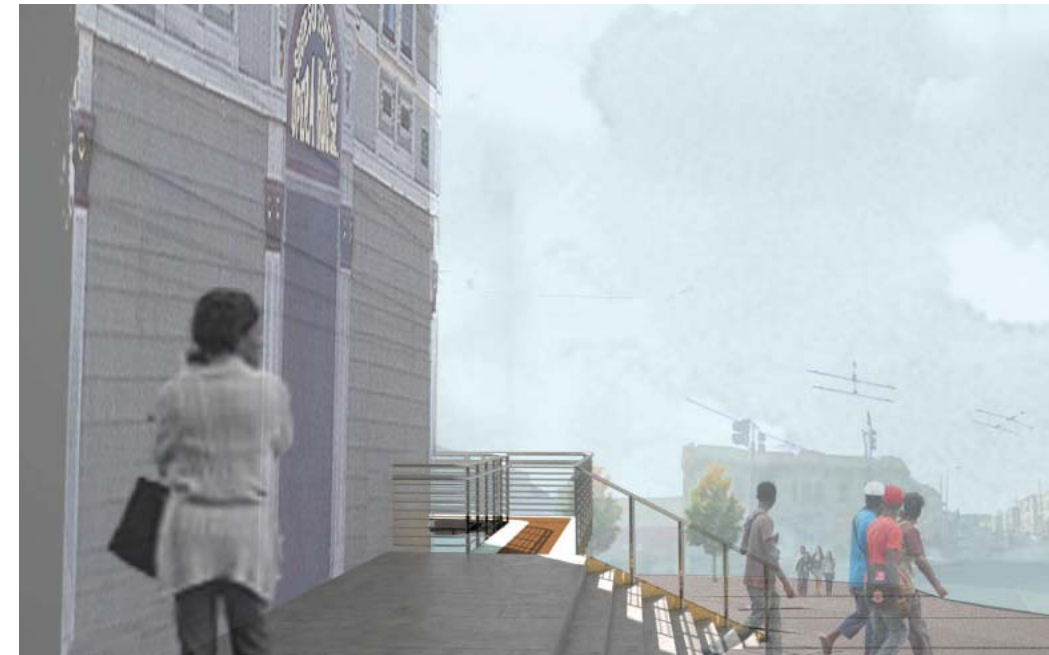
TOM ELIOT FISCH / KnappArchitects with **HOOD**



DETAIL 14 - ELEVATED WALKWAY CONNECTION TO MAIN STAIR
SCALE: 1/2"=1'-0"



DETAIL 10 - ELEVATED WALKWAY CONNECTION TO STAGE
SCALE: 1/2"=1'-0"



Ruth Williams Memorial Theatre
BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with **HOOD**

OUTDOOR THEATER AND PROGRAM AREAS



Plan



Section

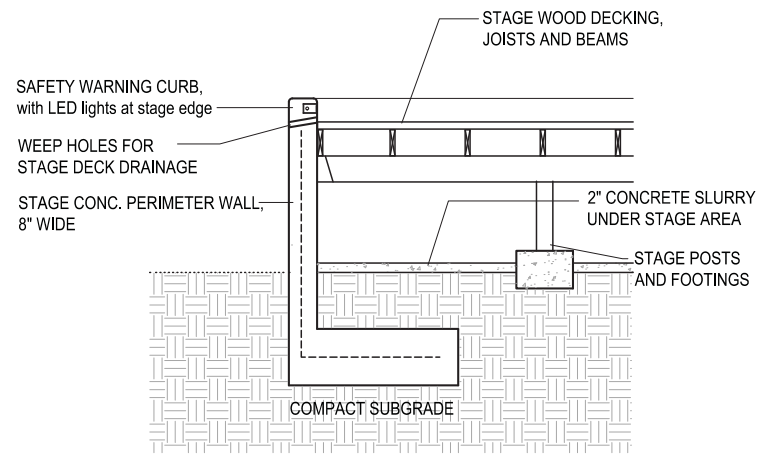
Key Features

- New Outdoor Theater provides more seating, both fixed seats and benches
- New Stage is larger and will support more diverse programs, with its curved shape, wood flooring and footlights
- New lighting will add drama to programs
- Overflow seating can occur along the paths and in the garden areas
- New second stage provides event set-up space, opportunities for multiple programs, and connects parking with the new gardens

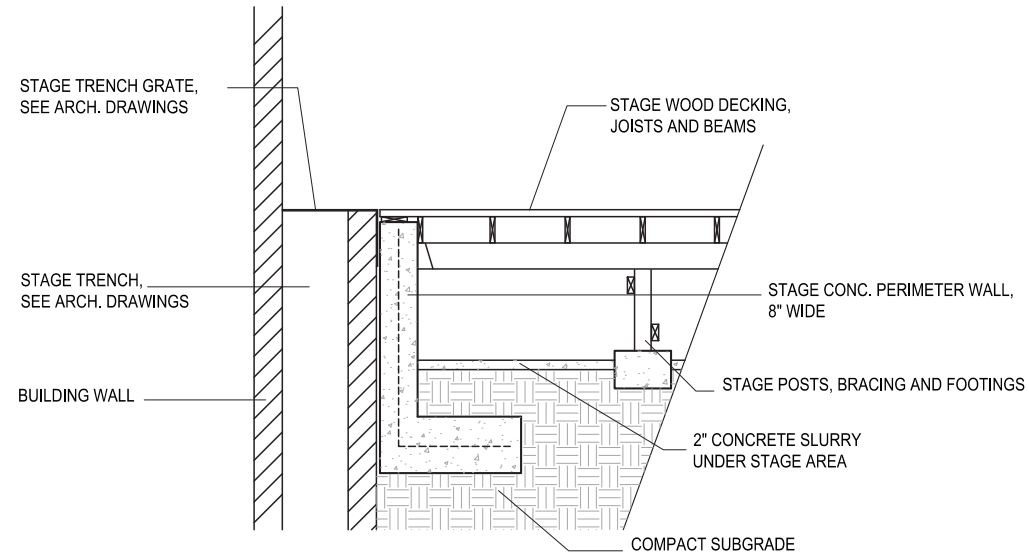
Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

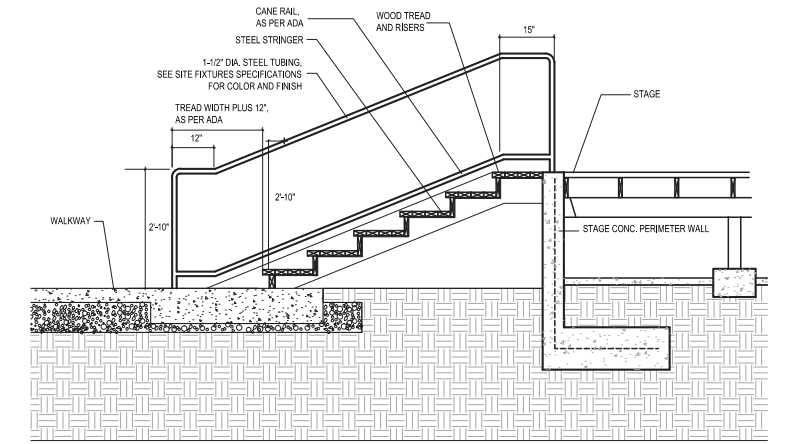
TOM ELIOT FISCH / KnappArchitects with HOOD



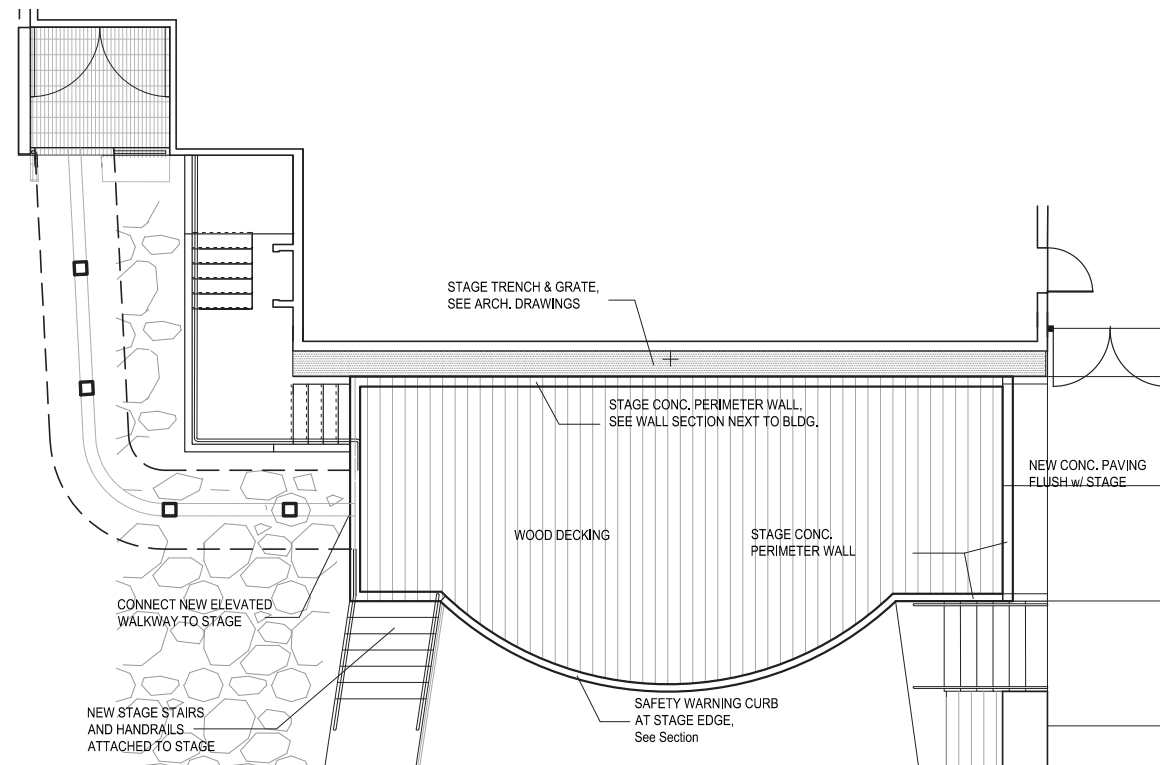
DETAIL 12 - STAGE SECTION ALONG FRONT EDGE
SCALE: 1/2"=1'-0"



DETAIL 8 - STAGE SECTION ALONG BUILDING EDGE
SCALE: 1/2"=1'-0"



DETAIL 11 - STAGE WOOD STAIR
SCALE: 3/8"=1'-0"

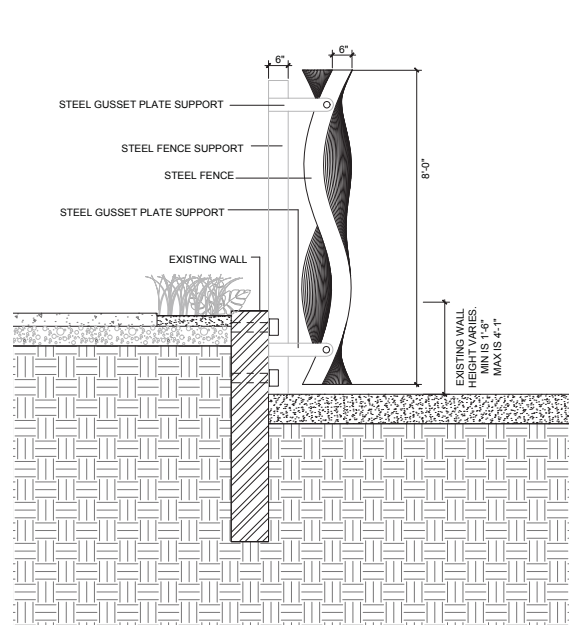
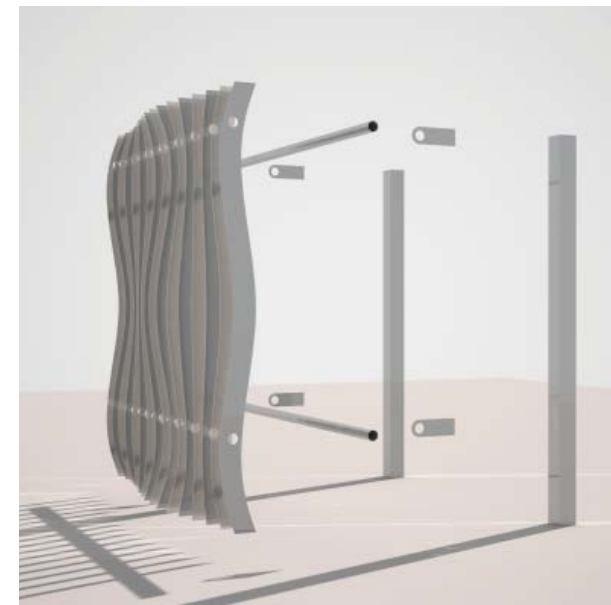
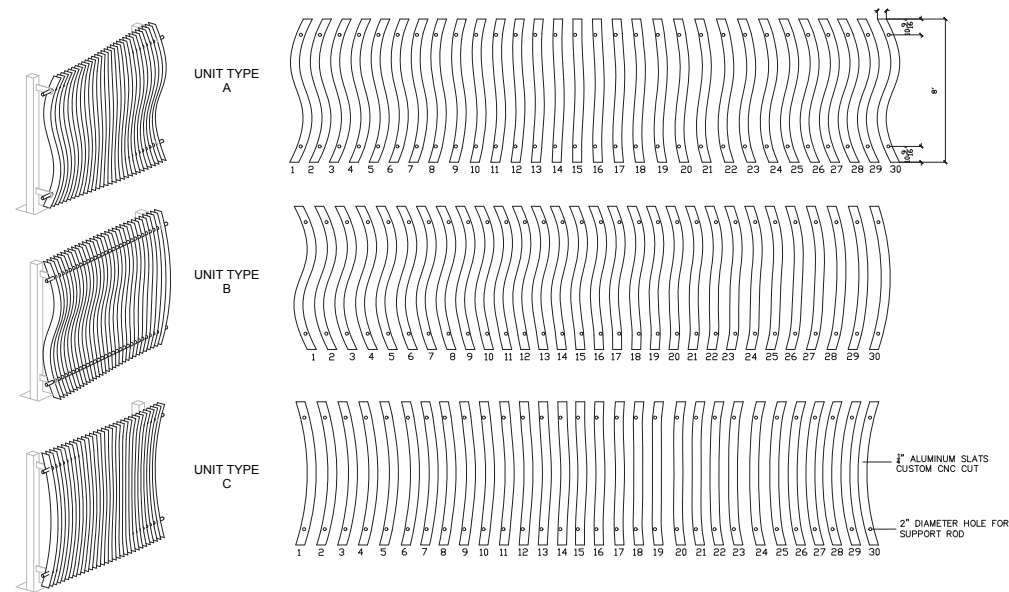


DETAIL 7 - STAGE PLAN: STRUCTURE
SCALE: 1/8"=1'-0"

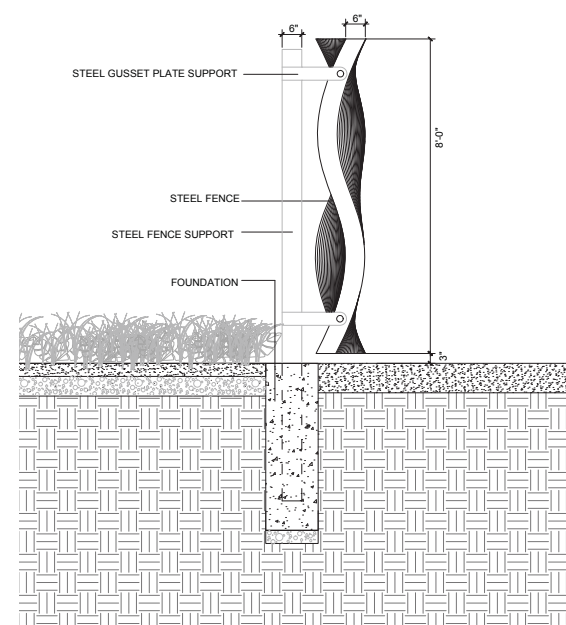


Ruth Williams Memorial Theatre
BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with **HOOD**



DETAIL 19- FENCE TO WALL ATTACHMENT
SECTION AND PLAN
SCALE: 1/2"=1'-0"

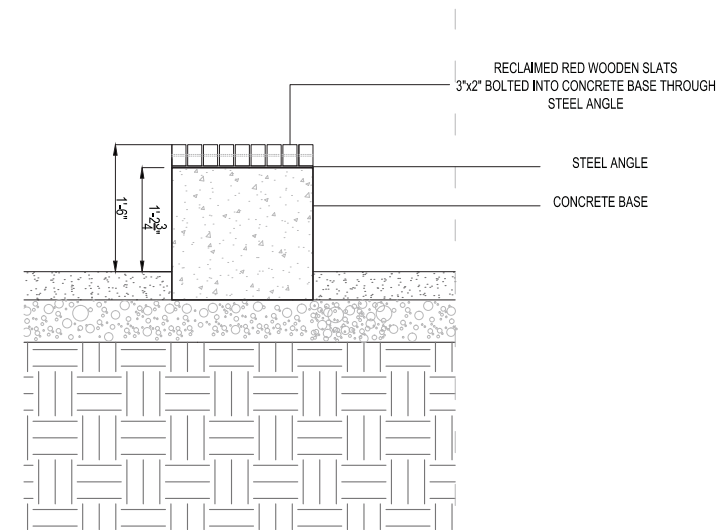


DETAIL 17- STANDALONE FENCE WITH
FOUNDATION- SECTION AND PLAN
SCALE: 1/2"=1'-0"

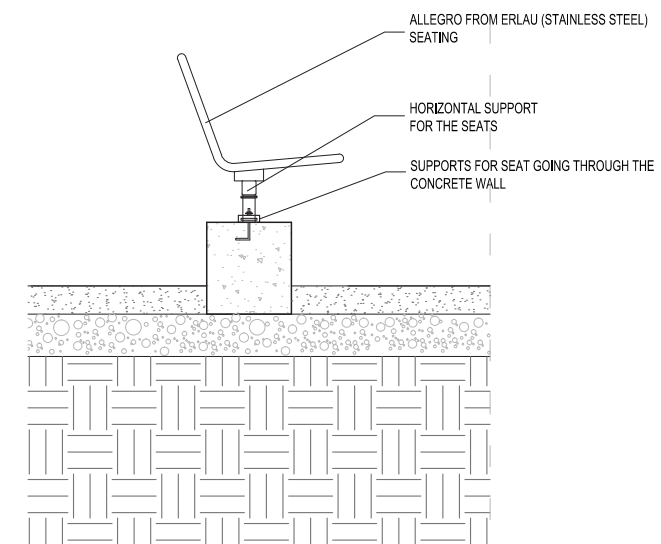


Ruth Williams Memorial Theatre
BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with **HOOD**



DETAIL 17 - PRECAST CONC. SEAT WALL
SCALE: 3/4"=1'-0"

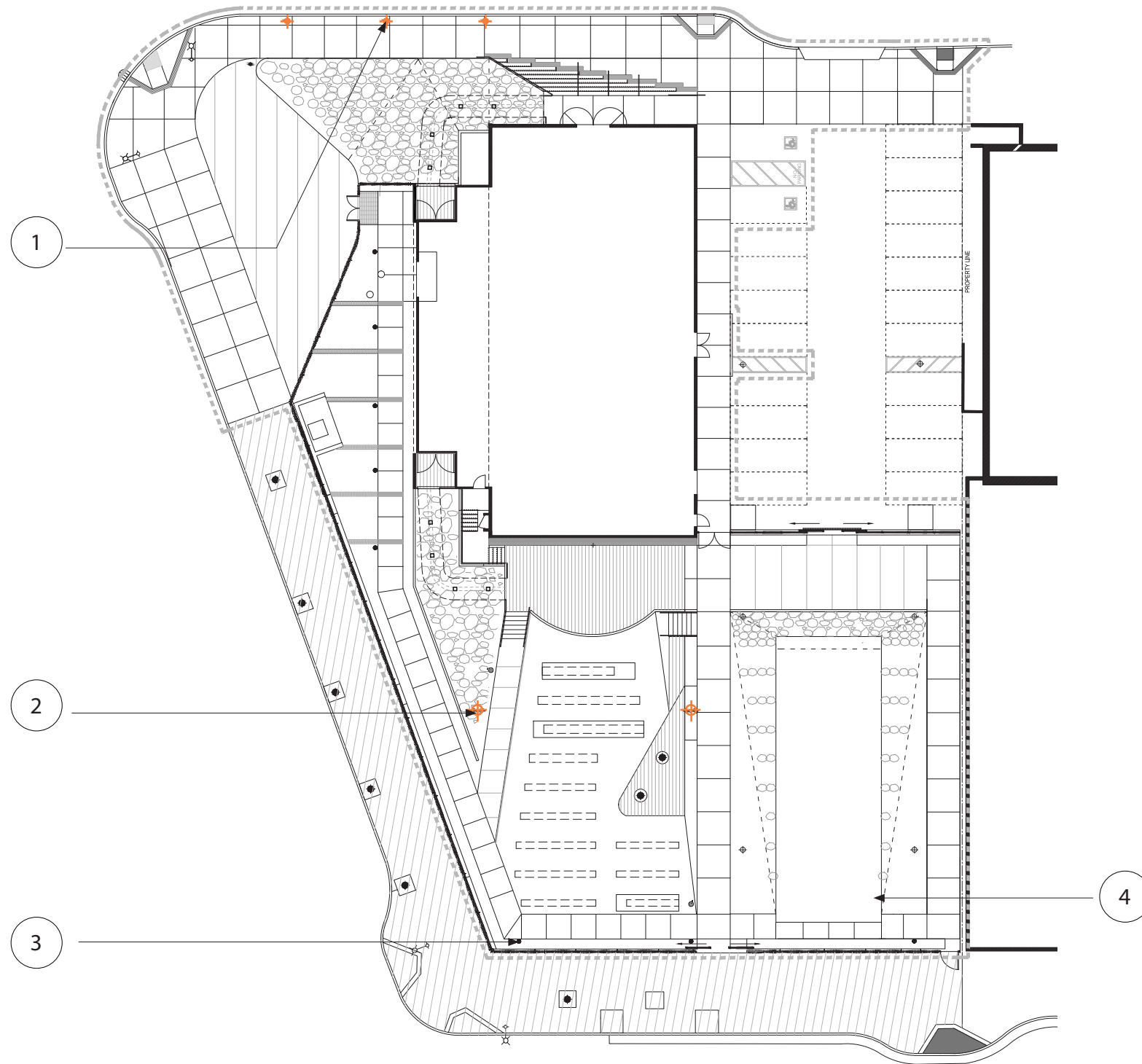


DETAIL 13 - CIP CONC. WALLS WITH STEEL SEAT ATTACHMENT
SCALE: 3/4"=1'-0"

SITE FURNISHING

LIGHTING: BOLLARDS, PEDESTRIAN, STAGE

LITTER RECEPTACLE



- 1 COLUMN LIGHT
- 2 THEATRE LIGHT
- 3 BOLLARD LIGHT
- 4 LITTER RECEPTACLE

Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

SITE FURNISHING

LIGHTING: BOLLARDS, PEDESTRIAN, STAGE
LITTER RECEPTACLE



1 COLUMN LIGHT
SMITH COLUMN LIGHT, LIGMAN



2 THEATRE LIGHTING
MAXIWOODY, FLOODLIGHT
IGUZZINI



3 BOLLARD LIGHT
FERRARA, HESS

www.hessamerica.com/3630

FERRARA . Illuminating Bollard

FERRARA's understated styling and diffused illumination provides unobtrusive low-level landscape lighting. Translucent acrylic lens creates soft diffused illumination. Housing is constructed of cast aluminum and heavy aluminum plate. Fixture and heavy wall extruded aluminum shaft are finished in finely textured paint. Luminaire is available in three heights. All hardware is stainless steel. Standard color; matte silver grey metallic. Special colors available. Model FR780 features full-length lens. Listed for Wet Locations.

Model	Height	Lamp
FR900	35.4"	18 CF / 13 CF
FR500	19.7"	18 CF / 13 CF
FR780	35.4"	50 CF
FR290	11.4"	18 CF / 13 CF



4 LITTER RECEPTACLE
SERPO, HESS

www.hessamerica.com/6830

SERPO . Litter Receptacle

The SERPO litter receptacle integrates a natural swaying grass motif into its styling to harmonize with a variety of outdoor surroundings. The fabricated steel housing and mounting post are hot-dip galvanized for long-term corrosion protection, then finished in finely textured paint. Key-activated triangular locking mechanism allows side access to the liner for ease of emptying. Liner is available in galvanized steel or polyethylene on the smaller sizes and galvanized steel only for the largest model. Receptacle is available in three sizes to suit a variety of applications. Mounting choices include flanged model for surface installation or embedded models for direct burial into a concrete foundation. Complementary tree grates complete the product family. All hardware is stainless steel. Standard colors; matte silver grey metallic, dark grey, graphite grey or black. Special colors available.

Model	Mounting	Capacity
SP500	Flange Mount / Embedded	8.5 Gallons
SP700	Flange Mount / Embedded	11.8 Gallons
SP780	Flange Mount / Embedded	44 Gallons

Ruth Williams Memorial Theatre BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

PLANTING PLAN

BAYVIEW GARDENS



Key Areas

- 1 Tall Columnar Trees
- 2 Flowering Plants
- 3 Boulder Field Planting
- 4 Planting For Rain Garden
- 5 Shrubs and Hedges



TALL COLUMNAR TREES:
Armstrong Maple, Acer r'Armstrong'

FLOWERING PLANTS IN
(E) PLANTER:
Princess Flower, Tibouchina
semidecandra

GROUND COVER:
Star Jasmine,
Trachelospermum jas.



BOULDER FIELD PLANTING:
Berkeley Sedge

Libertia

African Iris

Southern Sword Fern



PLANTING FOR RAIN GARDEN:
Cape Rush, Chondropetalum sp.

Yellow Twig Dogwood, Cornus
stolonifera

Red Flowering Currant, Ribes
sanguinea

Montbretia, Crocosmia sp.



SHRUBS AND HEDGES:
Boxwood, Buxus sempervirens

African Boxwood, Myrsine
africana

Wax Leaf Privet, Ligustrum l.
texanum

Pittosporum tenuifolium

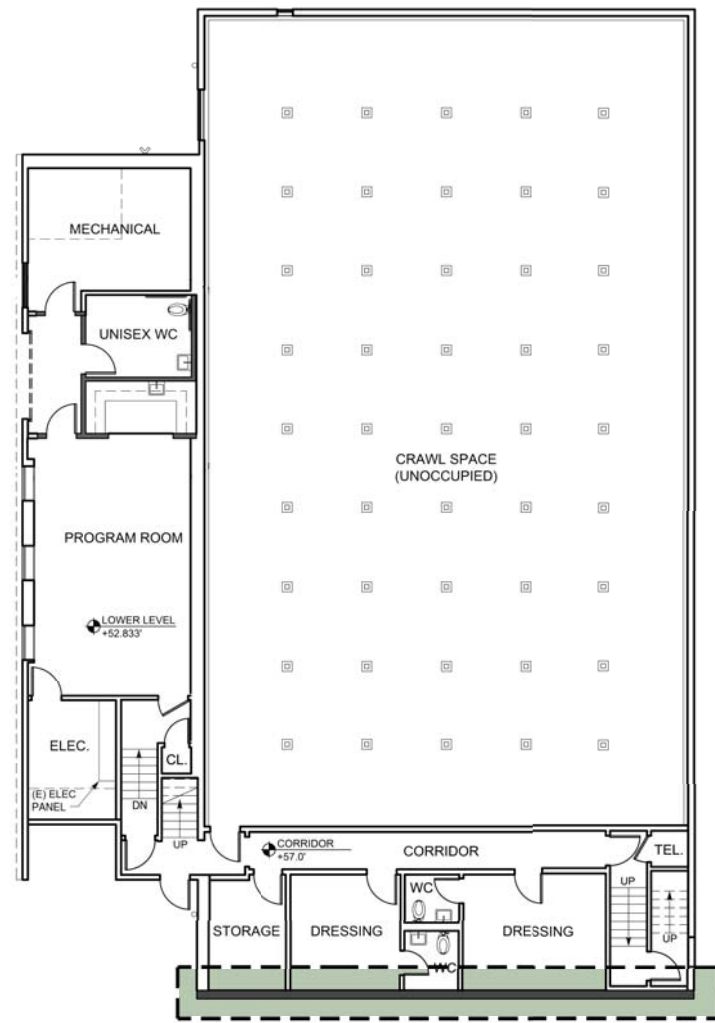
Ruth Williams Memorial Theatre

BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with HOOD

5. SOUTH WALL WATERPROOFING & NEW WOOD SIDING

A South Wall Waterproofing and New Wood Siding



Lower Level Floor Plan



Before



After



Existing 9" Exposed Face



Proposed 9" Exposed Face

K5-10J 1 x 10
House Reds
VG FJ-EG Primed "Channel"

1 1/16" Thick
9" Exposed Face

Ruth Williams Memorial Theatre
BAYVIEW OPERA HOUSE

TOM ELIOT FISCH / KnappArchitects with **HOOD**