

CIVIC DESIGN REVIEW
INFORMATIONAL PRESENTATION

EARTHQUAKE SAFETY AND EMERGENCY RESPONSE - ESER 1
FIRE STATION 16

SITE PLAN - PROJECT LOCATION - SFFD STATION 16



PROJECT LOCATION
2254 GREENWICH ST.

PROJECT DESCRIPTION:

THE FIRE STATION 16 WAS BUILT IN 1900, LOCATED IN THE COW HOLLOW DISTRICT 2, ON GREENWICH STREET BETWEEN STEINER & FILLMORE STREETS. THE EXISTING TWO STORY BUILDING CURRENTLY ACCOMMODATES TWO APPARATUS BAYS
THE PROPOSED DESIGN WILL ACCOMMODATE TWO APPARATUS BAYS FOR THREE FIRE TRUCKS AND 2 SHIFTS OF 8 FIREFIGHTERS WITH SUPPORT SERVICES AND SLEEPING QUARTERS.

THE PROGRAM INCLUDES:

- PARTIAL BASEMENT:** MECHANICAL ROOM, TELECOM & ELECTRICAL ROOMS.
- FIRST FLOOR:** APPARATUS BAY AND SUPPORT SERVICES. DINING AND KITCHEN. (MEZZANINE OPTION FOR SEPARATED DINING AND KITCHEN AREAS)
- SECOND FLOOR:** SLEEPING QUARTERS. BEDROOMS, BATHROOMS, EXERCISE AND DAY ROOM, LAUNDRY AND SUPPORT AREAS.
- ROOF:** EXTERIOR DECK, ROOF TOP MECHANICAL AND EMERGENCY GENERATOR.

PROJECT INFORMATION:

- ADDRESS:** 2251 GREENWICH ST. SAN FRANCISCO CA, 94123
- BLOCK/ LOT:** 0515/ 031
- ZONING:** P (PUBLIC)
- HEIGHT & BULK DISTRICT:** 40-X
- SET BACK:** NOT REQUIRED.
- F.A.R.:** N/A
- LOT WIDTH:** 48 FT
- LOT LENGTH:** 120 FT
- LOT AREA:** 5,758 FEET
- OCCUPANCY:** B
- TYPE OF CONSTRUCTION:** I-B
- PROPOSED BUILDING HEIGHT:** 33 FT
- OCCUPANT LOAD:** 8 PER SHIFT
- BASEMENT FLR AREA:** 960 SF.
- LEVEL 1 FLOOR AREA:** 5590 SF.
- LEVEL 2 FLOOR AREA:** 5370 SF.
- TOTAL BUILDING AREA:** 11,920 SF

SITE ANALYSIS - NEIGHBORHOOD CONTEXT AND PROJECT SITE



ADJACENT NEIGHBORHOOD TO THE EAST



ADJACENT NEIGHBORHOOD TO THE WEST



ADJACENT NEIGHBORHOOD TO THE EAST



ADJACENT NEIGHBORHOOD TO THE WEST



ACROSS THE STREET TO THE EAST



ACROSS THE STREET TO THE WEST



DESIGN ANALYSIS - ARTICULATION OF VOLUME

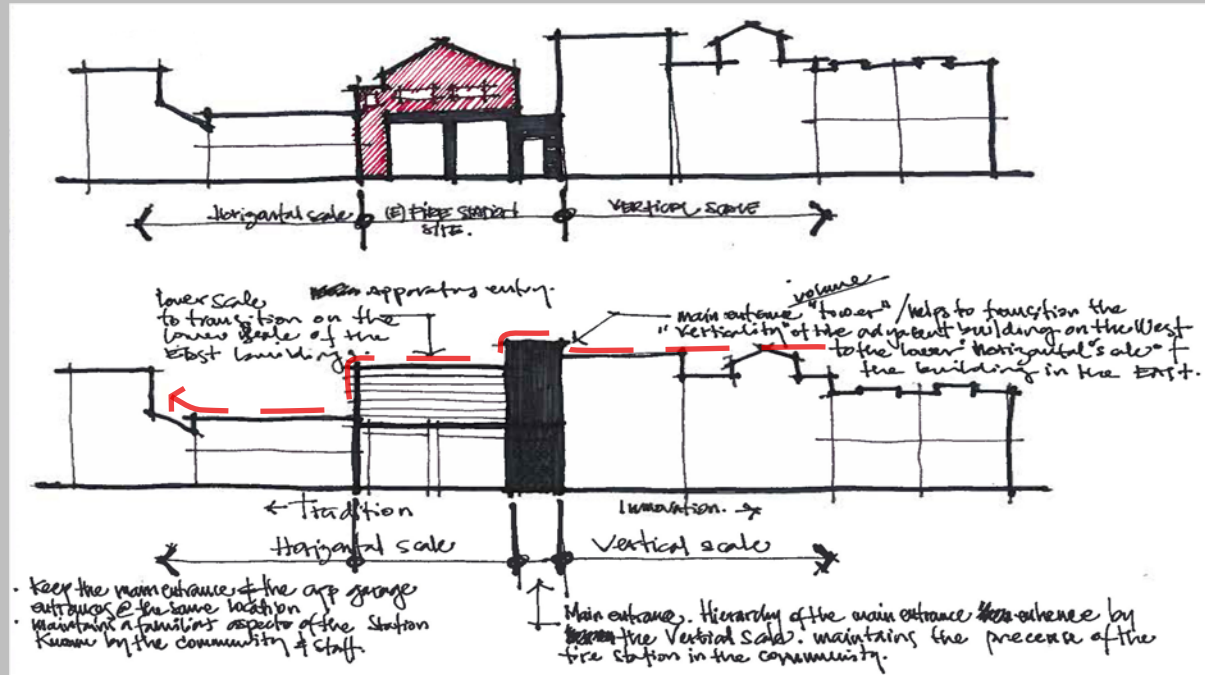
THE STATION 16 LOCATED IN THE MIDDLE OF THE BLOCK FACING THE NORTH WITH AN OUTSTANDING PRESENCE IN THE NEIGHBORHOOD BY ITS PROMINENT COLOR AND PARTICULAR DESIGN. THE TEXTURE OF THE NEIGHBORHOOD IS MOSTLY RESIDENTIAL WITH 2 TO 3 STORY AND COMMERCIAL BUILDINGS.

THE LOCATION WITHIN THIS CONTEXT CREATES AN INTERESTING OPORTUNITY TO MANTAIN ITS PROMINENCE AND THE LEGACY OF THE ORIGINAL BUILDING, KEEPING THE EXISTING ACCESS OF THE APPARATUS ON THE WEST SIDE OF THE FACADE AND THE MAIN ACCESS ON THE EAST SIDE, BOTH TRADITIONAL AND FAMILIAR ASPECTS OF THE STATION BUT INJECTING THEM WITH NEW FORMS AND VOLUMES.

THE APPROACH FOR THE DESIGN ALSO EXPLORES THE INTERACTION OF THE EXISTING STRUCTURE AND THE RELATIONSHIP WITH THE ADJACENT BUILDINGS, IDENTIFYING THE DIFFERENT SCALES AND ELEVATIONS AND USING THESE ELEMENTS TO DEVELOP A NEW VOLUME IN THE DIVERSITY OF THE BLOCK.

THE MAIN ENTRY ON THE EAST SIDE IS USED AS AN ANCHOR ELEMENT, WITH A PROMINENT VERTICAL SCALE THAT DEFINES THE HIERARCHY OF THE ENTRANCE AND A TRANSITION VOLUME TO A LOWER SCALE ON THE WEST WHERE THE APPARATUS ENTRY IS LOCATED, WITH THE SEPARATION OF THE WORK AND LIVING AREAS TO HELP EMPHASIZE ITS HORIZONTAL ASPECT.

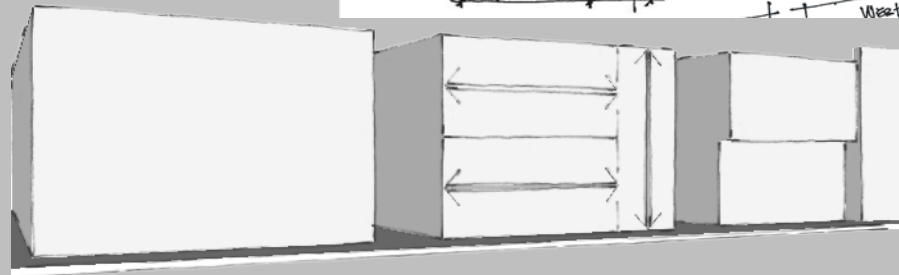
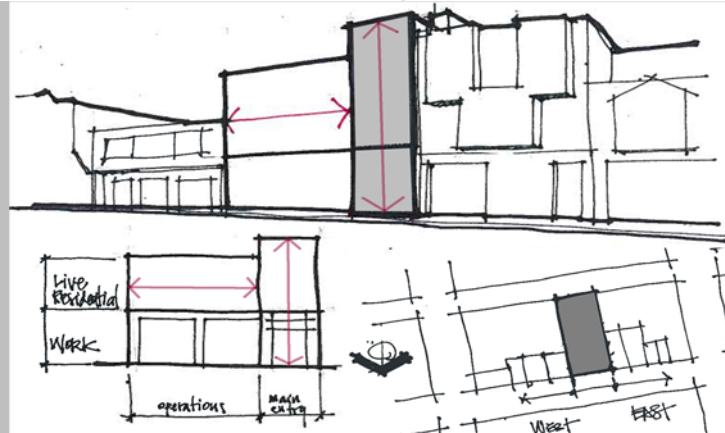
DESIGN ANALYSIS - CONCEPT



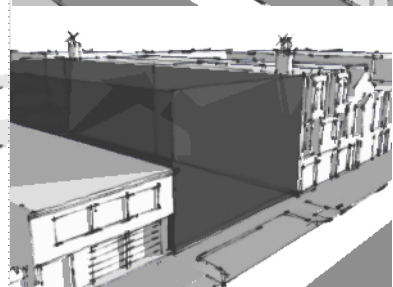
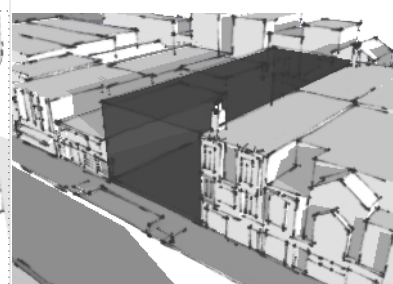
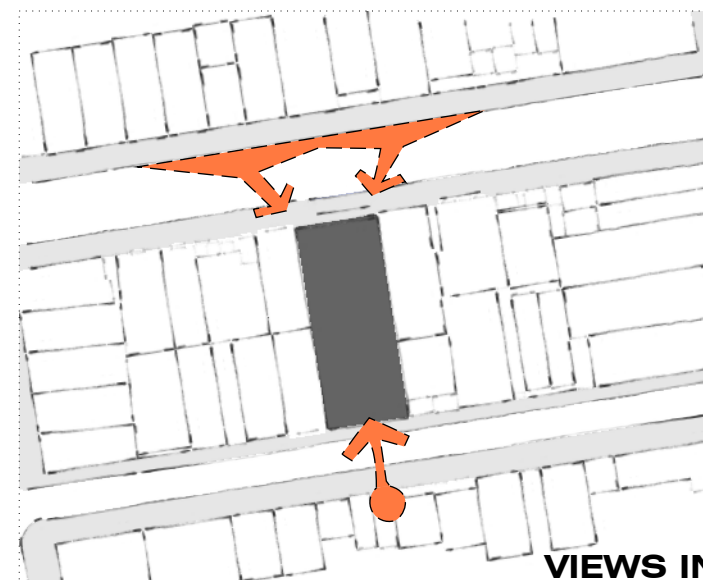
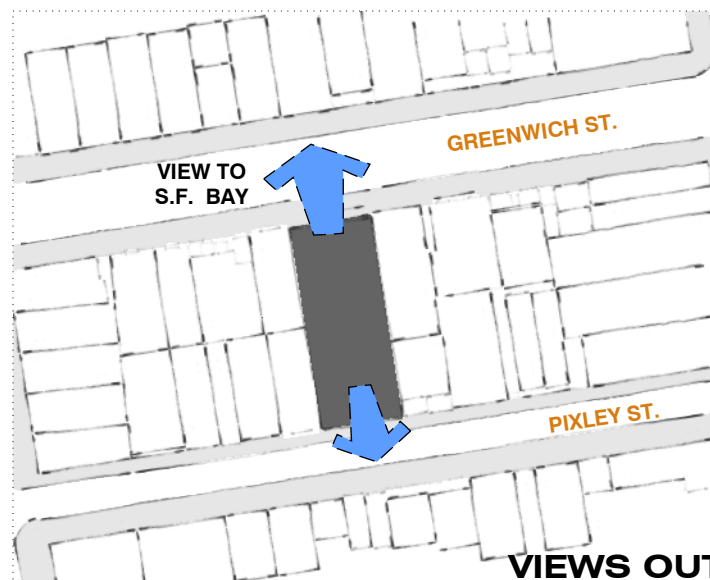
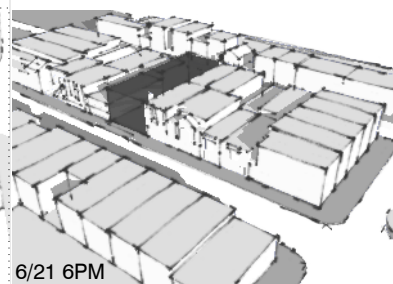
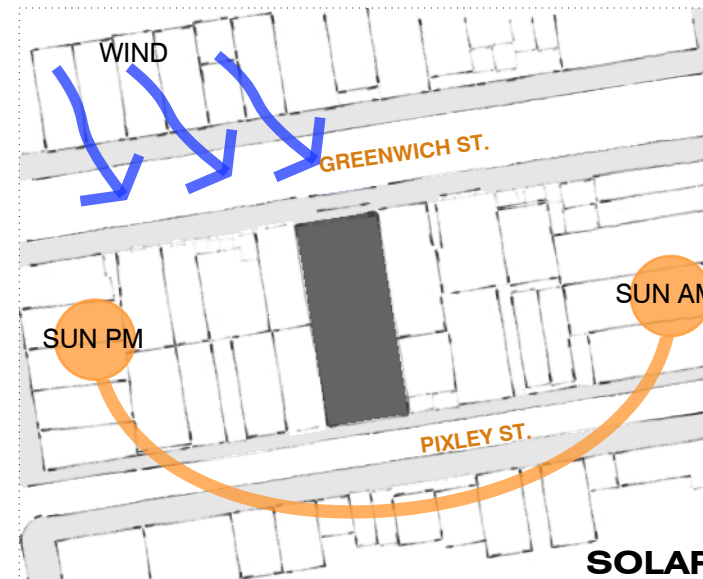
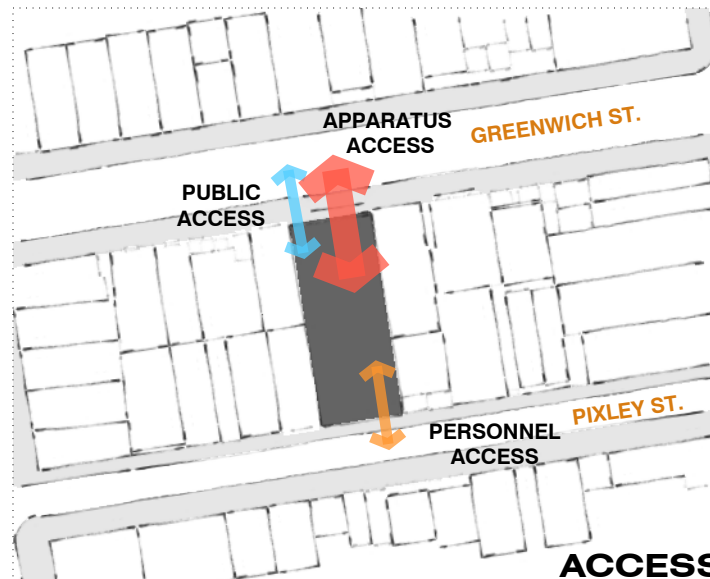
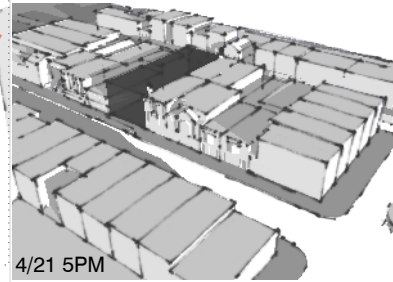
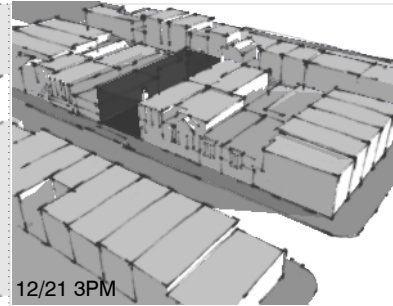
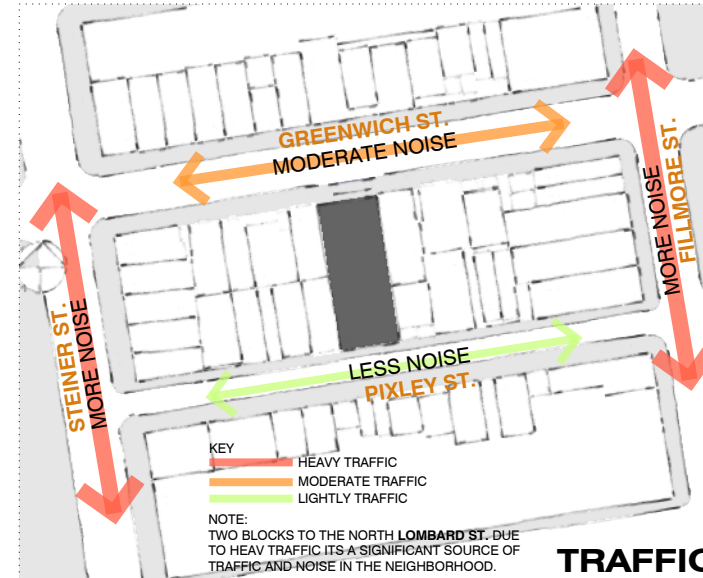
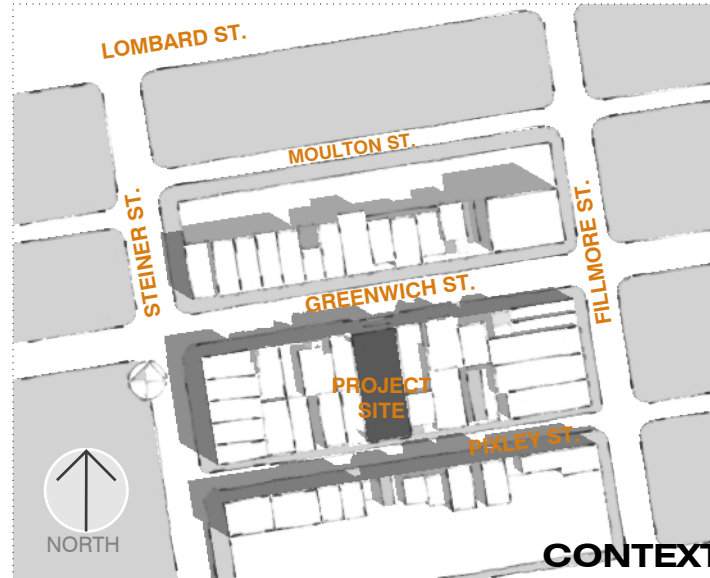
VOLUME
IDENTIFY THE RELATIONSHIP AND THE SEPARATION OF LIVING SPACE AND OPERATIONS/ WORK ON THE FACADE.

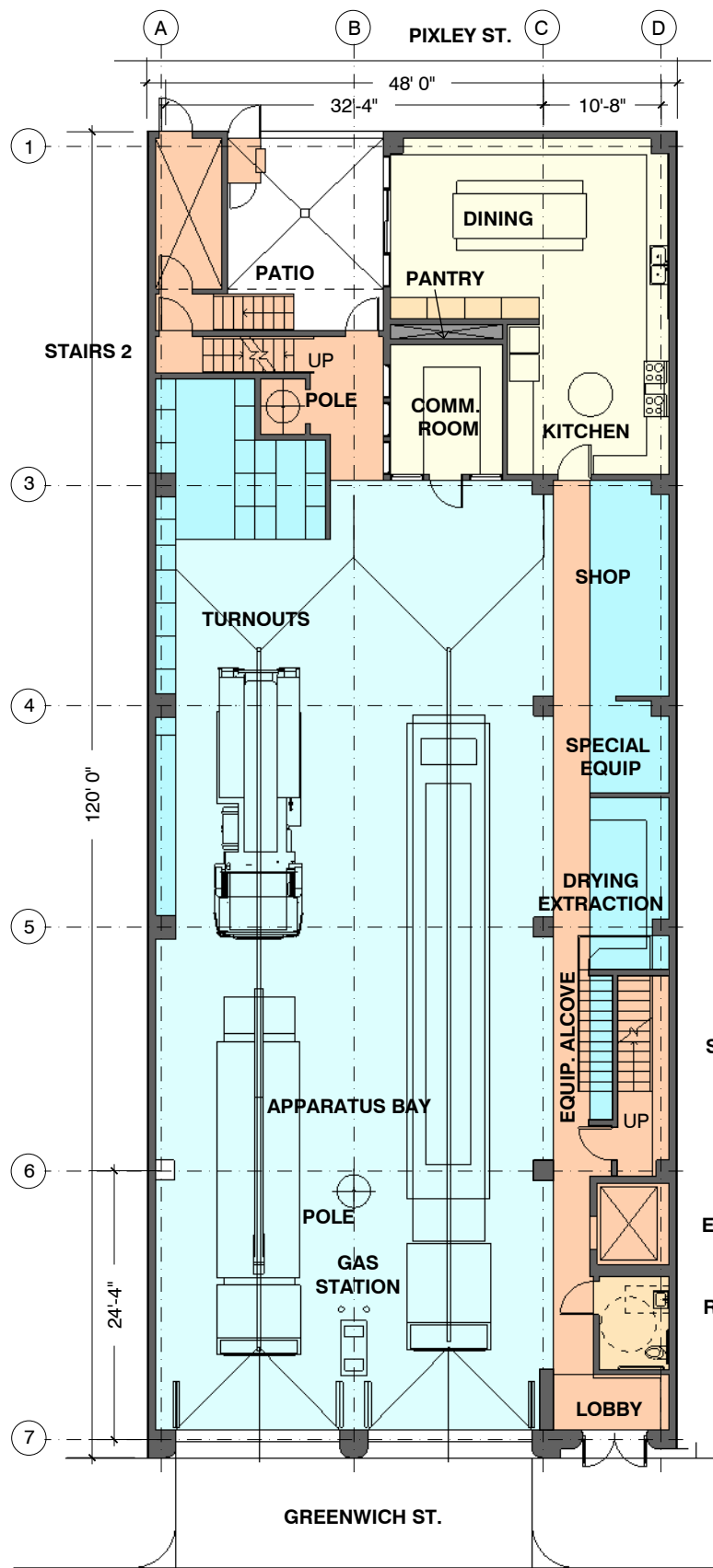
DIVIDE THE FACADE IN THREE QUADRANTS.

- WORK - PUBLIC LOWER SECTION (horizontal)
- LIVING - PRIVATE UPPER SECTION (horizontal)
- MAIN ENTRY - HIERARCHY - IDENTITY BOTH SECTIONS (vertical)

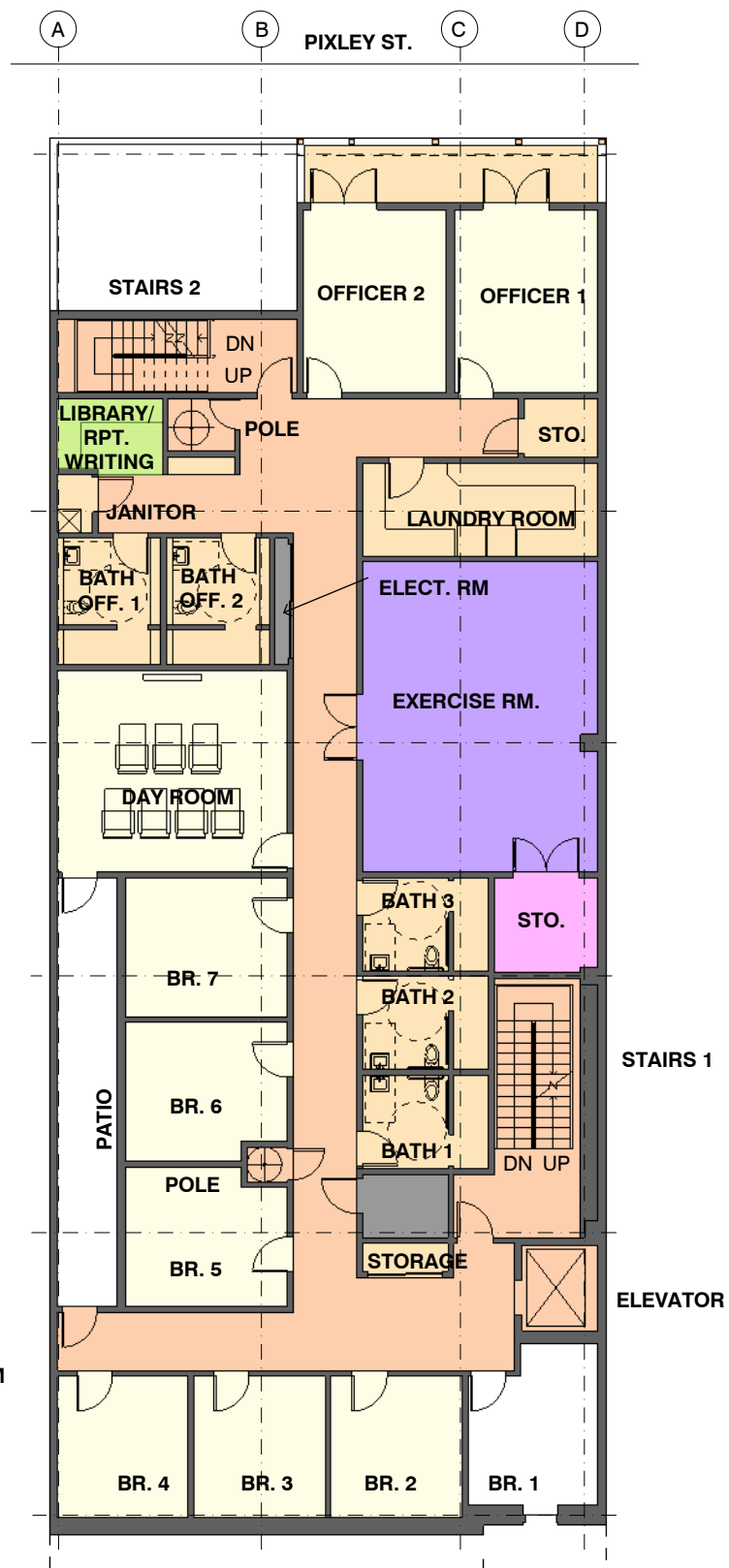


SITE ANALYSIS - NEIGHBORHOOD CONTEXT

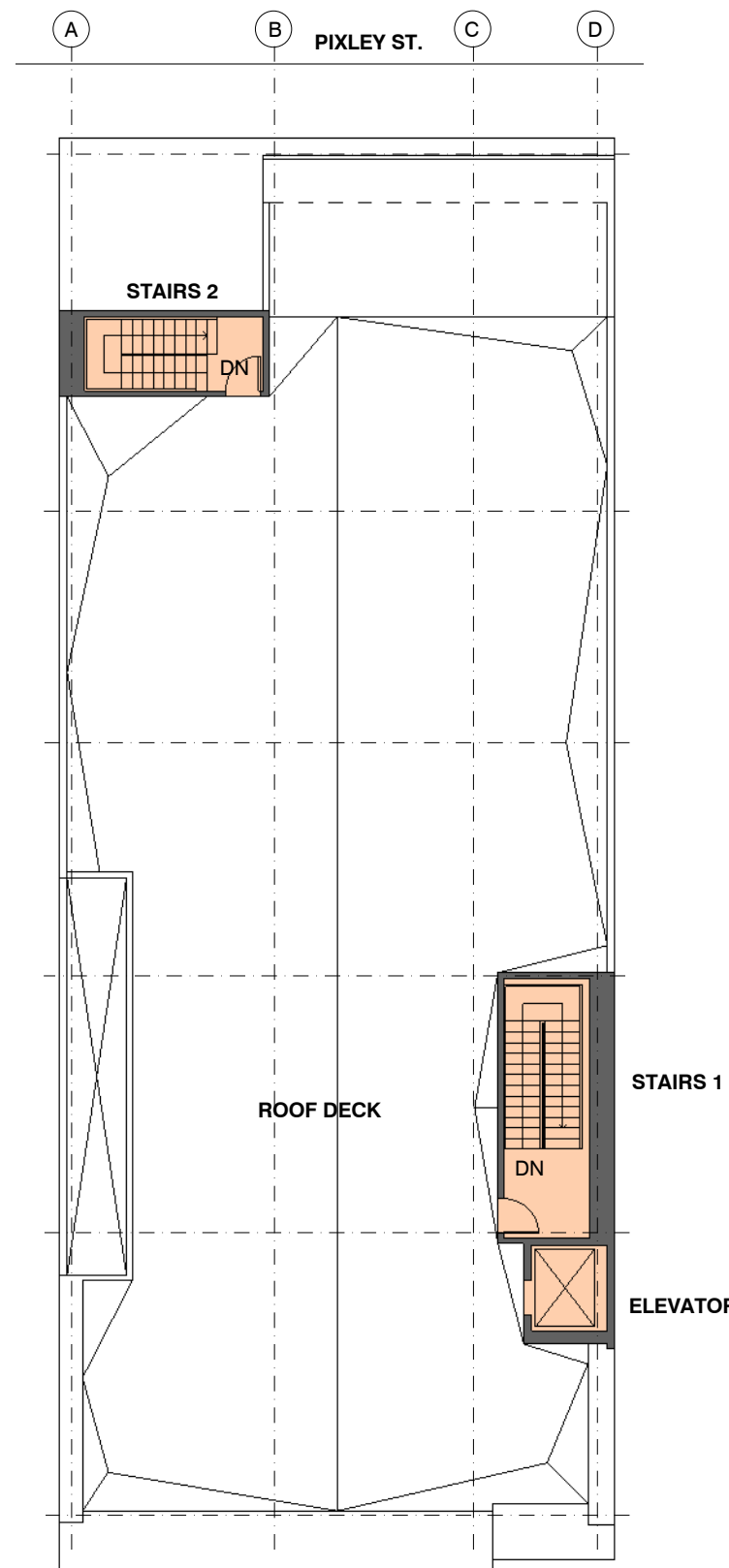




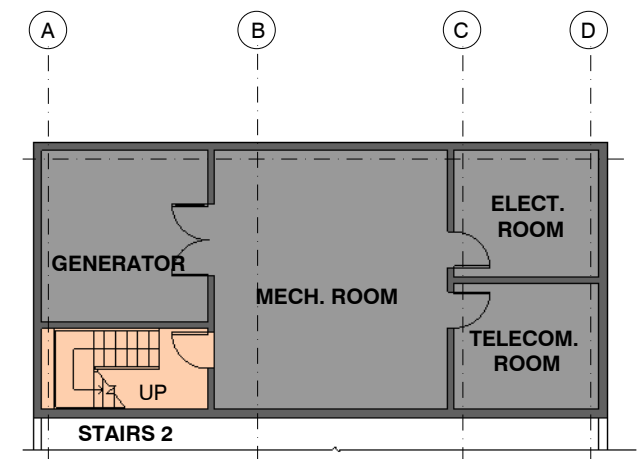
FIRST FLOOR PLAN 1/16"



SECOND FLOOR PLAN 1/16"



ROOF DECK 1/16"



BASEMENT FLOOR PLAN 1/16"

- FLOOR PLAN COLOR KEY**
- PRIMARY SPACE - APPARATUS BAYS
 - SECONDARY SPACE - SUPPORT SPACE FOR APP BAYS
 - PRIMARY SPACE - LIVING SPACES/ SLEEPING QUARTERS
 - SECONDARY SPACE - SUPPORT SPACE/BATHROOMS/ UTILITIES
 - PRIMARY SPACE - EXERCISE ROOM
 - SECONDARY SPACE - STORAGE SPACE
 - PRIMARY SPACE - LIBRARY
 - MECHANICAL/ UTILITIES
 - CIRCULATION

