

PUBLIC UTILITIES COMMISSION

MOCCASIN CORPORATION YARD IMPROVEMENT PROJECT

BUILDING #76 CIVIC DESIGN REVIEW - PHASE II
MAY 18TH 2015



MAPS



PROJECT BACKGROUND

The SFPUC's Moccasin Yard is located in the Tuolumne County, bounded by Moccasin Switchback Road on the east and south side and steep uphill slopes on the west and most of the north side. The Moccasin Corporation Yard was built between the 1920's and the 1960's to support the power house and the Hetch Hetchy water and power system.

BUILDING #76

The Shops/office building is a flexible, multi-use space that can be easily converted between offices and shop spaces. Program includes additional break rooms, locker rooms and restroom facilities.



SITE MAP

The fenced boundary area of the yard is approximately 374,000 sq. ft. (8.58 acres). It is comprised of numerous buildings and structures used as shops, warehouses, office and residences. It is also the headquarters for the Hetch Hetchy Operation Divisions that is responsible for construction and maintenance of the water system.

LEGEND

- A. Machine/Auto Shop
- B. Fuel Island
- C. Warehouse
- D. Paint/Electrical/Truck Port
- E. Old Paint Shop (Vacant, to be demolished)
- F. Carpenter Shop
- G. Field Office/Tool Room/Plumbing Shop
- H. Line Shop
- I. Hazmat/Oil/Water
- J. Power Plant

 FUTURE BUILDING 76 LOCATION

 FENCE



INSPIRATION FROM THE SURROUNDING



Water being piped in from Hetch Hetchy Reservoir to the New Power Plant



The Original Moccasin Powerhouse (1925 -1969)



EXISTING SITE CONTEXT



Line Shop



Warehouse



Paint/Electrical/Truck Port



Carpenter Shop



Field Office/Tool Room/Plumbing Shop



Machine/Auto Shop

EXISTING SITE CONTEXT CONTINUED






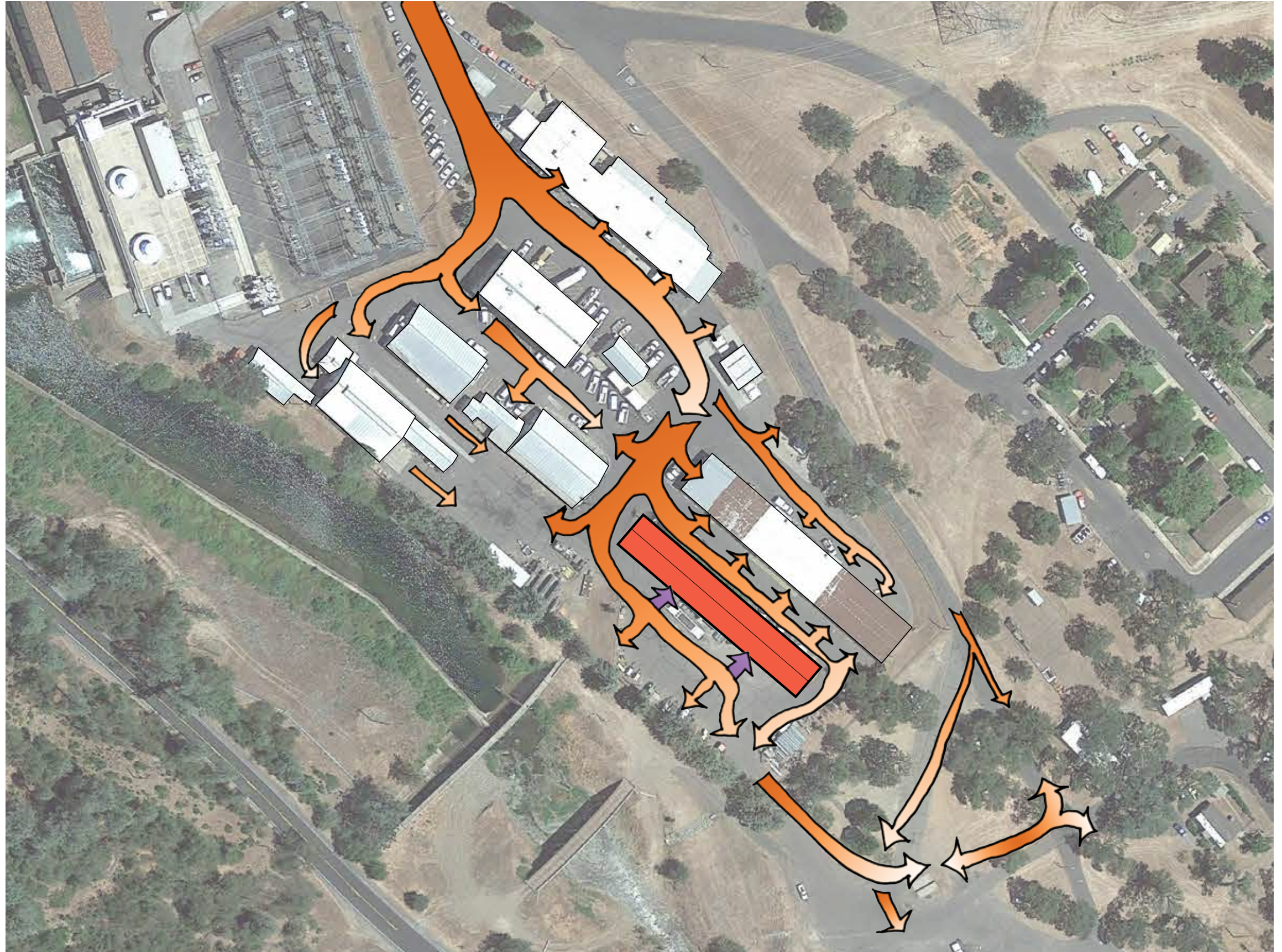
Materials Bin and, Old Paint Shop, and the proposed site of Building 76



Views from the South Gate, the Old Paint Shop, Materials Bin (behind the yellow front end loaders) is the proposed location of Building 76

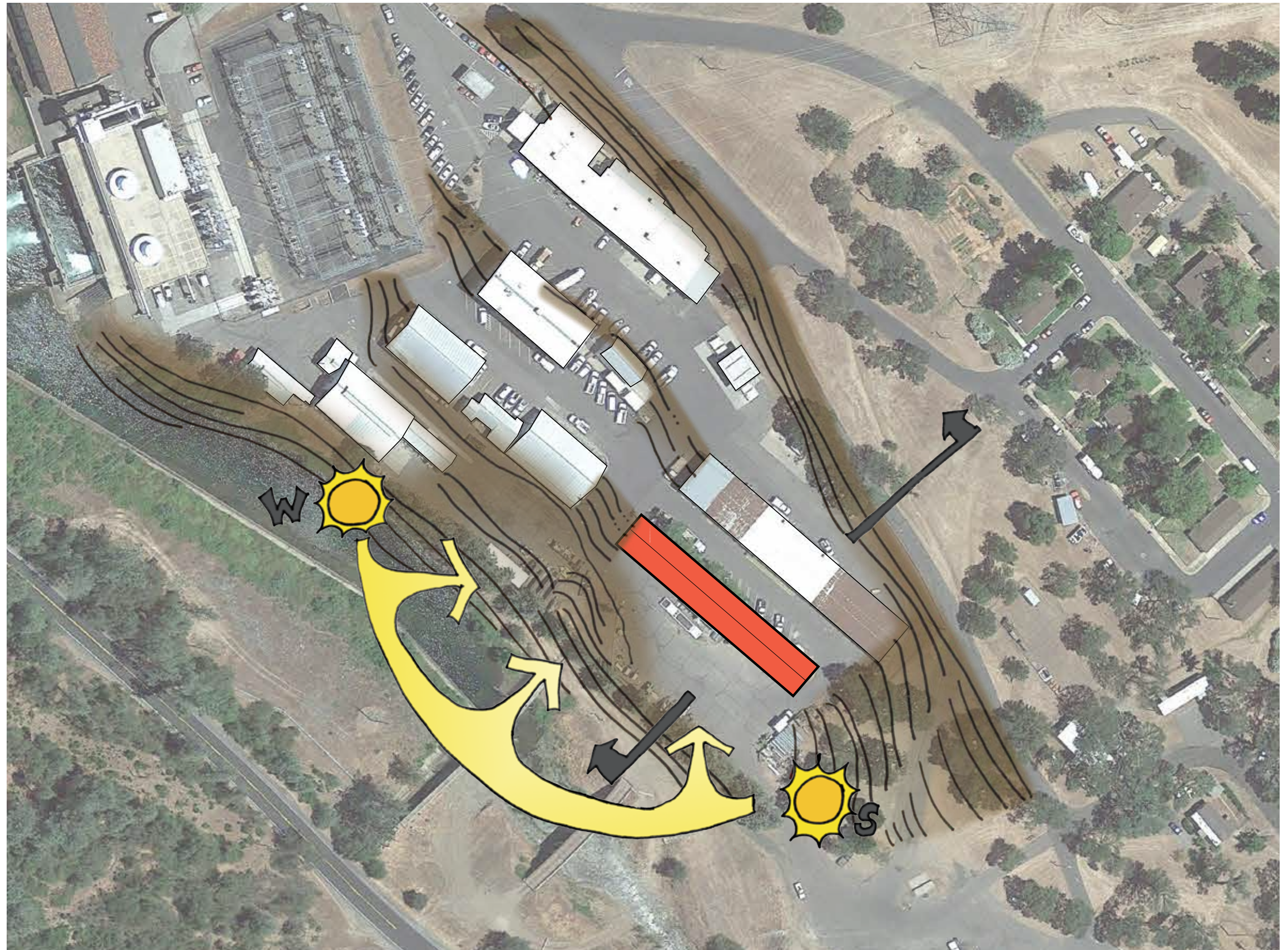
CIRCULATION DIAGRAM

-  CURRENT CIRCULATION
-  NEW CIRCULATION
-  NEW BUILDING

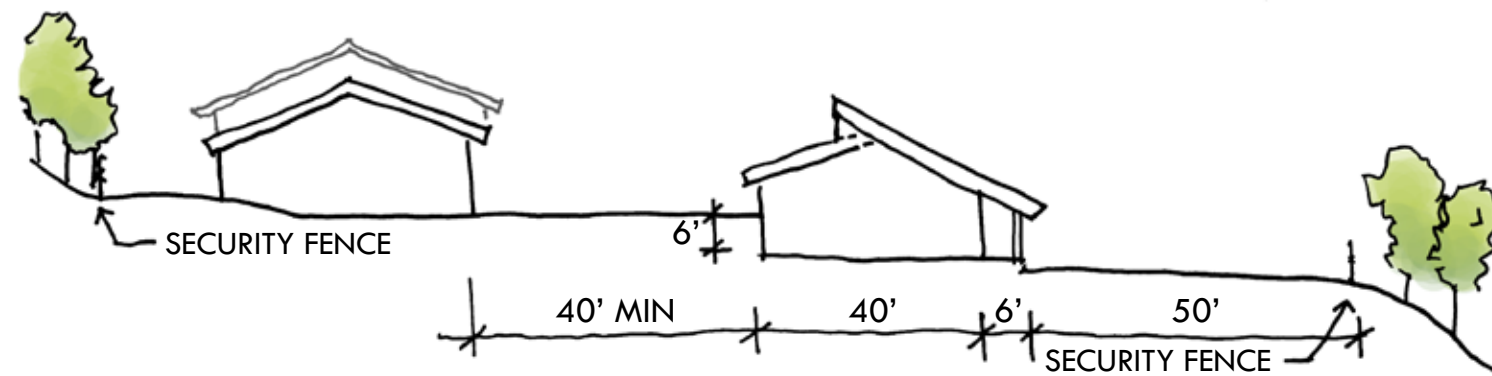
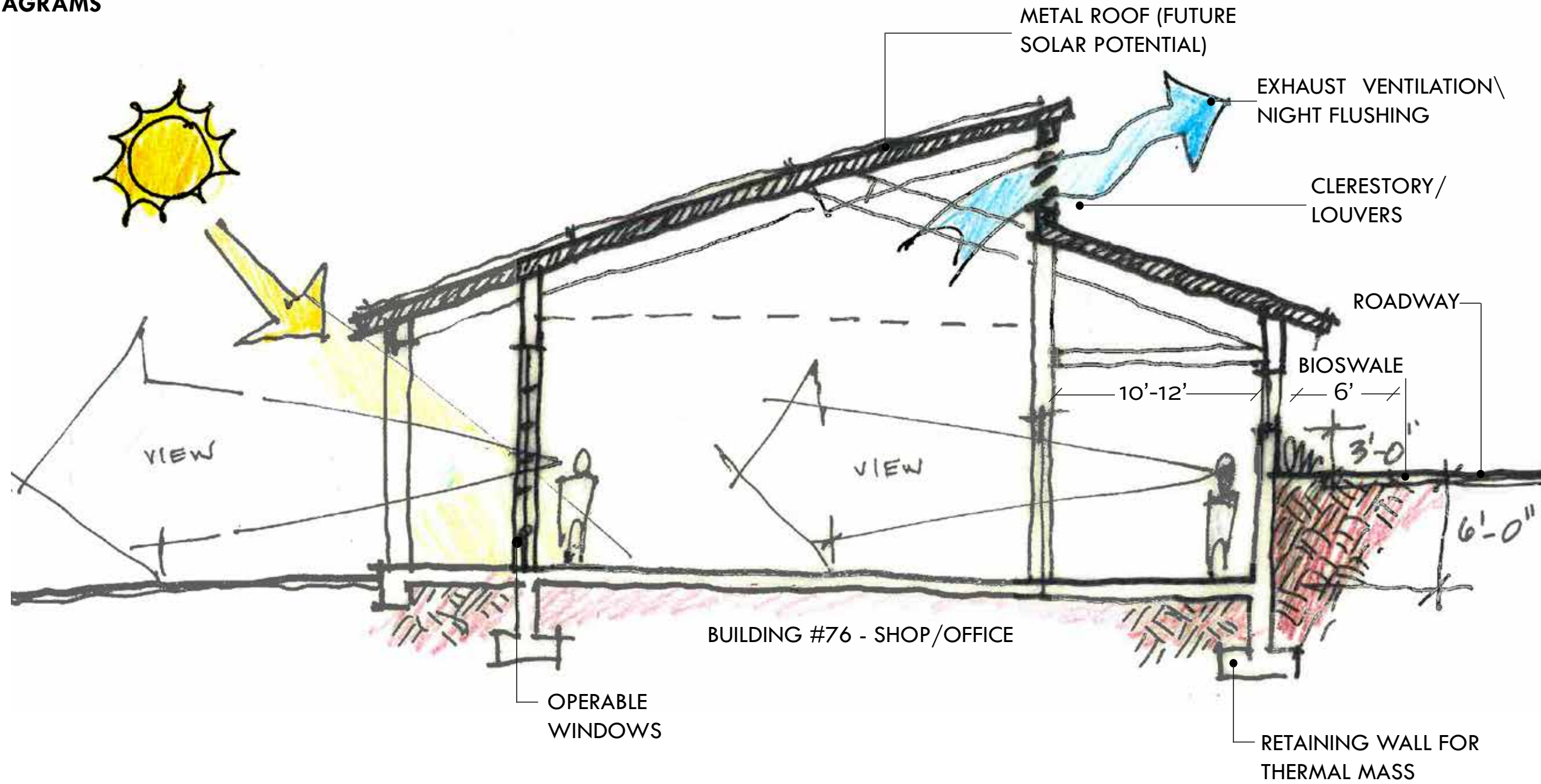


SITE SLOPE AND SUN PATH DIAGRAM

-  SUN PATH
-  NEW BUILDING



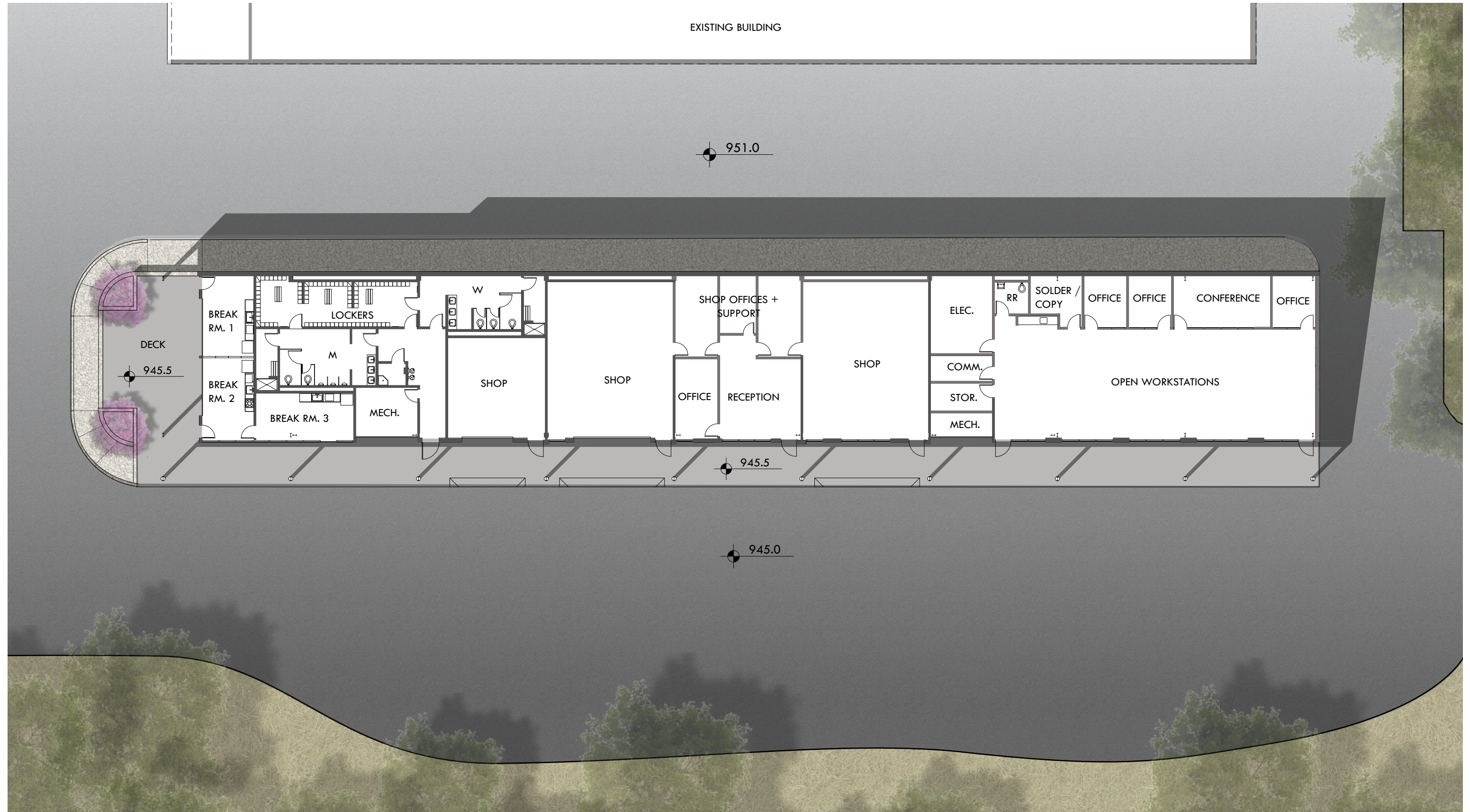
SECTION/DIAGRAMS



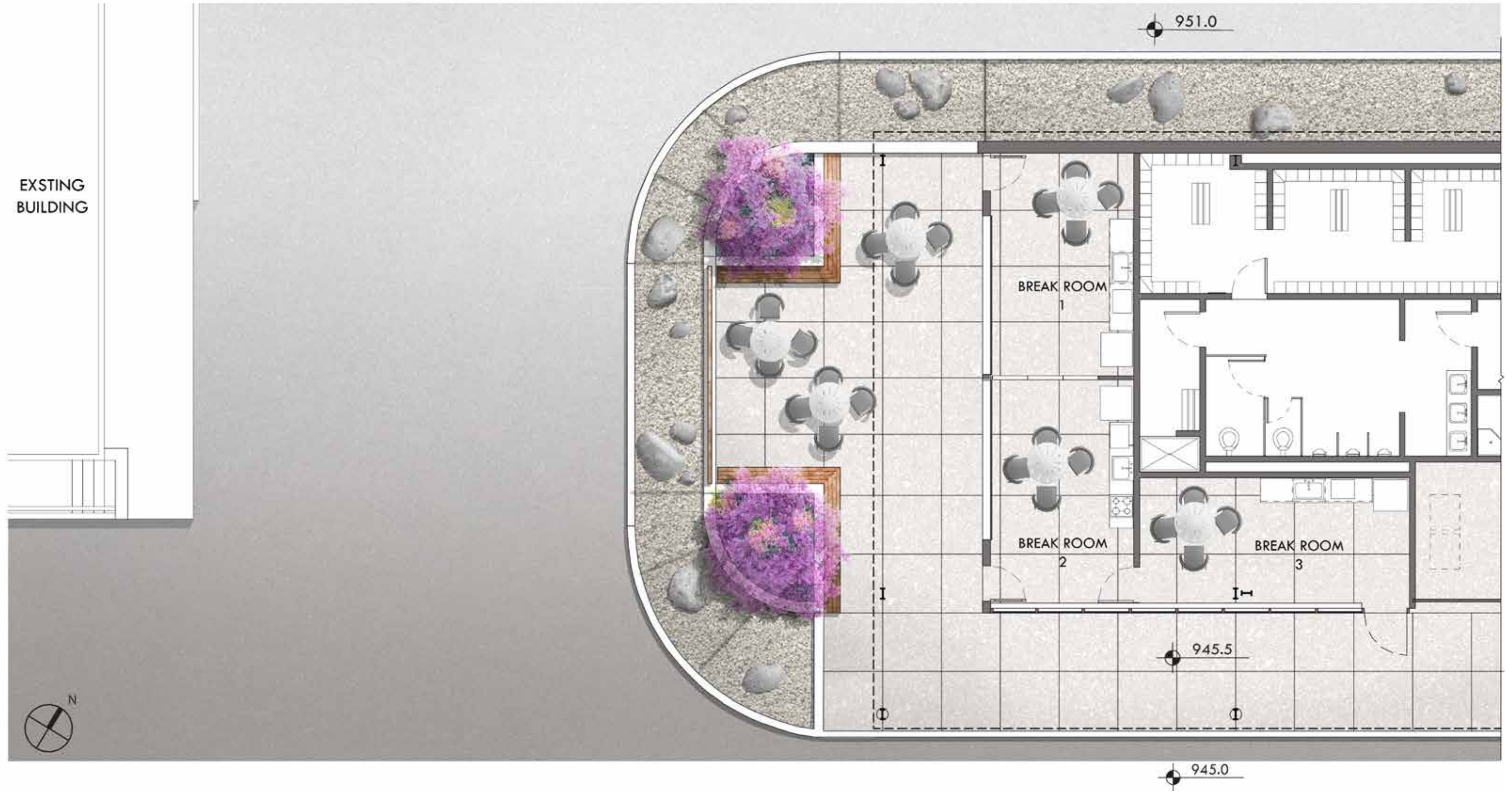
INSPIRATION FROM BUILDINGS



FLOOR PLAN



ENLARGED LANDSCAPE PLAN



ELEVATIONS



SOUTH

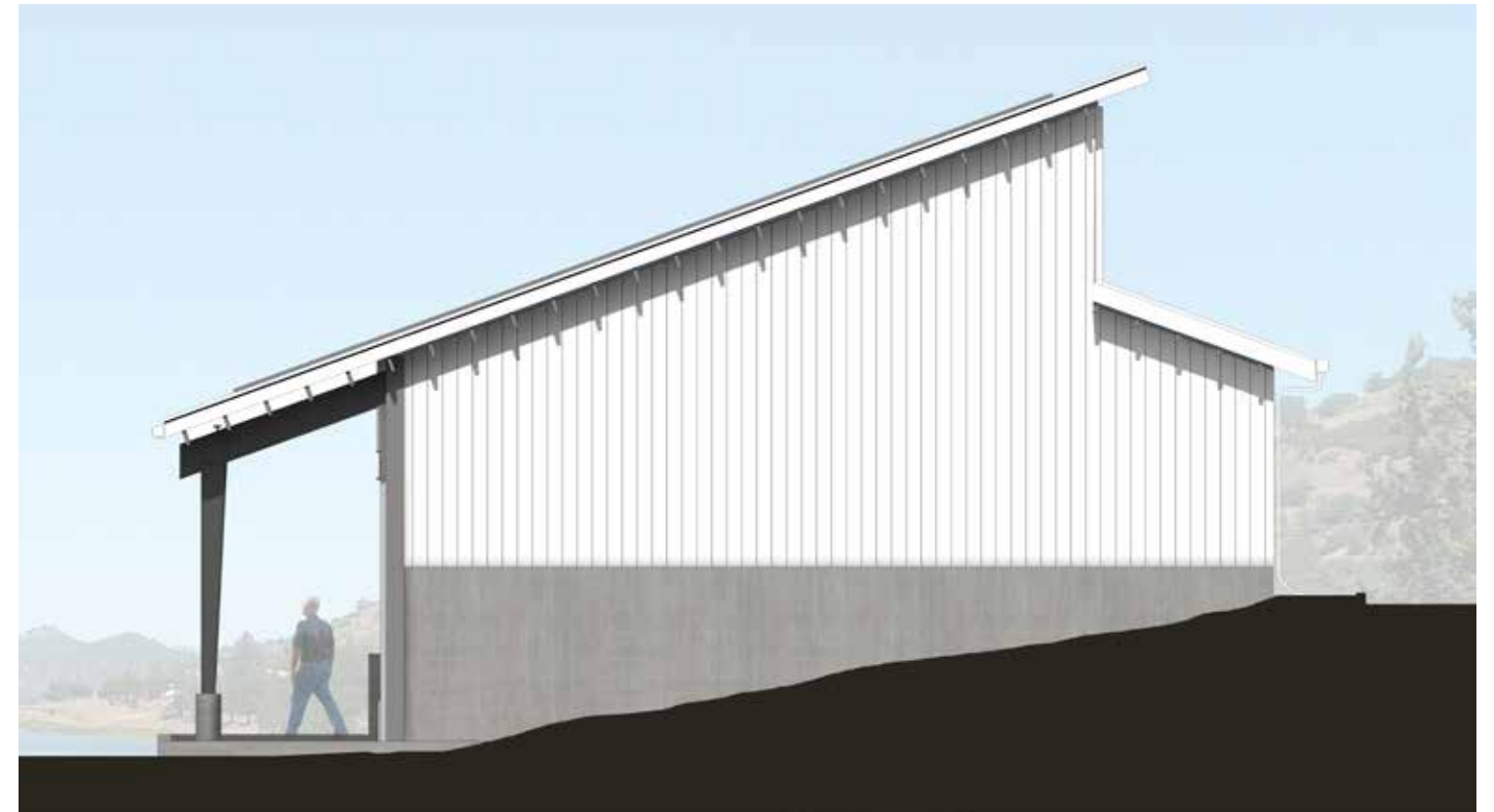


NORTH

ELEVATIONS



WEST



EAST

VIEW OF ARCADE AND OFFICES



BREAK ROOM VIEW



VIEW OF PATIO



VIEW OF ARCADE



LANDSCAPE ARCHITECTURE IMAGE BOARD

SEATING



Bantum Chairs and Citrus Table - Forms+Surfaces



PLANTING



Cercis occidentalis - Western Redbud



Senecio mandraliscae - Blue Chalk Sticks

GUARD RAIL



Anigozanthos 'Bush Gold' - Kangaroo Paw

ARCHITECTURE DETAILS + MATERIALS BOARD



PV PANELS



STANDING SEAM ROOF



OVERHEAD DOORS



SEGMENTED OVERHEAD DOOR



GLASS STOREFRONT DOOR



TAPERED COLUMNS

ALTERNATE ROOFS

