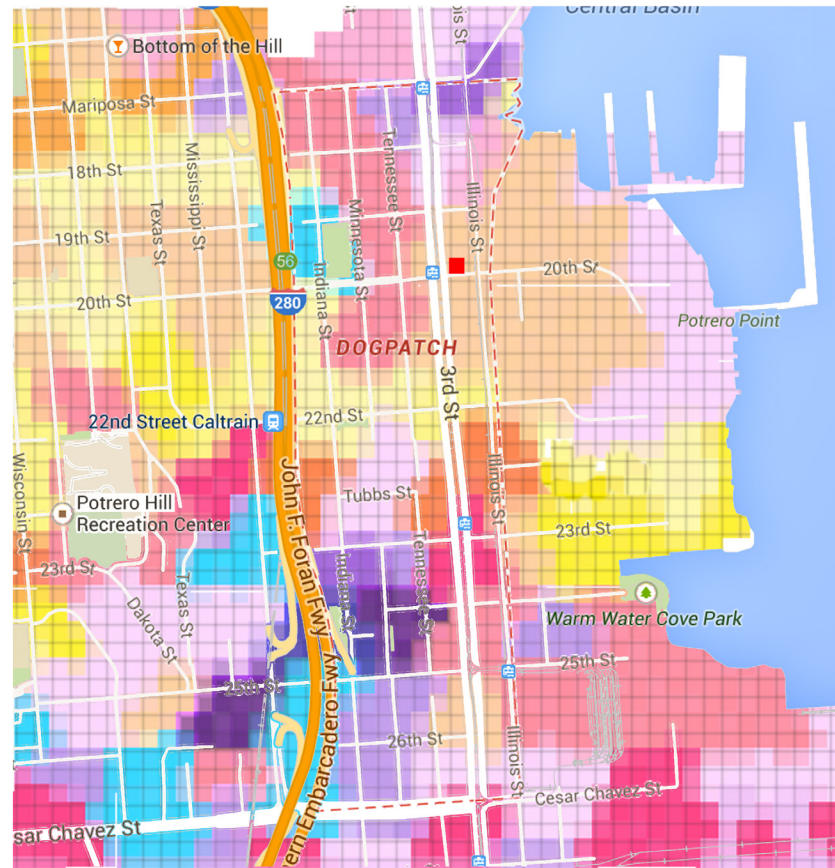
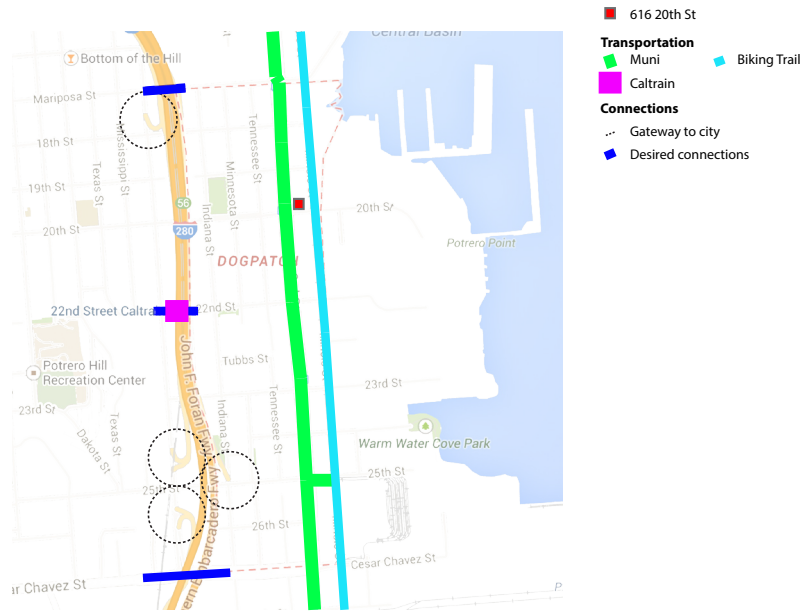
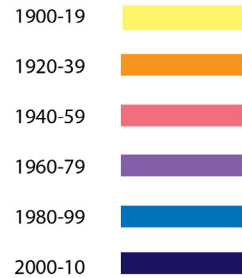


Dogpatch: Vibrant Urban Neighbourhood

Project Title : 616 20th Street
 Architect : Stanley Saitowitz/ Natoma Architects
 Year : 2013
 Location : San Francisco, United States
 Type : Slab, Condominium
 Site Condition : Central Waterfront (Dogpatch)
 Site Area : 5,525 sqft (513.289 m2)
 Gross Area : 23,000 sqft (2136.7699 m2)
 FAR : 4.2
 Max. Height : 68 ft. (19.81m) limit
 Number of Units : 16
 Unit Types : 1BD, 2BD
 Additional Program : Restaurant, Commercial



Average Dates of Structures



616 20th St is located in Dogpatch– a neighbourhood undergoing a transition– with surrounding building dating back to its working class roots. The neighbourhood is considered mix-use but urging a change towards a more live/work area for more artistic and young professionals. The site offers a great opportunity as it's located near the Muni and highway as well as an offbeat, quaint exterior and a palpitating interior, rich of a colorful past.

Divisions and Framing

On the site, there are two external poles, 1) on the east, down the street to the bay, 2) on the west, the energy from Third Street. Therefore, a variation of the bay window was composed to frame the bay and orient away from the busy street. This serves as a division as well as an insight on the neighbourhood's relation to the historic seaport. The idea was to 'meld the smaller domestic scale with the repetitive masses of industrial waterfront buildings'.

From Third Street, the facade appears to be solid.

From the bay, the facade appears to be entirely transparent.



Apertures and Circulation



SECTION B - B

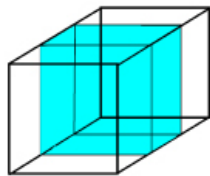
0 10 FT.
3 M.

- 1 LOBBY
- 2 COMMERCIAL
- 3 GARAGE RAMP
- 4 GARAGE
- 5 LIVING/DINING
- 6 BEDROOM/DEN
- 7 INTERIOR HALL
- 8 CLOSET/LAUNDRY
- 9 TERRACE
- 10 BATH



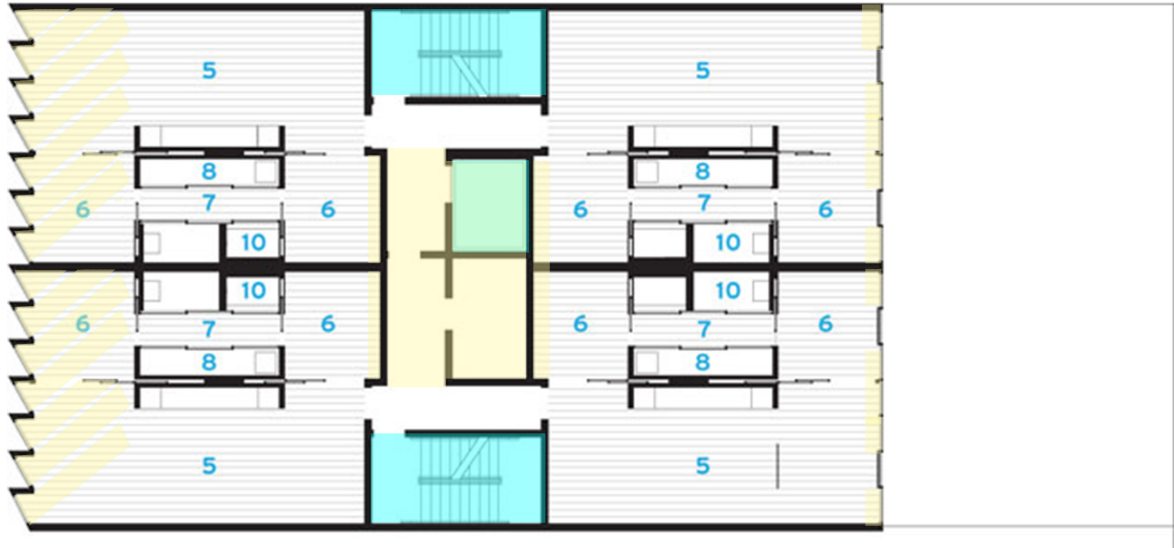
SECTION A - A

- 1 LOBBY
- 2 COMMERCIAL
- 3 GARAGE RAMP
- 4 GARAGE
- 5 LIVING/DINING
- 6 BEDROOM/DEN
- 7 INTERIOR HALL
- 8 CLOSET/LAUNDRY
- 9 TERRACE
- 10 BATH



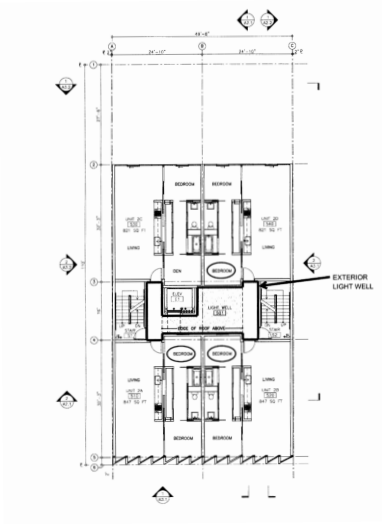
Most of the circulation occurring in the building is taking place at the court yard (light well) where light and air may reach the units from floors 4-5.

Does a Light Well fit the criteria within the definition of a “Bedroom”?



FLOOR PLANS THREE TO FIVE

- | | |
|-----------------|------------------|
| 1 LOBBY | 6 BEDROOM/DEN |
| 2 COMMERCIAL | 7 INTERIOR HALL |
| 3 GARAGE RAMP | 8 CLOSET/LAUNDRY |
| 4 GARAGE | 9 TERRACE |
| 5 LIVING/DINING | 10 BATH |

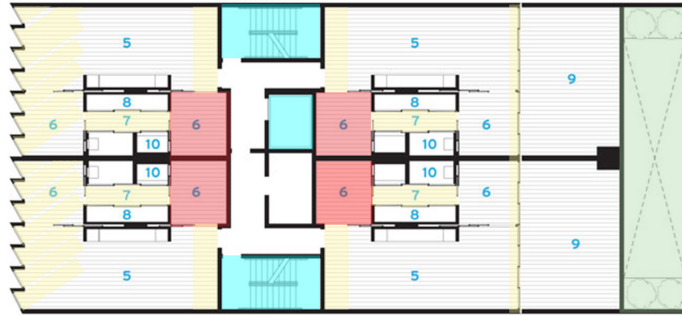


There are also two interior poles within the structure: two forms of housing. They designed six 2BD units out of the 16 in order to fit the modular scheme for student rental. In order for it to be considered a bedroom, it has to have an opening window. The architects requested for a light well be one of the considerations to which the window may open to. (California Building Code, 2010)



Open Floor Plan

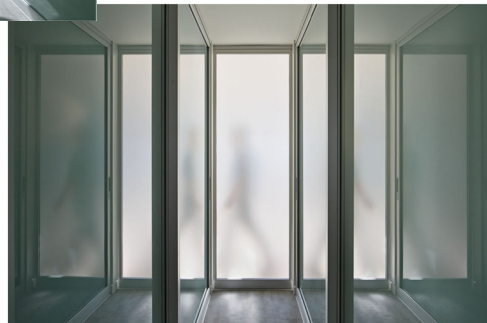
Sliding door as a Window/Aperature



SECOND FLOOR

- | | |
|-----------------|------------------|
| 1 LOBBY | 6 BEDROOM/DEN |
| 2 COMMERCIAL | 7 INTERIOR HALL |
| 3 GARAGE RAMP | 8 CLOSET/LAUNDRY |
| 4 GARAGE | 9 TERRACE |
| 5 LIVING/DINING | 10 BATH |

The “trademark” of the company is its plan’s efficiency. Etched glass pocket doors divide the bedroom or den from the living room as well as dividing the corridor at the pod. These two entries are suggested to be the windows or openings to fulfil the requirements since the light well conditions do not work for floors 3 and below.



GROUND FLOOR

- | | |
|-----------------|------------------|
| 1 LOBBY | 6 BEDROOM/DEN |
| 2 COMMERCIAL | 7 INTERIOR HALL |
| 3 GARAGE RAMP | 8 CLOSET/LAUNDRY |
| 4 GARAGE | 9 TERRACE |
| 5 LIVING/DINING | 10 BATH |

