



Parks

Modular Comfort Station

Located at Luis Lopez Playground,
in the Borough of Staten Island

PDC Final Presentation
November 6, 2020
1100 Architect

Total Funding: \$2.346M FY 19
Source: Mayoral

Project Size: 650 SF

Goals

- Construction of a Modular Comfort Station
- Maximize Off Site Construction to Expedite Construction Duration
- Potential Cost Savings with Economies of Scale
- Design to be Low Maintenance and Vandal-Proof
- 50+ Year Building Lifespan
- Building for Year Round Use
- To be Constructed in all Boroughs
- Prototype to be Constructed in Luis Lopez Playground



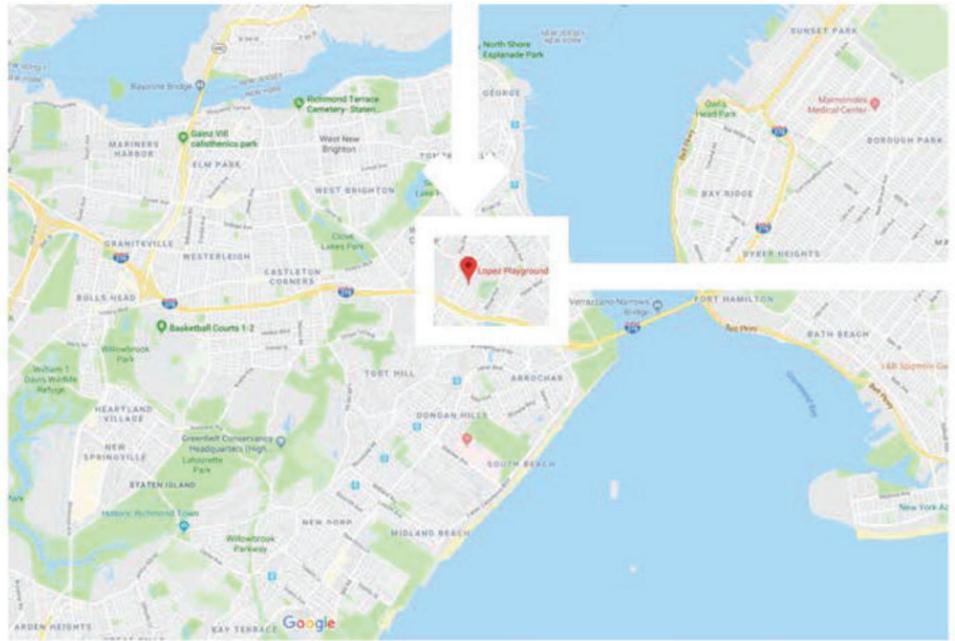
1100:

Modular Comfort Station | Goals



Staten Island

2 MI



Park Hill Neighborhood

2500 FT



Luis Lopez Playground

100 FT

Comfort Station Site

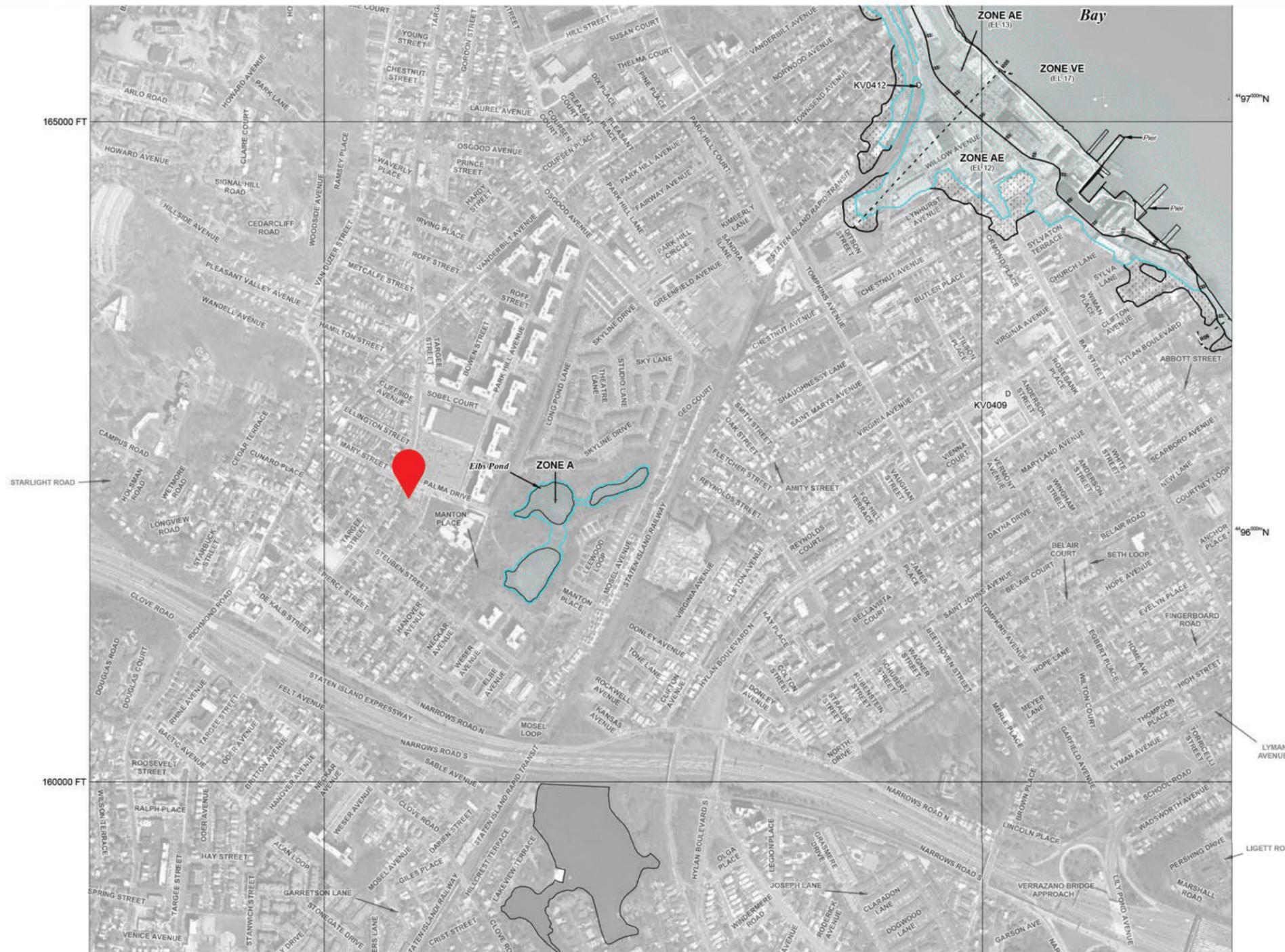


NYC Parks

1100:

Modular Comfort Station | Site Location





Flood Hazard Map

2013 Preliminary 100-year Floodplain

 1% Annual Chance Floodplain (100 Year Floodplain) The area that has a 1% chance of flooding in any given year.

2013 Preliminary 500-year Floodplain

 .2% Annual Chance Floodplain (500 Year Floodplain) The area that has a .2% chance of flooding in any given year.

Site Location

 Site Location is in an area of minimal flood hazard.

Map Information

National Flood Insurance Program.
2013. Flood Insurance Rate Map,
Map Number 3604970327G. Flood
Insurance Report, New York City:
US Federal Emergency Management
Agency.



NYC Parks

1100:

Modular Comfort Station | Flood Hazard Map





Land Use Map

- One & Two Family Buildings
- Multi-Family Residential (Walk-Up)
- Multi-Family Residential (Elev.)
- Mixed Use
- Commercial
- Public Facilities and Institutions
- Industrial
- Transportation and Utilities
- Open Space and Outdoor Recreation
- Parking
- Vacant Lots

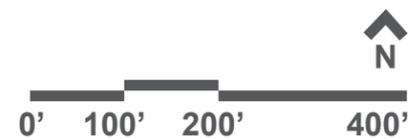
Map Information

NYC Planning ZoLa Zoning and Land Use Map, 2016 Aerial Imagery.



1100:

Modular Comfort Station | Land Use Map



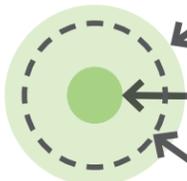


1100:

Modular Comfort Station | Aerial View



Legend

-  Canopy
-  Structural Root Zone
-  Critical Root Zone
-  Stump Removal
-  Tree Removal due to poor condition
-  Tree Removal due to design considerations
-  Tree to be transplanted





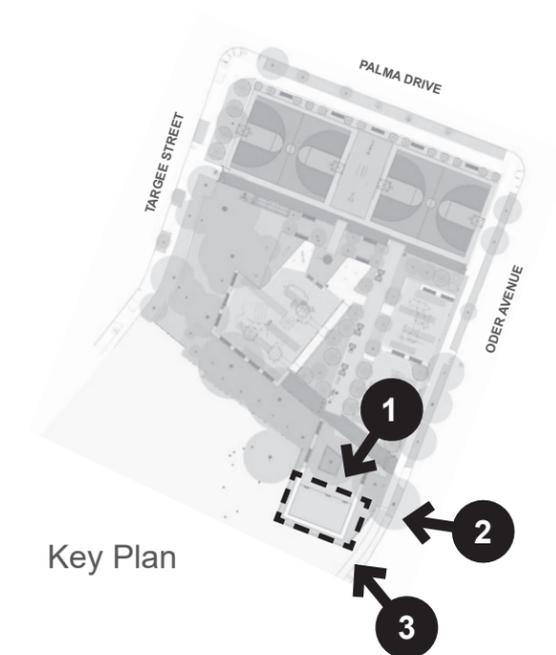
1. Photo from Playground Towards Proposed Comfort Station



3. Photo from Oder Ave Towards Comfort Station Site



2. Photo Towards Future Comfort Station Site



Key Plan



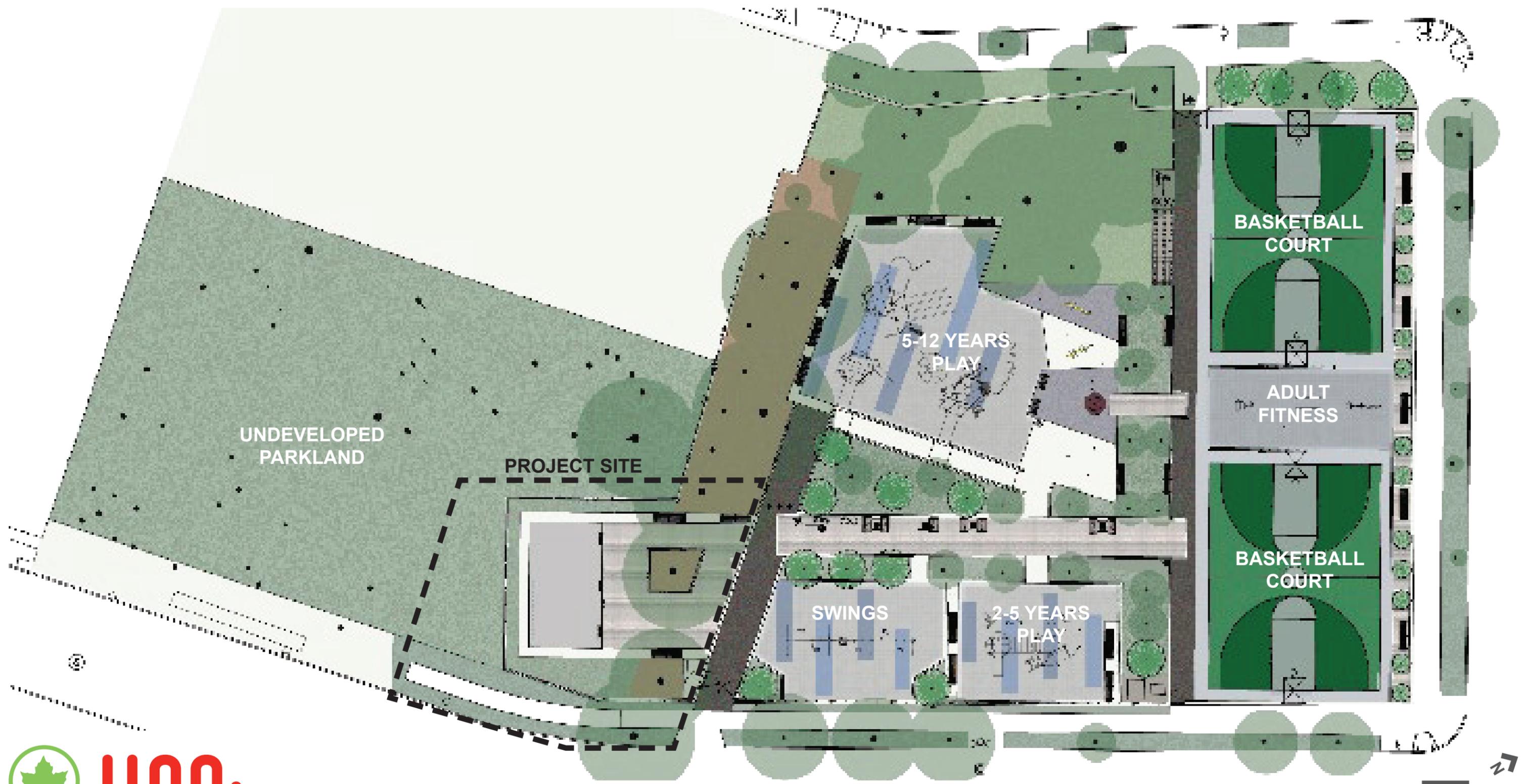


1. Photo Looking South on Oder Avenue



2. Photo from Oder Ave Towards Comfort Station and Beyond





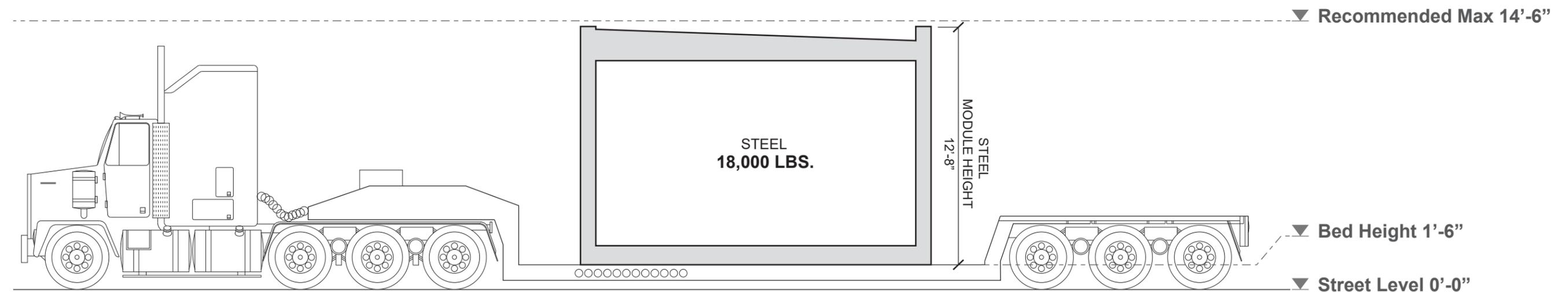
1100:

Modular Comfort Station | Luis Lopez Site Plan - Approved Plan PDC Final Cert. 26883, 12/17/18



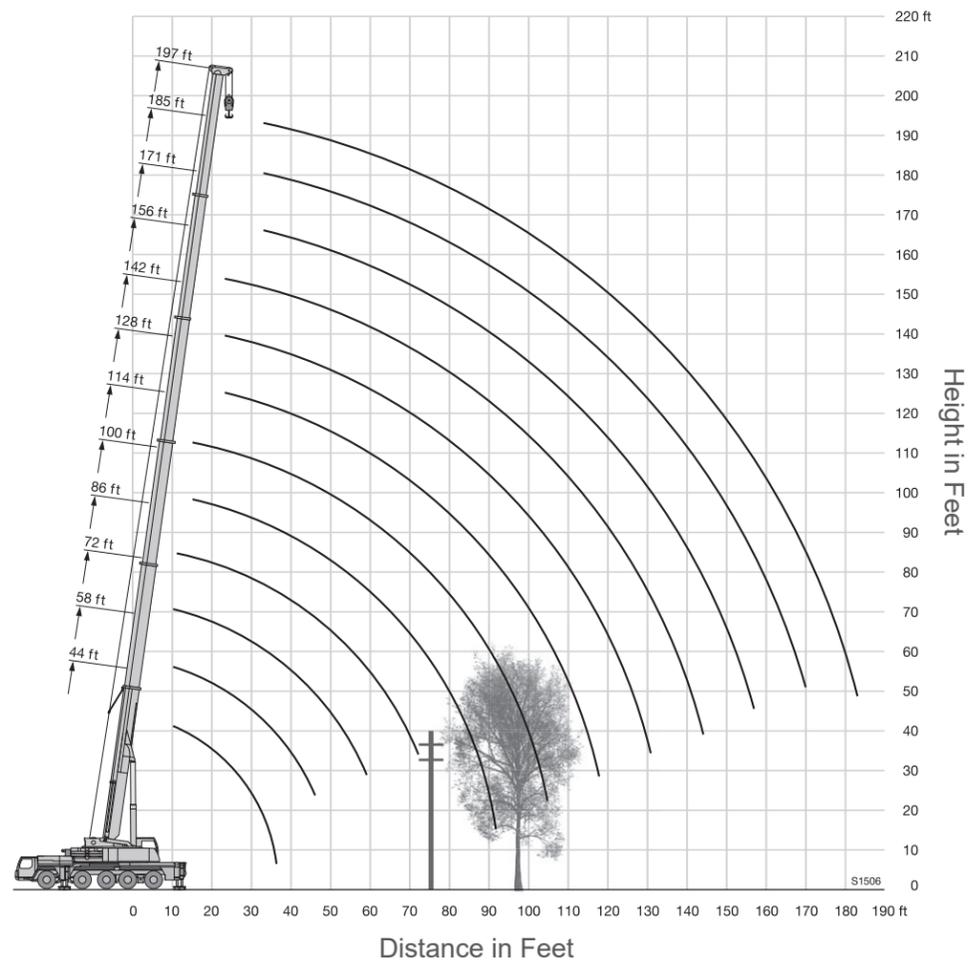
This comfort station will be fabricated off-site in three modules to be installed on-site where foundations and utilities hook-up will take place. The modules will be of a steel frame construction.

Module dimensions for the comfort station have been optimized to fit within the transportation limitations of 12' wide and 12'-8" tall to remain under the recommended maximum height of 14'-6".

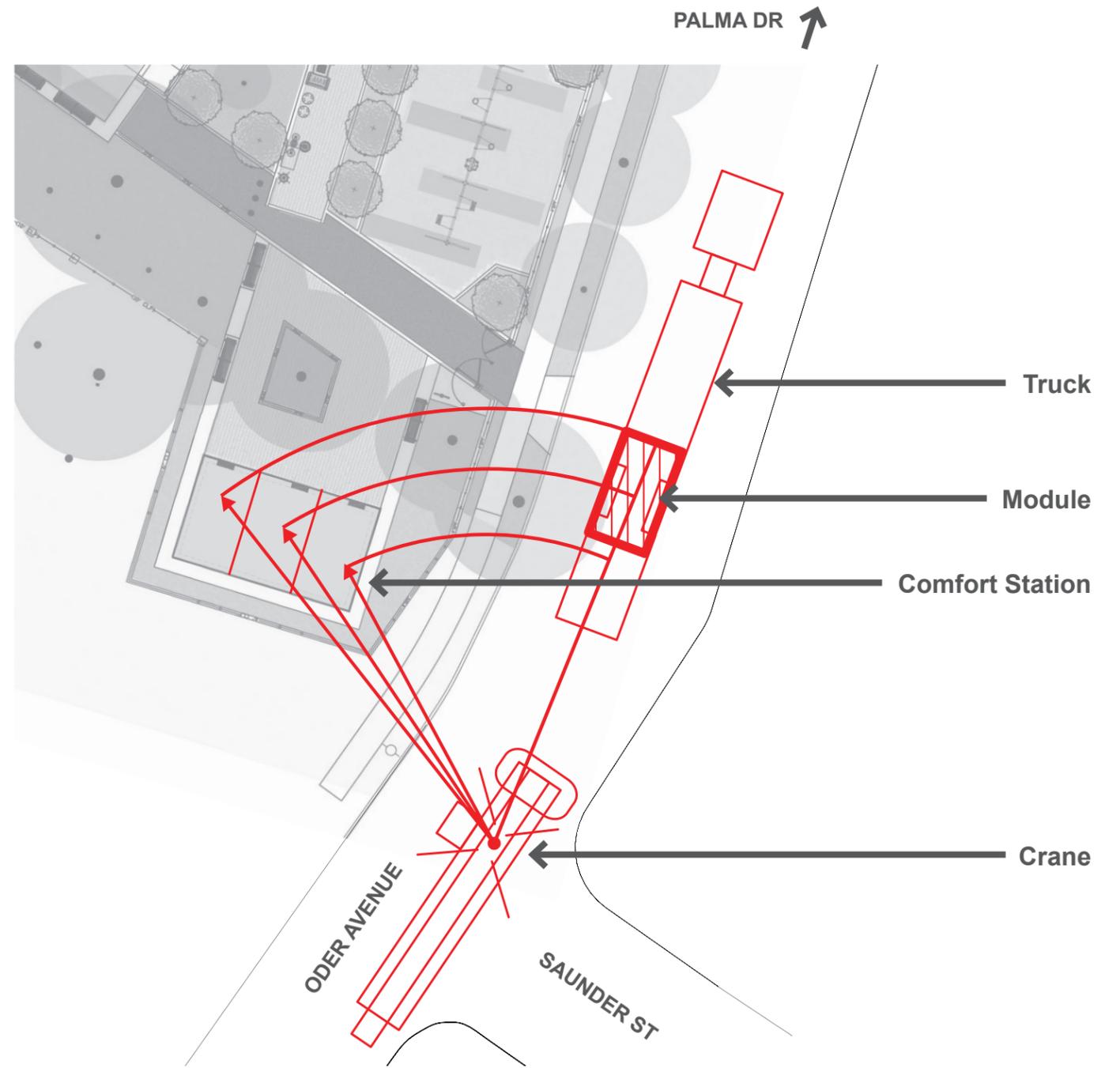


1100: Modular Comfort Station | Module Transportation

A crane would be sited on Oder Ave. Trucks coming from Palma Drive would allow the hydraulic crane to lift the three modules from the trailers to their corresponding locations.

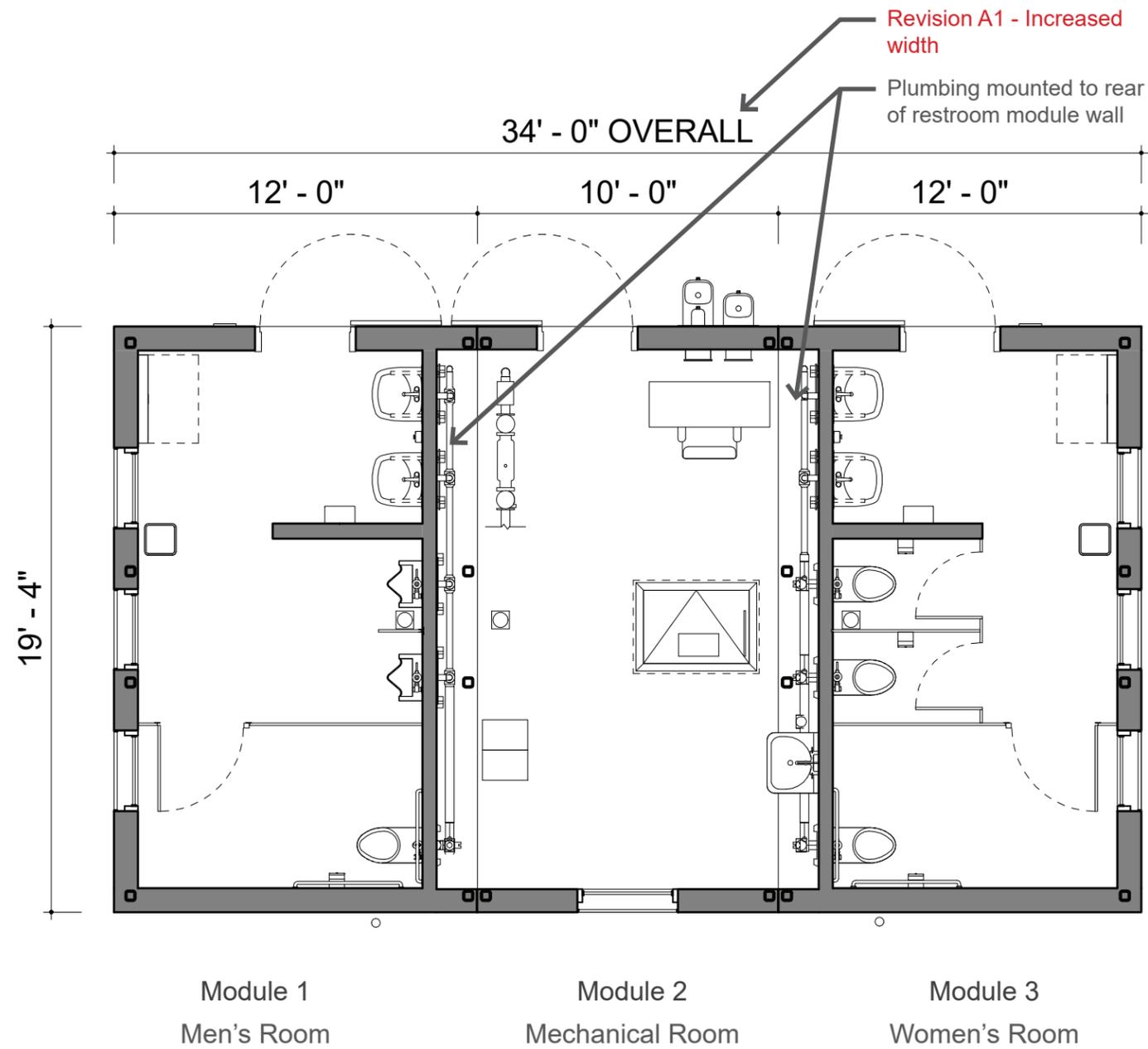


CRANE HOIST DISTANCE DIAGRAM



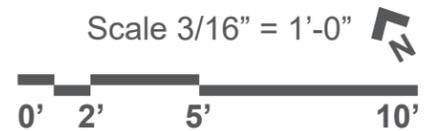
MODULE SETTING PLAN

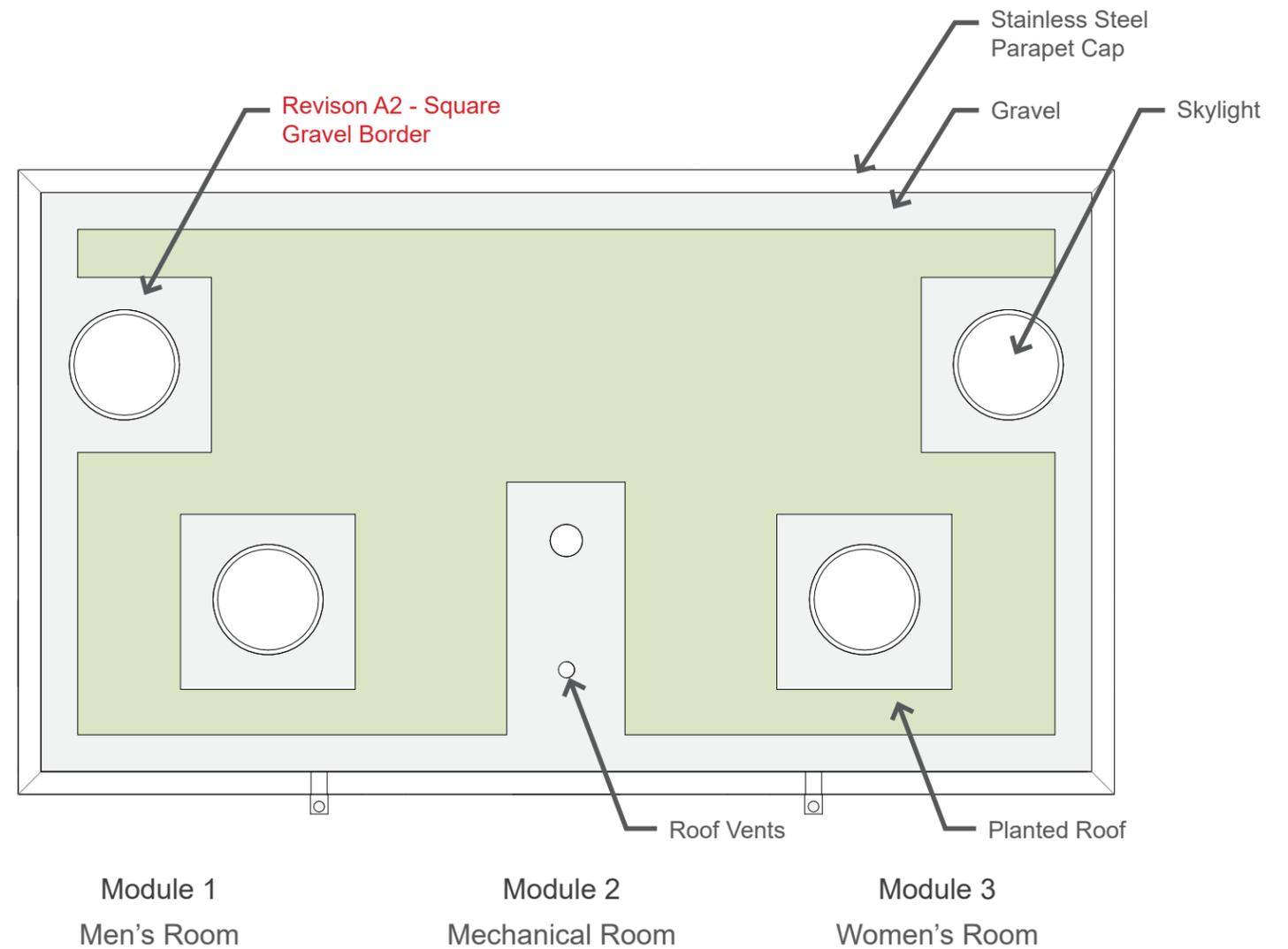
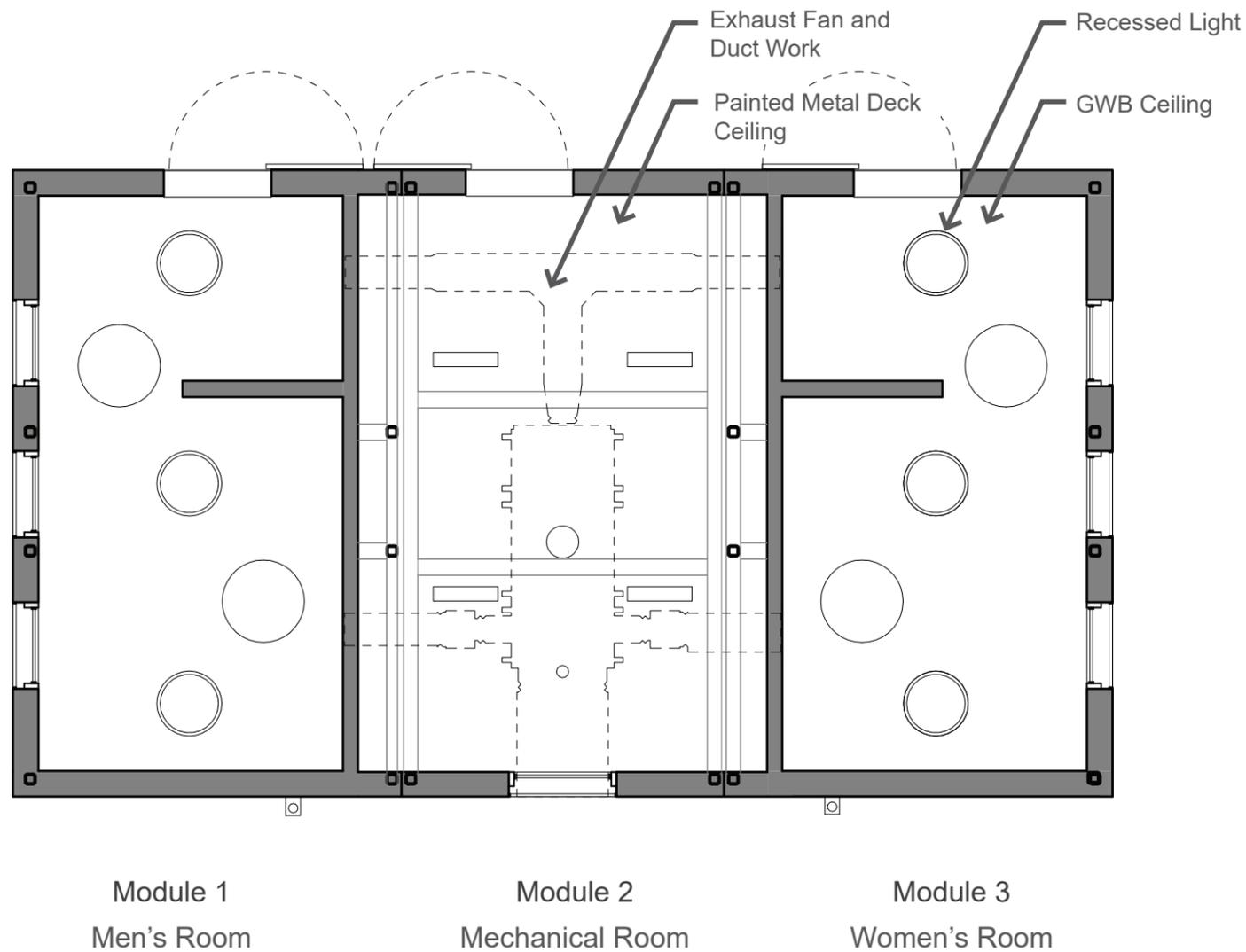




1100:

Modular Comfort Station | Ground Floor Plan





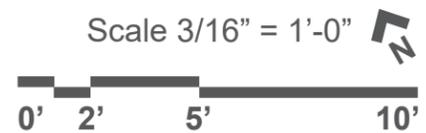
REFLECTED CEILING PLAN

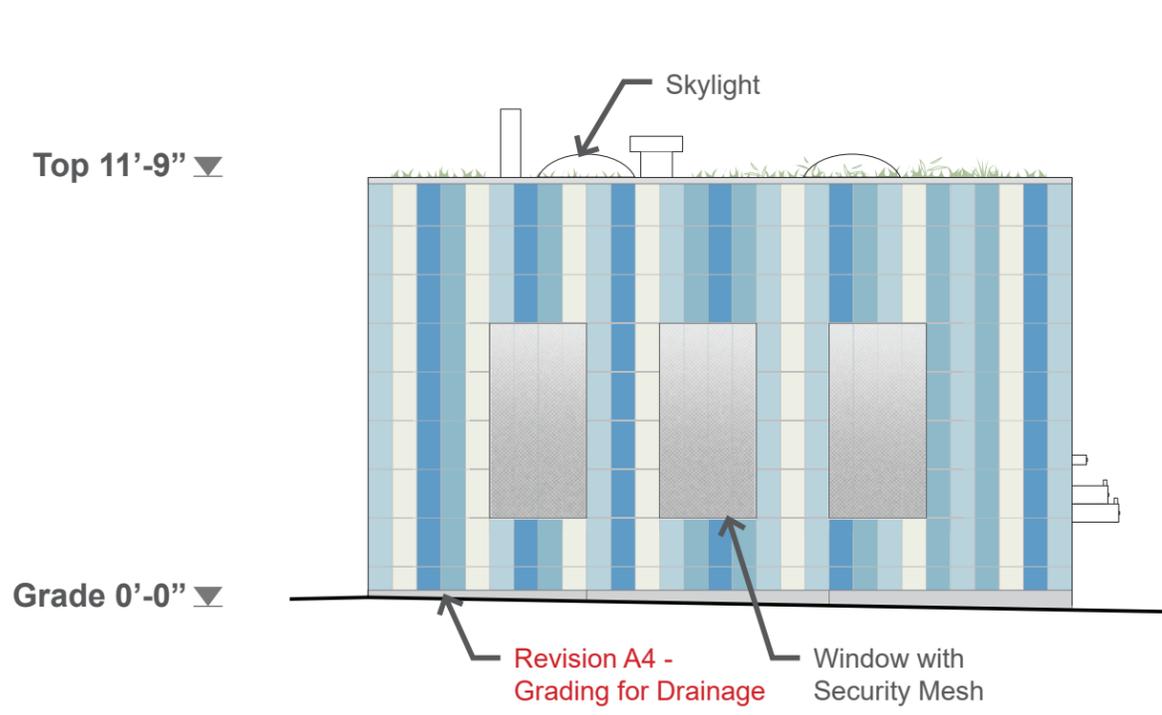
ROOF PLAN



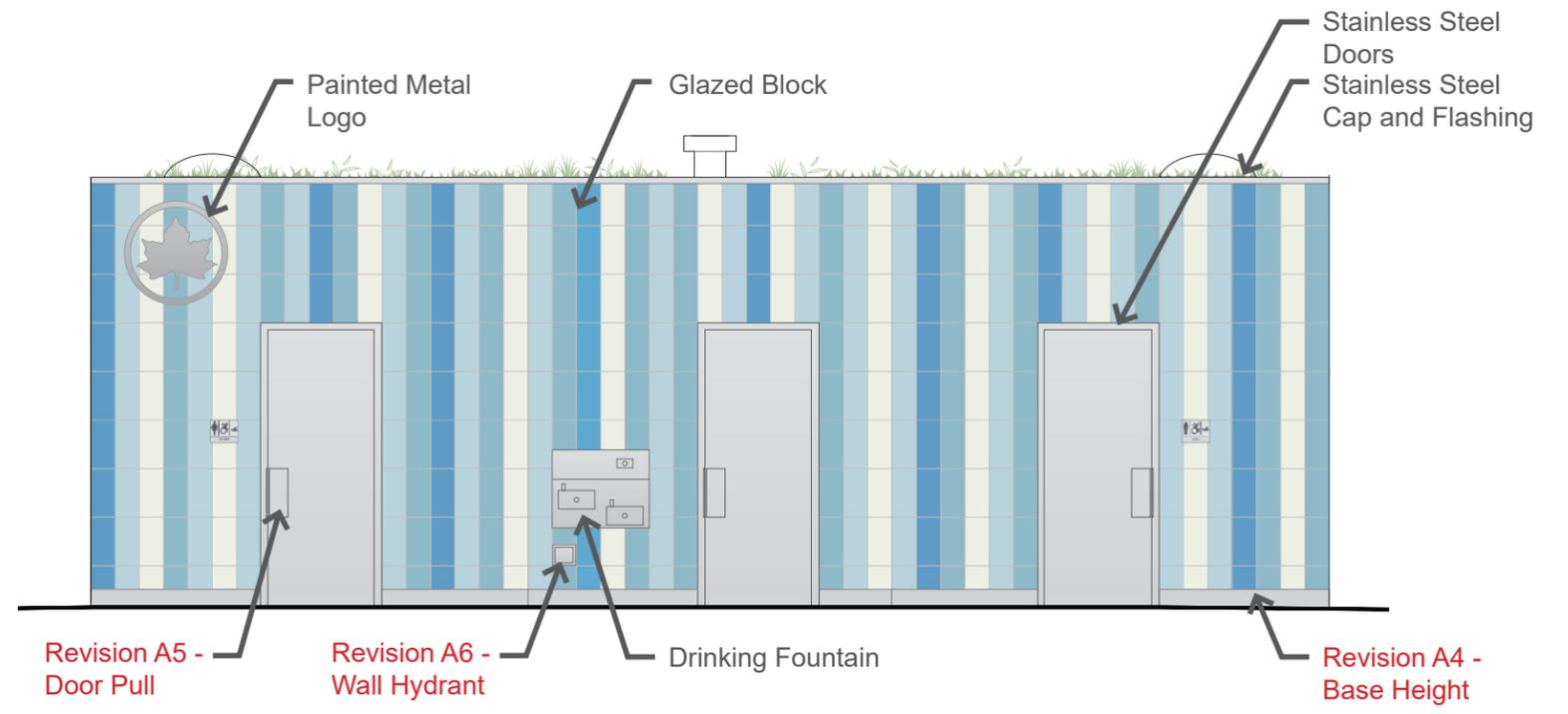
1100:

Modular Comfort Station | Reflected Ceiling Plan and Roof Plan





SIDE ELEVATION

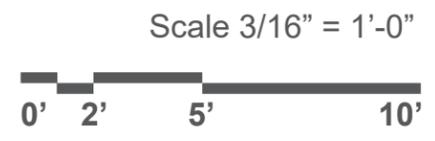


FRONT ELEVATION



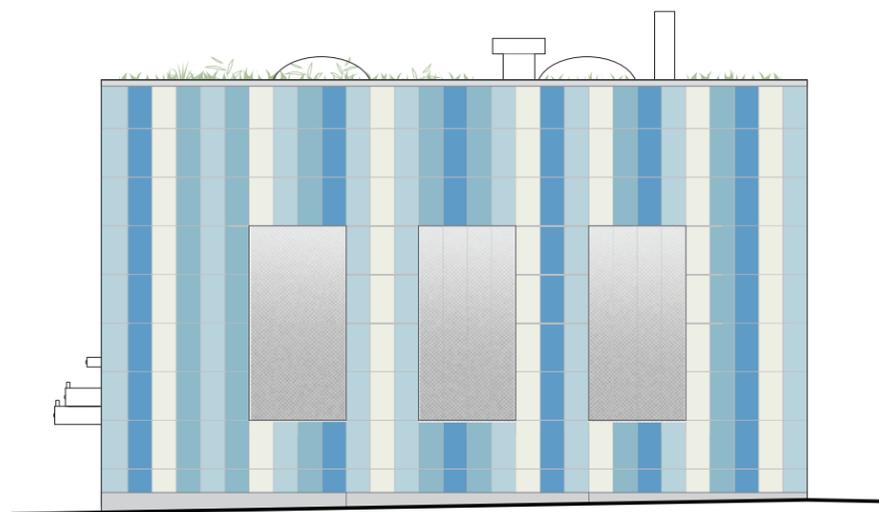
1100:

Modular Comfort Station | Scheme 2B - Elevations

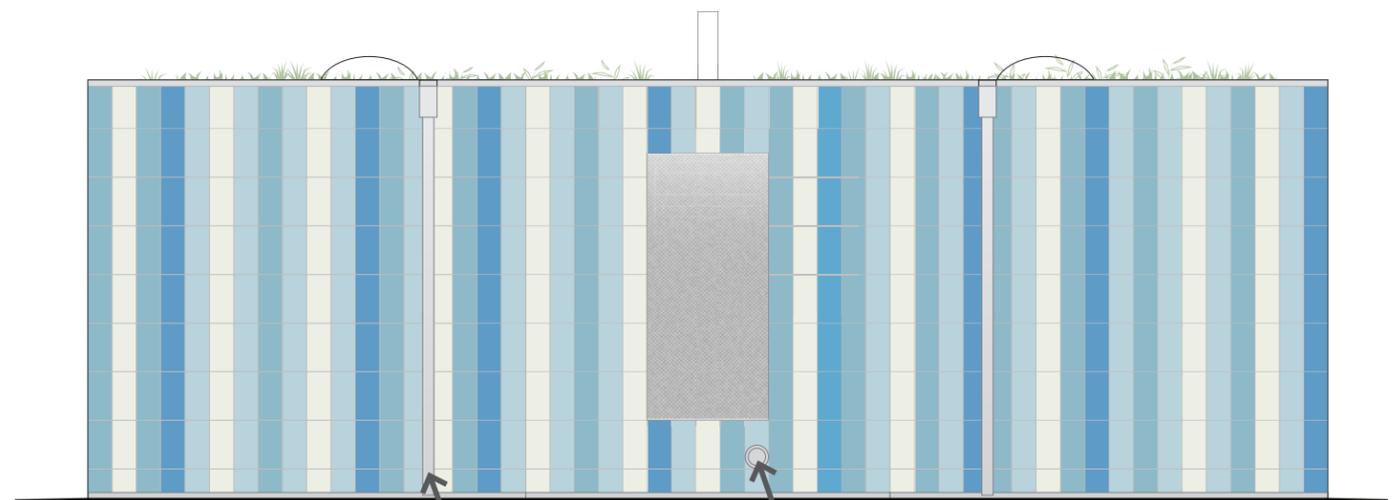


Top 11'-9" ▼

Grade 0'-0" ▼



SIDE ELEVATION



Revision A7 -
Stainless Steel Leader

Revision A8 -
Air Intake

BACK ELEVATION



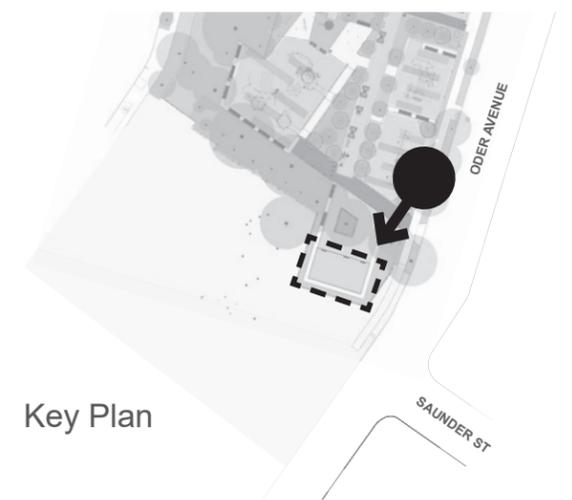
NYC Parks

1100:

Modular Comfort Station | Scheme 2B - Elevations

Scale 3/16" = 1'-0"

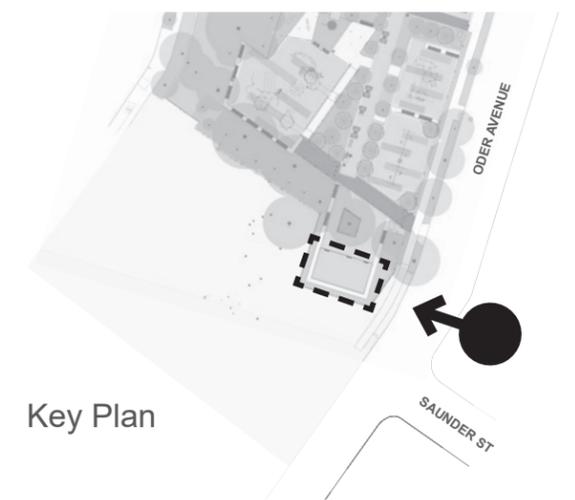




1100:

Modular Comfort Station | Scheme 2B - View from Playground Towards Proposed Comfort Station

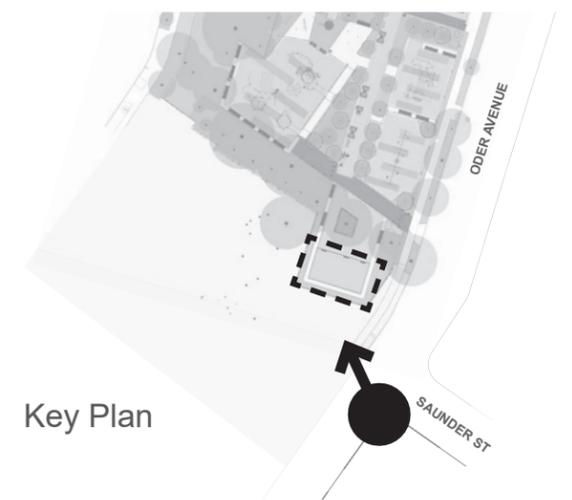




1100:

Modular Comfort Station | Scheme 2B - View from Oder Ave Towards Proposed Comfort Station

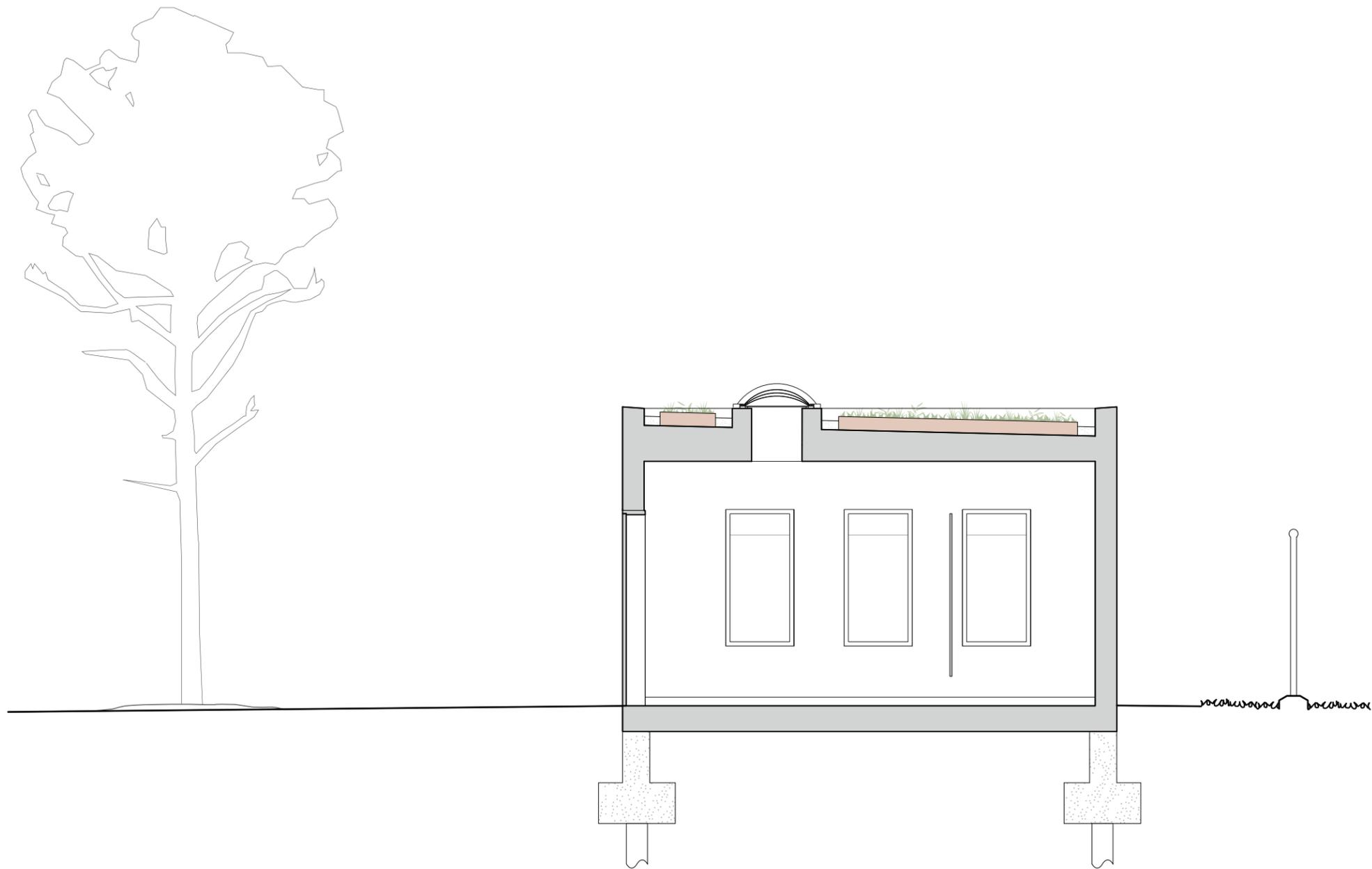




1100:

Modular Comfort Station | Scheme 2B - View from Saunder St. Towards Proposed Comfort Station





Top 11'-9" ▼

Grade 0'-0" ▼



NYC Parks

1100:

Modular Comfort Station | North-South Section

Scale 3/16" = 1'-0"



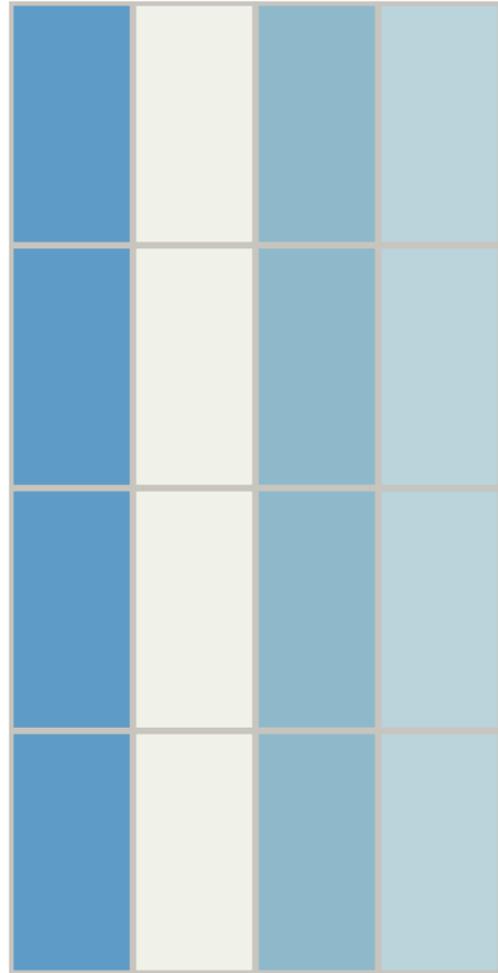


Vertical Windows with translucent interlayer up to 6'-8" high and perforated Security Mesh



1100:

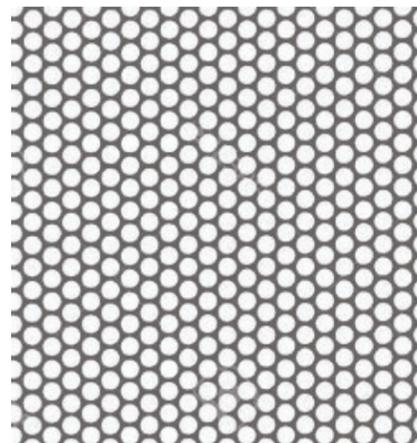
Modular Comfort Station | Interior View



Glazed Block; 8"x16" Elgin-Butler Structural Glazed Tile, Colors (Left to Right): Pantone 2170C, Vanilla, Pantone 550C, Pantone 552C



Stainless Steel Cap Flashing and Base



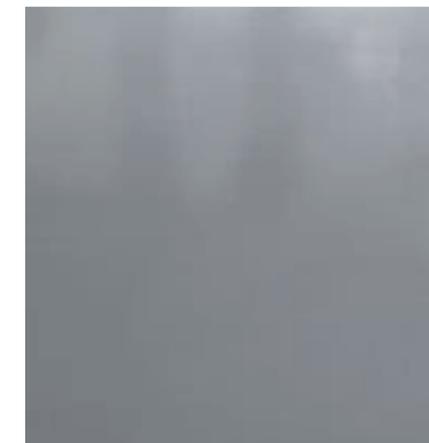
Stainless Steel Security Mesh 63% Open, 18 gauge



Stainless Steel Bi-level Fountain and Refill Station



Stainless Steel Hollow Metal Door, 14 gauge



Vandal-Resistant Painted Coating on Lasercut Steel Parks Logo





Triple-layer Acrylic Translucent Domed Skylight; Wasco 34" diameter



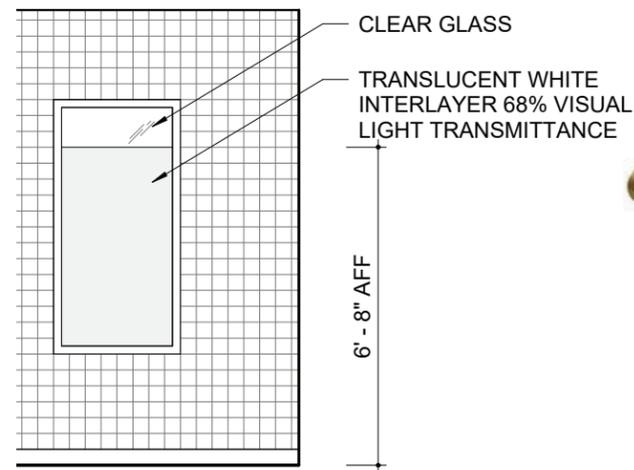
Operable Stainless Steel Windows



Stainless Steel ADA Restroom Signage with Black Text



Planted Roof; XeroFlor + Growing Media Lightweight Sedum Mat, per DPR Design Directive addressing LL 92+94



Translucent Privacy Interlayer up to 6'-8" Height Above Finish Floor



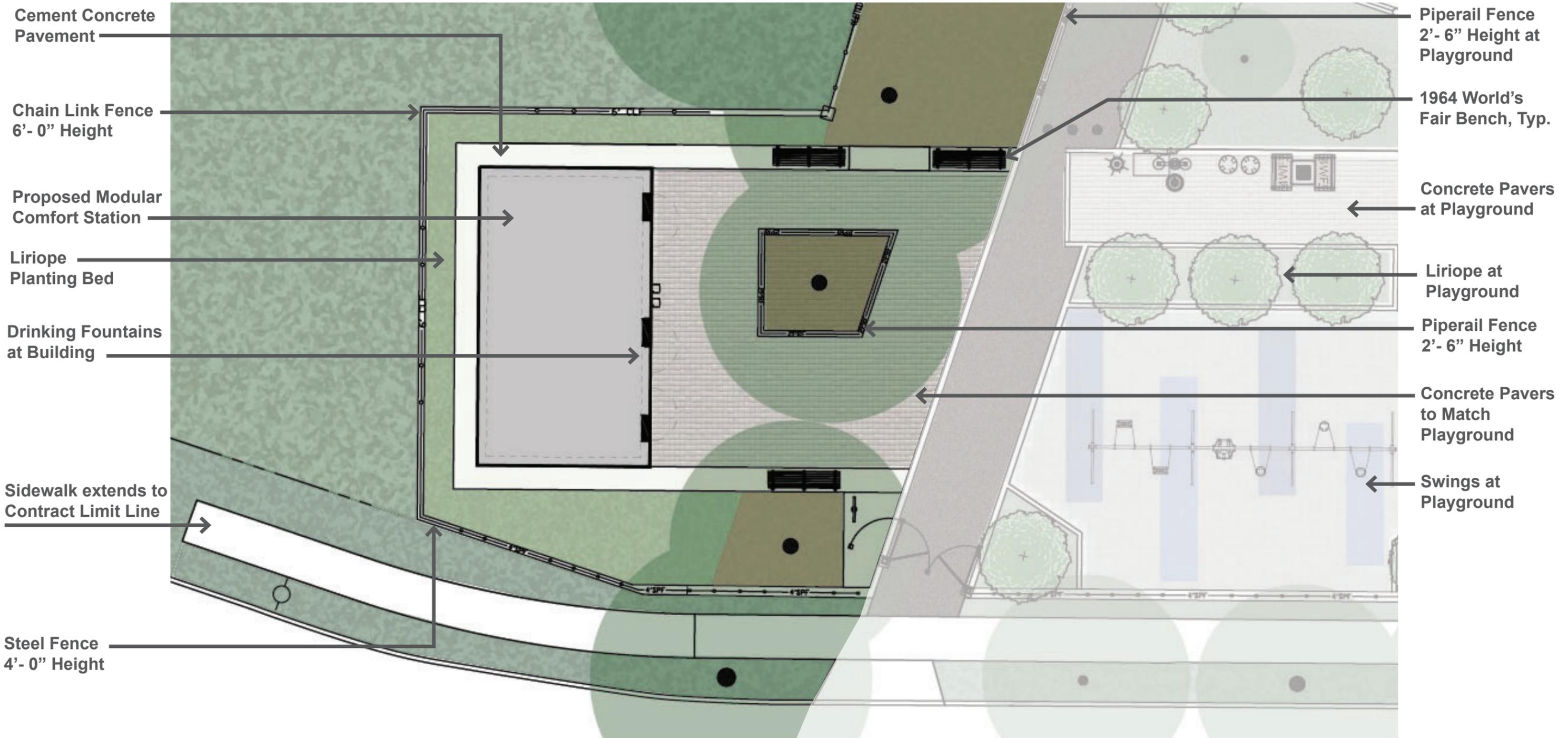
Stainless Steel Non-Freeze Wall Hydrant

Revision A6 - Wall Hydrant



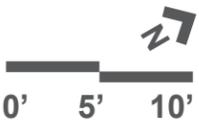
1100:

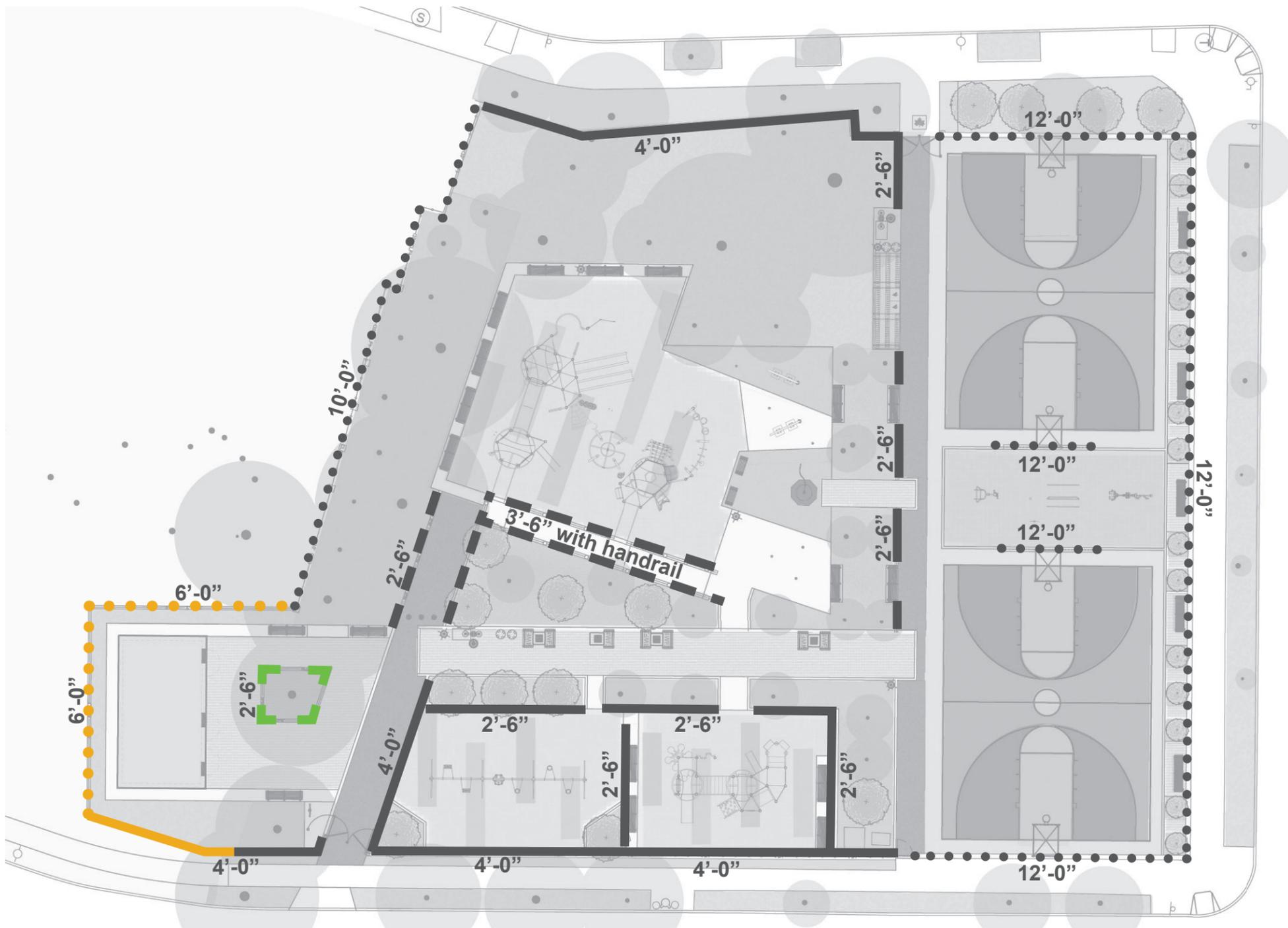
Modular Comfort Station | Material Palette



1100:

Modular Comfort Station | Comfort Station Site Plan





LEGEND

■ EXISTING FENCES (x = HEIGHT)

●●●●●^x CLF

—^x— STEEL

—^x— PIPE

■ MEDIUM / PERIMETER FENCES 4' - 7'-6" HT. (x = HEIGHT)

●●●●●^x CLF

—^x— STEEL

■ LOW / PLANTING FENCES 2'-6" - 3'-6" HT. (x = HEIGHT)

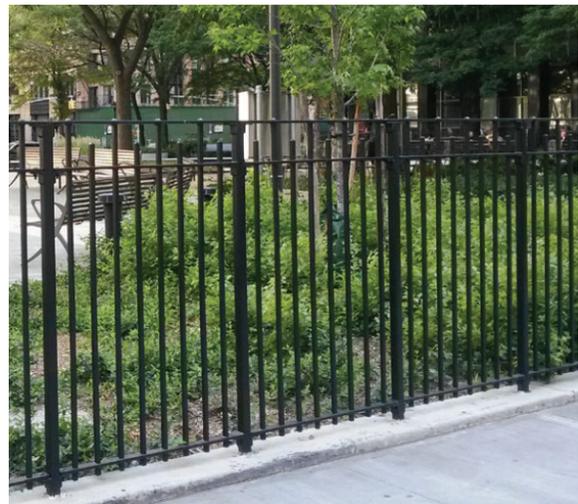
—^x— PIPE



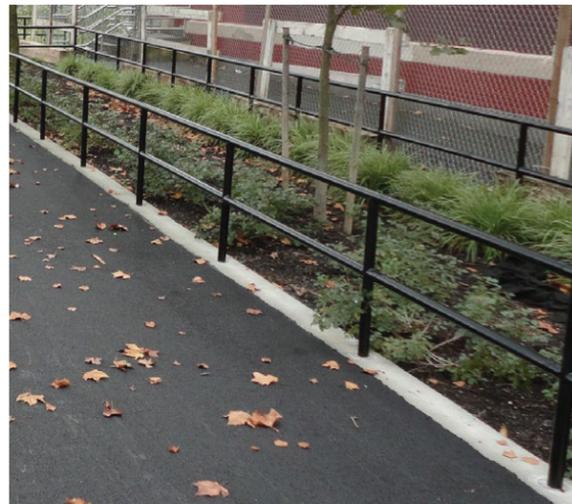
1100:

Modular Comfort Station | Fences Diagram





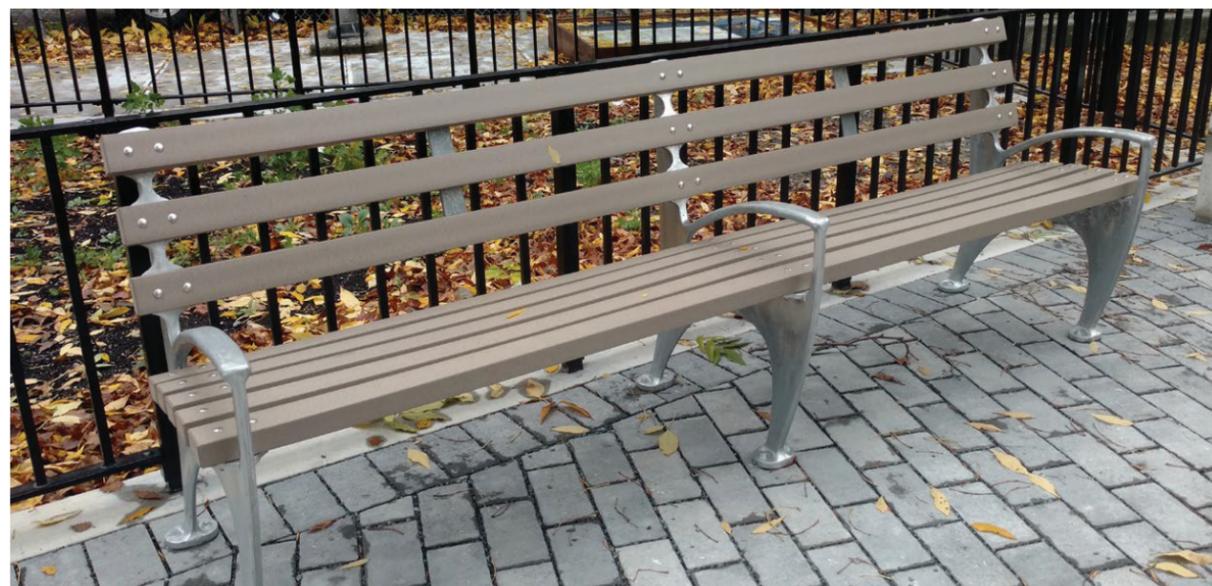
Steel Fence
4'- 0" Height



Pipe Rail Fence
2 Rail



Chain Link Fence
6'- 0" Height



1964 World's Fair Bench
Weathered Wood



1100:

Modular Comfort Station | Site Furniture and Fencing

HANOVER CONCRETE PREST PAVERS WITH NATURAL FINISH



Natural



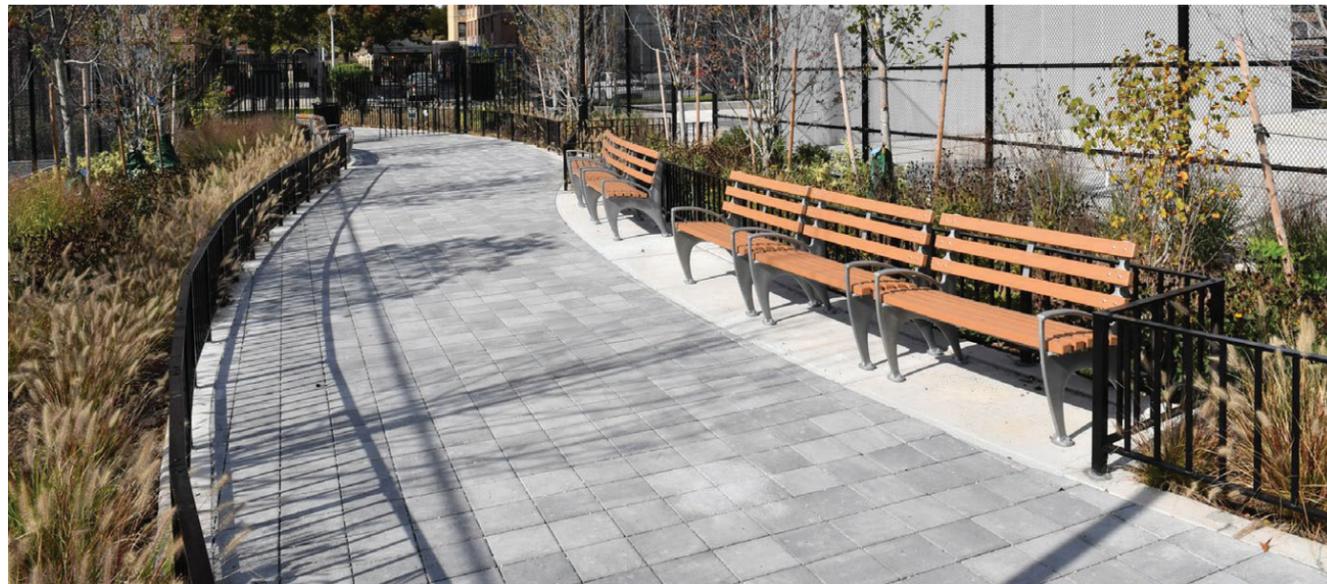
Charcoal



Limestone Gray



Cement Concrete Pavement



Example of Precast Concrete Pavement

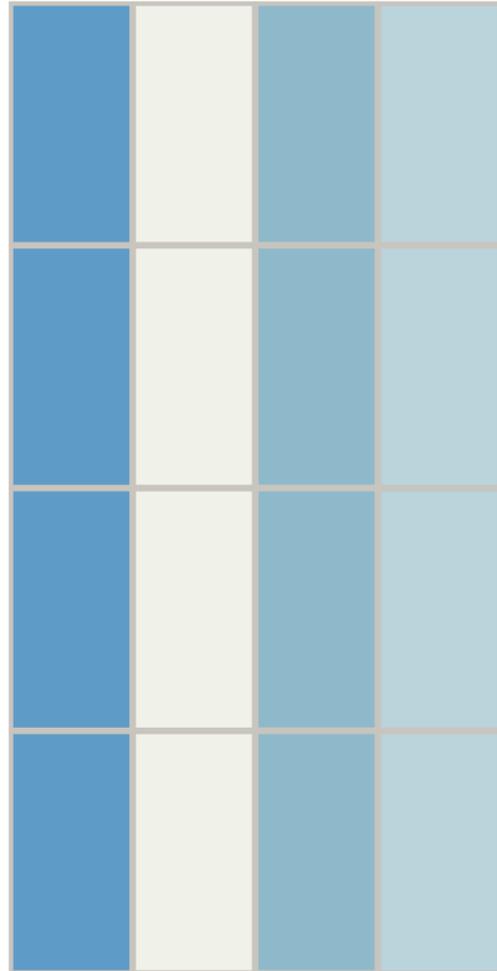


Liriope muscari

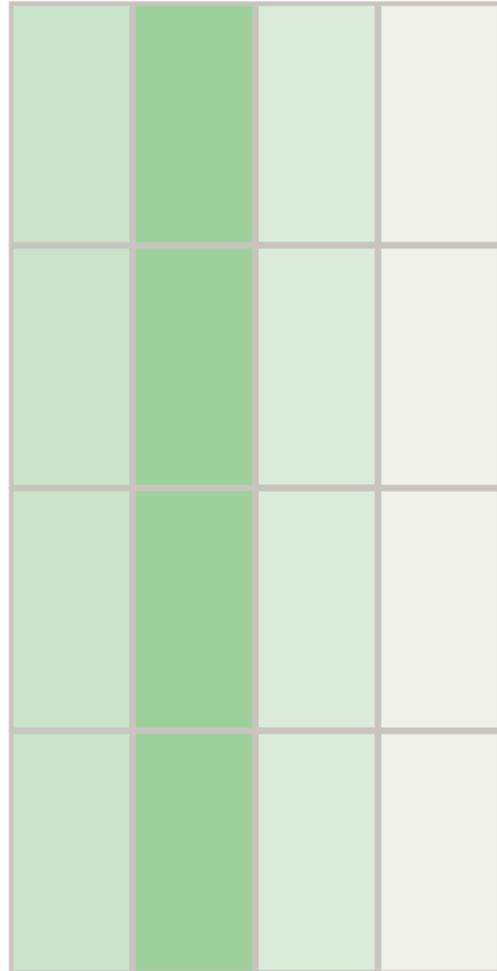


1100:

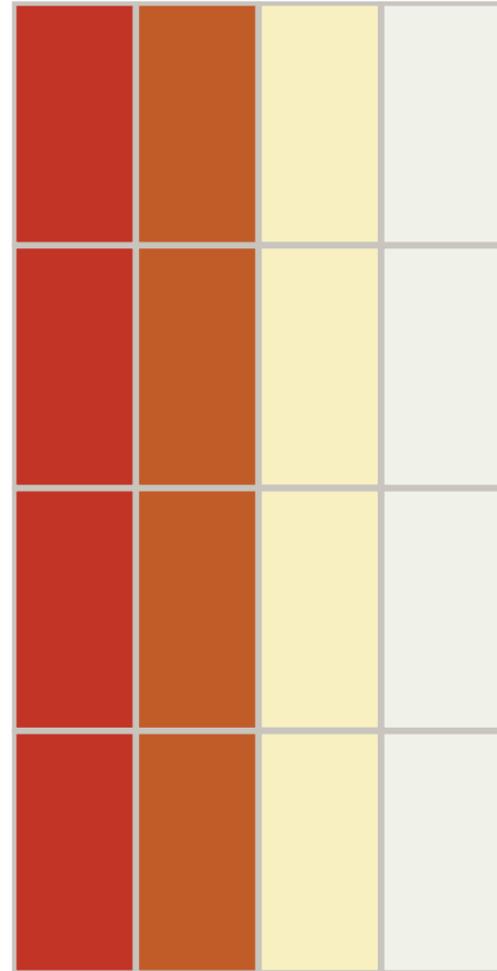
Modular Comfort Station | Site Materials



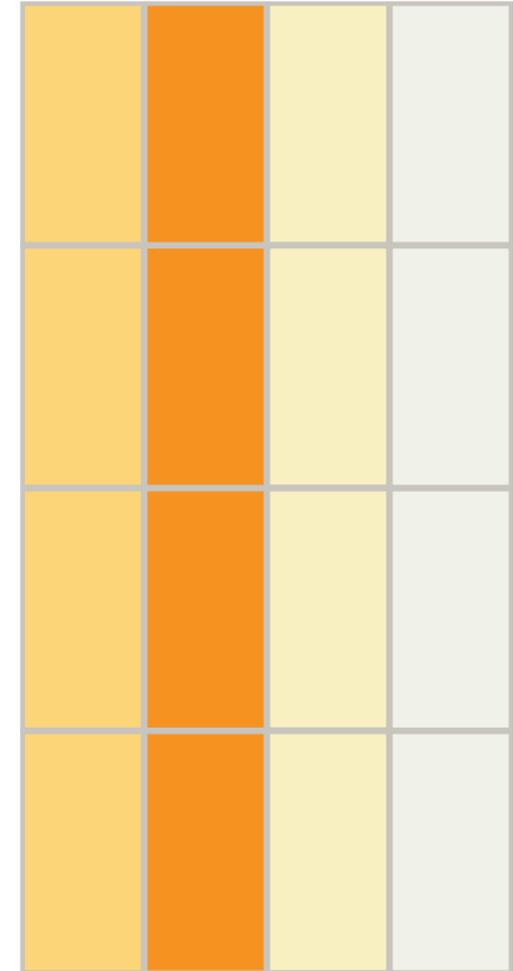
Colors (Left to Right): Pantone 2170C, Vanilla, Pantone 550C, Pantone 552C



Colors (Left to Right): Peppermint, Spring Green, Lime, Vanilla



Colors (Left to Right): Amber, Burnt Sienna, Butter, Vanilla



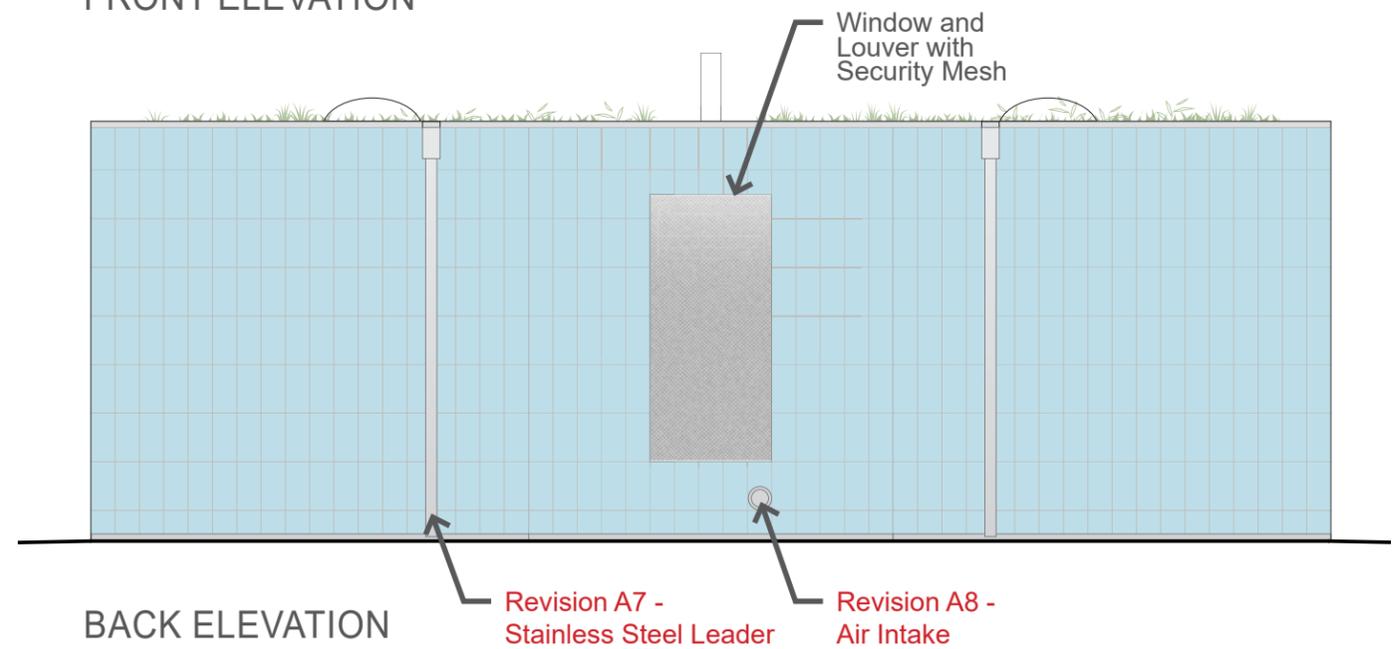
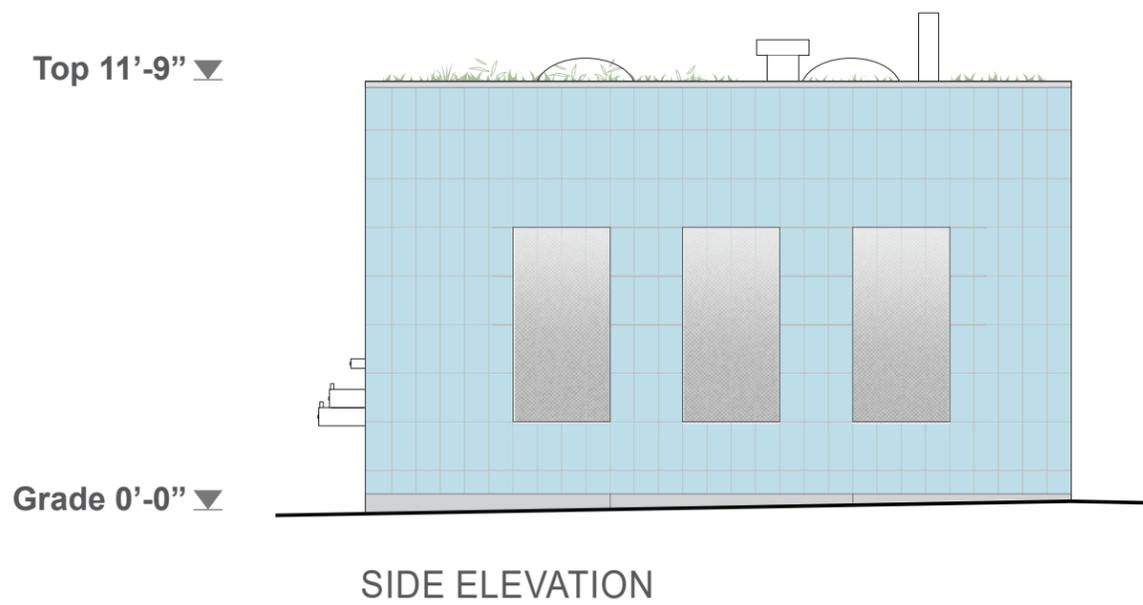
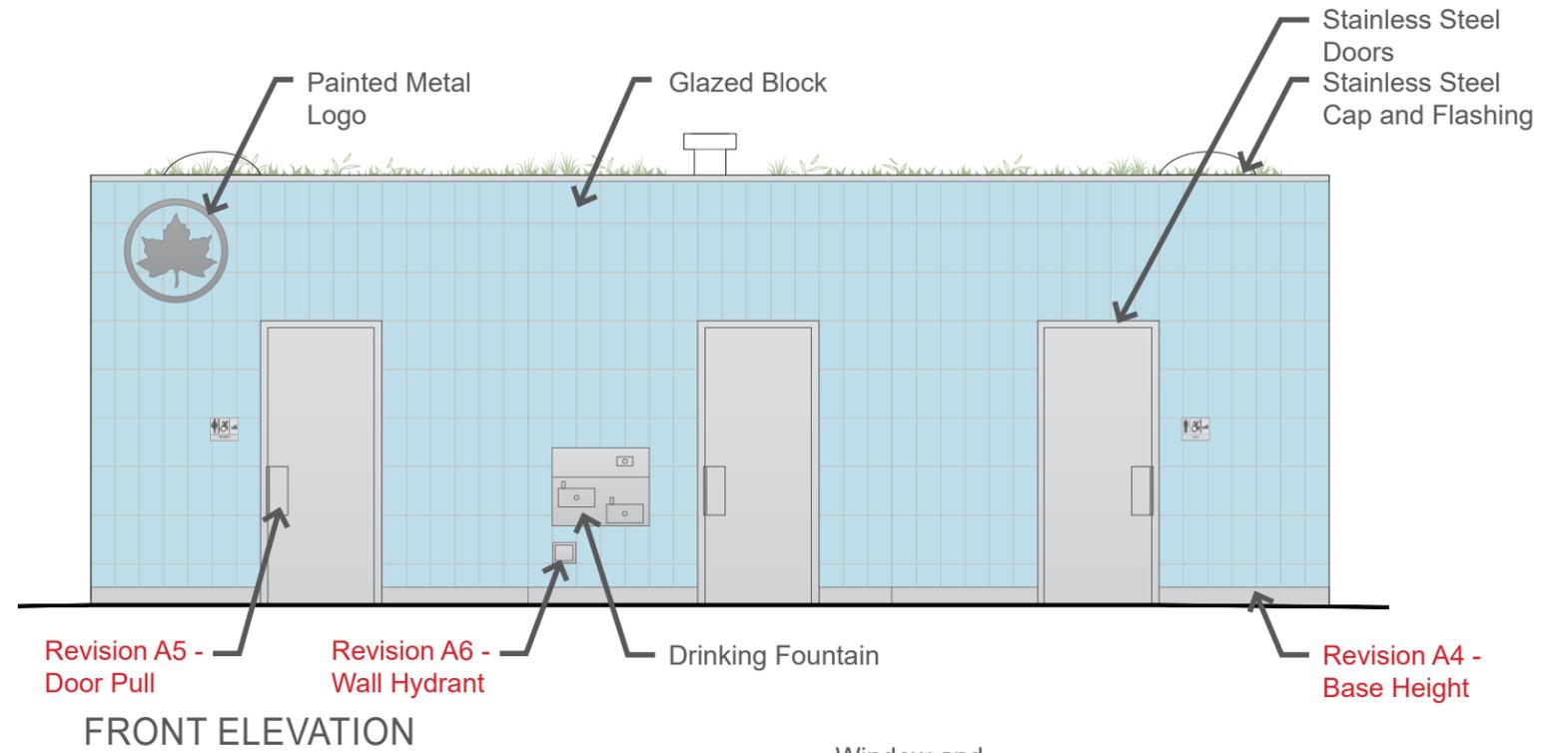
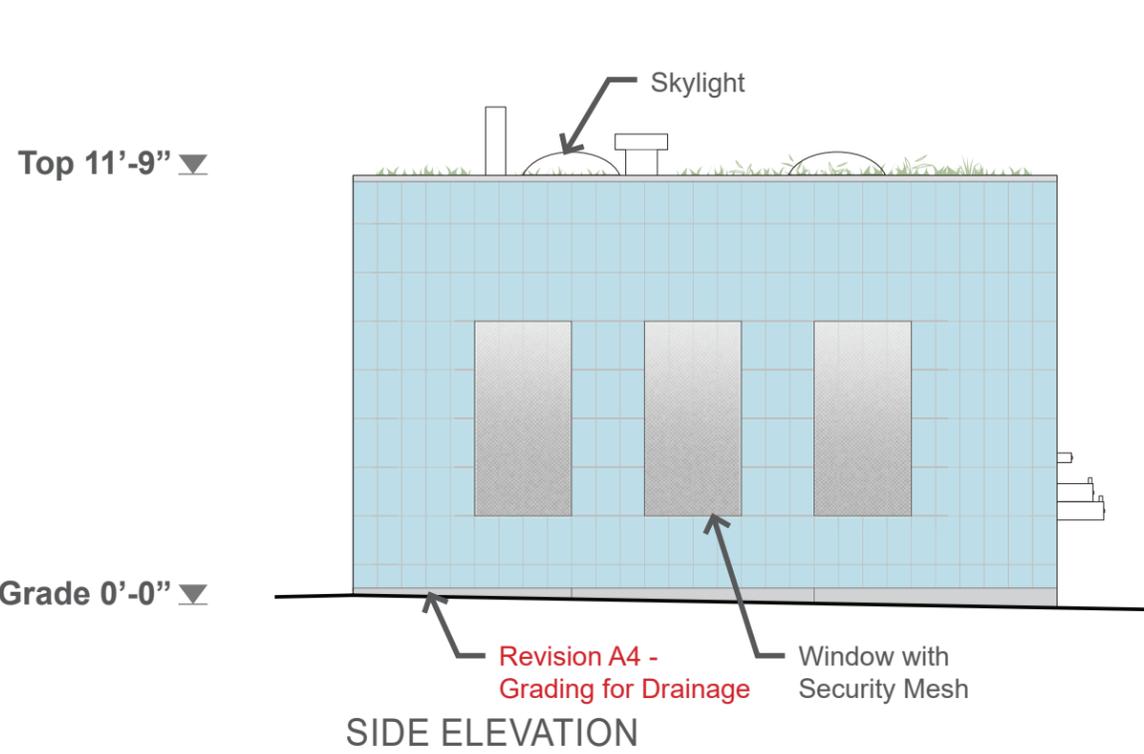
Colors (Left to Right): Ultra Yellow, Pumpkin Orange, Butter, Vanilla

Glazed Block: 8"x16" Elgin-Butler Structural Glazed Tile,
Groute Color: Glen-Gery G-402.



1100:

Modular Comfort Station | Future Exterior Color Palette

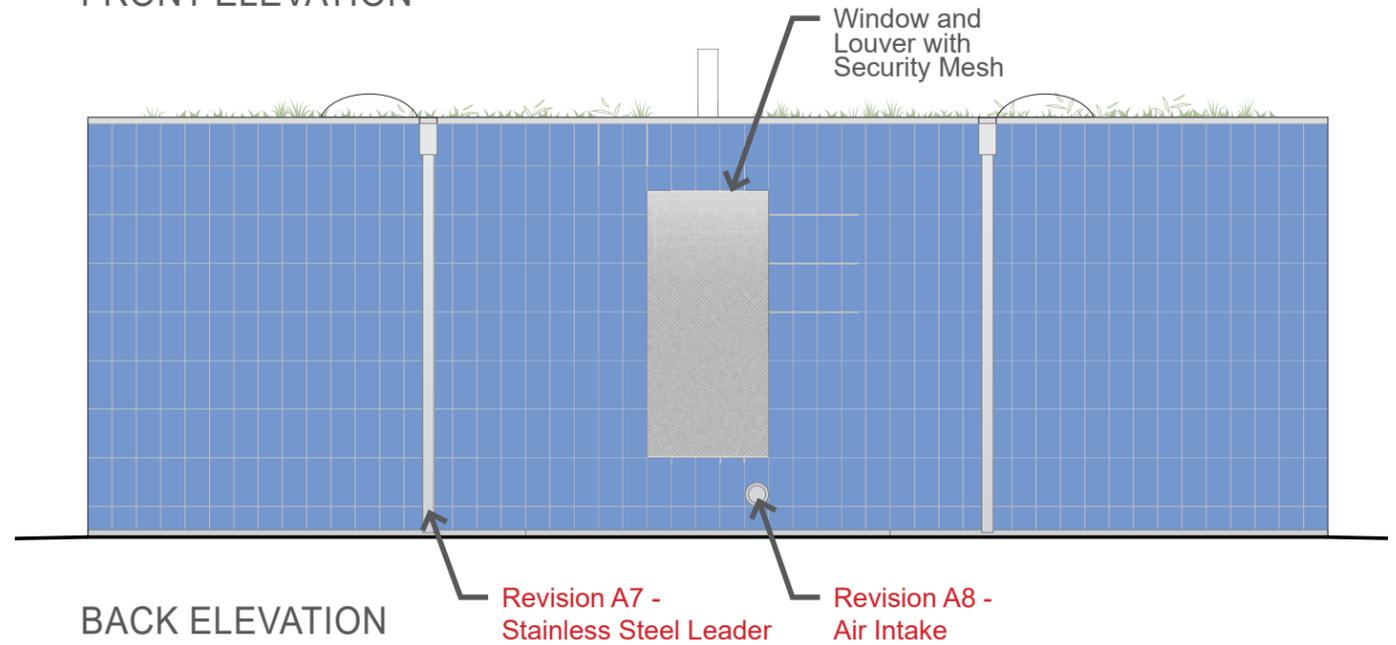
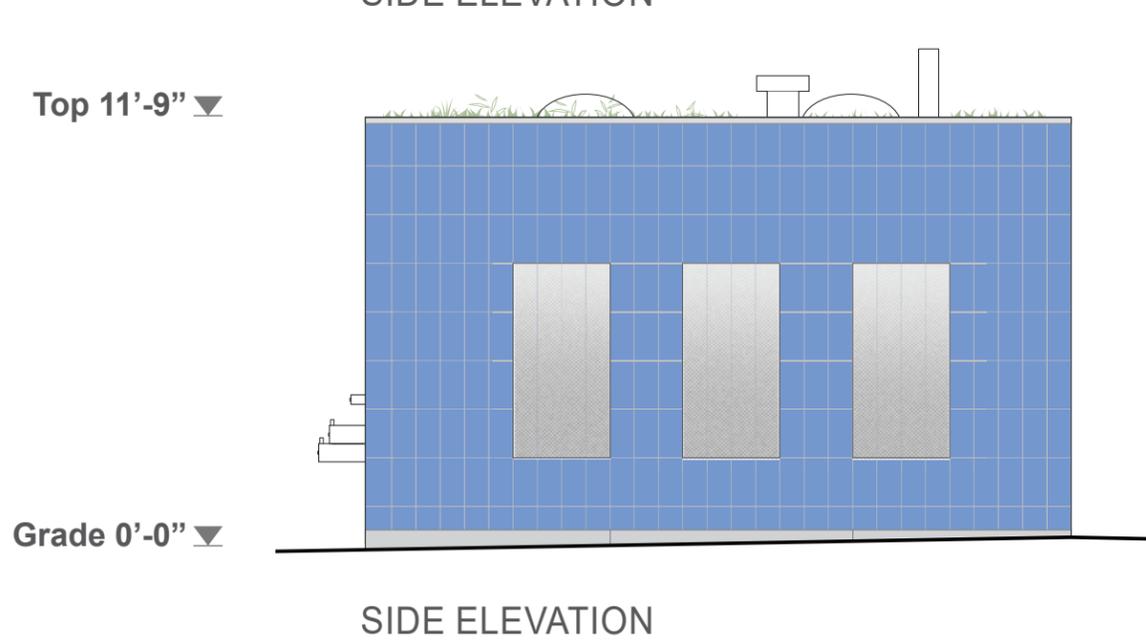
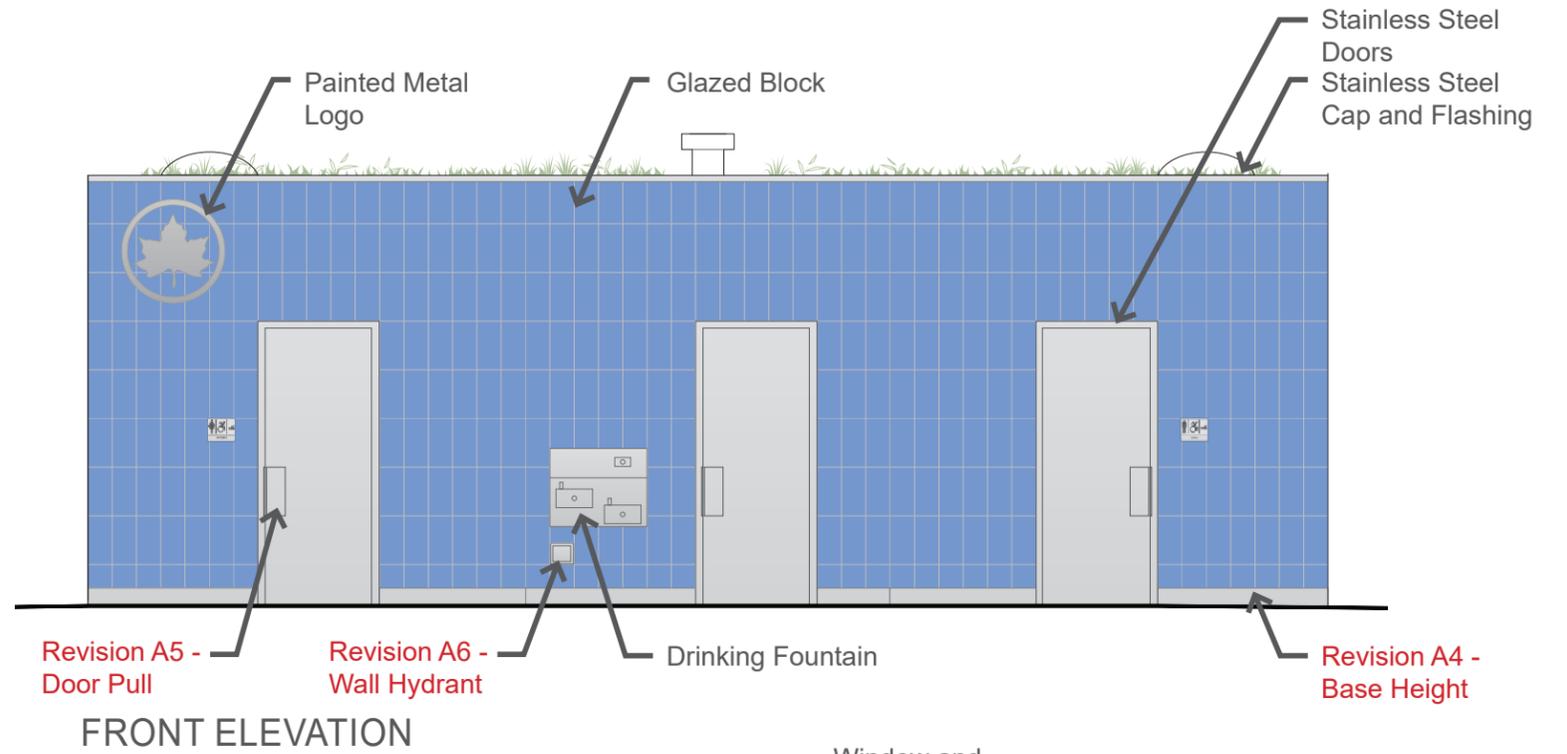
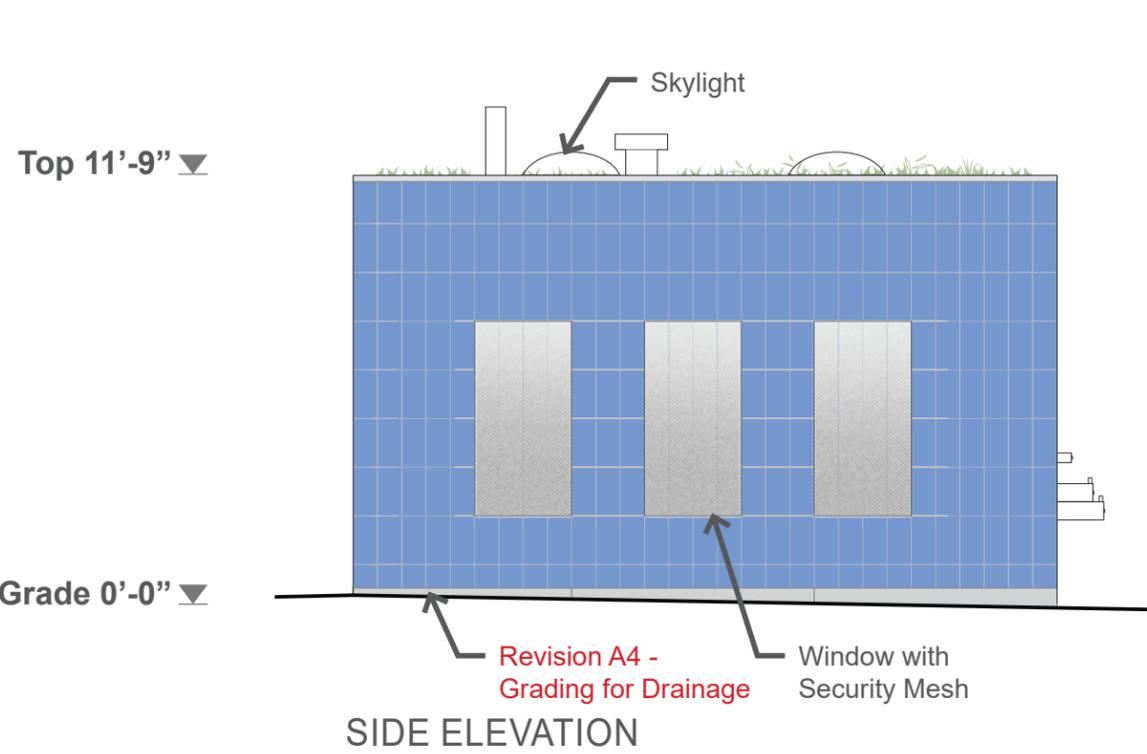


1100:

Modular Comfort Station | Alternate Scheme in Powder Blue - Elevations

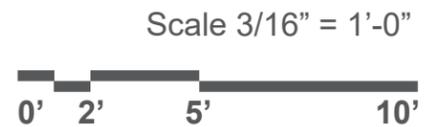
Scale 3/16" = 1'-0"

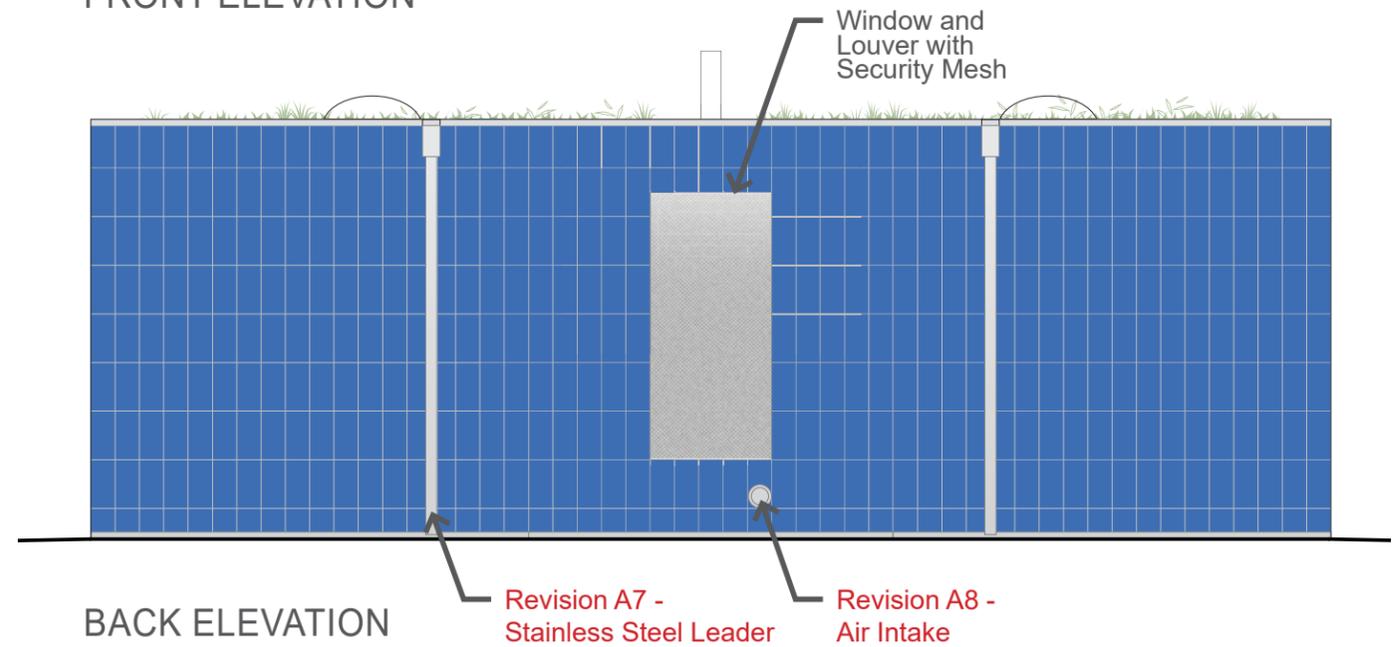
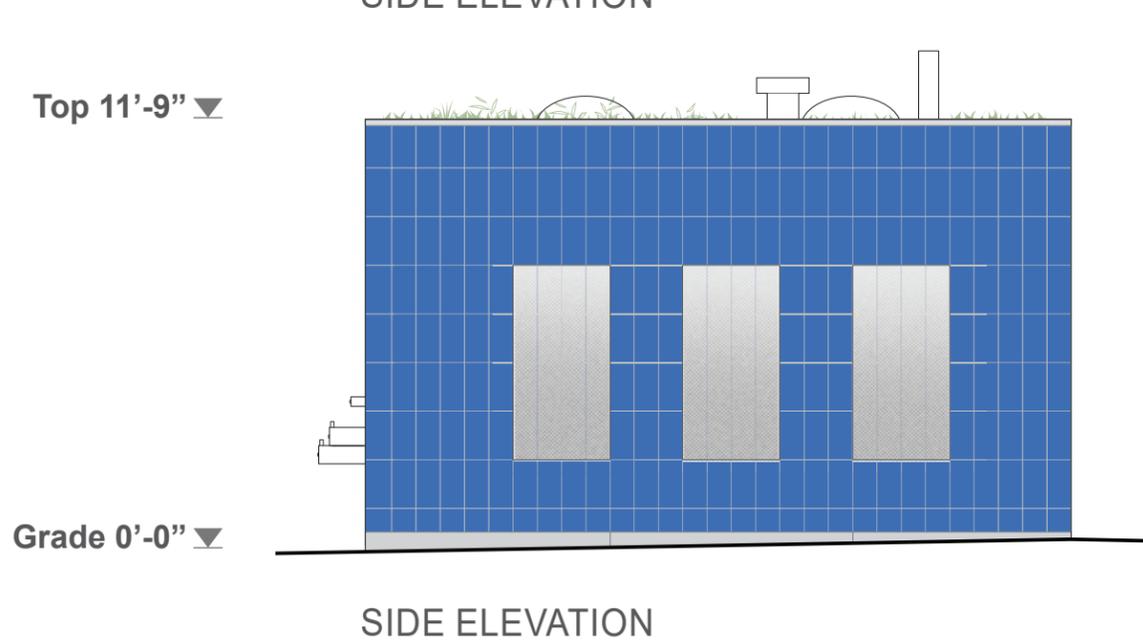
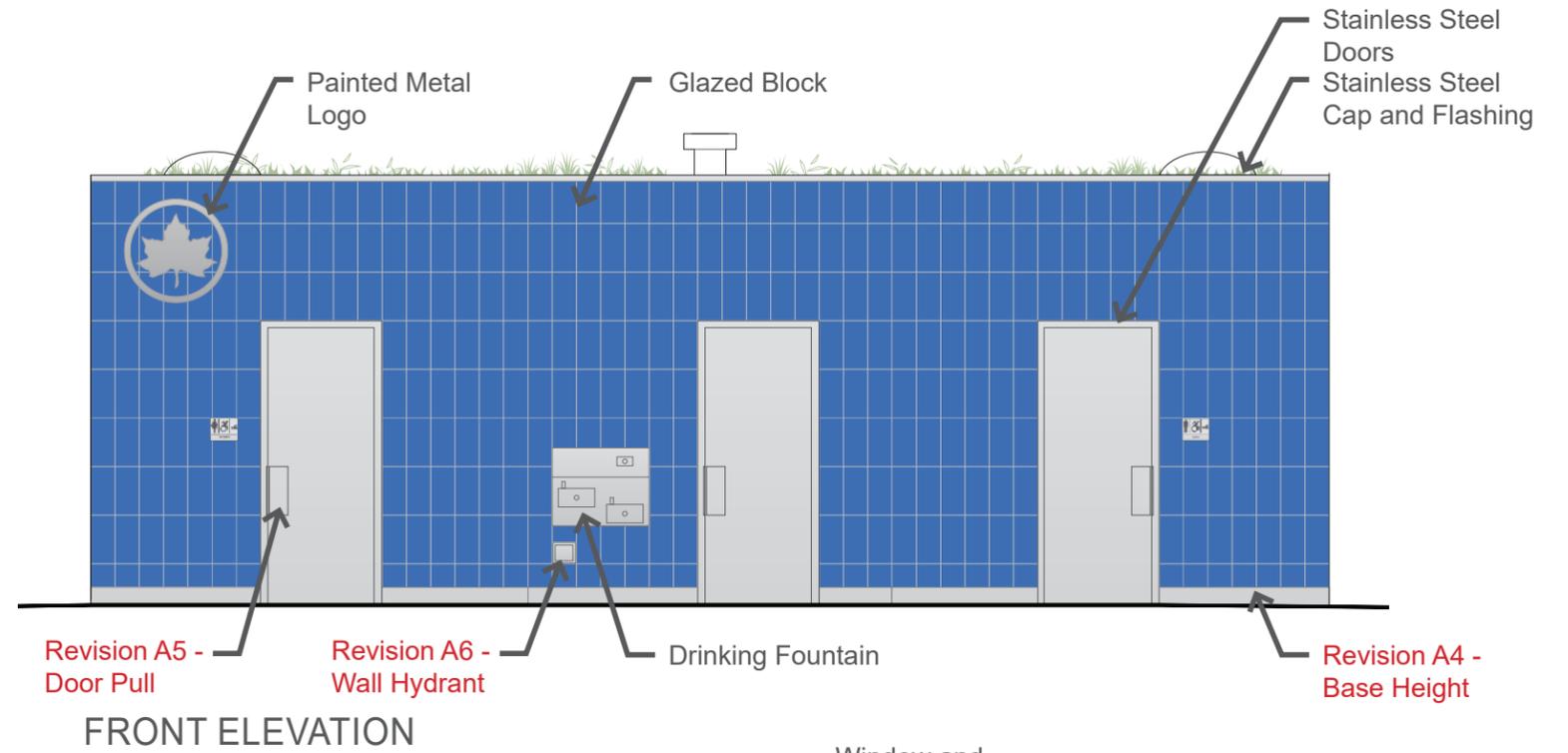
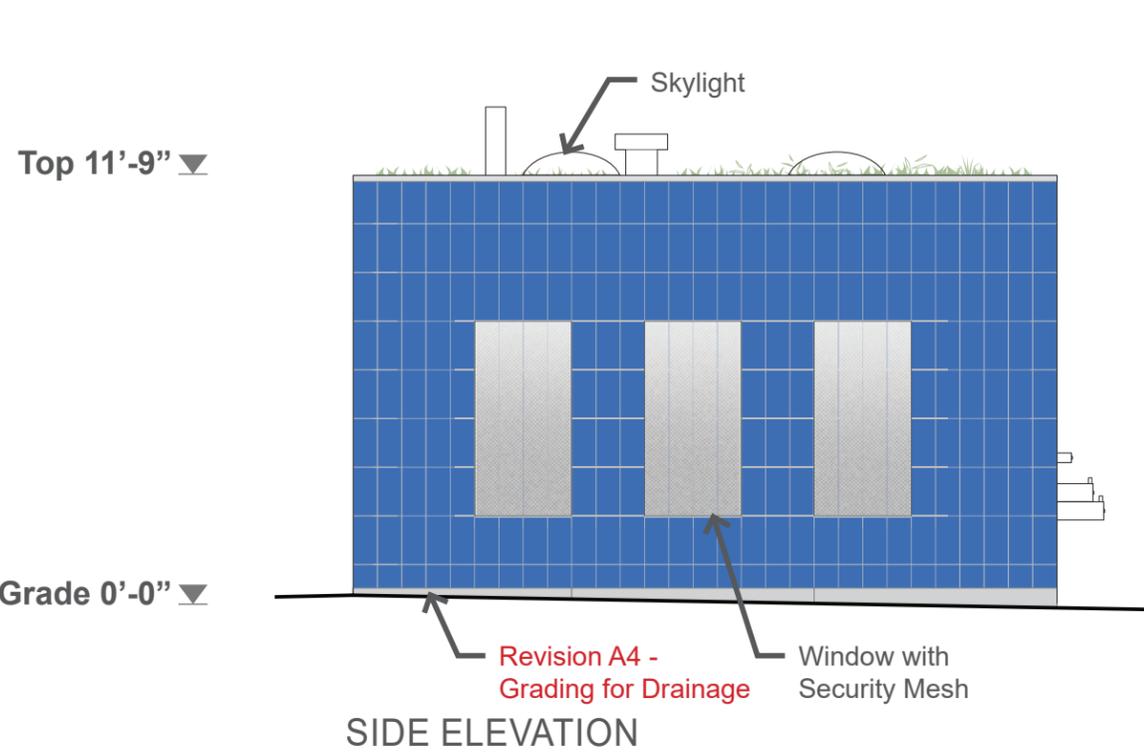




1100:

Modular Comfort Station | Alternate Scheme in Bluebonnet - Elevations





1100:

Modular Comfort Station | Alternate Scheme in Dynamic Blue - Elevations

Scale 3/16" = 1'-0"

