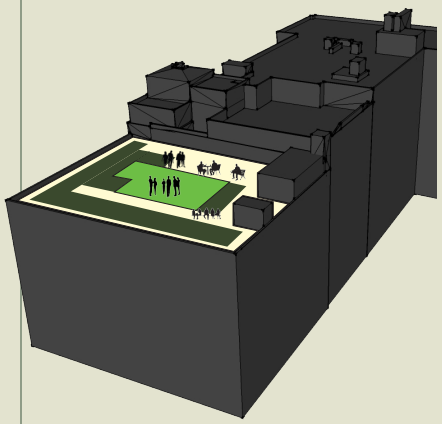
Photo: Kay Cheng

TWITTER HQ
1355 MARKET

CASE STUDY FACTS

Year: 2012
Type: Semi-intensive
Size: ~12,000 sf
Access: Private
Greenroof System: Constructed layers
Designed by: Shorenstein Design / Shooter & Butts



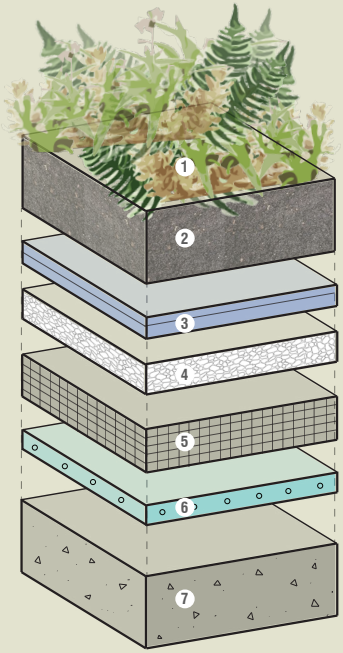
PROJECT BACKGROUND

In 2012, social media giant Twitter relocated their headquarters into the historic Market Square building, originally built in 1937. At the ninth floor, the project incorporated a lush living roof area and surrounded the space with a number of couches, tables and chairs. This space was actually once part of the interior building itself, and so structurally could support both a living roof installation and the weight of a couple hundred people once the roof was removed.

In the center of the roof, an artificial turf lawn provides ample gathering space for employees to socialize and partake in games on Friday evenings. Surrounding the perimeter of this lawn are more traditional living roof vegetated areas, planted with drought-tolerant sedums and the native Blue Fescue grass in a growing media that varies between 6 and 8 inches. Maintenance personnel come weekly to check on the irrigation system, controlled through a satellite weather feed, and ensure that drains are clear. Like other living roofs in San Francisco, there has been an ongoing reevaluation process and replanting of some species, to give each plant the best opportunity to thrive on a rooftop environment.

With large numbers of people making use of the roof, one of the challenges has been keeping foot traffic off designated plant areas. However, subsequent installations of furniture, raised planters, and stepping stones have been effective in providing subtle cues where to walk, and have minimized trampling. All told, the employees make great use of the roof, often moving meetings outside on nice days and finding it to be one of the best perks of the building – after the food of course!

ROOF SECTION



ROOF SECTION LAYERS

1. NATIVE PLANT SPECIES
2. SOIL & ORGANIC MATTER
3. FILTER FABRIC
4. DRAINAGE ROCKS
5. FOAM INSULATION
6. DRAINAGE LAYER/WATER-PROOFING
7. BUILDING CONCRETE