

Office of the Chief Medical Examiner Building

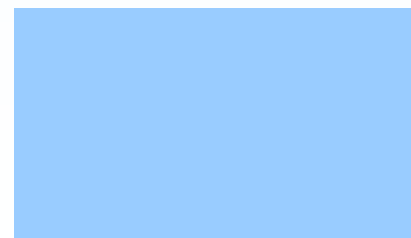
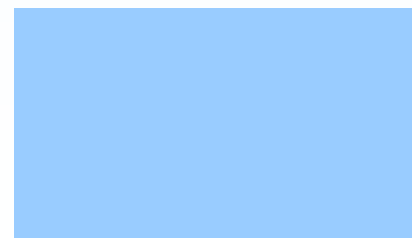
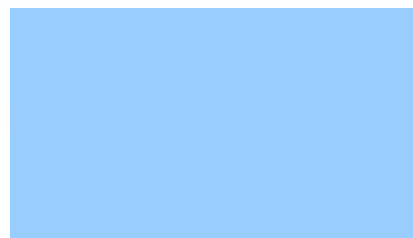
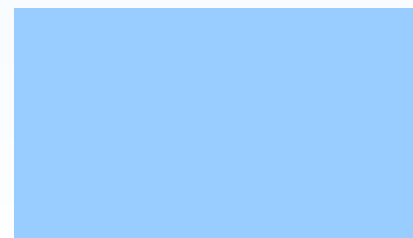
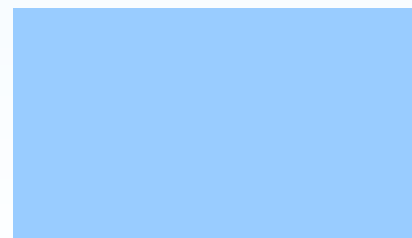
1 Newhall Street, San Francisco, California

Information Presentation to the SFAC – Civic Design Review Committee

October 15, 2012

Agenda

- Project Delivery Schedule
- OCME @ 1 Newhall
- Questions / Discussion

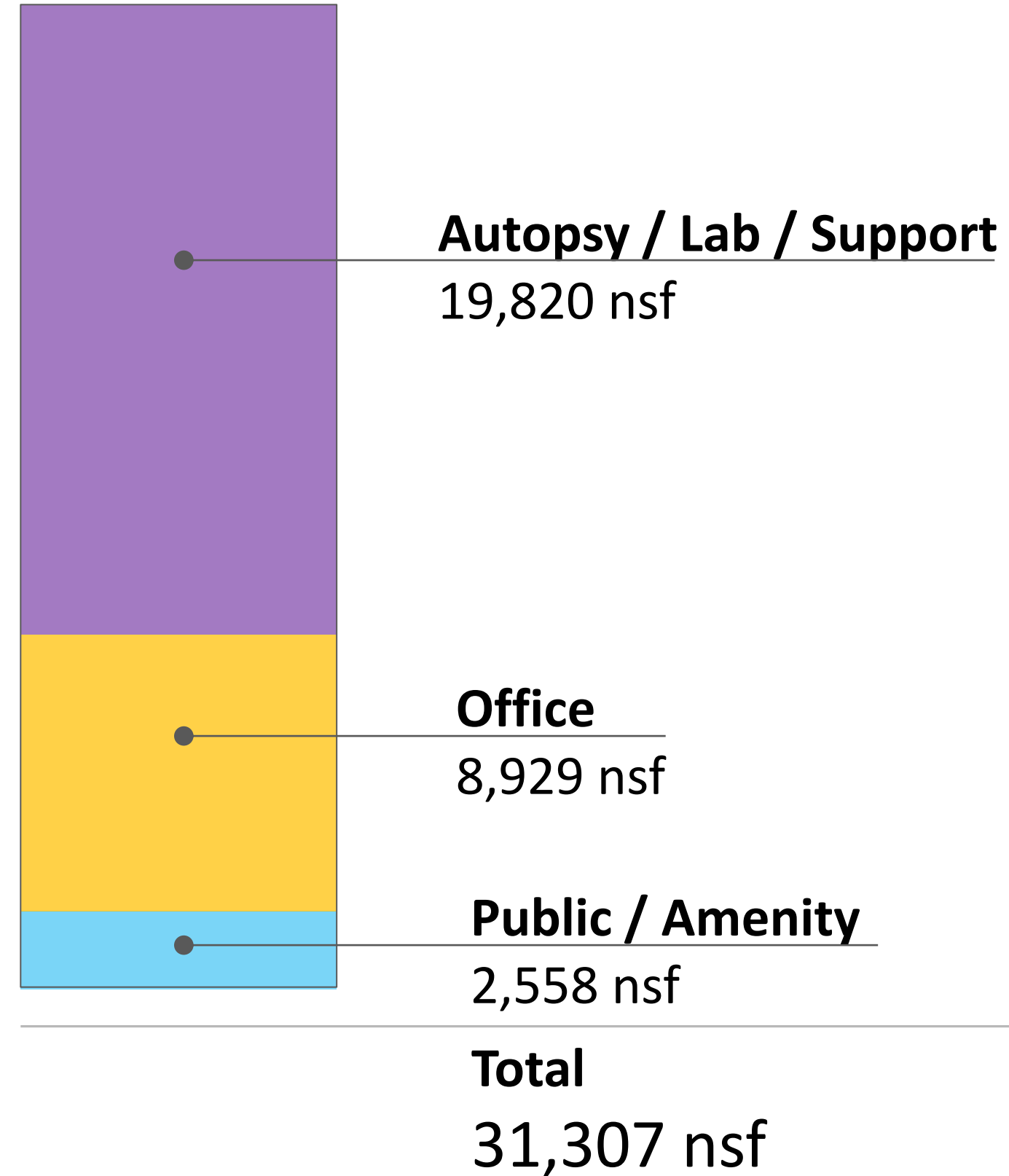


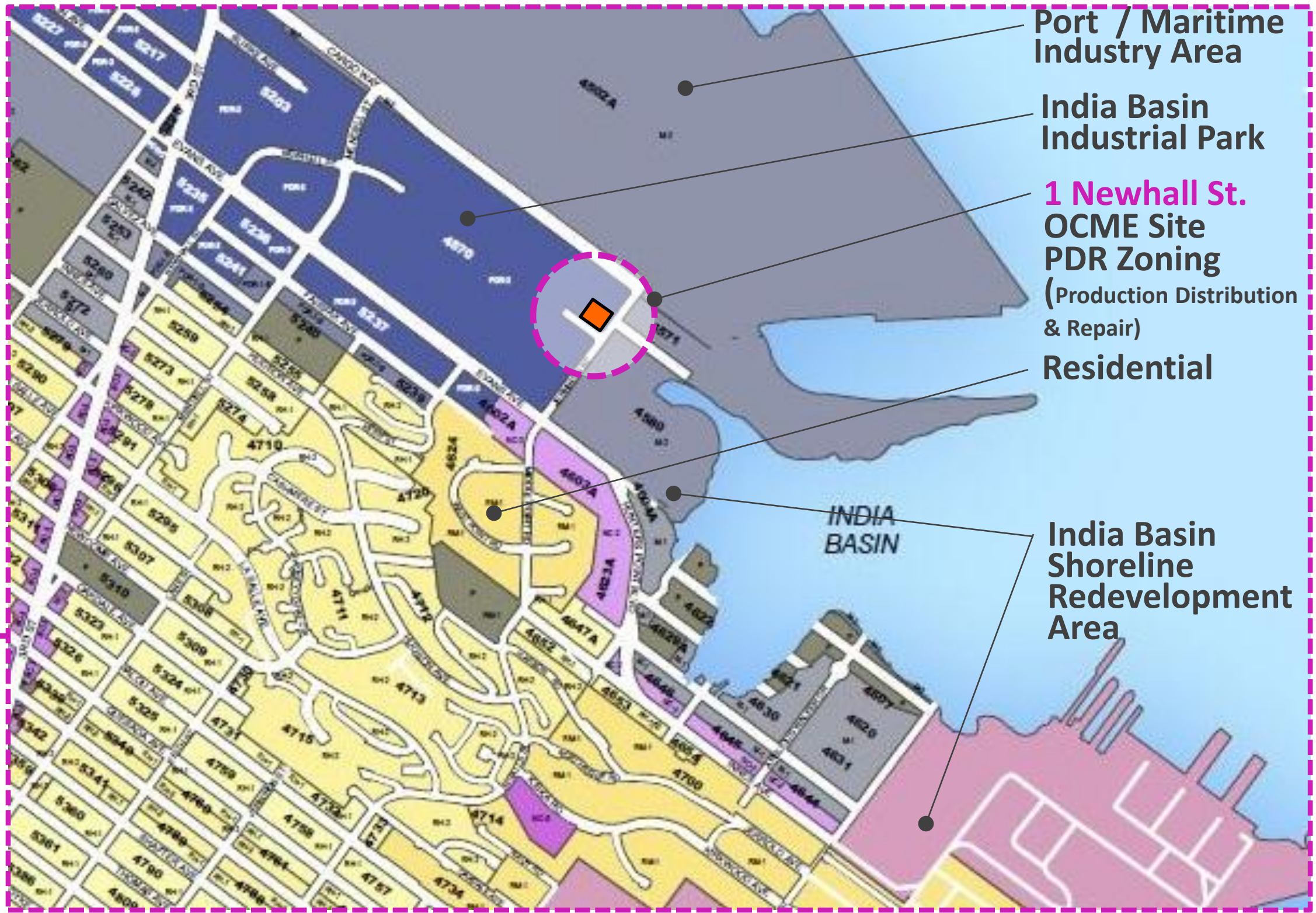
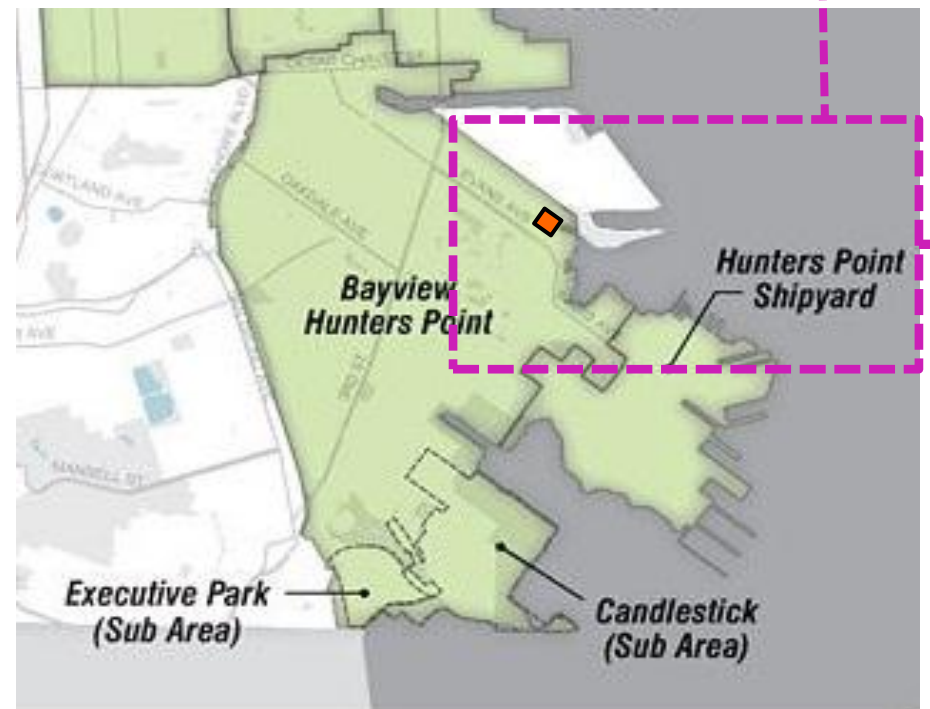
1 Newhall St., San Francisco CA.

- Constructed 1984
- 1 Story Precast Tilt-up Structure
- Light weight Timber roof
- Partial Wood Mezzanine
- 25'4" Height
- 26,669 nsf



Office of the Chief Medical Examiner





Port / Maritime Industry Area

India Basin Industrial Park

1 Newhall St.
OCME Site
PDR Zoning
(Production Distribution & Repair)

Residential

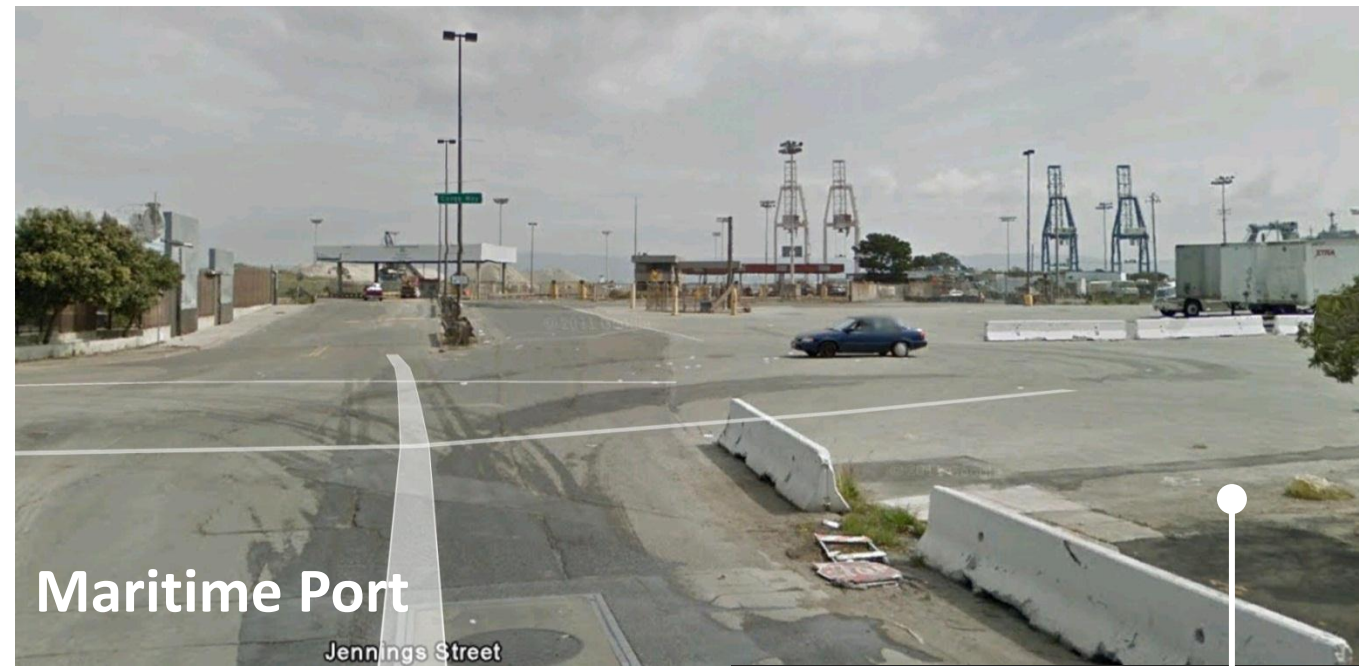
India Basin Shoreline Redevelopment Area



OCME Site
1 Newhall Street

Existing
Recreation and
Open space

India Basin
Shoreline Plan
Development
Area

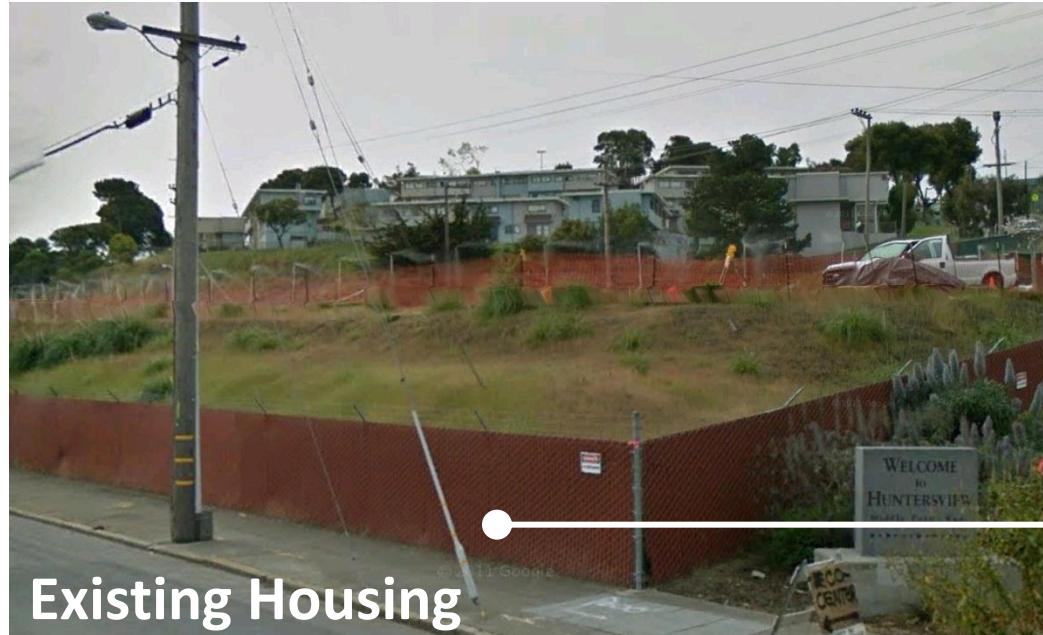
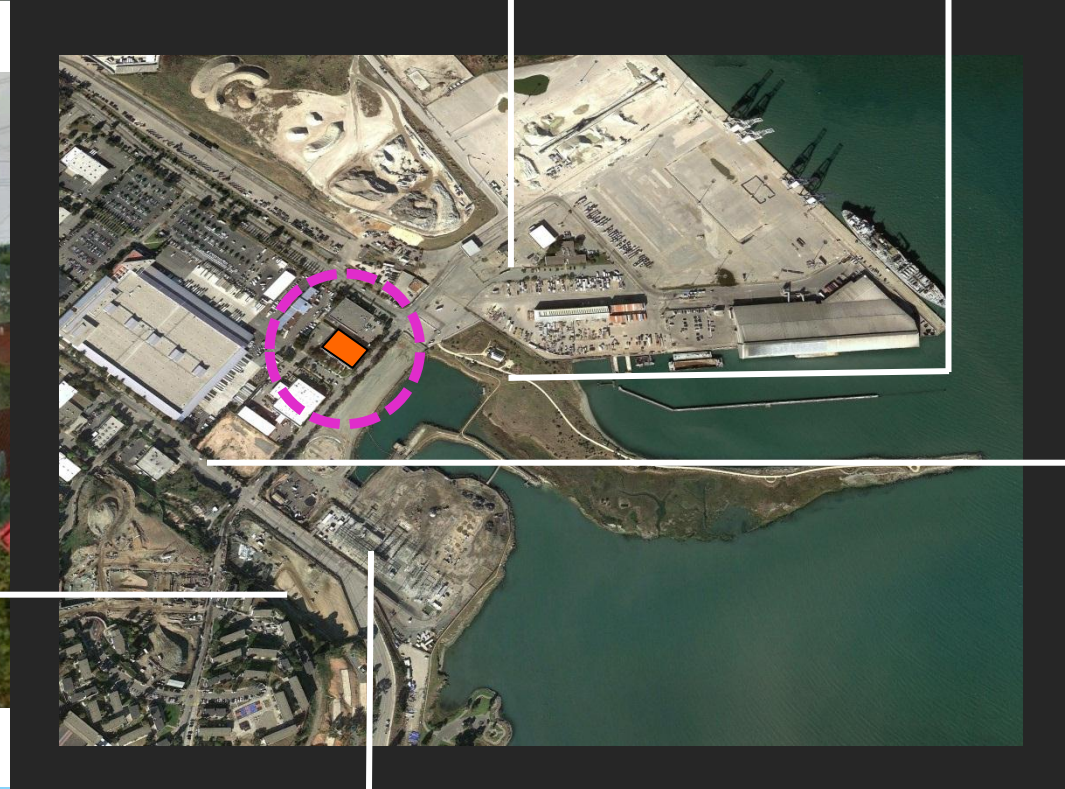


Maritime Port

Jennings Street



Heron's Head Park



Existing Housing



Evans Rd.



Substation

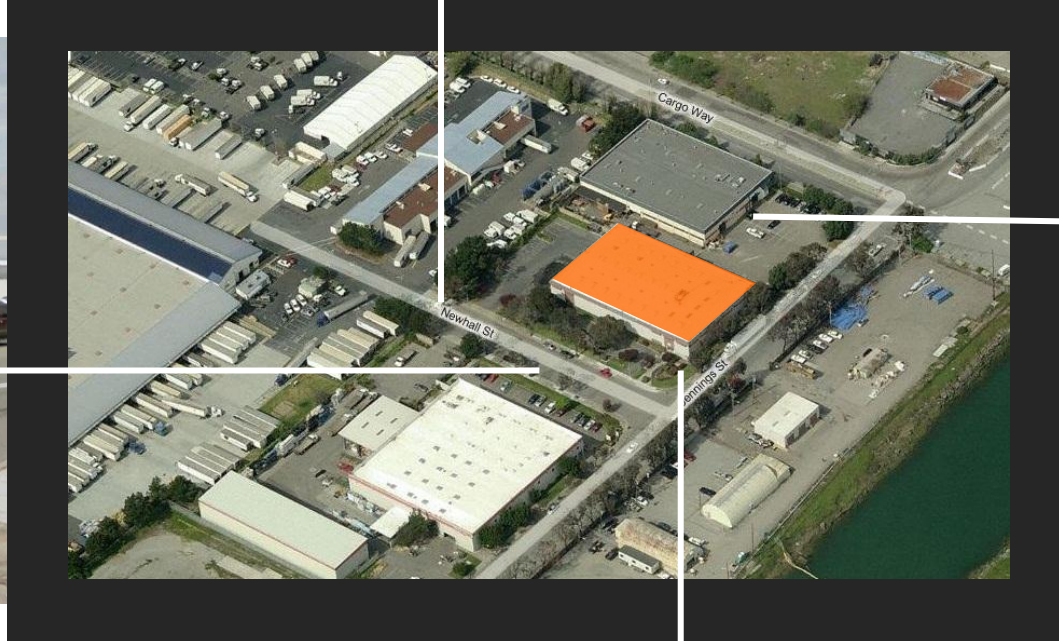
Surrounding Context



OCME
1 Newhall St.

Adjacent Context

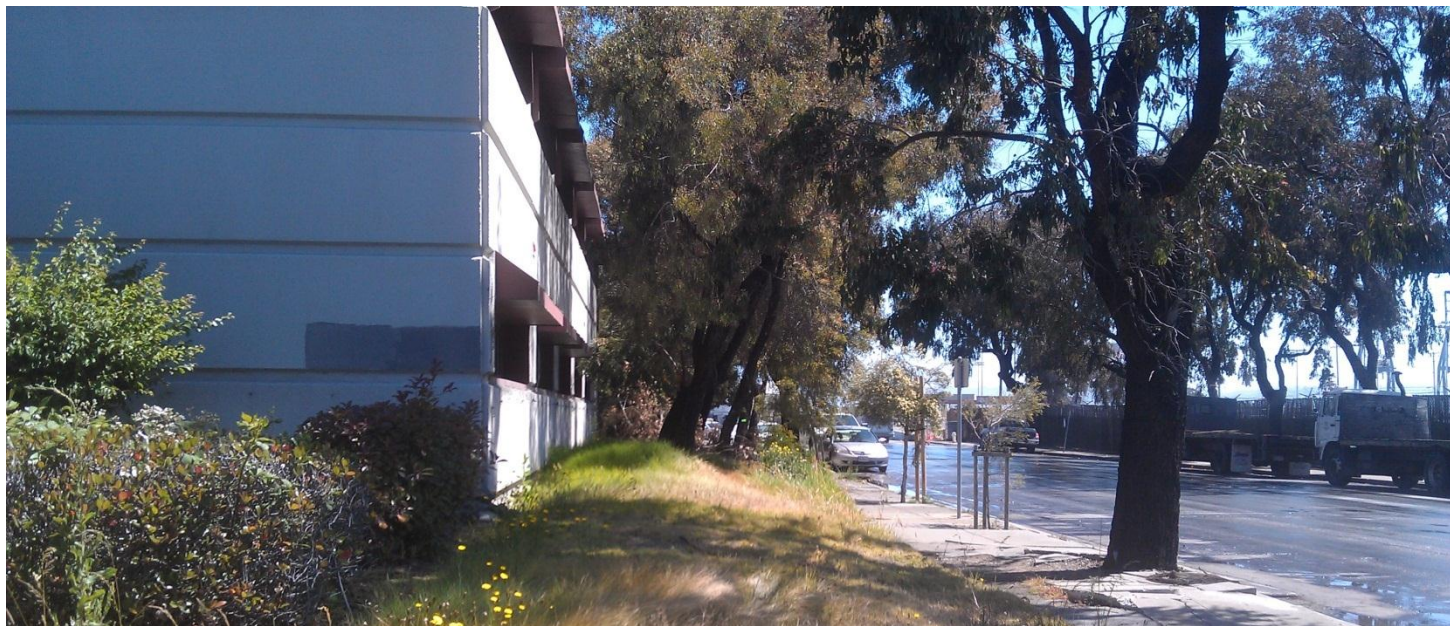




Adjacent Context



Existing Building – 1 Newhall St.

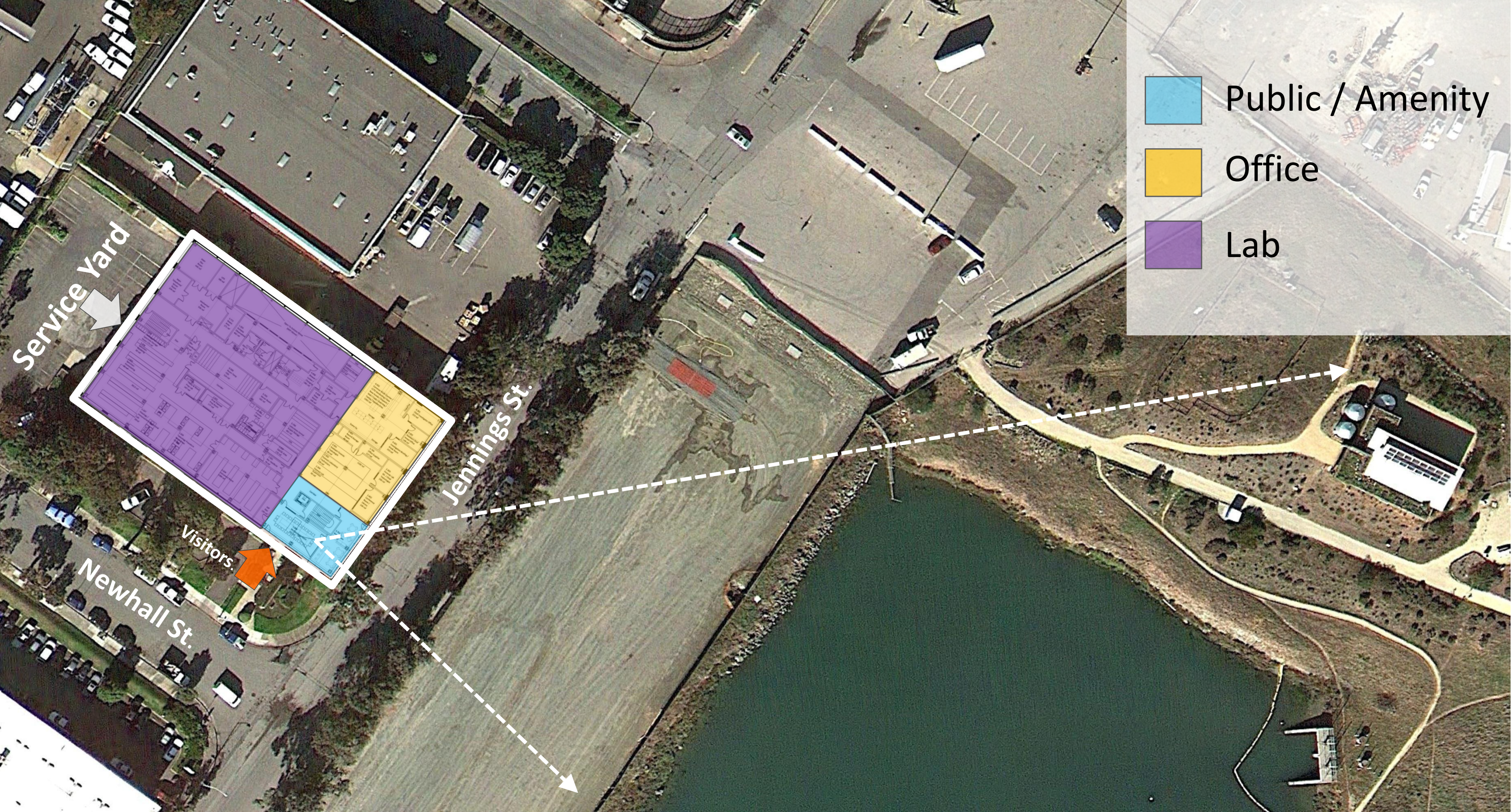


Existing Building – 1 Newhall St.



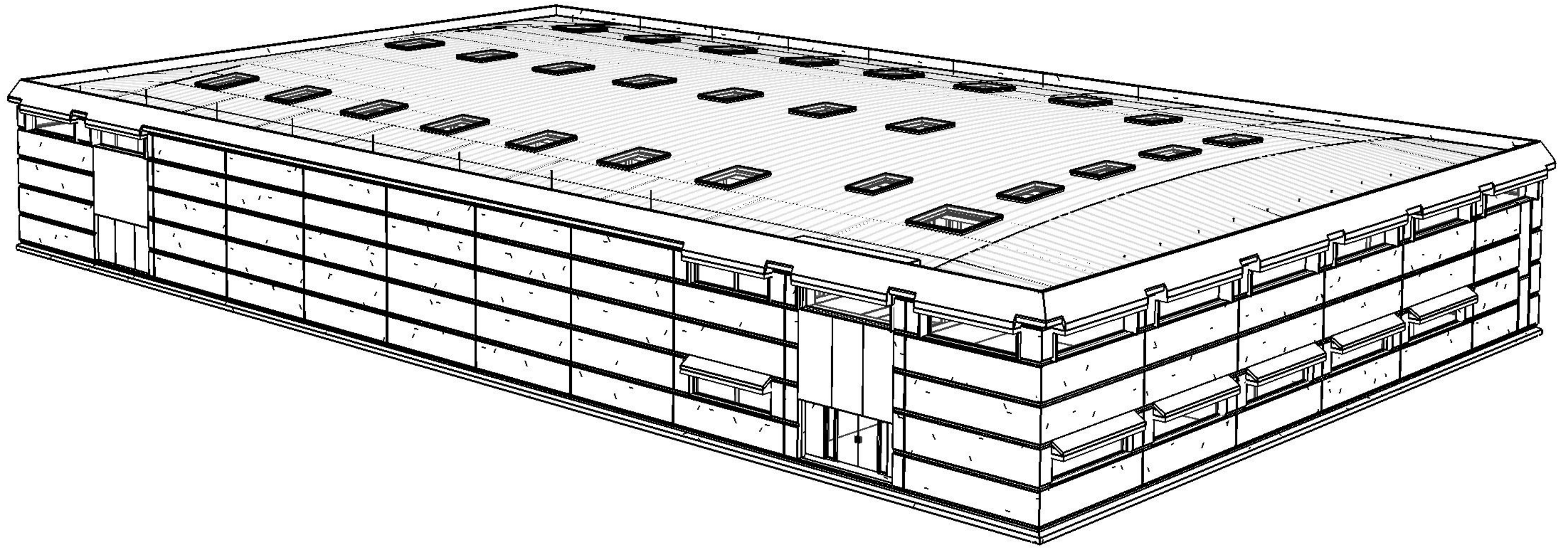
Goals:

- Produce an effective work environment.
- Engage with the surrounding context.
- Convey a state-of-the-art, civic identity.
- Create a sustainable facility.

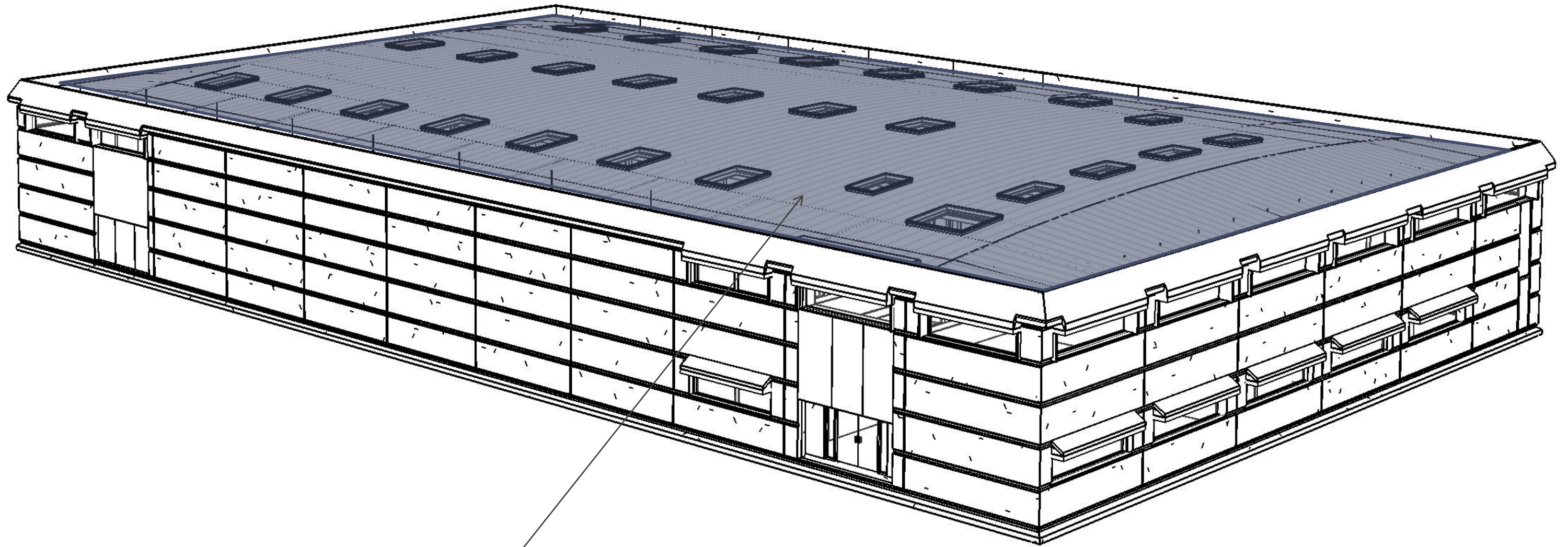


- Public / Amenity
- Office
- Lab

Planning Strategy

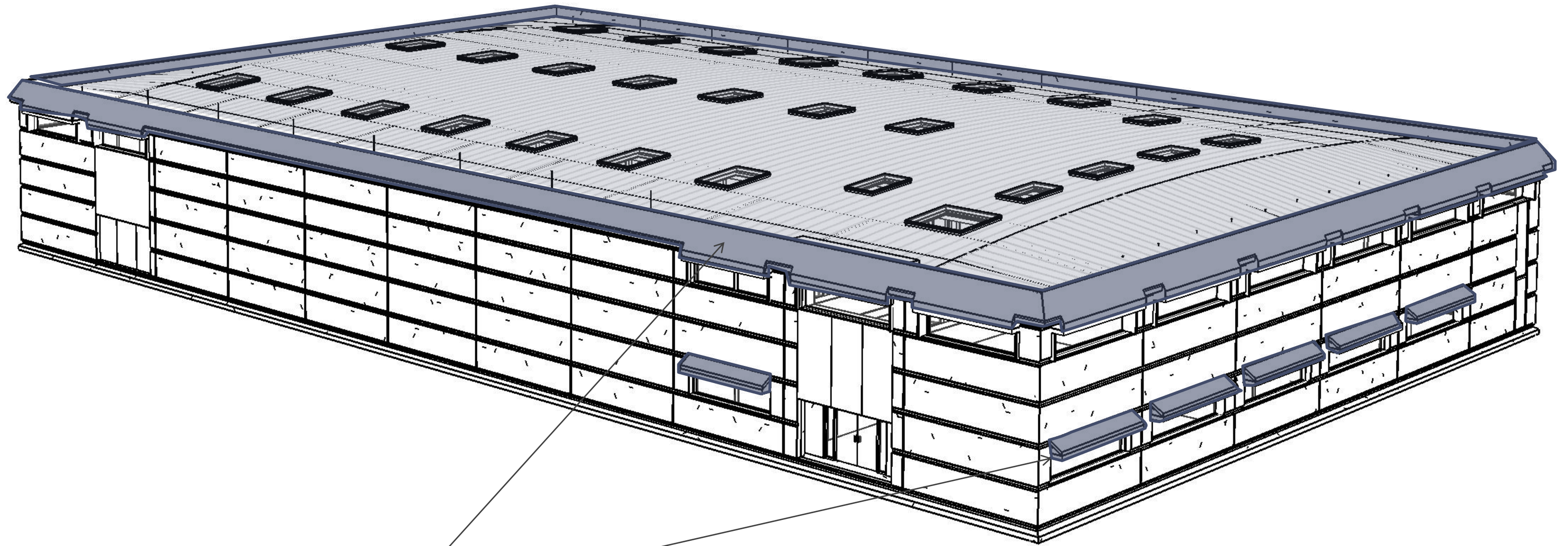


Existing Building Modifications



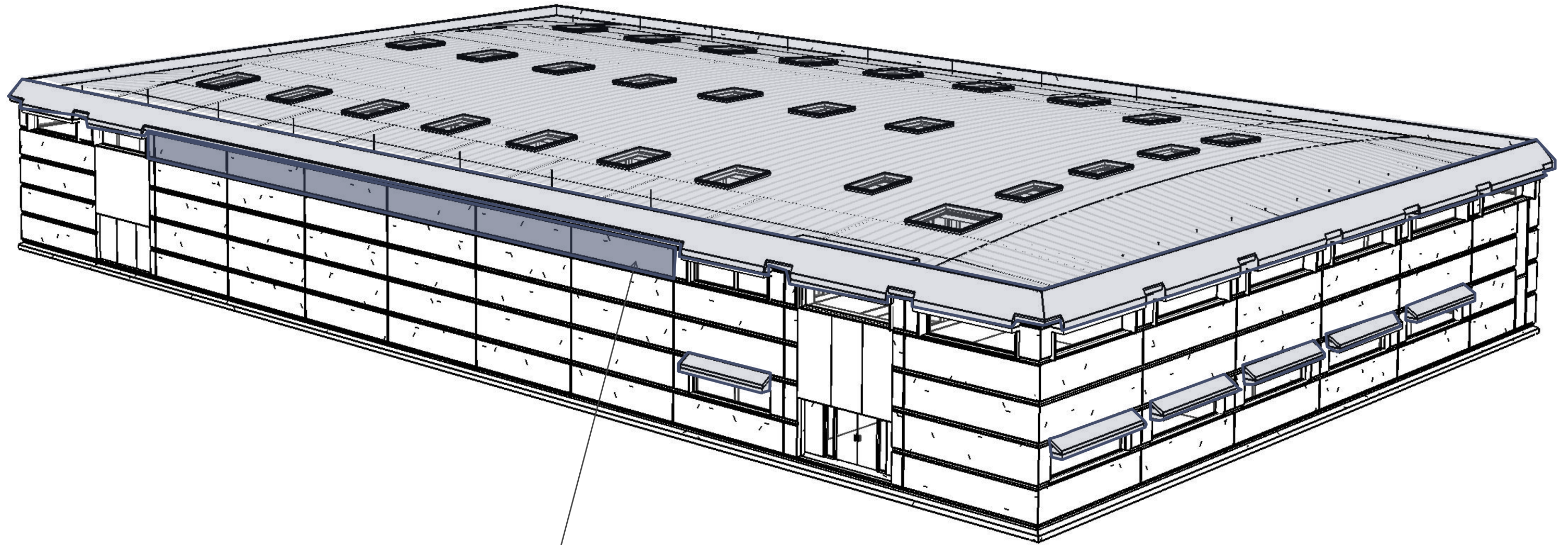
REMOVE ROOF AND STRUCTURE

Existing Building Modifications



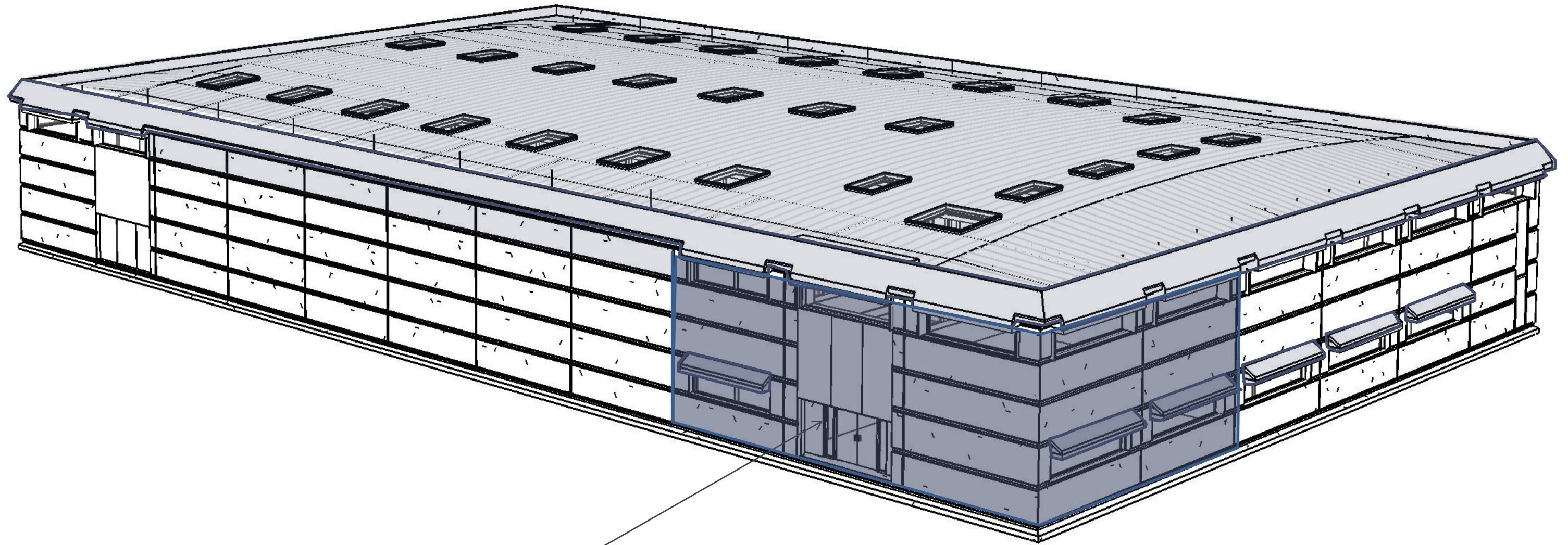
REMOVE MANSARD ROOF

Existing Building Modifications



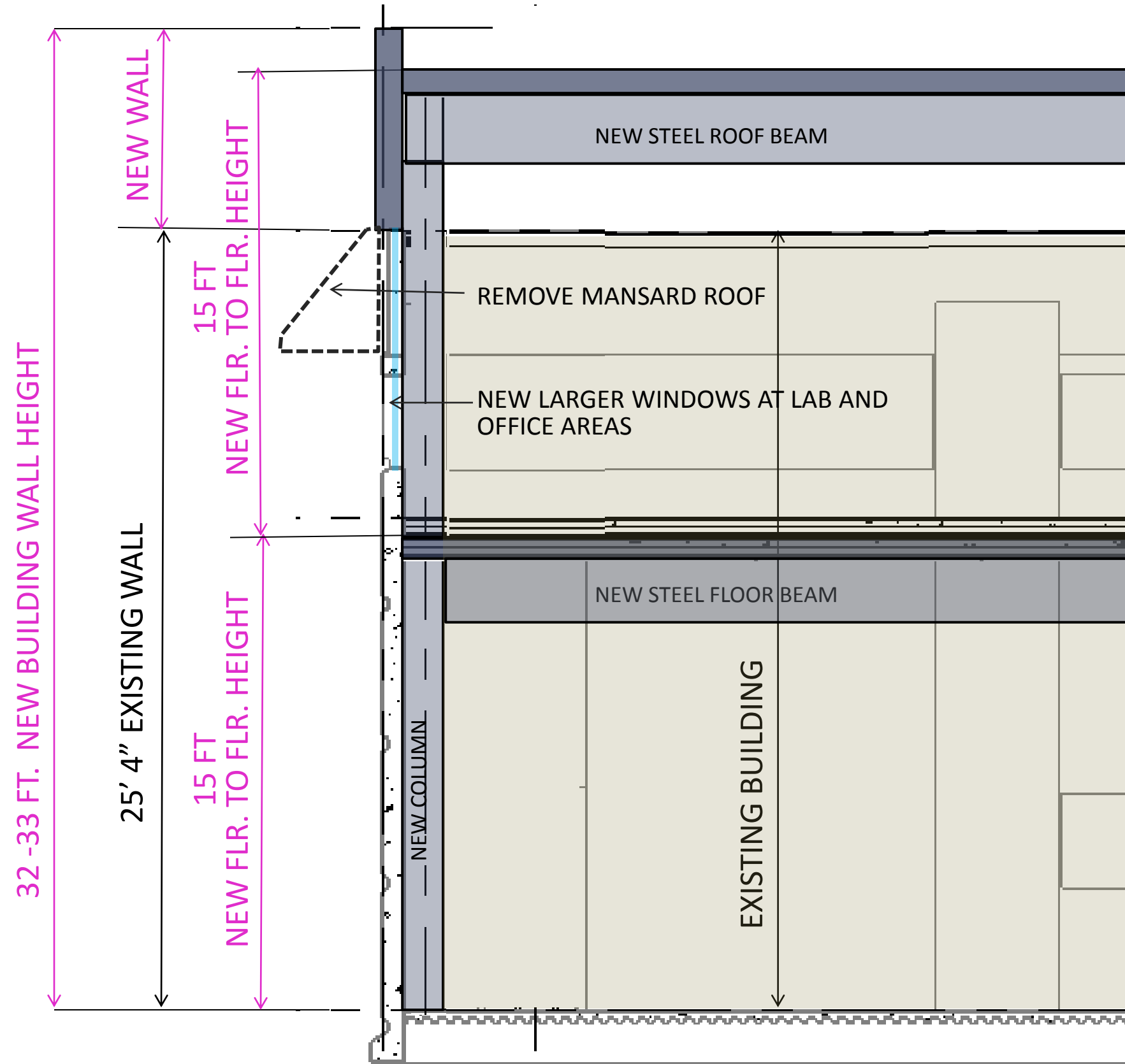
REMOVE UPPER PORTION OF CONCRETE
WALL PANEL FOR WINDOWS INTO LAB
SPACE

Existing Building Modifications

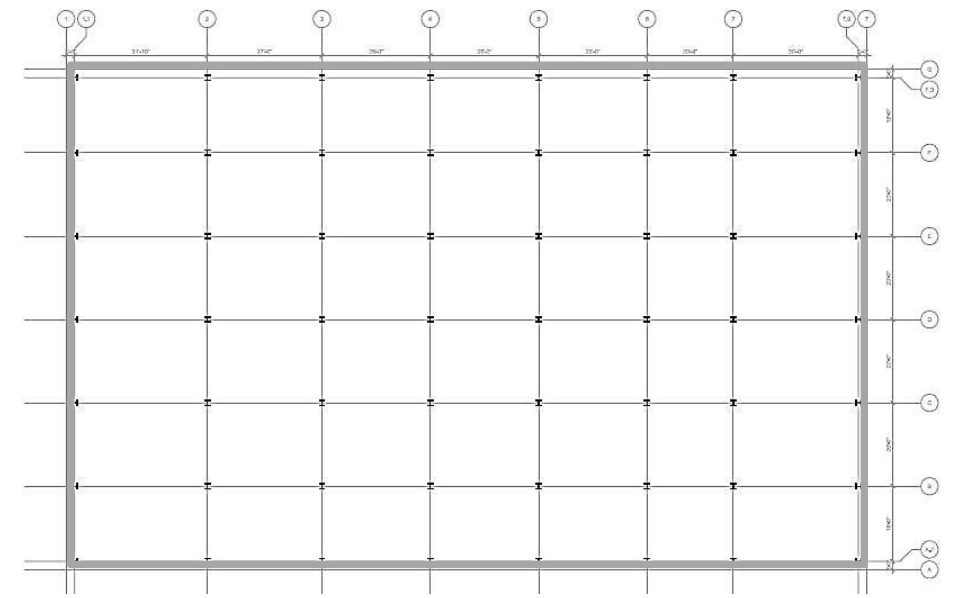


REMOVE CONCRETE WALL PANELS AT CORNER FOR WINDOWS INTO PUBLIC SPACES

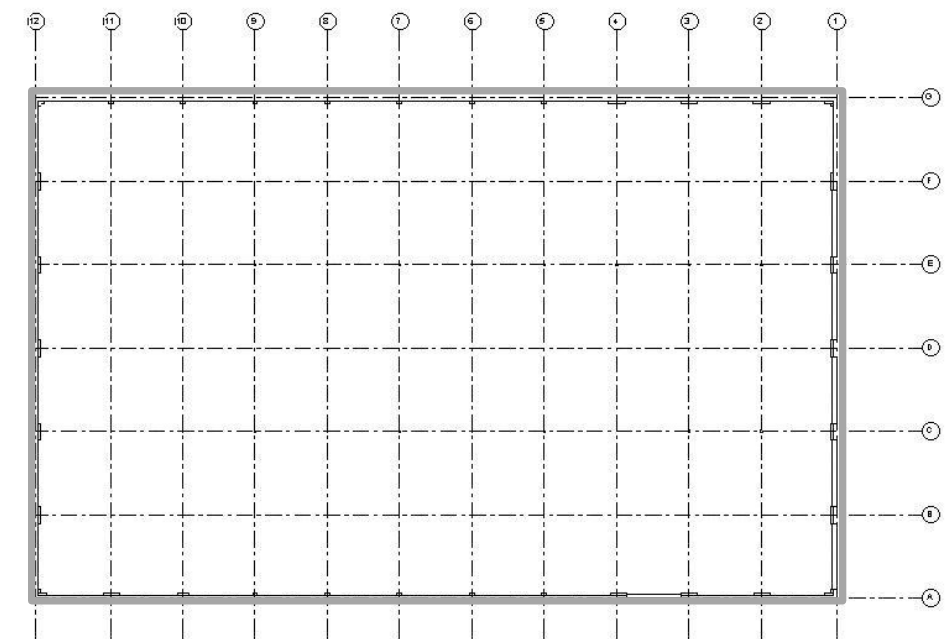
Existing Building Modifications



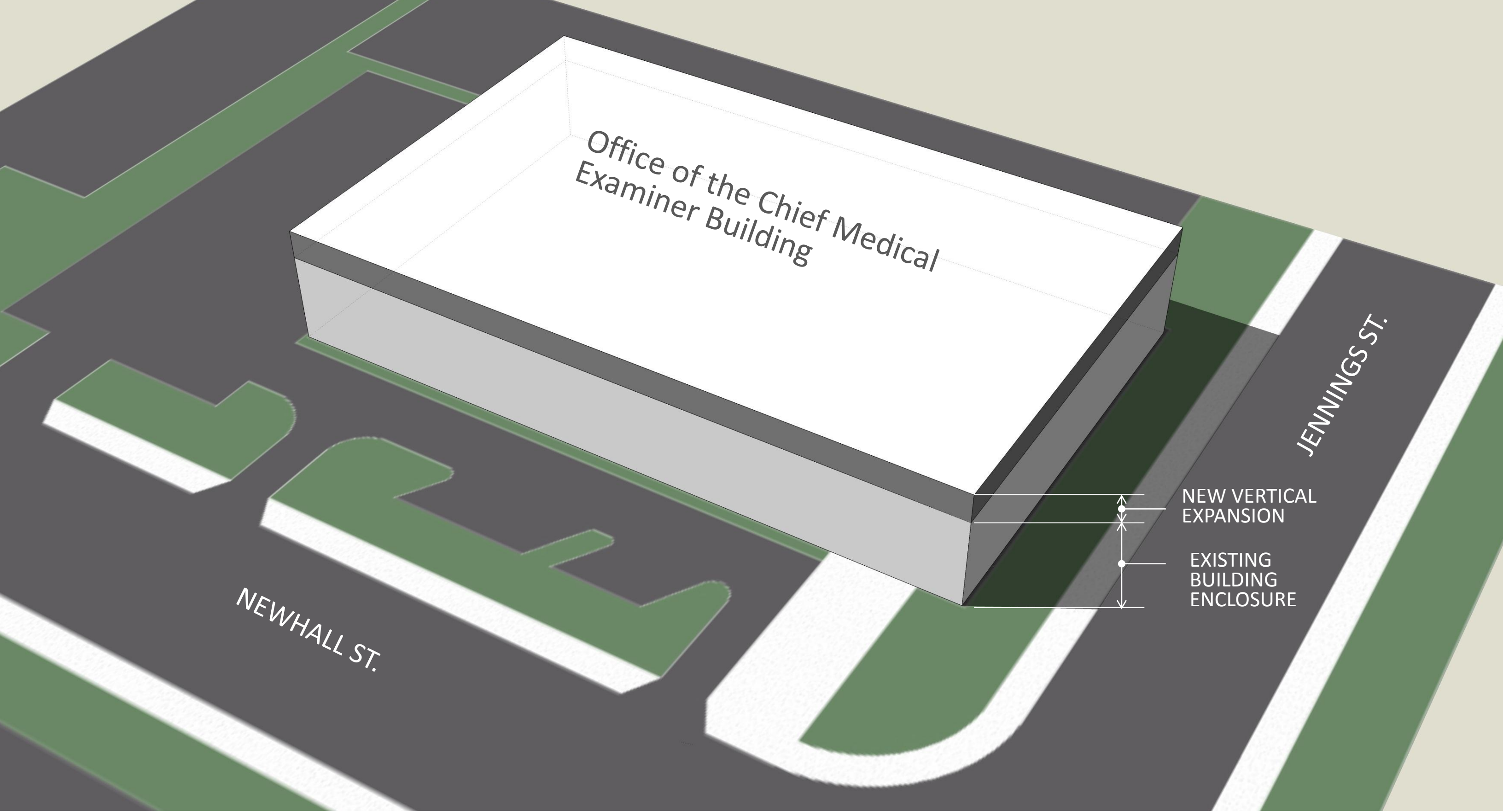
Wall Section



Proposed Structural Grid



Existing Structural Grid



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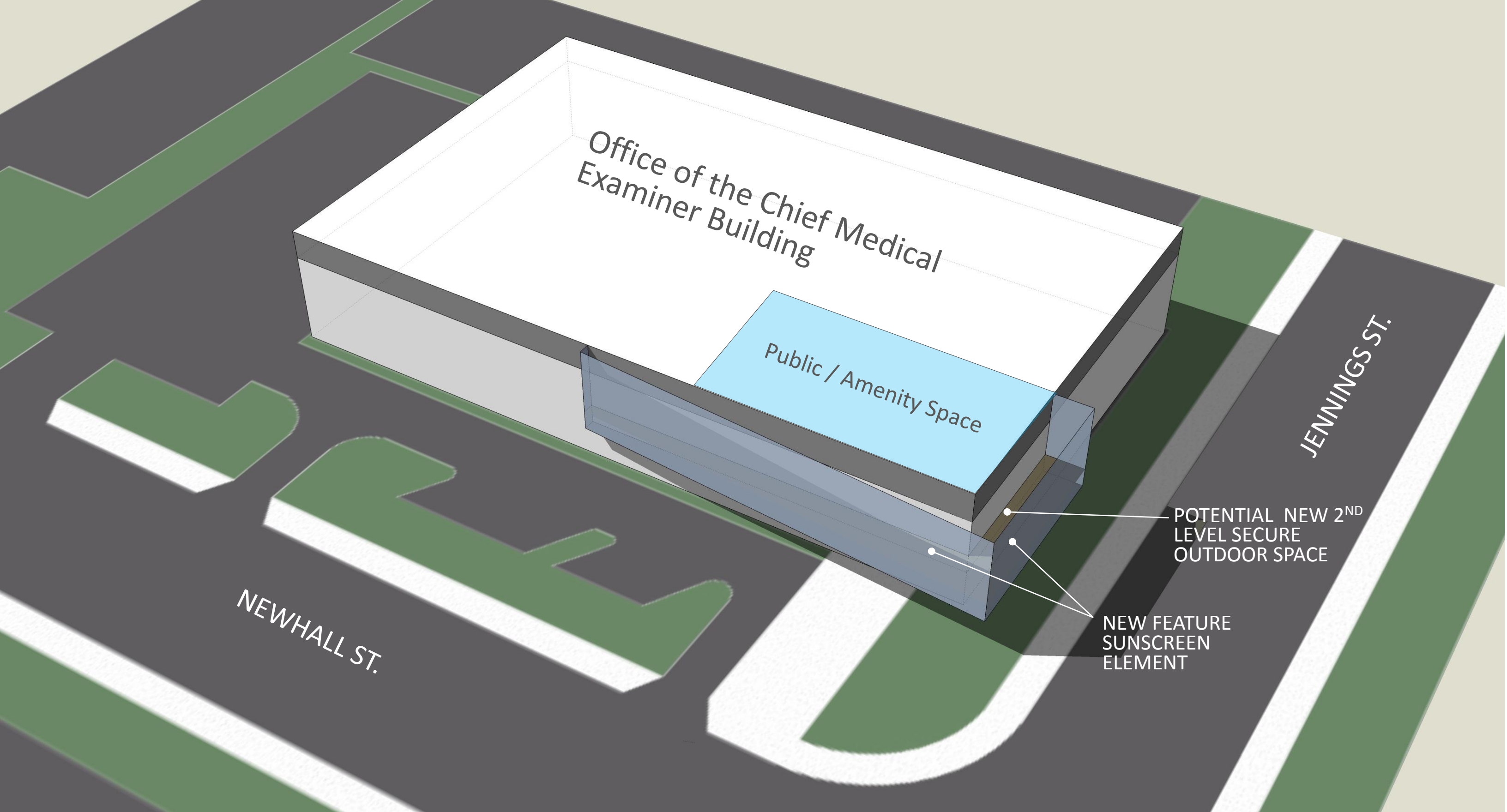
JENNINGS ST.

NEWHALL ST.

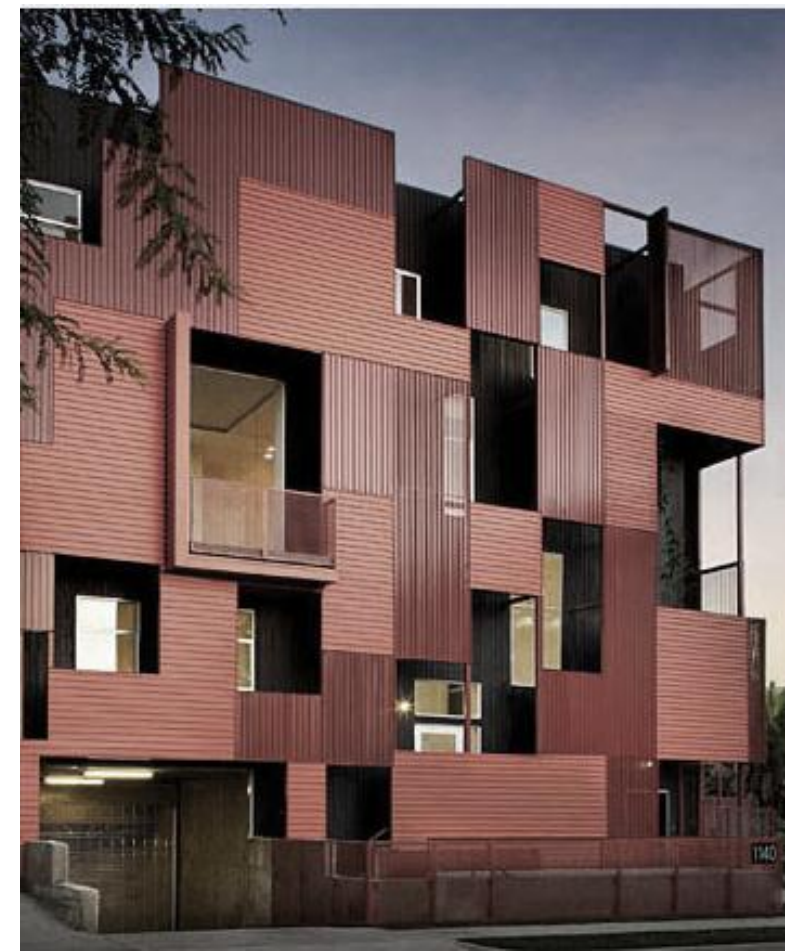
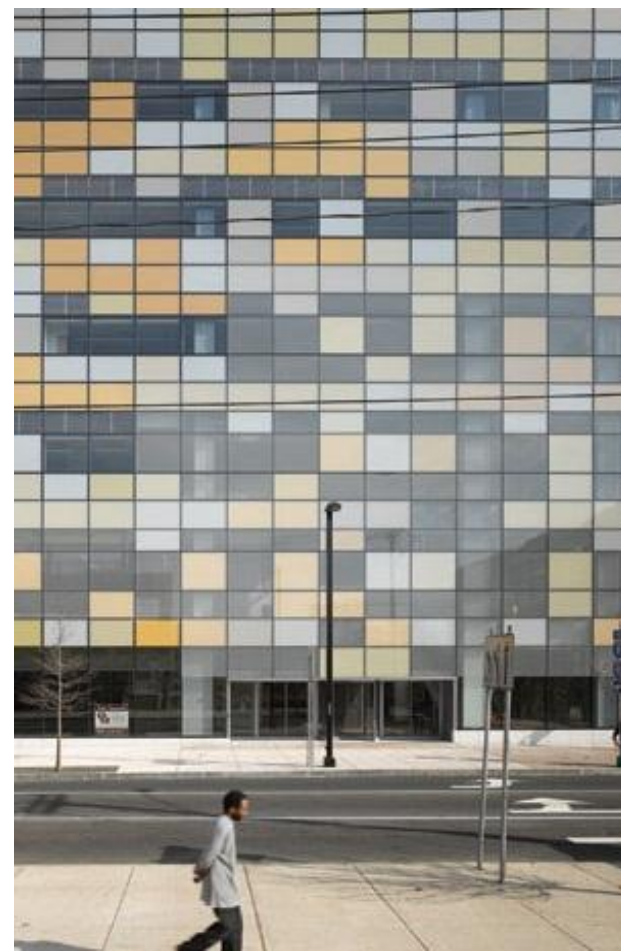
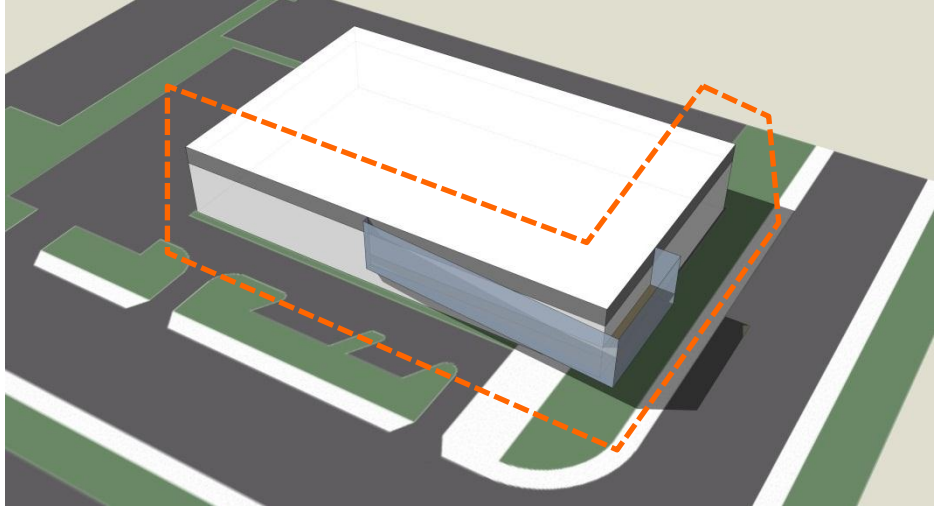
NEW VERTICAL EXPANSION
EXISTING BUILDING ENCLOSURE

Building Massing





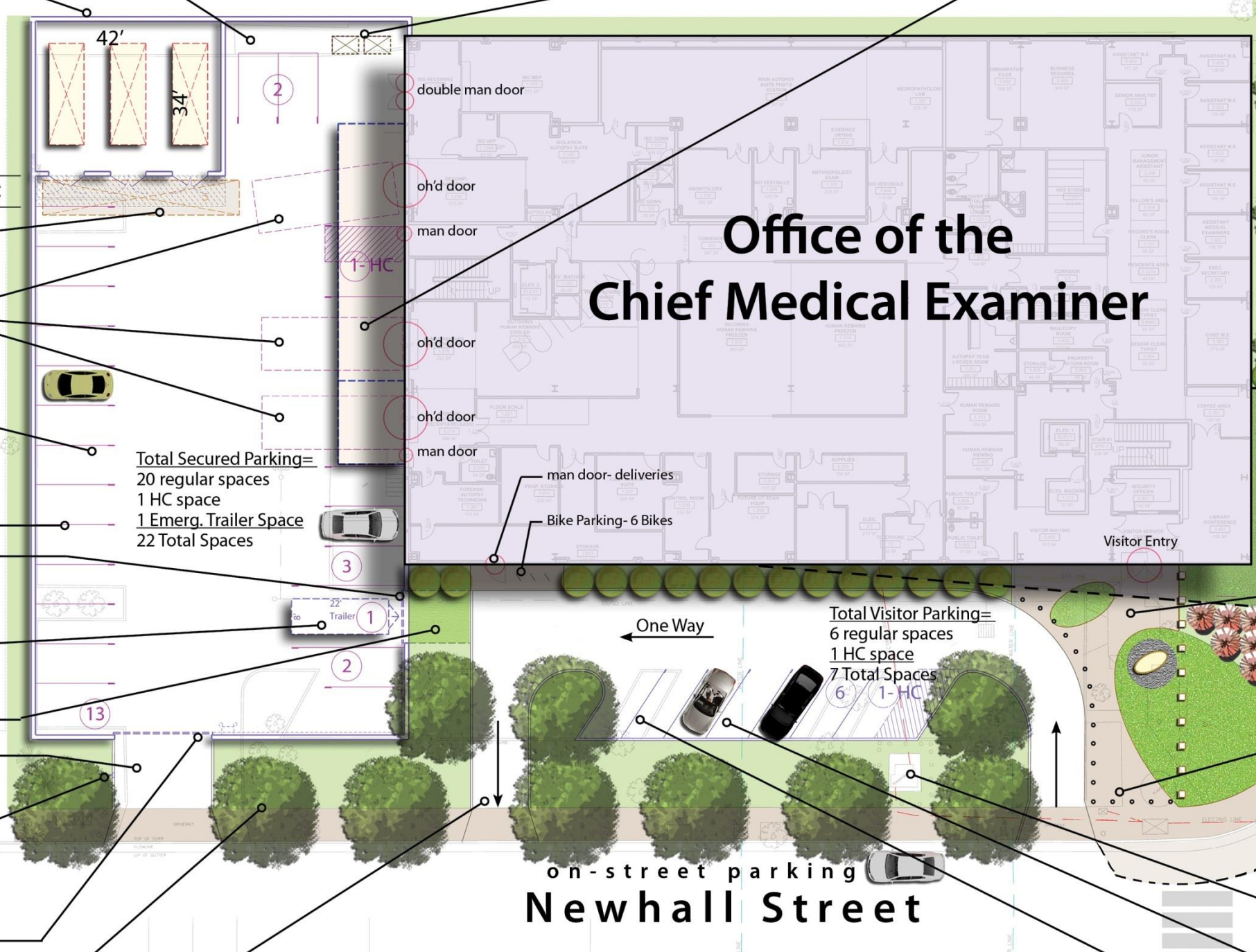
Building Massing



ENGAGEMENT STATE-OF-THE-ART TRANSPARENCY SUSTAINABILITY



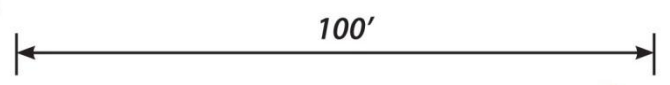
- Optional Storage Area
- 10' tall Screen Wall w/ Sound Attenuation. North Wall location coincident with existing site wall.
- 7' Clear Zone for Generator Access
- 15,000 gal. U/G Fuel Tank (44.5' x 8' dia.)
- 12' x 32' Loading Spaces
- 9 x 16' Parking Stalls = 144 s.f.
- Potential Permeable Paving with Stormwater Storage beneath.
- Manual Slide Gate with Obscuring Grillwork
- Parking for 22' x 8' Emergency Trailer
- Reinforced Turf for Intermittent Access
- Proposed Narrowed Drive from +/- 26' to 22'
- Keypad / Call Box for Gate Activation
- Motorized Slide Gate with Obscuring Grillwork
- Street Trees at Back of Walk
- Proposed New 12' Wide One-Way Drive w/ Curb Cut & Apron

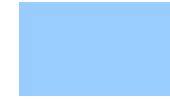
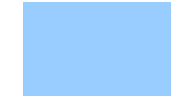
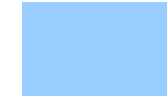
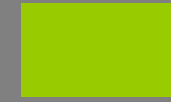
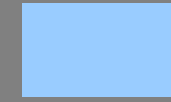
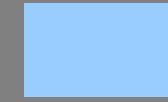


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Site Plan

- Roll-out Dumpsters for Trash & Recycling
- Approx. 15' deep Canopy at Overhead Doors
- 6' dia. x 24' deep U/G Sanitary Overflow Vault / Pumping Station Beneath Landscaped Area
- Sign with street address
- Street Trees at Back of Walk
- Hedge-type Plantings
- Proposed Building Overhang
- Entry Plaza with Feature Element & Special Plantings
- Bosque of Understory Trees
- Security Bollards
- Create Curb Extension (Bulb-Out) at Corner and Marked Crosswalks to Enhance Pedestrian Crossing (San Francisco Better Streets Guidelines)
- Existing Transformer
- 8' x 18' Angled Parking Stalls= 144 S.F.
- 7 Visitor Parking Spaces (1 Handicap)





Questions Discussion