

Office of the Chief Medical Examiner Building

1 Newhall Street, San Francisco, California

Phase 1 & 2 (Schematic Design & Design Development) SFAC – Civic Design Review Committee Presentation

October 20, 2014



OCME – Agenda:



- Introductions
- Goals
- Property / Project Description
- Project Site
 - ❖ Surrounding Context
 - ❖ Existing Building
 - ❖ Landscape Design Site Plan
 - ❖ Landscape Design Plant Materials
 - ❖ Landscape Design Site Furnishings
- Architectural Renderings
- Exterior Building Elevations
- Building Sections
- Exterior Finish Materials board
- Questions / Discussion



- Create a modern, flexible, efficient and safe workplace environment for the OCME.
- Provide a new facility that relates well with the surrounding neighborhood.
- Convey an appropriate civic identity.
- Create a sustainable facility.



Property Information

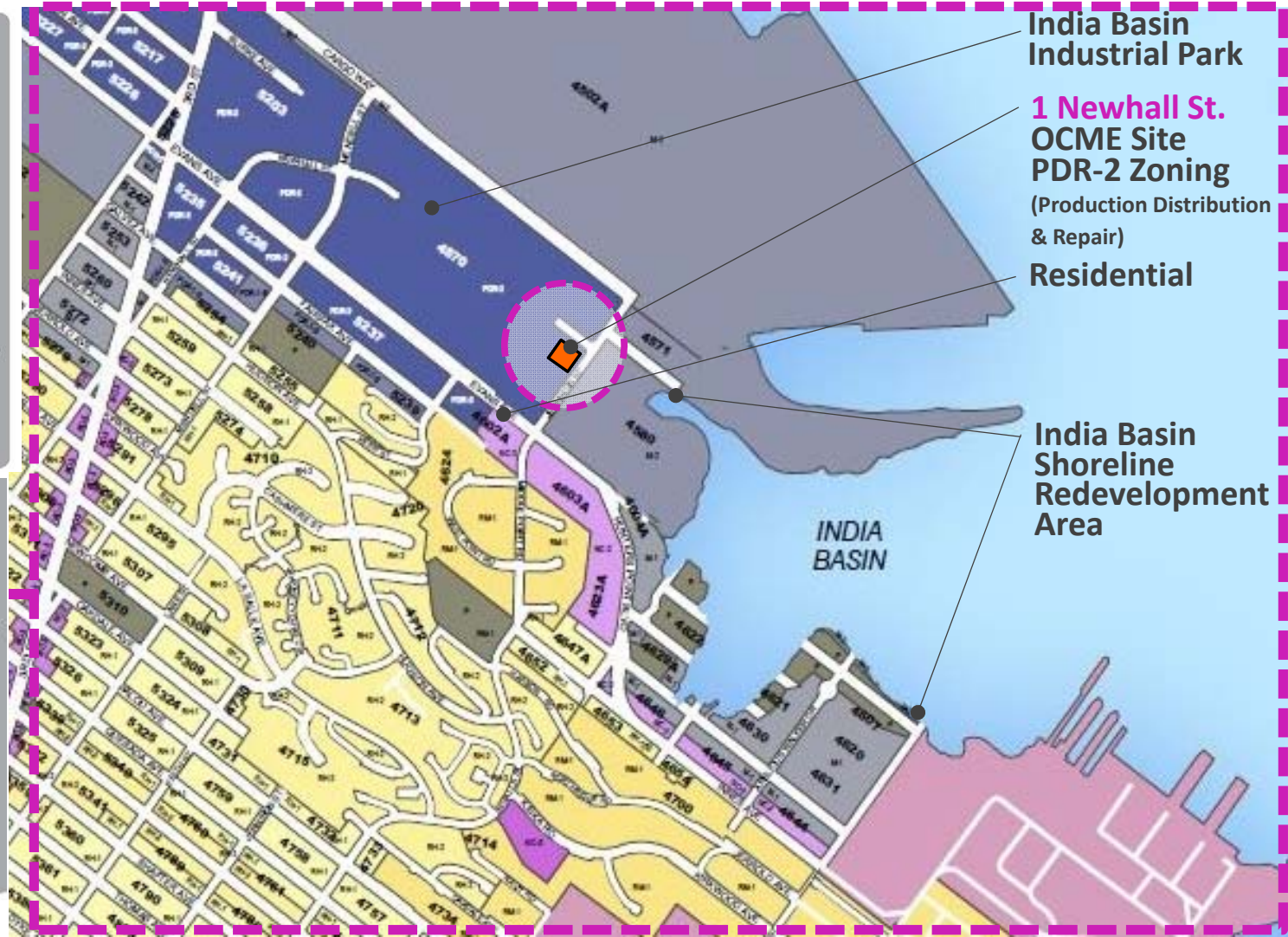
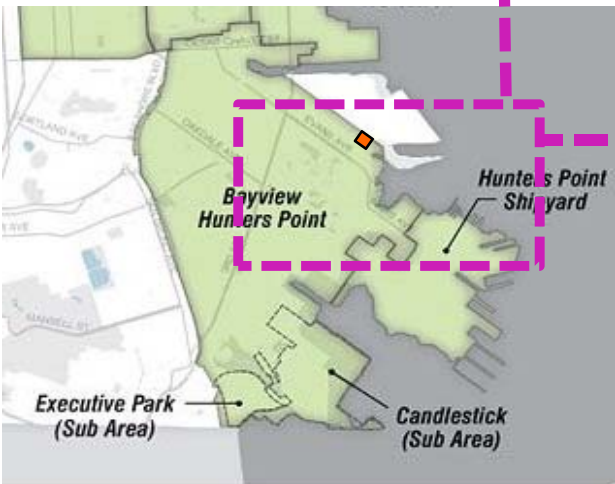
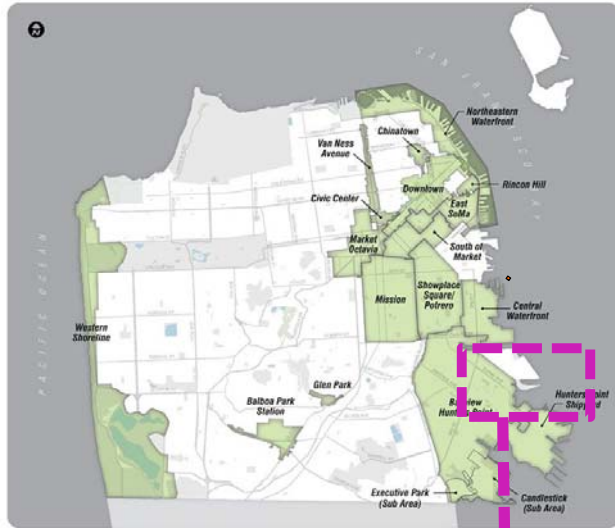
- Address: 1 Newhall Street
- Zoning: PDR-2 will require Conditional Use approval
- Existing building 18,000 SF constructed 1984
- Existing 1-story Precast Tilt-up Structure
- Light weight Timber roof
- Partial wood mezzanine
- 25'-4" Building height
- Environmental Evaluation approval May 31, 2013

Project Information

- Autopsy / Laboratory / Support areas
- Office and Office Support areas
- Public / Amenity
- 2-Story building, 42,218 gsf
- 50 Employees
- Parking requirements
 - 8 City vehicles
 - 6 visitor vehicles
 - 10 Secured First responder vehicles
- \$37.45 M Total Construction Cost



OCME – Project Site:



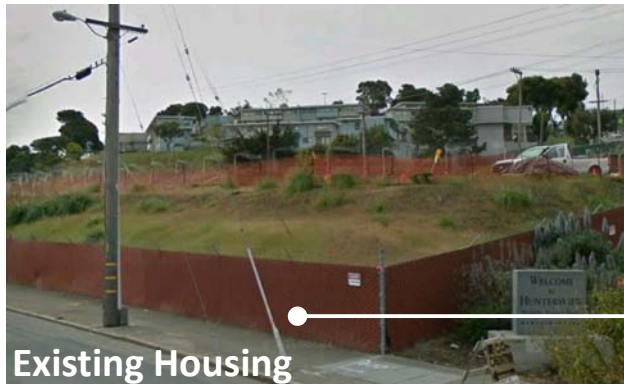
OCME – Surrounding Context:



Maritime Port
Jennifer Street



Heron's Head Park



Existing Housing



Evans Rd.



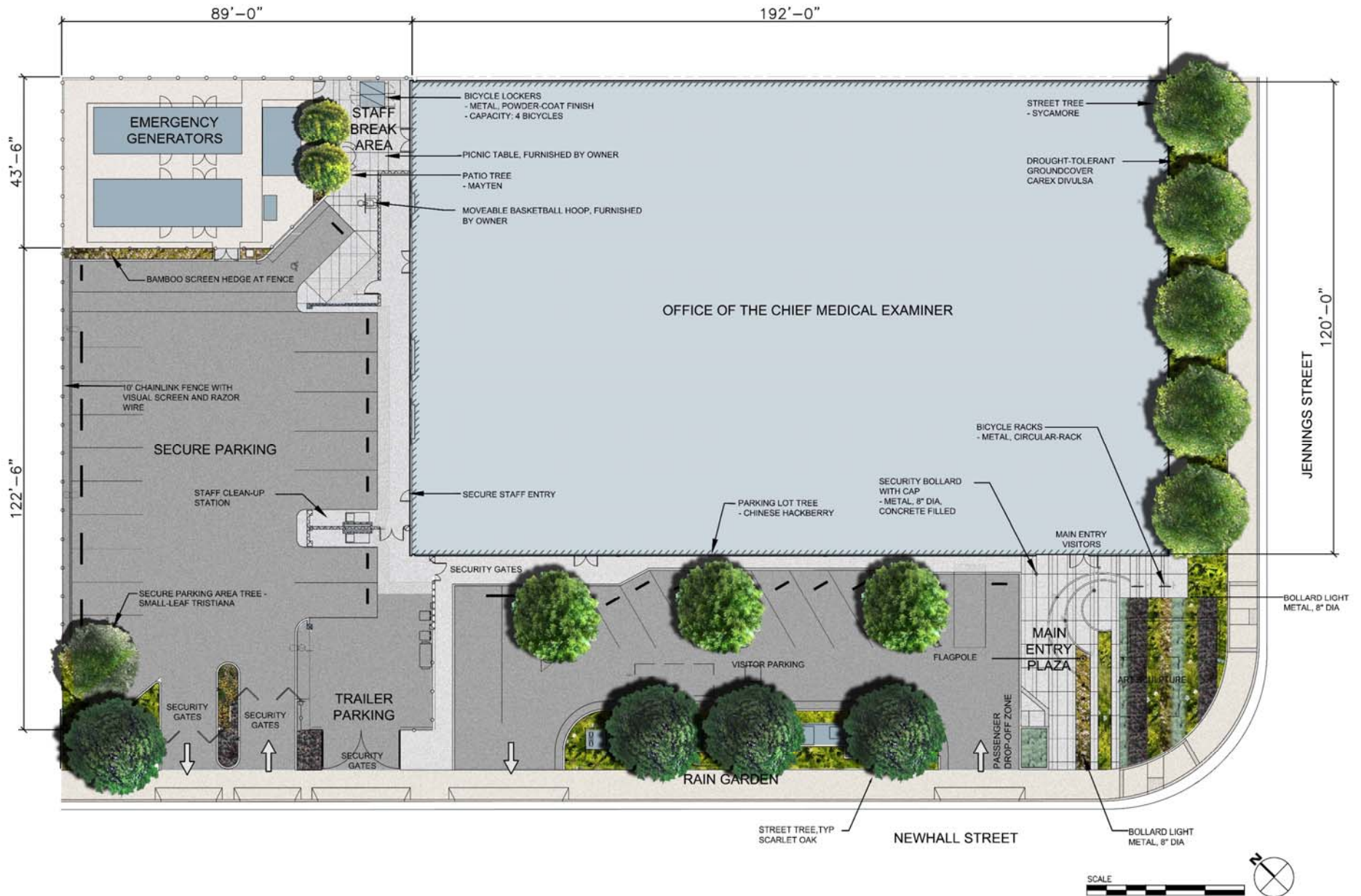
Substation

OCME – Existing Site / Building:



OCME
1 Newhall St.

OCME – Landscape Design Site Plan:





Chondropetalum



Gazania



Loropetalum



Hypericum



Cream Flax



Pink Muhly



Artemisia

Main Entry Plaza

Note: Planting Materials shown represent the selected planting palette chosen by the landscape Architect. Most, but not all plant types shown will be incorporated into the designs.

OCME – Landscape Design (Plant Materials):



Scarlet Oak

Newhall Street



Westringia



Arctostaphylos



Penstemon



Pink Muhly

Newhall Street – Rain Garden



Street Tree - Sycamore

Jennings Street



Carex Divulsa

Note: All tree types shown are incorporated into the landscape design. Each was selected for its appropriate size, scale, and growth - to best adapt to their planted locations.



Chinese Hackberry
Visitor Parking



Gazania

Note: Planting Materials shown represent the selected planting palette chosen by the landscape Architect. Most, but not all plant types shown will be incorporated into the designs.

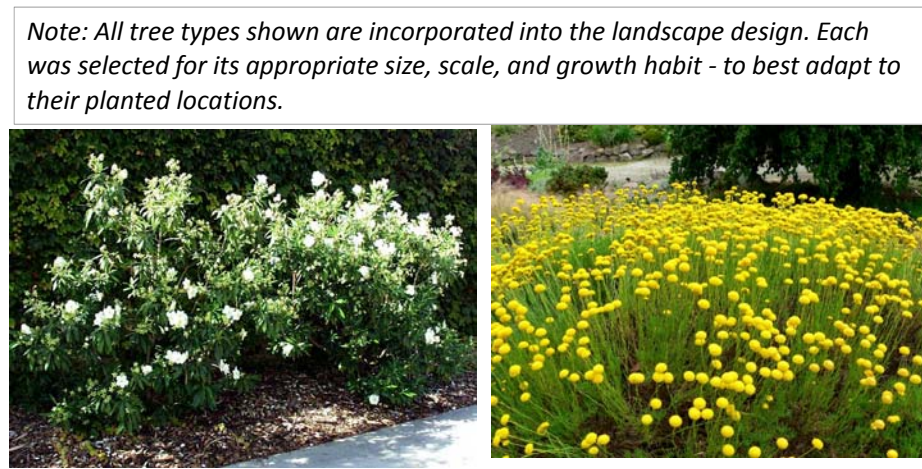


Creeping Myoporum

OCME – Landscape Design (Plant Materials):



Small-Leaf Tristania



Bush Anemone



Santolina



Penstemon



Pink Muhly

Note: All tree types shown are incorporated into the landscape design. Each was selected for its appropriate size, scale, and growth habit - to best adapt to their planted locations.

Secure Parking Area - Corner Area



Mayten



Loropetalum



Santolina



Screen Hedge at Generator Enclosure

Staff Break Area

Note: Planting Materials shown represent the selected planting palette chosen by the landscape Architect. Most, but not all plant types shown will be incorporated into the designs.



Bicycle Rack
- Circular, metal rack



Bicycle locker
- Metal, powder coat finish
- Capacity: 4 bikes



Security Bollard
- Metal, brushed finish,
8" dia, concrete-filled
- Non-lighted

OCME – Architectural Renderings:



main southeast (Newhall Street) entry

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main southeast (Newhall Street) entry

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main southeast (Newhall Street) entry

OCME – Architectural Renderings:



Jennings Street view

OCME – Architectural Renderings:



Newhall Street view

OCME – Architectural Renderings:

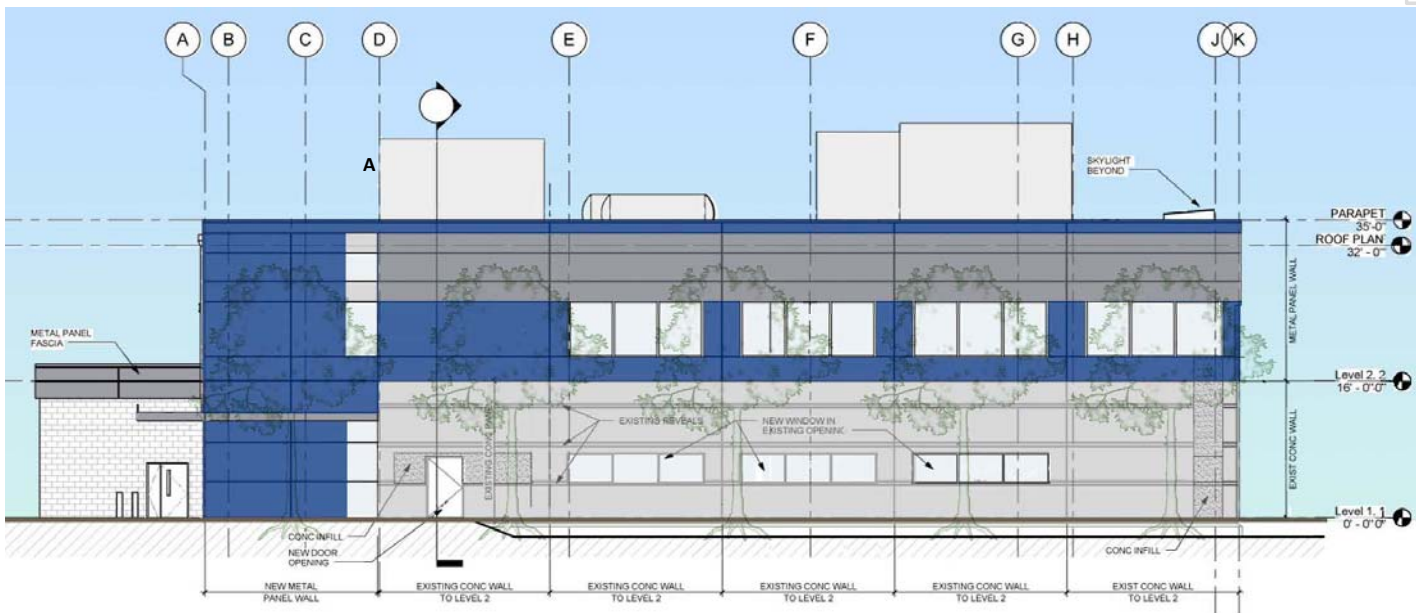


Newhall Street (secure parking) view

OCME – Building Elevations:

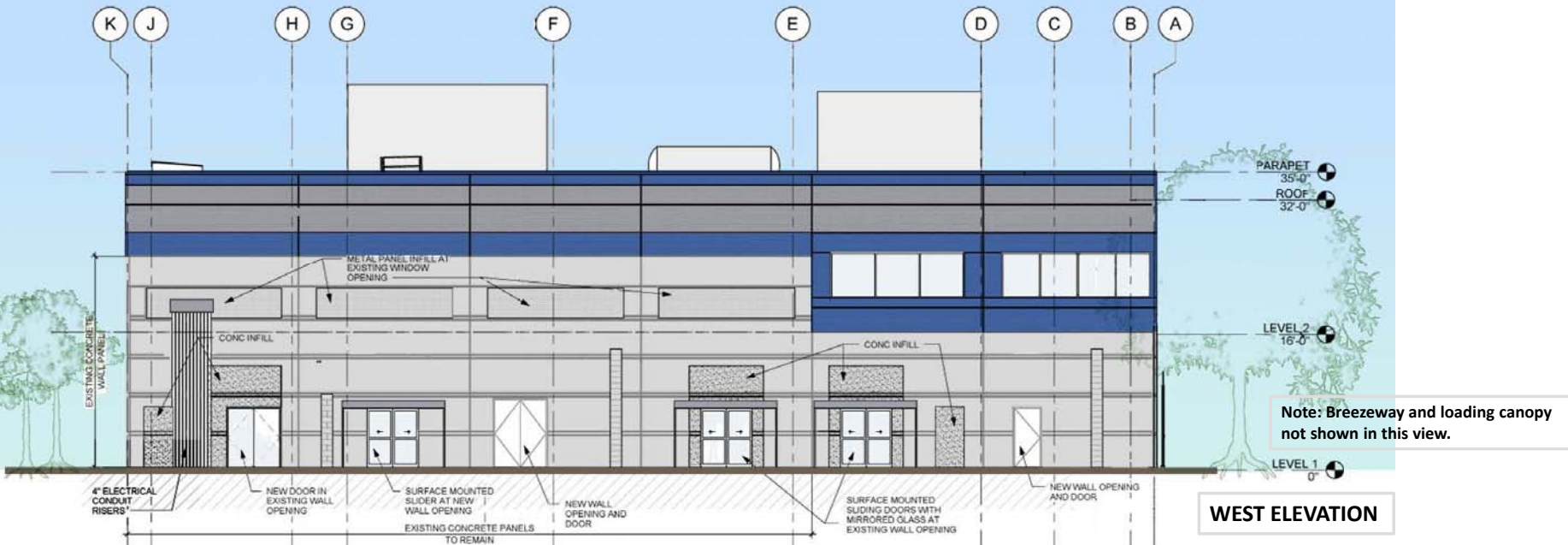


(Newhall Street) SOUTH ELEVATION

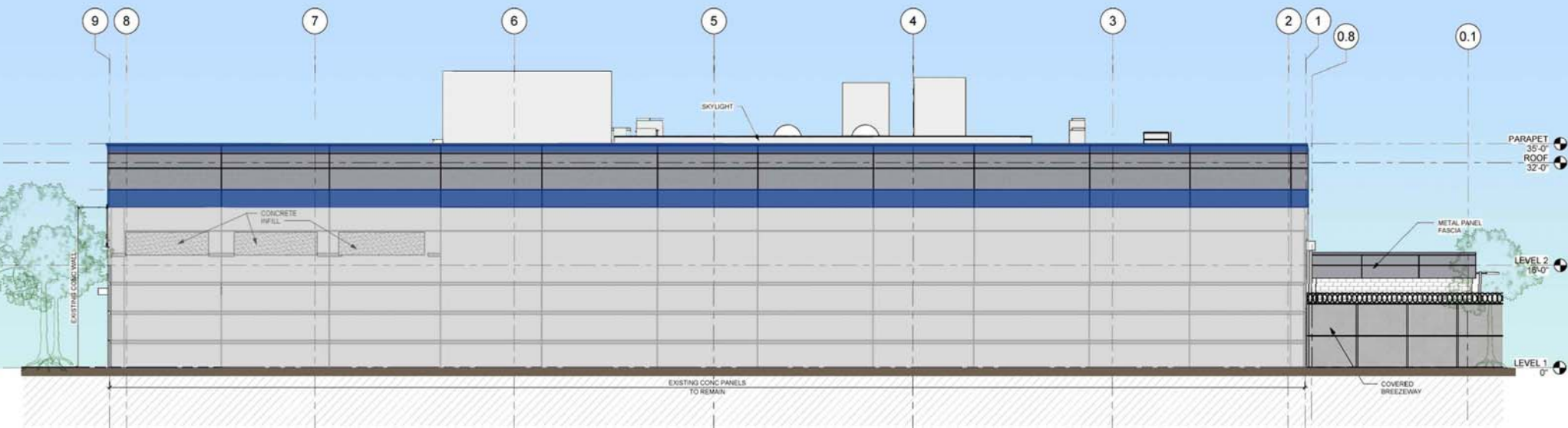


(Jennings Street) EAST ELEVATION

OCME – Building Elevations:

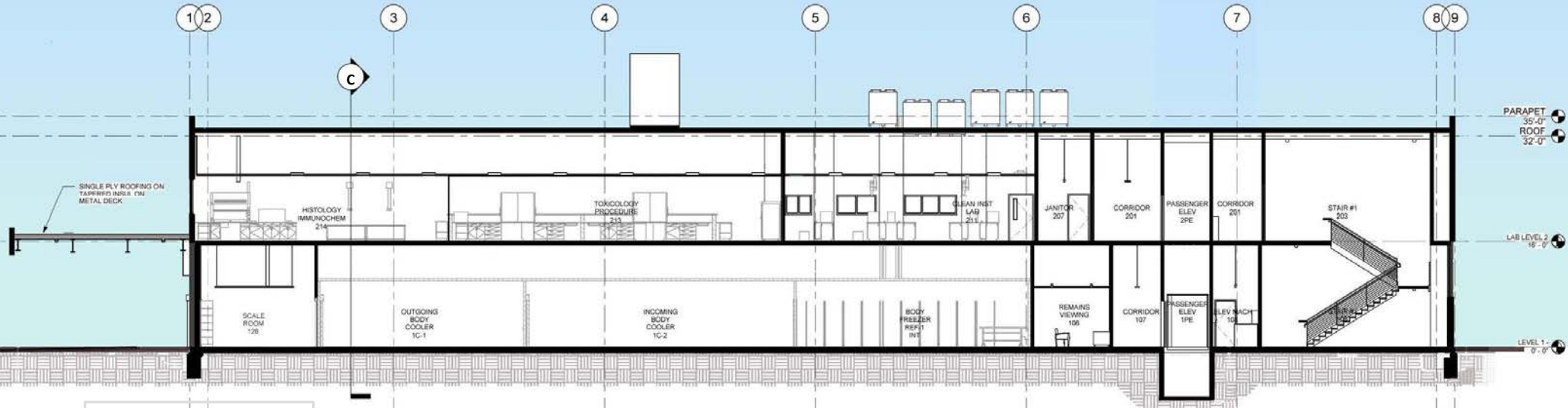


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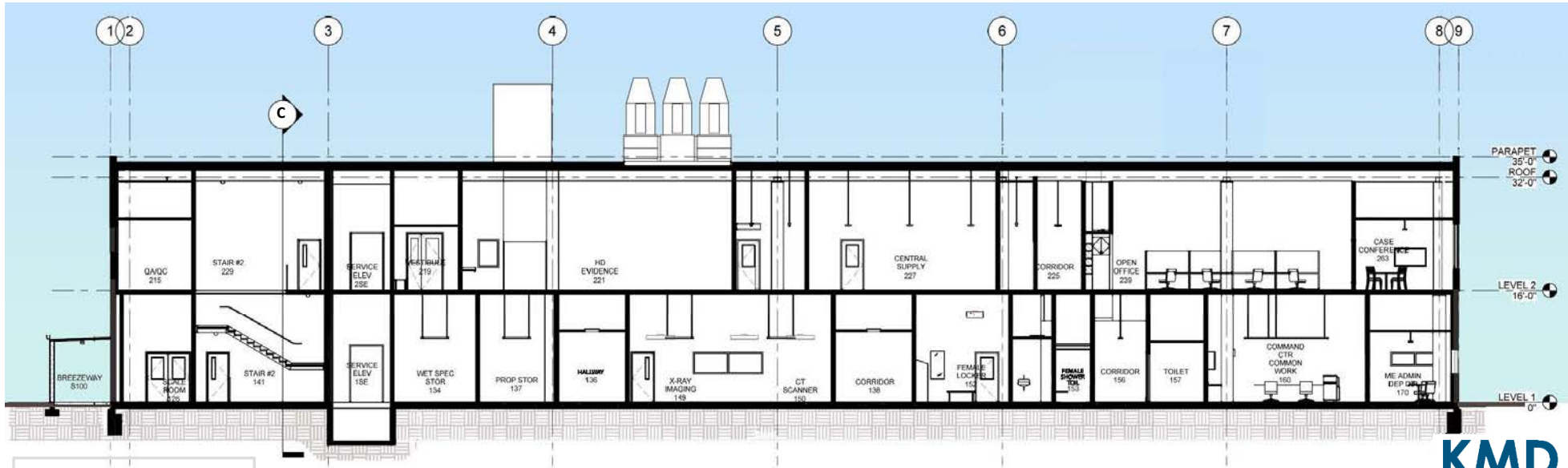


NORTH ELEVATION

OCME – Building Sections:

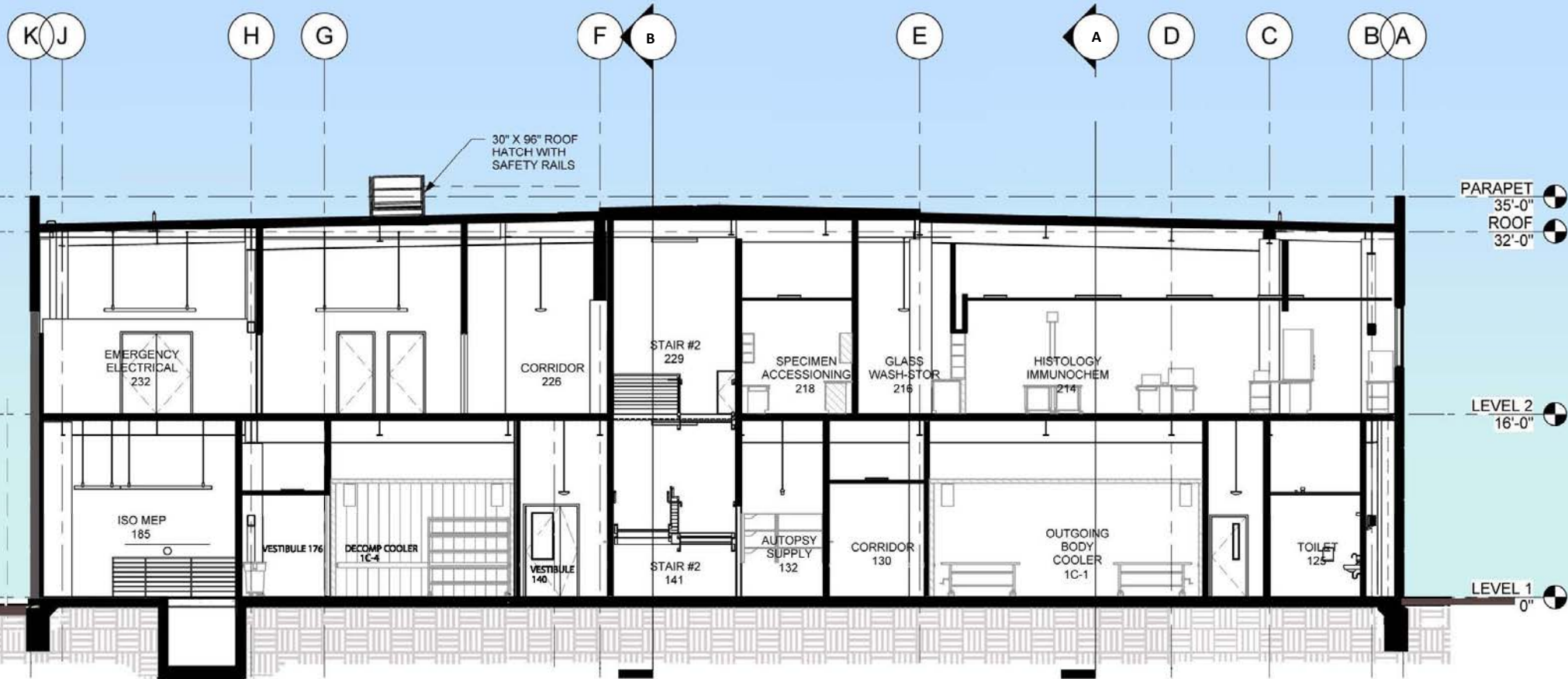


BUILDING SECTION A



BUILDING SECTION B

OCME – Building Sections:



BUILDING SECTION C

OCME – Exterior Finish Materials:



EXISTING CONCRETE PANEL

METAL PANEL

METAL PANEL

METAL PANEL INFILL

FRITTED GLASS

TYPICAL WINDOW GLAZING



OFFICE OF THE CHIEF
MEDICAL EXAMINER
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SAN FRANCISCO, CA



EXTERIOR FINISH
MATERIALS
OCTOBER 20, 2014



OCME – Questions / Discussions:

