

MAXINE HALL HEALTH CENTER RENOVATION AND SEISMIC UPGRADE

CIVIC DESIGN REVIEW - PHASE 3 : JUNE 25, 2018

CITY & COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC HEALTH



MAXINE HALL HEALTH CENTER
RENOVATION AND SEISMIC UPGRADE
CDR PHASE 2 COMMENTS (11/27/2017)

Motion to approve Phase 2 of the Maxine Hall Health Center Renovation and Seismic Upgrade Project contingent upon:

1. Including a plaque which describes the artwork and reproduction
2. Moving forward with Option 1 of the Graphic Wall
3. Painting the handrails
4. Moving forward with the preferred option of clear anodized aluminum window detailing for the shotcrete wall
5. Integrating the Committee's planting suggestions.

MAXINE HALL HEALTH CENTER
RENOVATION AND SEISMIC UPGRADE
REVISIONS AFTER CDR 2 (11/27/2017) APPROVAL

1. South Elevation Graphic Wall :

We are proposing a minor revision to the Graphic Wall; The concrete shear wall is now moved to the interior of the building, allowing the exterior plane of the graphic wall to be set back from the surrounding concrete frame in keeping with the existing historic facade. (Revision per Historic Preservation planning recommendation)

2. East Elevation : East elevation changed back to the proposed CDR 1 (6/19/2017) design:

Historic Preservation Planning recommended that the proposed new window design be consistent with the existing historic character; with clear anodized aluminum frames and similar proportions. The concrete shear wall at the east facade was pushed back to distinguish the existing frame which is considered a character-defining feature. (Revision per Historic Preservation Planning recommendation)

3. Handrail/Guardrail at East Front Entry:

We are proposing a redesigned handrail at the front entry ramp to allow for better visibility to the ceramic tile mural. (Revision per CDR Phase 2 comments)

4. Entry Ramp:

In order to meet ADA requirements, the front entry ramp itself has been modified and extended. (Revision as required per separate Mayor's Office on Disability (MOD) project - Previously approved and permitted: Permit number 2016-1222-5776)

MAXINE HALL HEALTH CENTER
RENOVATION AND SEISMIC UPGRADE
REVISIONS AFTER CDR 2 (11/27/2017) APPROVAL

5. Plaque for Art Wall :

We are proposing the Plaque describing the artwork and reproduction be located at south-east corner of building.
(Revision made per CDR 2 comment)

6. Landscape : We are proposing a revised planting scheme (Revision made per CDR 2 comment)

EAST ELEVATION SHOTCRETE WALL



SOUTH ELEVATION SHOTCRETE WALL

EAST ELEVATION SHOTCRETE WALL



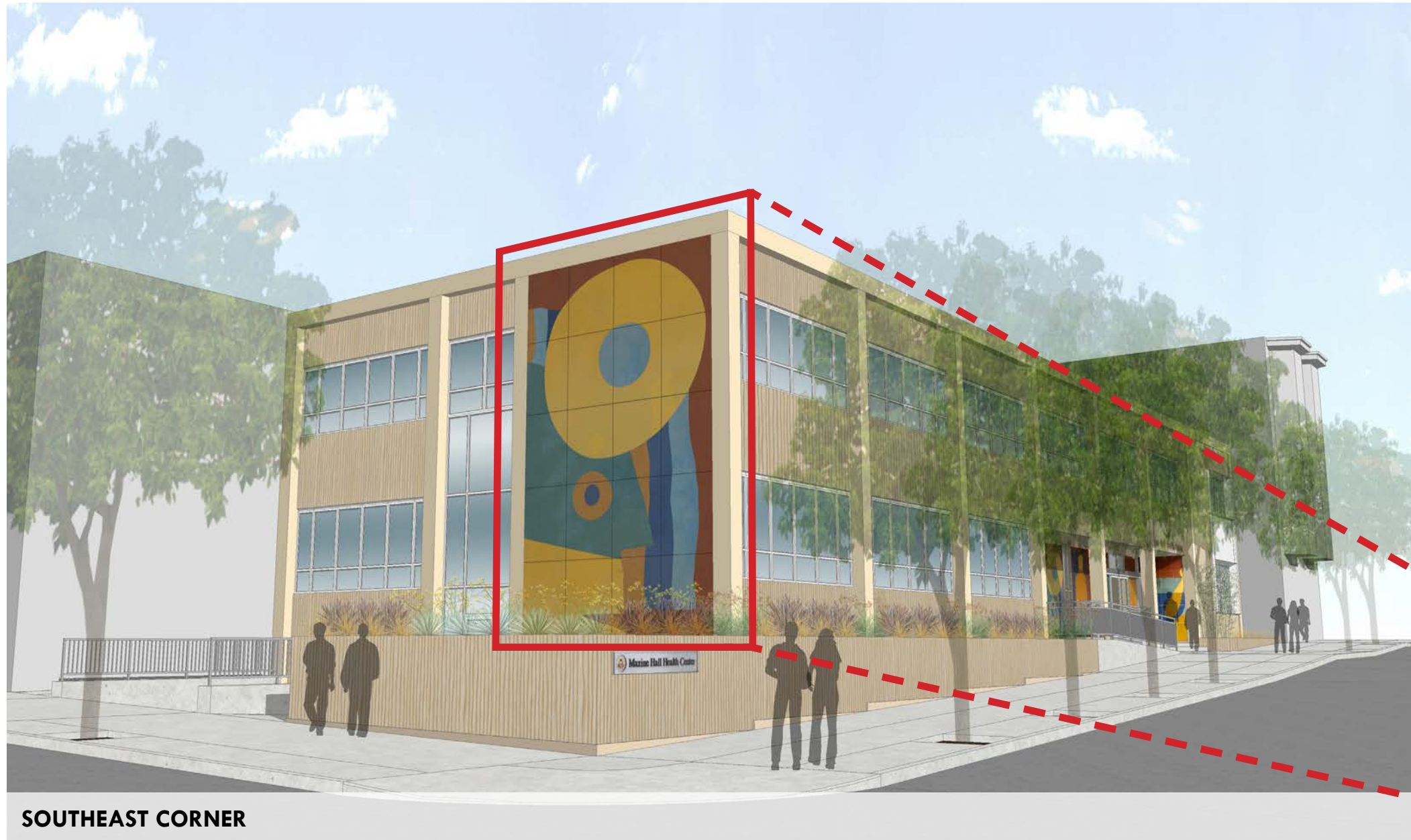
SOUTH ELEVATION SHOTCRETE WALL

PROPOSED SHOTCRETE WALL LOCATIONS

Subject - South Elevation Graphic Wall

1. South Elevation Graphic Wall :

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SOUTHEAST CORNER

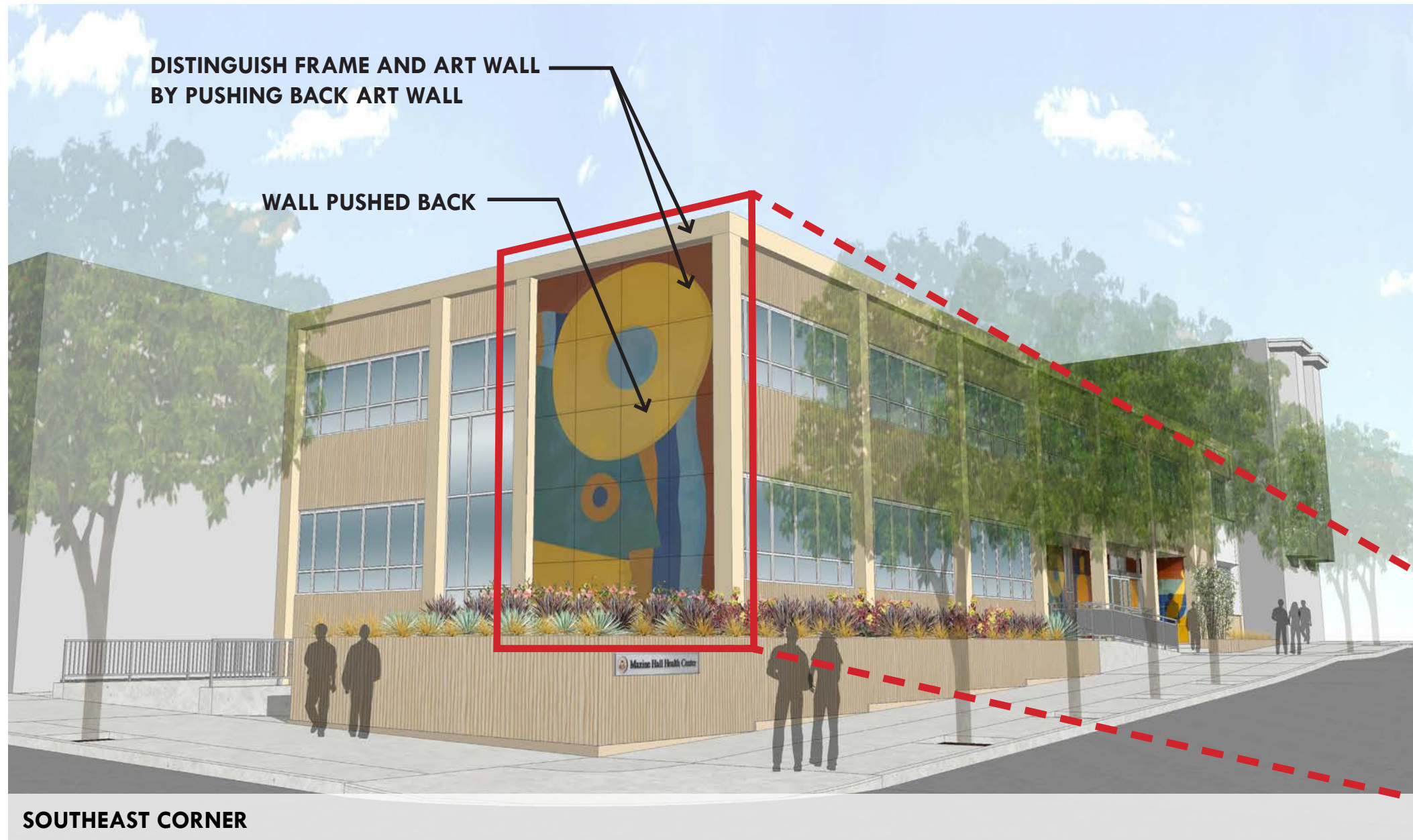


PRECEDENT - RESIN IMPREGNATED PANEL



EXISTING WALL TILE AT ENTRANCE

SOUTH ELEVATION - GRAPHIC WALL (CDR PHASE 2 APPROVED)

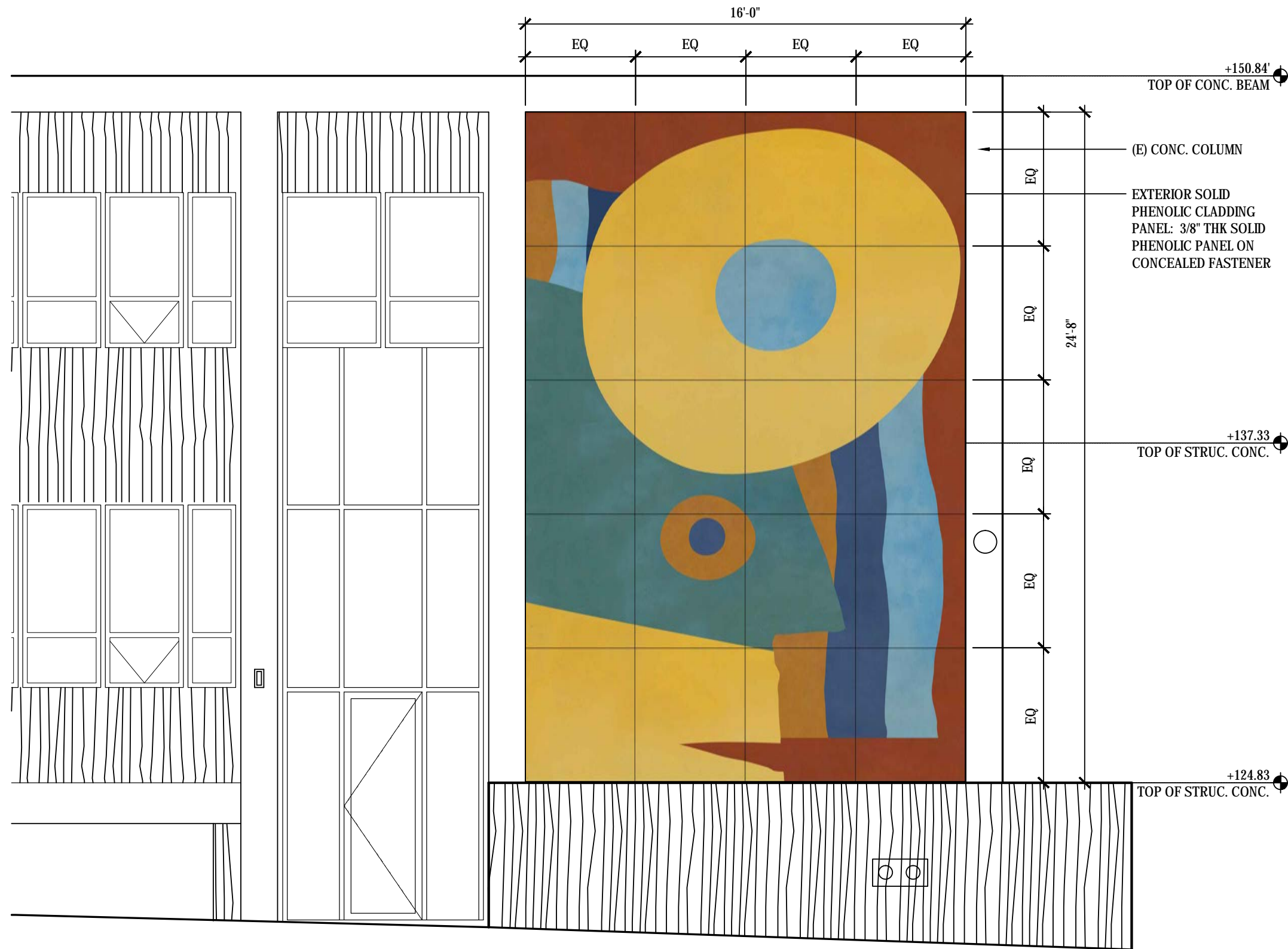


PRECEDENT - RESIN IMPREGNATED PANEL



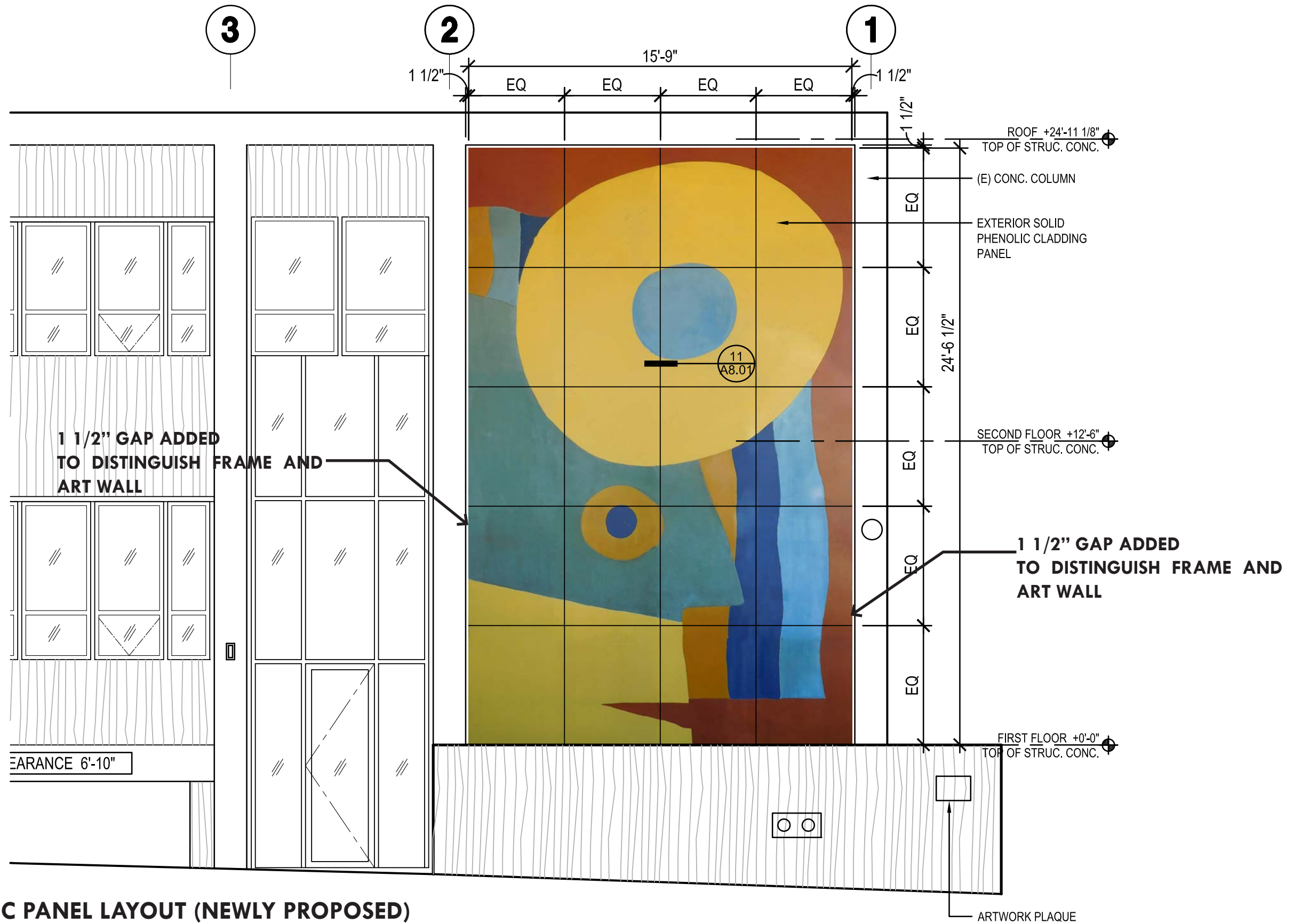
EXISTING WALL TILE AT ENTRANCE

SOUTH ELEVATION - GRAPHIC WALL (NEWLY PROPOSED)



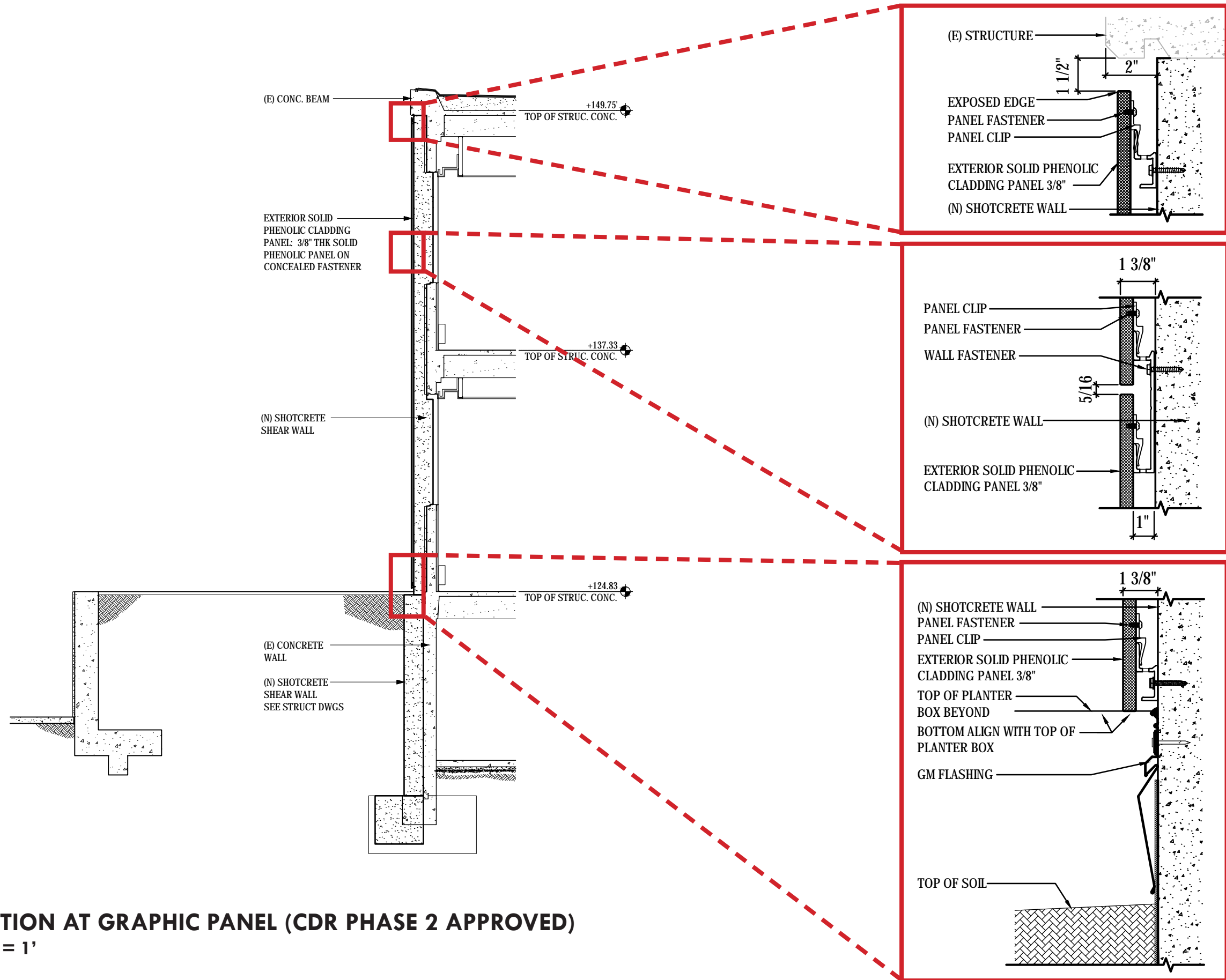
SOUTH ELEVATION GRAPHIC PANEL LAYOUT (CDR PHASE 2 APPROVED)

Scale: 1/4" = 1'



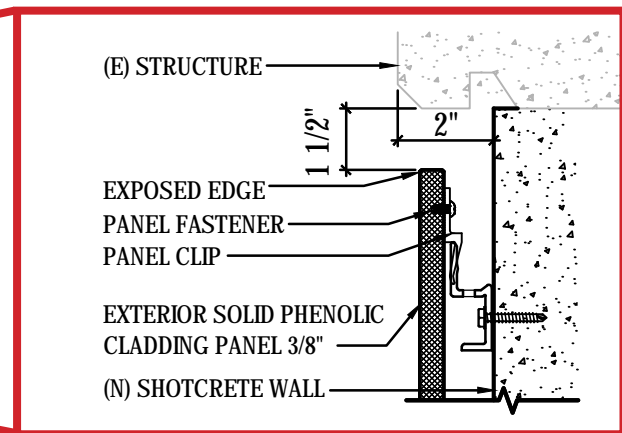
SOUTH ELEVATION GRAPHIC PANEL LAYOUT (NEWLY PROPOSED)

Scale: 1/4" = 1'



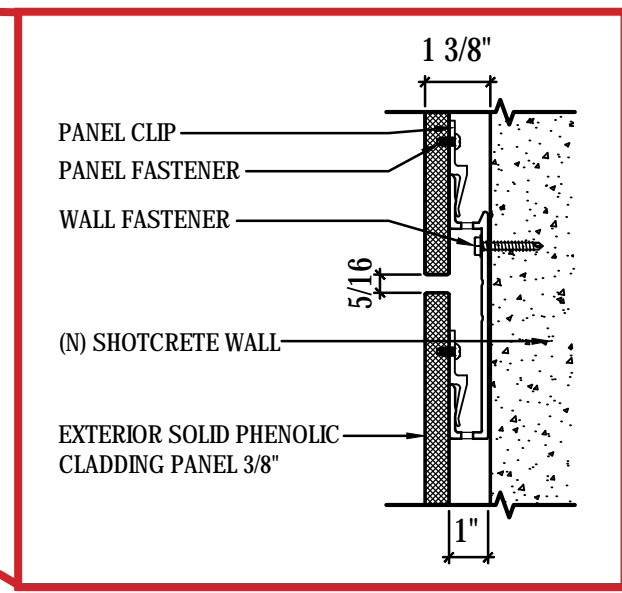
WALL SECTION AT GRAPHIC PANEL (CDR PHASE 2 APPROVED)

Scale: 3/16" = 1'



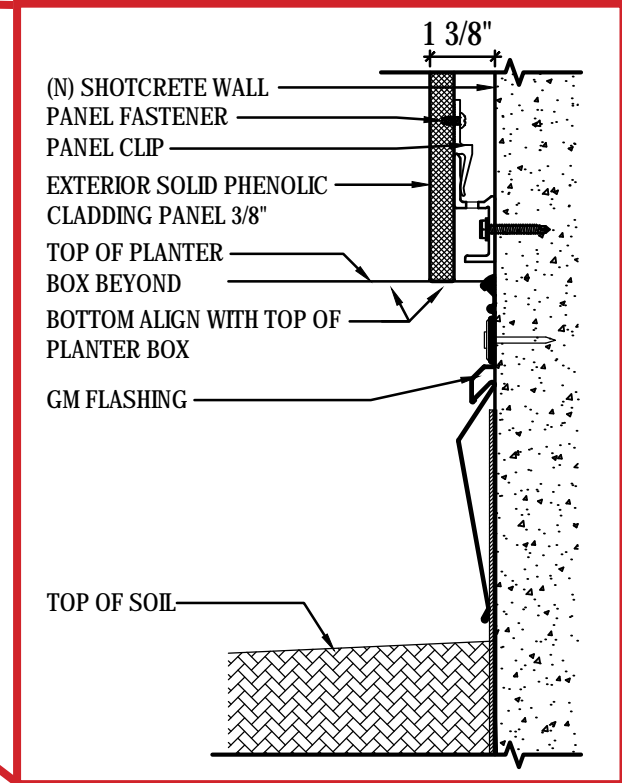
HEAD DETAIL

Scale: 3" = 1'



JOINT DETAIL

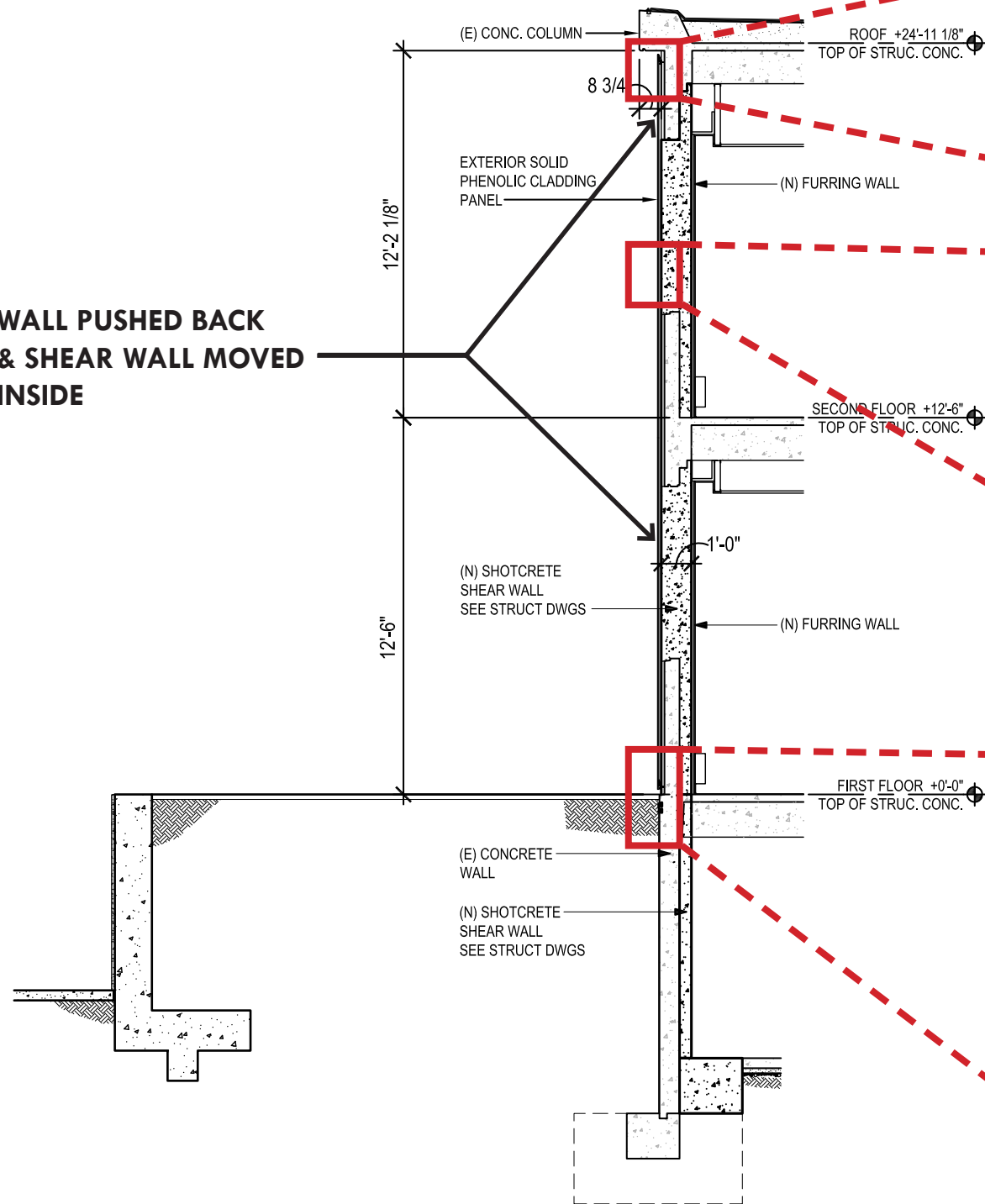
Scale: 3" = 1'



SILL DETAIL

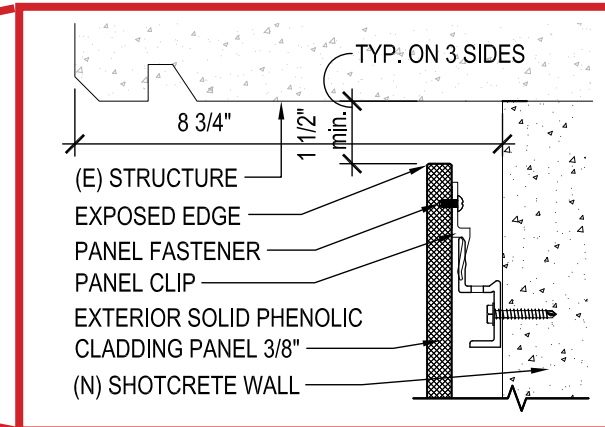
Scale: 3" = 1'

**WALL PUSHED BACK
& SHEAR WALL MOVED
INSIDE**



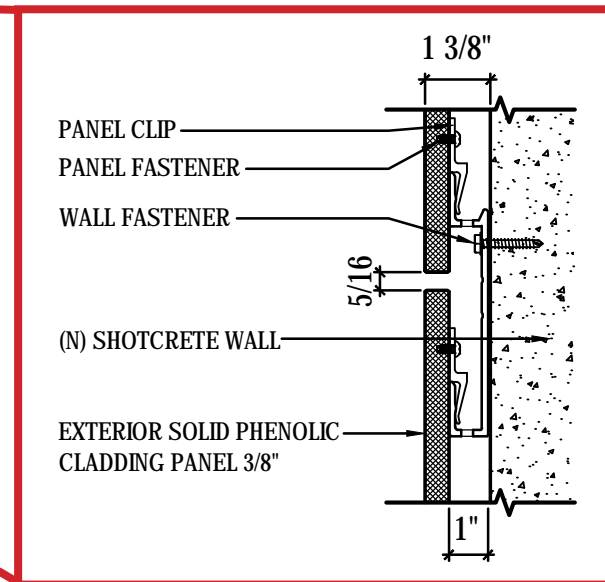
WALL SECTION AT GRAPHIC PANEL (NEWLY PROPOSED)

Scale: 3/16" = 1'



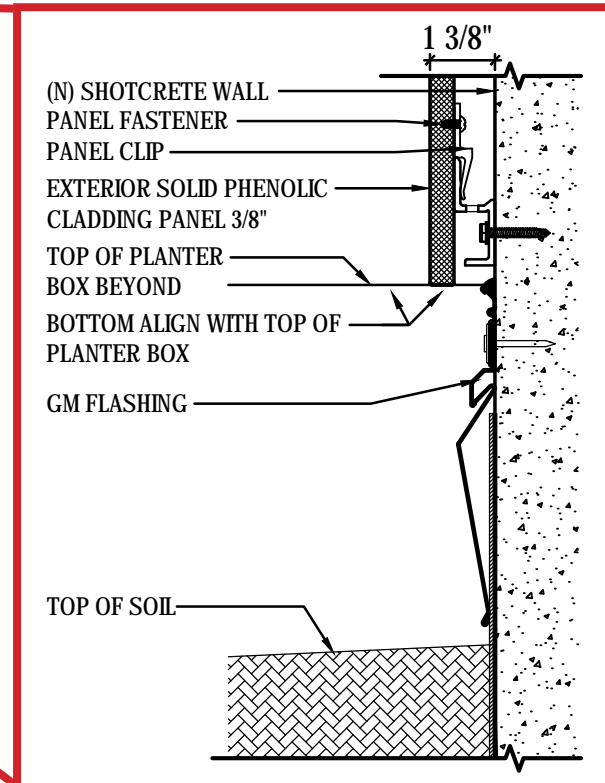
HEAD DETAIL

Scale: 3" = 1'



JOINT DETAIL

Scale: 3" = 1'



SILL DETAIL

Scale: 3" = 1'

Subject: East Elevation

2. East Elevation : East elevation changed back to the proposed CDR 1 (6/19/2017) design:

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4. Entry Ramp:

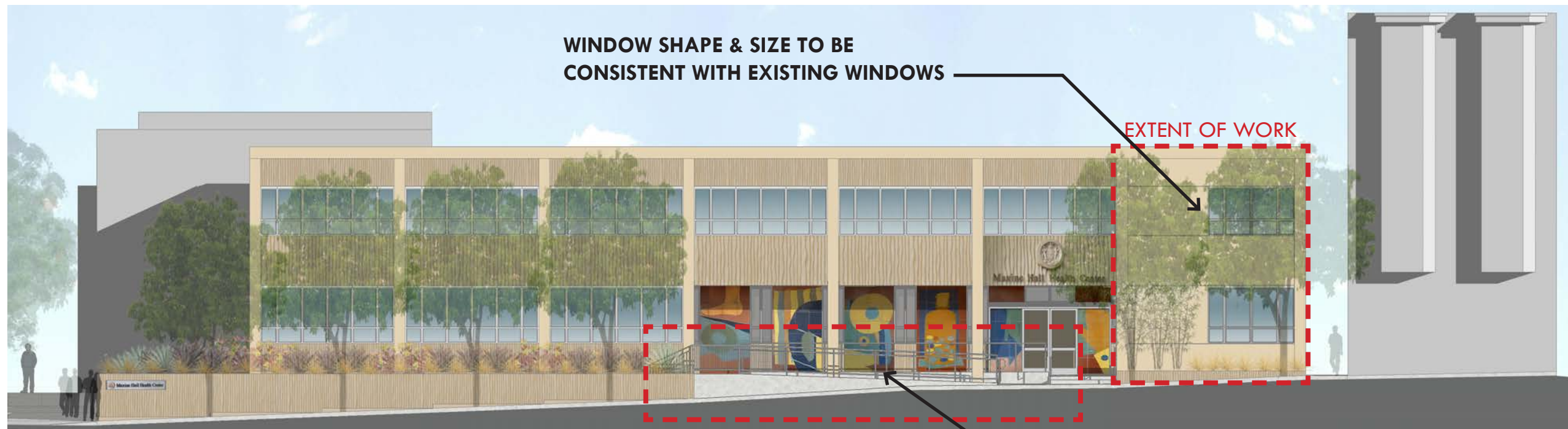
In order to meet ADA requirements, the front entry ramp itself has been modified and extended. (Revision as required per separate Mayor's Office on Disability (MOD) project - Previously approved and permitted: Permit number 2016-1222-5776)

EAST ELEVATION DESIGN OPTIONS





EAST ELEVATION AND ENTRANCE - (CDR PHASE 2 APPROVED)

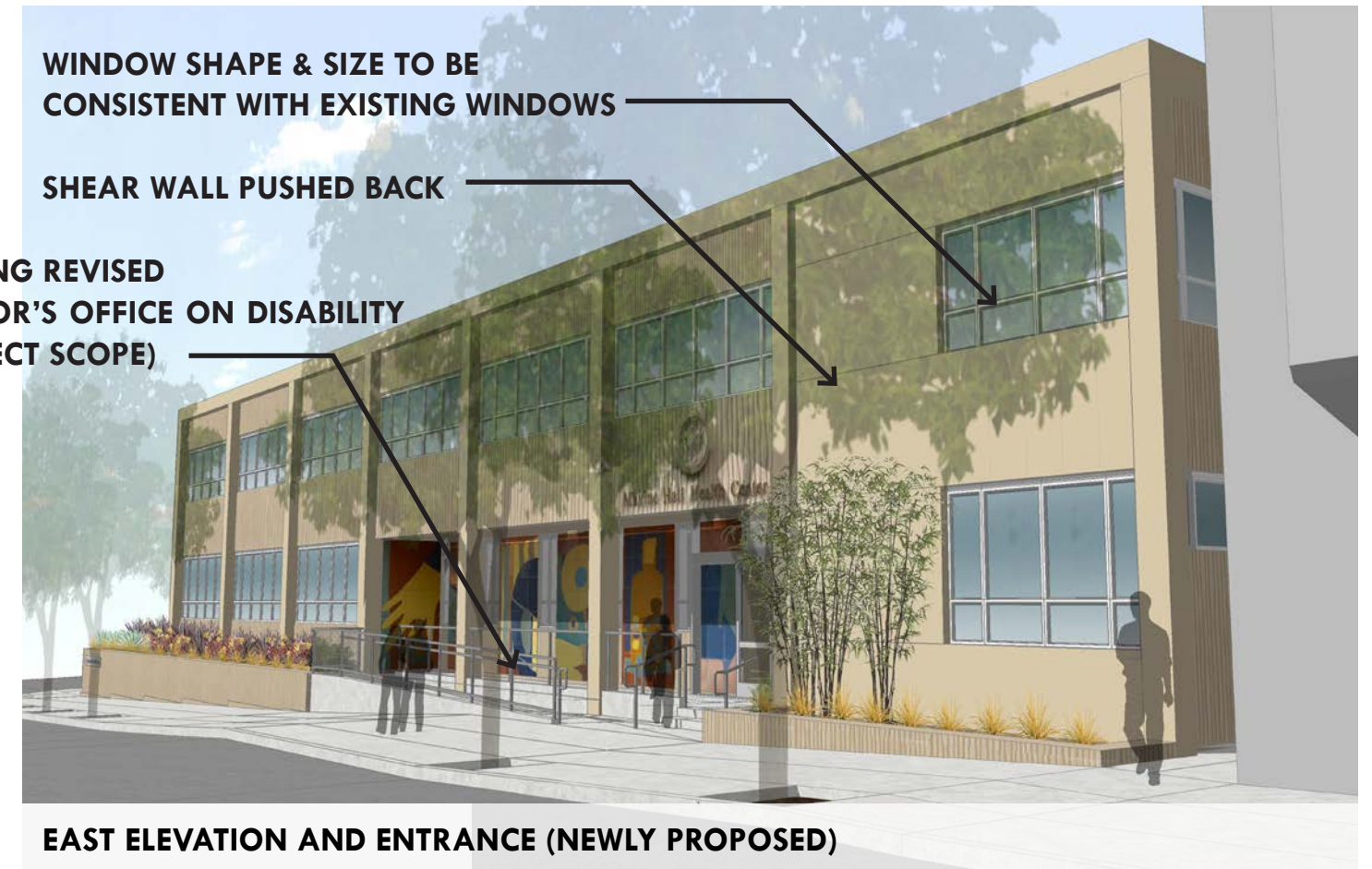


EAST ELEVATION AND ENTRANCE - (NEWLY PROPOSED)

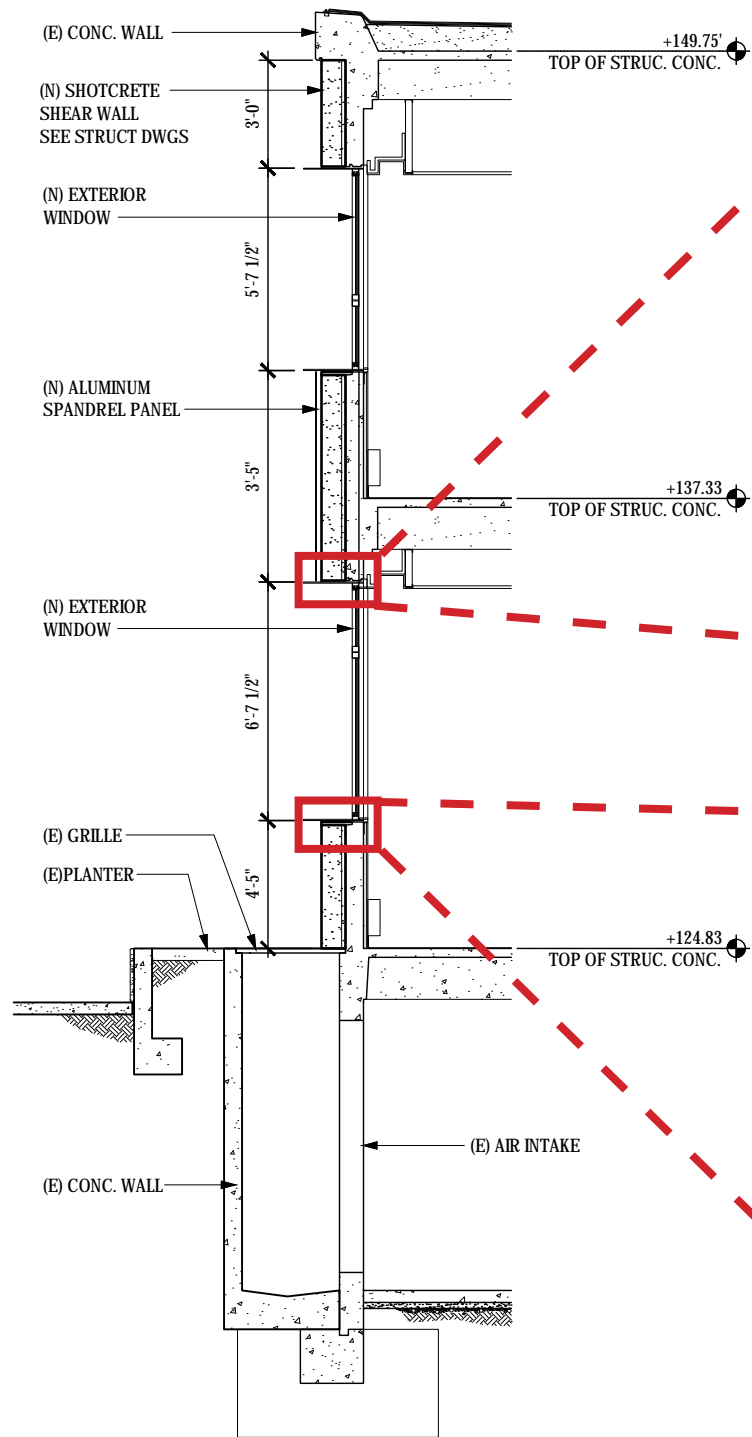
**PART OF MAYOR'S OFFICE ON
DISABILITY PROJECT**

HANDRAIL/GUARD RAIL REVISION

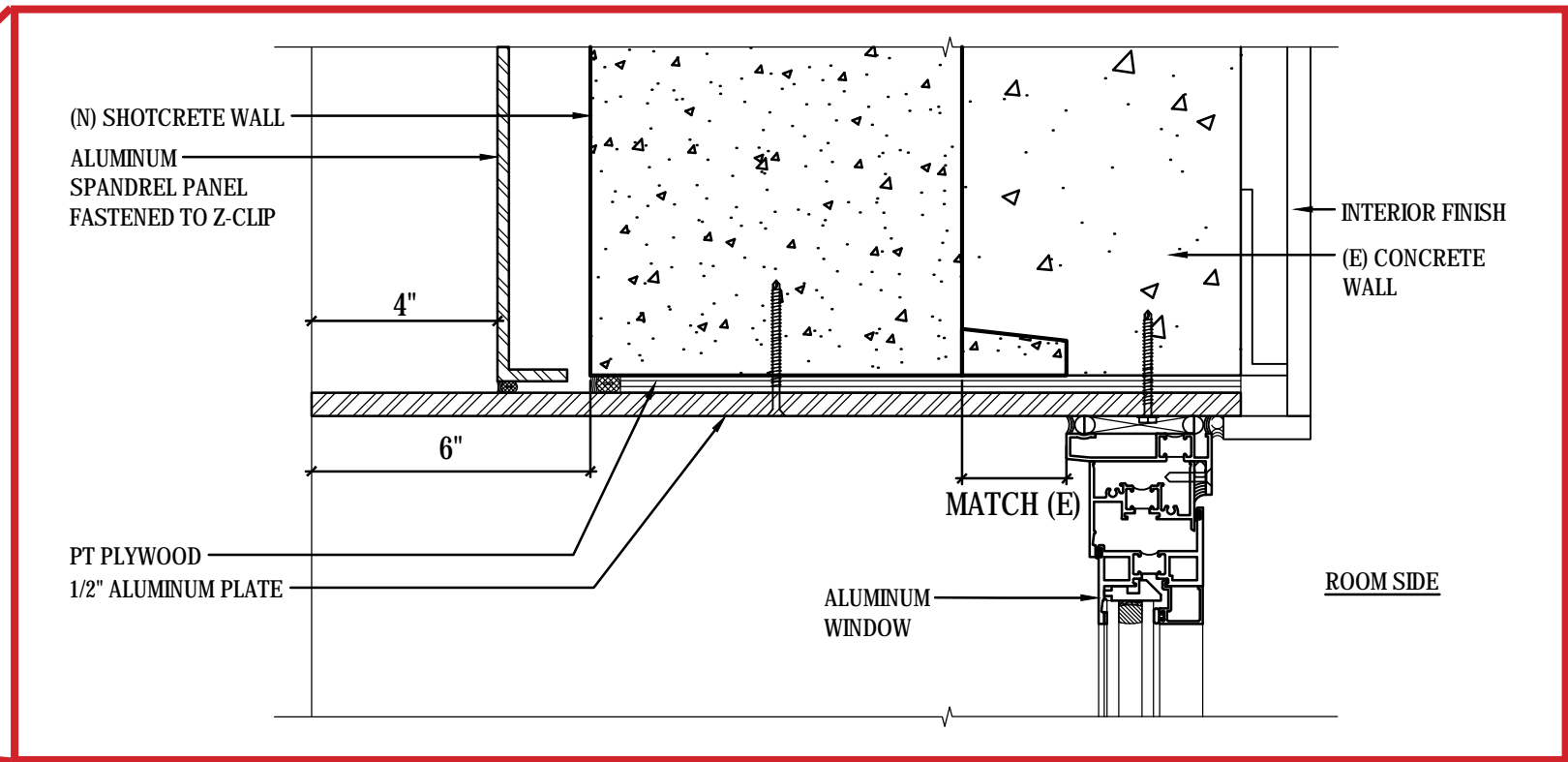
EAST FACADE - STUCCO AND CLEAR ANODIZED ALUMINUM WINDOW



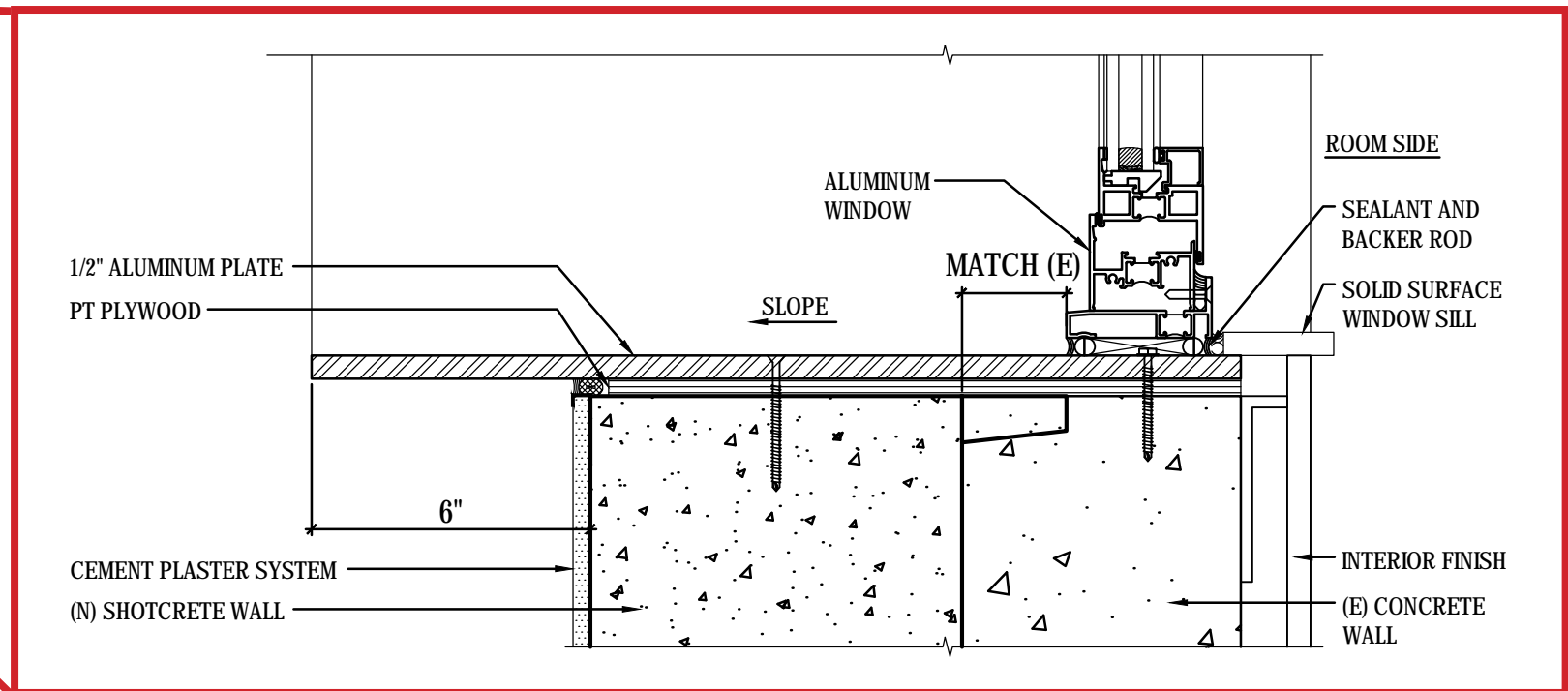
STUCCO AND CLEAR ANODIZED ALUMINUM WINDOW



EAST WALL SECTION (CDR PHASE 2 APPROVED)
 Scale: 3/16" = 1'



WINDOW HEAD DETAIL
 Scale: 3" = 1'



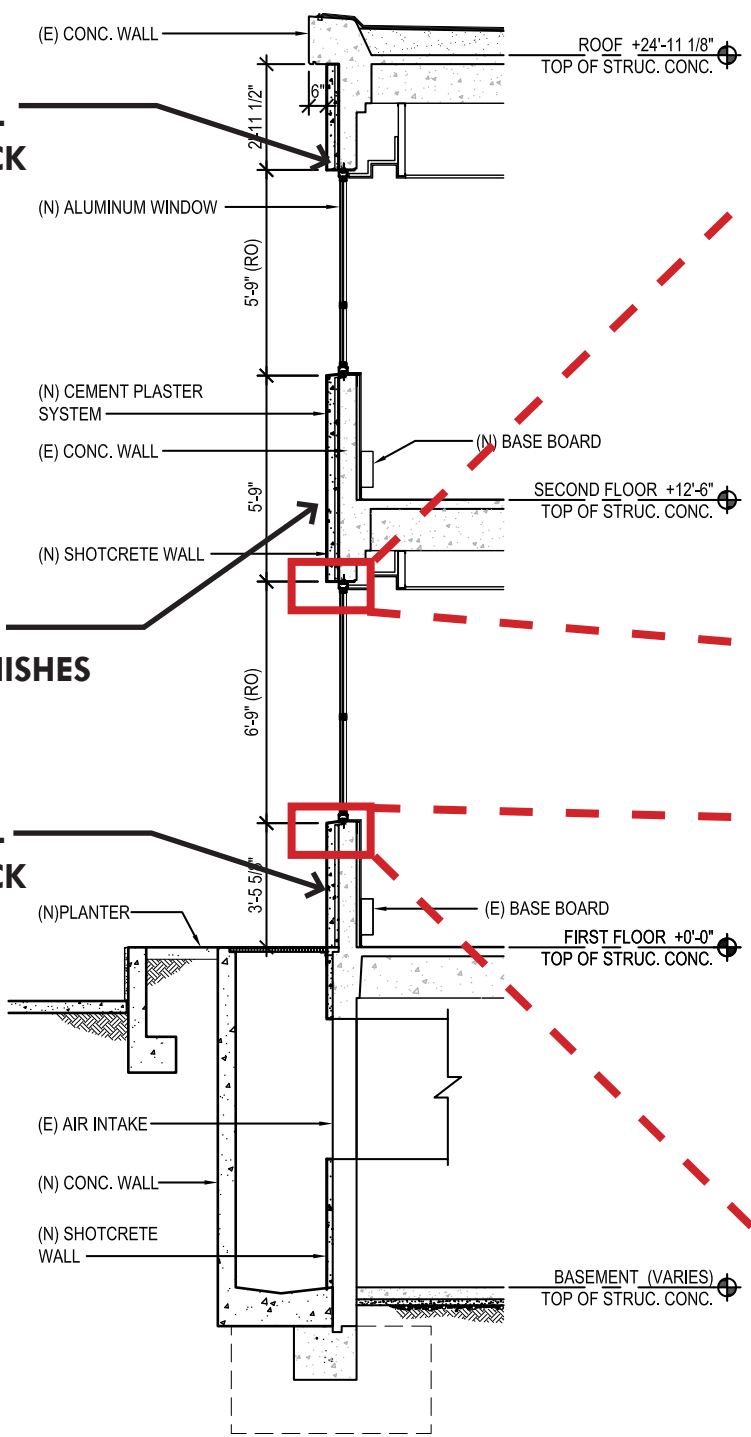
WINDOW SILL DETAIL
 Scale: 3" = 1'

**SHEAR WALL
PUSHED BACK**

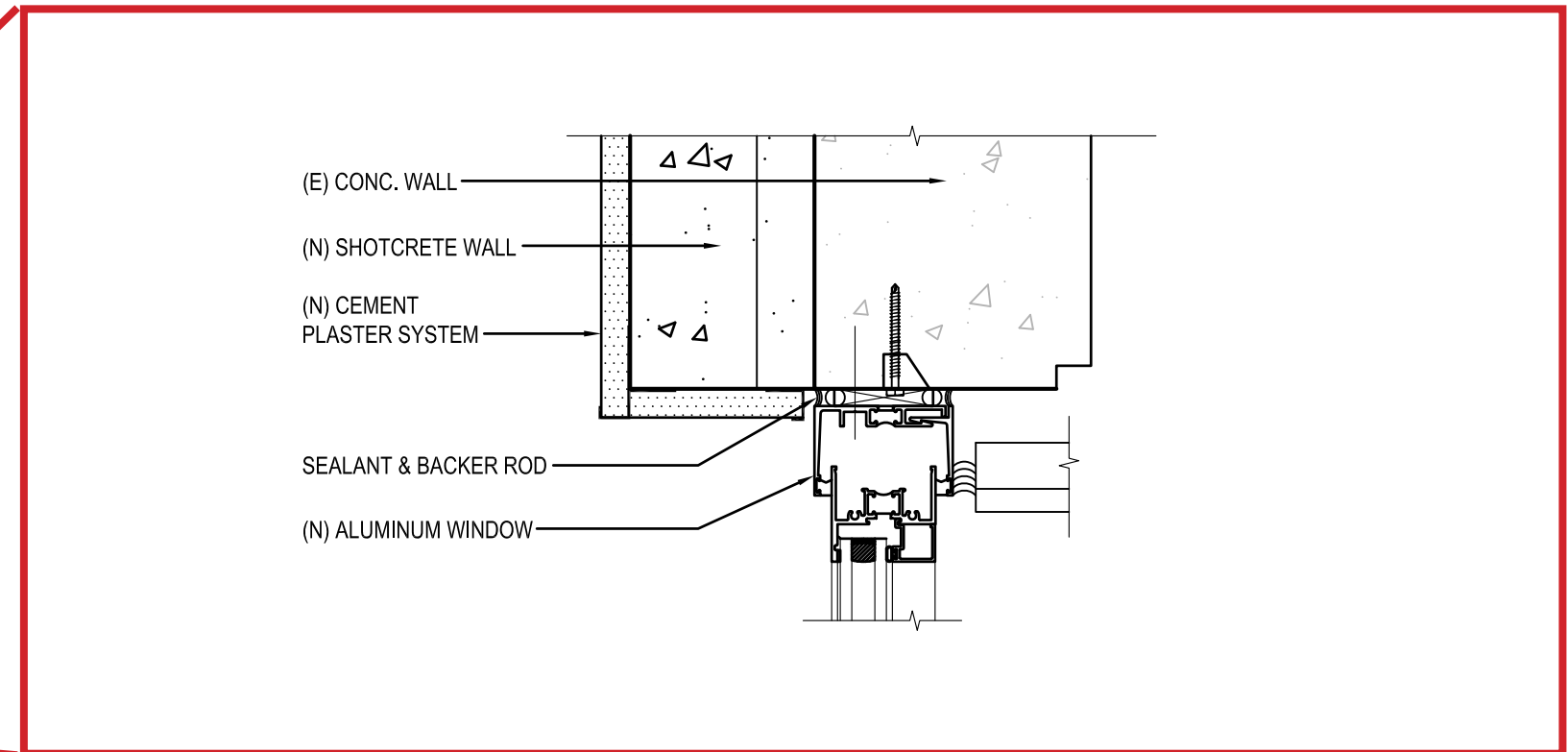
**REVISED TO
STUCCO FINISHES**

**SHEAR WALL
PUSHED BACK**

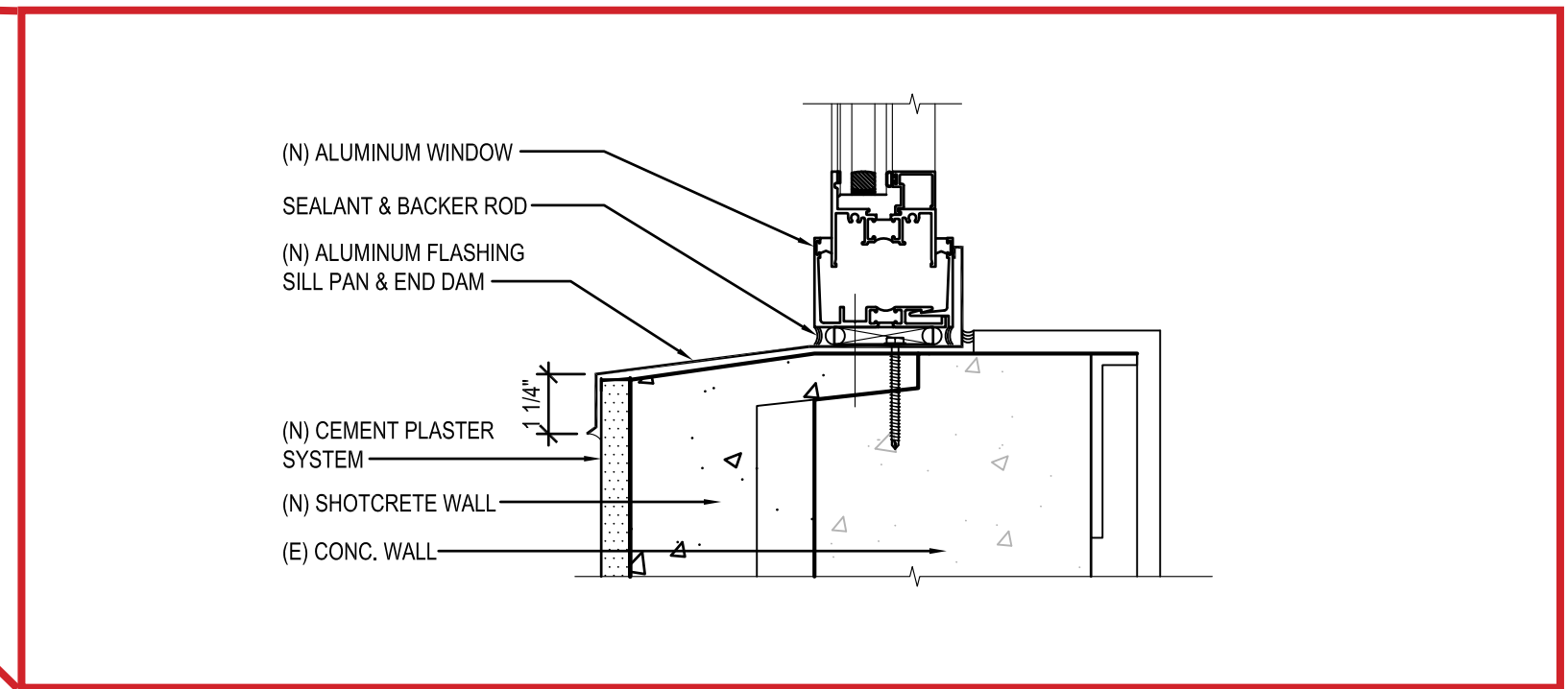
EAST ELEVATION - WALL SECTION (NEWLY PROPOSED)
Scale: 3/16" = 1'



WINDOW HEAD DETAIL
Scale: 3" = 1'



WINDOW SILL DETAIL
Scale: 3" = 1'





WINDOW SHAPE & SIZE TO BE
CONSISTENT WITH EXISTING WINDOWS

SHEAR WALL PUSHED BACK

SPANDREL REVISED
TO STUCCO FINISHES

RAILING REVISED
(MAYOR'S OFFICE ON DISABILITY
PROJECT WORK SCOPE)

EAST ELEVATION AND ENTRANCE (NEWLY PROPOSED)



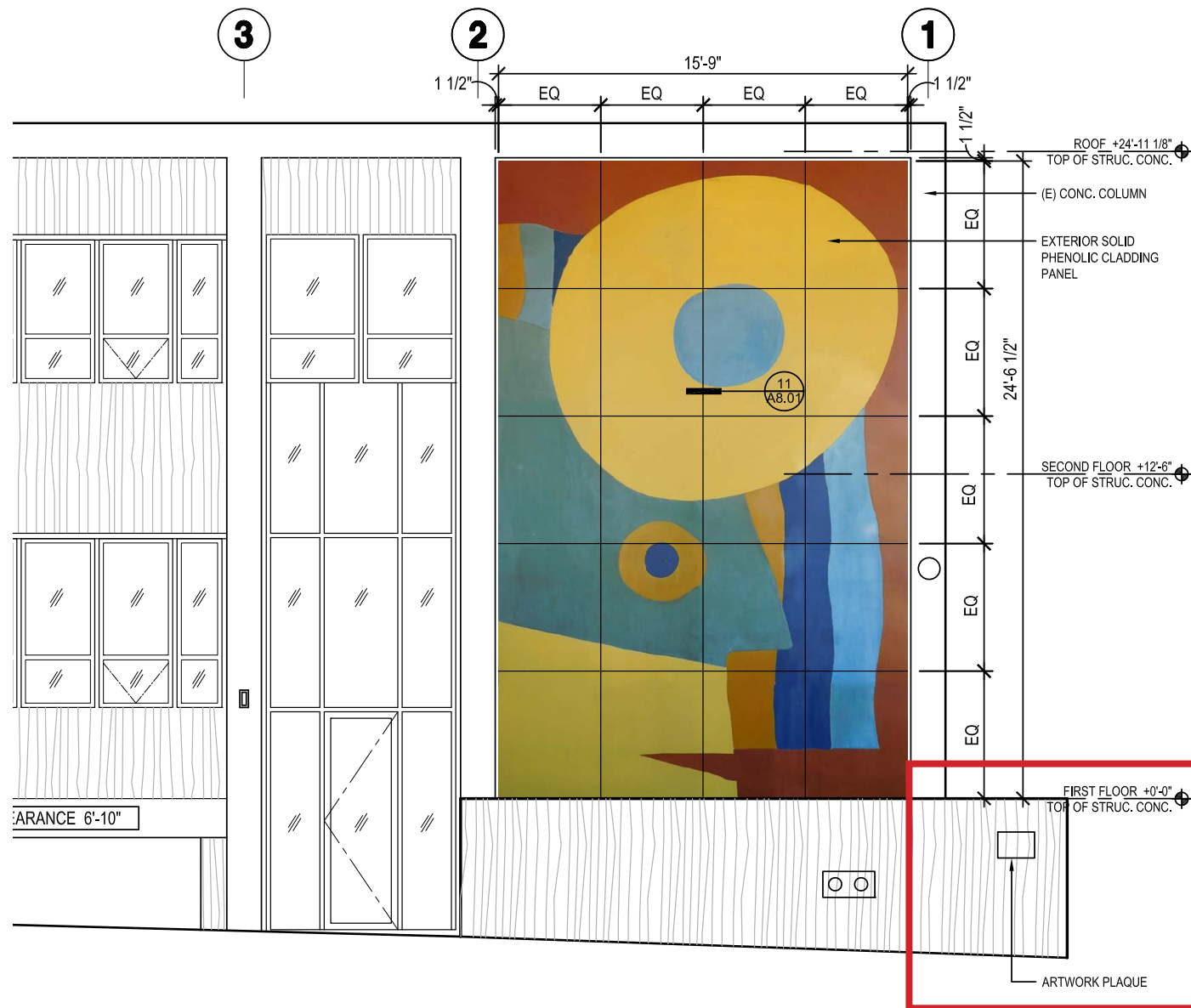
**EXISTING RAMP AND STAIRS
(PART OF MAYOR'S OFFICE ON DISABILITY PROJECT SCOPE)**



**PROPOSED RAMP AND STAIRS
(PART OF MAYOR'S OFFICE ON DISABILITY PROJECT SCOPE)
PREVIOUSLY APPROVED AND PERMITTED; PERMIT NUMBER 2016-1222-5776**

PART OF MAYOR'S OFFICE ON DISABILITY WORK SCOPE (FRONT RAMP REVISION)

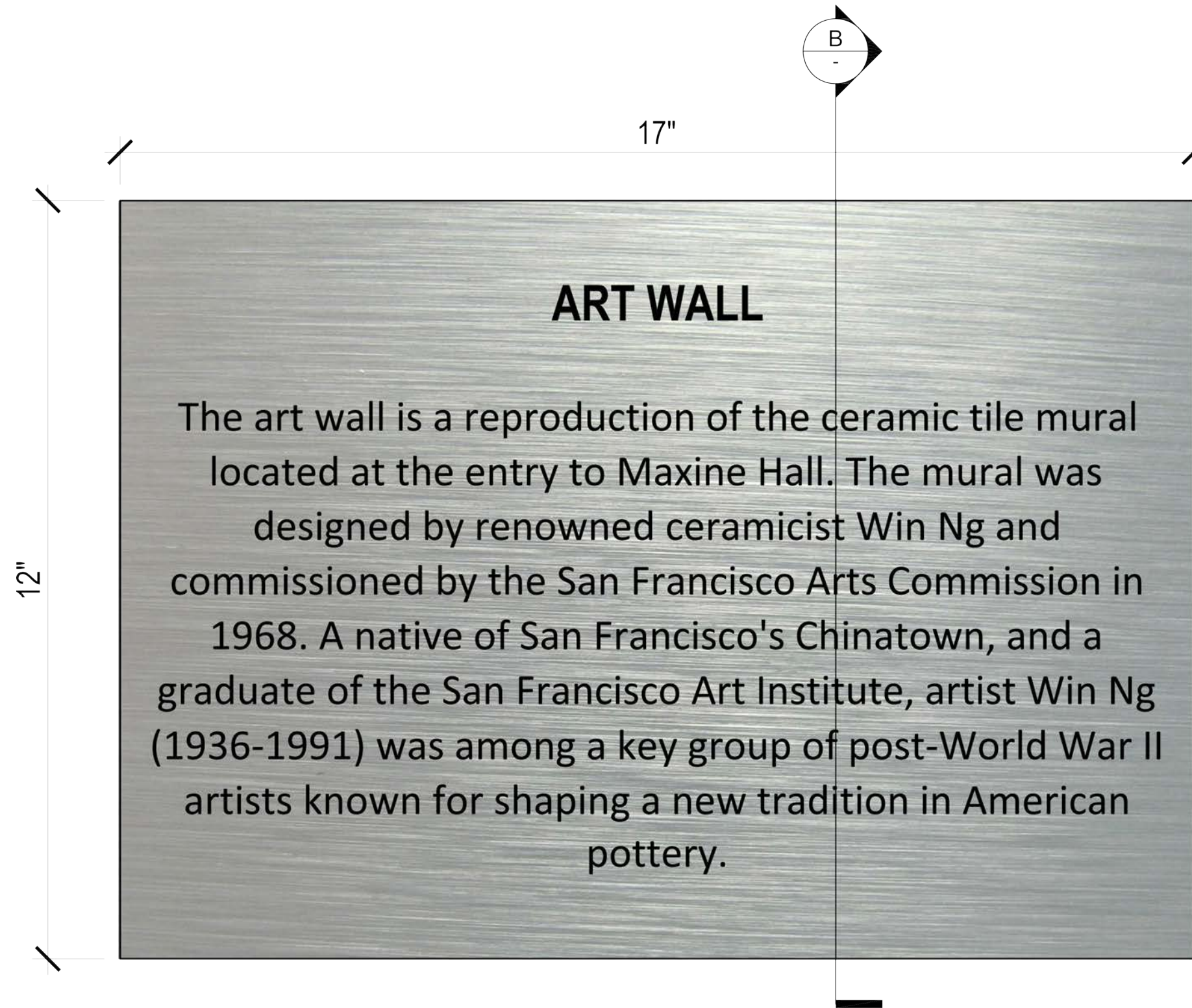
Subject: Plaque



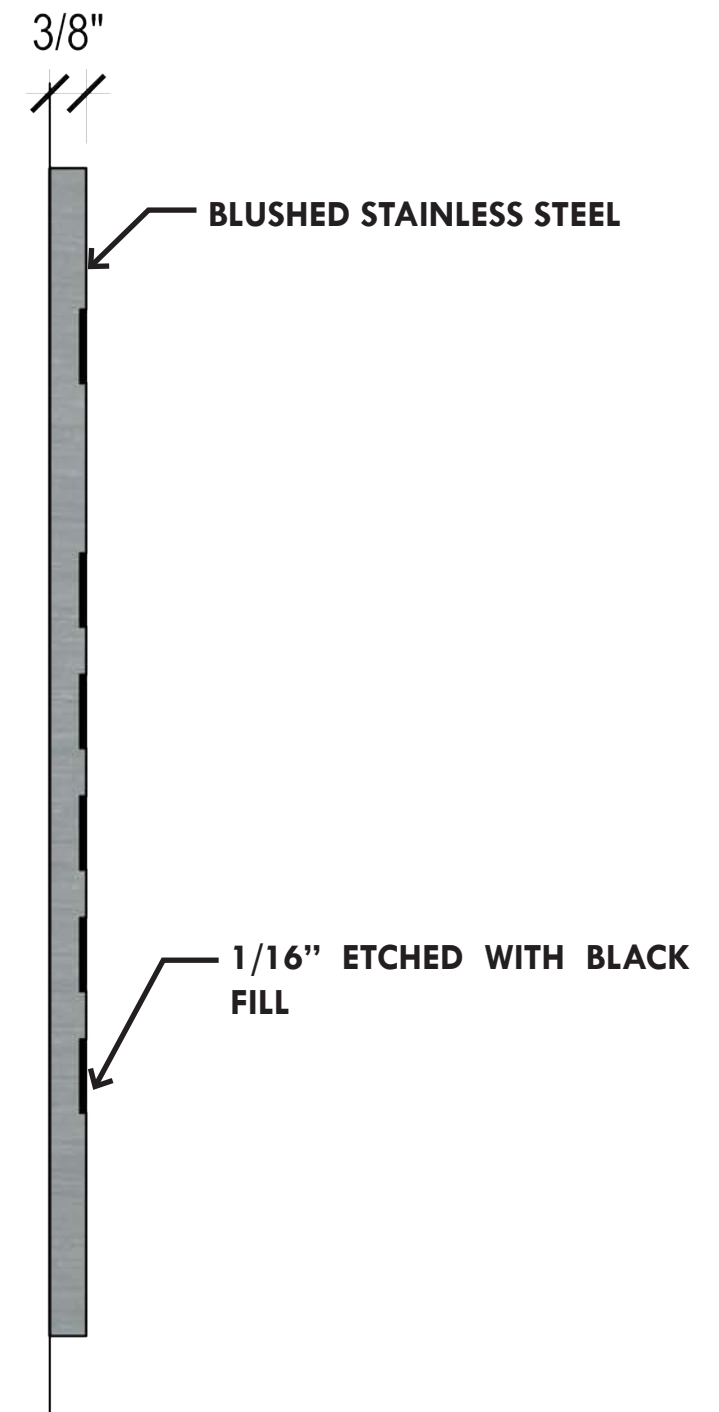
5. Plaque for Art Wall :

We are proposing the Plaque describing the artwork and reproduction be located at south-east corner of building. (Revision made per CDR 2 comment)

Art Wall Plaque



A. ELEVATION



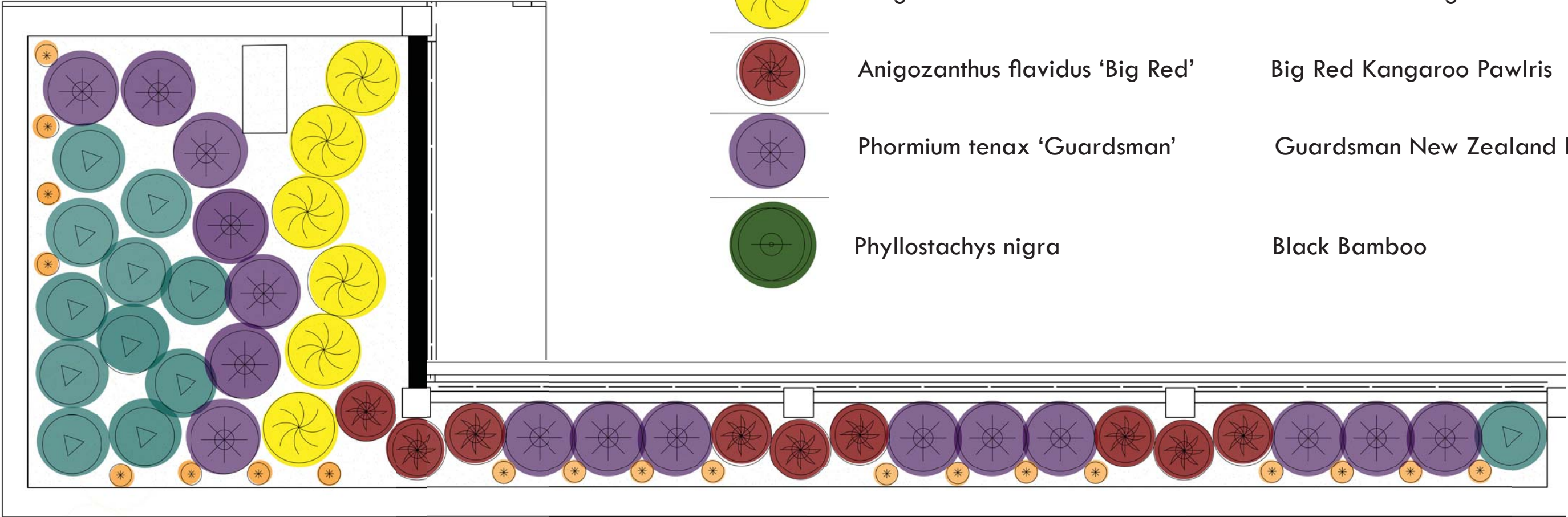
B. SECTION

Subject: Landscape

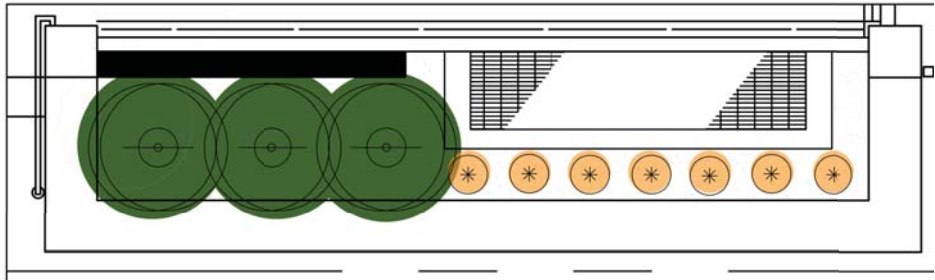
6. Landscape : We are proposing a revised planting scheme (Revision made per CDR 2 comment)

planting legend

-
- | | |
|--|--|
| <ul style="list-style-type: none"> Libertia ioxides 'Goldfinger' Agave angustifolia Woodrowii Anigozanthus flavidus 'Yellow Gem' Anigozanthus flavidus 'Big Red' Phormium tenax 'Guardman' Phyllostachys nigra | <ul style="list-style-type: none"> Chilean Iris Carribbean Agave Yellow Gem Kangaroo Pawl Big Red Kangaroo Pawlris Guardman New Zealand f Black Bamboo |
|--|--|



south planter



entry planter

PLANTING PLANS (CDR PHASE 2 APPROVED)



Phyllostachys Nigra
Black Bamboo



Anigozanthus flavidus 'Big Red'
Big Red Kangaroo Paw



Anigozanthus flavidus 'Yellow Gem'
Yellow Gem Kangaroo Paw



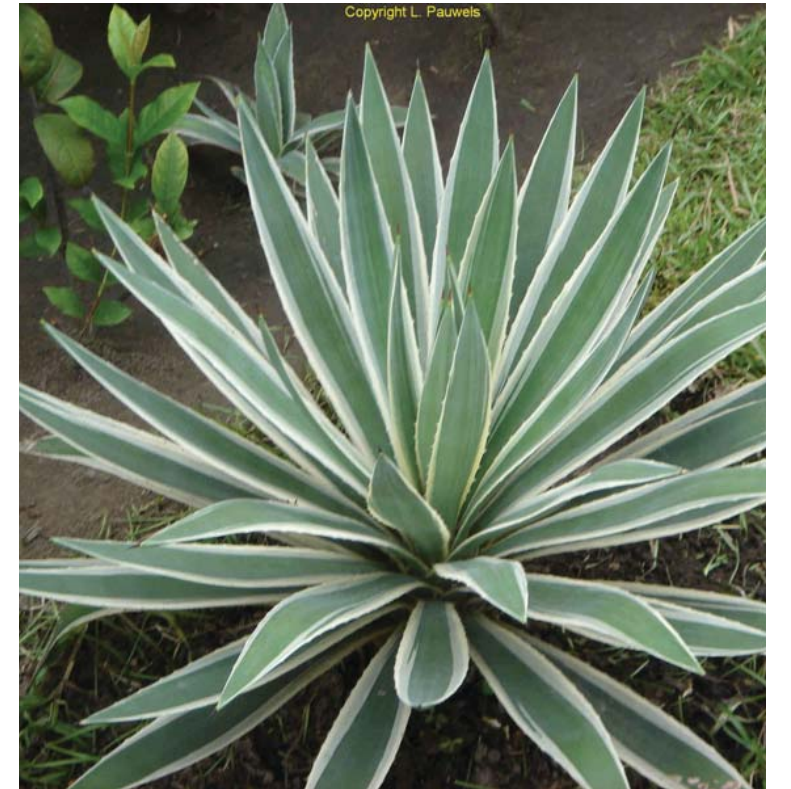
Phormium Tenax 'Guardsman'
Guardsman Flax



Liriope Muscari Varigata
Variegated Liriope



Libertia ioxides
Chilean Iris



Agave Angustifolia Varigata
Carribbean Agave Variegated

PLANT PALETTE (CDR PHASE 2 APPROVED)



SOUTHEAST CORNER (CDR PHASE 2 APPROVED)

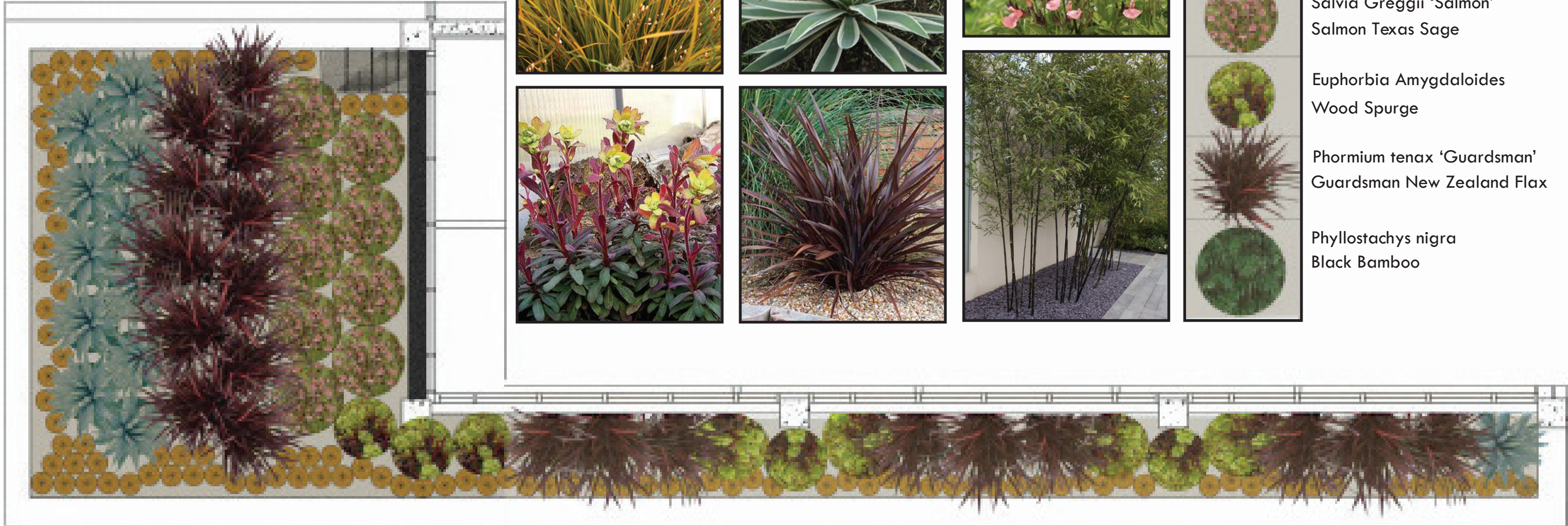


EAST ELEVATION AND ENTRANCE (CDR PHASE 2 APPROVED)

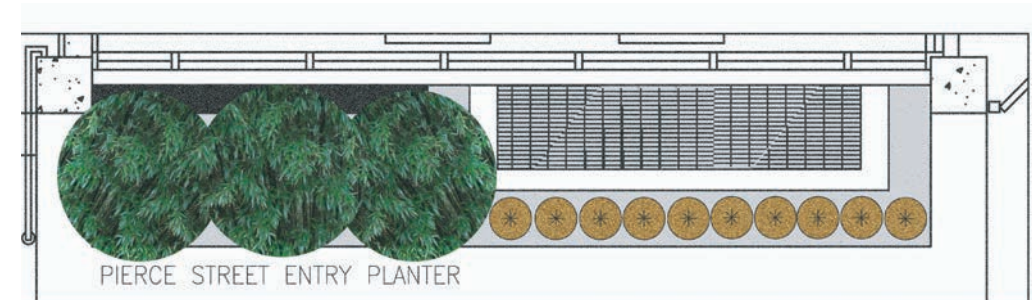
PLANTING PALETTE



- Libertia ioxides 'Goldfinger'
- Chilean Iris
- Agave angustifolia Woodrowii
- Carribean Agave
- Salvia Greggii 'Salmon'
- Salmon Texas Sage
- Euphorbia Amygdaloides
- Wood Spurge
- Phormium tenax 'Guardman'
- Guardman New Zealand Flax
- Phyllostachys nigra
- Black Bamboo



SOUTH PLANTER - PLAN



PIERCE STREET ENTRY PLANTER

ENTRY PLANTER - PLAN

PLANTING PLANS (NEWLY PROPOSED)



SOUTH ELEVATION - PLANTING (NEWLY PROPOSED)



EAST ELEVATION AND ENTRANCE - PLANTING (NEWLY PROPOSED)

THANK YOU

