

# 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

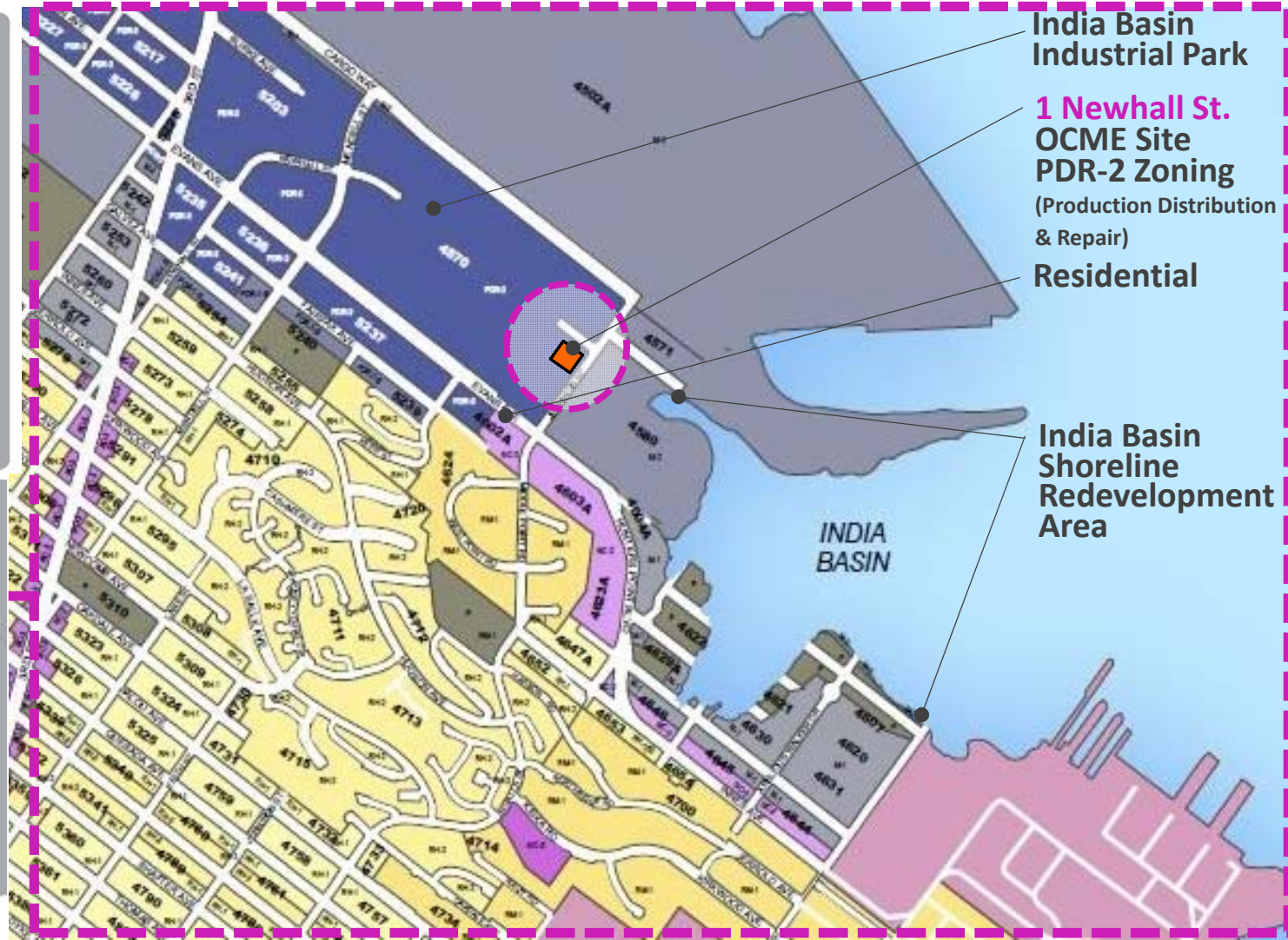
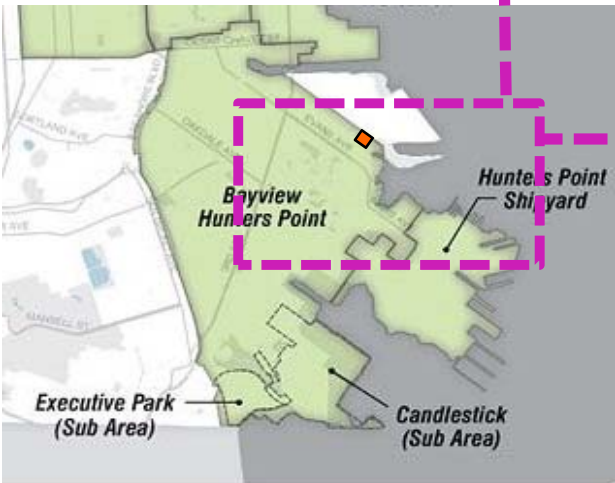
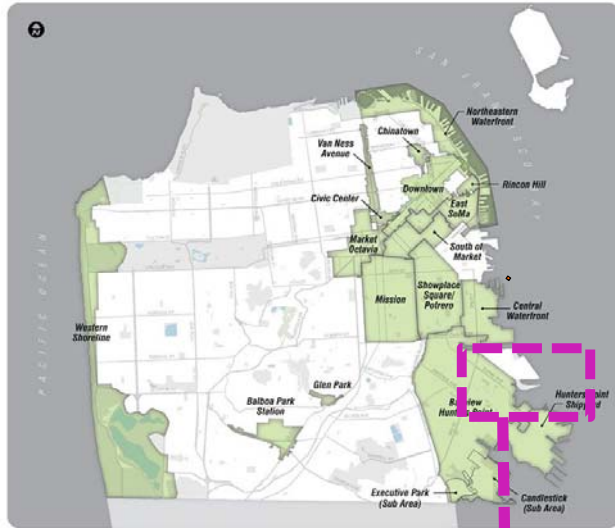
- Address: 1 Newhall Street
- Zoning: PDR-2 will require Conditional Use approval
- Existing building 18,000 SF constructed 1984
- Existing 1-story Precast Tilt-up Structure
- Light weight Timber roof
- Partial wood mezzanine
- 25'-4" Building height
- Environmental Evaluation approval May 31, 2013

## 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:



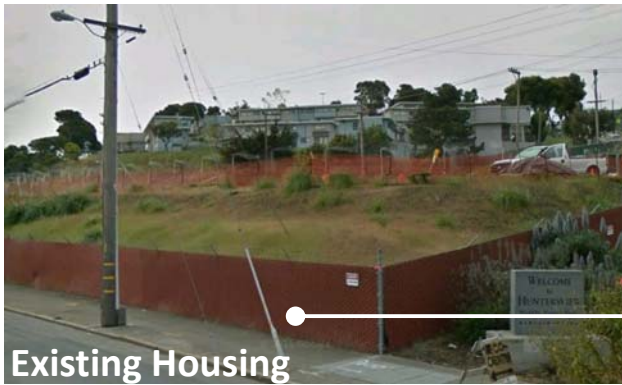
# OCME – Surrounding Context:



Maritime Port  
Jennifer Street



Heron's Head Park



Existing Housing



Evans Rd.



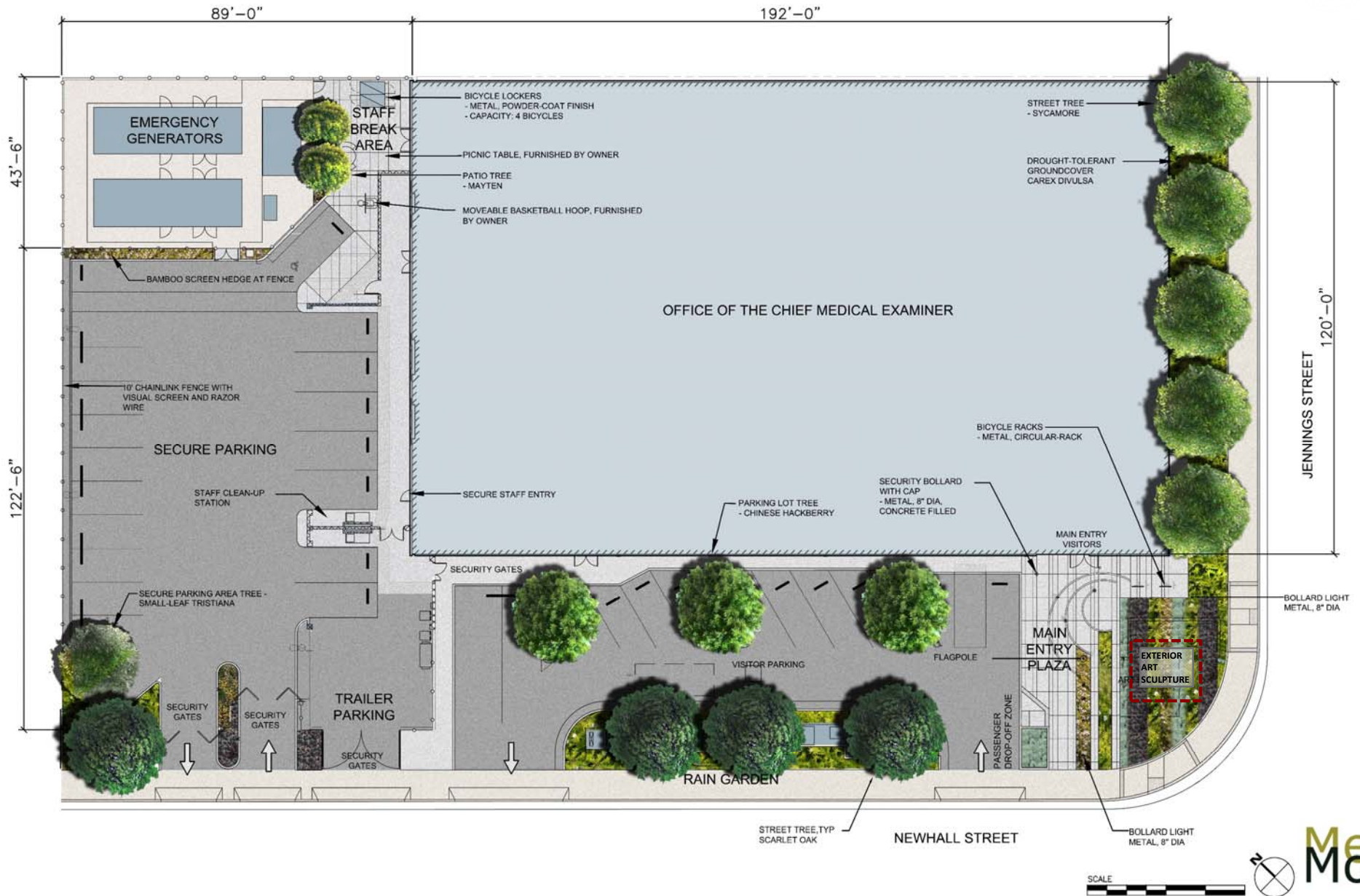
Substation

# 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



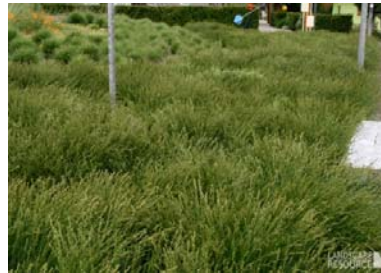
Pink Muhly

## 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



Creeping Myoporum

*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):



Small-Leaf Tristania

*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.*



Bush Anemone



Santolina



Penstemon



Pink Muhly

## 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*

# OCME – Architectural Renderings:



*Jennings Street view*



# OCME – Architectural Renderings:



*Newhall Street view*

# OCME – Architectural Renderings:

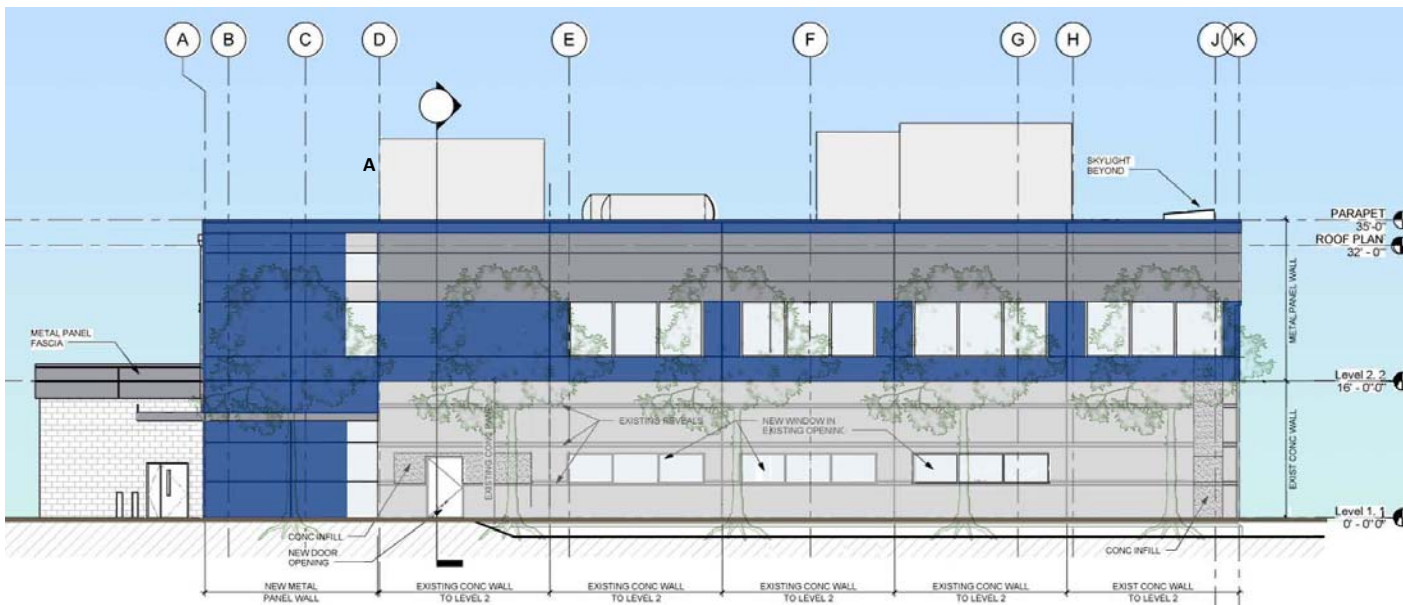


*Newhall Street (secure parking) view*

# OCME – Building Elevations:

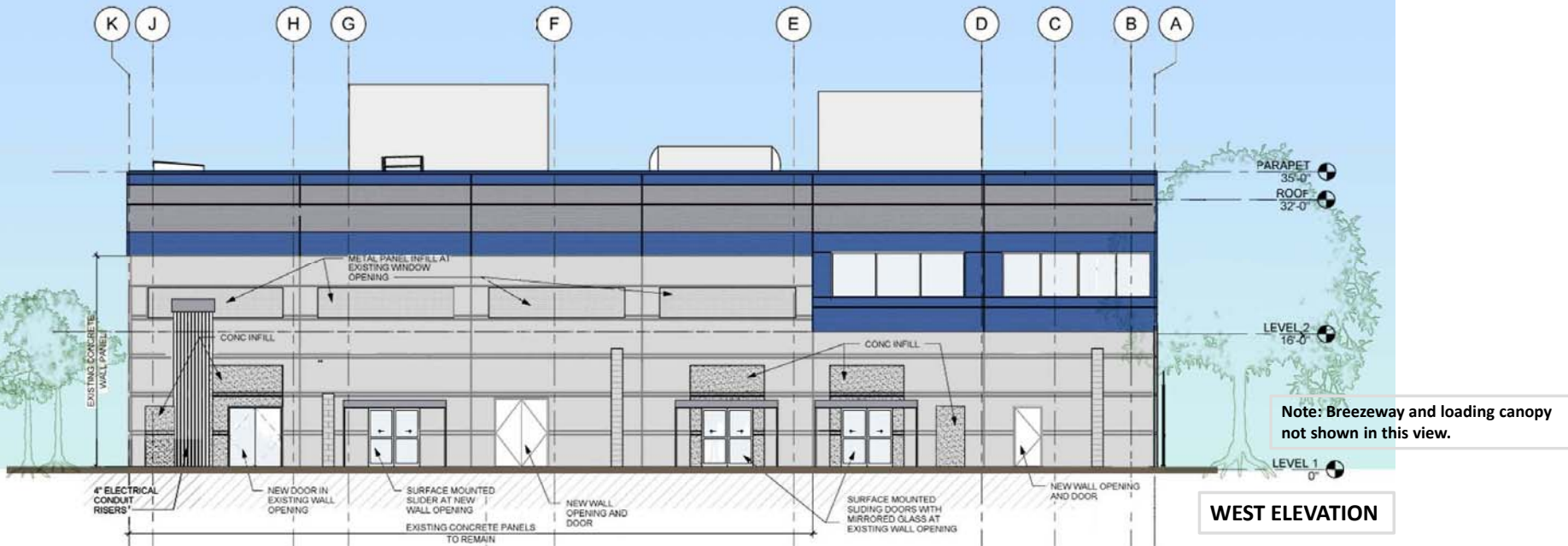


(Newhall Street) SOUTH ELEVATION

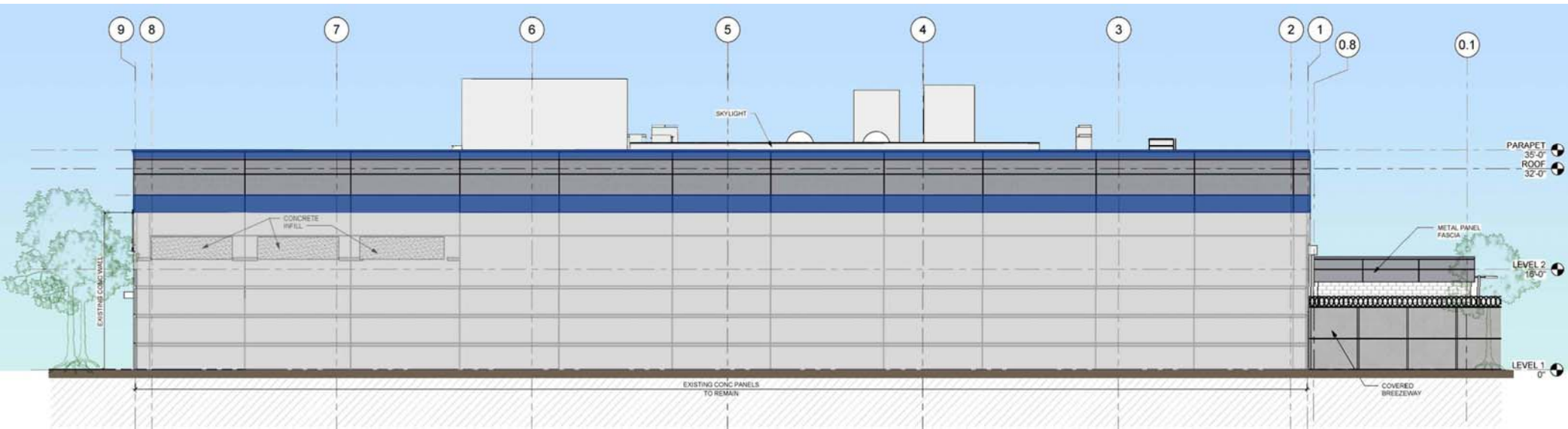


(Jennings Street) EAST ELEVATION

# OCME – Building Elevations:

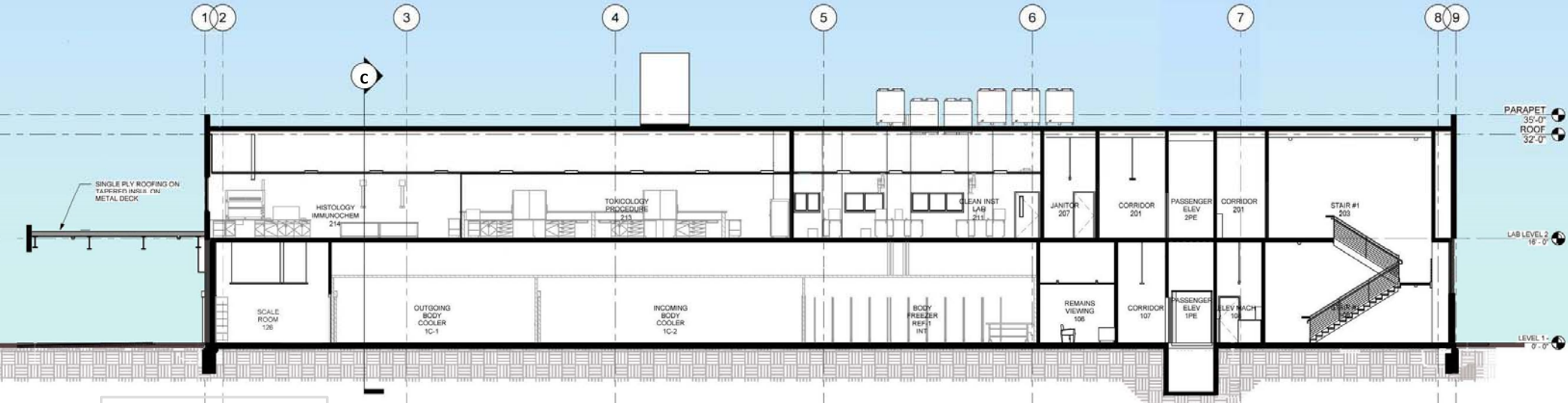


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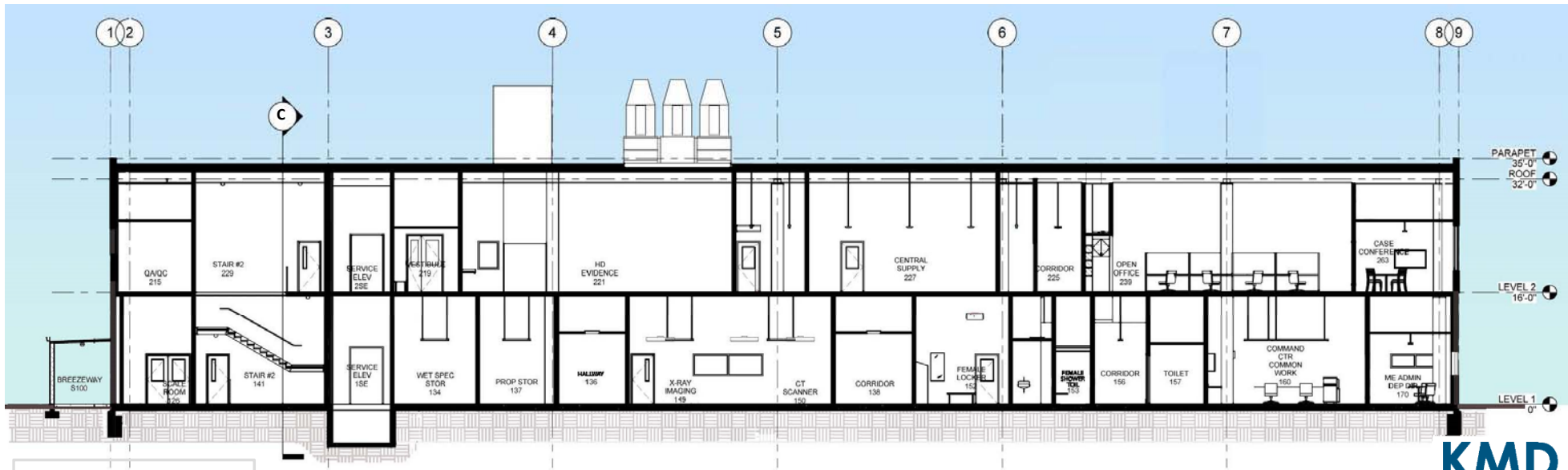


**NORTH ELEVATION**

# OCME – Building Sections:

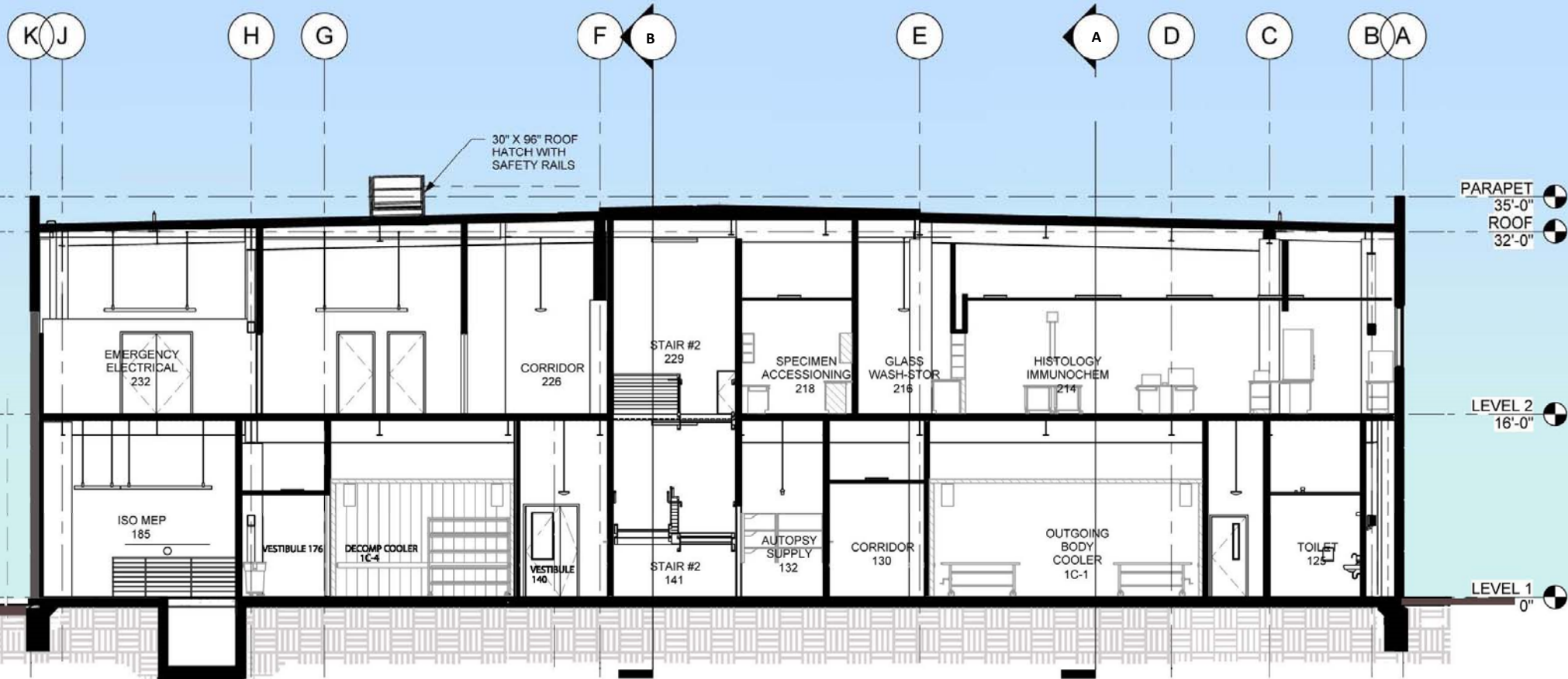


**BUILDING SECTION A**



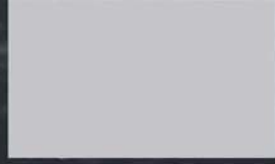
**BUILDING SECTION B**

# 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  
1 NEWHALL STREET  
SAN FRANCISCO, CA



EXTERIOR FINISH  
MATERIALS  
OCTOBER 20, 2014





# OCME – Questions / Discussions:

