San Francisco Arts Commission
Civic Design Review
Administrative Approval
for
Phase 2: Design Development
Phase 3: Construction Documents

July 20, 2015
OCME – Agenda:

- Property / Project Description
- Project Site
  - Site Landscape Plan (updated)
  - Architectural Site Plan (updated)
  - Landscape Design Plant Materials (updated)
  - Landscape Design Site Furnishings (updated)
- Architectural Renderings (updated)
- Exterior Building Elevations (updated)
- Exterior Finish Materials board (updated)
- Questions / Discussion
OCME – Property / Project Description:

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

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OCME – Landscape Design (Plant Materials):

Main Entry Plaza

Hypericum

Chondropetalum

Loropetalum

Artemisia

Cream Flax

Pink Muhly

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OCME – Landscape Design (Plant Materials):

Street Tree - Sycamore

**Newhall Street**

Arctostaphylos

Carex Divulsa

Chondropetalum

**Newhall Street – Rain Garden**

Street Tree - Sycamore

Jennings Street

Carex Divulsa

Chinese Hackberry

Visitor Parking

Creeping Myoporum

**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.

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OCME – Landscape Design (Plant Materials):

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

Staff Break Area

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OCME – Landscape Design (Site Furnishings):

**Bicycle Rack**
- Circular, Metal, brushed finish metal rack

**Bicycle locker**
- Metal, powder coat finish
- Capacity: 4 bikes (2 each)

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

**Lighted Bollard**
- Metal, brushed finish, 8” dia
- LED

**Secure Parking entrance**

**Seating Benches (2)**
- Integral colored (to match plaza area concrete) cast-in-place concrete benches,
- Smooth steel-formed concrete,
- Chamfered & eased edges, typ.

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OCME – Architectural Renderings:

main southeast (Newhall Street) view

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OCME – Building Elevations:

OCME canopy signage; Fabricated 9" high, 1.5" deep, univers 57 condensed, stainless steel letters w/ a horizontal brushed finish; enclosed back, mechanically fastened to canopy.
OCME – Building Elevations:

WEST ELEVATION (with Canopy)

SITE SECURITY FENCE - SOUTH ELEVATION

SITE SECURITY FENCE - EAST ELEVATION

NORTH ELEVATION
OCME – Exterior Finish Materials:

- NEW CEMENT PLASTER
- PAINTED STRUCTURAL CHANNEL COLOR TO MATCH CP-4
- FRITTED GLASS
- NEW CEMENT PLASTER CP-2
- TYPICAL WINDOW GLAZING
- CP-3 CEMENT PLASTER
- CP-1 CEMENT PLASTER
- CP-2 CEMENT PLASTER
- CP-4 CEMENT PLASTER
- FRITTED GLASS
- TYPICAL WINDOW GLAZING

CP-1
CP-2
CP-3
CP-4
FROSTED GLASS
TYPICAL WINDOW GLAZING

KMD ARCHITECTS
OFFICE OF THE CHIEF MEDICAL EXAMINER BUILDING
1 NEWHALL STREET
SAN FRANCISCO, CA
EXTERIOR FINISH MATERIALS
JULY 20TH, 2015