

BM BROOKWOOD MEDICAL

101 BROOKWOOD AVE.
 SANTA ROSA, CA 95404

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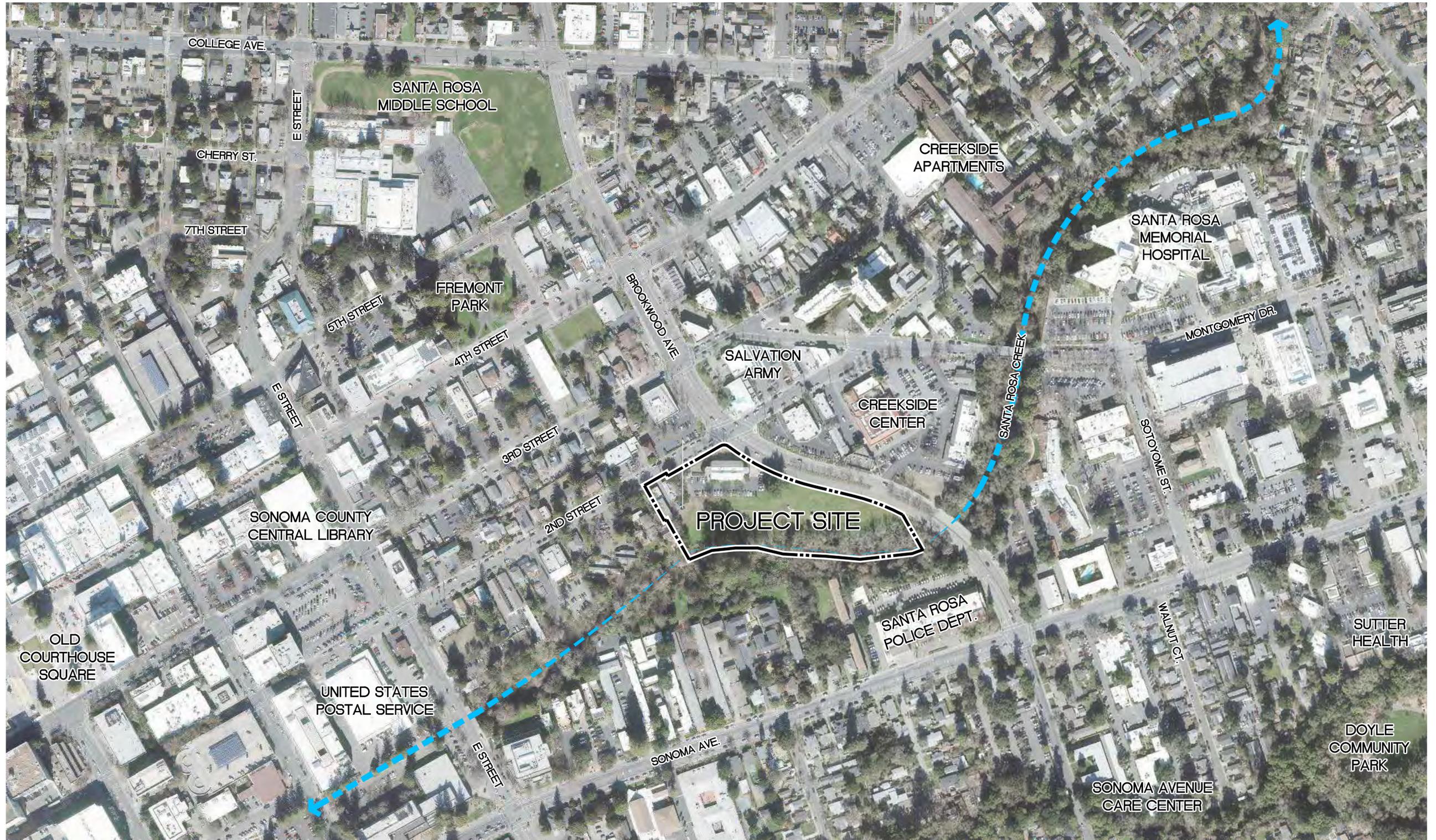
DESIGN CONCEPT NARRATIVE

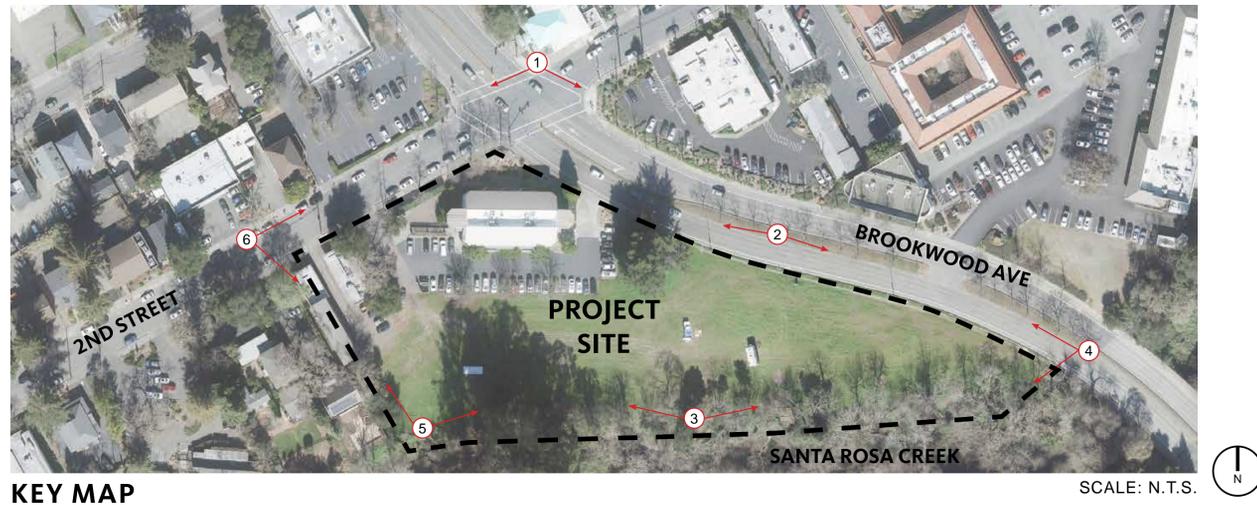
Located at the edge of the Downtown Station area, the proposed project is a 3-story medical office building with a detached 4 level parking garage. The project mediates between maintaining an urban presence while also establishing an intimate scale for pedestrians.

The medical office building sits at the northernmost corner of the site at the intersection of Brookwood Avenue and 2nd Street. The building is situated to maintain an urban presence and maximize visibility. The architecture responds to the urban street corner through a double-height glass opening, visually inviting the public realm, whether driving or walking by. The corner is further reinforced through an architectural overhang that not only provides shade, but also accentuates the opening, breaking the scale of the building. The corner glass opening is book-ended by a pattern of punched openings and stucco reveals that further break down the building to a pedestrian scale. The pedestrian-scaled façade wraps around to the main entry of the building on the southeastern façade. At the main entry, a continuous single-story glass opening with a generous overhang parallels the larger opening at the corner yet maintains an intimate entry sequence. At the end of the entry, a rectangular volume clad in warm-toned wood textured panels, anchors the corner and breaks the building massing vertically and horizontally.

The parking garage sits along the larger roadway, Brookwood Avenue. The open-air concrete parking structure aims to camouflage into the vegetated backdrop of Santa Rosa Creek. The horizontal barrier walls are painted a warm beige to echo the office building. To further establish a connection between the office building and parking structure, the punched opening dimensions from the office building are translated into various panel sizes for the trellis system. Similar to the punched openings, the trellis is used to create a pattern to break up the façade of the parking garage. The shifting alignment of the trellis panels break the façade into a pedestrian-friendly scale. The trellis is an armature for the climbing vines to grow onto, to camouflage the structure against the vegetated creek. Capturing the trellis façade at the southern end, a tower painted gray anchors and establishes the edge of the project.

Santa Rosa Creek is the primary landscape feature of the site and is enhanced by additional plantings in the creek setback area to extend and transition into the creek's riparian vegetation. Additionally, a creekside path connects with public sidewalks and internal site pathways to create a looped walking path roughly 1/3 mile long. The looped path takes walkers around the project perimeter and along the bank of Santa Rosa Creek. Several seating and picnic areas are located along the creek path, providing space for building tenants to take breaks and for the general public to rest and enjoy the scenic view. The seating areas include fixed amenities such as picnic tables, benches, trash receptacles, and small shade trellises.





1 CORNER OF 2ND STREET AND BROOKWOOD AVENUE LOOKING SOUTH



2 BROOKWOOD AVENUE MEDIAN STRIP LOOKING SOUTH



3 SANTA ROSA CREEK TOP OF BANK LOOKING NORTH



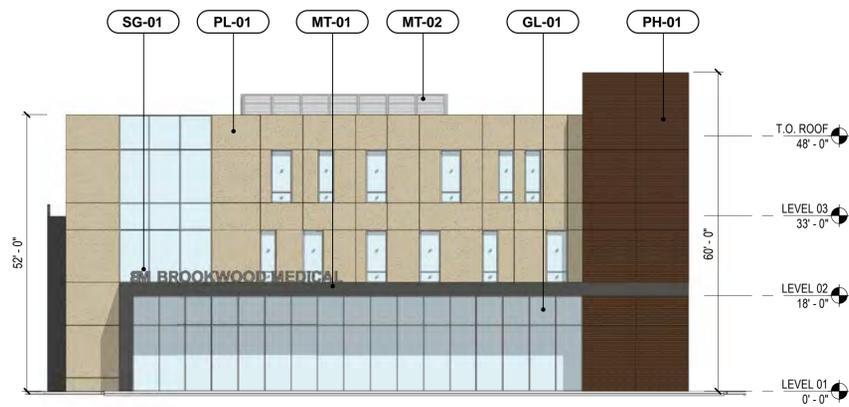
4 BROOKWOOD AVENUE MEDIAN STRIP LOOKING WEST



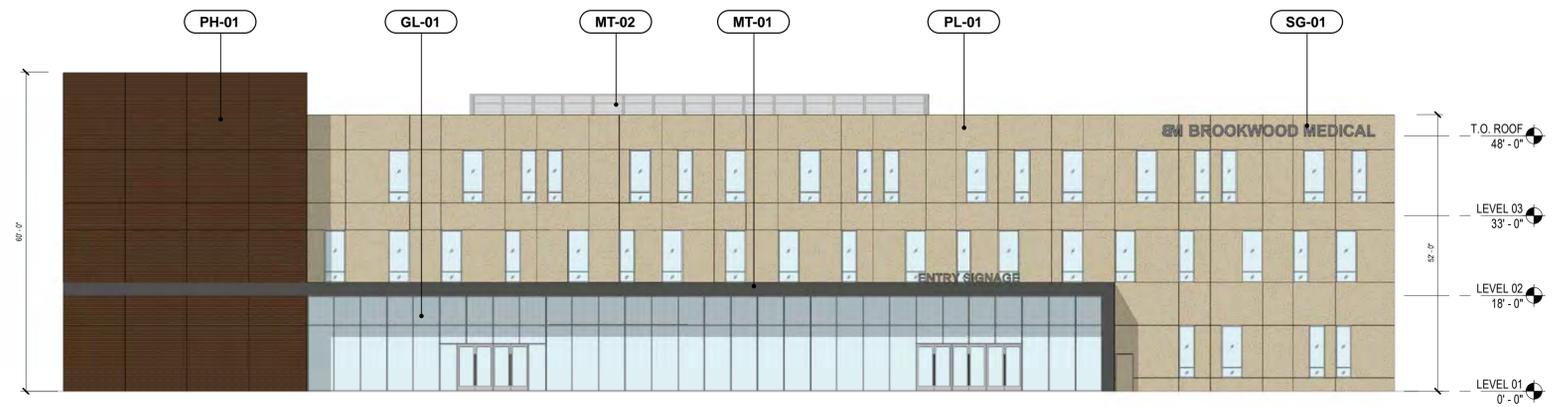
5 SANTA ROSA CREEK TOP OF BANK LOOKING NORTHEAST



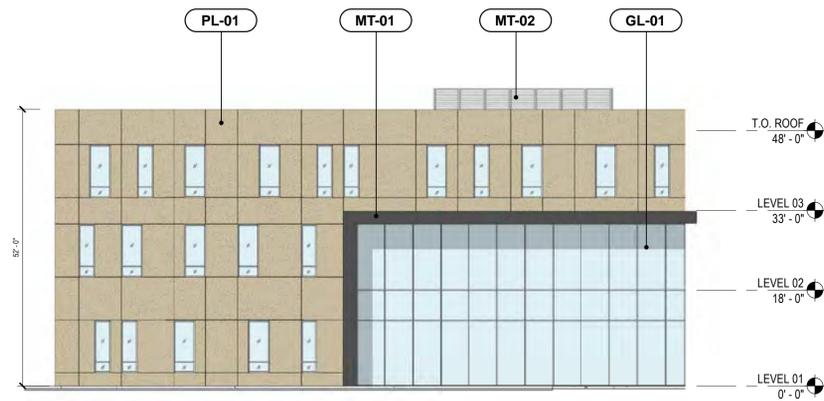
6 2ND STREET LOOKING NORTHEAST



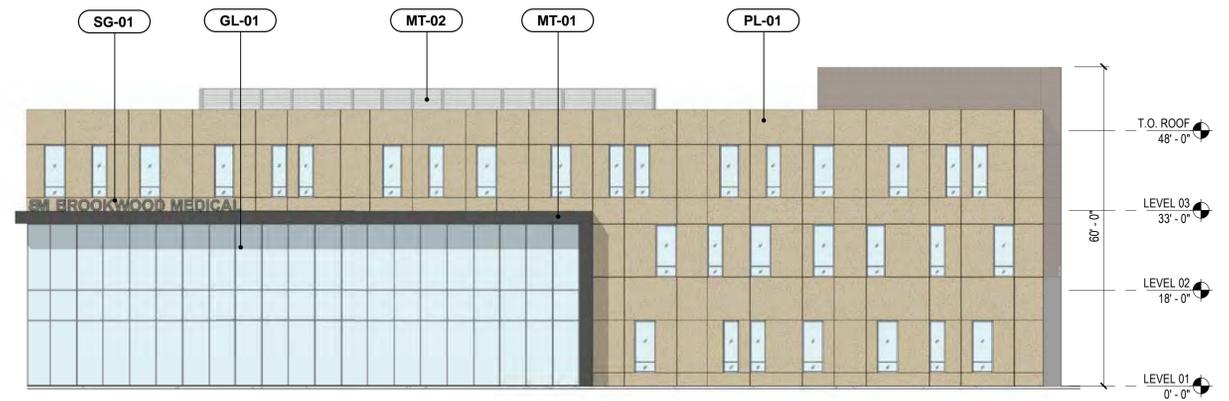
SCALE: 1/16" = 1'-0" **PROPOSED SOUTHWEST ELEVATION**



SCALE: 1/16" = 1'-0" **PROPOSED SOUTHEAST ELEVATION**



SCALE: 1/16" = 1'-0" **PROPOSED NORTHEAST ELEVATION**



SCALE: 1/16" = 1'-0" **PROPOSED NORTHWEST ELEVATION**

MATERIALS



PL-01
CEMENT PLASTER
WARM BEIGE



PH-01
PHENOLIC RAINSCREEN PANEL
WOOD PATTERN FINISH



MT-01
METAL PANEL
MATTE DARK GRAY



MT-02
LOUVERED MECHANICAL SCREEN
MATTE DARK GRAY



GL-01
CURTAIN WALL / WINDOW
CAPTURED, ANODIZED ALUMINUM MULLION



SG-01
CHANNEL LETTER SIGN
LED, FACE LIT

CONCEPTUAL BUILDING FLOOR PLAN - LEVEL 01

SCALE: 1/16" = 1'-0"

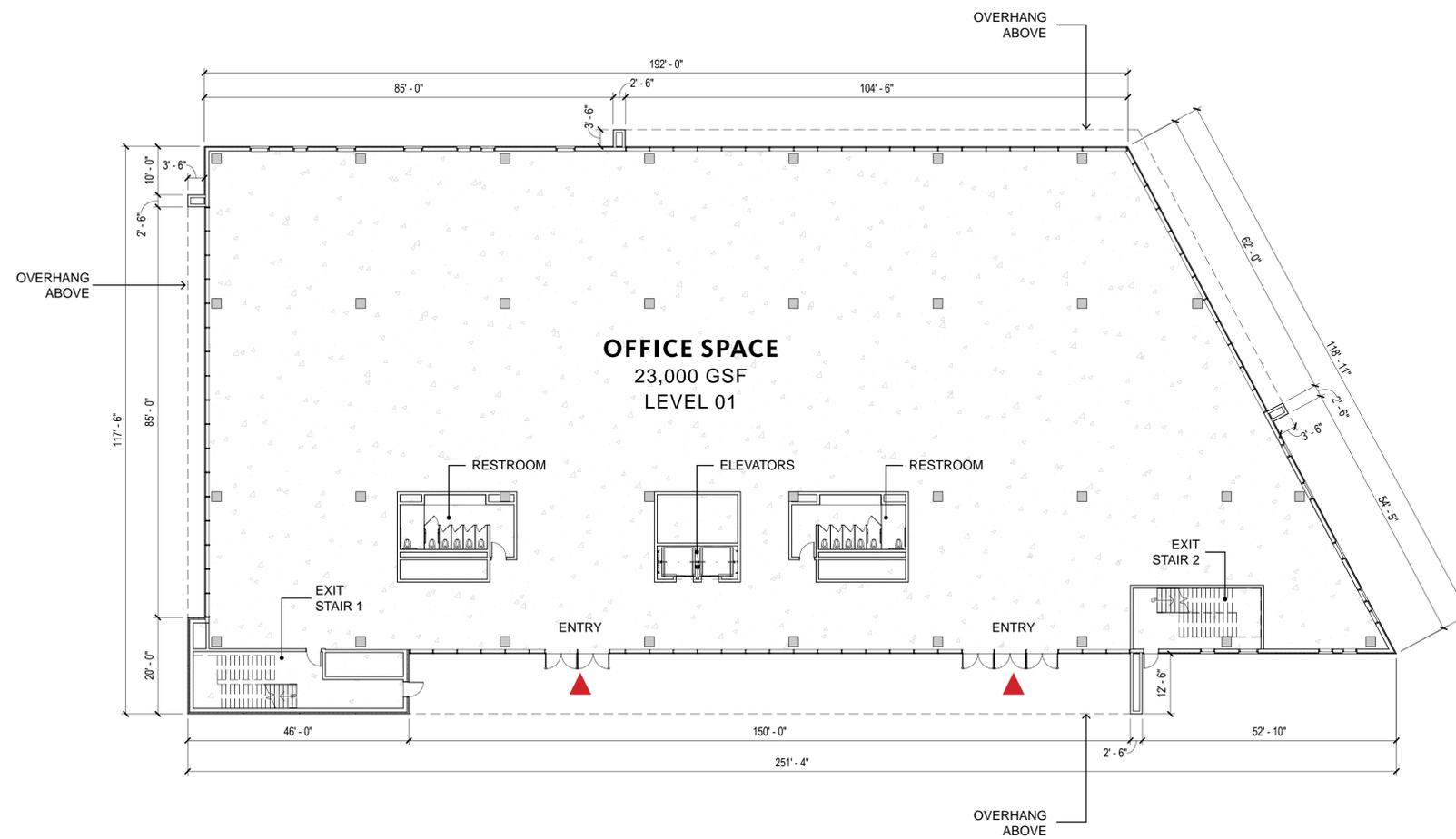


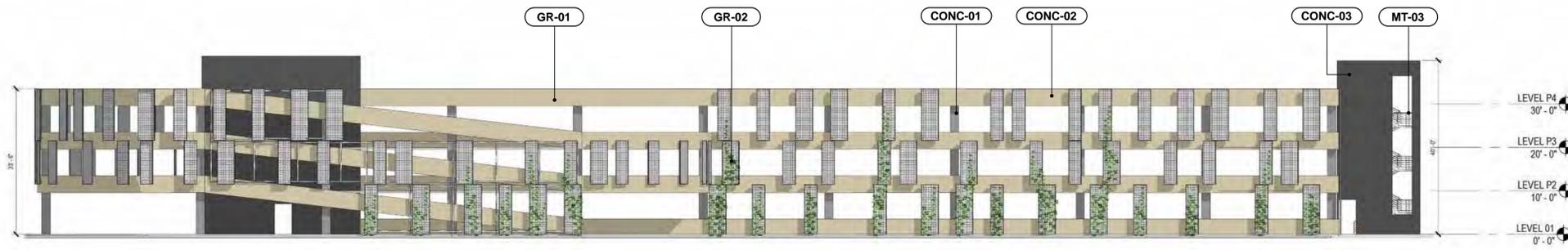
LEVEL 01 - 23,000 SF

LEVEL 02 - 22,190 SF

LEVEL 03 - 22,190 SF

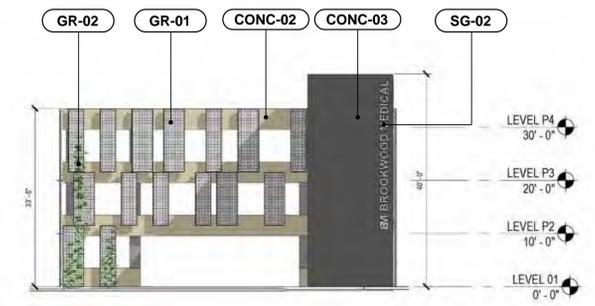
TOTAL - 67,380 SF





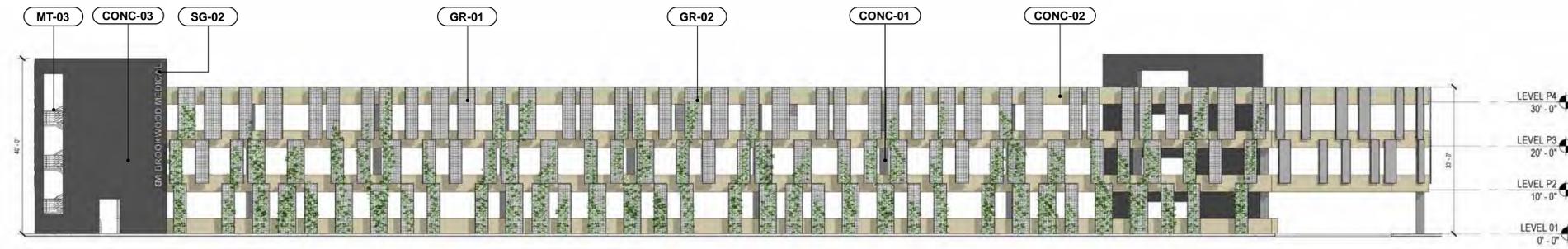
SCALE: 1/16" = 1'-0"

PROPOSED SOUTHWEST ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED SOUTHEAST ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED NORTHEAST ELEVATION



SCALE: 1/16" = 1'-0"

PROPOSED NORTHWEST ELEVATION

MATERIALS



CONC-01
CONCRETE
MATTE GRAY



CONC-02
CONCRETE
SMOOTH PAINTED BEIGE



CONC-03
CONCRETE
SMOOTH PAINTED DARK GRAY



GR-01
TRELLIS
WALL MOUNTED



GR-02
CLIMBING VINE



MT-03
METAL RAILING
DARK GRAY, FLAT BAR STOCK



SG-02
PIN MOUNTED SIGN
DARK GRAY METAL

CONCEPTUAL PARKING GARAGE FLOOR PLAN - LEVEL 01

SCALE: 1/16" = 1'-0"



PARKING STALLS IN GARAGE

LEVEL 01 - 23 C 29 S

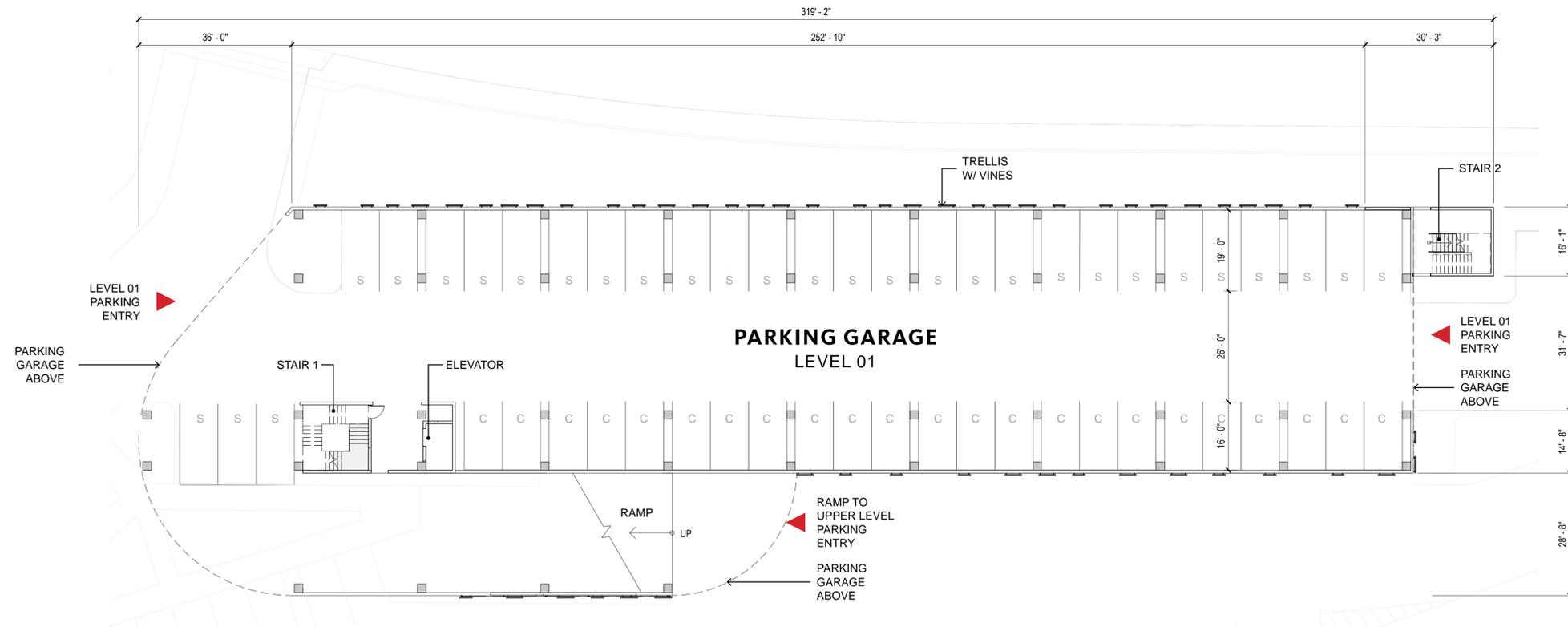
LEVEL 02 - 19 C 26 S

LEVEL 03 - 19 C 26 S

LEVEL 04 - 24 C 28 S

TOTAL - 85 C 109 S

GARAGE TOTAL - 194 STALLS



CONCEPTUAL SITE PLAN

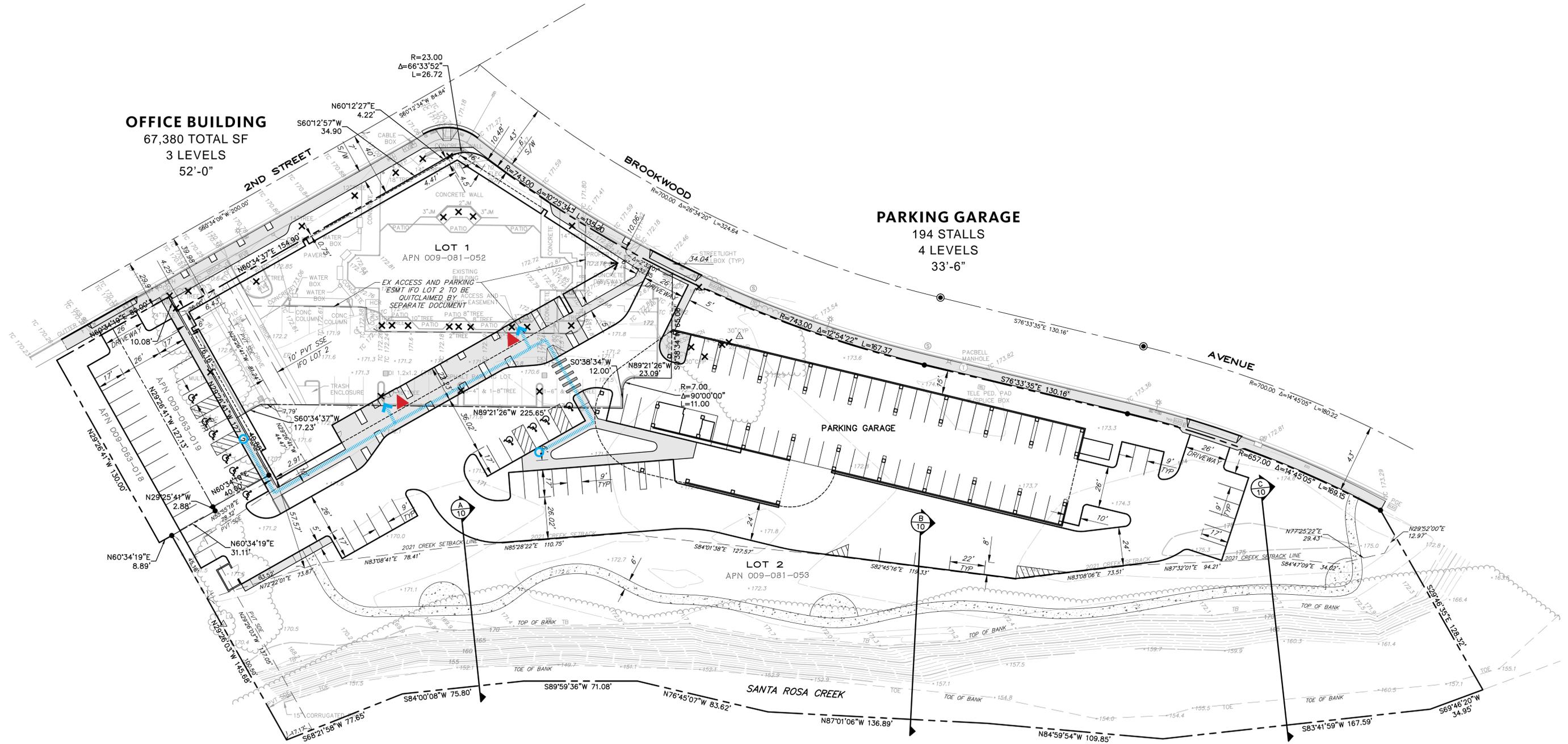
SCALE: 1" = 30'-0"



- ACCESSIBLE
- BUILDING

LOT COVERAGE	BUILDING AREA	SURFACE PARKING STALLS	PARKING STALLS IN GARAGE
COMBINED LOT AREA - 189,893 SF	LEVEL 01 - 23,000 SF	LEVEL 01 - 1 C 53 S 11A	LEVEL 01 - 23 C 29 S
OFFICE BUILDING - 23,000 SF	LEVEL 02 - 22,190 SF		LEVEL 02 - 19 C 26 S
PARKING GARAGE - 21,930 SF	LEVEL 03 - 22,190 SF		LEVEL 03 - 19 C 26 S
			LEVEL 04 - 24 C 28 S
TOTAL - 44,930 SF	TOTAL - 67,380 SF	TOTAL - 1 C 53 S 11A	TOTAL - 85 C 109 S
44,930 / 189,893 = 24% LOT COVERAGE		SURFACE TOTAL - 65 STALLS	GARAGE TOTAL - 194 STALLS
		TOTAL - 259 STALLS PROVIDED, 225 REQ PER 20-36.040 TABLE 3-4	

*PER CBC TABLE 11B-208.2, 6 ACCESSIBLE PARKING STALLS TO BE REQUIRED; 11 ACCESSIBLE STALLS PROVIDED





CONCEPTUAL DESIGN NOTES

1. ALL UN-PAVED AREAS AND LANDSCAPE AREAS, EXCEPT LAWNS, SHALL BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF ORGANIC MULCH.
2. STREET TREES SHALL BE INSTALLED PER CITY STANDARDS.
3. ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS, OR PAVEMENTS WILL BE INSTALLED WITH ROOT BARRIERS.
4. ALL TREES WILL BE PLANTED FROM 15 GALLON CONTAINERS, EXCEPT WHERE NOTED.
5. LANDSCAPE SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.
6. A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. RIP AND/OR ROTOTILL AS NEEDED.

IRRIGATION CONCEPT STATEMENT

1. ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM, DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF SANTA ROSA'S WATER EFFICIENT LANDSCAPE ORDINANCE (W.E.L.O.).
2. IRRIGATION SYSTEM SHALL BE DIVIDED INTO DISTINCT "HYDROZONES" BASED ON PLANT WATER USE REQUIREMENTS, SOLAR EXPOSURES, AND APPLICATION TYPE.
3. AN IRRIGATION SUBMETER WILL BE INCLUDED IN THE SYSTEM.
4. TREES IRRIGATION SHALL BE CONTROLLED BY A DEDICATED VALVE, SEPARATE FROM SHRUBS AND GROUND COVERS.
5. TREES WILL BE IRRIGATED WITH POINT-SOURCE, BUBBLER DISTRIBUTION DEVICES.
6. SHRUBS AND GROUND COVER PLANTINGS WILL BE IRRIGATED BY POINT-SOURCE, DRIP DISTRIBUTION DEVICES.

KEY TO SITE FEATURES

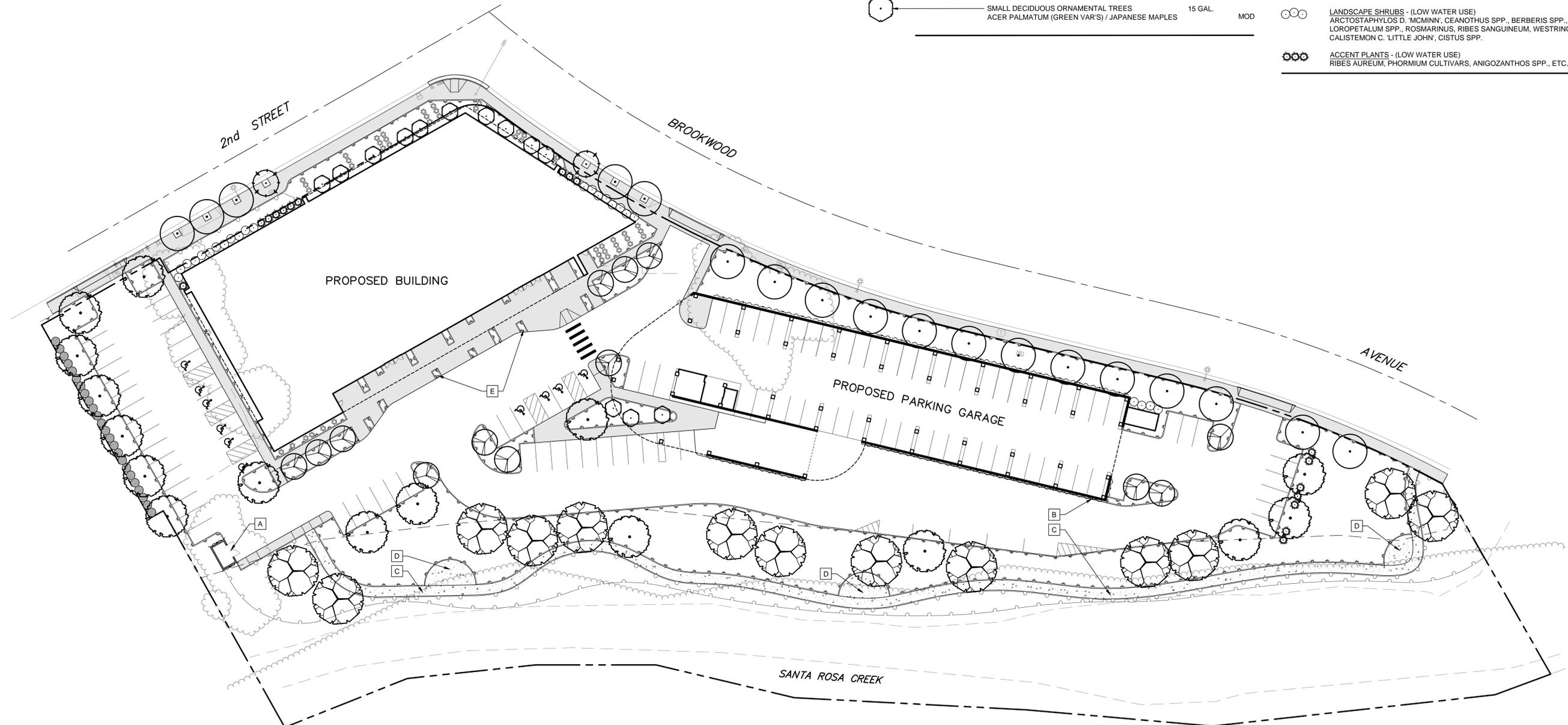
- KEY: DESCRIPTION:
- A TRASH ENCLOSURE
 - B VINES ON "GREENSCREEN" METAL TRELLISES
 - C PERMEABLE STABILIZED AGGREGATE (OR SIMILAR) PATHWAY
 - D PICNIC / SEATING AREA
 - E PLANTING AREAS IN ENTRY PLAZA

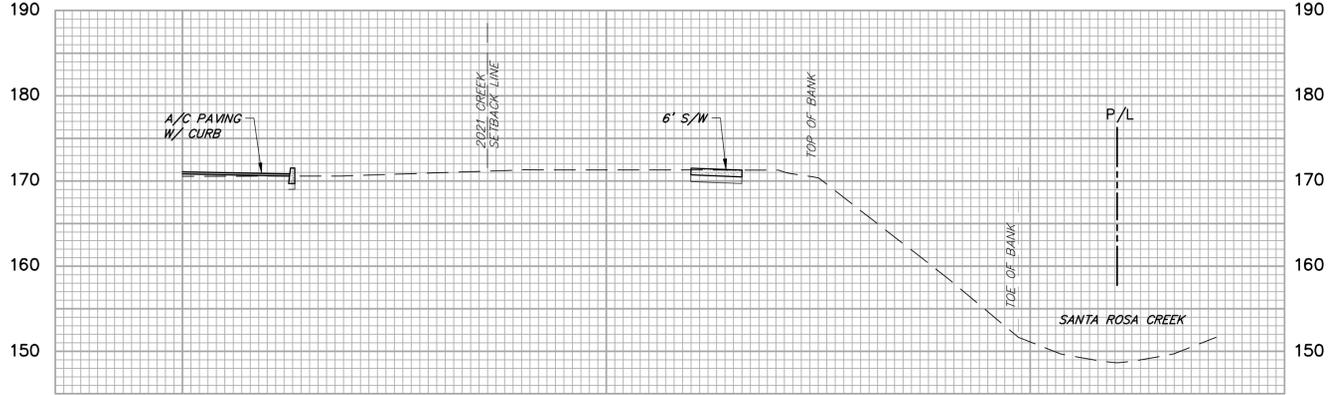
TREE LEGEND

KEY:	DESCRIPTION:	SIZE:	WATER USE:
	SMALL FLOWERING ACCENT TREES CERCIS OCCIDENTALIS, STD. / WESTERN REDBUD LAGERSTROEMIA HYBRIDS / CRAPE MYRTLES	15 GAL.	V. LOW LOW
	CANOPY / STREET TREES PISTACIA CHINENSIS / CHINESE PISTACHE PLATANUS ACERIFOLIA / LONDON PLANE TREE	24" BOX	LOW MOD
	MEDIUM DECIDUOUS CANOPY TREES QUERCUS LOBATA / VALLEY OAK PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX	LOW LOW
	LARGE BROADLEAF EVERGREEN TREES QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS WISLIZENI / INTERIOR LIVE OAK	24" BOX	LOW V. LOW
	TALL NARROW DECIDUOUS, FALL COLOR ACER R. 'ARMSTRONG' / ARMSTRONG MAPLE GINKGO BILOBA 'PRINCETON SENTRY' / GINKGO	24" BOX	LOW MOD
	SMALL DECIDUOUS ORNAMENTAL TREES ACER PALMATUM (GREEN VAR'S) / JAPANESE MAPLES	15 GAL.	MOD

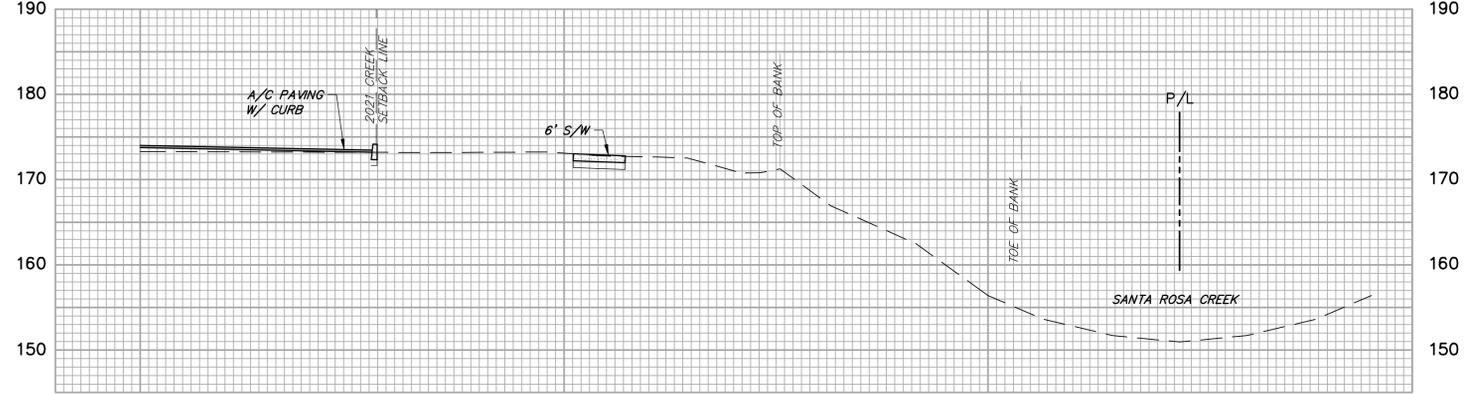
UNDERSTORY PLANT MATERIALS

- SYMBOL: DESCRIPTION:
- PERENNIALS AND ACCENT PLANTINGS (LOW WATER USE)
SALVIA SPP., PENSTEMONS, ACHILLEA 'MOONSHINE', ERIGERON, IRIS DOUGLASIANA, EPILOBIUM, MIMULUS SPP., ETC.
 - BROADLEAF GROUNDCOVERS (LOW WATER USE)
CORREA 'WYNN'S WONDER', ARCTOSTAPHYLOS 'EMERALD CARPET', MAHONIA REPENS, ROSMARINUS O. 'PROSTRATUS', SENECEO, SEDUMS
 - ORNAMENTAL GRASSES - LOW 12"-24" (LOW WATER USE)
FESTUCA RUBRA 'MOLATE', CAREX SPP., FESTUCA 'ELIJAH'S BLUE', HELICTOTRICHON 'SAPHIRE', FESTUCA CALIFORNICA, PENESETUM ALOPCUROIDES 'HAMELN', MUHLENBERGIA SPP., ETC.
 - VINES - (LOW AND MODERATE WATER USE)
MACFADYENA UNGUIS-CATII, CLEMATIS SPP., TRACHELOSPERMUM JASMINOIDES, CAMPSIS RADICANS, ETC.
 - HEDGES AND SCREEN PLANTINGS - (LOW WATER USE)
RHAMNUS ALATERNUS, ARBUTUS U. 'OKTOBERFEST', NANDINA D. 'COMPACTA', XYLOSMA, ESCALLONIA, BERBERIS, ETC.
 - LANDSCAPE SHRUBS - (LOW WATER USE)
ARCTOSTAPHYLOS D. 'MCMINN', CEANOTHUS SPP., BERBERIS SPP., LOROPETALUM SPP., ROSMARINUS, RIBES SANGUINEUM, WESTRINGEA, CALISTEMON C. 'LITTLE JOHN', CISTUS SPP.
 - ACCENT PLANTS - (LOW WATER USE)
RIBES AUREUM, PHORMIUM CULTIVARS, ANIGOZANTHOS SPP., ETC.

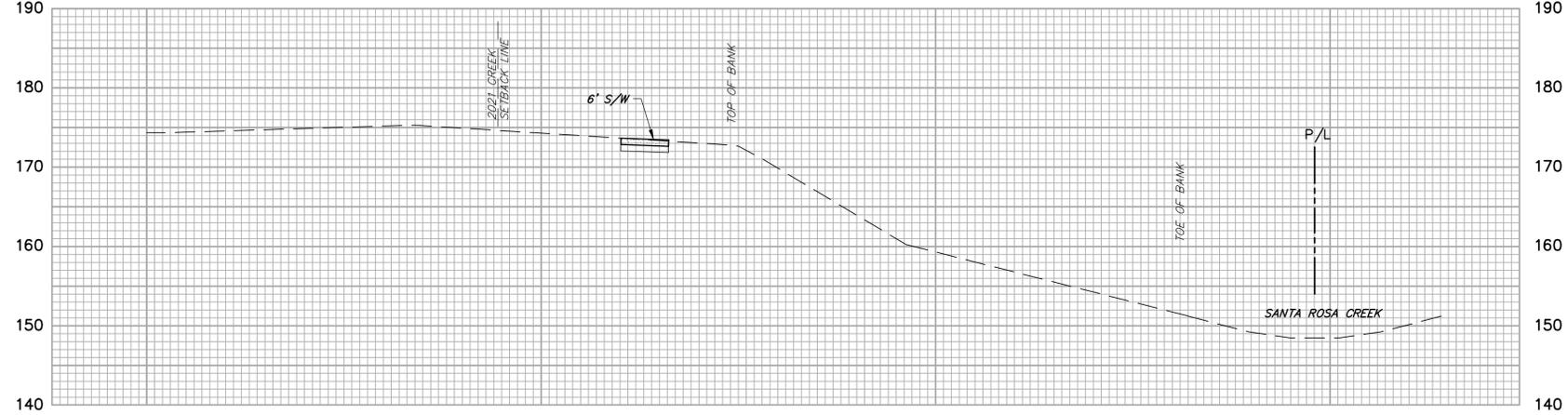




SECTION A-A



SECTION B-B



SECTION C-C