

BM BROOKWOOD MEDICAL

101 BROOKWOOD AVE.
SANTA ROSA, CA 95404

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DESIGN CONCEPT NARRATIVE

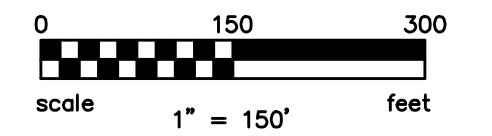
Located at the edge of the Downtown Station area, the proposed project is a 4-story medical office building with a detached 6-level parking garage. The project mediates between maintaining an urban presence while also establishing an intimate scale for pedestrians.

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 large full-height windows at the ground level paired with a floating, framed double-height glass opening above, visually inviting the public realm, whether driving or walking by. The corner is further reinforced through a playful pattern of ceramic-fritted glass within the framed opening, creating a jewel-like effect. 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 relates to the larger framed opening at the corner yet creates an intimate entry sequence. At the south corner of the building, a rectangular stair tower clad in warm-toned wood textured panels, anchors the building and breaks the massing vertically and horizontally. A continuous vertical glass slot within the tower highlights the stair providing a peek into the activity within.

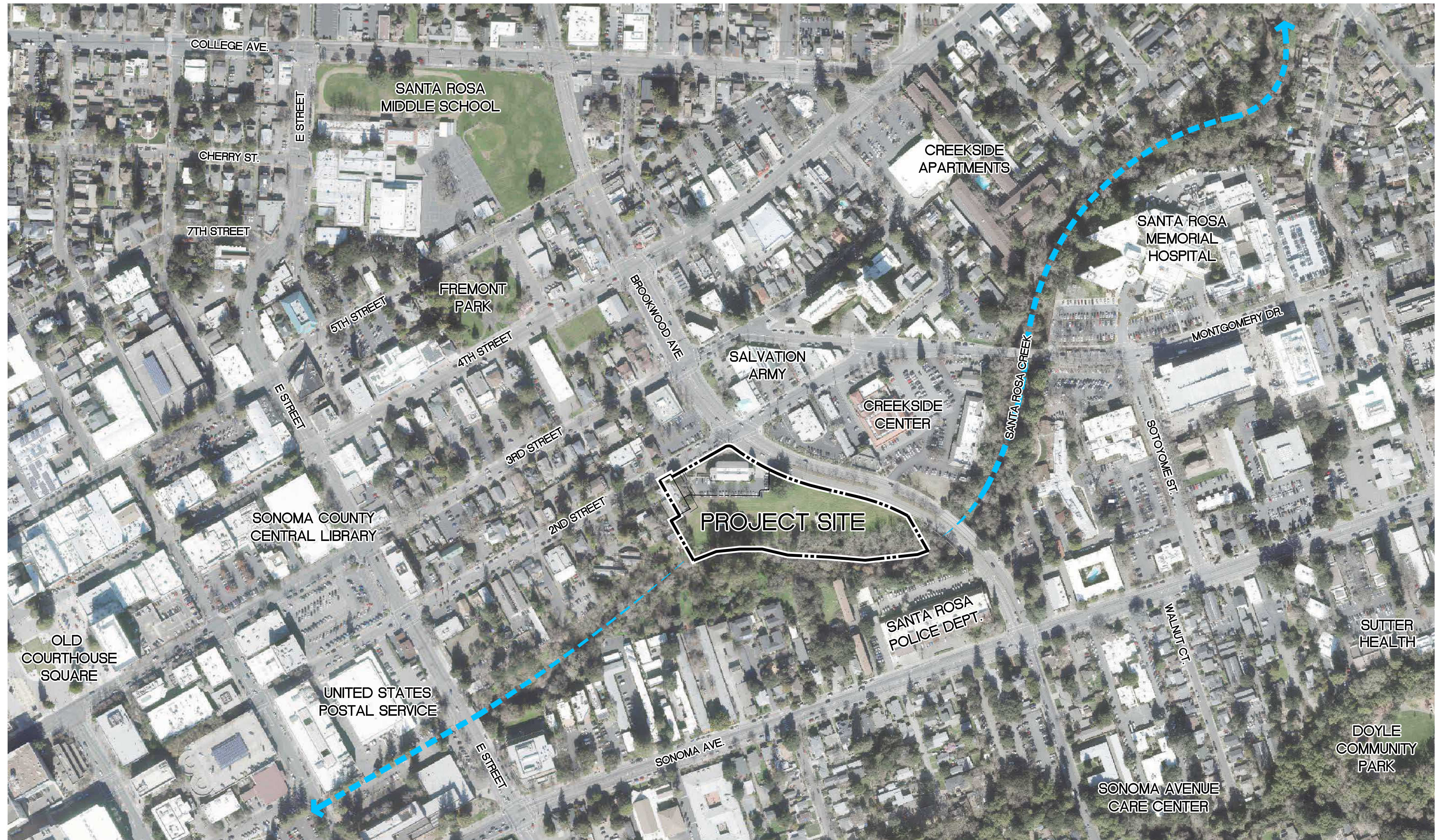
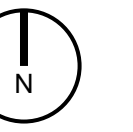
The parking garage sits along the larger road, Brookwood Avenue. The open-air concrete parking structure aims to camouflage into the vegetated backdrop of Santa Rosa Creek. The low walls are painted a warm beige to echo the office building. To further strengthen the connection between the office building and parking structure, the window dimensions from the office building are translated into various panel sizes for the trellis system. 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, with the intent of camouflaging the structure against the vegetated creek. Towards the west end of the garage, the pattern established by the trellis panels is picked up by kinetic art panels that appear to peel away from the main structure. The whimsical quality of the wind-activated art will provide visual interest to passersby while simultaneously highlighting the main vehicular entry. 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, and trash receptacles.

NEIGHBORHOOD CONTEXT MAP



SCALE: 1" = 150'-0"





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



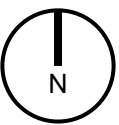
6 2ND STREET LOOKING NORTHEAST

LOT COVERAGE	BUILDING AREA	FAR	SURFACE PARKING STALLS	PARKING STALLS IN GARAGE
COMBINED LOT AREA - 184,390 SF	LEVEL 01 - 21,960 SF	MIN. FAR: 2.0	LEVEL 01 - 1 C 31 S 13A	GROUND - 23 C 28 S
OFFICE BUILDING - 21,960 SF	LEVEL 02 - 23,770 SF	MAX. FAR: 4.0		LEVEL 02 - 19 C 26 S
PARKING GARAGE - 22,190 SF	LEVEL 03 - 23,770 SF	PER SRMC 20-23.060 A.1		LEVEL 03 - 19 C 26 S
	LEVEL 04 - 23,770 SF			LEVEL 04 - 19 C 26 S
				LEVEL 05 - 19 C 26 S
				LEVEL 06 - 24 C 28 S
TOTAL - 44,150 SF	TOTAL - 93,270 SF	TOTAL BUILDING AREA - 93,270 SF	TOTAL - 1 C 26 S 13A*	TOTAL - 123 C 160 S
44,150 / 184,390 = 24% LOT COVERAGE		BUILDING GROSS LOT AREA - 39,968 SF	SURFACE TOTAL - 40 STALLS	GARAGE TOTAL - 283 STALLS
		PROPOSED FAR 2.75		
			TOTAL PROVIDED: 323 STALLS	
			TOTAL REQUIRED: 0 STALLS	
			PER SRMC 20-36.040, 'DOWNTOWN STATION AREA SPECIFIC PLAN'	

* MAY BE ADJUSTED PENDING
CONFIRMATION OF SPECIFIC
BUILDING USE.

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

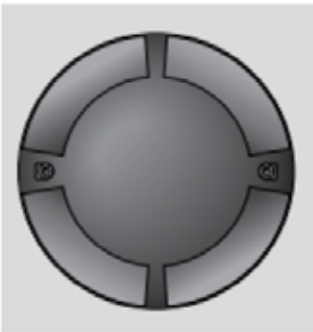
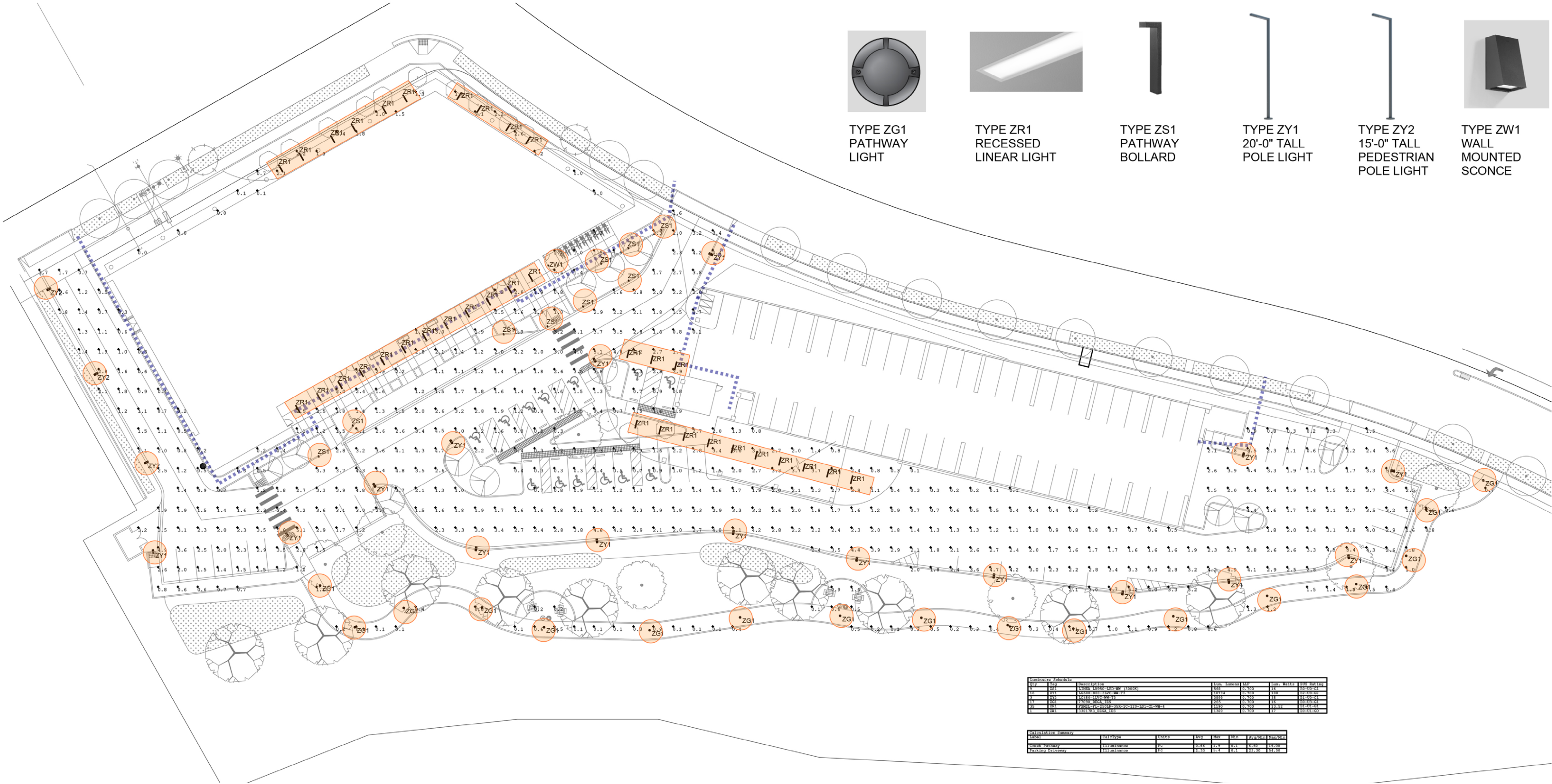
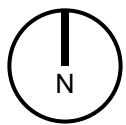


- ACCESSIBLE PATH
- BUILDING ENTRY

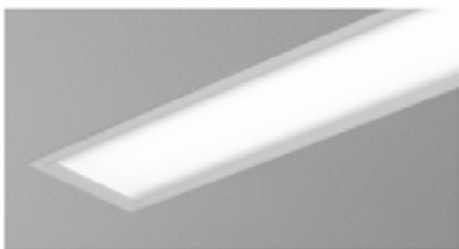


EXTERIOR LIGHTING

SCALE: 1" = 30'-0"



TYPE ZG1
PATHWAY
LIGHT



TYPE ZR1
RECESSED
LINEAR LIGHT



TYPE ZS1
PATHWAY
BOLLARD



TYPE ZY1
20'-0" TALL
POLE LIGHT



TYPE ZY2
15'-0" TALL
PEDESTRIAN
POLE LIGHT



TYPE ZW1
WALL
MOUNTED
SCONCE

Luminaires Schedule					
Item	Qty	Description	Man. Lumens	Watt	Notes
1	1	15000-15000-15000-15000	15000	150	
2	1	15000-15000-15000-15000	15000	150	
3	1	15000-15000-15000-15000	15000	150	
4	1	15000-15000-15000-15000	15000	150	
5	1	15000-15000-15000-15000	15000	150	

Calculation Summary					
Area	Footcandle	Watt	AVG	MAX	MIN
Crack Pathway	15.00	150	15.00	15.00	15.00
Parking Pathway	15.00	150	15.00	15.00	15.00



BUILDING CORNER - NORTH



BUILDING CORNER - WEST



BUILDING CORNER - SOUTH 1



BUILDING CORNER - EAST 1



BUILDING CORNER - EAST 2

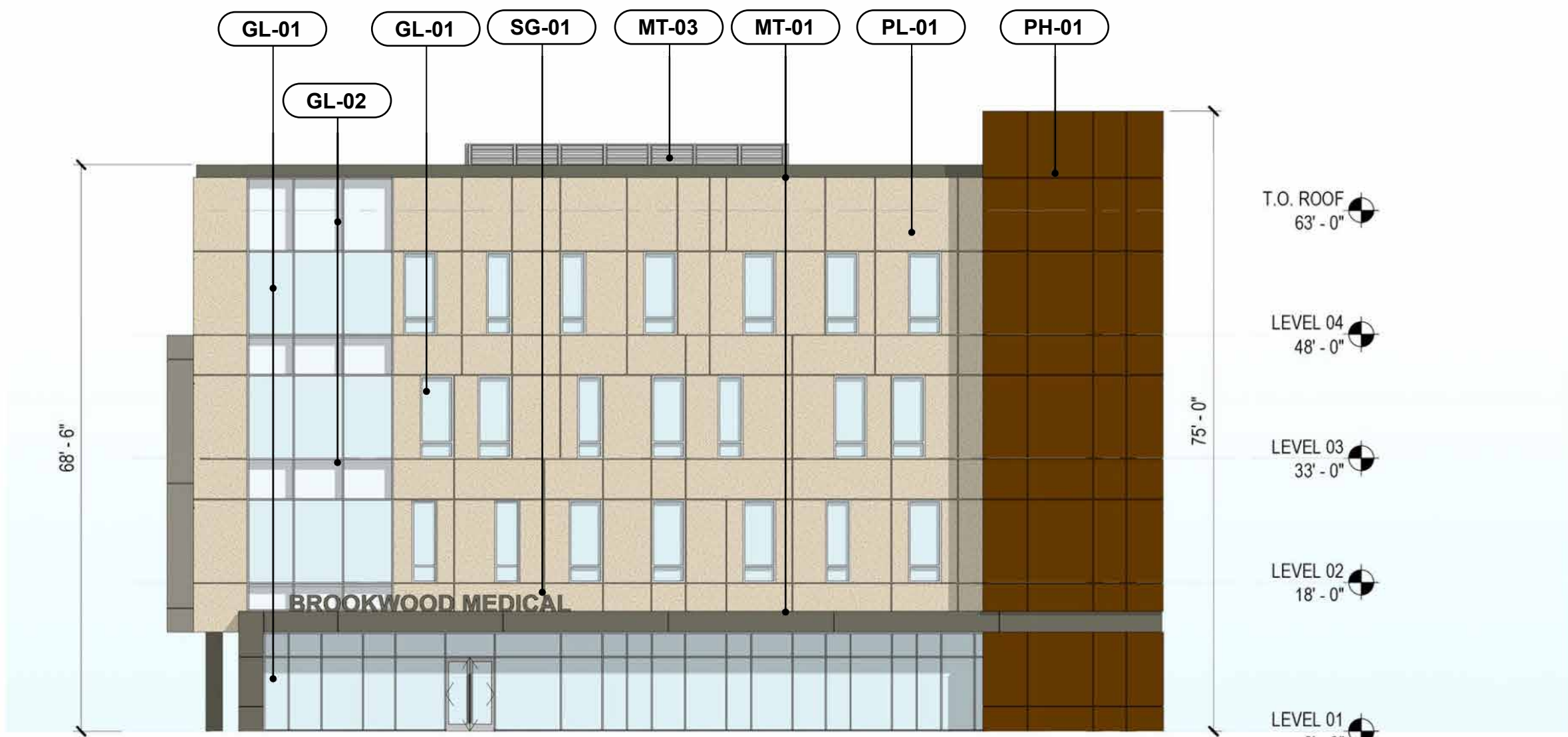


BUILDING CORNER - SOUTH 2

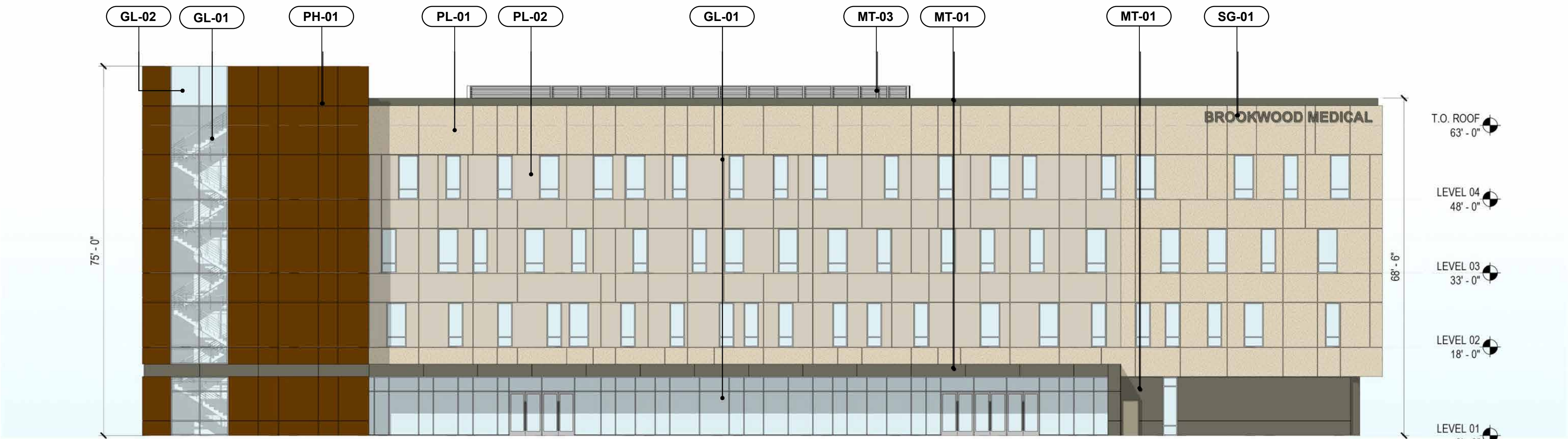


BUILDING CORNER - EAST 3

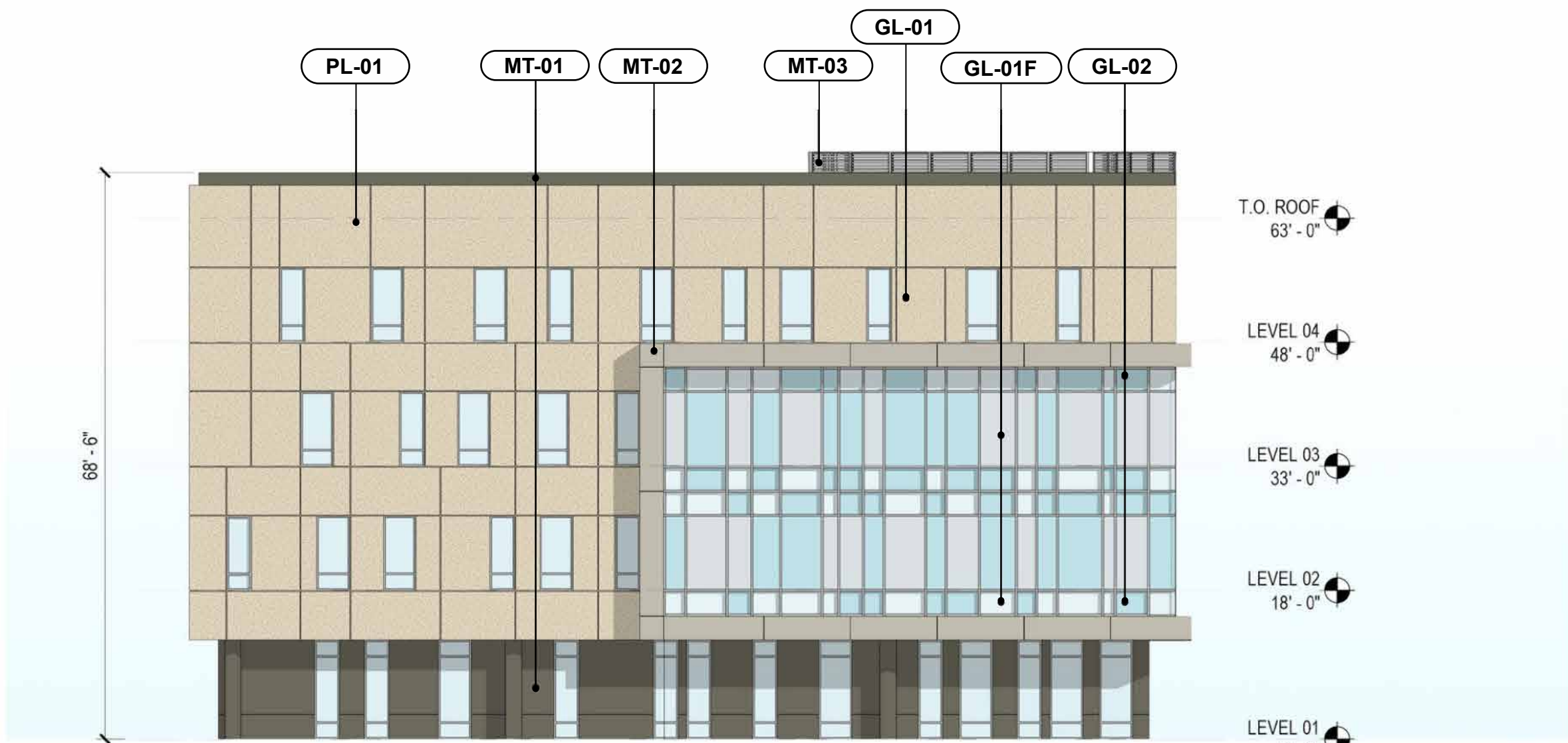
PROPOSED ELEVATIONS - BUILDING



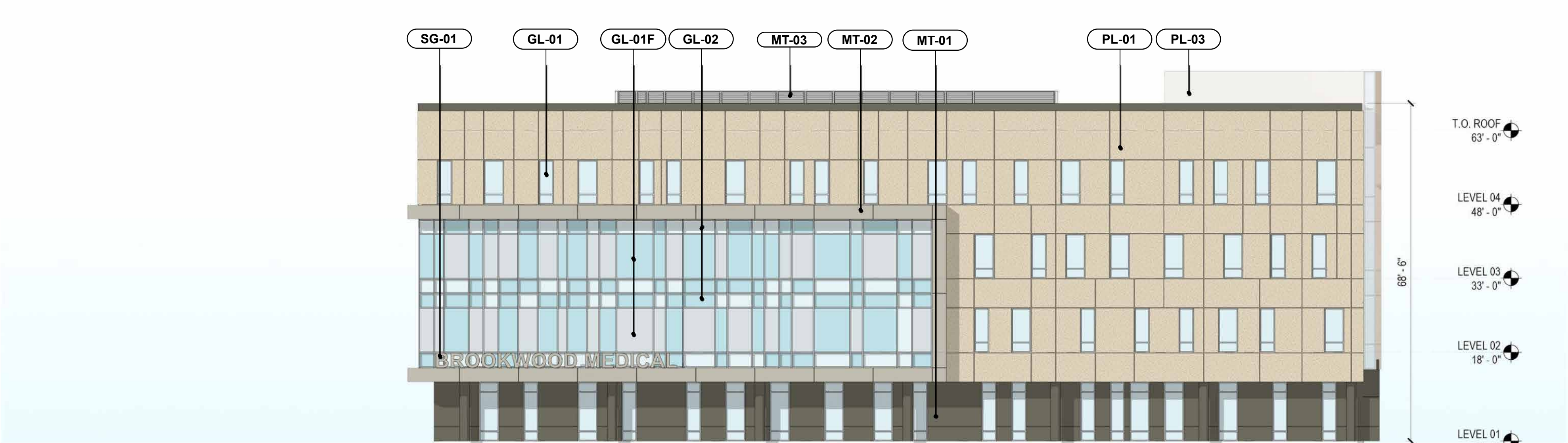
SCALE: 1/16" = 1'-0" **PROPOSED SOUTHWEST ELEVATION**



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



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



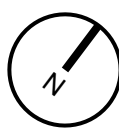
SCALE: 1/16" = 1'-0" **PROPOSED NORTHWEST ELEVATION**

MATERIALS

								
PL-01 CEMENT PLASTER SMOOTH FINISH DUNN EDWARDS SAND DOLLAR	PL-02 CEMENT PLASTER SAND FINISH DUNN EDWARDS POROUS STONE	PL-03 CEMENT PLASTER SAND FINISH DUNN EDWARDS MILK MUSTACHE	PH-01 PHENOLIC RAINSCREEN PANEL TRESPA - METEON HARMONY OAK	MT-01 METAL PANEL PPG SILVER GRAY	MT-02 METAL PANEL PPG SUNLIGHT SILVER	MT-03 LOUVERED MECHANICAL SCREEN PPG SILVER GRAY	GL-01, -01F, -02 CURTAIN WALL / WINDOW CAPTURED, ANODIZED ALUMINUM MULLION (SEE ABOVE) GL-01: SOLARBAN 70 ON CLEAR (SEE ABOVE) GL-01F: GL-01 W/ CERAMIC FRIT GL-02: GL-01 W/ SPANDREL PANEL	SG-01 CHANNEL LETTER SIGN LED, FACE LIT

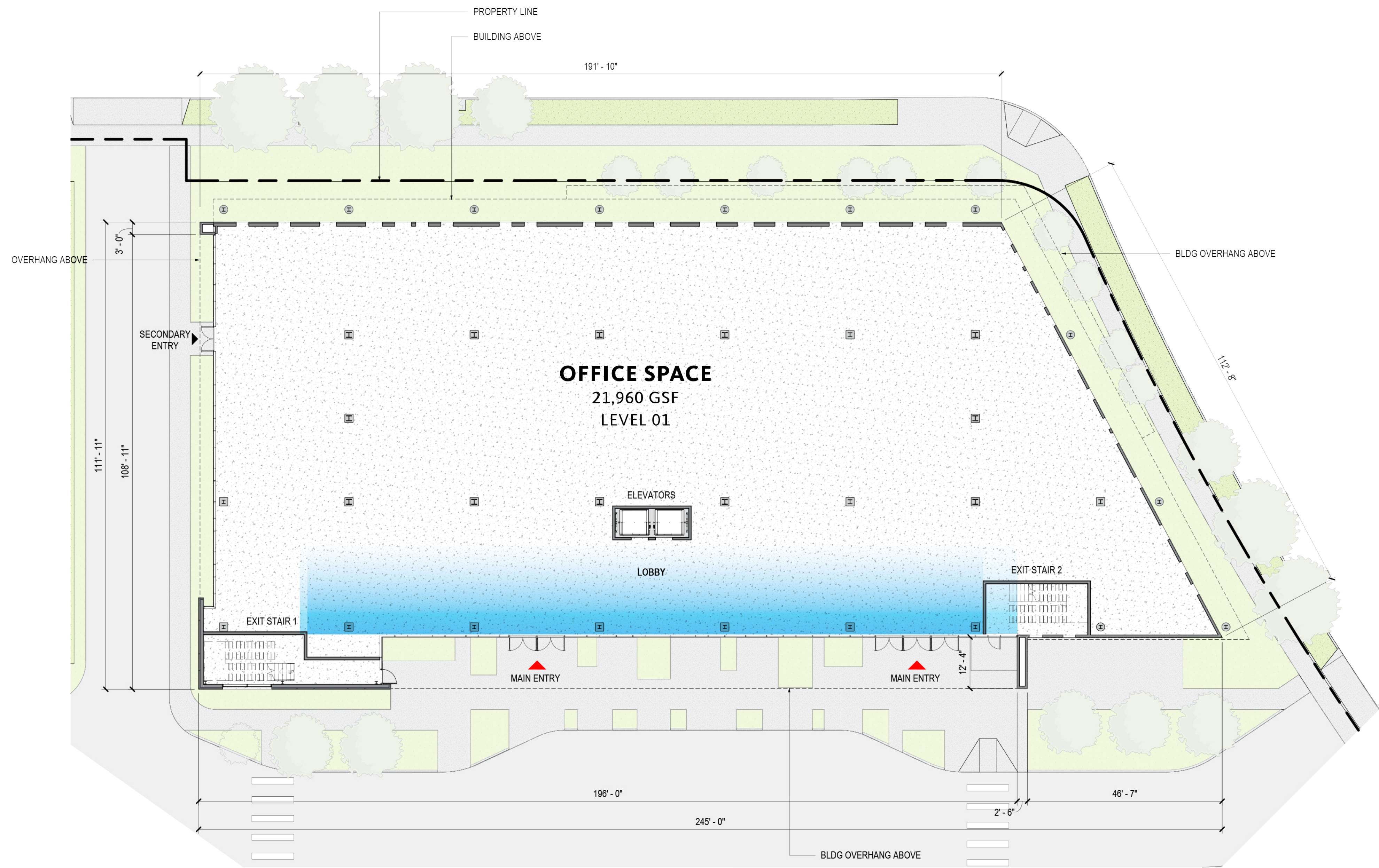
OFFICE BUILDING FLOOR PLAN - LEVEL 1

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



- LEVEL 01 - 21,960 SF
- LEVEL 02 - 23,770 SF
- LEVEL 03 - 23,770 SF
- LEVEL 04 - 23,770 SF

TOTAL - 93,270 SF



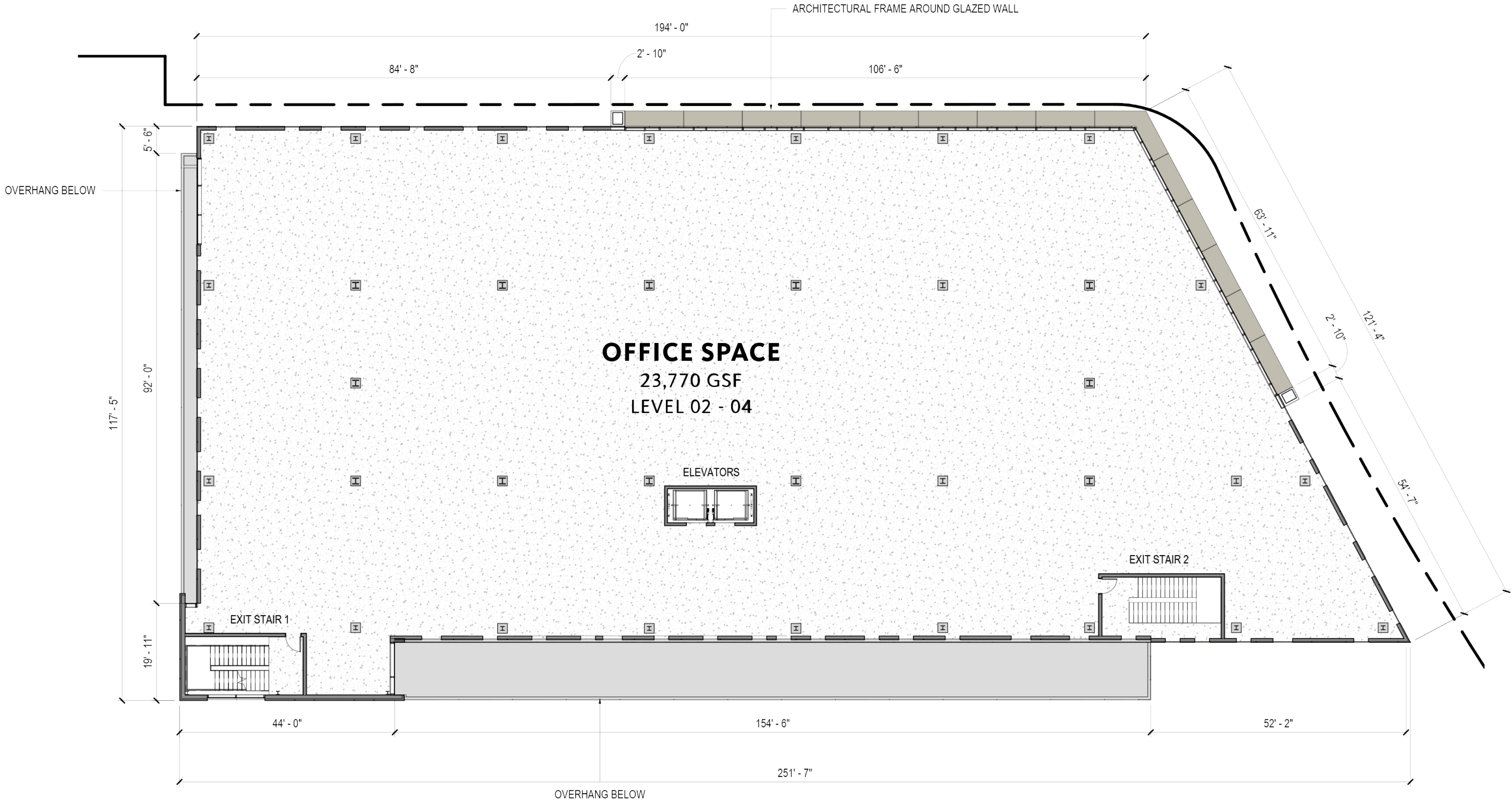
OFFICE BUILDING FLOOR PLAN - UPPER LEVELS

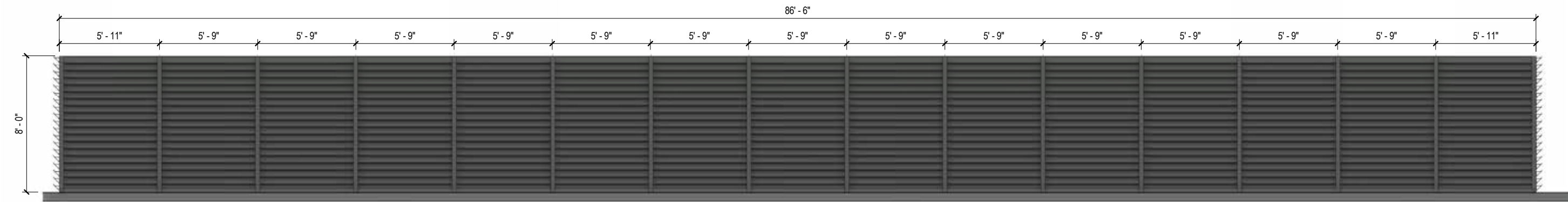
SCALE: 1/16" = 1'-0"



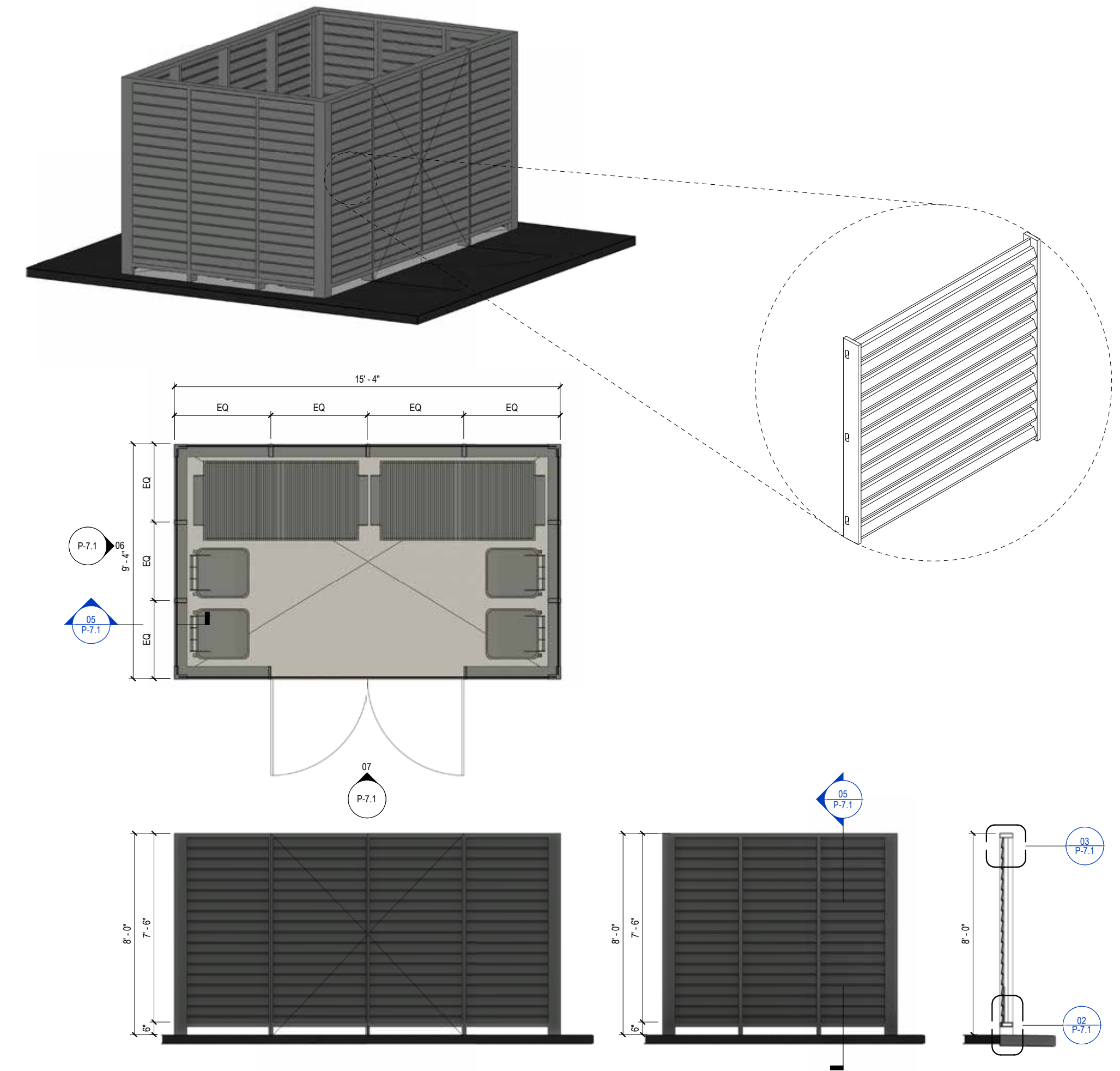
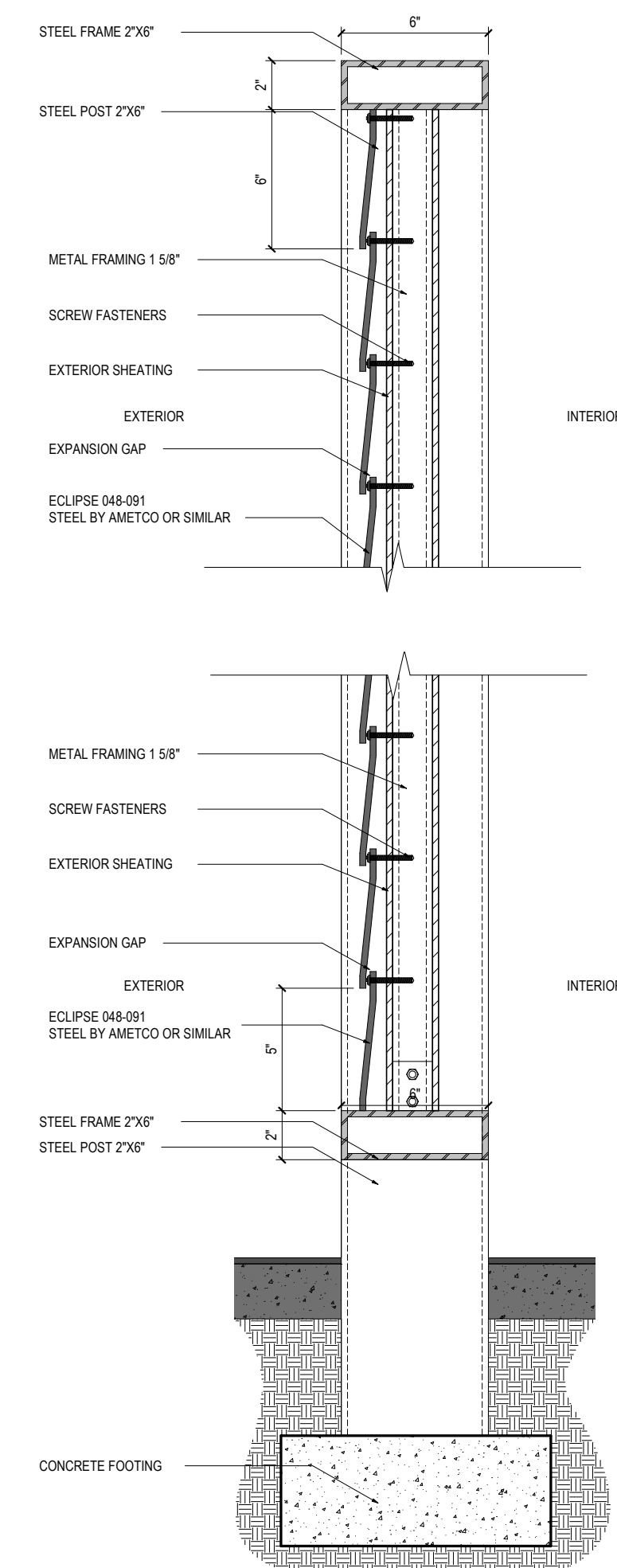
- LEVEL 01 - 21,960 SF
- LEVEL 02 - 23,770 SF
- LEVEL 03 - 23,770 SF
- LEVEL 04 - 23,770 SF

TOTAL - 93,270 SF



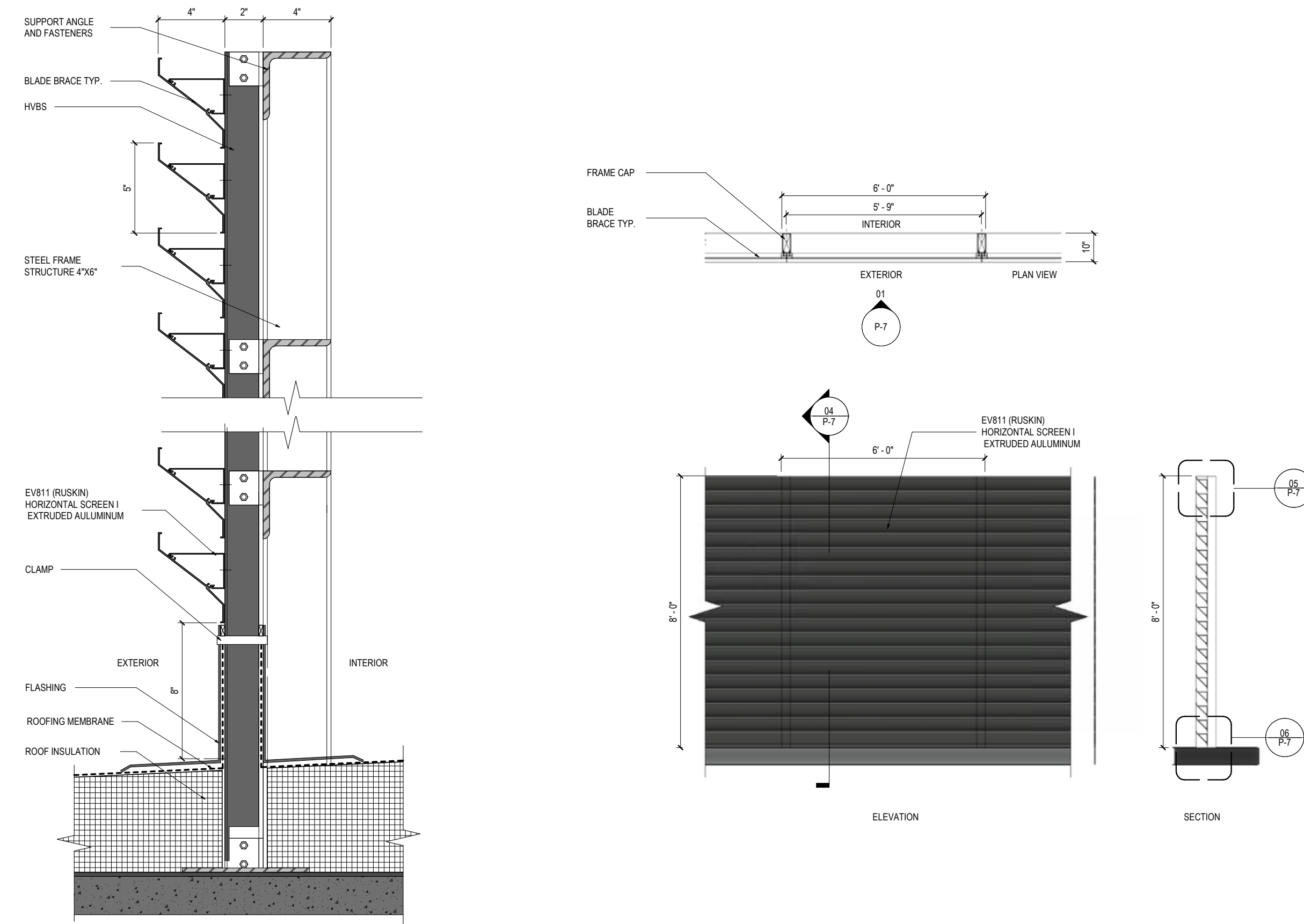


01 ELEVATION - MECHANICAL SCREEN

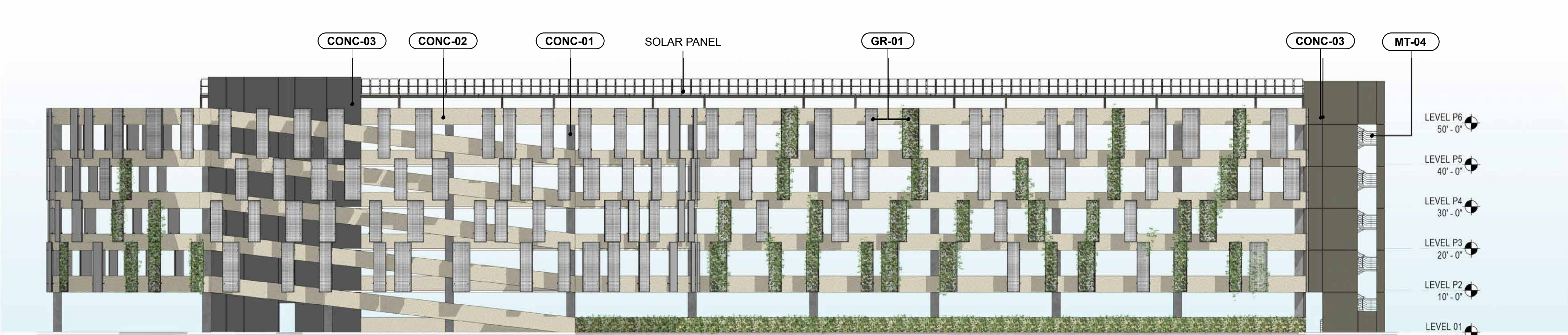


02 TRASH ENCLOSURE BASE/HEAD DETAIL
SCALE: 3" = 1'-0"

01 TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

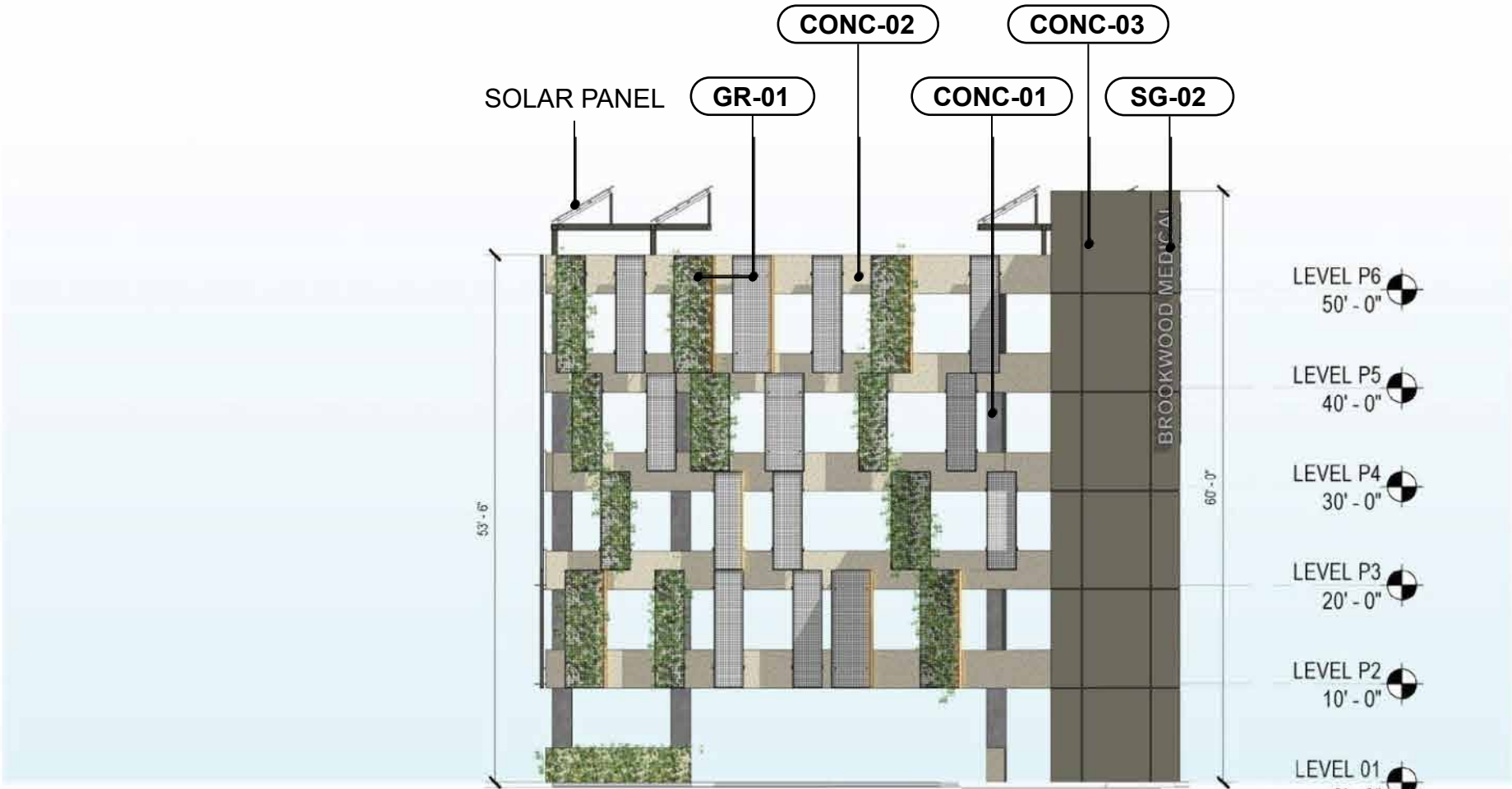


PROPOSED ELEVATIONS - PARKING GARAGE



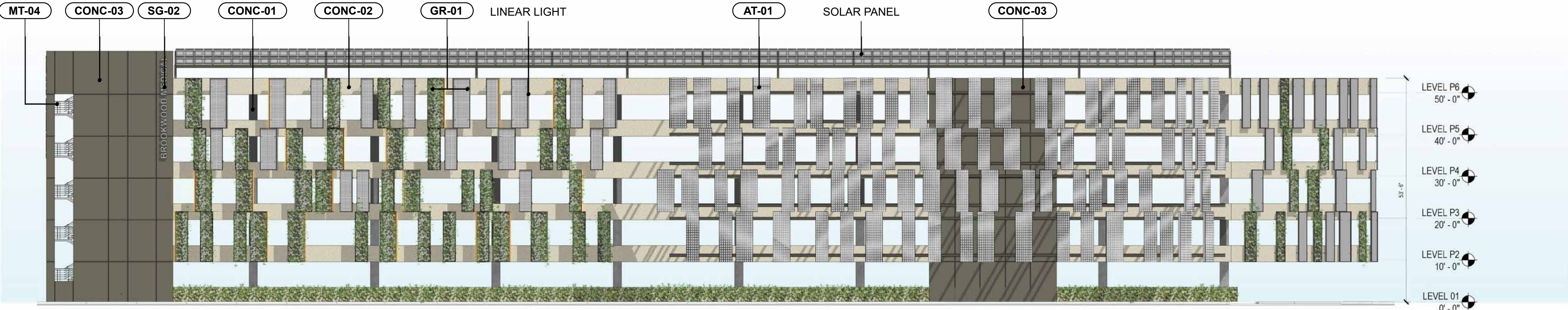
SCALE: 1/16" = 1'-0"

PROPOSED SOUTHWEST ELEVATION



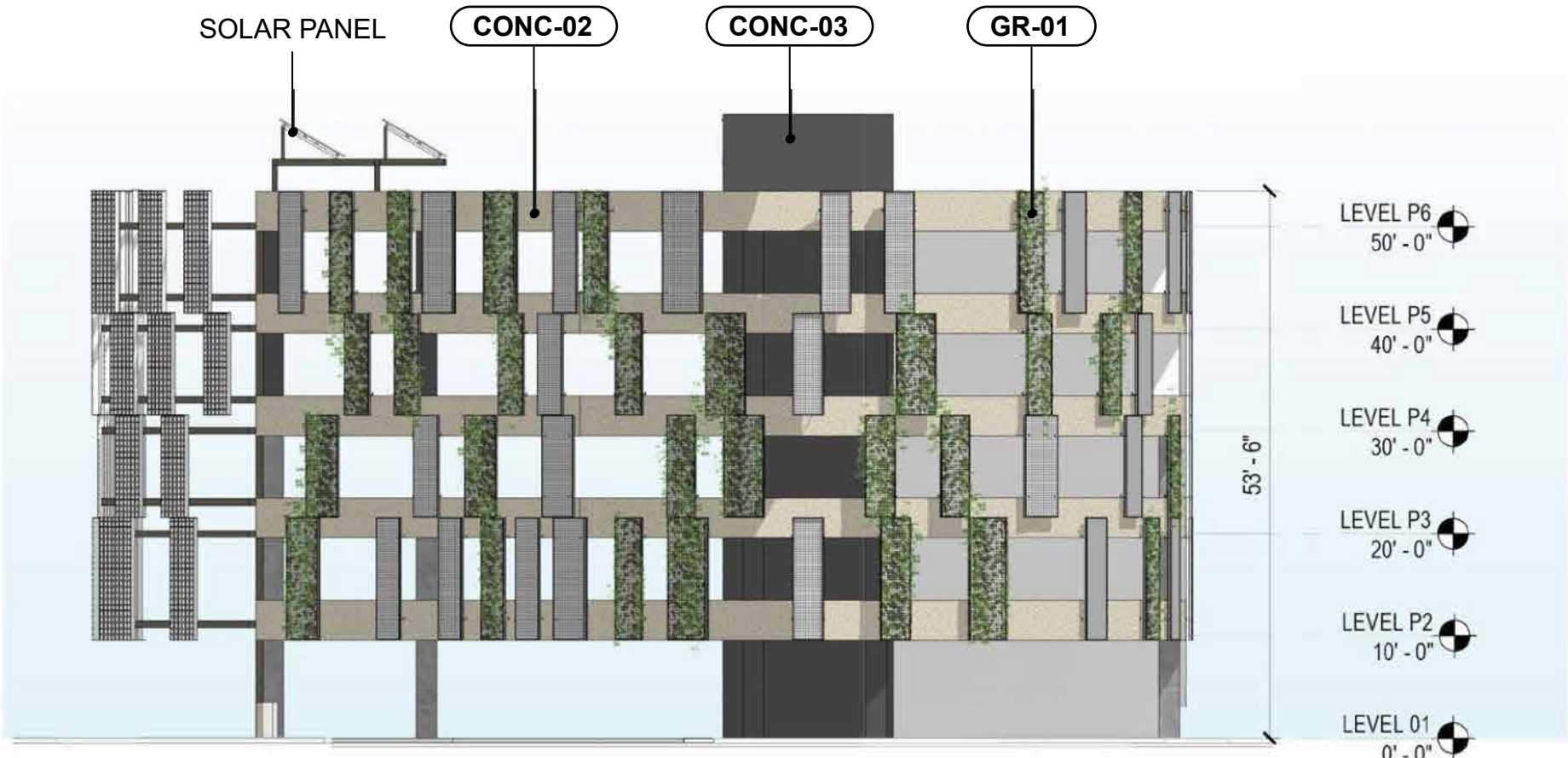
SCALE: 1/16" = 1'-0"

PROPOSED SOUTHEAST ELEVATION



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

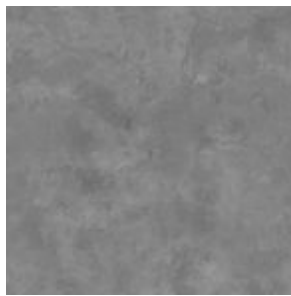
PROPOSED NORTHEAST ELEVATION



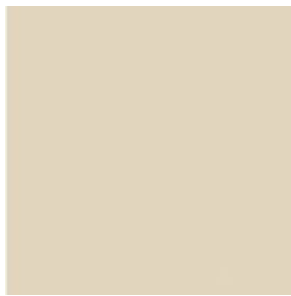
SCALE: 1/16" = 1'-0"

PROPOSED NORTHWEST ELEVATION

MATERIALS



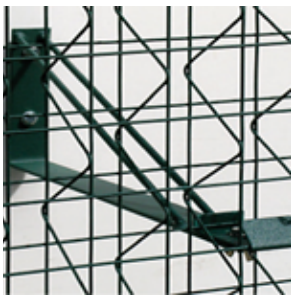
CONC-01
CONCRETE
SMOOTH FINISH
NATURAL COLOR



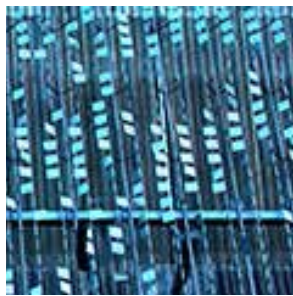
CONC-02
CONCRETE
SMOOTH FINISH
PAINTED TO MATCH PL-01



CONC-03
CONCRETE
SMOOTH, PAINTED
DUNN EDWARDS CHARCOAL BRIQUETTE



GR-01
TRELLIS
WALL MOUNTED W/ CLIMBING VINES



AT-01
KINETIC ART PANELS



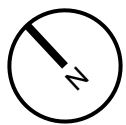
MT-04
METAL RAILING
FLAT BAR STOCK
PAINT TO MATCH MT-01



SG-02
PIN MOUNTED SIGN
DARK GRAY METAL

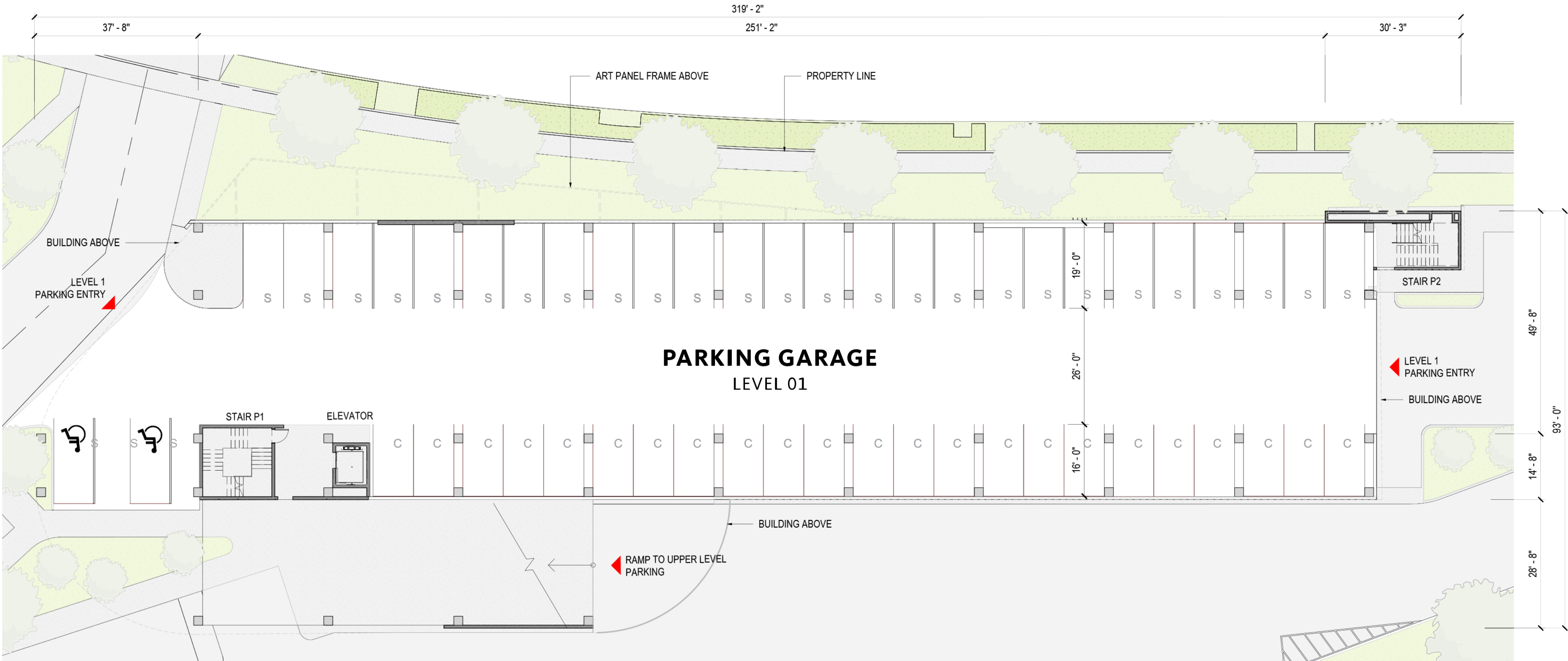
PARKING GARAGE FLOOR PLAN

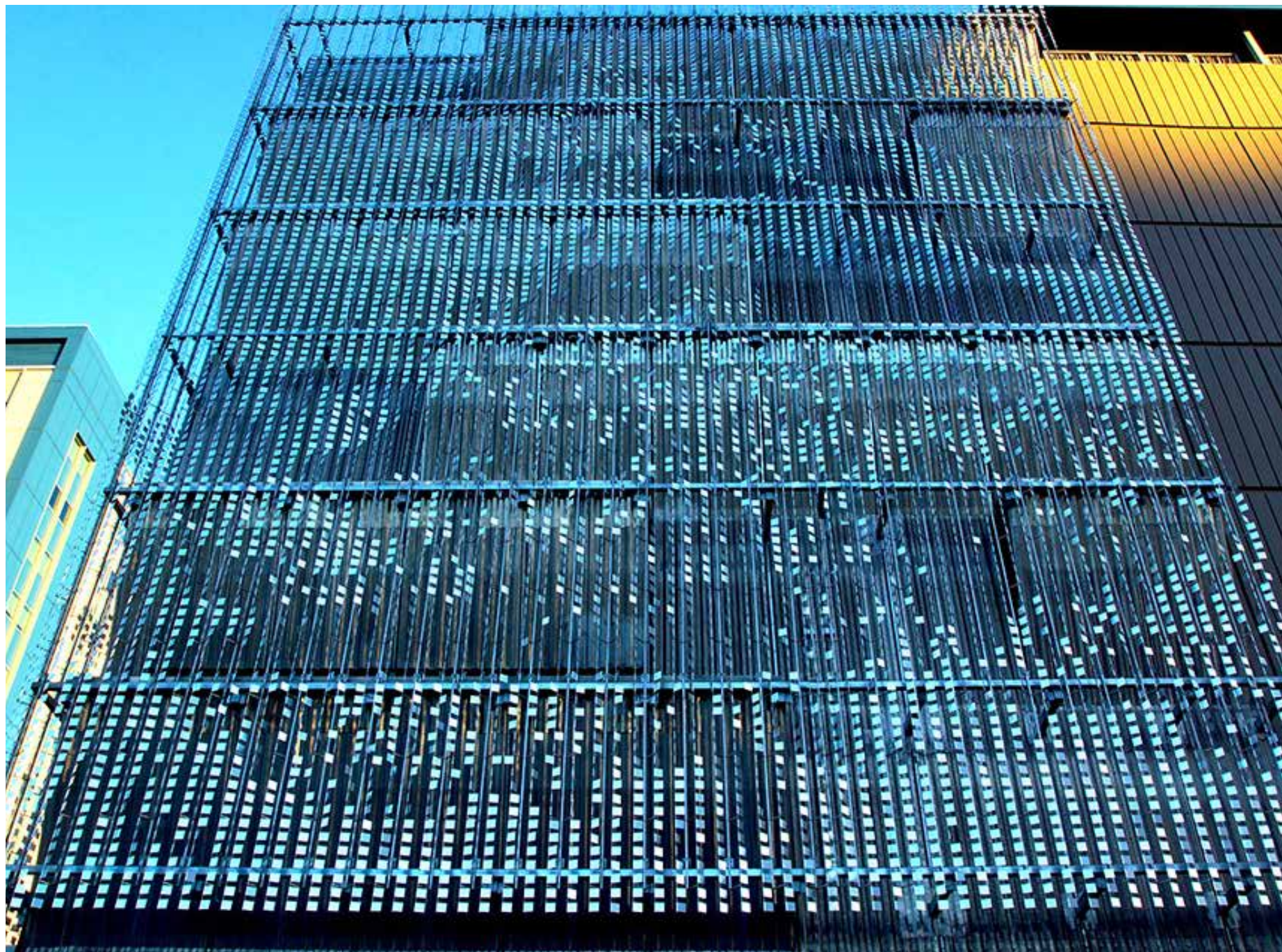
SCALE: 1/16" = 1'-0"



PARKING STALLS IN GARAGE

LEVEL 01	- 23 C	28 S
LEVEL 02	- 19 C	26 S
LEVEL 03	- 19 C	26 S
LEVEL 04	- 19 C	26 S
LEVEL 05	- 19 C	26 S
LEVEL 06	- 24 C	28 S
TOTAL		- 123 C 160 S
GARAGE TOTAL		- 283 STALLS





GREEN SCREEN

+

KINETIC ART (NED KAHN)

+

LINEAR LIGHTING