

BM BROOKWOOD MEDICAL

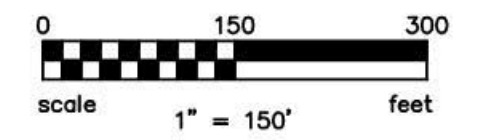
101 BROOKWOOD AVE.
SANTA ROSA, CA 95404

DESIGN REVIEW MODIFICATION

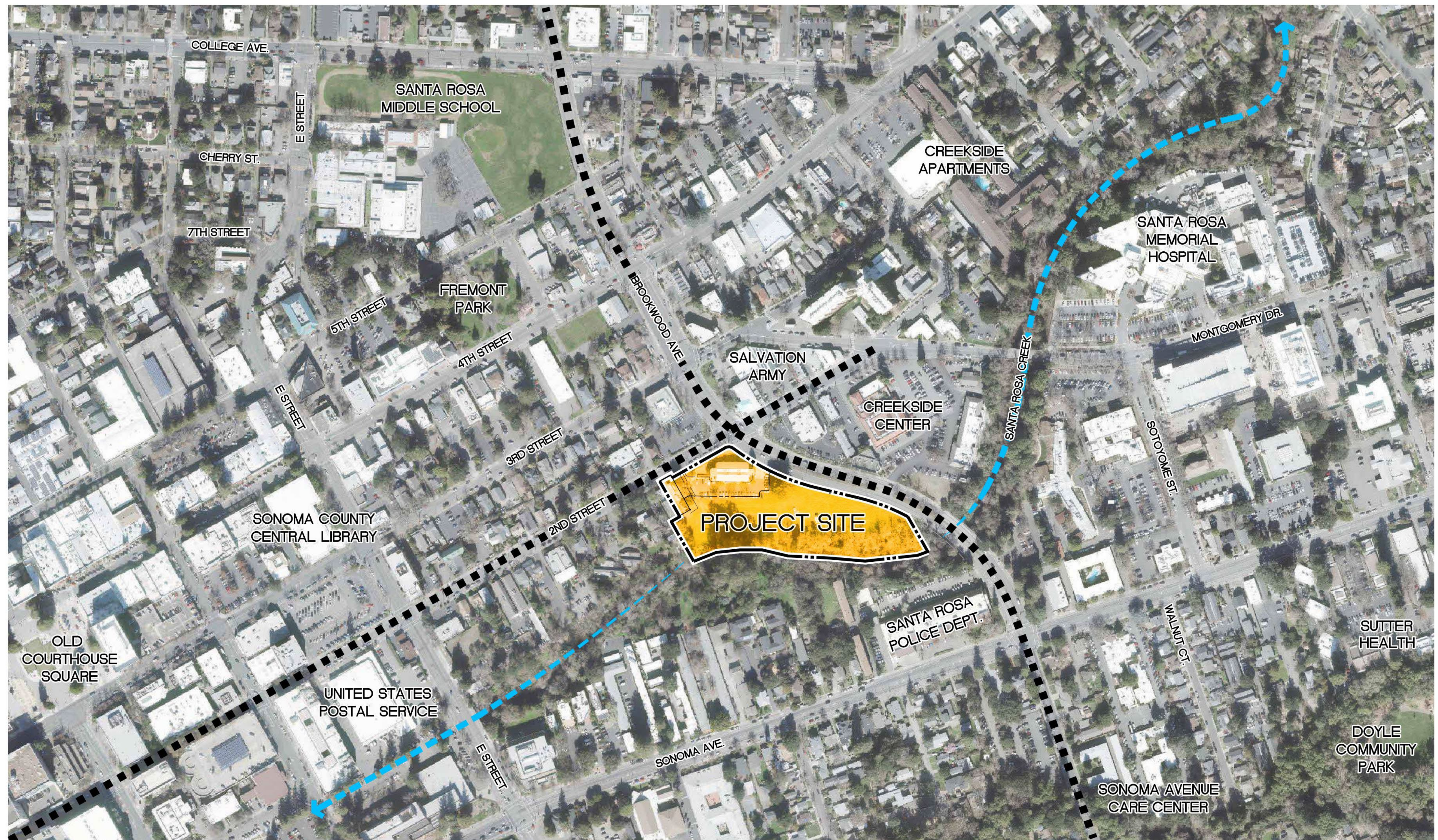
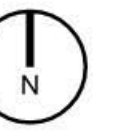
Gensler

CARLILE · MACY

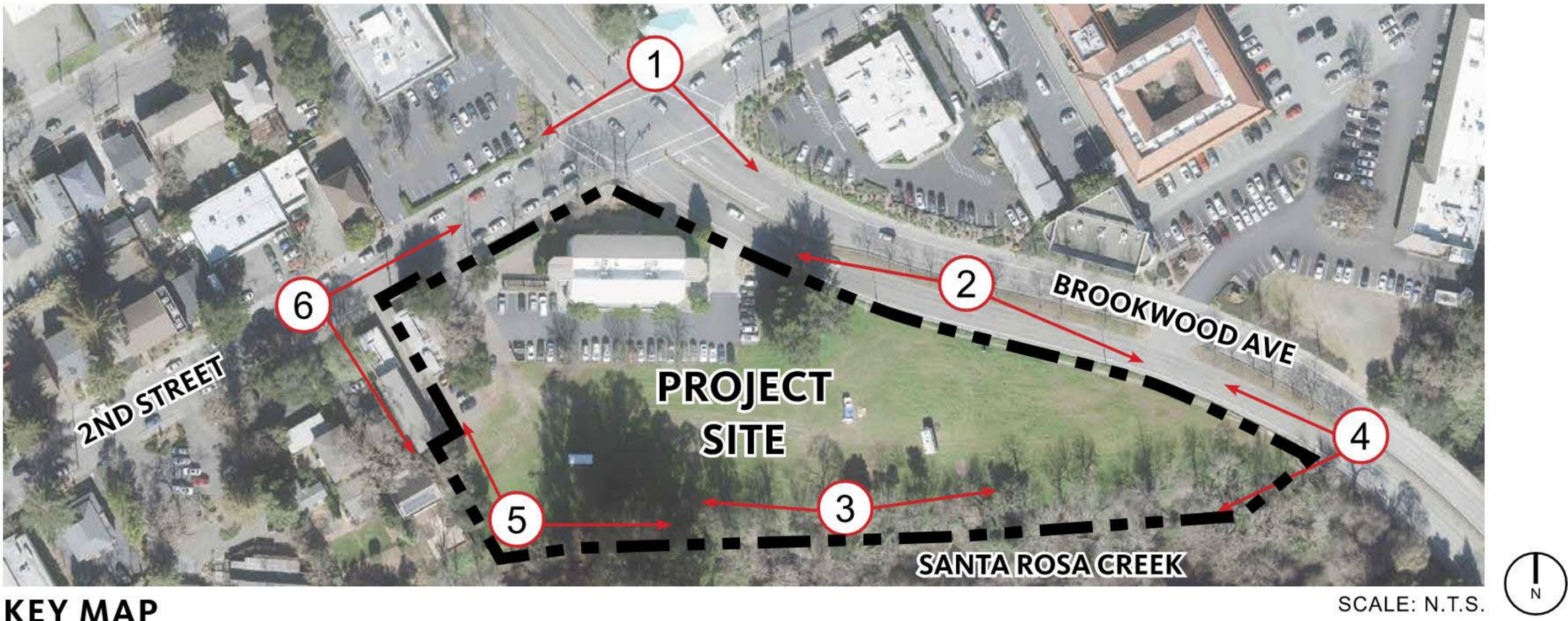
NEIGHBORHOOD CONTEXT MAP



SCALE: 1" = 150'-0"



COLOR PHOTOGRAPHS OF PROJECT SITE



KEY MAP

SCALE: N.T.S.



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

ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



ACCESSIBLE PATH

BUILDING ENTRY

LOT COVERAGE	BUILDING AREA	FAR	SURFACE PARKING STALLS	PARKING STALLS IN GARAGE
COMBINED LOT AREA - 184,390 SF	LEVEL 01 - 21,960 SF LEVEL 02 - 23,770 SF LEVEL 03 - 23,770 SF LEVEL 04 - 23,770 SF	MIN. FAR: 2.0 MAX. FAR: 4.0 PER SRMC 20-23.060 A.1	LEVEL 01 - 4 C 23 S 6A	GROUND - 06 C 34 S 10A*
OFFICE BUILDING - 21,960 SF PARKING GARAGE - 22,190 SF	TOTAL - 93,270 SF	TOTAL BUILDING AREA - 93,270 SF BUILDING GROSS LOT AREA - 33,968 SF	TOTAL - 4 C 23 S 6A*	LEVEL 02 - 06 C 42 S LEVEL 03 - 06 C 42 S LEVEL 04 - 06 C 40 S LEVEL 05 - 00 C 51 S
TOTAL - 44,150 SF 44,150 / 184,390 = 24% LOT COVERAGE		PROPOSED FAR 2.75	SURFACE TOTAL - 33 STALLS	TOTAL - 24C 209S 10A*
			TOTAL PROVIDED: 276 STALLS	GARAGE TOTAL - 243 STALLS
			TOTAL REQUIRED: 0 STALLS	
			PER SRMC 20-36.040, 'DOWNTOWN STATION AREA SPECIFIC PLAN'	

* MAY BE ADJUSTED PENDING CONFIRMATION OF SPECIFIC BUILDING USE.



SANTA ROSA CREEK

ORIGINAL



SANTA ROSA CREEK

MODIFIED



SANTA ROSA CREEK

ORIGINAL



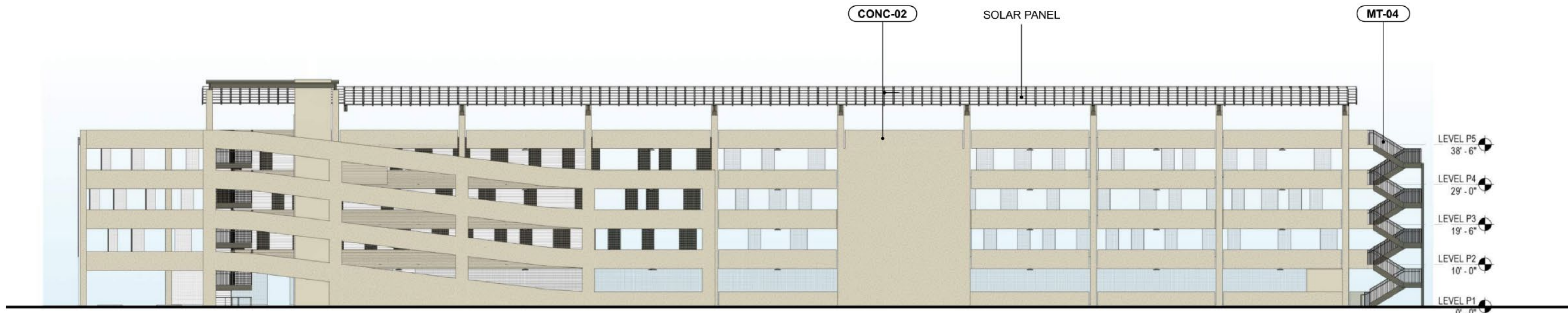
BUILDING CORNER - EAST 1

MODIFIED



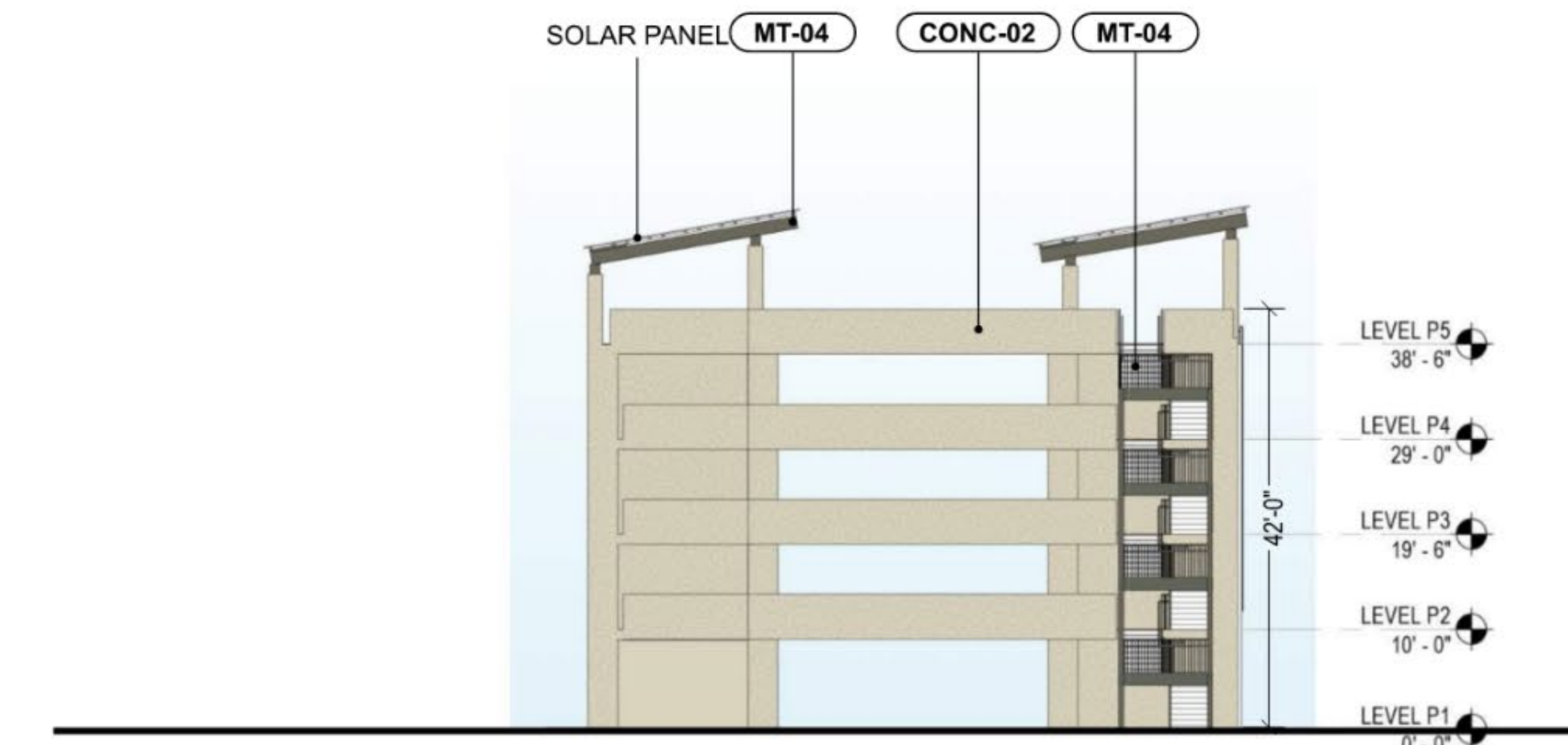
BUILDING CORNER - EAST 1

PROPOSED ELEVATIONS - PARKING GARAGE



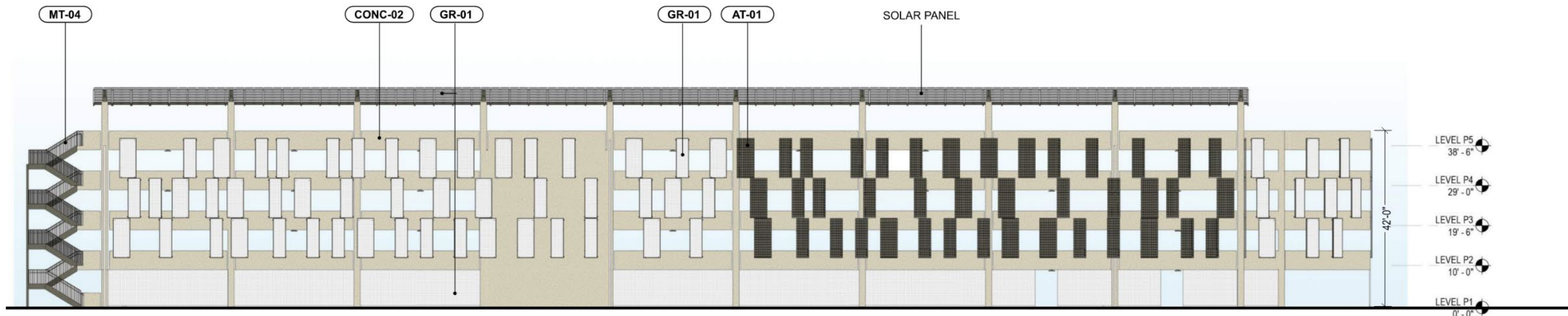
SCALE: 1/16" = 1'-0"

PROPOSED SOUTHWEST ELEVATION



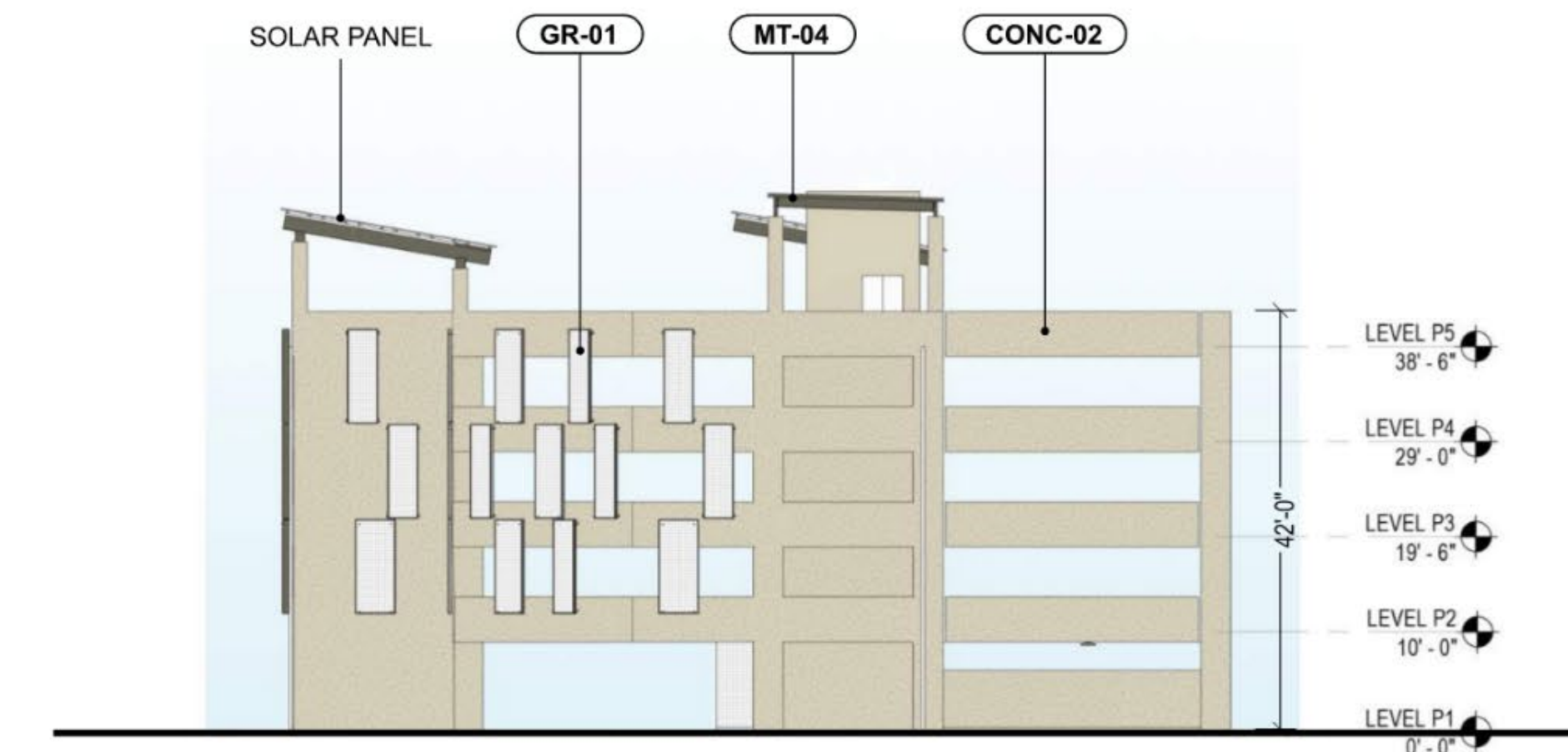
SCALE: 1/16" = 1'-0"

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



GR-01
TRELLIS
WALL MOUNTED W/ CLIMBING VINES

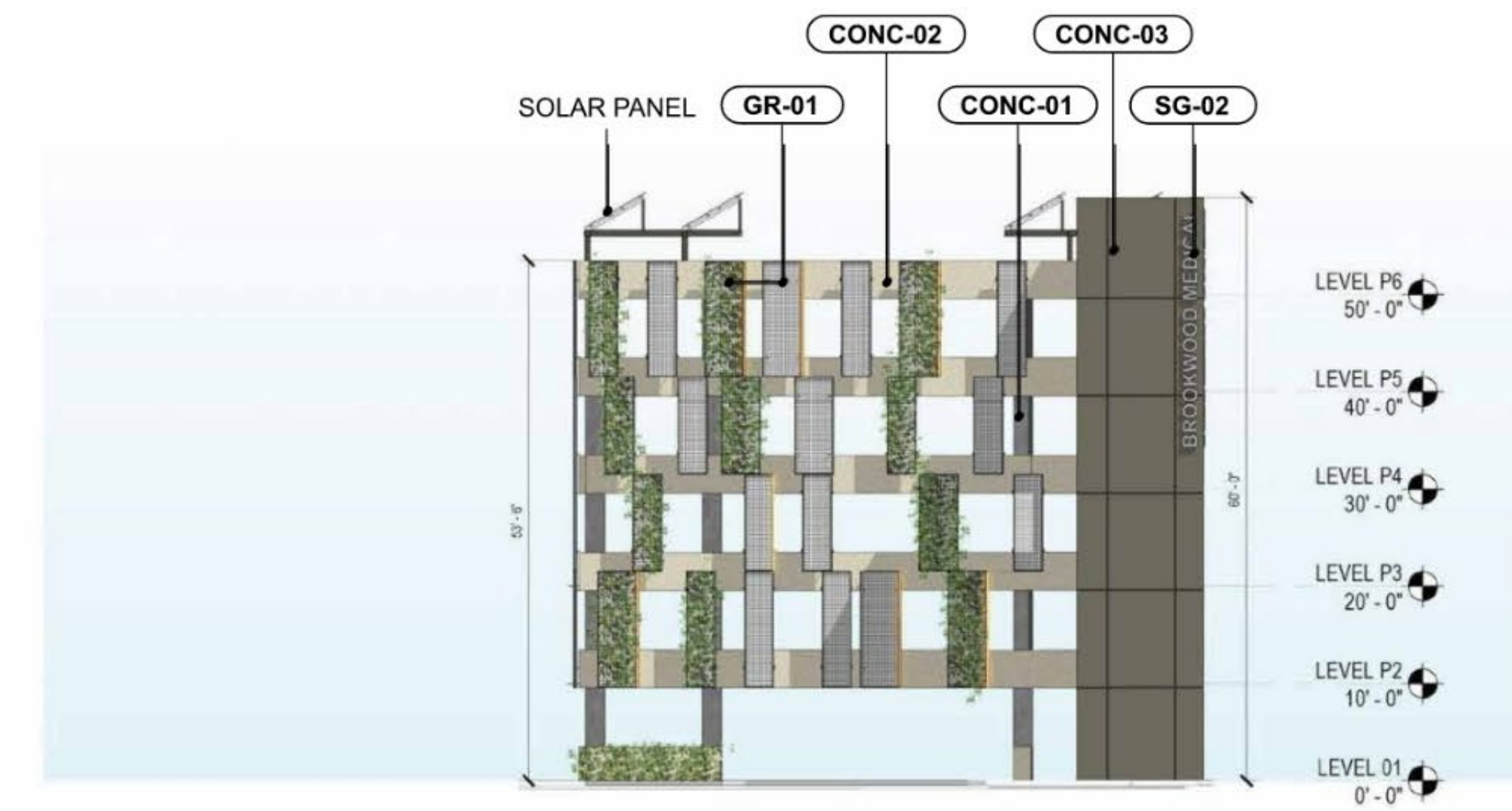
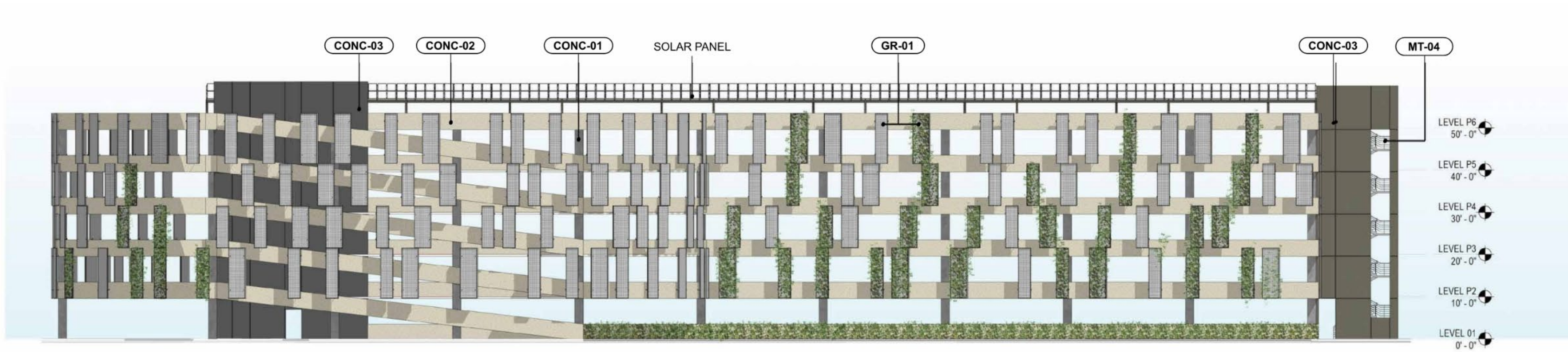


AT-01
KINETIC ART PANELS

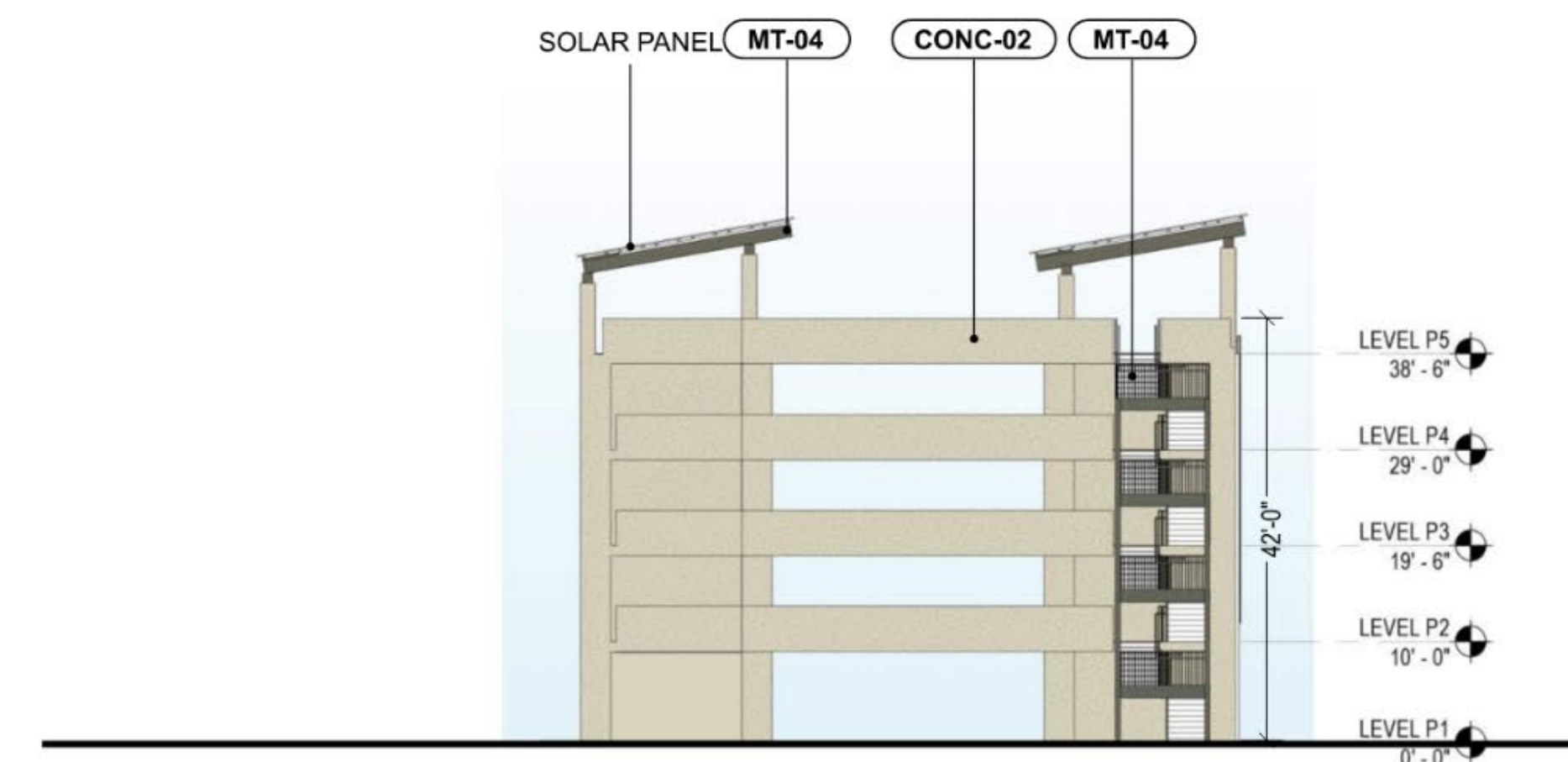
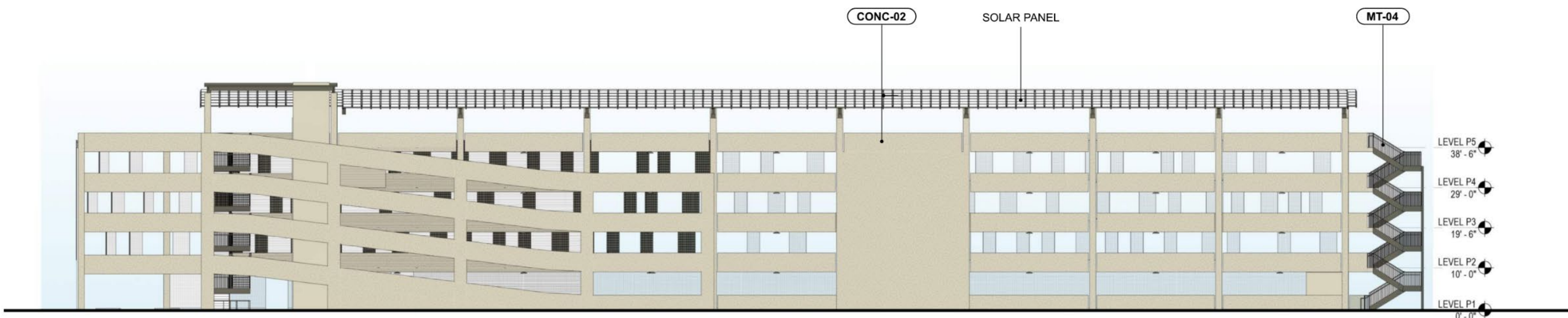


MT-04
METAL RAILING
FLAT BAR STOCK
PAINT TO MATCH MT-01

ORIGINAL



MODIFIED



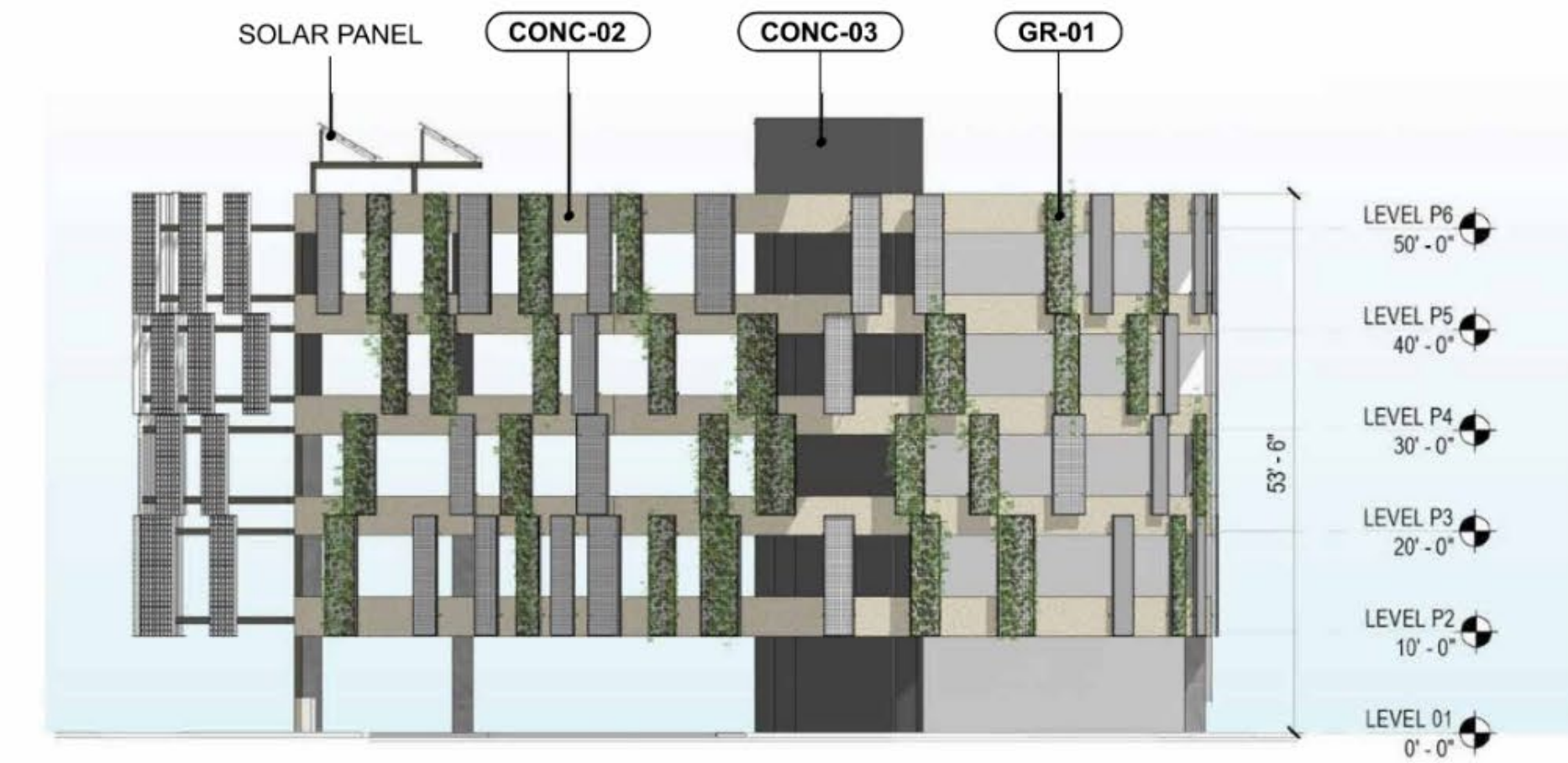
SCALE: 1/16" = 1'-0"

PROPOSED SOUTHWEST ELEVATION

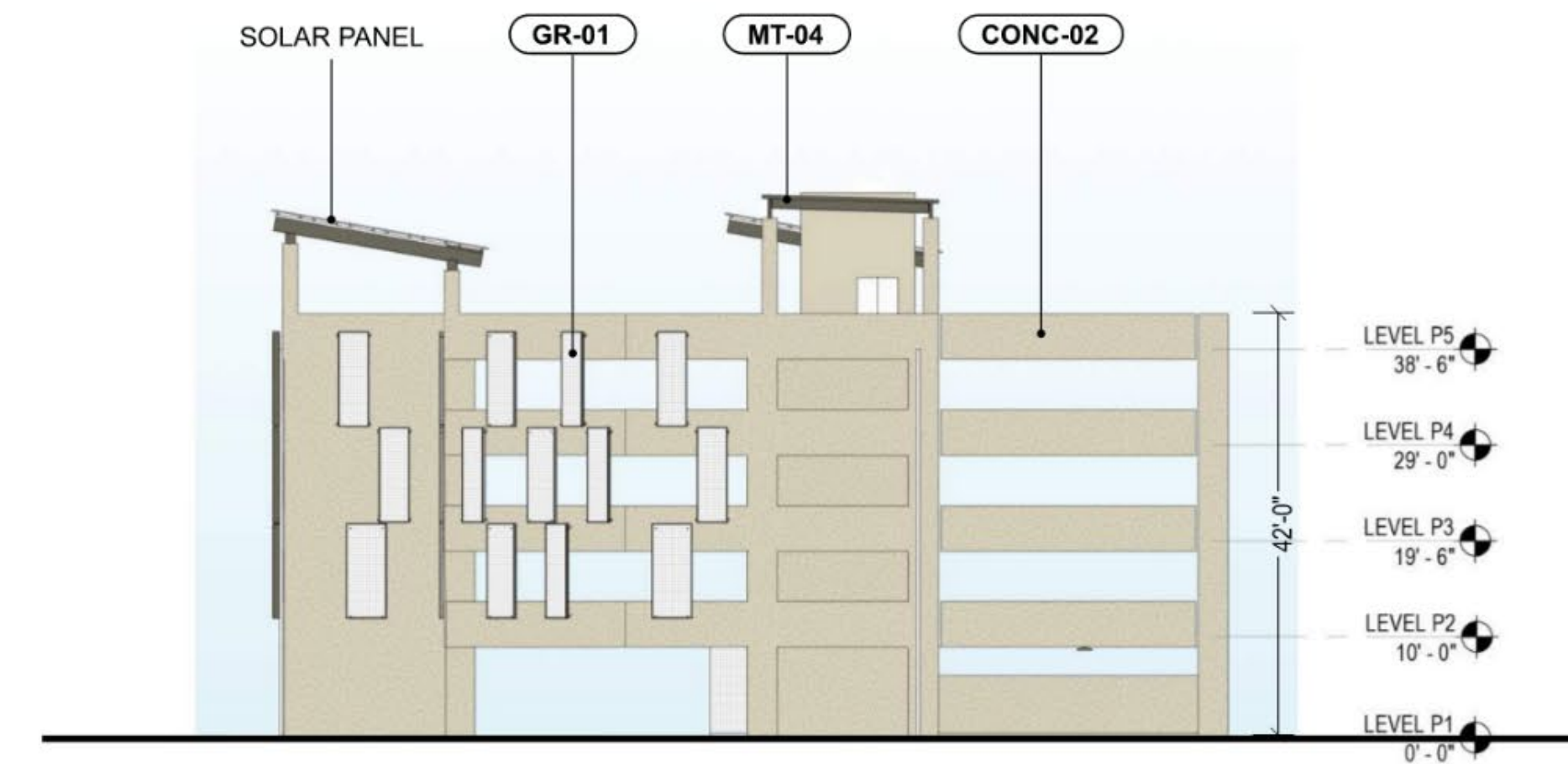
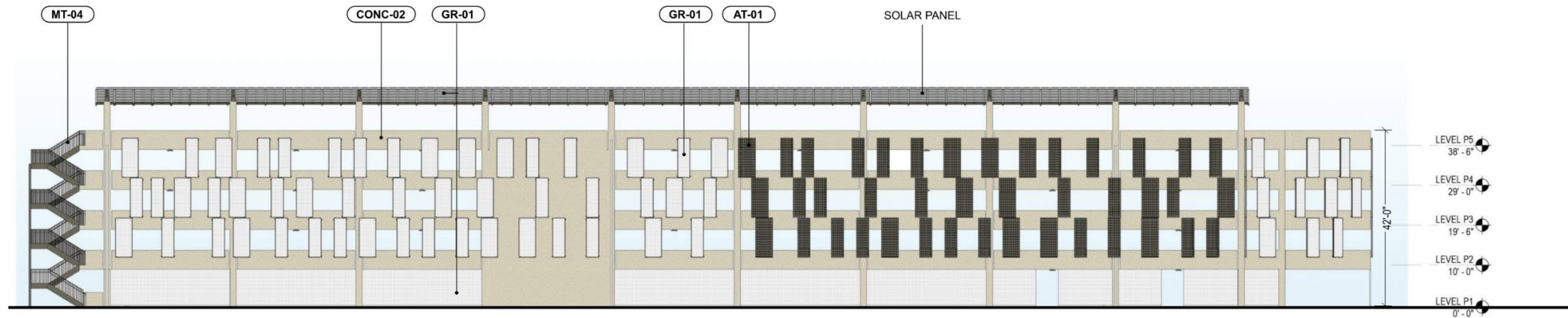
SCALE: 1/16" = 1'-0"

PROPOSED SOUTHEAST ELEVATION

ORIGINAL



MODIFIED



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

PROPOSED NORTHEAST ELEVATION

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

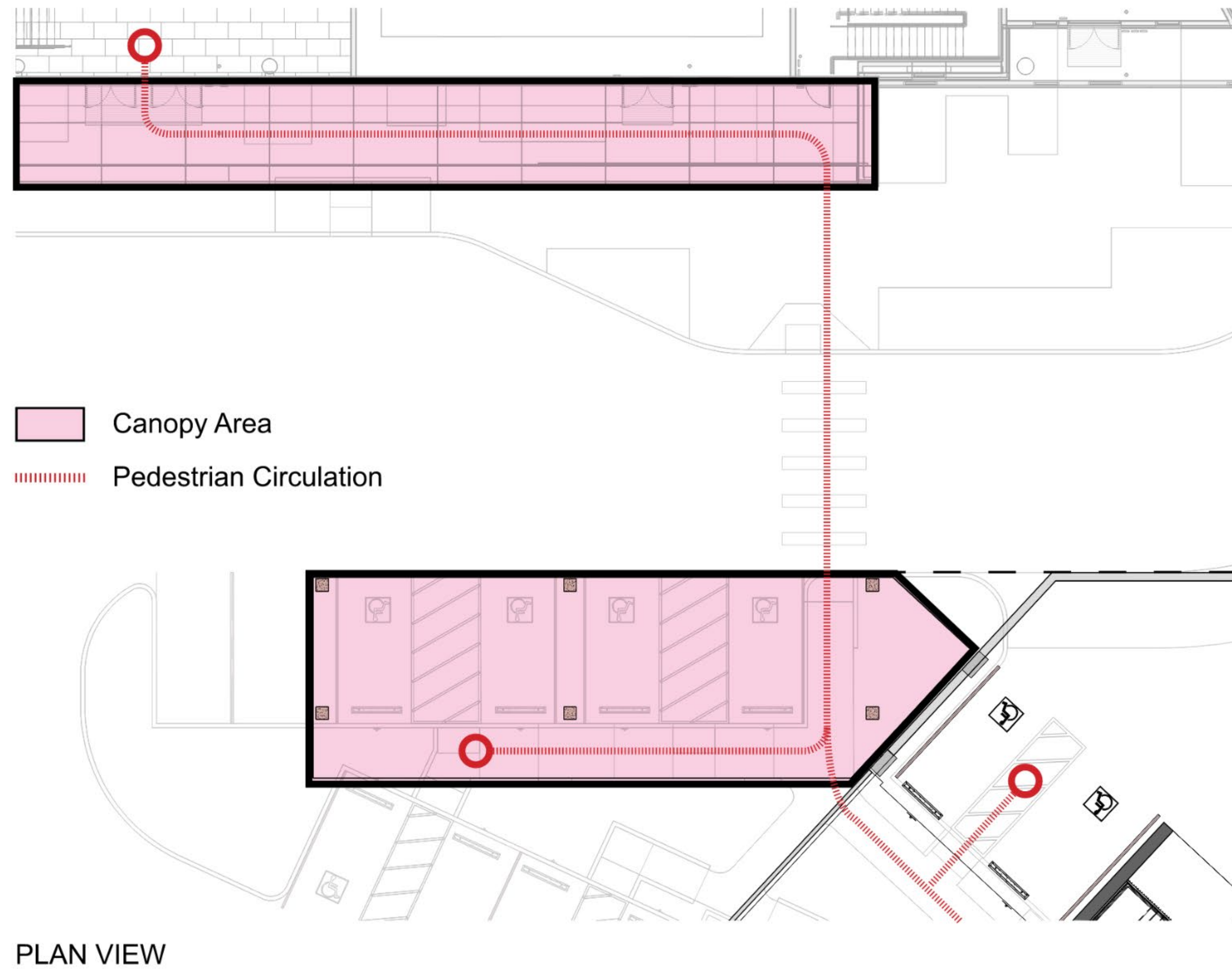
PROPOSED NORTHWEST ELEVATION



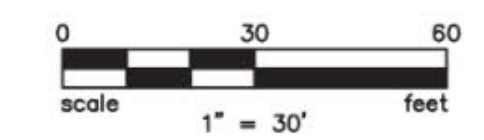
VIEW FROM MOB



VIEW FROM ENTRY POINT



PLAN VIEW



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
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 (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.
- 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
 - F BIORETENTION AREA

TREE LEGEND

KEY:	DESCRIPTION:	SIZE:	WATER SPACING:
	SMALL FLOWERING ACCENT TREES CERCIS OCCIDENTALIS, STD. / WESTERN REDBUD LAGERSTROEMIA HYBRIDS / CRAPE MYRTLES	24" BOX	V. LOW LOW
	CANOPY / STREET TREES* QUERCUS SUBER / CORK OAK ACER FREEMANII / AUTUMN BLAZE MAPLE	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 RUBRUM ARMSTRONGI / ARMSTRONG MAPLE CARPINUS BETULUS FASTIGIATA / PYRAMIDAL HORNBEAM	24" BOX	MOD MOD
	SMALL DECIDUOUS ORNAMENTAL TREES ACER PALMATUM (GREEN VAR'S) / JAPANESE MAPLES	24" BOX	MOD

*THESE TREES ARE ON THE CITY OF SANTA ROSA APPROVED STREET TREE LIST AND ARE APPROVED FOR USE IN STORMWATER TREATMENT AREAS PER APPENDIX F OF THE L.I.D. MANUAL

UNDERSTORY PLANT MATERIALS

SYMBOL:	DESCRIPTION:	SIZE:	AVG. SPACING:	WATER USE:
	PERENNIALS AND ACCENT PLANTINGS ACHILLEA 'MOONSHINE' / MOONSHINE YARROW EPILOBIUM CANUM / CALIFORNIA FUCHSIA ERIGERON KARVINKIANUS / SANTA BARBARA DAISY IRIS DOUGLASIANA / BEARDED IRIS MIMULUS 'JELLY BEAN GOLD' / MONKEY FLOWER PENSTEMON SPP., ETC. / PENSTEMON VAR. SALVIA SONOMENSIS, S. SPATHACEA, ETC. / SAGE VAR.	5 GAL.	3' O.C. 3' O.C. 3' O.C. 2' O.C. 2' O.C. 3' O.C. 4' O.C.	LOW LOW LOW LOW LOW LOW LOW
	BROADLEAF GROUNDCOVERS ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANITA BERBERIS MAHONIA A. REPENS / CREEPING GRAPE CORREA 'WYNN'S WONDER' / V. AUSTRALIAN FUCHSIA ROSMARINUS OFFICINALIS PROSTRATUS / ROSEMARY SEDUM REFLEXUM 'BLUE SPRUCE' / SEDUM	5 GAL.	6' O.C. 4' O.C. 5' O.C. 6' O.C. 12' O.C.	LOW LOW LOW LOW LOW
	ORNAMENTAL GRASSES CAREX DIVULSA, C. TUMULICOLA, ETC. / CAREX VAR. FESTUCA CALIFORNICA, F. RUBRA, ETC. / FESTUCA VAR. HELICTOTRICHON 'SAPPHIRE' / BLUE OAT GRASS MUHLENBERGIA RIGENS / DEER GRASS PENNISETUM ALOPECUROIDES 'HADELN' / PENNISETUM	1 GAL.	3' O.C. 3' O.C. 3' O.C. 3' O.C. 2' O.C.	LOW LOW LOW LOW LOW
	BIORETENTION SWALE CAREX DIVULSA, C. TUMULICOLA, ETC. / CAREX VAR. EPILOBIUM C. 'CALISTOGA' / CALIFORNIA FUCHSIA JUNCUS PATENS / GREY RUSH MIMULUS AURANTIACUS / MONKEY FLOWER MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL.	3' O.C. 3' O.C. 2' O.C. 3' O.C. 2' O.C.	LOW LOW LOW LOW LOW
	VINES CAMPSIS RADICANS / TRUMPET CREEPER CLEMATIS SPP., ETC. / CLEMATIS VAR. MACFADYENA UNGUIS-CATI / CAT'S CLAW TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	5 GAL.	10' O.C. 5' O.C. 25' O.C. 6' O.C.	LOW LOW / MOD LOW MOD
	HEDGES AND SCREEN PLANTINGS ARBUTUS U. 'OKTOBERFEST' / DWARF STRAWBERRY BERBERIS SPP., ETC. / BERBERIS VAR. MANDINA D. 'COMPACTA' / DWARF HEAVENLY BAMBOO RHAMNUS ALATERNUS / ITALIAN BUCKTHORN XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL.	8' O.C. 4' O.C. 3' O.C. 8' O.C. 6' O.C.	LOW LOW LOW LOW LOW
	LANDSCAPE SHRUBS ARCTOSTAPHYLOS D. 'MCMINN' / MANZANITA BERBERIS SPP., ETC. / BERBERIS VAR. CALLISTEMON V. 'LITTLE JOHN' / D. BOTTLEBRUSH CEANOTHUS SPP., ETC. / CEANOTHUS VAR. CISTUS SPP., ETC. / CISTUS VAR. LOROPETALUM SPP. / LOROPETALUM VAR. RIBES SPP., ETC. / RIBES VAR. ROSMARINUS OFFICINALIS / ROSEMARY WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL.	6' O.C. 4' O.C. 4' O.C. 6' O.C. 3' O.C. 3' O.C. 6' O.C. 4' O.C. 4' O.C.	LOW LOW LOW LOW LOW LOW LOW LOW LOW
	ACCENT PLANTS AGAVE SPP., ETC. / AGAVE VAR. ANIGOZANTHOS SPP., ETC. / KANGAROO PAW VAR. FERNS SPP., ETC. / FERNS VAR. PHORMIUM CULTIVARS / NEW ZEALAND FLAX RIBES SPP., ETC. / RIBES VAR.	5 GAL.	3' O.C. 1' O.C. 4' O.C. 4' O.C. 6' O.C.	LOW LOW LOW LOW LOW

SITE LEGEND

- SYMBOL: DESCRIPTION:
- BENCHES
 - PICNIC TABLES
 - WOOD FENCE
 - BIKE RACKS
 - BIKE LOCKERS
 - TRASH, RECYCLING RECEPTACLES



ORIGINAL

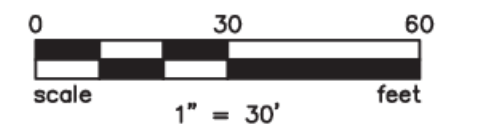


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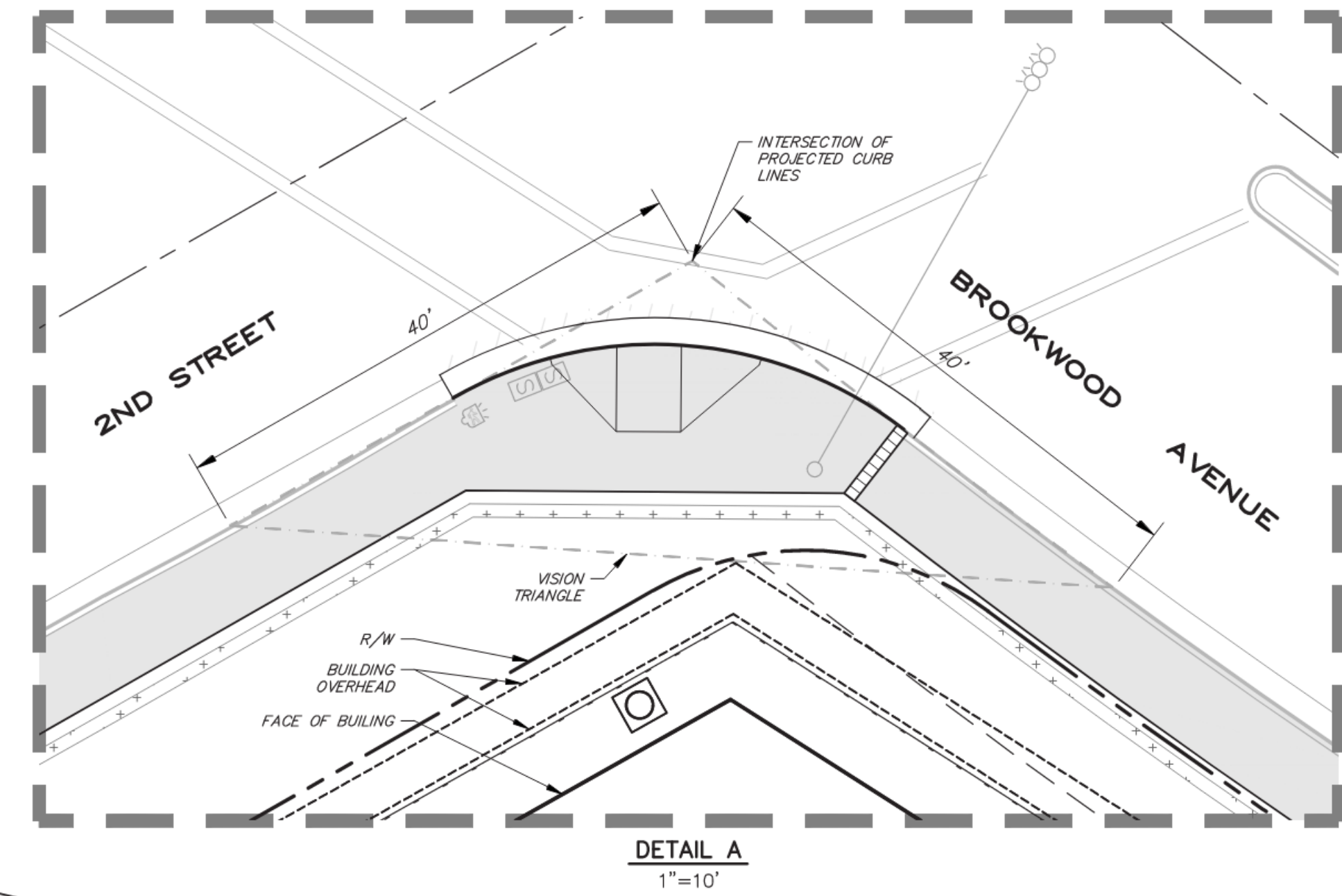
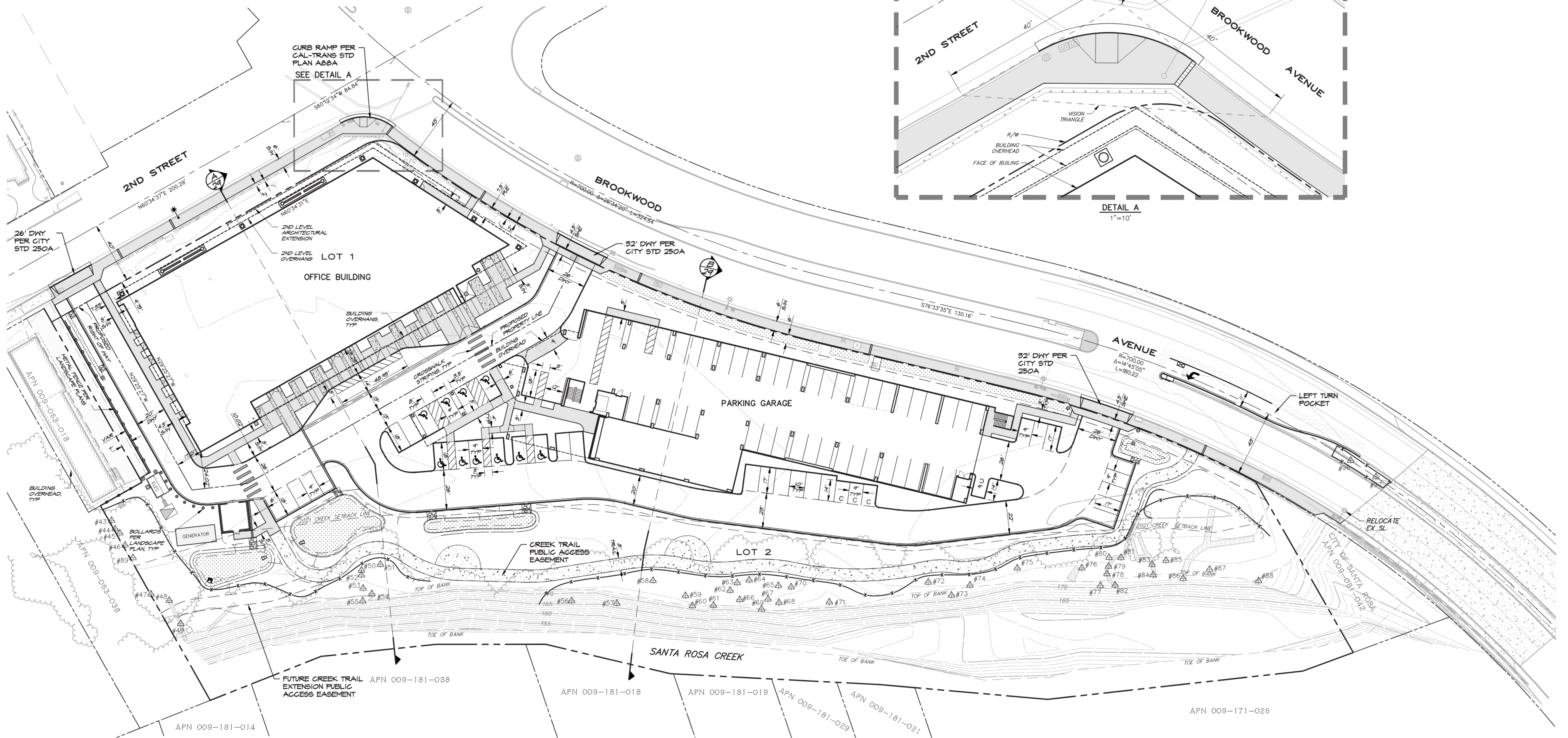


THANK YOU!

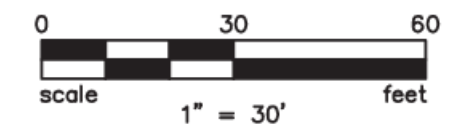
PRELIMINARY CIVIL SITE PLAN



SCALE: 1" = 30'-0"



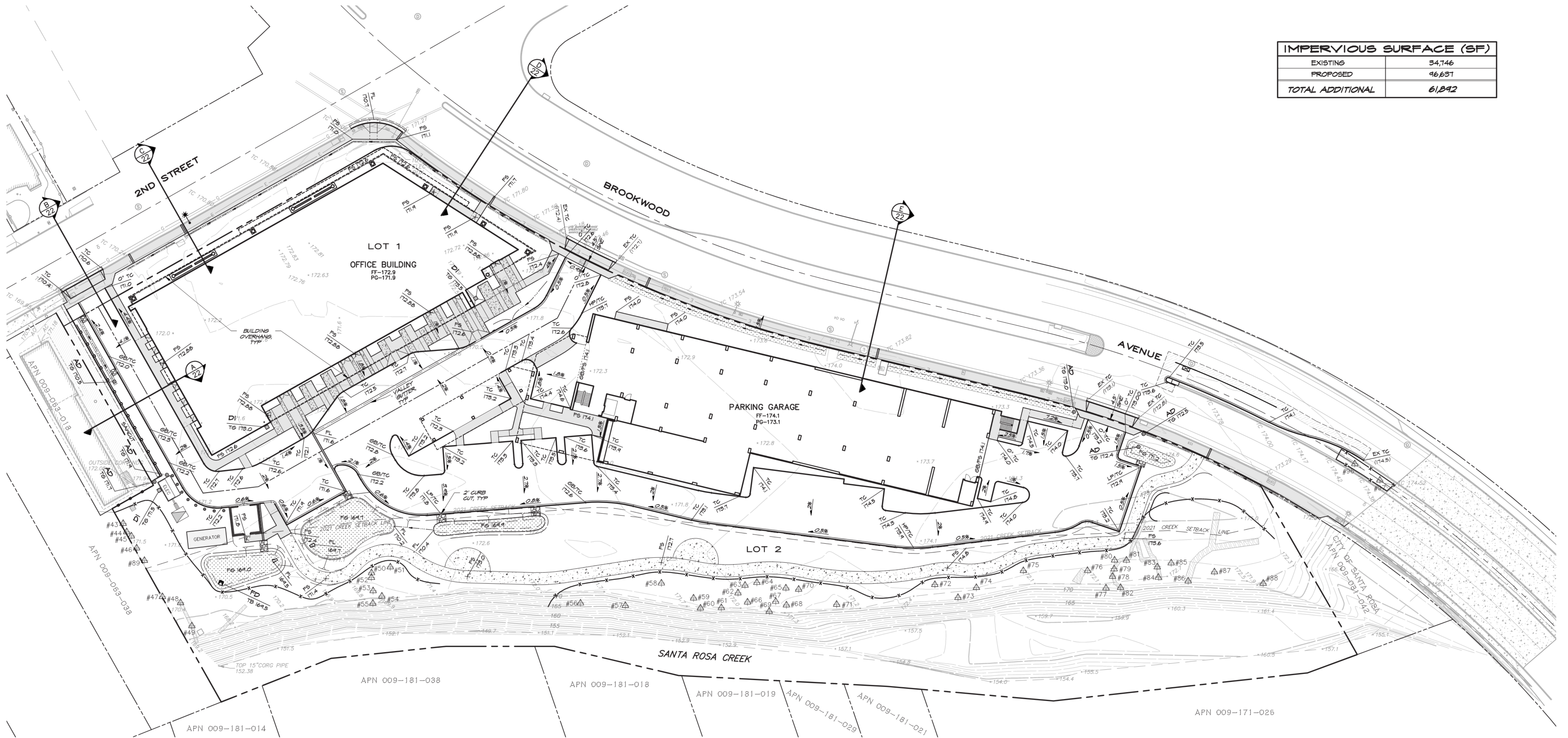
PRELIMINARY GRADING AND DRAINAGE PLAN



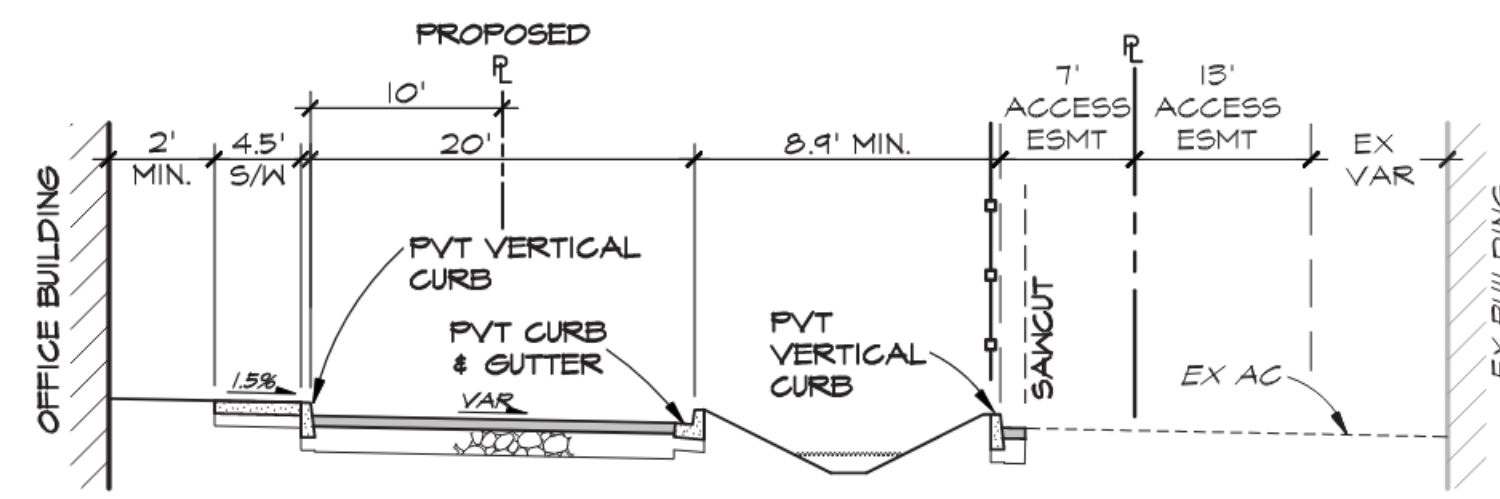
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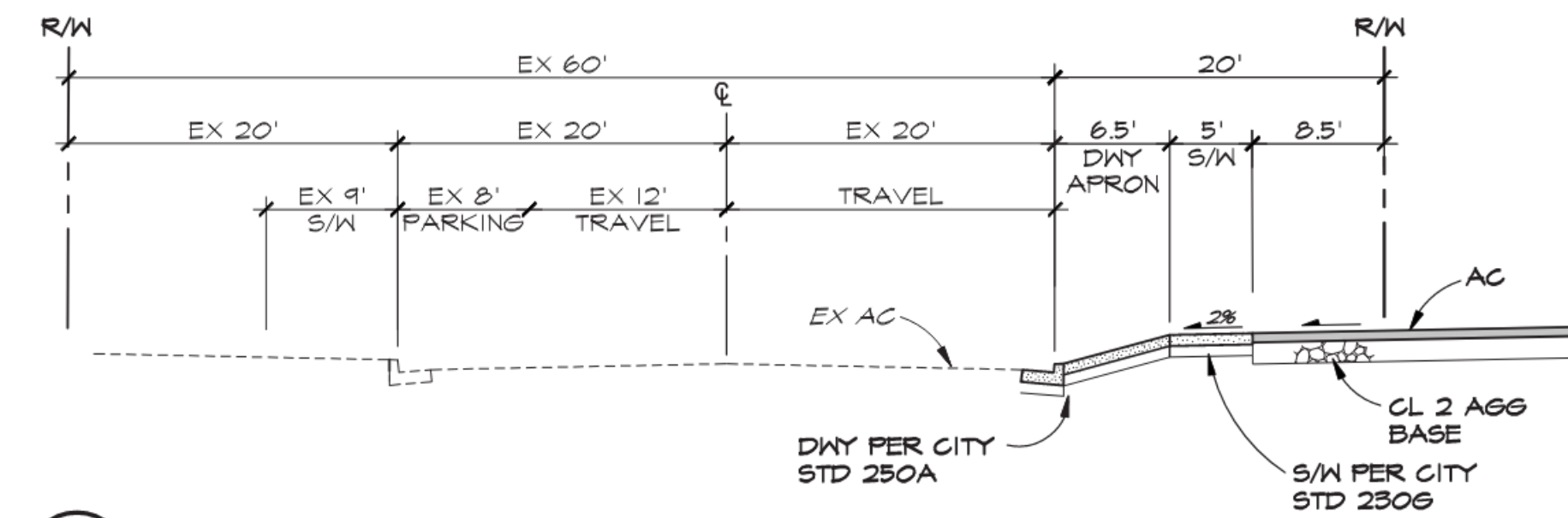
IMPERVIOUS SURFACE (SF)	
EXISTING	34,746
PROPOSED	46,631
TOTAL ADDITIONAL	61,892



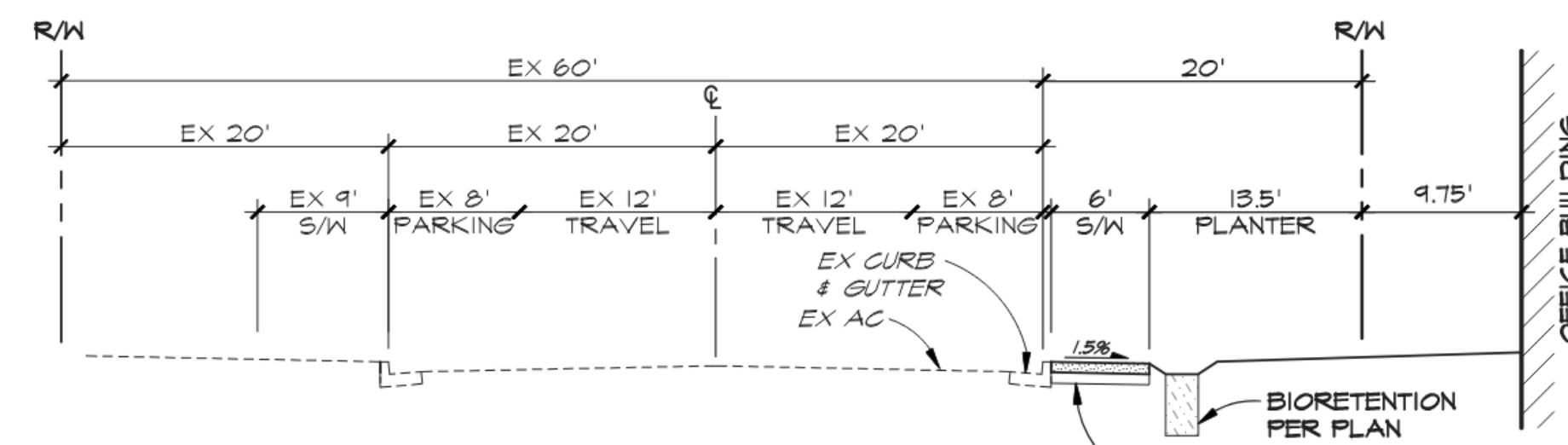
PRELIMINARY TYPICAL STREET SECTIONS



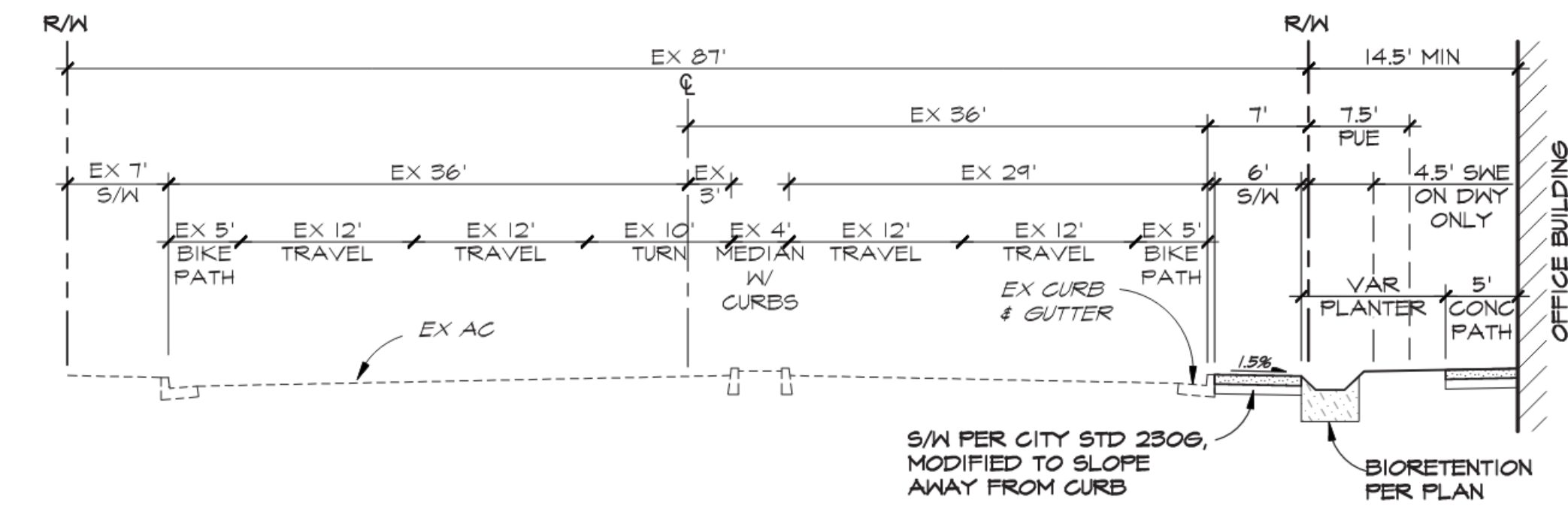
A 20' DRIVEWAY
NO SCALE



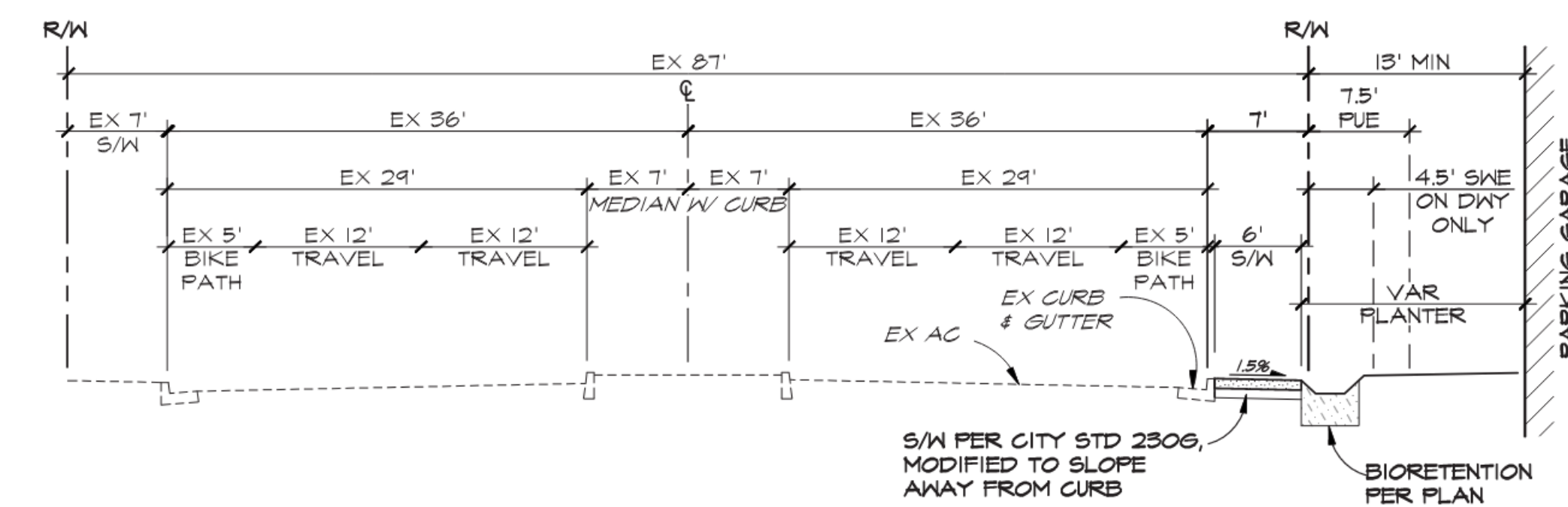
B 2ND STREET
NO SCALE



C 2ND STREET
NO SCALE

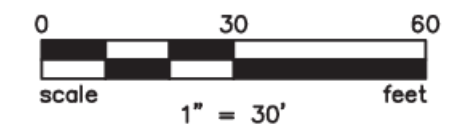


D BROOKWOOD AVENUE
NO SCALE

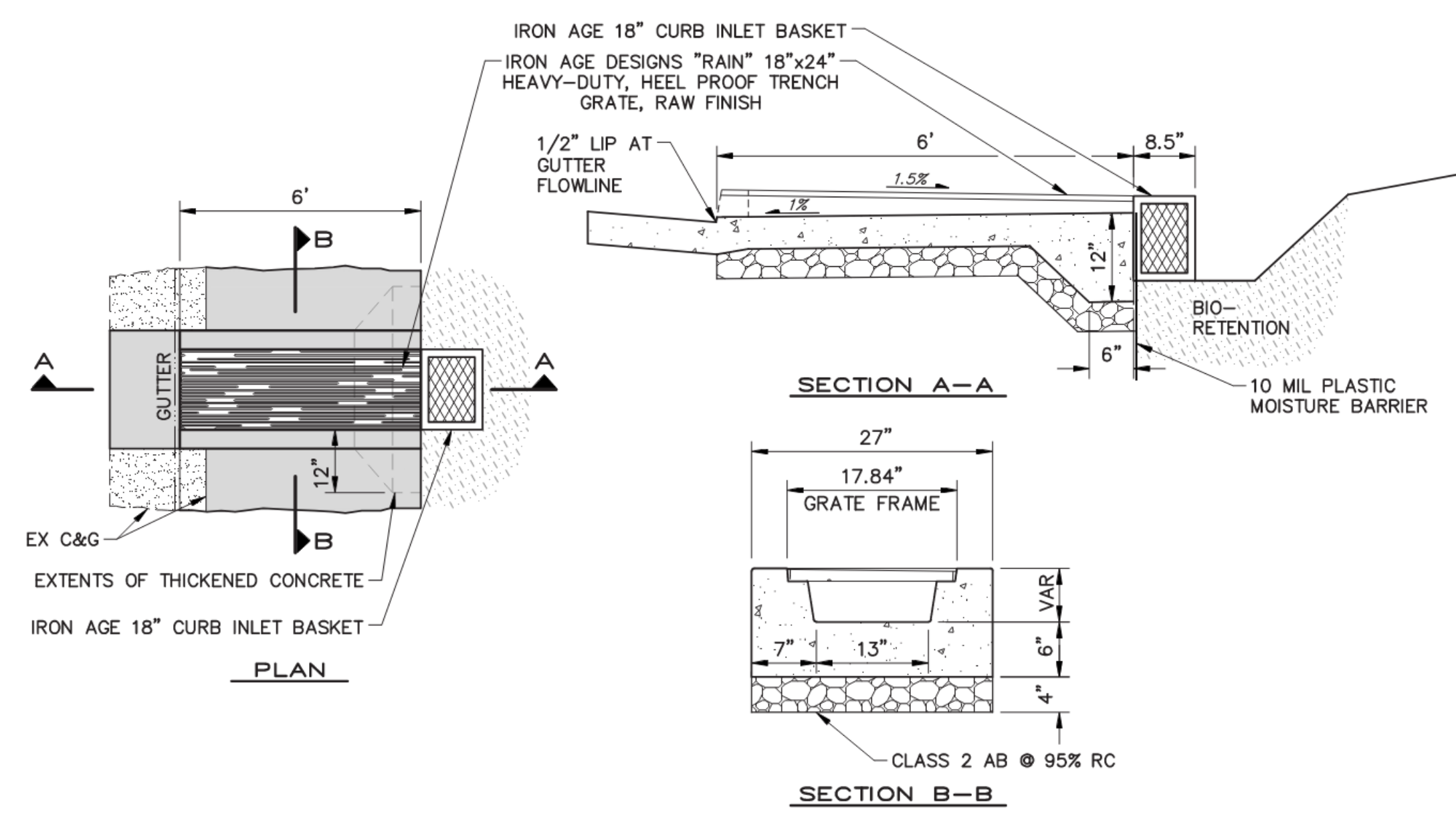


E BROOKWOOD AVENUE
NO SCALE

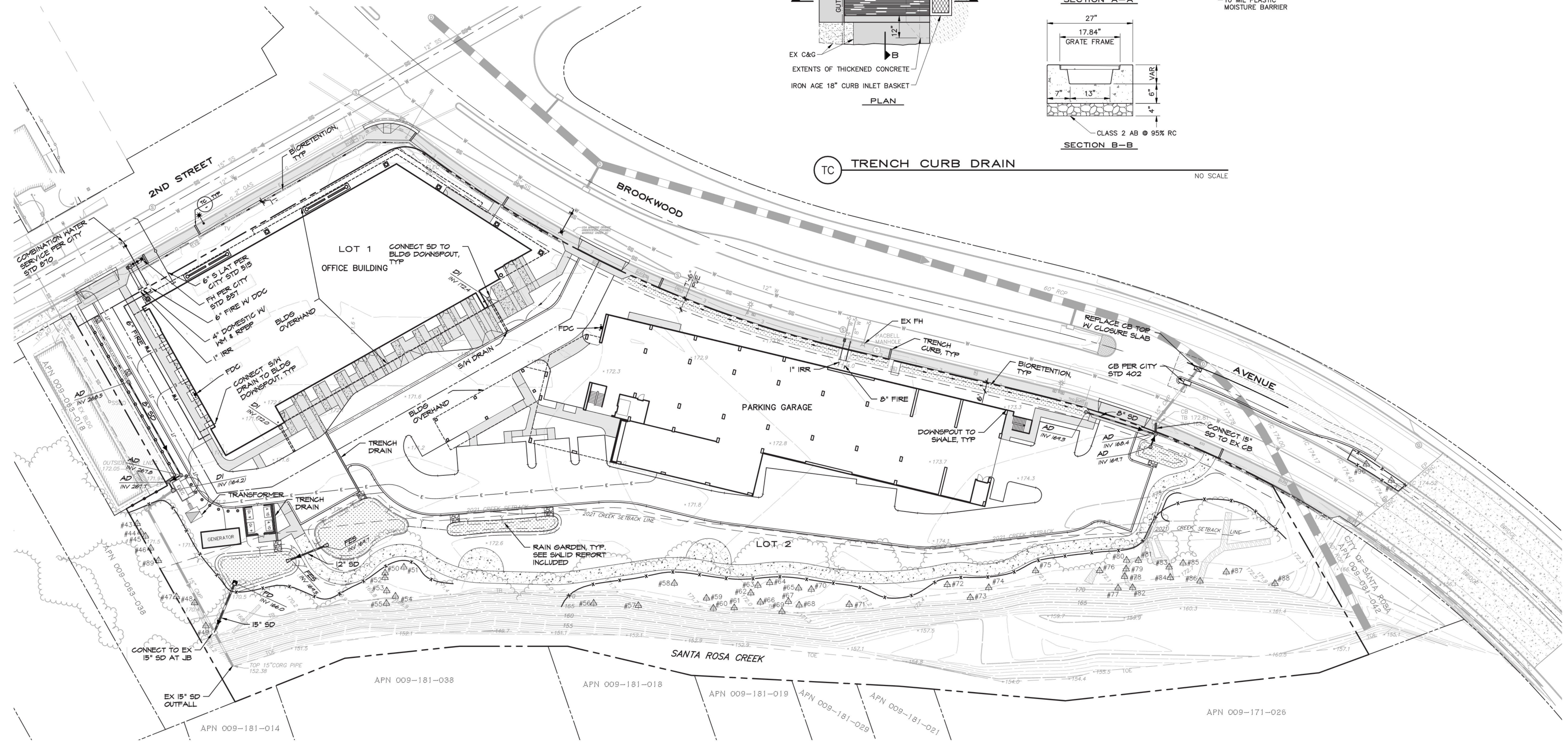
PRELIMINARY UTILITY PLAN

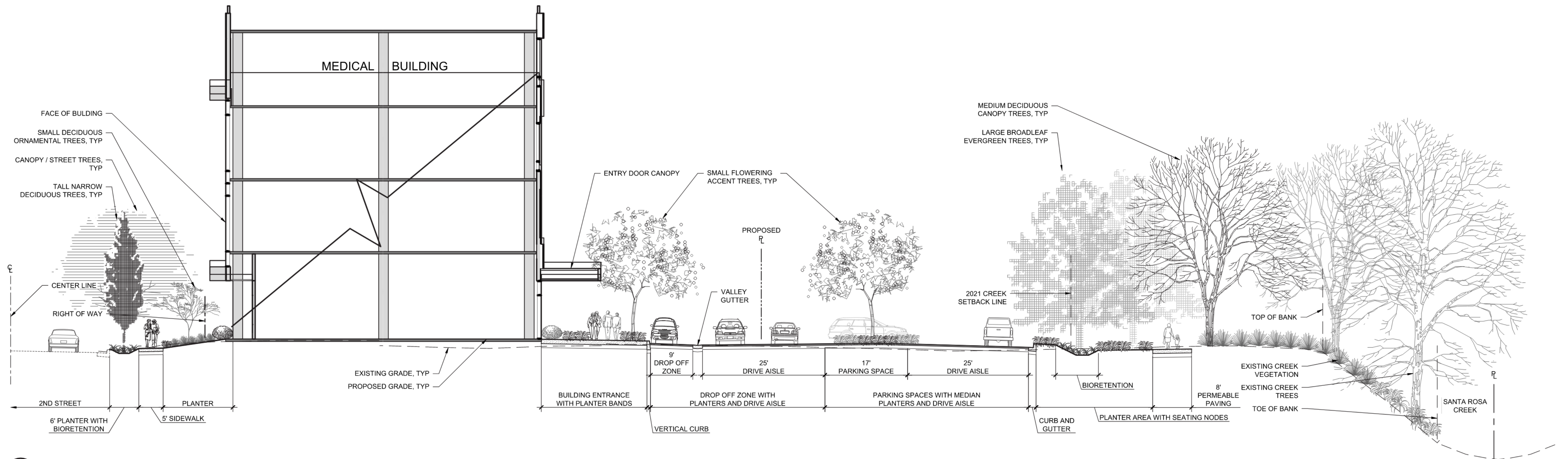


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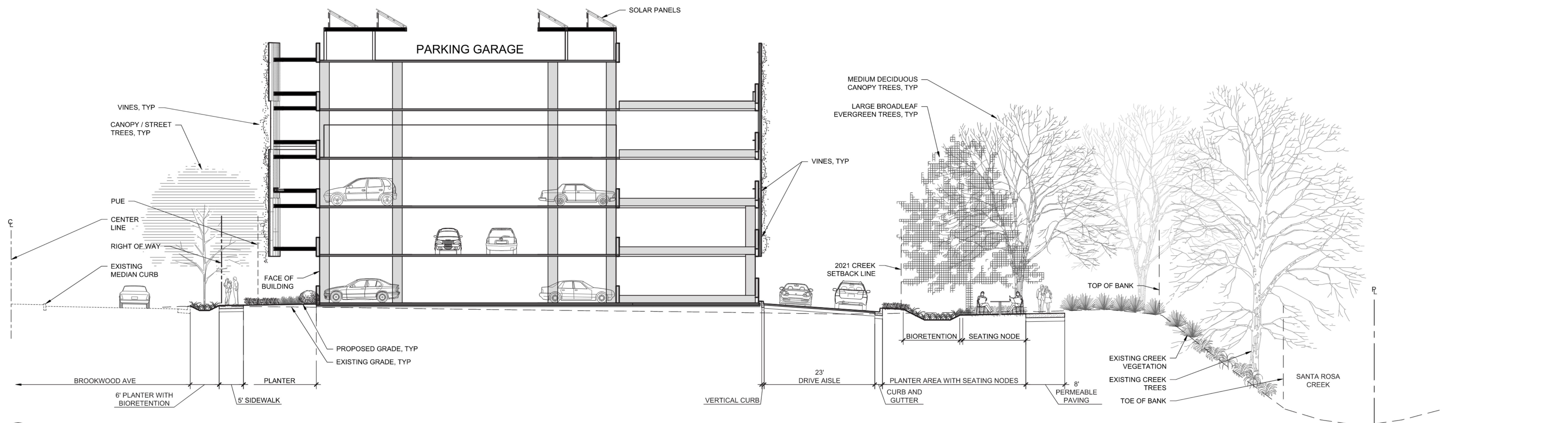
TC TRENCH CURB DRAIN NO SCALE





A MEDICAL BUILDING SECTION ELEVATION

SCALE: 1" = 10'



B PARKING GARAGE SECTION ELEVATION

SCALE: 1" = 10'