**PROJECT TEAM**

**OWNER**
Santa Rosa Memorial Hospital
1165 Montgomery Drive
Santa Rosa, CA 95405

**CONTACT:** Andrea Learned
**PHONE:** 707-235-4519

**GEOTECHNICAL ENGINEER**
Miller Pacific Engineering Group
504 Redwood Blvd., #220
Novato, CA 94947

**CONTACT:** Michael Jewett
**PHONE:** 415-577-8196

**TRAFFIC ENGINEER**
W-TRANS
490 Mendocino Ave., #201
Santa Rosa, CA 95401

**CONTACT:** Dalene Whitlock
**PHONE:** 707-542-9500

**ARBORIST**
Horticultural Associates
P.O. Box 1261
Glen Ellen, CA 95442

**CONTACT:** John Meserve
**PHONE:** 707-935-7103

**ARCHITECT**
Bisbee Architecture + Design
629 Fourth Street, #A
Santa Rosa, CA 95404

**CONTACT:** Nate Bisbee, AIA
**PHONE:** 707-492-9960

**CIVIL ENGINEER**
BKF Engineers
200 Fourth Street, #300
Santa Rosa, CA 95401

**CONTACT:** Rick Carlile, P.E.
**PHONE:** 707-583-8533

**LANDSCAPE ARCHITECT**
Quadriga Landscape Architecture
1212 Fourth Street, Studio K
Santa Rosa, CA 95404

**CONTACT:** Christine Talbot
**PHONE:** 707-546-3561

**ACOUSTICS**
Illingworth & Rodkin
429 E. Cotati Ave.
Cotati, CA 94931

**CONTACT:** Michael Thill
**PHONE:** 707-794-0400

**PROJECT DATA**

**PROPOSED HOSPICE HOUSE**

**DESCRIPTION:** The proposed building is a 1-story hospice house with 12 patient rooms, visitor and staff areas. The project will be a licensed 24-hour facility.

**PROPERTY INFORMATION:**

- **APNS:** 014-082-012 / -015 / -026 / -027
- **OWNER:** Santa Rosa Memorial Hospital
- **ADDRESS:** 520 Doyle Park Drive

**PLANNING INFORMATION:**

- **ZONING:** R-1-6
- **PROPOSED LAND USE:** Medical Service - Health Care Facility
- **GENERAL PLAN LAND USE:** Low Residential
- **EXISTING LAND USE:** Vacant Land

**BUILDING INFORMATION:**

- **BUILDING OCCUPANCY:** R2.1
- **OCCUPANCY TYPE:** Congregate Living Health Facility for the Terminally Ill
- **CONSTRUCTION TYPE:** V-A (1-HOUR), 1-STORY, SPRINKLERED
- **MAX. BUILDING HEIGHT ALLOWED:** 35'-0" (ZONING)
- **ACTUAL BUILDING HEIGHT:** APPROX. 25'-0"

**AREA SUMMARY:**

- **HOSPICE HOUSE TOTAL FLOOR AREA:** 8,847 GSF
- **SITE AREA:** 0.55 ACRES (24,000 SF)
- **SITE COVERAGE MAX.:** 40% OR 9,600 SF
- **PROPOSED SITE COVERAGE:** APPROX. 37% OR 8,847 SF

**ADDITIONAL INFORMATION:**

- **CA CLIMATE ZONE:** 02, 38.44 N LATITUDE
- **SEISMIC CATEGORY:** 2KM Zone
- **BASIC WIND DESIGN SPEED:** 85 MPH, EXPOSURE B
- **FLOOD ZONE:** NOT IN FEMA FLOOD ZONE
- **FIRE SEVERITY ZONE:** NON-VHFHSZ
- **HISTORIC DISTRICT:** NOT
- **TRANSIT:** City Bus Green Route Line Sonoma Ave. Adjacent Stop
- **BIKE ROUTE:** Sonoma Ave. / Doyle Park

**VICINITY MAP**
PROPOSED 12-BED HOSPICE HOUSE

SANTA ROSA MEMORIAL HOSPICE HOUSE

520 DOYLE PARK DRIVE
SANTA ROSA, CA 95405
PROJECT DATA

PROPOSED HOSPICE HOUSE

DESCRIPTION: THE PROPOSED BUILDING IS A 1-STORY HOSPICE HOUSE WITH 12 PATIENT ROOMS, VISITOR AND STAFF AREAS. THE PROJECT WILL BE A LICENSED 24-HOUR FACILITY.

PROPERTY INFORMATION:

APNs: 014-082-012 / -015 / -026 / -027
OWNER: SANTA ROSA MEMORIAL HOSPITAL
ADDRESS: 520 DOYLE PARK DRIVE

PLANNING INFORMATION:

ZONING: R-1-6
PROPOSED LAND USE: MEDICAL SERVICE - HEALTH CARE FACILITY
GENERAL PLAN LAND USE: LOW RESIDENTIAL
EXISTING LAND USE: VACANT LAND

BUILDING INFORMATION:

BUILDING OCCUPANCY: R2.1
OCCUPANCY TYPE: CONGREGATE LIVING HEALTH FACILITY FOR THE TERMINALLY ILL
CONSTRUCTION TYPE: V-A (1-HOUR), 1-STORY, SPRINKLERED
MAX. BUILDING HEIGHT ALLOWED: 35'-0" (ZONING)
ACTUAL BUILDING HEIGHT: APPROX. 25'-0"

AREA SUMMARY:

HOSPICE HOUSE TOTAL FLOOR AREA: 8,847 GSF
SITE AREA: 0.55 ACRES (24,000 SF)
SITE COVERAGE MAX.: 40% OR 9,600 SF
PROPOSED SITE COVERAGE: APPROX. 37% OR 8,847 SF

ADDITIONAL INFORMATION:

CA CLIMATE ZONE: 02, 38.44 N LATITUDE
SEISMIC CATEGORY: 2KM ZONE
BASIC WIND DESIGN SPEED: 85 MPH, EXPOSURE B
FLOOD ZONE: NOT IN FEMA FLOOD ZONE
FIRE SEVERITY ZONE: NON-VHFHSZ
HISTORIC DISTRICT: NOT
TRANSIT: CITY BUS GREEN ROUTE LINE SONOMA AVE. ADJACENT STOP
BIKE ROUTE: SONOMA AVE. / DOYLE PARK

OVERALL SITE PLAN

SANTA ROSA MEMORIAL HOSPICE HOUSE
520 DOYLE PARK DRIVE
SANTA ROSA, CA 95405

PLANNING SUBMITTAL

10/30/2020

NB

CHECKED BY

BISBEE

ARCHITECTURE + DESIGN

Nate Bisbee, AIA
629 Fourth Street, #A
Santa Rosa, CA 95404
(707) 492-9960

11/17/2020 7:27:55 AM
FOR EXTERIOR MATERIALS & COLORS, SEE SHEET A92

G 8 2
E

EXT. WALL MOUNTED LED LIGHT FIXTURE, WEATHER PROTECTED, FULL CUT-OFF

C

EXISTING TREES BEYOND

F

53' - 0"

D

EXTERIOR MATERIALS LEGEND

BISBEE

ARCHITECTURE + DESIGN

SANTA ROSA, CA 95404

629 Fourth Street, #A

(707) 492-9960

STANDING SEAM METAL ROOFING SYSTEM, CLASS A, FACTORY FINISH SYSTEM, NON-REFLECTIVE COLOR: "ZINC GRAY"

VERTICAL FIBER CEMENT (POLY-ASH) WALL SIDING

COLOR: "WHITE DOVE" OC-17

EXISTING HEAVY TREE CANOPY BEYOND

MAX. BLDG. HT.

25' - 0"

5' - 6"

MAX. BLDG. HT.

10' - 0"

BASEMENT

CEILING HEIGHT

FINISH FLOOR

10' - 0"

VERDANT PATHWAY LIT SNAIL LIGHT FIXTURE, TYPICAL, WALKWAY BOLLARD LIGHT FIXTURE, DARK-SKY COMPLIANT

300' - 0"

APPROX. LOCATION ROOF-TOP SOLAR ARRAY, APPROX. 1,920 SF

EXISTING HEAVY STRUCTURAL STEEL COLUMN & BEAM, PAINTED FINISH

TREE CANOPY BEYOND

CEILING HEIGHT

FINISH FLOOR

10' - 0"

520 DOYLE PARK DRIVE

SANTA ROSA, CA 95405

PLANNING MEMORIAL HOSPICE HOUSE

SANTA ROSA - MEMORIAL HOSPICE HOUSE

520 DOYLE PARK DRIVE

SANTA ROSA, CA 95405

EXTERIOR MATERIALS LEGEND

NOT FOR CONSTRUCTION

EXT. ALUM. STOREFRONT WINDOW SYSTEMS, TYP. THERMALLY-BROKEN ALUM. STOREFRONT WINDOW SYSTEMS, TYP.

MIN. 1" CLEAR INSULATED GLAZING UNITS, TEMP., TYP.

MIN. R-21 BATT INSUL. @ WALLS W/ MIN. R-9, 1/2" RIGID PERIMETER INSUL.

MIN. R-30 INSUL. @ ROOF W/ MIN. R-18, 3" RIGID INSUL. ABOVE FINISH FLOOR

EXTERIOR WOOD SCREEN CLADDING, CLEAR FINISH

STONE VENEER PRIVACY WALL, DONOR RECOGNITION WALL, AND PLANTER WALLS, NATURAL FINISH

SOLID MTL. ENCLOSURE, FACTORY FINISHED SYSTEM, NON-REFLECTIVE

FIN. TO MATCH ENCLOSURE

SOLID VEHICLE GATE, FACTORY FINISHED SYSTEM, NON-REFLECTIVE

EXT. ALUM. STOREFRONT ENTRY SYSTEM, THERMALLY-BROKEN

WIRE PANELS AT WALL

AT NEIGHBORING PARCELS

APPROX. LOCATION:

1/8" = 1'-0"

OVERALL ELEVATION - WEST

OVERALL ELEVATION - SOUTH

OVERALL ELEVATION - EAST

OVERALL ELEVATION - NORTH

SOUTH PROPERTY BOUNDARY

NORTH PROPERTY BOUNDARY

BOUNDARY

FINISH FLOOR

1 PLANNING RE-SUBMITTAL 11/16/20

SUBMITTAL 11/15/20 11:19:28 AM

NB/APS

NB

DRAWN BY

CHECKED BY

11/15/20

OCT. 30, 2020

20022.00

1

PLANNING SUBMITTAL

1. BEHIND BATTEN & WALLS IN BDR. N. R. 1/2" FOAM PERIMETER WALL

2. BEHIND BATTEN & ROOF OF BDR. N. R. 1/2" FOAM WALL, ABOVE

3. THERMALLY BROKEN ALUM. STOREFRONT WINDOW SYSTEMS, TYP.

4. BEHIND INSULATED GLAZING BART, 1/8" C.S.

5. FOR EXTERIOR MATERIALS & COLORS, SEE SHEET A92

EXTERIOR MATERIALS LEGEND NOTES:

1. MIN. R-21 BATT INSUL. @ WALLS W/ MIN. R-9, 1/2" RIGID PERIMETER INSUL.

2. MIN. R-30 INSUL. @ ROOF W/ MIN. R-18, 3" RIGID INSUL. ABOVE FINISH FLOOR

3. THERMALLY BROKEN ALUM. STOREFRONT WINDOW SYSTEMS, TYP.

4. MIN. 1" CLEAR INSULATED GLAZING UNITS, TEMP., TYP.

5. FOR EXTERIOR MATERIALS & COLORS, SEE SHEET A92

1/8" = 1'-0"3 OVERALL ELEVATION - EAST

SANTA ROSA - MEMORIAL HOSPICE HOUSE

520 DOYLE PARK DRIVE

SANTA ROSA, CA 95405

EXTERIOR ELEVATIONS

PROJECT NUMBER

PB-22-00

OCT. 30, 2020

A21

NB/APS

NB

PLAY SUBMITTAL

REV. # DESCRIPTION DATE

1. FIXING NOT SUBMITTED 11/15/20

1/8" = 1'-0"4 OVERALL ELEVATION - NORTH

1/8" = 1'-0"1 OVERALL ELEVATION - WEST

1/8" = 1'-0"2 OVERALL ELEVATION - SOUTH

1/8" = 1'-0"5 OVERALL ELEVATION - EAST

NOT FOR CONSTRUCTION

1. BEHIND BATTEN & WALLS IN BDR. N. R. 1/2" FOAM PERIMETER WALL

2. BEHIND BATTEN & ROOF OF BDR. N. R. 1/2" FOAM WALL, ABOVE

3. THERMALLY BROKEN ALUM. STOREFRONT WINDOW SYSTEMS, TYP.

4. BEHIND INSULATED GLAZING BART, 1/8" C.S.

5. FOR EXTERIOR MATERIALS & COLORS, SEE SHEET A92

EXTERIOR MATERIALS LEGEND NOTES:

1. MIN. R-21 BATT INSUL. @ WALLS W/ MIN. R-9, 1/2" RIGID PERIMETER INSUL.

2. MIN. R-30 INSUL. @ ROOF W/ MIN. R-18, 3" RIGID INSUL. ABOVE FINISH FLOOR

3. THERMALLY BROKEN ALUM. STOREFRONT WINDOW SYSTEMS, TYP.

4. MIN. 1" CLEAR INSULATED GLAZING UNITS, TEMP., TYP.

5. FOR EXTERIOR MATERIALS & COLORS, SEE SHEET A92

1/8" = 1'-0"3 OVERALL ELEVATION - EAST

1/8" = 1'-0"2 OVERALL ELEVATION - SOUTH

1/8" = 1'-0"1 OVERALL ELEVATION - WEST

1/8" = 1'-0"5 OVERALL ELEVATION - NORTH

NOT FOR CONSTRUCTION

1. BEHIND BATTEN & WALLS IN BDR. N. R. 1/2" FOAM PERIMETER WALL

2. BEHIND BATTEN & ROOF OF BDR. N. R. 1/2" FOAM WALL, ABove

3. THERMALLY BROKEN ALUM. STOREFRONT WINDOW SYSTEMS, TYP.

4. MIN. 1" CLEAR INSULATED GLAZING UNITS, TEMP., TYP.

5. FOR EXTERIOR MATERIALS & COLORS, SEE SHEET A92

EXTERIOR MATERIALS LEGEND NOTES:

1. MIN. R-21 BATT INSUL. @ WALLS W/ MIN. R-9, 1/2" RIGID PERIMETER INSUL.

2. MIN. R-30 INSUL. @ ROOF W/ MIN. R-18, 3" RIGID INSUL. ABOVE FINISH FLOOR

3. THERMALLY BROKEN ALUM. STOREFRONT WINDOW SYSTEMS, TYP.

4. MIN. 1" CLEAR INSULATED GLAZING UNITS, TEMP., TYP.

5. FOR EXTERIOR MATERIALS & COLORS, SEE SHEET A92
DESIGN NARRATIVE

OVERVIEW:
The proposed residential hospice house is designed to provide patients and their families with 12 private home-like rooms, each having access to the outdoors with a tranquil, relaxed setting. The House will include 8,847 square feet of gross area, containing interior spaces with family rooms, staff, private spaces for patients and their needs. The proposal utilizes 4 infill parcels owned by Santa Rosa Memorial Hospital.

The philosophy of care for Hospice focuses on the relief of suffering for patients who are terminally ill. Staff and volunteers with Hospice work to manage physical pain and symptoms while tending to each patient’s and family’s needs. The house is designed from inside-out with family rooms, staff spaces, and gardens supporting the primary interior patient space.

DESIGN NOTES:
The Hospice House is planned and designed inside-out, beginning with the patient room. Each room is envisioned as a comfortable home-like space for the patient, family and friends to inhabit. The spaces are designed to provide access to daylight, fresh air, views of the sky and surrounding trees, and a private patio space for quiet reflection.

Beyond the patient room, shared gardens and circulation spaces offer gathering areas, places for family, and private quiet areas. Shared family room, small kitchen and dining spaces support visiting family members and friends while the house. Staff areas are planned on an integrative, with the shared qualitative aspects.

Building materials are tactile and familiar. Interior finishes will be durable and sanitary, while incorporating wood elements as natural as possible. The palette of interior finishes is extended to the exterior to complement the setting and encourage the sense of place. A palette of materials from muted, neutral elements is utilized to provide a sense of place and make the building appear to be an extension of the site.

The building’s 1-story layout offers a transitional scale between the residential areas adjacent to the south and west, and the commercial and medical uses adjacent to the north and east. In this location, the hospital’s arrangement will serve as a bridge between residential and medical areas, while providing a visual and social link to the hospital’s campus.

The Hospice House proposes accommodations for patients and their families because it provides for a place to heal, social, medical uses, emotional support, and self-care. The building is located on a site with a garden and a street that allows for greater than minimum setbacks to the south and east, and on a site that is already developed.

The Doyle Park Drive location for Hospice will be beneficial to patients and families because it is proximate to the Hospital, other medical uses, general services, bicycle corridors and public transportation. With the proximity to the Hospital, healthcare providers avoid additional travel, time and inefficiency associated with commuting to a more distant location.

COMMUNITY BENEFIT:
The Hospice House will serve between 400-600 individual end-of-life patients and their families each year, regardless of income. Hospice House will most benefit those who:

- Live alone with no support system or a support system that is not adequate to care for them
- Come from a hospital or skilled nursing facility, but are unable to return home.

There is a long-term unmet need in our community for an alternative to dying in a hospital or skilled nursing facility. By creating an in-patient residential hospice house, we will address this need and benefit our patient and the many who come from hospitals or skilled nursing facilities, but are unable to return home.

The Hospice House will be licensed and credentialed to meet all state and federal requirements. The construction and operations will be completely funded by philanthropic community gifts, currently being raised by the Santa Rosa Memorial Hospital Foundation and staff and volunteers.

PROJECT DATA:
- APNs: 014-082-012 / 014-082-015 / 014-082-026 / 014-082-027
- Site Acreage: 0.17 + 0.17 + 0.17 + 0.04 = 0.55 acres total
- Site Square Feet: 24,000 SF total
- Proposed Building Square Feet: 8,847 SF Gross
- Proposed Coverage: 37%
- Building Height Allowed: 35’, Max. Building Height 36’, Building Height Proposed 35’
- Zoning: R-1-6
- Geology: Land Use Low Residential
- Existing Land Use: Land Use
- Topography and Geology Type: K1-1, Type IA, Slope
- Flood Zone: Not in a FEMA Flood Zone
- Final Zone: Not a FEMA Final Zone
- Fire Hazard Zone: Non-MUIFD
METAL FINISHES

M1 STANDING SEAM METAL ROOFING SYSTEM: NON-REFLECTIVE FINISH
COLOR: "OLD ZINC GRAY"
GUTTER & FACIA TO MATCH ROOF COLOR.

M2 STRUCTURAL STEEL COLUMNS AND BEAMS, PAINTED FINISH
COLOR: BM 2121-20 "STEEL WOOL"

M3 STEEL ENTRY CANOPY AND FRAME, PAINTED FINISH
COLOR: BM 2121-20 "STEEL WOOL"

FIBER CEMENT FINISH

FC1 VERTICAL FIBER CEMENT (POLY-ASH) WALL SIDING BY BORAL
TRU-EXTERIOR: NICKEL GAP, SIZE: 10" BOARDS, PAINTED FINISH
COLOR: BM OC-17 "WHITE DOVE"

WOOD FINISHES

WD1 WOOD CEILING PANELING, VERTICAL GRAIN WHITE OAK, CLEAR FINISH
WD2 EXTERIOR WOOD SCREEN, OAK, CLEAR FINISH

STONE FINISH

ST1 STONE WALLS & LOW PLANTER WALLS
NATURAL STONE VENEER, TYPE TBD: LOCAL HISTORICAL INSPIRATION

STOREFRONT DOOR & WINDOW FRAME COLOR AND GLAZING UNITS

SF1 EXTERIOR ALUMINUM STOREFRONTS, THERMALLY BROKEN BY OLDCASTLE
COLOR: "DARK BRONZE"

GL1 PPG SOLARBAN 70XL, CLEAR LOW-E 1" INSULATED GLAZING UNITS