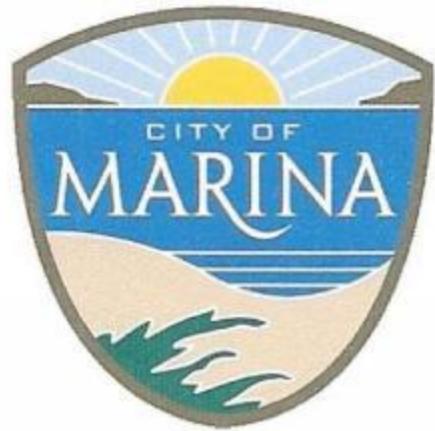


Joint Integrated VA/DA Health Care Center

Marina, CA

Submission for Design Review

October 17, 2012



Integrated VA/DoD Ambulatory Clinic Report



July 18, 2009

Monterey, CA Regional Map



New VA/DA HCC Site

Existing VA Monterey CBOC

Existing POM Clinic

Monterey Bay Regional Veteran and Population



Data Source: 2000 Census information "Veteran Population by City"

INTRODUCTION

DESIGN EXPLANATION

BUILDING DESIGN

The new Joint Integrated VA/DA Health Care Center is an approximately 150,000 gross square foot building to provide a convenient one-stop destination for veterans seeking a broad variety of healthcare services. The building is organized on three floors and reaches up to 48' in height from grade to top of roof plus a mechanical screen approximately 11"-8" (anticipated height of the rooftop mechanical equipment) above the roof. The roof screens are designed to be integral to the overall building design and screens equipment from adjacent ground level view.

The building is configured of three distinct masses: North Wing (Clinic Bar), Entry Lobby and South Wing ("the cube"). The project has been developed to take advantage of the site in a very direct way and in accordance with the *Dunes Specific Plan* by ensuring the design includes, "Public street facing facades...should have the same level of detail of articulation and quality of details and materials as the "public front" of the building". The climate of Marina is a coastal climate that dictated a sustainable design strategy to harvest the sunlight for warmth by bringing light in from the south to generate embodied energy in the building that is released at night to even out the temperature in the building. This, in conjunction with multiple sustainable design strategies, will result in a LEED (Leadership in Energy and Environmental Design) Silver building creating a sustainable and responsible project with less energy consumption. The "cube" is rotated to the optimum orientation for a building with a rotation of 23 degrees north of direct east. This orientation allows the building to shade itself in the summer and allow in maximum light in the winter, which is ideal for the offices that ring the exterior wall. The north elevation is designed to harvest the highly beneficial northern light to allow in the most amount of natural light thereby reducing the interior lighting demand. The east and west have smaller opening to reduce glare and eliminate unneeded heat gain that adds cooling load on the mechanical system.

The exterior material pallet is comprised of materials that support the design concept, meet the VA requirements and meet the criteria set forth by the *Dunes Specific Plan* - they are referential to the community and the adjacent development. The exterior skin of the "cube" is a two toned pattern wood composite panel to evoke warmth and draw a connection to the natural setting of Marina and adjacent buildings such as the CHOMP Clinic; punched windows for exam rooms and offices allow in enough light to reduce the need for artificial lighting most days of the year and framed white accents located at key programmatic functions that create unobstructed views for the Veterans and Staff. The Clinic Bar (north wing) is a warm tone painted and profiled metal panel that is complimentary to the building material pallet. The Clinic Bar will host two areas of curtain wall on the south elevation, which is the primary location for waiting spaces and vertical windows on the east and west for daylight control. The base of the building is primarily constructed of storefront glazing with deep tone painted mullions, however at the north elevation the base is a ground face concrete masonry that will wrap each corner onto the east and west elevations with a clerestory window to bring in light from above. This ground faced masonry is used to create texture and the durability necessary for the program that lies inside these walls, which is primarily building support functions. The entry and north elevation are constructed using a curtain wall system with deep tone painted mullions and will be easily visible for site navigation and allowing ample light in and views out.

SITE DESIGN

The site is 14.31 acres in size and has a main entry from the, yet to be constructed, roundabout on the east side of the parcel as indicated in the *Dunes Specific Plan* master plan documents. The Joint Integrated VA/DA Health Care Center building is located on axis with entry road and the Entry Lobby to provide ease of orientation and navigation for the Veterans visiting the facility with clear and easily identifiable entries on the East (main entry) and the West. The Entry Lobby has a visual connection to the main entry and drop off to the east as well as to a landscaped space for clinic use and building user outdoor access to the west. The site parking is distributed throughout the site with approximately 60 accessible spaces as close to the building entry as feasible.

The design of the site plan in accordance with the *Dunes Specific Plan* is to "provide an environment where people are comfortable walking from building to building with pedestrian links to the surrounding community", Catalyst Projects for California Communities and the Fort Ord Reuse Authority Highway 1 Design Corridor Design Guidelines (March 29, 2005). The site design provides the opportunity to link to the existing retail development and the proposed transit area when they are designed, just southwest and north of this site; both of which are within a 5 minute walk of the Joint Integrated VA/DA Health Care Center. Also, in accordance with the *Dunes Specific Plan*, a driving force behind the design of the site includes sustainable strategies for water management by maintaining as much as feasible existing site grading for passive storm water management. Permeable pavers are used in appropriate locations and the extensive landscape, including parking islands, are used for ground filtration. While not designed at this point, an underground Stormwater retention system is specified.

In support of the *Dunes Specific Plan* a significant open green space has been designed to provide a place for gathering, clinical functions, staff and patient passive enjoyment and to integrate the facility with the community with views towards the Pacific Ocean. Additional outdoor areas are provided including an outdoor patio that will service the adjacent canteen (cafeteria) for the Veteran's that is protected from the harsh westerly winds, but is located on the south end of the building to maximize access to daylight and warmth. Site lighting, while not be designed at this point, is specified to be in compliance with the *Dunes Specific Plan*.

The project planting strategy for the site incorporates a pallet of plants native in origin and in accordance to the *Dunes Specific Plan* that reflect and build upon the surrounding community and environment. This includes the planting of trees along the western edge of the site to provide a visual buffer of the parking from Highway 1 while still allowing the building to be visible to the visitors of the facility. Existing trees will be preserved to the greatest extent practical and in accordance with *Dunes Specific Plan*. Where relocation of trees is required an ISA certified arborist will prepare and oversee their relocation. Reference Tree Assessment/Arborist Report dated October 11, 2012 for additional information.

CODES AND STANDARDS

Design, construction, and installation of the Joint Integrated VA/DA Health Care Center architecture and design shall be in accordance the latest edition and revisions to the applicable codes and standards recognized by the local authority which include, but are not limited to the following. Where there is a conflict, the more stringent code, standard, or requirement shall be applied.

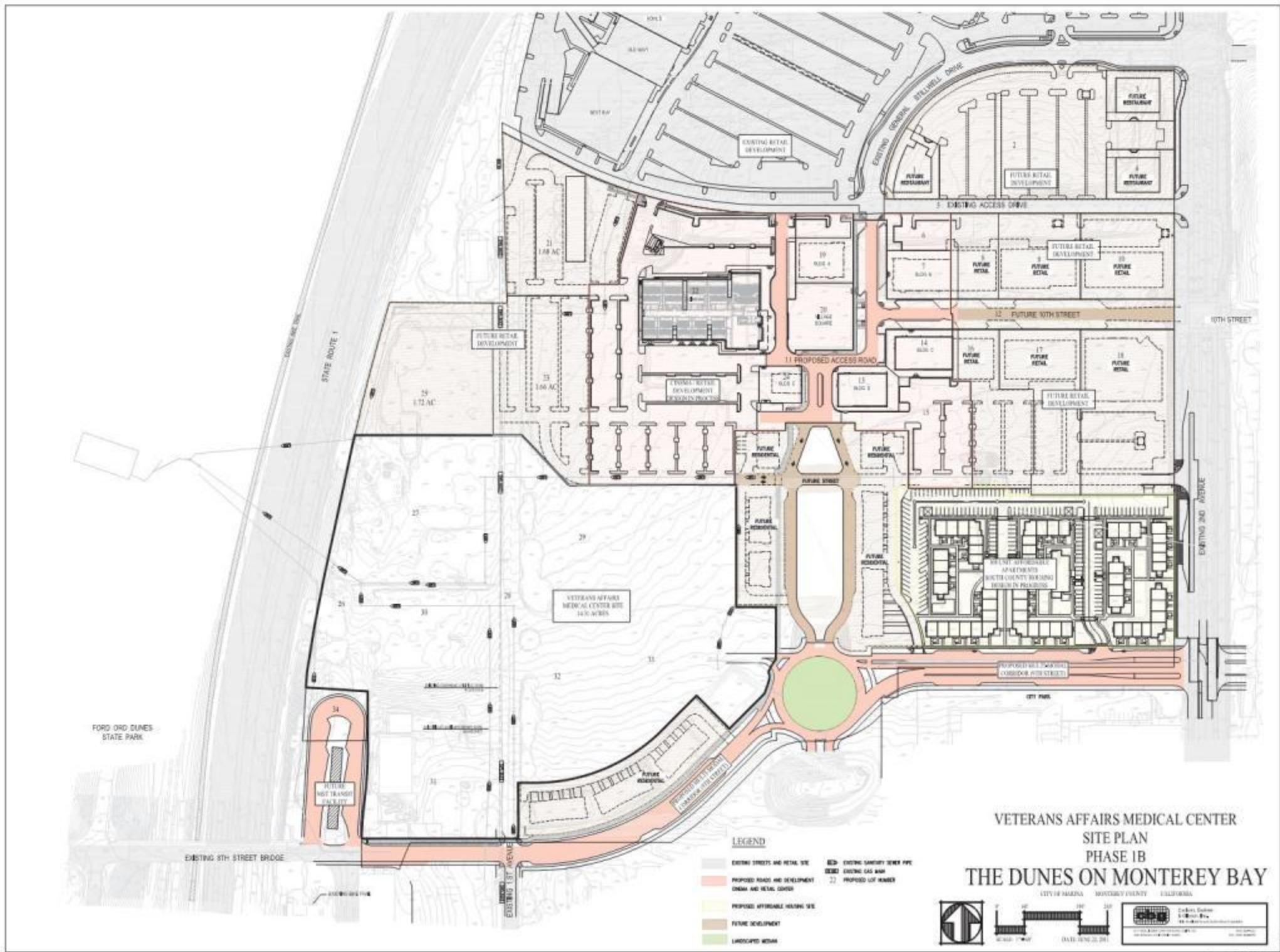
A. Codes:

1. International Building Code (IBC), 2009 Edition
2. State of California Building Code 2010
3. Americans with Disabilities Act (ADA) 2010
4. Occupational Safety and Health Act (OSHA) 2012
5. National Fire Protection Association (NFPA)
6. National Fire Alarm Code – NFPA 72 2010
7. Safety Code for Elevators and Escalators, American Society of Mechanical Engineers (ASME) A 17.1 2011
8. Health Care Facilities – NFPA 99 2012
9. Safety to Life from Fire in Buildings and Structures – NFPA 101 2012
10. Standard for Emergency and Standby Power Systems – NFPA 110 2010

B. Standards:

1. VA Design Guidelines
2. American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
3. American Society for Testing and Materials (ASTM)
4. Underwriters Laboratories Inc. (UL)
5. American National Standards Institute (ANSI)
6. AIA Guidelines for the Design and Construction of Hospital and Healthcare Facilities
7. Construction Specifications Institute (CSI)
8. US Green Building Council (USGBC)
9. University Villages Specific Plan (May 31, 2005)
10. University Villages Environmental Impact Report (May 31, 2005)

C. In general, commercial grade methods and materials should be incorporated into design and construction of the VA Monterey HCC to ensure compatibility with private commercial standards and local practices.



OVERALL DEVELOPMENT PLAN



PLANT LIST

SCIENTIFIC NAME	COMMON NAME
CONIFERS:	
<i>Cupressus macrocarpa</i>	Monterey Cypress
BROADLEAF EVERGREENS:	
(40) <i>Arbutus unedo</i>	Strawberry Tree
(40) <i>Callistemon citrinus</i>	Lemon Bottlebrush
(40) <i>Conyzastrum complanata</i>	Comphor Tree
(40) <i>Eriobotrya deflexa</i>	Bronze Loquat
(40) <i>Lyonothamnus floribundus asplenifolius</i>	Fernleaf Catalpa Ironwood
(30) <i>Quercus agrifolia</i>	Coast Live Oak
DECIDUOUS TREES:	
SCIENTIFIC NAME	COMMON NAME
(18) <i>Aesculus calnea</i>	Ruby Horse Chestnut
TALL SHRUBS (6 FT. AND OVER):	
SCIENTIFIC NAME	COMMON NAME
<i>Atriplex lentiformis breweri</i>	Salt Bush
<i>Erigeron giganteus</i>	Giant Buckwheat
<i>Hakea subserena</i>	Sweet Hakea
<i>Lepidosperum laevigatum compactum</i>	Australian Tea
<i>Pittosporum crassifolium</i>	Pittosporum
SMALL SHRUBS (1-4 FT)	
SCIENTIFIC NAME	COMMON NAME
<i>Arctostaphylos edmundii</i>	Little Sur Manzanita
<i>Baccharis pilularis 'Twin Peaks'</i>	Dwarf Coyote Bush
<i>Ceanothus griseus horizontalis</i>	Carmel Creeper
<i>Ceanothus 'Joyce Coulter'</i>	Joyce Coulter Ceanothus
<i>Ribes viburnifolium</i>	Catalina Currant
<i>Rosastris officinalis</i>	Crown Rosemary
<i>Santolina chamaecyparissus</i>	Lowlander Cattan
BERMUDA TURF GRASS	
NATIVE GRASS AND WILDFLOWER SEED MIX	(REFER TO CA NATIVE PLANT SOCIETY - VASULAR PLANTS FOR MARINA DUNES STATE PARK)

EXISTING TREE REMOVAL, RELOCATION & REPLACEMENT

= EXISTING TREE LOCATIONS

NO.	KEY	SIZE (caliper)	DISPOSITION	JUSTIFICATION
1	CYP	27"	RELOCATION	PWMT
2	CYP	40"	REMOVE AND REPLACE	SIZE
3	CYP	56"	REMOVE AND REPLACE	SIZE/PWMT/TOPO
4	CYP	8"	RELOCATION	PWMT/TOPO
5	CYP	12"	RELOCATION	PWMT/TOPO
6	CYP	8"	RELOCATION	PWMT/TOPO
7	CYP	28"	RELOCATION	PWMT/TOPO
8	CYP	6"	RELOCATION	PWMT/TOPO
9	CYP	66"	REMOVE AND REPLACE	SIZE/PWMT/TOPO
10	CYP	26"	REMOVE AND REPLACE	PWMT/TOPO
11	CYP	60"	REMOVE AND REPLACE	SIZE/BLDG
12	CYP	30"	REMOVE AND REPLACE	SIZE/BLDG
13	CYP	28"	RELOCATION	BLDG
14	CYP	18"	RELOCATION	PWMT/TOPO
15	CYP	14"	RELOCATION	PWMT
16	CYP	38"	REMOVE AND REPLACE	SIZE/PWMT/TOPO
17	CYP	14"	RELOCATION	PWMT/TOPO
18	CYP	9"	RELOCATION	PWMT/TOPO
19	CYP	14"	RELOCATION	PWMT/TOPO
20	CYP	10"	RELOCATION	PWMT/TOPO
21	CYP	12"	REMOVE AND REPLACE	PWMT/TOPO
22	CYP	30"	RELOCATION	PWMT/TOPO
23	CYP	36"	PRESERVE IN PLACE	
24	CYP	42"	REMOVE AND REPLACE	PWMT/TOPO
25	P	24"	RELOCATION	PWMT/TOPO
26	CYP	54"	PRESERVE IN PLACE	
27	CYP (2)	9-17"	PRESERVE IN PLACE	
28	EUC	8"	RELOCATION	PWMT/TOPO
29	CYP	60"	PRESERVE IN PLACE	
30	CYP	42"	PRESERVE IN PLACE	
31	CYP	28"	PRESERVE IN PLACE	

SUMMARY:
 TOTAL TREES TO BE REMOVED & REPLACED = 9
 TOTAL TREES TO BE RELOCATED = 18
 TOTAL TREES TO BE PRESERVED IN PLACE = 7
 TOTAL RELOCATED AND REPLACEMENT TREES = 34

LEGEND:
 KEY:
 CYP = MONTEREY CYPRESS
 EUC = EUCALYPTUS
 P = PINE

JUSTIFICATION:
 SIZE = TREE TOO LARGE OR OLD TO TRANSPLANT.
 TOPO = 2FT. = 10FT. OF CUT, OR FILL, BASED ON GRADING OPERATIONS.
 PWMT = TREE LOCATED WITHIN OR ADJACENT TO PROPOSED PAVEMENT, OR WITHIN AREAS THAT ARE NOT CONDUCTIVE TO ITS LONG TERM HEALTH.
 BLDG = TREE LOCATED WITHIN PROPOSED BUILDING FOOTPRINT.

PARKING SUMMARY

TOTAL PARKING = 711
 ACCESSIBLE SPACES = 53
 VAN ACCESSIBLE SP. = 11
 MOTORCYCLE SP. = 13

SITE AREA = 14.32 AC.
 OPEN SPACE = 36%

GRAPHIC SCALE
 1" = 10' 0"



PROJECT SITE PLAN



EAST ELEVATION (ENTRY APPROACH)



WEST ELEVATION

EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS



EXTERIOR RENDERING AT ENTRY

Joint Integrated VA/DA
Health Care Center

CANNON • the LA group
an arcadis company



Department of
Veterans Affairs



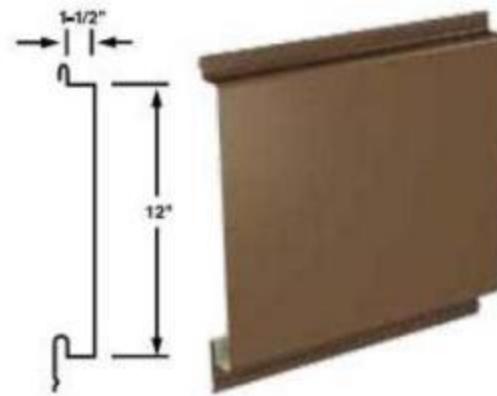
EXTERIOR RENDERING - BIRD'S EYE VIEW LOOKING TOWARDS THE SOUTHEAST



EXTERIOR RENDERING - BIRD'S EYE VIEW LOOKING TOWARDS THE NORTHEAST



“CUBE” MATERIAL - WOOD COMPOSITE MATERIAL TWO TONES



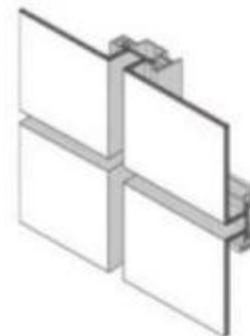
RECTANGULAR BOX - PAINTED AND PROFILED INSULATED METAL PANEL



BASE MATERIAL AT NORTH ELEVATION AND CANOPY SUPPORTS - GROUND FACED CONCRETE MASONRY UNIT - CHARCOAL



CURTAIN WALL SYSTEM (ALL MULLIONS) - PAINTED CHARCOAL - POWDER COAT SYSTEM



POP OUT FRAME SYSTEM - OPEN JOINT PAINTED METAL PANEL SYSTEM - PAINTED BONE WHITE



EXTERIOR MATERIALS

