

PROJECT DESCRIPTION

The project site is 27,691 square feet and is located on three parcels - 420 Mendocino Avenue, 433 Riley Street, and 611 Fifth Street. The sites are currently occupied by one single story masonry commercial building and an open air parking lot. The site is within the CMU-DSA, and CMU Zoning districts with a 10 story or 150 foot height limit.

The project proposes an approximately 169,000 square foot, 8-story, Type III over Type I building with 161 residential units. The building will also provide ground-floor commercial, amenity, and service space including a parking garage with a semi-automated parking system.

PROJECT INFORMATION

Address: 420 Mendocino Avenue, 611 5th Street, and 433 Riley Street
Santa Rosa CA. 95401
Parcels: 009-026-014, 009-026-009, 009-026-006

Lot Size: 27,691 SF
Current Building Type: COMMERCIAL
Zoning: CMU-DSA (009-026-009, 009-026-0-06)
CMU (009-026-14)

Floor Area Ratio: 5.8 (excluding parking and restaurant area)
Density: No maximum
Front Setback: 6' min to 10' max on Riley in CMU-DSA, none required elsewhere
Side Setback Interior: 5' adjacent to a residential zone or use, none required elsewhere.
Rear Yard Setback: 5' adjacent to a residential zone or use, none required elsewhere.

Height/Bulk: 8 stories to 85'-0" (10 stories to a max of 150 feet allowed)

Parking: Vehicle 0.8 per unit proposed (none required)
Bicycle - .3 per unit proposed
(1 per 4 units if units do not have a private garage or private storage space for bike storage - required.)

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420 MENDOCINO PROPOSED UNIT MIX

Floor Level	2 Bedroom	1 Bedroom	Jr. 1 Bed	Studio	Micro Studio	per floor
Level 1	1	1	x	x	x	2
Level 2	3	2	x	x	x	5
Level 3	11	8	3	3	1	26
Level 4	11	8	3	3	1	26
Level 5	11	8	3	3	1	26
Level 6	11	8	3	3	1	26
Level 7	11	8	3	3	1	26
Level 8	9	8	3	3	1	24
Totals	68	51	18	18	6	161
Percentages	42.2%	31.7%	11.2%	11.2%	3.7%	

Open Space

Private Patios at Level 1	=	125 SF
Private Balconies / Terraces at Levels 3 - 8	=	1,800 SF
8th Floor Roof Terrace	=	1,050 SF
		2,975 SF

Car Parking No requirement: 100 spaces provided

Bike Parking 1 Space per 4 units required: 48 spaces provided

Areas

Residential floor area	125,553 SF
Common Amenities	7,228 SF
Circulation	15,508 SF
Vertical Circulation	5,417 SF
Service	6,332 SF
Parking Garage	10,791 SF
Restaurant (5th Street)	1,815 SF
Total (above Ground)	172,644 SF

RECEIVED
By Monet Sheikhalı at 11:43 am, May 13, 2022



PROJECT DIRECTORY

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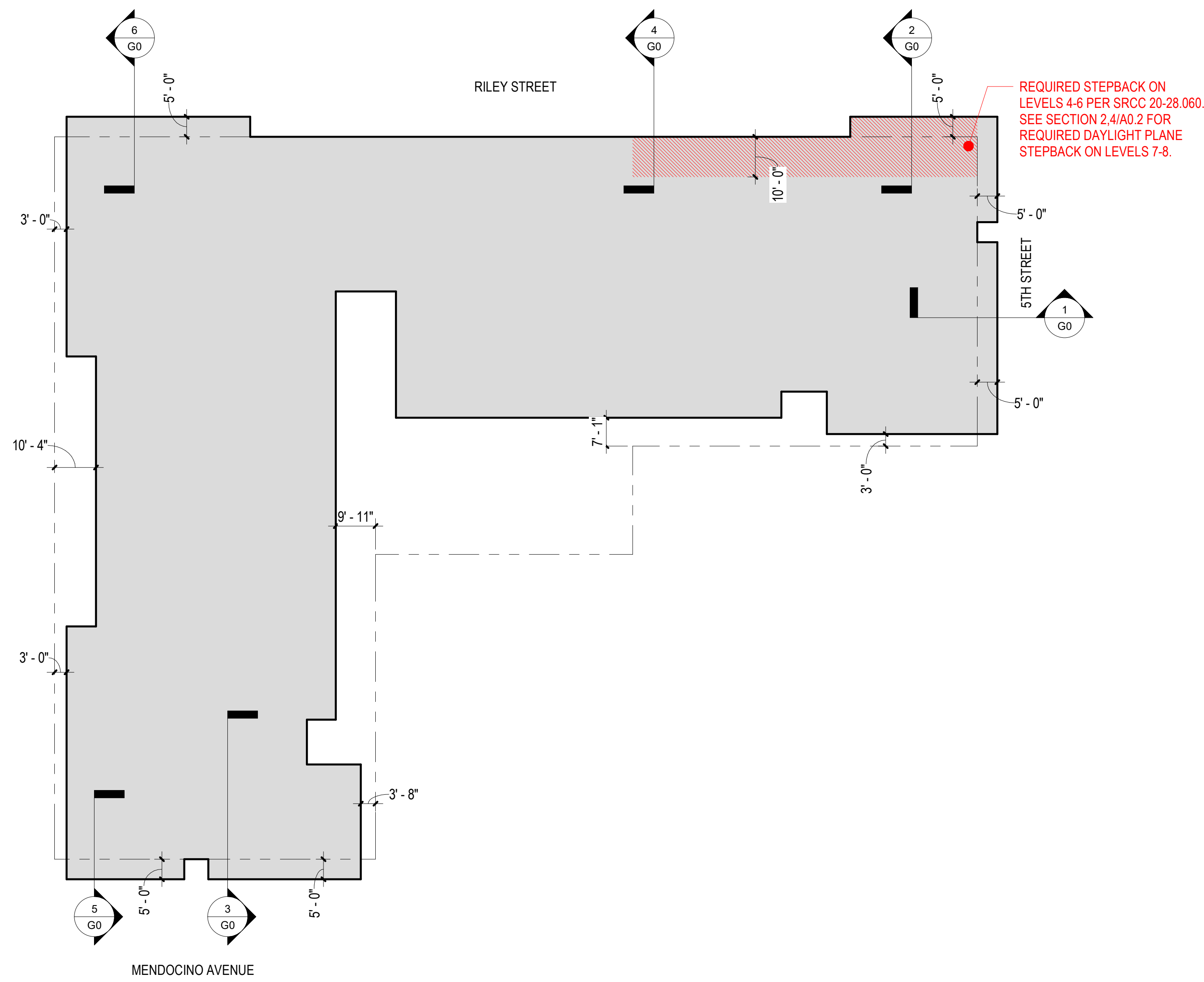
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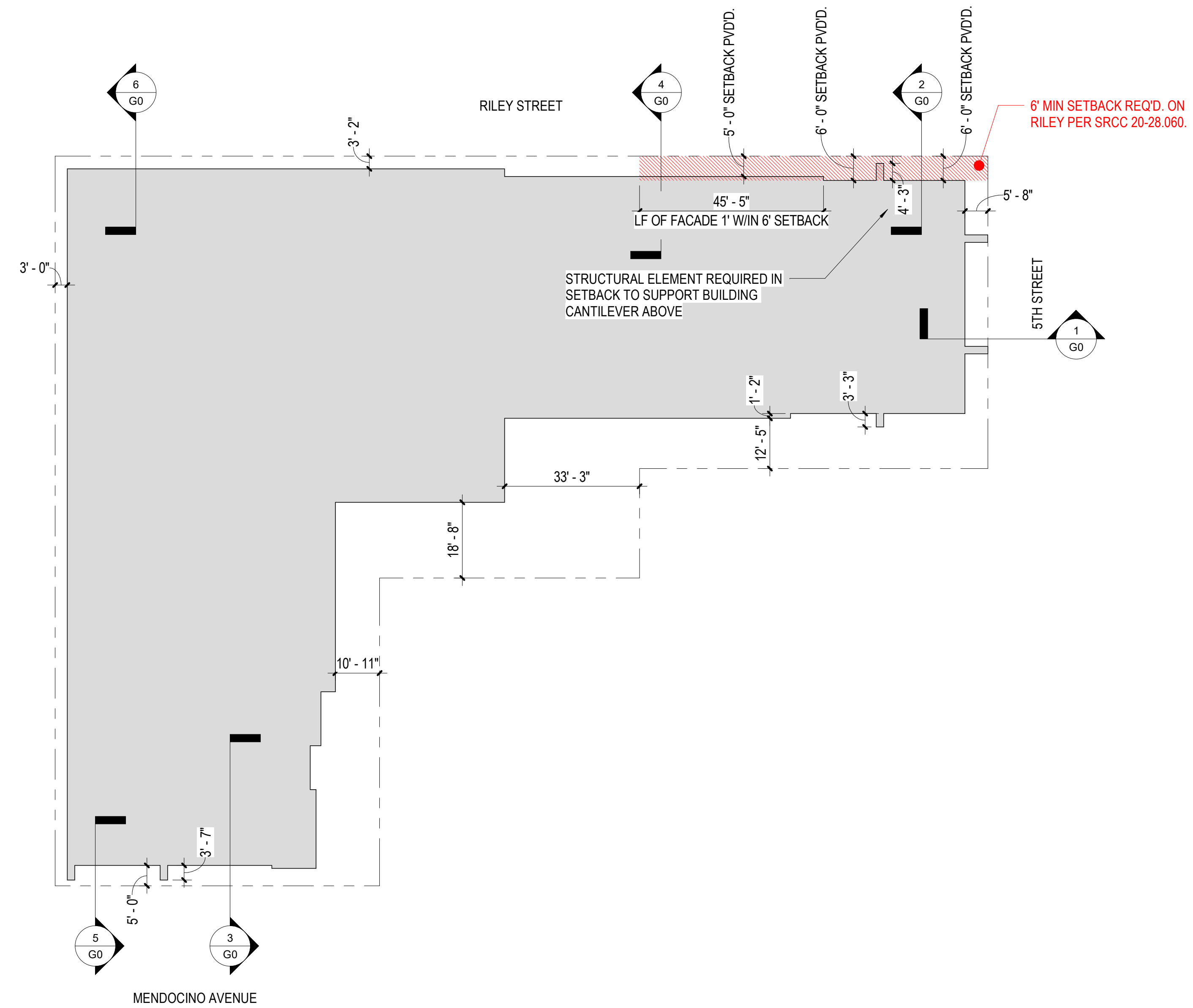
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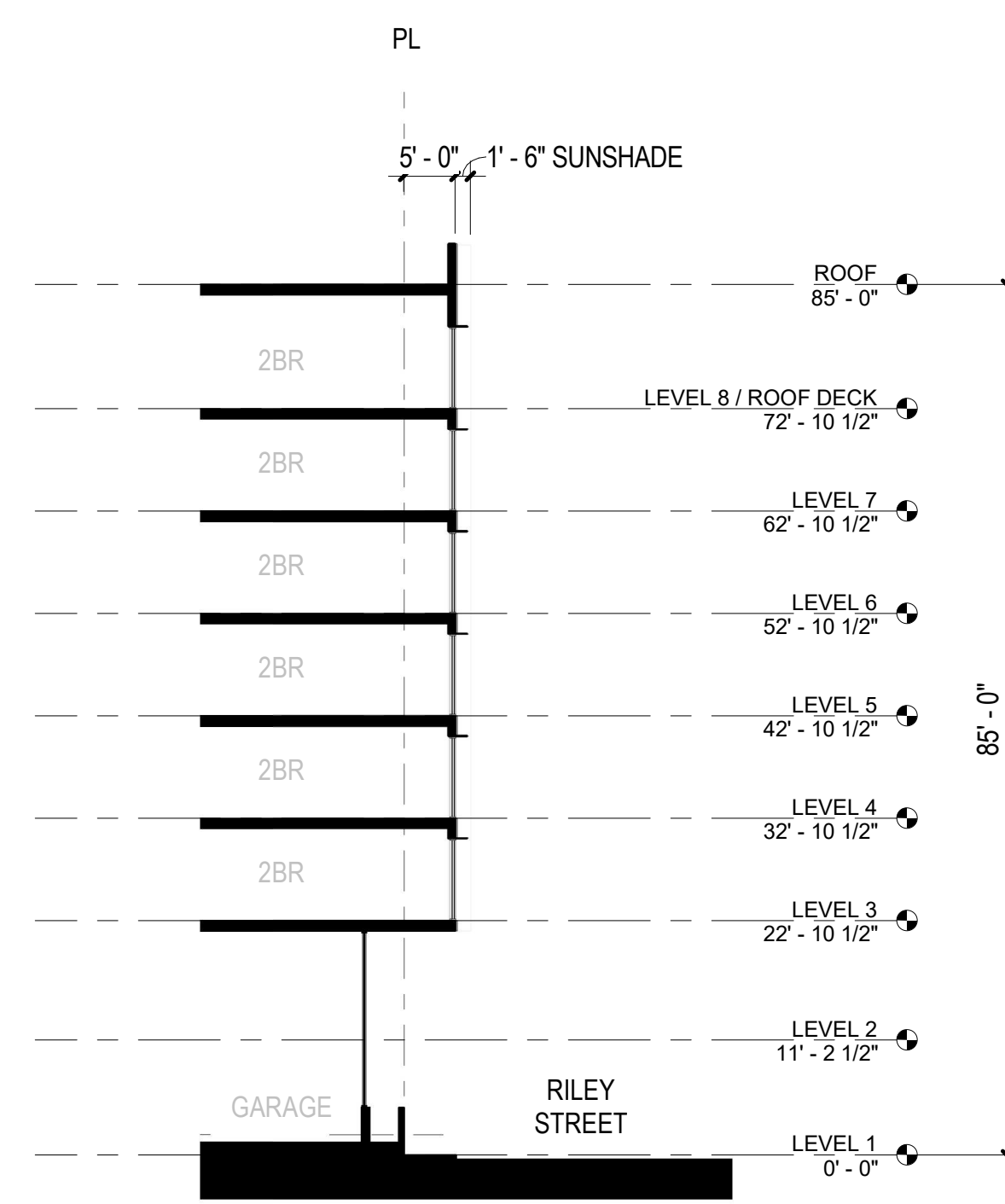
1 Vicinity Map
1" = 40'-0"



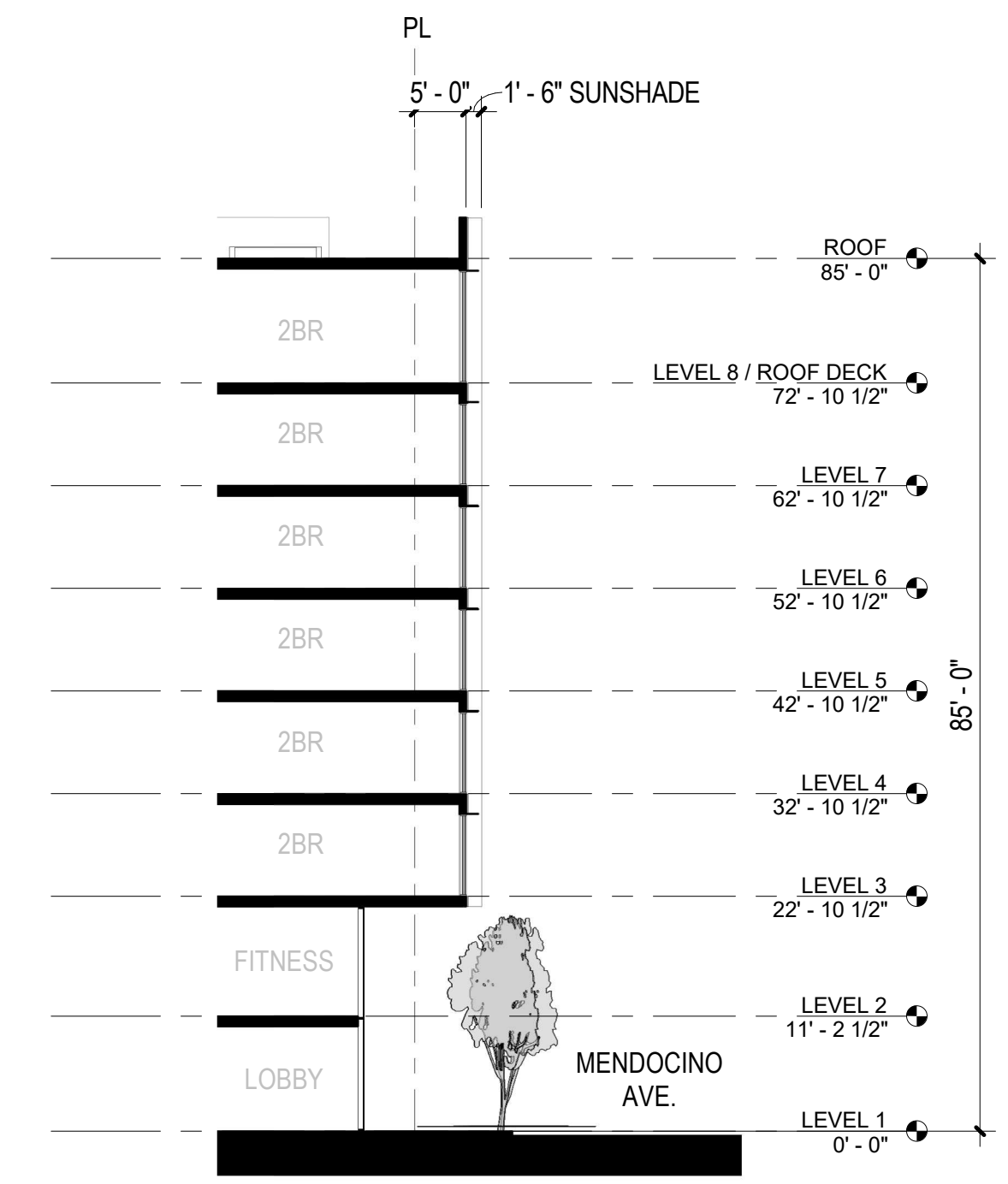
8 SETBACK DIAGRAM - TYPICAL UPPER LEVEL
1" = 20'-0"



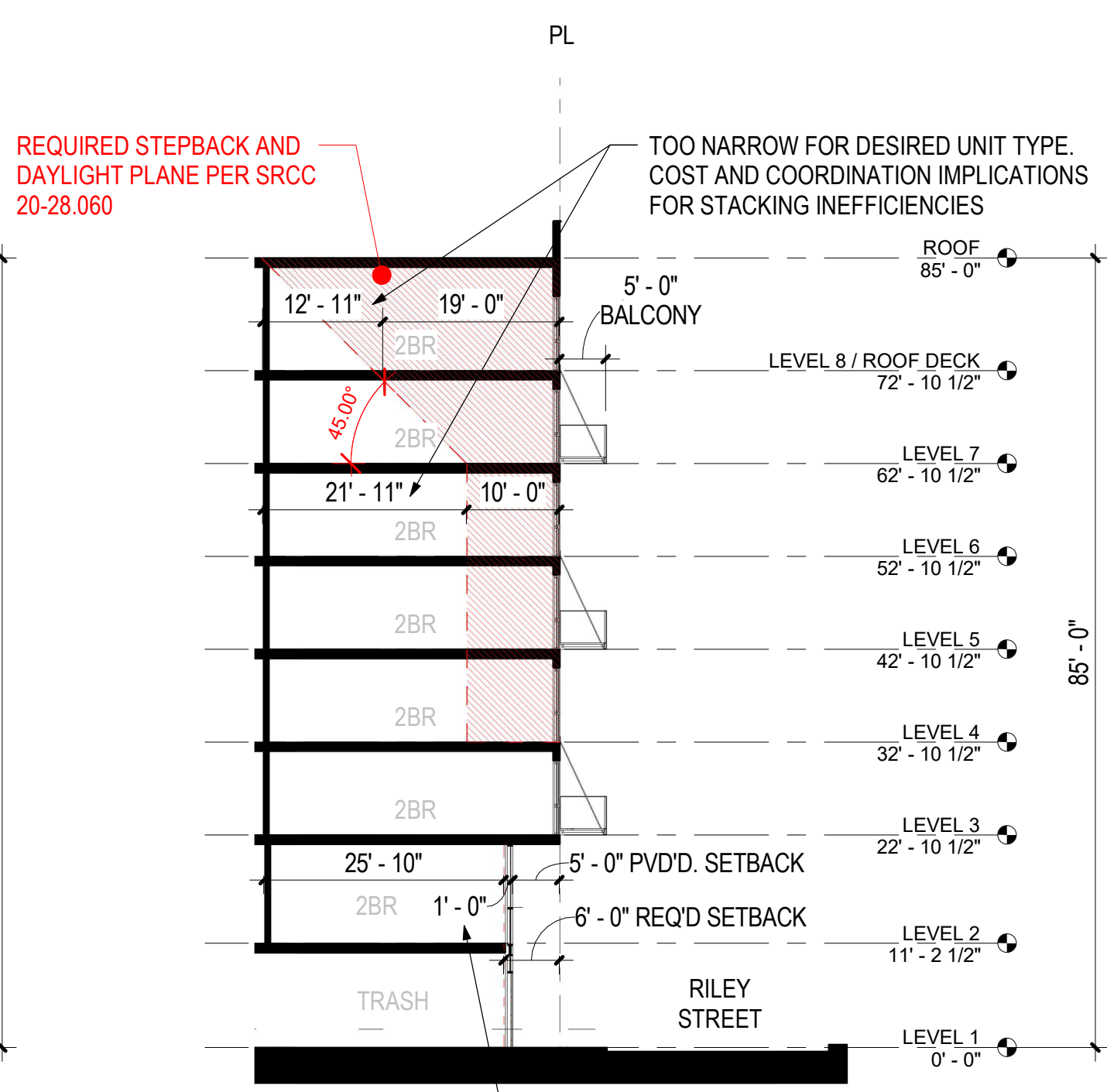
7 SETBACK DIAGRAM - LEVEL 1-2
1" = 20'-0"



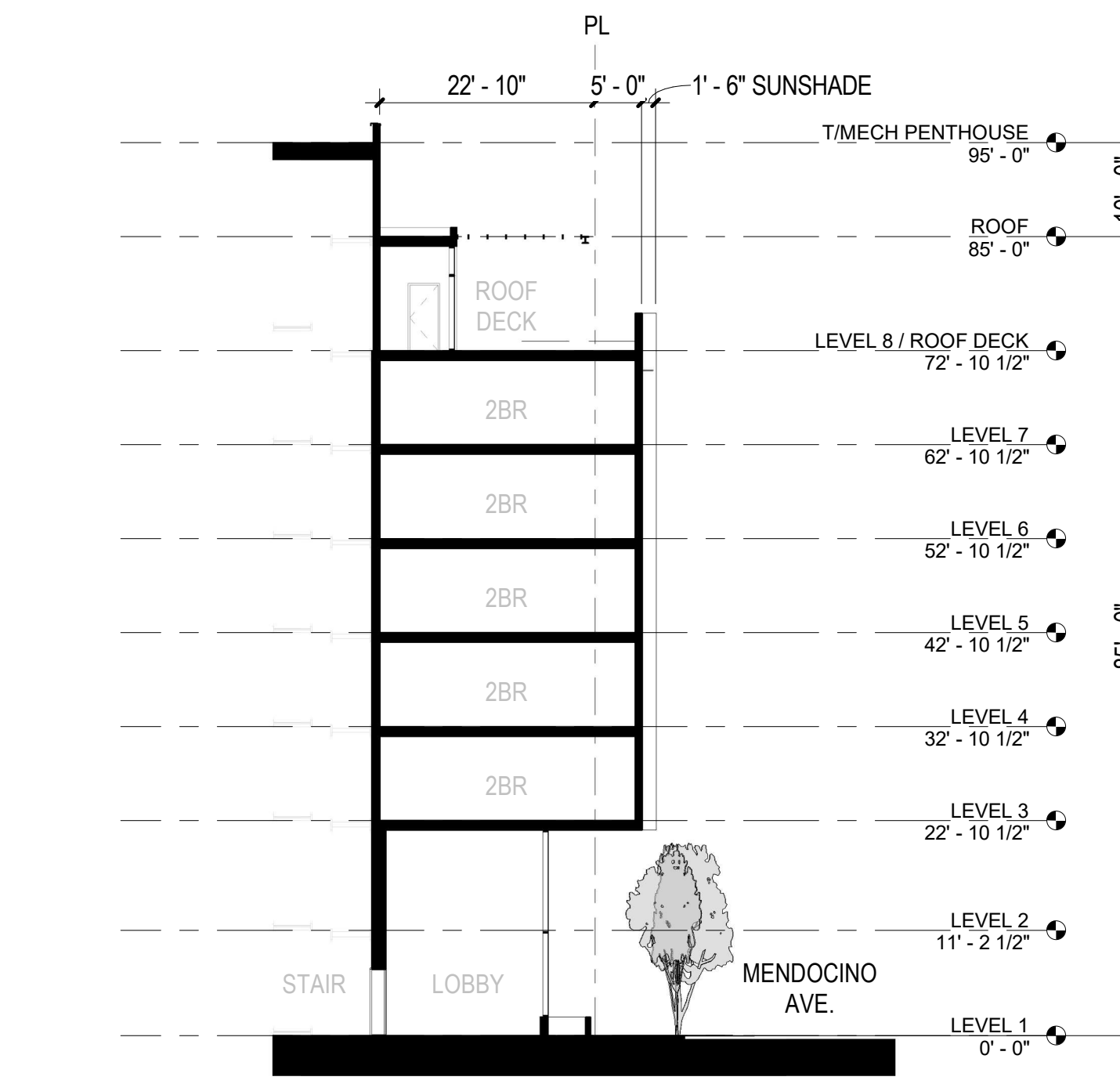
6 RILEY SECTION 3
1/16" = 1'-0"



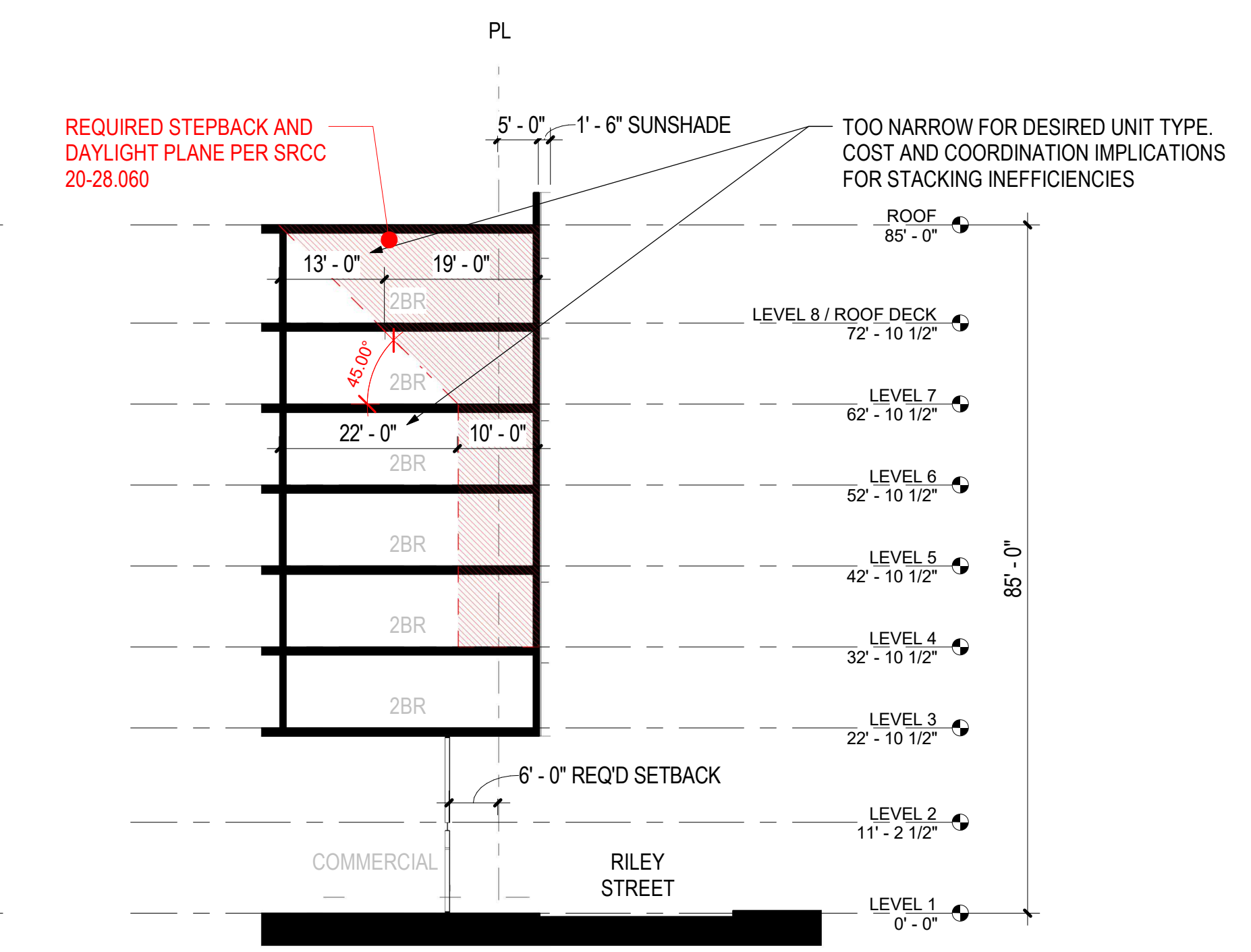
5 MENDOCINO SECTION
1/16" = 1'-0"



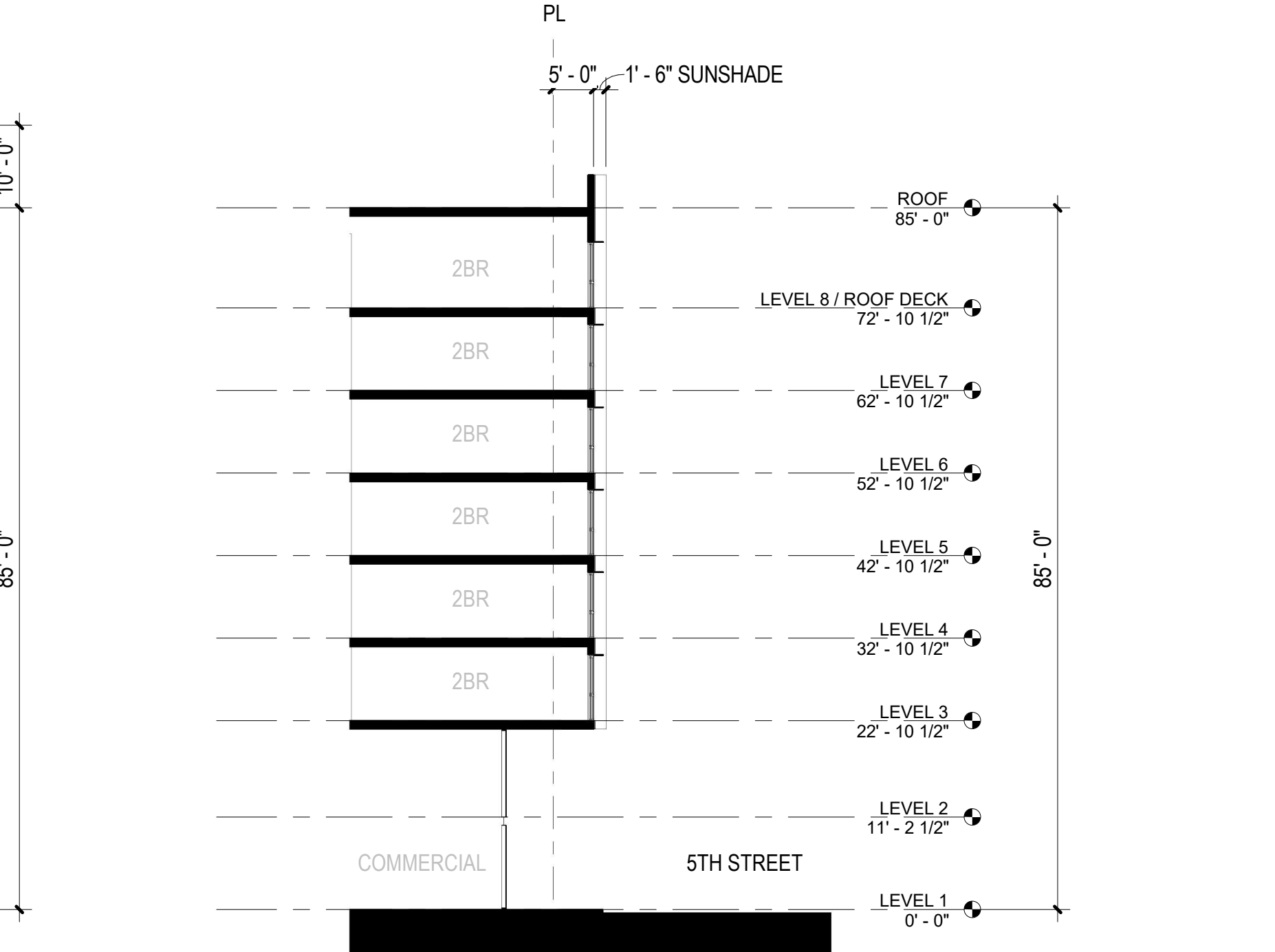
4 RILEY SECTION 2
1/16" = 1'-0"



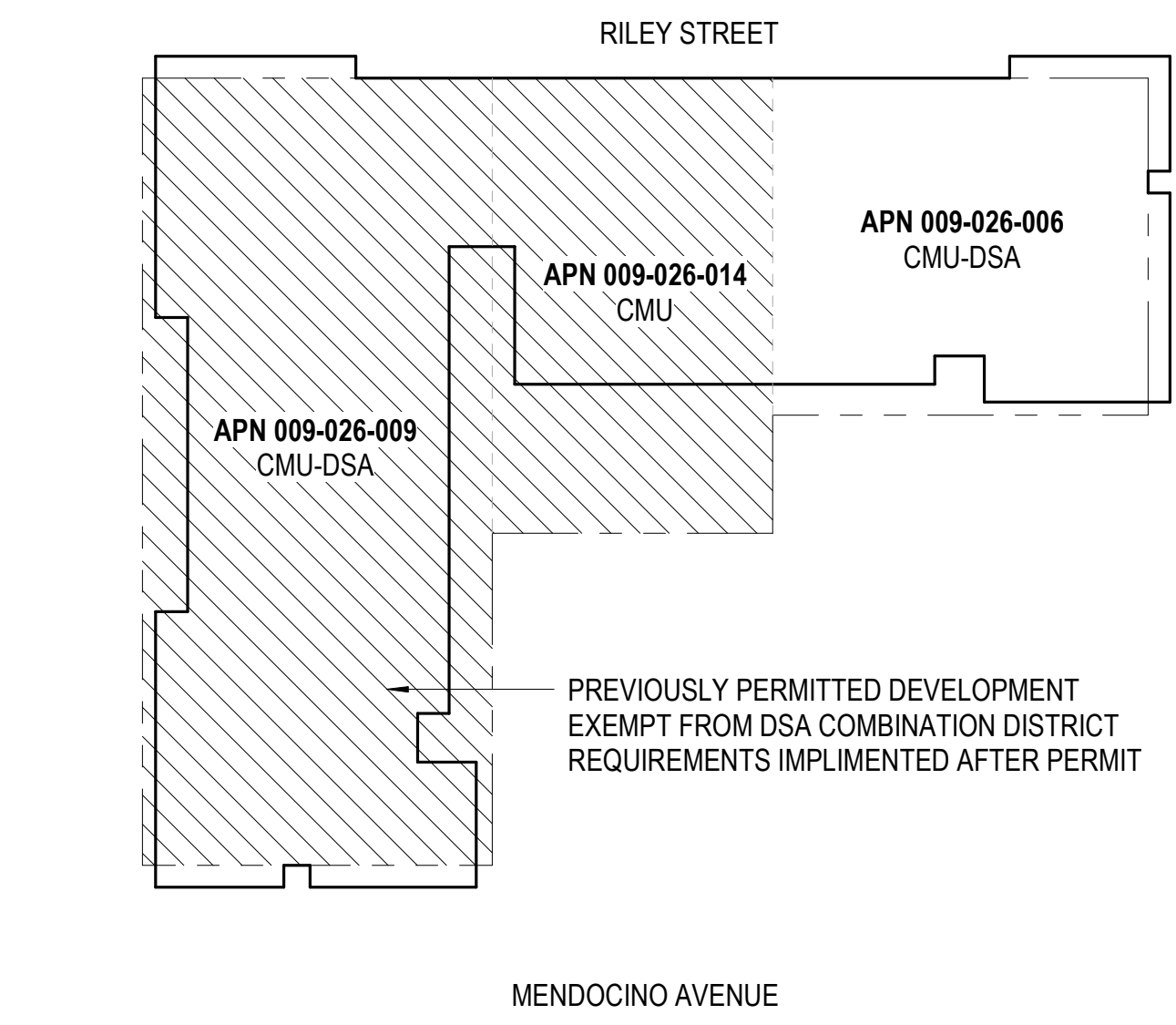
3 MENDOCINO SECTION AT ROOF DECK
1/16" = 1'-0"



2 RILEY SECTION 1
1/16" = 1'-0"



1 5TH STREET SECTION
1/16" = 1'-0"



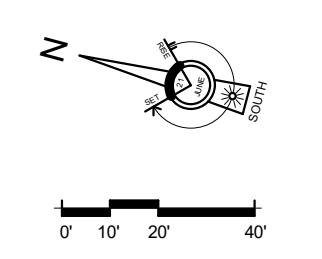
9 ZONING DIAGRAM
1" = 40'-0"

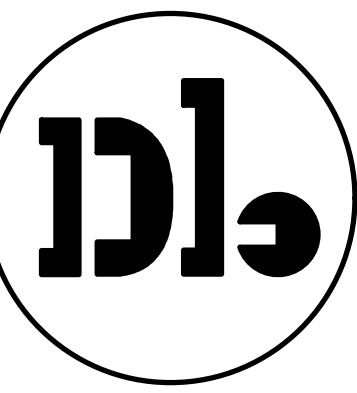
SETBACK REQUIREMENTS

- Front Setback**
CMU: 0-10ft (nonresidential ground floor)
CMU-DSA: 6-10ft (on Riley St.)
- Side / Rear Setback**
CMU: 0-10ft; 5' adjacent low-density residential zone
- Stepback**
CMU-DSA: 10ft above third floor, 45 degree daylight plane above 6th floor (on Riley St.)

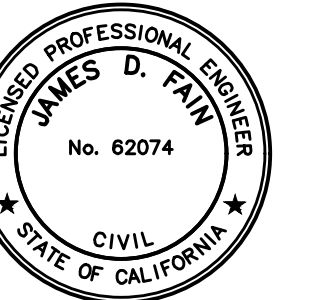
SETBACK PROVIDED

- Front Setback**
Varies; 5-6ft provided on Riley where 6ft setback required, concession requested
- Side / Rear Setback**
Varies - complies
- Stepback:**
None - concession requested





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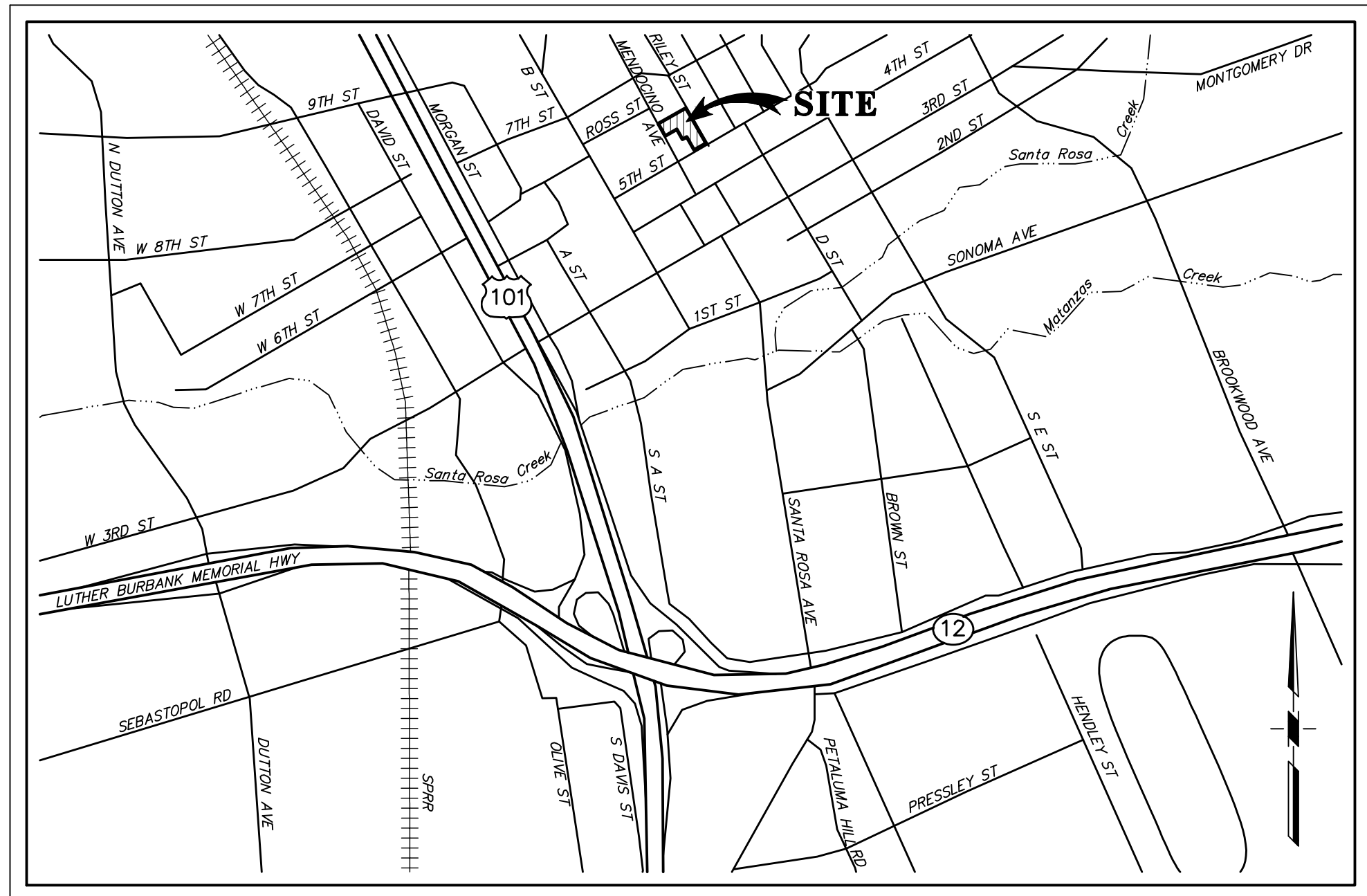
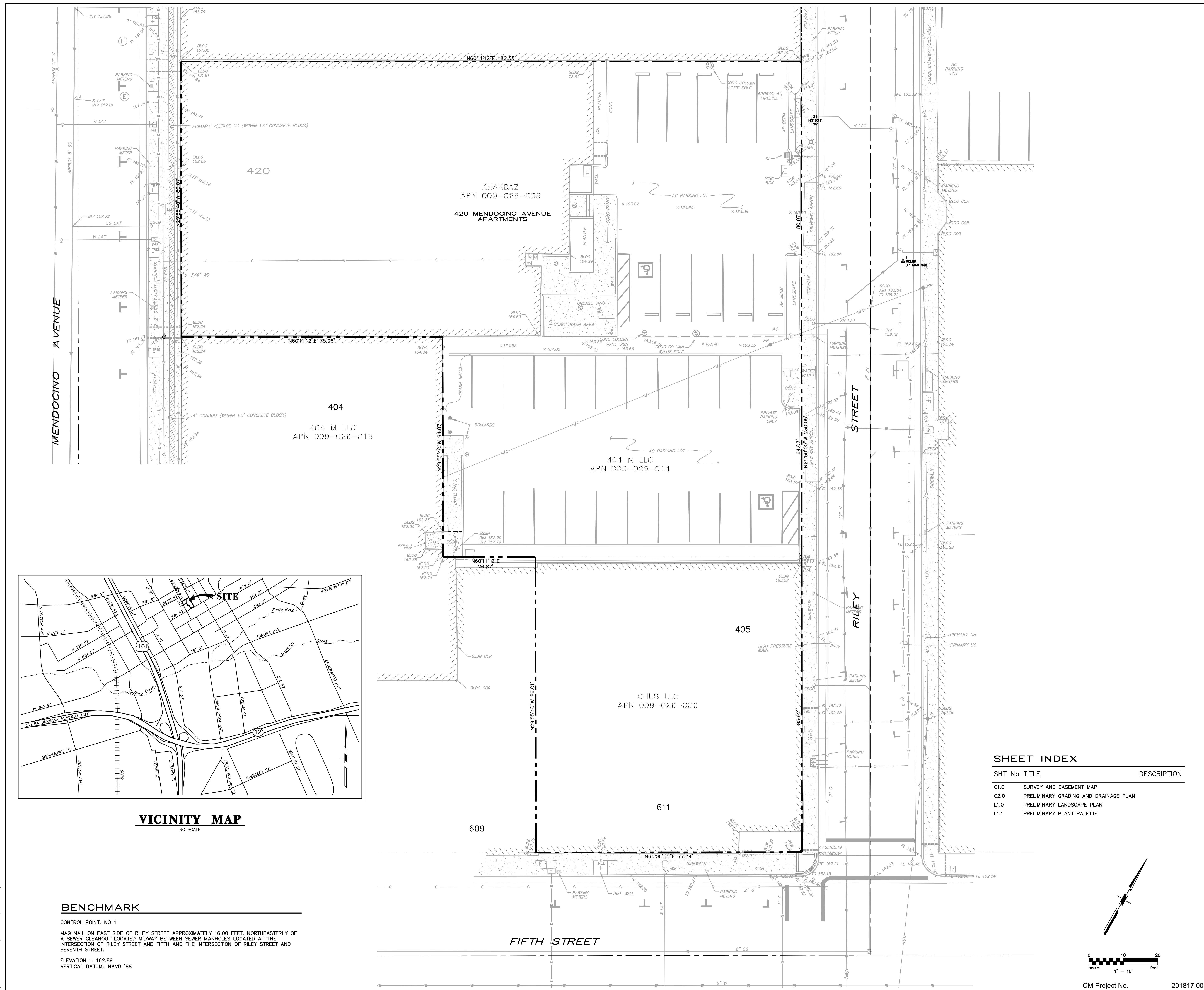
Revisions		
Rev.	Description	Date

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ENTITLEMENT SET

Drawing Title
**SURVEY AND
EASEMENT MAP**

Sheet No.
C1.0

Date 04-13-2022
Project No. 21807



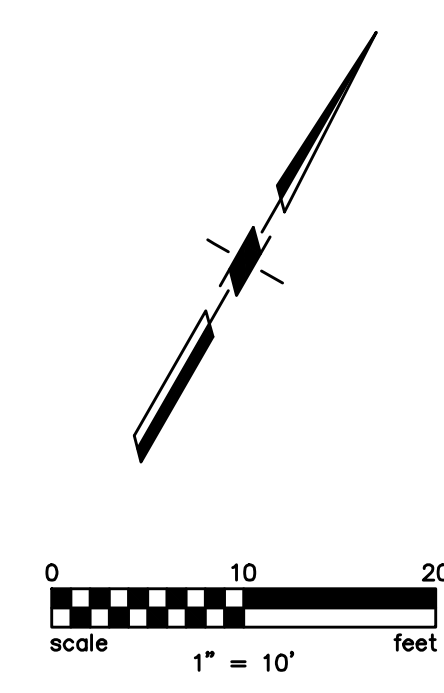
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BENCHMARK

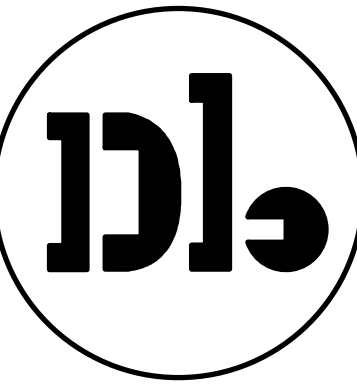
CONTROL POINT, NO 1
MAG NAIL ON EAST SIDE OF RILEY STREET APPROXIMATELY 16.00 FEET, NORTHEASTERLY OF A SEWER CLEANOUT LOCATED MIDWAY BETWEEN SEWER MANHOLES LOCATED AT THE INTERSECTION OF RILEY STREET AND FIFTH AND THE INTERSECTION OF RILEY STREET AND SEVENTH STREET.
ELEVATION = 162.89
VERTICAL DATUM: NAVD '88

SHEET INDEX

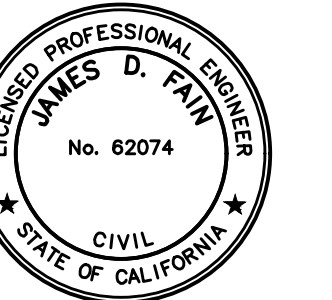
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C1.0	SURVEY AND EASEMENT MAP	
C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN	
L1.0	PRELIMINARY LANDSCAPE PLAN	
L1.1	PRELIMINARY PLANT PALETTE	



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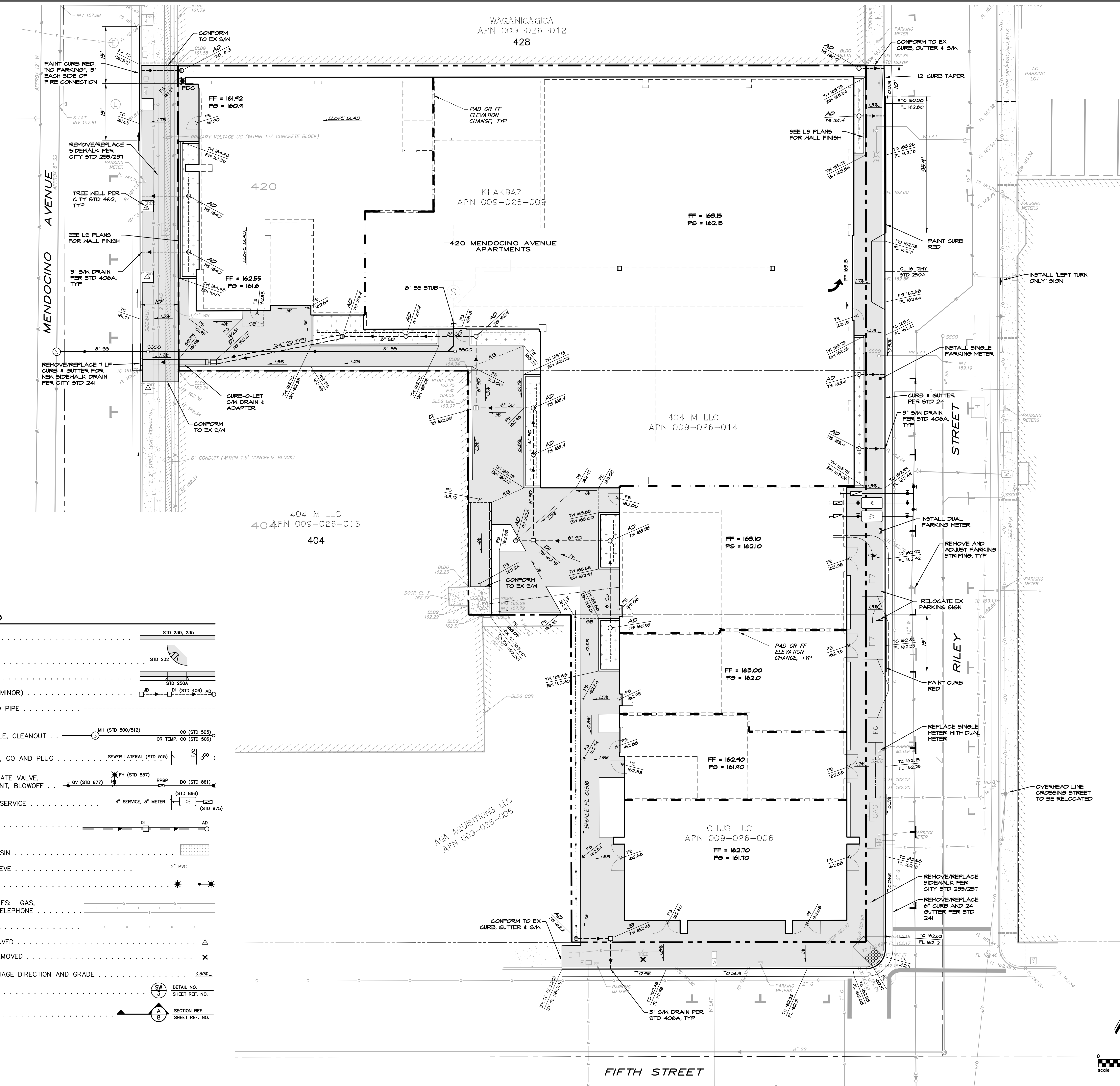
Revisions		
Rev.	Description	Date

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**PRELIMINARY
GRADING AND
DRAINAGE PLAN**

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C2.0

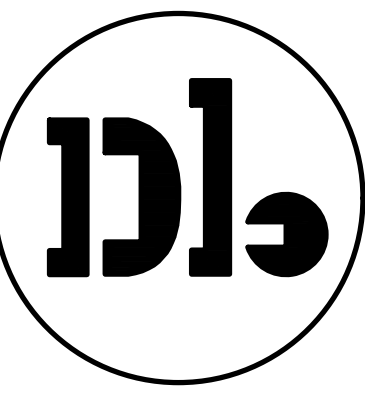
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Project No. 21807



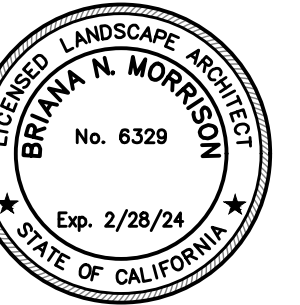
LEGEND

SIDEWALK	STD 230, 235
CURB RAMP	STD 232
DRIVEWAY	STD 250A
STORM DRAIN (MINOR)	DI (STD 406) AD
4" PERFORATED PIPE	
SEWER, MANHOLE, CLEANOUT	MH (STD 500/512) OR TEMP. CO (STD 506)
SEWER SERVICE, CO AND PLUG	SEWER LATERAL (STD 515) CO (STD 506)
WATER MAIN, GATE VALVE, FIRE HYDRANT, BLOWOFF	GV (STD 877) FH (STD 857) RBPB BO (STD 861)
SINGLE WATER SERVICE	4" SERVICE, 3" METER (STD 866) (STD 875)
STORM DRAIN	AD
SUSMP BIO-BASIN	
IRRIGATION SLEEVE	2" PVC
STREET LIGHT	
EXISTING UTILITIES: GAS, ELECTRIC, TELEPHONE	
EXISTING FENCE	
TREE TO BE SAVED	△
TREE TO BE REMOVED	×
SURFACE DRAINAGE DIRECTION AND GRADE	0.00%
DETAIL	DETAIL NO. SHEET REF. NO.
SECTION	SECTION REF. SHEET REF. NO.

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Rev.	Date

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Drawing Title
**PRELIMINARY
LANDSCAPE PLAN**

Sheet No.

L1.0

Date 04-13-2022
Project No. 21807

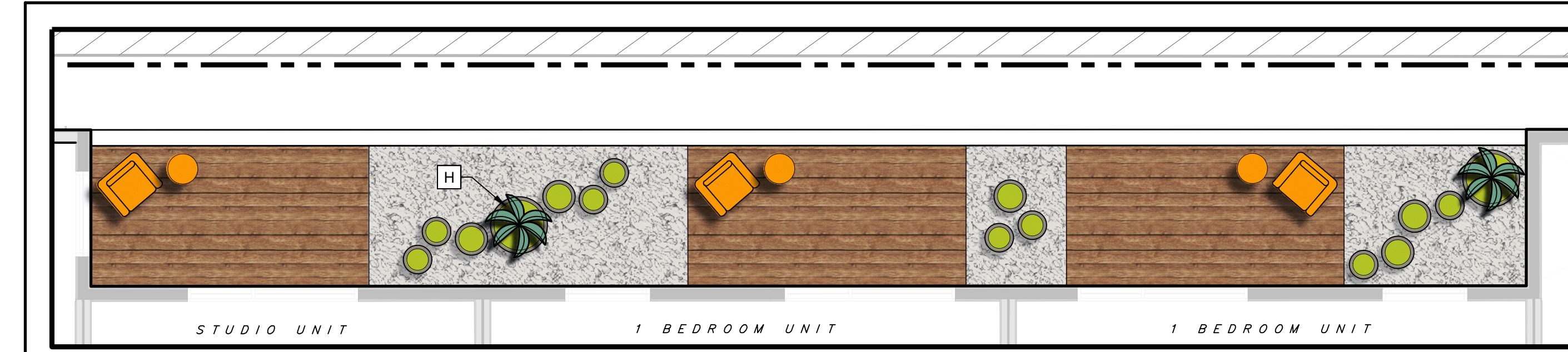
WAQANICAGICA
APN 009-026-012
428

LEVEL 3 TERRACE A -
SEE ENLARGEMENT

LEVEL 8 ROOF DECK -
SEE ENLARGEMENT

LEVEL 3 TERRACE B -
SEE ENLARGEMENT

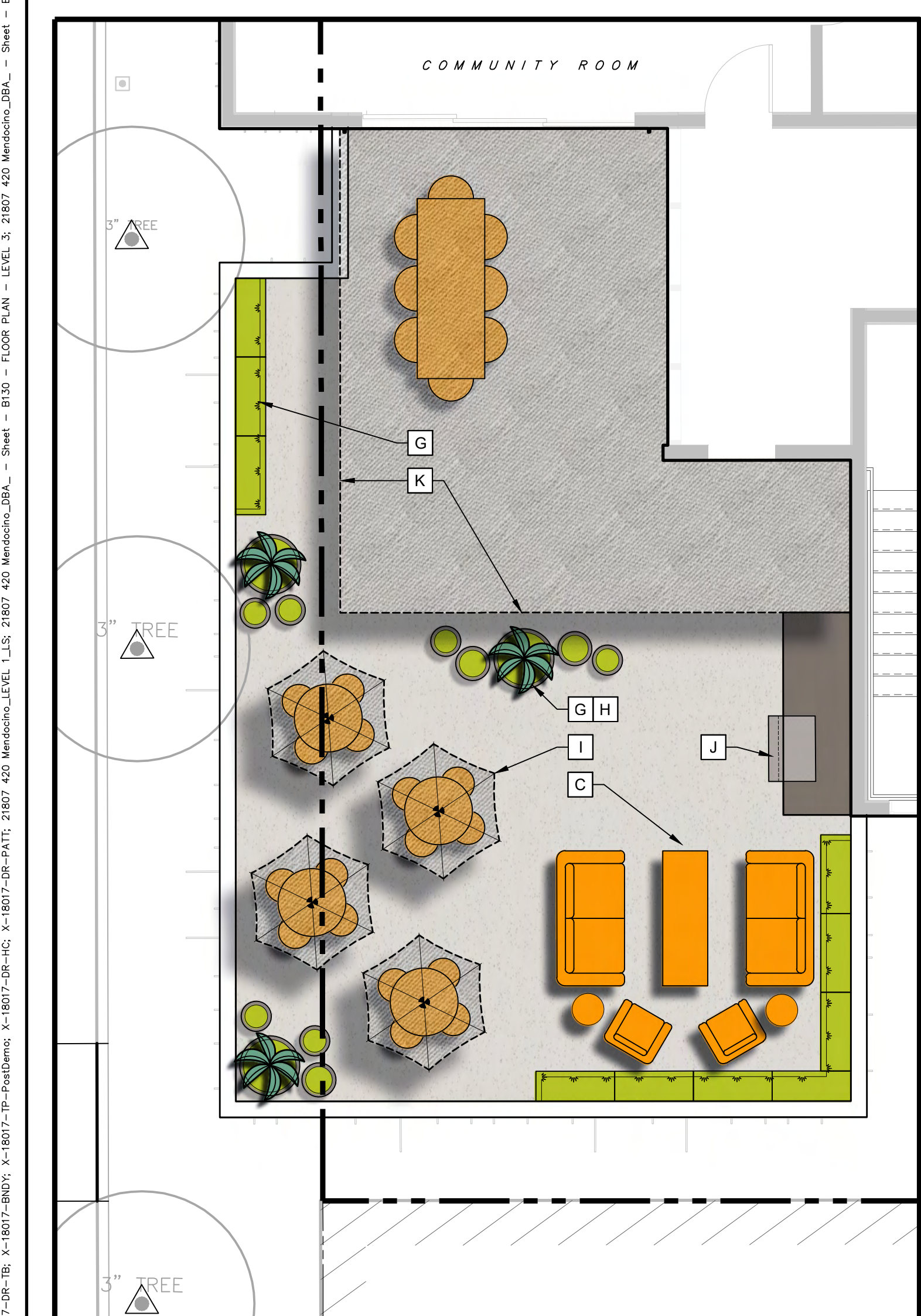
404 M LLC
APN 009-026-013
404



LEVEL 3 TERRACE A
1"=5'



LEVEL 3 TERRACE B
1"=5'



LEVEL 8 ROOF DECK
1"=5'

TREE LEGEND

KEY:	DESCRIPTION:	SIZE:	AVG. SPACING:	WATER USE:
(Symbol)	EXISTING STREET TREES			
(Symbol)	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	N/A	N/A	N/A
(Symbol)	CANOPY / STREET TREES			
(Symbol)	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	24" BOX	PER PLAN	MOD
(Symbol)	PALM TREES			
(Symbol)	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	24" BOX	PER PLAN	LOW
(Symbol)	SYAGRUS ROMANZOFFIANA / QUEEN PALM	24" BOX	PER PLAN	LOW

UNDERSTORY PLANT MATERIALS

SYMBOL:	DESCRIPTION:	SIZE:	AVG. SPACING:	WATER USE:
(Symbol)	PERENNIALS AND ACCENT PLANTINGS			
(Symbol)	ACHILLEA SPP. / YARROW VAR.	5 GAL.	3' O.C.	LOW
(Symbol)	MIMULUS 'JELLY BEAN GOLD' / MONKEY FLOWER	2" O.C.	LOW	
(Symbol)	PENSTEMON SPP., ETC. / PENSTEMON VAR.	3" O.C.	LOW	
(Symbol)	SMALL SUCCULENTS (ECHEVERIA, SEDUMS, ETC.)		VARIES	LOW
(Symbol)	ORNAMENTAL GRASSES			
(Symbol)	CAREX DIVULSA, C. TUMULICOLA, ETC. / CAREX VAR.	1 GAL.	3' O.C.	LOW
(Symbol)	FESTUCA CALIFORNICA, F. RUBRA, ETC. / FESTUCA VAR.	3" O.C.	LOW	
(Symbol)	HELICOTRICHON 'SAPPHIRE' / BLUE OAT GRASS	3" O.C.	LOW	
(Symbol)	LOMONDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	3" O.C.	LOW	
(Symbol)	STORMWATER TREATMENT PLANTERS			
(Symbol)	PLANTINGS LIMITED TO THE APPROVED L.I.D PLANT LIST	1 - 5 GAL.	VARIES	LOW
(Symbol)	HEDGES AND SCREEN PLANTINGS			
(Symbol)	BERBERIS SPP., ETC. / BERBERIS VAR.	5 GAL.	4' O.C.	LOW
(Symbol)	ILEX VOMITORIA / YAUPOH HOLLY	5' O.C.	LOW	
(Symbol)	NANDINA D. 'COMPACTA' / DWARF HEAVENLY BAMBOO	3' O.C.	LOW	
(Symbol)	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / KOHUJU	6' O.C.	MOD	
(Symbol)	ACCENT PLANTS			
(Symbol)	ANIGOZANTHOS SPP., ETC. / KANGAROO PAW VAR.	5 GAL.	1' O.C.	LOW
(Symbol)	BULBINE FRUTESCENS / BULBINE	3" O.C.	LOW	
(Symbol)	FERNS SPP., ETC. / FERNS VAR.	5' O.C.	LOW	
(Symbol)	PHORMIUM CULTIVARS / NEW ZEALAND FLAX	5' O.C.	LOW	
(Symbol)	LARGE SUCCULENTS (AEONIUMS, ALOE, AGAVE, ETC.)		VARIES	LOW
(Symbol)	CLIMBING VINES			
(Symbol)	FICUS PUMILA / CREEPING FIG	15 GAL.	15' O.C.	MOD
(Symbol)	HYDRANGEA PETIOLARIUS / CLIMBING HYDRANGEA		10' O.C.	MO

SITE LEGEND

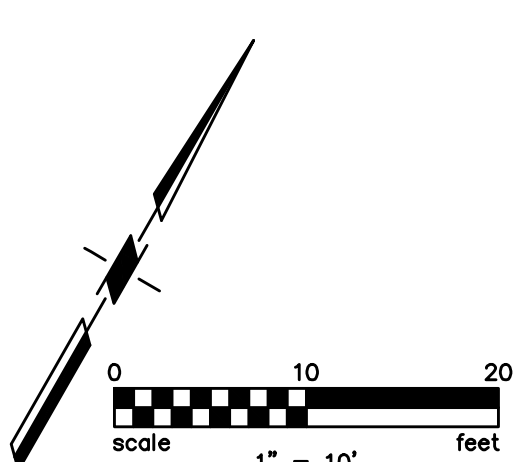
SYMBOL:	DESCRIPTION:
(Symbol)	5' MIN. FENCE, METAL
(Symbol)	6' FENCE, WOOD OR METAL
(Symbol)	CONTAINERS / POTS
(Symbol)	PERMEABLE PAVERS
(Symbol)	CONCRETE PAVING
(Symbol)	WOOD DECKING
(Symbol)	DECORATIVE GRAVEL / ROCK

KEY

KEY:	DESCRIPTION:
A	HOT TUB IN FENCED AREA
B	FIRE PIT
C	SEATING NOOK
D	GATED ACCESS TO COURTYARD
E	PRIVATE PATIO
F	CLIMBING VINES PLANTED AGAINST WALL
G	HERB / EDIBLE PLANTINGS IN CONTAINERS
H	ORNAMENTAL PLANTINGS IN CONTAINERS
I	TABLES WITH UMBRELLAS
J	OUTDOOR BBQ STATION
K	SHADE TRELLIS

- IRRIGATION CONCEPT STATEMENT**
- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM, DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE CITY OF SANTA ROSA WATER EFFICIENT LANDSCAPE ORDINANCE.
 - IRRIGATION SYSTEM SHALL BE DIVIDED INTO DISTINCT "HYDROZONES" BASED ON PLANT WATER USE REQUIREMENTS, SOLAR EXPOSURES, AND APPLICATION TYPE.
 - TREES IRRIGATION SHALL BE CONTROLLED BY A DEDICATED VALVE, SEPARATE FROM SHRUBS AND GROUND COVERS.
 - TREES SHALL BE IRRIGATED WITH POINT-SOURCE, BUBBLER DISTRIBUTION DEVICES.
 - SHRUBS AND GROUND COVER PLANTINGS SHALL BE IRRIGATED BY POINT-SOURCE, DRIP DISTRIBUTION DEVICES.

- CONCEPTUAL DESIGN NOTES**
- ALL UN-PAVED AREAS AND LANDSCAPE AREAS, EXCEPT GROUND COVER AREAS, SHALL BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF ORGANIC MULCH.
 - ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS, OR PAVEMENTS SHALL BE INSTALLED WITH ROOT BARRIERS.
 - ALL TREES SHALL BE PLANTED FROM MINIMUM 15 GALLON CONTAINERS.
 - LANDSCAPE SHALL COMPLY WITH THE CITY OF SANTA ROSA WATER EFFICIENT LANDSCAPE ORDINANCE.
 - 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.



MENDOCINO AVENUE

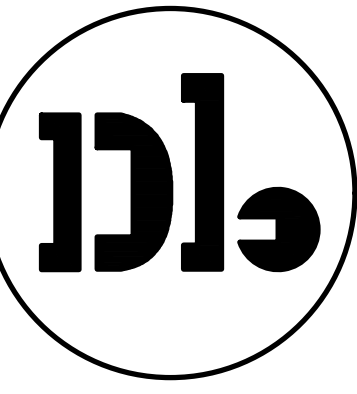
RILEY STREET

RILEY STREET

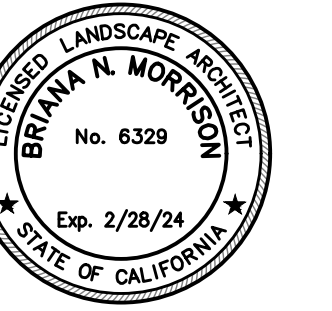
FIFTH STREET

CM Project No. 201817.00

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**PRELIMINARY
PLANT PALETTE**

Sheet No.

L1.1

Date 04-13-2022
Project No. 21807



1 ACER RUBRUM 'ARMSTRONG' / MAPLE



2 PALM VARIETIES



3 ACHILLEA MILLEFOLIUM VARIETIES / YARROW



4 MIMULUS VARIETIES / STICKY MONKEY FLOWER



5 PENSTEMON VARIETIES



6 SMALL SUCCULENTS (ECHEVERIA, SEDUMS, ETC.)



7 CAREX TUMICOLA / FOOTHILL SEDGE



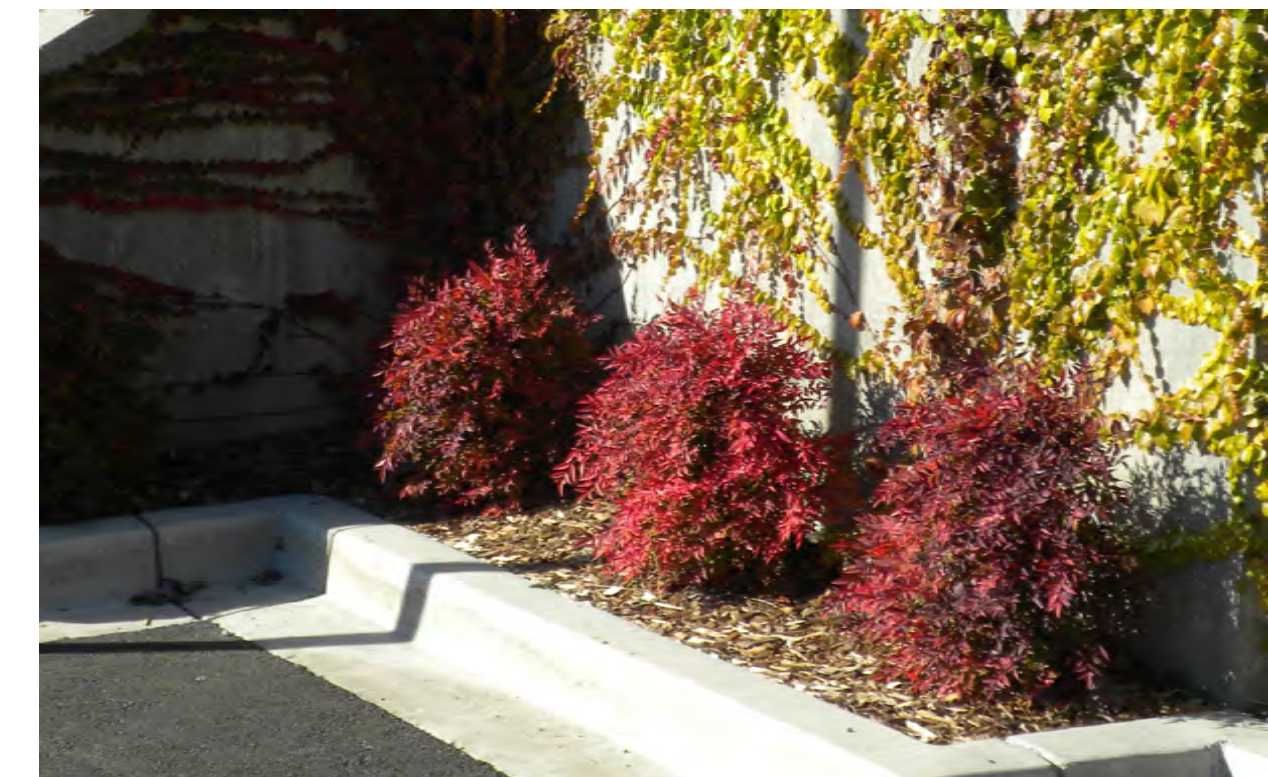
8 LOMANDRA 'BREEZE' / DWARF MAT RUSH



9 HELICTOTRICHON 'SAPPHIRE' / BLUE OAK GRASS



10 BERBERIS VARIETIES



11 NANDINA DOMESTICA / HEAVENLY BAMBOO



12 PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / KOHUHU



13 BULBINE FRUTESCENS / BULBINE



14 FERN VARIETIES



15 PHORMIUM VARIETIES / NEW ZEALAND FLAX



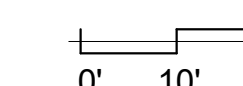
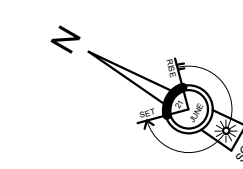
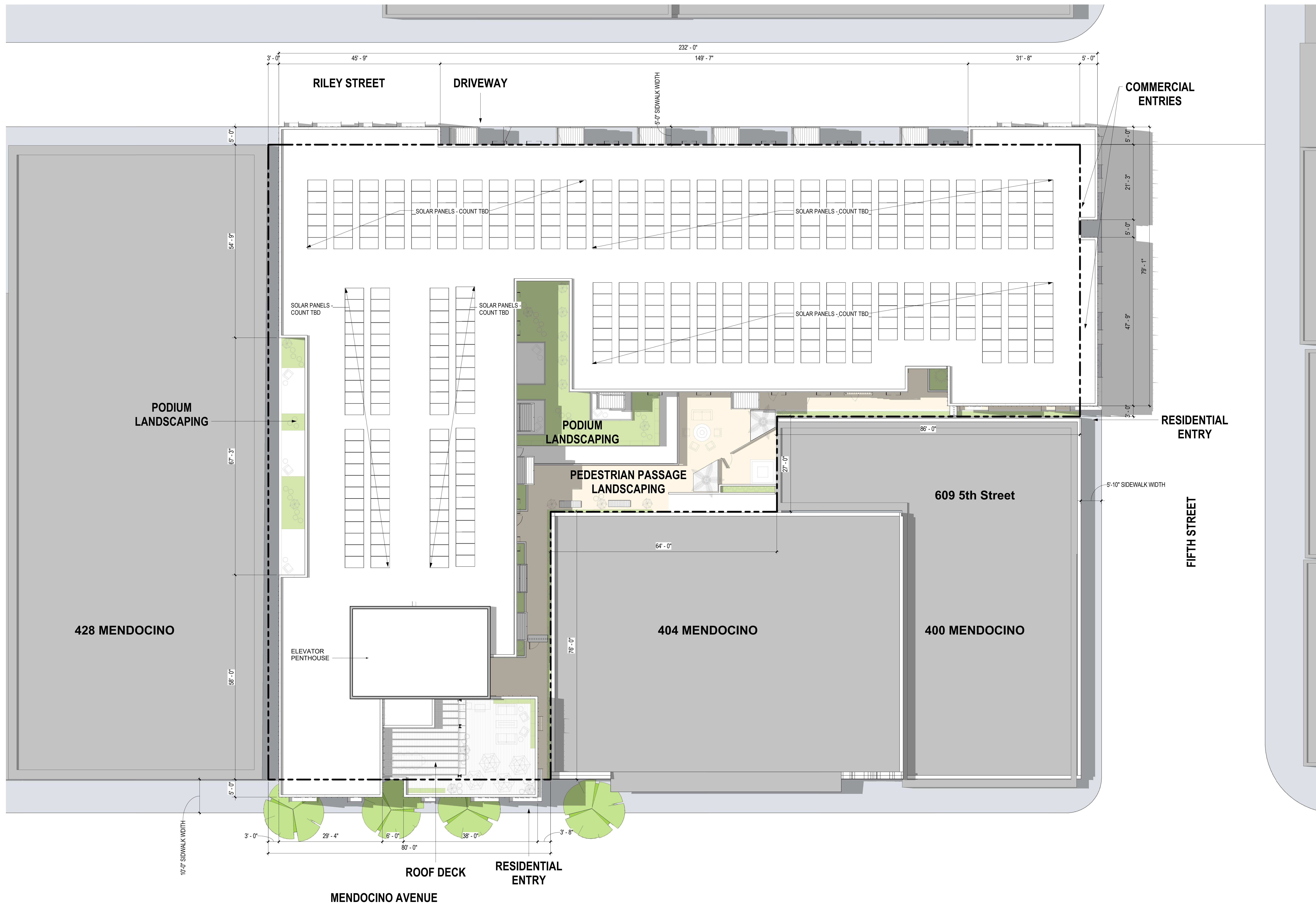
16 LARGE SUCCULENTS (AEONIUMS, ALOE, AGAVE, ETC.)



17 FICUS PUMILA / CREEPING FIG



18 HYDRANGEA PETIOLARIUS / CLIMBING HYDRANGEA





1. Mendocino Avenue, Looking north-west at 420 Mendocino



3. Mendocino Avenue, Looking south-east



2. Fifth Street at Riley with existing building



4. View of existing parking lot, Riley Street



MENDOCINO AVENUE

FIFTH STREET













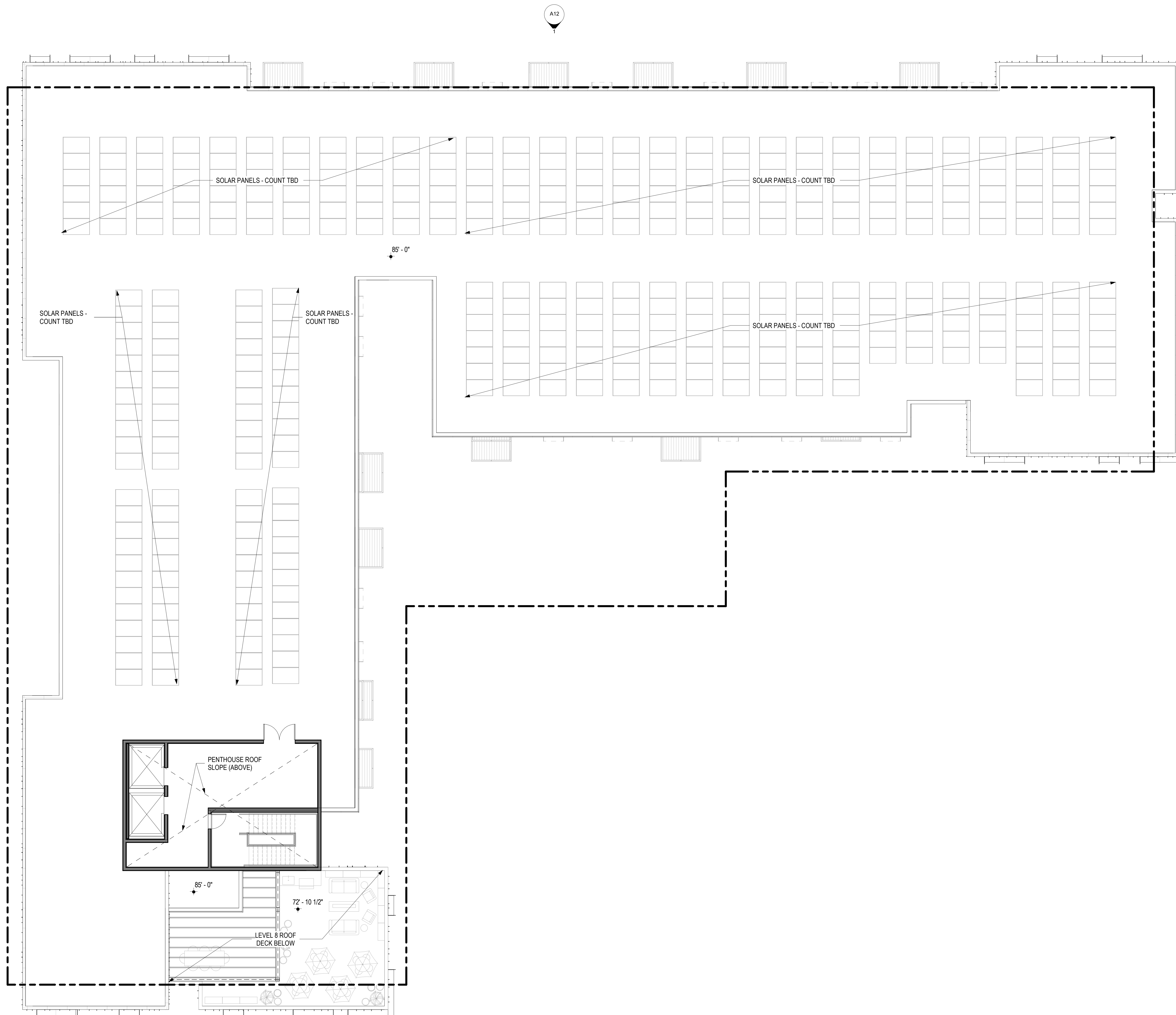










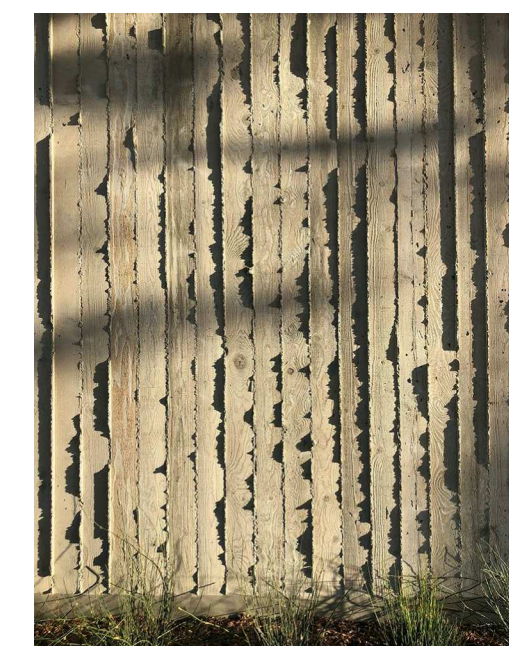




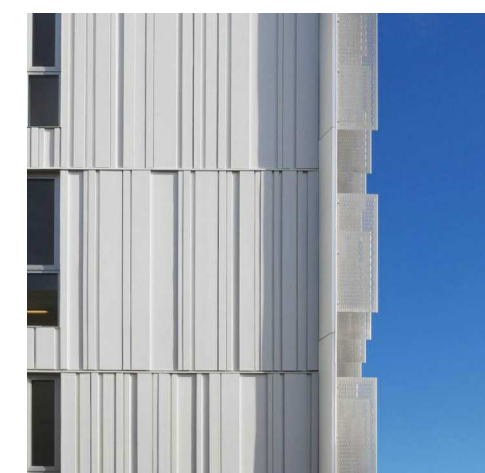
① West Elevation
1/8" = 1'-0"

MATERIAL LEGEND

A. Board Textured Concrete



B. Hardie Siding



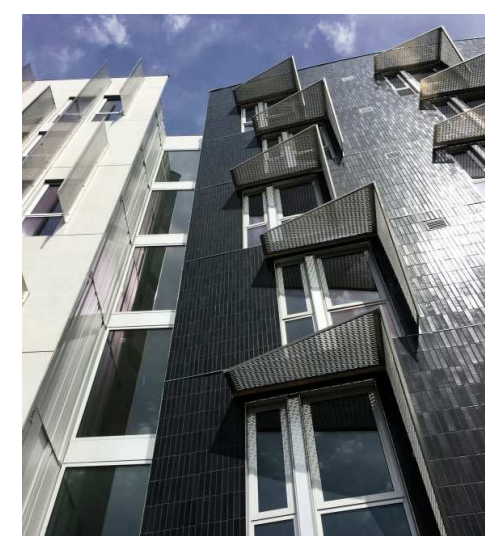
C1. Metal Cladding
Light Color



C2. Metal Cladding
Dark Color



D. Open Metal Mesh Screening



E. Glazed Opening

F1. Metal Sunshades
Solid

F2. Metal Sunshades
Perforated

G. Perforated Metal Balconies



H. Roll-Up Metal Garage Access Gate

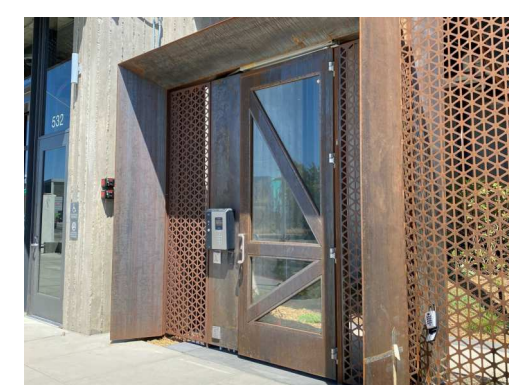


J. Concrete Masonry Unit

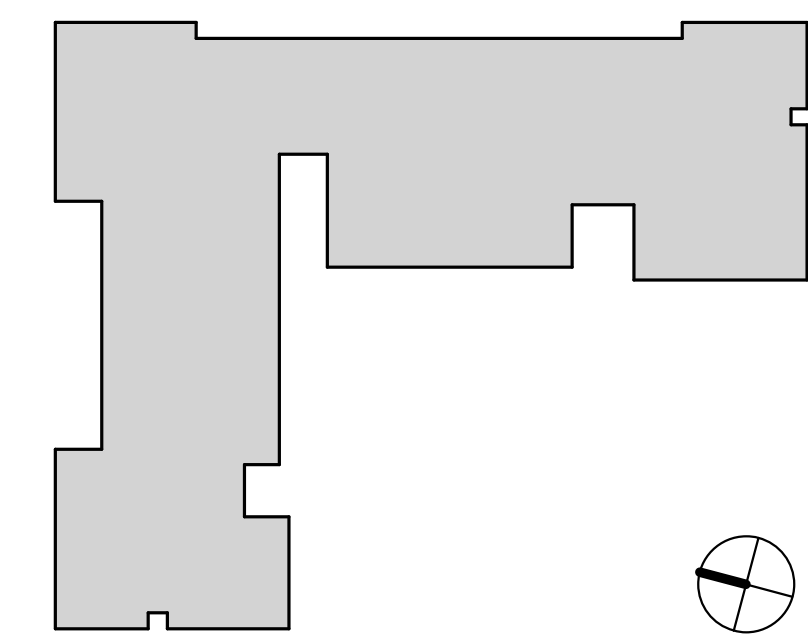


K. Wood Siding

L. Entry Gate



RILEY STREET



MENDOCINO AVENUE

FIFTH STREET

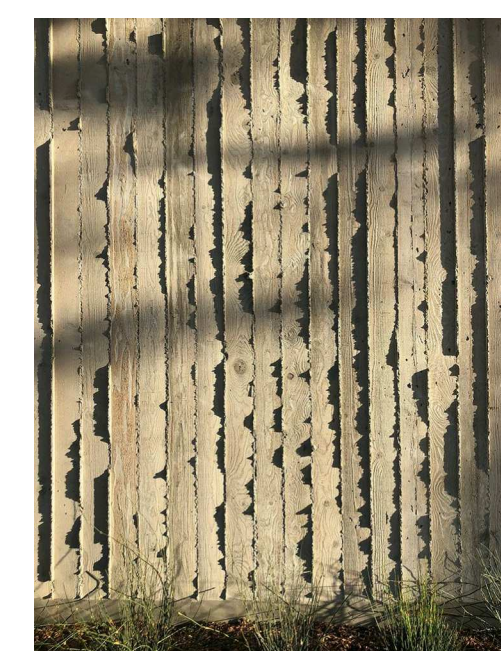
**MENDOCINO AVE. ELEVATION
(WEST)**



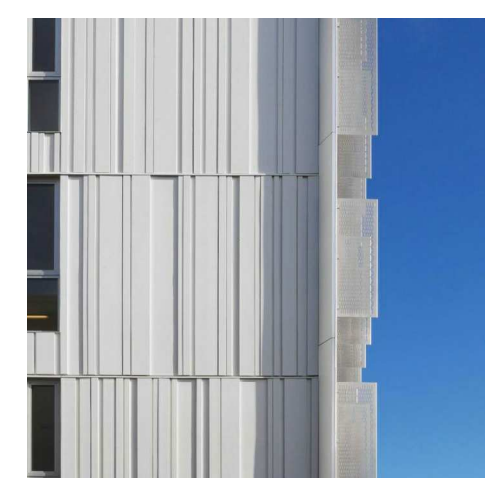
① North Elevation
1/8" = 1'-0"

MATERIAL LEGEND

A. Board Textured Concrete



B. Hardie Siding



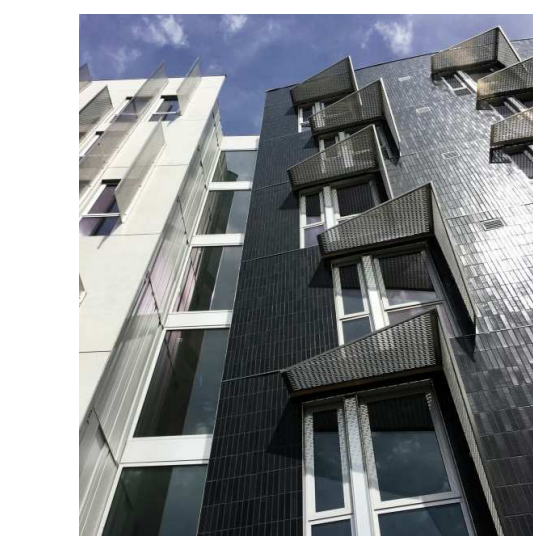
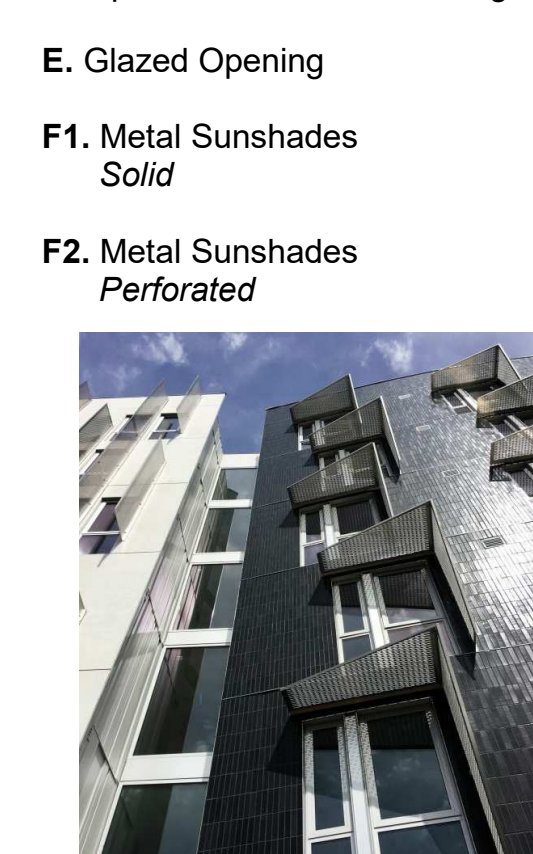
C1. Metal Cladding
Light Color



C2. Metal Cladding
Dark Color



D. Open Metal Mesh Screening



G. Perforated Metal Balconies



H. Roll-Up Metal Garage Access Gate



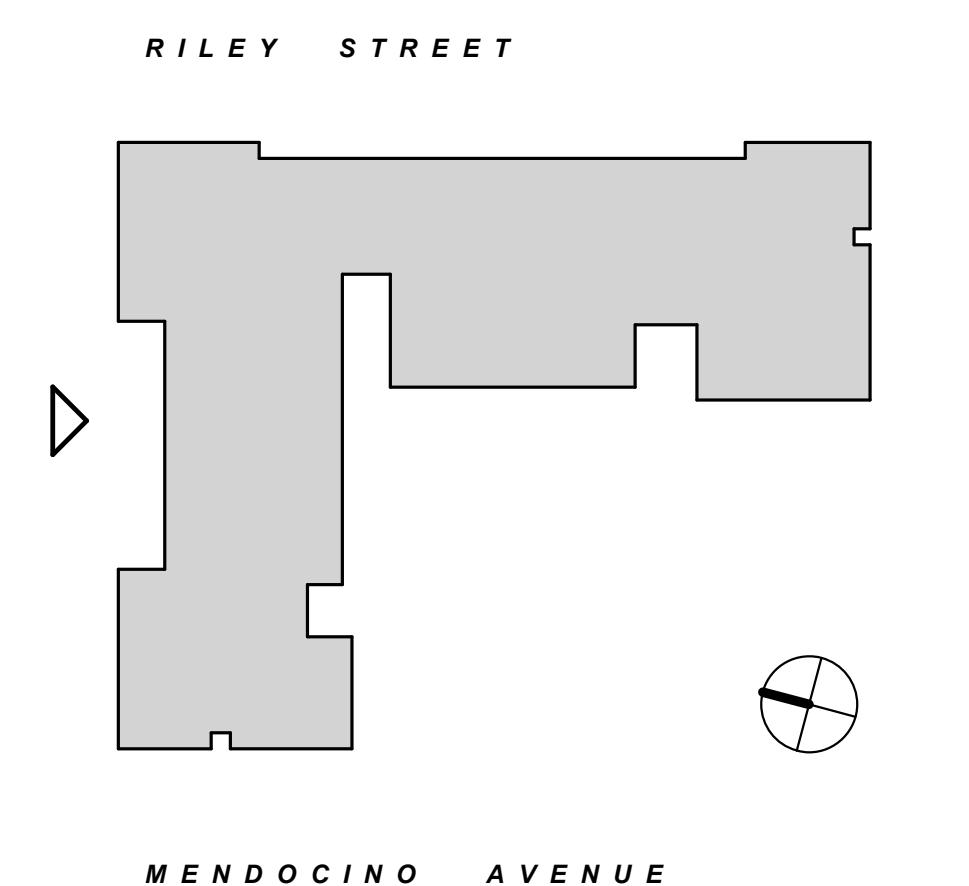
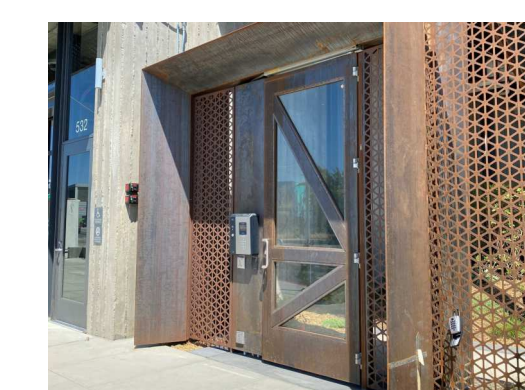
J. Concrete Masonry Unit



K. Wood Siding



L. Entry Gate

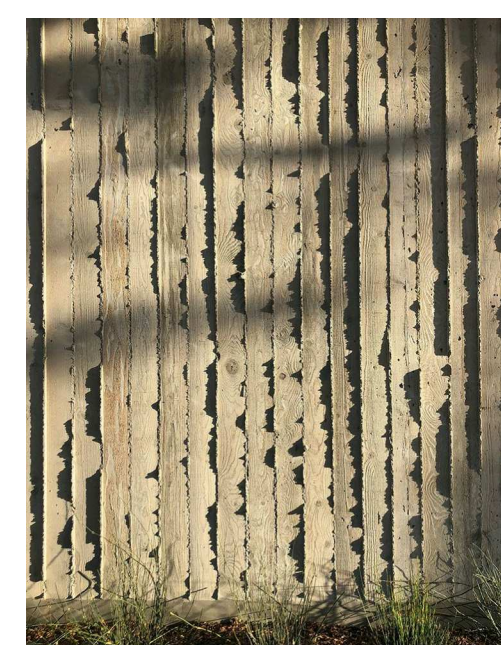




① East Elevation
1/8" = 1'-0"

MATERIAL LEGEND

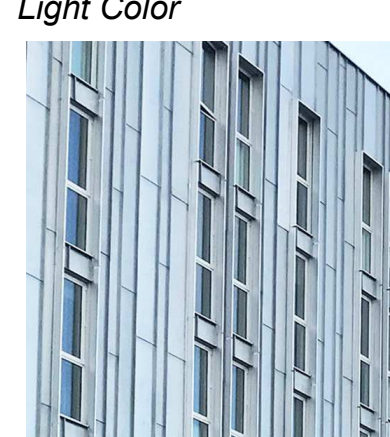
A. Board Textured Concrete



B. Hardie Siding



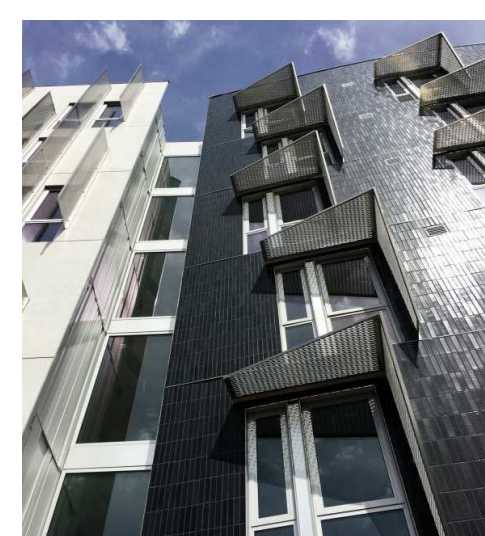
C1. Metal Cladding
Light Color



C2. Metal Cladding
Dark Color



D. Open Metal Mesh Screening



E. Glazed Opening

F1. Metal Sunshades
Solid

F2. Metal Sunshades
Perforated

G. Perforated Metal Balconies



H. Roll-Up Metal Garage Access Gate

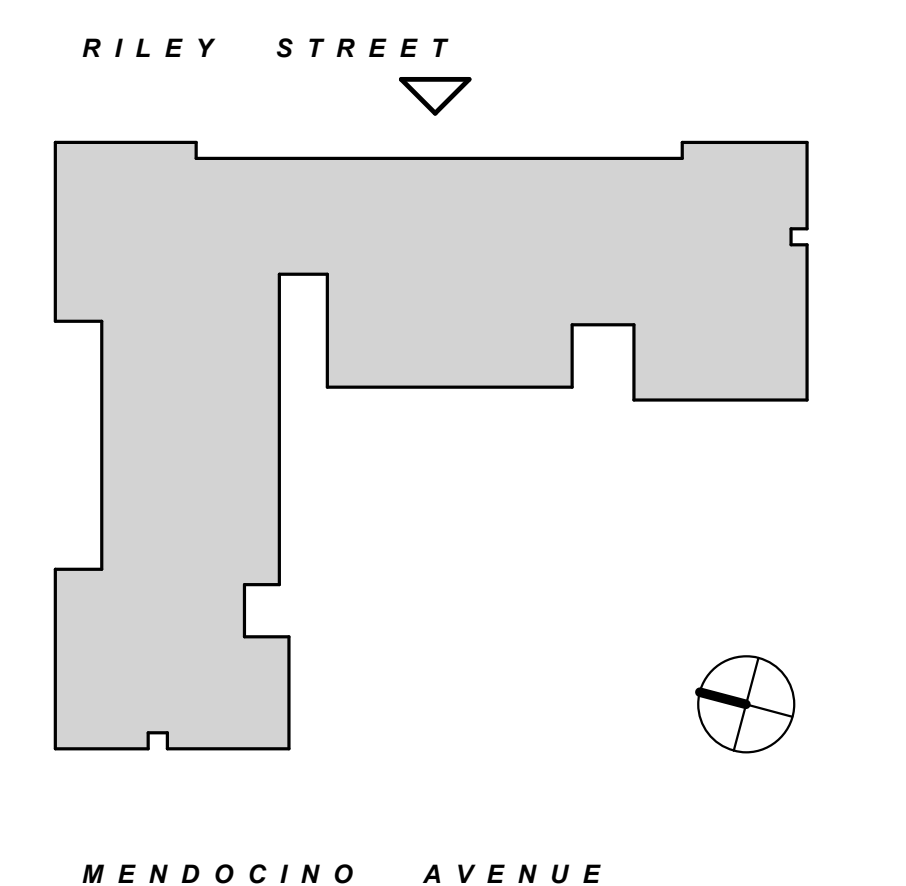
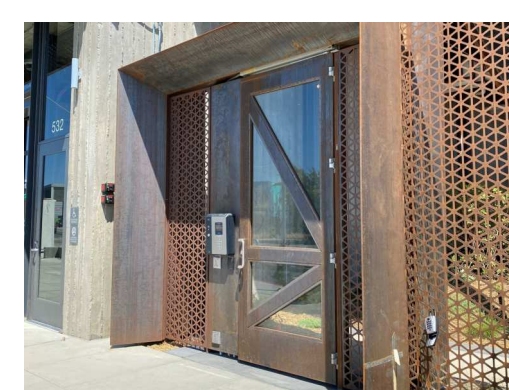


J. Concrete Masonry Unit



K. Wood Siding

L. Entry Gate

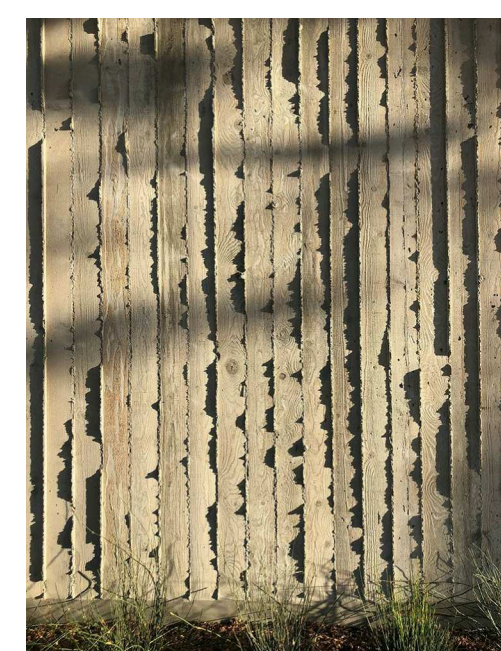




④ South Elevation
1/8" = 1'-0"

MATERIAL LEGEND

A. Board Textured Concrete



B. Hardie Siding



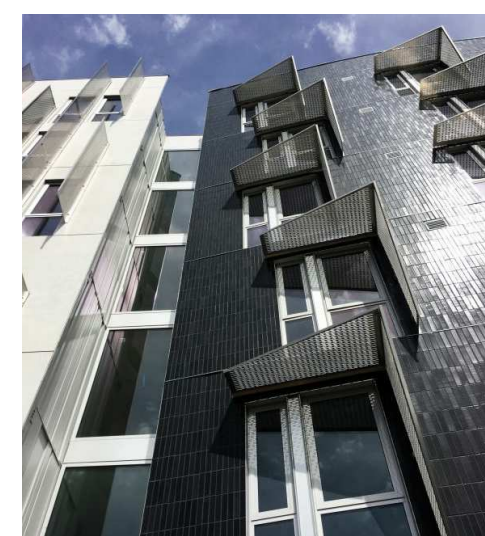
C1. Metal Cladding
Light Color



C2. Metal Cladding
Dark Color



D. Open Metal Mesh Screening



E. Glazed Opening

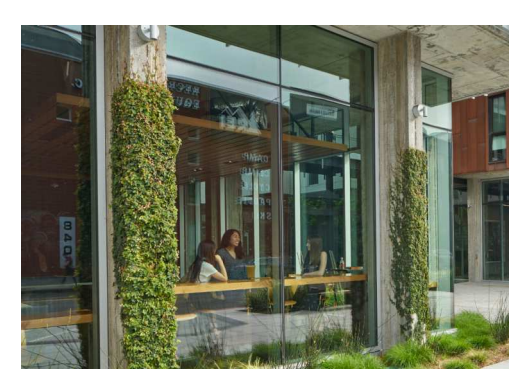
F1. Metal Sunshades
Solid

F2. Metal Sunshades
Perforated

G. Perforated Metal Balconies



H. Roll-Up Metal Garage Access Gate

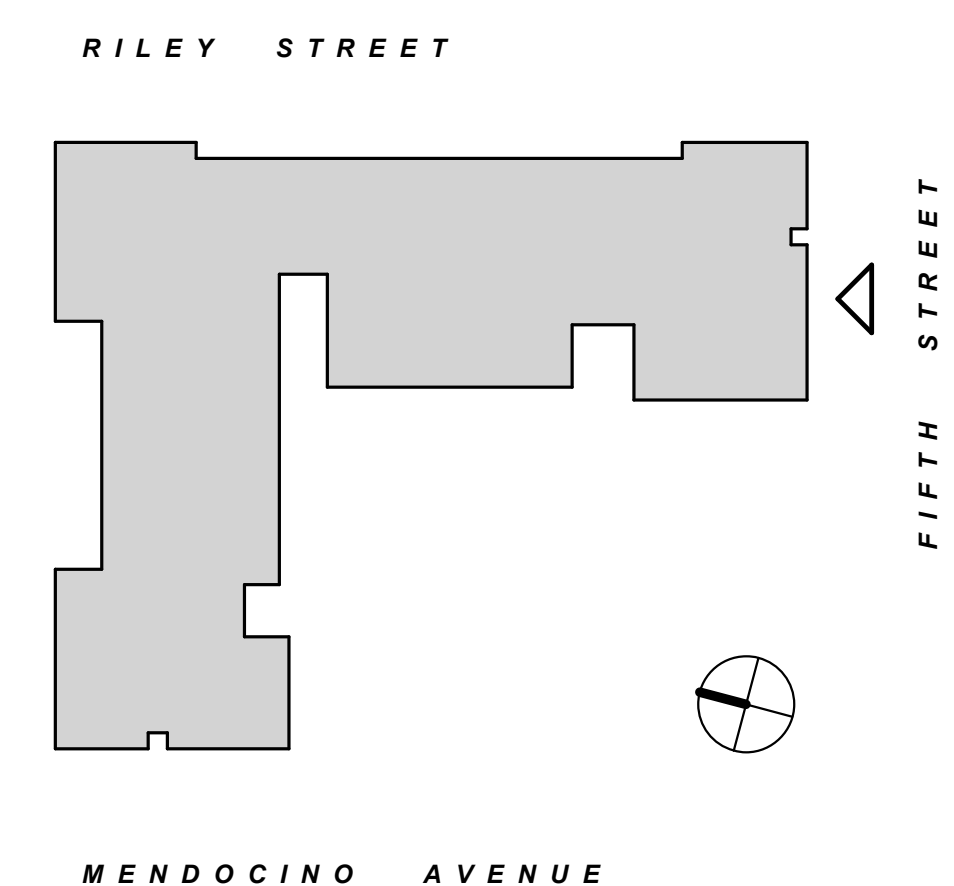
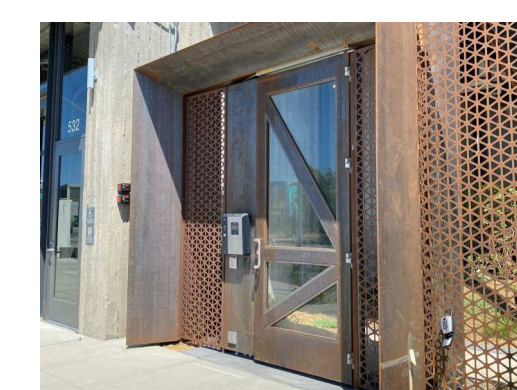


J. Concrete Masonry Unit



K. Wood Siding

L. Entry Gate

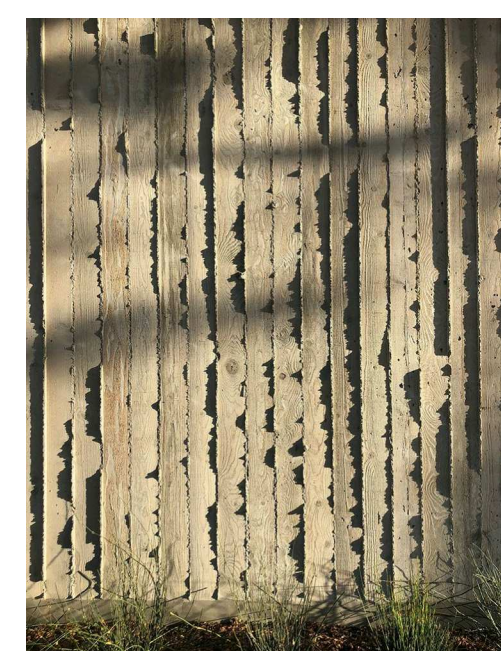




① South Partial Section
1/8" = 1'-0"

MATERIAL LEGEND

A. Board Textured Concrete



B. Hardie Siding



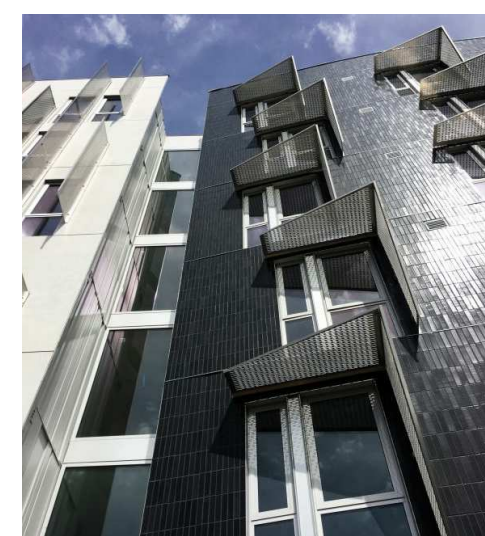
C1. Metal Cladding
Light Color



C2. Metal Cladding
Dark Color



D. Open Metal Mesh Screening



E. Glazed Opening

F1. Metal Sunshades
Solid

F2. Metal Sunshades
Perforated

G. Perforated Metal Balconies



H. Roll-Up Metal Garage Access Gate

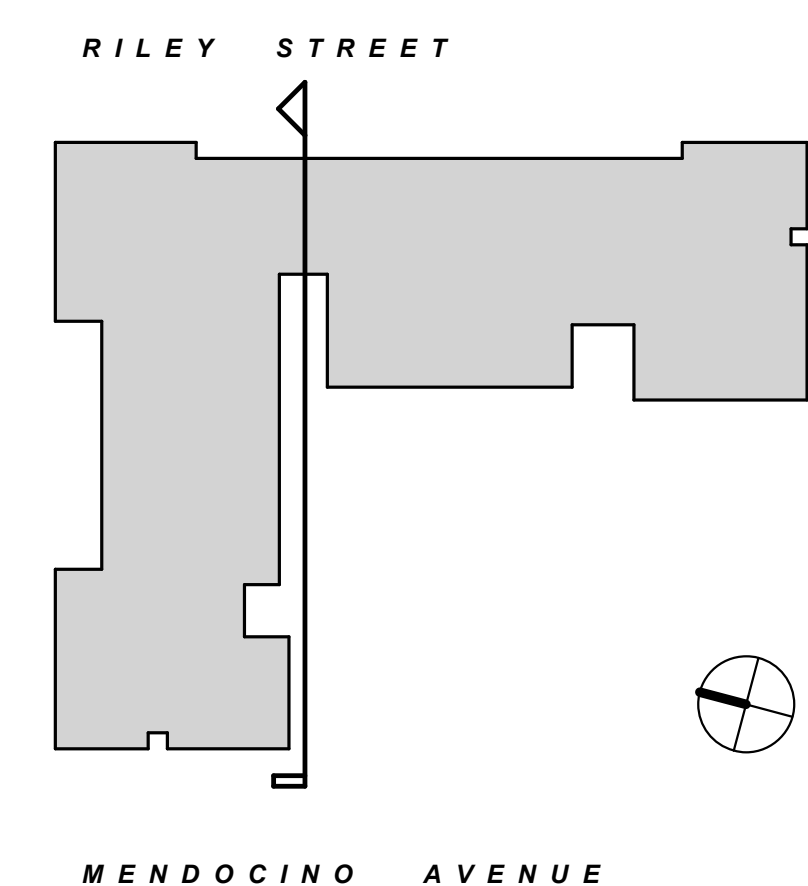
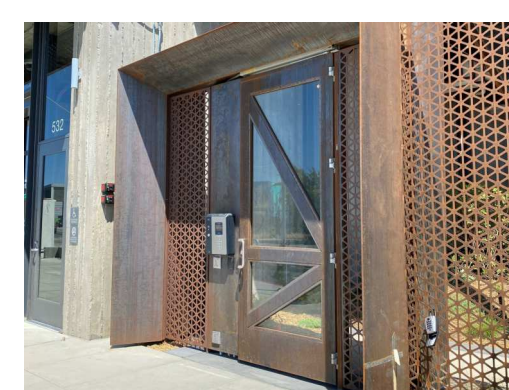


J. Concrete Masonry Unit



K. Wood Siding

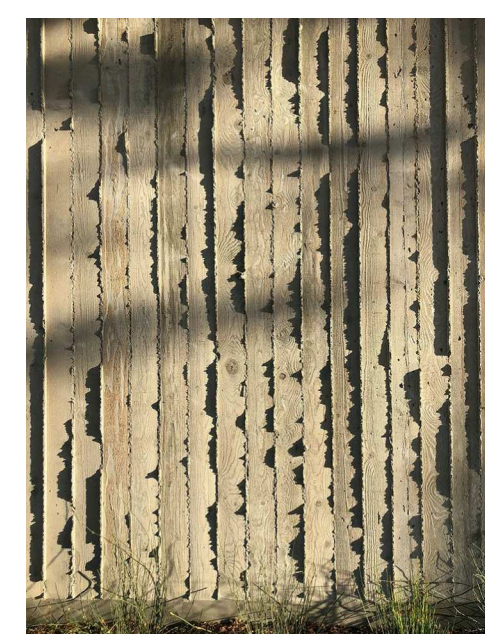

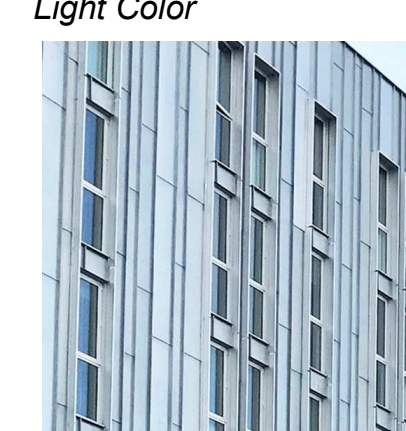
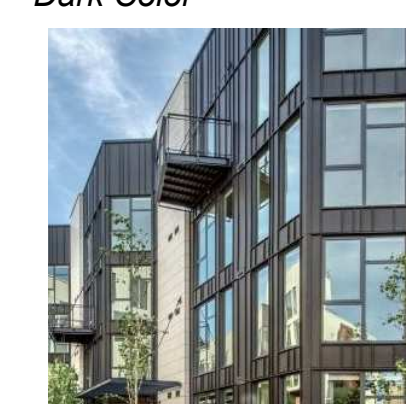
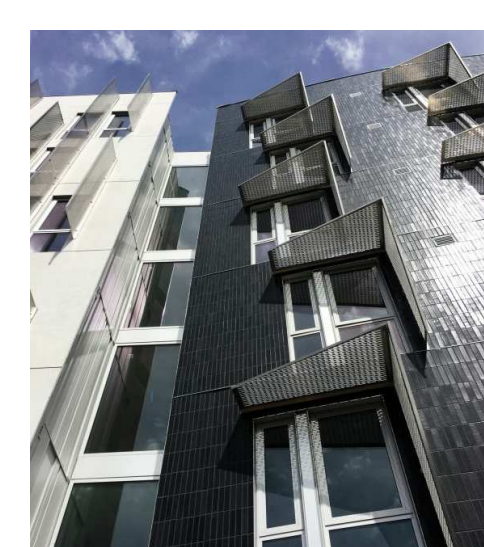



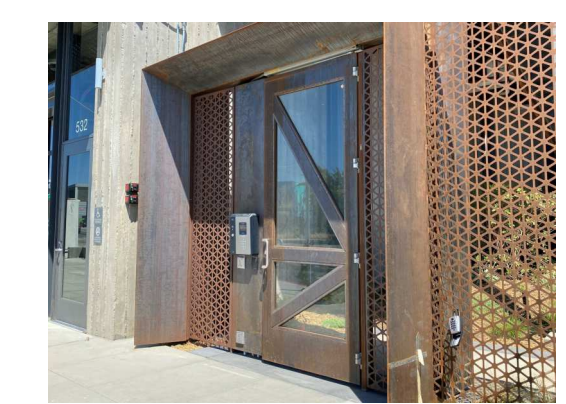
L. Entry Gate

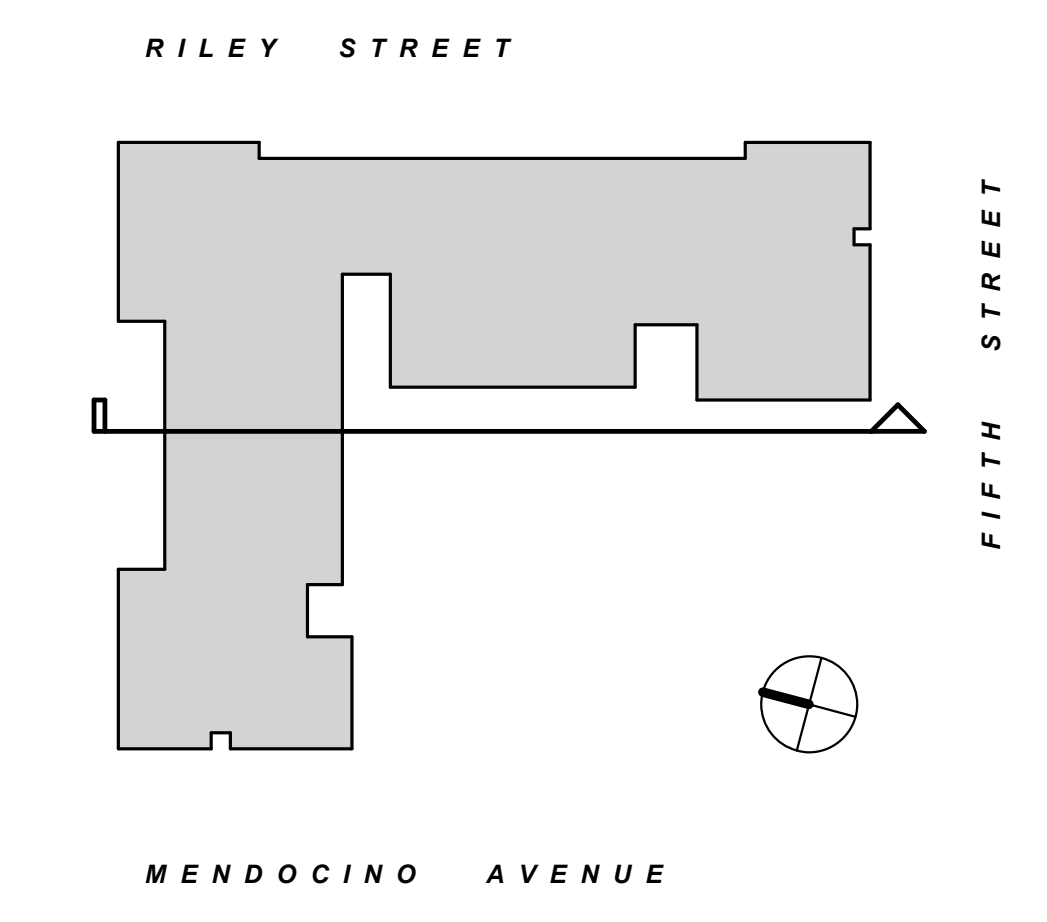


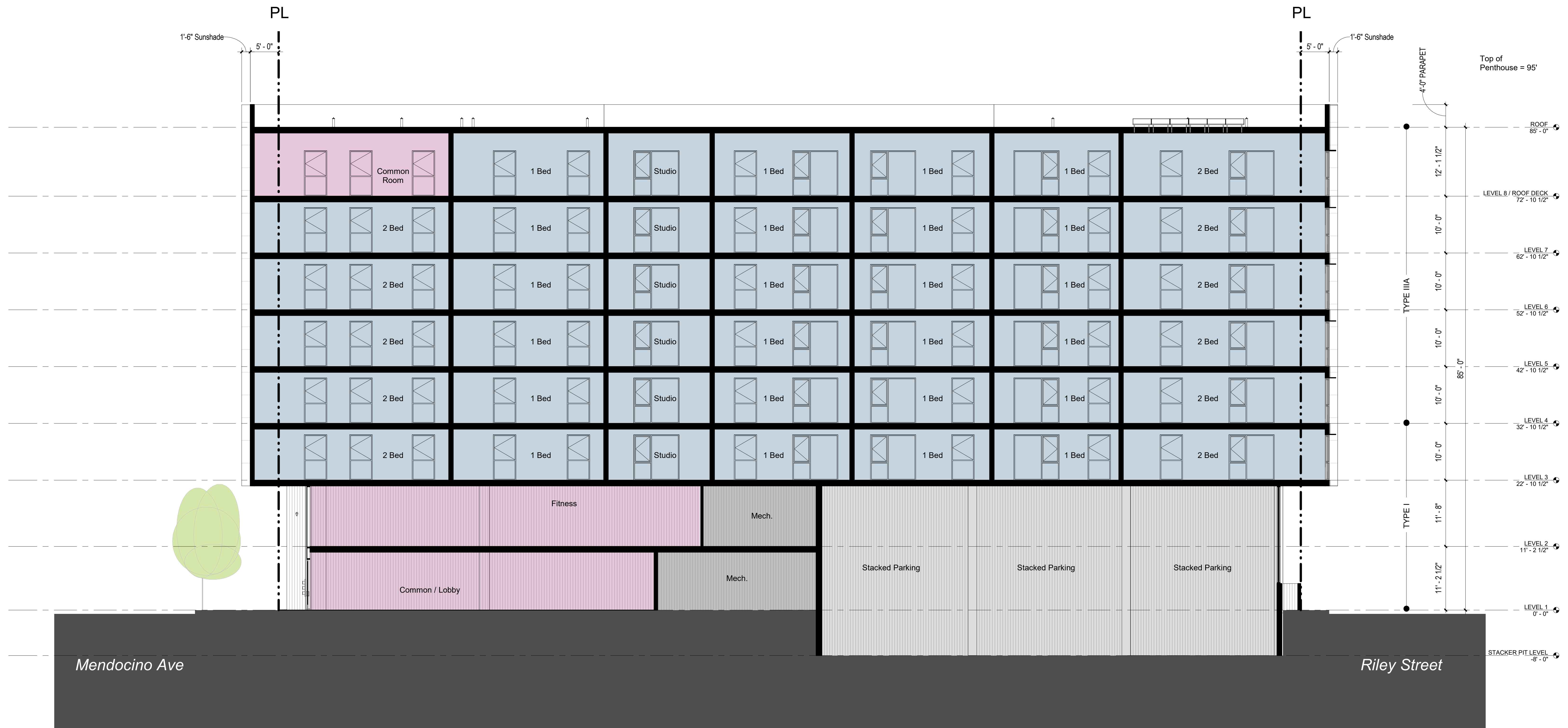


1 West Partial Section
1/8" = 1'-0"

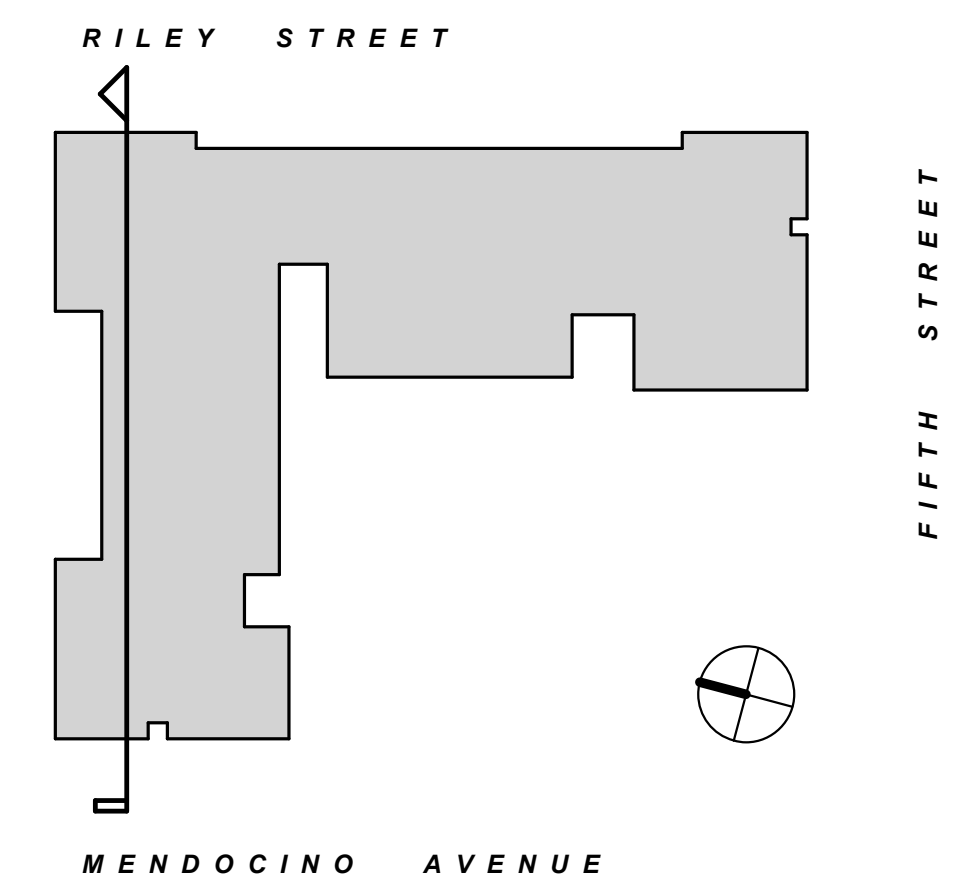
MATERIAL LEGEND

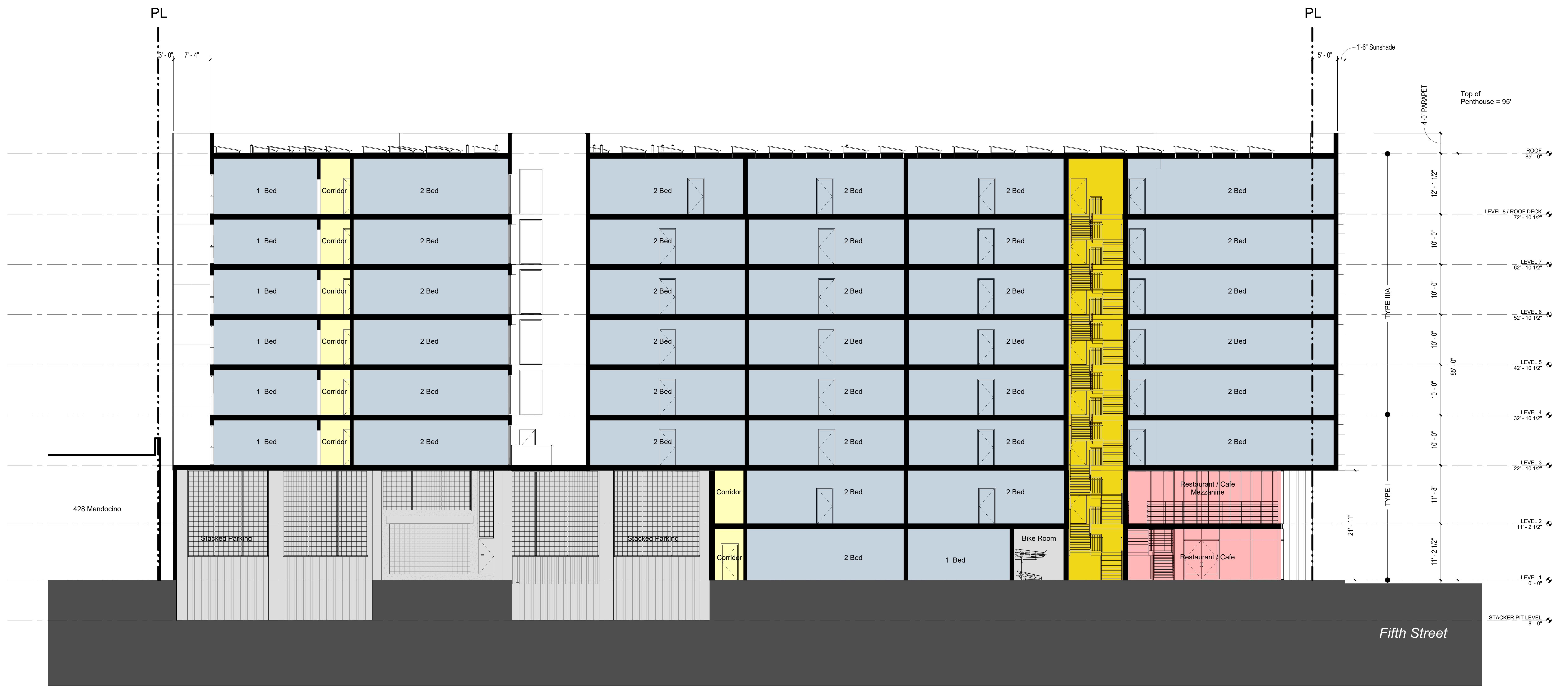
<p>A. Board Textured Concrete</p> 	<p>B. Hardie Siding</p> 	<p>C1. Metal Cladding Light Color</p>  <p>C2. Metal Cladding Dark Color</p> 	<p>D. Open Metal Mesh Screening</p> <p>E. Glazed Opening</p> <p>F1. Metal Sunshades Solid</p> <p>F2. Metal Sunshades Perforated</p> 	<p>G. Perforated Metal Balconies</p>  <p>H. Roll-Up Metal Garage Access Gate</p> <p>I. Clear Glazing in Aluminum Shopfront</p> 	<p>J. Concrete Masonry Unit</p> <p>K. Wood Siding</p> 	<p>L. Entry Gate</p> 
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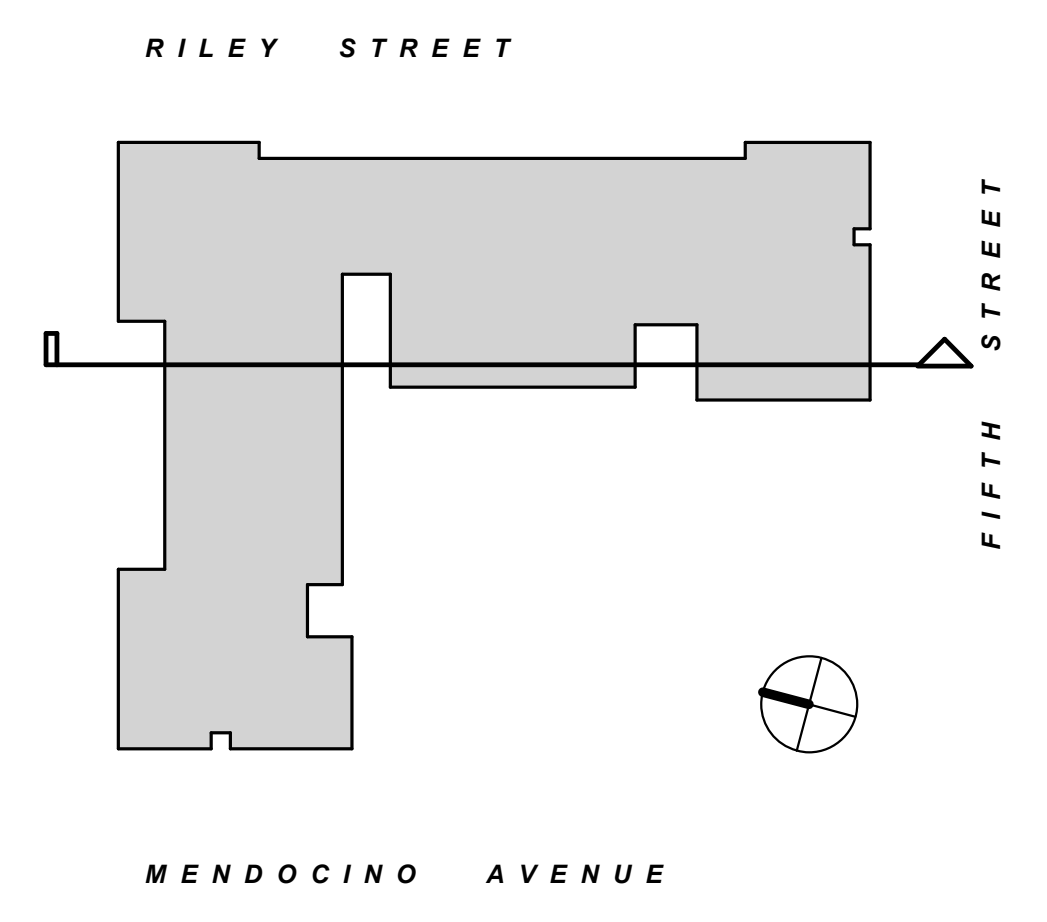


④ North-South Cross Section
1/8" = 1'-0"





1 East-West Cross Section
1/8" = 1'-0"



A. Board Texture Concrete



C1. Metal Cladding
Light Color



E. Glazed Opening



G. Perforated Metal Balconies



K. Wood Siding



B. Hardie Siding



C2. Metal Cladding
Dark Color



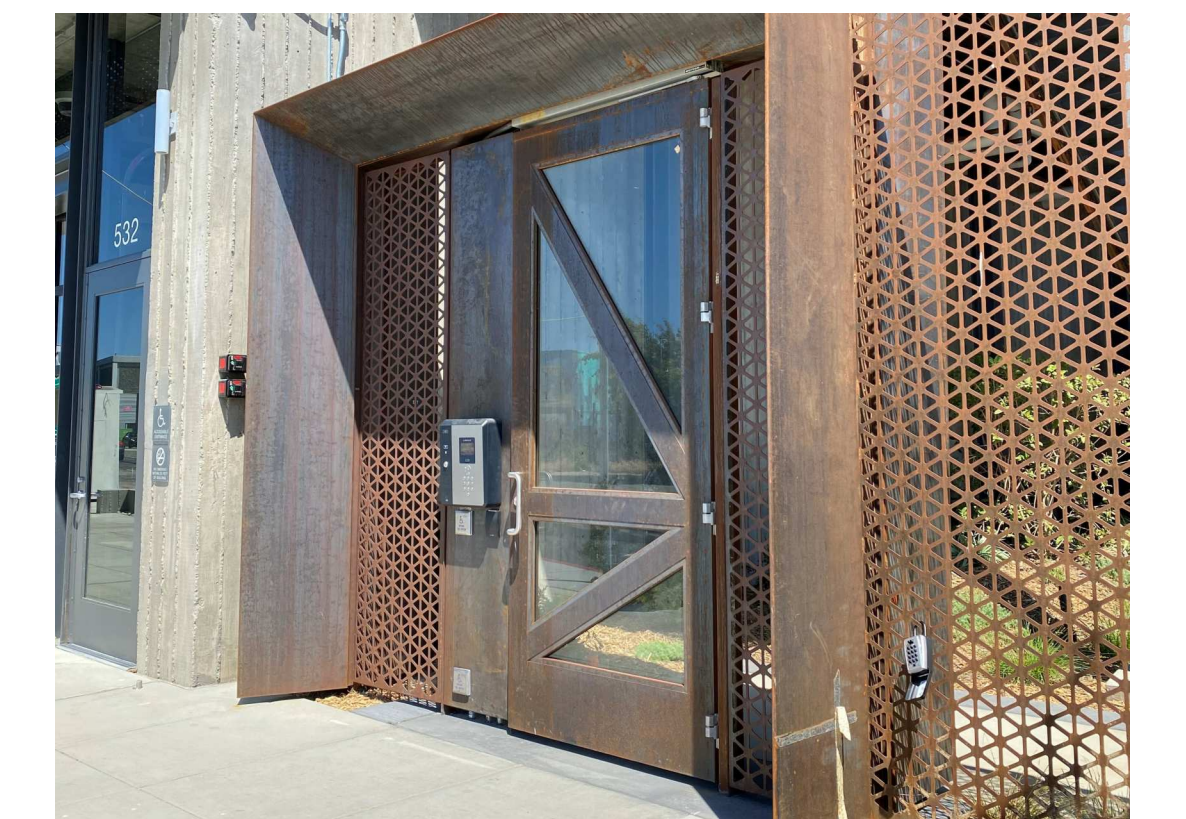
F1. Metal Sunshades
Solid



H. Roll-Up Metal Garage Access Gate



L. Entry Gate



I. Clear Glazing in Aluminum Shopfront



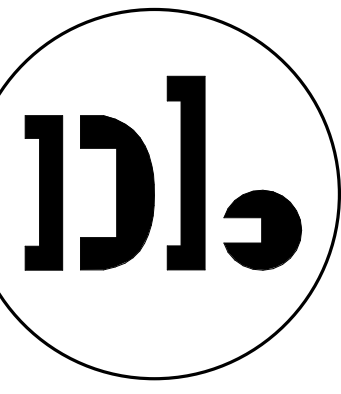
F2. Metal Sunshades
Perforated



J. Concrete Masonry Unit

D. Open Metal Mesh Screening





CONSULTANT LOGO

License Stamp

Issuances

Description	Date

Revisions

Rev.	Description	Date

Set Title

Drawing Title

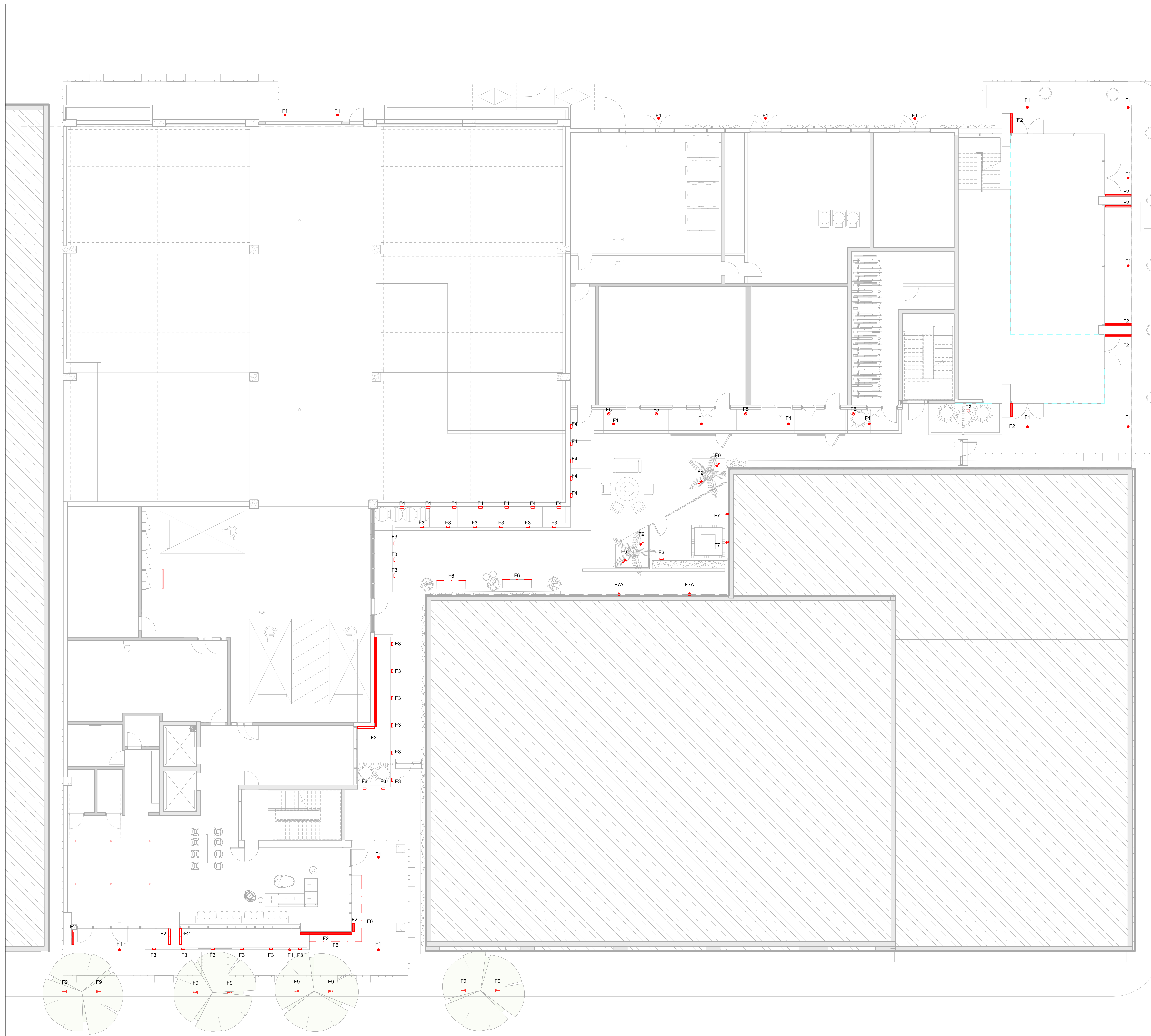
LEVEL 1 EXTERIOR
LIGHTING PLAN

Sheet No.

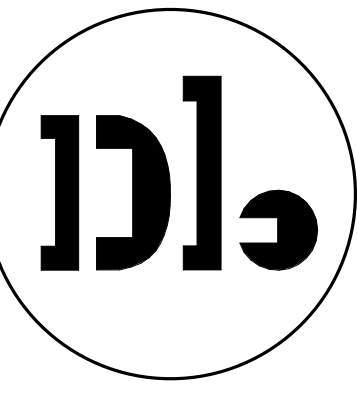
LT-101

LIGHTING FIXTURE
SYMBOL LEGEND

	RECESSED LED DOWNLIGHT
	BOLLARDS
	PENDANT MOUNTED CYLINDER DOWNLIGHT
	PENDANT MOUNTED LINEAR AMBIENT FIXTURE
	SURFACE MOUNTED LINEAR AMBIENT FIXTURE
	STAKE MOUNTED TREE UPLIGHTS
	SURFACE MOUNTED LINEAR INDIRECT STRIP LIGHT
	SURFACE MOUNTED LINEAR DIRECT STRIP LIGHT
	DECORATIVE FLOOR LAMP
	RECESSED STEP LIGHT



1/8" = 1'-0"



CONSULTANT LOGO

License Stamp

Issuances

Description	Date

Revisions

Rev.	Description	Date

Set Title

Drawing Title

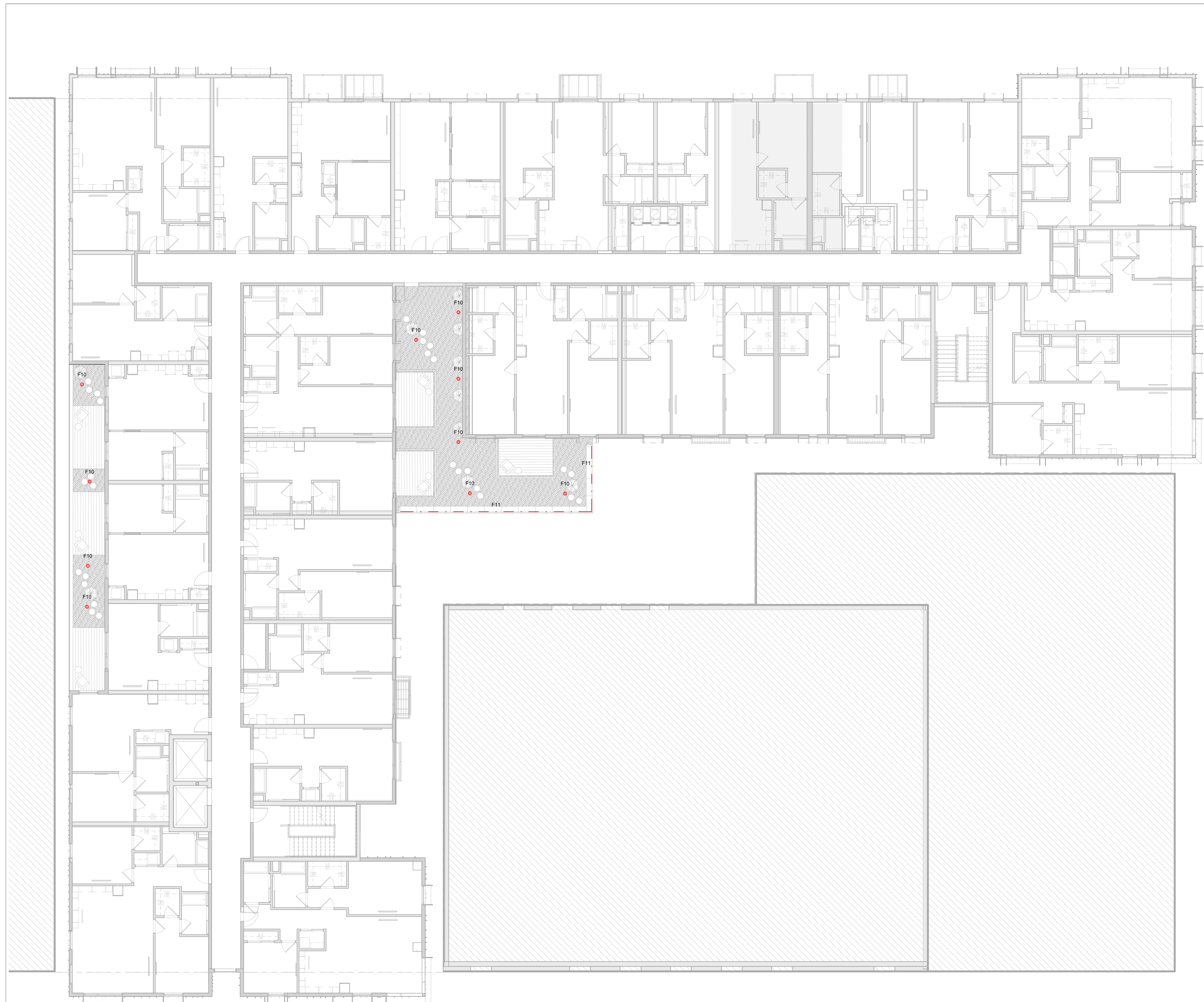
**LEVEL 3 EXTERIOR
LIGHTING PLAN**

Sheet No.

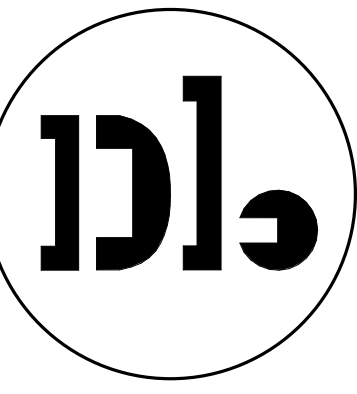
LT-103

**LIGHTING FIXTURE
SYMBOL LEGEND**

	RECESSED LED DOWNLIGHT
	BOLLARDS
	PENDANT MOUNTED CYLINDER DOWNLIGHT
	PENDANT MOUNTED LINEAR AMBIENT FIXTURE
	SURFACE MOUNTED LINEAR AMBIENT FIXTURE
	STAKE MOUNTED TREE UPLIGHTS
	SURFACE MOUNTED LINEAR INDIRECT STRIP LIGHT
	SURFACE MOUNTED LINEAR DIRECT STRIP LIGHT
	DECORATIVE FLOOR LAMP
	RECESSED STEP LIGHT



1/8" = 1'-0"



CONSULTANT LOGO

License Stamp

Issuances

Description	Date

Revisions

Rev.	Description	Date

Set Title

Drawing Title

LEVEL 8 EXTERIOR
LIGHTING PLAN

Sheet No.

LT-108

Date	04/14/2022
Project No.	21807

LIGHTING FIXTURE
SYMBOL LEGEND

	RECESSED LED DOWNLIGHT
	BOLLARDS
	PENDANT MOUNTED CYLINDER DOWNLIGHT
	PENDANT MOUNTED LINEAR AMBIENT FIXTURE
	SURFACE MOUNTED LINEAR AMBIENT FIXTURE
	STAKE MOUNTED TREE UPLIGHTS
	SURFACE MOUNTED LINEAR INDIRECT STRIP LIGHT
	SURFACE MOUNTED LINEAR DIRECT STRIP LIGHT
	DECORATIVE FLOOR LAMP
	RECESSED STEP LIGHT



1/8" = 1'-0"