

## PROJECT DESCRIPTION

The project site is 21,070 square feet merged site located at 420 Mendocino Avenue and 433 Riley Street. The sites are currently occupied by one single story masonry commercial building and an open air parking lot. The site is within the CD-10-SA Zoning district.

The project proposes a demolition of the existing building and construction of a 6-story residential building with ground-floor commercial spaces, amenity spaces and parking garage.

## PROJECT INFORMATION

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

Lot Size: 21,070 SF  
 Proposed Lot Coverage: 16,869 (81%)  
 Current Building Type: COMMERCIAL  
 Zoning: CD-10-SA  
 Density: No maximum  
 Front: None allowed  
 Side Setback Interior: 5' adjacent to a residential zone or use, none required elsewhere.  
 Rear Yard: 5' adjacent to a residential zone or use, none required elsewhere.

Height/Bulk: 7 stories to 85'-0" (10 stories to a max of 150 feet allowed)

Parking: Vehicle 0.7 per unit proposed (1 space per unit required.)  
 Bicycle - 1 space per unit proposed  
 (1 per 4 units if units do not have a private garage or private storage space for bike storage - required.)

### 420 MENDOCINO PROPOSED UNIT MIX

Floor Level	2 Bedroom	1 Bedroom	Studio	per floor
Level 1	x	5	x	5
Level 2		(Upper Level of 1 Bedroom Flex Unit)		x
Level 3	2	8	10	20
Level 4	2	8	10	20
Level 5	2	8	10	20
Level 6	2	8	10	20
Level 7	1	8	10	19
<b>Totals</b>	<b>9</b>	<b>45</b>	<b>50</b>	<b>104</b>

Percentages	8.65%	43.20%	48.07%
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<b>Open Space</b>	Private Balconies at Level 2 =	1220 SF
	Private Balconies at Level 3 - 6 =	1903 SF
	6th Floor Roof Terrace	850 SF

<b>Total</b>	<b>3,973 SF</b>
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**Car Parking** 1 Space per unit required: 72 spaces provided

Bike Parking 1 Space per unit required: 132 spaces provided

## AREAS BY LEVEL

### LEVEL 1

Bike Parking	831 SF	Residential:
Circulation	754 SF	14% (Including Parking Area)
Commercial	1609 SF	31% (Excluding Parking Area)
Common	1752 SF	
Parking	8357 SF	
Residential	2410 SF	
Service	1155 SF	
<b>L1 Total</b>	<b>16869 SF</b>	

### LEVEL 2

Bike Parking	1511 SF	Residential:
Circulation	754 SF	34% (Including Parking Area)
Common	2338 SF	43% (Excluding Parking Area)
Residential	2410 SF	
<b>L2 Total</b>	<b>7014 SF</b>	

### LEVEL 3

Circulation	2681 SF	Residential:
Residential	11971 SF	80%
Service	173 SF	
<b>L3 Total</b>	<b>14825 SF</b>	

### LEVEL 4

Circulation	2681 SF	Residential:
Residential	11971 SF	80%
Service	173 SF	
<b>L4 Total</b>	<b>14825 SF</b>	

### LEVEL 5

Circulation	2681 SF	Residential:
Residential	11971 SF	80%
Service	173 SF	
<b>L5 Total</b>	<b>14825 SF</b>	

### LEVEL 6

Circulation	2681 SF	Residential:
Residential	11971 SF	80%
Service	173 SF	
<b>L6 Total</b>	<b>14825 SF</b>	

### LEVEL 7

Circulation	2681 SF	Residential:
Residential	11053 SF	79%
Service	173 SF	
<b>L7 Total</b>	<b>13906 SF</b>	

## AREAS - TOTAL

Bike Parking	2342 SF
Circulation	14912 SF
Commercial	1609 SF
Common	4091 SF
Parking	8357 SF
Residential	63758 SF
Service	2021 SF
<b>Grand total</b>	<b>97089 SF</b>

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(June 2018 Concept Review)

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# 420 Mendocino Avenue

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## Project Information

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 date: 2018-09-28

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# 420 Mendocino Avenue

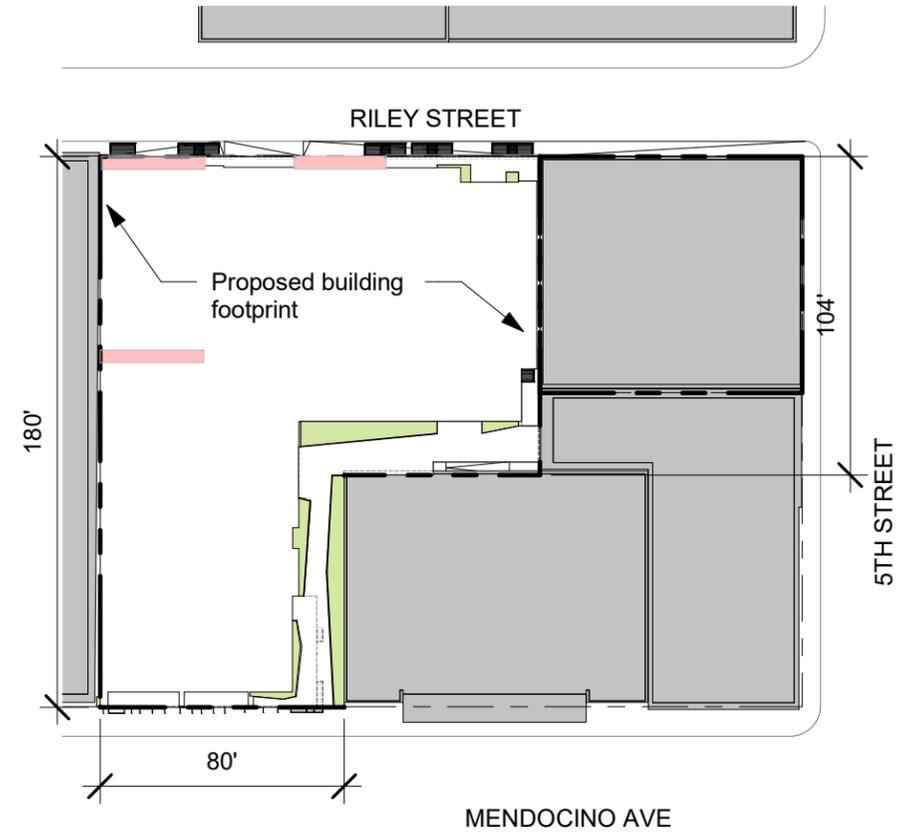
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## Site Location Plan

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date: 2018-09-28



### Permeable Area Calculations



Total Site Area:	<b>21,070 sf</b>
Existing Permeable Area (pink):	405 sf
Existing Impermeable area (parking lot and buildings):	<b>20,655 sf</b>
Proposed Permeable Areas:	
Planting (green):	870 sf
Permeable Paving (patterned):	2,400 sf
Proposed Impermeable Area:	<b>17,800 sf</b>





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Aerial View

21807

scale:

date:

2018-09-28

# A3.1



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## 420 Mendocino Avenue

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View on  
Mendocino

scale: 21807  
date: 2018-09-28

A3.2



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## 420 Mendocino Avenue

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View Along  
Riley Street

21807

scale:

date:

2018-09-28

# A3.3



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Entry view  
from  
Mendocino

21807

scale:

date:

2018-09-28

A3.4





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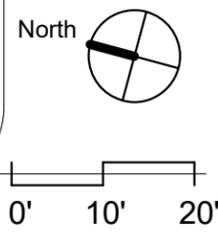
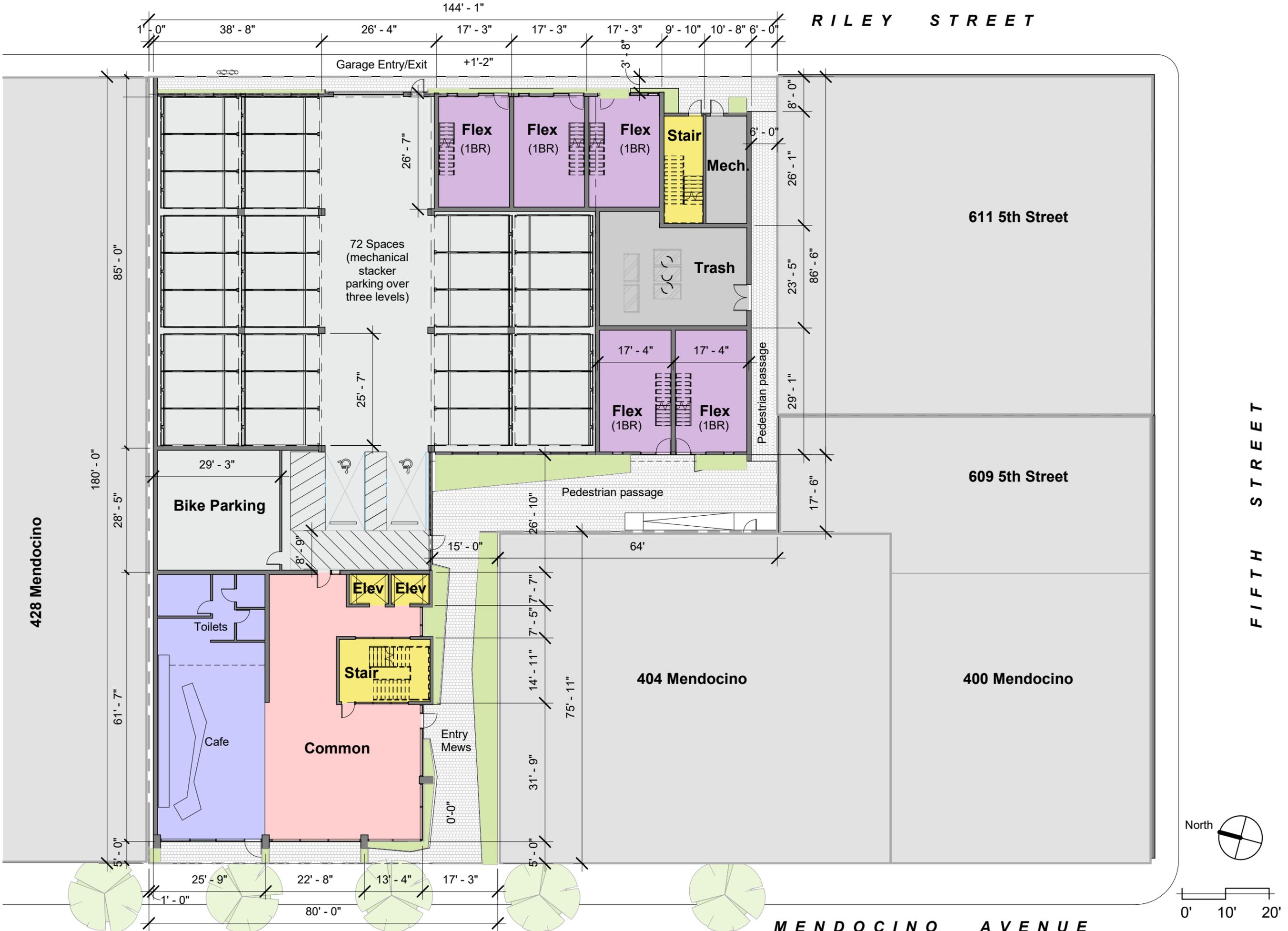
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## Ground Level Plan

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RILEY STREET

FIFTH STREET

MENDOCINO AVENUE

428 Mendocino

404 Mendocino

400 Mendocino

611 5th Street

609 5th Street

Garage Entry/Exit

Flex (1BR)

Flex (1BR)

Flex (1BR)

Stair

Mech.

Trash

Flex (1BR)

Flex (1BR)

Bike Parking

Toilets

Common

Stair

Elev

Elev

Cafe

Entry Mews

75'-11"

31'-9"

14'-11"

7'-5"

7'-7"

15'-0"

26'-10"

64'

17'-4"

17'-4"

23'-5"

86'-6"

26'-1"

8'-0"

3'-8"

9'-10"

10'-8"

6'-0"

17'-3"

17'-3"

17'-3"

26'-4"

38'-8"

1'-0"

+1'-2"

26'-7"

72 Spaces (mechanical stacker parking over three levels)

25'-7"

29'-3"

28'-5"

180'-0"

85'-0"

144'-1"

25'-9"

22'-8"

13'-4"

17'-3"

1'-0"

80'-0"

5'-0"

31'-9"

14'-11"

7'-5"

7'-7"

15'-0"

26'-10"

64'

17'-4"

17'-4"

23'-5"

86'-6"

26'-1"

8'-0"

3'-8"

9'-10"

10'-8"

6'-0"

17'-3"

17'-3"

26'-4"

38'-8"

1'-0"

144'-1"

25'-9"

22'-8"

13'-4"

17'-3"

1'-0"

80'-0"

5'-0"

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7'-5"

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15'-0"

26'-10"

64'

17'-4"





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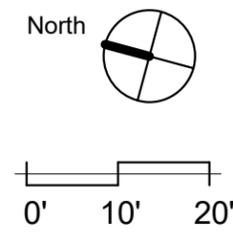
# 420 Mendocino Avenue

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## Level 3 Floor Plan

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scale: 1" = 20'-0"  
date: 2018-09-28

### A6





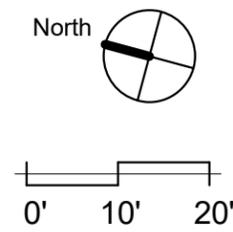
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# 420 Mendocino Avenue

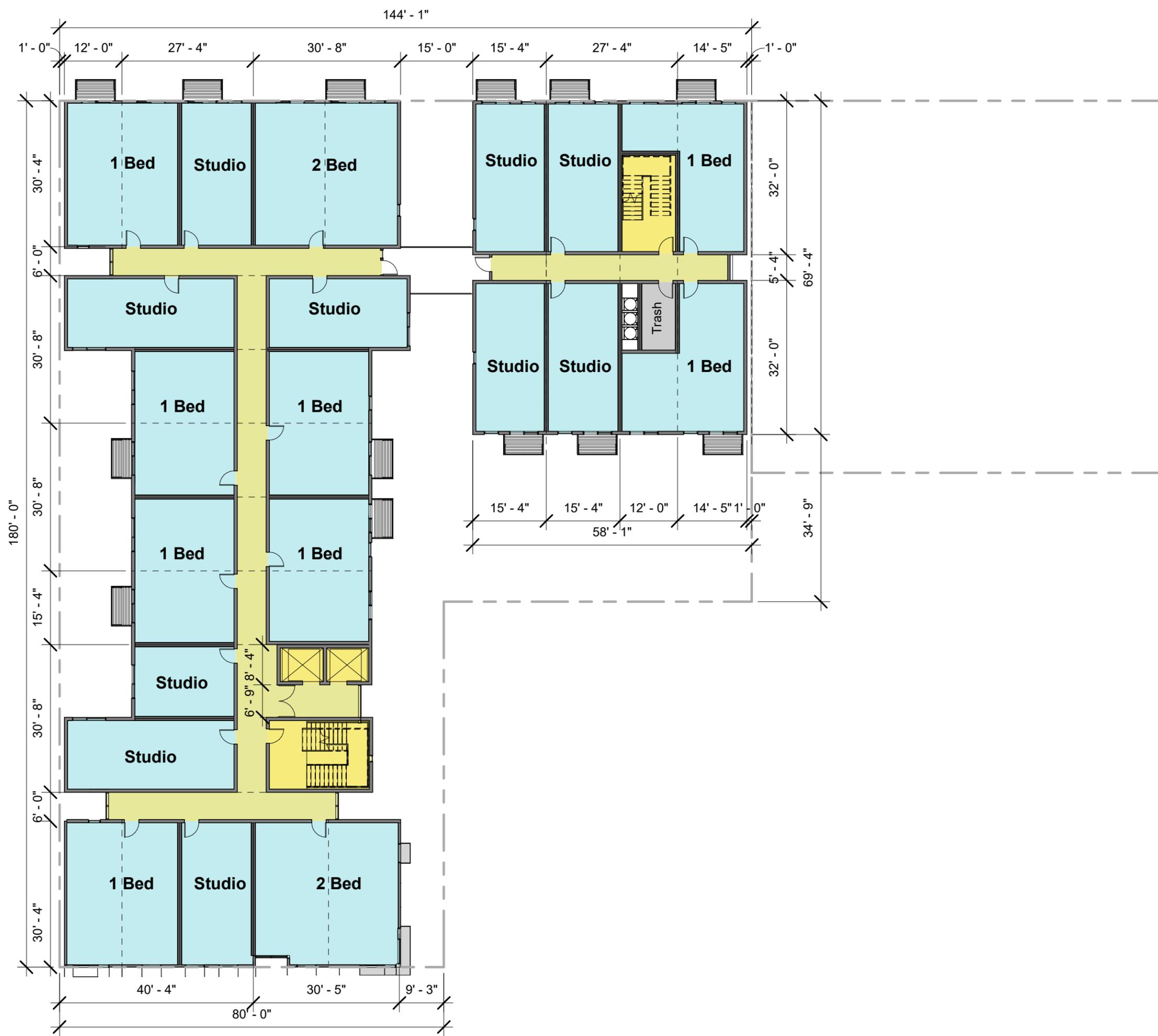
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## Levels 4-6 Floor Plans

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scale: 1" = 20'-0"  
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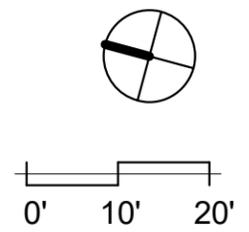
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# 420 Mendocino Avenue

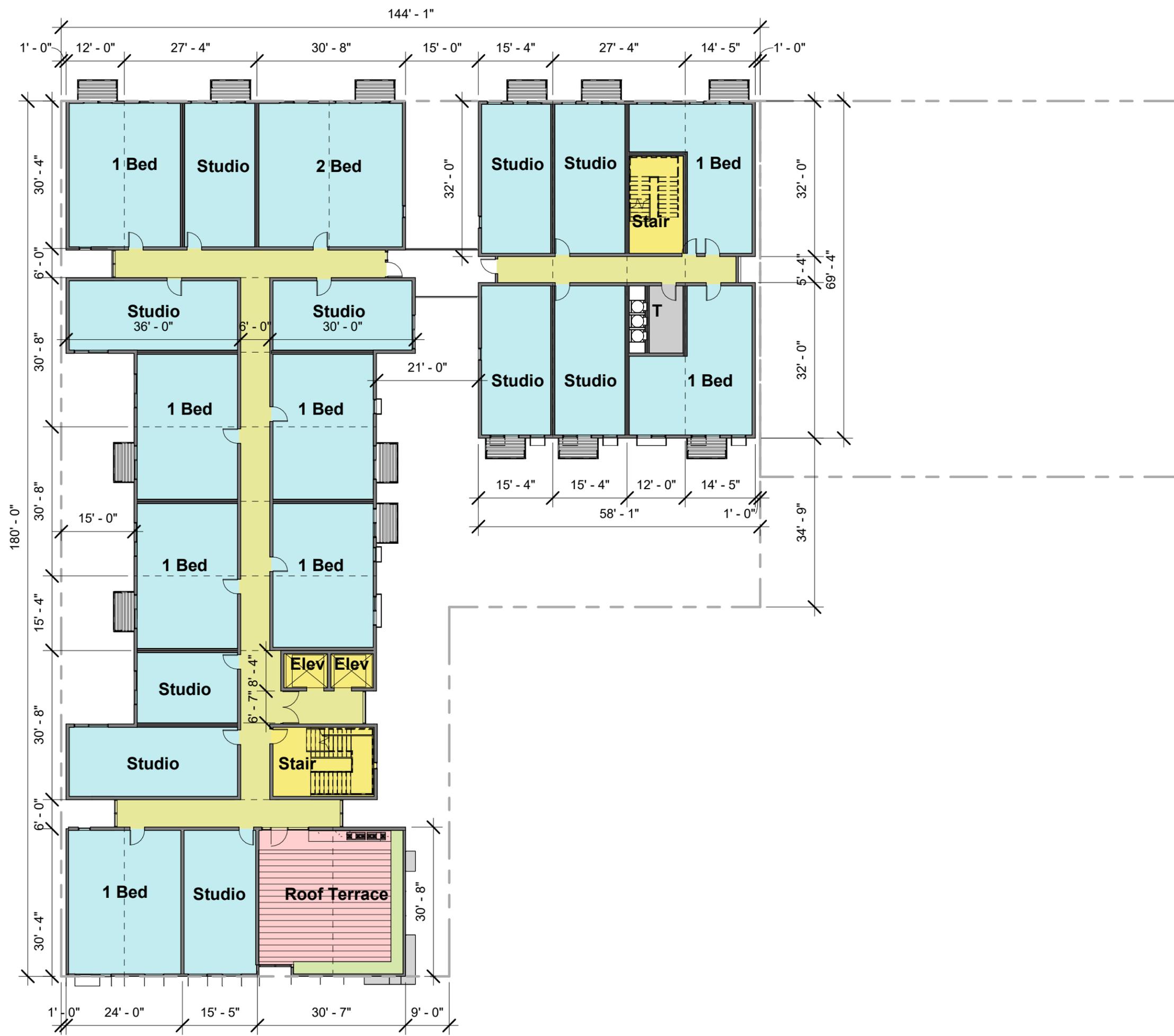
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## Level 7 Floor Plan

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A8

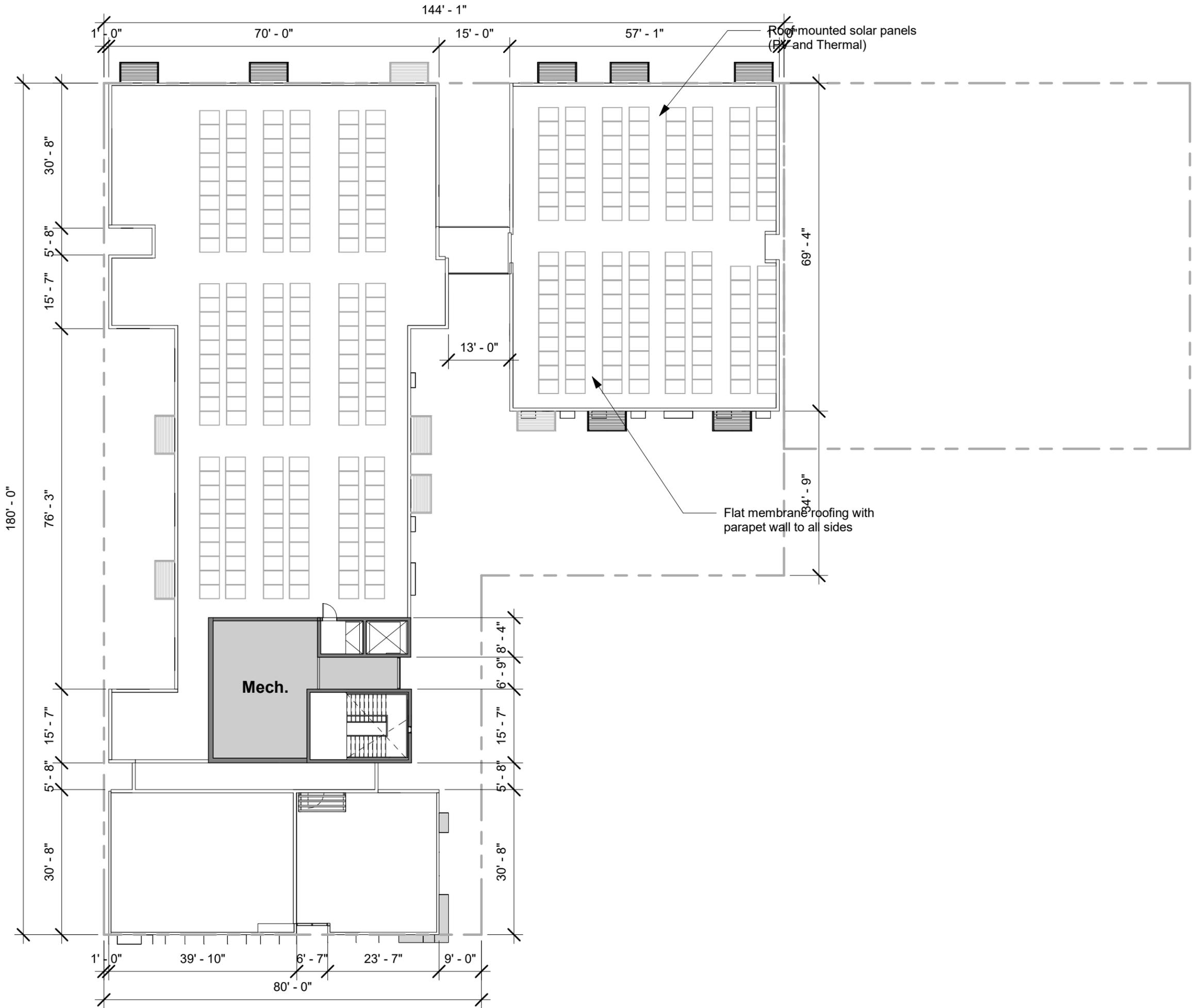




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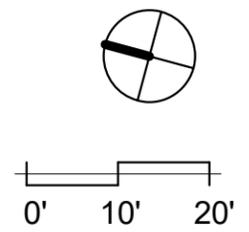
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## Roof Plan

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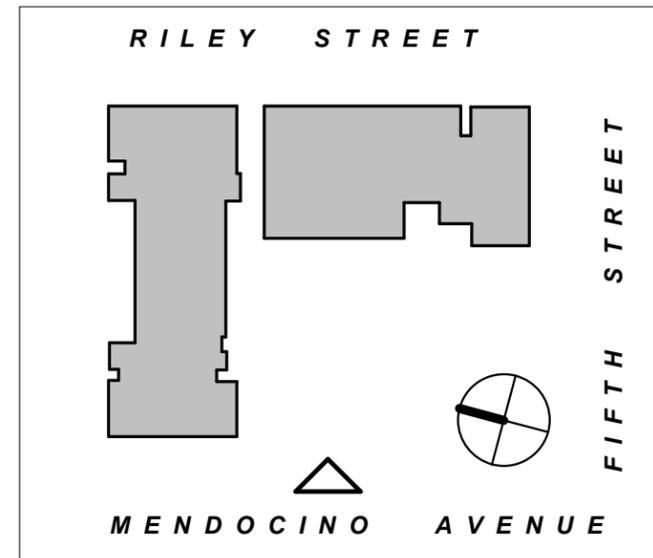
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## Mendocino Avenue Elevation (West)



- A Board-textured concrete with creeping vine cover
- B Double glazed aluminum storefront glazing system
- C Horizontal wood siding
- D External wall cladding
- E Panelized metal wall cladding with integral sun shading
- F Metal guard railings to external circulation
- G Open metal mesh screening to garage
- H Double Glazed casement windows and sliding doors
- I Perforated metal sunshading
- J Projecting balcony
- K Roll up metal garage access gate
- L Clear glazing in aluminum framed retail shopfront with steel transom beams



21807  
scale: As indicated  
date: 2018-09-28

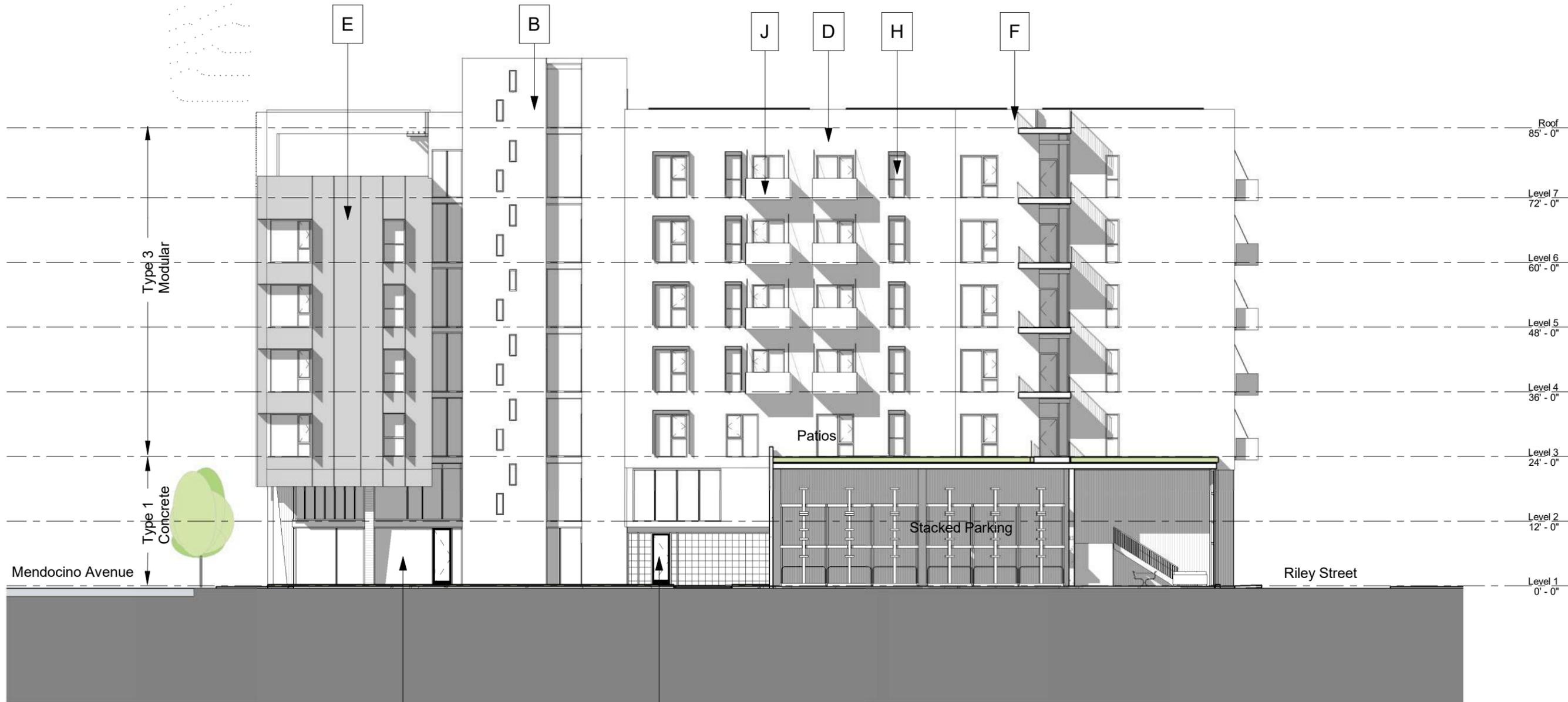
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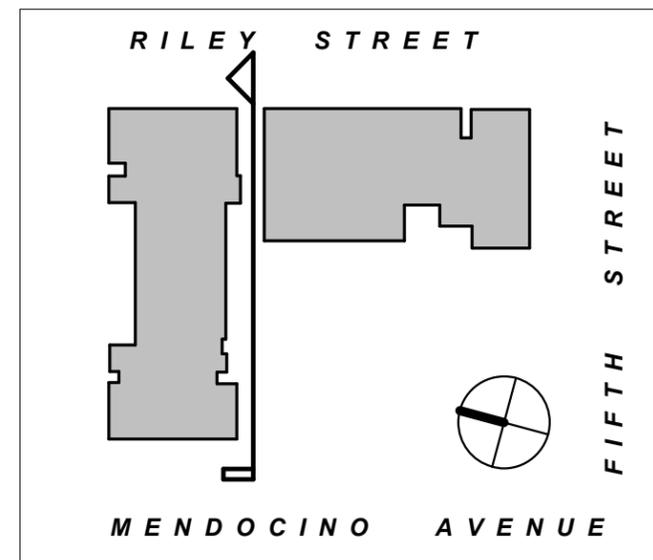
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## Section/South Elevation

- A Board-textured concrete with creeping vine cover
- B Double glazed aluminum storefront glazing system
- C Horizontal wood siding
- D External wall cladding
- E Panelized metal wall cladding with integral sun shading
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21807  
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 date: 2018-09-28



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# 420 Mendocino Avenue

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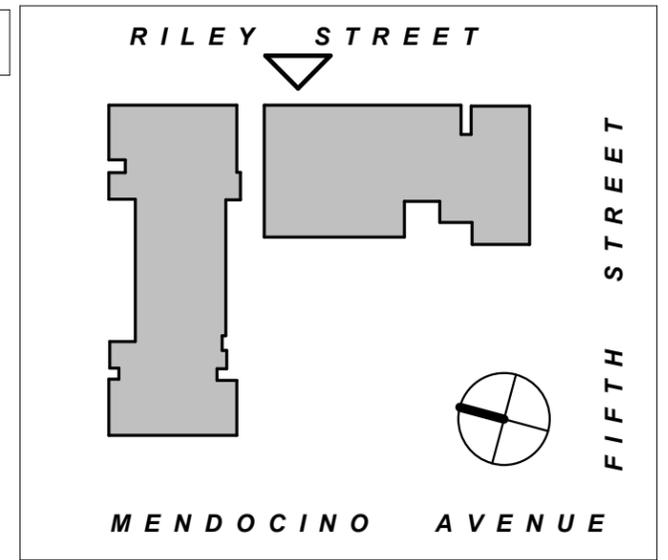


Fifth Street

Roof 85' - 0"  
 Level 7 72' - 0"  
 Level 6 60' - 0"  
 Level 5 48' - 0"  
 Level 4 36' - 0"  
 Level 3 24' - 0"  
 Level 2 12' - 0"  
 Level 1 0' - 0"

- A Board-textured concrete with creeping vine cover
- B Double glazed aluminum storefront glazing system
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- F Metal guard railings to external circulation
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- L Clear glazing in aluminum framed retail shopfront with steel transom beams

C B G A K



## Riley Street Elevation (East)

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 scale: As indicated  
 date: 2018-09-28

# A12



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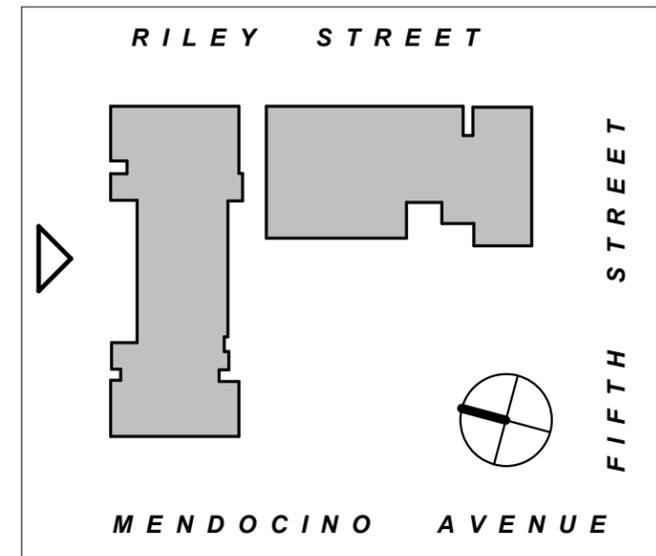
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## North Elevation

- A Board-textured concrete with creeping vine cover
- B Double glazed aluminum storefront glazing system
- C Horizontal wood siding
- D External wall cladding
- E Panelized metal wall cladding with integral sun shading
- F Metal guard railings to external circulation
- G Open metal mesh screening to garage
- H Double Glazed casement windows and sliding doors
- I Perforated metal sunshading
- J Projecting balcony
- K Roll up metal garage access gate
- L Clear glazing in aluminum framed retail shopfront with steel transom beams
- M Blind wall construction at property boundary



21807  
 scale: As indicated  
 date: 2018-09-28

# A13

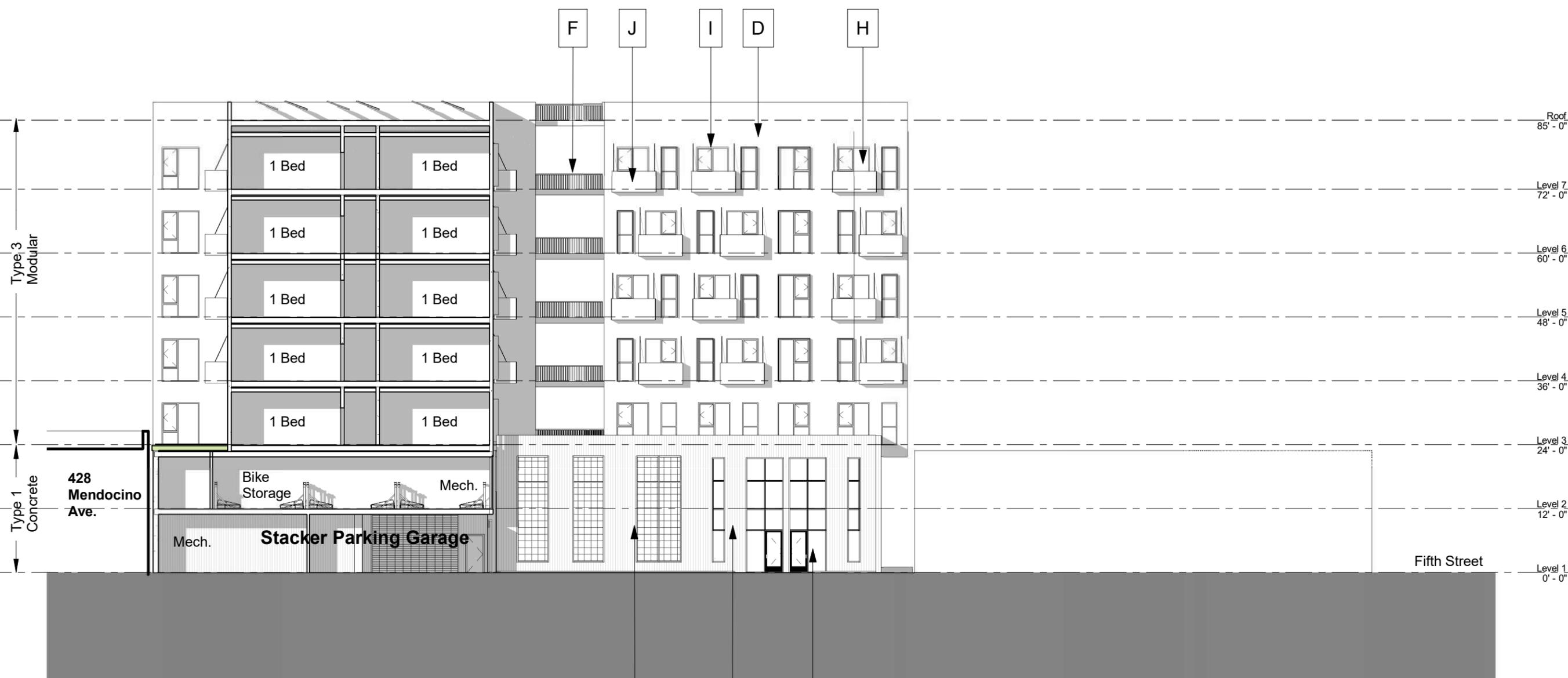


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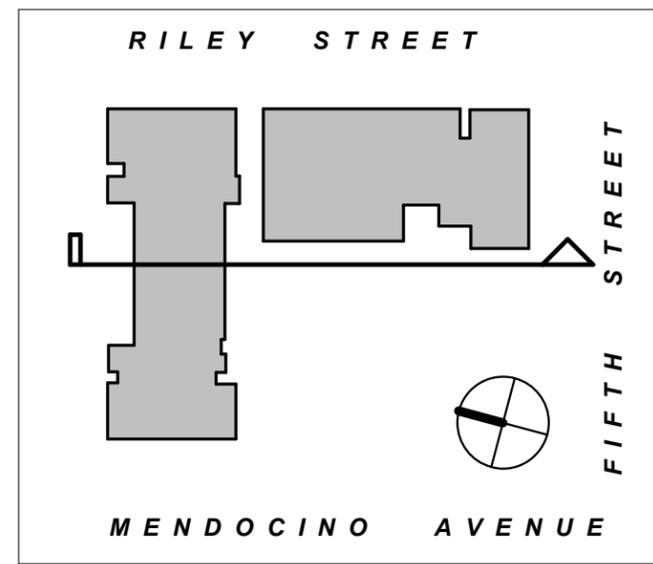
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## Cross Section Looking East



- A Board-textured concrete with creeping vine cover
- B Double glazed aluminum storefront glazing system
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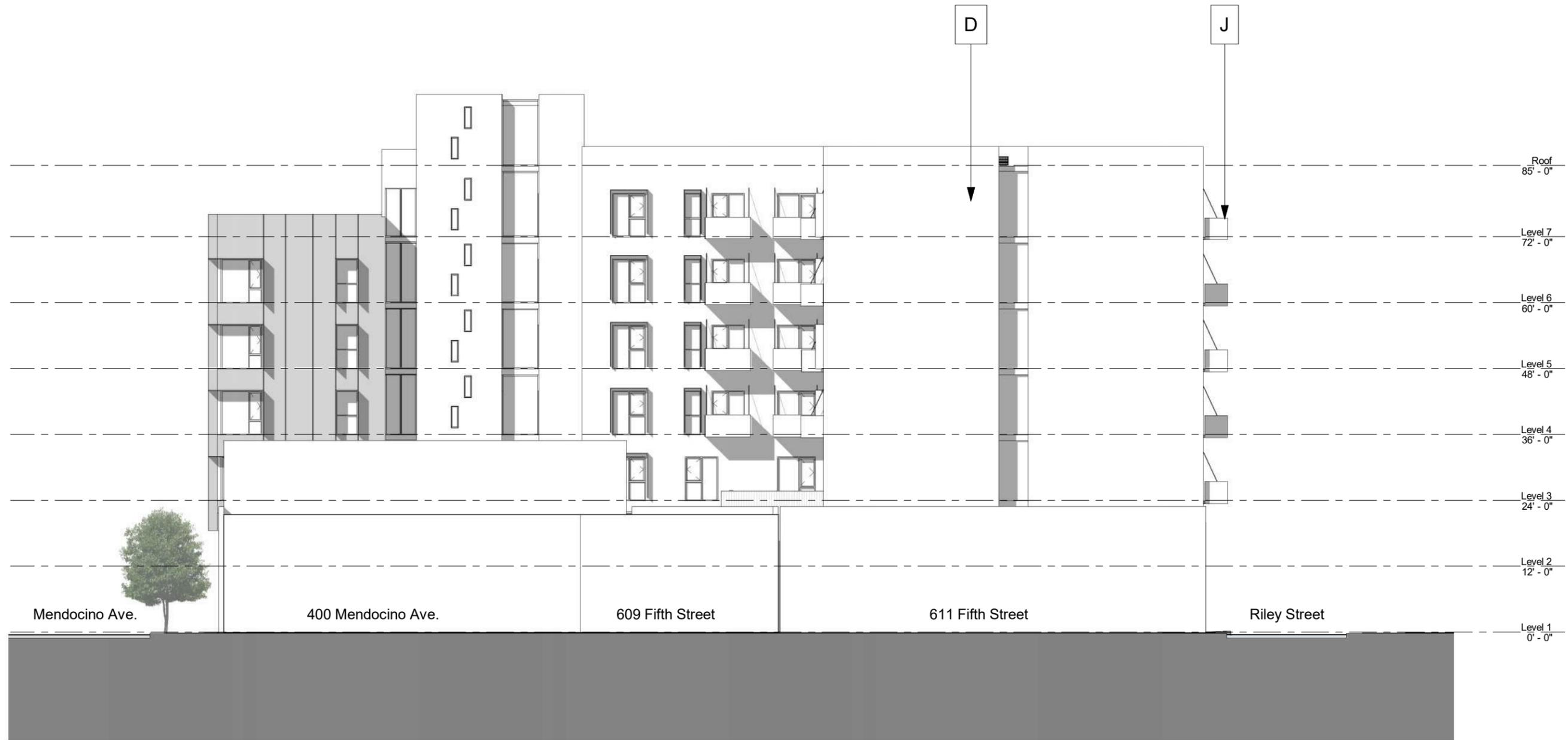
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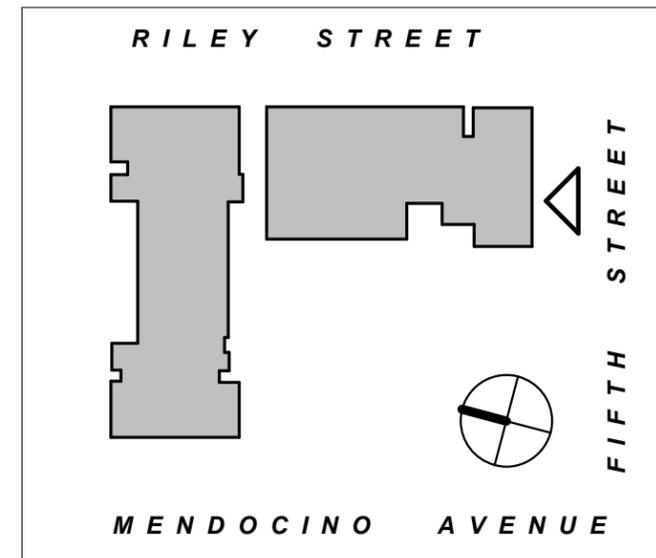
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## South Elevation at Fifth Street

- A Board-textured concrete with creeping vine cover
- B Double glazed aluminum storefront glazing system
- C Horizontal wood siding
- D External wall cladding
- E Panelized metal wall cladding with integral sun shading
- F Metal guard railings to external circulation
- G Open metal mesh screening to garage
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# A15



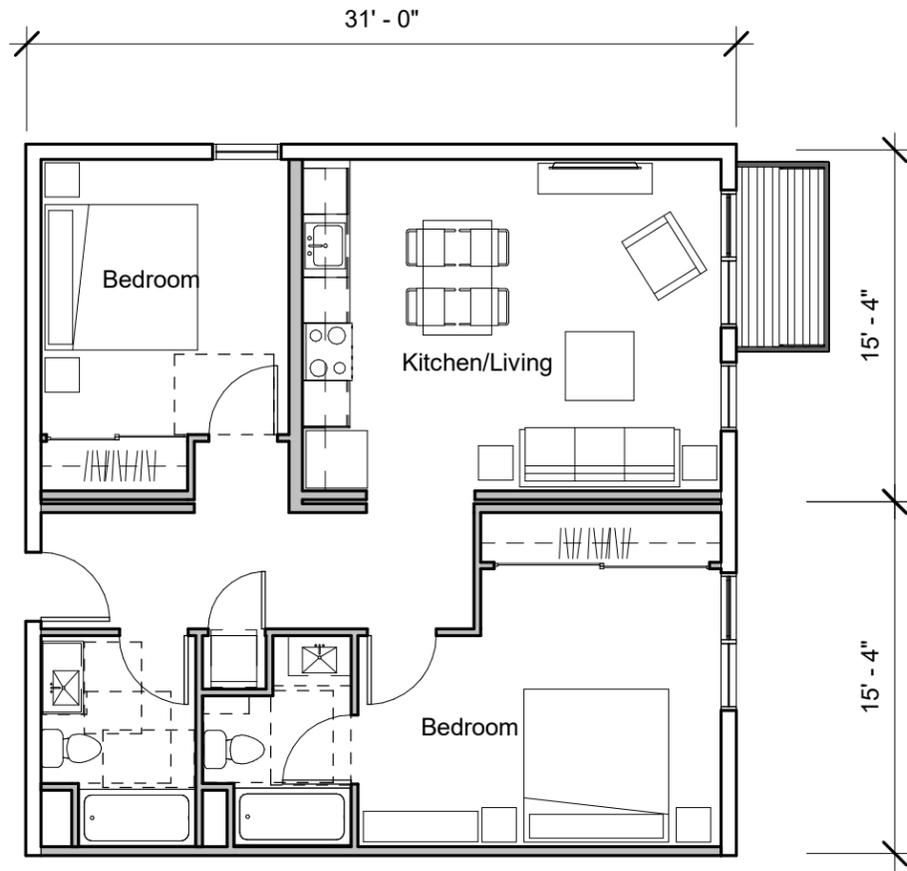
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# 420 Mendocino Avenue

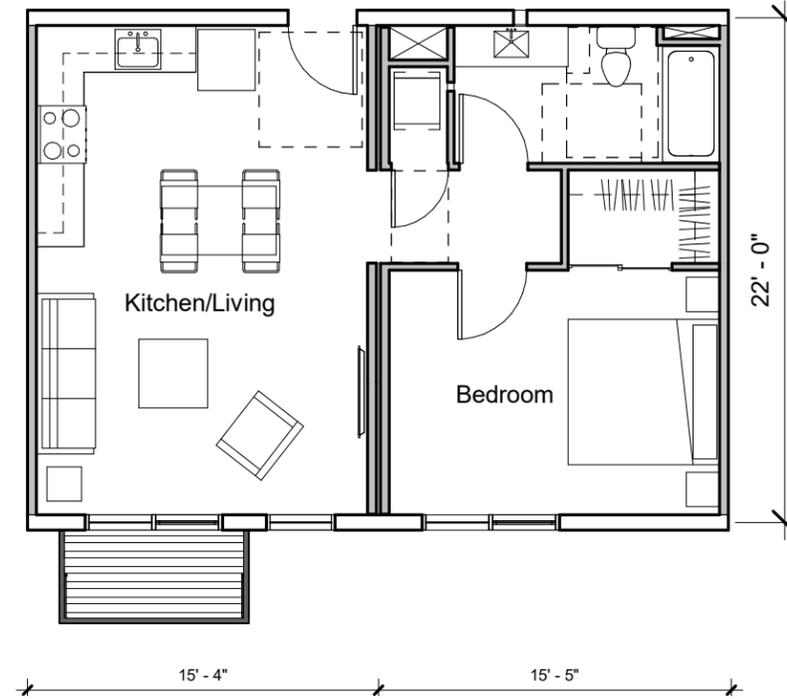
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## Typical Modular Unit Plans

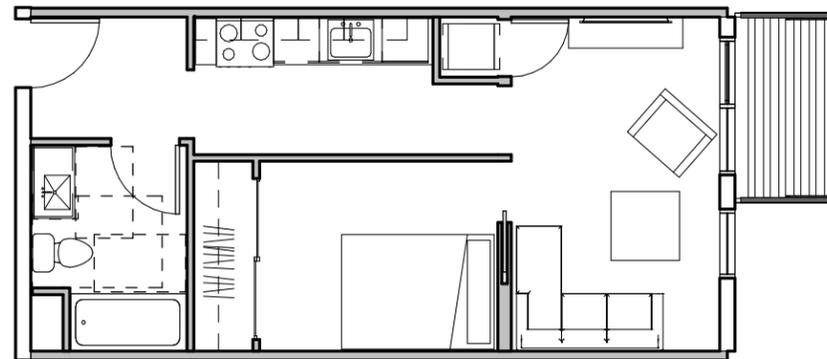
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date: 2018-09-28



2 Bed Corner Unit (860 sf)



1 Bedroom Units (616 sf each)



Studio Unit (410 sf)



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## External Materials Palette

21807

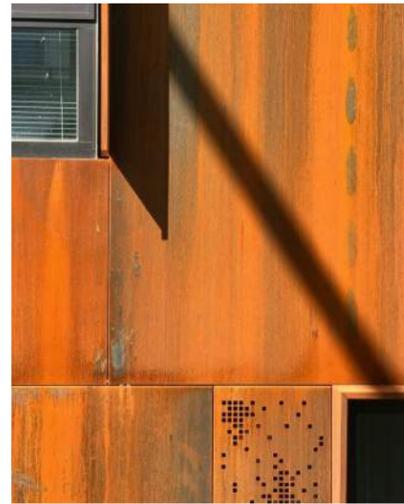
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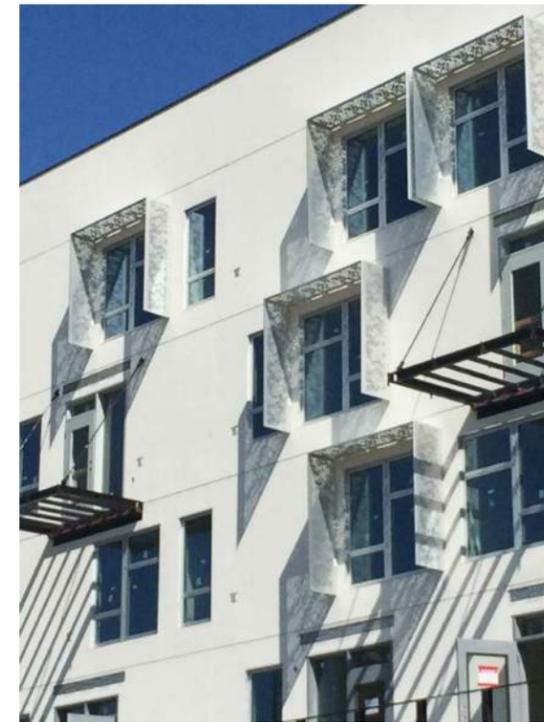
# A17



Galvanized standing seam wall panels at Mendocino



Weathering Steel cladding and vertical sun shading at Mendocino



Window sunshading and projecting balconies



Flex Unit Facade



Mews Entry courtyard from street



Board form textured concrete walls at ground level