

420 MENDOCINO

2022-08-04 Design Review Board



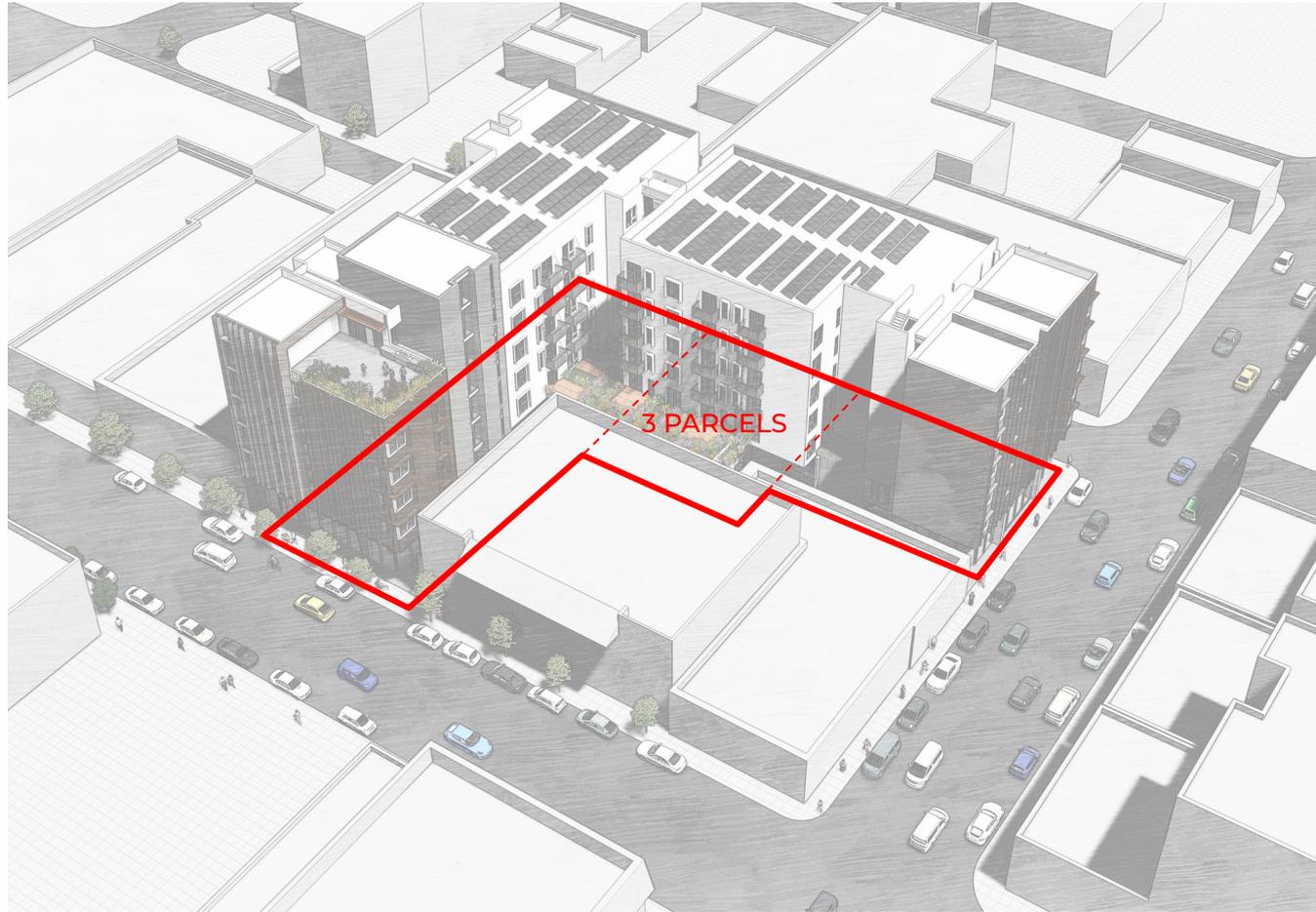
Stats Comparison | Original & Proposed Scheme

	Original Scheme (2018)	Proposed Scheme (2022)
Height	85'-0"	85'-0"
Levels	7	8
Total Area	125,238 SF	172,644 SF
Units	128	161
Car Parking	86 spaces	100 spaces

Aerial View | Original Scheme



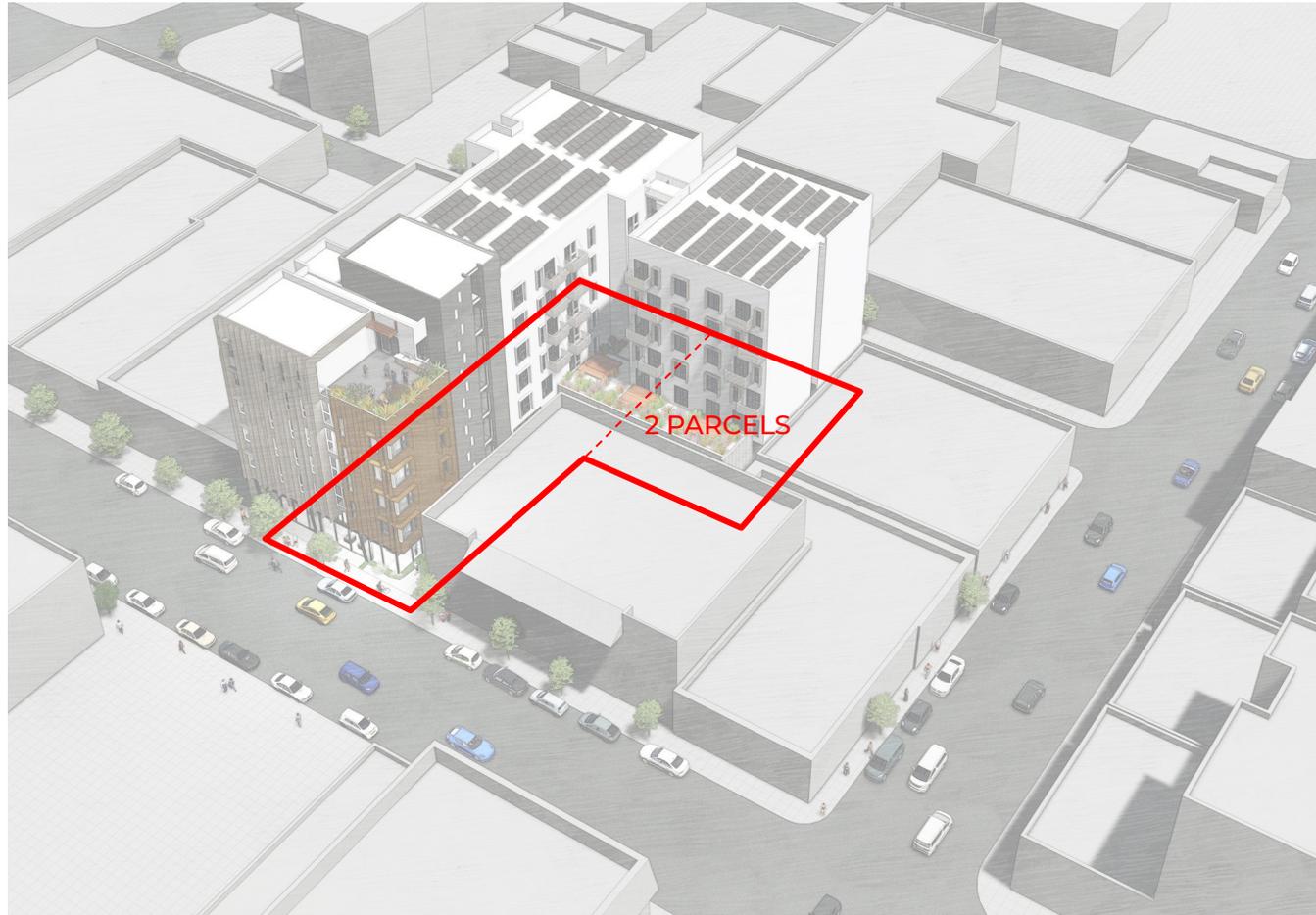
Aerial View | Original Scheme



Aerial View | Permitted Scheme



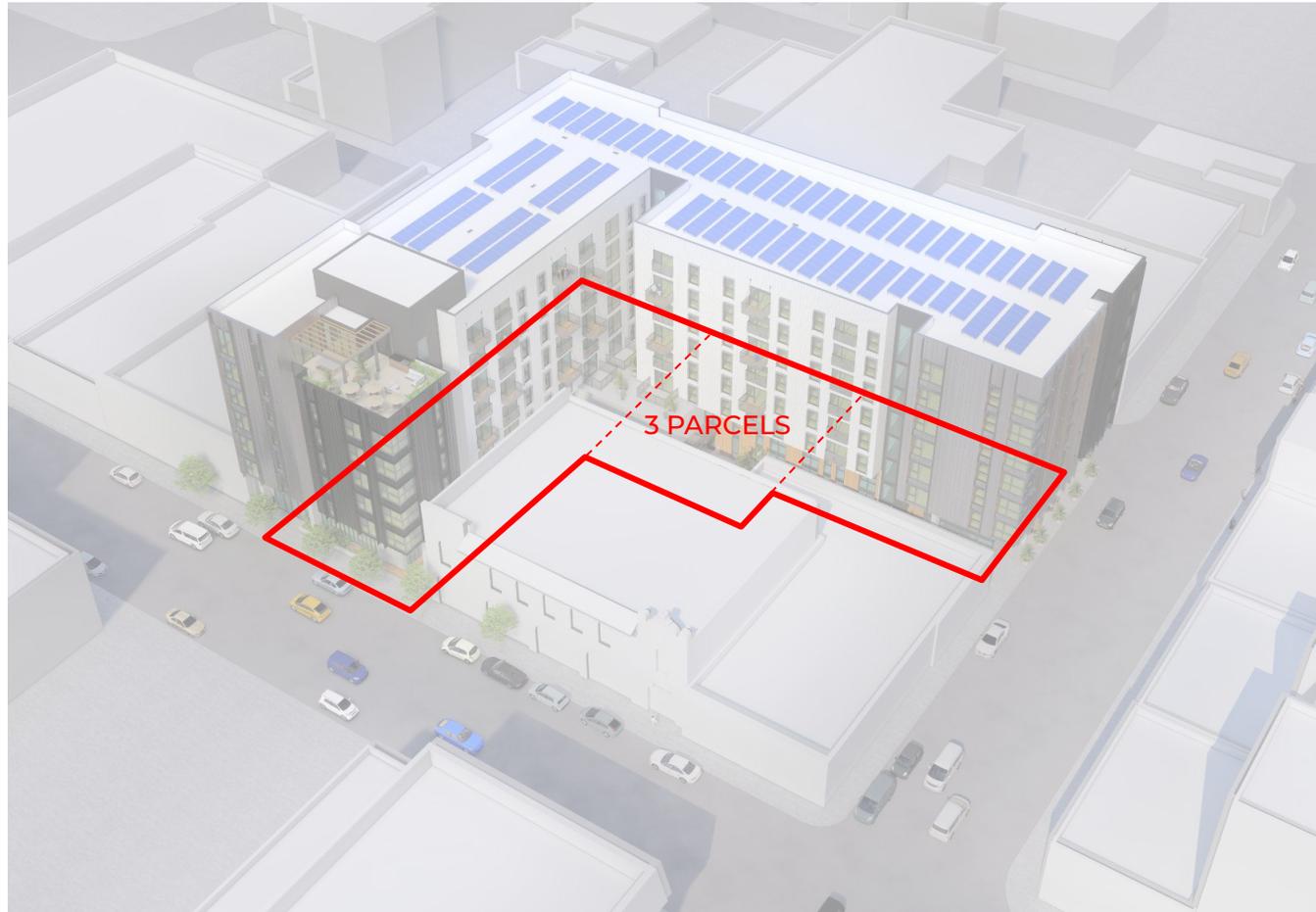
Aerial View | Permitted Scheme



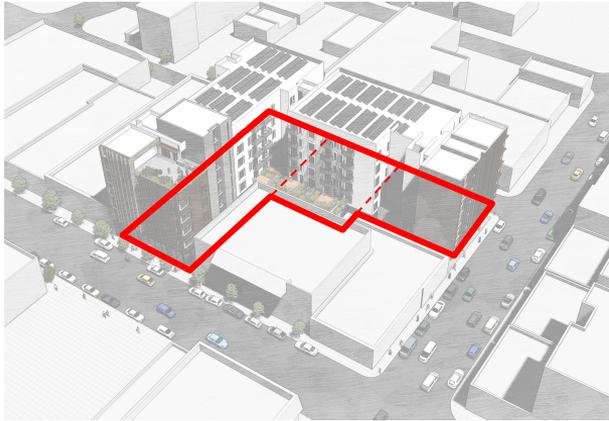
Aerial View | Proposed Scheme



Aerial View | Proposed Scheme



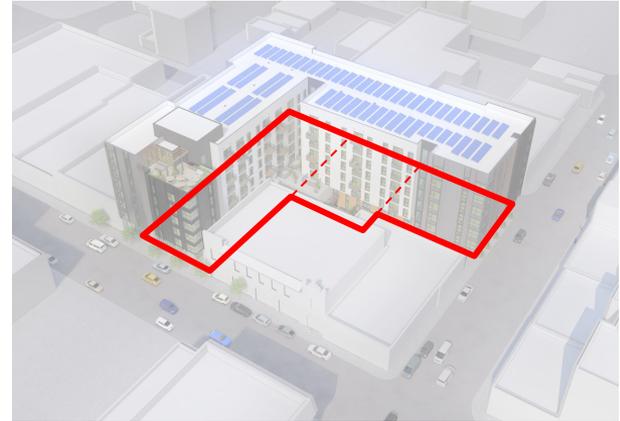
Aerial View | Comparison



Original Scheme



Permitted Scheme



Proposed Scheme

Aerial View | Comparison



Original Scheme

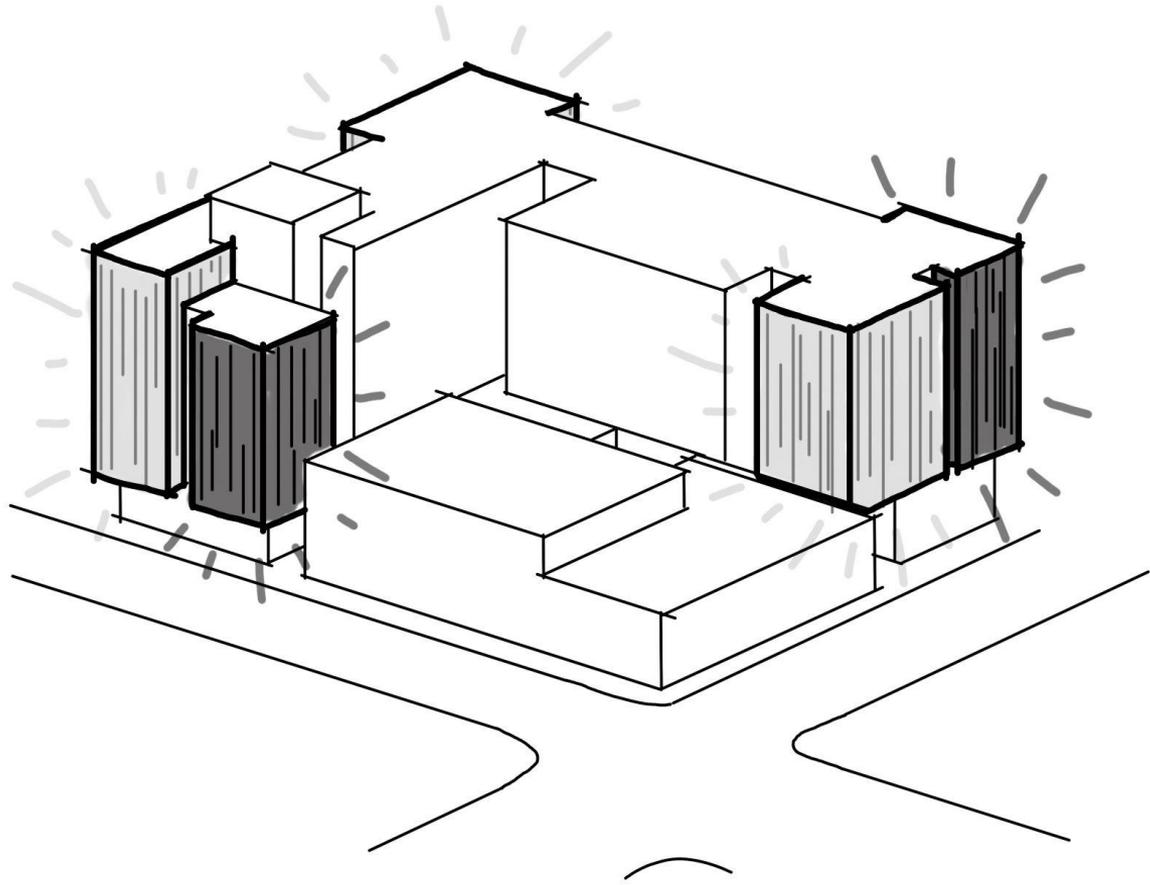


Permitted Scheme

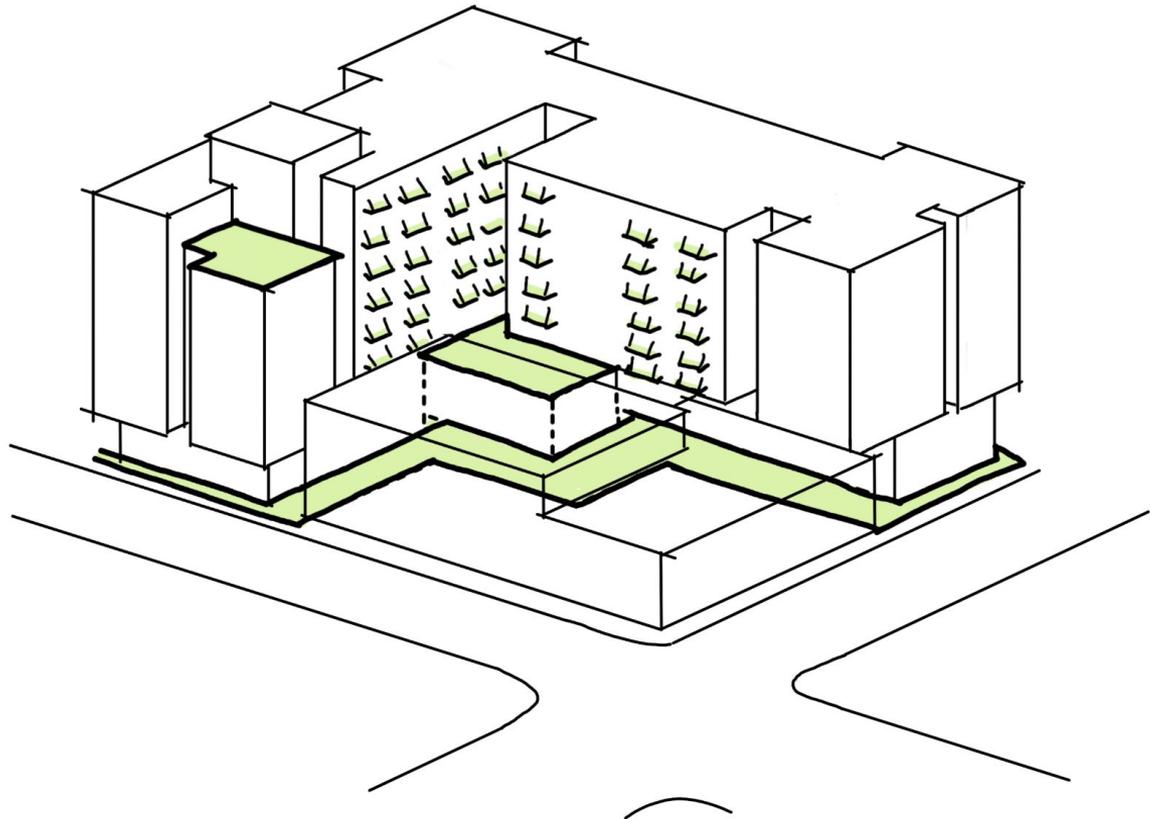


Proposed Scheme

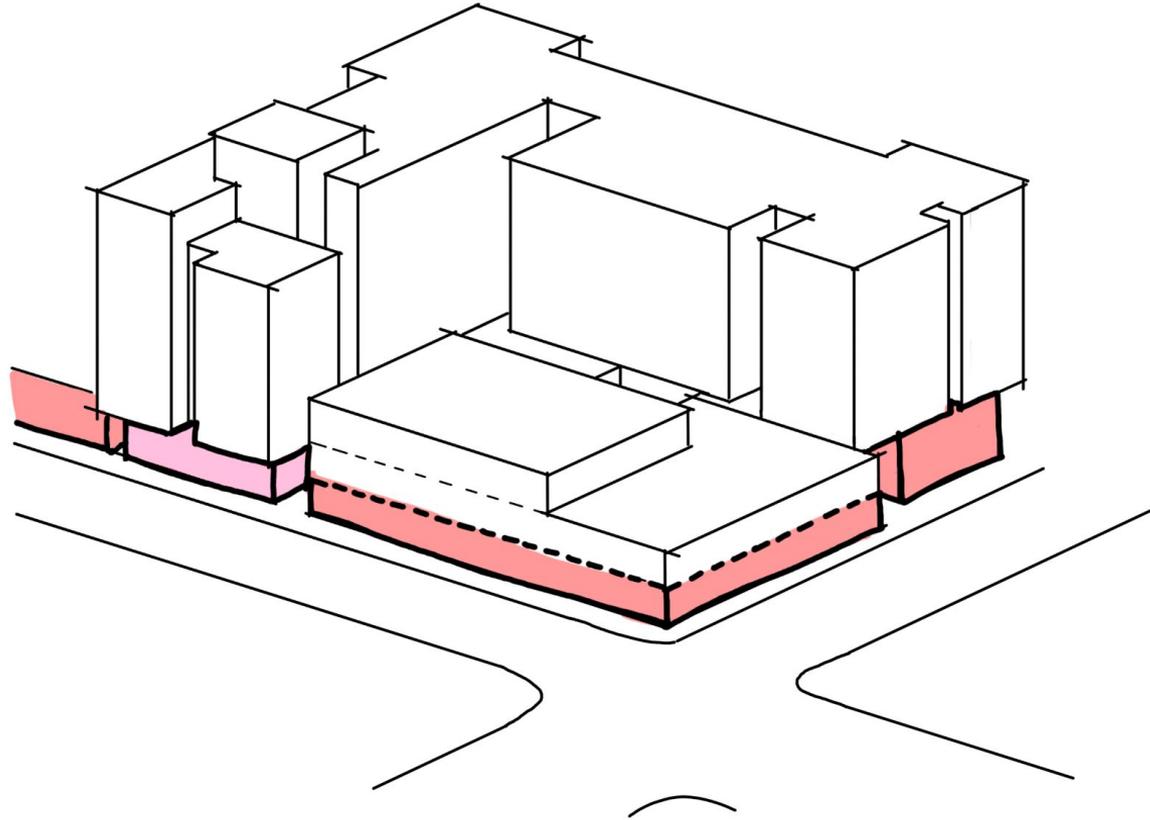
Premium Corners | Proposed Scheme



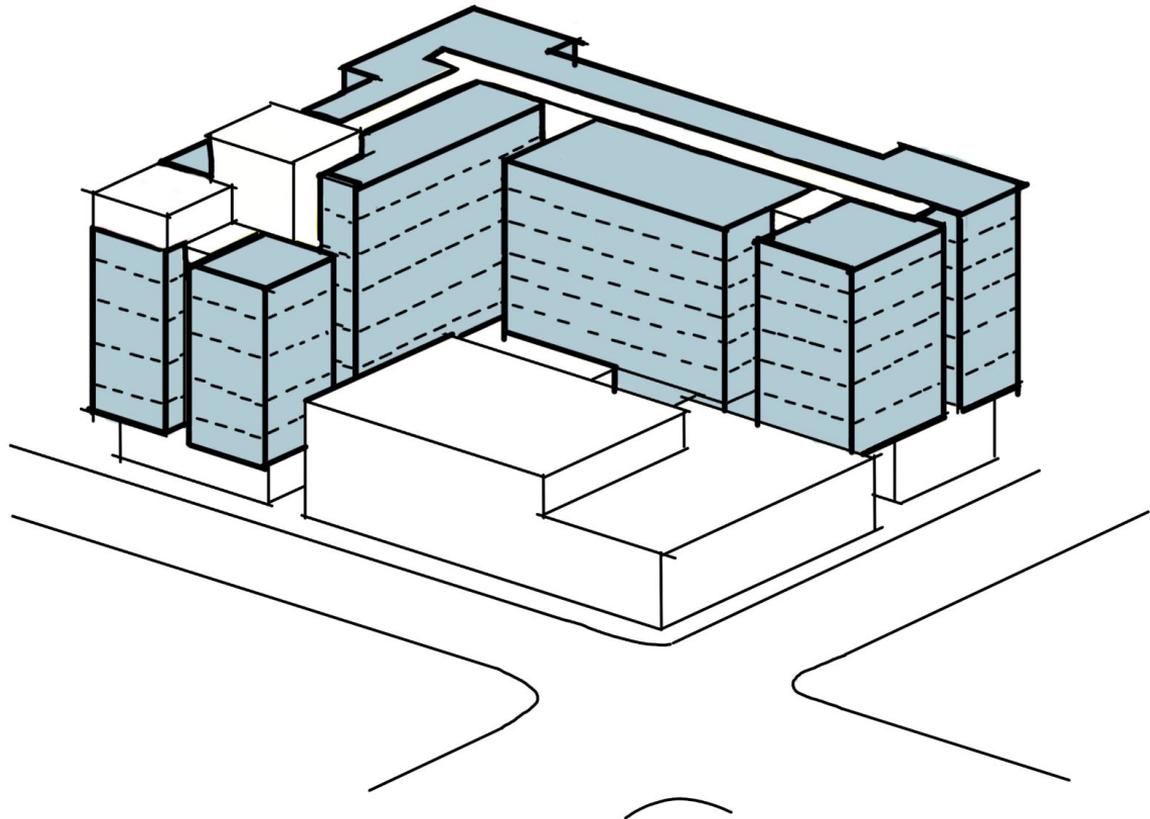
Balconies and Terraces | Proposed Scheme



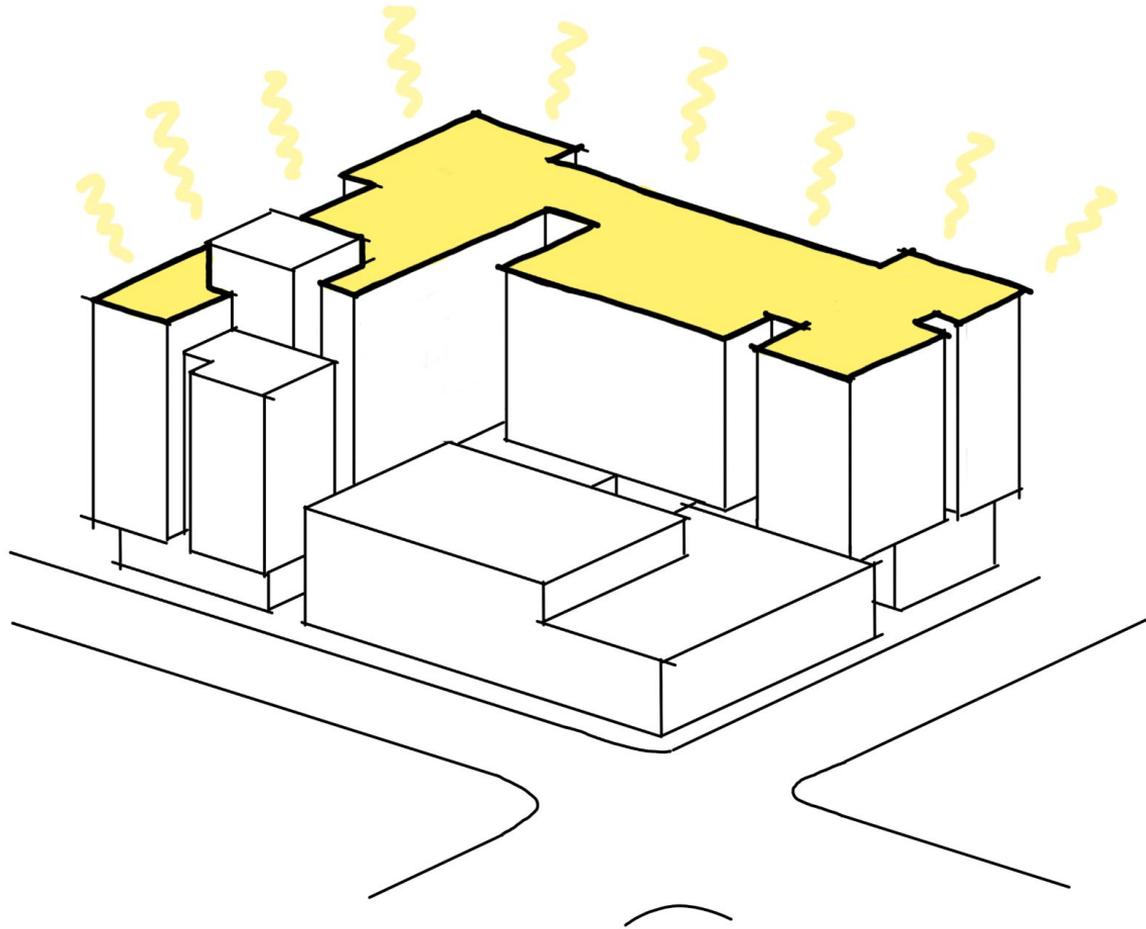
Ground Floor | Proposed Scheme



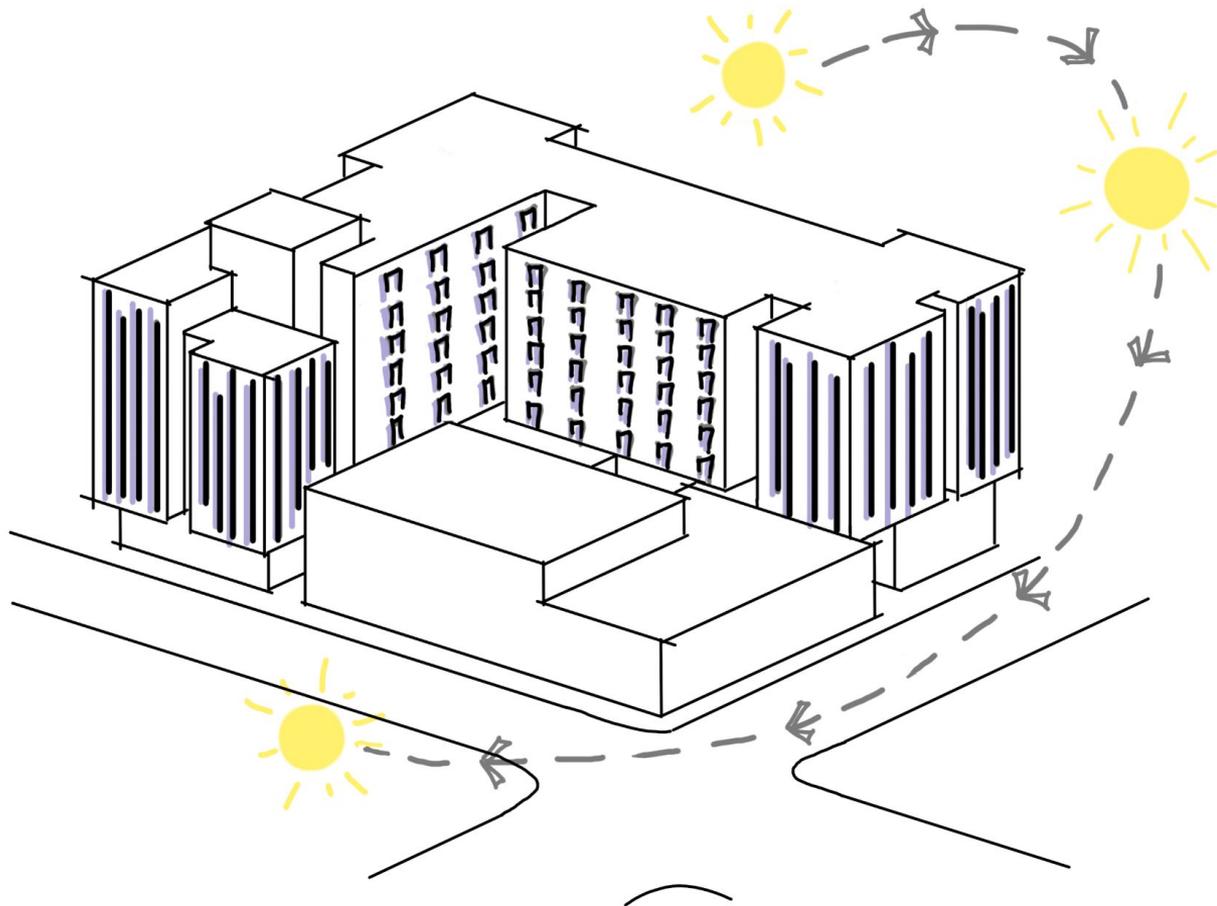
Residential | Proposed Scheme



Solar Potential | Proposed Scheme



Sunshades | Proposed Scheme



Ground Level | Proposed Scheme



Level 2 | Proposed Scheme



Residential Levels 3-7 | Proposed Scheme



Residential Level 8 | Proposed Scheme



Mendocino View | Proposed Scheme



Mendocino View | Original & Proposed Scheme



Mendocino Entry | Proposed Scheme



Mendocino Entry | Original & Proposed Scheme



Fifth St View | Proposed Scheme



Fifth St View | Original & Proposed Scheme



Riley St View | Proposed Scheme



Riley St View | Original & Proposed Scheme





Thank You

