



ROBERT MOORE
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CODDINGTON
MALL
RENOVATION
BUILDING B
SANTA ROSA, CALIFORNIA

DESIGN REVIEW
DATE: 10/27/16

Project Information

Project Data Summary

Project Location: Coddington Mall
733 Coddington Center
Santa Rosa, CA 95401

Zoning: CG-SA (General Commercial, North
Santa Rosa Station Area)

Project Team

Owner Eric Allen, Senior Project Manager
Coddington Mall, LLC
733 Coddington Center
Santa Rosa, CA 95401
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email: eallen@slmon.com

Architect Robert Moore
Robert Moore Architect
P.O. Box 2804
Santa Rosa, CA 95405
Phone: 707.578.8152
Email: bob@robertmoorearchitect.com

**Civil Engineer/
Landscape
Architect** Reid Kunishige
R.A. Smith National, Inc.
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CODDINGTON MALL, LLC

City of Santa Rosa

FEB 16 2017

Planning & Economic
Development Department

Design Concept Narrative

Introduction

The scope of this project includes:

- Demolition of the existing 2,300 sf north elevation covered walk and storefront
- Construction of 200 lineal feet of new facade for the North elevation
- Demolition of a portion of an existing two story retail building
- Construction of a new 7,000sf single story retail building previously approved by the Design Review Board

Site

The new building will occupy the same location as existing building. With the removal of the existing covered walkway, the overall building footprint be reduced and the landscape area will be increased

Architecture

The elimination of the existing monotonous parapet, storefront and dark covered walkway will allow for the continuation of the bright and distinctive new Coddington North façade. The articulate parapet and wall line is expressed with an eclectic palette of materials, colors and details, including:

- Recessed entries
- Fabric awnings
- Cupola ventilators
- Deep over-hangs
- Sustainable "Resytra" rainscreen
- Fieldstone wainscot
- Pre-cast concrete veneer and trim
- Raised bio-retention planters

This variety of architectural elements and materials will further contribute to the existing streetscape appeal of the Mall.

Landscaping

Landscaping and hardscape work with the architecture, adding to the design to meet the same objectives. Plant materials articulate the walls and reinforce the pedestrian scale of the streetscape while softening the architectural lines to bring movement and shade. The planter along the west elevation is raised to seating height, the front planters and street trees bring a lower scale and additional shade.

Detailed tree grates, pedestrian scaled pole light fixtures, all bring a consistent design vocabulary that can already be found throughout the mall. The existing paving Artwork within the west entrance area is delineated with decorative patterns and textures bringing interest and detail for the shoppers and will be preserved in place. All hardscape elements are smooth, safe and accessible with appropriate solar reflectance ratings. The proposed hardscape will blend into existing hardscape in both color and texture to bring continuity throughout. We have provided crosswalks and flush curbing to allow for pedestrian access. Parking and sidewalk areas are well lit.

Native, drought tolerant plants have been specified and irrigation systems designed using the most current advances in irrigation equipment and technology. Landscaped areas will be well maintained and provided regular caretaking. The landscape and streetscape areas associated with this project are tied into an overall plan of landscaping areas and open space throughout the mall.

Place Making / Livability

Particular attention has been given to the building upon the unique qualities of Coddington as a special, distinctive place in Santa Rosa. A vibrant retail environment needs to reflect the individual brand that shoppers demand. However, the overall character of the place and its consistency has taken the priority.

Coddington Mall is a unique lifestyle shopping experience. The proposed project intends to continue distinctive sense of space through the human-scale, proportion, forms and surfaces that will reflect the character of the individual brands offered throughout the Mall.

Sustainability

The proposed project will include several sustainability strategies. The building will be designed to be energy efficient above required standards. The proposed planters adjacent to the building and frontage will be designed to accept a portion of the roof runoff to meet the City of Santa Rosa Low Impact Development Standards. The selected plant material within the planters include species that are widely used and are adapted to short periods of inundated and saturated soils. In these situations, plants can help reduce the velocity of the water flow as well as filter particulates and absorb some of the dissolved elements in the water. This leads to improved quality and reduced volume of water that flows off site.

Roofing membrane and hardscape will be installed that is highly reflective. All construction materials will be specified based on their durability and maintenance and whenever possible recycled or recyclable and sourced from local vendors. The existing pedestrian circulation will be maintained with enhanced walkable connections to existing public transit access.

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- RETAIL AND BUSINESS SERVICES
CG-SA
- TRANSIT VILLAGE MIXED USE
TV-M-SA
- TRANSIT VILLAGE MEDIUM
TV-R-SA
- OFFICE
CO-SA
- LOW DENSITY RESIDENTIAL
R-1-6
- MEDIUM DENSITY RESIDENTIAL
R-3-18
- MEDIUM HIGH DENSITY RESIDENTIAL
R-3-30-SA
- PUBLIC INSTITUTION
P1
- LIGHT INDUSTRIAL
IL-SA

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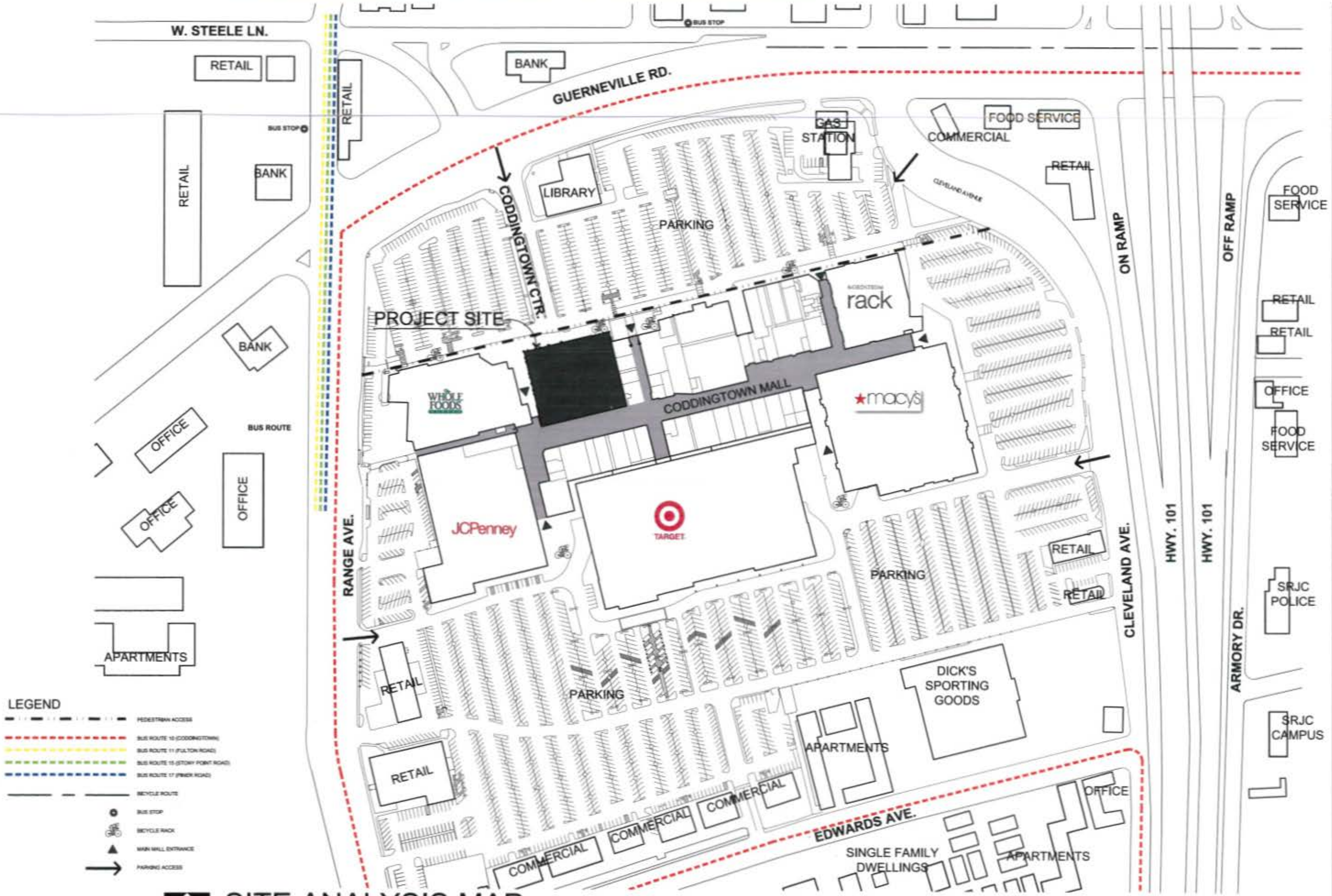
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NEIGHBORHOOD CONTEXT MAP



- LEGEND**
- PEDESTRIAN ACCESS
 - BUS ROUTE 10 (CODDINGTON)
 - BUS ROUTE 11 (PULTON ROAD)
 - BUS ROUTE 15 (STONY POINT ROAD)
 - BUS ROUTE 17 (PINEY ROAD)
 - BICYCLE ROUTE
 - BUS STOP
 - BICYCLE RACK
 - MAIN MALL ENTRANCE
 - PARKING ACCESS

 **SITE ANALYSIS MAP**



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

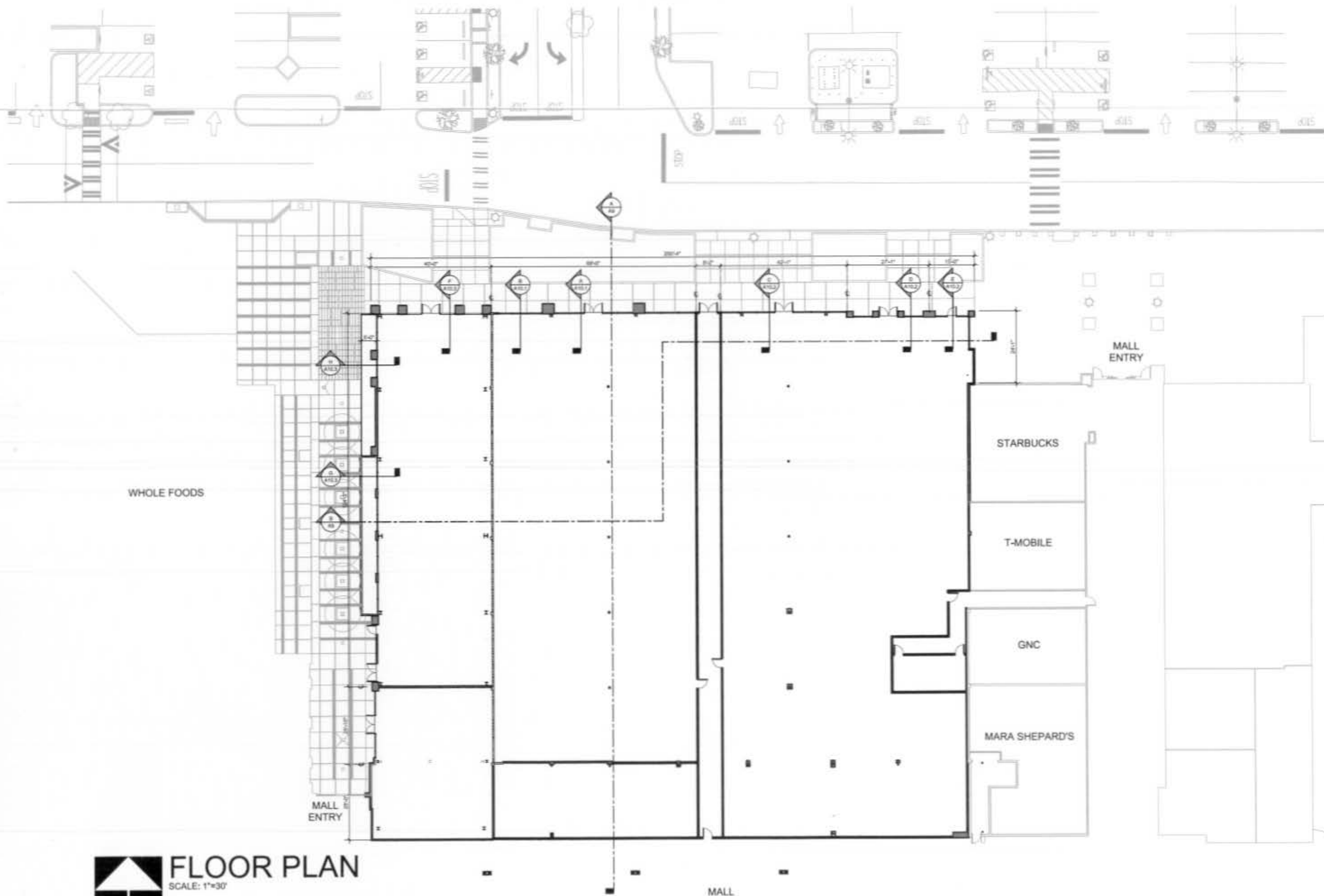
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MALL ENTRY STARBUCKS

BUILDING B

MALL ENTRY

WHOLE FOODS

OVERALL NORTH ELEVATION

SCALE: 1"=40'



NORTH ELEVATION

SCALE: 1"=20'



EAST ELEVATION

SCALE: 1"=20'



WEST ELEVATION

SCALE: 1"=20'

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NORTH ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

FINISHES:

1. CEMENT PLASTER (KELLY MOORE KM4882-5, TITANIUM GRAY)
2. CEMENT PLASTER (KELLY MOORE KM5113-3, NEW LIFE)
3. CEMENT PLASTER (KELLY MOORE HLS4201, ADOBE WHITE)
4. CEMENT PLASTER (KELLY MOORE HLS4297, FITZGERALD SMOKE)
5. CEMENT PLASTER (SHERWIN WILLIAMS SW 7005, PURE WHITE)
6. CEMENT PLASTER (KELLY MOORE HLS4212, WINDSOR TOFFEE)
7. CEMENT PLASTER (BENJAMIN MOORE 2167-30, HARVEST MOON)
8. CEMENT PLASTER (BENJAMIN MOORE 2146-40, PALE AVOCADO)
9. CEMENT PLASTER (LAHABRA 81588, MORNING SIDE)
10. 2X6 HORIZONTAL RESYSTA -(JAVA)
11. 2X6 HORIZONTAL RESYSTA -(SIAM)
12. 2X6 RESYSTA -(JAVA) ON TUBE STEEL AWNING
13. ALUMINUM STOREFRONT WITH DARK BRONZE FINISH
14. ALUMINUM STOREFRONT (063 CLEAR ANODIZED)
15. EIFS CORNICE (KELLY MOORE KMW44-1, PEARLY WHITE)
16. 2X2 TUBE STEEL FRAME (KELLY MOORE KM4882-5, TITANIUM GRAY)
17. PRECAST CAP, WITH SAND FINISH, MATCH (KMW44-1, PEARLY WHITE)
18. PRECAST CONCRETE VENEER - NAPA VALLEY CAST PRODUCTS - 20C SLATE, SMOOTH CONCRETE LIME SERIES
19. FABRIC AWNING (BENJAMIN MOORE 2066-60, HONOLULU BLUE)
20. FABRIC AWNING - COOLEY WEATHERTYPE ORANGE WT-76ORG)
21. GREY/WHITE TONE NATURAL STONE WITH GREY LIMESTONE CAP AND BASE
22. HOLLOW METAL DOOR AND FRAME (COLOR TO MATCH ADJACENT CEMENT PLASTER)
23. TUBE STEEL KNEE BRACE (KELLY MOORE KM4882-5, TITANIUM GRAY)
24. CAST-IN-PLACE CONCRETE PLANTER
25. METAL CAP (KELLY MOORE KM4882-5, TITANIUM GRAY)
26. SPANDREL GLASS - GREY
27. CLEAR VISION GLASS
28. FALSE LOUVERS (KELLY MOORE KM4882-5, TITANIUM GRAY)

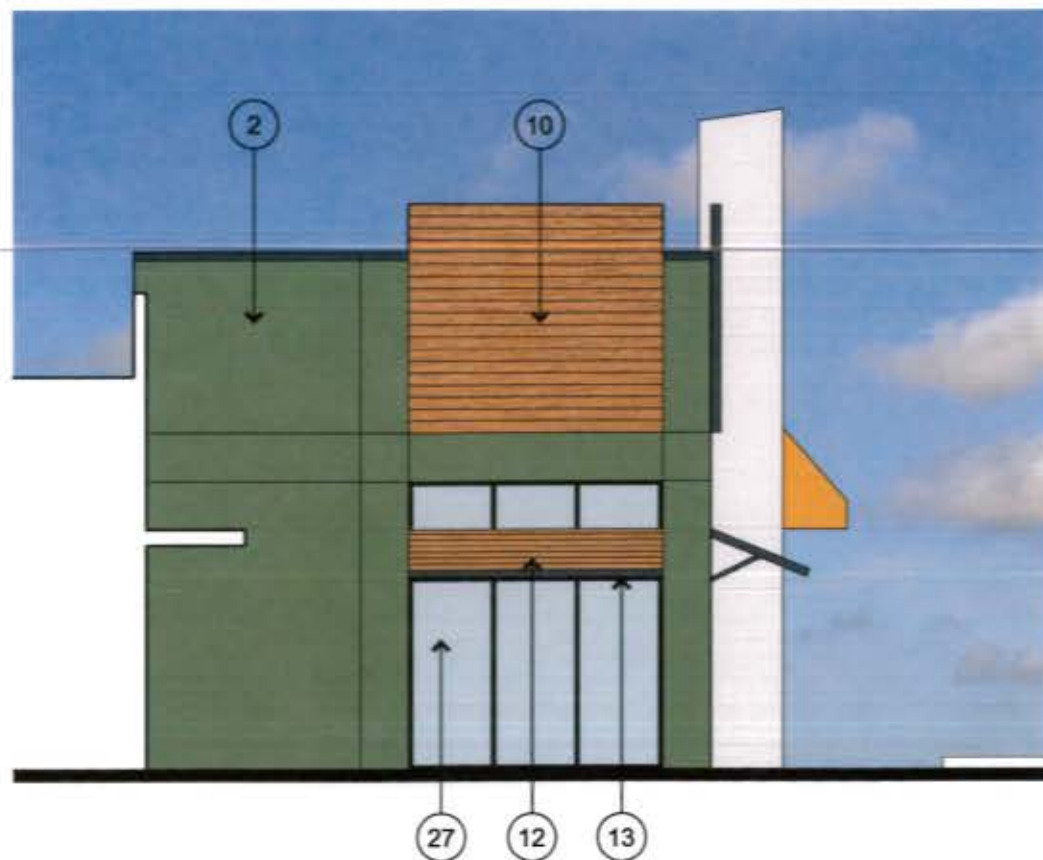
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EAST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

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1. CEMENT PLASTER (KELLY MOORE KM4882-5, TITANIUM GRAY)
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11. 2X6 HORIZONTAL RESYSTA - (SIAM)
12. 2X6 RESYSTA - (JAVA) ON TUBE STEEL AWNING
13. ALUMINUM STOREFRONT WITH DARK BRONZE FINISH
14. ALUMINUM STOREFRONT (063 CLEAR ANODIZED)
15. EIFS CORNICE (KELLY MOORE KMW44-1, PEARLY WHITE)
16. 2X2 TUBE STEEL FRAME (KELLY MOORE KM4882-5, TITANIUM GRAY)
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WEST ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

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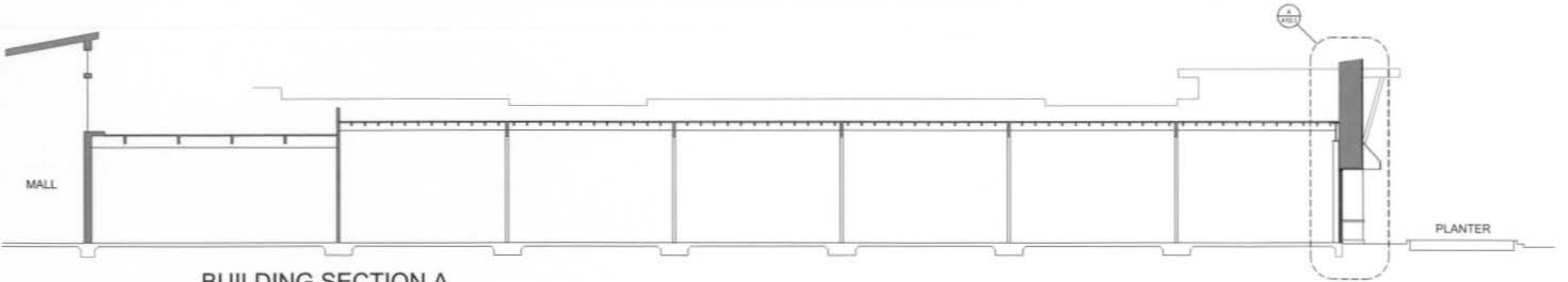
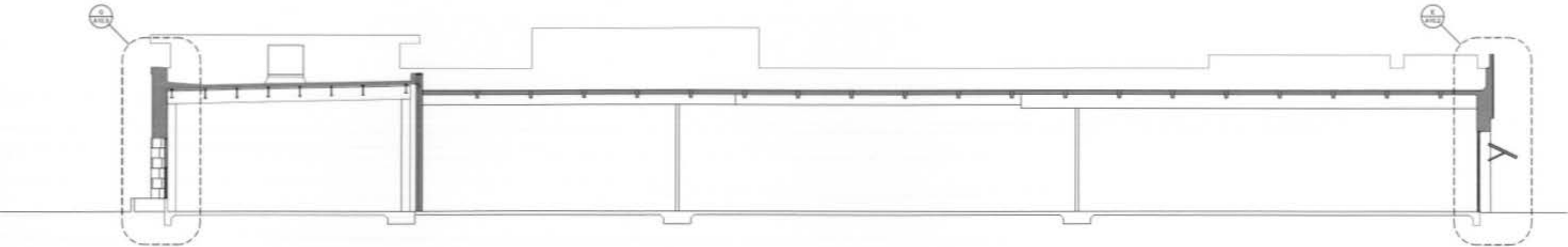
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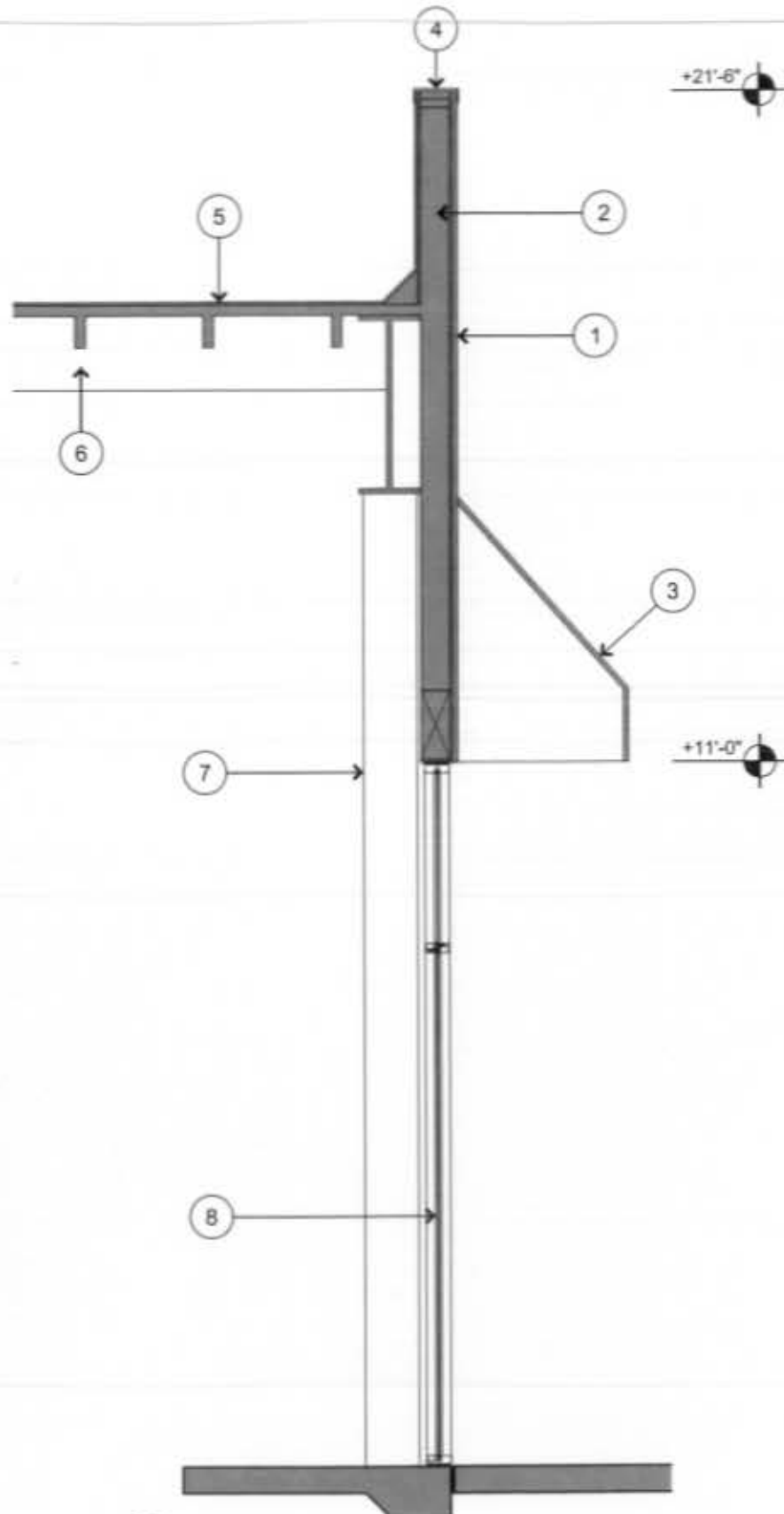
BUILDING SECTION B
SCALE: 1/16"=1'-0"

BUILDING SECTION A
SCALE: 1/16"=1'-0"

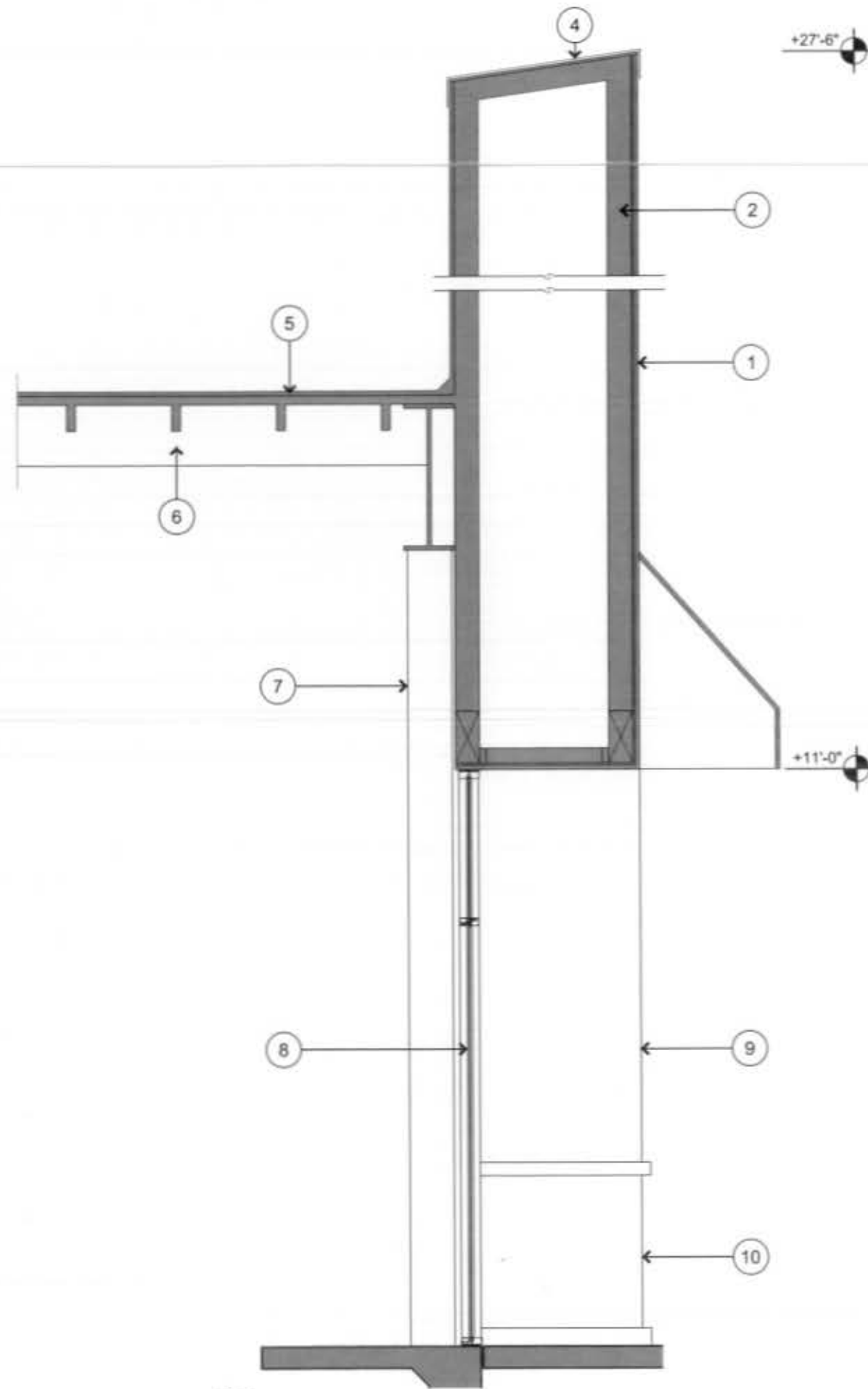


KEY NOTES:

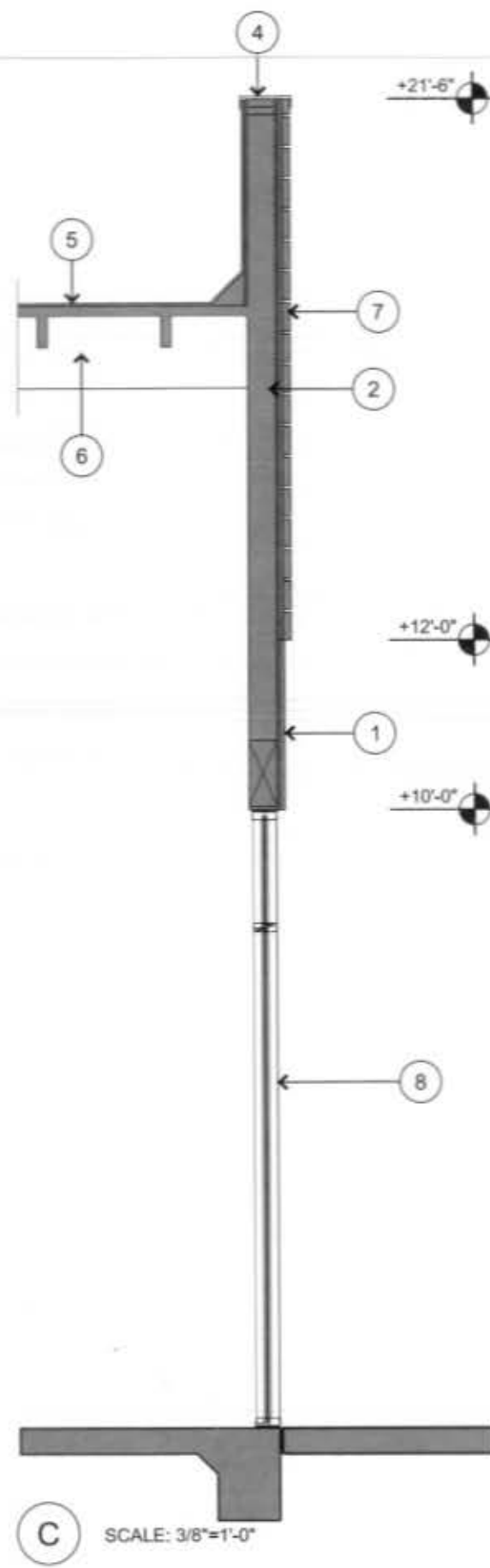
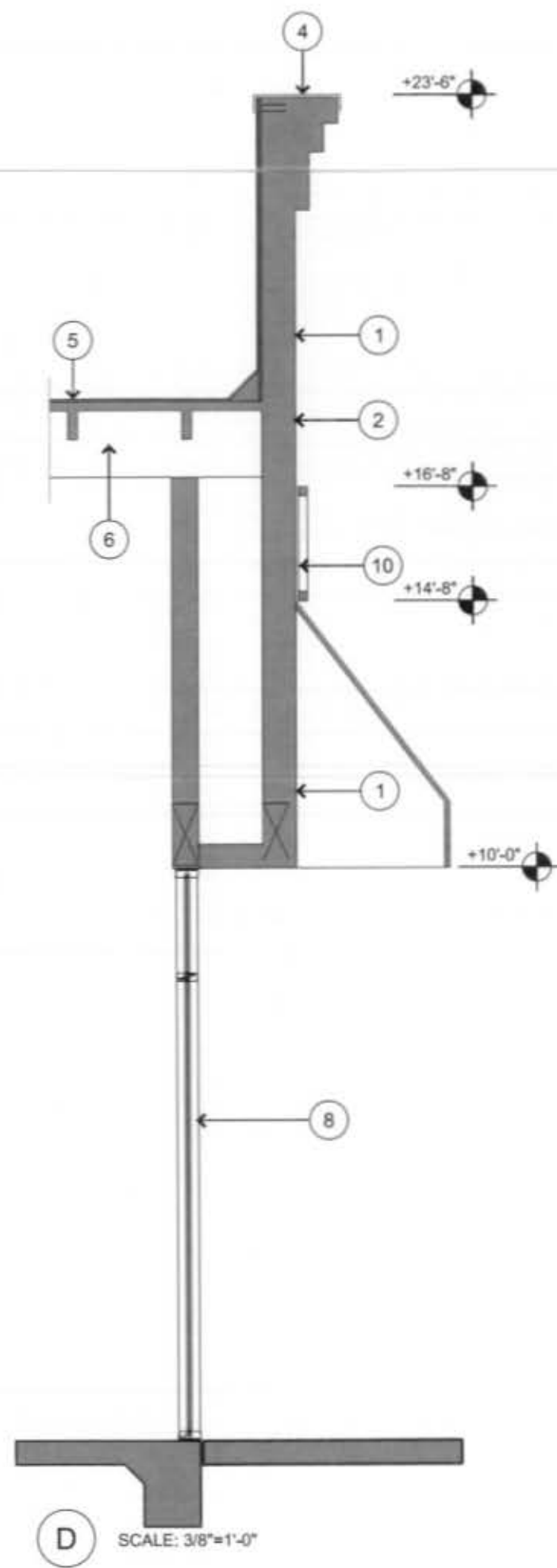
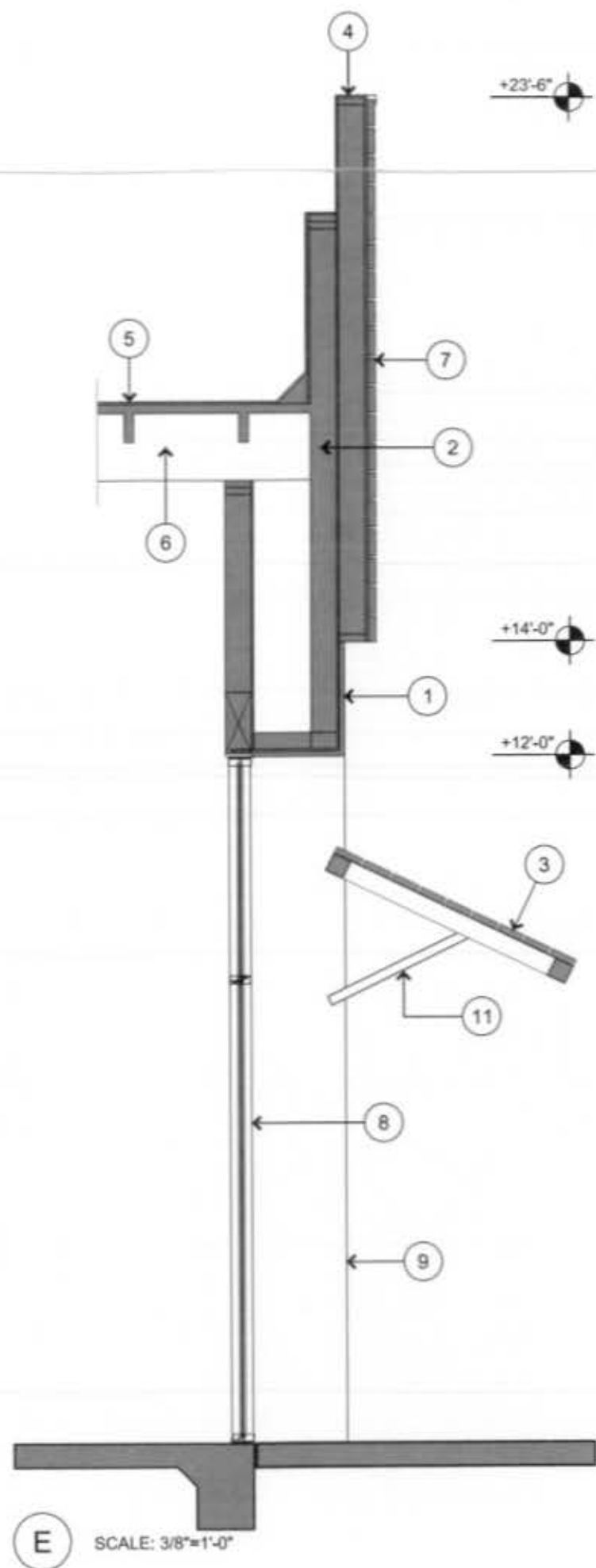
1. CEMENT PLASTER OVER SHEATHING AND WATERPROOF MEMBRANE
2. 2X WOOD FRAMING
3. FABRIC AWNING
4. GSM CAP FLASHING
5. TPO ROOFING OVER ROOF SHEATHING
6. ROOF FRAMING
7. STRUCTURAL BRACE FRAME
8. ALUMINUM STOREFRONT
9. WALL BEYOND
10. GREY/WHITE TONE NATURAL STONE WITH GREY LIMESTONE CAP AND BASE



B SCALE: 3/8"=1'-0"



A SCALE: 3/8"=1'-0"



KEY NOTES:

1. CEMENT PLASTER FINISH OVER SHEATHING AND WATERPROOF MEMBRANE
2. 2X WOOD FRAMING
3. METAL FRAMED AWNING WITH RESYSTA SIDING
4. GSM CAP FLASHING
5. TPO ROOFING OVER ROOF SHEATHING
6. ROOF FRAMING
7. HORIZONTAL RESYSTA SIDING
8. ALUMINUM STOREFRONT
9. WALL BEYOND
10. METAL TUBE STEEL GRID
11. TUBE STEEL KNEE BRACE

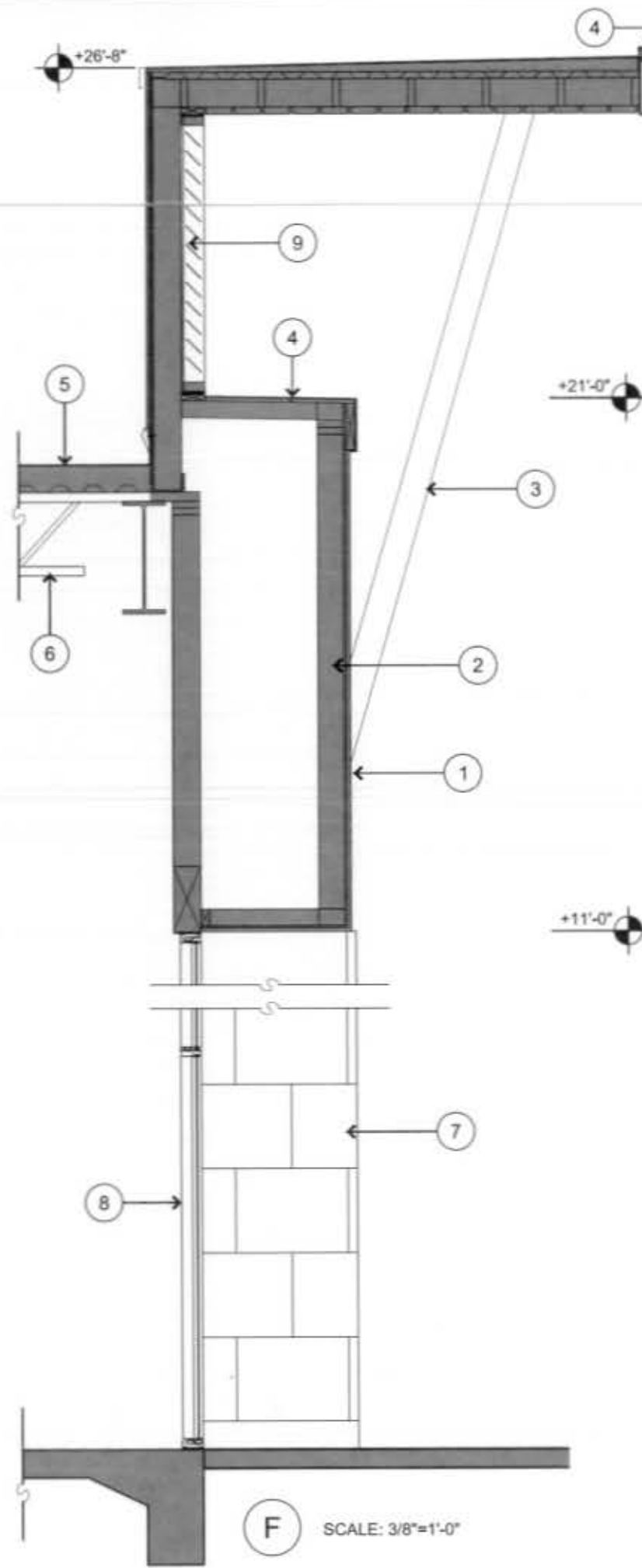
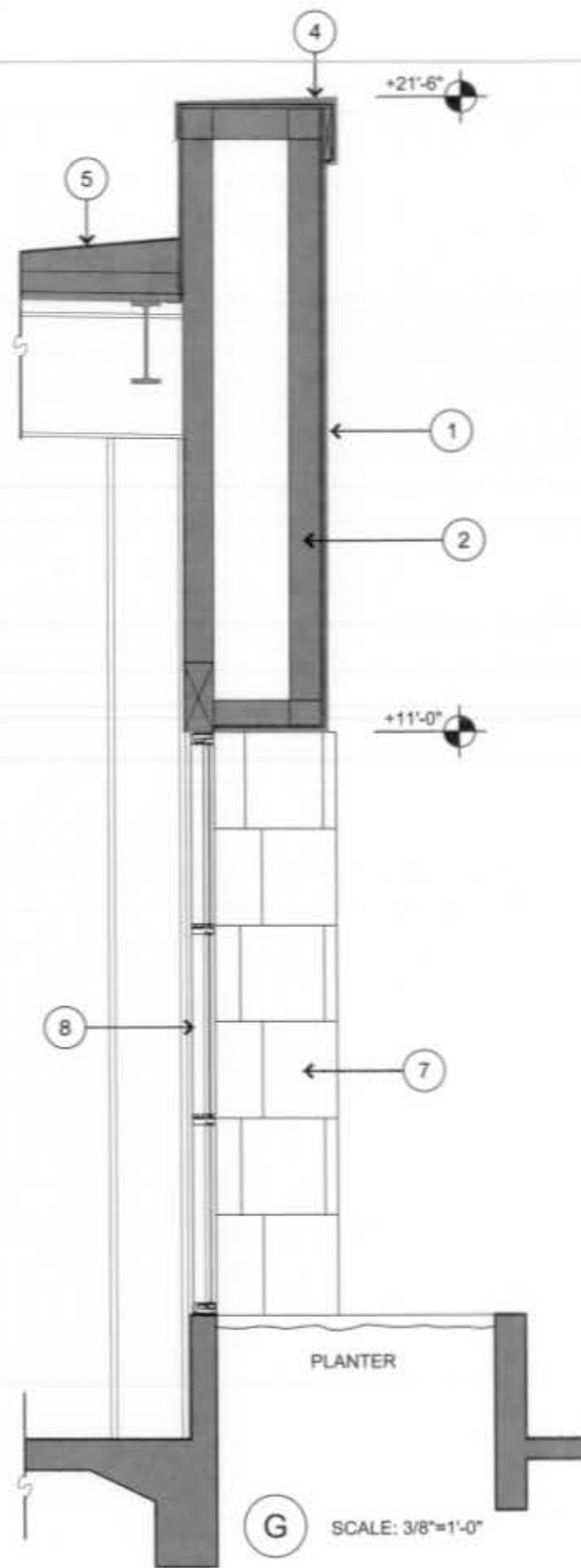
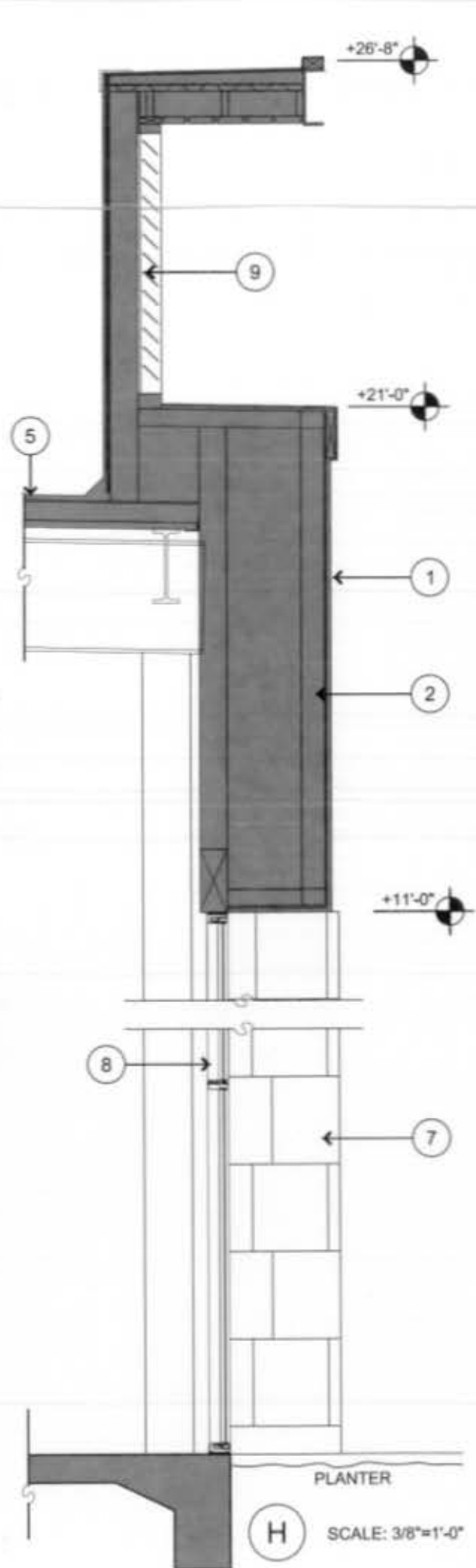
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KEY NOTES:

1. STUCCO FINISH OVER PLYWOOD SHEATHING AND WATERPROOF MEMBRANE
2. 2X WOOD FRAMING
3. TUBE STEEL KNEE BRACE
4. GSM CAP FLASHING
5. TPO ROOFING OVER ROOF SHEATHING
6. ROOF FRAMING
7. PRECAST CONCRETE TILES ON WALL BEYOND
8. ALUMINUM STOREFRONT
9. FALSE LOUVERS

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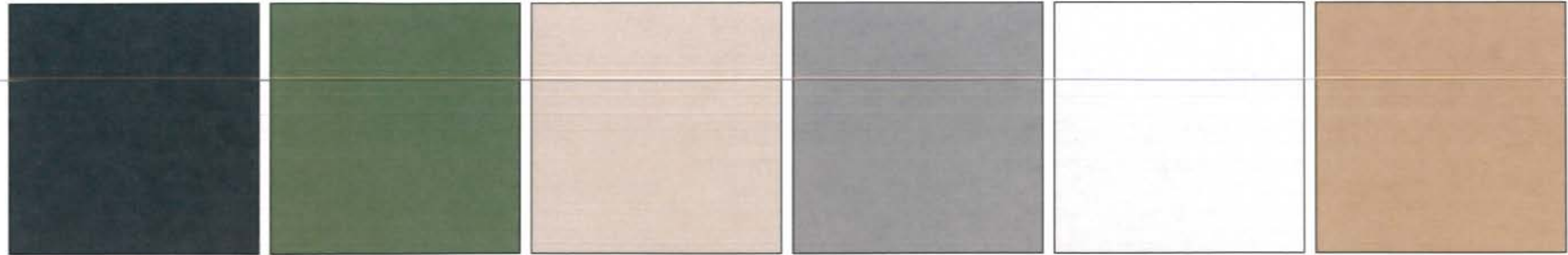
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Finishes



①②⑤
①⑥②⑧
②③ Kelly Moore
KM4882-5
Titanium Gray

② Kelly Moore
KM5113-3
New Life

③ Kelly Moore
HLS4201
Adobe White

④ Kelly Moore
HLS4297
Fitzgerald Smoke

⑤ Sherwin Williams
SW7005
Pure White

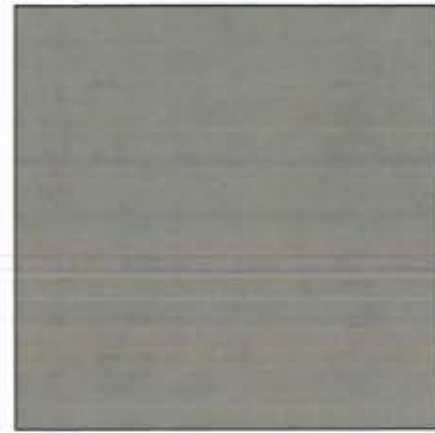
⑥ Kelly Moore
HLS4212
Windsor Toffee



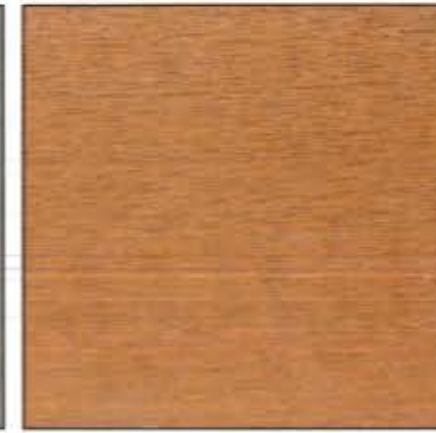
⑦ Benjamin Moore
2167-30
Harvest Moon



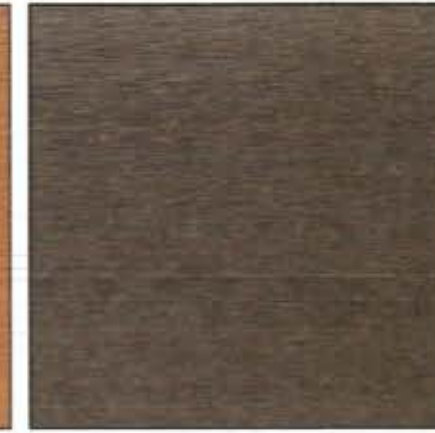
⑧ Benjamin Moore
2146-40
Pale Avocado



⑨ LaHabra
81588
Morning Side



⑩ Resysta - Java Teak
⑪⑫



⑪ Resysta - Siam



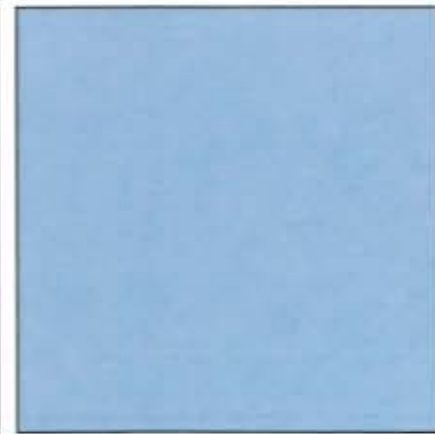
⑬ Aluminum Storefront
Dark Bronze



⑮⑯ Spandrel Glass



⑮⑯ Kelly Moore
KMW44-1
Pearly White



⑰ Benjamin Moore
2066-60
Honolulu Blue



⑱ Cooley Wheathertyte
#839922
Orange



⑲ Precast Concrete
Veneer



⑳ Natural Stone



㉑ Aluminum Storefront
Clear Anodized

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NORTH ELEVATION LOOKING WEST



NORTH ELEVATION LOOKING EAST

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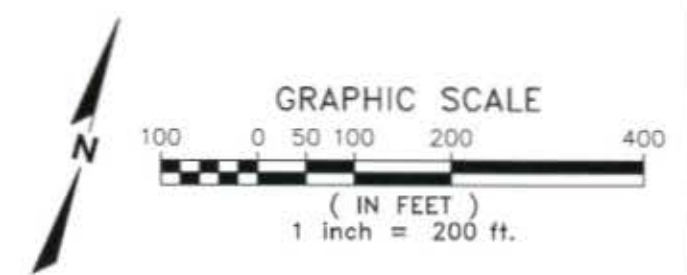


SEE ENLARGED
SITE PLAN
SHEET SP-2

PROJECT
LOCATION



VICINITY MAP
(NOT TO SCALE)



LEGEND

- = PROPOSED SITE PLAN LAYOUT
- = EXISTING CONDITION
- = PROPOSED BIO-RETENTION BASIN FILTER
- = PROPOSED LANDSCAPING

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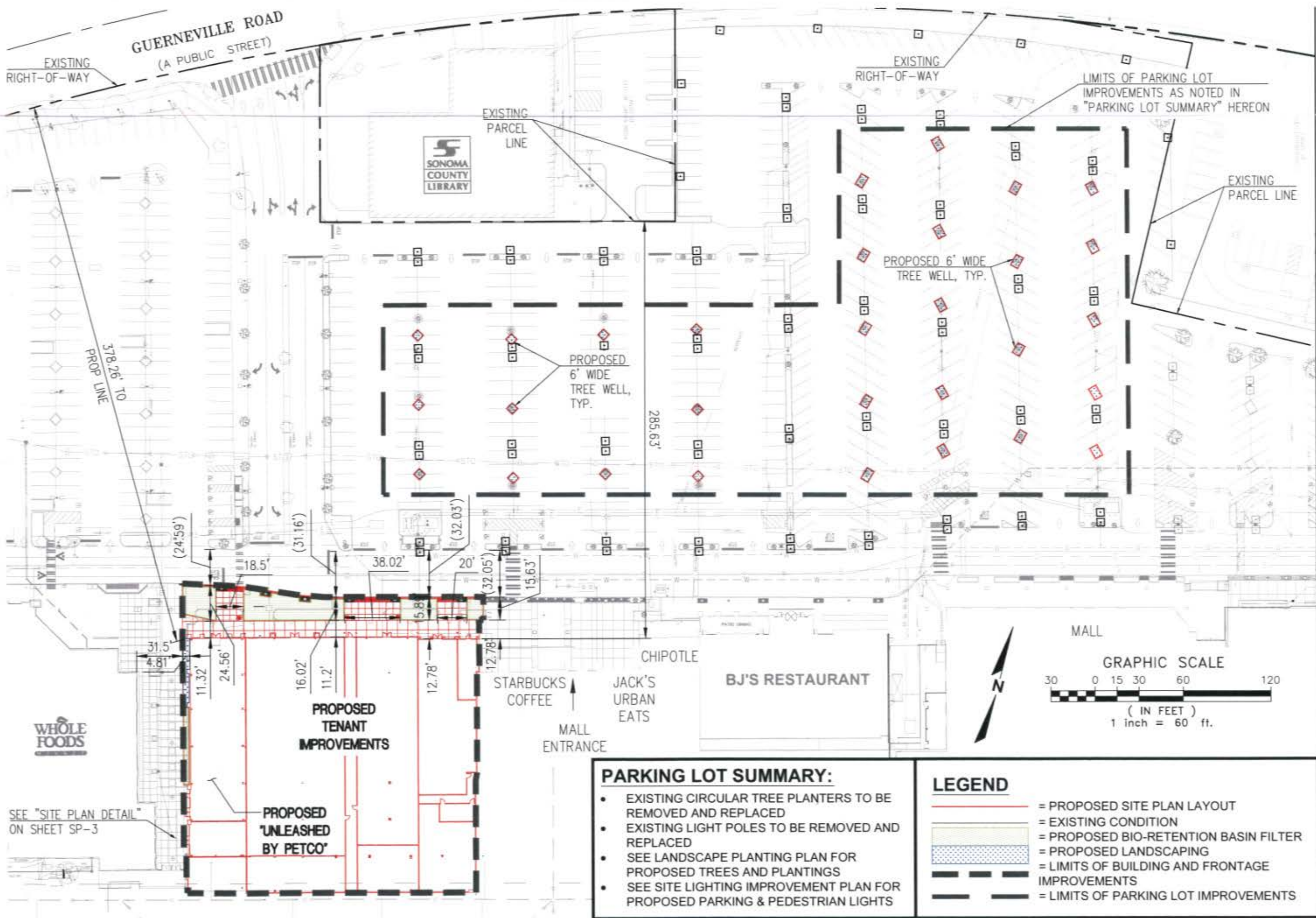
CODDINGTON MALL
RENOVATION
BUILDING B
SANTA ROSA, CALIFORNIA

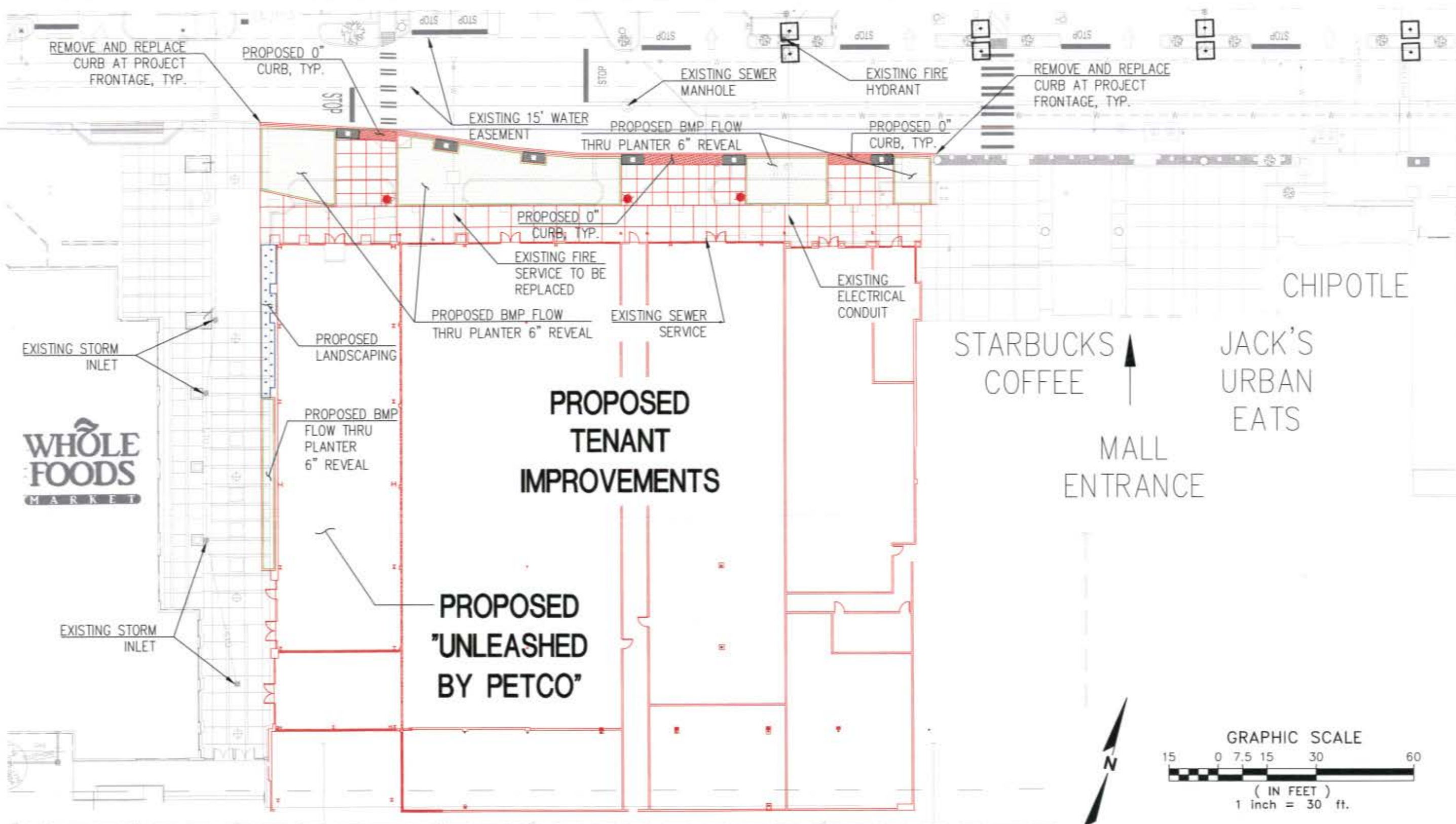
DESIGN REVIEW
DATE: 10/14/16

CODDINGTON MALL LLC

R.A. Smith National
*Beyond Surveying
and Engineering*
8881 Research Drive
Irvine, CA 92618 | 949-872-2378
www.rasmithnational.com

OVERALL SITE
PLAN
SP-1





PARKING LOT SUMMARY:

- EXISTING CIRCULAR TREE PLANTERS TO BE REMOVED AND REPLACED
- EXISTING LIGHT POLES TO BE REMOVED AND REPLACED
- SEE LANDSCAPE PLANTING PLAN FOR PROPOSED TREES AND PLANTINGS
- SEE SITE LIGHTING IMPROVEMENT PLAN FOR PROPOSED PARKING & PEDESTRIAN LIGHTS

LEGEND

- = PROPOSED SITE PLAN LAYOUT
- = EXISTING CONDITION
- = PROPOSED BIO-RETENTION BASIN FILTER
- = PROPOSED LANDSCAPING

SITE PLAN
DETAIL

SP-3

GUERNEVILLE ROAD
(A PUBLIC STREET)



P1 = PARKING LOT LIGHT
P2 = PARKING LOT LIGHT



S1 - SIDEWALK LIGHT

ROBERT MOORE
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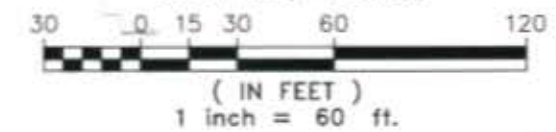
CODDINGTOWN
MALL
RENOVATION
BUILDING B
SANTA ROSA, CALIFORNIA

DESIGN REVIEW
DATE: 10/14/16

CODDINGTOWN MALL, LLC



GRAPHIC SCALE



NOTES:
-All readings taken at grade
-Buildings included as blocking entities
-This drawing shows suggested fixtures and mounting locations based on the information provided
-Techfile assumes no responsibility for variation of light levels that result from changes in project parameters not reported at the time of design.

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EXTERIOR
LIGHTING

LP-1

PROPOSED
"UNLEASHED
BY PETCO"

PROPOSED
TENANT
IMPROVEMENTS

STARBUCKS
COFFEE

MALL
ENTRANCE

JACK'S
URBAN
EATS

BJ'S RESTAURANT

Luminaire Schedule									
Project: New									
Symbol	Label	Qty	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Ac. Watts	Total Watts
	P1	9	SINGLE	USA VROLED-PLEDVI-40LED-1050-MW-VOLT-FINISH & SNTS-144-11-1-FINISH (C4)	0.950	11572	129.8	129.8	1158.2
	P2	36	2 @ 180 DEGREES	USA VROLED-PLEDVI-40LED-1050-MW-VOLT-FINISH & SNTS-144-11-2-180-FINISH	0.950	12248	129.8	259.6	10124.4
	S1	3	SINGLE	Amerlux DC214-TS-4L-58-FINISH & Valucore 7802A-R-140040805L-P2-X	0.950	4829	58.9	58.9	176.7
	EX4	9	SINGLE	Existing 150w Post Top @ 14' AFG	0.650	9060	150	150	1350
	EX5	6	2 @ 180 DEGREES	Existing 250w T5 Shoebox @ 16' AFG	0.650	15006	290	580	3480
	EX6	2	SINGLE	Existing 250w T4 Shoebox @ 16' AFG	0.650	14108	290	290	580

Calculation Summary					
Project: New					
Label	Avg	Max	Min	Avg/Min	Max/Min
All P1s	4.30	19.9	0.4	12.48	49.75
Existing Entrance	1.88	3.8	0.6	3.30	6.33
New Landscaping	2.06	4.1	0.4	5.23	10.25
Parking & Drive Aides	5.18	19.9	1.1	4.71	18.09

SOLID STATE AREA LIGHTING

VRS SERIES-LED

SPECIFICATIONS

HOUSING
Unitized 0.125" heavy wall aluminum construction. Upper side vents are protected with perforated aluminum panels. Side vents and bottom lens frame vents provide passive and forced convective cooling of the **VLED** module. Internal driver compartment is gasketed and sealed.

VLED OPTICS
Low copper A356 alloy (< 2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Entire module meets an IP67 rating. Emitters (LED's) are Luxeon Rebel ES, high output, Neutral White nominal 4100K CCT for the entire module (Cool White nominal 5300K are available). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ light distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED DRIVERS
Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz. (Consult factory for dimming applications).

MOUNTINGS
Arm - One piece heavy wall extruded aluminum with internal draw bolt guides. Arm is secured to housing and pole with stainless steel draw bolts.

Wall - Heavy wall extruded aluminum arm with draw bolts integrates with a cast aluminum wall plate and mounting bracket.

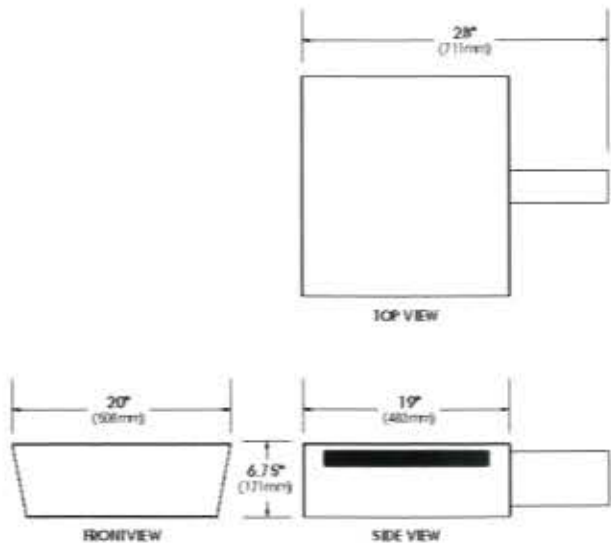
Canopy - Standard 1" high cast aluminum mounting plate with central wireway, or 2" high heavy gauge wire box with 3/4" conduit knockouts on each side.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME:

Coddington P1

FIXTURE TYPE:



2014133

U.S. Architectural Lighting

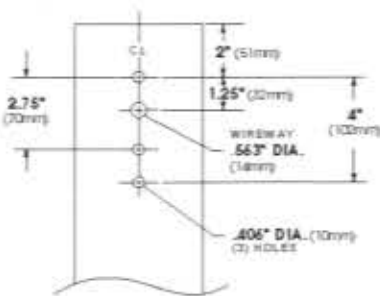
640 West Avenue O, Palm Beach, CA 95501
Phone (661) 238-2000 Fax (661) 238-2001
www.usalighting.com

U.S. ARCHITECTURAL
LIGHTING

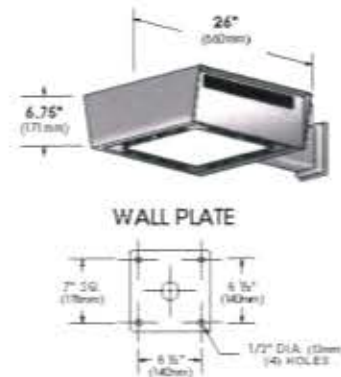
VRS SERIES - LED

SPECIFICATIONS

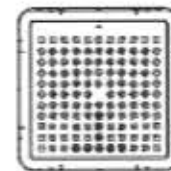
POLE DRILLING TEMPLATE



WALL MOUNT



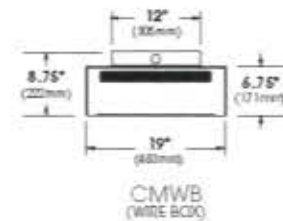
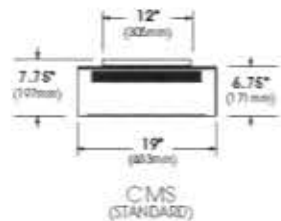
VLED MODULES



120 LED Module

VRS LED
E.P.A. = 1.43
Available in:
120, 80 & 64 LED Module

CANOPY MOUNT



MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT	350mA	525mA
120	1.31W	1.31W	1.31W
80	91W	130W	130W
64	70W	105W	105W

ORDERING INFORMATION					
MODEL	OPTICS	LED	MOUNTING	FINISH	OPTIONS
☒ VRS LED	☒ TYPE II ☐ TYPE III ☒ TYPE IV ☐ TYPE V	☒ 40led 1050ma NW ☐ 120LED 525mA NW ☐ 80LED 350mA CW ☐ 64LED	☒ I ☐ 2-180 ☐ 2-90 ☐ 3-120 ☐ 4-90 ☐ ADJUSTABLE KNUCKLE FITTER ☐ NK1227 ☐ NK1223	☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T	☐ DIMMER (0V-10V PROVIDED) DIM ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR HLSW ☐ INTERNAL HOUSE SIDE SHIELDS HS ☐ EXTERNAL HOUSE SIDE SHIELD EHS ☐ PHOTO CELL + VOLTAGE (EXAMPLE PCT120V) PC+V ☐ TWIST LOCK PHOTO CELL + VOLTAGE (EXAMPLE PCT120V) TPC+V ☐ TWIST LOCK RECEPTACLE ONLY TPR ☐ SINGLE FUSE (120V, 277V) SF ☐ DOUBLE FUSE (208V, 240V) DF
*NW - NEUTRAL WHITE (4100K) *STANDARD CW - COOL WHITE (5300K) OTHER LED COLORS AVAILABLE CONSULT FACTORY VOLTAGE ☐ 120 - 277 ☐ 347 - 480					
WALL MOUNT ☐ WM CANOPY MOUNT ☐ CMS (STANDARD) ☐ CMWB (WIRE BOX)					

U.S. Architectural Lighting

640 West Avenue O, Palm Beach, CA 95501
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LIGHTING CUT
SHEET

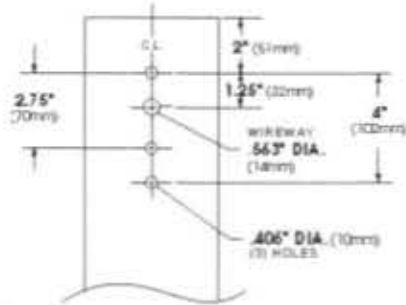
LP-2

VRS SERIES - LED

CODDINGTON
P2

SPECIFICATIONS

POLE DRILLING TEMPLATE



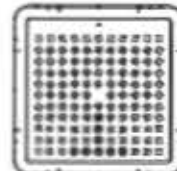
WALL MOUNT



VLED MODULES

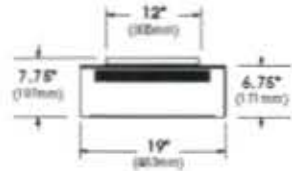


VRSLED
E.P.A. = 1.43
Available in:
120, 80 & 64 LED Module

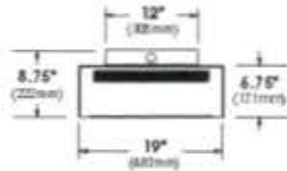


120 LED Module

CANOPY MOUNT



CMS
(STANDARD)



CMWB
(WIRE BOX)

MAX INPUT WATTAGE

# OF LED'S	DRIVE CURRENT	350mA	525mA
120	131W	198W	
80	91W	130W	
64	70W	105W	

DC214 LED LUMINAIRE

CODDINGTON
S1

U.2.24.15

Application:

Post-top lighting for exterior retail, commercial and hospitality environments

Electrical:

Convection cooled driver with electronic constant current operation with over voltage and short circuit protection. Automatic voltage sensing for 120 to 277v input. 0-10v dimmable.

Construction:

- Die-Cast aluminum base
- Spun aluminum shade
- Clear smooth acrylic lens

Optics:

- 4 High Performance optical lens for each LED
- Cool, neutral, or warm color temperatures
- Available in Type III or V light patterns

Ambient Operating Range:

-20°C to 40°C

Mounting:

Slip fits 4" OD x 4" tenon

IESNA:

Full Cutoff

EPA:

1.26

Finish

Premium quality thermoset polyester powdercoat for a durable finish in the following:

Standard:

- BLK - Satin Black
- CLB - Classic Bronze
- GRN - Green
- TBK - Textured Black

Premium:

- ATC - Antique Copper
- GTG - Granite Green
- WHT - White



Ordering Information:

Model	Light Distribution	Order Code	CCT	CRI	Approx. Lumens Delivered	Nominal Input Power	Finish
DC214	T3 T5	3L	3000K	82	5,700 lm	82W	ANT, ATC
		4L	4000K	80	5,800 lm		BLK, CLB
		5L	5000K	65	6,000 lm		GRN, GTG
		3VL	3000K	82	4,300 lm	58W	SDS, TBK
		4VL	4000K	80	4,500 lm		WHT
		5VL	5000K	65	4,800 lm		Custom

See next page for more complete ordering options

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Amerlux reserves the right to change details that do not affect overall function and performance.

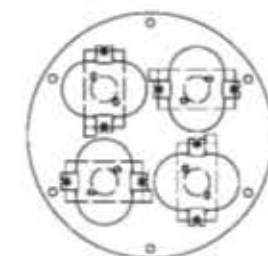
DC214
LED



PROJECT:

TYPE:

LED CHIP & OPTICS
PLACEMENT TYPE 5



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Part String

Example: DC214 / T3 / 4L / 80L

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LIGHTING CUT
SHEET

LP-3