



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 Phone: 317.263.2231 email: eallen@cmllc.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. 8881 Research Drive Irvine, CA 92618 Phone: 949.242.8042 Email: christbratyreid.kunishige@rasnational.com

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City of Santa Rosa
MAR 23 2017
Planning & Economic
Development

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.



- 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

ROBERT MOORE
ARCHITECT

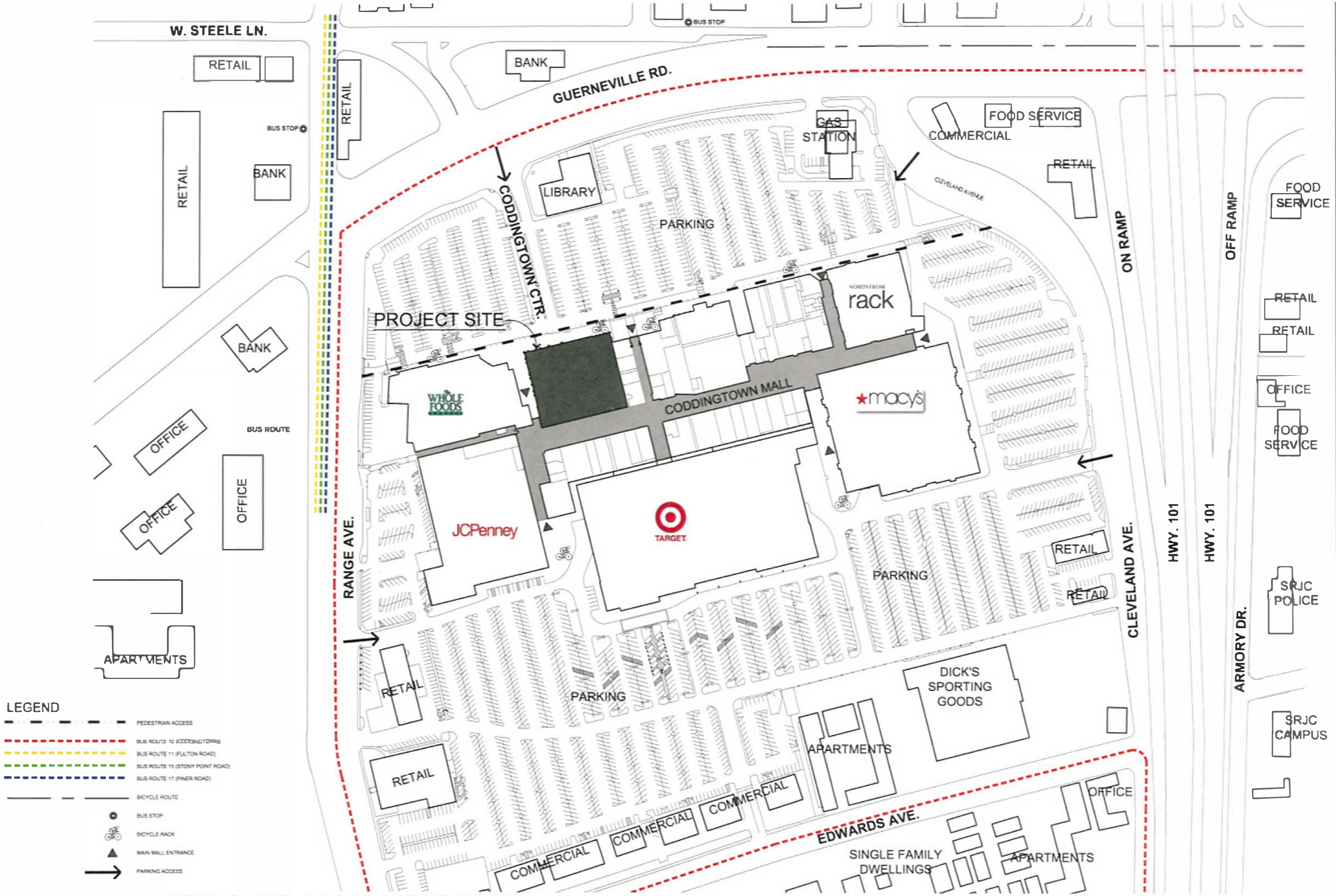
P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152 T
robertmoorearchitect.com

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NEIGHBORHOOD CONTEXT MAP



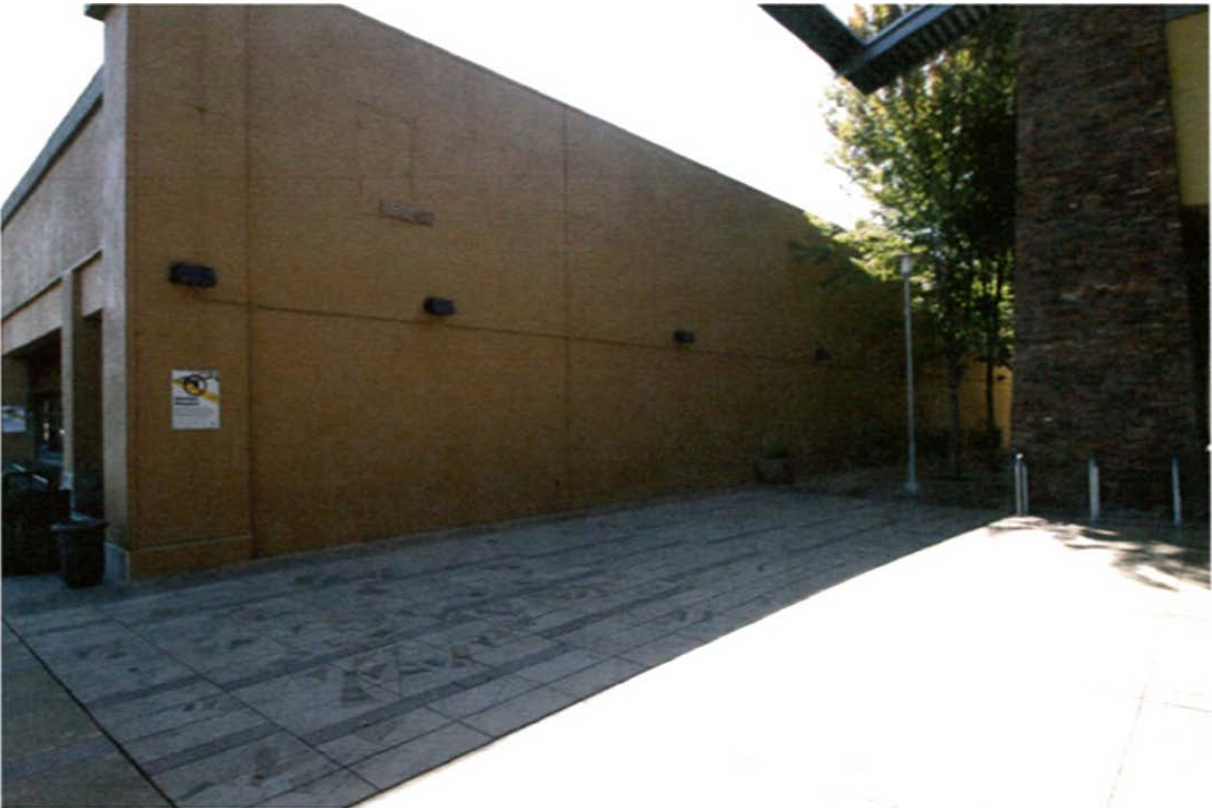
SITE ANALYSIS MAP



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION





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'

ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152 T
robertmoorearchitect.com

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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)

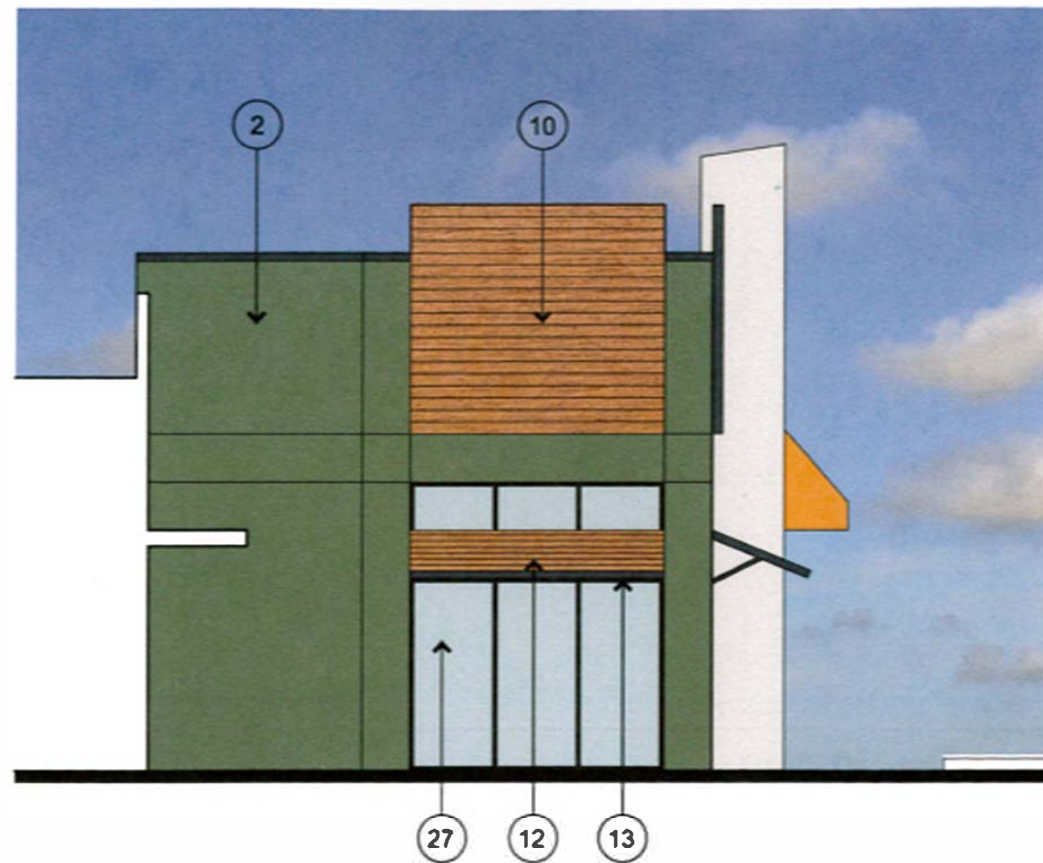
ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152 T
robertmoorearchitect.com

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EAST ELEVATION

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



NORTH ELEVATION

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

FINISHES:

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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)
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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-760RG)
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. NOT USED
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)

ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152T
robertmoorearchitect.com

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WEST ELEVATION

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



WEST ELEVATION

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

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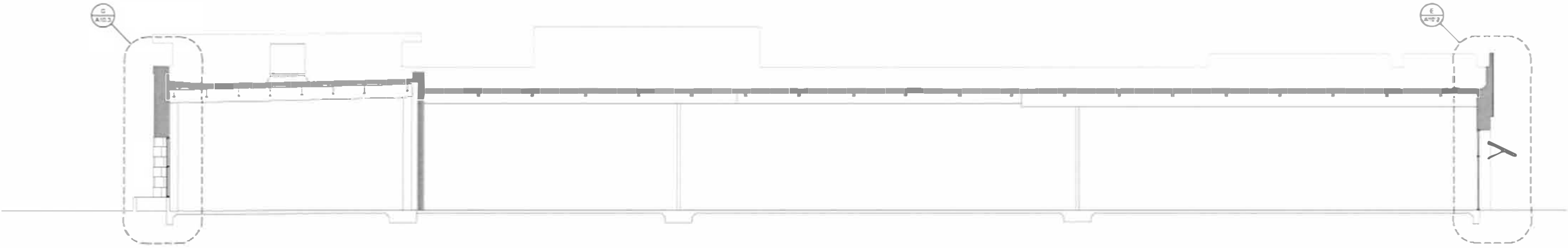
ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152 T
robertmoorearchitect.com

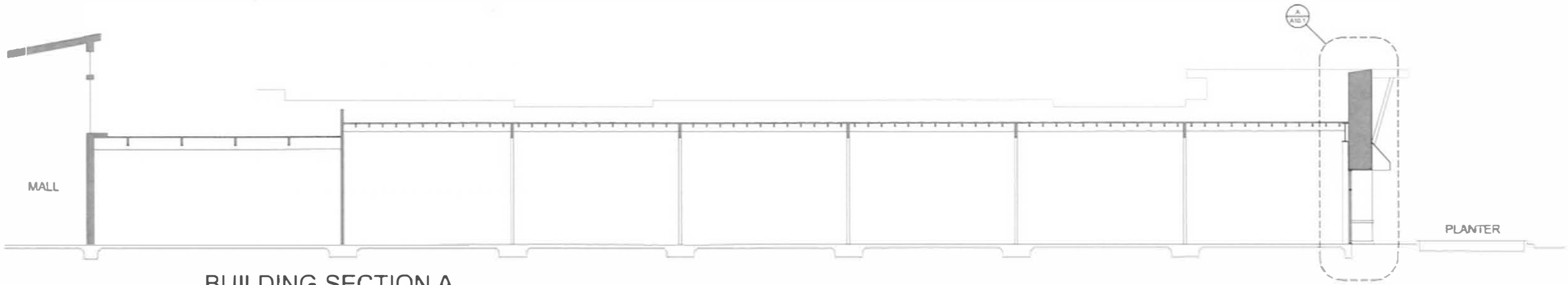
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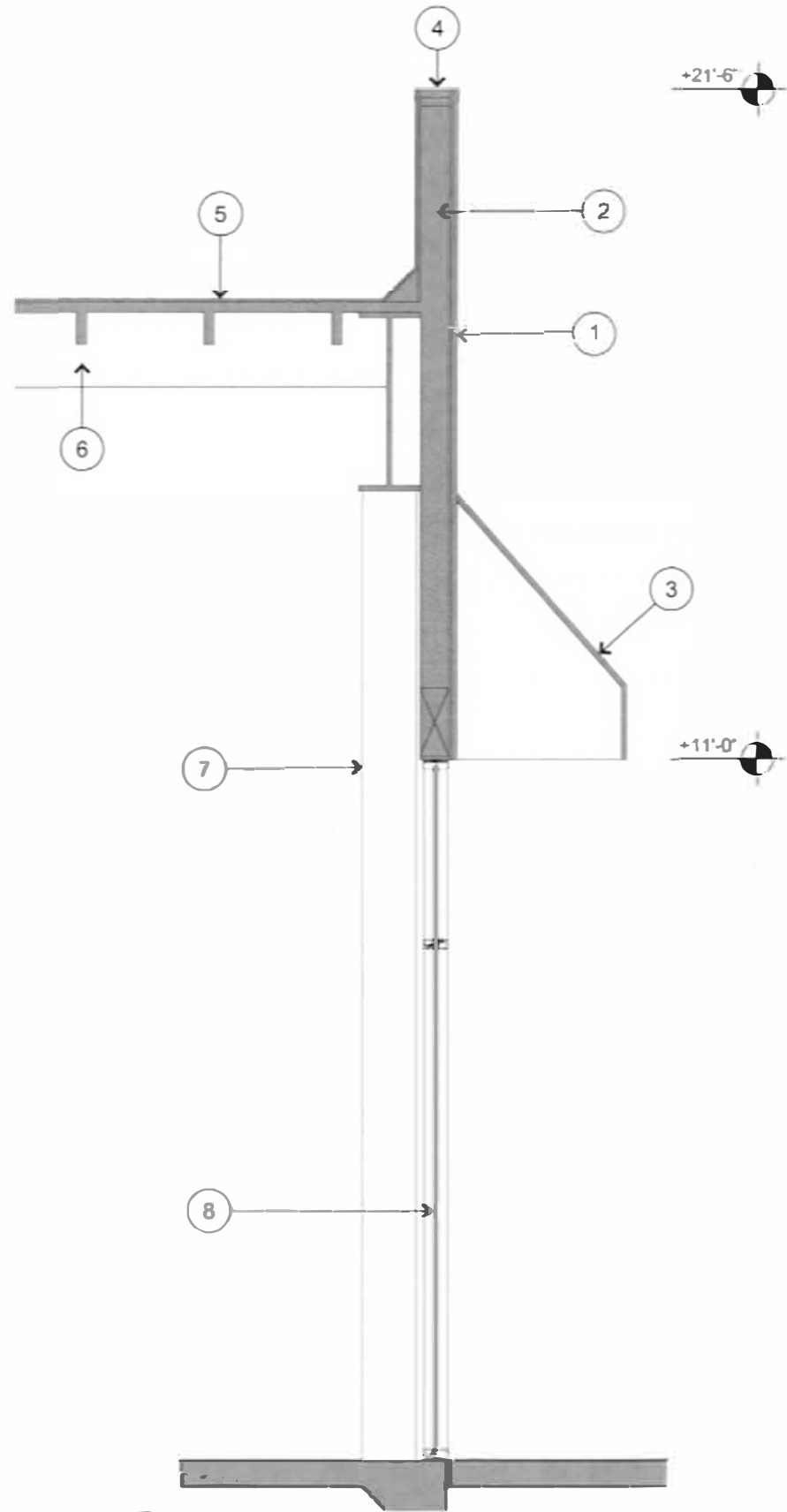
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BUILDING SECTION B
SCALE: 1/16"=1'-0"

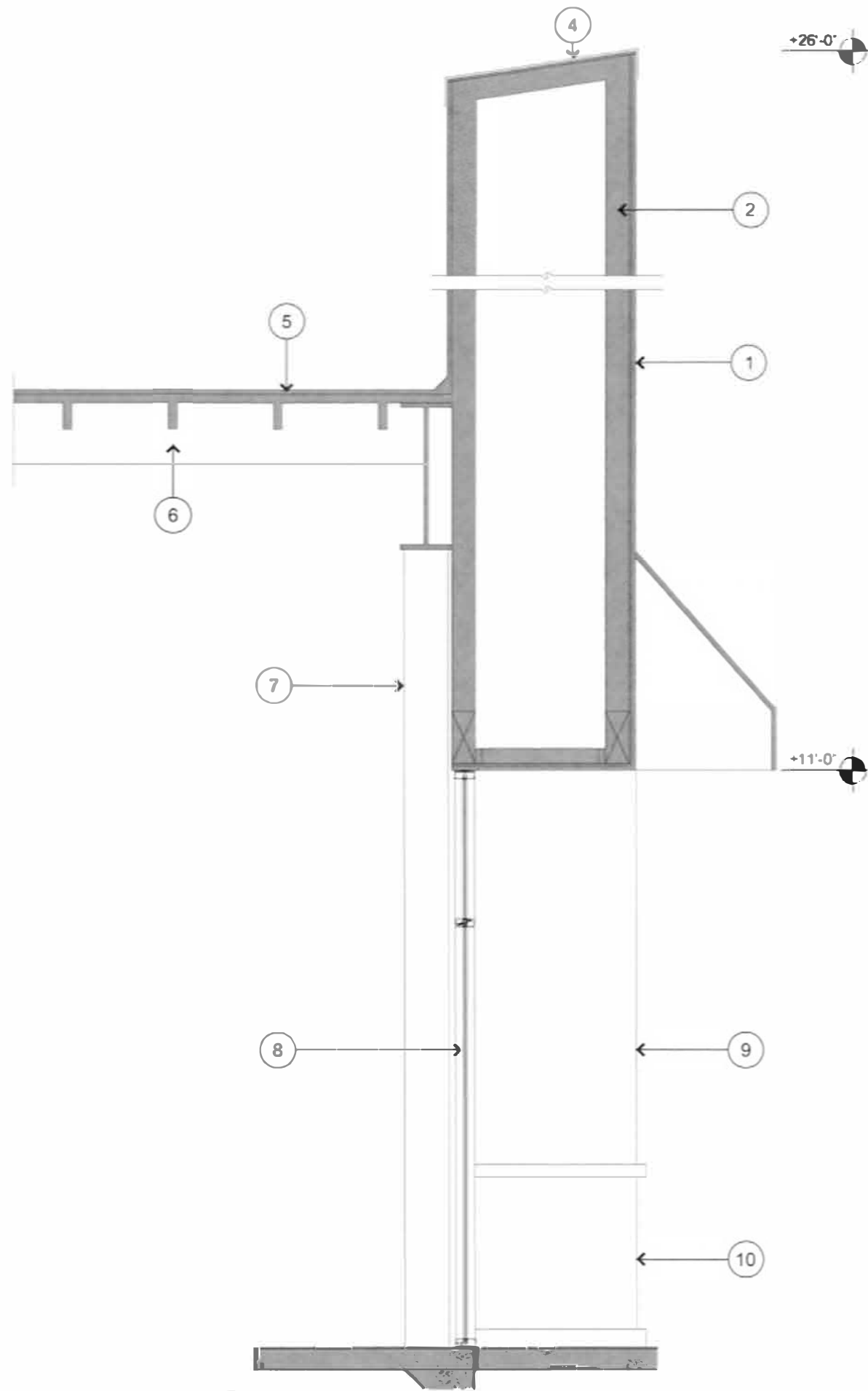


BUILDING SECTION A
SCALE: 1/16"=1'-0"



B

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



A

SCALE: 3/8"=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

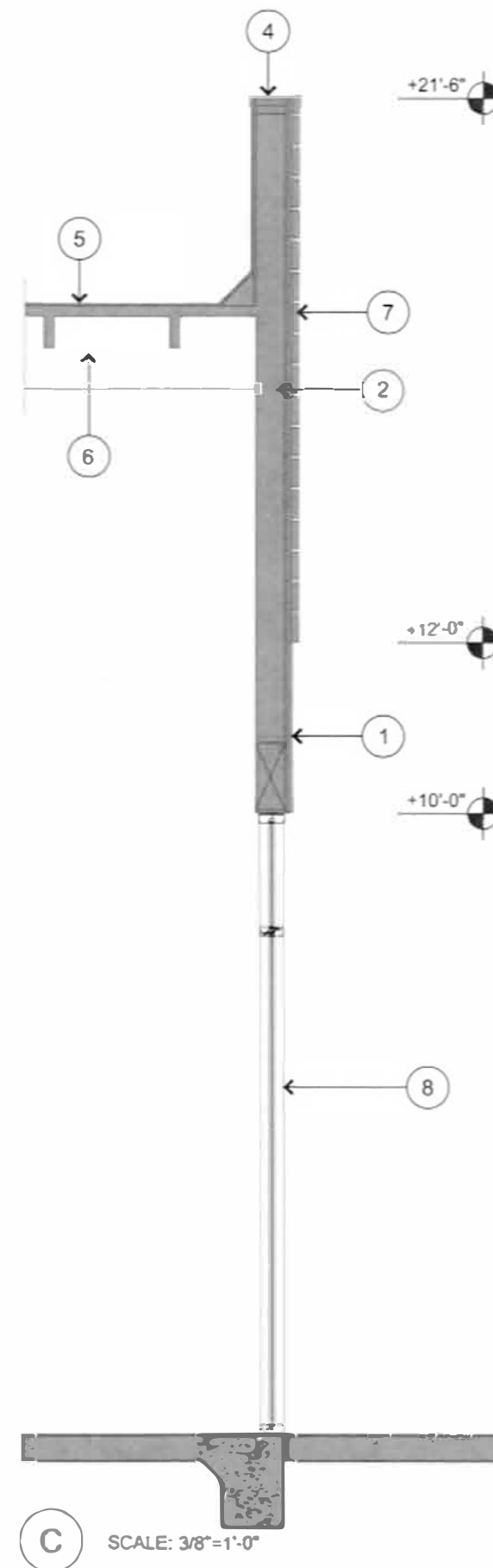
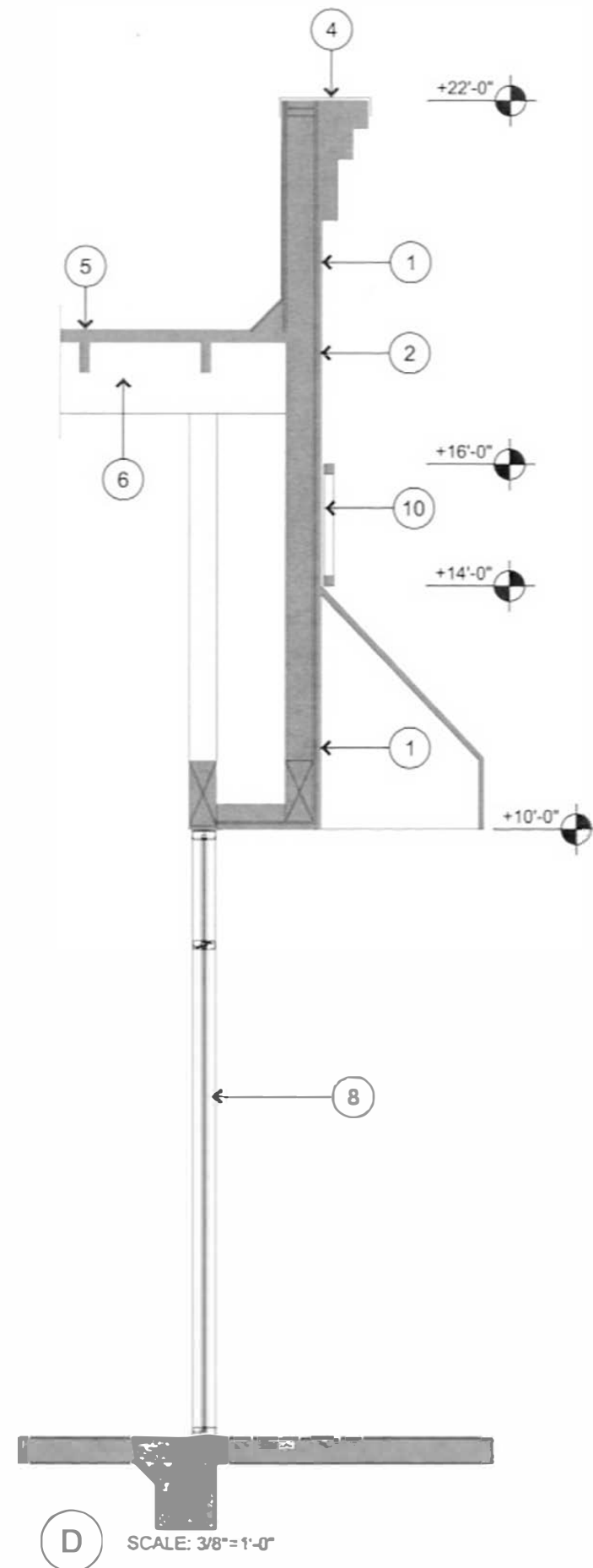
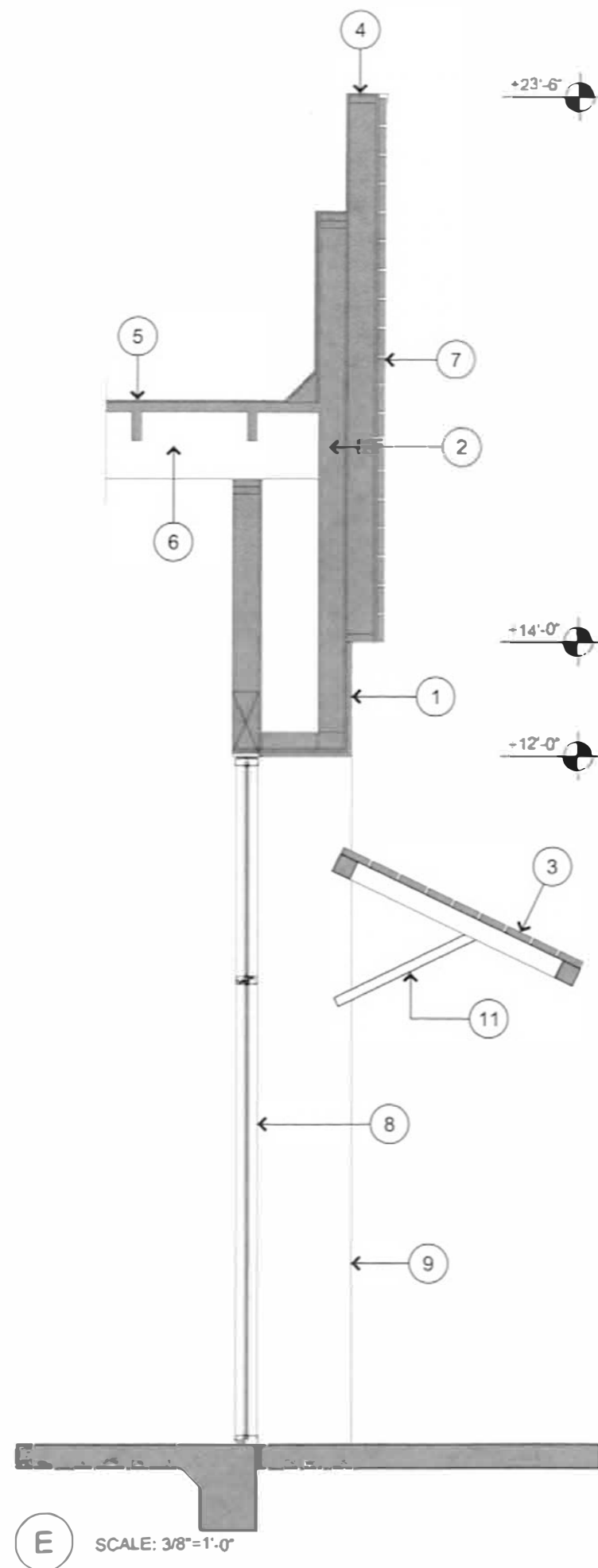
ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152
robertmoorearchitect.com

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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

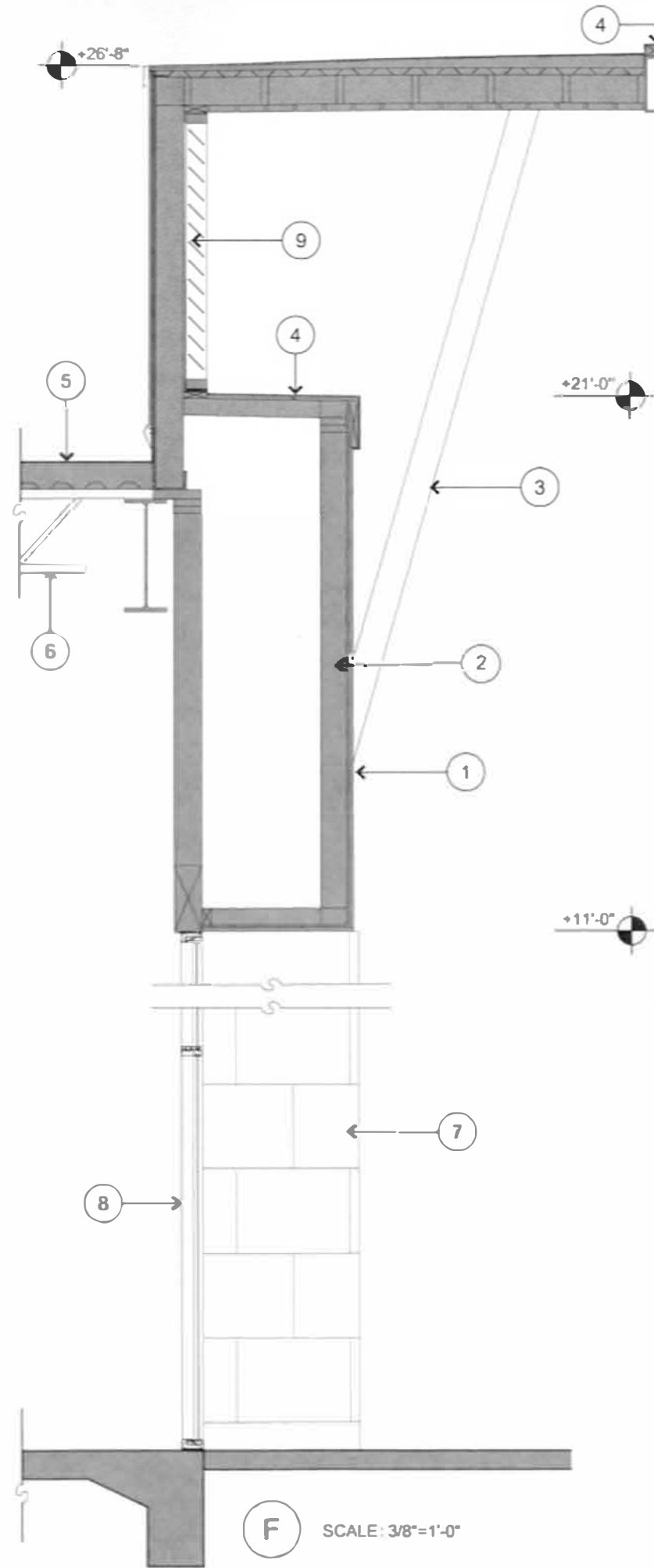
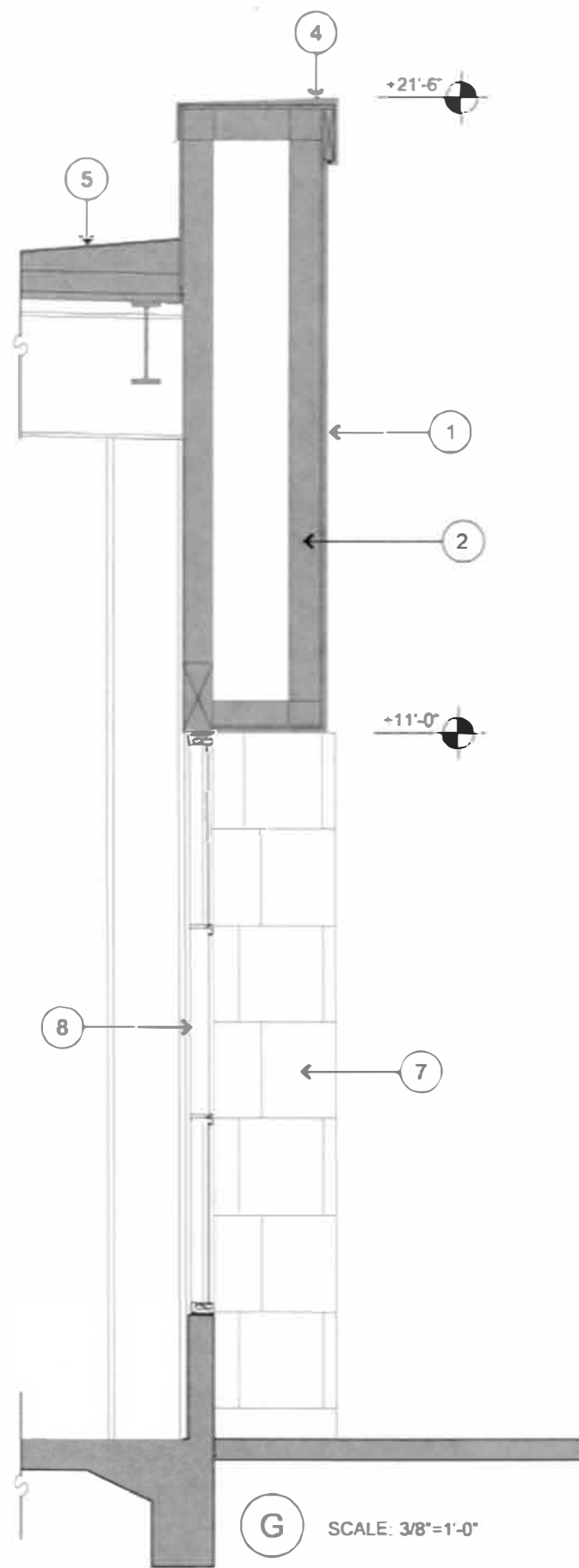
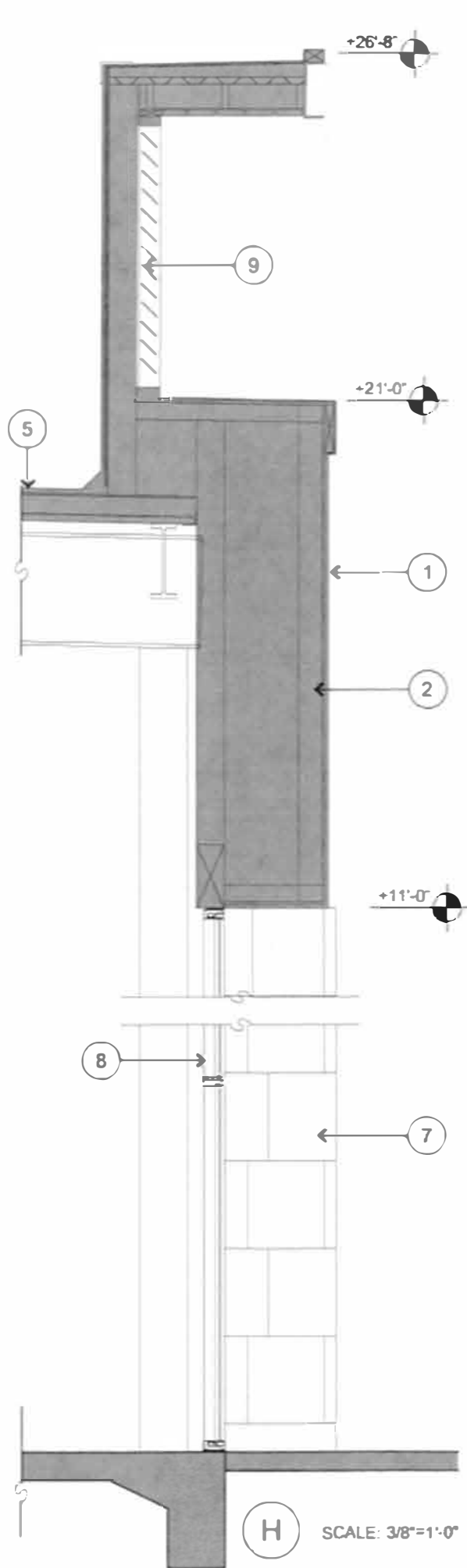
ROBERT MOORE
ARCHITECT

PO BOX 2804
SANTA ROSA, CA 95405
707.578.8152
robertmoorearchitect.com

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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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ARCHITECT

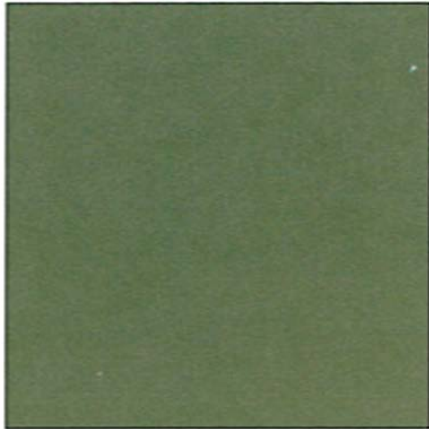
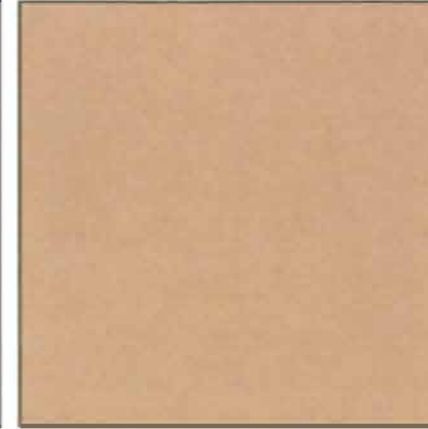
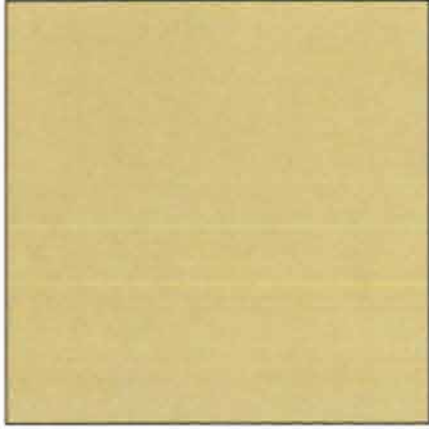
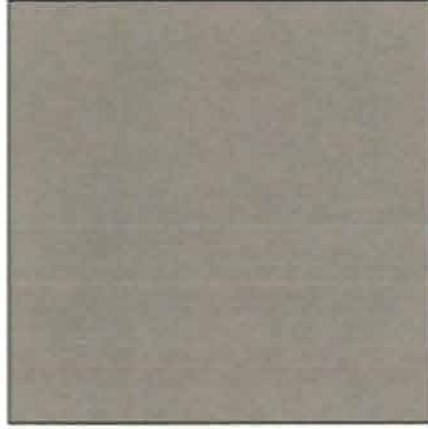
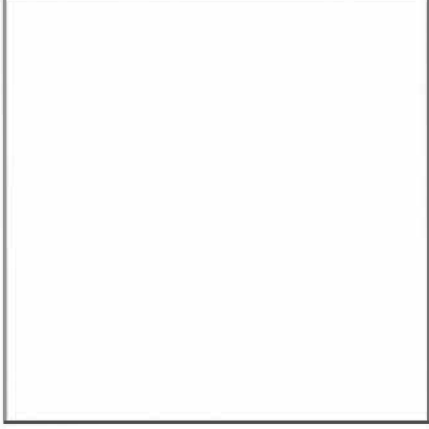
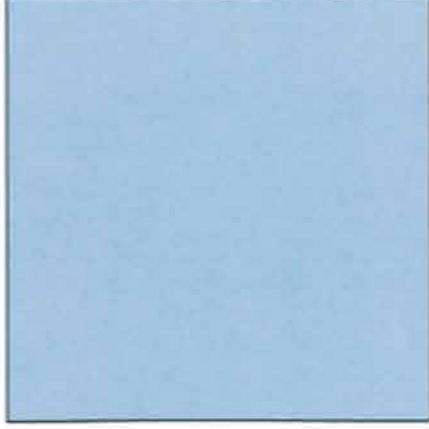
PO BOX 2804
SANTA ROSA, CA 95405
707.578.8521
robertmoorearchitect.com

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Finishes

					
1 25 16 28 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	8 LaHabra 81588 Morning Side	10 12 Resysta - Java Teak	11 Resysta - Siam	13 Aluminum Storefront Dark Bronze
					
15 17 Kelly Moore KMW44-1 Pearly White	19 Benjamin Moore 2066-60 Honolulu Blue	20 Cooley Wheathertyte #839922 Orange	18 Precast Concrete Veneer	21 Natural Stone	14 26 Aluminum Storefront Clear Anodized

ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152 T
robertmoorearchitect.com

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NORTH ELEVATION LOOKING WEST



NORTH ELEVATION LOOKING EAST

ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152
robertmoorearchitect.com

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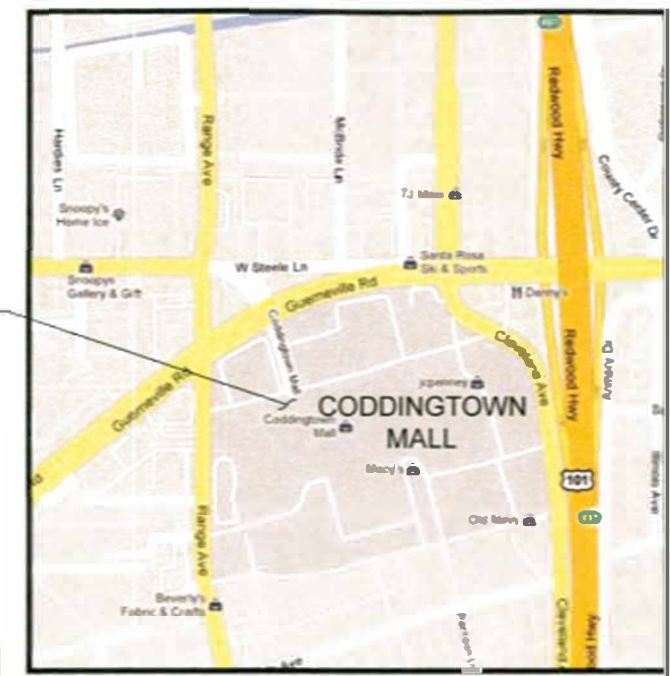
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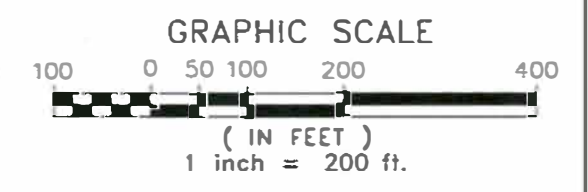


SEE ENLARGED SITE
PLAN SHEET SP-2

PROJECT
LOCATION



VICINITY MAP
(NOT TO SCALE)



LEGEND

- = PROPOSED SITE PLAN LAYOUT
- = EXISTING CONDITION
- = PROPOSED STORMWATER BMP PLANTER
- = PROPOSED LANDSCAPING

ROBERT MOORE
ARCHITECT

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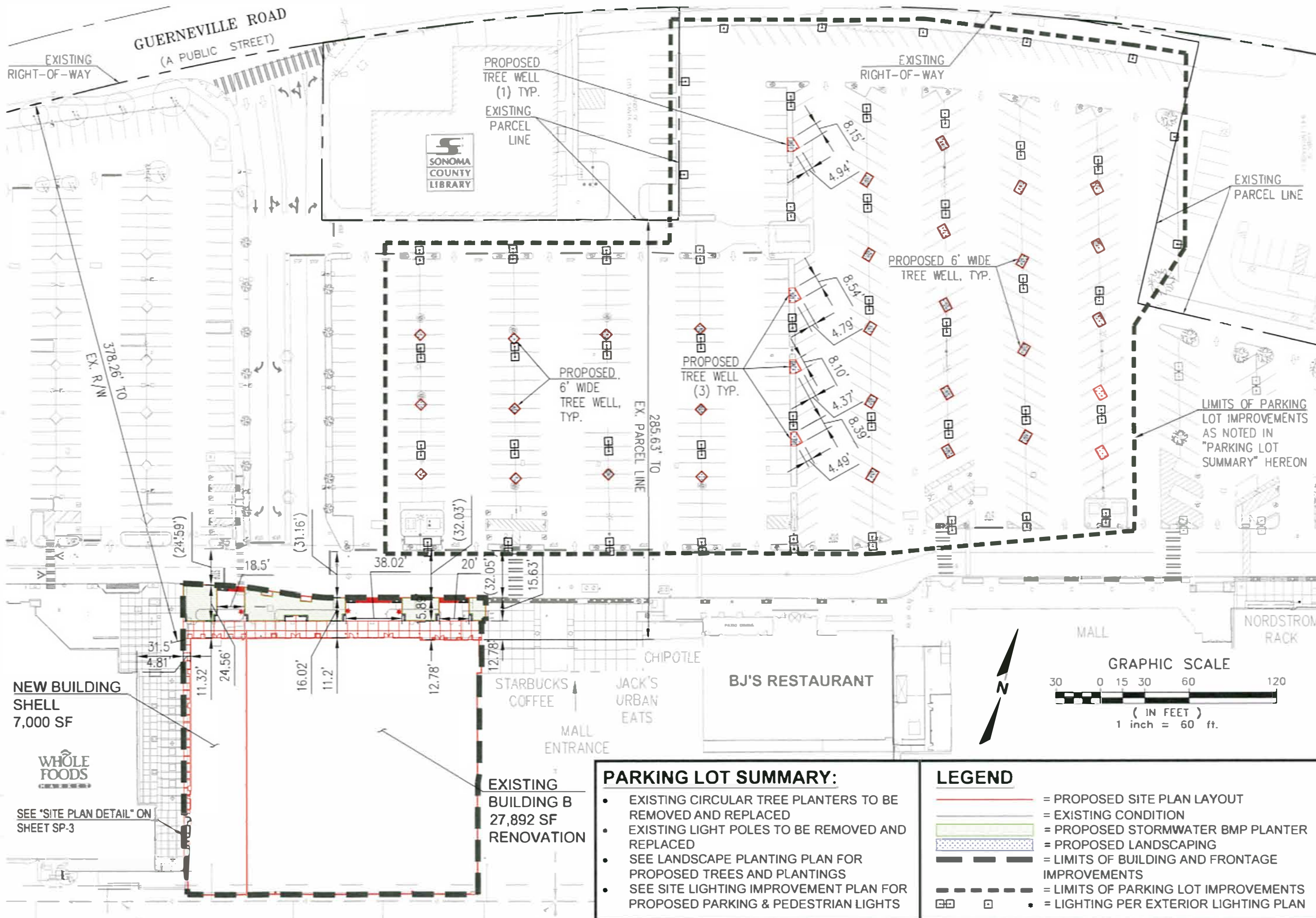
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R.A. Smith National
*Surveying
and Engineering*
8881 Research Drive,
Irvine, CA 92618 | 949-872-2378
www.rasminational.com

OVERALL SITE
PLAN

SP-1



NEW BUILDING
SHELL
7,000 SF

WHOLE
FOODS

SEE "SITE PLAN DETAIL" ON
SHEET SP-3

EXISTING
BUILDING B
27,892 SF
RENOVATION

- 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 STORMWATER BMP PLANTER
 - = PROPOSED LANDSCAPING
 - = LIMITS OF BUILDING AND FRONTAGE IMPROVEMENTS
 - = LIMITS OF PARKING LOT IMPROVEMENTS
 - = LIGHTING PER EXTERIOR LIGHTING PLAN

ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152
robertmoorearchitect.com

CODDINGTON
MALL
RENOVATION
BUILDING B
SANTA ROSA, CALIFORNIA

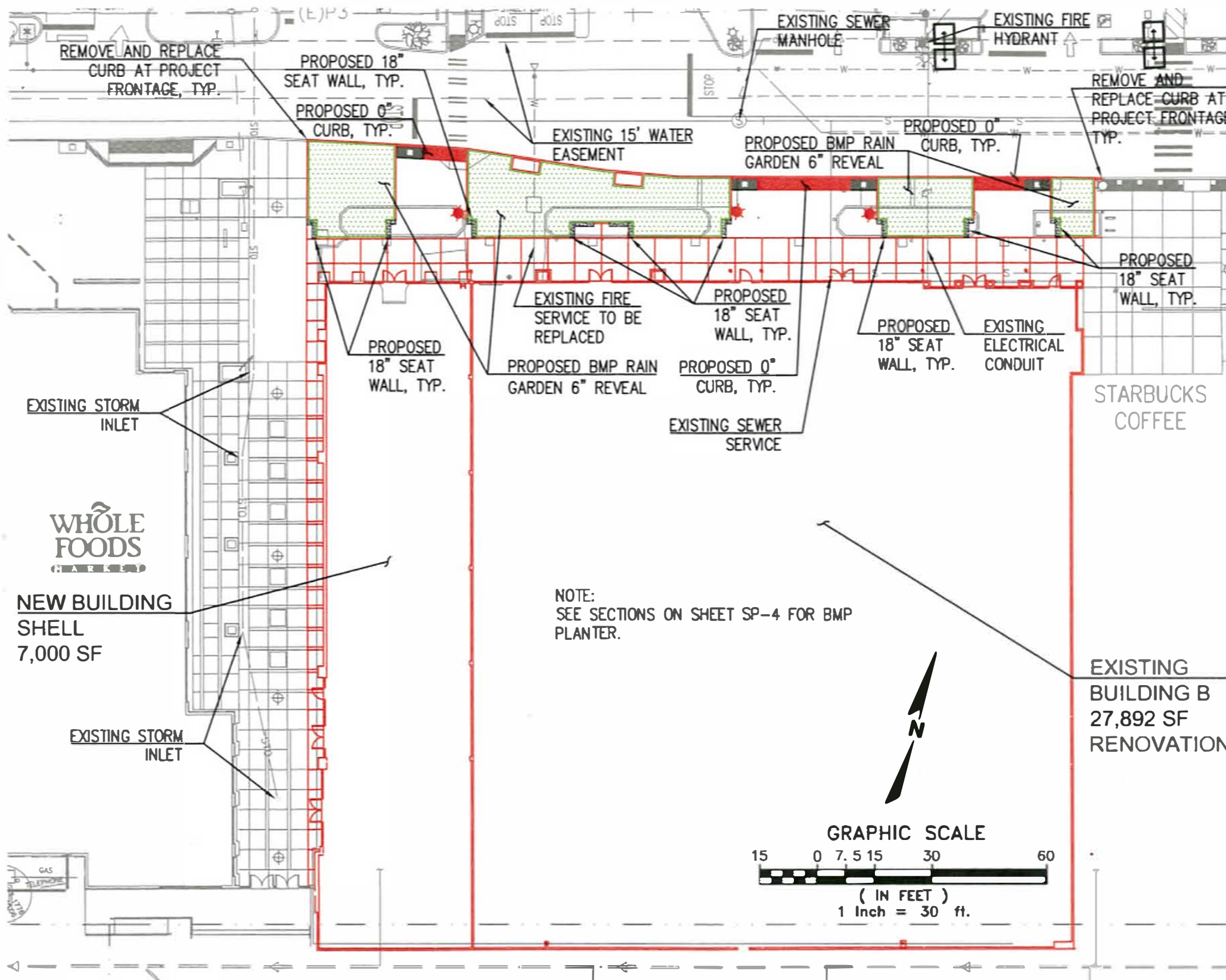
FINAL DESIGN REVIEW
DATE: 3/23/17

CODDINGTON MALL, LLC

R.A. Smith National
Surveying
and Engineering
8851 Research Drive
Irvine, CA 92618 | 949-872-2378
www.rasmithnational.com

ENLARGED
SITE PLAN

SP-2



PROJECT DATA:

EXISTING

(PER 4765 DATED 02/16/2015 AND MODIFIED WITH NORDSTROM RACK IMPROVEMENTS)

MACY'S	208,800 SF
JCPENNEY	209,944 SF
TARGET	143,487 SF
TOTAL DEPARTMENT STORE GLA	562,231 SF
TOTAL SMALL SHOPS GLA	233,058 SF
TOTAL GLA	795,289 SF
VACANT	19,904 SF
FIRESTONE	9,378 SF
GOODYEAR	5,257 SF
OFFICE BLDG. A-F	30,520 SF
TOTAL SITE GLA	860,348 SF
TOTAL PARKING SPACES	3,250
SPACE/1000 SF OF GLA:	3.78

PROPOSED

EXISTING BUILDING B GLA	35,071 SF
BUILDING RENOVATION	27,892 SF
NEW SHELL	7,000 SF
PROPOSED BUILDING B GLA	34,892 SF
CHANGE IN TOTAL GLA	-179 SF
PROPOSED TOTAL GLA	860,169 SF

**PARKING SUMMARY
(OVERALL MALL)**

EXISTING OVERALL MALL BUILDING AREA	860,348 SF
NET LOSS	179 SF
PROPOSED OVERALL MALL BUILDING AREA	860,169 SF
MIN. REQUIRED PARKING RATIO PER 1,000 SF OF BUILDING	2.50
REQUIRED EXISTING PARKING STALLS TO MEET 2.50 RATIO	2,151 STALLS
REQUIRED PROPOSED PARKING STALLS TO MEET 2.50 RATIO	2,151 STALLS
EXISTING PARKING STALLS (OVERALL MALL)	3,250 STALLS
NET PARKING LOSS/GAINED	0 STALLS
EXISTING PARKING STALLS TO REMAIN (OVERALL MALL)	3,250 STALLS
EXISTING PARKING RATIO PER 1,000 SF OF BUILDING	3.78
PROPOSED PARKING RATIO PER 1,000 SF OF BUILDING	3.78

PROJECT INFORMATION:

PERCENT (%) LOT COVERAGE	EXISTING 32.6%	PROPOSED 32.5%
TOTAL DISTURBED AREA	41,255 SF OR 0.95 AC	41,255 SF OR 0.95 AC
IMPERVIOUS SURFACE AREA	40,409 SF OR 0.93 AC	38,874 SF OR 0.89 AC
PERCENT IMPERVIOUS HYDROLOGIC SOIL TYPE	98%	94%

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 STORMWATER BMP PLANTER
- = PROPOSED LANDSCAPING

ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152
robertmoorearchitect.com

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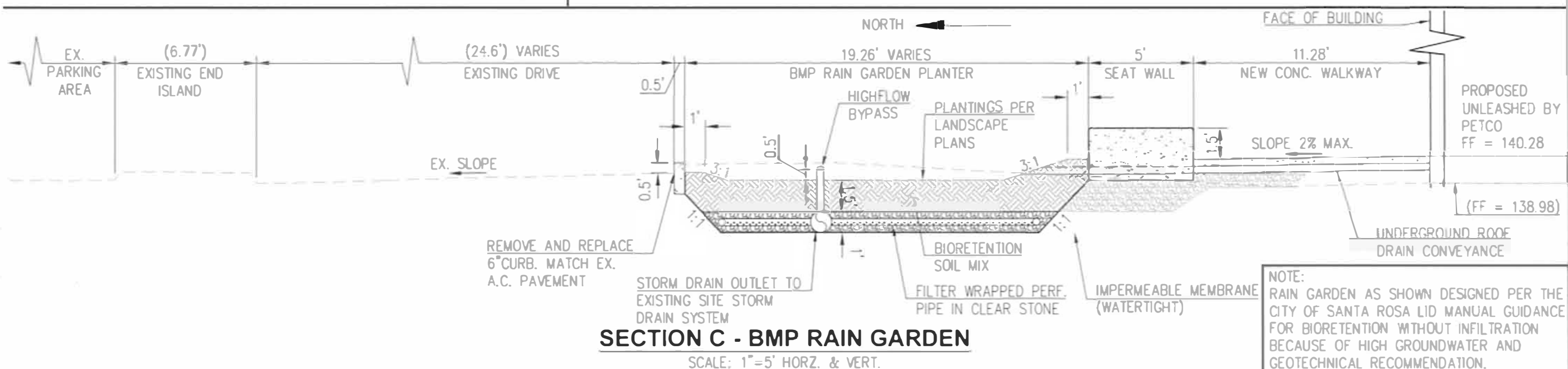
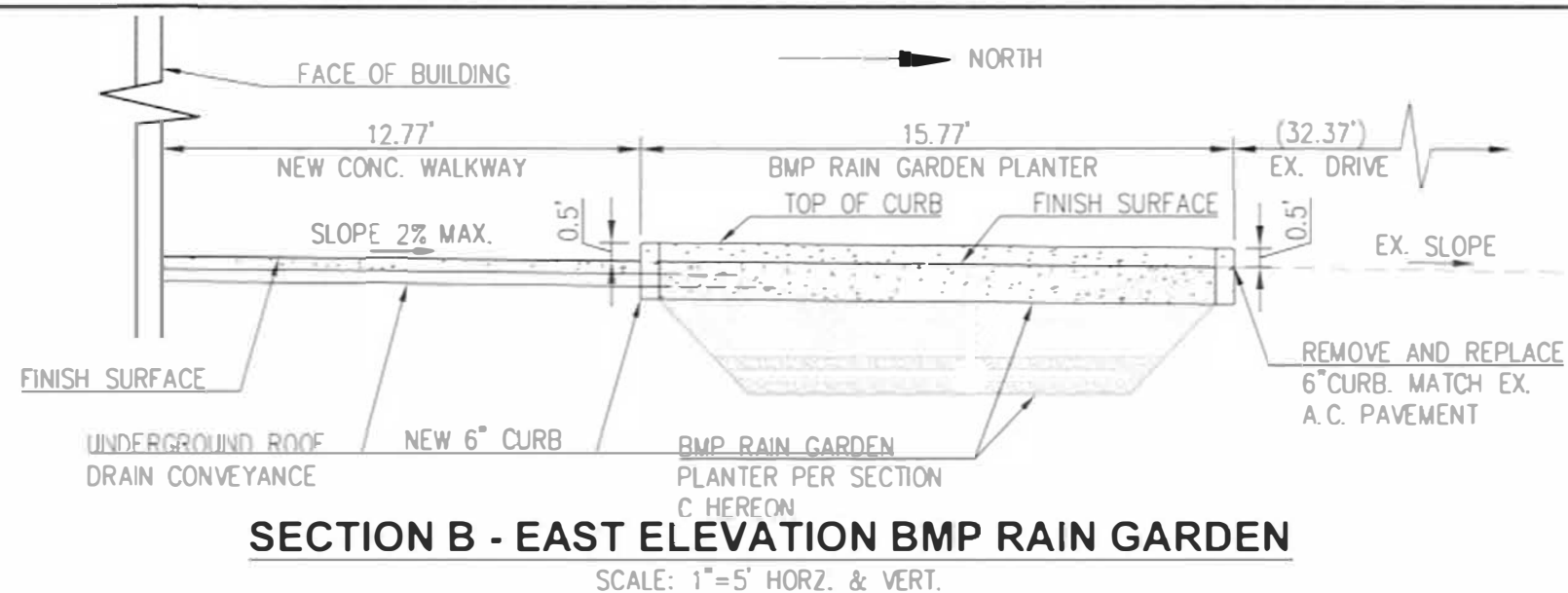
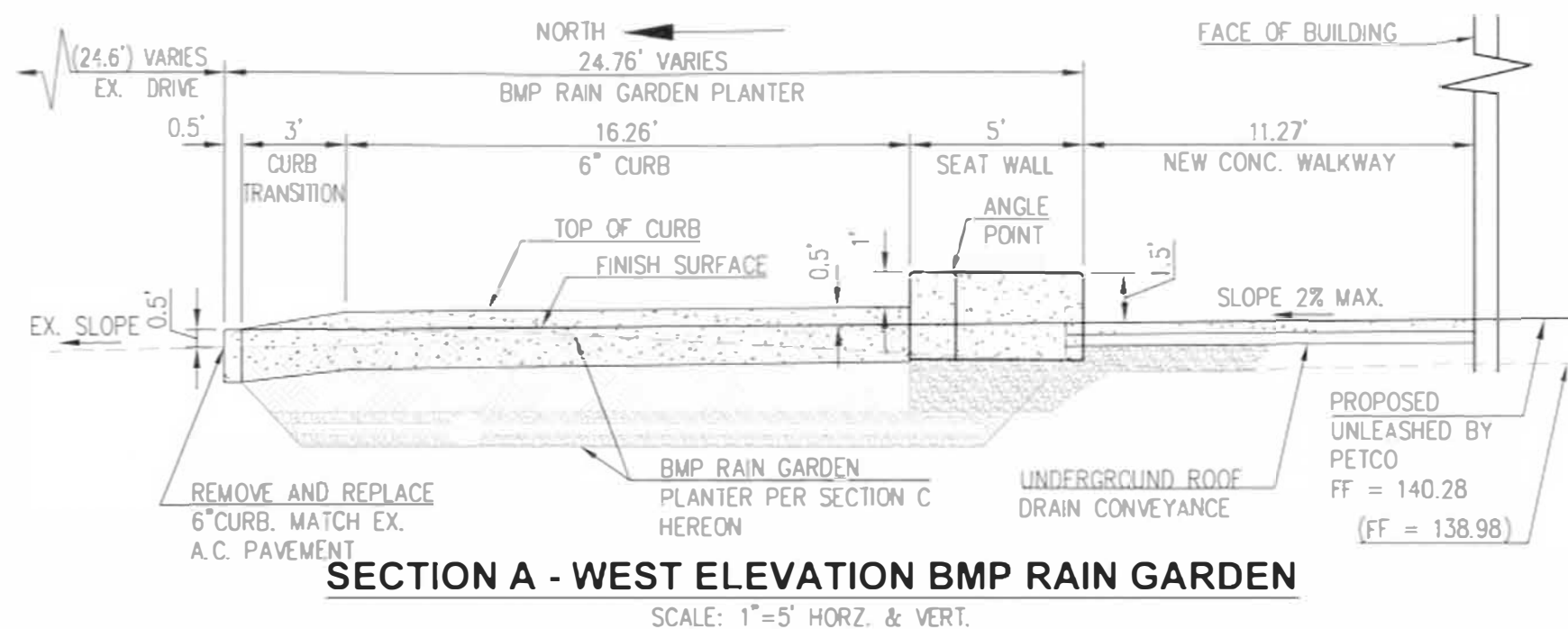
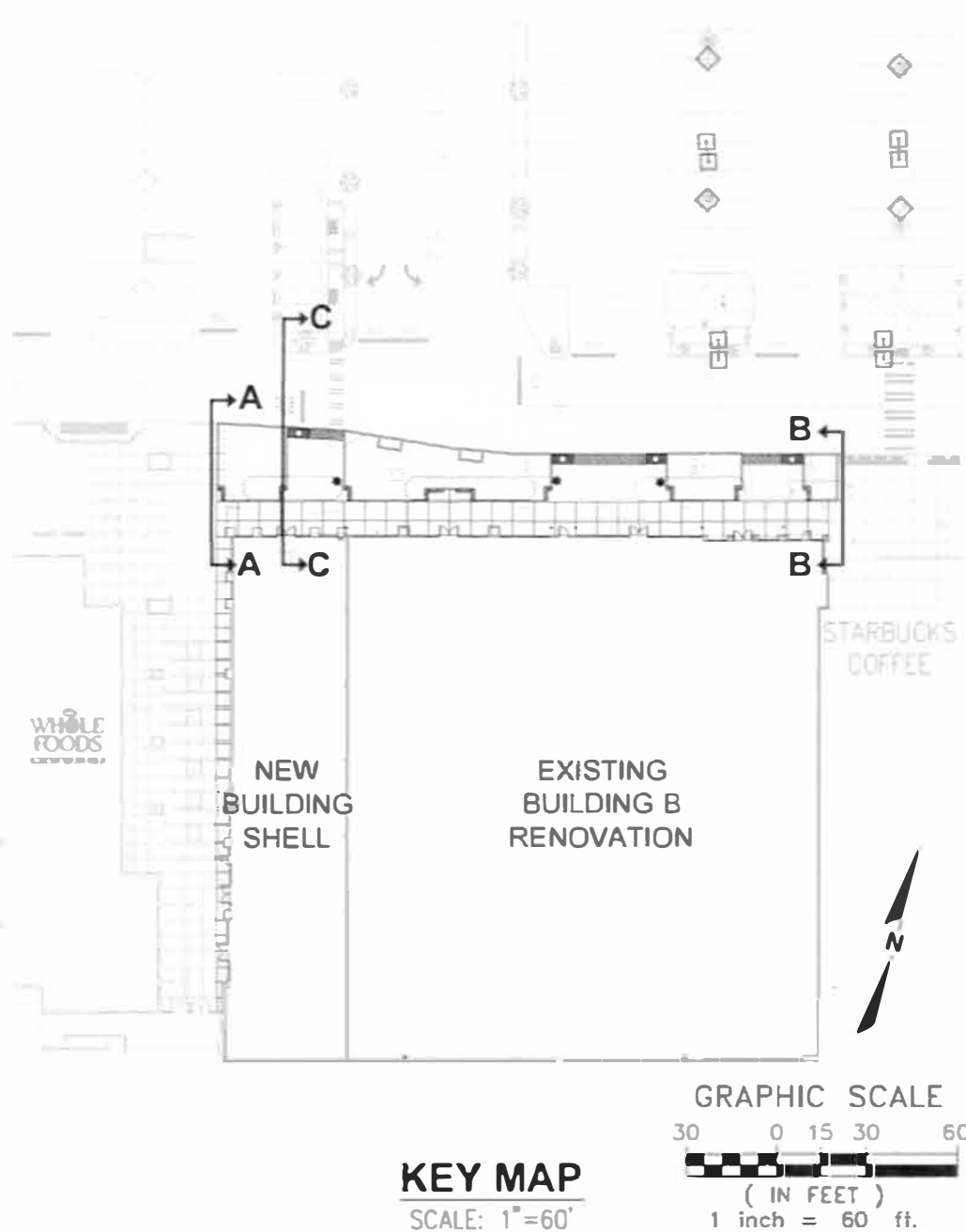
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8881 Research Drive,
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www.rasminational.com

SITE PLAN
DETAIL

SP-3



NOTE:
RAIN GARDEN AS SHOWN DESIGNED PER THE
CITY OF SANTA ROSA LID MANUAL GUIDANCE
FOR BIORETENTION WITHOUT INFILTRATION
BECAUSE OF HIGH GROUNDWATER AND
GEOTECHNICAL RECOMMENDATION.

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CODDINGTON MAIL LLC

SECTIONS



Autumn Blaze Maple



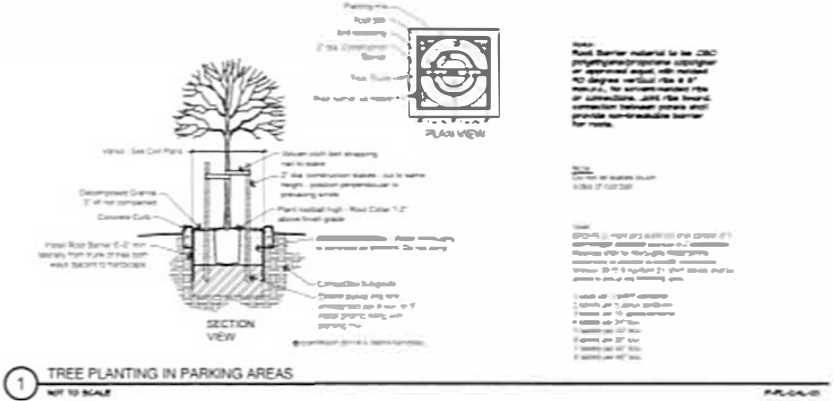
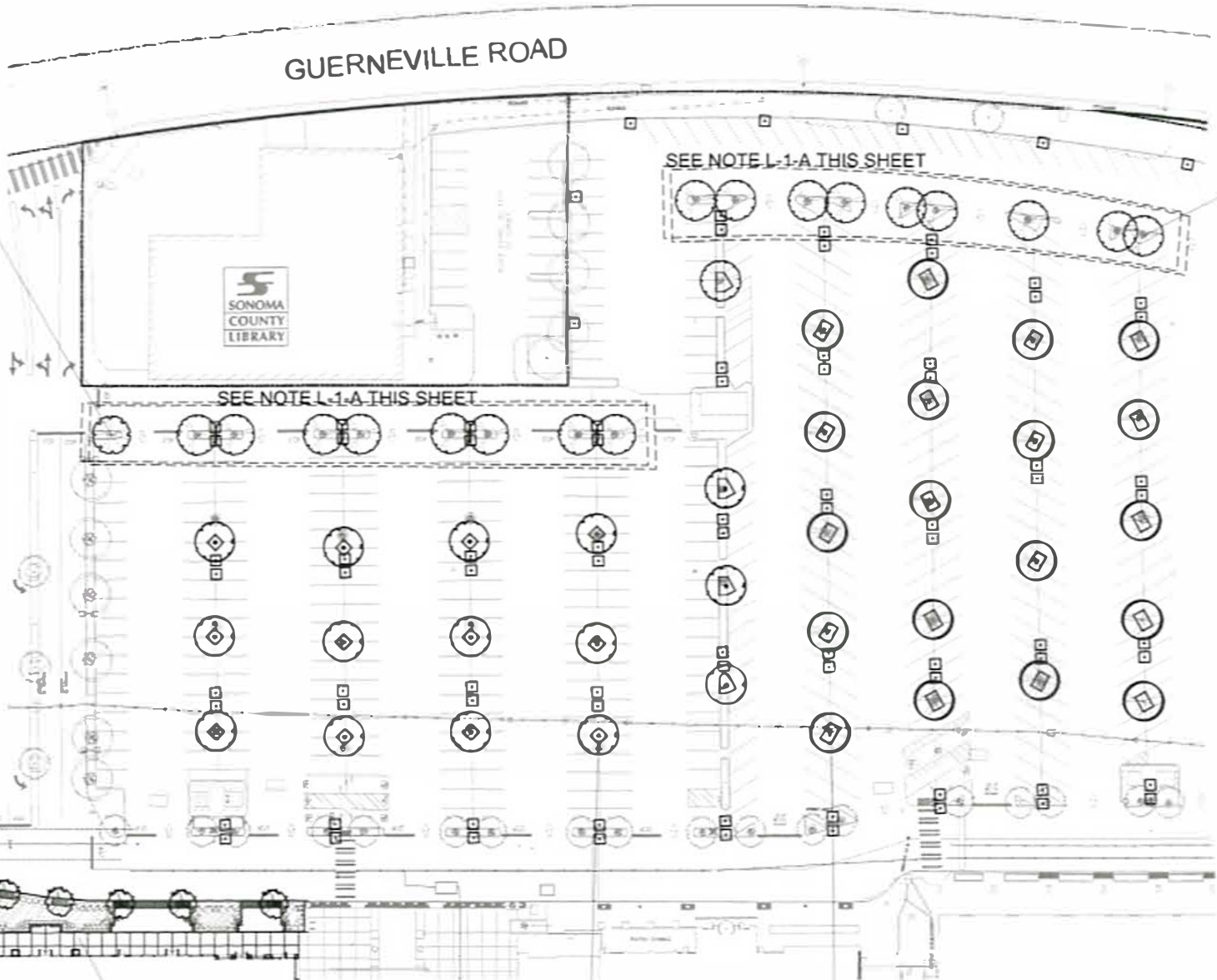
True Green Chinese Elm



Chinese Pistache



Chinese Hackberry

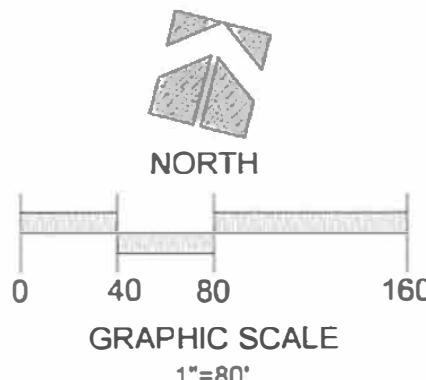


PLANT SCHEDULE PARKING LOT

PLANT	SYMBOL	COMMON NAME	SIZE	ROOT BALL	REMARKS	QUANTITY
Autumn Blaze Maple	(Symbol)	Autumn Blaze Maple	24"	30"	Full canopy tree	1
Chinese Pistache	(Symbol)	Chinese Pistache	24"	30"	Full canopy tree	1
Chinese Hackberry	(Symbol)	Chinese Hackberry	24"	30"	Full canopy tree	1
True Green Chinese Elm	(Symbol)	True Green Chinese Elm	24"	30"	Full canopy tree	1

NOTE: (L1-A)
 - For existing end cap islands. (See Plan Above)
 Remove existing concrete pad within curbed area
 Save existing curbs
 Excavate and remove 3' of sub-soil
 Install new planting soil to within 3" of top of curb
 Install 3" of decomposed granite.

North Side Entrance and Parking Lot



ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152
robertmoorearchitect.com

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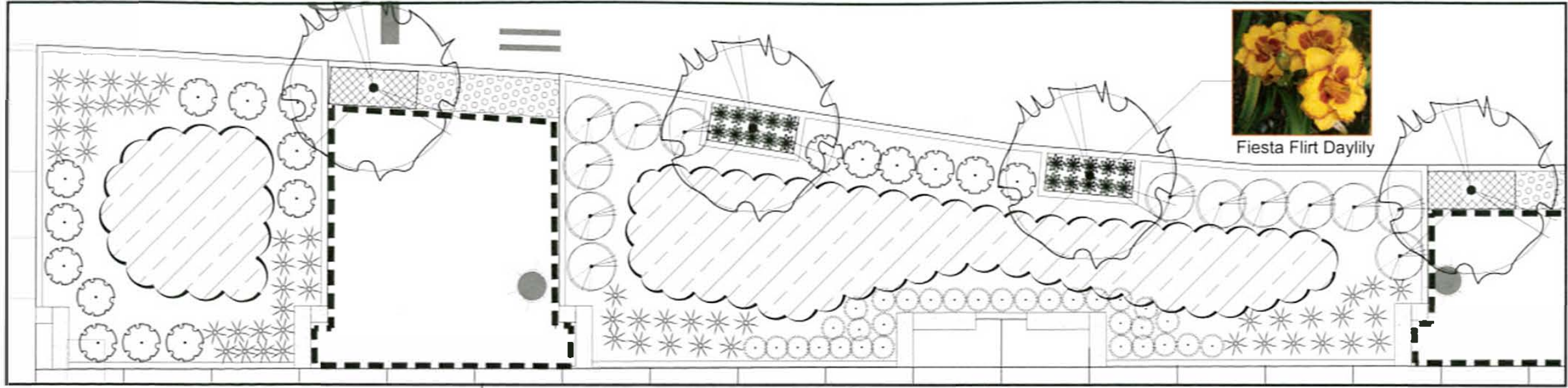
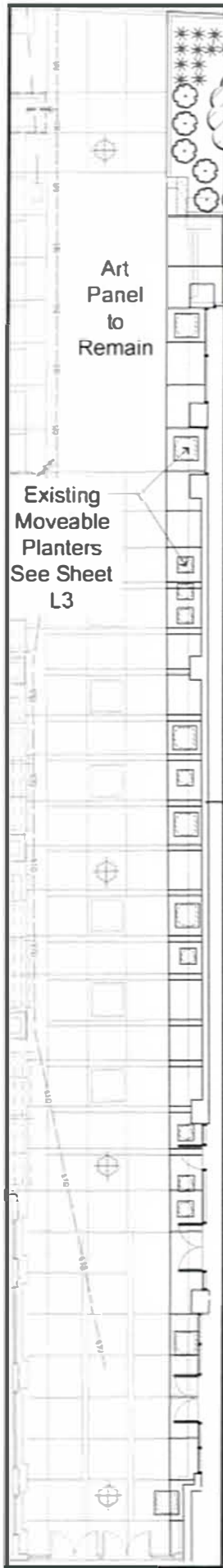
CODDINGTON MALL, LLC

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

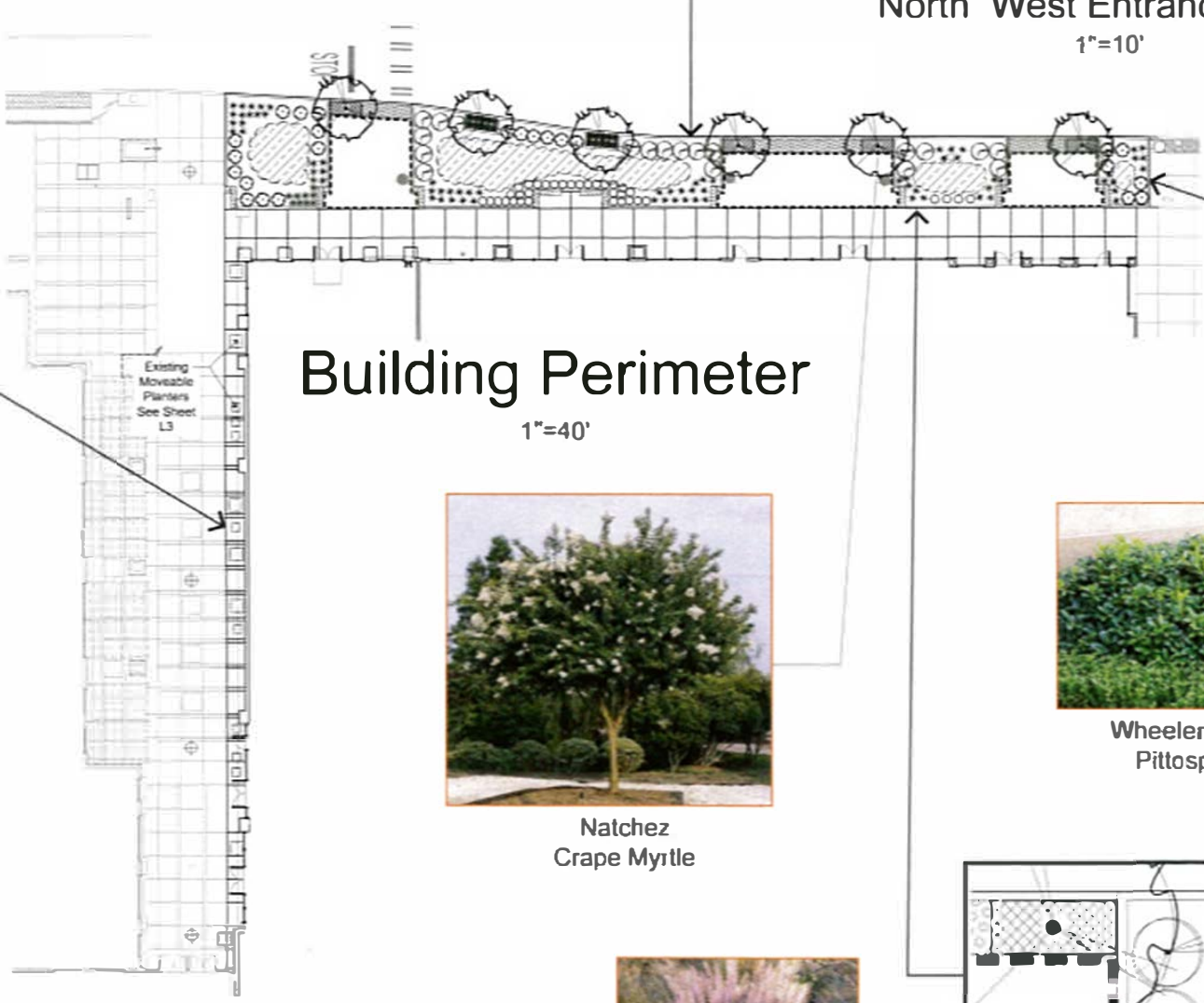
LANDSCAPE
PLAN

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O:\3160352\dwg\DRB\SP00D20.dwg, building Perimeter (20) 17x11, 3/21/2017 3:54:06 PM, cns



Fiesta Flirt Daylily



Building Perimeter
1"=40'



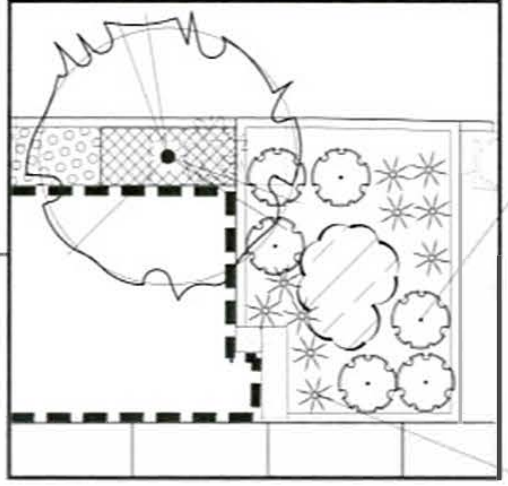
Natchez
Crape Myrtle



Wheeler's Dwarf
Pittosporum



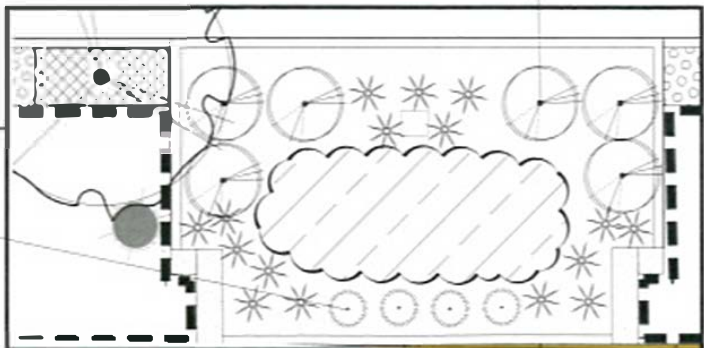
Pink Flamingos
Muhly Grass



Cream De Mint Pittosporum



Overdam Feather
Reed Grass



North Central Entrance Detail
1"=10'

PLANT SCHEDULE BUILDING PERIMETER

TREES	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	Natchez Crape Myrtle	Lagerstroemia x 'Natchez'	24"	BOX	Full, matching heads
SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	Cream De Mint Dwarf Mock Orange	Pittosporum tobira 'Cream De Mint' TM	5 GAL.	CONT.	
	Dwarf Wheeler Pittosporum	Pittosporum tobira 'Wheeler's Dwarf'	5 GAL.	CONT.	
GRASSES	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	Overdam Feather Reed Grass	Chlorostachya x acutifolia 'Overdam'	2 GAL.	CONT.	
	Pink Flamingos Muhly Grass	Muhlenbergia capillaris 'Pink Flamingos'	2 GAL.	CONT.	24" Spacing
PERENNIALS	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	Fiesta Flirt Daylily	Hemerocallis x 'Fiesta Flirt'	2 GAL.	CONT.	24" Spacing

RUSHES, SEDGES & GRASSES
Broomrape / Camp Grass 2 Gal.
Blue Cat Grass / Helictotrichon sempervirens 2 Gal.
Sweeping Rush / Juncus patens 'Eli Blue' 2 Gal.



Plaza
Detail
1"=20'

ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA. 95405
707.578.6152
robertmoorearchitect.com

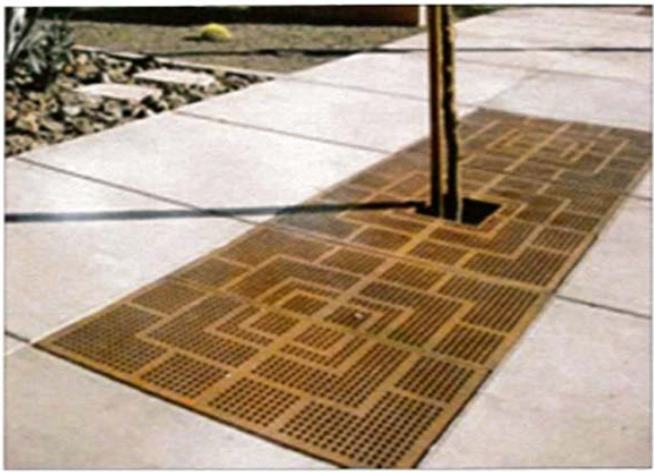
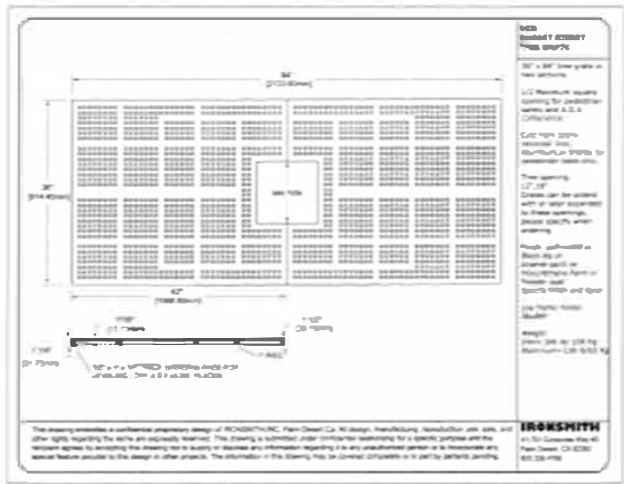
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MALL
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SANTA ROSA, CALIFORNIA

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R.A. Smith National
Landscape Architecture
6581 Research Drive
Irvine, CA 92616 | 949-872-2378
www.ra-smithnational.com

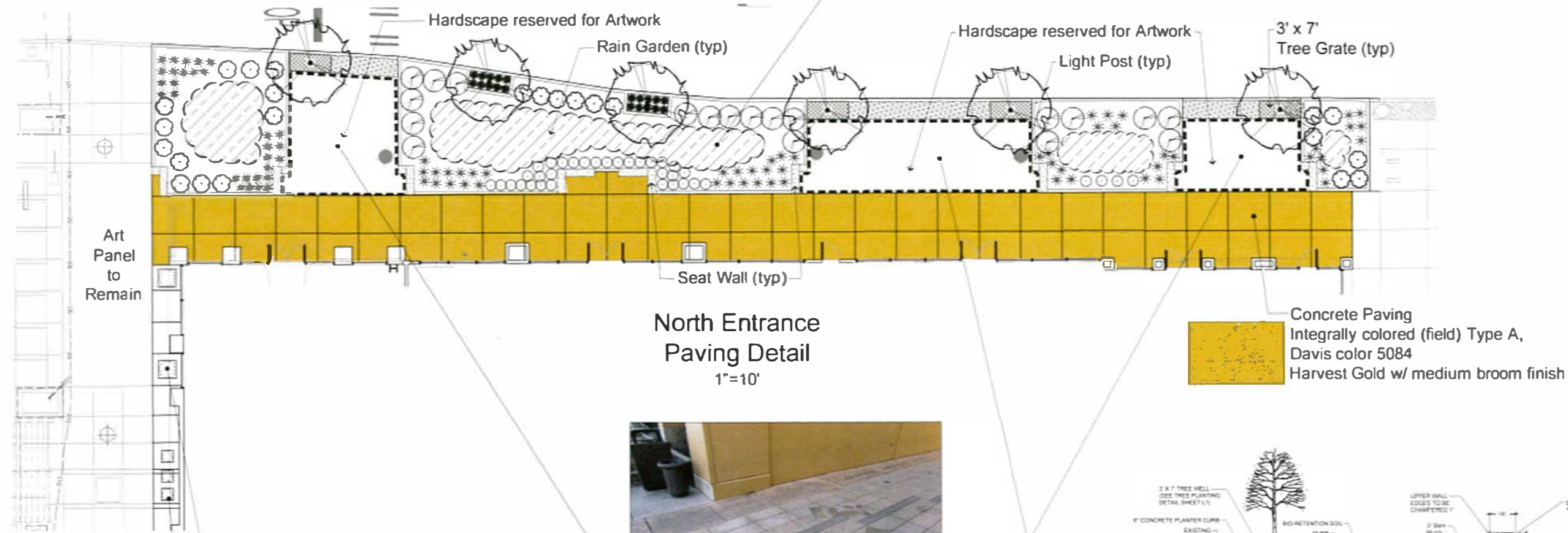
LANDSCAPE
PLAN



TREE GRATE DETAIL



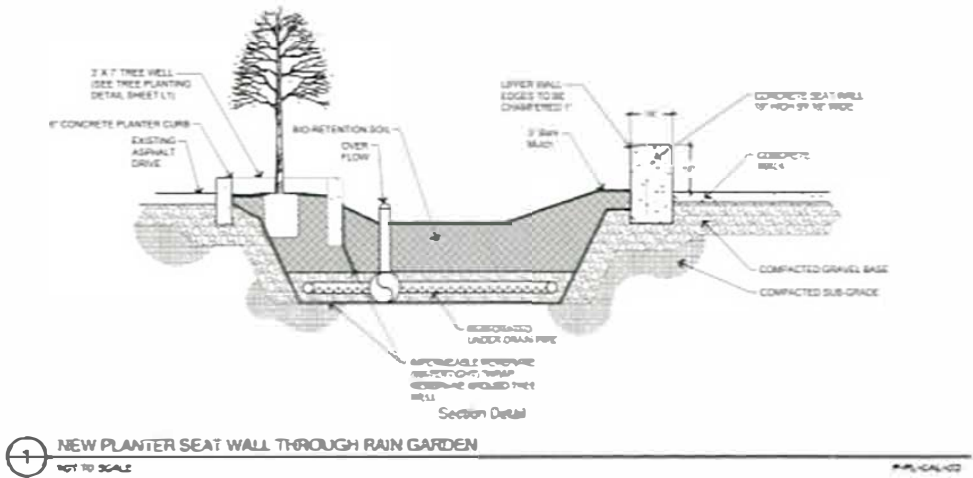
RAIN GARDEN



ARTWORK



OWNER'S MOVEABLE PLANTERS



Site Furnishings

ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152
robertmoorearchitect.com

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Irvine, CA 92618 | 949.872-2378
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LANDSCAPE PLAN

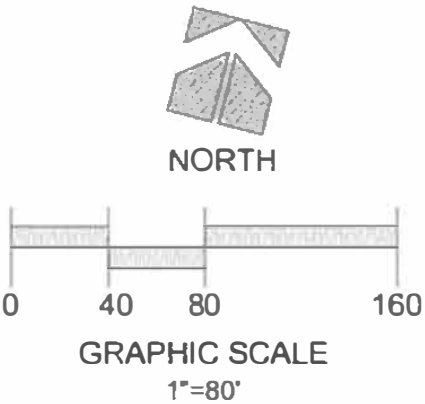


Irrigation Concept Statement of
Compliance

The irrigation concept of the Coddington Mall - North Side Parking Lot will comply with State and local water conservation ordinances, including the Santa Rosa Water Efficient Landscape Ordinance.

The irrigation system shall include the most efficient irrigation equipment to meet the performance criteria established by these ordinances. Such improvements include proper mulch coverage, plant selection and groupings based on watering needs, smart irrigation controllers, weather sensor, and valve isolation per hydrozones, pressure regulation, flow sensing and master valve shutoff, dedicated irrigation meter and backflow prevention. Where possible, system will be connected to existing on-site irrigation equipment that meets the ordinance requirements.

- Tree Bubblers - 2 per tree
Trees in the parking lot will irrigated
on separate zone valves
- Low volume irrigation
Trees in the parking lot will irrigated
on separate zone valves

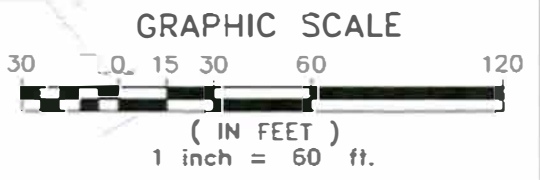




P1 = PARKING LOT LIGHT
P2 = PARKING LOT LIGHT



S1 - SIDEWALK LIGHT



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

Luminaire Schedule									
Project: New									
Symbol	Label	Qty	Arrangement	Description	HLF	Lum. Lumens	Lum. Watts	4'-0" FC FS	Total Watts
	P1	9	SINGLE	USA VRS ED-7-LED-40ED-105C-NH-VOLT-FINISH & SNTS-144-11-1-FINISH (C)	0.950	11572	125.5	125.5	1162.2
	P2	36	2 @ 180 DEGREES	USA VRS ED-7-LED-40ED-105C-NH-VOLT-FINISH & SNTS-144-11-2-180-FINISH	0.950	12245	125.5	252.5	10124.4
	S1	3	SINGLE	Amelia DC714-15-R-S-FINISH & Varnish 7802A-R-1-LED-40ED-105C-NH	0.950	4329	58.9	58.9	176.7
	EX4	9	SINGLE	Existing 150w Pos Top @ 14' AFG	0.650	9050	150	150	1350
	EX5	6	2 @ 180 DEGREES	Existing 250w TS Struck @ 16' AFG	0.650	15808	290	580	3480
	EX6	2	SINGLE	Existing 250w TS Struck @ 18' AFG	0.650	14106	290	290	580

Calculation Summary					
Project: New					
Label	4' FC	10' FC	15' FC	4' FC	10' FC
All Pos 2	4.05	15.5	0.4	12.45	42.75
Existing Entrance	1.96	3.8	0.5	3.30	6.30
New Landscaping	2.05	4.1	0.4	6.23	12.25
Parking & Drive Areas	5.18	15.5	1.1	4.71	12.09

ROBERT MOORE
ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
707 578 8152 T
robertmoorearchitect.com

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EXTERIOR
LIGHTING

LP-1

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-disconnected 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.

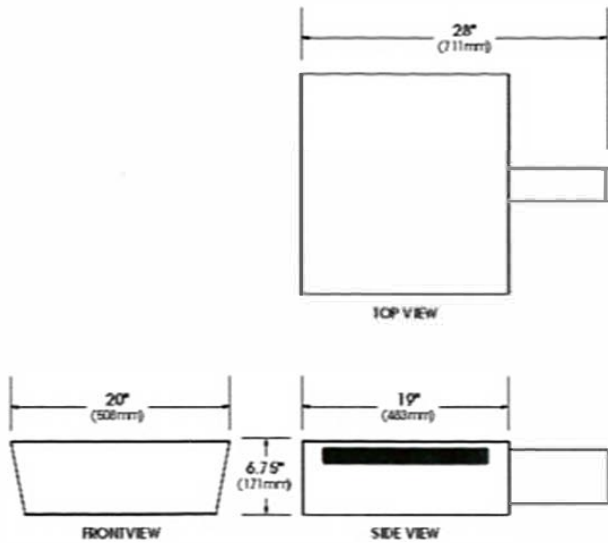
PROJECT NAME: Coddington P1

FIXTURE TYPE:



VRS LED

PATENT PENDING



2014133

U.S. Architectural Lighting

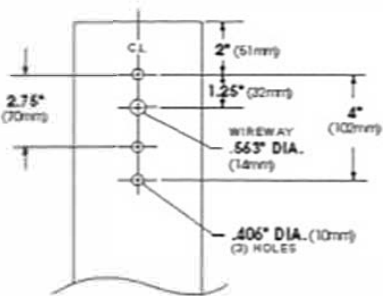
640 West Avenue O, Palm Springs, CA 92261
Phone (951) 285-2000 Fax (951) 285-2001
www.usalighting.com

U.S. ARCHITECTURAL LIGHTING

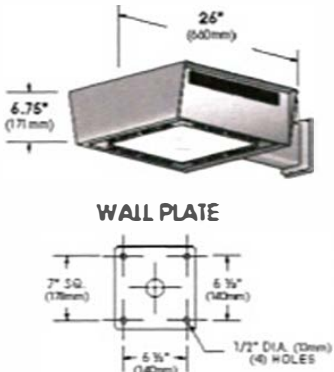
VRS SERIES - LED

SPECIFICATIONS

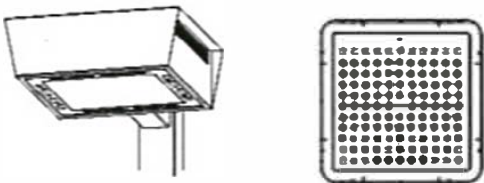
POLE DRILLING TEMPLATE



WALL MOUNT



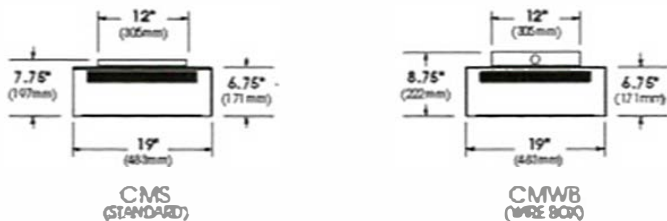
VLED MODULES



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

120 LED Module

CANOPY MOUNT



MAX INPUT WATTAGE

# OF LED'S	DRIVE CURRENT	350mA	525mA
120	131W	196W	
80	91W	130W	
64	70W	106W	

ORDERING INFORMATION

MODEL	OPTICS	LED	MOUNTING	FINISH	OPTIONS
☐ VRS LED	☐ TYPE II ☐ TYPE III ☐ TYPE IV ☐ TYPE V V-SQ	☒ 40led 1050ma NW ☐ 120LED ☐ 525mA ☐ NW ☐ 80LED ☐ 350mA ☐ CW ☐ 64LED *NW - NEUTRAL WHITE (4100K) "Standard" CW - COOL WHITE (5300K) OTHER LED COLORS AVAILABLE CONSULT FACTORY	☒ 1 ☐ 2-180 ☐ 240 ☐ 360 ☐ 3-120 ☐ 480 ADJUSTABLE KNUCKLE FITTER ☐ MK127 ☐ MK152 WALL MOUNT ☐ WM CANOPY MOUNT ☐ CMS (STANDARD) ☐ CMWB (WIRE BOX)	☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T FOR SMOOTH FINISH REWORK/REWORK T (EXAMPLE RAL-8019) CONSULT FACTORY FOR CUSTOM COLORS	☐ DIMMER (0V-10V PROVIDED) DM ☐ HIGH/LOW DIMMING FOR HANDHELD 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 RISE (120V, 277V) SF ☐ DOUBLE RISE (208V, 240V) DF

VOLTAGE

- ☐ 120 - 277
☐ 347 - 480

U.S. Architectural Lighting

640 West Avenue O, Palm Springs, CA 92261
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U.S. ARCHITECTURAL LIGHTING

ROBERT MOORE ARCHITECT

P.O. BOX 2804
SANTA ROSA, CA 95405
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LIGHTING CUT SHEET

LP-2

