



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
Coddington Enterprises
3510 Unocal Place, Suite 300
Santa Rosa, CA 95403
Phone: 707.978.5800

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

Sheet Index

- A1 Cover Sheet
- A2 Narrative
- A3 Neighborhood Context Map
- A4 Site Analysis Map
- A5 Site Photos
- A6 Floor Plan
- A7 Exterior Elevations
- A7.1 Overall North Elevation
- A8 Building Section
- A9 Wall Sections
- A10 Rendering
- A11 Rendering

City of Santa Rosa

JUN 22 2018

Planning & Economic
Development Department

Design Concept Narrative

Introduction

The purpose of this proposal is to revise the existing building design approved by Final Design Review Resolution 17-953 and the Building Permit B17-4660 to construct a new façade for the North elevation of Building B, Coddington Mall.

SITE

The revised building design will occupy the same location as existing building with only minor revision to the previous approved building's footprint. There are no other changes to the approved site design proposed.

Architecture

The proposed revision to the architecture of the North elevation façade extends approximately 92' east from existing Ulta Beauty salon, now under construction, to the existing Starbuck's coffeehouse.

The revised architecture continues the consistency of the design vocabulary of the newer portions of the mall. Care has been taken to provide maximum storefront with no blank walls to create a streetscape with a pedestrian scale. The emphasis on display windows was developed for a larger, single tenant to encourage activity and visual interest across the whole project. Vertical variation to the elevation is created with massing of the parapet wall without exposed structure. Articulation of the façade is developed through the use of an extensive aluminum fin system that will incorporate the tenant's logo.

The proposed facade materials are durable, high quality and include:

- Exterior Insulated Finish System (EIFS) painted façade
- Powder coated aluminum fin system
- Anodized aluminum storefront

Landscaping

The approved landscaping and hardscape design will remain unchanged

Place Making / Livability

Particular attention has been given to 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 prosed project will include several sustainability strategies. The building will be designed to be energy efficient above required standards. All construction materials will be specified based on their durability and maintenance and whenever possible recycled or recyclable and sourced from local vendors. Pedestrian circulation will be maintained with 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

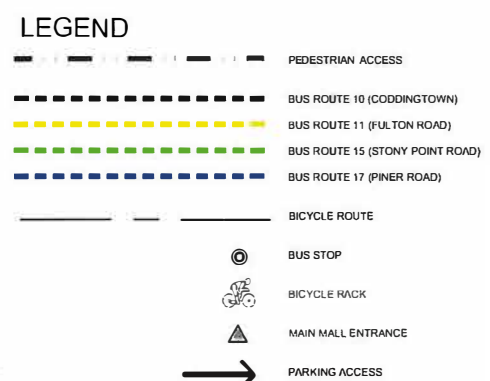
ROBERT MOORE
ARCHITECT

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

CODDINGTON
MALL
RENOVATION
BUILDING B
FACADE REVISION
SANTA ROSA, CALIFORNIA

FINAL DESIGN REVIEW
DATE: 06.23.18

NEIGHBORHOOD CONTEXT MAP

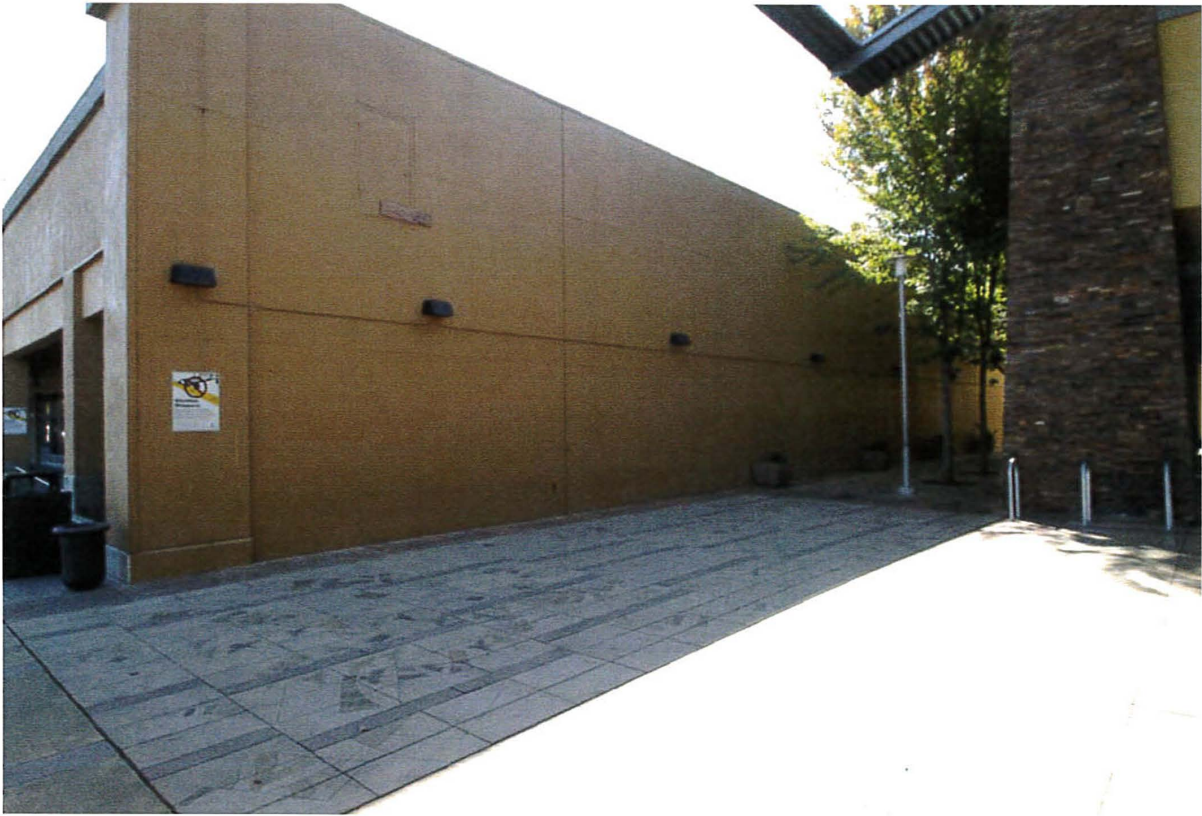
 SITE ANALYSIS MAP



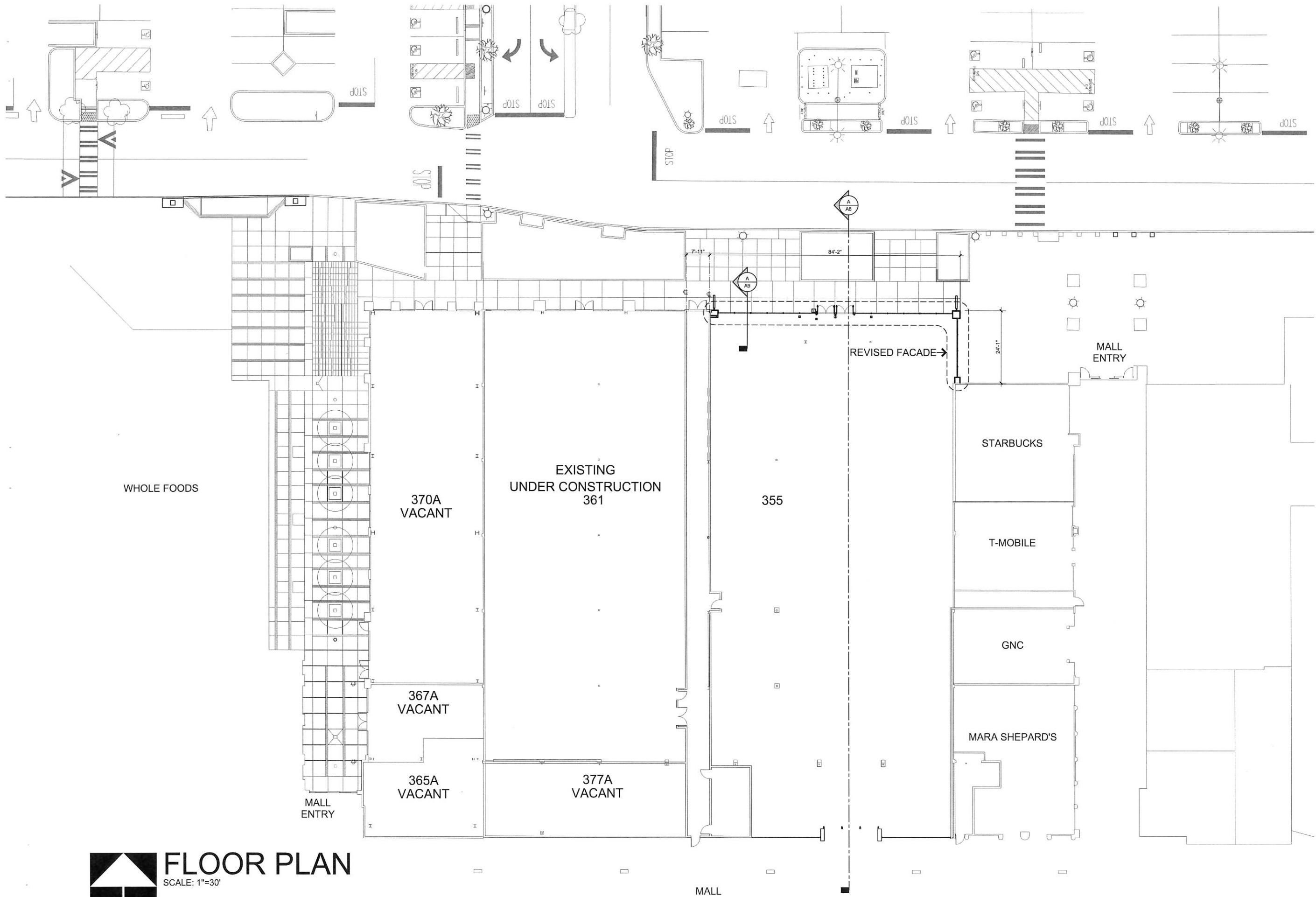
NORTH ELEVATION



EAST ELEVATION
EXISTING BUILDING PRIOR TO DEMOLITION



WEST ELEVATION



FLOOR PLAN

SCALE: 1"=30'

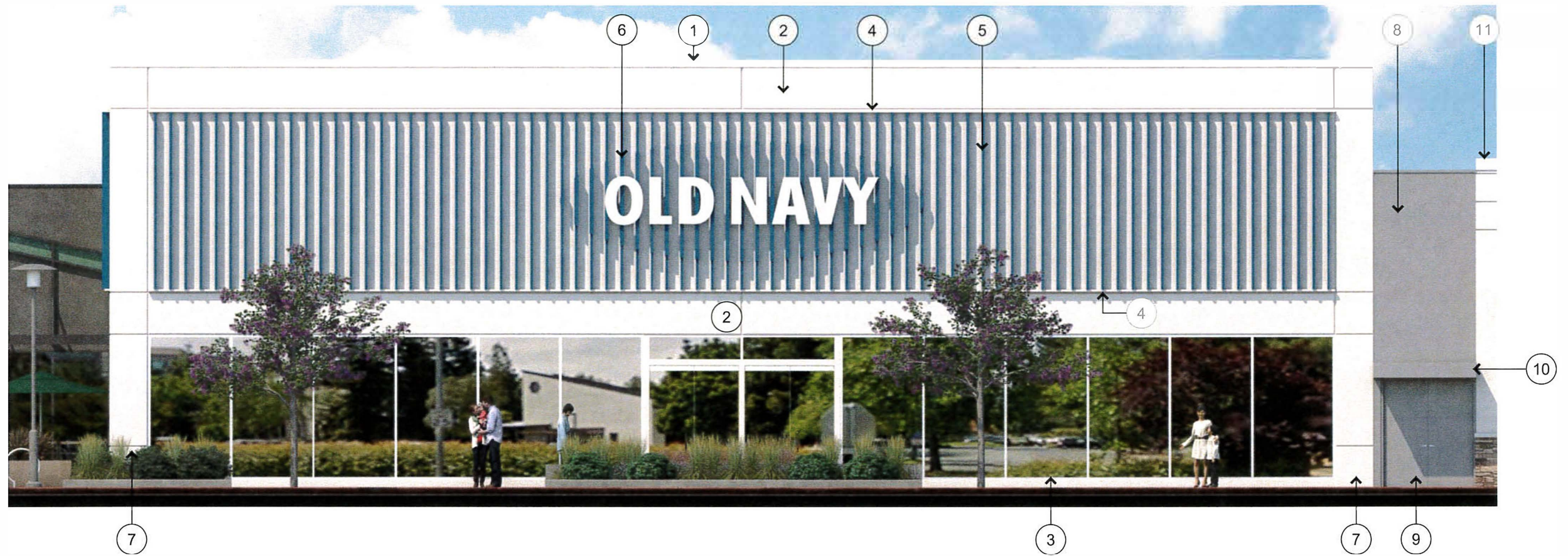
ROBERT MOORE
ARCHITECT

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

CODDINGTON
MALL
RENOVATION
BUILDING B
FACADE REVISION
SANTA ROSA, CALIFORNIA

FINAL DESIGN REVIEW
DATE: 06.22.18

WALL LEGEND
— EXISTING WALLS



NORTH ELEVATION

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



EAST ELEVATION

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

FINISHES:

1. GSM FLASHING - BENJAMIN MOORE, DISTANT GRAY, OC-68
2. EIFS - BENJAMIN MOORE, DISTANT GRAY, OC-68
3. STOREFRONT - OLD CASTLE, SUPER STARDUST SILVER
4. ILLUMINATED FIN RAIL - WHITE, RAL 9016, GLOSS POWDER COAT
5. ALUMINUM FINS - DARK BLUE TO MATCH PMS 2955
6. FIN CAPS - DARK BLUE TO MATCH PMS 2955
7. CONCRETE BASE
8. EIFS - BM STERLING SILVER 1461
9. HOLLOW METAL DOORS AND FRAME - STERLING SILVER 1461
10. METAL AWNING - STERLING SILVER 1461
11. GSM FLASHING - STERLING SILVER 1461

ROBERT MOORE
ARCHITECT

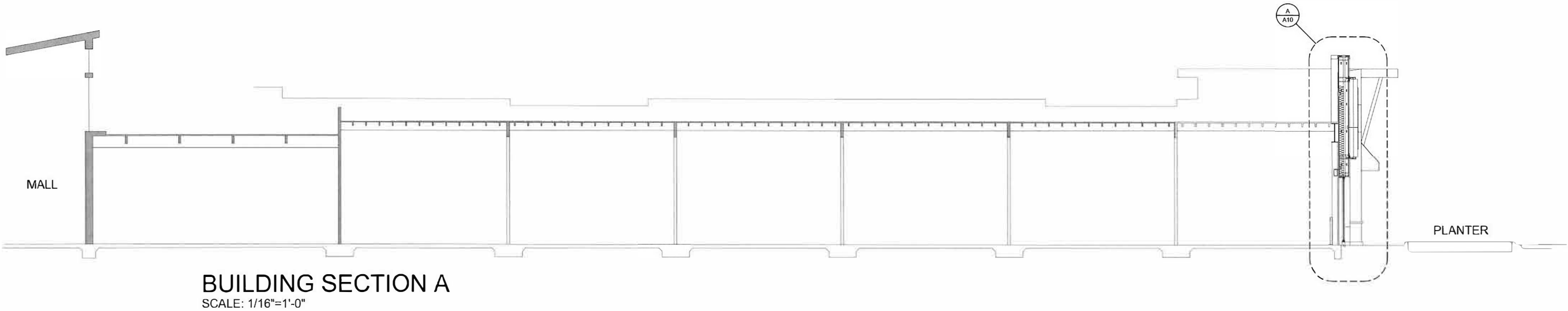
P.O. BOX 2804
SANTA ROSA, CA 95405
707.578.8152 T
robertmoorearchitect.com

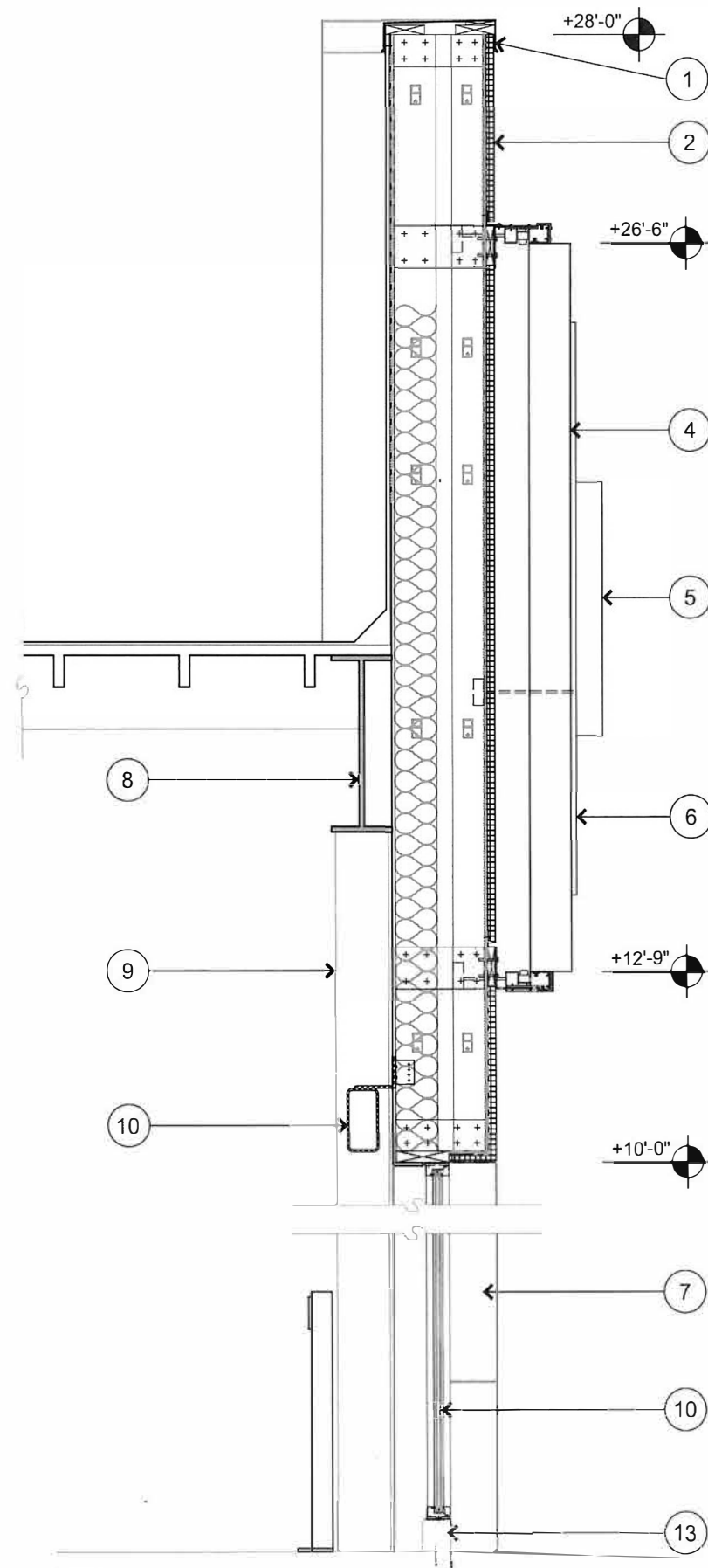
CODDINGTOWN
MALL
RENOVATION
BUILDING B
FACADE REVISION
SANTA ROSA, CALIFORNIA

FINAL DESIGN REVIEW
DATE: 06.22.18

CODDINGTOWN
MALL
RENOVATION
BUILDING B
FACADE REVISION
SANTA ROSA, CALIFORNIA

FINAL DESIGN REVIEW
DATE: 06.22.18





A

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

KEY NOTES:

1. METAL COPING, MATCH ADJACENT FACADE FINISH
2. EIFS
3. SHEATHING ON METAL STUDS
4. ILLUMINATED FIN SYSTEM
5. SIGNAGE MOUNTED TO FIN SYSTEM
6. ELLIPSE FIN CAPS
7. EIFS FINISH BEYOND
8. STRUCTURAL BEAM
9. COLUMN BEYOND
10. STRUCTURAL TUBE SUPPORT FRAMING
11. LINE OF WALL BEYOND
12. STOREFRONT SYSTEM
13. 6" HIGH CONCRETE CURB

ROBERT MOORE
ARCHITECT

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

CODDINGTOWN
MALL
RENOVATION
BUILDING B
FACADE REVISION
SANTA ROSA, CALIFORNIA

FINAL DESIGN REVIEW
DATE: 06.22.18



NORTH ELEVATION LOOKING WEST

CODDINGTOWN
MALL
RENOVATION
BUILDING B
FACADE REVISION
SANTA ROSA, CALIFORNIA

FINAL DESIGN REVIEW
DATE: 06.22.18



NORTH ELEVATION LOOKING EAST