

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
Totals	9	45	50	104

Percentages	8.65%	43.20%	48.07%
-------------	-------	--------	--------

Open Space	Private Balconies at Level 2 =	1220 SF
	Private Balconies at Level 3 - 6 =	1903 SF
	6th Floor Roof Terrace	850 SF

Total 3,973 SF

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	
L1 Total	16869 SF	

LEVEL 2

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

LEVEL 3

Circulation	2681 SF	Residential:
Residential	11971 SF	80%
Service	173 SF	
L3 Total	14825 SF	

LEVEL 4

Circulation	2681 SF	Residential:
Residential	11971 SF	80%
Service	173 SF	
L4 Total	14825 SF	

LEVEL 5

Circulation	2681 SF	Residential:
Residential	11971 SF	80%
Service	173 SF	
L5 Total	14825 SF	

LEVEL 6

Circulation	2681 SF	Residential:
Residential	11971 SF	80%
Service	173 SF	
L6 Total	14825 SF	

LEVEL 7

Circulation	2681 SF	Residential:
Residential	11053 SF	79%
Service	173 SF	
L7 Total	13906 SF	

AREAS - TOTAL

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

SHEET INDEX

(June 2018 Concept Review)

A0	Project Information
A1	Site Location Plan
A2	Site Context Photos
A3.1	Aerial View
A3.2	View on Mendocino
A3.3	View Along Riley Street
A3.4	Entry view from Mendocino
A4	Ground Level Plan
A5	Level 2 Floor Plan
A6	Level 3 Floor Plan
A7	Levels 4-6 Floor Plans
A8	Level 7 Floor Plan
A9	Roof Plan
A10	Mendocino Avenue Elevation (West)
A11	Section/South Elevation
A12	Riley Street Elevation (East)
A13	North Elevation
A14	Cross Section Looking East
A15	South Elevation at Fifth Street
A16	Typical Modular Unit Plans
A17	External Materials Palette
A18	ALTA Survey (for reference)



David Baker Architects

420 Mendocino Avenue

Zach Berkowitz

Project Information

21807
 scale: 1 1/2" = 1'-0"
 date: 2018-09-28

A0