PULLMAN PHASE II - BUILDING C
701 Wilson Street, Santa Rosa, CA 95401

SUMMARY WORK:
Phase II of Pullman Lofts building C is proposed to be a 5-story 40 unit apartment building, (market rate housing to include two affordable units) fully sprinkled with resident parking located at ground floor below a portion of the building. Bike racks, lobby and mail areas are provided to service the residents.

PROJECT DATA:

- **Building Height:** 52'-1"
- **Density:** 397.5
- **Lot coverage:** 64%
- **Landscape Area:** Setbacks: 0' AT 8TH ST.; 4'x4' AT WILSON ST.
- **Parking:** 5
- **Building Data:**
  - **No. of Stories:** 5 stories
  - **Gross Floor Area (Lo.F):**
    - 1st Floor: 5,665
    - Levels 2-5: 5,677
  - **Total:** 28,374
- **Dwelling unit mix:**
  - 1 Bedroom unit: 40
  - Total: 40

UTILITY SUMMARY

- **Wet utilities:**
  - Domestic water supply (units and common areas): Santa Rosa water
  - Irrigation water: Santa Rosa water
  - Fire water: Santa Rosa water
  - Sanitary sewer: Santa Rosa water
  - Storm sewer: Santa Rosa water
- **Dry utilities:**
  - **Electricity:** PG&E
  - Gas water heaters
- **Building:** (Use of design) common area high-efficiency fan coil & stove, lighting, receptacles
- **Unit (Use of design):** Elec. stoves. HVAC: Elec. mini splits

2019 Applicable Codes:
- 2019 California Building Code (based upon the 2018 International Building Code)
- 2019 California Residential Code (based upon the 2018 International Residential Code)
- 2019 California Green Building Standards Code (Including Chapters A4 & A5 at Tier I levels for new structures; see sections A4.2 & A5.2 for enhanced energy. Note: See energy standards below)
- 2019 California Energy Code (with all-electric design for new residential)
- 2019 California Electrical Code (based upon the 2017 National Electric Code)
- 2019 California Fire Code (based upon the 2018 International Fire Code)
- 2019 International Property Maintenance Code (as amended by the City of Santa Rosa)

SHEET INDEX

- 108: COVER SHEET
- 109: DRAWING SHEET INDEX
- 110: SITE PLAN
- 111: CONSTRUCTION DETAILS
- 112: CONSTRUCTION SITE PLAN

RECEIVED
By Andrew Trippel at 3:46 pm, Dec 20, 2021
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<th>A3A</th>
<th>A4A</th>
<th>A6W</th>
<th>A7W ALT</th>
<th>A8W</th>
<th>A9W ALT</th>
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<th>Parking Area</th>
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Santa Rosa - California, CA 12/17/2021

Unit Type Total
A1 A2A A3A A4A A5A A6W A7W ALT A8W A9W ALT A10W A11W A12W A13W A14W A15W

Tabulations

1 BEDROOM Amenities & Support

100.00% Lobby/Mail

Parking Garage

Total Parking Provided 3560

Parking Ratio 0.13

Parking Required

Surface parking 0.13

Parking Ratio 0.13 Unit (Per unit)

5

Site Area 0.20 Acres
NORTH ELEVATION

LEVEL 1
100' - 0"

LEVEL 2
111' - 3"

LEVEL 3
121' - 5 1/2"

LEVEL 4
131' - 8"

LEVEL 5
141' - 10 1/2"

ROOF
152' - 1"

SCALE: 1' = 3/32"
MATERIAL BOARD

1. EIFS FINISH GRAY COLOR
2. EIFS FINISH LIGHT BEIGE COLOR
3. EIFS FINISH TEAL COLOR
4. EIFS FINISH LARKSPUR COLOR
5. LAP FIBER BOARD SAGE BROWN COLOR
6. RIBBED METAL PANEL SAGE BROWN COLOR
7. FLAT METAL PANEL GREY COLOR
8. VINYL DOOR BLACK COLOR
9. VINYL WINDOW BLACK COLOR
10. METAL BALCONY BLACK COLOR
11. METAL CANOPY DARK GRAY
ENLARGED UNIT PLANS

LEVEL 1

UNIT A6W ALT - 543 SF

LEVEL 1

UNIT A7W ALT - 602 SF

LEVEL 1

UNIT A8W ALT - 625 SF
ENLARGED UNIT PLANS

LEVEL 2-5

UNIT A5A - 448 SF

UNIT A6W - 539 SF

UNIT A7W - 611 SF

UNIT A8W - 625 SF