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. Elevator, laundry, and exterior sides are provided to service the residents.

PROJECT DATA:
Project Address: 701 Wilson st - Santa Rosa, CA 1836-05
Project Description: Market rate housing
Zoning: NIMU (Neighborhood Mixed Use)
Site Area: Proposed
Building Height: 32’-1”
Density: 195.7
Lot coverage: 0.64
Landscape Area
Setbacks:
0’ AT 6TH ST.
4’-6” AT WILSON ST.
Parking: 5
Building Data:
No. of Stories: 5 stories
Gross Floor area (sq.ft):
1st Floor Levels 2-5 5,667 5,962 Total 28,315
1 Bedroom unit 40
Total 40

UTILITY SUMMARY

Dry utilities:
- Electrical - PG&E
- Gas water heaters
- Building (Race of Design): common area high-efficiency fan coil & store lighting, mechanical
- Unit: Race of Design: Elec. stores. HVAC: Elec. meter pulls

UTILITY SUMMARY
2019 Applicable Codes: (as amended by the City of Santa Rosa, Ordinance # ORD-2019-022, ORD-2019-019, ORD-2019-021)
- 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 achieving 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 Plumbing Code (based upon the 2018 Uniform Mechanical 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

RECEIVED
By E07081 at 9:52 am, Feb 15, 2022
WILSON STREET VIEW-1

WILSON STREET VIEW-2

W8 TH ST VIEW-1

W8 TH ST VIEW-2
<table>
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<th>Unit Type</th>
<th>Level</th>
<th>A1W</th>
<th>A2W</th>
<th>A3W</th>
<th>A4W</th>
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<th>A6W</th>
<th>A6S</th>
<th>A7W</th>
<th>A7S</th>
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</tbody>
</table>

**Parking Ratio**

- Per unit: 0.13 Parking Ratio

**Parking Required**

- Surface parking

**Total Parking Provided**

- 26,374

**Site Area**

- 0.20 Acres

**Bed Count**

- 40

**NRSF by Type**

- 1-BEDROOM: 40

**Lot Coverage**

- 0.64

**Lot Coverage**

- 26,374

**Density**

- 17.54

**NRSF Ave. Unit**

- 524

**Unit Mix**

- 100.00%
BUILDING AREA: 5,666 SF
MEP/STORAGE: 559 SF
TRASH/LOADING: 299 SF
LOBBY: 255 SF
GROSS RES. AREA: 3,323 SF
CIRCULATION: 1,002 SF
NET RES. AREA: 2,321 SF
UNIT COUNT: 4 UNITS
TOTAL PARKING: 1,230 SF
STANDARD PARKING: 5 SPACES
SURFACE PARKING: 5 SPACES
1. STUCCO 16/20 POINT FINISH GRAY COLOR
2. STUCCO 16/20 POINT FINISH LIGHT BEIGE COLOR
3. STUCCO 16/20 POINT FINISH TEAL COLOR
4. STUCCO 16/20 POINT 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
12. STUCCO 16/20 POINT FINISH RED ROCK
ENLARGED UNIT PLANS

LEVEL 2-5

UNIT A5W - 490 SF

UNIT A6W - 544 SF

UNIT A7W - 605 SF

UNIT A8W - 630 SF

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

<table>
<thead>
<tr>
<th>NAME</th>
<th>SIZE</th>
<th>WUCOLS</th>
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<tbody>
<tr>
<td>AGAVE ATTENUATA</td>
<td>15 GAL.</td>
<td>LOW</td>
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<tr>
<td>BERKELEY SEDGE</td>
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<tr>
<td>CALAMAGROSTIS ACUTIFOLIA KARL FOERSTER REED GRASS</td>
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<tr>
<td>M UHLENBERGIA LINDHEIMERI MUHY</td>
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<tr>
<td>JUNCUS PATENS 'ELKS BLUE'</td>
<td>5 GAL.</td>
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</tr>
<tr>
<td>FRAGRANT SARCOCCA</td>
<td>5 GAL.</td>
<td>LOW</td>
</tr>
<tr>
<td>DIANELLA CAERULEA CASSA BLUEBLUE FLAX LILY</td>
<td>1 GAL.</td>
<td>LOW</td>
</tr>
<tr>
<td>FESTUCA MAIREI</td>
<td>1 GAL.</td>
<td>LOW</td>
</tr>
<tr>
<td>WUCOLS</td>
<td>LOW</td>
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</tr>
<tr>
<td>DRACAENA DRACO</td>
<td>1 GAL.</td>
<td>LOW</td>
</tr>
<tr>
<td>VINCA MINOR'</td>
<td>ASSORTED SUCCULENTS</td>
<td>LOW</td>
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<tr>
<td>ALOE STRIATA</td>
<td>5 GAL.</td>
<td>LOW</td>
</tr>
<tr>
<td>CEANOTHUS HEARSTORIUM</td>
<td>1 GAL.</td>
<td>LOW</td>
</tr>
<tr>
<td>ISLAND ALUM ROOT</td>
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</tr>
<tr>
<td>IRIS DOUGLASIANA</td>
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<tr>
<td>DIETES GRANDIFLORA</td>
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<tr>
<td>TERRA COTTA YARROW</td>
<td>1 GAL.</td>
<td>LOW</td>
</tr>
<tr>
<td>LOMANDRA LONGIFOLIA 'BREEZE'</td>
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</tr>
<tr>
<td>POTTED PLANTS</td>
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</tr>
</tbody>
</table>

GENERAL NOTES:

1. All non-turf landscape areas to receive a 3" layer of shredded organic mulch.
2. Groundcover areas to receive a 2" layer of mulch as otherwise noted on the plan.
3. Soil compaction to be no greater than 85% on landscape areas.
4. Surface run-off in landscape areas to flow at 2% minimum away from structures to approved drainage system.
5. All finish grades to be 1" below finish surface paving.
6. Agronomical soil testing report to be provided by contractor.
7. Landscape irrigation equipment to be drip low-flow type that satisfies the City adopted Water Efficient Landscape Ordinance (WELO).
8. Landscape and Irrigation shall conform to Section 20-34 of the City of Santa Rosa Zoning Code.
9. All on-site utilities to be screened to be view from one.

Received by E07081 at 9:53 am, Feb 15, 2022
Light Fixture Legend:

<table>
<thead>
<tr>
<th>Type</th>
<th>Location</th>
<th>Volts</th>
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<td>Street Light</td>
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<td>120V</td>
</tr>
<tr>
<td>Wall Sconce</td>
<td>PER SIGN CONSULTANT</td>
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</tr>
<tr>
<td>Wall Pack</td>
<td>PER SIGN CONSULTANT</td>
<td></td>
</tr>
<tr>
<td>Pole Light</td>
<td>PER ARCHITECT / TBD</td>
<td>120V</td>
</tr>
<tr>
<td>Pole Light</td>
<td>EXISTING COBRA HEAD STREET LIGHT</td>
<td>120V</td>
</tr>
<tr>
<td>Wall Pack</td>
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<td>120V</td>
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<tr>
<td>Wall Pack</td>
<td>EXISTING COBRA HEAD STREET LIGHT</td>
<td>120V</td>
</tr>
</tbody>
</table>

Point-of-Connection and Electrical Panel Note:

Electrical POINT OF CONNECTION and ELECTRICAL PANEL TBD

Reference Note:

These are for reference only. See electrical plans prepared by Electrical Eng.

Driveway Theme Pole Light

Backlit pinned signage letters

Date: 02/09/22

Received by E07081 at 9:53 am, Feb 15, 2022

Mirada Small Area (MRS)
Outdoor LED Area Light

OFFICE SPACE LIGHTING RATING:
IP66 ID8