

PULLMAN PHASE II - BUILDING C

701 Wilson Street, Santa Rosa, CA 95401



PROJECT DIRECTORY

Owner:
Pullman Lofts First Phase, LLC.
(Midland Real Estate Service,
INC & Phoenix Development
Company Of Minneapolis, LLC)
30 Meyers Court
Novator, CA. 94947

Electrical Engineering:
Aurum Consulting Engineers
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San Jose CA. 95110
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najib@acemb.com

Mechanical/Plumbing Engineering:
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Santa Rosa, CA 95404
Phone: 707.538.0400
Fax: 707.538.0406
Contact: Brad Manning, PE
brad@tep.net

Architect:
Boarman Kroos Vogel Group, Inc
1412 Main Street
Adolphus Tower, Suite 700, Dallas, Texas 75202
Phone: 972.898.28541
Contact: Ken Nakagaki
Project manager: Ken Nakagaki 469.651.9298
Knakagaki@bkvgroup.com

Civil:
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Suite #200 Campbell, CA. 95008
Phone: 408.893.3792
Contact: Jeff Setera President
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Structural Engineering:
Innovative
311 Judah Street, Suite #110
Roseville, CA 95678
Shawn Lothrop CEO
Phone: 951.600.0032.x1003
shawn@iseengineers.com
Contact: Sandy Fong Project Manager
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sandy@iseengineers.com

Landscape:
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1051 Site Driver #74, Brea, CA. 92821
Phone: 949.683.3110
Contact: Justin J. Heacock
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Specifications:
Boarman Kroos Vogel Group, Inc
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Electrical Engineer's Name

VICINITY MAP



701 Wilson Street, Santa Rosa, CA 95401



SUMMARY WORK:

Phase II of Pullman Lofts building C is proposed to be 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:

Project Address: 701 Willson st - Santa Rosa, CA 1836.05

Project Description: Market rate housing

Zoning: N MU (Neighborhood Mixed Use)

Site Area: 8905 sf

	Proposed
Building Height	52' -1 "
Density:	195.7
Lot coverage	0.64

Landscape Area

Setbacks: 0' AT 8TH ST.
4'-6" AT WILSON ST.

Parking: 5

Building Data:		
No. of Stories:	5 stories	
Gross floor area (s.q.ft):	1st floor	5,666
	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
 - Common building meter
 - Irrigation water : Santa Rosa water
 - Common building meter
 - Fire water: Santa Rosa water
 - Sanitary sewer: Santa Rosa water
 - Storm sewer: Santa Rosa water
- Dry utilities:**
- Electricity : PG&E
 - Gas water heaters
 - Building (Basis of design) : common area high-efficiency fan coil & stove , lighting, receptacles
 - Unit (Basis of design): Elec. stoves. HVAC: Elec. mini splits

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 excluding 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)
 - 2018 International Property Maintenance Code (as amended by the City of Santa Rosa)

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RECEIVED

By Andrew Trippel at 3:46 pm, Dec 20, 2021





AERIAL VIEW FROM SOUTH



1. SOUTH VIEW



2. EAST VIEW



3. NORTH VIEW



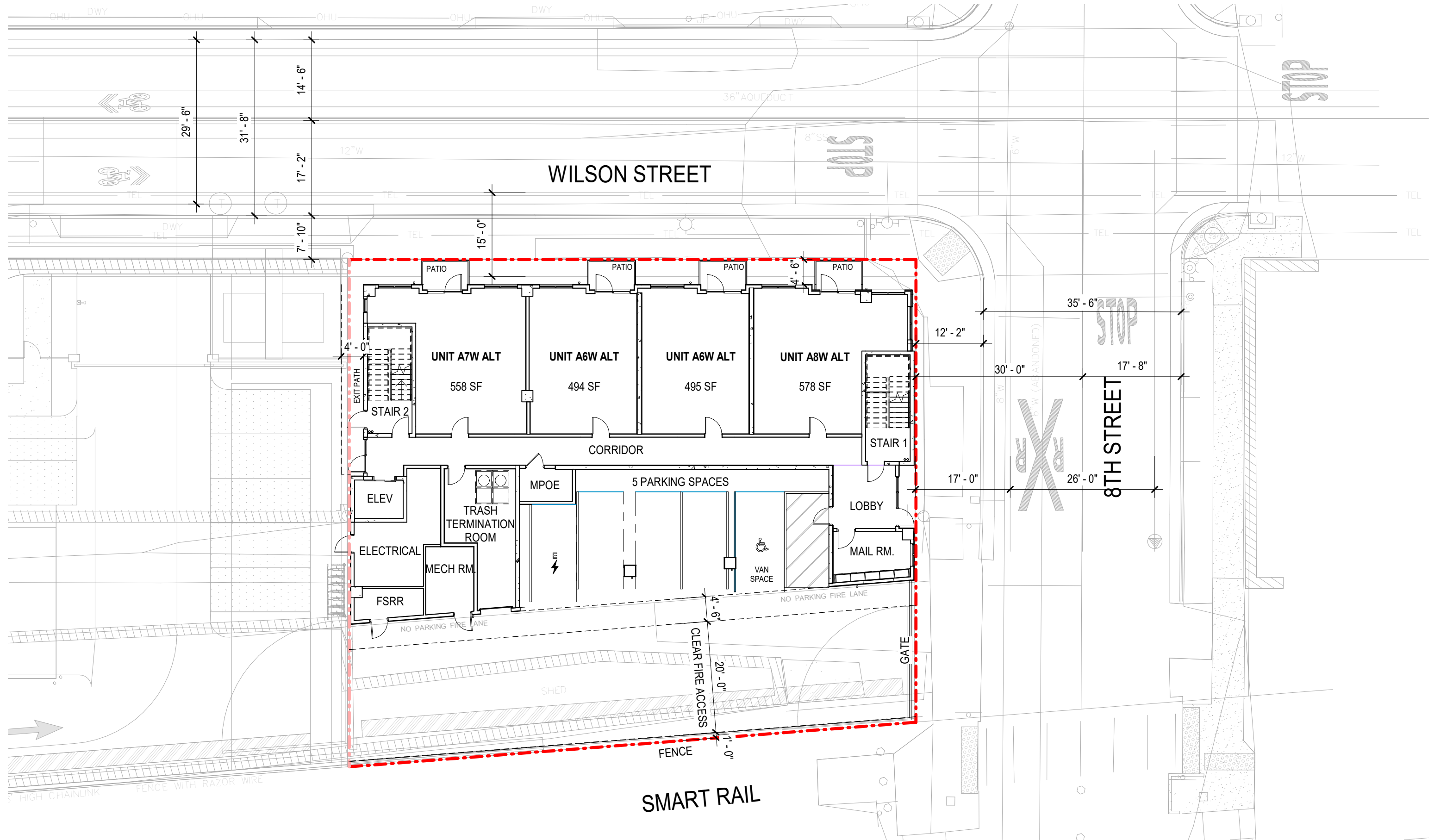
4. WEST VIEW



KEYPLAN

CONTEXTUAL SITE PLAN

A1.1

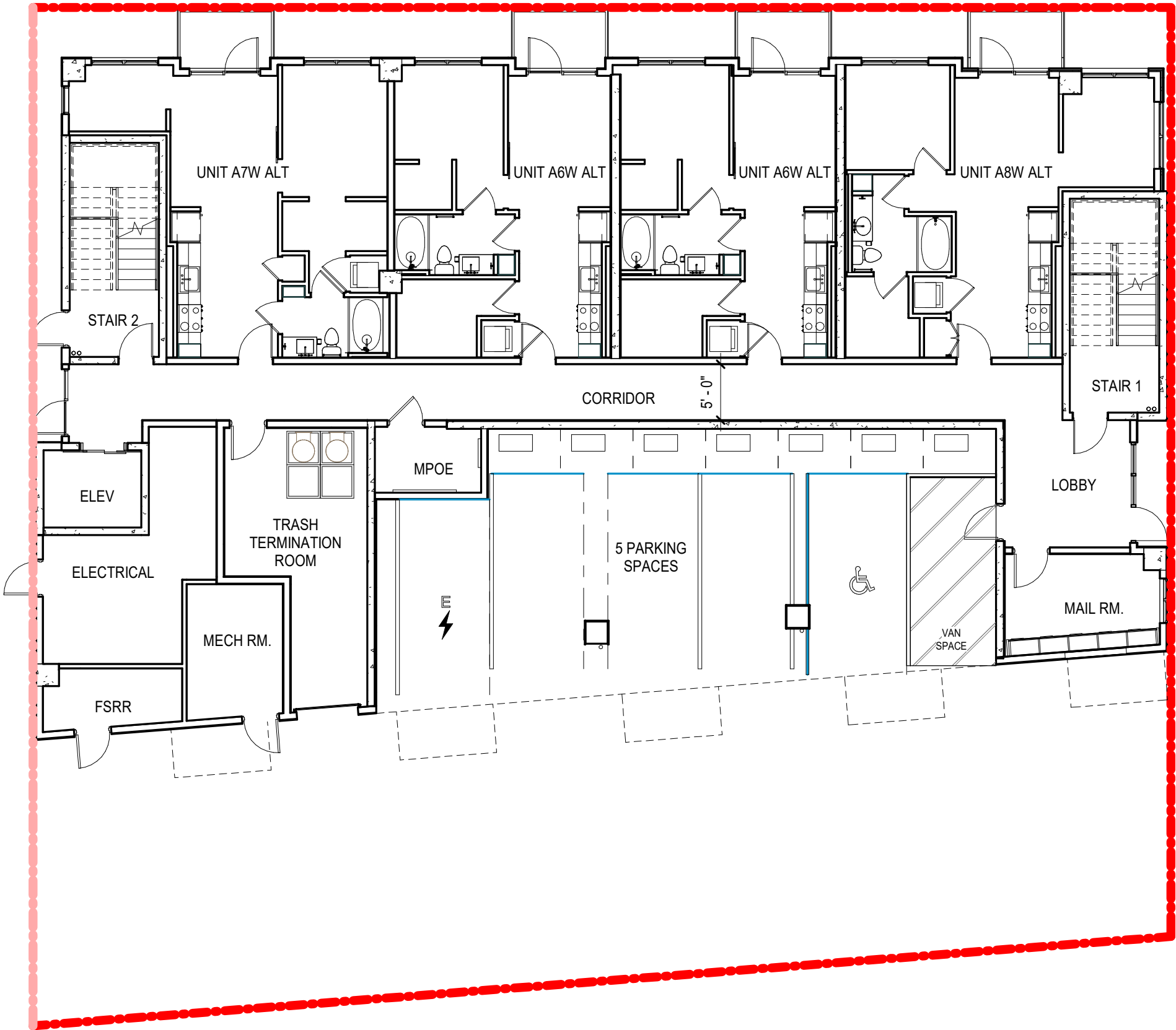




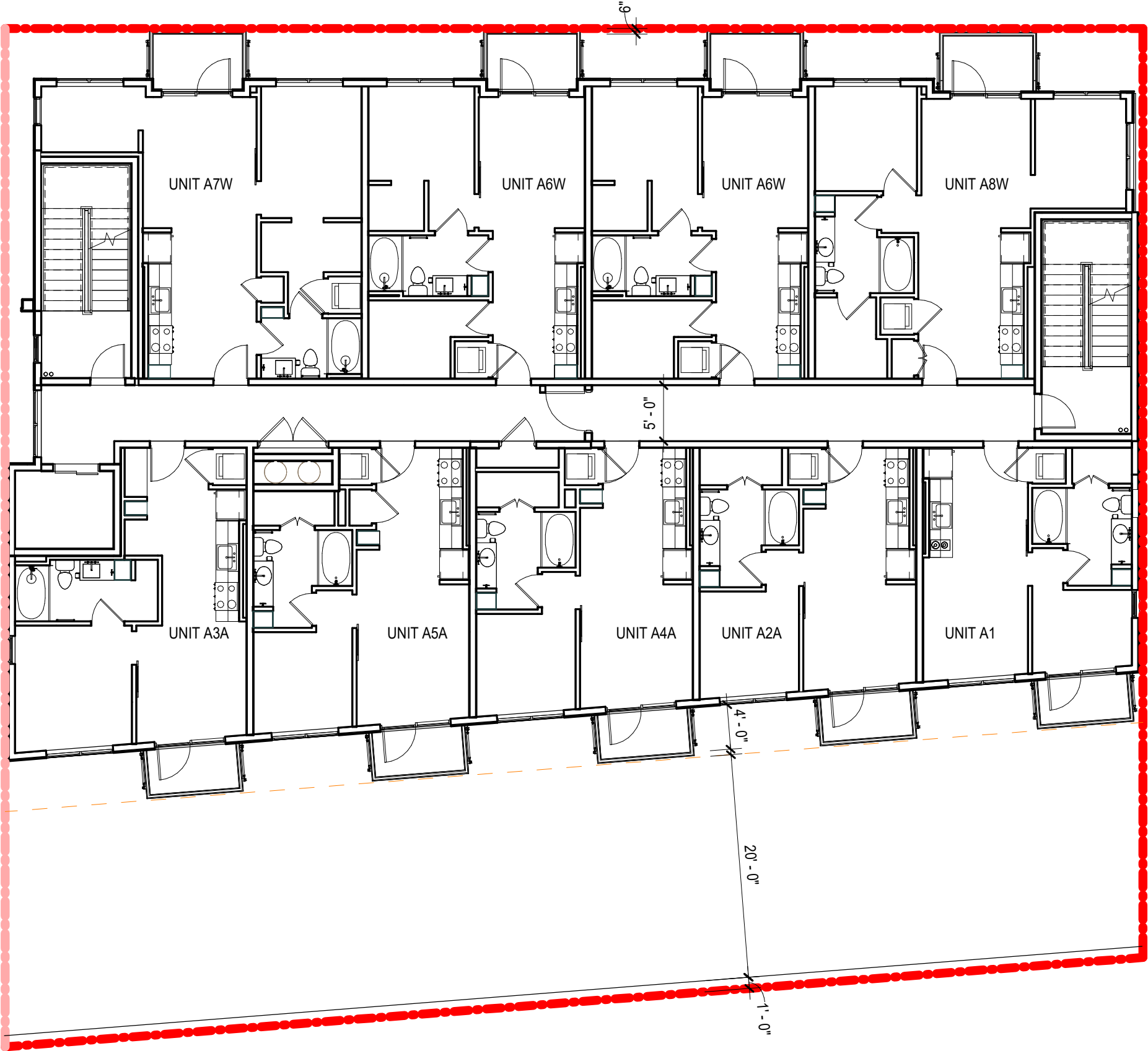




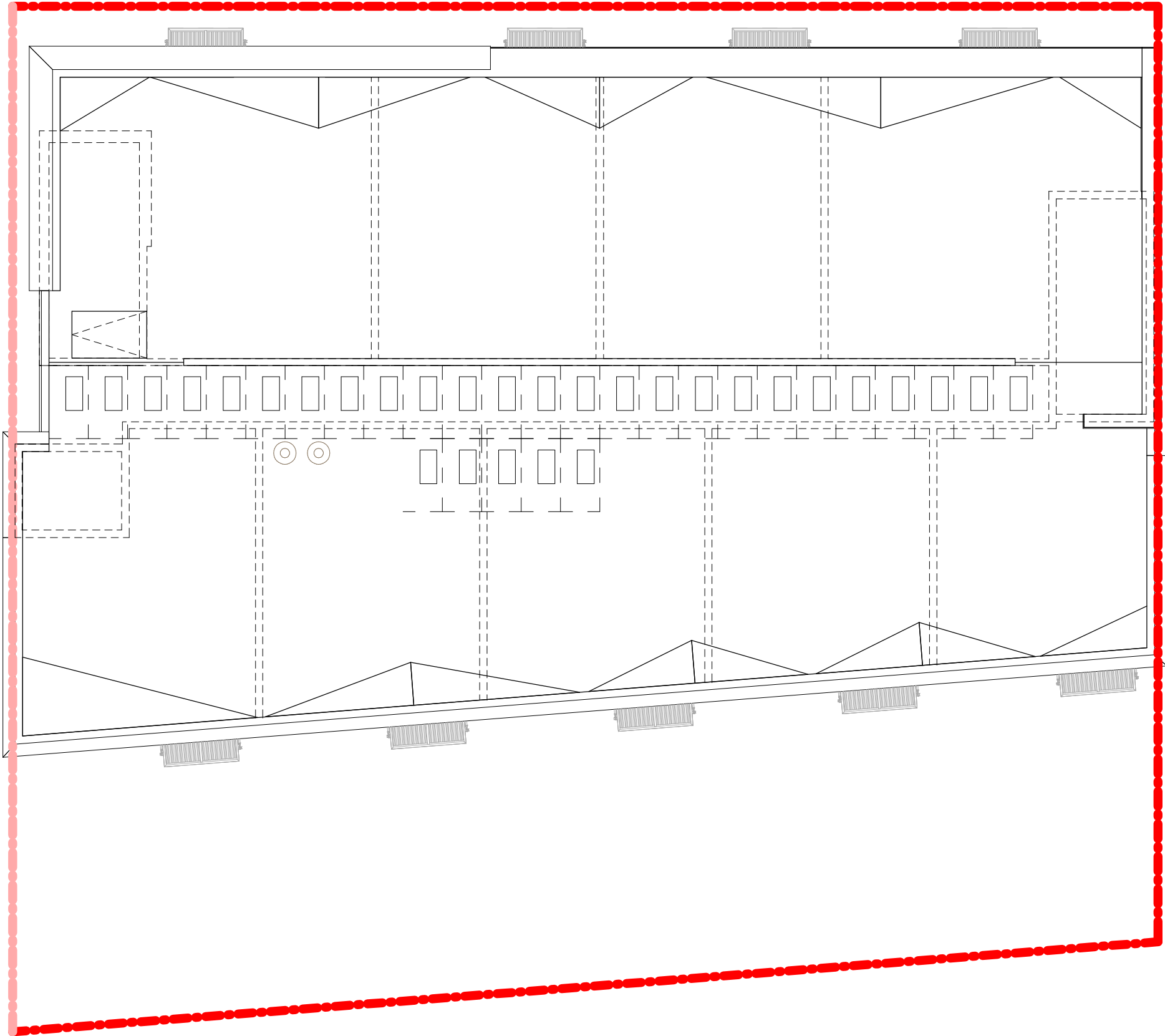
Santa Rosa - California , CA													12/17/2021											
Unit Type	Level	1 BEDROOM											Total	Amenities & Support						Tabulations				
		A1	A2A	A3A	A4A	A5A	A6W	A6W ALT	A7W	A7W ALT	A8W	A8W ALT		Lobby/Mail	Amenity	MEP & Services	Loading& Trash	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency	
Area (SF)		414	459	496	470	488	539	543	611	602	625	625											(NRSF / (GROSS BLDG – PARKING))	
	G							2		1		1	4	255		559	299	1,230	5	5,666	3,323	2,313	52.14%	
4	2_5	1	1	1	1	1	2		1		1	0	9			21	32			5,677	5,656	4,641	81.75%	
Unit per Type		4	4	4	4	4	8	2	4	1	4	1	40	255		580	331	1,230	5	28,374	25,947	20,877	76.9%	
Parking Ratio		Per Unit																		246	Area/space			
Parking Required		Stalls											5							0.13	Parking Ratio			
Total Parking Provided													5							(Per unit)				
Parking Garage																								
Surface parking																								
Total Unit		40											40									8,905	Site Area	0.20 Acres
Bed Count													40									195.7	Density	= Total units / Acreage
NRSF by Type		1,656	1,836	1,984	1,880	1,952	4,312	1,086	2,444	602	2,500	625	20,877									0.64	Lot Coverage	= Ground Floor/Site Area
NRSF Ave. unit													522									28,374	GFA	= Gross Bldg Area
Unit Mix		100.00%											100.0%									3.19	FAR	= GFA / Site Area



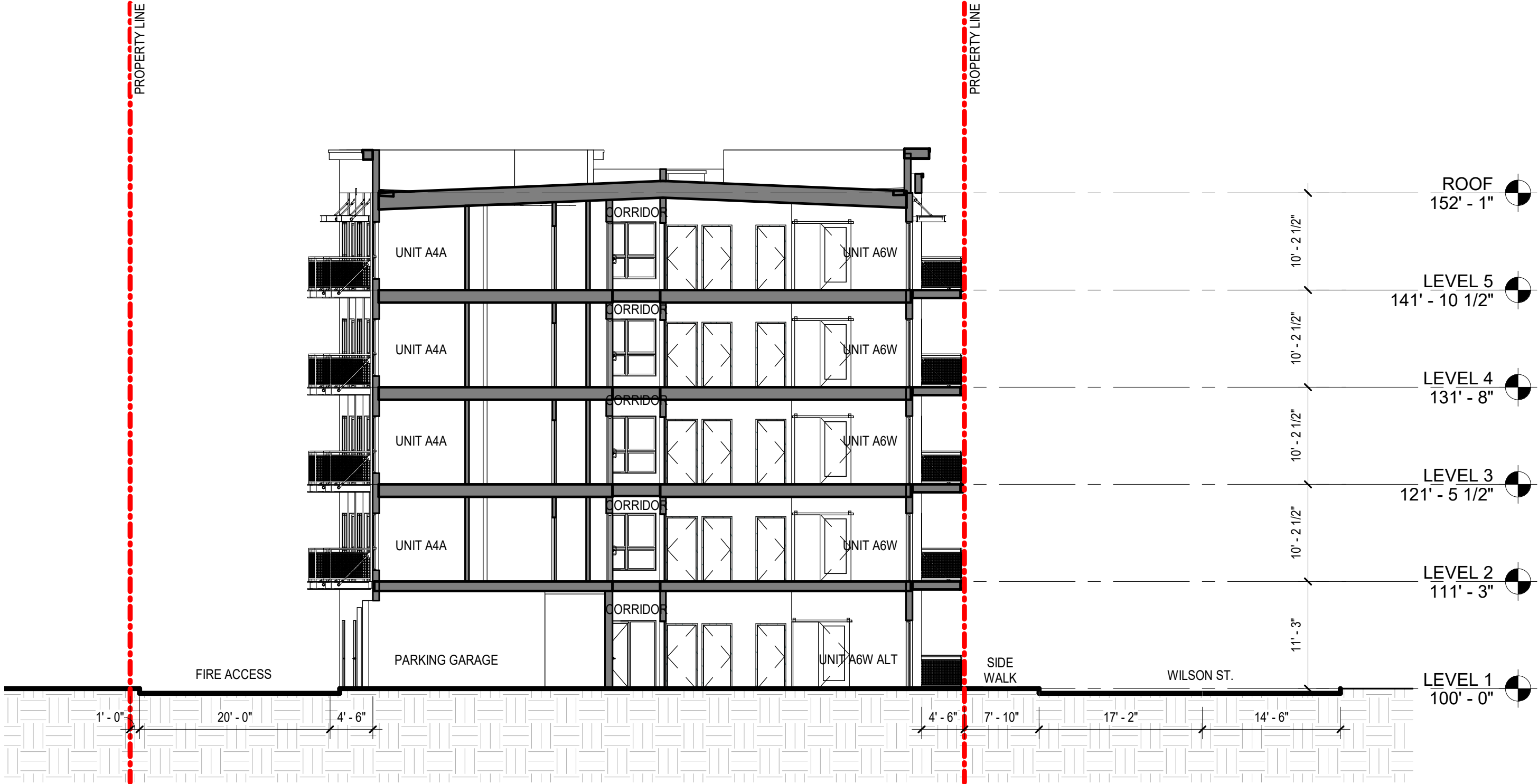
GROUND LEVEL	
BUILDING AREA:	5,666 SF
MEP/STORAGE:	559 SF
TRASH/LOADING:	299 SF
LOBBY	255 SF
GROSS RES. AREA:	3,323 SF
CIRCULATION:	1,010 SF
NET RES. AREA:	2,313 SF
UNIT COUNT:	4 UNITS
PARKING/ SERVICES:	1,230 SF
TOTAL PARKING:	5 SPACES
STANDARD PARKING	5 SPACES
SURFACE PARKING	- SPACES

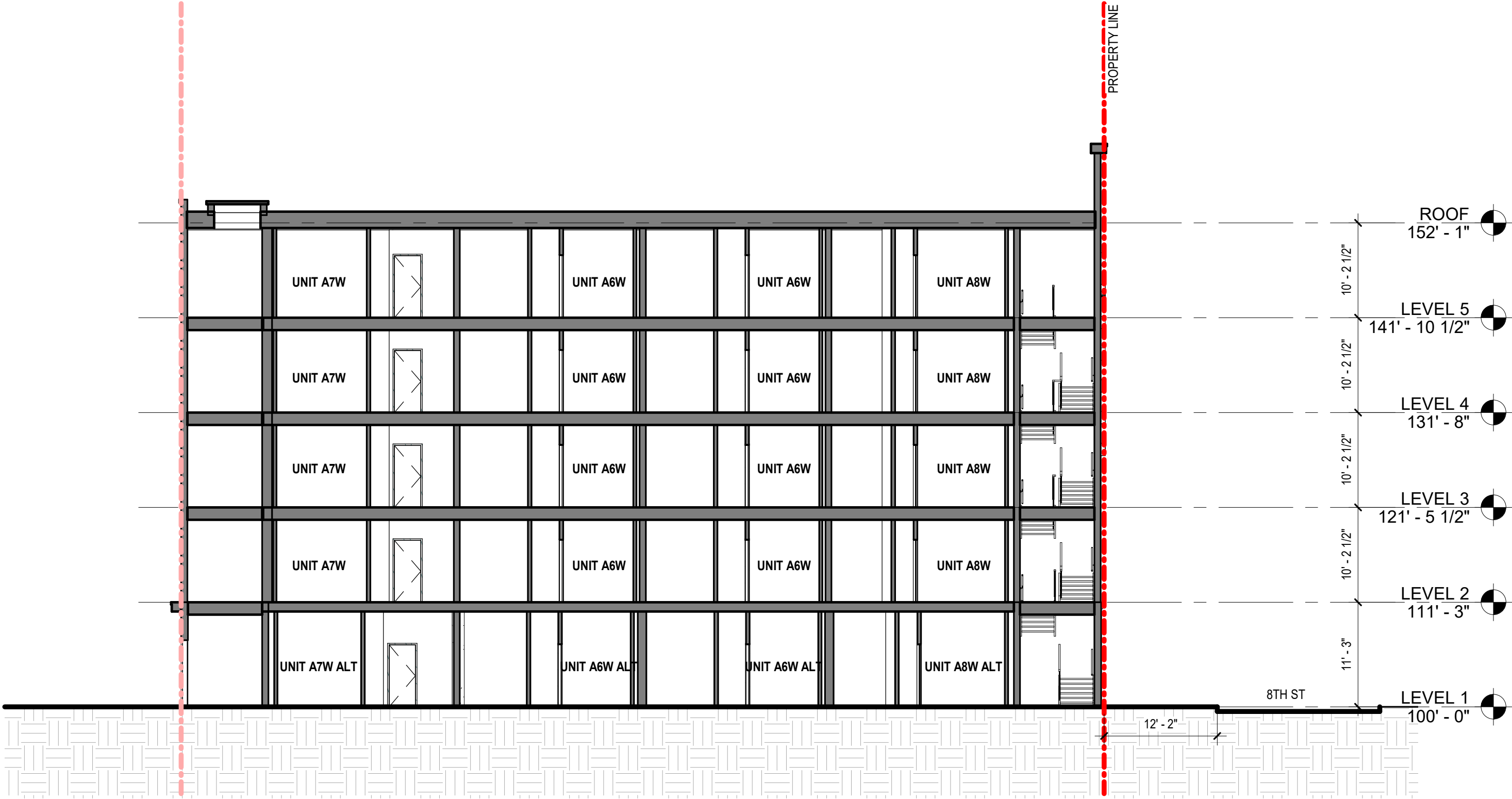


LEVELS 2-5 (4 LEVELS)	
BUILDING AREA:	5,677 SF
MEP:	21 SF
TRASH/LOADING:	32 SF
GROSS RES. AREA:	5,656 SF
CIRCULATION:	1,015 SF
NET RES. AREA:	4,641 SF
UNIT COUNT:	9 UNITS



ROOF		
BUILDING AREA:		SF
MEP:	-	SF
SERVICES:		SF



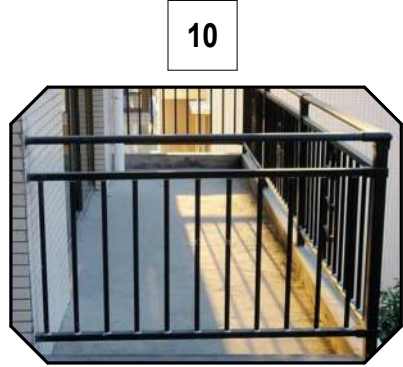
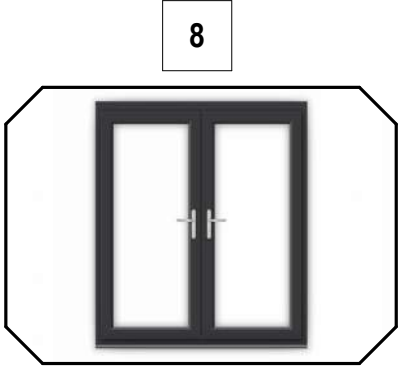
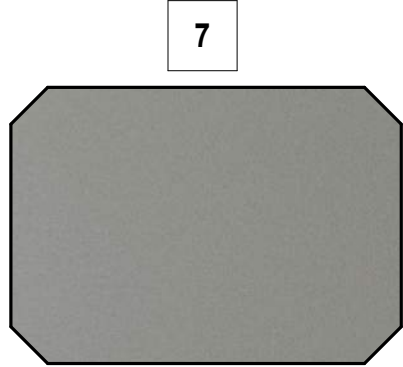
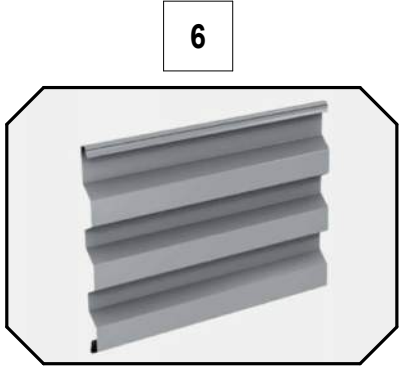
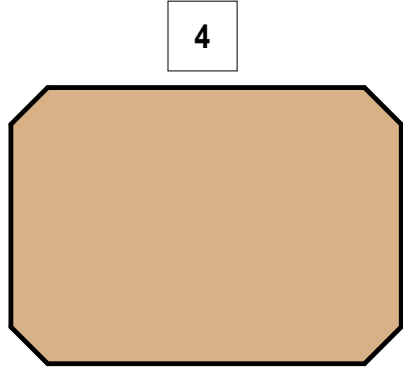
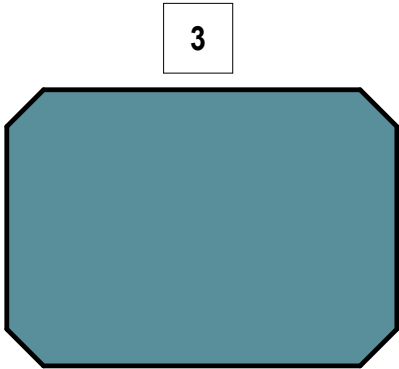
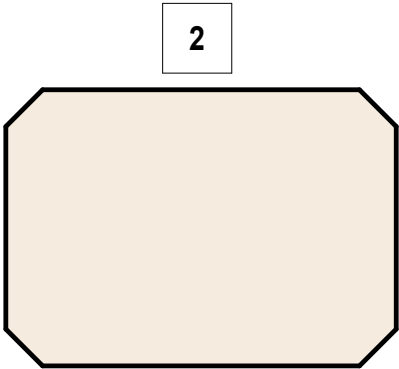
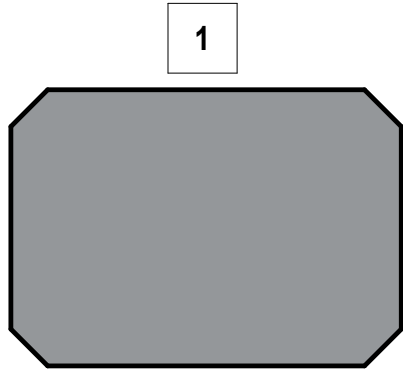




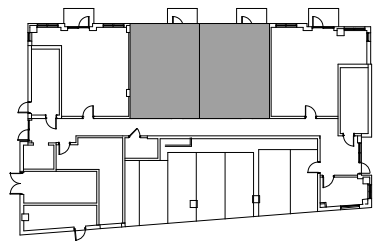
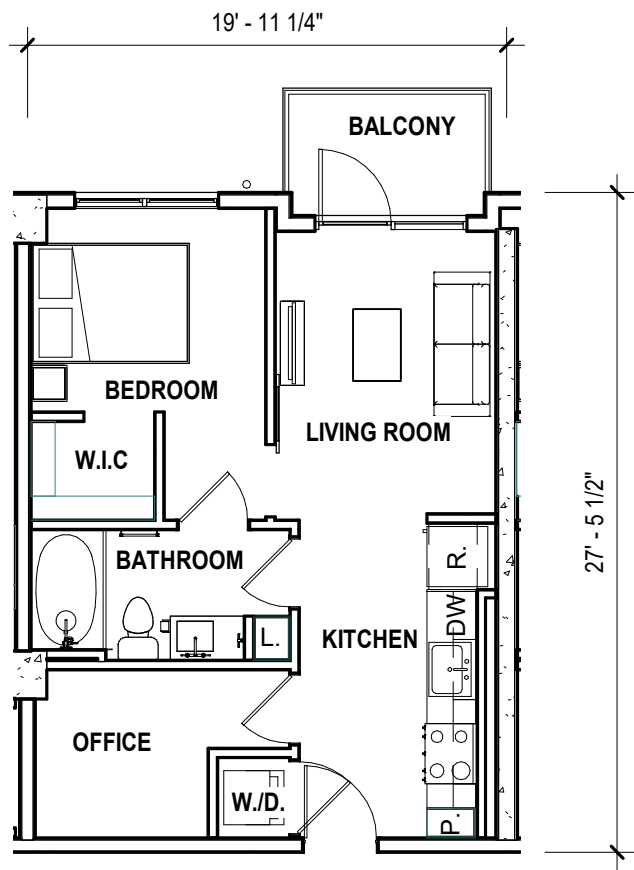








1	EIFS FINISH GRAY COLOR
2	EIFS FINISH LIGHT BEIGE COLOR
3	EIFS FINISH TEAL COLOR
4	EIFS FINISH LARKSPUR COLOR
5	LAP FIBER BOARD SAGE BROWN COLOR
6	RIBBED METAL PANEL SAGE BROWN COLOR
7	FLAT METAL PANEL GREY COLOR
8	VINYL DOOR BLACK COLOR
9	VINYL WINDOW BLACK COLOR
10	METAL BALCONY BLACK COLOR
11	METAL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

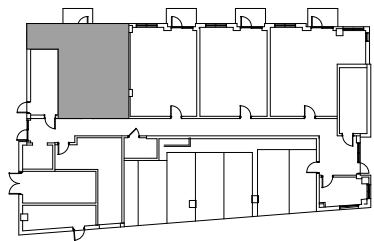
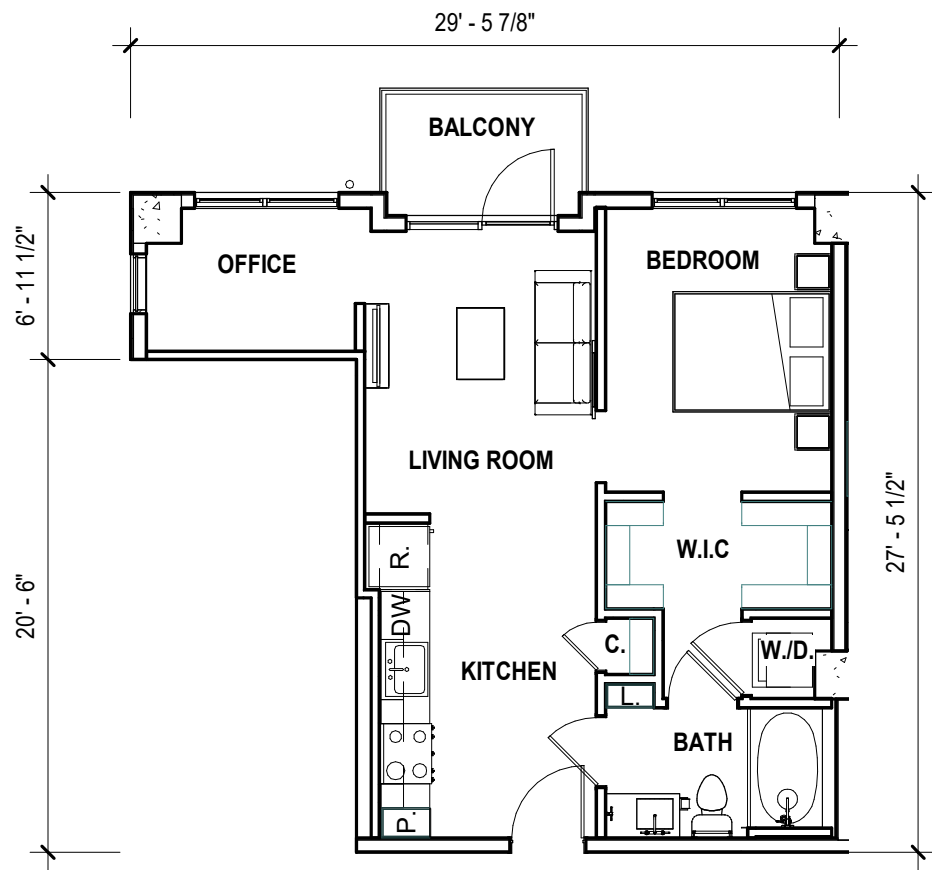


LEVEL 1

1
A6.1

UNIT A6W ALT - 543 SF

1/8" = 1'-0"

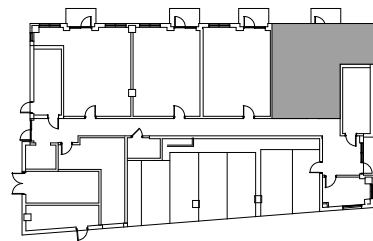
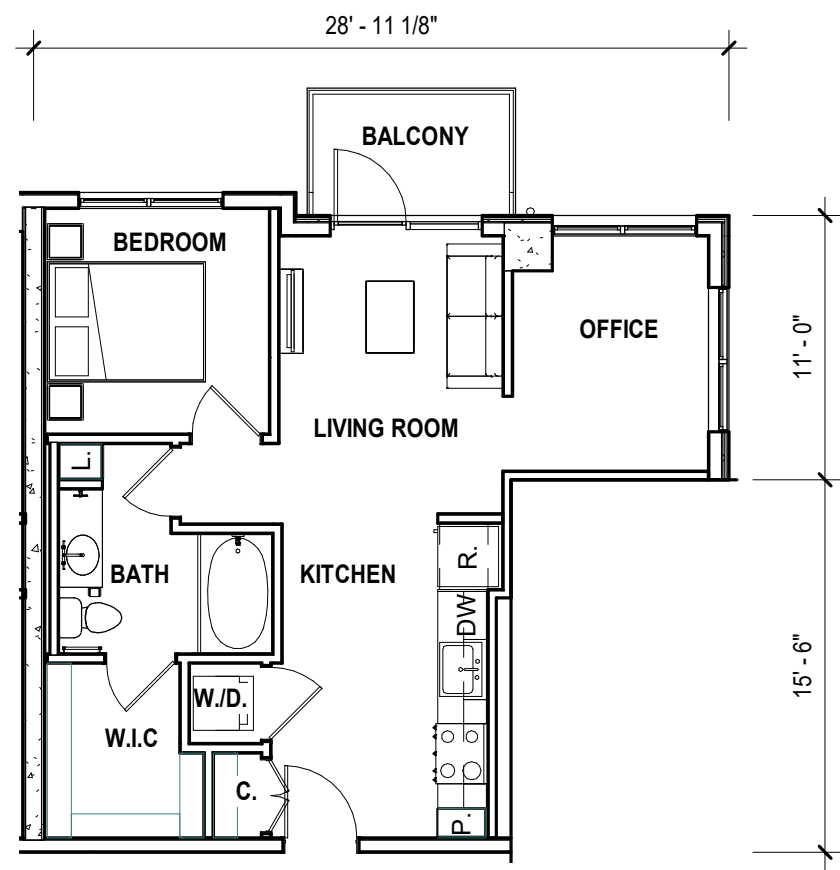


LEVEL 1

2
A6.1

UNIT A7W ALT - 602 SF

1/8" = 1'-0"

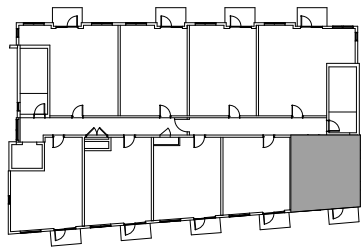
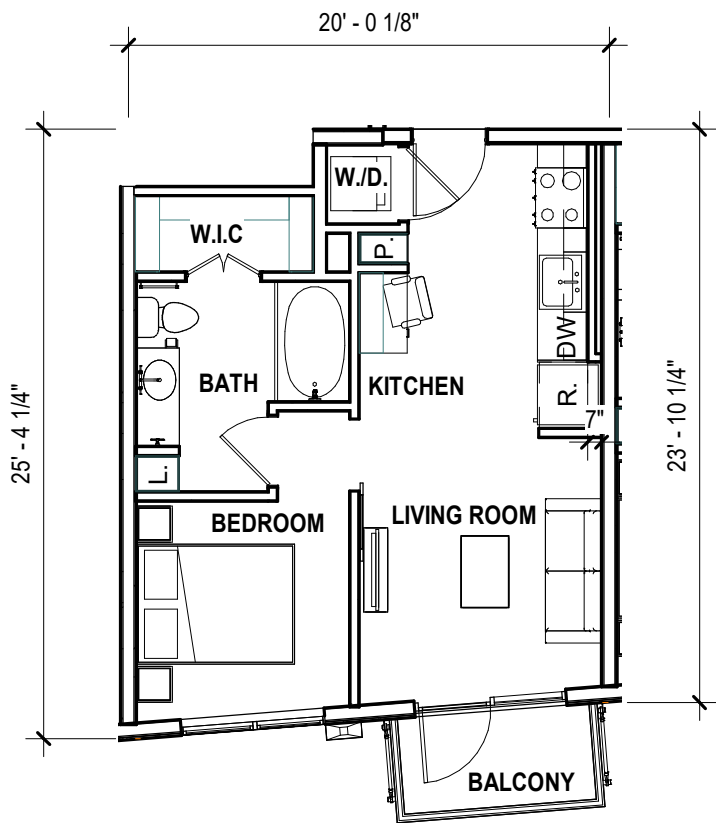
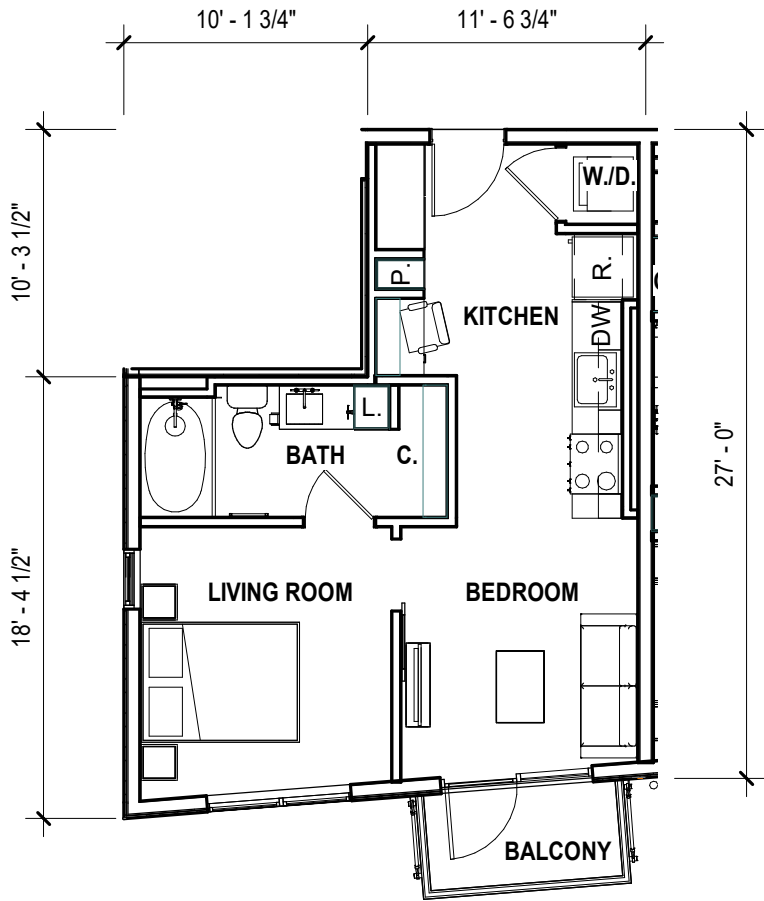
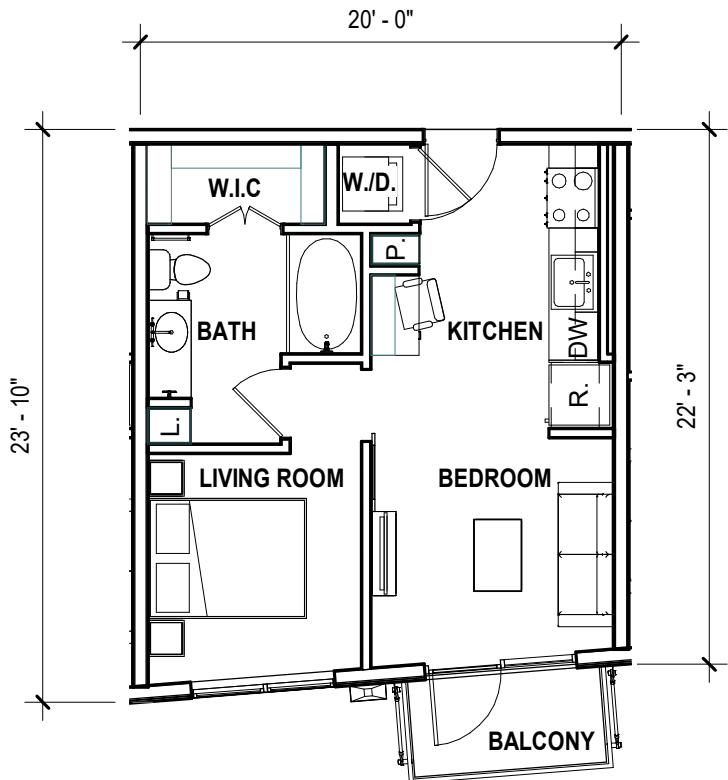
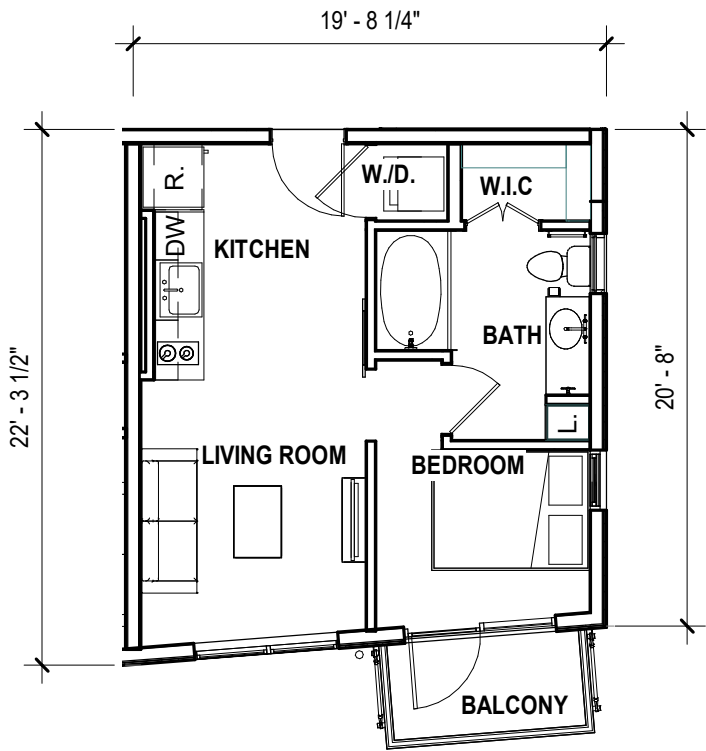


LEVEL 1

3
A6.1

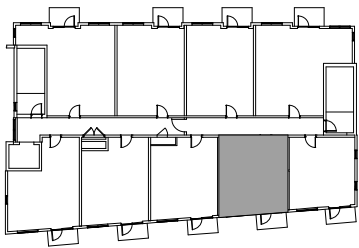
UNIT A8W ALT - 625 SF

1/8" = 1'-0"



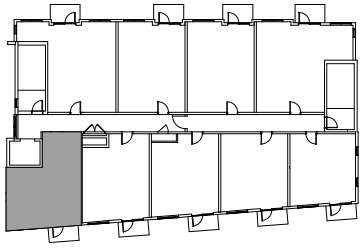
LEVEL 2-5

1 UNIT A1 - 414 SF
A6.2 1/8" = 1'-0"



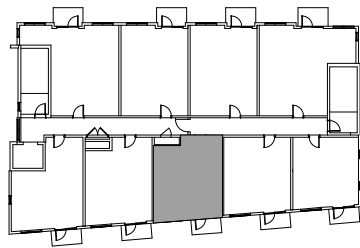
LEVEL 2-5

2 UNIT A2A - 459 SF
A6.2 1/8" = 1'-0"



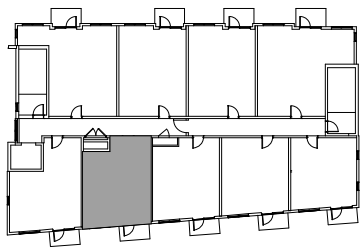
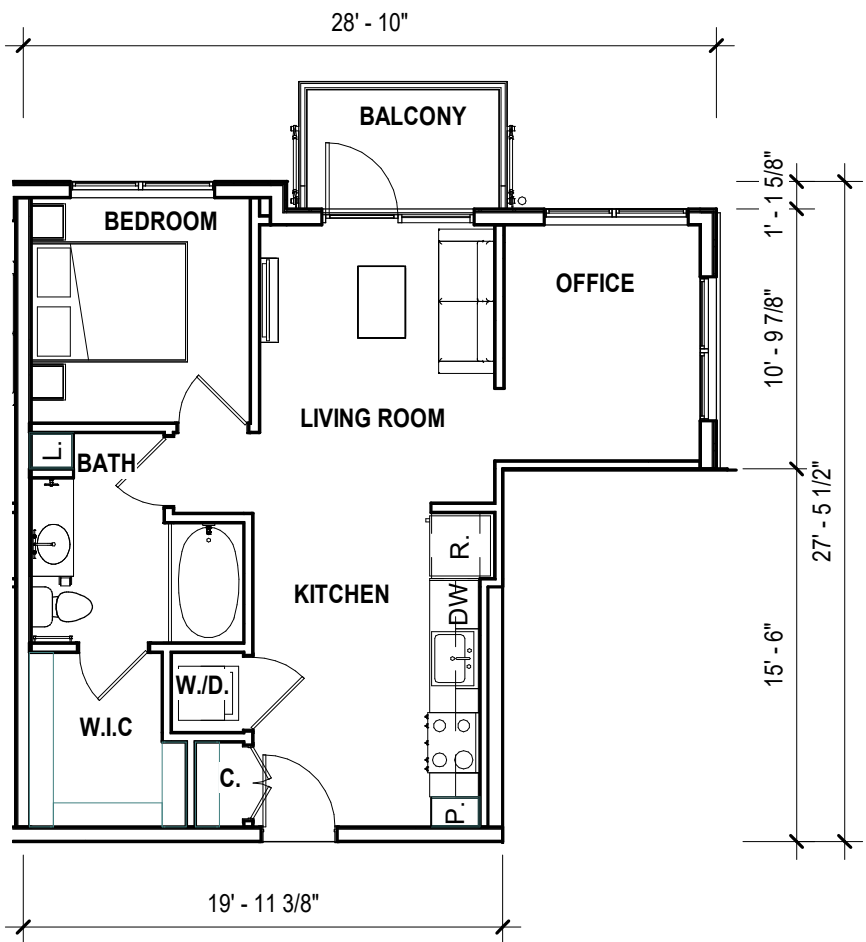
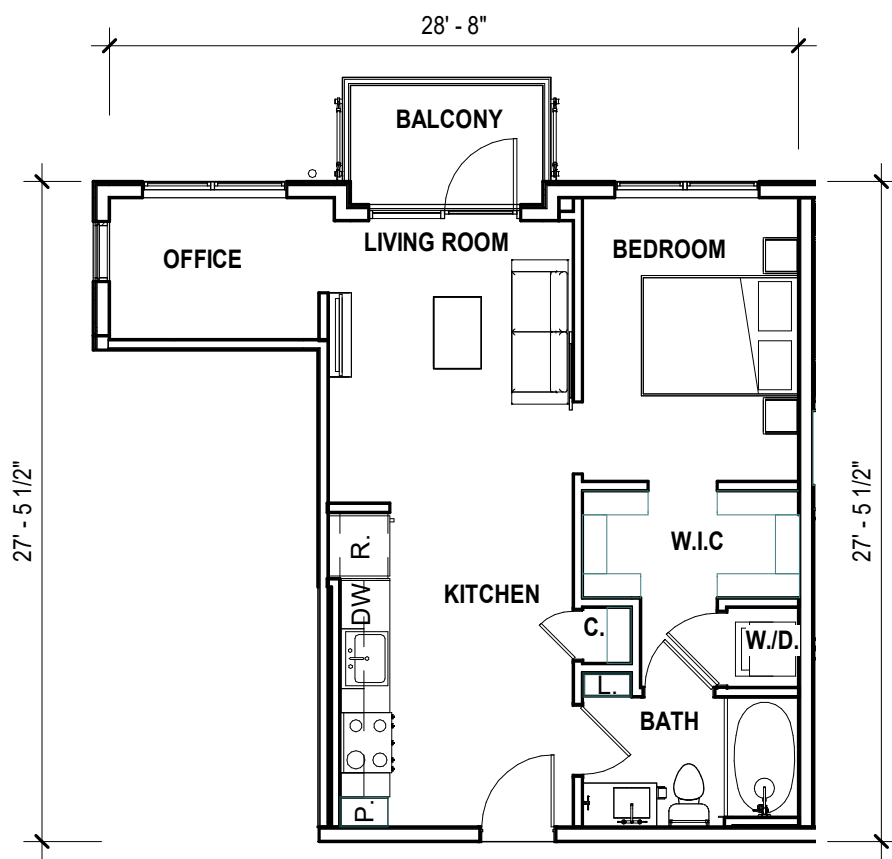
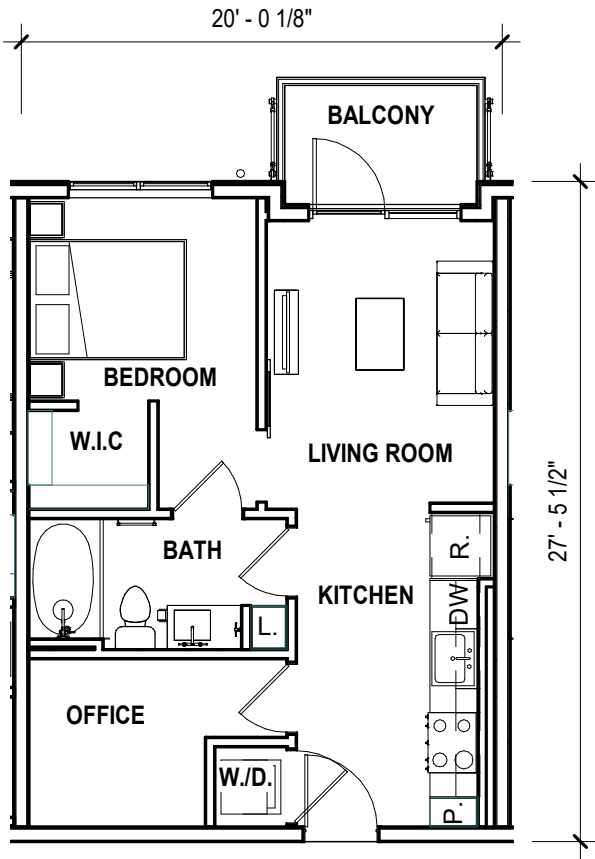
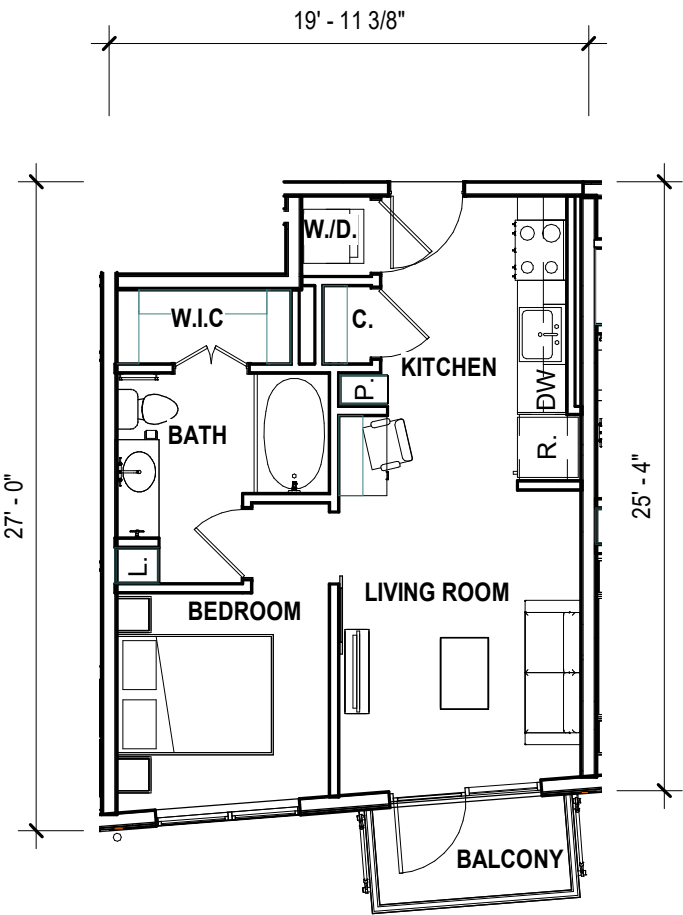
LEVEL 2-5

3 UNIT A3A - 496 SF
A6.2 1/8" = 1'-0"

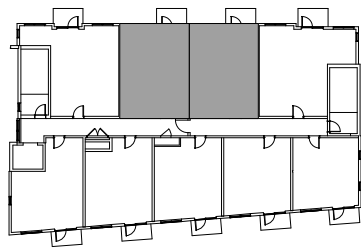


LEVEL 2-5

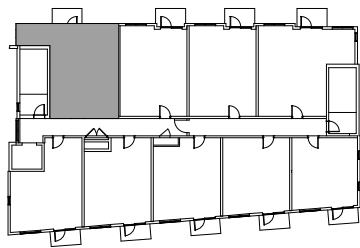
4 UNIT A4A - 470 SF
A6.2 1/8" = 1'-0"



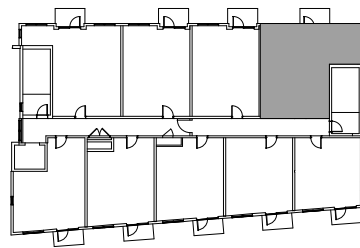
LEVEL 2-5



LEVEL 2-5



LEVEL 2-5



LEVEL 2-5

1
A6.3
UNIT A5A - 448 SF
1/8" = 1'-0"

2
A6.3
UNIT A6W - 539 SF
1/8" = 1'-0"

3
A6.3
UNIT A7W - 611 SF
1/8" = 1'-0"

4
A6.3
UNIT A8W - 625 SF
1/8" = 1'-0"

