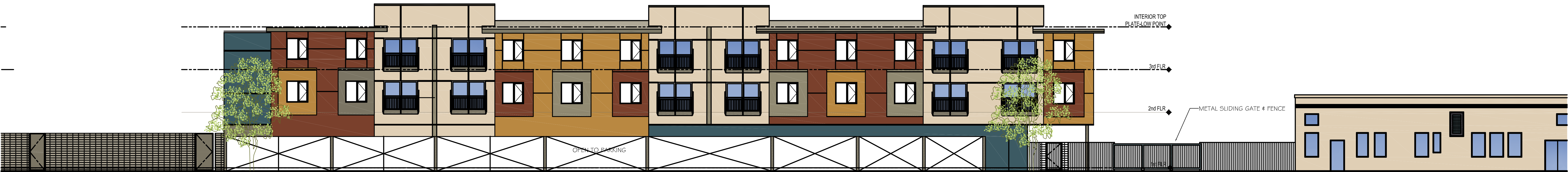




BUILDING A (NORTH)



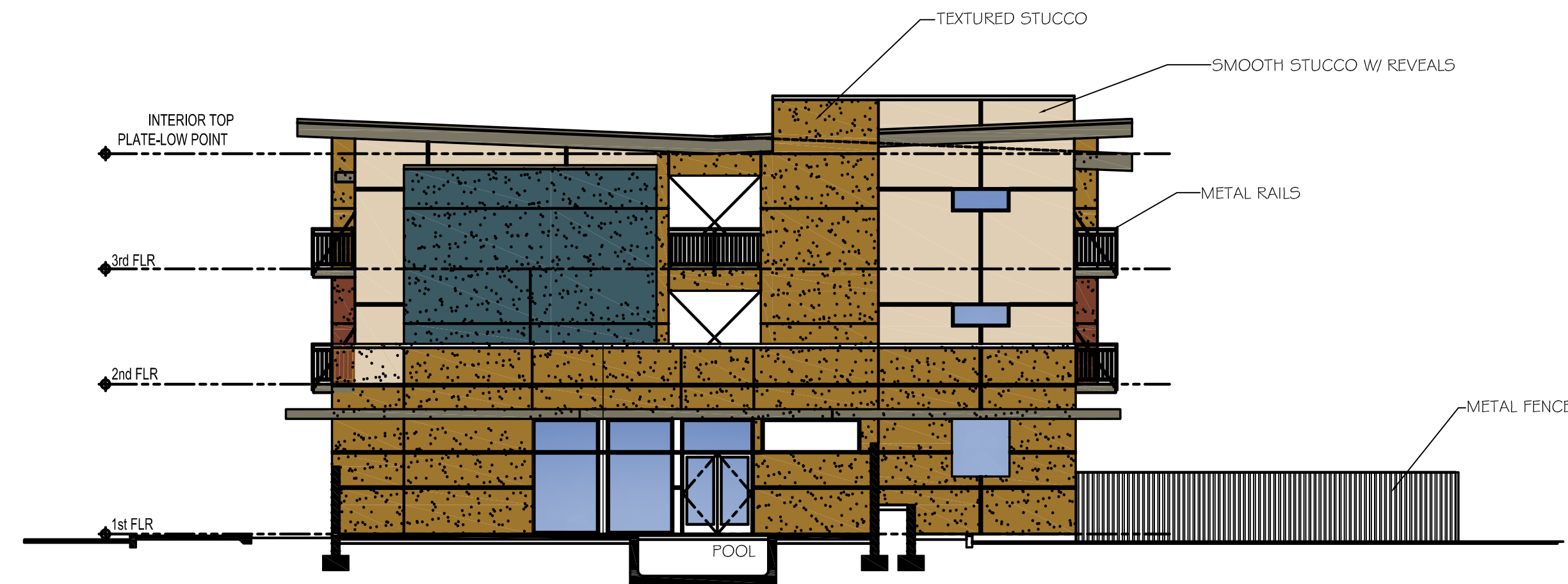
BUILDING B (SOUTH)

RECEIVED 2-9-2018
CITY OF SANTA ROSA

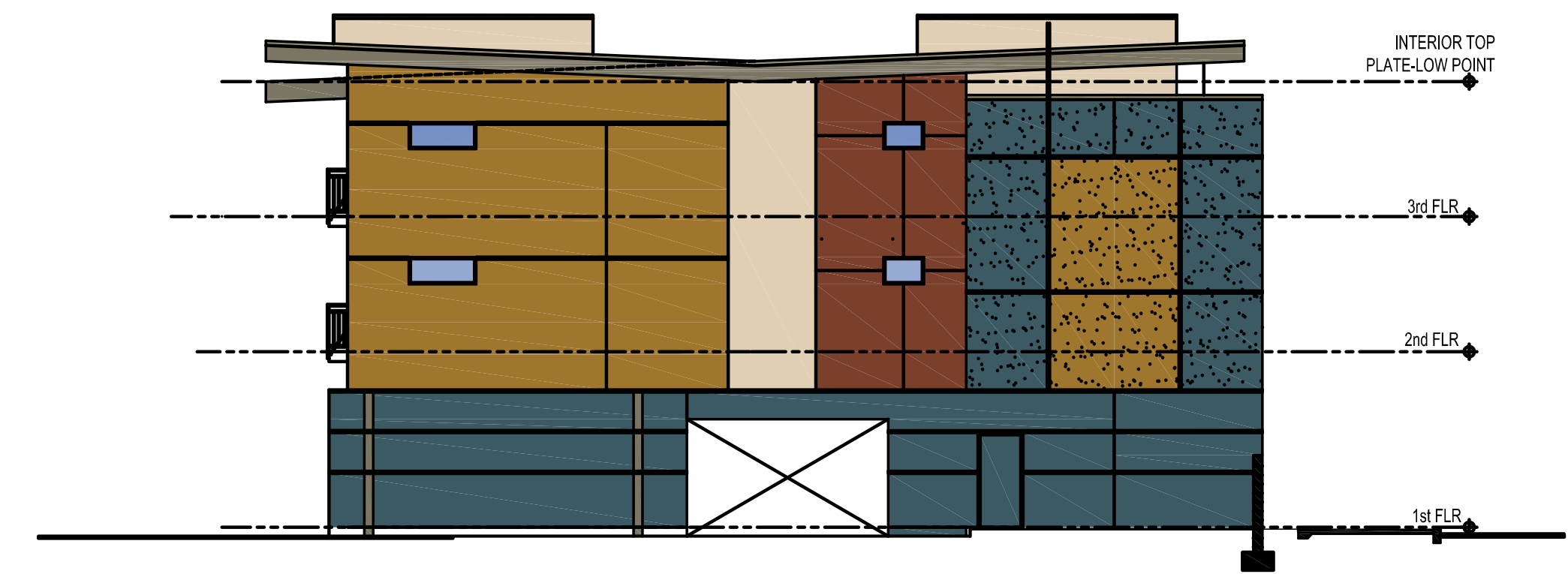
PULLMAN LOFTS
WILSON STREET
SANTA ROSA, CALIFORNIA

WEST ELEVATIONS (RAILROAD TRACKS)
FEBRUARY 9, 2018

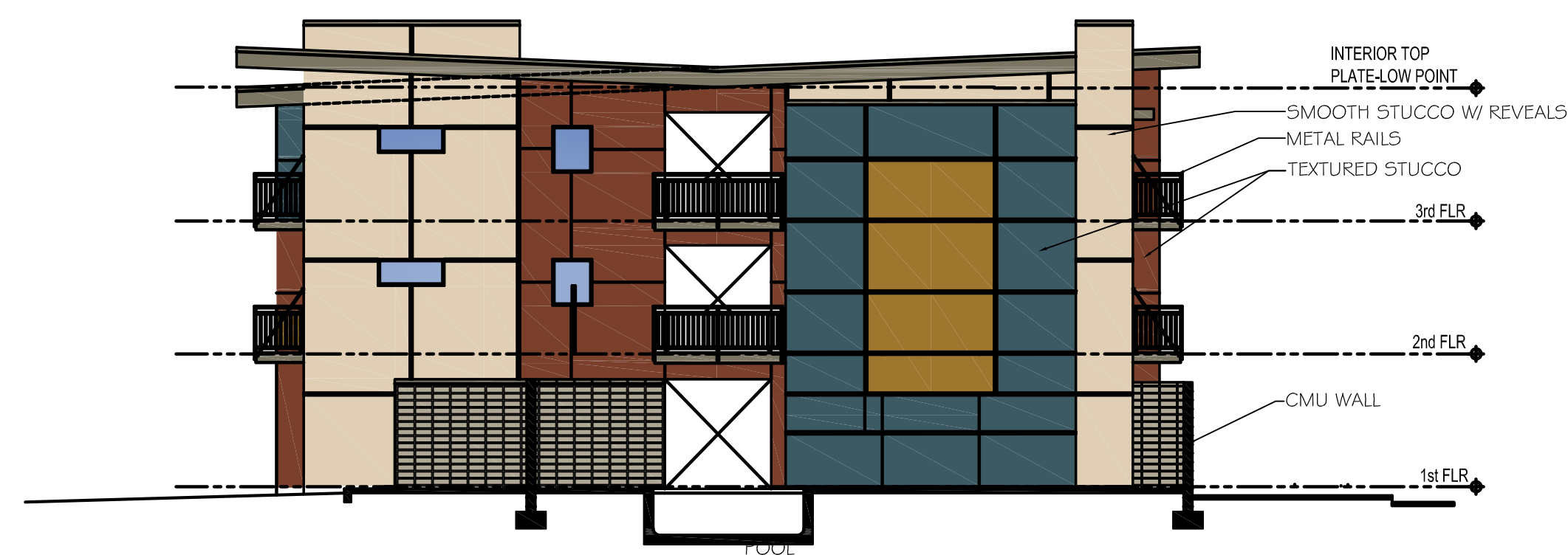
SCALE: 3/32"=1'-0"



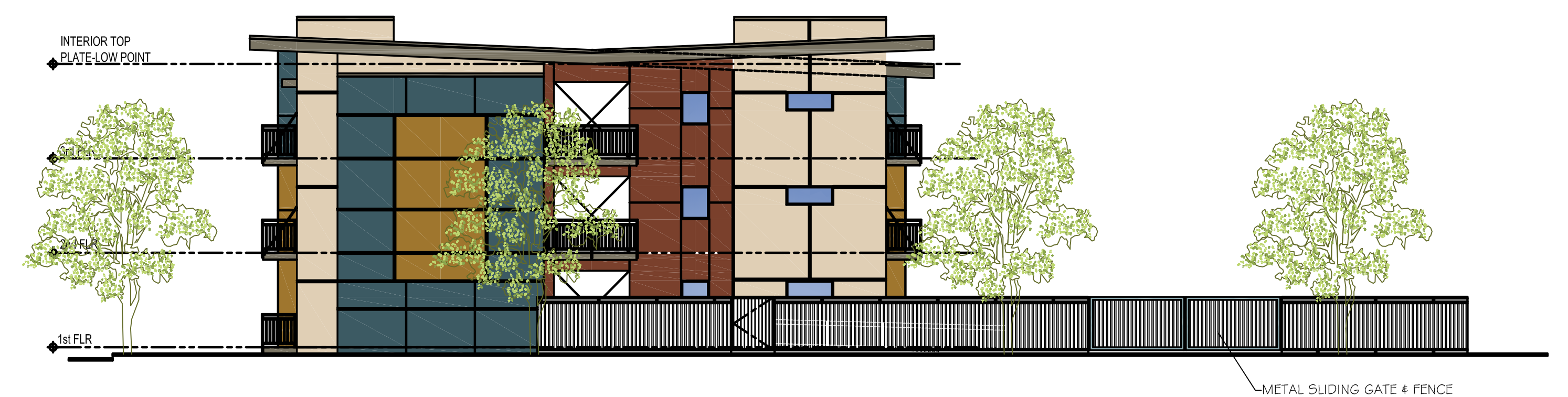
Building "B" - North Elevation



Building "B" - South Elevation



Building "A" - South Elevation



Building "A" - North Elevation

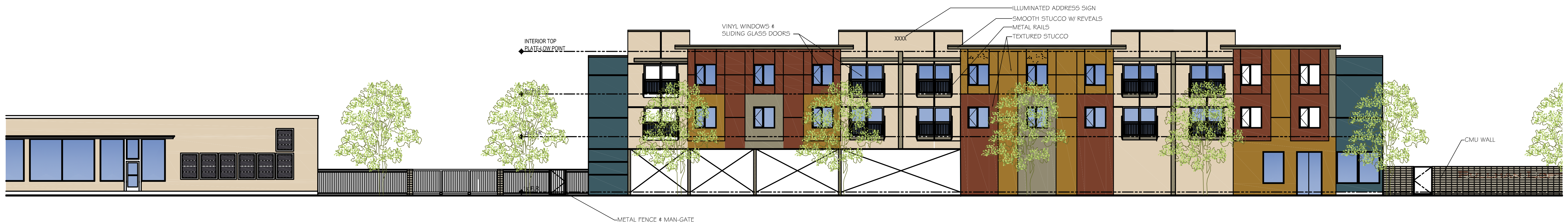
PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

BUILDINGS A & B END ELEVATIONS

FEBRUARY 9, 2018

SCALE: 3/32"=1'-0"



BUILDING B (SOUTH)



BUILDING A (NORTH)

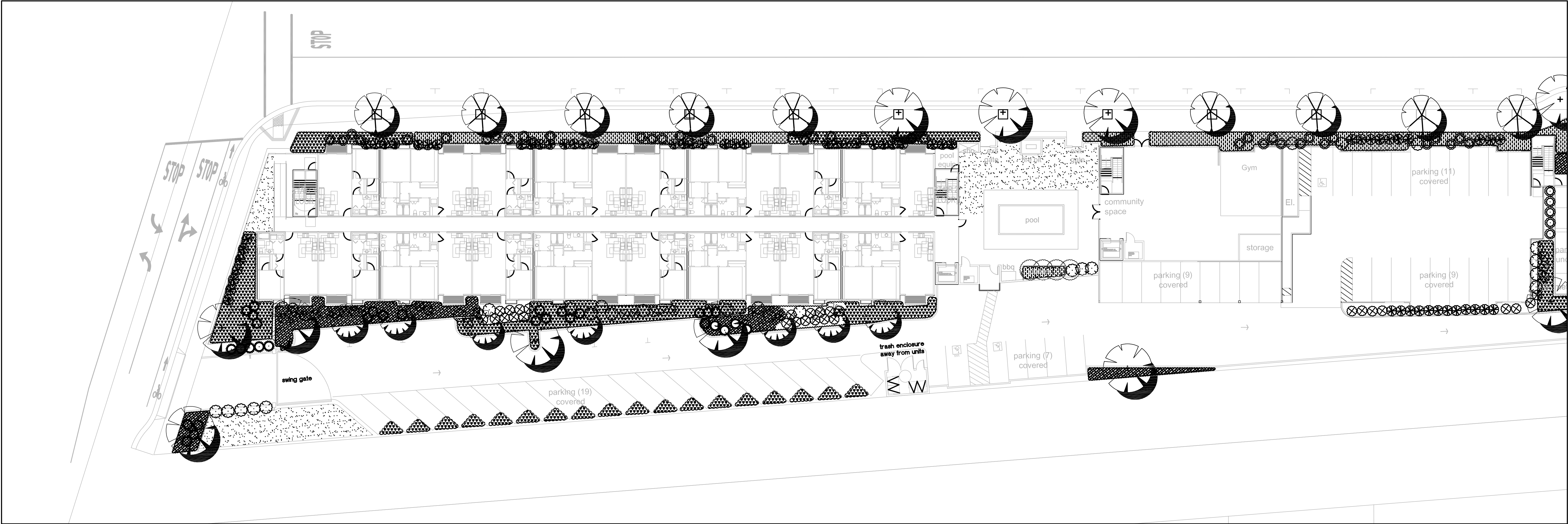
PULLMAN LOFTS

WILSON STREET
SANTA ROSA, CALIFORNIA

EAST ELEVATIONS (WILSON STREET)

FEBRUARY 9, 2018

SCALE: 3/32"=1'-0"



1 LANDSCAPE PLAN - WILSON AND NINTH

TREE PLANTING

	X CHITALPA LAGERSTROEMIA INDICA	CHITALPA CRAPE MYRTLE	24" BOX 24" BOX
	PISTACHE CHINENSIS ULMUS PARVIFOLIA	CHINESE PISTACHE CHINESE ELM	24" BOX 24" BOX
	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	24" BOX
	ALNUS RUBRA	RED ALDER	24" BOX

SCREENING AND FOUNDATION PLANTING

SHRUBS THAT ANCHOR THE LANDSCAPE SCHEME PROVIDING SCALE, MASS, AND VERTICAL SCREENING

	LOROPETALUM CHINENSE	FRINGE BUSH	5 GAL
	RHAMNUS CALIFORNICA SARCOCOCCA RUSCIFOLIA	CALIFORNIA COFFEEBERRY FRAGRANT SWEET BOX	5 GAL 5 GAL
	HIBISCUS SYRIACUS 'BLUE BIRD' PHYSOCARPUS CAPITATUS	ROSE OF SHARON COMMON NINEBARK	15 GAL 15 GAL
	PLUMBAGO AURICULATA PYRACANTHA SP.	PLUMBAGO FIRETHORN	5 GAL 5 GAL
	ROSMARINUS 'BLUE SPIRES' SALVIA 'ALAN CHICKERING'	BLUE SPIRES ROSEMARY ALAN CHICKERING SAGE	5 GAL 5 GAL
	GINKGO BILOBA	GINKGO	15 GAL

GROUNDCOVER PLANTING

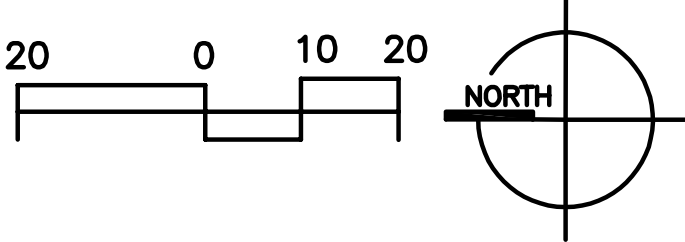
LOW WOODY OR HERBACEOUS PLANTS THAT PROVIDE BROAD UNIFYING SWATHS OF COLOR, TEXTURE, AND FORM

	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	5 GAL
	ACHILLEA MILLEFOLIUM (TERRA COTTA) ERIGERON KARVINSKIANUS	YARROW SANTA BARBARA DAISY	1 GAL 1 GAL
	MANZANITA 'PACIFIC MIST' PYRACANTHA SP.	PACIFIC MIST MANZANITA FIRETHORN	1 GAL 1 GAL

(TYP.) GENERAL PLANTING NOTES:

- PLANT MATERIAL REFERS TO ALL TREES, SHRUBS, VINES, AND TURF USED ON THIS PROJECT.
- ALL PLANTS SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OR VARIETY, AND EXHIBIT A NORMAL HABIT OF GROWTH.
- ALL PLANT MATERIAL SHALL BE CLEARLY LABELED WITH A NURSERY TAB DESCRIBING THE SPECIES AND SOURCE. TAGS SHOULD BE REMOVED AFTER PLANTING.
- PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE UNLESS NOTED
- THE ACTUAL COUNT OF PLANT SYMBOLS OR TOTAL AREA OF PLANTS REPRESENTED BY SYMBOLS SHALL TAKE PRECEDENCE OVER QUANTITIES DESCRIBED IN THE PLANT LEGEND
- STAKE TREES PER DETAILS AND REMOVE ALL NURSERY STAKES AND TIES (ESPECIALLY WIRES OR TIES AROUND TRUNK) FROM TREES AT TIME OF PLANTING.
- ALL PLANTS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION CONTROL SYSTEM. PLANT MATERIAL SHOULD ONLY BE INSTALLED AFTER IRRIGATION SYSTEM IS FUNCTIONAL

- PLANTS SHALL BE GROUPED IN APPROXIMATELY THE SAME HYDROZONES FOR EFFICIENT APPLICATION OF WATER.
- PLANTS INSTALLED AS A PART OF THIS PROJECT ARE SUBJECT TO BEING MAINTAINED IN A HEALTHY CONDITION FROM THE TIME OF INSTALLATION UNTIL THE END OF THE CONTRACTED MAINTENANCE PERIOD.
- MULCH LAYERS SHALL BE MAINTAINED AT APPROVED LEVELS (3") AFTER INSTALLATION AND DURING THE MAINTENANCE PERIOD.
- IN GENERAL PRUNING OF NEW PLANT MATERIAL IS NOT REQUIRED BUT MAY BE PERFORMED TO CORRECT FOR MINOR DAMAGE AND ASYMMETRICAL BRANCHING. CENTRAL AND PRIMARY LEADERS OF TREES SHALL NOT BE PRUNED.
- A MINIMUM OF 8" OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIED AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
- A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS OR DIRECT SEEDLING APPLICATIONS.

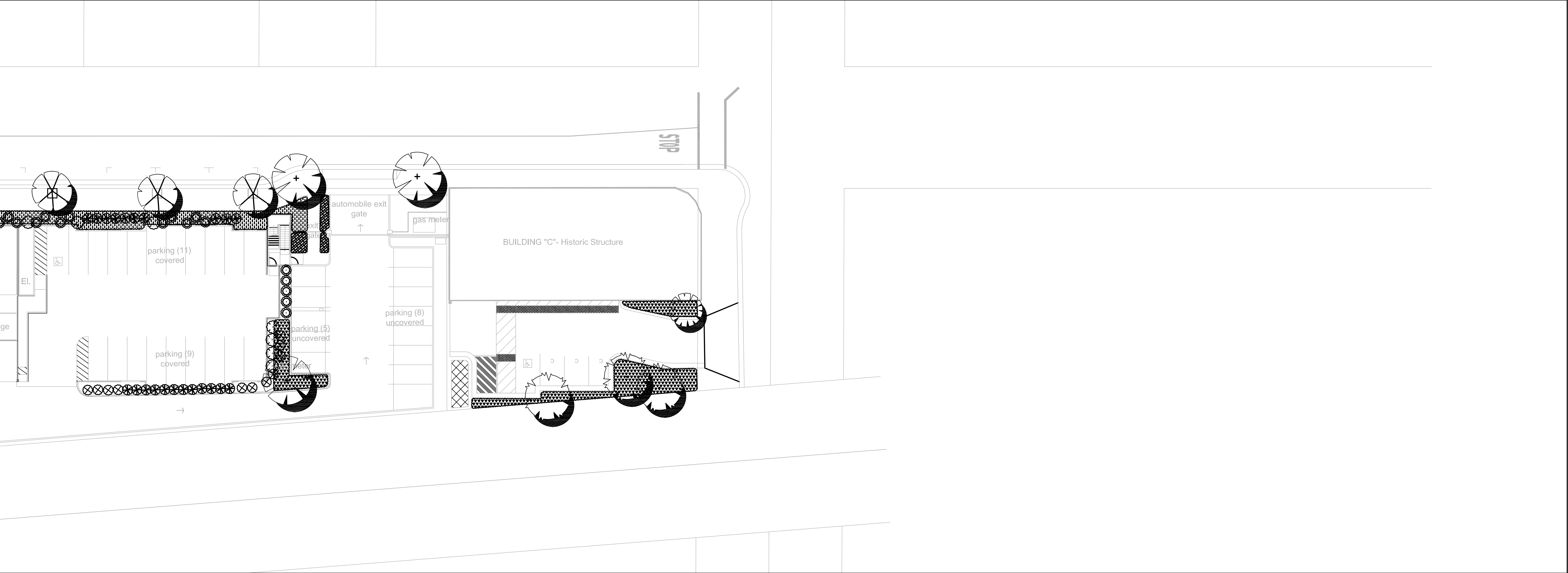


PULLMAN LOFTS

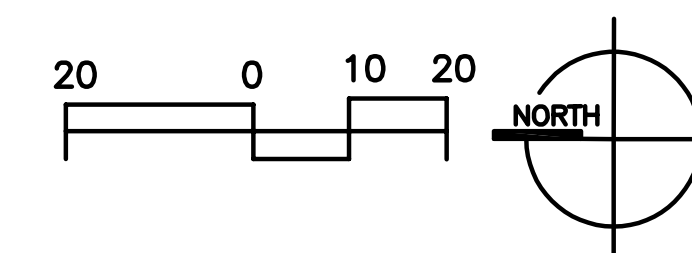
WILSON STREET
SANTA ROSA, CALIFORNIA

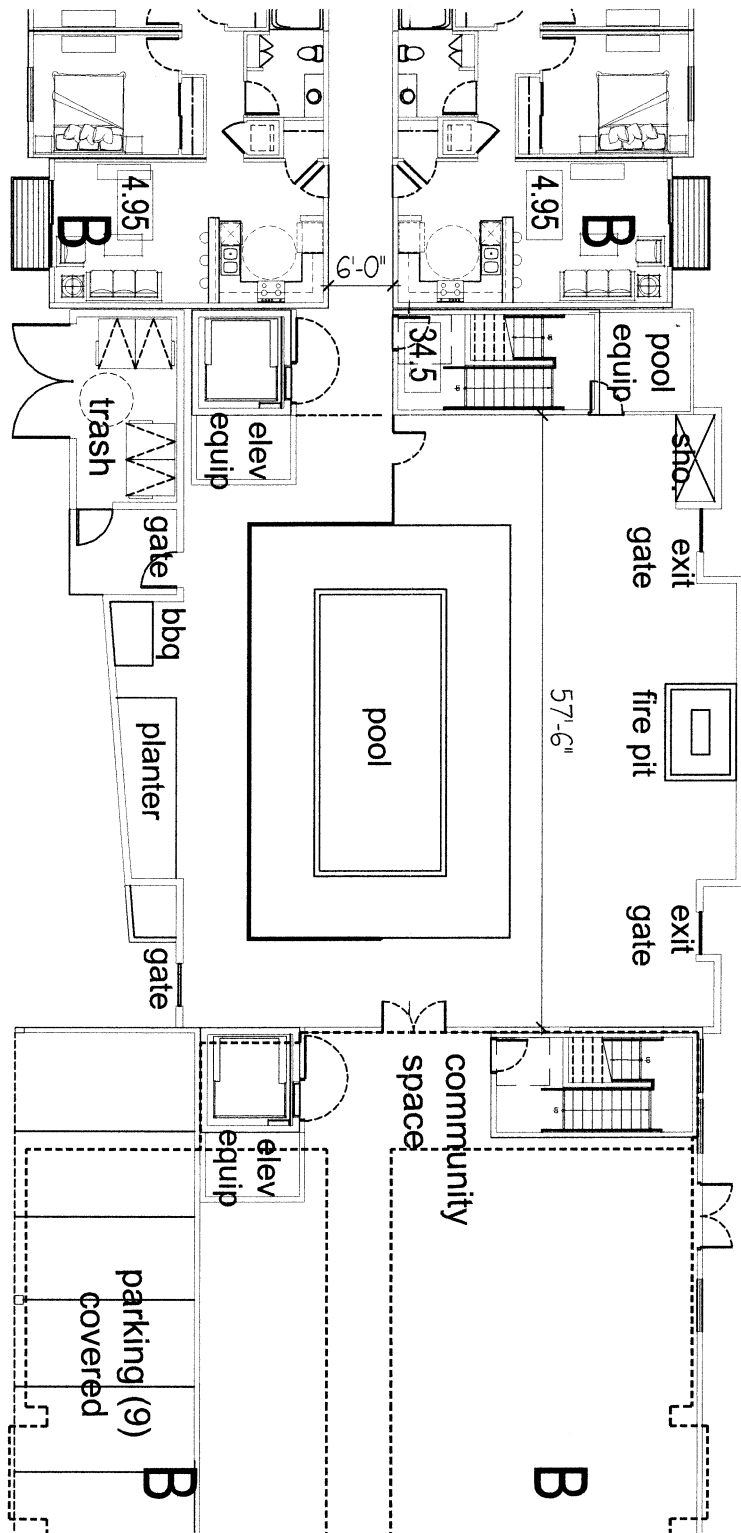
LANDSCAPE PLAN

FEBRUARY 9, 2018



1 LANDSCAPE PLAN - BUILDING C





POOL DECK, LIFT, WALLS, RAMPS, BBQ, TO BE
SITE BUILT. THIS PORTION OF WORK TO BE
REVIEWED BY CITY OF SANTA ROSA



POOL AREA FLOOR PLAN

SCALE 3/8" = 1'-0"

NOTE:
PROVIDE 5'-0" HIGH FENCE AND GATE IN THE
POOL AREA. FENCE OPENINGS SHALL BE 4'-0"
MAXIMUM AND THE BOTTOM OF THE FENCE
MUST BE 2' MAX ABOVE FINISHED SURFACE.
GATES SHALL BE SELF-CLOSING AND THE LATCH
AT 3'-6" ABOVE THE MAXIMUM OR EXCEEDED.

WALL LEGEND
SEE SHEET A2.4 FOR WALL TYPE SCHEDULE

	2x6 STUD WALLS - 1' HIGH
	2x6 STUD WALLS - NON-FIRE RATED
	2x4 STUDS - 1' HIGH
	2x4 STUDS - 2' HIGH FIRE WALL
	2x4 STUDS - NON-FIRE RATED
	CONCRETE WISCONCIN UNIT WALLS
	CULL HOUSE
	PRECAST WISCONCIN UNIT WALLS
	PRECAST WISCONCIN UNIT WALLS

EXISTING BUILDING
TENANT IMPROVEMENT
WORK TO BE
UNDER SEPARATE PERMIT
FROM CITY OF SANTA ROSA

PERIODICAL DESIGN
APPROVAL AND INSPECTION

POOL AREA ENLARGED FLOOR PLAN

PULLMAN LOFTS
701 WILSON STREET

Phoenix Development
Santa Rosa, California



