

# PULLMAN LOFTS III

DESIGN REVIEW  
 WILSON ST & 8TH ST  
 SANTA ROSA, CA  
 PHOENIX DEVELOPMENT CO.

## PROJECT LOCATION



### CONSULTANTS

City of Santa Rosa  
 Planning & Economic  
 Development Department  
 Jul 10, 2024  
 RECEIVED

### PROJECT TITLE

**PULLMAN LOFTS  
 PHASE III**

ISSUE #	DATE	DESCRIPTION
	07/08/2024	DESIGN REVIEW

## RENDERING



## SHEET INDEX

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## PROJECT SUMMARY (UNIT MATRIX)

1836-06 Phoenix Dev-Wilson St-Phase III-Santa Rosa-CA												OVERALL TABULATION				05/15/2024		
Unit Type	Level	STUDIO		1 BEDROOM		2 BEDROOMS		Total	Lobby/ Leasing	Amenity	Amenities & Support		Parking Area	Parking Count	Gross Building Area	Tabulations		Efficiency
		ST1	ST2	A1	A2	B1	MEP & Services				Loading & Trash	GRSF				NRSF	(NRSF / (GROSS BLDG - PARKING))	
Area (SF)		366	392	473	485	578									8,520	3,951	2,470	37.52%
	1 G			4		1		5	1,053	802	410	368	1,936	92	7,962	7,772	6,183	77.66%
	4 2_5	1	1	8	1	2		13		190	0				7,736	7,271	5,710	73.81%
	1 6	1	1	7	1	2		12		465	0							
Unit per Type		5	5	43	5	11		69	1,053	2,027	410	368	1,936	92	48,104	42,310	32,912	71.3%
Parking Ratio								1.33					24	Area/space				
Total Parking Required								0					1.33	Parking Ratio				
Total Parking Provided								92	100.00%									
Parking Garage								9	9.78%									
Handicap parking								1	1.09%									
Surface parking								82	89.13%									
Total Unit		10		48		11		69							15,840 Site Area	0.36 Acres		
Bed Count				48				48							189.8 Density	= Total units / Acreage		
NRSF by Type		1,830	1,960	20,339	2,425	6,358		32,912							0.54 Lot Coverage	= Ground Floor/Site Area		
NRSF Ave. unit								477							46,168 GFA	= Gross Bldg Area - Parking Area		
Unit Mix		14.49%		69.57%		15.94%		100.0%							2.91 FAR	= GFA / Site Area		

## PROJECT TEAM

<b>OWNER / APPLICANT:</b> LBJM LLC. 30 Meyers Court Novato, CA 94947 Phone: 707.528.3631 Contact: Loren Brueggemann lorenb@pheonixdevco.com	<b>Architect:</b> Boaman Kroos Vogel Group, Inc. 222 North Second Street Minneapolis, Minnesota 55401 Phone: 612.339.3752 Fax: 612.339.6212 Contact: Mike Krych mkrych@bkvgroup.com	<b>Structural Engineering:</b> ISE Structural Engineers, Inc. 27369 Via Industria Temecula, CA 92590 Phone: 951.600.0032 Contact: Shawn Lothrop, PE, SE, CEO Shawn@ISEngineers.com	<b>Civil:</b> Adobe Associates, Inc. 1220 North Dulton Avenue Santa Rosa, CA 95401 Phone: 707-541-2300 Contact: Casey Talbot, PE ctalbot@adobeinc.com	<b>Landscape:</b> JJH Landscape Architects 1051 Site Drive #74 Brea, CA 92821 Phone: 949.683.3110 Contact: Justin Heacock jheacock@jjhac.com
<b>Architect of Record:</b> DeWitt Design Group 312 W. 5th Street, #1111 Los Angeles, CA 90013 Phone: 310.936.7355 Contact: Justin DeWitt justin@dewittdesigngroup.com	<b>Mechanical Engineering:</b> Gouvis Engineering 15 Sudebaker Irvine, CA 92618 Phone: 949.590.9006 Contact: Rade Babic, PE rbabic@gouvisgroup.com	<b>Electrical Engineering:</b> Gouvis Engineering 15 Sudebaker Irvine, CA 92618 Phone: 949.590.9006 Contact: Larry Cavanaugh, PE lcavanaugh@gouvisgroup.com	<b>Title 24 Consultant:</b> Guttman & Blaevoet Engineers 15 Third Street Santa Rosa, CA 95401 Phone: 707.523.0410 Contact: Matt Hargadon mhargadon@gb-eng.com	

### CERTIFICATION

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### SHEET TITLE

COVER SHEET

### SHEET NUMBER

**G100**



AERIAL VIEW - 8TH STREET LOOKING NORTHWEST



AERIAL VIEW - LOOKING SOUTHEAST



EXISTING STREET VIEW - 8TH AND WILSON LOOKING NE



EXISTING STREET VIEW - 8TH LOOKING WEST



EXISTING STREET VIEW - WILSON LOOKING SE



EXISTING STREET VIEW - WILSON LOOKING SE @ PARKING



EXISTING STREET VIEW - WILSON LOOKING NW @ PARKING

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PHASE III**

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SHEET TITLE

**VIEWS AND  
CONTEXT**

SHEET NUMBER

**G105**

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PROJECT TITLE

**PULLMAN LOFTS  
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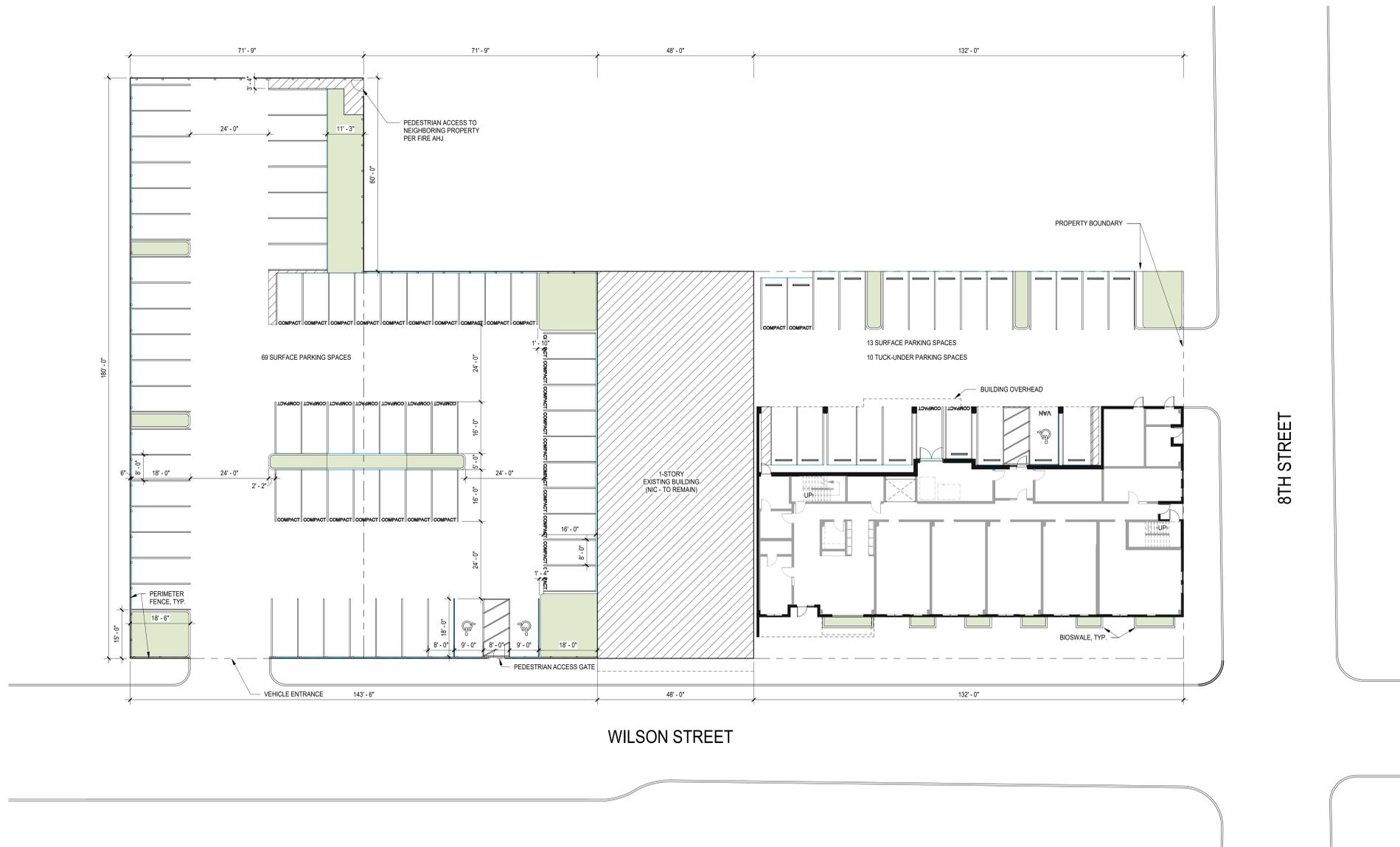
SHEET TITLE

**ARCHITECTURAL  
SITE PLAN**

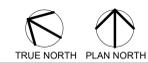
SHEET NUMBER

**A010**

Autodesk Docs://1836-06 Phoenix Dev - Wilson St Phase III\_A010\_2023.rvt  
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1 ARCHITECTURAL SITE PLAN  
A010 1/16" = 1'-0"

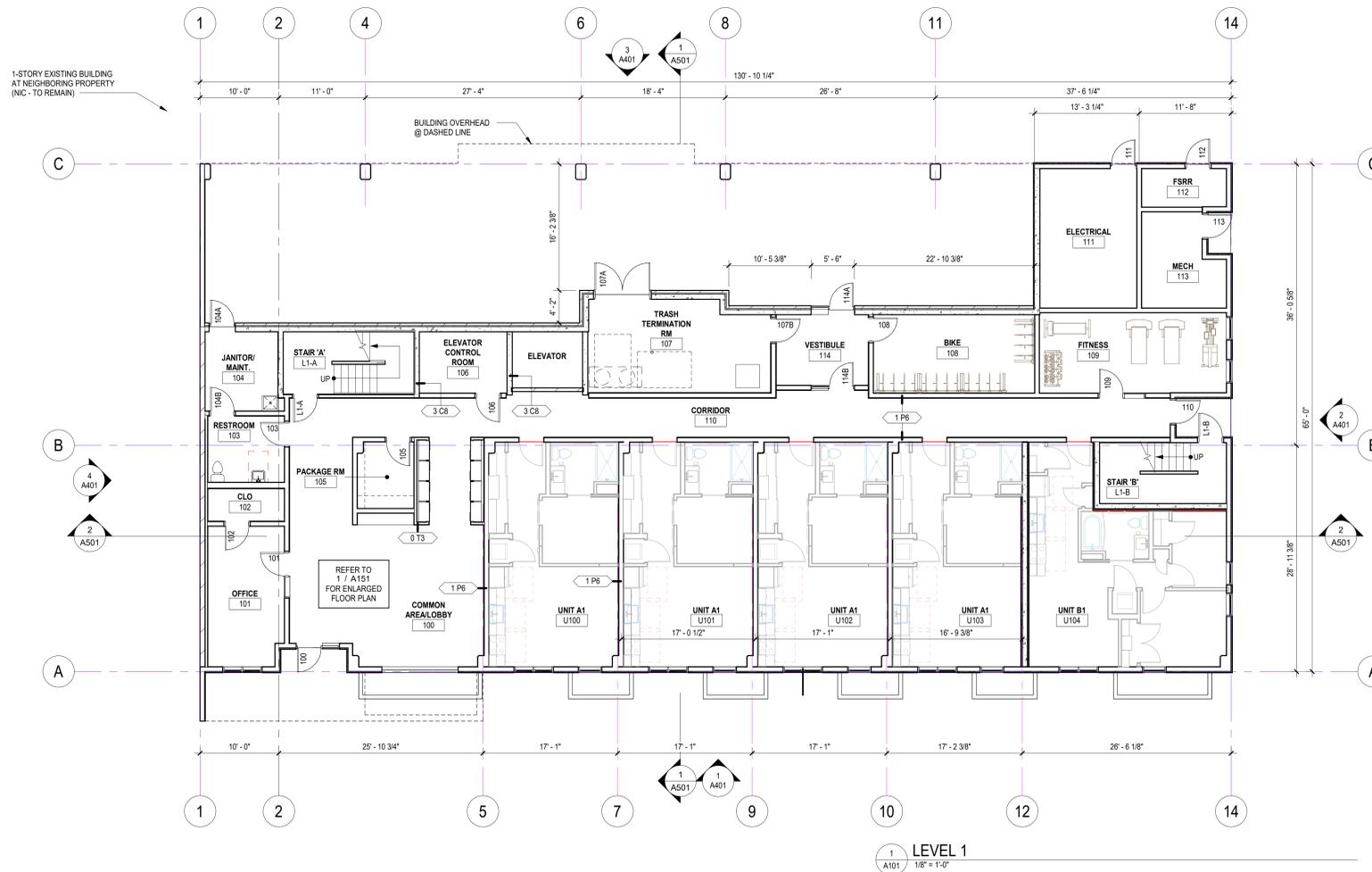


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**PULLMAN LOFTS  
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ISSUE #	DATE	DESCRIPTION
2	07/08/2024	DESIGN REVIEW



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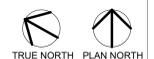
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SHEET TITLE

**LEVEL 1, 2-5  
OVERALL FLOOR  
PLAN**

SHEET NUMBER

**A101**

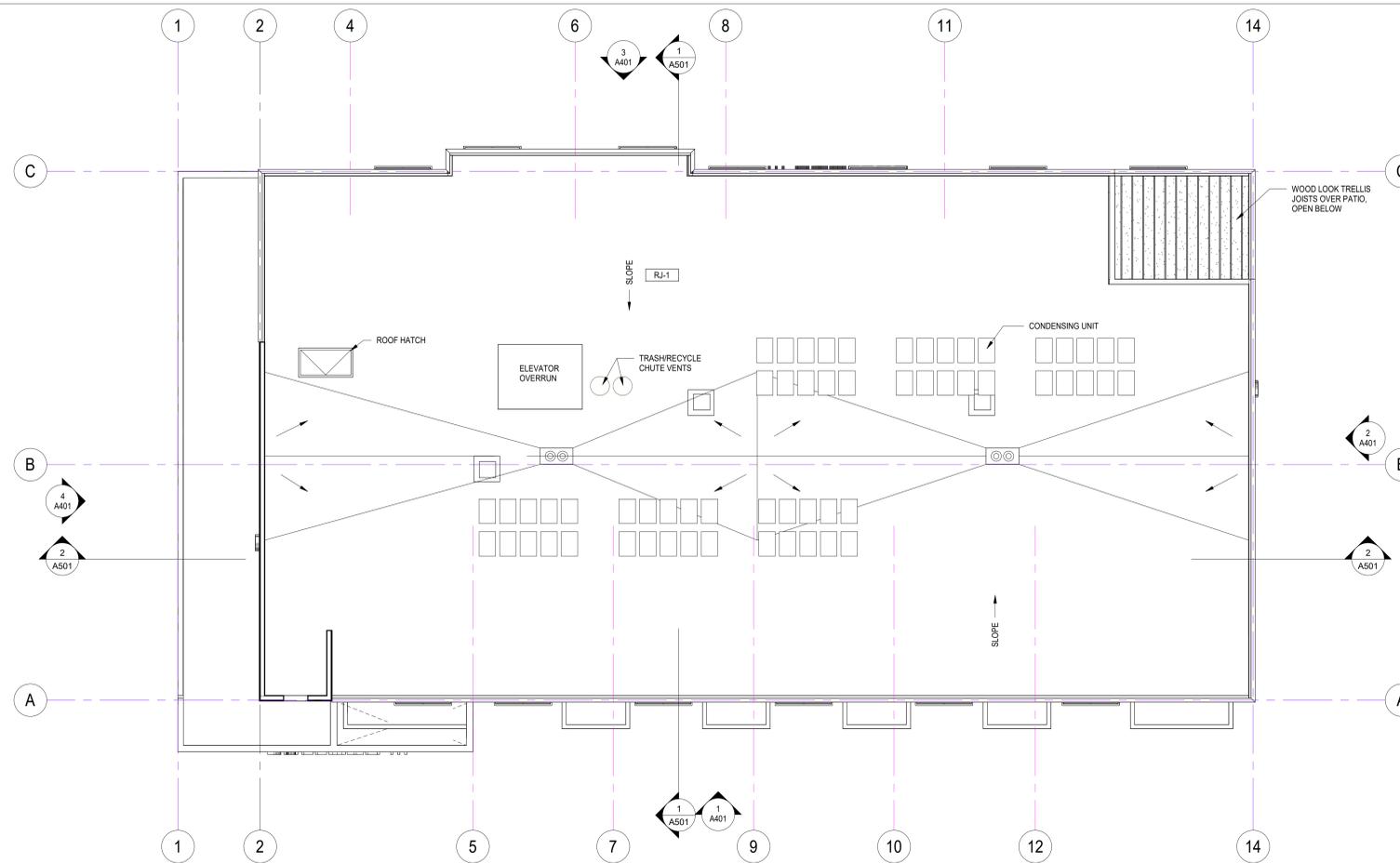


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**PULLMAN LOFTS  
PHASE III**

ISSUE #	DATE	DESCRIPTION
1	07/08/2024	DESIGN REVIEW



1  
A102  
1/8" = 1'-0"



2  
A102  
1/8" = 1'-0"

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SHEET TITLE

**LEVEL 6 & ROOF  
OVERALL FLOOR  
PLANS**

SHEET NUMBER

**A102**



UNIT PLAN GENERAL NOTES

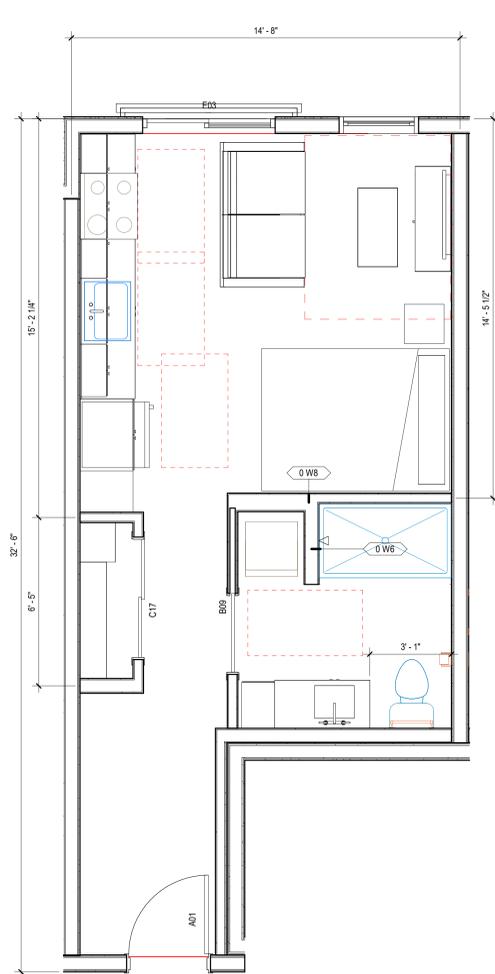
1. PROVIDE ADDITIONAL LAYER OF MOISTURE RESISTANT GYP BD. BEHIND THE BATHTUB FLANGE AT RATED WALL LOCATIONS.
2. PROVIDE WALL BLOCKING IN UNIT BATHROOMS FOR GRAB BARS AND FIXTURE MOUNTINGS. SEE GENERAL ACCESSIBILITY SHEETS.
3. RECESSED WALL SWITCHES, OUTLETS, AND OTHER ITEMS THAT PERFORATE GYP. BD. SURFACES SHALL NOT BE LOCATED BACK-TO-BACK IN THE SAME WALL CAVITY.
4. ANY OPENING CUT IN GYP. BD. FOR INSTALLATION OF PENETRATING FIXTURE(S) SHALL BE CAREFULLY CUT TO SIZE AND GAUJED.  
- REFER TO A600 SERIES AND ELECTRICAL DRAWINGS FOR SOUNDPROOF AND FIREPROOF REQUIREMENTS AT RECEPTACLE AND ELECTRICAL BOXES  
- FIRE CAULK AROUND ALL PENETRATIONS THROUGH FIRE RESISTIVE CONSTRUCTION PER CURRENT BUILDING CODE REQUIREMENTS.
5. REFER TO INTERIOR DESIGN DRAWINGS FOR FINISH MATERIAL.
6. PROPERLY PREPARE WALL TO PROVIDE A SINGLE SMOOTH SURFACE READY FOR FINISHES.
7. EXTEND FLOORING AND PROVIDE BASE INTO RANGE AND REFRIGERATOR RECESSES AND REMOVEABLE SINK BASE CABINETS.
8. VERIFY APPLIANCE CLEARANCES WITH CABINETS AND WALLS.
9. PROVIDE FINISHED END PANELS AT EXPOSED CABINET ENDS.
10. REMOVE BARCODE, TAGS, ETC. FROM CONDUIT, PIPING, AND DUCTWORK PRIOR TO INSTALLATION. ROTATE PERMANENT MARKINGS TO CONCEAL. DO NOT PAINT OVER UL LABELS.
11. PIPE PENETRATIONS TO RECEIVE ESCUTCHEON PLATE.

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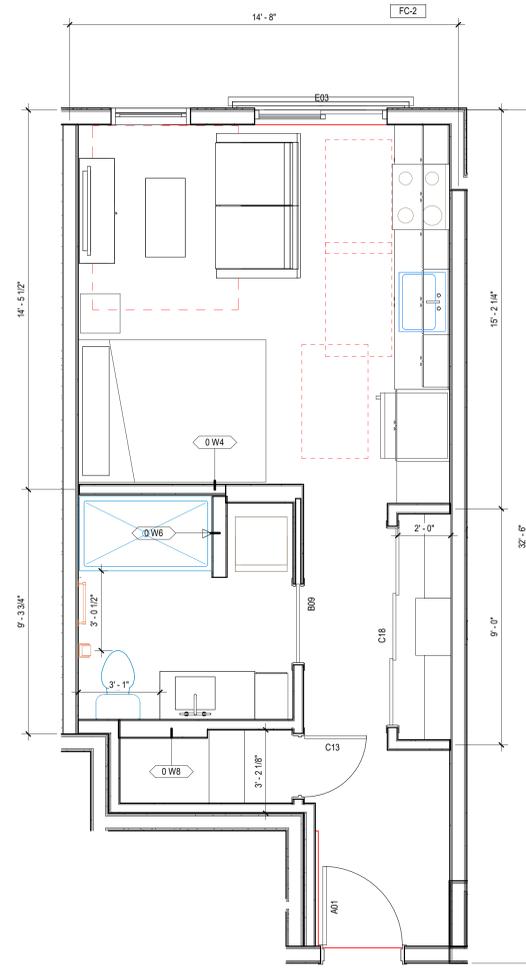
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PHASE III

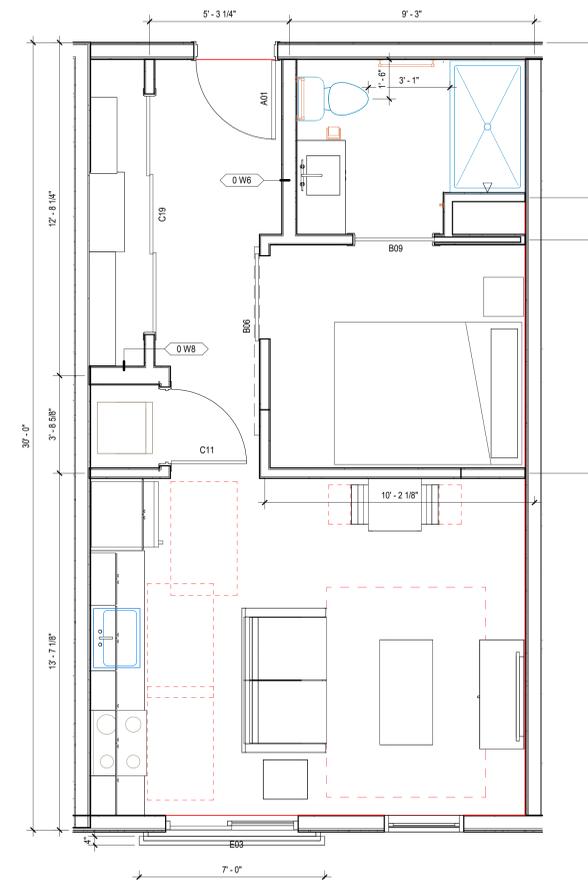
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4  
A201 TYP. UNIT ST1  
3/8" = 1'-0"



5  
A201 TYP. UNIT ST2  
3/8" = 1'-0"



1  
A201 TYP. UNIT A1  
3/8" = 1'-0"

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SHEET TITLE

TYPICAL UNIT  
PLANS

SHEET NUMBER

A201

UNIT PLAN GENERAL NOTES

1. PROVIDE ADDITIONAL LAYER OF MOISTURE RESISTANT GYP BD. BEHIND THE BATHTUB FLANGE AT RATED WALL LOCATIONS.
2. PROVIDE WALL BLOCKING IN UNIT BATHROOMS FOR GRAB BARS AND FIXTURE MOUNTINGS. SEE GENERAL ACCESSIBILITY SHEETS.
3. RECESSED WALL SWITCHES, OUTLETS, AND OTHER ITEMS THAT PERFORATE GYP. BD. SURFACES SHALL NOT BE LOCATED BACK-TO-BACK IN THE SAME WALL CAVITY.
4. ANY OPENING CUT IN GYP. BD. FOR INSTALLATION OF PENETRATING FIXTURE(S) SHALL BE CAREFULLY CUT TO SIZE AND GAUJED.  
- REFER TO A600 SERIES AND ELECTRICAL DRAWINGS FOR SOUNDPROOF AND FIREPROOF REQUIREMENTS AT RECEPTACLE AND ELECTRICAL BOXES  
- FIRE CAULK AROUND ALL PENETRATIONS THROUGH FIRE RESISTIVE CONSTRUCTION PER CURRENT BUILDING CODE REQUIREMENTS.
5. REFER TO INTERIOR DESIGN DRAWINGS FOR FINISH MATERIAL.
6. PROPERLY PREPARE WALL TO PROVIDE A SINGLE SMOOTH SURFACE READY FOR FINISHES.
7. EXTEND FLOORING AND PROVIDE BASE INTO RANGE AND REFRIGERATOR RECESSES AND REMOVEABLE SINK BASE CABINETS.
8. VERIFY APPLIANCE CLEARANCES WITH CABINETS AND WALLS.
9. PROVIDE FINISHED END PANELS AT EXPOSED CABINET ENDS.
10. REMOVE BARCODE, TAGS, ETC. FROM CONDUIT, PIPING, AND DUCTWORK PRIOR TO INSTALLATION. ROTATE PERMANENT MARKINGS TO CONCEAL. DO NOT PAINT OVER UL LABELS.
11. PIPE PENETRATIONS TO RECEIVE ESCUTCHEON PLATE.

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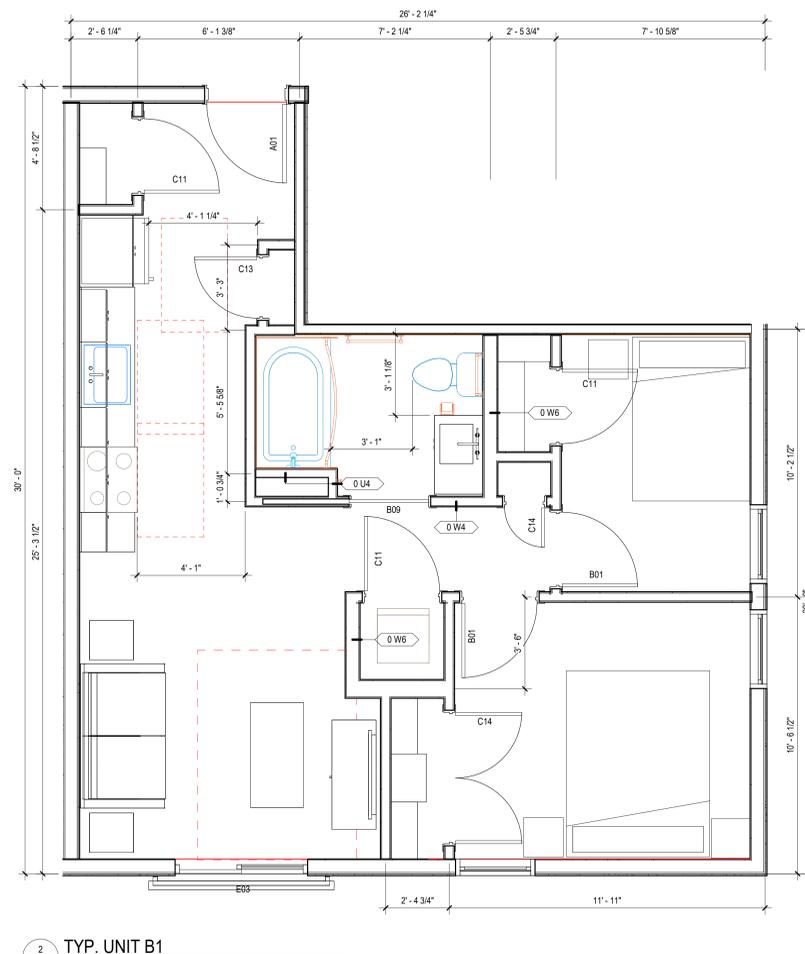
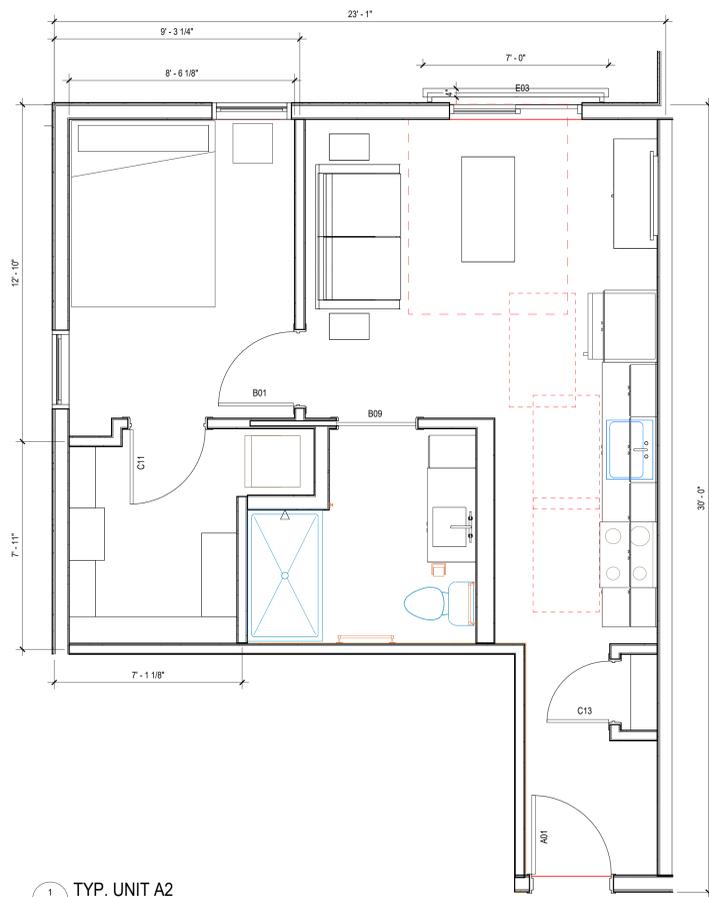
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SHEET TITLE

TYPICAL UNIT  
PLANS

SHEET NUMBER

A202



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EXTERIOR MATERIAL LEGEND

 DCMU-1	BURNISHED BLOCK CMU VENEER - COLOR TBD	 ST-1	STUCCO - CREAM COLOR
 FSDG-1	FIBER CEMENT V-GROOVE SIDING - DARK GREY COLOR	 ST-2	STUCCO - BEIGE COLOR
 MP-1	METAL PANEL - DARK GREY COLOR	 ST-3	STUCCO - TERRA COTTA COLOR
		 ST-4	STUCCO - TEAL COLOR
		 ST-5	STUCCO - DARK GREY COLOR

EXTERIOR ELEVATION KEYNOTES

EXTERIOR ELEVATIONS GENERAL NOTES

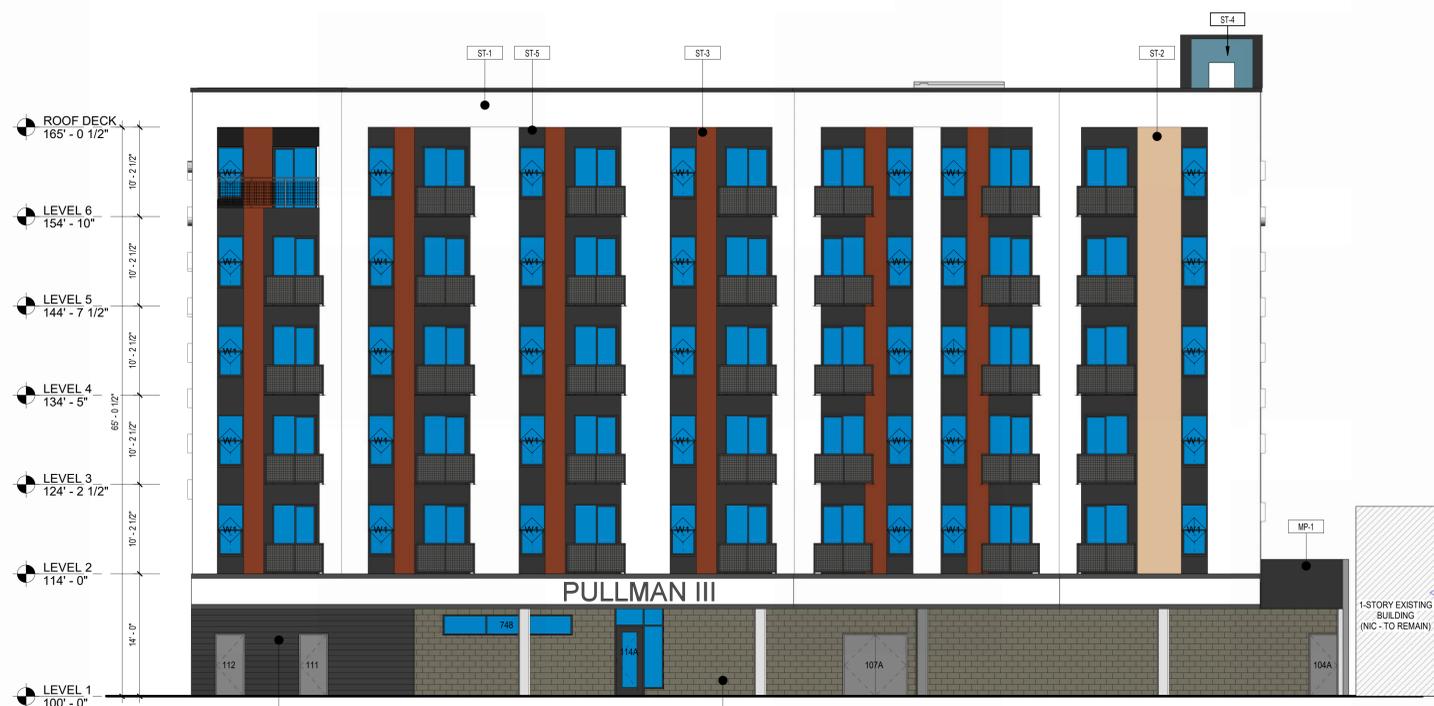
- PROVIDE CONTROL JOINTS FOR CLADDING MATERIALS PER PRODUCT MANUFACTURER RECOMMENDATIONS. SUBMIT CONTROL JOINT AND EXPANSION JOINT LAYOUTS FOR REVIEW AND APPROVAL.
- TERMINATE CLADDING MATERIALS AT GRADE WITH MINIMUM DISTANCE OFF THE GROUND SURFACE AS PER PRODUCT MANUFACTURER RECOMMENDATIONS, UNLESS OTHERWISE DETAILED ON THE DRAWINGS.
- WHERE MASONRY LEDGES 8" MIN. BELOW FINISH GRADE WHERE MASONRY VENEER OCCURS ON PERIMETER OF THE BUILDING.
- PROVIDE A CONTINUOUS SEALANT JOINT BETWEEN DISSIMILAR MATERIALS OR CONSTRUCTION.



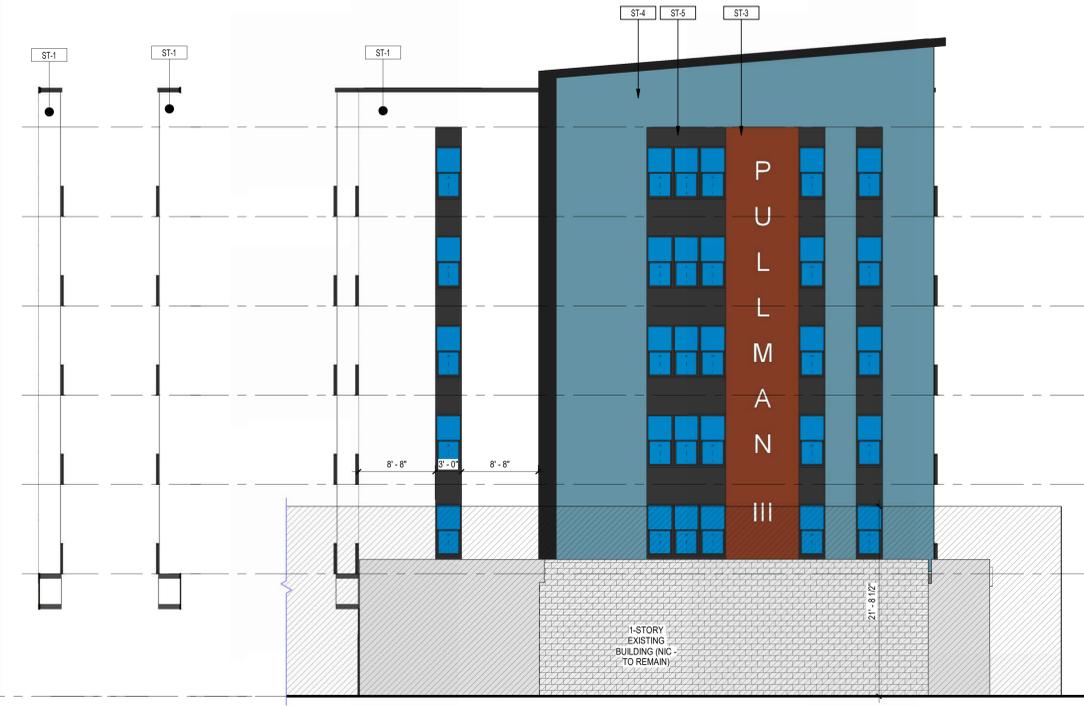
1 SOUTH - WILSON STREET  
A401 1/8" = 1'-0"



2 EAST - 8TH STREET  
A401 1/8" = 1'-0"



3 NORTH - PARKING  
A401 1/8" = 1'-0"



5 BAY - A A401 1/8" = 1'-0"

6 BAY - B A401 1/8" = 1'-0"

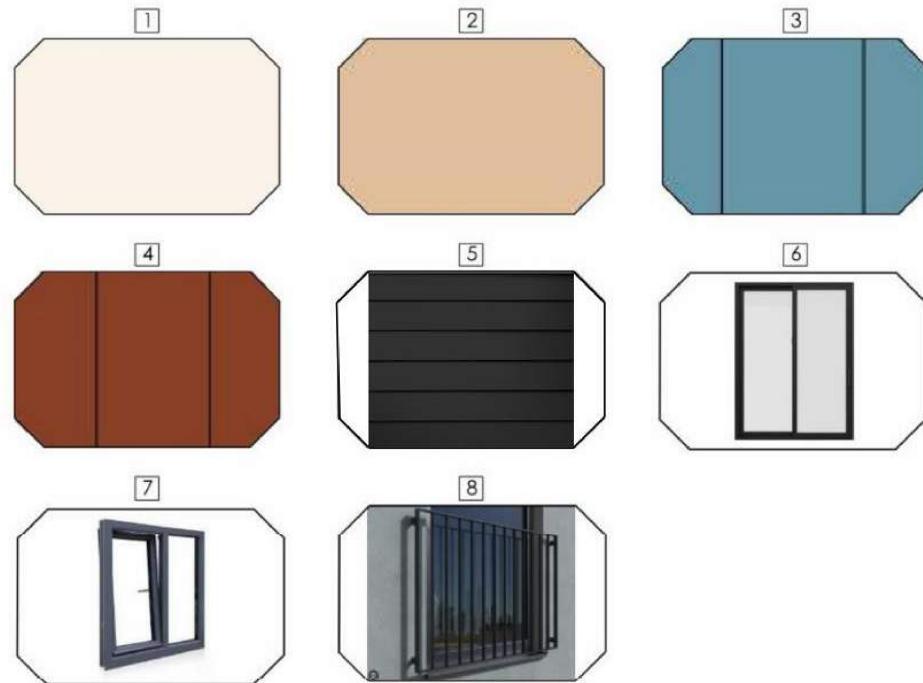
4 WEST - NEIGHBOR A401 1/8" = 1'-0"

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**PULLMAN LOFTS  
PHASE III**

ISSUE #	DATE	DESCRIPTION
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1	STUCCO FINISH CREAM COLOR
2	STUCCO FINISH BEIGE COLOR
3	STUCCO FINISH TEAL COLOR
4	STUCCO FINISH TERRA COTTACOLOR
5	FIBER CEMENT LAP SIDING BLACK COLOR
6	VINYL SLIDING DOOR BLACK COLOR
7	VINYL WINDOW BLACK COLOR
8	METAL JULIET BALCONY BLACK COLOR

MATERIAL BOARD

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**SHEET TITLE**

**MATERIAL  
BOARD**

**SHEET NUMBER**

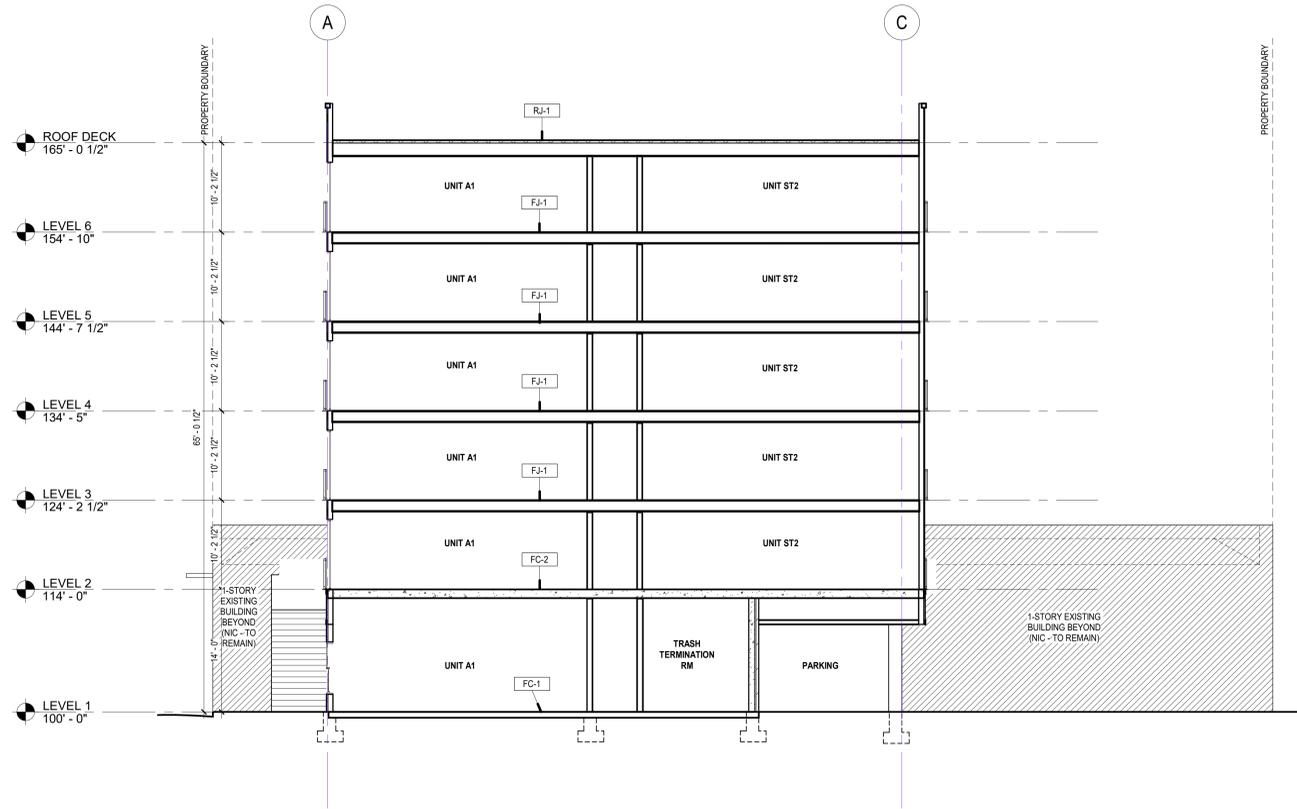
**A410**

CONSULTANTS

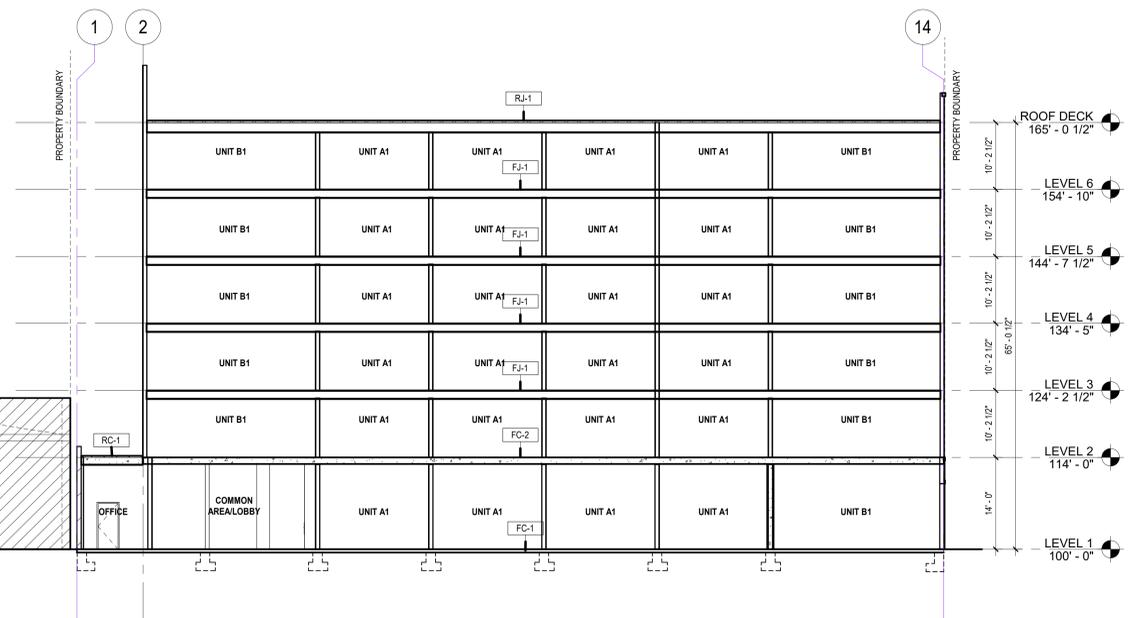
PROJECT TITLE

**PULLMAN LOFTS  
PHASE III**

ISSUE #	DATE	DESCRIPTION
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1 EAST-WEST SECTION  
A501 1/8" = 1'-0"



2 NORTH-SOUTH SITE SECTION  
A501 3/32" = 1'-0"

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SHEET TITLE

SECTIONS

SHEET NUMBER

**A501**