

Project Data: 131 Liberty Street, Petaluma

Plan approval for: 10 residential units and 2 commercial units broken down as

- **Building one: Unit A is an adaptable 1+ bedroom unit.
Unit B is 2 bedroom unit**
- **Buildings Two – Five: Units A are 1+ bedroom units with front and back balconies, Units B are 2+ bedroom units with loft space and roof decks**
- **Building Six: Retail space unit and Office space unit**

Fire sprinkler plan approved

9 total garage spaces, 11 assigned spaces for residential

5 commercial parking spaces, 1 of which is ADA and covered

Lot size is 14,538 sf = .34 of an acre

FAR allows 36,345 sq ft, Project is 14,476 sq ft

Coverage allowed is 80%, Project is 57%

0' front setback, 6.5' left setback, 1' right setback, 5' rear setback

Demo is complete, Rough grading is complete

Designed as a fully electric build and designed with solar

Street to street lot between Liberty and Court Streets

Driveway is one way from Liberty to Court Street

Additional adjacent lot also for sale and plan approved for a 3 unit live work condo project

