



PETALUMA CCRC
1221 PETALUMA BOULEVARD NORTH
PETALUMA, CALIFORNIA 94952

CONSULTANTS

DEVELOPER
GALLAHER COMMUNITY HOUSING INC.
9240 OLD REDWOOD HWY, STE 200
WINDSOR, CA 95492
(707) 535-3200 FAX (707) 535-3299

ARCHITECT
B.HILLS ARCHITECTURE
3156 S. BOWN WAY
BOISE, IDAHO 83706
(208) 258-6154

OWNER
HENERY CURTIS HANSEL
1125 AUTO CENTER DRIVE
PETALUMA, CA 94952
(707) 396-1180

SITE LAYOUT
LANDESIGN
3344 GRAVENSTEIN HIGHWAY NORTH
SEBASTOPOL, CA 95472
(707) 829-2580

PROJECT DATA

PROPERTY SIZE:
4.19 ACRES

APN: 006-450-001

ZONING:
C1 (COMMERCIAL 1)

LAND USE DESIGNATIONS
NEIGHBORHOOD COMMERCIAL

CONSTRUCTION TYPE:
1A PARKING GARAGE
WITH TYPE IIIA BUILDING ABOVE

OCCUPANCY GROUPS:
MAIN BUILDING = A-2, A-3,
B, R-2.1, R-2.2, S-2 & U

LOT COVERAGE:
31.95 %

FLOOR AREA RATIO:
126 %

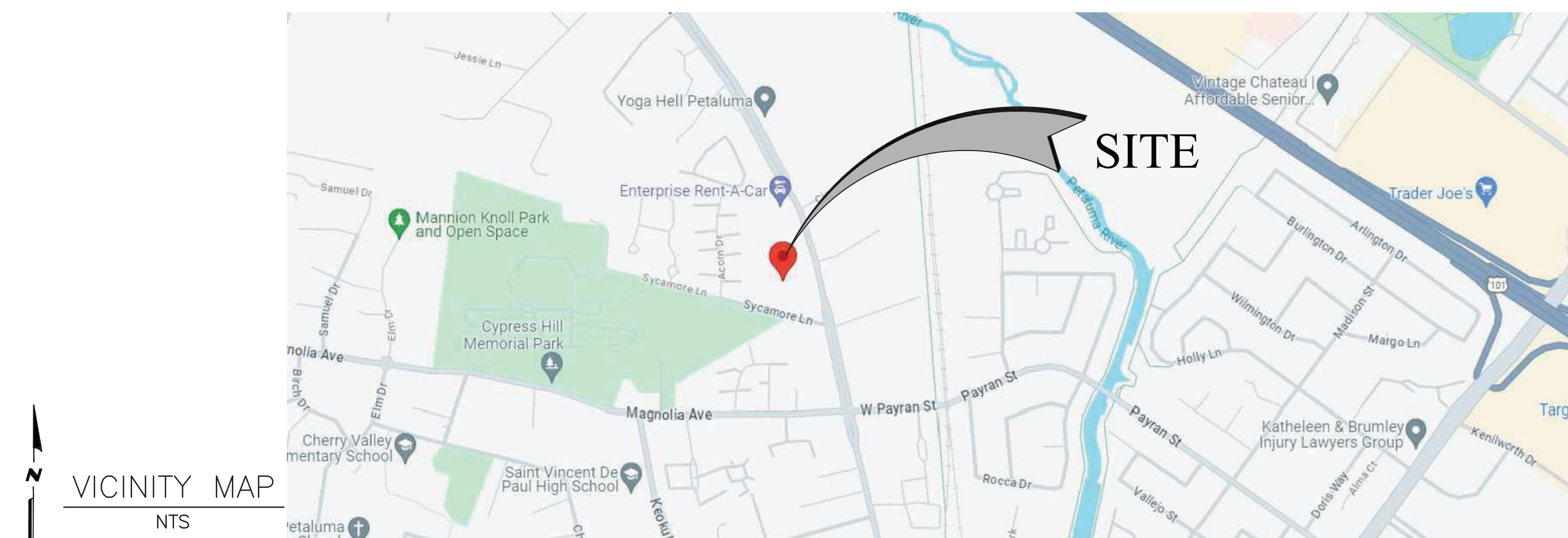
SPRINKLER SYSTEM:
MAIN BUILDING = NFPA 13

DRAWING INDEX

ARCHITECTURAL

| | |
|------|-----------------------------|
| A0.1 | COVER SHEET |
| 1 | COLOR MASTER PLAN |
| 2 | NEIGHBORHOOD CONTEXT PLAN |
| A1.0 | SURROUNDING PROJECTS PHOTOS |
| A1.1 | CONCEPTUAL FRONT ELEVATION |
| A2.1 | FIRST FLOOR PLAN |

VICINITY MAP



VICINITY MAP
NTS



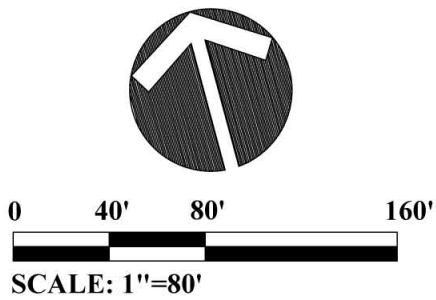


PETALUMA CCRC

1221 PETALUMA BLVD N, PETALUMA, CA

NEIGHBORHOOD CONTEXT PLAN

LANDESIGN GROUP



Photograph #1



View from Project Site looking east at 4-story Logan Place Apartments at 1210 Petaluma Blvd. North.

Photograph #2



View from south of Project Site looking west at 2-story Boulevard Apartments at 945 Petaluma Blvd. North.

Photograph #3



View from south of Project Site looking east at 4-story La Via Apartments at 350 N. Water Street.

Photograph #4



View from south of Project Site looking west at 4-story La Via Apartments at 350 N. Water Street.

Photograph #5



View from south of Project Site looking east at 4-story PBN 414 Apartments at 414 Petaluma Blvd. North.

Photograph #6



View from south of Project Site looking north at 4-story PBN 414 Apartments at 414 Petaluma Blvd. North.

Photograph #7



View from south of Project Site looking south at 3-story Old Elm Village Apartments at 2 Sandy Lane.

Photograph #8



View from Quality Printing Services looking east at Lakeville Auto Body at 1104 Petaluma Blvd. North.

Photograph #9



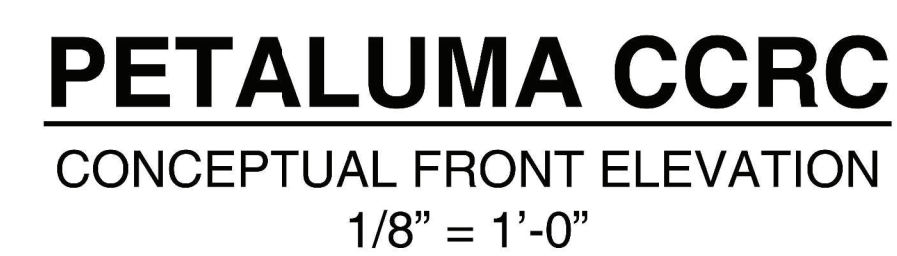
View from North Bay Kitchen & Bath looking west at Quality Printing Services at 90 Sycamore Lane.



JOB NO:
SCALE:
DRAWN BY:
DATE:
COPYRIGHT
AS SHOWN
REVISIONS:
N. MURRIN

SHEET NO:

A1.1





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REVISIONS
11-21-2017

SHEET NO:

A2.1



FIRST FLOOR PLAN
PETALUMA CCRC
SCALE: 1/16" = 1'-0"

FIRST FLOOR AREA: 58,330 SQ. FT.