



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 %

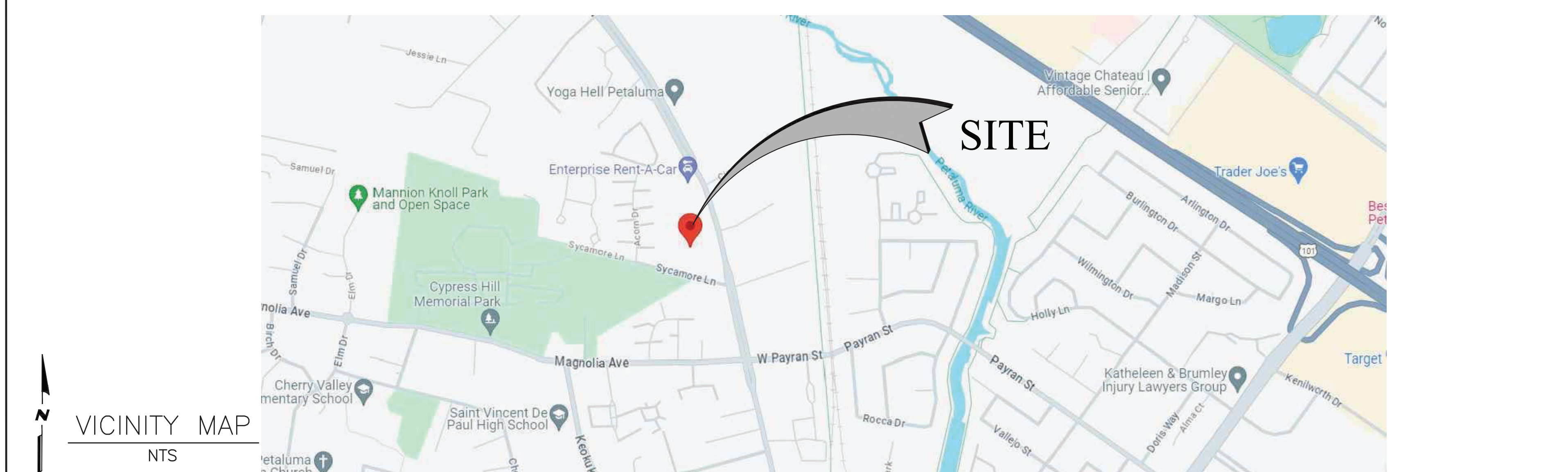
**SPRINKLER SYSTEM:**  
MAIN BUILDING = NFPA 13

DRAWING INDEX

ARCHITECTURAL

- |      |                             |
|------|-----------------------------|
| A0.1 | COVER SHEET                 |
| 1    | COLORED 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 Project – Surrounding Project Photos

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

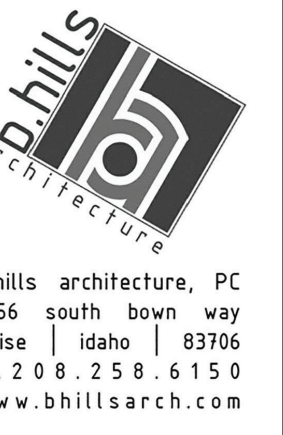


View from Quality Printing Services looking east at Lakeville Auto Body at 1104 Petaluma Blvd. North.

Photograph #9



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



bhills architecture, PC  
3154 south town way  
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p. 208.258.6150  
www.bhillsarch.com

**GALLAHER COMPANIES**  
COMMUNITY • CONSTRUCTION • FAMILY



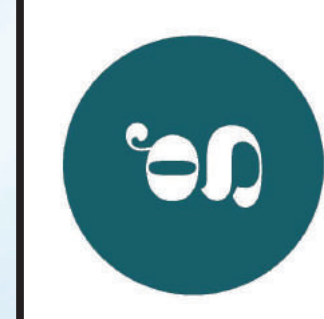
SURROUNDING PROJECT PHOTOS  
PETALUMA CCRC  
1221 PETALUMA BOULEVARD NORTH, PETALUMA CA. 94952

JOB NO:  
SCALE:  
DRAWN BY:  
DATE:  
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REVISIONS BY: MURRIN

SHEET NO:  
**A1.0**

Date: Apr 18, 2024 11:23:07 AM Project: 1221 Petaluma Blvd North - CCRC Petaluma - 1221 Petaluma Blvd North - Surrounding Project Photos - 1221 Petaluma Blvd North



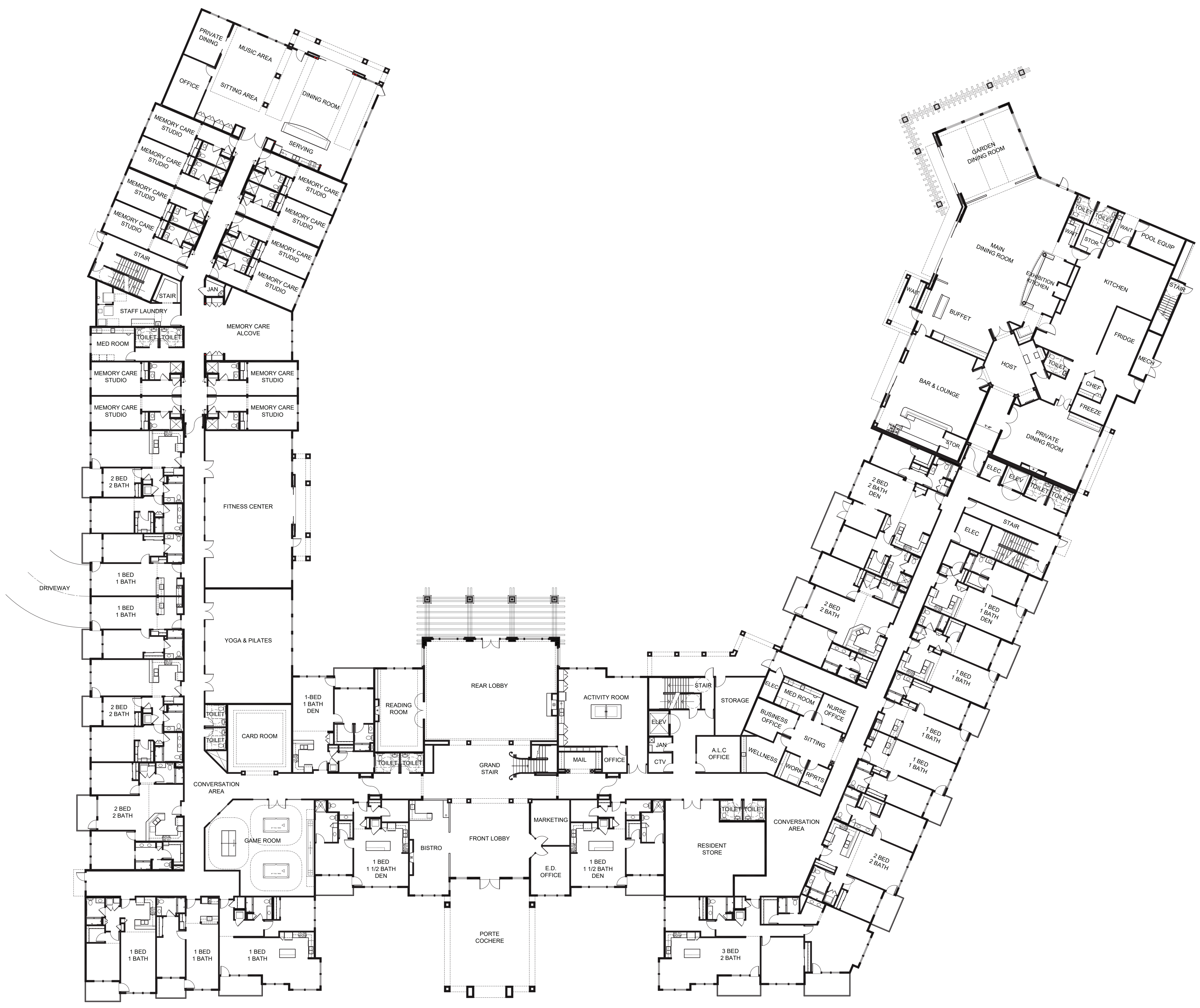


**PETALUMA CCRC**  
CONCEPTUAL FRONT ELEVATION  
1/8" = 1'-0"

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**FIRST FLOOR PLAN**  
PETALUMA CCRC  
SCALE: 1/16" = 1'-0"  
FIRST FLOOR AREA: 58,330 SQ. FT.