

LEGAL DESCRIPTION

For APN/Parcel ID(s): 134-072-012-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: BEING A PORTION OF LOTS 20 AND 21 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF LANDS OF DAVID HIRSCHFELD, SONOMA COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, STATE OF CALIFORNIA, ON OCTOBER 29, 1883 IN BOOK 6 OF MAPS AT PAGE(S) 13, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTERLINE OF BRAYTON AVENUE [NOW BELLEVUE AVENUE] DISTANT THEREON 9.65 CHAINS WESTERLY FROM THE NORTHEAST CORNER OF SAID LOT 21; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF THE PARCEL OF LAND CONVEYED TO NICK KONNOFF AND WIFE BY DEED DATED MARCH 3, 1953 AND RECORDED MARCH 4, 1953 UNDER RECORDER'S SERIAL NO. D-89432, SONOMA COUNTY RECORDS, A DISTANCE OF 13.56 CHAINS; THENCE AT A RIGHT ANGLE WESTERLY AND ALONG THE SOUTHERLY LINE OF SAID LANDS OF KONNOFF, A DISTANCE OF 7.375 CHAINS; THENCE AT RIGHT ANGLE NORTHERLY 13.56 CHAINS TO A POINT IN THE CENTER OF BELLEVUE AVENUE; THENCE EASTERLY AND ALONG THE CENTERLINE OF BELLEVUE AVENUE; THENCE EASTERLY AND ALONG THE CENTERLINE OF BELLEVUE, A DISTANCE OF 7.375 CHAINS TO THE POINT OF BEGINNING.

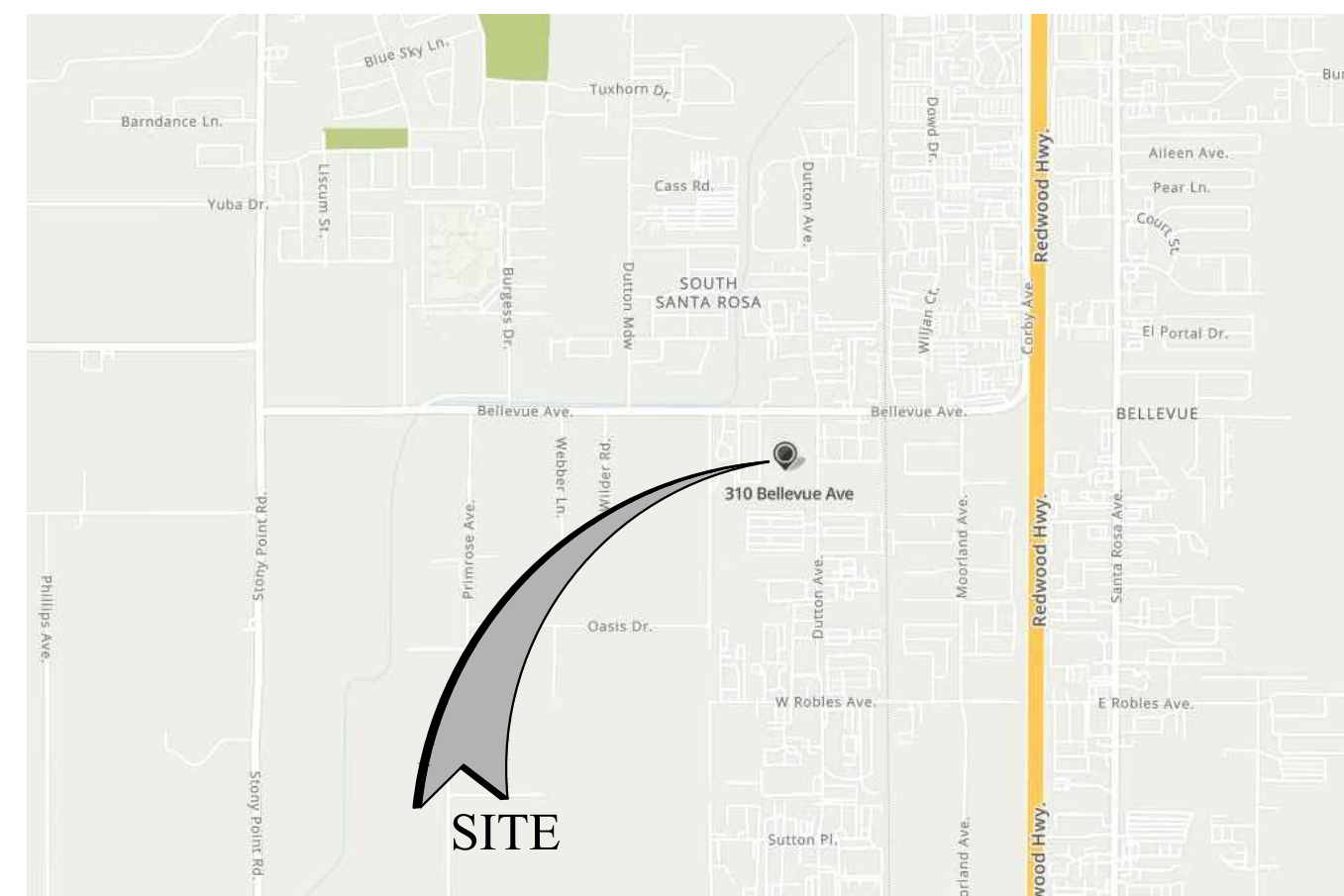
PROJECT DESCRIPTION

SEE ATTACHED

CODE ANALYSIS

- A. THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC)
- B. THE 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC)
- C. THE 2022 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC)
- D. THE 2022 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC)
- E. THE 2022 EDITION OF THE CALIFORNIA FIRE CODE (CFC)
- F. THE 2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (CRC)
- G. THE 2022 EDITION OF THE CALIFORNIA ENERGY CODE
- H. THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

VICINITY MAP



VICINITY MAP
NTS

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

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

OWNER
S & L LLC
LOUIS RATTO, MANAGER
1313 McDONALD AVENUE
SANTA ROSA, CA 95404



BELLEVUE AFFORDABLE HOUSING
310 BELLEVUE AVENUE
SANTA ROSA, CALIFORNIA 95407-7711
DR23-004

PROJECT DATA

PROPERTY SIZE:
9.72 ACRES

ZONING:
R-3-18

CONSTRUCTION TYPE: VB

OCCUPANCY GROUPS:
APARTMENTS = R-2
RECREATIONS / MARKETING = B
MAINTENANCE = U

SPRINKLER SYSTEM:
APARTMENTS = NFPA 13R
RECREATIONS / MARKETING = NFPA 13
MAINTENANCE = NFPA 13

APN: 134-072-012

PARKING:
469 TOTAL AUTOMOBILE PARKING SPACES
80 BICYCLE PARKING SPACES

BELLEVUE AFFORDABLE HOUSING - 310 BELLEVUE AVENUE				
BUILDING	TOTAL UNITS	SQ. FT.	BEDROOMS	BATHROOMS
APARTMENT A	18	413 SQ. FT.	1	1
APARTMENT B	66	500 SQ. FT.	1	1
APARTMENT C	96	583 SQ. FT.	1	1
APARTMENT D	66	755 SQ. FT.	2	1
APARTMENT E	42	953 SQ. FT.	3	1 1/2
TOTAL	288	181,338 SQ. FT.	438	309
RECREATION/MARKETING	1	4,251 SQ. FT.	-	3
MAINTENANCE	1	800 SQ. FT.	-	1

BELLEVUE AFFORDABLE HOUSING - 310 BELLEVUE AVENUE			
BUILDING	UNITS	QUANTITY	TOTAL UNITS
APARTMENT BUILDING #1	30	2	60
APARTMENT BUILDING #2	30	4	120
APARTMENT BUILDING #3	36	3	108
GRAND TOTAL	-	9	288

DRAWING INDEX

ARCHITECTURAL

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 - A3.3 THIRD FLOOR PLAN
 - A3.4 ROOF PLAN
 - A3.5 BUILDING SECTIONS
- RECREATION / MARKETING BUILDING
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 - A4.2 ROOF PLAN
 - A4.3 BUILDING SECTIONS
- MAINTENANCE BUILDING
 - A5.0 EXTERIOR ELEVATIONS
 - A5.1 FLOOR PLAN, ROOF PLAN & BUILDING SECTIONS
- ACCESSORY STRUCTURES
 - A6.0 EXTERIOR COLORED ELEVATIONS
 - A7.1 ENLARGED UNIT PLANS - FIRST FLOOR
 - A7.2 ENLARGED UNIT PLANS - SECOND/THIRD FLOORS



GALLAHER COMMUNITY HOUSING INC.



COVER SHEET
BELLEVUE AFFORDABLE HOUSING
310 BELLEVUE AVENUE, SANTA ROSA, CA 95407-7711

DATE: MARCH 10, 2023
SCALE: AS SHOWN
DRAWN BY: G. WANKE
REVISIONS:
PRE APP MEETING 3-22-2023
NEIGHBORHOOD MEETING 5-1-2023
CONCEPT DESIGN REVIEW 7-17-2023

SHEET NO:
A0.1



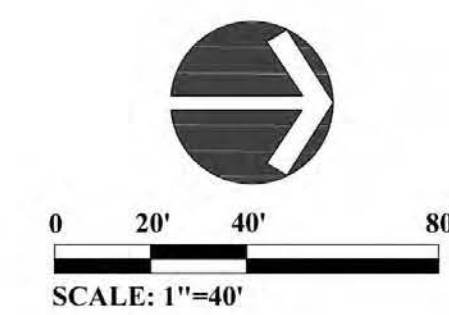
GALLAHER COMMUNITY HOUSING, INC.
 9240 OLD REDWOOD HIGHWAY
 WINDSOR, CA
 (707) 535-3200

288 APARTMENT UNITS
 469 PARKING SPACES
 80 BICYCLE PARKING SPACES
 JUNE 2023

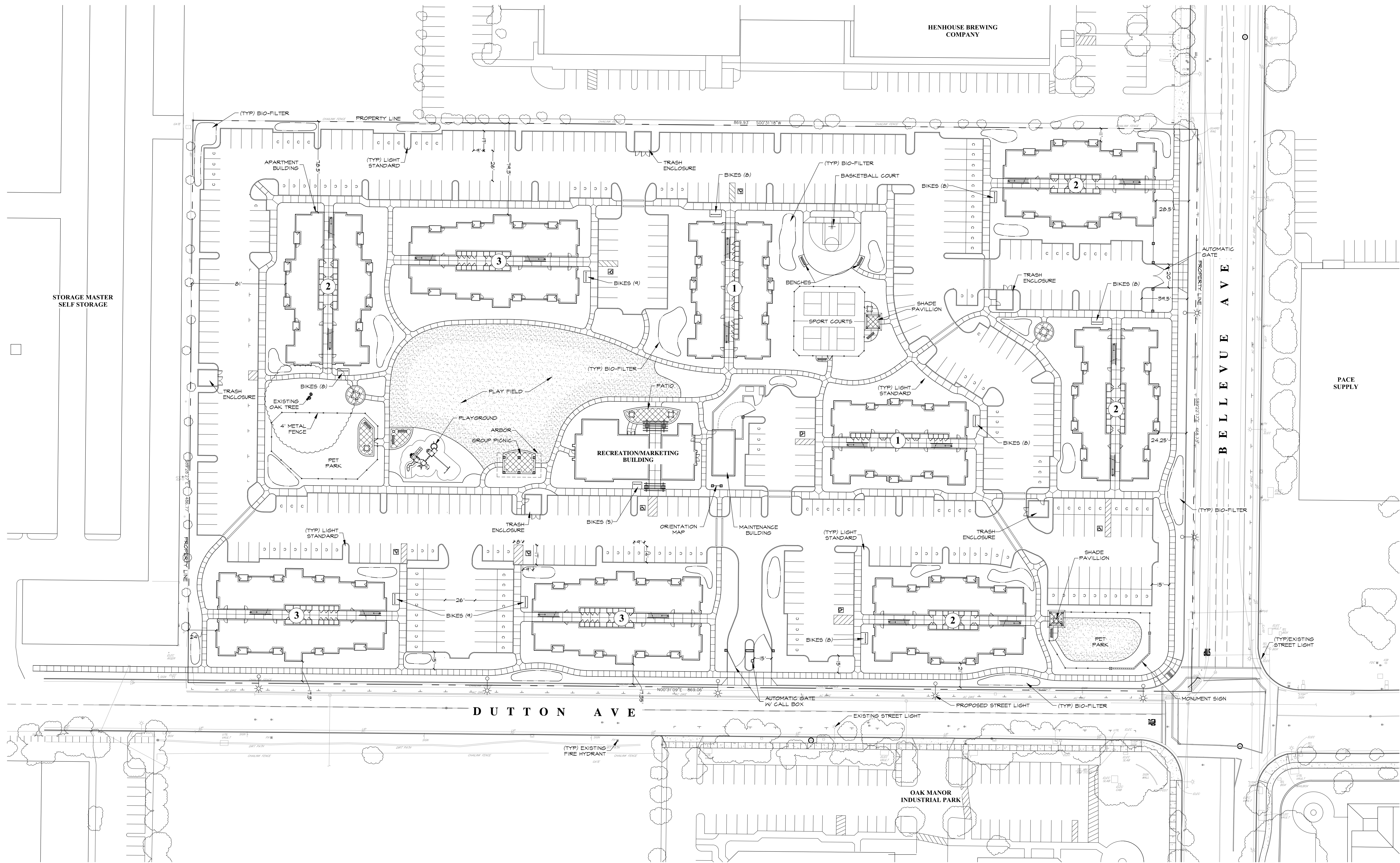
BELLEVUE AFFORDABLE HOUSING

310 BELLEVUE AVENUE, SANTA ROSA

DEVELOPMENT PLAN
 LANDESIGN GROUP



SHEET:
1



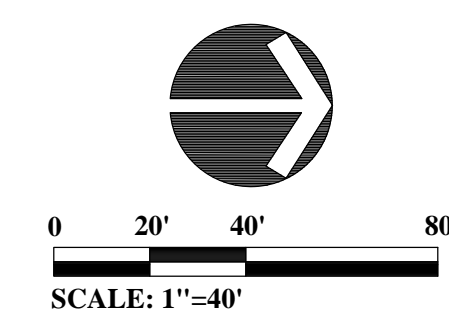
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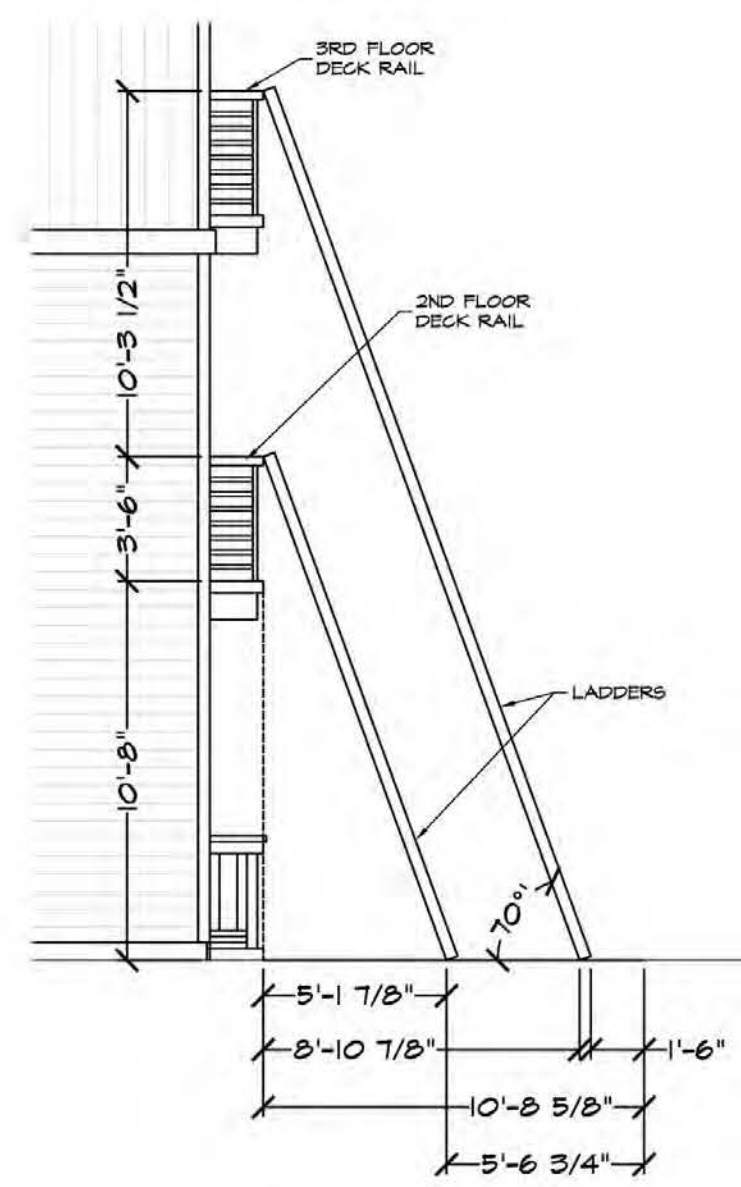
BELLEVUE AFFORDABLE HOUSING

310 BELLEVUE AVENUE, SANTA ROSA

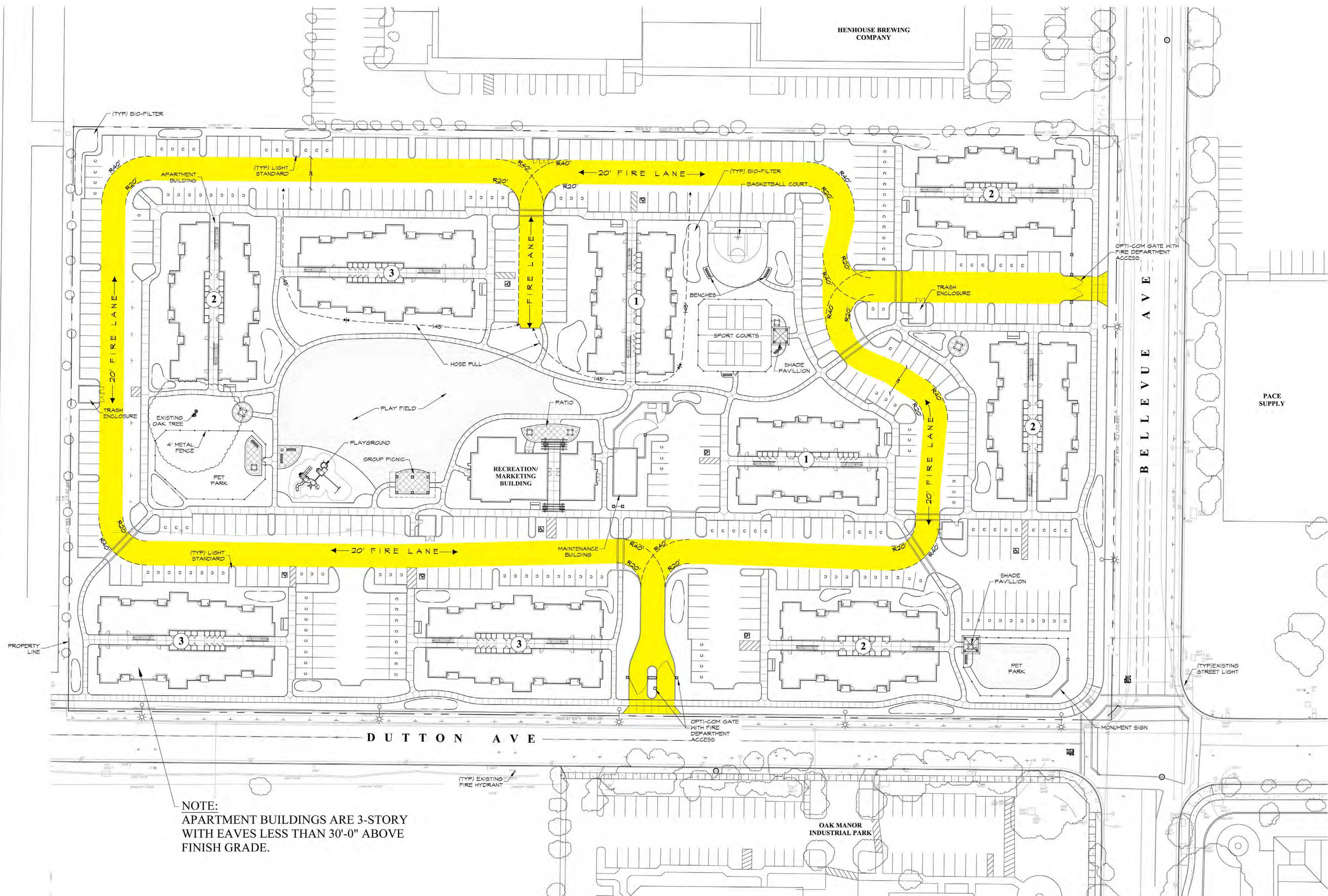
SITE PLAN
 LANDESIGN GROUP



SHEET:
2



TYPICAL FIRE LADDER DECK ACCESS



NOTE:
APARTMENT BUILDINGS ARE 3-STORY
WITH EAVES LESS THAN 30'-0" ABOVE
FINISH GRADE.

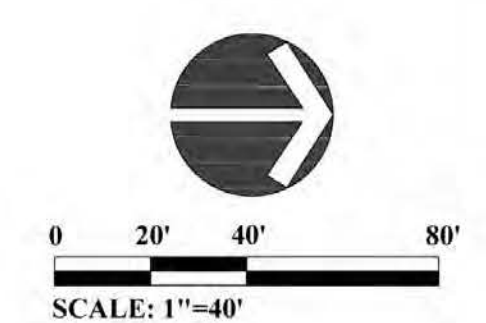
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BELLEVUE AFFORDABLE HOUSING

310 BELLEVUE AVENUE, SANTA ROSA

FIRE ACCESS PLAN
LANDESIGN GROUP



SHEET:
3

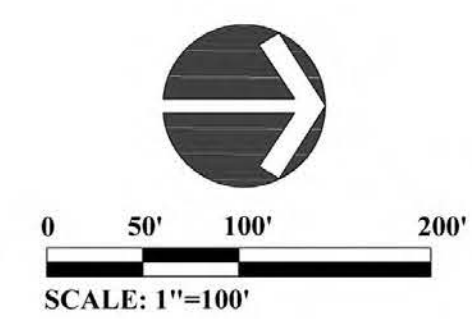


BELLEVUE AFFORDABLE HOUSING

310 BELLEVUE AVENUE, SANTA ROSA

NEIGHBORHOOD CONTEXT

LANDESIGN GROUP



IRRIGATION EQUIPMENT LEGEND

- PRESSURE MAIN LINES - SCH 40 PVC
- NON-PRESSURE LATERAL LINES - SCH 40 PVC
- SIZE AS FOLLOWS: 3/4" = 0-7 GPM, 1" = 7.1-12 GPM, 1-1/4" = 12.1-11 GPM, 1-1/2" >22 GPM
- DRIP TUBING - 1/2"
- ⊕ SOLENOID VALVE- WEATHER-MATIC 21000 DW (1" < 25 GPM, 1.5" > 25 GPM) XPR PRESSURE REGULATOR FOR DRIP APPLICATIONS
- (1) AUTOMATIC SMART CONTROLLER 'A' LOCATED PER PLAN; HUNTER I2C-800-M WITH (1) ICM-2200 EXPANSION MODULE FOR (XX) TOTAL STATIONS, (1) SOLAR-SYNC-SEN, AND (1) ROAMX-KIT, SUPPLY (1) REMOTE CONTROL TO OWNER.
- ⊕ QUICK COUPLING VALVE - 1" RAINBIRD 44-44K
- ⊕ BRASS BALL VALVE - (SAME SIZE AS LINE)
- L/M/H HYDROZONE DESIGNATION
- TREES BUBBLERS PER DETAIL
- M 1-1/2" IRRIGATION WATER METER, PER CIVIL PLAN ASSUMED 57 PSI STATIC PRESSURE. CONTRACTOR TO VERIFY ON SITE AND NOTIFY LANDSCAPE ARCHITECT PRIOR TO START OF WORK.
- ≡ REDUCED PRESSURE BACKFLOW PREVENTER PER CIVIL PLAN.
- HUNTER FLOW-CLIK FLOW SENSOR WITH FCT TEE & (1) GRISWOLD 1-1/2" 2230K PRESSURE-REDUCING NORMALLY CLOSED MASTER VALVE. SET DISCHARGE PRESSURE AS REQUIRED. INSTALL PER MANUFACTURER AND CONTROLLER SPECIFICATIONS.

SPRINKLERS (MPR NOZZLES)

MANUFACTURER & ITEM	Radius	GPM	PSI	PR
TORO O-T-15-F-570ZPRX-COM	11.25'-15'	2.40	30-50	1.1
" " -15-TQ-570ZPRX-COM	11.25'-15'	1.90	30-50	1.2
" " -15-TT-570ZPRX-COM	11.25'-15'	1.61	30-50	1.1
" " -15-H-570ZPRX-COM	11.25'-15'	1.28	30-50	1.2
" " -15-T-570ZPRX-COM	11.25'-15'	0.82	30-50	1.2
" " -15-Q-570ZPRX-COM	11.25'-15'	0.61	30-50	1.2
TORO O-T-12-F-570ZPRX-COM	8'-12'	1.60	30-50	1.0
" " -12-TQ-570ZPRX-COM	8'-12'	1.22	30-50	1.0
" " -12-TT-570ZPRX-COM	8'-12'	1.05	30-50	1.0
" " -12-H-570ZPRX-COM	8'-12'	0.80	30-50	1.0
" " -12-T-570ZPRX-COM	8'-12'	0.52	30-50	1.0
" " -12-Q-570ZPRX-COM	8'-12'	0.39	30-50	1.0
TORO O-T-10-F-570ZPRX-COM	7.5'-10'	1.12	30-50	1.0
" " -10-TQ-570ZPRX-COM	7.5'-10'	0.86	30-50	1.0
" " -10-TT-570ZPRX-COM	7.5'-10'	0.74	30-50	1.0
" " -10-H-570ZPRX-COM	7.5'-10'	0.56	30-50	1.1
" " -10-T-570ZPRX-COM	7.5'-10'	0.37	30-50	1.1
" " -10-Q-570ZPRX-COM	7.5'-10'	0.28	30-50	1.0

-USE 570Z-6P IN LAWNS
-ALL NOZZLES ARE TORO PRECISION SERIES SPRAY NOZZLES (MPR)

IRRIGATION NOTES

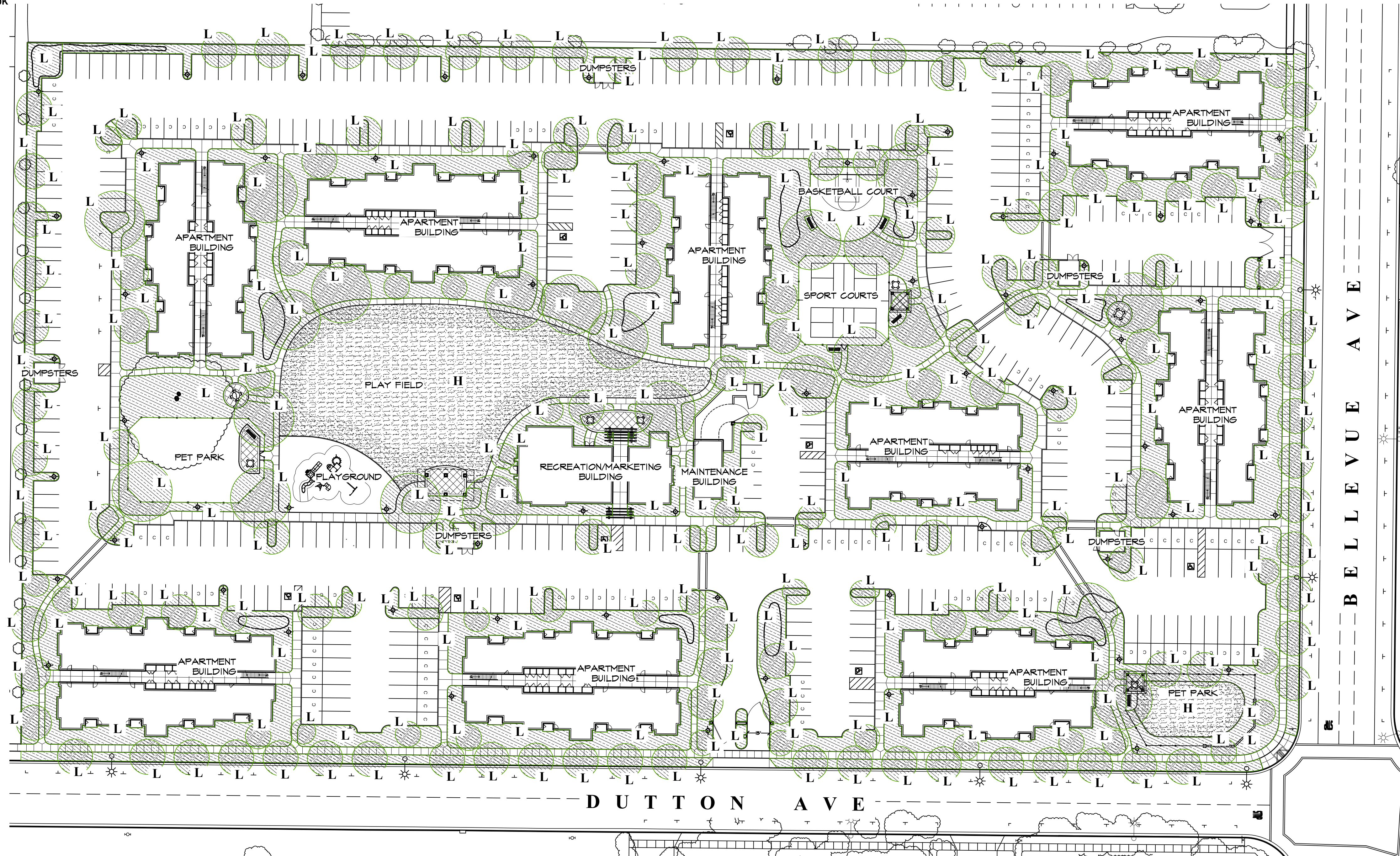
- COMMON TRENCH WHERE POSSIBLE
- SLEEVE UNDER ALL PAVED SURFACES. - SLEEVES TO BE TWICE DIAMETER OF LINE, U.O.N. - SLEEVES TO BE SCH 40 PVC
- NO VALVE BOXES SHALL BE PLACED IN LAWNS
- BRAND & ID APPURTENANCES
- ANTI-SIPHON VALVE ADJUSTMENT: - CLOSE FLOW CONTROL UNTIL SPRINKLER RADIUS IS AFFECTED THEN OPEN 1/2 TURN FOR OPTIMUM DIAPHRAGM LIFE
- CONTRACTOR TO INSTALL AUTOMATIC CONTROLLER(S) WITH REPEAT START TIMES PER LEGEND ABOVE.
- SWING JOINTS SHALL BE USED ON ALL RISERS.
- SEE SHEET L2.10 FOR IRRIGATION DETAILS.
- SEE SHEET L2.10 FOR DETAILED HYDROZONE TABLE.
- CONTRACTOR TO RUN DRIP TO EACH PLANT PER TYPICAL PLANTING DETAILS SHEET L2.8
- IRRIGATION BACKFLOW PREVENTOR SHALL BE COVERED WITH A GREEN COVER THAT WILL PROVIDE INSULATION.
- ADD IN-LINE CHECK VALVES ALONG LATERALS AS NEEDED TO ELIMINATE LOW HEAD DRAINAGE.
- INSTALL NETAFIM CV TECHLINE WITH ALL COMPONENTS AND FITTINGS. INSTALL FLUSH VALVES AT ENDS OF EACH SYSTEM. INSTALL AIR RELIEF VALVE IF GRADE CHANGE/ ELEVATION OCCURS.
- SEE SHEET L2.10 FOR DETAILED HYDROZONE TABLE.
- THE LOCATION OF EXISTING SURFACE AND UNDER-GROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL SURFACE AND UNDER-GROUND UTILITIES.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING EXCAVATION WORK. CALL U.S.A. 811 / 1-800-227-2600

ABBREVIATIONS & LEGEND

BW	BOTTOM OF WALL	GB	GRADE BREAK
DTL	DETAIL	YD	YARD DRAIN
(E)	EXISTING	R	RADIUS
EJ	EXPANSION JOINT	TG	TOP OF GRATE
FG	FINISHED GRADE	TW	TOP OF WALL
FS	FINISHED SURFACE	TYP.	TYPICAL
GAL	GALLON	WTR	WATER
IRR	IRRIGATION	Q.C.	QUICK COUPLER
POC	POINT OF CONNECTION	SIMP.	SIMPSON
SHT	SHEET	PCC	PORTLAND CEMENT CONC.
MTL	METAL	POC	POINT OF CONNECTION
UON	UNLESS OTHERWISE NOTED		

PROJECT CONTACTS

LANDSCAPE ARCHITECT:
GALLAHER COMMUNITY HOUSING, INC.
JENNIFER LIMOLI-TRAVERS CA RLA #4619
9240 OLD REDWOOD HWY, SUITE 200
WINDSOR CA 95492
PHONE: 707-535-3248



Maximum Applied Water Allowance

The following calculations will help you determine your site specific water budget and establish a planting mix that will allow you to meet your water budget. Your Estimated Total Water Use must be less than your Maximum Applied Water Allowance.

1) **Maximum Applied Water Allowance (MAWA) RESIDENTIAL**

MAWA = (ETa) (0.62) (0.55 LA) + (0.45 x SLA)

Where:
ETa = Annual Net Reference Evapotranspiration (inches)
0.55 = ET Adjustment Factor
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscaped area identified as Special Landscaped Area (square feet)
0.45 = the additional ET adjustment factor for the Special Landscaped Area (1.0 - 0.55 = 0.45)

A) **Net Evapotranspiration Calculation**

Annual ETa = 43.9
Annual Rainfall = 24.57
Effective Rainfall = 6.14
Net Evapotranspiration Calculation = Annual ETa - Effective Rainfall = 37.76

B) **Adjusted Landscape Area Calculation**

Landscaped Area = 19929
Adjustment Factor = 0.55
Special Landscaped Area = 0
Adjustment Factor = 0.45
Sum of Adjusted Landscape Area = 109610.05

MAWA = 37.76 x 0.62 x 109610.05 = 2605913 gallons

2) **Estimated Total Water Use (ETWU)**

A) **Net Evapotranspiration Calculation**

Net Evapotranspiration Calculation = Annual ETa - Effective Rainfall = 37.76

B) **Adjusted Landscape Area Calculation**

Very low water use plant (sq ft) = 0
Adjustment Factor = 0.1
Low water use plant (sq ft) = 136436
Adjustment Factor = 0.3
Moderate water use plant (sq ft) = 0
Adjustment Factor = 0.6
High water use plant (sq ft) = 22835
Adjustment Factor = 1.0
Sum of Adjusted Landscape Area = 75,772

ETWU = 37.76 x 0.62 x 75,772 + 0.80 x 22835 = 2206611 gallons

Irrigation Efficiency Factor

Square footage of landscape on drip	196436
Square footage of landscape on spray	24835
Total square footage of landscape	199291
Adjusted Irrigation Efficiency Factor	0.80

SUMMARY HYDROZONE TABLE

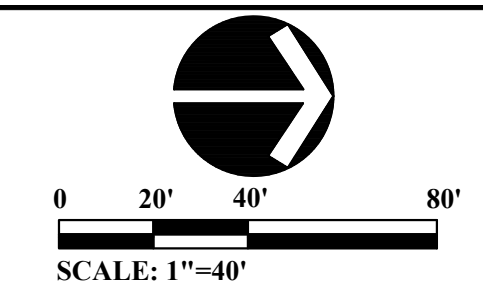
HYDROZONE	Area (sq. ft.)	% of Landscape Area
HIGH	22,835	11.5%
MODERATE	0	0%
LOW	176,456	88.5%
SPECIAL	0	0%
IRRIGATED AREA TOTAL:	199,291	100%

(HIGH) HIGH WATER USE, (MODERATE) MODERATE WATER USE, (LOW) LOW WATER USE
SEE APPENDIX B FOR MAXIMUM APPLIED WATER ALLOWANCE CALCULATION.

HYDROZONE MAP

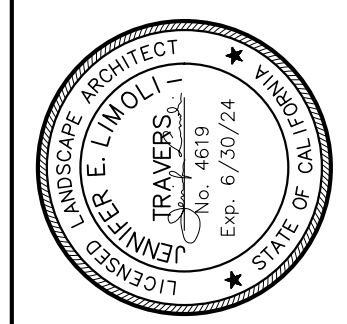
LEGEND

- H HIGH WATER USE HYDROZONE PERENNIALS, ANNUALS, LAWNS WATER FEATURES
- M MODERATE WATER USE HYDROZONE SHRUBS, PERENNIALS, GROUNDCOVERS TREES ON SEPARATE VALVES
- L LOW WATER USE HYDROZONE SHRUBS, PERENNIALS, GROUNDCOVERS TREES ON SEPARATE VALVES



I HAVE COMPLIED WITH THE CRITERIA OF THE WATER-EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JENNIFER LIMOLI-TRAVERS
9240 OLD REDWOOD HWY, SUITE 200
WINDSOR, CA 95492
PH: 707-535-3200



GALLAHER COMMUNITY HOUSING INC.
JENNIFER LIMOLI-TRAVERS
310 BELLEVUE AVENUE, SANTA ROSA, CALIFORNIA

WELO CALCULATIONS & HYDROZONE MAP
BELLEVUE AFFORDABLE HOUSING
310 BELLEVUE AVENUE, SANTA ROSA, CALIFORNIA

JOB NO:
SCALE:
DRAWN BY:
DATE: MARCH 10, 2023
COPYRIGHT

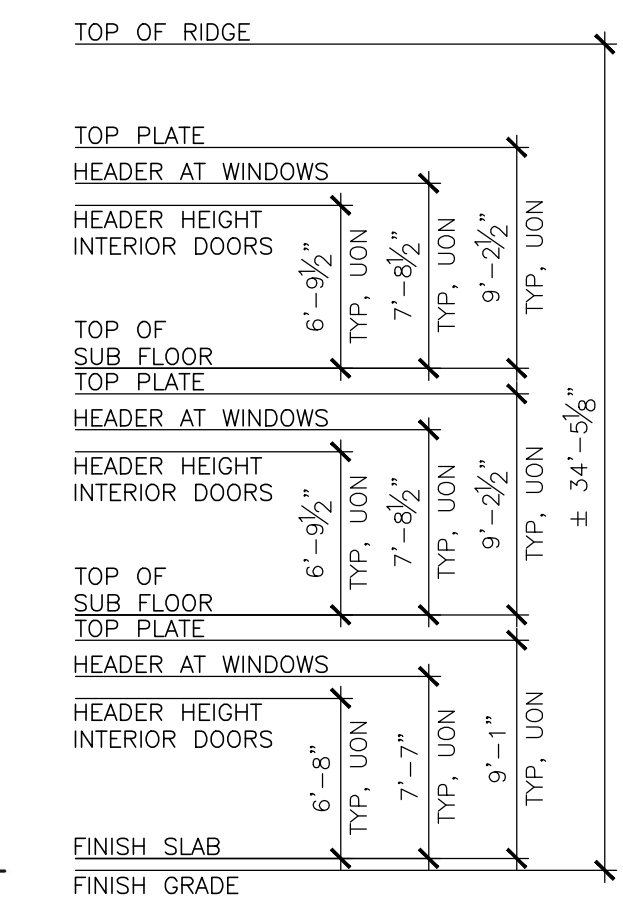
REVISIONS:
SHEET NO: IR



REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

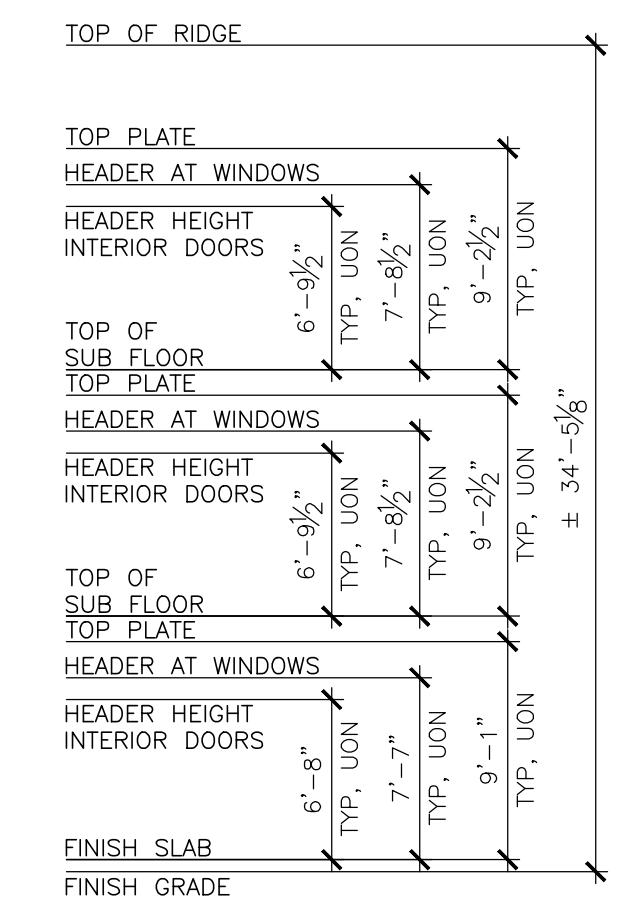
SCHEME 1

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR. / MATERIAL	COLOR
R-1	ROOF	"PABCO" COMP SHINGLES	"WEATHERED WOOD"
B-1	BOARD & BATTEN SIDING	BOARD & BATTEN	KELLY MOORE / 36 "NAVAJO WHITE"
B-2	T1-11	"LP" STRUCTURAL SIDING	KELLY MOORE / HLS4208 "WOOSTER SMOKE"
B-3	HORIZONTAL LAP SIDING	"HARDIEPLANK"	KELLY MOORE / KM4938 "GROUCHY BADGER"
CT-1	CORNER TRIM	WOOD OR EQUAL	CORNER TRIM TO MATCH SIDING COLOR
DR-1	FRONT DOOR & MAN DOORS	FIBERGLASS	KELLY MOORE / KM4477 "CHILLED WINE"
TR-1	TRIM	GUTTERS, FASCIA, WINDOWS & DOORS	KELLY MOORE / 23 "SWISS COFFEE"
TR-2	CORBELS, OUTRIGGERS & BRACES	WOOD OR EQUAL	KELLY MOORE / AC251-5 "VERMEER'S FIELD"
MTL-1	DECK RAILING	WROUGHT IRON	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
W-1	WINDOWS	"CASCADE" VINYL FRAMES	WHITE

NOTE: NOT NECESSARILY ALL COLORS/MATERIALS USED. REFER TO ELEVATIONS FOR COLOR/MATERIAL LOCATIONS. VERIFY ALL COLOR LOCATIONS WITH DESIGNER AS SOME LOCATIONS MAY VARY.

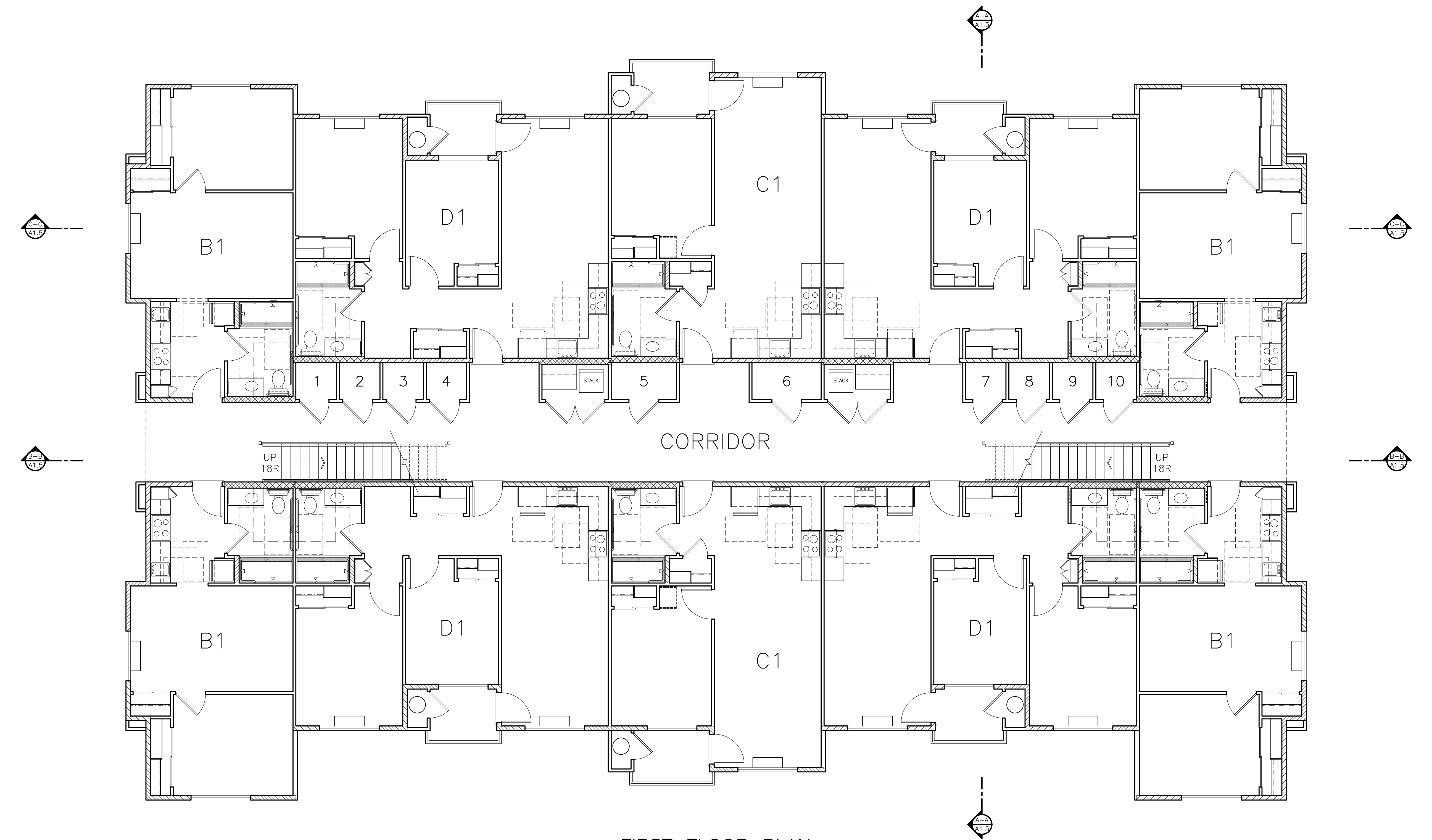


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



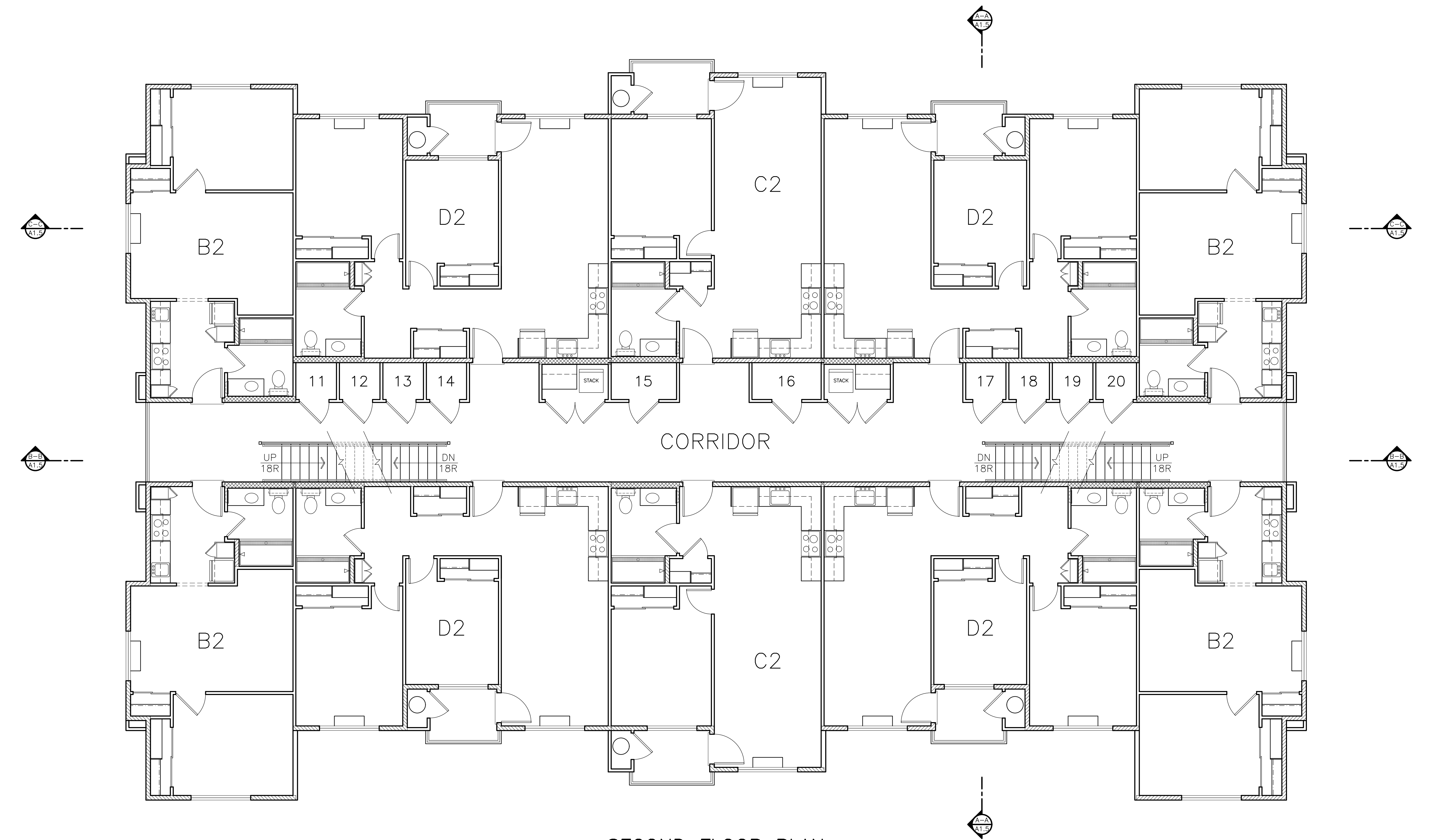
BUILDING 1 A1.0

Date: Mar 21, 2023 - 11:07am Filename: G:\Projects\Bellevue Affordable Housing\Building 1\Colored Elevations.dwg Uploaded by: nmurri



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

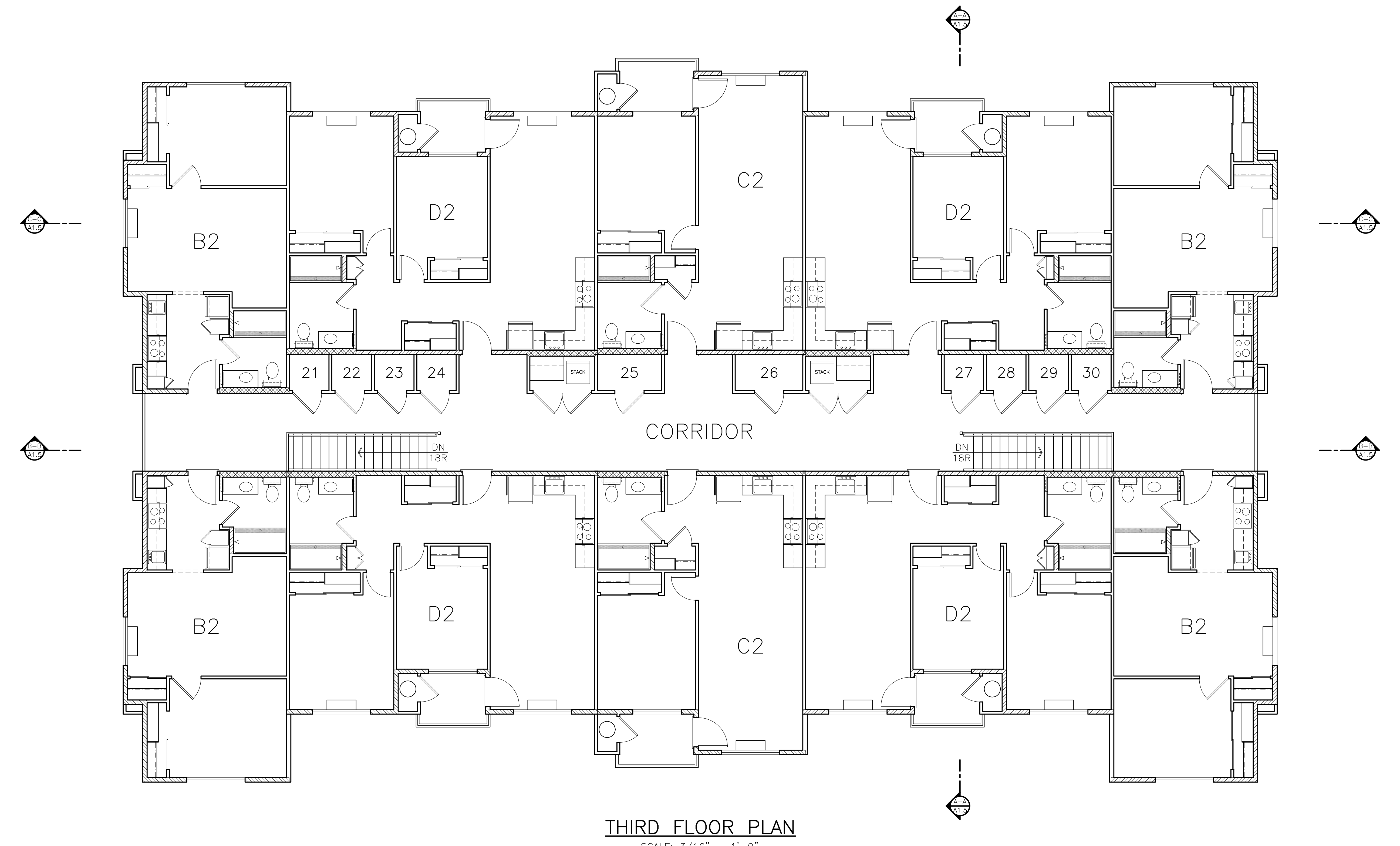
Date: Mar 21, 2023 - 11:07am Filename: G:\Workshop\Bldg\310-Bellevue\310-Bellevue-Building 1\Floor Plan - First Floor.dwg User: nmurrin



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

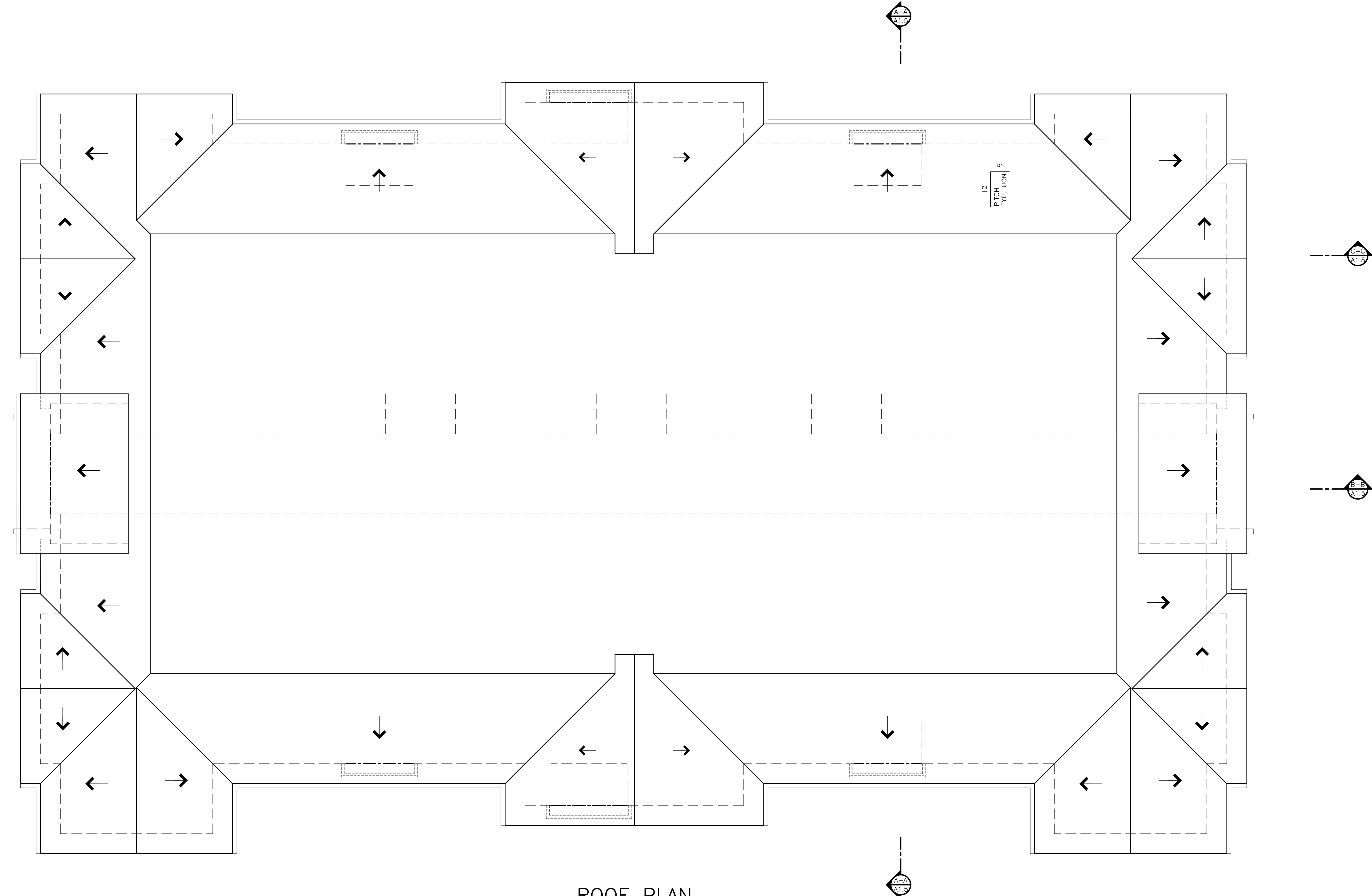
BUILDING 1 A1.2

Date: Mar 21, 2023 - 11:07am Filename: G:\Workshop\Bldg 1\Affordable\Building 1\2ndFloor Plan - Second.dwg Updated by: nmurrin



THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

Date: Mar 21, 2023 - 11:07am Filename: G:\Workshop\Bldg 1\Affordable\Bldg 1\ThirdFloor Plan - Third.dwg Updated by: nmurrin



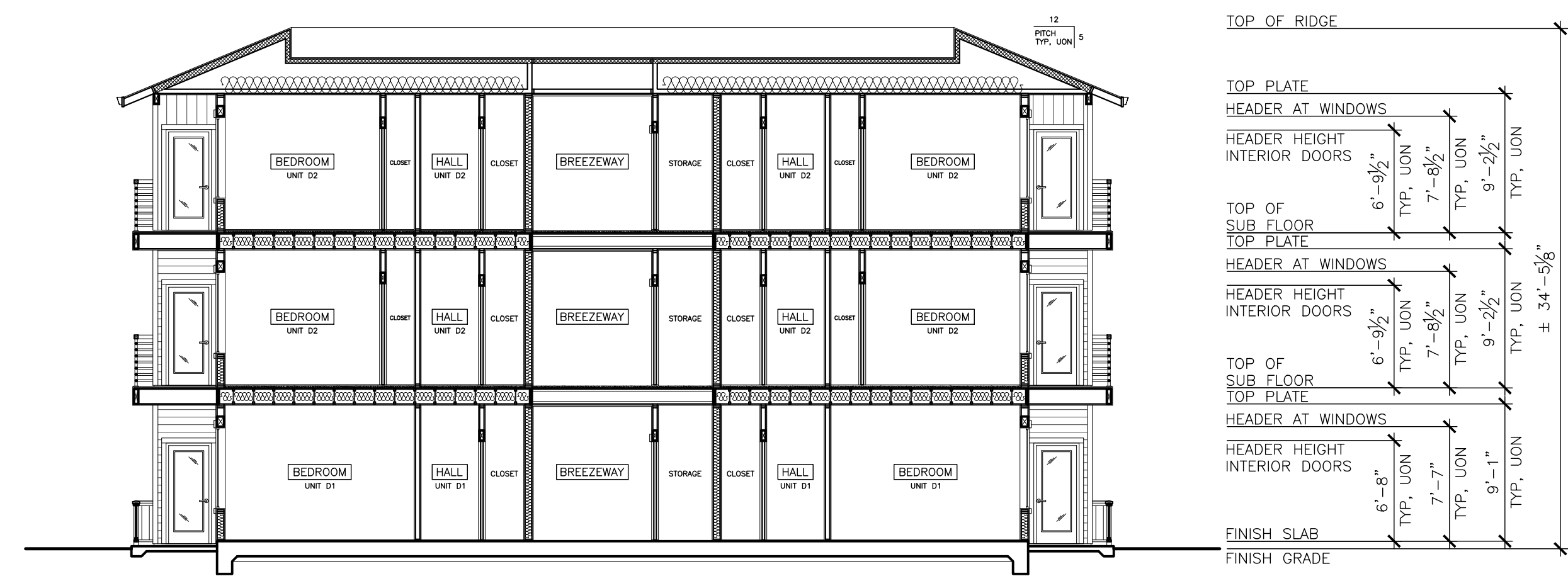
ROOF PLAN

 SCALE: 3/16" = 1'-0"

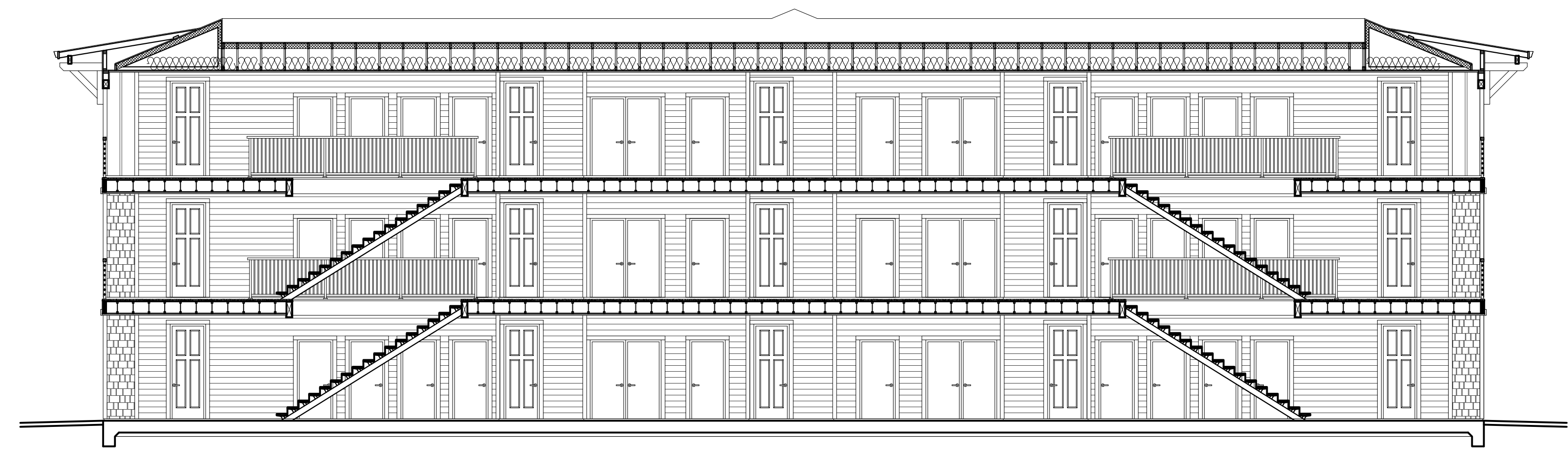
BUILDING 1

 A1.4

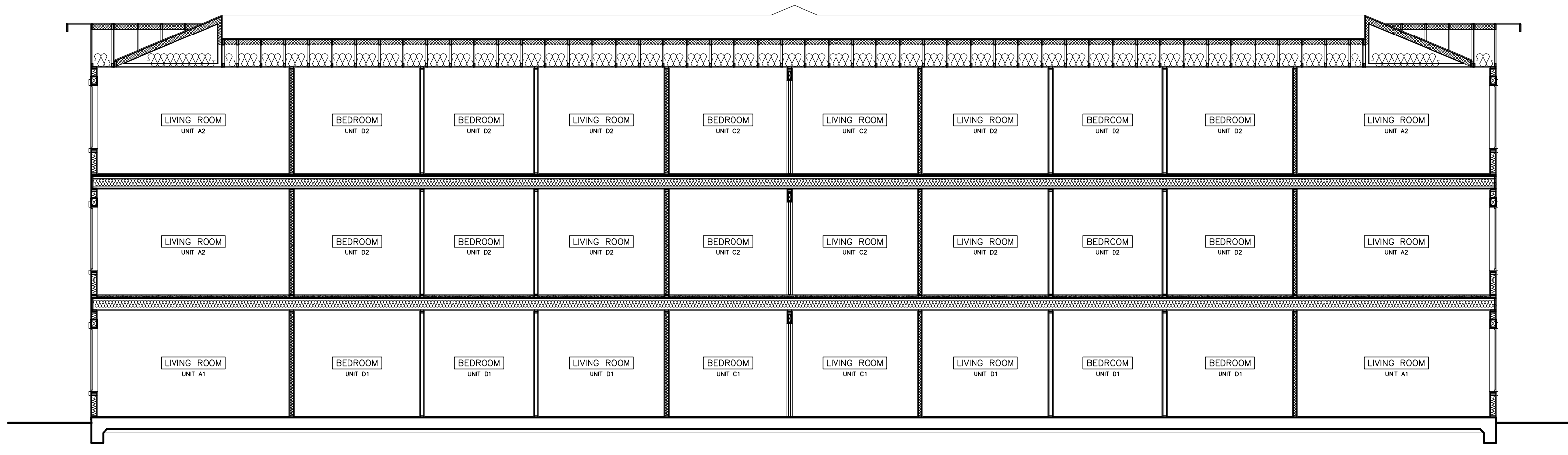
Date: Mar 21, 2023 - 11:07am Filename: G:\Workshop\By Design\3-Bellevue & Dutton\3-Building 1\Roof Plan.dwg User: n. murrin



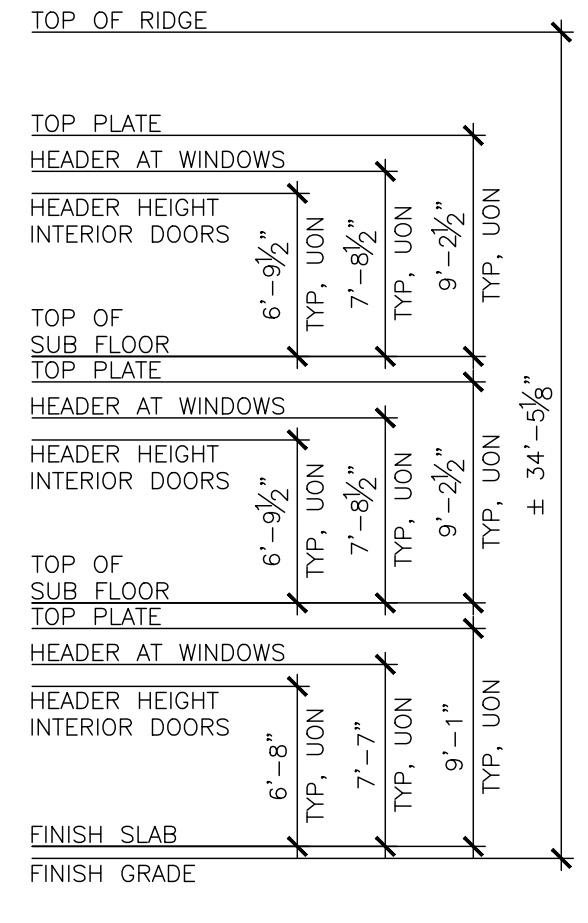
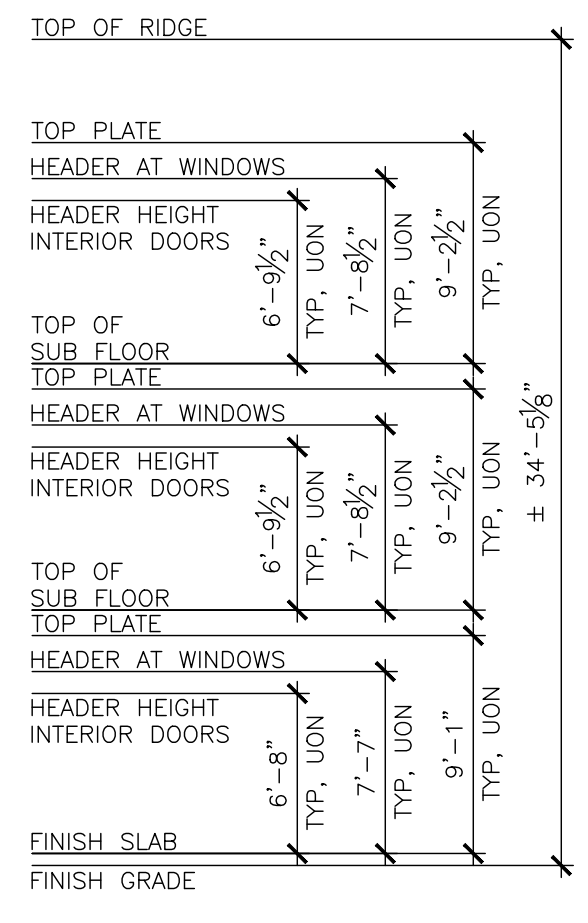
SECTION A-A
 SCALE: 1/8" = 1'-0"



SECTION B-B
 SCALE: 1/8" = 1'-0"



SECTION C-C
 SCALE: 1/8" = 1'-0"



Date: Mar 21, 2023 - 11:07am Filename: C:\Work\Bldg 1\Affordable - By Design\3-Bellevue & Dutton\3-Building 1\A1.5 - Sections.rvt Updated by: murrin



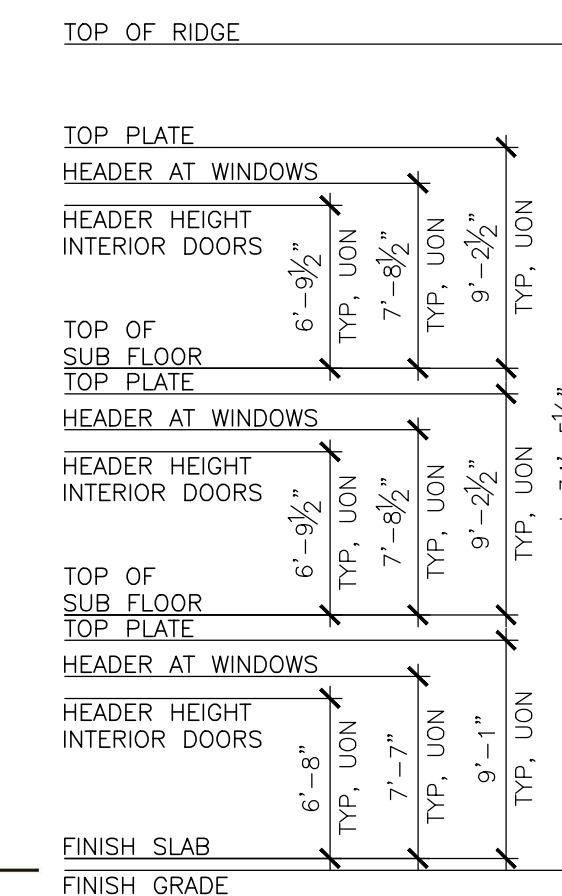
REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



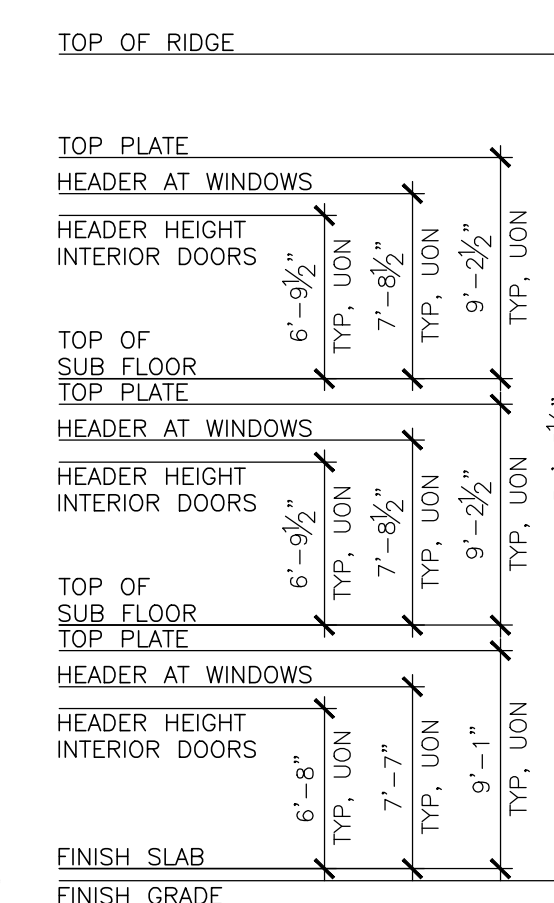
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

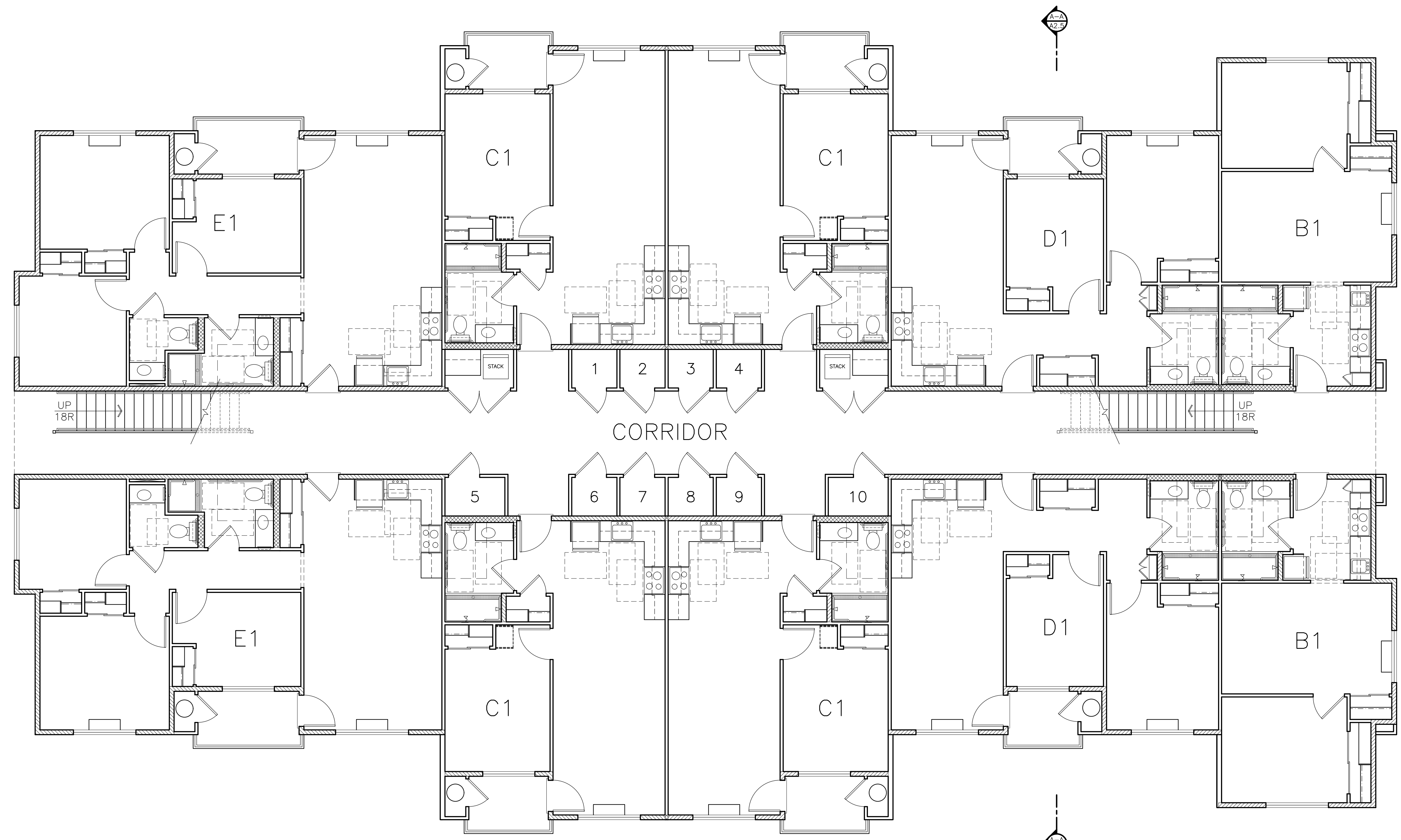
SCALE: 1/8" = 1'-0"



SCHEME 2

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR. / MATERIAL	COLOR
R-1	ROOF	"PABCO" COMP SHINGLES	"WEATHERED WOOD"
B-1	BOARD & BATTEN SIDING	BOARD & BATTEN	KELLY MOORE / KM4704 "DUSTY TRAIL RIDER"
B-2	T1-11	"LP" STRUCTURAL SIDING	KELLY MOORE / KM3949 "CEDAR SHINGLE"
B-3	HORIZONTAL LAP SIDING	"HARDIEPLANK"	KELLY MOORE / KMS804 "YACHT CLUB"
CT-1	CORNER TRIM	WOOD OR EQUAL	CORNER TRIM TO MATCH SIDING COLOR
DR-1	FRONT DOOR & MAN DOORS	FIBERGLASS	KELLY MOORE / KM4477 "CHILLED WINE"
TR-1	TRIM	GUTTERS, FASCIA, WINDOWS & DOORS	KELLY MOORE / Z3 "SWISS COFFEE"
TR-2	CORBELS, OUTRIGGERS & BRACES	WOOD OR EQUAL	KELLY MOORE / AC251-5 "VERMEER'S FIELD"
MTL-1	DECK RAILING	WROUGHT IRON	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
W-1	WINDOWS	"CASCADE" VINYL FRAMES	WHITE

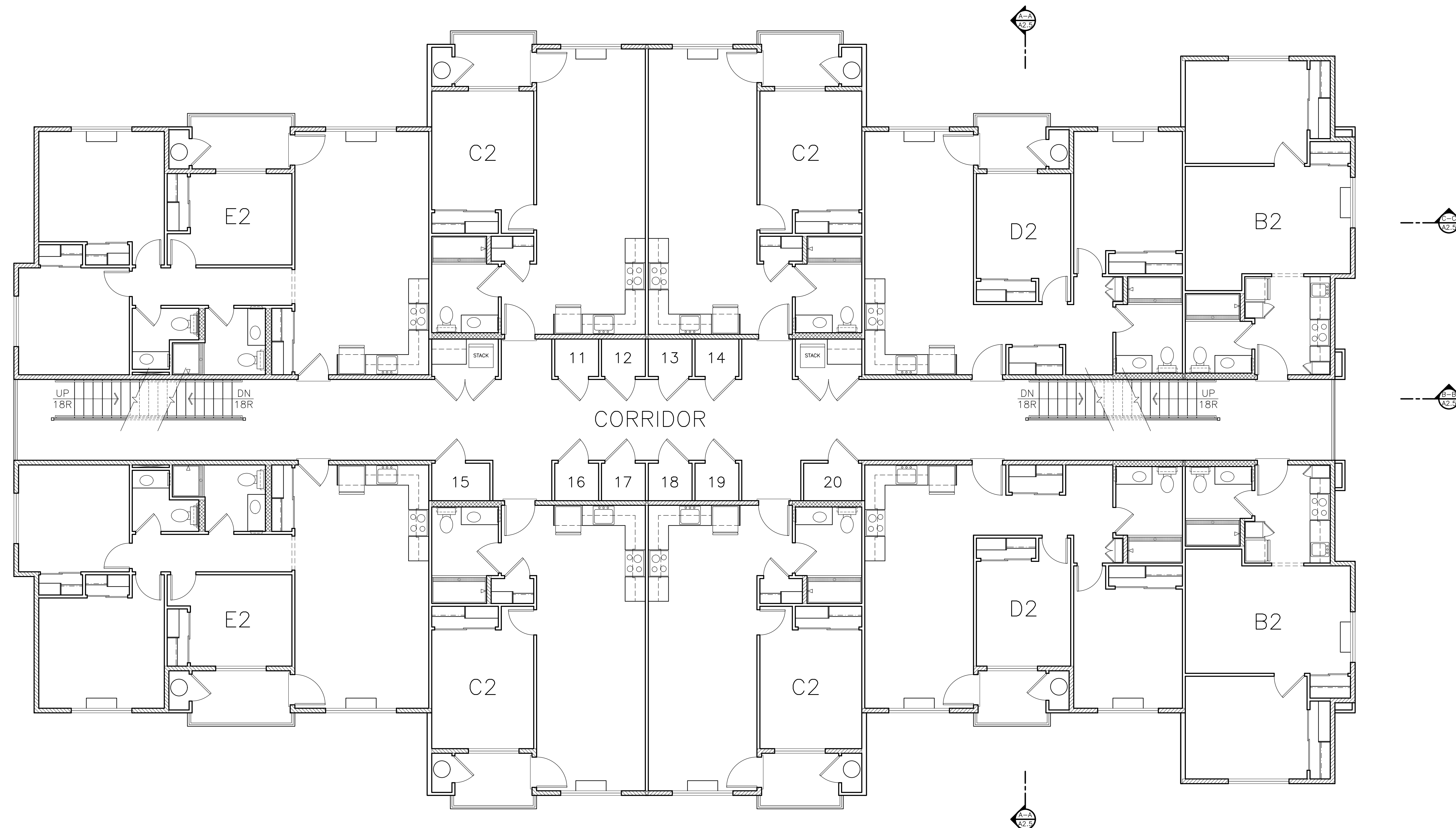
NOTE: NOT NECESSARILY ALL COLORS/MATERIALS USED. REFER TO ELEVATIONS FOR COLOR/MATERIAL LOCATIONS. VERIFY ALL COLOR LOCATIONS WITH DESIGNER AS SOME LOCATIONS MAY VARY.



FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

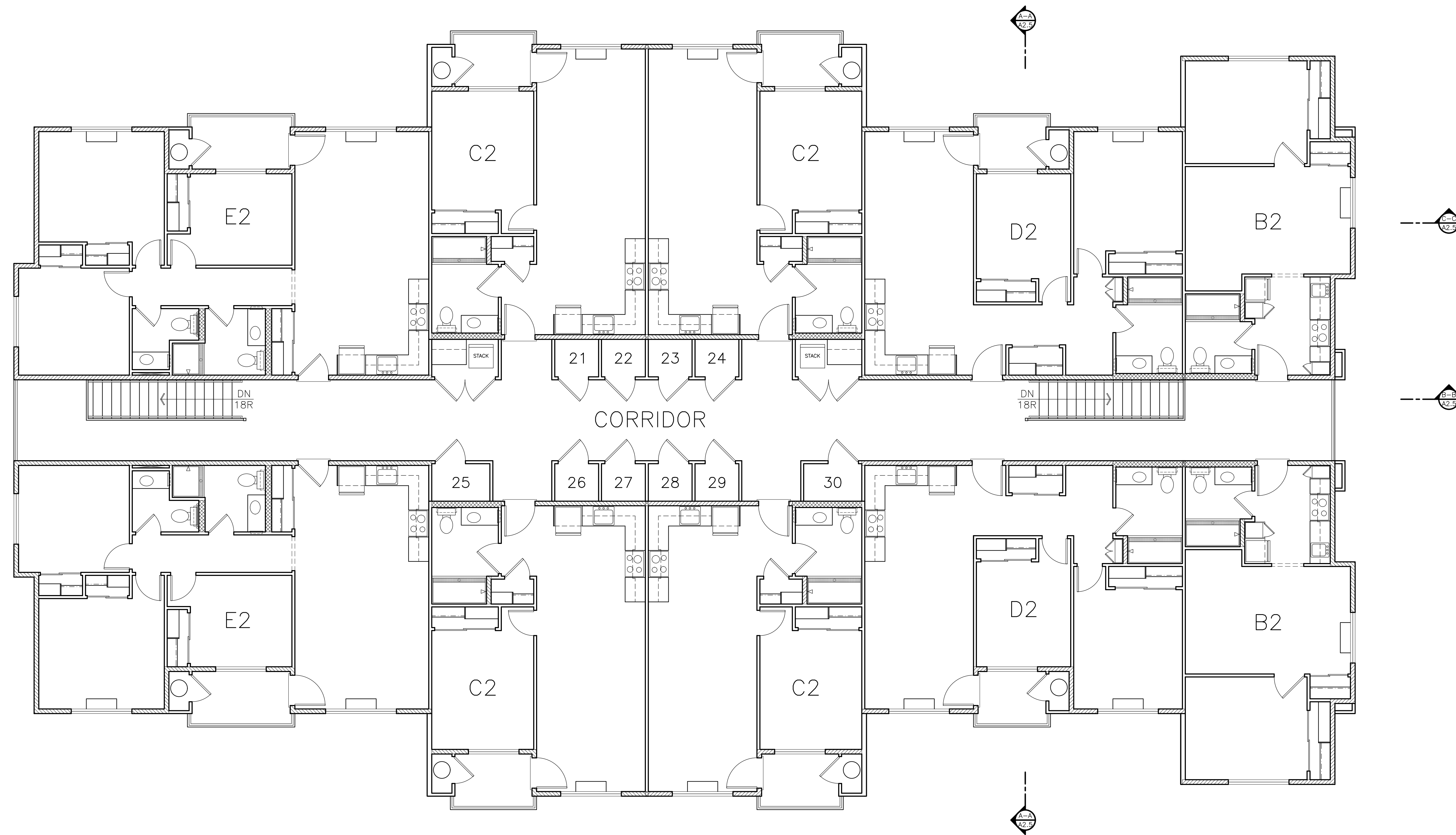
BUILDING 2

Date: Mar 21, 2023 - 11:07am Filename: G:\Workshop\By Design\3-Bellevue & Dutton\3-Building 2\Floor Plan - First Floor.mxd User: nmurrin



SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

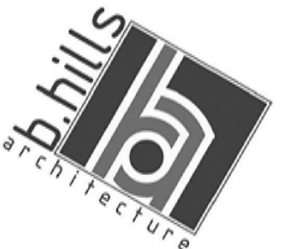
Date: Mar 21, 2023 - 11:07am Filename: G:\Workshop\By Design\3-Bellevue & Dutton\3-Building 2\Floor Plan - Second Floor Updated by: nmurri



THIRD FLOOR PLAN
 SCALE: 3/16" = 1'-0"

BUILDING 2

Date: Mar 21, 2023 - 11:07am Filename: G:\Workshop\By Design\3-Bellevue & Dutton\3-Building 2\3rdFloor Plan - Third.dwg Updated by: nmurrin



bhills architecture, PC
 3156 south bowen way
 boise | idaho | 83706
 p. 208.258.6150
 www.bhillsarch.com

GALLAHER COMMUNITY HOUSING INC.

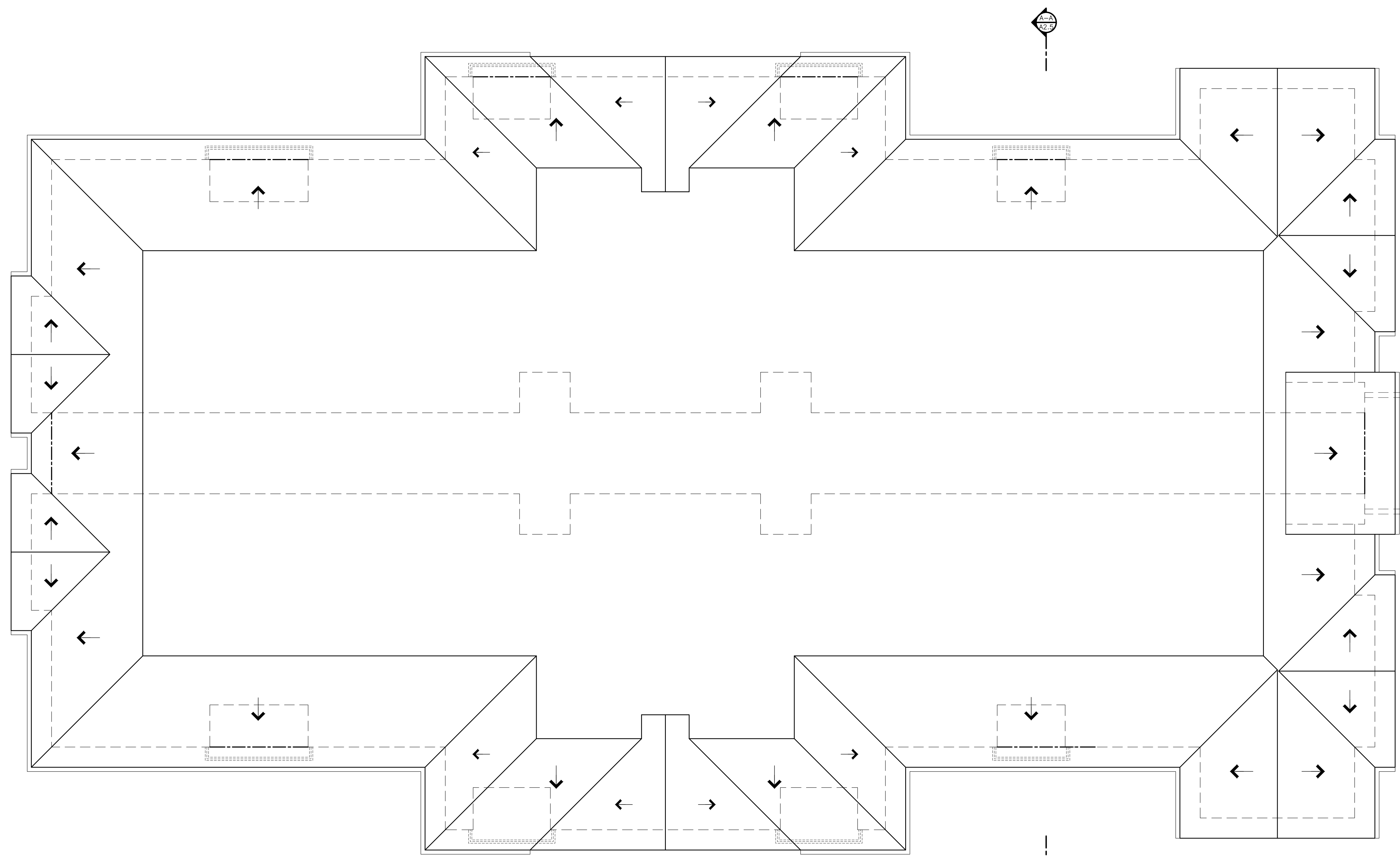


ROOF PLAN
 BUILDING 2
 BELLEVUE AFFORDABLE HOUSING
 310 BELLEVUE AVENUE, SANTA ROSA, CA 95407-7711

DATE:
 MARCH 10, 2023
 SCALE:
 AS SHOWN
 DRAWN BY:
 N. MURRIN
 REVISIONS:

PRE APP MEETING
 3-22-2023

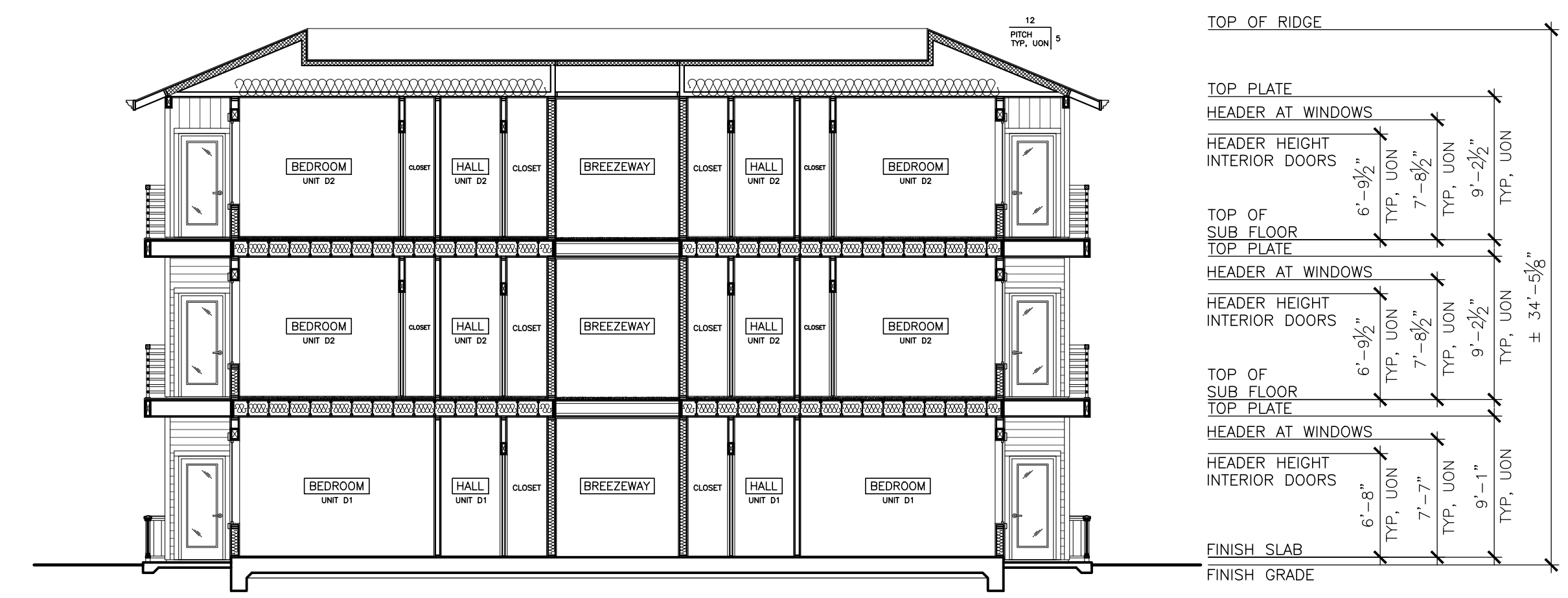
SHEET NO:
 A2.4



ROOF PLAN
 SCALE: 3/16" = 1'-0"

BUILDING 2

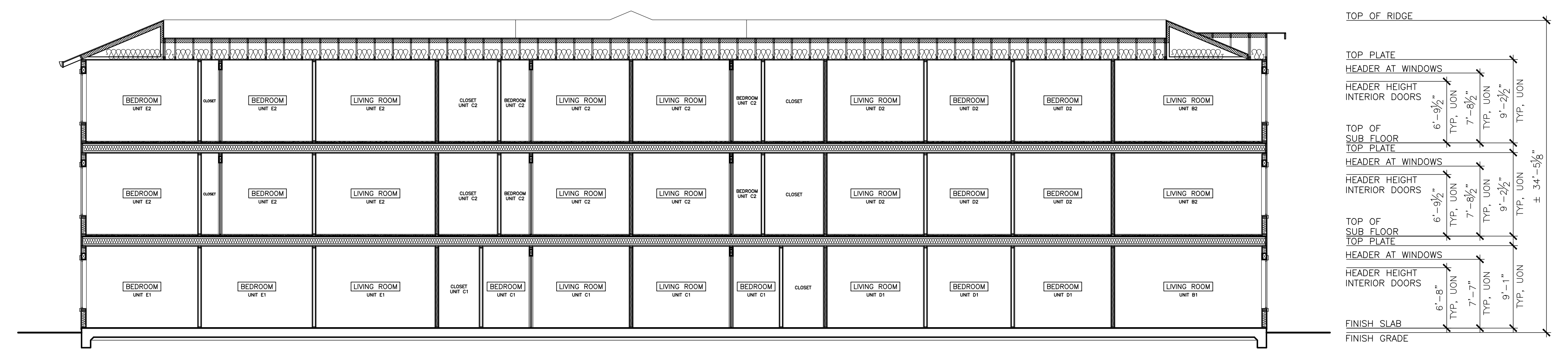
Date: Mar 21, 2023 - 11:07am Filename: G:\Workshop By Design\3-Bellevue & Dutton\3-Building 2\Roof Plan.dwg Modified by: murrin



SECTION A-A
 SCALE: 1/8" = 1'-0"



SECTION B-B
 SCALE: 1/8" = 1'-0"



SECTION C-C
 SCALE: 1/8" = 1'-0"

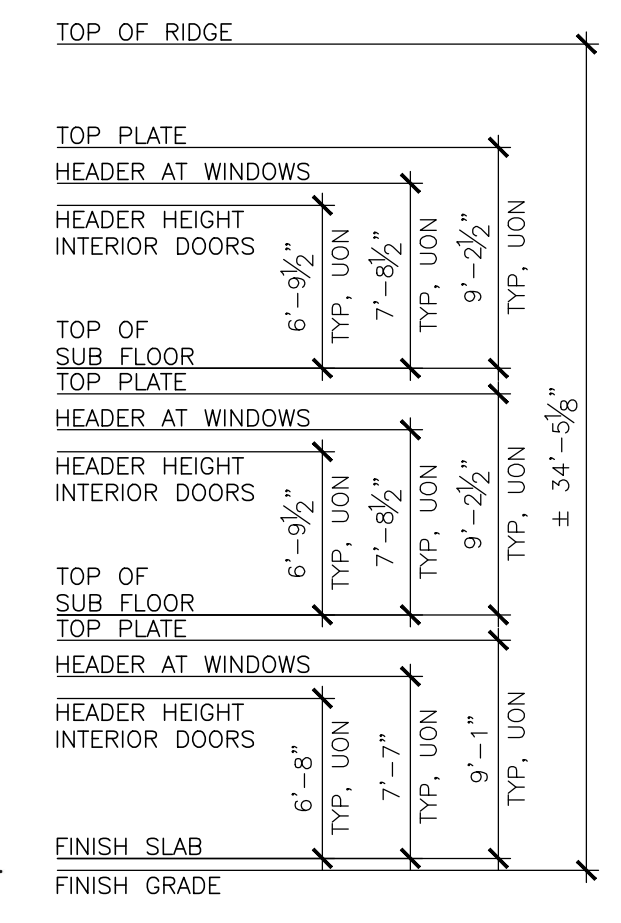
Date: Mar 21, 2023 - 11:07am Filename: G:\Work\Bldg 2\Bellevue & Dalton\3-Building 2\A2.5 - Sections.dwg Uploaded by: murrin



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



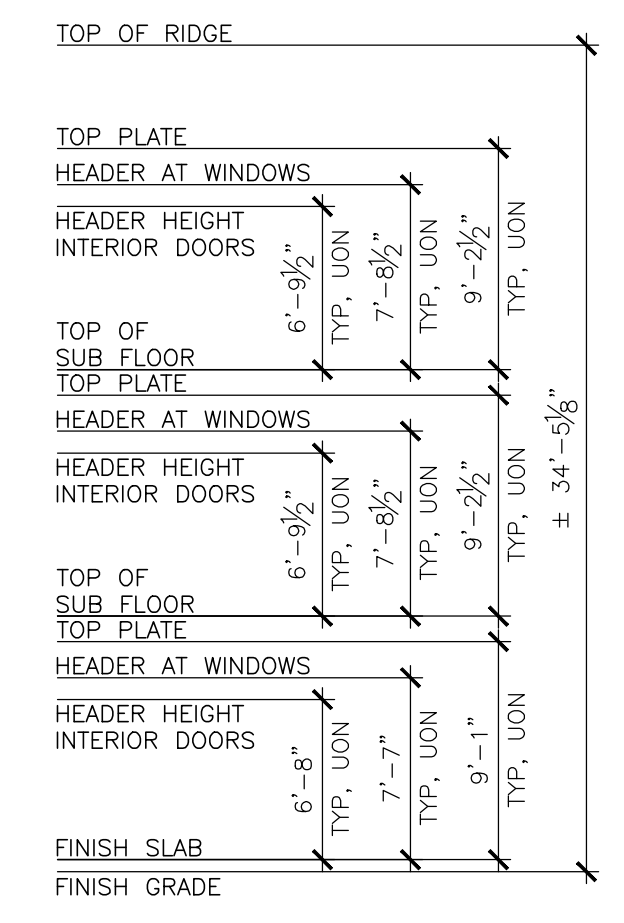
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



LEFT ELEVATION
 SCALE: 1/8" = 1'-0"



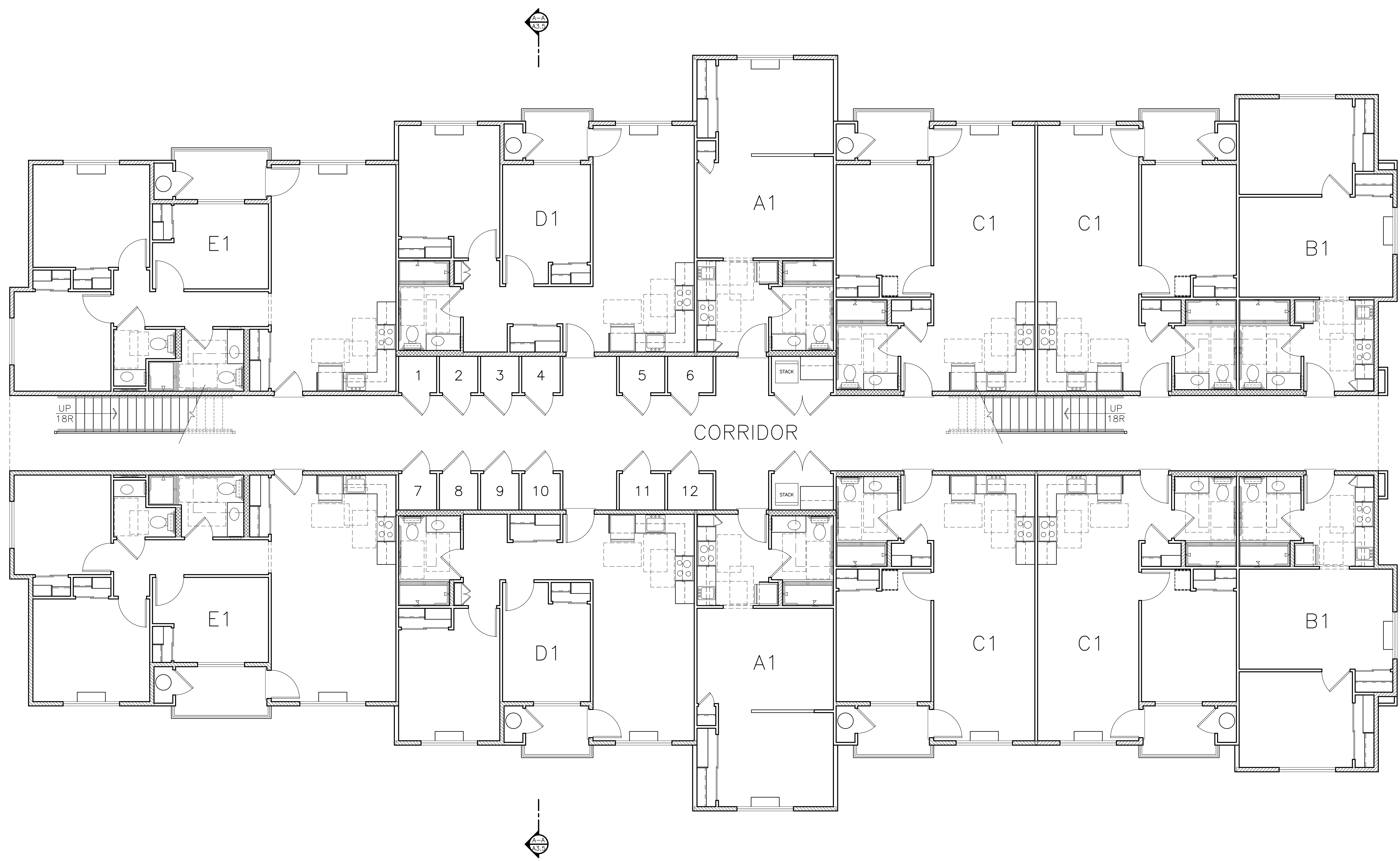
RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"



SCHEME 3

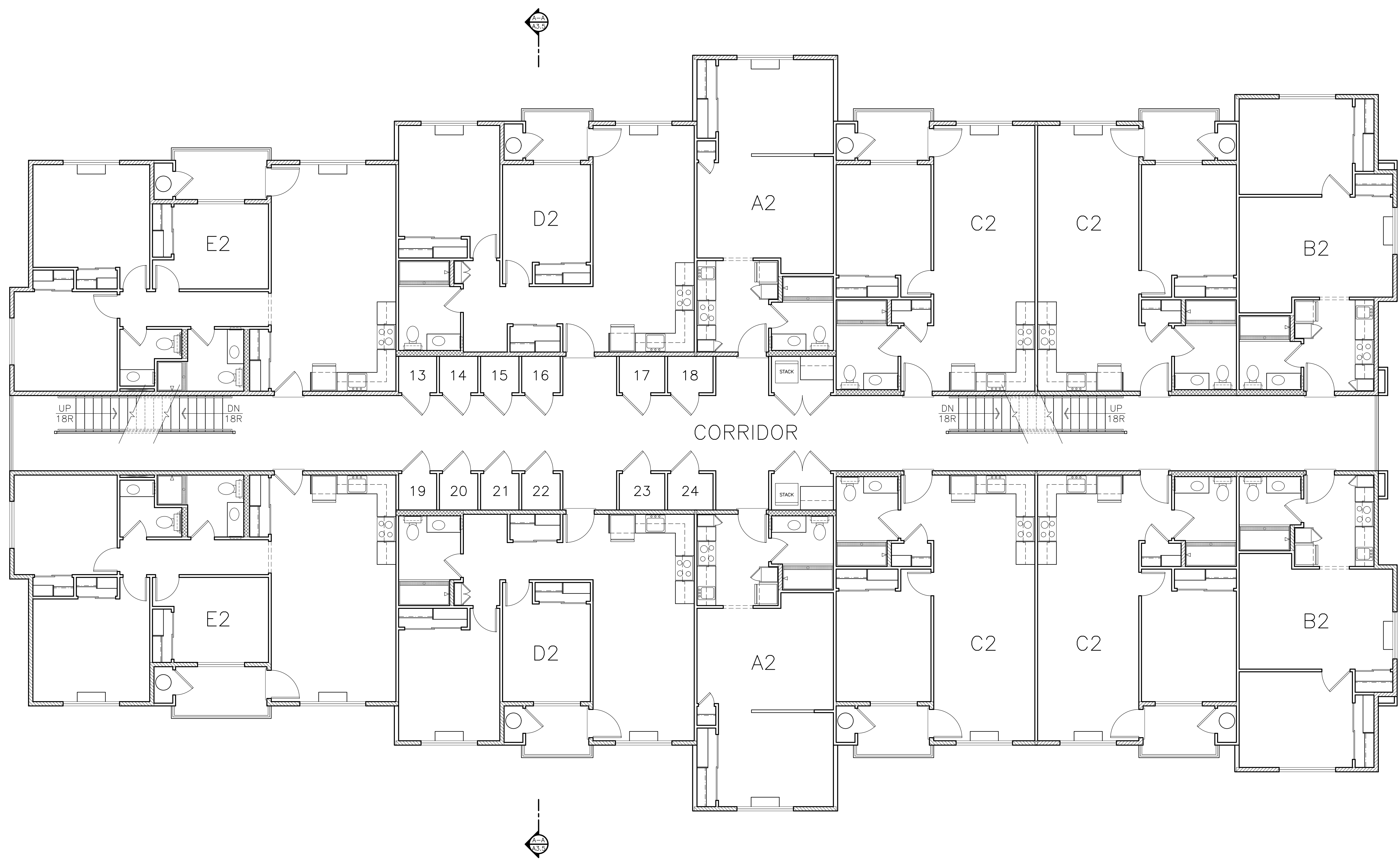
COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR. / MATERIAL	COLOR
R-1	ROOF	"PABCO" COMP SHINGLES	"WEATHERED WOOD"
B-1	BOARD & BATTEN SIDING	BOARD & BATTEN	KELLY MOORE / KM4704 "DUSTY TRAIL RIDER"
B-2	T1-11	"LP" STRUCTURAL SIDING	KELLY MOORE / KMS768 "SAGE ADVICE"
B-3	HORIZONTAL LAP SIDING	"HARDIEPLANK"	KELLY MOORE / KM4818 "KNIT CARDIGAN"
CT-1	CORNER TRIM	WOOD OR EQUAL	CORNER TRIM TO MATCH SIDING COLOR
DR-1	FRONT DOOR & MAN DOORS	FIBERGLASS	KELLY MOORE / KM4477 "CHILLED WINE"
TR-1	TRIM	GUTTERS, FASCIA, WINDOWS & DOORS	KELLY MOORE / 23 "SWISS COFFEE"
TR-2	CORBELS, OUTRIGGERS & BRACES	WOOD OR EQUAL	KELLY MOORE / AC251-5 "VERMEER'S FIELD"
MTL-1	DECK RAILING	WROUGHT IRON	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
W-1	WINDOWS	"CASCADE" VINYL FRAMES	WHITE

NOTE: NOT NECESSARILY ALL COLORS/MATERIALS USED. REFER TO ELEVATIONS FOR COLOR/MATERIAL LOCATIONS. VERIFY ALL COLOR LOCATIONS WITH DESIGNER AS SOME LOCATIONS MAY VARY.



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

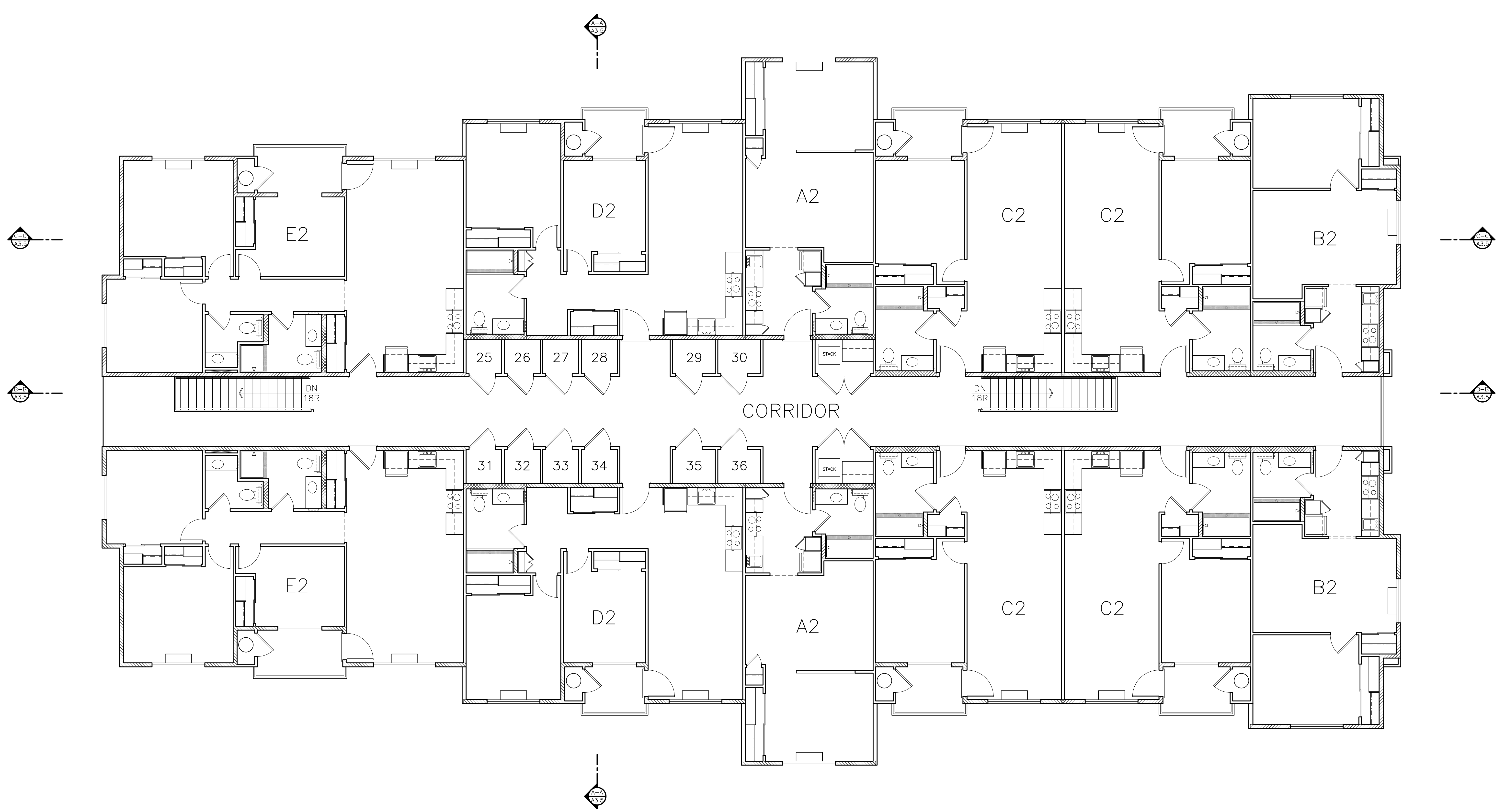
Date: Mar 21, 2023 - 11:09m File: C:\Work\Bldg 3\Bellevue & Dulles\3-Building 3\Floor Plan - Final.dwg User: nmurrin



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

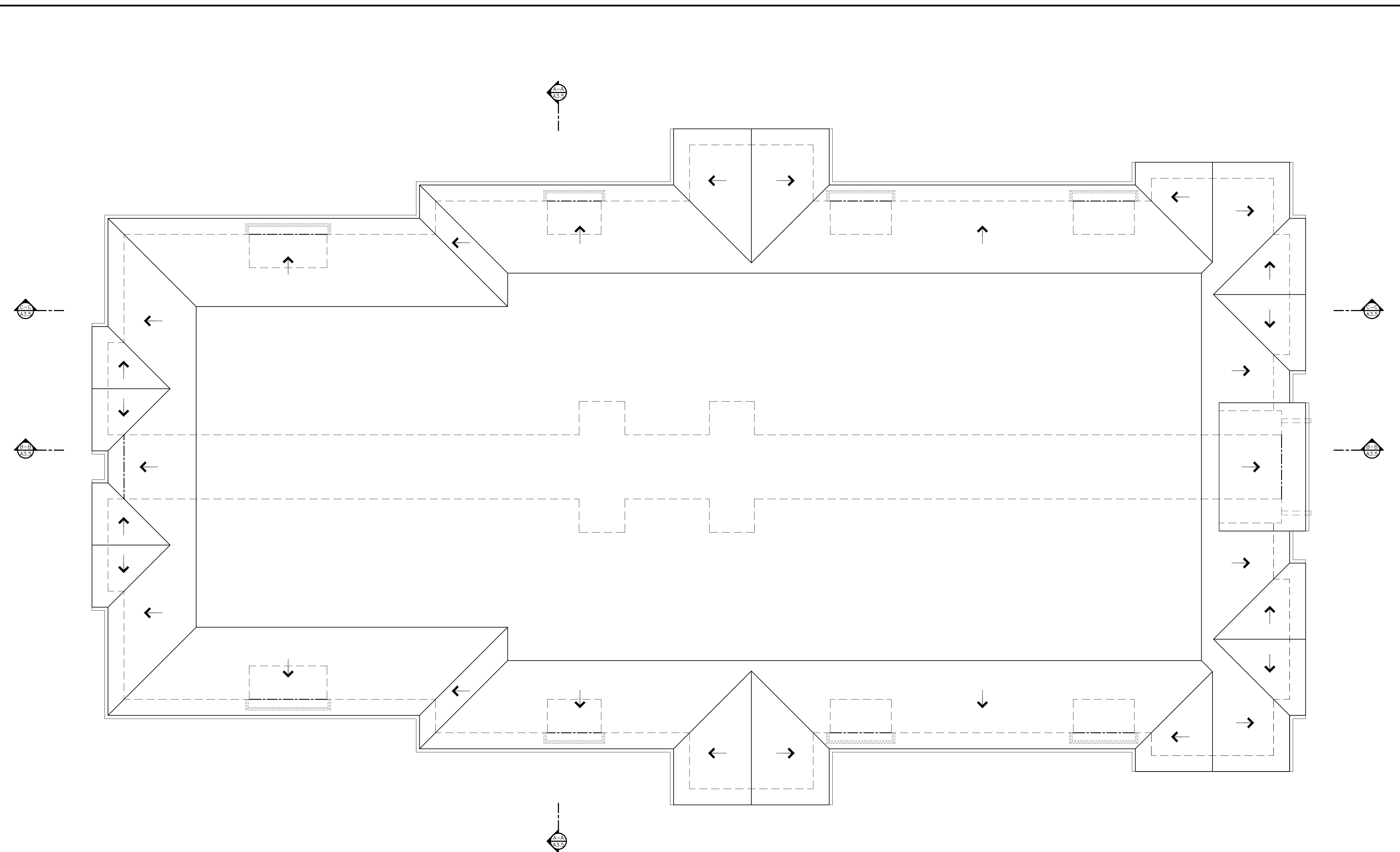
BUILDING 3
A3.2

Date: Mar 21, 2023 - 11:09m File: C:\Work\B3\Building 3\2ndFloor Plan - Second.dwg Updated by: nmurrin



THIRD FLOOR PLAN
 SCALE: 3/16" = 1'-0"

Date: Mar 21, 2023 - 11:18am Filename: G:\Workable By design\3-Bellevue & Dulles\3-Building 3\Third Floor Plan - Third.dwg Updated by: nmurri



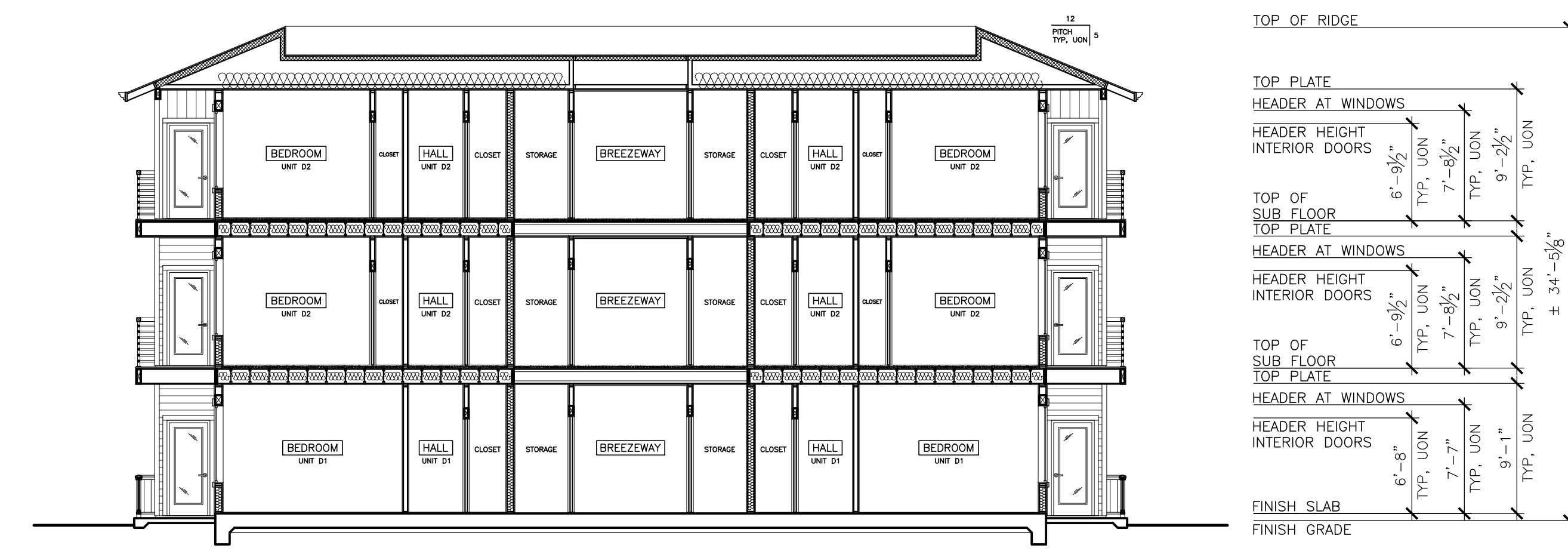
ROOF PLAN

 SCALE: 3/16" = 1'-0"

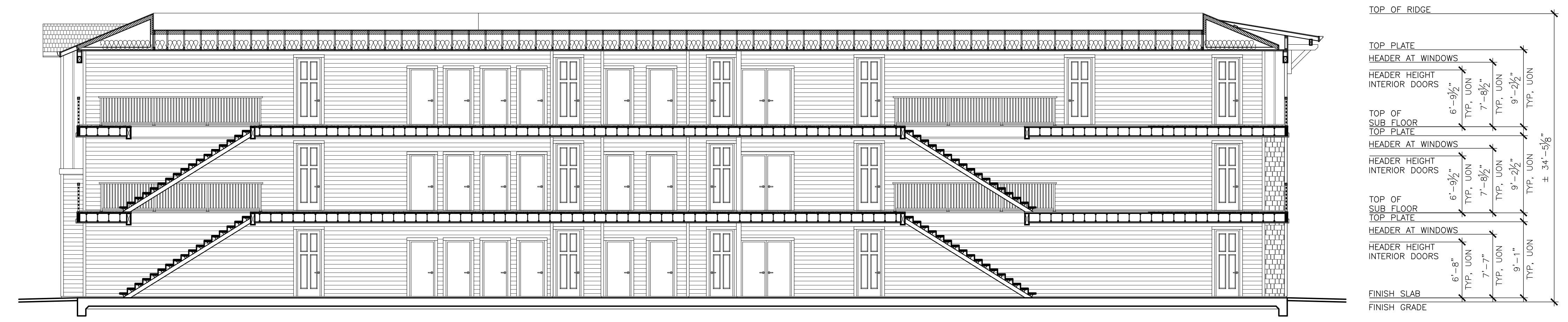
BUILDING 3

 A3.4

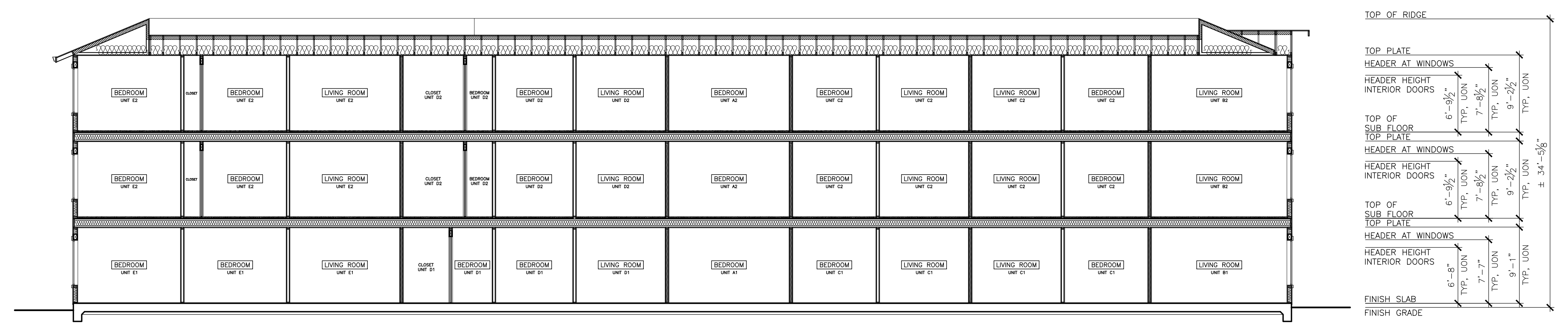
Date: Mar 21, 2023 - 11:09m File: C:\Work\Bldg 3\Bldg 3\Roof Plan.dwg User: nmurrin



SECTION A-A
 SCALE: 1/8" = 1'-0"



SECTION B-B
 SCALE: 1/8" = 1'-0"



SECTION C-C
 SCALE: 1/8" = 1'-0"

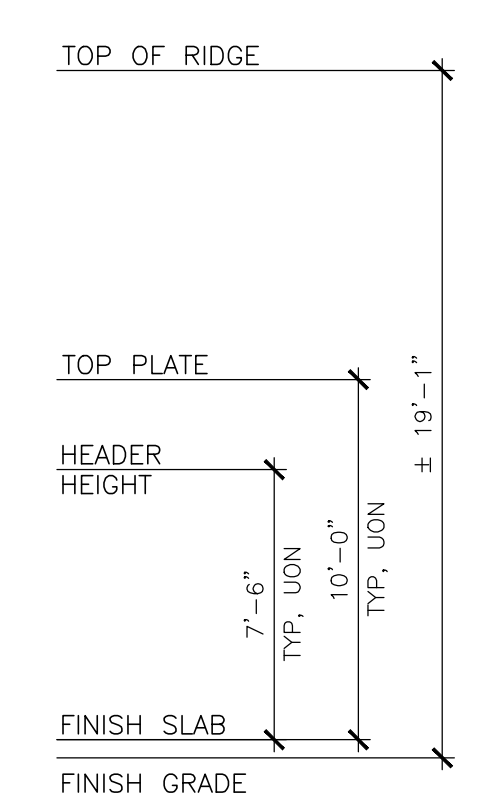
Date: Mar 21, 2023 - 11:07am Filename: G:\Morrison\310-Bellevue & Dutton\3-Building 3\A3.5 - Section.dwg Updated by: murrin



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

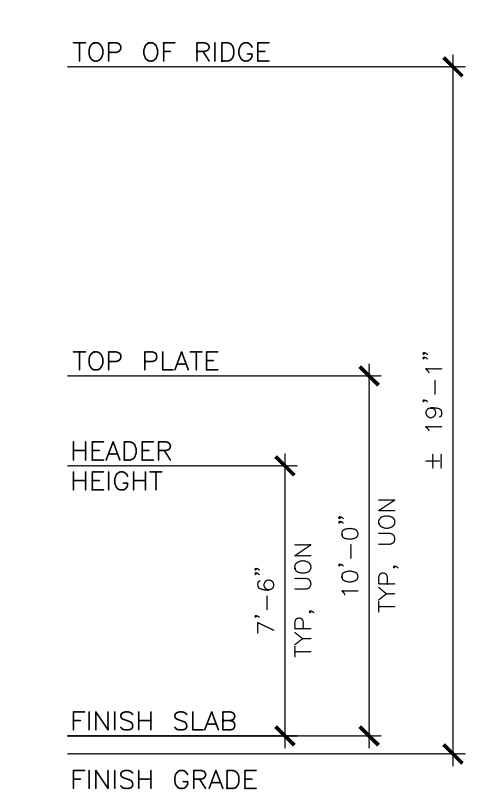
SCHEME 4

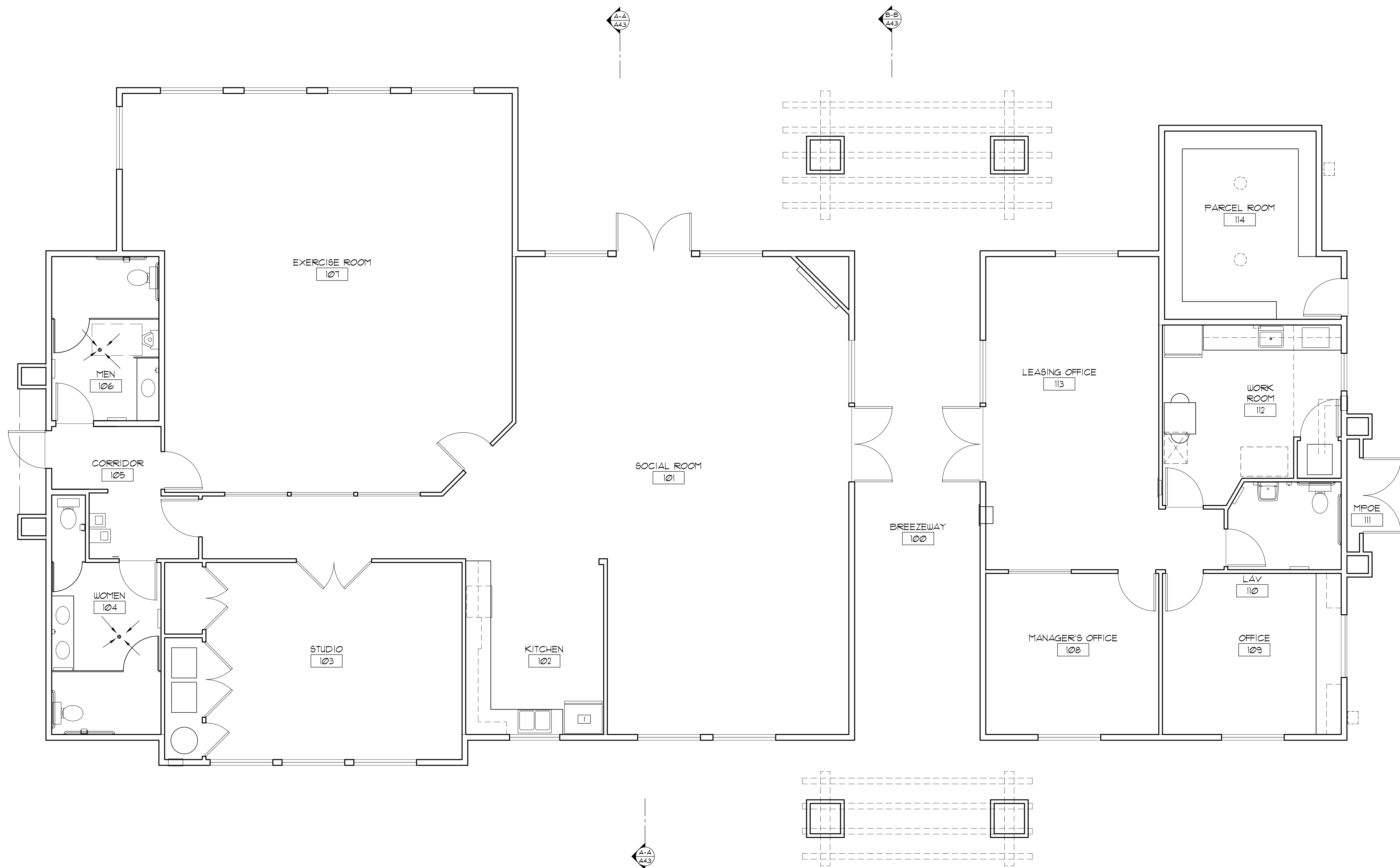
COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR. / MATERIAL	COLOR
R-1	ROOF	"PABCO" COMP SHINGLES	"WEATHERED WOOD"
B-1	BOARD & BATTEN SIDING	BOARD & BATTEN	KELLY MOORE / KM5804 "YACHT CLUB"
B-2	T1-11	"1.5" STRUCTURAL SIDING	KELLY MOORE / KM5804 "YACHT CLUB"
B-3	HORIZONTAL LAP SIDING	"HARDIEPLANK"	KELLY MOORE / KM3949 "CEDAR SHINGLE"
CT-1	CORNER TRIM	WOOD OR EQUAL	CORNER TRIM TO MATCH SIDING COLOR
DR-1	FRONT DOOR & PAN DOORS	FIBERGLASS	KELLY MOORE / KM3949 "CEDAR SHINGLE"
TR-1	TRIM	GUTTERS, FASCIA, WINDOWS & DOORS	KELLY MOORE / 23 "SWISS COFFEE"
TR-2	CORBELS, OUTRIGGERS & BRACES	WOOD OR EQUAL	KELLY MOORE / AC251-5 "VERMEER'S FIELD"
W-1	WINDOWS	"CASCADE" VINYL FRAMES	WHITE

NOTE: NOT NECESSARILY ALL COLORS/MATERIALS USED. REFER TO ELEVATIONS FOR COLOR/MATERIAL LOCATIONS. VERIFY ALL COLOR LOCATIONS WITH DESIGNER AS SOME LOCATIONS MAY VARY.



REAR ELEVATION
SCALE: 3/16" = 1'-0"

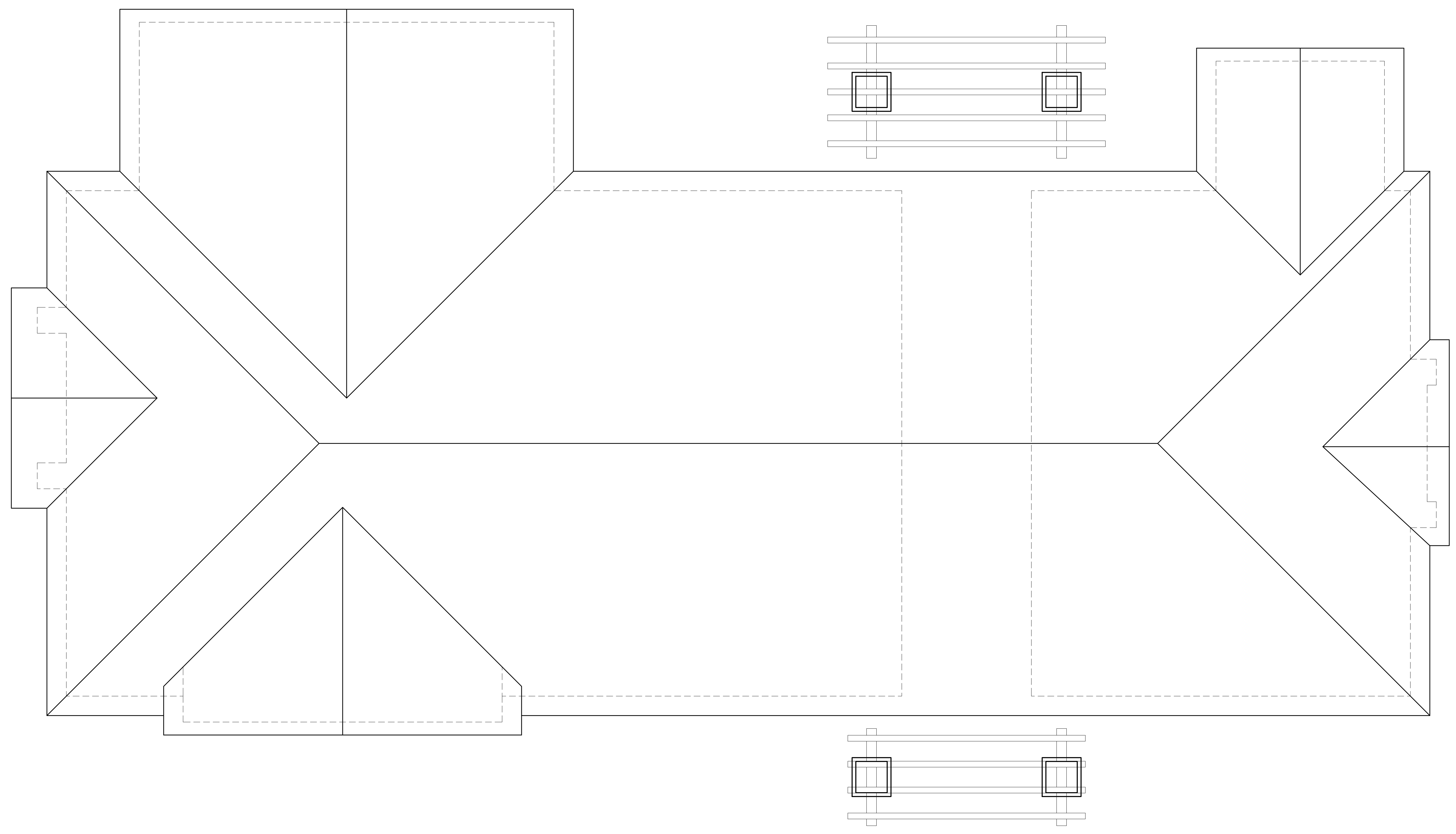




FLOOR PLAN
SCALE: 1/4" = 1'-0"

REC BUILDING

Date: Mar 21, 2023 - 11:58am File name: C:\Users\gwanke\OneDrive\Documents\Bellevue & Sutton\Rec Building\A4.1 - Floor Plan - SIZE 24x36.dwg updated by: mwanke

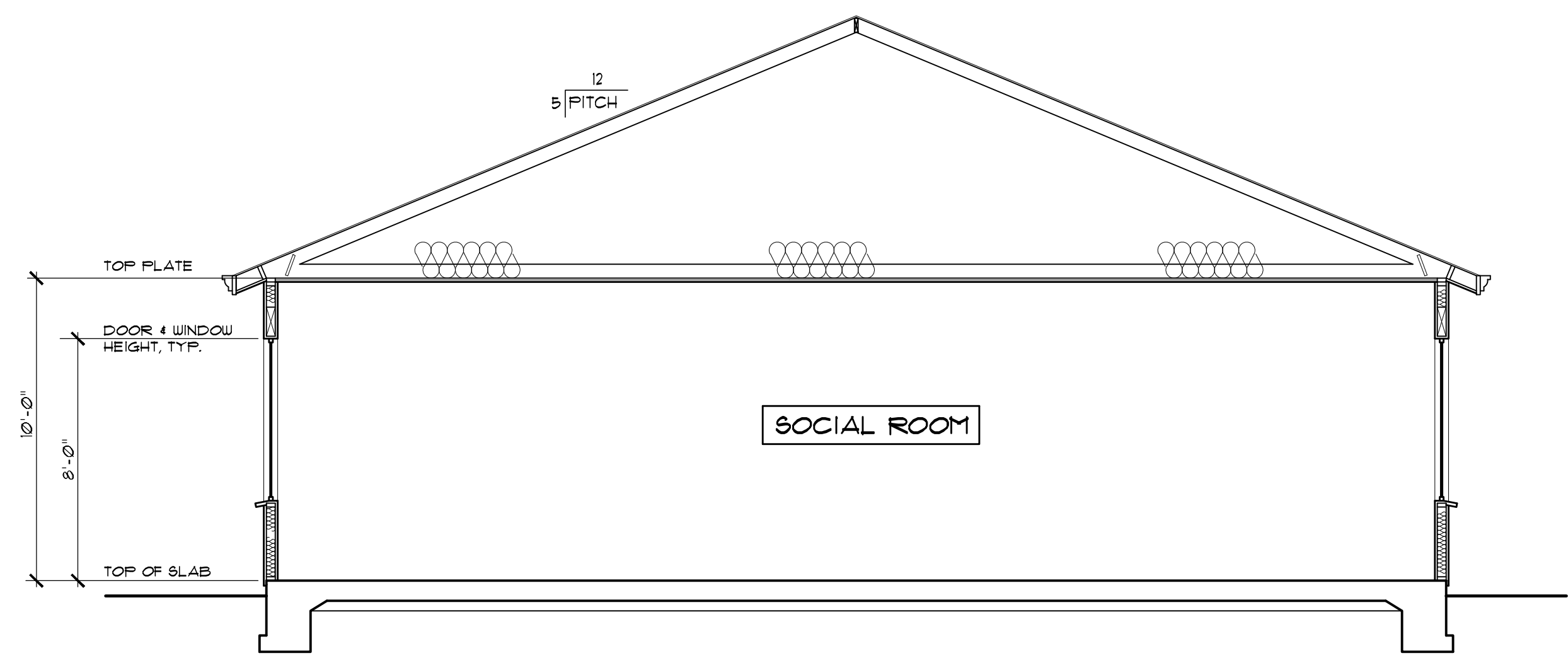


ROOF PLAN

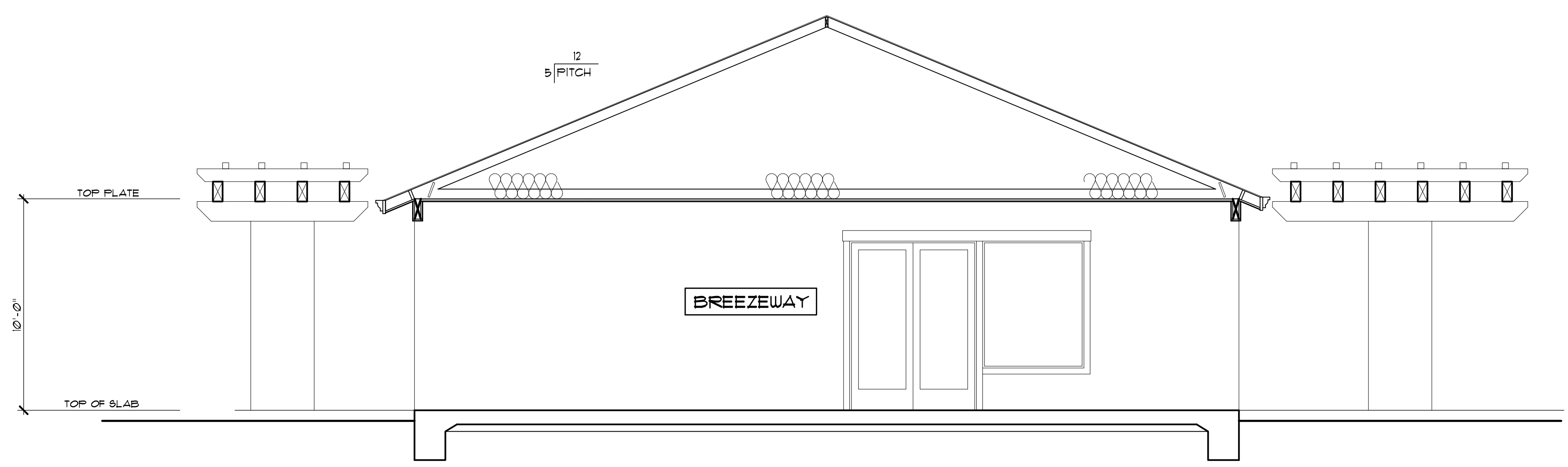
 SCALE: 1/4" = 1'-0"

REC BUILDING

Date: Mar 21, 2023 - 11:58am Filename: C:\Workable By Design\0-Bellevue & Sutton\0-Rec Building\A4.1 - Roof-Plan- SIZE 24x36.dwg updated by: mmwrn



SECTION A-A
 SCALE: 1/4" = 1'-0"



SECTION B-B
 SCALE: 1/4" = 1'-0"

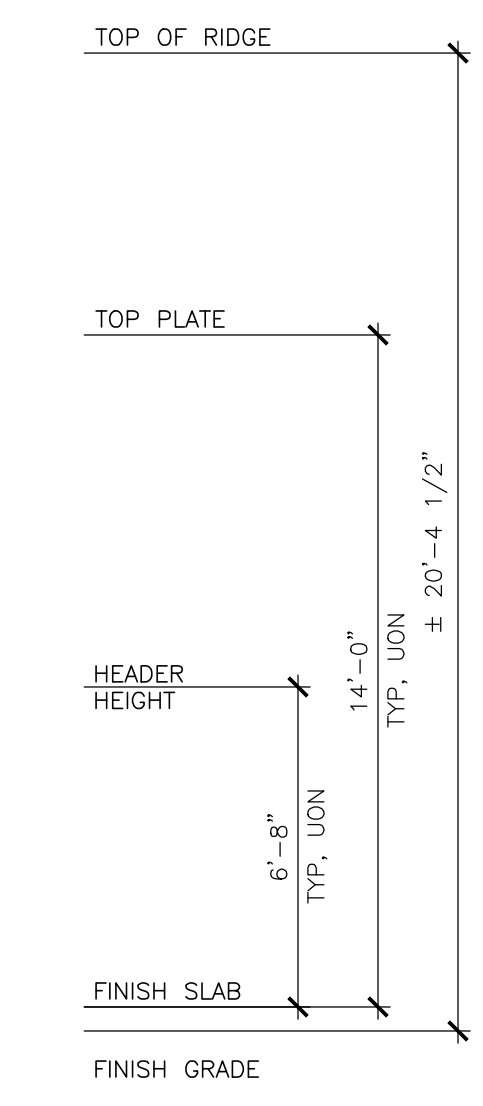
Date: Mar 21, 2023 - 11:58am File name: G:\Affordable By Design\03-Bellevue & Sutton\03-Rec Building\A4.3 - Building Sections - SIZE 24x36.dwg Updated by: mmurin



REAR ELEVATION
SCALE: 1/4" = 1'-0"



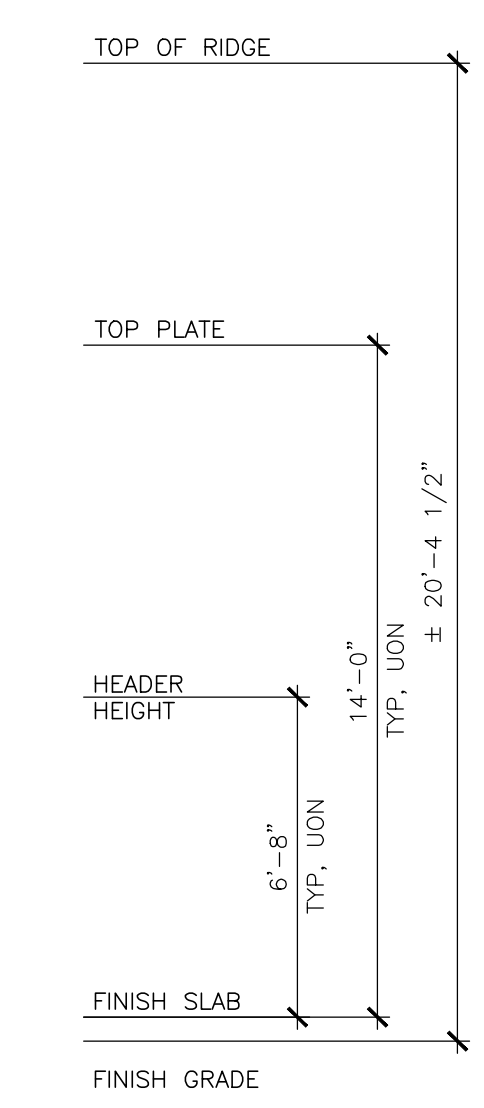
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



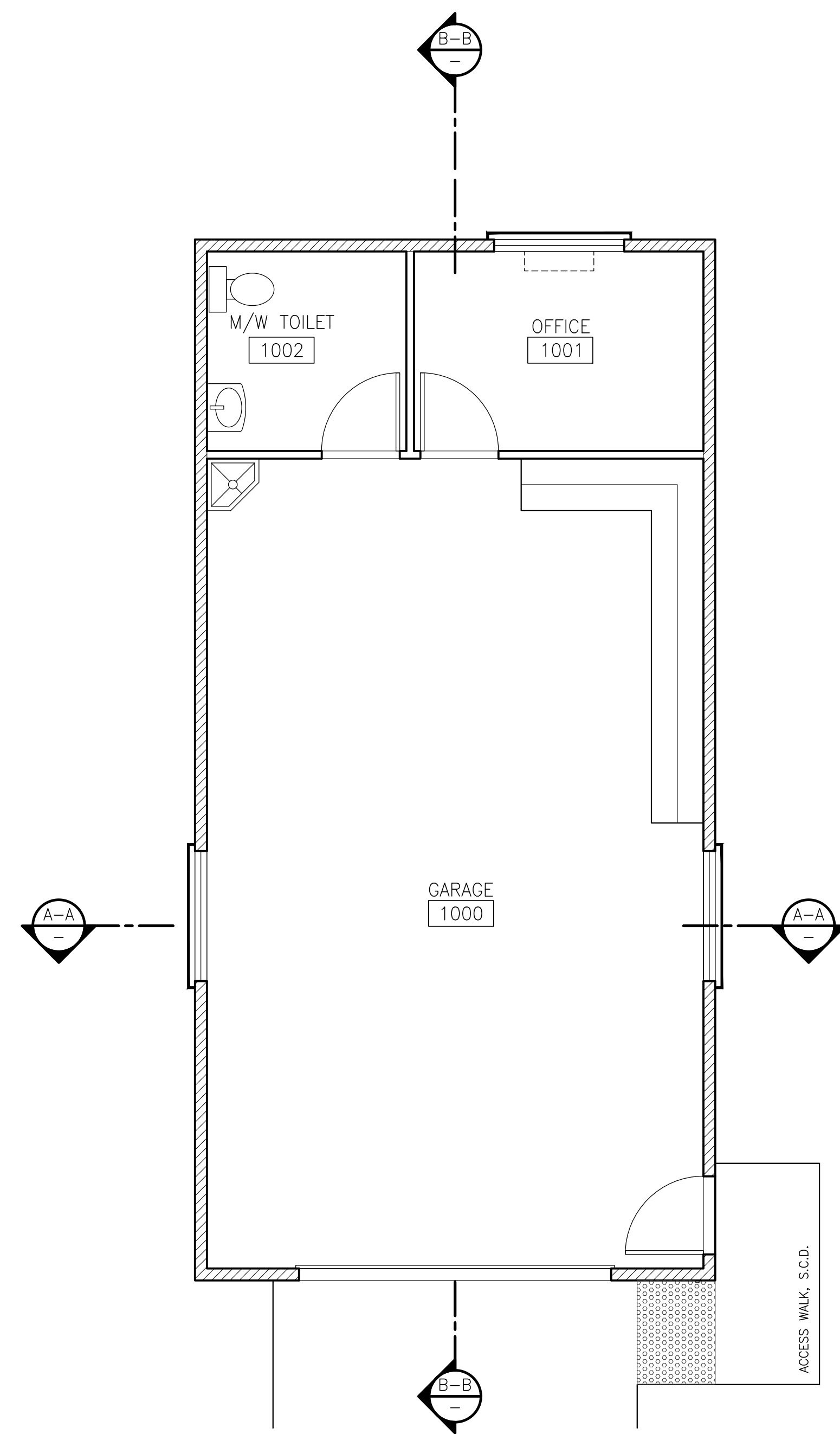
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



SCHEME 5

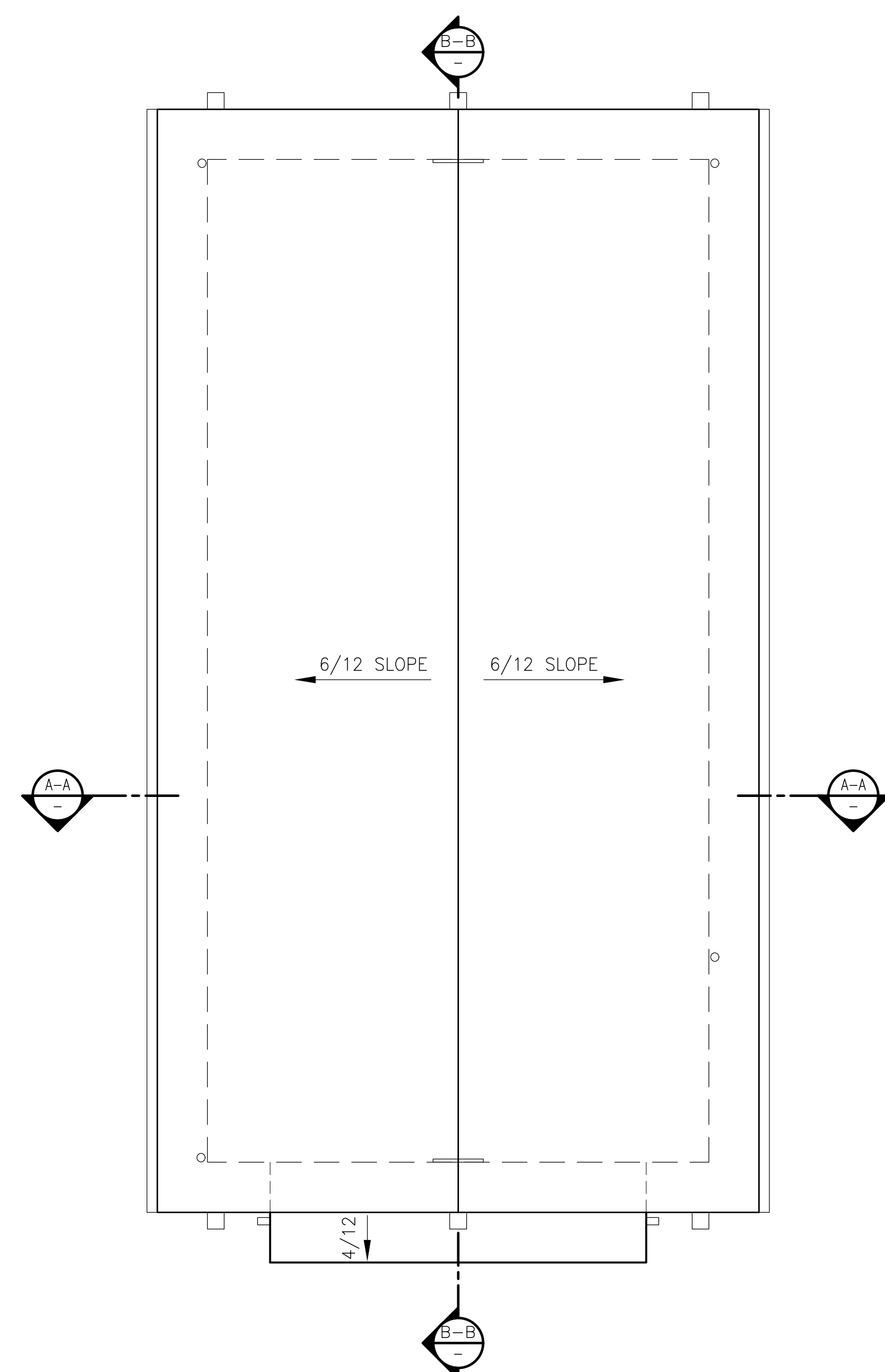
COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR. / MATERIAL	COLOR
R-1	ROOF	"PABCO" COMP SHINGLES	"WEATHERED WOOD"
B-1	HORIZONTAL LAP SIDING	"HARDIEPLANK"	KELLY MOORE / KM4704 "DUSTY TRAIL RIDER"
B-2	BOARD & BATTEN SIDING	BOARD & BATTEN	KELLY MOORE / KM5768 "SAGE ADVICE"
CT-1	CORNER TRIM	WOOD OR EQUAL	CORNER TRIM TO MATCH SIDING COLOR
DR-1	MAN DOOR	FIBERGLASS	KELLY MOORE / KM4818 "KNIT CARDIGAN"
DR-2	GARAGE DOOR	METAL ROLL UP GARAGE DOOR	KELLY MOORE / KM4818 "KNIT CARDIGAN"
TR-1	TRIM	GUTTERS, FASCIA, WINDOWS & DOORS	KELLY MOORE / ,23 "SWISS COFFEE"
TR-2	CORBELS, OUTRIGGERS & BRACES	WOOD OR EQUAL	KELLY MOORE / AC251-5 "VERMEER'S FIELD"
TR-3	ATTIC VENTS	TRIM/FRAME COLOR	KELLY MOORE / ,23 "SWISS COFFEE"
		LOUVER COLOR	KELLY MOORE / KM5768 "SAGE ADVICE"
MTL-1	WINDOW RAILS	WROUGHT IRON	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
W-1	WINDOWS	"CASCADE" VINYL FRAMES	WHITE

NOTE: NOT NECESSARILY ALL COLORS/MATERIALS USED. REFER TO ELEVATIONS FOR COLOR/MATERIAL LOCATIONS. VERIFY ALL COLOR LOCATIONS WITH DESIGNER AS SOME LOCATIONS MAY VARY.



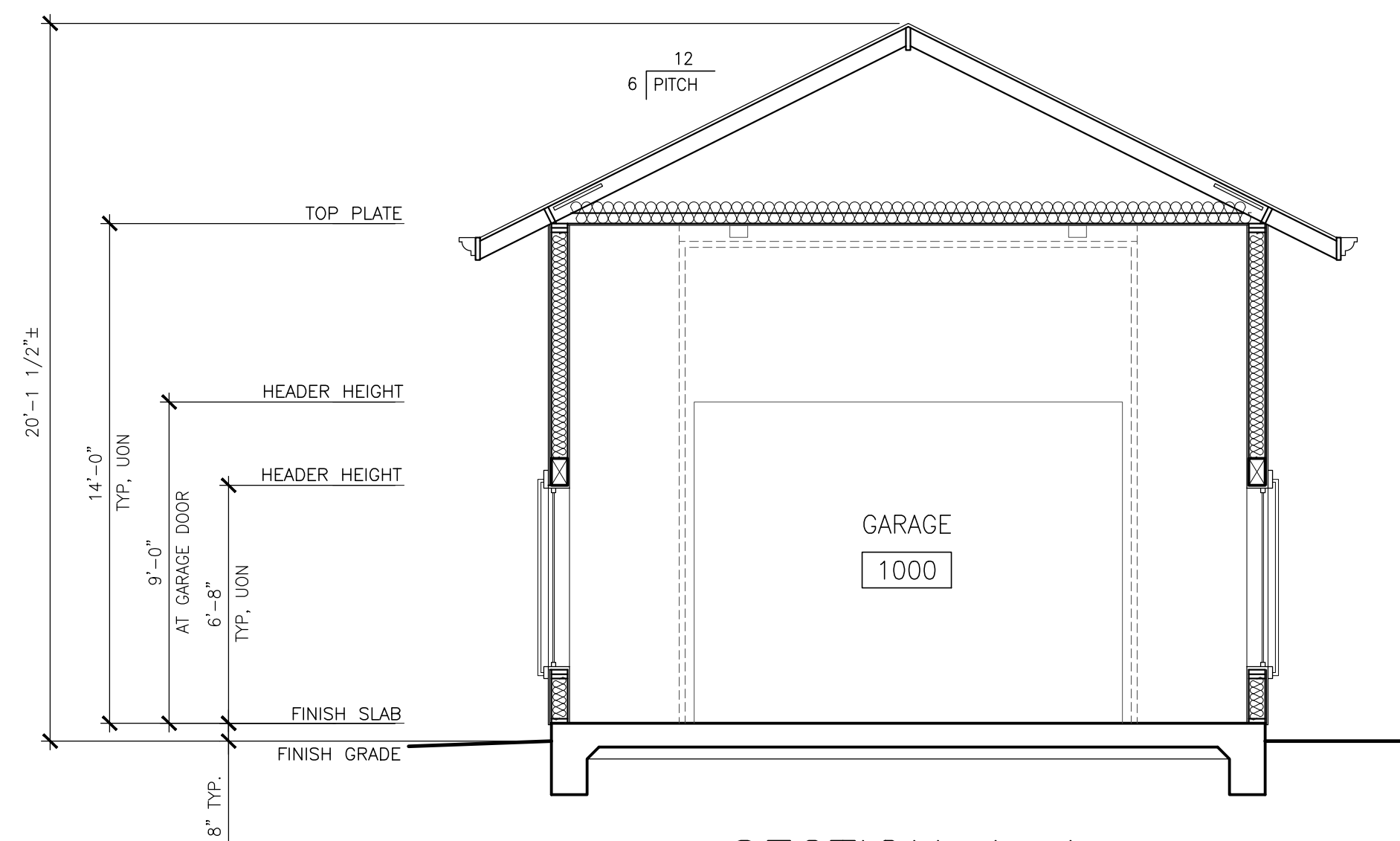
FLOOR PLAN

 SCALE: 1/4" = 1'-0"



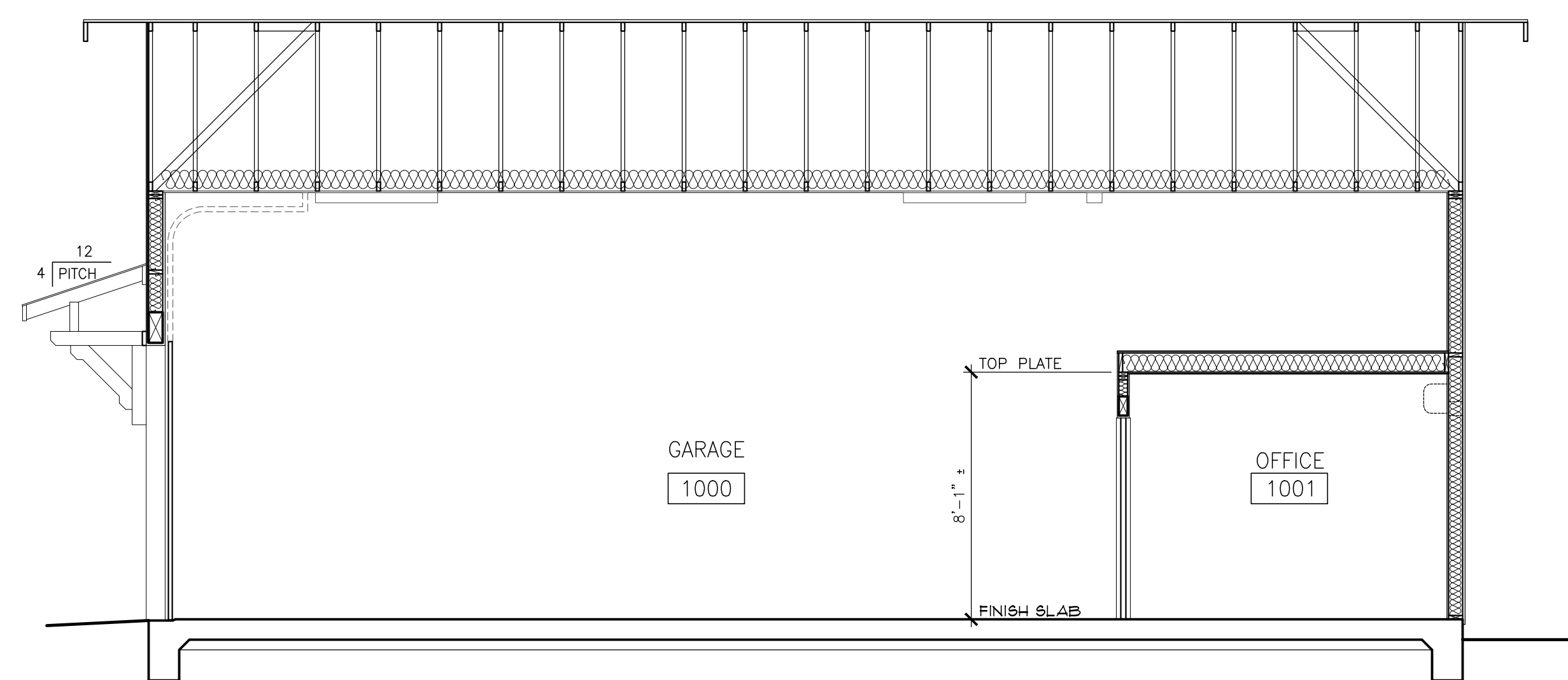
ROOF PLAN

 SCALE: 1/4" = 1'-0"



SECTION A-A

 SCALE: 1/4" = 1'-0"

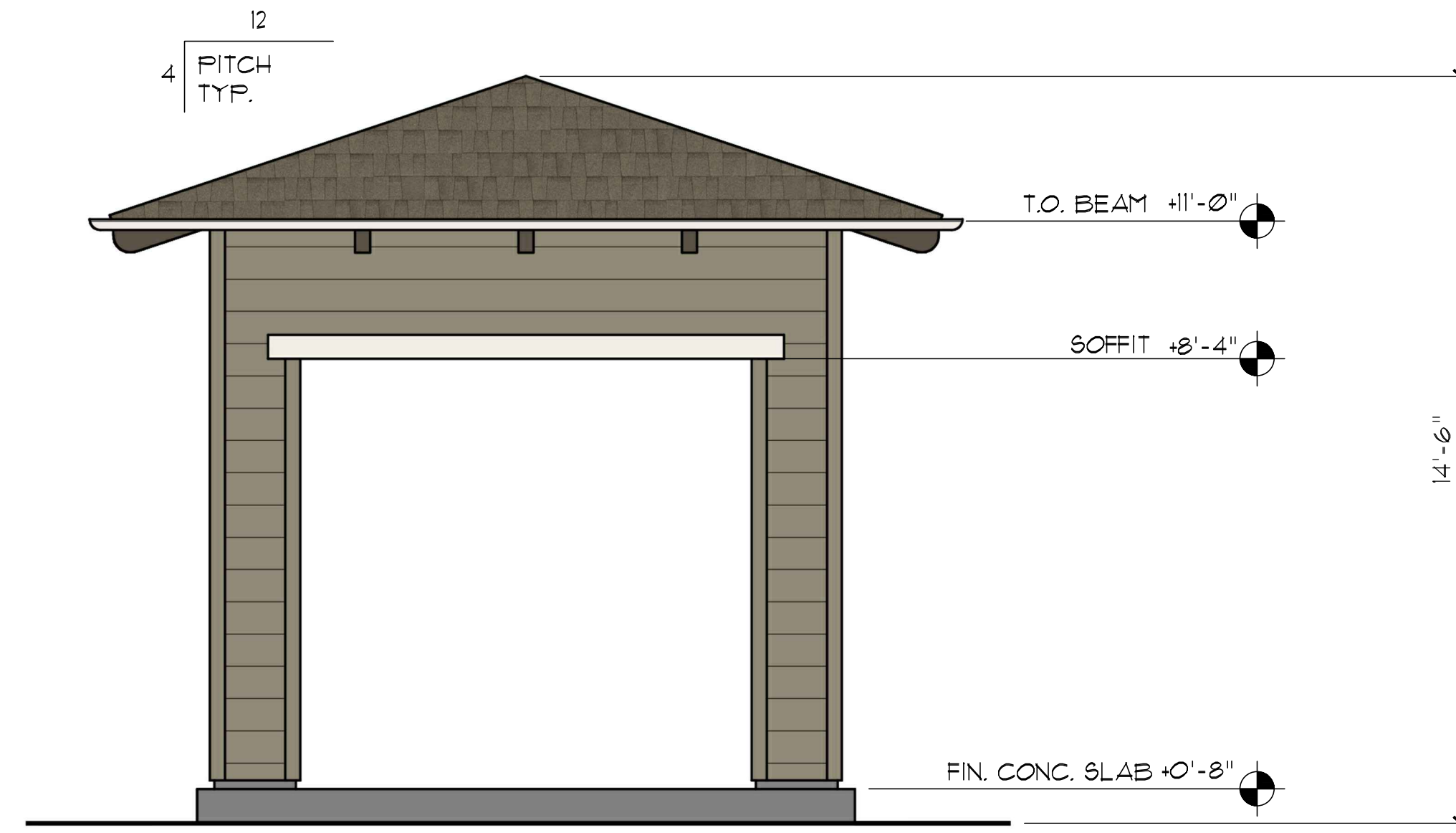


SECTION B-B

 SCALE: 1/4" = 1'-0"

MAINTENANCE

Date: Mar 21, 2023 - 11:21am Filename: G:\projects\Bellevue & Sutton\Maintenance Building\A5.01-A5.2_Maintenance Bldg_Sheets - SIZE 24x36.rvt User: gwanke



TYP. ELEVATION

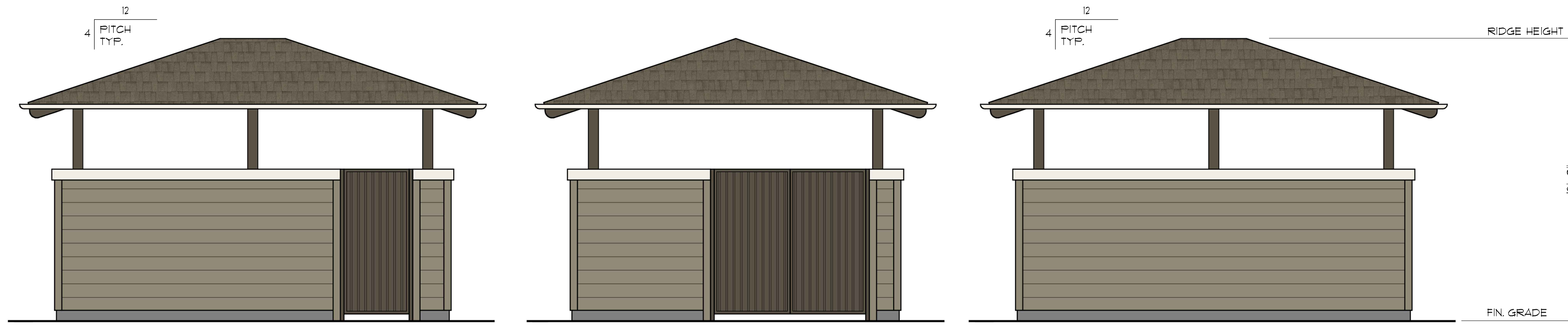
SHADE STRUCTURE

SCALE: 3/8" = 1'-0"

SCHEME 3

COLOR AND MATERIAL SCHEDULE			
FINISH TAG	SUBJECT	MFR. / MATERIAL	COLOR
R-1	ROOF	"PABCO" COMP SHINGLES	"WEATHERED WOOD"
B-1	BOARD & BATTEN SIDING	BOARD & BATTEN	KELLY MOORE / KM4704 "DUSTY TRAIL RIDER"
B-2	T1-11	"LP" STRUCTURAL SIDING	KELLY MOORE / KM5768 "SAGE ADVICE"
B-3	HORIZONTAL LAP SIDING	"HARDIEPLANK"	KELLY MOORE / KM4818 "KNIT CARDIGAN"
CT-1	CORNER TRIM	WOOD OR EQUAL	CORNER TRIM TO MATCH SIDING COLOR
DR-1	FRONT DOOR & PAN DOORS	FIBERGLASS	KELLY MOORE / KM4477 "CHILLED WINE"
TR-1	TRIM	GUTTERS, FASCIA, WINDOWS & DOORS	KELLY MOORE / 23 "SWISS COFFEE"
TR-2	CORBELS, OUTRIGGERS & BRACES	WOOD OR EQUAL	KELLY MOORE / AC251-5 "VERMEER'S FIELD"
MTL-1	DECK RAILING	WROUGHT IRON	ALL WROUGHT IRON TO BE POWDER COATED COLOR: FLAT BLACK
W-1	WINDOWS	"CASCADE" VINYL FRAMES	WHITE

NOTE: NOT NECESSARILY ALL COLORS/MATERIALS USED. REFER TO ELEVATIONS FOR COLOR/MATERIAL LOCATIONS. VERIFY ALL COLOR LOCATIONS WITH DESIGNER AS SOME LOCATIONS MAY VARY.



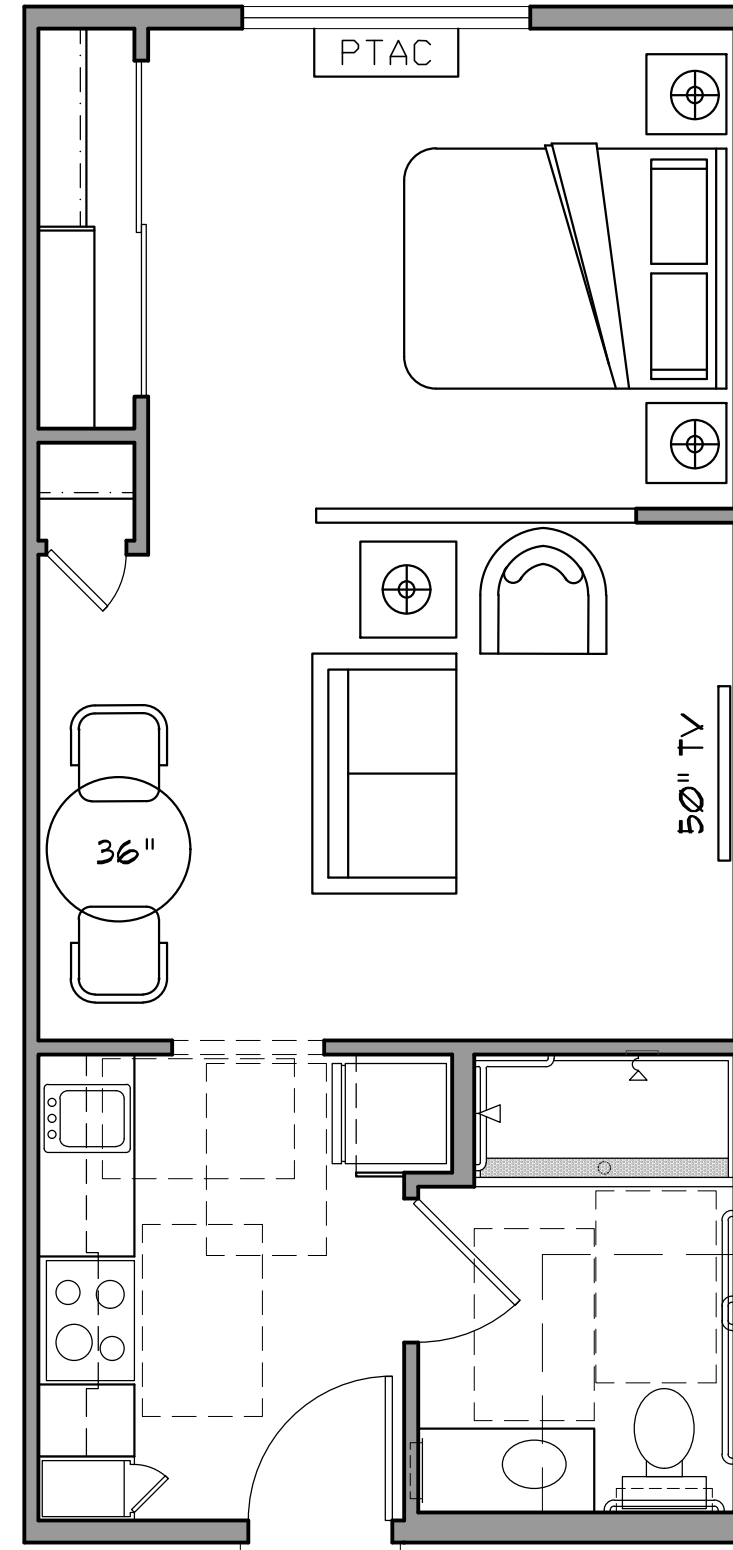
SIDE ELEVATION

FRONT ELEVATION,
REAR ELEVATION, SIM.

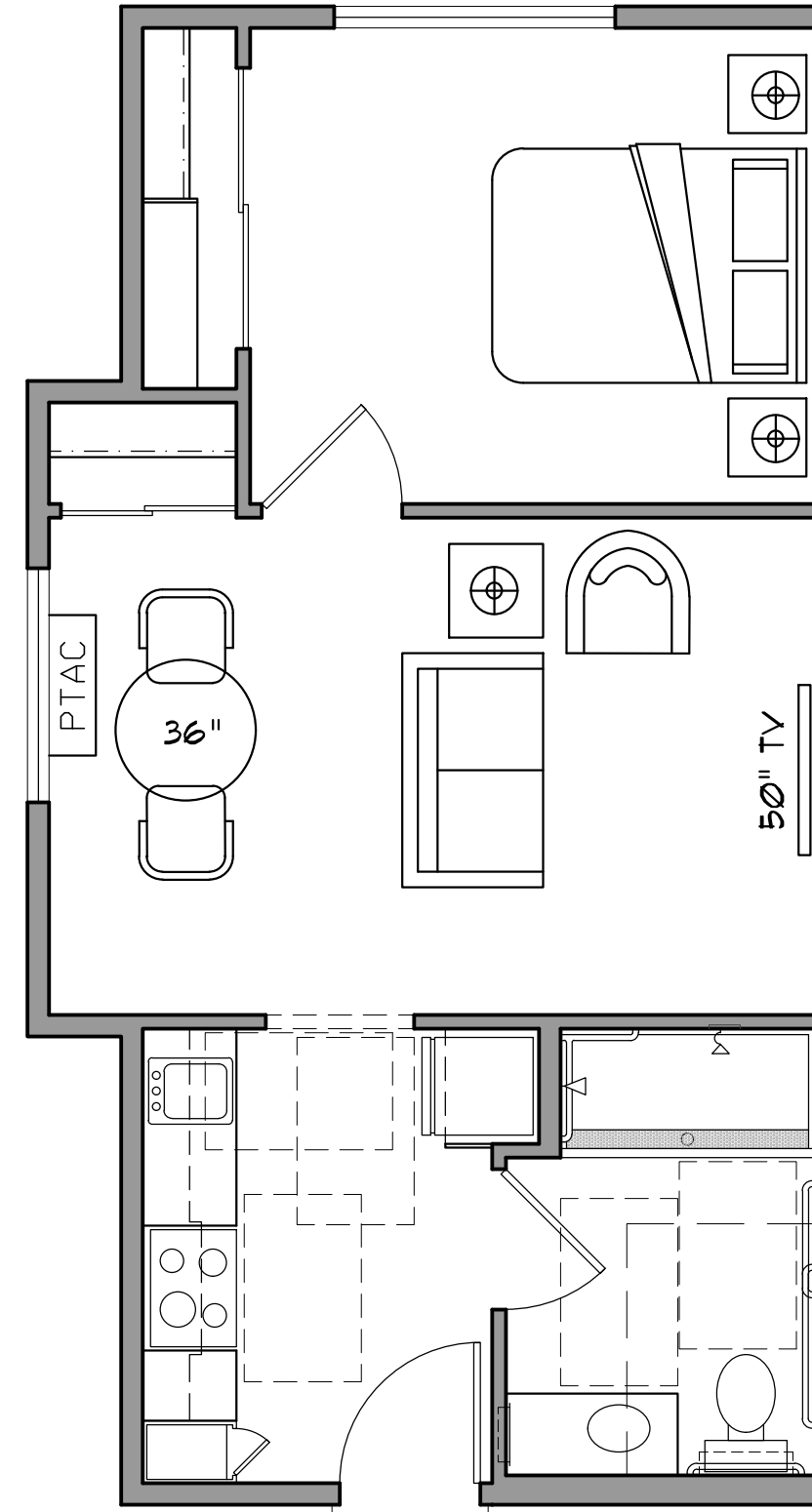
SIDE ELEVATION

TRASH ENCLOSURE

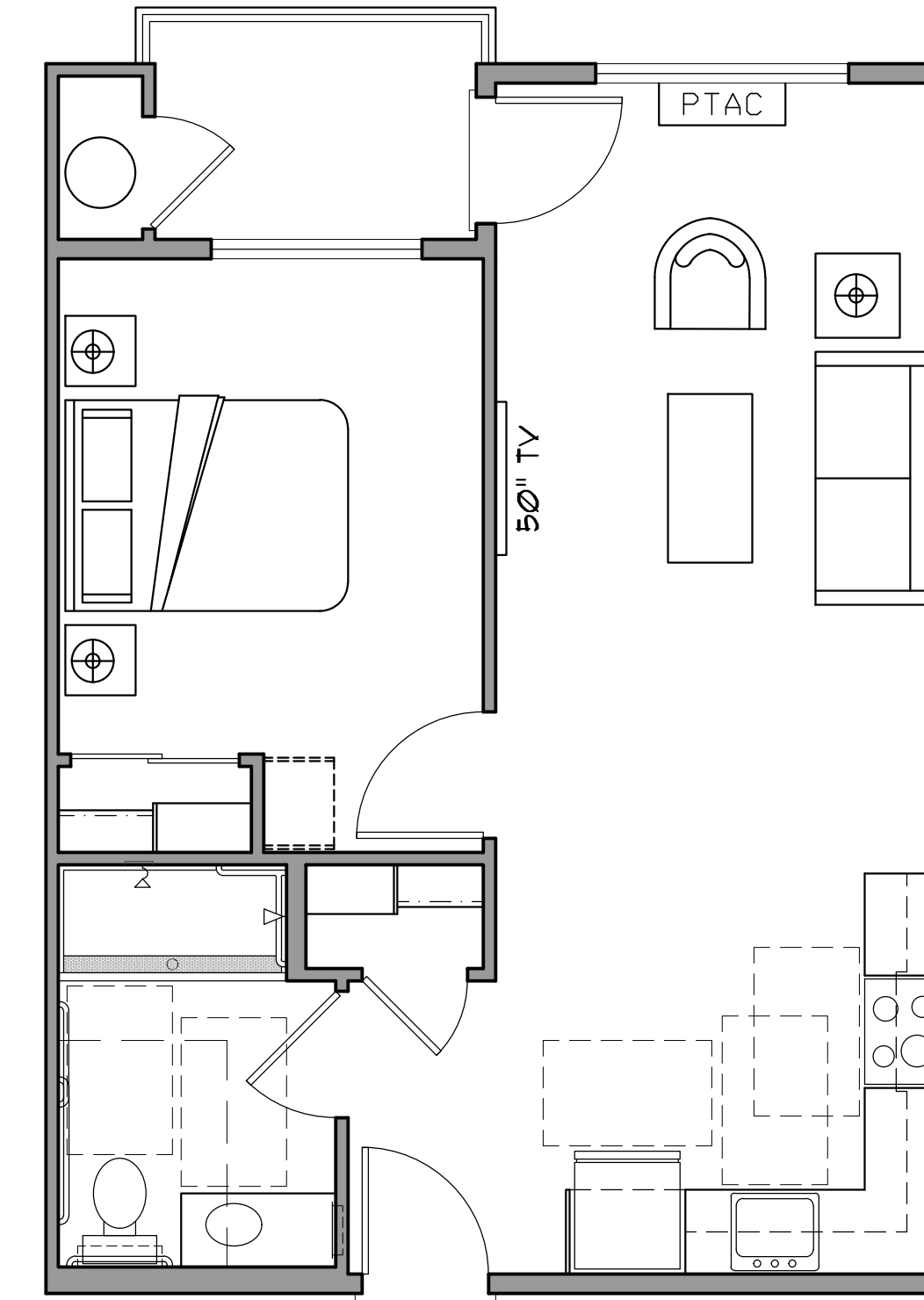
SCALE: 3/8" = 1'-0"



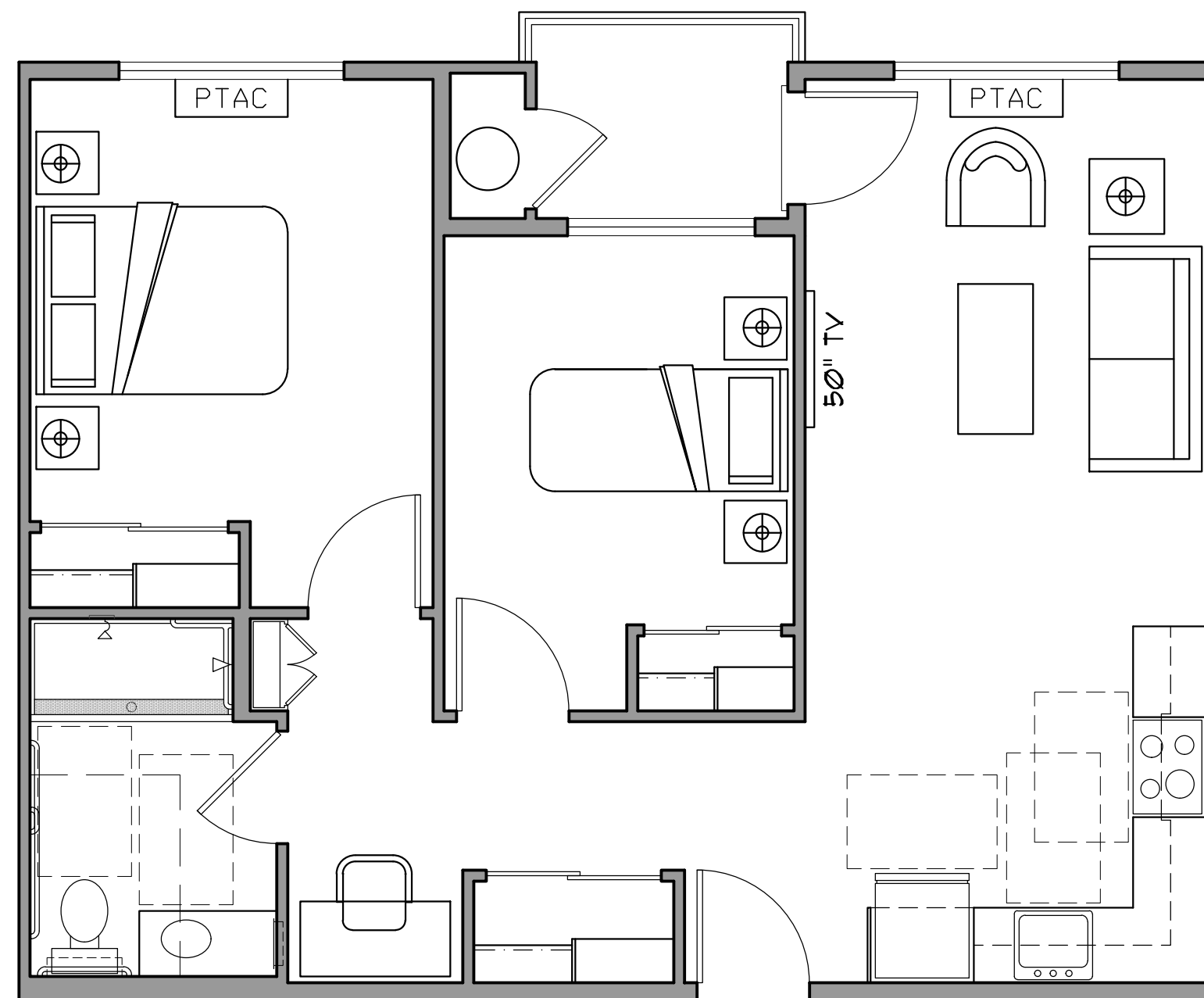
UNIT A1
 1ST FLOOR – ADA ACCESSIBLE
 STUDIO
 473 SQ FT



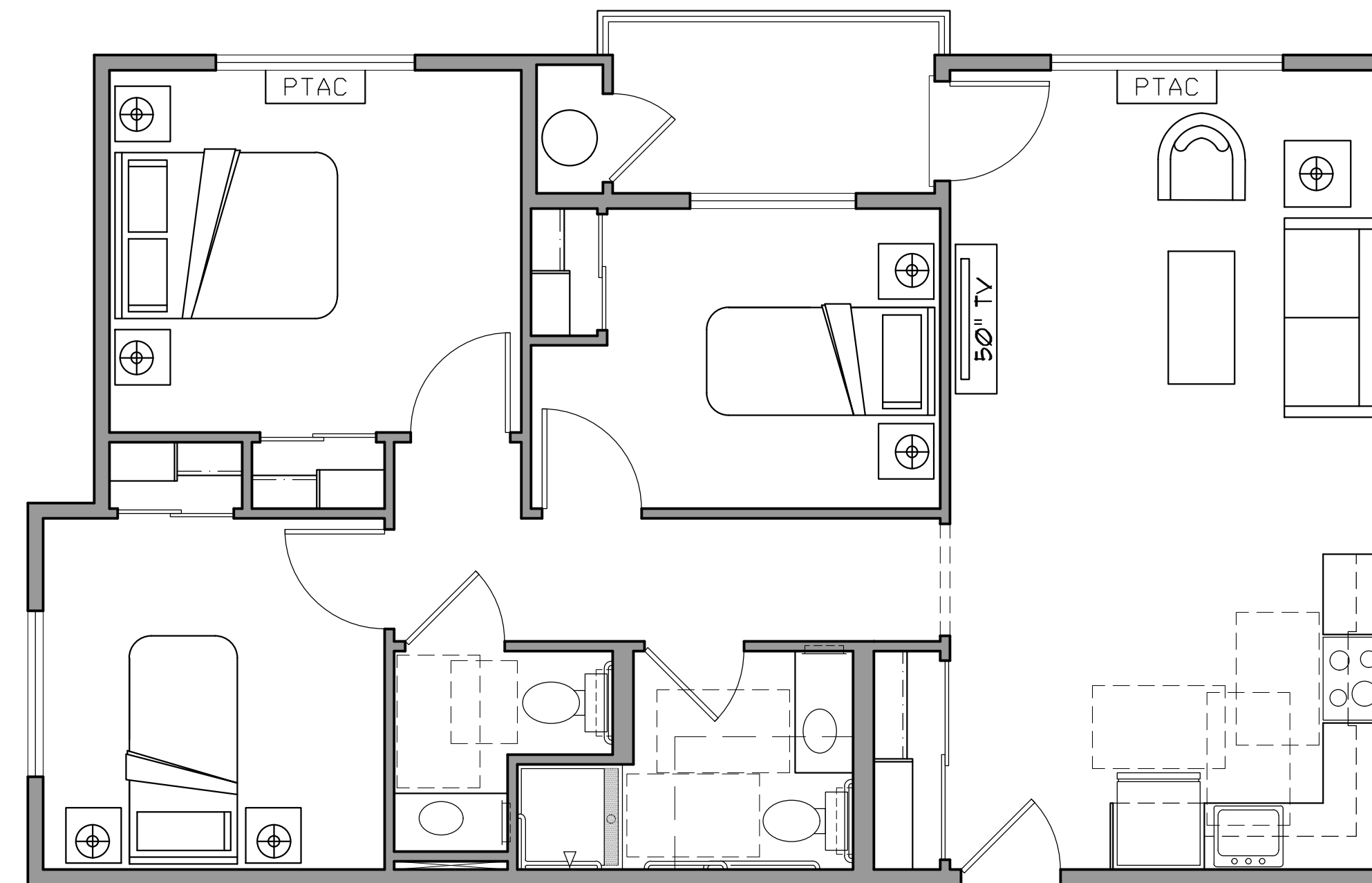
UNIT B1
 1ST FLOOR – ADA ACCESSIBLE
 1-BEDROOM
 500 SQ FT



UNIT C1
 1ST FLOOR – ADA ACCESSIBLE
 1-BEDROOM
 583 SQ FT



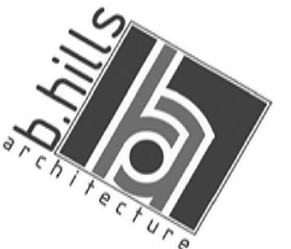
UNIT D1
 1ST FLOOR – ADA ACCESSIBLE
 2-BEDROOM
 755 SQ FT



UNIT E1
 1ST FLOOR – ADA ACCESSIBLE
 3-BEDROOM
 953 SQ FT

AFFORDABLE BY DESIGN UNIT PLANS

SCALE: 1/4" = 1'-0"



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 boise | idaho | 83706
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 www.bhillsarch.com

GALLAHER COMMUNITY
 HOUSING INC.

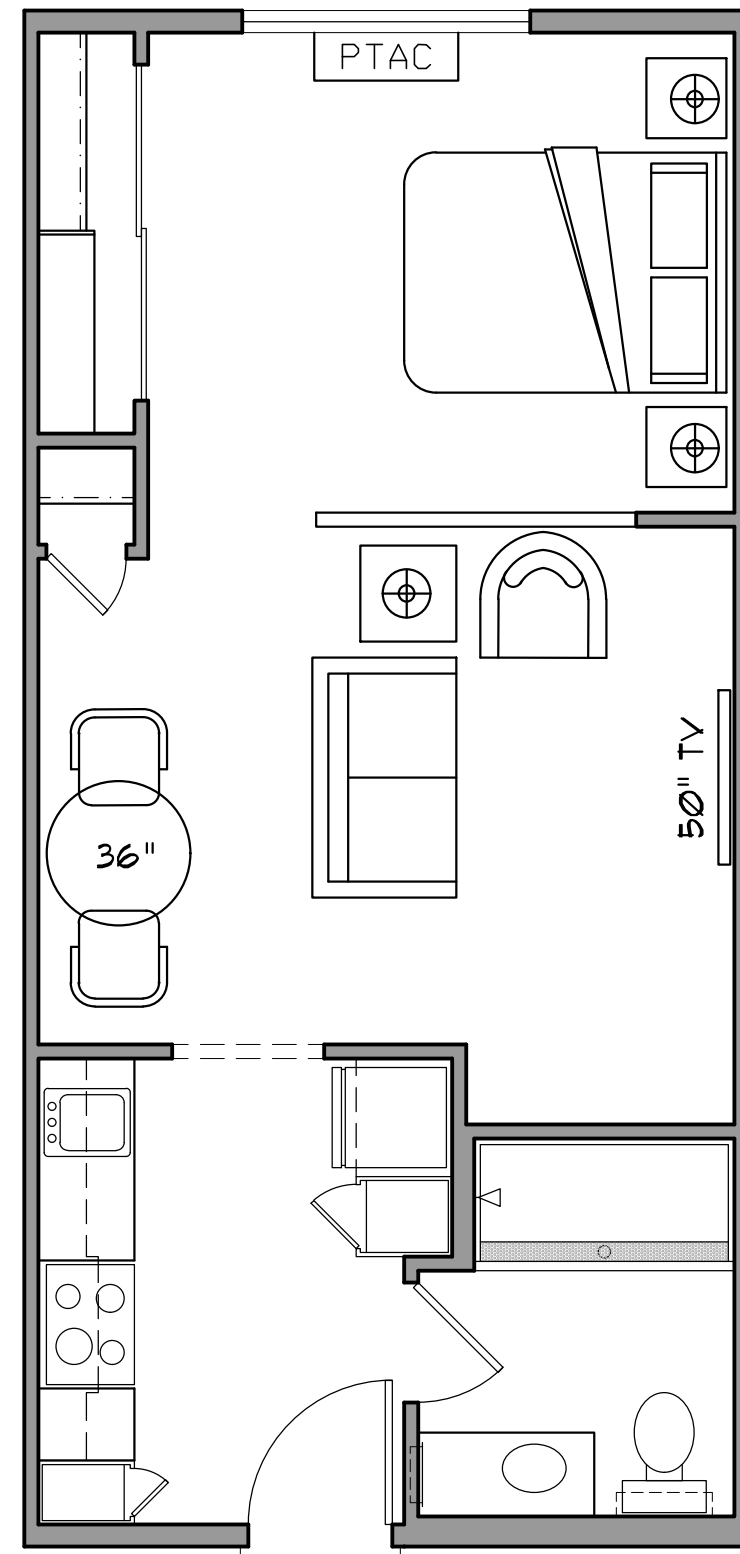


ENLARGED UNIT PLANS
FIRST FLOOR
BELLEVUE AFFORDABLE HOUSING
 310 BELLEVUE AVENUE, SANTA ROSA, CA 95407-7711

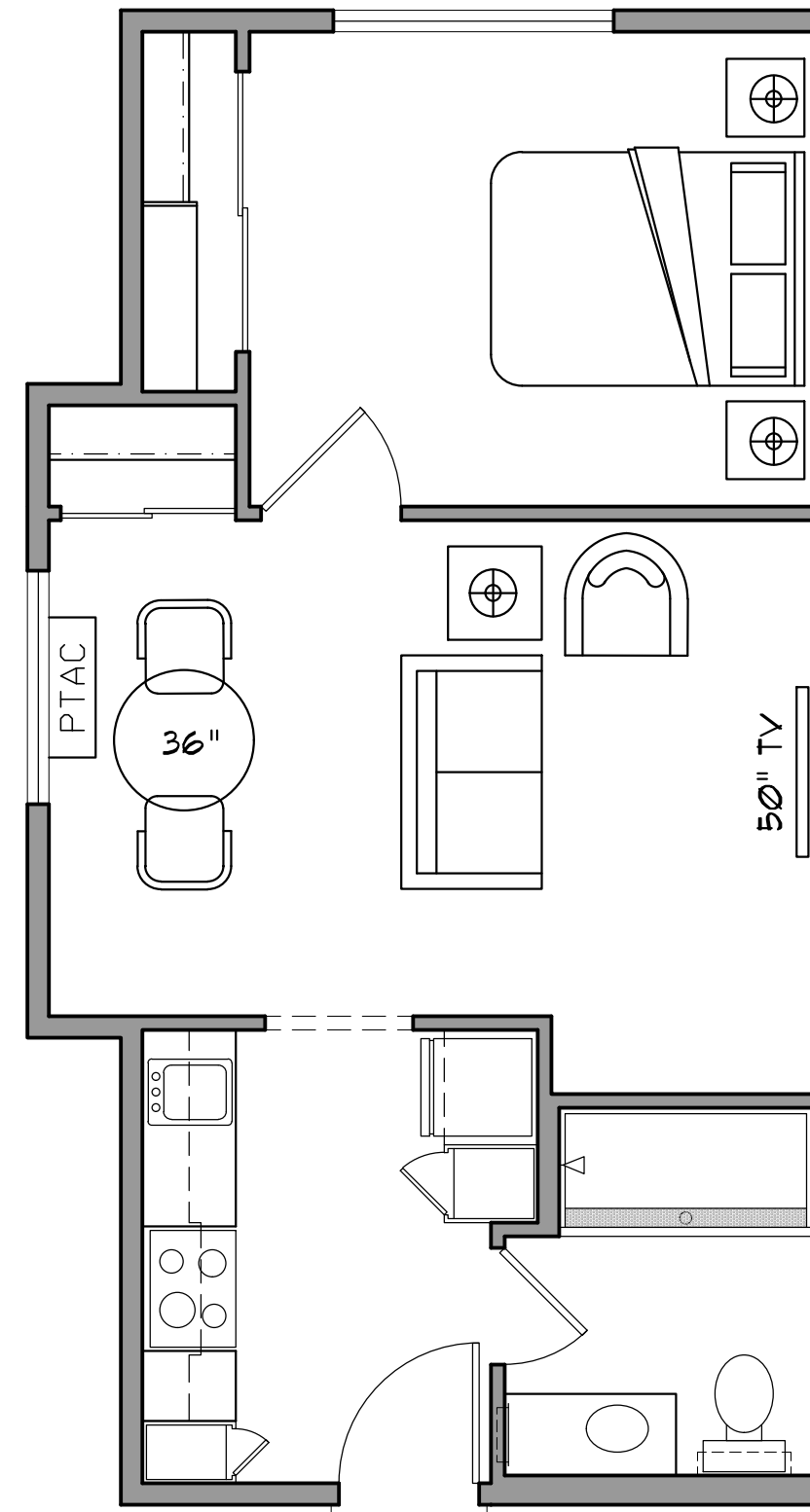
DATE:
 MARCH 10, 2023
 SCALE:
 AS SHOWN
 DRAWN BY:
 N. MURRIN
 REVISIONS:

PRE APP MEETING
 3-22-2023

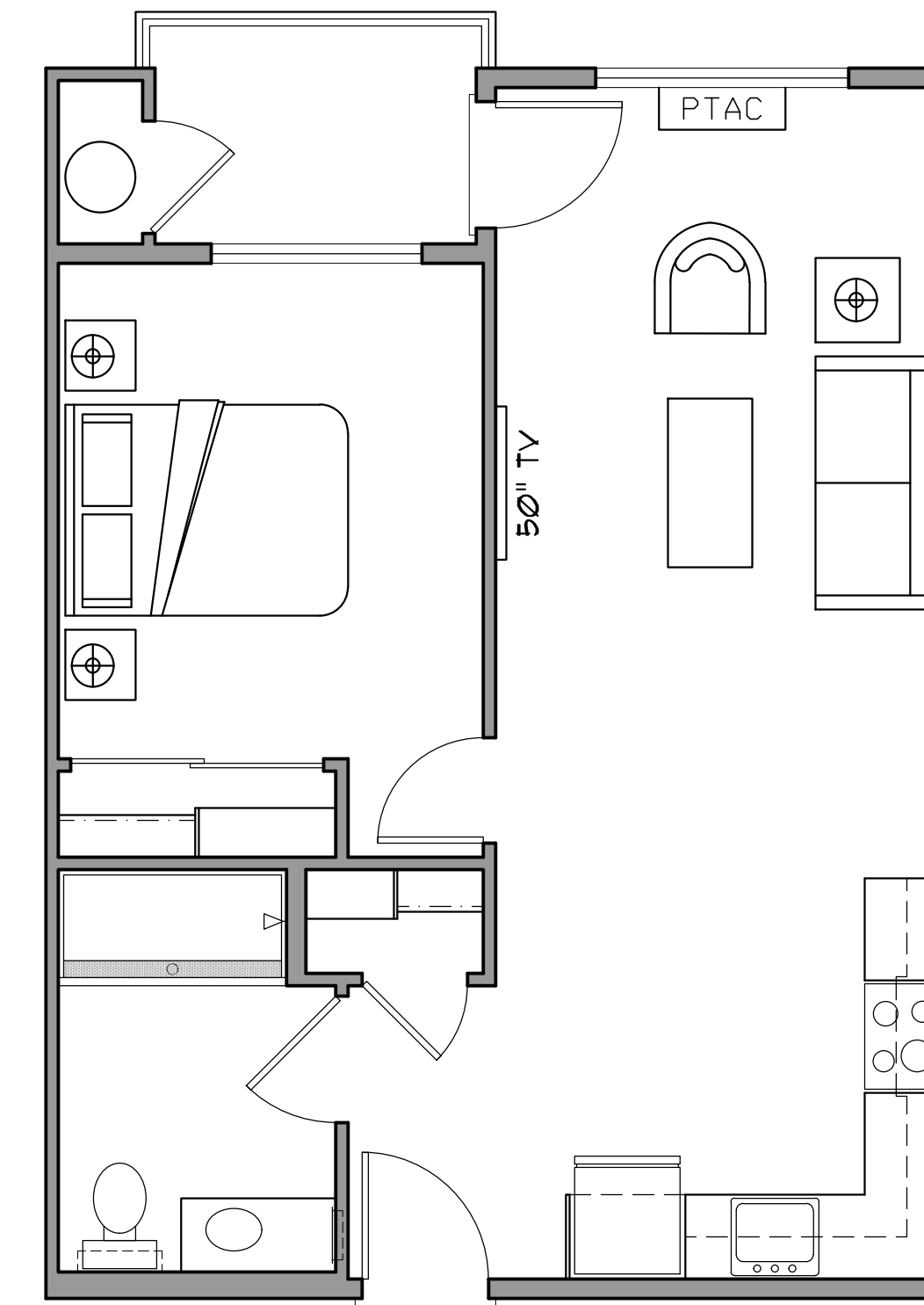
SHEET NO:
A7.1



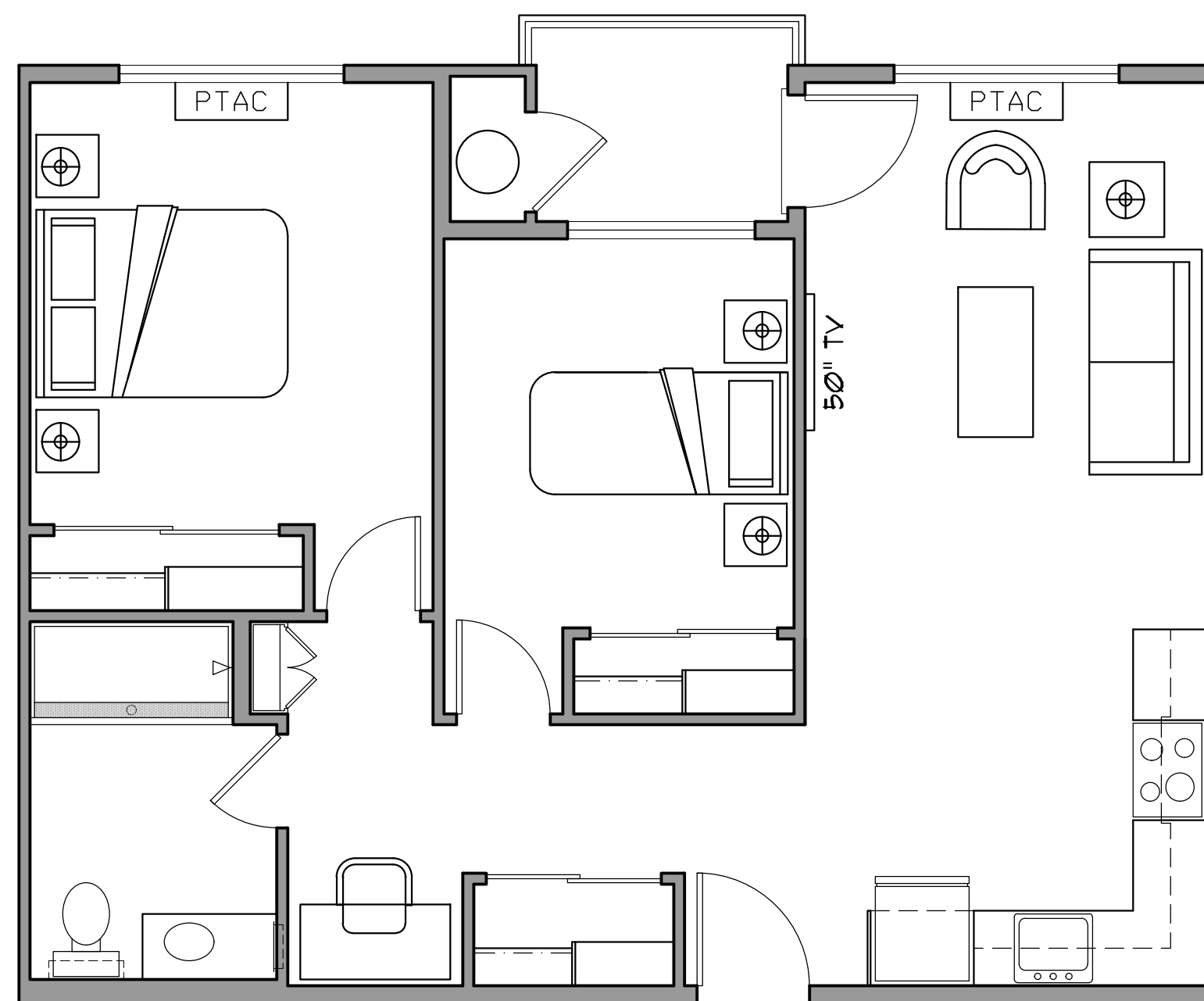
UNIT A2
 2ND/3RD FLOORS – STANDARD
 STUDIO
 473 SQ FT



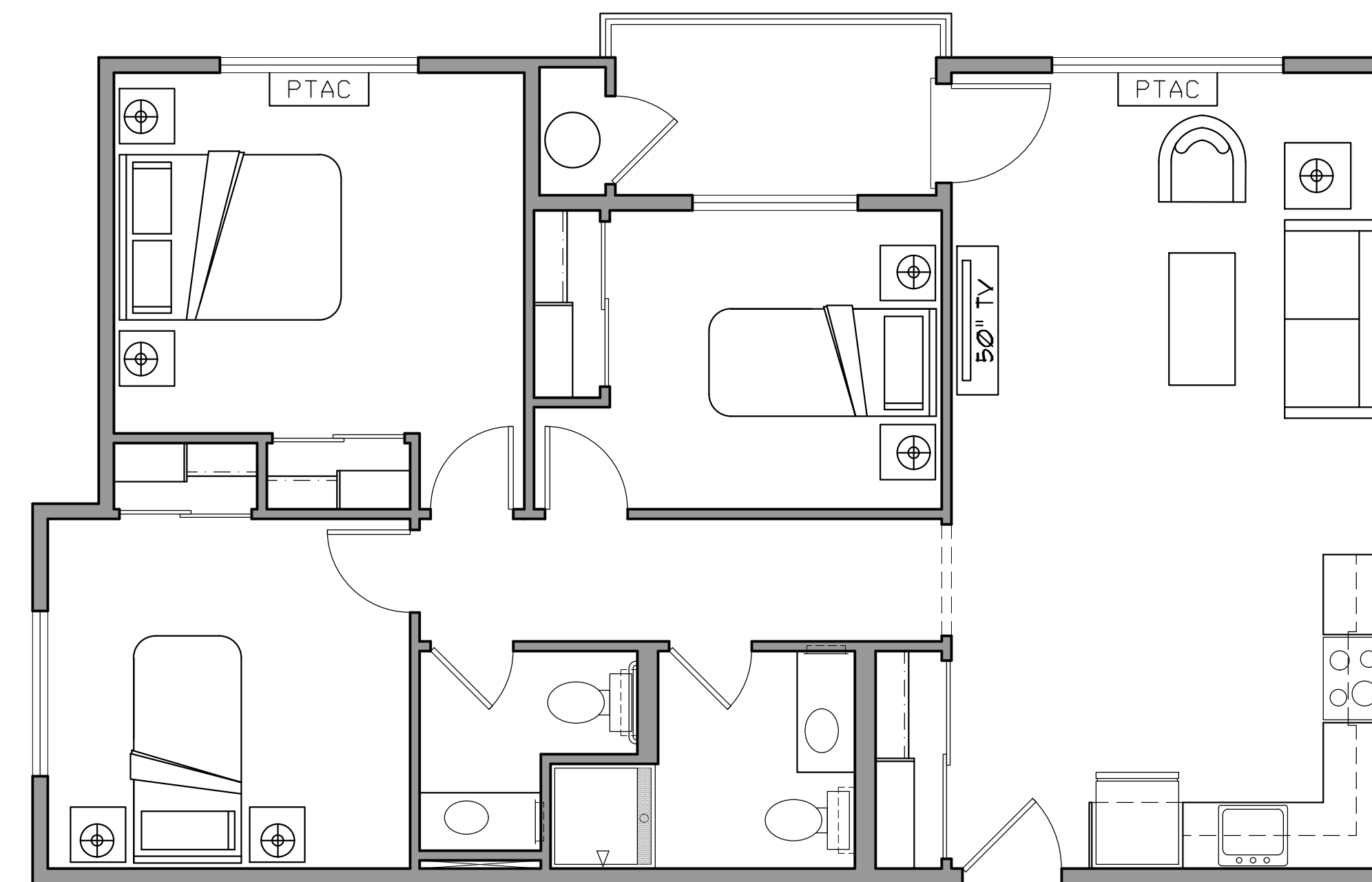
UNIT B2
 2ND/3RD FLOORS – STANDARD
 1-BEDROOM
 500 SQ FT



UNIT C2
 2ND/3RD FLOORS – STANDARD
 1-BEDROOM
 583 SQ FT



UNIT D2
 2ND/3RD FLOORS – STANDARD
 2-BEDROOM
 755 SQ FT



UNIT E2
 2ND/3RD FLOORS – STANDARD
 3-BEDROOM
 953 SQ FT

AFFORDABLE BY DESIGN UNIT PLANS

SCALE: 1/4" = 1'-0"

