

WINDSOR CREEK MULTIFAMILY HOUSING

ARMONDO RENZULLO WAY
WINDSOR, CALIFORNIA 95492

CONSULTANTS

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

DESIGNER
JEFFERY D. CIVIAN
9240 OLD REDWOOD HWY, STE 200
WINDSOR, CA 95492
(707) 535-3200 FAX (707) 535-3299

OWNER
GALLAHER FAMILY HOLDINGS TWO, LLC
9240 OLD REDWOOD HWY, STE 200
WINDSOR, CA 95492
(707) 535-3200 FAX (707) 535-3299

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

CIVIL ENGINEER
BRELJE & RACE CONSULTING ENGINEERS
475 AVIATION BLVD, STE 120
SANTA ROSA, CA 95403
(707) 576-1322

PROJECT DATA

PROPERTY SIZE:
12 ACRES

APN:
164-020-040 & 164-020-018

ZONING:
PUBLIC INSTITUTIONAL

CONSTRUCTION TYPE:
VA

OCCUPANCY GROUPS:
A-3, B, R-2, & U

LOT COVERAGE:
14.57 %

FLOOR AREA RATIO:
49 %

SPRINKLER SYSTEM:
NFPA 13R

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL

A0	COVER SHEET
1	SITE PLAN
A1.0	CONCEPTUAL COLORED ELEVATIONS – PLAN I – TYPE A
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A1.4	CONCEPTUAL FIRST FLOOR PLAN – PLAN I – TYPE A & B
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UNIT MIX

WINDSOR CREEK MULTIFAMILY - SITE 11-7-2025

BUILDING	TOTAL UNITS	SQ. FT.	BEDROOMS	BATHROOMS
APARTMENT A1	48	585 SQ. FT.	1	1
APARTMENT B1	112	868 SQ. FT.	1	1
APARTMENT C1	56	963 SQ. FT.	1	1
APARTMENT C1A	16	689 SQ. FT.	1	1
APARTMENT C1B	12	807 SQ. FT.	2	1
APARTMENT D1	80	755 SQ. FT.	2	1
APARTMENT D1-2B	60	856 SQ. FT.	2	1
TOTAL	384	343,680 SQ. FT.	936	384

WINDSOR SCHOOL SITE 11-7-2025

BUILDING	UNITS	QUANTITY	TOTAL UNITS
PLAN I	48	4	192
PLAN II	64	3	192
GRAND TOTAL	-	7	384

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COVER PAGE

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

368 APARTMENTS
567 PARKING (1.5/UNIT)
20 PARKING FOR GYM

JULY 1, 2026

WINDSOR CREEK

APN 164-020-040

ARMANDO RENZULLO WAY, WINDSOR, CA

DEVELOPMENT PLAN

LANDESIGN GROUP

SCALE: 1"=40'

SHEET: 1



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



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



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



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

PLAN I

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COLORED ELEVATIONS - TYPE A
PLAN I
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COLORED REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

PLAN I

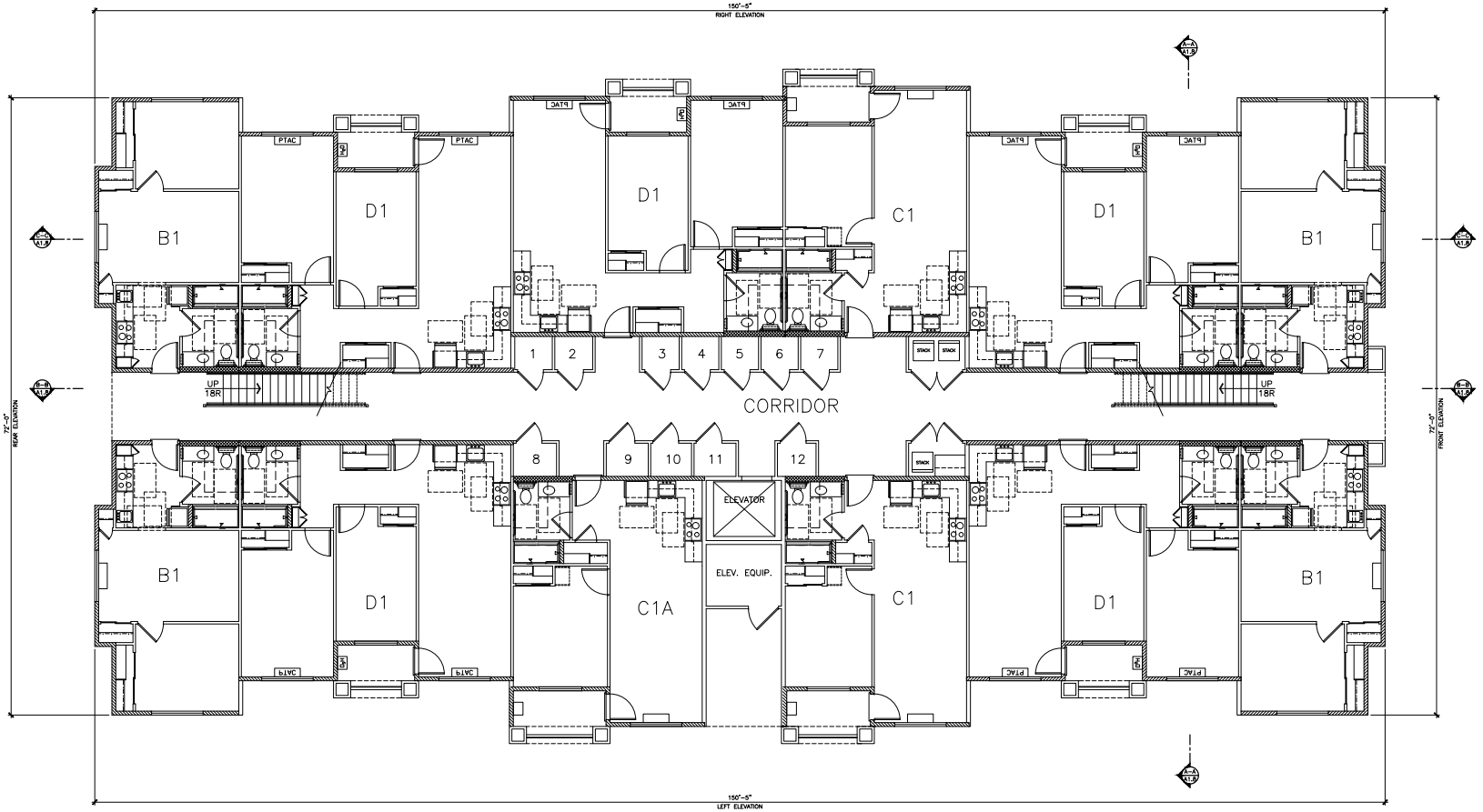
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COLORED ELEVATIONS - TYPE B
PLAN I
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FIRST FLOOR PLAN A&B

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

PLAN I

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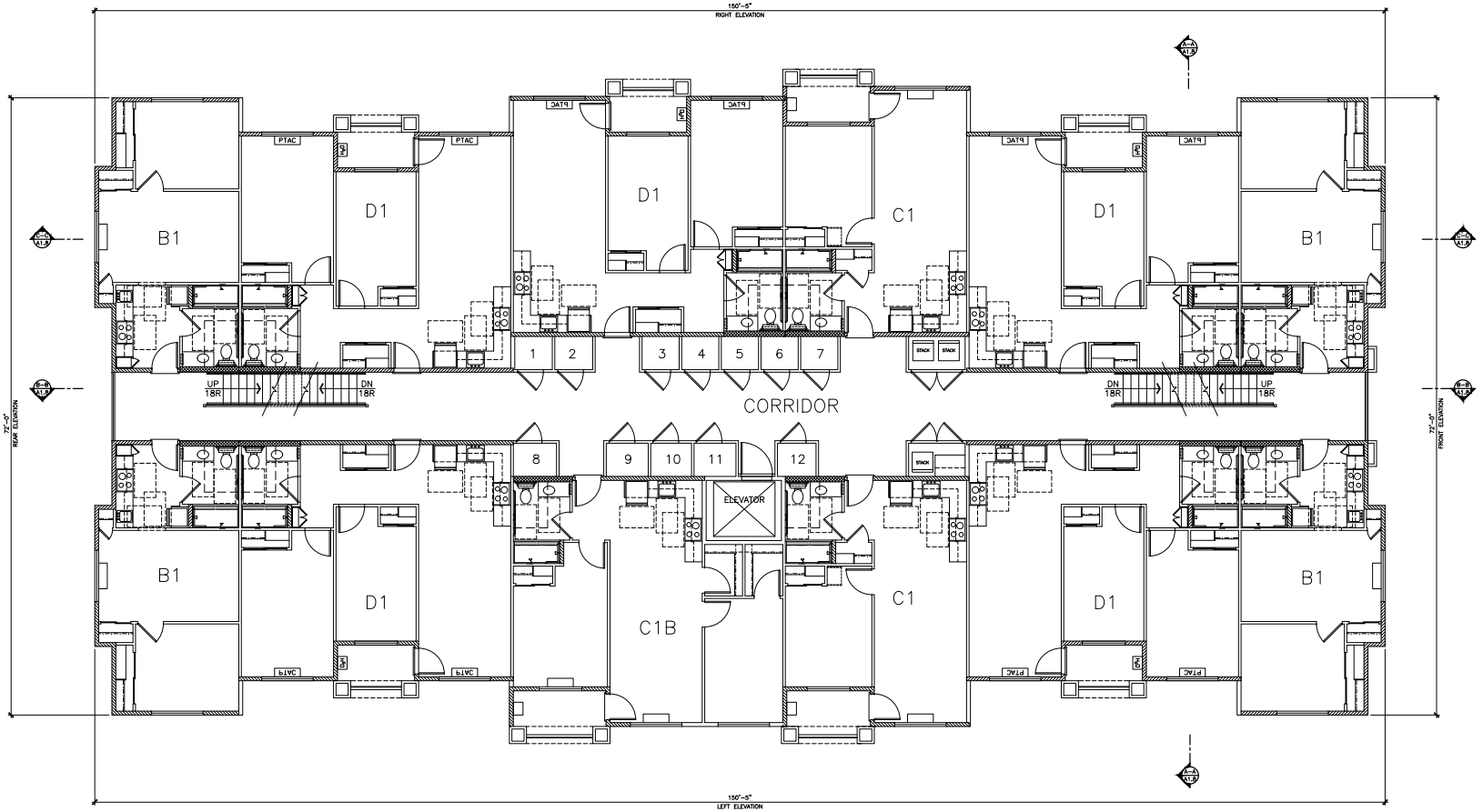
FIRST FLOOR PLAN – TYPE A & B
PLAN I
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SECOND & THIRD FLOOR PLAN A&B

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

PLAN I

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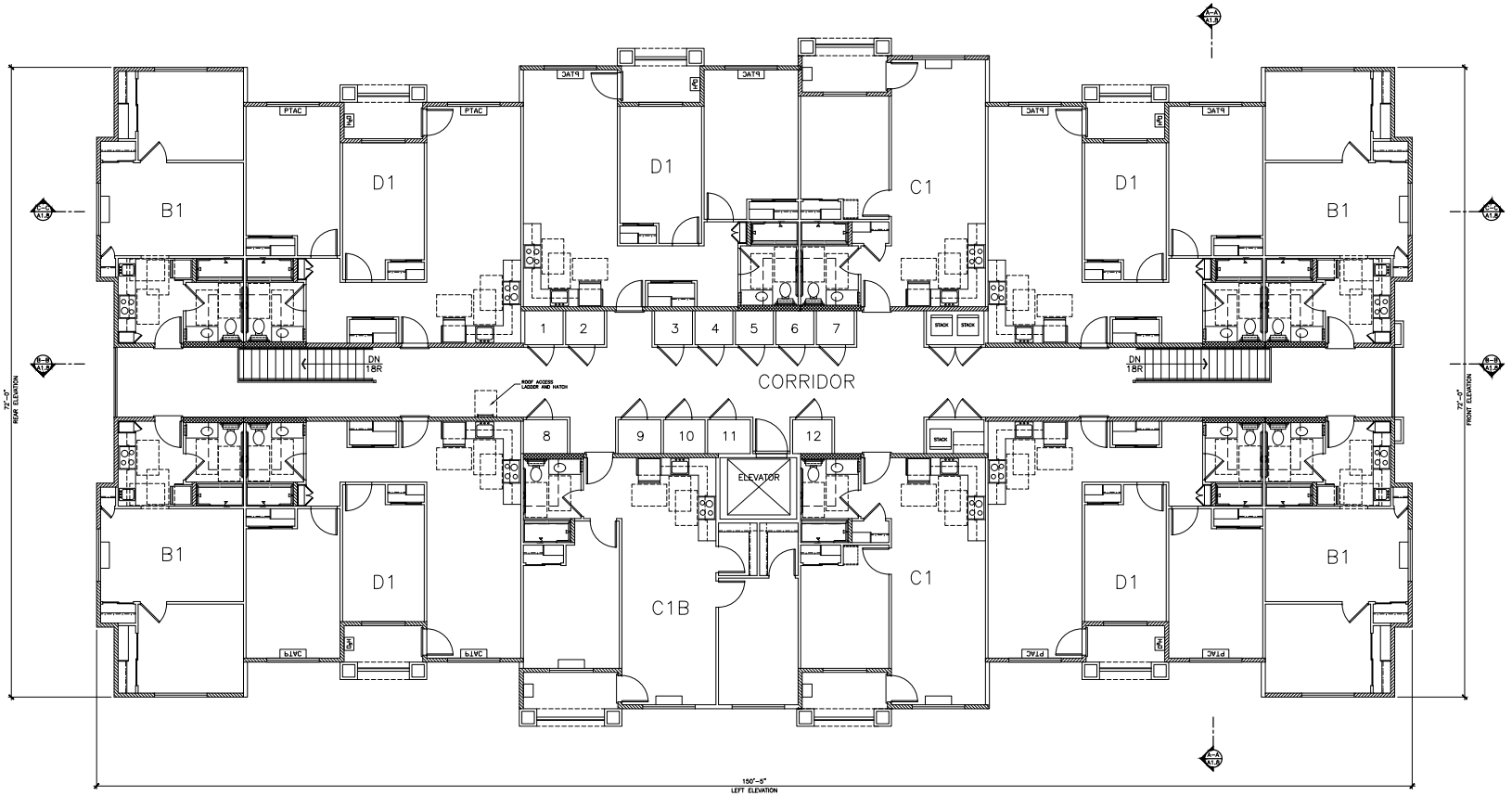
SECOND & THIRD FLOOR PLAN – TYPE A & B
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FOURTH FLOOR PLAN A&B

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

PLAN I

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



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



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



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

PLAN II

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COLORED ELEVATIONS - TYPE A
PLAN II
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COLORED REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

PLAN II

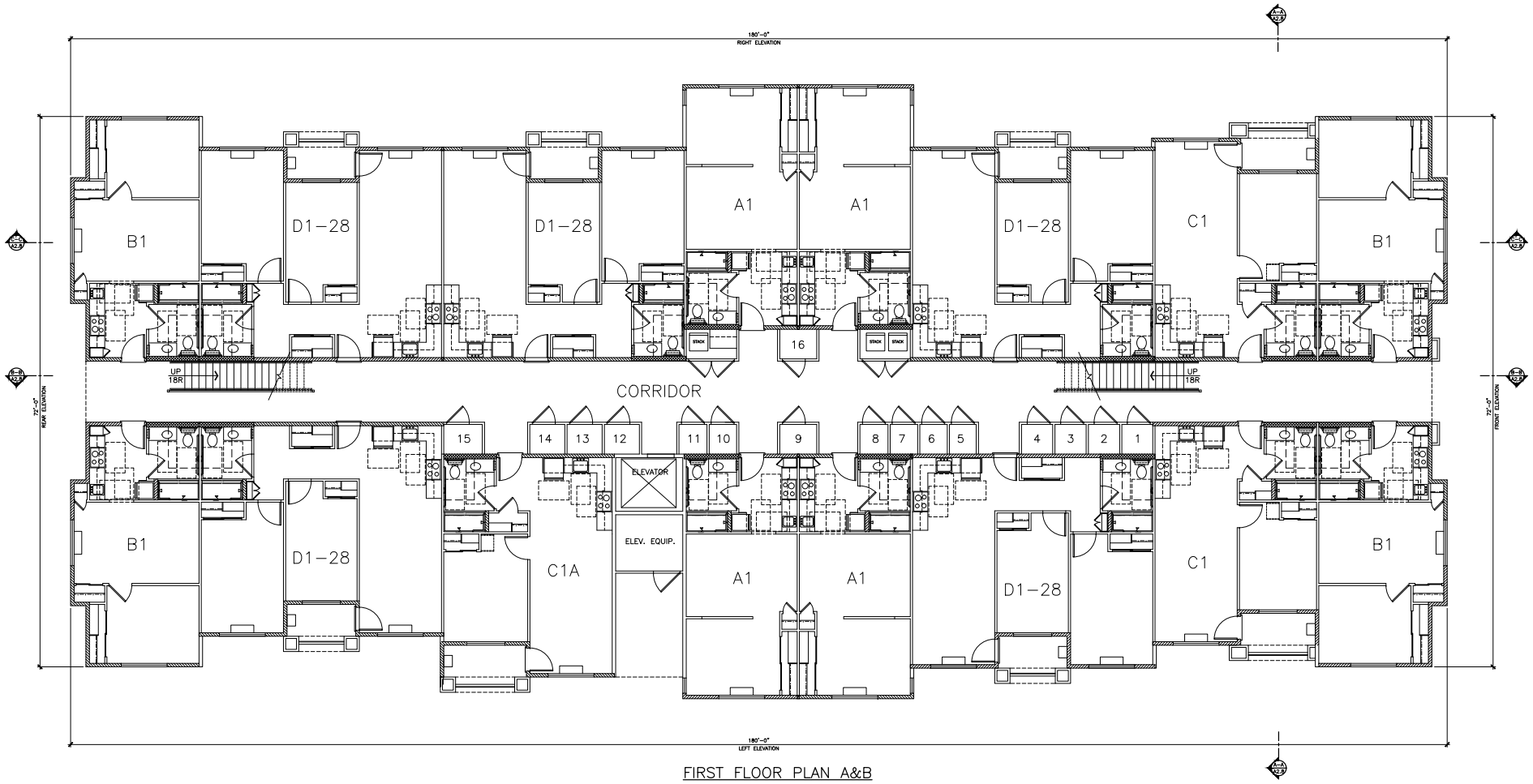
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COLORED ELEVATIONS - TYPE B
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FIRST FLOOR PLAN A&B

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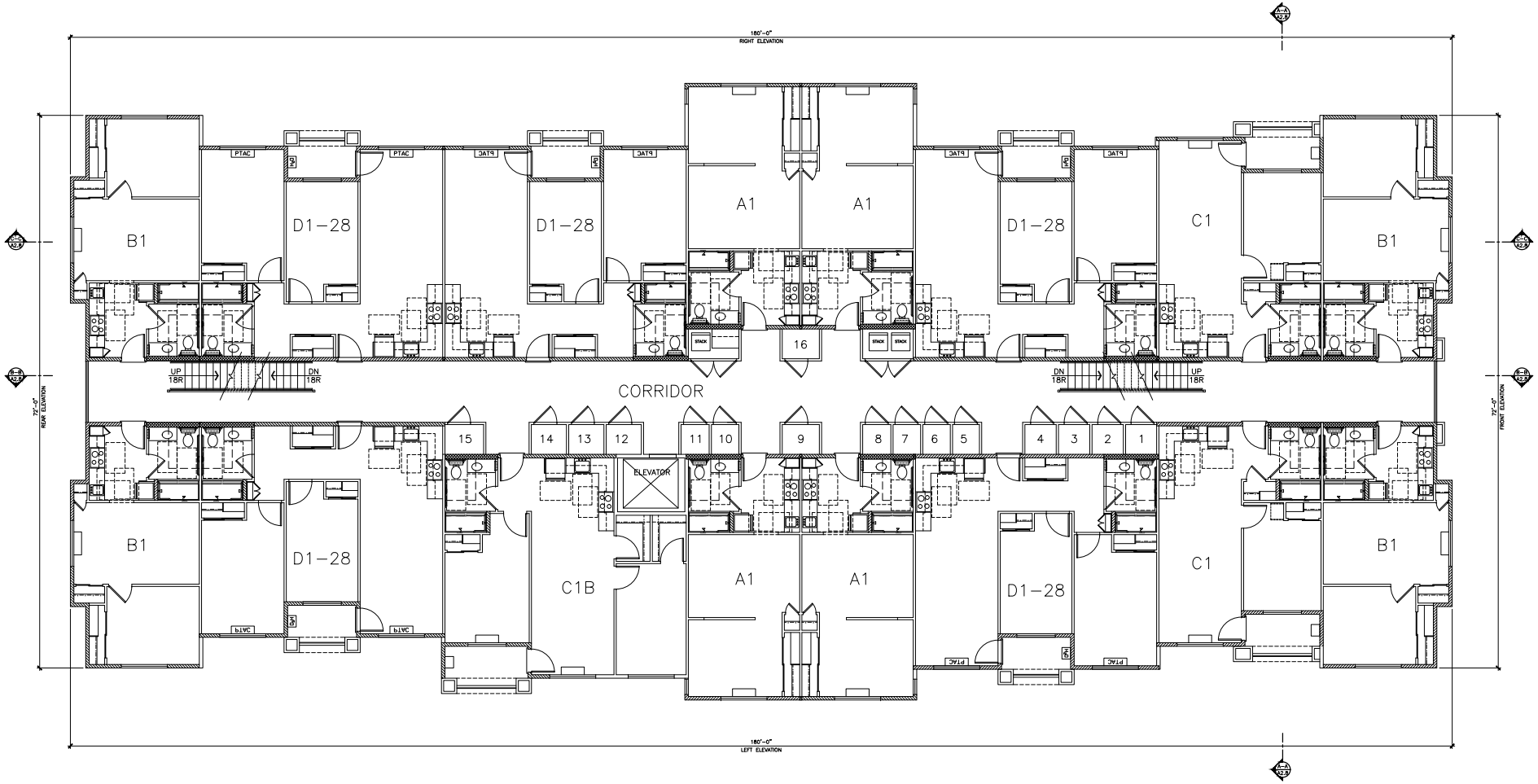
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PLAN II
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SECOND & THIRD FLOOR PLAN A&B

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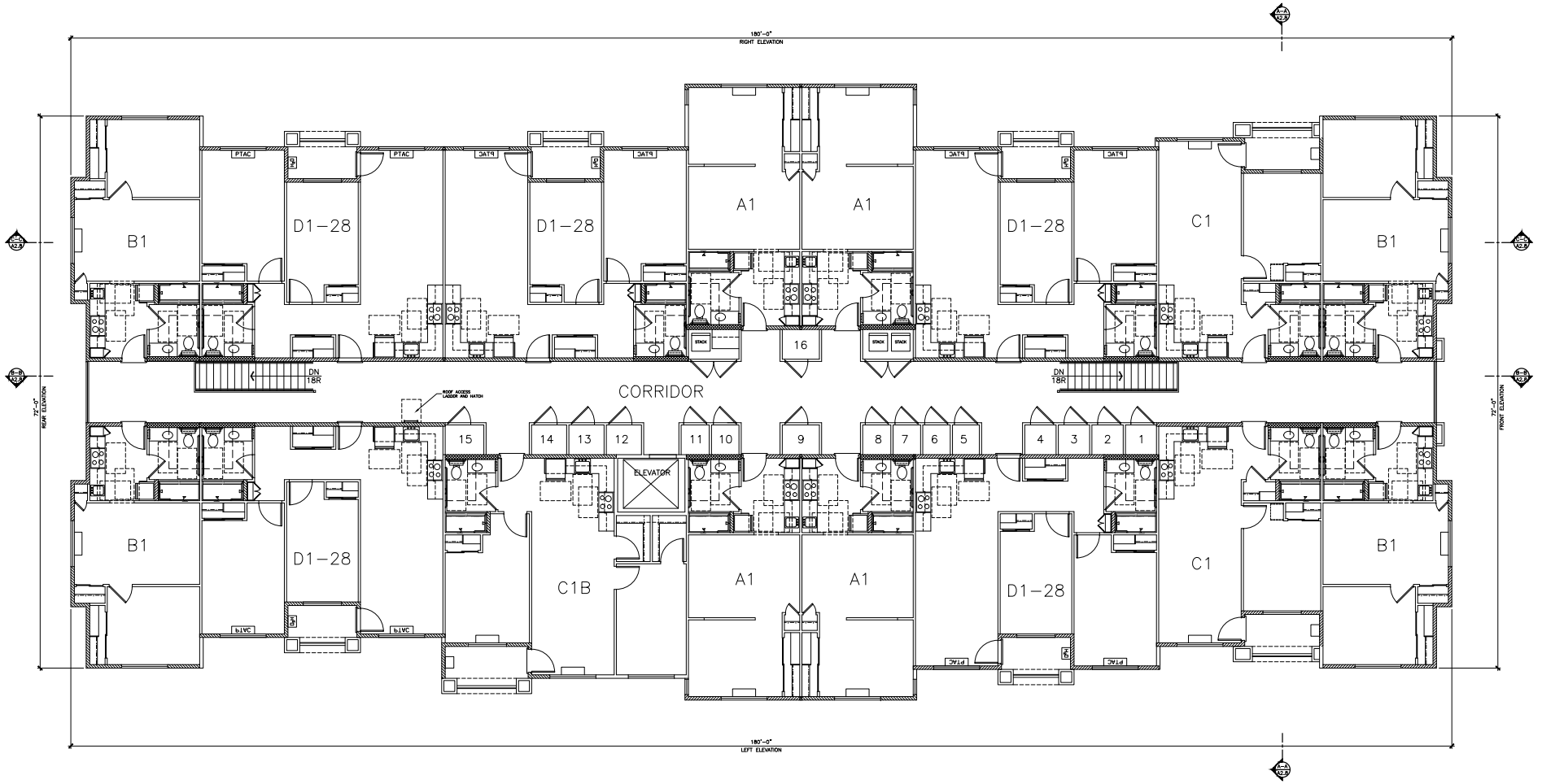
SECOND & THIRD FLOOR PLAN – TYPE A & B
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FOURTH FLOOR PLAN A&B

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PLAN II

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