

1115 C STREET, EUREKA, CA 95501

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**ROACH AND CAMPBELL
LANDSCAPE ARCHITECTS**
947 ENTERPRISE DRIVE, B
SACRAMENTO, CA 95825

AFFORDABLE FAMILY HOUSING
1115 C STREET, EUREKA, CA 95501

**HOUSING AUTHORITY OF
THE CITY OF EUREKA**
737 WEST EVERDING STREET
EUREKA, CA 95503

[illegible]

T000

CONSULTANTS:

**ROACH AND CAMPBELL
LANDSCAPE ARCHITECTS**
947 ENTERPRISE DRIVE,B
SACRAMENTO, CA 95825

C & CLARK APARTMENTS

**AFFORDABLE FAMILY HOUSING
1115 C STREET, EUREKA, CA 95501**

APN: 004-163-001

CLIENT:

**HOUSING AUTHORITY OF
THE CITY OF EUREKA**
737 WEST EVERDING STREET
EUREKA, CA 95503

[illegible]

T002

A100	SITE PLAN
A101	TYPICAL SECOND AND THIRD FLOOR PLAN
A300	STREET SITE ELEVATIONS
A301	COLOR OPTIONS
A302	MATERIALS AND COLORS

CONSTRUCTION OF NEW, THREE-STORY, SENIOR AFFORDABLE APARTMENT BUILDING COMPRISED OF 44 ONE BEDROOM UNITS REPLACING 16 EXISTING UNITS. SITE IMPROVEMENTS TO INCLUDE NEW ONSITE PARKING AREAS, LANDSCAPE SPACE, AND OUTDOOR COMMUNITY AREAS. FACILITIES TO INCLUDE AN ONSITE LAUNDRY ROOM, MANAGER'S OFFICE, STORAGE SPACES, COMMUNITY ROOM, AND MAIL AREA.

1. WAIVER FROM SECTION 155.204.030(D) TO INCREASE ALLOWABLE FLOOR AREA RATIO (FAR) FROM 1.25 TO 1.30.



SCALE: NTS



SCALE: NTS

ADDRESS: 1115 C STREET, EUREKA, CA 95501

APN: 004-163-001

SITE AREA: 29,862 SF (.70 ACRES)

<u>ZONING:</u>	R-3 HIGH DENSITY RESIDENTIAL
<u>FAR:</u>	1.30
<u>LOT COVERAGE:</u>	48%
<u>PLANNING AREA:</u>	SEE PLANNING AREA TABLE
<u>CONSTRUCTION TYPE:</u>	VB (SPRINKLERED)
<u>FRONT YARD SETBACK PROVIDED:</u>	10 FEET
<u>SIDE YARD SETBACK PROVIDED:</u>	5 FEET
<u>ALLEY SETBACK:</u>	10 FEET
<u>NUMBER OF FLOORS:</u>	THREE FLOORS
<u>BUILDING HEIGHT:</u>	35 FEET
<u>LAUNDRY FACILITIES PROVIDED:</u>	7 WASHERS AND 7 DRYERS PROVIDED

BASE DENSITY:	44 UNITS / ACRE
BASE NUMBER OF UNITS ALLOWED:	.7 X 44 = 31 BASE UNITS
BASE AFFORDABLE UNITS PROPOSED:	TOTAL OF 31 BASE UNITS, INCLUDING 30 INCOME-RESTRICTED UNITS (80% LOWER INCOME AND 20% MODERATE INCOME AND 1 UNRESTRICTED MANAGER'S UNIT
ALLOWABLE DENSITY BONUS:	PER CA CODE SEC. 65915(f)(3)(D) - 80% DENSITY BONUS FOR 100% LOW INCOME
NEW ALLOWABLE DENSITY:	44 + (44 X 80%) = 79 UNIT / ACRE
DENSITY BONUS UNITS ALLOWED:	31 BASE UNITS X 80% = 25 BONUS UNITS ALLOWED
BONUS UNITS PROPOSED:	TOTAL OF 13 BONUS UNITS (INCLUDING 80% LOWER INCOME AND 20% MODERATE INCOME)

	UNRESTRICTED MANAGER'S UNIT
TOTAL PROPOSED DENSITY:	63 UNITS / ACRE

EXISTING UNITS TO BE DEMOLISHED: 12 UNITS

PROPOSED UNITS	
ONE BEDROOMS	44 UNITS
TOTAL:	44 UNITS

PARKING REQUIRED: NONE REQUIRED FOR 100% AFFORDABLE HOUSING PROJECT PER CITY ORDINANCE

<u>PARKING PROVIDED</u>	
ACCESSIBLE AND EV SPACES	5 SPACES
STANDARD SPACES	2 SPACES
COMPACT SPACES	4 SPACES
TOTAL:	11 SPACES***

*** NOTE: SEE ONSITE AND OFFSITE PARKING DIAGRAM ON SHEET T006 FOR MORE INFORMATION

LONG TERM BICYCLE PARKING:	16 SPACES PROVIDED
SHORT TERM BICYCLE PARKING:	8 SPACES PROVIDED

EXISTING BUILDINGS TO BE DEMOLISHED	RESIDENTIAL AREA	COMMUNITY/UTILITY/CIRCULATION AREA	TOTAL AREA
EXISTING DUPLEX	2,012 SF	0 SF	1,770 SF
EXISTING DU-PLEX	1,218 SF	0 SF	590 SF
EXISTING DU-PLEX	1,218 SF	0 SF	590 SF
EXISTING DU-PLEX	1,218 SF	0 SF	590 SF
EXISTING DU-PLEX	1,218 SF	0 SF	590 SF
EXISTING DU-PLEX	1,218 SF	0 SF	590 SF
TOTAL (E) BUILDINGS TO BE DEMO.	8,012 SF	0 SF	7,096 SF

NEW APARTMENT BUILDING	RESIDENTIAL AREA	COMMUNITY/UTILITY/CIRCULATION AREA	TOTAL AREA
GROUND FLOOR	9,250 SF	4,500 SF	13,750 SF
SECOND FLOOR	10,000 SF	2,500 SF	12,500 SF
THIRD FLOOR	10,000 SF	2,500 SF	12,500 SF
NEW APARTMENT BUILDING TOTAL	29,250 SF	9,500 SF	38,750 SF

DEVELOPER

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CHRIS TRUMBELL
916.380.8762
CHRIS.TRUMBULL@CRAWFORD-INC.COM

LANDSCAPE ARCHITECT

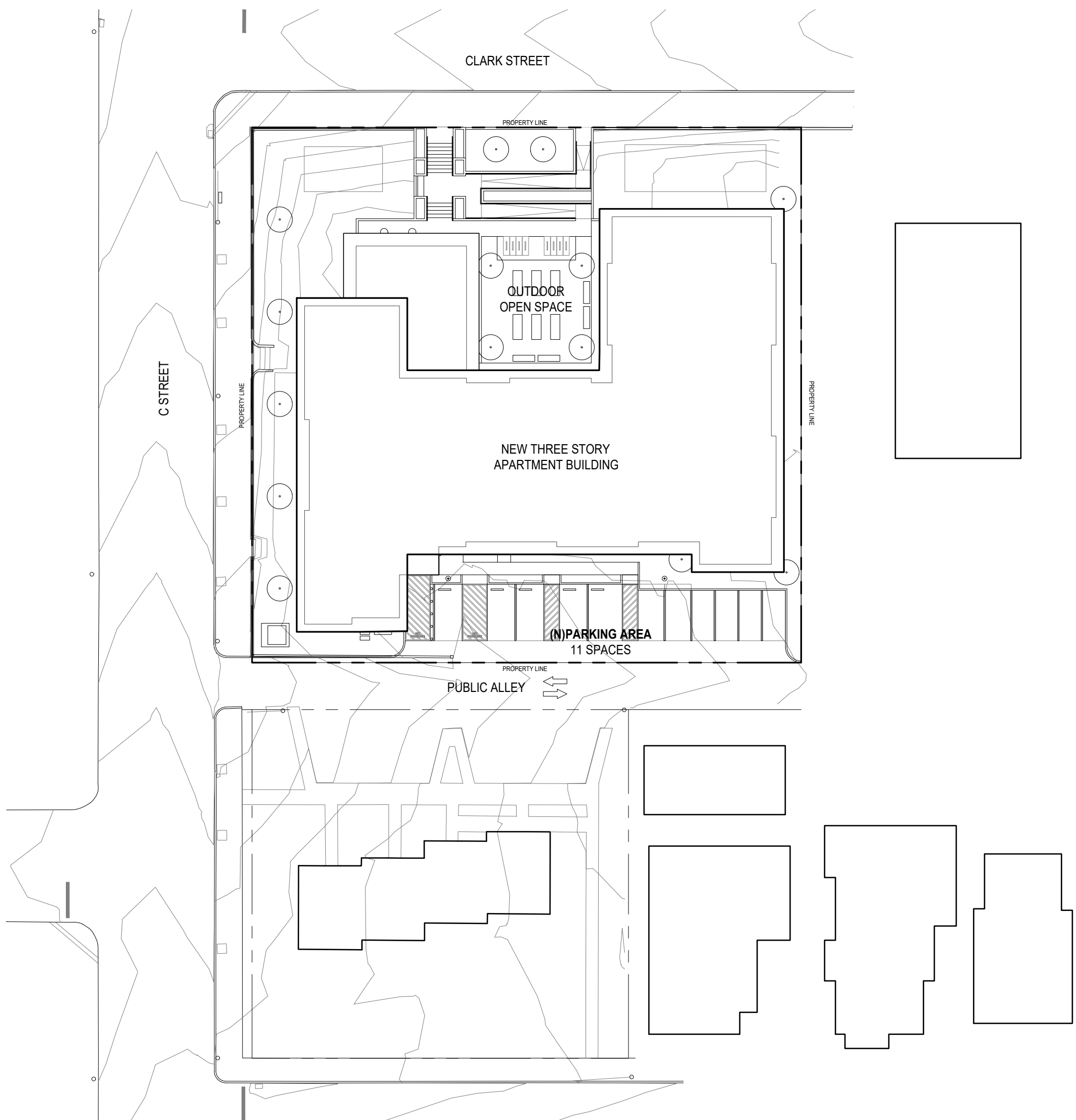
ROACH AND CAMPBELL
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BILL ROACH
916.945.8003
BILL@ROACHCAMPBELL.COM

LAND SURVEYOR

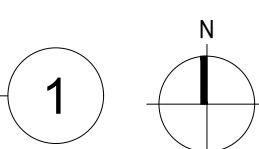
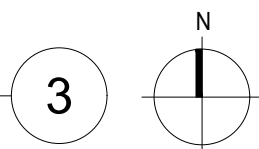
KELLY-OHERN & ASSOCIATES
3240 MOORE AVENUE,
EUREKA, CA 9501
MIKE O'HERN
707.442.7283
KELLYOHERN@SBCGLOBAL.N



SCALE: N.T.S.



SCALE: 1/32" = 1'-0"



CONSULTANTS:

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WINDOW TRIM AND FRAMING

THE PROPOSED PROJECT EMULATES THE TRIM AND WINDOW PROPORTIONS FOUND IN THE NEIGHBORHOOD AND WASHINGTON SCHOOL TO ACTIVATE THE ELEVATIONS.

PROPORTIONAL MASSING

THE PROPOSED PROJECT TAKES INSPIRATION FROM THE WASHINGTON SCHOOL CREATING A MATERIAL AND COLOR DISTINCTION BETWEEN THE GROUND FLOOR AND UPPER TWO LEVELS. THIS BRINGS THE OVERALL BUILDING SCALE DOWN AND GIVES THE PROJECT A BETTER SENSE OF PROPORTIONS.

CLAPBOARD SIDING WIDTHS

THE PROPOSED PROJECT ALSO USES CLAPBOARD SIDING OF DIFFERENT WIDTHS AND COLORS TO REINFORCE THE PROPORTIONAL DISTINCTION BETWEEN LOWER AND UPPER LEVELS.

CELEBRATED STAIR ENTRY

THE PROPOSED PROJECT TAKES INSPIRATION FROM THE WASHINGTON SCHOOL TO RE-IMAGINE AN ENTRY SEQUENCE THAT USES A STAIRCASE TO TRANSPORT RESIDENTS FROM THE PUBLIC WAY TO THE MAIN ENTRY.



IN DEVELOPING A DESIGN LANGUAGE FOR THE C AND CLARK PROJECT, INSPIRATION WAS FOUND BY EXAMINING CORNER LOTS DEVELOPED WITH LARGER MULTIFAMILY OR INSTITUTIONAL USES IN THE SURROUNDING SINGLE-FAMILY NEIGHBORHOOD SUCH AS THE MUNICIPAL AUDITORIUM, CALIFORNIA MARKET, HILLSDALE APARTMENTS, AND THE HUMBOLDT SENIOR RESOURCE CENTER.

THE HUMBOLDT SENIOR RESOURCE CENTER (FORMALLY THE WASHINGTON SCHOOL) WAS SELECTED AS THE MOST SUITABLE HISTORIC PRECEDENT GIVEN ITS SCALE AND COMPLIMENTARY USE IN REGARD TO THIS SENIOR, AFFORDABLE HOUSING PROJECT.

THE ABOVE DIAGRAM ILLUSTRATES HOW CUES WERE TAKEN FROM THE SENIOR RESOURCE CENTER TO GUIDE THE DESIGN LANGUAGE OF THE C AND CLARK APARTMENT PROJECT IN A SENSITIVE BUT ALSO CONTEMPORARY WAY.

HISTORICAL REFERENCE - WASHINGTON SCHOOL // HUMBOLDT SENIOR RESOURCE CENTER

SCALE: NTS

2

C & CLARK APARTMENTS

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CLIENT:

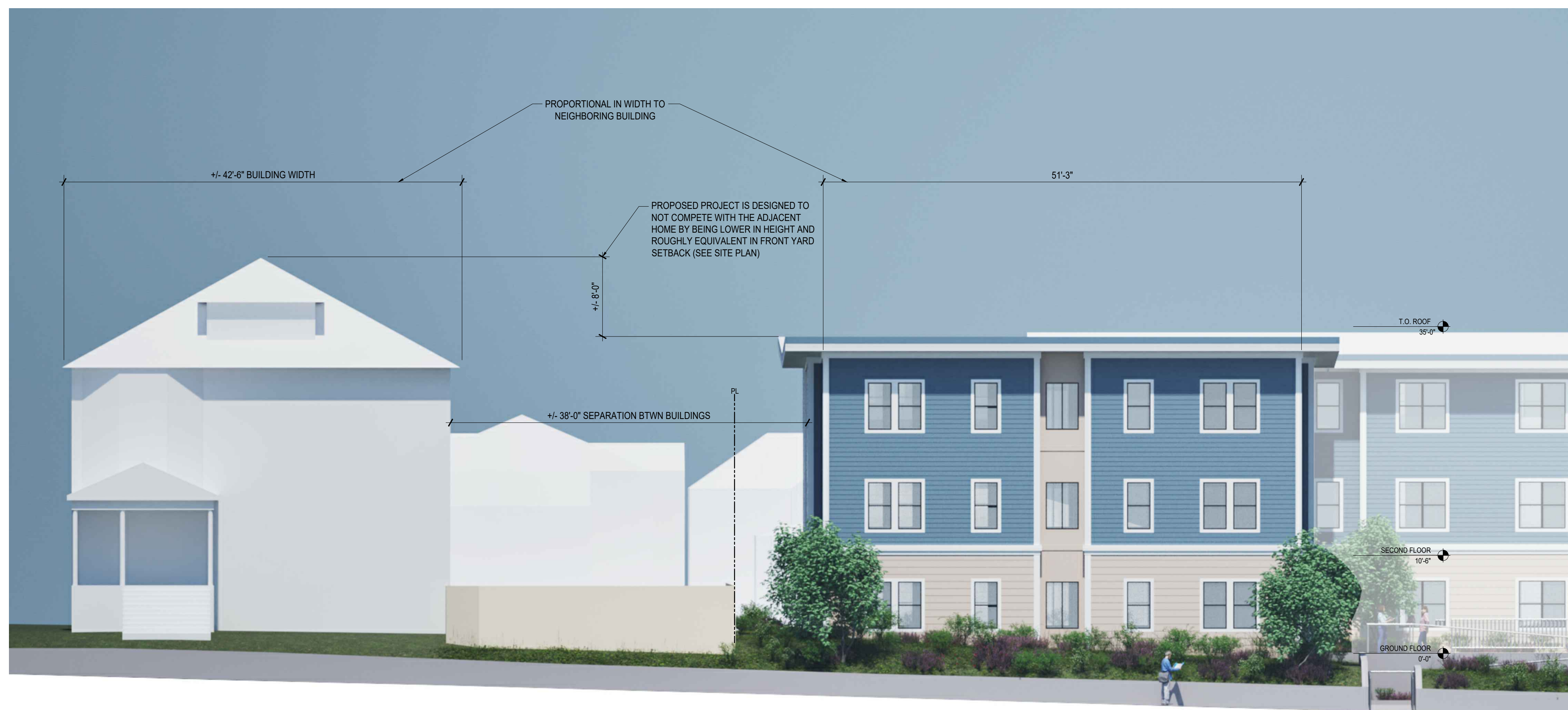
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[illegible]

DIAGRAMS - HISTORICAL REFERENCES

T003



RELATIONSHIP TO NEIGHBORING PROPERTY // 234 CLARK STREET

SCALE: NTS

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**KELLY-O'HERN ASSOCIATES
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A. 6/22 - 9:00 AM



B. 6/22 - 12:00 PM



C. 6/22 - 3:00 PM

SOLAR SHADING STUDY 3 - DATE: 6/22

SCALE: NTS



A. 3/22 - 9:00 AM



B. 3/22 - 12:00 PM



C. 3/22 - 3:00 PM

SOLAR SHADING STUDY 2 - DATE: 3/22

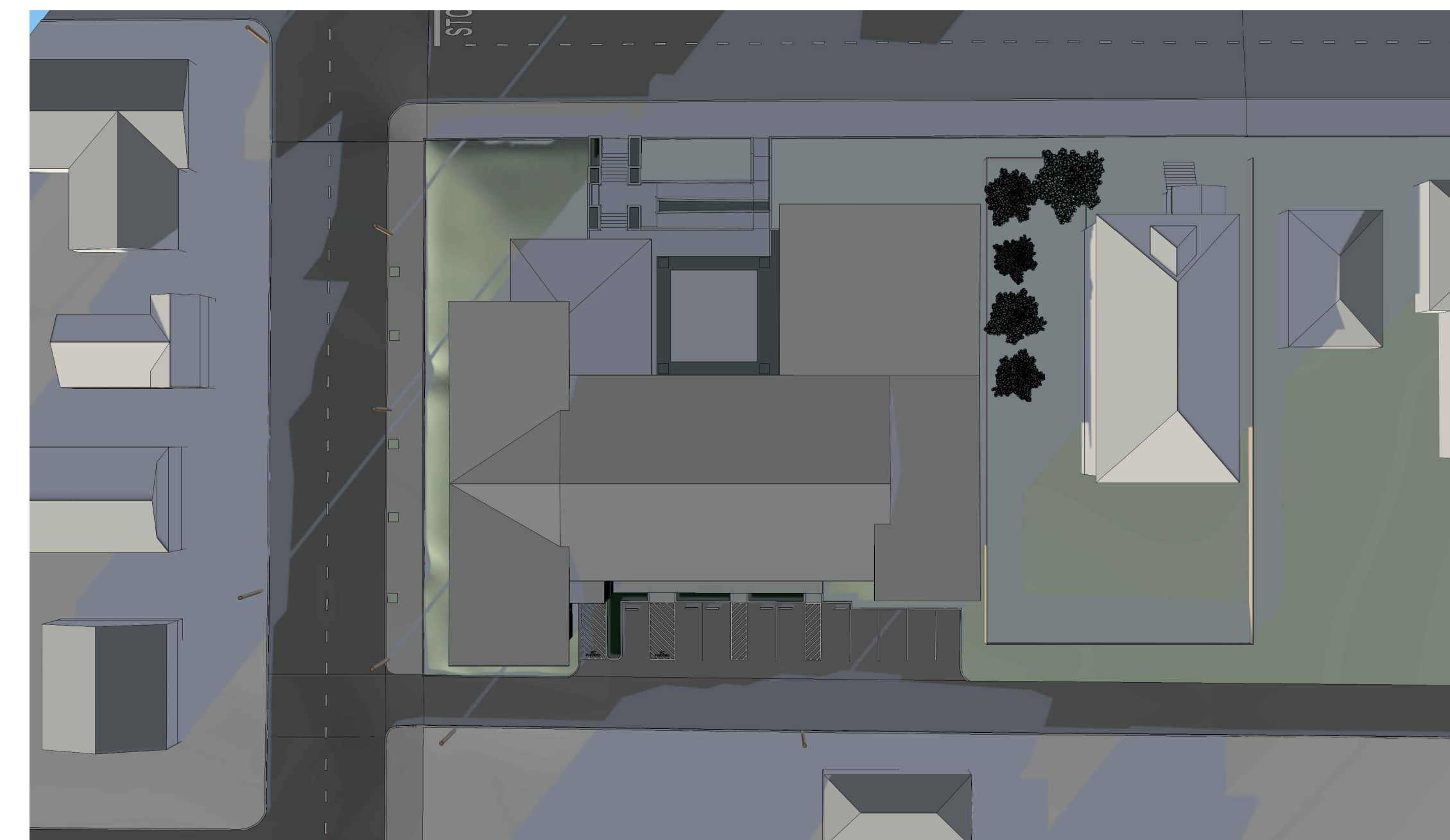
SCALE: NTS



A. 12/22 - 9:00 AM



B. 12/22 - 12:00 PM



C. 12/22 - 3:00 PM

SOLAR SHADING STUDY 1 - DATE: 12/22

SCALE: NTS

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DIAGRAMS - SHADOW ANALYSIS

T004

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1. PURPOSE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION TO AID IN SITE PLANNING.
2. DATE OF SURVEY: DECEMBER 2023
3. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN HEREON ARE BASED ON BOOK 35 OF SURVEYS, PAGE 2.
4. DATUM: NAVD 88 FROM CITY OF EUREKA MONUMENT NO. 18 AT THE INTERSECTION OF E STREET AND TWELFTH STREET - E = -58.71 FEET.
5. UNDERGROUND DISCLAIMER: NO RESEARCH OR INVESTIGATION REGARDING UNDERGROUND PIPES, ELECTRIC LINES, OR OTHER SUBSURFACE FEATURES HAS BEEN PERFORMED. NO LIABILITY IS ASSUMED FOR ANY UNDERGROUND INFORMATION.
6. BEFORE ANY EARTHWORK IS PERFORMED ON SUBJECT PROPERTY, PROPERTY OWNER IS ADVISED TO CONTACT UNDERGROUND SERVICES ALERT (USA) FOR UTILITY LOCATION. (800) 485-5844 (8am-5pm) (760) 227-3600.
7. NOT ALL TREES ON THE SUBJECT PROPERTY HAVE BEEN LOCATED BY THIS SURVEY. ONLY TREES SHOWN HEREON HAVE BEEN LOCATED BY THIS SURVEY.

LEGEND

AC	ASPHALT-CONCRETE	
AT&T	TELECOMMUNICATIONS COMPANY	
CE	COVERED ENTRY	
CL	CLOTHESLINE	
CS	CONCRETE SLAB	
CSW	CONCRETE SIDEWALK	
DI	DRAIN INLET	
DS	DRAIN UNDER SIDEWALK	
EL	ELEVATION	
EM	ELECTRIC METER	
FL	FLOWLINE	
GA	GUY ANCHOR	
GM	GAS METER	
GV	GAS VALVE	
LP	LIGHT POLE	
PLNTR	PLANTER	
SDMH	STORM DRAIN MANHOLE	
SSCO	SANITARY SEWER CLEANOUT	
SSMH	SANITARY SEWER MANHOLE	
WM	WATER METER	
WV	WATER VALVE	
	EXISTING FENCE	
—X—X—X—	OVERHEAD WIRES	
—S—	STORM DRAIN MAIN	} LOCATIONS PER MARKINGS BY UTILITY PROVIDERS
—SS—	SANITARY SEWER MAIN	
—V—	WATER MAIN	
—G—	NATURAL GAS MAIN	
	CALCULATED PROPERTY LINE	



Michael J. O'Hern
MICHAEL J. O'HERN LS 4829
DATED: DECEMBER 29, 202

MICHAEL J. O'HERN LS 4829
DATED: DECEMBER 29, 202

TOPOGRAPHIC SURVEY
FOR
THE HOUSING AUTHORITY OF THE
CITY OF EUREKA, A PUBLIC CORPORAION
IN

SE 1/4 SECTION 22 T5N, R1W, HUMBOLDT MERIDIAN
WITHIN THE LIMITS OF THE CITY OF EUREKA
DECEMBER 2023 SCALE 1" = 20'

HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

CONSULTANTS:

SHN ENGINEERS
CIVIL AND ENVIRONMENTAL
812 W. WABASH AVENUE,
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**CRAWFORD & ASSOCIATES
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**ROACH AND CAMPBELL
LANDSCAPE ARCHITECTS**
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APN: 004-163-001

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[illegible]

SITE SURVEY

CONSULTANTS:

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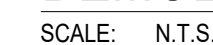
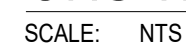
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[illegible]

A100



SCALE: 3/32" = 1'-0"

- 2 (E) SITE WALL TO REMAIN, REPAIR AS NEEDED AND NOTED
- 3 (N) SITE FENCE, WOOD, 7' HIGH
- 4 (E) STREET FLOWER IN F.W. TO REMAIN
- 5 (E) ELECTRICAL POLE IN F.W. TO REMAIN
- 6 (S) SHORT-TERM BICYCLE PARKING AREA, 8 SPACES. "INVERTED-T" STYLE RACKS.
- 7 (S) LONG-TERM BICYCLE PARKING SPACES, 16 SPACES. TO BE PROVIDED IN ENCLOSED FORM
- 8 WITH 2" X 4" POSTS AND RAILS
- 9 (N) SITE ADA RAMP
- 10 (N) SITE PAVING
- 11 (E) ELECTRICAL TRANSFORMER
- 12 (N) WATER METERS AND BACKFLOW DEVICES
- 13 (N) WALL SCOURE SITE LIGHTING (REFERENCE ONLY, FINAL DESIGN TBD)
- 14 (N) PROJECT SIGN (REFERENCE ONLY, FINAL DESIGN TBD)
- 15 (E) PUBLIC SIDEWALK
- 16 (N) ASPHALT PARKING AREA
- 17 (N) BRICK PAVEMENT AREA (REFERENCE ONLY, FINAL DESIGN TBD)
- 18 (N) SITE SEATING (REFERENCE ONLY, FINAL DESIGN TBD)
- 19 (N) SITE PLANTER (REFERENCE ONLY, FINAL DESIGN TBD)
- 20 (E) TRAFFIC BOLLARD

1. **SITE LIGHTING**
A. SITE LIGHTING SHOWN SCHEMATICALLY. FINAL LIGHTING DESIGN TO BE DEVELOPED FOR BUILDING PERMIT SUBMITTAL TO MEET CITY ZONING STANDARDS INCLUDING:
I. SECTION 155.308.050 - OUTDOOR LIGHTING REQUIREMENTS
II. SECTION 155.324.000 (J) - PARKING LOT LIGHTING REQUIREMENTS
III. SEE KEYNOTES 12 FOR MORE INFORMATION
2. **WASTE STORAGE**
A. WASTE STORAGE AREA TO MEET CITY ZONING STANDARDS SECTION 155.308.070
3. **DRIVEWAY STANDARDS**
A. NEW DRIVEWAYS AND CURB CUTS TO MEET CITY SIDEWALK STANDARDS AND SECTION 155.324.060 A INCLUDING:
I. DRIVEWAY DROP CURB WIDTH - MAXIMUM ALLOWABLE LENGTH OF 34 FT. AND SHALL NOT EXCEED 60% OF STREET FRONTAGE
II. SEPARATION OF DRIVEWAYS - DROP CURBS PROVIDED FOR THE SAME PROPERTY SHALL NOT BE WITHIN 22 FT. OF ONE ANOTHER MEASURED ALONG THE FACE OF THE CURB
III. DISTANCE FROM STREET CORNER - DROP CURBS MUST BE LOCATED THE MINIMUM DISTANCE FROM STREET CORNERS REQUIRED BY THE PUBLIC WORKS DIRECTOR
4. **LANDSCAPE AND PLANTING**
A. LANDSCAPE AREAS SHOWN CONCEPTUALLY. ALL LANDSCAPING TO MEET CITY ZONING STANDARDS SECTION 155.328 INCLUDING:
I. NATIVE PLANTS - AT LEAST 75% BY COUNT, OF ALL NEW IN-GROUND SHRUBS, GROUNDCOVER, AND TREES WILL INVOLVE ONLY THE USE OF SPECIES NATIVE TO EUREKA AS LISTED BY THE CALIFORNIA NATIVE PLANT SOCIETY WITH THE REMAINDER BEING NONCOMPETING EXOTIC SPECIES

ONE BEDROOM UNIT - +/- 555 SF

AMENITY AND/OR SUPPORT SPACE

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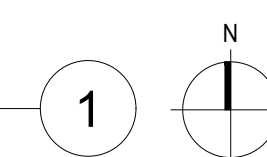
TYPICAL
SECOND AND
THIRD FLOOR
PLAN
A101



SCALE: $3/32" = 1'-0"$

ONE BEDROOM UNIT - +/- 555 SF

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1. FIBER CEMENT PANEL - CLAPBOARD SIDING 6"
2. FIBER CEMENT PANEL - CLAPBOARD SIDING 9"
3. FIBER CEMENT PANEL - FLAT PANEL
4. FIBER CEMENT FASCIA - FLAT PANEL
5. METAL GUTTER AND DOWNSPOUT - TO MATCH SIDING
6. COMPOSITE ROOFING
7. WINDOW SYSTEM - ALUMINUM OR VINYL TBD
8. (E) SITE RETAINING WALL TO REMAIN, REPAIR AS REQUIRED
9. METAL RAILING AND GUARDRAIL
10. PROPERTY LINE FENCE - WOOD SLAT, 72" HIGH
11. FIBER CEMENT TRIM
12. (N) SITE RAMP AND STAIR (CONCRETE OR CMU)

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STREET ELEVATIONS

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**KELLY-O'HERN ASSOCIATES
LAND SURVEYING**
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**ROACH AND CAMPBELL
LANDSCAPE ARCHITECTS**
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C & CLARK APARTMENTS
AFFORDABLE FAMILY HOUSING
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BRINSHORE DEVELOPMENT
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**HOUSING AUTHORITY OF
THE CITY OF EUREKA**
737 WEST EVERDING STREET
EUREKA, CA 95503

[illegible]

COLOR OPTIONS

A301



NOTE: COLORS ARE SUGGESTIVE AND MEANT FOR DESIGN DIRECTION
REFERENCE. FINAL COLORS SUBJECT TO AVAILABILITY AND COST AT THE TIME
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SACRAMENTO, CA 95825



FIBER CEMENT SIDING



LITHONIA WDGE WALL SCONCE



STRAIGHT STACKED CMU RAISED PLANTERS AND PARKING LOT WALLS



FIBER CEMENT SIDING



VERTICAL BLADE METAL FENCE

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MATERIALS AND COLORS

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