

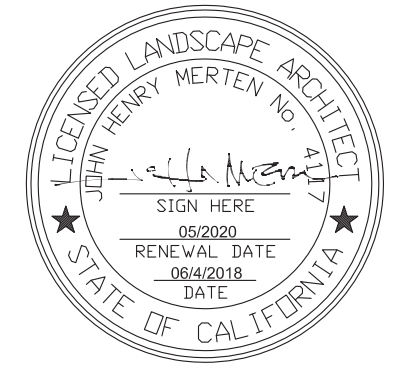
**SITE SUMMARY**

1. Dutton Meadows Guest Parking Area, +/- 46 Parking Spaces
2. Parallel Street Parking Along Main Spine Road, +/-78 Parking Spaces
3. Typical Emergency Access & Turn-a-Round Locations
4. Typical Accessible Street Crossing
5. Typical Unit Prototype (See Architectural Plans)
6. 5' Wide Concrete Sidewalk Per City of Santa Rosa Standards Throughout All Residential Frontage
7. Informal Tree Planting Along Parking Spine
8. Aloise Avenue Street Tree
9. Northpoint Parkway & Dutton Meadows Street Tree
10. Dutton Meadows Main Spine Street Tree
11. 5' Wide Landscape Planting Strip Throughout Dutton Meadows
12. Aloise Avenue Parallel Parking, +/- 27 Parking Spaces
13. Dutton Meadows Community Park
14. See Enlargement For Typical Product Plant Material & Tree Layout
15. Typical Common Area - Pedestrian Spin
16. Schematic Layout of "Good Neighbor" Wood Fence At Each Property



NOTE: SEE SHEET L1.1 FOR STREETSCAPE PLANT MATERIAL PALLETTE AND STREET TREES

**STUDIO GREEN**  
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**DUTTON MEADOWS**  
 DUTTON MEADOWS DRIVE  
 SANTA ROSA, CALIFORNIA  
 APN: 043-071-007.022, 023

Date: 8/05/2018 Issue: FORMAL PLANNING REV. I  
 02/24/2019 FORMAL PLANNING REV. II

**STREETSCAPE MASTER PLAN**

Drawn by: TC  
 Checked by: JM

L1.0

DUTTON MEADOWS STREETScape TREES



9 Celtis occidentalis/  
Hackberry



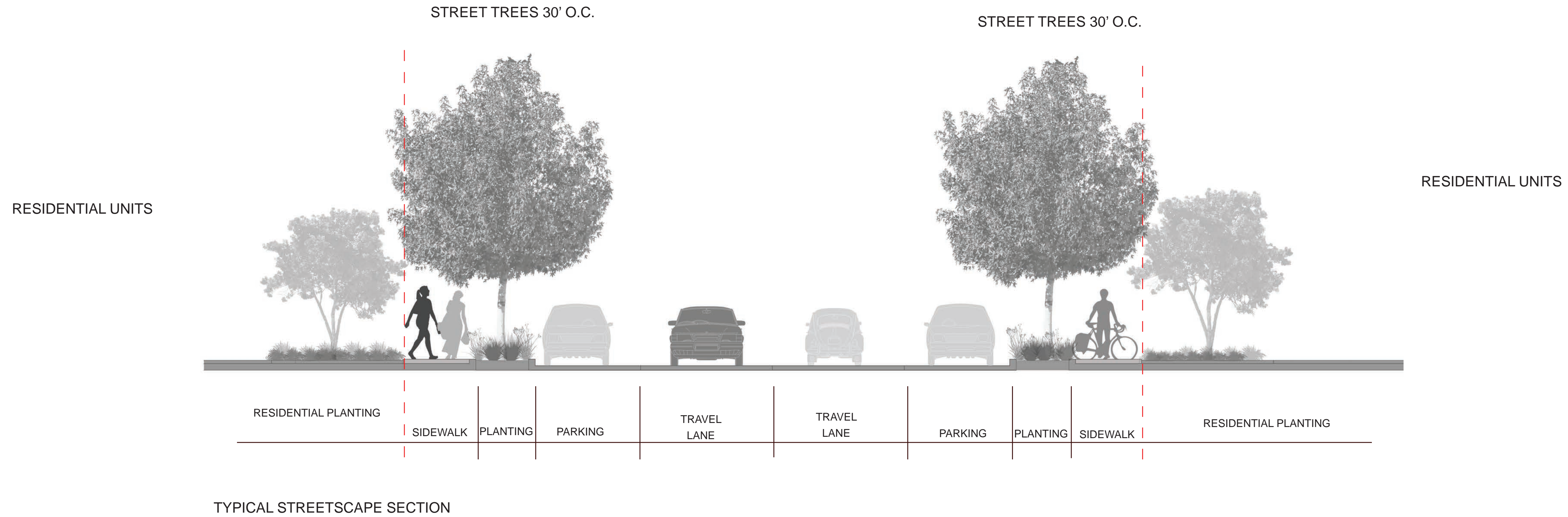
8 Pistacia chinensis/  
Chinese Pistache



10 Acer rubrum/  
Red Maple



7 Olea europaea 'Wilsonii'/  
Fruitless Olive Tree



TYPICAL STREETScape SECTION

TYPICAL STREETScape PLANT MATERIAL



Carex divulsa  
Grey Sedge



Lomandra longifolia  
Dwarf Mat Rush



Sesleria autumnalis  
Autumn Moor Grass



Coprosma kirkii  
Creeping Coprosma



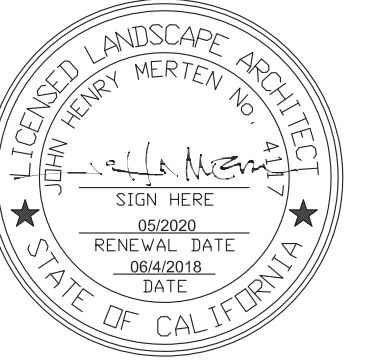
Ceanothus griseus horizontalis  
Carmel Creeper

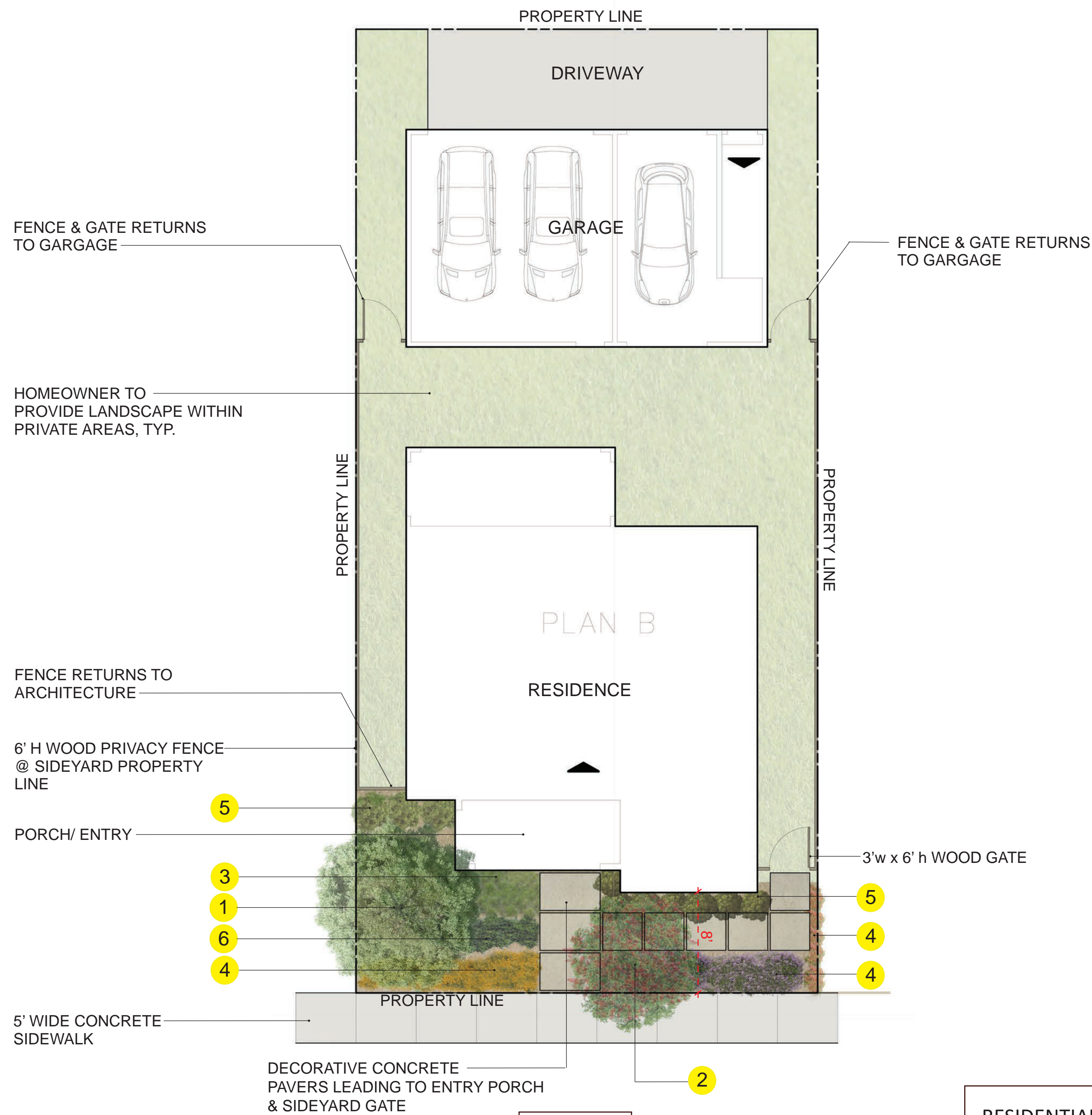


Dietes bicolor  
Fortnight Lily



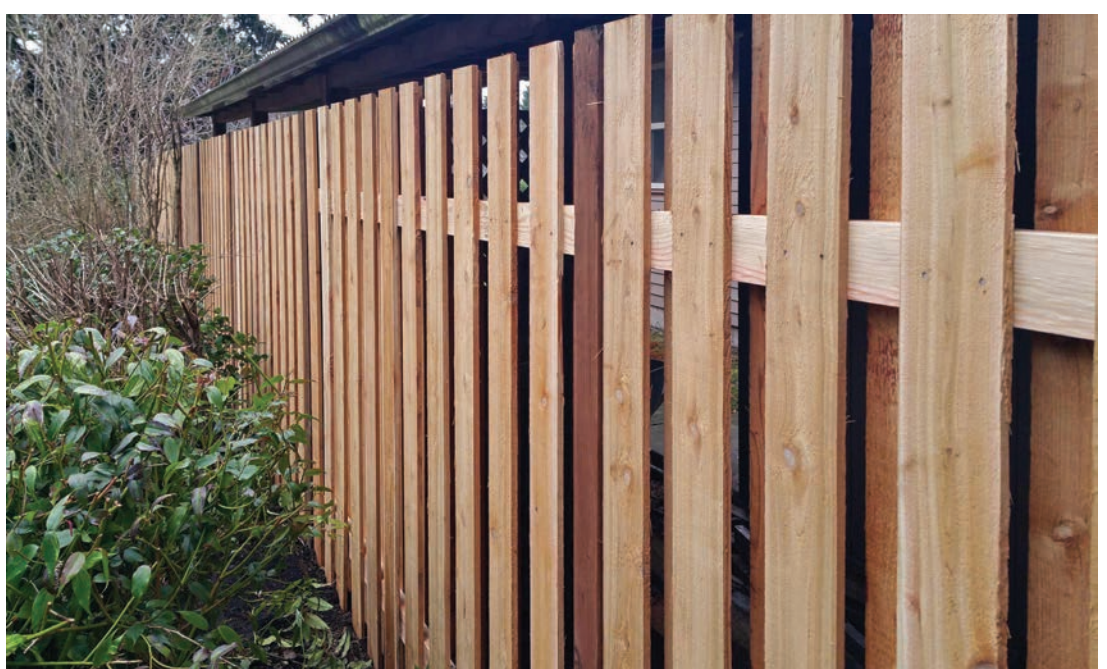
Trachelospermum jasminoides  
Star Jasmine



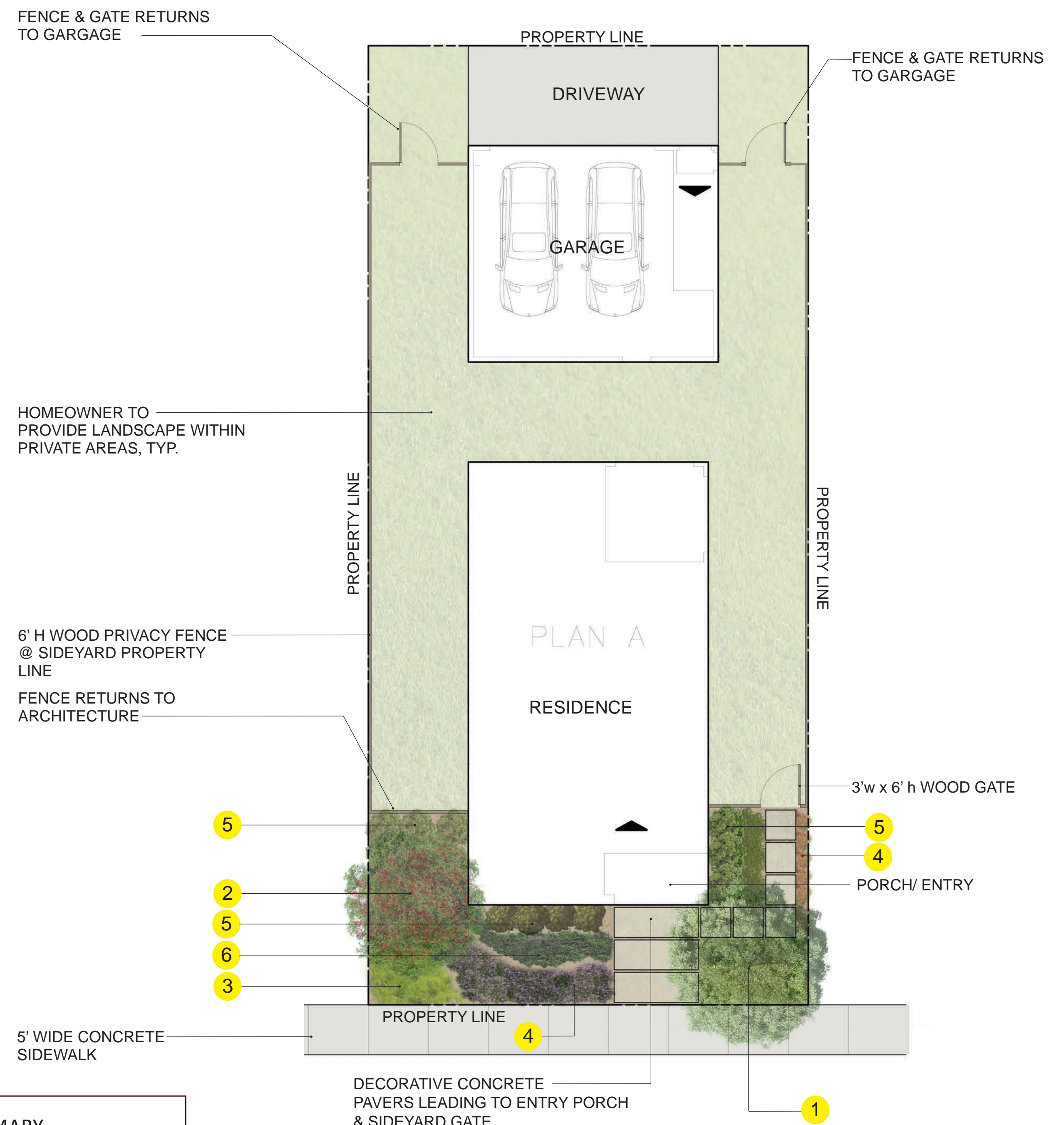


Unit B  
4 Bedrooms  
3 Baths  
2,111sf

- RESIDENTIAL PLANT MATERIAL CONCEPT SUMMARY**
1. Medium Height Speciemem Tree. Mix of Evergreen & Deciduous Trees Throughout Dutton Meadows
  2. Small Decorative Flowering Tree. Mix of Evergreen & Deciduous Trees Throughout Dutton Meadows
  3. Low Water Use Grasses
  4. Low Water Use Groundcover Plant Material w/ Color
  5. Low Water Use Shrubs; Medium Height
  6. Low Water Use Groundcover Plant Material

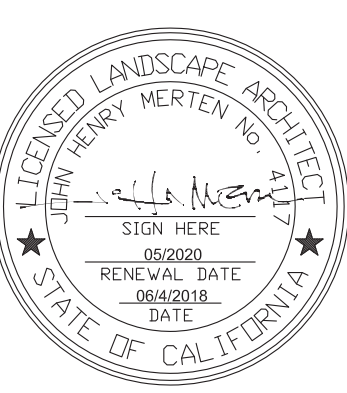


TYPICAL GOOD NEIGHBOR FENCE & GATE, 6' H CEDAR WOOD



Unit A  
4 Bedrooms  
3 Baths  
1,871sf

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SANTA ROSA, CALIFORNIA  
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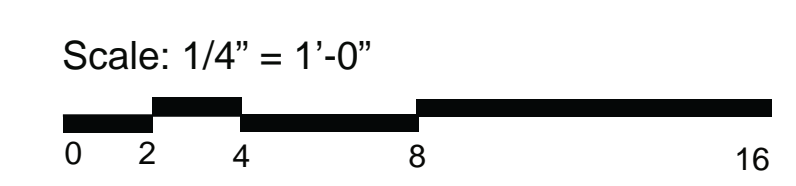
Date: 8/05/2018 Issue: FORMAL PLANNING REV. 02/24/2019 FORMAL PLANNING REV II

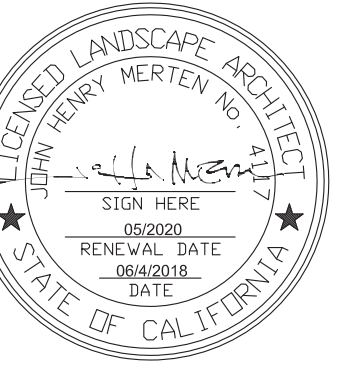
**UNIT A & B LANDSCAPE CONCEPT**

Drawn by: TC  
Checked by: JM

L2.1

NOTE: SEE SHEET L4.0 FOR PLANT MATERIAL PALLETTE. PLANTS WILL BE SELECTED FROM THIS LIST FOR ALL RESIDENTIAL UNITS





**DUTTON MEADOWS**

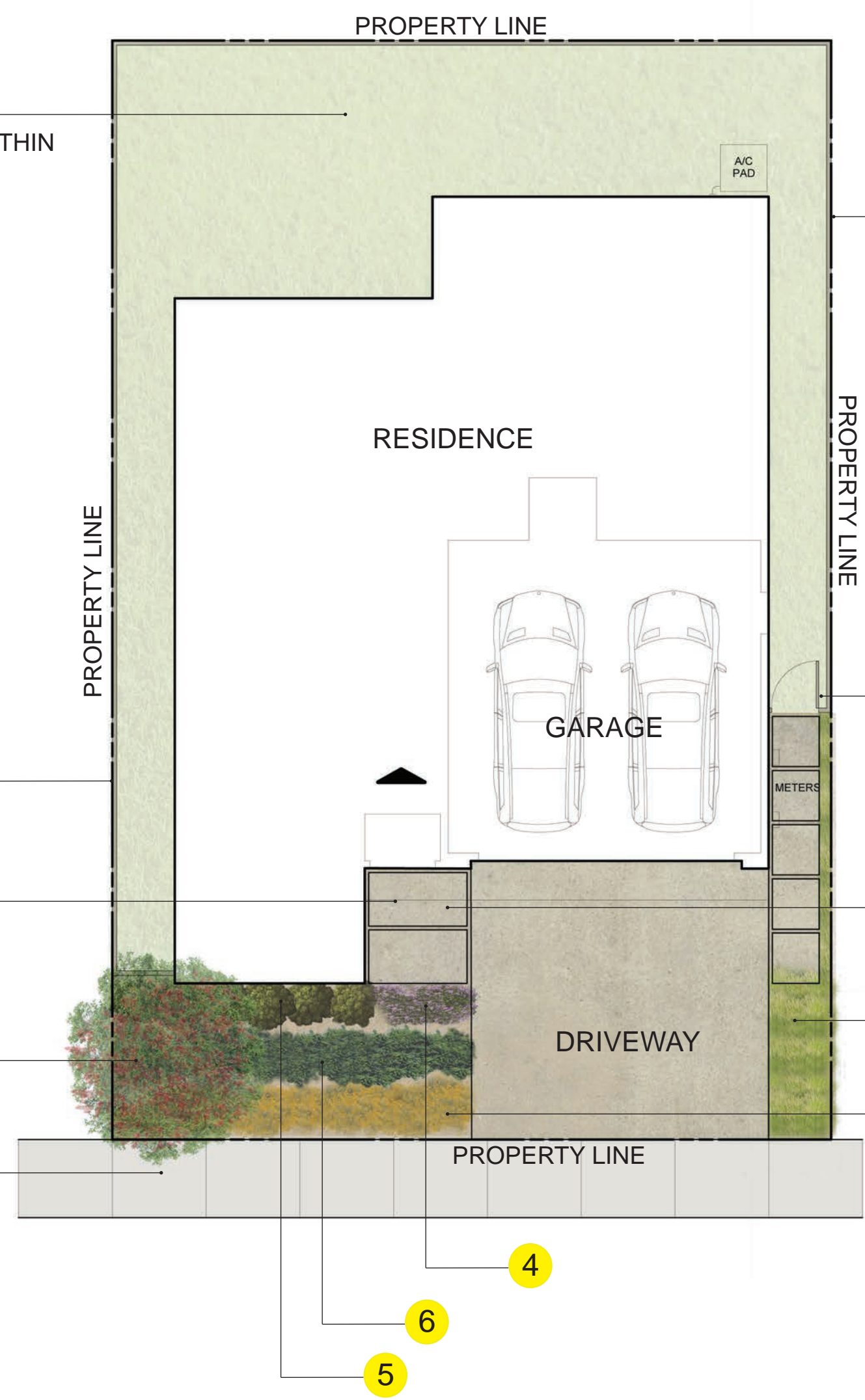
DUTTON MEADOWS DRIVE  
 SANTA ROSA, CALIFORNIA  
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Date: 8/05/2018 Issue: FORMAL PLANNING REV. I  
 02/24/2019 FORMAL PLANNING REV. II

**UNIT C & D  
 LANDSCAPE  
 CONCEPT**

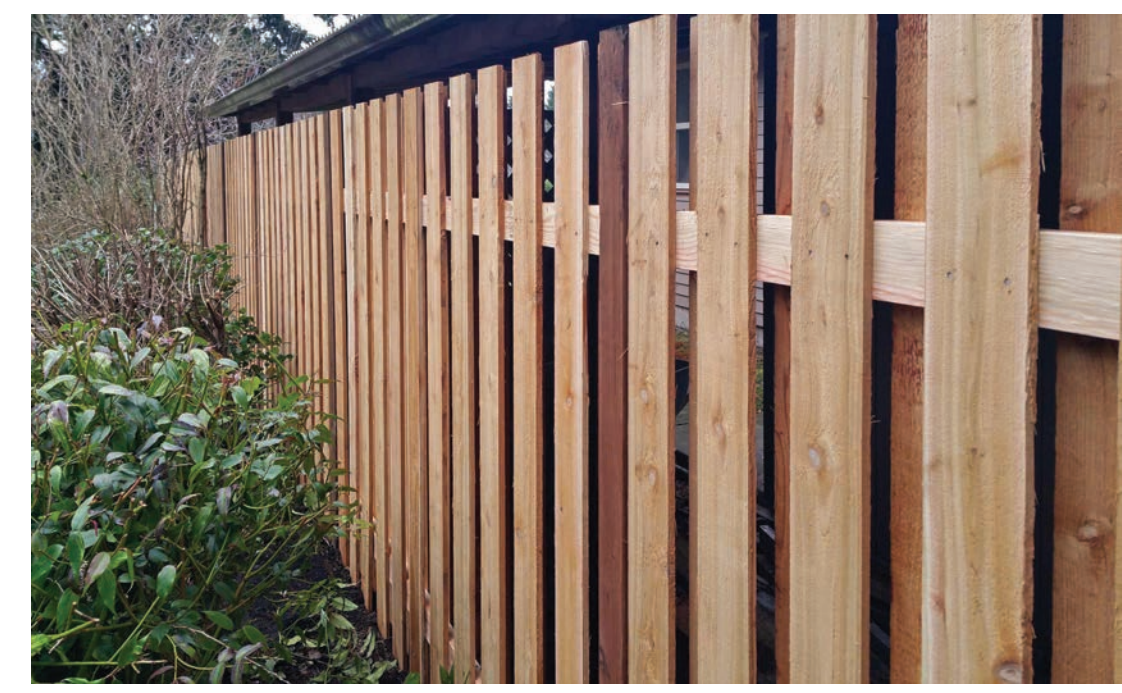
Drawn by: TC  
 Checked by: JM

**L3.1**

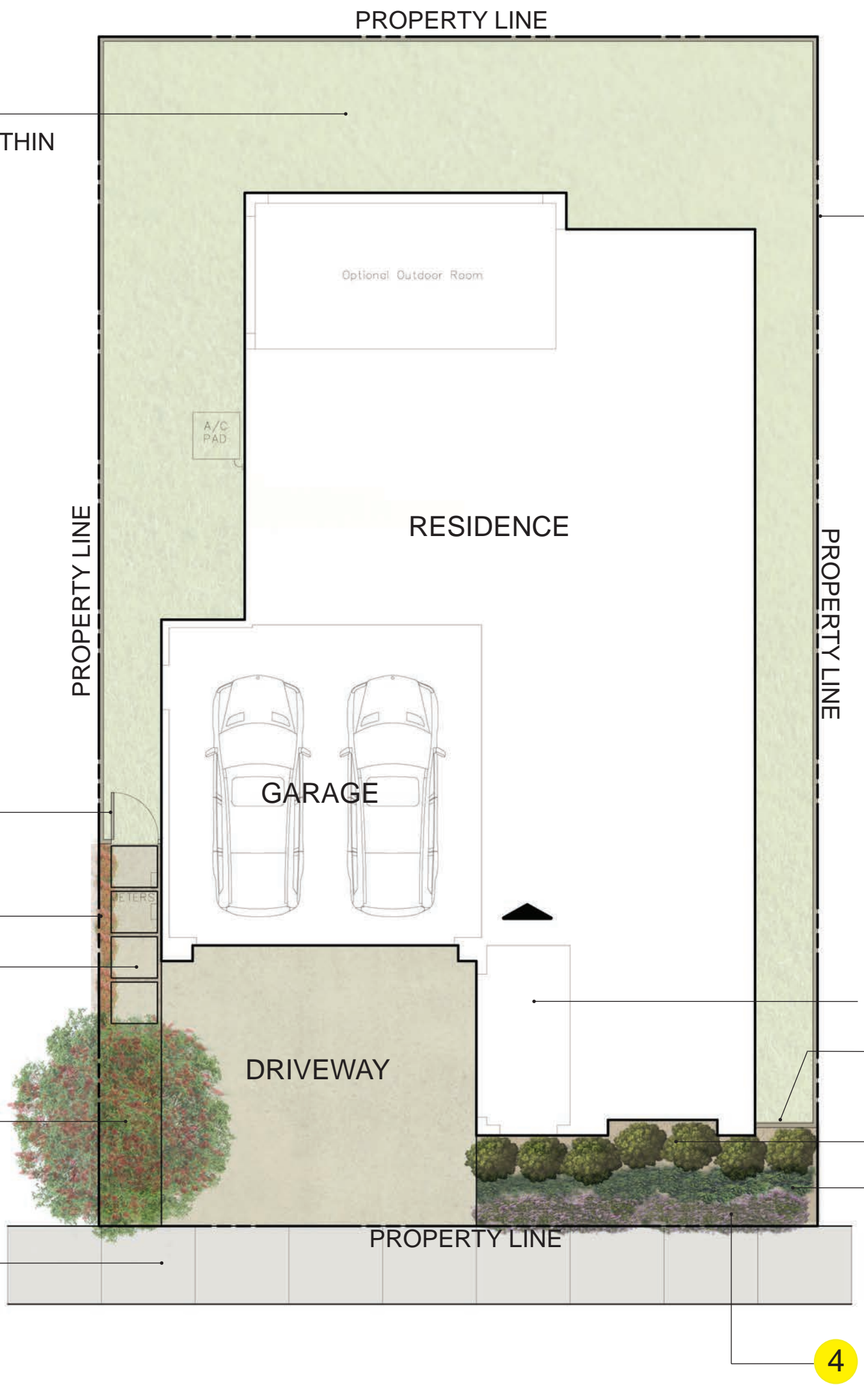


Unit D  
 4 Bedrooms  
 + Loft  
 3 Baths  
 2,660sf

- RESIDENTIAL PLANT MATERIAL CONCEPT SUMMARY**
1. Medium Height Speciemem Tree. Mix of Evergreen & Decidous Trees Throughout Dutton Meadows
  2. Small Decorative Flowering Tree. Mix of Evergreen & Decidous Trees Throughout Dutton Meadows
  3. Low Water Use Grasses
  4. Low Water Use Groundcover Plant Material w/ Color
  5. Low Water Use Shrubs; Medium Height
  6. Low Water Use Groundcover Plant Material



TYPICAL GOOD NEIGHBOR FENCE & GATE, 6' H CEDAR WOOD



Unit C  
 4 Bedrooms  
 3 Baths  
 2,240sf

HOMEOWNER TO PROVIDE LANDSCAPE WITHIN PRIVATE AREAS, TYP.

6' H WOOD PRIVACY FENCE @ SIDEYARD PROPERTY LINE; WOOD FENCE WRAPS PERIMETER OF THE PROPERTY

3'w x 6' h WOOD GATE

FENCE RETURNS TO ARCHITECTURE

DECORATIVE CONCRETE PAVERS LEADING TO ENTRY PORCH & SIDEYARD GATE

PORCH/ ENTRY

5' WIDE CONCRETE SIDEWALK

HOMEOWNER TO PROVIDE LANDSCAPE WITHIN PRIVATE AREAS, TYP.

6' H WOOD PRIVACY FENCE @ SIDEYARD PROPERTY LINE; WOOD FENCE WRAPS PERIMETER OF THE PROPERTY

3'w x 6' h WOOD GATE

DECORATIVE CONCRETE PAVERS LEADING TO ENTRY PORCH & SIDEYARD GATE

PORCH/ ENTRY  
 FENCE RETURNS TO ARCHITECTURE

5' WIDE CONCRETE SIDEWALK

NOTE: SEE SHEET L4.0 FOR PLANT MATERIAL PALLETTE. PLANTS WILL BE SELECTED FROM THIS LIST FOR ALL RESIDENTIAL UNITS

