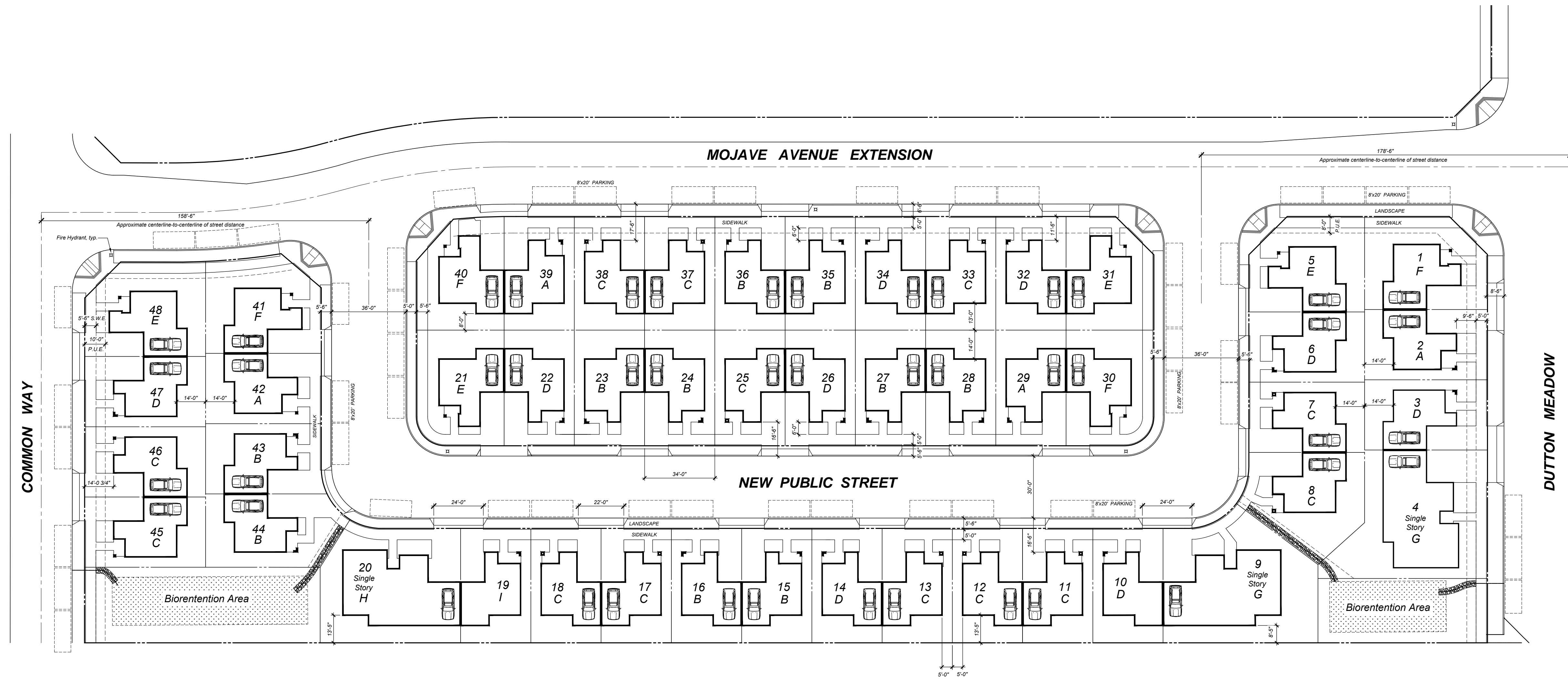


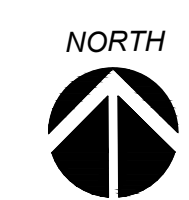
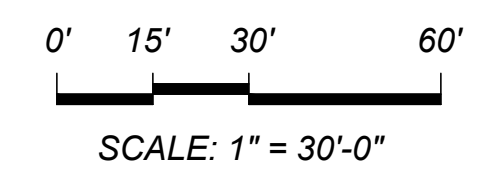
**PROJECT DATA**

PROJECT LOCATION:	DUTTON MEADOW and MOJAVE AVENUE EXTENSION SANTA ROSA, CA
ASSESSOR PARCEL #:	043-121-013
ZONING:	R-3-18
SITE AREA (Gross):	APPROX. 3.79 ACRES
SITE AREA (Net Developable Acres):	APPROX. 2.53 ACRES (Deducts public streets and right-of-way)
DENSITY (Based on Gross Acreage):	12.66 UNITS per ACRE
LOT COVERAGE:	32% (Lot #48) to 46% (Lot #20)
NUMBER OF HOMES:	48
PARKING:	
GARAGES	48
DRIVEWAYS	48
ON-STREET	49
TOTAL	145

**VICINITY MAP**



**CONCEPTUAL SITE PLAN**



**LANTANA PLACE HOMES**  
Santa Rosa, California

TIERNEY / FIGUEIREDO  
**TFA**  
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfaarch.com

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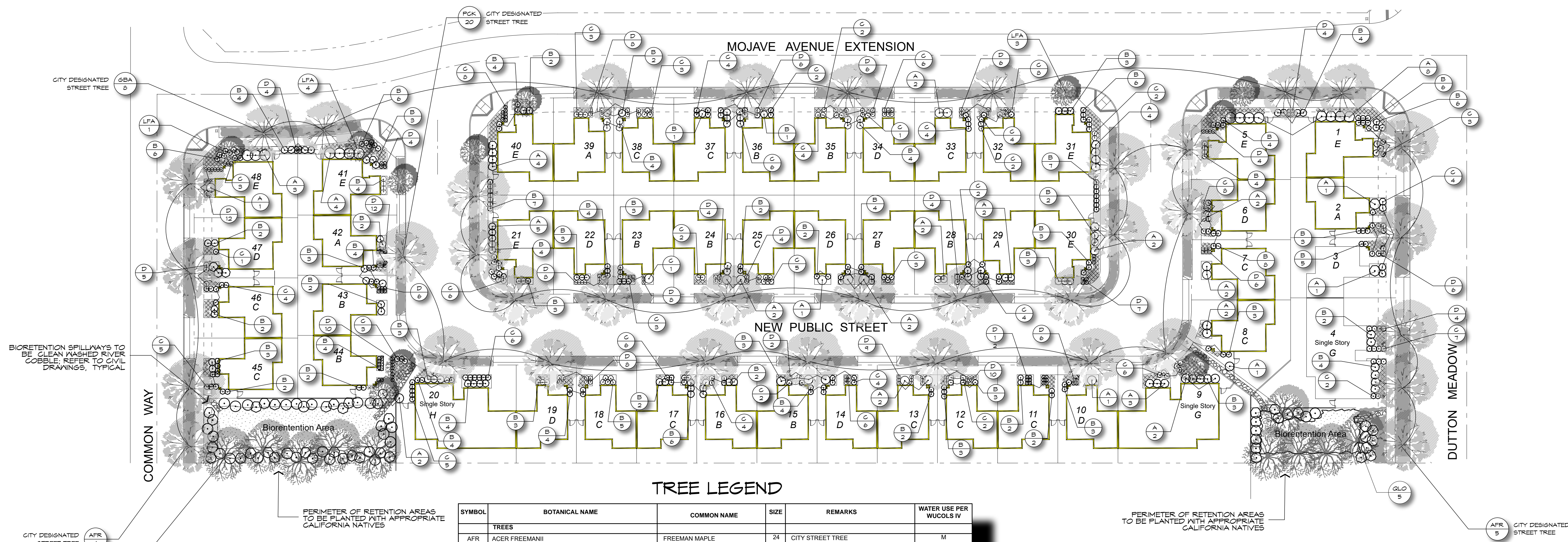


LANDSCAPE ARCHITECTURE  
 POST OFFICE BOX 251  
 KENWOOD, CA 95452  
 TEL (707) 833-2288  
 FAX 833-2289  
 don@macnairlandscapes.com

PRELIMINARY LANDSCAPE PLAN

LANTANA PLACE HOMES  
 2979 DUTTON MEADOW  
 SANTA ROSA, CALIFORNIA  
 APN 043-121-01B

DATE: 10/24/18  
 JOB: 2018-10  
 SCALE: 1" = 30'  
 DRAWN: DM



TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE PER WUCOLS IV
<b>TREES</b>					
AFR	ACER FREEMANII	FREEMAN MAPLE	24	CITY STREET TREE	M
GBA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	24	CITY STREET TREE	M
LFA	LAGERSTROEMIA x FAURIEI 'ARAPAHO'	CRAPE MYRTLE	24	MULTI-TRUNK	L
PCK	PISTACIA CHINENSIS 'KEITH DAVEY'	SEEDLESS PISTACHE	24	CITY STREET TREE	VL
QLO	QUERCUS LOBATA	VALLEY OAK	24	BIORETENTION AREA TREE	L

TYPICAL PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE PER WUCOLS IV
<b>MODERATE SHRUBS</b>					
A	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	VINE HILL MANZANITA	5	SUN; SEMI-SHADE AREAS	L
A	DAPHNE ODORA 'MARGINATA'	WINTER DAPHNE	5	SEMI-SHADE AREAS	L
A	LOROPETALUM CHINENSIS 'RAZZLEBERRY'	NCN	5	SUN; SEMI-SHADE AREAS	L
A	NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	5	SUN; SHADE AREAS	L
A	RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5	SUN; SEMI-SHADE AREAS	L
A	ROSMARINUS O. 'TUSCAN BLUE'	ROSMARY	5	SUN	L
A	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1	SUN; SEMI-SHADE AREAS	L
A	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	5	SEMI-SHADE; SHADE AREAS	L
<b>LOW SHRUBS</b>					
B	ARCTOSTAPHYLOS D. 'HARMONY'	HARMONY MANZANITA	5	SUN; SEMI-SHADE AREAS	L
B	ASPIDISTRA ELATIOR	CAST-IRON PLANT	1	SHADE	L
B	CISTUS 'SUNSET'	ROCKROSE	5	SUN	L
B	DIETES VEGETA (AKA MORAEA IRIDOIDES)	FORTNIGHT LILY	5	SUN	L
B	ILEX CORNUTA 'ROTUNDA'	DWARF CHINESE HOLLY	5	SUN; SEMI-SHADE AREAS	L
B	MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	5	SUN	L
B	NANDINA DOMESTICA 'GULFSTREAM'	HEAVENLY BAMBOO	5	SUN; SHADE AREAS	L
B	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	DWARF MOCK ORANGE	5	SUN	L
B	RHAPHIOLEPIS INDICA 'BALLERINA'	INDIA HAWTHORN	5	SUN; SEMI-SHADE AREAS	L
<b>SMALL ACCENT SHRUBS</b>					
C	ACHILLEA - ASSORTED VARIETIES	YARROW	1	SUN	L
C	BERBERIS AQUIFOLIUM VAR. REPENS	CREeping MAHONIA	5	SEMI-SHADY AREAS	L
C	CHLOROPHYTUM COSMOSUM	SPIDER PLANT	5	SHADE	L
C	KNIPHOFIA UVARIA 'BALLET'	DWARF RED-HOT-POKER	1	SUN	L
C	LAVANDULA INTERMEDIA 'PHENOMENAL'	LAVENDER	5	SUN	L
C	NEPETA FAASSENII 'WALKER'S LOW'	CATMINT	1	SUN	L
C	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1	SUN	L
C	PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	5	SUN; SEMI-SHADE AREAS	L
C	TULBAGNIA VIOLACEA	SOCIETY GARLIC	1	SUN	L
<b>GROUND COVER</b>					
	COTONEASTER DAMMERI 'CORAL BEAUTY'	COTONEASTER	1	5' O.C. TRI. SPACING	L
	TULBAGNIA VIOLACEA	SOCIETY GARLIC	1	2' O.C. TRI. SPACING	L
<b>GRASSES</b>					
D	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GAMA	1		L
D	FESTUCA OVINA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1		L
D	MUHLENGERGIA DUBIA	PINE MUHLY	1		L
D	PENNISETUM ALOPECUROIDES 'HAMEIN'	DWARF FOUNTAIN GRASS	1		L
<b>BIOSWALE</b>					
	'NATIVE MOW FREE'	NATIVE FESCUE BLEND	SOD	AS PRODUCED BY DELTA BLUEGRASS	
<b>OTHER</b>					
	MULCH: FIR BARK, 1/2" MINUS			3" DEPTH: ALL LANDSCAPE AREAS	
	LINEAR ROOT BARRIER	ROOT SOLUTIONS, OR EQUAL		24" DEPTH: SEE DETAIL	

LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE WHICH PROVIDES INTEREST AND A DIVERSE LEVEL OF HOME LANDSCAPE DESIGNS.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE TREE, SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION WUCOLS IV).

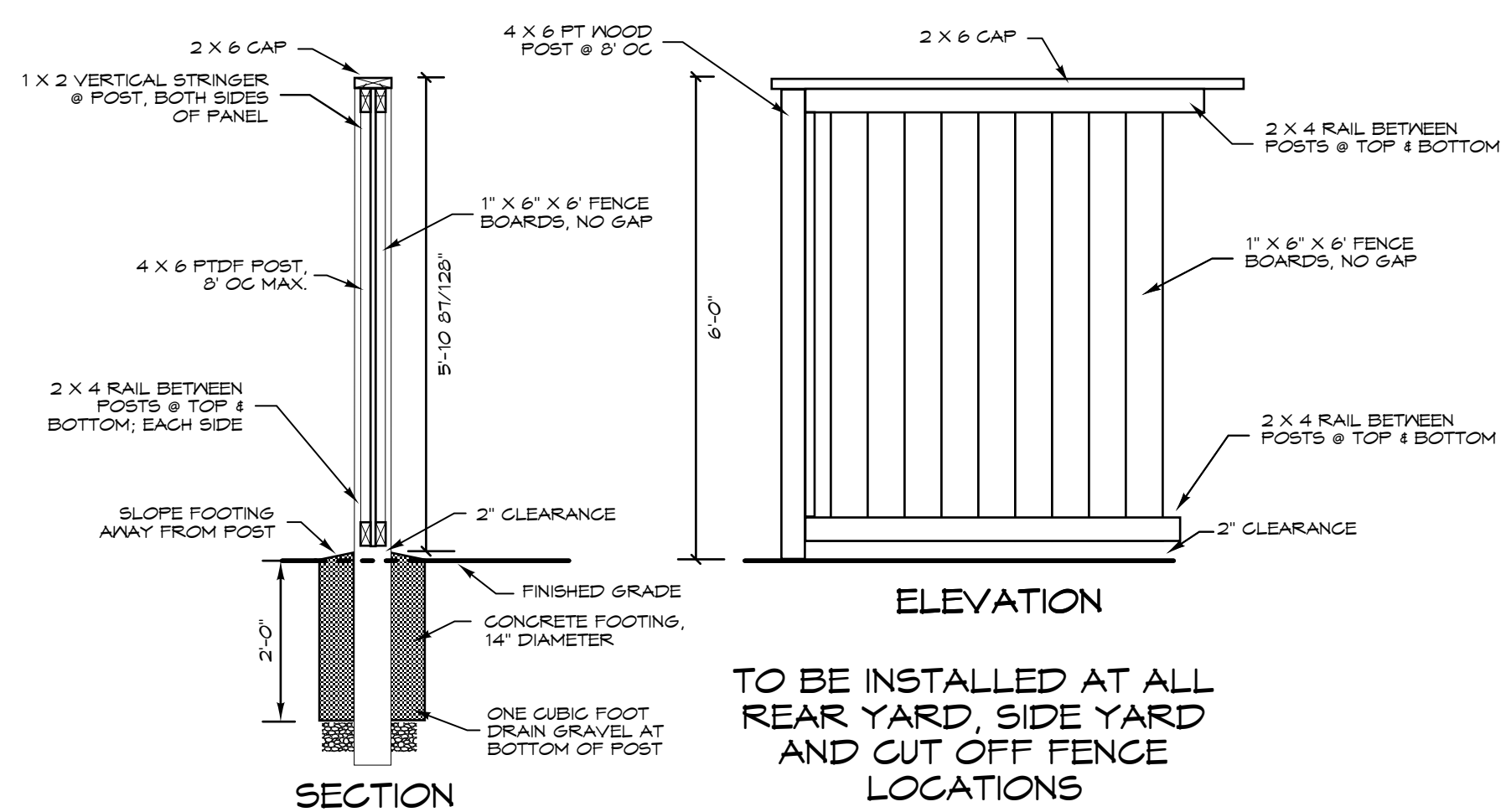
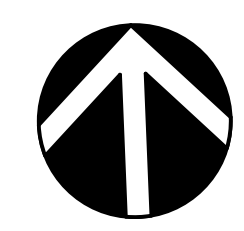
STREET TREES SHALL BE CITY APPROVED AND USED AS PARKWAY STRIP TREES AND AT THE DEVELOPMENT ENTRIES. SMALL DECIDUOUS AND EVERGREEN ACCENT TREES ARE PROPOSED FOR THE INDIVIDUAL LOTS FOR GREATER INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE COMMON BIORETENTION AREAS. LAWN IS NOT PLANNED FOR ANY PORTION OF THE LANDSCAPED AREAS.

IRRIGATION DESIGN INTENT

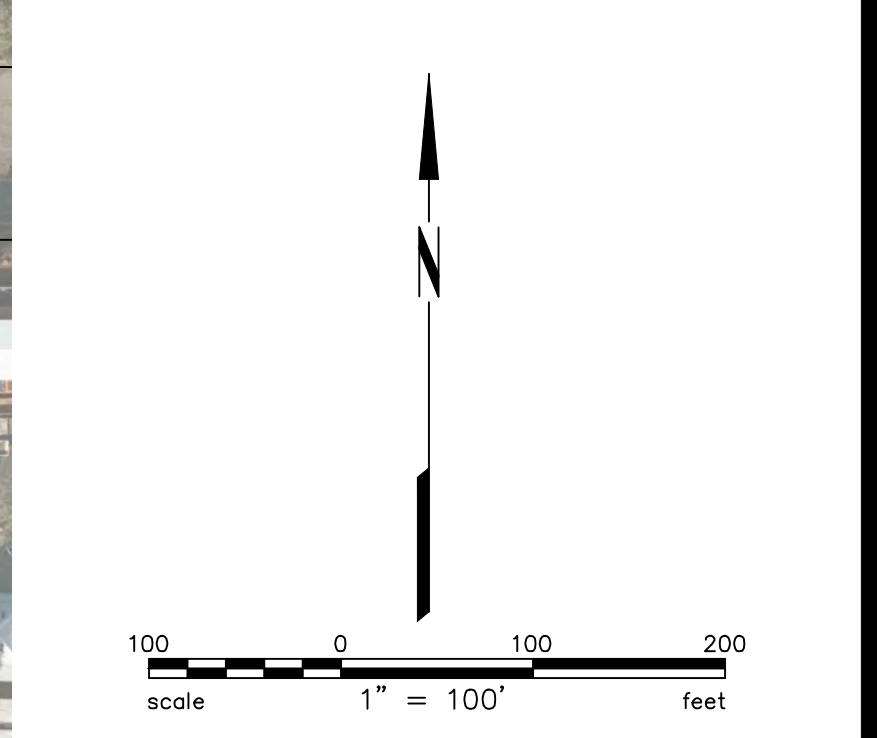
ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE MOST CURRENT CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (MELO).

PRELIMINARY LANDSCAPE PLAN

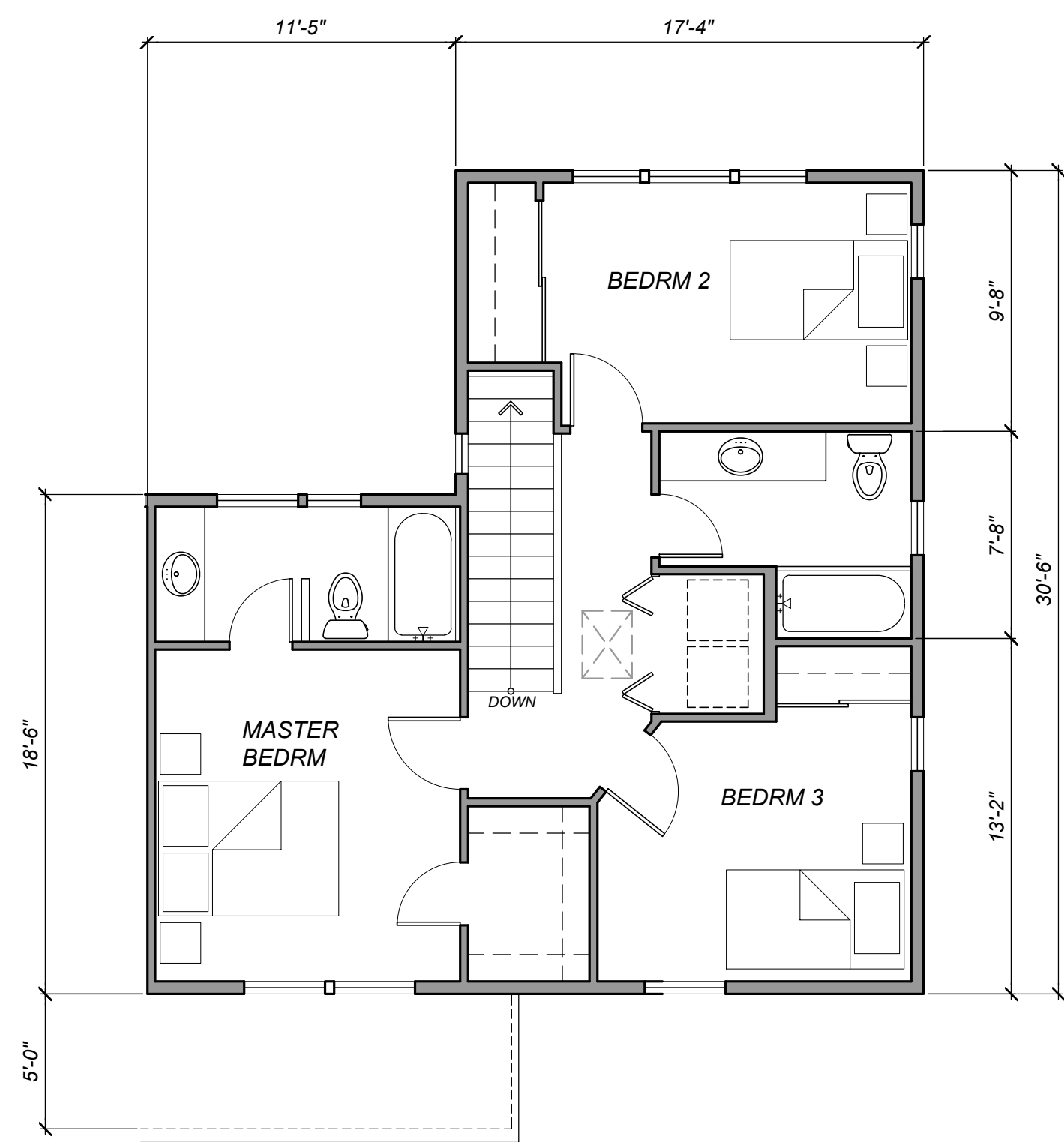


WOOD FENCE DETAIL  
 L-1 GOOD NEIGHBOR NTS

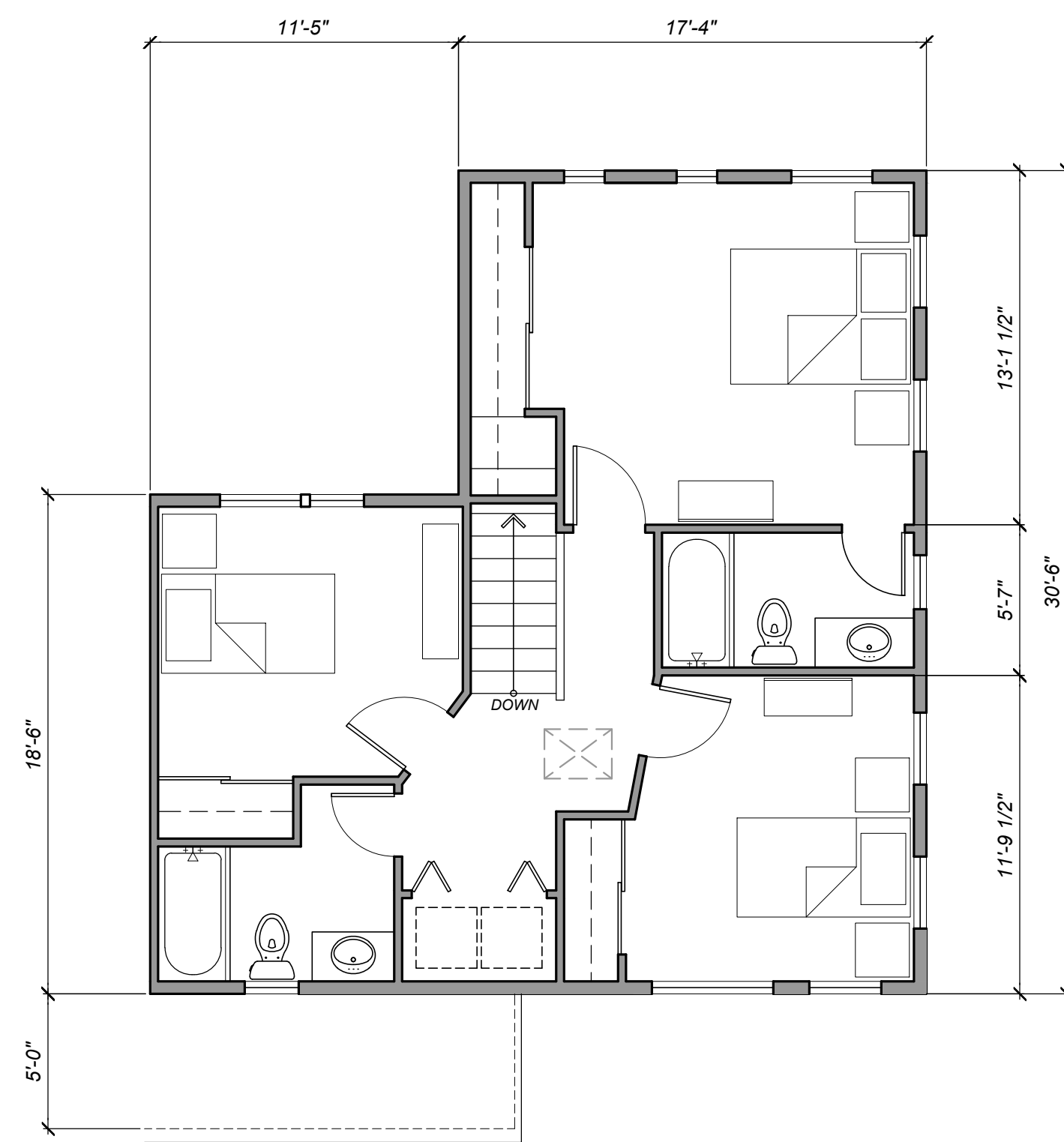


**NEIGHBORHOOD  
CONTEXT AND SITE  
ANALYSIS MAP**  
LANTANA PLACE  
CITY OF SANTA ROSA, CALIFORNIA  
DECEMBER 2017

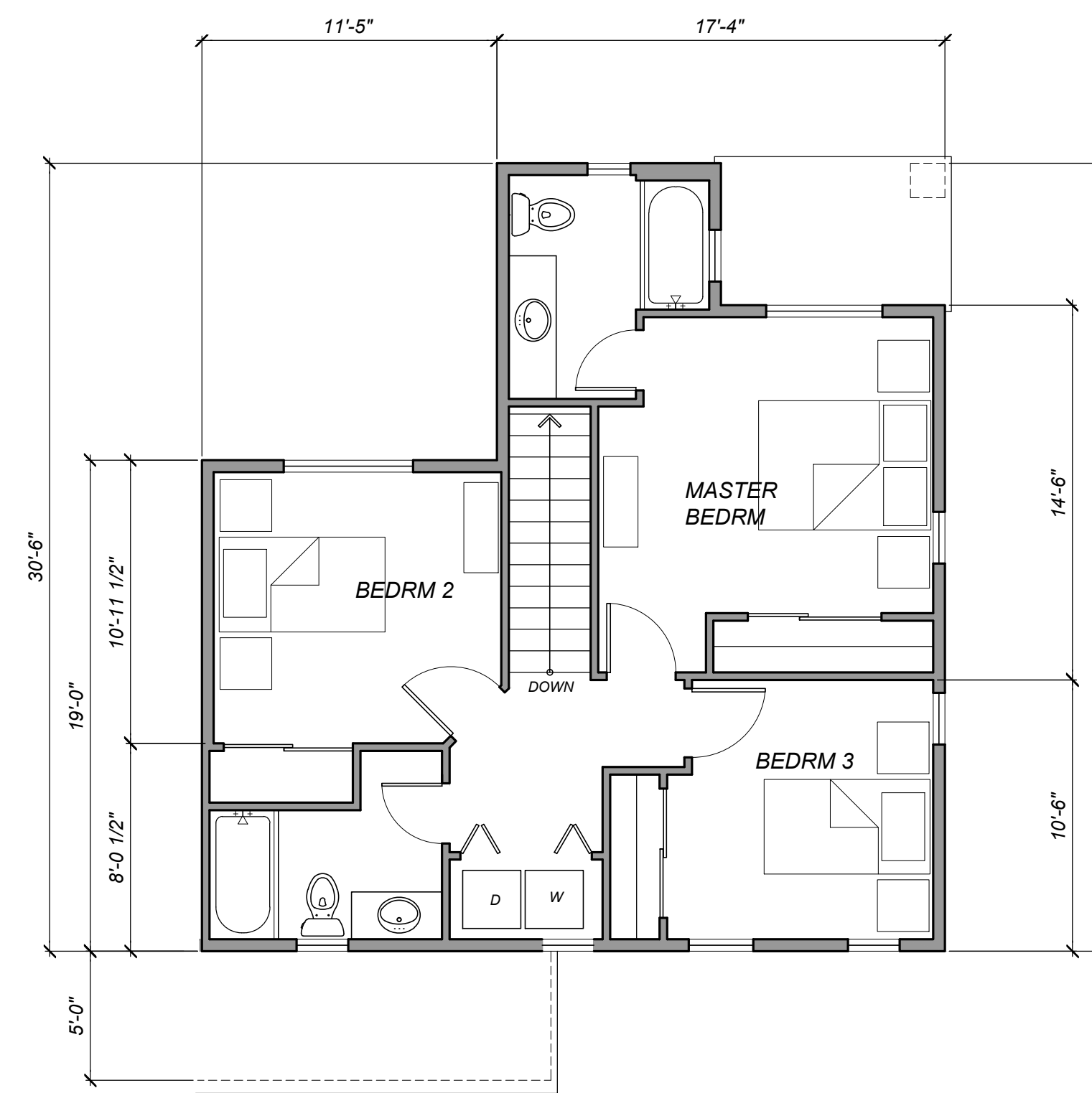
PREPARED BY  
**BKF**  
ENGINEERS / SURVEYORS / PLANNERS  
200 4TH ST. STE. 200 SANTA ROSA, CA 95401  
(707) 583-8500 FAX: (707) 583-8539



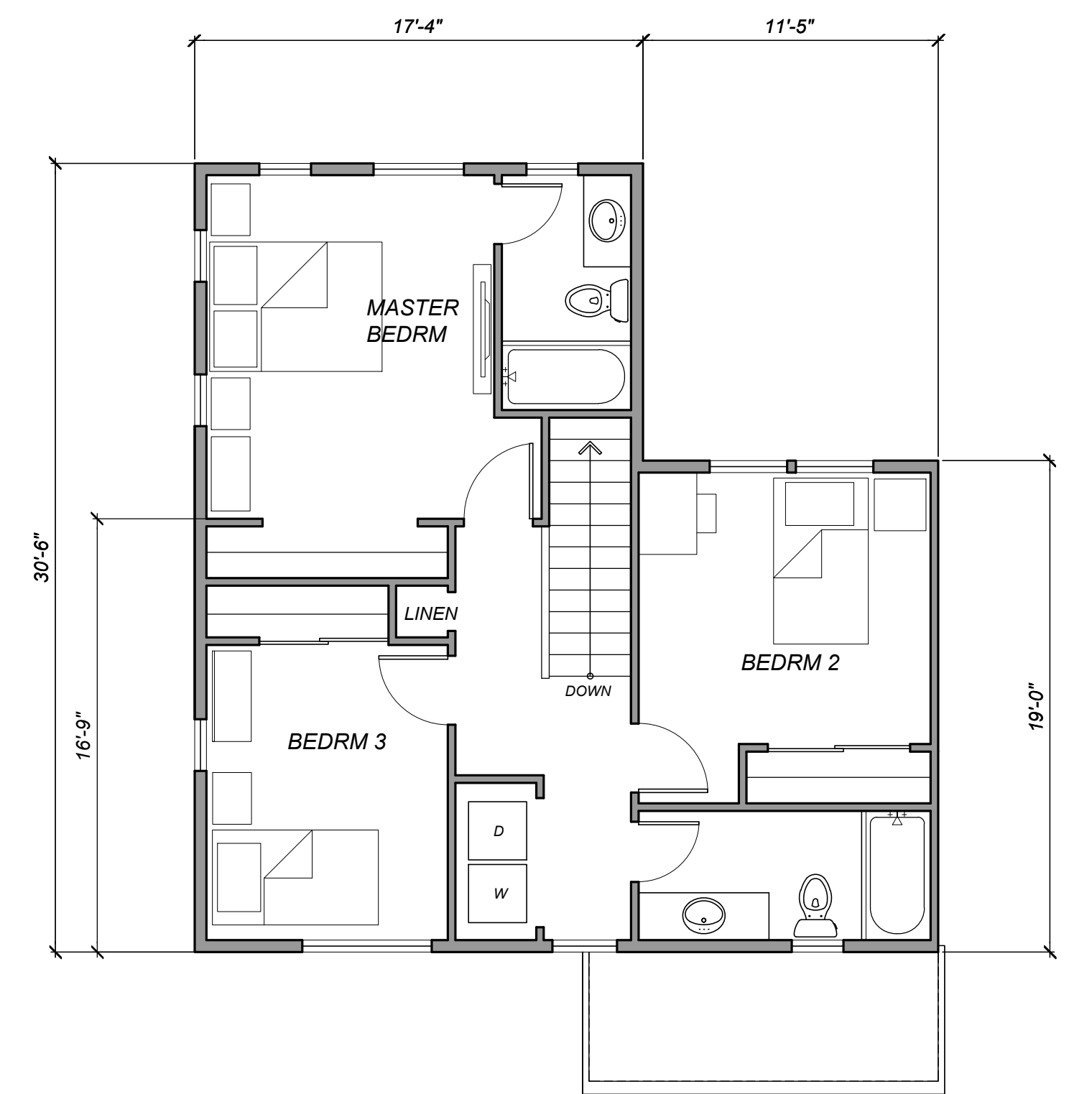
**HOME TYPE 'A'**  
SECOND FLOOR  
695 sq.ft.



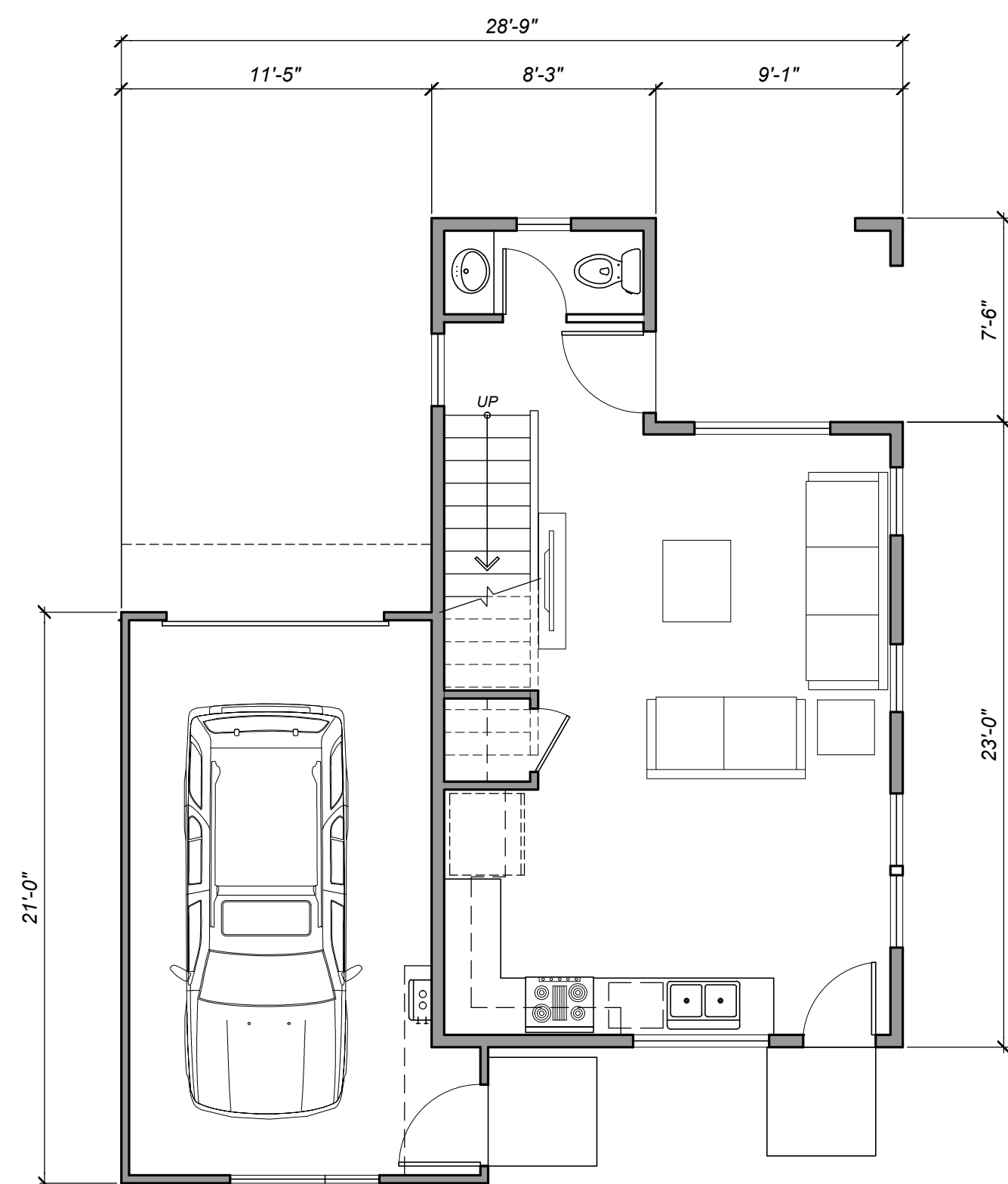
**HOME TYPE 'B'**  
SECOND FLOOR  
735 sq.ft.



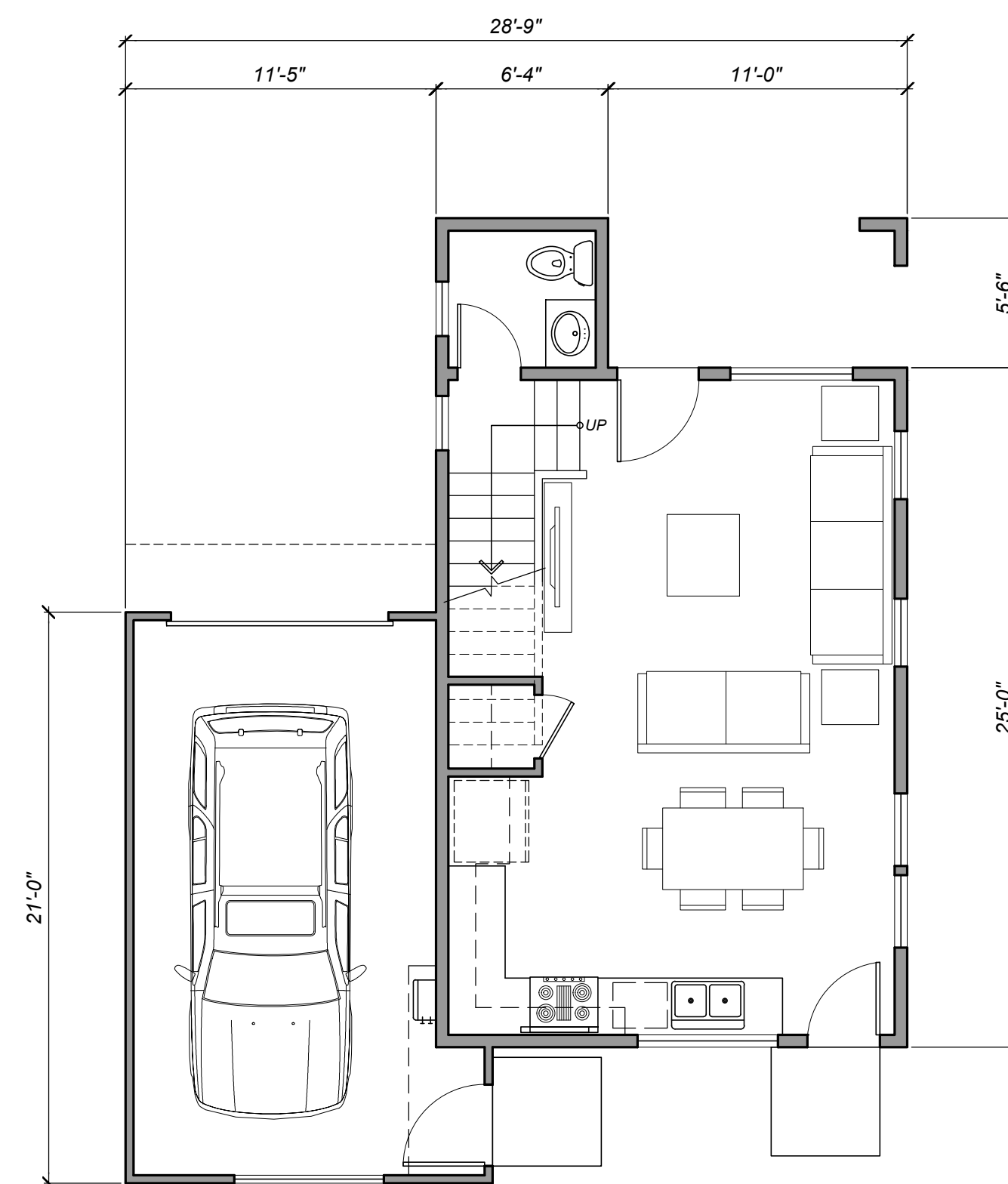
**HOME TYPE 'C'**  
SECOND FLOOR  
732 sq.ft.



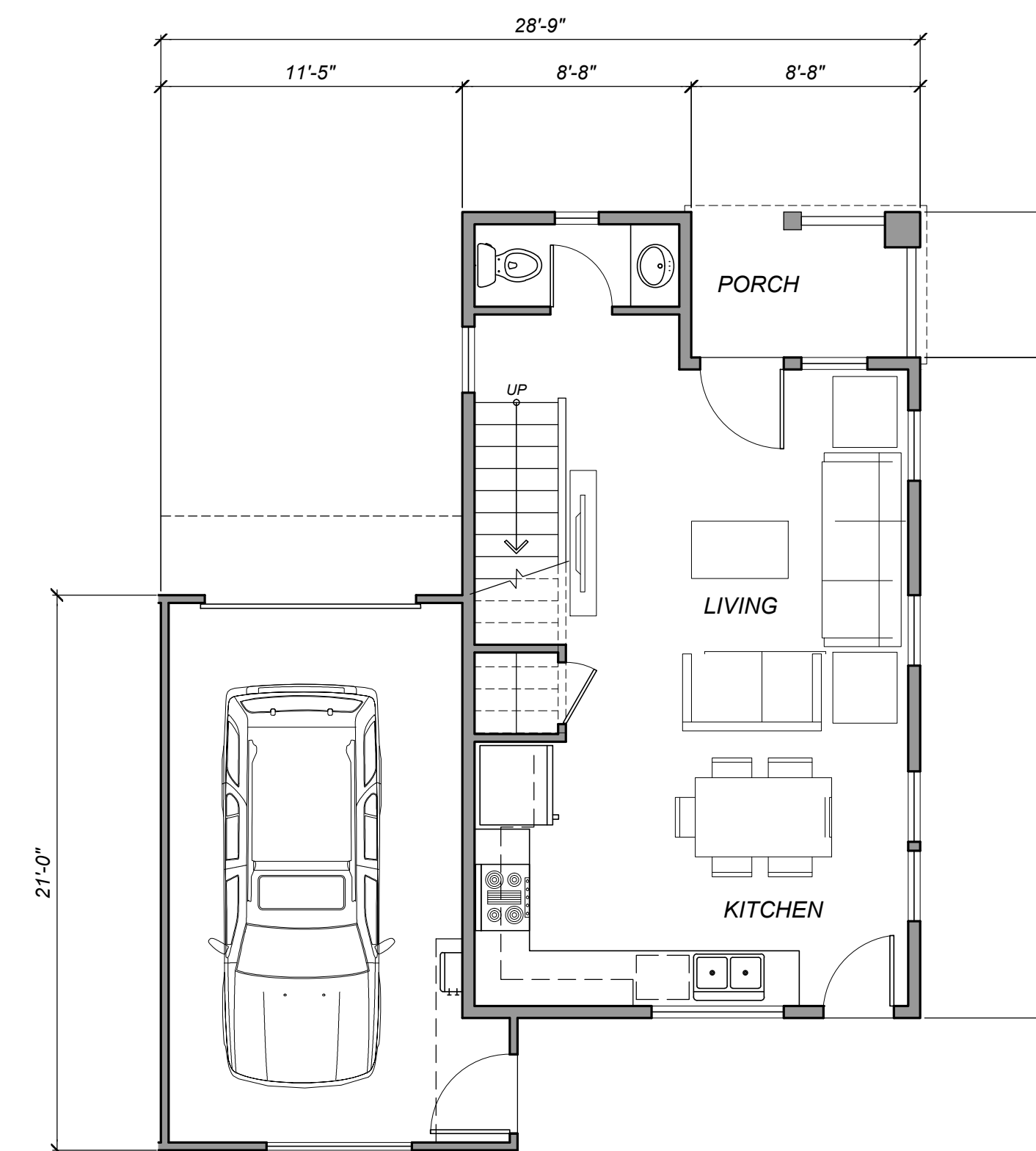
**HOME TYPE 'D'**  
SECOND FLOOR  
697 sq.ft.



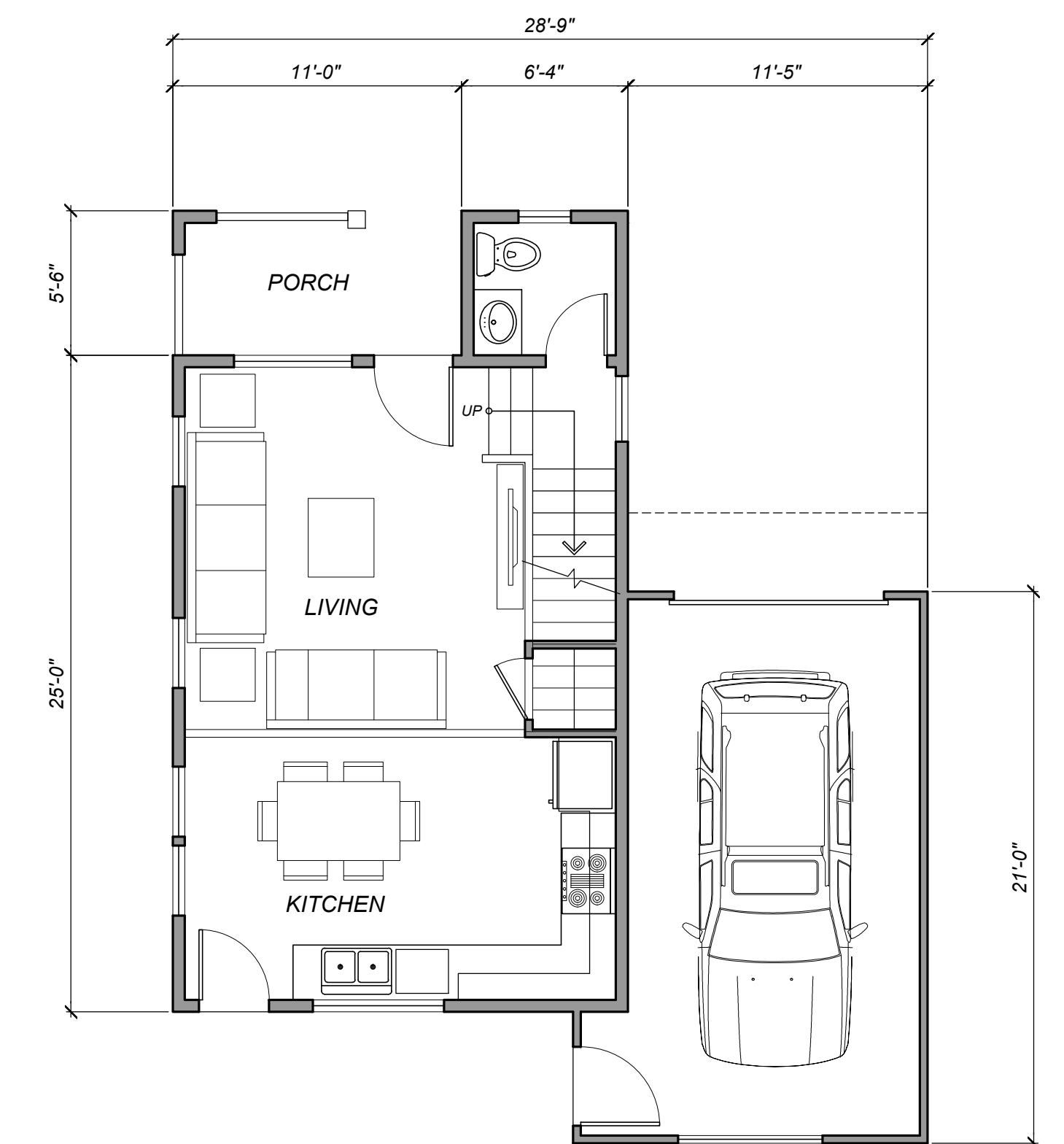
**HOME TYPE 'A'**  
FIRST FLOOR  
475 sq.ft.  
1170 sq.ft. total



**HOME TYPE 'B'**  
FIRST FLOOR  
484 sq.ft.  
1219 sq.ft. total

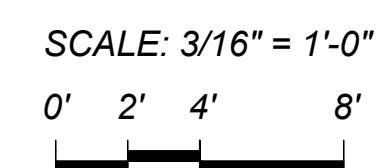


**HOME TYPE 'C'**  
FIRST FLOOR  
497 sq.ft.  
1229 sq.ft. total



**HOME TYPE 'D'**  
FIRST FLOOR  
484 sq.ft.  
1181 sq.ft. total

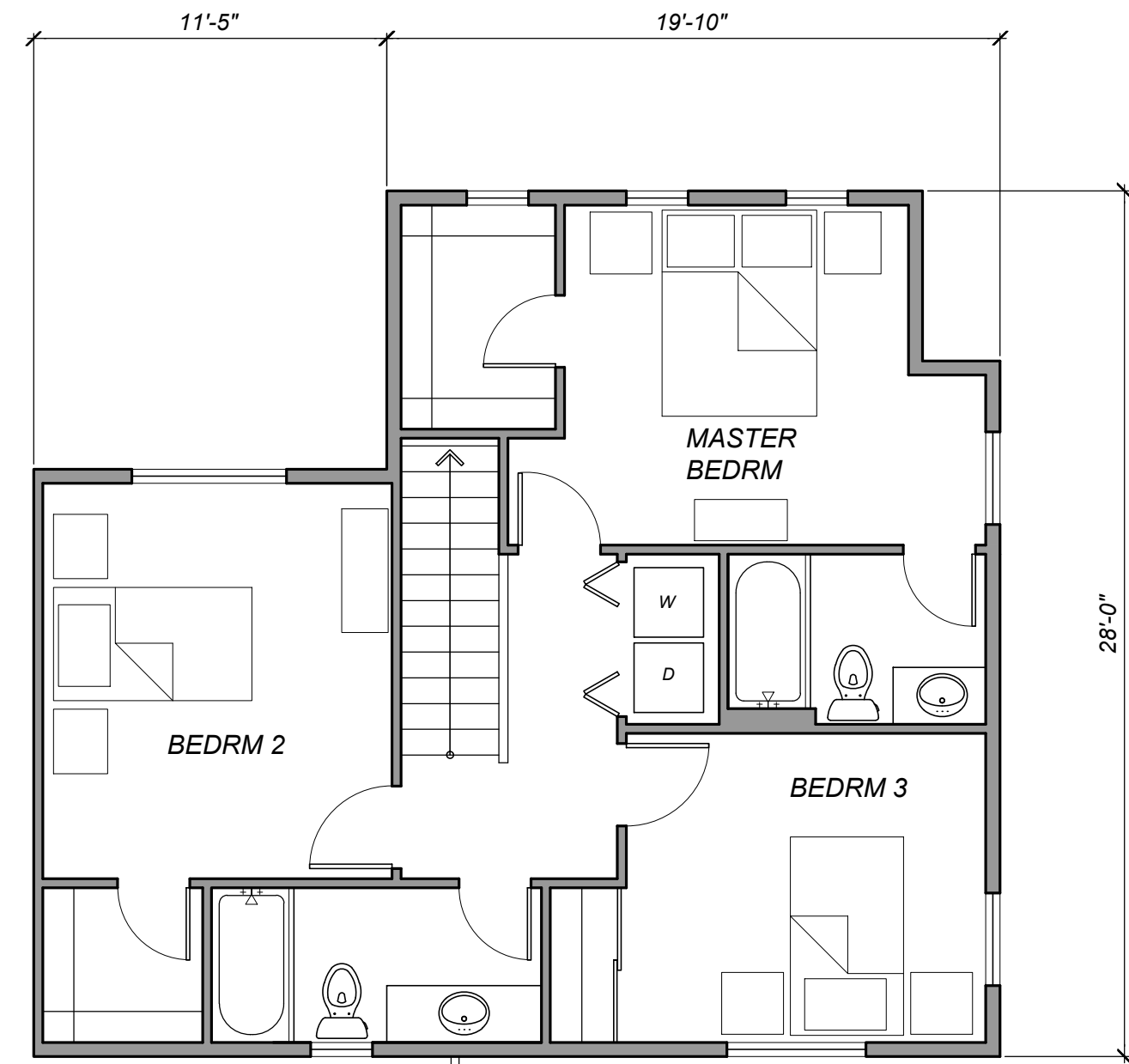
**CONCEPTUAL FLOOR PLANS**



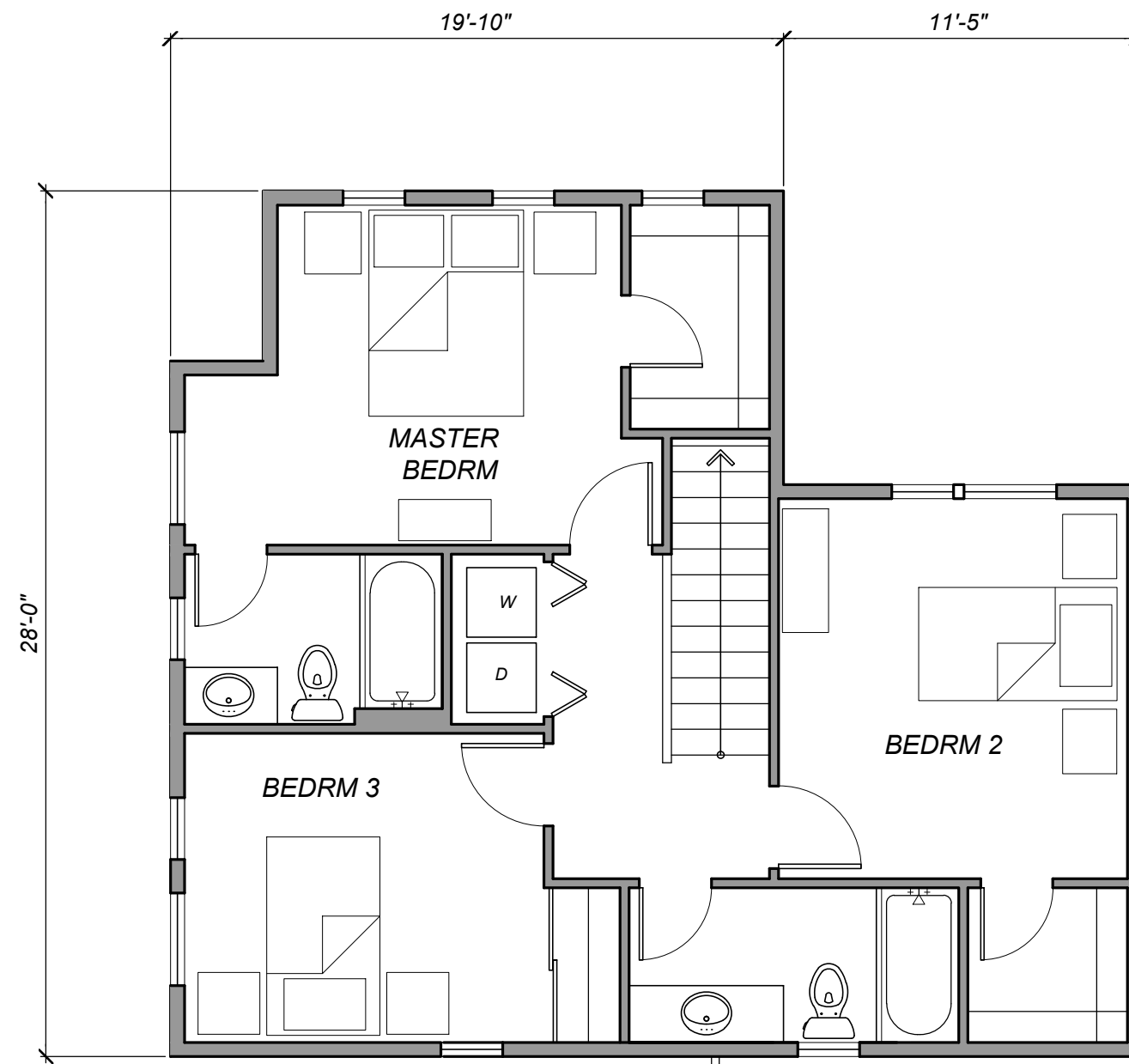
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Santa Rosa, California

**TIERNEY / FIGUEIREDO**  
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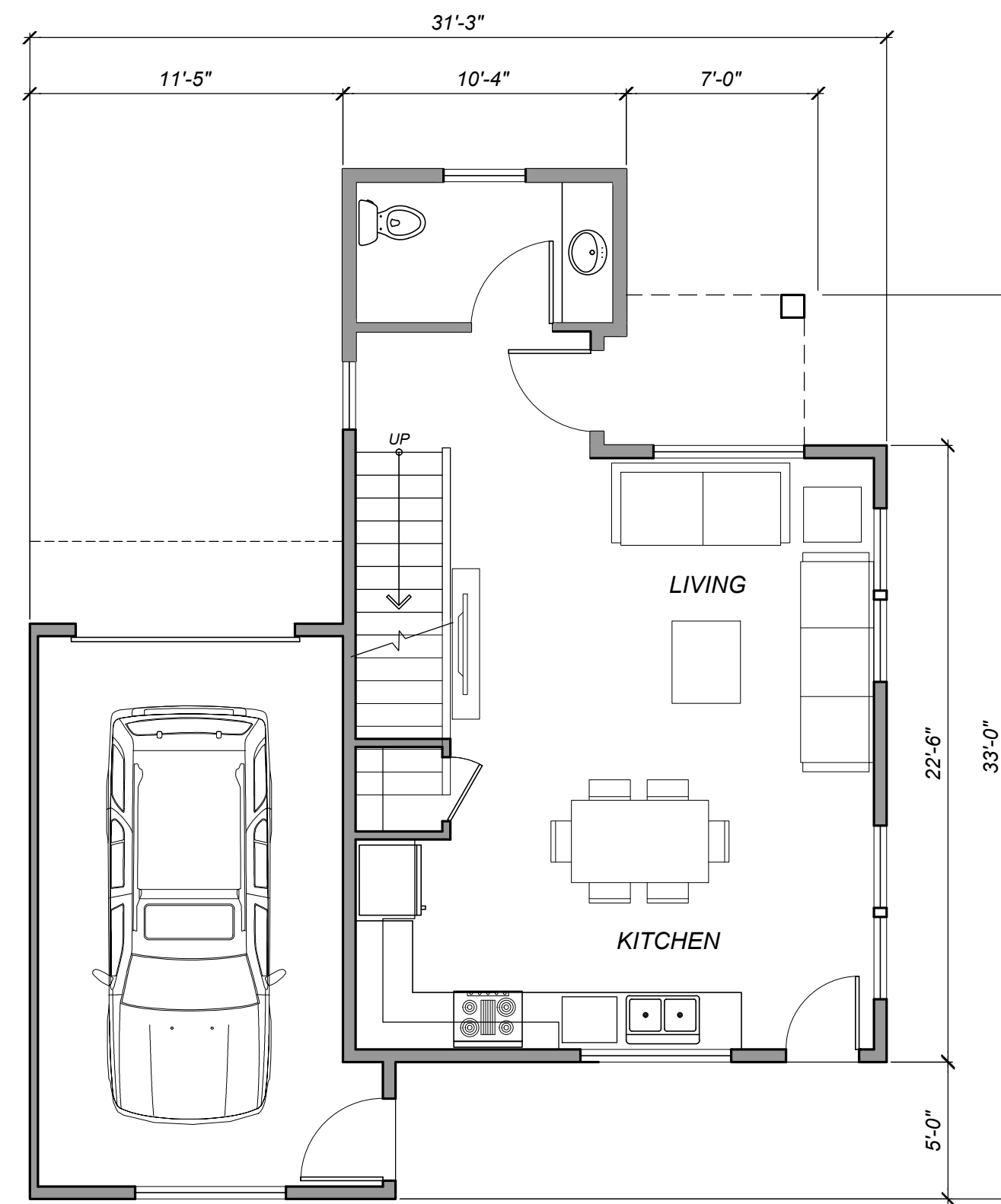
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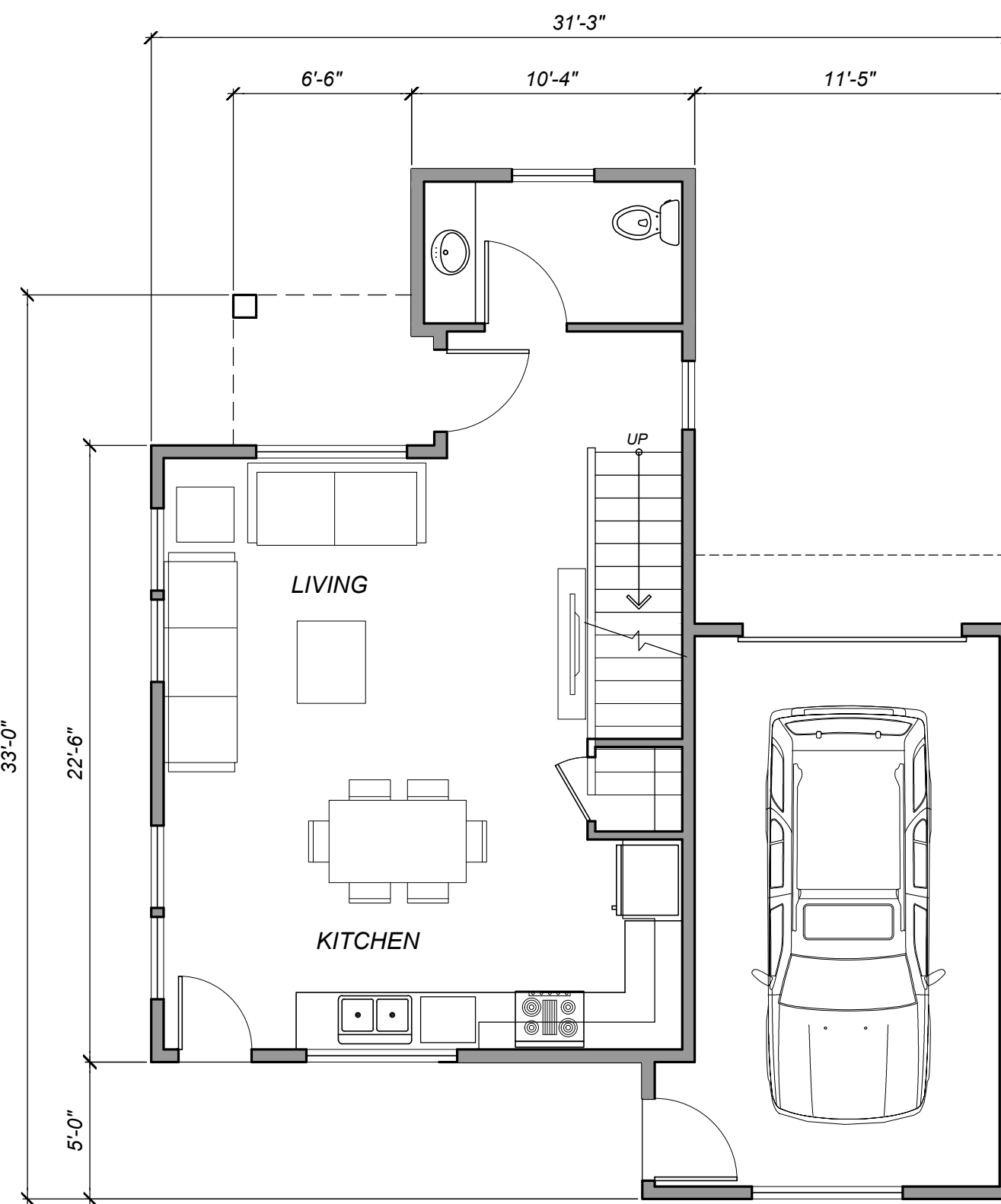
**HOME TYPE 'E'**  
**SECOND FLOOR**  
 719 sq.ft.



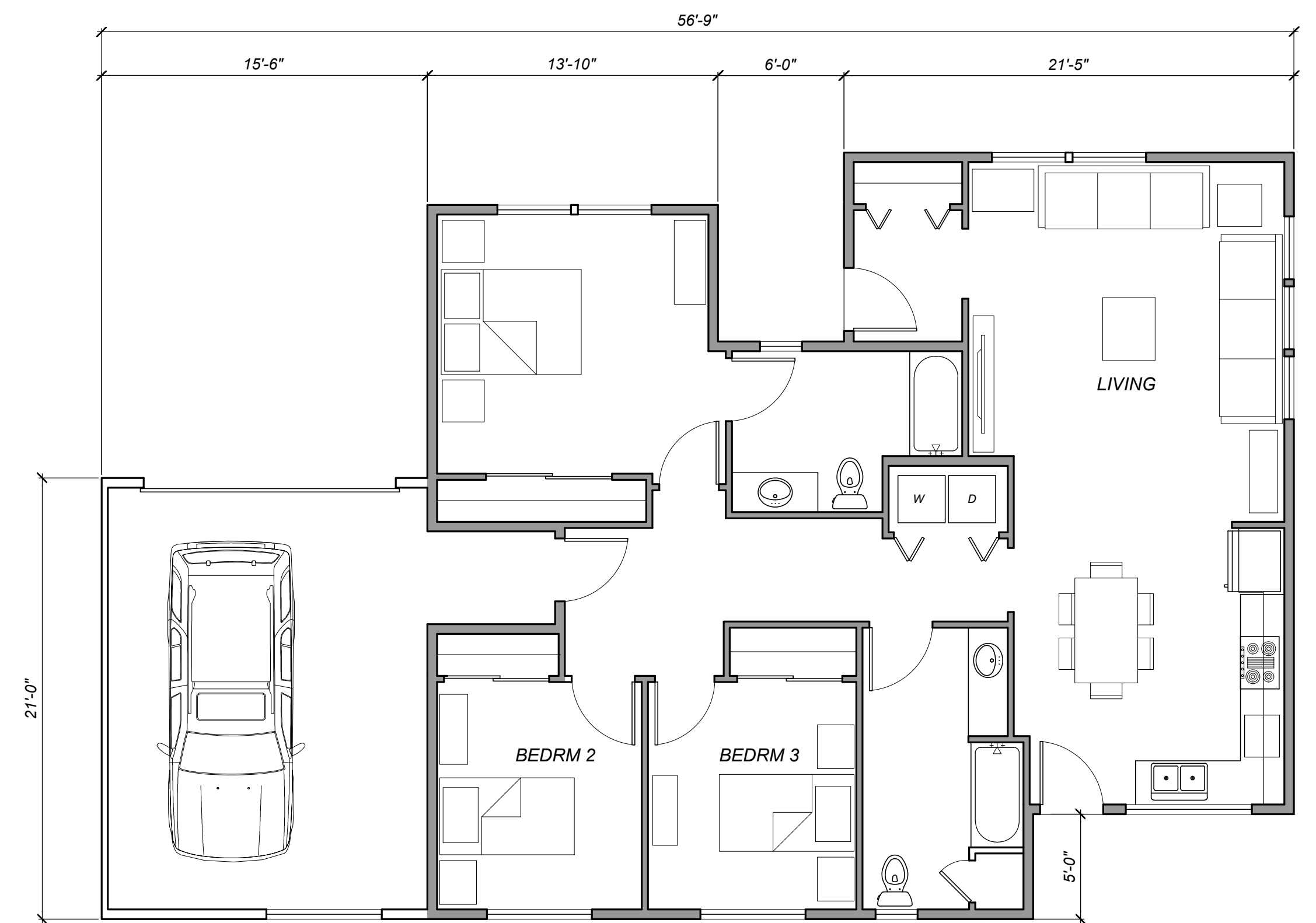
**HOME TYPE 'F'**  
**SECOND FLOOR**  
 711 sq.ft.



**HOME TYPE 'E'**  
**FIRST FLOOR**  
 547 sq.ft.  
 1266 sq.ft. total



**HOME TYPE 'F'**  
**FIRST FLOOR**  
 547 sq.ft.  
 1258 sq.ft. total



**HOME TYPE 'G'**  
**HOME TYPE 'H' SIMILAR BUT REVERSED**  
**SINGLE STORY**  
**ACCESSIBILITY ADAPTABLE**  
 1320 sq.ft. total

**LANTANA PLACE HOMES**  
 Santa Rosa, California

**CONCEPTUAL FLOOR PLANS**

SCALE: 3/16" = 1'-0"  
 0' 2' 4' 8'

**TIERNEY / FIGUEIREDO**  
**TFA**  
**ARCHITECTS** AIA

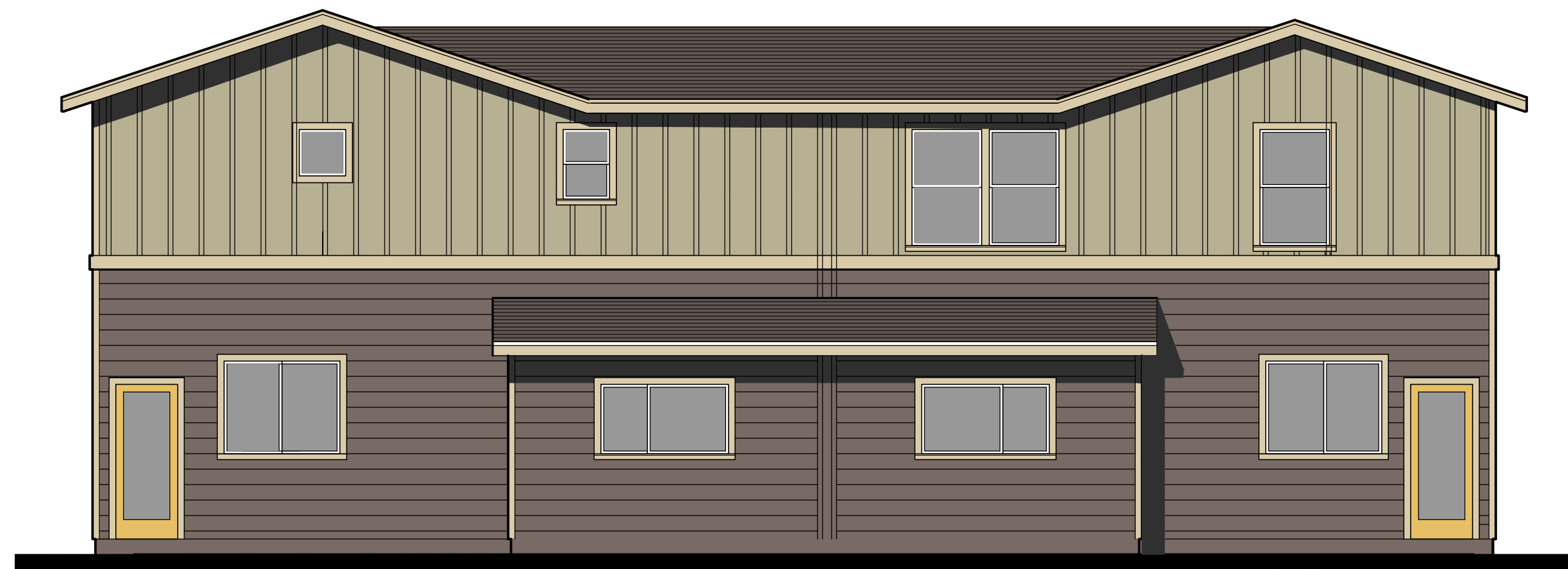
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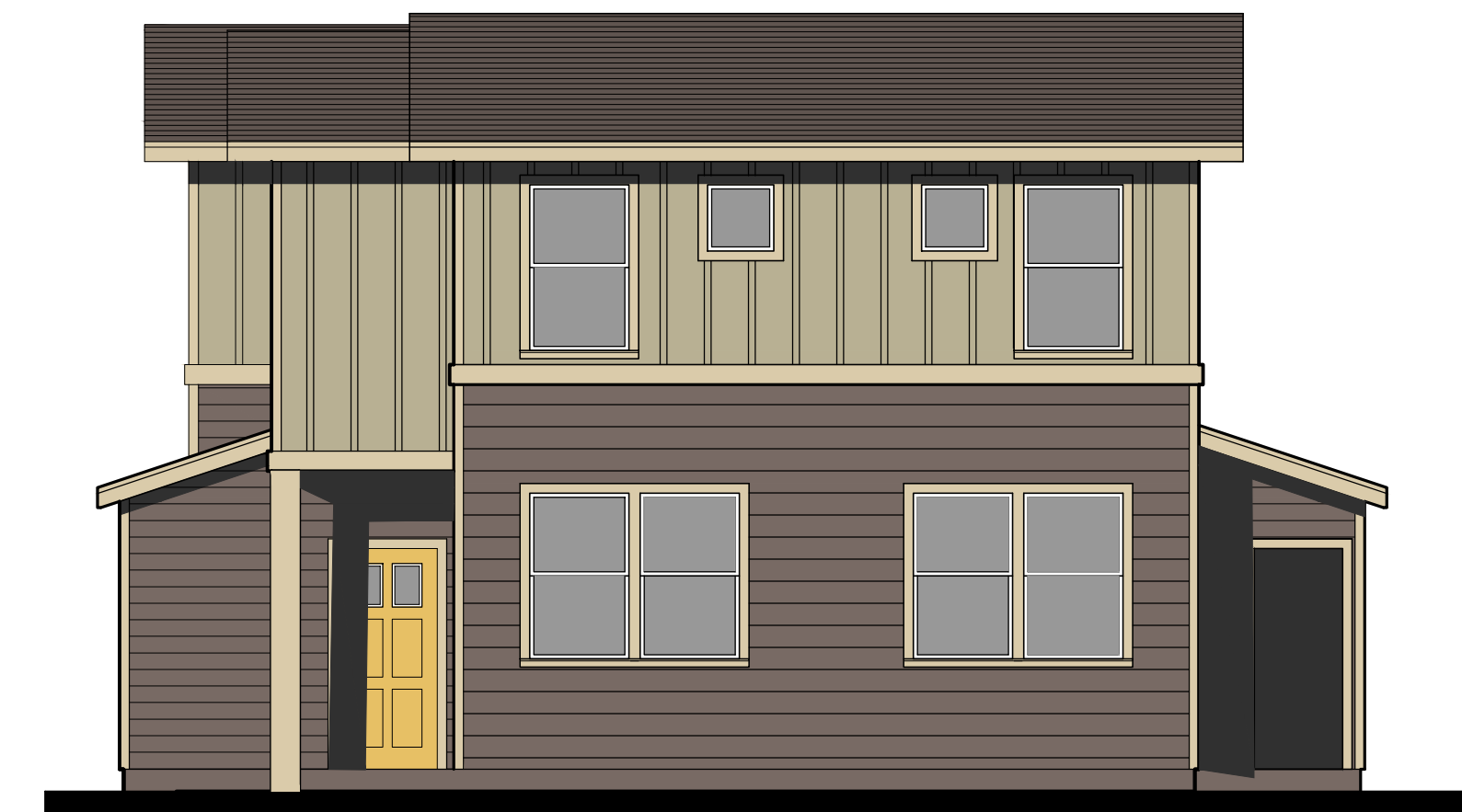
FRONT ELEVATION  
Home Types A + F



LEFT ELEVATION  
Home Type A



REAR ELEVATION  
Home Types A + F



RIGHT ELEVATION  
Home Type F

HOME TYPES A + F  
CONCEPTUAL ELEVATIONS

SCALE: 3/16" = 1'-0"  
0' 2' 4' 8'

LANTANA PLACE HOMES  
Santa Rosa, California

TIERNEY / FIGUEIREDO  
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FRONT ELEVATION  
Home Types B + B



LEFT ELEVATION  
Home Type B



REAR ELEVATION  
Home Types B + B



RIGHT ELEVATION  
Home Type B

HOME TYPES B + B  
CONCEPTUAL ELEVATIONS

SCALE: 3/16" = 1'-0"  
0' 2' 4' 8'

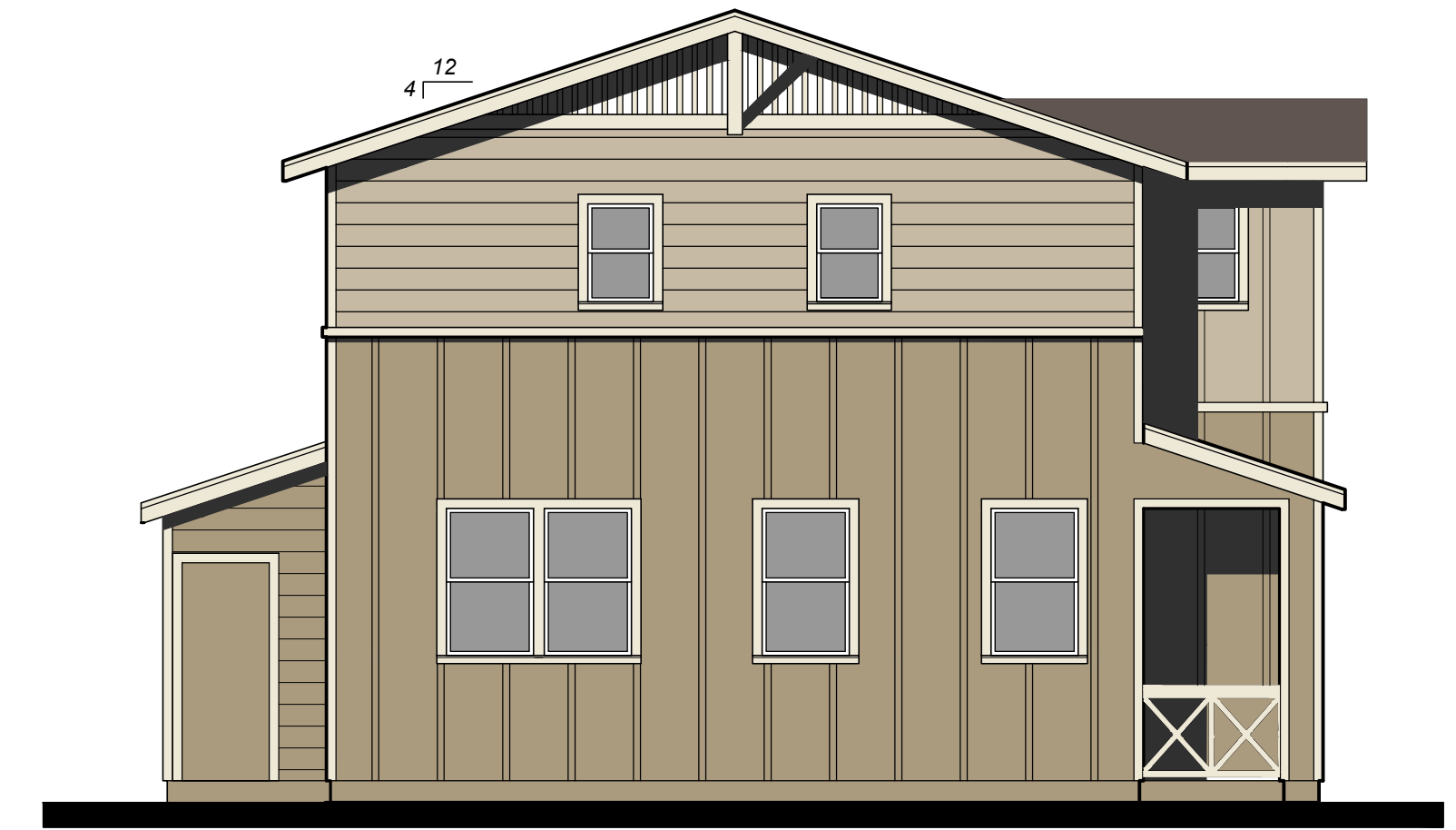
LANTANA PLACE HOMES  
Santa Rosa, California

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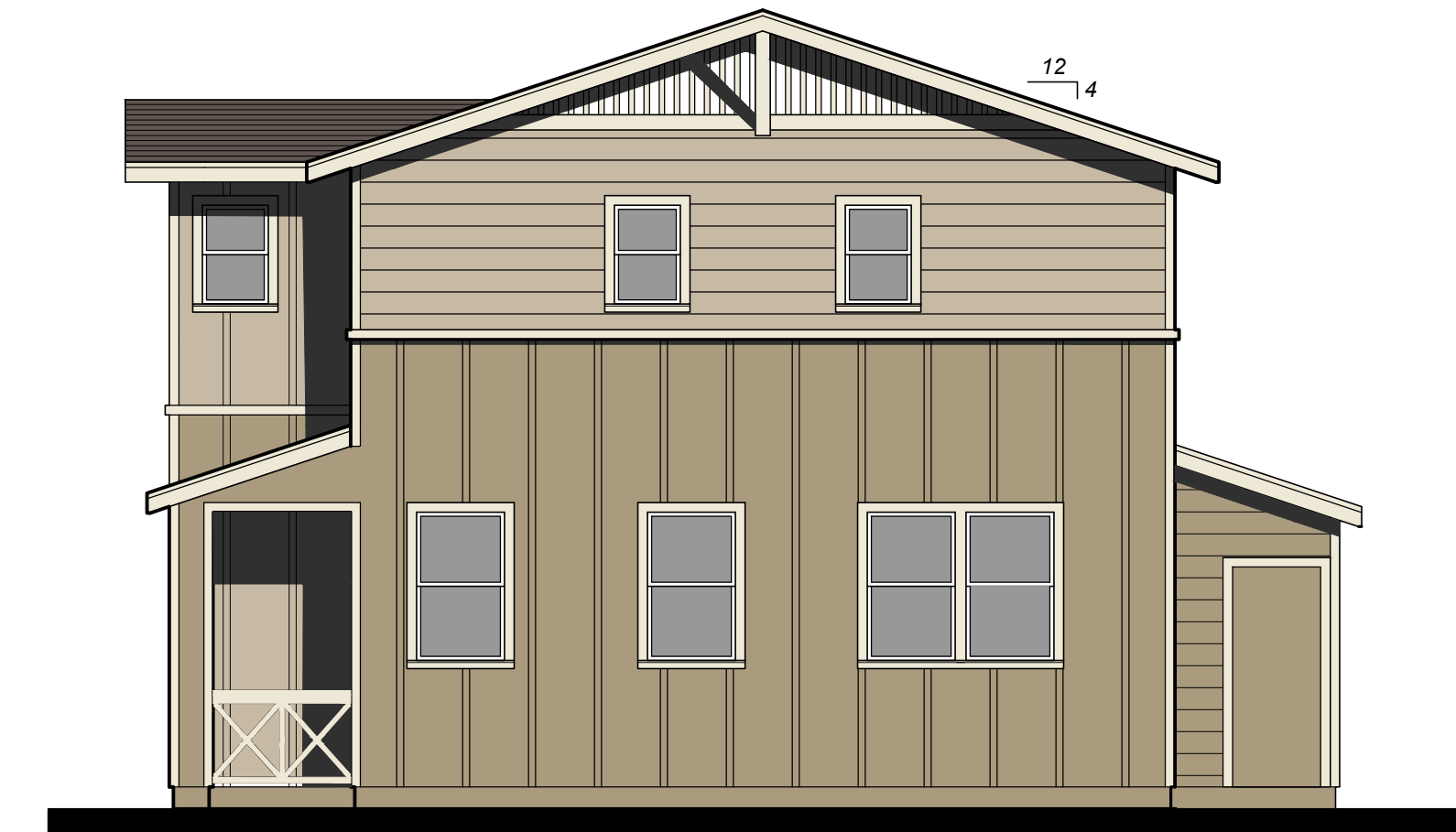
FRONT ELEVATION  
Home Types C + C



LEFT ELEVATION  
Home Type C



REAR ELEVATION  
Home Types C + C



RIGHT ELEVATION  
Home Type C

HOME TYPES C + C  
CONCEPTUAL ELEVATIONS

SCALE: 3/16" = 1'-0"  
0' 2' 4' 8'

LANTANA PLACE HOMES  
Santa Rosa, California

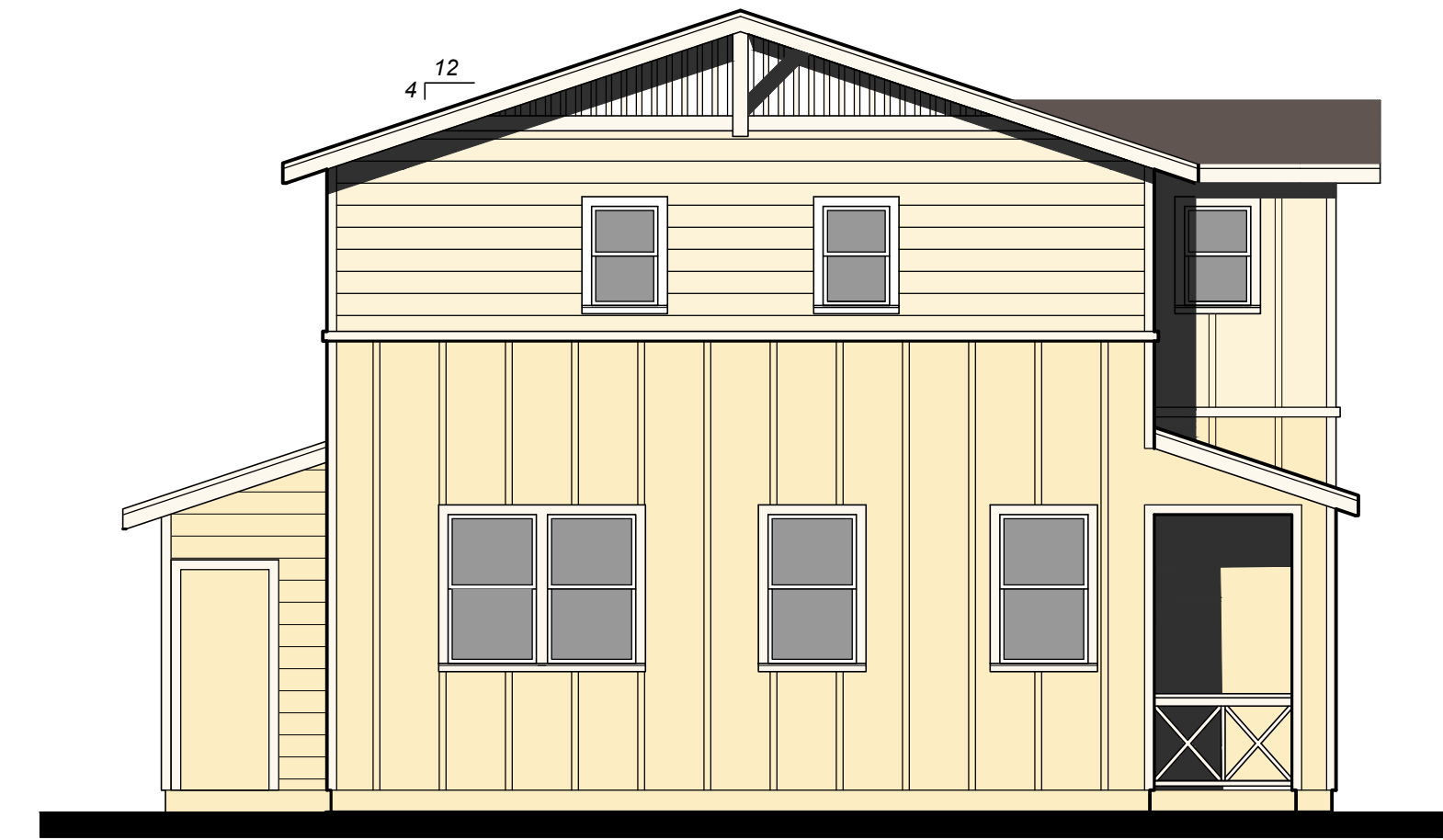
TIERNEY / FIGUEIREDO  
**TFA**  
ARCHITECTS AIA

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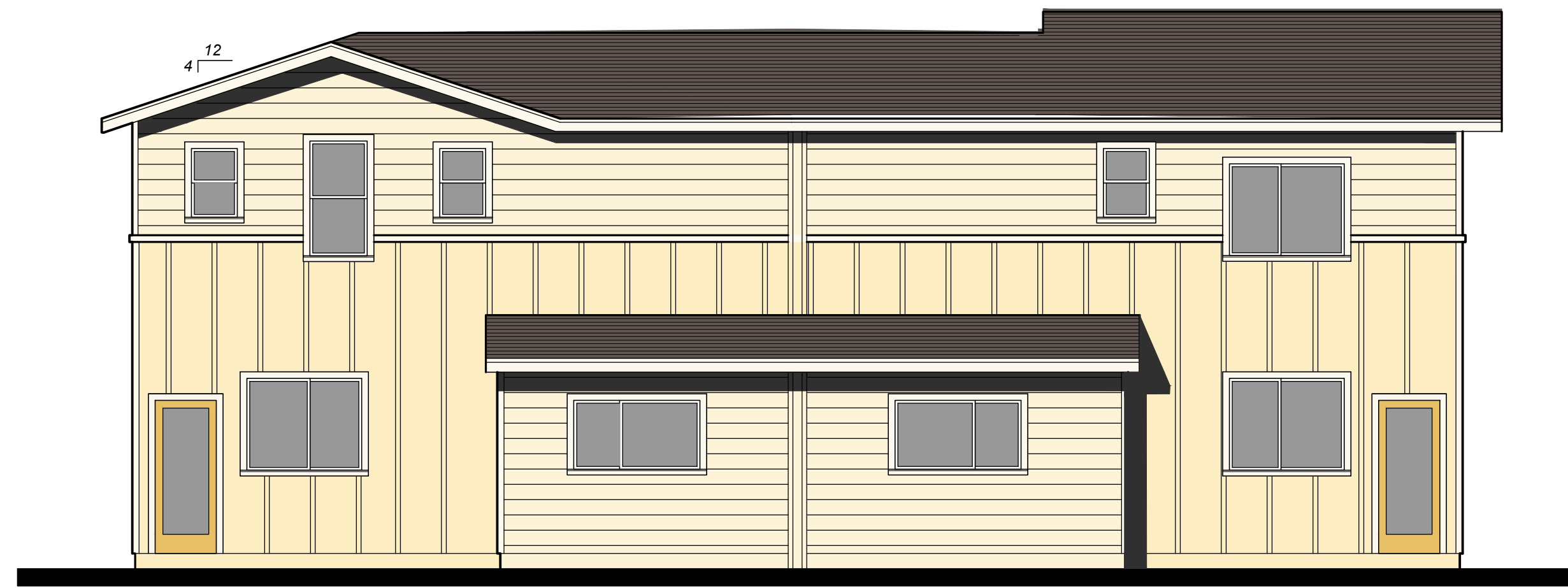




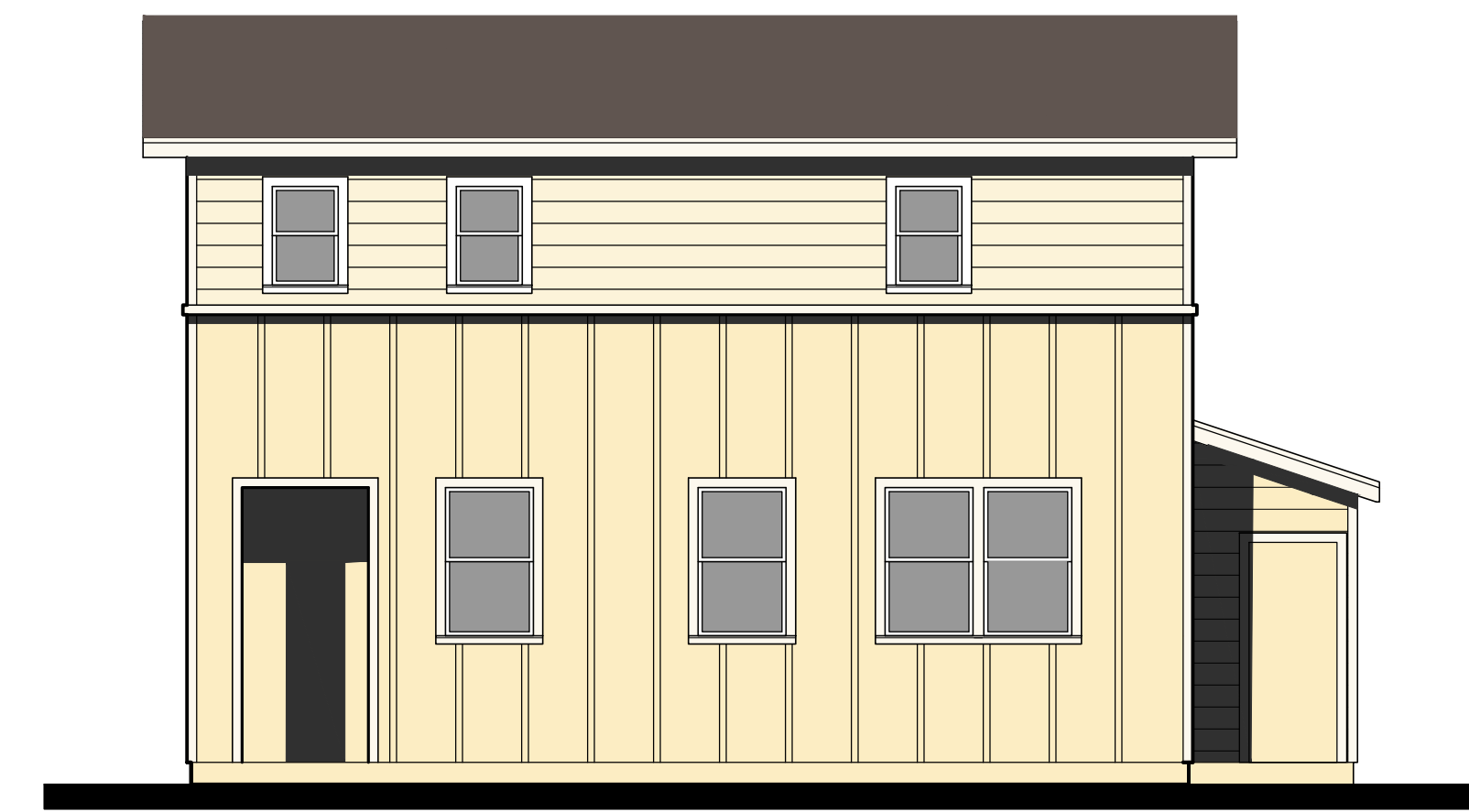
FRONT ELEVATION  
Home Types C + D



LEFT ELEVATION  
Home Type C



REAR ELEVATION  
Home Types C + D



RIGHT ELEVATION  
Home Type D

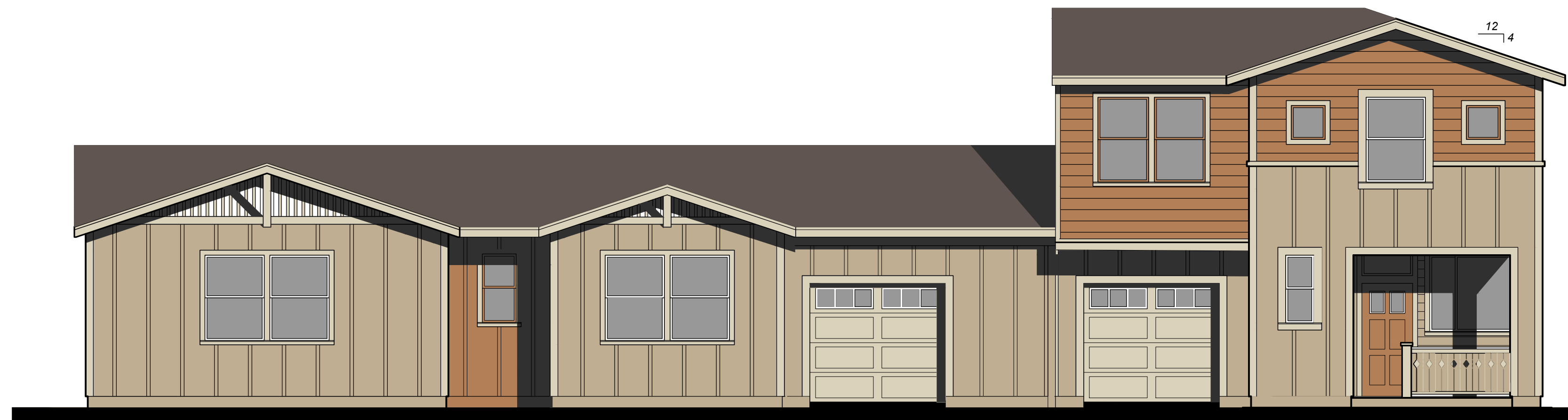
HOME TYPES C + D  
CONCEPTUAL ELEVATIONS  
(HOME TYPES F + G SIMILAR BUT 2' WIDER EACH)

SCALE: 3/16" = 1'-0"  
0' 2' 4' 8'

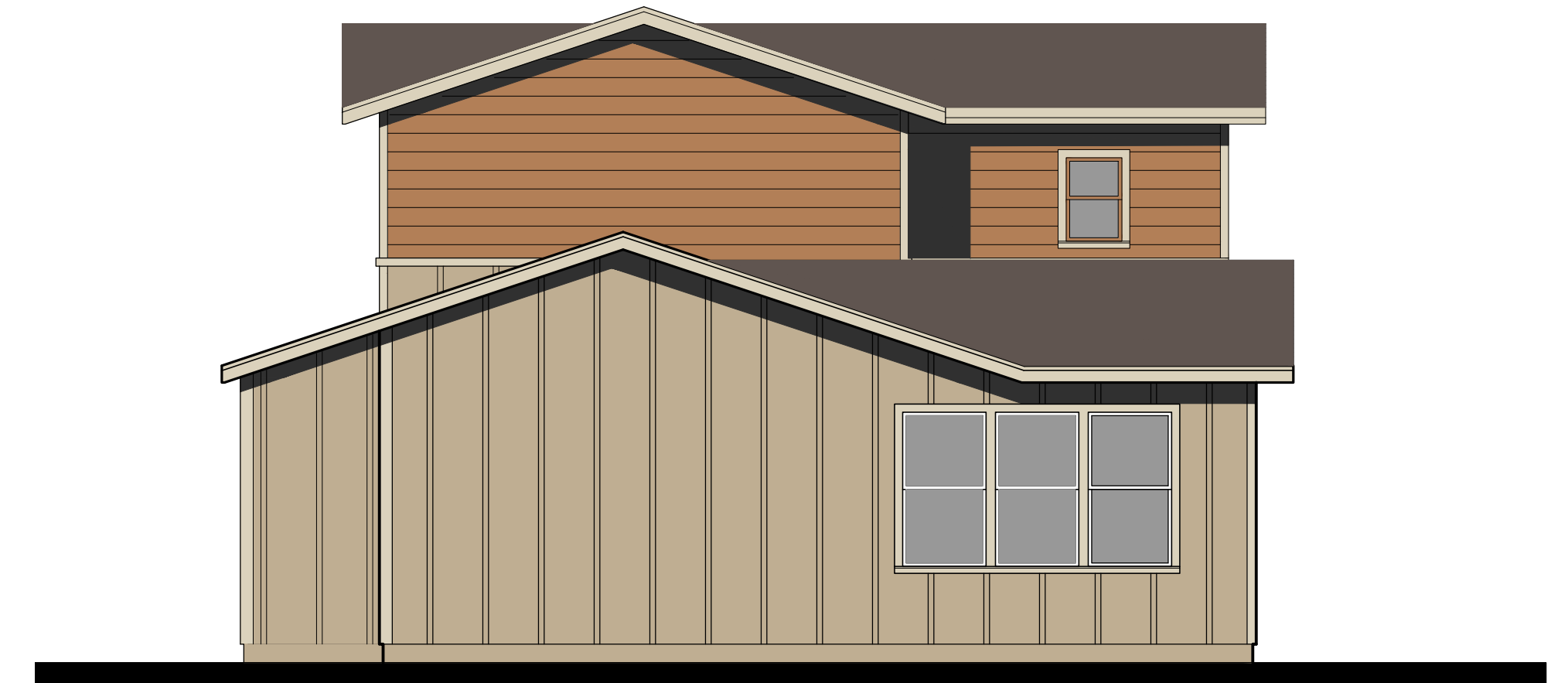
LANTANA PLACE HOMES  
Santa Rosa, California

TIERNEY / FIGUEIREDO  
**TFA**  
ARCHITECTS AIA

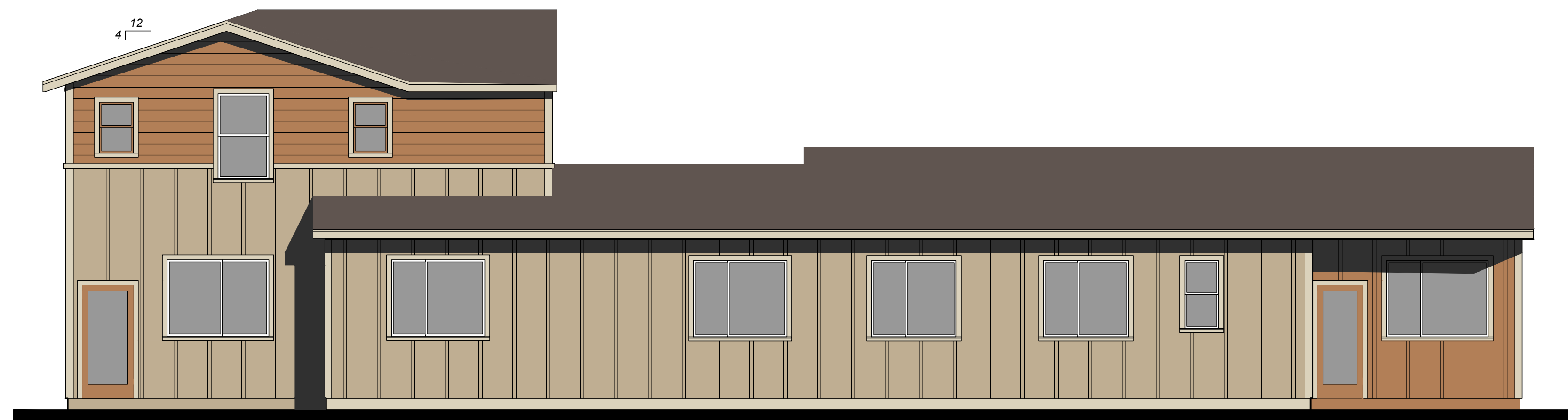
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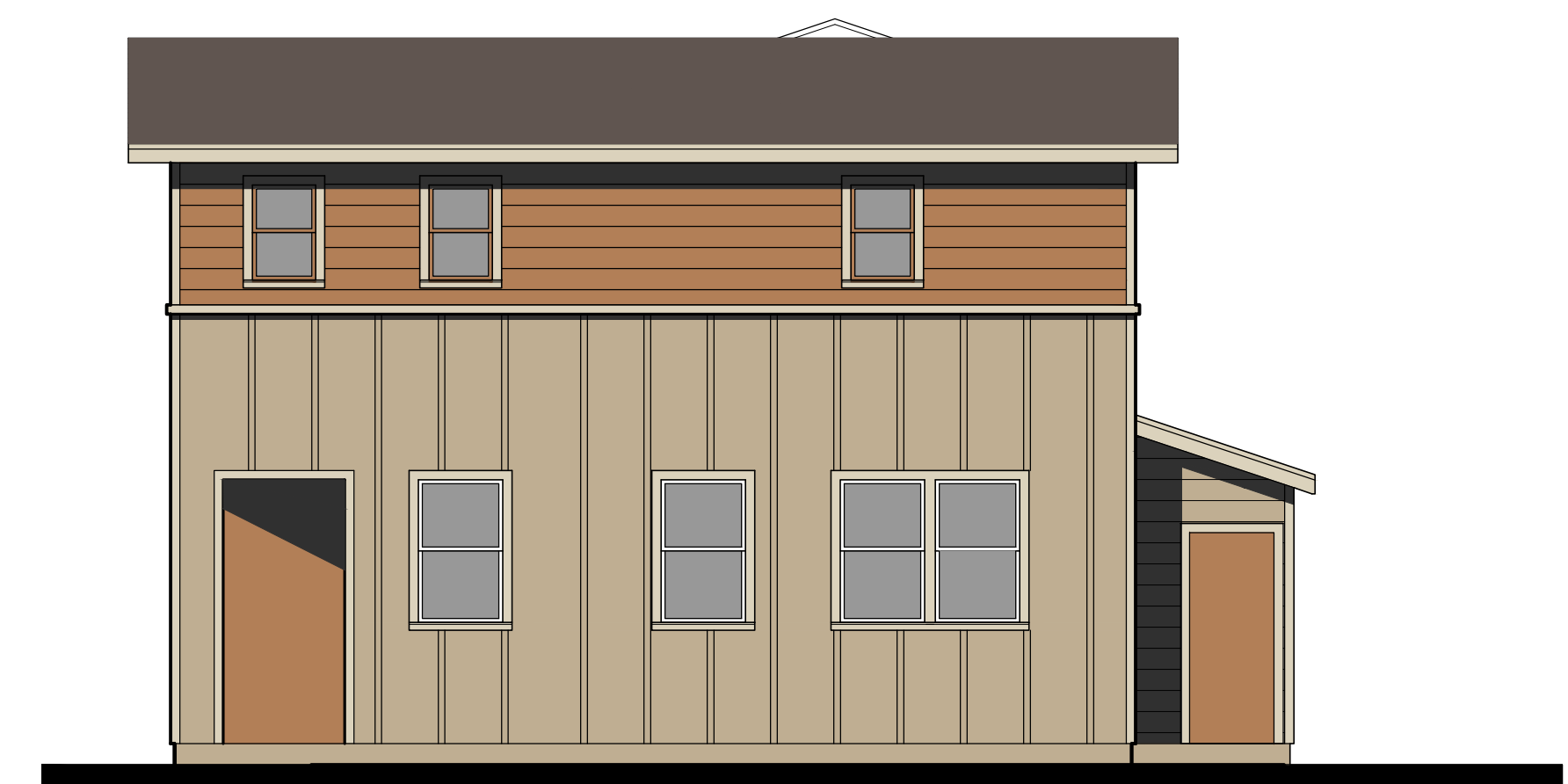
FRONT ELEVATION  
Home Types G +D



LEFT ELEVATION  
Home Type G



REAR ELEVATION  
Home Types G+D



RIGHT ELEVATION  
Home Type D

HOME TYPES G + D  
CONCEPTUAL ELEVATIONS

HOME TYPES 'G + H' SIMILAR BUT REVERSED

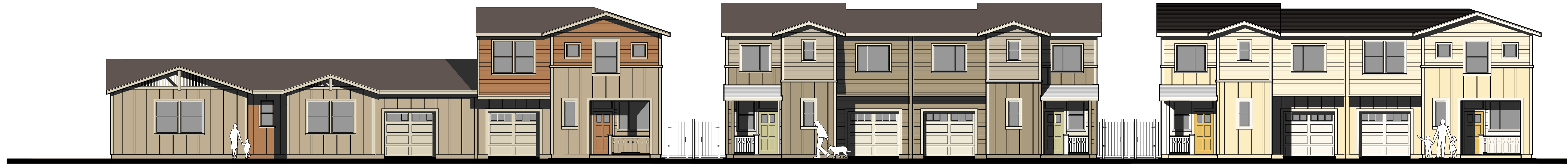
SCALE: 3/16" = 1'-0"

0' 2' 4' 8'

LANTANA PLACE HOMES  
Santa Rosa, California

TIERNEY / FIGUEIREDO  
**TFA**  
ARCHITECTS AIA

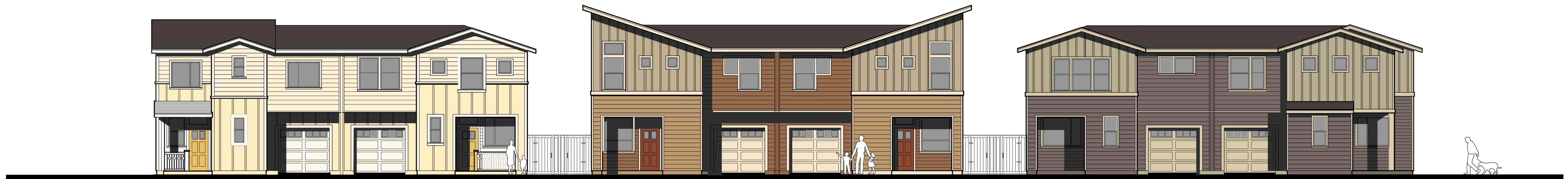
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LOTS 9 & 10  
Home Types G+D

LOTS 11 & 12  
Home Types C+C

LOTS 13 & 14  
Home Types C+D



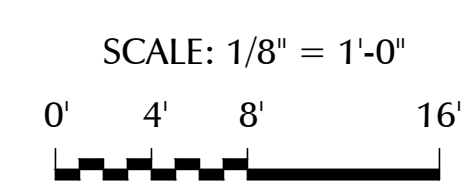
LOTS 25 & 26  
Home Types C+D

LOTS 27 & 28  
Home Types B+B

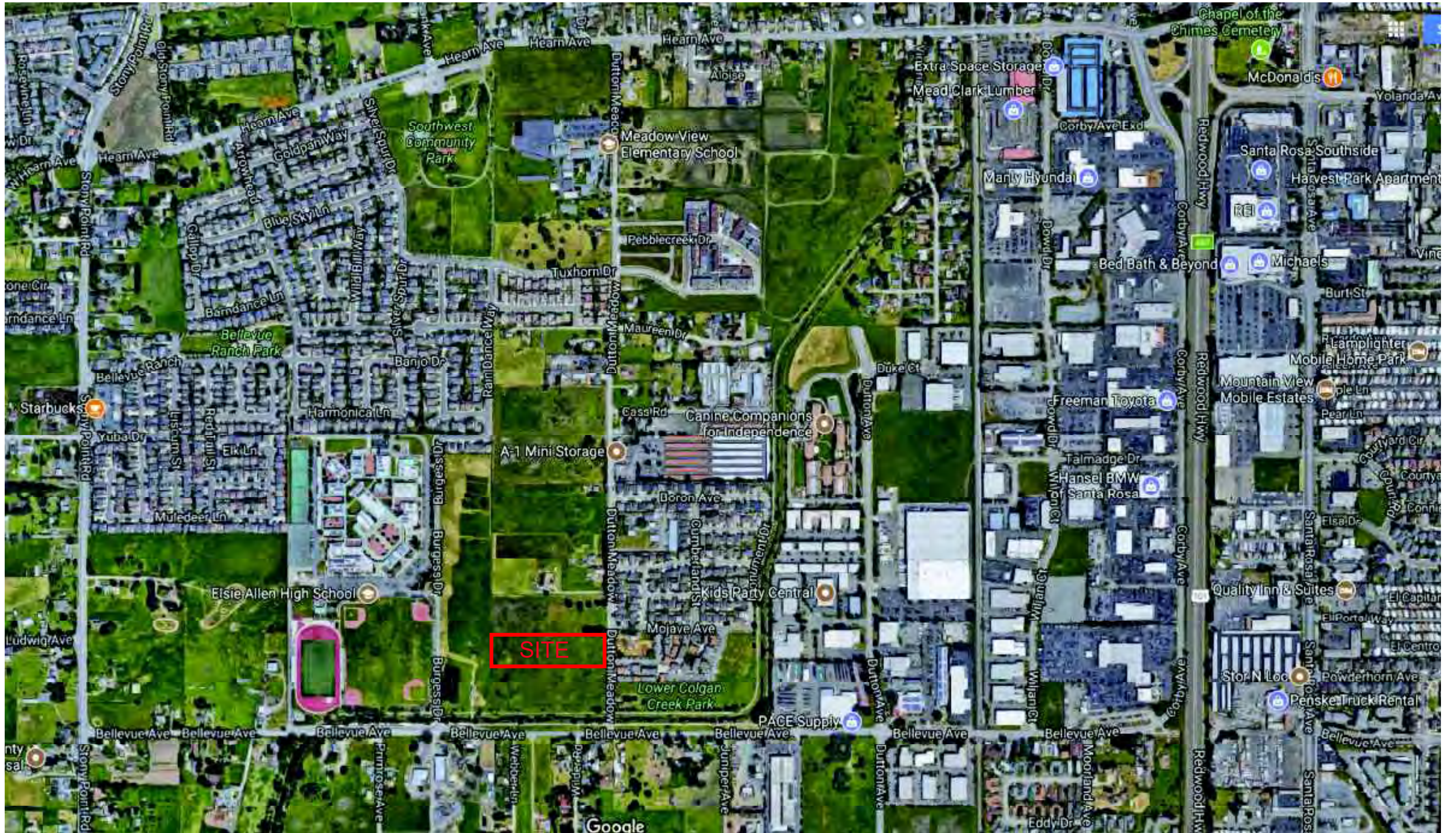
LOTS 29 & 30  
Home Types A+F

CONCEPTUAL STREETSCAPE

LANTANA PLACE HOMES  
Santa Rosa, California



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LANTANA PLACE HOMES

Neighborhood Aerial



LANTANA PLACE HOMES

AERIAL

