



Project Site: 0.948 acres
Zone: R-3-30
Land Use: Med-High Density Residential
Max Density: 30 units/acre
Proposed Density: 46.4 units/acre with 50% State Density Bonus

❖ 5 Affordable Units are proposed

Architectural Design By:



Hedgpeth Architects



595 Dutton Ave Apartments

595 Dutton Ave LLC
Santa Rosa, California 95407
44 Apartment Residences

Aerial View from Northeast



Current Site – Unused Parking Lot



Proposed Project – New 44 Residence Community



Easy Access

Near Highways 12 and 101

Close to 3 bus line stops

Near many stores, restaurants, grocery, and other neighborhood amenities



Surrounding Properties



Multi-Family Residential

Single Family Homes

Library

Bank

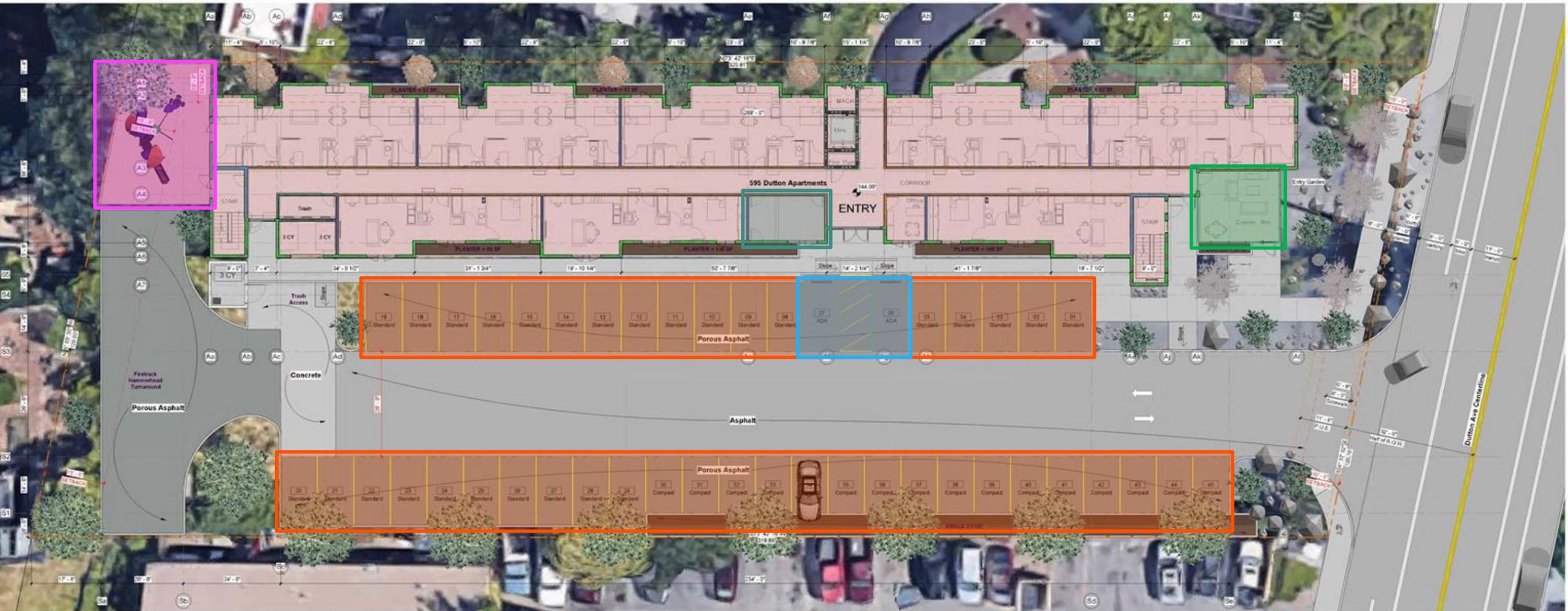
Restaurants

Businesses

Community-Centric Housing



Project Features & Amenities



Various Floor Plans Designed for Local Households



Ground Floor Plan



Second Floor Plan

Landscape Overview



Exterior Materials Profile



1 South Exterior Elevation
1/8" = 1'-0"

Landscape and Exterior Materials Detail



Chinese Pistache



Crape Myrtle



Island Oak



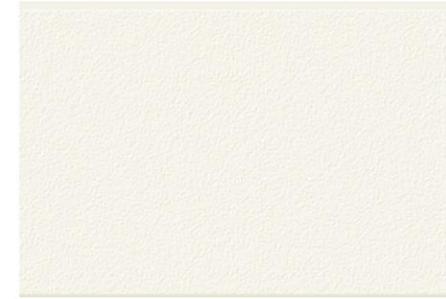
Armstrong Maple



Chinese Elm



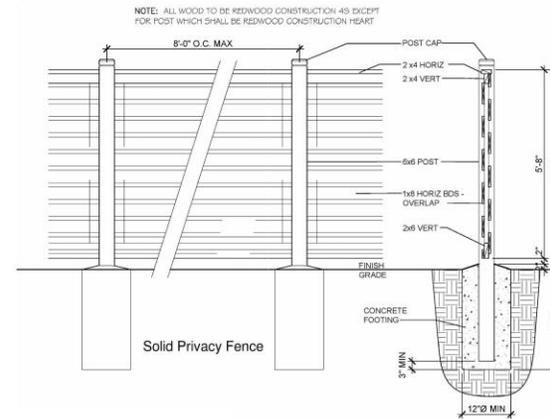
Kindred Spirit Oak



Ceraclad Composite Fiber Cement Exterior Cladding NHH3442U



Ceraclad Composite Fiber Cement Exterior Cladding NH7043A





CAVANAUGH
PROPERTIES

