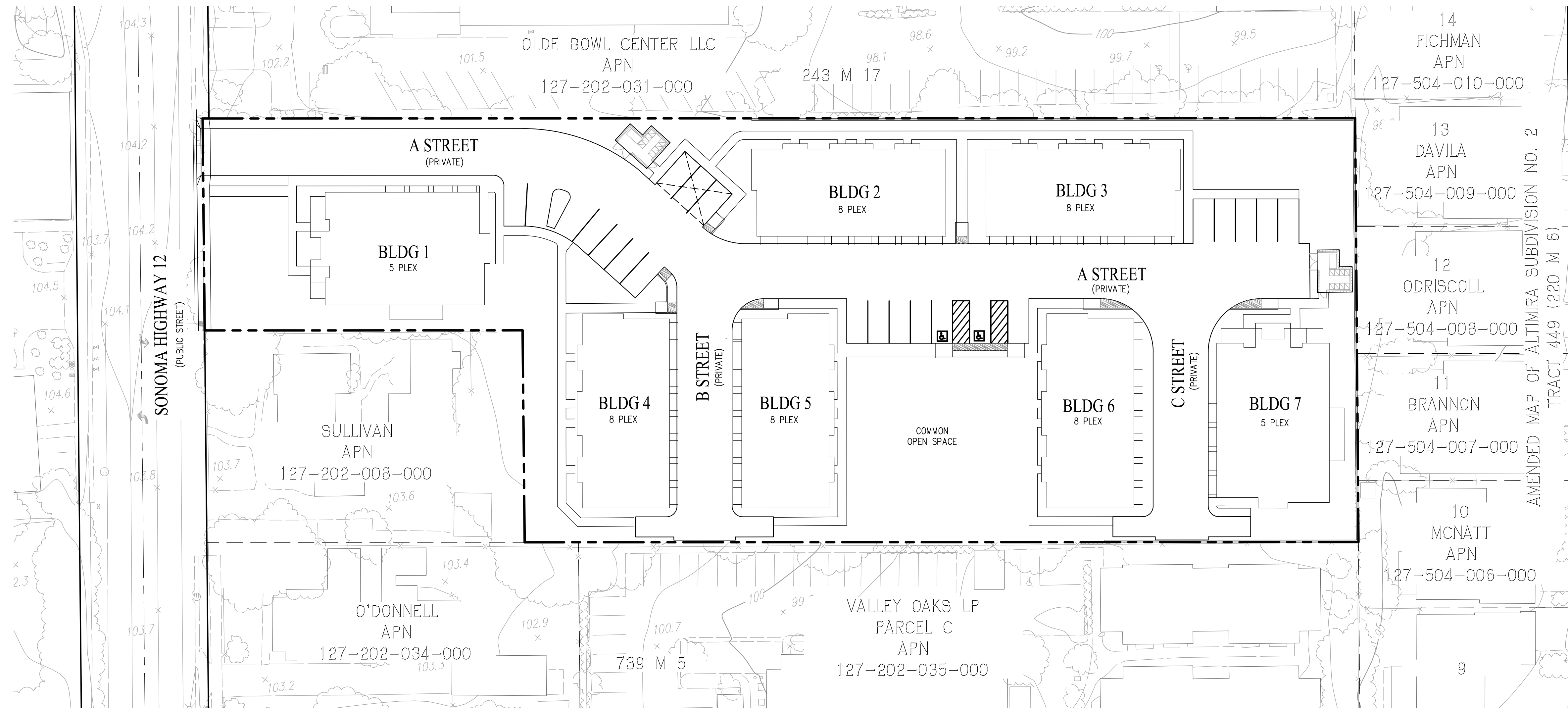


VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. OWNER: CIVIC PARK SONOMA HIGHWAY, LLC
1500 WILLOW PASS COURT, CONCORD, CA 94520
TRENT SANSON
PHONE: (925) 852-0541
2. CIVIL ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583
RYAN HANSEN, RCE #80557
PHONE: (925) 866-0322
3. ARCHITECT: WHA ARCHITECTS
5000 EXECUTIVE PARKWAY, SUITE 375, SAN RAMON, CA 94583
ROBERT LEE
PHONE: (925) 463-1700
4. CONTOUR INTERVAL: 1 FOOT (EXISTING)
5. PROPERTY ADDRESS: 19320 SONOMA HIGHWAY
SONOMA, CA 95476
6. APN: 127-202-006-000 & 127-202-007-000
7. LAND AREA SUMMARY: GROSS AREA = 93,737 SF±, 2.15 AC±,
NET AREA = 93,437 SF±, 2.14 AC±
(LESS R/W DEDICATION, 300 SF)
8. DENSITY: 23.3 DU/AC (NET)
9. FLOOR AREA RATIO (FAR): 66,874 SF / 93,437 SF = 0.72
10. SITE COVERAGE: 54,686 SF / 93,437 SF = 0.59
11. EXISTING PARCELS: 2
PROPOSED PARCELS: 1
12. NUMBER OF UNITS: 50 UNITS
13. EXISTING ZONING: WEST NAPA / SONOMA HIGHWAY CORRIDOR
(C-COMMERCIAL - 20 DU/AC)
14. GENERAL PLAN: HOUSING OPPORTUNITY (15-25 DU/AC)
15. UTILITIES: EACH UNIT WILL BE SERVED WITH ONE WATER LATERAL AND ONE SANITARY
SEWER LATERAL.
CITY OF SONOMA
SONOMA COUNTY WATER AGENCY
STORM DRAIN: CITY OF SONOMA
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
16. TRASH: TRASH ENCLOSURE CAN PICKUP TO BE PROVIDED BY SONOMA GARBAGE
COLLECTORS.
17. STREETS: ALL PROPOSED ON-SITE STREETS ARE PRIVATE. PUBLIC ACCESS FOR TRASH
COLLECTION, UTILITY SERVICE, AND OTHER CITY SERVICES SHALL BE GRANTED
OVER THE PRIVATE STREETS VIA EASEMENT DEDICATION.
18. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT
TO FINAL DESIGN.
19. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG
RECOMMENDATIONS.
20. BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS A BRASS DISK SET IN CONCRETE POST,
DESIGNATION R 205, PID JT0238, HAVING AN NGVD29 PUBLISHED ELEVATION OF
40.83 FEET.
21. FLOOD ZONE DESIGNATION: ZONE X: AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAINS. PER FEMA
FLOOD INSURANCE RATE MAP, MAP NUMBER 06097C0936E, DATED DECEMBER 2,
2008.
22. LANDSCAPING: COMMON LANDSCAPING IMPROVEMENTS ARE TO BE DESIGNED WITH FUTURE
DESIGN REVIEW APPLICATION, SUBJECT TO PLANNING COMMISSION APPROVAL OF
VESTING TENTATIVE MAP.
23. EASEMENTS: ANY PRIVATE EASEMENTS SHALL BE DEDICATED TO OWNERS AND/OR THE
HOMEOWNER ASSOCIATION OF THIS SUBDIVISION. RECIPROCAL ON LOT DRAINAGE
EASEMENTS WILL BE DEFINED IN THE CC&R'S.
24. LOT MERGER: EXISTING LOT PARCELS (APN 127-202-006-000 & 127-202-007-000) TO BE
COMBINED BY LOT MERGER PER CITY OF SONOMA MUNICIPAL CODE CHAPTER
19.66, BY SEPARATE INSTRUMENT.



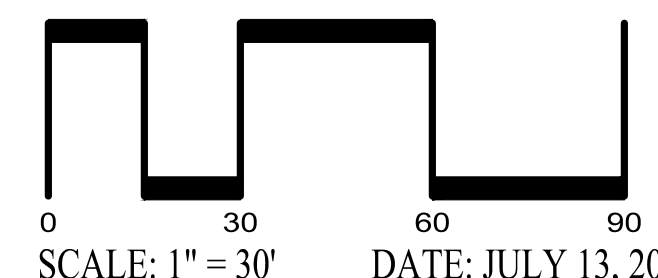
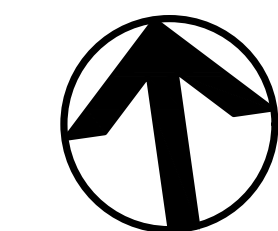
LEGEND		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY BOUNDARY
---	---	RIGHT OF WAY BOUNDARY
---	---	CENTERLINE
---	---	ADJACENT PROPERTY BOUNDARY
---	---	EASEMENT LINE
---	---	EXISTING
---	---	SONOMA COUNTY WATER AGENCY
---	---	RIGHT OF WAY
	EX	
	SCWA	
	R/W	

SHEET SET	
SHEET NO.	SHEET TITLE
C 1.0	TITLE SHEET
C 2.0	EXISTING CONDITIONS
C 3.0	PRELIMINARY SITE PLAN
C 3.1	AFFORDABLE UNITS LOCATION
C 4.0	PRELIMINARY GRADING & UTILITY PLAN
C 5.0	PRELIMINARY STORMWATER CONTROL PLAN
C 6.0	ALTERNATIVE SANITARY SEWER CONNECTIONS

TITLE SHEET

MONTALDO APARTMENTS

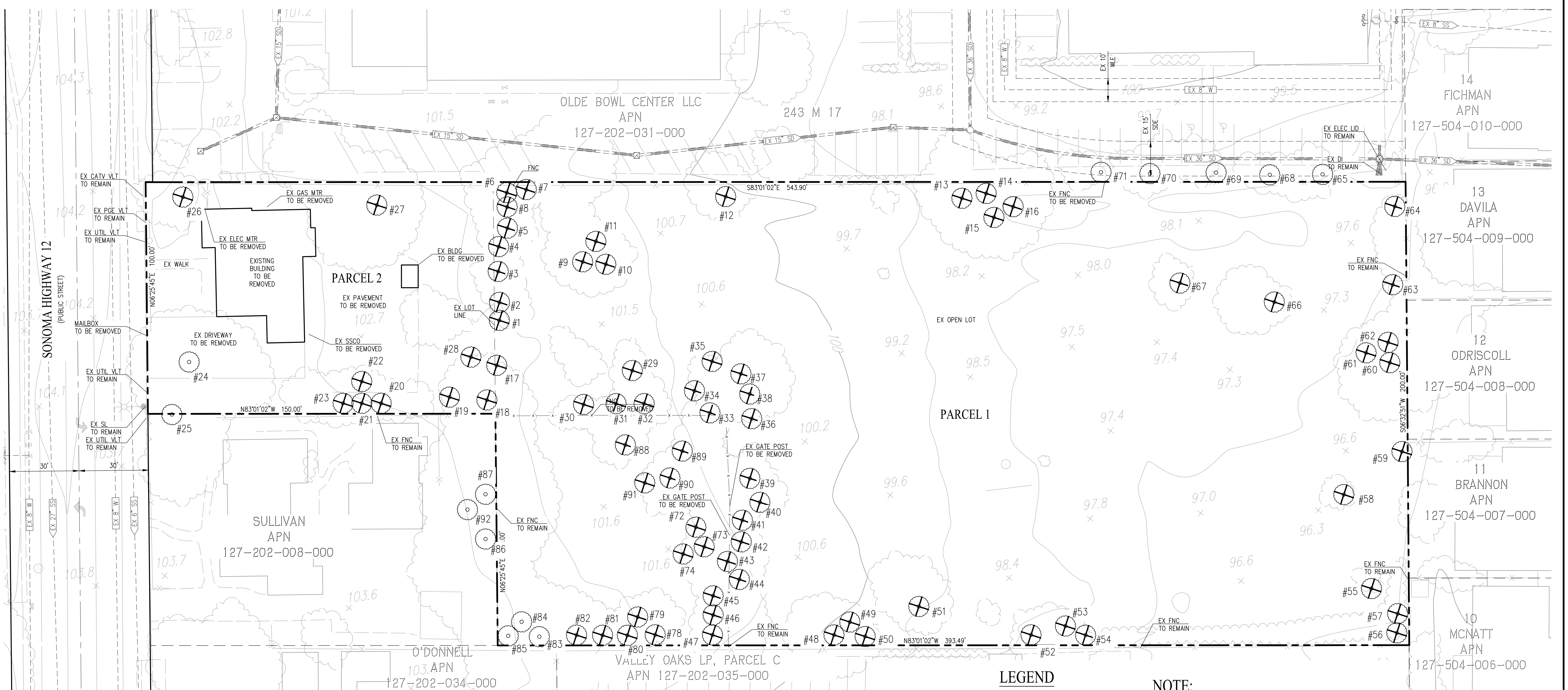
CITY OF SONOMA SONOMA COUNTY CALIFORNIA



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C 1.0
OF 7 SHEETS

DATE: JULY 13, 2022



TREE NO.	DBH (IN)	SPECIES	PROPOSED ACTION
1	12.0	VALLEY OAK	REMOVE
2	6	PEAR	REMOVE
3	6.0	VALLEY OAK	REMOVE
4	6	VALLEY OAK	REMOVE
5	6	VALLEY OAK	REMOVE
6	9	VALLEY OAK	REMOVE
7	14.0	COAST LIVE OAK	REMOVE
8	4.0	COAST LIVE OAK	REMOVE
9	19	COAST LIVE OAK	REMOVE
10	12.0	COAST LIVE OAK	REMOVE
11	5	COAST LIVE OAK	REMOVE
12	11	LONDON PLANE	REMOVE
13	16	VALLEY OAK	REMOVE
14	5	COAST LIVE OAK	REMOVE
15	12.0	VALLEY OAK	REMOVE
16	11.0	VALLEY OAK	REMOVE
17	4.0	COAST LIVE OAK	REMOVE
18	18.0	VALLEY OAK	REMOVE
19	5.0	JAPANESE LOQUAT	REMOVE
20	4.0	COAST LIVE OAK	REMOVE
21	6.0	COAST LIVE OAK	REMOVE
22	6.0	GLOSSY PRIVET	REMOVE
23	6	COAST LIVE OAK	REMOVE
24	48	VALLEY OAK	REMAIN

TREE NO.	DBH (IN)	SPECIES	PROPOSED ACTION
25	8	XYLOSMA	REMAIN
26	12	GLOSSY PRIVET	REMOVE
27	24	COAST LIVE OAK	REMOVE
28	8	PLUM	REMOVE
29	3	VALLEY OAK	REMOVE
30	7	VALLEY OAK	REMOVE
31	6	VALLEY OAK	REMOVE
32	9	COAST LIVE OAK	REMOVE
33	7	VALLEY OAK	REMOVE
34	9	VALLEY OAK	REMOVE
35	18	VALLEY OAK	REMOVE
36	4	COAST LIVE OAK	REMOVE
37	4	VALLEY OAK	REMOVE
38	5	COAST LIVE OAK	REMOVE
39	4	VALLEY OAK	REMOVE
40	6	VALLEY OAK	REMOVE
41	6	COAST LIVE OAK	REMOVE
42	6	COAST LIVE OAK	REMOVE
43	5	COAST LIVE OAK	REMOVE
44	4	COAST LIVE OAK	REMOVE
45	10	COAST LIVE OAK	REMOVE
46	6	VALLEY OAK	REMOVE
47	40	VALLEY OAK	REMOVE
48	13	COAST LIVE OAK	REMOVE

TREE NO.	DBH (IN)	SPECIES	PROPOSED ACTION
49	26	VALLEY OAK	REMOVE
50	7	COAST LIVE OAK	REMOVE
51	13	VALLEY OAK	REMOVE
52	12	VALLEY OAK	REMOVE
53	16	VALLEY OAK	REMOVE
54	4	COAST LIVE OAK	REMOVE
55	4	VALLEY OAK	REMOVE
56	8	COAST LIVE OAK	REMOVE
57	3	VALLEY OAK	REMOVE
58	7	VALLEY OAK	REMOVE
59	14	COAST LIVE OAK	REMOVE
60	18	VALLEY OAK	REMOVE
61	4	COAST LIVE OAK	REMOVE
62	16	CHINESE PISTACHE	REMOVE
63	7	COAST LIVE OAK	REMOVE
64	5	COAST LIVE OAK	REMOVE
65	9	FLOWERING PEAR	REMAIN
66	14	VALLEY OAK	REMOVE
67	8	VALLEY OAK	REMOVE
68	6	FLOWERING PEAR	REMAIN
69	6	FLOWERING PEAR	REMAIN
70	8	FLOWERING PEAR	REMAIN
71	6	FLOWERING PEAR	REMAIN
72	7	COAST LIVE OAK	REMOVE

TREE NO.	DBH (IN)	SPECIES	PROPOSED ACTION
73	6	COAST LIVE OAK	REMOVE
74	14	VALLEY OAK	REMOVE
75	N/A	N/A	N/A
76	N/A	N/A	N/A
77	N/A	N/A	N/A
78	12	COAST LIVE OAK	REMOVE
79	5	VALLEY OAK	REMOVE
80	12	FIG	REMOVE
81	13	BLACK OAK	REMOVE
82	6	VALLEY OAK	REMOVE
83	7	COAST LIVE OAK	REMAIN
84	32	VALLEY OAK	REMAIN
85	14	COAST LIVE OAK	REMAIN
86	20	COAST LIVE OAK	REMAIN
87	15	COAST LIVE OAK	REMAIN
88	13	VALLEY OAK	REMOVE
89	8	GRECIAN LAUREL	REMOVE
90	5	VALLEY OAK	REMOVE
91	12	COAST LIVE OAK	REMOVE
92	12	VALLEY OAK	REMAIN

NOTE: TREE LOCATIONS SUBJECT TO FIELD SURVEY VERIFICATION.

LEGEND

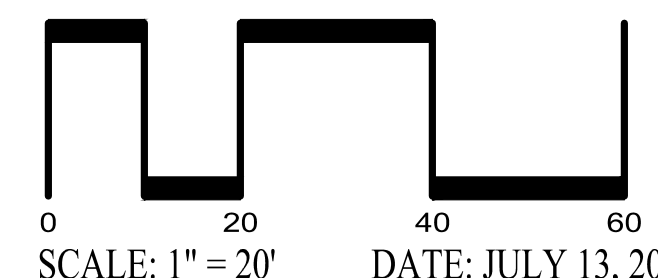
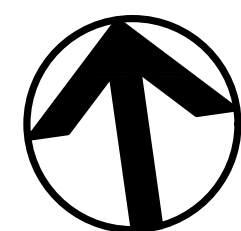
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT LINE
- - - FENCE LINE
- #7 EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- BLDG BUILDING
- DI DRAIN INLET
- ELEC ELECTRIC
- FNC FENCE
- MTR METER
- PL PROPERTY LINE
- OH OVERHANG
- SL STREET LIGHT
- SDE STORM DRAIN EASEMENT
- UTIL UTILITY
- VLT VAULT
- WLE WATER LINE EASEMENT

- NOTE:**
- SEE TREE INVENTORY REPORT PREPARED BY HORTICULTURAL ASSOCIATES DATED AUGUST 21, 2021 FOR TREE INVENTORY DETAILS.
 - ALL EXISTING ONSITE UTILITIES AND IMPROVEMENTS ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
 - ALL EXISTING TREES LOCATED ON PROPERTY ARE TO BE REMOVED UNLESS OTHERWISE NOTED. TREE LOCATIONS TO BE FIELD VERIFIED.
 - LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POTHOLE INVESTIGATIONS.
 - PROPOSED JOINT TRENCH RELOCATION SUBJECT TO FINAL PG&A APPROVAL.
 - EXISTING WATER SERVICE AND SANITARY SERVICE LOCATIONS ARE UNKNOWN.

EXISTING CONDITIONS

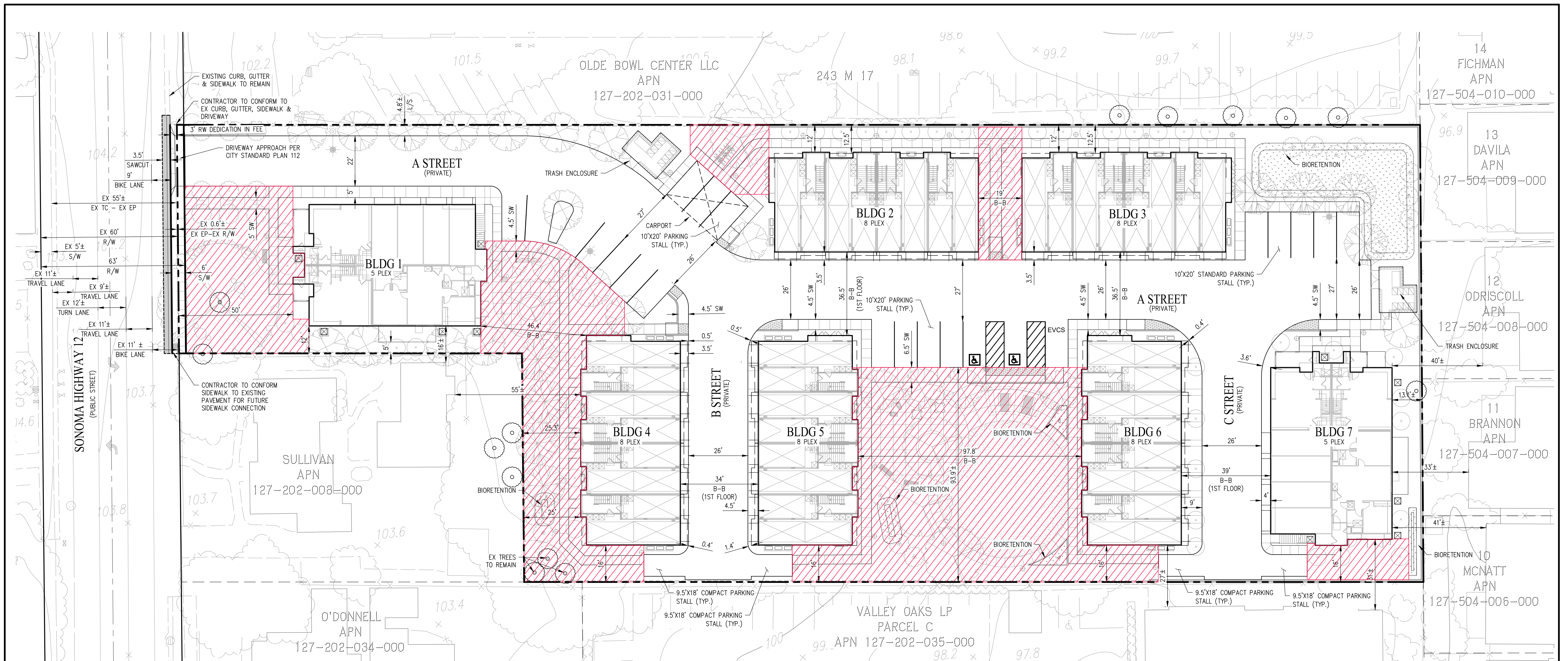
MONTALDO APARTMENTS

CITY OF SONOMA SONOMA COUNTY CALIFORNIA



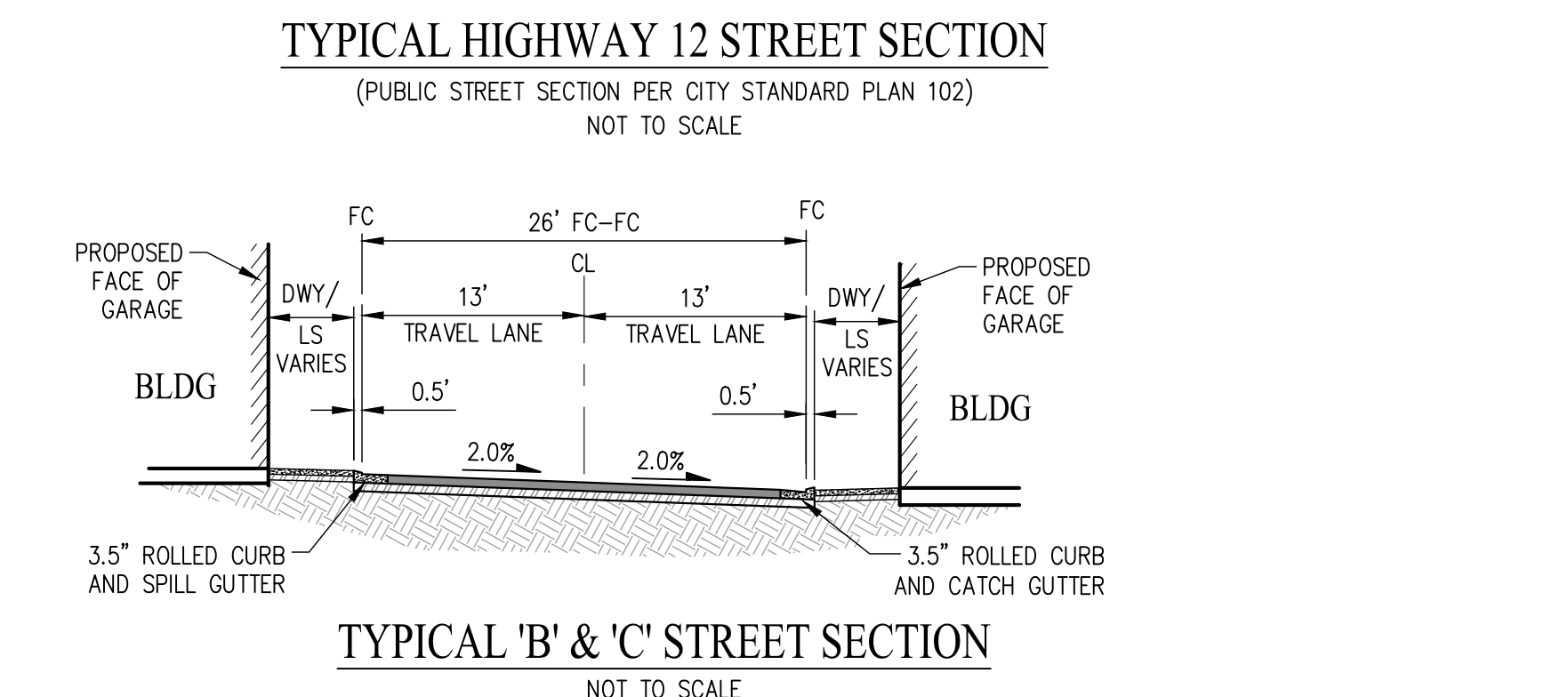
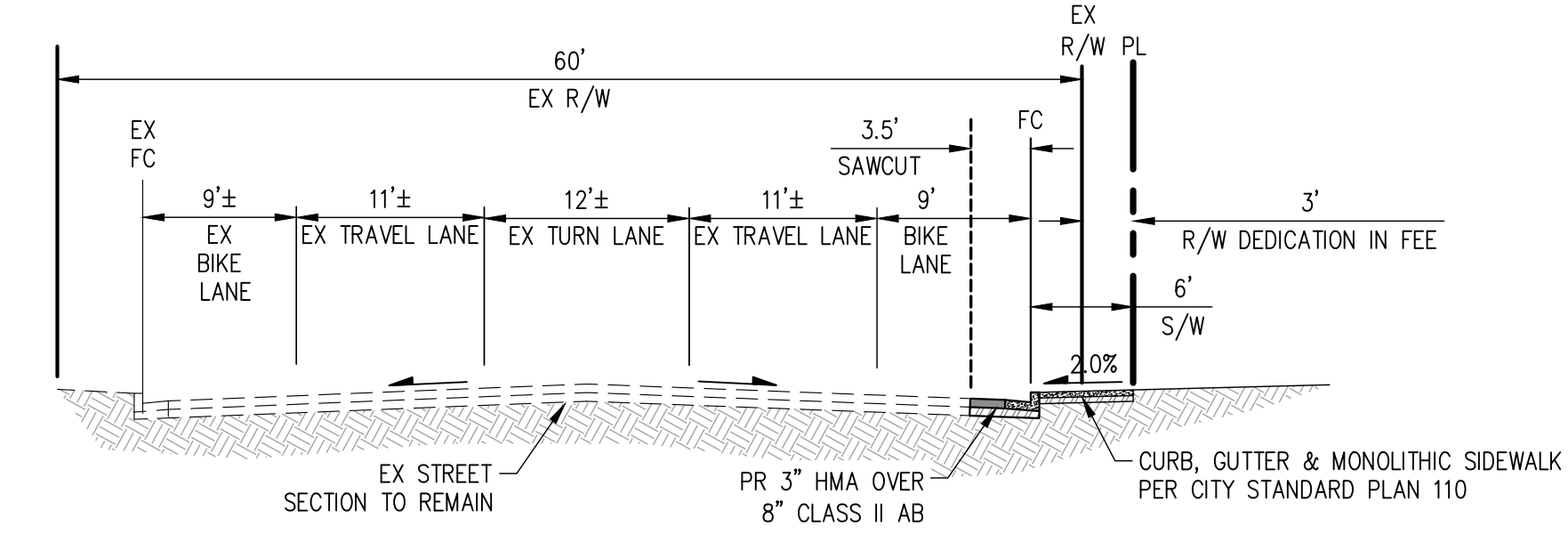
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SHEET NO.
C 2.0
OF 7 SHEETS



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	RIGHT OF WAY BOUNDARY
---	---	ADJACENT PROPERTY BOUNDARY
---	---	CENTERLINE
---	---	EASEMENT LINE
---	---	FENCE
---	---	SIDEWALK
---	---	BIORETENTION AREA
---	---	2" GRIND AND OVERLAY
---	---	PROPOSED PAVEMENT REPLACEMENT
BW	---	BACK OF WALK
B/B	---	BUILDING TO BUILDING
CL	---	CENTERLINE
EVCS	---	ELECTRIC VEHICLE CHARGING STATION
EX	---	EXISTING
FC	---	FACE OF CURB
L/S	---	LANDSCAPE
PL	---	PROPERTY LINE
S/W	---	SIDEWALK



OPEN SPACE

REQUIRED:
COMMON: 15,000 SF (300 SF PER HOME 15' MIN DIMENSION)
ANY COMBINATION SHARED OR PRIVATE.

PROVIDED:
COMMON OPEN SPACE: 22,242 SF

PARKING SUMMARY

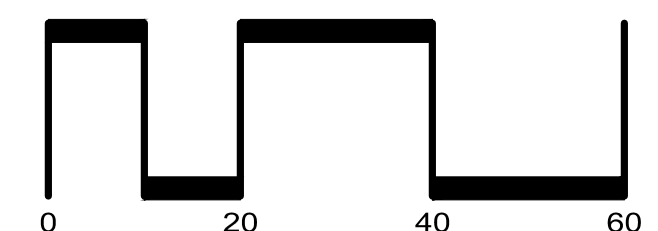
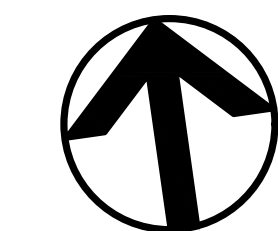
NUMBER OF UNITS	PARKING STALL TYPE	REQUIRED PARKING STALLS	TOTAL NUMBER OF STALLS REQUIRED	TOTAL NUMBER OF STALLS PROVIDED
50	PRIVATE GARAGE PARKING	1.5 PER UNIT	75	68 GARAGE STALLS 2 CARPORT
	GUEST PARKING	25% OF TOTAL REQUIRED	19	20 STANDARD 4 COMPACT
	TOTAL		94	94

- NOTE:**
- RELOCATION AND MODIFICATION OF THE EXISTING BOXES, AND CABINETS IS SUBJECT TO TRAFFIC ENGINEERS REVIEW.
 - NUMBER OF REQUIRED PARKING STALLS PER SONOMA MUNICIPAL CODE 19.48.040.

PRELIMINARY SITE PLAN

MONTALDO APARTMENTS

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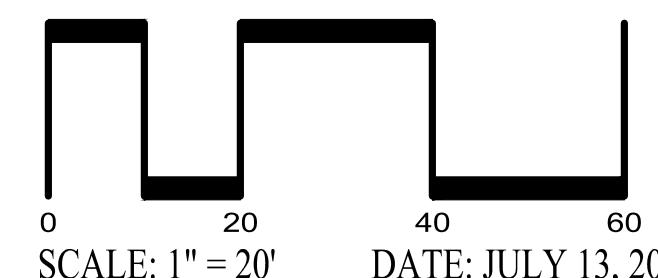
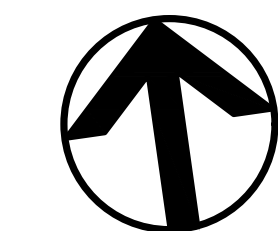


LEGEND

PROPOSED	DESCRIPTION
	EXTREMELY LOW INCOME
	VERY LOW INCOME
	LOW INCOME
PIX	AFFORDABLE UNIT TYPE

AFFORDABLE UNITS LOCATION MONTALDO APARTMENTS

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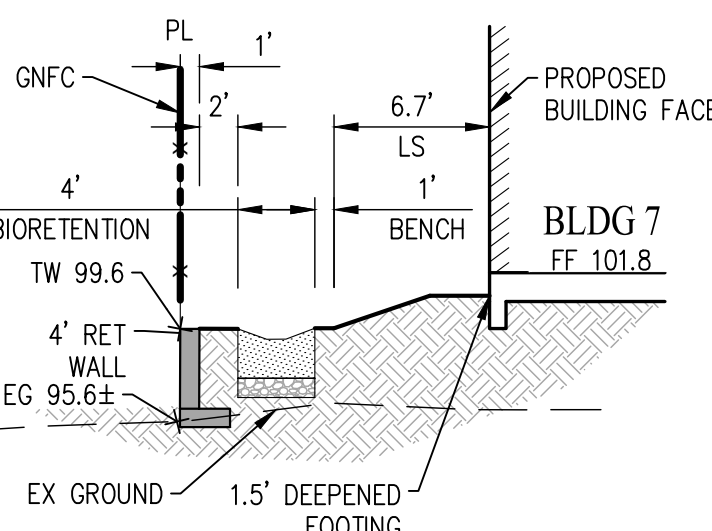
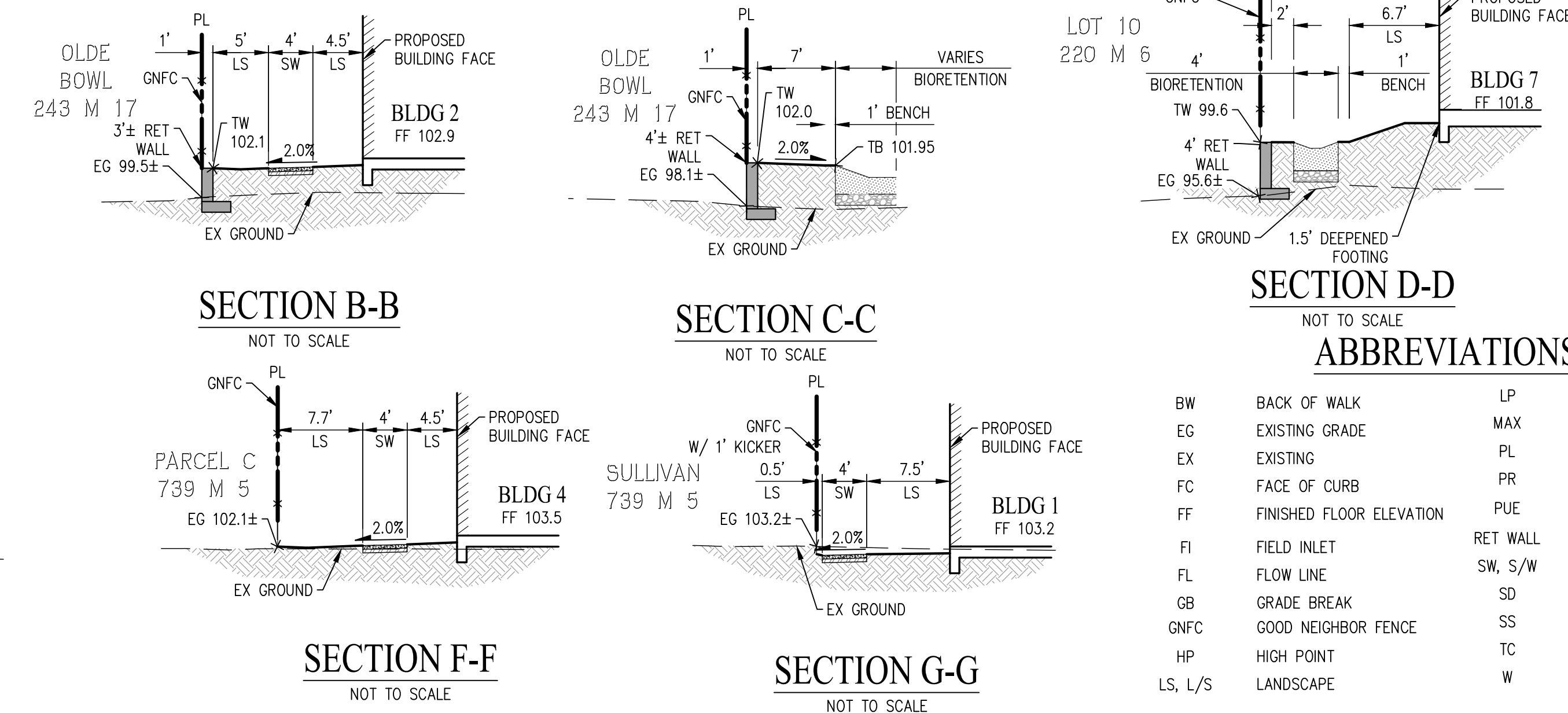
SHEET NO.
C 3.1
 OF 7 SHEETS

F:\3412-000\ACAD\TIA-USE PERM\TIA\03.1.DWG

PRELIMINARY EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING			
ROUGH GRADING (FROM PROPOSED SUBGRADE TO EXISTING FINISHED GRADE)	600	5,800	5,200 (F)
ROUGH GRADING SUB-TOTAL	600	5,800	5,200 (F)
SPOILS			
UTILITY SPOILS	1,000	-	1,000 (C)
BIO-RETENTION SECTION SPOILS (AFTER ROUGH GRADE)	250	-	250 (C)
SPOILS SUB-TOTAL	1,250	-	1,250 (C)
TOTAL	1,850	5,800	3,950 (F)

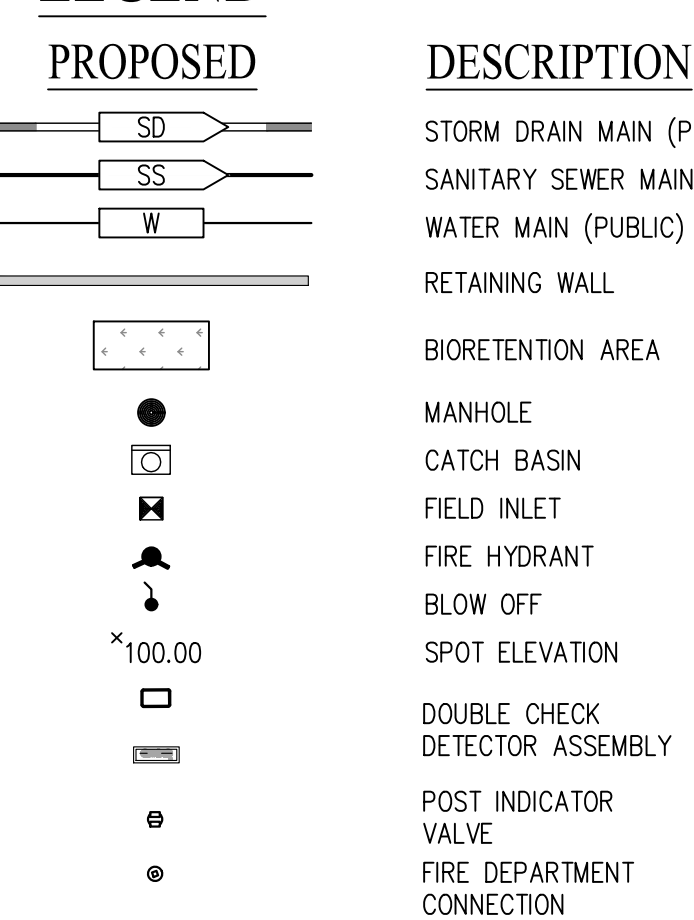
NOTES:
 1. ROUGH GRADING EARTHWORK QUANTITIES ARE SUBJECT TO FINAL DESIGN.
 2. EARTHWORK SPOILS INCLUDES ESTIMATION FOR FOUNDATION, SANITARY SEWER TRENCH, WATER TRENCH, AND BIO-RETENTION.



ABBREVIATIONS

BW	BACK OF WALK	LP	LOW POINT
EG	EXISTING GRADE	MAX	MAXIMUM
EX	EXISTING	PL	PROPERTY LINE
FC	FACE OF CURB	PR	PROPOSED
FF	FINISHED FLOOR ELEVATION	PUE	PUBLIC UTILITY EASEMENT
FI	FIELD INLET	RET WALL	RETAINING WALL
FL	FLOW LINE	SW, S/W	SIDEWALK
GB	GRADE BREAK	SD	STORM DRAIN
GNFC	GOOD NEIGHBOR FENCE	SS	SANITARY SEWER
HP	HIGH POINT	TC	TOP OF CURB
LS, L/S	LANDSCAPE	W	WATER

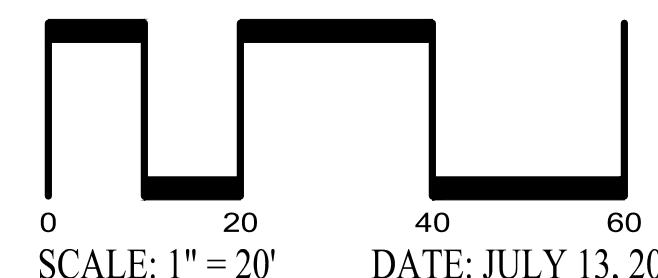
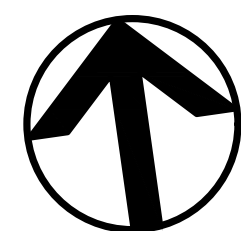
LEGEND



NOTE:
 1. ALL NEW PROPOSED UTILITIES REQUIRED TO BE UNDERGROUND BY GOVERNING AGENCY TO BE DETAILED IN THE IMPROVEMENT PLANS.

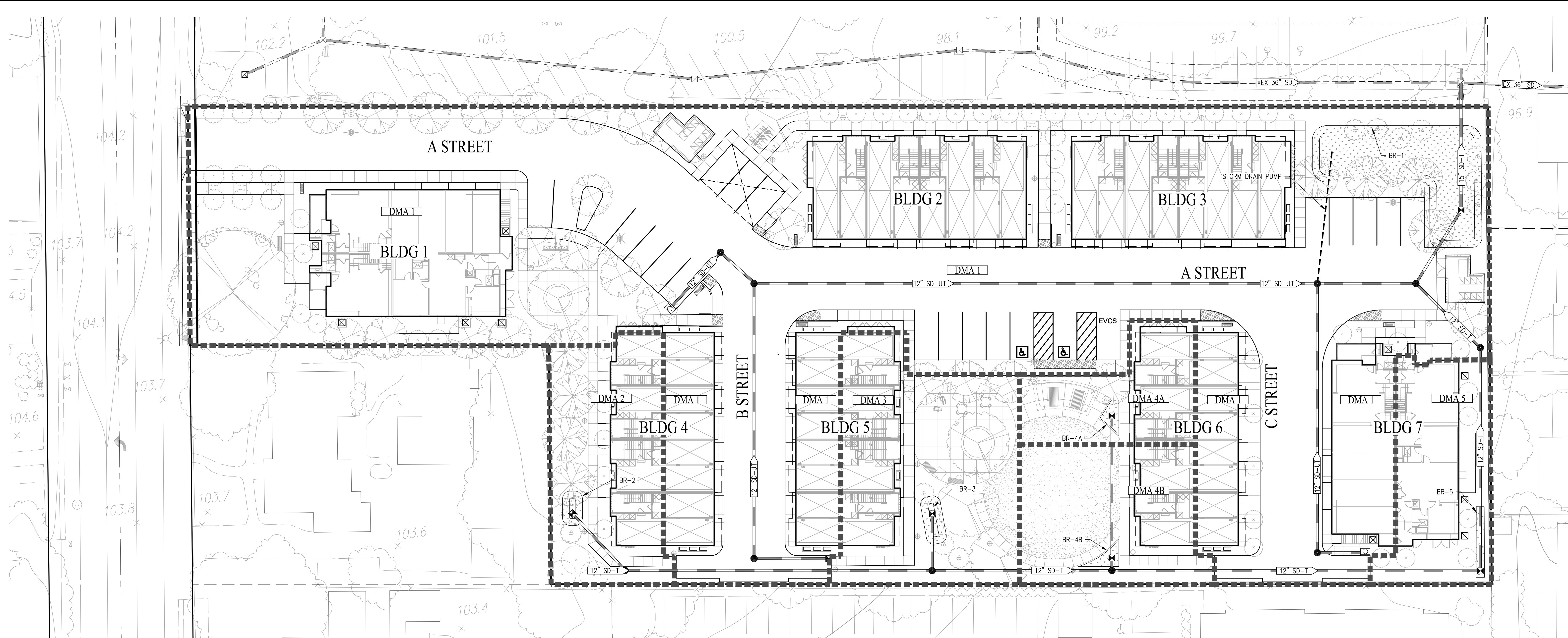
PRELIMINARY GRADING & UTILITY PLAN
MONTALDO APARTMENTS

CITY OF SONOMA SONOMA COUNTY CALIFORNIA



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C 4.0
 OF 7 SHEETS

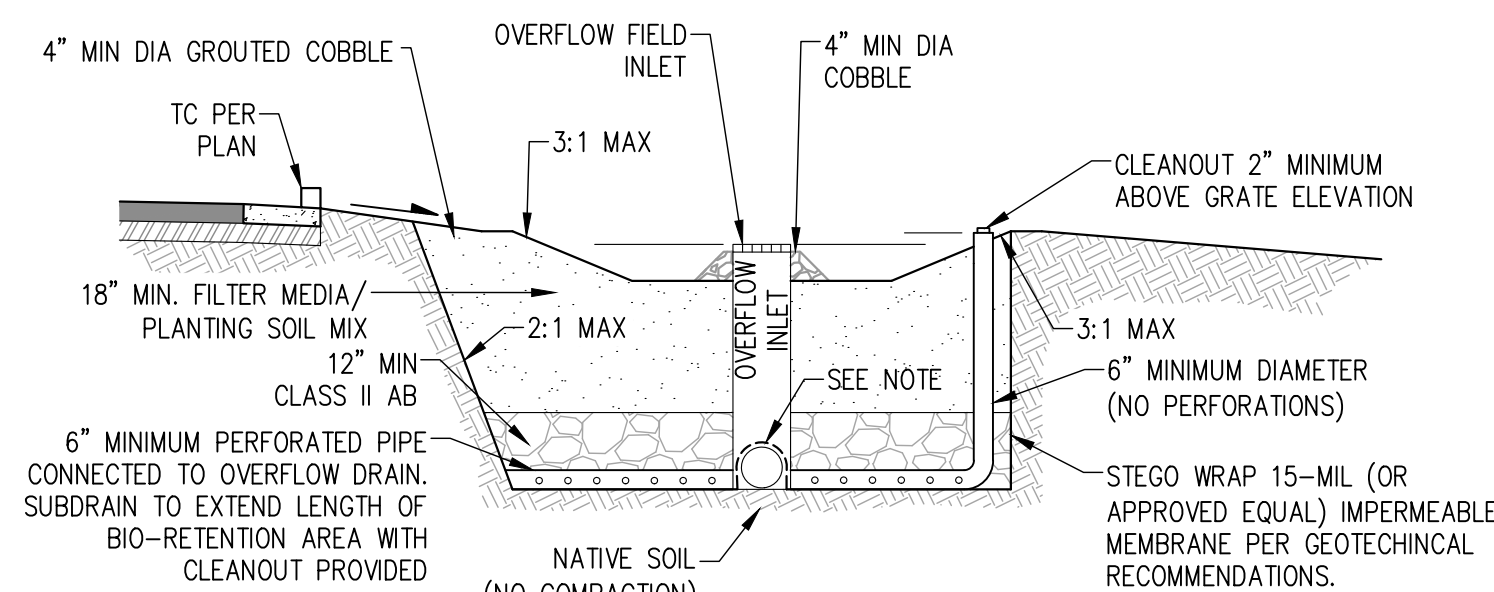


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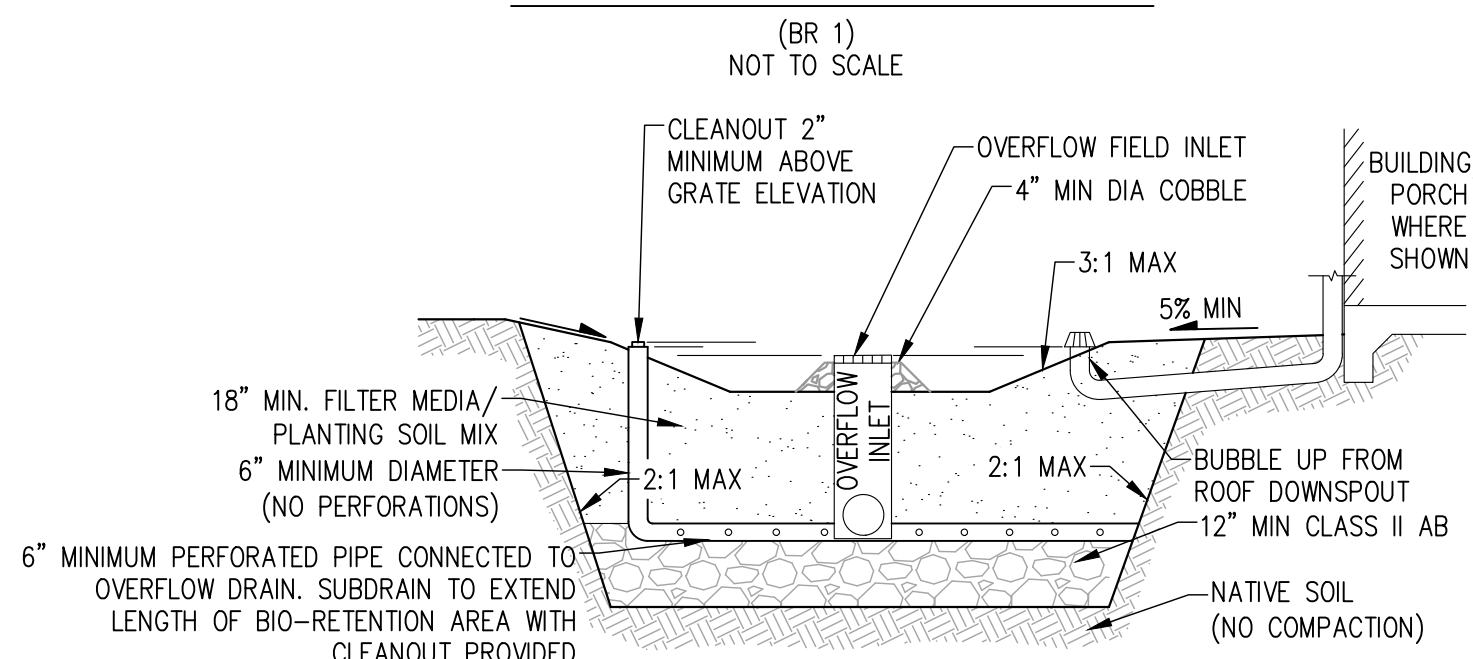
- PROPERTY LINE
- RIGHT OF WAY
- DRAINAGE AREA BOUNDARY
- STORM DRAIN MAIN (TREATED)
- STORM DRAIN MAIN (TREATED)
- STORM DRAIN MAIN (UNTREATED)
- BIORETENTION AREA
- MANHOLE
- CATCH BASIN
- FIELD INLET
- PERVIOUS AREA / LANDSCAPE AREA
- DRAINAGE MANAGEMENT AREA LABEL
- BIORETENTION
- DRAINAGE MANAGEMENT AREA

NOTE:

1. STORM DRAIN LAYOUT AND TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT ROOF DRAINAGE AREAS AND DOWNSPOUT LOCATIONS ARE UNKNOWN.
2. BIO-RETENTION AREAS HAVE BEEN SIZED USING THE 4% METHOD, FROM THE BASMAA POST - CONSTRUCTION MANUAL, DATED JANUARY 2019.



BIORETENTION AREA DETAIL
(BR 1)
NOT TO SCALE



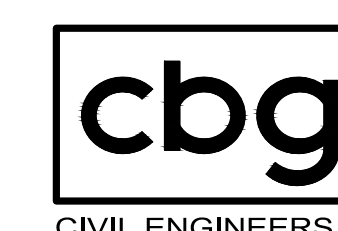
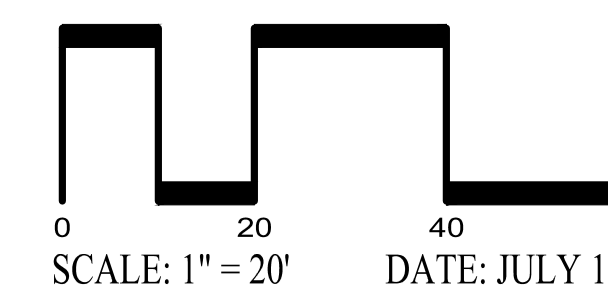
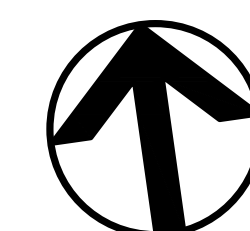
TYPICAL COMMON SPACE BIORETENTION AREA DETAIL
(BR 2-5)
NOT TO SCALE

BIORETENTION SUMMARY							
DMA	DMA TOTAL AREA	IMPERVIOUS AREA	PERVIOUS AREA	EFFECTIVE AREA	SIZING METHOD	REQUIRED BIO AREA	PROVIDED BIO AREA
DMA 1	70,996 SF	53,664 SF	17,332 SF	55,397 SF	4%	2,215 SF	2,215 SF
DMA 2	4,901 SF	2,401 SF	2,500 SF	2,651 SF	4%	106 SF	106 SF
DMA 3	7,082 SF	2,357 SF	4,725 SF	2,829 SF	4%	113 SF	113 SF
DMA 4A	3,968 SF	1,180 SF	2,788 SF	1,458 SF	4%	58 SF	58 SF
DMA 4B	4,839 SF	1,180 SF	3,659 SF	1,546 SF	4%	62 SF	62 SF
DMA 5	3,867 SF	2,205 SF	1,662 SF	2,371 SF	4%	95 SF	95 SF
TOTAL	93,737 SF	62,987 SF	30,750 SF	66,252 SF	4%	2,649 SF	2,649 SF

PRELIMINARY STORMWATER CONTROL PLAN

MONTALDO APARTMENTS

CITY OF SONOMA SONOMA COUNTY CALIFORNIA

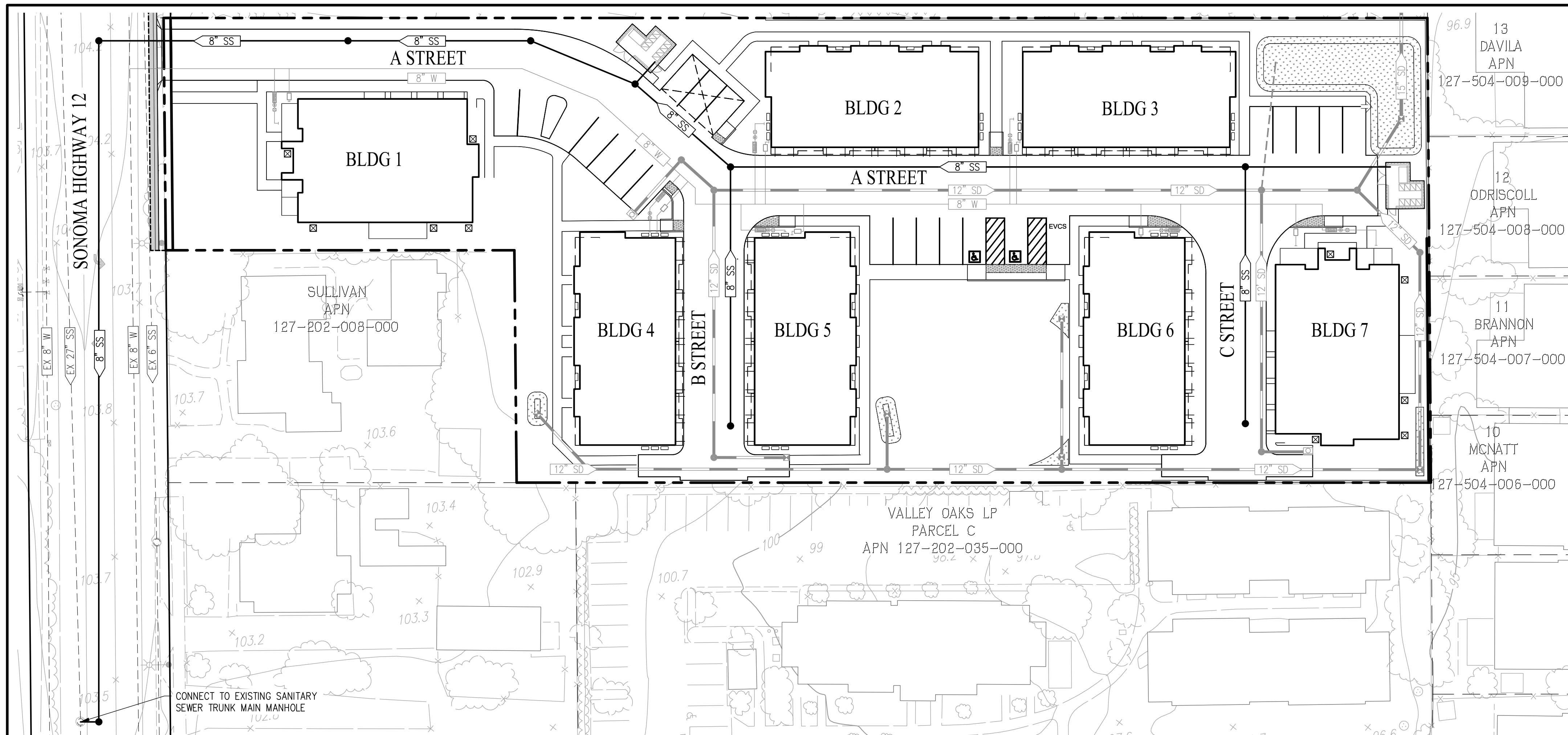


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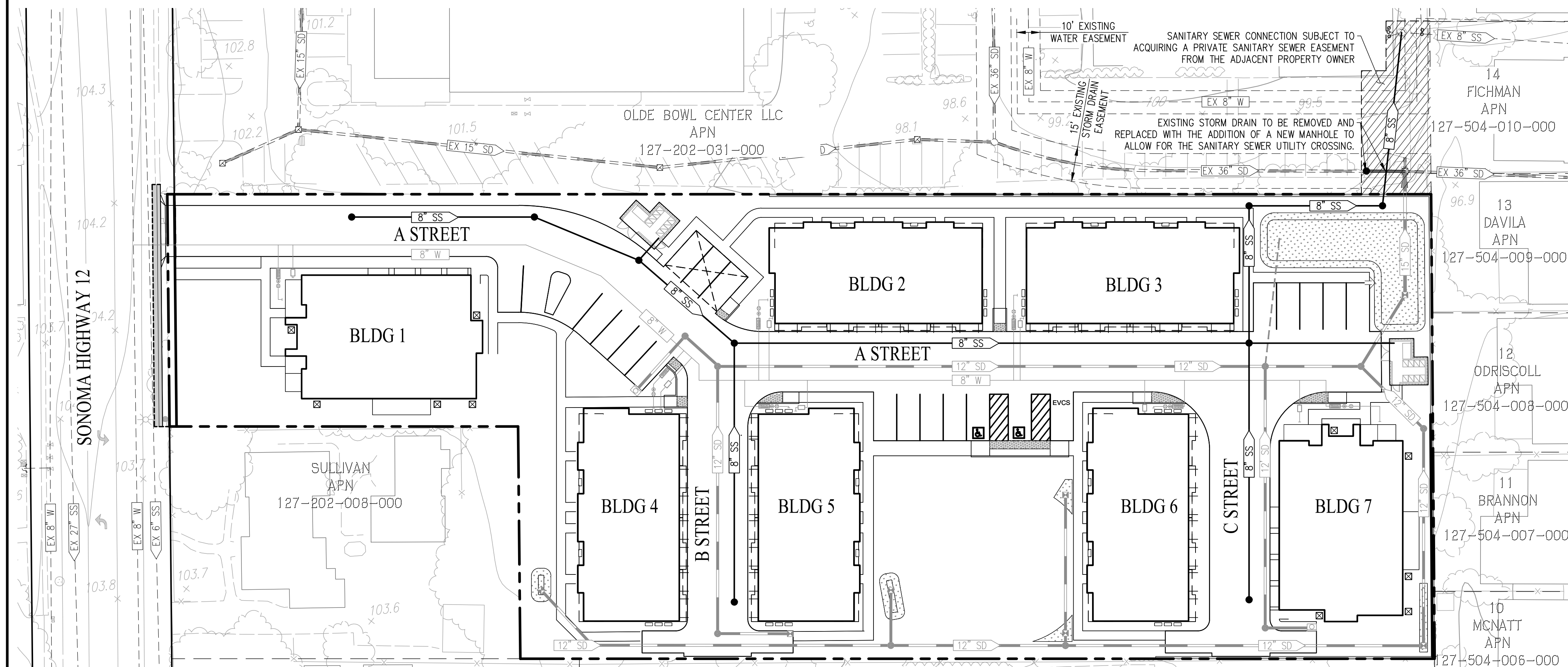
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C 5.0
OF 7 SHEETS

SCALE: 1" = 20' DATE: JULY 13, 2022



ALTERNATIVE SANITARY SEWER CONNECTION #2



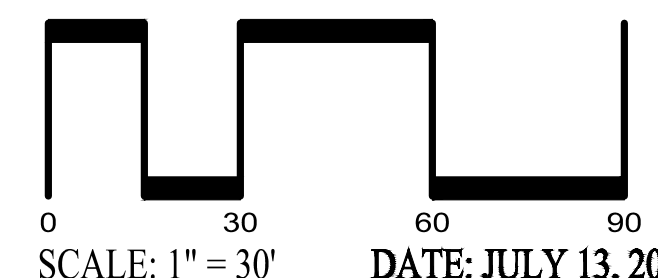
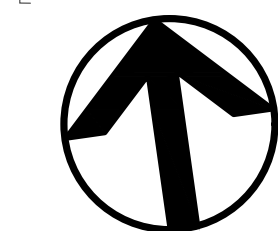
ALTERNATIVE SANITARY SEWER CONNECTION #3

LEGEND		DESCRIPTION
EXISTING	PROPOSED	
--- EX SD ---	SD	STORM DRAIN MAIN (PRIVATE)
--- EX SS ---	SS	SANITARY SEWER MAIN (PRIVATE)
--- EX W ---	W	WATER MAIN (PUBLIC)
	[Symbol]	RETAINING WALL
	[Symbol]	BIORETENTION AREA
	[Symbol]	SANITARY SEWER MANHOLE
	[Symbol]	MANHOLE
	[Symbol]	CATCH BASIN
	[Symbol]	FIELD INLET
	[Symbol]	FIRE HYDRANT
	[Symbol]	DOUBLE CHECK DETECTOR ASSEMBLY
	[Symbol]	POST INDICATOR VALVE
	[Symbol]	FIRE DEPARTMENT CONNECTION

ALTERNATIVE SANITARY SEWER CONNECTIONS

MONTALDO APARTMENTS

CITY OF SONOMA SONOMA COUNTY CALIFORNIA



SAN RAMON • (925) 866-0322
 ROSEVILLE • (916) 788-4456
 WWW.CBANDG.COM

SHEET NO.
C 6.0
 OF 7 SHEETS

F:\3412-000\ACAD\TM-JUSE PERMIT\TM06.DWG

SONOMA HIGHWAY

POINT OF BEGINNING

150.00'
PARCEL 2
2021117976
APN 127-202-007
150.00'

N82°45'00"W
HOGBURG
2021069720
APN 127-202-008

ODONNELL
2008085000
APN 127-202-034

OLDE BOWL CENTER LLC
2010005500
APN 127-202-031

LINE TO BE MERGED

S82°45'00"E 543.50'

PARCEL 1
2021117976
APN 127-202-006
RESULTANT AREA = 2.15 AC±

N82°45'00"W 393.50'

VALLEY OAKS
2011110195
APN 127-202-035

15

14

13
APN 127-504-009

12
APN 127-504-008

11
APN 127-504-007

10
APN 127-504-006

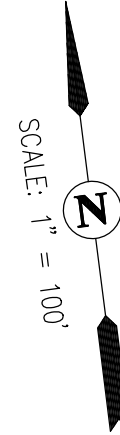
9

8

7

TRACT 449 (220 M 6)

ROBINSON ROAD



SHEET 1 OF 1

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LOT MERGER, RESULTANT PARCEL
LANDS OF CIVIC PARK SONOMA HIGHWAY, LLC., GRANT DEED 2021117976
CITY OF SONOMA, SONOMA COUNTY, CALIFORNIA

OCTOBER 7, 2022



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ROSEVILLE (916) 788-4456
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CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS

OCTOBER 7, 2022
JOB NO. 3412-000

**LOT MERGER
LEGAL DESCRIPTION
RESULTANT PARCEL**

REAL PROPERTY SITUATE IN THE CITY OF SONOMA, COUNTY OF SONOMA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING ALL OF PARCELS 1 AND 2 AS SAID PARCELS ARE DESCRIBED IN THAT GRANT DEED TO CIVIC PARK SONOMA HIGHWAY, LLC, RECORDED OCTOBER 28, 2021 AS DOCUMENT NUMBER 2021117976 OF SONOMA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2;

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 82°45'00" EAST, 543.50 FEET;

THENCE, SOUTH 06°30'00" WEST, 200.00 FEET;

THENCE, NORTH 82°45'00" WEST, 393.50 FEET;

THENCE, NORTH 06°30'00" EAST, 100.00 FEET;

THENCE, NORTH 82°45'00" WEST, 150.00 FEET;

THENCE, NORTH 06°30'00" EAST, 100.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 93,962 SQUARE FEET OR 2.15 ACRES OF LAND, MORE OR LESS.

ATTACHED HERETO IS A PLAT TO ACCOMPANY LEGAL DESCRIPTION, AND BY THIS REFERENCE MADE A PART HEREOF.

DESCRIBING ASSESSOR'S PARCEL NUMBERS 127-202-006 AND -007 (MERGED).

BEARINGS LISTED HEREIN ARE BASED UPON SAID GRANT DEED TO CIVIC PARK SONOMA HIGHWAY, LLC (2021117976).

THE PURPOSE OF THIS DESCRIPTION IS TO MERGE PARCEL 1 AND PARCEL 2 AS DESCRIBED IN SAID GRANT DEED (2021117976).

END OF DESCRIPTION

MATHEW A. STEWARD, P.L.S.
L.S. NO. 9036



5-Plex



8-Plex

MONTALDO APARTMENTS

19320 Highway 12
City of Sonoma, California 95476

June 2, 2022

Sheet Index

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Project Information

Occupancy Group:R2/U
Building Type:VB
Fire Sprinklers:NFPA 13R (CBC 903.3.1.2)
Stories: 8-Plex 3 Story
 5-Plex 2 Story



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MONTALDO APARTMENTS

19320 HIGHWAY 12, CITY OF SONOMA, CALIFORNIA 95476

A1



ORANGE COUNTY · LOS ANGELES · BAY AREA

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8-PLEX INFORMATION

Building 8-Plex	Unit Mix	Bd/Ba Count	Living SF (Net)	Gar. SF (Net)	Porches SF ⁽¹⁾	'POS' SF
Plan 1	2	2 bd/ 2 ba	751 sf	262 sf	46 sf	N/A
Plan 1X (End)	2	2 bd/ 2 ba	751 sf	262 sf	46 sf	N/A
Plan 2	2	2 bd/ 2 ba	924 sf	467 sf	46 sf	N/A
Plan 2X (End)	2	2 bd/ 2 ba	924 sf	467 sf	46 sf	N/A

Building Area	'Floor Areas' SF (Gross)	'Floor Areas' SF (FAR)	'Building Coverage' SF
1st Floor	3,830 sf	3,195 sf	4,122 sf
2nd Floor	4,080 sf	3,312 sf	
3rd Floor	4,080 sf	3,891 sf	
TOTAL	11,990 sf	10,398 sf	

NOTES:

Per Sonoma Municipal code definition, Section 19.92.020:

'Floor area' means the total of the gross horizontal areas of all floors, excluding basements, cellars, attics, and below-grade parking, within the surfaces of the exterior walls of buildings, or the centerlines of party walls separating buildings or portions thereof.

'Floor area ratio' means the maximum gross floor area of a building (or buildings) permitted on a lot divided by the gross area of the lot.

When calculating floor area ratio, the following shall be excluded:

- Porches, cellars, attics, and underground parking;
- Detached garages (up to 400 square feet);
- Second Units;
- Accessory structures with an area of 120 square feet or less.

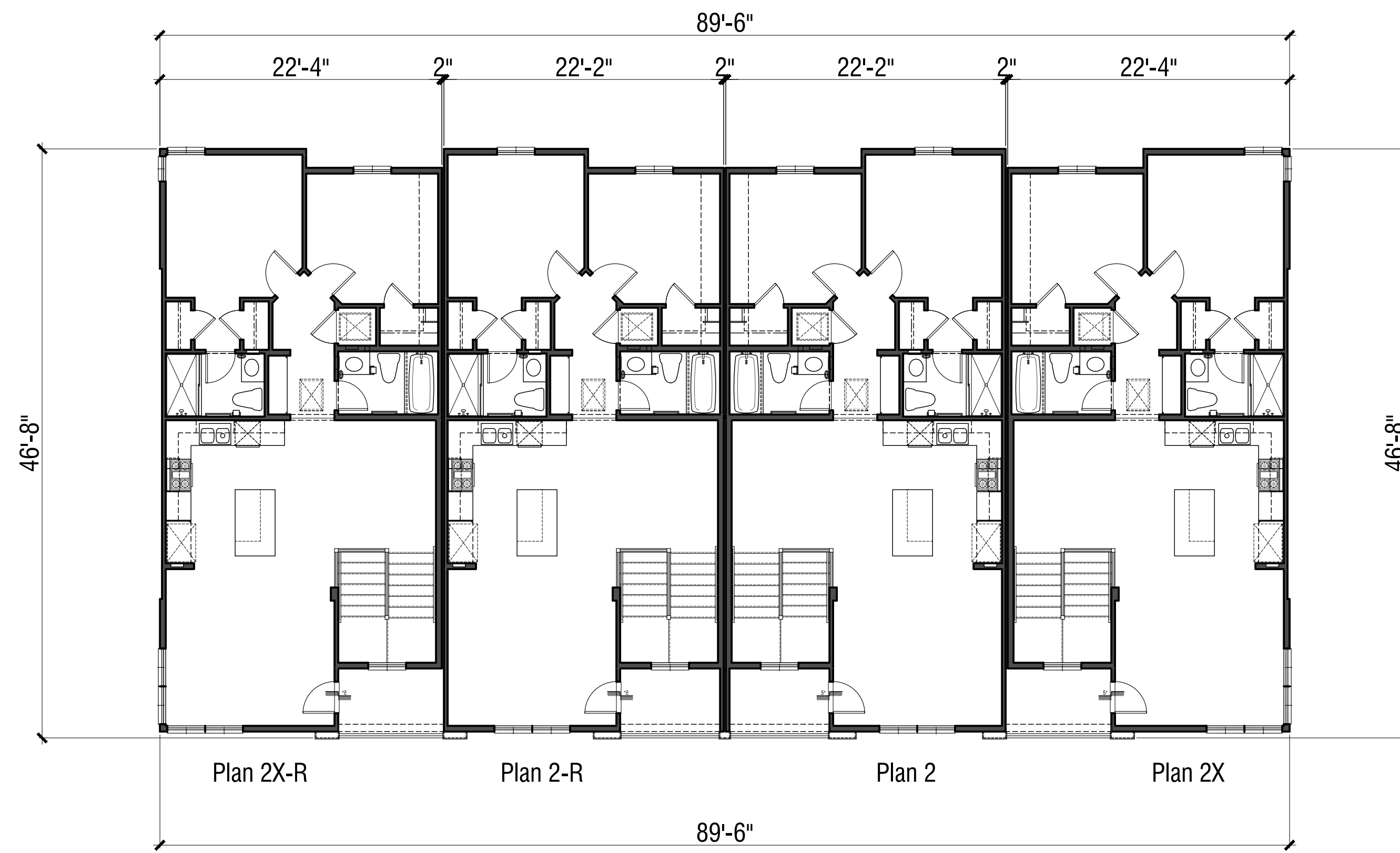
Per Sonoma Municipal code Open Space for West Napa Street/Sonoma Highway Corridor projects, Section 19.36.020, Table 3-29:

- Providing 300 square feet combination of shared or private space.
- Common-Open-Space area should have a minimum dimension of 15 feet.
- Private-Open-Space (POS) shall have a minimum dimension of 7 feet and accommodate a rectangle of at least 100 square feet.

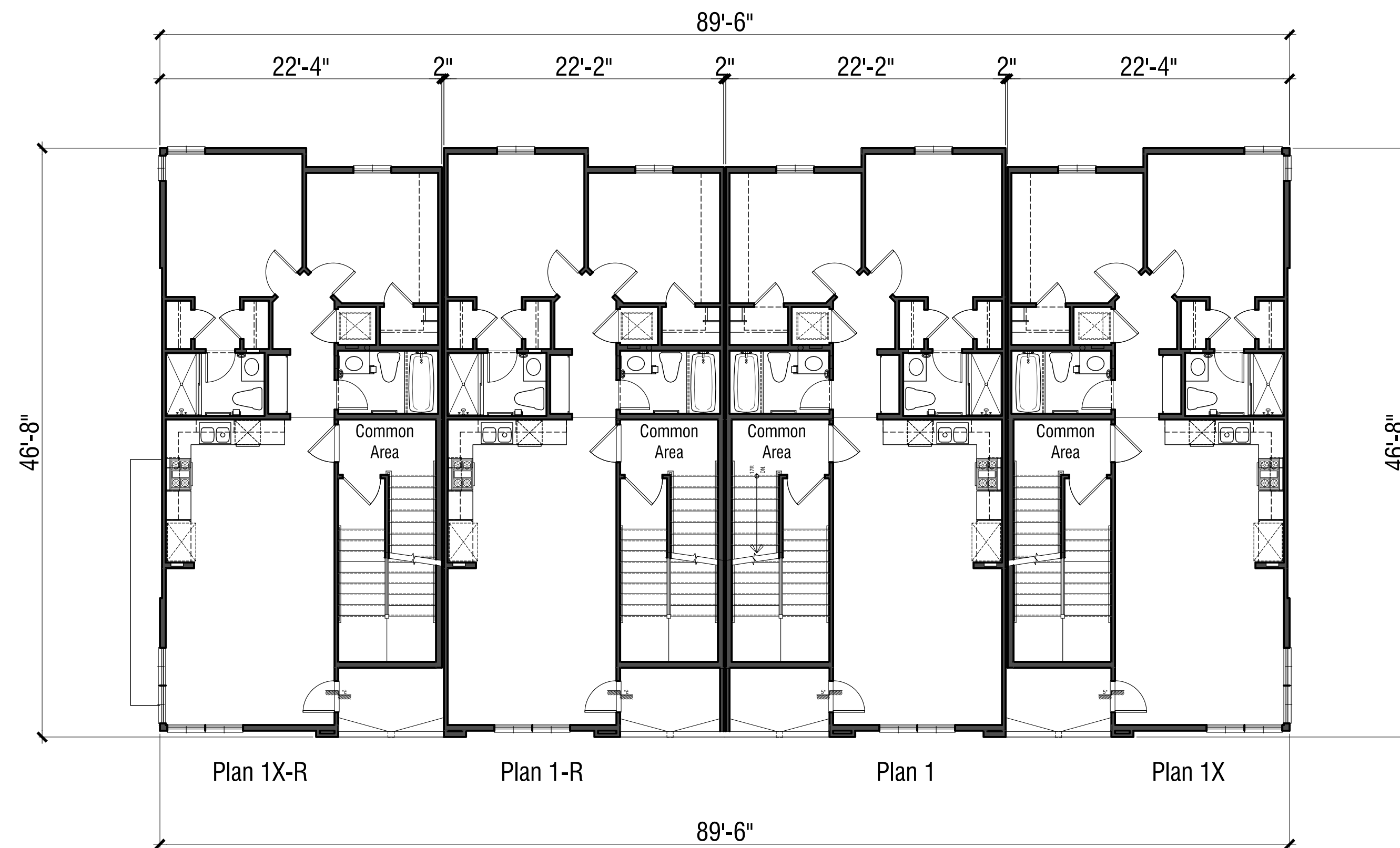
(1) Out door space not qualified for Private-Open-Space due to dimensions and/or size.

Notes:

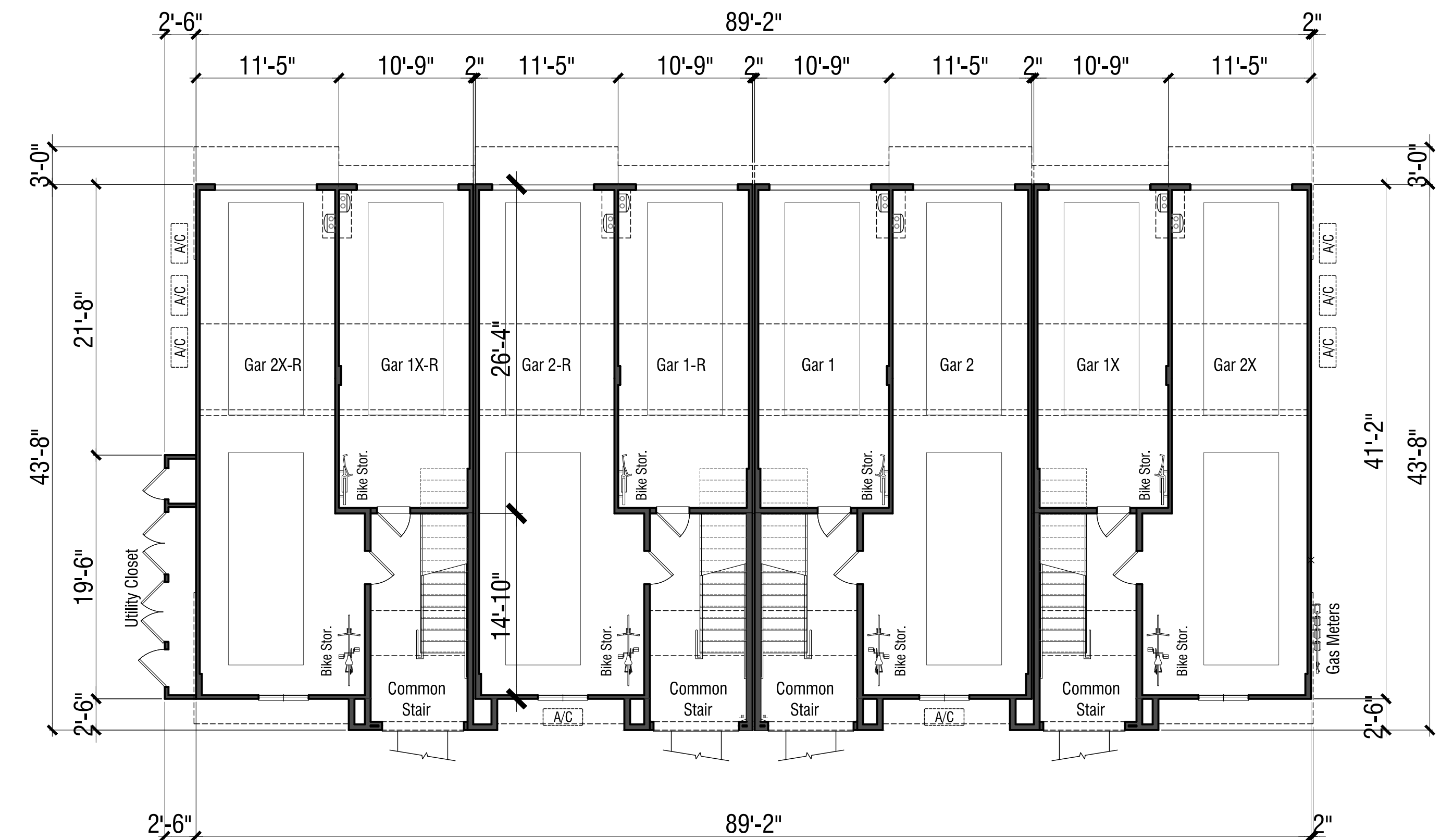
'Building Coverage' areas included building footprint, upper floor projections, excluding roof overhang.



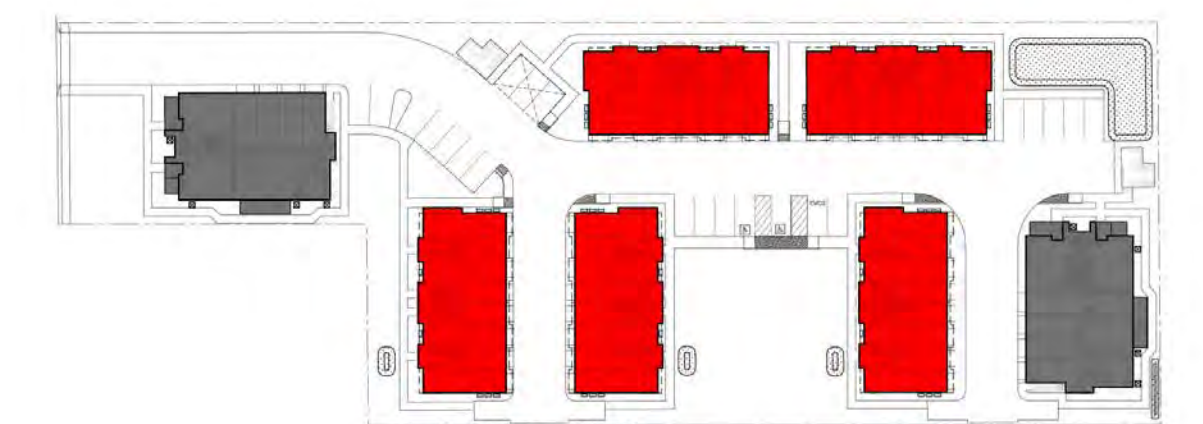
Third Floor



Second Floor



First Floor



8-PLEX BUILDING PLANS

MONTALDO APARTMENTS

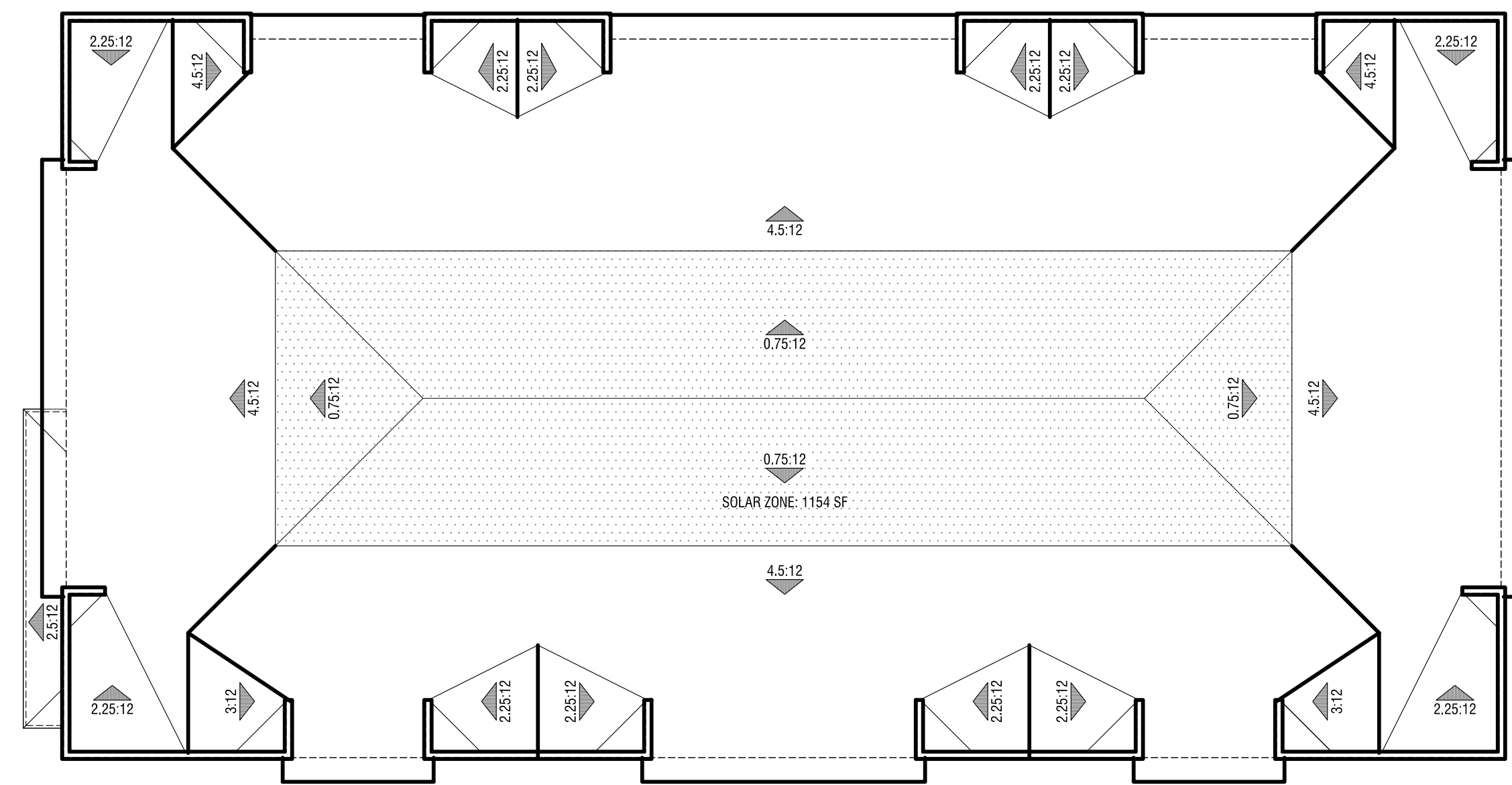
19320 HIGHWAY 12, CITY OF SONOMA, CALIFORNIA 95476



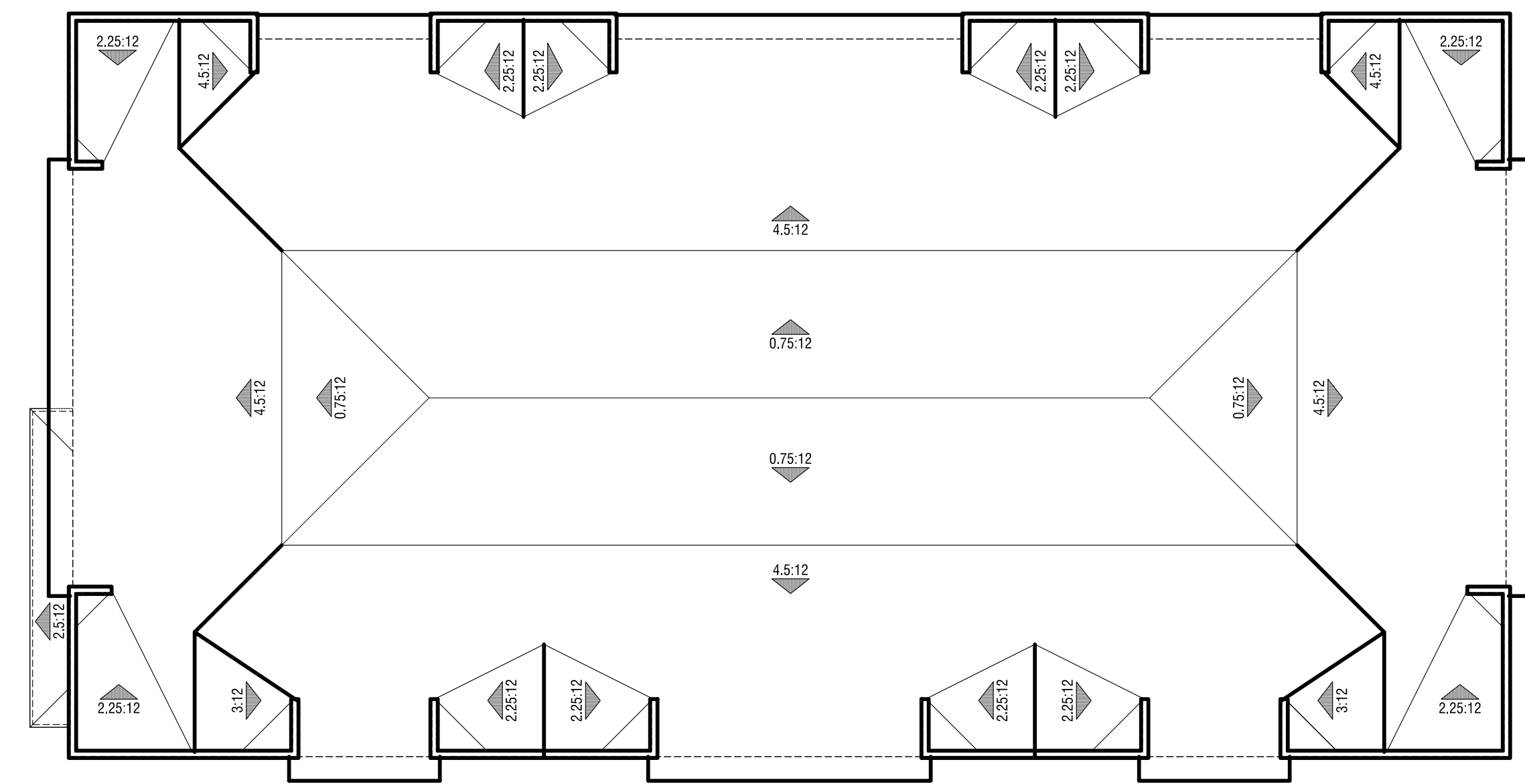
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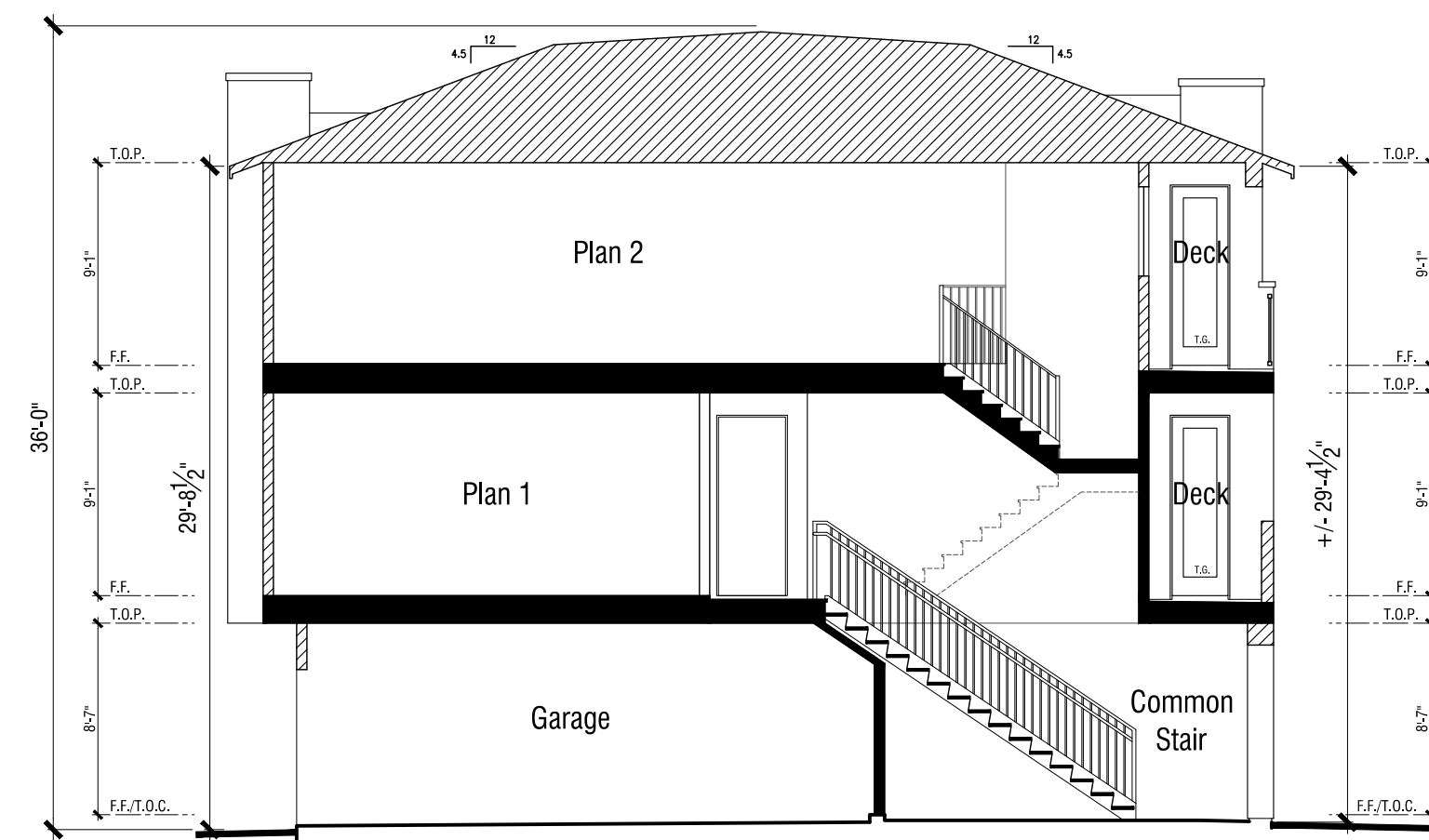




ROOF PLAN SOLAR ZONE AREAS

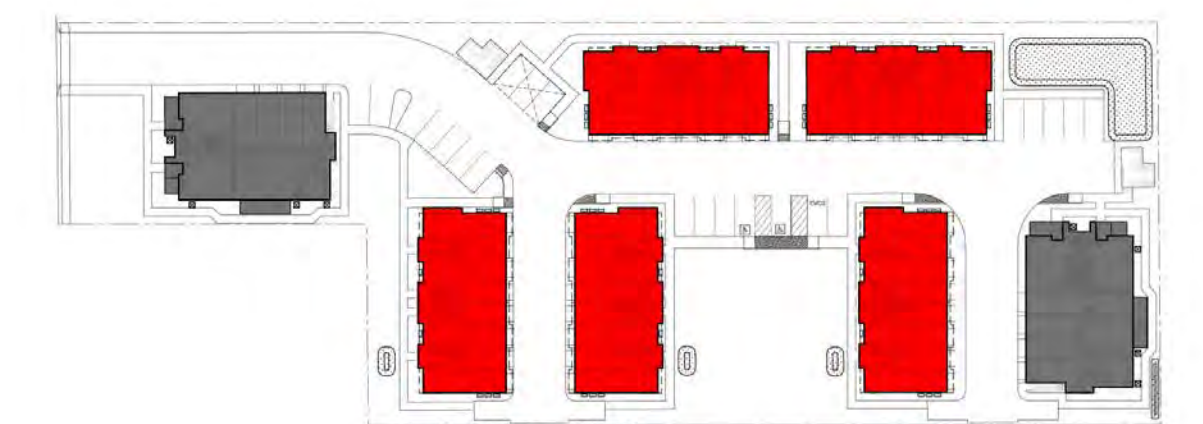


ROOF PLAN



SECTION

8-PLEX ROOF PLAN & SECTION



N.T.S.

MONTALDO APARTMENTS

19320 HIGHWAY 12, CITY OF SONOMA, CALIFORNIA 95476



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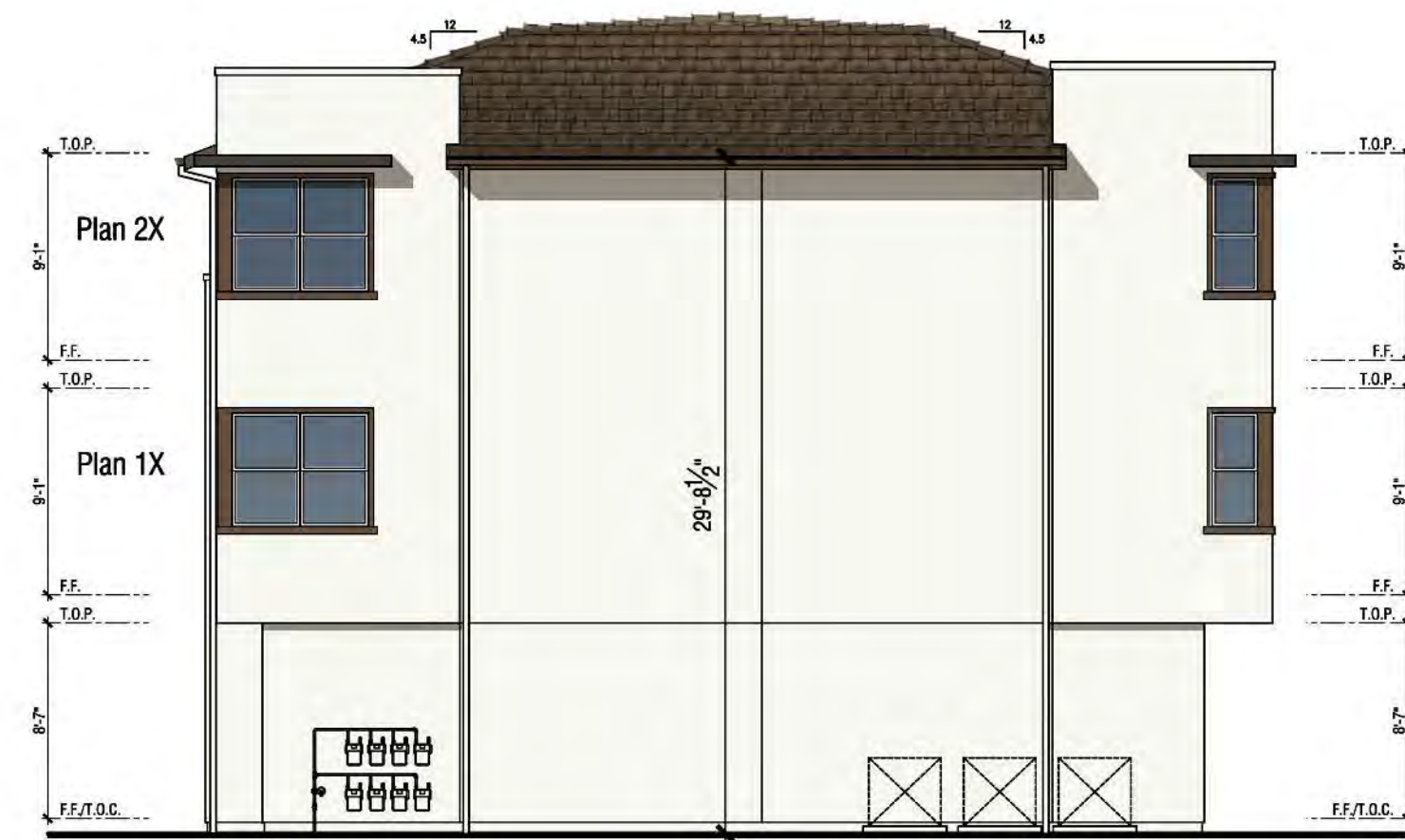
A3



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ORANGE COUNTY . LOS ANGELES . BAY AREA



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

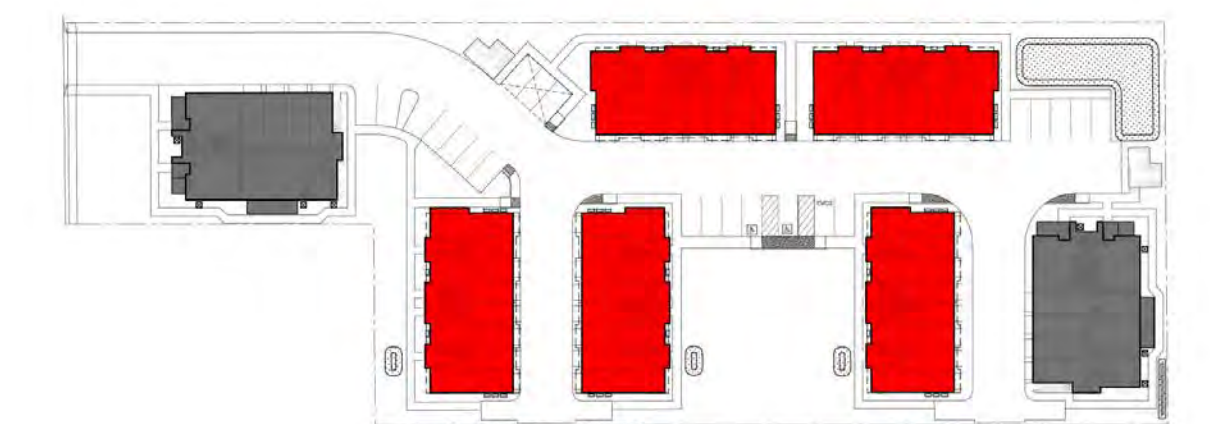


FRONT ELEVATION

8-PLEX - ELEVATIONS: BUILDING MATERIALS

1. COMPOSITE SHINGLE ROOF
2. FASCIA
3. STUCCO
4. STUCCO OVER FOAM TRIM
5. INSULATED VINYL WINDOWS
6. METAL RAILING
7. METAL AWNING
8. EXTERIOR LIGHTING, SEE A15 FOR SPECIFICATIONS
9. METAL SECTIONAL GARAGE DOOR
10. ILLUMINATED ADDRESS NUMBER

8-PLEX ELEVATIONS



N.T.S.

MONTALDO APARTMENTS

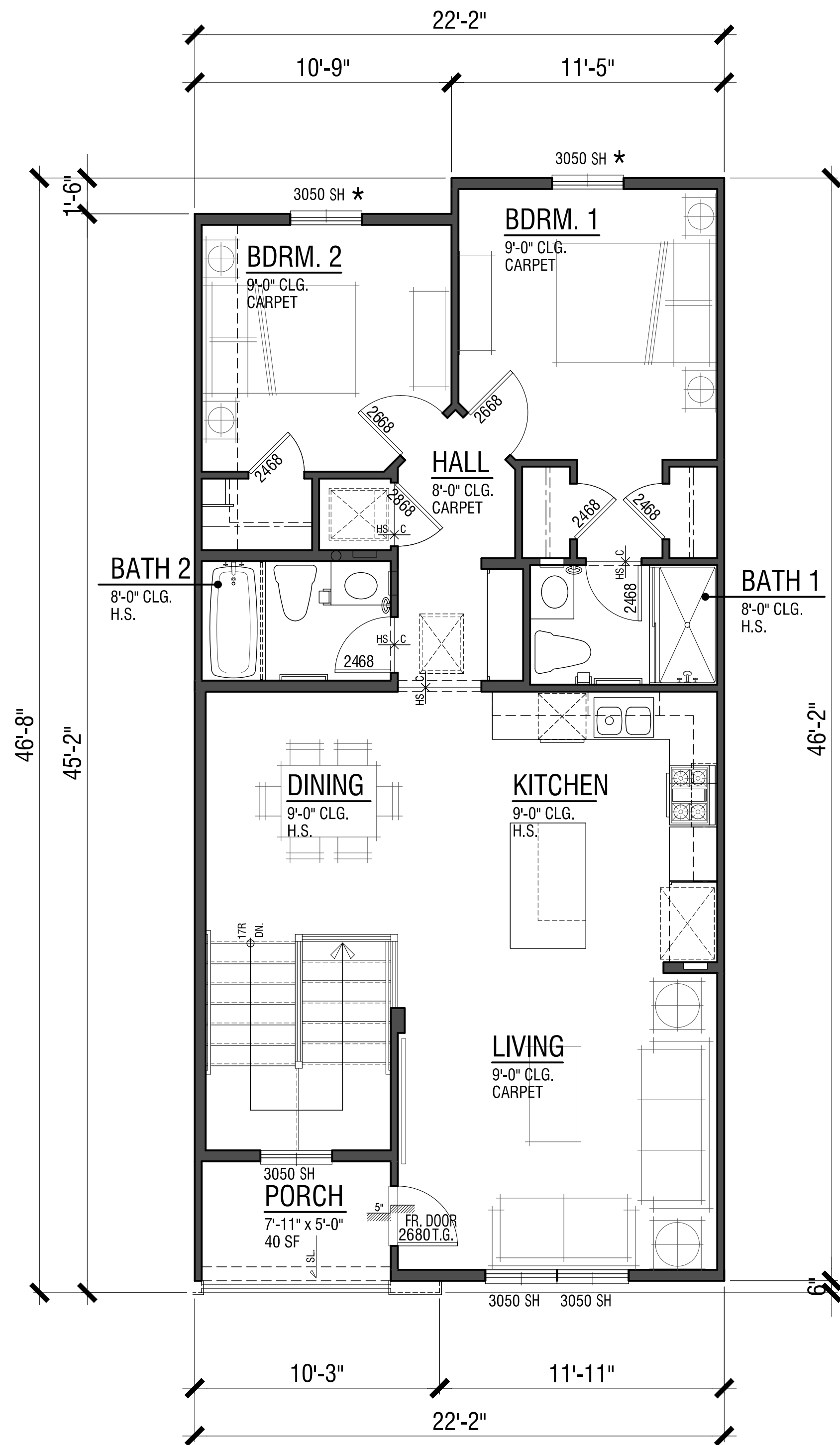
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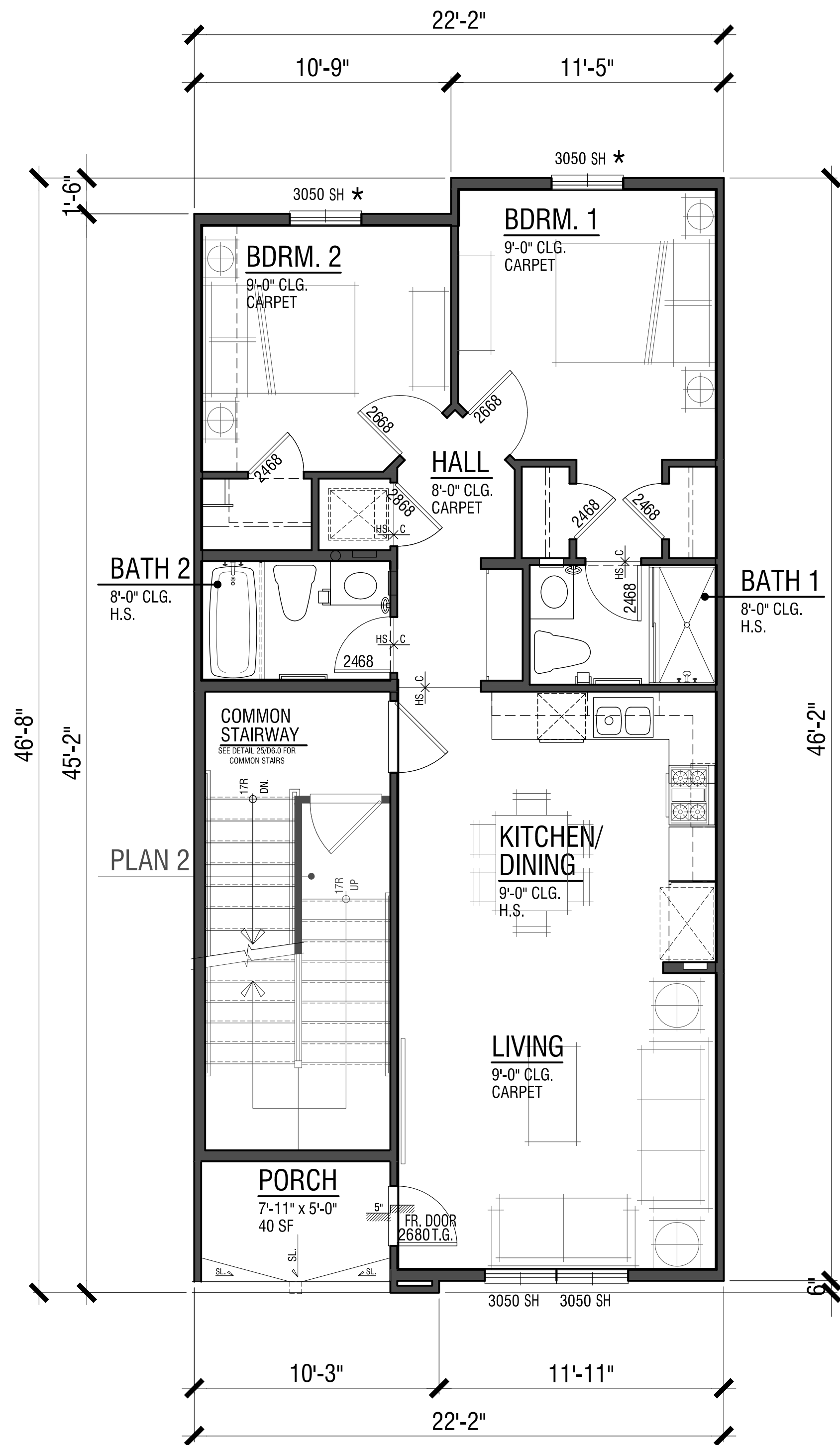
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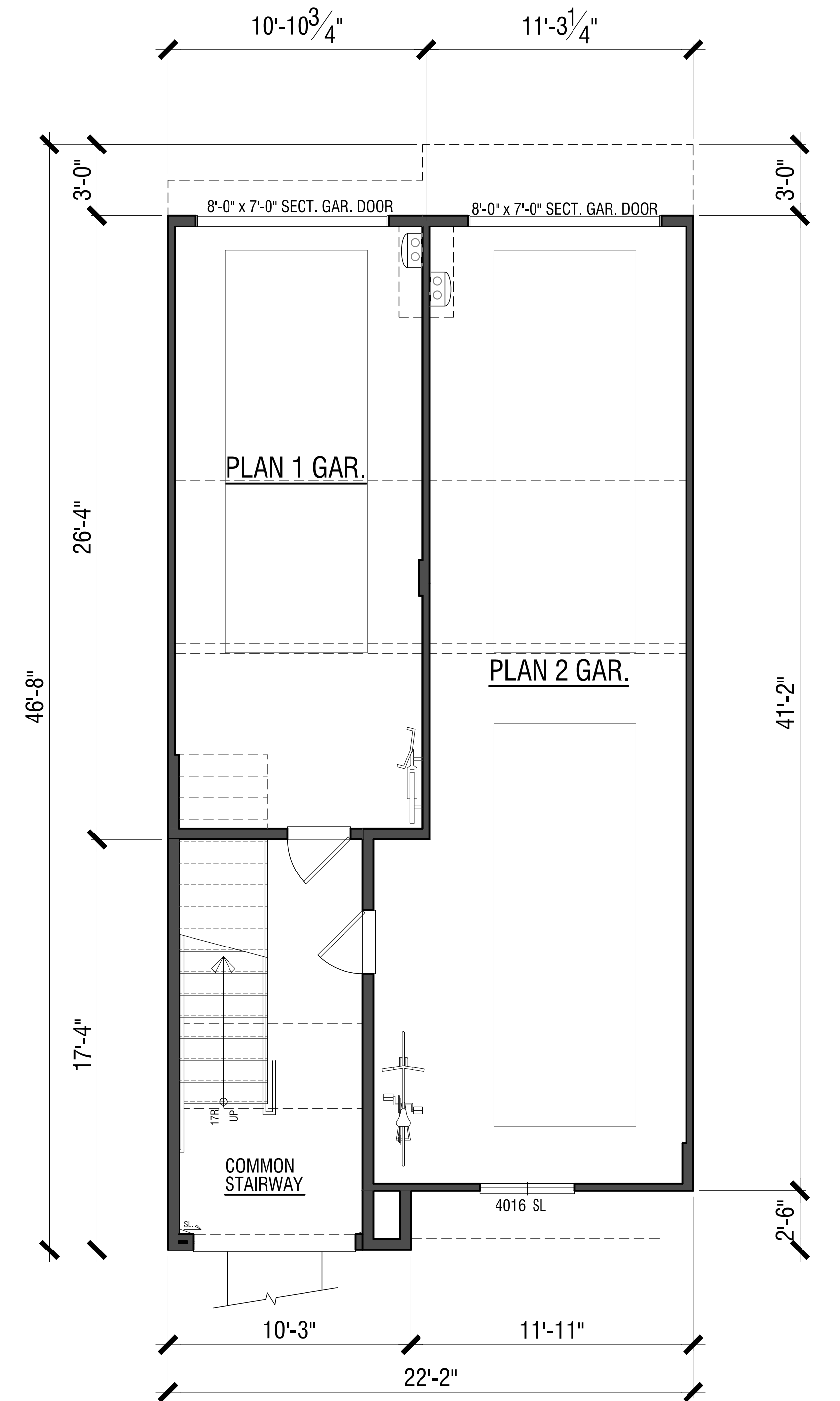




Third Floor - Plan 2



Second Floor - Plan 1



First Floor (Garage)

PLAN 1 & 2

8-PLEX UNIT PLANS

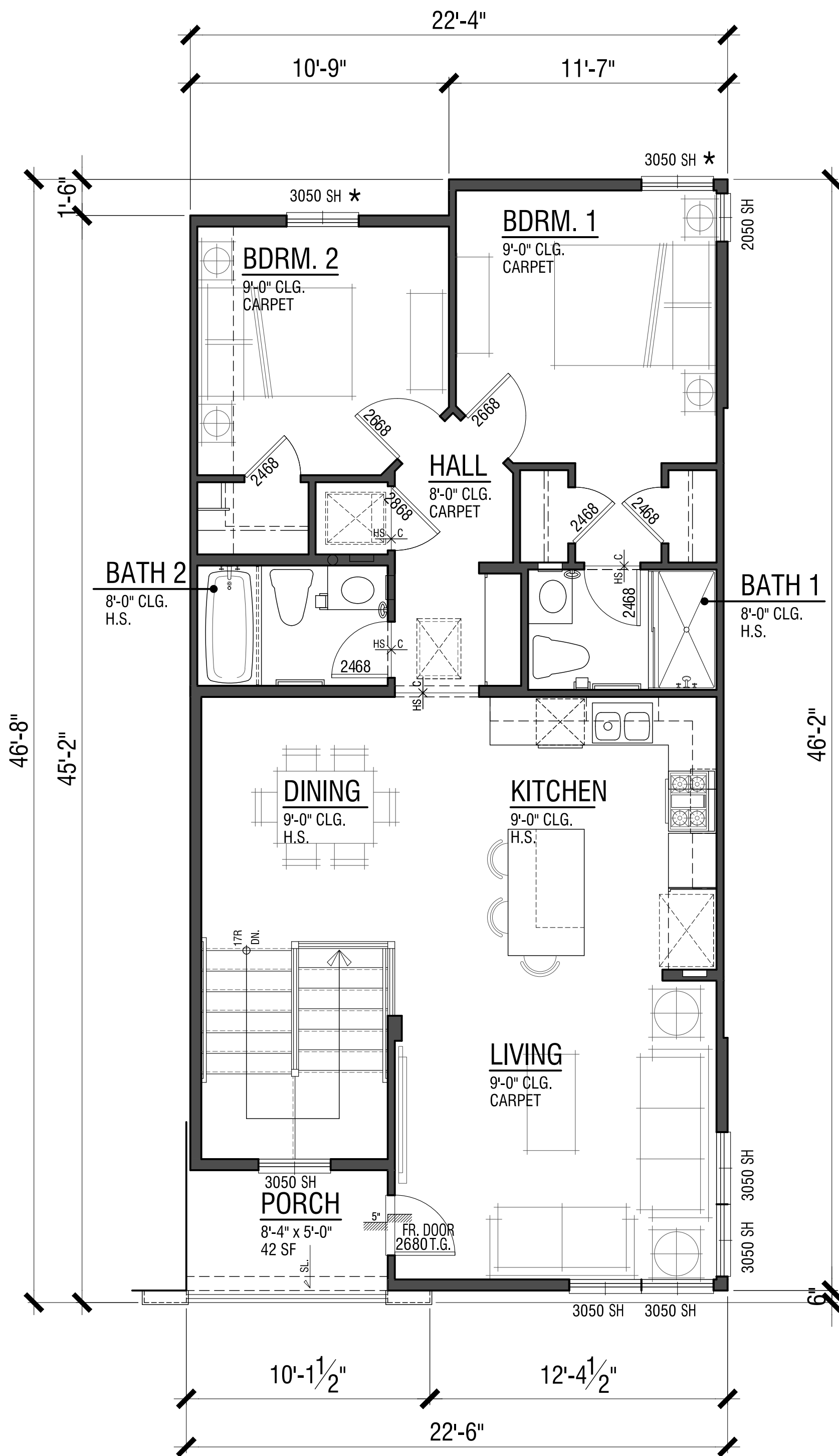


MONTALDO APARTMENTS

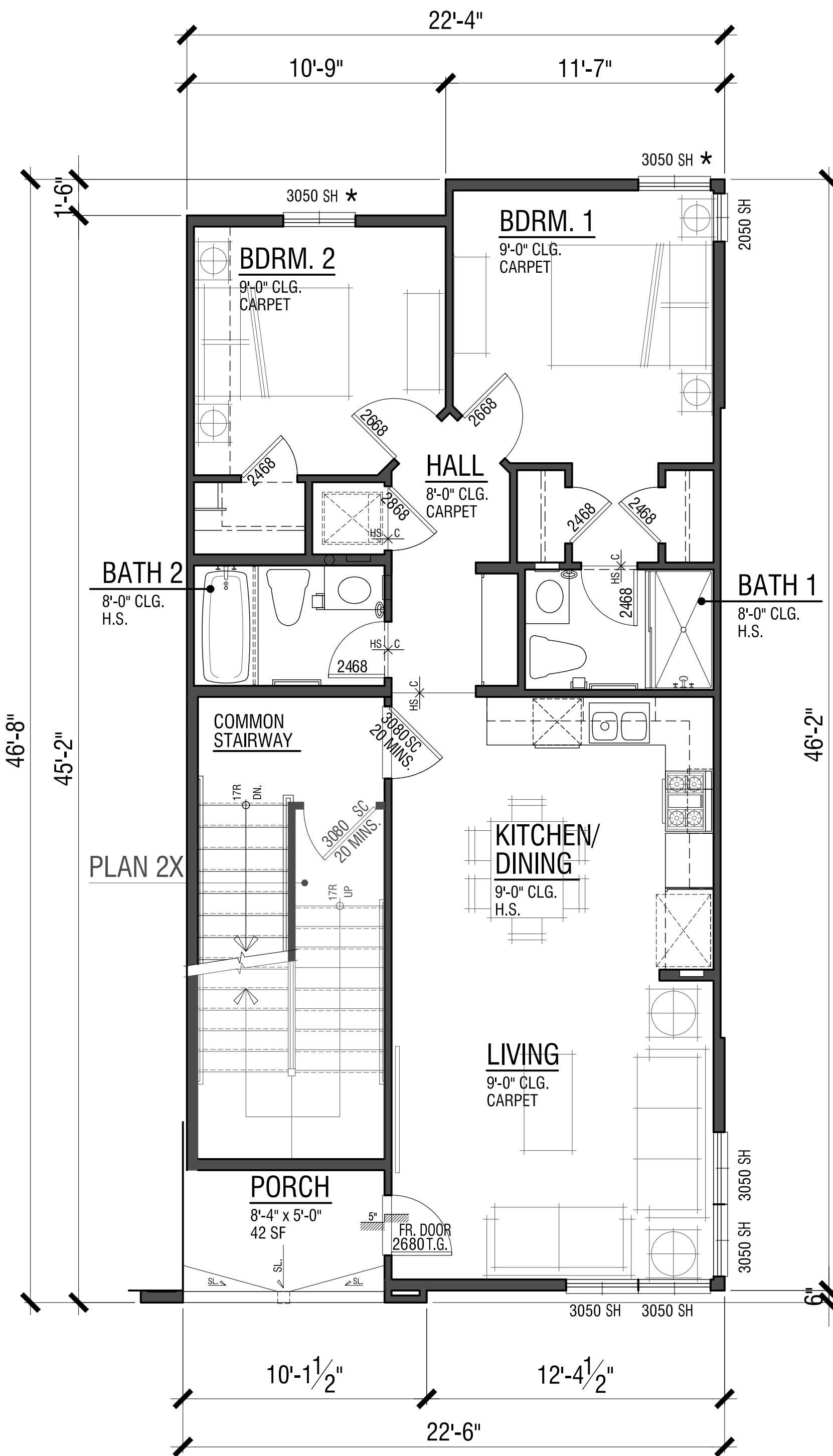
19320 HIGHWAY 12, CITY OF SONOMA, CALIFORNIA 95476

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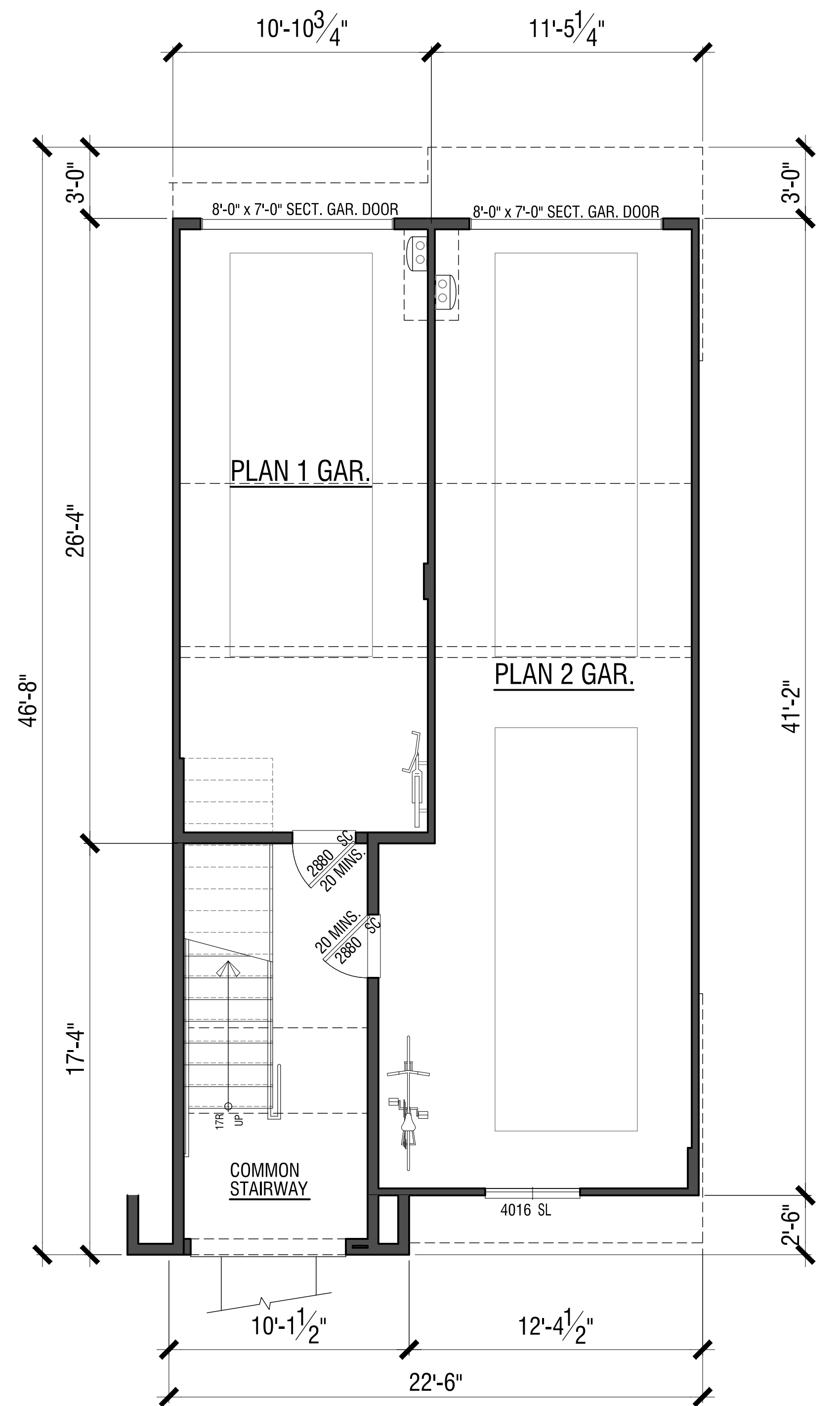




Third Floor - Plan 2X



Second Floor - Plan 1X



First Floor (Garage)

PLAN 1X & 2X

8-PLEX UNIT PLANS



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19320 HIGHWAY 12, CITY OF SONOMA, CALIFORNIA 95476

A6



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5-PLEX INFORMATION

Building 5-Plex	Unit Mix	Bd/Ba Count	Living SF (Net)	Gar. SF (Net)	Porch/Patio SF	'POS' SF
Plan 3	2	2 bd/ 2 ba	977 sf	283 sf	128 sf ⁽¹⁾	N/A
Plan 4	1	2 bd/ 2 ba	1109 sf	288 sf	233 sf	175 sf
Plan 5	1	2 bd/ 2.5 ba	1279 sf	283 sf	118 sf	118 sf
Plan 5X	1	2 bd/ 2.5 ba	1306 sf	283 sf	125 sf	125 sf
Building	'Floor Areas' SF (Gross)	'Floor Areas' SF (FAR)	'Building Coverage' SF			
1st Floor	4,218 sf	3,967 sf	4,283 sf			
2nd Floor	3,747 sf	3,475 sf				
TOTAL	7,965 sf	7,442 sf				

NOTES:

Per Sonoma Municipal code definition, Section 19.92.020:

'Floor area' means the total of the gross horizontal areas of all floors, excluding basements, cellars, attics, and below-grade parking, within the surfaces of the exterior walls of buildings, or the centerlines of party walls separating buildings or portions thereof.

'Floor area ratio' means the maximum gross floor area of a building (or buildings) permitted on a lot divided by the gross area of the lot.

When calculating floor area ratio, the following shall be excluded:

- Porches, cellars, attics, and underground parking;
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- Second Units;
- Accessory structures with an area of 120 square feet or less.

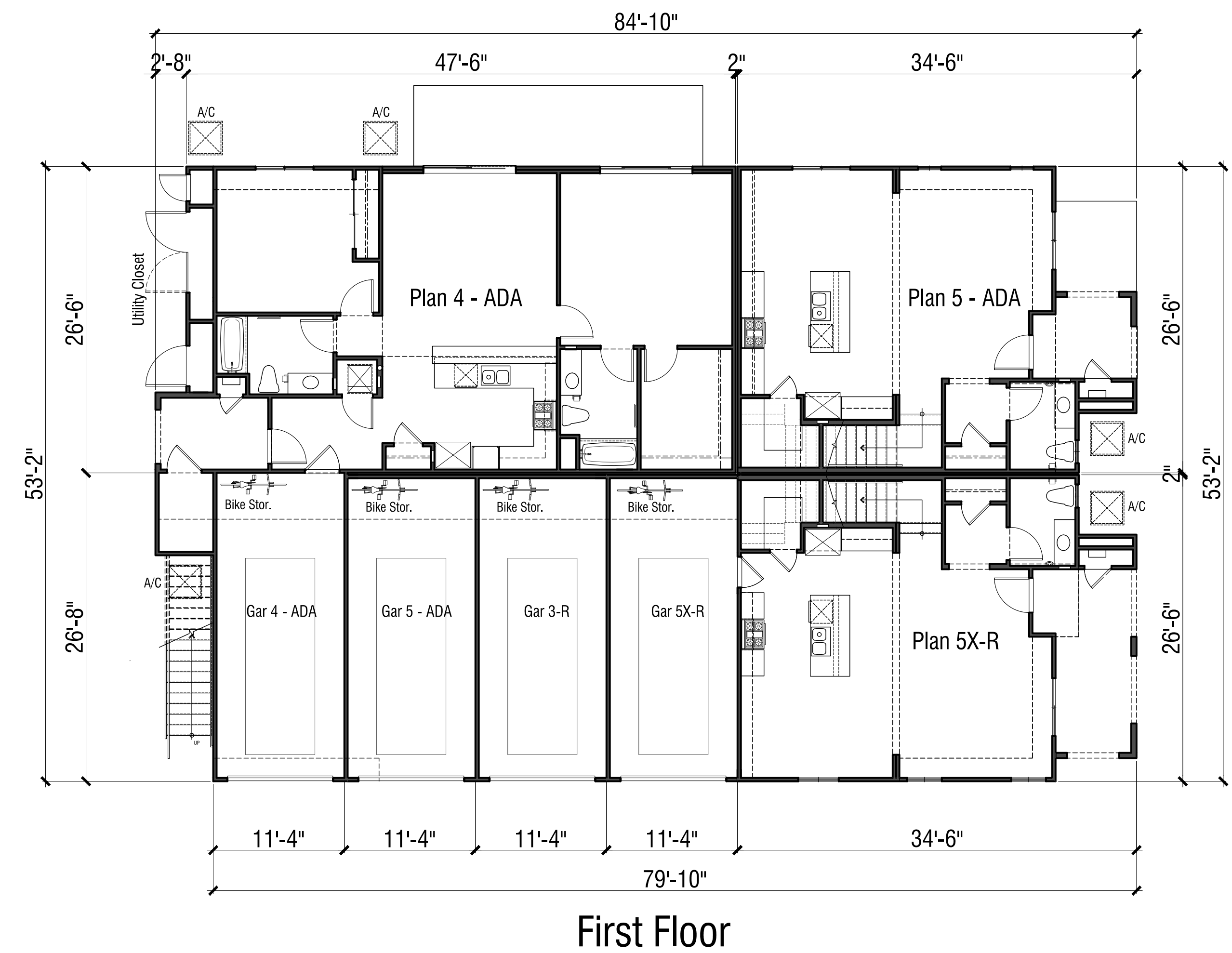
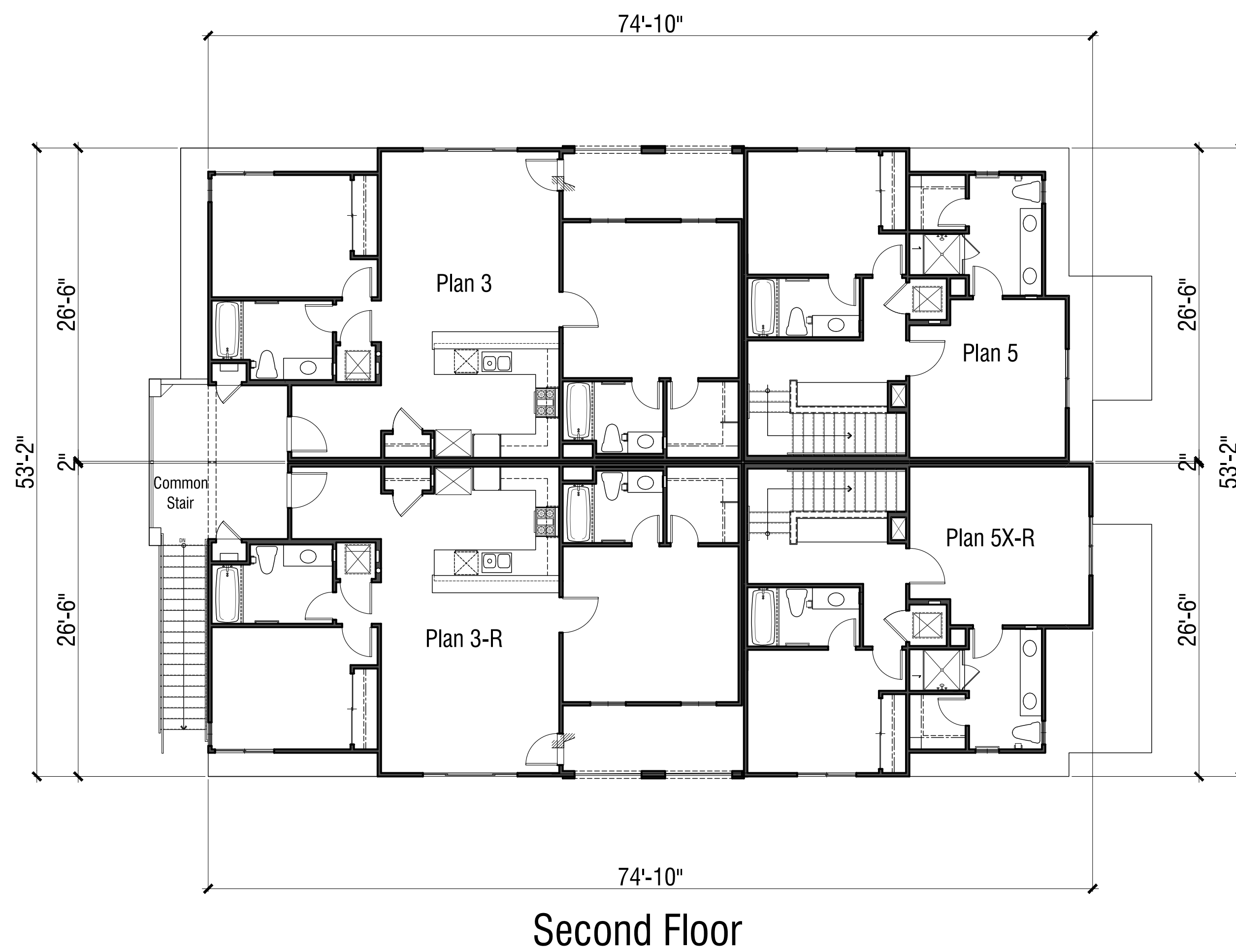
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- Private-Open-Space (POS) shall have a minimum dimension of 7 feet and accommodate a rectangle of at least 100 square feet.

(1) Out door space not qualified for Private-Open-Space due to dimensions and/or size.

Notes:

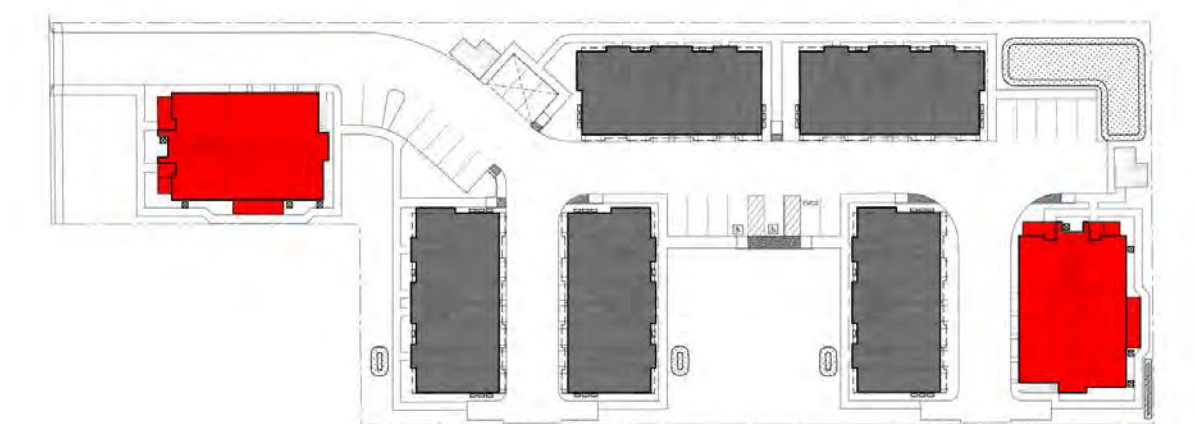
'Building Coverage' areas included building footprint, upper floor projections, excluding roof overhang.



5-PLEX BUILDING PLANS

MONTALDO APARTMENTS

19320 HIGHWAY 12, CITY OF SONOMA, CALIFORNIA 95476



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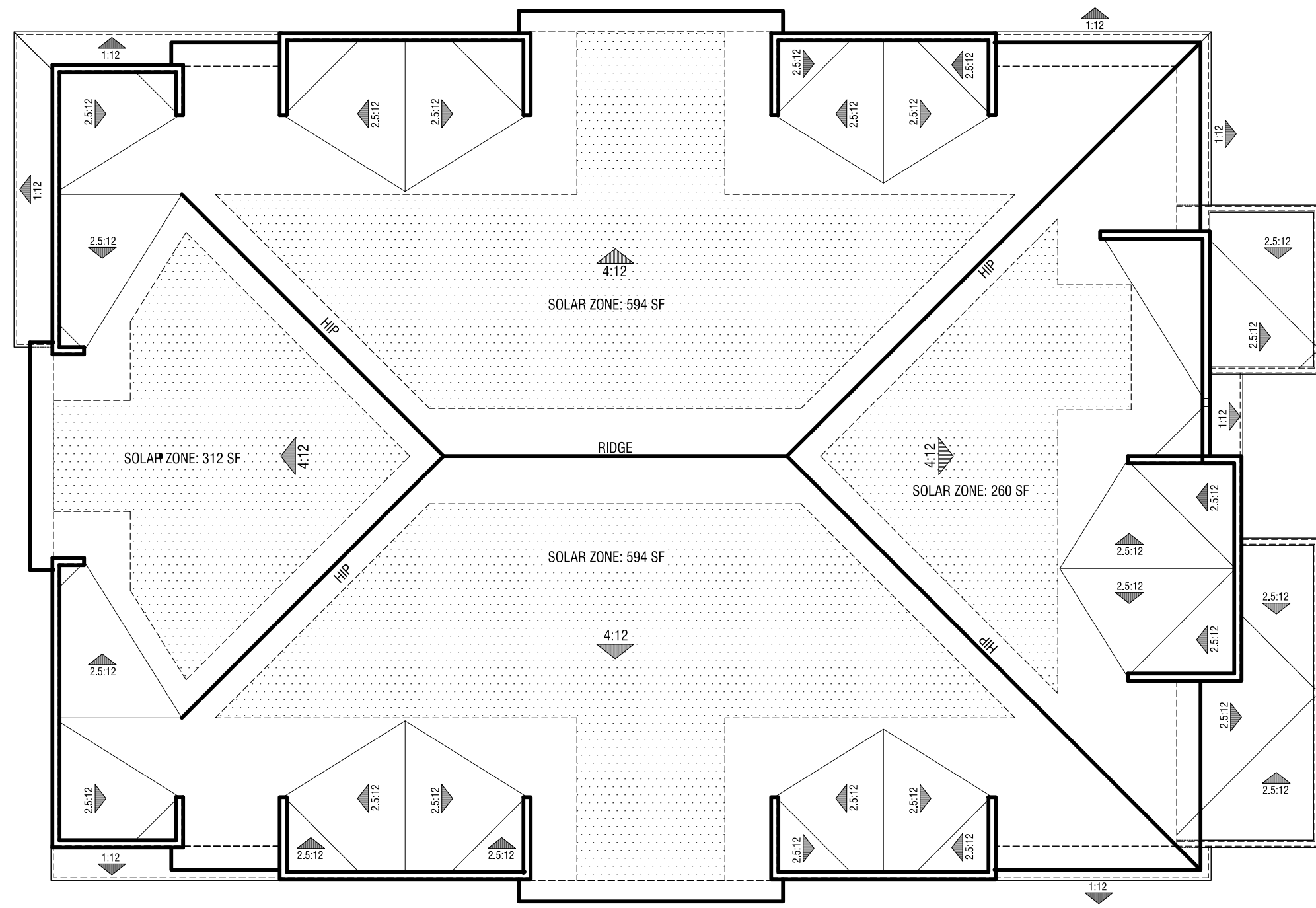
ORANGE COUNTY . LOS ANGELES . BAY AREA



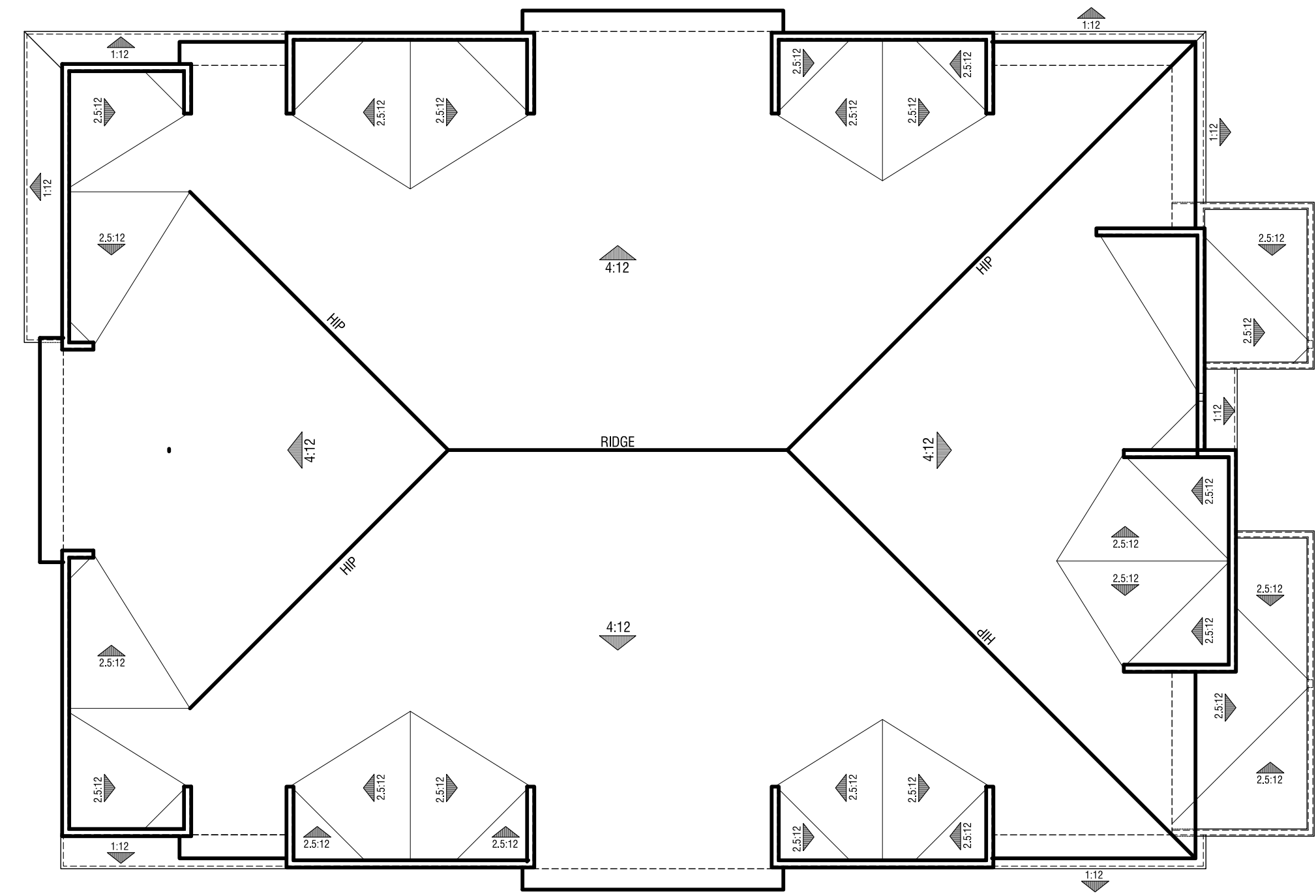
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A7

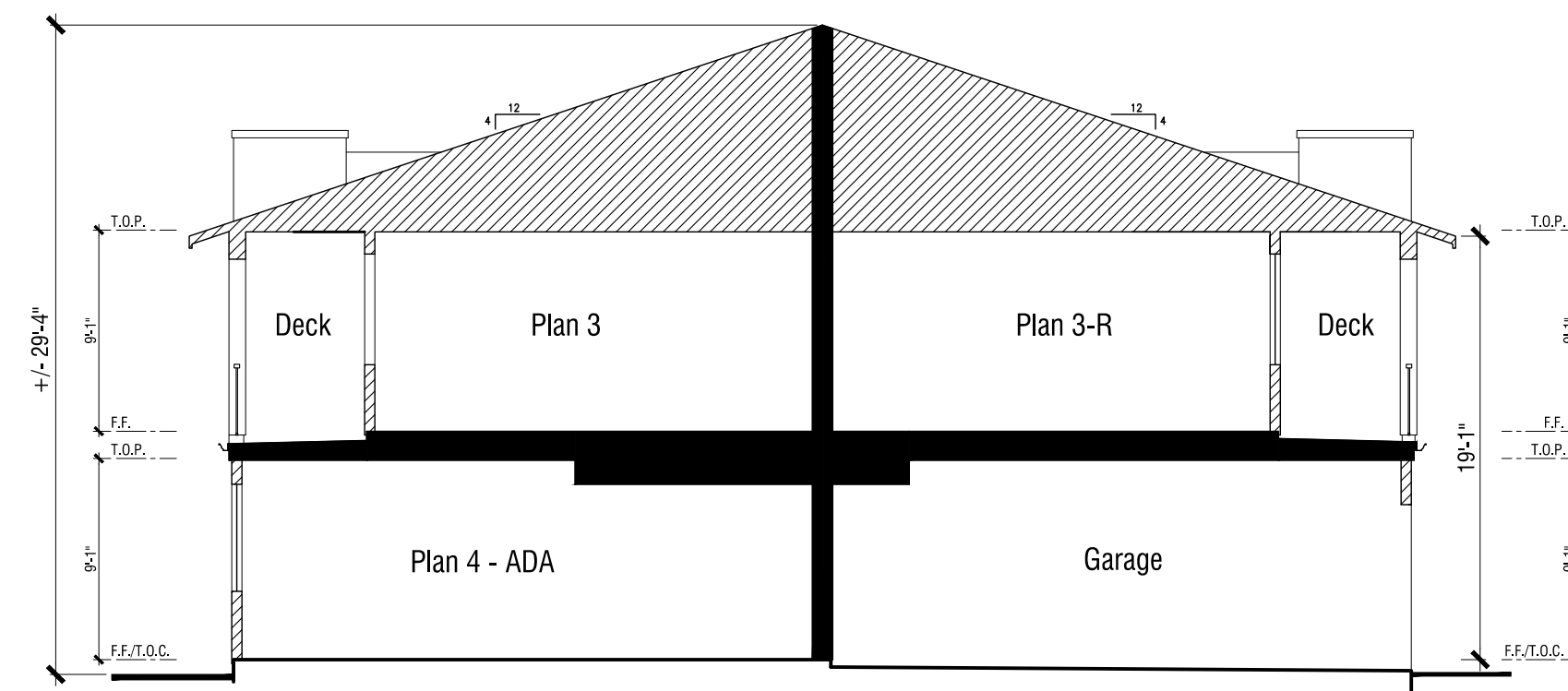




ROOF PLAN SOLAR ZONE AREAS

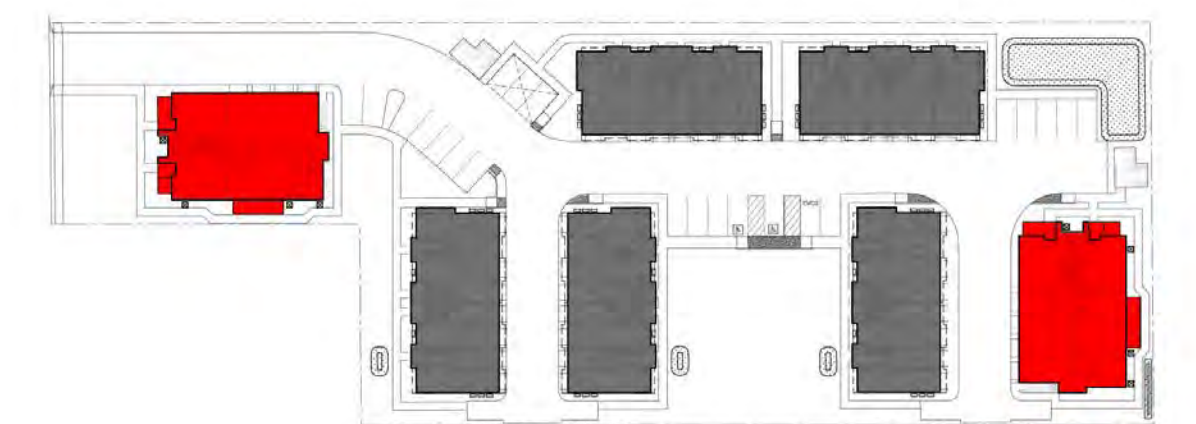


ROOF PLAN



SECTION

5-PLEX ROOF PLAN & SECTION



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MONTALDO APARTMENTS

19320 HIGHWAY 12, CITY OF SONOMA, CALIFORNIA 95476

A8



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WHA.

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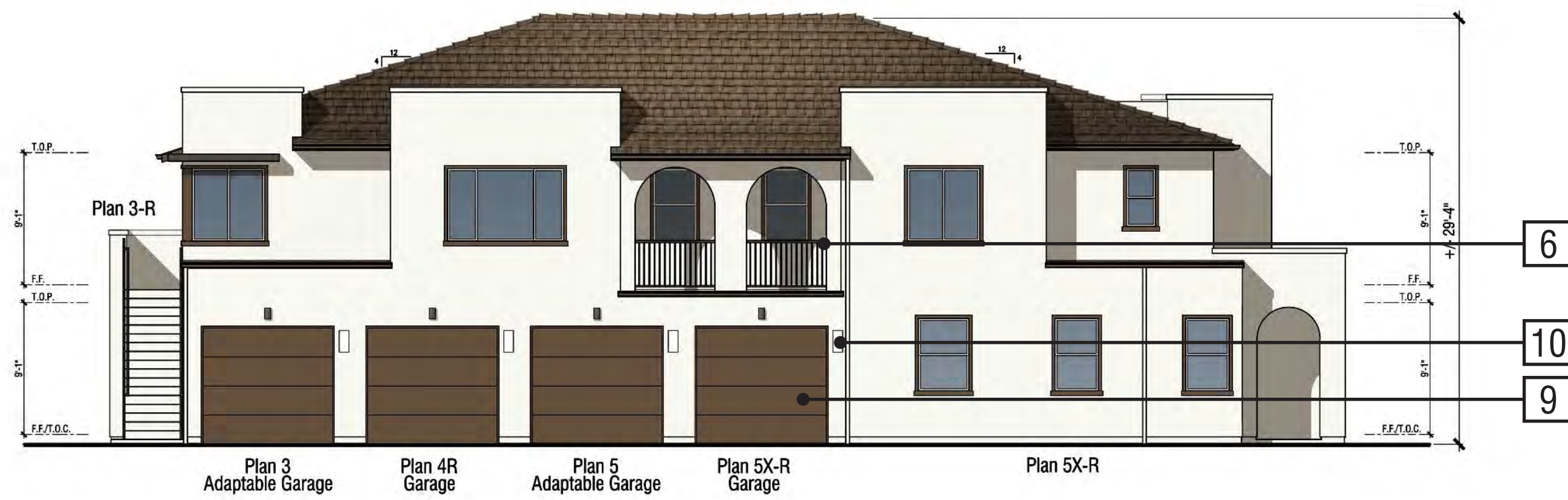
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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

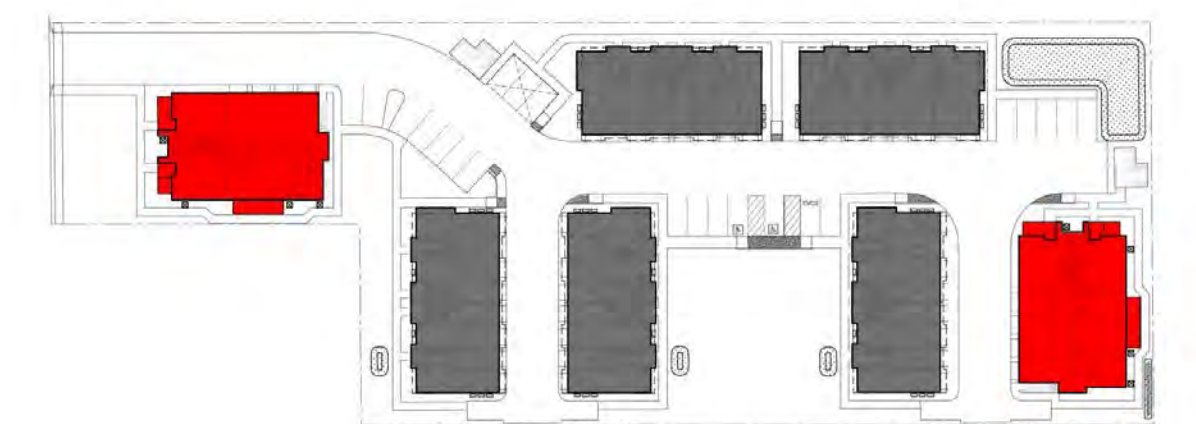


FRONT ELEVATION

5-PLEX - ELEVATIONS: BUILDING MATERIALS

1. COMPOSITE SHINGLE ROOF
2. FASCIA
3. STUCCO
4. STUCCO OVER FOAM TRIM
5. INSULATED VINYL WINDOWS
6. METAL RAILING
7. FIBERGLASS FRONT DOOR
8. EXTERIOR LIGHTING, SEE A15 FOR SPECIFICATIONS
9. METAL SECTIONAL GARAGE DOOR
10. ILLUMINATED ADDRESS NUMBER

5-PLEX ELEVATIONS



N.T.S.



MONTALDO APARTMENTS

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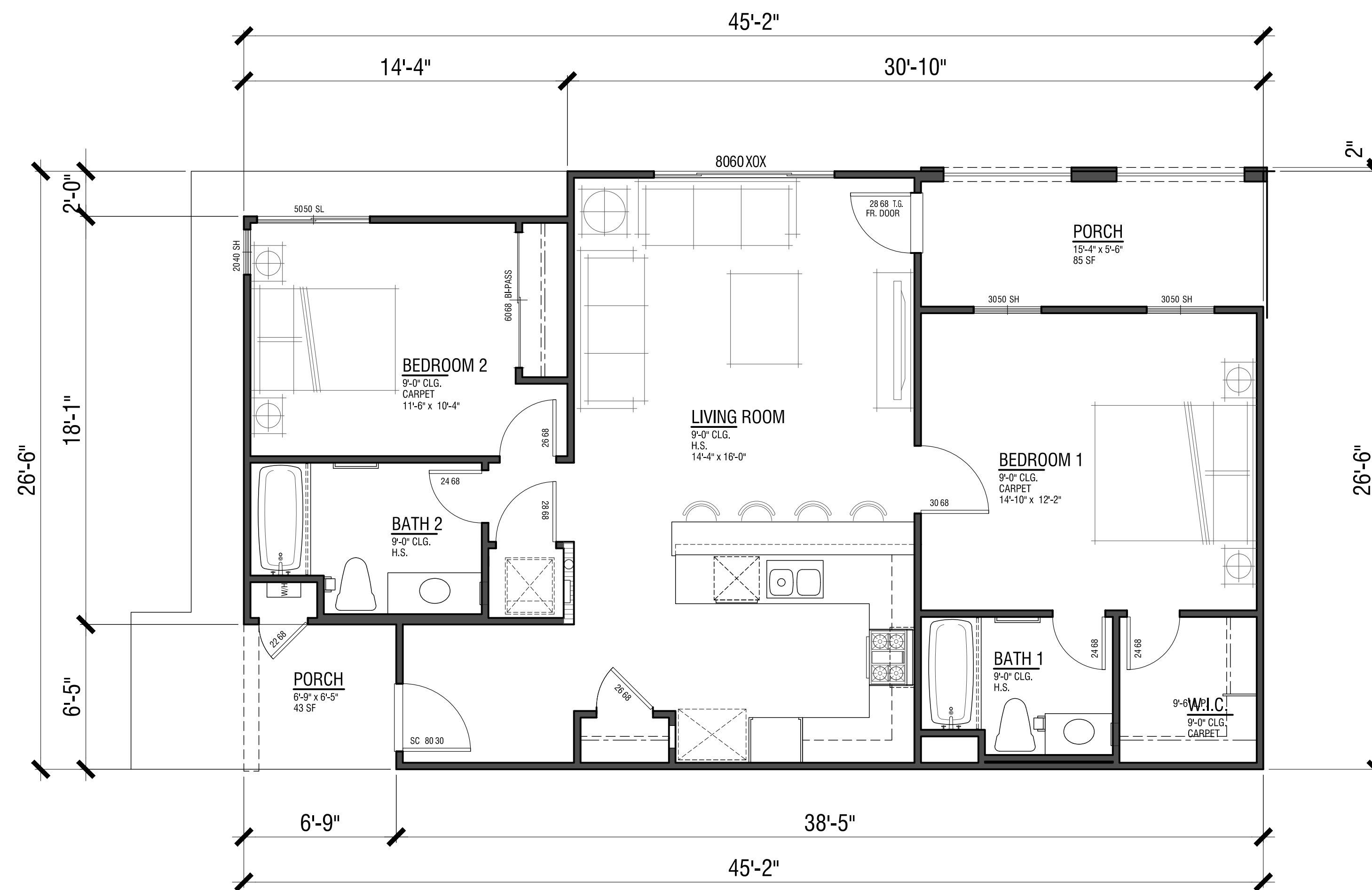
A9



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ORANGE COUNTY . LOS ANGELES . BAY AREA



Second Floor

PLAN 3

5-PLEX UNIT PLANS

MONTALDO APARTMENTS

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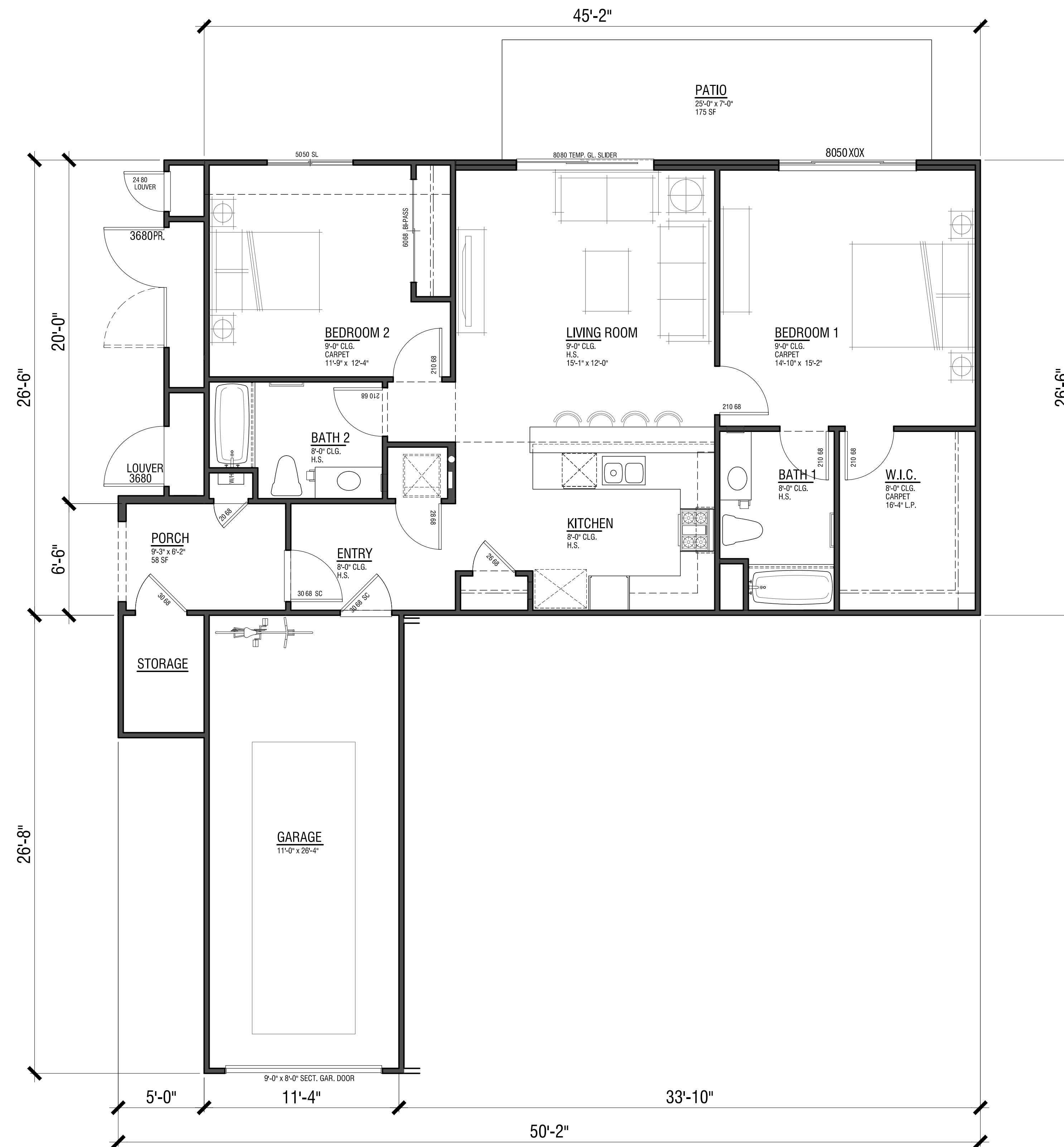
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ORANGE COUNTY . LOS ANGELES . BAY AREA



First Floor
PLAN 4
5-PLEX UNIT PLANS

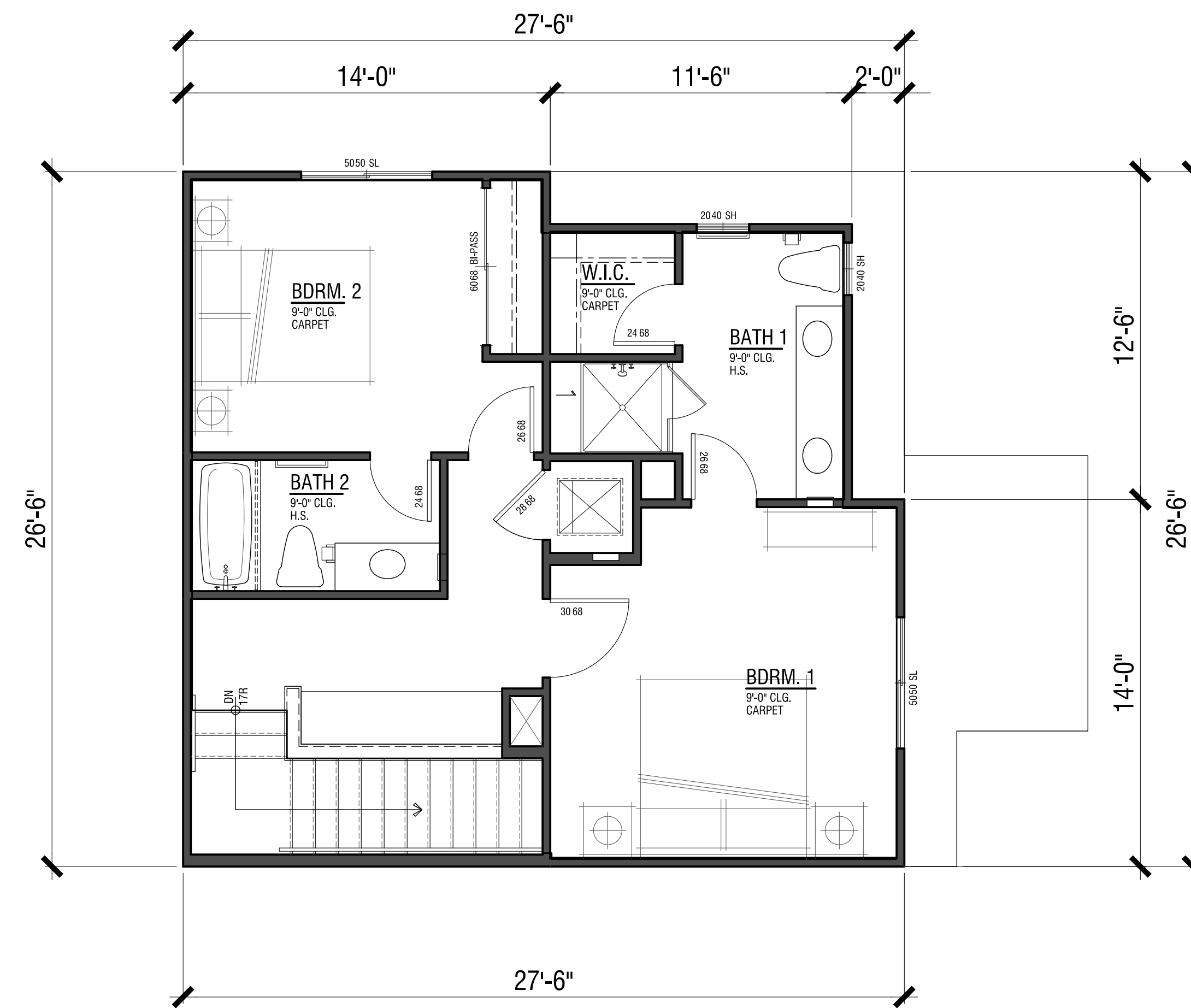
MONTALDO APARTMENTS

19320 HIGHWAY 12, CITY OF SONOMA, CALIFORNIA 95476



A11
 0 2 4 8





Second Floor (Net 587 sf)



First Floor (Net 692 sf)

PLAN 5

5-PLEX UNIT PLANS

MONTALDO APARTMENTS

19320 HIGHWAY 12, CITY OF SONOMA, CALIFORNIA 95476



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A12

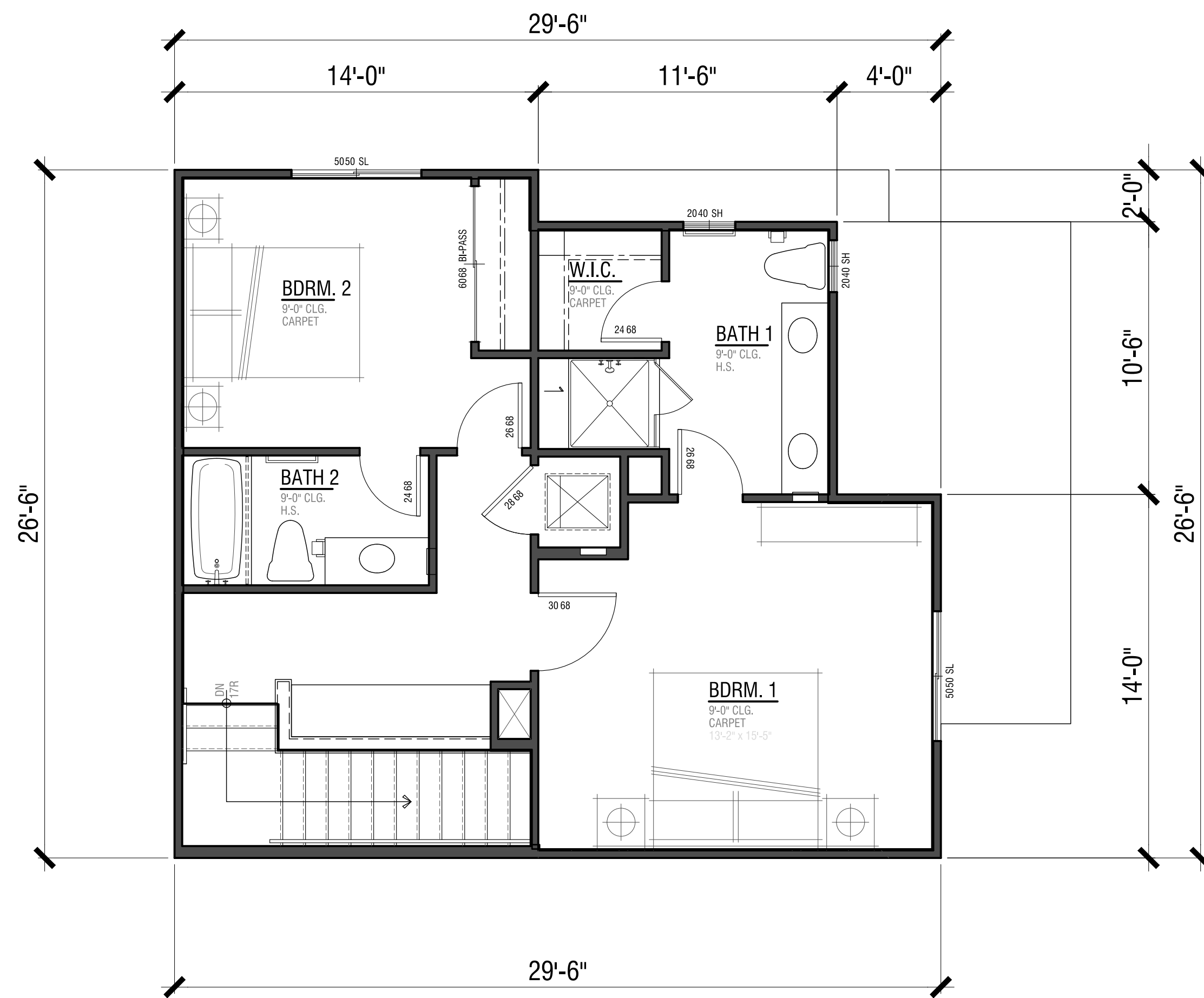


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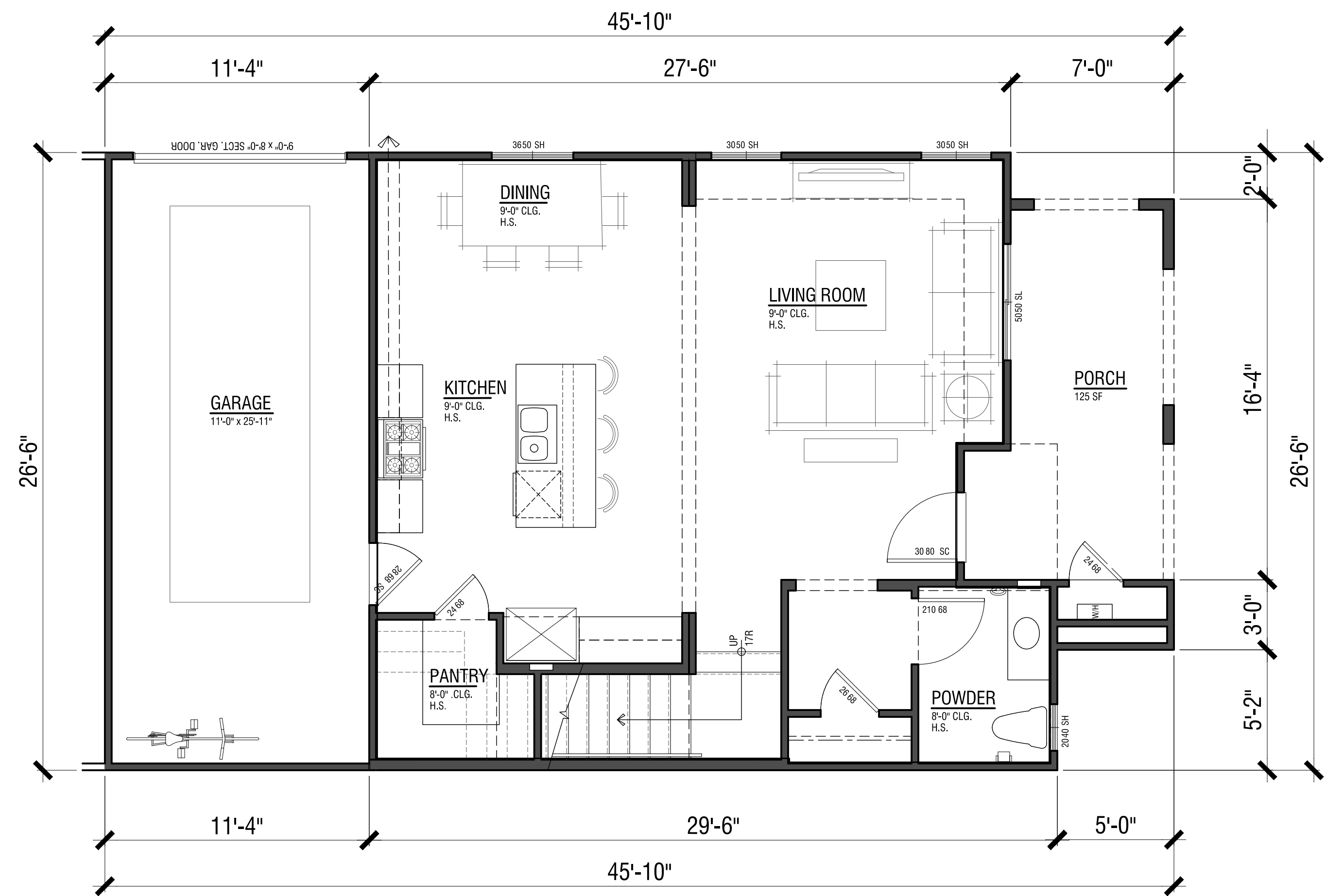
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Second Floor (Net 614 sf)



First Floor (Net 692 sf)

PLAN 5X

5-PLEX UNIT PLANS



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A13
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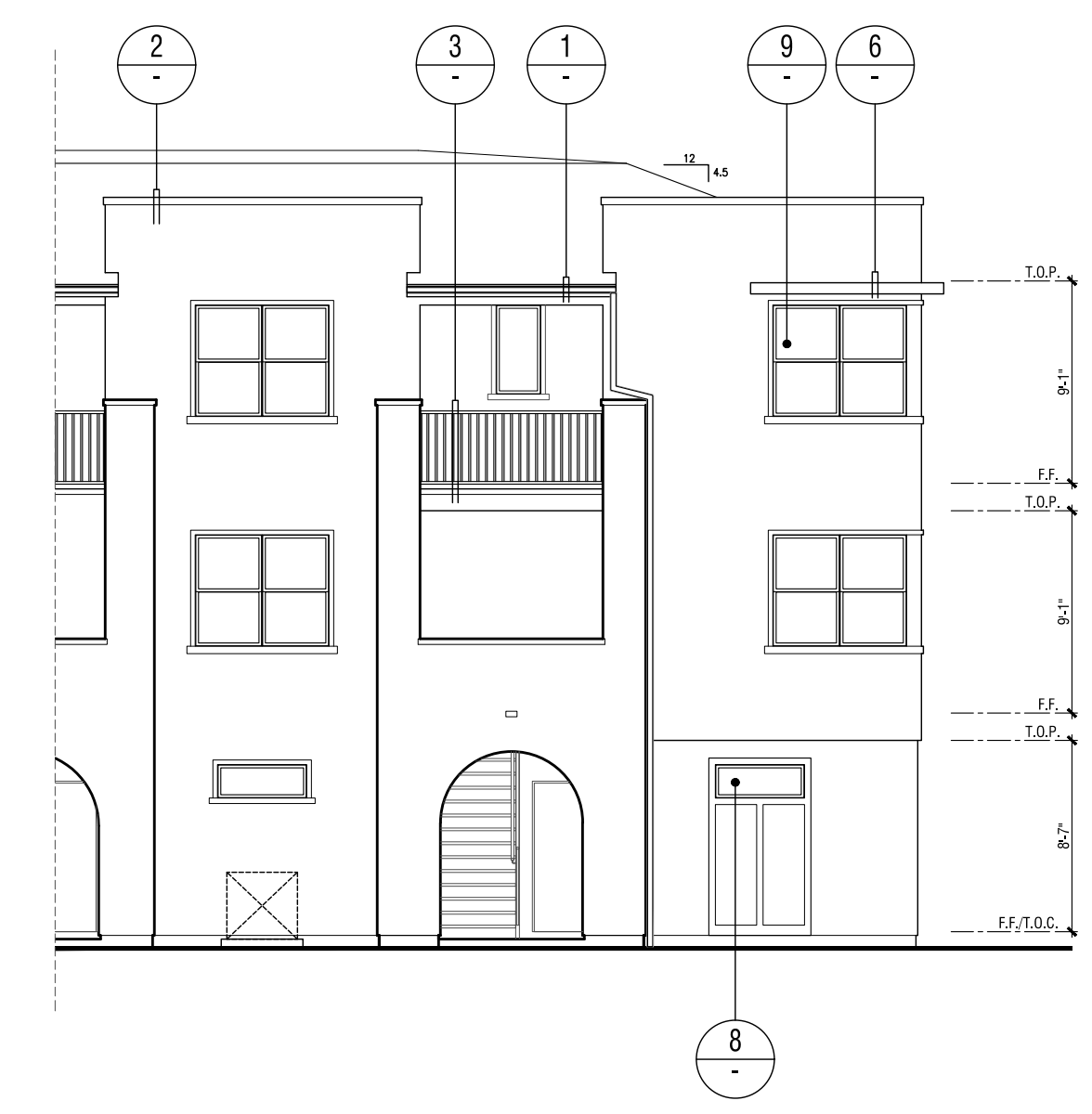
ORANGE COUNTY . LOS ANGELES . BAY AREA



PARTIAL RIGHT ELEVATION

PARTIAL FRONT ELEVATION

5-PLEX



PARTIAL FRONT ELEVATION

8-PLEX

<p>WINDOW @ STUCCO 3/4"=1'-0" TRIM-STYLE-STUCCO-01 8</p>	<p>METAL AWNING 5</p>	<p>EAVE 1-1/2"=1'-0" 1 18123-154R-FLAT-AVE-ST01-02</p>
<p>CORNER WINDOW CONDITION @ STUCCO 3/4"=1'-0" TRIM-STYLE-STUCCO 9</p>	<p>FLUSHED WINDOW @ STUCCO 3/4"=1'-0" TRIM-STYLE-STUCCO 6</p>	<p>PARAPET 1-1/2"=1'-0" 2 PARAPET-01</p> <p>METAL RAIL 1-1/2"=1'-0" 3 RL-MTL-RAIL-02</p>

ARCHITECTURAL DETAILS

MONTALDO APARTMENTS

19320 HIGHWAY 12, CITY OF SONOMA, CALIFORNIA 95476



Light Fixture



Manufacturer: Kichler
 Product Name: Walden 12" LED Wall Light
 Product Number: 49551AZLED
 Finish: Architectural Bronze
 Dimensions: W: 3" H 12"

(or Similar)

Digital Color Board

MONTALDO APARTMENTS
 Sonoma, California
 DENOVA HOMES
 April 30, 2022 | 2021136

SCHEME 1
 All Elevations

For exact color refer to manufacturers' actual samples.
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Written Color Scheme

MONTALDO APARTMENTS
 Sonoma, California
 DENOVA HOMES
 April 30, 2022 | 2021136

Exterior Color & Materials
 SCHEME 1 OF 1 ALL ELEVATIONS

Material	Color	Manufacturer
Roofing: Composition Shingles	Barkwood Timberline HDZ Series	GAF
Vinyl Windows (factory finish)	White	Milgard
Gutters & Downspouts	Match Adjacent Color	Sherwin Williams
Body Color (applied to): Columns Parapet Cap Stucco Utility Doors	SW 7757 High Reflective White	Sherwin Williams
Trim Color (applied to): Barge Boards Eaves Fascia Garage Doors Secondary Doors Trim	SW 6083 Sable	Sherwin Williams
Accent Color (applied to): Front Door	SW 2851 Sage Green Light	Sherwin Williams
Metal Railing	SW 7020 Black Fox	Sherwin Williams
Garage Door Weatherstrip (factory finish)	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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LIGHT FIXTURE / EXTERIOR COLOR & MATERIALS



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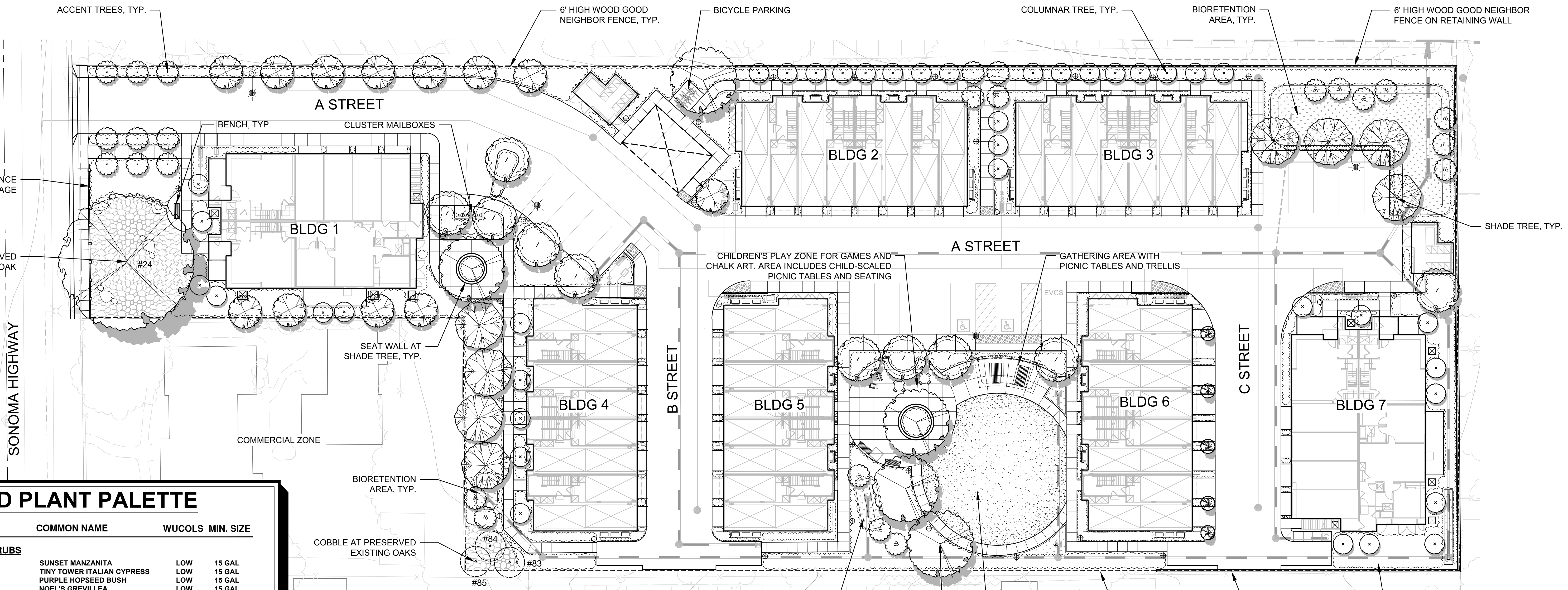
MONTALDO APARTMENTS

19320 HIGHWAY 12, CITY OF SONOMA, CALIFORNIA 95476

A15



ORANGE COUNTY . LOS ANGELES . BAY AREA



PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE
BACKGROUND/LARGE SHRUBS			
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	LOW	15 GAL
CUPRESSUS S. 'TINY TOWER' TM	TINY TOWER ITALIAN CYPRESS	LOW	15 GAL
DODONAEA V. 'PURPUREA'	PURPLE HOPSEED BUSH	LOW	15 GAL
GREVILLEA 'NOELLII'	NOEL'S GREVILLEA	LOW	15 GAL
LEONOTIS LEONURUS	LION'S MANE	LOW	5 GAL
PRUNUS C. 'COMPACTA'	COMPACT CHERRY LAUREL	LOW	15 GAL
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	LOW	15 GAL
FOUNDATION/CONTRAST SHRUBS			
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	5 GAL
LOROPETALUM C. 'EMERALD SNOW'	EMERALD SNOW FRINGE FLOWER	LOW	5 GAL
NANDINA D. 'LEMON LIME'	LEMON LIME NANDINA	LOW	5 GAL
PHORMIUM 'YELLOW WAVE'	FLAX	LOW	5 GAL
PITTOSPORUM T. 'WHEELER'S DWARF'	DWARF MOCK ORANGE	LOW	5 GAL
RHAPHIOLEPIS I. 'PINKIE'	DWARF INDIAN HAWTHORN	LOW	5 GAL
WESTRINGIA F. 'BLUE GEM'	COAST ROSEMARY	LOW	5 GAL
SMALL ACCENT SHRUBS/GRASSES			
ACACIA C. 'COUSIN ITT'	RIVER WATTLE	LOW	1 GAL
ACHILLEA M. 'SONOMA COAST'	WHITE YARROW	LOW	1 GAL
BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA GRASS	LOW	1 GAL
BULBINE FRUTESCENS 'HALLMARK'	ORANGE BULBINE	LOW	1 GAL
FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
GALVEZIA S. 'FIRECRACKER'	ISLAND SNAPDRAGON	LOW	1 GAL
LOMANDRA L. 'BREEZE'	DWARF MAT RUSH	LOW	1 GAL
PENSTEMON H. 'MARGARITA BOP'	DWARF PENSTEMON	LOW	1 GAL
SALVIA M. 'HOT LIPS'	HOT LIPS SAGE	LOW	1 GAL
GROUNDCOVERS			
ARCTOSTAPHYLOS UU. 'POINT REYES'	POINT REYES MANZANITA	LOW	1 GAL @ 5" O.C.
BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BUSH	LOW	1 GAL @ 4" O.C.
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT ROCK ROSE	LOW	1 GAL @ 3" O.C.
MYOPORUM P. 'PUTAH CREEK'	MYOPORUM	LOW	1 GAL @ 4" O.C.
SCAEVOLA 'MAUVE CLUSTERS'	PURPLE FAN FLOWER	LOW	1 GAL @ 3" O.C.
TURF			
DELTA 90/10	FESCUE BLUEGRASS	MOD	SOD
BIORETENTION AREA*			
CAREX TUMULICOLA (DIVULSA)	BERKELEY SEDGE	LOW	1 GAL
IRIS DOUGLASSIANA	DOUGLAS IRIS	LOW	1 GAL
JUNCUS PATENS	CALIFORNIA GREY RUSH	LOW	1 GAL
MIMULUS AURANTIACUS	STICKY MONKEY-FLOWER	V. LOW	1 GAL
MUHLENBERGIA RIGENS	DEERGRASS	LOW	1 GAL

* BIORETENTION AREA PLANT PALETTE AS APPROVED PER BASMAA GUIDELINES.

PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE	QTY
TREES				
ARBUTUS 'MARINA'	STRAWBERRY TREE	LOW	24" BOX	8
CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	MOD	24" BOX	39
CERCIS OCCIDENTALIS	WESTERN REDBUD	V. LOW	15 GAL	12
GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	MOD	24" BOX	12
LAGERSTROEMIA I. 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	LOW	24" BOX	14
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	LOW	24" BOX	10
PODOCARPUS MACROPHYLLUS	YEW PINE	MOD	15 GAL	5
QUERCUS LOBATA	VALLEY OAK	LOW	24" BOX	5
EXISTING TREE TO REMAIN - SEE ARBORIST'S REPORT FOR INFORMATION				

COMMON OPEN SPACE:

REQUIRED	15,000 SF
PROVIDED	22,242 SF

LANDSCAPE AREA:

	SQUARE FOOTAGE	PERCENT OF LANDSCAPE
TOTAL LANDSCAPE AREA	25,875 SF	27%
TOTAL SITE AREA	93,536 SF	100%

MWEO STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN."

PHILIP A. VANDERTOOLEN, PRINCIPAL
VANDERTOOLEN ASSOCIATES, INC.
CA LICENSE # 2798

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPOTRANSPIRATION RATES.
5. ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

SOIL AMENDMENT NOTES

1. THE SOIL ON SITE SHALL BE PREPARED ACCORDING TO THE RECOMMENDATIONS (ORD 2G) OF SURF TO SNOW ENVIRONMENTAL RESOURCES IN THEIR MEMO DATED MARCH 11, 2019.

TREES



ARBUTUS 'MARINA'



CARPINUS BETULUS 'FASTIGIATA'



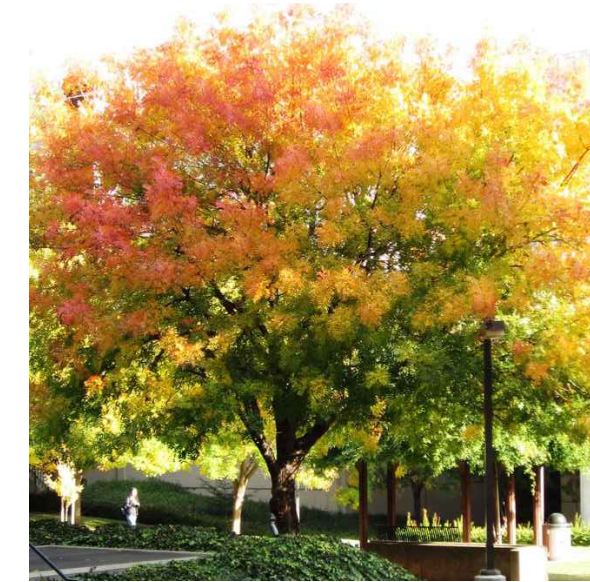
CERCIS OCCIDENTALIS



GINKGO B. 'PRINCETON SENTRY'



LAGERSTROEMIA L. 'MUSKOGEE'



PISTACIA CHINENSIS 'KEITH DAVEY'



PODOCARPUS MACROPHYLLUS



QUERCUS LOBATA

BACKGROUND/ LARGE SHRUBS



ARCTOSTAPHYLOS 'SUNSET'



CUPRESSUS S. 'TINY TOWER'



DODONAEA VISCOSA 'PURPUREA'



GREVILLEA 'NOELLI'



LEONOTIS LEONURUS



PRUNUS CAROLINIANA 'COMPACTA'



RHAMNUS C. 'MOUND SAN BRUNO'

FOUNDATION/ CONTRAST SHRUBS



CALLISTEMON V. 'LITTLE JOHN'



LOROPETALUM C. 'EMERALD SNOW'



NANDINA DOMESTICA 'LEMON LIME'



PHORMIUM 'YELLOW WAVE'



PITTOSPORUM T. 'WHEELER'S DWARF'



RAPHIOLEPIS L. 'PINKIE'



WESTRINGIA FRUTICOSA 'BLUE GEM'

SMALL ACCENT SHRUBS/ GRASSES



ACHILLEA M. 'SONOMA COAST'



ACACIA COGNATA 'COUSIN ITT'



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SALVIA MICROPHYLLA 'HOT LIPS'

GROUNDCOVERS



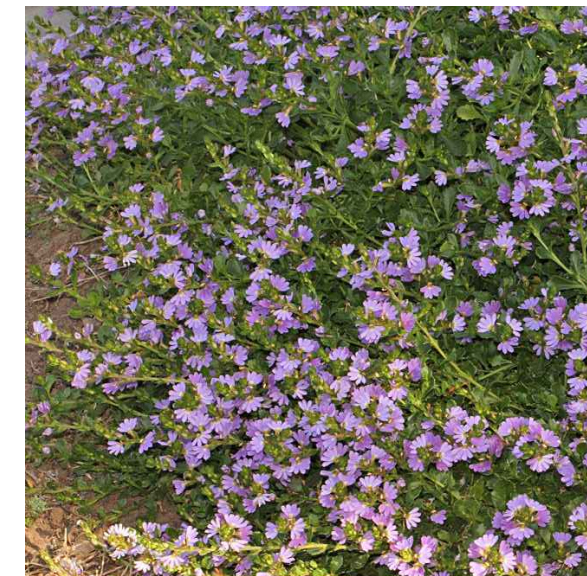
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SCAEVOLA 'MAUVE CLUSTERS'



CAREX TUMULICOLA



JUNCUS PATENS



MIMULUS AURANTIACUS



MUHLENBERGIA RIGENS

BIORETENTION AREA



36" TALL ACCENT FENCE



6' WOOD GOOD NEIGHBOR FENCE



COBBLES AT EXISTING TREE



CHILDREN'S PLAY ZONE

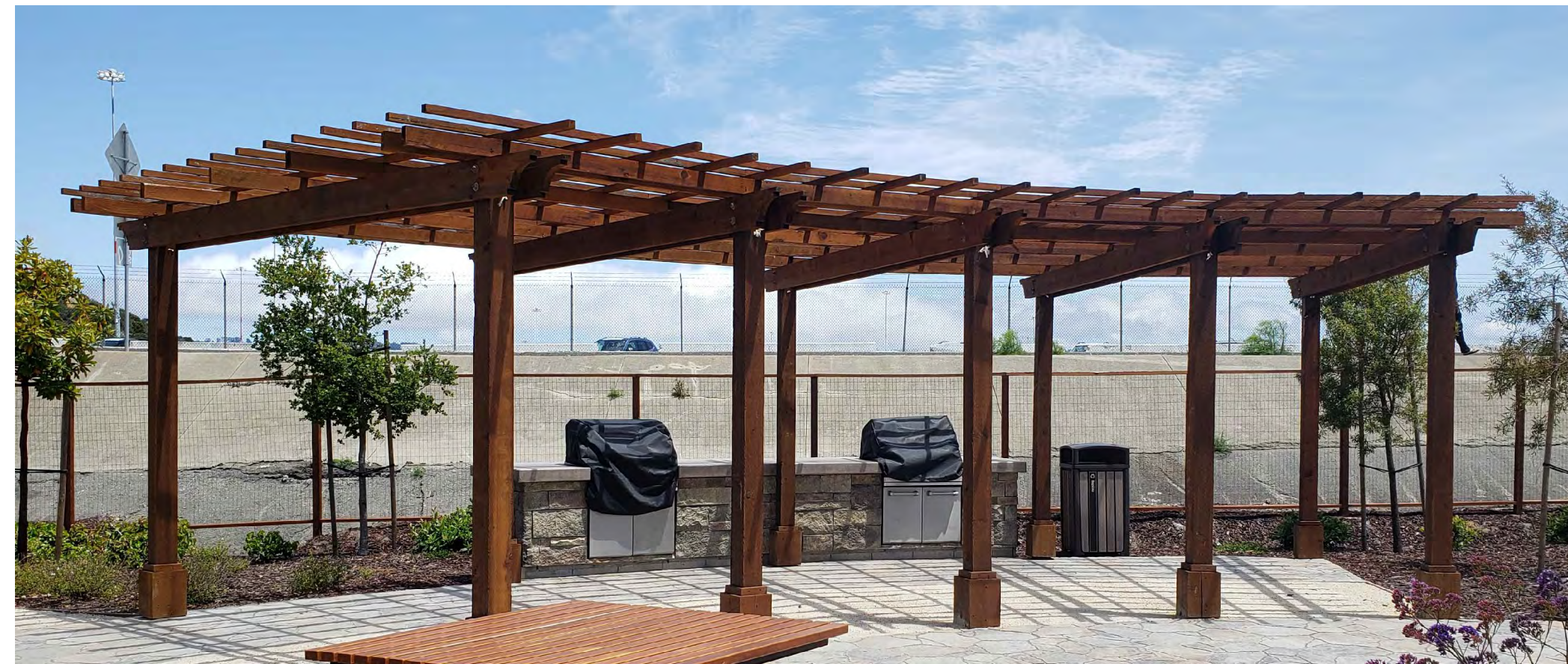
A FENCING

B COBBLES AT EXISTING TREE

C CHILDREN'S PLAY ZONE



SEAT WALL AT SHADE TREE



TRELLIS



CLUSTER MAILBOX

D SEAT WALL AT SHADE TREE

E TRELLIS

F CLUSTER MAILBOX



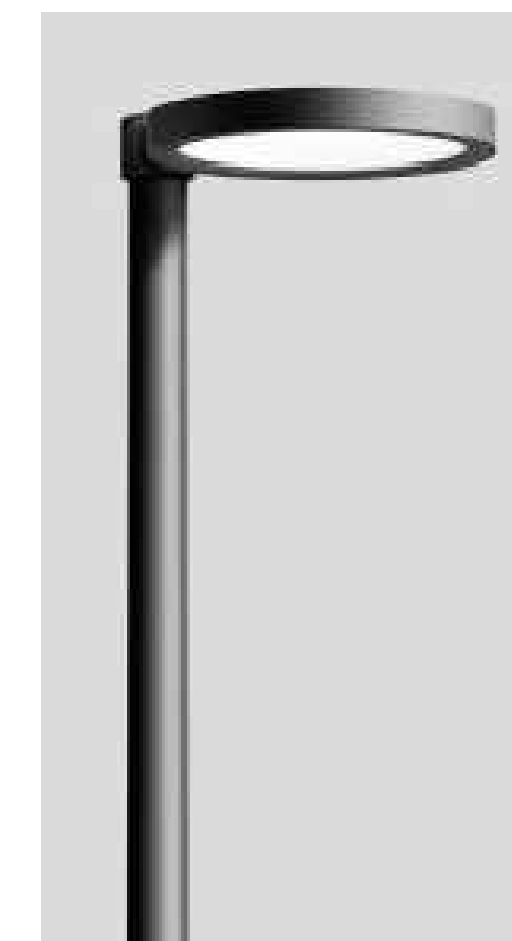
BENCH



PICNIC TABLE



BICYCLE RACK



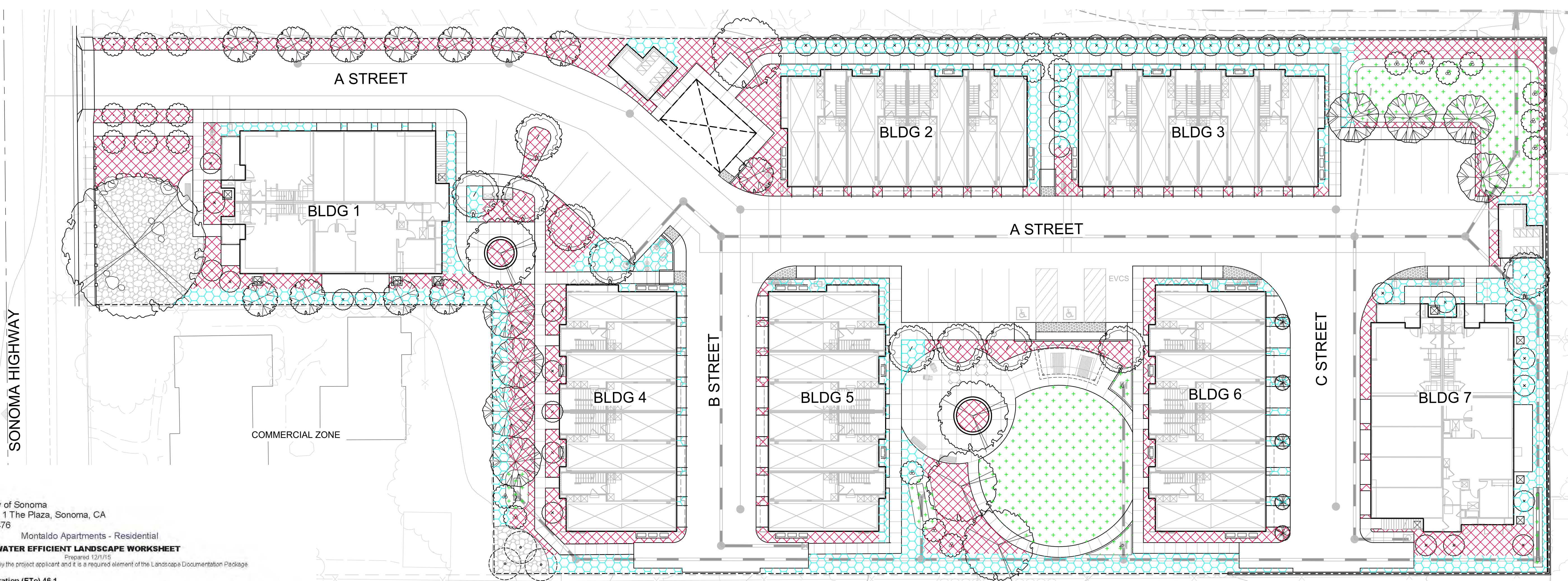
BEGA POLE TOP LUMINAIRE



BEGA BOLLARD

G SITE FURNISHINGS

H LIGHTING



City of Sonoma
 No. 1 The Plaza, Sonoma, CA
 95476
 Montaldo Apartments - Residential

WATER EFFICIENT LANDSCAPE WORKSHEET

Prepared 12/1/15

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto) 46.1

Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
Shrubs	0.2 Low	Drip	0.81	0.2	18,234	4,502	128,683	
Bioretention	0.2 Low	Spray	0.75	0.3	2,784	742	21,219	
Turf	0.6 Mod	Spray	0.75	0.8	2,647	2,118	60,525	
Trees	0.4 Mod	Bubbler	0.81	0.5	735	363	225	
				Totals	22,400	7,725	210,652	
Special Landscape Areas								
				1				
				1				
				1				
				Totals	(C)	(D)		
							ETWU Total	210,652
							Maximum Allowed Water Allowance (MAWA)^e	383,570

^aHydrozone #/Planting Description
 Eg
 1) front lawn
 2) low water use plantings
 3) medium water use planting

^bIrrigation Method
 overhead spray
 or drip

^cIrrigation Efficiency
 0.75 for spray head
 0.81 for drip

^dETWU (Annual Gallons Required) =
 Eto x 0.02 x ETAF x Area
 where 0.02 is a conversion factor that converts inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x TLA) + ((1-ETAF) x SLA)]
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. TLA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

Plant Factor (PF)
 0 to 0.1 Very Low Water Use Plants
 0.1 to 0.3 Low Water Use Plants
 0.4 to 0.6 Moderate Water Use Plants
 0.7 to 1.0 High Water Use Plants
 Plant factors cited are derived from the publication "Water Use Classification of Landscape Species".

TLA = regular Landscape Areas + Special Landscape Areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	B ÷ A

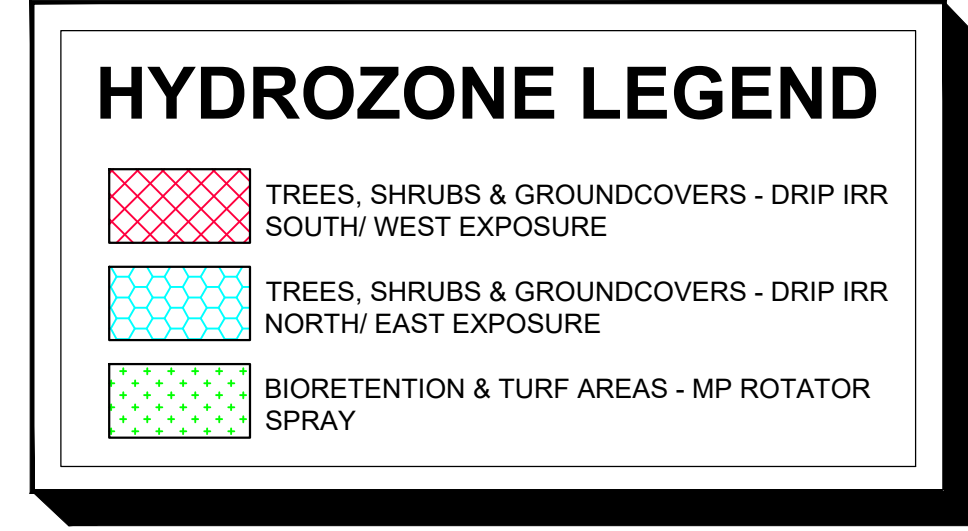
All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D) ÷ (A+C)

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

IRRIGATION NOTES

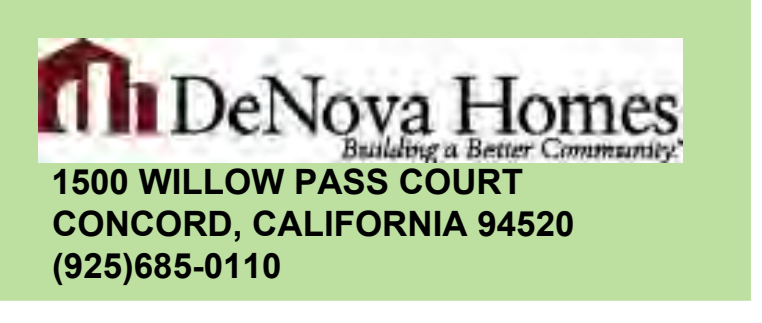
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MWELO STATEMENT OF COMPLIANCE

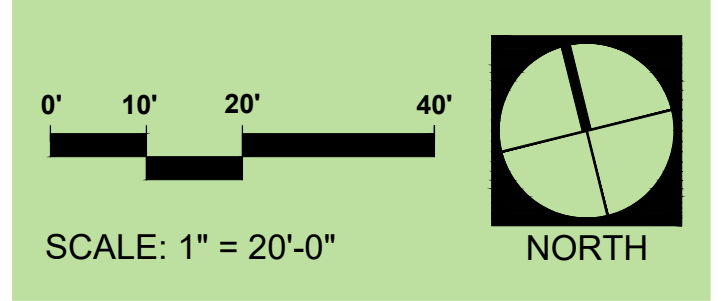
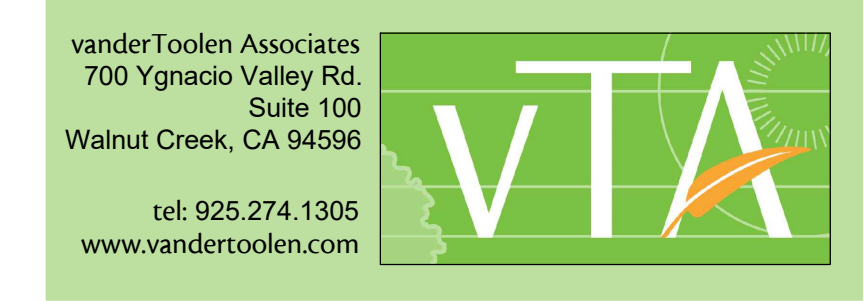
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MONTALDO APARTMENTS
 Sonoma, California

HYDROZONE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 JULY 15, 2022



L-4
 Project No. 02222