



Renderings are for conceptual purposes only. Final color & material application to be determined.

MOCKINGBIRD LANE

SONOMA, CA

SEPTEMBER 18, 2018

SITE PLAN

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ARCHITECTURE

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CIVIL

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SITE SUMMARY

Total Lots: 18 lots
 Total Units: 20 units

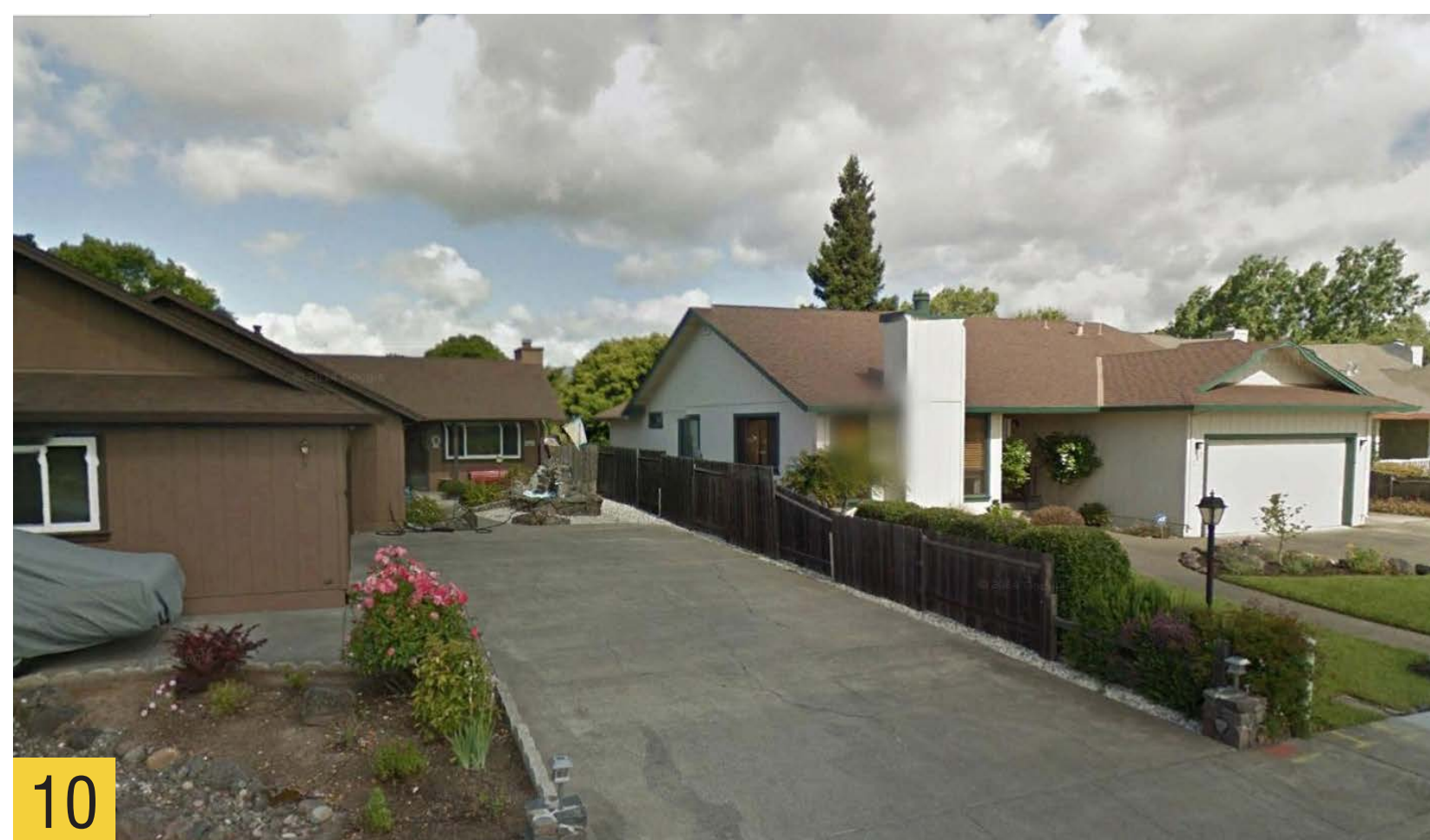
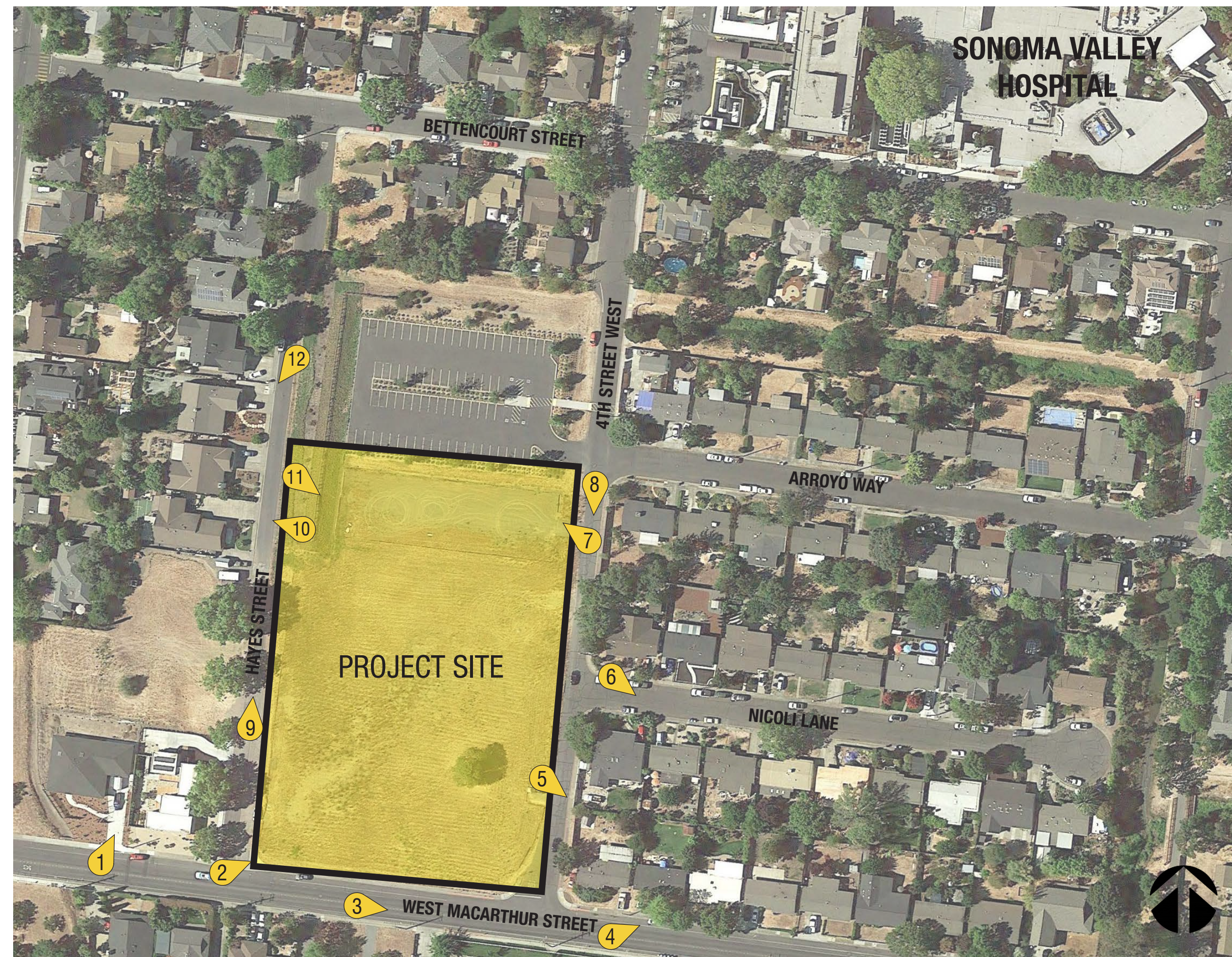
Plan Types:

	Plan 1 (Duplex)	2 du
	Plan 2	4 du
	Plan 3 / 3X	2 du / 2 du
	Plan 4	4 du
	Plan 5	4 du
	Plan 1 Garage	2 units
	Plan 2 Garage	4 units
	ADU 1 / Garage	8 units
	ADU 2 / Garage	4 units

Parking Summary:
 (Reference TM 2.0)



ILLUSTRATIVE SITE PLAN
MOCKINGBIRD LANE
 CITY OF SONOMA, CA



EXISTING CONDITIONS
MOCKINGBIRD LANE
CITY OF SONOMA, CA

Ⓐ HAYES STREET



PLAN 1 (DUPEX)
LOT 9

PLAN 2
LOT 8

PLAN 3
LOT 7

PLAN 4
LOT 6

Renderings are for conceptual purposes only. Final color & material application to be determined.

Ⓑ 4th STREET WEST



WEST MACARTHUR
STREET

PLAN 5A
LOT 18

PLAN 2
LOT 17

PLAN 4
LOT 16

PLAN 5B
LOT 15

A STREET
(PRIVATE)

PLAN 3X
LOT 14

Ⓒ 4th STREET WEST



HAYES STREET

PLAN 5B
LOT 1

ADU 1
LOT 1

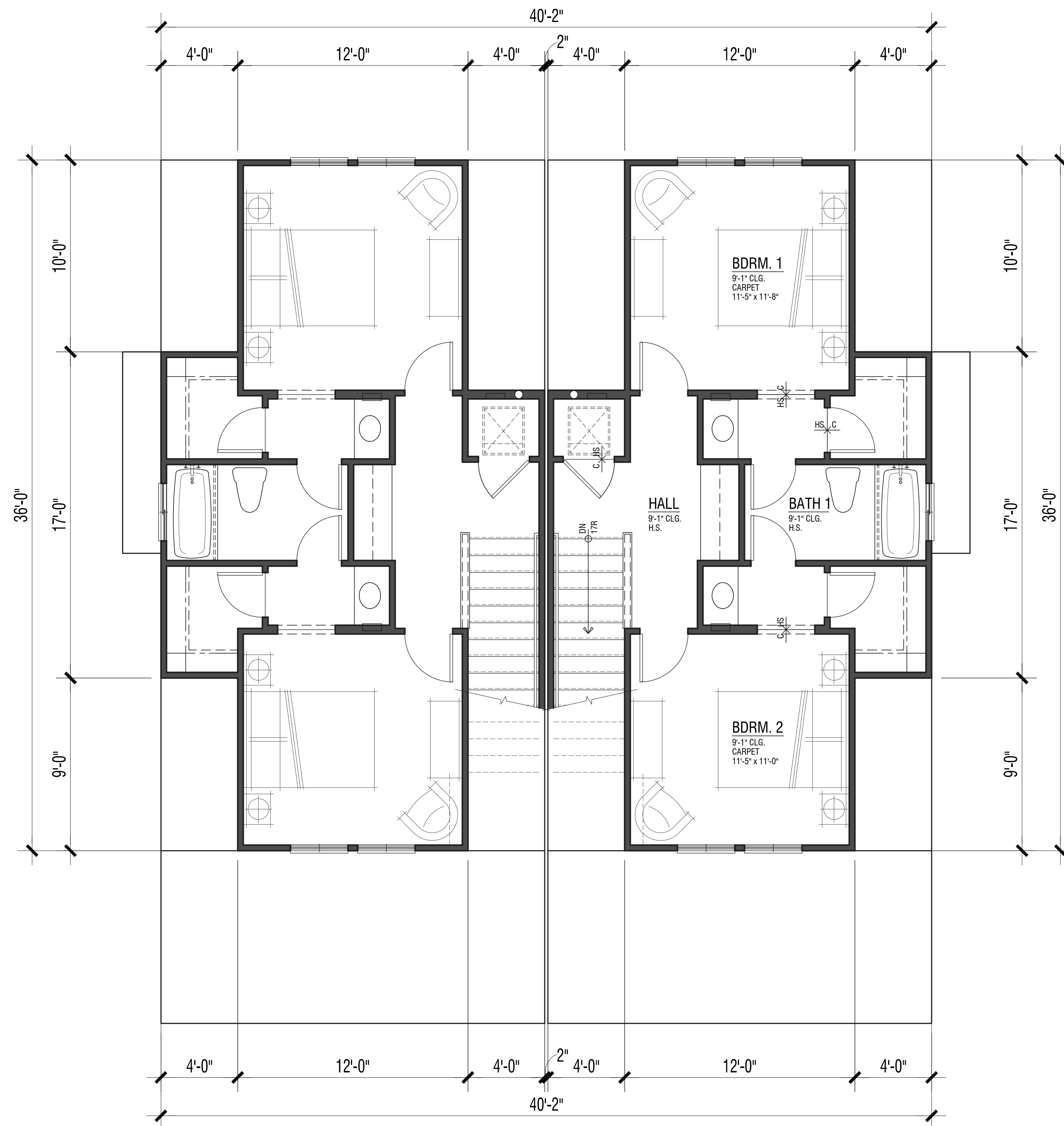
A STREET
(PRIVATE)

ADU 1
LOT 18

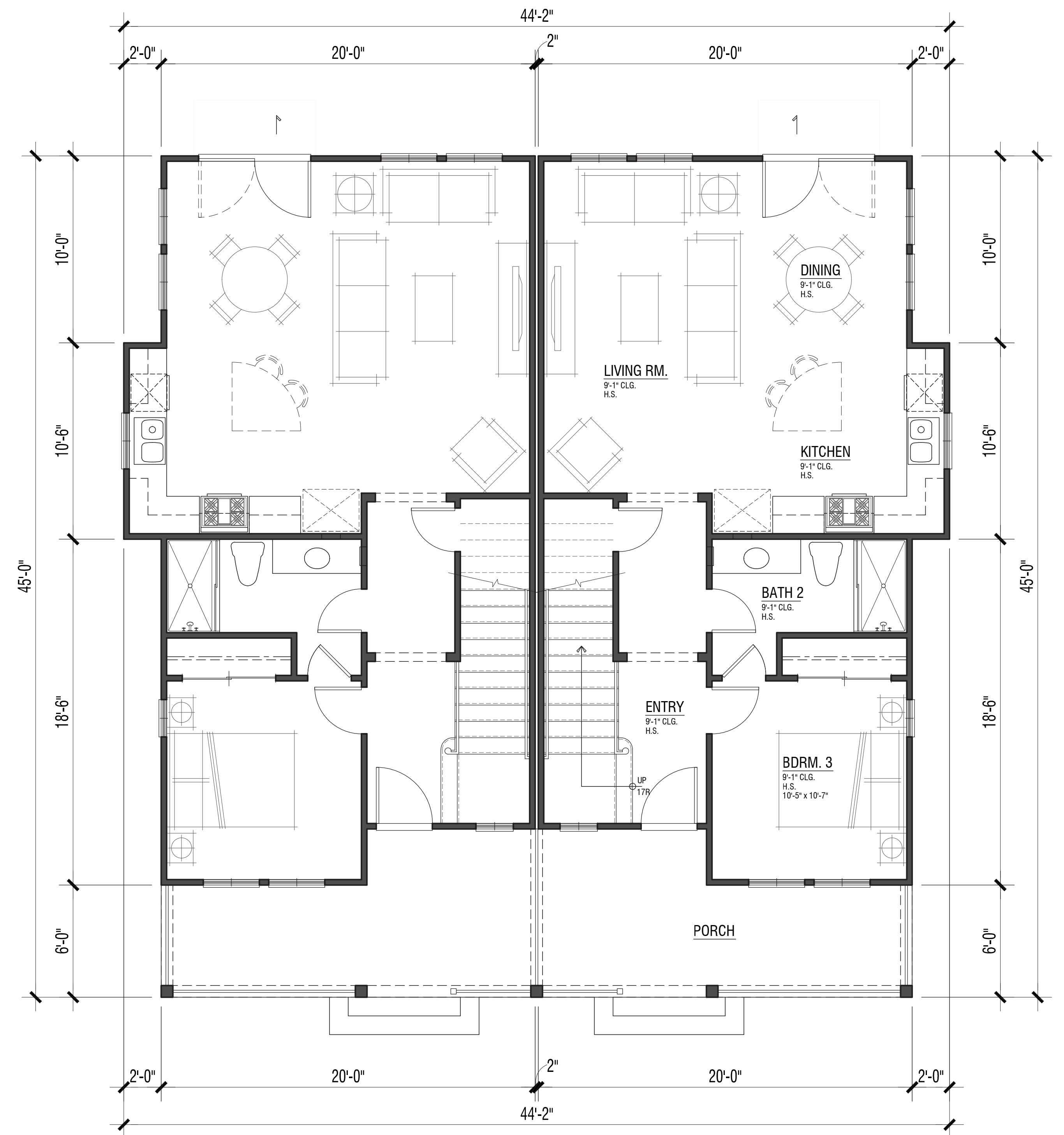
PLAN 5A
LOT 18

4TH STREET
WEST

STREET SCENES
MOCKINGBIRD LANE
CITY OF SONOMA, CA



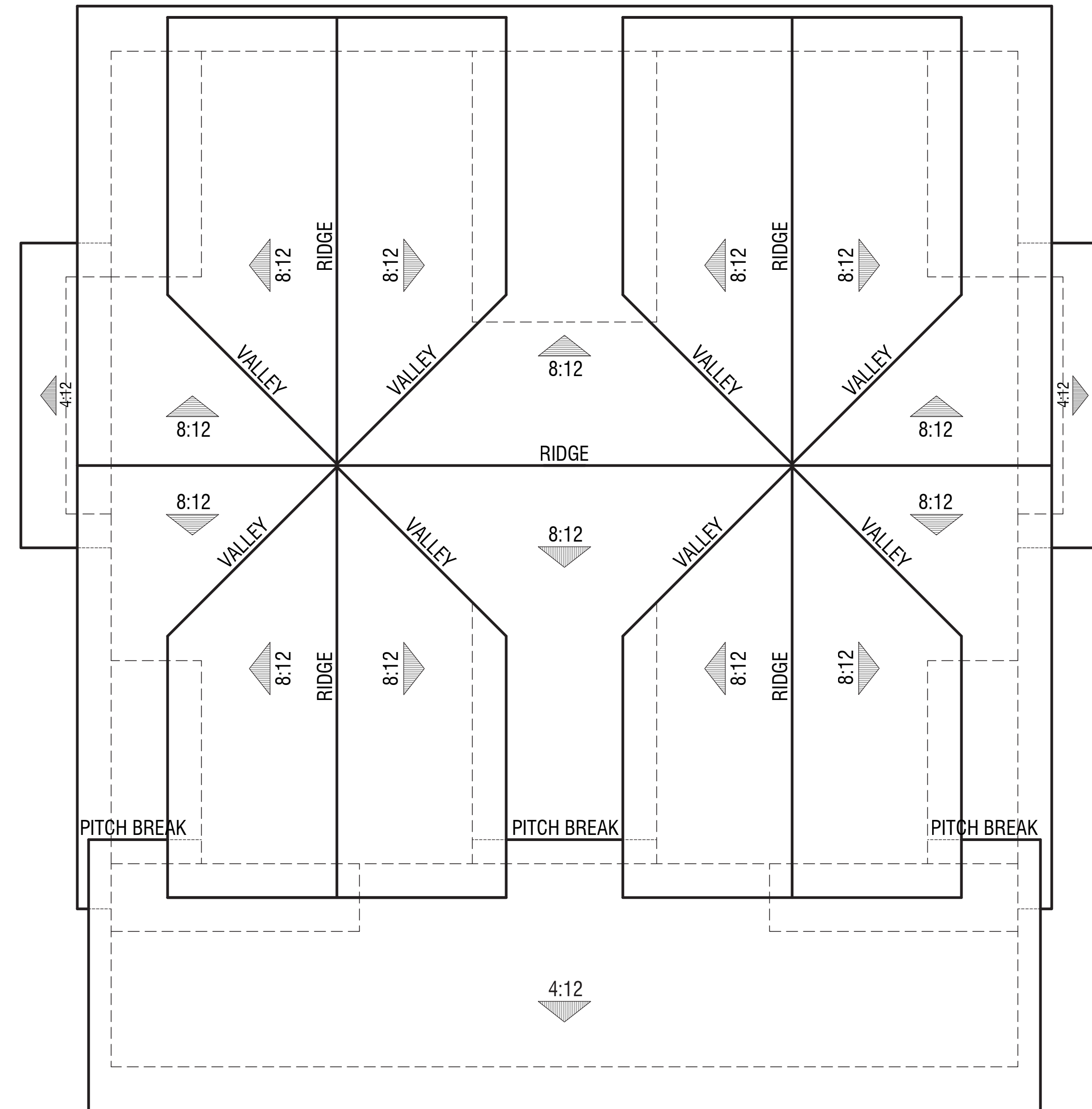
Second Floor
531 S.F.



First Floor
774 S.F.

PLAN 1 (DUPLEX) - BMR
1,305 S.F. Per Plan
3 Bdrm. / 2 Bath / Den (Opt. Bdrm. 4)

MOCKINGBIRD LANE
CITY OF SONOMA, CA



Roof Plan

PLAN 1 (DUPLEX) - BMR



Right



Rear



Left



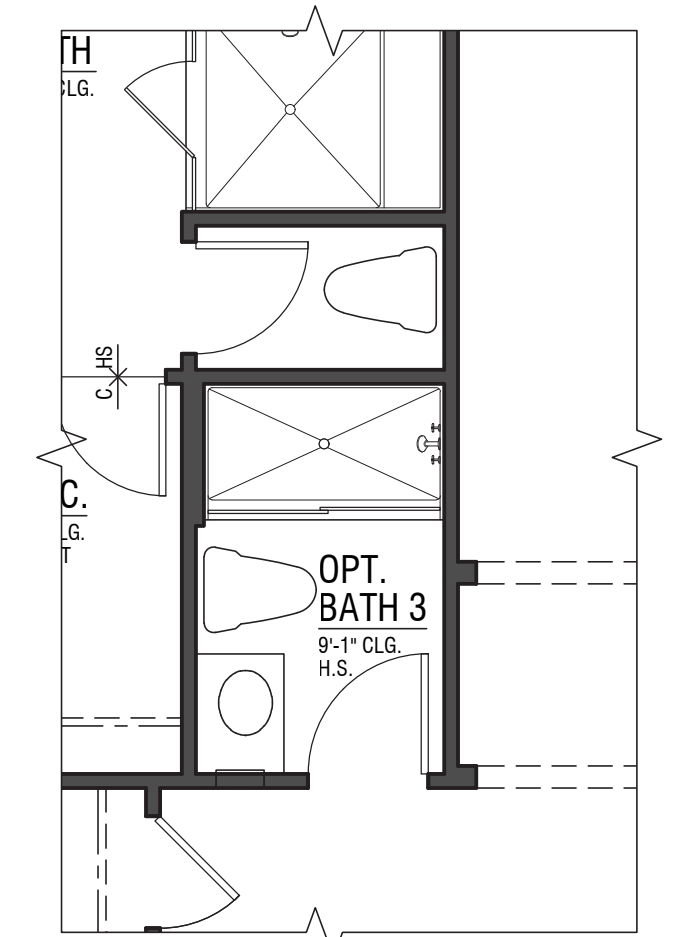
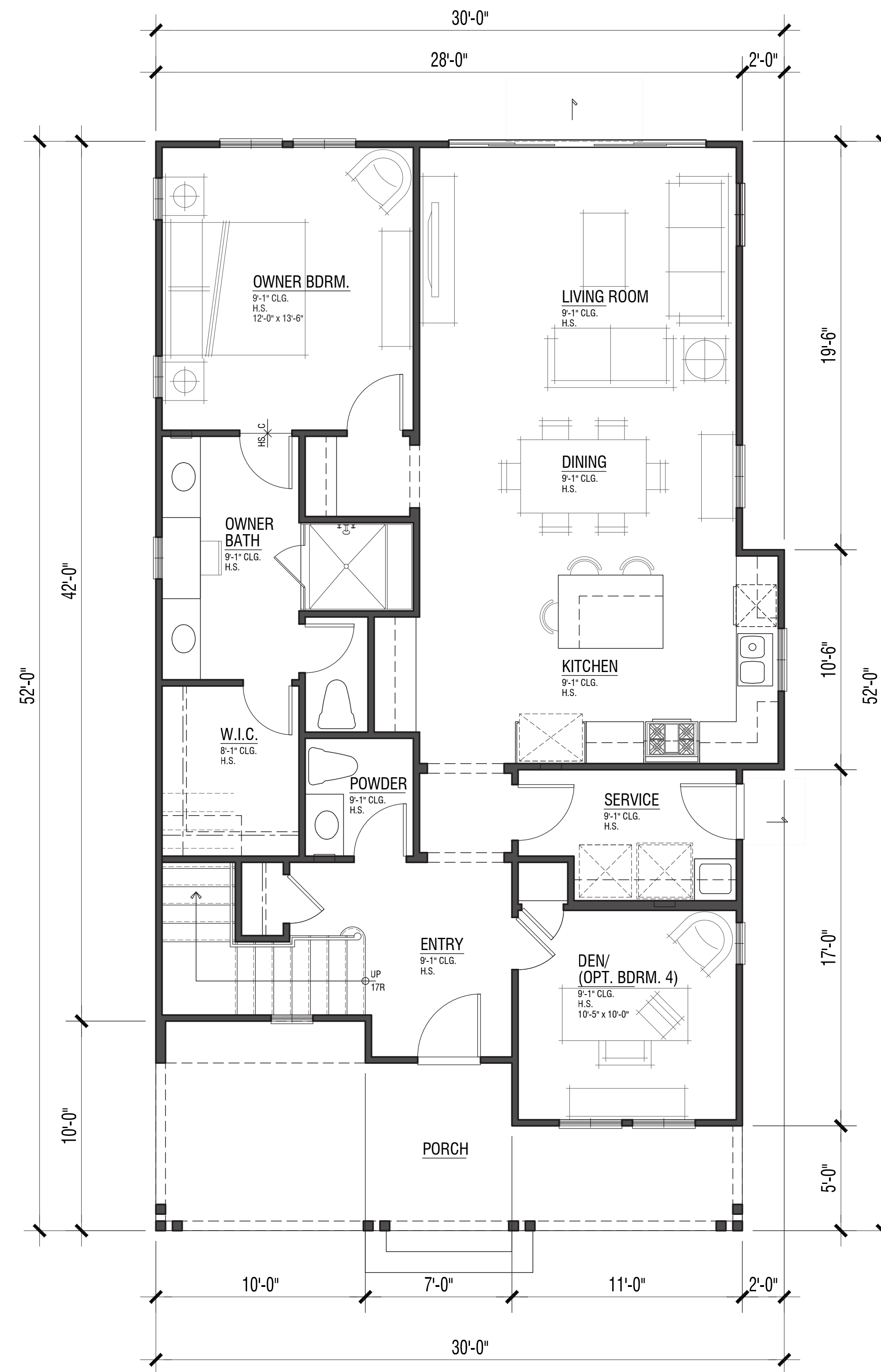
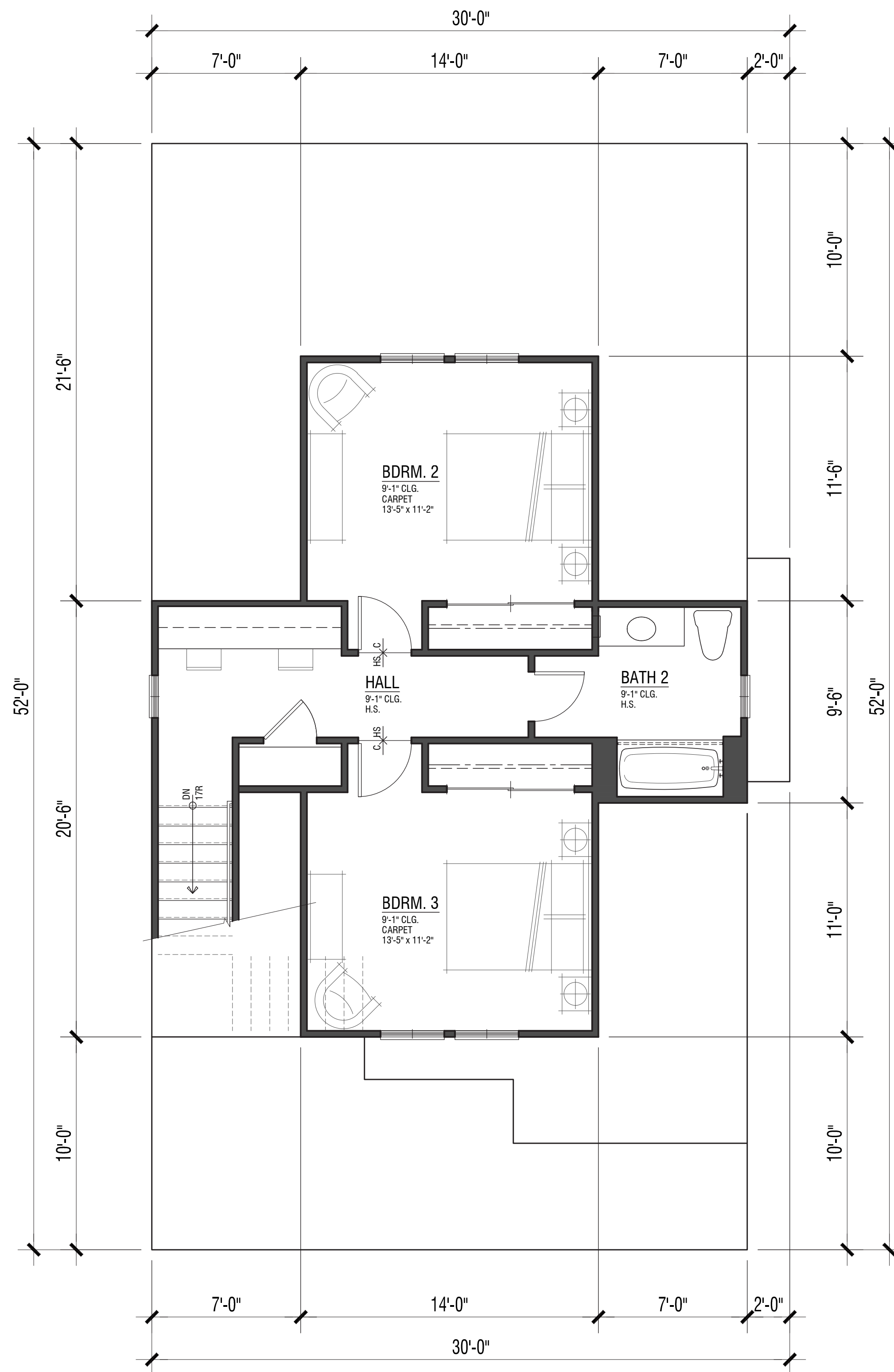
Front

Renderings are for conceptual purposes only. Final color & material application to be determined.

- Exterior Materials:**
- Concrete Tile Roofing
 - Stucco
 - Horizontal Lap Siding (Fiber Cement)
 - Insulated dual-glazed vinyl windows
 - Sectional roll-up garage door without glazing
 - Metal iron railing
 - Wood Post and corbel
 - Wood Potshel
 - Stucco over foam
 - Fiber Cement trim

PLAN 1 (DUPLEX) - BMR
 Exterior Elevations
 COLOR SCHEME aa

MOCKINGBIRD LANE
 CITY OF SONOMA, CA

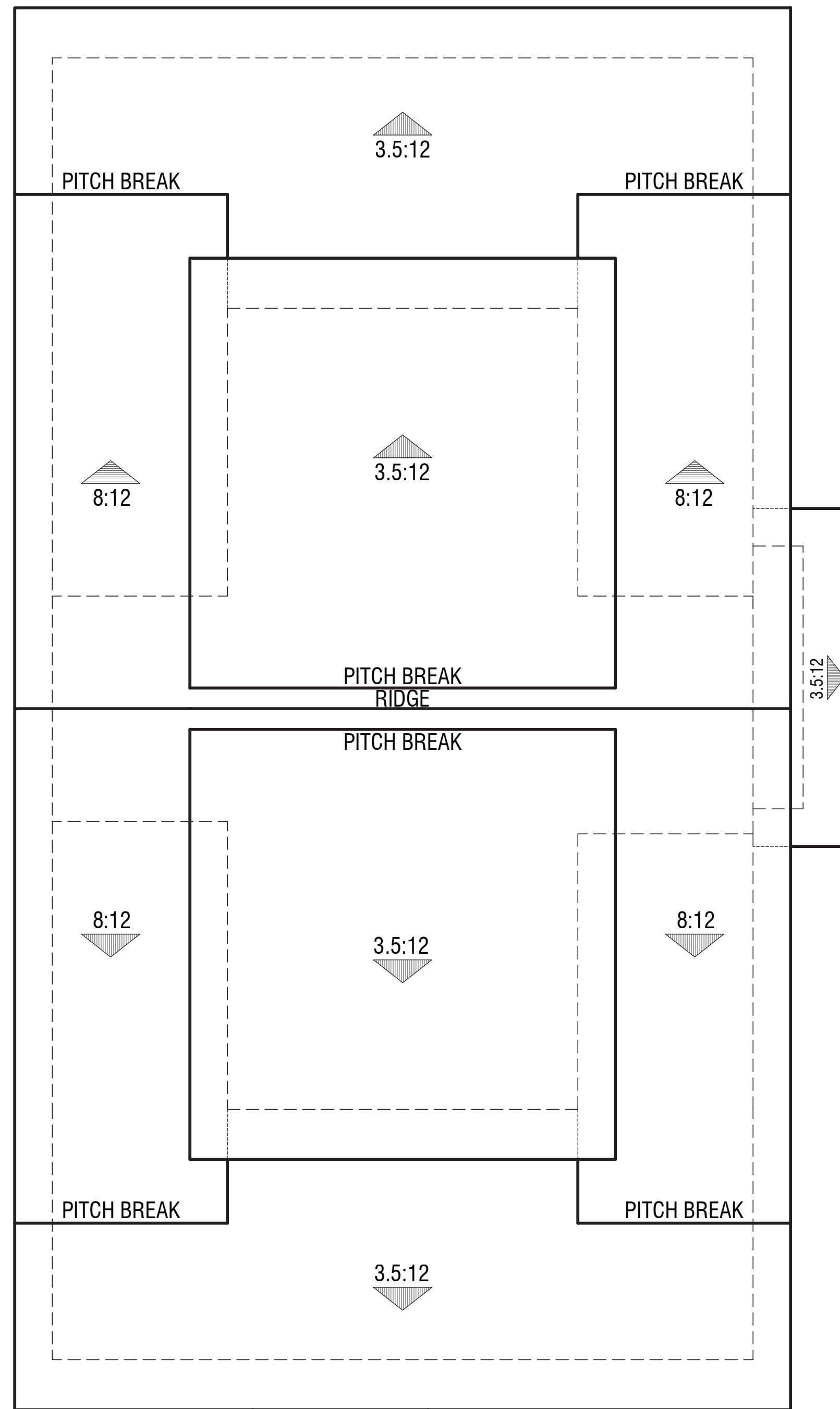


Second Floor
580 S.F.

PLAN 2
1,846 S.F.

3 Bdrm. / 2.5 Bath / Den (Opt. Bdrm. 4)

First Floor
1,266 S.F.



Roof Plan

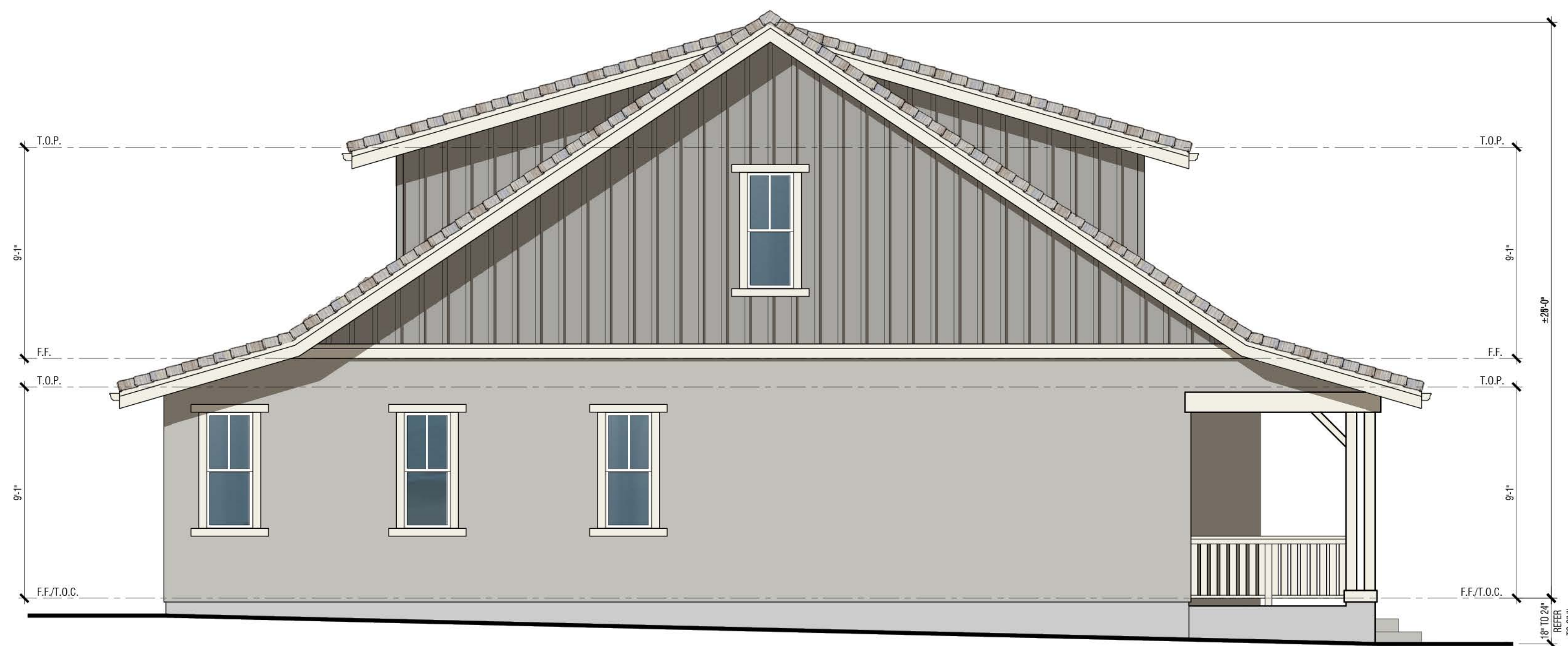
PLAN 2



Right



Rear



Left



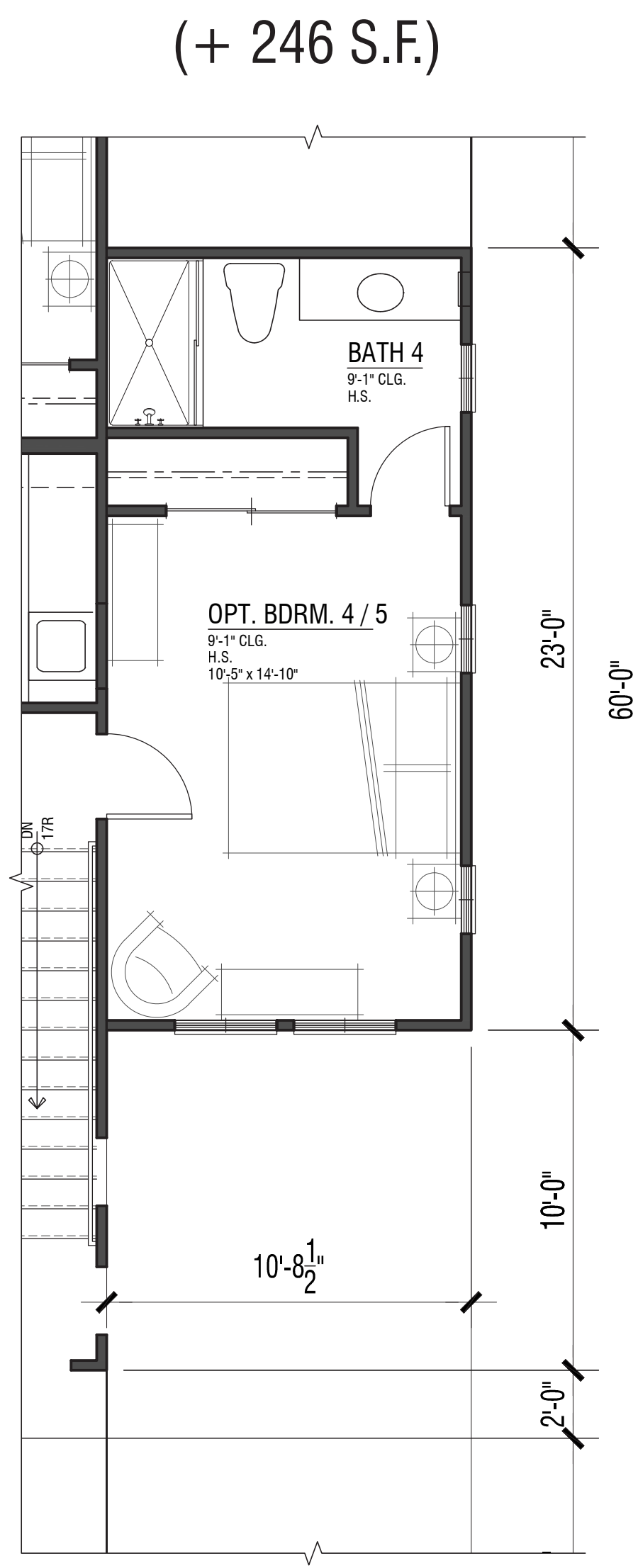
Front

Renderings are for conceptual purposes only. Final color & material application to be determined.

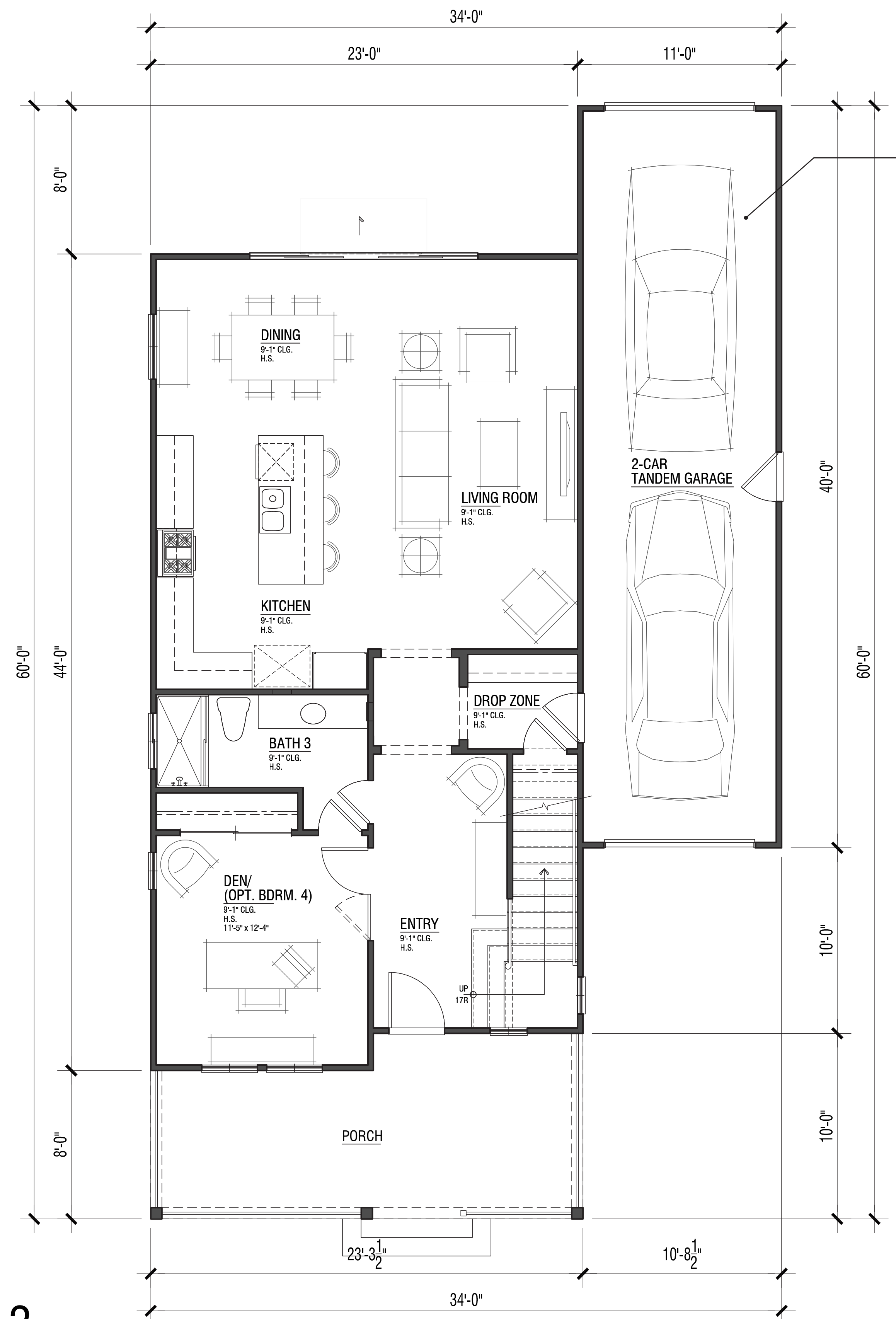
- Exterior Materials:**
- Concrete Tile Roofing
 - Stucco
 - Board and Batten Siding (Fiber Cement)
 - Insulated dual-glazed vinyl windows
 - Sectional roll-up garage door without glazing
 - Metal iron railing
 - Wood Post and corbel
 - Wood Potshelf
 - Stucco over foam
 - Fiber Cement trim

PLAN 2
Exterior Elevations
COLOR SCHEME bb

MOCKINGBIRD LANE
CITY OF SONOMA, CA



Second Floor
947 S.F.



PLAN 3
1,949 S.F.
3 Bdrm. / 3 Bath / Den (Opt. Bdrm. 4)

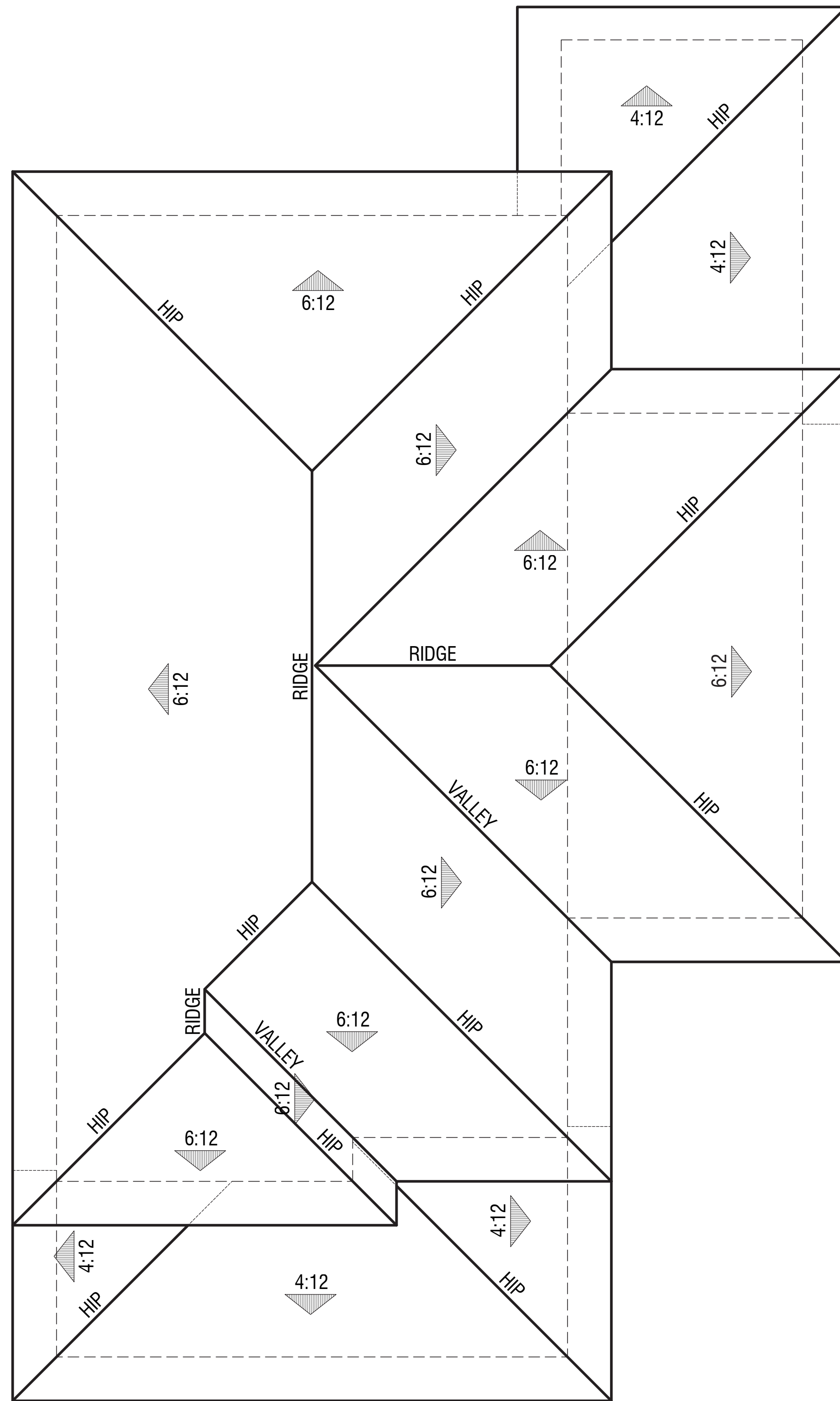
First Floor
1,002 S.F.

Attached Garage
+ 431 S.F.

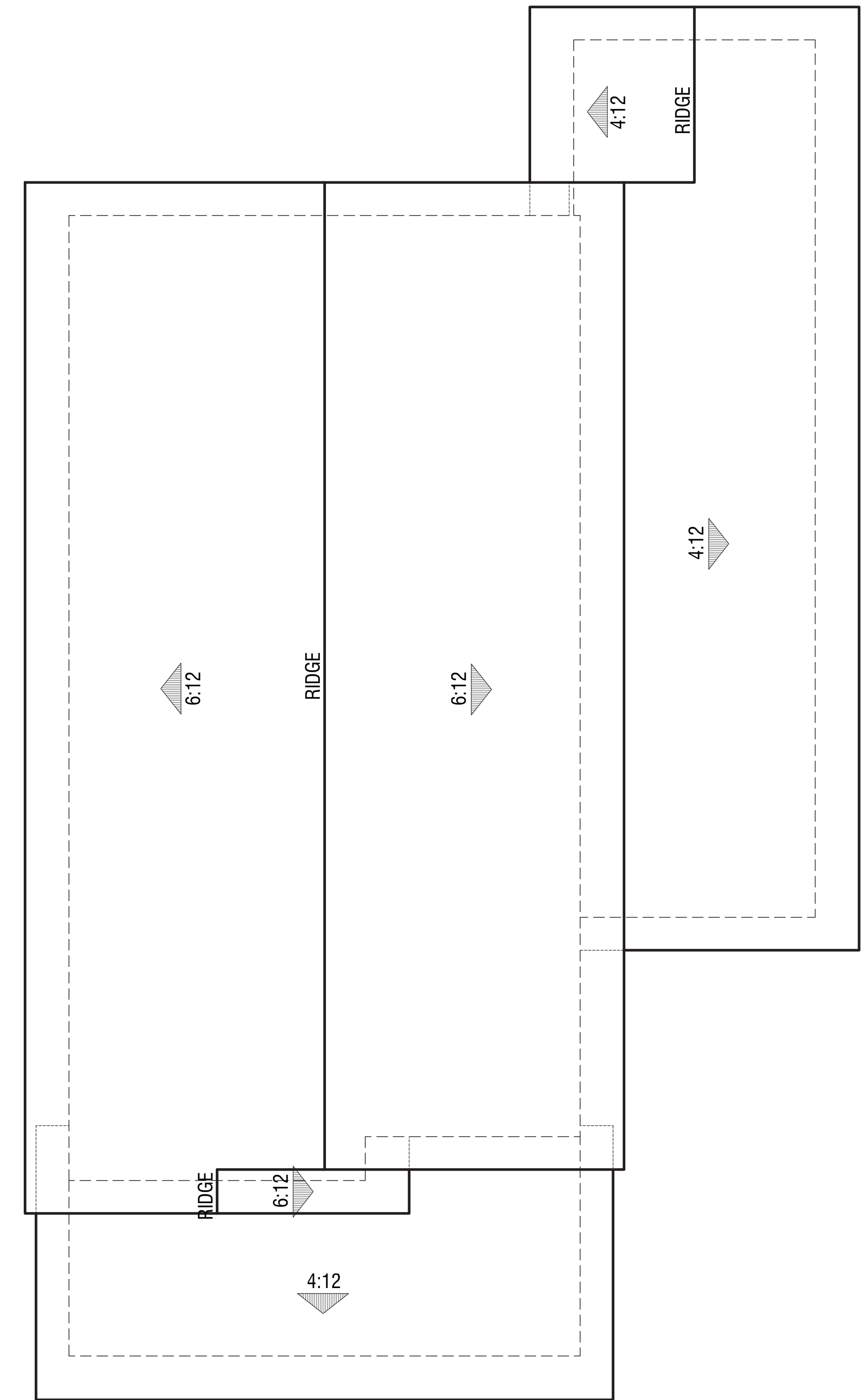
PLAN 3X
2,195 S.F.
Bonus Room / Opt. Bdrm. 4 / 5 & Bath 4

MOCKINGBIRD LANE
CITY OF SONOMA, CA





Plan 3X Roof Plan

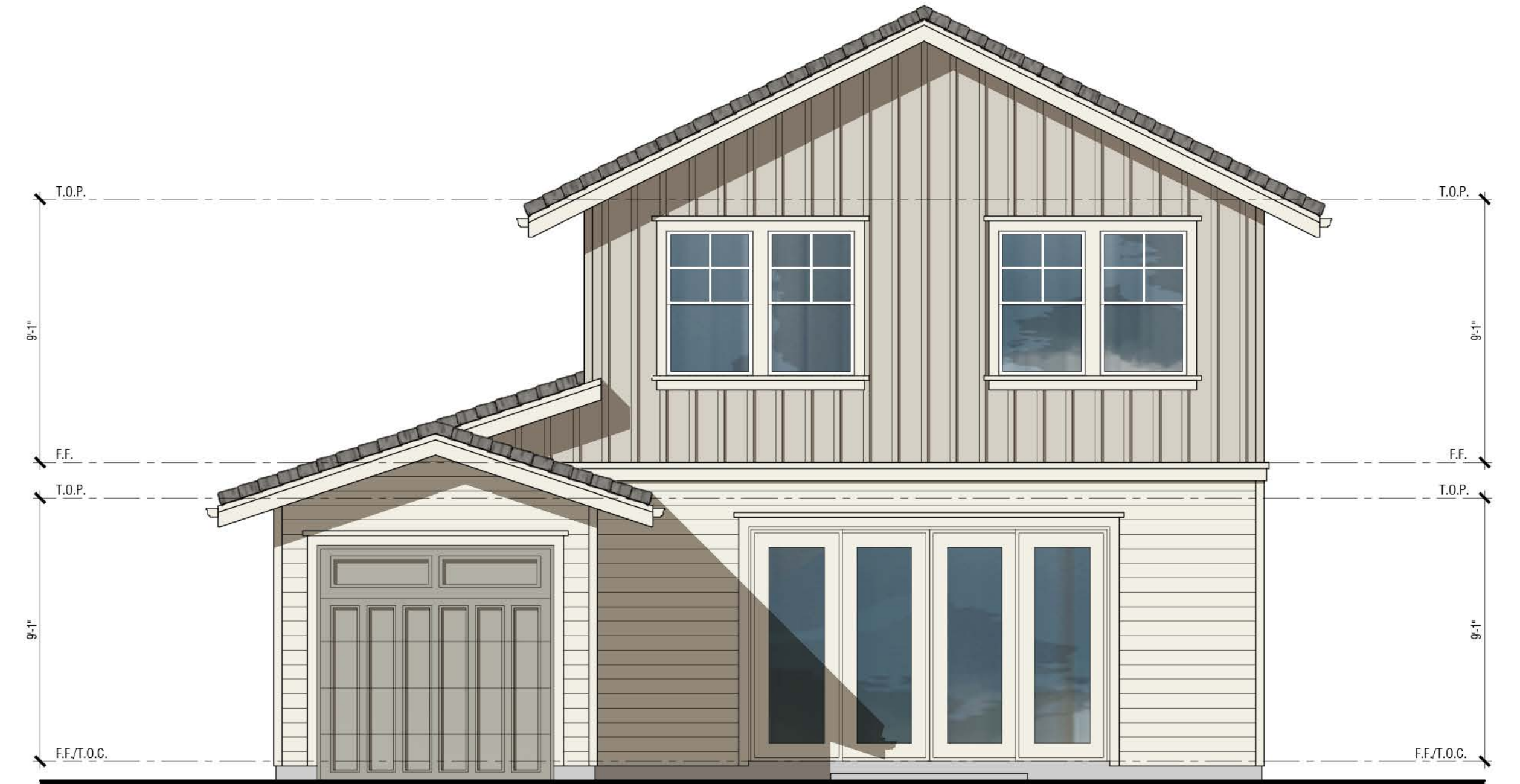


Plan 3 Roof Plan

PLAN 3 & 3X



Right



Rear



Left



Front

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Exterior Materials:

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- Horizontal Lap Siding (Fiber Cement)
- Board and Batten Siding (Fiber Cement)
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Metal iron railing
- Wood Post and corbel
- Wood Potshelf
- Stucco over foam
- Fiber Cement trim

PLAN 3
Exterior Elevations
COLOR SCHEME dd

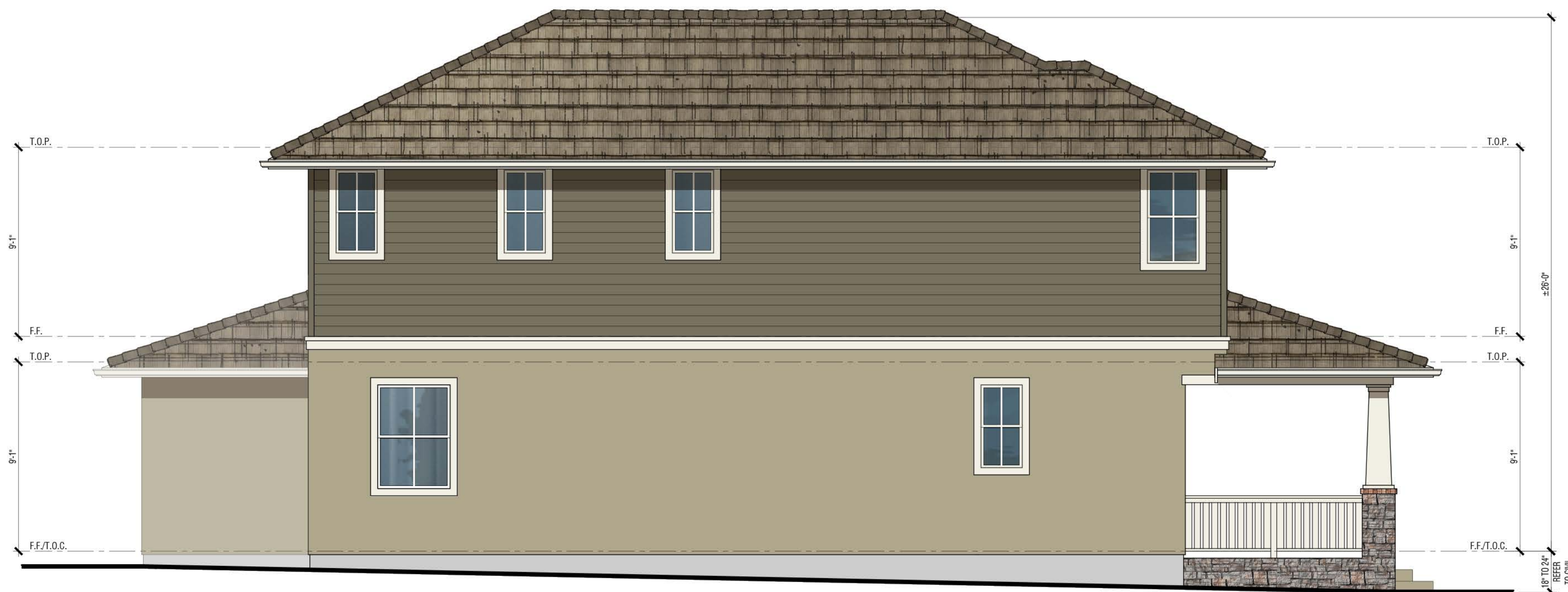
MOCKINGBIRD LANE
CITY OF SONOMA, CA



Right



Rear



Left



Front

Renderings are for conceptual purposes only. Final color & material application to be determined.

- Exterior Materials:**
- Concrete Tile Roofing
 - Stucco
 - Horizontal Lap Siding (Fiber Cement)
 - Manufactured stone veneer
 - Insulated dual-glazed vinyl windows
 - Sectional roll-up garage door without glazing
 - Metal iron railing
 - Wood Post and corbel
 - Wood Potshelf
 - Stucco over foam
 - Fiber Cement trim

PLAN 3X
 Exterior Elevations
 COLOR SCHEME cc

MOCKINGBIRD LANE
 CITY OF SONOMA, CA



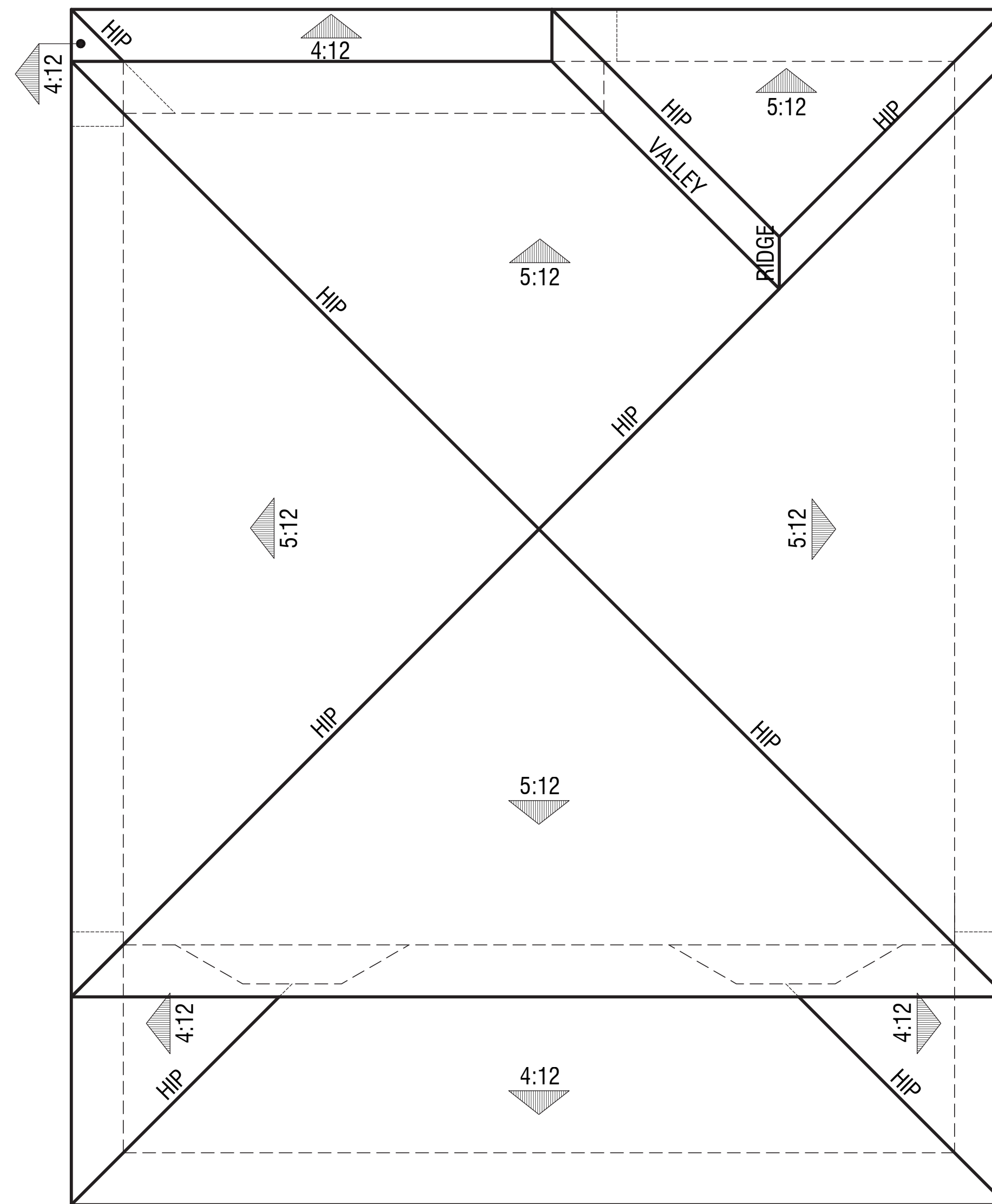
Second Floor
993 S.F.



First Floor
1,051 S.F.

PLAN 4
2,044 S.F.
3 Bdrm. / 2.5 Bath / Den / Dining

MOCKINGBIRD LANE
CITY OF SONOMA, CA

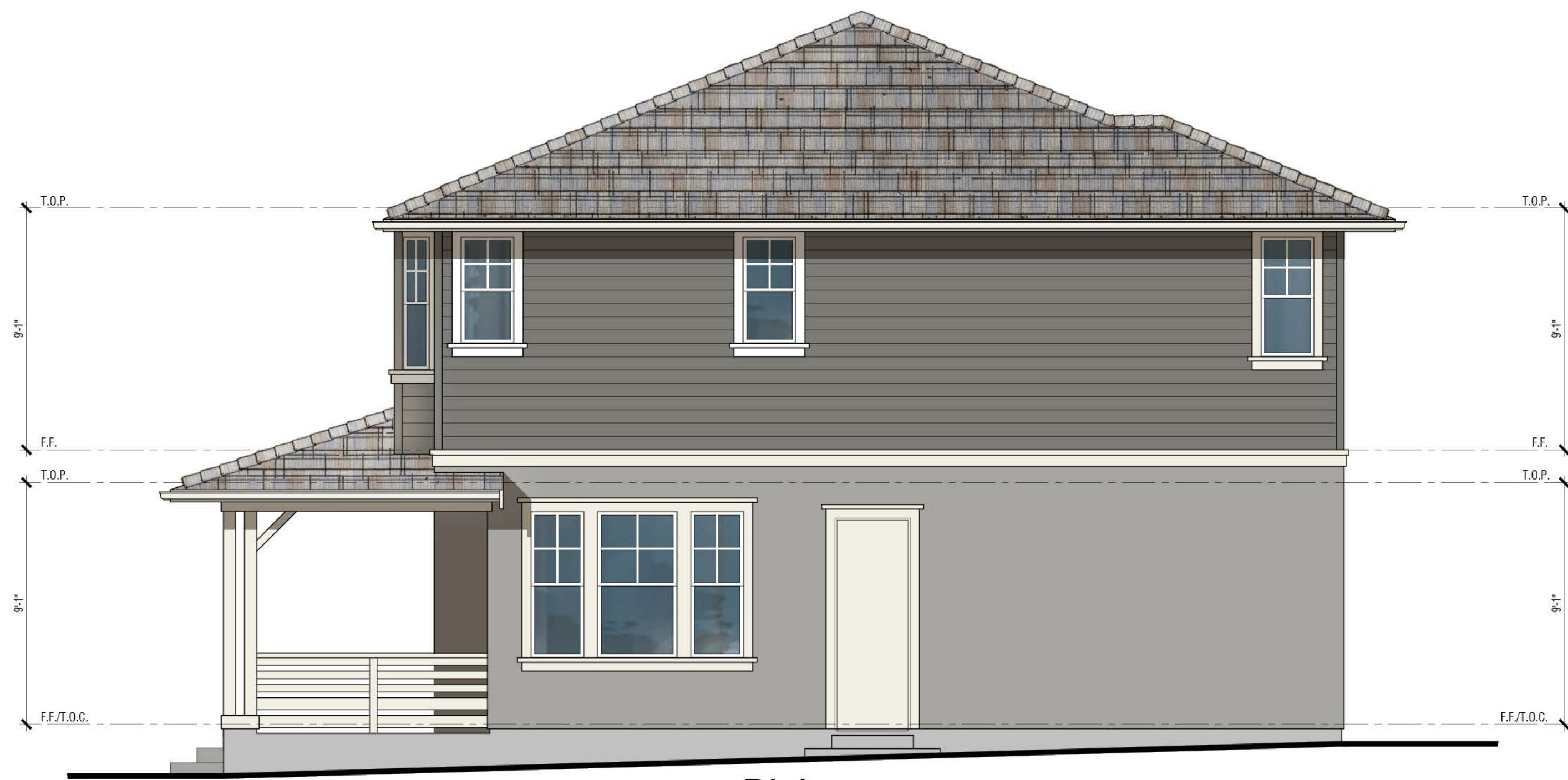


Roof Plan

PLAN 4

MOCKINGBIRD LANE

CITY OF SONOMA, CA



Right



Rear



Left



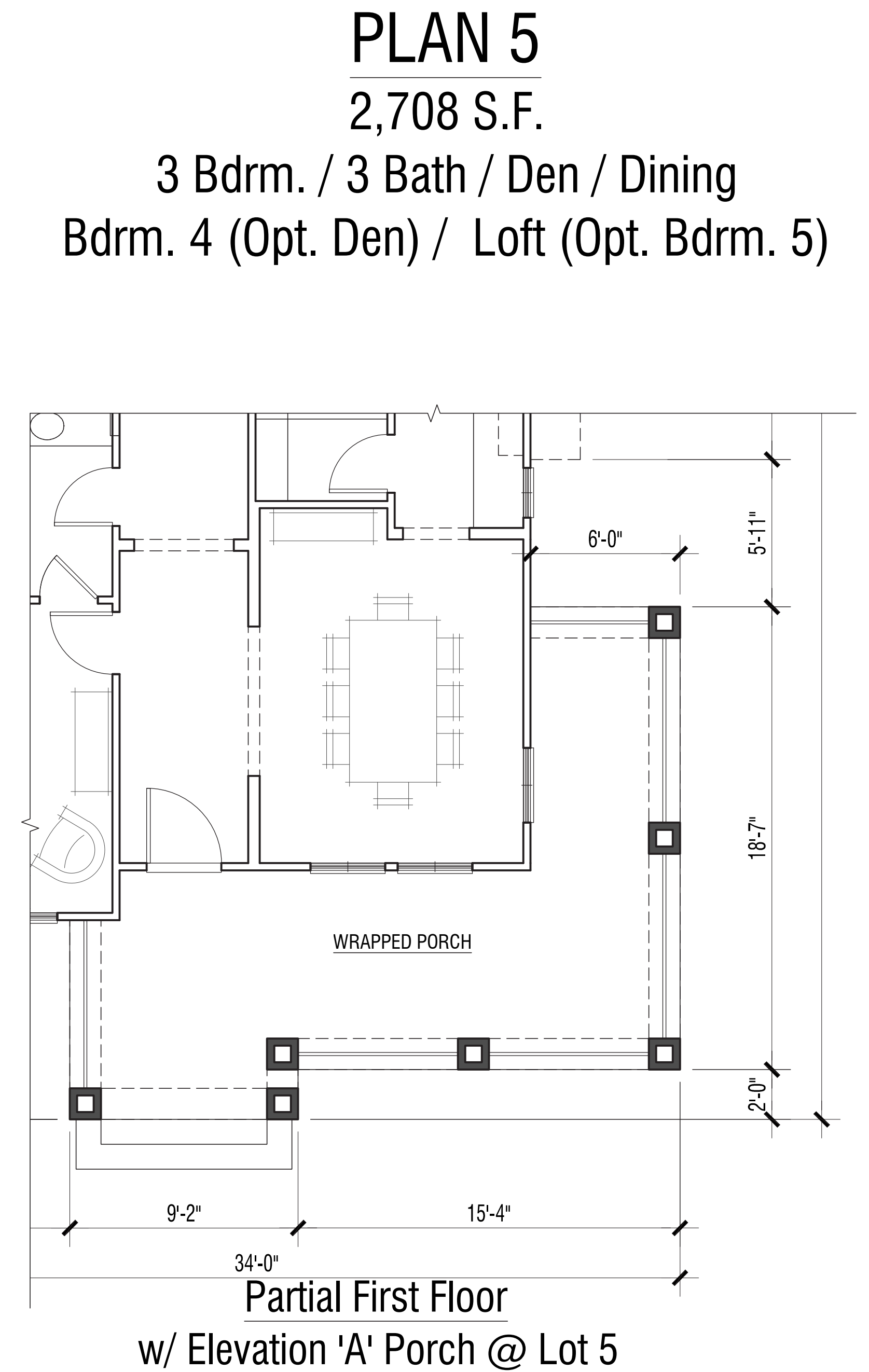
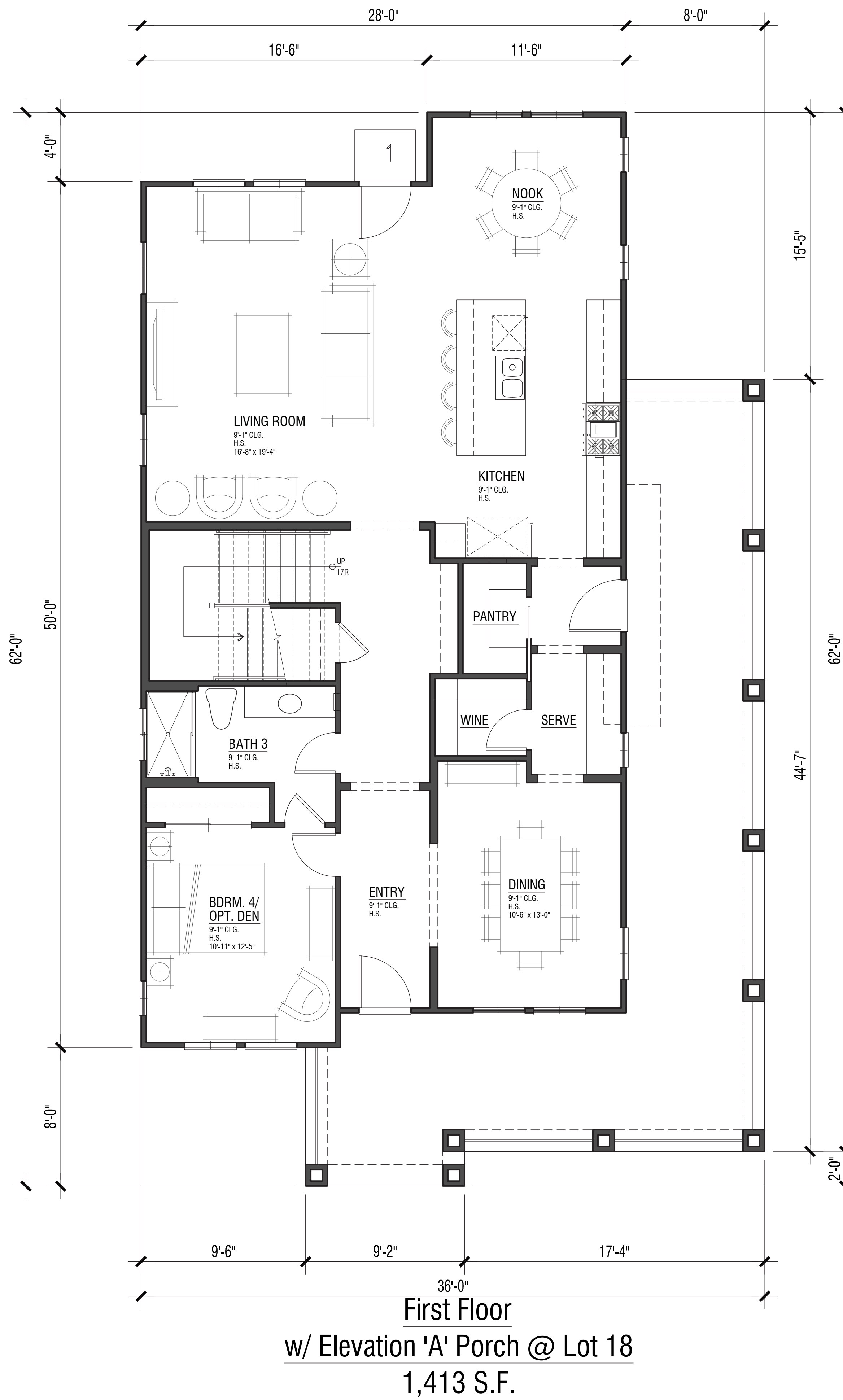
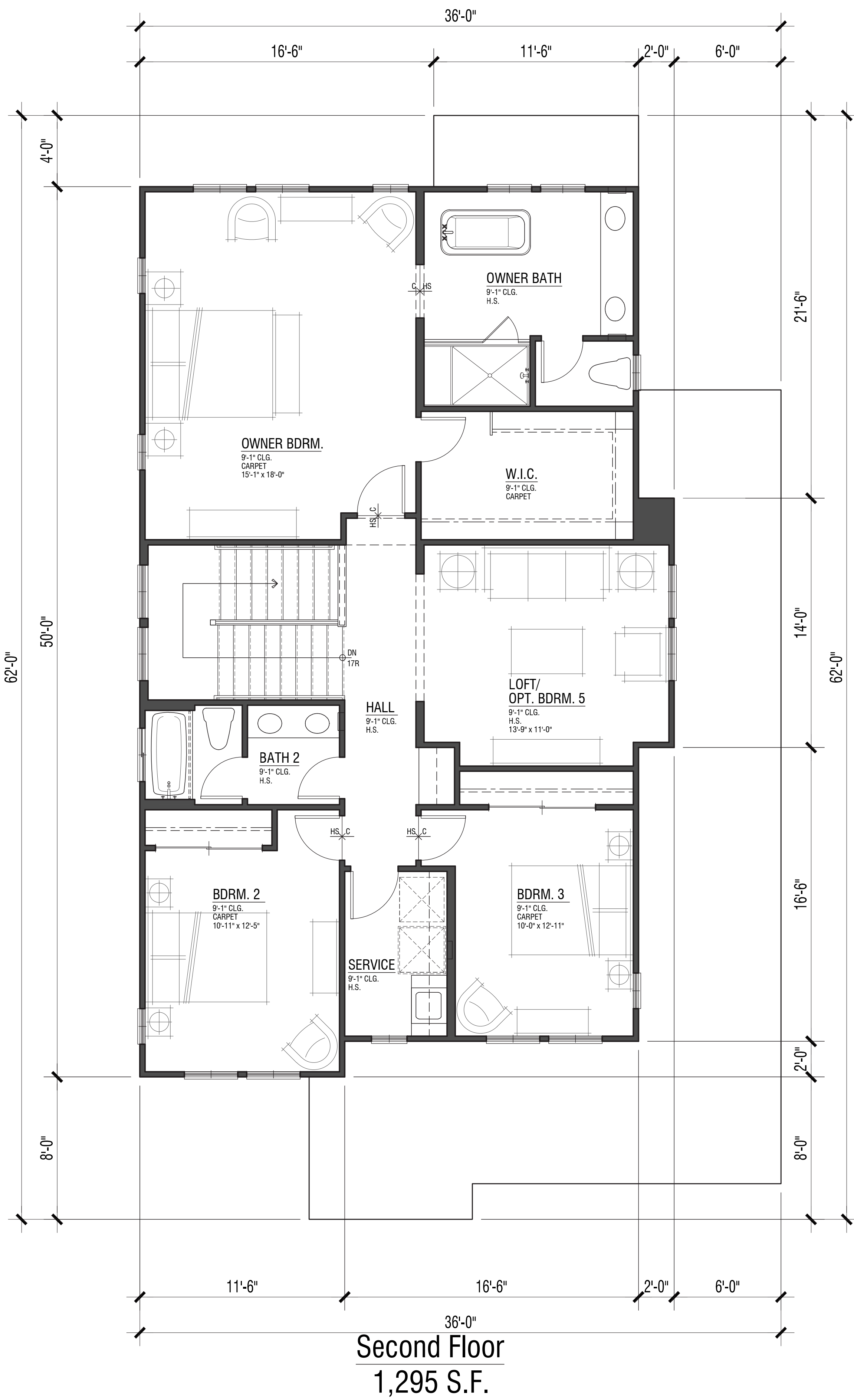
Front

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- Concrete Tile Roofing
 - Stucco
 - Horizontal Lap Siding (Fiber Cement)
 - Insulated dual-glazed vinyl windows
 - Sectional roll-up garage door without glazing
 - Metal iron railing
 - Wood Post and corbel
 - Wood Potshelf
 - Stucco over foam
 - Fiber Cement trim

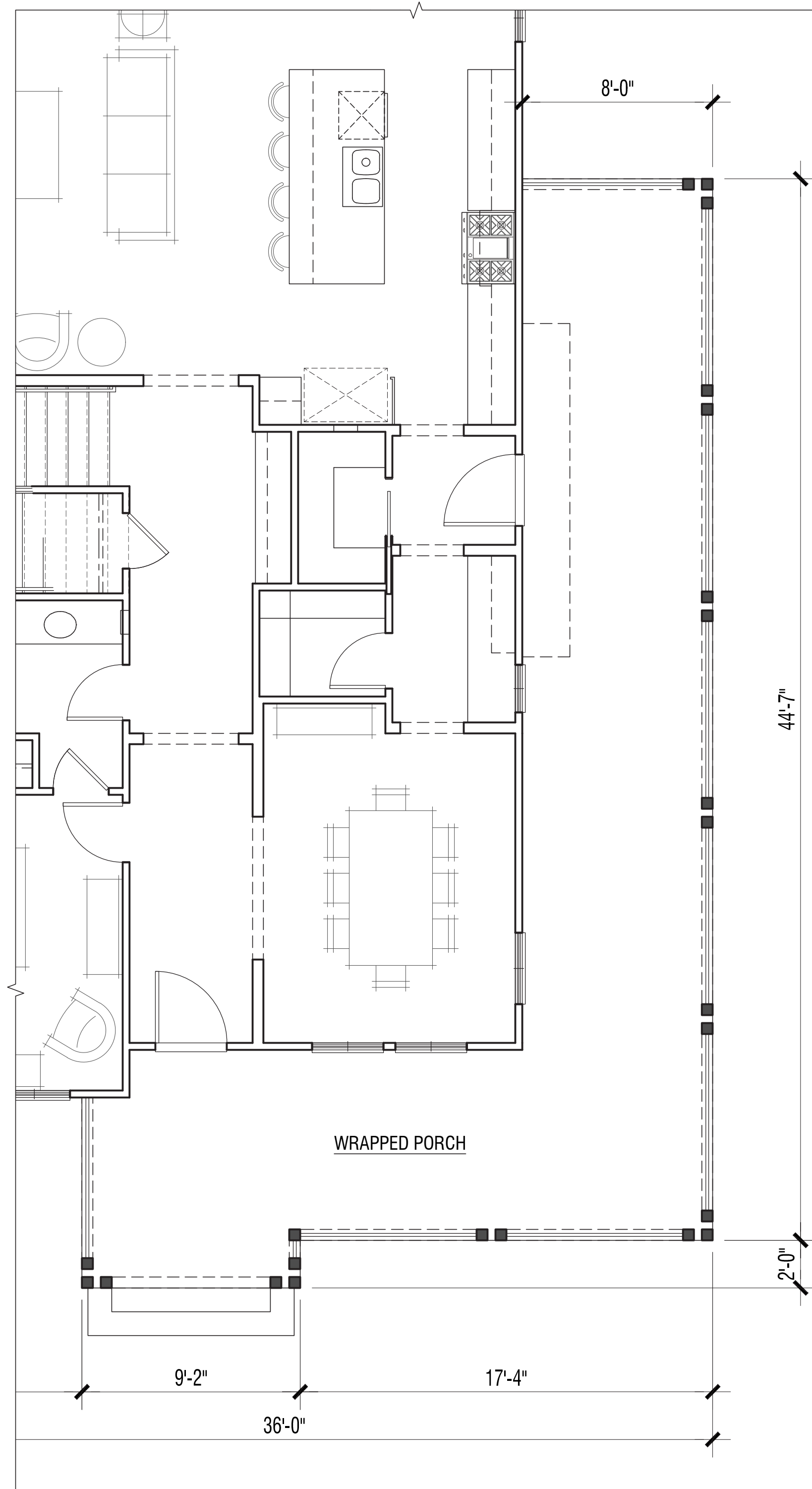
PLAN 4
 Exterior Elevations
 COLOR SCHEME bb

MOCKINGBIRD LANE
 CITY OF SONOMA, CA

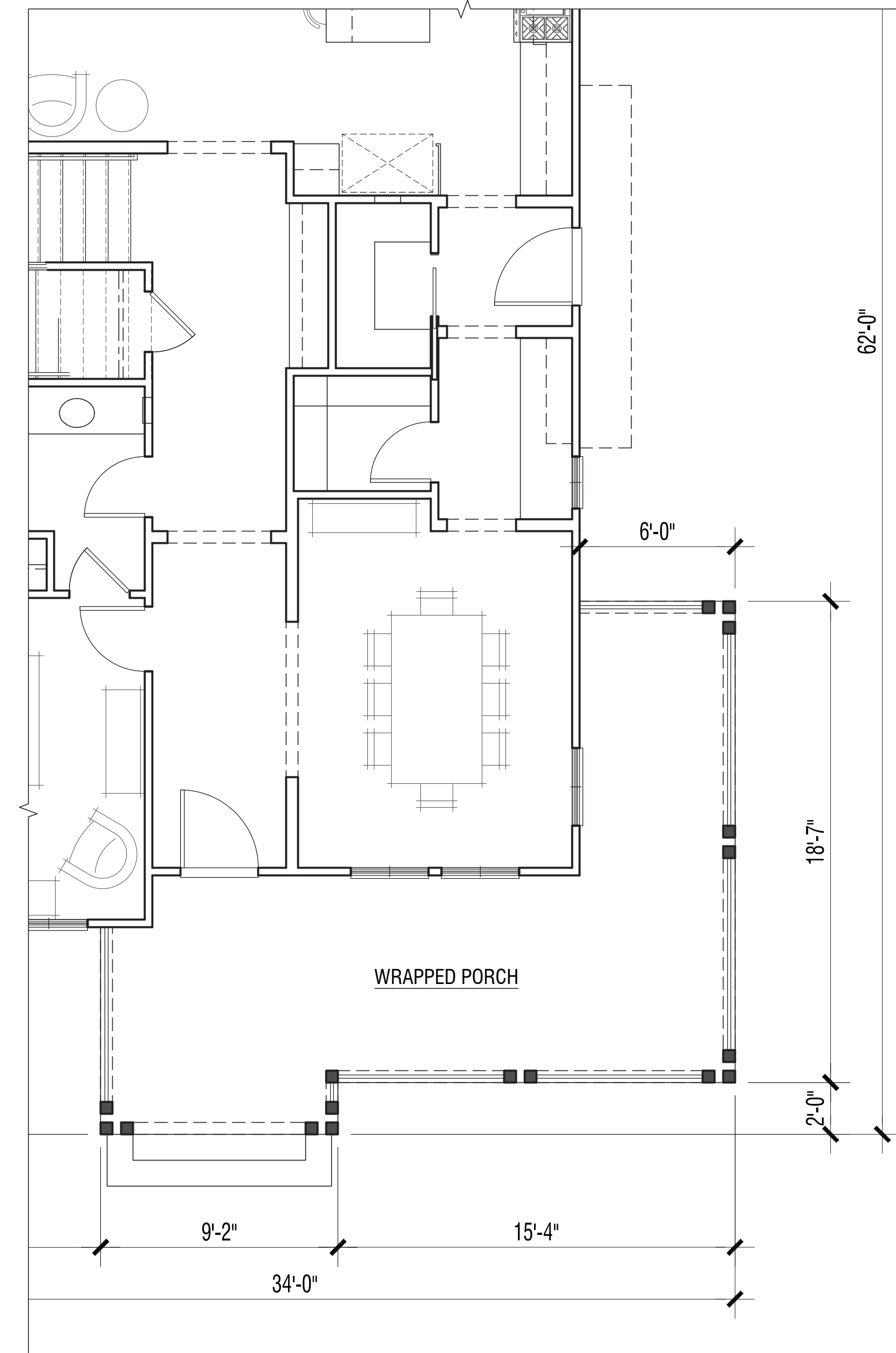


PLAN 5
2,708 S.F.

3 Bdrm. / 3 Bath / Den / Dining
Bdrm. 4 (Opt. Den) / Loft (Opt. Bdrm. 5)



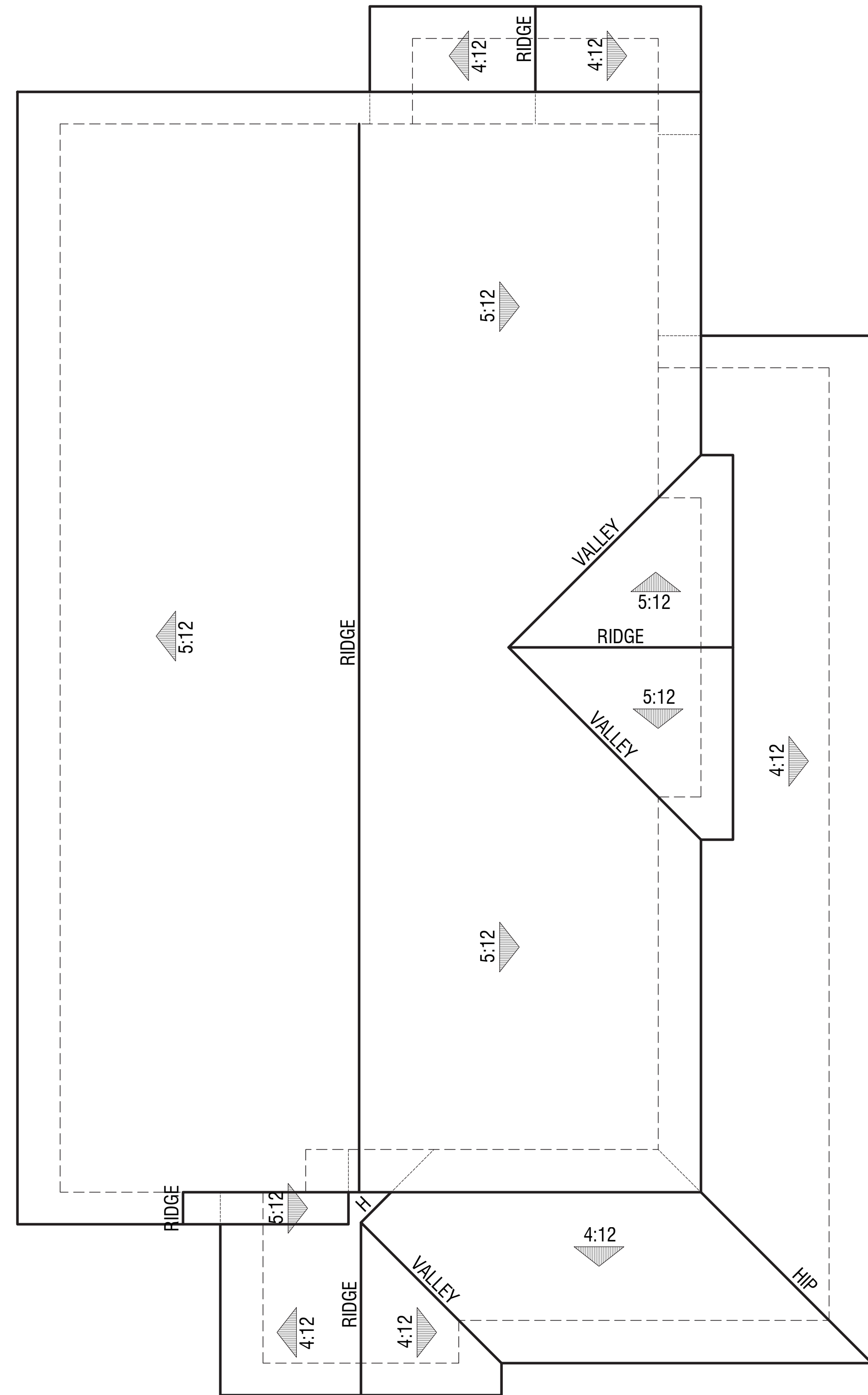
Partial First Floor
w/ Elevation 'B' Porch @ Lot 1



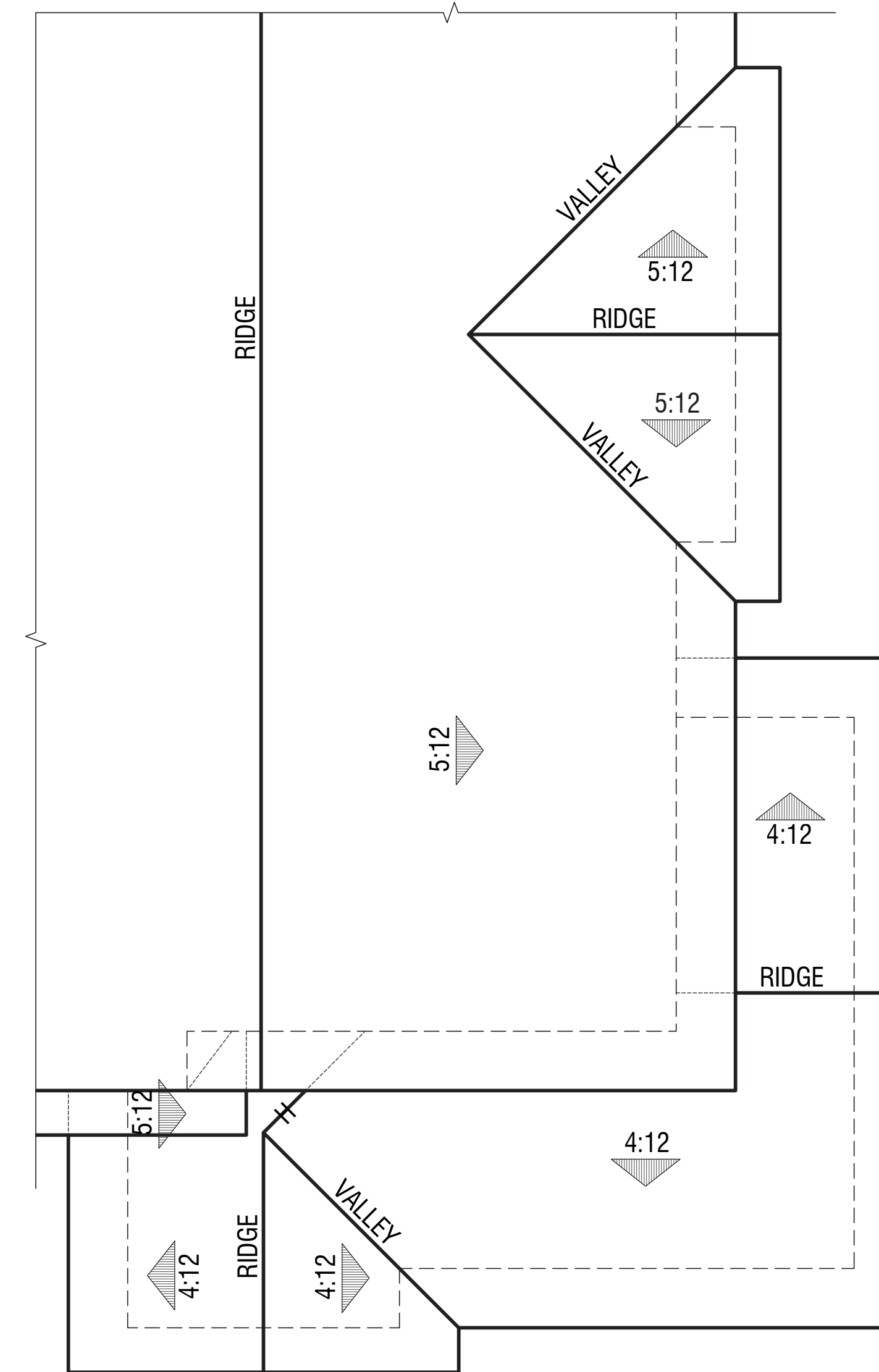
Partial First Floor
w/ Elevation 'B' Porch @ Lot 15

PLAN 5

MOCKINGBIRD LANE
CITY OF SONOMA, CA



Elevation ' A'
Roof Plan @ Lot 18

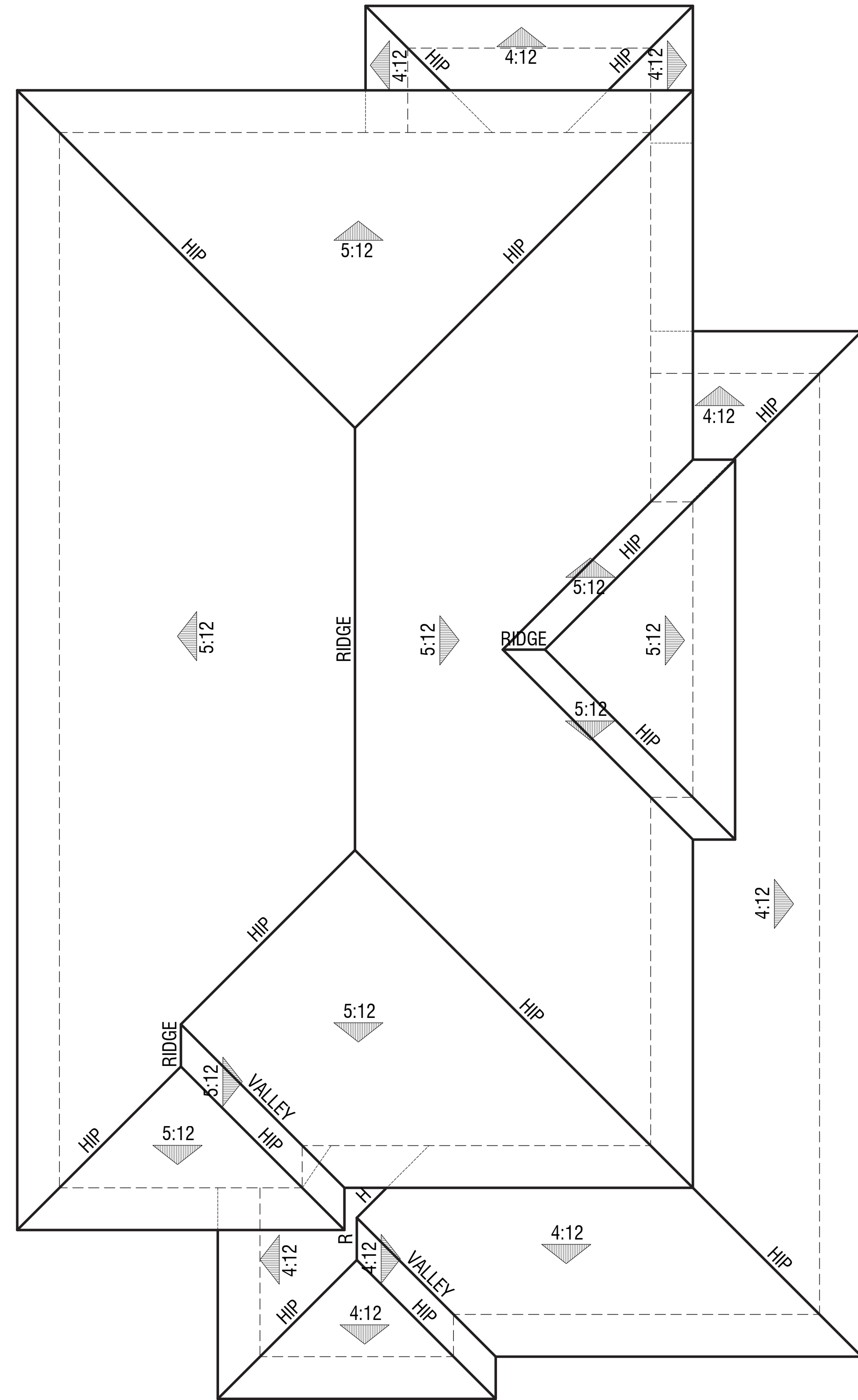


Elevation ' A'
Roof Plan @ Lot 5

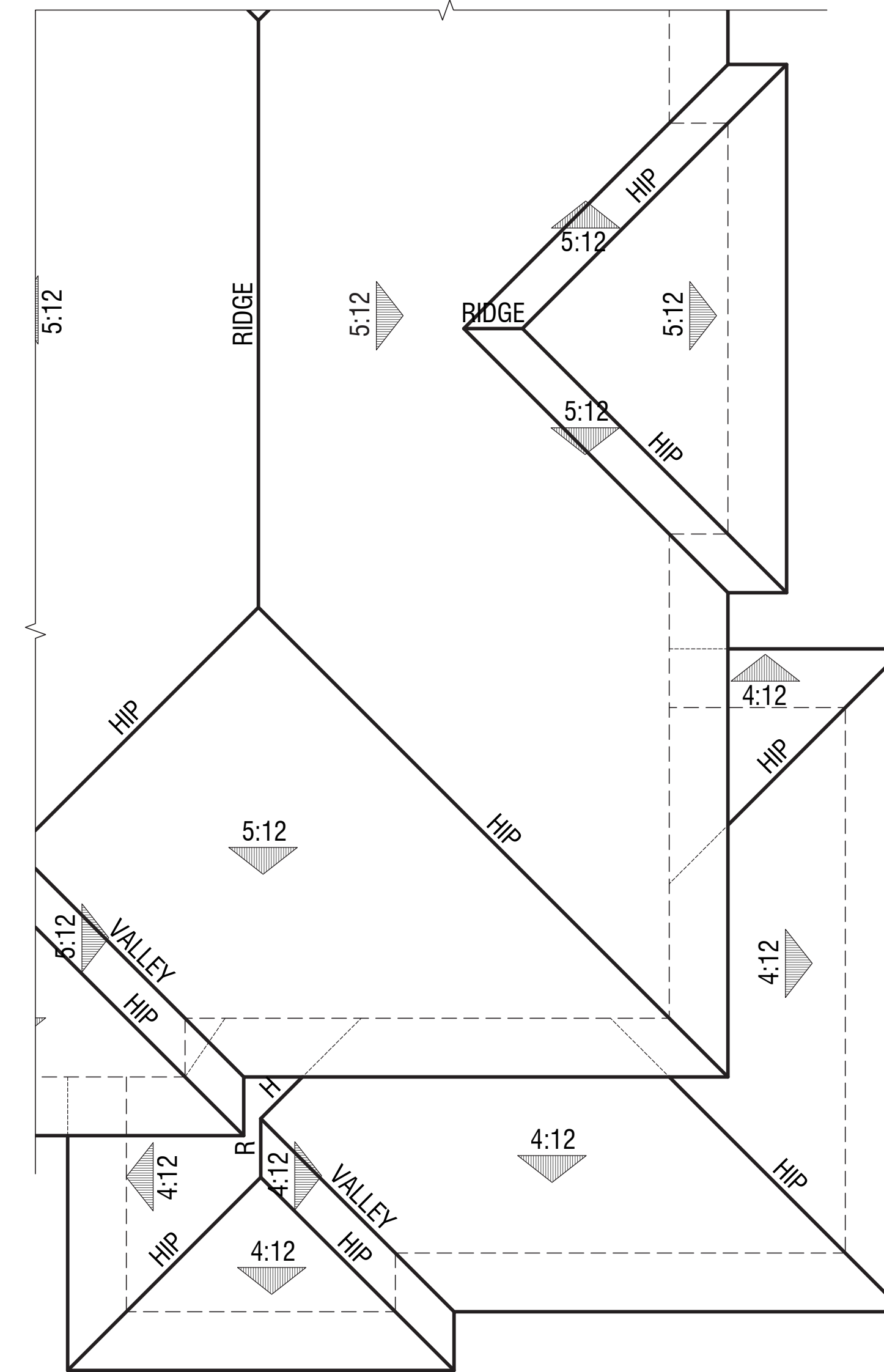
PLAN 5

MOCKINGBIRD LANE

CITY OF SONOMA, CA



Elevation ' B'
Roof Plan @ Lot 1



Elevation ' B'
Roof Plan @ Lot 15

PLAN 5

MOCKINGBIRD LANE

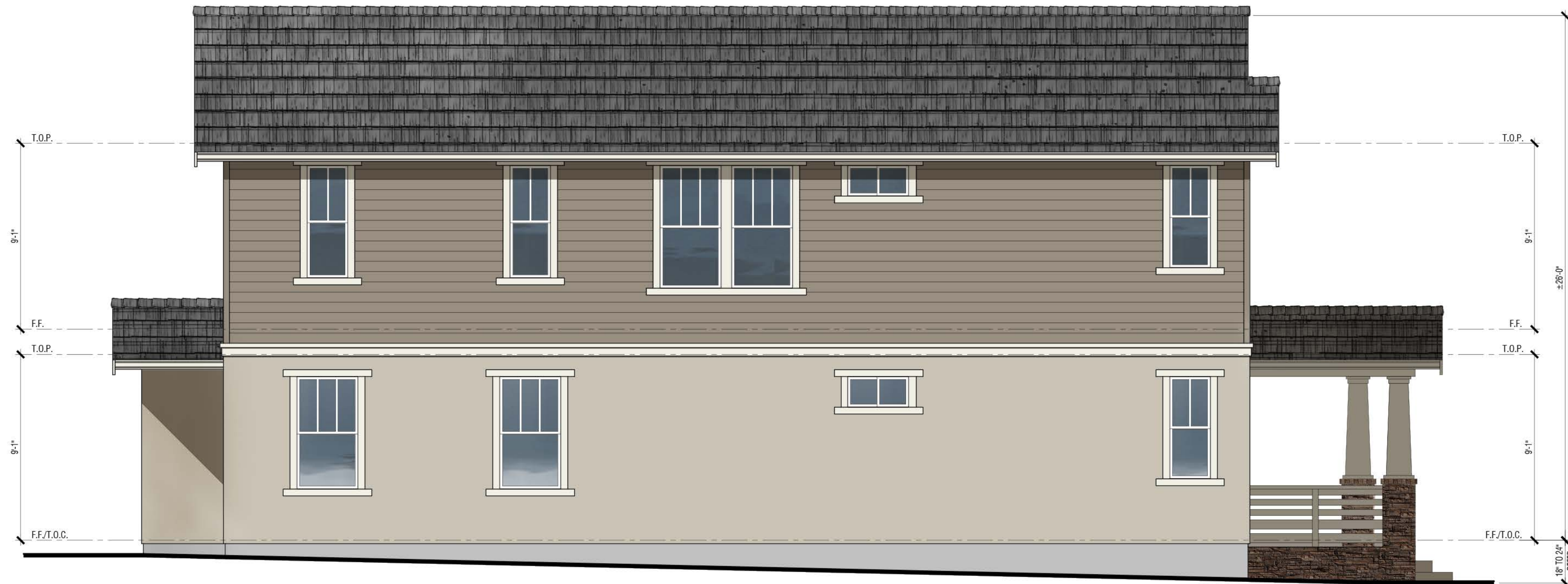
CITY OF SONOMA, CA



Right
(West MacArthur Street)



Rear



Left



Front
(4th Street West)

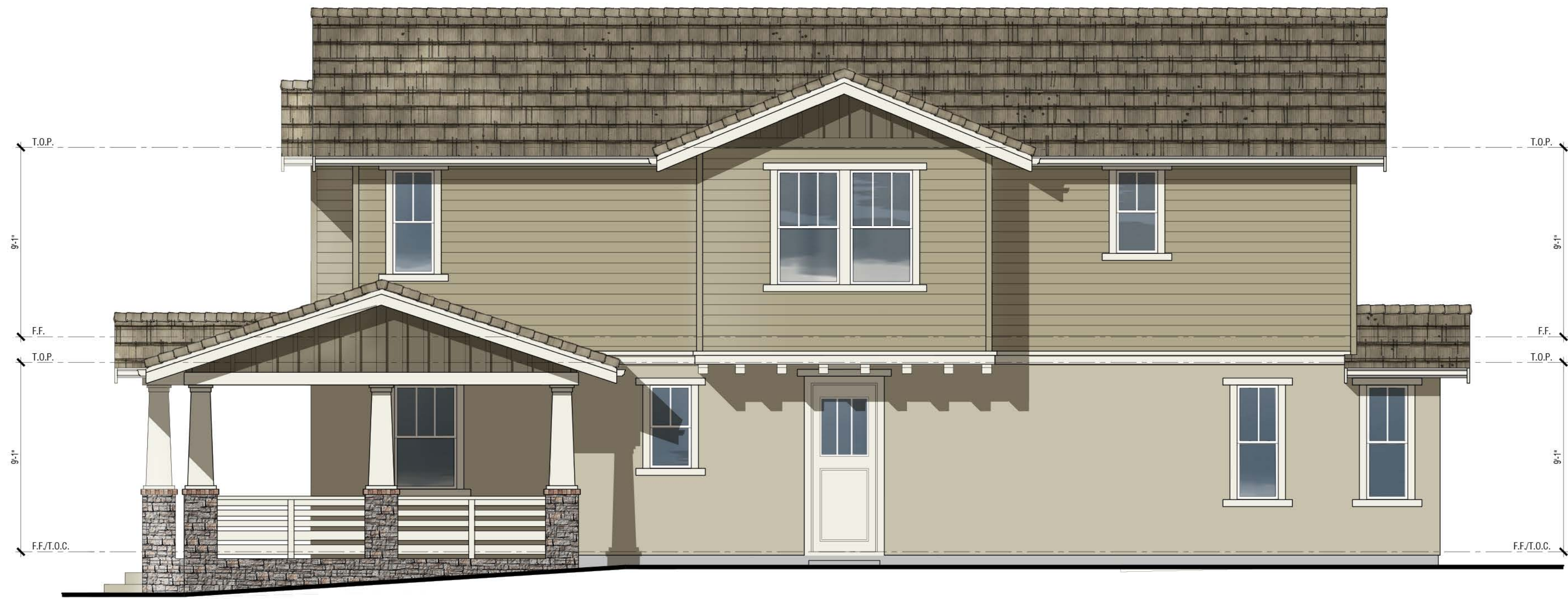
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Exterior Materials:

- Concrete Tile Roofing
- Stucco
- Horizontal Lap Siding (Fiber Cement)
- Board and Batten Siding (Fiber Cement)
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Metal iron railing
- Wood Post and corbel
- Wood Potshelf
- Stucco over foam
- Fiber Cement trim

PLAN 5
Exterior Elevations 'A' @ Lot 18
COLOR SCHEME aa

MOCKINGBIRD LANE
CITY OF SONOMA, CA



Right



Rear



Left



Front
(Hayes Street)

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Exterior Materials:

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- Stucco
- Horizontal Lap Siding (Fiber Cement)
- Board and Batten Siding (Fiber Cement)
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Metal iron railing
- Wood Post and corbel
- Wood Potshef
- Stucco over foam
- Fiber Cement trim

PLAN 5
Exterior Elevations 'A' @ Lot 5
COLOR SCHEME cc

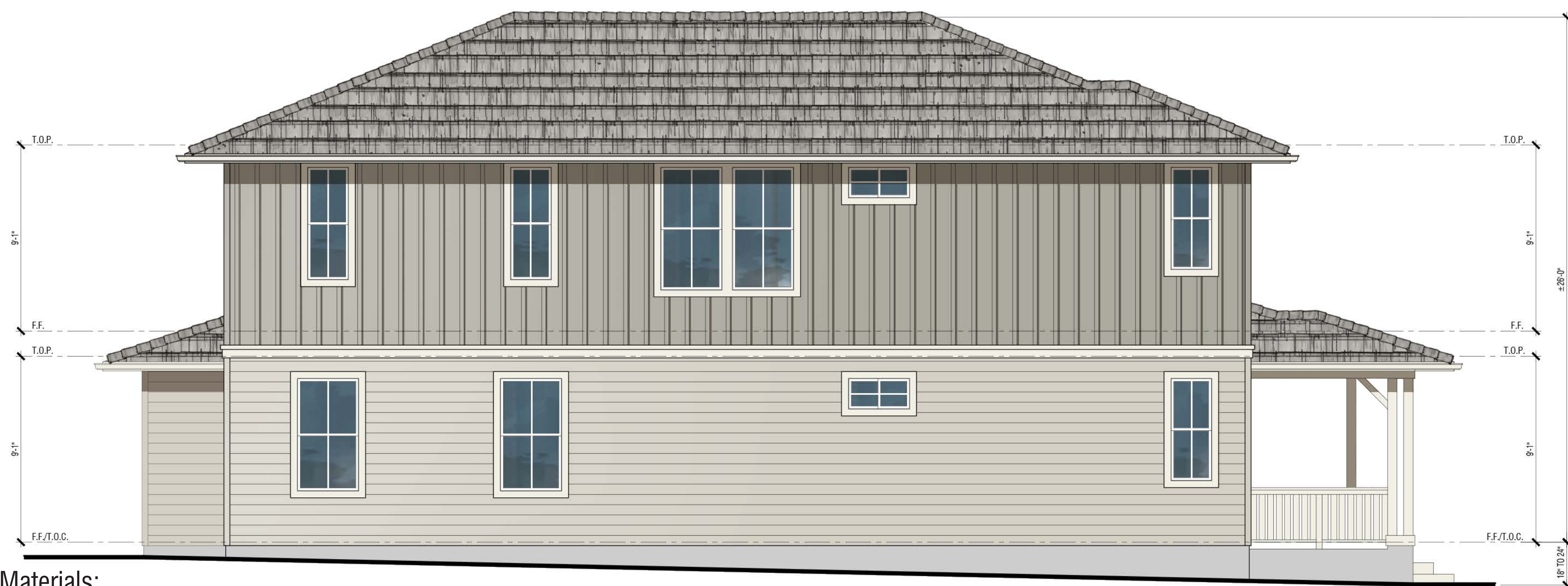
MOCKINGBIRD LANE
CITY OF SONOMA, CA



Right
(West MacArthur Street)



Rear



Left



Front
(Hayes Street)

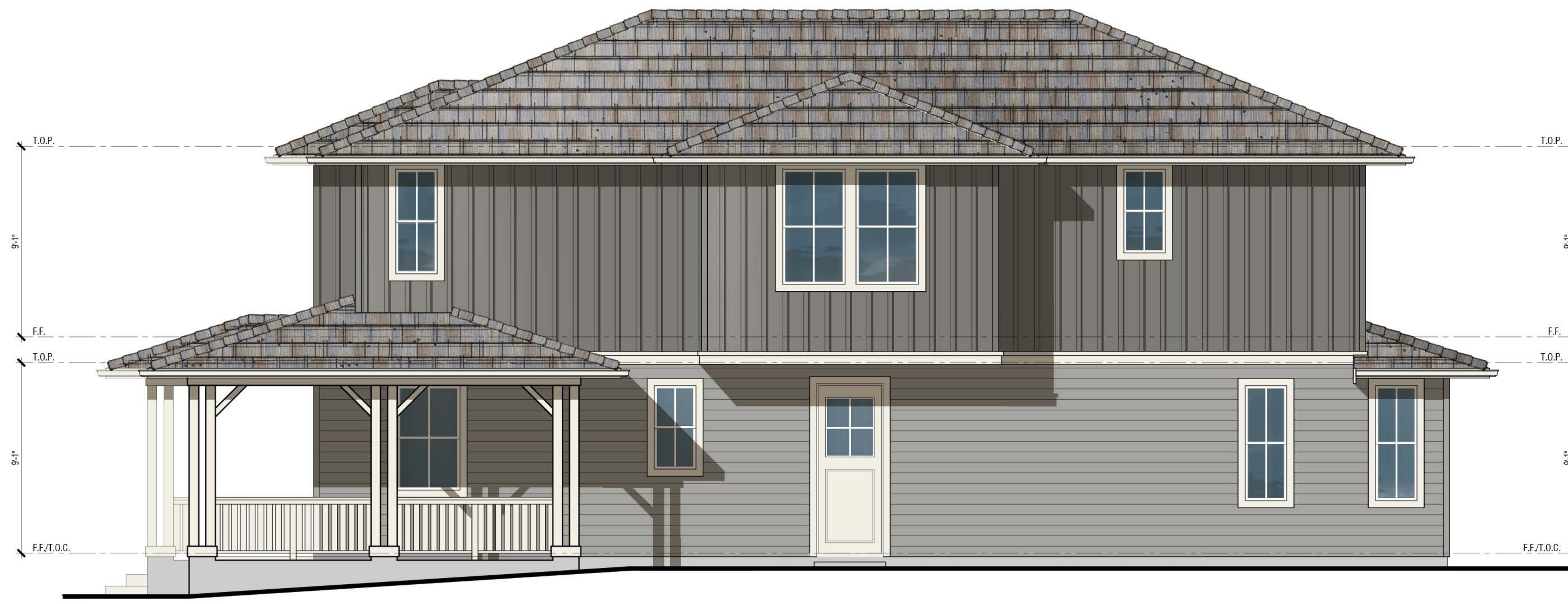
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Exterior Materials:

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- Horizontal Lap Siding (Fiber Cement)
- Board and Batten Siding (Fiber Cement)
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Metal iron railing
- Wood Post and corbel
- Wood Potshelf
- Stucco over foam
- Fiber Cement trim

PLAN 5
Exterior Elevations 'B' @ Lot 1
COLOR SCHEME dd

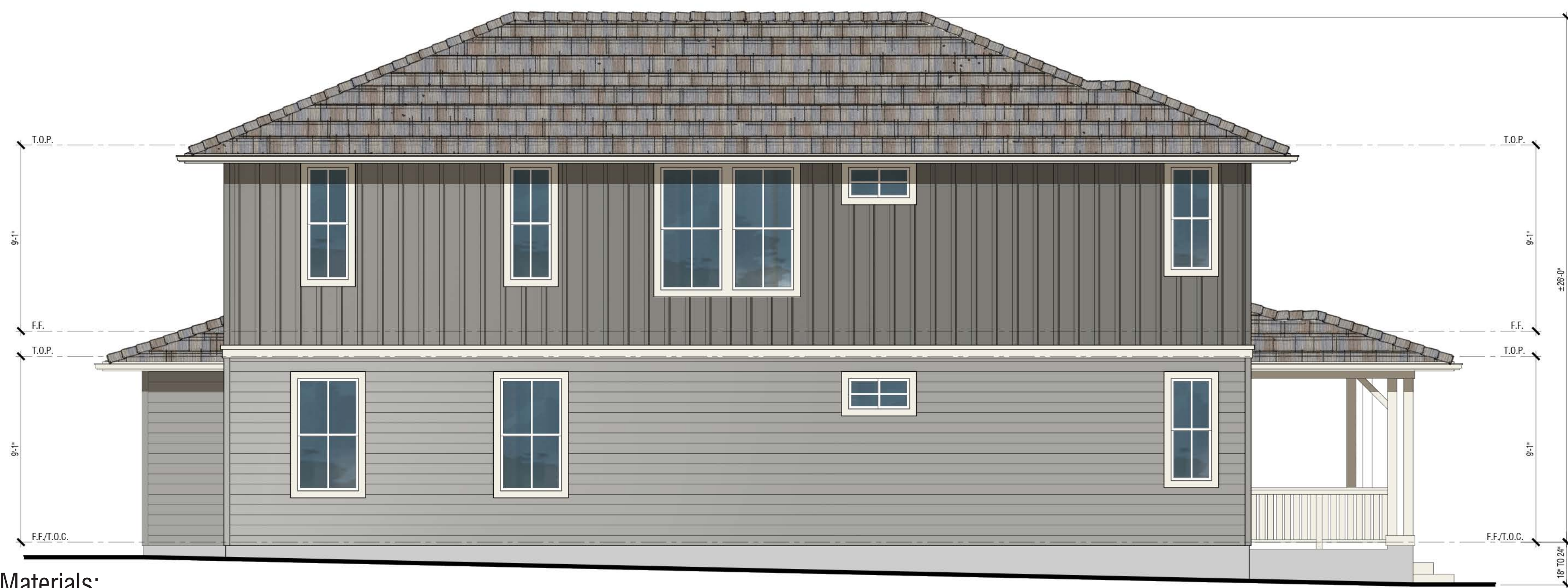
MOCKINGBIRD LANE
CITY OF SONOMA, CA



Right



Rear



Left



Front
(4th Street West)

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Exterior Materials:

- Concrete Tile Roofing
- Horizontal Lap Siding (Fiber Cement)
- Board and Batten Siding (Fiber Cement)
- Manufactured stone veneer
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Metal iron railing
- Wood Post and corbel
- Wood Potshef
- Stucco over foam
- Fiber Cement trim

PLAN 5
Exterior Elevations 'B' @ Lot 15
COLOR SCHEME bb

MOCKINGBIRD LANE
CITY OF SONOMA, CA

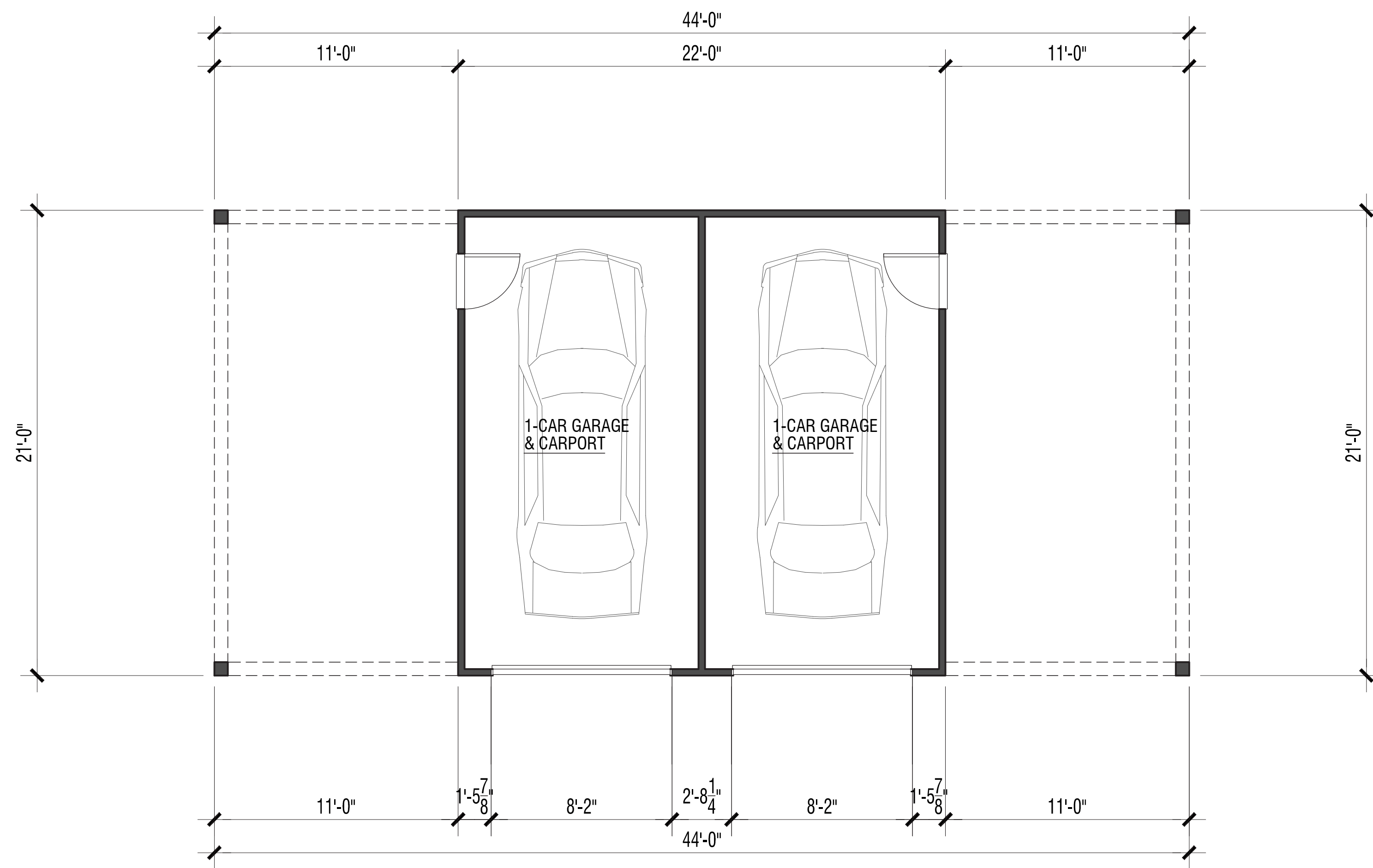


Scale: 1" = 4'

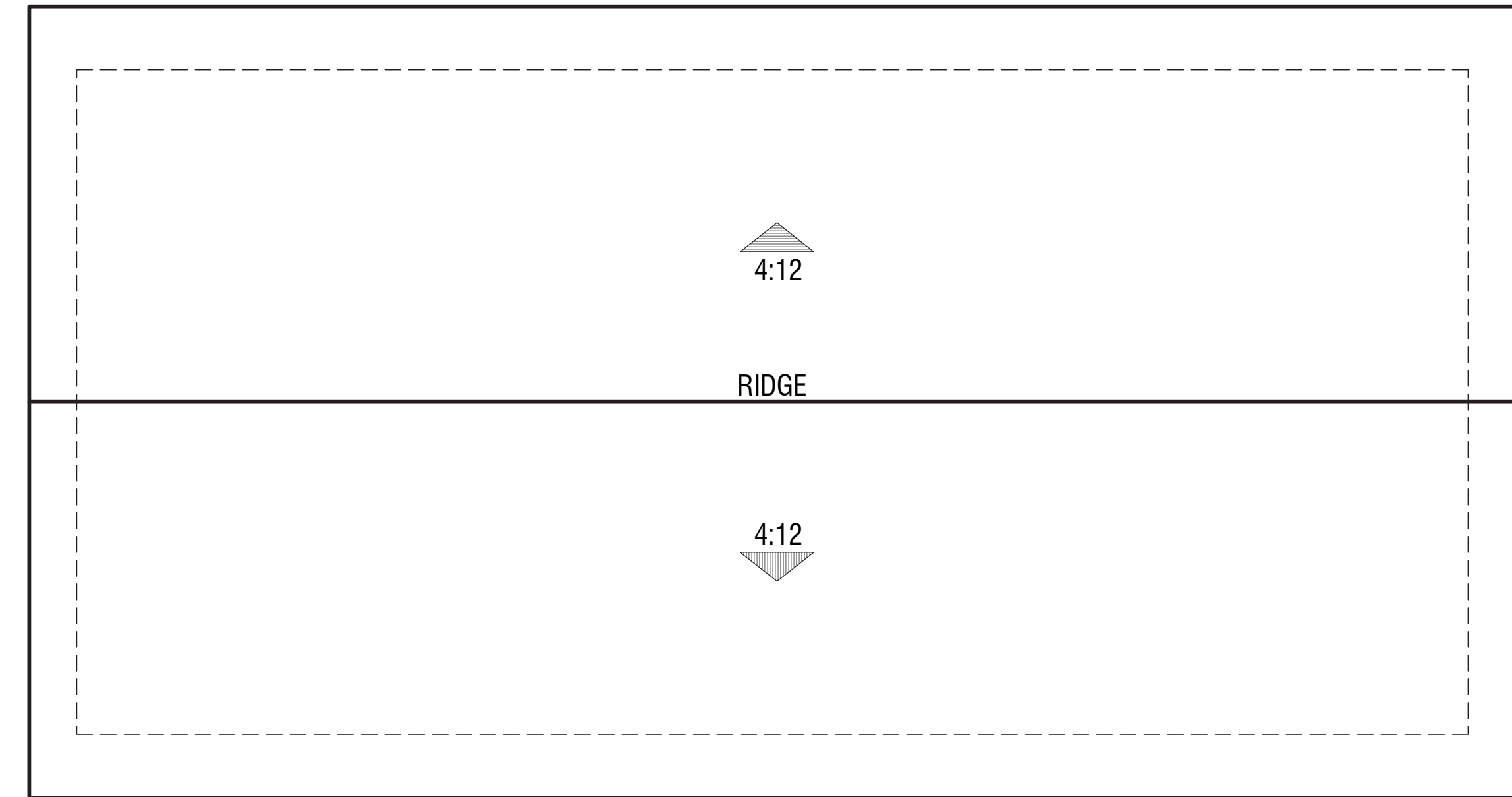


A-21





Floor Plan



Roof Plan

PLAN 1 (Garage)



Right



Rear



Left



Front

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Exterior Materials:

- Concrete Tile Roofing
- Horizontal Lap Siding (Fiber Cement)
- Board and Batten Siding (Fiber Cement)
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Metal iron railing
- Wood Post and corbel
- Wood Potshelf
- Stucco over foam
- Fiber Cement trim

PLAN 1 (Garage)

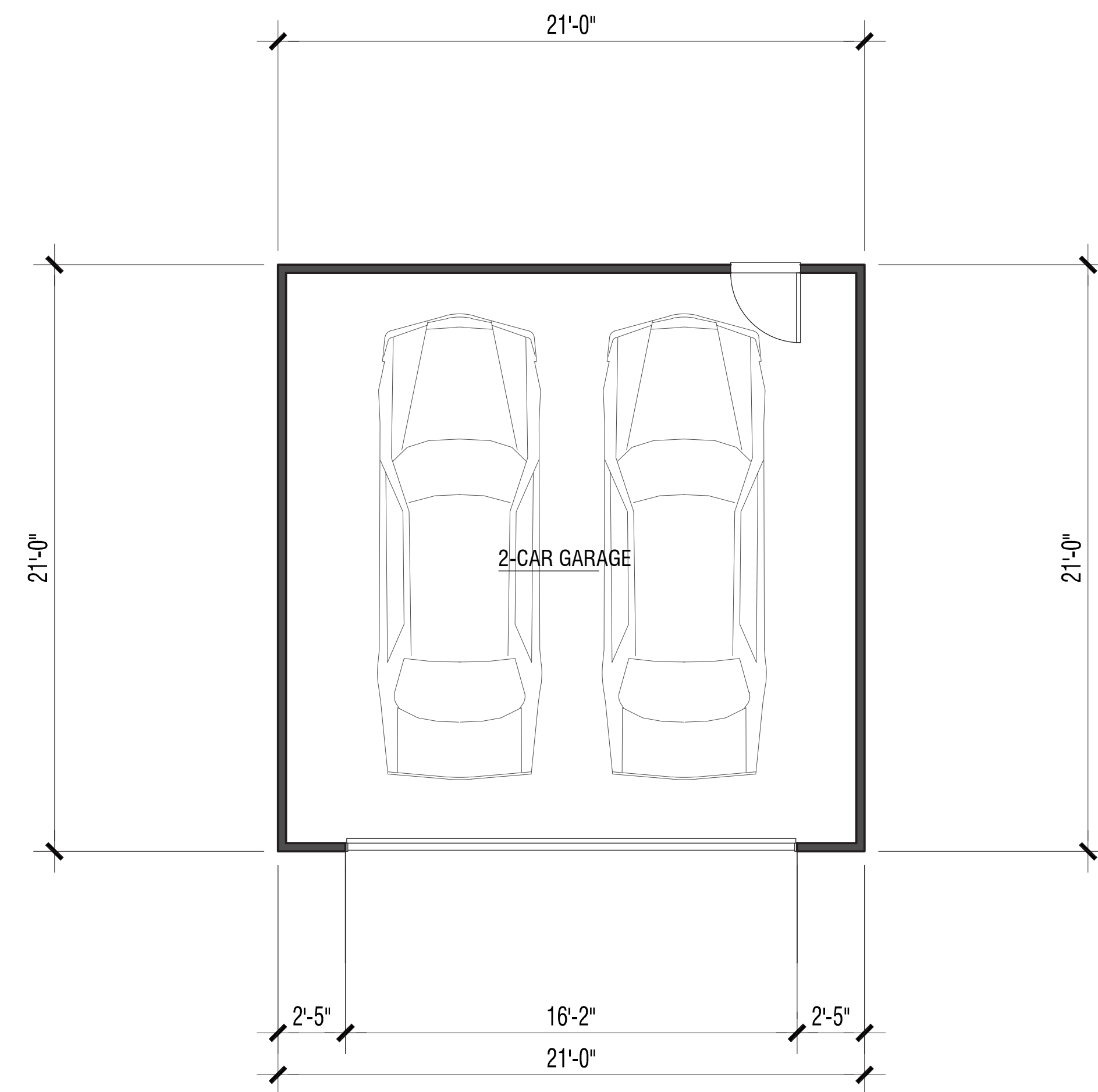
Exterior Elevations
COLOR SCHEME aa

MOCKINGBIRD LANE

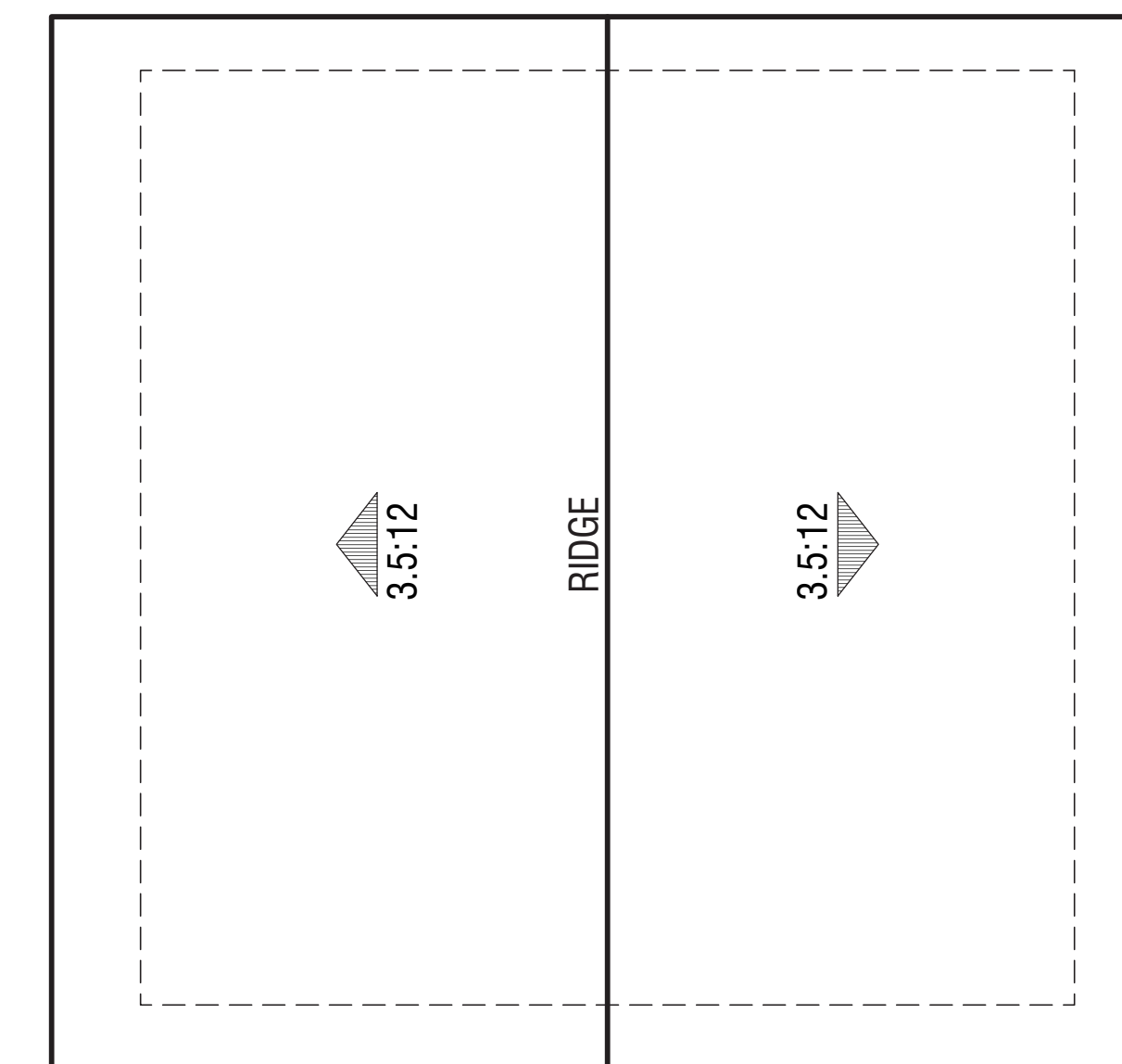
CITY OF SONOMA, CA

A-23

Scale: 1" = 4' 0 2 4 8



Floor Plan

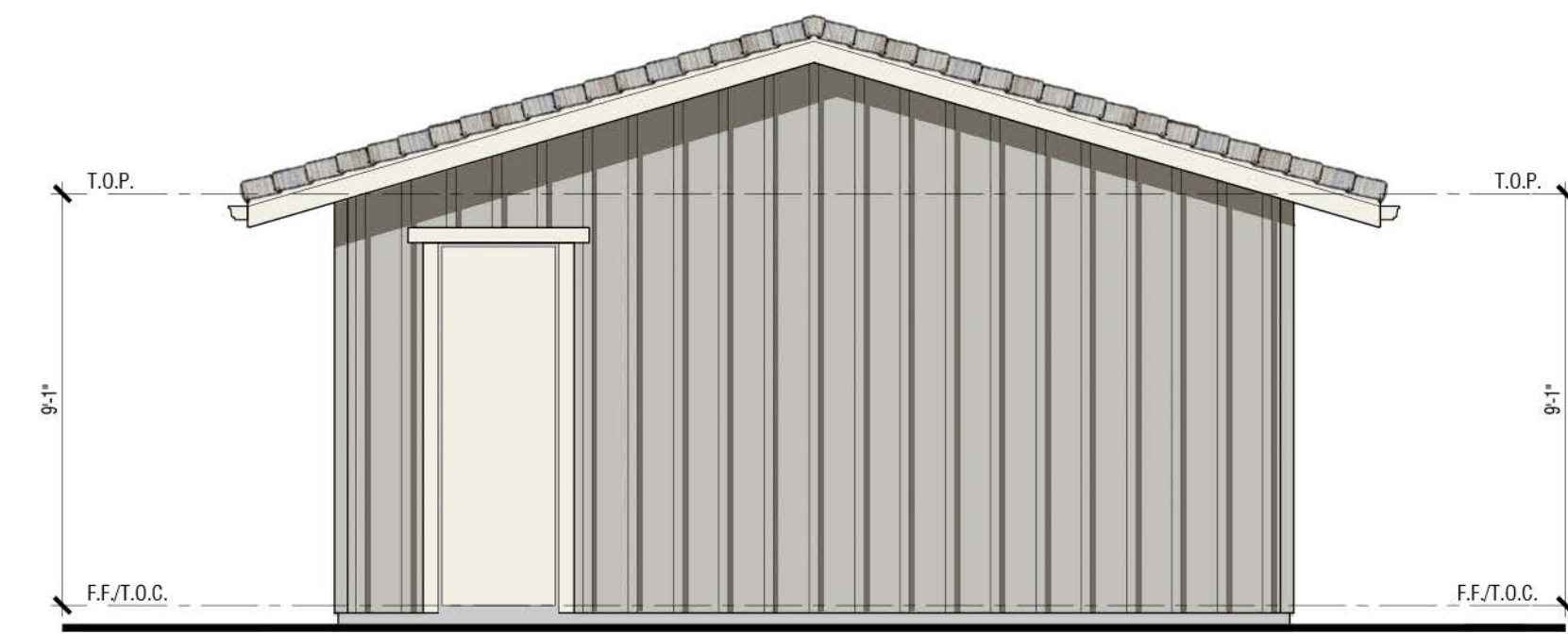


Roof Plan

PLAN 2 (Garage)



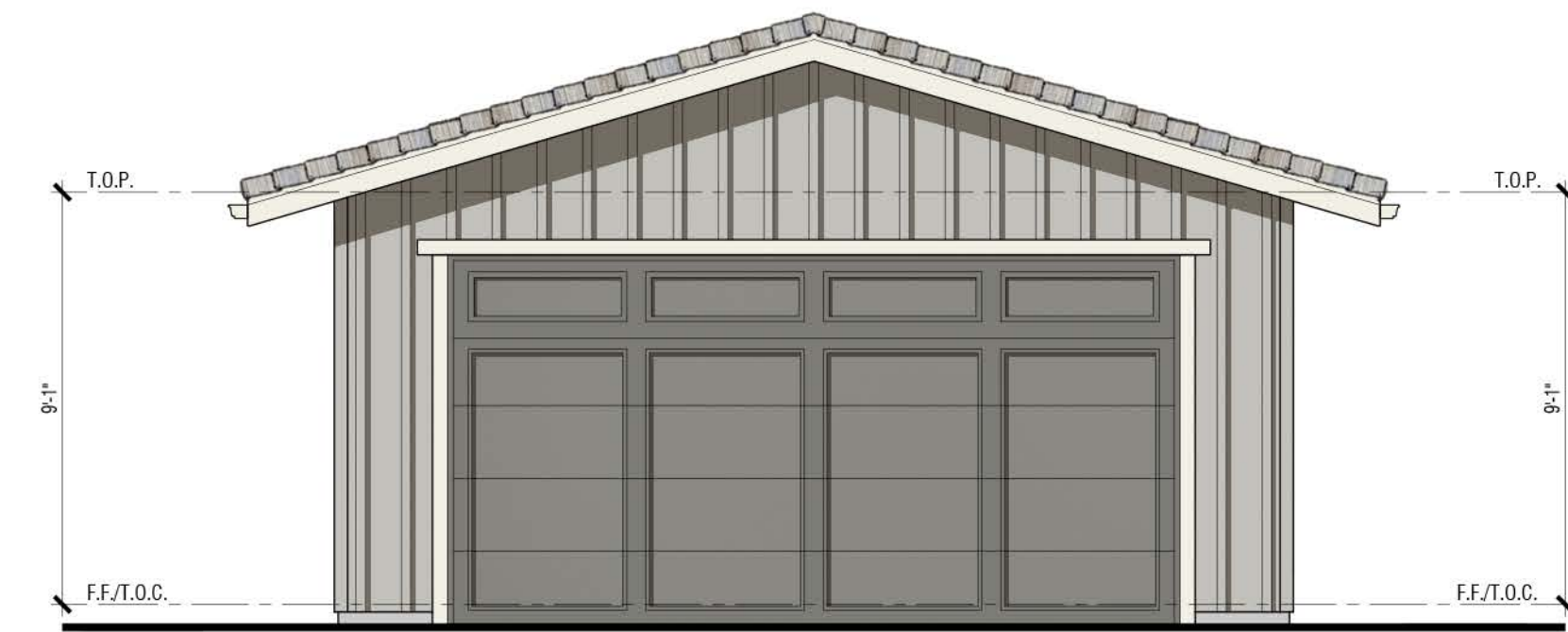
Right



Rear



Left



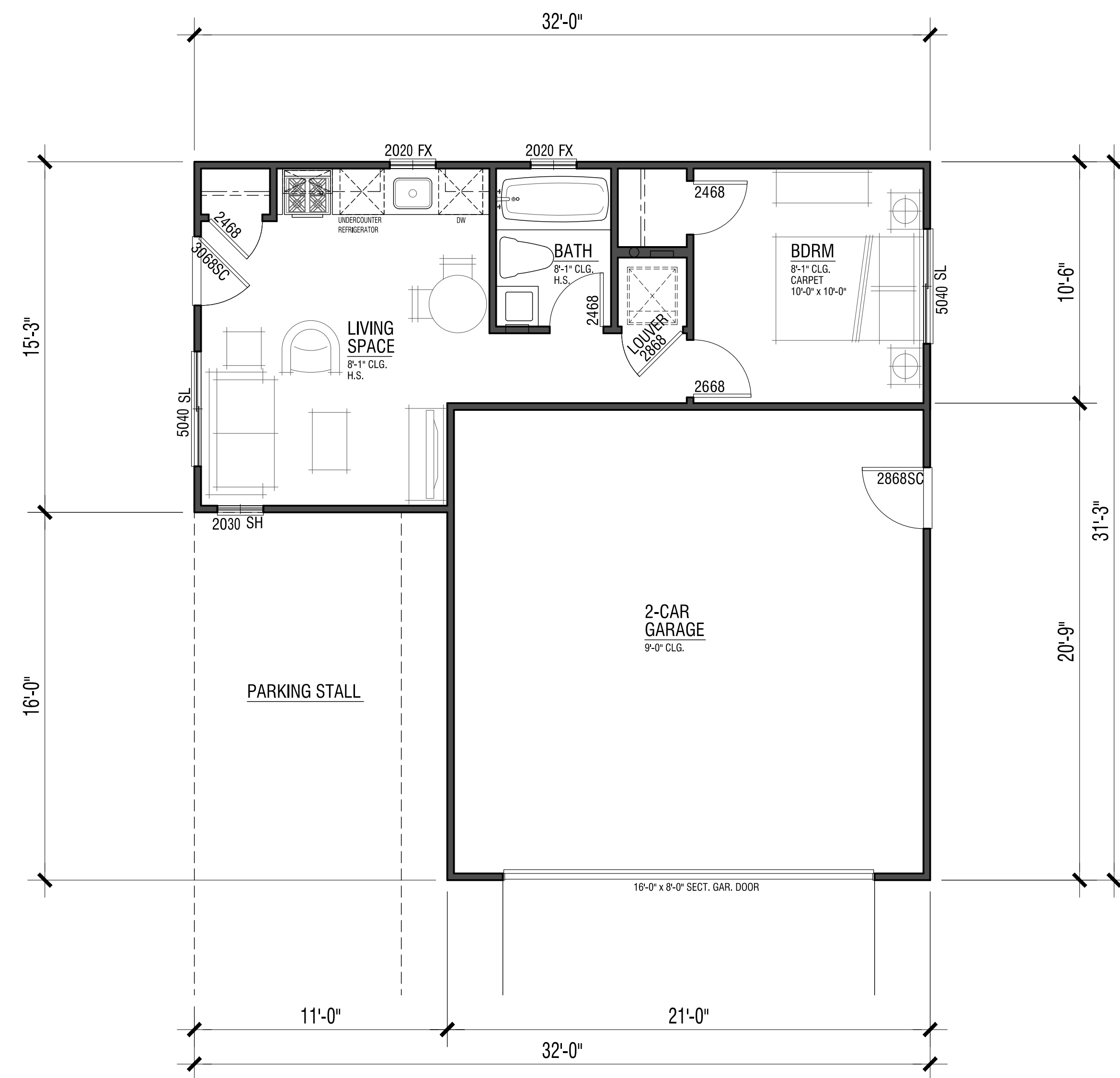
Front

Renderings are for conceptual purposes only. Final color & material application to be determined.

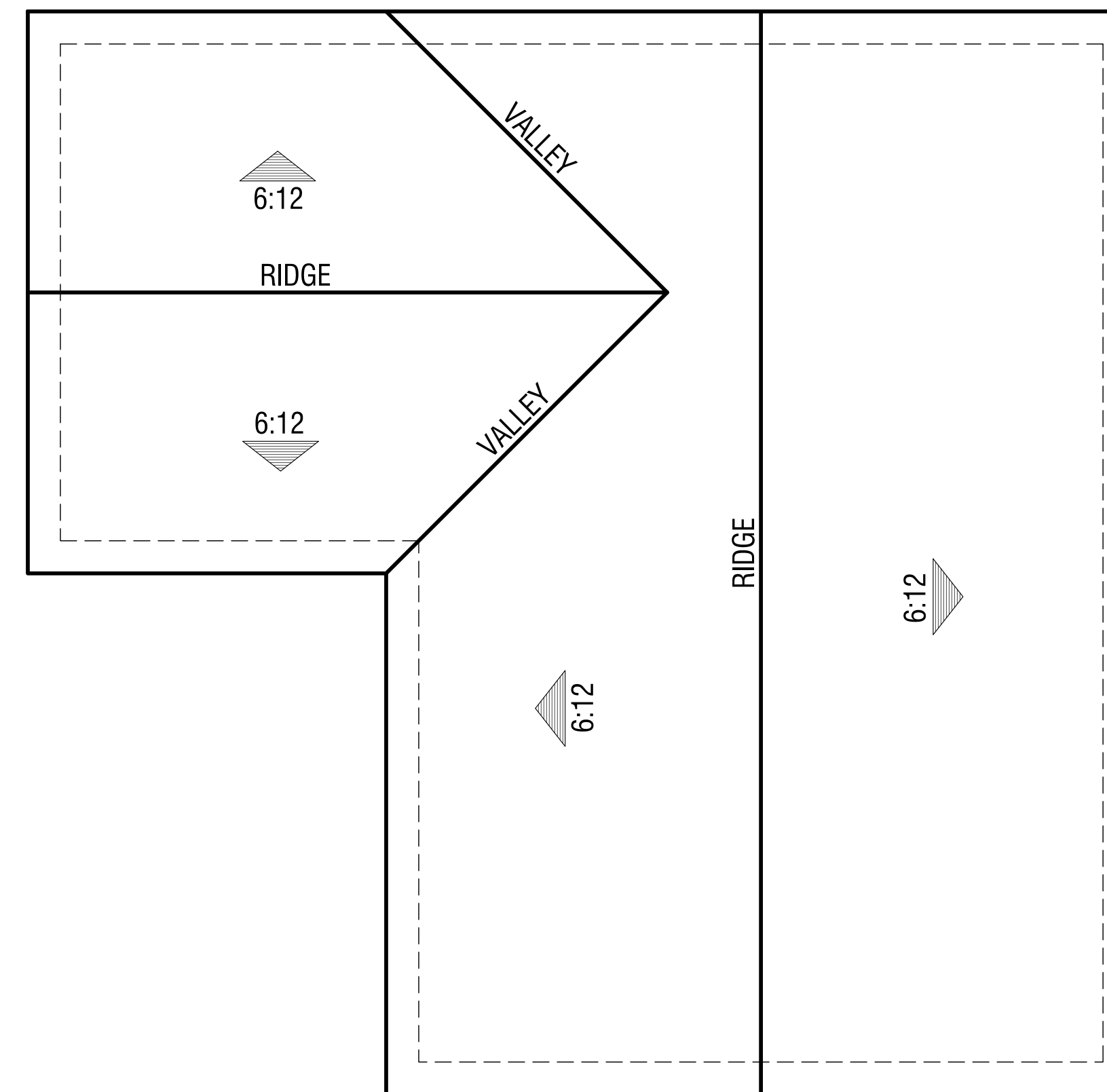
- Exterior Materials:
- Concrete Tile Roofing
 - Board and Batten Siding (Fiber Cement)
 - Insulated dual-glazed vinyl windows
 - Sectional roll-up garage door without glazing
 - Metal iron railing
 - Wood Post and corbel
 - Wood Potshelf
 - Stucco over foam
 - Fiber Cement trim

PLAN 2 (Garage)
 Exterior Elevations
 COLOR SCHEME bb

MOCKINGBIRD LANE
 CITY OF SONOMA, CA



Floor Plan



Roof Plan

ADU 1
 (Plan 4 & 5)
 396 S.F.



Right



Rear



Left



Front

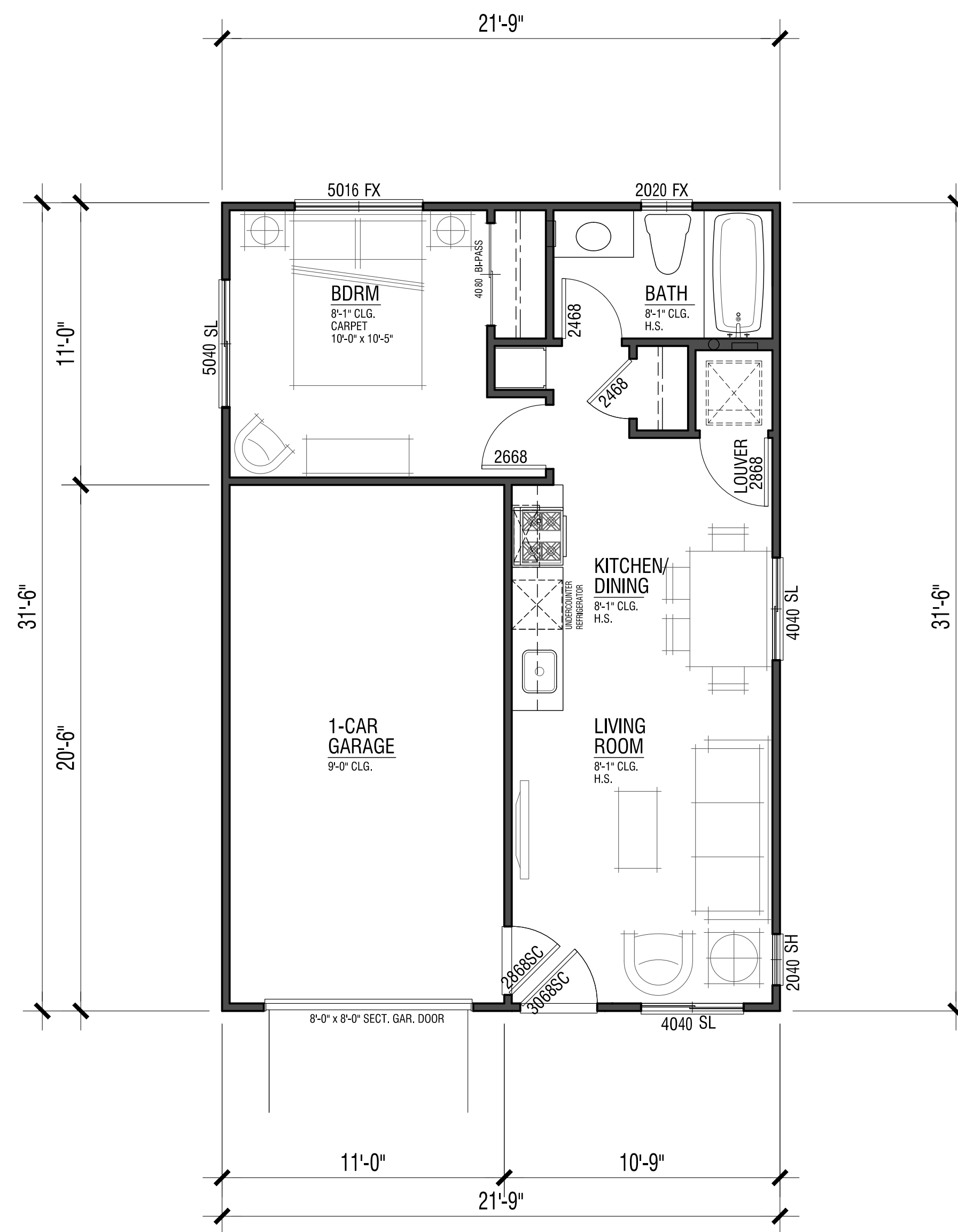
Renderings are for conceptual purposes only. Final color & material application to be determined.

Exterior Materials:

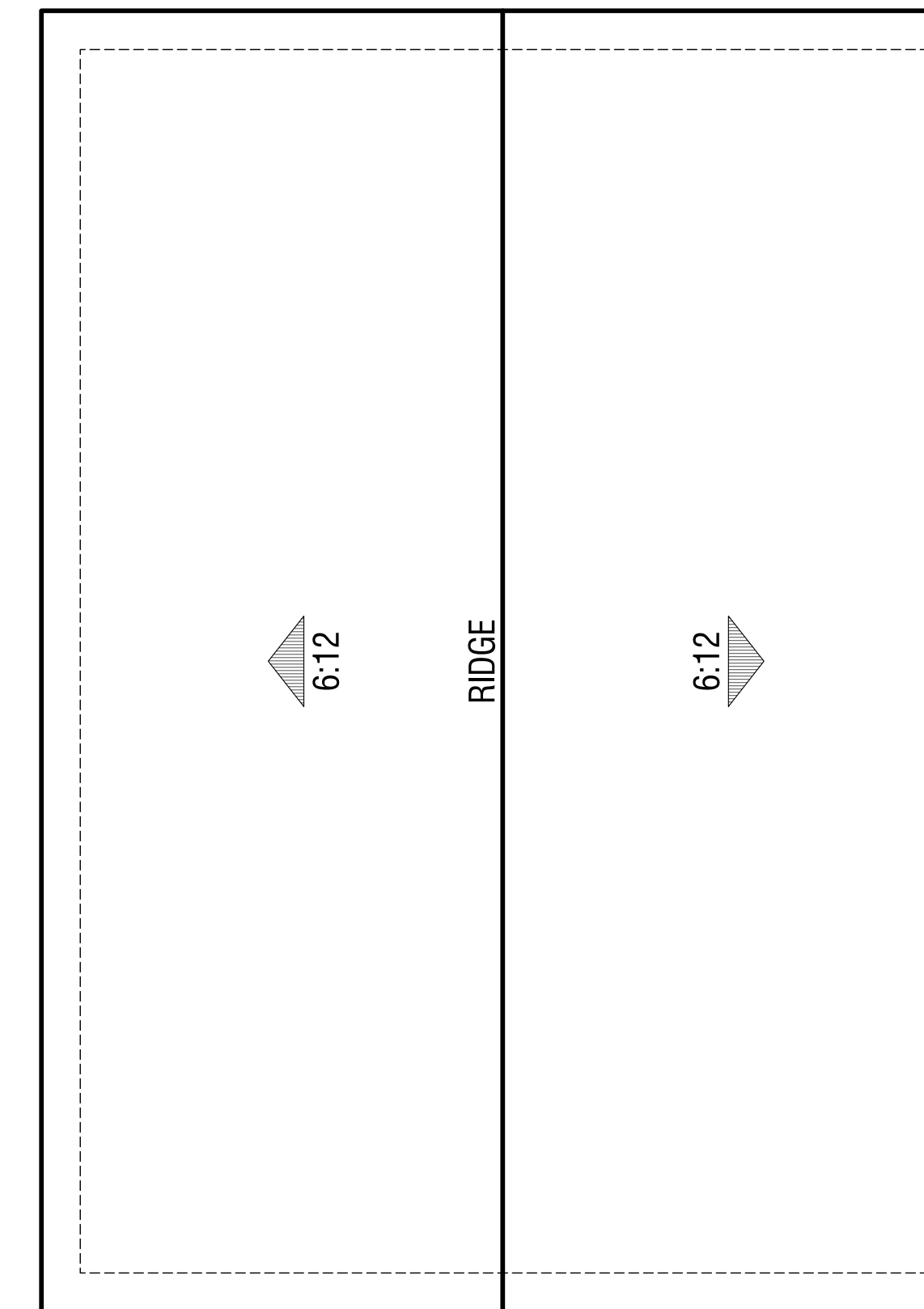
- Concrete Tile Roofing
- Stucco
- Horizontal Lap Siding (Fiber Cement)
- Board and Batten Siding (Fiber Cement)
- Insulated dual-glazed vinyl windows
- Sectional roll-up garage door without glazing
- Metal iron railing
- Wood Post and corbel
- Wood Potshel
- Stucco over foam
- Fiber Cement trim

ADU 1
 (Plan 4 & 5)
 Exterior Elevations
 COLOR SCHEME cc

MOCKINGBIRD LANE
 CITY OF SONOMA, CA



Floor Plan



Roof Plan

ADU 2
 (Plan 3 & 3X)
 460 S.F.

MOCKINGBIRD LANE
 CITY OF SONOMA, CA



Right



Rear



Left



Front

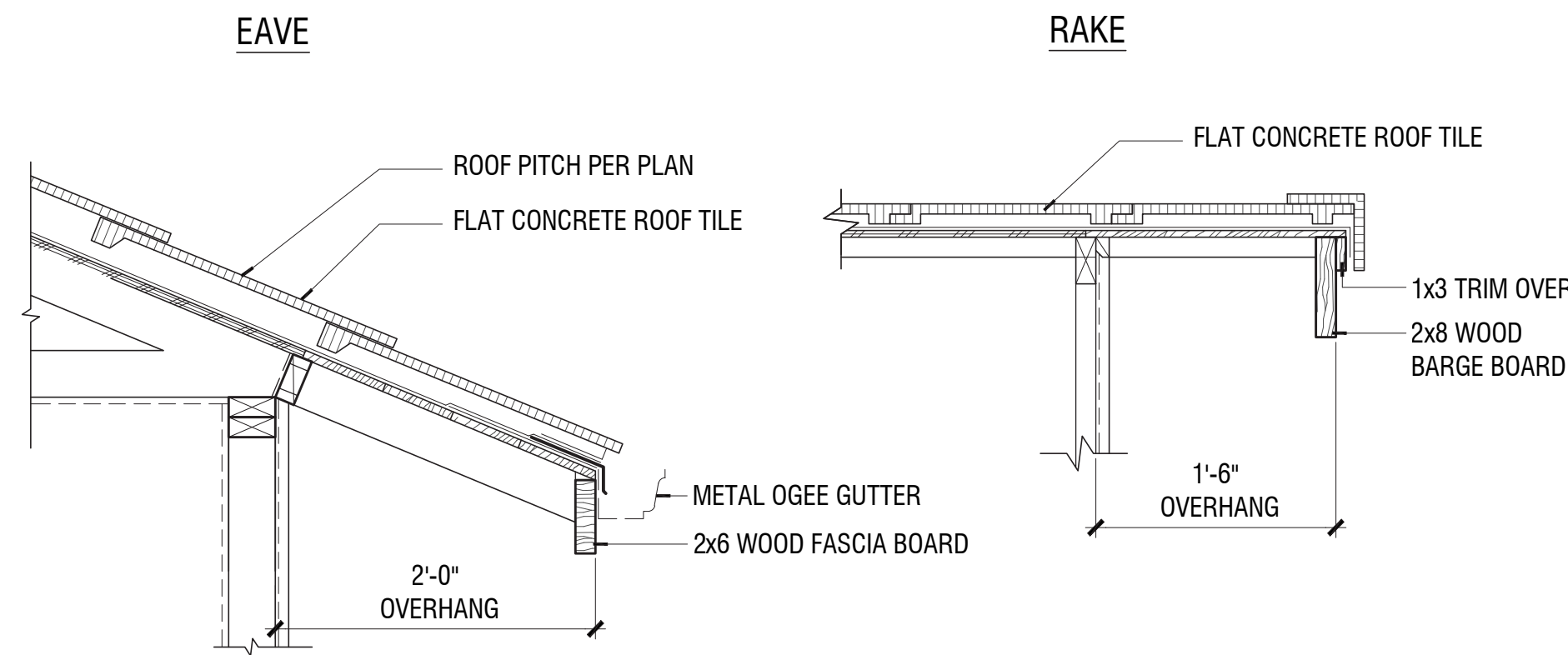
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Exterior Materials:

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- Stucco
- Horizontal Lap Siding (Fiber Cement)
- Board and Batten Siding (Fiber Cement)
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- Sectional roll-up garage door without glazing
- Metal iron railing
- Wood Post and corbel
- Wood Potshelf
- Stucco over foam
- Fiber Cement trim

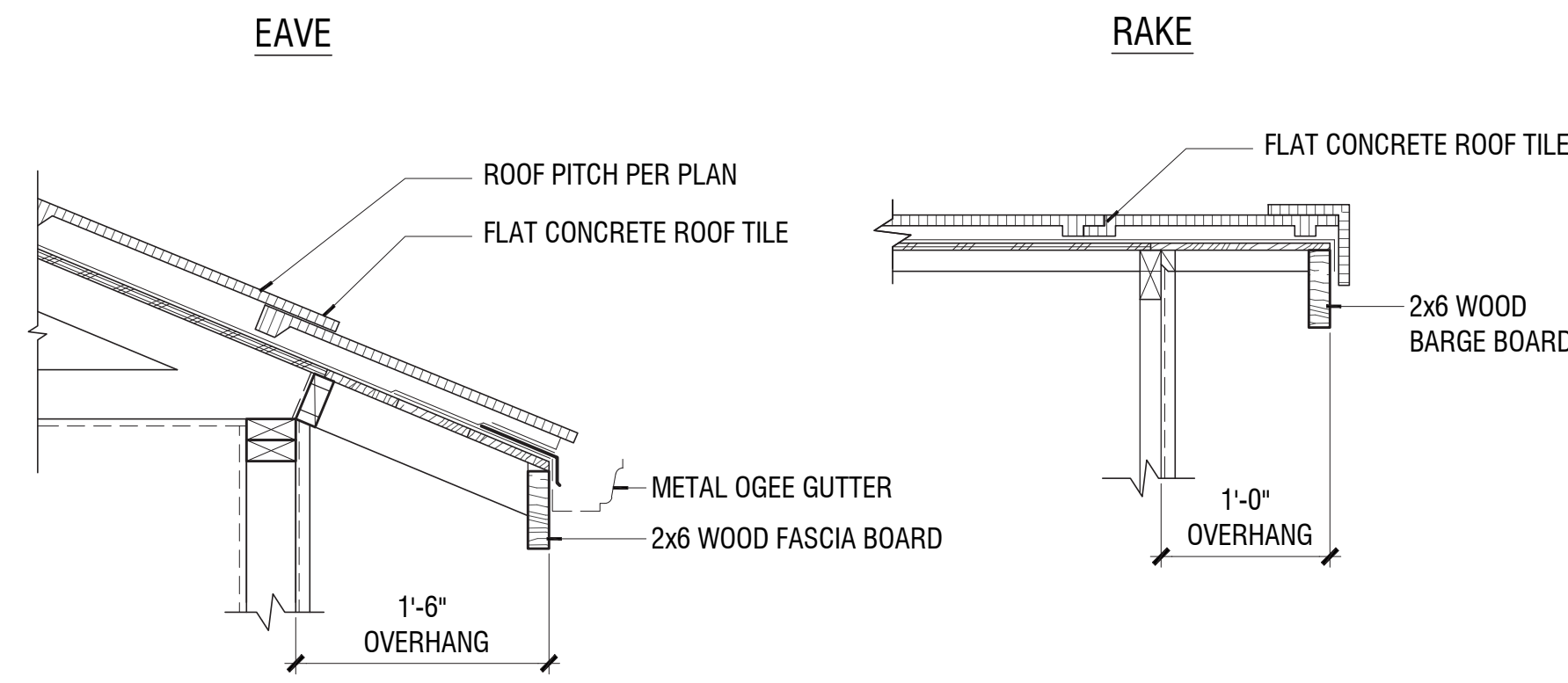
ADU 2
 (Plan 3 & 3X)
 Exterior Elevations
 COLOR SCHEME dd

MOCKINGBIRD LANE
 CITY OF SONOMA, CA

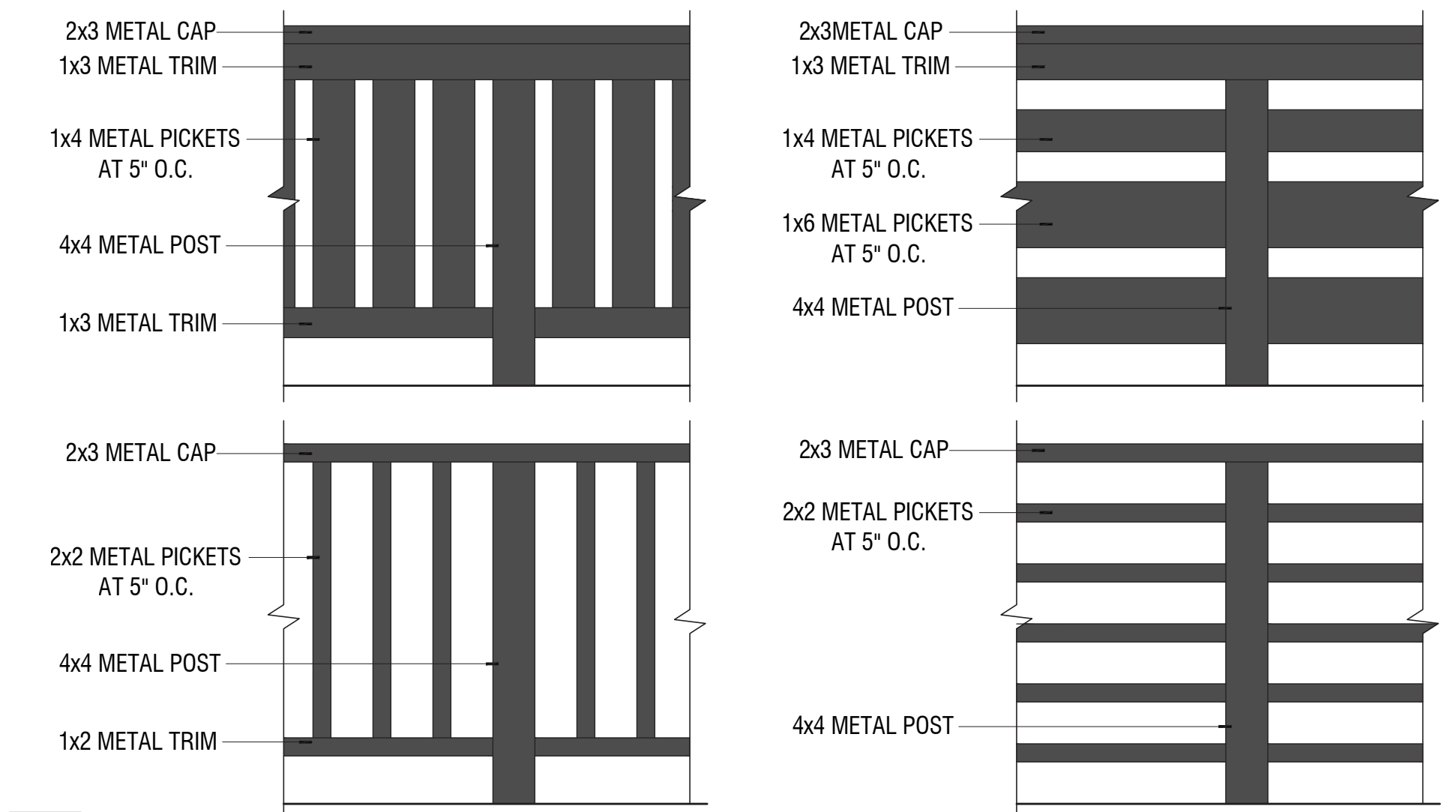


*SEE ROOF PLAN FOR ROOF PITCH

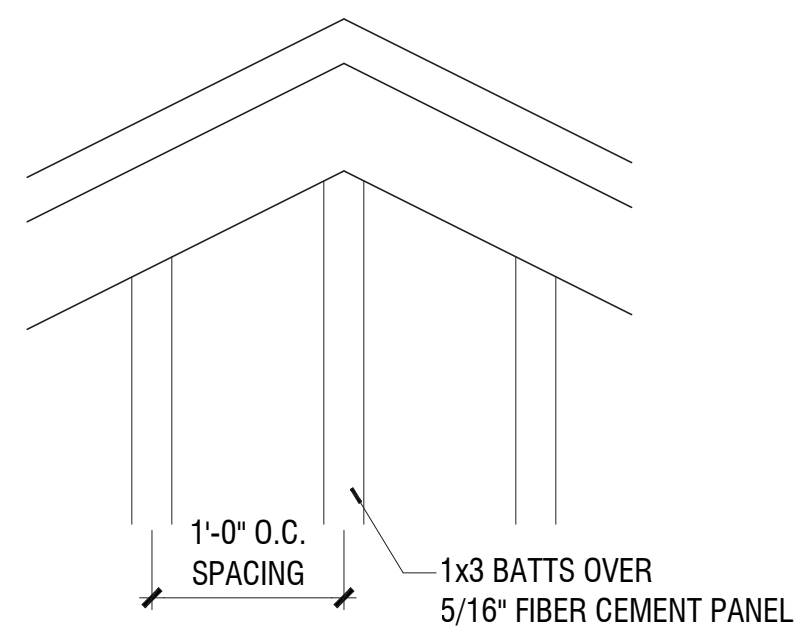
1 FLAT CONCRETE ROOF TILE ROOFING (TYP. @ MAIN HOUSE)



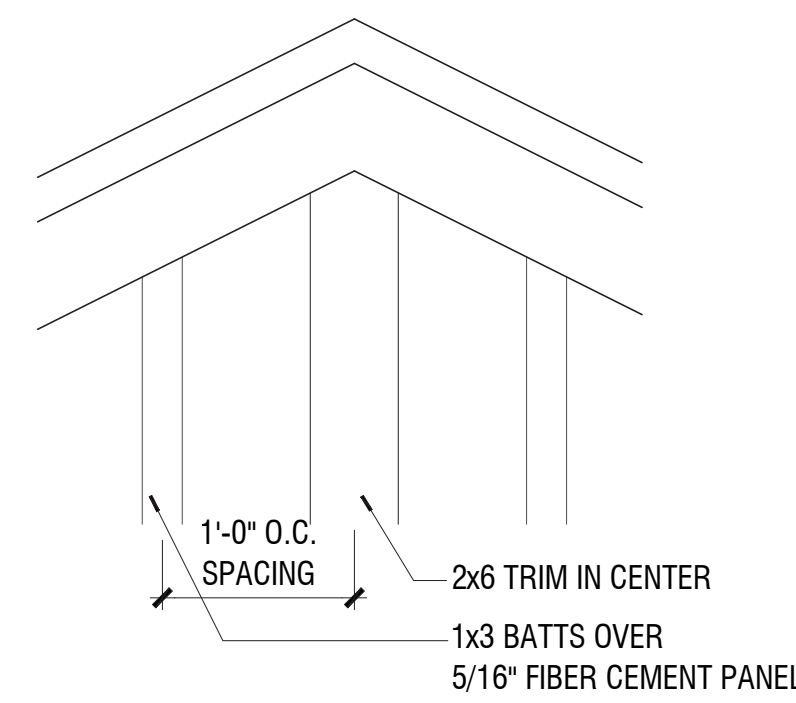
2 FLAT CONCRETE ROOF TILE ROOFING (TYP. @ ADU & GARAGES)



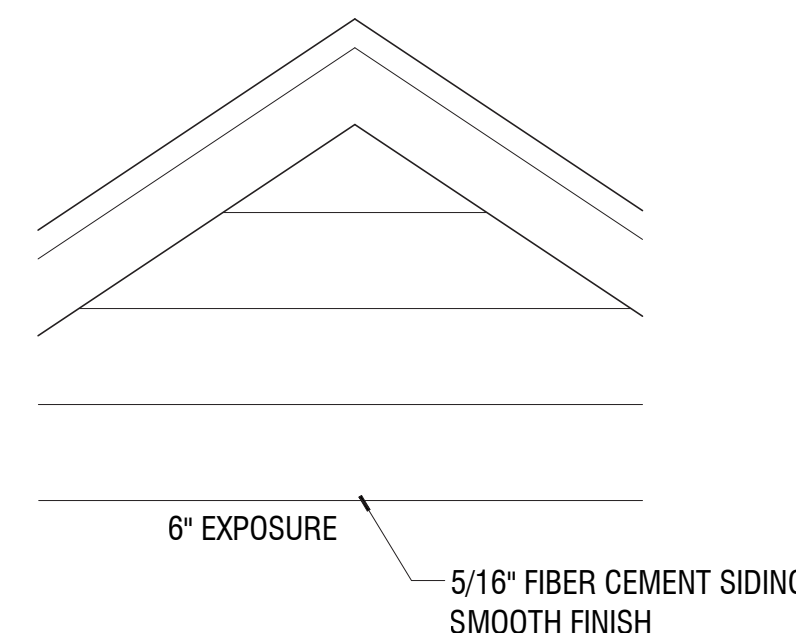
3 METAL RAILING



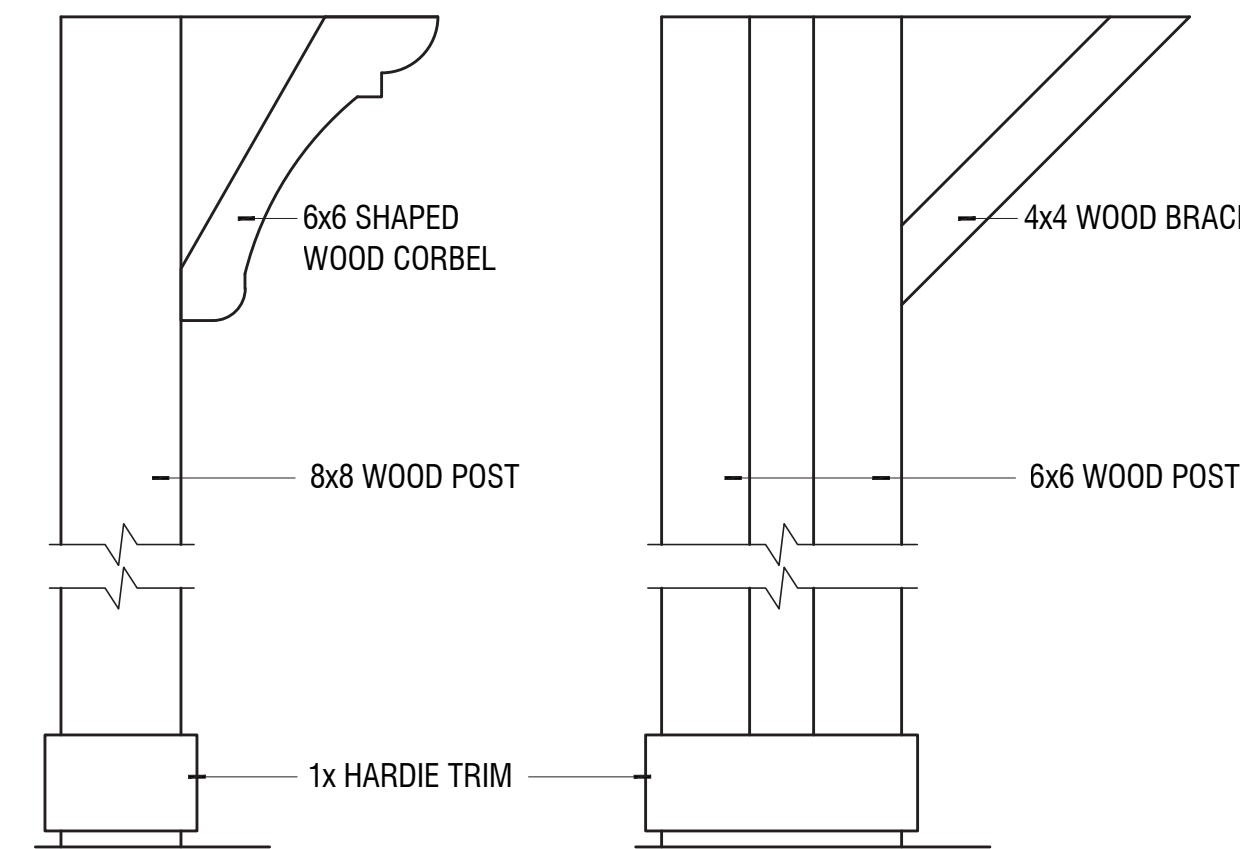
4 BOARD AND BATTEN SIDING (WHERE OCCURS)



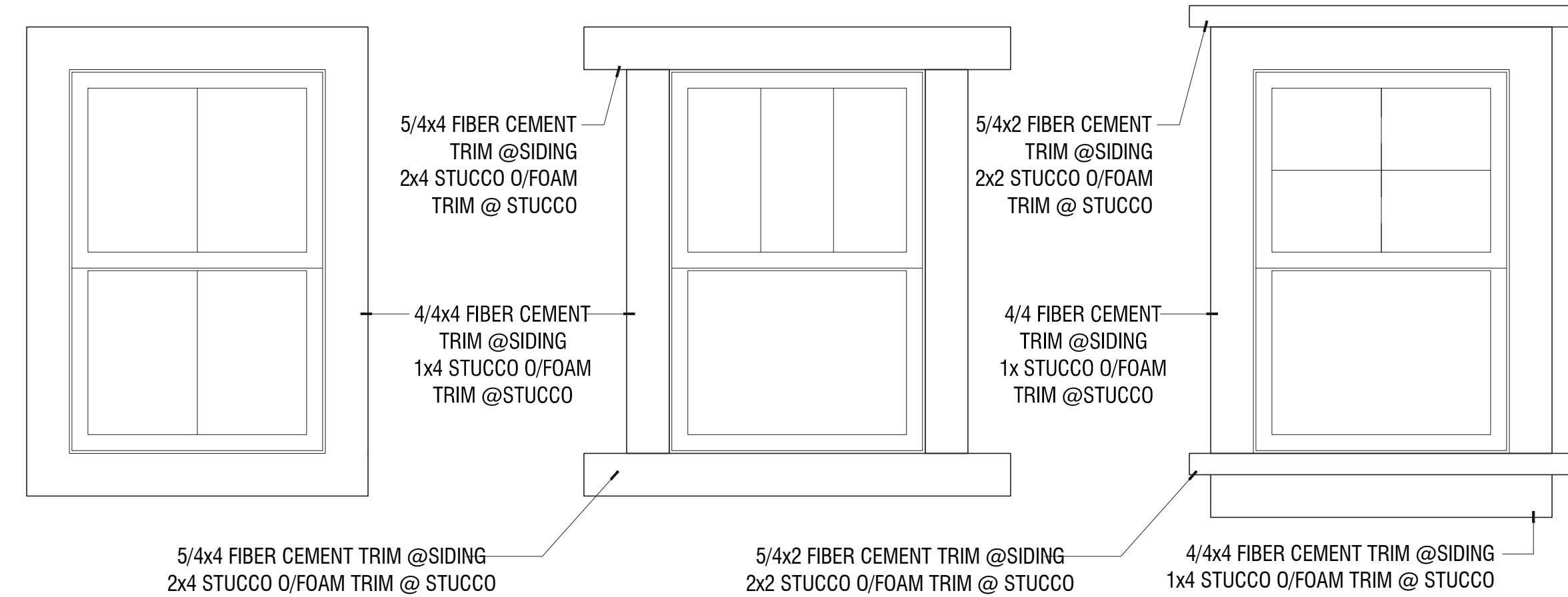
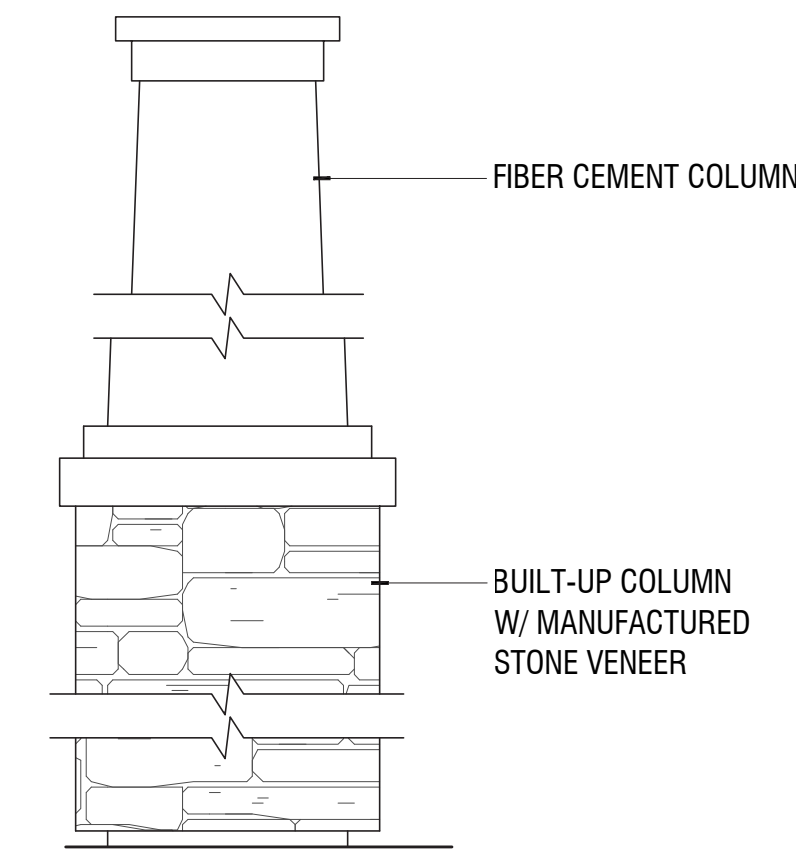
5 BOARD AND BATTEN GABLE DETAIL (WHERE OCCURS)



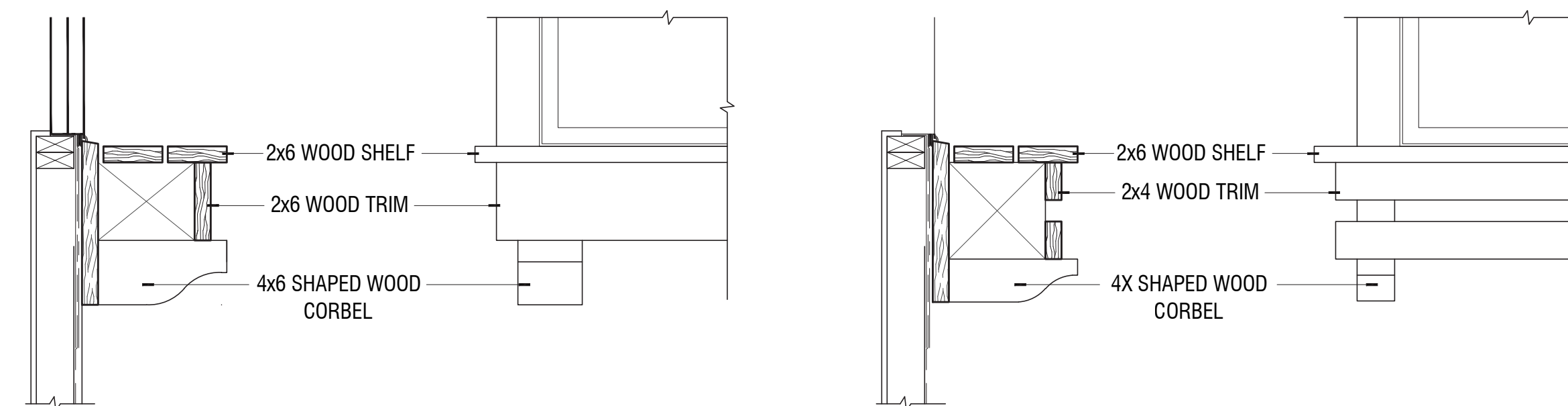
6 HORIZONTAL LAP SIDING (WHERE OCCURS)



7 WOOD POST AND CORBEL / BUILT-UP COLUMN



8 DOOR/WINDOW TRIM



9 WOOD POTSHSELF

Architectural Details

Scale: 1" = 1'-0"