



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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### SITE SUMMARY

Total Lots: 18 lots  
 Total Units: 20 units

#### Plan Types:

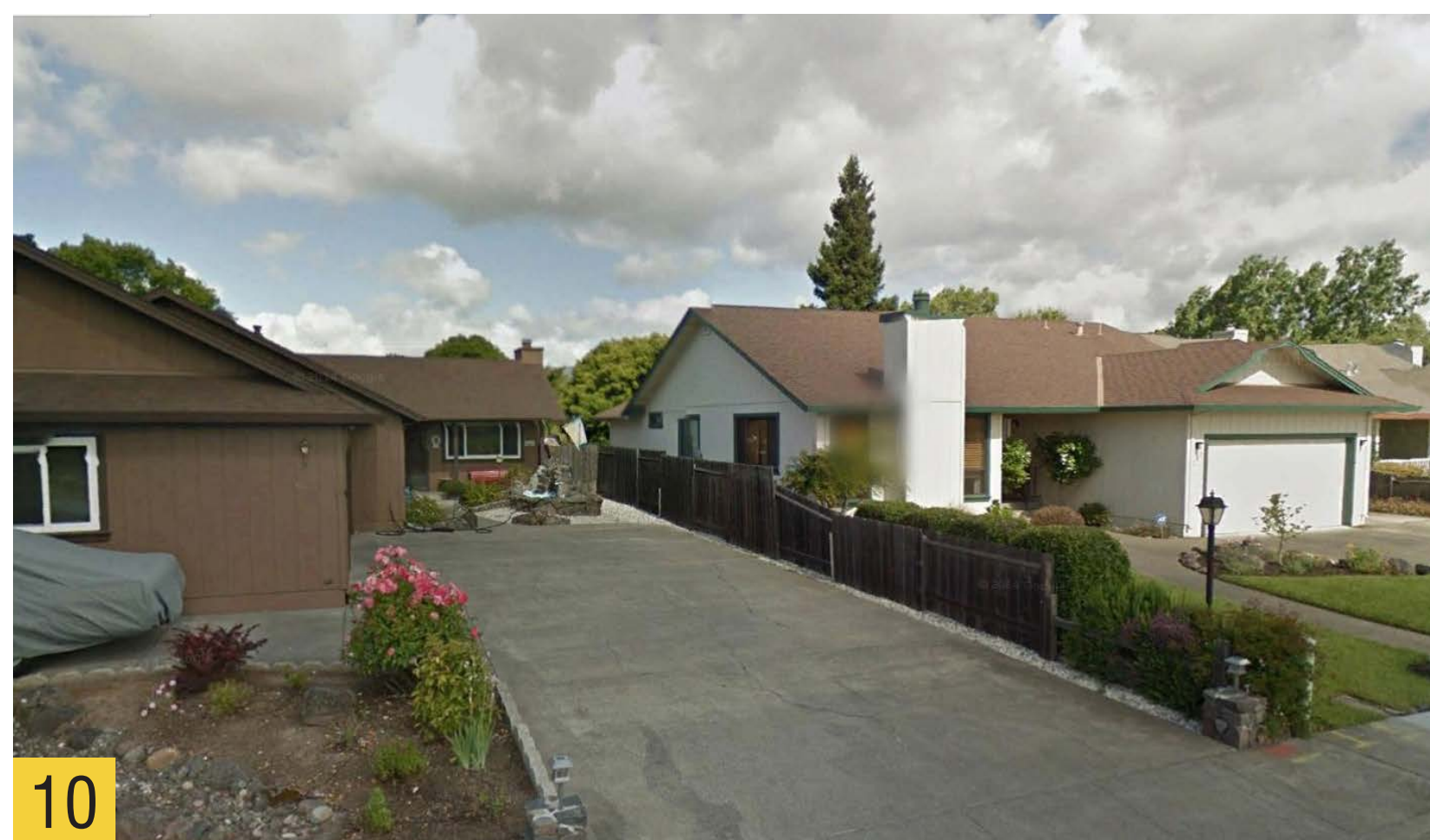
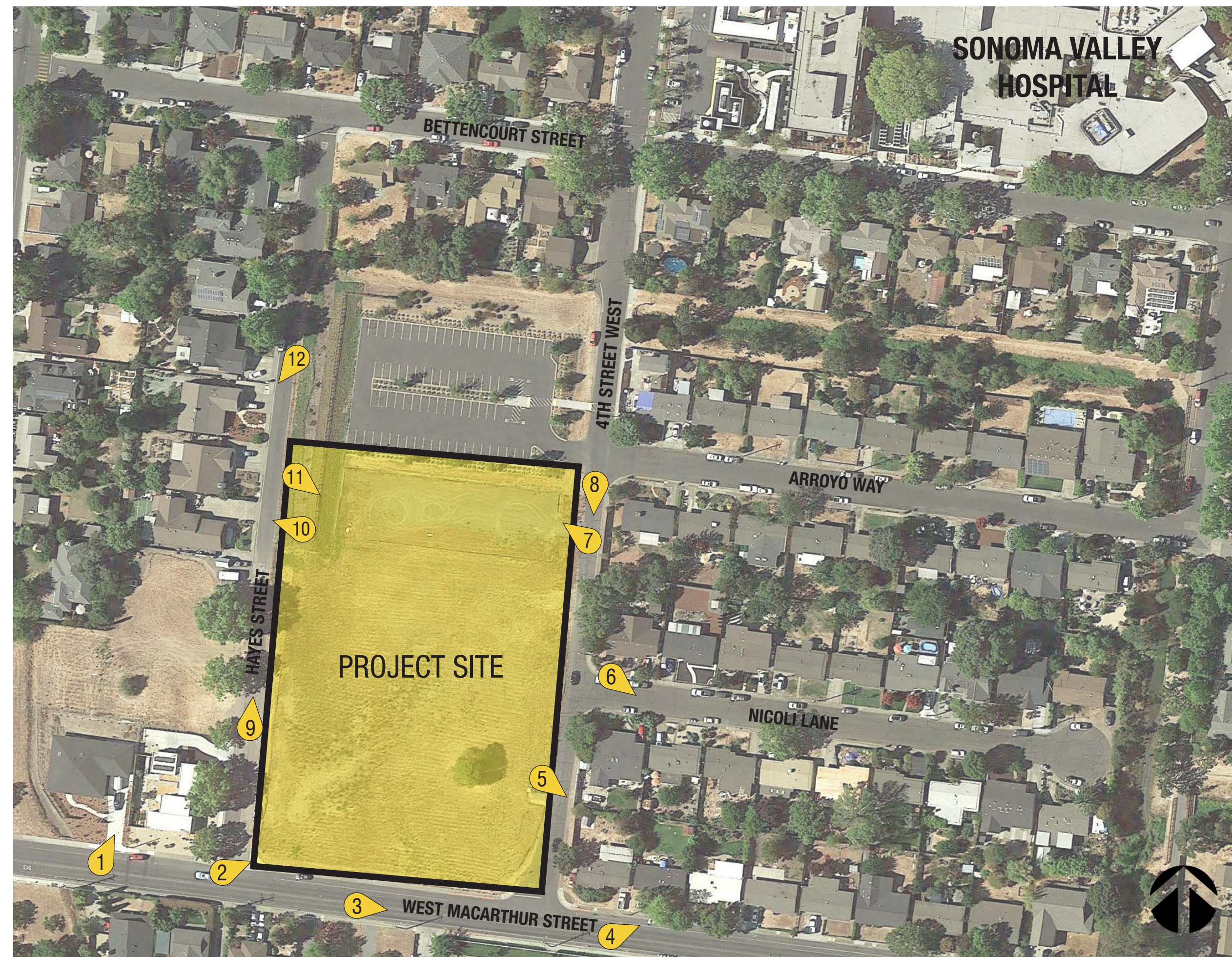
	Plan 1 (Duplex)	2 du
	Plan 2	4 du
	Plan 3 / 3X	2 du / 2 du
	Plan 4	4 du
	Plan 5	4 du
	Plan 1 Garage	2 units
	Plan 2 Garage	4 units
	ADU 1 / Garage	8 units
	ADU 2 / Garage	4 units

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)

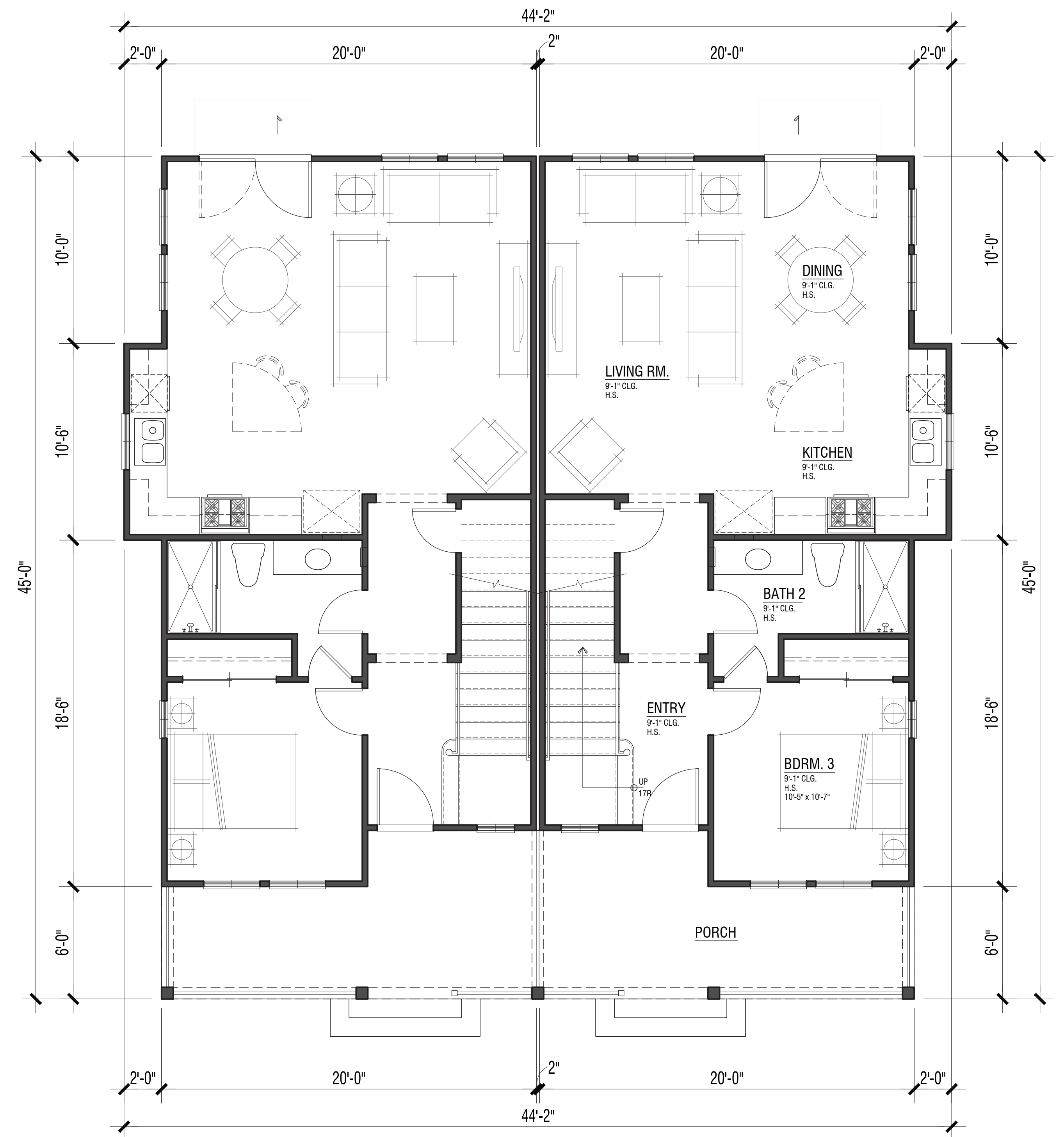
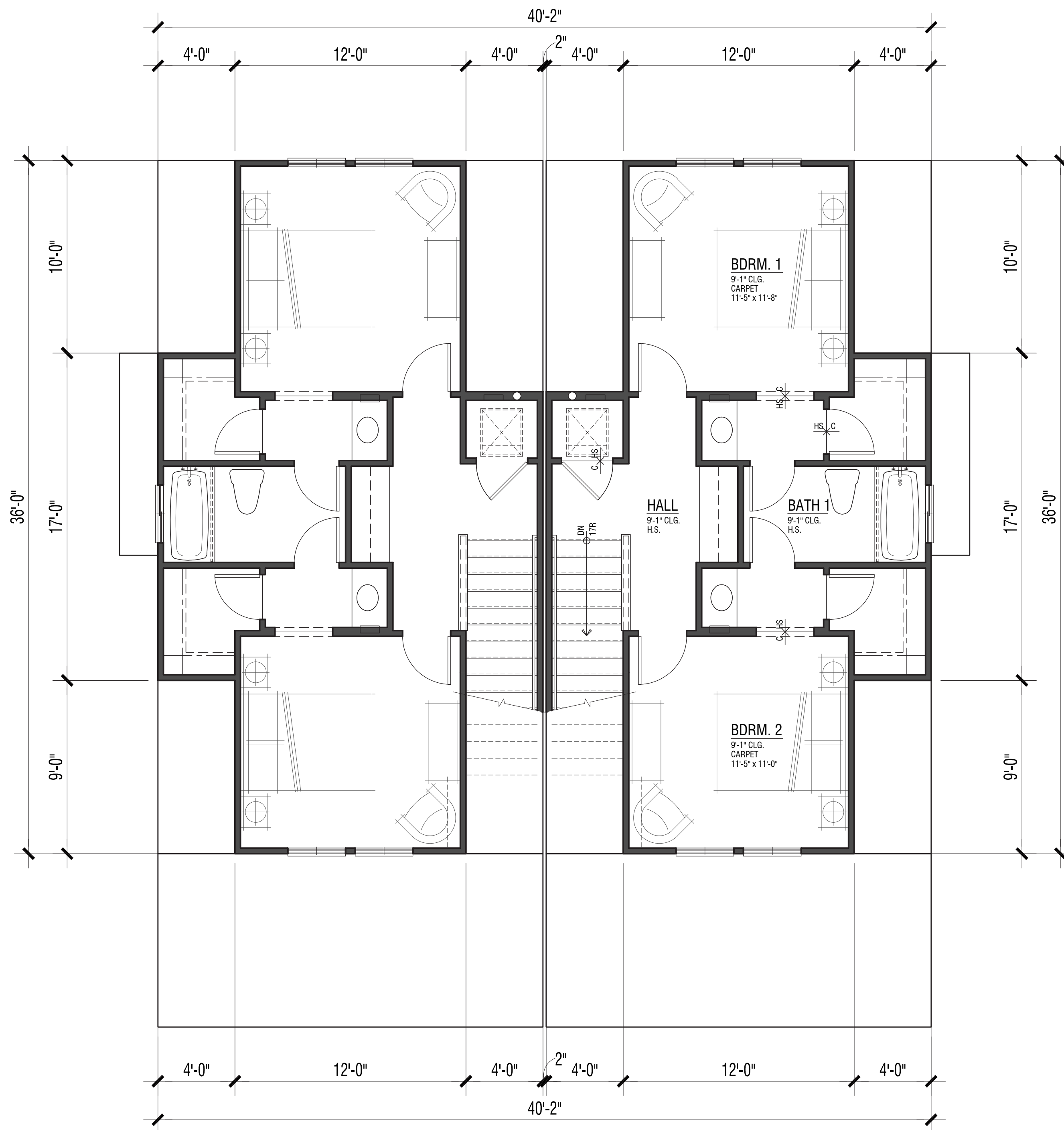
ADU 1  
LOT 18

PLAN 5A  
LOT 18

4TH STREET  
WEST

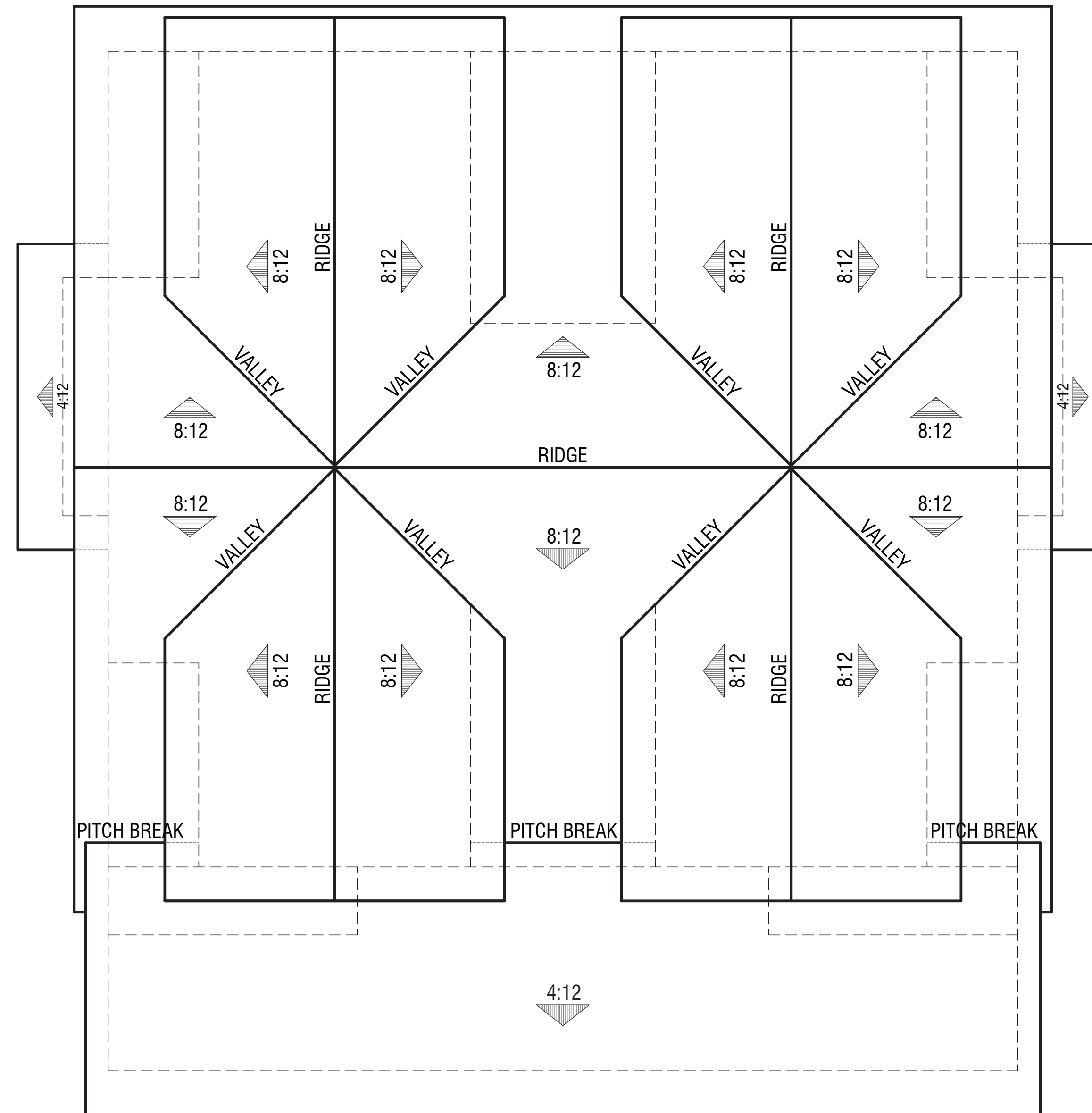
STREET SCENES  
**MOCKINGBIRD LANE**  
CITY OF SONOMA, CA





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

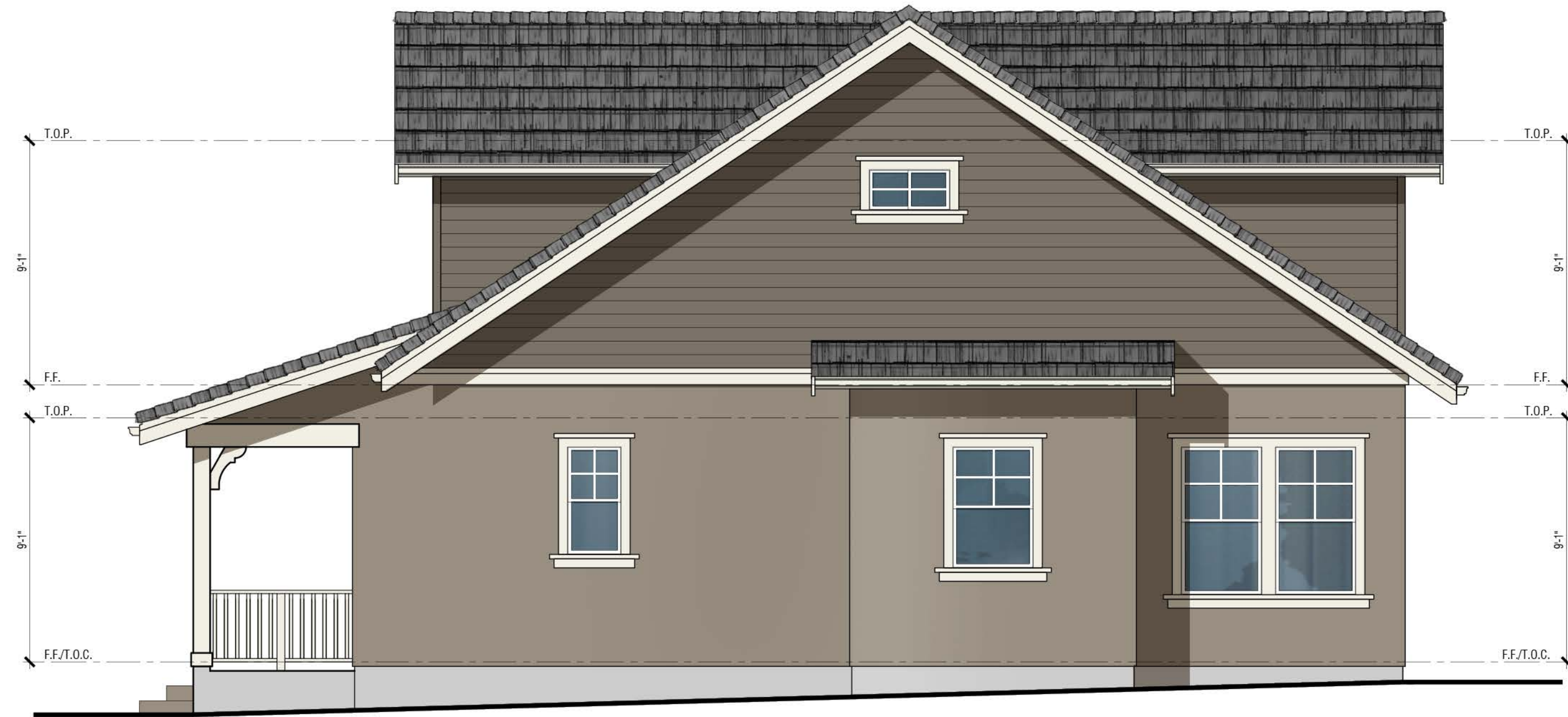




Roof Plan

PLAN 1 (DUPLEX) - BMR





Right



Rear



Left



Front

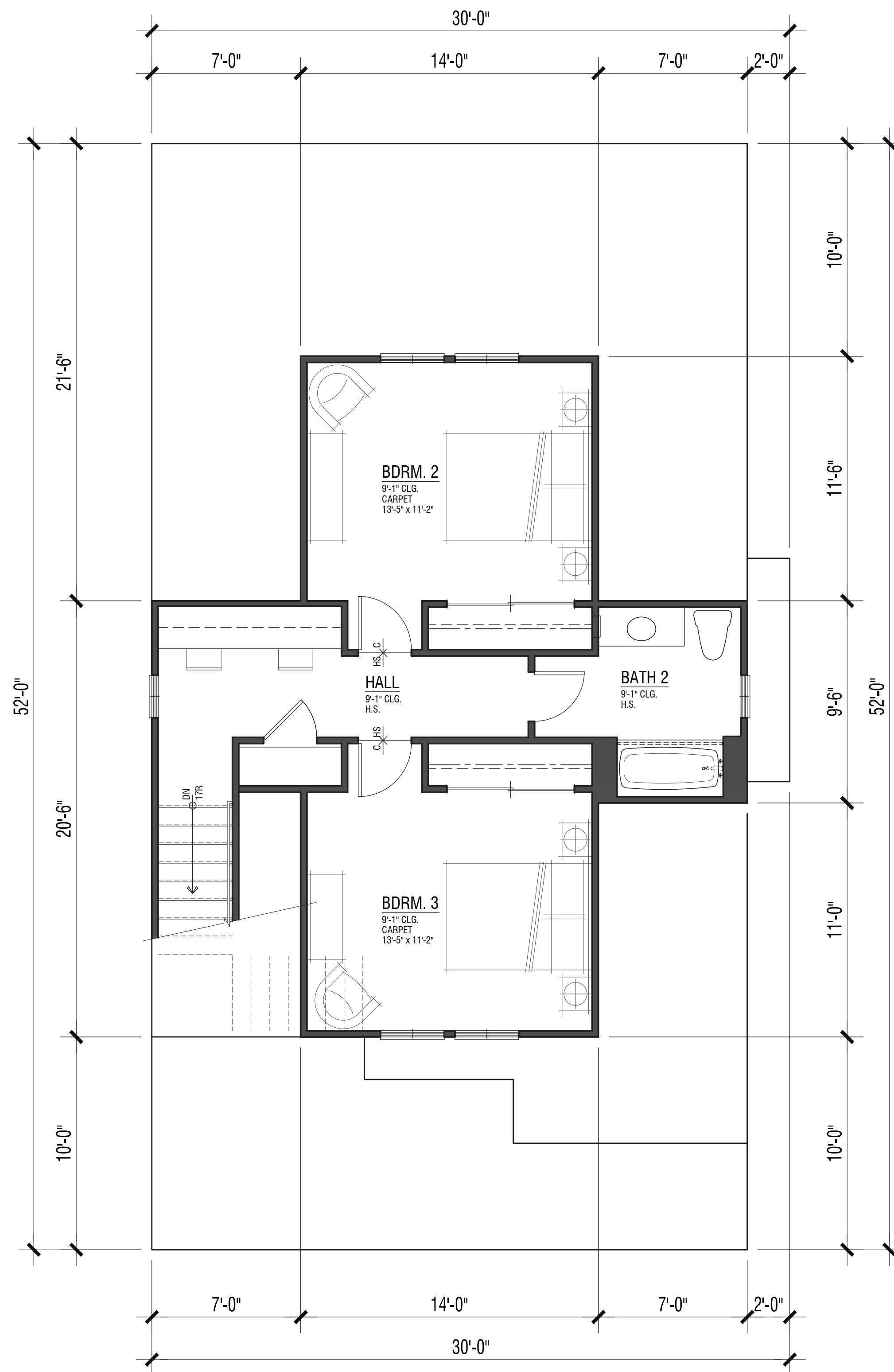
Renderings are for conceptual purposes only. Final color & material application to be determined.

- 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

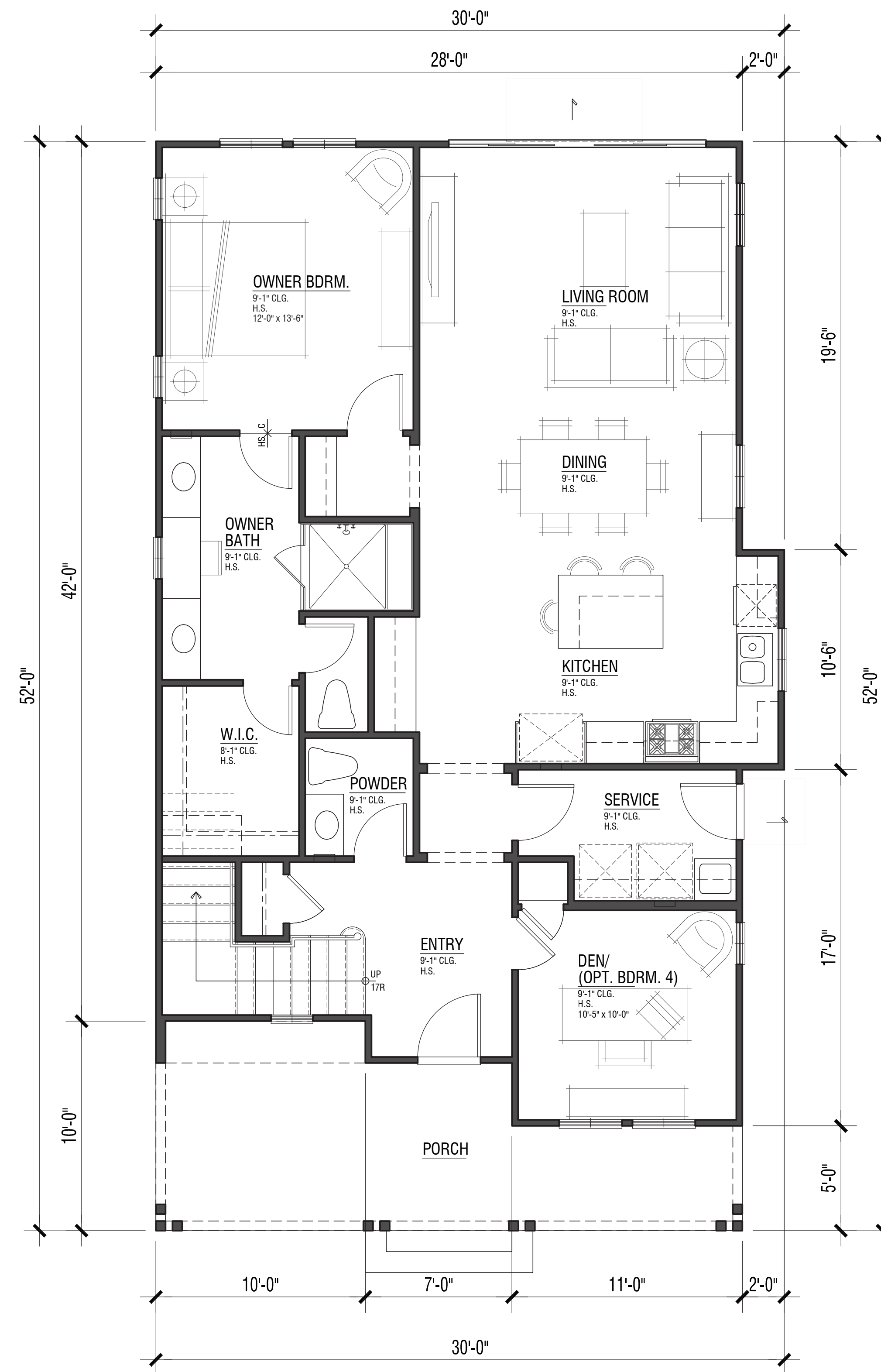
**PLAN 1 (DUPLEX) - BMR**  
 Exterior Elevations  
 COLOR SCHEME aa

**MOCKINGBIRD LANE**  
 CITY OF SONOMA, CA

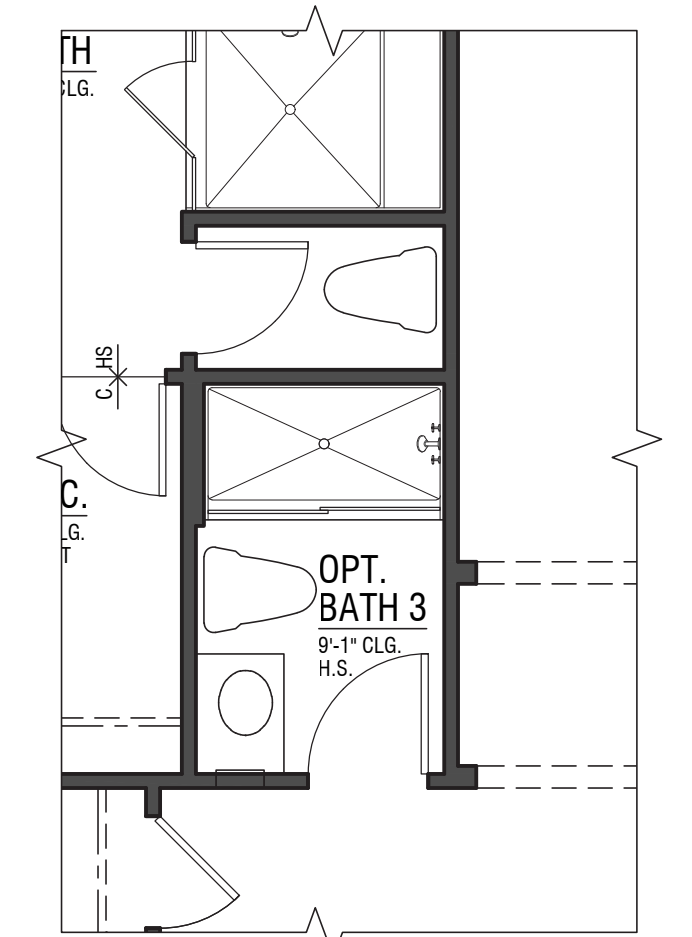




Second Floor  
580 S.F.



First Floor  
1,266 S.F.

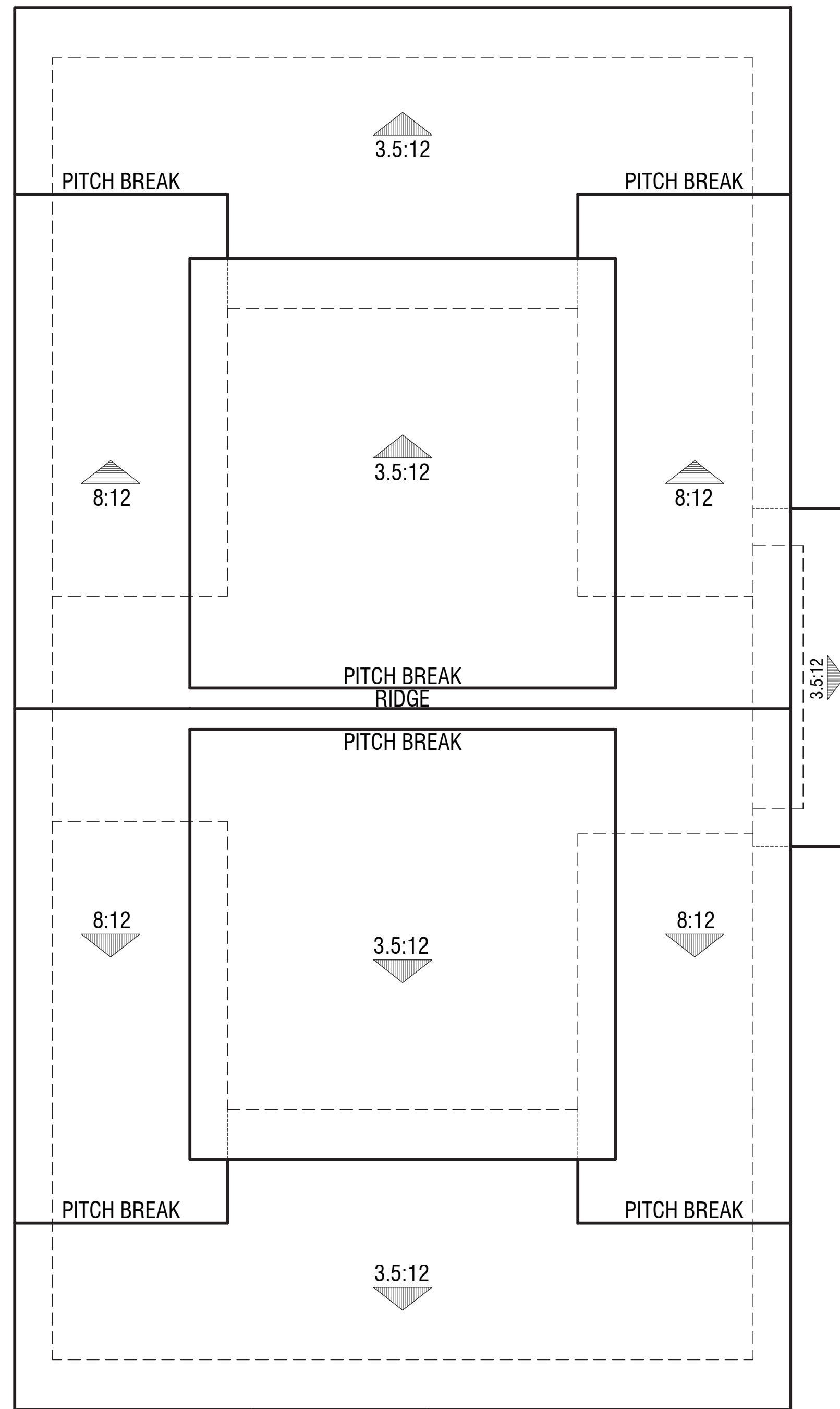


Opt. Bath 3

**PLAN 2**  
1,846 S.F.  
3 Bdrm. / 2.5 Bath / Den (Opt. Bdrm. 4)

**MOCKINGBIRD LANE**  
CITY OF SONOMA, CA





Roof Plan

PLAN 2

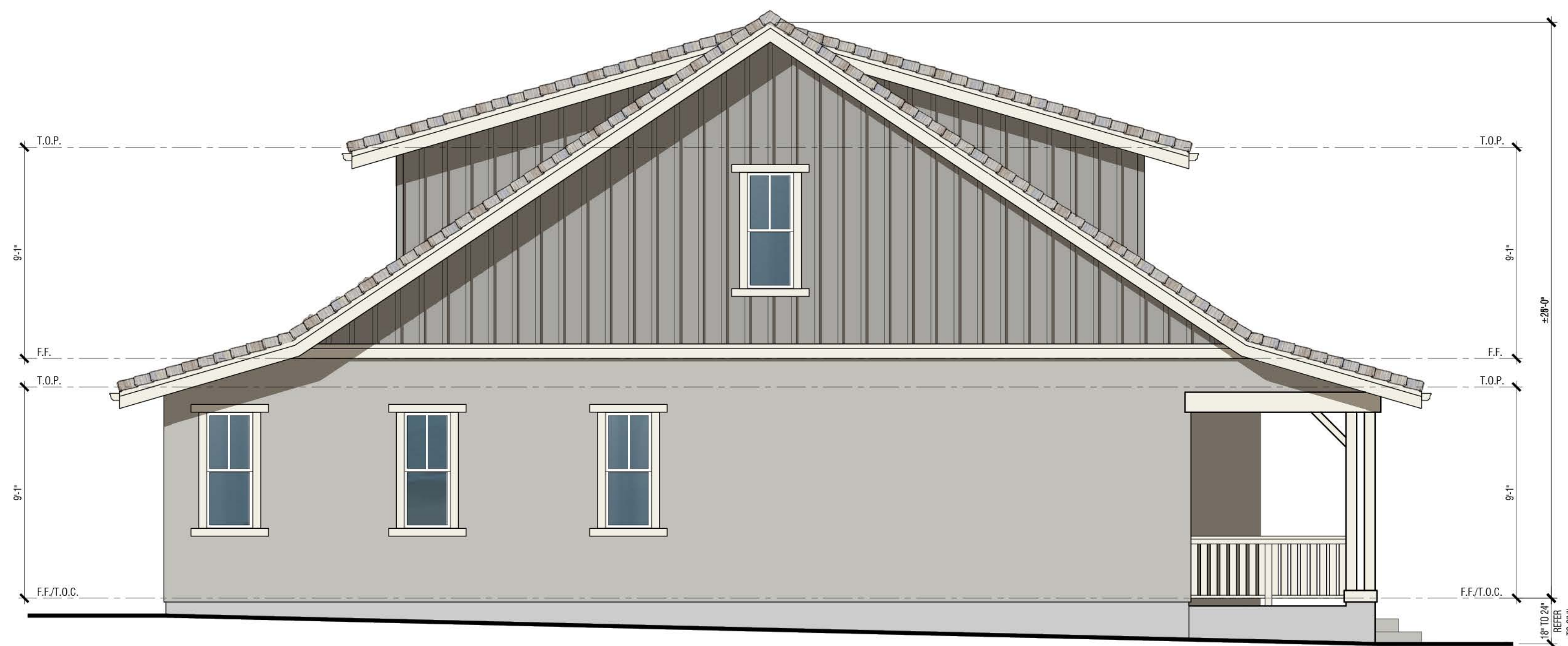




Right



Rear



Left



Front

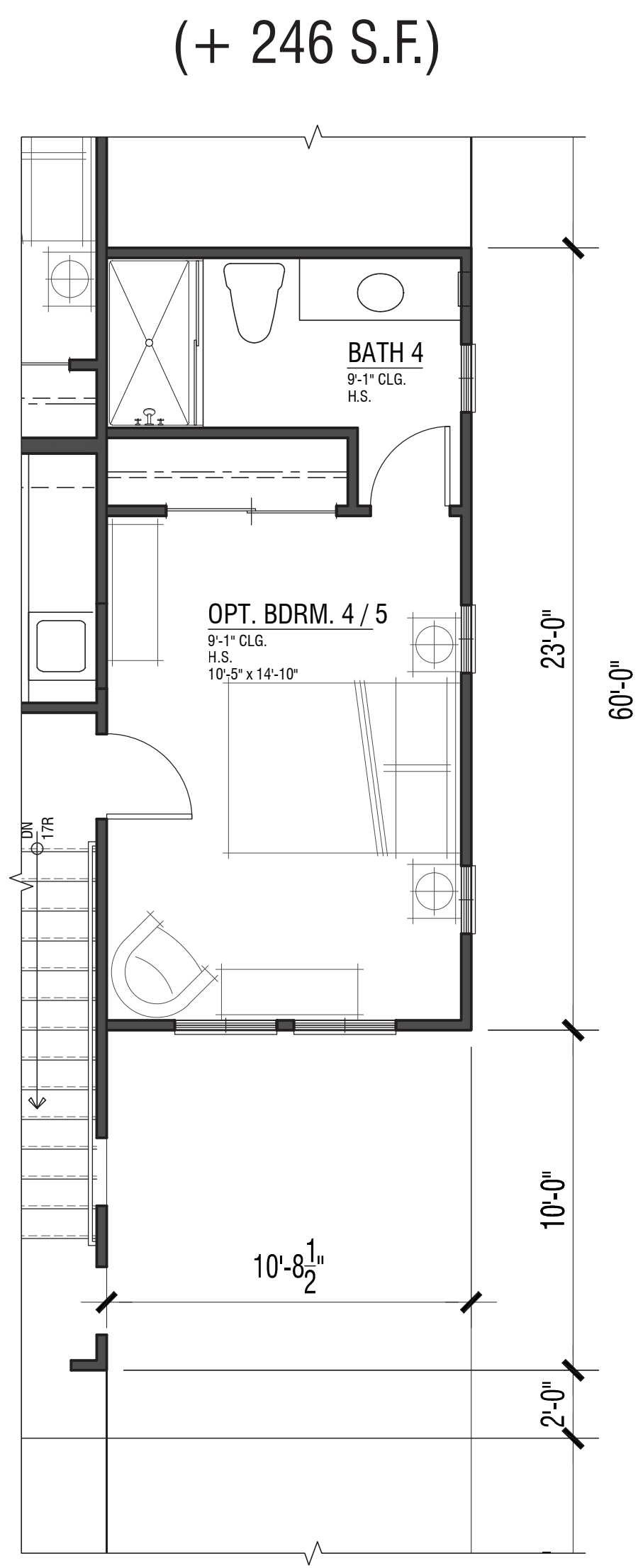
Renderings are for conceptual purposes only. Final color & material application to be determined.

- 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 Potshel
  - Stucco over foam
  - Fiber Cement trim

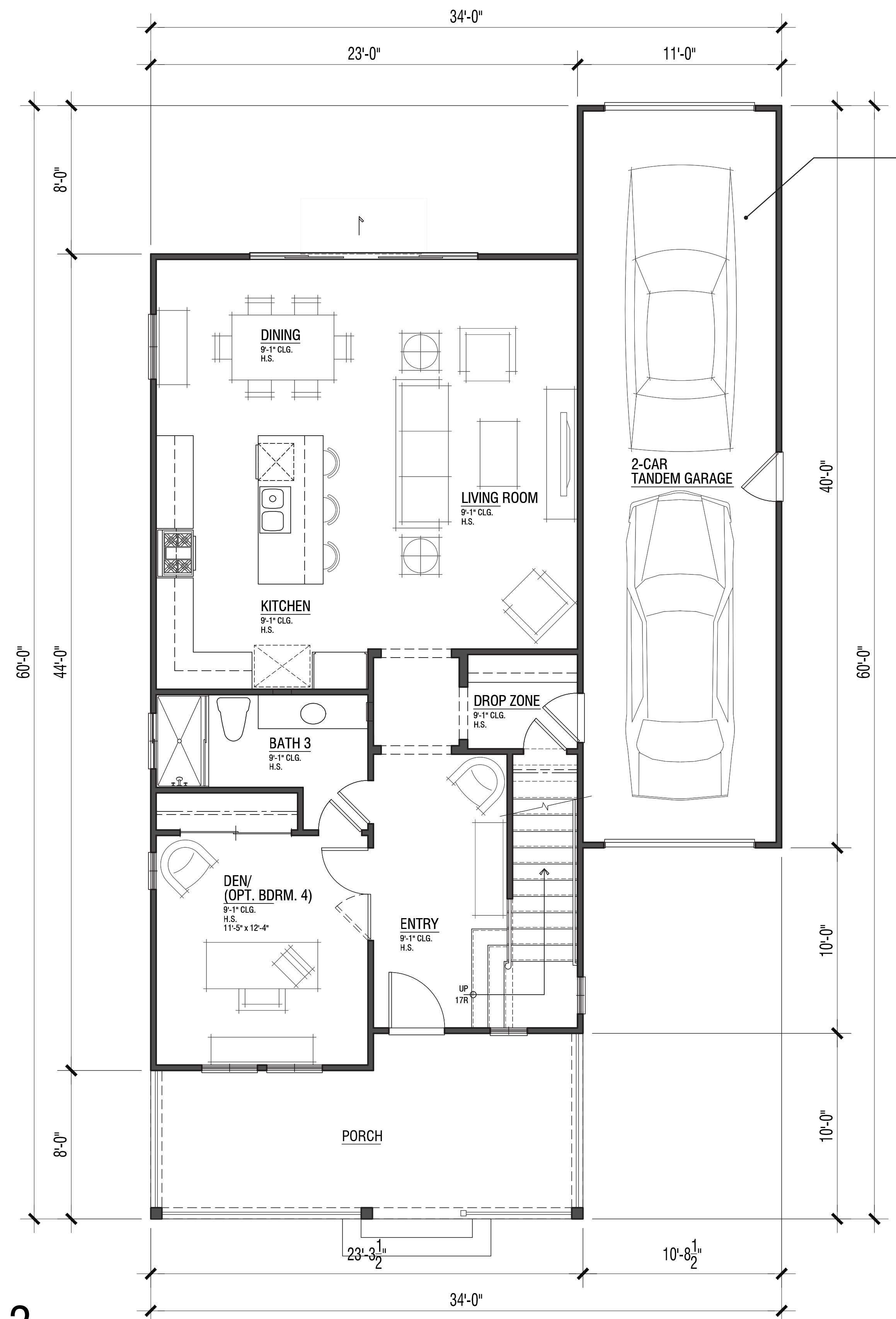
**PLAN 2**  
Exterior Elevations  
COLOR SCHEME bb

**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.

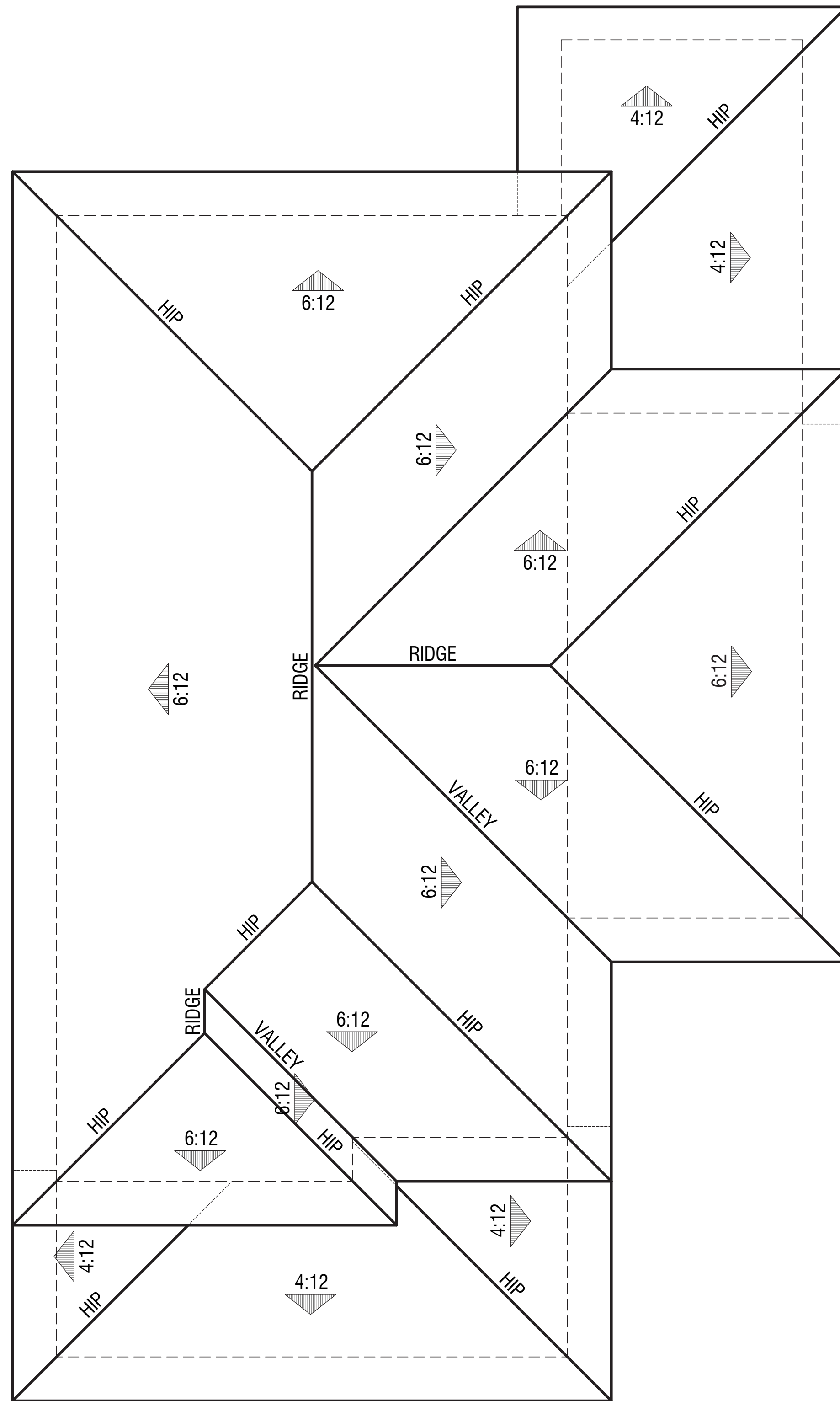
Attached Garage  
+ 431 S.F.

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

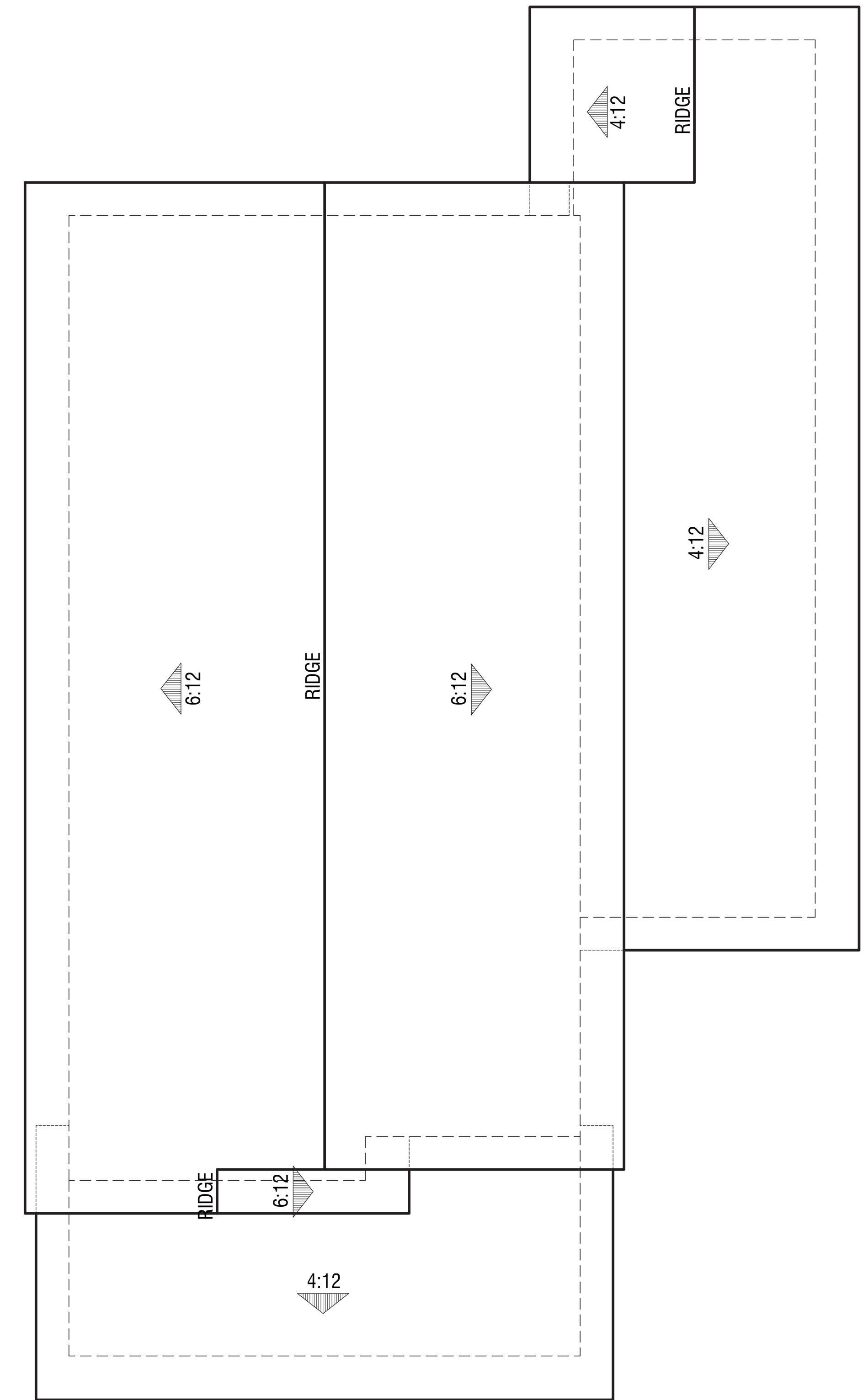
**MOCKINGBIRD LANE**  
CITY OF SONOMA, CA







Plan 3X Roof Plan



Plan 3 Roof Plan

PLAN 3 & 3X





Right



Rear



Left



Front

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**Exterior Materials:**

- 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 Potshel
- Stucco over foam
- Fiber Cement trim

**PLAN 3**  
Exterior Elevations  
COLOR SCHEME dd

**MOCKINGBIRD LANE**  
CITY OF SONOMA, CA

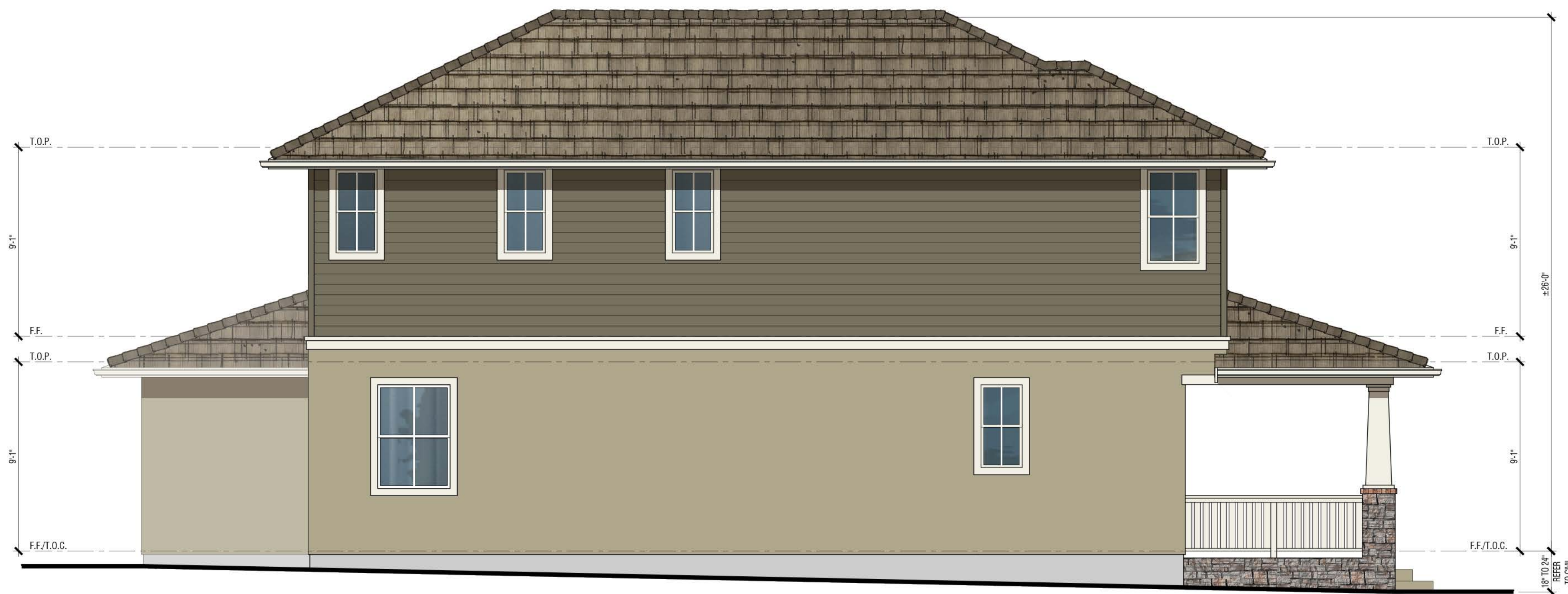




Right



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.

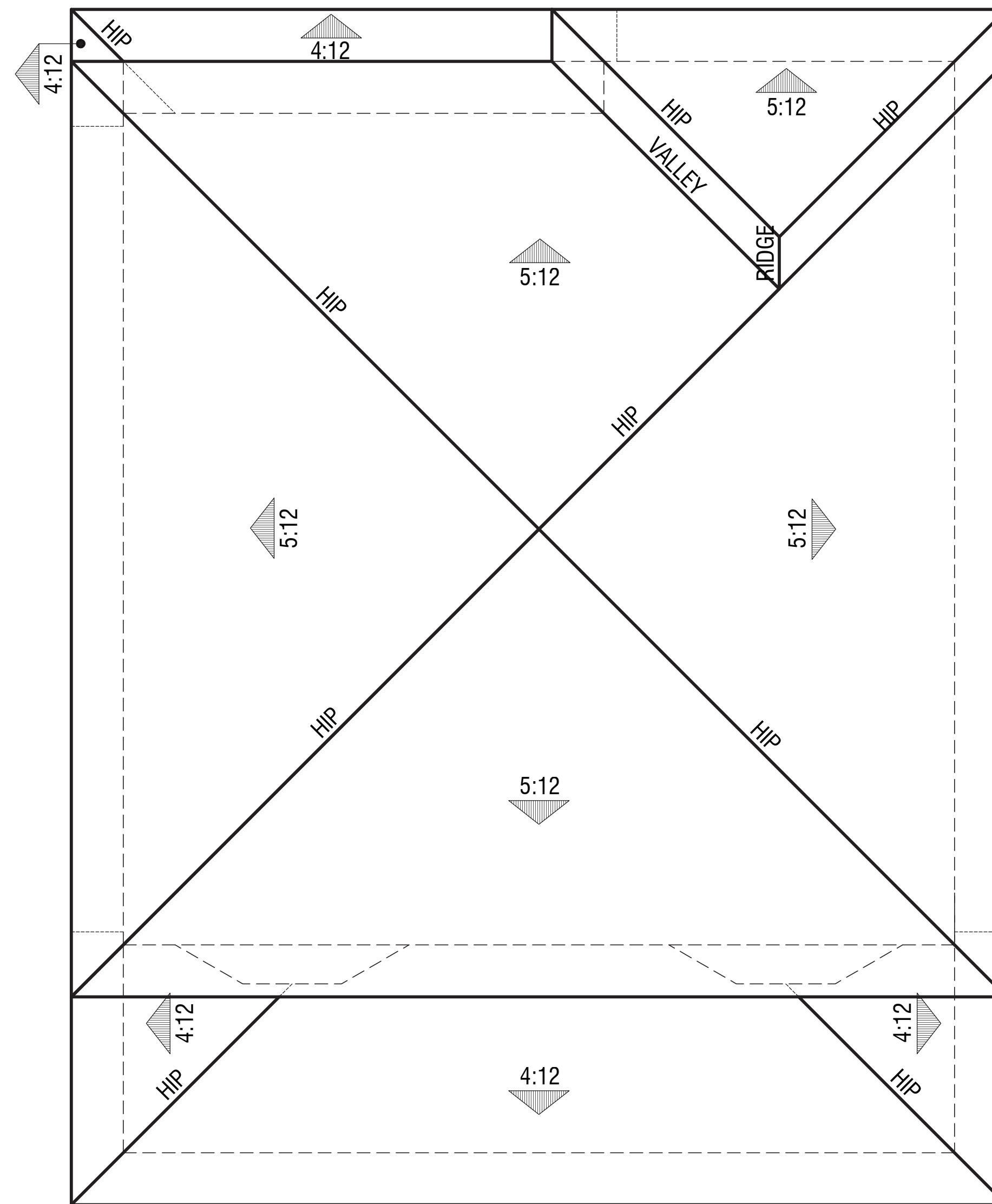


First Floor  
1,051 S.F.

**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

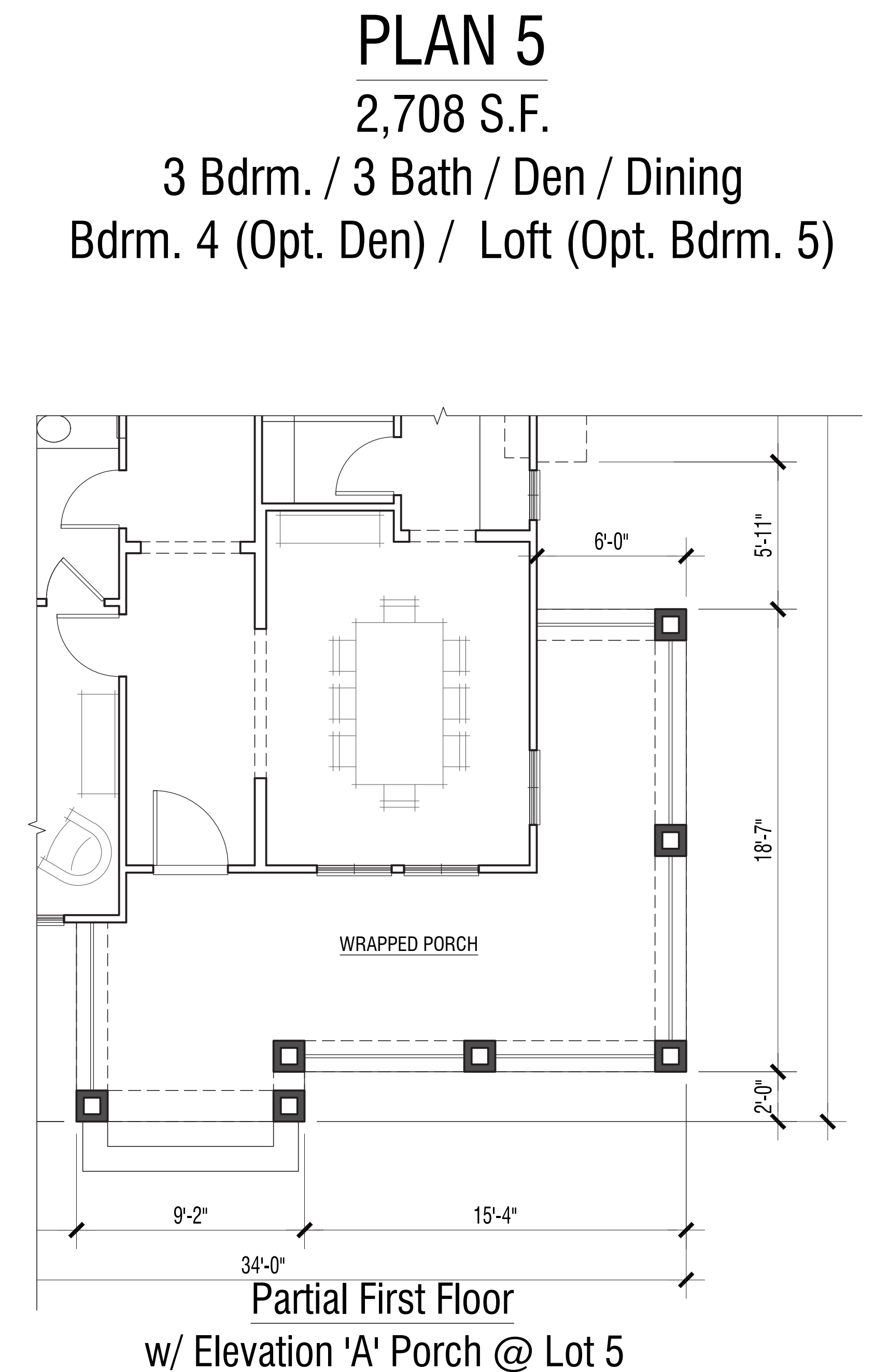
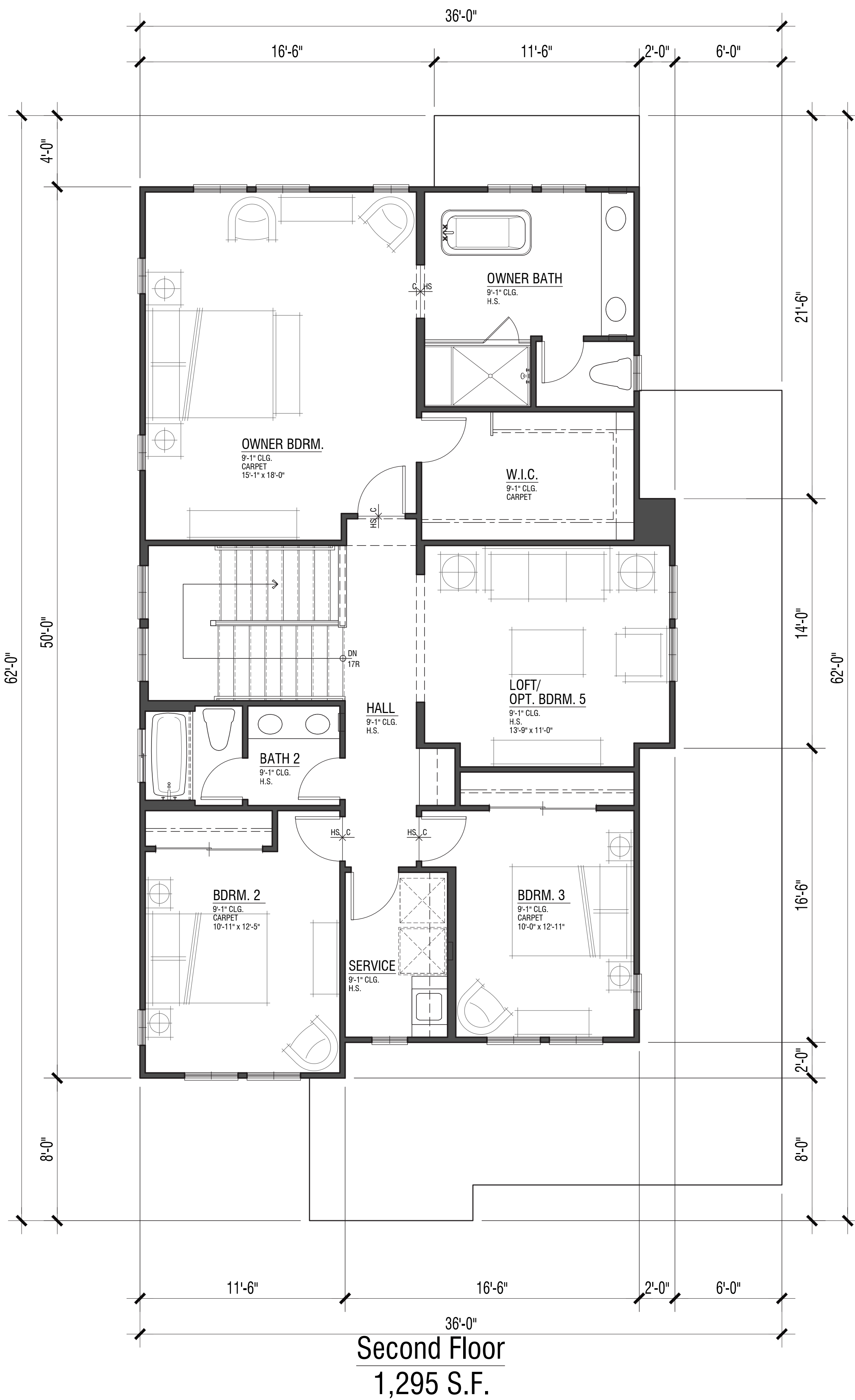
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- Exterior Materials:**
- Concrete Tile Roofing
  - Stucco
  - Horizontal Lap Siding (Fiber Cement)
  - Insulated dual-glazed vinyl windows
  - Sectional roll-up garage door without glazing
  - Metal iron railing
  - Wood Post and corbel
  - Wood Potshelf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

**PLAN 4**  
 Exterior Elevations  
 COLOR SCHEME bb

**MOCKINGBIRD LANE**  
 CITY OF SONOMA, CA

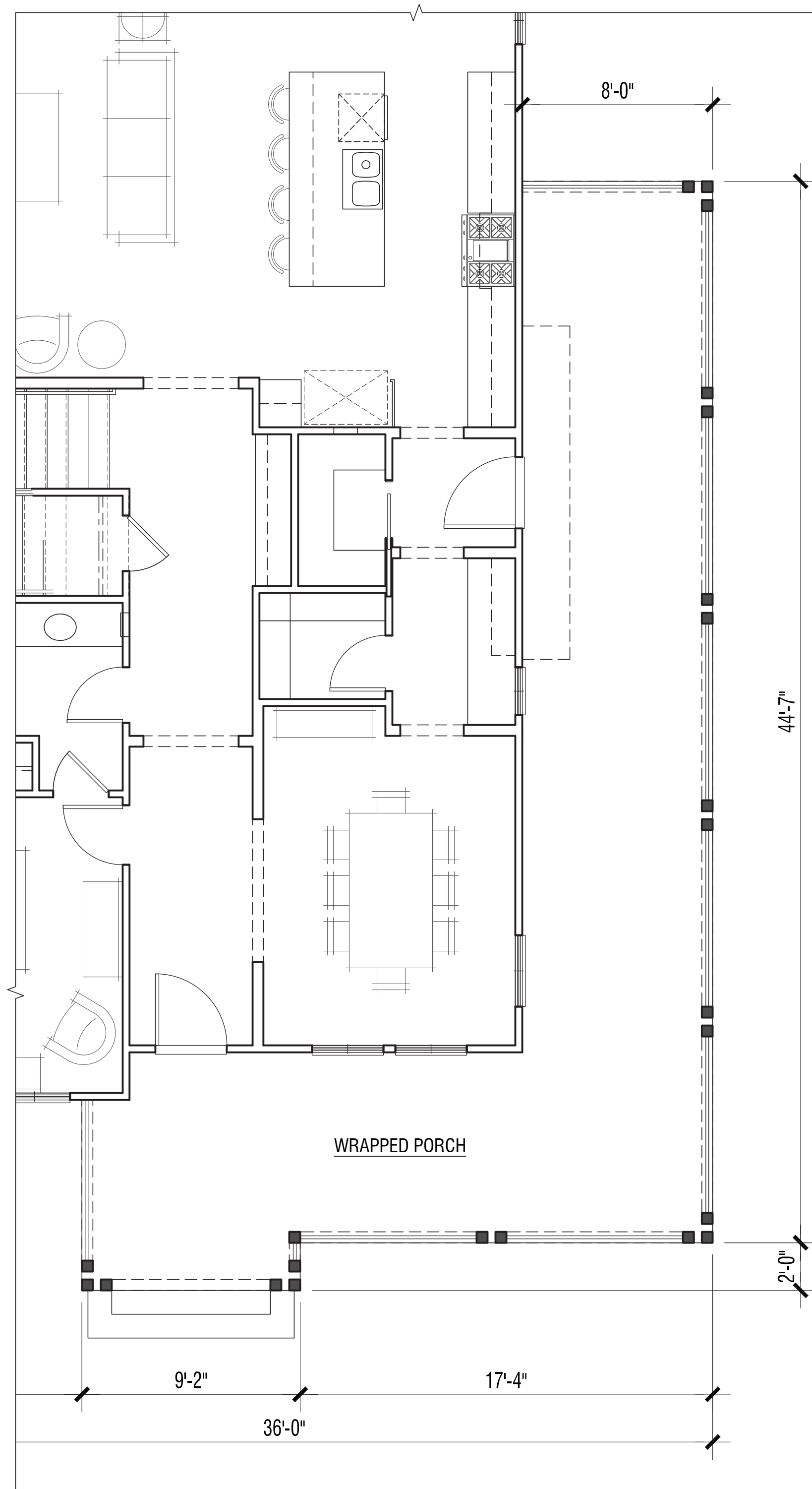




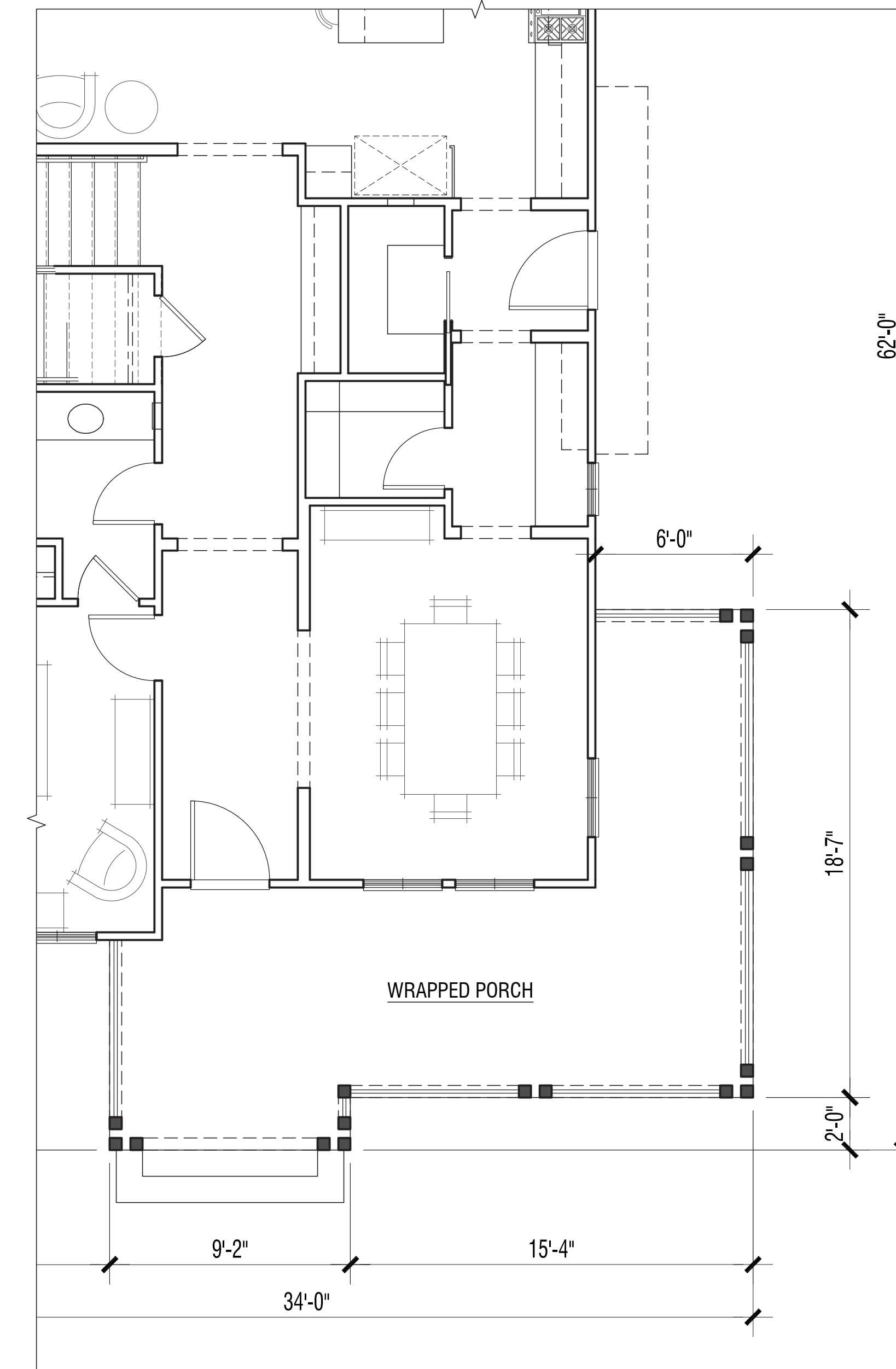
**PLAN 5**  
2,708 S.F.

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





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

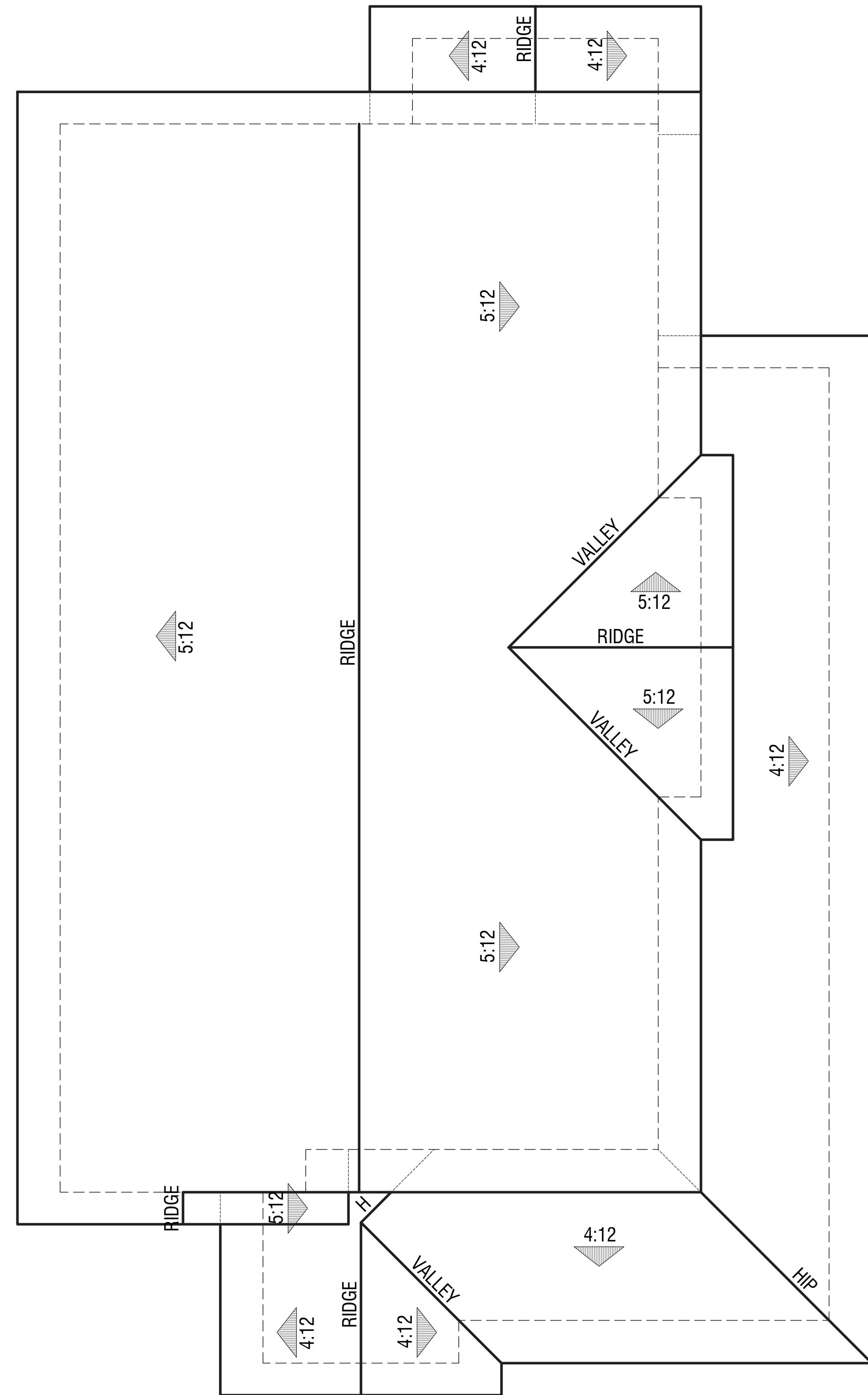


Partial First Floor  
w/ Elevation 'B' Porch @ Lot 15

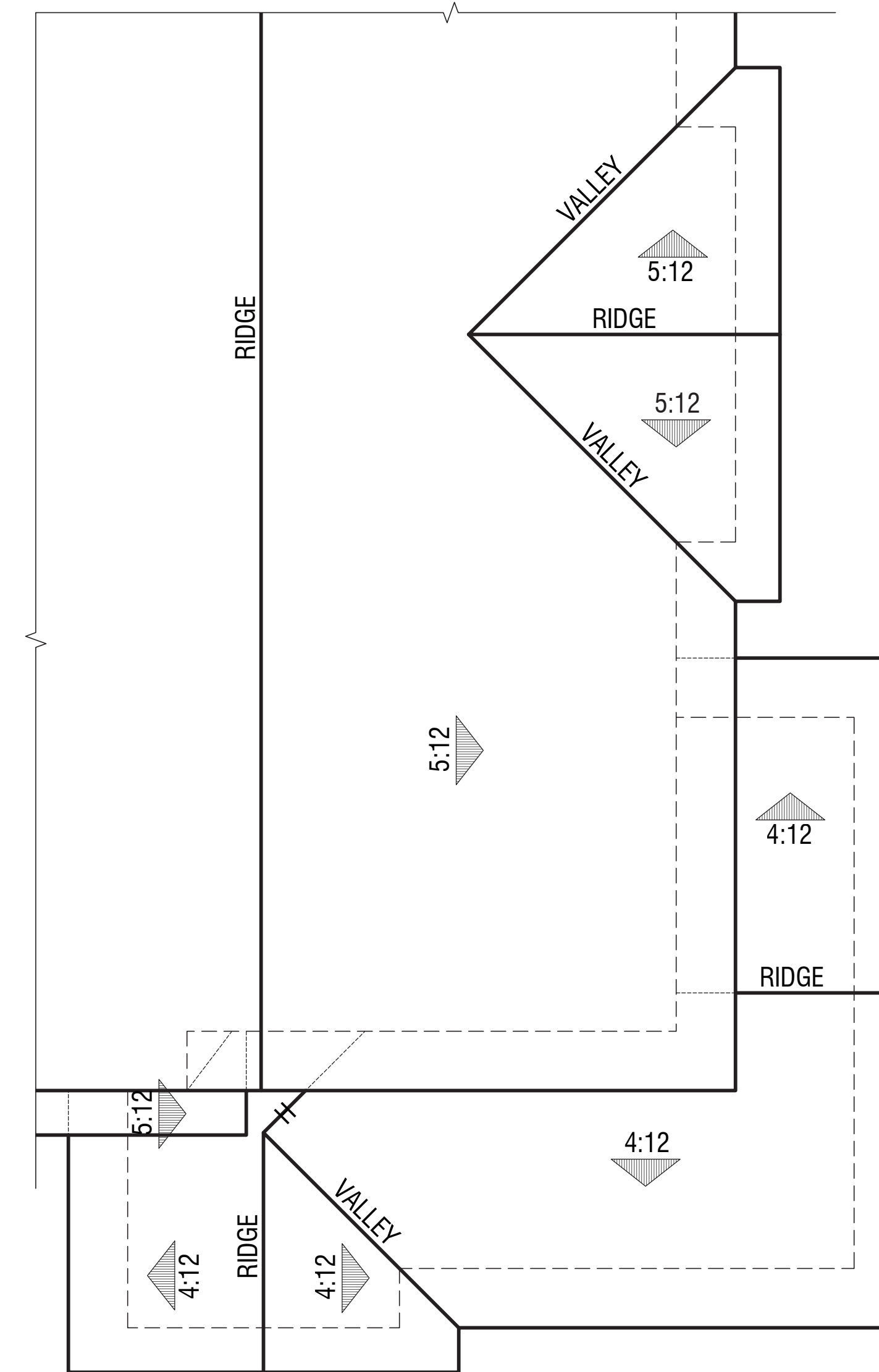
**PLAN 5**

**MOCKINGBIRD LANE**  
CITY OF SONOMA, CA





Elevation ' A'  
Roof Plan @ Lot 18



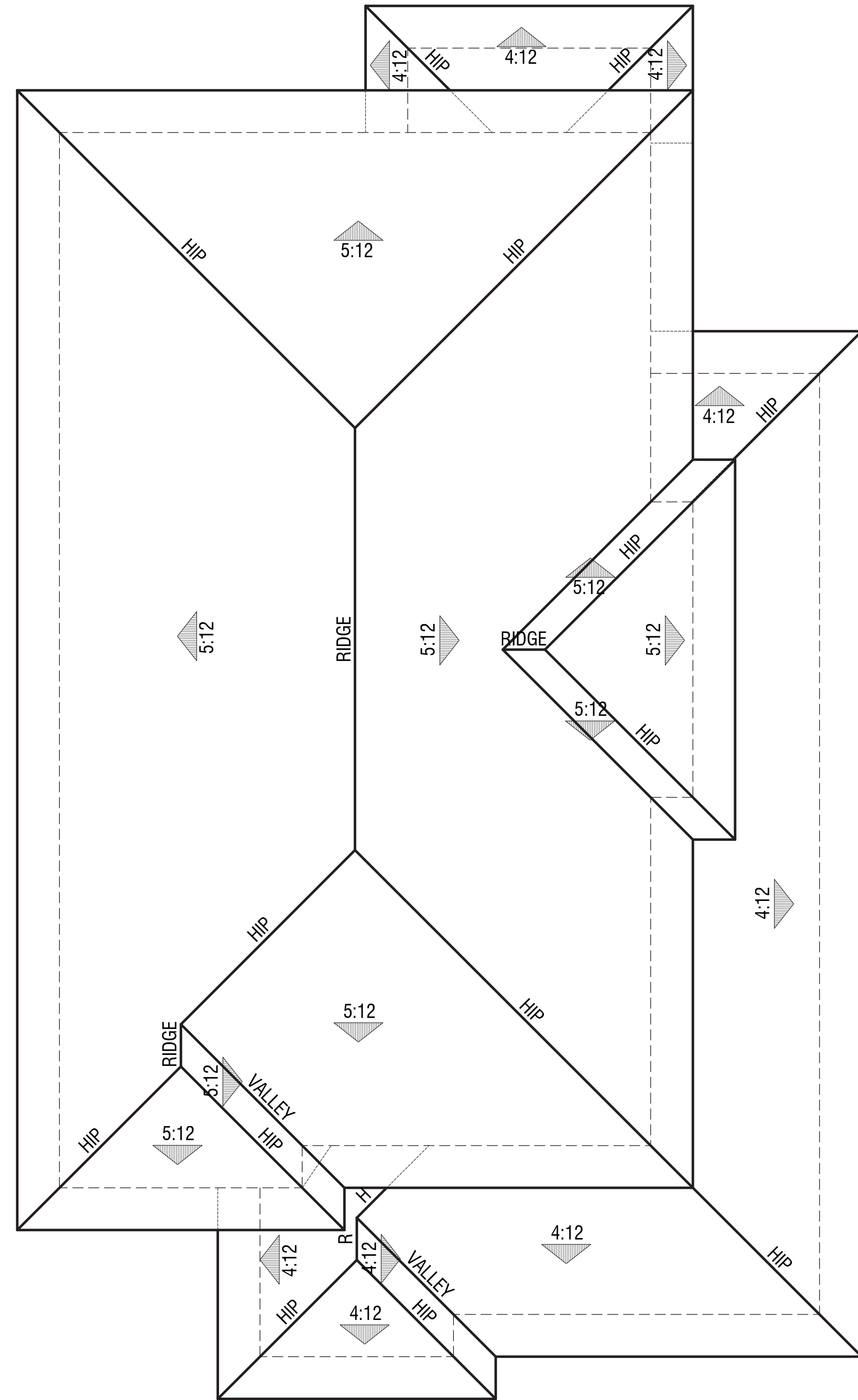
Elevation ' A'  
Roof Plan @ Lot 5

PLAN 5

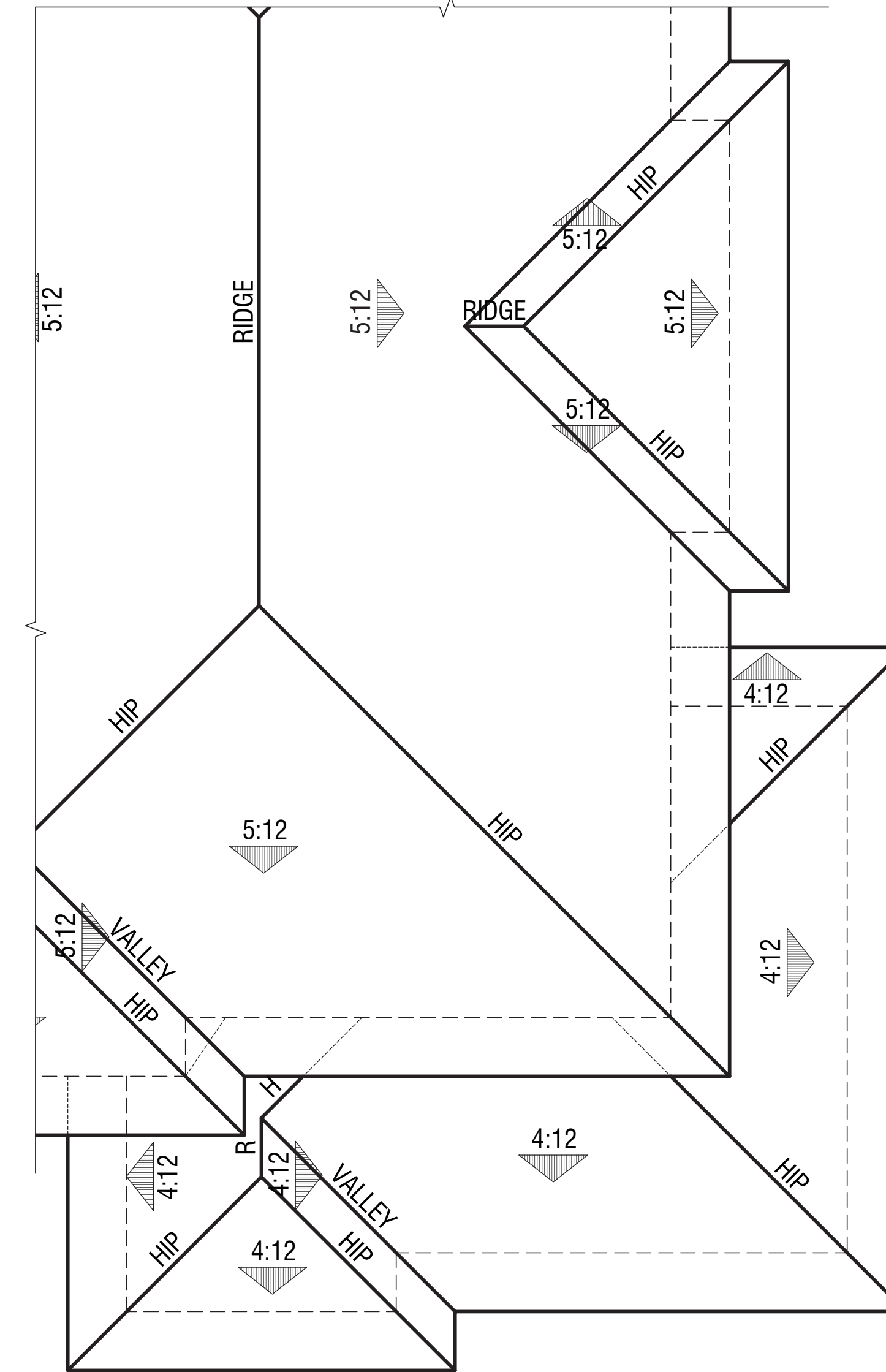
**MOCKINGBIRD LANE**

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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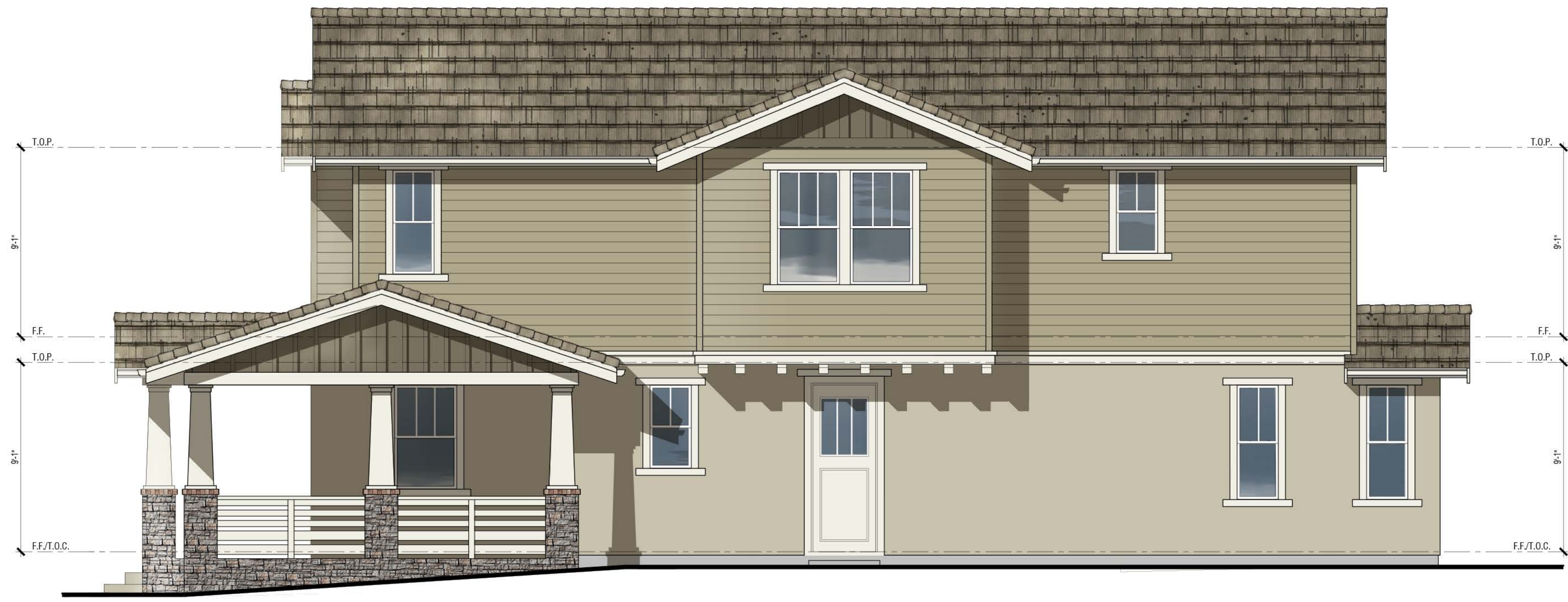
**Exterior Materials:**

- 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

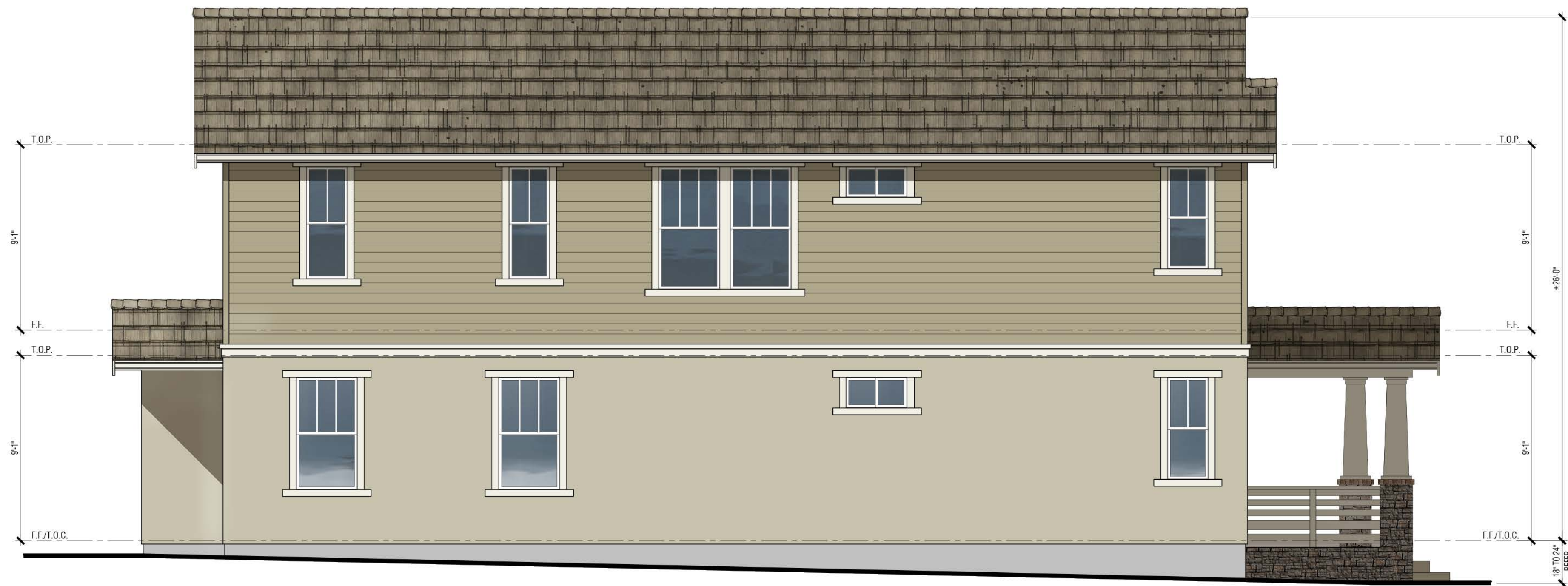




Right



Rear



Left



Front  
(Hayes Street)

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**Exterior Materials:**

- 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 Potshef
- Stucco over foam
- Fiber Cement trim

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

**MOCKINGBIRD LANE**  
CITY OF SONOMA, CA

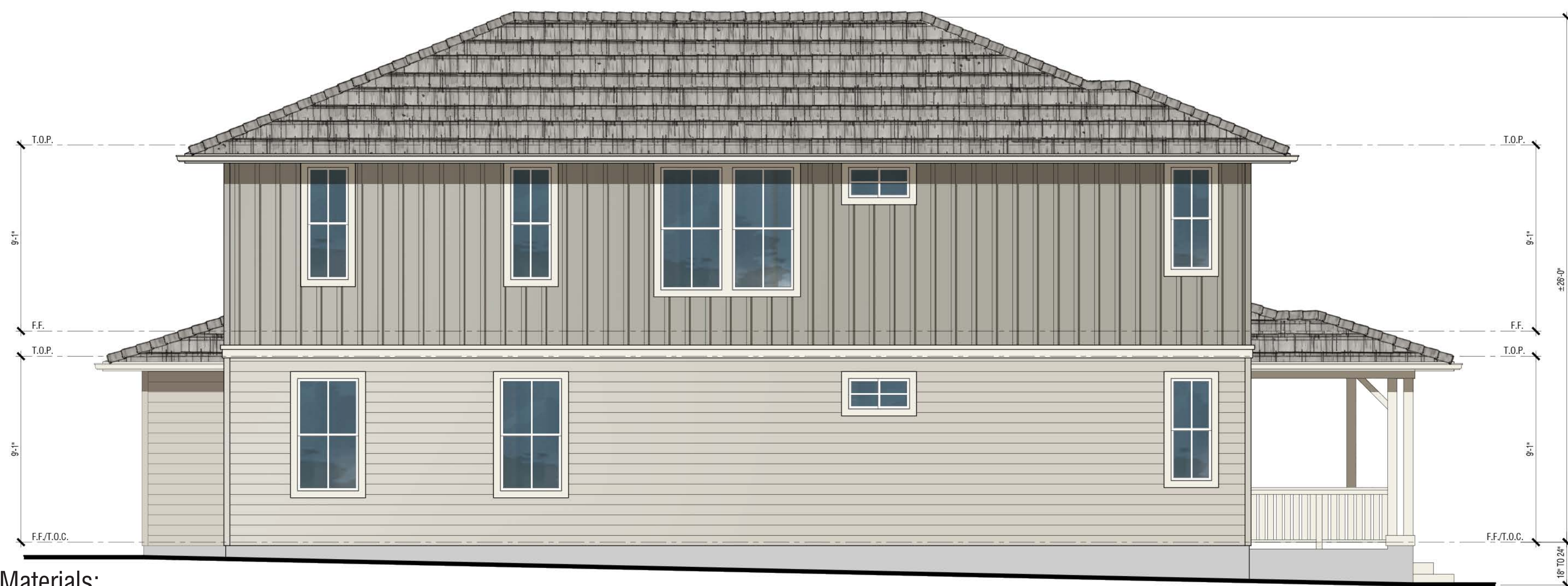




Right  
(West MacArthur Street)



Rear



Left



Front  
(Hayes Street)

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**Exterior Materials:**

- 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 Potshelf
- Stucco over foam
- Fiber Cement trim

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

**MOCKINGBIRD LANE**  
CITY OF SONOMA, CA

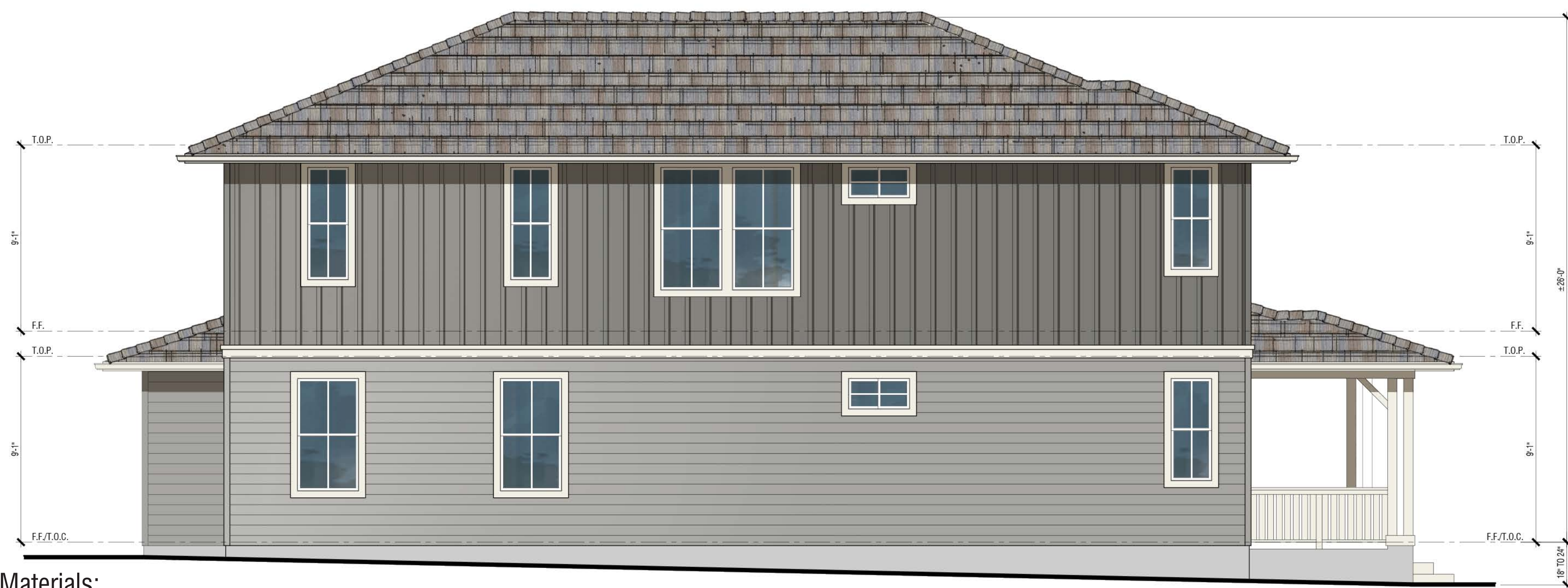




Right



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



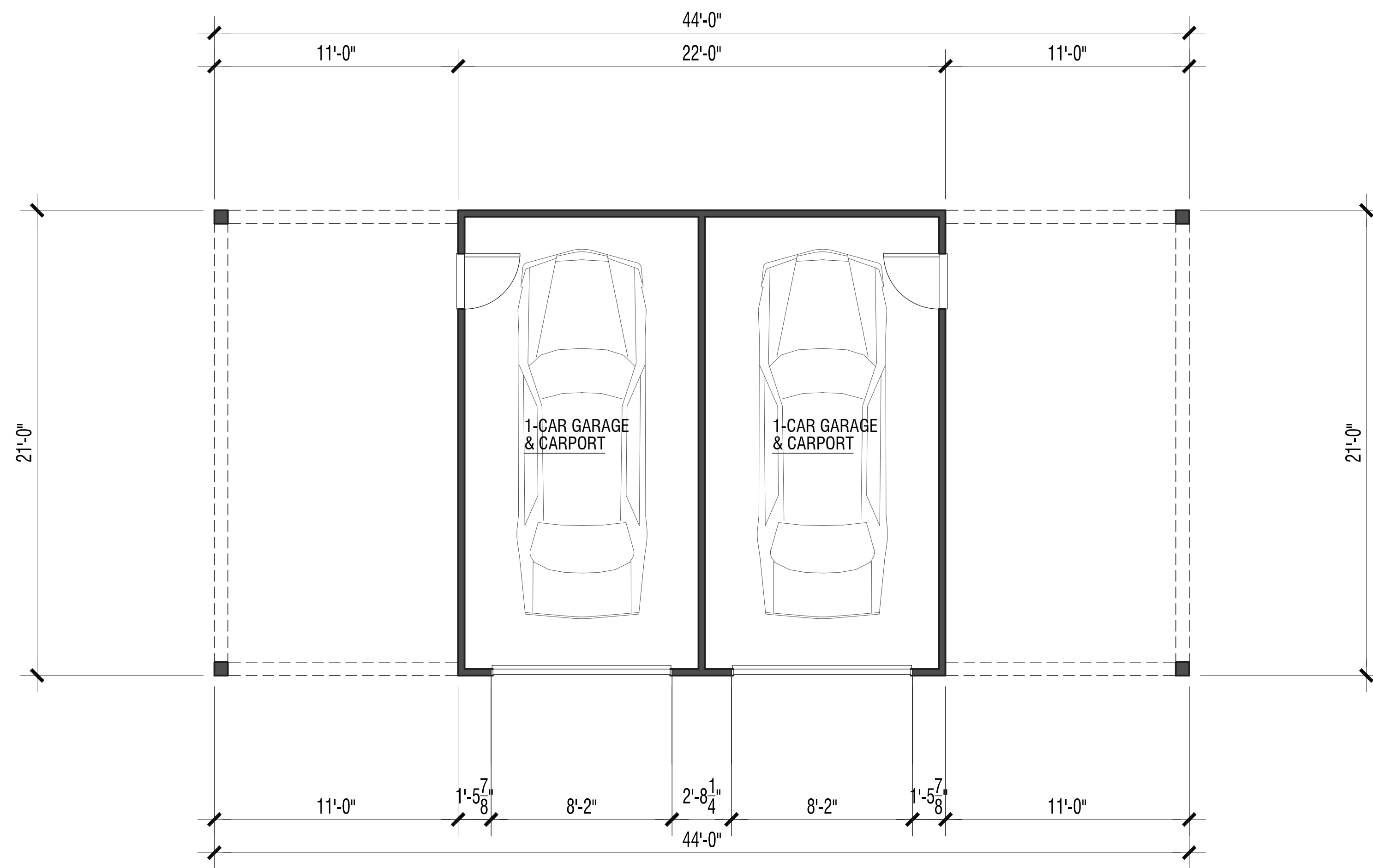
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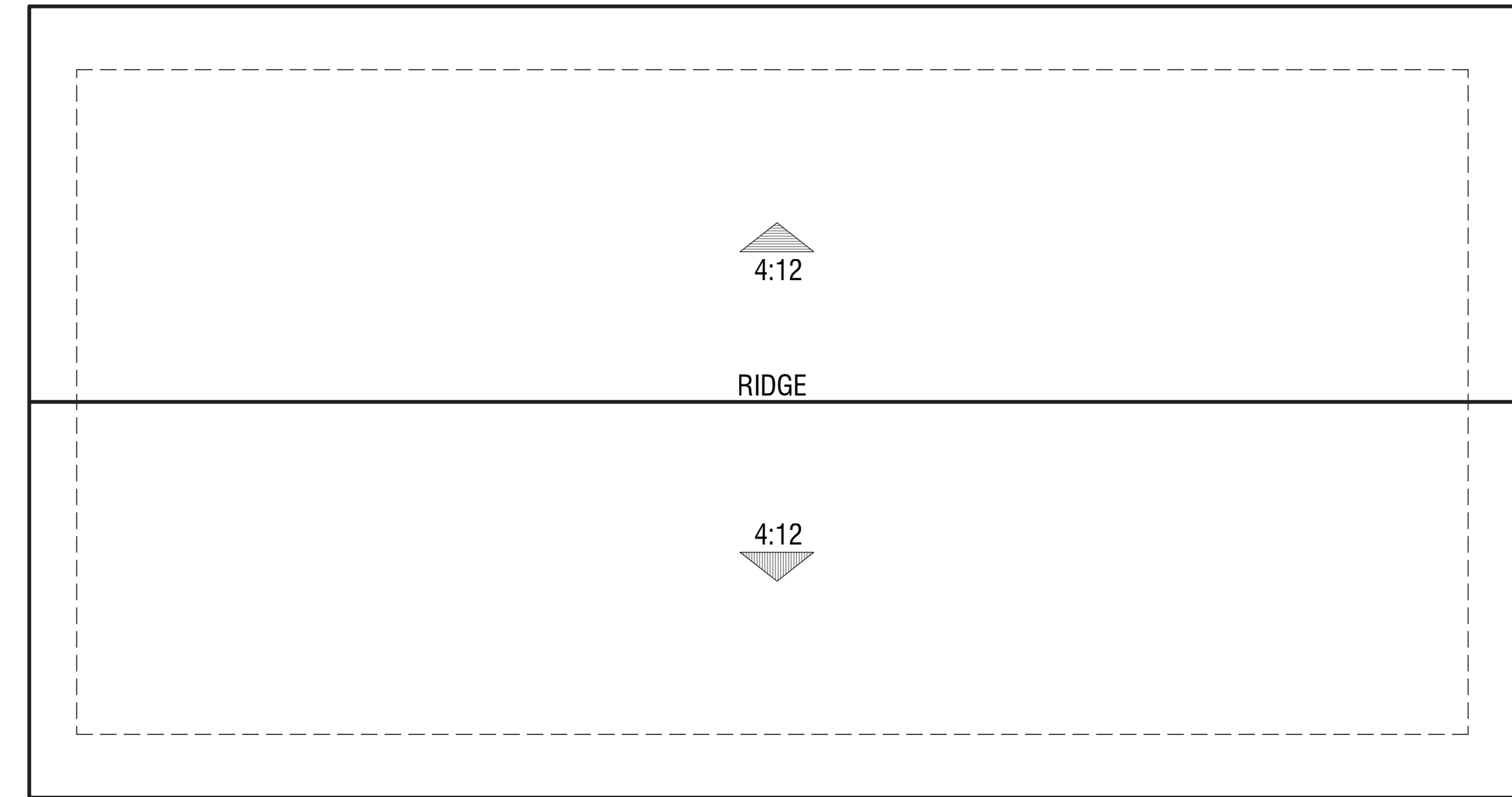
A-21







Floor Plan



Roof Plan

PLAN 1 (Garage)





Right



Rear



Left



Front

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

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

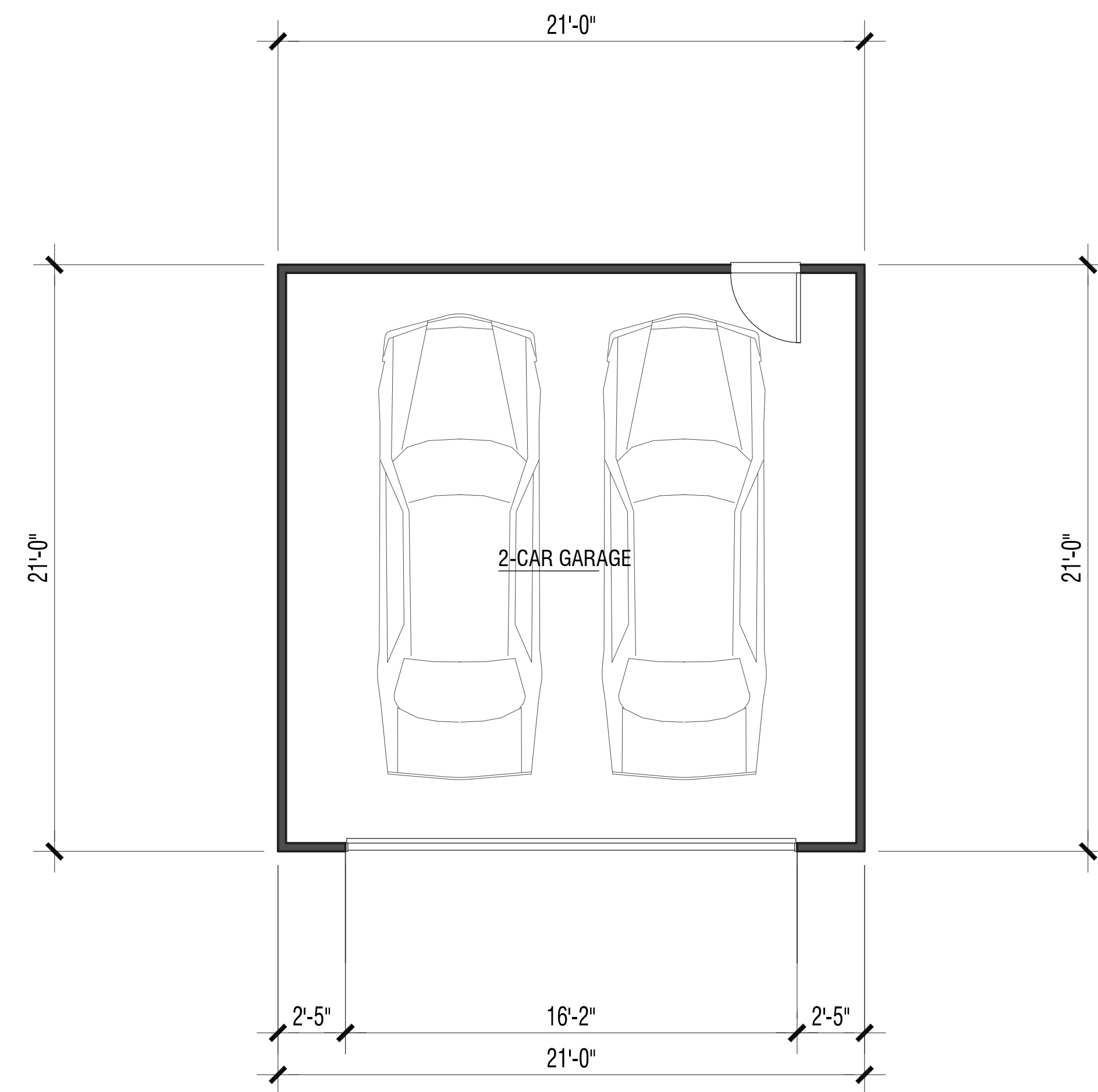
CITY OF SONOMA, CA

A-23

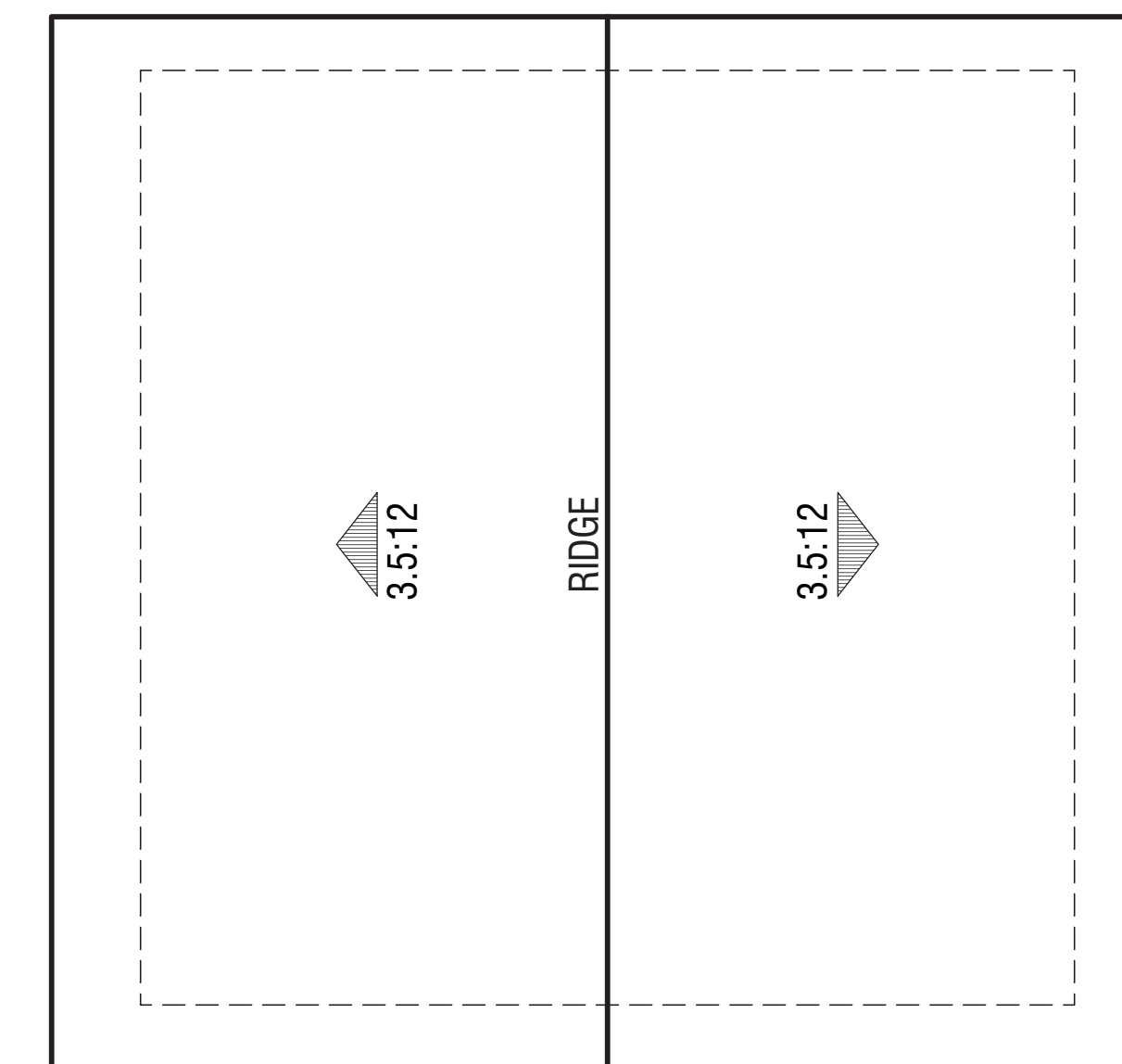
Scale: 1" = 4'







Floor Plan



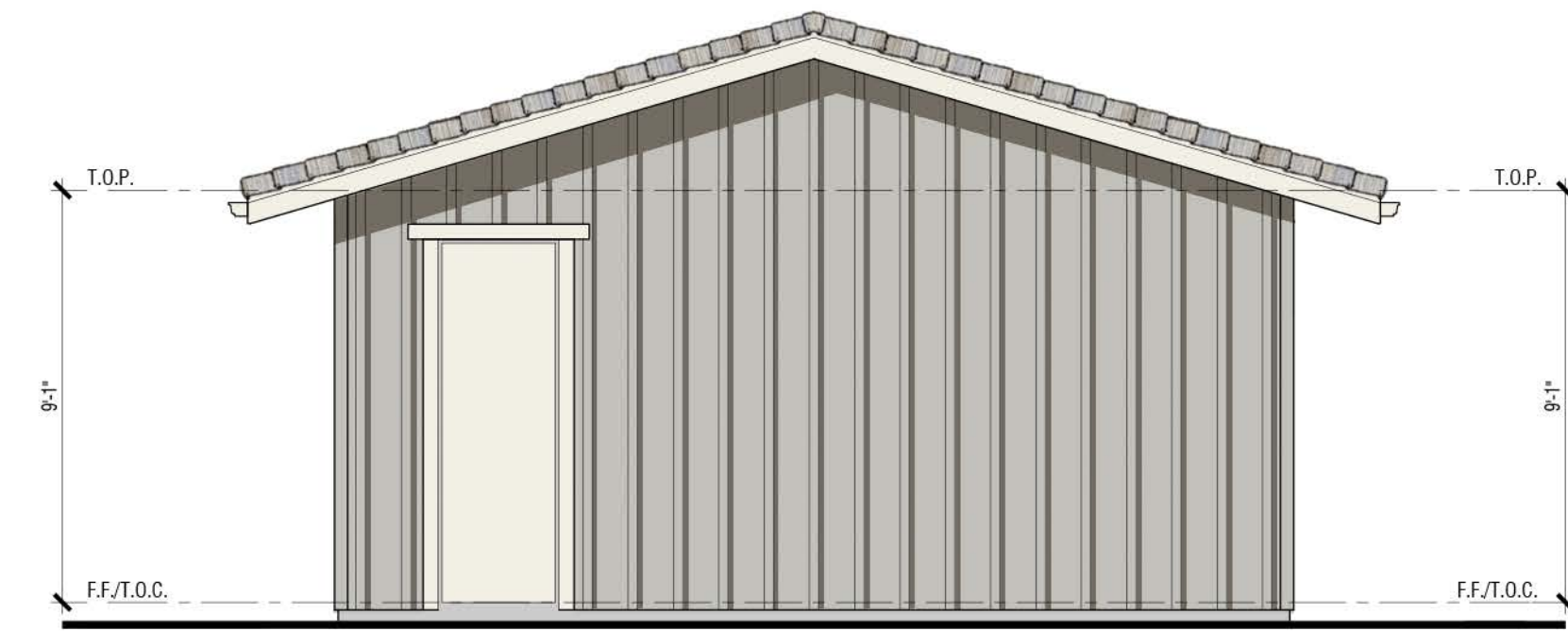
Roof Plan

PLAN 2 (Garage)





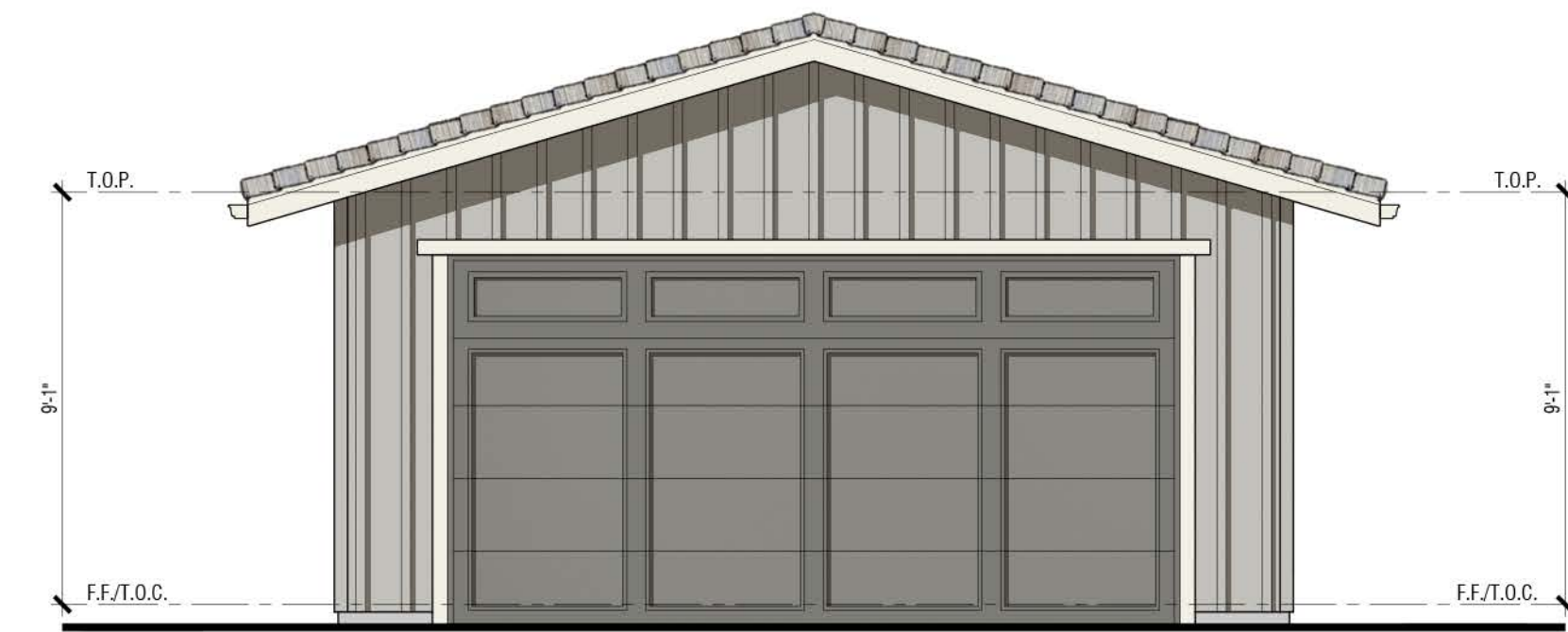
Right



Rear



Left



Front

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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

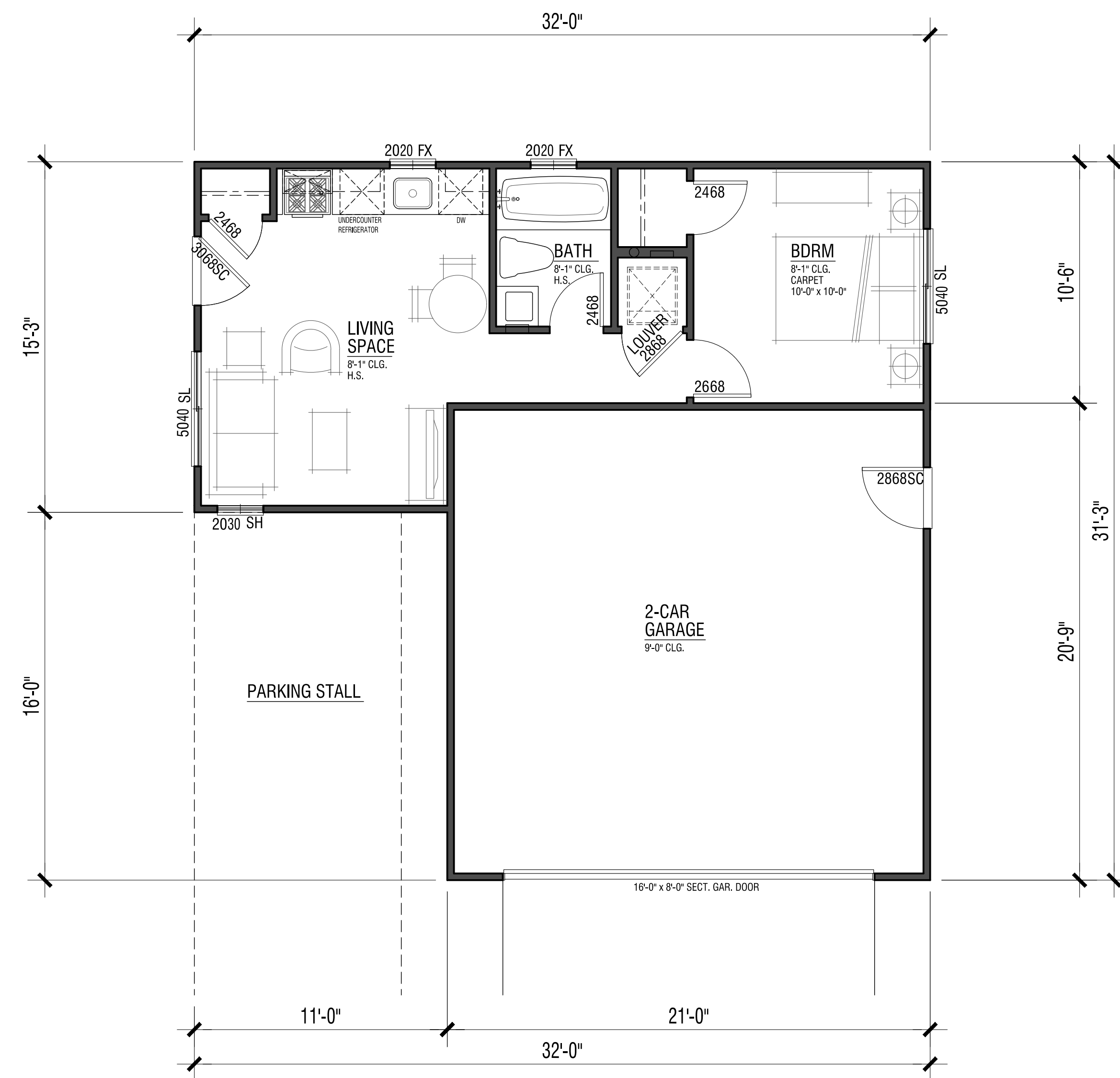
## PLAN 2 (Garage)

Exterior Elevations  
COLOR SCHEME bb

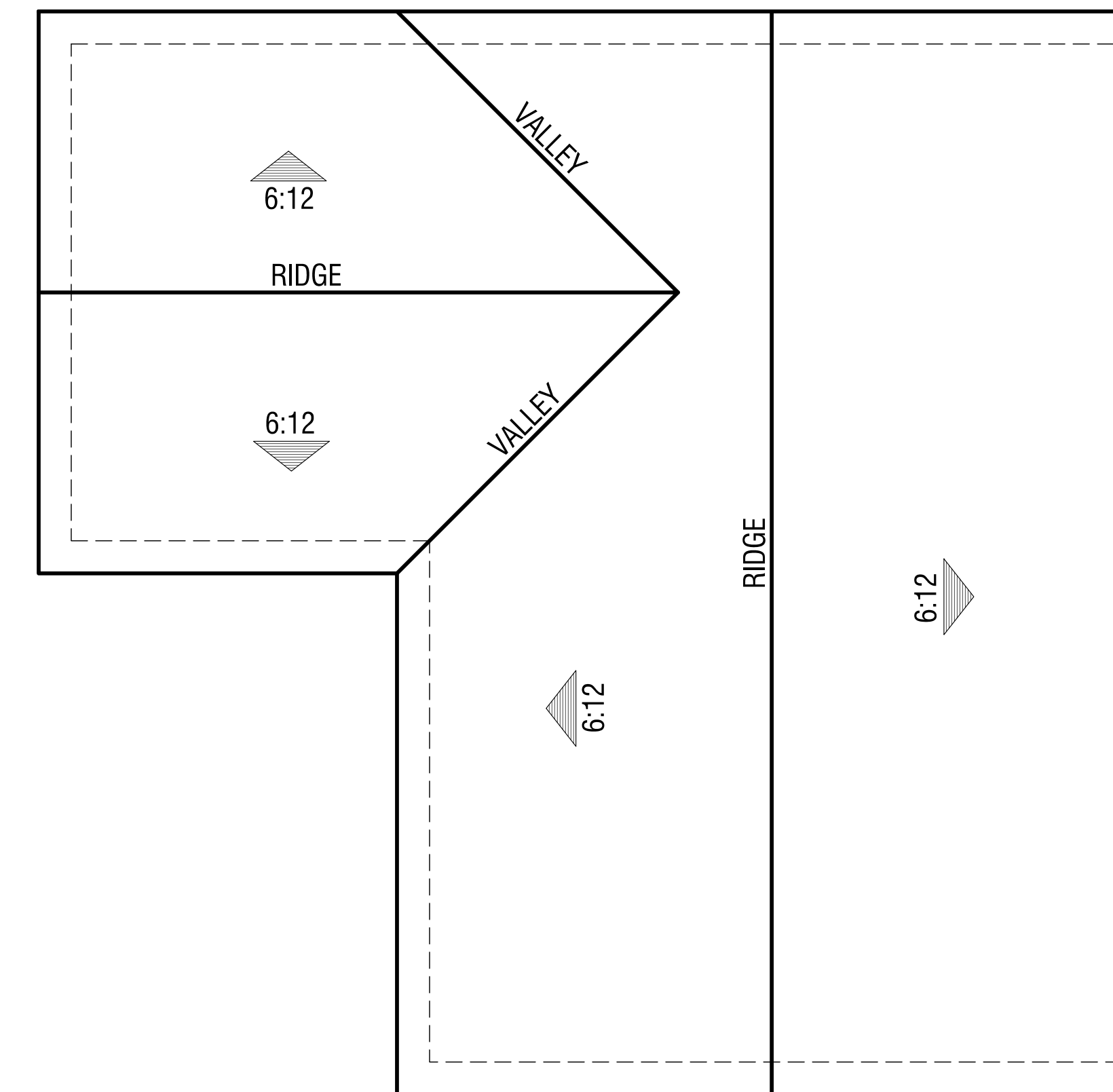
# MOCKINGBIRD LANE

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









Right



Rear



Left



Front

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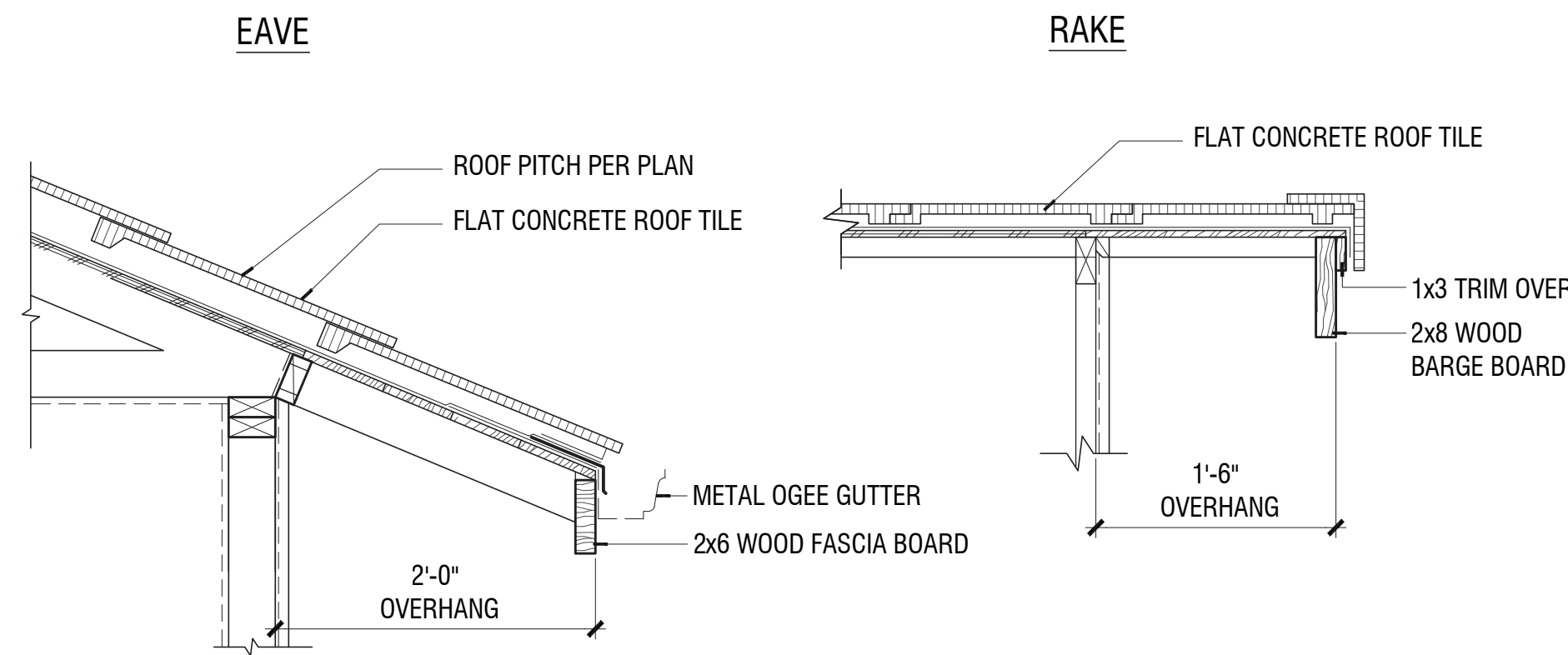
Exterior Materials:

- 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 Potshelf
- Stucco over foam
- Fiber Cement trim

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

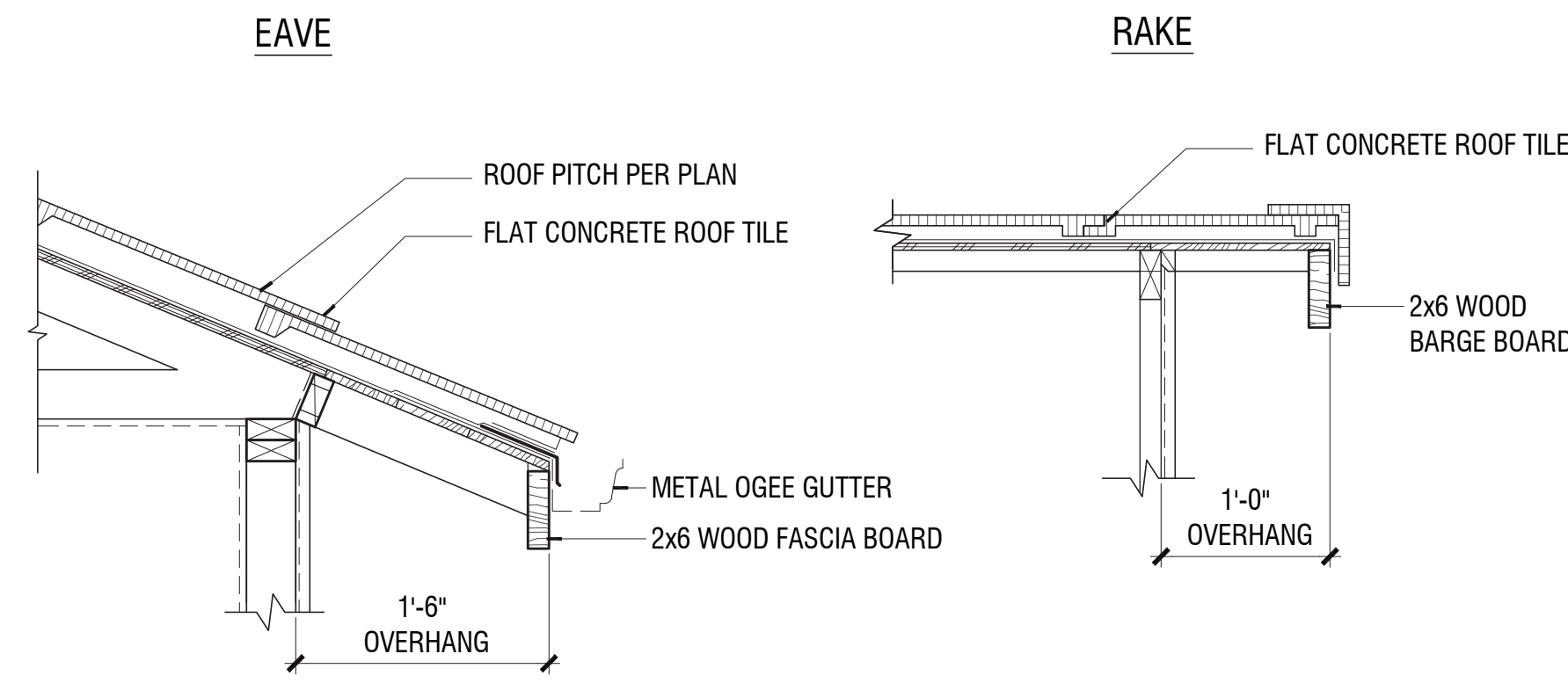
**MOCKINGBIRD LANE**  
 CITY OF SONOMA, CA



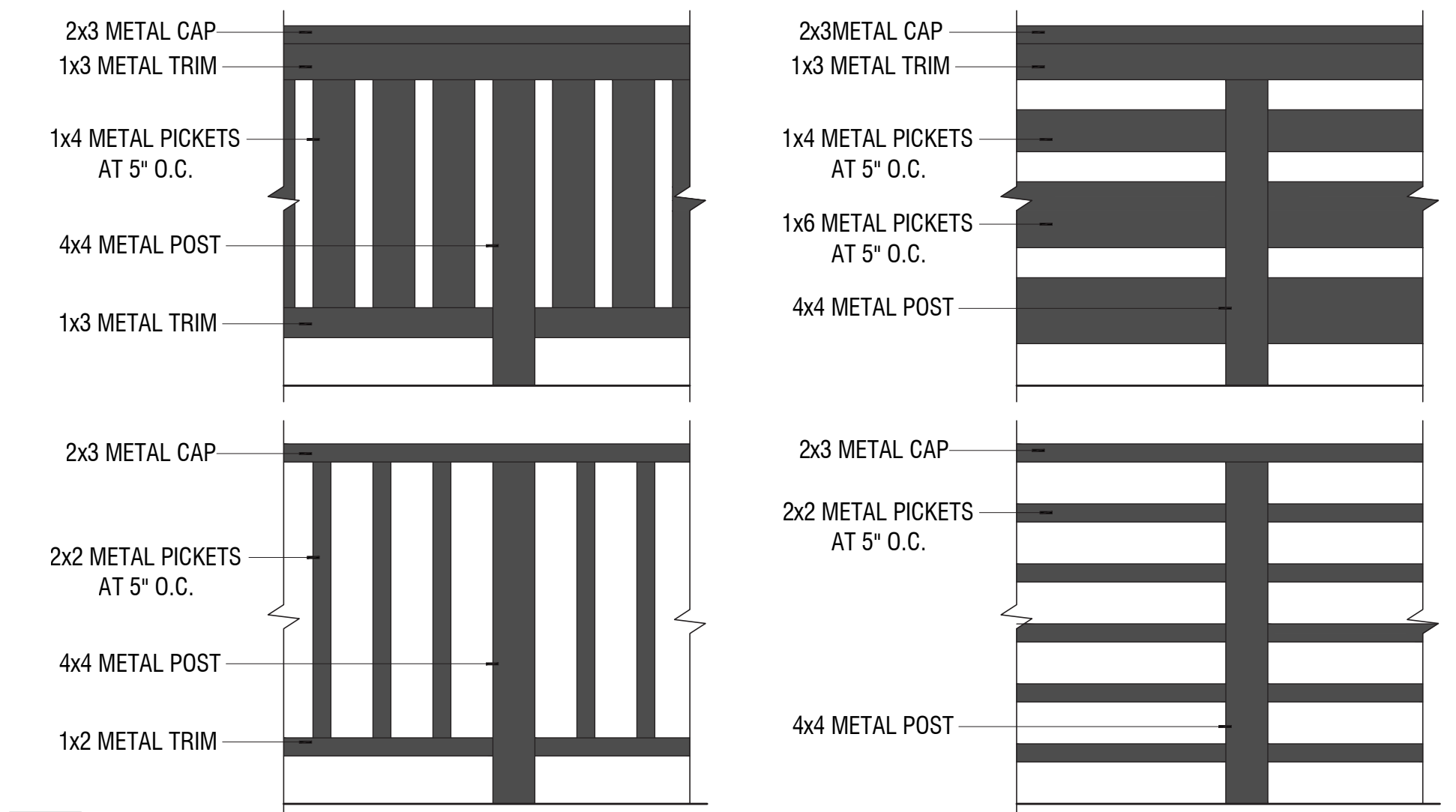


\*SEE ROOF PLAN FOR ROOF PITCH

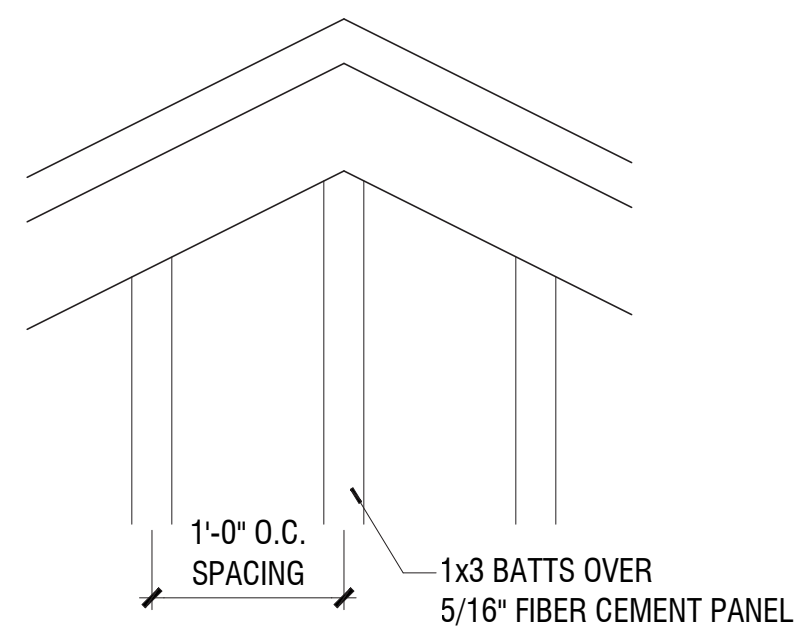
1 FLAT CONCRETE ROOF TILE ROOFING (TYP. @ MAIN HOUSE)



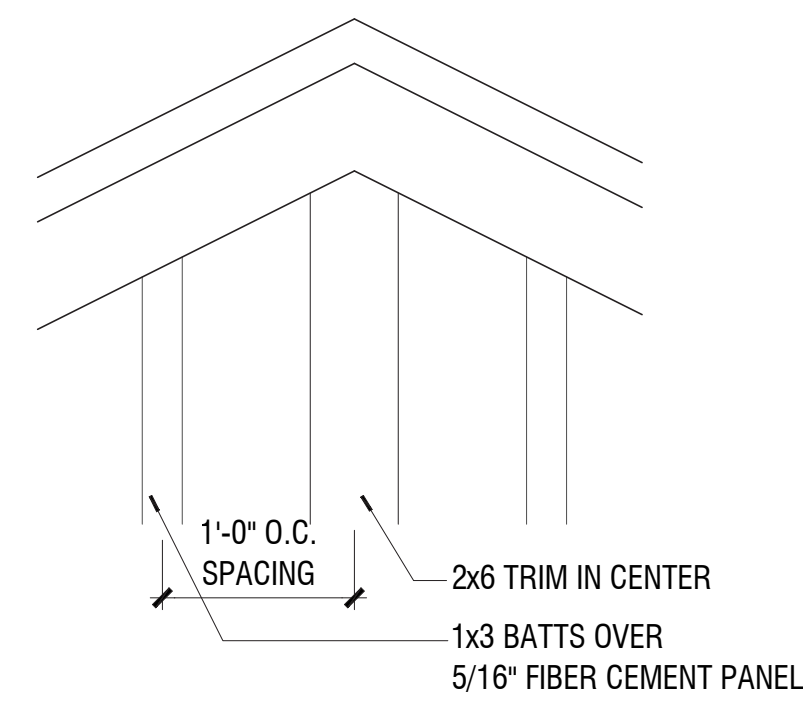
2 FLAT CONCRETE ROOF TILE ROOFING (TYP. @ ADU & GARAGES)



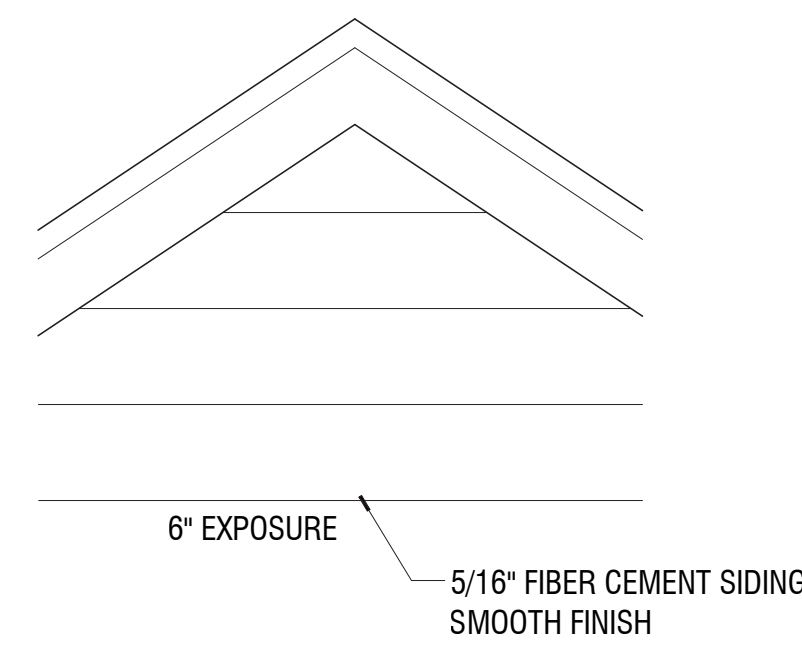
3 METAL RAILING



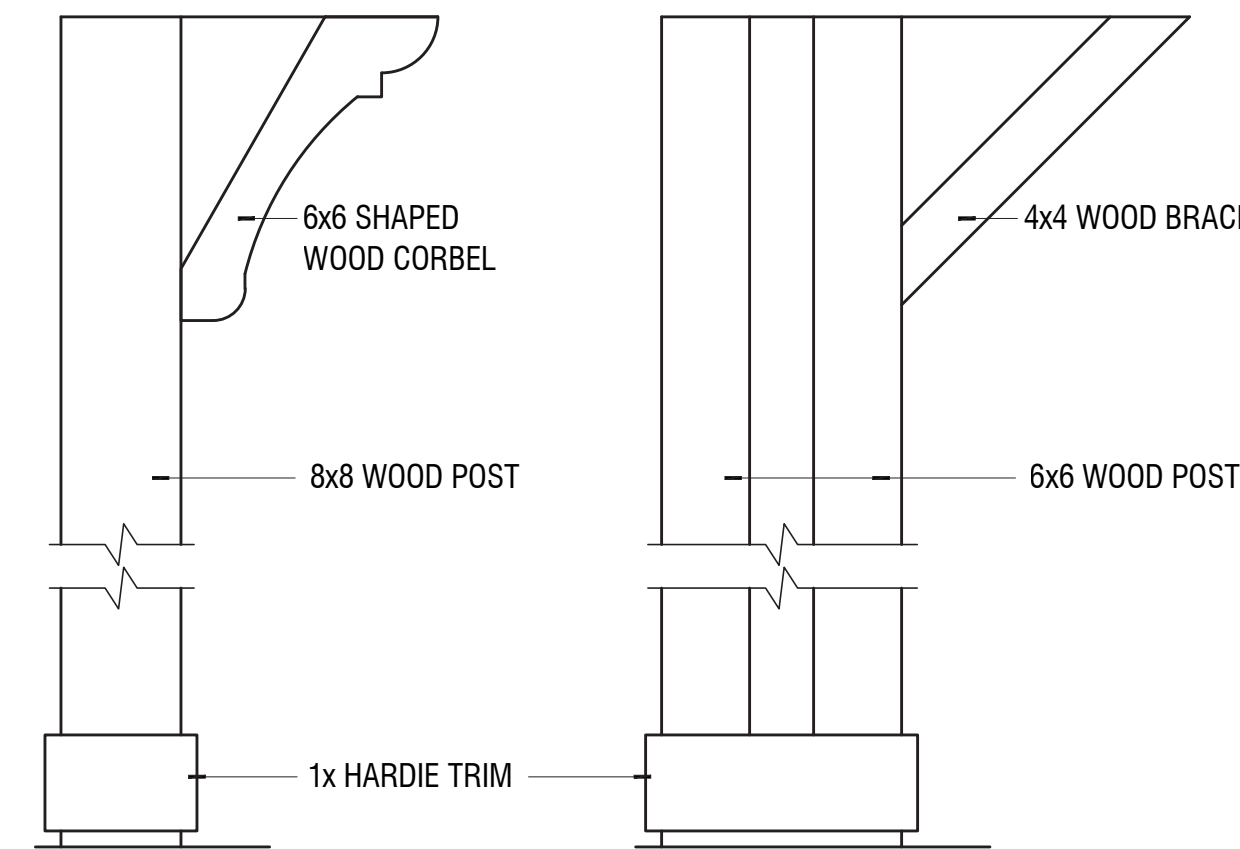
4 BOARD AND BATTEN SIDING (WHERE OCCURS)



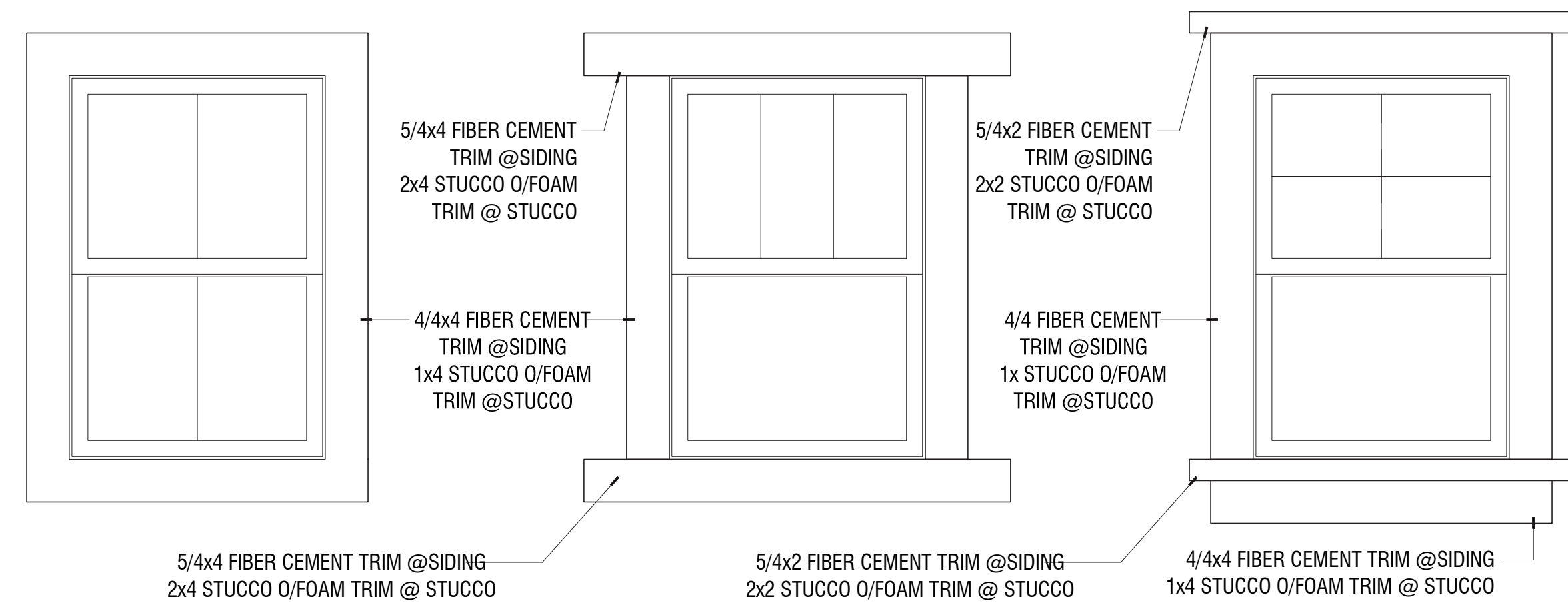
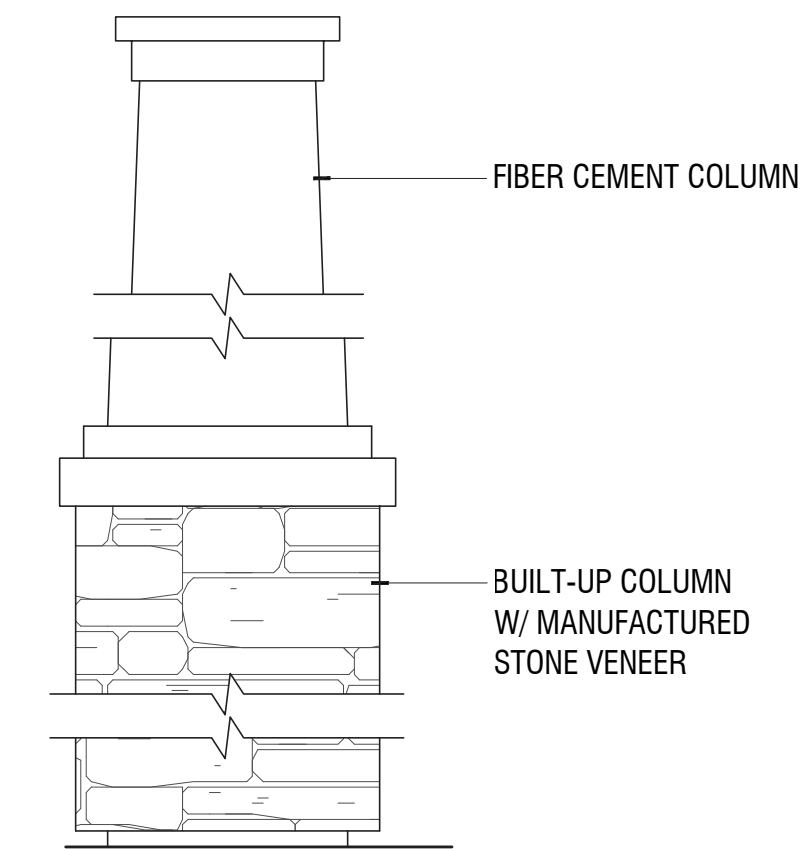
5 BOARD AND BATTEN GABLE DETAIL (WHERE OCCURS)



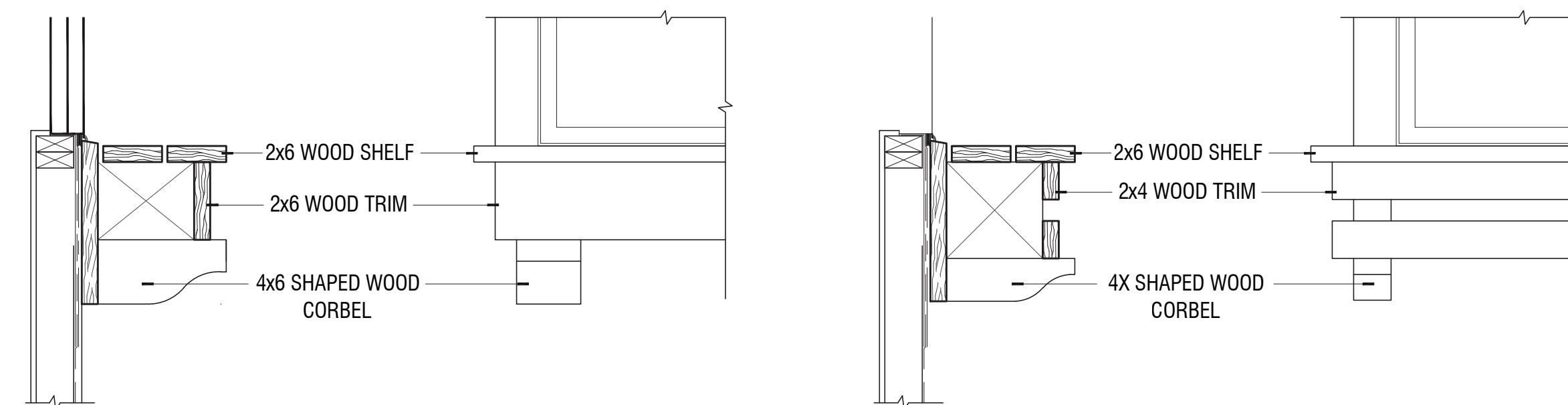
6 HORIZONTAL LAP SIDING (WHERE OCCURS)



7 WOOD POST AND CORBEL / BUILT-UP COLUMN



8 DOOR/WINDOW TRIM



9 WOOD POTSHSELF

# Architectural Details

Scale: 1" = 1'-0"