



5-Plex



8-Plex

MONTALDO APARTMENTS

19320 Highway 12
City of Sonoma, California 95476

June 2, 2022

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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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A1



ORANGE COUNTY · LOS ANGELES · BAY AREA

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:

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

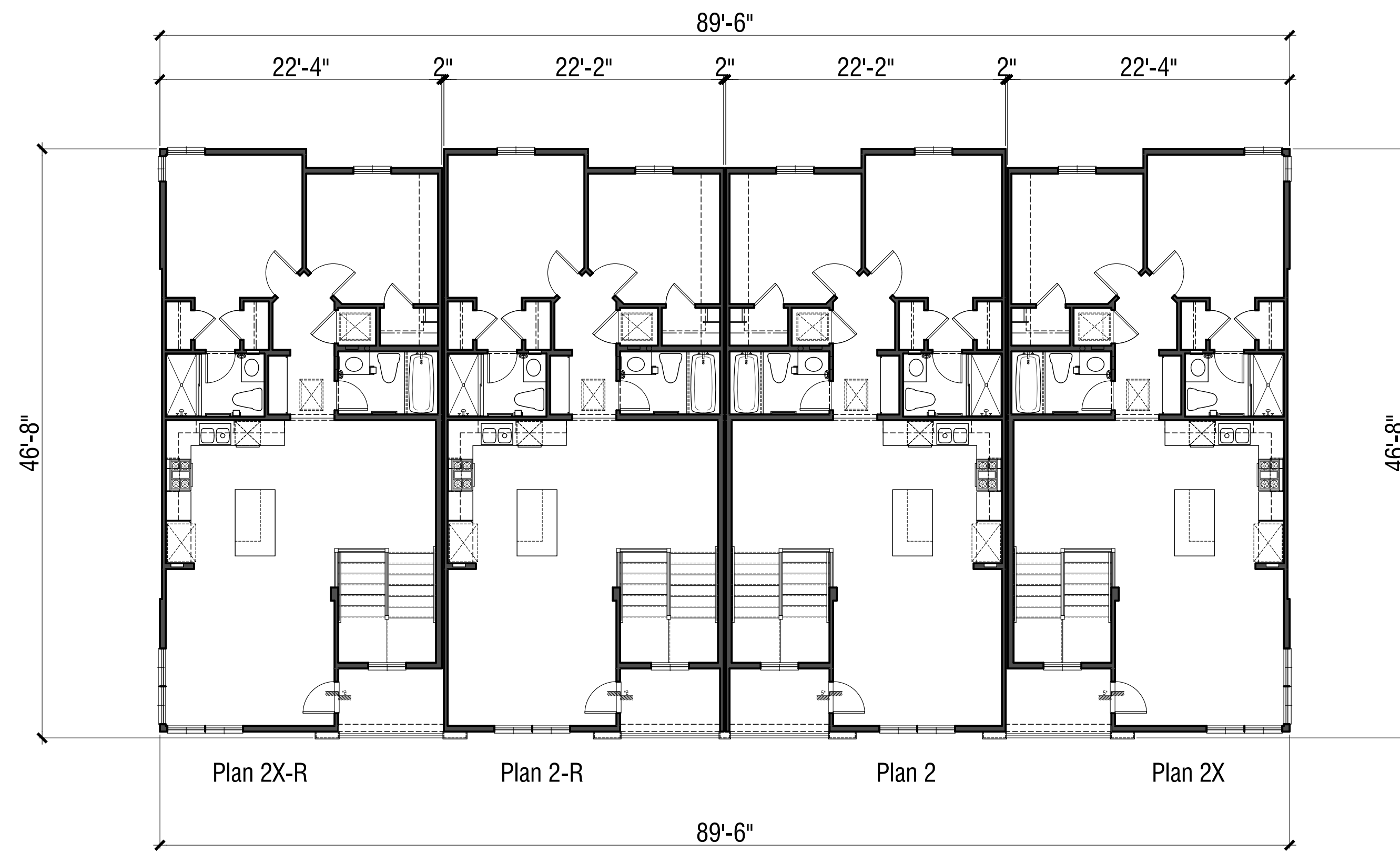
Per Sonoma Municipal code Open Space for West Napa Street/Sonoma Highway Corridor projects, Section 19.36.020, Table 3-29:

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

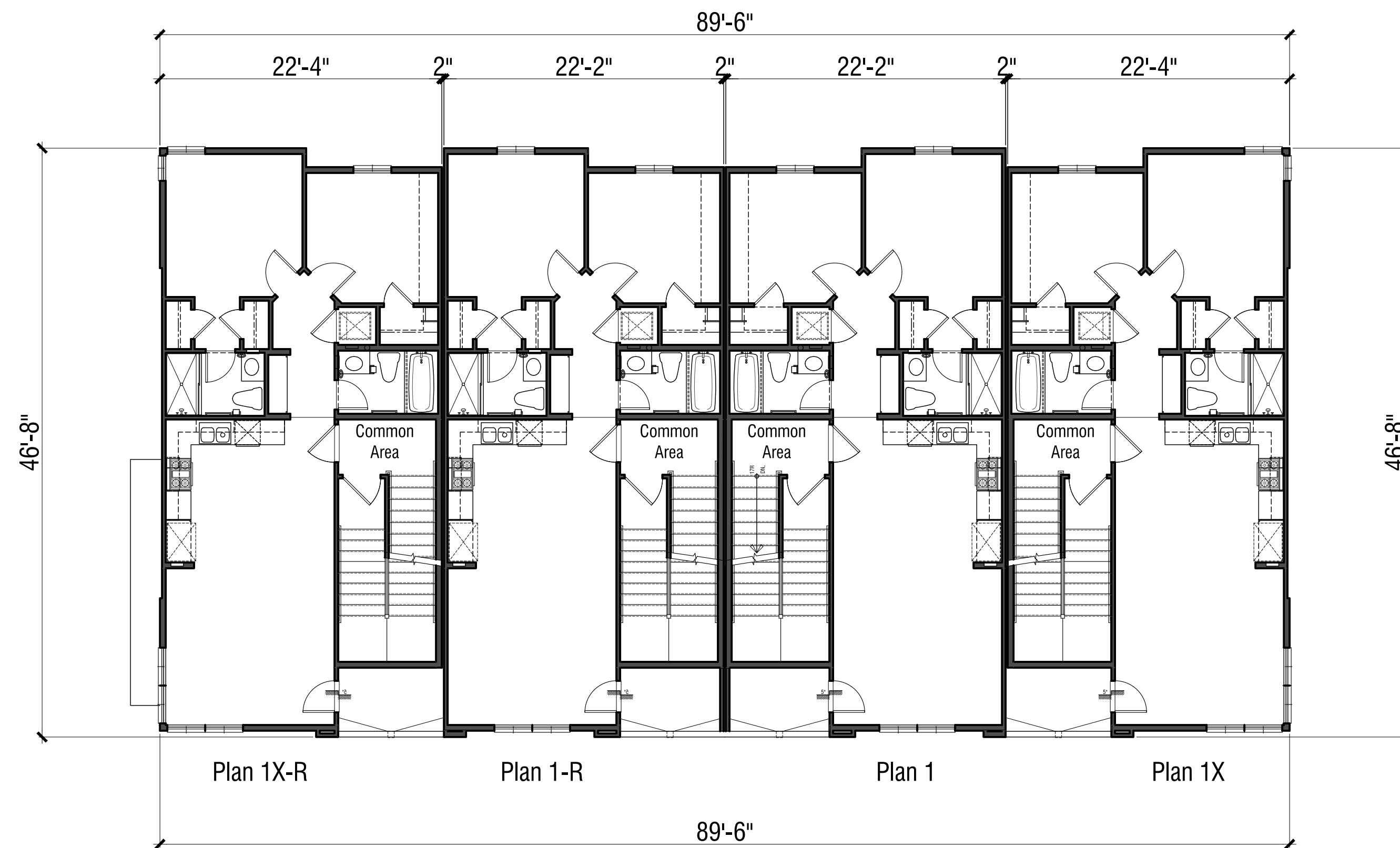
(1) Out door space not qualified for Private-Open-Space due to dimensions and/or size.

Notes:

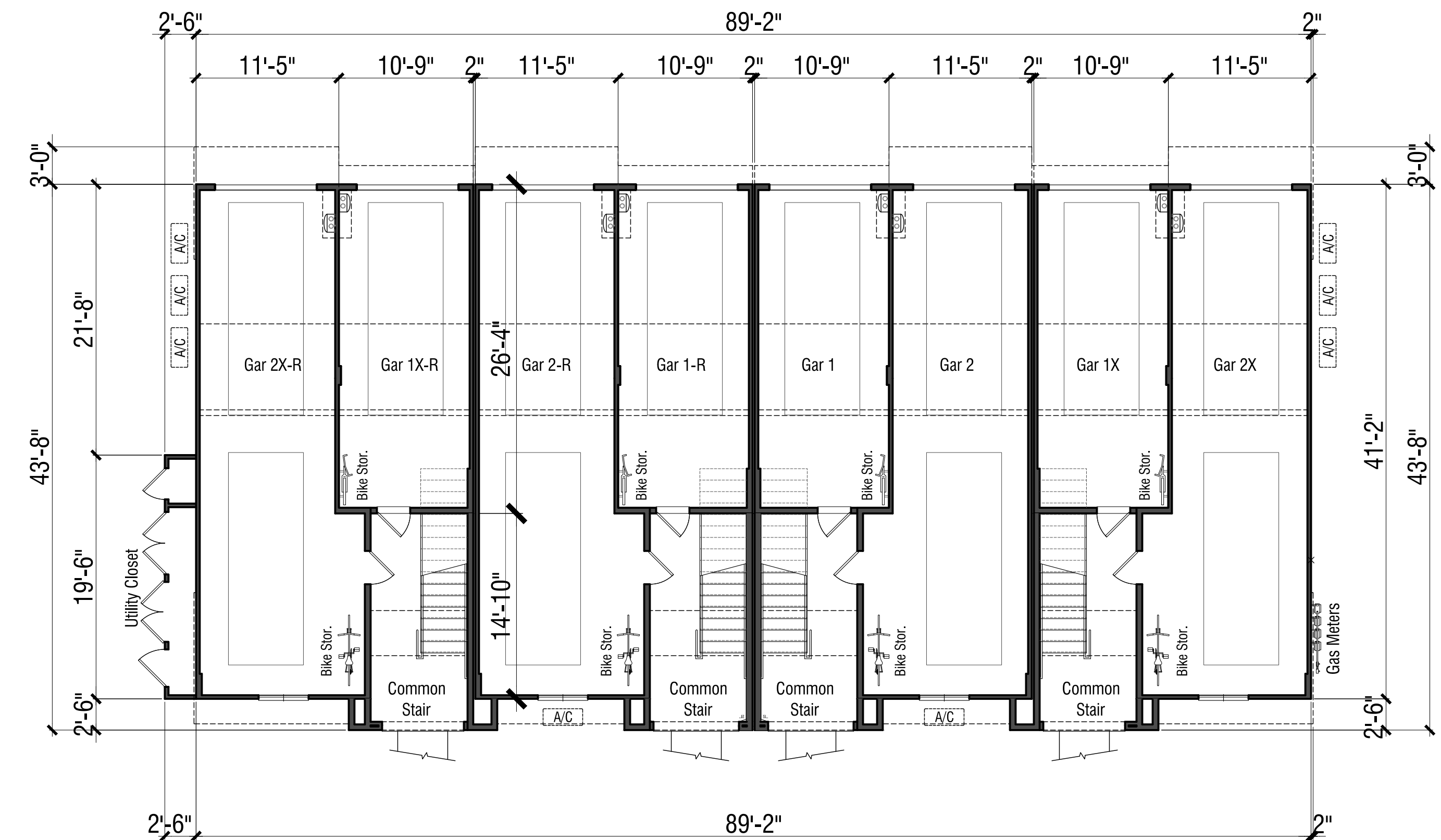
'Building Coverage' areas included building footprint, upper floor projections, excluding roof overhang.



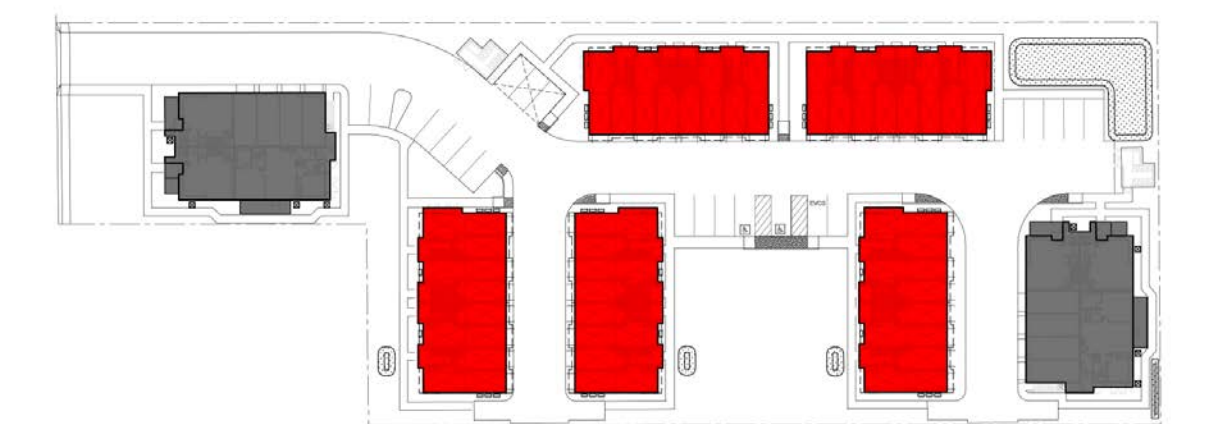
Third Floor



Second Floor



First Floor



8-PLEX BUILDING PLANS

MONTALDO APARTMENTS

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A2

0 4 8 16

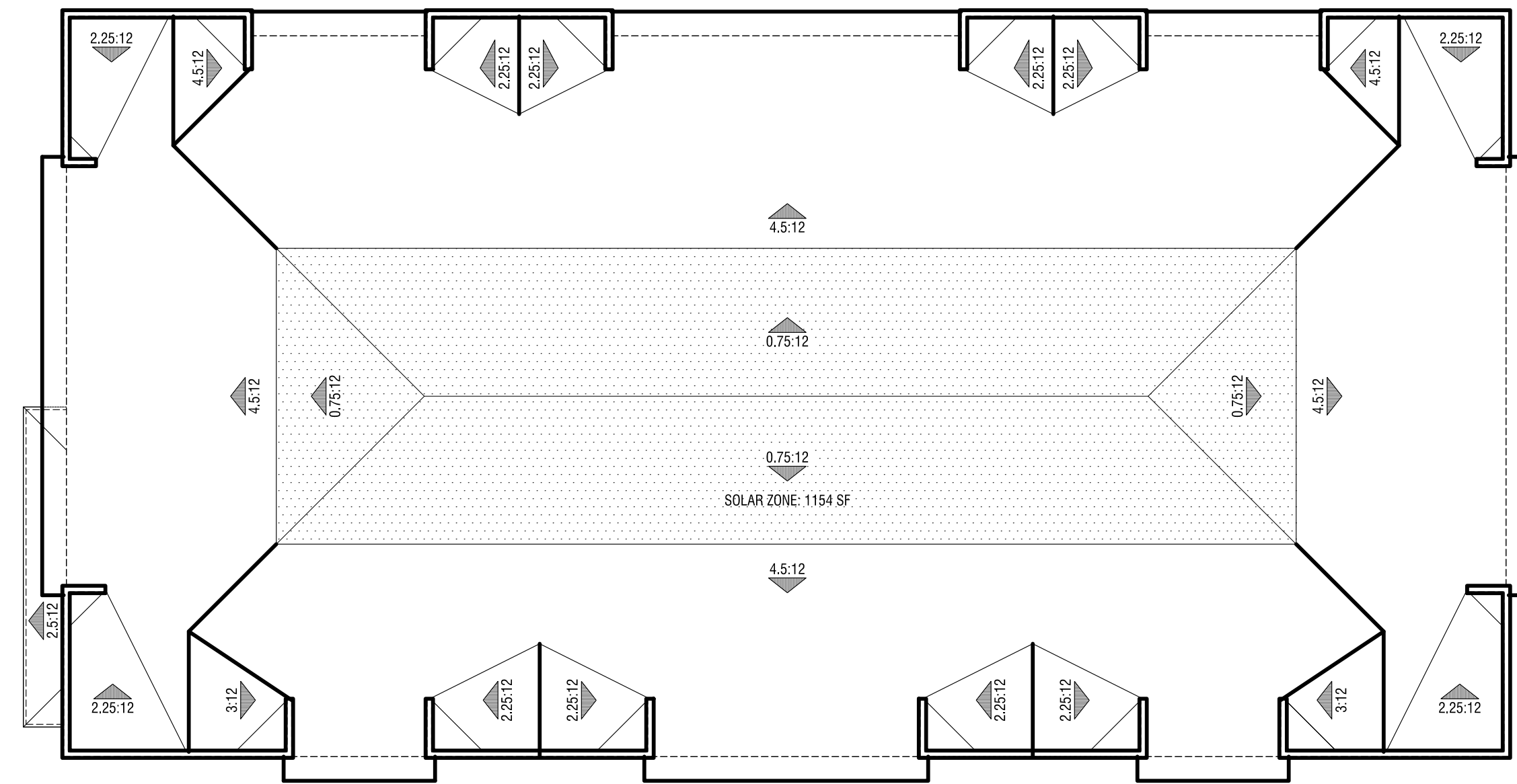
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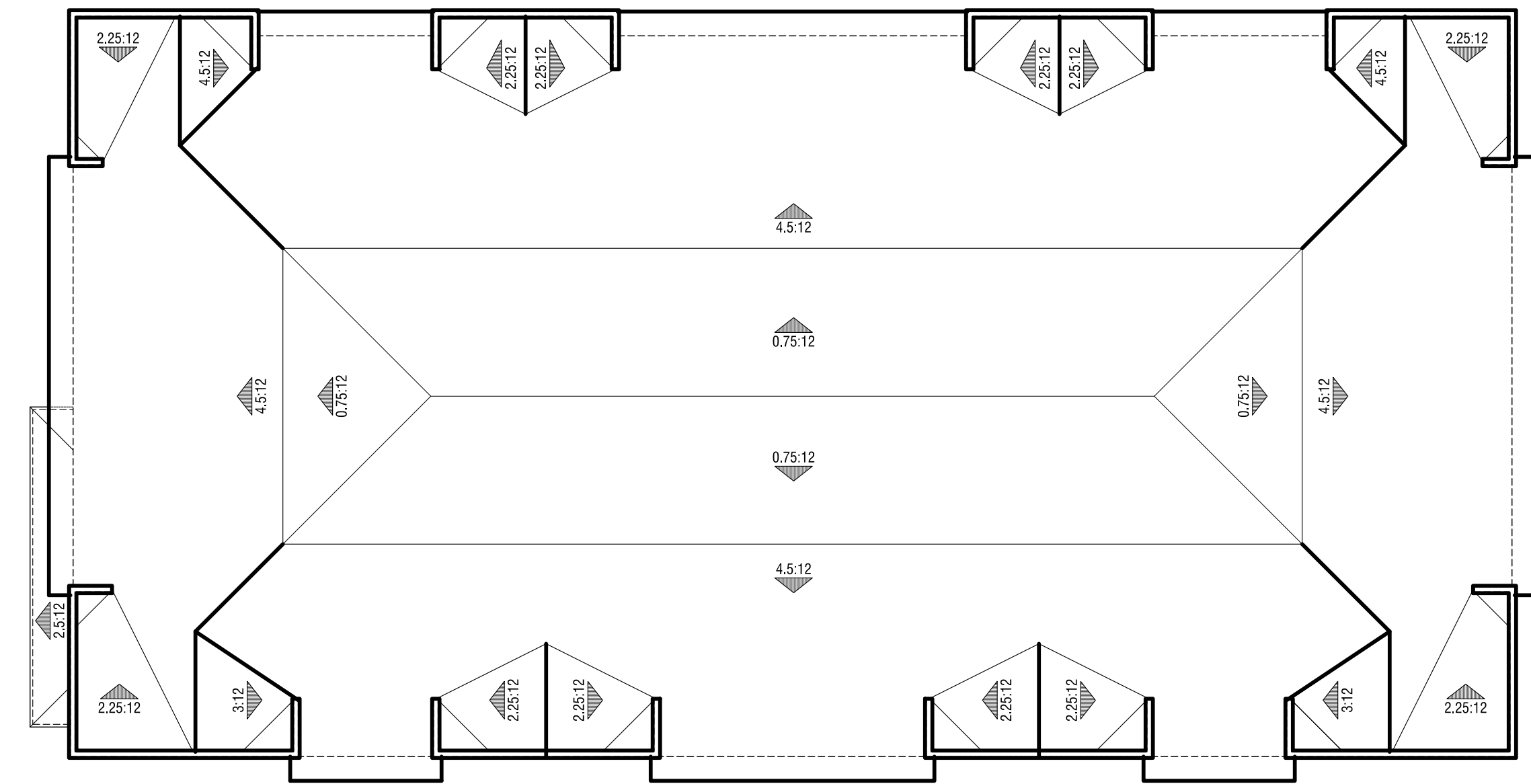
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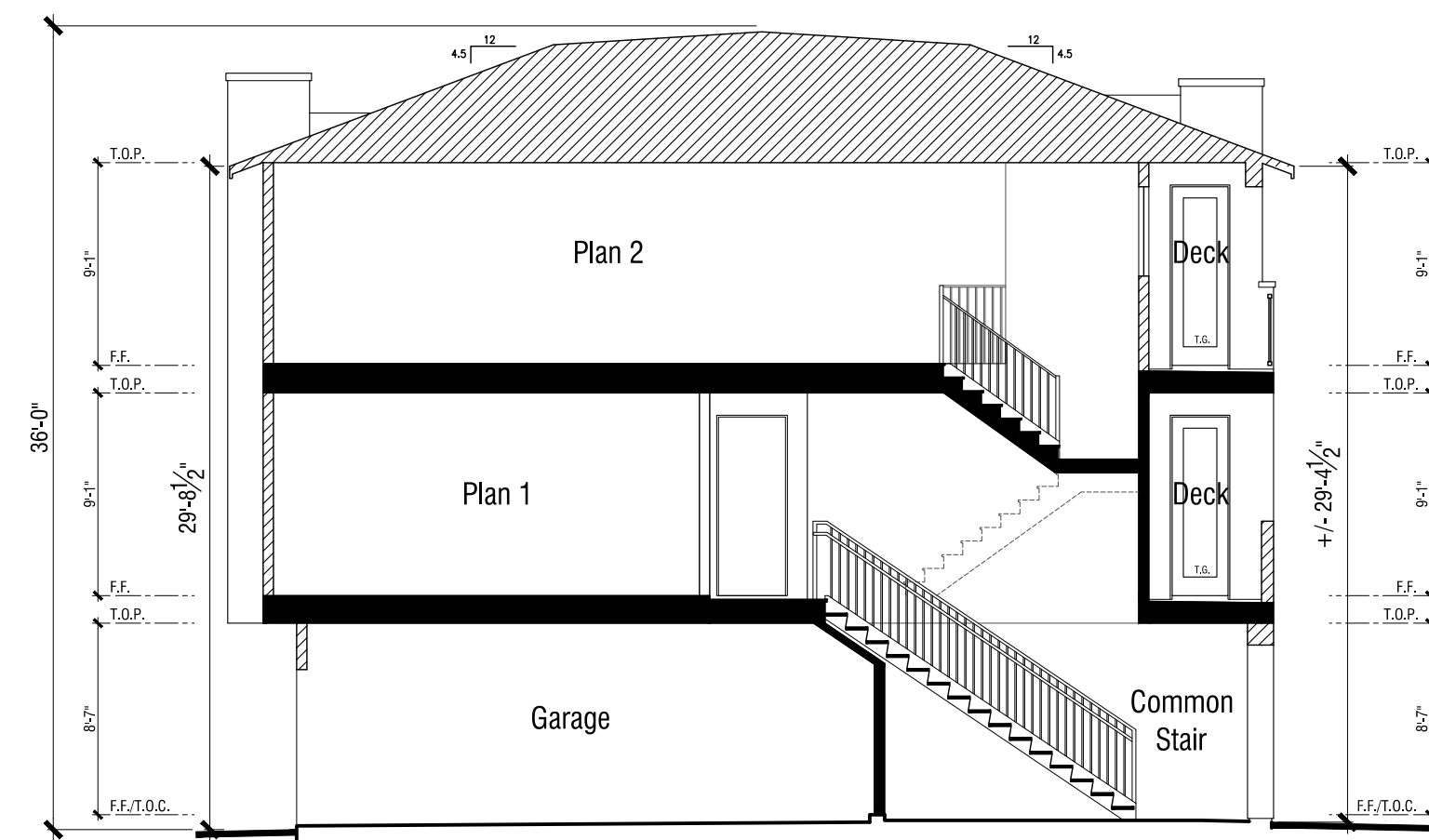
ORANGE COUNTY . LOS ANGELES . BAY AREA



ROOF PLAN SOLAR ZONE AREAS



ROOF PLAN



SECTION

8-PLEX ROOF PLAN & SECTION



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A3



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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

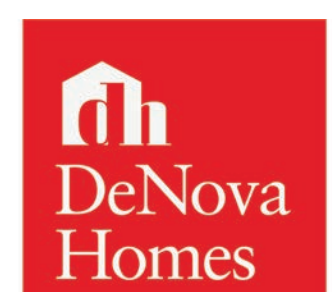
8-PLEX - ELEVATIONS: BUILDING MATERIALS

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



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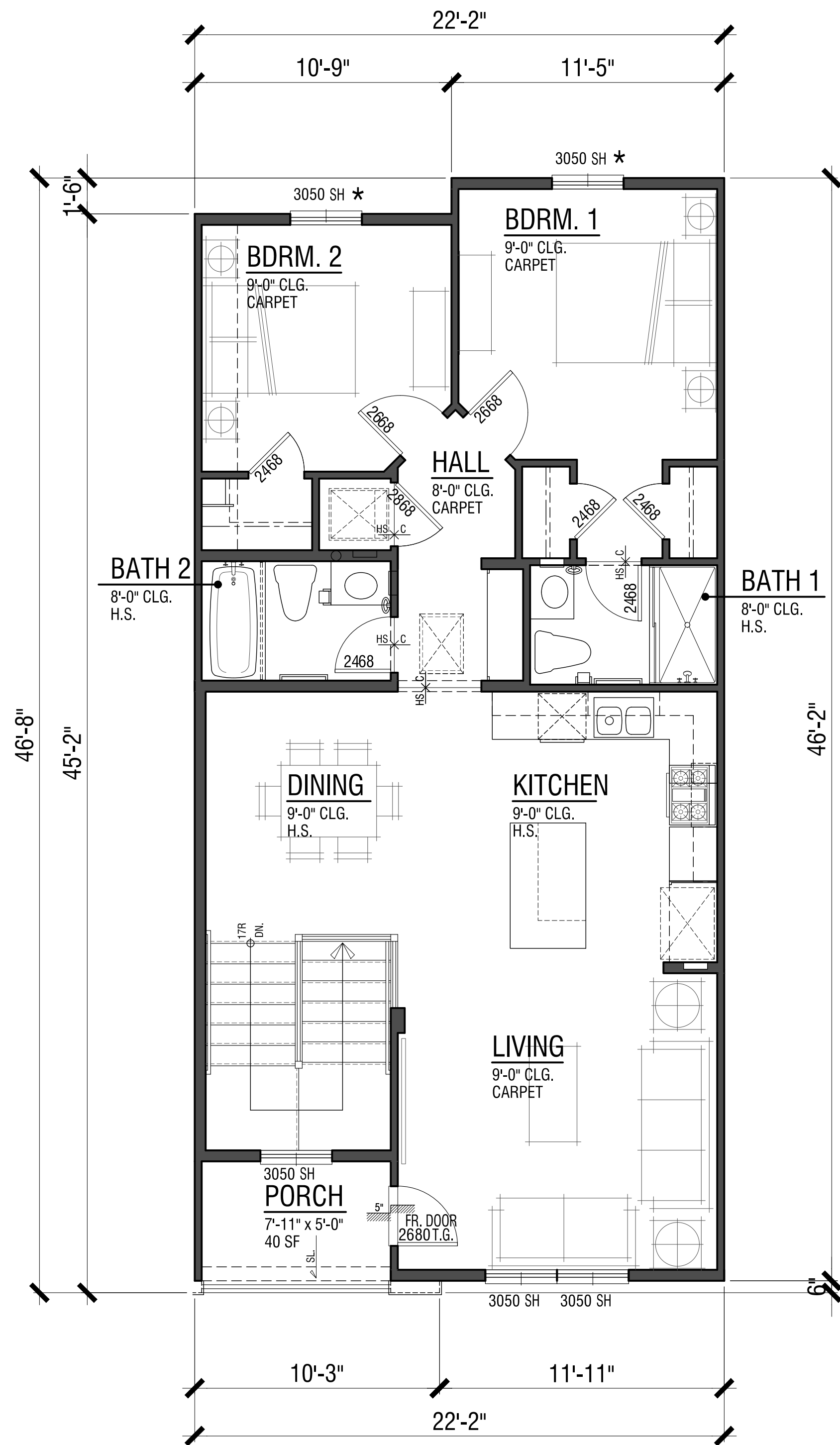
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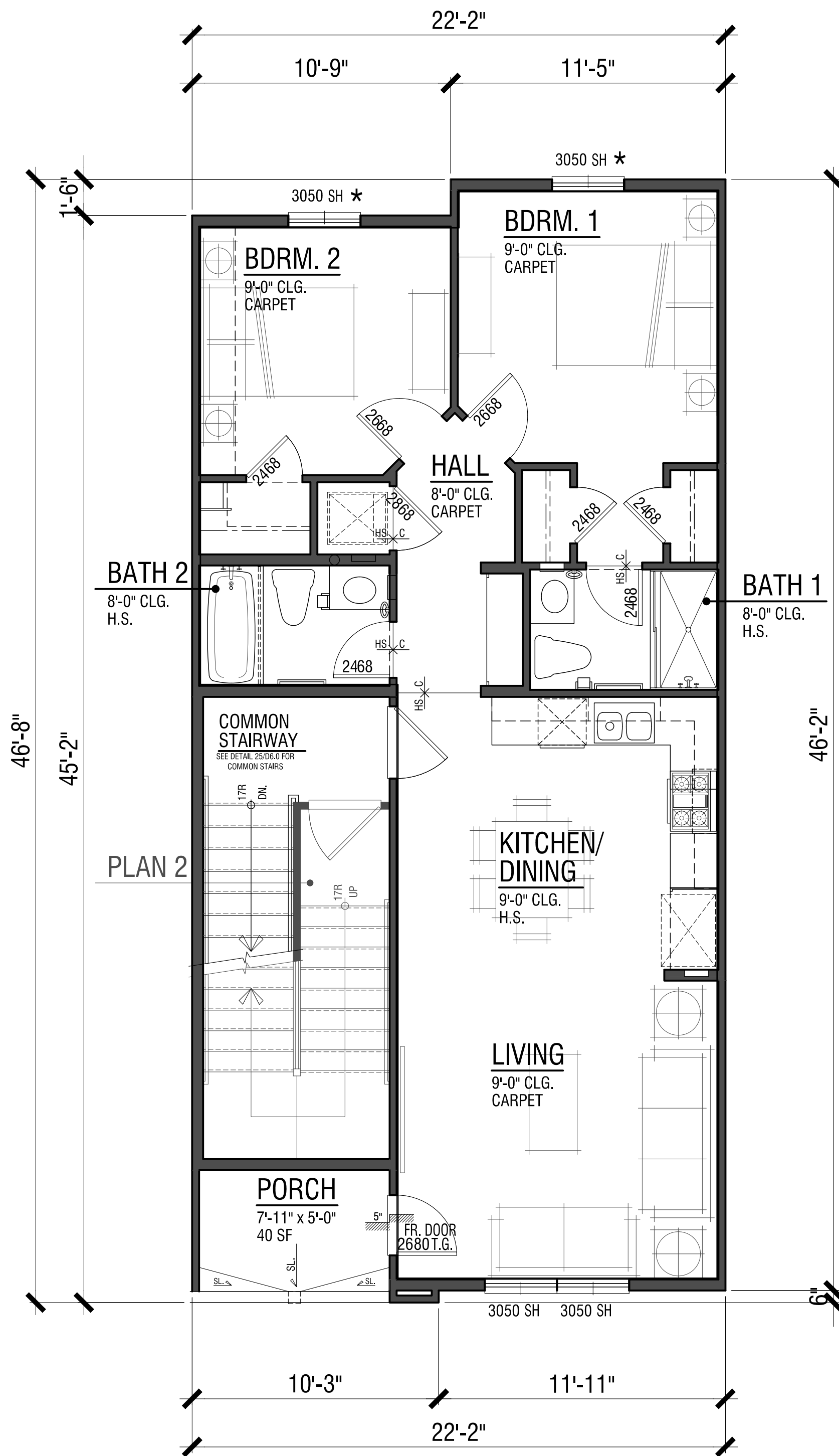
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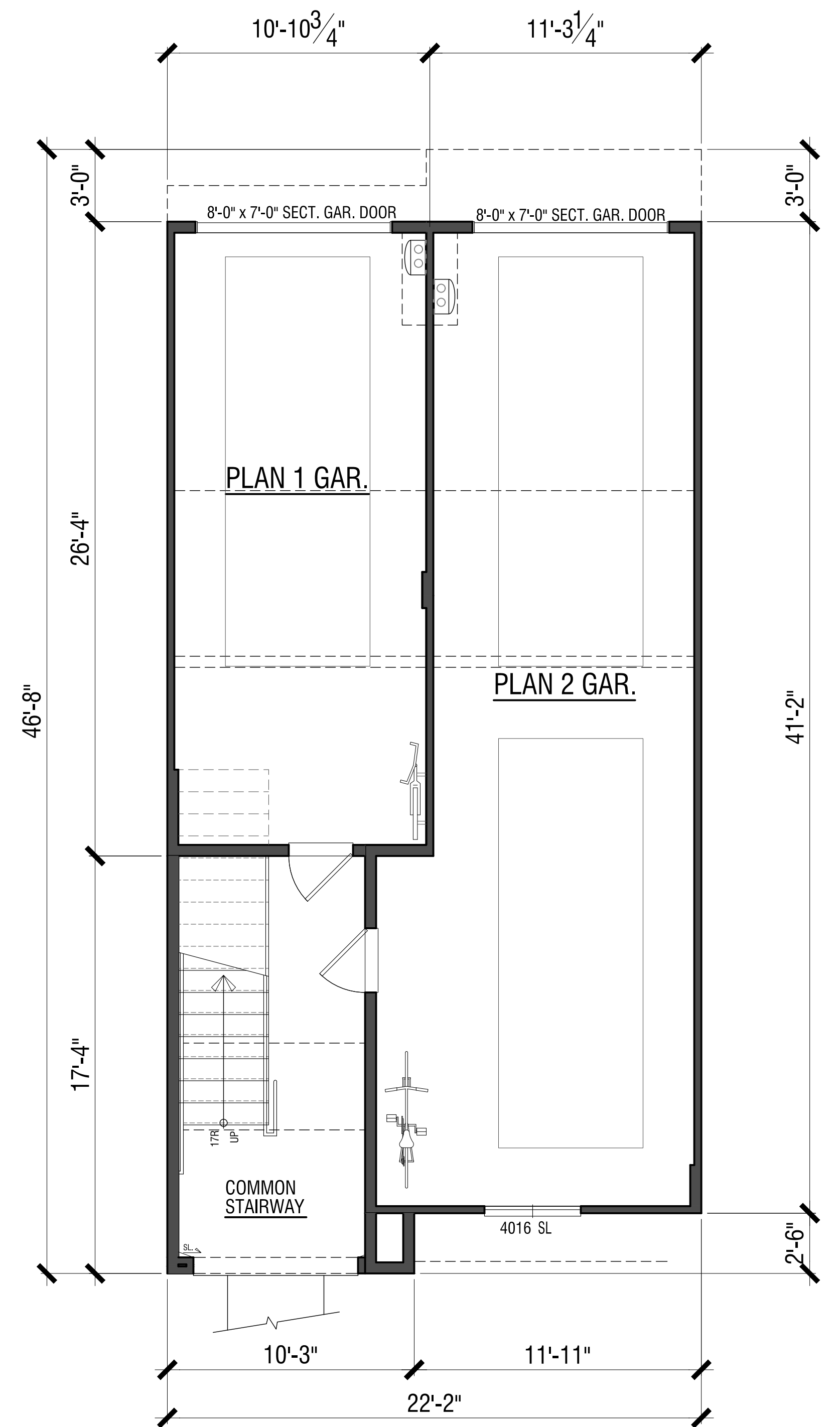
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Third Floor - Plan 2



Second Floor - Plan 1



First Floor (Garage)

PLAN 1 & 2

8-PLEX UNIT PLANS



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A5

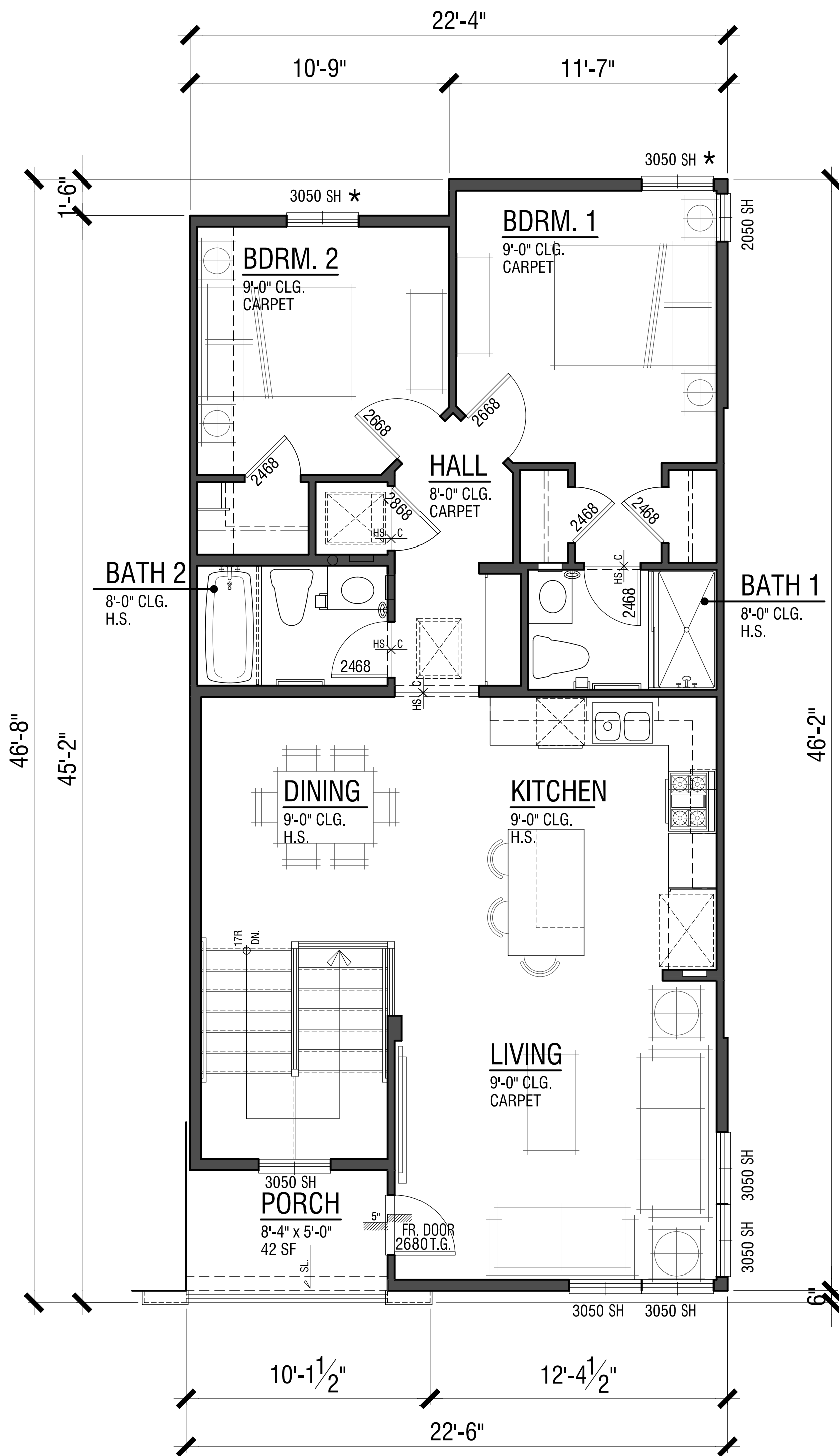
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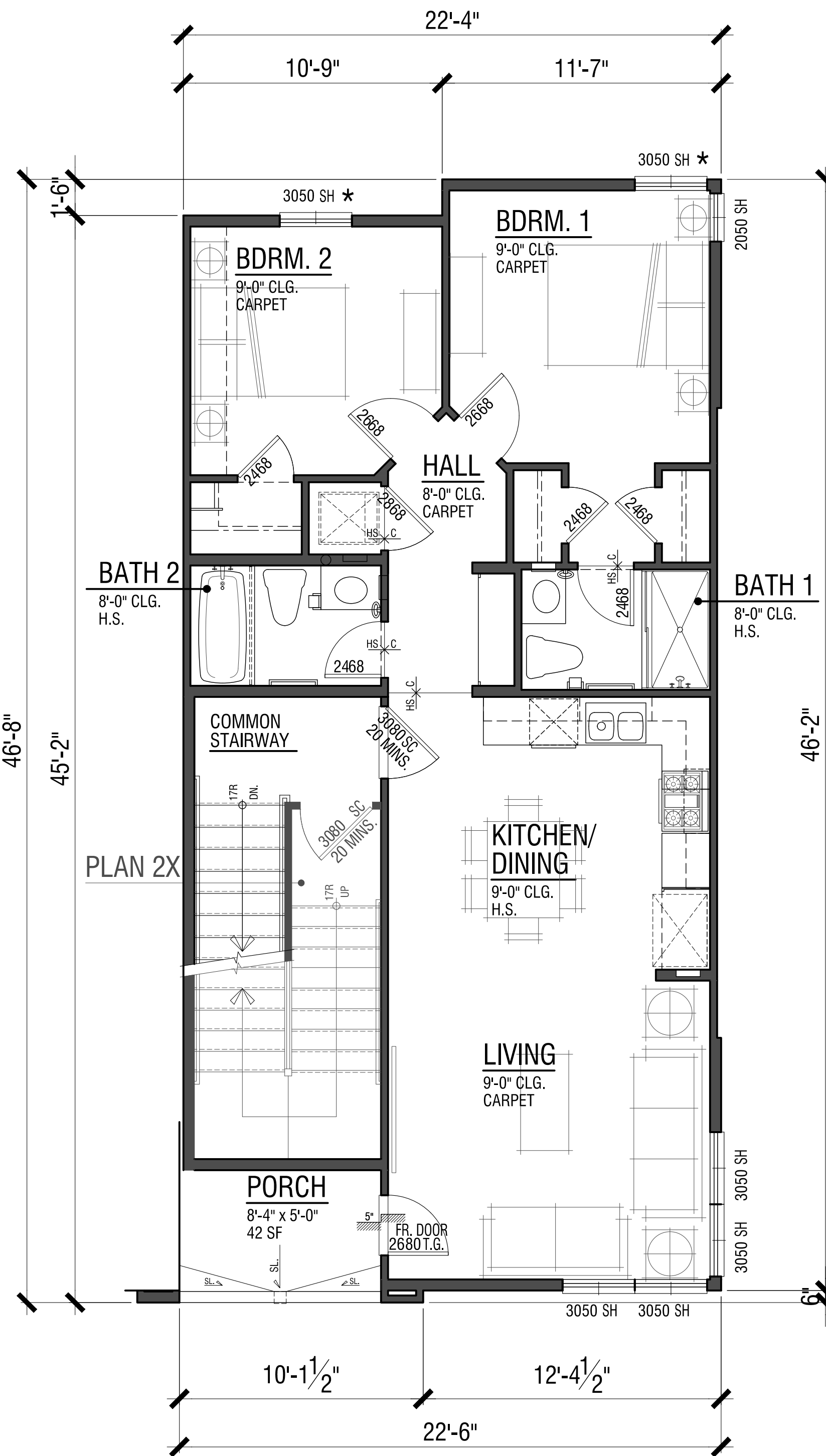


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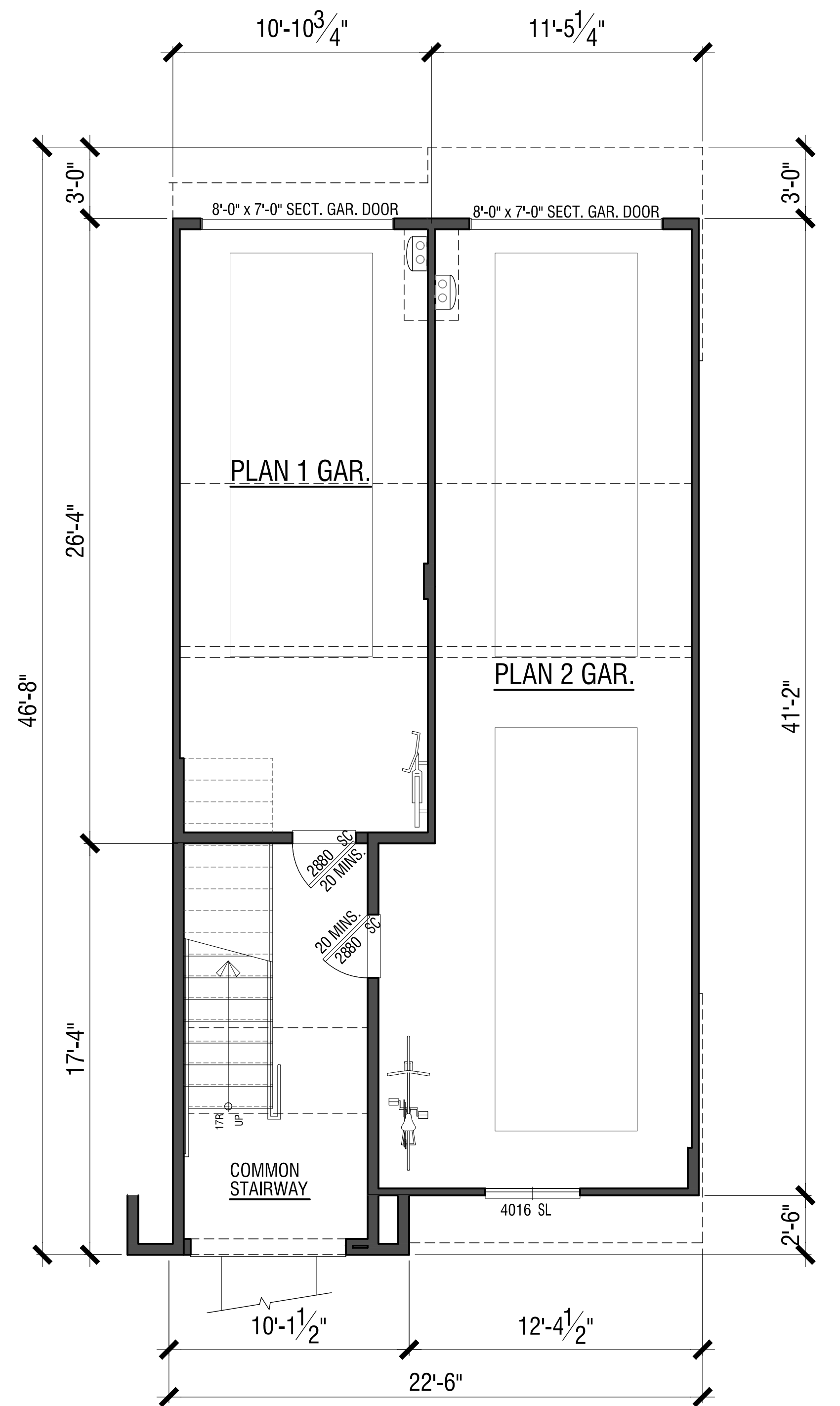
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Third Floor - Plan 2X



Second Floor - Plan 1X



First Floor (Garage)

PLAN 1X & 2X

8-PLEX UNIT PLANS

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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:

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- Second Units;
- Accessory structures with an area of 120 square feet or less.

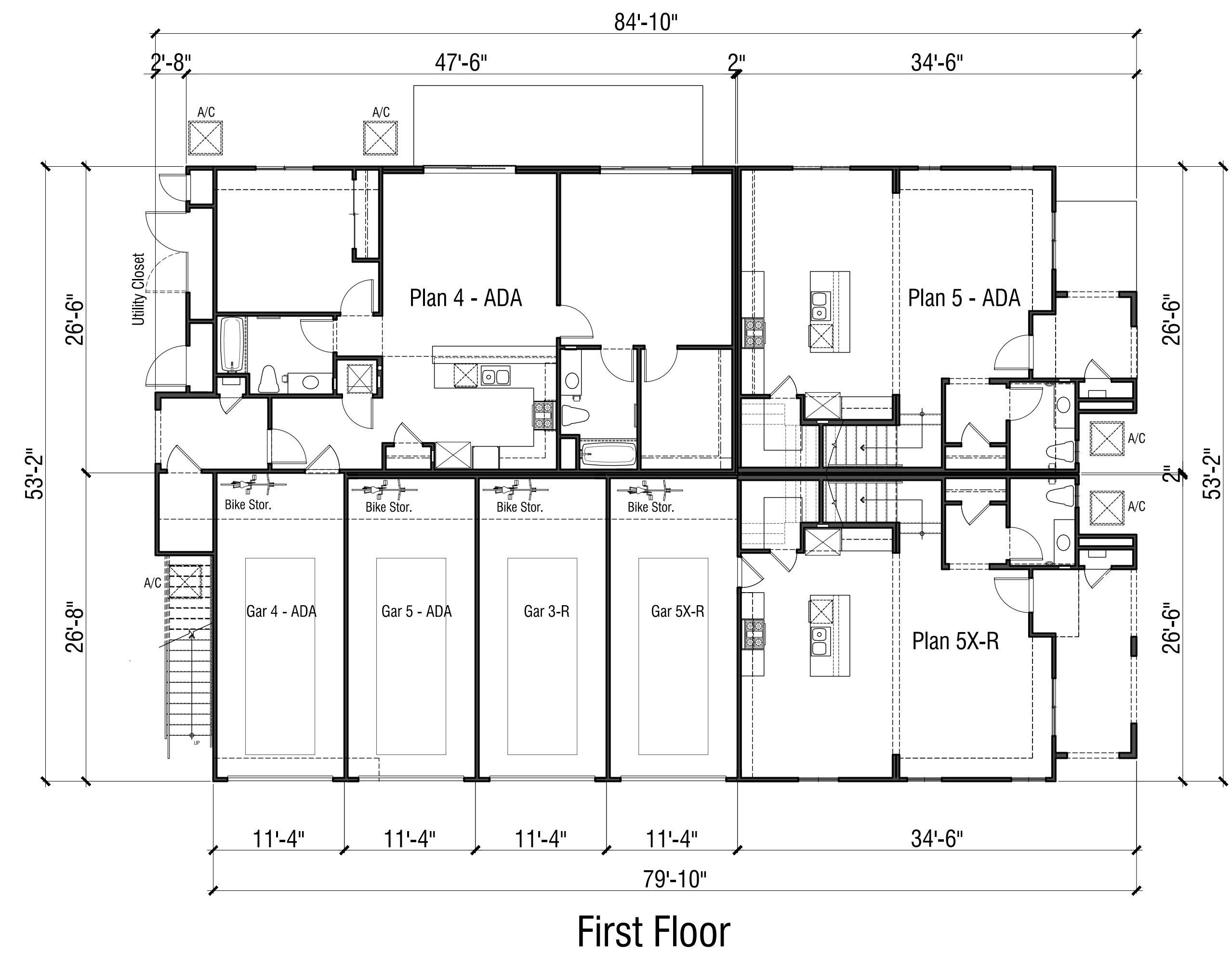
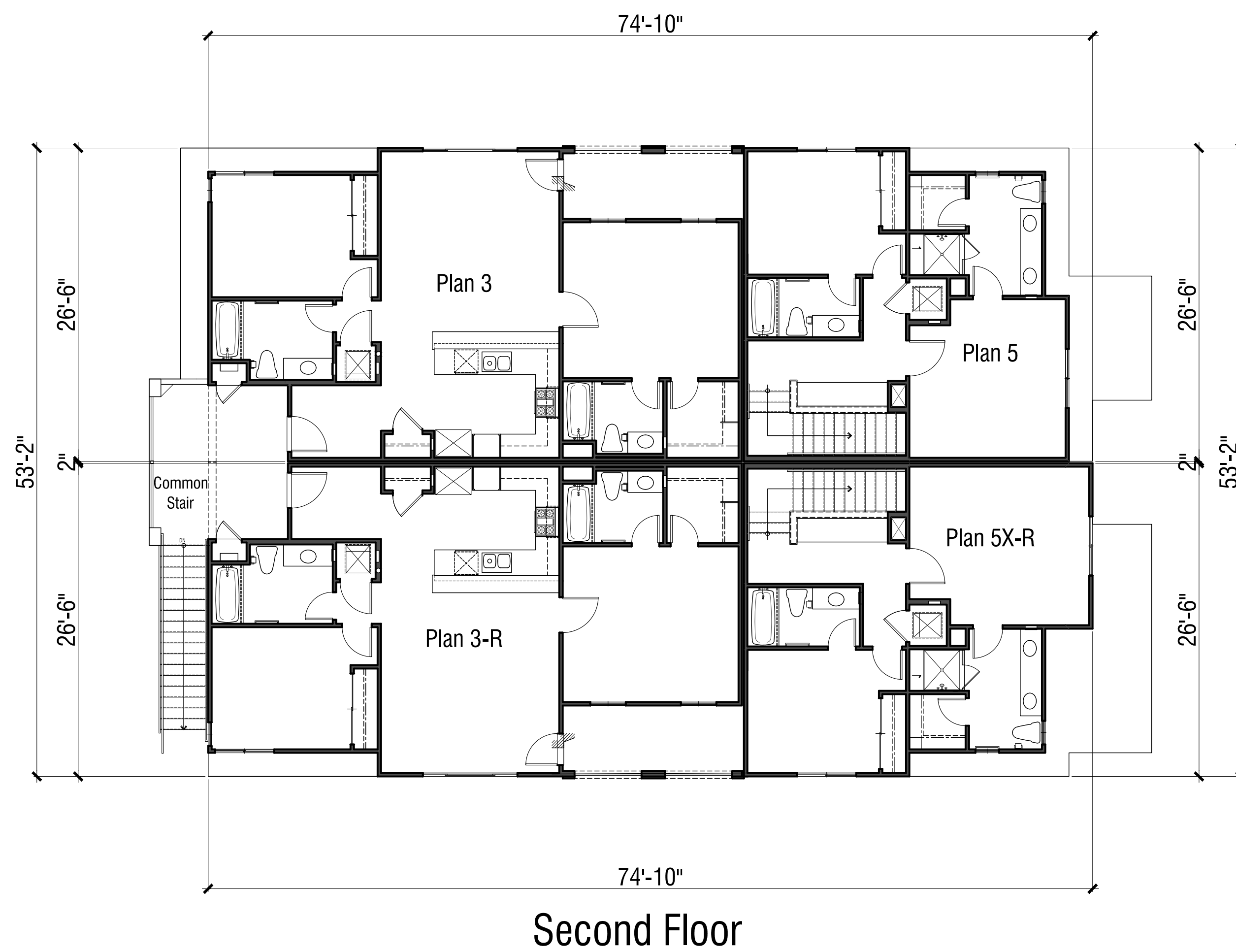
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Notes:

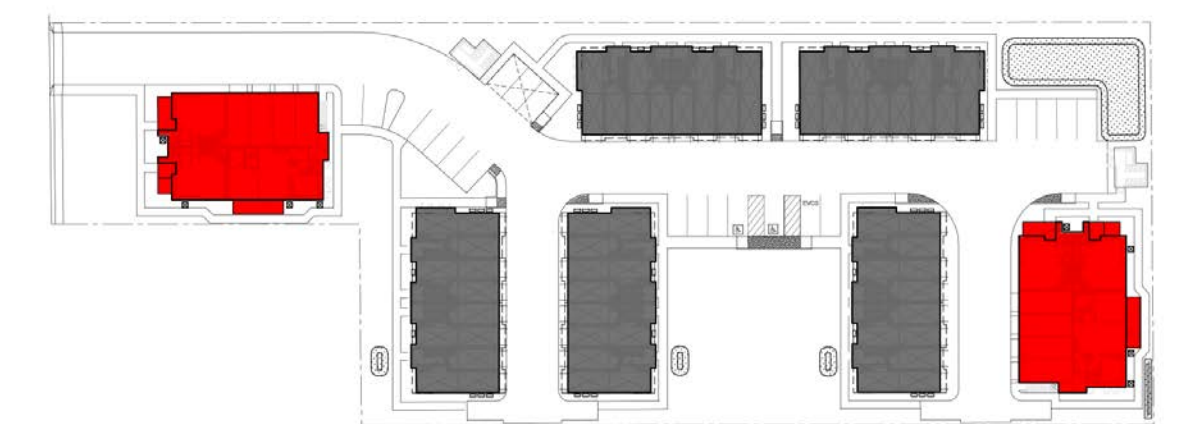
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5-PLEX BUILDING PLANS

MONTALDO APARTMENTS

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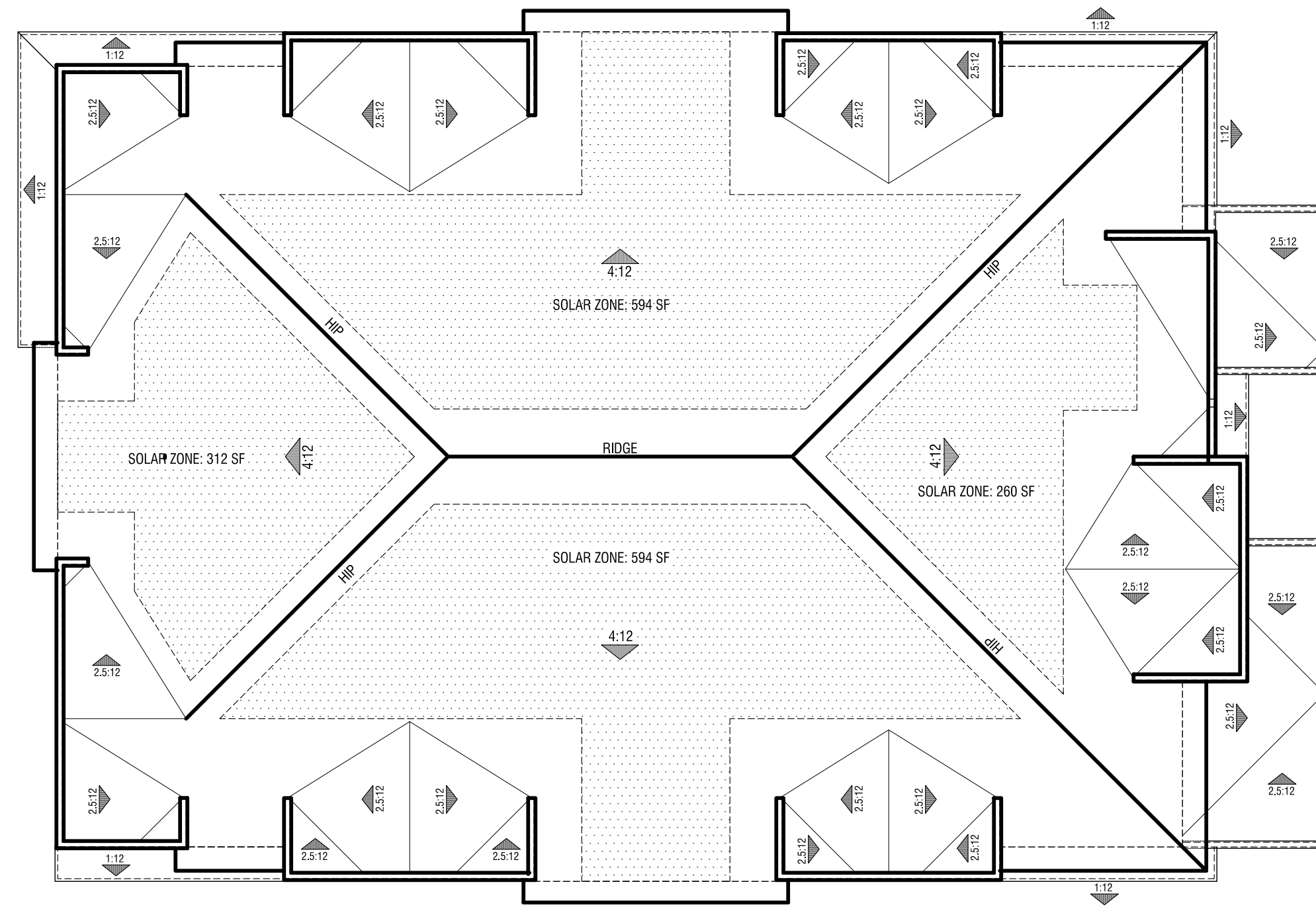
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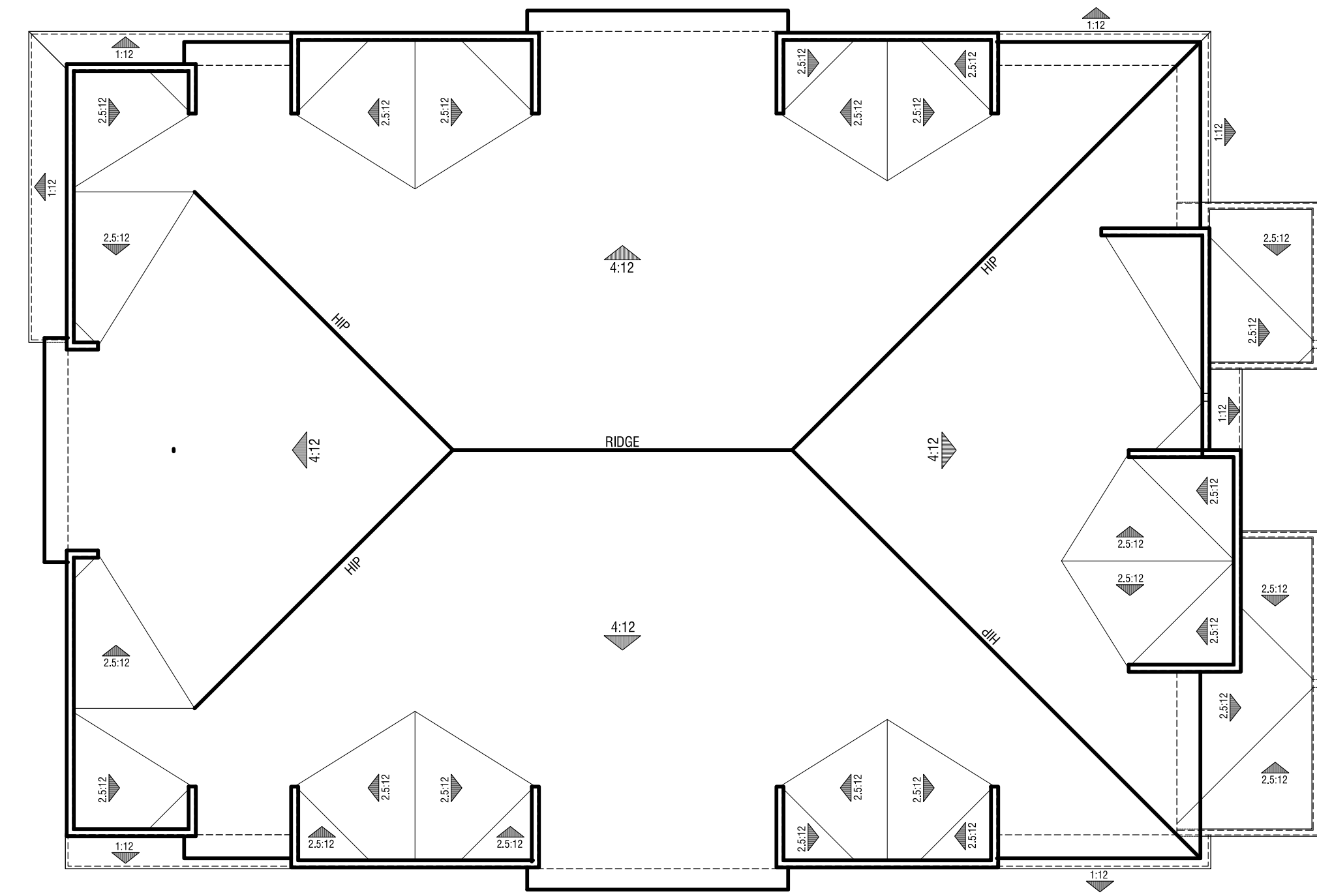
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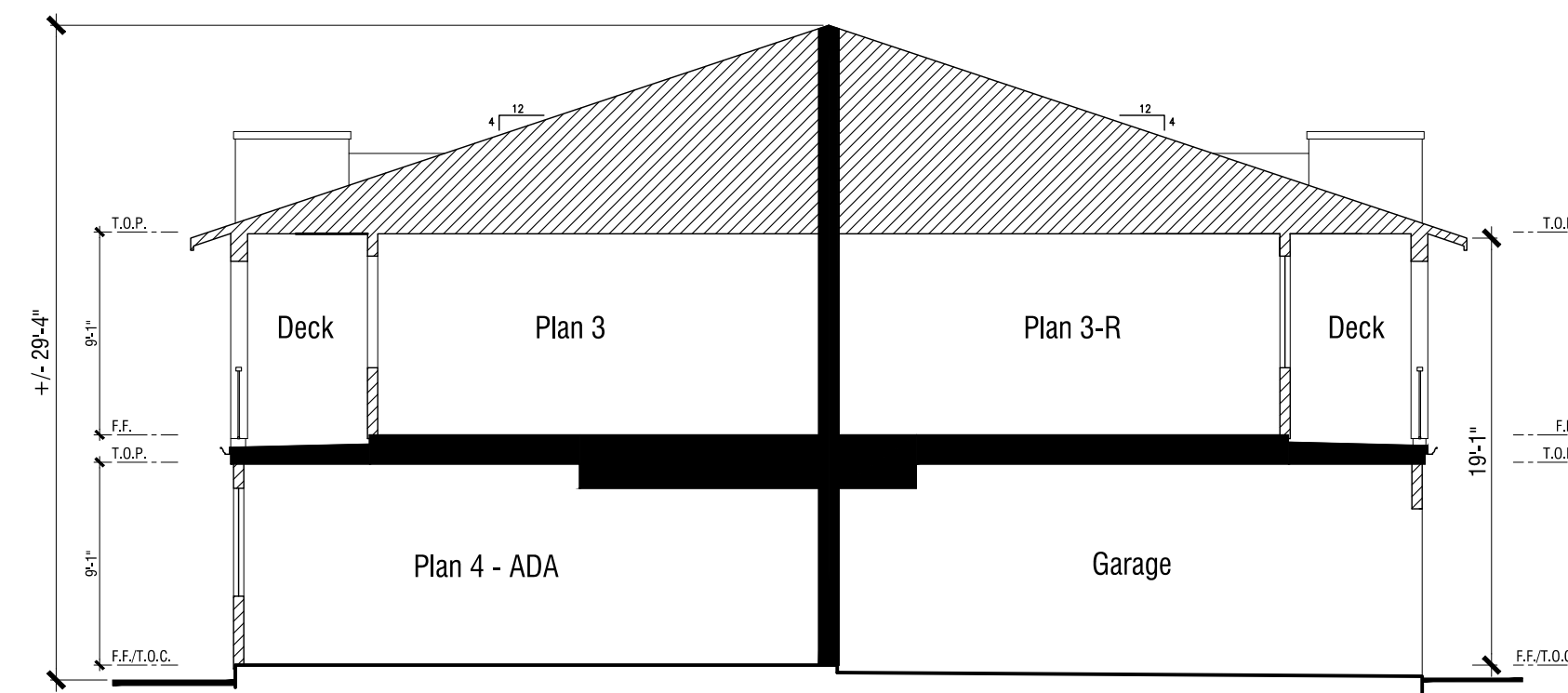
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ROOF PLAN SOLAR ZONE AREAS

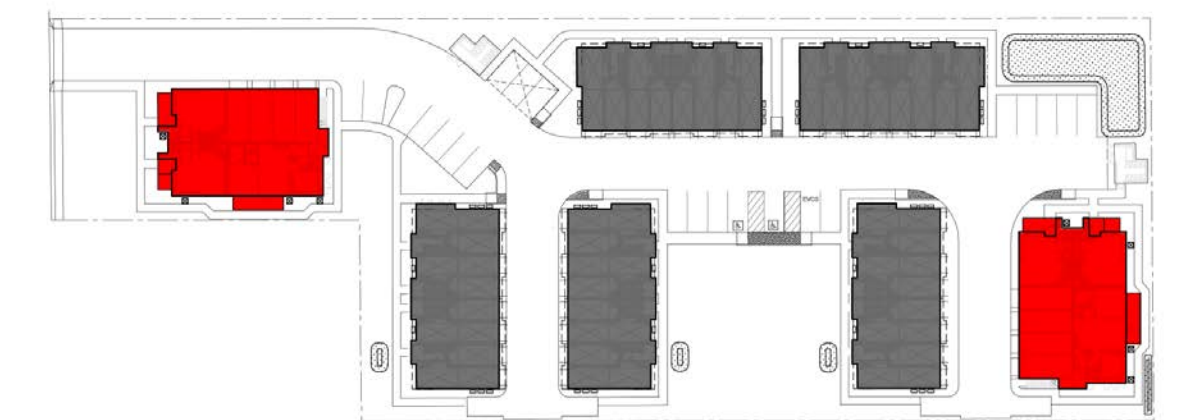


ROOF PLAN



SECTION

5-PLEX ROOF PLAN & SECTION



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A8

0 4 8 16

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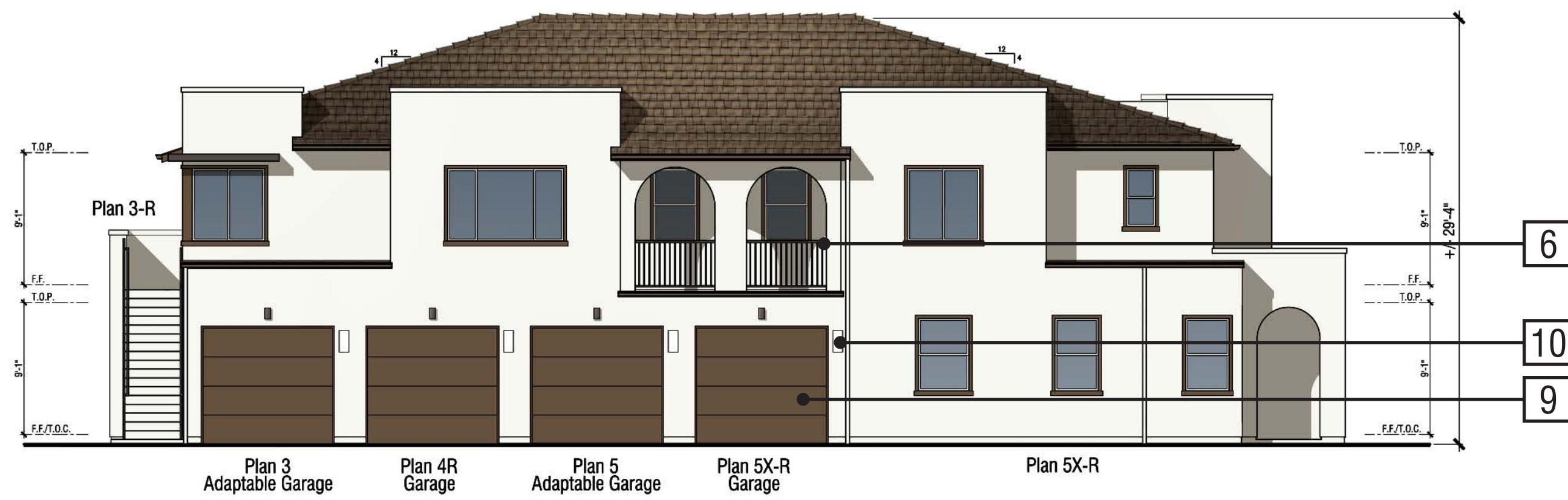
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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

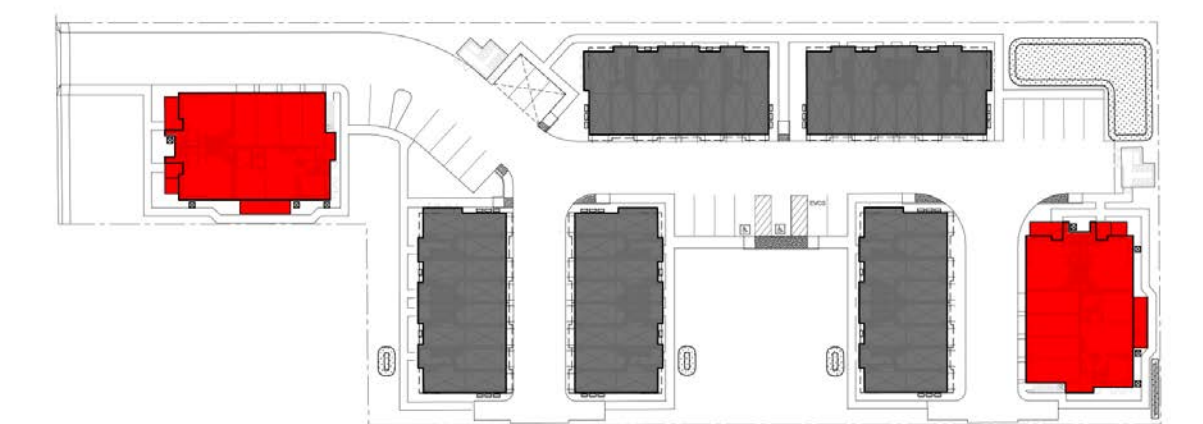


FRONT ELEVATION

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

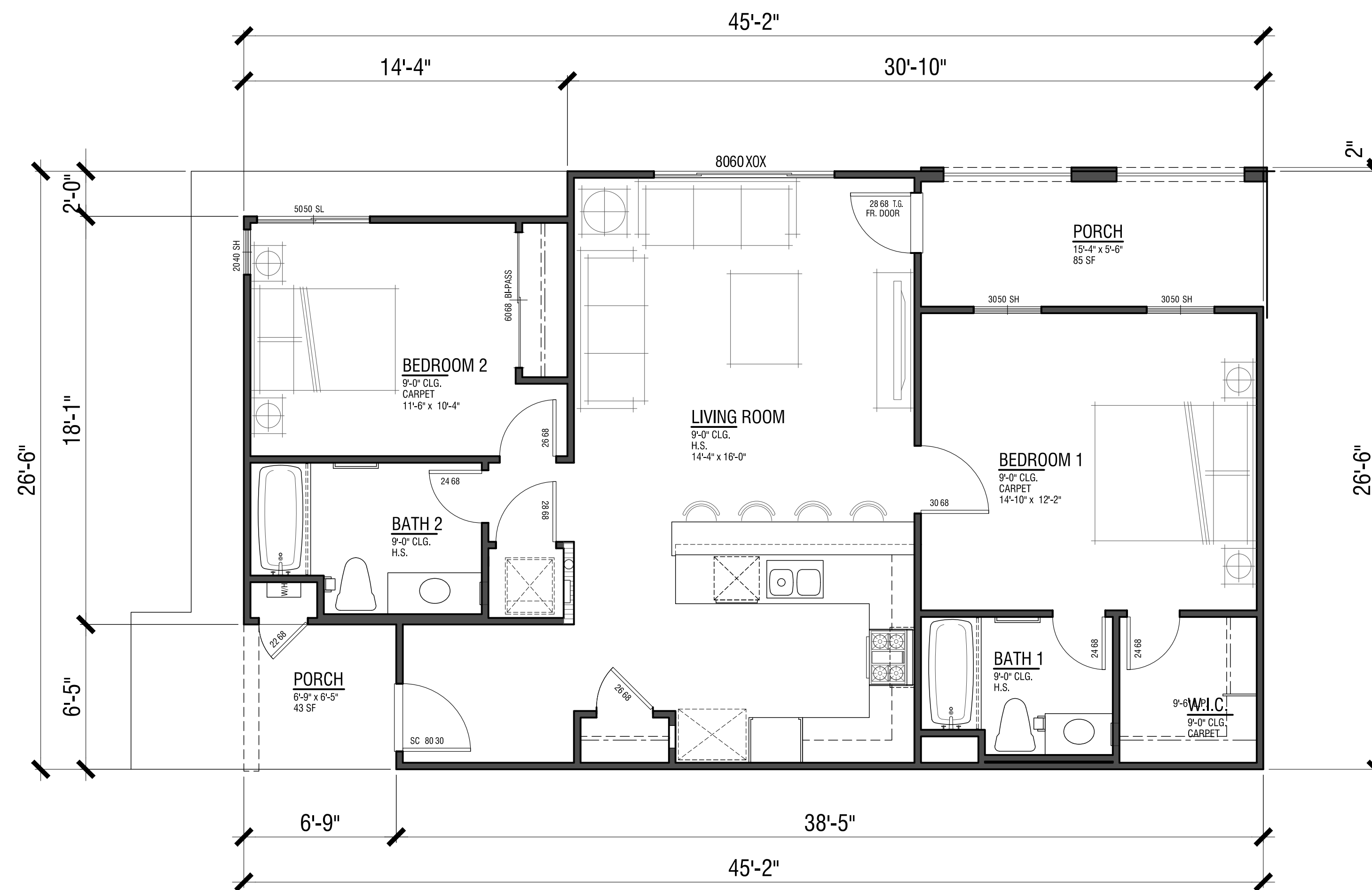


MONTALDO APARTMENTS

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A9





Second Floor

PLAN 3

5-PLEX UNIT PLANS

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A10

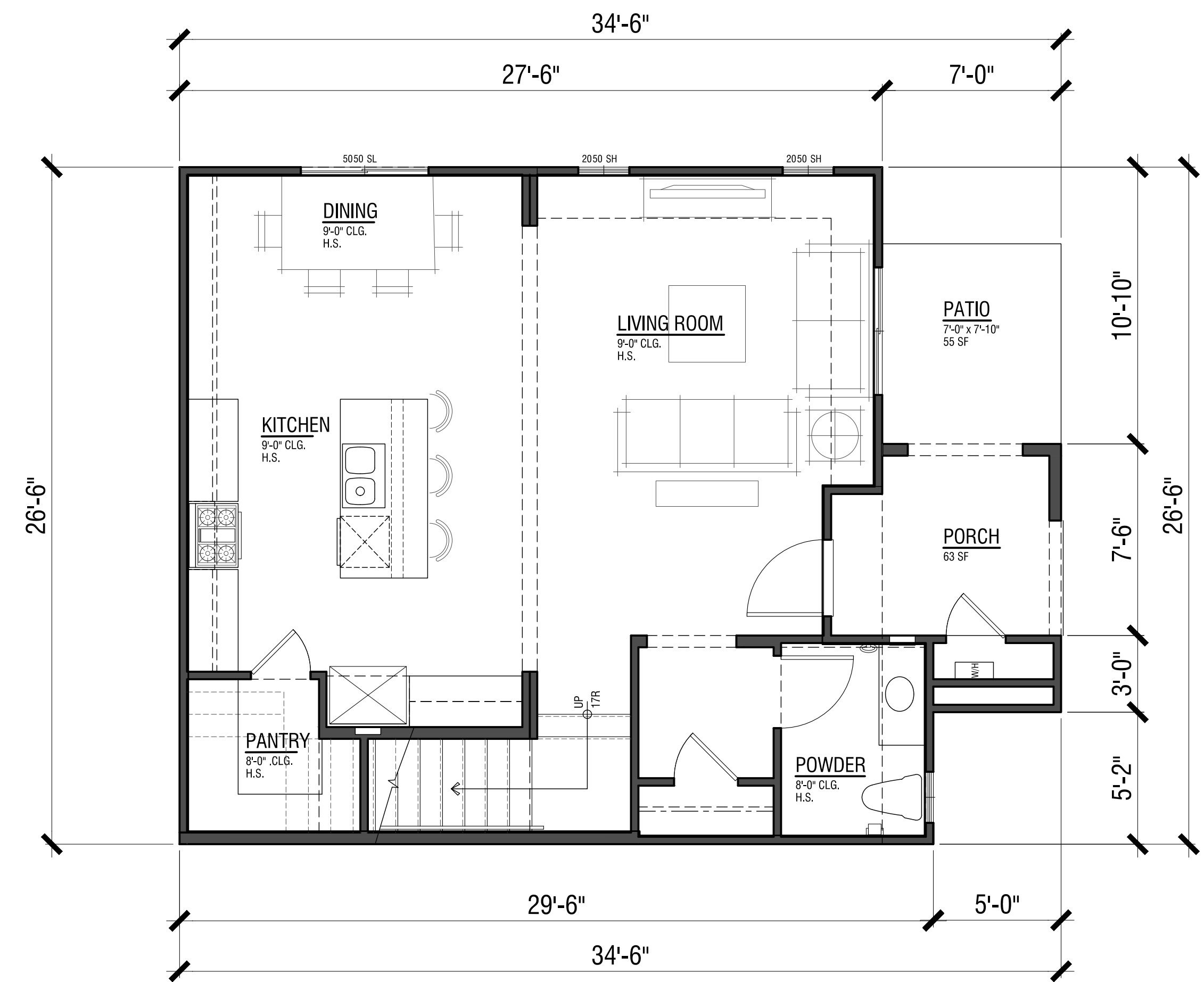
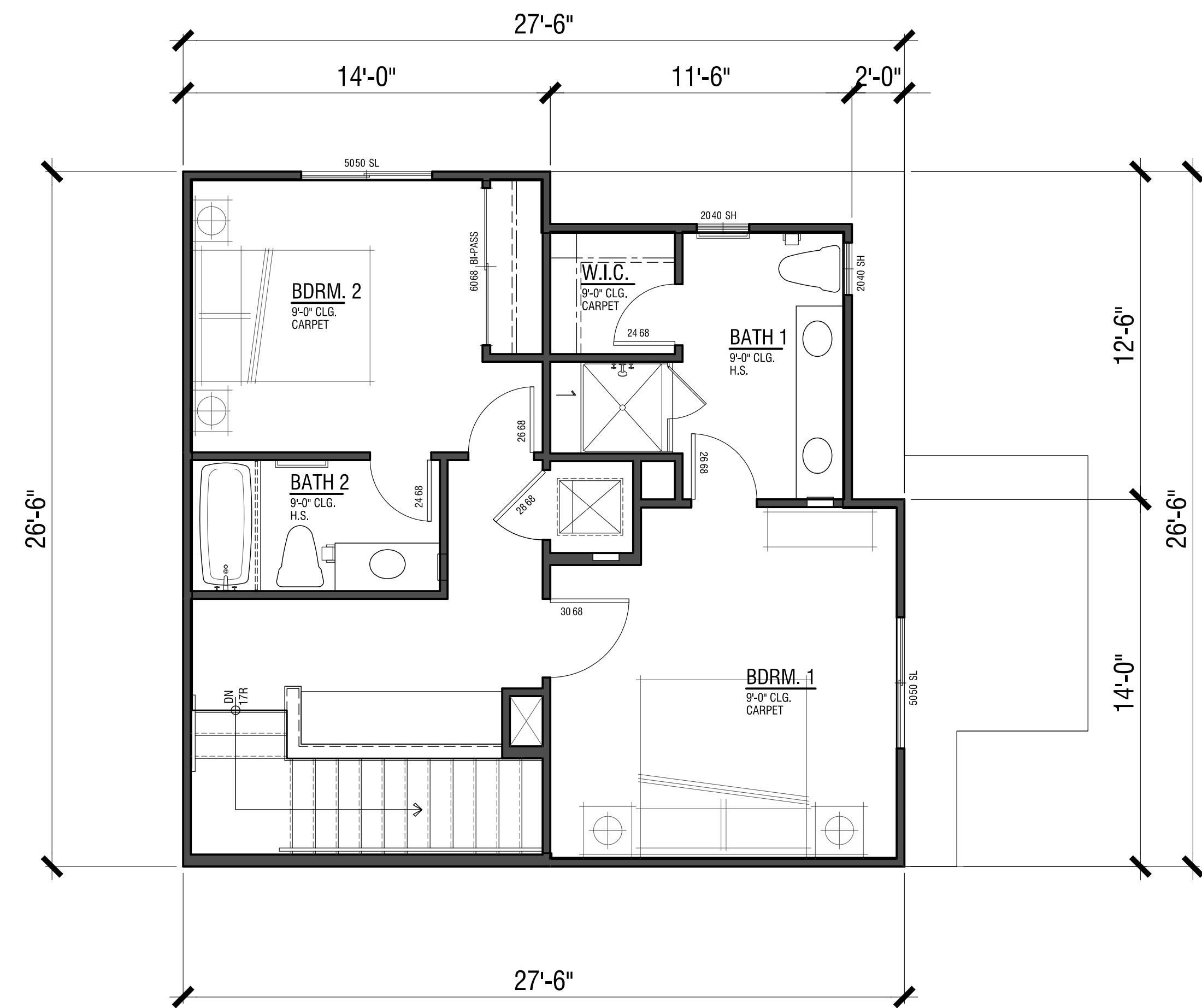


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PLAN 5

5-PLEX UNIT PLANS

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A12

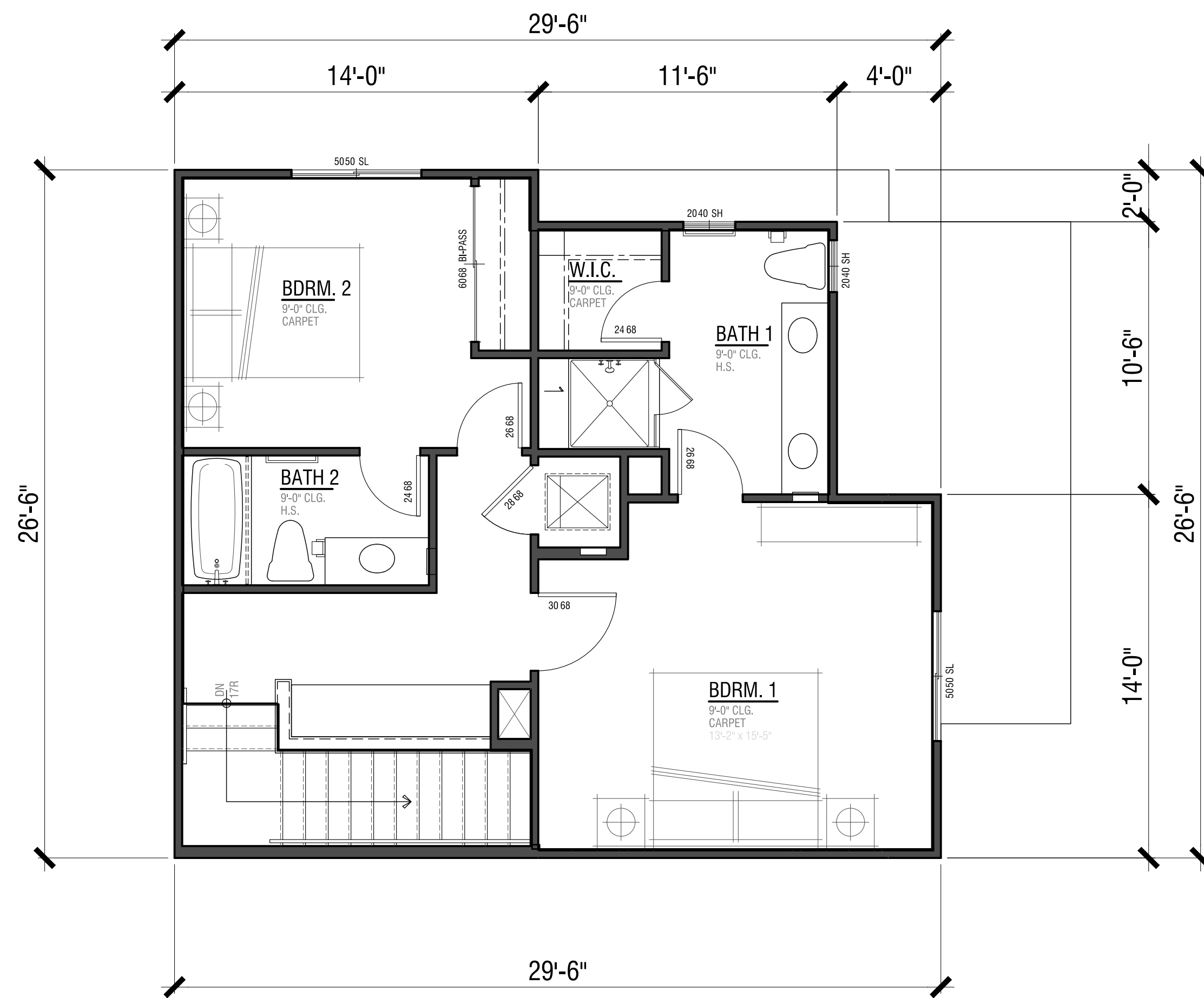


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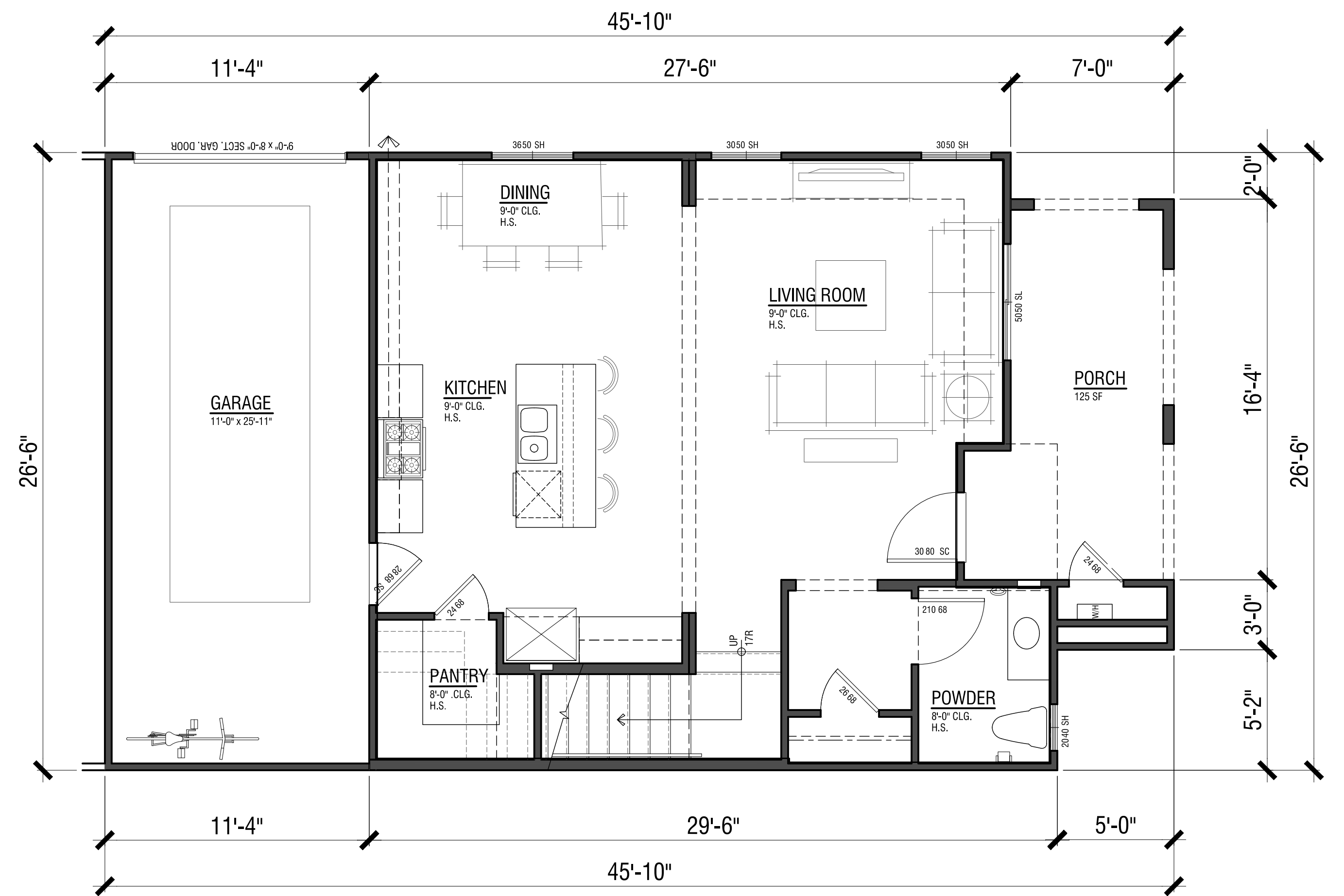
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Second Floor (Net 614 sf)



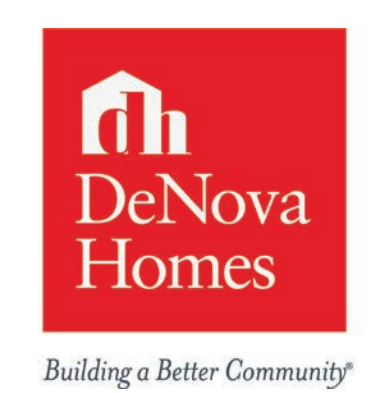
First Floor (Net 692 sf)

PLAN 5X

5-PLEX UNIT PLANS

MONTALDO APARTMENTS

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A13
0 2 4 8

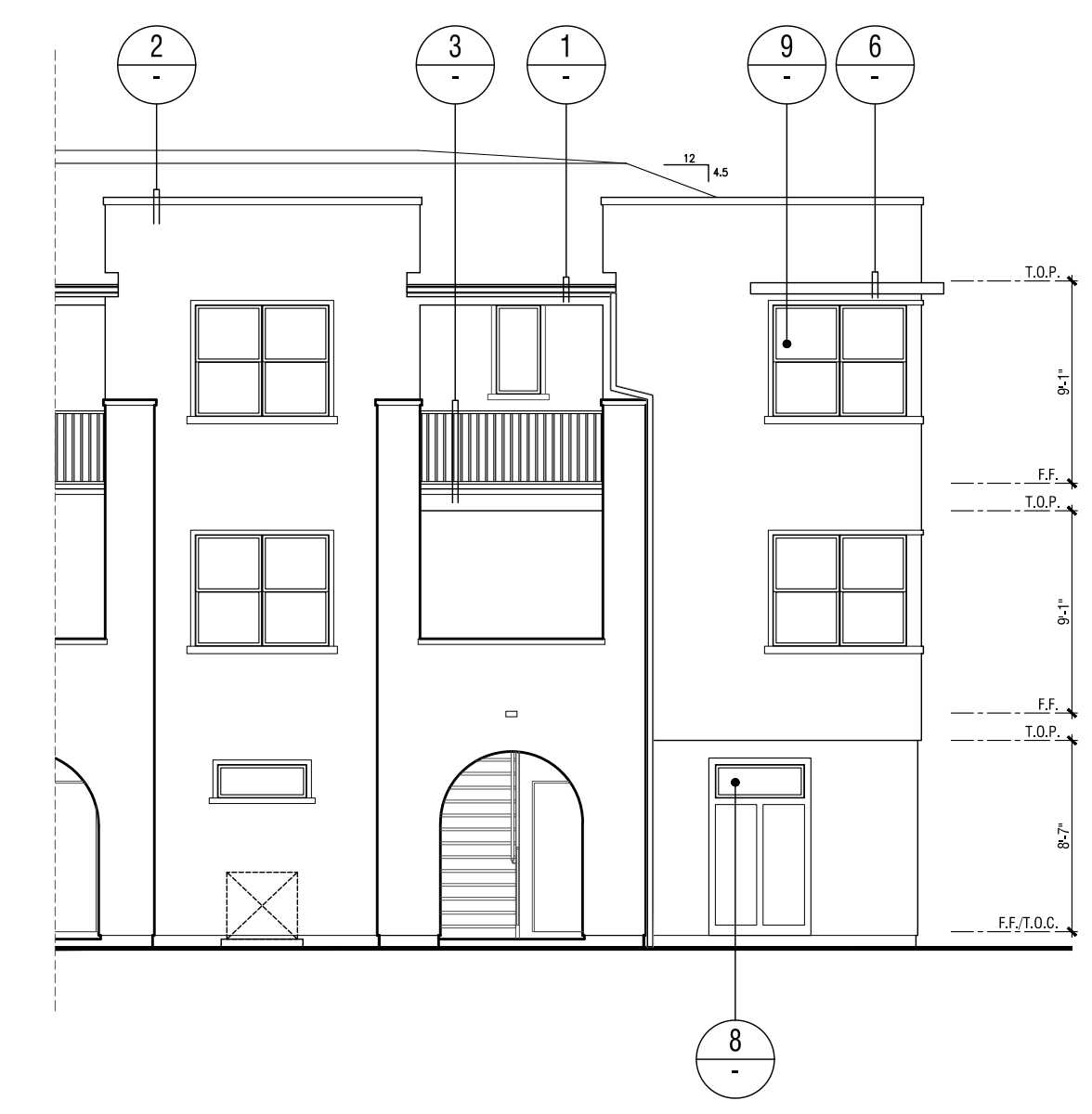




PARTIAL RIGHT ELEVATION

PARTIAL FRONT ELEVATION

5-PLEX



PARTIAL FRONT ELEVATION

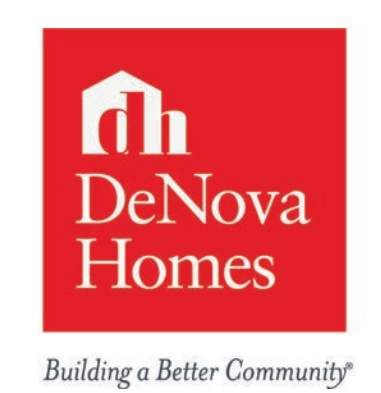
8-PLEX

<p>WINDOW @ STUCCO 3/4"=1'-0" TRIM-STYLE-STUCCO-01 8</p>	<p>METAL AWNING 5</p>	<p>EAVE 1</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 2 1-1/2"=1'-0" PARAPET-01</p> <p>METAL RAIL 3 1-1/2"=1'-0" 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

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 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

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 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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