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MALLARD POINTE



CONSTRUCTION TYPES

LAGOON HOMES

TYPE V

6 units

LAGOON DUPLEXES

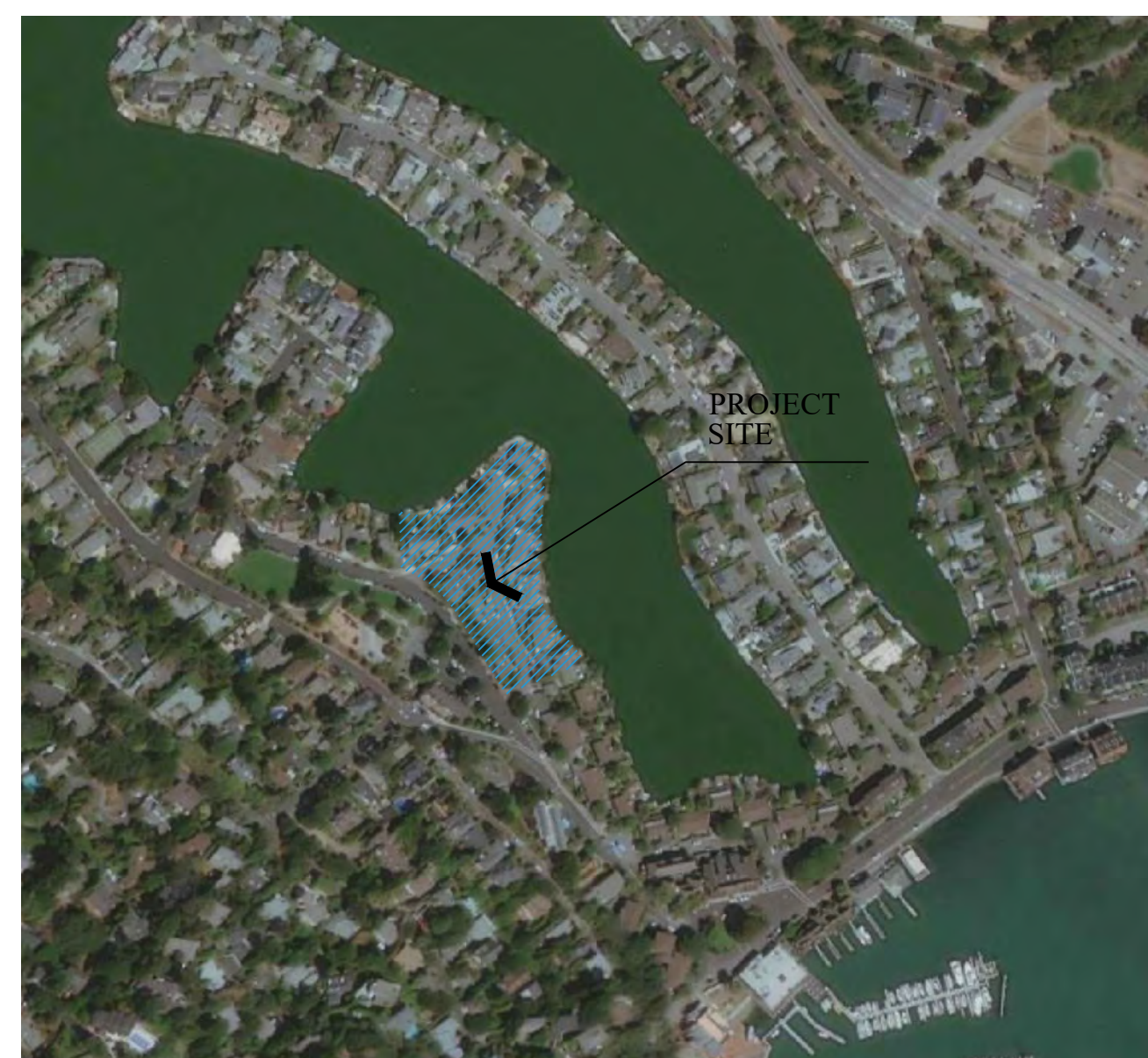
TYPE V

10 units

APARTMENT BUILDING

TYPE V-A

23 units



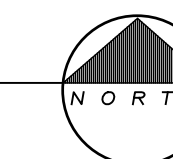
PROJECT MAP

N.T.S.



VICINITY MAP

N.T.S.



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MF2A	FIRST FLOOR PLAN	1/8" = 1'-0"
MF3	SECOND FLOOR CONTEXT PLAN	3/32" = 1'-0"
MF3A	SECOND FLOOR PLAN	1/8" = 1'-0"
MF4	ROOF CONTEXT PLAN	3/32" = 1'-0"
MF4A	ROOF PLAN	1/8" = 1'-0"
MF5	WEST ELEVATION RENDERING	
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MF7	ELEVATIONS	1/8" = 1'-0"
MF8	BUILDING SECTIONS	1/8" = 1'-0"
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ELEVATIONS	LOT		
	LOT No.	@ENTRY	@LAGOON
LOT 1-RIGHT	7'-0"	5'-0"	
LOT 1-LEFT	7'-0"	5'-0"	
LOT 2-RIGHT	5'-6"	4'-6"	
LOT 2-LEFT	5'-6"	4'-6"	
LOT 3	5'-6"	4'-6"	
LOT 4	5'-0"	4'-6"	
LOT 5	5'-6"	4'-6"	
LOT 6	5'-0"	4'-6"	
LOT 7	5'-6"	4'-6"	
LOT 8-RIGHT	5'-6"	4'-6"	
LOT 8-LEFT	5'-6"	4'-6"	
LOT 9-RIGHT	5'-6"	5'-0"	
LOT 9-LEFT	5'-6"	5'-6"	
LOT 10	6'-6"	5'-6"	
LOT 11-RIGHT	7'-6"	5'-6"	
LOT 11-LEFT	7'-6"	5'-6"	

NOTE:
 DIMENSION FOR A STANDARD FULL SIZE PARKING SPACE LOCATED IN GARAGE

Site Plan—Main Floor

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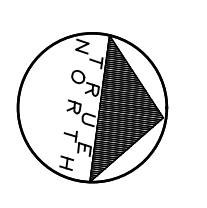
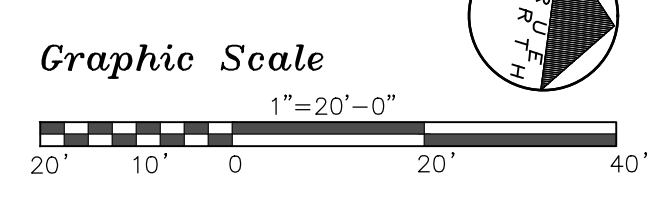
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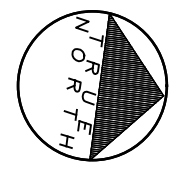
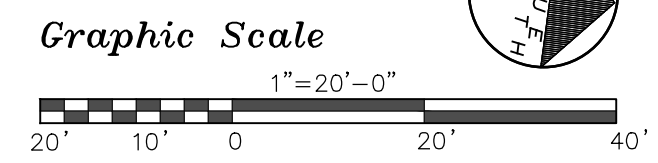
A1



Site Plan-Upper floor

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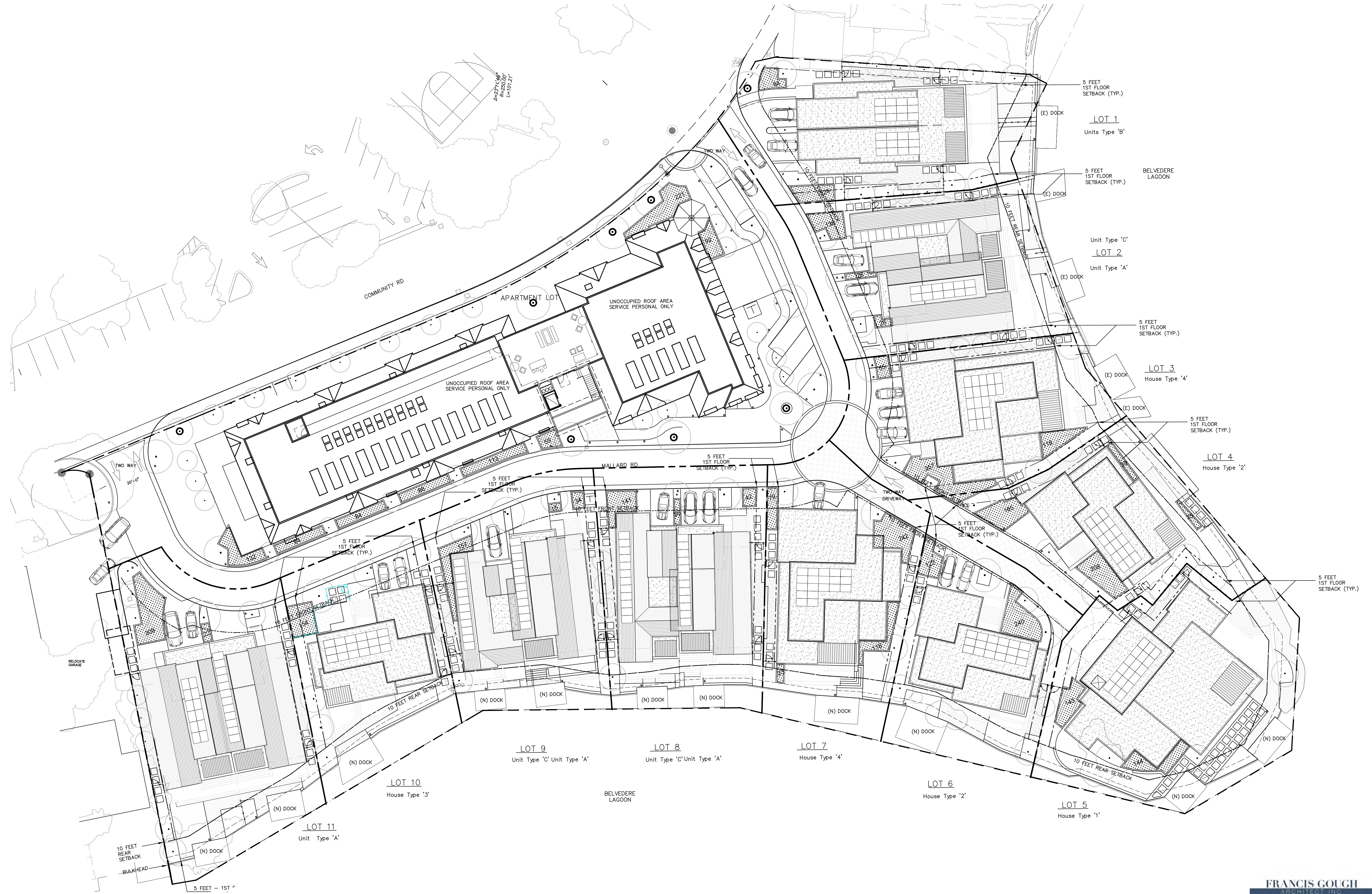
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A2



Site Plan-Roof Plan

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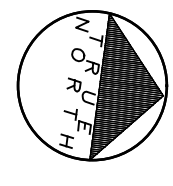
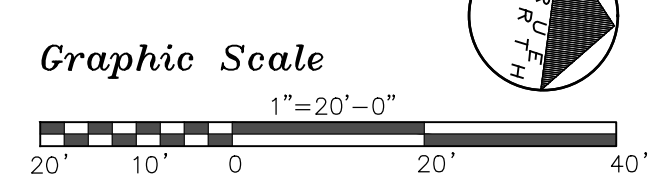
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LOT SUMMARY TABLE No. 1 - STRUCTURES

LOTS	LOT AREA (SF) ¹	NET LOT AREA (SF) ²	COVERAGE AREA (SF) ³	LOT COVERAGE (%) ³	ALLOWABLE LOT COVERAGE (%) ³
LOT 1	7,826	7,299	2,414	33.1	50%
LOT 2	7,830	7,053	3,445	48.8	
LOT 3	7,215	6,377	2,966	46.5	
LOT 4	6,871	6,028	2,176	36.1	
LOT 5	10,073	10,073	3,676	36.5	
LOT 6	6,830	6,015	2,176	36.2	
LOT 7	7,871	7,011	2,966	42.3	
LOT 8	8,287	7,490	3,445	46.0	
LOT 9	7,848	7,015	3,146	44.8	
LOT 10	6,840	6,148	1,970	32.0	
LOT 11	9,822	8,933	3,651	40.9	
LOT 12	32,766	26,911	16,905	62.8	40%
TOTAL	120,079	106,354	48,936	42.2	N/A

NOTES:
 1. LOT AREAS REPRESENT THE TOTAL AREA WITHIN THE PROPOSED LOT LINES SHOWN.
 2. NET LOT AREA THAT EXCLUDES THE PROPOSED ROADWAY (AREA BETWEEN CURBS)
 3. LOT COVERAGE: AREA OF STRUCTURES **EXCLUDING** UNCOVERED DECKS ABOVE 4 FEET.
 4. LOT AREA AND LOT COVERAGE ARE DEFINED IN SECTIONS 19.08.300 & 19.08.310 OF THE BELVEDERE MUNICIPAL CODE.
 5. ALLOWABLE LOT COVERAGE IS DEFINED IN SECTION 19.52.020 OF THE BELVEDERE MUNICIPAL CODE

LOT SUMMARY TABLE No. 2 - TOTAL COVERAGE

LOTS	LOT AREA (SF) ¹	NET LOT AREA (SF) ²	COVERAGE AREA (SF) ³	LOT COVERAGE (%) ³	ALLOWABLE LOT COVERAGE (%) ³
LOT 1	7,826	7,299	2,803	38.4	60%
LOT 2	7,830	7,053	3,819	54.1	
LOT 3	7,215	6,377	3,191	50.0	
LOT 4	6,871	6,028	2,360	39.2	
LOT 5	10,073	10,073	3,963	39.3	
LOT 6	6,830	6,015	2,360	39.2	
LOT 7	7,871	7,011	3,189	45.5	
LOT 8	8,287	7,490	3,823	51.0	
LOT 9	7,848	7,015	3,330	47.5	
LOT 10	6,840	6,148	1,994	32.4	
LOT 11	9,822	8,933	3,741	41.9	
LOT 12	32,766	26,911	16,905	62.8	N/A
TOTAL	120,079	106,354	51,478	45.1	

NOTES:
 1. LOT AREAS REPRESENT THE TOTAL AREA WITHIN THE PROPOSED LOT LINES SHOWN.
 2. NET LOT AREA THAT EXCLUDES THE PROPOSED ROADWAY (AREA BETWEEN CURBS)
 3. LOT COVERAGE: AREA OF STRUCTURES **INCLUDING** UNCOVERED DECKS ABOVE 4 FEET.
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LEGEND
 ■ ENCLOSED AREA

Site Plan-Lot Coverage

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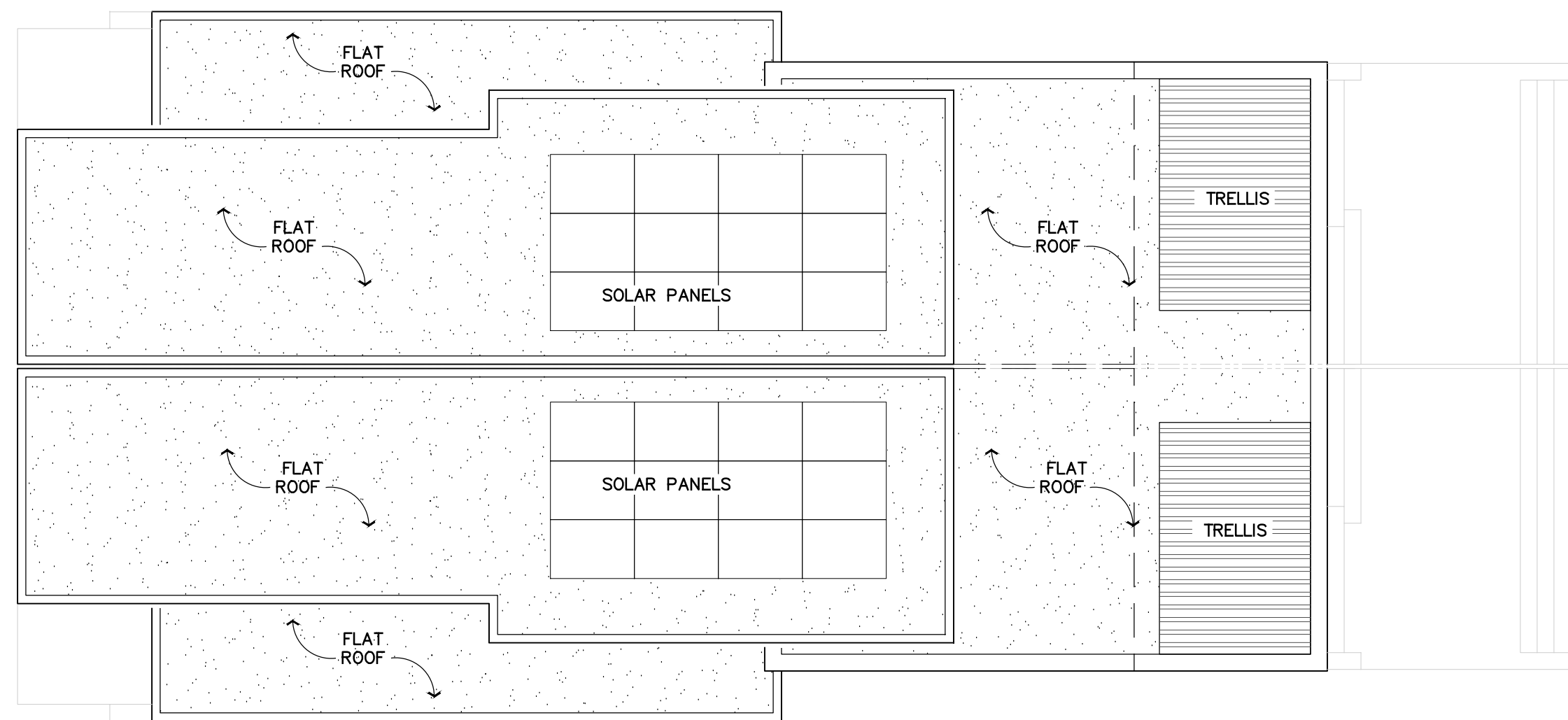
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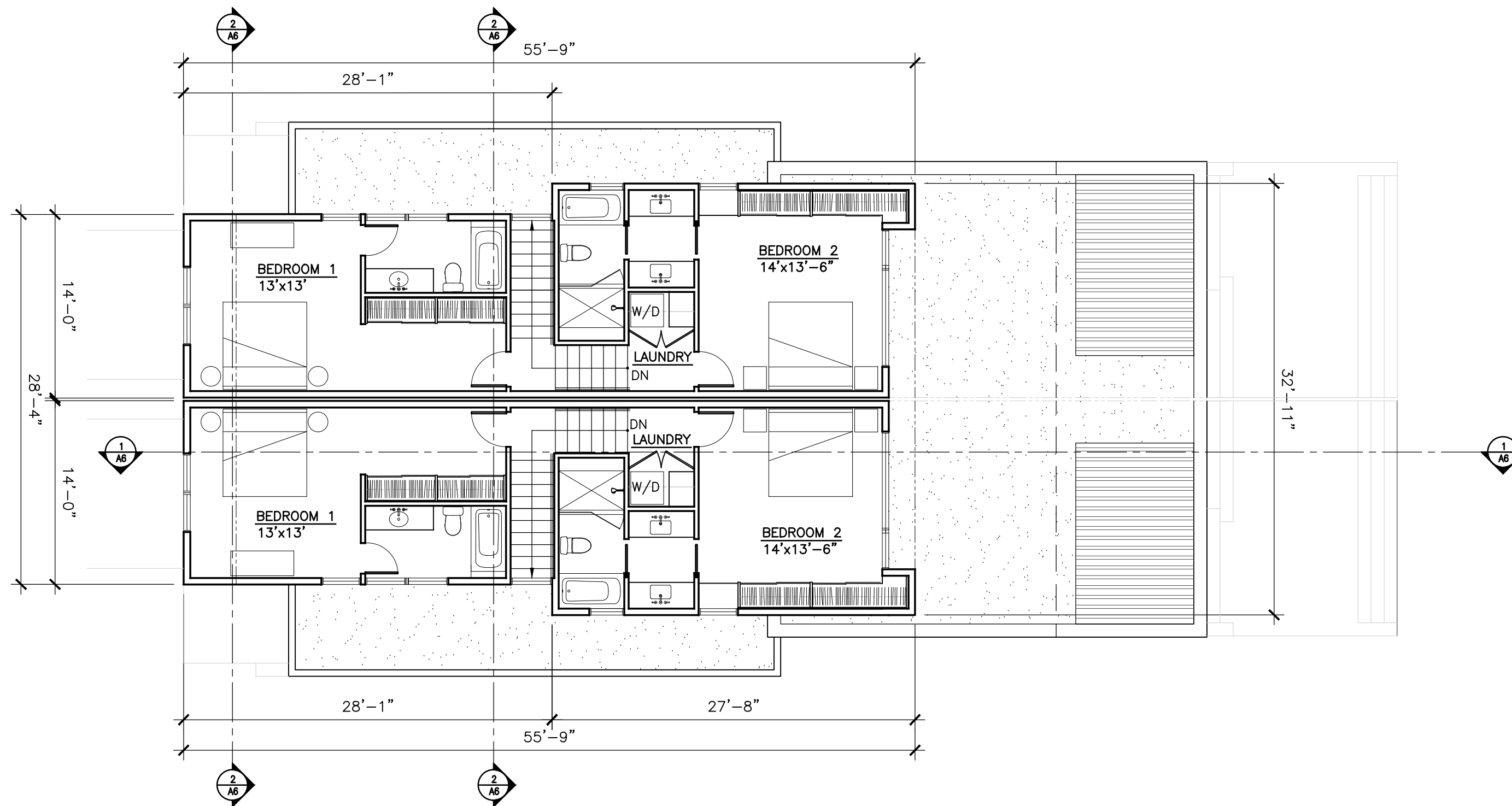
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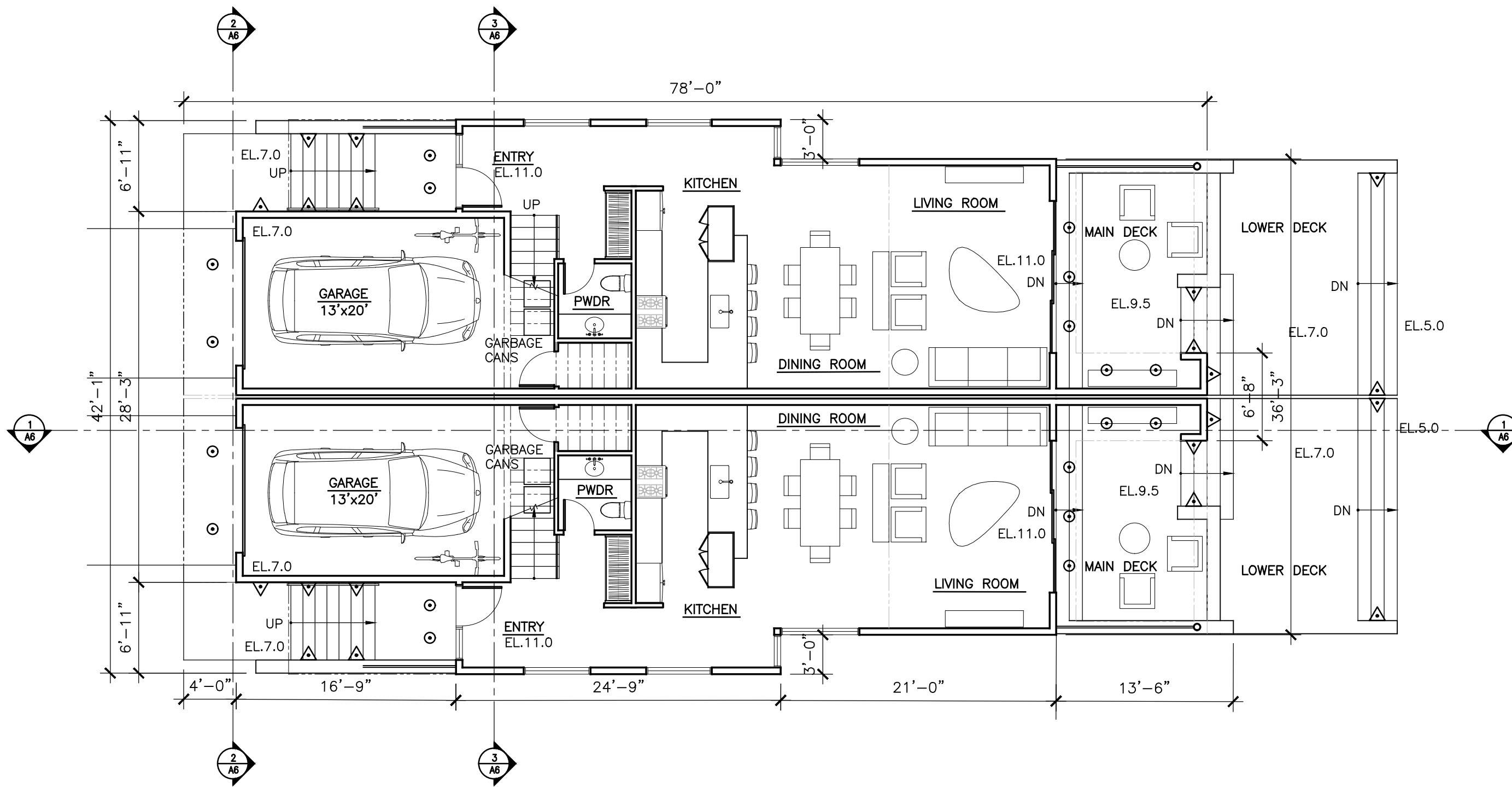
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Roof Plan
Scale 1"=8'-0"



Upper Level Plan
Scale 1"=8'-0"

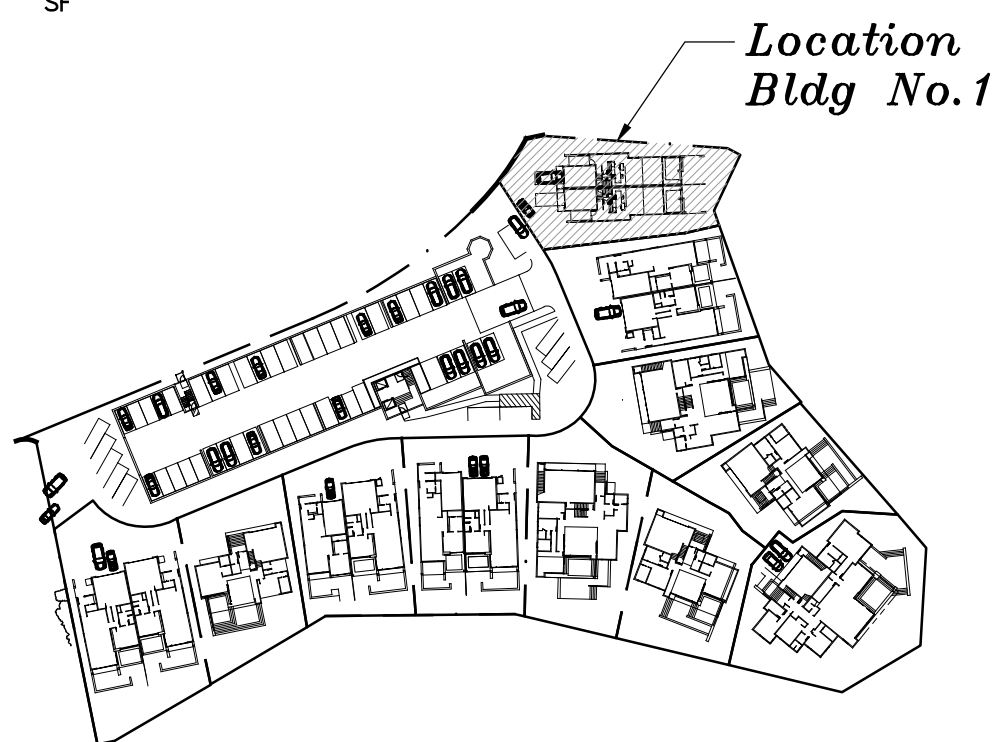


Main Level Plan
Scale 1"=8'-0"

LIGHTING LEGEND

- TYPE "A" Recessed Ceiling Light
- TYPE "B" Surface Down Light
- △ TYPE "C" Step Light

LOWER LEVEL	788 SF
UPPER LEVEL	803 SF
TOTAL LIVING	1591 SF
GARAGE	334 SF



Key Plan

BUILDING 1

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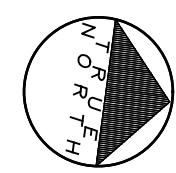
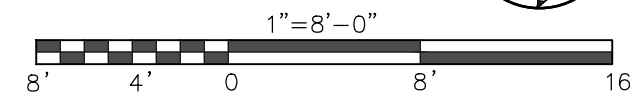
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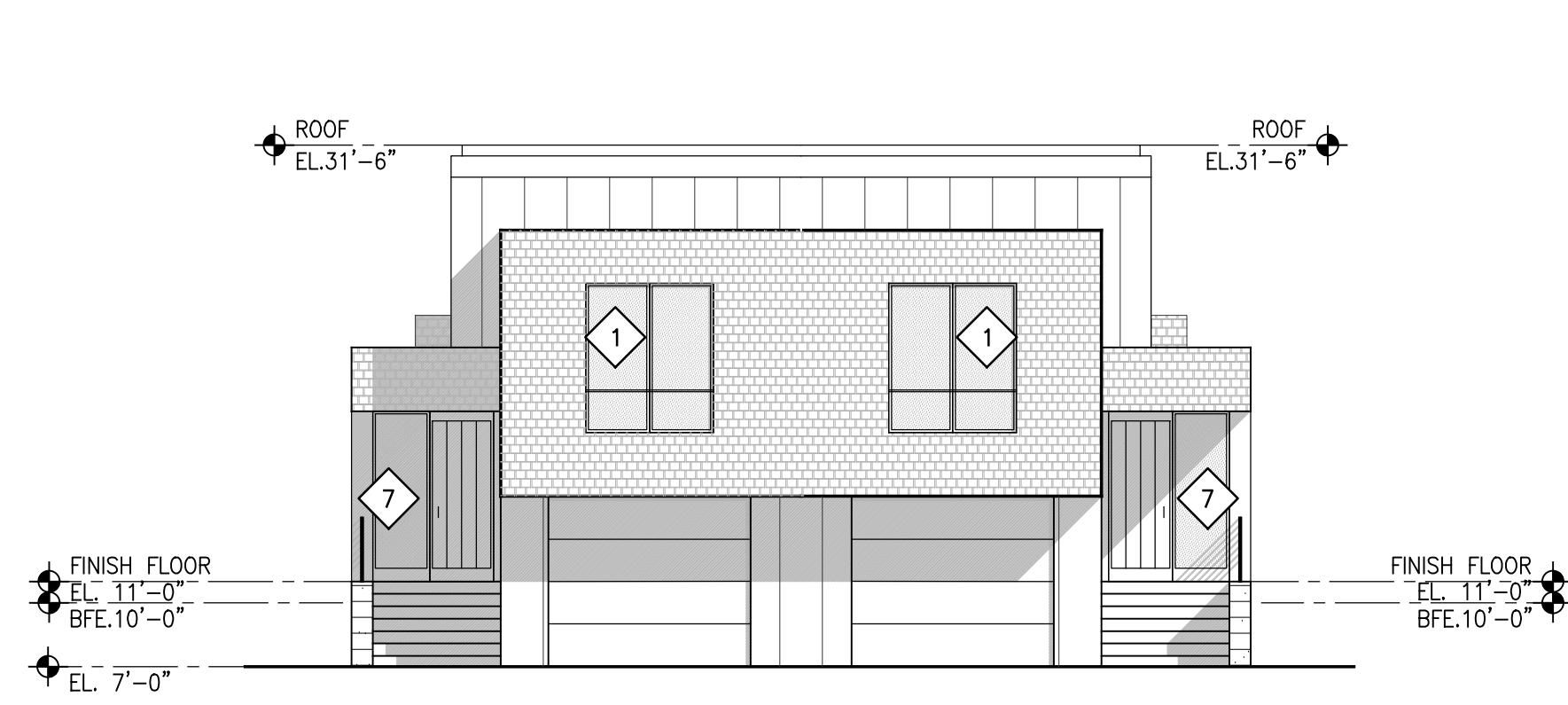
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A5

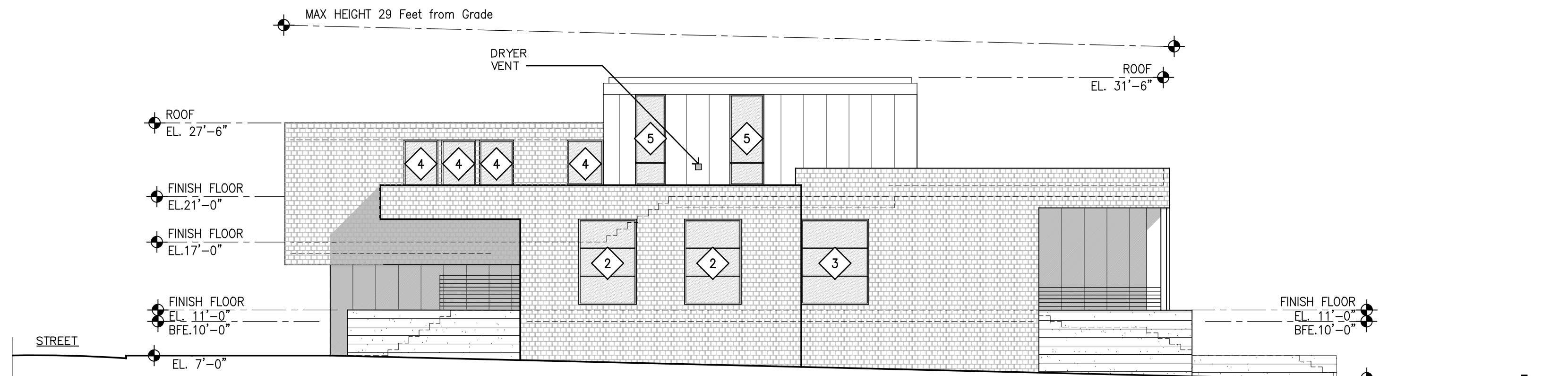
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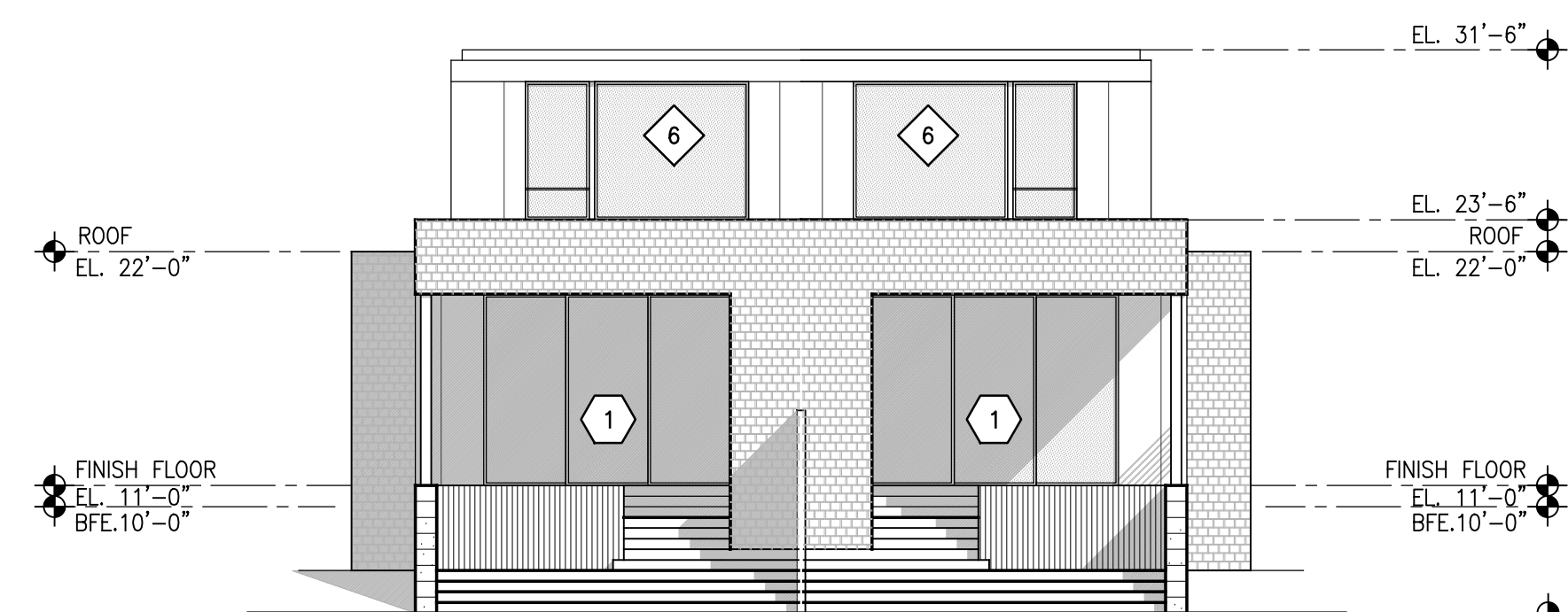




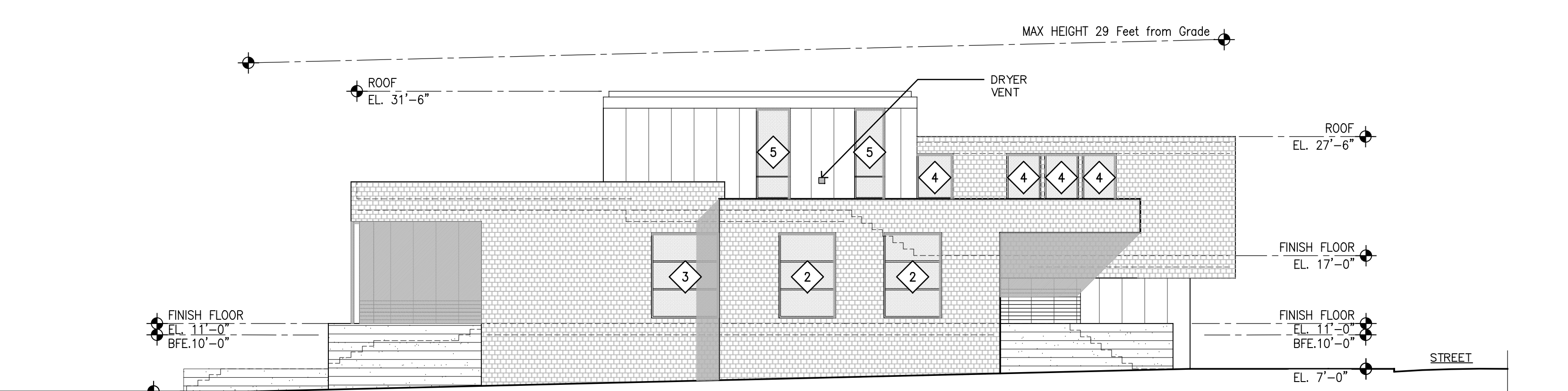
South Elevation
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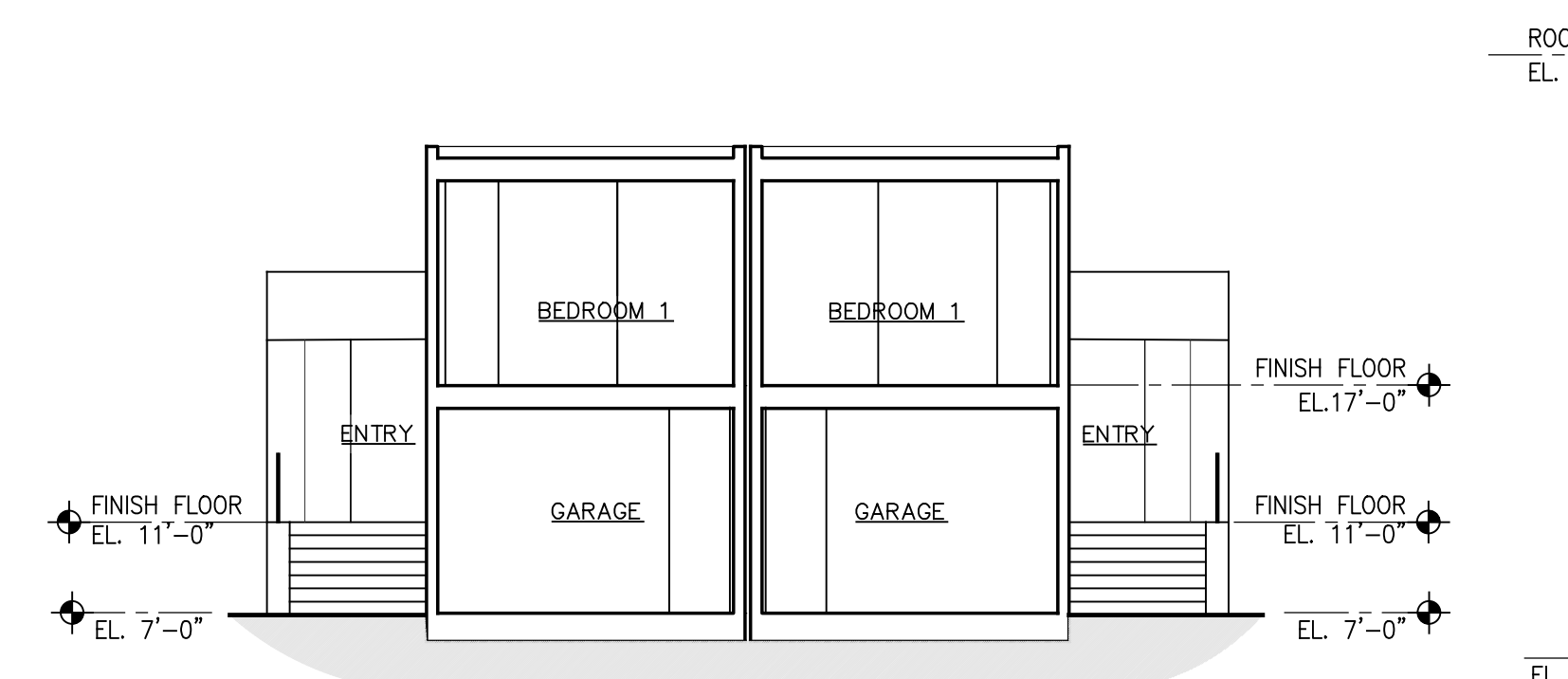
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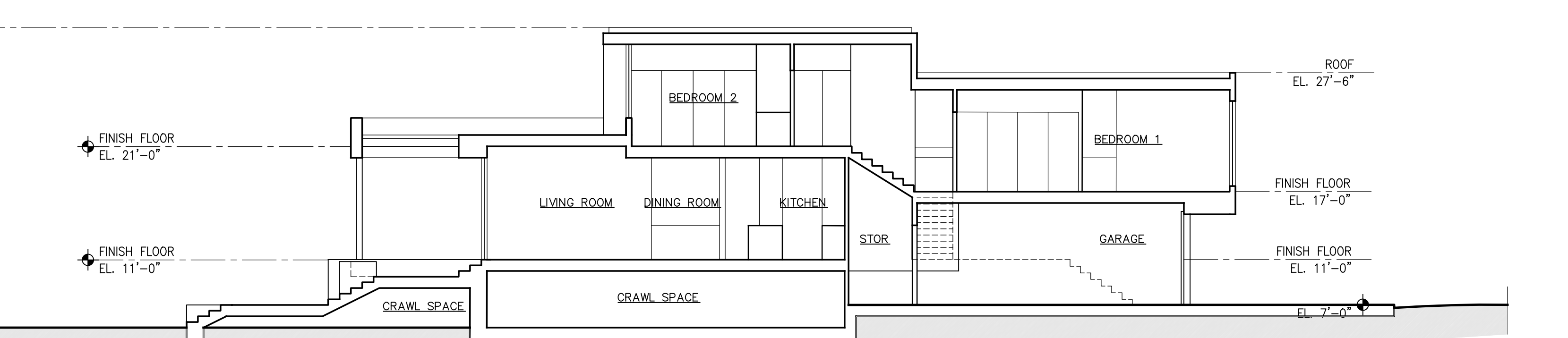
North Elevation
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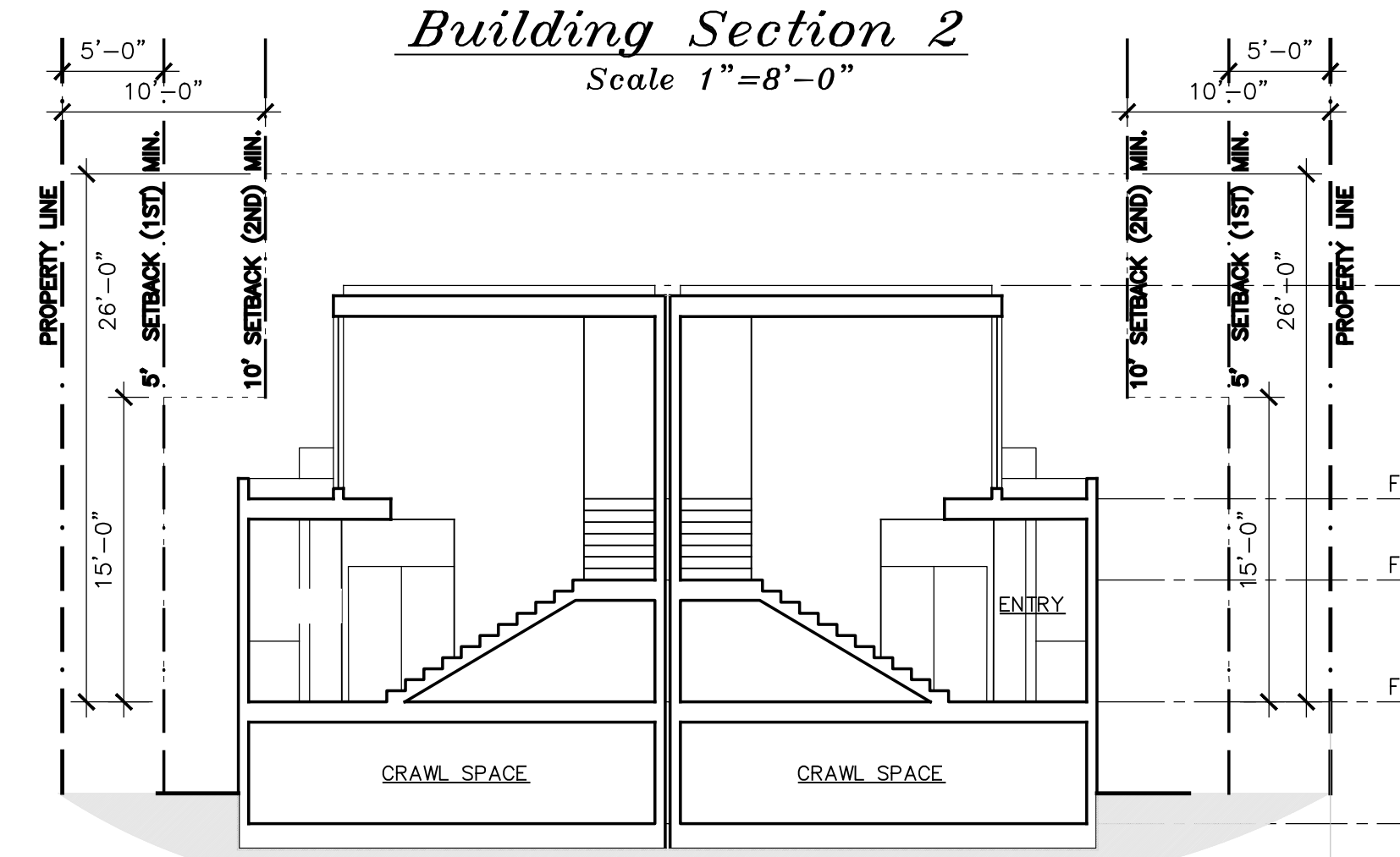
West Elevation
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Building Section 2
Scale 1"=8'-0"



Building Section 1
Scale 1"=8'-0"

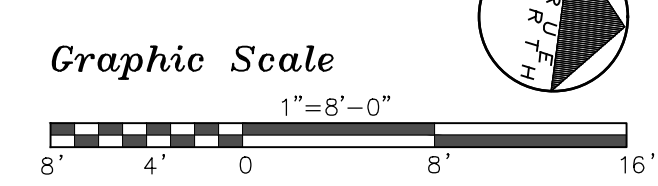


Building Section 3
Scale 1"=8'-0"

BUILDING 1

NOTE:
Door-Window Schedule - Sheet A21

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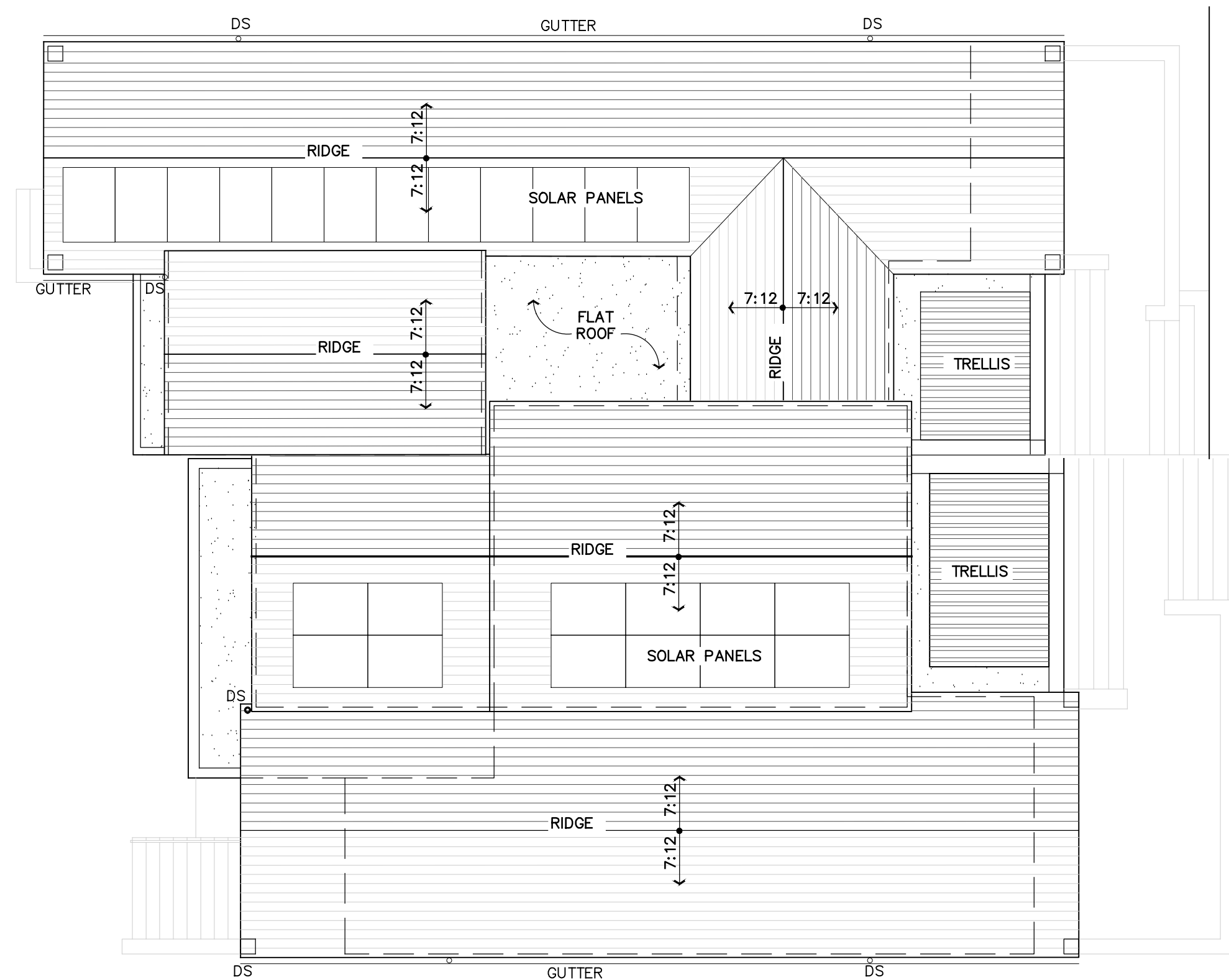
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Belvedere, California

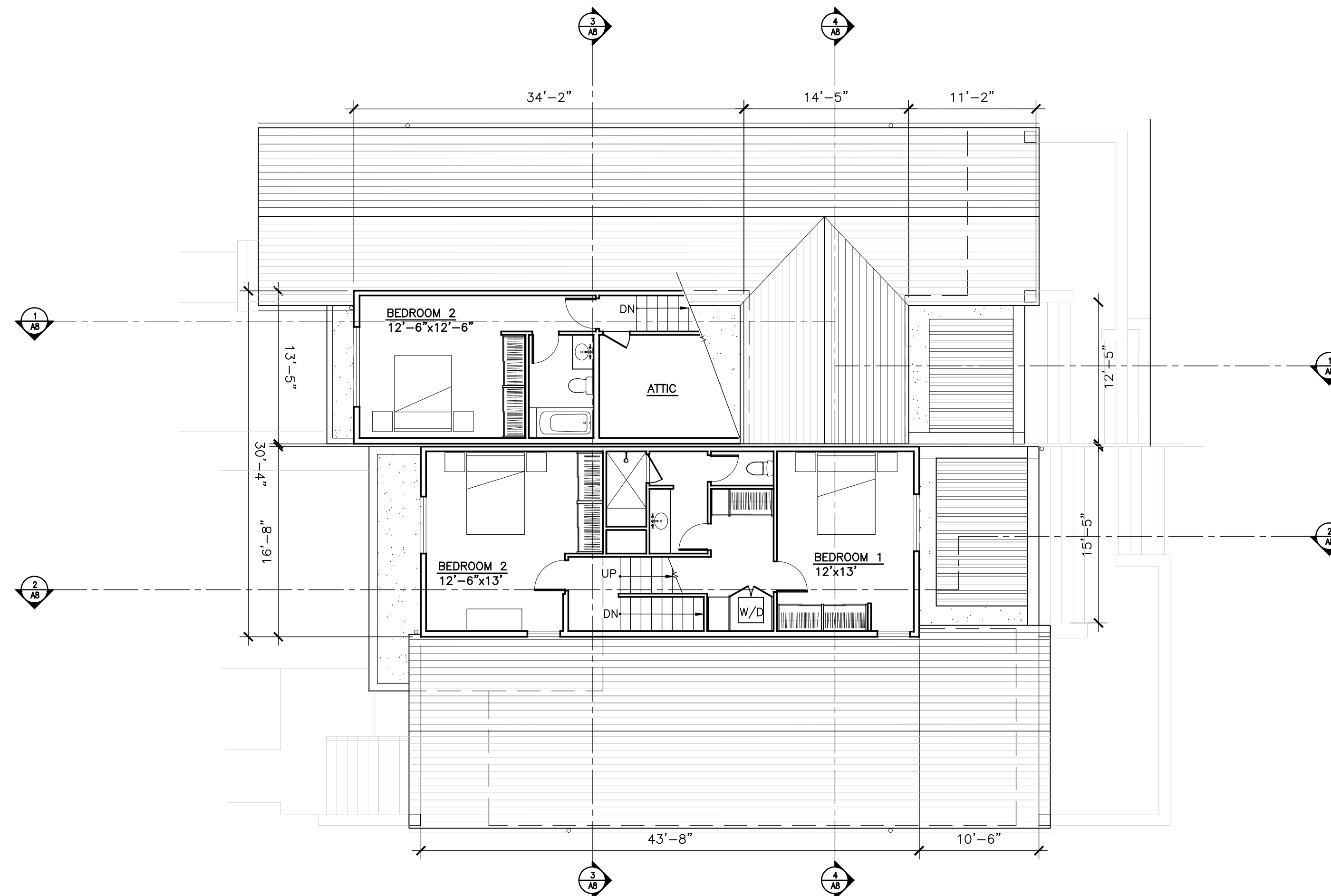
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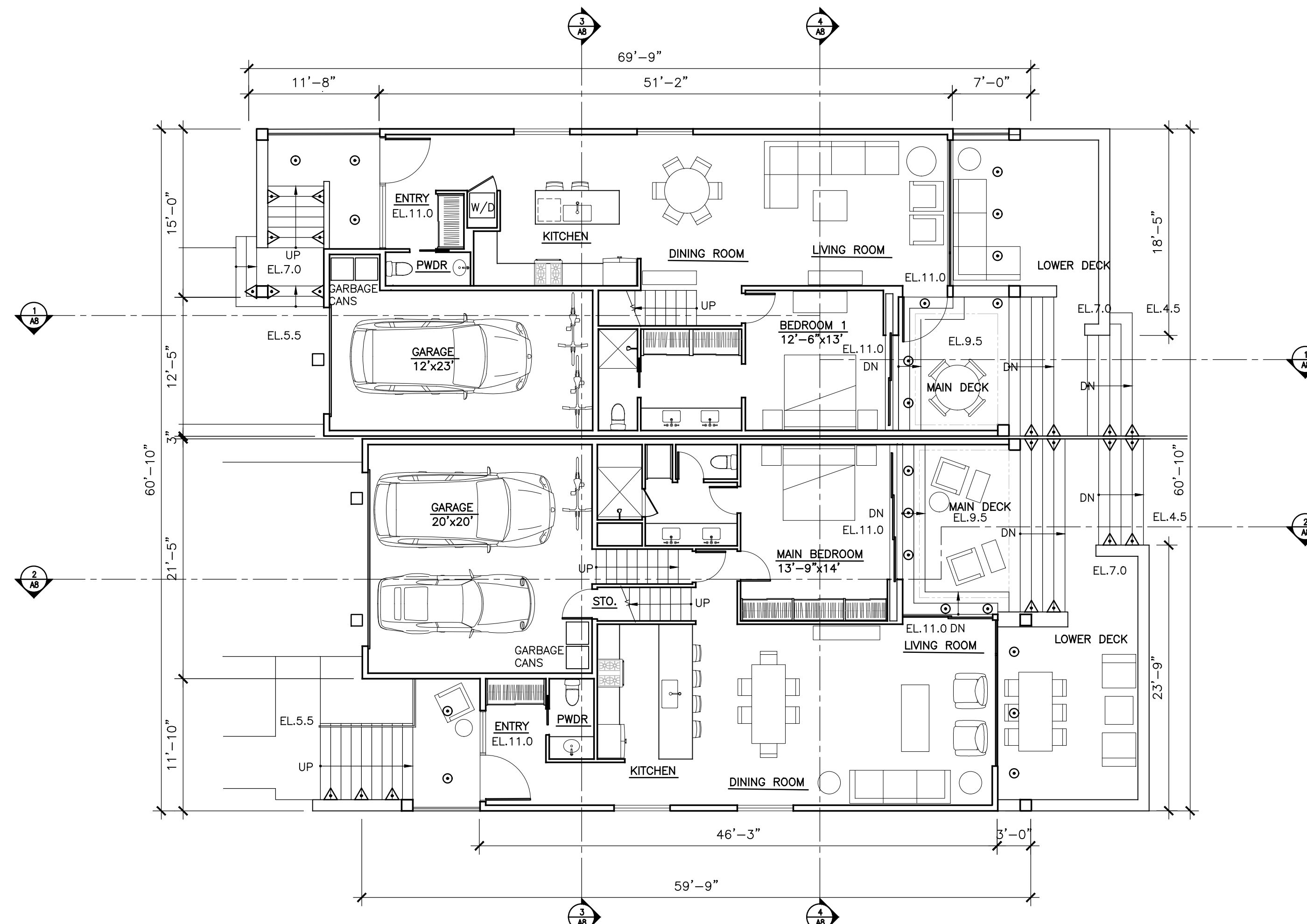
A6



Roof Plan
Scale 1"=8'-0"



Upper Level Plan
Scale 1"=8'-0"



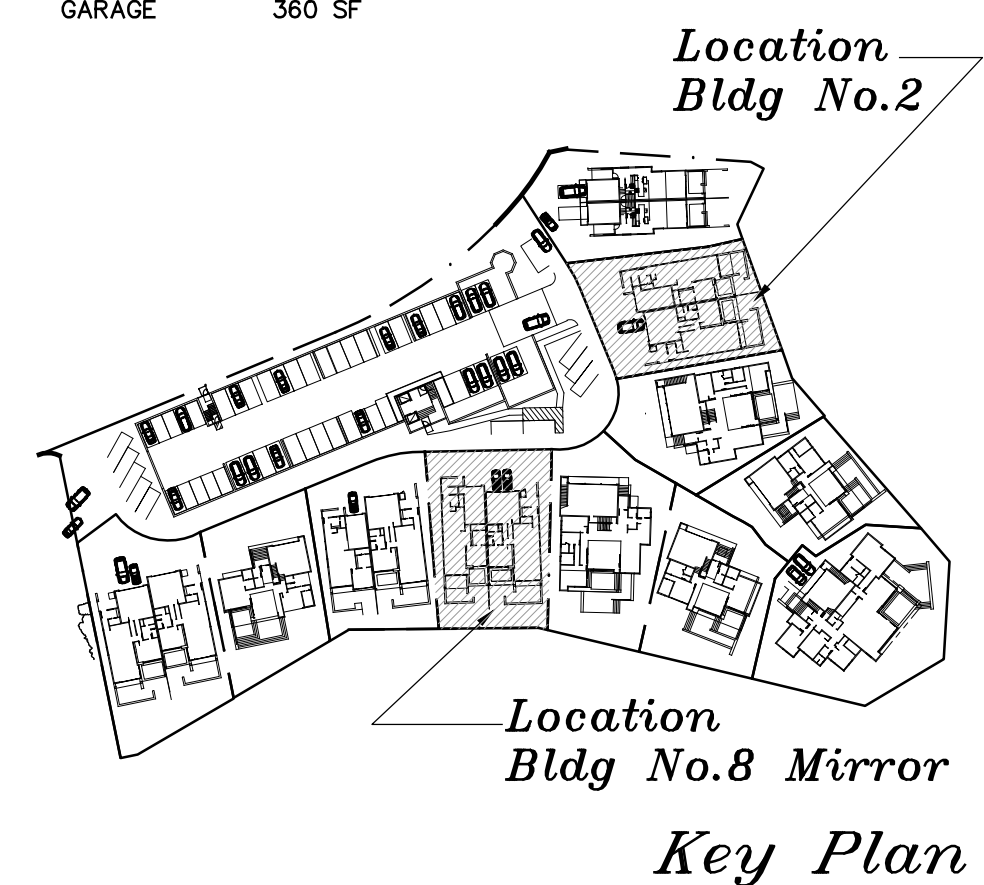
Main Level Plan
Scale 1"=8'-0"

BUILDING 2
BUILDING 8-MIRROR

LIGHTING LEGEND

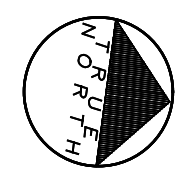
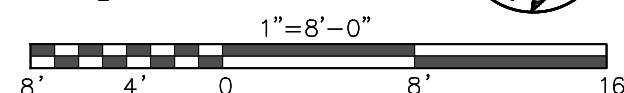
- TYPE "A" Recessed Ceiling Light
- TYPE "B" Surface Down Light
- △ TYPE "C" Step Light

MAIN LEVEL	1,135
SF UPPER LEVEL	717
TOTAL LIVING	1852 SF
GARAGE	491
LOWER LEVEL	1086 SF
UPPER LEVEL	303 SF
attic not included	
TOTAL LIVING	1369 SF
GARAGE	360 SF



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Graphic Scale



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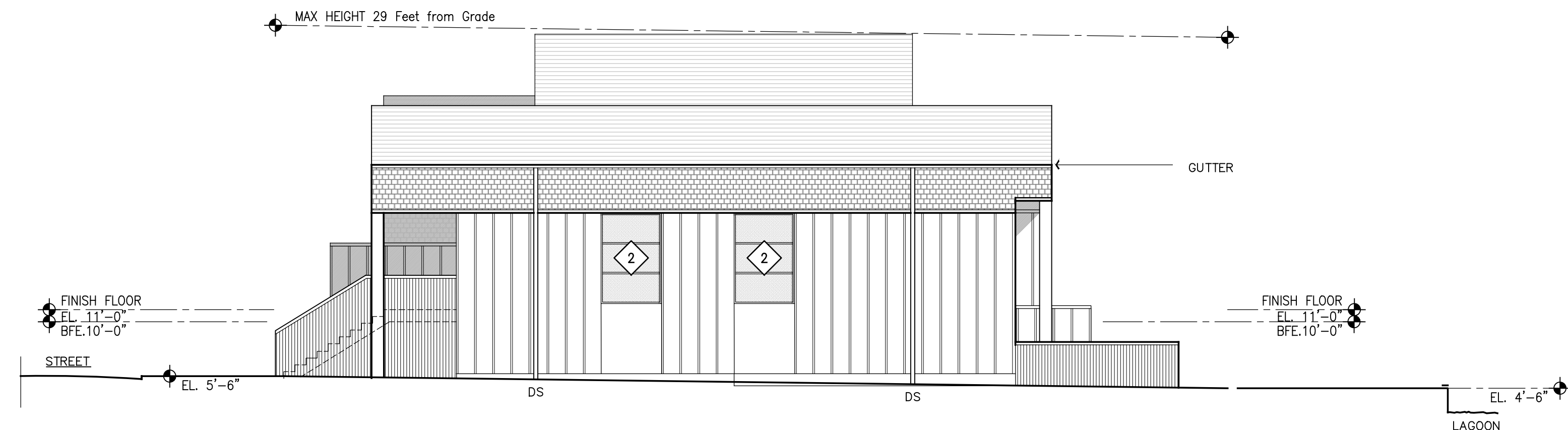
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A7



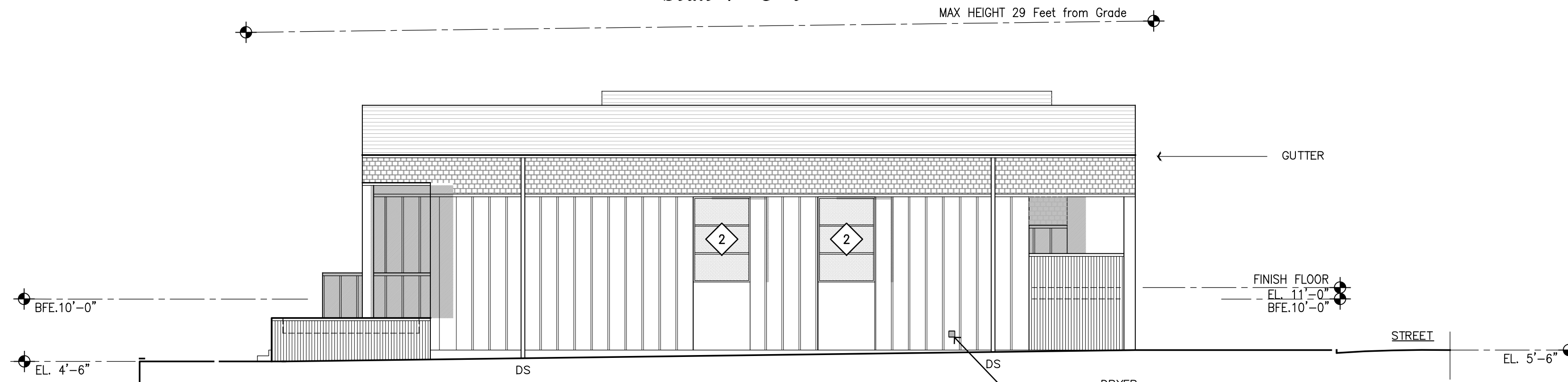
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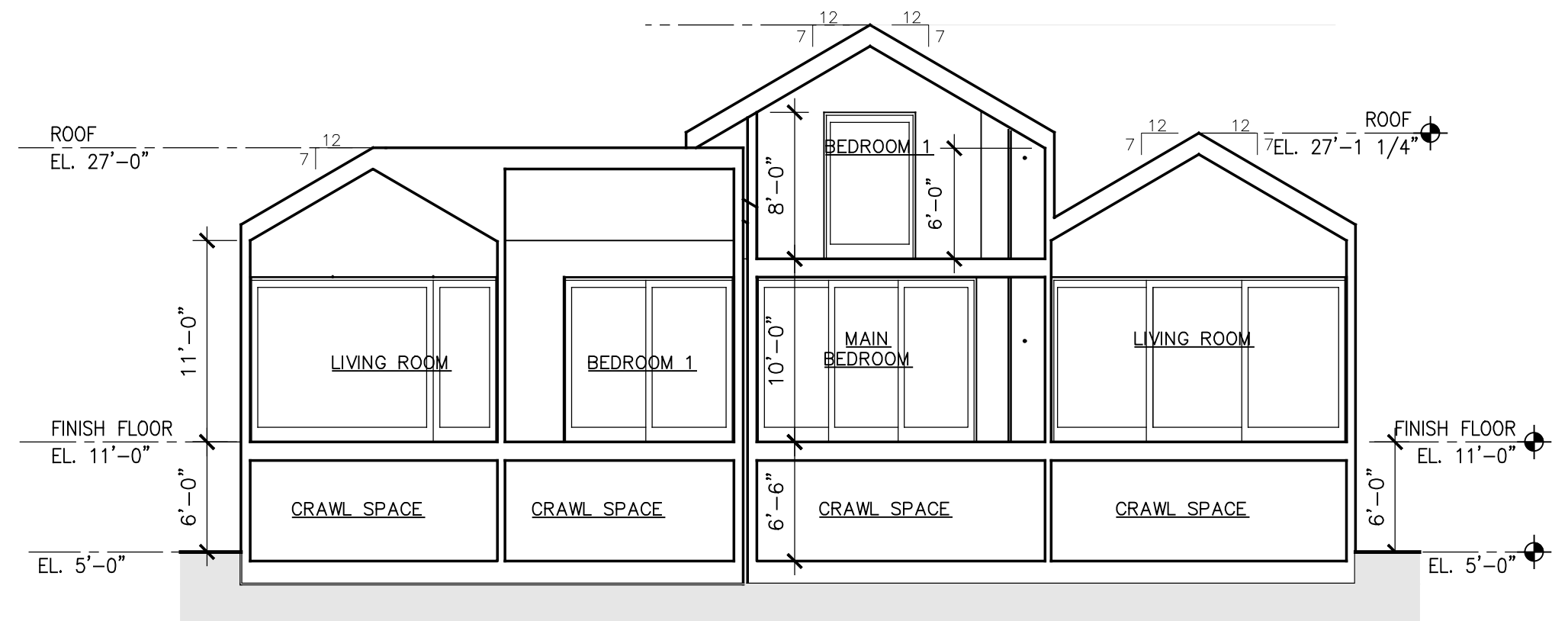
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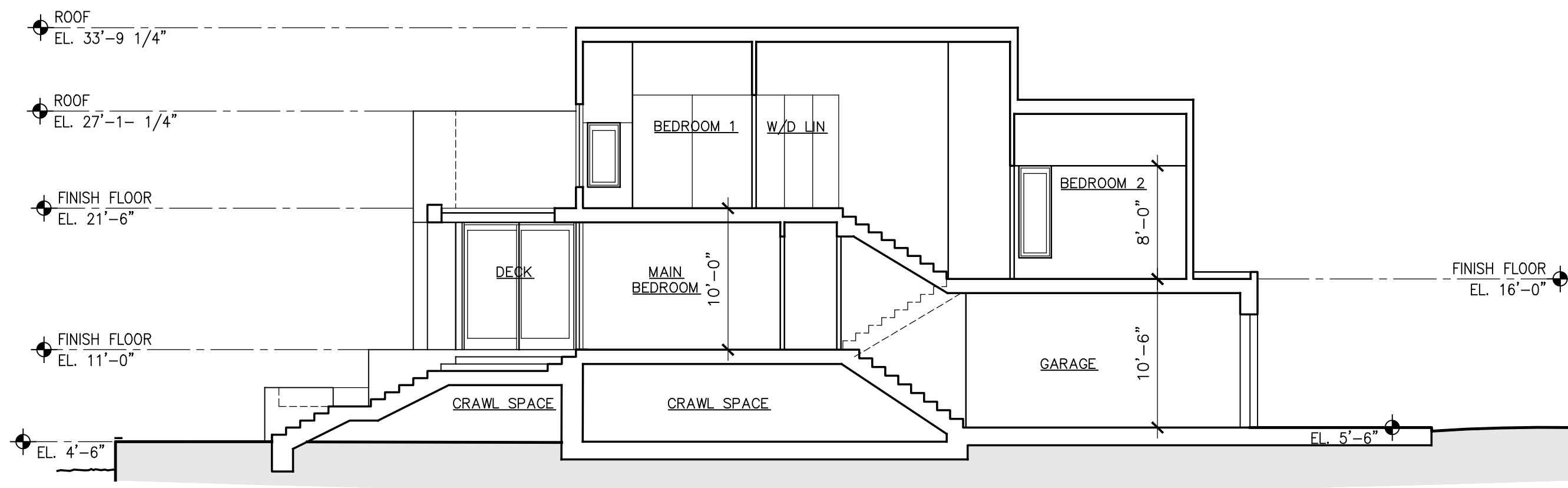
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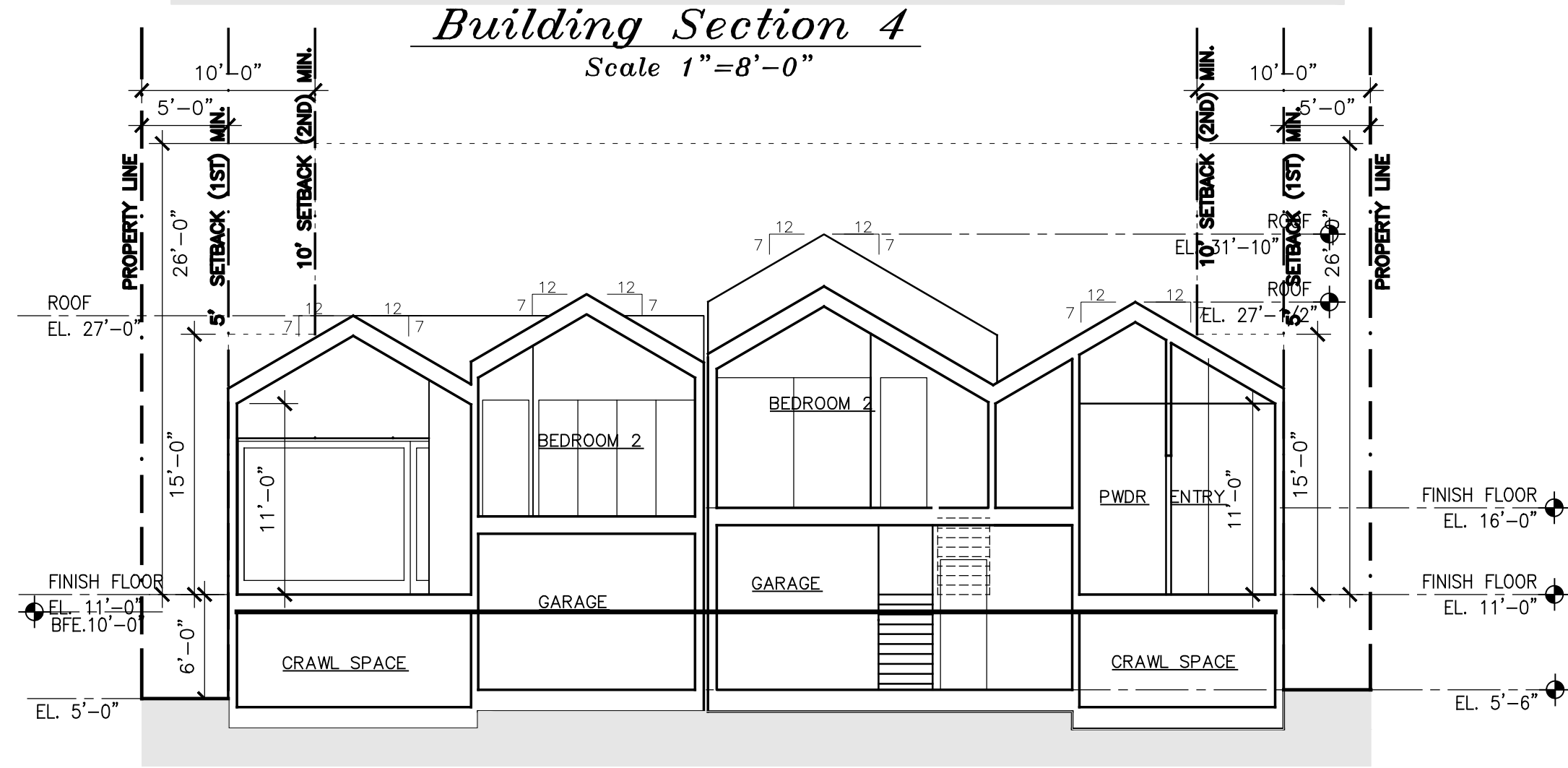
West Elevation
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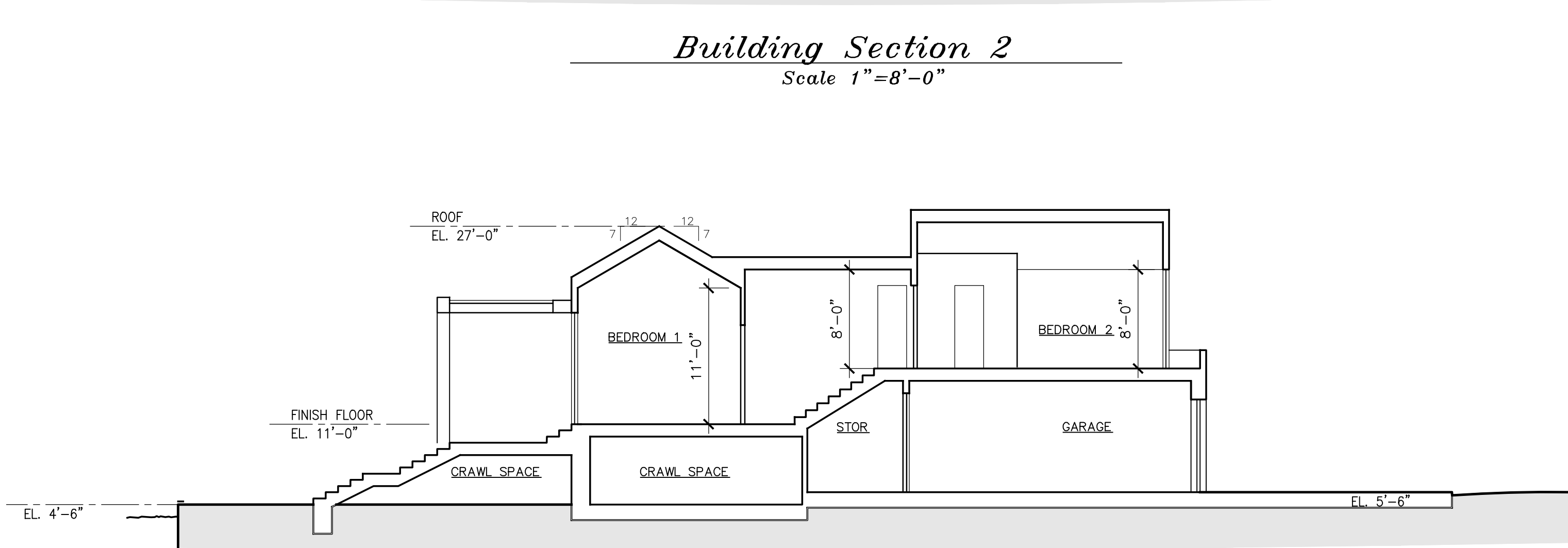
Building Section 4
Scale 1"=8'-0"



Building Section 2
Scale 1"=8'-0"



Building Section 3
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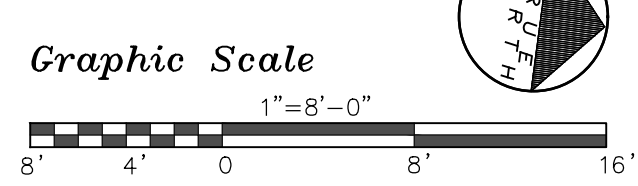


Building Section 1
Scale 1"=8'-0"

BUILDING 2 BUILDING 8-MIRROR

NOTE:
Door-Window Schedule - Sheet A21

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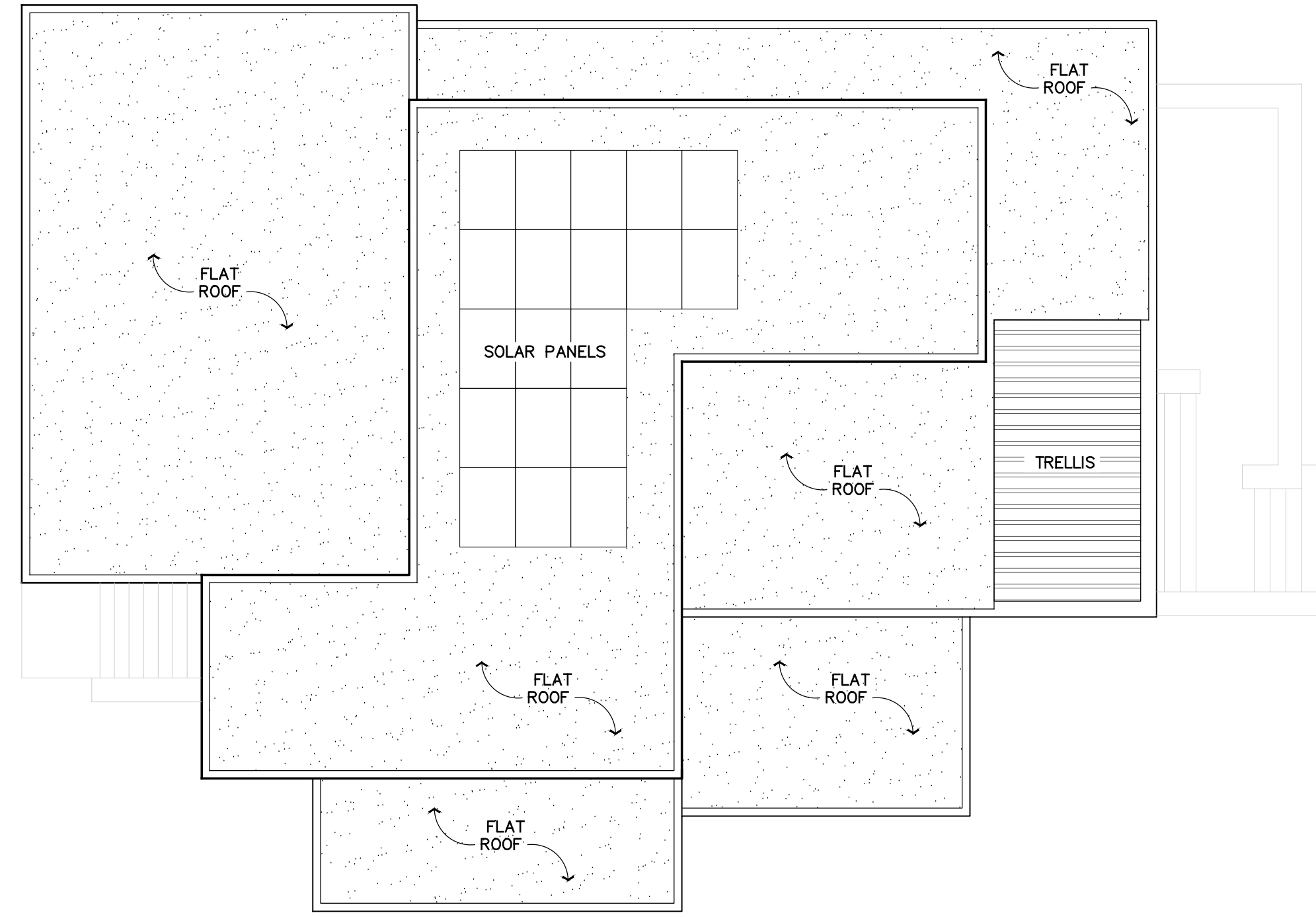


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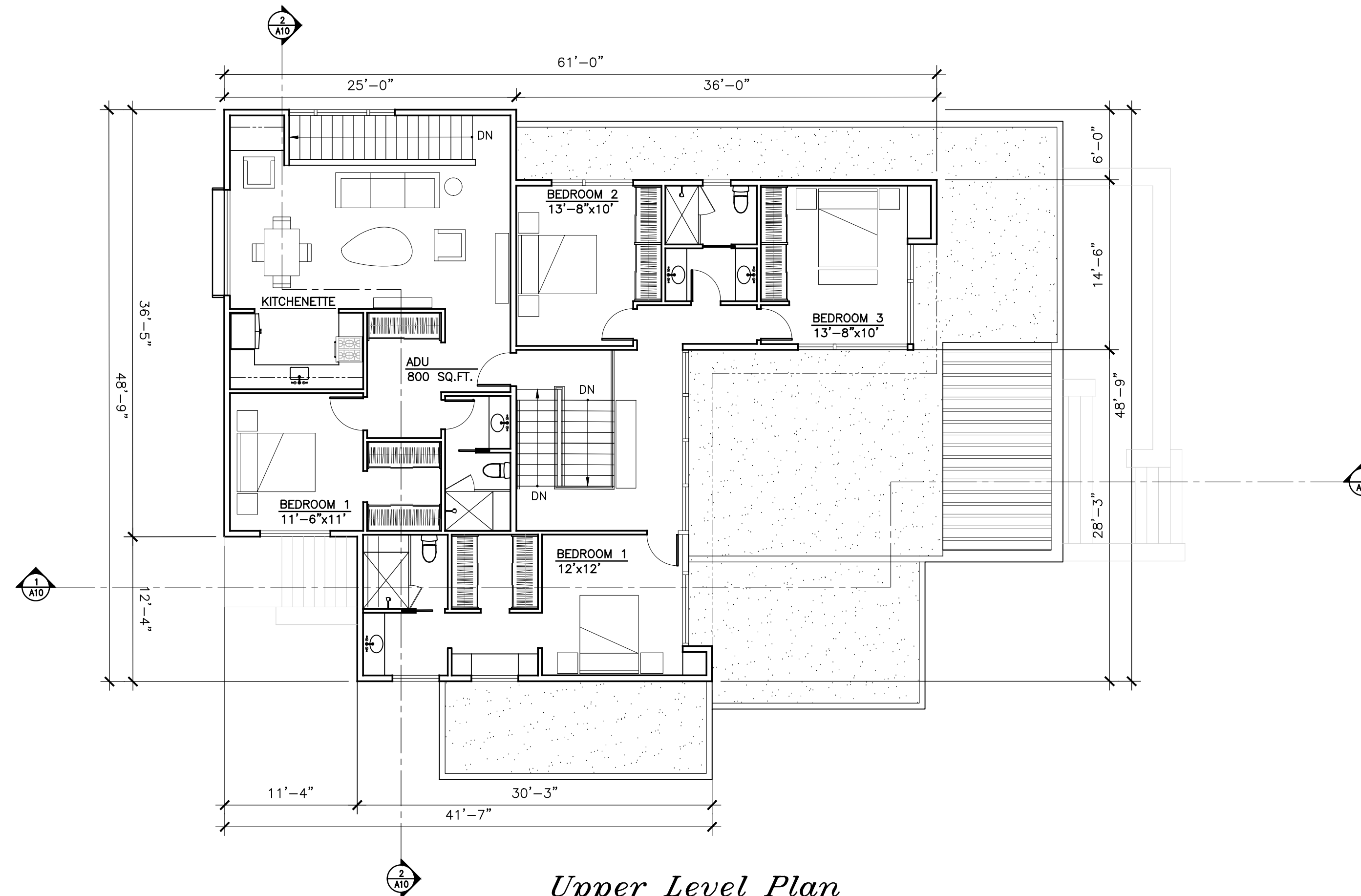
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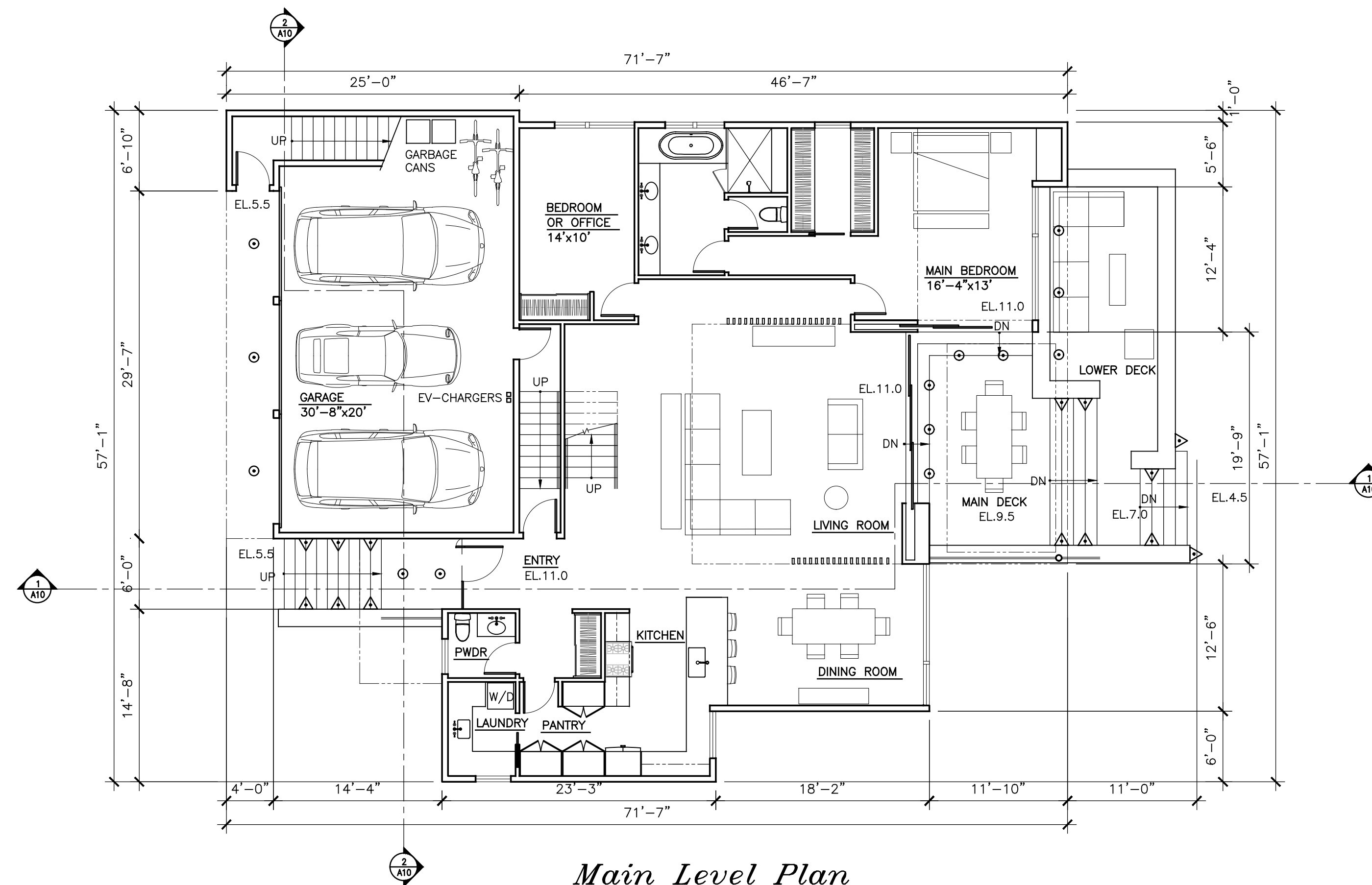
A8



Roof Plan
Scale 1"=8'-0"



Upper Level Plan
Scale 1"=8'-0"

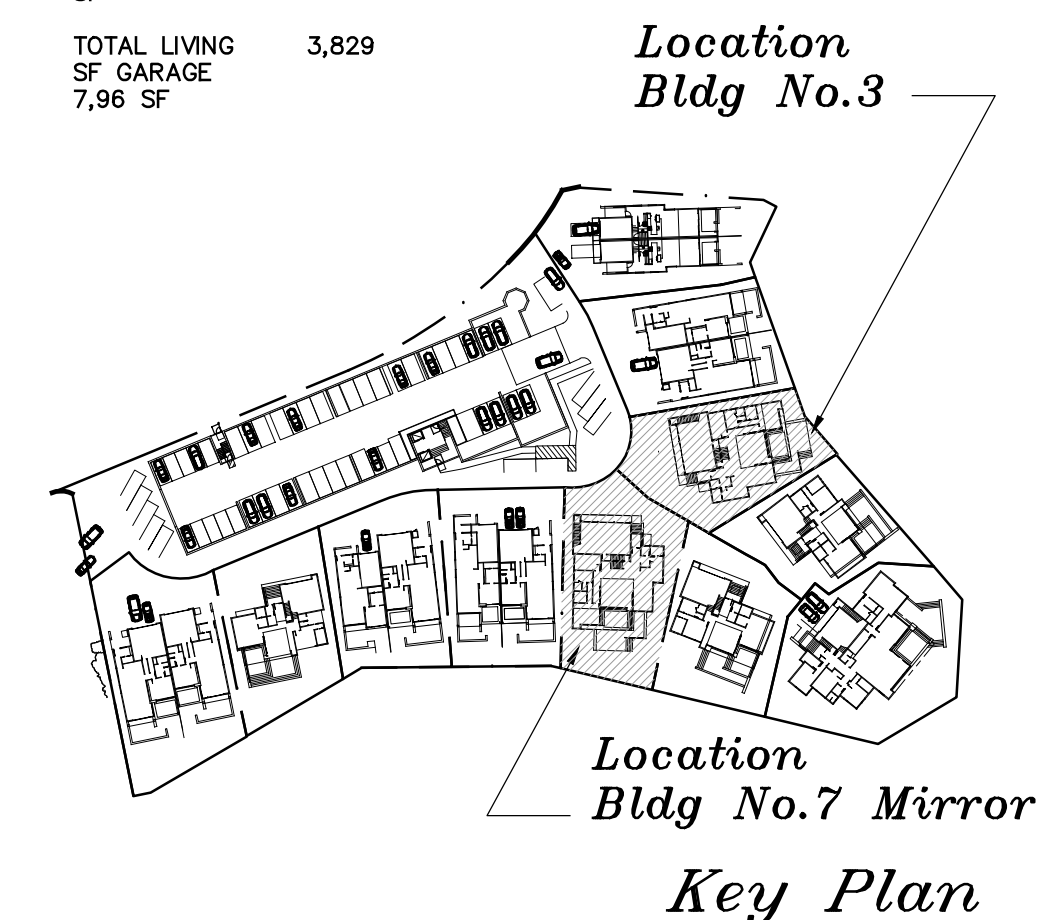


Main Level Plan
Scale 1"=8'-0"

LIGHTING LEGEND

- TYPE "A" Recessed Ceiling Light
- TYPE "B" Surface Down Light
- △ TYPE "C" Step Light

MAIN LEVEL	2,062
SF UPPER LEVEL	1,967
TOTAL LIVING	3,829
SF GARAGE	7,96 SF



BUILDING 3
BUILDING 7-MIRROR

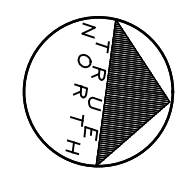
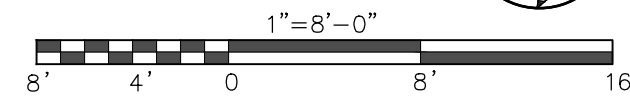
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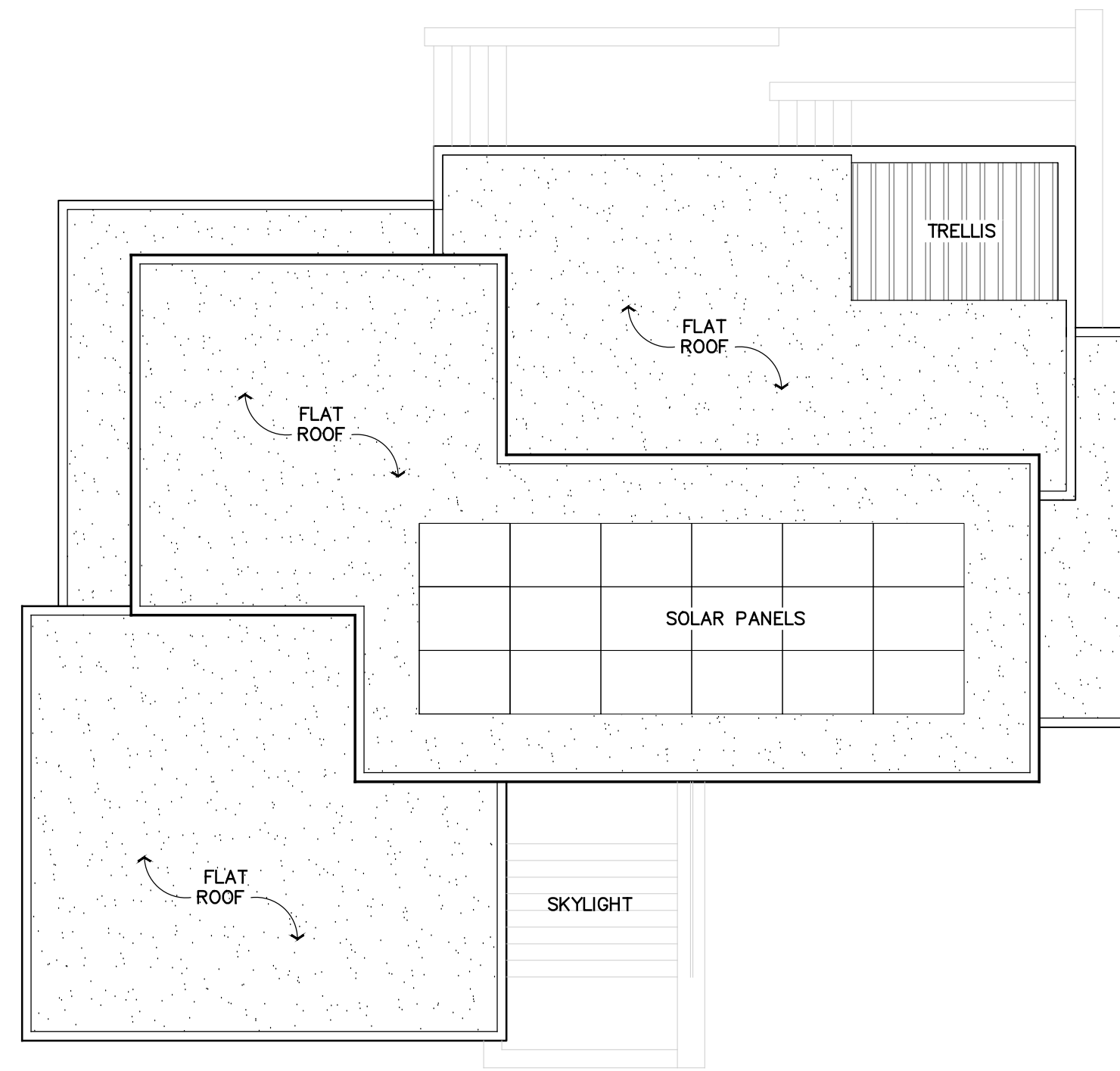
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Fax 383 3130
415 383 3139

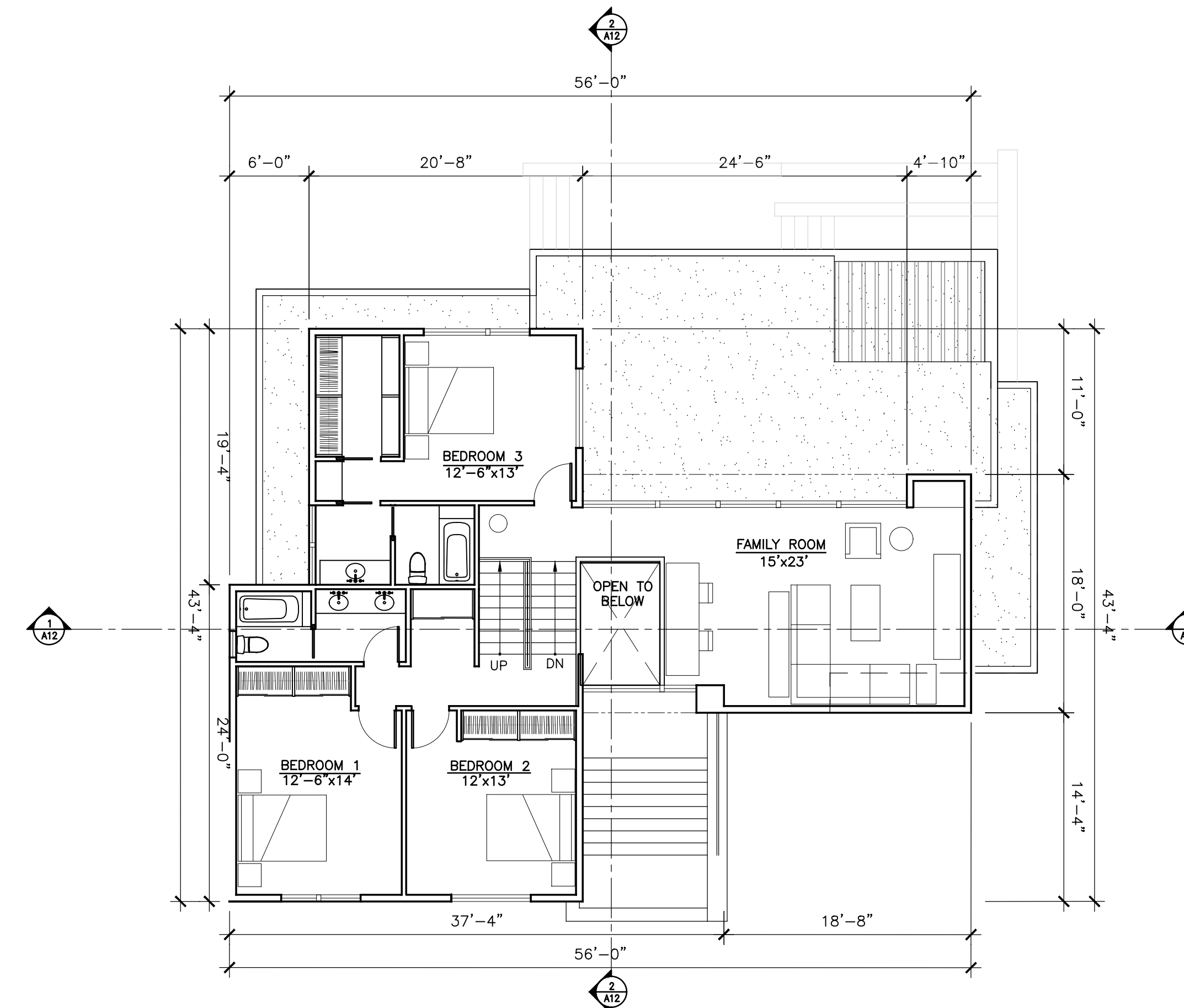
May 23, 2022

Graphic Scale

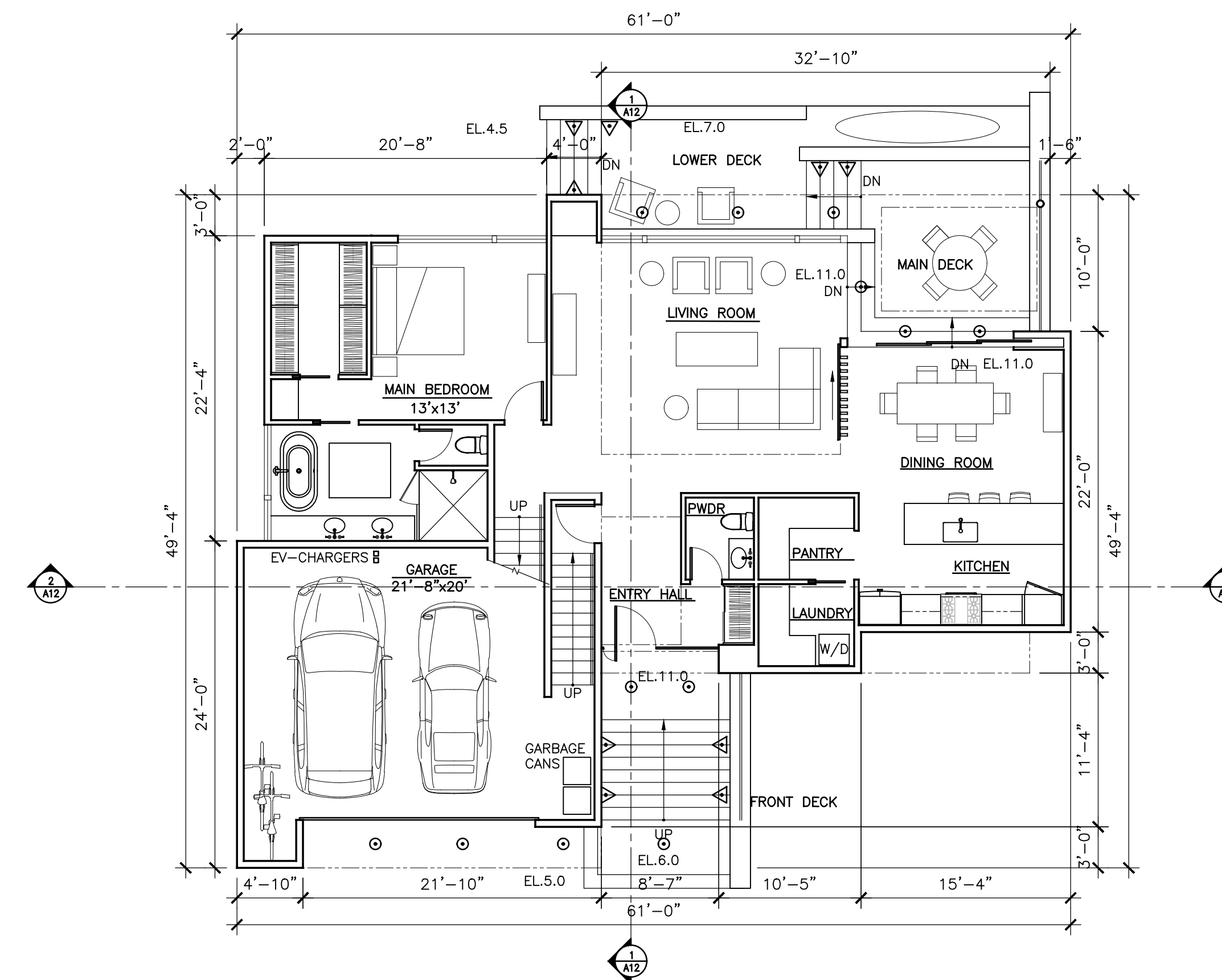




Roof Plan
Scale 1"=8'-0"



Upper Level Plan
Scale 1"=8'-0"

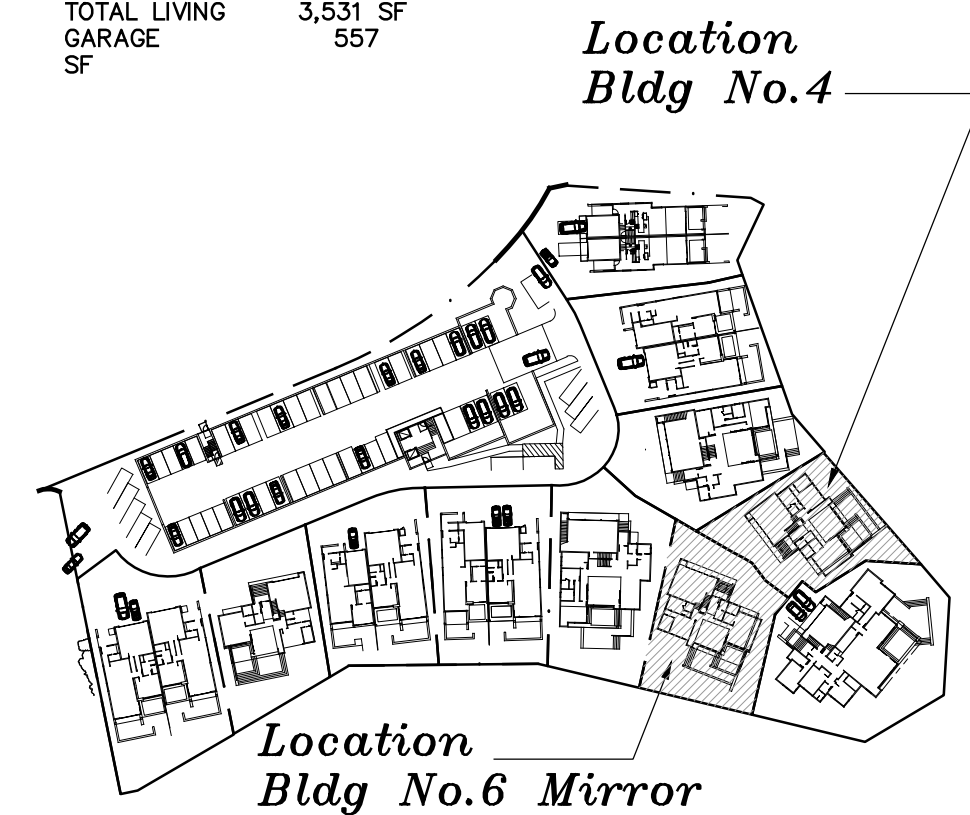


Main Level Plan
Scale 1"=8'-0"

LIGHTING LEGEND

- ⊙ TYPE "A" Recessed Ceiling Light
- TYPE "B" Surface Down Light
- △ TYPE "C" Step Light

MAIN LEVEL	2,067 SF
UPPER LEVEL	1,464 SF
TOTAL LIVING	3,531 SF
GARAGE	557



Key Plan

BUILDING 4
BUILDING 6-MIRROR

MALLARD POINTE

Belvedere, California

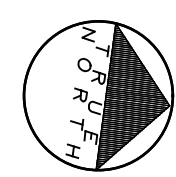
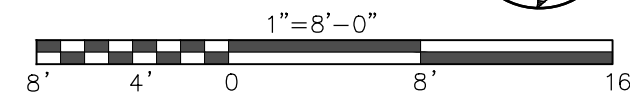
MALLARD POINTE
1951 LLC
Project Sponsor

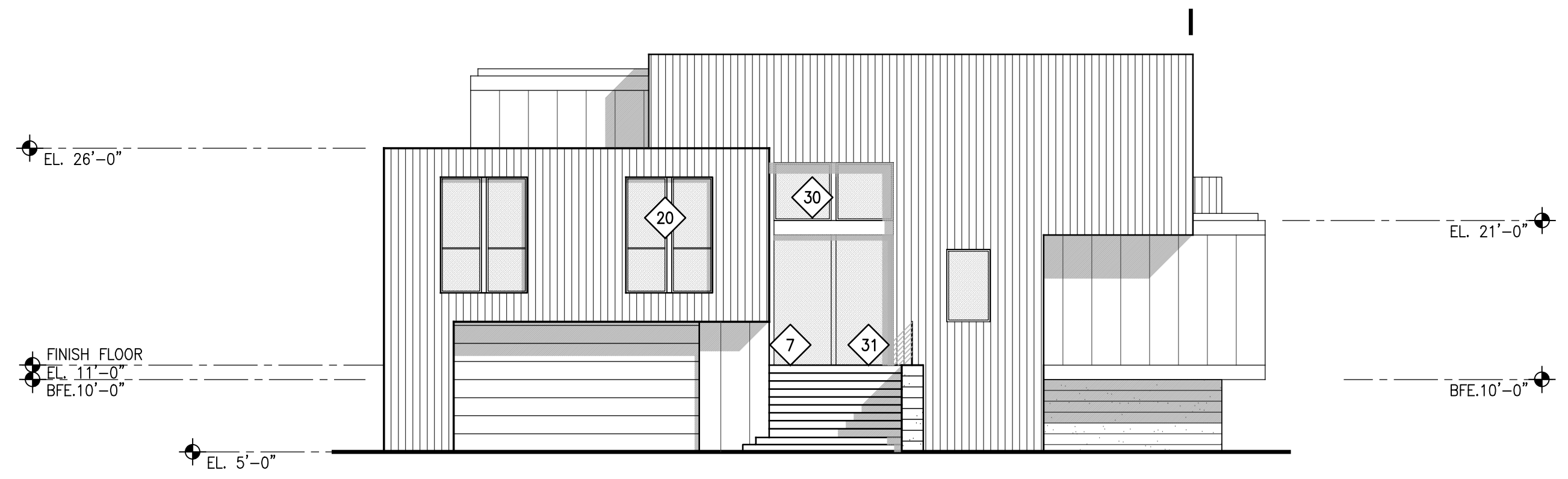
SUTTON SUZUKI
Architects
39 Forrest Street
Mill Valley
CA 94941
Fax 383 3130
415 383 3139

A11

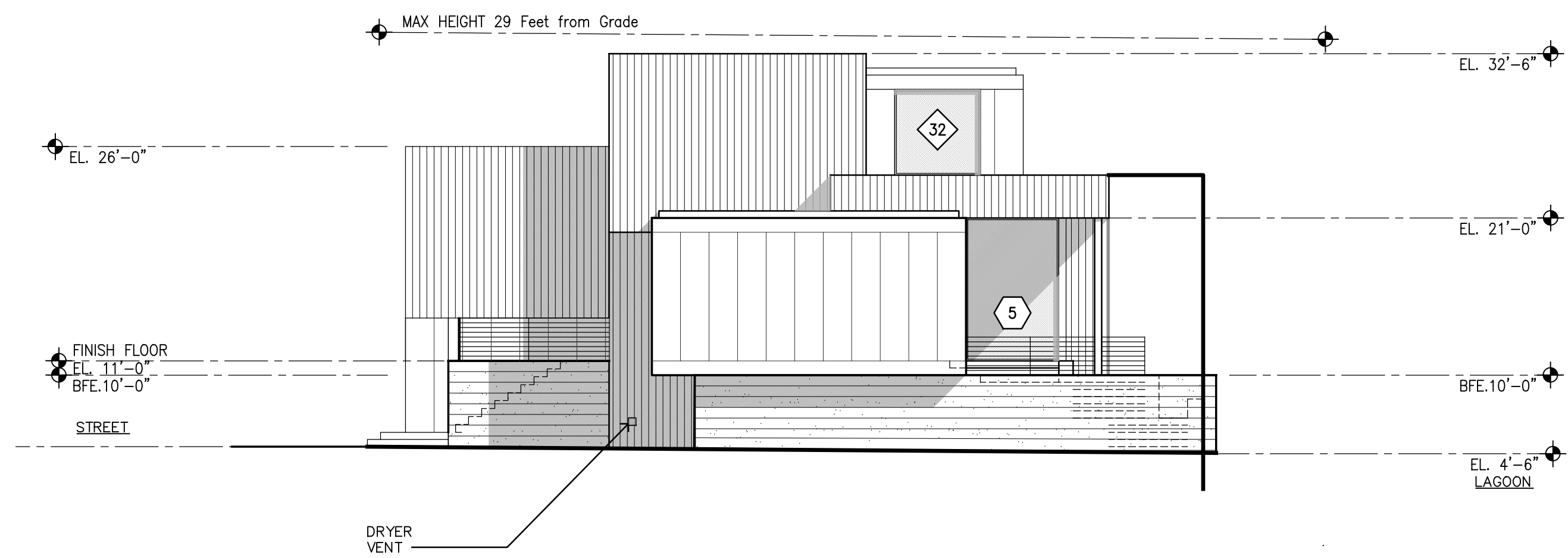
May 23, 2022

Graphic Scale

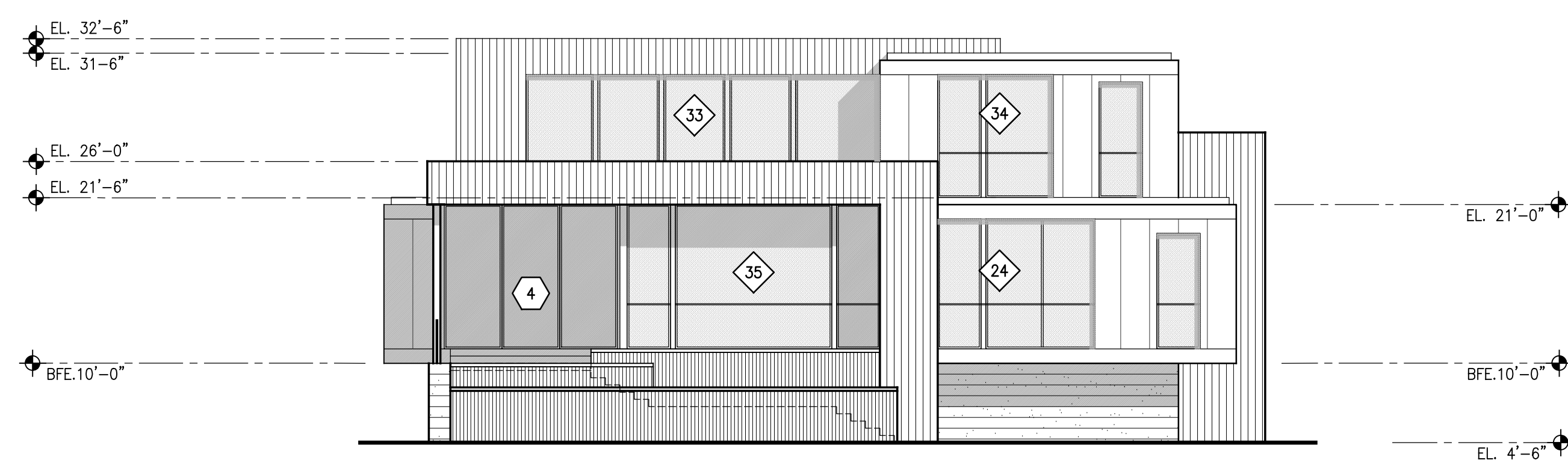




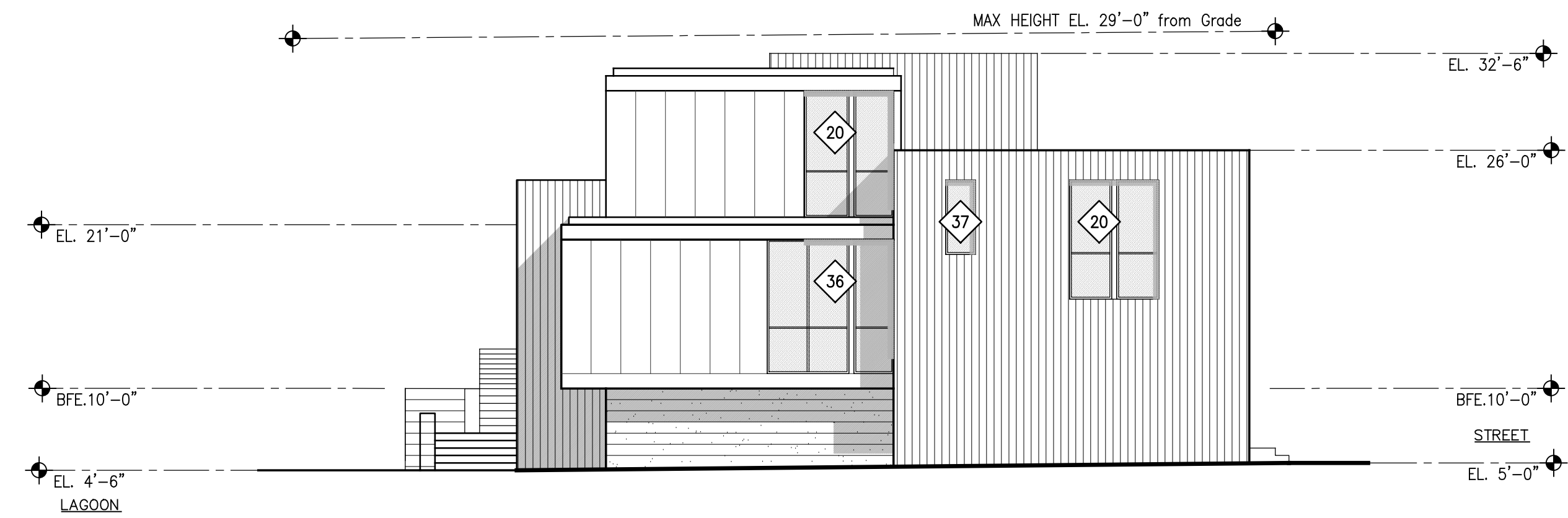
South Elevation
Scale 1"=8'-0"



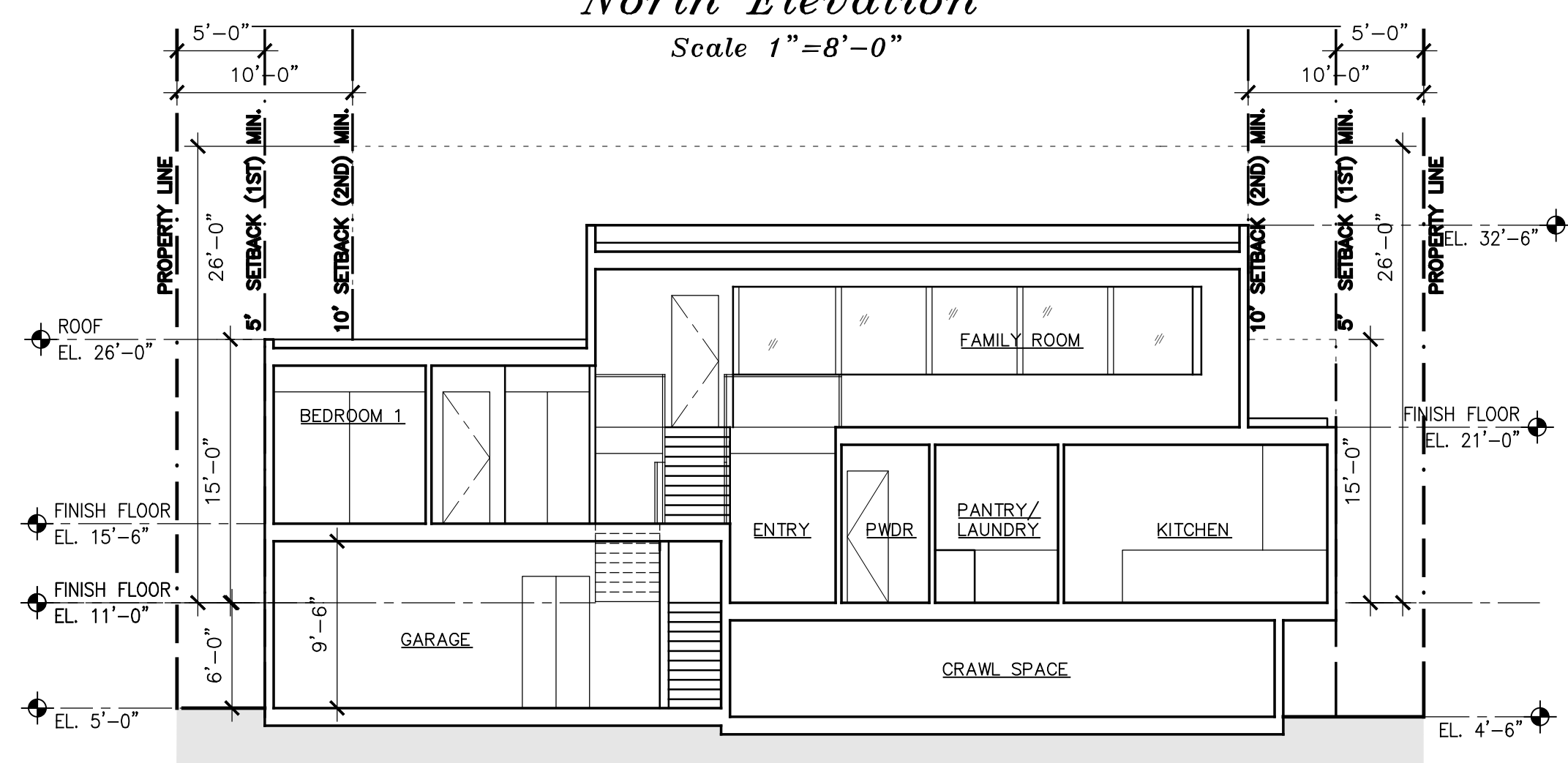
East Elevation
Scale 1"=8'-0"



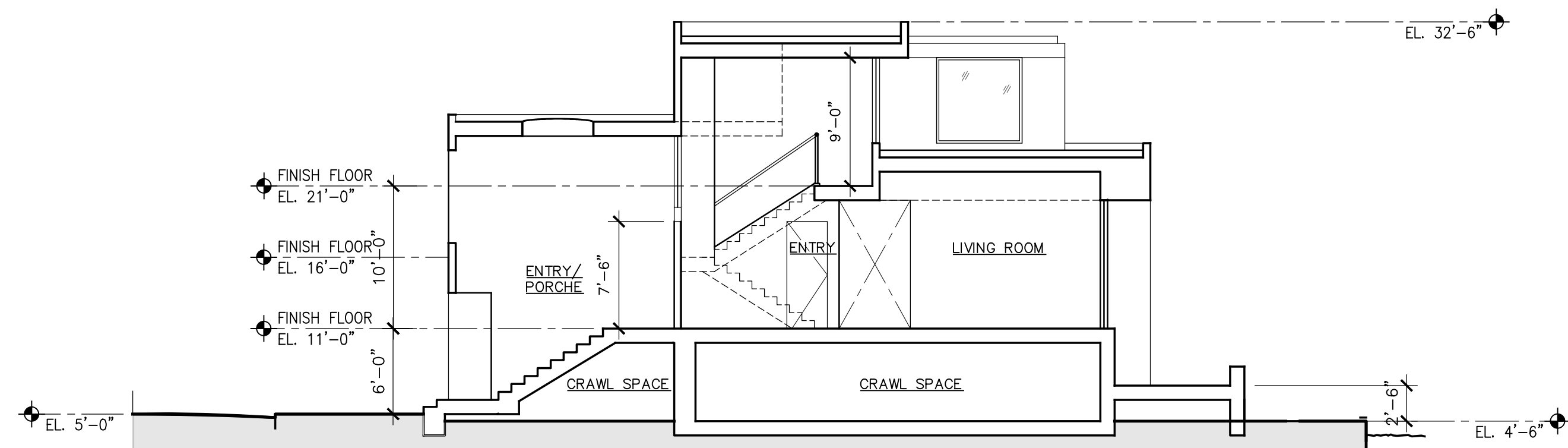
North Elevation
Scale 1"=8'-0"



West Elevation
Scale 1"=8'-0"



Building Section 2
Scale 1"=8'-0"



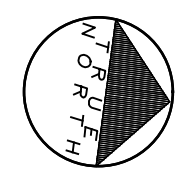
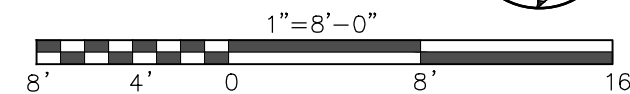
Building Section 1
Scale 1"=8'-0"

BUILDING 4
BUILDING 6-MIRROR

NOTE:
Door-Window Schedule - Sheet A21

May 23, 2022

Graphic Scale

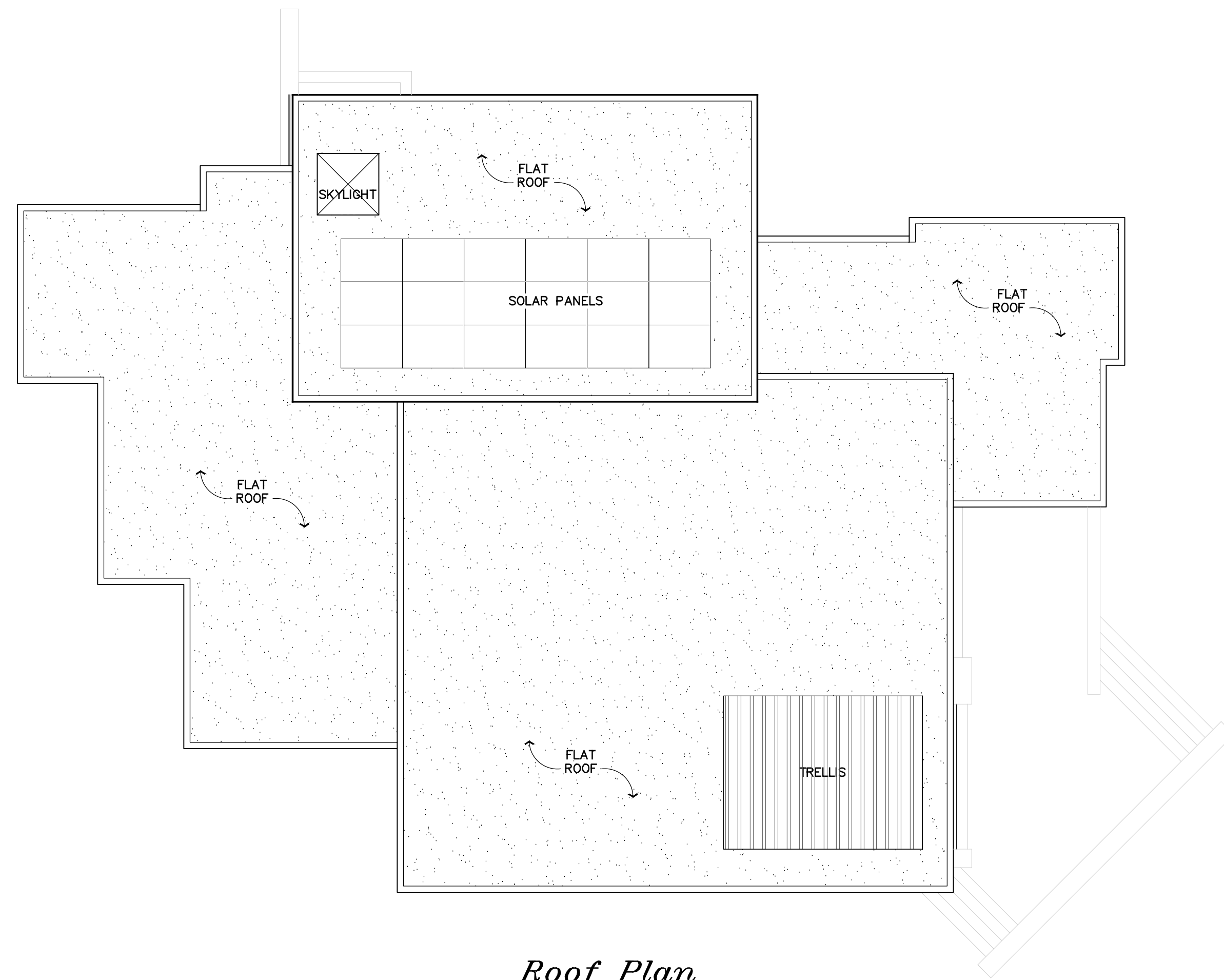


MALLARD POINTE
Belvedere, California

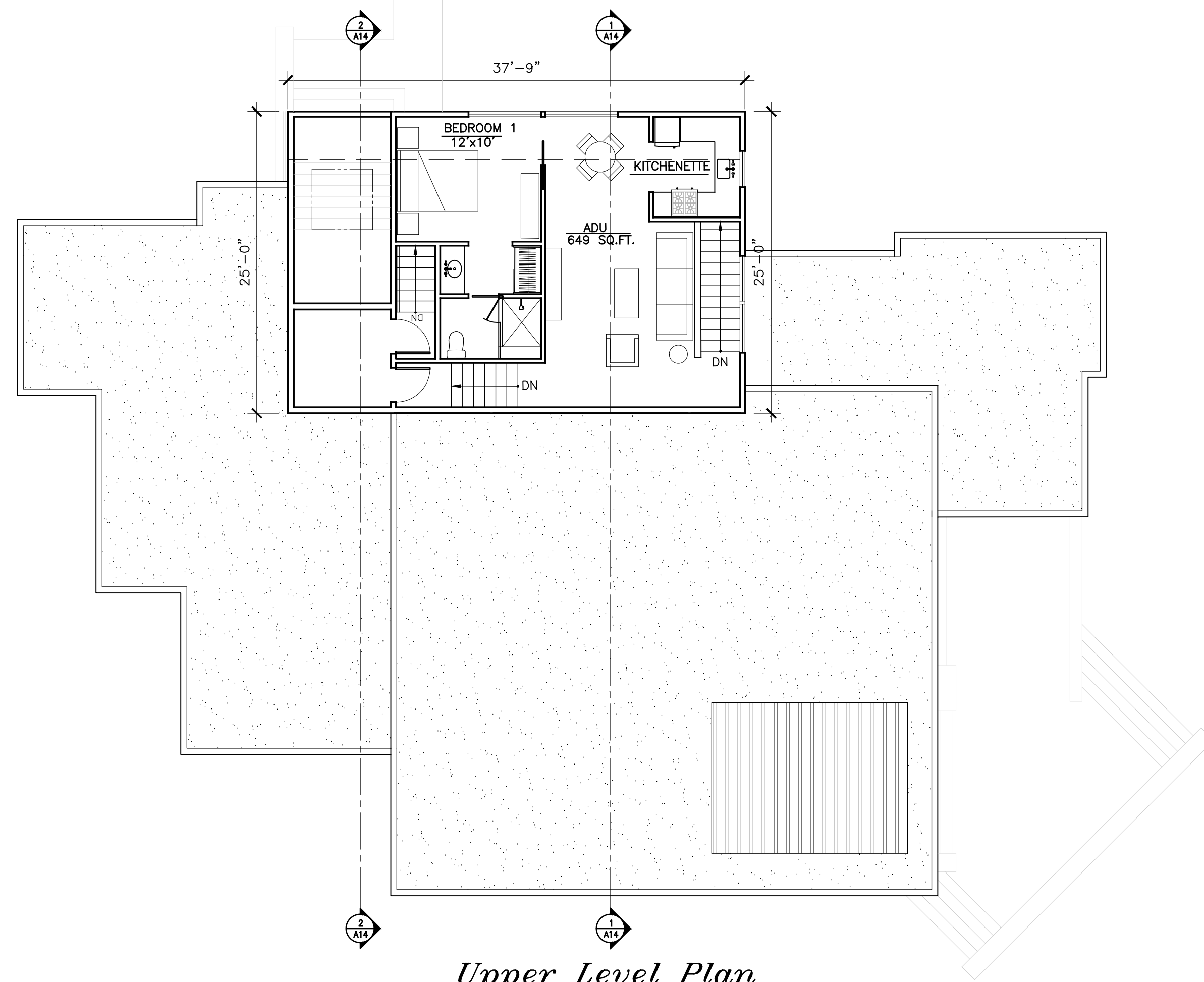
MALLARD POINTE
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Project Sponsor



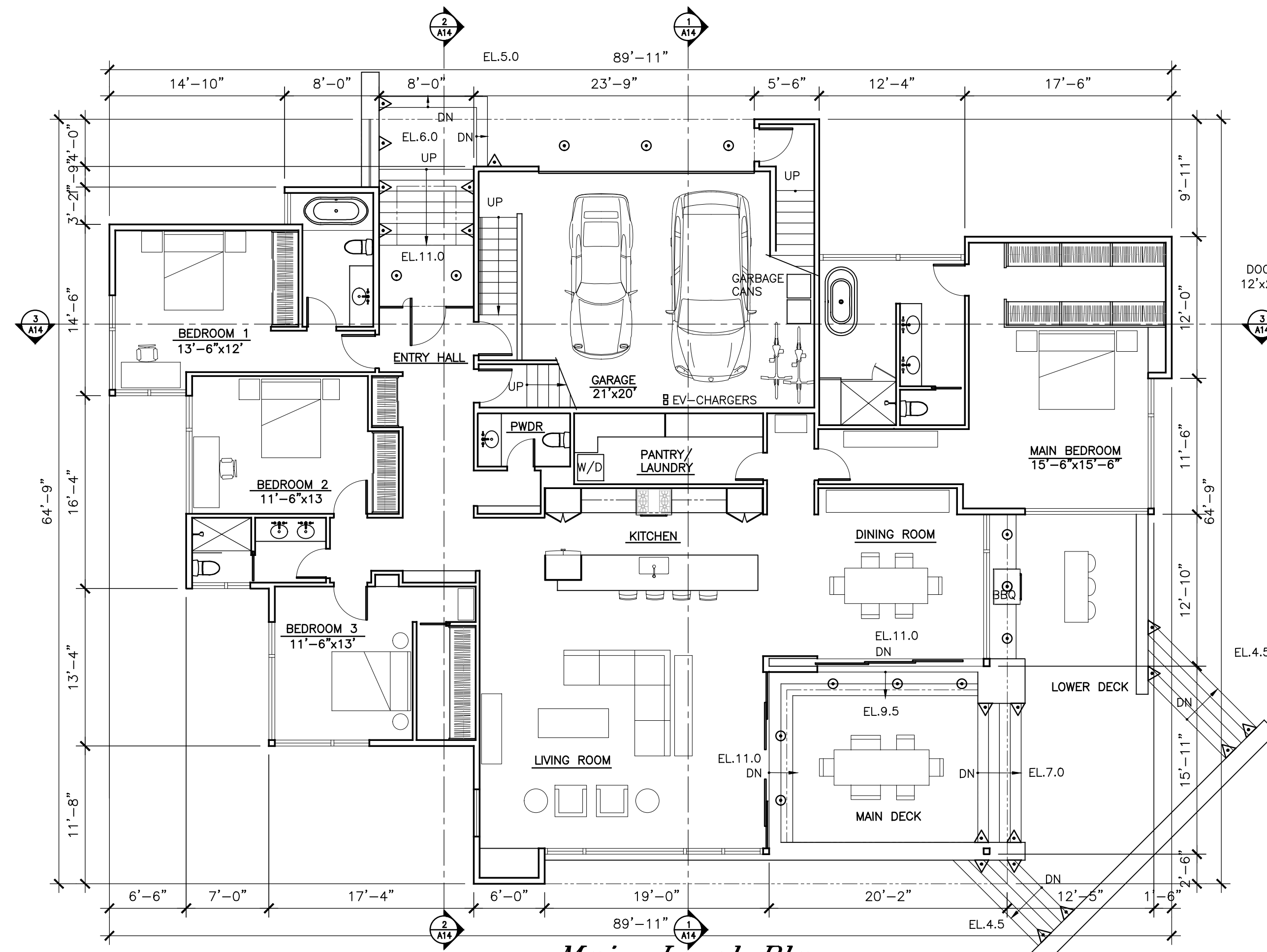
A12



Roof Plan
Scale 1"=8'-0"



Upper Level Plan
Scale 1"=8'-0"

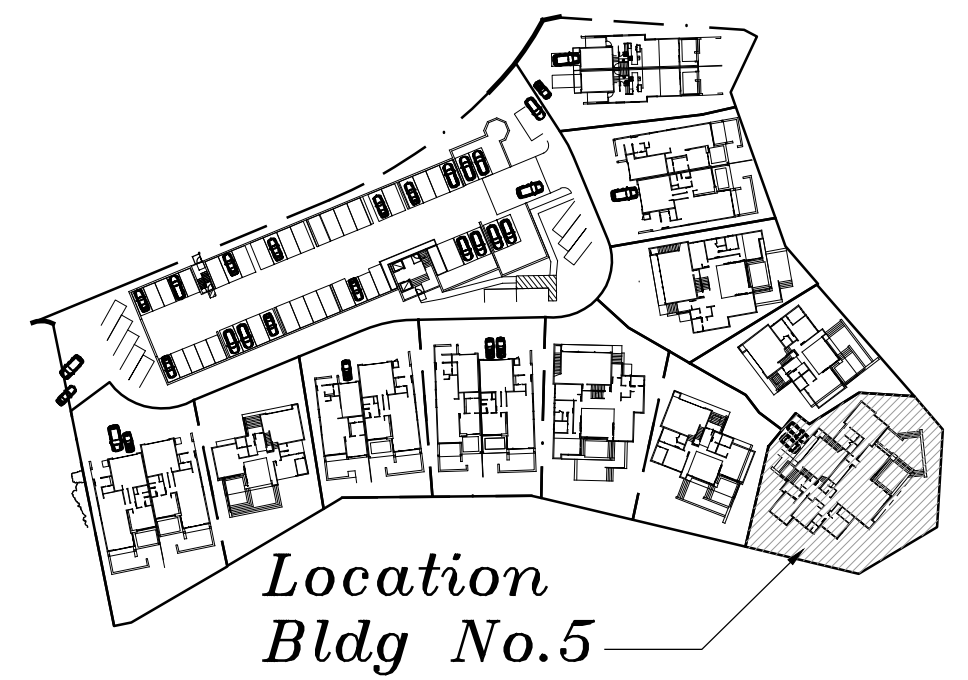


Main Level Plan
Scale 1"=8'-0"

LIGHTING LEGEND

- TYPE "A" Recessed Ceiling Light
- TYPE "B" Surface Down Light
- △ TYPE "C" Step Light

MAIN LEVEL	3,023 SF
UPPER LEVEL	806 SF
TOTAL LIVING	3,829
SF GARAGE	493 SF



Location Bldg No.5

Key Plan

BUILDING 5

MALLARD POINTE
Belvedere, California

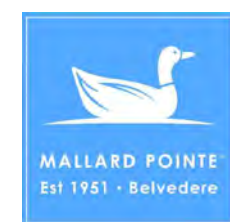
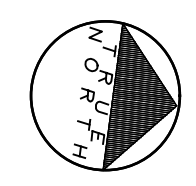
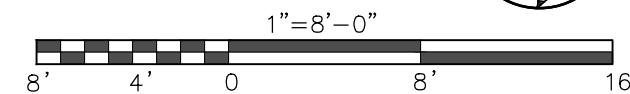
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Project Sponsor

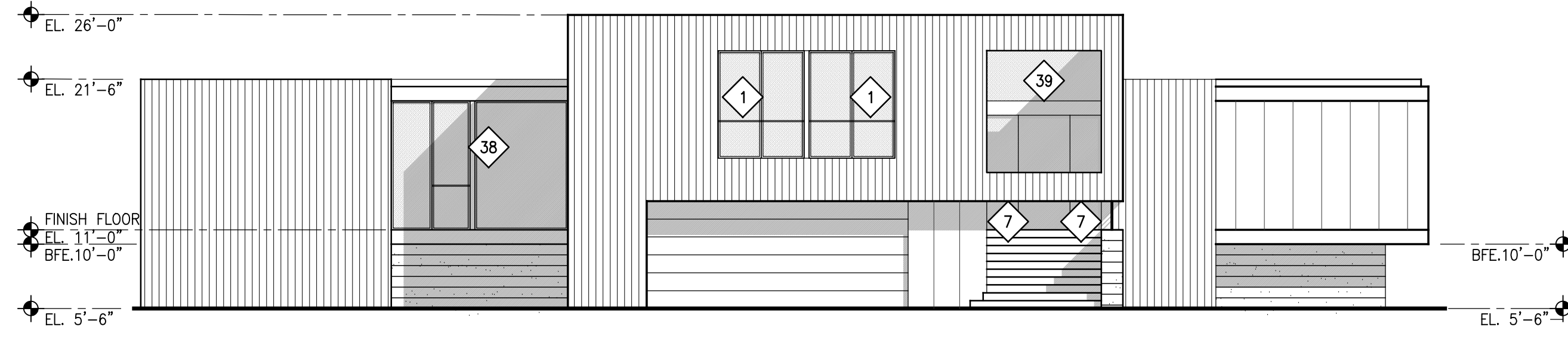
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Architects
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Fax 383 3130
415 383 3139

A13

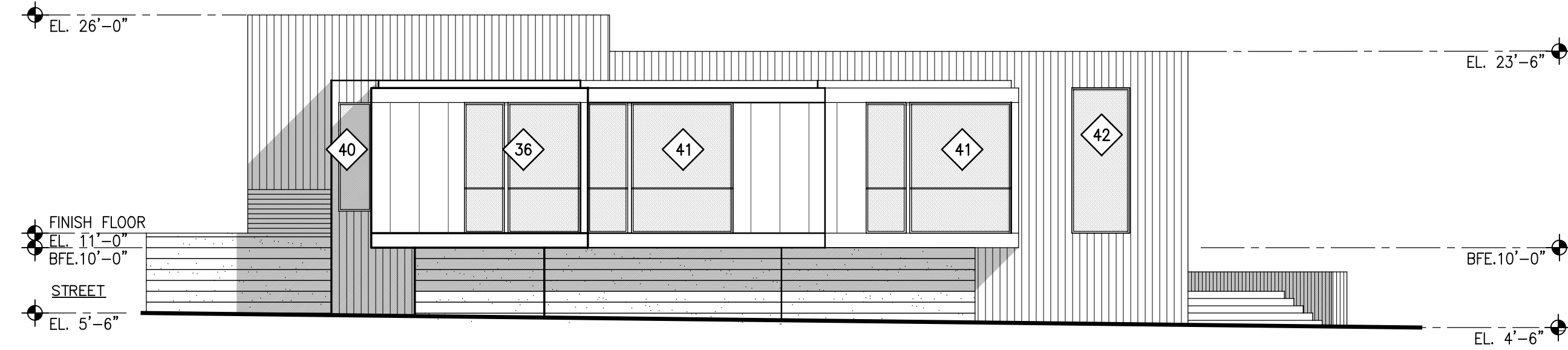
May 23, 2022

Graphic Scale

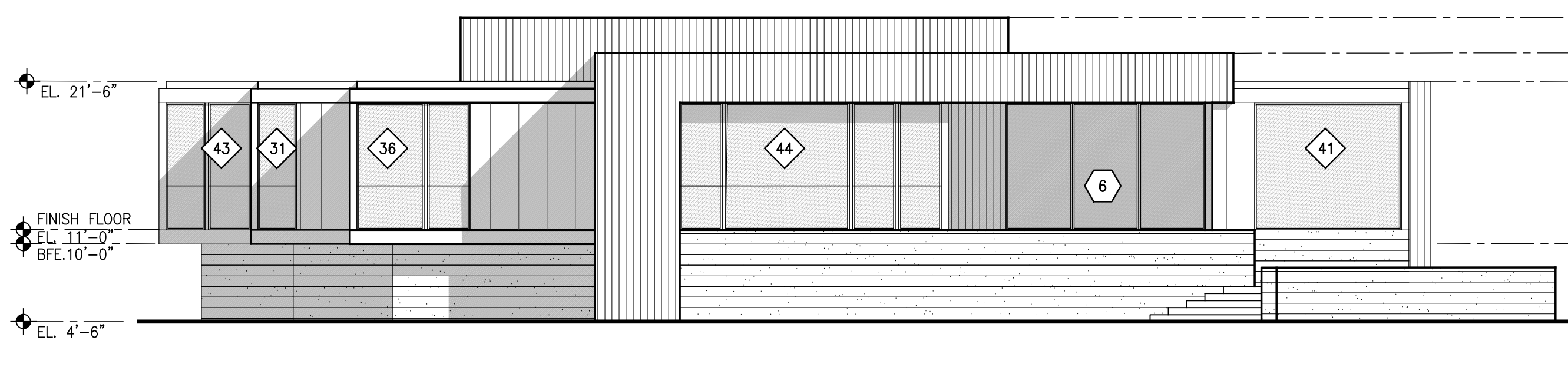




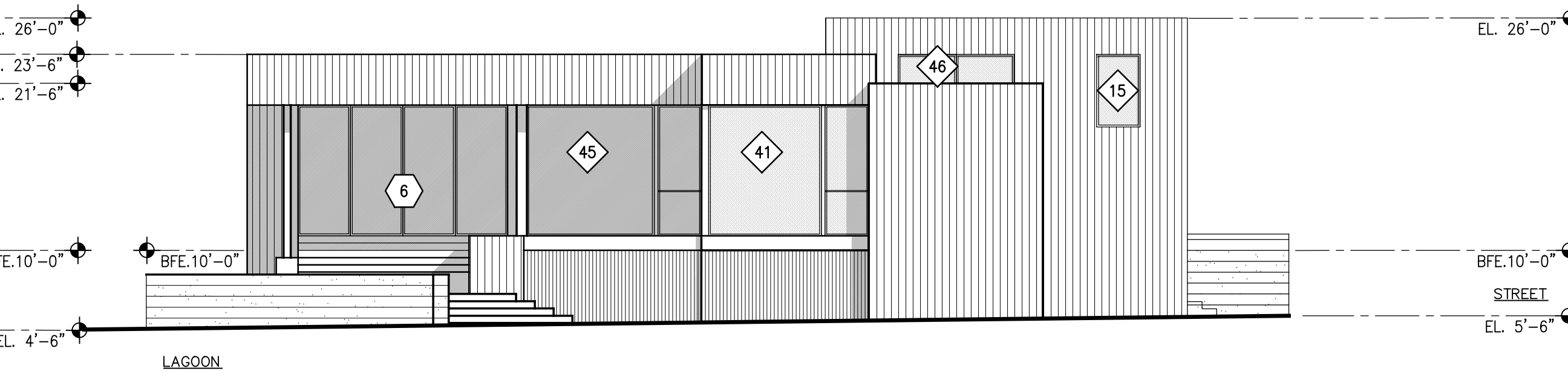
South Elevation
Scale 1"=8'-0"



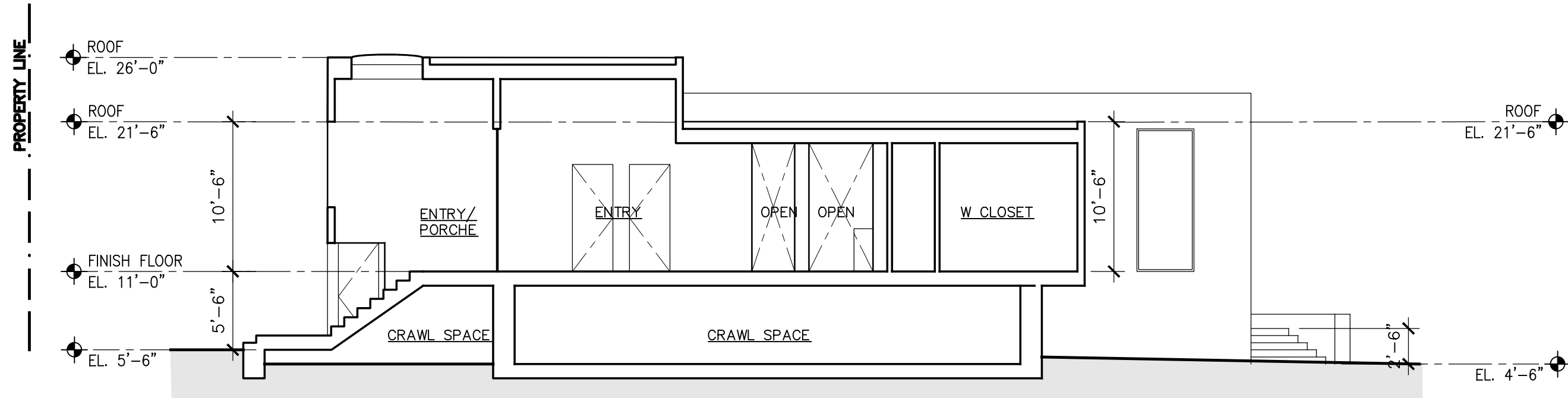
East Elevation
Scale 1"=8'-0"



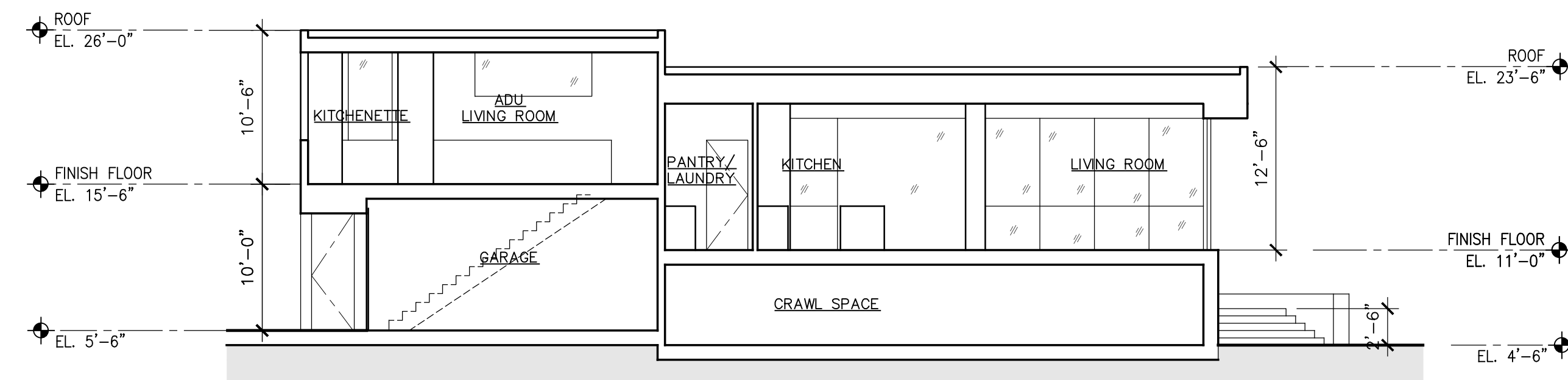
North Elevation
Scale 1"=8'-0"



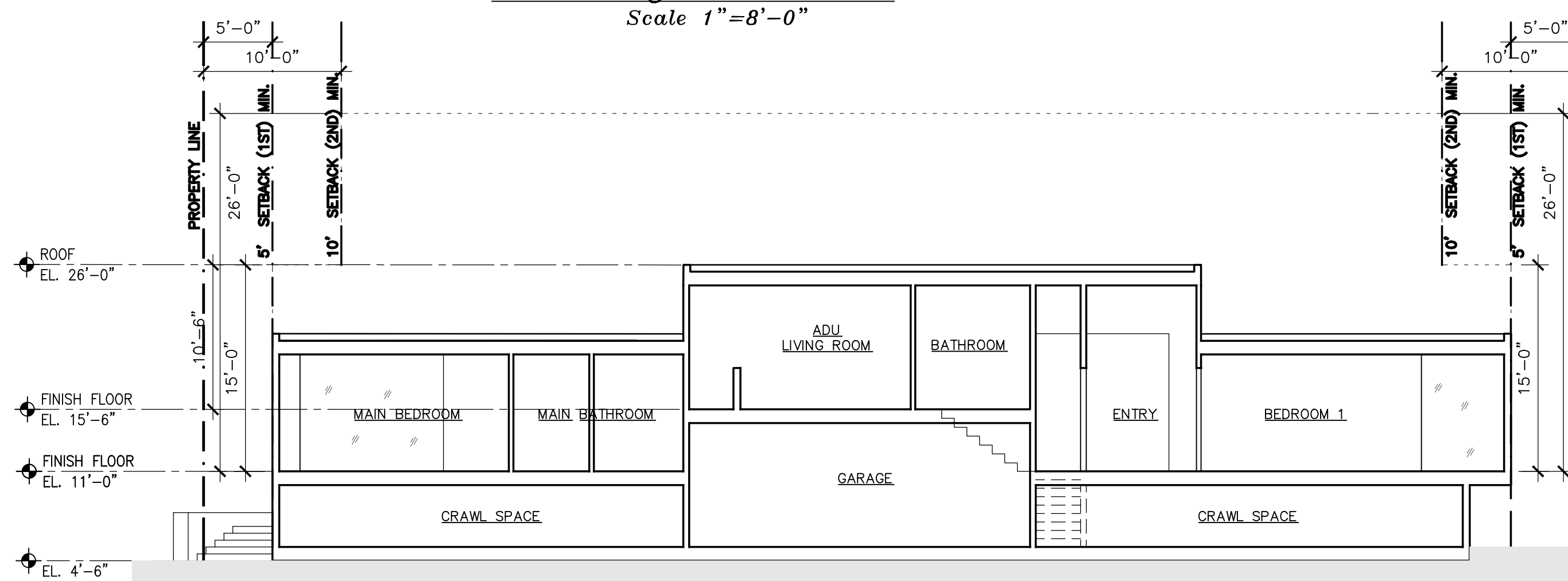
West Elevation
Scale 1"=8'-0"



Building Section 2
Scale 1"=8'-0"



Building Section 1
Scale 1"=8'-0"



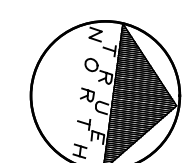
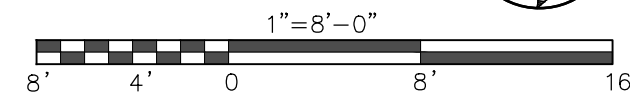
Building Section 3
Scale 1"=8'-0"

BUILDING 5

NOTE:
Door-Window Schedule - Sheet A21

May 23, 2022

Graphic Scale



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