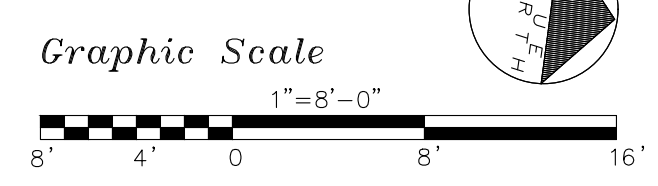


Ground Floor Plan

January 17, 2022



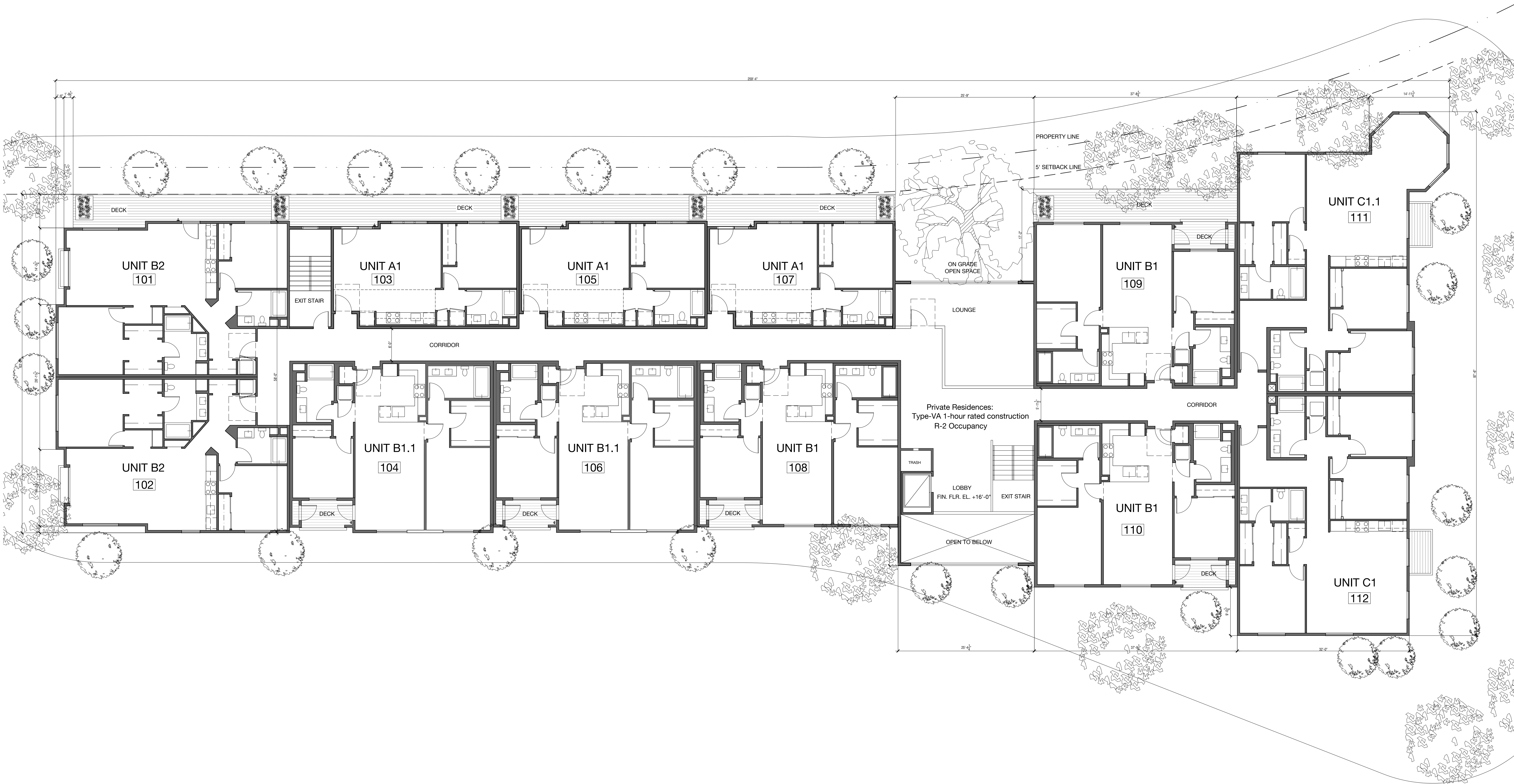
# MALLARD POINTE

Belvedere, California

MALLARD POINTE  
1951 LLC  
Project Sponsor



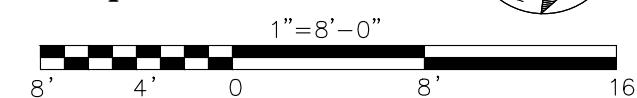
MF 1



First Floor Plan

January 17, 2022

Graphic Scale



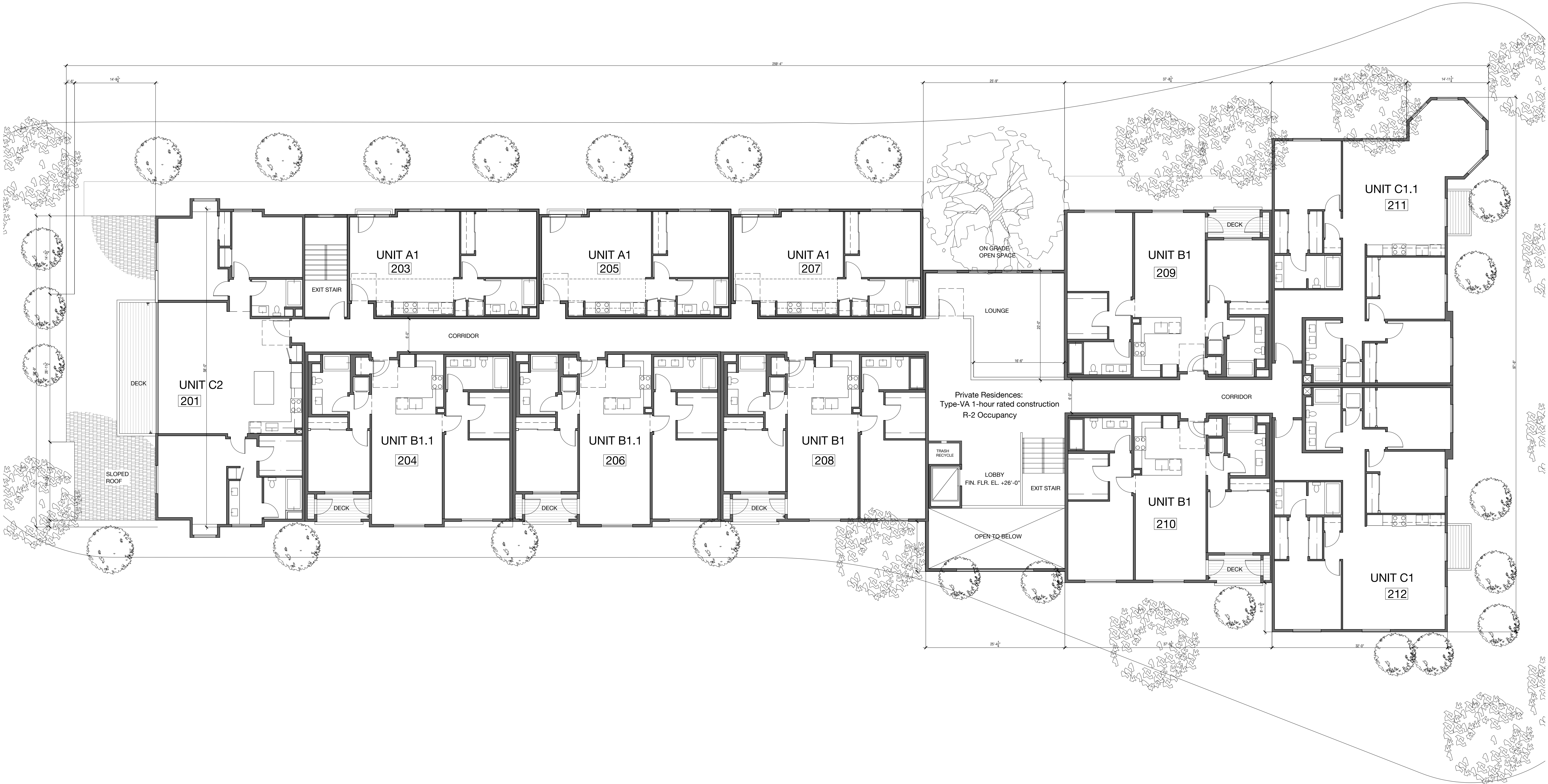
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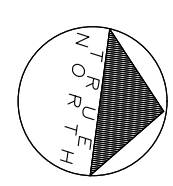
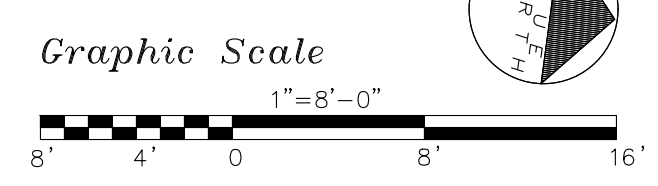


MF 2



Second Floor Plan

January 17, 2022



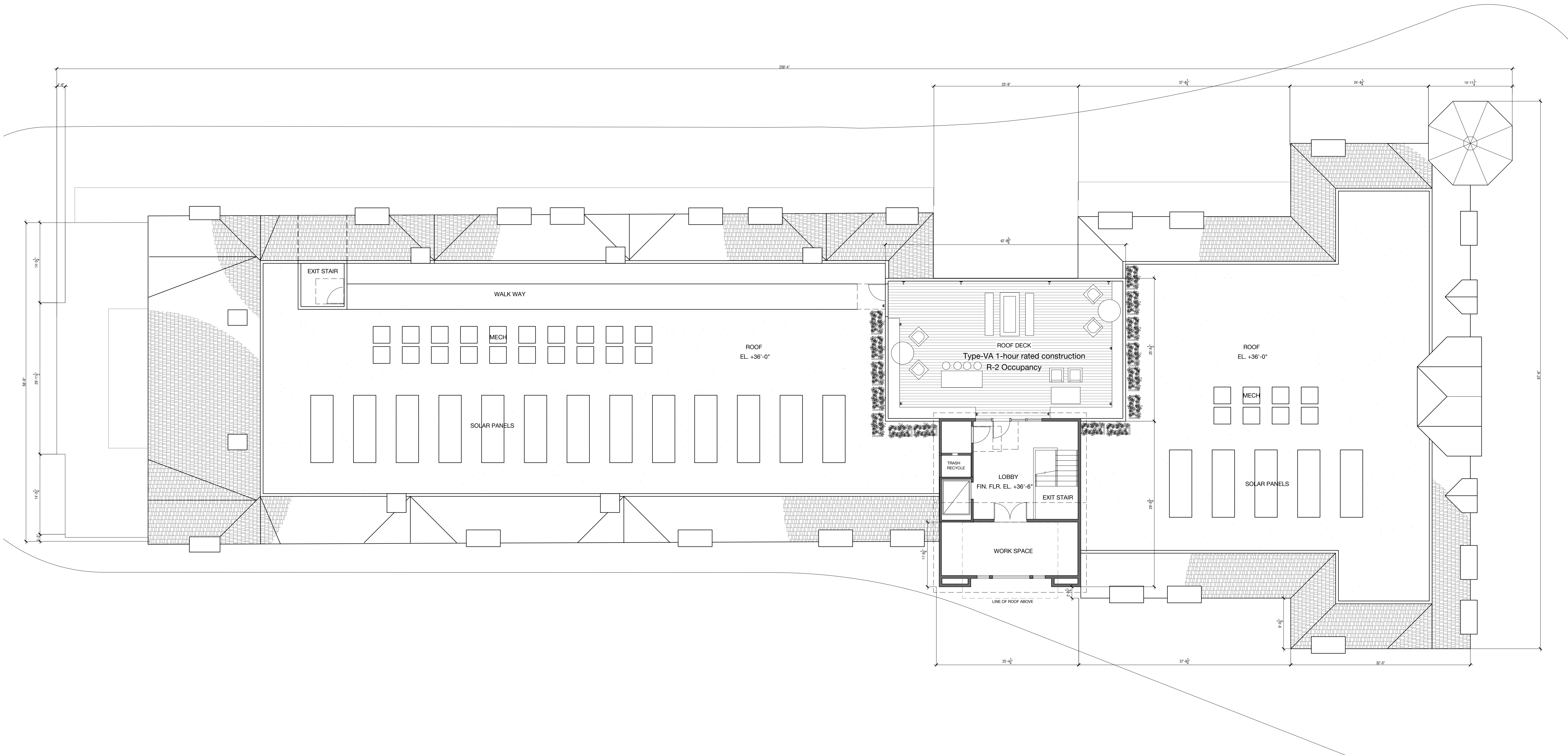
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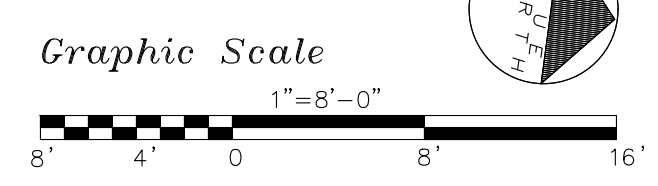


MF 3



Roof Plan

January 17, 2022



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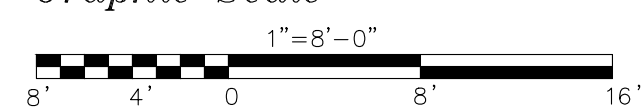




*Community Road Elevation*

January 17, 2022

Graphic Scale



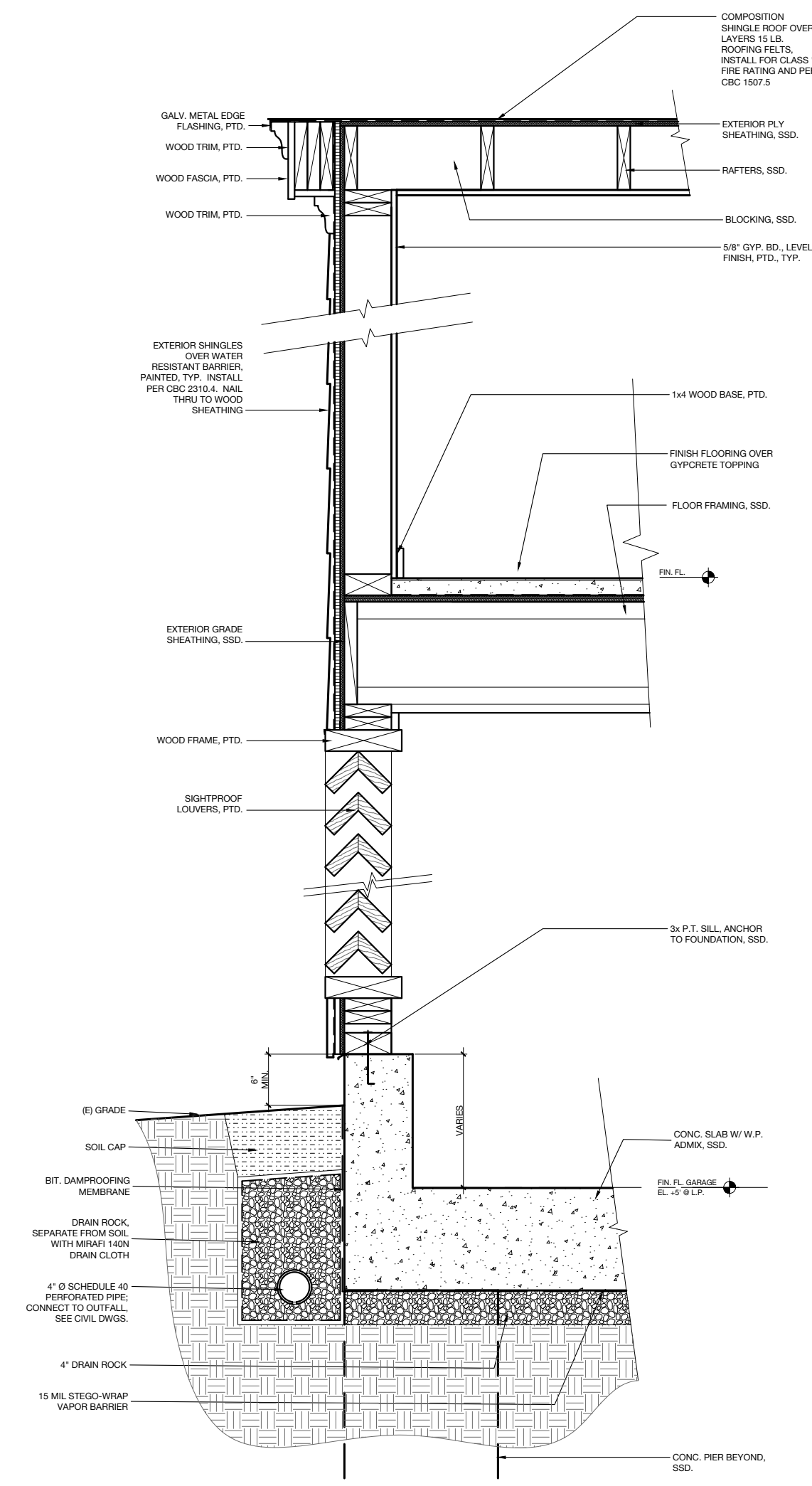
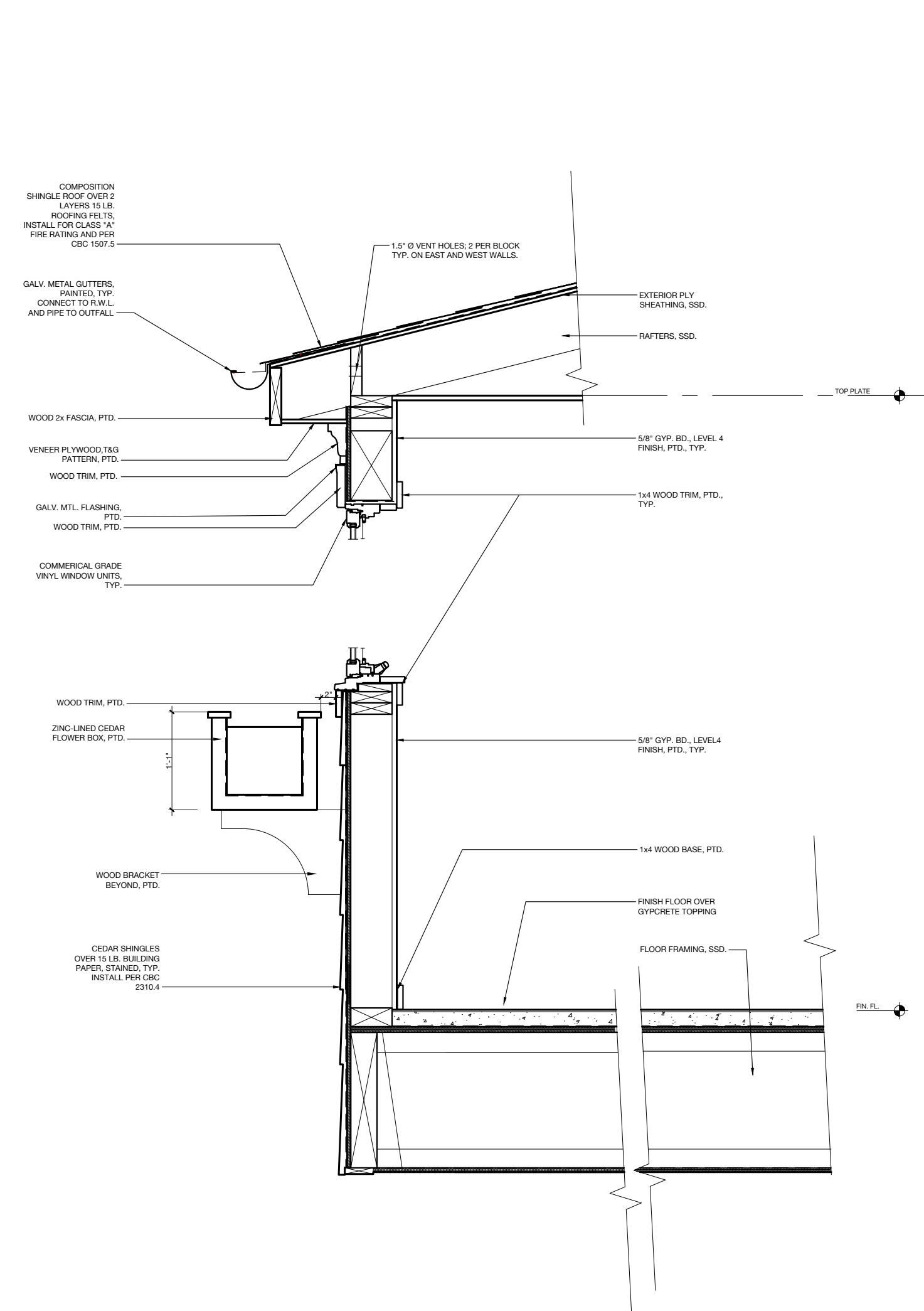
# MALLARD POINTE

*Belvedere, California*

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MF 5



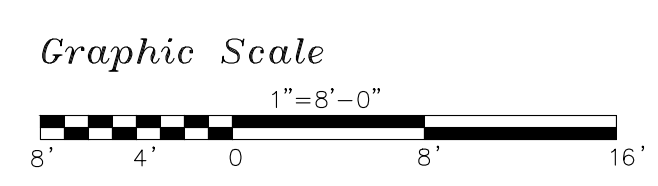
Typical Window and Eave Details 3/4" = 1'-0" Typical Base and Rake Trim Details



West Elevation (Community Road)

Community Road Elevation

January 17, 2022



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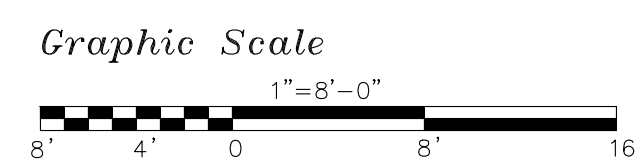
MF 6



Mallard Road Elevations

MALLARD POINTE  
Belvedere, California

January 17, 2022



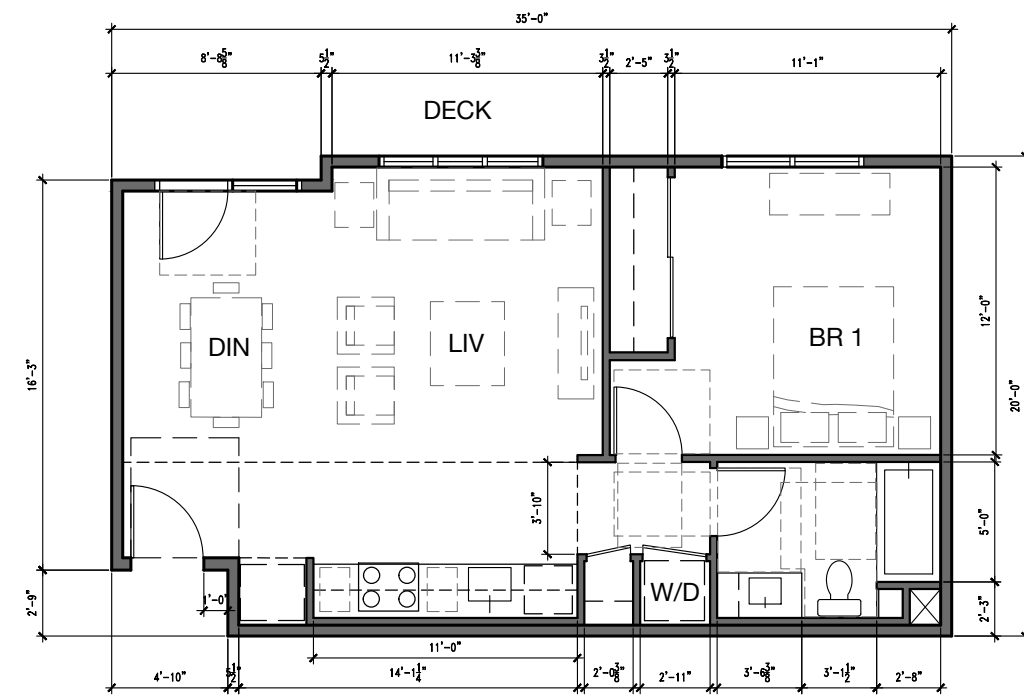
MALLARD POINTE  
1951 LLC  
Project Sponsor



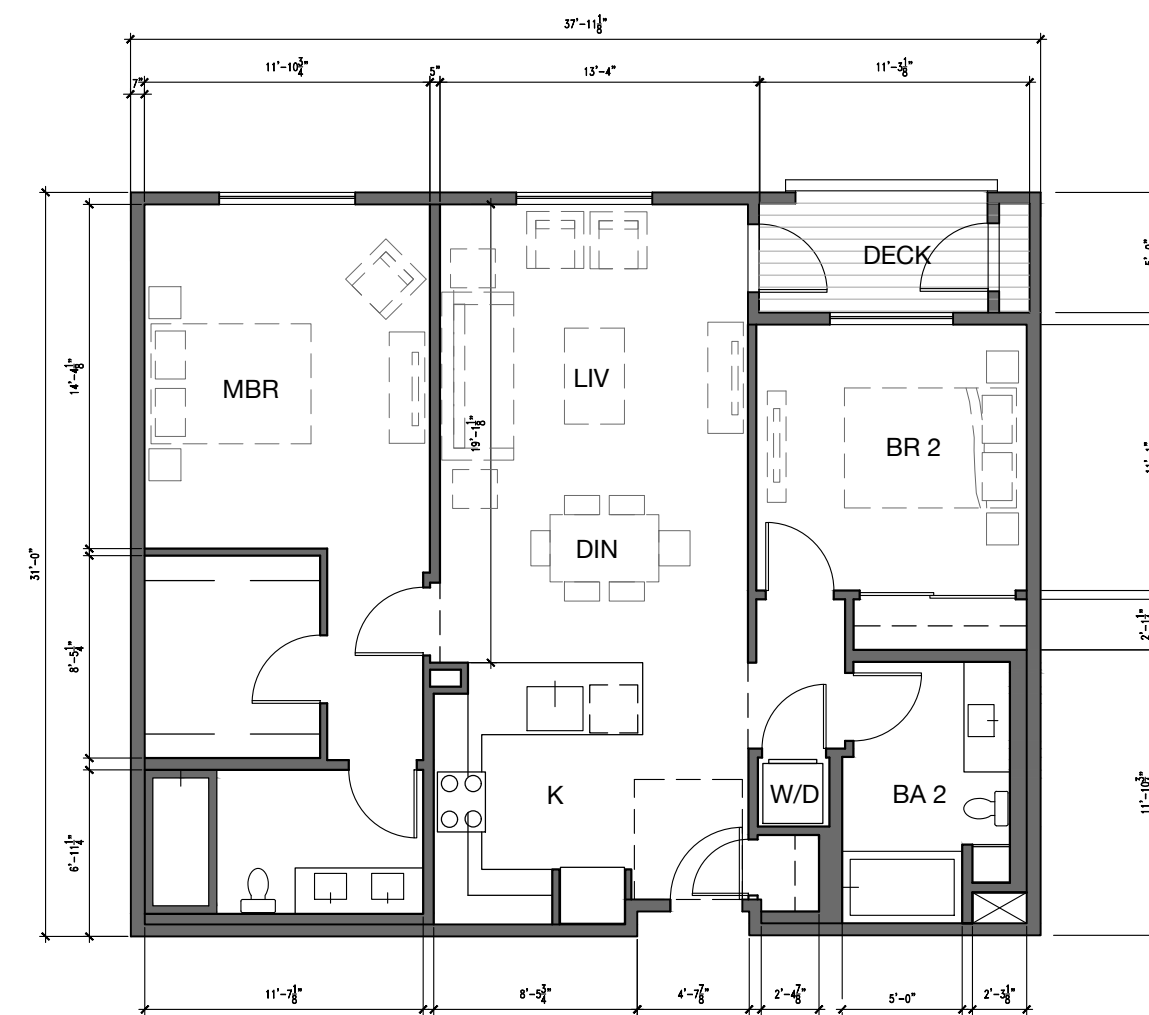
MF 7



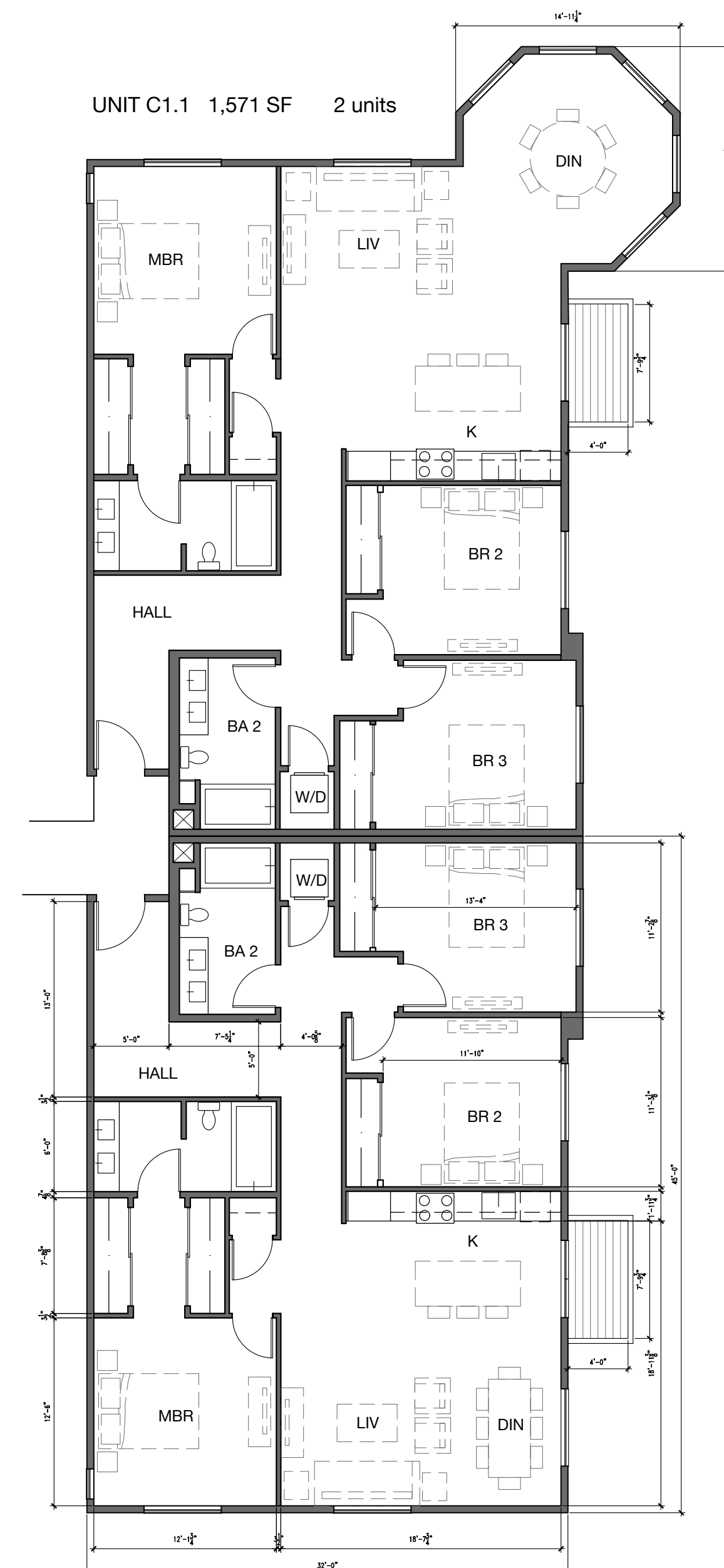




UNIT A1 678 SF 6 units  
All units are Type-VA 1-hour rated construction

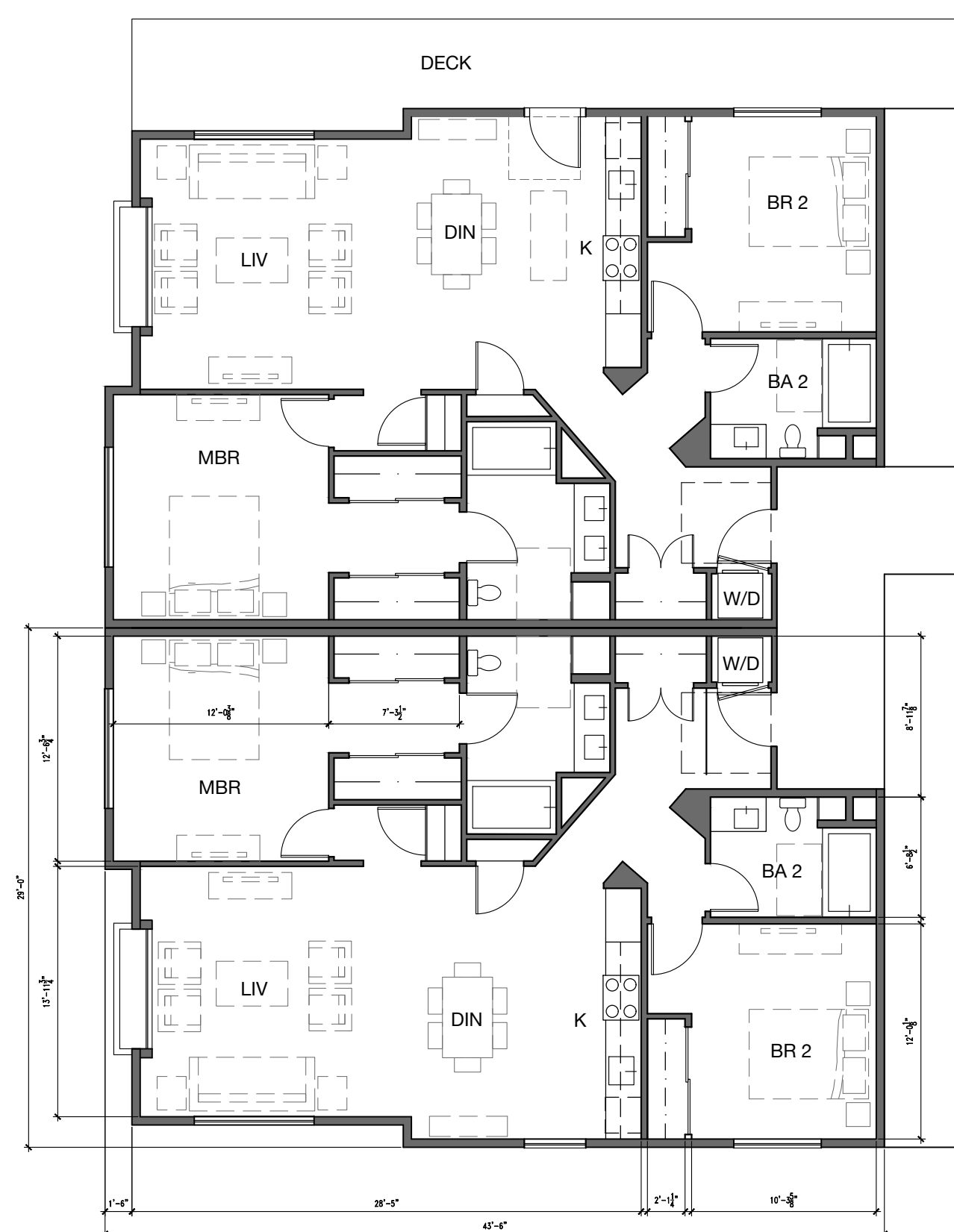


UNIT B1 1,111 SF 10 units

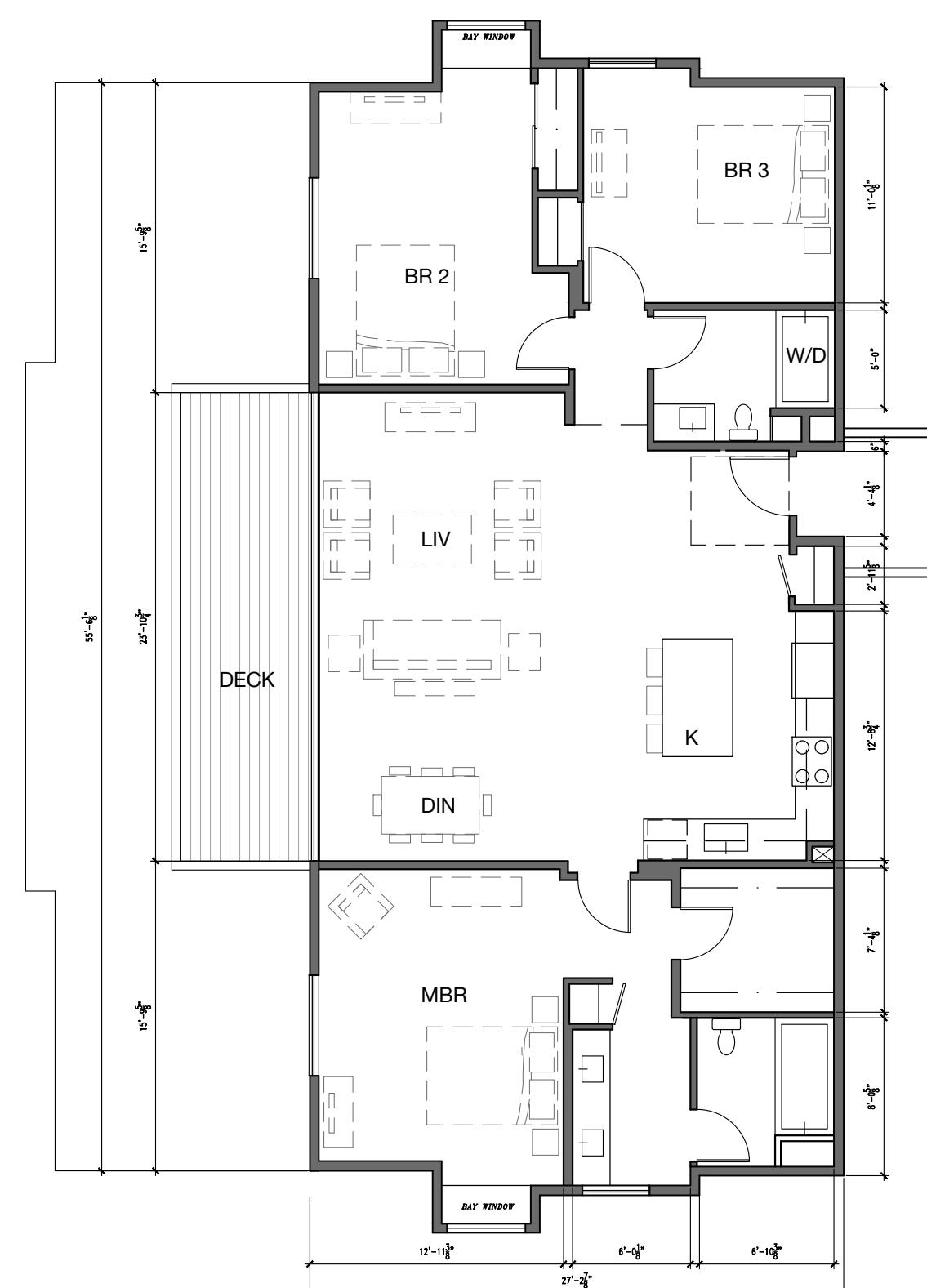


UNIT C1.1 1,571 SF 2 units

All units are Type-VA 1-hour rated construction



UNIT B2 1,161 SF 2 units  
All units are Type-VA 1-hour rated construction



UNIT C2 1,560 SF 1 unit

1/17/22

**MALLARD POINTE BELVEDERE**  
UNIT MATRIX

APARTMENTS INNER CIRCLE

Label	Unit A1	Unit B1	Unit B2	Unit C1	Unit C1.1	Unit C2	Total
First Floor	3	5	2	1	1	0	12
Second Floor	3	5	0	1	1	1	11
Total	6	10	2	2	2	1	23

Net Rentable Each	678	1,111	1,161	1,432	1,571	1,560	Total
Totals per Type	4,068	11,110	2,322	2,864	3,142	1,560	25,066

PARKING

Parking Required at 2 per Unit (City Code)	46
Parking Provided in Building including 2 ADA	46
Parking Provided on Site	11
Total Parking Provided at Inner Circle	57

GROSS BUILDING AREAS

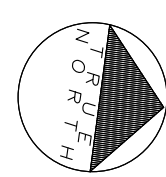
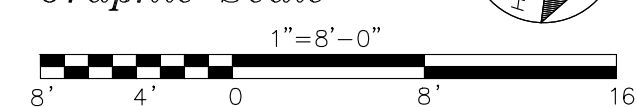
Level	Function	Gross Area
Ground Flr	Parking	15,148
	Lobby	456
	Exit Stair	154
	Bike Room	740
	Mech/Serv	406
	Total	16,904
First Floor	Units	12,914
	Lobby/lounge	1,070
	Exit Stair	164
	Corridor	1,131
	Decks	1,438
	Total	16,717
Second Floor	Units	12,152
	Lobby/lounge	1,070
	Exit Stair	164
	Corridor	1,034
	Decks	550
	Total	14,970
Roof	Lobby/Work	722
	Deck	1,090
	Total	1,812
<b>Grand Total</b>		<b>50,403</b>

Unit Plans

MALLARD POINTE  
Belvedere, California

January 17, 2022

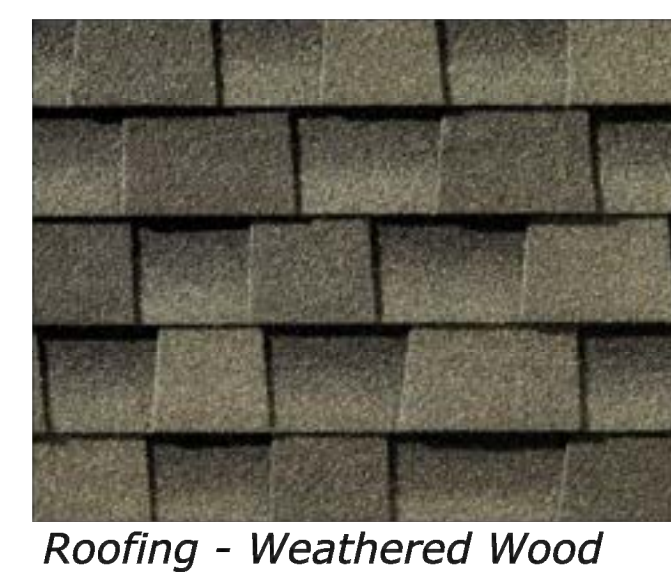
Graphic Scale



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MF 9



Roofing - Weathered Wood



VPI Vinyl Window Frames - Bronze



Hardie Trim Boards - Dark Sage



Hardie Shingle - Timber Bark



Hardie V-Groove Siding - Aged Pewter



Mallard Pointe Apartments Belvedere, California Proposed Color Board

Note: All materials specified are for general color and appearance only and subject to change pending final specifications, pricing, availability, and manufacturer's production schedule.

WINDOW SCHEDULE

Window or Door Number	Frame W x H
1	5'-0" x 5'-0"
2	6'-8" x 8'-0"
3	10'-6" x 8'-0"
4	8'-8" x 8'-0"
5	7'-0" x 5'-6"
6	4'-0" x 5'-6"
7	4'-0" x 4'-0"
8	2'-8" x 3'-0"
9	7'-0" x 8'-0"
10	5'-3" x 5'-6"
11	4'-0" x 5'-0"
12	2'-2" x 4'-6"
13	6'-8" x 4'-6"
14	2'-2" x 6'-0"
15	4'-0" x 6'-0"
16	18'-6" x 15'-0"
17	5'-0" x 8'-0"
18	3'-6" x 5'-6"
19	21'-0" x 8'-0"
20	6'-8" x 8'-0"
21	2'-8" x 4'-0"
22	4'-0" x 8'-0"
23	8'-0" x 12'-0"



Fixture A: Recessed Ceiling Light  
"Lithonia '4JBK OneUp' Recessed Baffle, Bronze" 8.92 watts  
2 Total, Located at Main Entry



Fixture B: Wall Mounted Downlight  
"Tech Lighting 'Pitch' LED, Bronze" 12.2 watts  
6 Total, Located at Main and Garage Entry and Emergency Egress

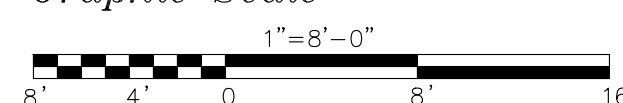


Fixture C: Steps and Deck Light  
"Tech Lighting 'Ikon' Step Light, Bronze" 12 watts  
27 Total, Located low on wall at Balconies and Decks

Proposed Finishes, Window Schedule, and Exterior Light Fixtures

January 17, 2022

Graphic Scale



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Belvedere, California

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MF 10

*Northwest View*



*Proposed*

*Southwest View*



*Proposed*



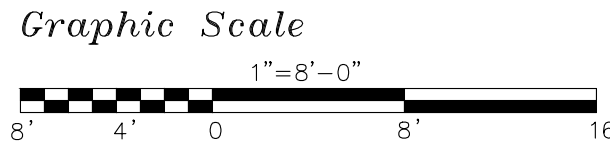
*Existing*



*Existing*

*Street Views*

January 17, 2022



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*Belvedere, California*

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