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MALLARD POINTE



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CONSTRUCTION TYPES

LAGOON HOMES

TYPE V

6 units

LAGOON DUPLEXES

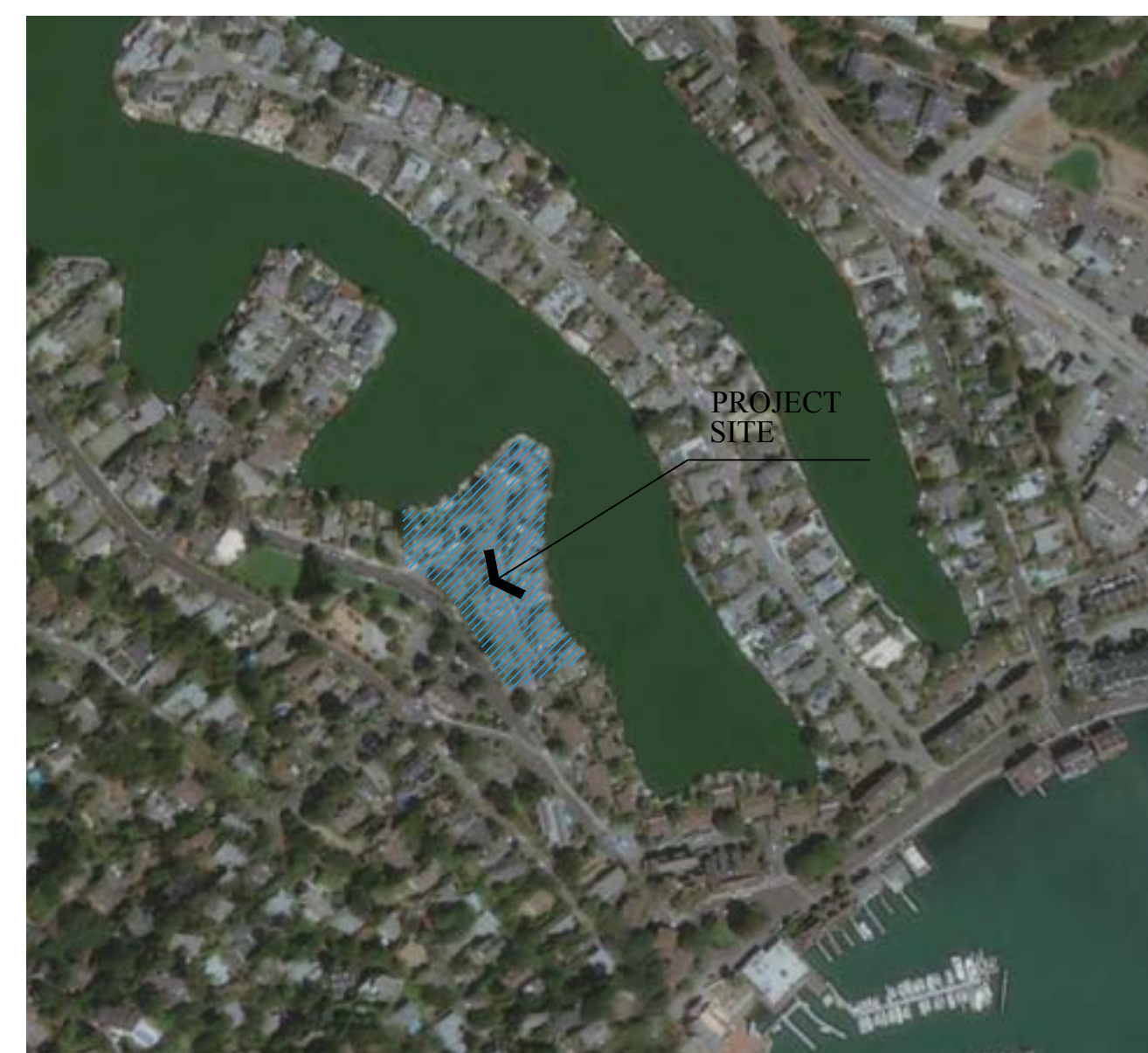
TYPE V

10 units

APARTMENT BUILDING

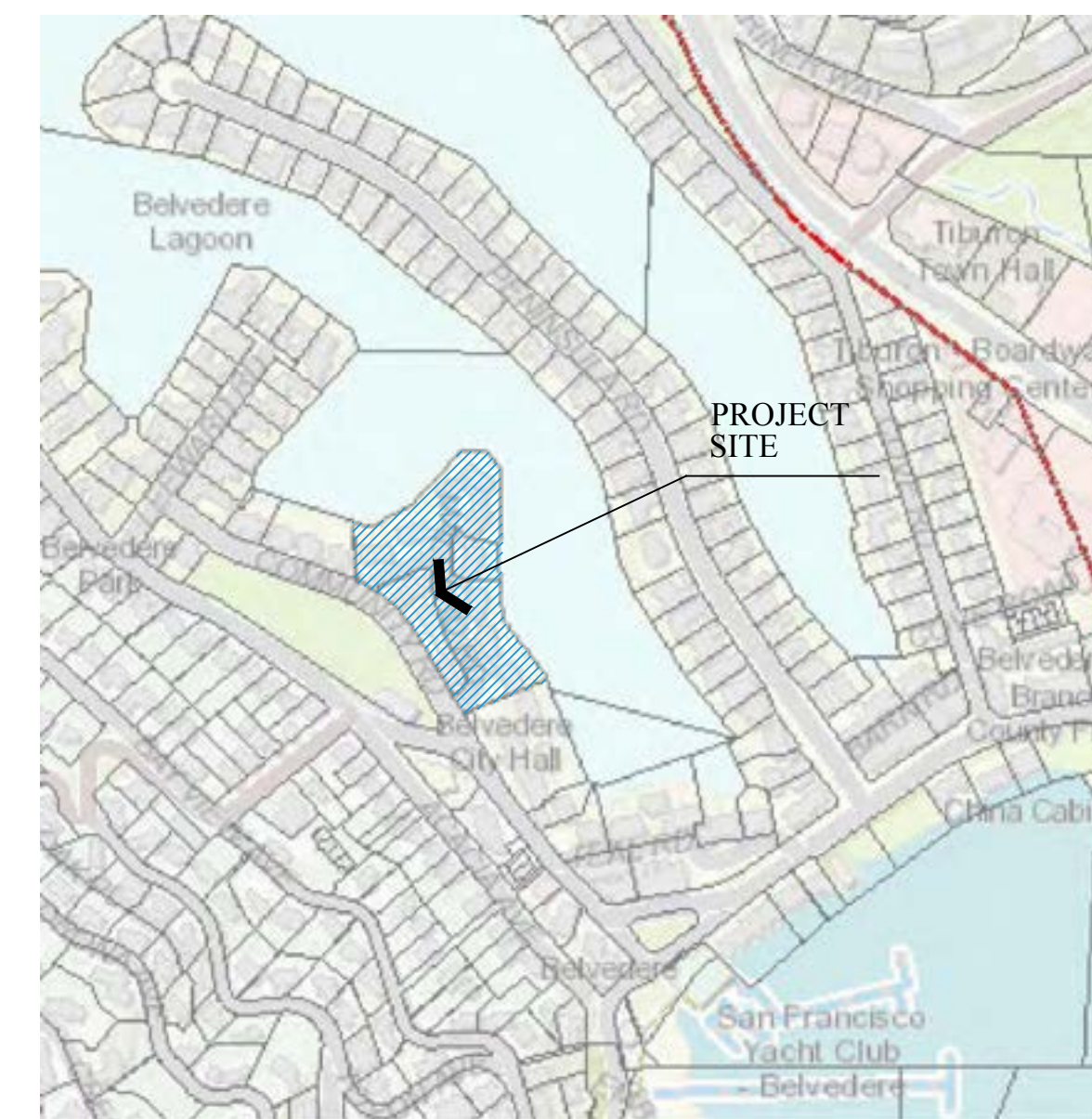
TYPE V-A

23 units



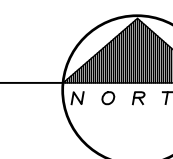
PROJECT MAP

N.T.S.



VICINITY MAP

N.T.S.



May 23, 2022



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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

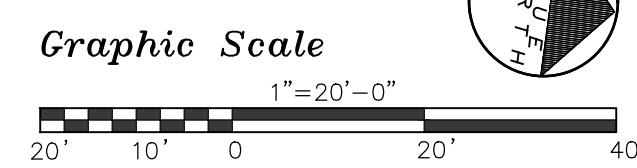


Site Plan—Main Floor

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May 23, 2022



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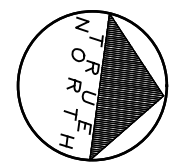
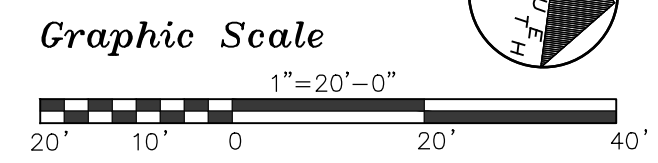
A1



Site Plan-Upper floor



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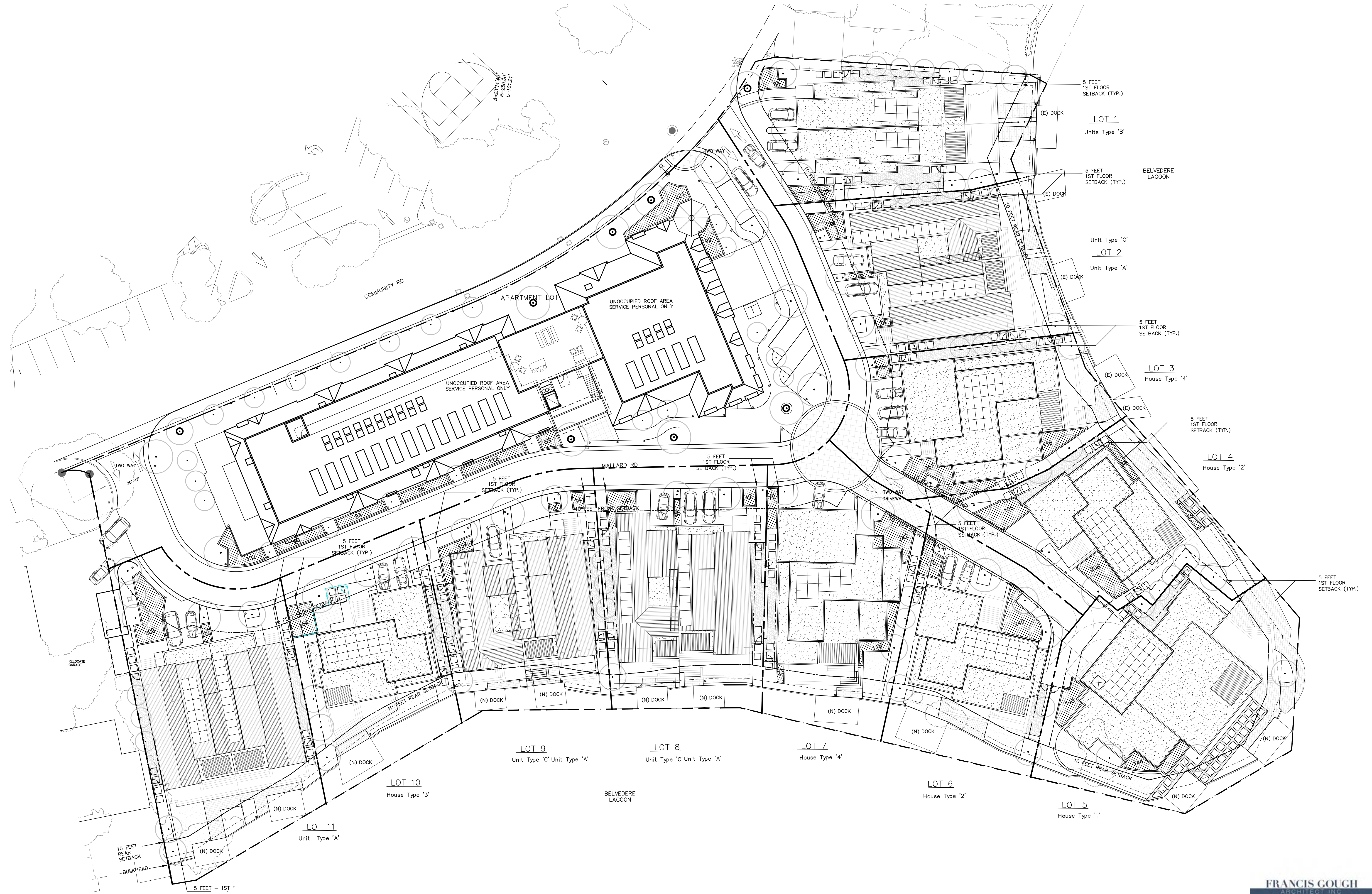
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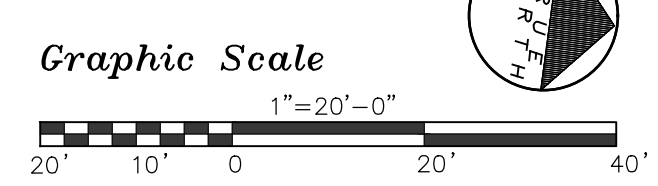
A2



Site Plan-Roof Plan



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A3



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	
TOTAL	120,079	106,354	48,936	42.2	40% 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	
TOTAL	120,079	106,354	51,478	45.1	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 INCLUDING UNCOVERED DECKS ABOVE 4 FEET.
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LEGEND
 ■ ENCLOSED AREA

Site Plan-Lot Coverage

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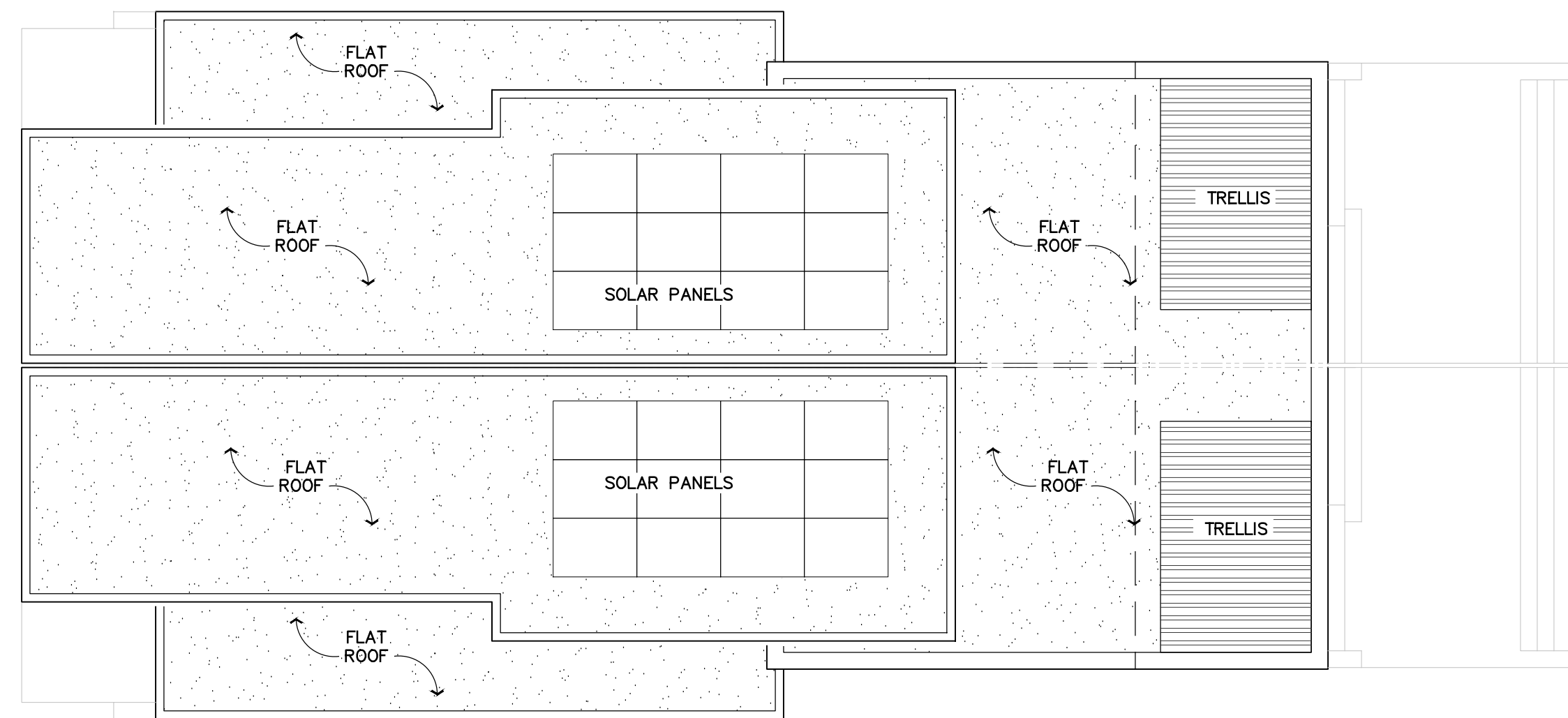
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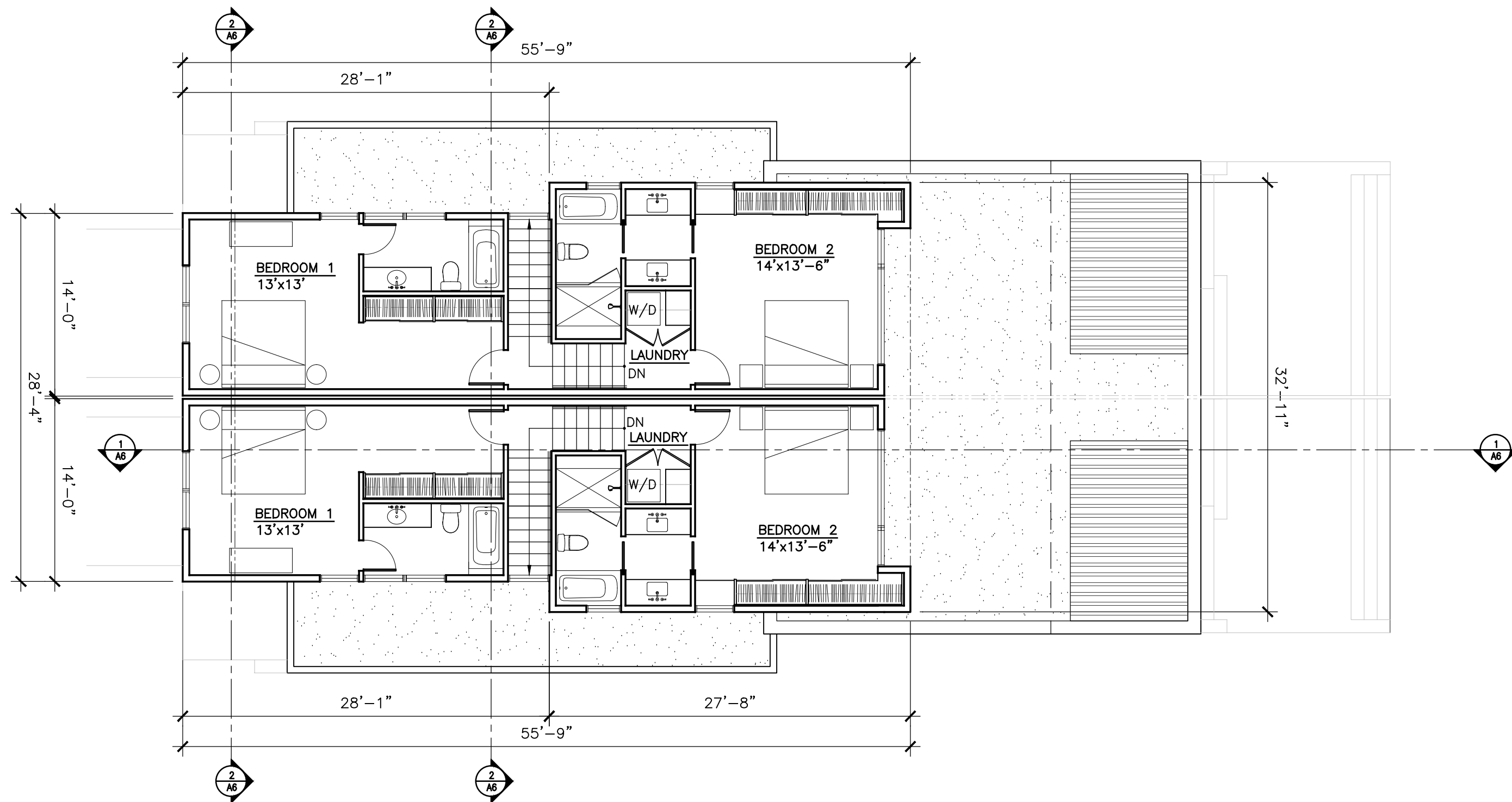
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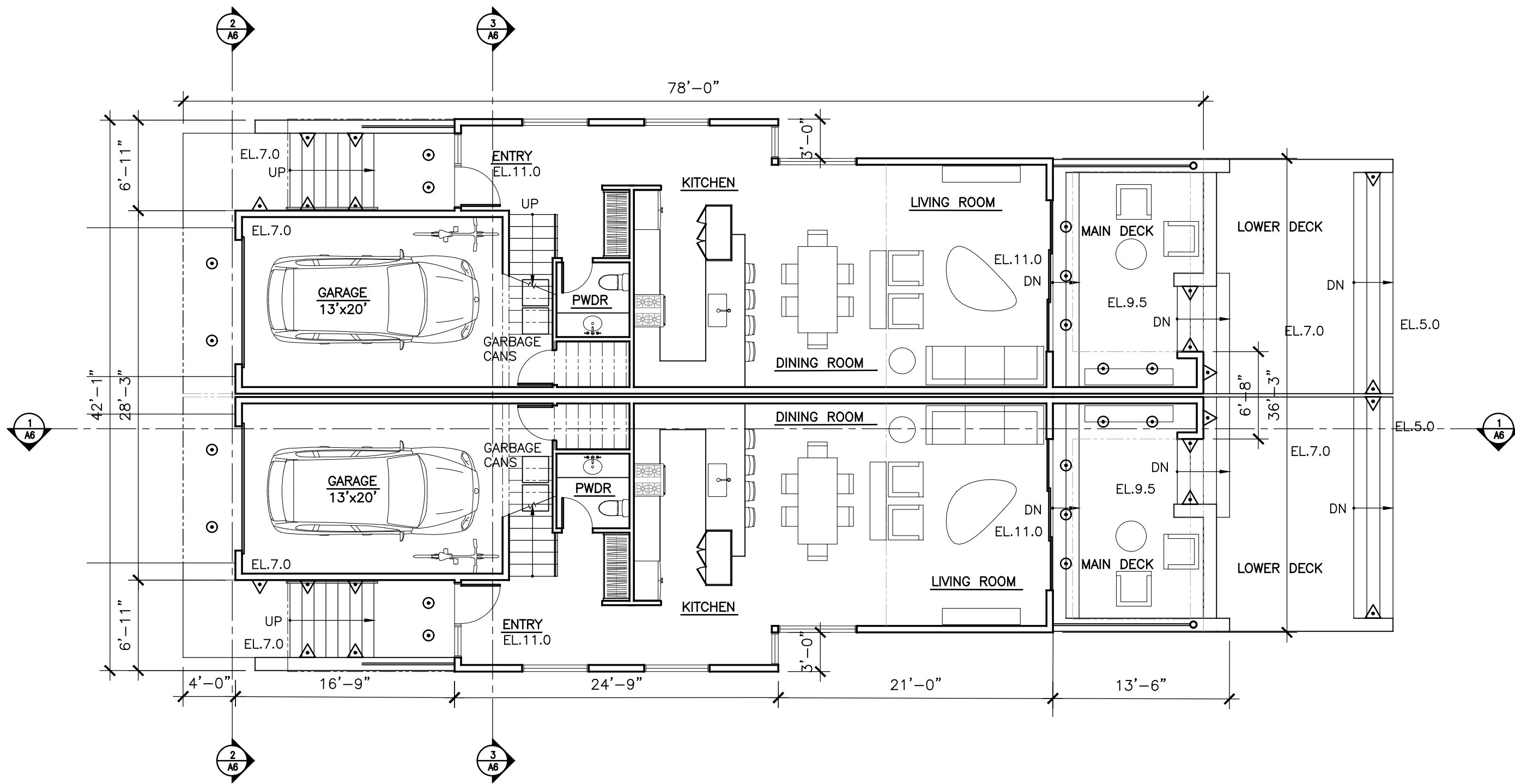
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Roof Plan
Scale 1"=8'-0"



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

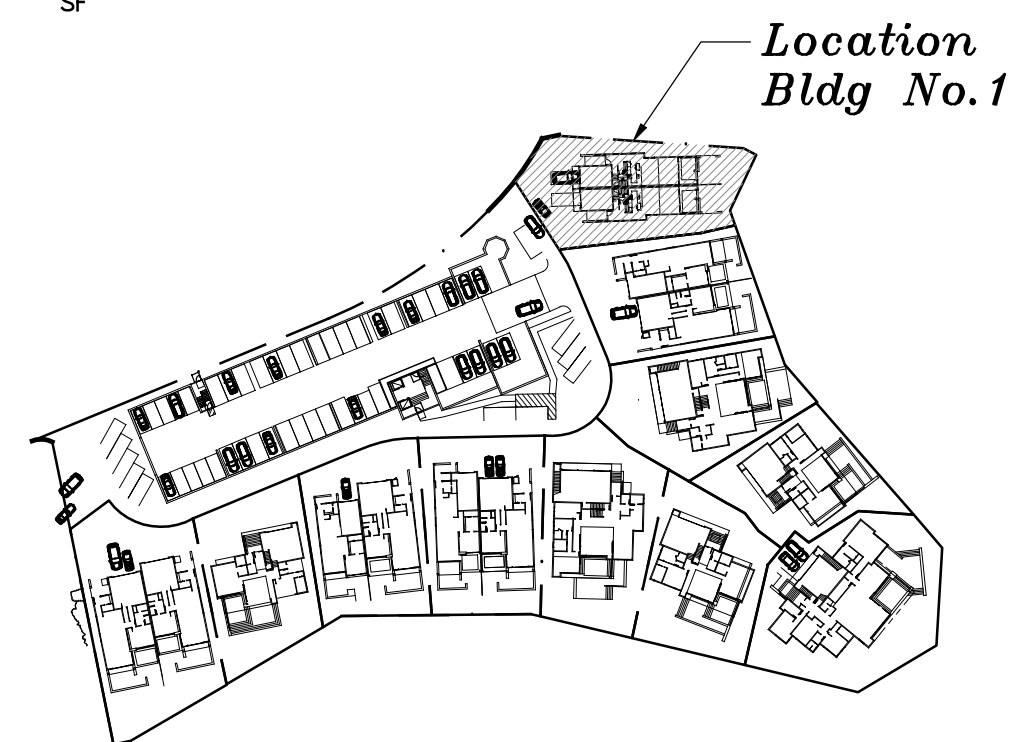


Main Level Plan
Scale 1"=8'-0"

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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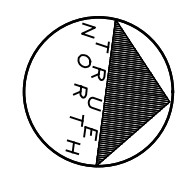
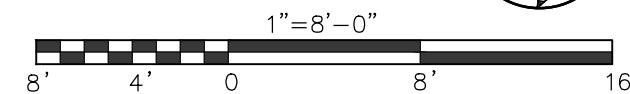
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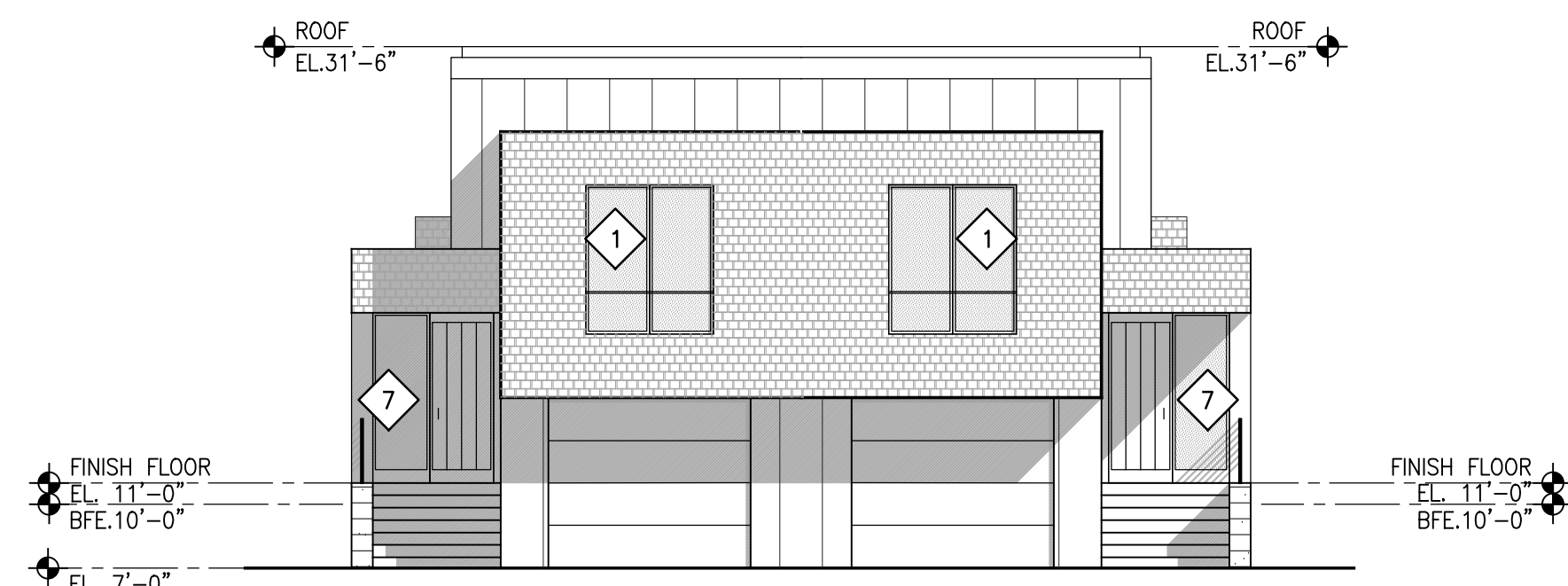
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A5

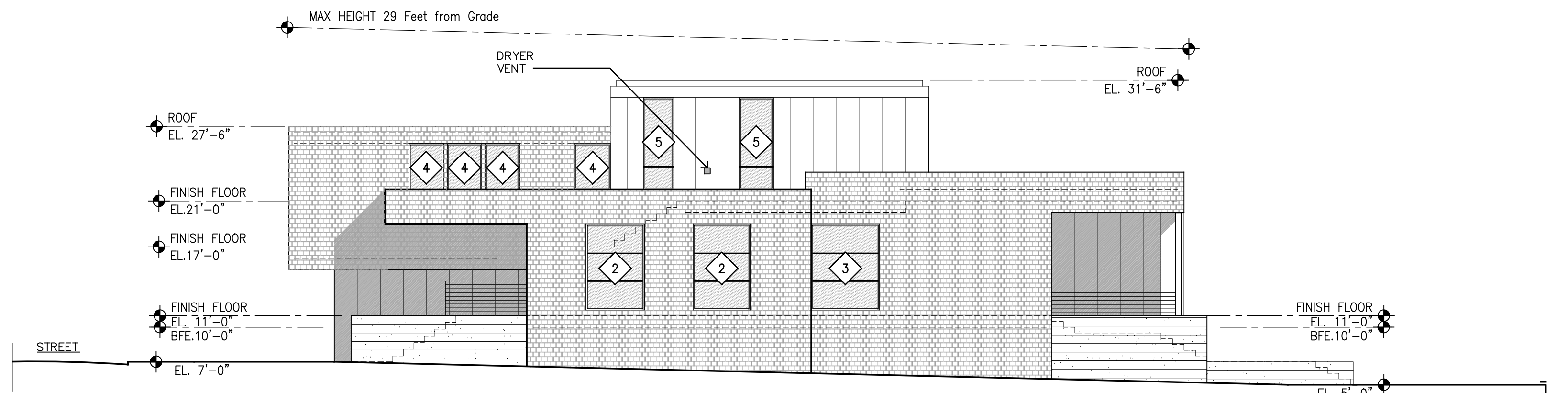
May 23, 2022

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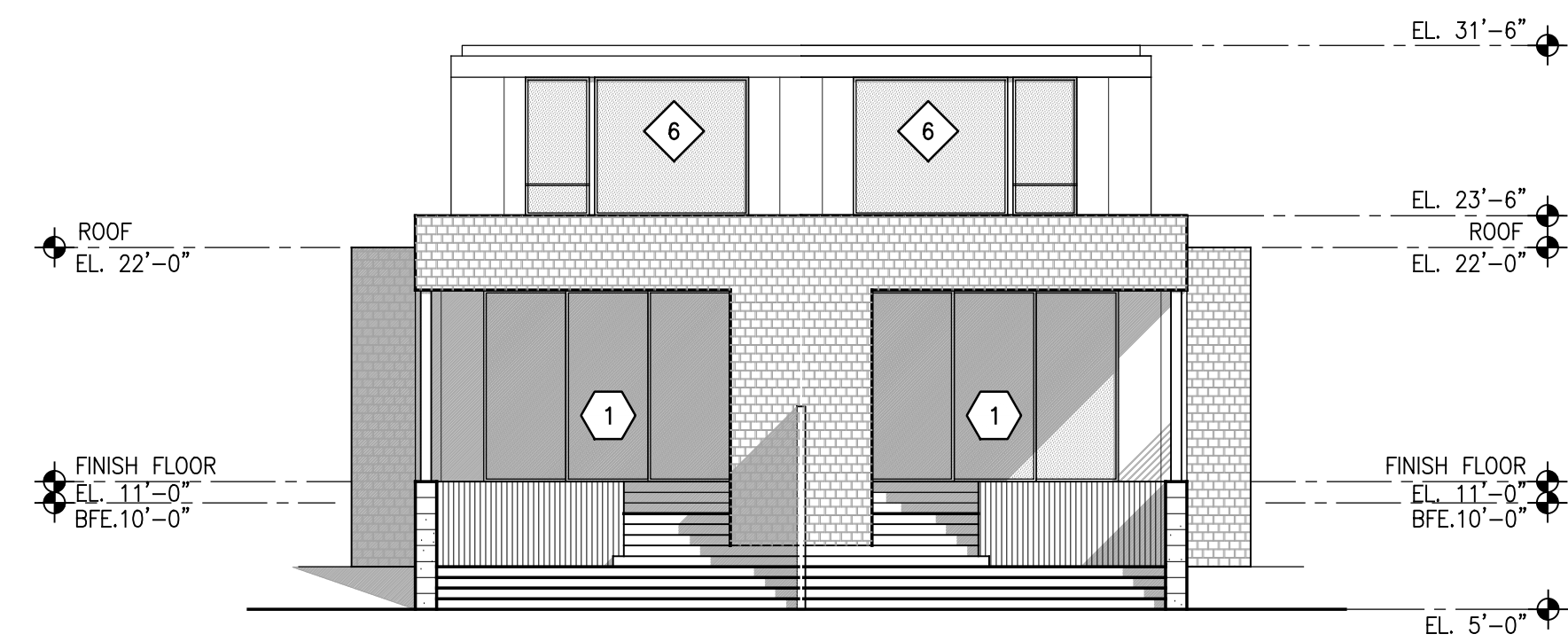




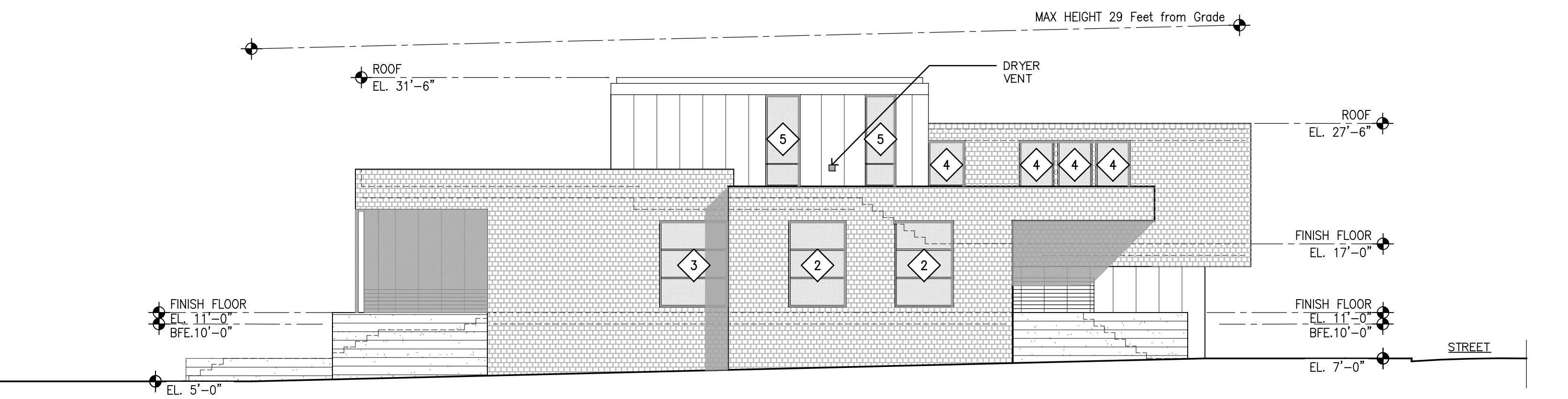
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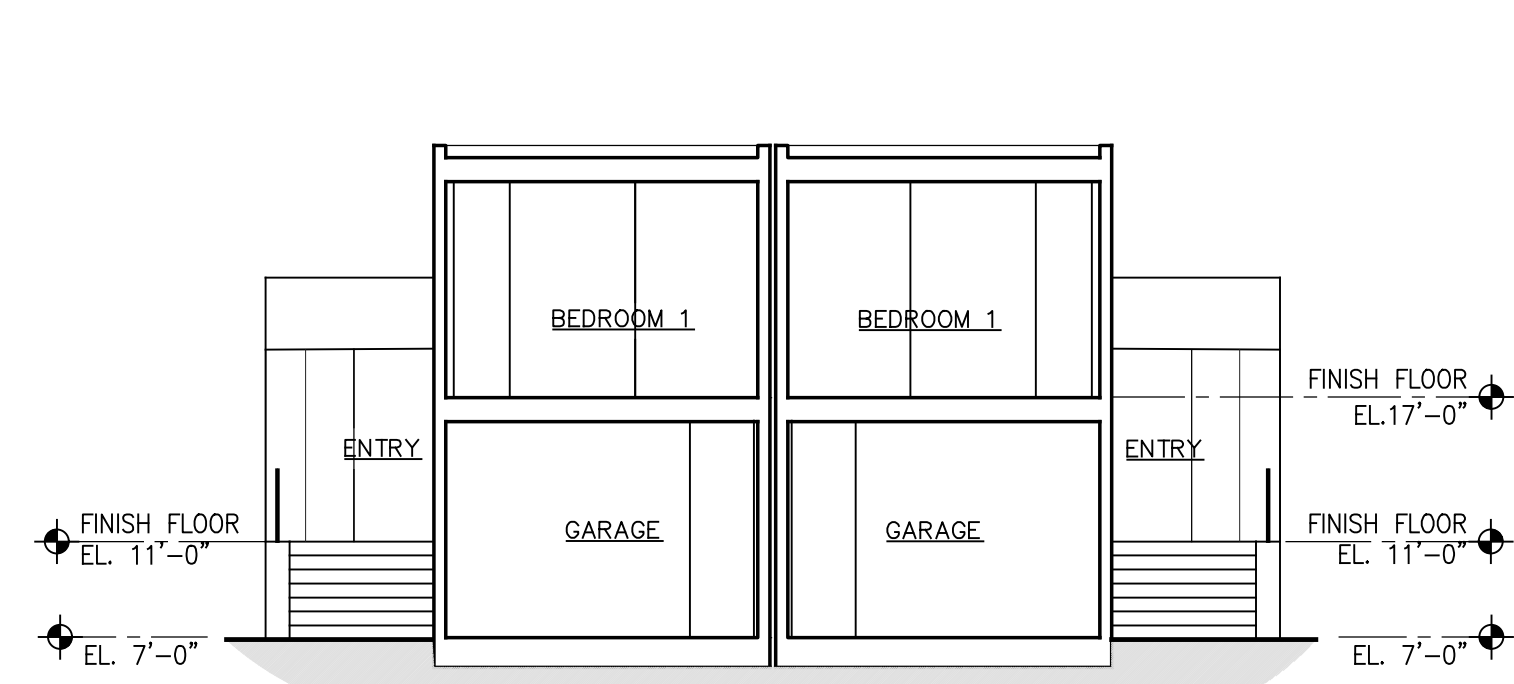
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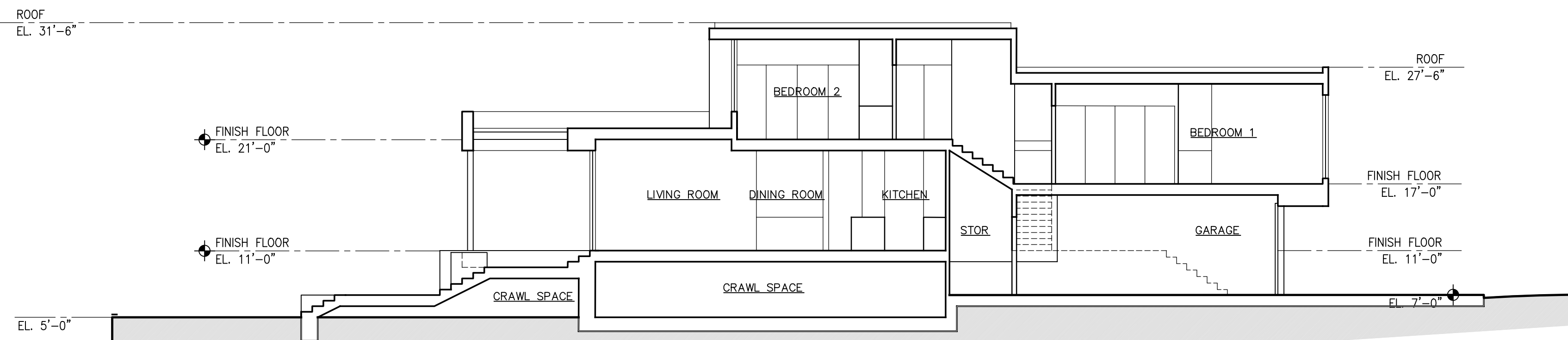
North Elevation
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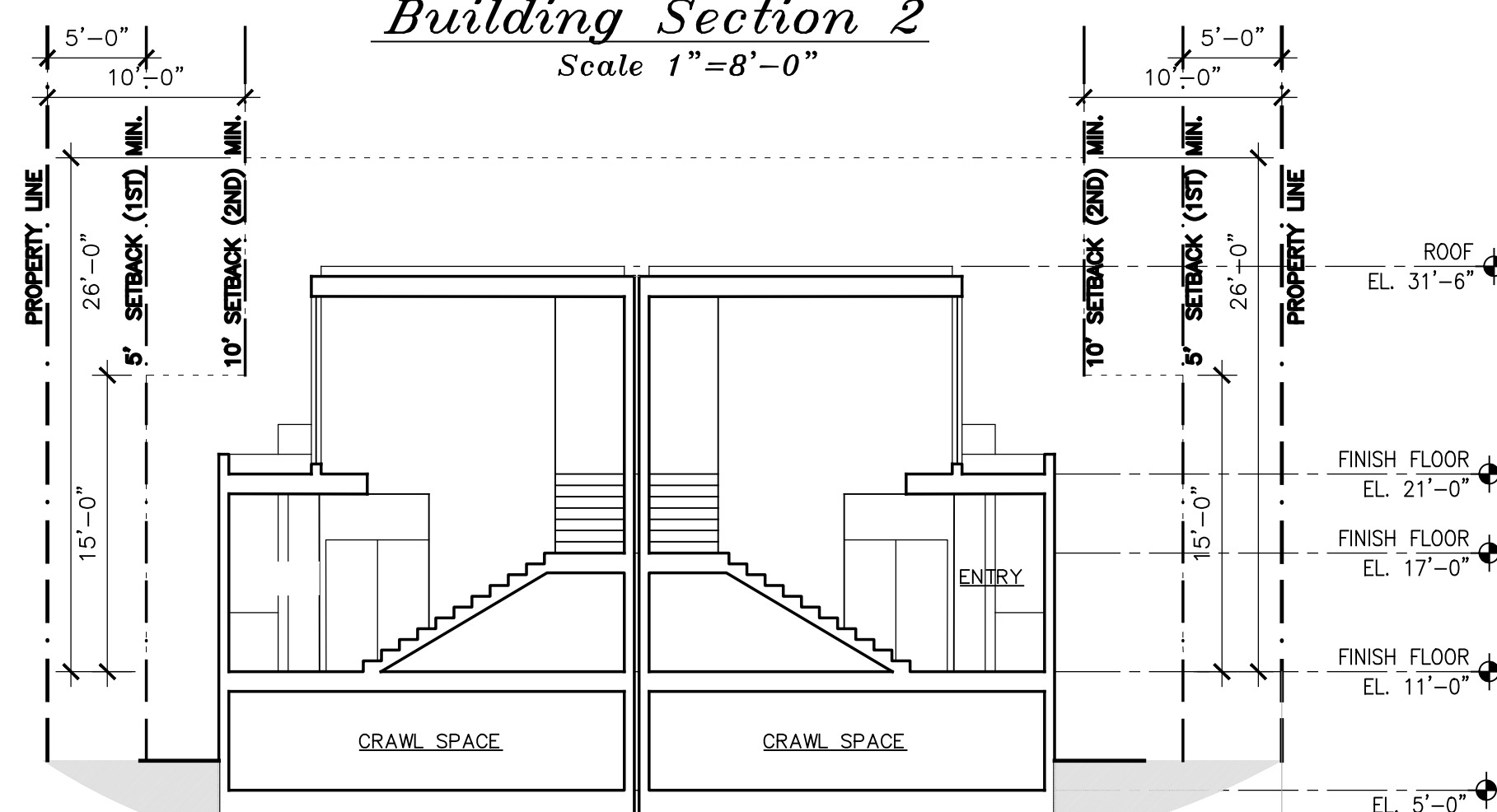
West Elevation
Scale 1"=8'-0"



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



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



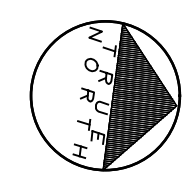
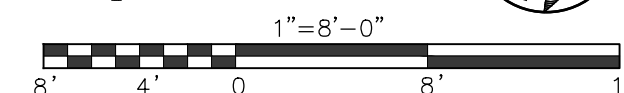
Building Section 3
Scale 1"=8'-0"

BUILDING 1

NOTE:
Door-Window Schedule - Sheet A21

May 23, 2022

Graphic Scale

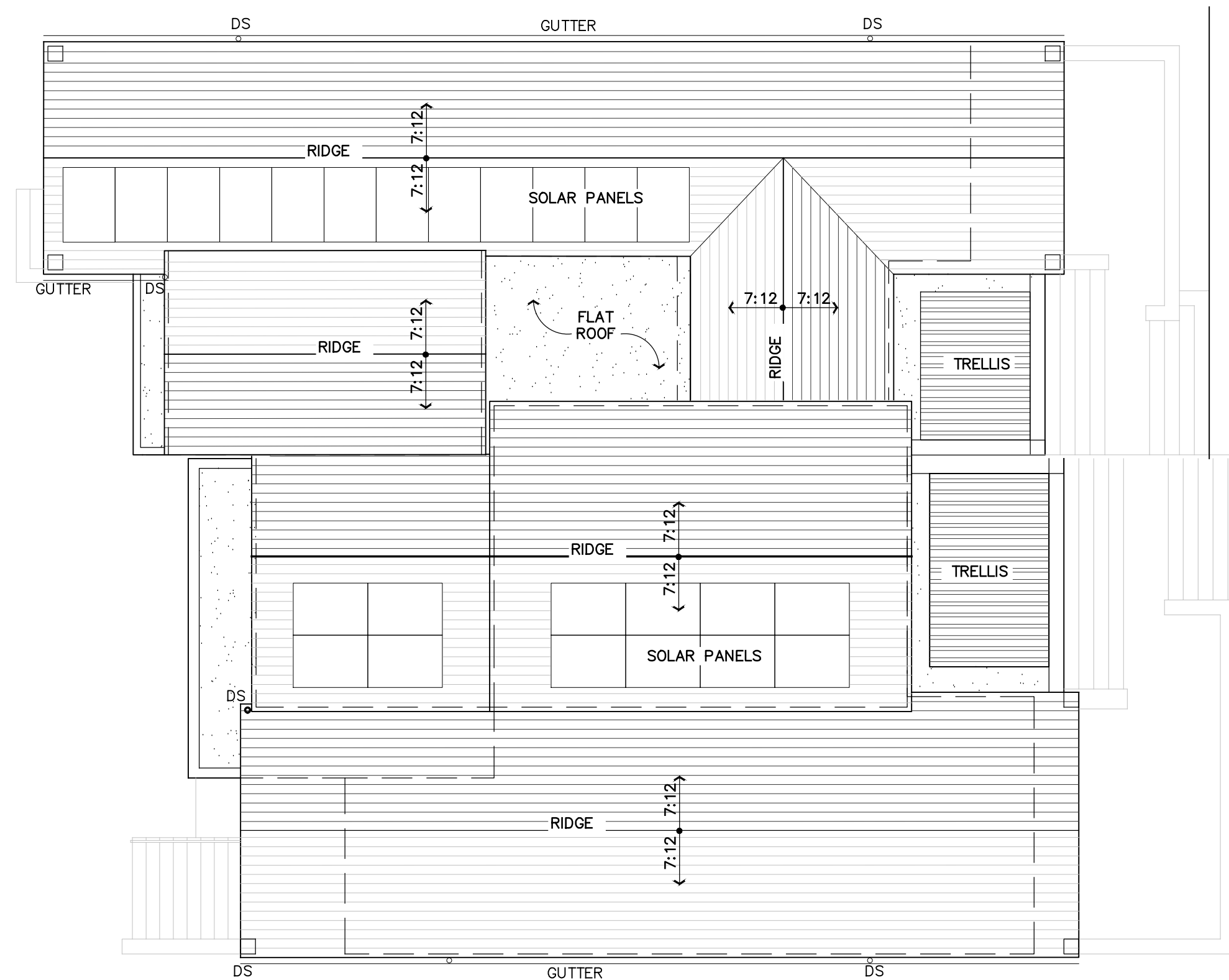


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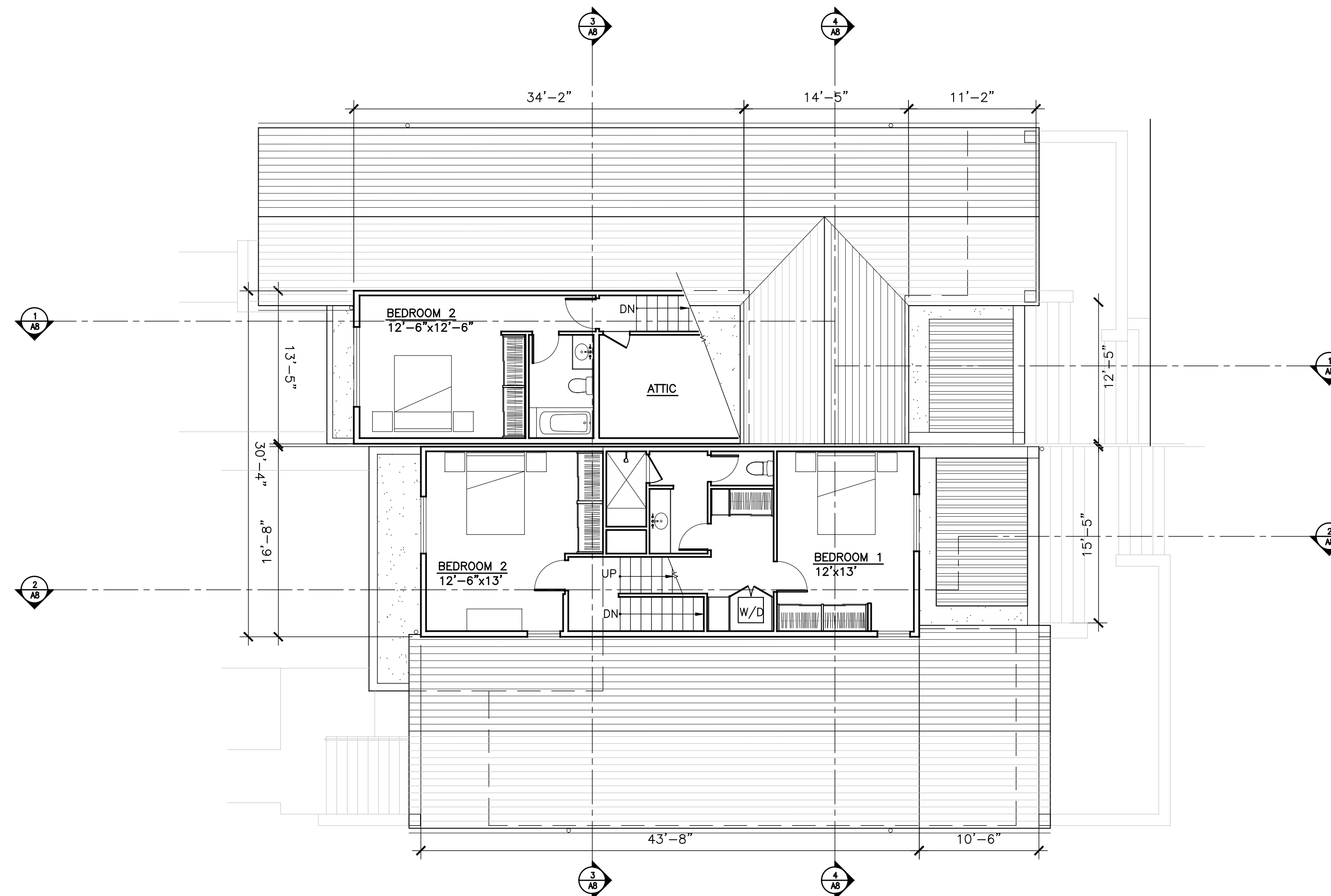
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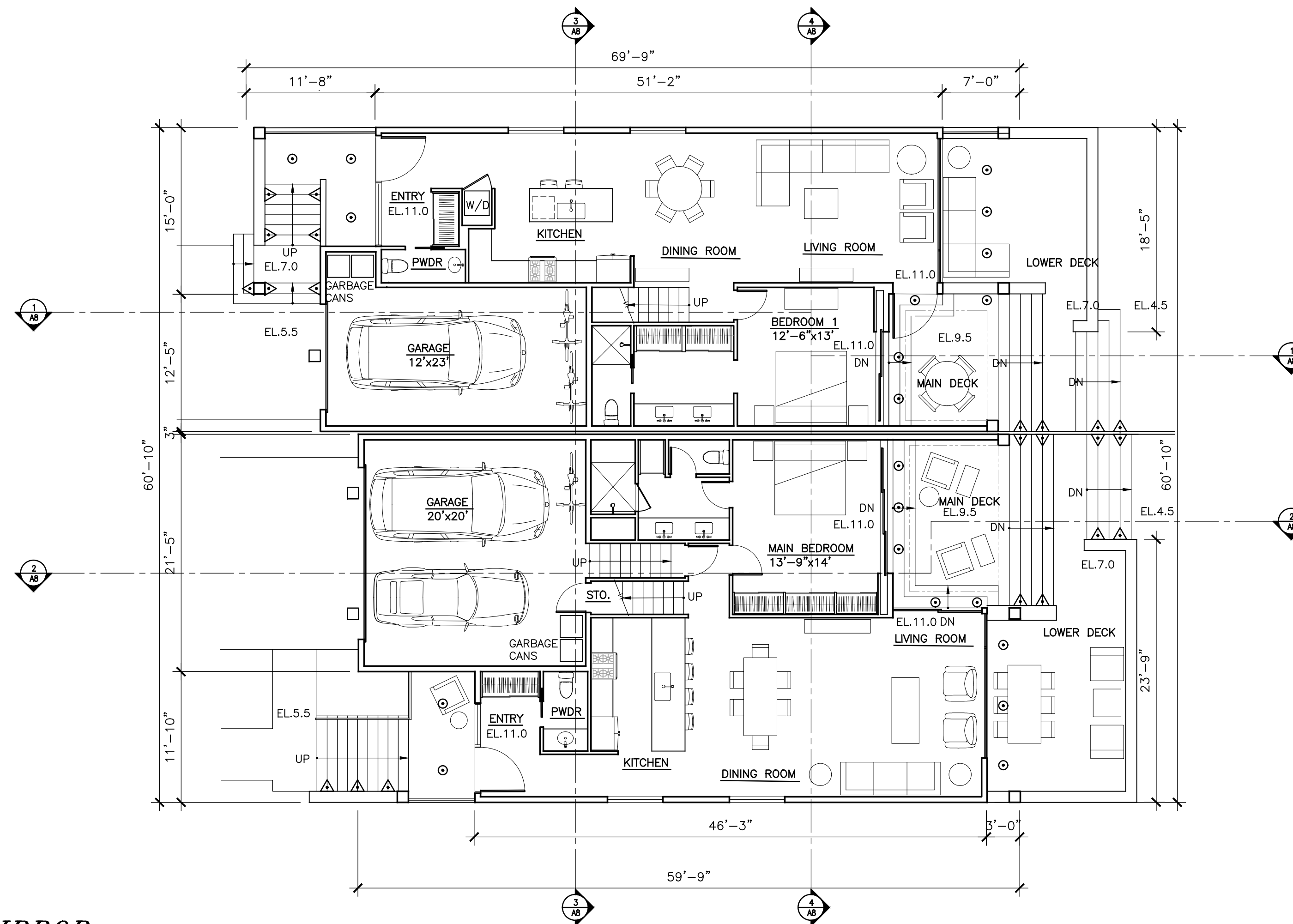
A6



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
SF UPPER LEVEL	717 SF
TOTAL LIVING	1,852 SF
GARAGE	491 SF
LOWER LEVEL	1,086 SF
UPPER LEVEL	303 SF
attic not included	
TOTAL LIVING	1,369 SF
GARAGE	360 SF

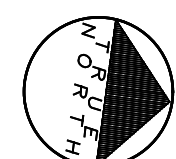
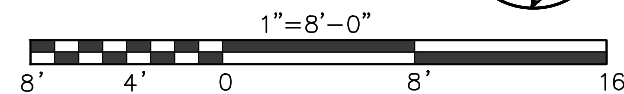
Location Bldg No.2

Location Bldg No.8 Mirror

Key Plan

May 23, 2022

Graphic Scale



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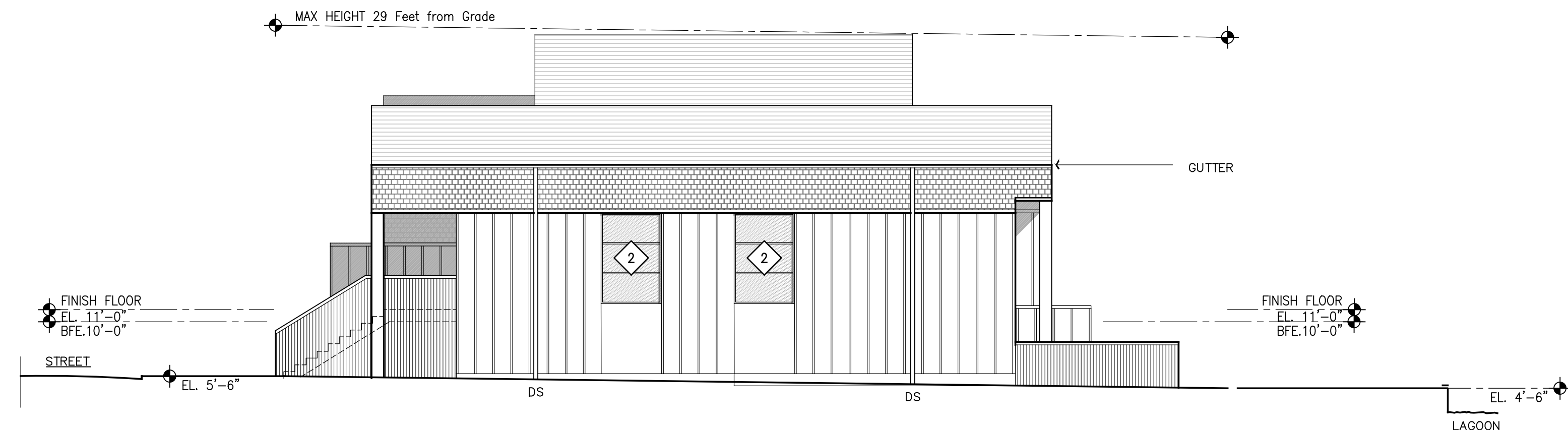
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A7



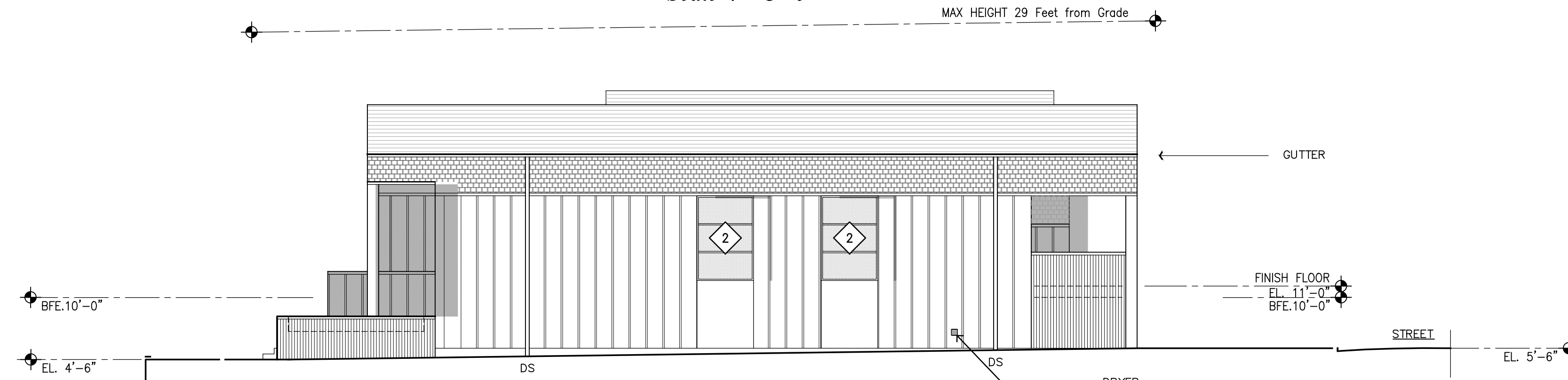
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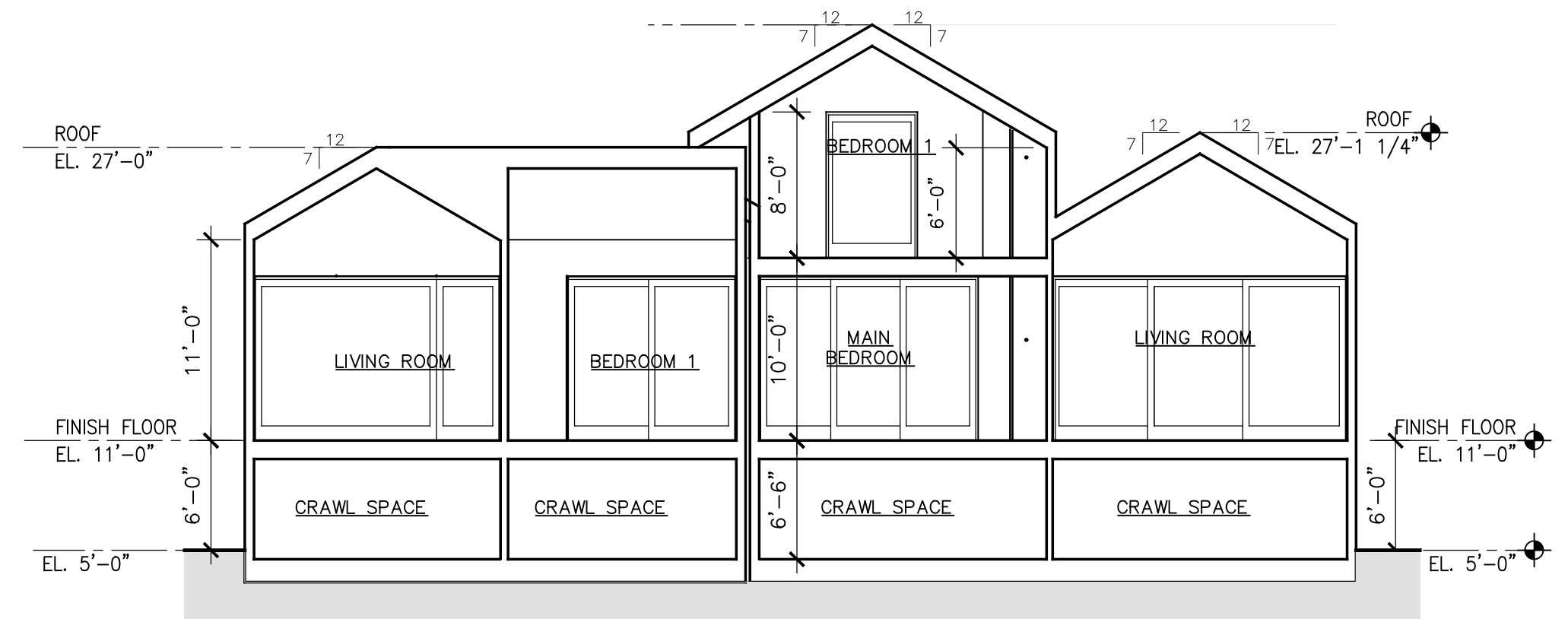
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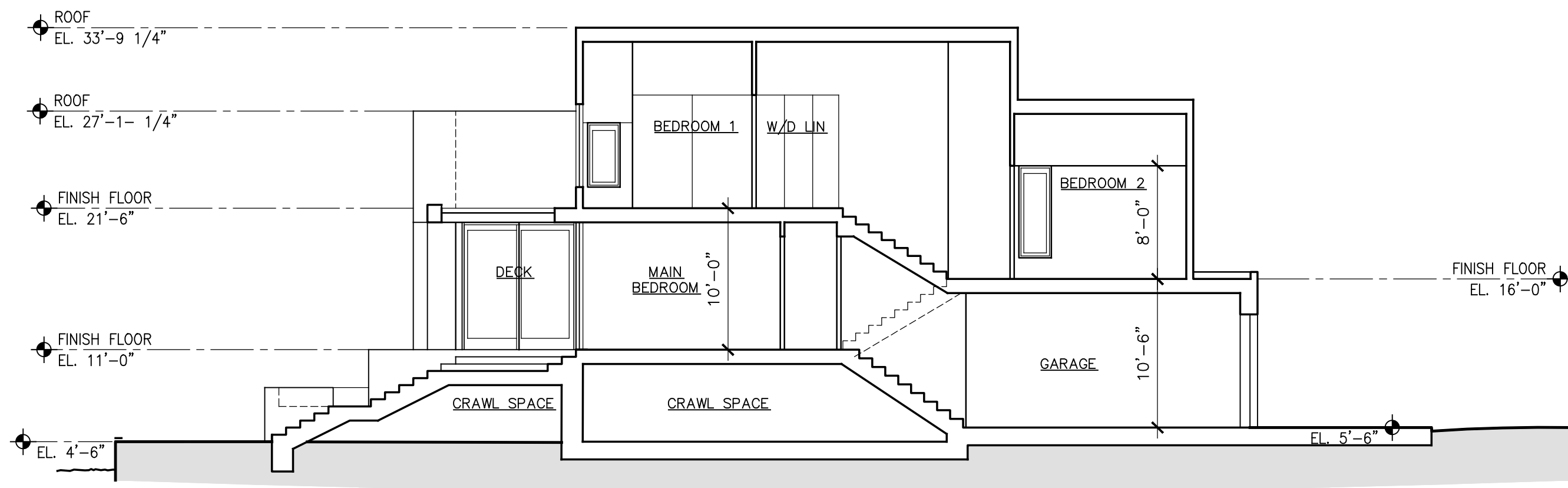
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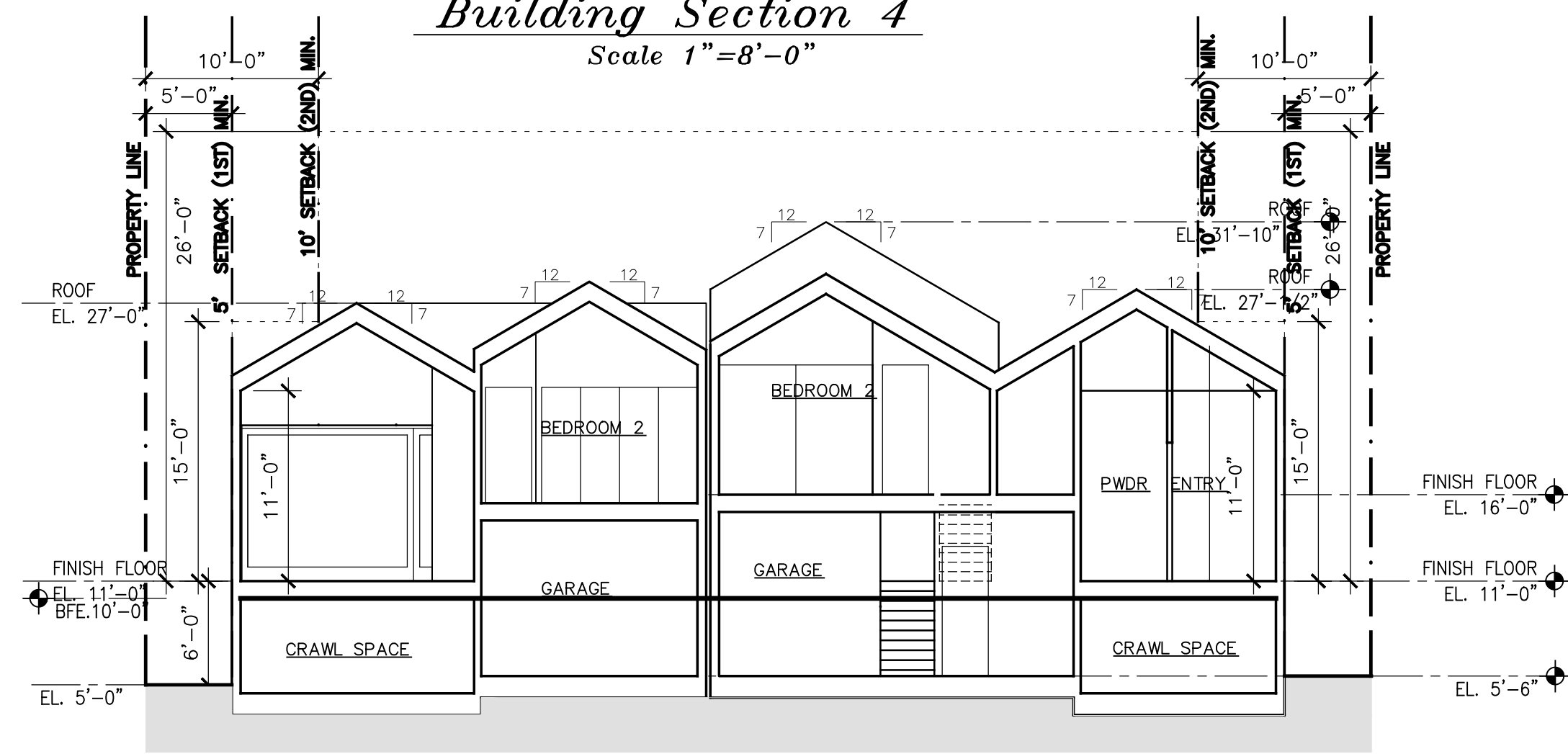
West Elevation
Scale 1"=8'-0"



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



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



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

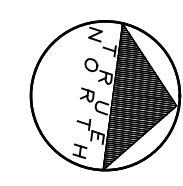
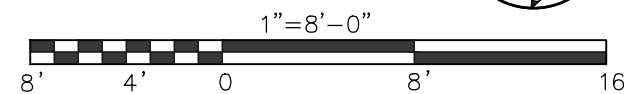
BUILDING 2 BUILDING 8-MIRROR

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

NOTE:
Door-Window Schedule - Sheet A21

May 23, 2022

Graphic Scale

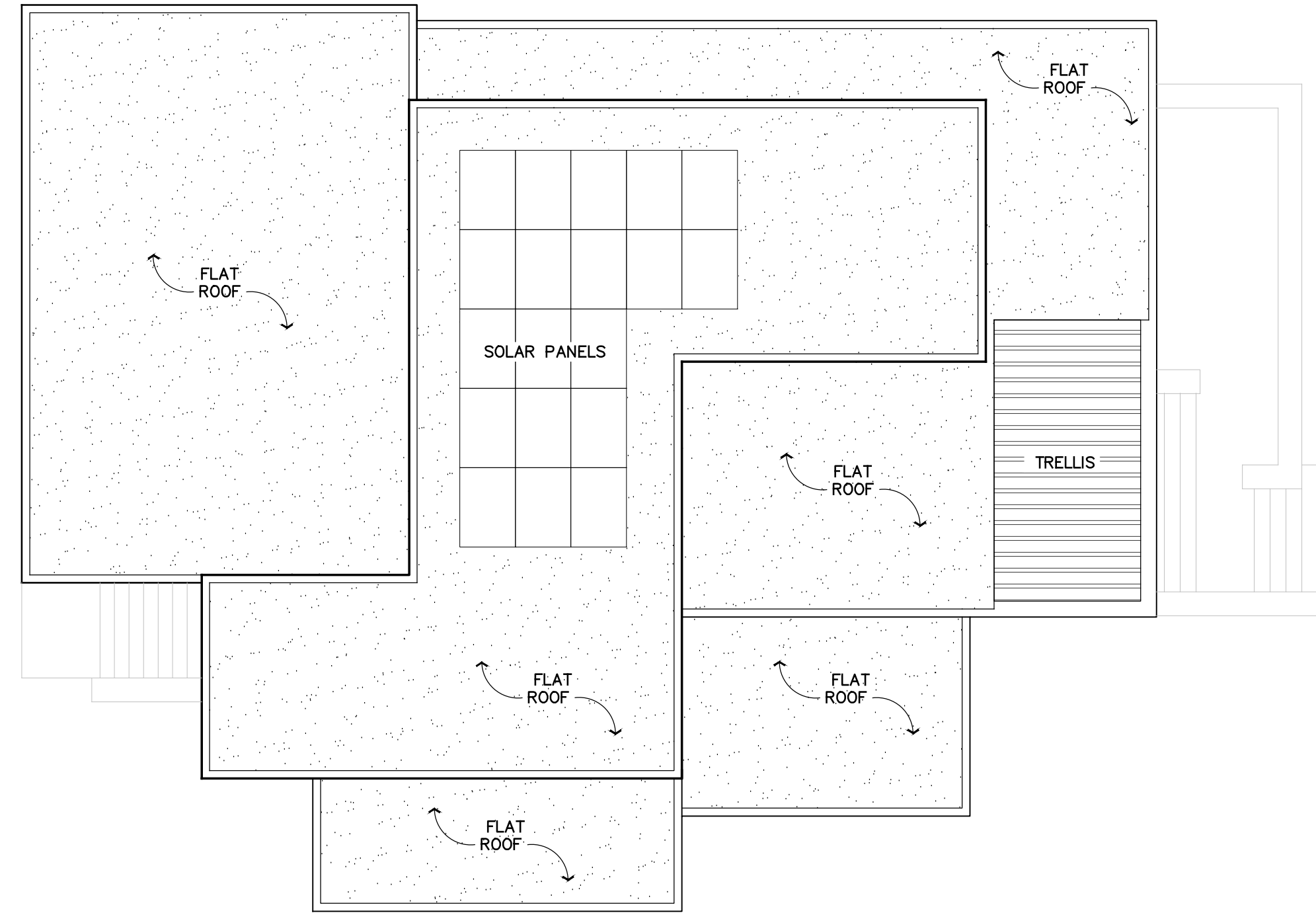


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Belvedere, California

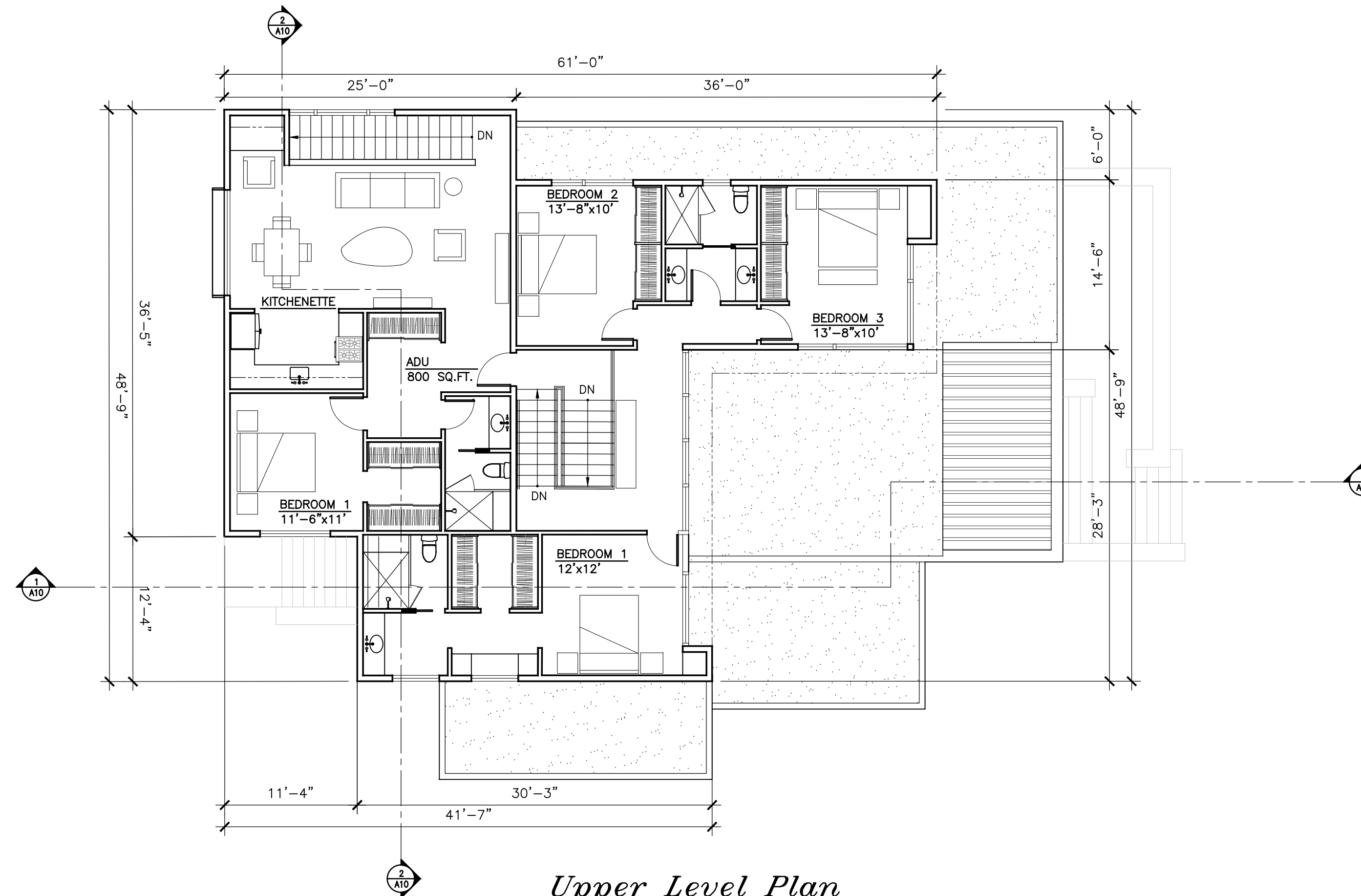
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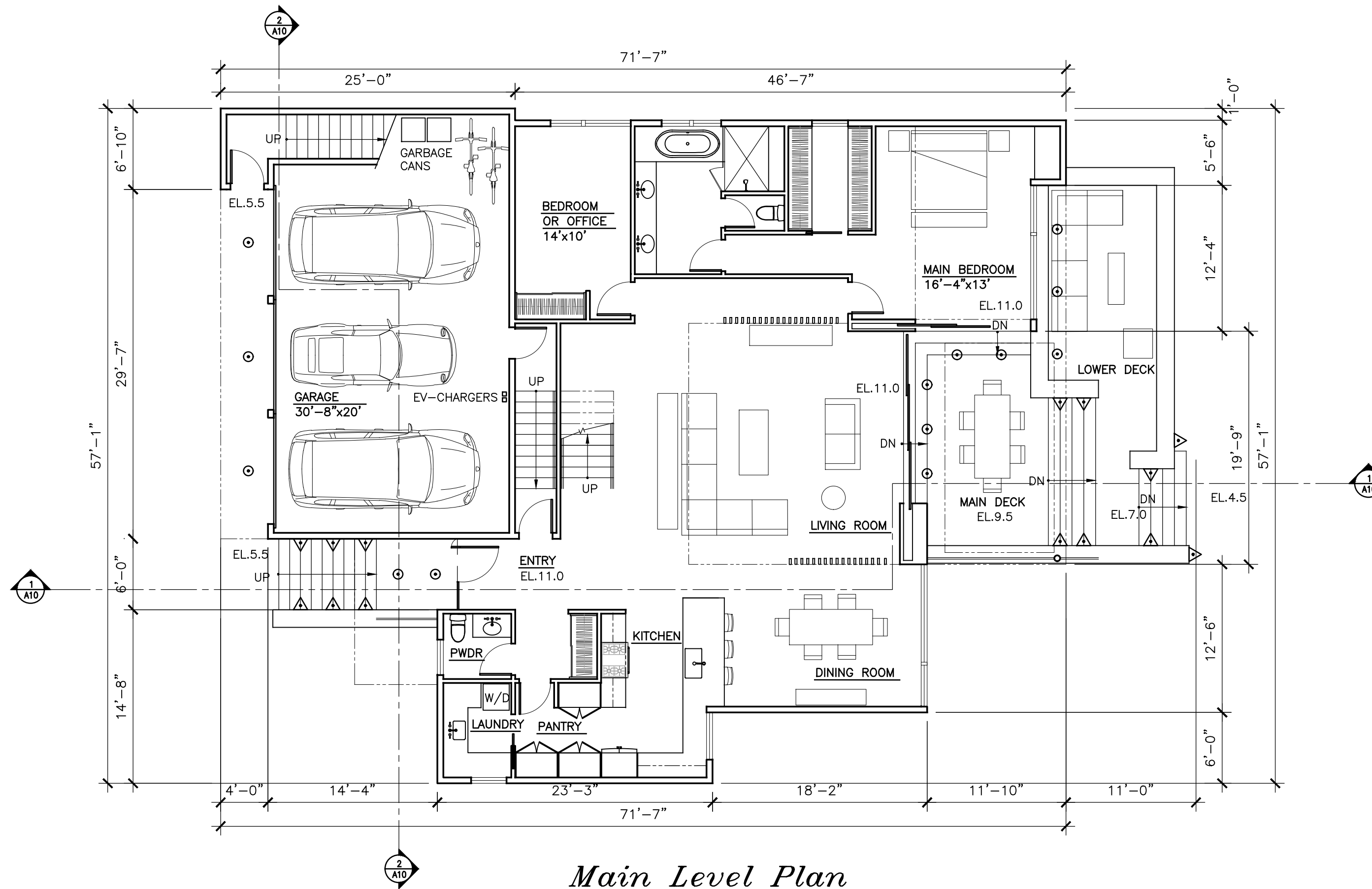
A8



Roof Plan
Scale 1"=8'-0"



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

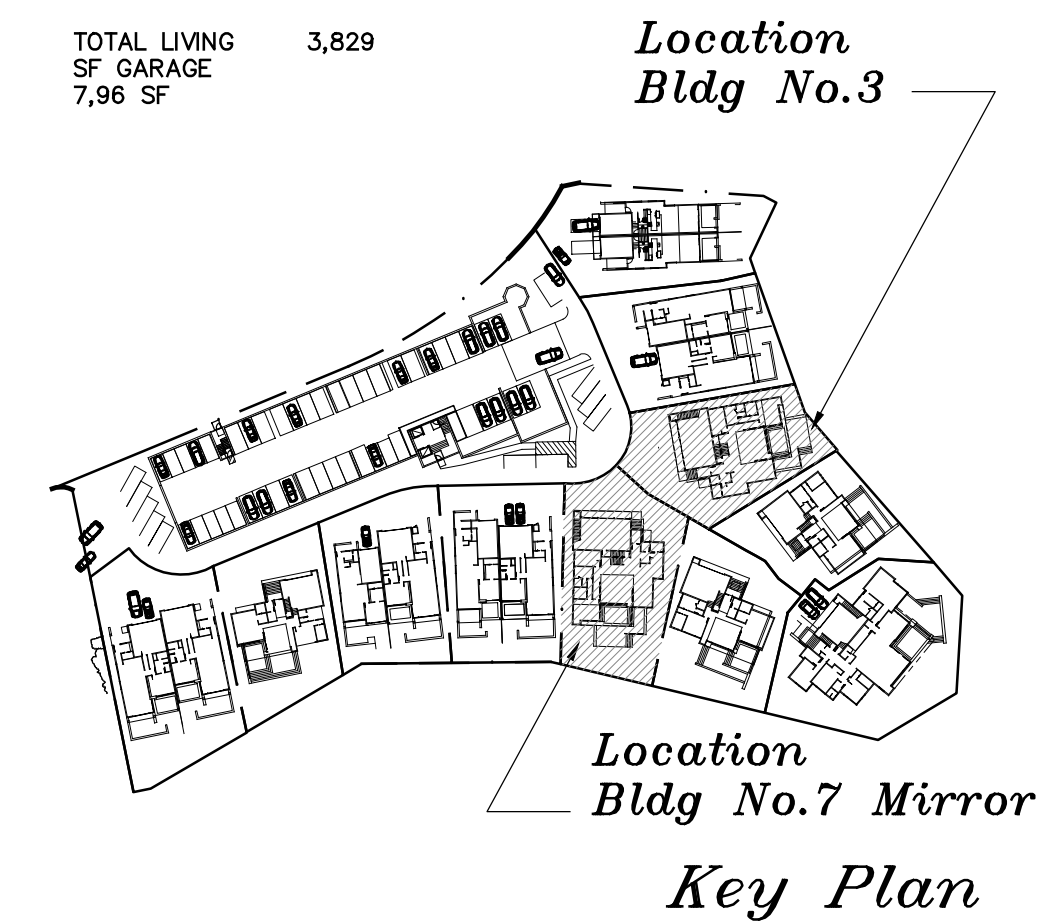


Main Level Plan
Scale 1"=8'-0"

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

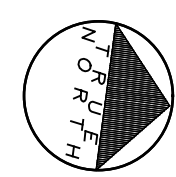
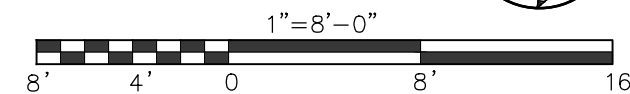
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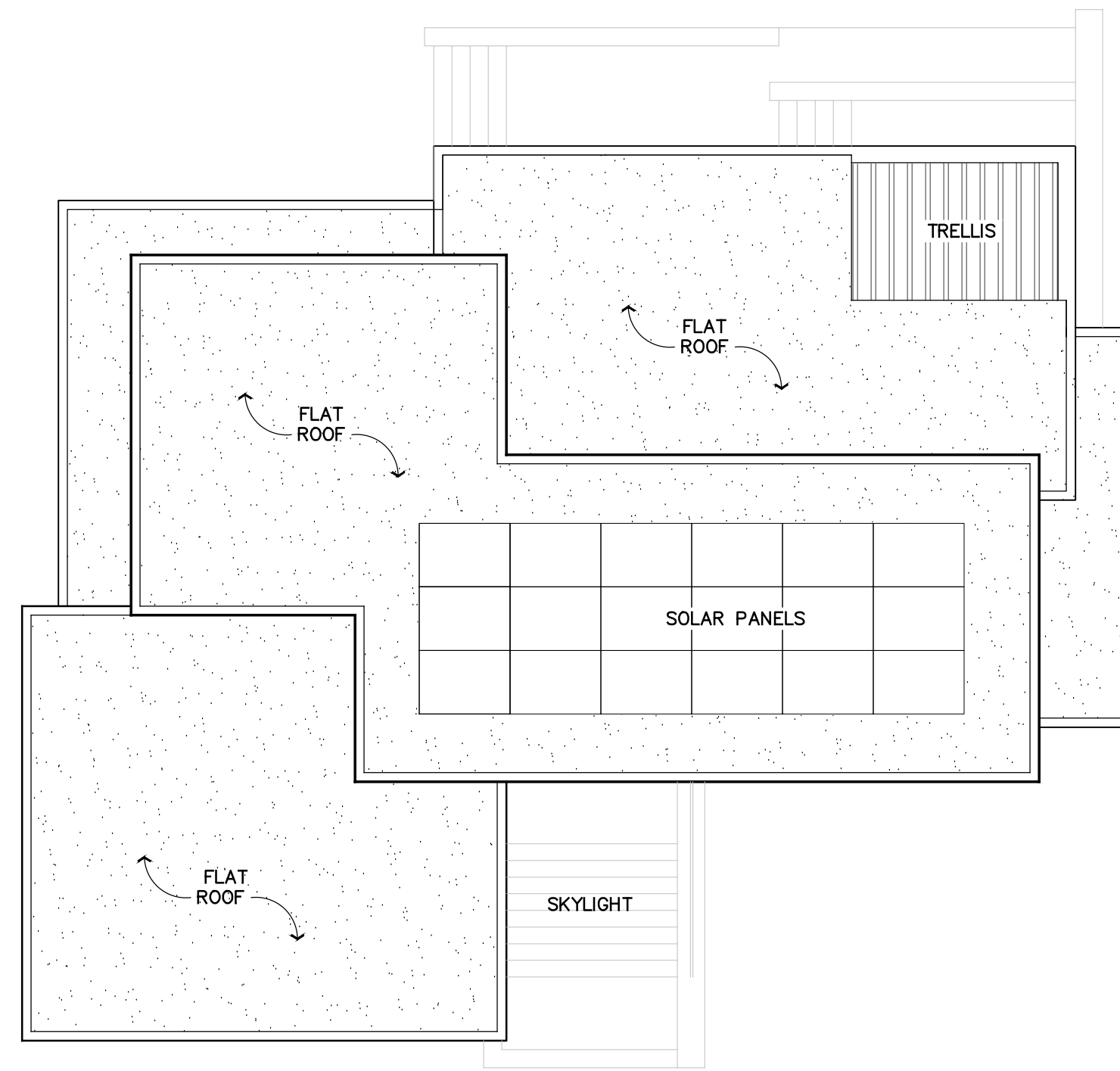
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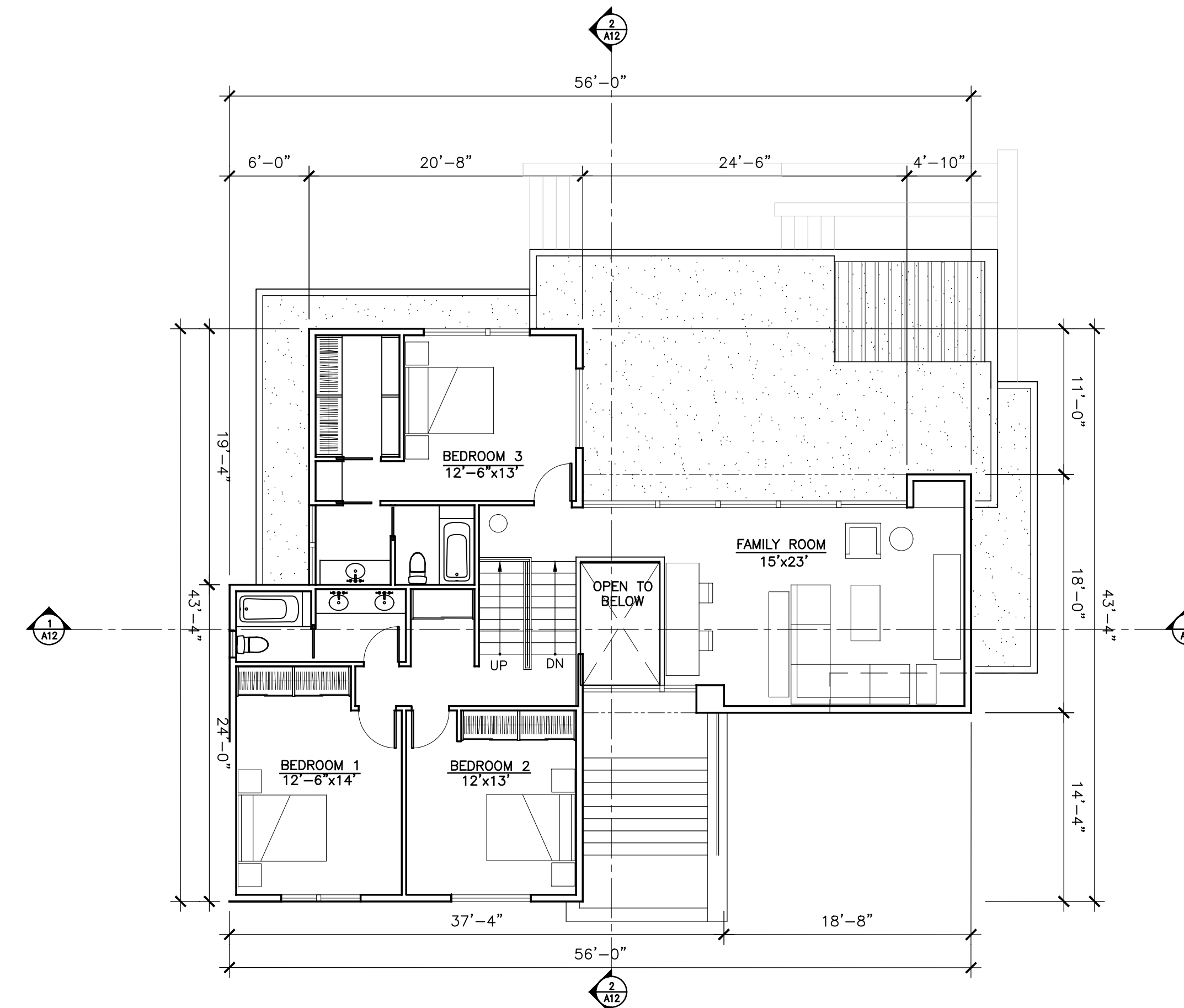
May 23, 2022

Graphic Scale

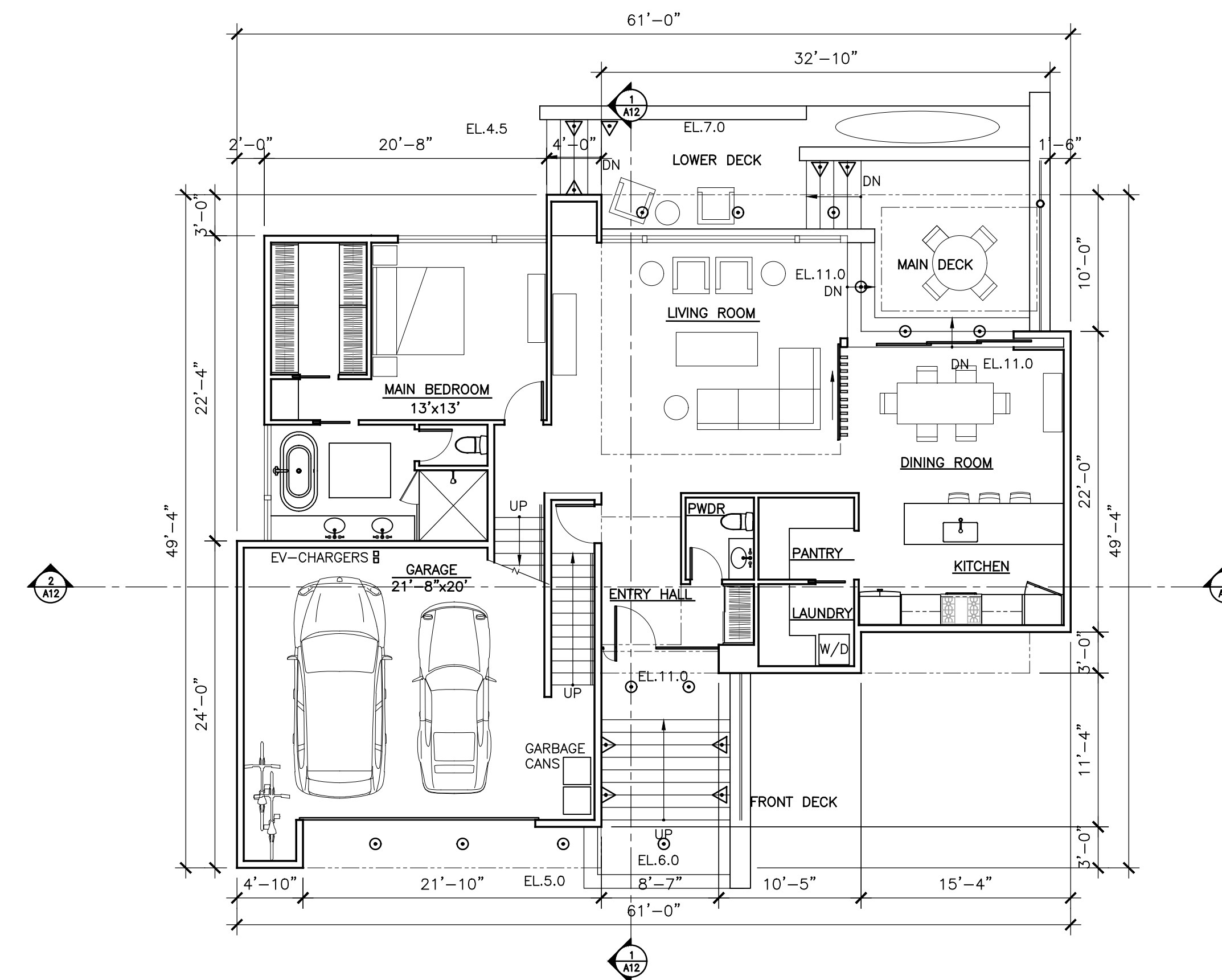




Roof Plan
Scale 1"=8'-0"



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

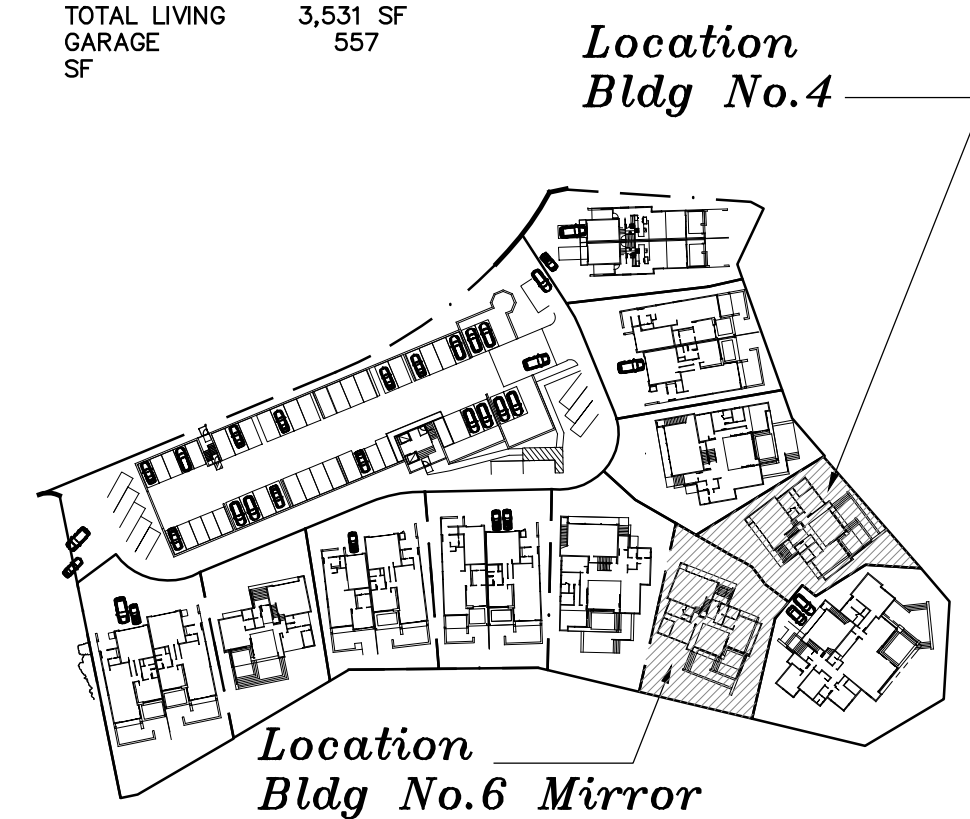


Main Level Plan
Scale 1"=8'-0"

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

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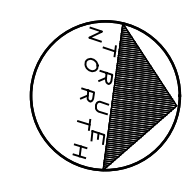
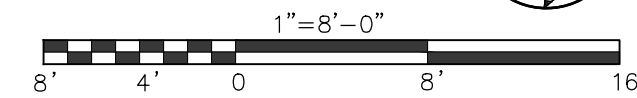
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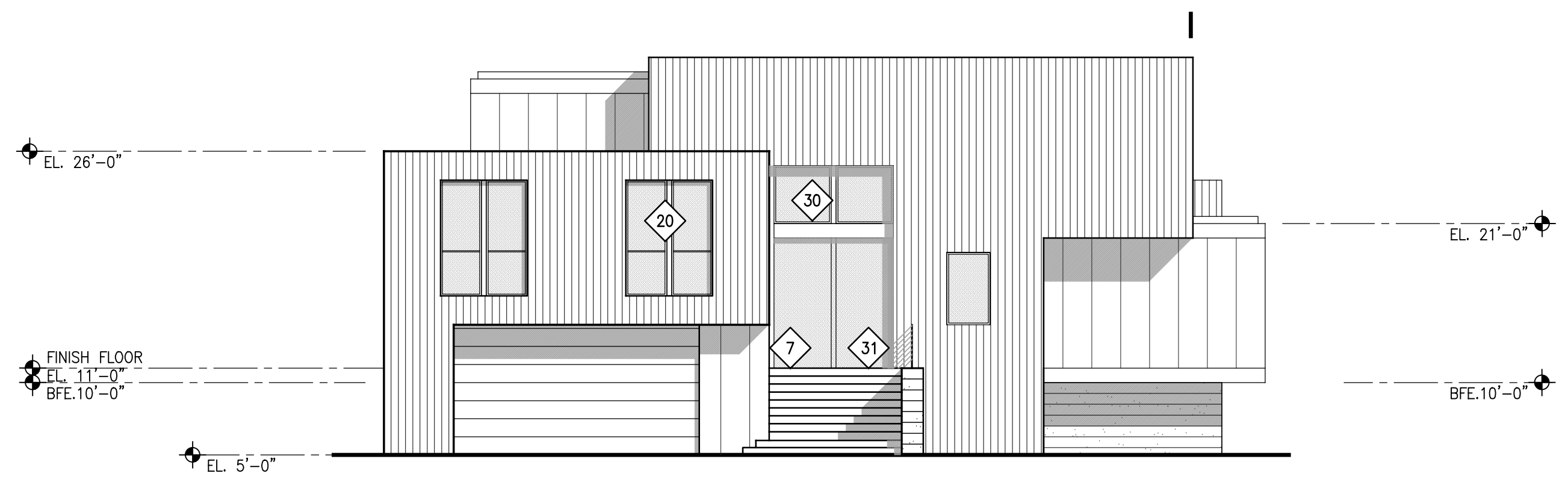
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A11

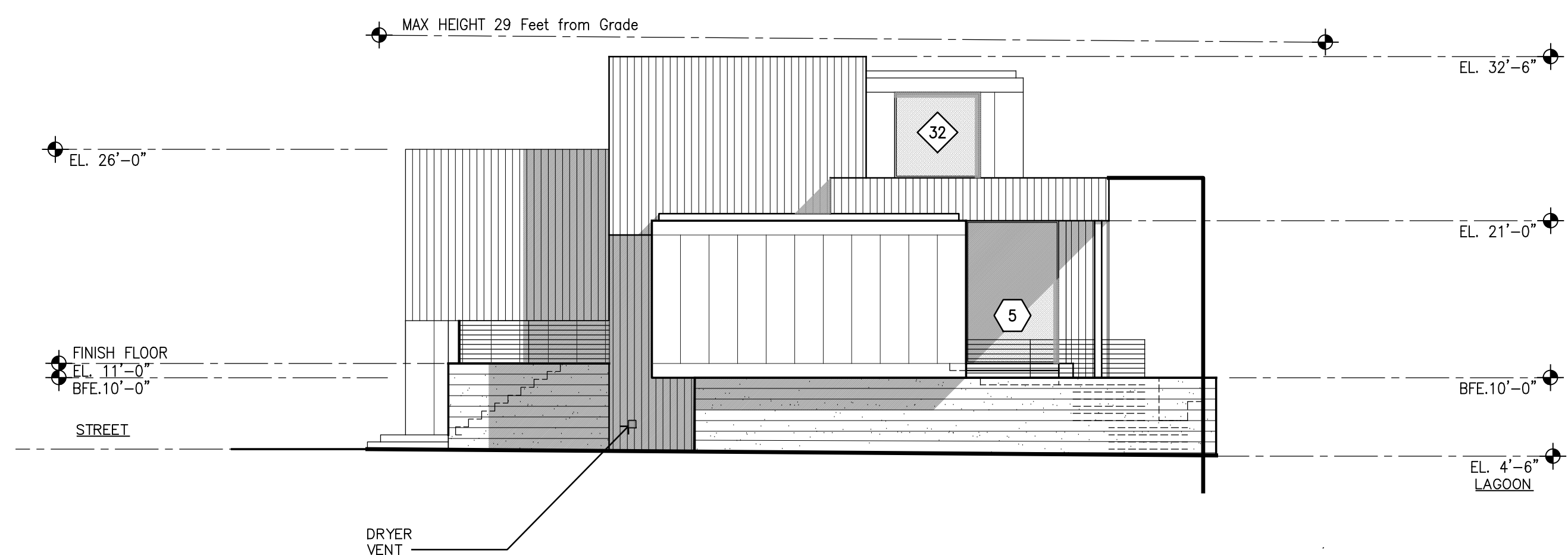
May 23, 2022

Graphic Scale

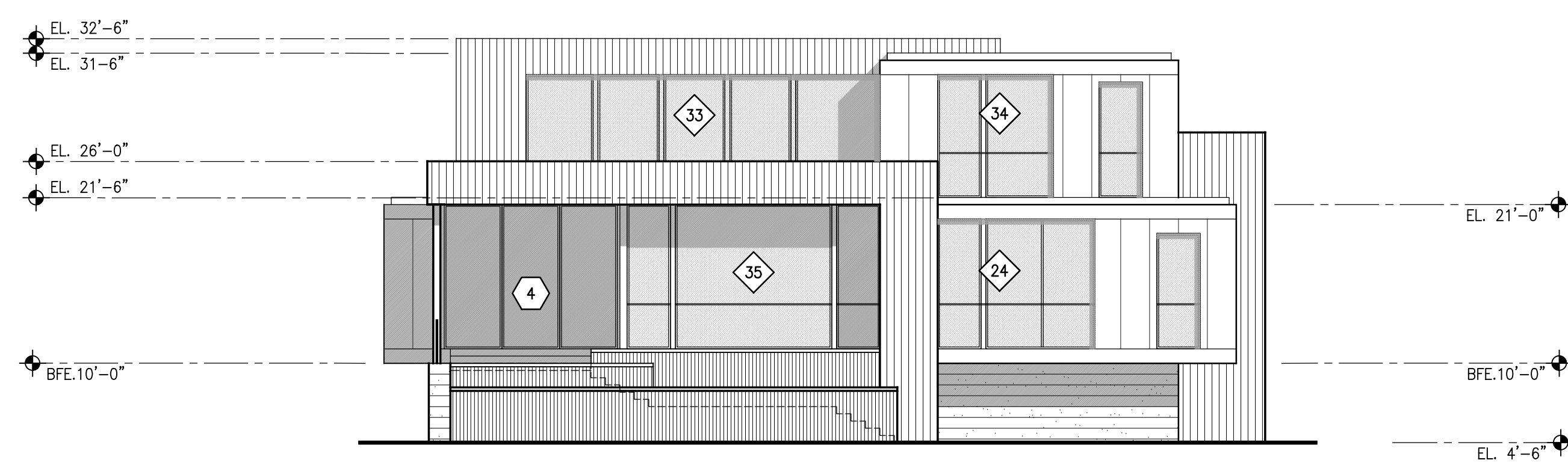




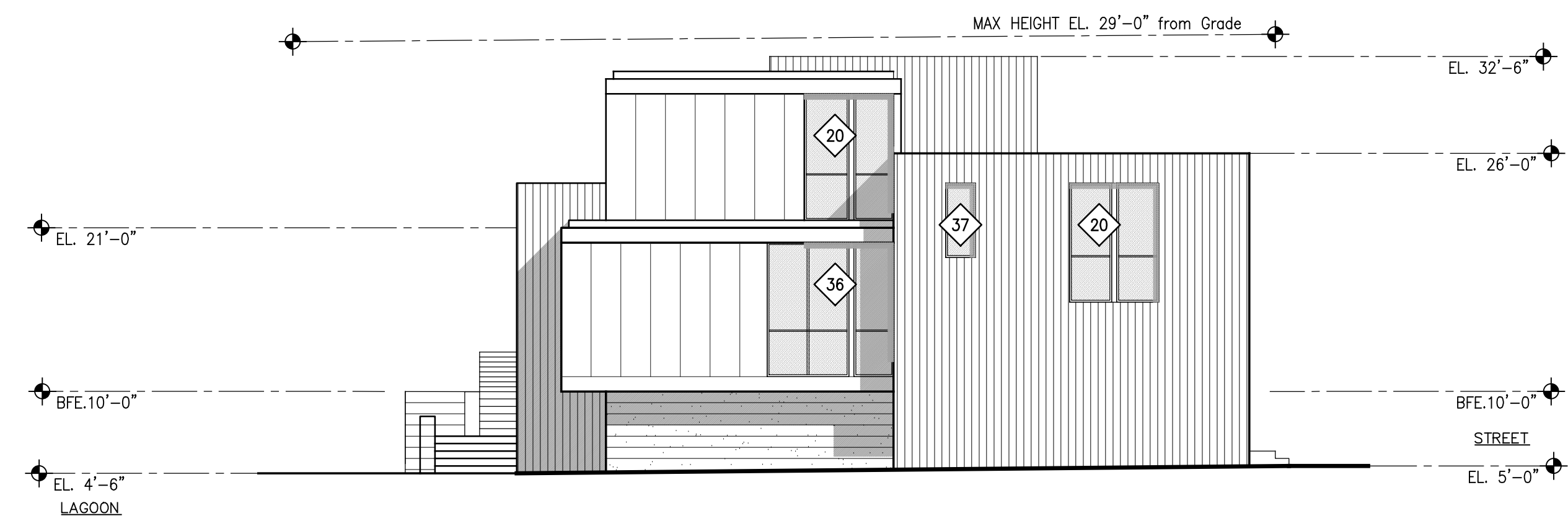
South Elevation
Scale 1"=8'-0"



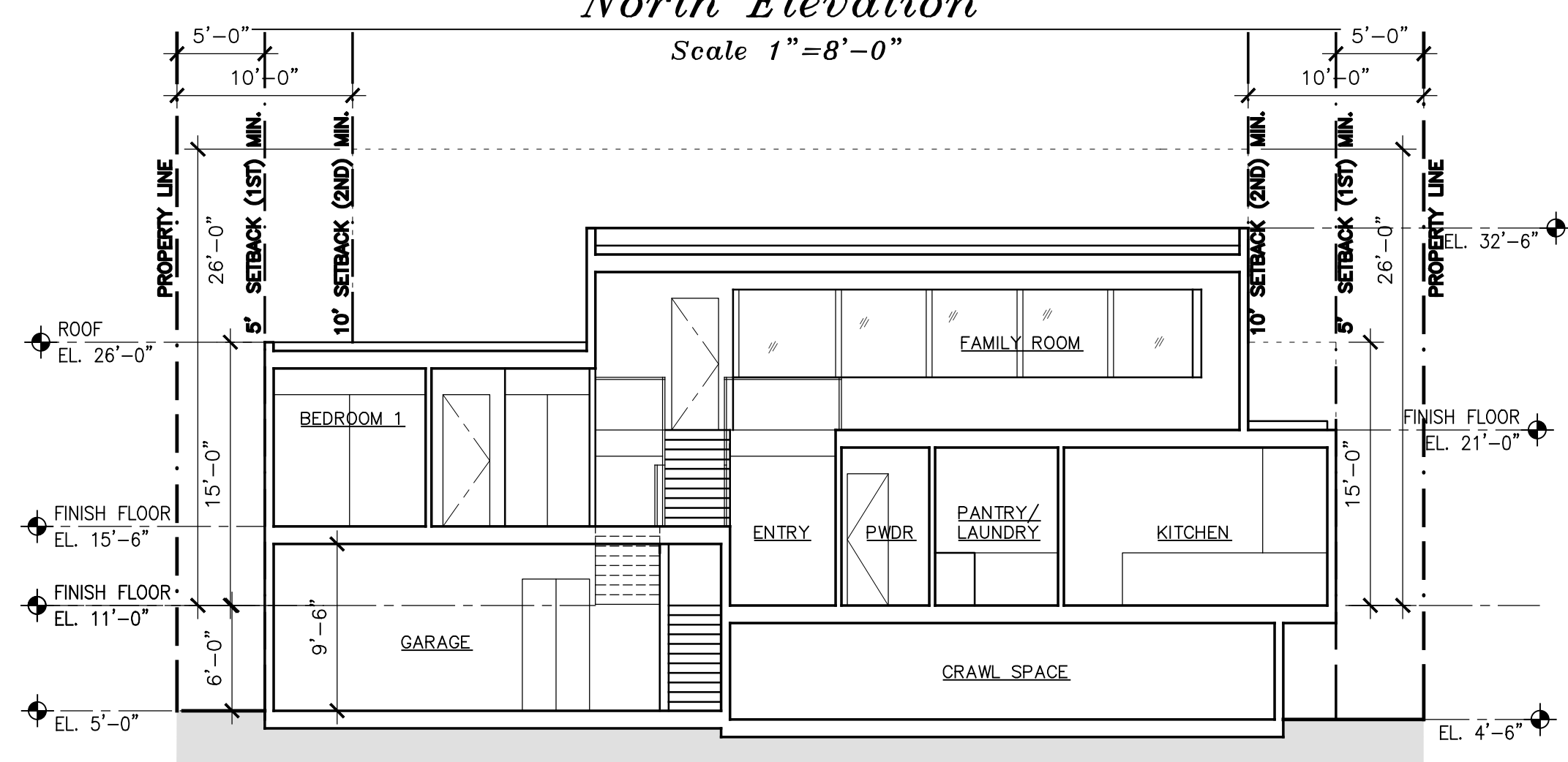
East Elevation
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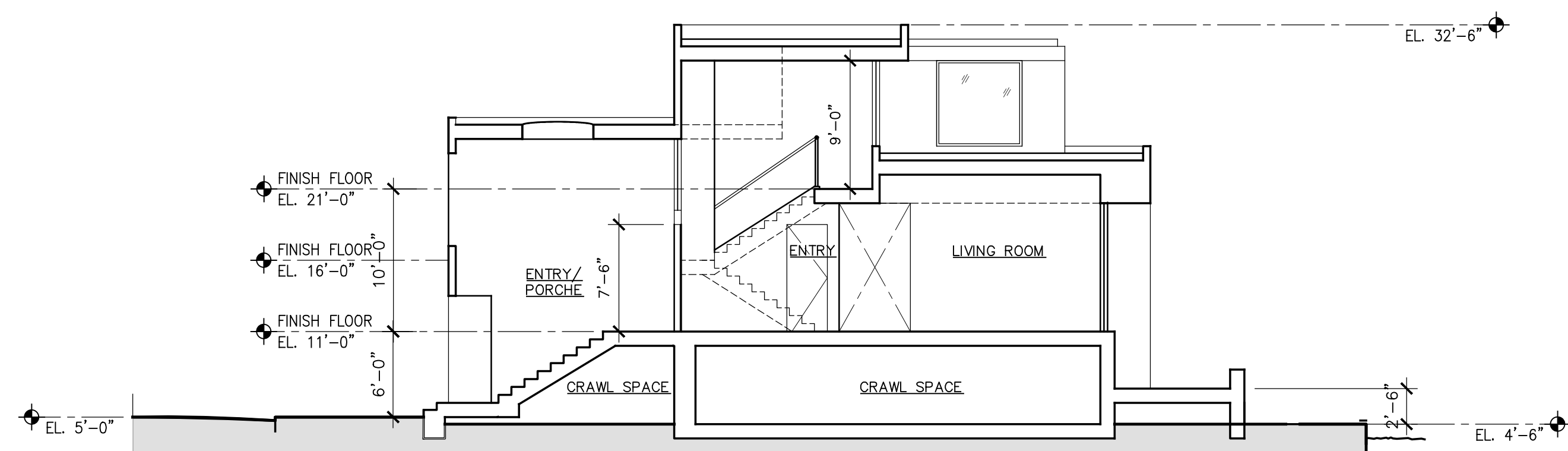
North Elevation
Scale 1"=8'-0"



West Elevation
Scale 1"=8'-0"



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



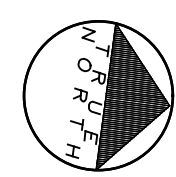
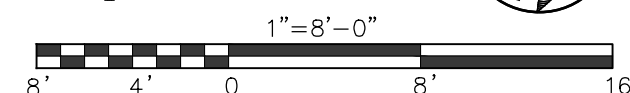
Building Section 1
Scale 1"=8'-0"

BUILDING 4
BUILDING 6-MIRROR

NOTE:
Door-Window Schedule - Sheet A21

May 23, 2022

Graphic Scale

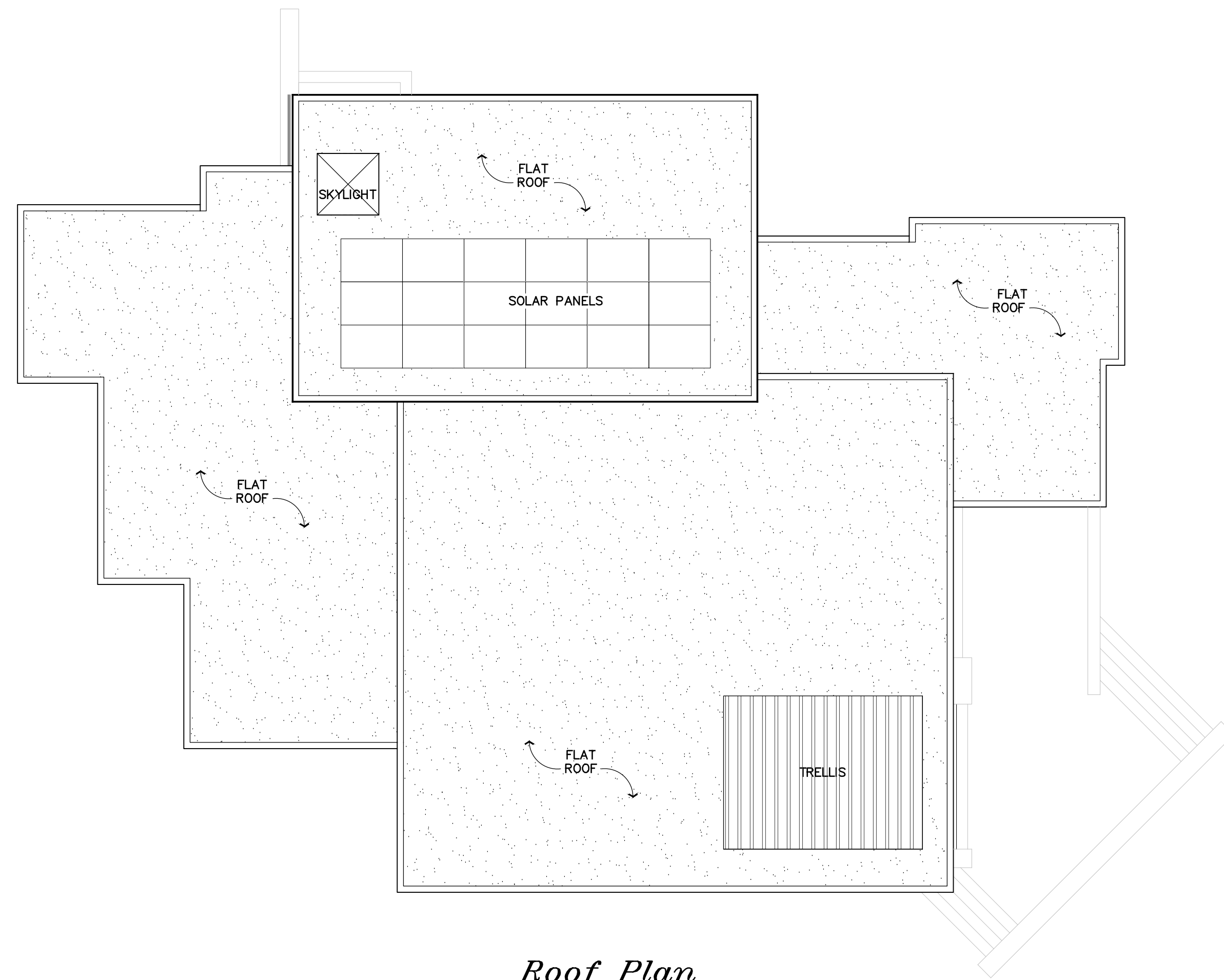


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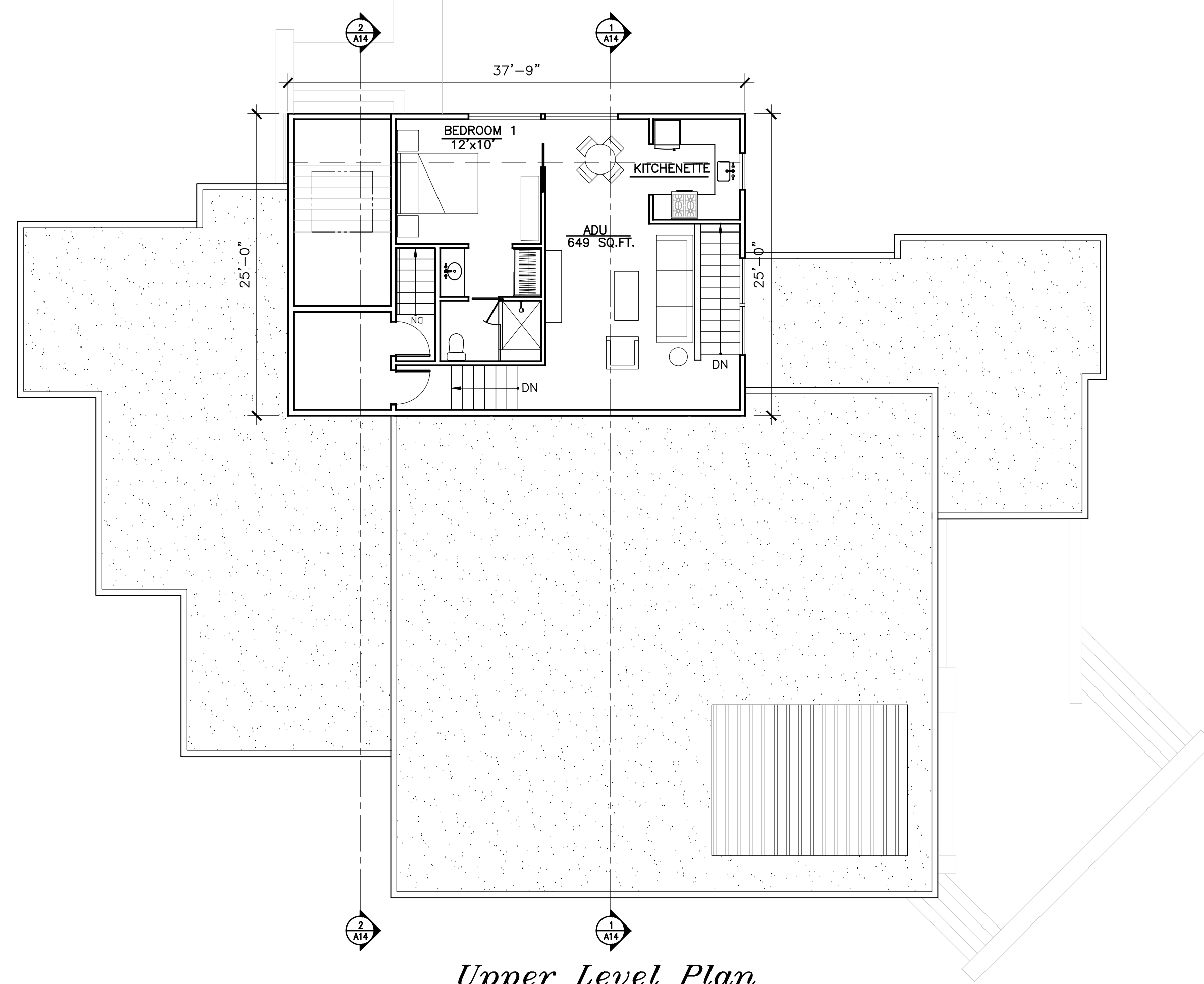
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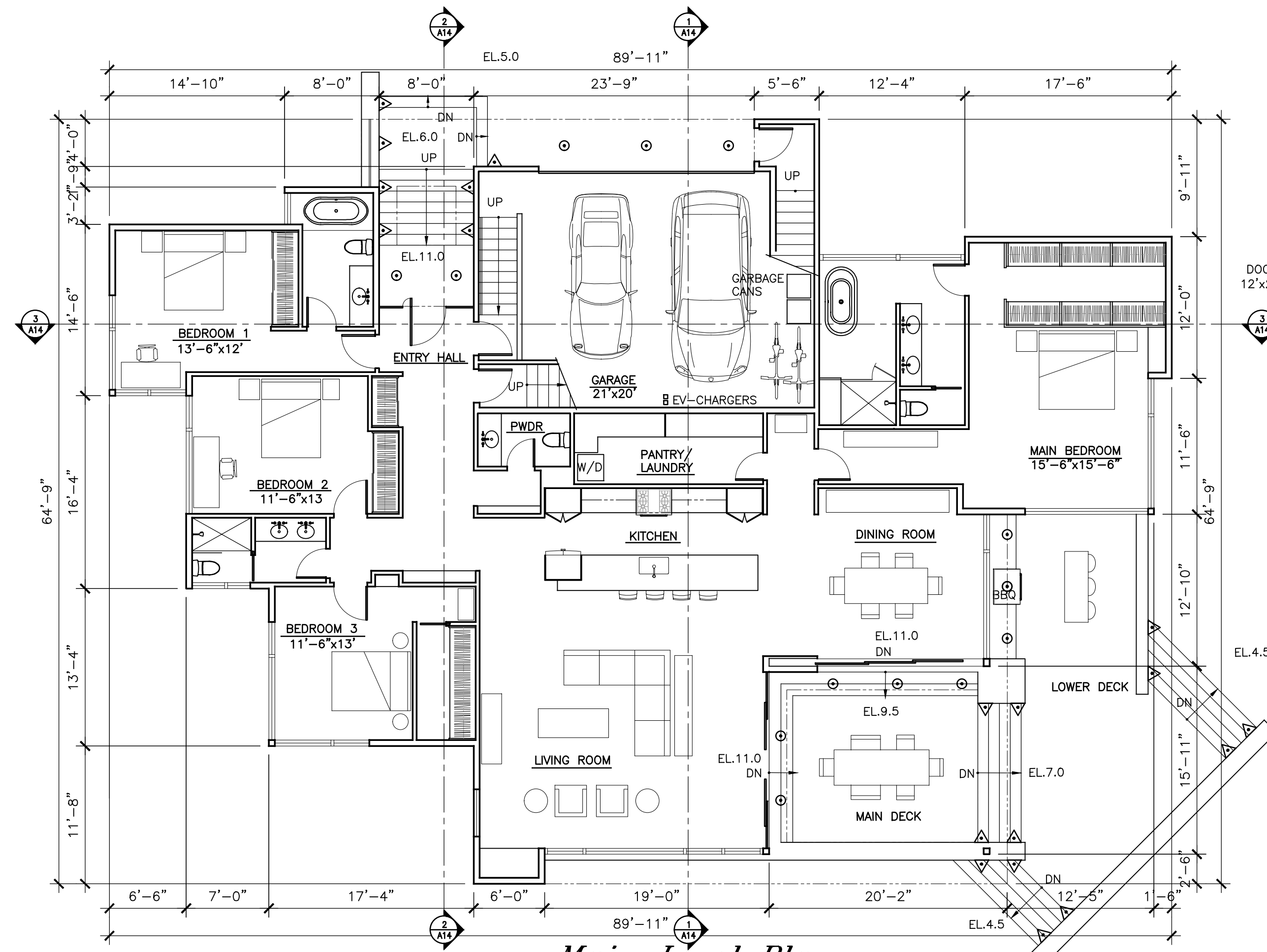
A12



Roof Plan
Scale 1"=8'-0"



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

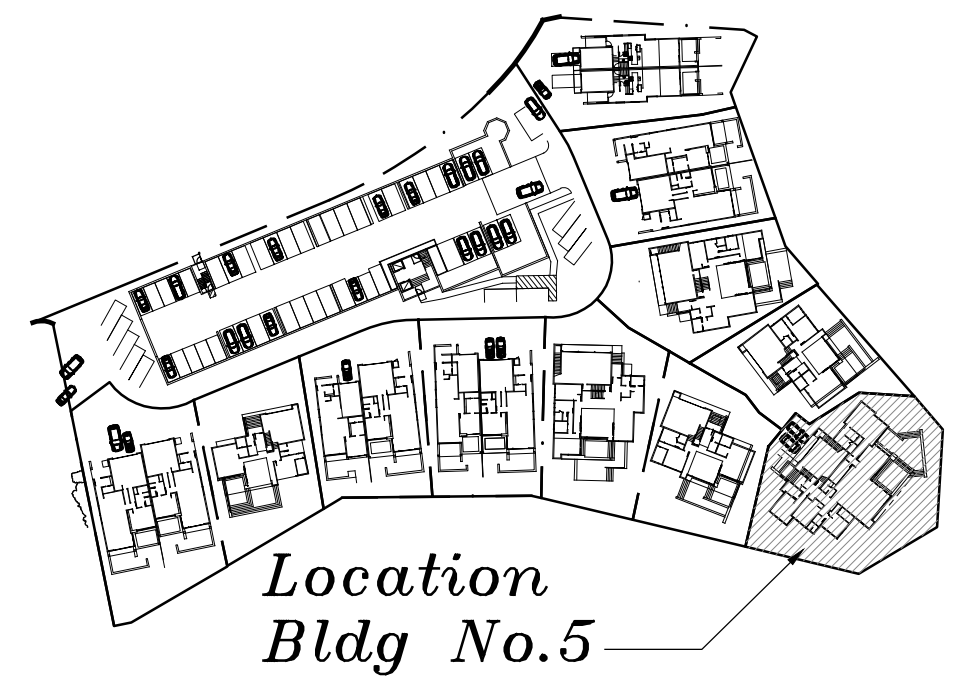


Main Level Plan
Scale 1"=8'-0"

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



Key Plan

BUILDING 5

MALLARD POINTE
Belvedere, California

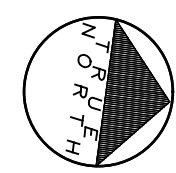
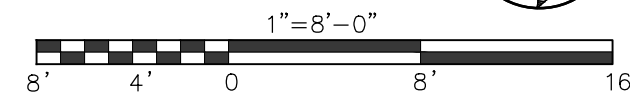
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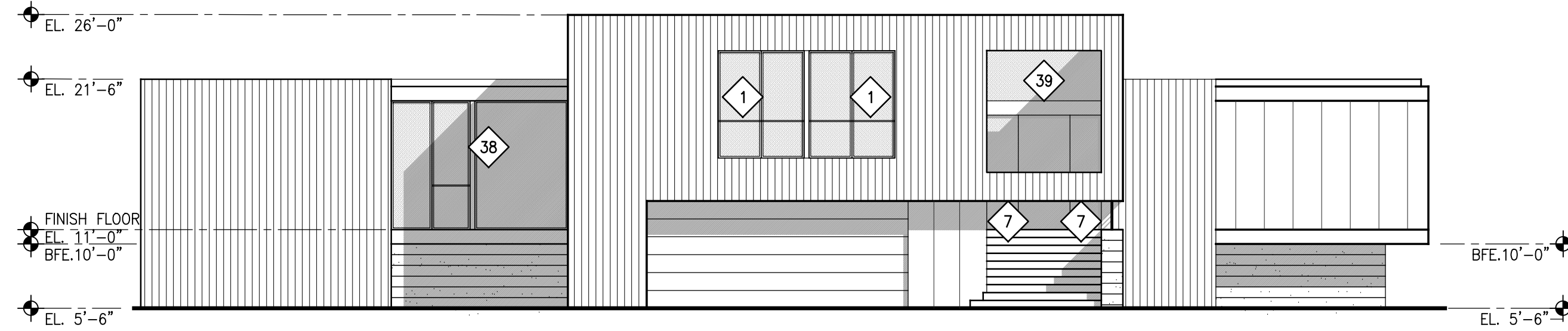
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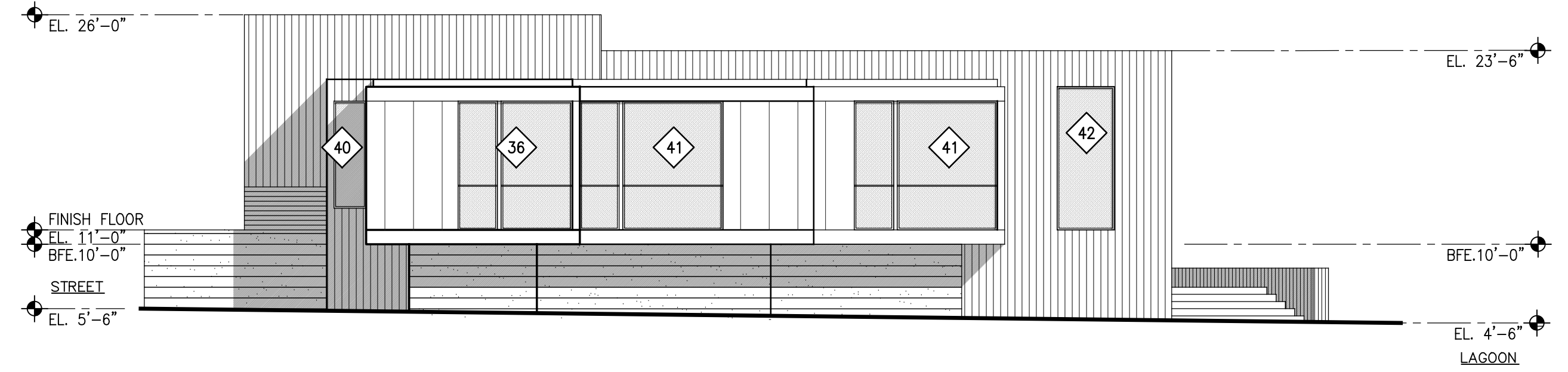
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Graphic Scale

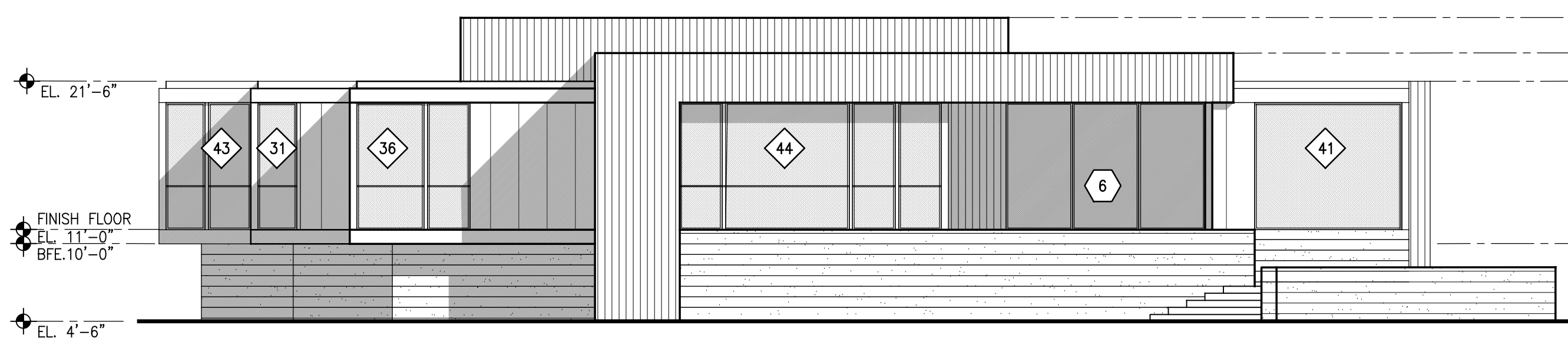




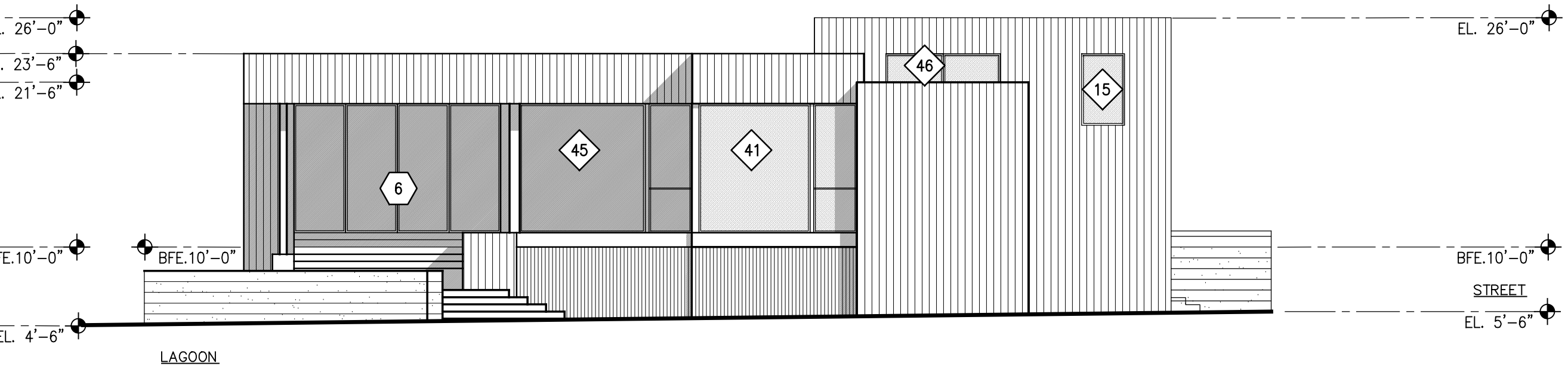
South Elevation
Scale 1"=8'-0"



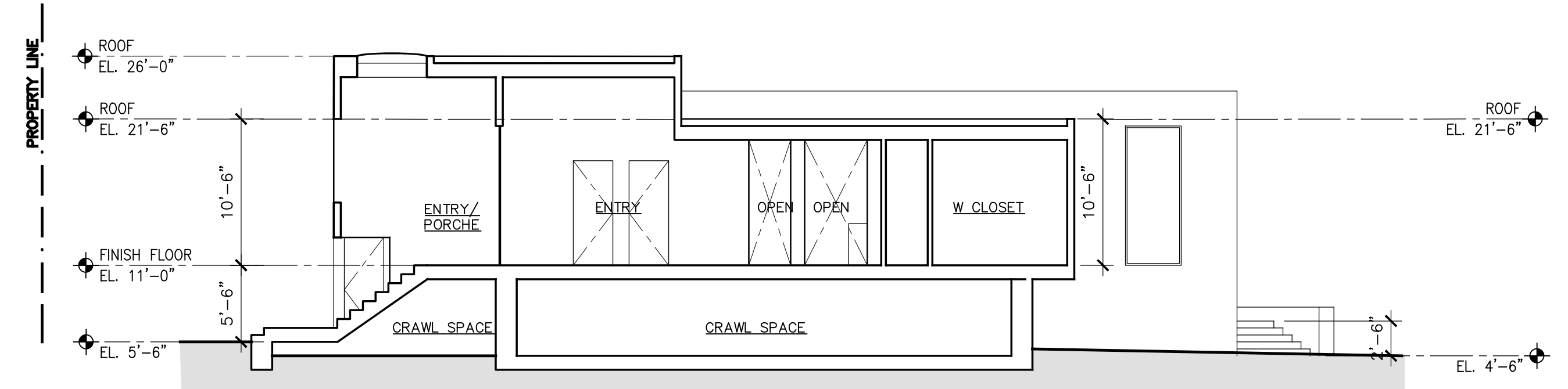
East Elevation
Scale 1"=8'-0"



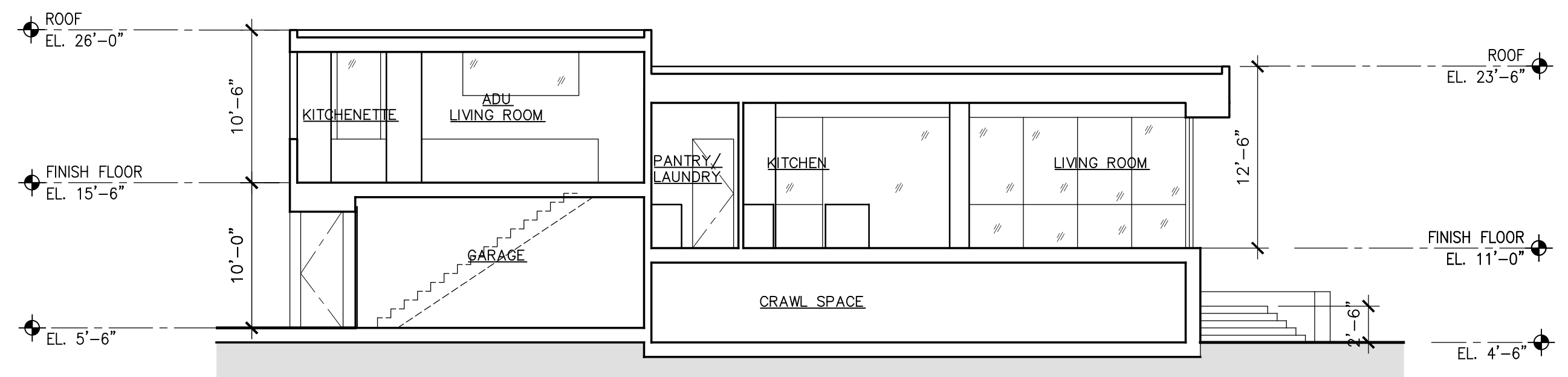
North Elevation
Scale 1"=8'-0"



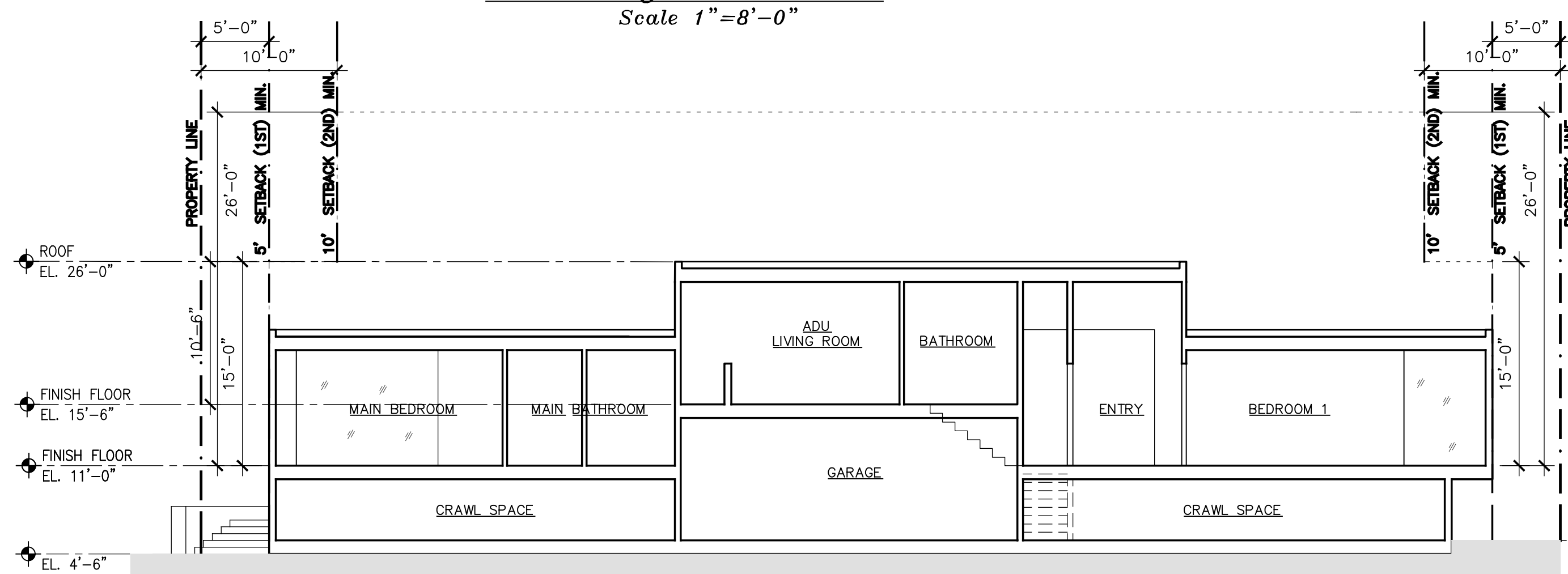
West Elevation
Scale 1"=8'-0"



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



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

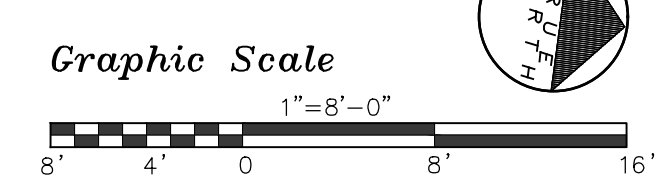


Building Section 3
Scale 1"=8'-0"

BUILDING 5

NOTE:
Door-Window Schedule - Sheet A21

May 23, 2022

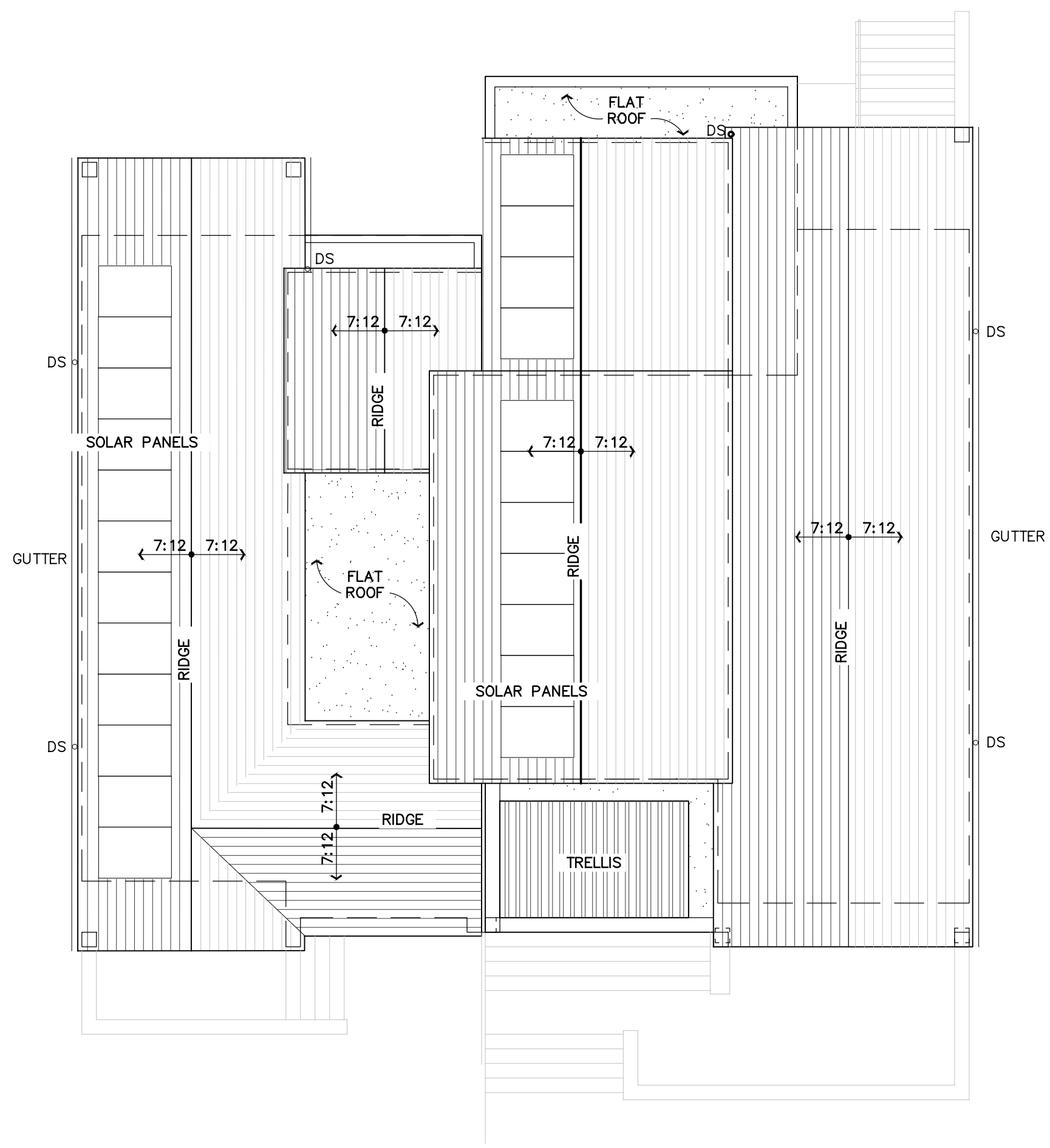


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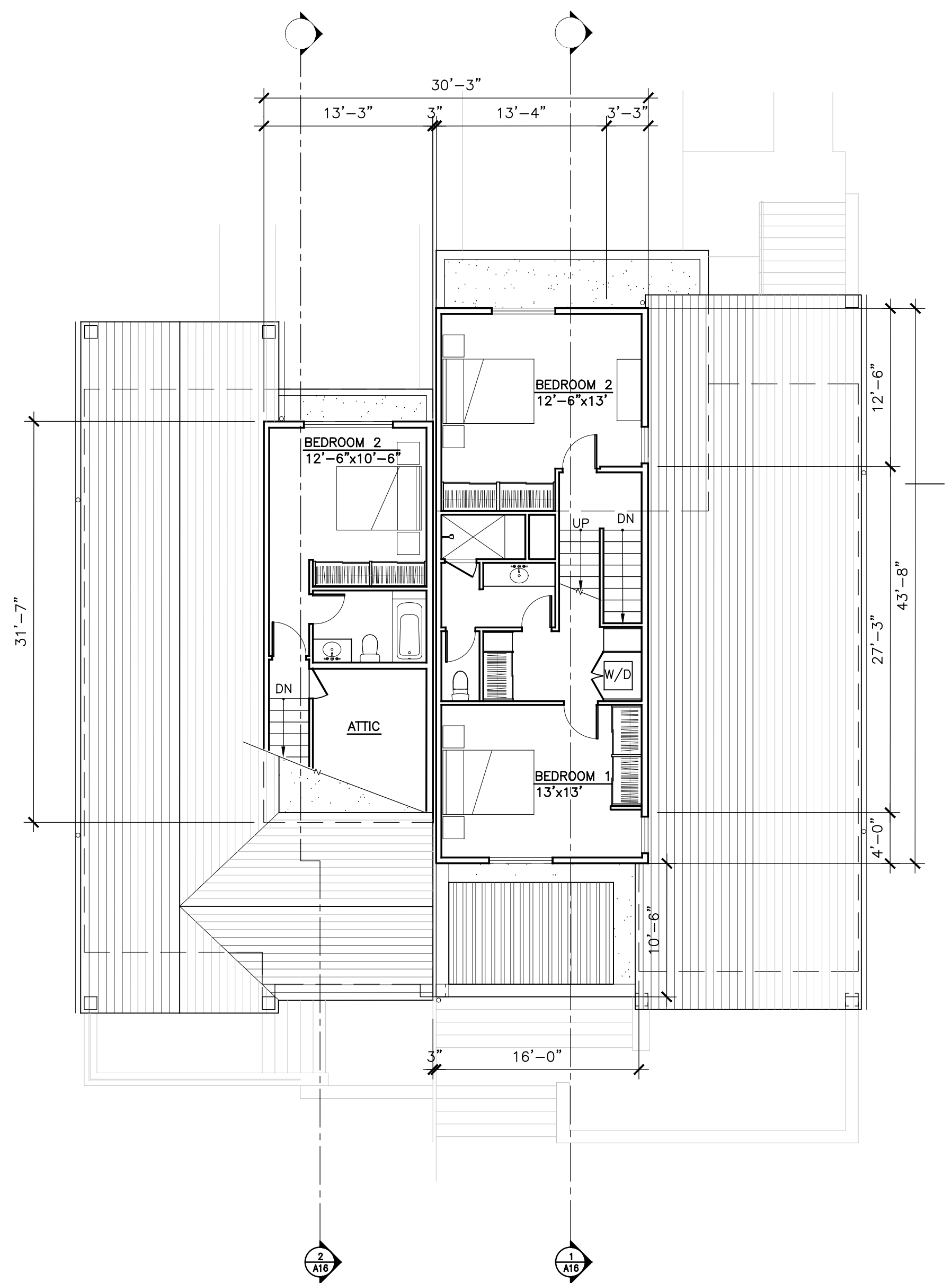
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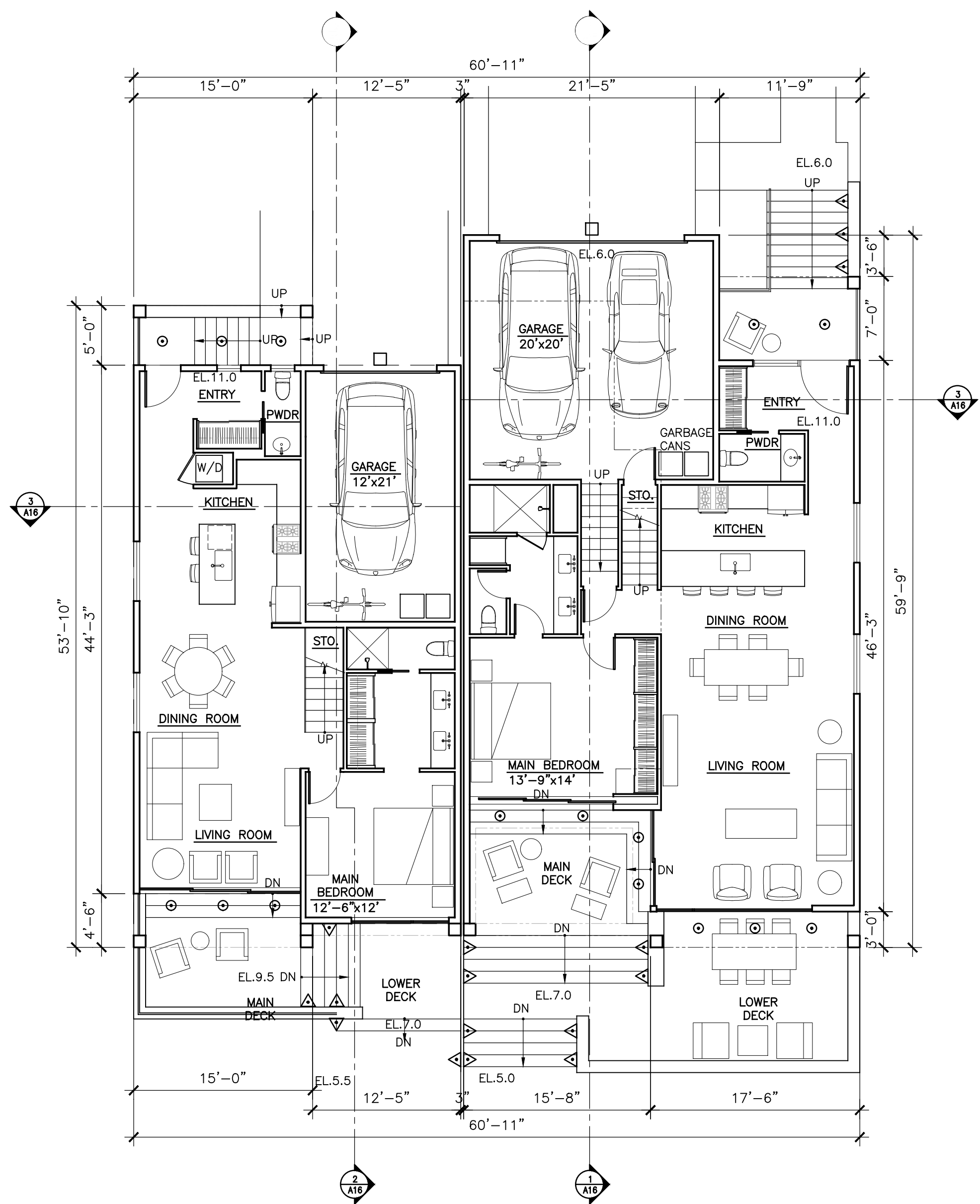
A14



Roof Plan
Scale 1"=8'-0"



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

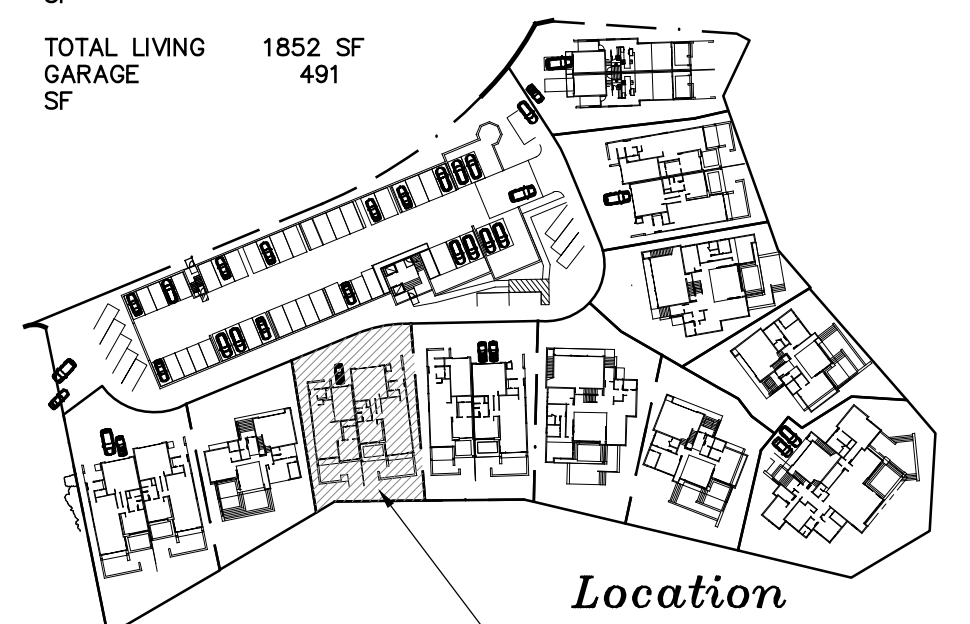


Main Level Plan
Scale 1"=8'-0"

LIGHTING LEGEND

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

LOWER LEVEL	949 SF
UPPER LEVEL	274 SF
attic not included	
TOTAL LIVING	1223
SF GARAGE	299 SF
MAIN LEVEL	1,135
SF UPPER LEVEL	717
SF	
TOTAL LIVING	1852 SF
GARAGE	491
SF	



**Location
Bldg No.9
Key Plan**

BUILDING 9

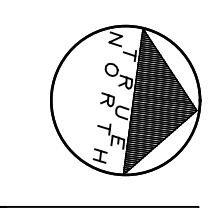
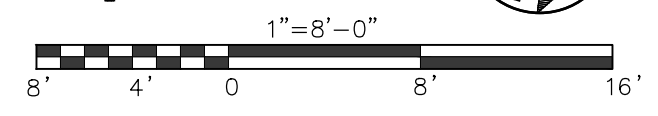
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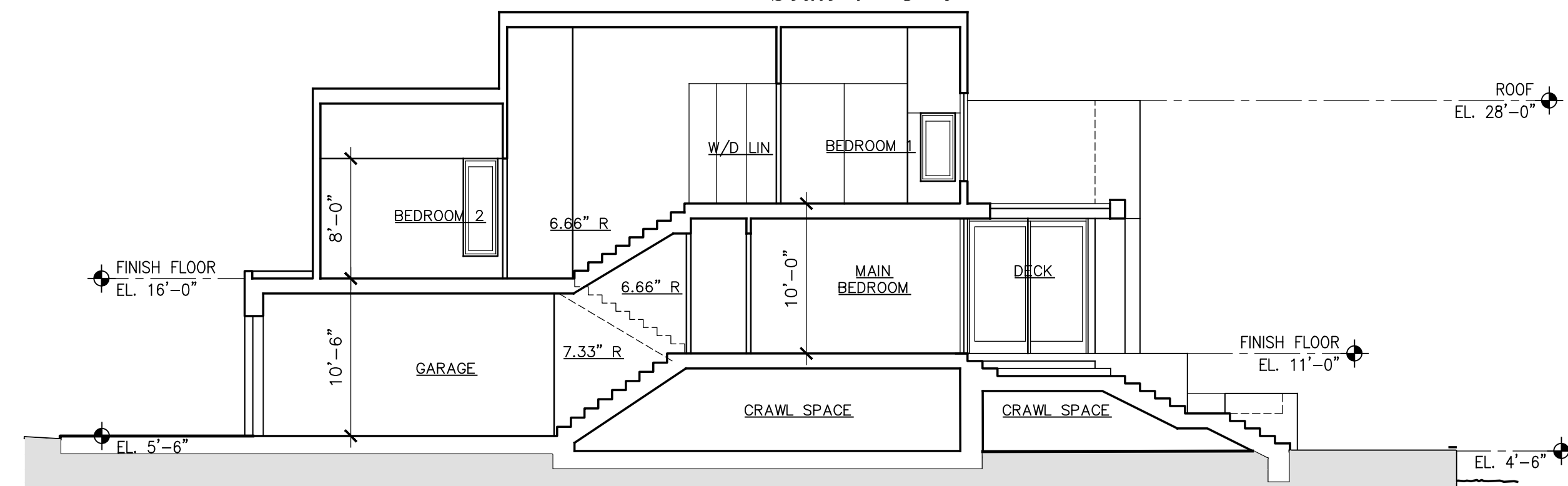
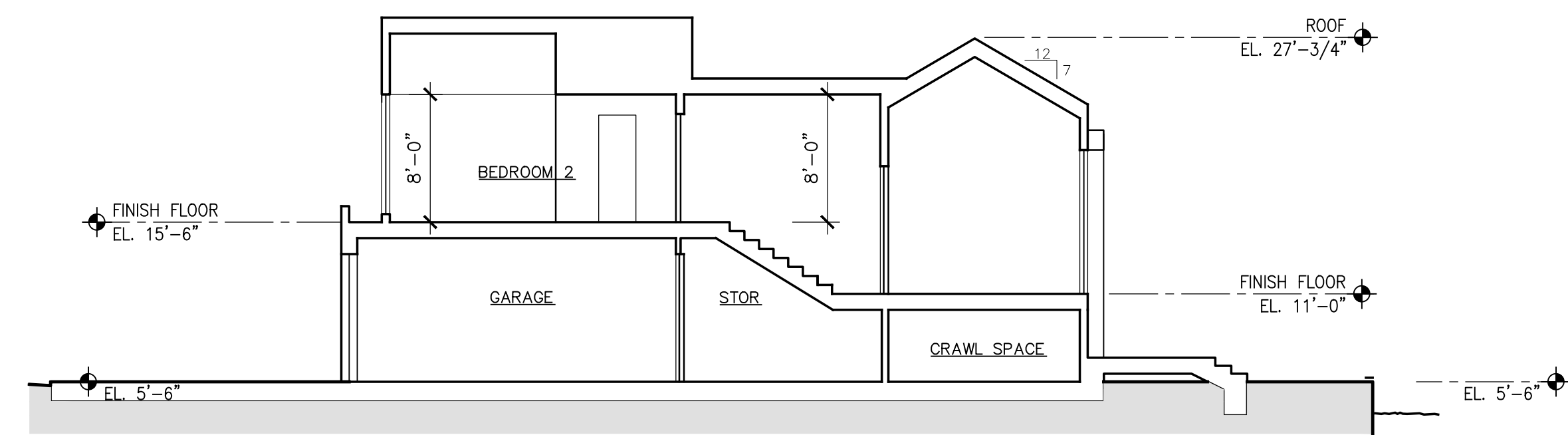
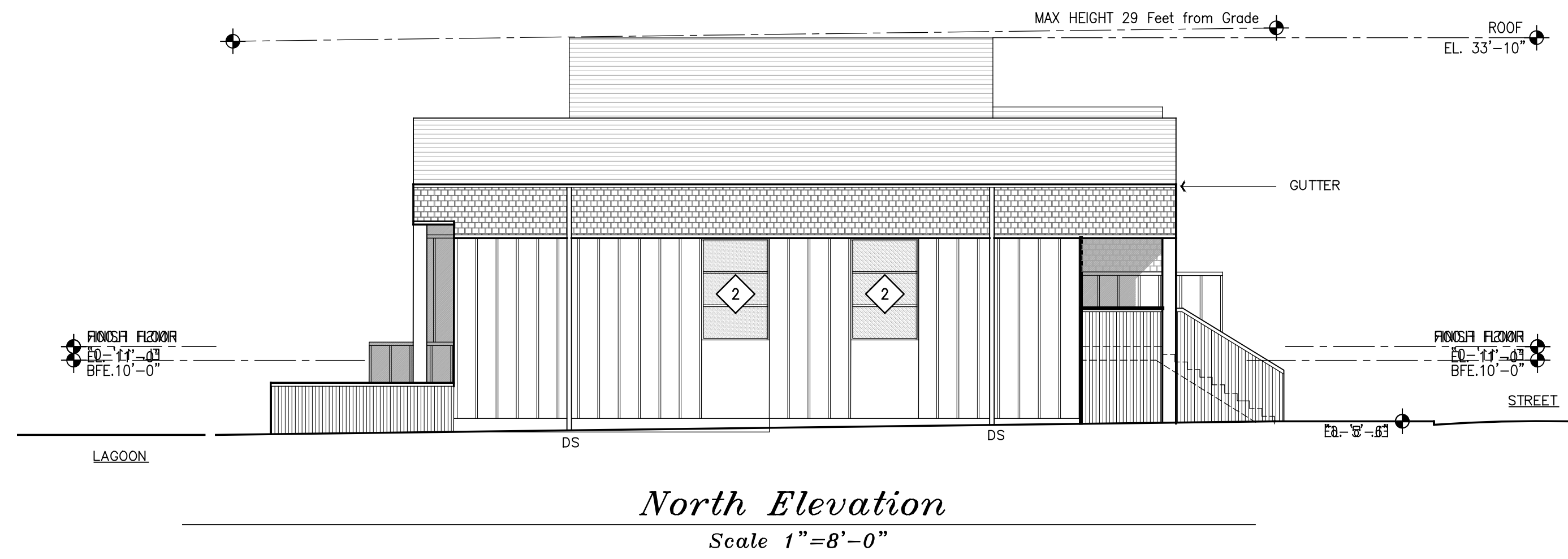
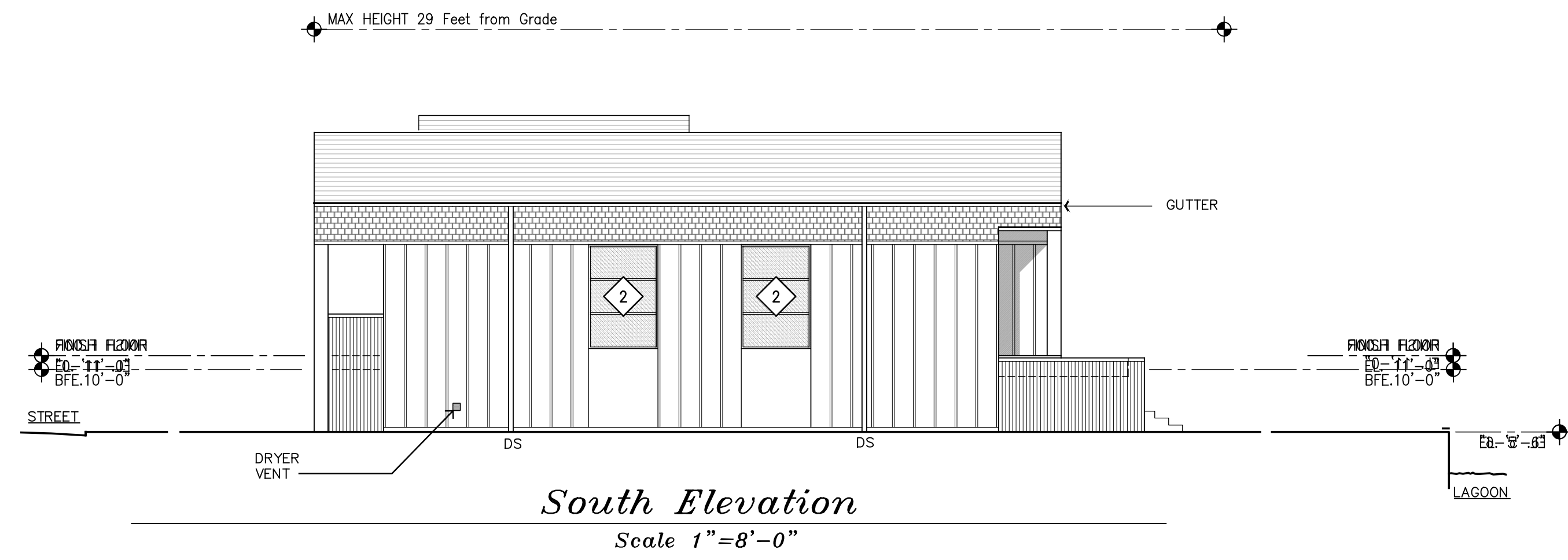
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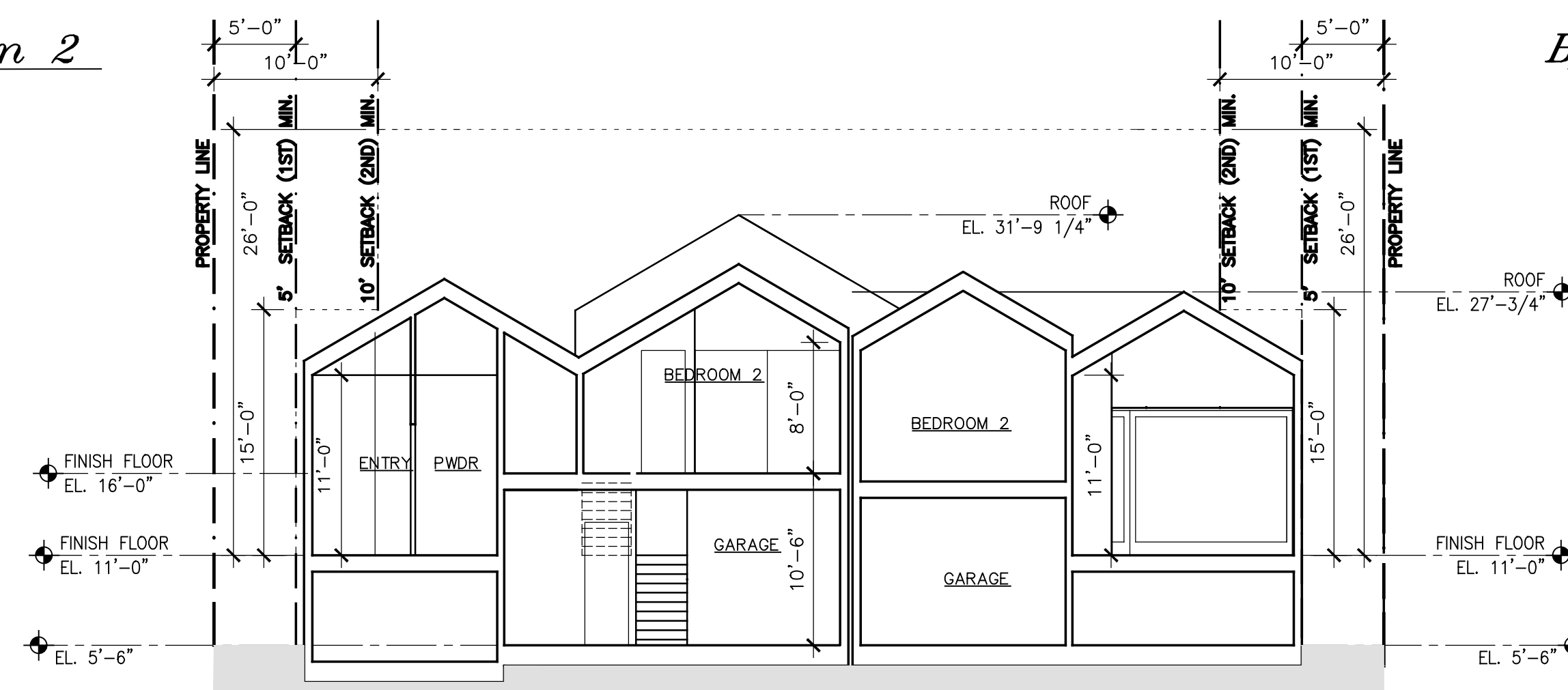


A15



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

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

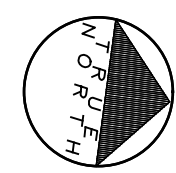
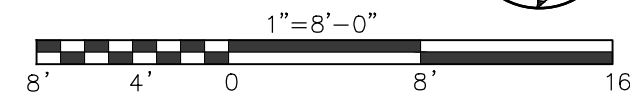


Building Section 3
Scale 1"=8'-0"
BUILDING 9

NOTE:
Door-Window Schedule - Sheet A21

May 23, 2022

Graphic Scale



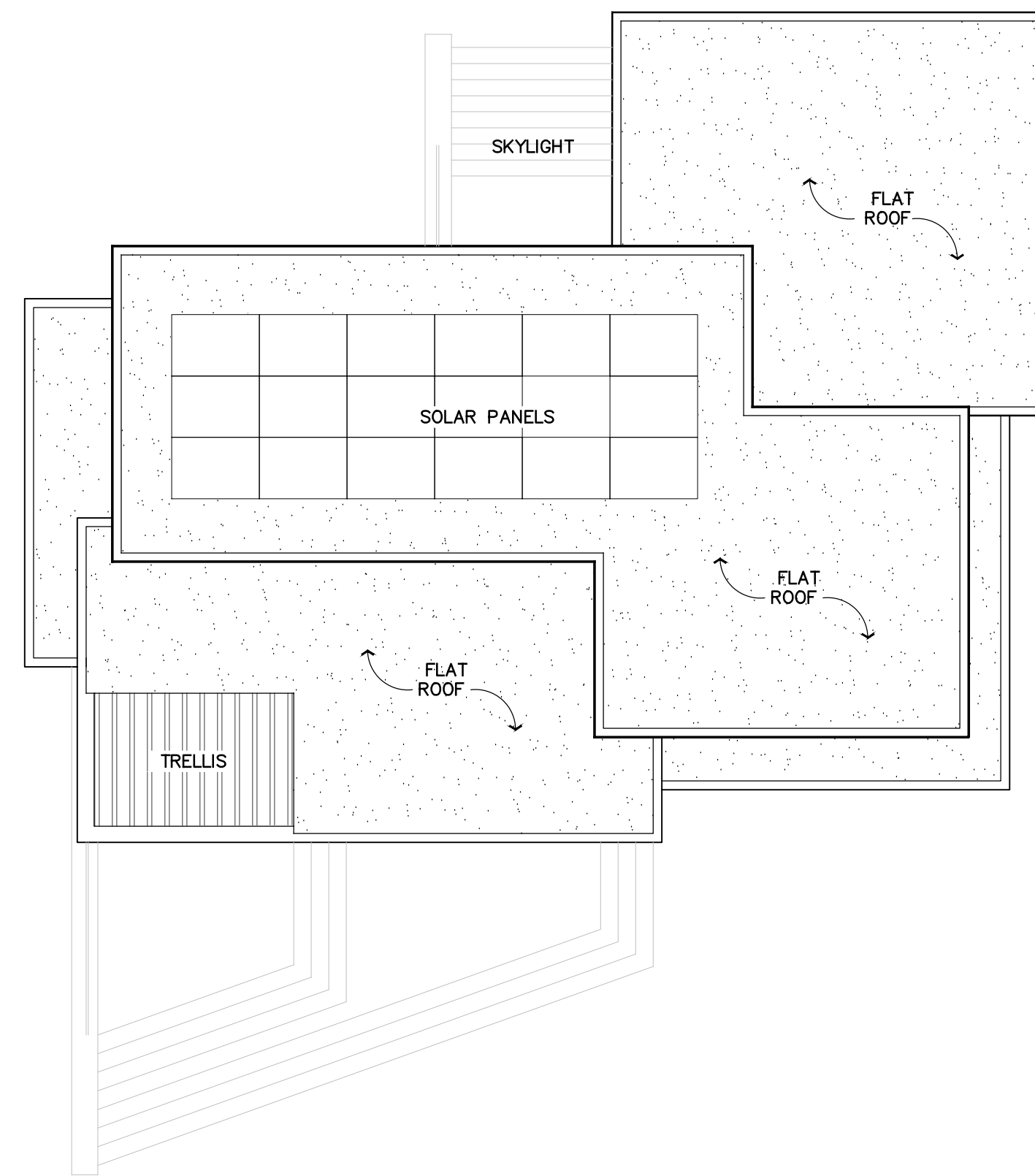
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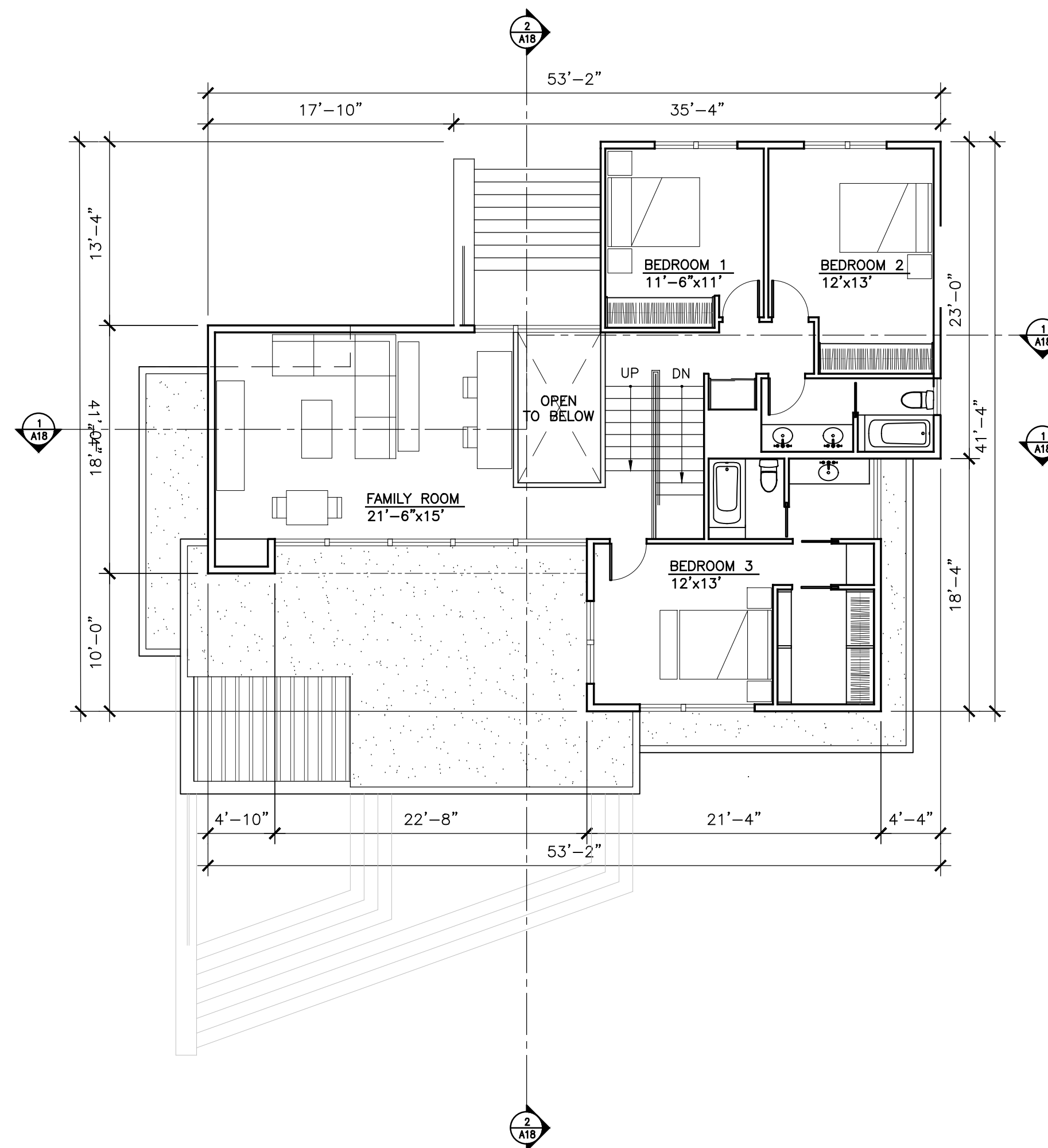
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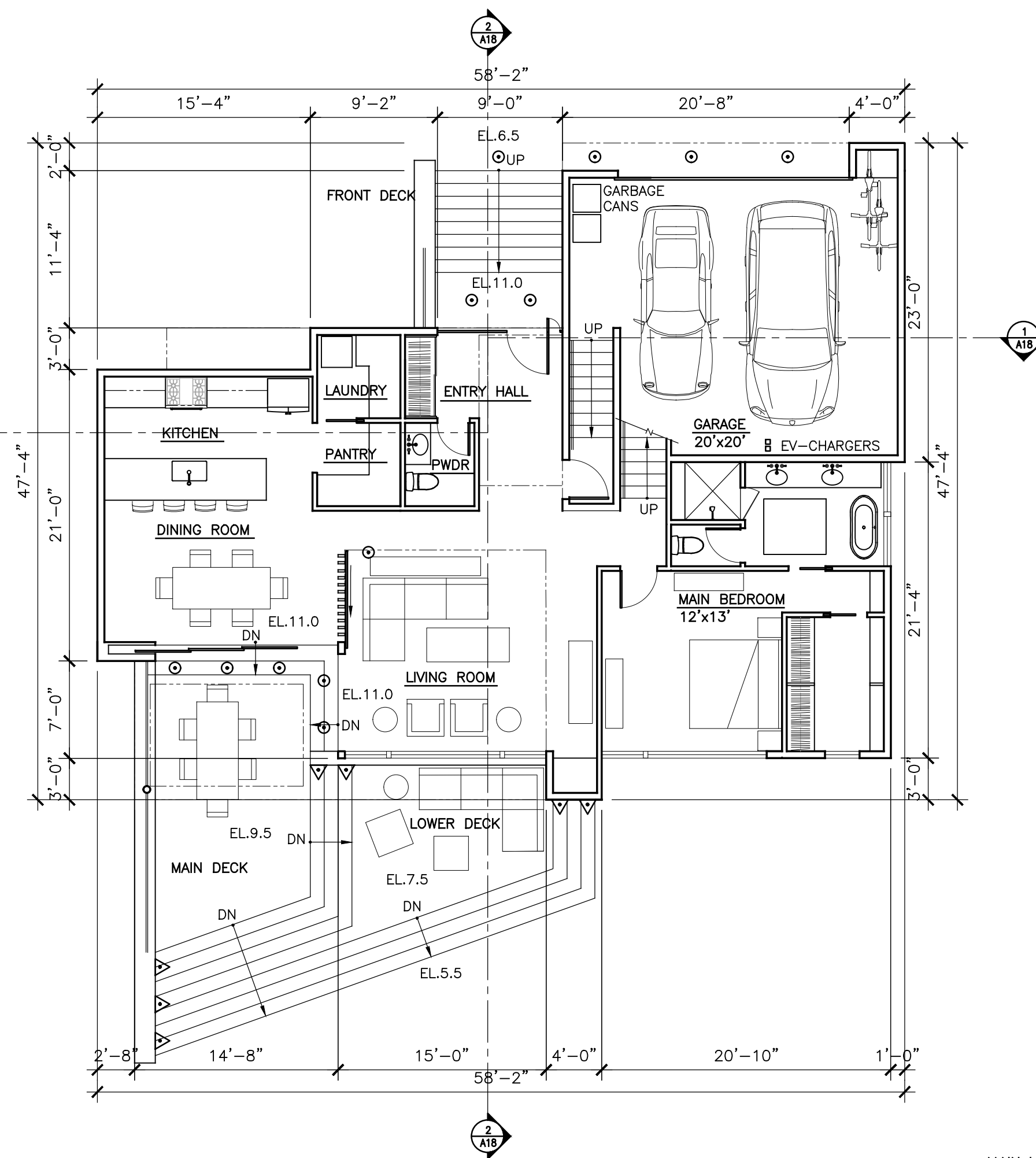
A16



Roof Plan
Scale 1"=8'-0"



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

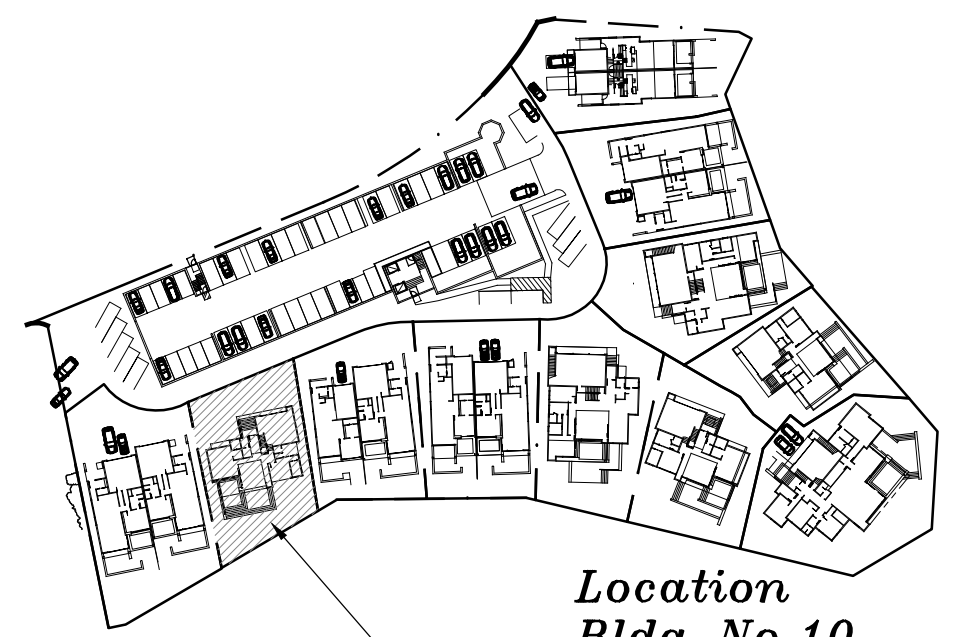


Main Level Plan
Scale 1"=8'-0"

LIGHTING LEGEND

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

MAIN LEVEL	1,385
SF UPPER LEVEL	1,349
TOTAL LIVING	2,734
SF GARAGE	523 SF



*Location
Bldg No.10
Key Plan*

BUILDING 10

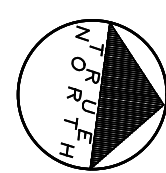
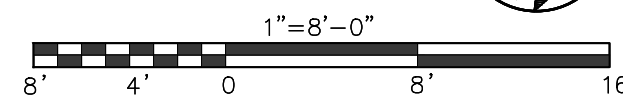
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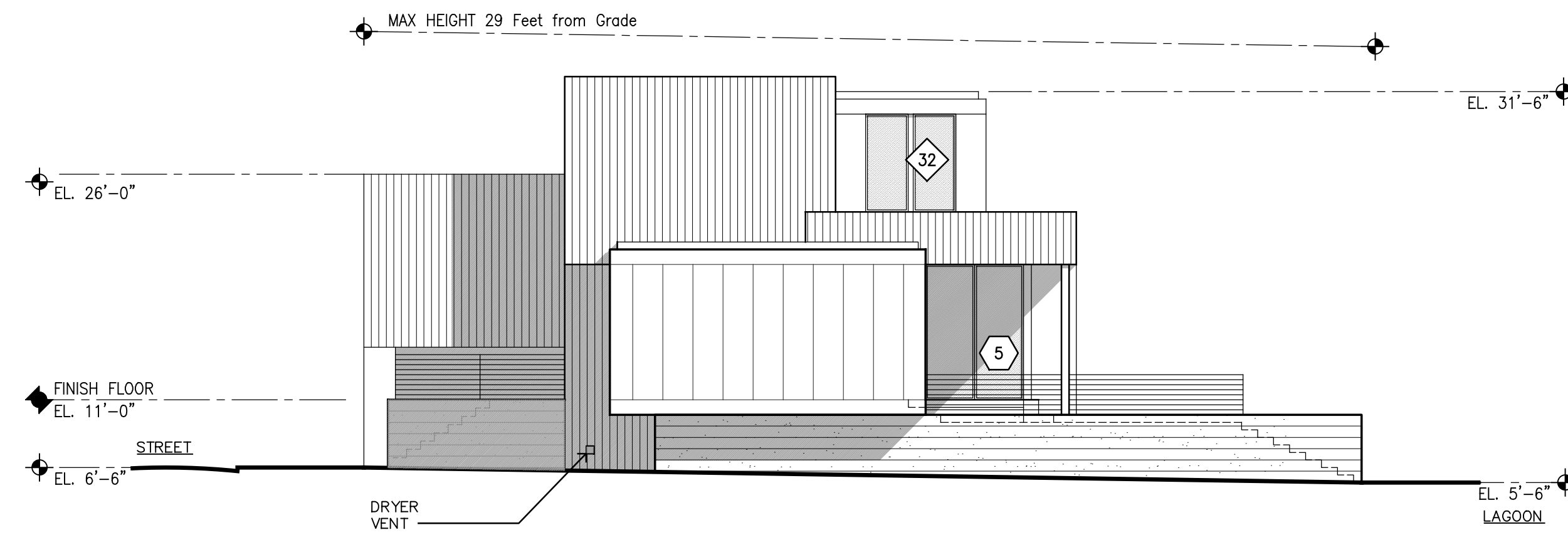
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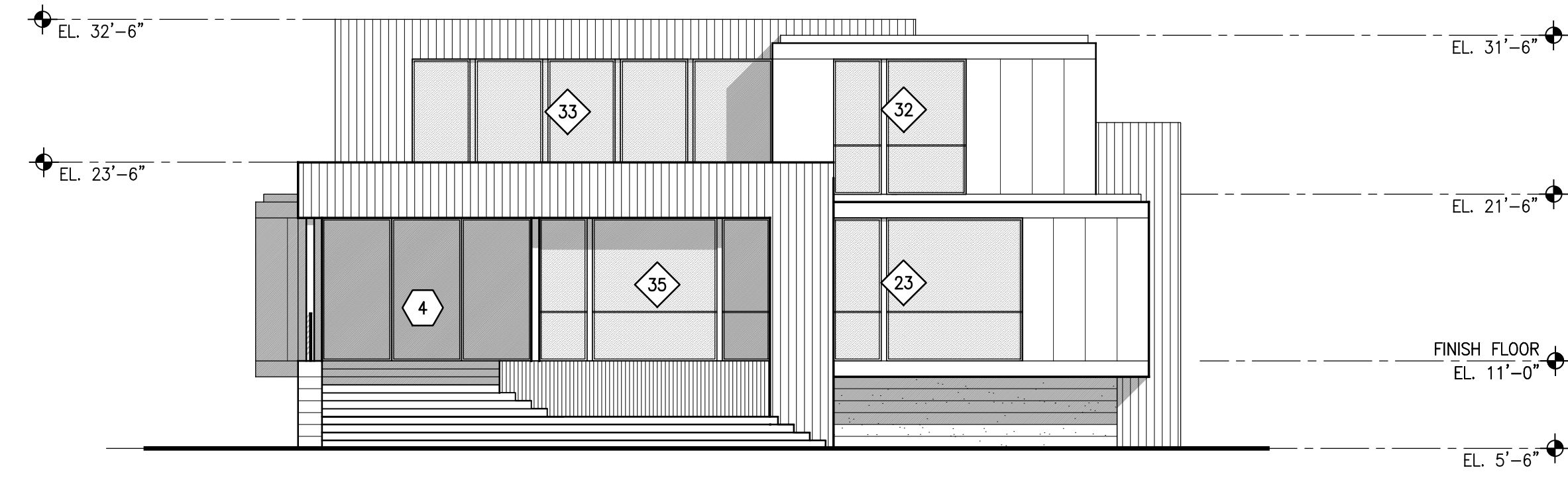
May 23, 2022

Graphic Scale

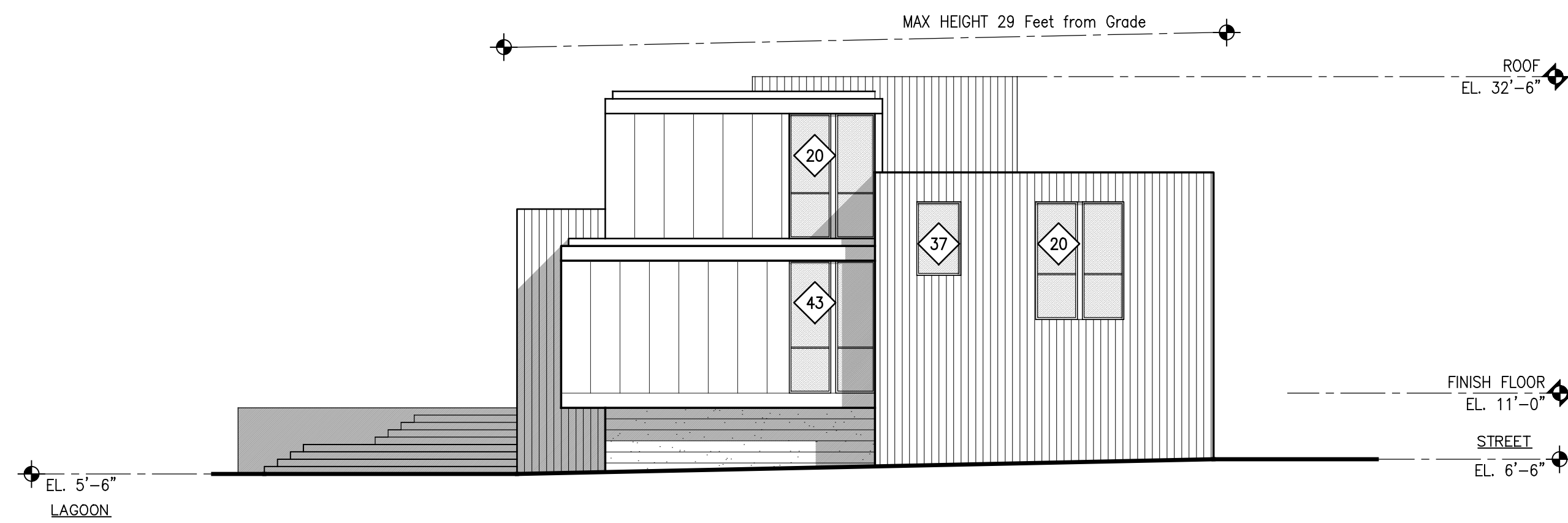




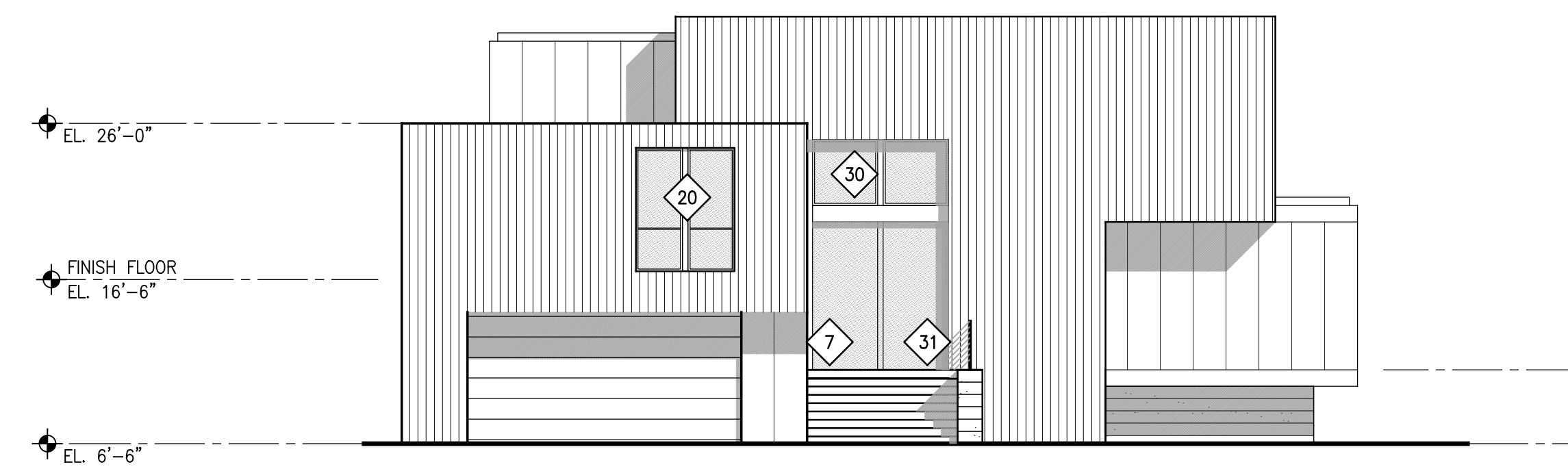
South Elevation
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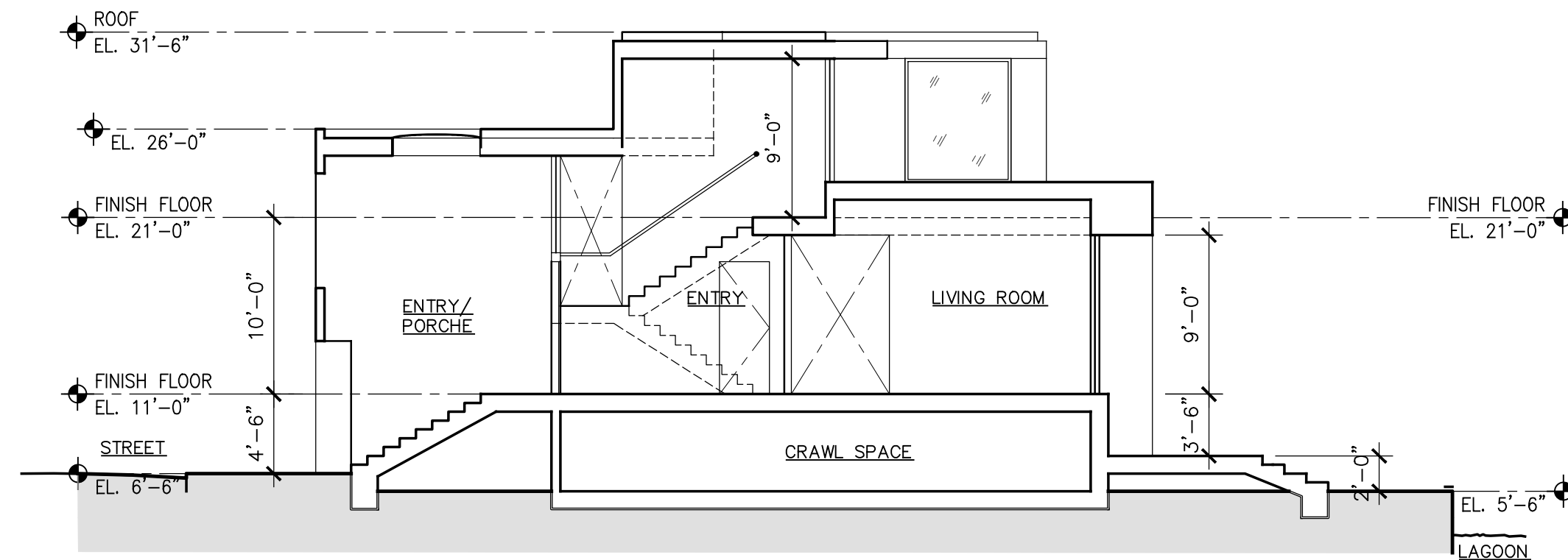
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Scale 1"=8'-0"



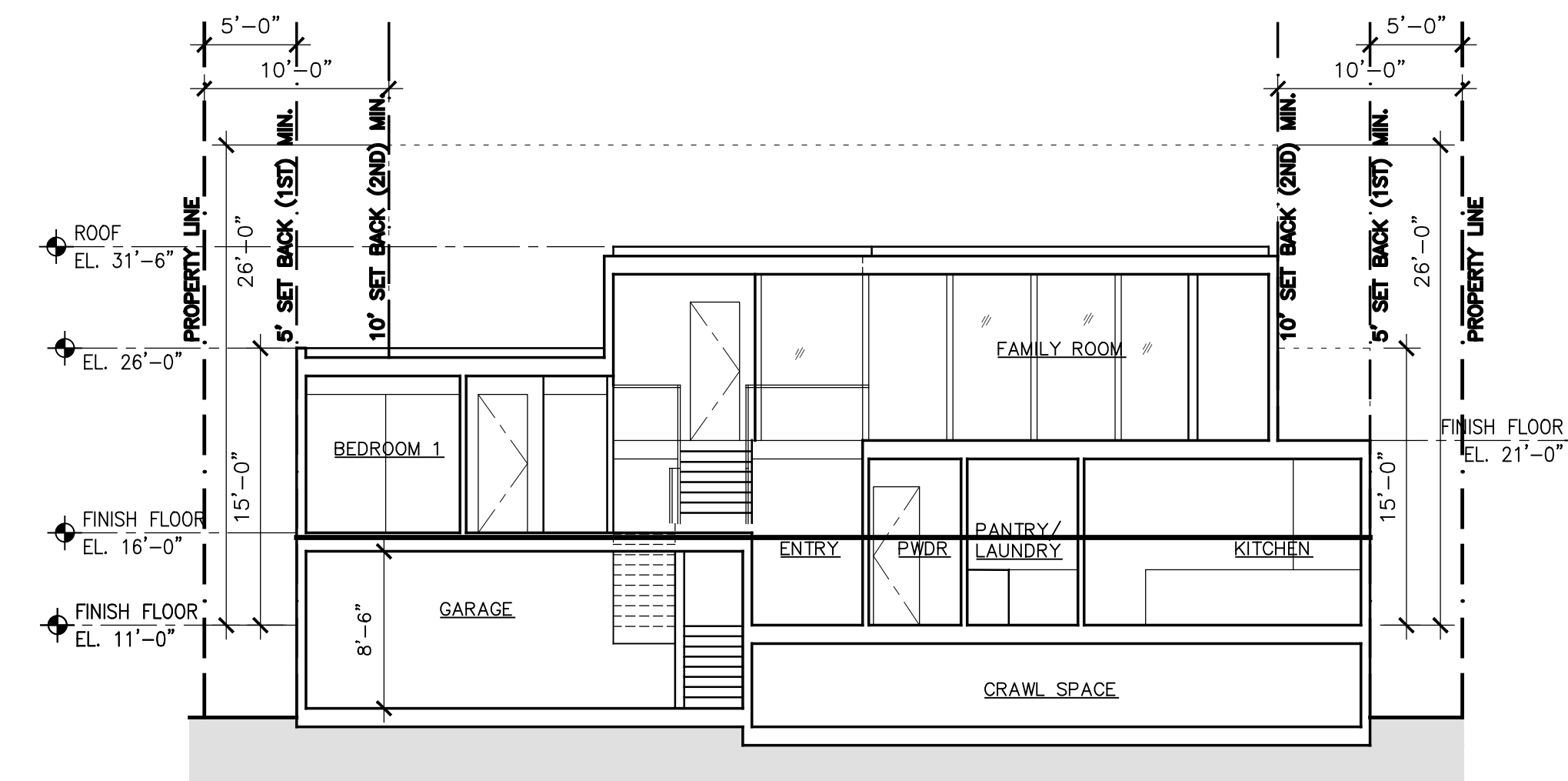
North Elevation
Scale 1"=8'-0"



West Elevation
Scale 1"=8'-0"



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



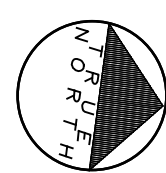
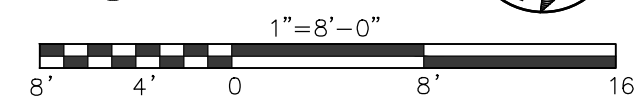
Building Section 1
Scale 1"=8'-0"

BUILDING 10

NOTE:
Door-Window Schedule - Sheet A21

May 23, 2022

Graphic Scale



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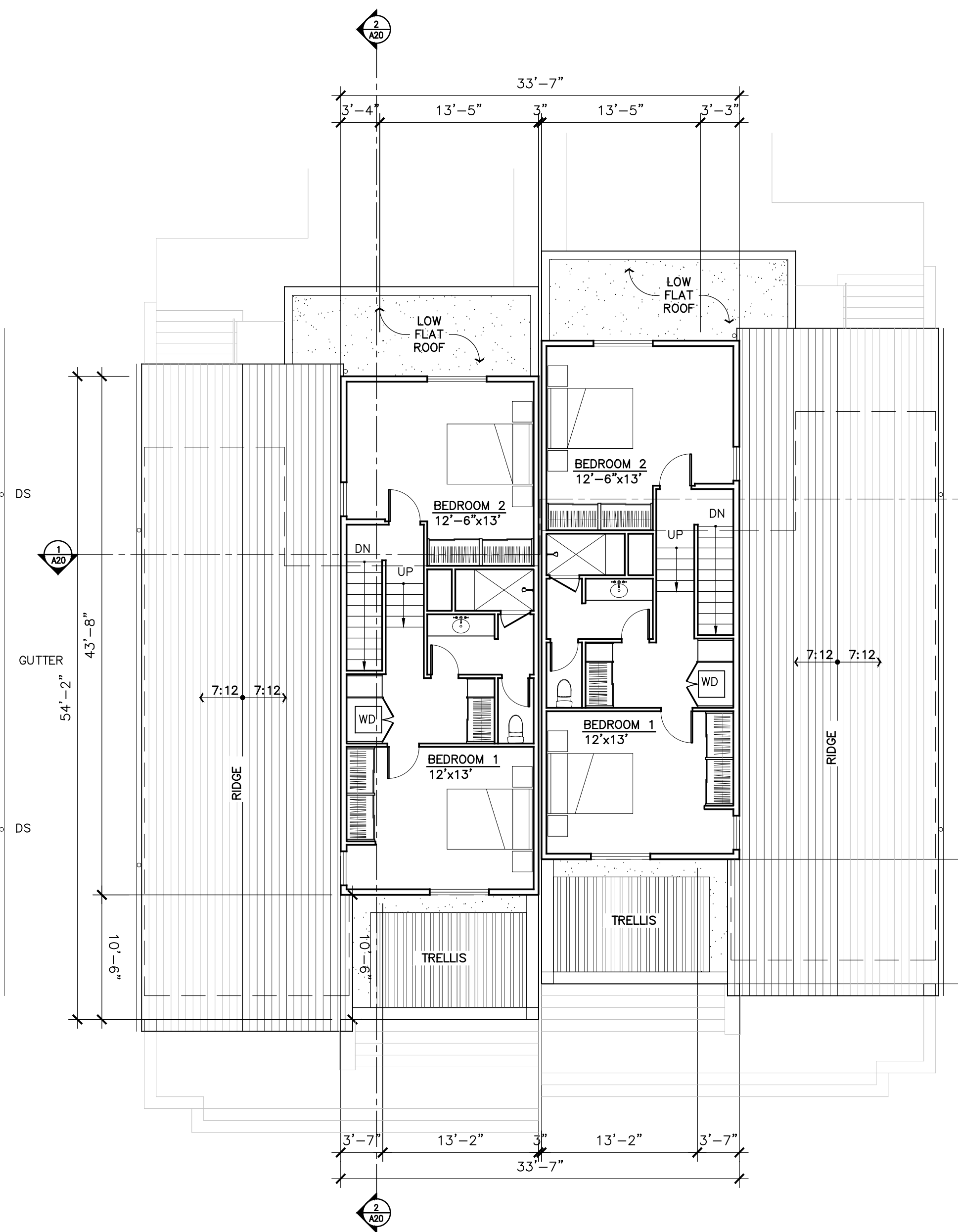
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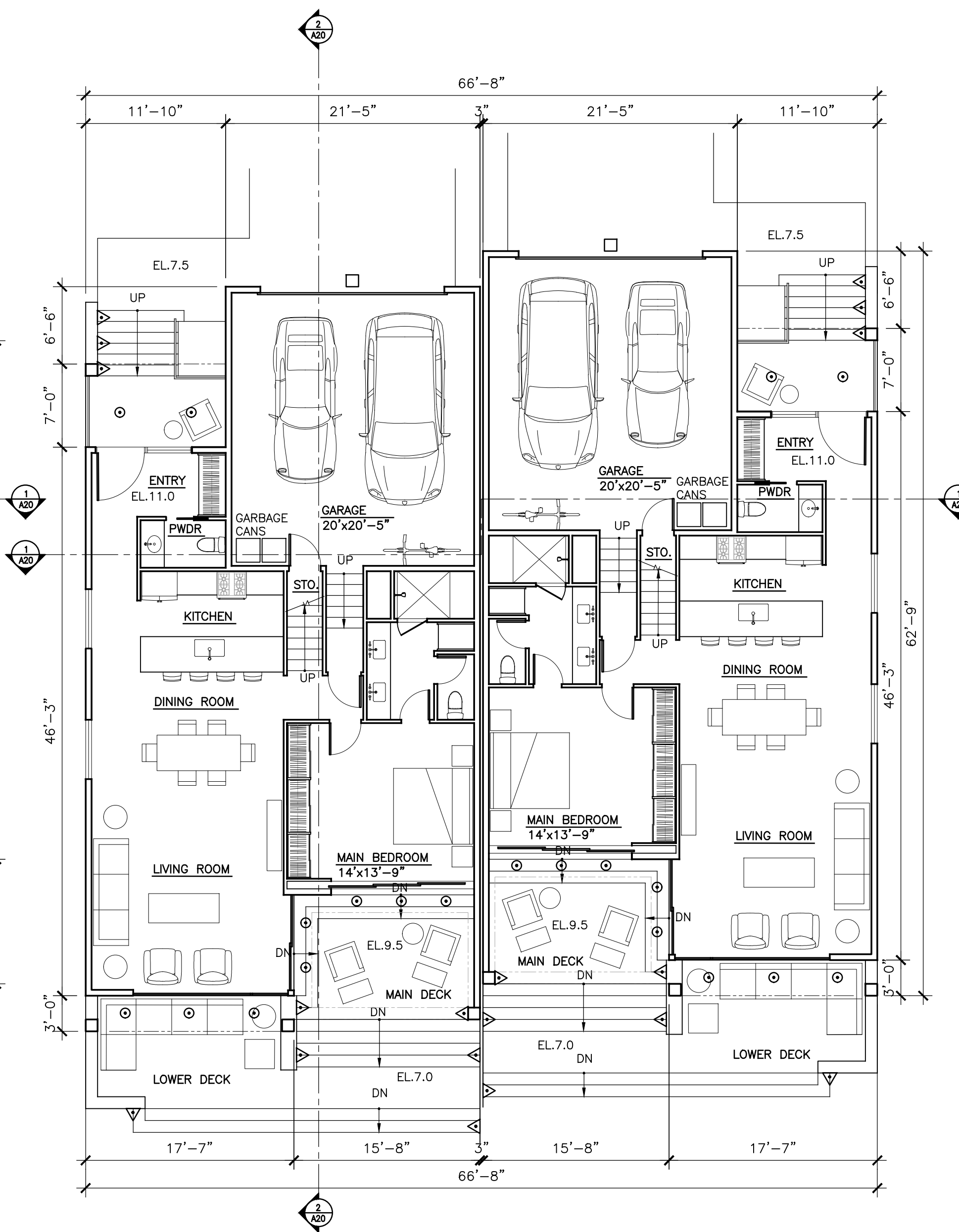
A18



Roof Plan
Scale 1"=8'-0"



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

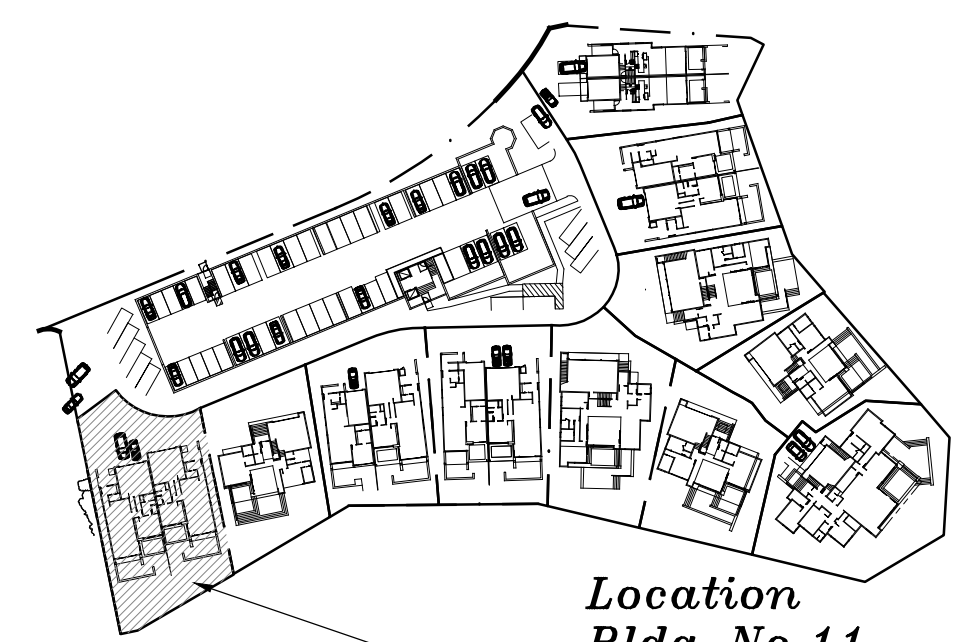


Main Level Plan
Scale 1"=8'-0"

LIGHTING LEGEND

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

MAIN LEVEL	1,139
SF UPPER LEVEL	711
SF	
TOTAL LIVING	1850 SF
GARAGE	539 SF



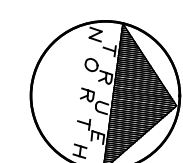
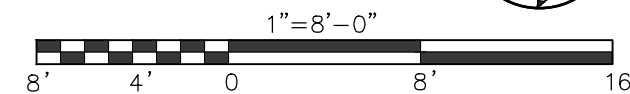
*Location
Bldg No.11
Key Plan*

BUILDING 11

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Belvedere, California

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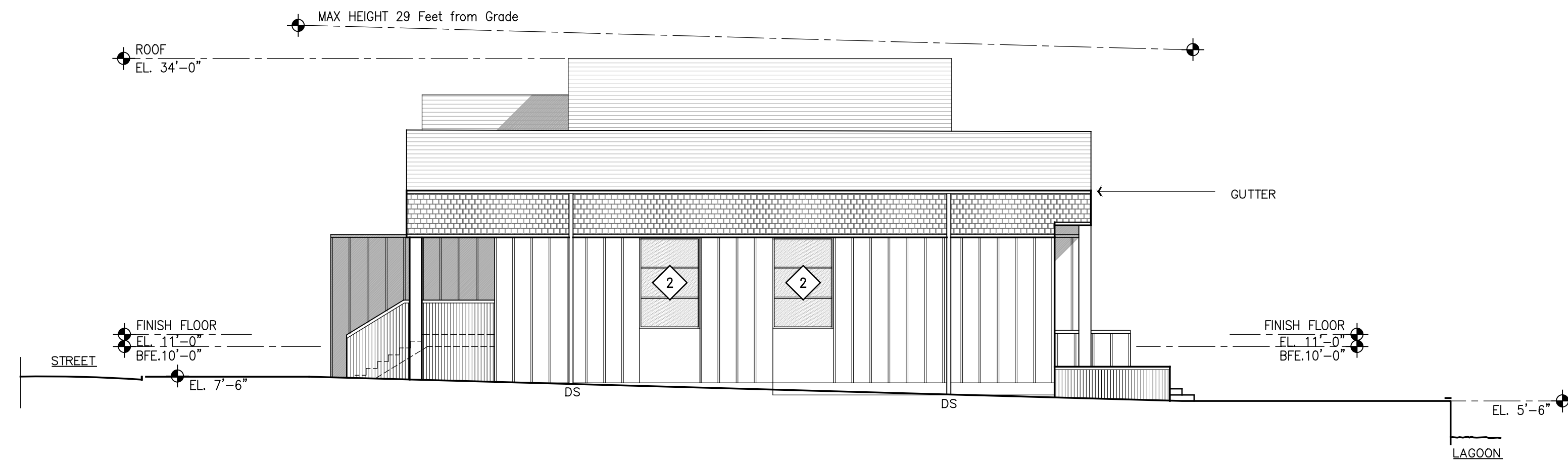
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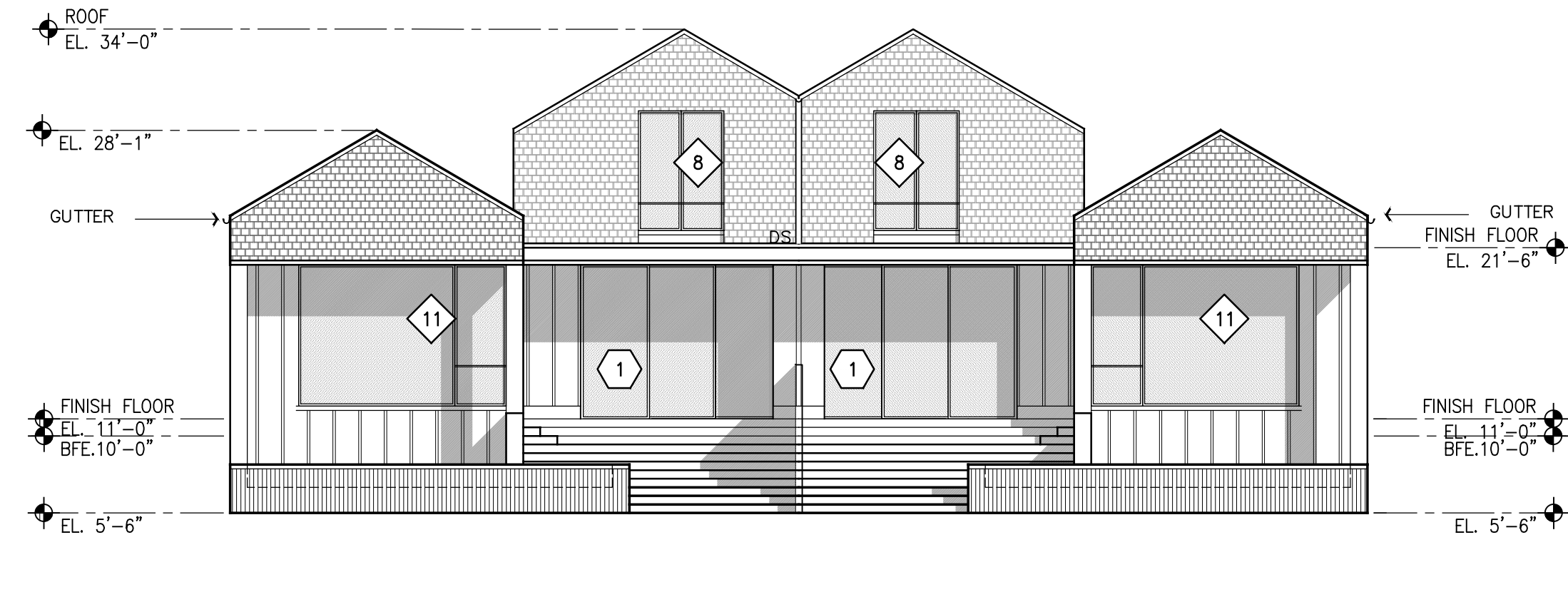
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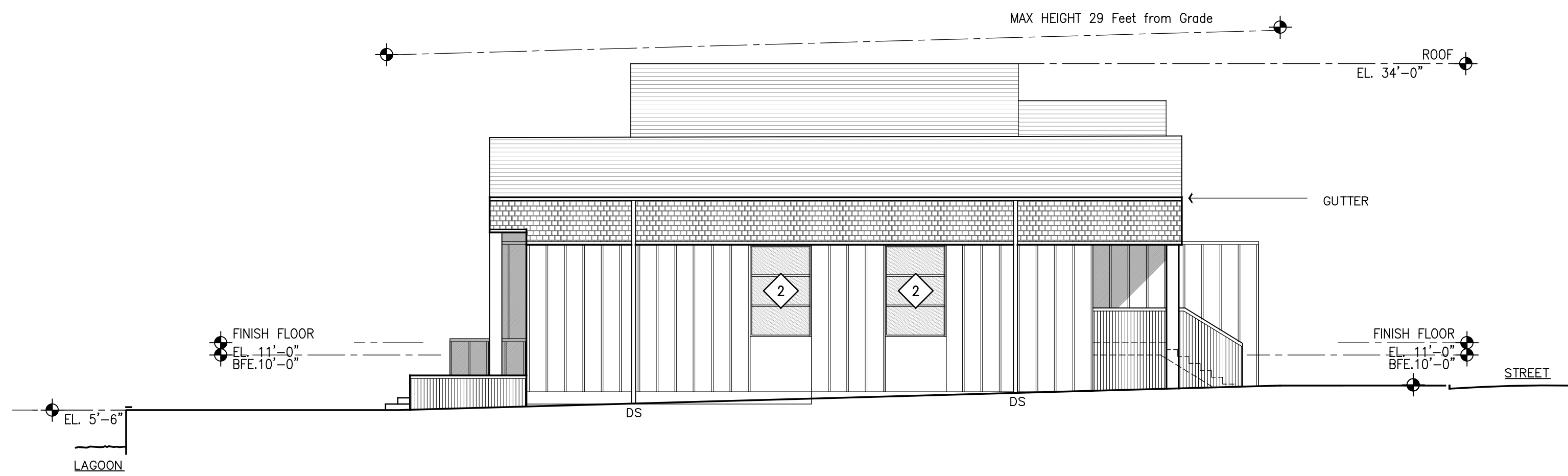
A19



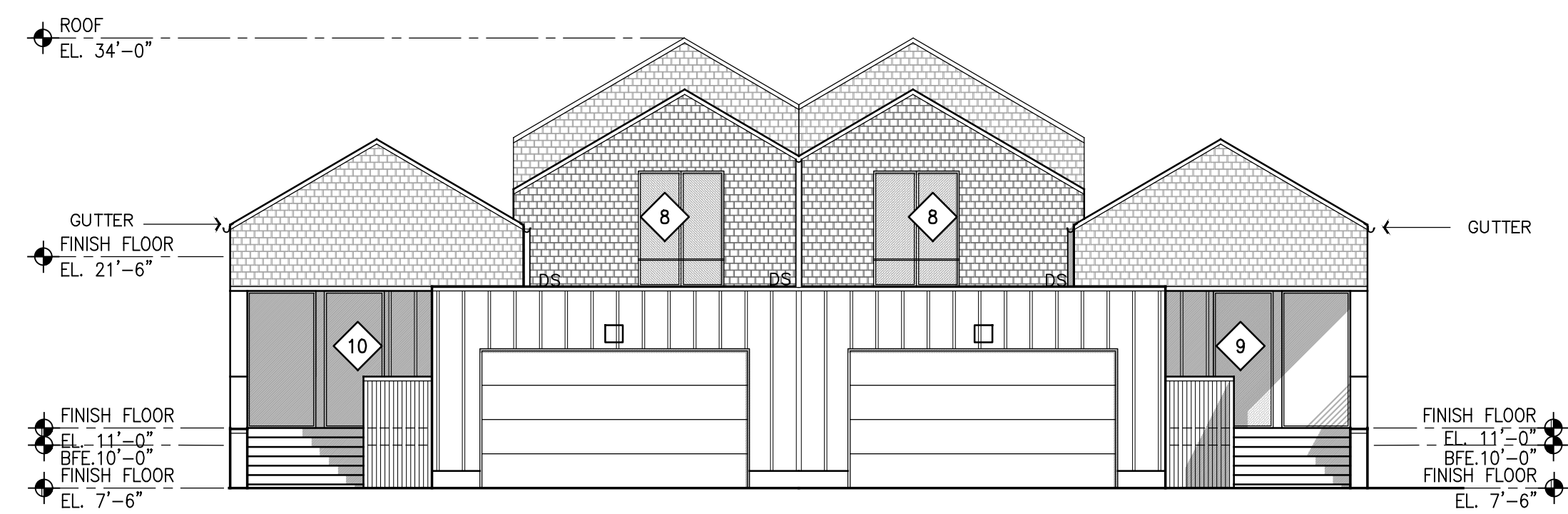
South Elevation
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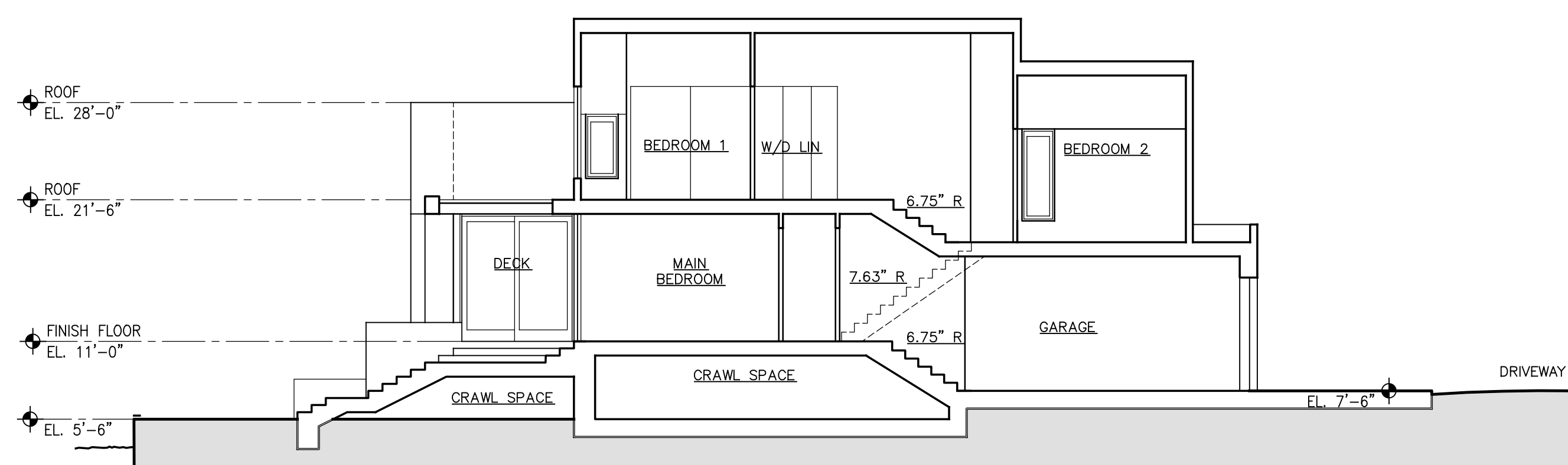
East Elevation
Scale 1"=8'-0"



North Elevation
Scale 1"=8'-0"

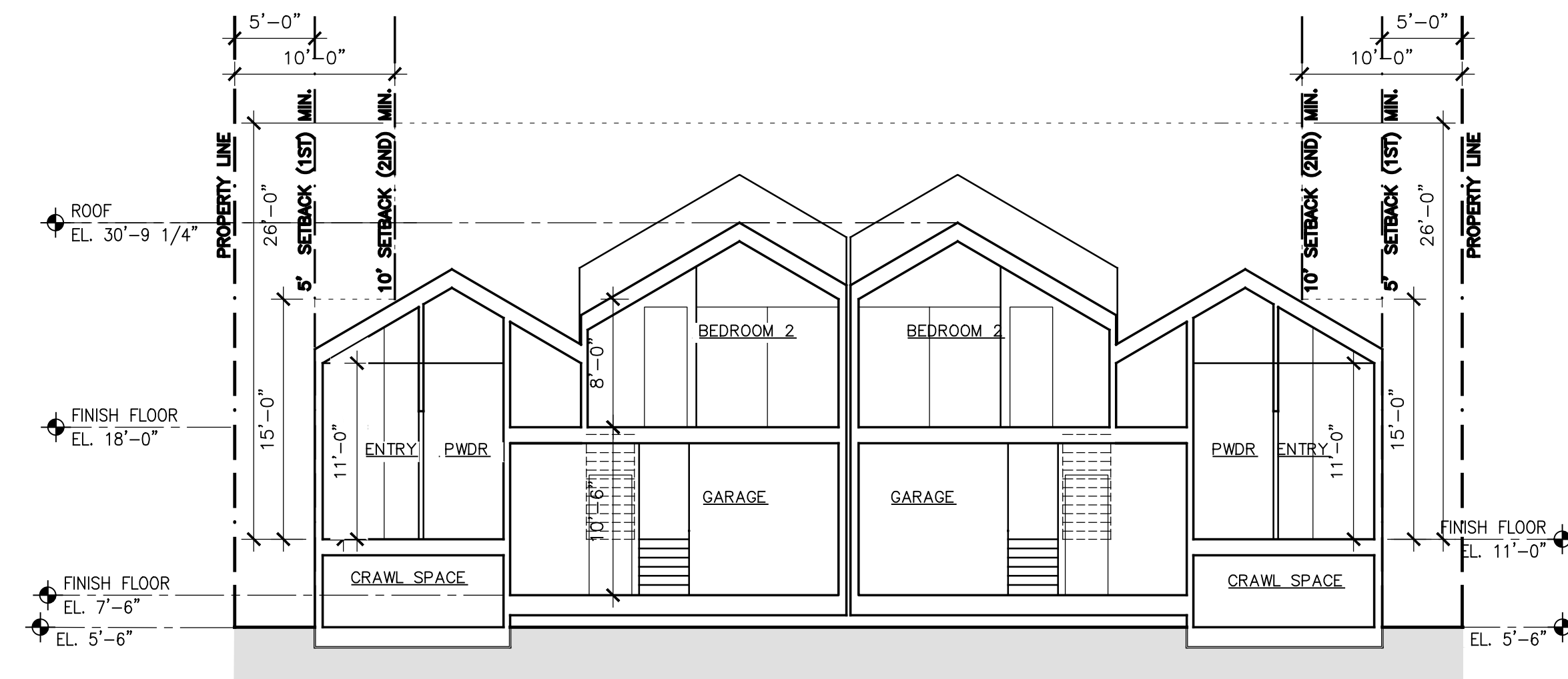


West Elevation
Scale 1"=8'-0"



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

BUILDING 11

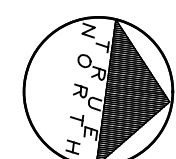
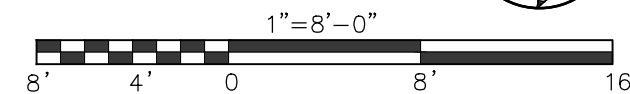


Building Section 1
Scale 1"=8'-0"

NOTE:
Door-Window Schedule - Sheet A21

May 23, 2022

Graphic Scale



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A20



Building 2 & 4–Lagoon View

Proposed Exterior Lighting Fixtures

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Fixture Type A
Recessed Ceiling Light
(75 Watts)

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Fixture Type B
Surface Down Light
(75 Watts)

M:\05 Paper\20111117_1\mkt\GRAPHIC\LIGHTING\Lumen CO.jpg

Fixture Type C
Step Light
(75 Watts)



Building 4 & 2–Street View



Door and Window Schedule

Window No.	Frame Size W x H	Window No.	Frame Size W x H	Door No.	Frame Size W x H
1	6'-0"x7'-0"	18	9'-0"x6'-0"	37	3'-0"x5'-0"
2	5'-0"x7'-0"	19	3'-0"x6'-0"	38	12'-0"x9'-0"
3	6'-0"x7'-0"	20	6'-0"x8'-0"	39	8'-0"x4'-0"
4	2'-10"x3'-8"	21	15'-0"x6'-0"	40	2'-0"x7'-0"
5	2'-6"x7'-8"	22	8'-0"x6'-0"	41	10'-0"x9'-0"
6	11'-0"x6'-4"	23	12'-0"x9'-0"	42	4'-0"x10'-0"
7	2'-6"x8'-0"	24	11'-0"x9'-0"	43	6'-0"x9'-0"
8	5'-0"x7'-0"	25	2'-6"x6'-0"	44	18'-0"x9'-0"
9	4'-6"x8'-0"	26	7'-0"x6'-0"	45	12'-0"x9'-0"
10	3'-6"x8'-0"	27	3'-0"x8'-0"	46	8'-0"x2'-0"
11	12'-0"x8'-0"	28	7'-0"x8'-0"	47	2'-0"x2'-0"
12	13'-0"x8'-0"	29	9'-0"x8'-0"		
13	2'-6"x3'-0"	30	8'-6"x4'-0"		
14	9'-0"x8'-0"	31	3'-0"x9'-0"		
15	3'-0"x4'-0"	32	6'-0"x6'-0"		
16	5'-0"x8'-0"	33	25'-0"x6'-0"		
17	4'-0"x6'-0"	34	8'-0"x8'-0"		
		35	17'-0"x9'-0"		
		36	8'-0"x9'-0"		

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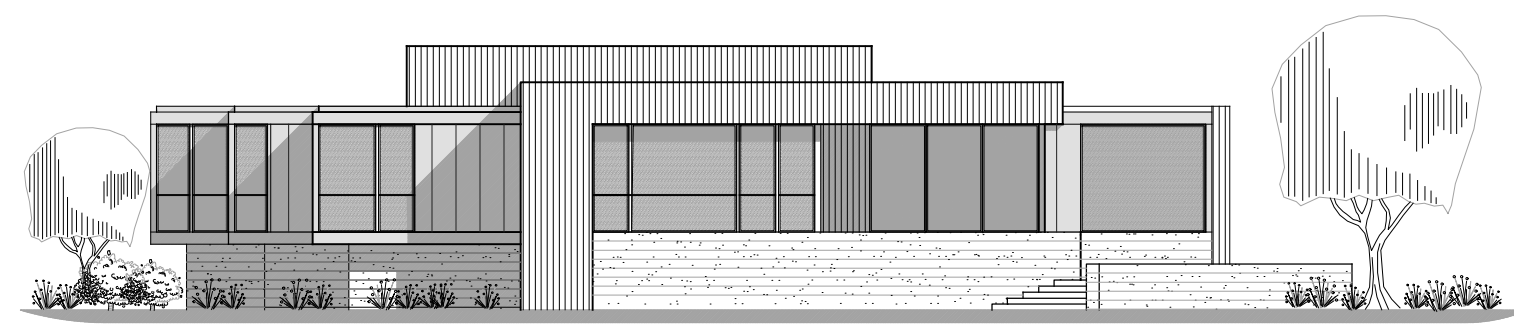


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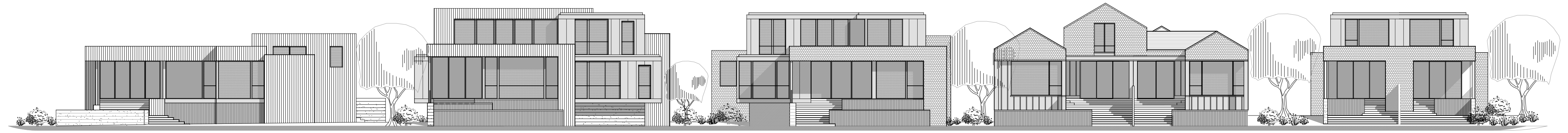
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 415 383 3139

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LOT 5

Waterscape B
Scale 1"=16'-0"



LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

Waterscape C
Scale 1"=16'-0"



LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

Waterscape A
Scale 1"=16'-0"

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DECKS AND STEPS "TIMBERTECH" AZER



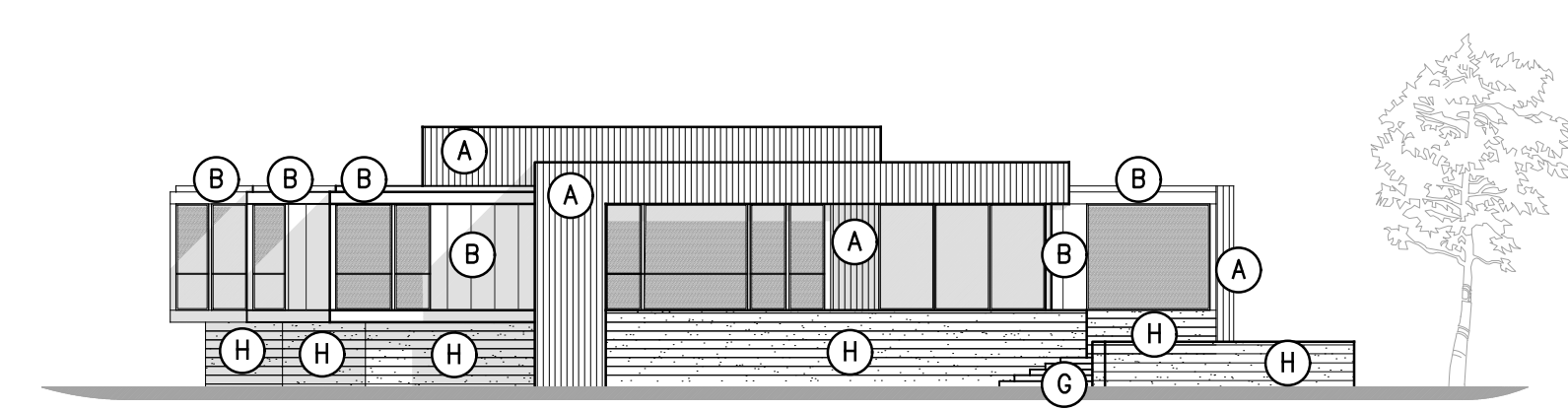
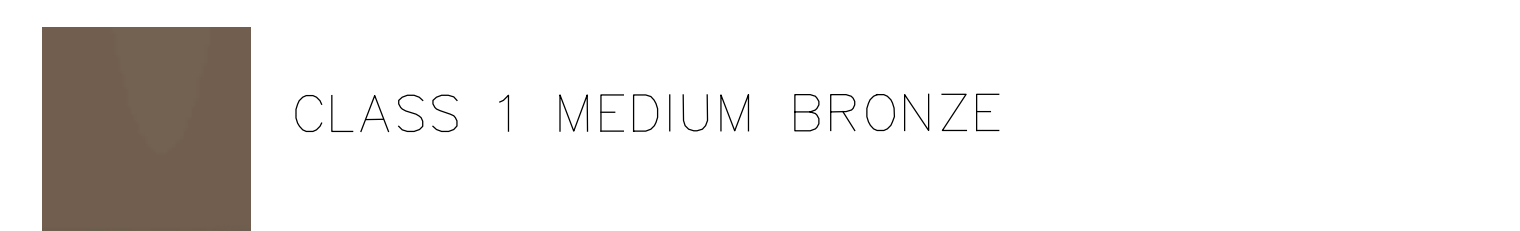
"CERTAINTEED" ROOF TRADITIONAL/STRIP SHINGLES



EXTERIOR CONCRETE WALLS

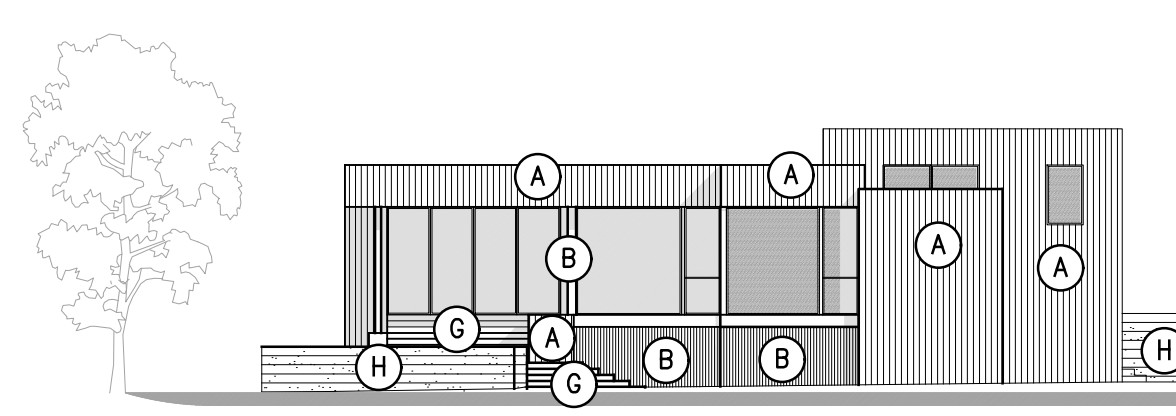


"FLEETWOOD" ALUMINUM DOOR & WINDOW FRAMES



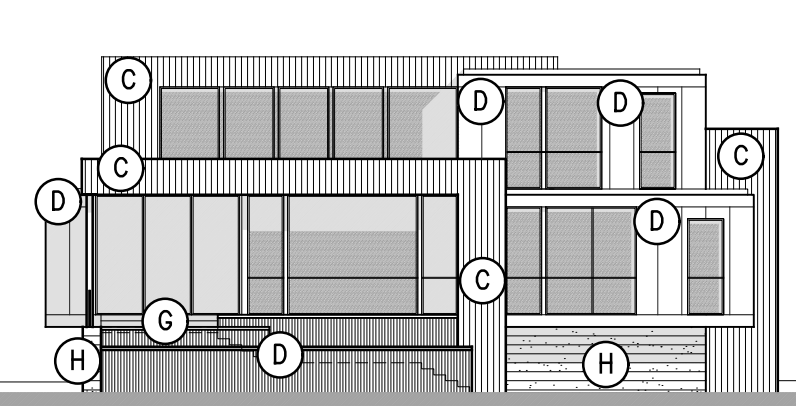
- 5 LIGHT GRAY VERTICAL BOARDS
- AGED PEWTER SMOOTH PANELS

NOTE: TRIMS AND COLUMNS TO MATCH

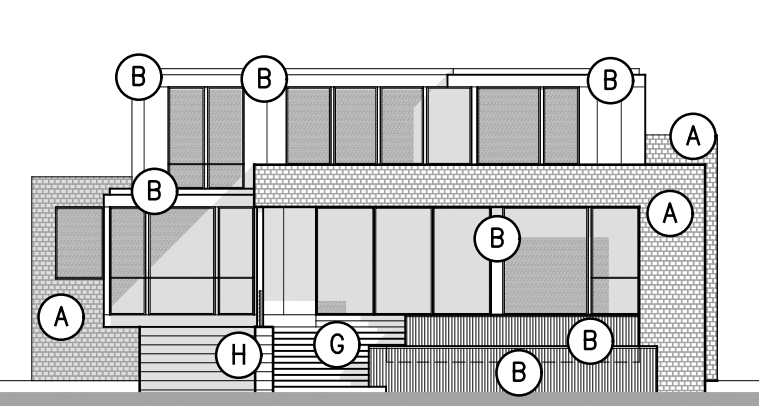


- 5 LIGHT GRAY VERTICAL BOARDS
- AGED PEWTER SMOOTH PANELS

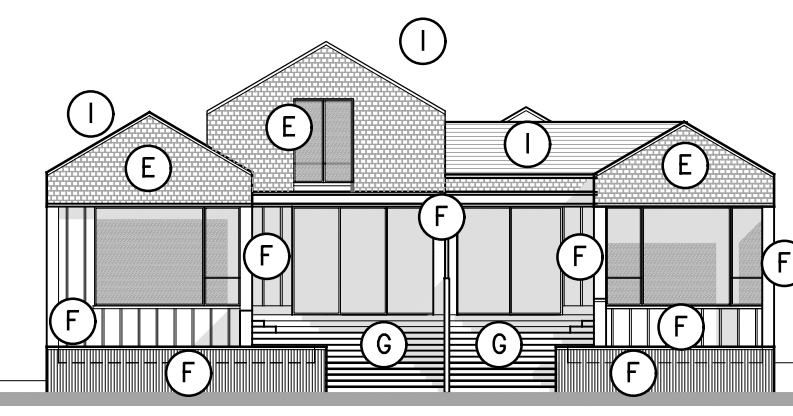
NOTE: TRIMS AND COLUMNS TO MATCH



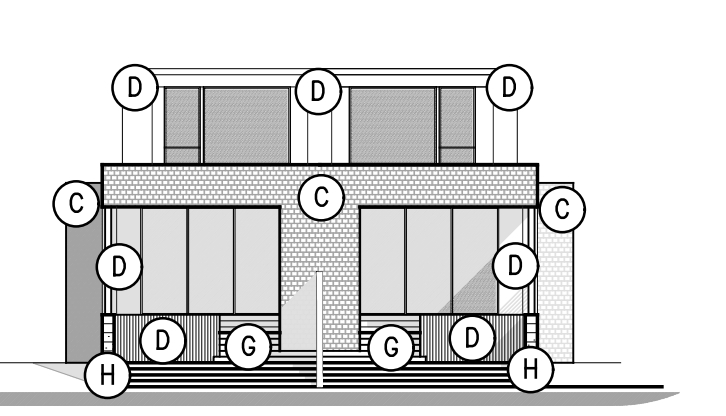
- 4 KHAKI BROWN VERTICAL BOARD
- NIGHT GRAY SMOOTH PANELS



- 3 LIGHT GRAY SHINGLES
- AGED PEWTER SMOOTH PANELS



- 2 MONTEREY TAUPE SHINGLES
- TIMBER BARK BOARD&BATTEN



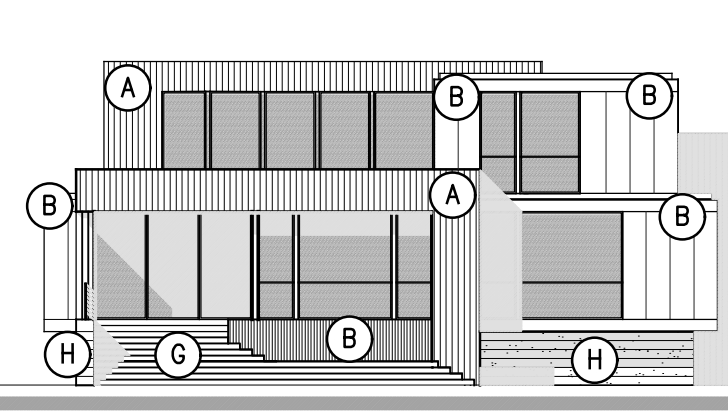
- 1 KHAKI BROWN SHINGLES
- NIGHT GRAY SMOOTH PANELS

Waterscape B – Proposed Finishes and Colors

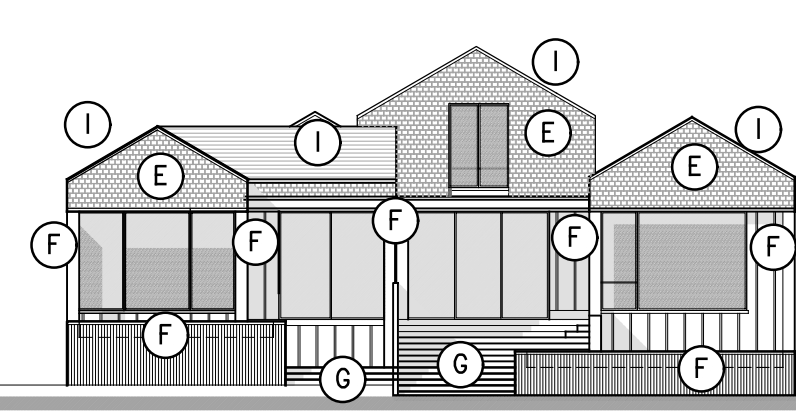
Scale 1"=16'-0"



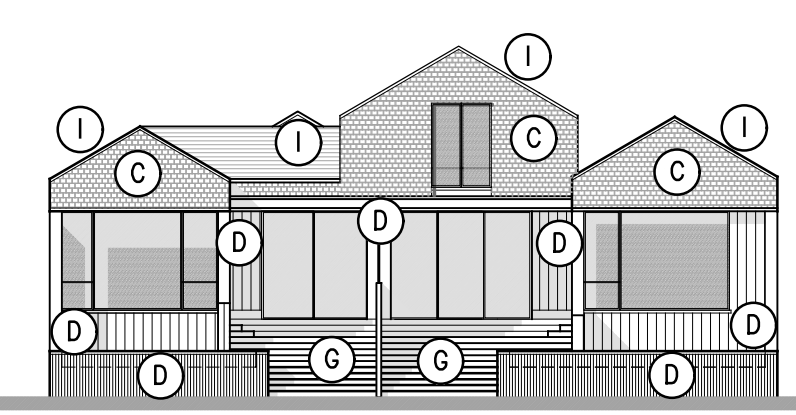
- 11 KHAKI BROWN SHINGLES
- NIGHT GRAY BOARD&BATTEN



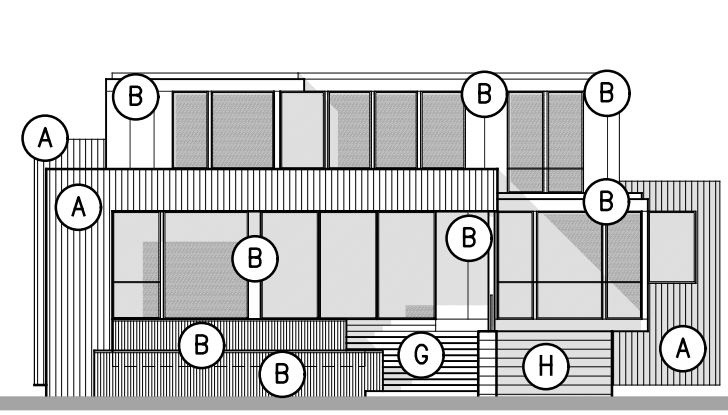
- 10 LIGHT GRAY VERTICAL BOARD
- AGED PEWTER SMOOTH PANELS



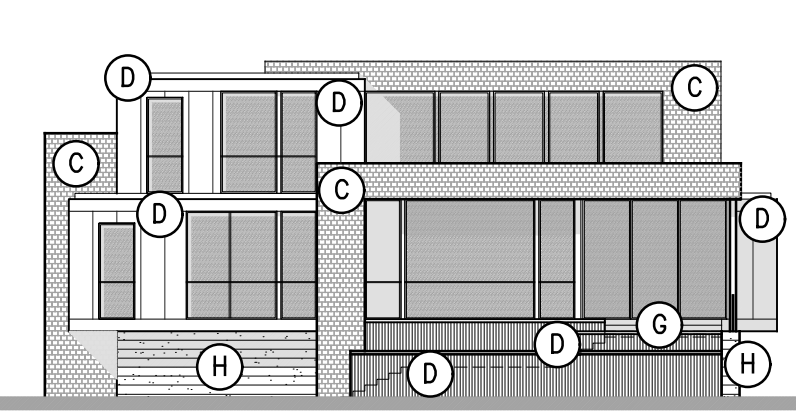
- 9 MONTEREY TAUPE SHINGLES
- TIMBER BARK BOARD&BATTEN



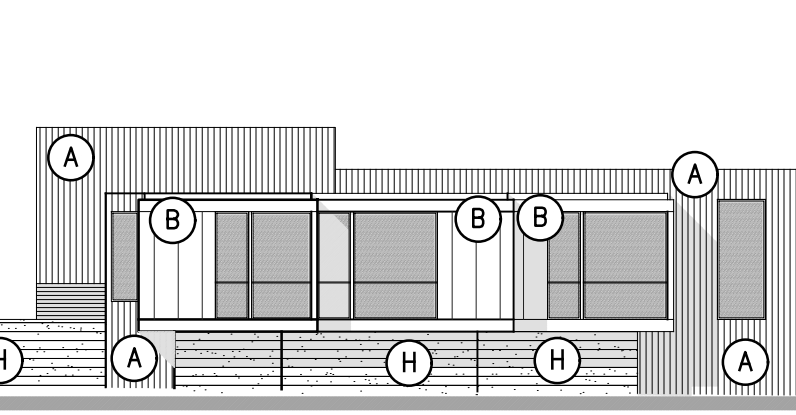
- 8 KHAKI BROWN SHINGLES
- NIGHT GRAY SMOOTH PANELS



- 7 LIGHT GRAY VERTICAL BOARDS
- AGED PEWTER SMOOTH PANELS



- 6 KHAKI BROWN SHINGLES
- NIGHT GRAY SMOOTH PANELS



- 5 LIGHT GRAY VERTICAL BOARDS
- AGED PEWTER SMOOTH PANELS

NOTE: TRIMS AND COLUMNS TO MATCH

Waterscape C – Proposed Finishes and Colors

Scale 1"=16'-0"

Waterscape A – Proposed Finishes and Colors

Scale 1"=16'-0"

GENERAL NOTE FOR ALL STRUCTURES:
ALL MATERIALS SPECIFIED ARE FOR GENERAL COLOR AND APPEARANCE ONLY AND SUBJECT TO CHANGE PENDING FINAL SPECIFICATIONS, PRICING, AVAILABILITY, AND MANUFACTURER'S PRODUCTION SCHEDULE

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Northwest Elevation



Proposed

West Elevation



Proposed

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Existing



Existing

Southwest Elevation



Proposed



Existing

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STORY POLE LEGEND:

- ① POLE NUMBER
- ◆ POLE LOCATION
- EL. 45.37' ELEVATION @ POLE LOCATION
- INDICATING TAPE CONSTANT HEIGHT BETWEEN POLES
- INDICATING TAPE SLOPED BETWEEN POLES
- STORY POLE



Story Pole Plan

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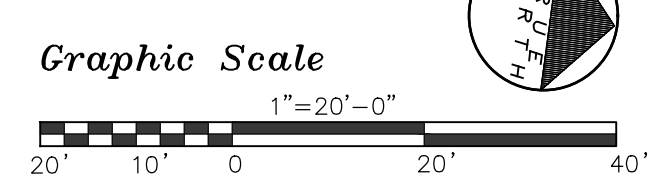
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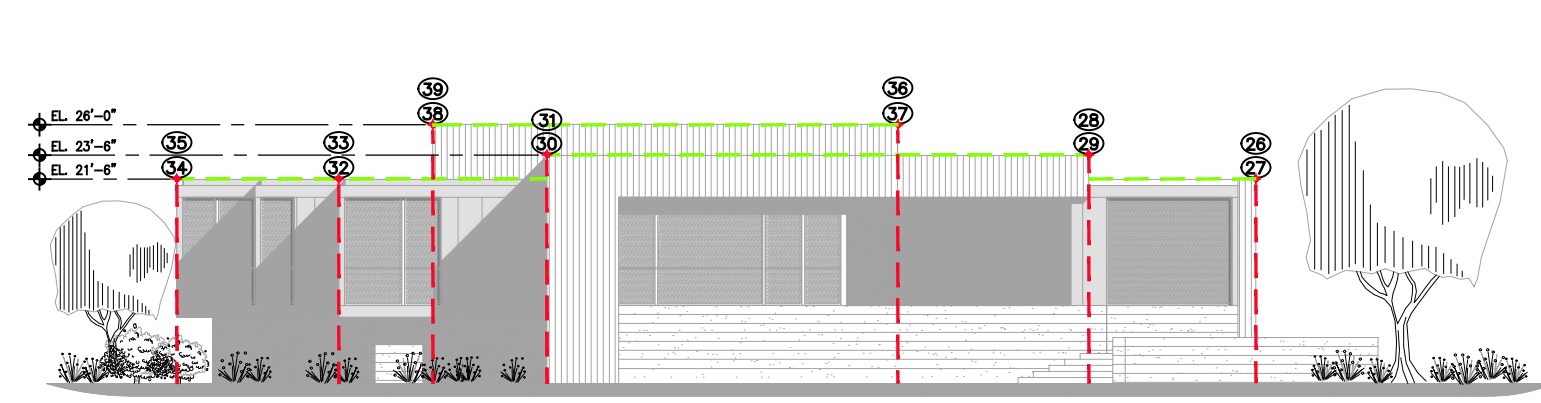
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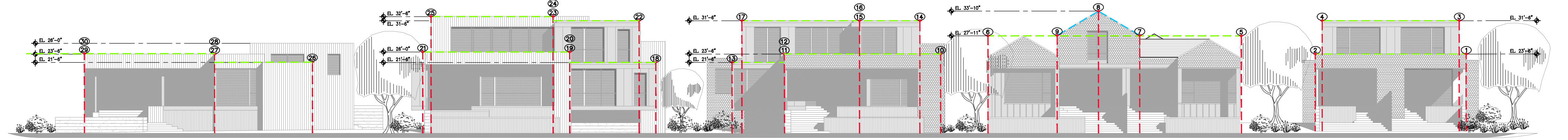
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LOT 5



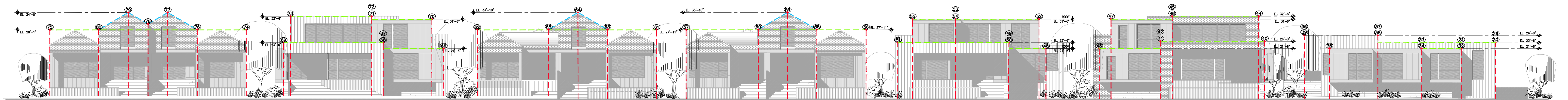
LOT 5

LOT 4

LOT 3

LOT 2

LOT 1



LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

STORY POLE LEGEND:

- ⊙ POLE NUMBER
- ♦ POLE LOCATION
- EL. 451.37 POLE LOCATION
- INDICATING TAPE CONSTANT HEIGHT BETWEEN POLES
- INDICATING TAPE SLOPED BETWEEN POLES
- STORY POLE



Story Pole Elevations

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