

Ground Floor Context Plan

LOT 11

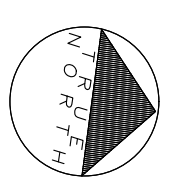
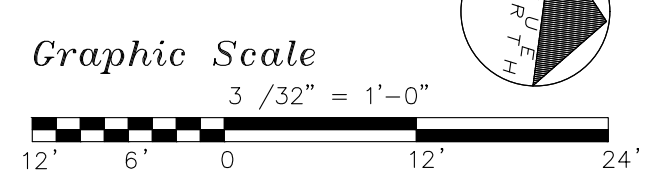
LOT 10

LOT 9

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Belvedere, California

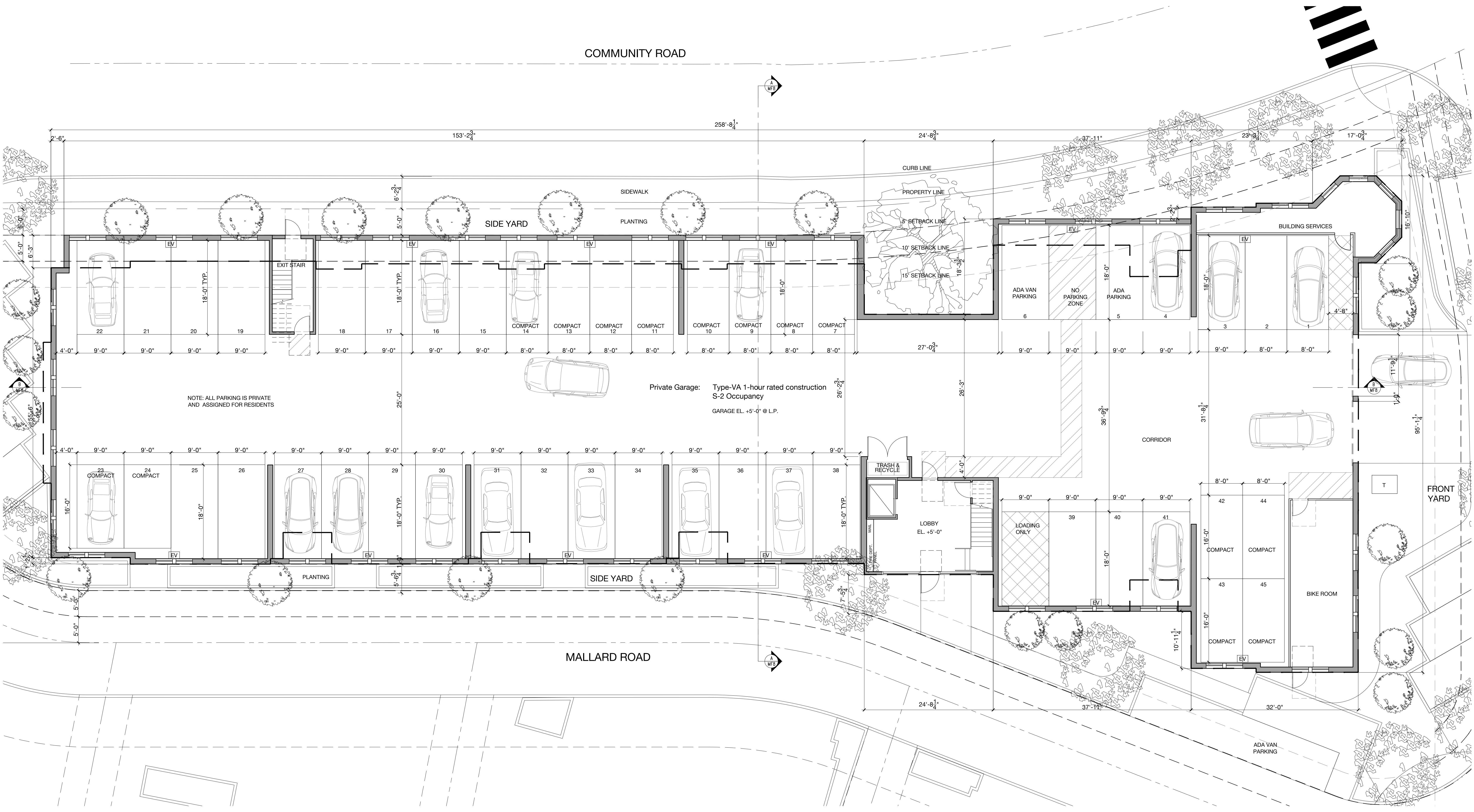
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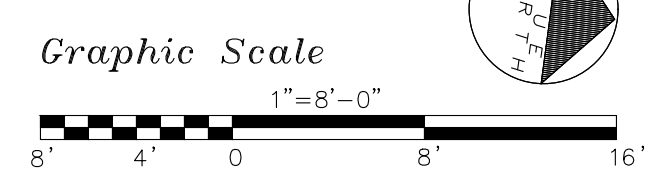


MF1



Ground Floor Plan

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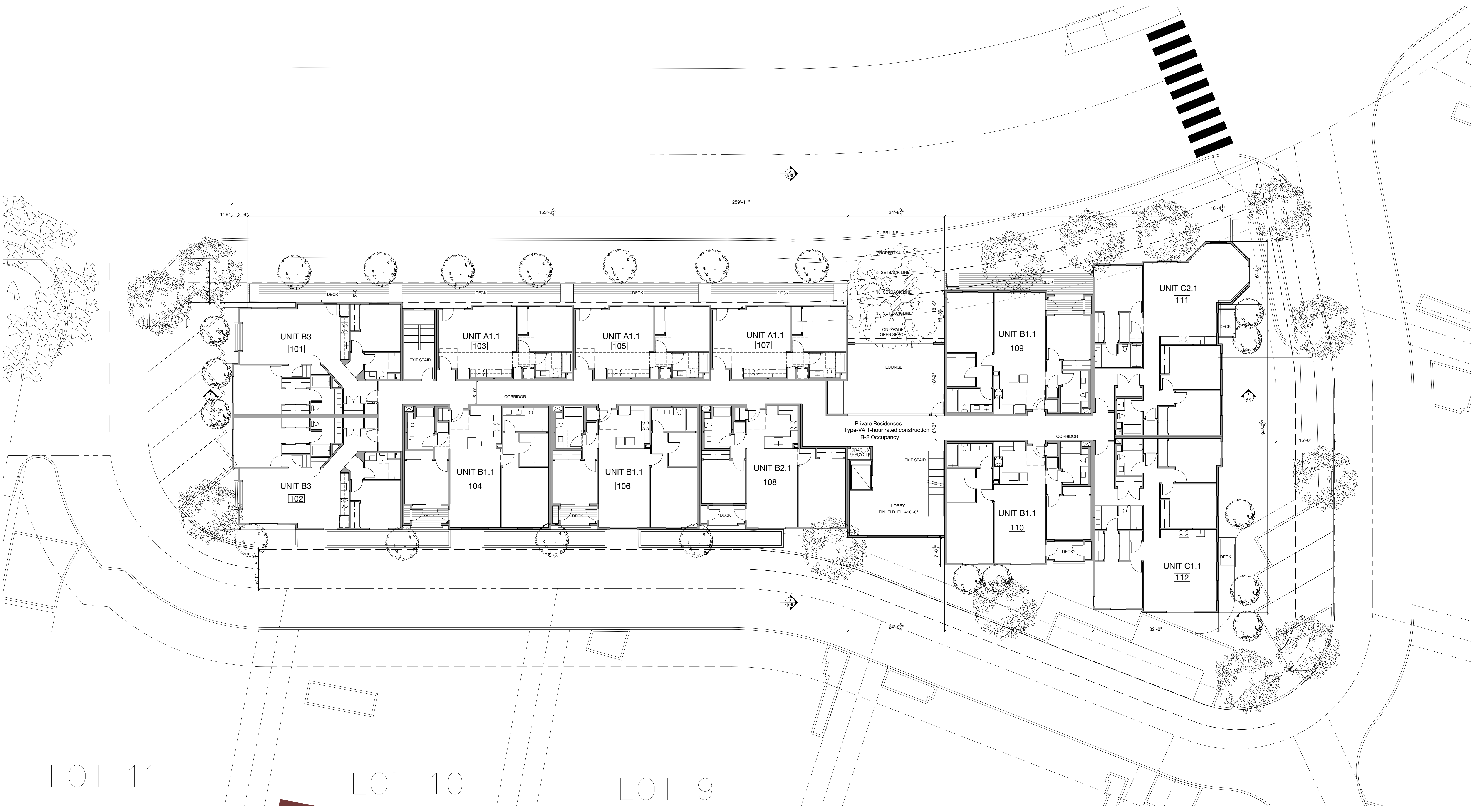
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MF1A



First Floor Context Plan

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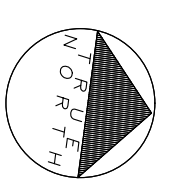
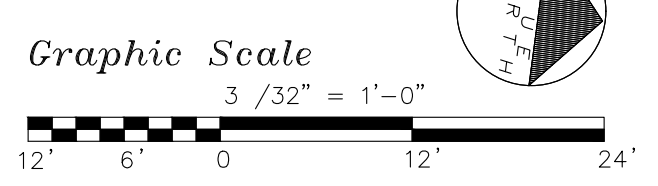
Belvedere, California

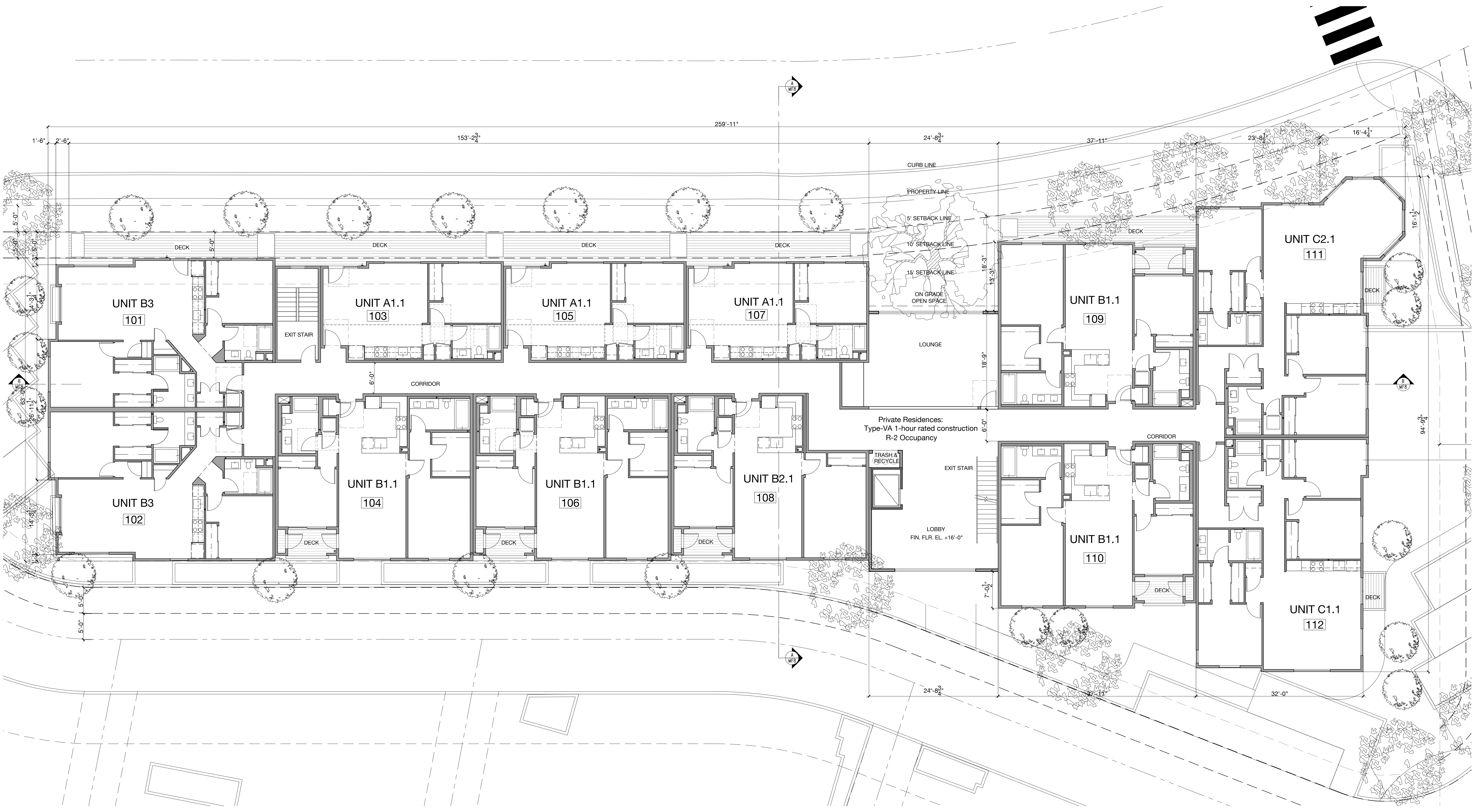
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MF2

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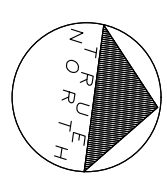
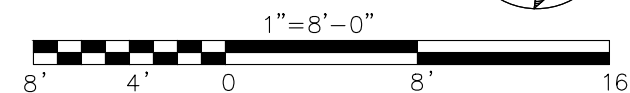




First Floor Plan

May 23, 2022

Graphic Scale



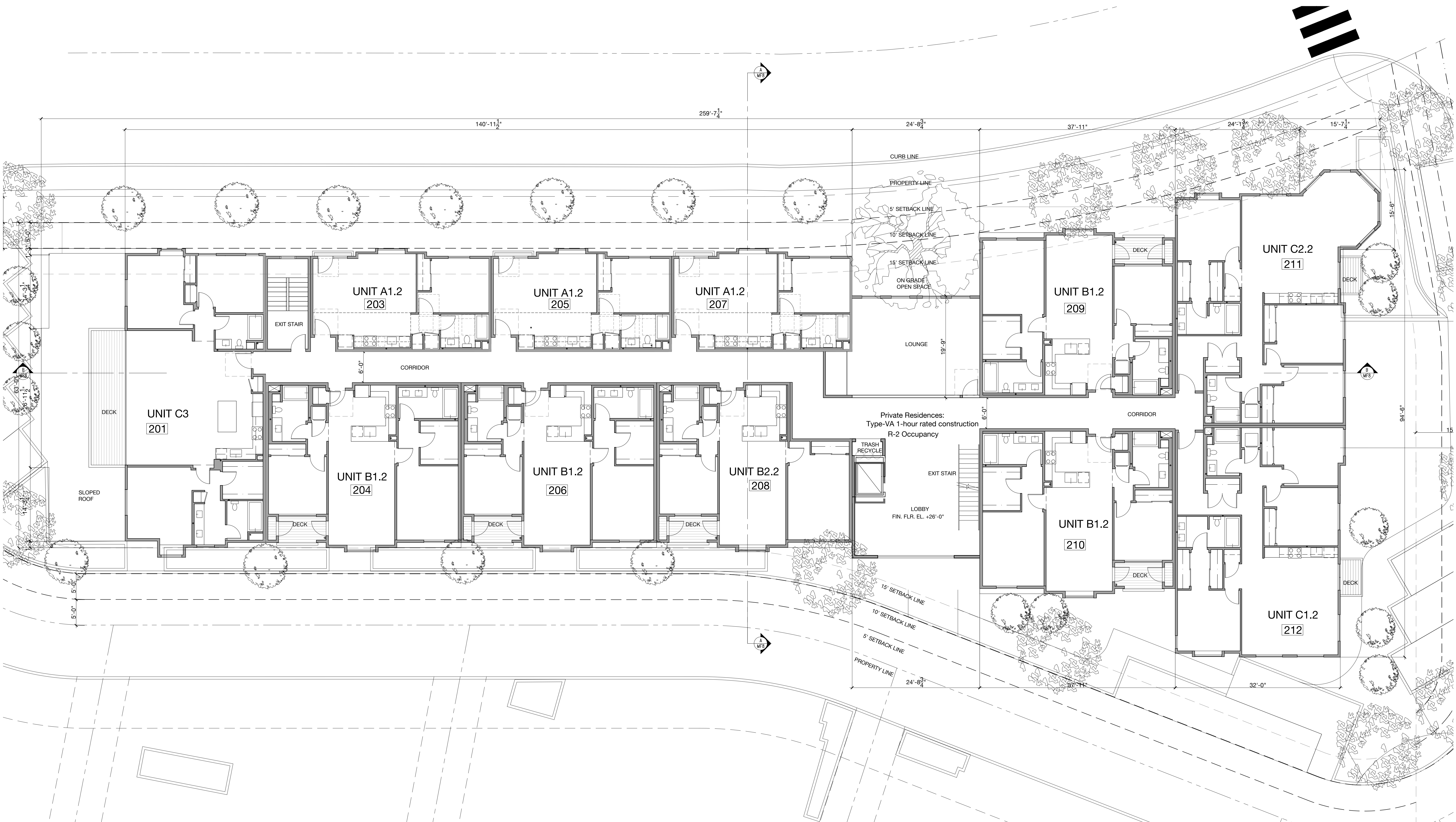
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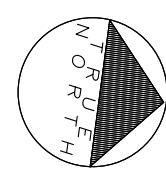
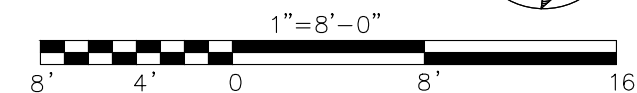
MF2A



Second Floor Plan

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Graphic Scale



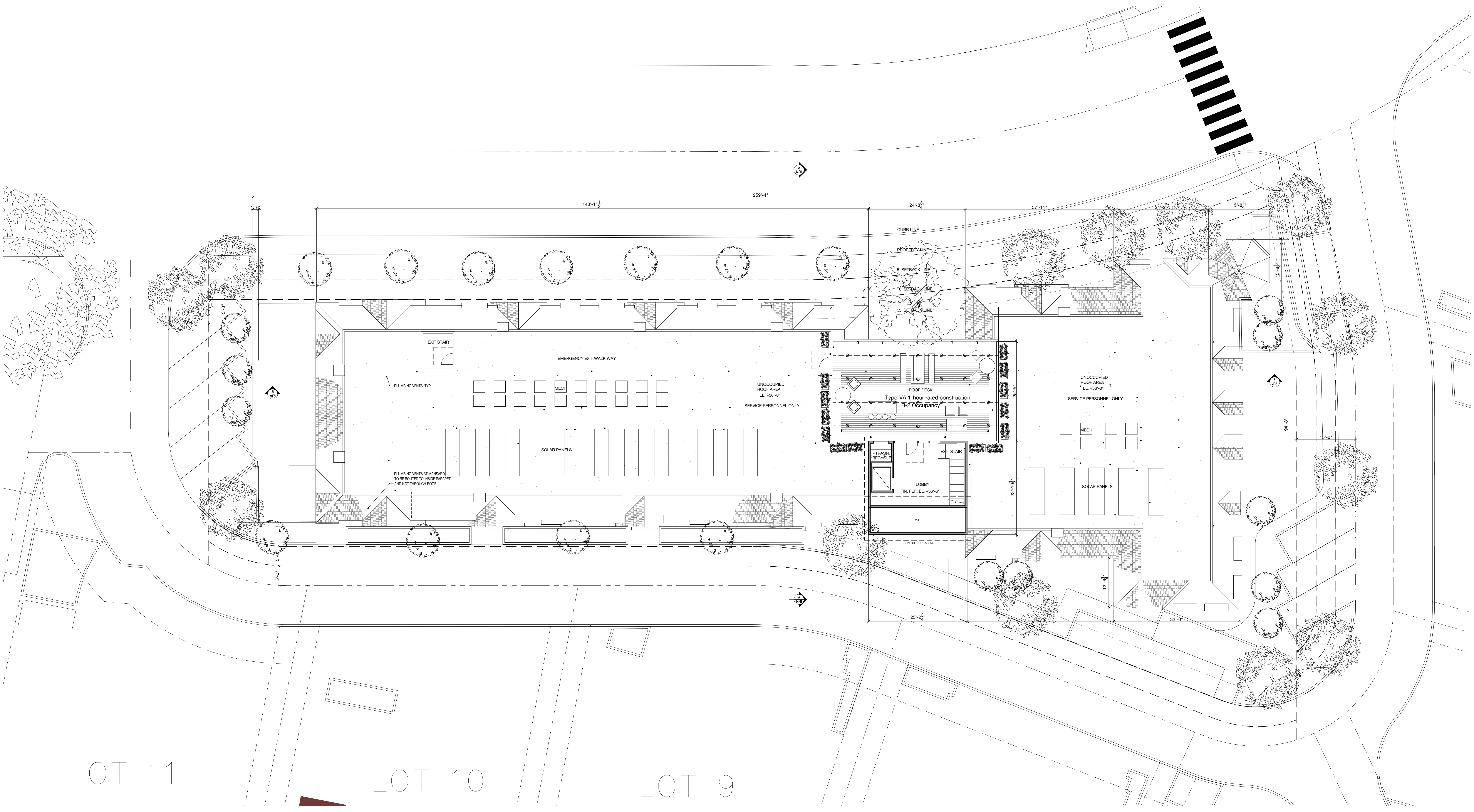
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MF3A

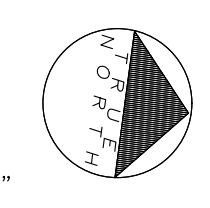
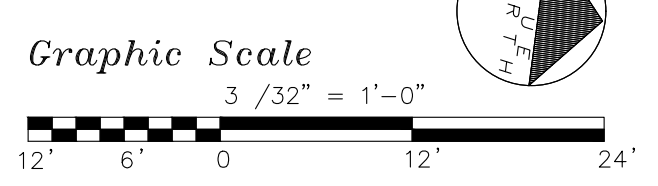


Roof Context Plan

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MF4



*Side Elevation-West
(Community Road)*

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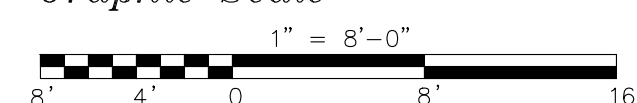
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MF5

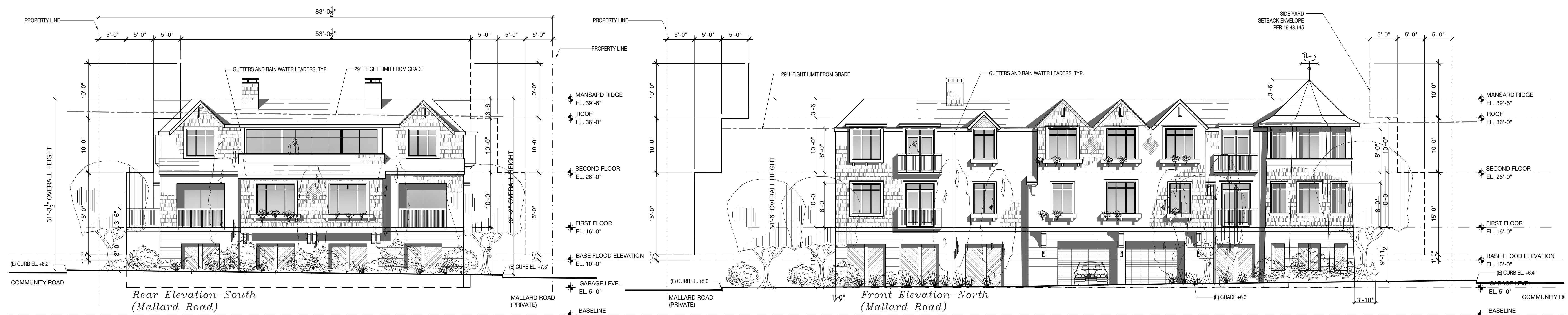
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Graphic Scale





Side Elevation-West
(Community Road)



Rear Elevation-South
(Mallard Road)

Front Elevation-North
(Mallard Road)



Side Elevation-East
(Mallard Road)

Building Elevations

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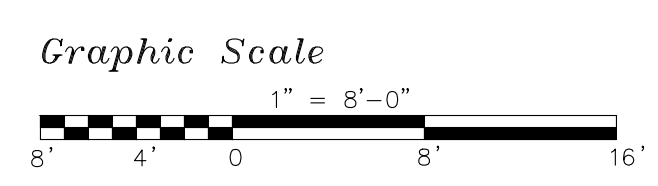
Belvedere, California

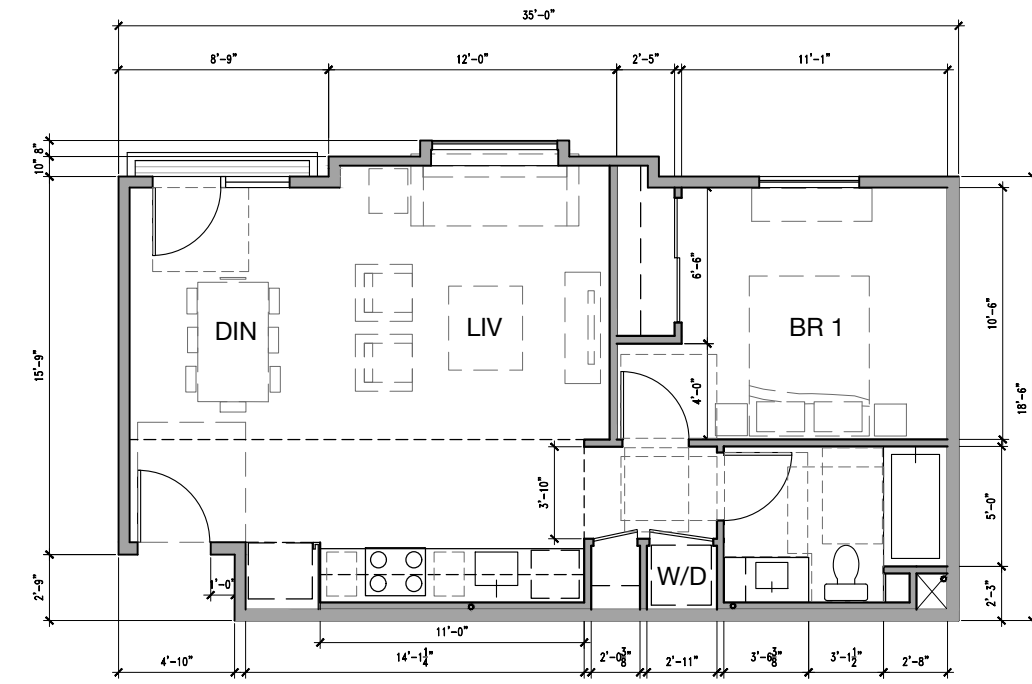
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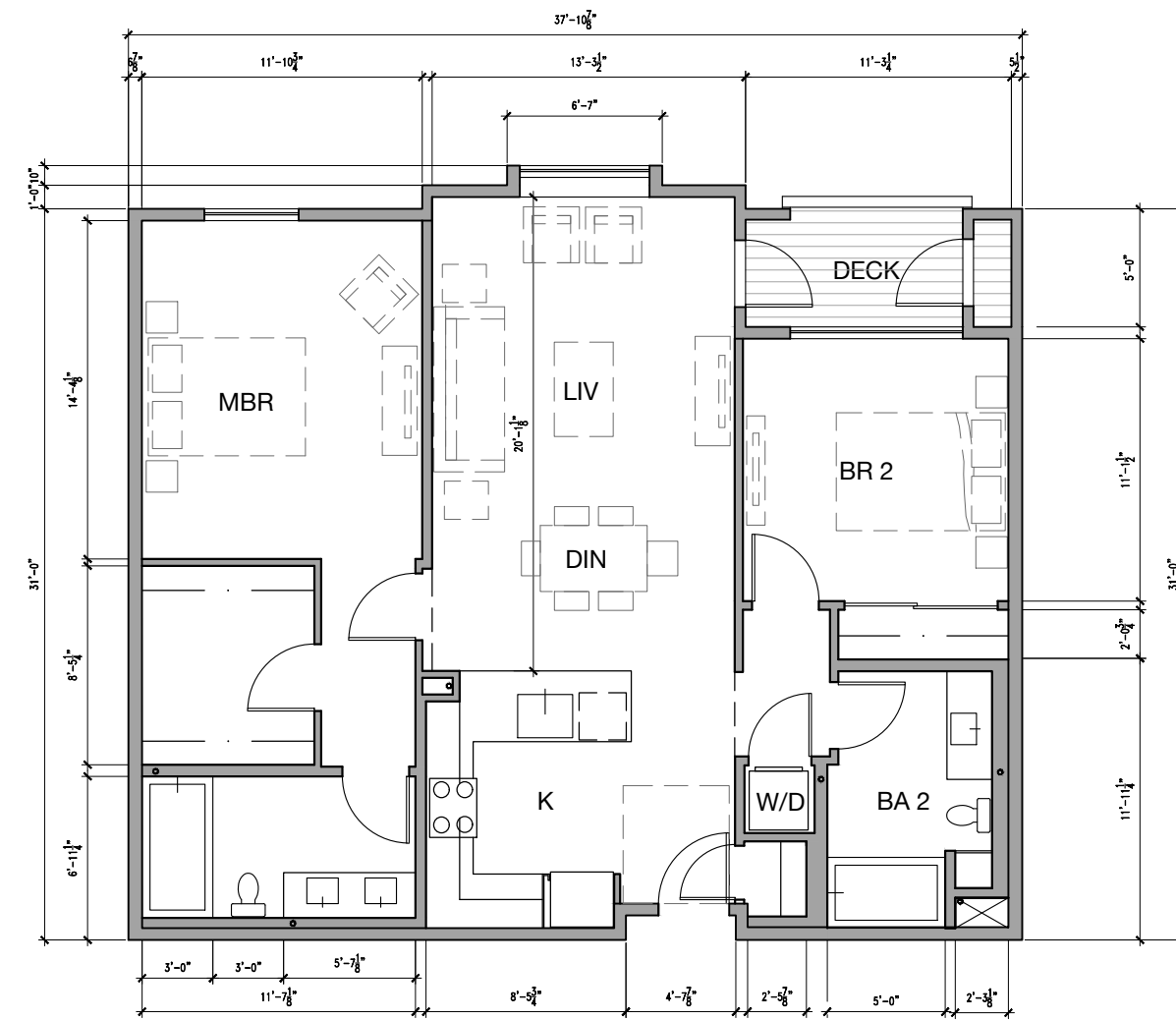
MF7

May 23, 2022

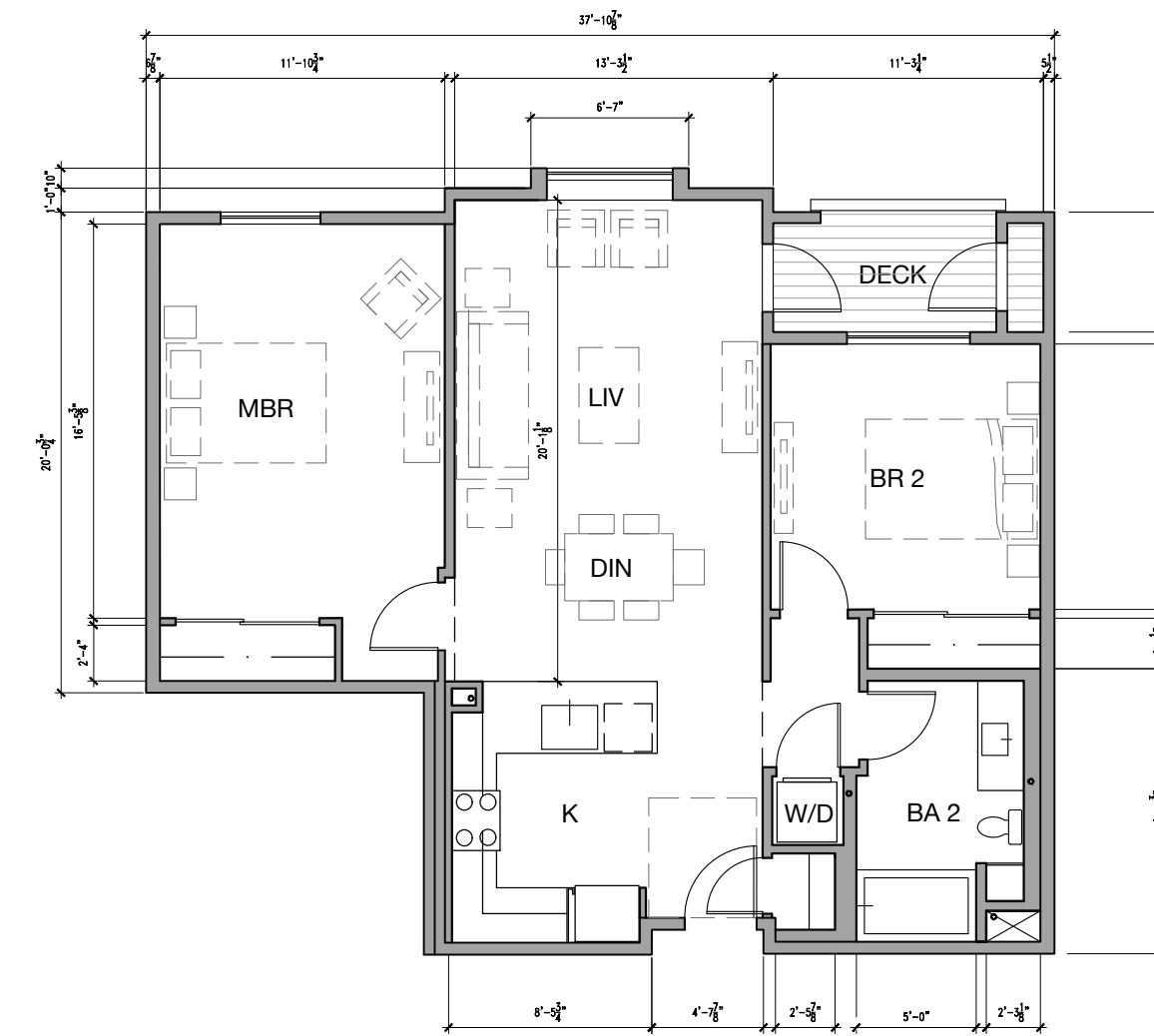




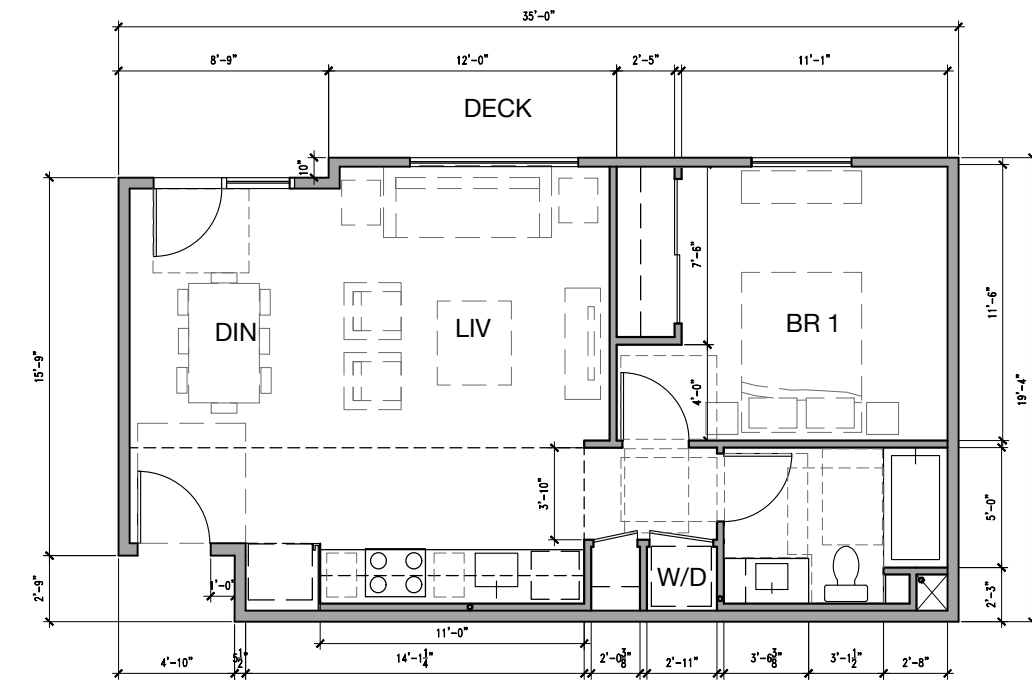
UNIT A1.2 646 SF 3 units Second Level
All units are Type-VA 1-hour rated construction



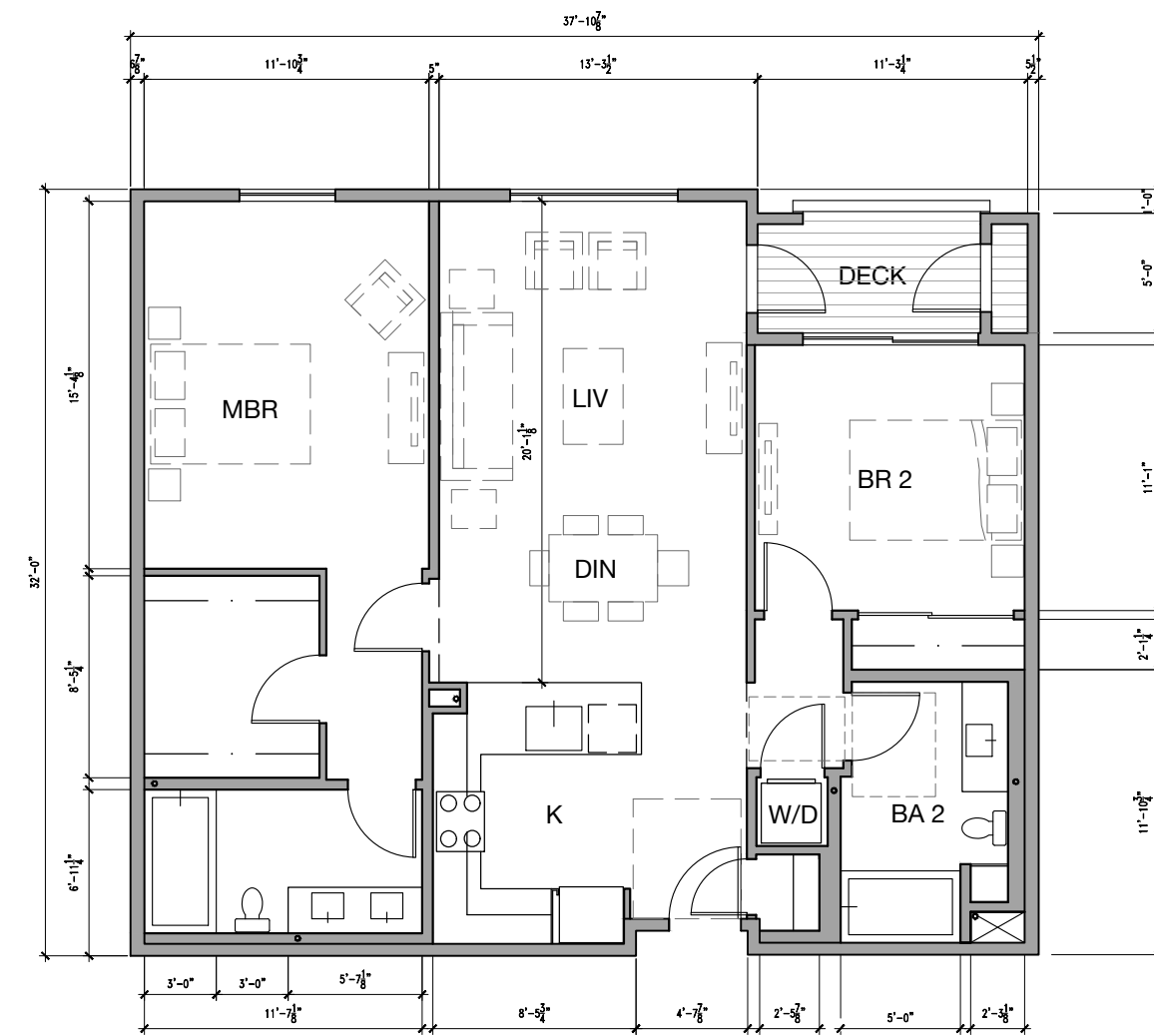
UNIT B1.2 1,138 SF 4 units Second Level



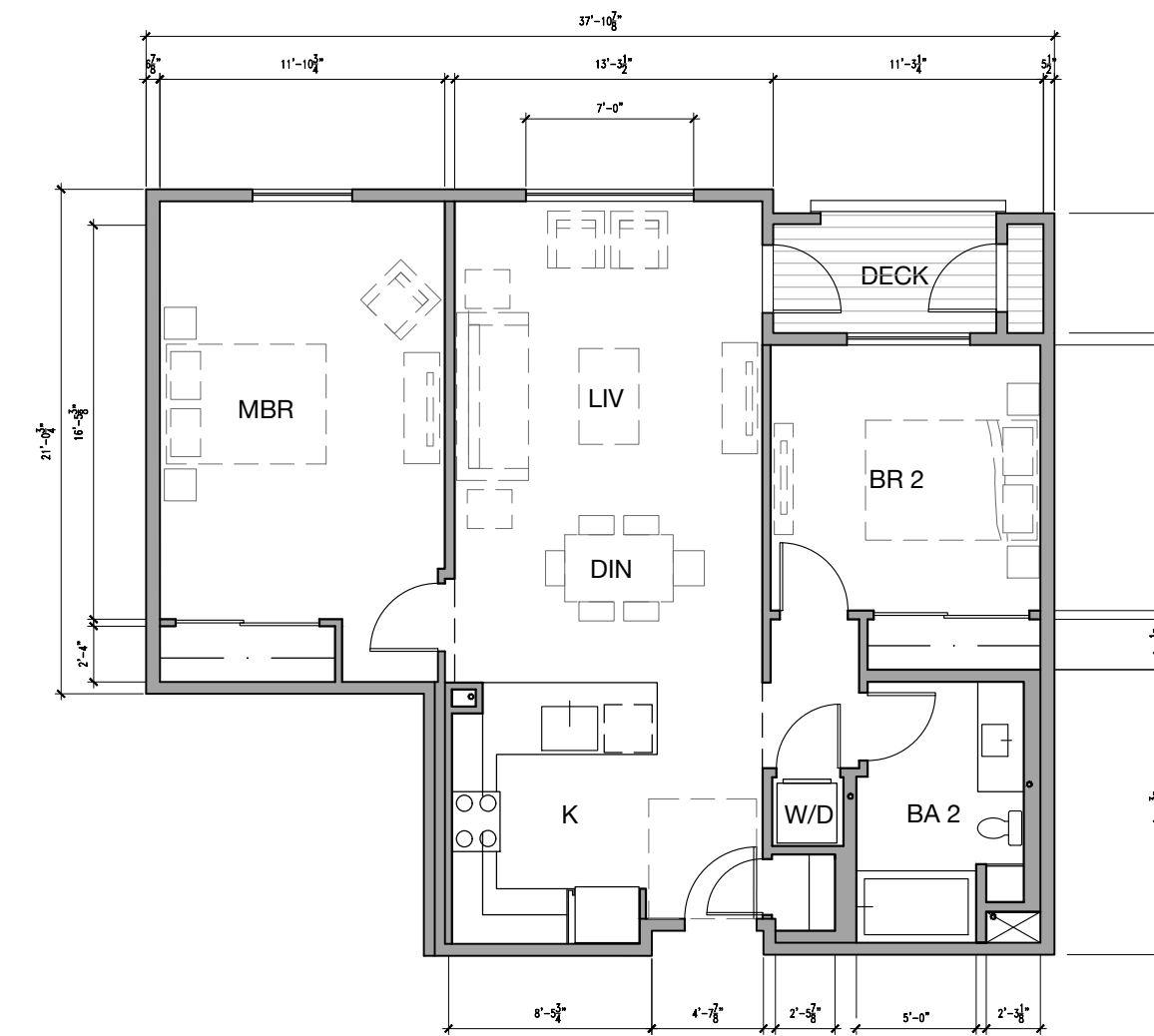
UNIT B2.2 1,011 SF 1 unit
BMR second floor



UNIT A1.1 661 SF 3 units First Level
All units are Type-VA 1-hour rated construction



UNIT B1.1 1,149 SF 4 units First Level



UNIT B2.1 1,023 SF 1 unit
BMR first floor

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UNIT MATRIX

Label	Unit A1.1	Unit A1.2	Unit B1.1	Unit B1.2	Unit B2.1	Unit B2.2	Unit B3	Unit C1.1	Unit C1.2	Unit C1.3	Unit C2.2	Unit C3	Total
First Floor	3	3	4	4	1	1	2	1	1	1	1	1	12
Second Floor													11
Total	3	3	4	4	1	1	2	1	1	1	1	1	23

Net Rentable Each	661	646	1,149	1,138	1,023	1,011	1,162	1,431	1,556	1,431	1,556	1,542	Total
Totals per Type	1,983	1,938	4,596	4,552	1,023	1,011	2,324	1,431	1,556	1,431	1,556	1,542	24,943

PARKING

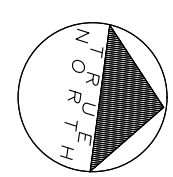
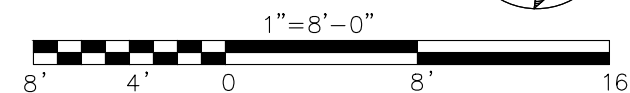
Parking Required at 2 per Unit (City Code)	45
Parking Provided in Building including 2 ADA	45
Parking Provided on Site including 1 ADA	11
Total Parking Provided at Inner Circle	56

GROSS BUILDING AREAS

Level	Function	Gross Area
Ground Flr	Parking	15,510
	Lobby	478
	Exit Stair	169
	Bike Room	396
	Mech/Serv	303
	Total	16,856
First Floor	Units	12,913
	Lobby/lounge	1,262
	Exit Stair	161
	Corridor	1,193
	Decks	1,335
	Total	16,856
Second Floor	Units	12,030
	Lobby/lounge	1,286
	Exit Stair	161
	Corridor	1,096
	Decks	469
	Total	15,042
Roof	Lobby/Work	429
	Deck	1,064
	Total	1,493
Grand Total		50,255

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Graphic Scale



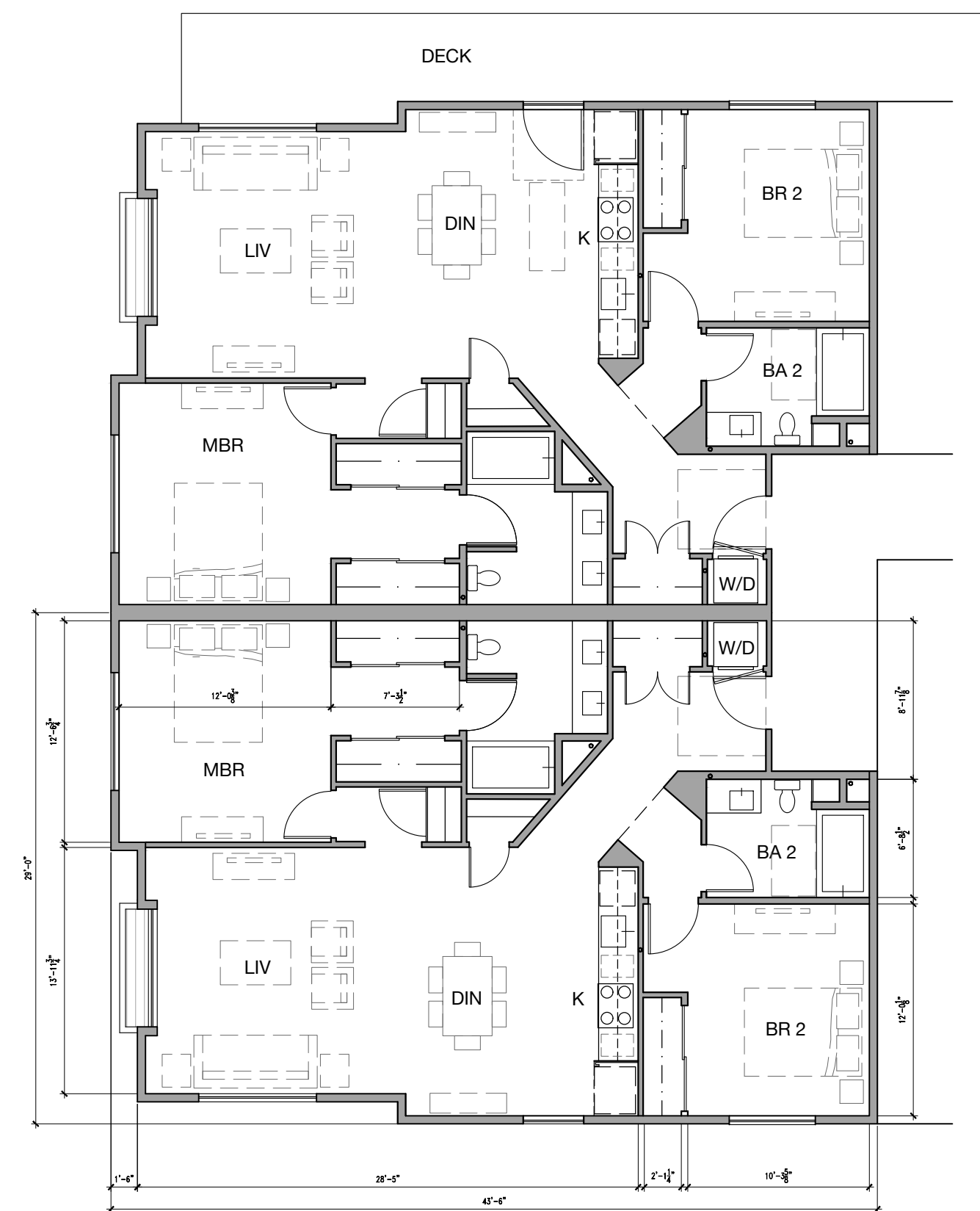
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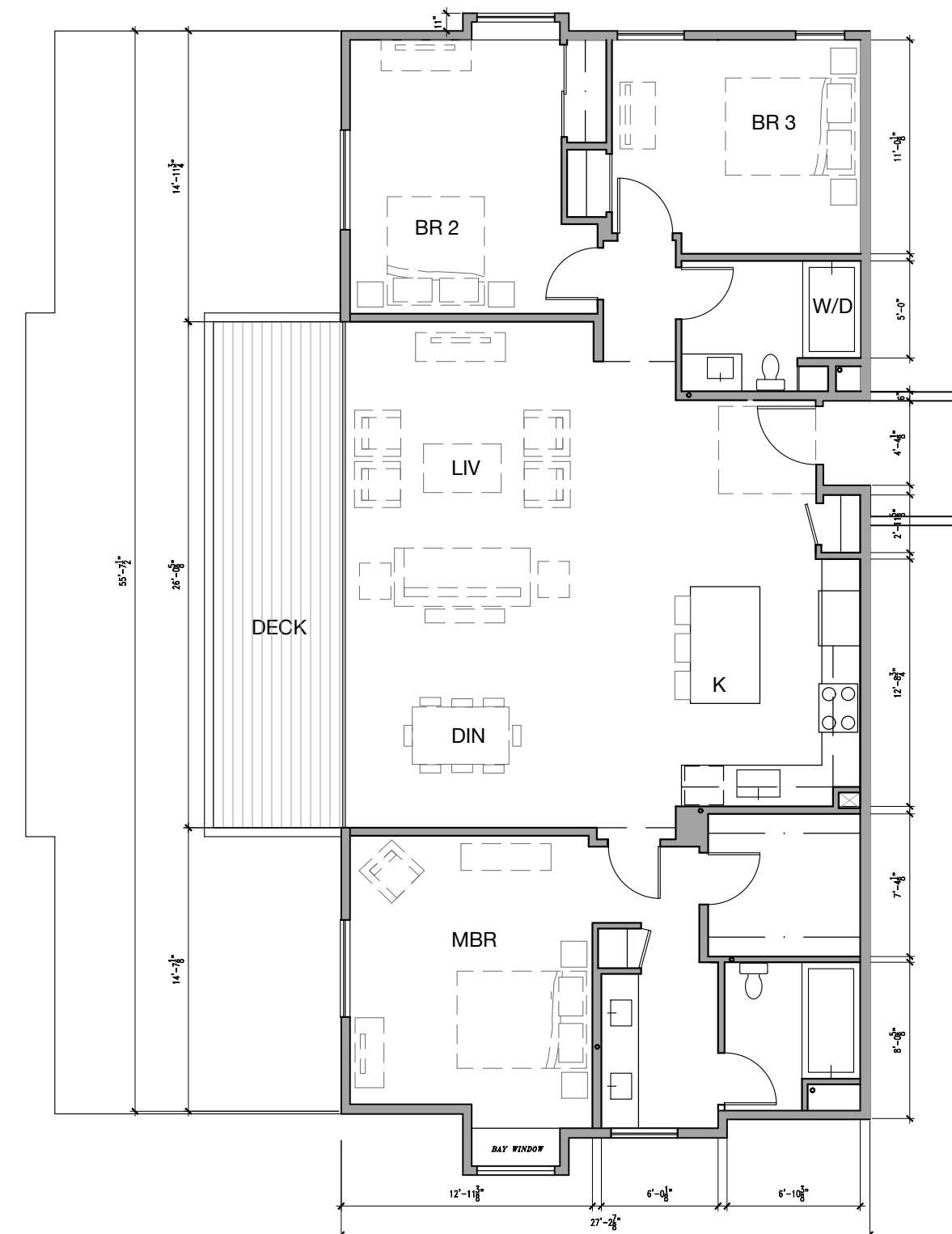
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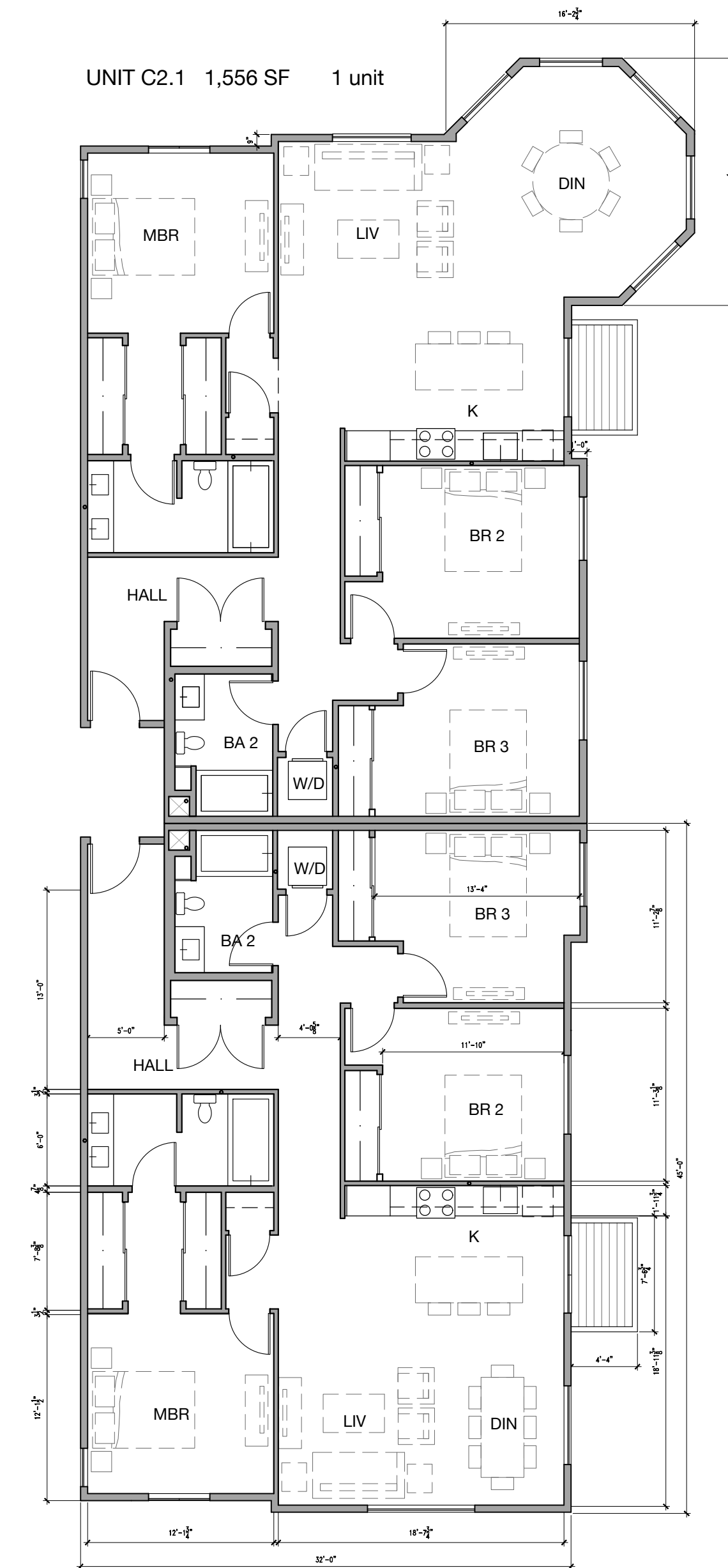
MF9



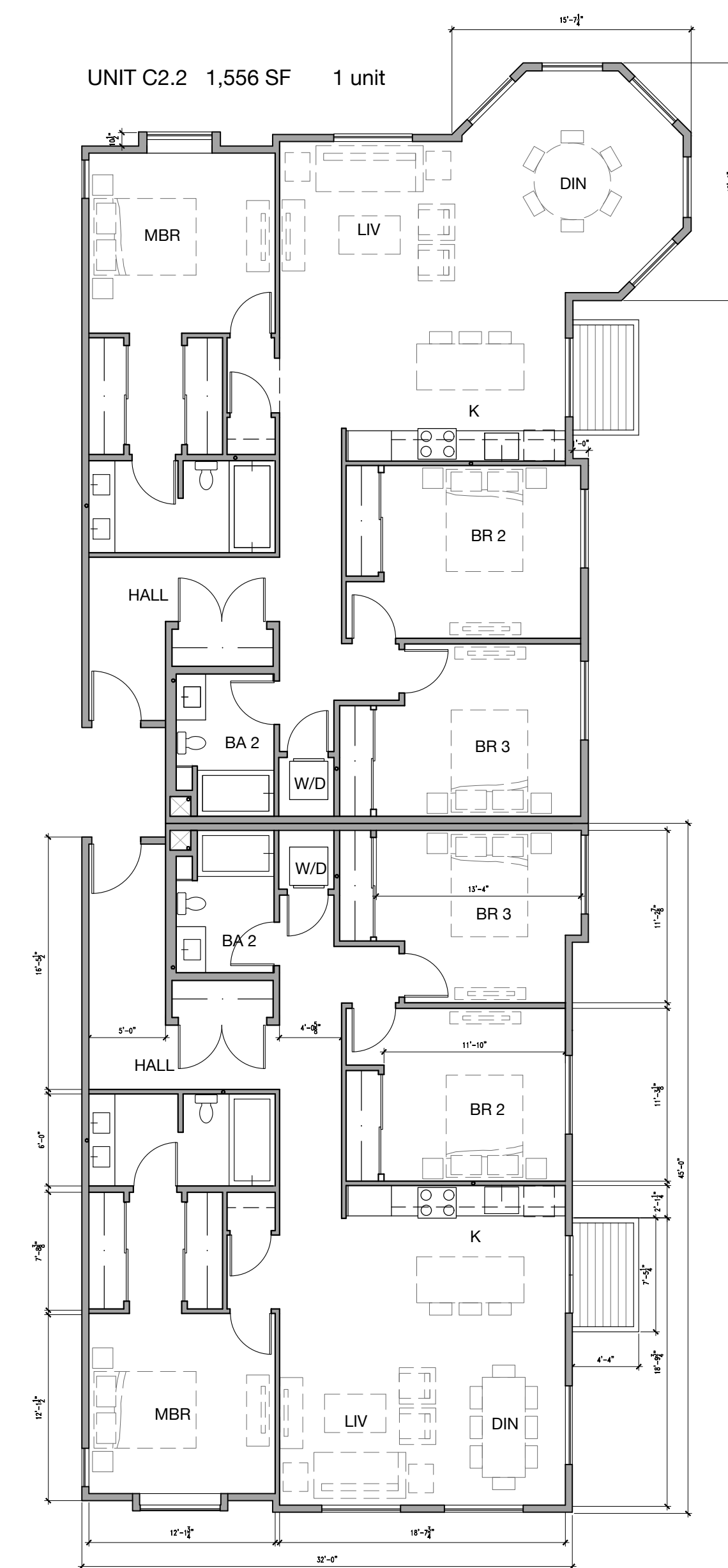
UNIT B3 1,162 SF 2 units
All units are Type-VA 1-hour rated construction



UNIT C3 1,542 SF 1 unit



UNIT C1.1 1,431 SF 1 units
All units are Type-VA 1-hour rated construction



UNIT C1.2 1,431 SF 1 unit

Unit Plans

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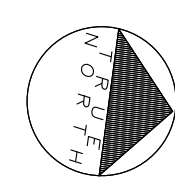
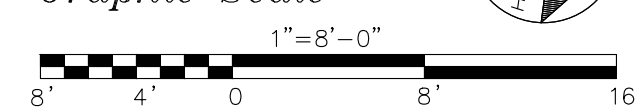
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Roofing - Weathered Wood



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'-3" x 5'-0"
2	6'-4" 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	4'-0" x 5'-0"
9	7'-0" x 8'-0"
10	5'-3" x 5'-6"
11	4'-0" x 5'-3"
12	4'-0" x 4'-4"
13	Not Used
14	2'-2" x 6'-8"
15	4'-4" x 6'-8"
16	18'-6" x 13'-9"
17	5'-0" x 8'-0"
18	3'-6" x 5'-6"
19	18'-0" x 8'-0"
20	6'-2" x 8'-0"
21	2'-8" x 6'-4"
22	3'-6" 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
37 Total, Located low on wall at Balconies and Decks

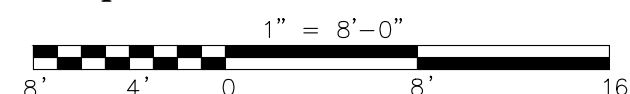


Fixture D: Cable Hung Deck Downlight
"Tegan 'Exton' LED, Ambria Shade" 5 watts
28 Total, Located at Roof Deck and installed with Timer and Photocell shut-off

Proposed Finishes, Window Schedule, and Exterior Light Fixtures

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Graphic Scale



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MF11

Northwest View



Proposed

Southwest View



Proposed



Existing

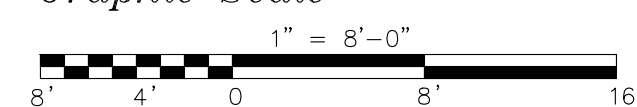


Existing

Street Views

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Graphic Scale



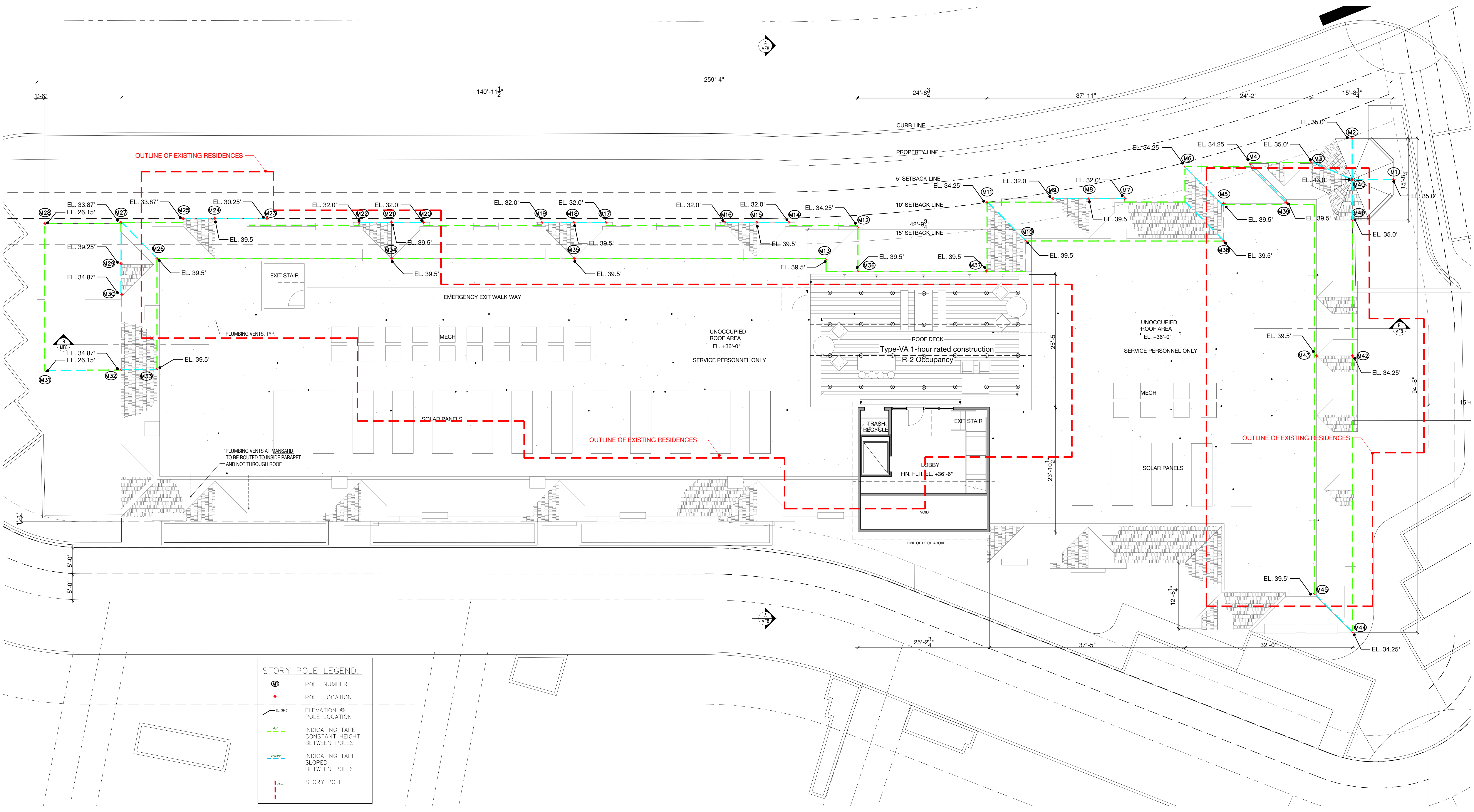
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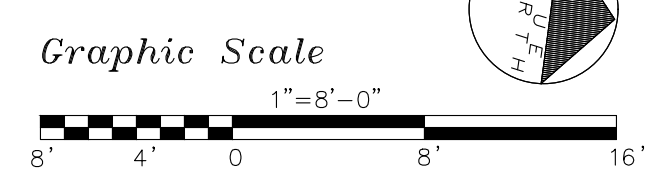


STORY POLE LEGEND:

	POLE NUMBER
	POLE LOCATION
	ELEVATION @ POLE LOCATION
	INDICATING TAPE CONSTANT HEIGHT BETWEEN POLES
	INDICATING TAPE SLOPED BETWEEN POLES
	STORY POLE

Ground Floor Plan

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