

Contact Information

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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

MALLARD POINTE



Sheet Drawing Index

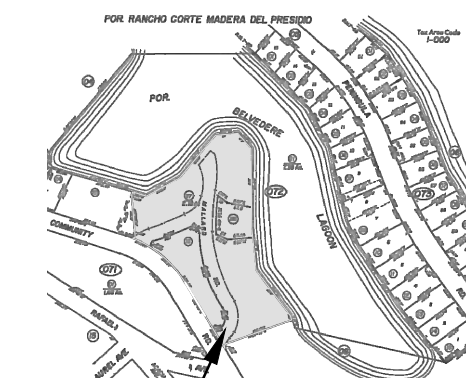
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L3.1	PLANT LIST IMAGERY
L3.2	PLANT LIST IMAGERY
S1	SIGNAGE
S2	SIGNAGE
S3	SIGNAGE
S4	SIGNAGE

Vicinity Map

Not To Scale

Assessor's Parcel Map

A.P.No. 06-072-27,-28 and-18



Project Site

January 17, 2022



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Belvedere, California

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LOT No.	ELEVATIONS	
	@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"

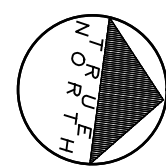
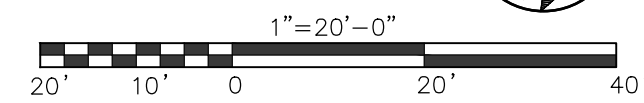
Site Plan—Main Floor

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Graphic Scale



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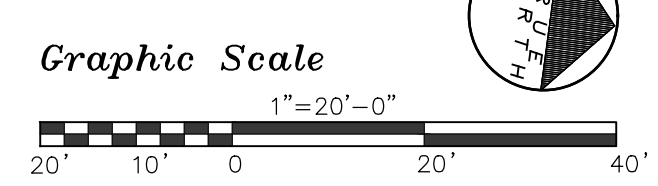
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A1



Site Plan-Upper floor

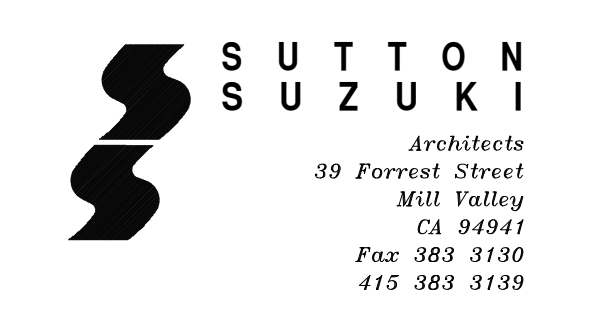
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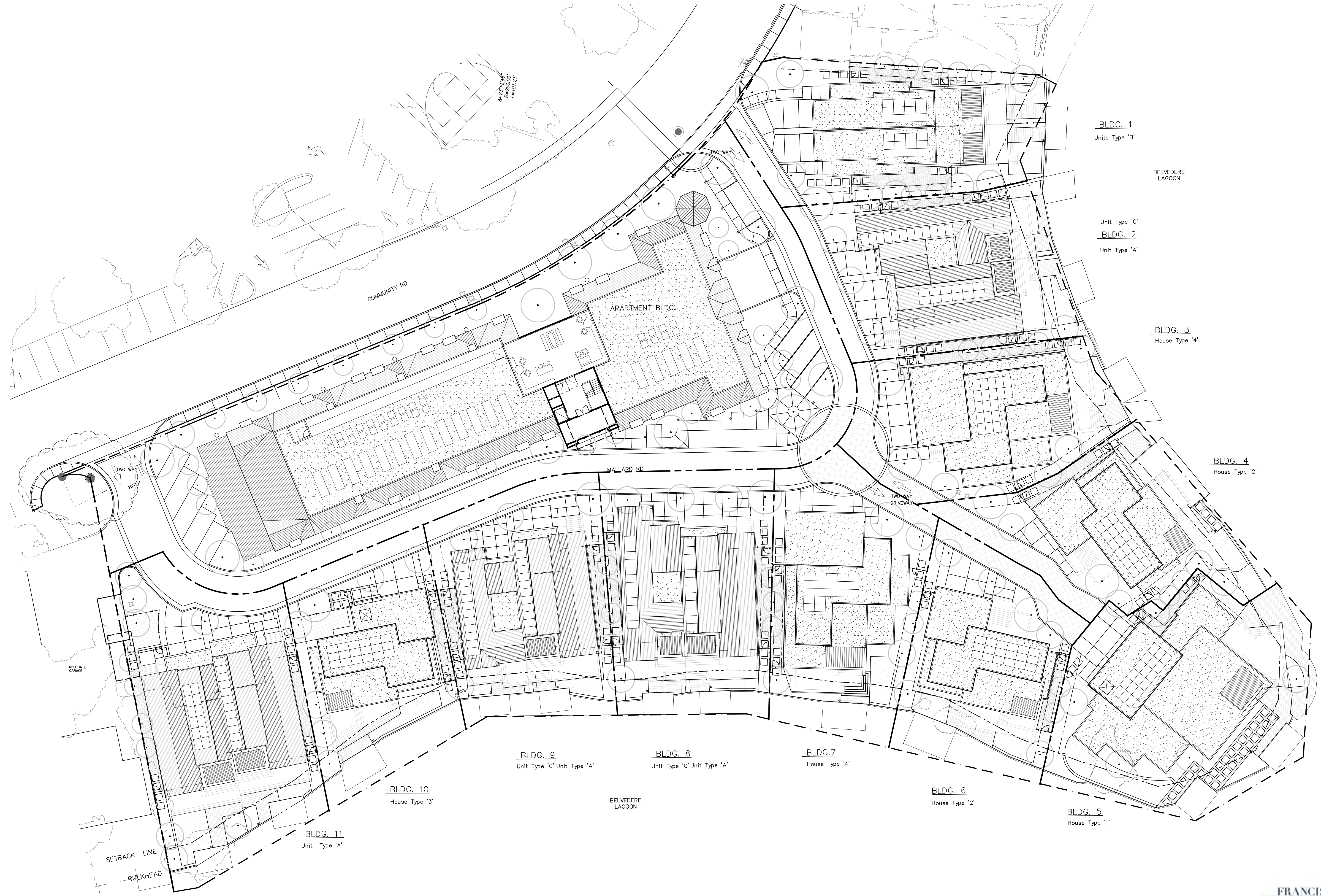
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A2



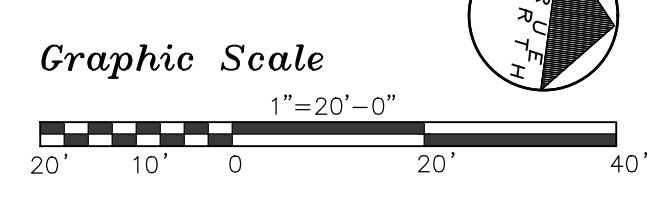
Site Plan-Roof Plan

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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.
 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

LEGEND

- ENCLOSED AREA
- COVERED DECKS
- OPEN DECKS 4' ABOVE GRADE



Site Plan-Lot Coverage

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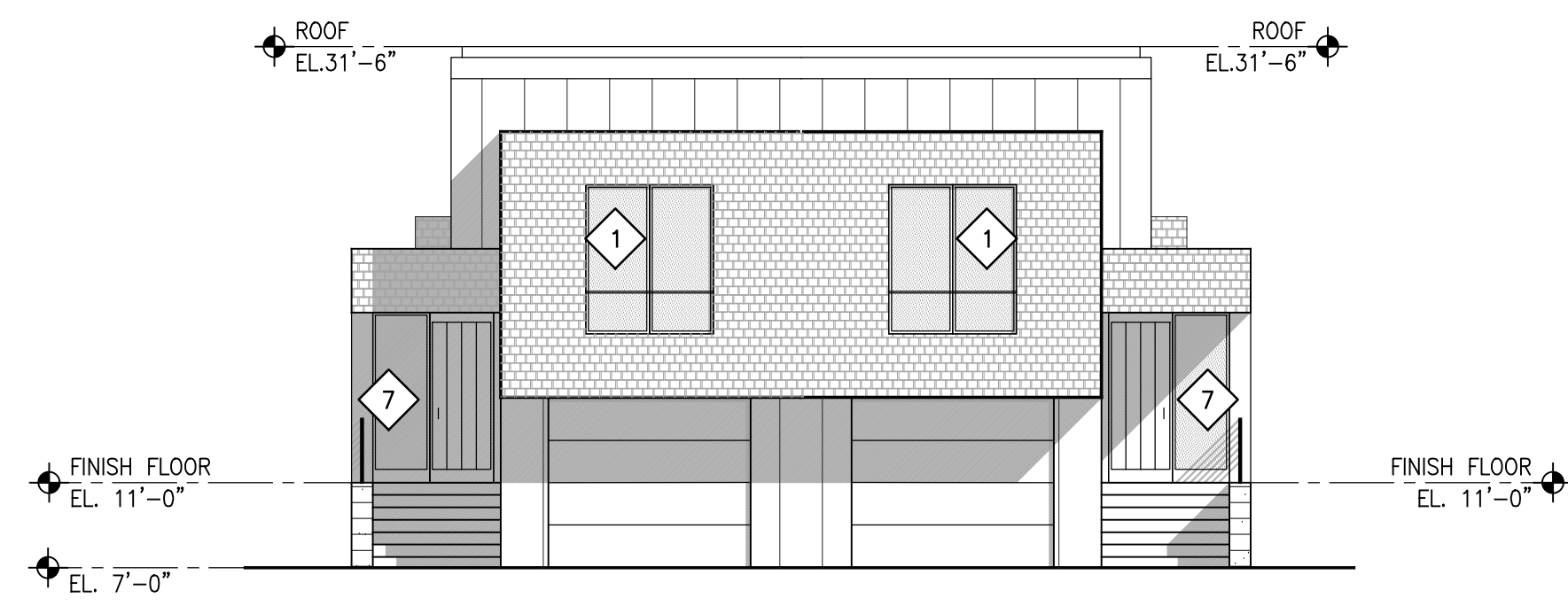
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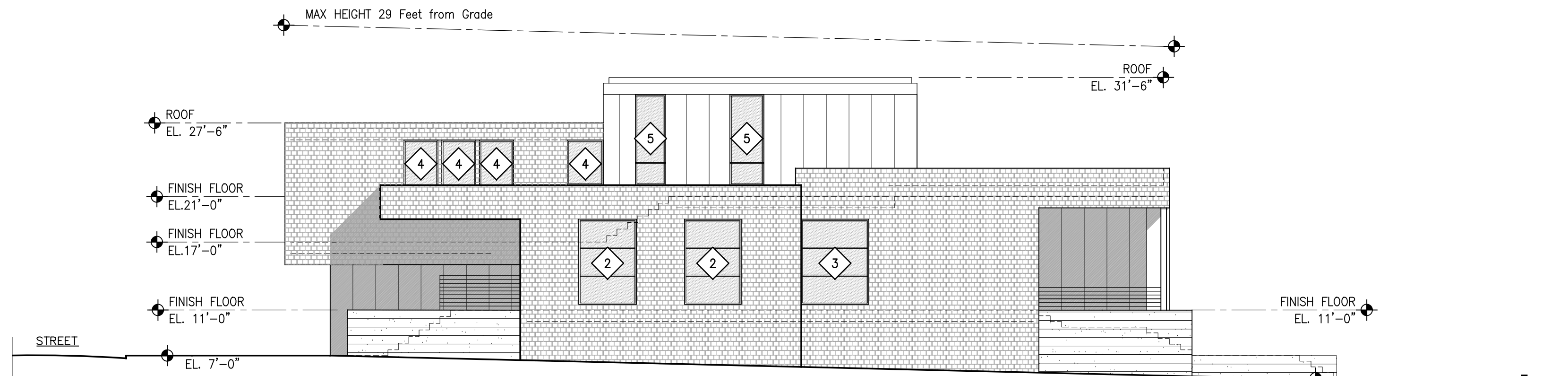
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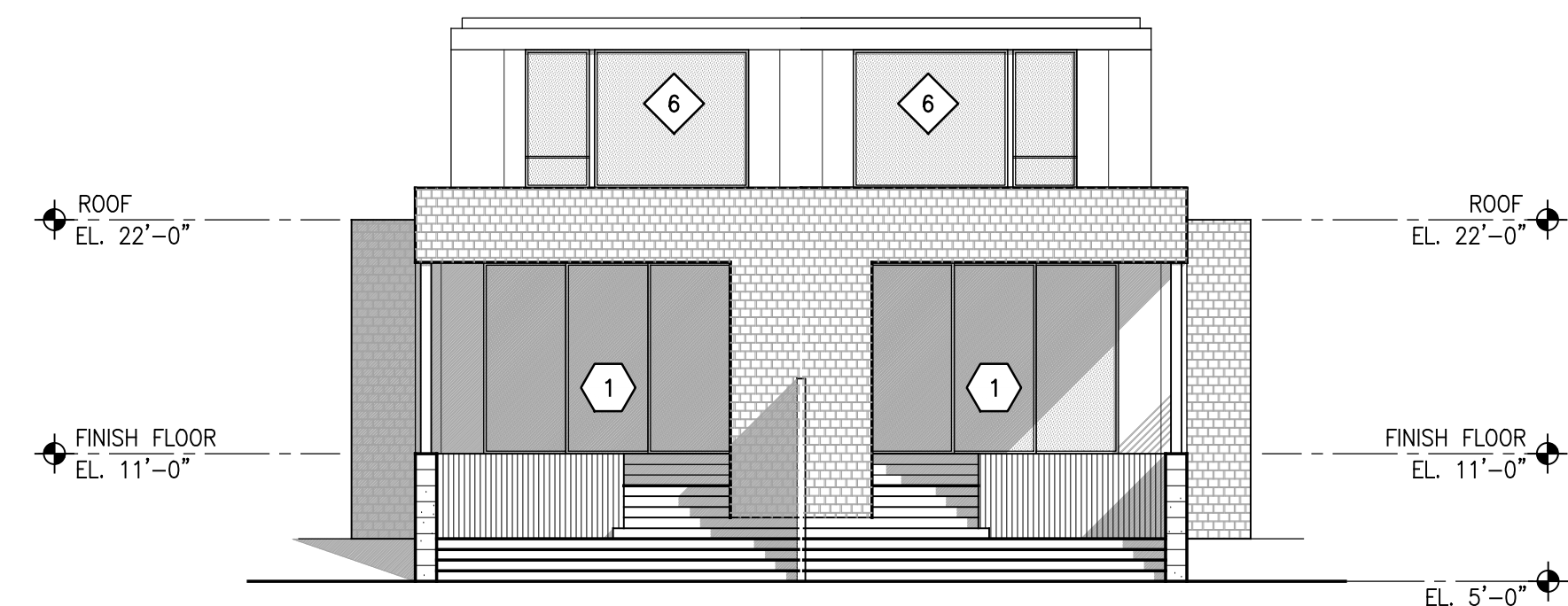
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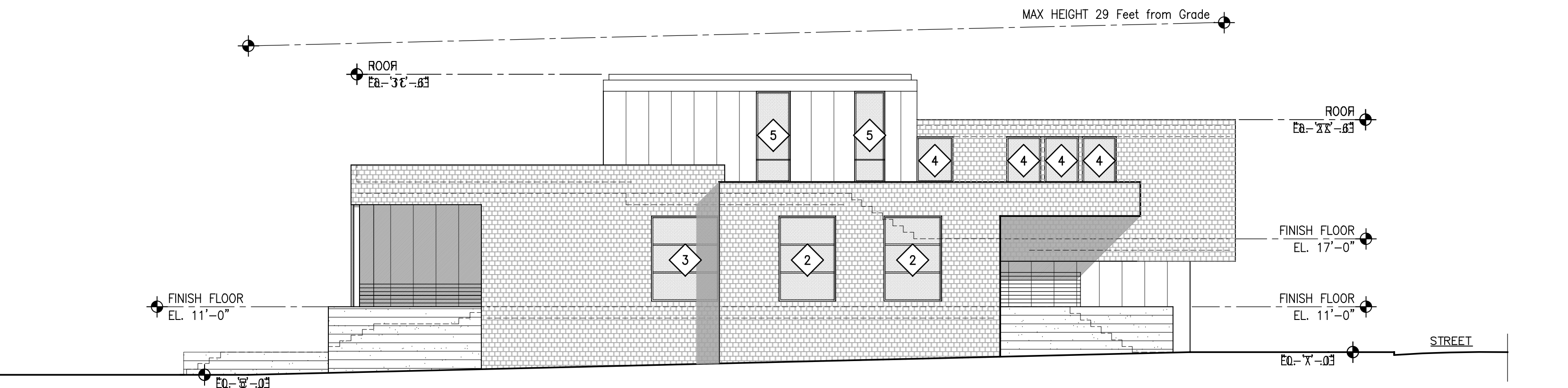
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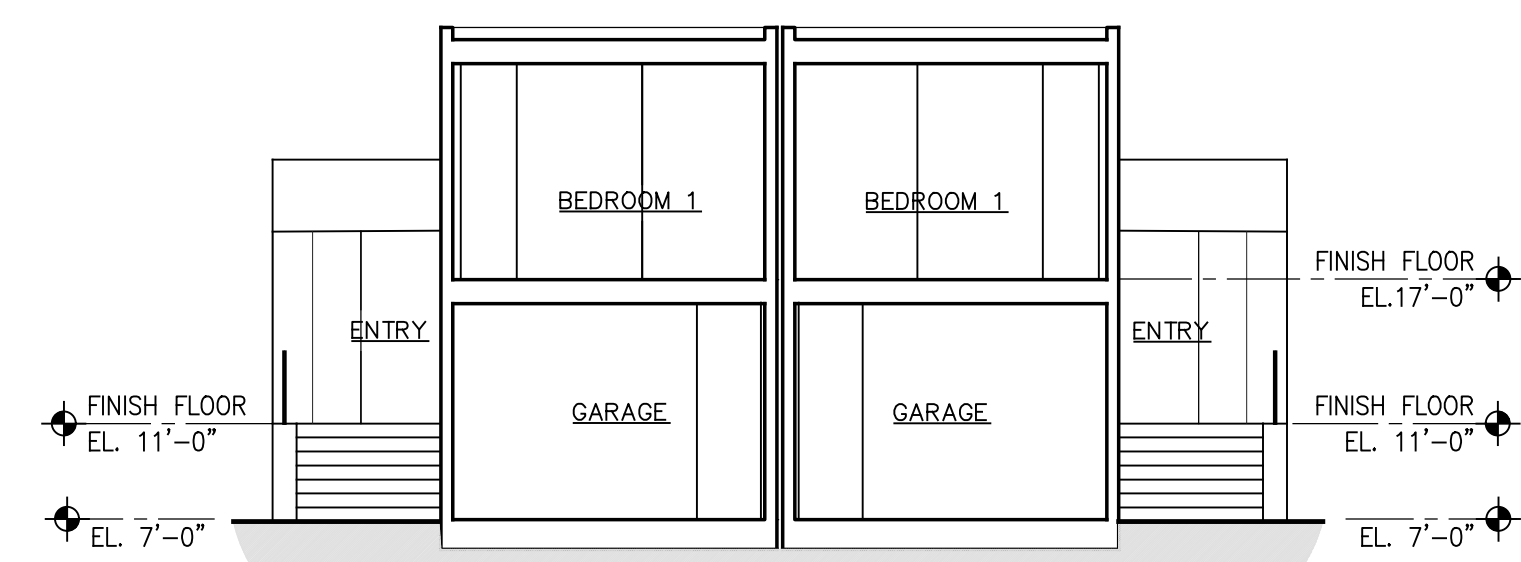
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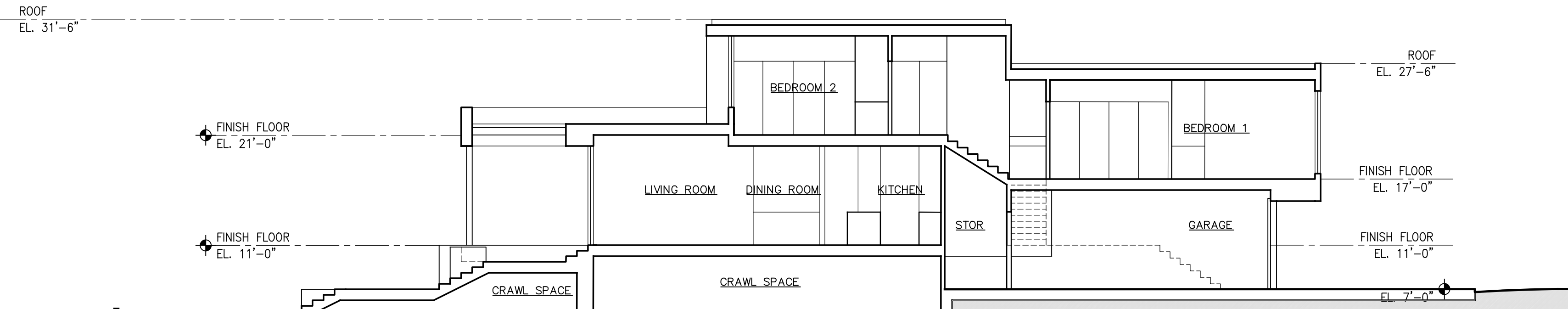
North Elevation
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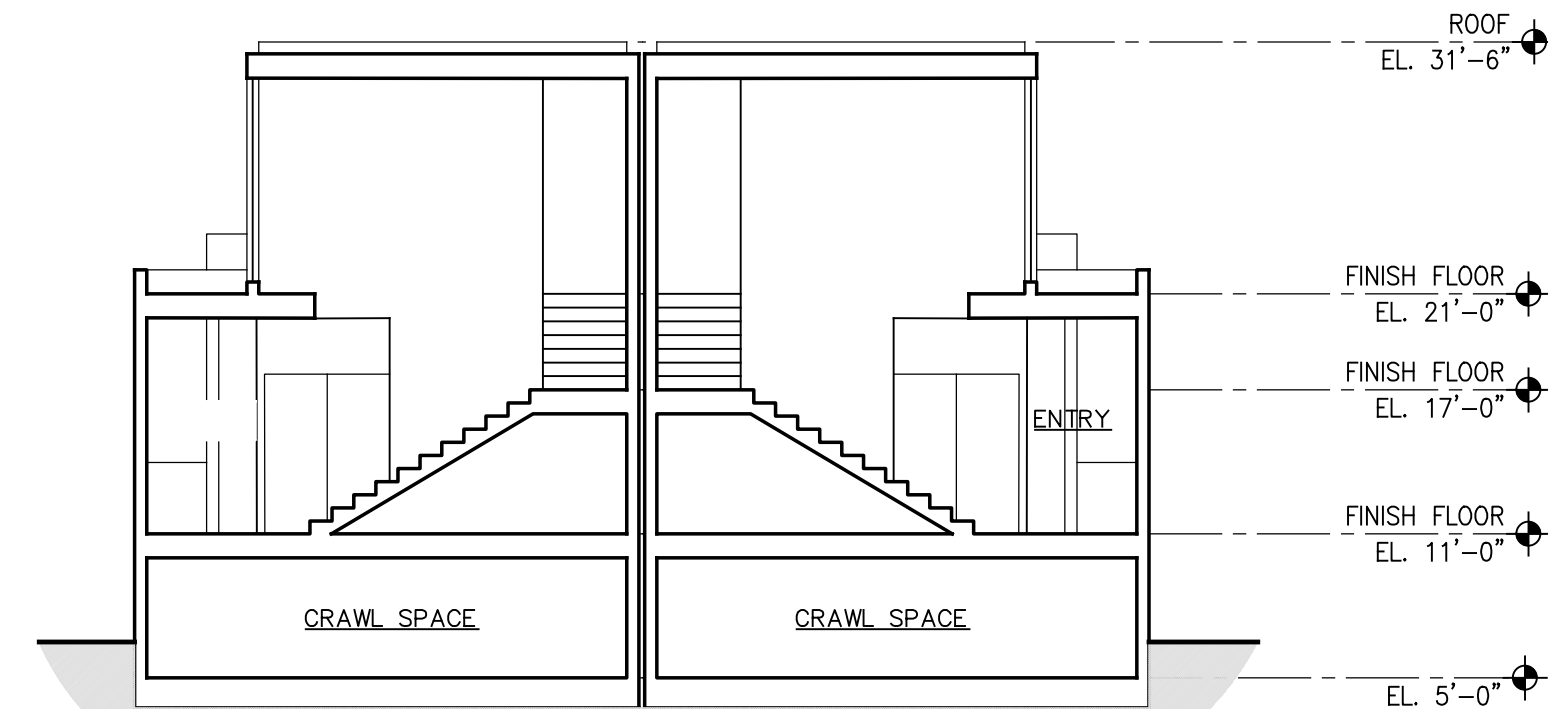
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Building Section 2
Scale 1"=8'-0"



Section 1
Scale 1"=8'-0"



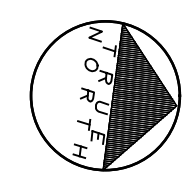
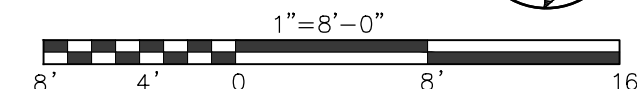
Building Section 3
Scale 1"=8'-0"

BUILDING 1

NOTE:
Door-Window Schedule - Sheet A21

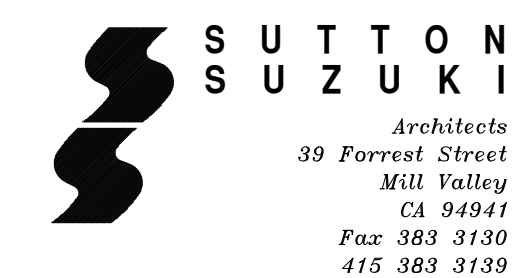
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Graphic Scale



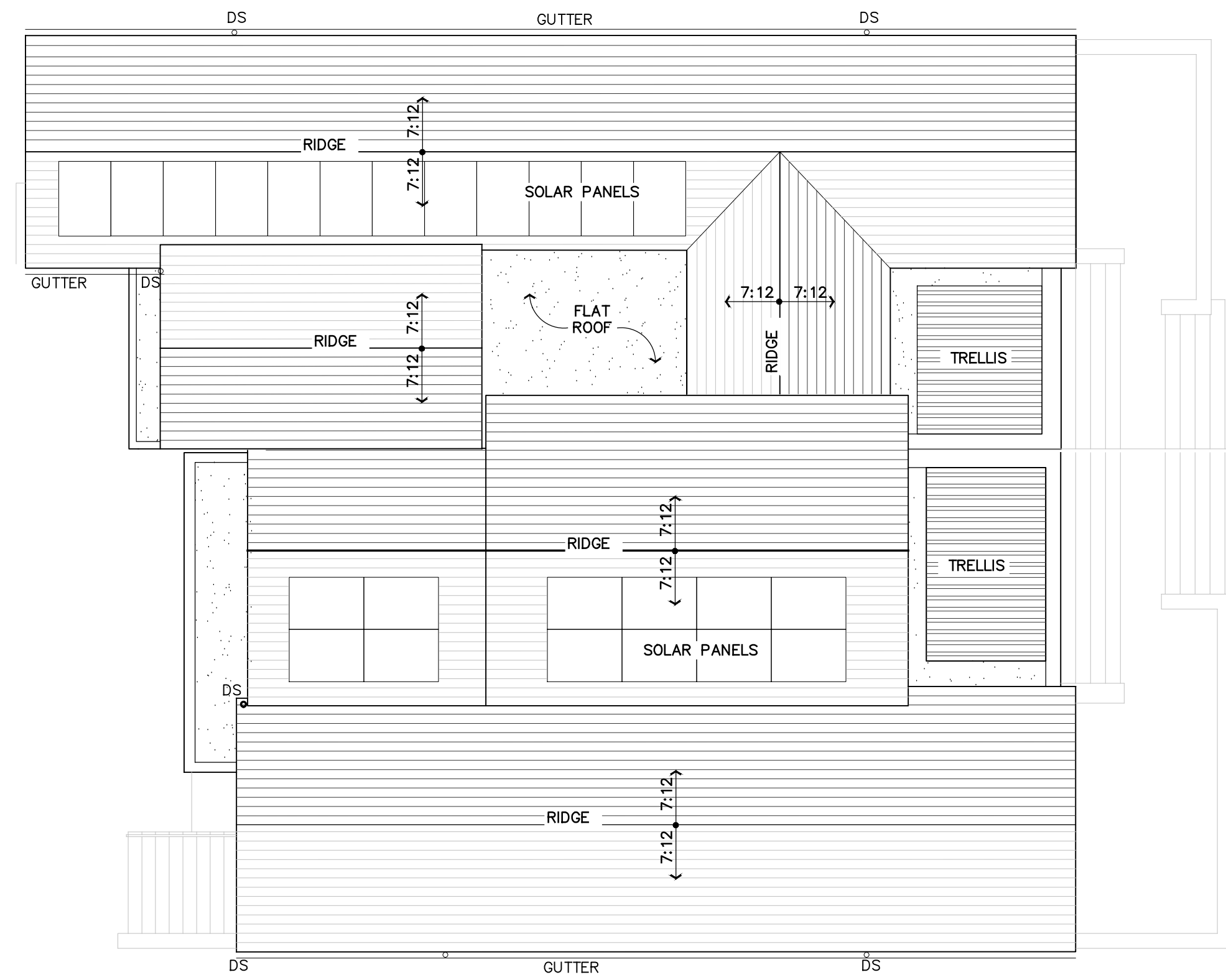
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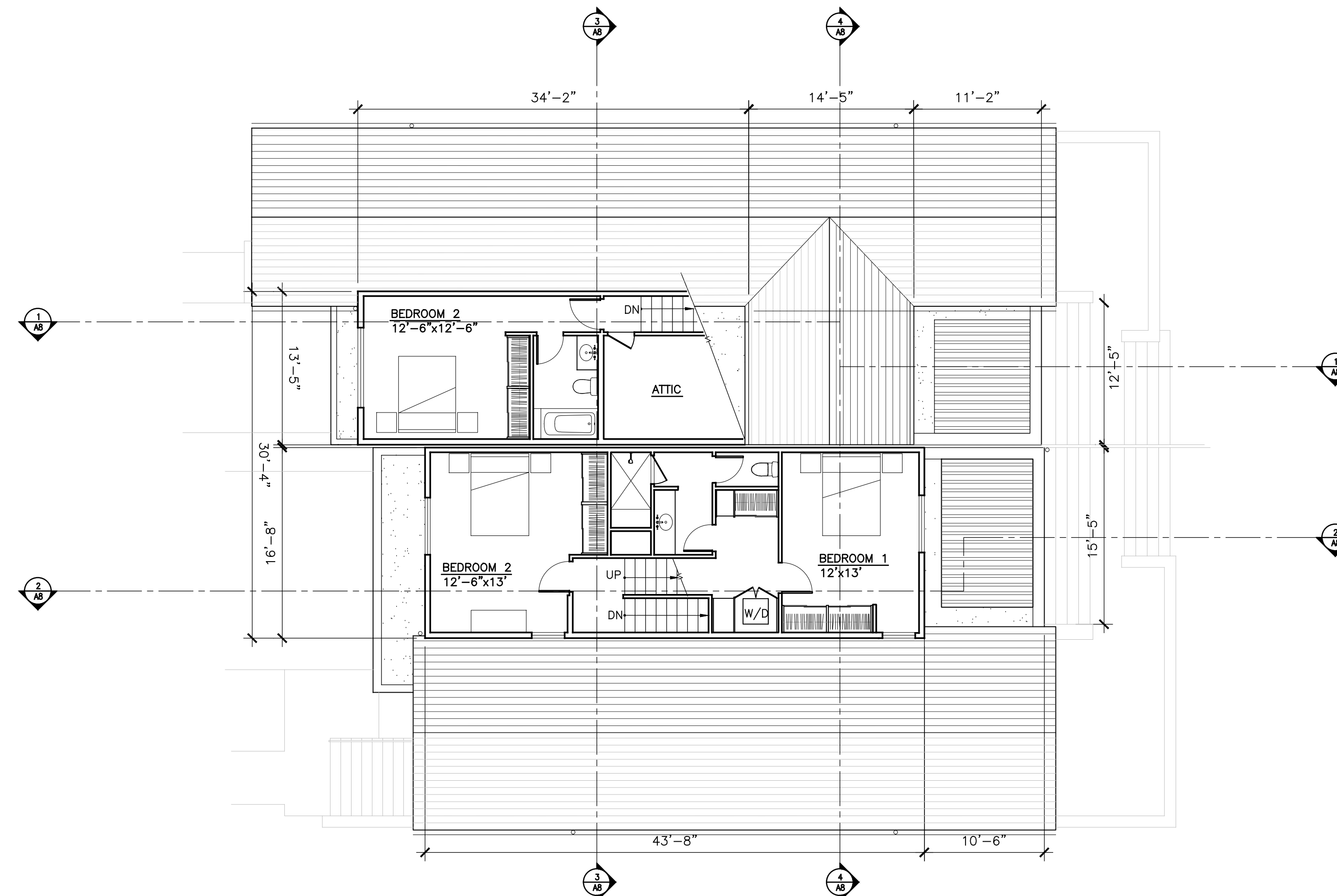


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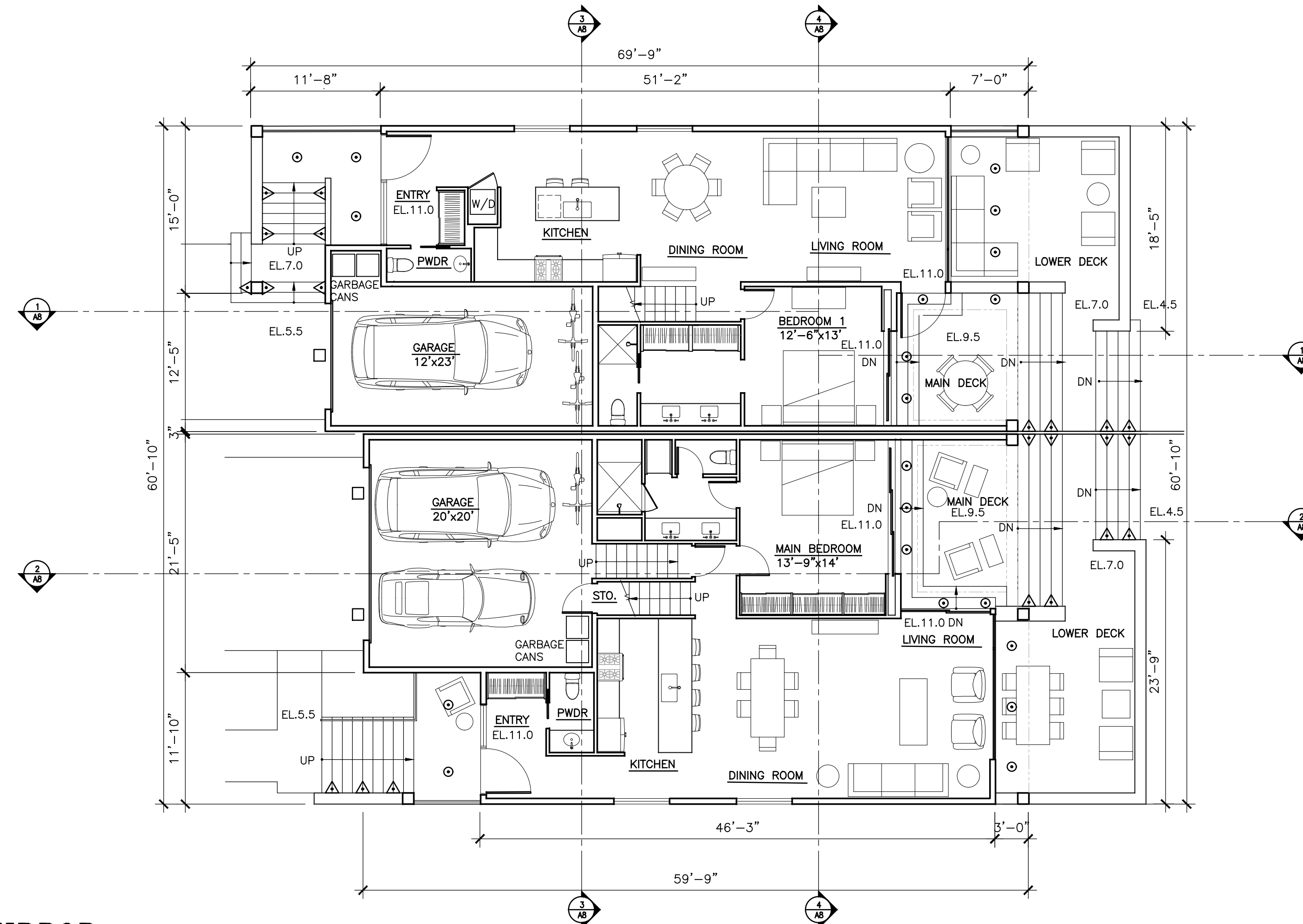
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Roof Plan
Scale 1"=8'-0"



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

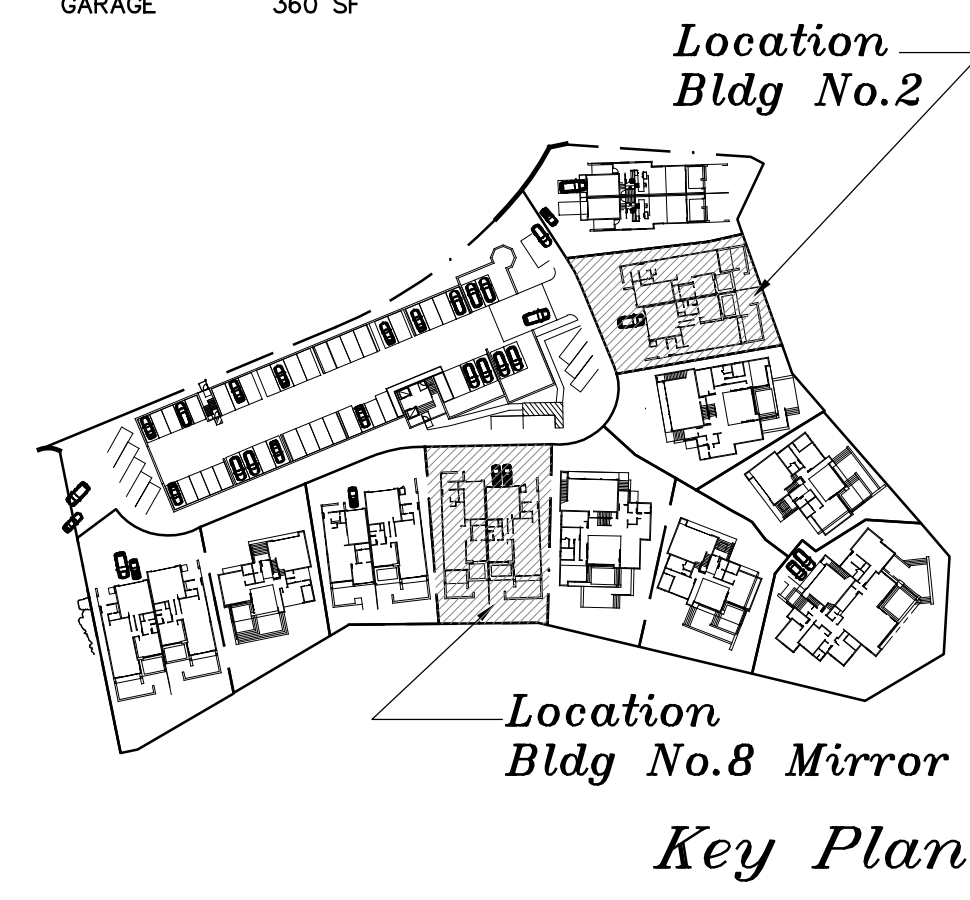


Main Level Plan
Scale 1"=8'-0"

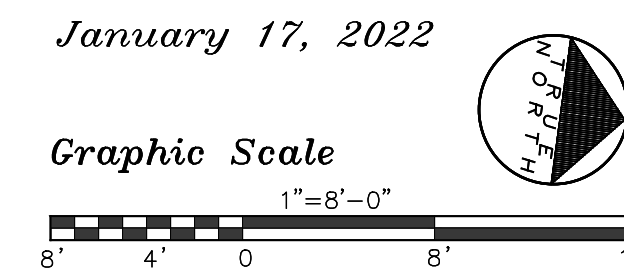
LIGHTING LEGEND

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

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



BUILDING 2
BUILDING 8-MIRROR



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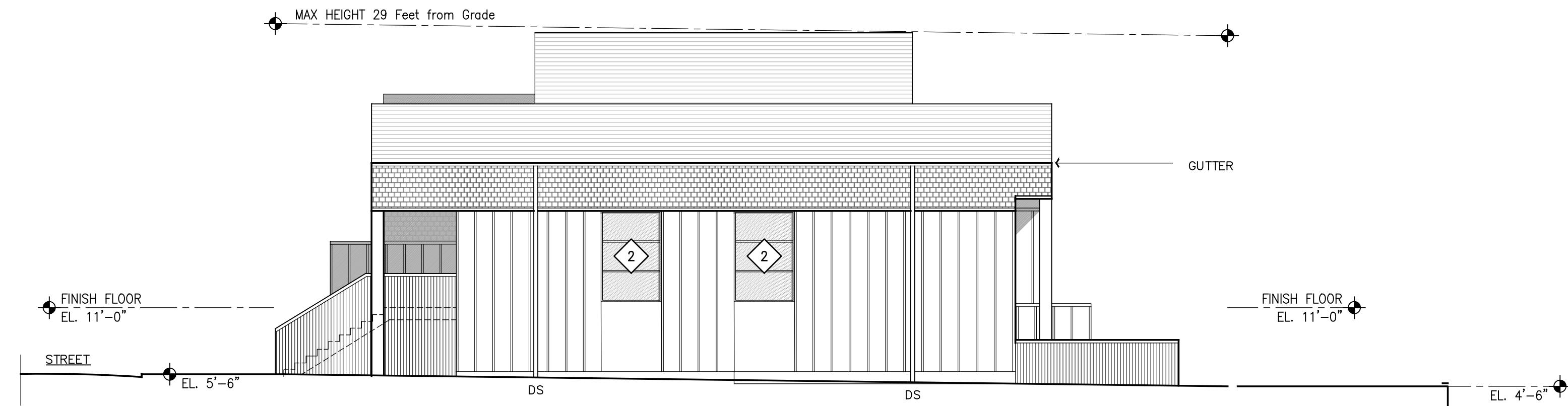
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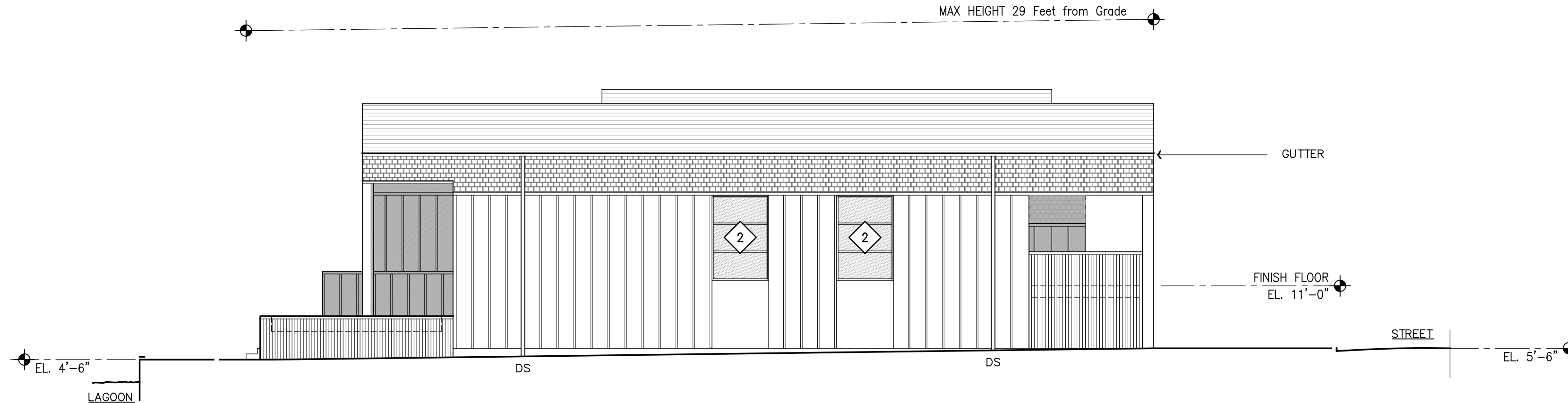
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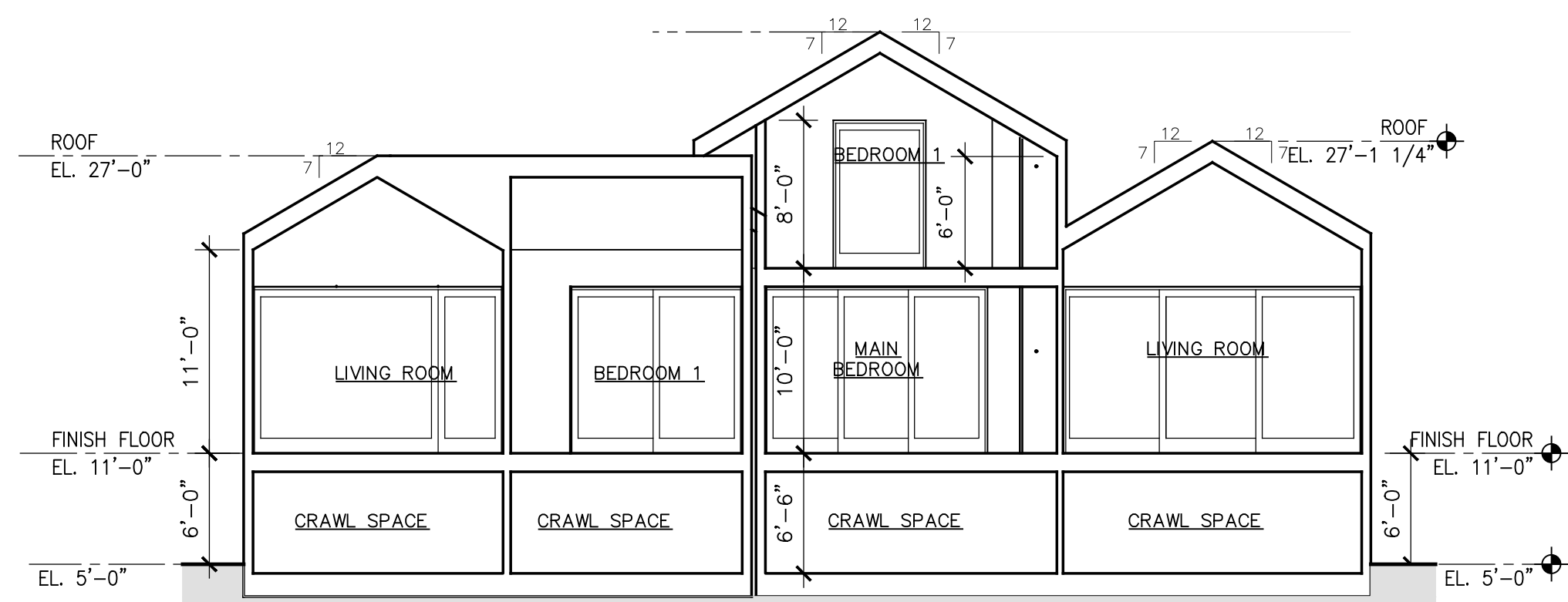
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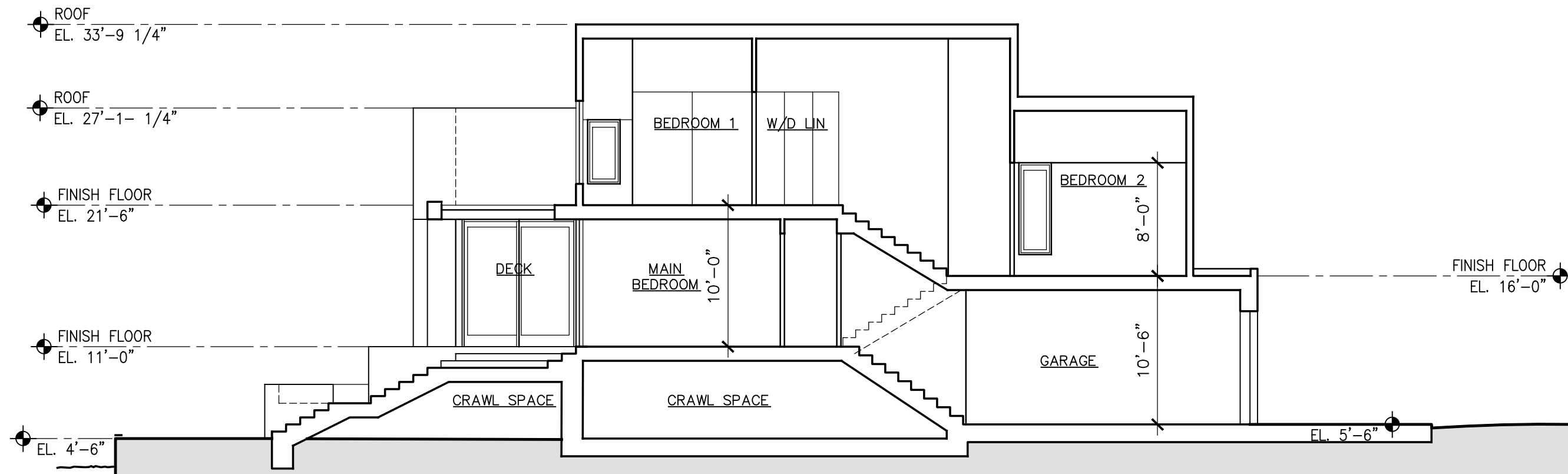
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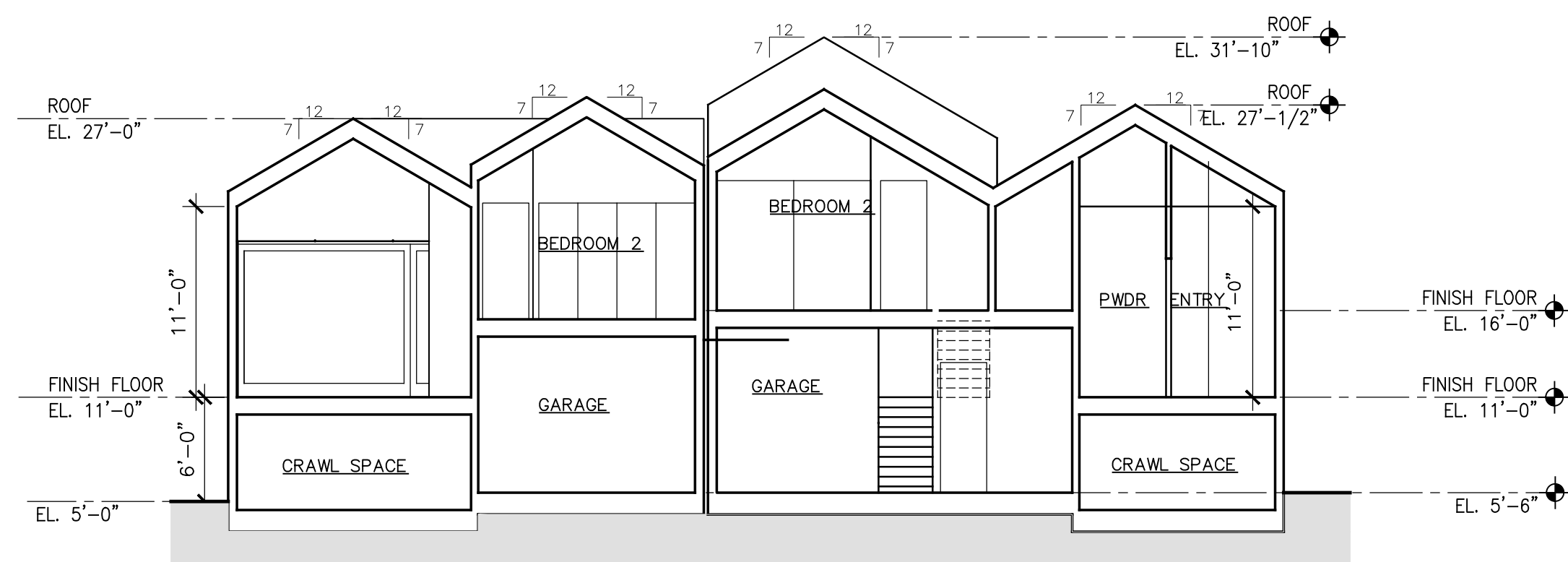
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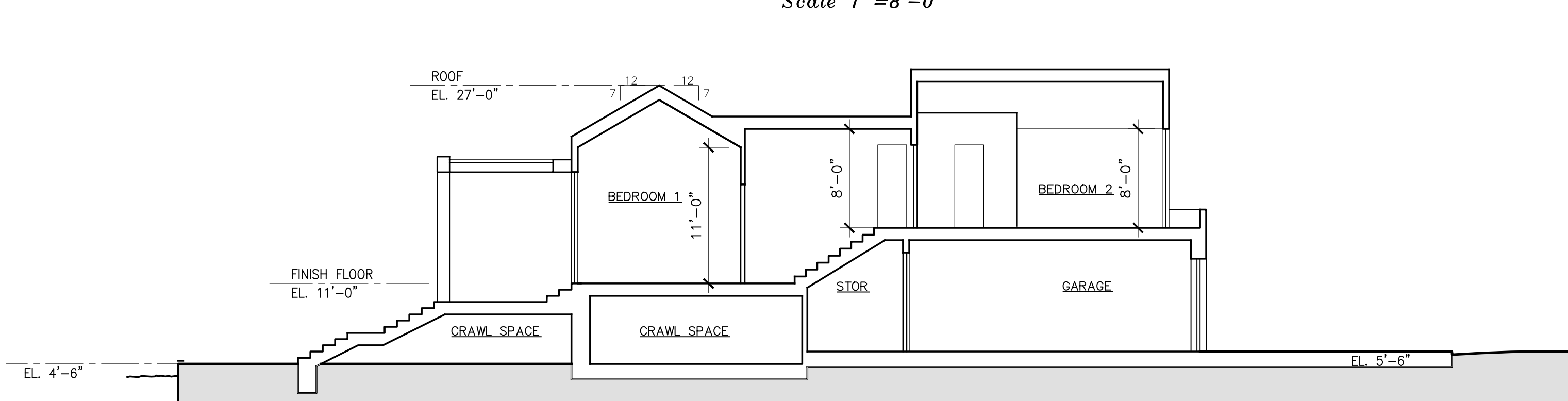
Building Section 4
Scale 1"=8'-0"



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



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



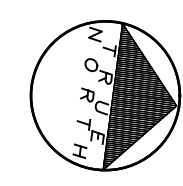
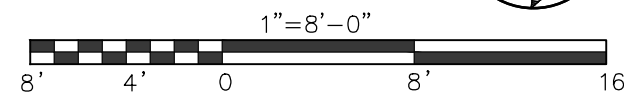
BUILDING 2
BUILDING 8-MIRROR

Section 1
Scale 1"=8'-0"

NOTE:
Door-Window Schedule - Sheet A21

January 17, 2022

Graphic Scale

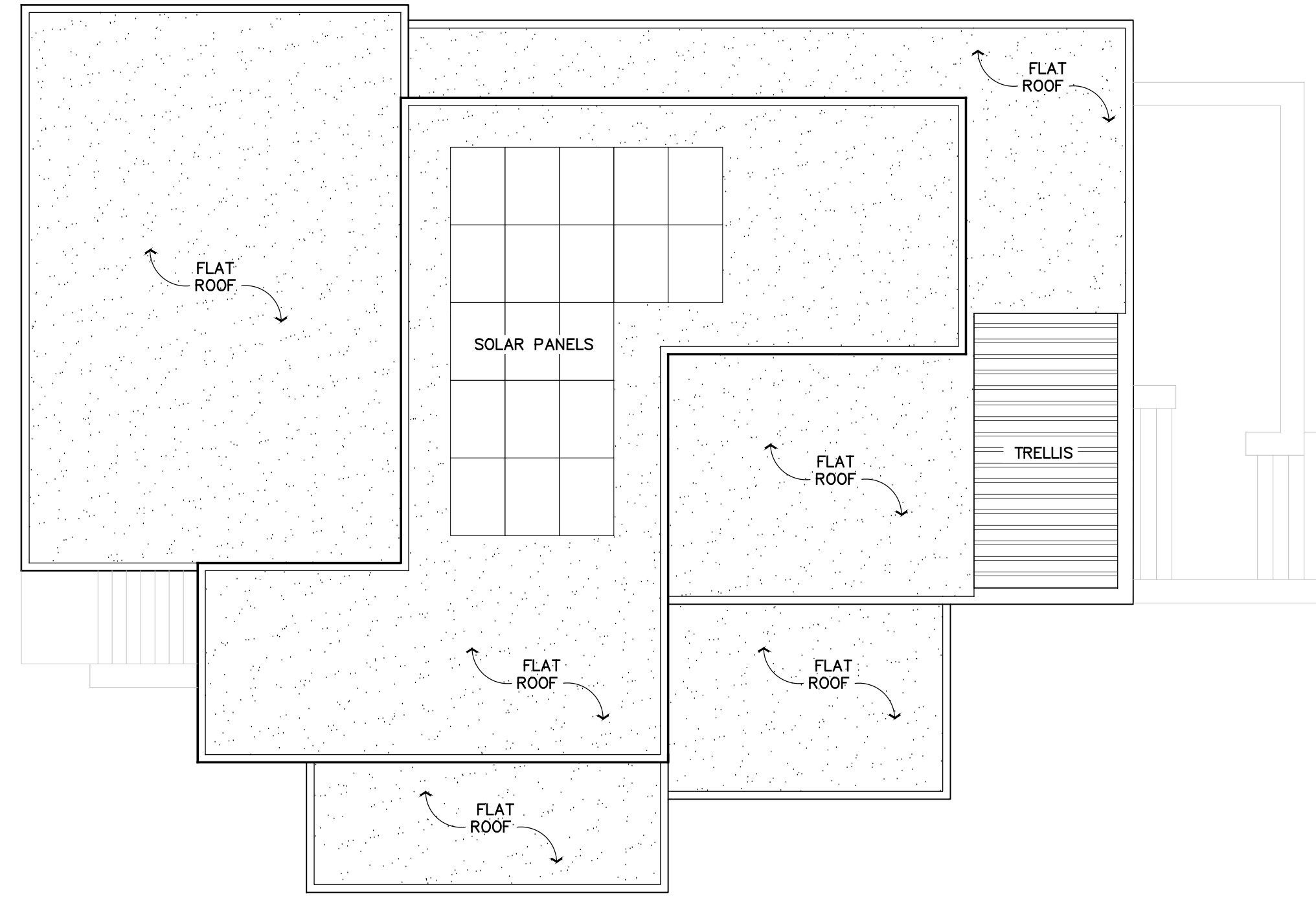


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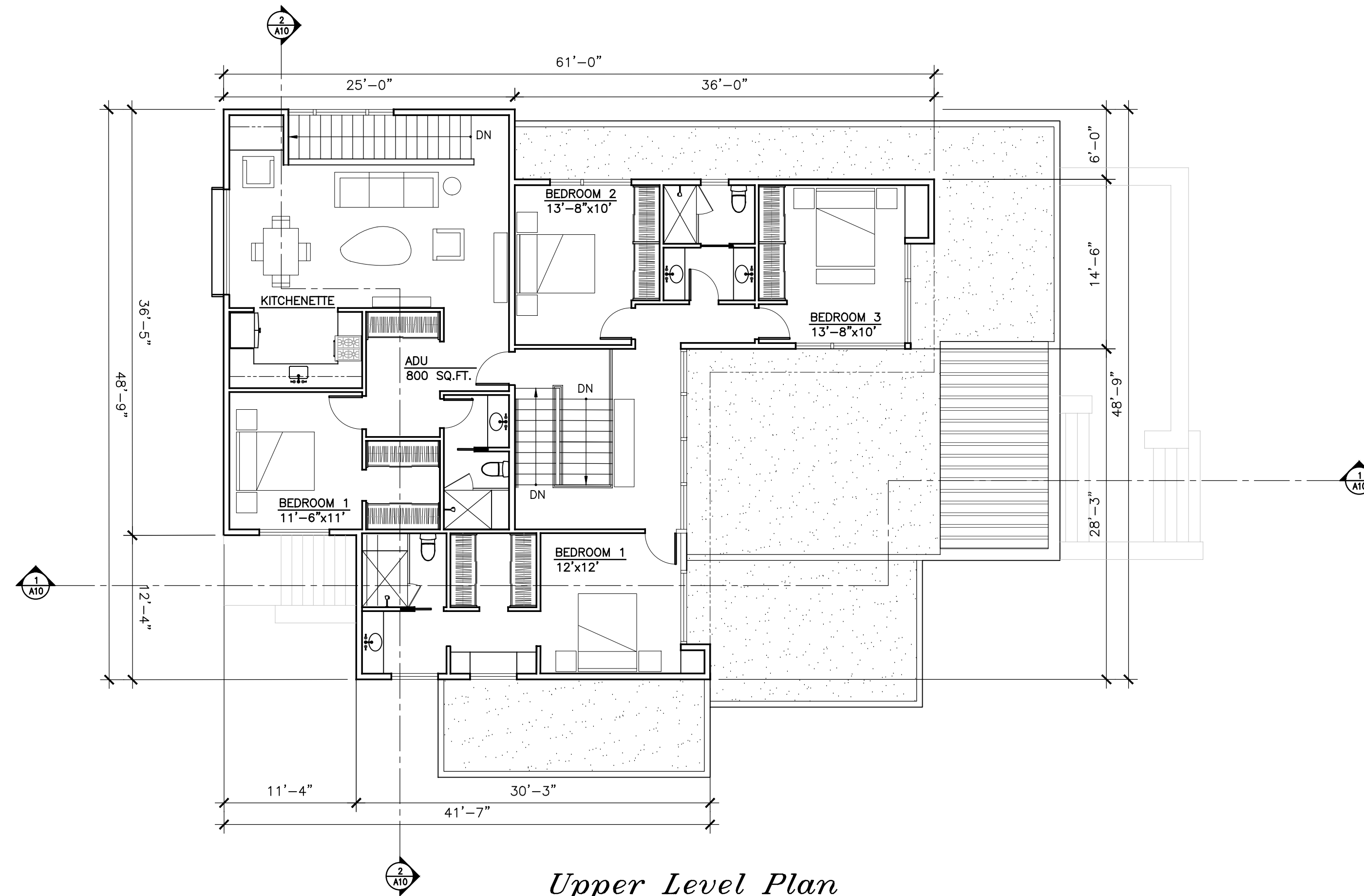
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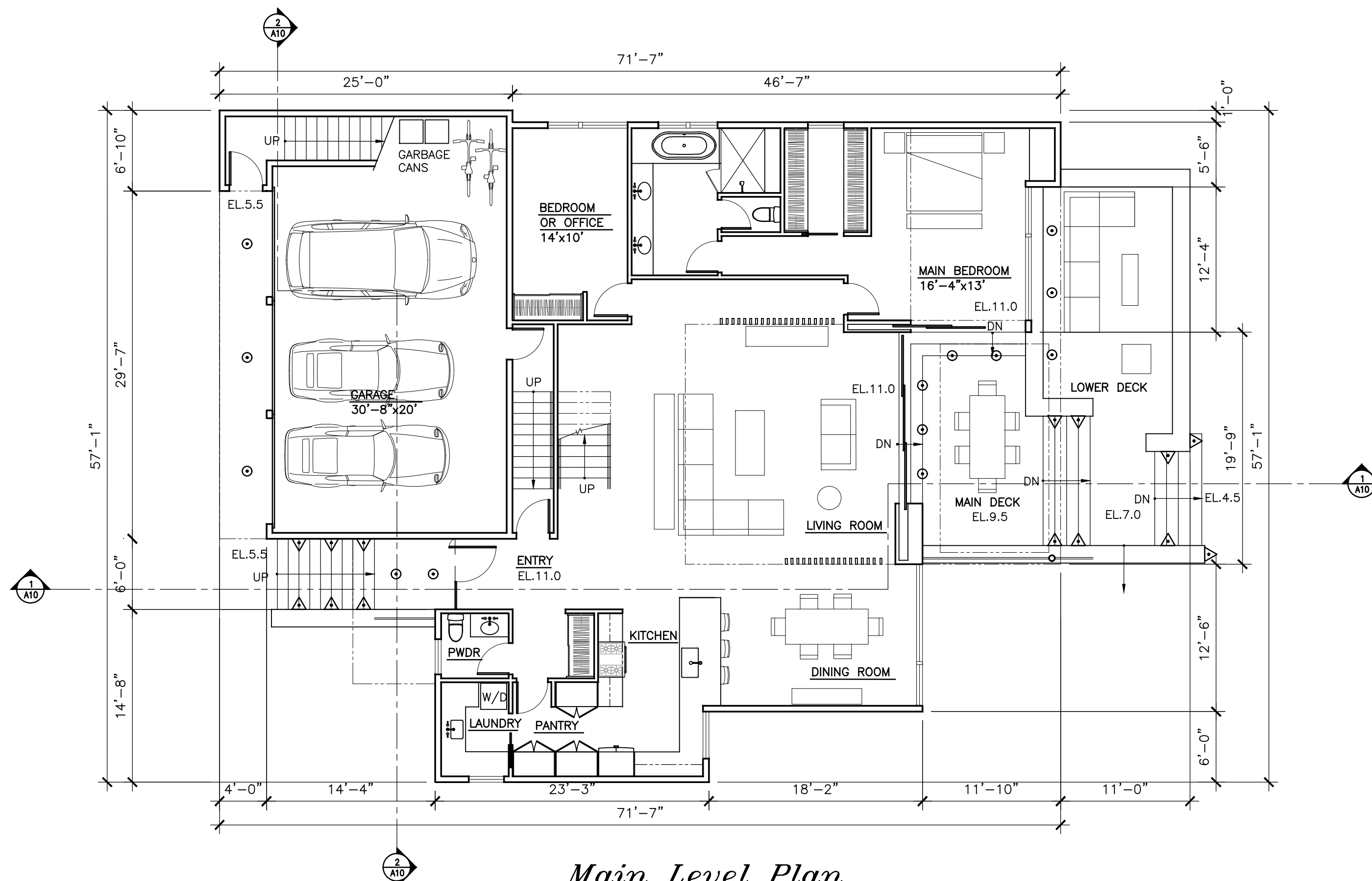
A8



Roof Plan
Scale 1"=8'-0"



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

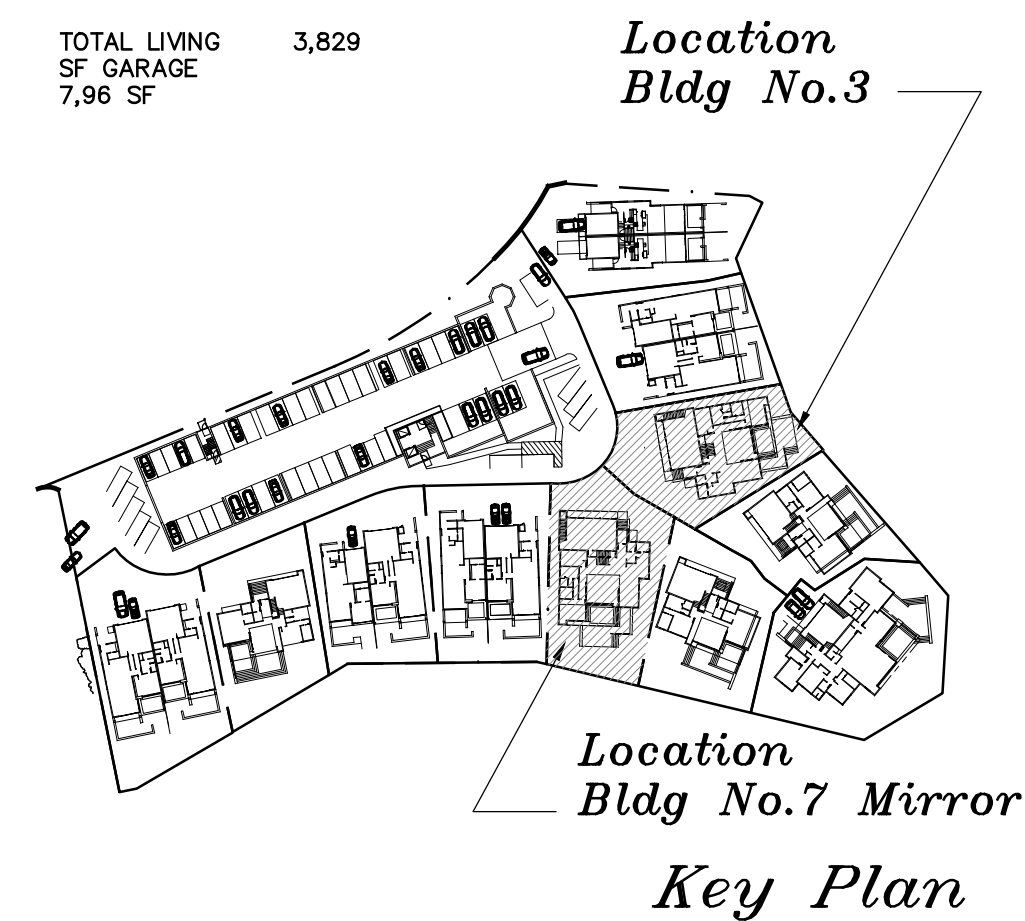


Main Level Plan
Scale 1"=8'-0"

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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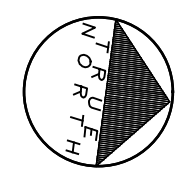
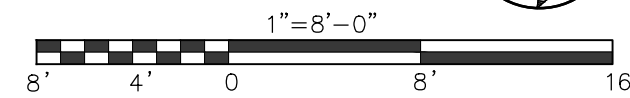
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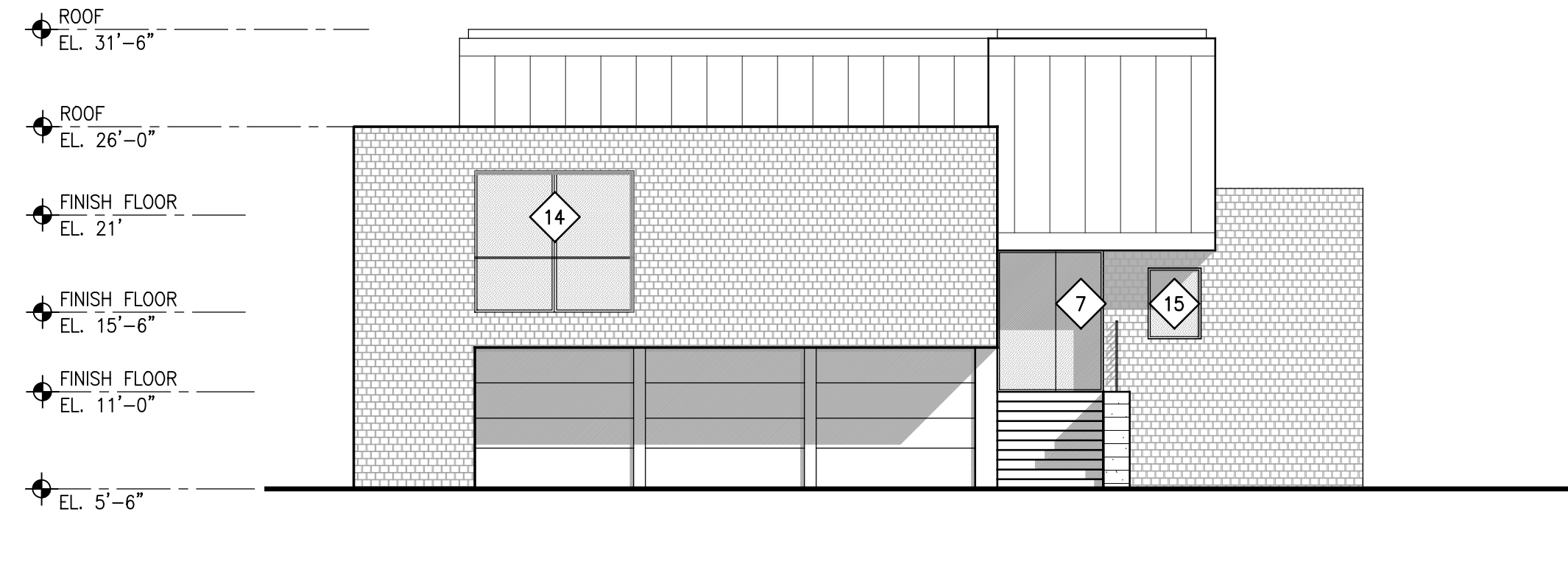
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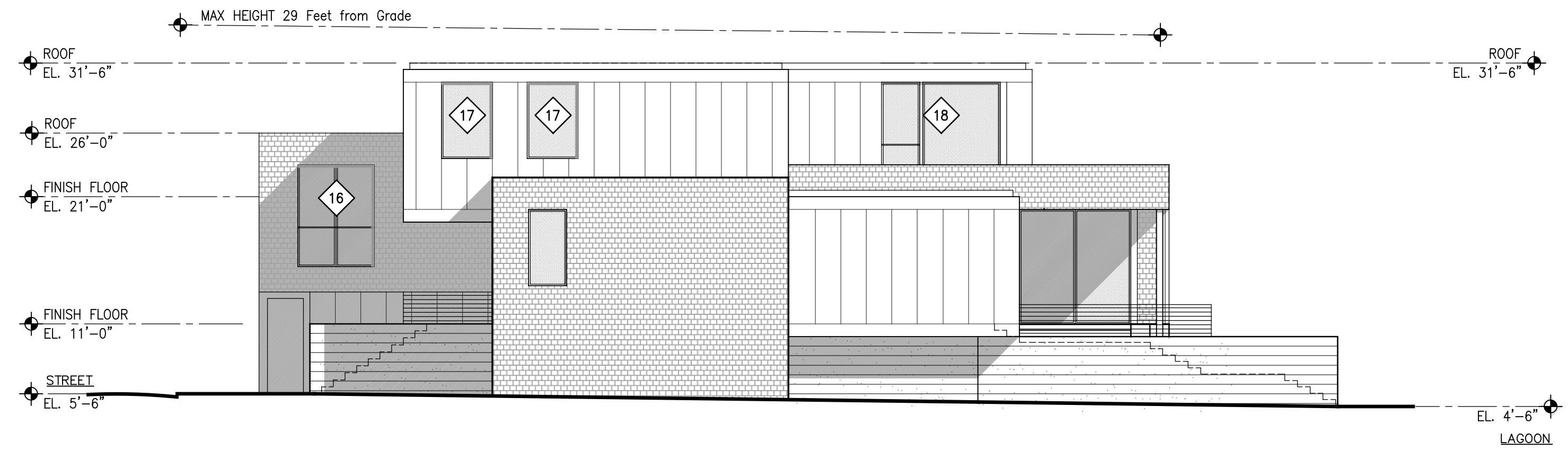
January 17, 2022

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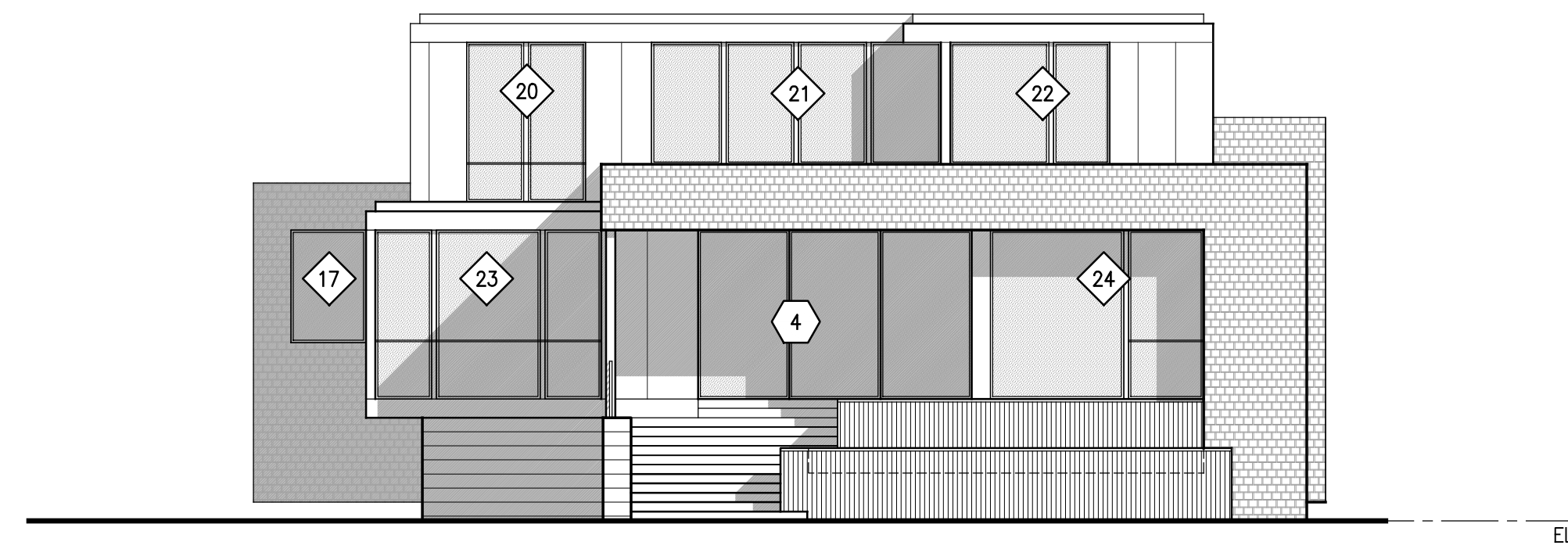




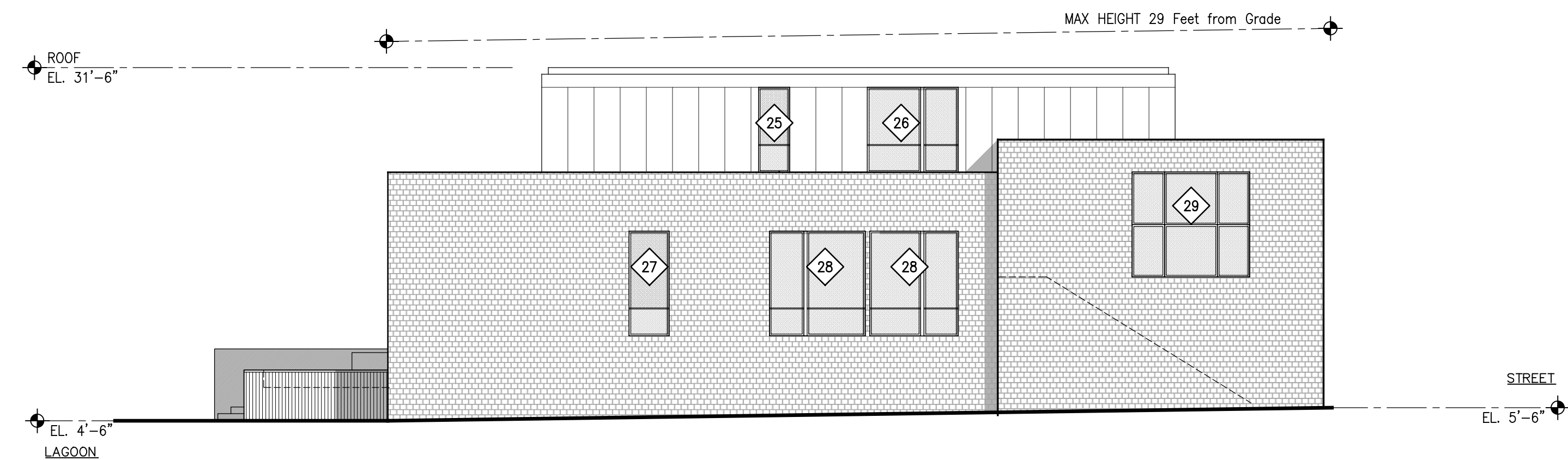
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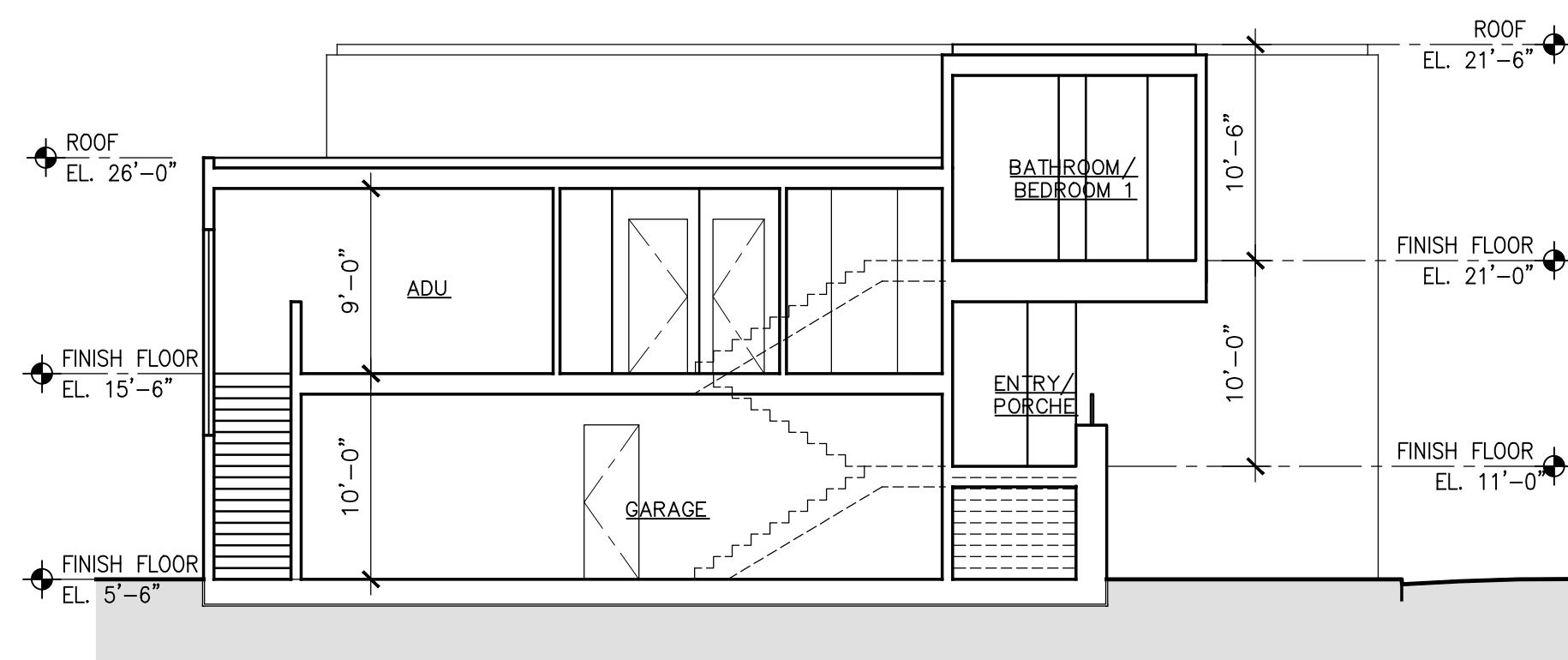
East Elevation
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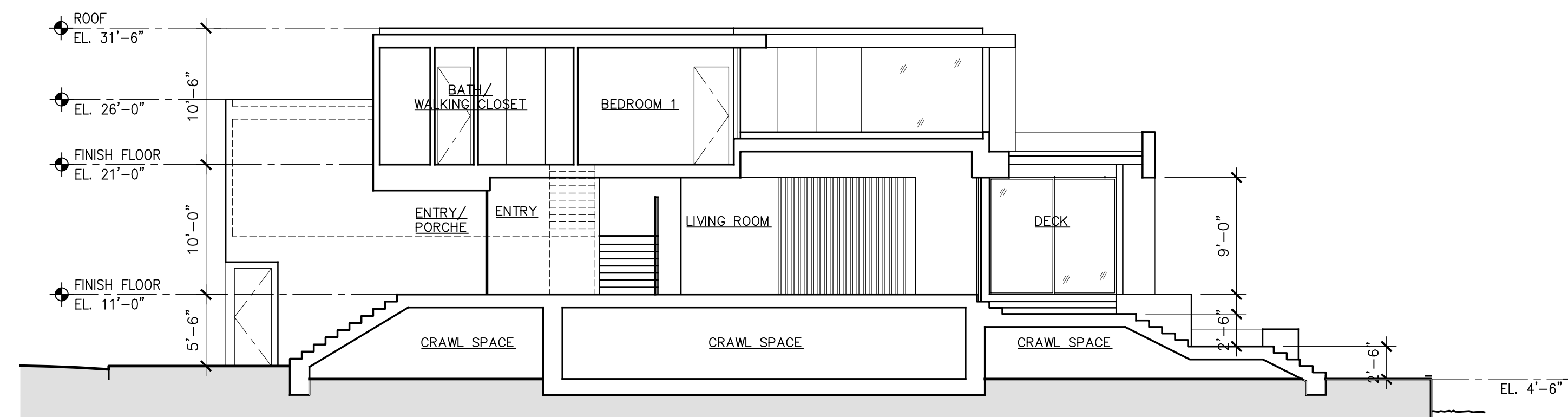
North Elevation
Scale 1"=8'-0"



West Elevation
Scale 1"=8'-0"



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



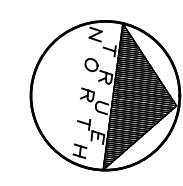
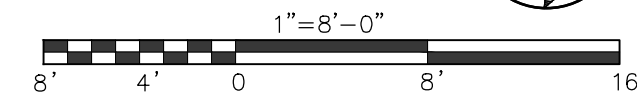
Section 1
Scale 1"=8'-0"

BUILDING 3
BUILDING 7-MIRROR

NOTE:
Door-Window Schedule - Sheet A21

January 17, 2022

Graphic Scale



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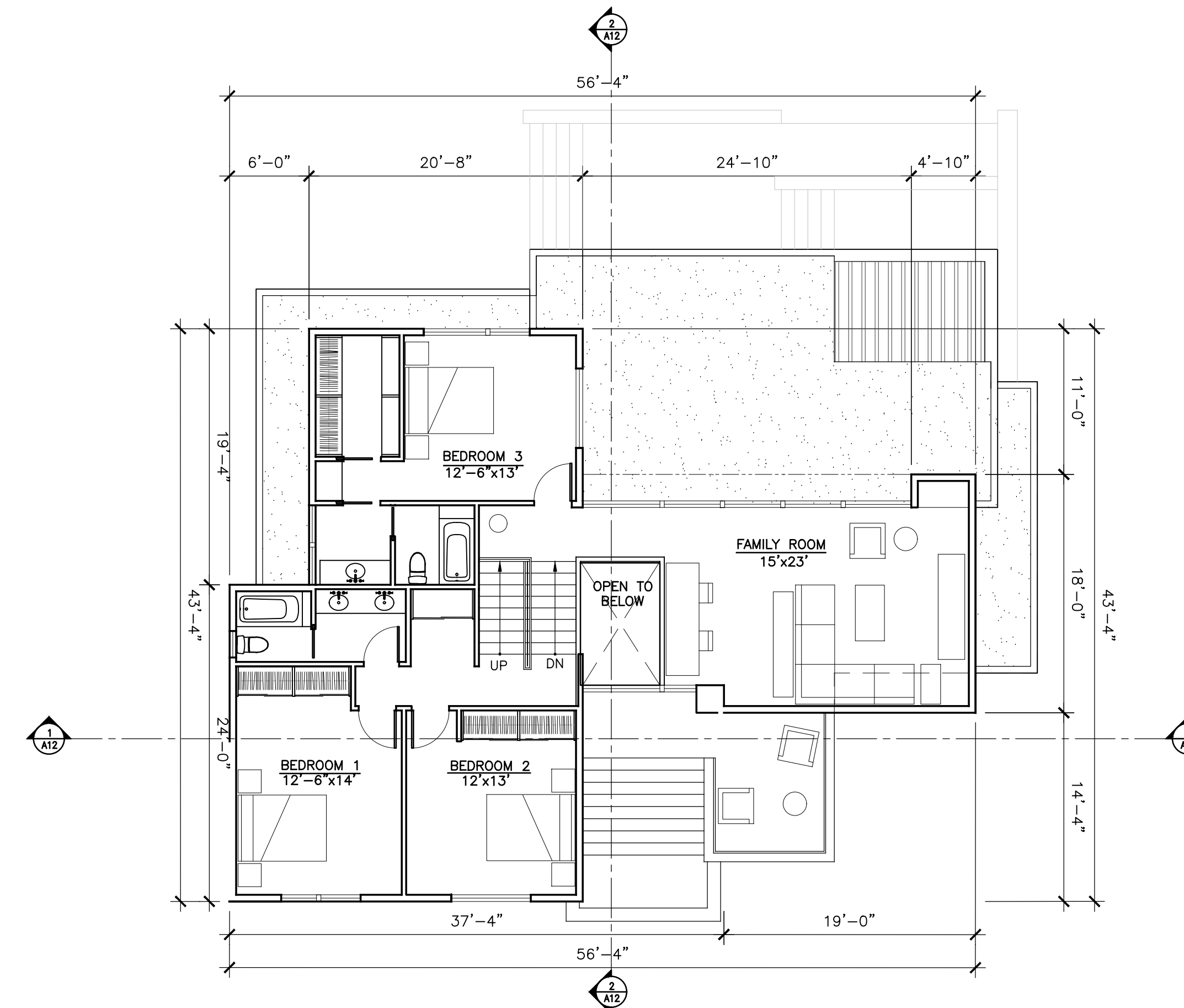
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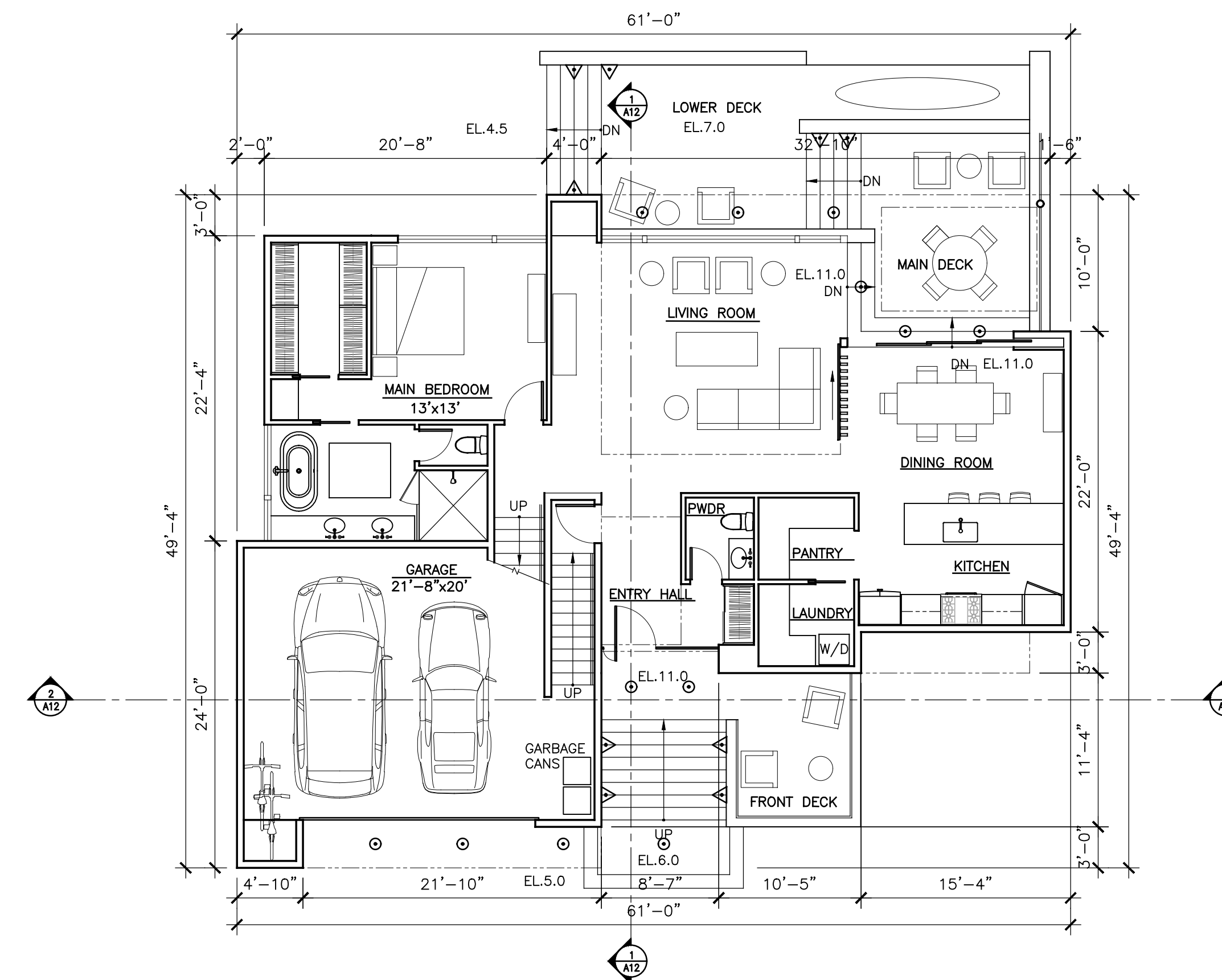
A10



Roof Plan
Scale 1"=8'-0"



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

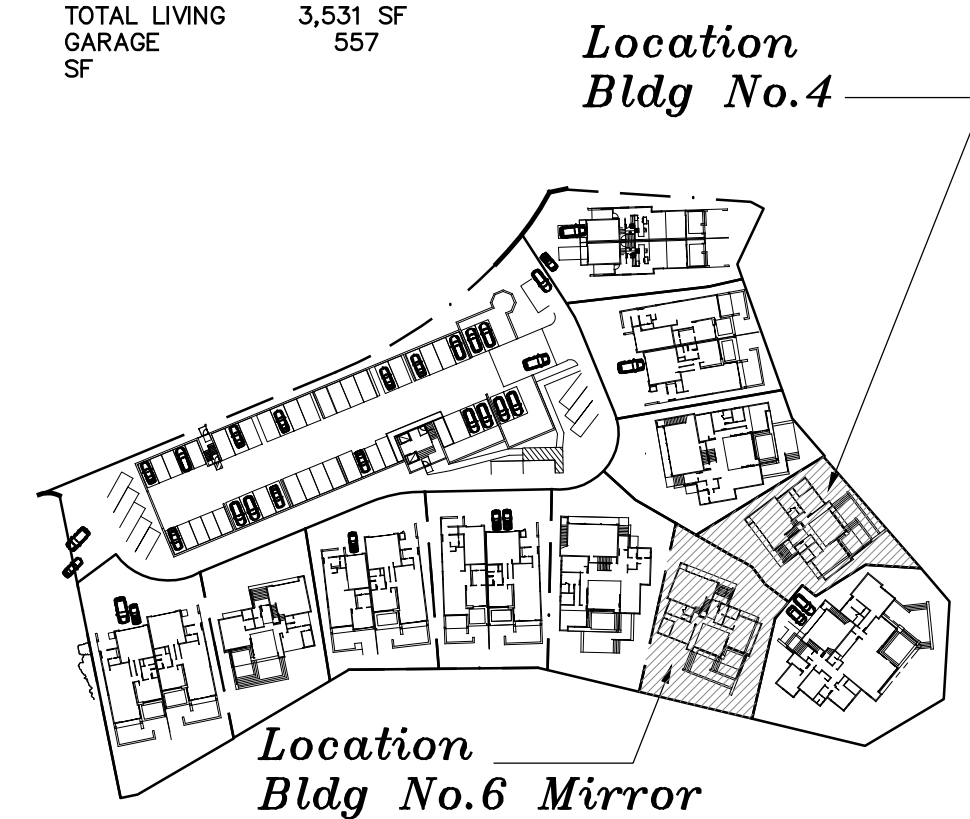


Main Level Plan
Scale 1"=8'-0"

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

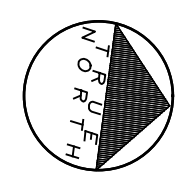
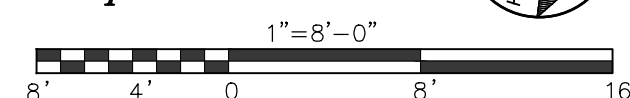
MALLARD POINTE
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Project Sponsor

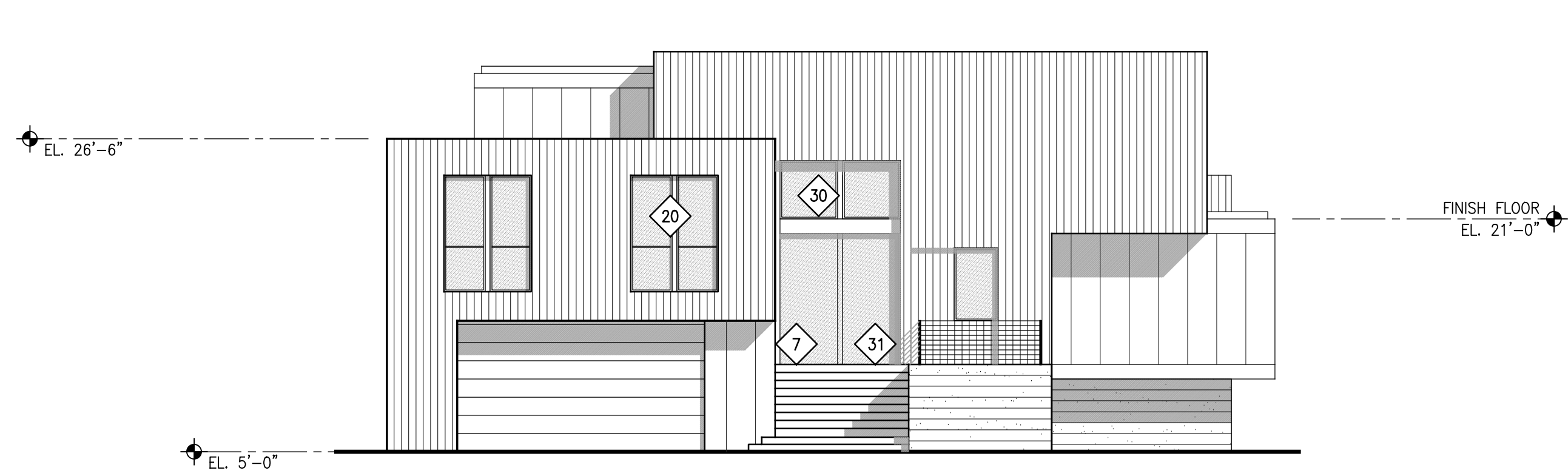
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Mill Valley
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A11

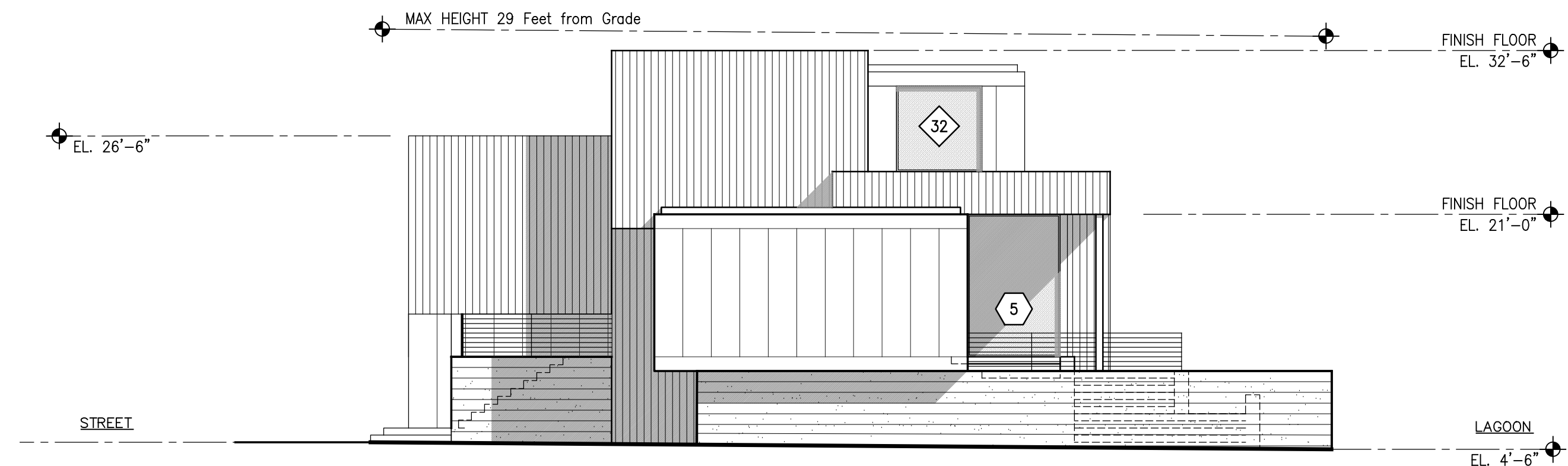
January 17, 2022

Graphic Scale





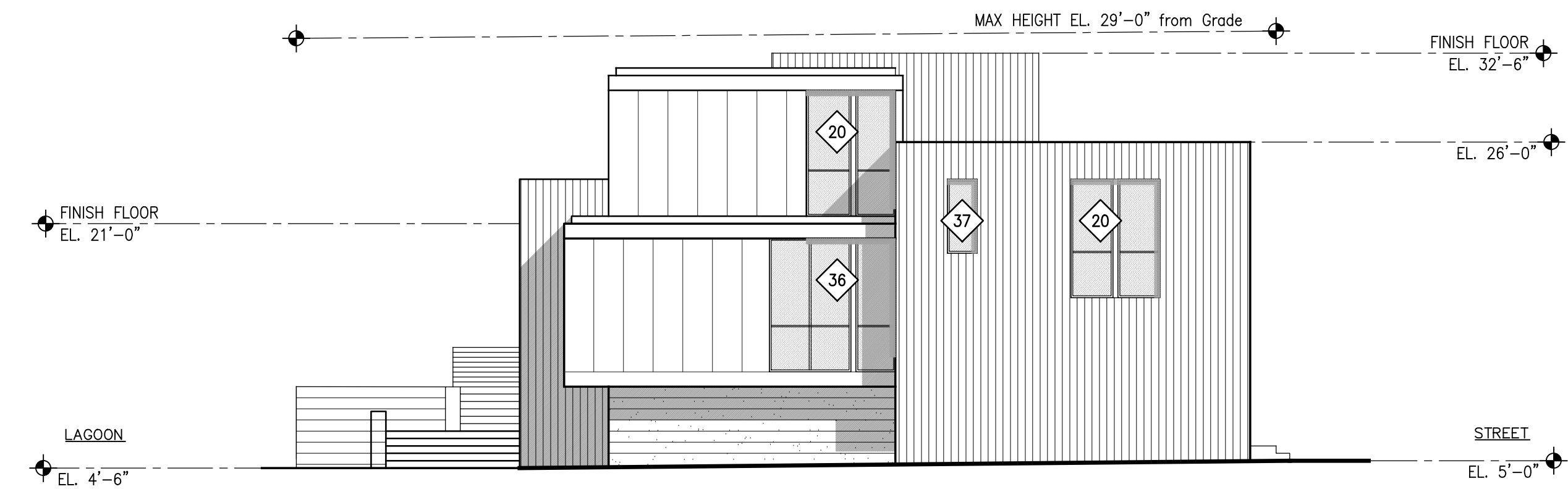
South Elevation
Scale 1"=8'-0"



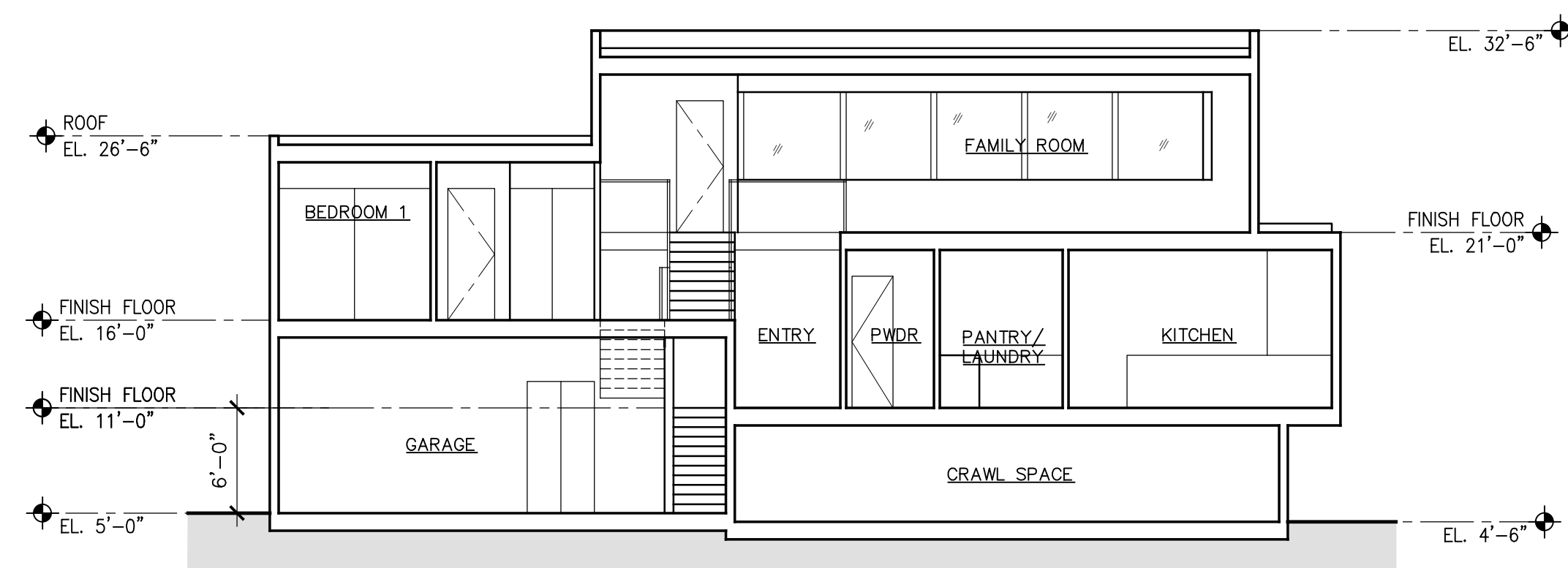
East Elevation
Scale 1"=8'-0"



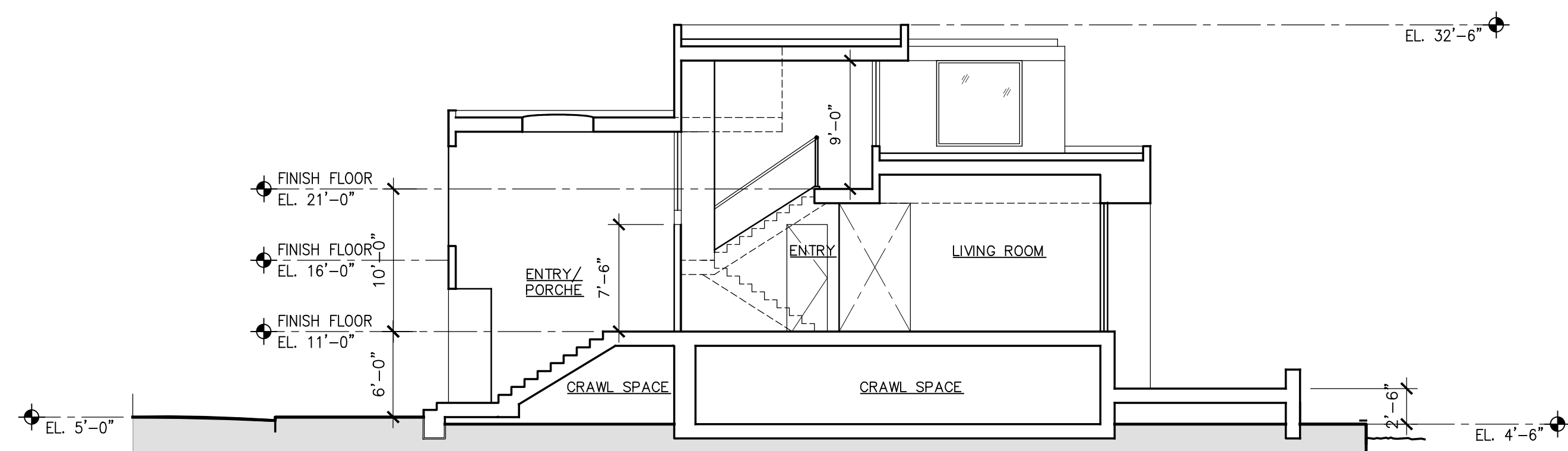
North Elevation
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West Elevation
Scale 1"=8'-0"



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



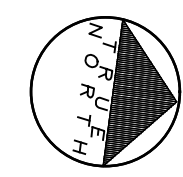
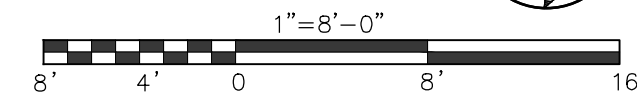
Section 1
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BUILDING 4
BUILDING 6-MIRROR

NOTE:
Door-Window Schedule - Sheet A21

January 17, 2022

Graphic Scale

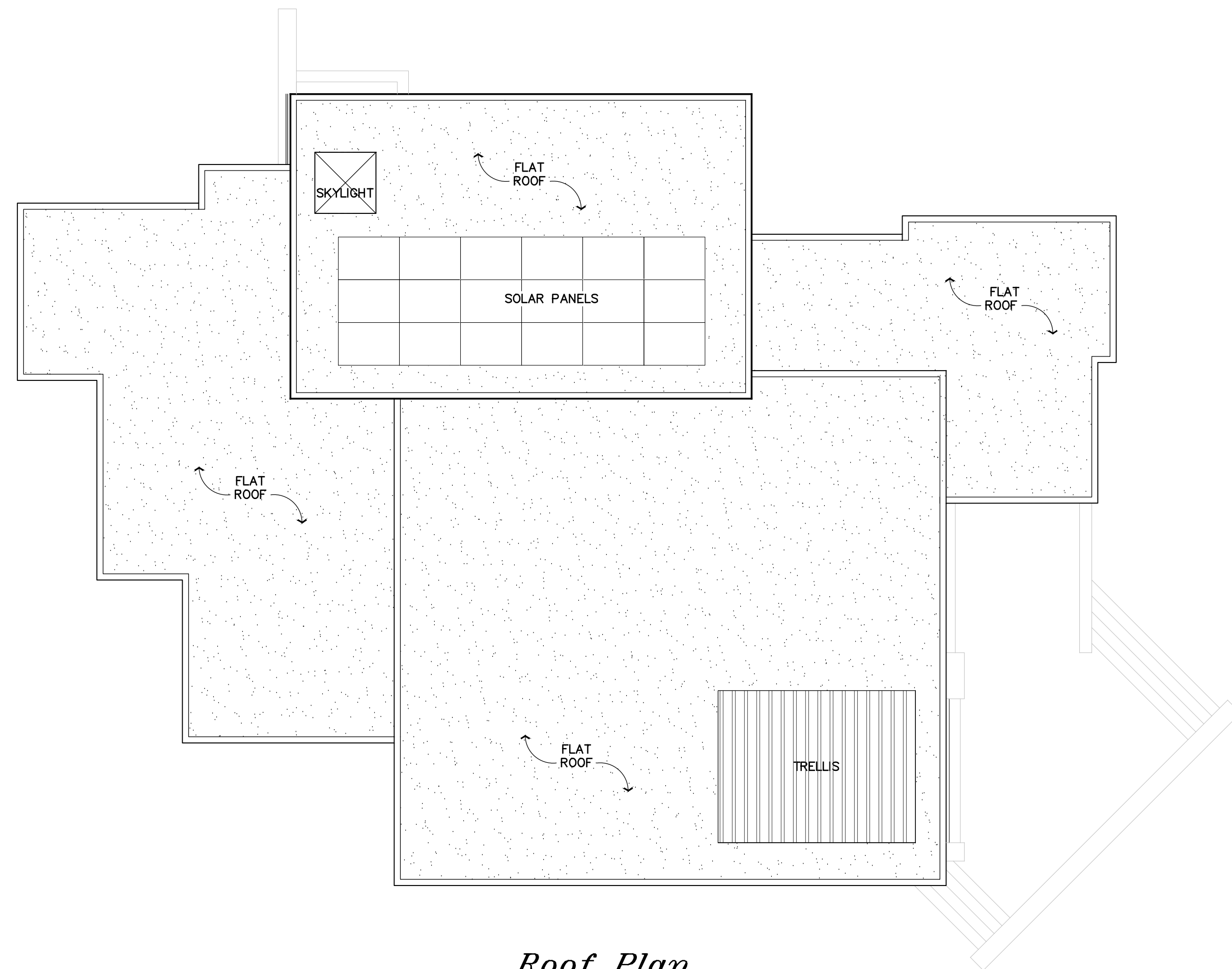


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Belvedere, California

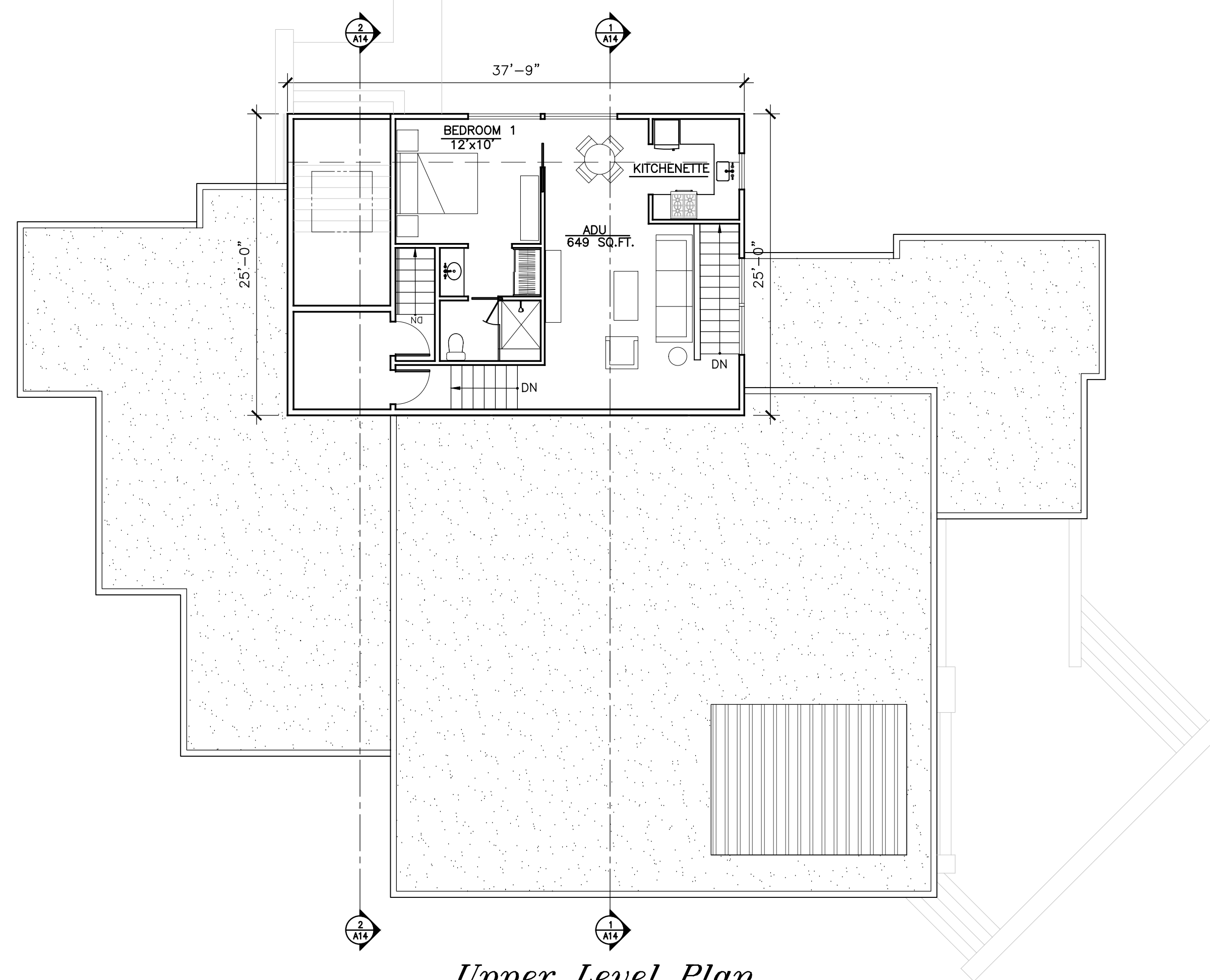
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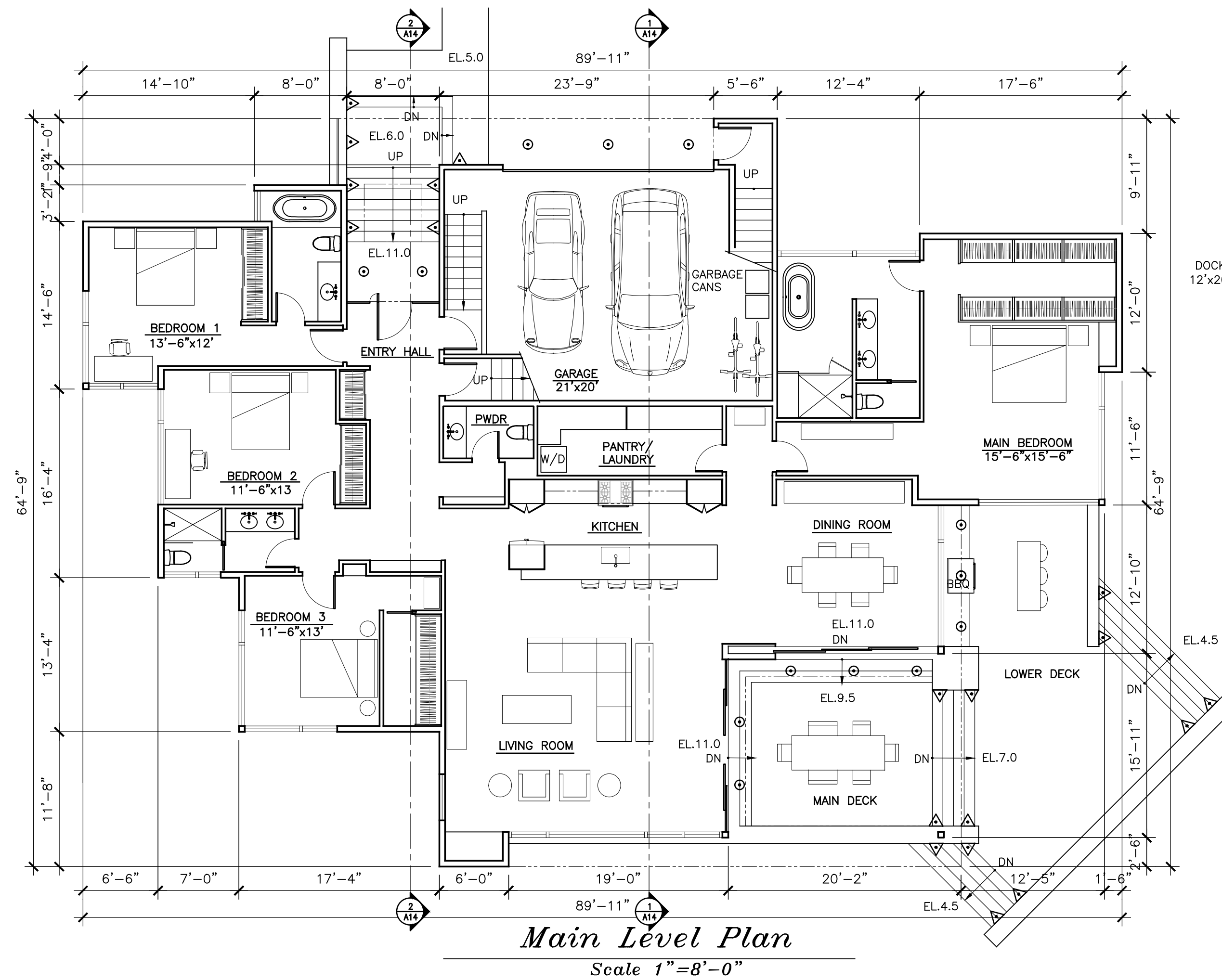
A12



Roof Plan
Scale 1"=8'-0"



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

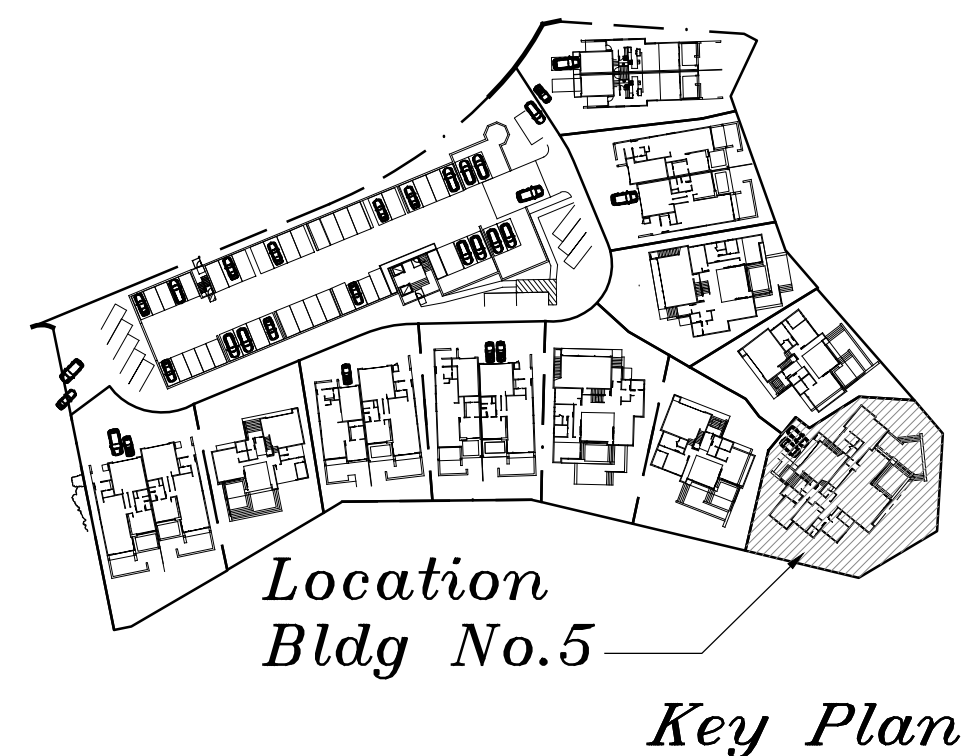


Main Level Plan
Scale 1"=8'-0"

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



BUILDING 5

MALLARD POINTE
Belvedere, California

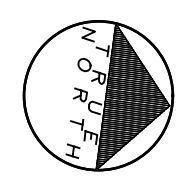
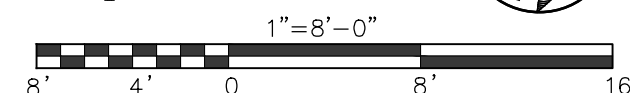
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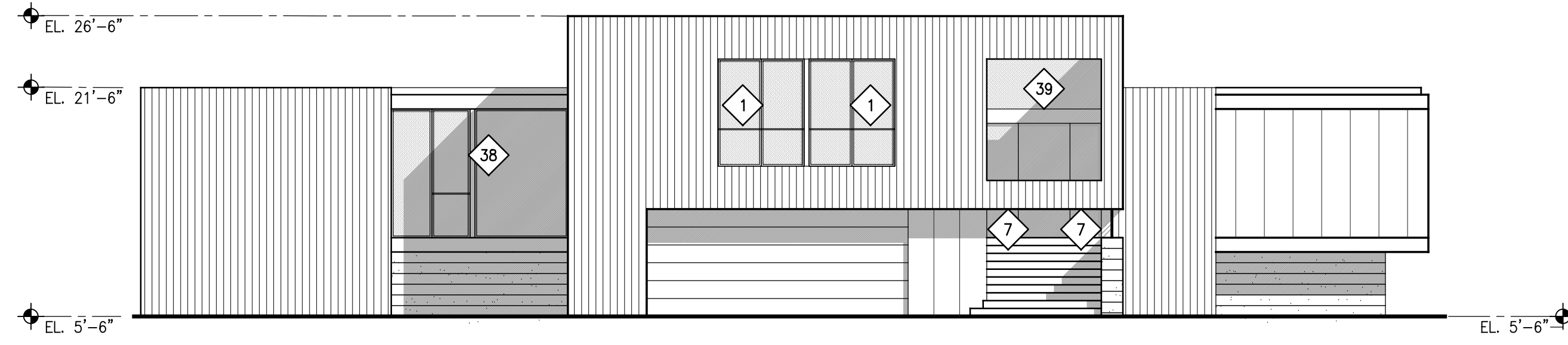
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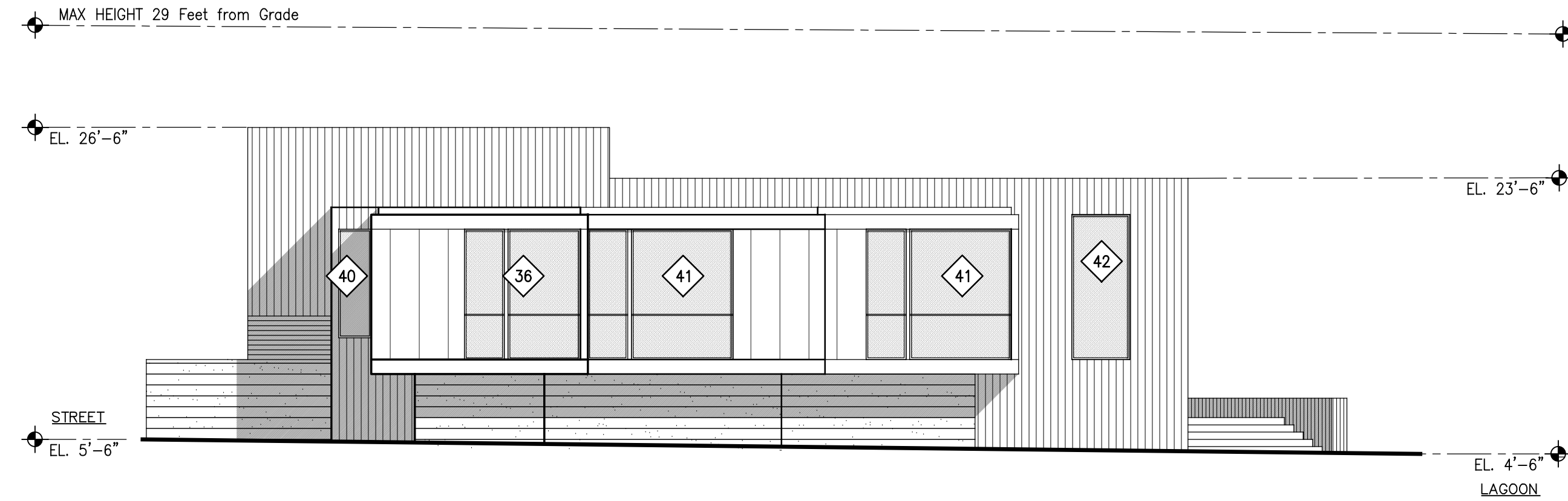
January 17, 2022

Graphic Scale

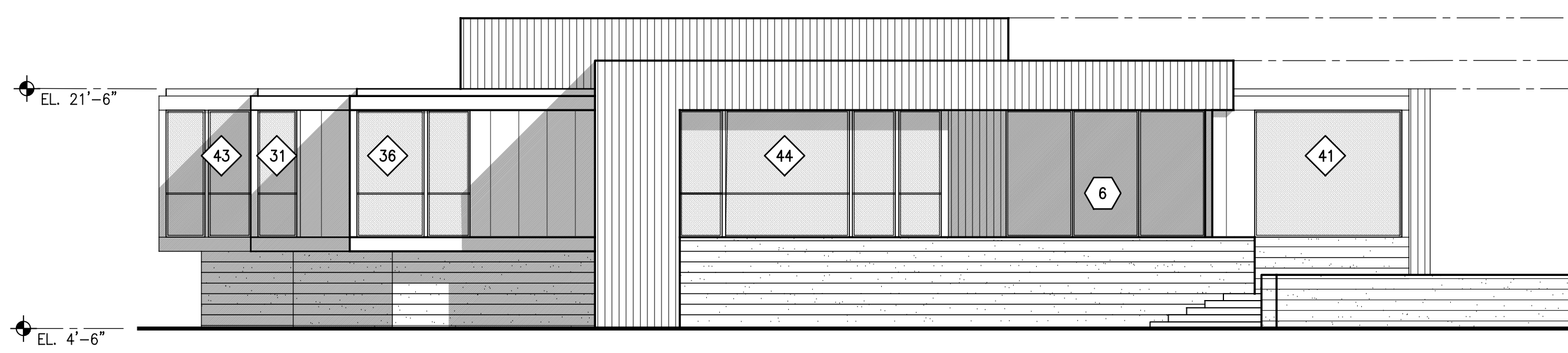




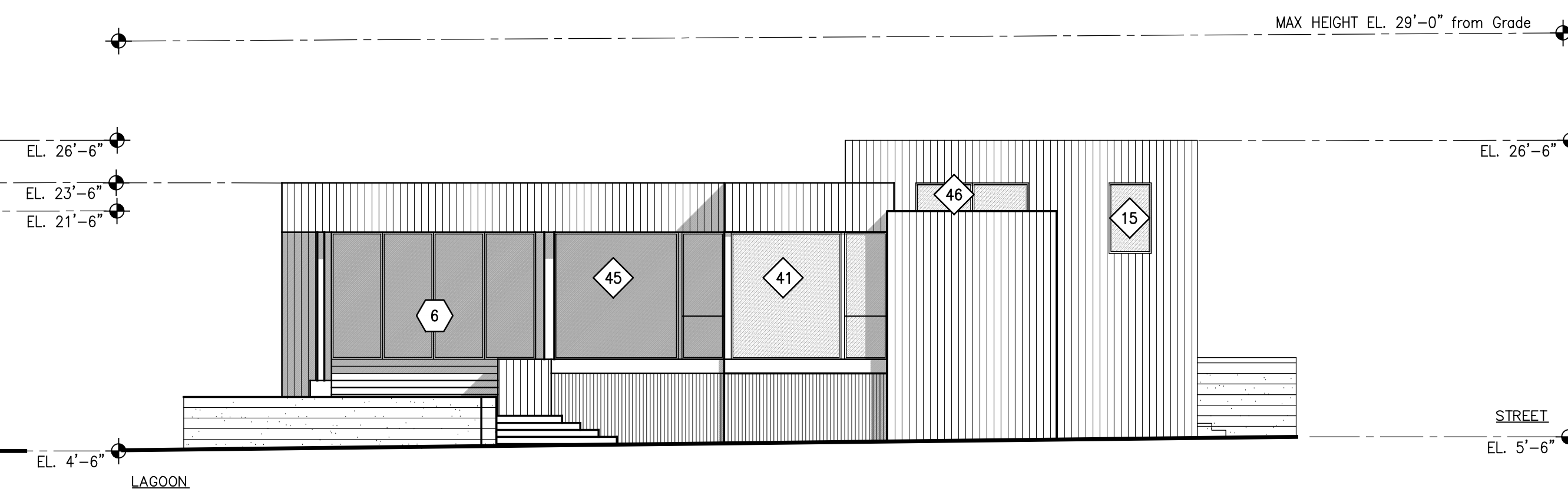
South Elevation
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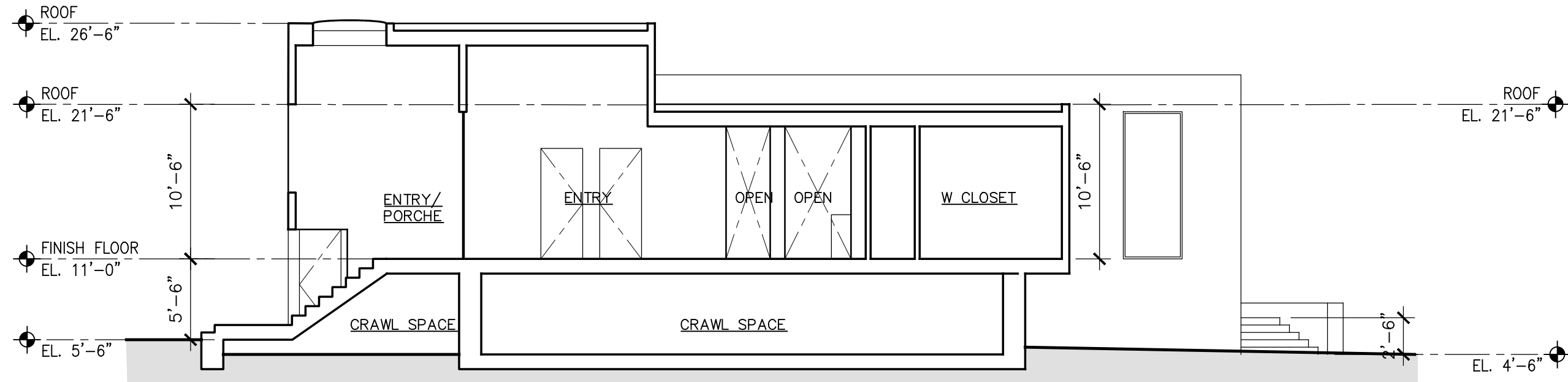
East Elevation
Scale 1"=8'-0"



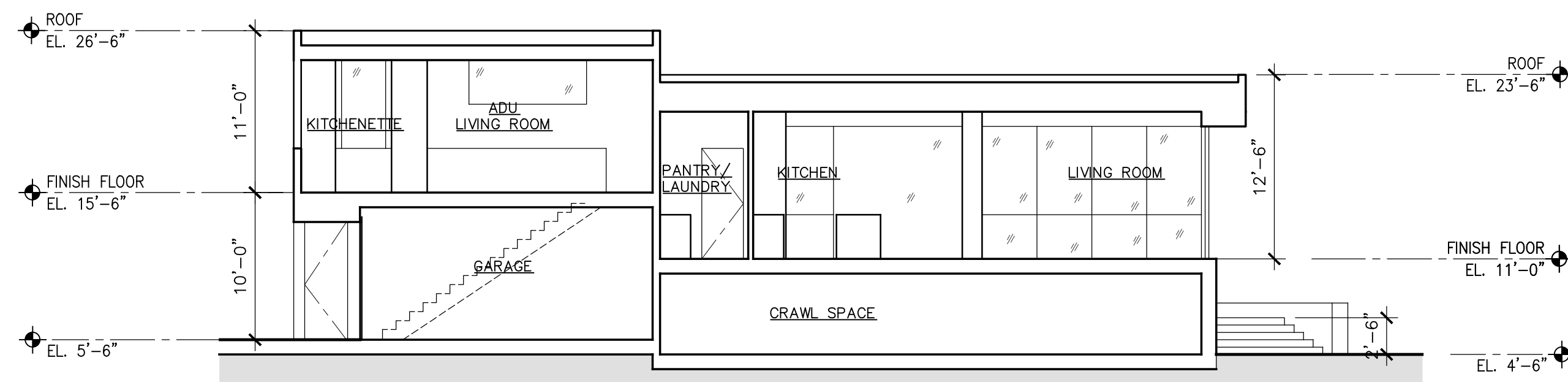
North Elevation
Scale 1"=8'-0"



West Elevation
Scale 1"=8'-0"



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

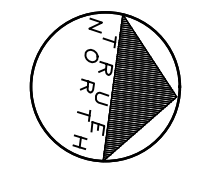
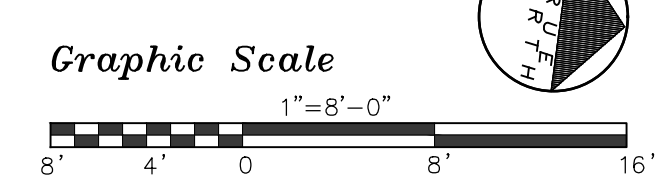


Building Section 1
Scale 1"=8'-0"

BUILDING 5

NOTE:
Door-Window Schedule - Sheet A21

January 17, 2022

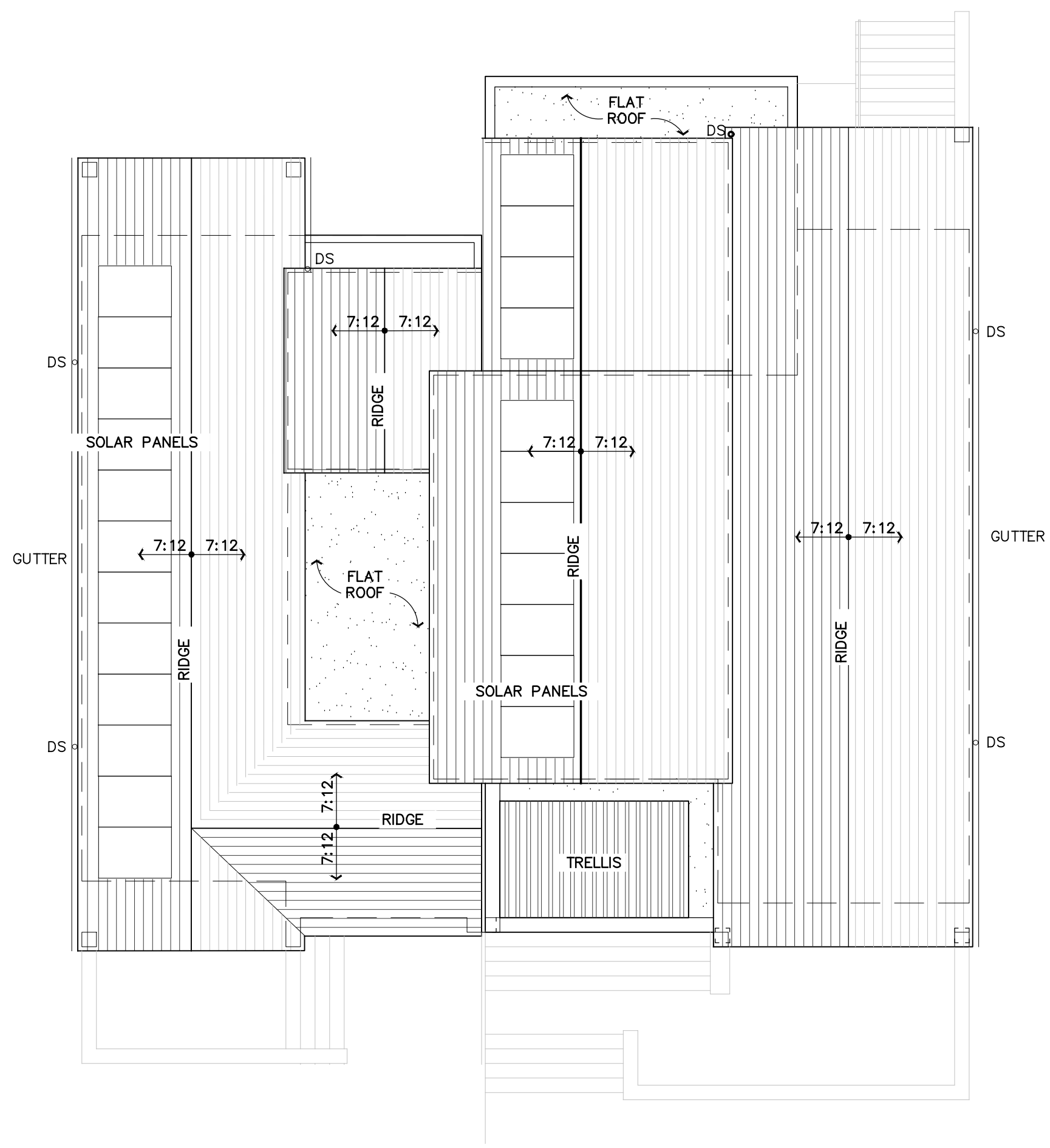


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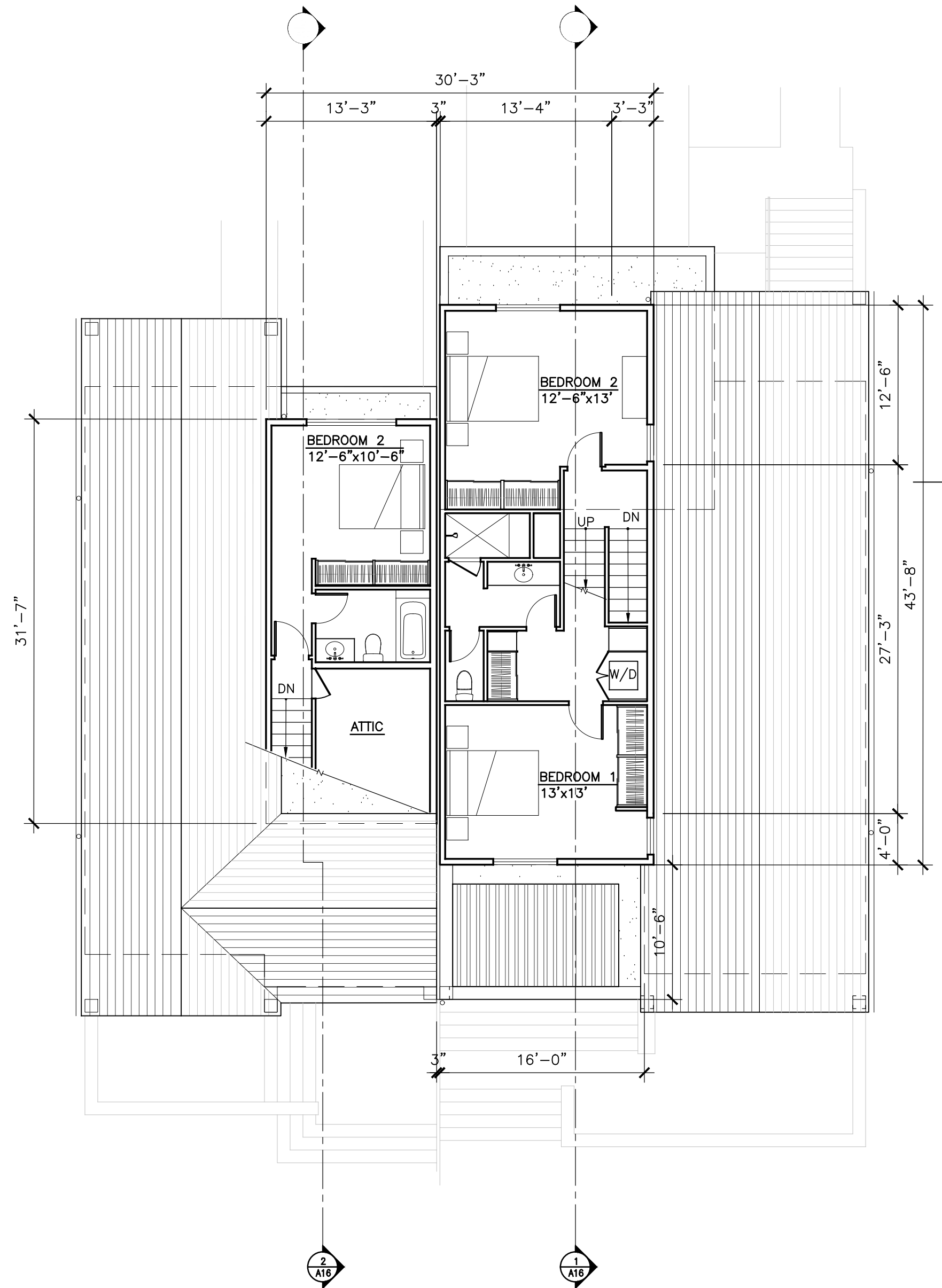
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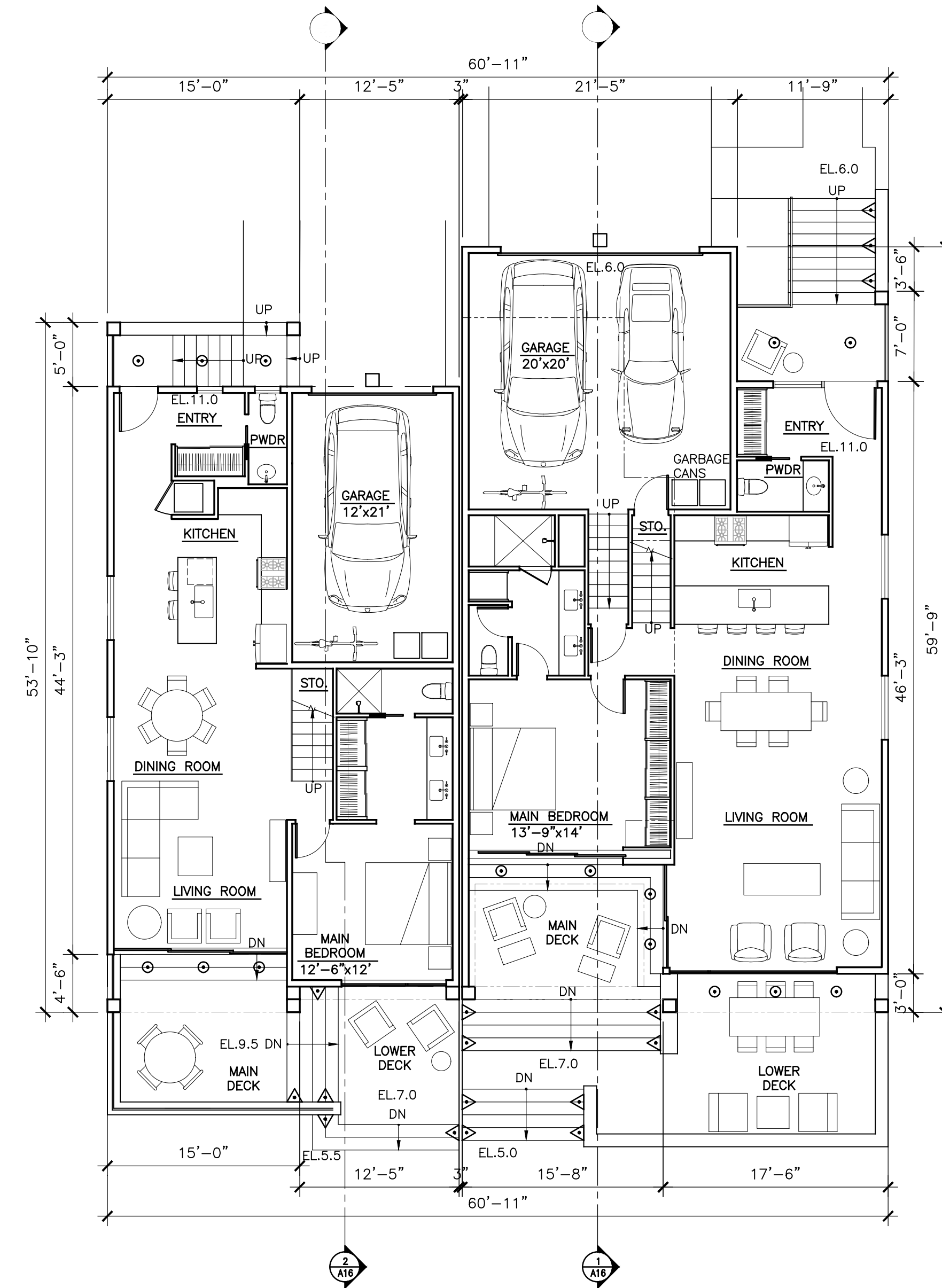
A14



Roof Plan
Scale 1"=8'-0"



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

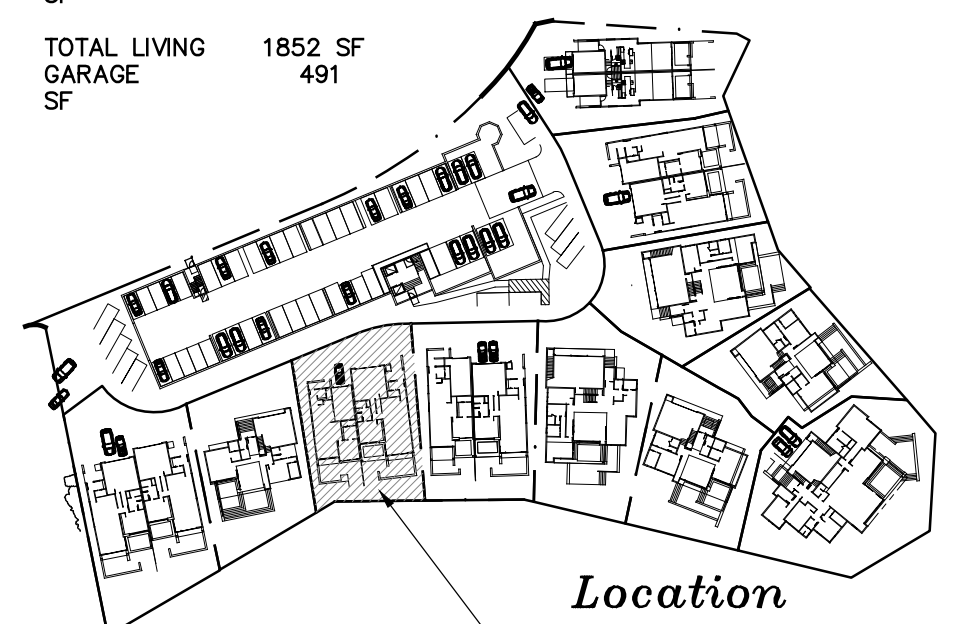


Main Level Plan
Scale 1"=8'-0"

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
SF GARAGE	491
SF	



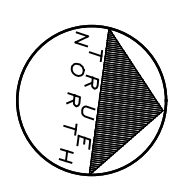
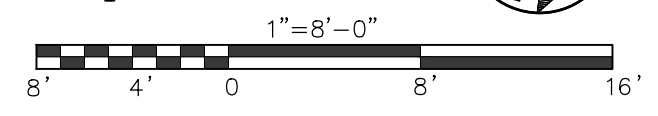
**Location
Bldg No.9
Key Plan**

BUILDING 9

MALLARD POINTE
Belvedere, California

January 17, 2022

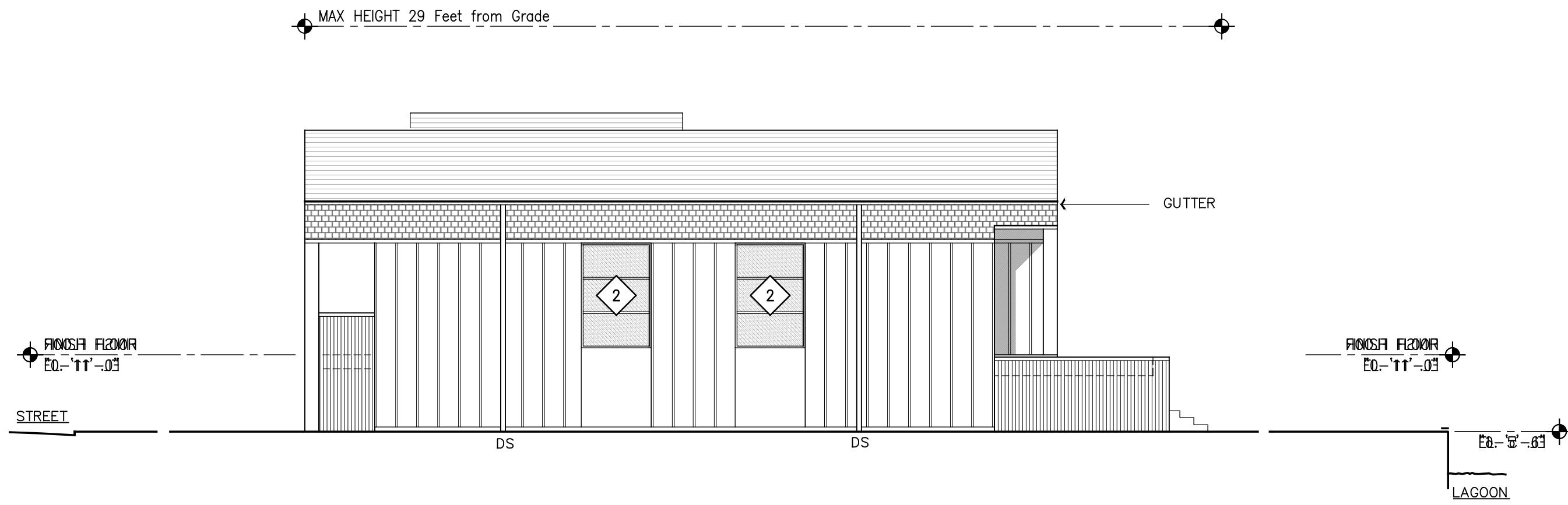
Graphic Scale



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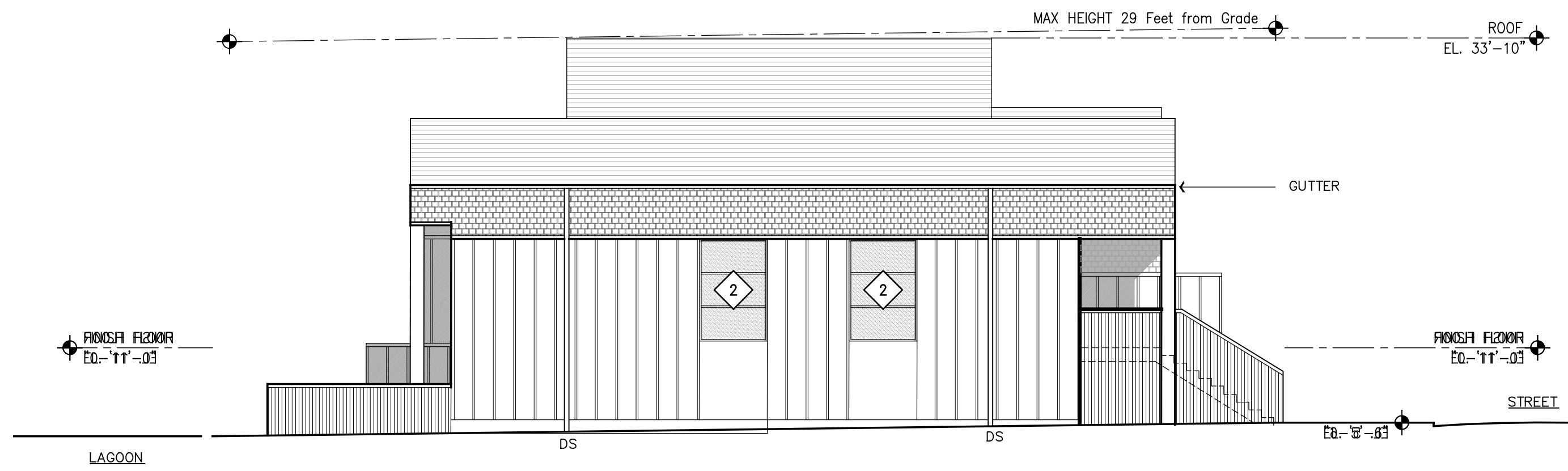
A15



South Elevation
Scale 1"=8'-0"



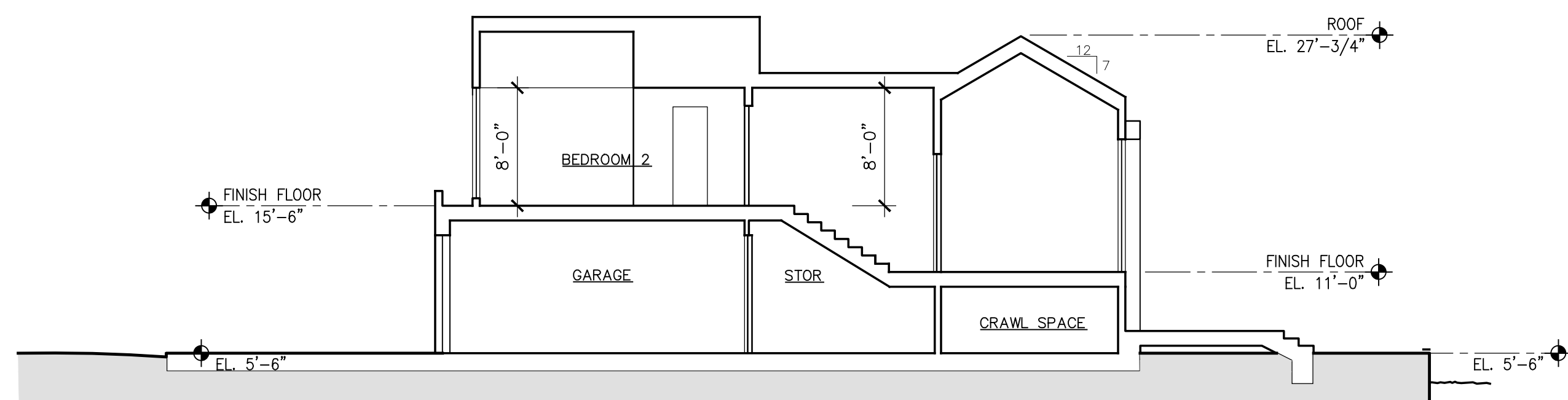
East Elevation
Scale 1"=8'-0"



North Elevation
Scale 1"=8'-0"

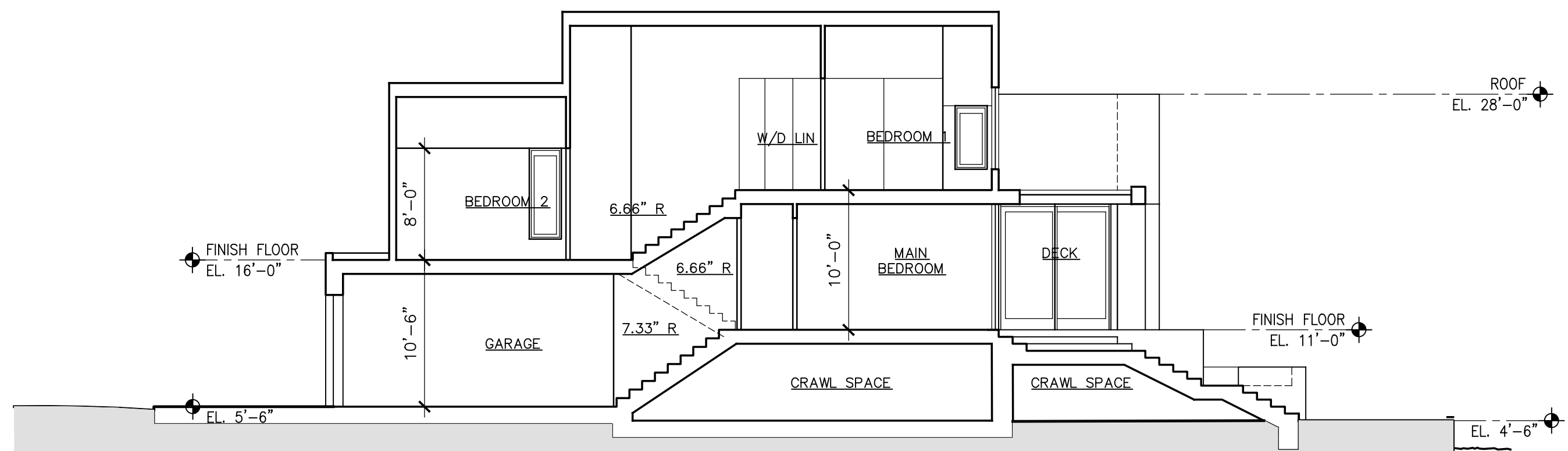


West Elevation
Scale 1"=8'-0"



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

BUILDING 9

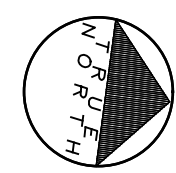
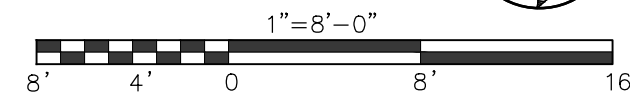


Section 1
Scale 1"=8'-0"

NOTE:
Door-Window Schedule - Sheet A21

January 17, 2022

Graphic Scale

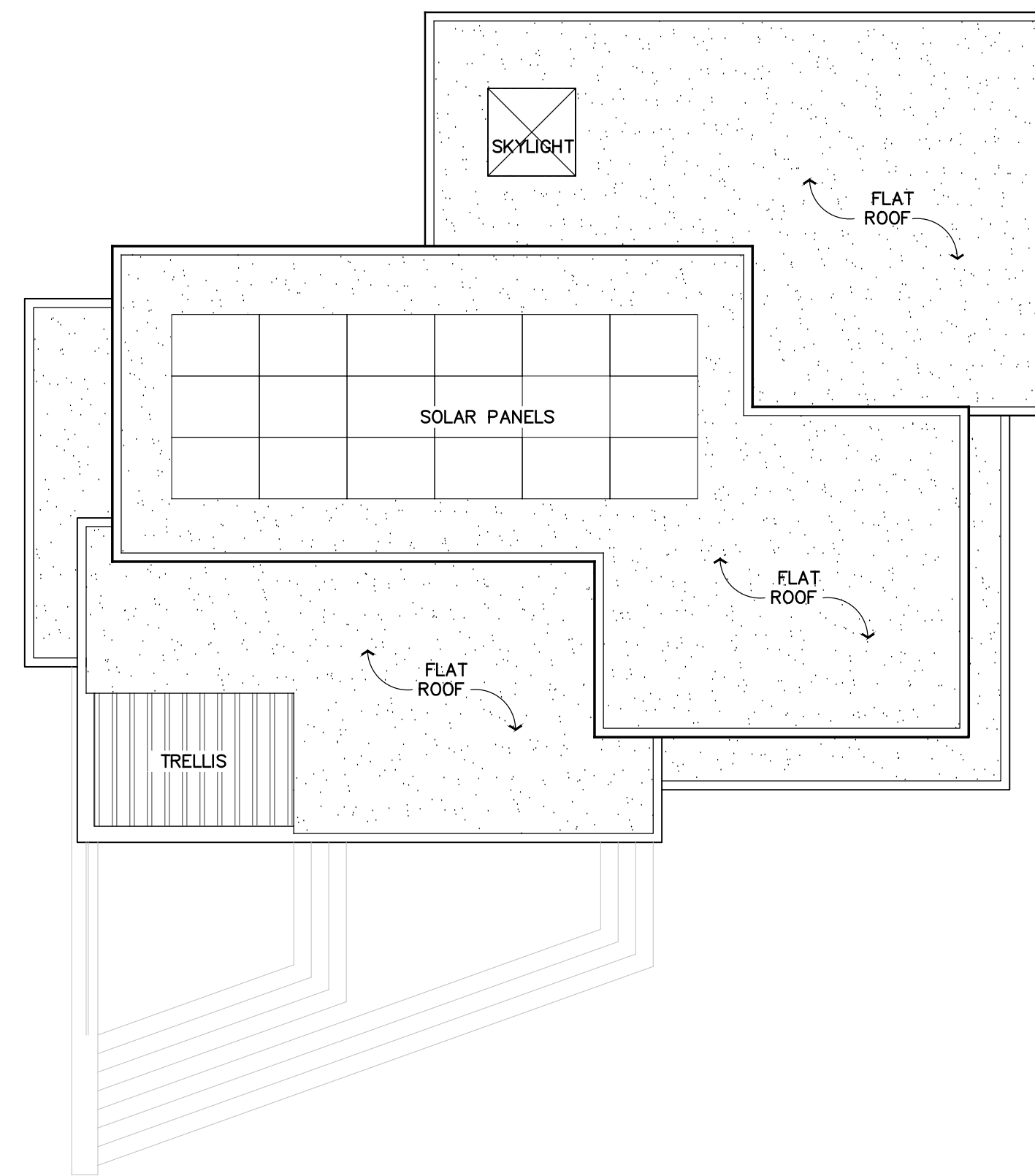


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Belvedere, California

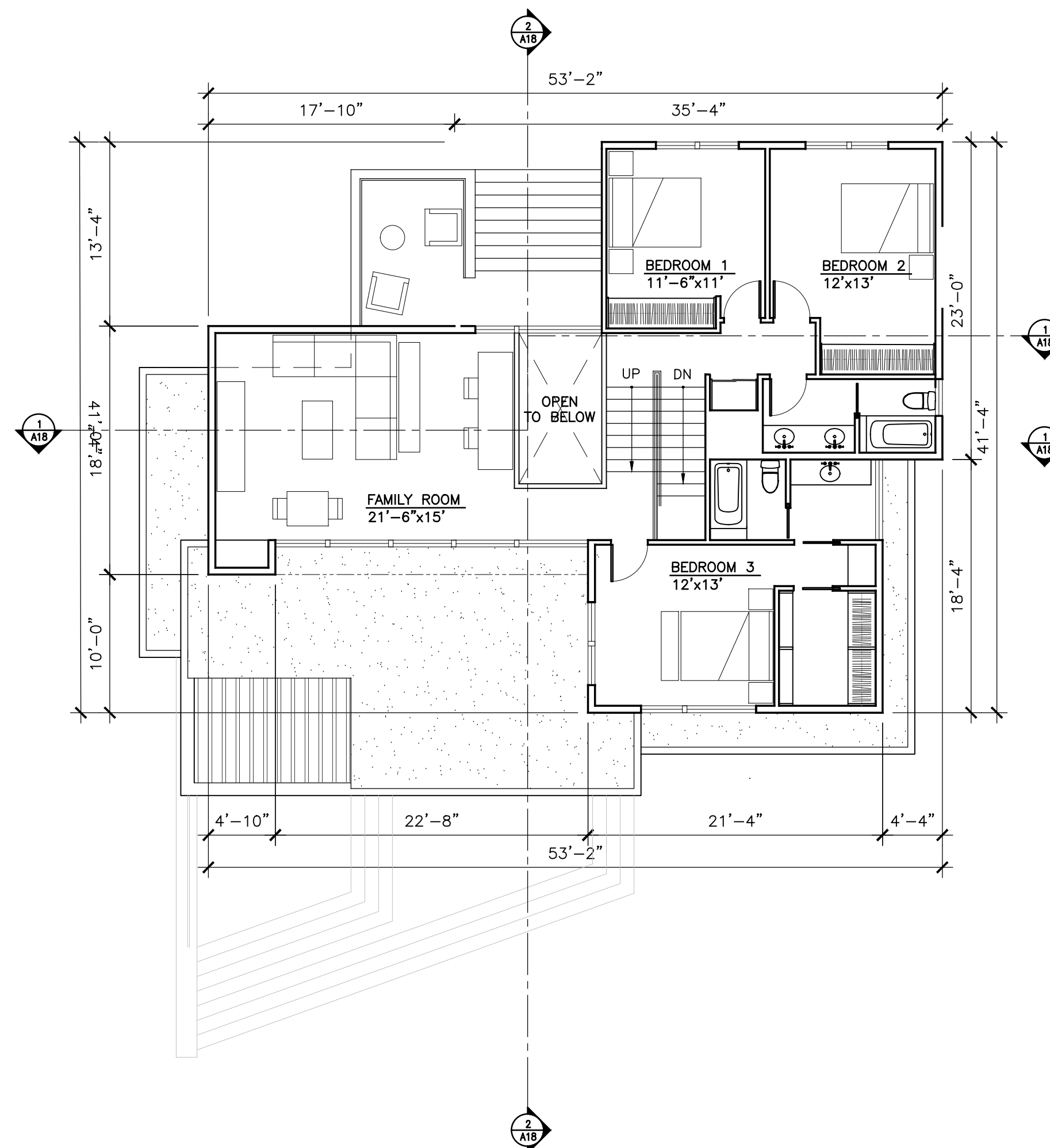
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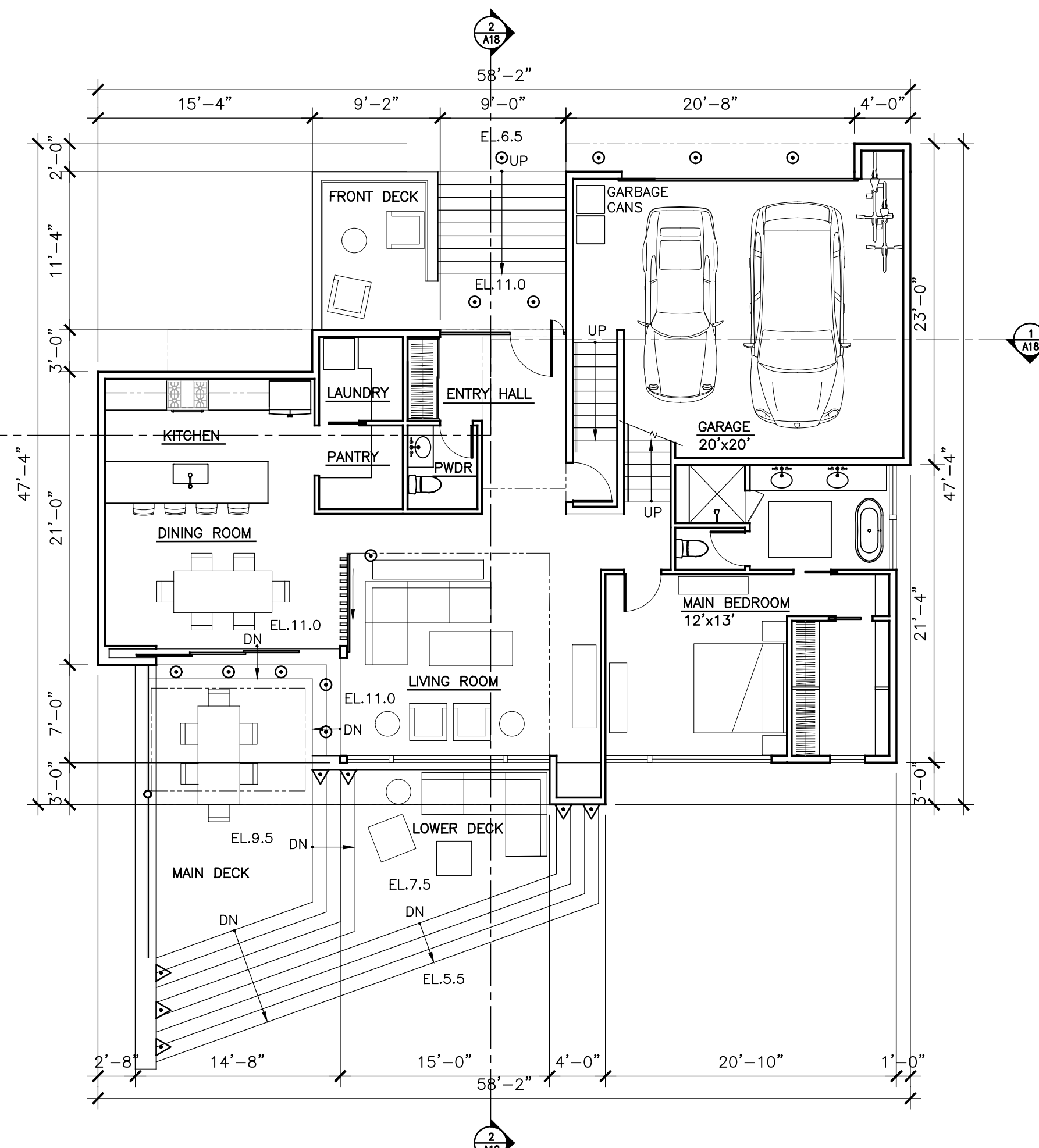
A16



Roof Plan
Scale 1"=8'-0"



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

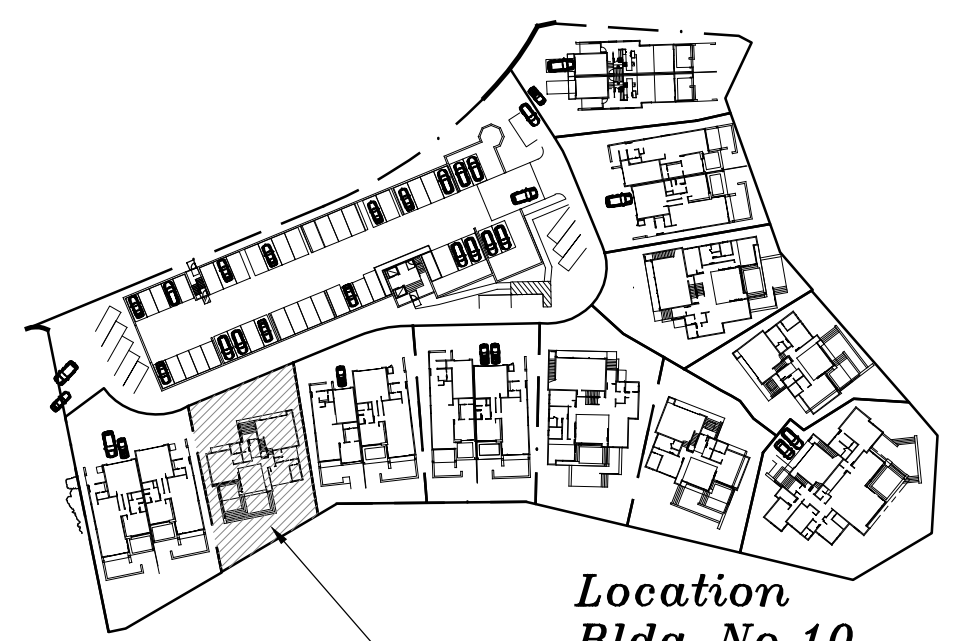


Main Level Plan
Scale 1"=8'-0"

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

MALLARD POINTE

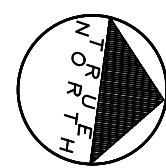
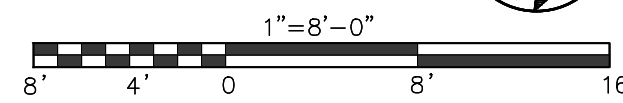
Belvedere, California

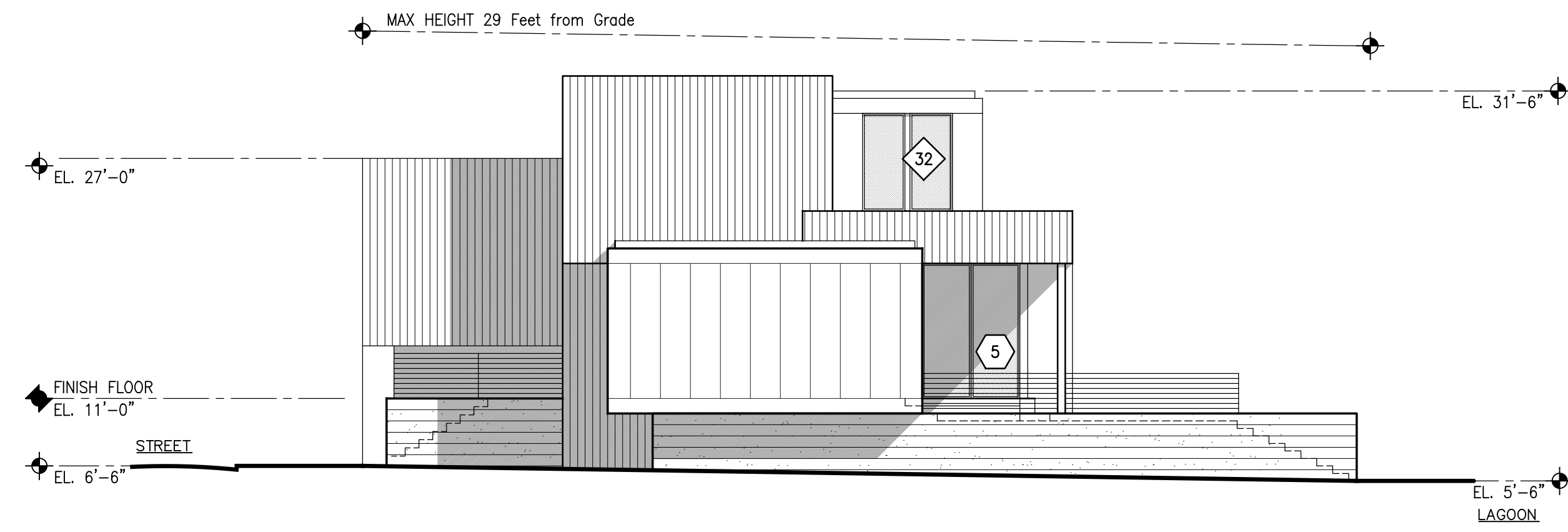
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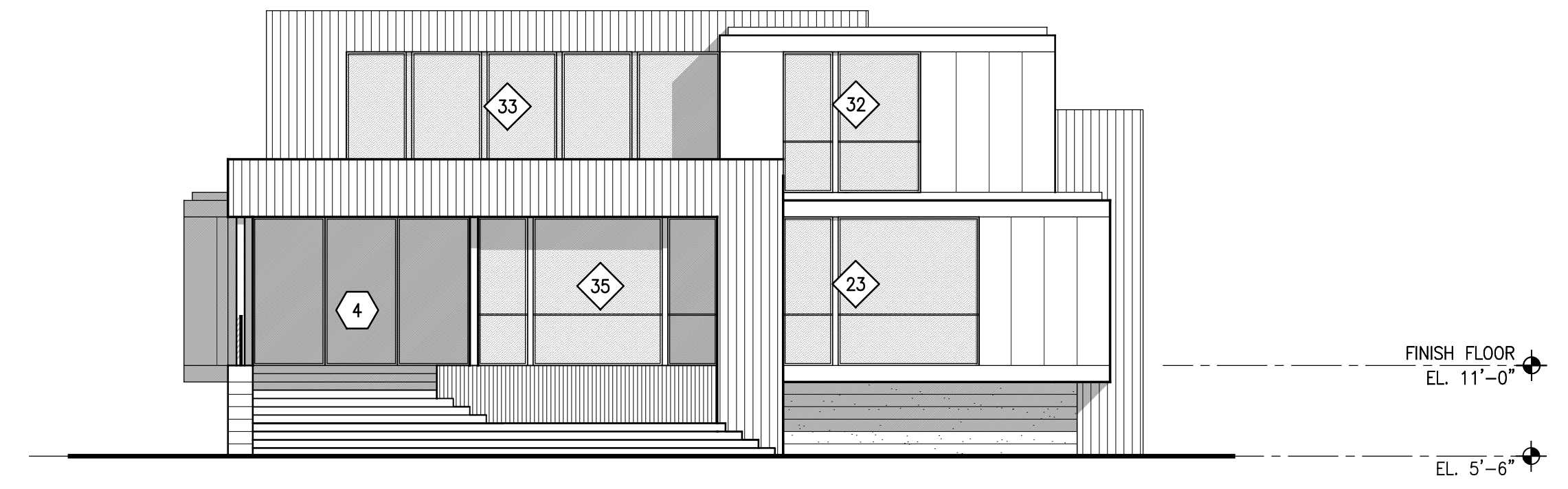
January 17, 2022

Graphic Scale

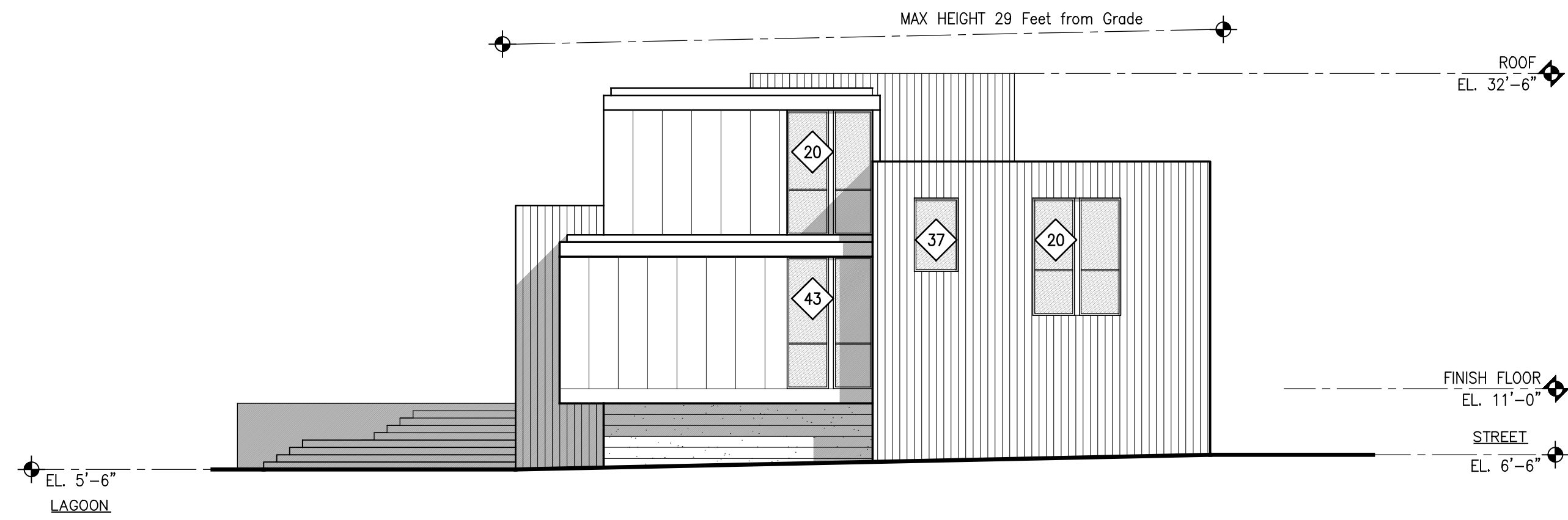




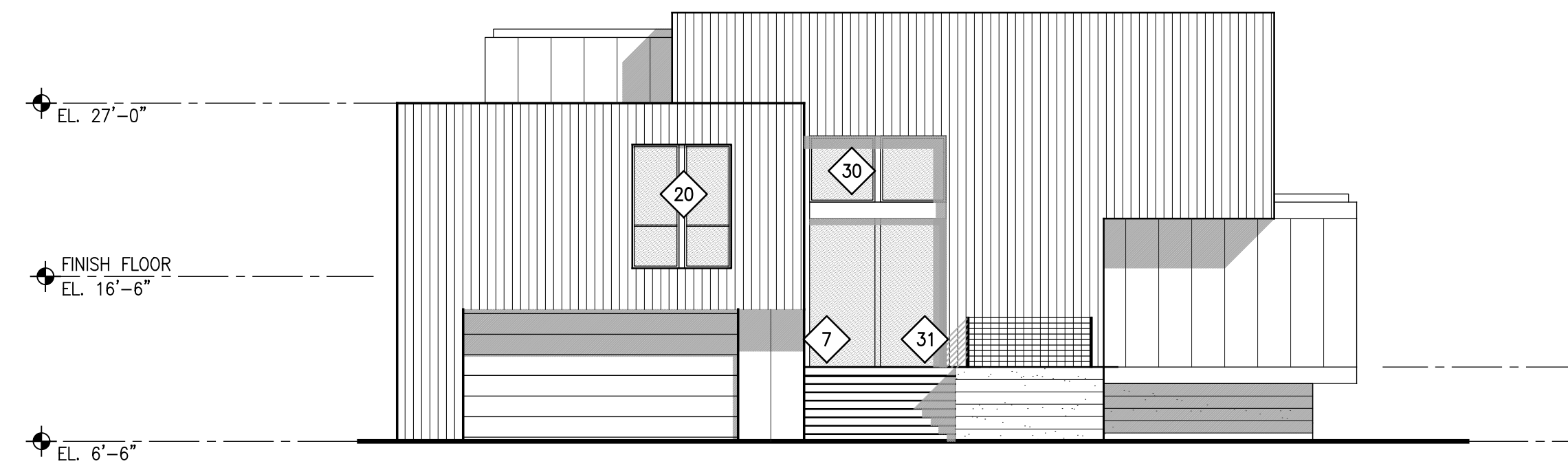
South Elevation
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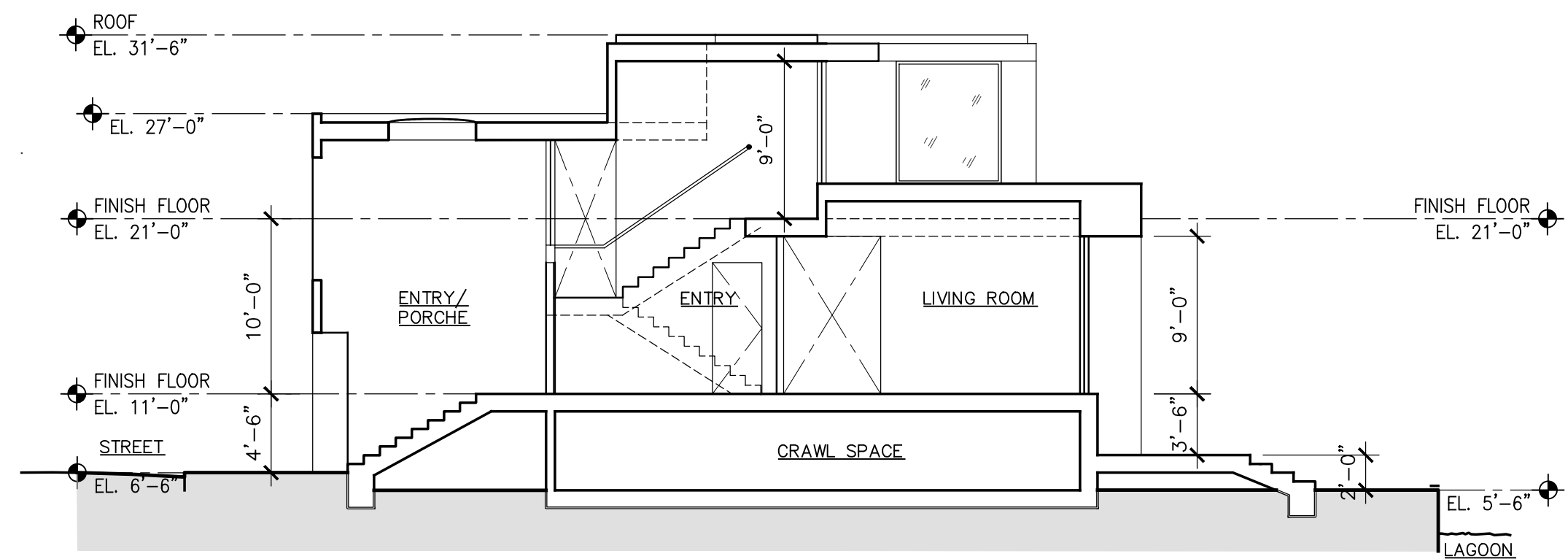
East Elevation
Scale 1"=8'-0"



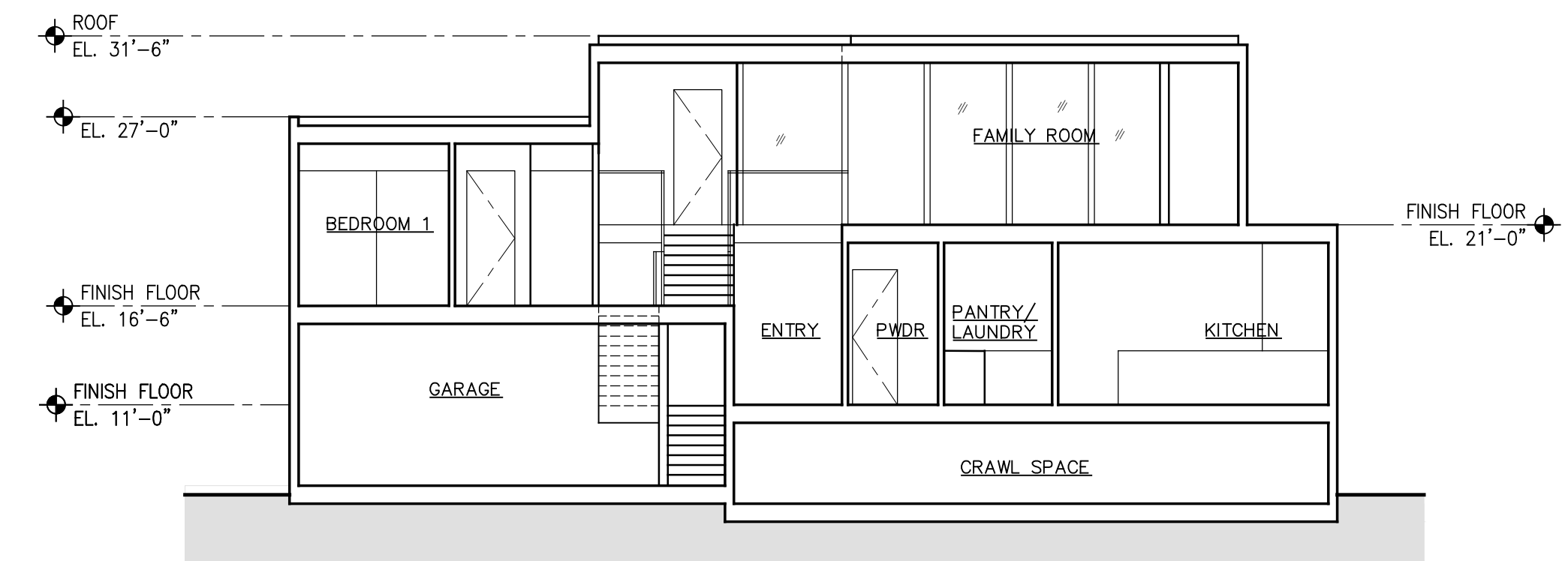
North Elevation
Scale 1"=8'-0"



West Elevation
Scale 1"=8'-0"



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



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

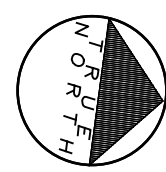
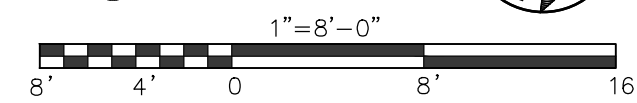
BUILDING 10

MALLARD POINTE
Belvedere, California

NOTE:
Door-Window Schedule - Sheet A21

January 17, 2022

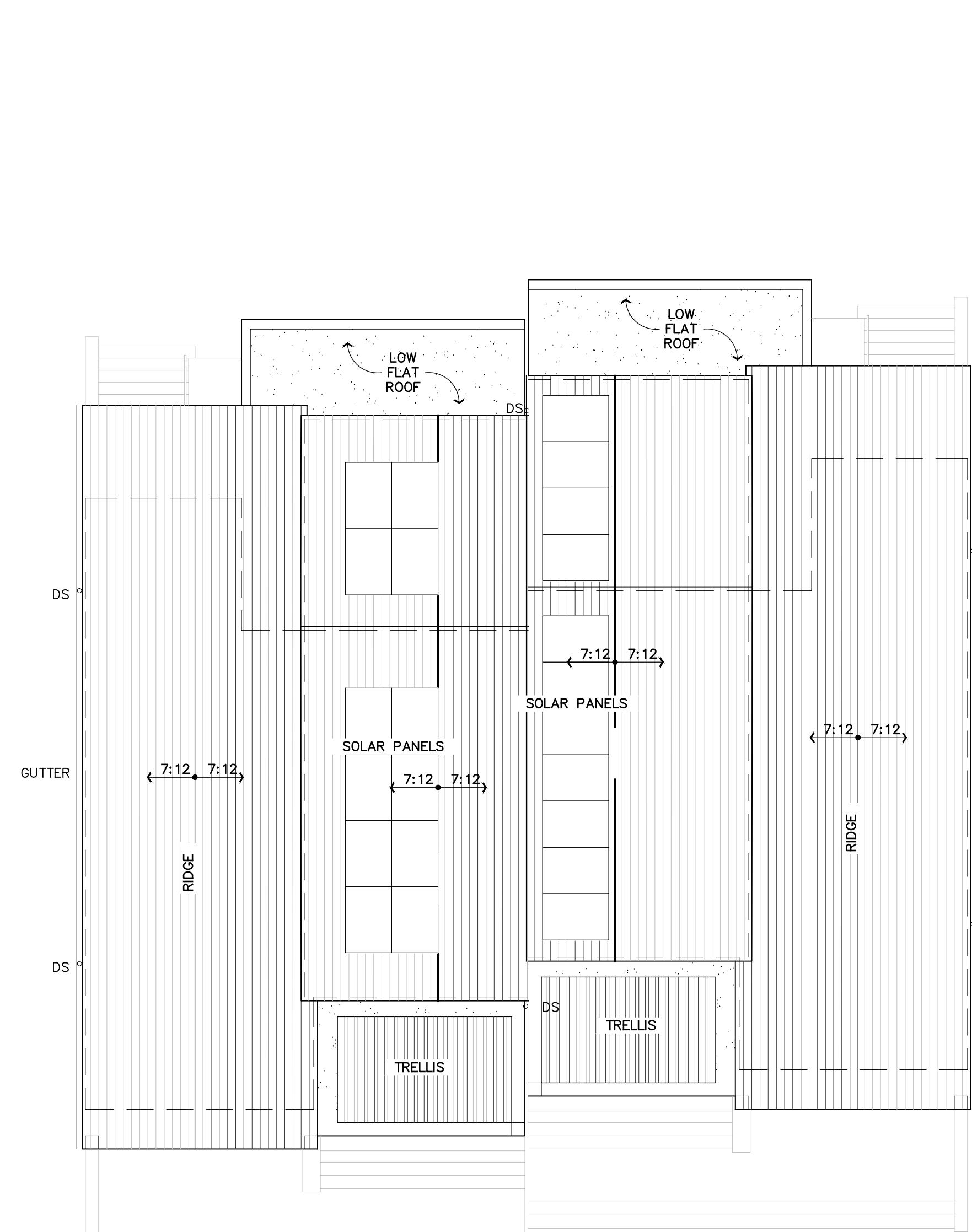
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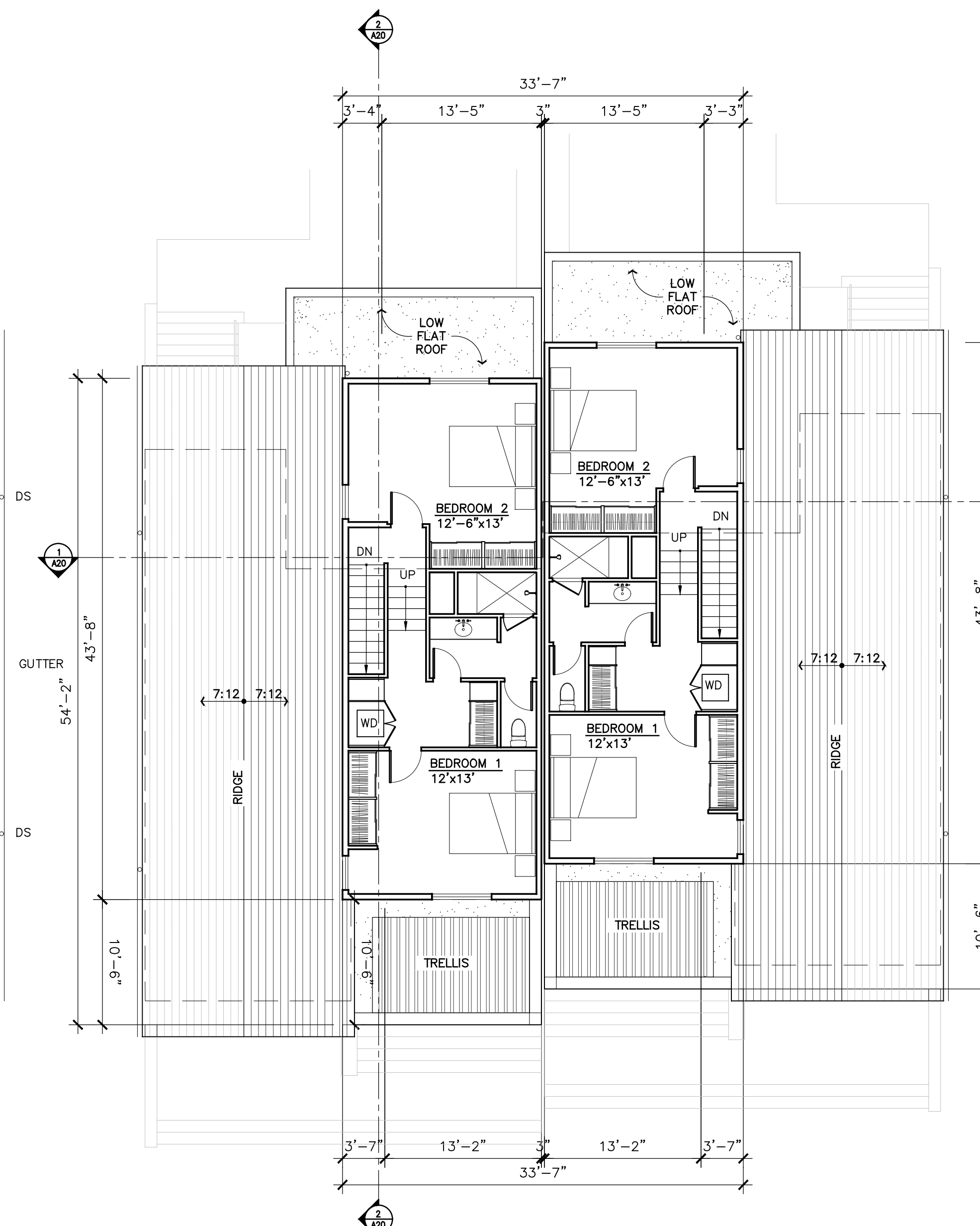
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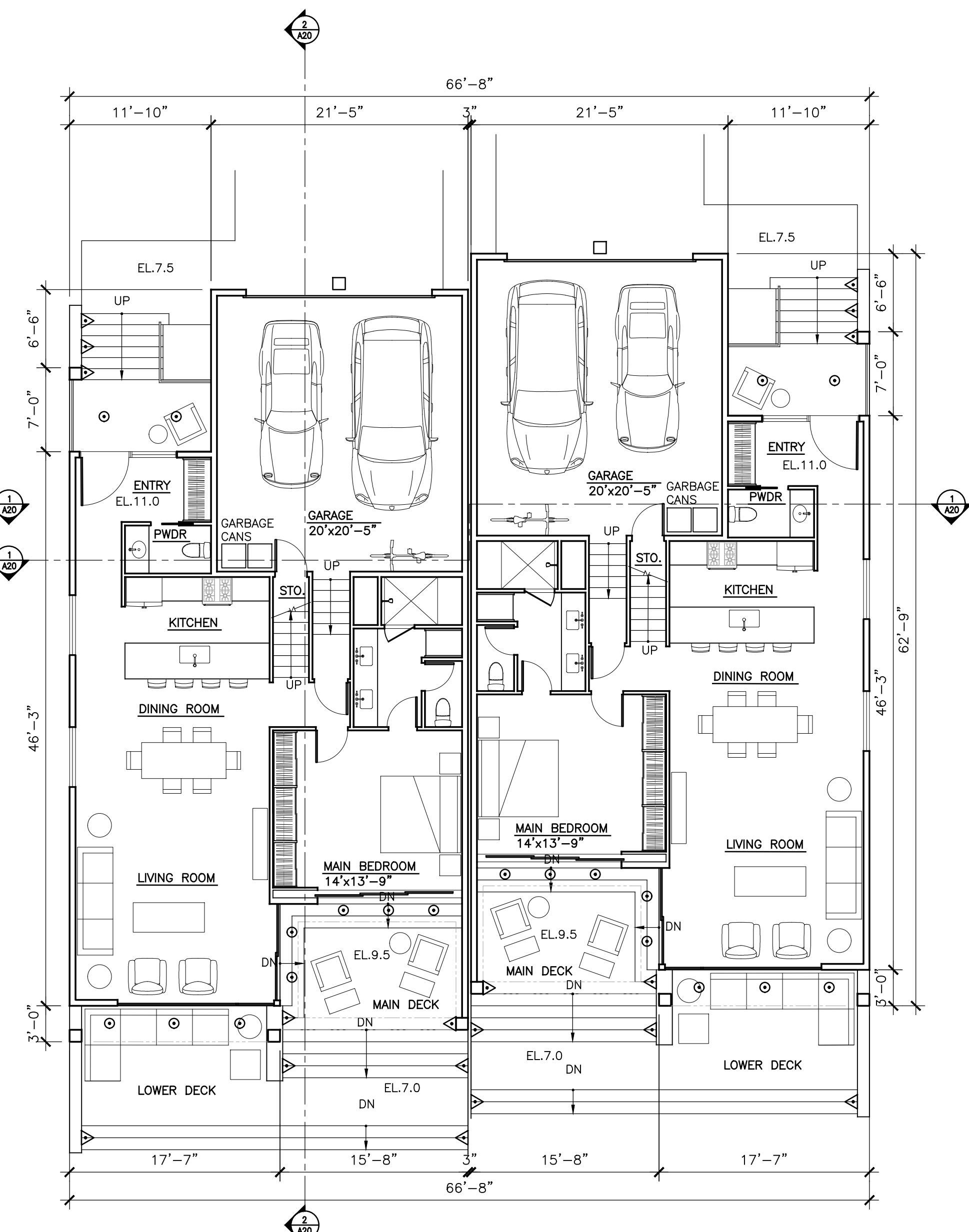
A18



Roof Plan
Scale 1"=8'-0"



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

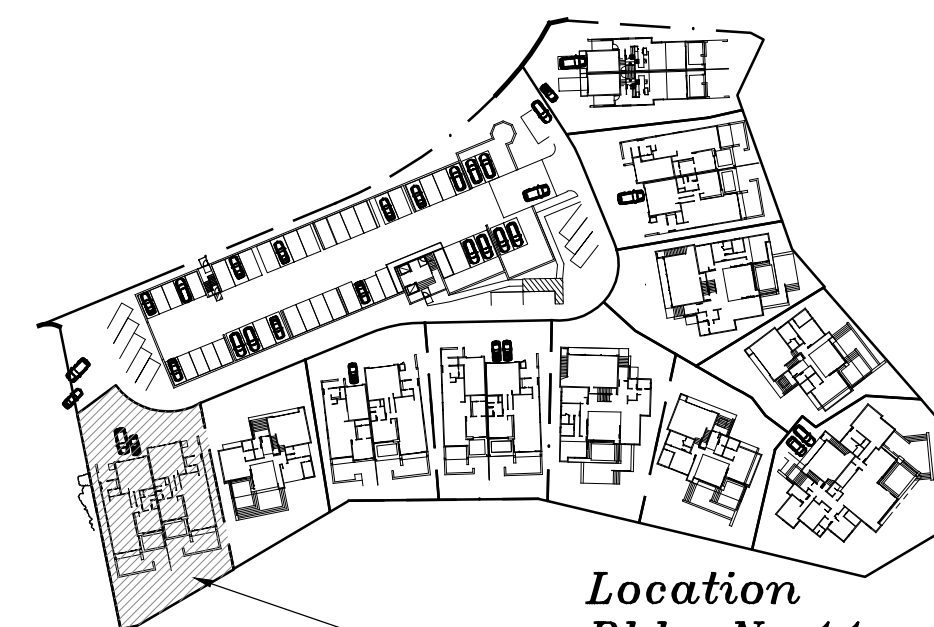


Main Level Plan
Scale 1"=8'-0"

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



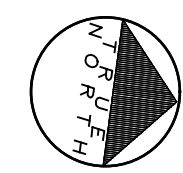
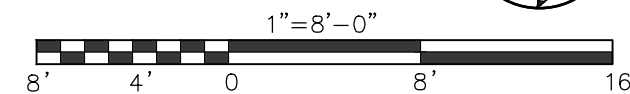
*Location
Bldg No.11
Key Plan*

BUILDING 11

MALLARD POINTE
Belvedere, California

January 17, 2022

Graphic Scale

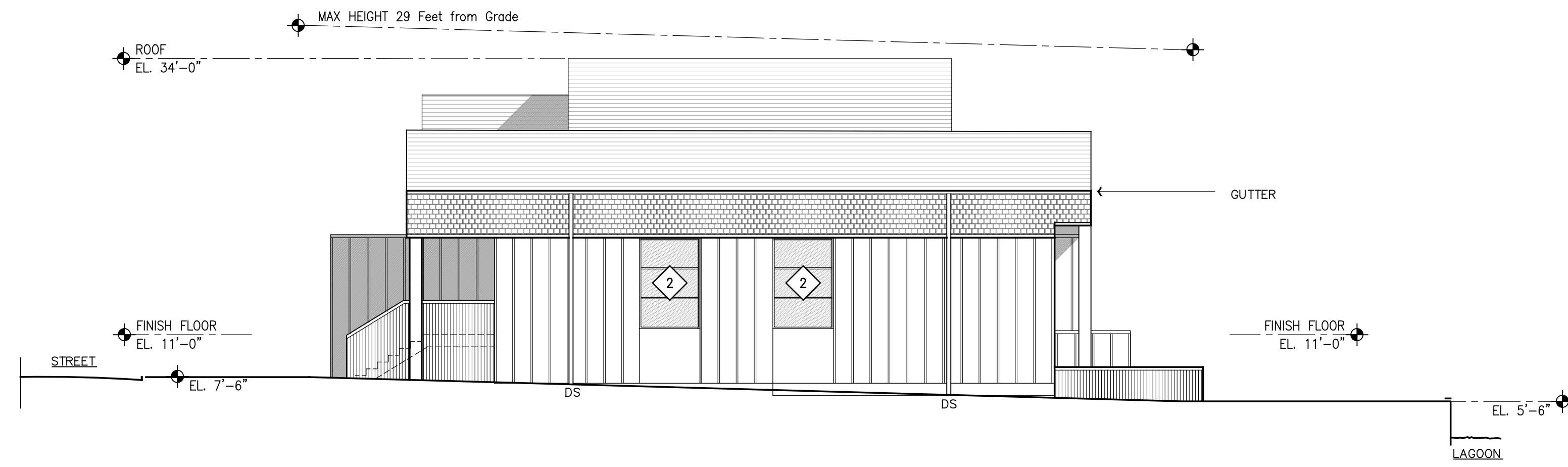


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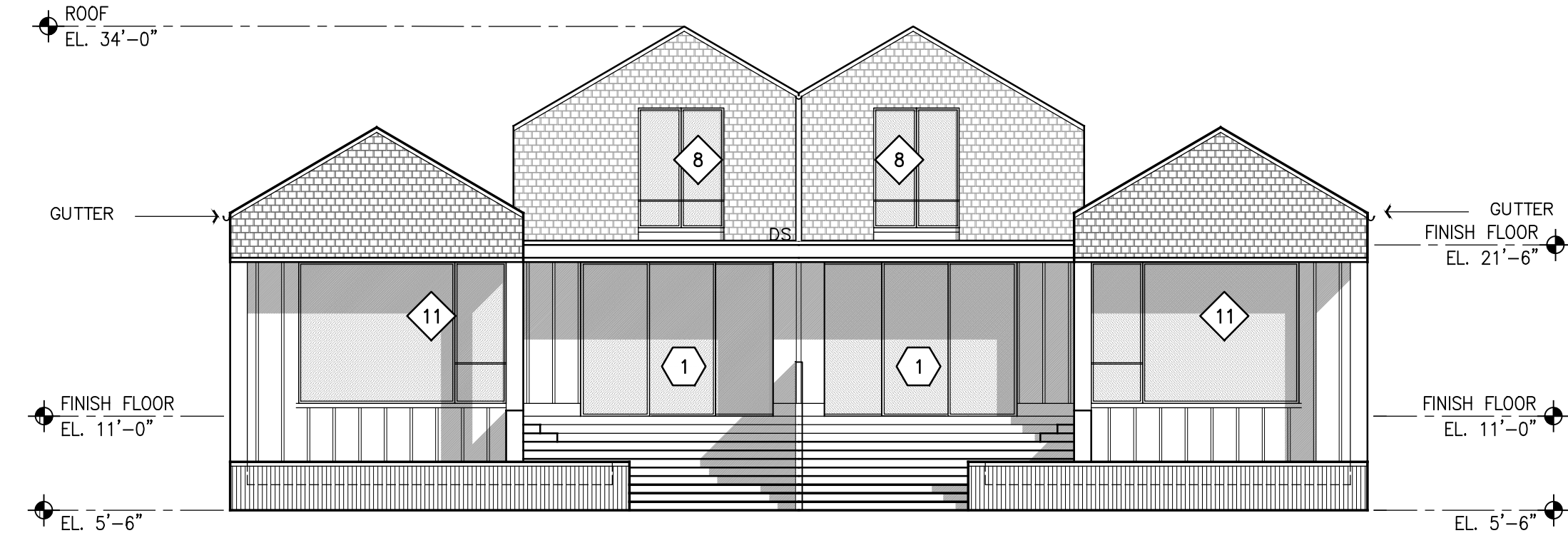


A19

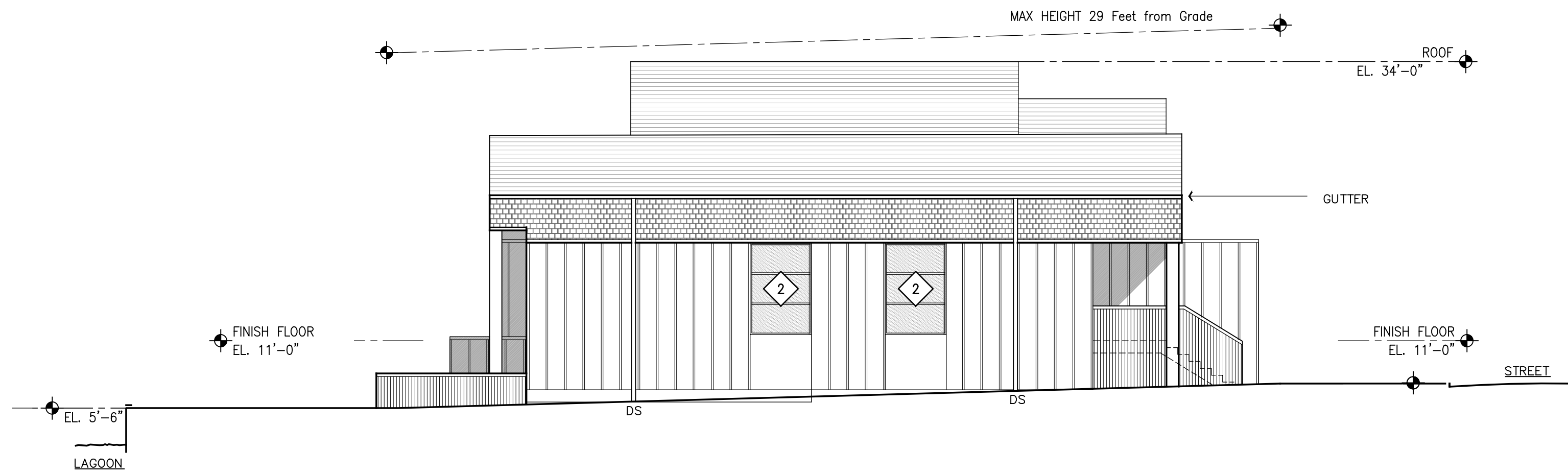
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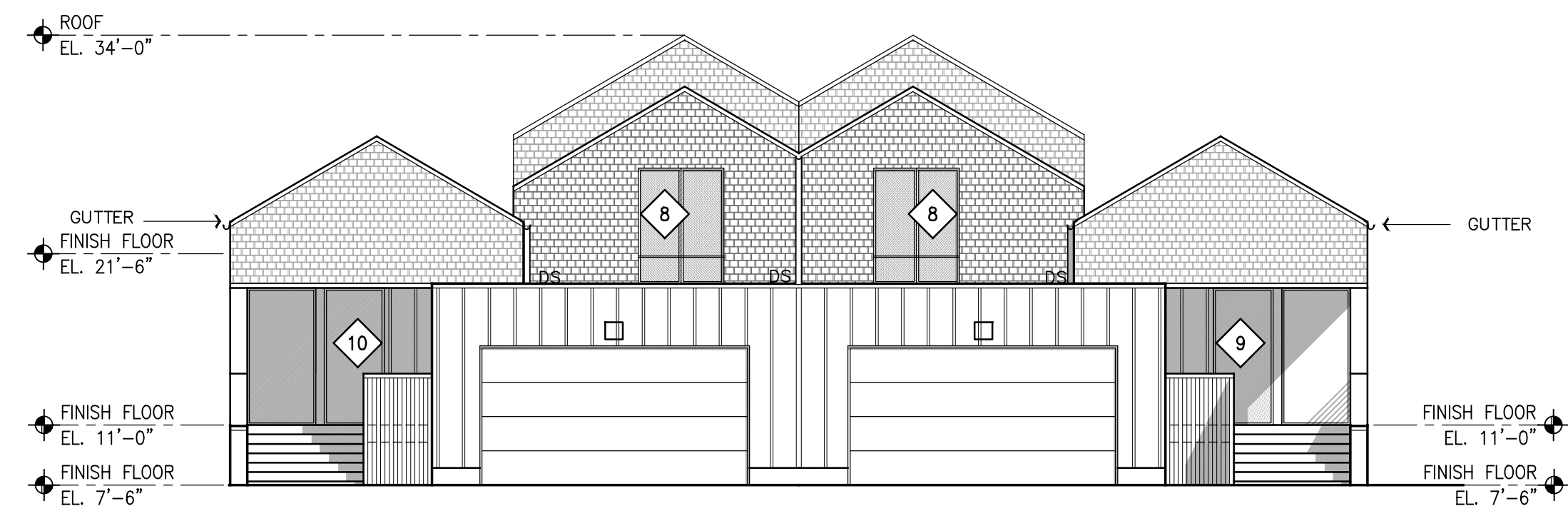
South Elevation
Scale 1"=8'-0"



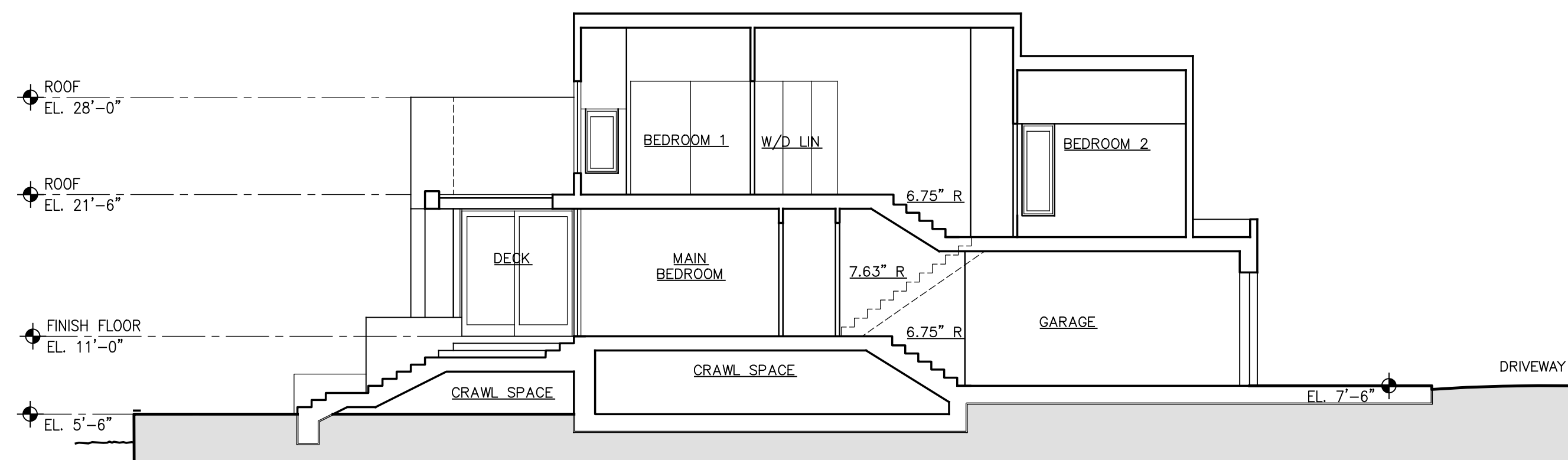
East Elevation
Scale 1"=8'-0"



North Elevation
Scale 1"=8'-0"

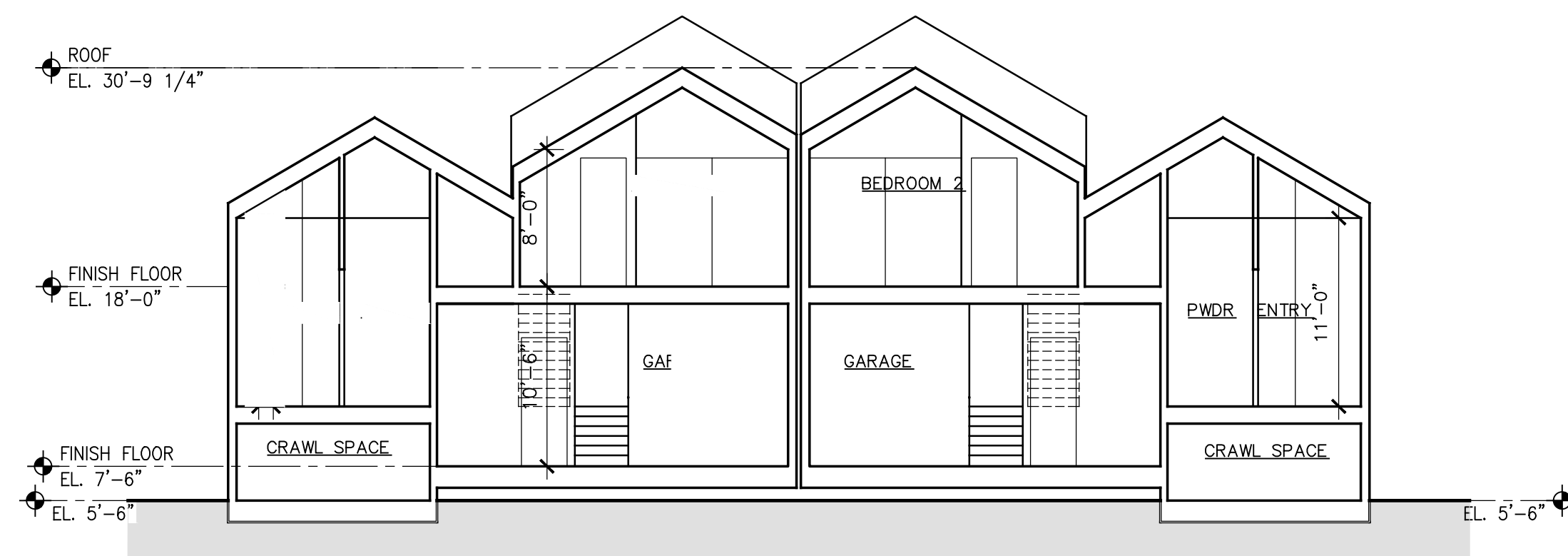


West Elevation
Scale 1"=8'-0"



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

BUILDING 11

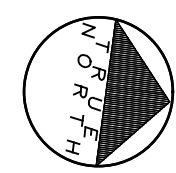
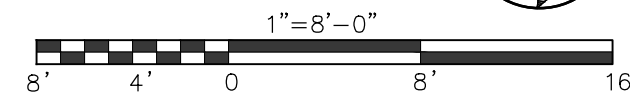


Section 1
Scale 1"=8'-0"

NOTE:
Door-Window Schedule - Sheet A21

January 17, 2022

Graphic Scale



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A20



Building 2 & 4–Lagoon View

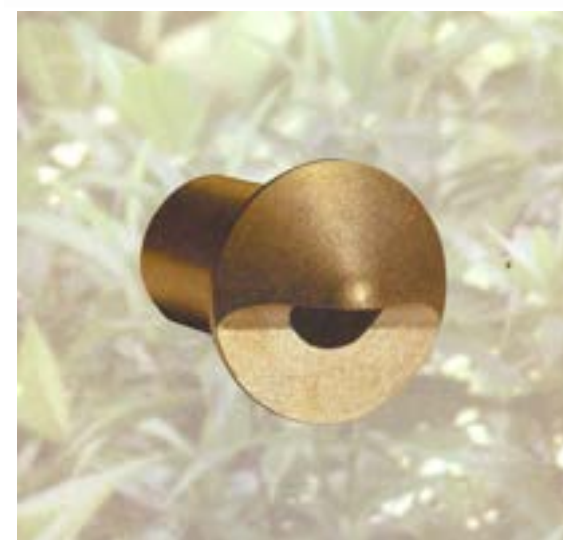
Proposed Exterior Lighting Fixtures



*Fixture Type A
Recessed
Ceiling Light
(75 Watts)*



*Fixture Type B
Surface Down
Light
(75 Watts)*



*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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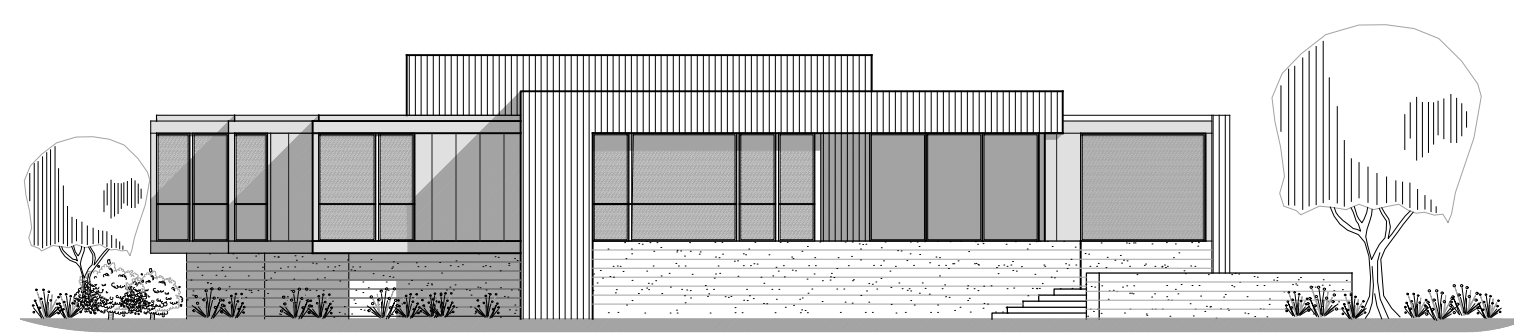


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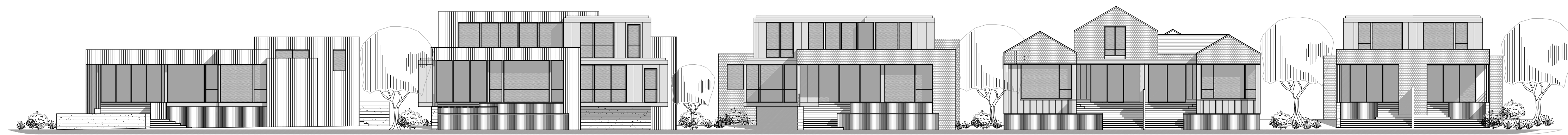


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LOT 5

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"

January 17, 2022



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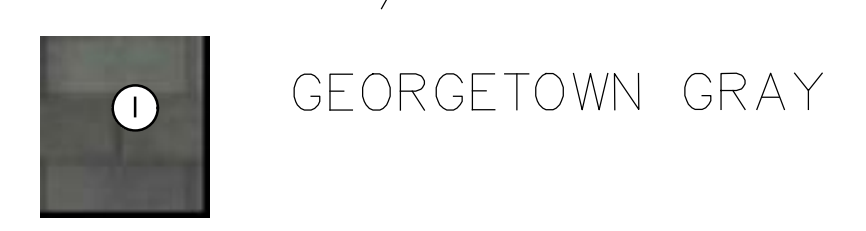
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Mill Valley
CA 94941
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415 383 3139

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DECKS AND STEPS "TIMBERTECH" AZER



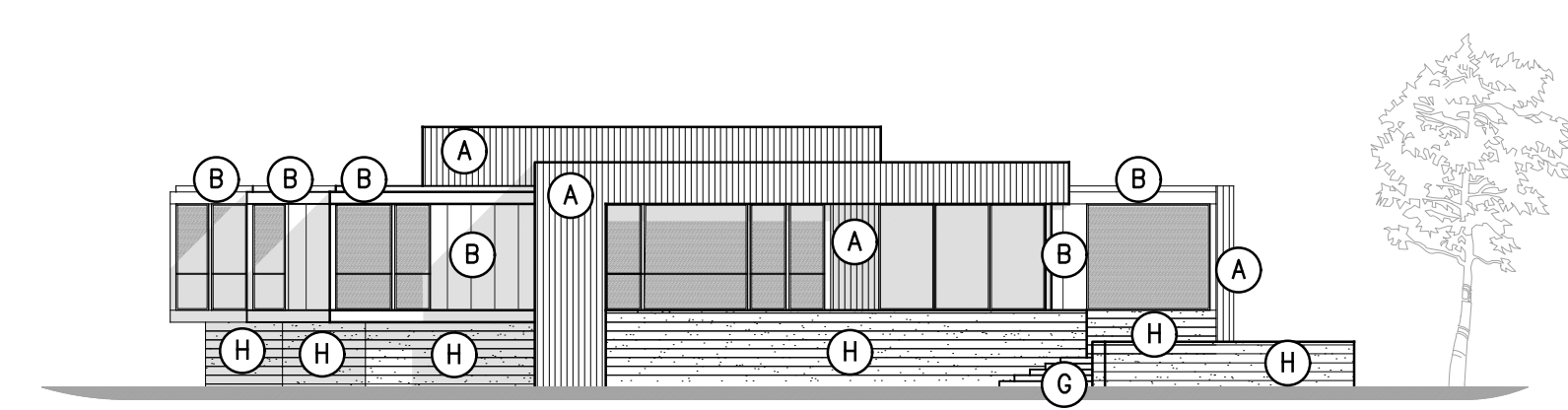
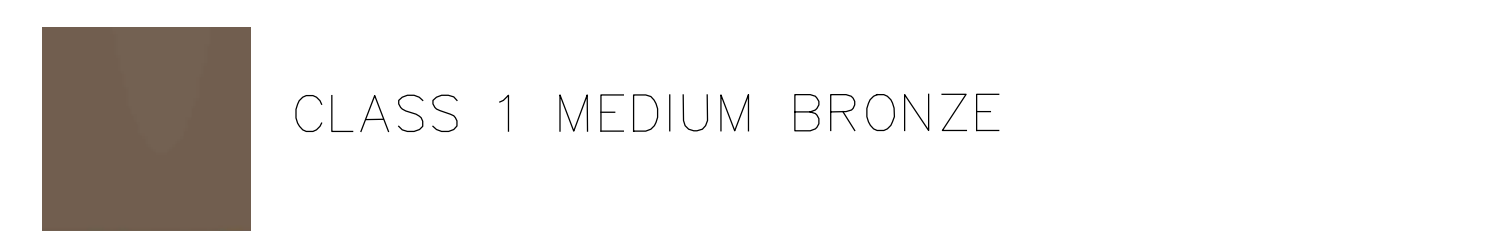
"CERTAINTEED" ROOF TRADITIONAL/STRIP SHINGLES



EXTERIOR CONCRETE WALLS

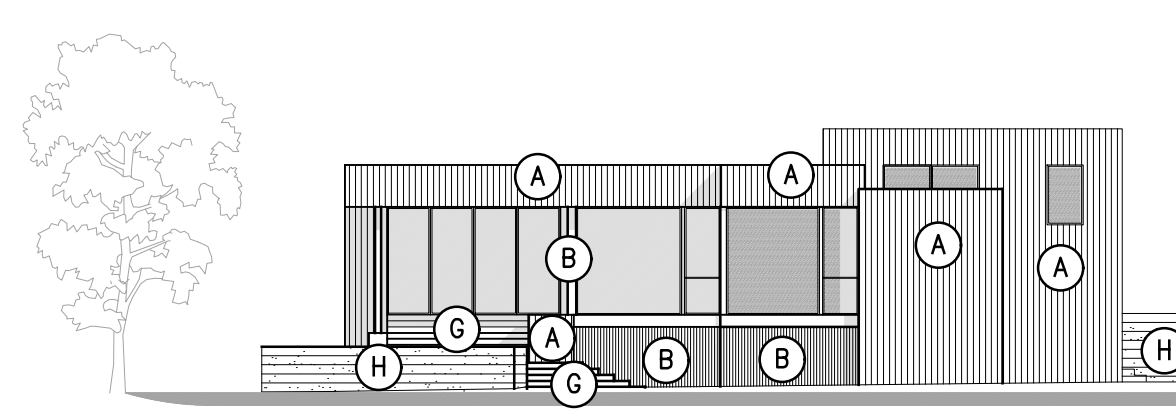


"FLEETWOOD" ALUMINUM DOOR & WINDOW FRAMES



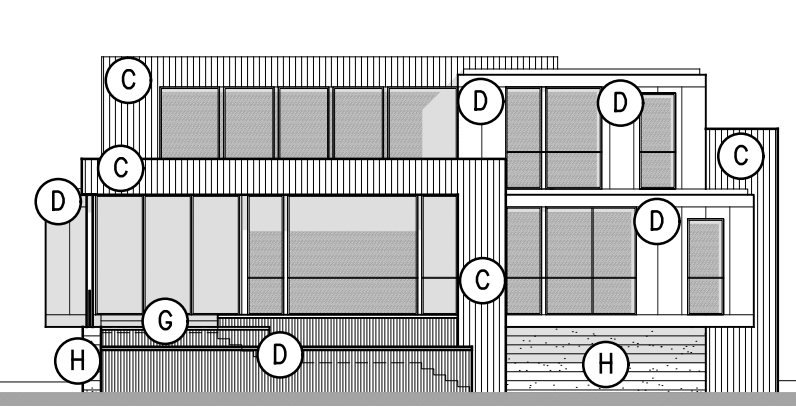
- 5 LIGHT GRAY VERTICAL BOARDS
- AGED PEWTER SMOOTH PANELS

NOTE: TRIMS AND COLUMNS TO MATCH

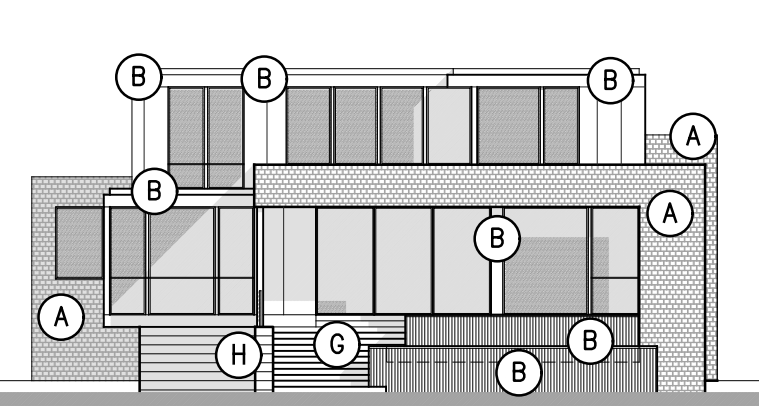


- 5 LIGHT GRAY VERTICAL BOARDS
- AGED PEWTER SMOOTH PANELS

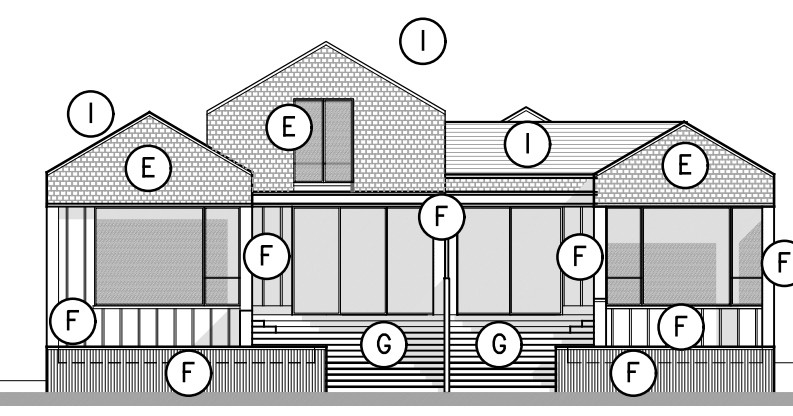
NOTE: TRIMS AND COLUMNS TO MATCH



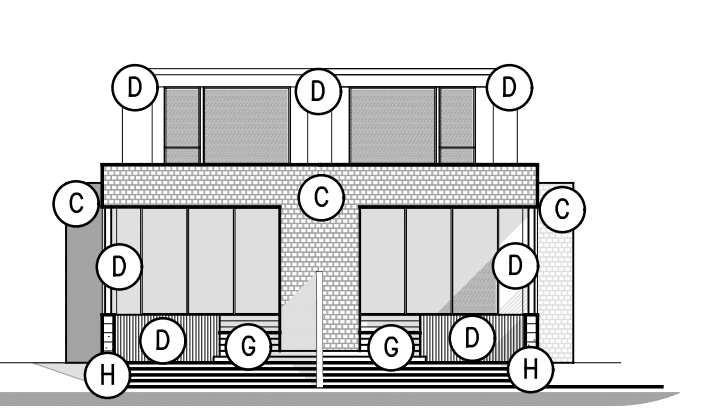
- 4 KHAKI BROWN VERTICAL BOARD
- NIGHT GRAY SMOOTH PANELS



- 3 LIGHT GRAY SHINGLES
- AGED PEWTER SMOOTH PANELS



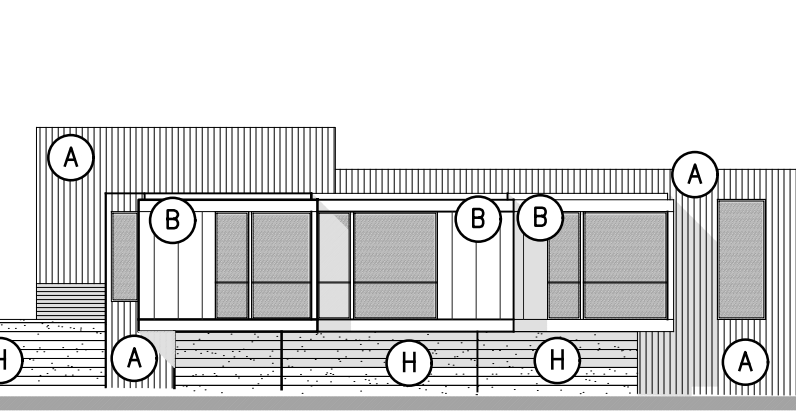
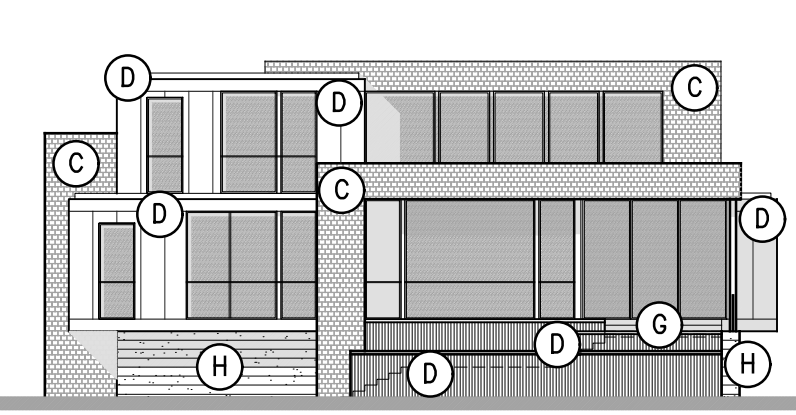
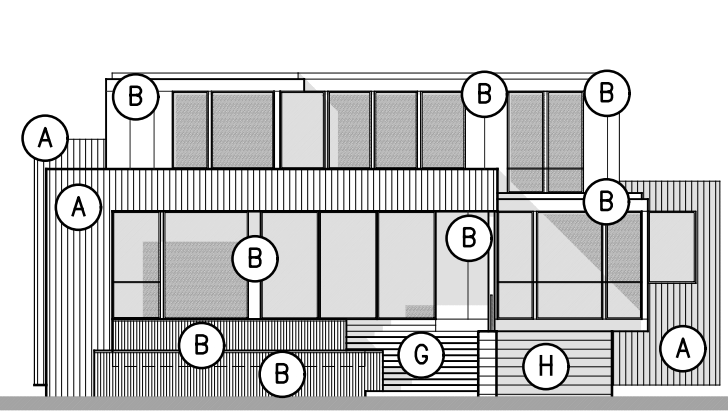
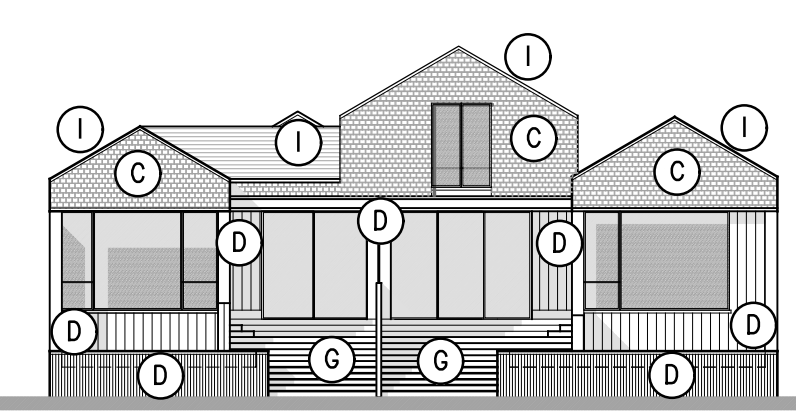
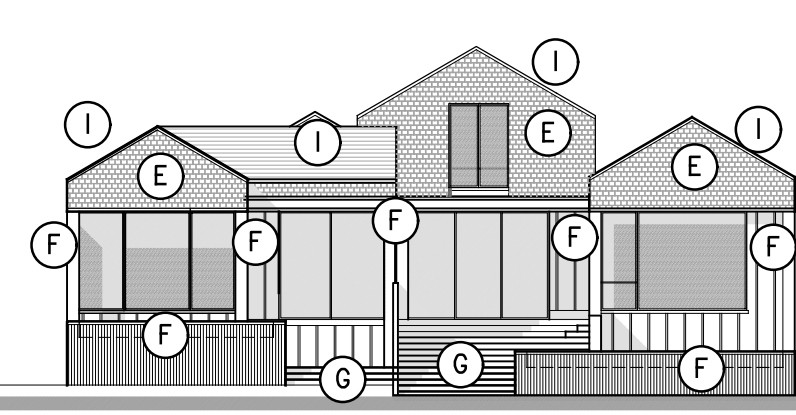
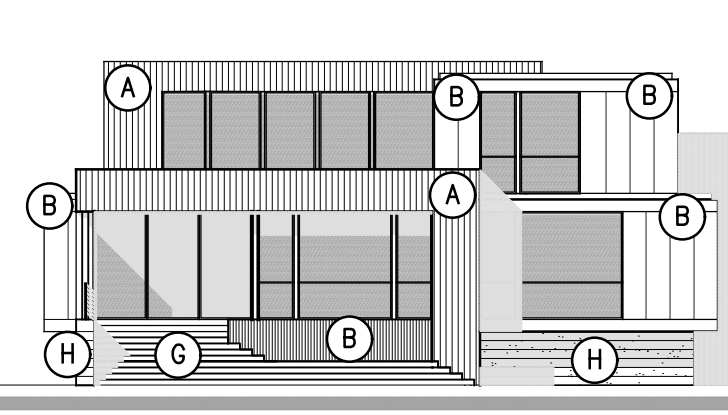
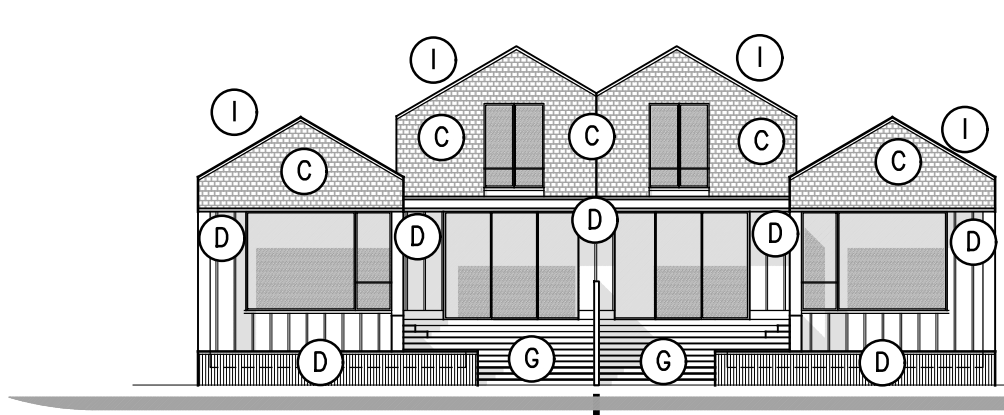
- 2 MONTEREY TAUPE SHINGLES
- TIMBER BARK BOARD&BATTEN



- 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



Existing

West Elevation



Proposed



Existing

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Southwest Elevation



Proposed



Existing

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