



Mallard Pointe

Belvedere, CA

THOMPSON | DOREMAN
 URBAN RESIDENTIAL DEVELOPMENT

Landscape plan

ALT-1
L-1
 10/30/2023

THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects • Land Planners

Mallard Pointe Project Data Sheet - Alt 1

COMPARISON of PROPOSED PLAN to R-2 DEVELOPMENT STANDARDS
(Section 19.28 of Belvedere Municipal Code)

10/30/2023			Proposed Project													Lot 12 - Per Completed Application
	R-2 Development Standard		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12 - Alternative 1		
Unit Count			2	2	1	1	1	1	1	2	2	1	2	23	23	
Dwelling Type			Duplex	Duplex	Single Family	Single Family	Single Family	Single Family	Single Family	Duplex	Duplex	Single Family	Duplex	Fourplexes and Townhomes	Apartment	
Unit Mix			Two (2) 2 BD units	One (1) 2 BD unit One (1) 3 BD unit	One (1) 5 BD unit	One (1) 4 BD unit	One (1) 4 BD unit + 1 BD ADU	One (1) 4 BD unit	One (1) 5 BD unit	One (1) 2 BD unit One (1) 3 BD unit	One (1) 2 BD unit One (1) 3 BD unit	one (1) 4 BD unit	Two (2) 3 BD units	Five (5) 1 BD units Ten (10) 2 BD units Three (3) 2 BD townhomes Five (5) 3 BD townhomes	Six (6) 1 BD unit Twelve (12) 2 BD unit Five (5) 3 BD unit	
Minimum	lot size	6,000 square feet	7,826	7,830	7,215	6,871	10,073	6,830	7,871	8,287	7,848	6,840	9,822	32,766	32,766	
	lot width	60-foot average	61	76	63	90	96	77	67	76	77	69	79	110	110	
	lot frontage	60 feet	95	78	85	97	27 (Waiver)	85	89	80	84	69	89	165	165	
Lot area/unit	3 or more bedrooms	4,000 square feet	6,000 SF required	7,000 SF required	6,000 SF required (minimum lot size)	6,000 SF required (minimum lot size)	6,000 SF required (minimum lot size)	6,000 SF required (minimum lot size)	6,000 SF required (minimum lot size)	7,000 SF required	7,000 SF required	6,000 SF required (minimum lot size)	8,000 SF required	74,000 SF required (Waiver)	74,000 SF required (Waiver)	
	2 or fewer bedrooms	3,000 square feet														
Front yard setback	Building less than 15 feet high within first 40 feet from front property line	5 feet	N/A	N/A	N/A	***lots 4, 5, 6 are located on private driveway and front setback is measured from center of driveway (property line)				N/A	N/A	N/A	N/A	N/A	N/A	
	Building less than 25 feet high within first 40 feet	10 feet	14'	13'7"	14'5"	16'3"	17'10"	21'	10'	10'11"	10'	12'9"	10'9"	N/A	N/A	
	Building over 25 feet high within first 40 feet	15 feet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Sideyard setback	For buildings 15 feet or less in height	5 feet	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	5 feet minimum	
	For buildings 16-25 feet high	10 feet	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	(Waiver)	10 feet minimum	
	For buildings over 25 feet high	15 feet	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(Waiver)	(Waiver)	
Rear yard setback	Abutting another lot	20 feet	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	20 feet minimum	
	Abutting a street	15 feet	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	N/A	
	Abutting water, an alley or private way	10 feet	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	10 feet minimum	15 feet minimum	15 feet minimum	
Maximum lot coverage (1)	Structures, excluding uncovered decks, etc.	40 percent (increases to 50 percent if adjacent to open water)	33%	49%	47%	36%	36%	36%	42%	46%	45%	32%	41%	43% (Waiver)	63% (Waiver)	
	Total coverage	60 percent	38%	54%	50%	39%	39%	39%	45%	51%	47%	32%	42%	44%	63% (Waiver)	
Maximum height	A bonus of one foot of additional height may be allowed when an additional foot is added to the second story setbacks, to a maximum height of 26 feet from BFE+1 and no structure may exceed 29 feet from Existing Grade as defined in section 19.08.224		25'9"	29'	26'11"	27'9"	21'	27'9"	26'11"	28'11"	29'	29'	27'9"	Fourplexes: 45' to roof 44' to top of elevator shaft (Waiver) Townhomes: 38' to roof (Waiver)	34'6" to roof 42' to top of elevator shaft (Waiver)	
Usable open space		300 square feet/unit /private or 450 square feet/unit/public	~946 SF	~1052 SF	~644 SF	~519 SF	~877 SF	~506 SF	~638 SF	~1029 SF	~834 SF	~554 SF	~1066 SF	6,138 SF (Waiver)	2868 SF (Waiver)	
Maximum floor area ratio		Not applicable in R-2 zone	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

COMPARISON PROPOSED PLAN to OFF-STREET PARKING STANDARDS (Section 19.68 of Belvedere Municipal Code)

Off-street parking (Single-Family Dwellings	2 spaces	N/A	N/A	3 garage 3 uncovered	2 garage 1 uncovered	2 garage 2 uncovered	2 garage 1 uncovered	3 garage 1 uncovered	N/A	N/A	2 garage 1 uncovered	N/A	N/A	N/A
		Two-Family Dwellings	4 spaces	2 garage 2 uncovered	3 garage 2 uncovered	N/A	N/A	N/A	N/A	N/A	3 garage 3 uncovered	3 garage 1 uncovered	N/A	4 garage 1 uncovered	N/A
	Apartments	1.25 spaces/1-2 BD units; 2.0 spaces/3 BD units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	38 garage	46 garage
Garage Parking		Total													
	Compact	6	0	0	0	0	0	0	0	0	0	0	0	6	14
	Standard	59	2	2	3	2	2	2	3	3	3	2	4	31	30
	Accessible	1	0	0	0	0	0	0	0	0	0	0	0	1	2
Apron/Surface															
	Compact	15	1	2	1	1	0	0	1	3	0	1	0	5	0
	Standard	17	1	0	2	0	2	1	0	0	1	0	1	9	10
	Accessible	2	0	0	0	0	0	0	0	0	0	0	0	2	1
		98													

(1) Lot Coverage (Structures) of the proposed project is 33%. Total Lot Coverage of the proposed project is 35%.

(2) State Density Bonus Law allows for maximum parking requirements of 1.5 spaces per 2 bedroom unit. Per SDBL, on-site spaces may be provided through tandem or uncovered parking. This requirement is requested for Lot 1, Lot 2, Lot 8, Lot 9 and Lot 12. Per Section 19.68.020 B. of the Belvedere Municipal Code, "When measurements determining the number of required spaces result in a requirement of a fractional space, any fraction up to and including one half shall be disregarded, and fractions over one-half shall require one off-street parking space."

PROJECT DATA

OCTOBER 30, 2023



MALLARD POINTE

Belvedere, California

MALLARD POINTE
1951 LLC
Project Sponsor



P1

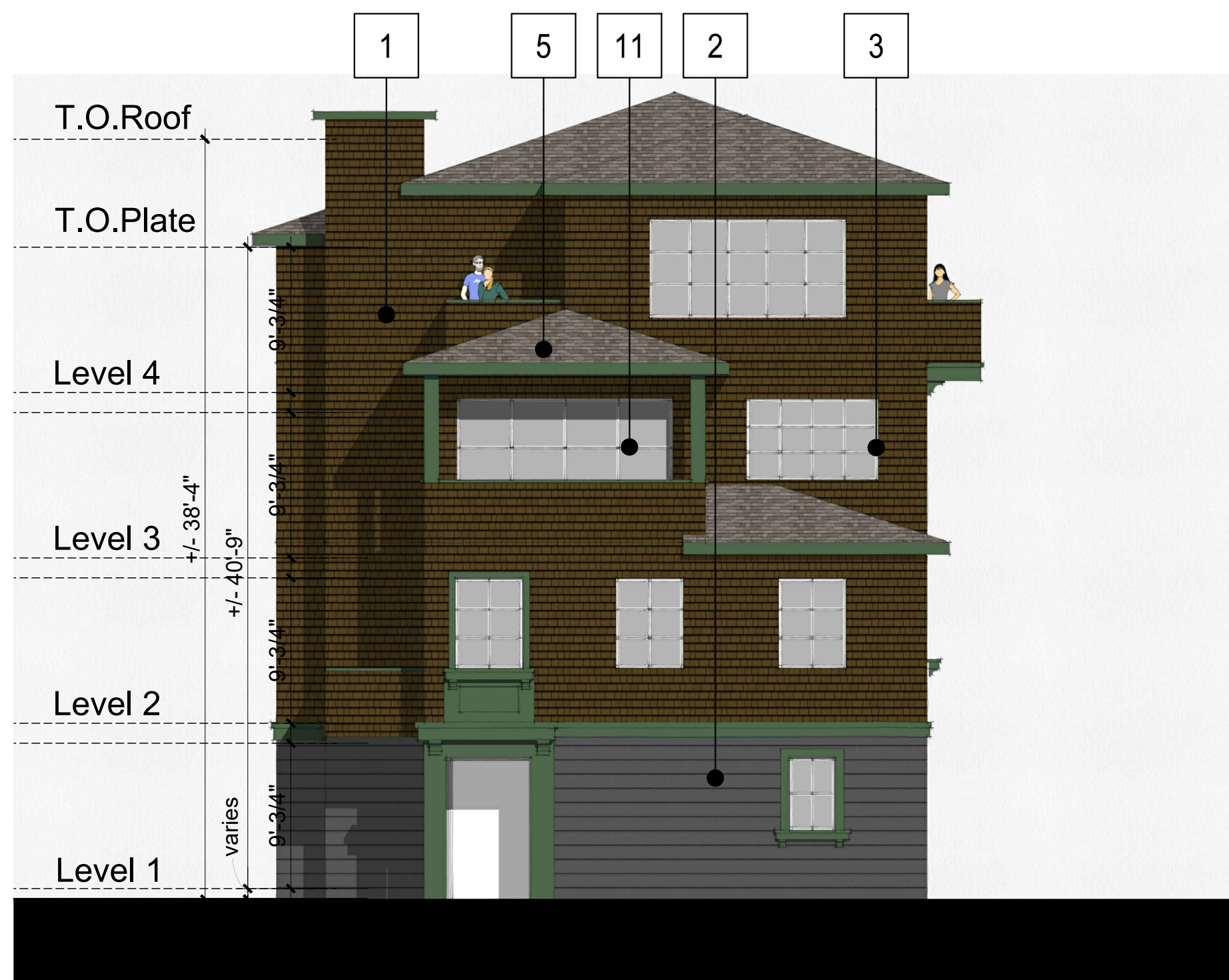


3. FRONT LEFT PERSPECTIVE

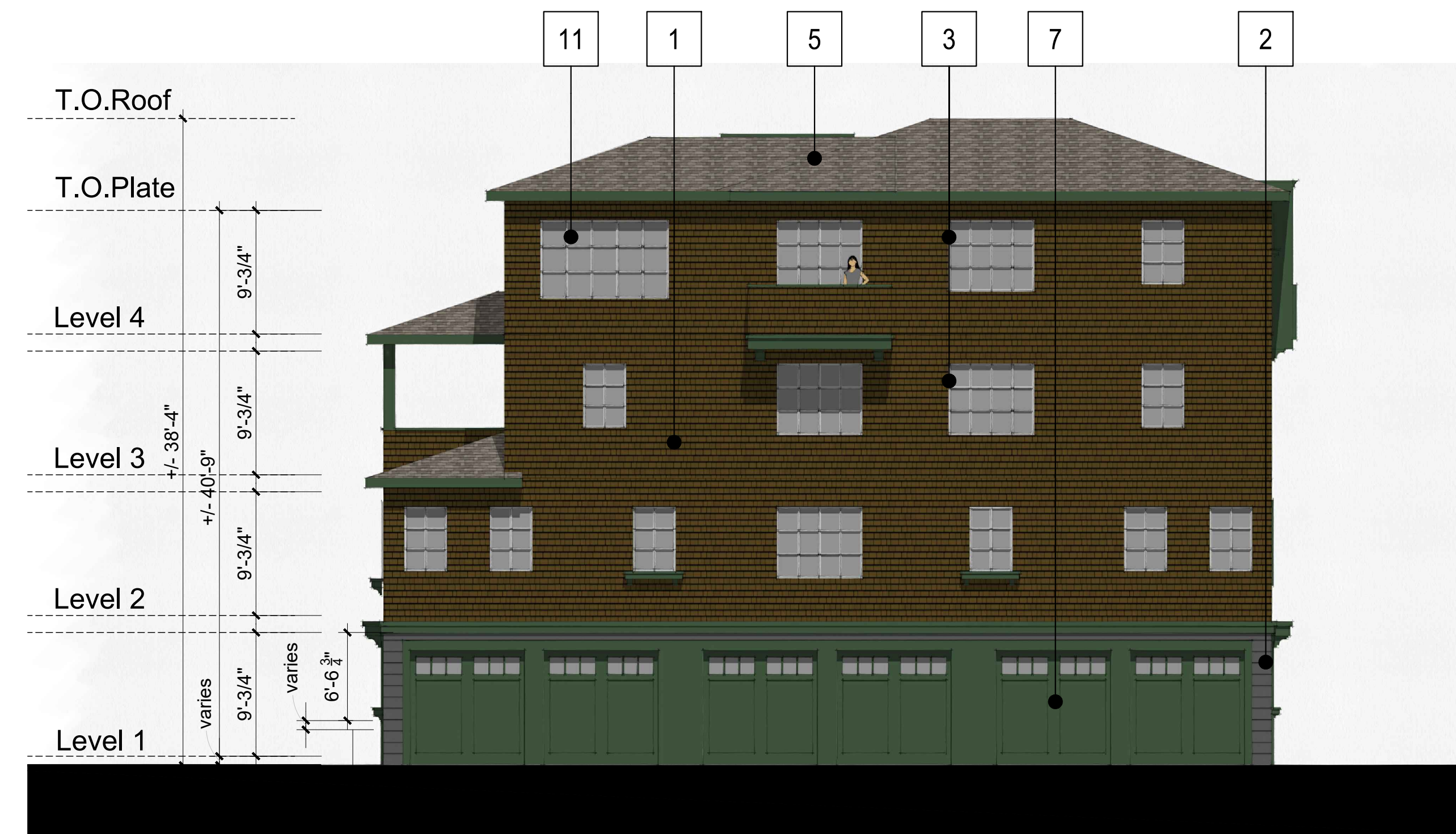
MATERIAL LEGEND

- | | |
|---|-------------------------------------|
| 1. FIBER CEMENT SHINGLE SIDING- PAINTED | 6. PAINTED COMPOSITION WOOD RAILING |
| 2. V- GROOVE FIBER CEMENT SIDING | 7. GARAGE DOOR |
| 3. FIBER CEMENT TRIM | 8. LIGHT FIXTURE & UNIT ADDRESS |
| 4. CORBELS | 9. ENTRY DOOR |
| 5. COMPOSITION SHINGLE ROOF | 10. BRACKET |
| | 11. VINYL WINDOW |

Note : Building D shown for illustrative purposes, Buildings A and E to match. Buildings C and F opposite hand.



2. LEFT ELEVATION



1. FRONT ELEVATION

ALTERNATIVE 1 - BUILDING A,C,D,E,F - BUILDING ELEVATIONS

OCTOBER 30, 2023

Scale: 1/8" = 1'-0"
0 4 8 16



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MF1

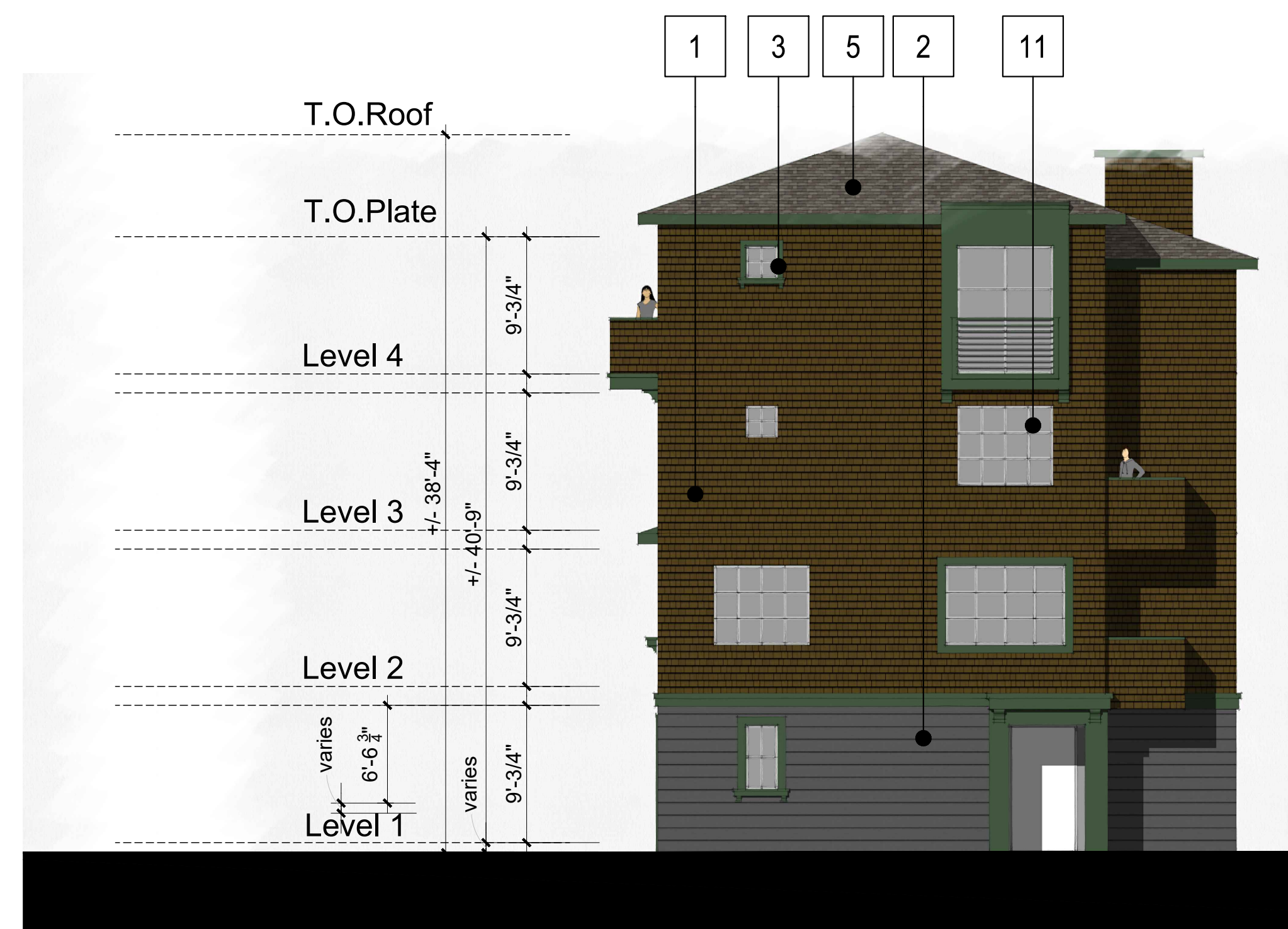


3. REAR RIGHT PERSPECTIVE

MATERIAL LEGEND

- | | |
|---|-------------------------------------|
| 1. FIBER CEMENT SHINGLE SIDING- PAINTED | 6. PAINTED COMPOSITION WOOD RAILING |
| 2. V- GROOVE FIBER CEMENT SIDING | 7. GARAGE DOOR |
| 3. FIBER CEMENT TRIM | 8. LIGHT FIXTURE & UNIT ADDRESS |
| 4. CORBELS | 9. ENTRY DOOR |
| 5. COMPOSITION SHINGLE ROOF | 10. BRACKET |
| | 11. VINYL WINDOW |

Note : Building D shown for illustrative purposes, Buildings A and E to match. Buildings C and F opposite hand.



2. RIGHT ELEVATION



1. REAR ELEVATION

ALTERNATIVE 1 - BUILDING A,C,D,E,F - BUILDING ELEVATIONS

OCTOBER 30, 2023

Scale: 1/8" = 1'-0"
0 4 8 16

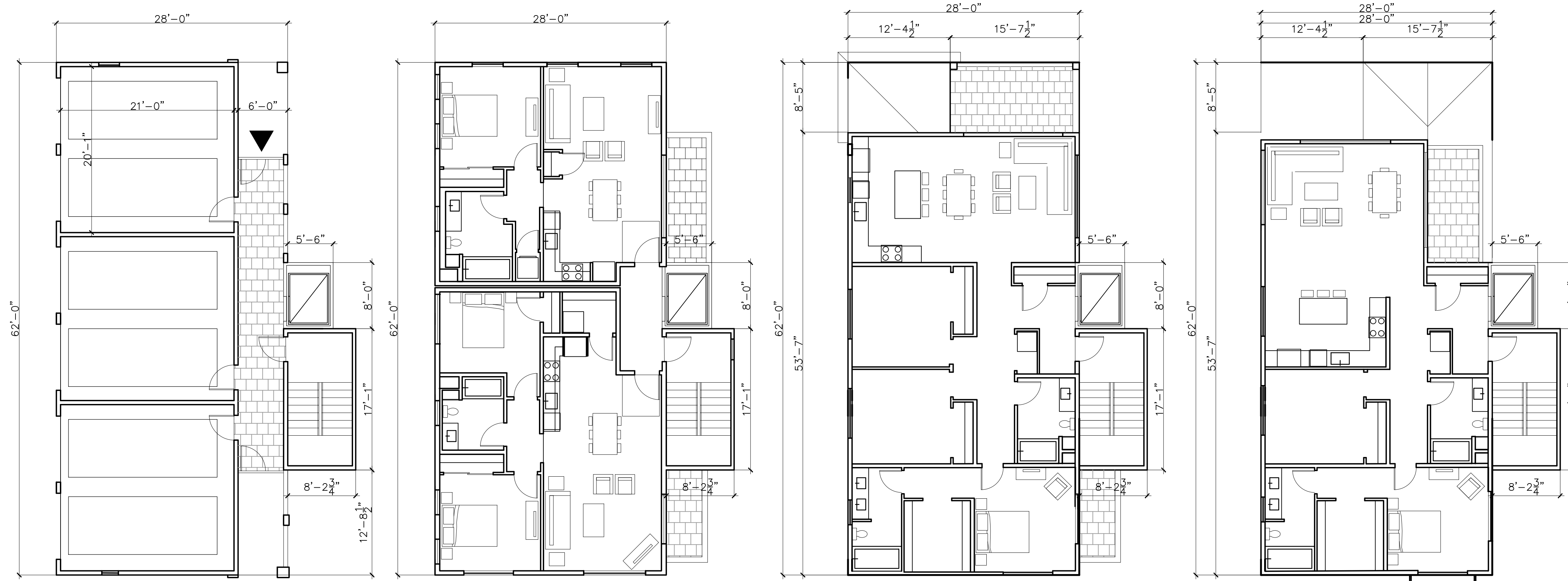


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MF2



10/30/2023
 ALT. 1: 4-PLEX
 LEVEL 1

LEVEL 2

1BR 700 SF RENTABLE
 72 sf Deck
 2BR 962 SF RENTABLE
 45 sf Deck

LEVEL 3

3BR 1,502 SF
 RENTABLE 173 sf Deck

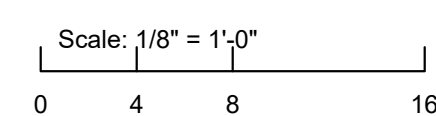
LEVEL 4

2BR 1,362 SF
 RENTABLE
 84 sf Deck

Note : Building D shown for illustrative purposes, Buildings A and E to match. Buildings C and F opposite hand.

ALTERNATIVE 1 - BUILDING A,C,D,E,F - BUILDING PLANS

OCTOBER 30, 2023



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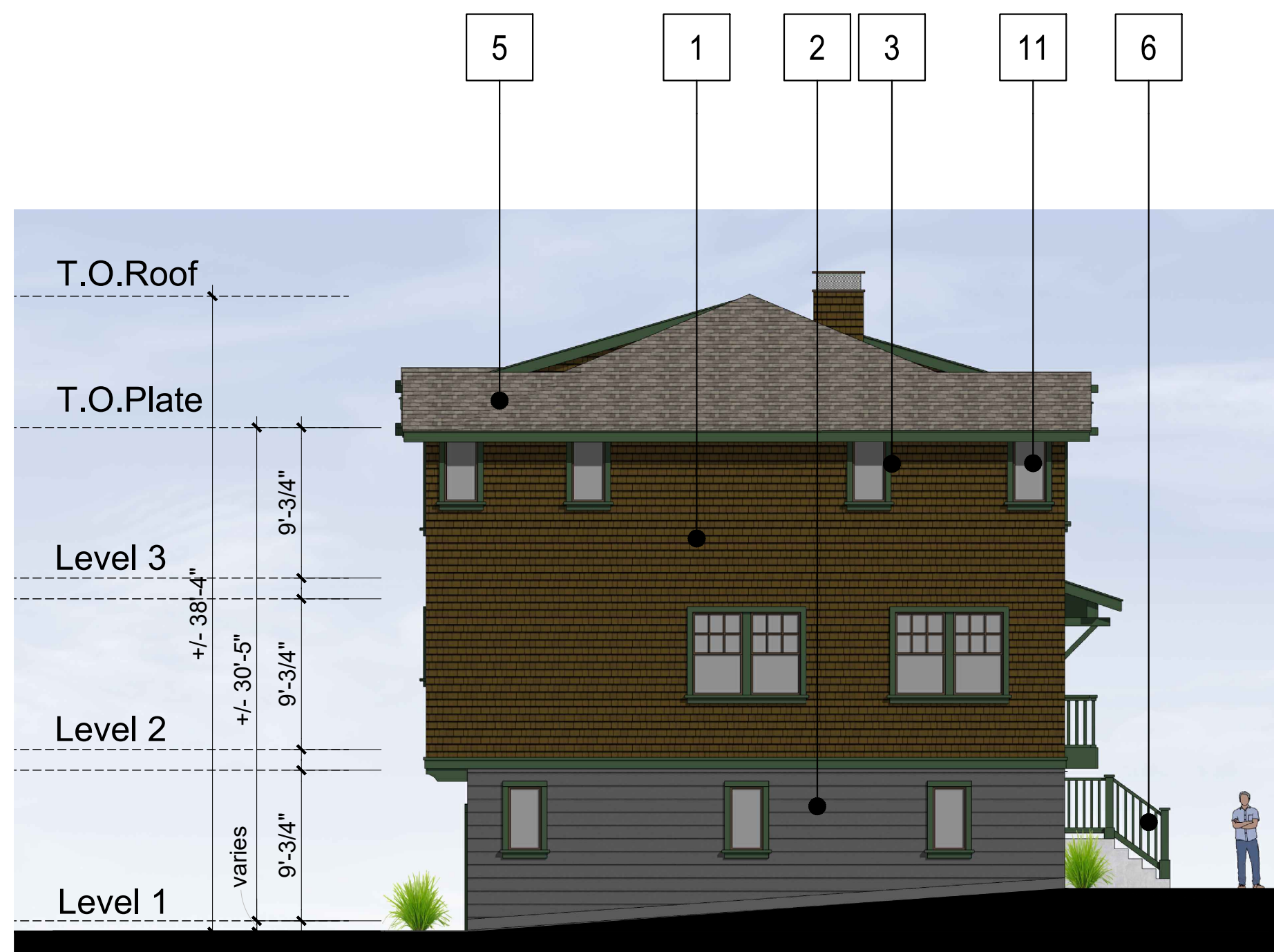
MF3



3. FRONT LEFT PERSPECTIVE

MATERIAL LEGEND

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|---|-------------------------------------|
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| 2. V- GROOVE FIBER CEMENT SIDING | 7. GARAGE DOOR |
| 3. FIBER CEMENT TRIM | 8. LIGHT FIXTURE & UNIT ADDRESS |
| 4. CORBELS | 9. ENTRY DOOR |
| 5. COMPOSITION SHINGLE ROOF | 10. BRACKET |
| | 11. VINYL WINDOW |



2. LEFT ELEVATION



1. FRONT ELEVATION

ALTERNATIVE 1 - BUILDING B - BUILDING ELEVATIONS

OCTOBER 30, 2023

Scale: 1/8" = 1'-0"



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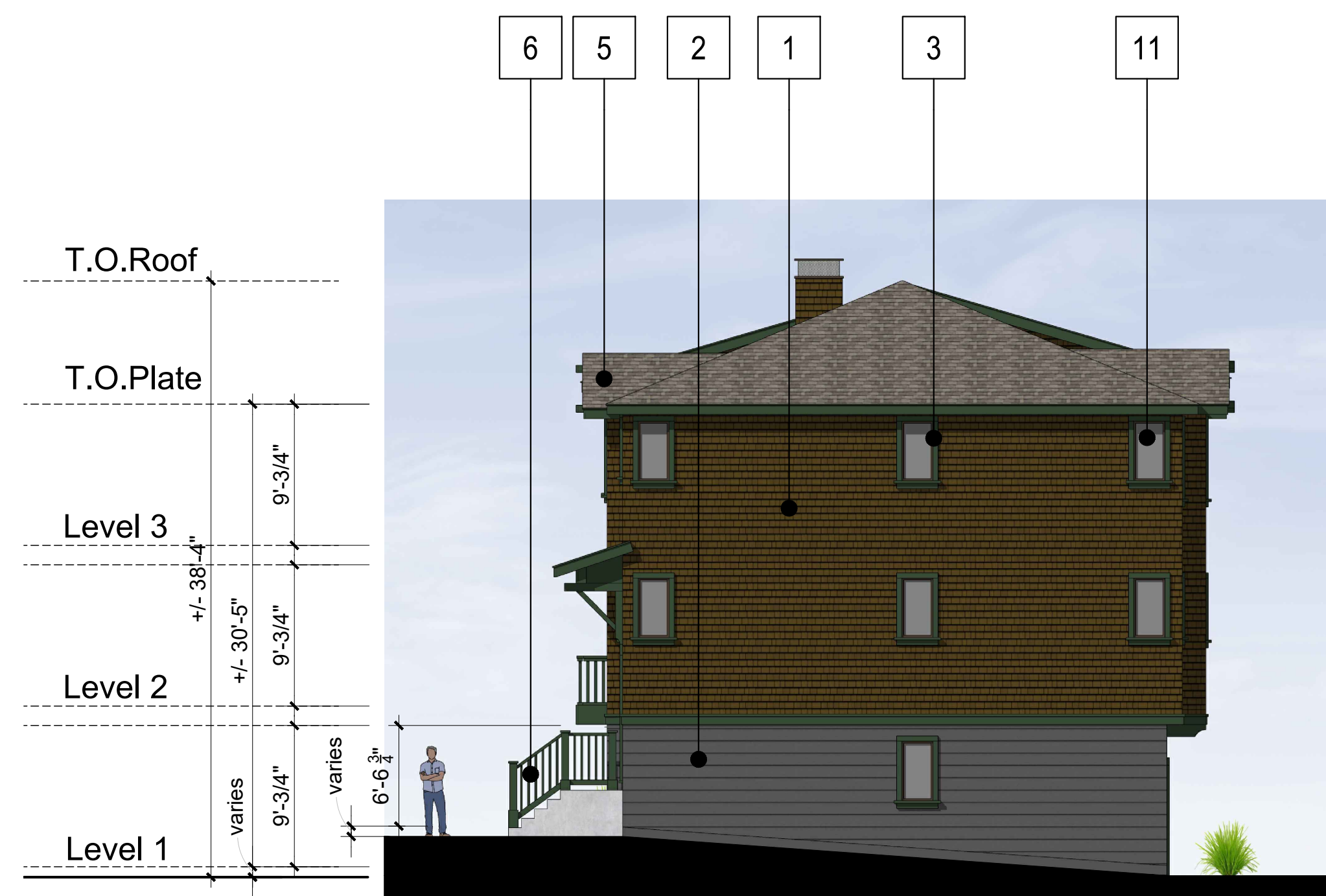
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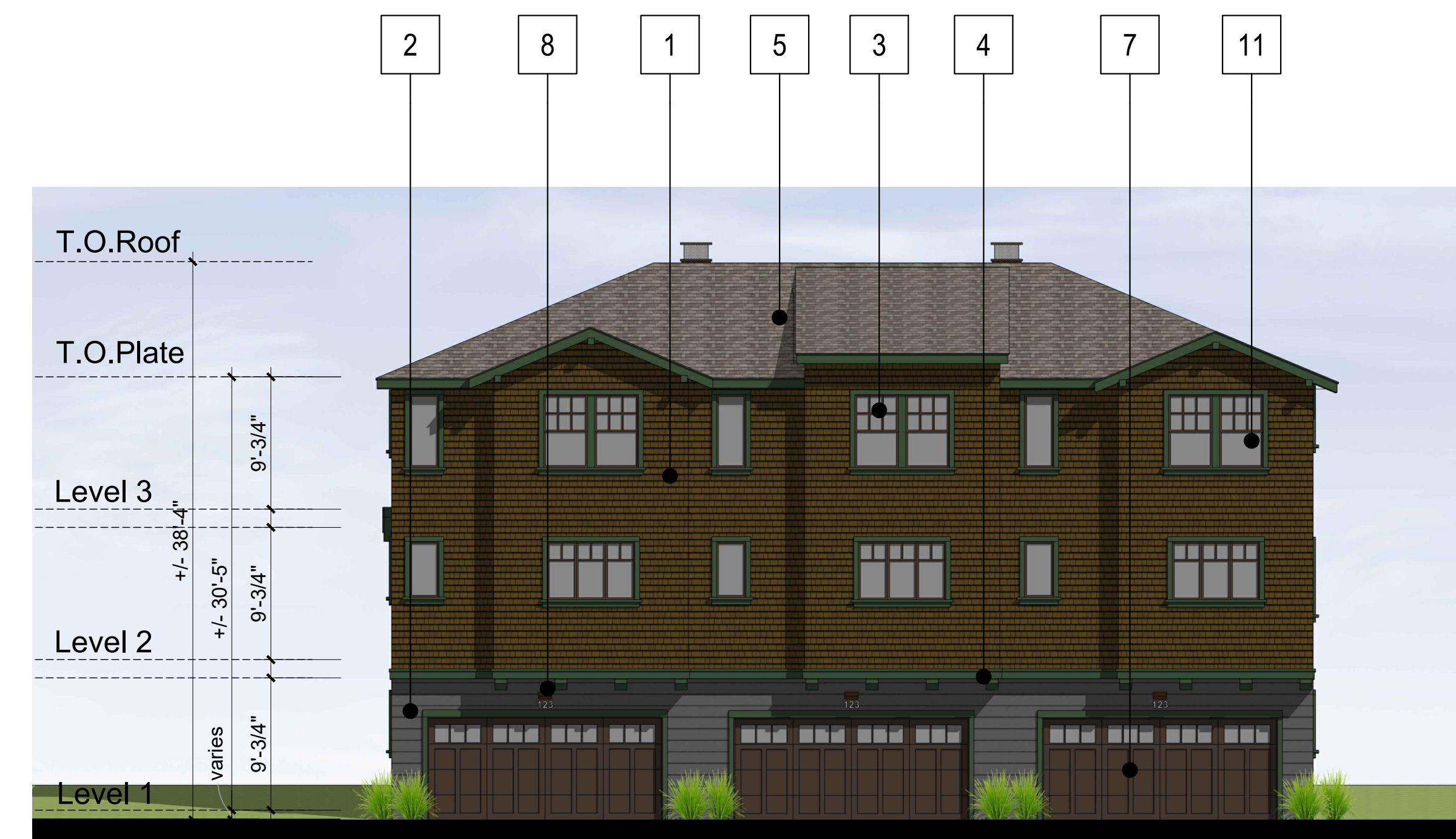
3. REAR RIGHT PERSPECTIVE

MATERIAL LEGEND

- | | |
|---|-------------------------------------|
| 1. FIBER CEMENT SHINGLE SIDING- PAINTED | 6. PAINTED COMPOSITION WOOD RAILING |
| 2. V- GROOVE FIBER CEMENT SIDING | 7. GARAGE DOOR |
| 3. FIBER CEMENT TRIM | 8. LIGHT FIXTURE & UNIT ADDRESS |
| 4. CORBELS | 9. ENTRY DOOR |
| 5. COMPOSITION SHINGLE ROOF | 10. BRACKET |
| | 11. VINYL WINDOW |



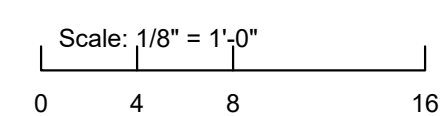
2. RIGHT ELEVATION



1. REAR ELEVATION

ALTERNATIVE 1 - BUILDING B - BUILDING ELEVATIONS

OCTOBER 30, 2023

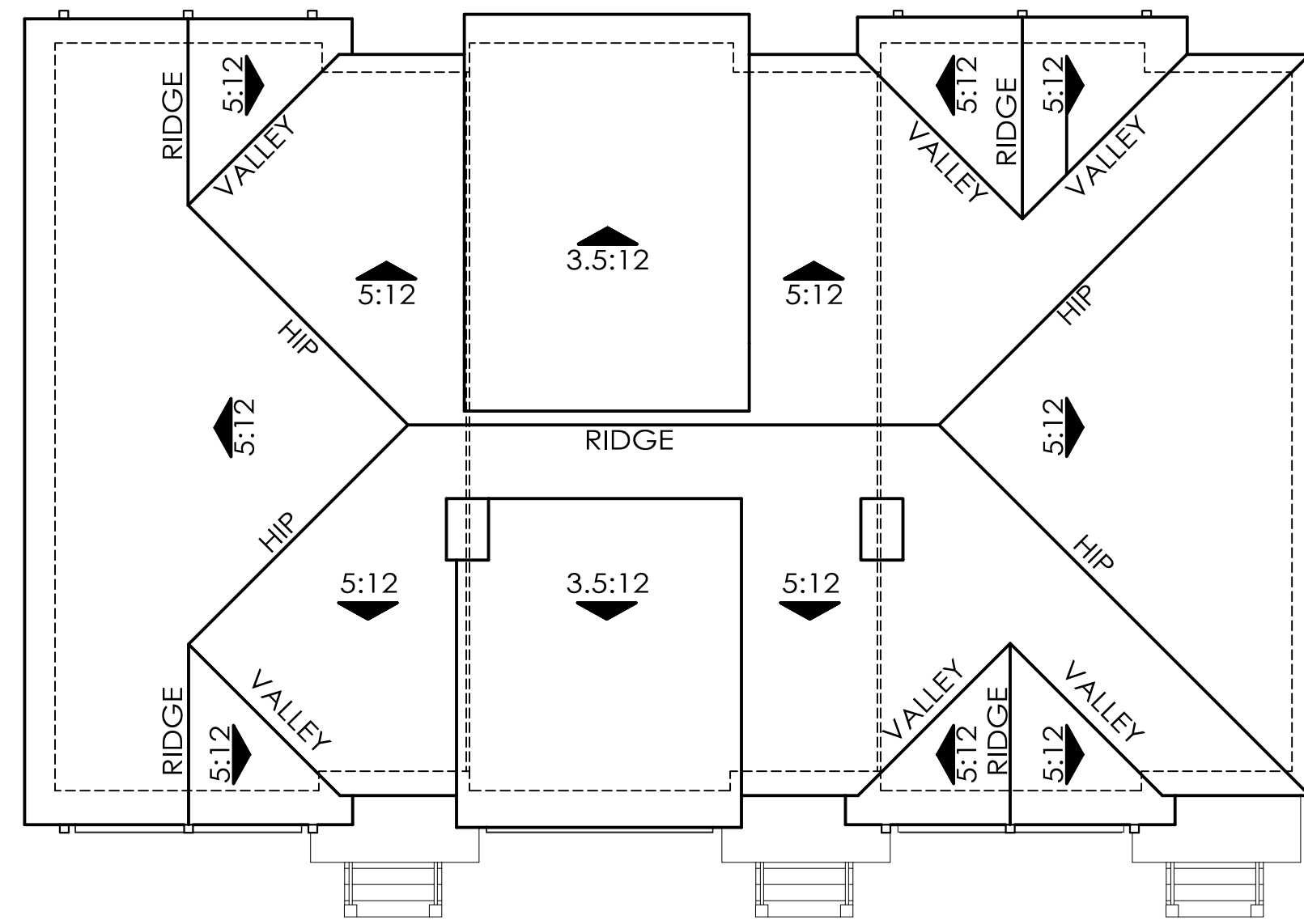


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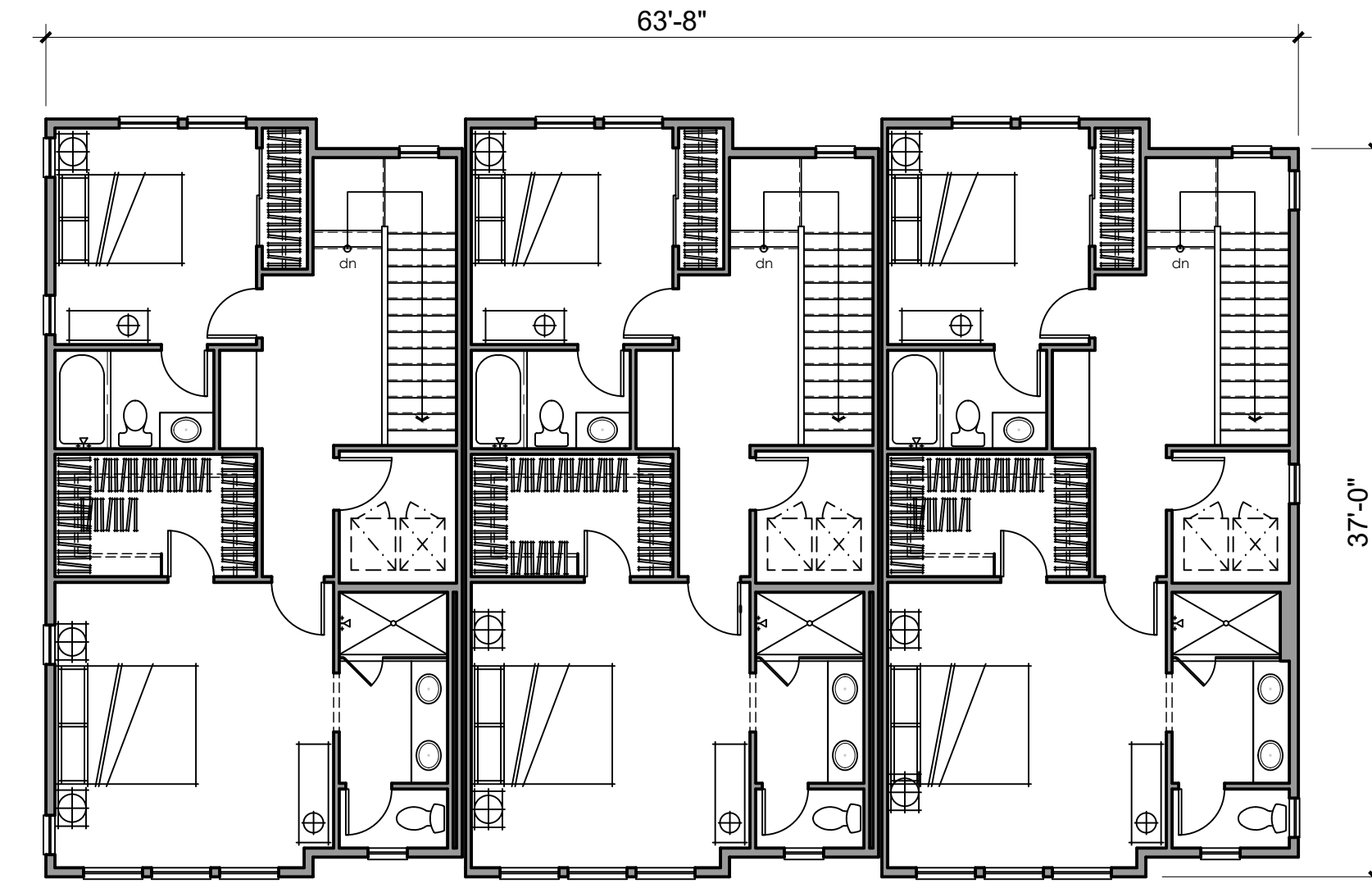
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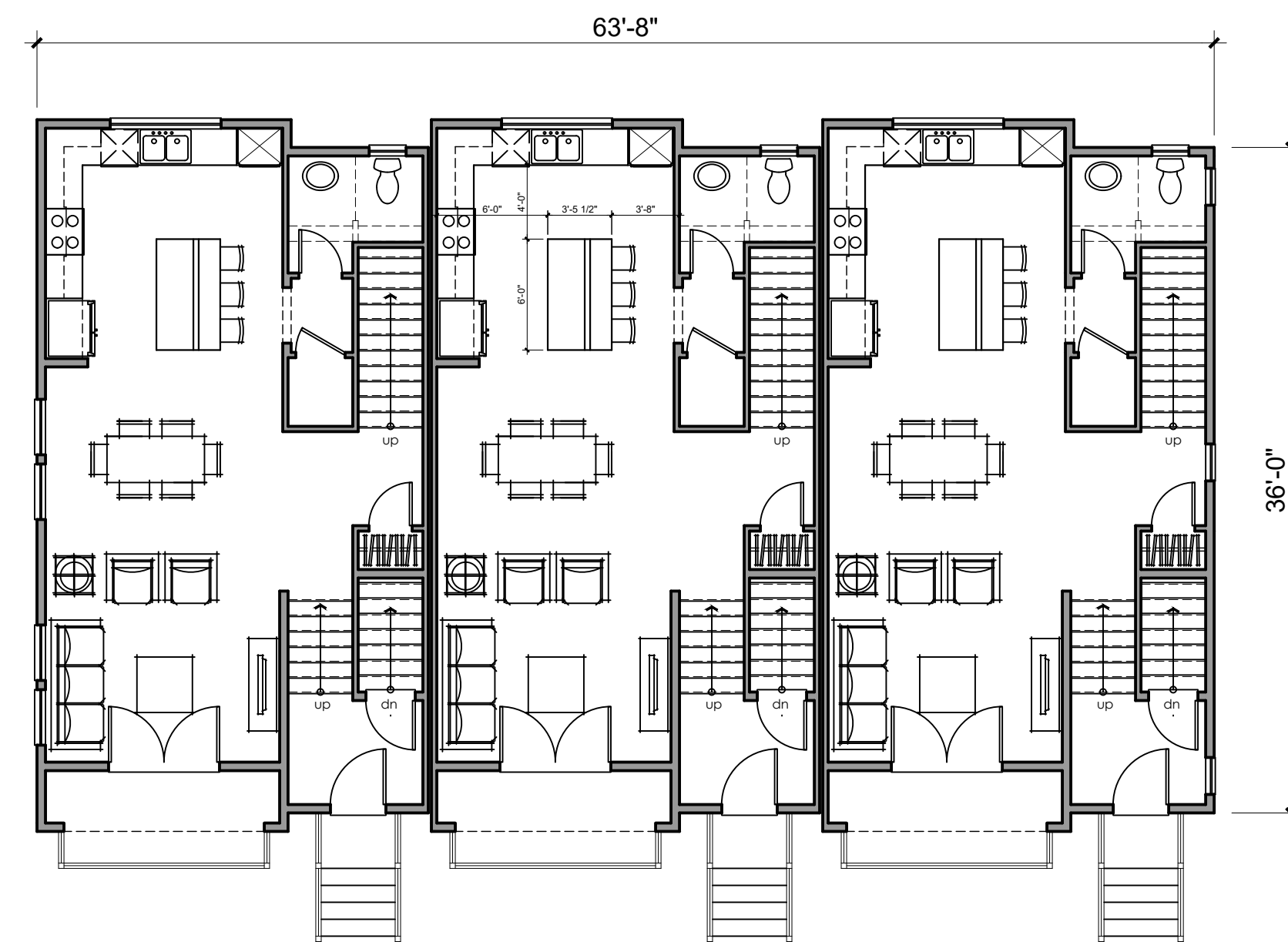
TH2



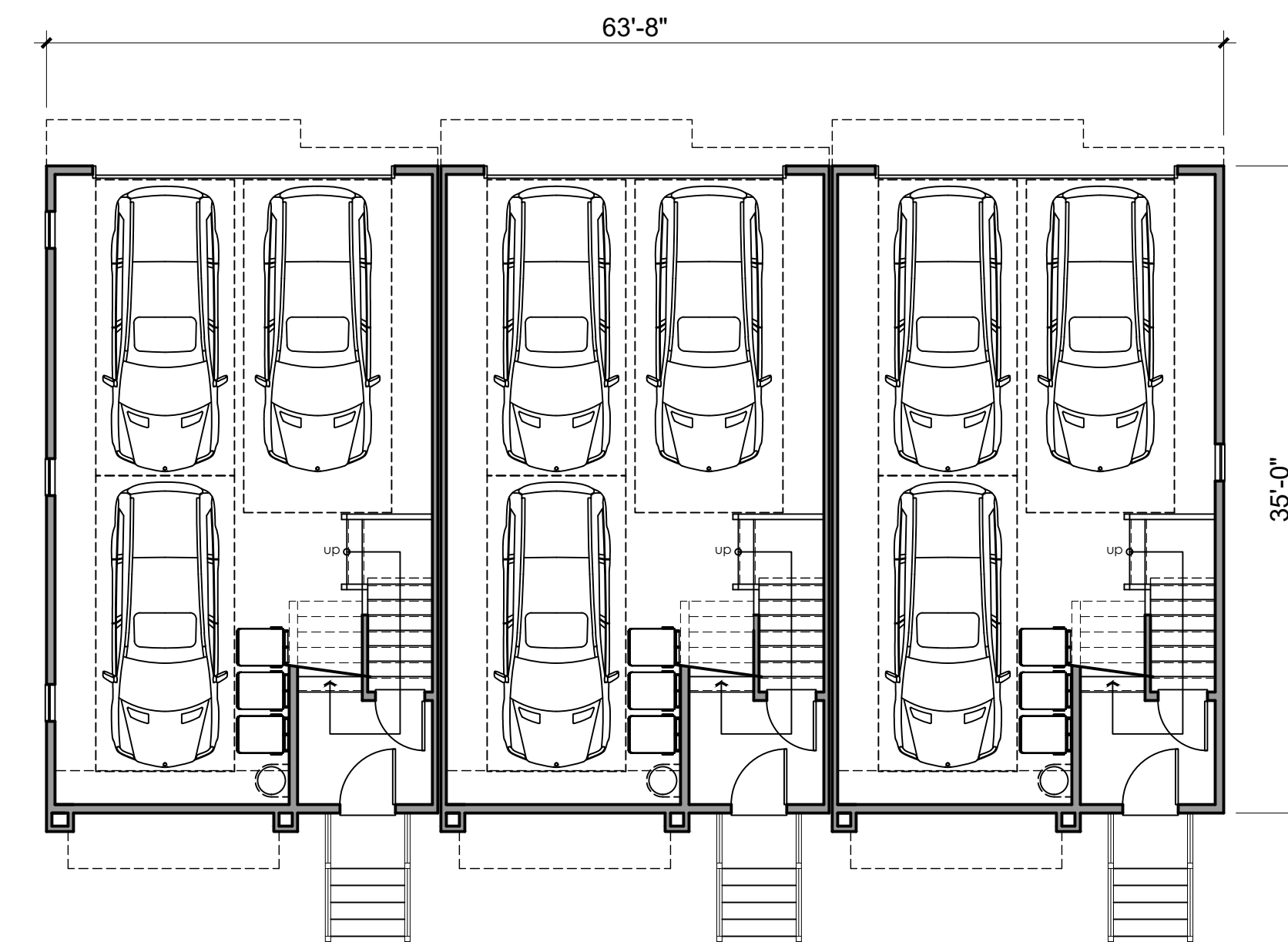
ROOF



LEVEL 3



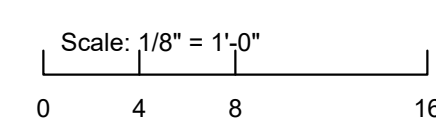
LEVEL 2



LEVEL 1

ALTERNATIVE 1 - BUILDING B - BUILDING PLANS

OCTOBER 30, 2023

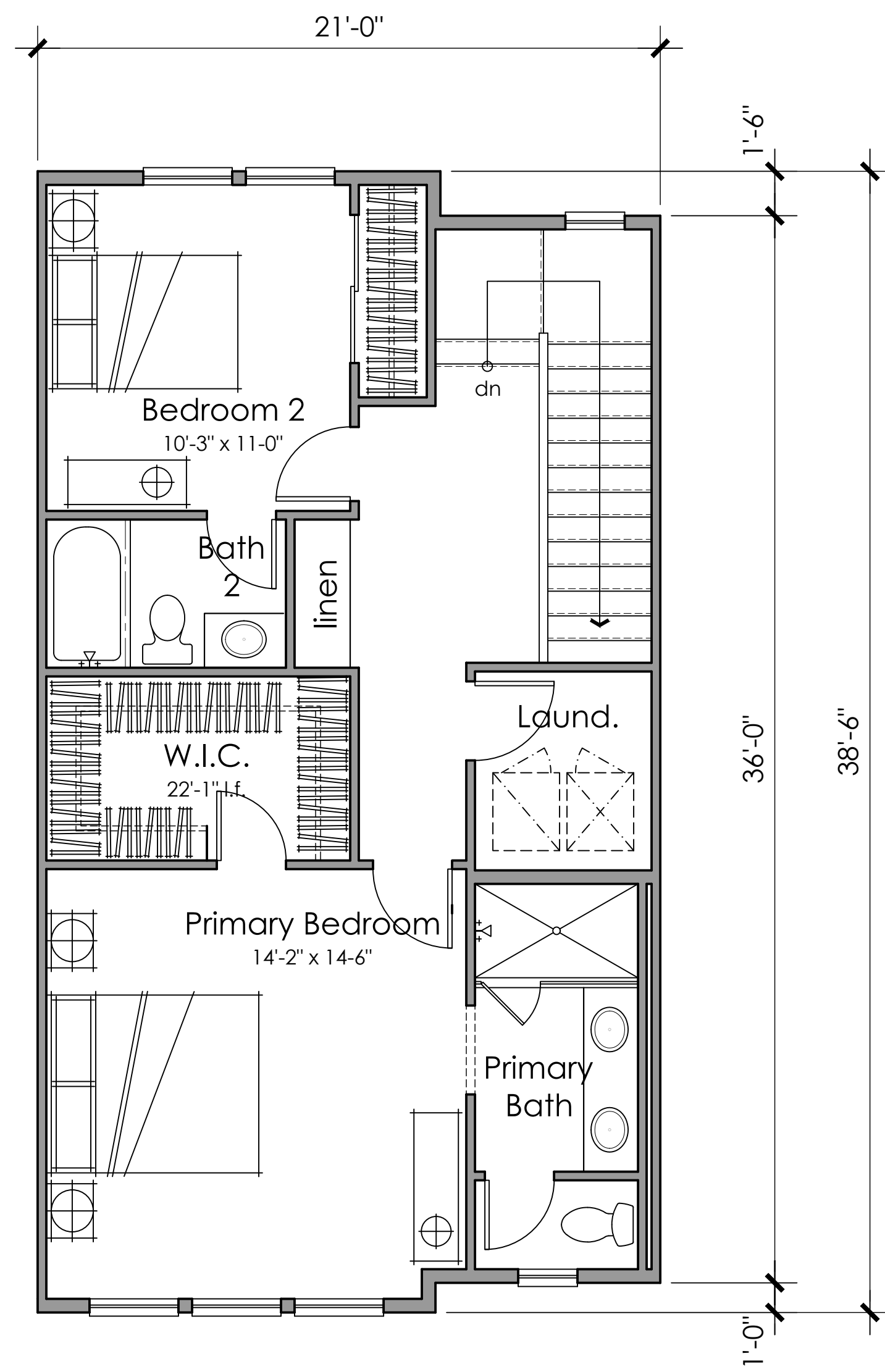


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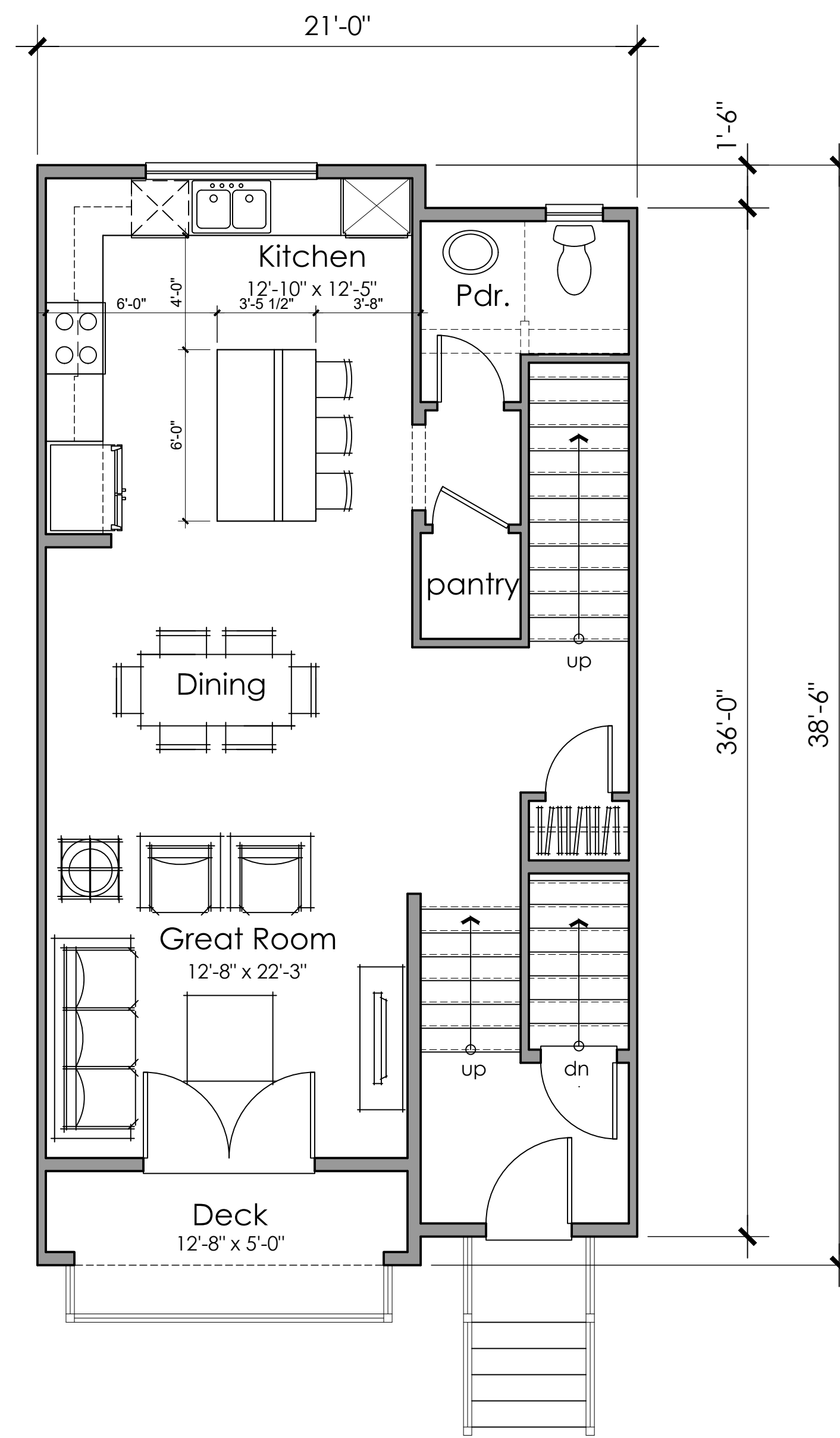
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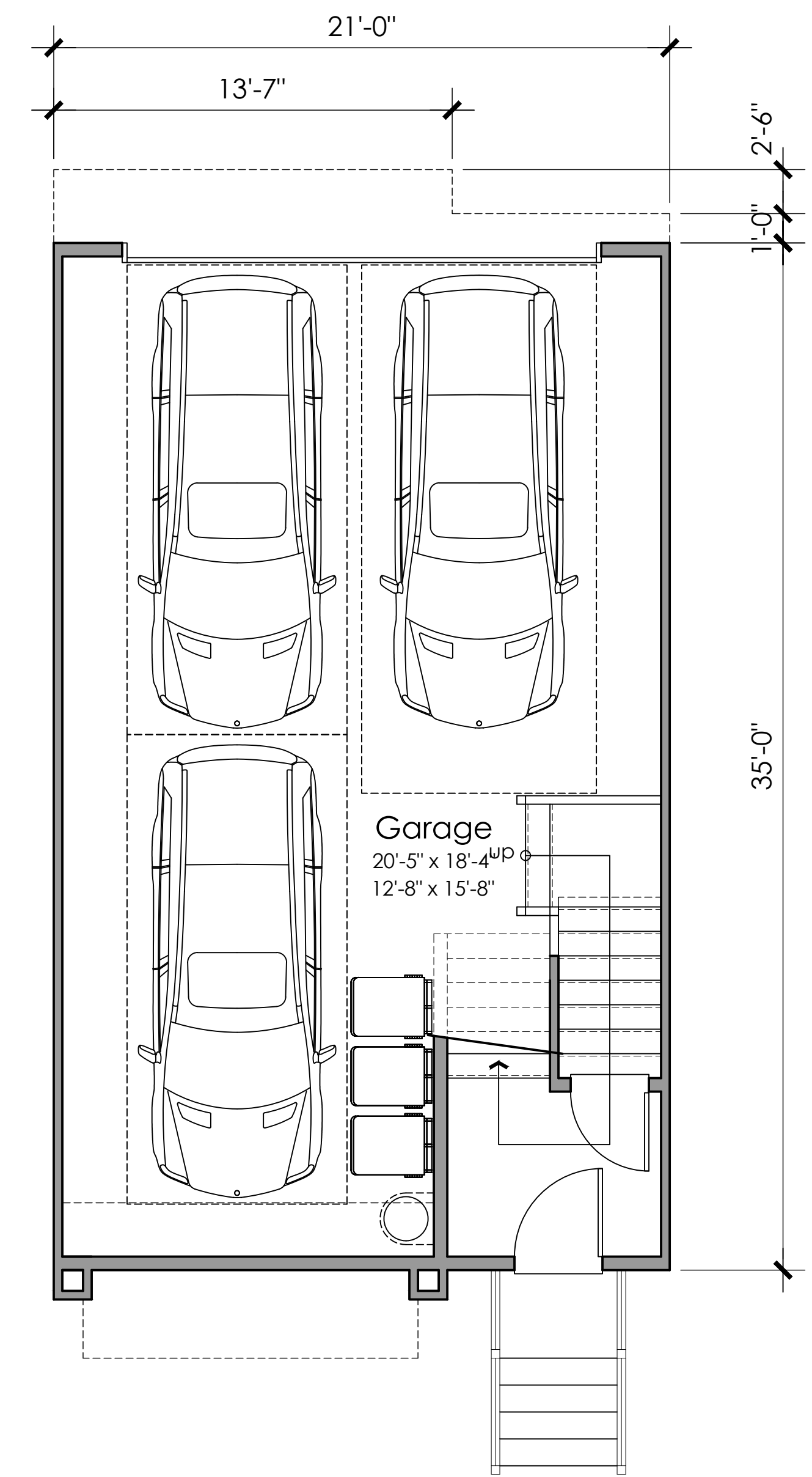
TH3



LEVEL 3



LEVEL 2



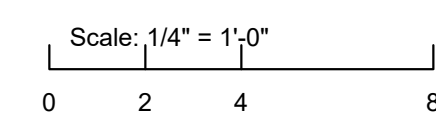
LEVEL 1

Floor Plan
 2 Bedrooms
 2.5 Baths
 1,441 N.S.F.
 Parking -3 Car

ALTERNATIVE 1 - BUILDING B - UNIT PLANS

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Belvedere, California

OCTOBER 30, 2023



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TH4

BUILDING B



- Fiber Cement Shingle Siding - Painted
- Fiber Cement Trim
- Vinyl Window
- Light Fixture & Unit Address
- Entry Door
- V - Groove Fiber Cement Siding

- Fascia
- Vinyl Window
- Fiber Cement Trim
- Composition Shingle Roof
- Bracket
- Painted Composition Wood Railing

1. BUILDING B - FRONT PERSPECTIVE

FIBER CEMENT SHINGLE SIDING - PAINTED



V-GROOVE FIBER CEMENT SIDING



FIBER CEMENT TRIM / FASCIA
CORBEL / BRACKET / PAINTED
COMPOSITION WOOD RAILING / ENTRY DOOR



VINYL WINDOW



COMPOSITION SHINGLE ROOF



GARAGE DOOR



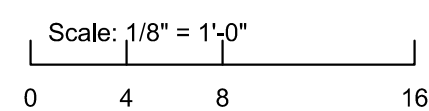
- Fiber Cement Shingle Siding - Painted
- Fiber Cement Trim
- Vinyl Window
- Light Fixture & Unit Address
- V - Groove Fiber Cement Siding

- Fascia
- Garage Door

2. BUILDING B - REAR PERSPECTIVE

ALTERNATIVE 1 - BUILDING B - COLOR SCHEME

OCTOBER 30, 2023



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TH5