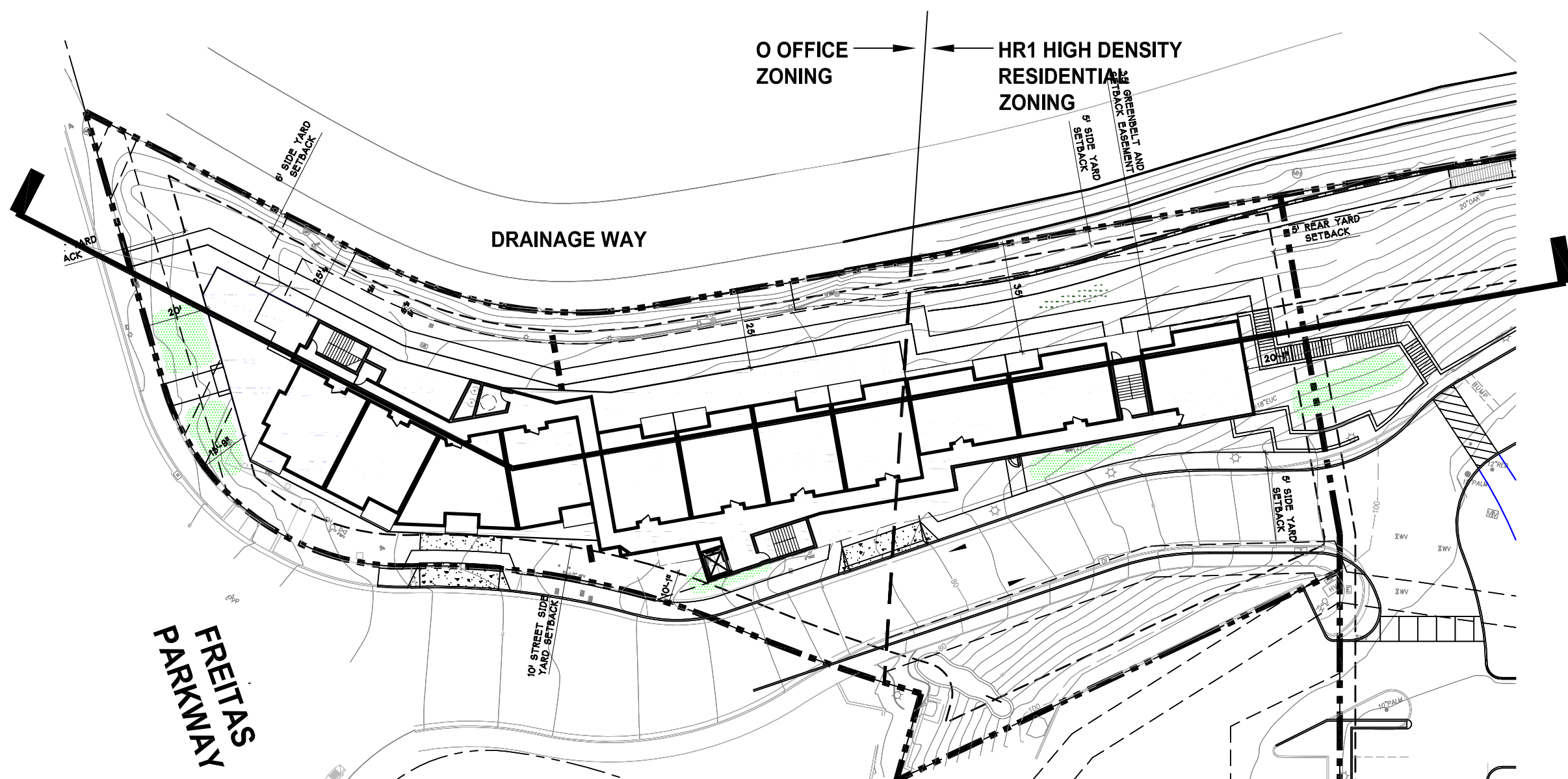


SECTION - SITE 1007



KEY PLAN

HEIGHT CALCULATION

Site 1007	
Height, non-hillside	
Elevation of the Highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall:	+99.7 Feet +/-
Elevation of the Lowest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall:	+66 Feet +/-
Distance between Highest and Lowest Elevations:	24 Feet +/-
Datum ten (10) feet higher than the lowest grade: (since highest adjoining grade is more than (10) ten feet above lowest grade)	+76 Feet +/-
Height Limit (+36' above datum)	+112' Feet +/-
Density Bonus Height Limit (+12')	Not Applicable
Highest point of flat roof:	+110.2 Feet +/-
Maximum building height above datum:	+34.2 Feet +/-
Maximum allowable height above datum:	+36 Feet +/-

SITE 1007: LANDSCAPE COVERAGE

LANDSCAPING REQUIRED:	
HR1 ZONING:	50% OF FRONT AND STREET SIDE YARDS AREA OF FRONT AND STREET SIDE YARDS: 5,914 SF± NOTE: DOES NOT INCLUDE SHARED ACCESS ROADWAY LANDSCAPING REQUIRED: 2,957 SF±
O ZONING:	25% MINIMUM LANDSCAPING O ZONING SITE AREA: 24,421 SF± LANDSCAPING REQUIRED: 6,105 SF±

LANDSCAPING PROVIDED:	
HR1 ZONING:	4,198 SF± (71.0% OF STREET SIDE YARD)
O ZONING:	9,207 SF± (37.7%± OF O ZONED SITE AREA)

1007 NORTHGATE DRIVE	
DENSITY BONUS CALCULATIONS	
SITE AREA (ACRES)	0.959 ACRES+/-
SITE AREA (SF)	41,781 SF+/-
BASE DENSITY - REQUIRED SQ. FT. / UNIT	1,000 SF+/-
MAX BASE UNITS	41 UNITS
PROPOSED NUMBER OF UNITS	
PROPOSED NUMBER OF BMR UNITS (MODERATE-INCOME)	3 UNITS
PROPOSED % OF BMR UNITS (MODERATE-INCOME)	10.00%
PROPOSED NUMBER OF BMR UNITS (LOW-INCOME)	3 UNITS
PROPOSED % OF BMR UNITS (LOW-INCOME)	10.00%

UNIT COUNTS AND MIX	NUMBER OF UNITS				UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
ONE BEDROOM UNITS - SENIOR HOUSING						
1007A1	2	2	2	3	760 SF+/-	9
1007B1	0	3	7	6	760 SF+/-	16
1007C1 - NOT USED	0	0	0	0	768 SF+/-	0
1007D1	0	1	1	1	860 SF+/-	3
1007E1	0	1	1	0	913 SF+/-	2

TOTAL ONE BEDROOM SENIOR UNITS:	30 UNITS	100.0%
TOTAL UNITS:	30 UNITS	

AVERAGE ONE BEDROOM SENIOR UNIT AREA:	780.2 SF+/-
AVERAGE TWO BEDROOM AREA:	-----
AVERAGE THREE BEDROOM AREA:	-----
AVERAGE UNIT AREA	780.2 SF+/-

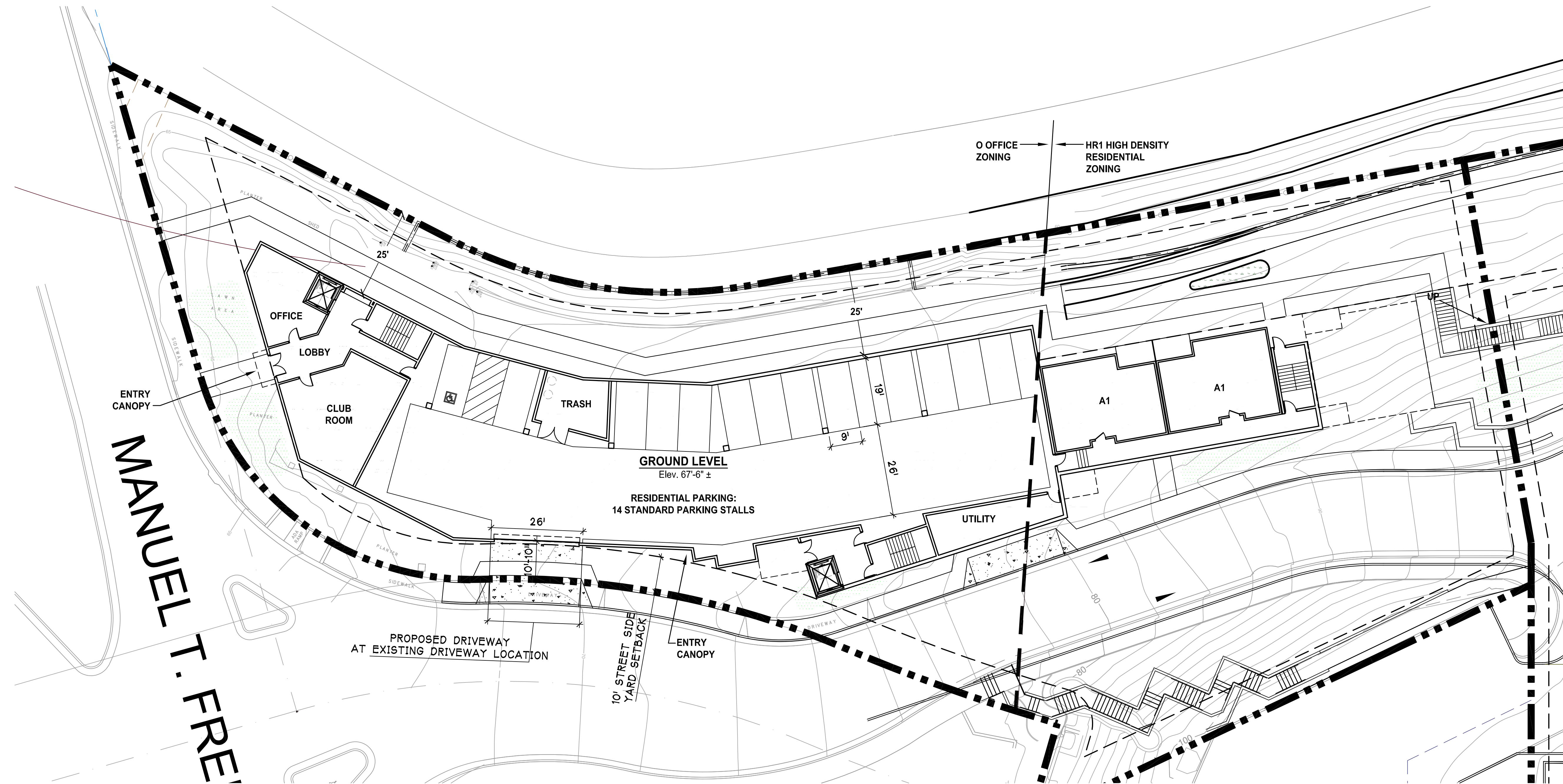
REQUIRED RESIDENTIAL PARKING:	CITY PARKING STANDARD	TOTAL STALLS
SENIOR HOUSING UNITS:	0.75 SPACE PER UNIT	22.5 STALLS +/-

PROVIDED PARKING:	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	TOTAL STALLS
TOTAL PARKING PROVIDED:	23 STALLS +/-	0 STALLS +/-	0 STALLS +/-	23 STALLS +/-

OPEN SPACE	NUMBER OF UNITS	SQ. FT. / UNIT	TOTAL
TOTAL OPEN SPACE REQUIRED:	30 UNITS	100 SF	3,000 SF
OPEN SPACE PROVIDED:			
Podium Level Open Space:			1,220 SF+/-
Private Decks:			1,885 SF+/-
Roof Decks:			776 SF+/-
TOTAL OPEN SPACE PROVIDED:			3,881 SF+/-

FLOOR AREA	
LEVEL 1	14,458 SF+/-
LEVEL 2	13,303 SF+/-
LEVEL 3	11,773 SF+/-
LEVEL 4	11,039 SF+/-
TOTAL	50,573 SF+/-

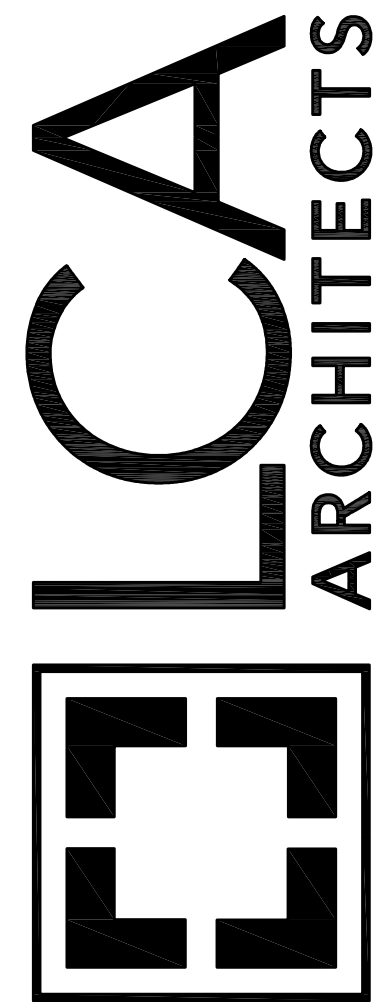
LOT COVERAGE	ALLOWABLE	PROPOSED
SITE AREA - ZONED HR1	13,363 SF+/-	
SITE AREA - ZONED O	31,414 SF+/-	
BUILDING FOOTPRINT - SITE ZONED HR1	8,018 SF+/-	3,579 SF+/-
BUILDING FOOTPRINT - SITE ZONED O	12,566 SF+/-	11,788 SF+/-
LOT COVERAGE - SITE ZONED HR1	60%	27%
LOT COVERAGE - SITE ZONED O	40%	38%



1

PLAN AT LEVEL 1

16' 0' 16' 32'
SCALE: 1/16" = 1'-0"



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BUILDING 1007
SCHEMATIC
LEVEL 1 PLAN

SCALE:

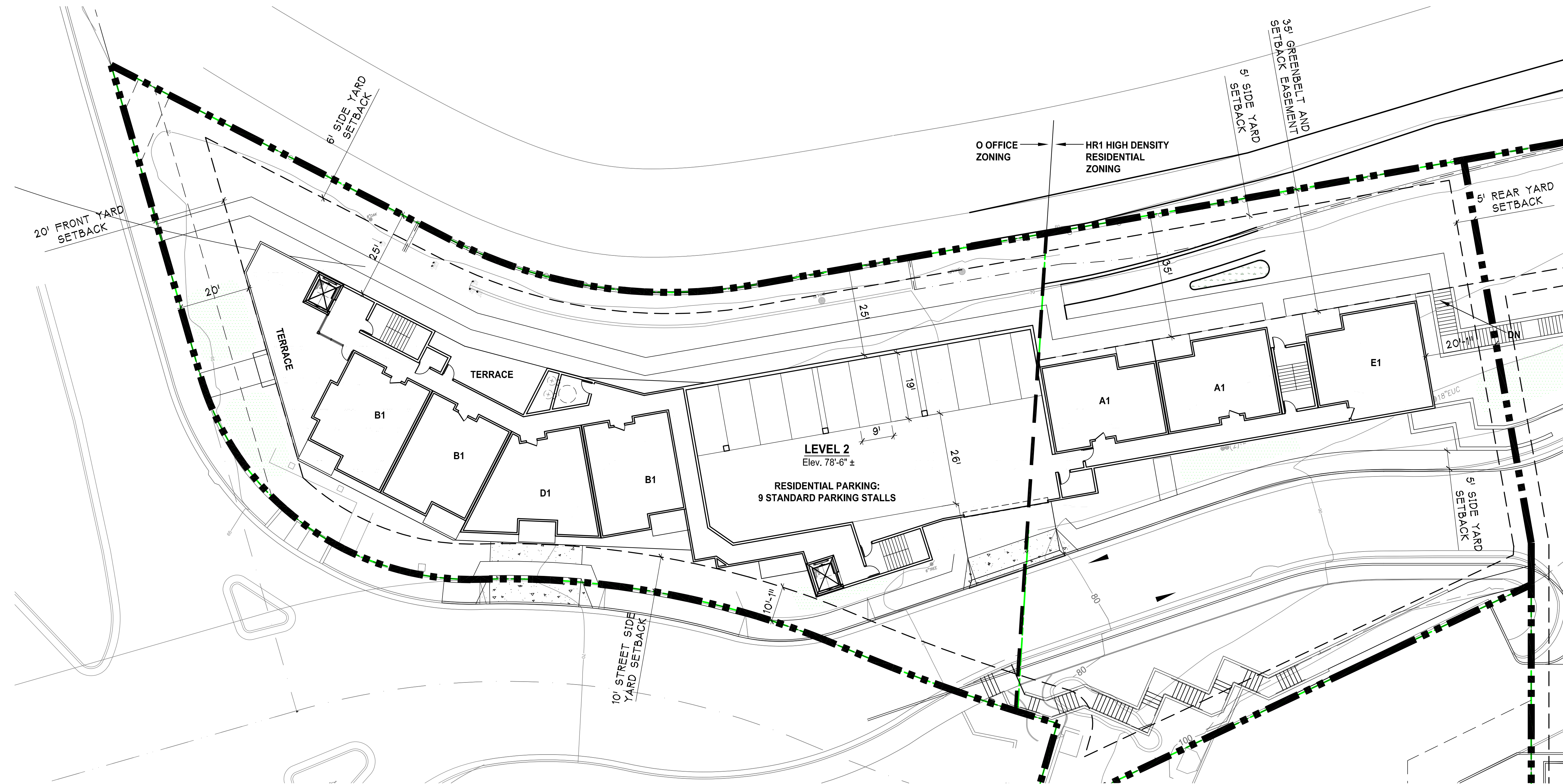
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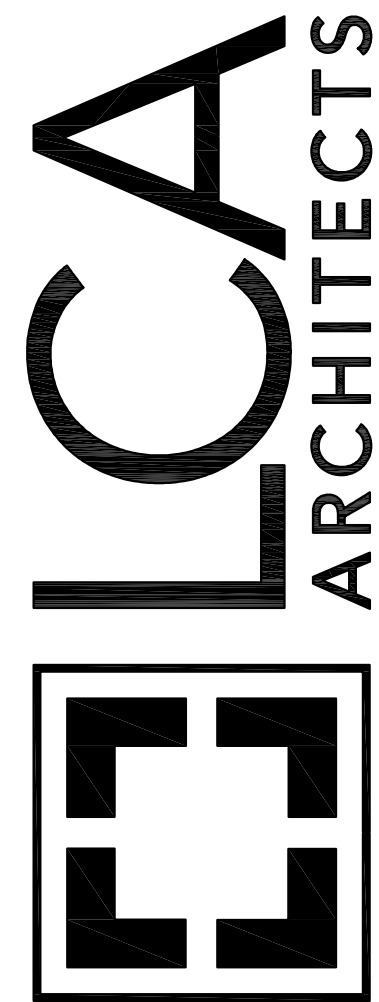
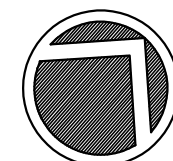
SHEET OF



1

PLAN AT LEVEL 2

16' 0' 16' 32'
SCALE: 1/16" = 1'-0"



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BUILDING 1007
SCHEMATIC
LEVEL 2 PLAN

SCALE:
DATE: 03 / 30 / 2017

REVISIONS:

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BUILDING 1007
SCHEMATIC
LEVEL 3 PLAN

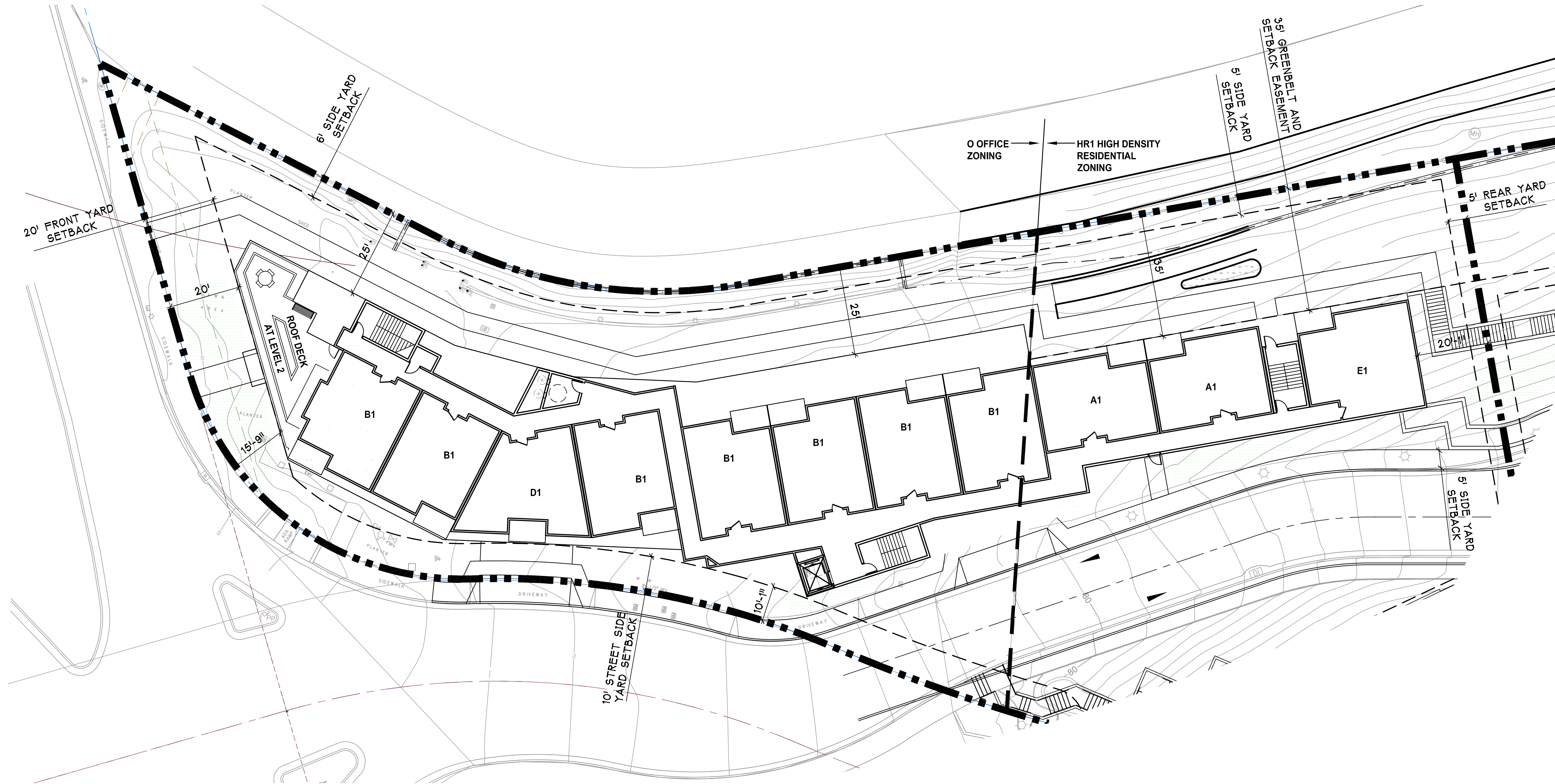
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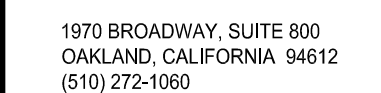
SHEET OF



1 PLAN AT LEVEL 3

16' 0' 16' 32'
SCALE: 1/16" = 1'-0"





8
9
0
1
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7

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BUILDING 1007
SCHEMATIC
LEVEL 4 PLAN

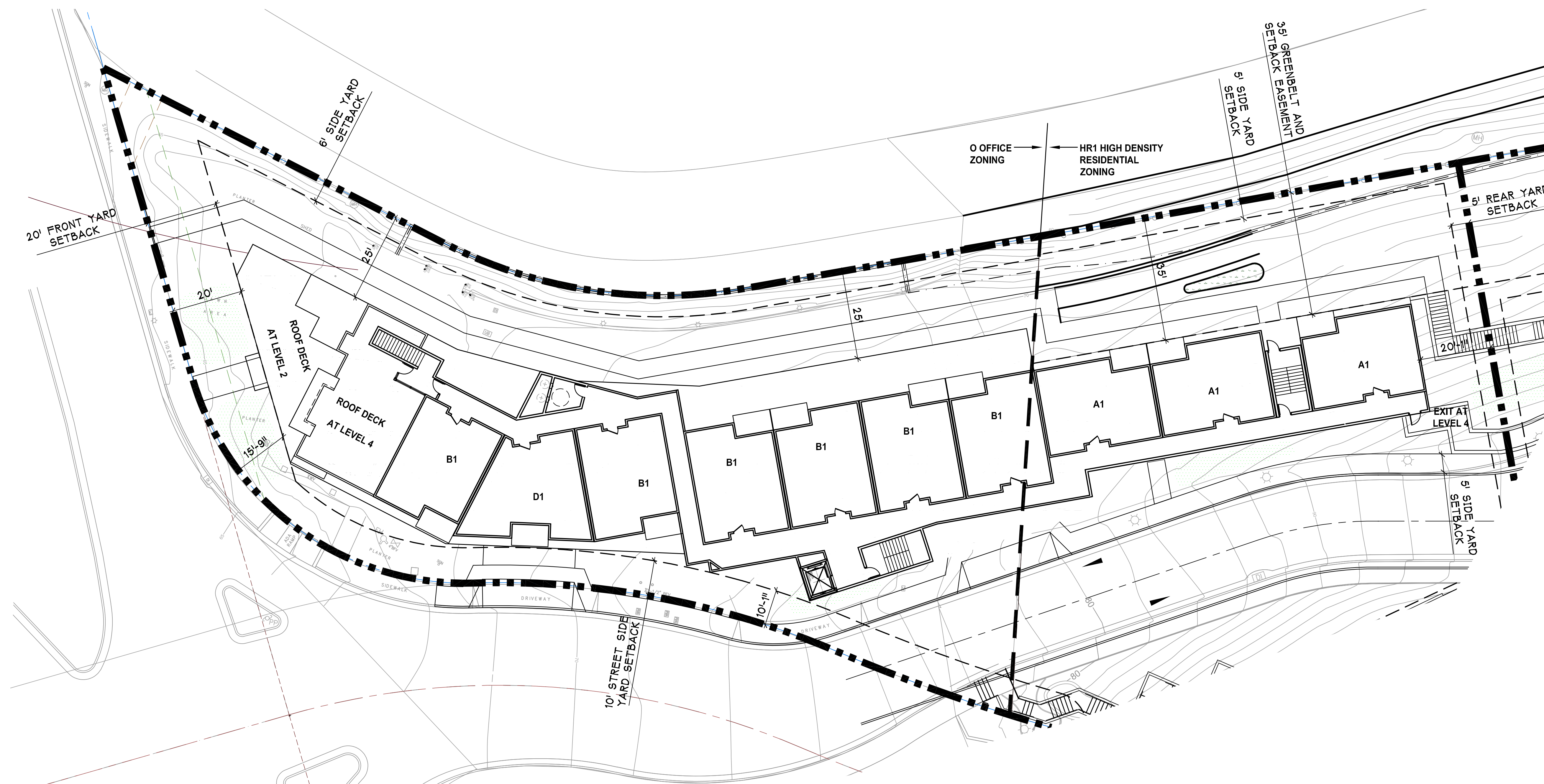
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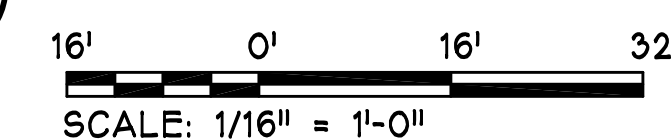
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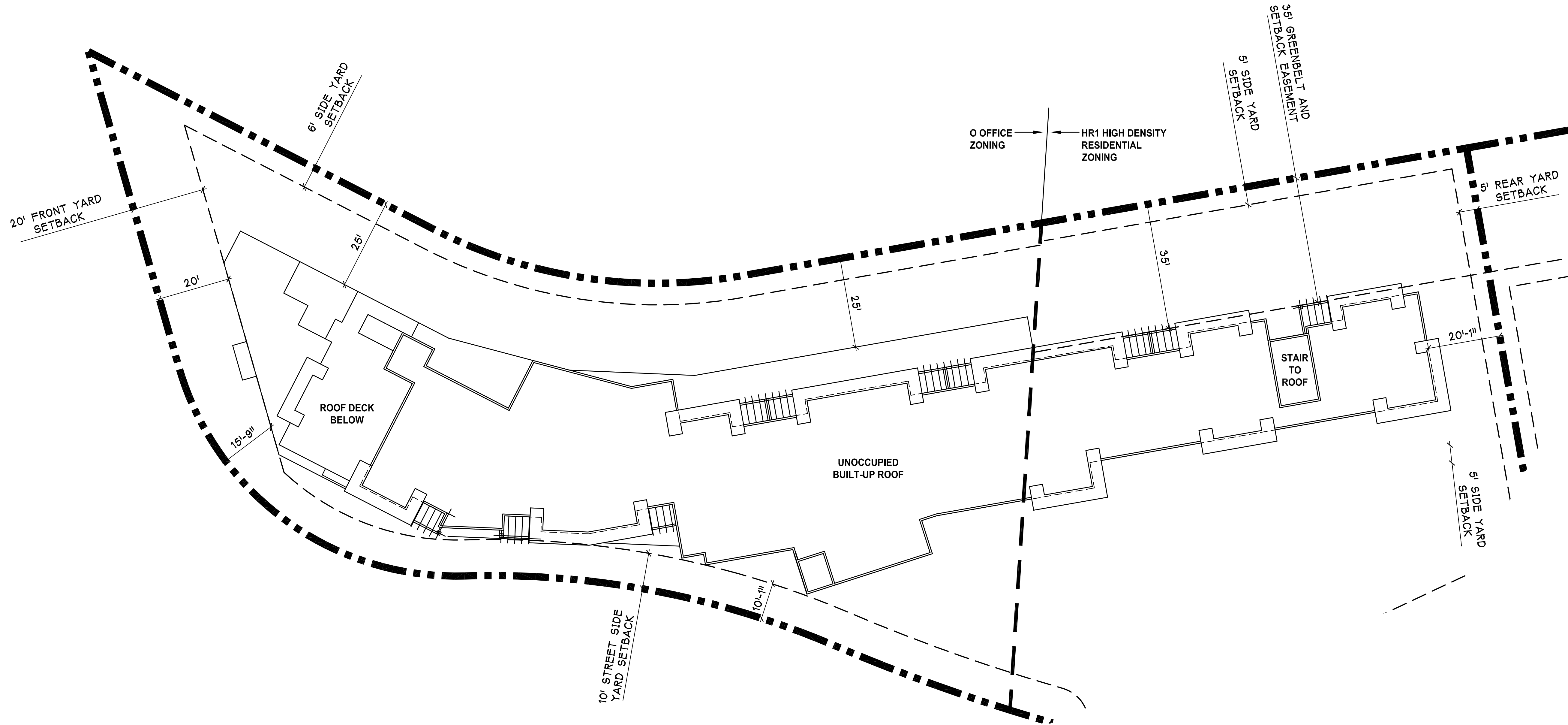
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1 PLAN AT LEVEL 4

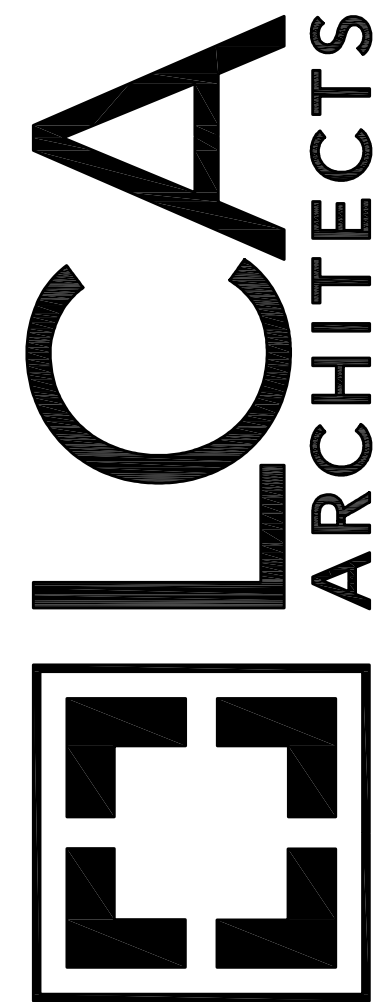




1

ROOF PLAN

16' 0' 16' 32'
SCALE: 1/16" = 1'-0"



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SITE 1007
SCHEMATIC
ROOF PLAN

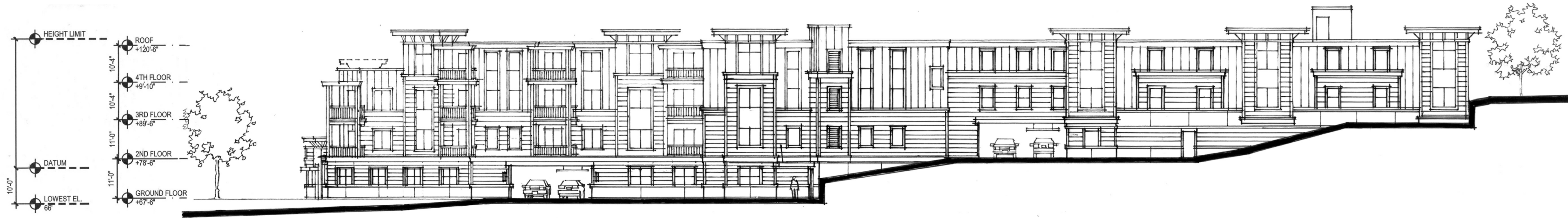
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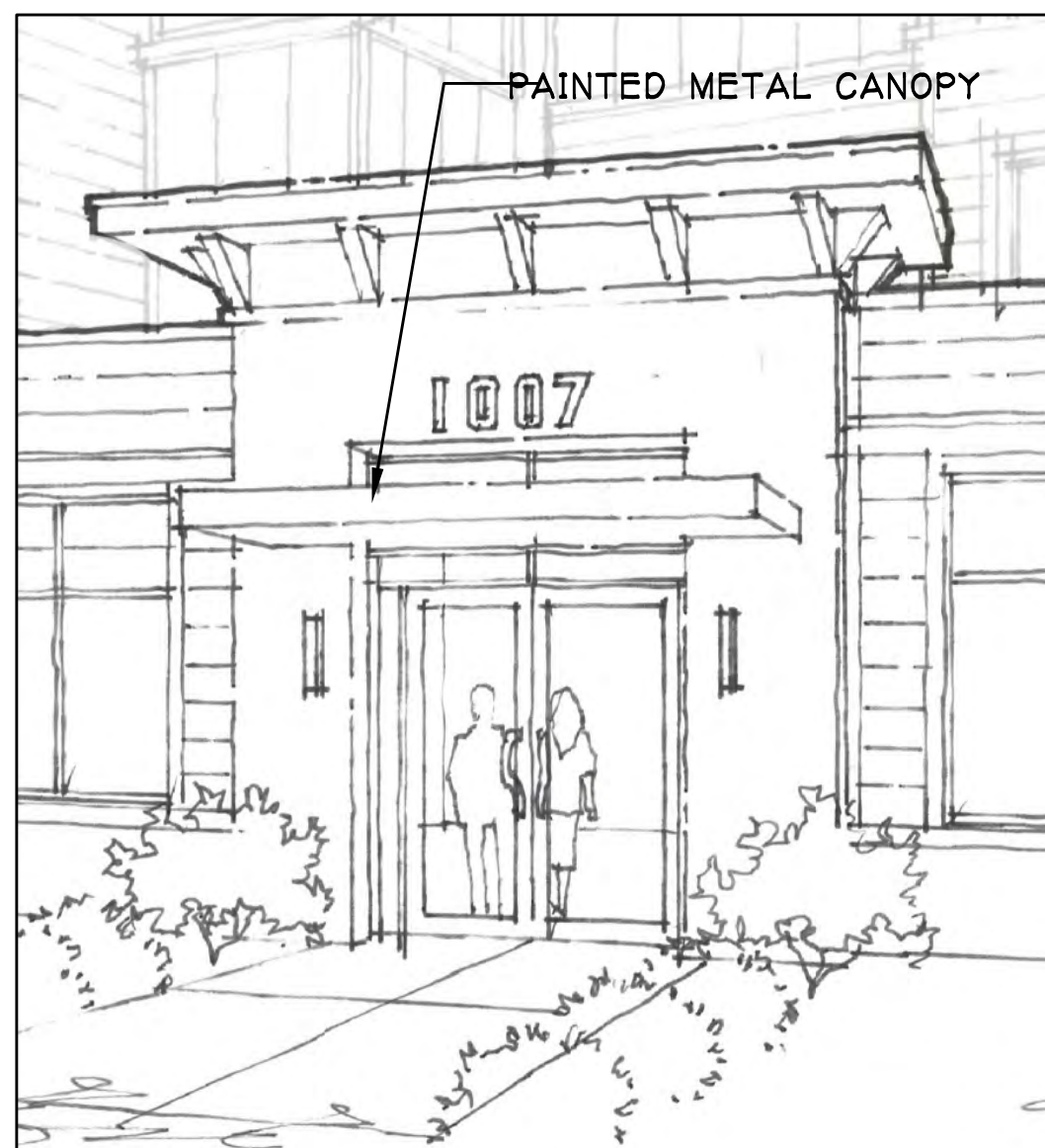
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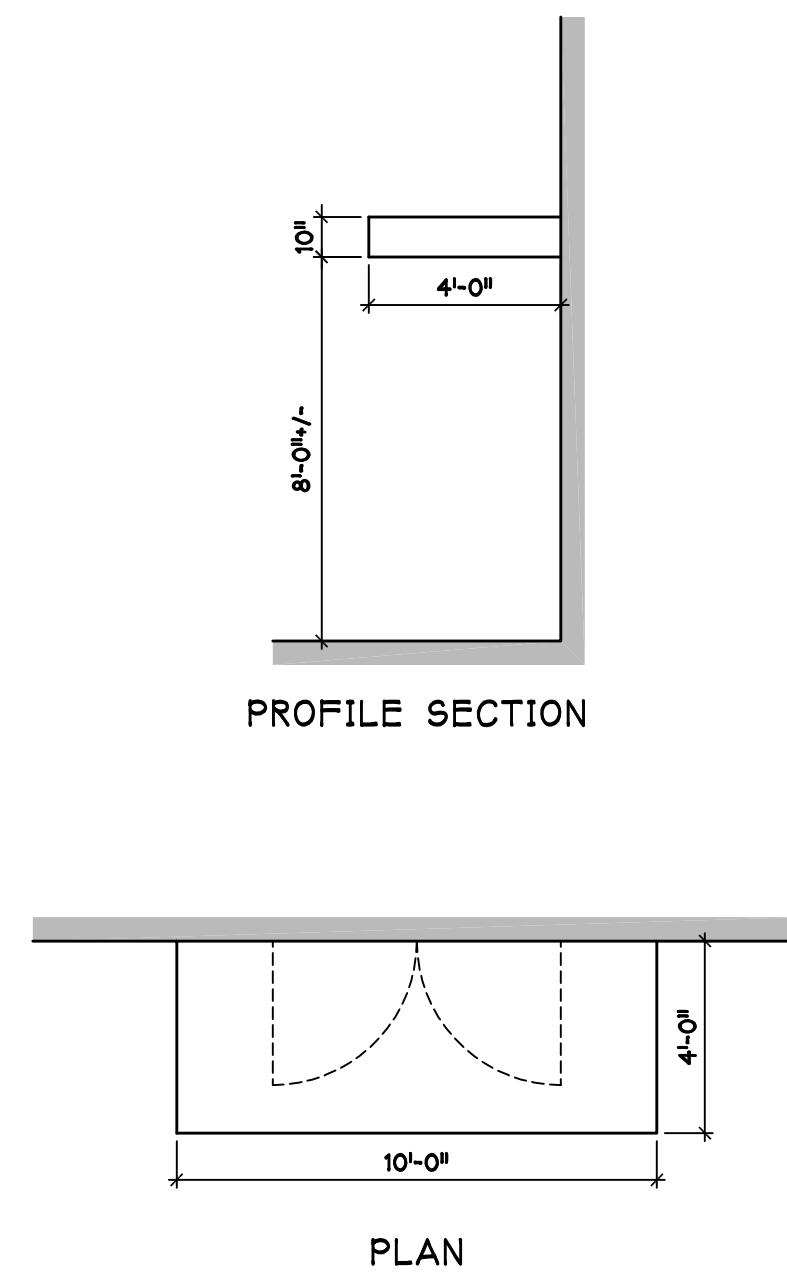


1 SOUTHEAST ELEVATION

16' 0' 16' 32'
SCALE: 1/16" = 1'-0"

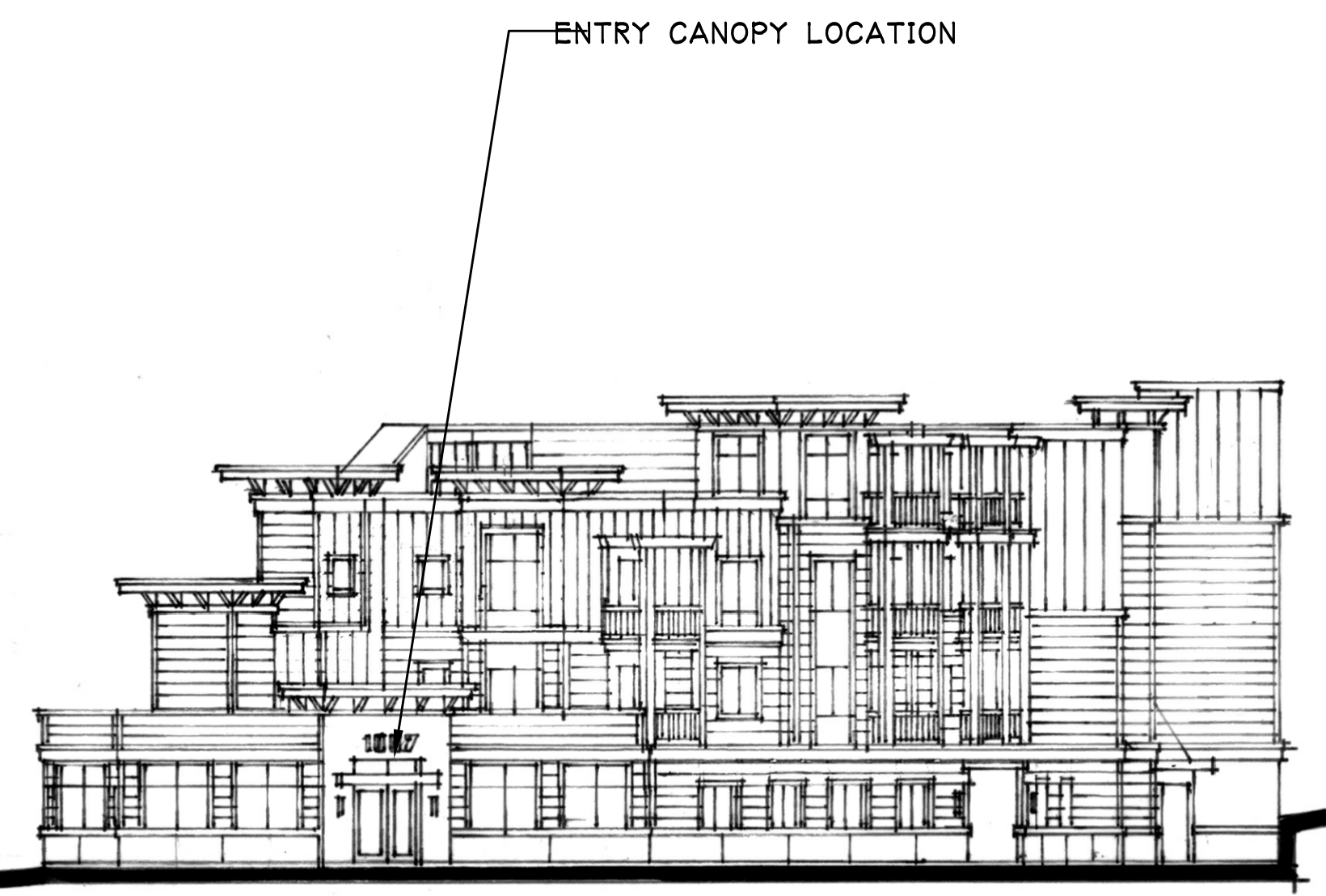


PERSPECTIVE VIEW



PROFILE SECTION

PLAN

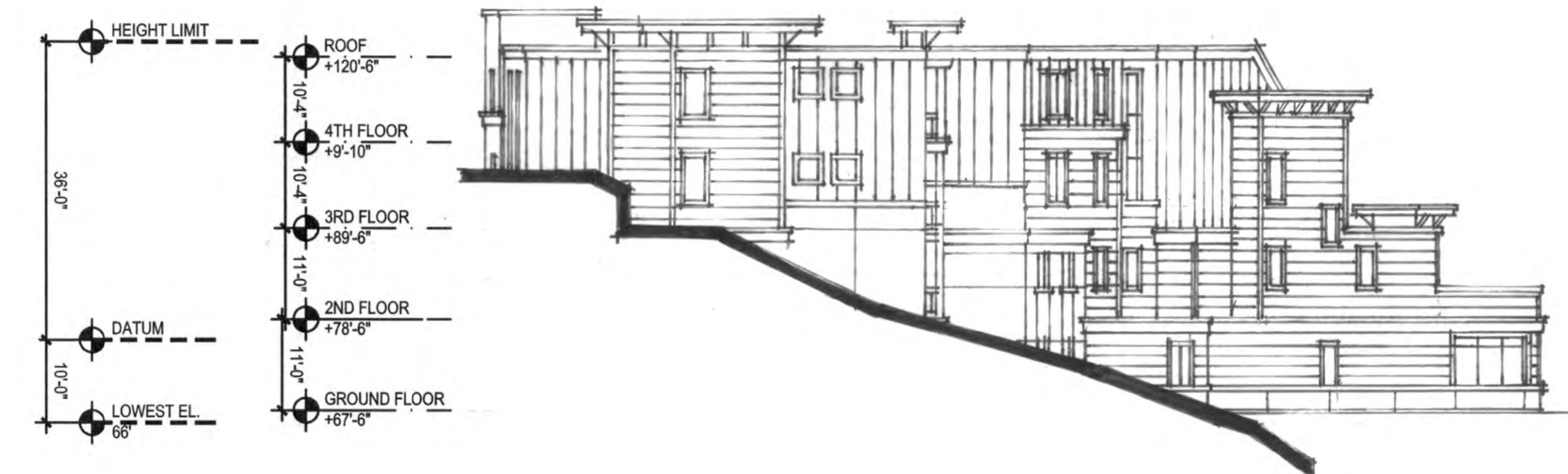


2 SOUTHWEST ELEVATION

16' 0' 16' 32'
SCALE: 1/16" = 1'-0"

3 ENTRY CANOPY

4' 0' 4' 8'
SCALE: 1/4" = 1'-0"



1 **NORTHEAST ELEVATION**

16' 0' 16' 32'
SCALE: 1/16" = 1'-0"



2 **NORTHWEST ELEVATION**

16' 0' 16' 32'
SCALE: 1/16" = 1'-0"