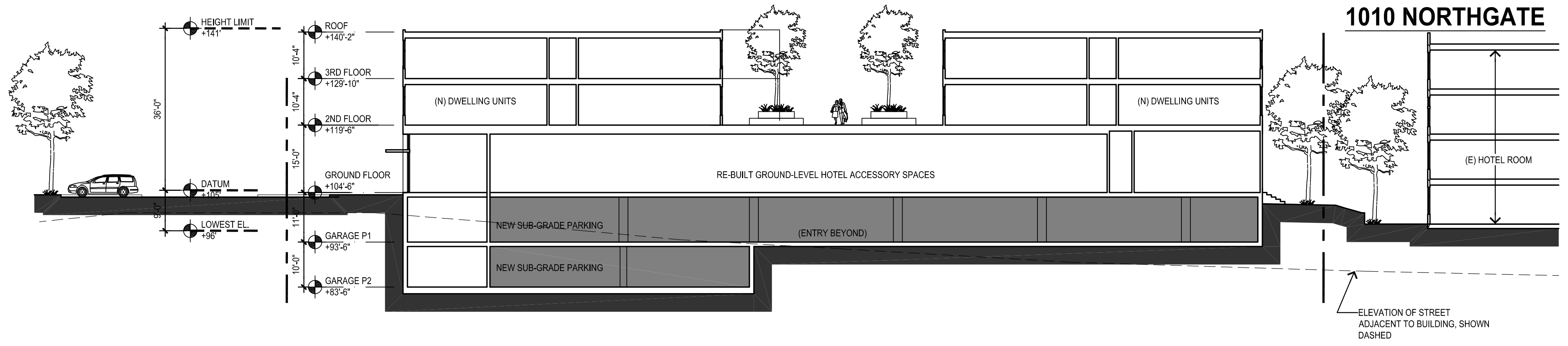
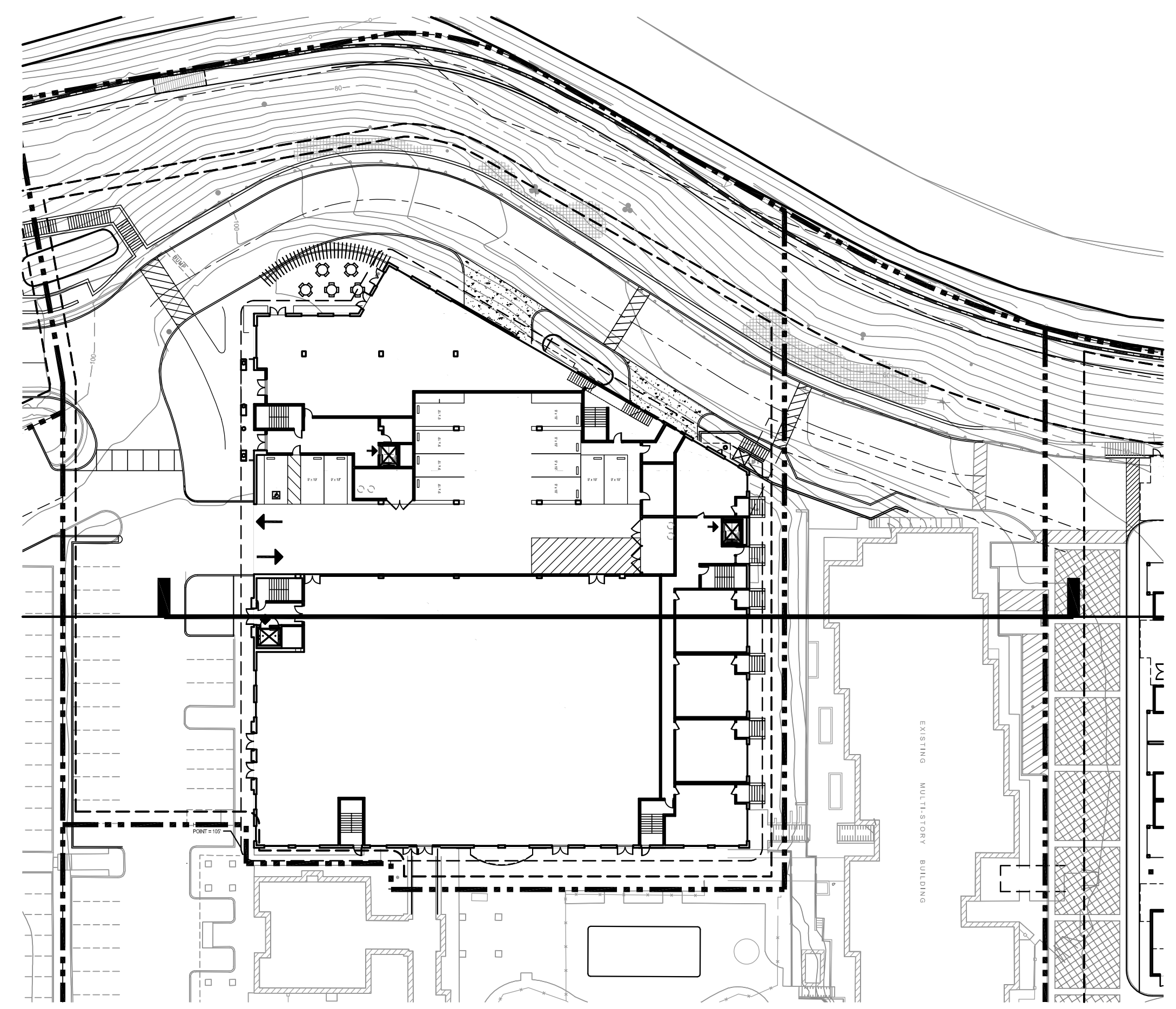


**1020 NORTHGATE**

**1010 NORTHGATE**



**SECTION - SITE 1020**



**KEY PLAN**

**1020 NORTHGATE DRIVE**

DENSITY BONUS CALCULATIONS	
SITE AREA (ACRES)	1.411 ACRES +/-
SITE AREA (SF)	61,480 SF +/-
BASE DENSITY - REQUIRED SQ. FT. / UNIT	1,000 SF +/-
MAX BASE UNITS	61 UNITS
<b>PROPOSED NUMBER OF UNITS</b>	<b>48 UNITS</b>
PROPOSED NUMBER OF BMR UNITS (MODERATE-INCOME)	5 UNITS
PROPOSED % OF BMR UNITS (MODERATE-INCOME)	10.42%
PROPOSED NUMBER OF BMR UNITS (LOW-INCOME)	5 UNITS
PROPOSED % OF BMR UNITS (LOW-INCOME)	10.42%

ONE BEDROOM UNITS	NUMBER OF UNITS			UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3		
1020A1	0	4	7	771 SF +/-	11
1020B1	0	0	1	935 SF +/-	1
1020C1	0	1	1	1001 SF +/-	2
1020D1	0	1	1	976 SF +/-	2
1020E1	0	0	1	892 SF +/-	1

TWO BEDROOM UNITS	NUMBER OF UNITS			UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3		
1020A2	0	8	8	1086 SF +/-	16
1020B2	0	1	1	999 SF +/-	2
1020C2	0	1	1	1111 SF +/-	2
1020D2	0	1	0	1108 SF +/-	1
1020E2	0	1	1	1049 SF +/-	2

TOWNHOME UNITS	NUMBER OF UNITS			UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3		
1020A3 - TWO BEDROOMS	3	---	0	1496 SF +/-	3
1020B3 - TWO BEDROOMS	1	---	0	1017 SF +/-	1
1020B3 - THREE BEDROOMS	1	---	0	1966 SF +/-	1

THREE BEDROOM UNITS	NUMBER OF UNITS			UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3		
1020A3	0	1	1	1310 SF +/-	2
1020B3	0	0	1	1279 SF +/-	1

TOTAL ONE BEDROOM UNITS:	17 UNITS	35.4%
TOTAL TWO BEDROOM UNITS:	23 UNITS	47.9%
TOTAL THREE BEDROOM UNITS:	3 UNITS	6.3%
TOTAL 2 BDR TOWNHOME UNITS:	4 UNITS	8.3%
TOTAL 3 BDR TOWNHOME UNITS:	1 UNITS	2.1%
<b>TOTAL UNITS:</b>	<b>48 UNITS</b>	

AVERAGE ONE BEDROOM AREA:	838.9 SF +/-
AVERAGE TWO BEDROOM AREA:	1,078.3 SF +/-
AVERAGE THREE BEDROOM AREA:	1,299.7 SF +/-
AVERAGE 2 BDR TOWNHOME AREA:	1,376.3 SF +/-
AVERAGE 3 BDR TOWNHOME AREA:	1,966.0 SF +/-
<b>AVERAGE UNIT AREA:</b>	<b>1,050.7 SF +/-</b>

REQUIRED PARKING:	CITY PARKING STANDARD	TOTAL STALLS
1 BEDROOM UNITS	1.5 FOR 1 BEDROOM UNIT	25.5 STALLS +/-
2+ BEDROOM UNITS	2.0 FOR 1 BEDROOM UNIT	62 STALLS +/-
GUEST PARKING	1 PER 5 2+ BEDROOM UNITS	6.2 STALLS +/-
<b>TOTAL RESIDENTIAL PARKING REQUIRED:</b>		<b>93.7 STALLS +/-</b>
<b>TOTAL HOTEL PARKING REQUIRED TO REPLACE EXISTING:</b>		<b>48 STALLS +/-</b>
<b>TOTAL PARKING REQUIRED:</b>		<b>141.7 STALLS +/-</b>

PROVIDED PARKING:	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	TOTAL STALLS
HOTEL PARKING AT GROUND LEVEL 1	10 STALLS +/-	0 STALLS +/-	0 STALLS +/-	
HOTEL PARKING AT P1	15 STALLS +/-	16 STALLS +/-	0 STALLS +/-	<b>TOTAL HOTEL</b>
HOTEL CURB PARKING AT LOBBY	7 STALLS +/-	0 STALLS +/-	0 STALLS +/-	<b>48 STALLS +/-</b>
RESIDENTIAL VISITOR STALLS AT SITE 1010 ON-GRADE	3 STALLS +/-	0 STALLS +/-	0 STALLS +/-	
RESIDENTIAL PARKING AT GROUND LEVEL 1	3 STALLS +/-	0 STALLS +/-	0 STALLS +/-	<b>TOTAL RESIDENTIAL</b>
RESIDENTIAL PARKING AT P2	74 STALLS +/-	14 STALLS +/-	0 STALLS +/-	<b>94 STALLS +/-</b>
<b>TOTAL PARKING PROVIDED</b>	<b>112 STALLS +/-</b>	<b>30 STALLS +/-</b>	<b>0 STALLS +/-</b>	<b>142 STALLS +/-</b>

OPEN SPACE	NUMBER OF UNITS	SQ. FT. / UNIT	TOTAL
<b>TOTAL OPEN SPACE REQUIRED:</b>	<b>48 UNITS</b>	<b>100 SF</b>	<b>4,800 SF</b>
<b>OPEN SPACE PROVIDED:</b>			
PODIUM LEVEL OPEN SPACE:			7,993 SF +/-
PRIVATE DECKS:			3,176 SF +/-
ROOF DECK:			2,855 SF +/-
<b>TOTAL OPEN SPACE PROVIDED:</b>			<b>14,024 SF +/-</b>

FLOOR AREA	
PARKING GARAGE P2	19,615 SF +/-
PARKING GARAGE P1	35,903 SF +/-
LEVEL 1	36,233 SF +/-
LEVEL 2	27,471 SF +/-
LEVEL 3	27,471 SF +/-
<b>TOTAL</b>	<b>146,693 SF +/-</b>

LOT COVERAGE	ALLOWABLE	PROPOSED
SITE AREA	61,480 SF +/-	61,480 SF +/-
BUILDING FOOTPRINT	36,888 SF +/-	36,674 SF +/-
LOT COVERAGE	60%	60%

**HEIGHT CALCULATION**

<b>Site 1020</b>	
<b>Height, non-hillside</b>	
Elevation of the Highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall:	+105 Feet +/-
Elevation of the Lowest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall:	+96 Feet +/-
Distance between Highest and Lowest Elevations:	9 Feet +/-
Datum at highest adjoining grade:	+105 Feet +/-
(since highest adjoining grade is not more than (10) ten feet above lowest grade)	
Height Limit (+36' above datum)	+141 Feet +/-
Highest point of flat roof:	+140.2 Feet +/-
Maximum building height above datum:	+35.2 Feet +/-
Maximum allowable height above datum:	+36 Feet +/-

**SITE 1020: LANDSCAPE COVERAGE**

<b>LANDSCAPING REQUIRED:</b>	
HR1 ZONING:	50% OF FRONT AND STREET SIDE YARDS AREA OF FRONT AND STREET SIDE YARDS: 13,290 SF ± NOTE: DOES NOT INCLUDE SHARED ACCESS ROADWAY LANDSCAPING REQUIRED: 6,645 SF ±
<b>LANDSCAPING PROVIDED:</b>	
HR1 ZONING:	7,132 SF ± (53.7% OF FRONT AND STREET SIDE YARD)

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**SITE 1020  
 PROJECT DATA  
 AND SCHEMATIC  
 SECTION**

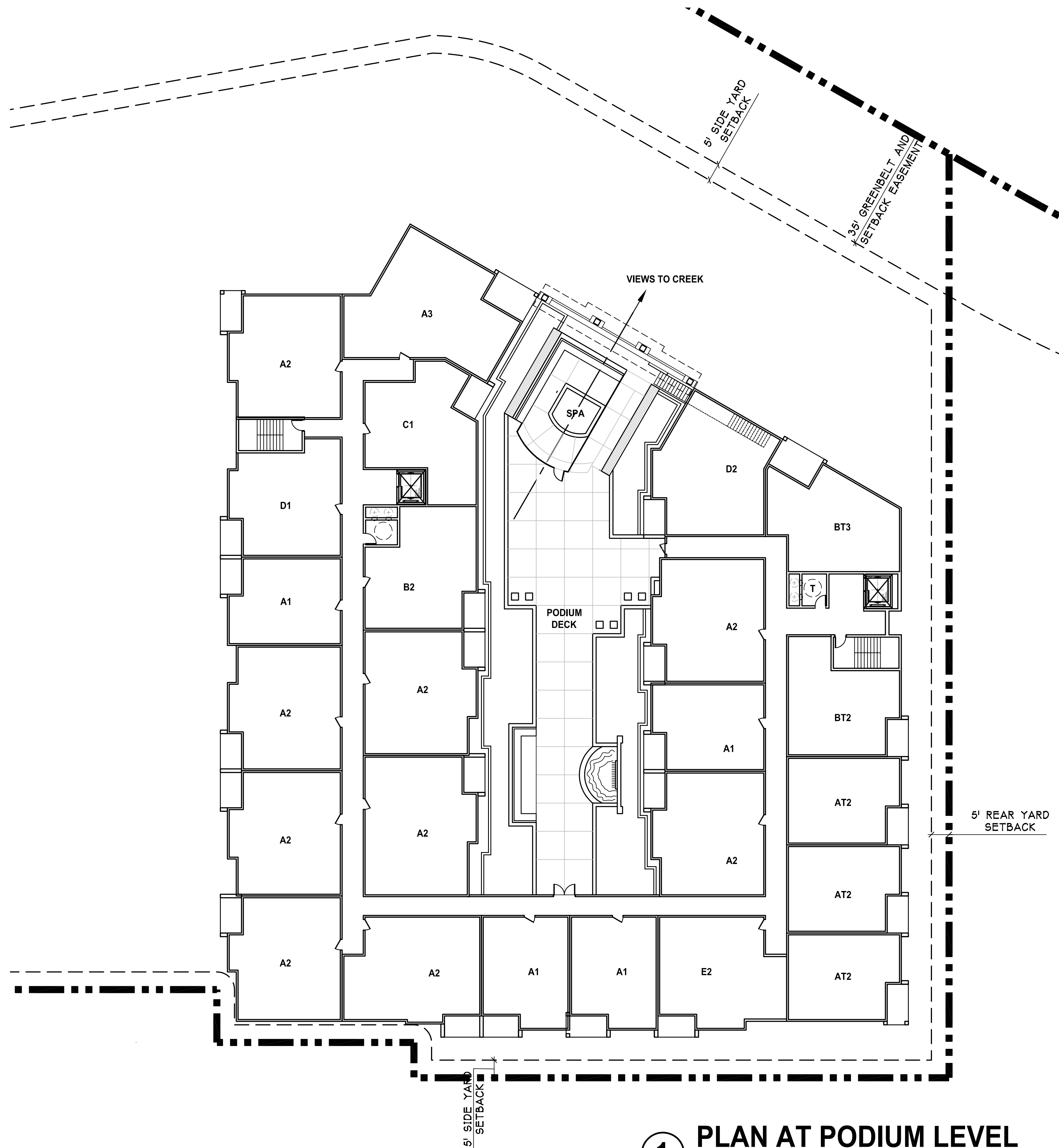
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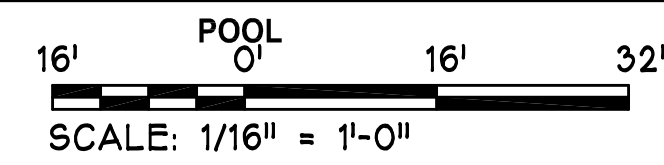
PROJECT NO. 15005







**1 PLAN AT PODIUM LEVEL**



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 (925) 944-1626  
 1970 BROADWAY, SUITE 800  
 OAKLAND, CALIFORNIA 94612  
 (510) 272-1060

**Northgate Walk  
 1007, 1010, 1020 & 1030  
 Northgate Drive**  
 SAN RAFAEL, CA 94903

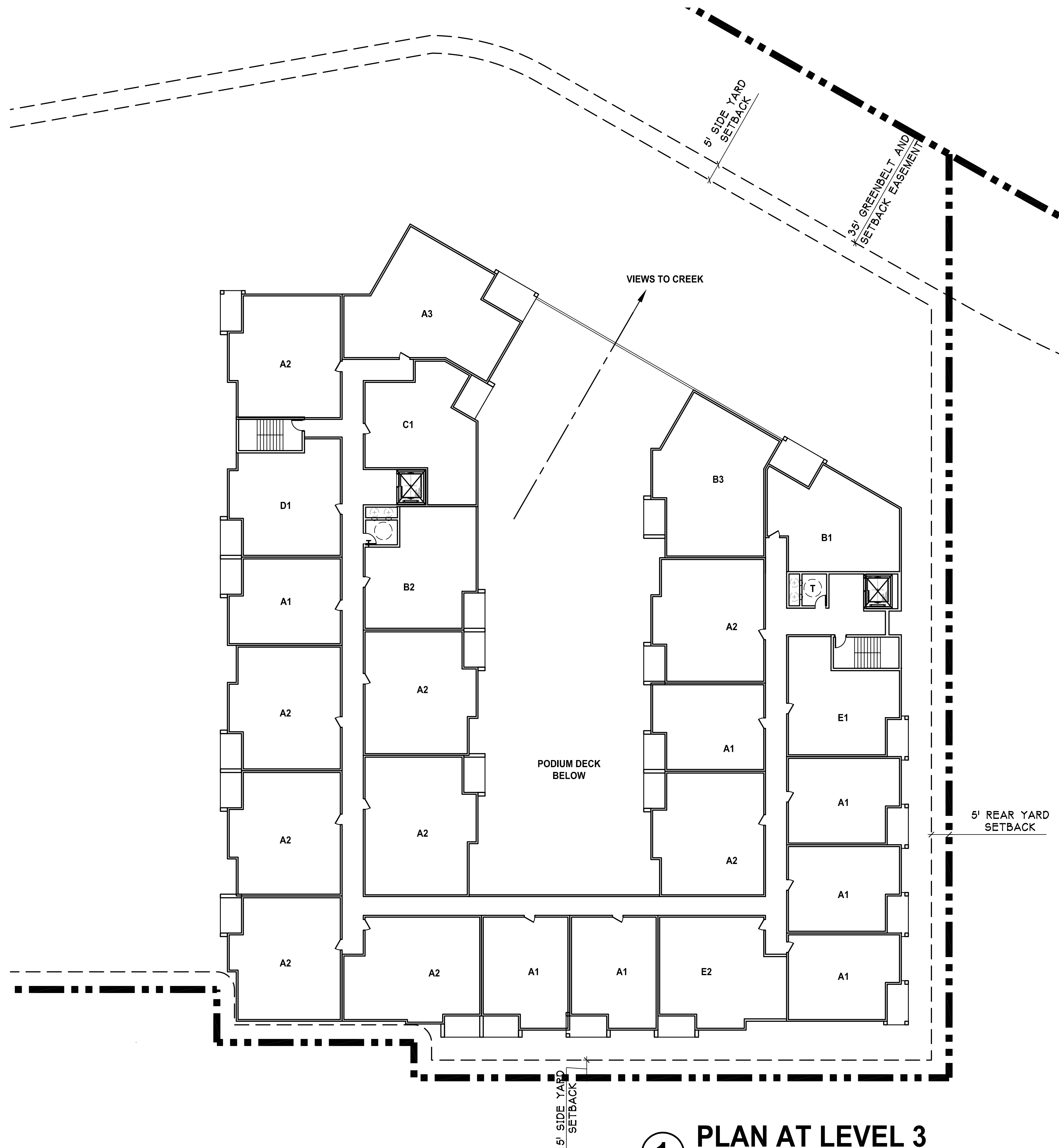
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**SITE 1020  
 SCHEMATIC  
 PLAN LEVEL 2  
 PODIUM LEVEL**

SCALE:  
 DATE: 03 / 30 / 2018

REVISIONS:


PROJECT NO. 15005  
**1020.2**  
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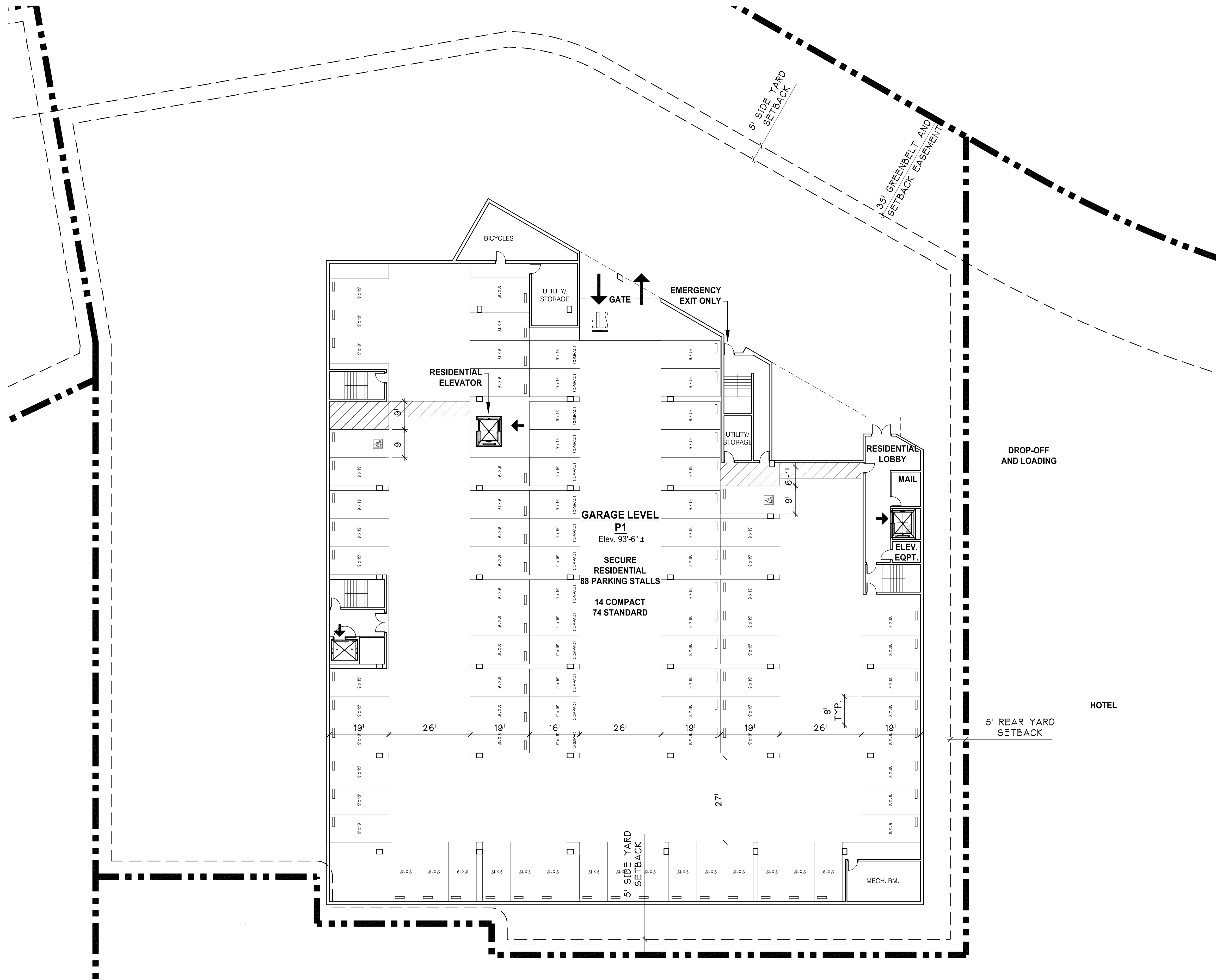


**1 PLAN AT LEVEL 3**

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



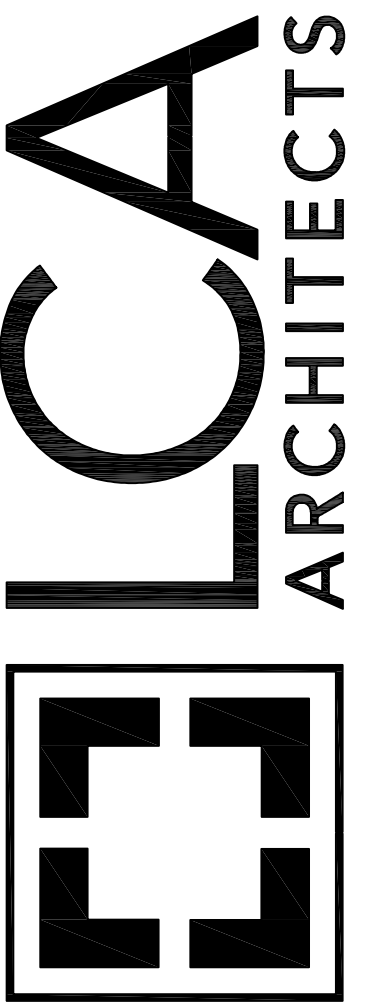
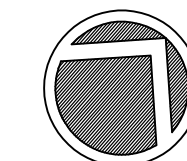




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**PLAN AT GARAGE LEVEL P1**

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



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Northgate Drive**

SAN RAFAEL, CA 94903

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**SITE 1020  
SCHEMATIC  
PLAN AT GARAGE  
LEVEL P1**

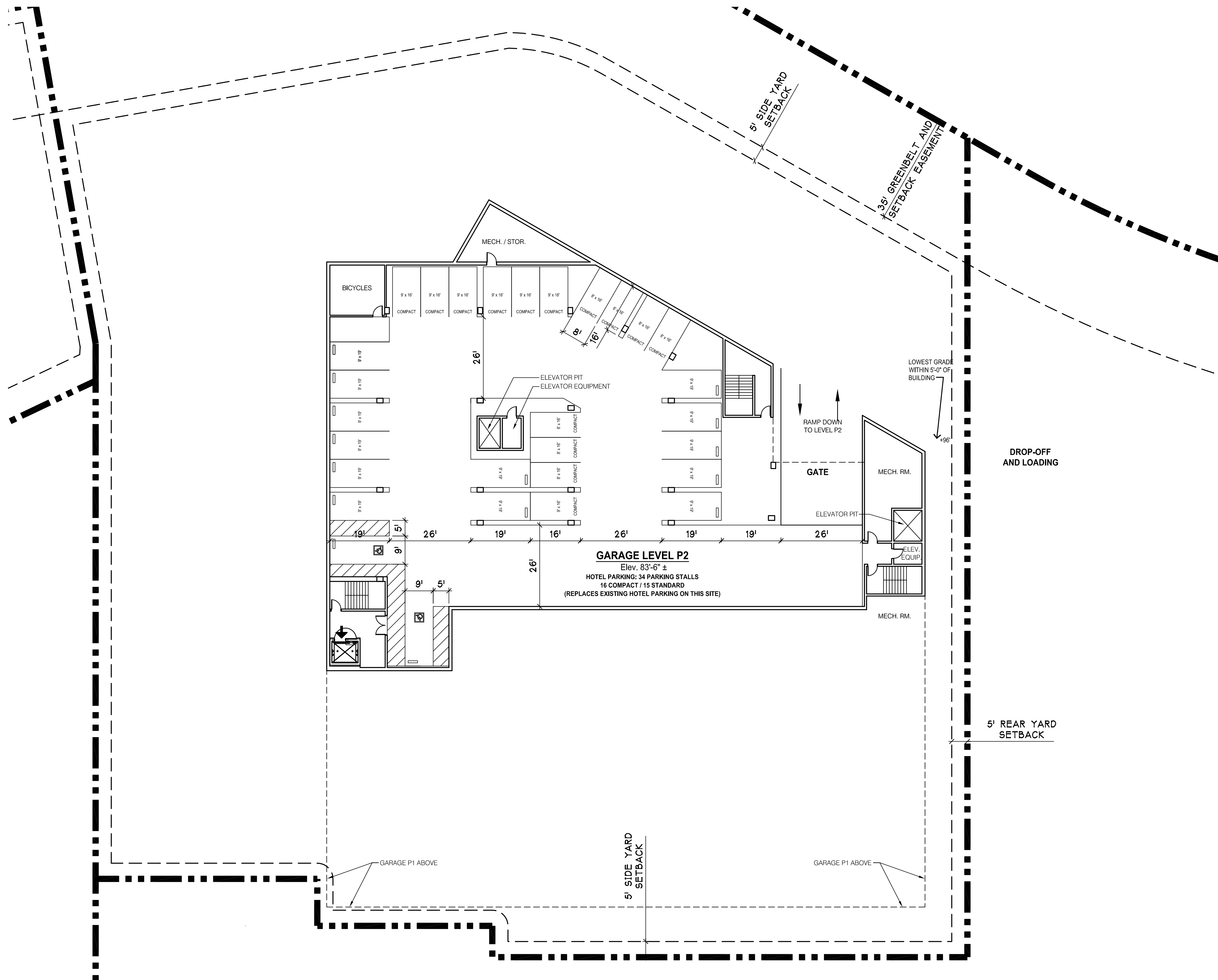
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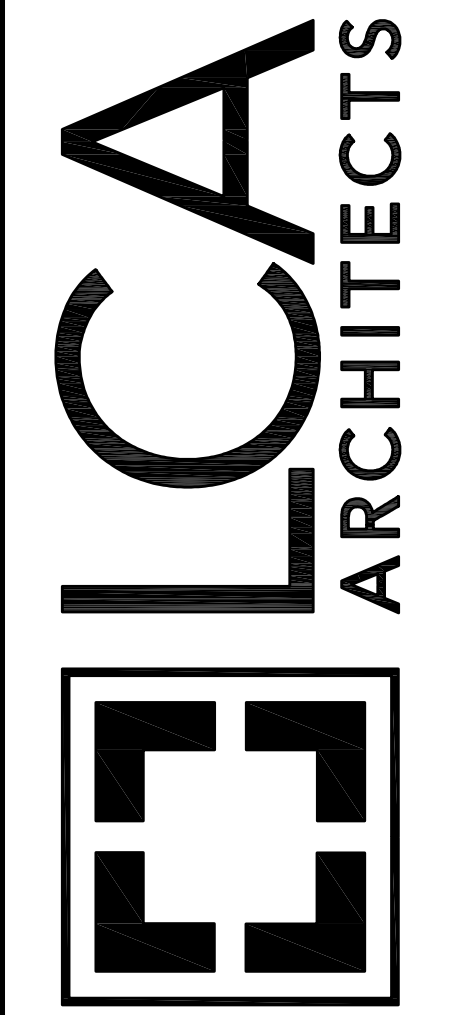
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**1020.4**

SHEET OF



**1 PLAN AT GARAGE LEVEL P2**



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**SITE 1020  
 SCHEMATIC  
 PLAN AT GARAGE  
 LEVEL P2**

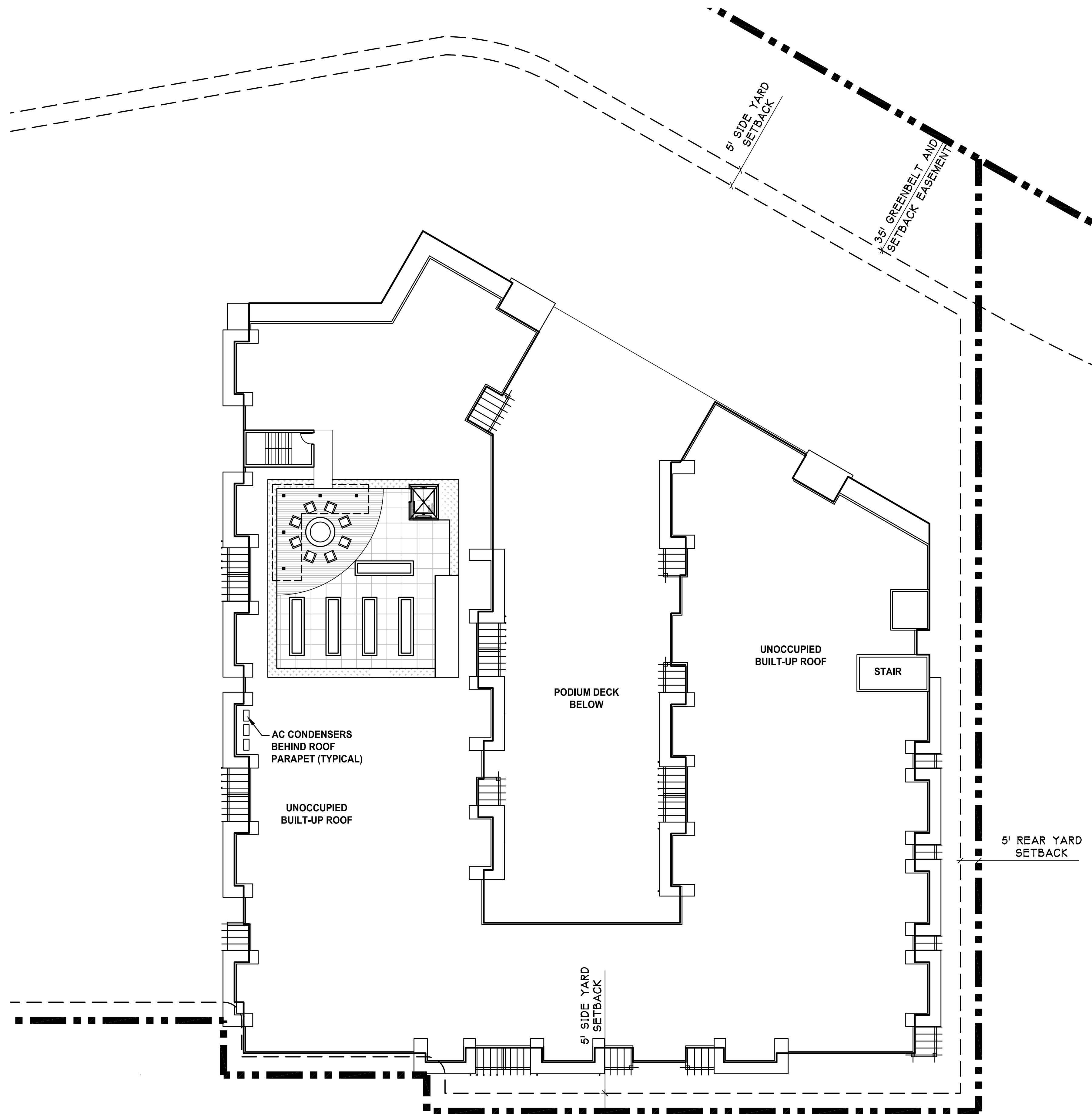
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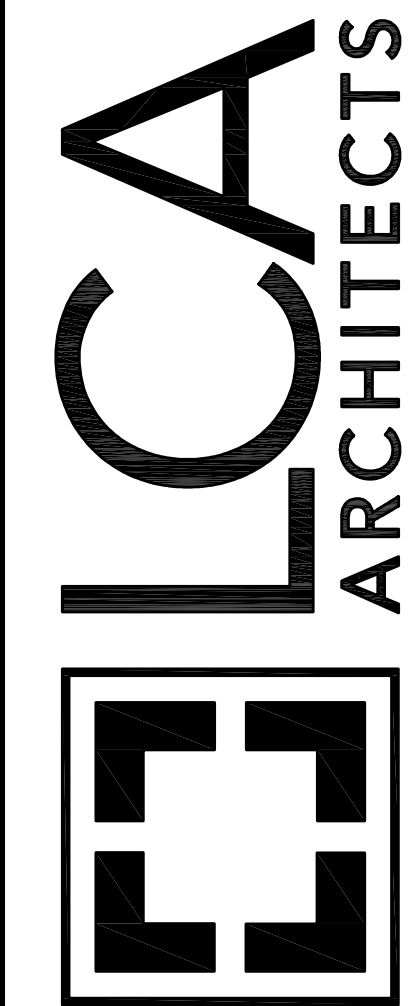




1

**ROOF PLAN**

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



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**SITE 1020  
SCHEMATIC  
ROOF PLAN**

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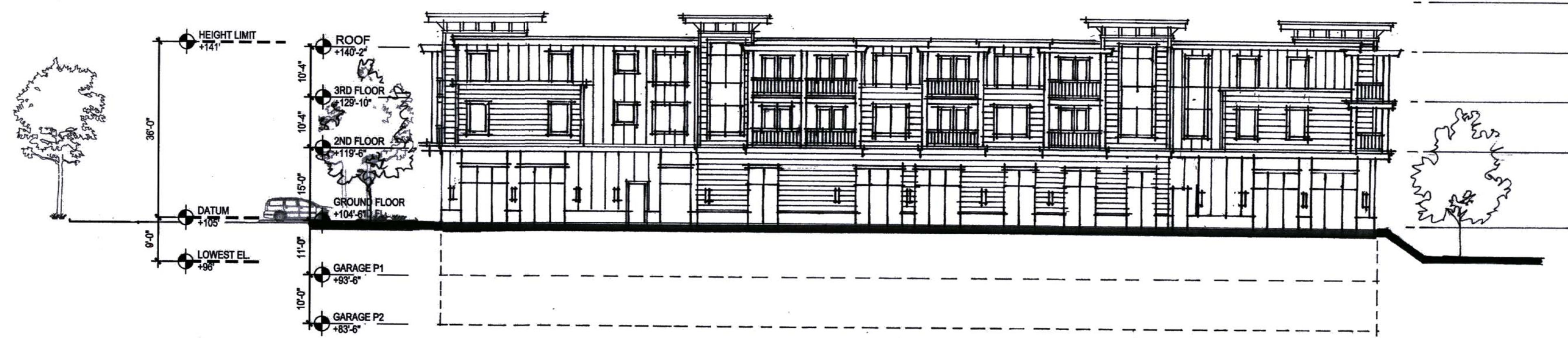
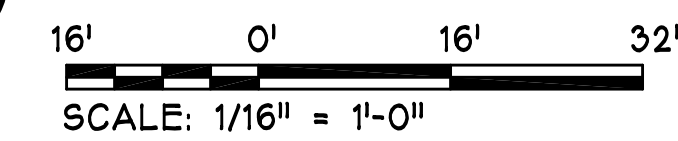
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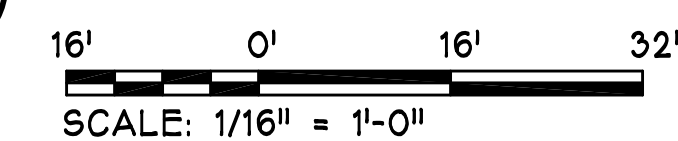




**1 WEST ELEVATION**



**2 SOUTH ELEVATION**

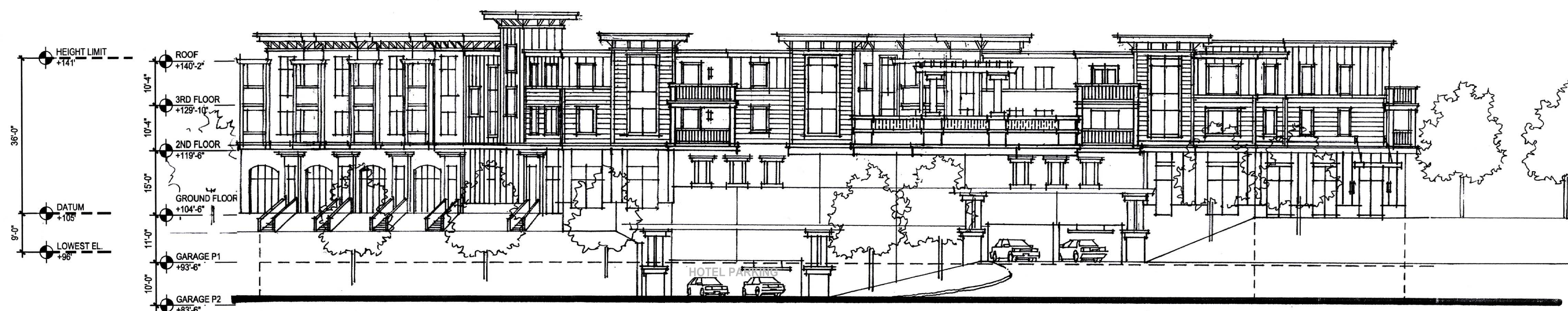






**1 EAST ELEVATION**

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



**2 NORTH ELEVATION**

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