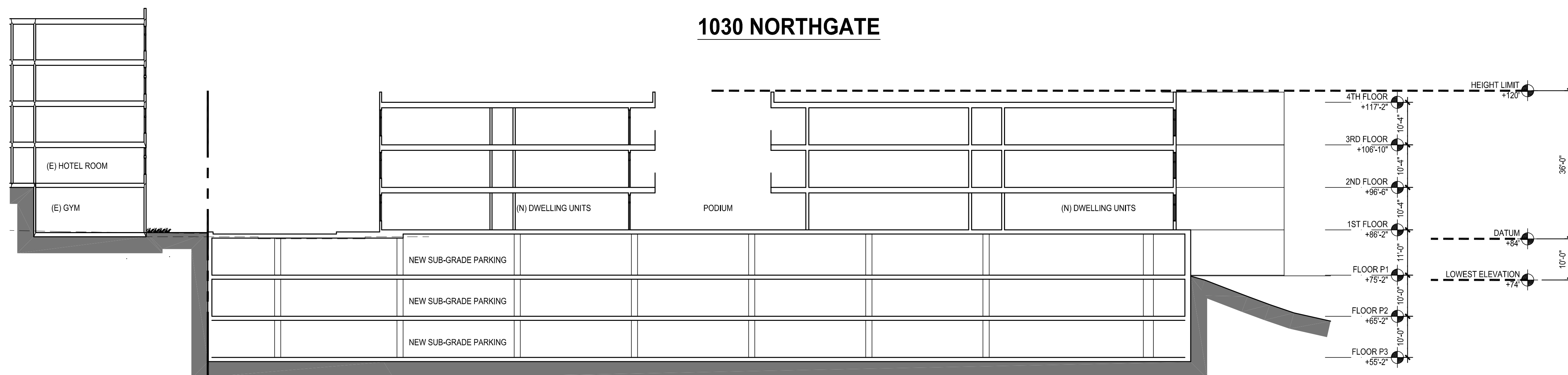
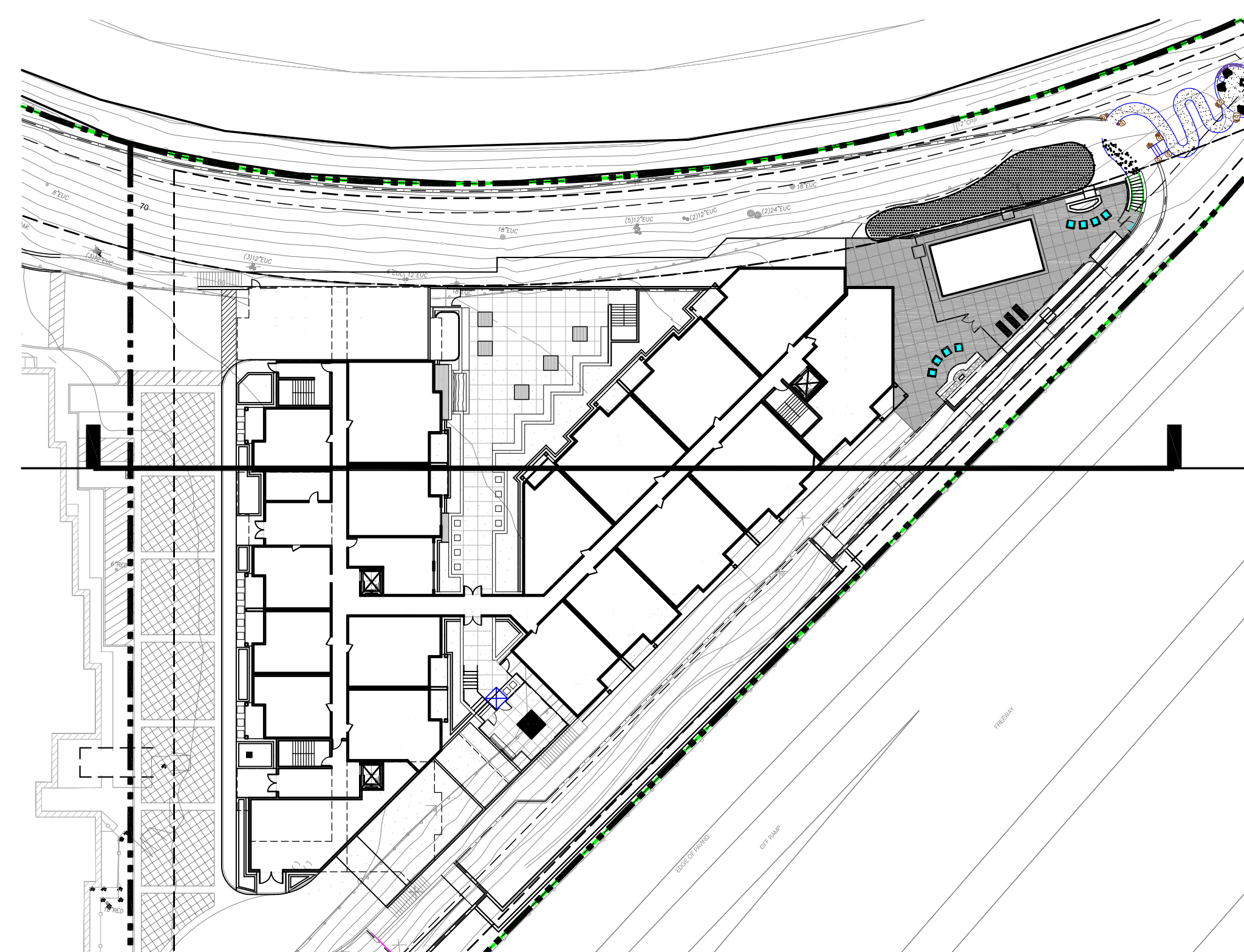


**1030 NORTHGATE**



**SECTION - SITE 1030**



**KEY PLAN**

**HEIGHT CALCULATION**

<b>Site 1030</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:	+86 Feet +/-
Elevation of the Lowest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall:	+74 Feet +/-
Distance between Highest and Lowest Elevations:	12 Feet +/-
Datum ten (10) feet higher than the lowest grade: (since highest adjoining grade is more than (10) ten feet above lowest grade)	+84 Feet +/-
Height Limit (+36' above datum)	+120' Feet +/-
Highest point of flat roof:	+117.2 Feet +/-
Maximum building height above datum:	+33.2 Feet +/-
Maximum allowable height above datum:	36 Feet +/-

**SITE 1030: LANDSCAPE COVERAGE**

**LANDSCAPING REQUIRED:**  
 HR1 ZONING: 50% OF FRONT AND STREET SIDE YARDS  
 AREA OF FRONT YARD: 4,266 SF±  
 NOTE: DOES NOT INCLUDE SHARED ACCESS ROADWAY  
 LANDSCAPING REQUIRED: 2,133 SF±

**LANDSCAPING PROVIDED:**  
 HR1 ZONING: 9,637 SF± (84.7% OF FRONT AND STREET SIDE YARD)

**1030 NORTHGATE DRIVE**

<b>DENSITY BONUS CALCULATIONS</b>	
SITE AREA (ACRES)	1.690 ACRES +/-
SITE AREA (SF)	73,627 SF +/-
BASE DENSITY - REQUIRED SQ. FT. / UNIT	1,000 SF +/-
MAX BASE UNITS	73 UNITS
<b>PROPOSED NUMBER OF UNITS</b>	<b>58 UNITS</b>
PROPOSED NUMBER OF BMR UNITS (MODERATE-INCOME)	6 UNITS
PROPOSED % OF BMR UNITS (MODERATE-INCOME)	10.34%
PROPOSED NUMBER OF BMR UNITS (LOW-INCOME)	6 UNITS
PROPOSED % OF BMR UNITS (LOW-INCOME)	10.34%

ONE BEDROOM UNITS	NUMBER OF UNITS			UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3		
1030A1	1	1	1	857 SF +/-	3
1030B1	4	8	8	771 SF +/-	20
1030C1	1	0	0	780 SF +/-	1
1030D1	0	1	4	625 SF +/-	5
1030E1	1	0	0	484 SF +/-	1

TWO BEDROOM UNITS	NUMBER OF UNITS			UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3		
1030A2	5	6	6	1086 SF +/-	17
1030B2	0	1	1	1162 SF +/-	2
1030C2	1	1	1	1126 SF +/-	3

TOWNHOME UNITS	NUMBER OF UNITS			UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3		
1030AT2 - TWO BEDROOMS	3	---	0	1181 SF +/-	3

THREE BEDROOM UNITS	NUMBER OF UNITS			UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3		
1030A3	1	1	1	1311 SF +/-	3

TOTAL ONE BEDROOM UNITS:	30 Units	51.7%
TOTAL TWO BEDROOM UNITS:	22 Units	37.9%
TOTAL THREE BEDROOM UNITS:	3 Units	5.2%
TOTAL 2 BDR TOWNHOME UNITS:	3 Units	5.2%
<b>TOTAL UNITS:</b>	<b>58 Units</b>	

AVERAGE ONE BEDROOM AREA:	746.0 SF +/-
AVERAGE TWO BEDROOM AREA:	1098.4 SF +/-
AVERAGE THREE BEDROOM AREA:	1311.0 SF +/-
AVERAGE 2BDR TOWNHOME AREA:	1181.0 SF +/-
<b>AVERAGE UNIT AREA:</b>	<b>931.4 SF +/-</b>

REQUIRED PARKING:	CITY PARKING STANDARD	TOTAL STALLS
1 BEDROOM UNITS	1.5 FOR 1 BEDROOM UNIT	45 STALLS +/-
2+ BEDROOM UNITS	2.0 FOR 1 BEDROOM UNIT	56 STALLS +/-
GUEST PARKING	1 PER 5 2+ BEDROOM UNITS	5.6 STALLS +/-
<b>TOTAL RESIDENTIAL PARKING REQUIRED:</b>		<b>106.6 STALLS +/-</b>
<b>TOTAL HOTEL PARKING REQUIRED TO REPLACE EXISTING:</b>		<b>91 STALLS +/-</b>
<b>TOTAL PARKING REQUIRED:</b>		<b>197.6 STALLS +/-</b>

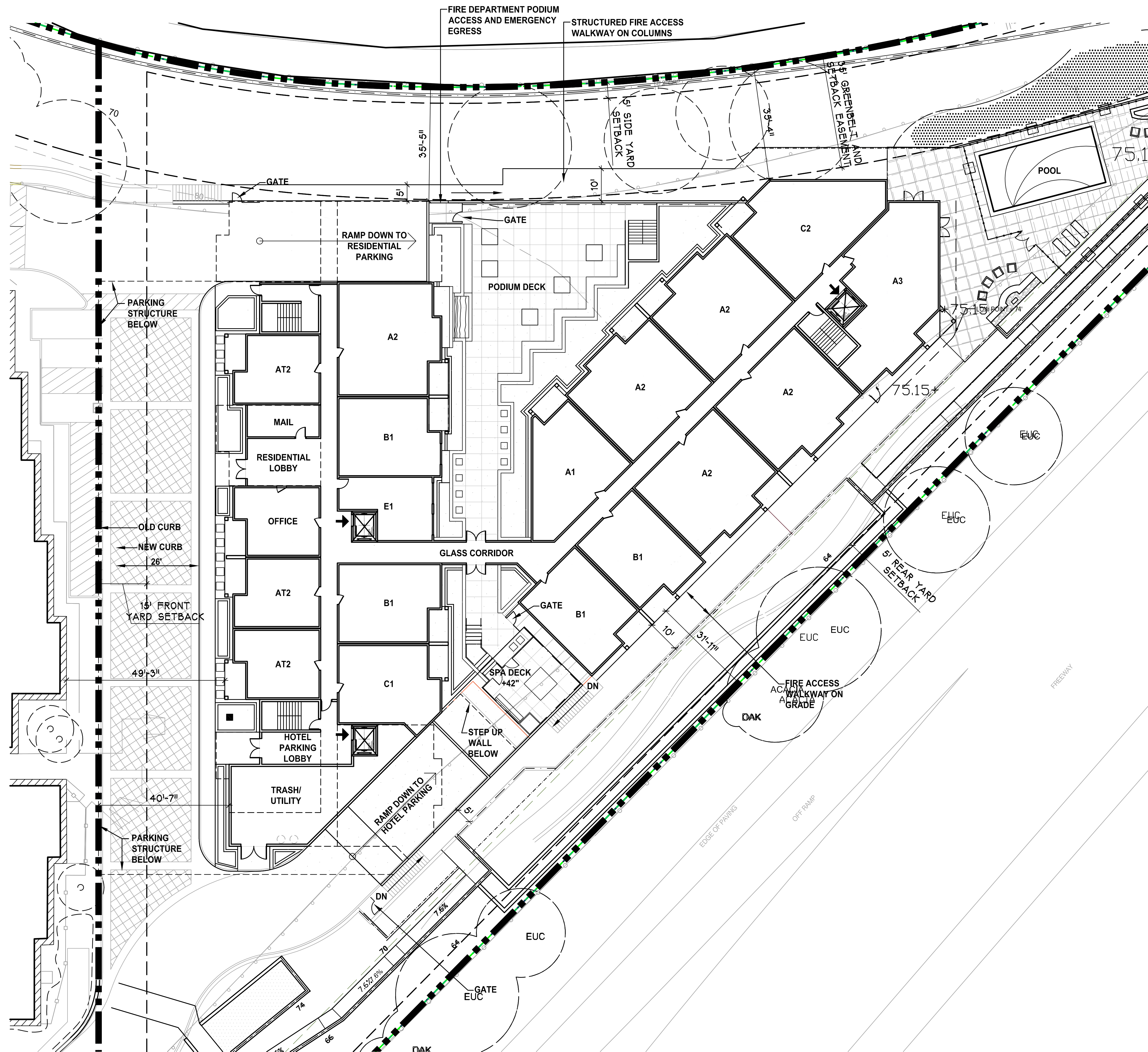
PROVIDED PARKING:	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	TOTAL STALLS
HOTEL PARKING AT P1:	66 STALLS +/-	1 STALLS +/-	0 STALLS +/-	<b>TOTAL HOTEL</b>
HOTEL PARKING AT P2:	24 STALLS +/-	0 STALLS +/-	3 STALLS +/-	<b>94 STALLS +/-</b>
RESIDENTIAL PARKING AT P1:	0 STALLS +/-	0 STALLS +/-	0 STALLS +/-	
RESIDENTIAL PARKING AT P2:	39 STALLS +/-	0 STALLS +/-	0 STALLS +/-	<b>TOTAL RESIDENTIAL</b>
RESIDENTIAL PARKING AT P3:	69 STALLS +/-	0 STALLS +/-	0 STALLS +/-	<b>108 STALLS +/-</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>198 STALLS +/-</b>	<b>1 STALLS +/-</b>	<b>3 STALLS +/-</b>	<b>202 STALLS +/-</b>

OPEN SPACE	NUMBER OF UNITS	SQ. FT. / UNIT	TOTAL
TOTAL OPEN SPACE REQUIRED:	58 UNITS	100 SF	5,800 SF
<b>OPEN SPACE PROVIDED:</b>			
PODIUM LEVEL OPEN SPACE:			6,883 SF +/-
PRIVATE DECKS:			6,120 SF +/-
ROOF DECK:			2,839 SF +/-
<b>TOTAL OPEN SPACE PROVIDED:</b>			<b>15,842 SF +/-</b>

FLOOR AREA	AREA
PARKING GARAGE P3	31,233 SF +/-
PARKING GARAGE P2	37,642 SF +/-
PARKING GARAGE P1	38,085 SF +/-
LEVEL 1	20,246 SF +/-
LEVEL 2	23,207 SF +/-
LEVEL 3	22,930 SF +/-
<b>TOTAL</b>	<b>173,343 SF +/-</b>

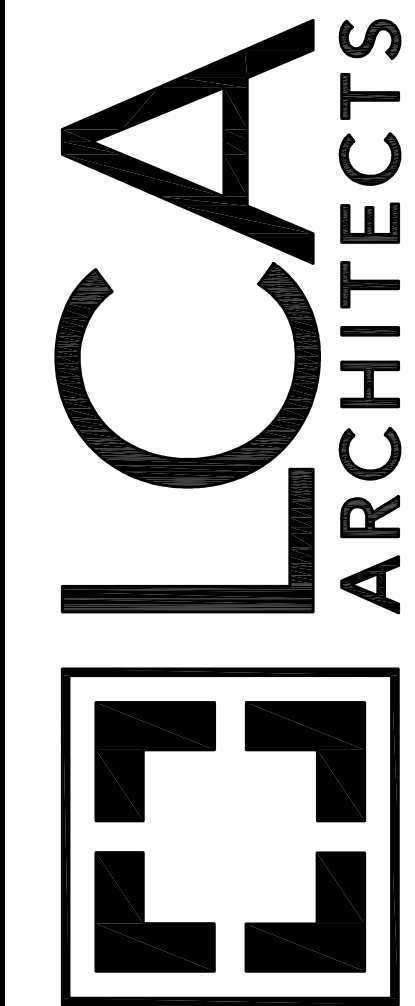
LOT COVERAGE	ALLOWABLE	PROPOSED
SITE AREA	73,627 SF +/-	73,627 SF +/-
BUILDING FOOTPRINT	44,176 SF +/-	31,579 SF +/-
LOT COVERAGE	60%	43%





**1 PLAN AT GROUND LEVEL**

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



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**SITE 1030  
SCHEMATIC  
PLAN LEVEL 1  
GROUND LEVEL**

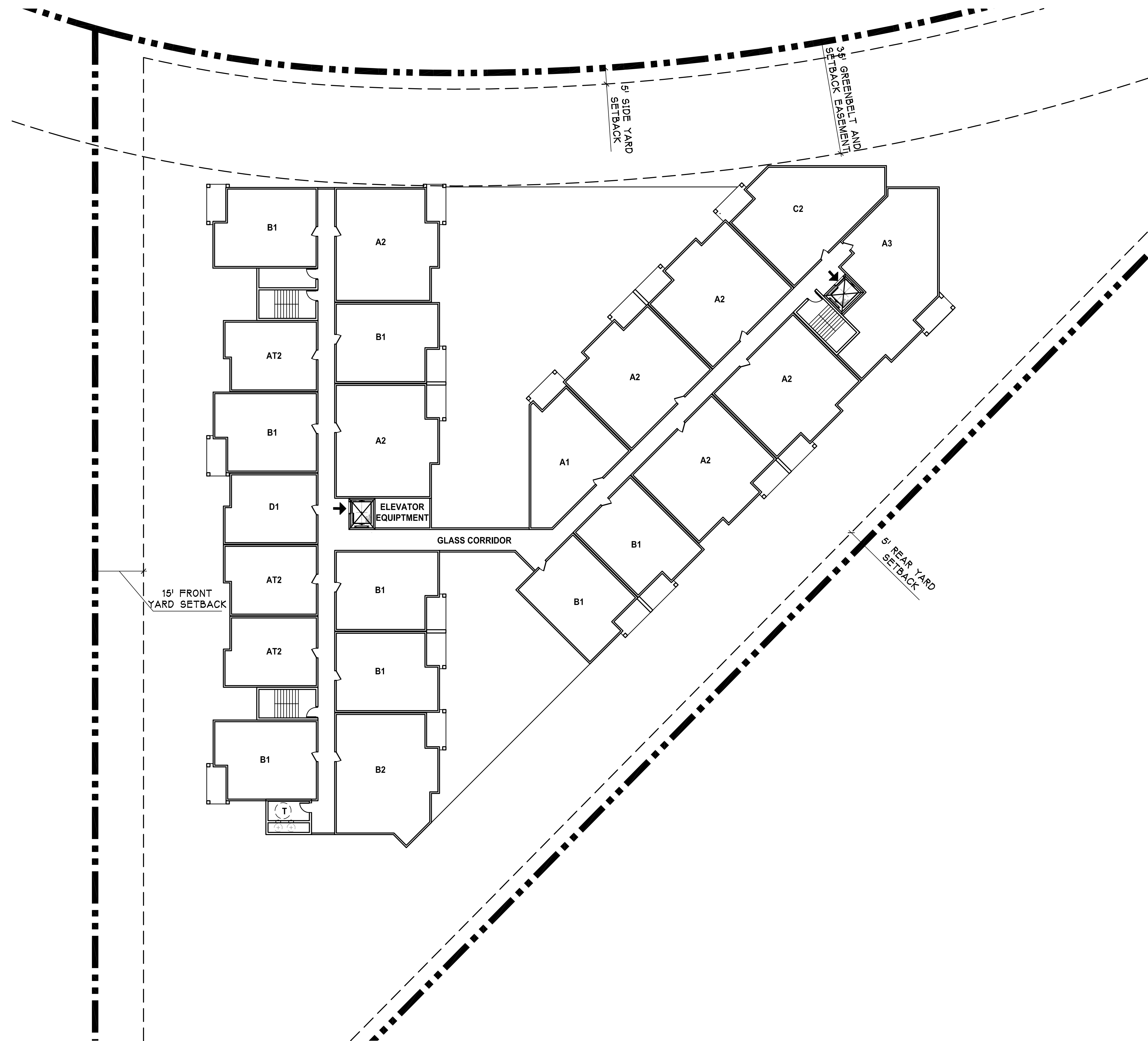
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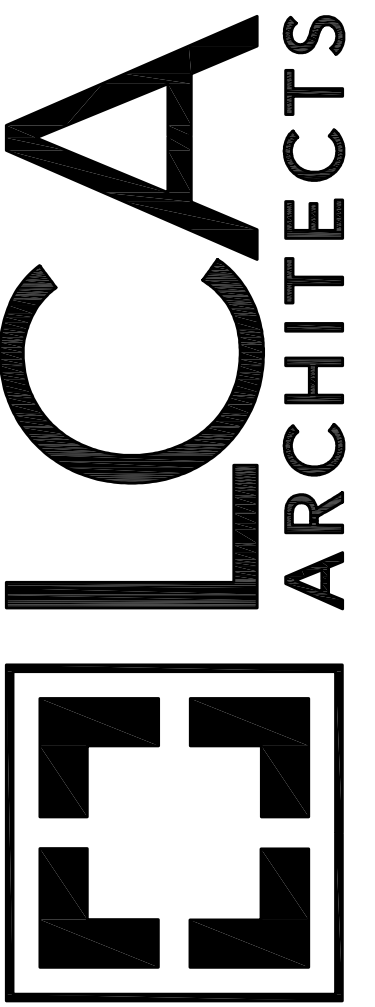
**1030.1**

SHEET OF



**1 PLAN AT LEVEL 2**

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



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**SITE 1030  
SCHEMATIC  
PLAN  
LEVEL 2**

SCALE:  
DATE: 03 / 30 / 2018

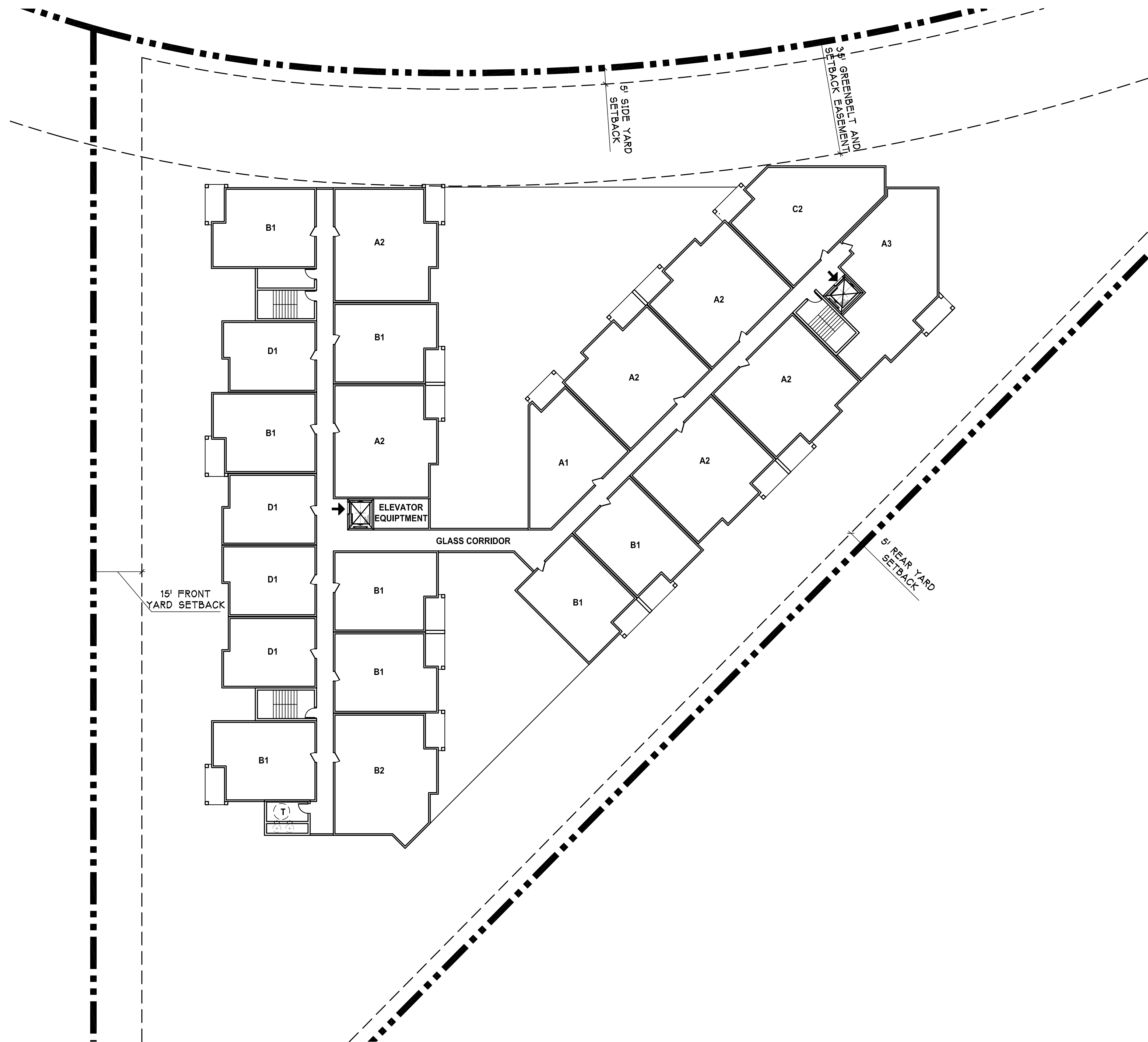
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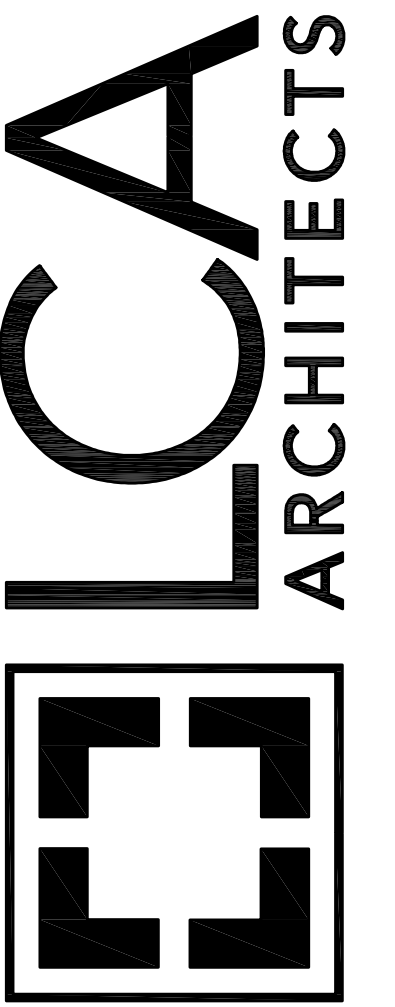
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**1 PLAN AT LEVEL 3**

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



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**SITE 1030  
SCHEMATIC  
PLAN  
LEVEL 3**

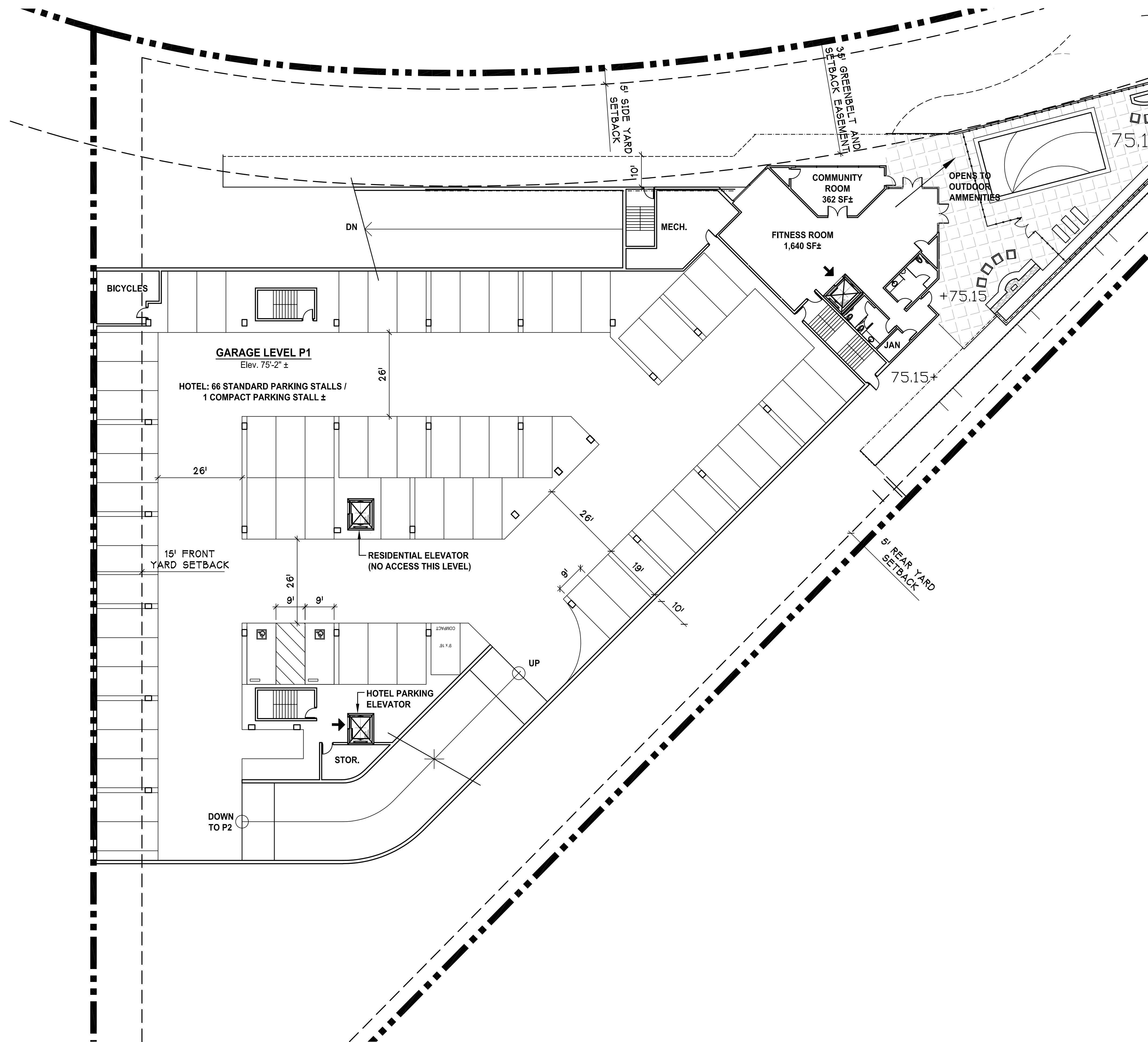
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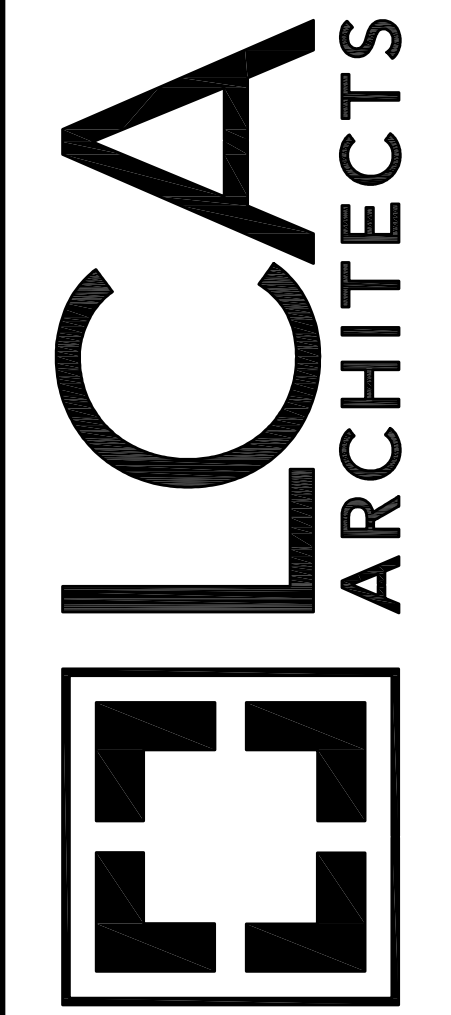
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1

**PLAN AT GARAGE LEVEL P1**

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



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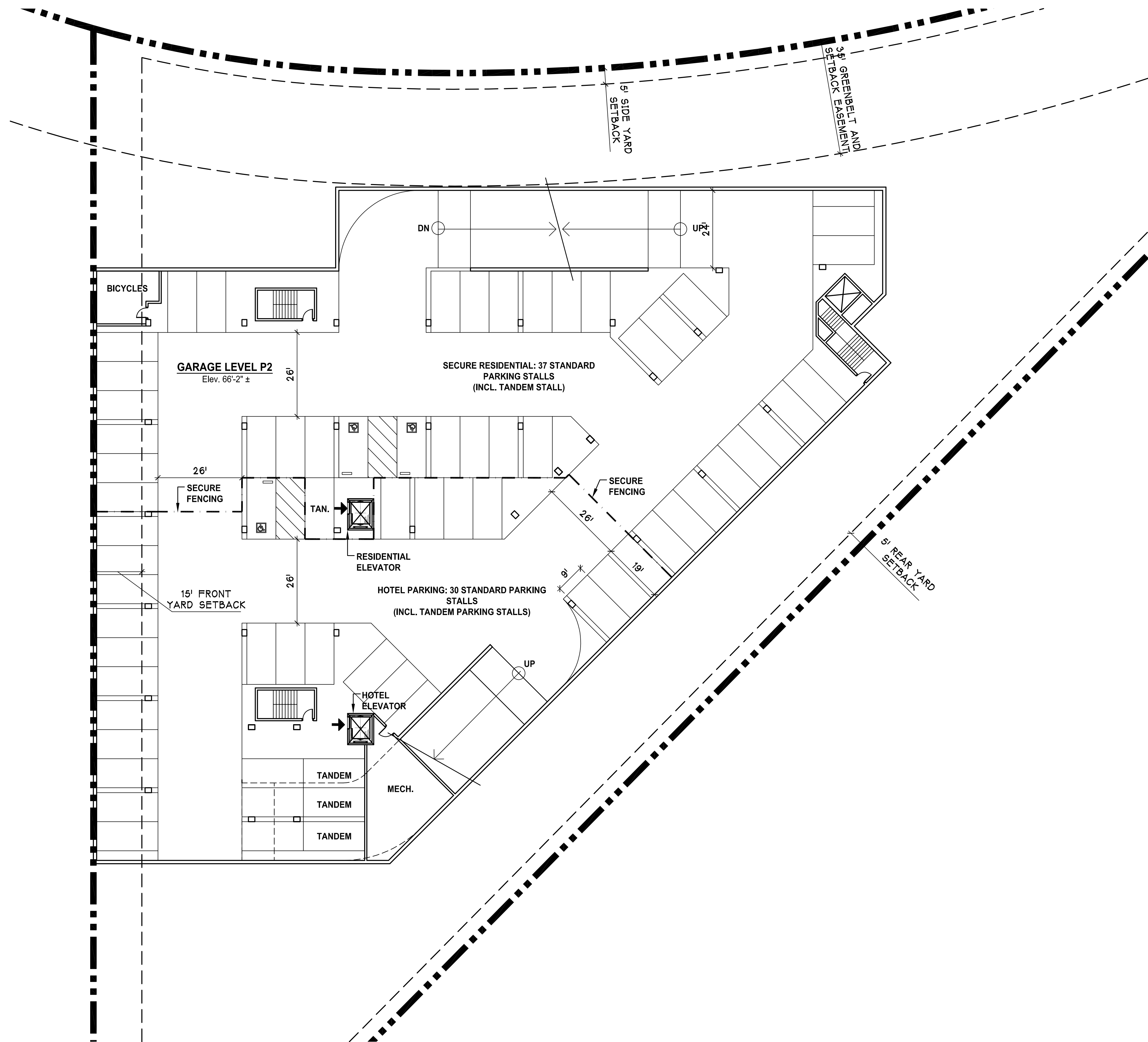
**SITE 1030  
SCHEMATIC  
GARAGE LEVEL P1**

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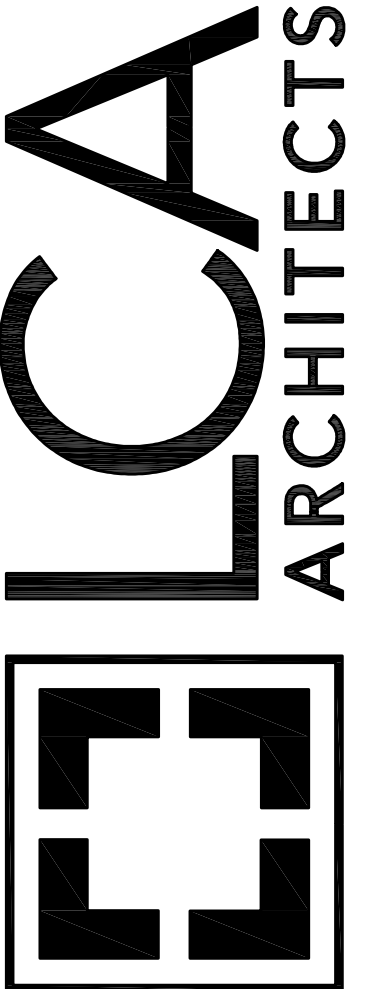
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1

**PLAN AT GARAGE LEVEL P2**

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



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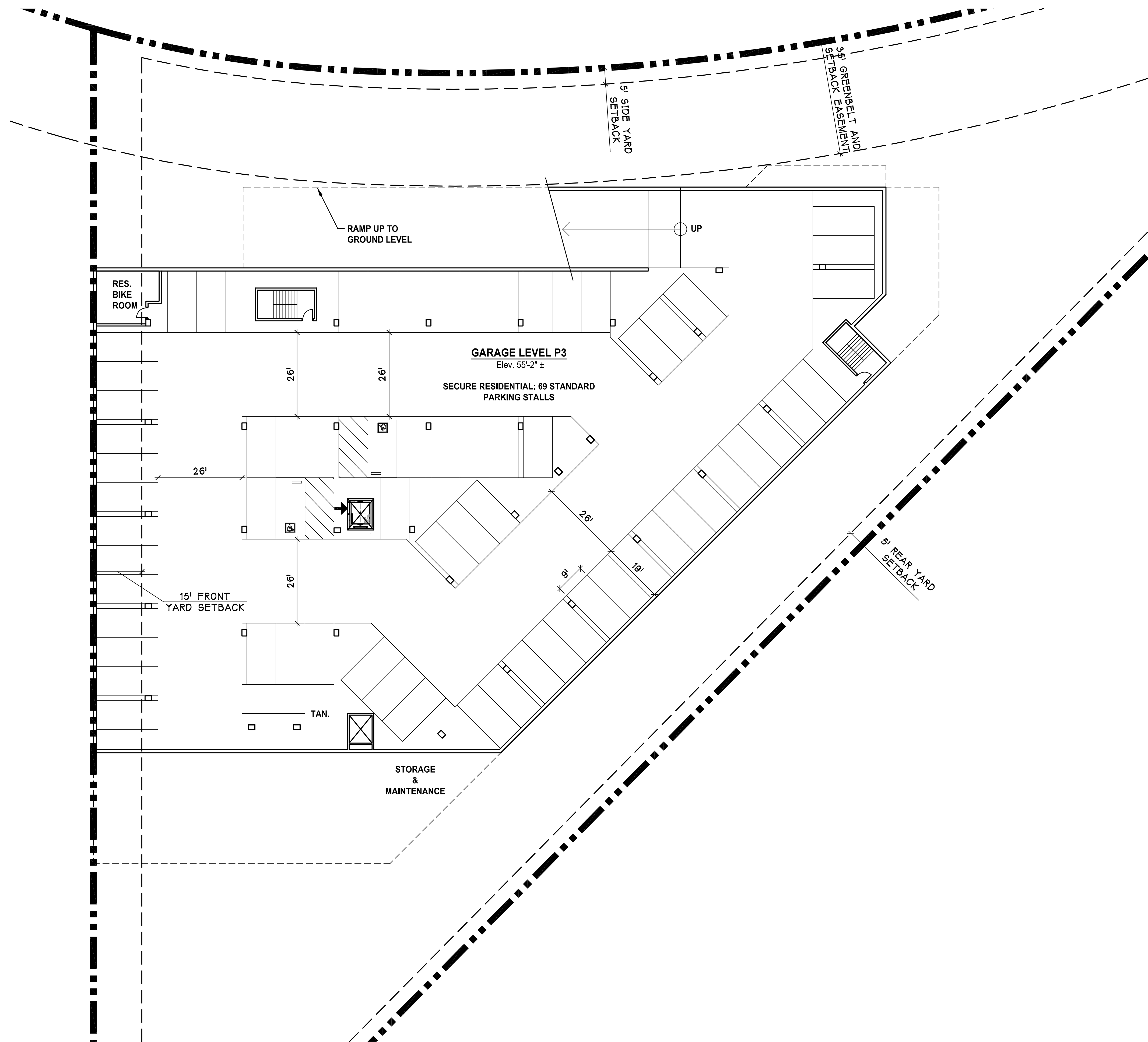
**SITE 1030  
SCHEMATIC  
GARAGE LEVEL P2**

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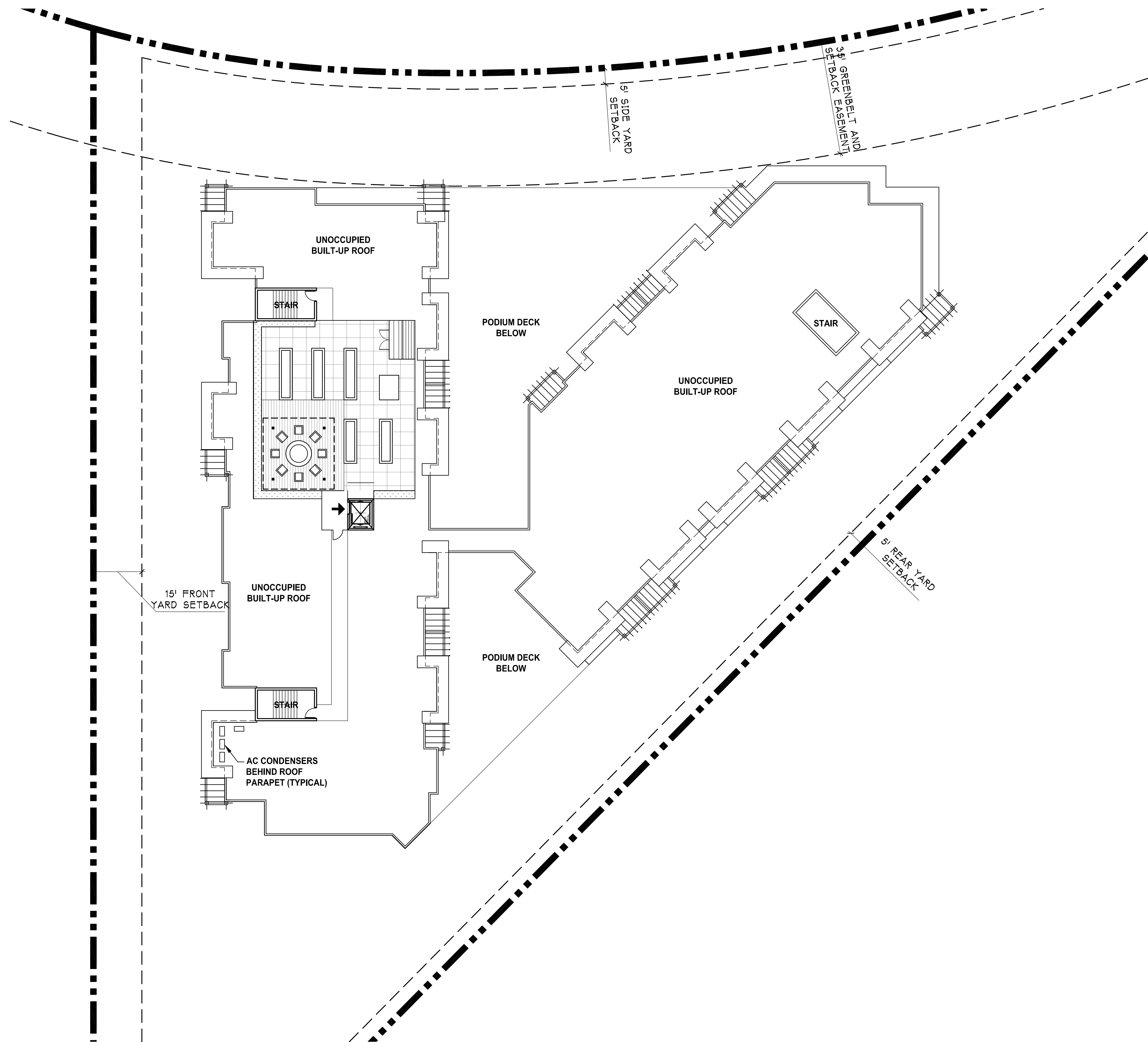
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**1 PLAN AT GARAGE LEVEL P3**

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

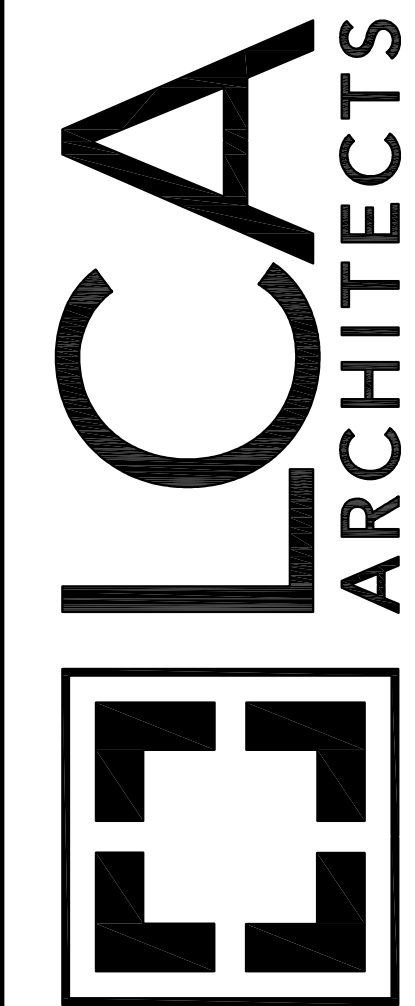
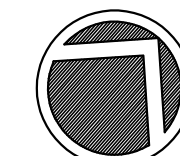




1

**ROOF PLAN**

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



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**SITE 1030  
SCHEMATIC  
ROOF PLAN**

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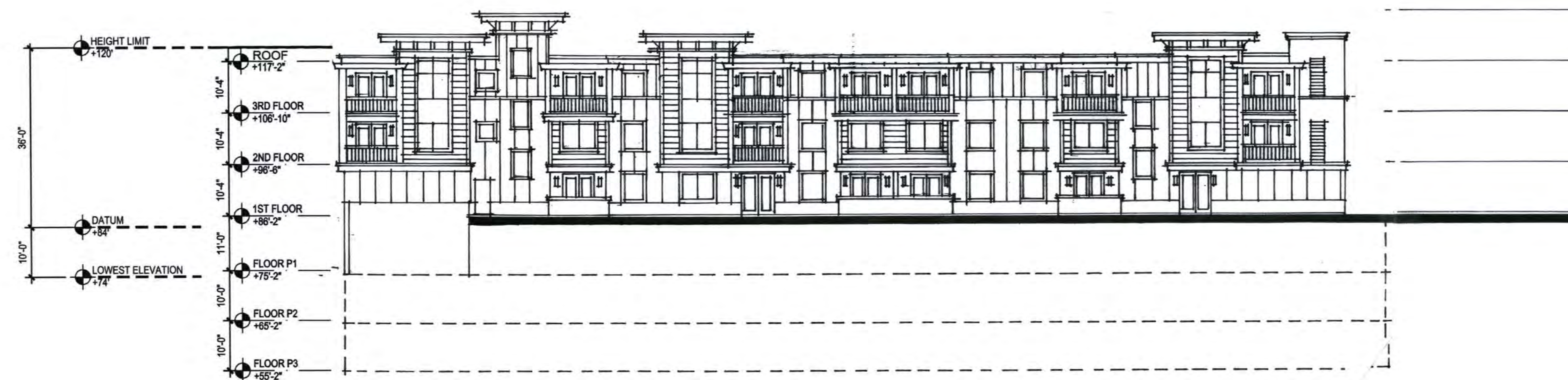
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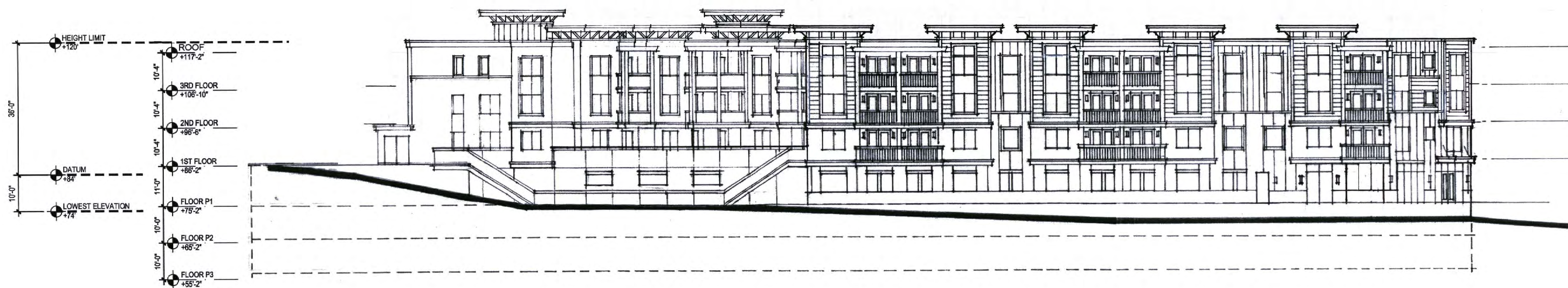
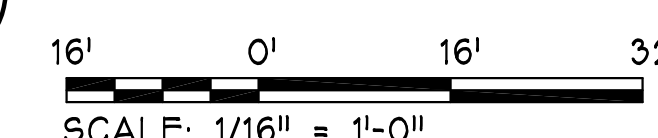
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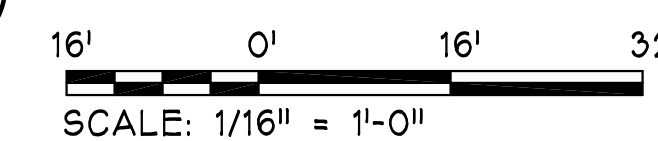




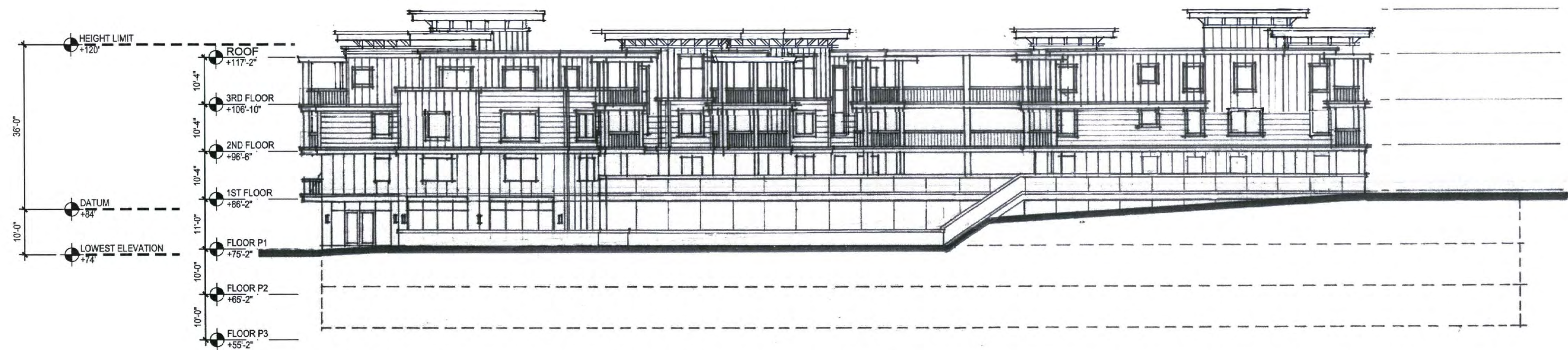
**1** **SOUTHWEST ELEVATION**



**2** **EAST ELEVATION**

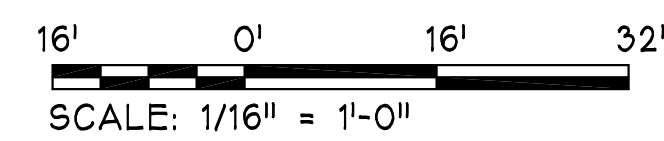






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## NORTHWEST ELEVATION



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**SITE 1030**  
**SCHEMATIC**  
**ELEVATIONS**

SCALE:  
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PROJECT NO. 15005

**1030.9**

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