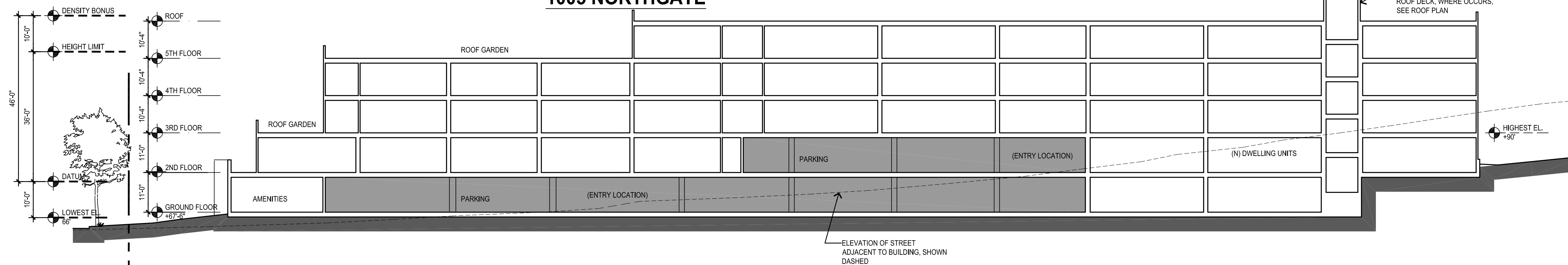
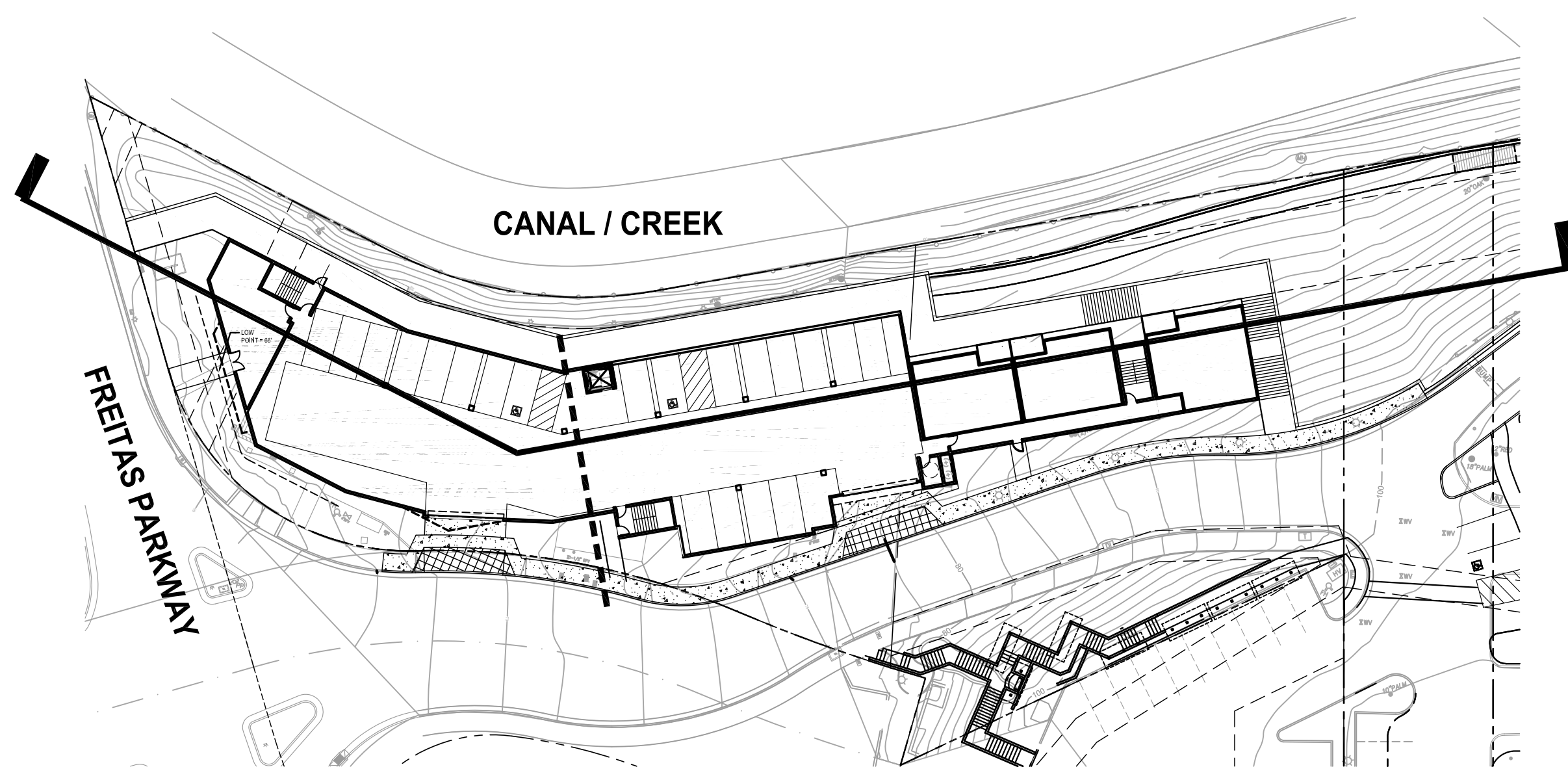


**1005 NORTHGATE**



**CONCEPTUAL SECTION - SITE 1005**



**KEY PLAN**

1005 NORTHGATE DRIVE	
<b>DENSITY BONUS CALCULATIONS</b>	
SITE AREA (ACRES)	1.028 SF+/-
SITE AREA (SF)	44,777 SF+/-
BASE DENSITY - REQUIRED SQ. FT. / UNIT	1,000 SF+/-
MAX BASE UNITS	44 UNITS
MAXIMUM DENSITY BONUS UNITS (35%)	15 UNITS
MAXIMUM DENSITY BONUS PROJECT	59 UNITS
PROPOSED NUMBER OF UNITS	42 UNITS
NUMBER OF DENSITY BONUS UNITS	0 UNITS
PERCENTAGE DENSITY BONUS	0%
PROPOSED NUMBER OF BMR UNITS (LOW-INCOME)	4 UNITS
PROPOSED % OF BMR UNITS (LOW-INCOME)	9.52%
PROPOSED NUMBER OF BMR UNITS (VERY-LOW-INCOME)	5 UNITS
PROPOSED % OF BMR UNITS (VERY-LOW-INCOME)	11.90%

**DENSITY BONUS - INCENTIVES / CONCESSIONS**  
 1. HEIGHT CONCESSION FOR DENSITY BONUS UNITS

**UNIT COUNTS AND MIX**

ONE BEDROOM UNITS - SENIOR HOUSING	NUMBER OF UNITS					UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5		
1005A1	2	2	4	4	4	771 SF+/-	16
1005B1	0	2	6	6	4	771 SF+/-	18
1005C1	0	1	0	0	0	874 SF+/-	1
1005D1	0	1	1	1	1	825 SF+/-	4
1005E1	0	0	1	1	1	913 SF+/-	3

TOTAL ONE BEDROOM SENIOR UNITS:	42 UNITS	100.0%
TOTAL UNITS:	42 UNITS	

AVERAGE ONE BEDROOM SENIOR UNIT AREA:	788.7 SF+/-
AVERAGE TWO BEDROOM AREA:	-----
AVERAGE THREE BEDROOM AREA:	-----
AVERAGE UNIT AREA	788.7 SF+/-

<b>REQUIRED PARKING:</b>	
1.75 STALLS PER SENIOR HOUSING UNIT	31.5 STALLS +/-

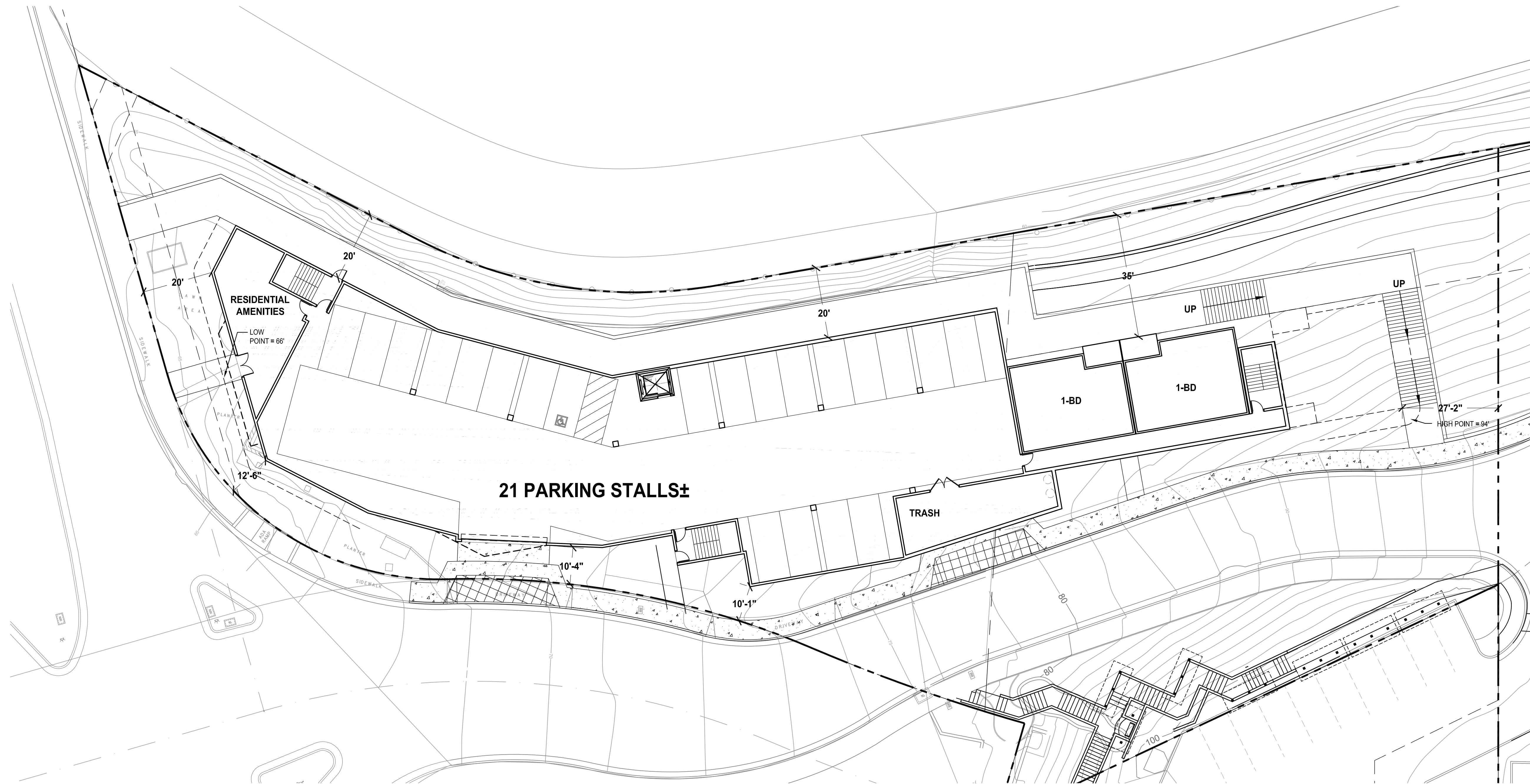
<b>PROVIDED PARKING:</b>	
TOTAL PARKING PROVIDED:	32 STALLS +/-

OPEN SPACE	NUMBER OF UNITS	SQ. FT. / UNIT	TOTAL
TOTAL OPEN SPACE REQUIRED:	42 UNITS	100 SF	4,200 SF
<b>OPEN SPACE PROVIDED:</b>			
PODIUM LEVEL OPEN SPACE:			815 SF+/-
PRIVATE DECKS:			2,938 SF+/-
ROOF DECKS:			4,130 SF+/-
TOTAL OPEN SPACE PROVIDED:			7,883 SF+/-

FLOOR AREA	
LEVEL 1	15,527 SF+/-
LEVEL 2	14,532 SF+/-
LEVEL 3	12,787 SF+/-
LEVEL 4	12,787 SF+/-
LEVEL 5	9,820 SF+/-
TOTAL	65,453 SF+/-

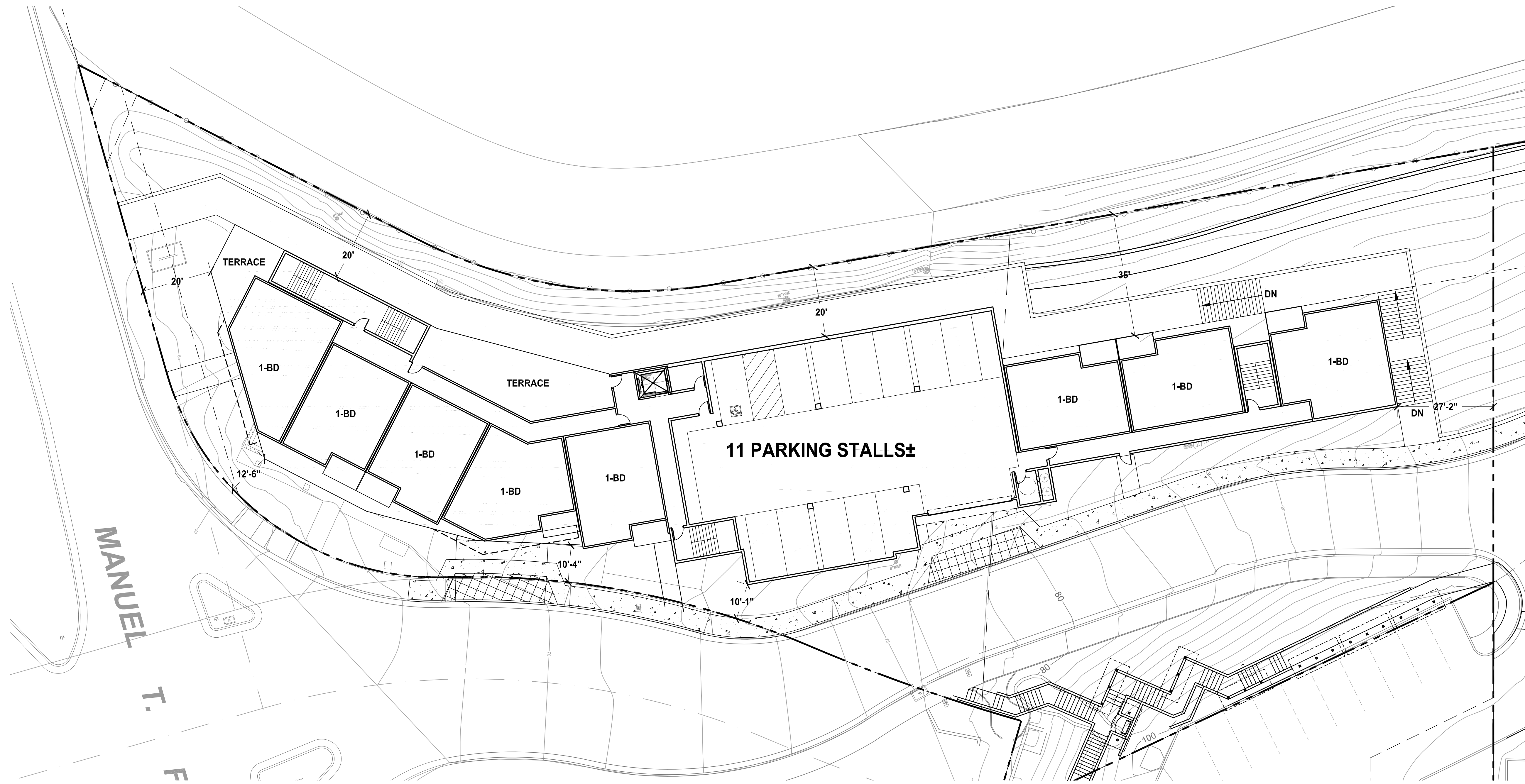
LOT COVERAGE	ALLOWABLE	PROPOSED
SITE AREA	44,777 SF+/-	44,777 SF+/-
BUILDING FOOTPRINT	17,911 SF+/-	16,666 SF+/-
LOT COVERAGE	40%	37%



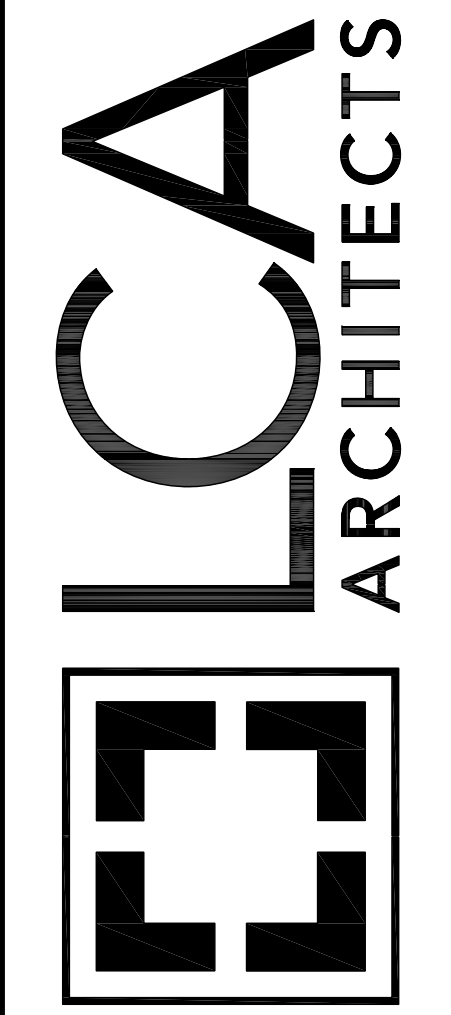


**1 CONCEPTUAL PLAN AT LEVEL 1**

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



MANUEL  
T.  
F.



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**Northgate Walk**  
**1005, 1010, 1020 & 1025**  
**Northgate Drive**  
 SAN RAFAEL, CA 94903

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**SITE 1005**  
**CONCEPTUAL**  
**LEVEL 2 PLAN**

SCALE:  
 DATE: 4 / 11 / 2016

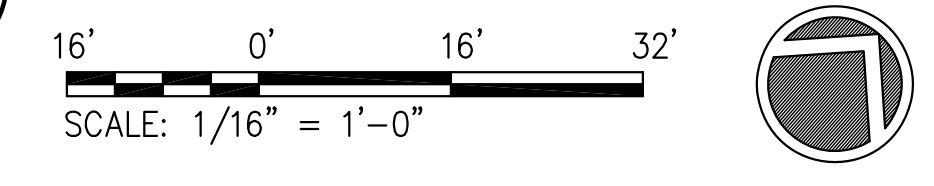
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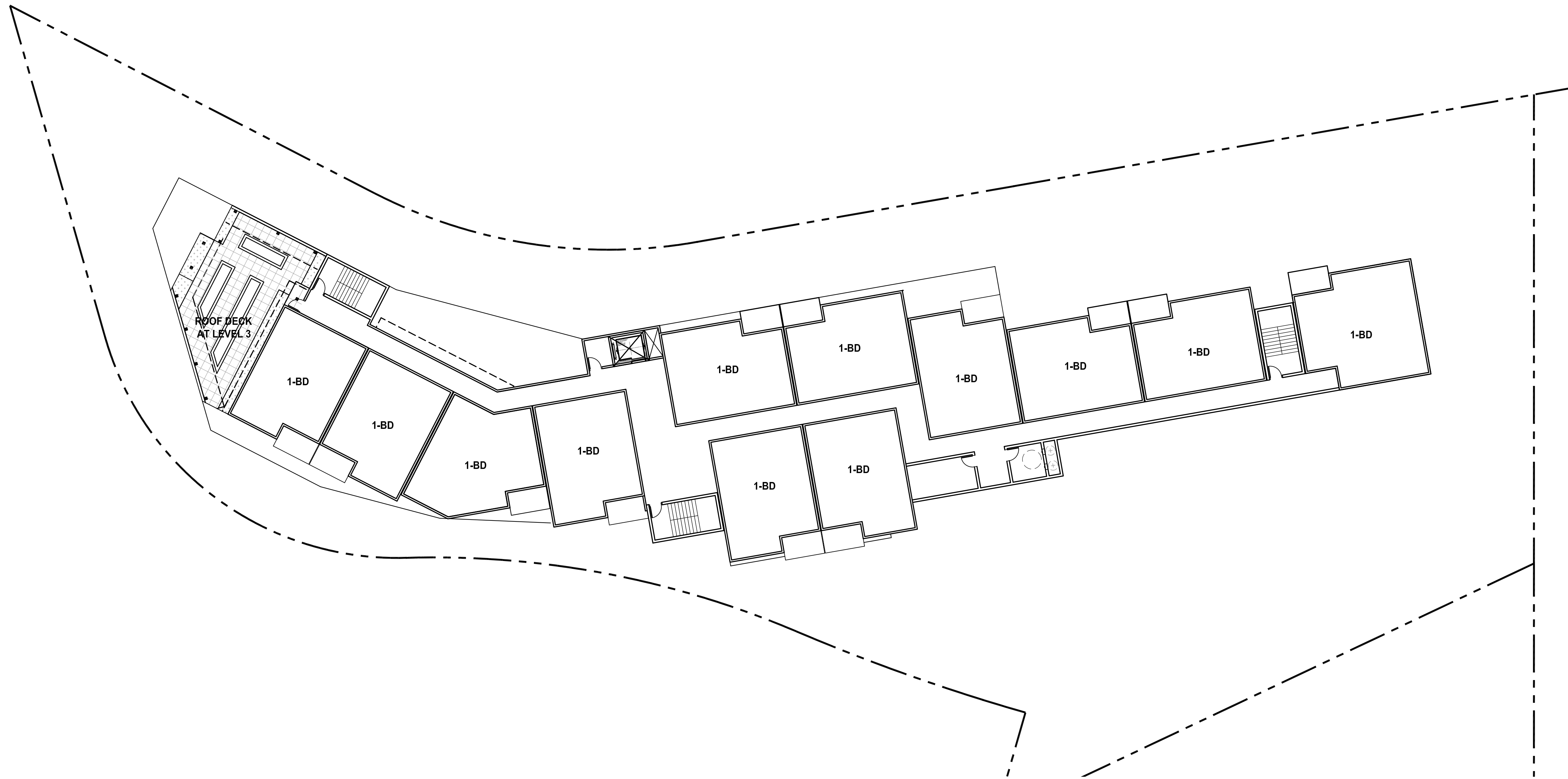
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**1005.2**

SHEET OF

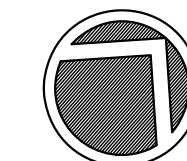
**1 CONCEPTUAL PLAN AT LEVEL 2**



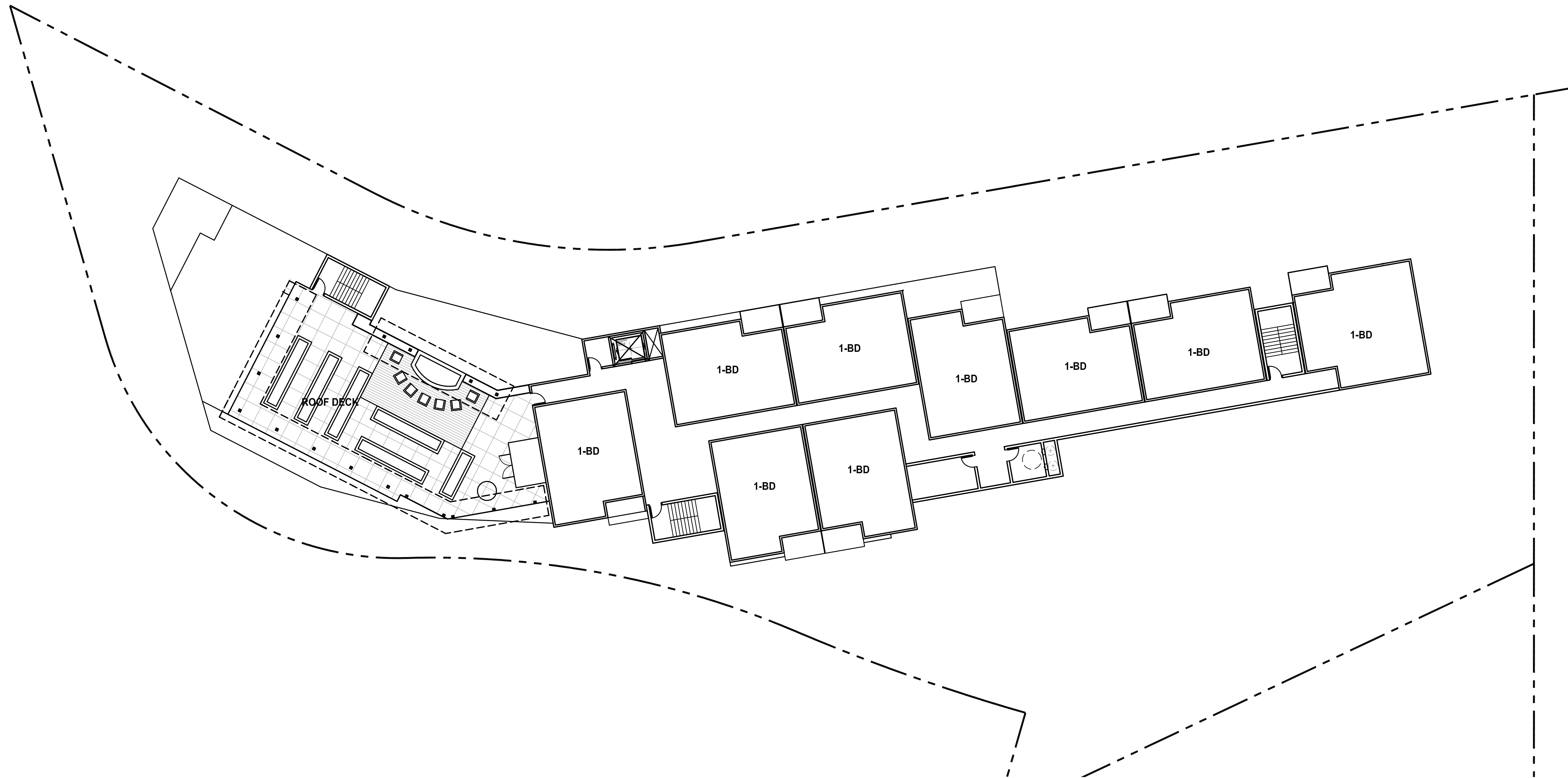


**1 CONCEPTUAL PLAN AT LEVELS 3 & 4**

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

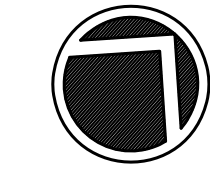


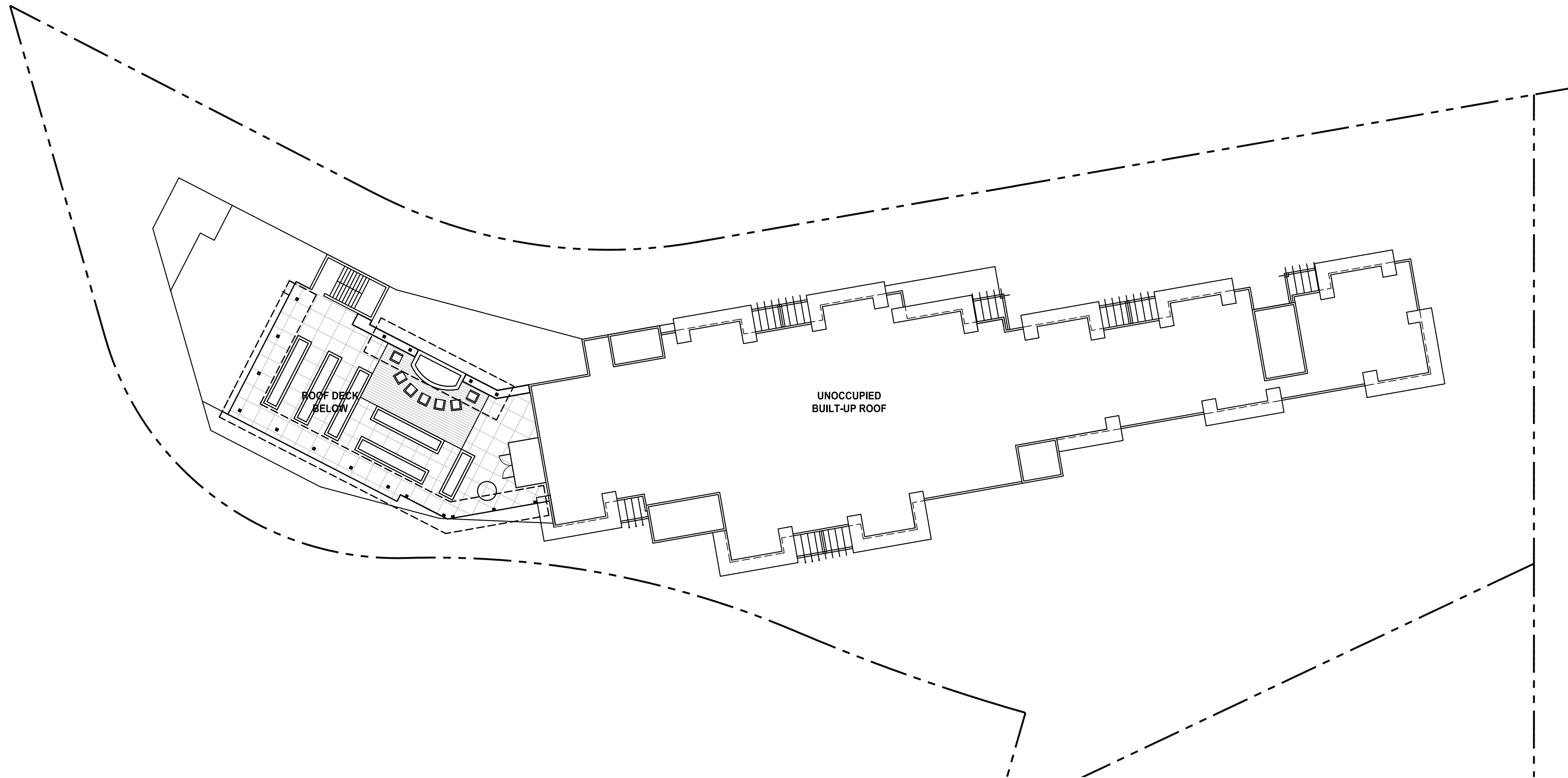




**1 CONCEPTUAL PLAN AT LEVEL 5**

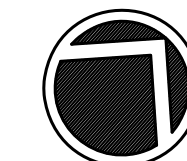
16' 0' 16' 32'  
 SCALE: 1/16" = 1'-0"





**1 CONCEPTUAL ROOF PLAN**

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



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**SITE 1005  
CONCEPTUAL  
ROOF PLAN**

SCALE:  
DATE: 4 / 11 / 2016

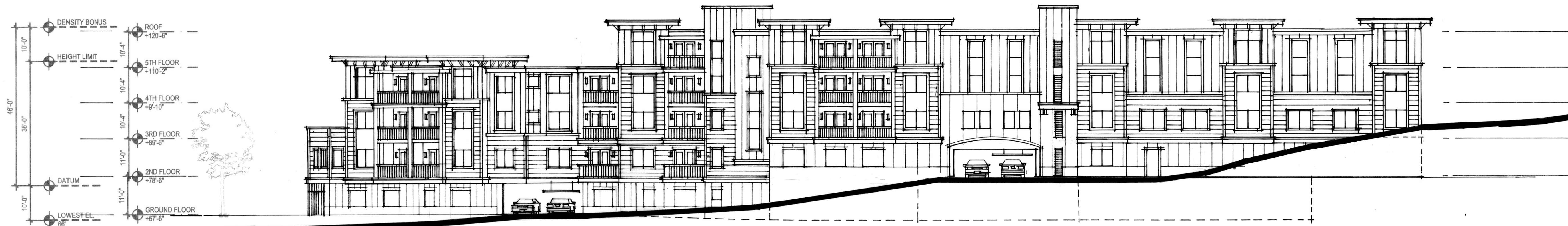
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**1005.5**

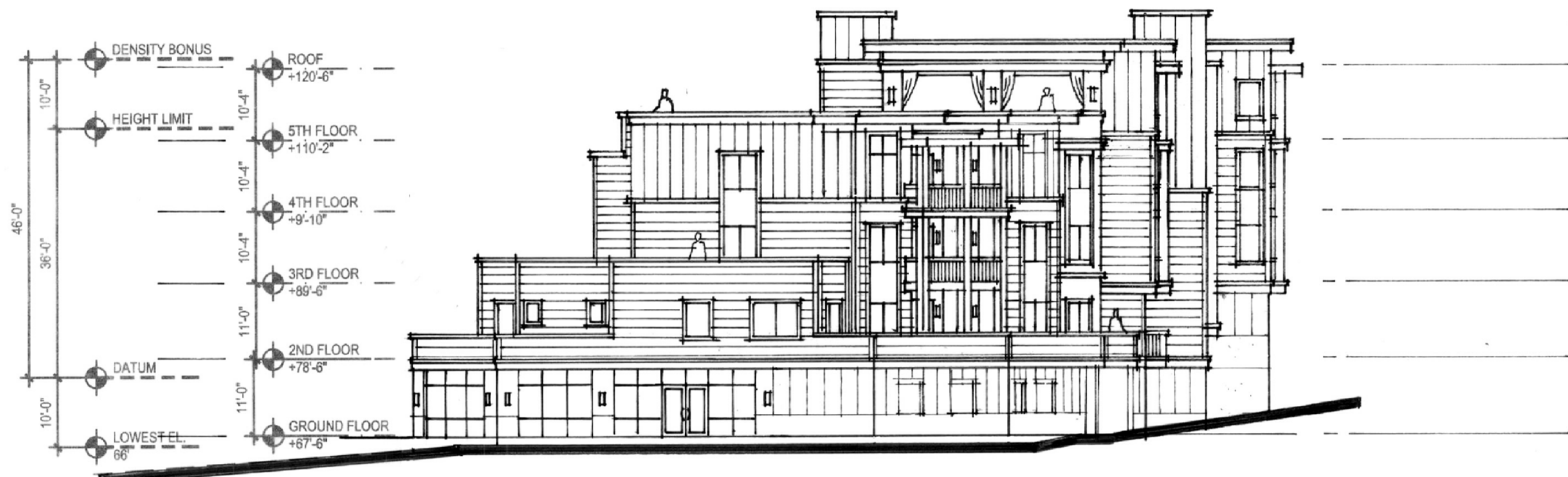
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**1 CONCEPTUAL SOUTHEAST ELEVATION**

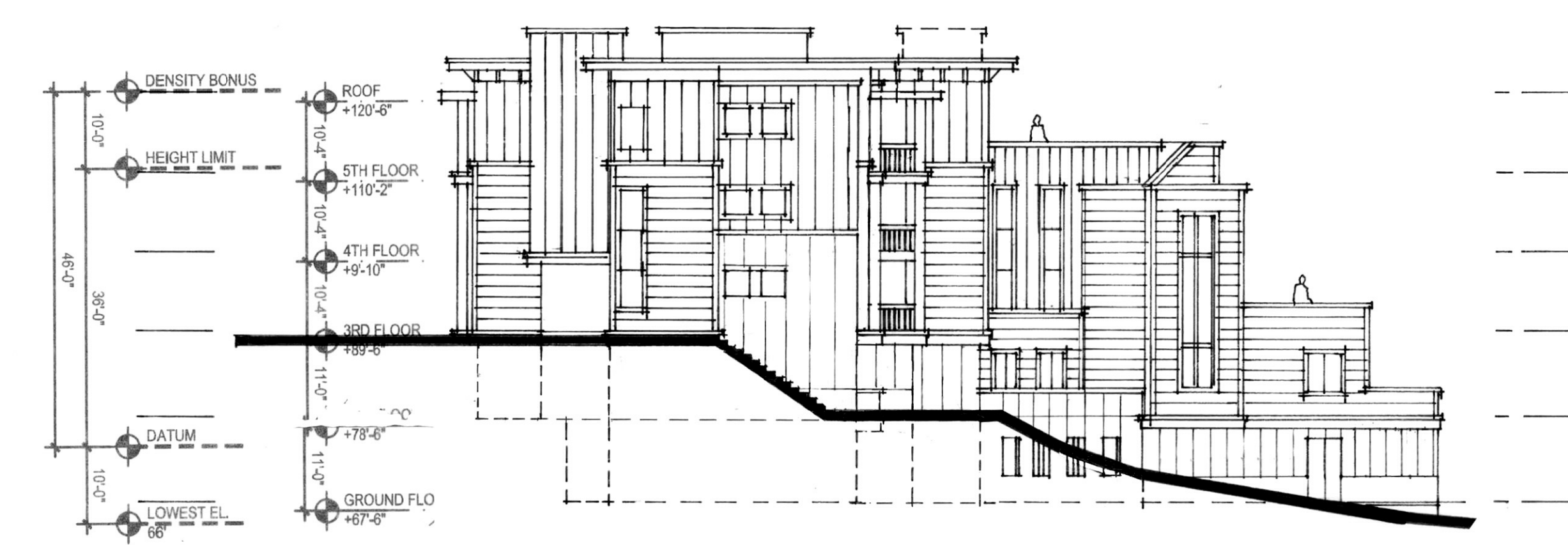
16' 0' 16' 32'  
SCALE: 1/16" = 1'-0"



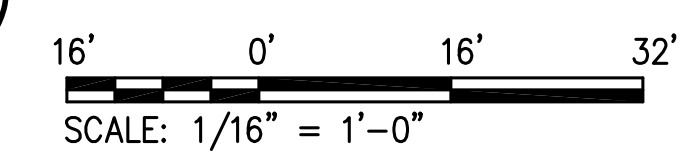
**2 CONCEPTUAL SOUTHWEST ELEVATION**

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

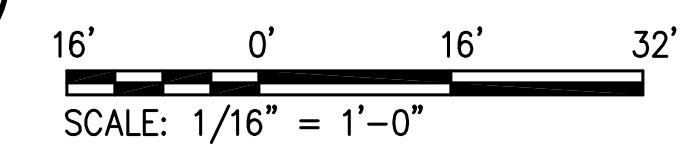




**1 CONCEPTUAL NORTHEAST ELEVATION**



**2 CONCEPTUAL NORTHWEST ELEVATION**



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**SITE 1005**  
**CONCEPTUAL**  
**ELEVATIONS**

SCALE:  
 DATE: 4 / 11 / 2016

REVISIONS:  
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**1005.7**

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