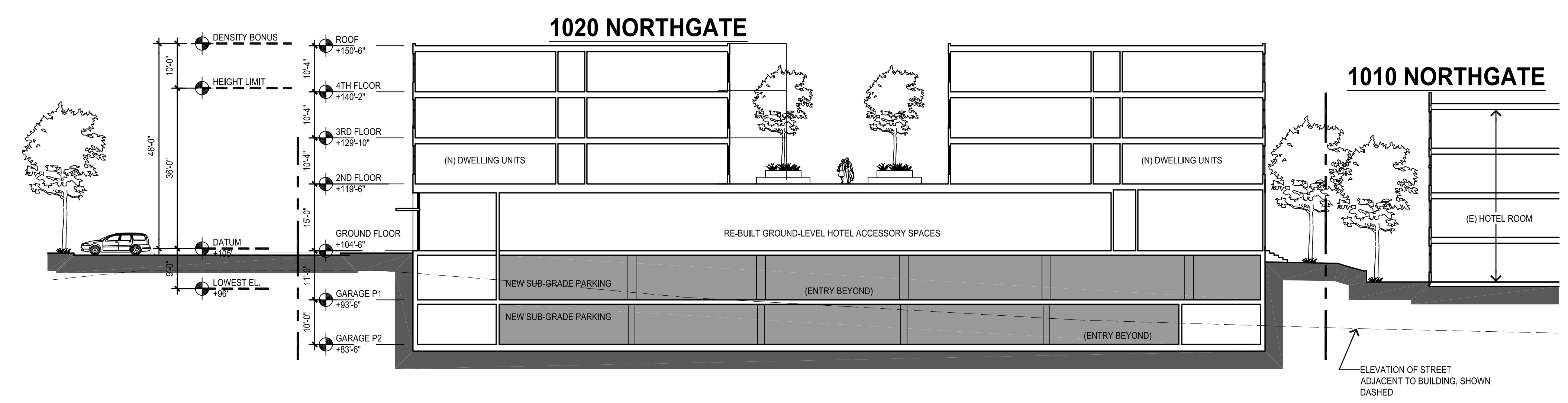


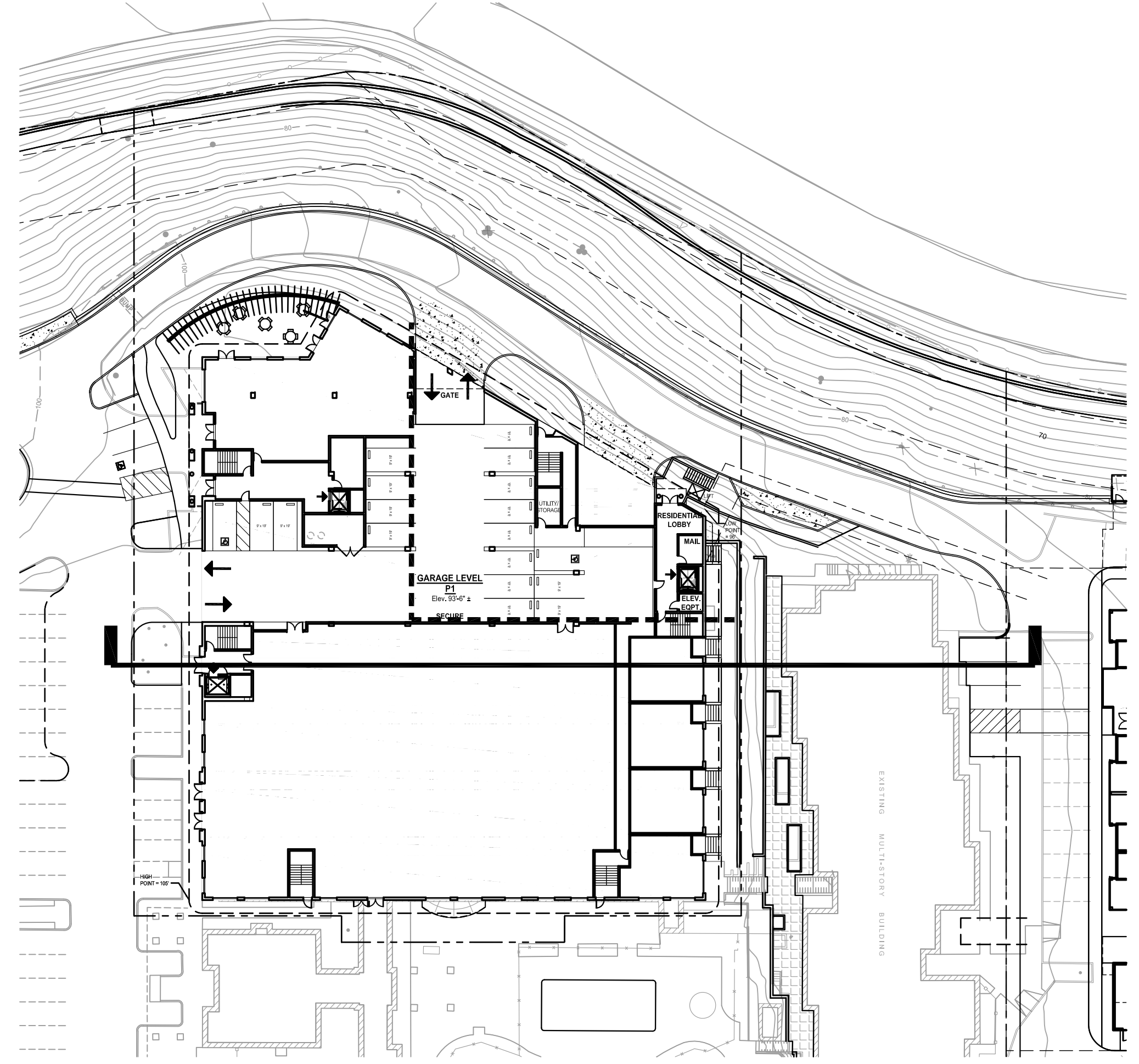
**1020 NORTHGATE DRIVE**

DENSITY BONUS CALCULATIONS	
SITE AREA (ACRES)	1.598 SF+/-
SITE AREA (SF)	69,610 SF+/-
BASE DENSITY - REQUIRED SQ. FT. / UNIT	1,000 SF+/-
MAX BASE UNITS	69 UNITS
MAXIMUM DENSITY BONUS UNITS (35%)	24 UNITS
MAXIMUM DENSITY BONUS PROJECT	
PROPOSED NUMBER OF UNITS	66 UNITS
NUMBER OF DENSITY BONUS UNITS	0 UNITS
PERCENTAGE DENSITY BONUS	0%
PROPOSED NUMBER OF BMR UNITS (LOW-INCOME)	7 UNITS
PROPOSED % OF BMR UNITS (LOW-INCOME)	10.61%
PROPOSED NUMBER OF BMR UNITS (VERY-LOW-INCOME)	7 UNITS
PROPOSED % OF BMR UNITS (VERY-LOW-INCOME)	10.61%

- DENSITY BONUS - INCENTIVES / CONCESSIONS**
- HEIGHT CONCESSION FOR DENSITY BONUS UNITS
  - PARKING PER STATE DENSITY BONUS STANDARDS



**CONCEPTUAL SECTION - SITE 1020**



**KEY PLAN**

ONE BEDROOM UNITS	NUMBER OF UNITS				UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
1020A1	0	5	8	8	771 SF+/-	21
1020B1	0	1	1	1	876 SF+/-	3
1020C1	0	1	1	1	1001 SF+/-	3
1020D1	0	1	1	1	976 SF+/-	3
1020E1	0	0	0	1	943 SF+/-	1
1020F1	0	0	1	1	892 SF+/-	2

TWO BEDROOM UNITS	NUMBER OF UNITS				UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
1020A2	0	7	7	6	1086 SF+/-	20
1020B2	0	1	1	1	999 SF+/-	3
1020C2	0	0	1	0	1221 SF+/-	1
1020C2	0	0	0	1	1085 SF+/-	1
1020E2	0	0	0	1	1051 SF+/-	1

TOWNHOME UNITS	NUMBER OF UNITS				UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
1020A2T - TWO BEDROOMS	3	----	0	0	1496 SF+/-	3
1020B2T - TWO BEDROOMS	1	----	0	0	1017 SF+/-	1
1020B3T - THREE BEDROOMS	1	----	0	0	1966 SF+/-	1

THREE BEDROOM UNITS	NUMBER OF UNITS				UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
1020A3	0	1	1	0	1336 SF+/-	2

TOTAL ONE BEDROOM UNITS:	33 UNITS	50.0%
TOTAL TWO BEDROOM UNITS:	26 UNITS	39.4%
TOTAL THREE BEDROOM UNITS:	2 UNITS	3.0%
TOTAL 2 BDR TOWNHOME UNITS:	4 UNITS	6.1%
TOTAL 3 BDR TOWNHOME UNITS:	1 UNITS	1.5%
<b>TOTAL UNITS:</b>	<b>66 UNITS</b>	

AVERAGE ONE BEDROOM AREA:	832.6 SF+/-
AVERAGE TWO BEDROOM AREA:	1079.8 SF+/-
AVERAGE THREE BEDROOM AREA:	1336.0 SF+/-
AVERAGE 2 BDR TOWNHOME AREA:	1376.3 SF+/-
AVERAGE 3 BDR TOWNHOME AREA:	1966.0 SF+/-
<b>AVERAGE UNIT AREA:</b>	<b>980.0 SF+/-</b>

REQUIRED RESIDENTIAL PARKING:	
1 STALL PER ONE BEDROOM UNIT	33 STALLS +/-
2 STALLS PER TWO BEDROOM UNIT	60 STALLS +/-
2 STALLS PER THREE BEDROOM UNIT	6 STALLS +/-
RESIDENT GUEST PARKING	0 STALLS +/-
<b>TOTAL REQUIRED RESIDENTIAL PARKING:</b>	<b>99 STALLS +/-</b>

<b>REQUIRED RELOCATED HOTEL PARKING:</b>	<b>40 STALLS +/-</b>
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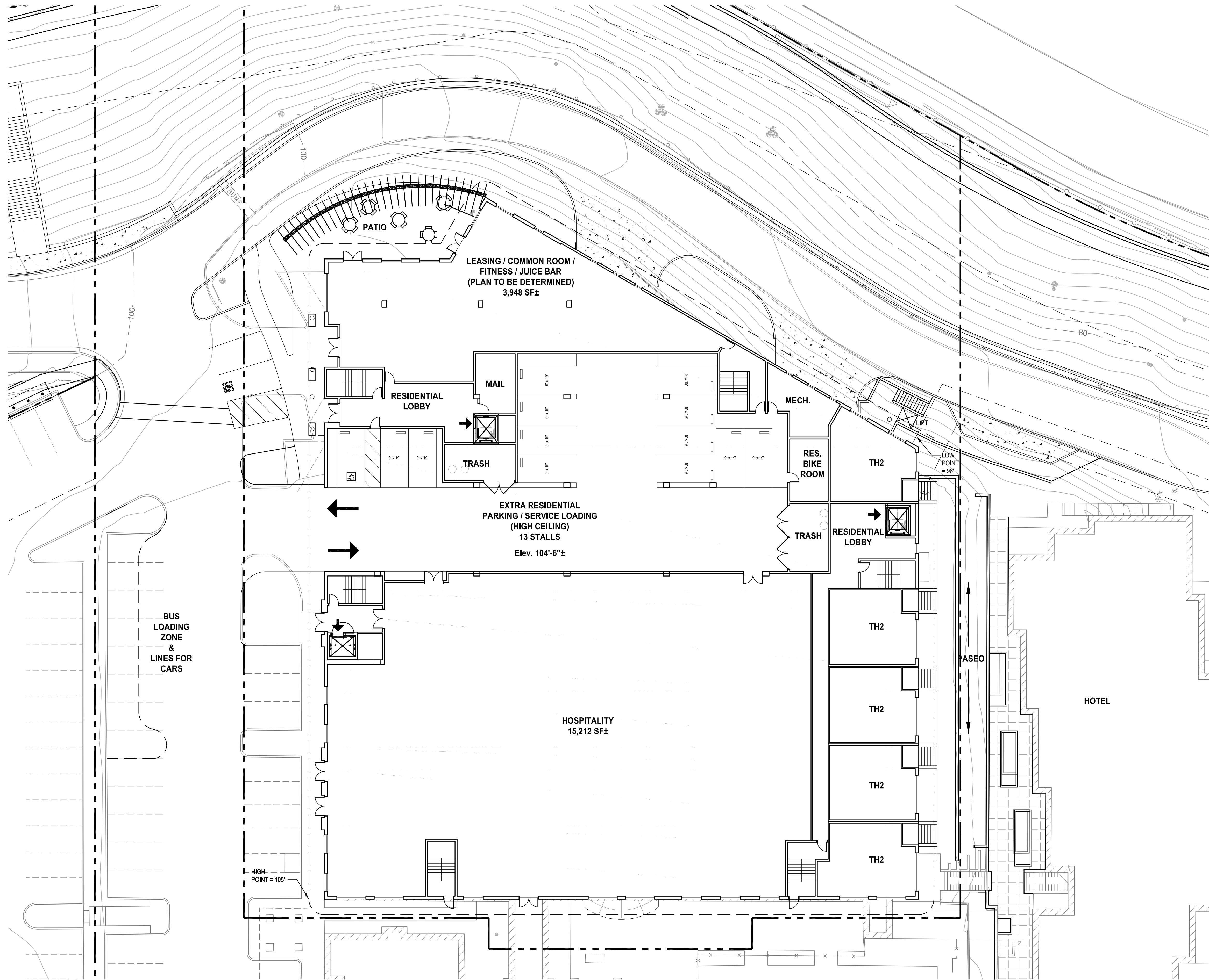
PROVIDED PARKING:		
HOTEL PARKING AT P2	41 STALLS +/-	TOTAL HOTEL 41 STALLS +/-
RESIDENTIAL PARKING AT GROUND LEVEL 1	13 STALLS +/-	
RESIDENTIAL PARKING AT P1	89 STALLS +/-	
RESIDENTIAL CURB PARKING AT LOBBY	4 STALLS +/-	TOTAL RESIDENTIAL 110 STALLS +/-
NEW ON-SITE VISITOR STALLS	4 STALLS +/-	* +1 TANDEM COMPACT STALL AT P1
<b>TOTAL PARKING PROVIDED</b>	<b>151 STALLS +/-</b>	

OPEN SPACE	NUMBER OF UNITS	SQ. FT. / UNIT	TOTAL
TOTAL OPEN SPACE REQUIRED:	66 UNITS	100 SF	6,600 SF
<b>OPEN SPACE PROVIDED:</b>			
PODIUM LEVEL OPEN SPACE:			10,708 SF+/-
PRIVATE DECKS:			5,000 SF+/-
ROOF DECK:			0 SF+/-
<b>TOTAL OPEN SPACE PROVIDED:</b>			<b>15,708 SF+/-</b>

FLOOR AREA	
PARKING GARAGE P2	21,550 SF+/-
PARKING GARAGE P1	35,903 SF+/-
LEVEL 1	36,533 SF+/-
LEVEL 2	24,809 SF+/-
LEVEL 3	24,823 SF+/-
LEVEL 4	24,258 SF+/-
<b>TOTAL</b>	<b>167,876 SF+/-</b>

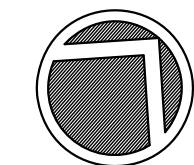
LOT COVERAGE	ALLOWABLE		PROPOSED	
	PERCENT	AREA	PERCENT	AREA
SITE AREA	60%	69,610 SF+/-	60%	69,610 SF+/-
BUILDING FOOTPRINT	60%	41,766 SF+/-	53%	36,632 SF+/-
LOT COVERAGE	60%		53%	

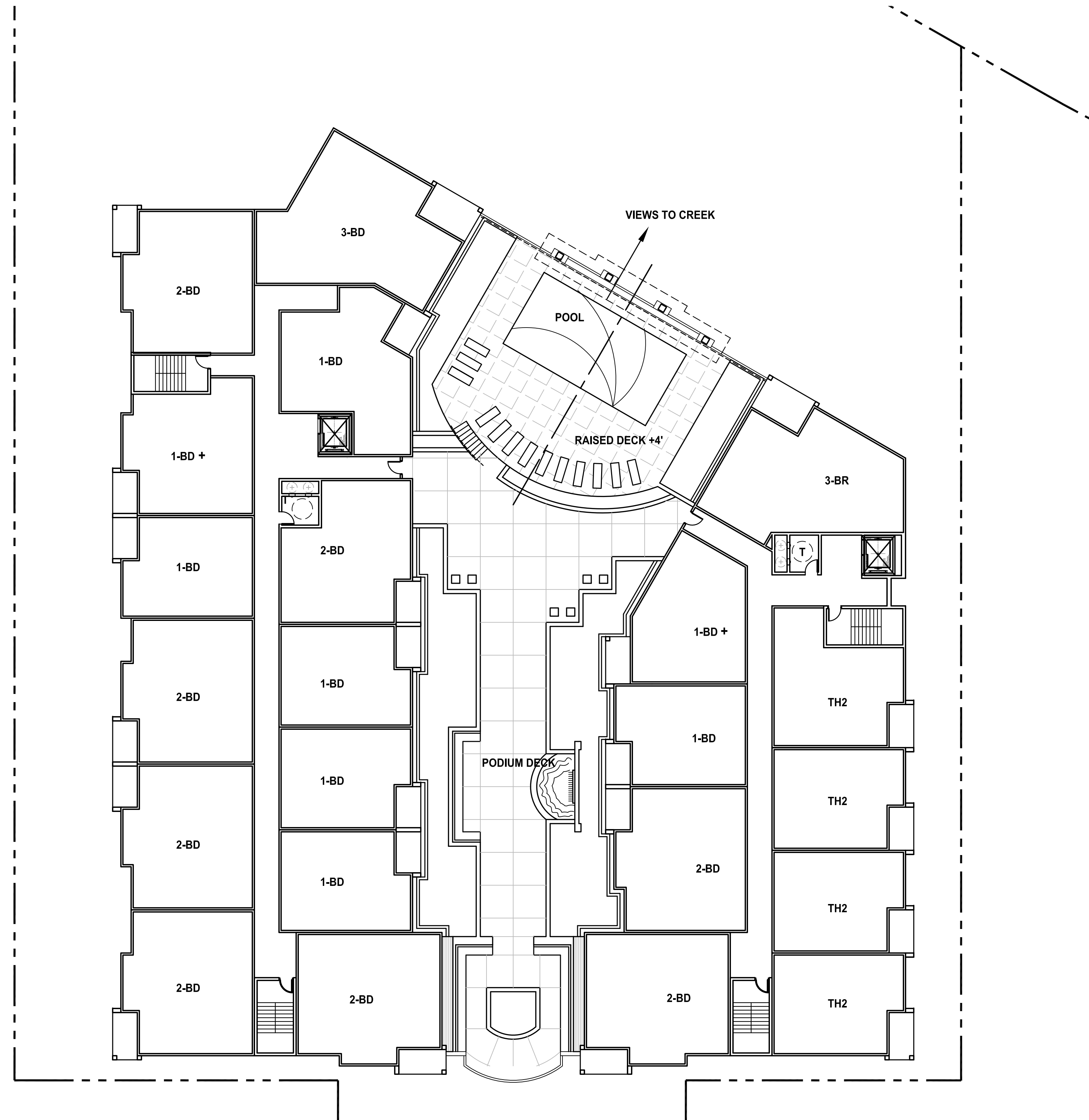




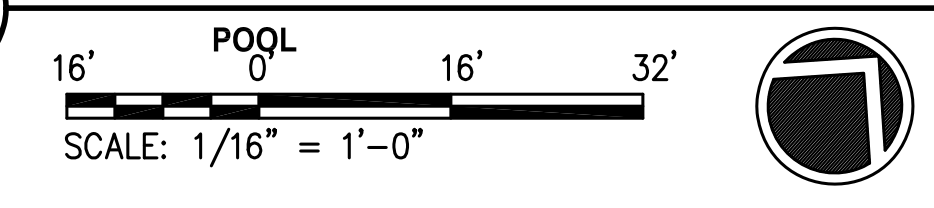
**1 CONCEPTUAL PLAN AT GROUND LEVEL**

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





**1 CONCEPTUAL PLAN AT PODIUM LEVEL**



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**SITE 1020  
 CONCEPTUAL  
 PLAN LEVEL 2  
 PODIUM LEVEL**

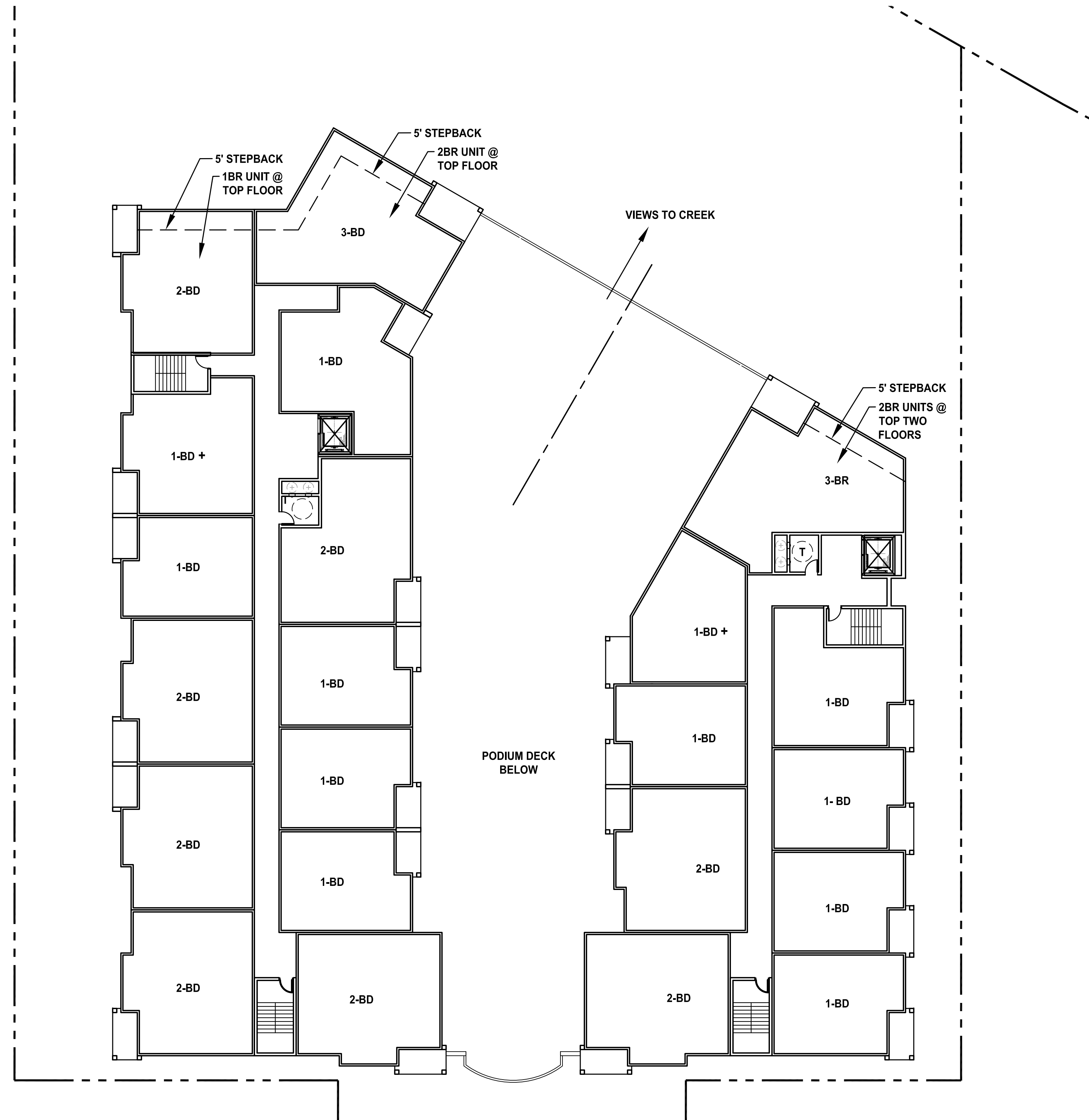
SCALE:  
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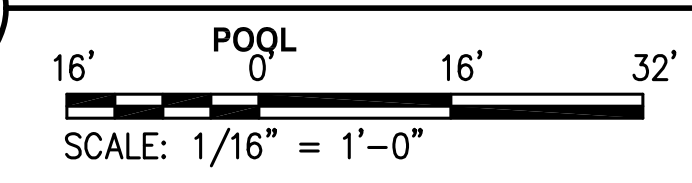
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**1020.2**

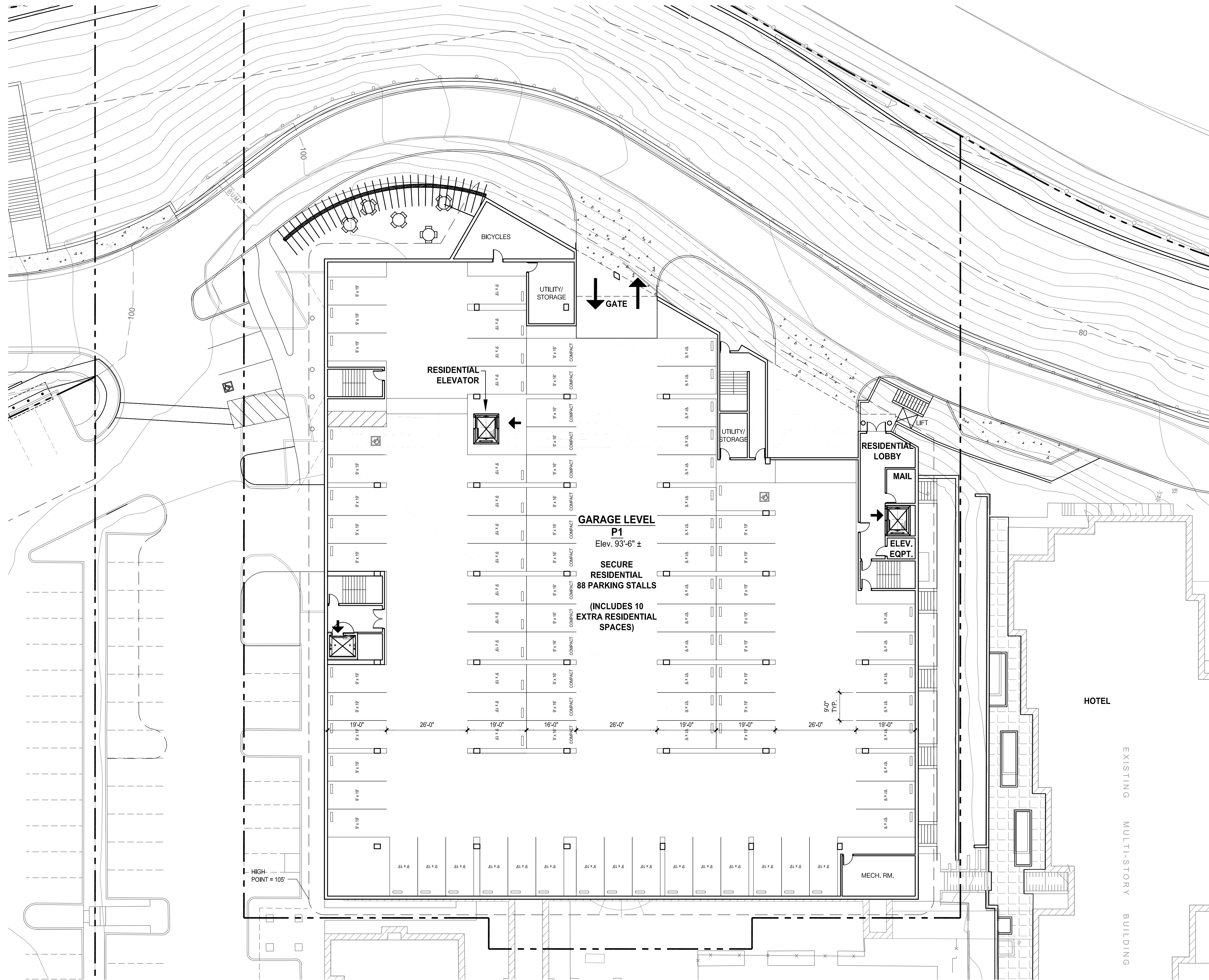
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**1 CONCEPTUAL PLAN AT LEVELS 2, 3, & 4**



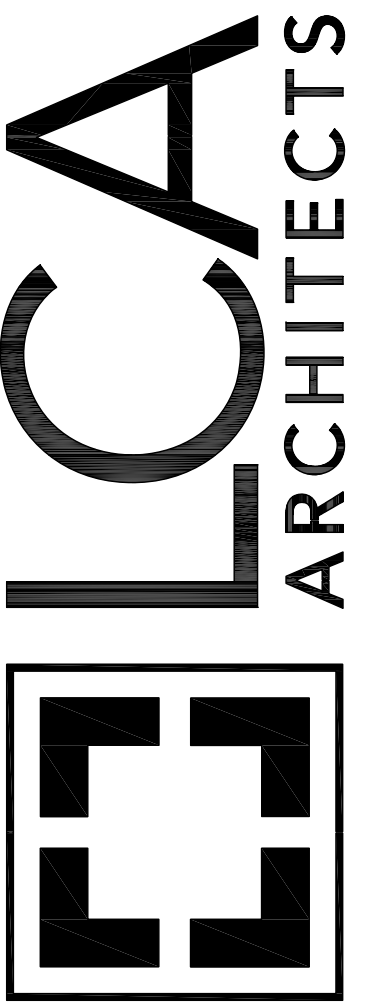
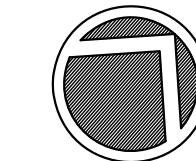




1

**CONCEPTUAL PLAN AT GARAGE LEVEL P1**

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



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

SCALE:  
DATE: 4 / 11 / 2016

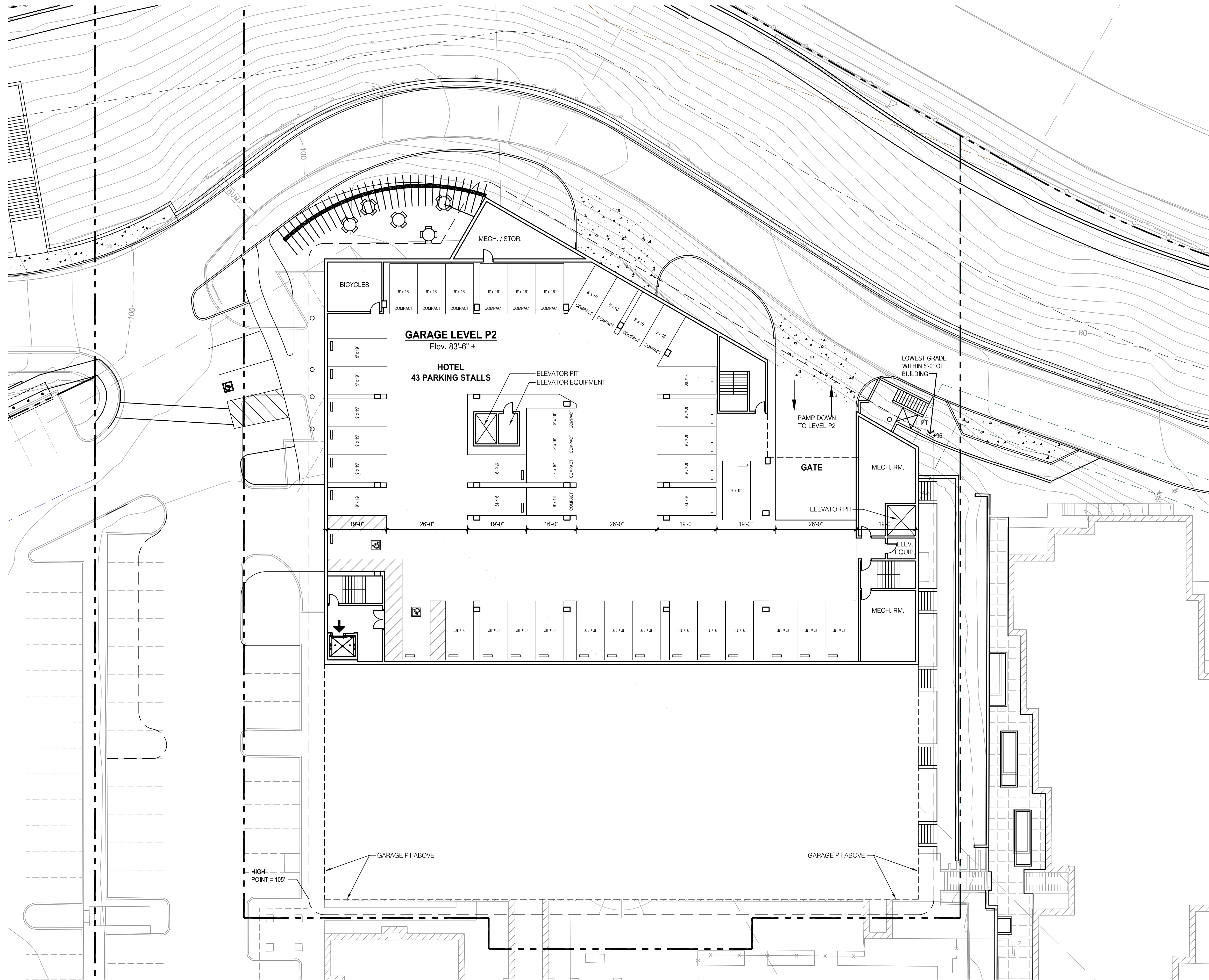
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**1020.4**

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**1 CONCEPTUAL PLAN AT GARAGE LEVEL P2**

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



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

SCALE:  
DATE: 4 / 11 / 2016

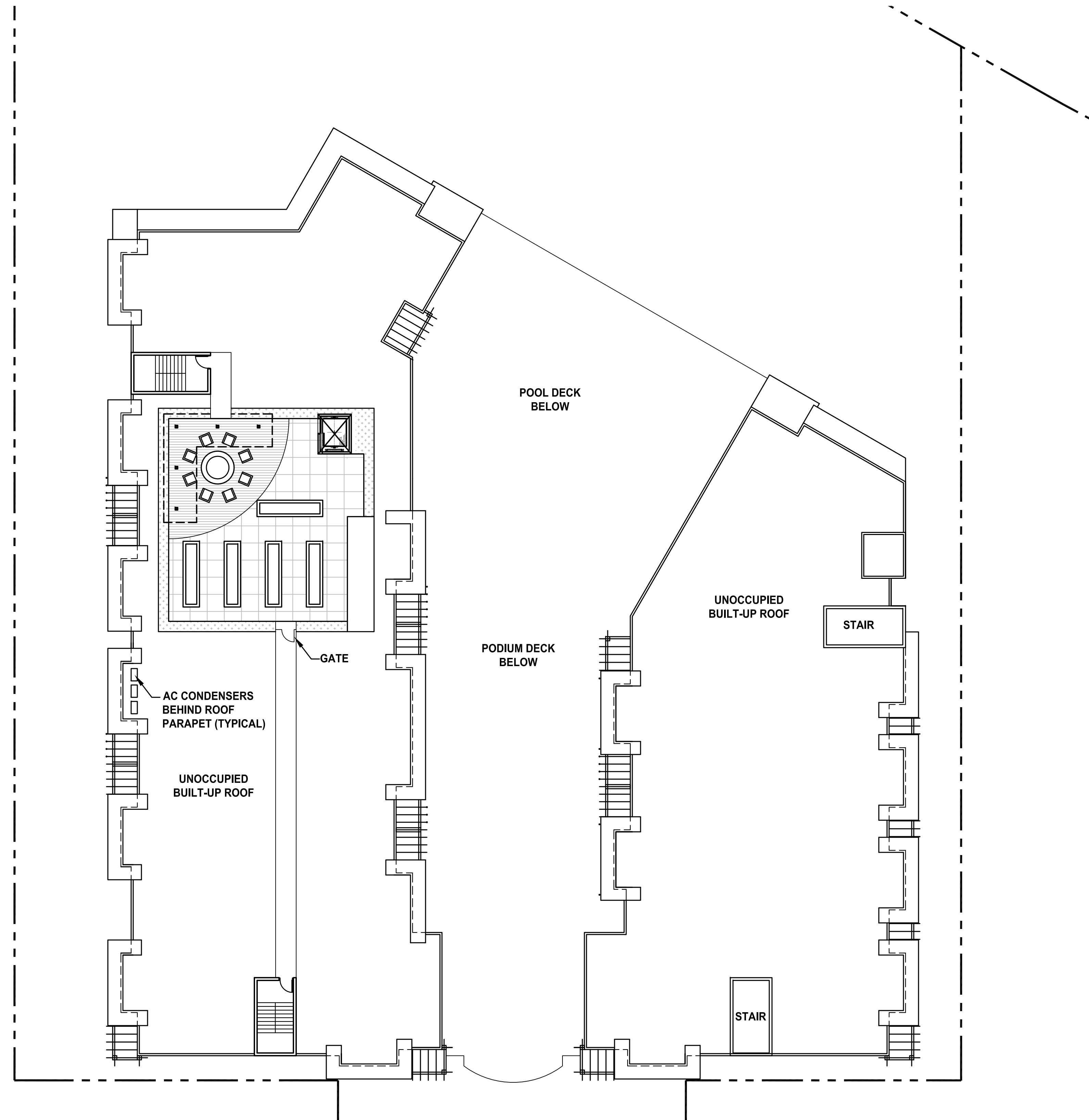
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**1 CONCEPTUAL ROOF PLAN**

16' 0' 16' 32'

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



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**SITE 1020  
 CONCEPTUAL  
 ROOF PLAN**

SCALE:  
 DATE: 4 / 11 / 2016

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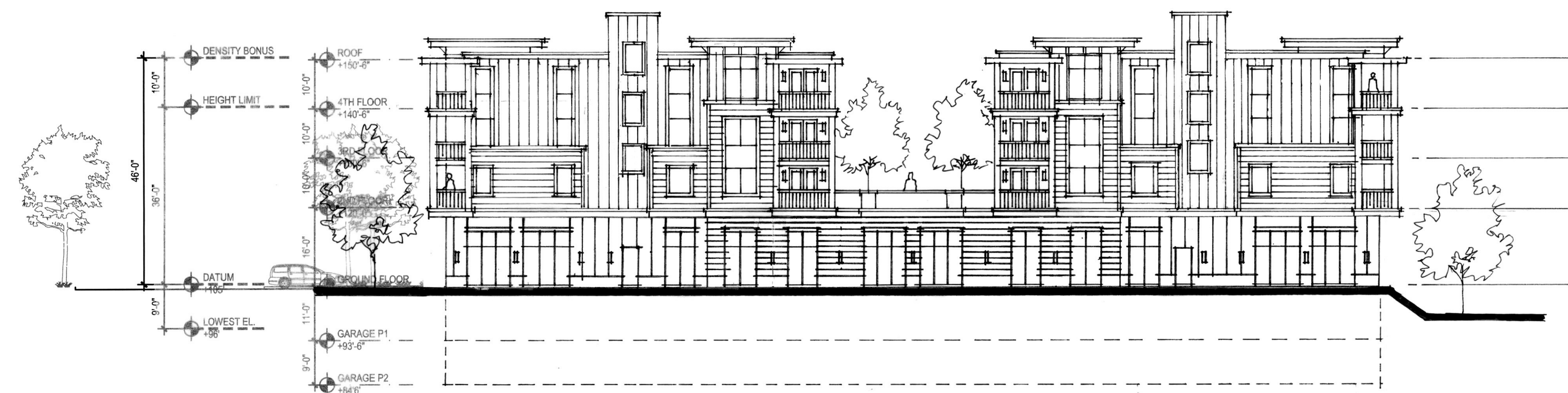

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**1020.6**  
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**1 CONCEPTUAL WEST ELEVATION**

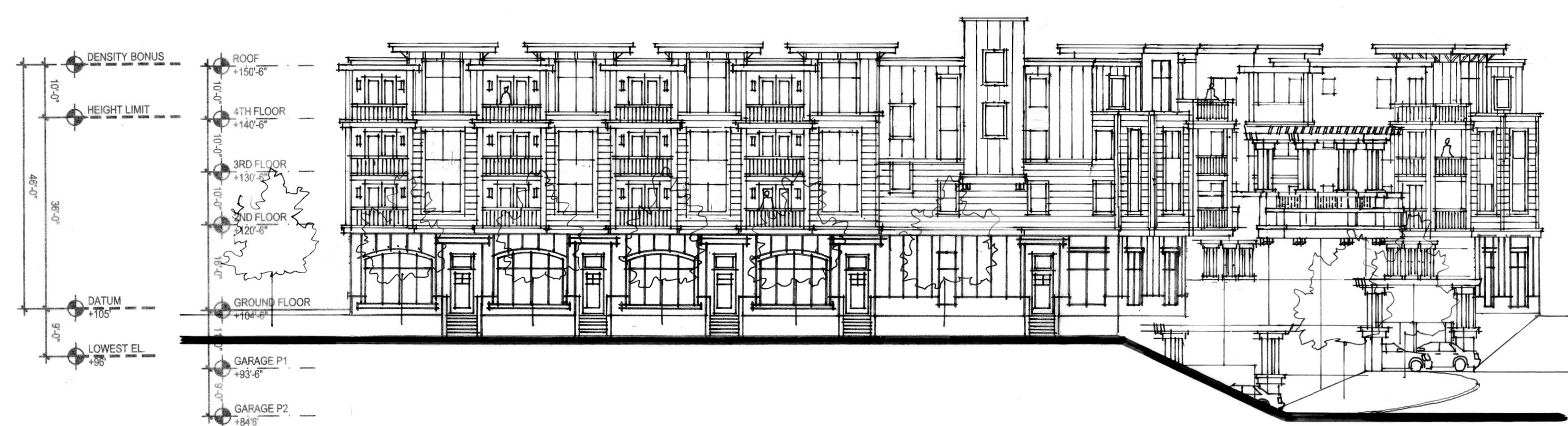
16' 0' 16' 32'  
SCALE: 1/16" = 1'-0"



**2 CONCEPTUAL SOUTH ELEVATION**

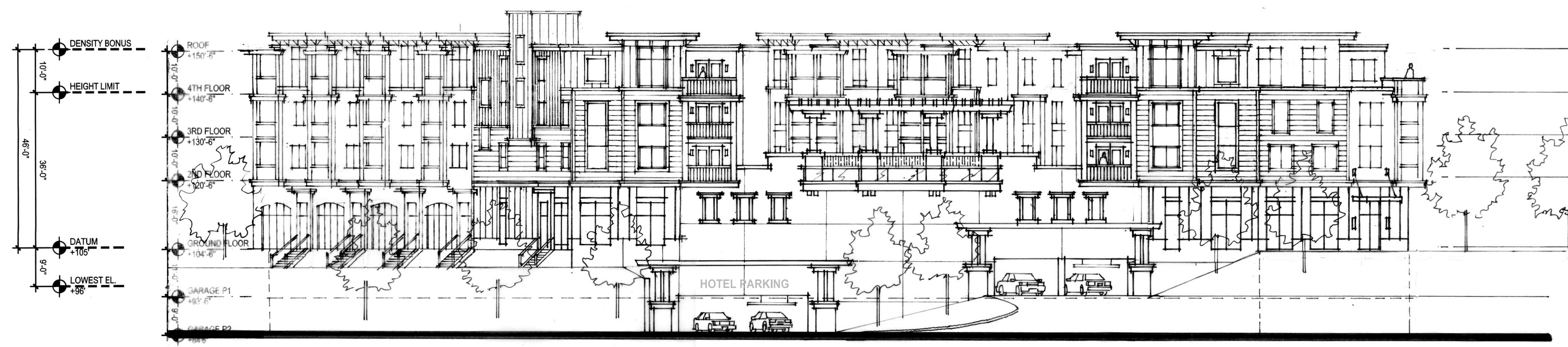
16' 0' 16' 32'  
SCALE: 1/16" = 1'-0"





**1 CONCEPTUAL EAST ELEVATION**

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



**2 CONCEPTUAL NORTH ELEVATION**

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

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**SITE 1020  
 CONCEPTUAL  
 ELEVATIONS**

SCALE:  
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