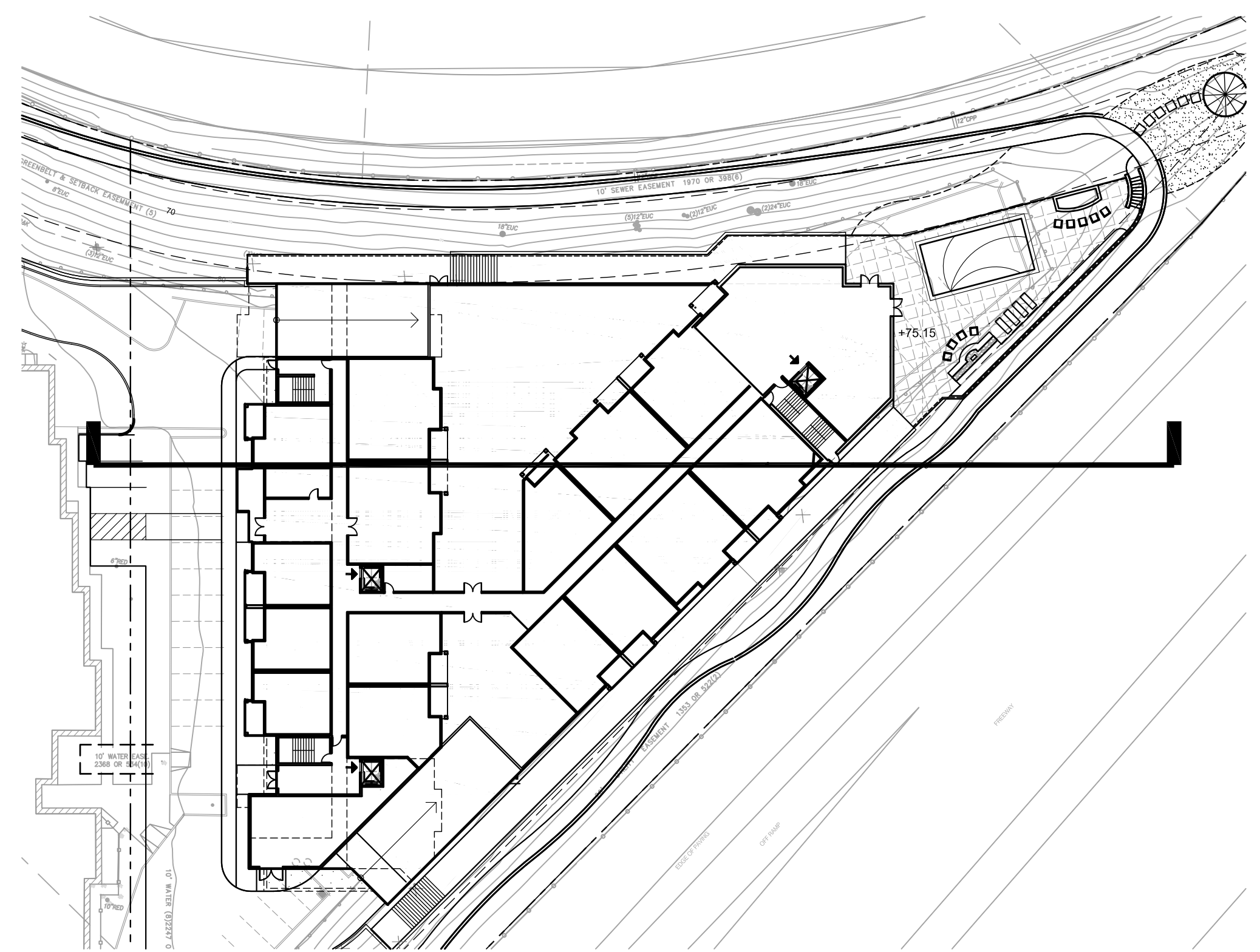


CONCEPTUAL SECTION - SITE 1025



KEY PLAN

1025 NORTHGATE DRIVE

DENSITY BONUS CALCULATIONS	
SITE AREA (ACRES)	1.868 SF+/-
SITE AREA (SF)	81,364 SF+/-
BASE DENSITY - REQUIRED SQ. FT. / UNIT	1,000 SF+/-
MAX BASE UNITS	81 UNITS
MAXIMUM DENSITY BONUS UNITS (35%)	28 UNITS
MAXIMUM DENSITY BONUS PROJECT	109 UNITS
PROPOSED NUMBER OF UNITS	74 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)	9.46%
PROPOSED NUMBER OF BMR UNITS (VERY-LOW-INCOME)	8 UNITS
PROPOSED % OF BMR UNITS (VERY-LOW-INCOME)	10.81%

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

ONE BEDROOM UNITS	NUMBER OF UNITS				UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
1025A1	1	1	1	1	857 SF+/-	4
1025B1	3	8	8	8	771 SF+/-	27
1025C1	1	0	0	0	780 SF+/-	1
1025D1	0	0	0	1	859 SF+/-	1
1025E1	0	0	0	1	943 SF+/-	1

TWO BEDROOM UNITS	NUMBER OF UNITS				UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
1025A2	5	6	6	5	1086 SF+/-	22
1025B2	0	1	1	1	1162 SF+/-	3
1025C2	1	1	1	0	1126 SF+/-	3
1025D2	0	0	0	1	967 SF+/-	1

TOWNHOME UNITS	NUMBER OF UNITS				UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
1025AT2 - TWO BEDROOMS	4	---	4	---	1181 SF+/-	8

THREE BEDROOM UNITS	NUMBER OF UNITS				UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
1025A3	1	1	1	0	1311 SF+/-	3

TOTAL ONE BEDROOM UNITS:	34 Units	45.9%
TOTAL TWO BEDROOM UNITS:	29 Units	39.2%
TOTAL THREE BEDROOM UNITS:	3 Units	4.1%
TOTAL 2 BDR TOWNHOME UNITS:	8 Units	10.8%
TOTAL UNITS:	74 Units	

AVERAGE ONE BEDROOM AREA:	789.0 SF+/-
AVERAGE TWO BEDROOM AREA:	1093.9 SF+/-
AVERAGE THREE BEDROOM AREA:	1311.0 SF+/-
AVERAGE 2BDR TOWNHOME AREA:	1181.0 SF+/-
AVERAGE UNIT AREA:	972.0 SF+/-

REQUIRED RESIDENTIAL PARKING	
1 STALL PER ONE BEDROOM UNIT:	34 Stalls +/-
2 STALLS PER TWO BEDROOM UNIT:	74 Stalls +/-
2 STALLS PER THREE BEDROOM UNIT:	6 Stalls +/-
RESIDENT GUEST PARKING:	0 Stalls +/-
TOTAL REQUIRED RESIDENTIAL PARKING:	114 Stalls +/-

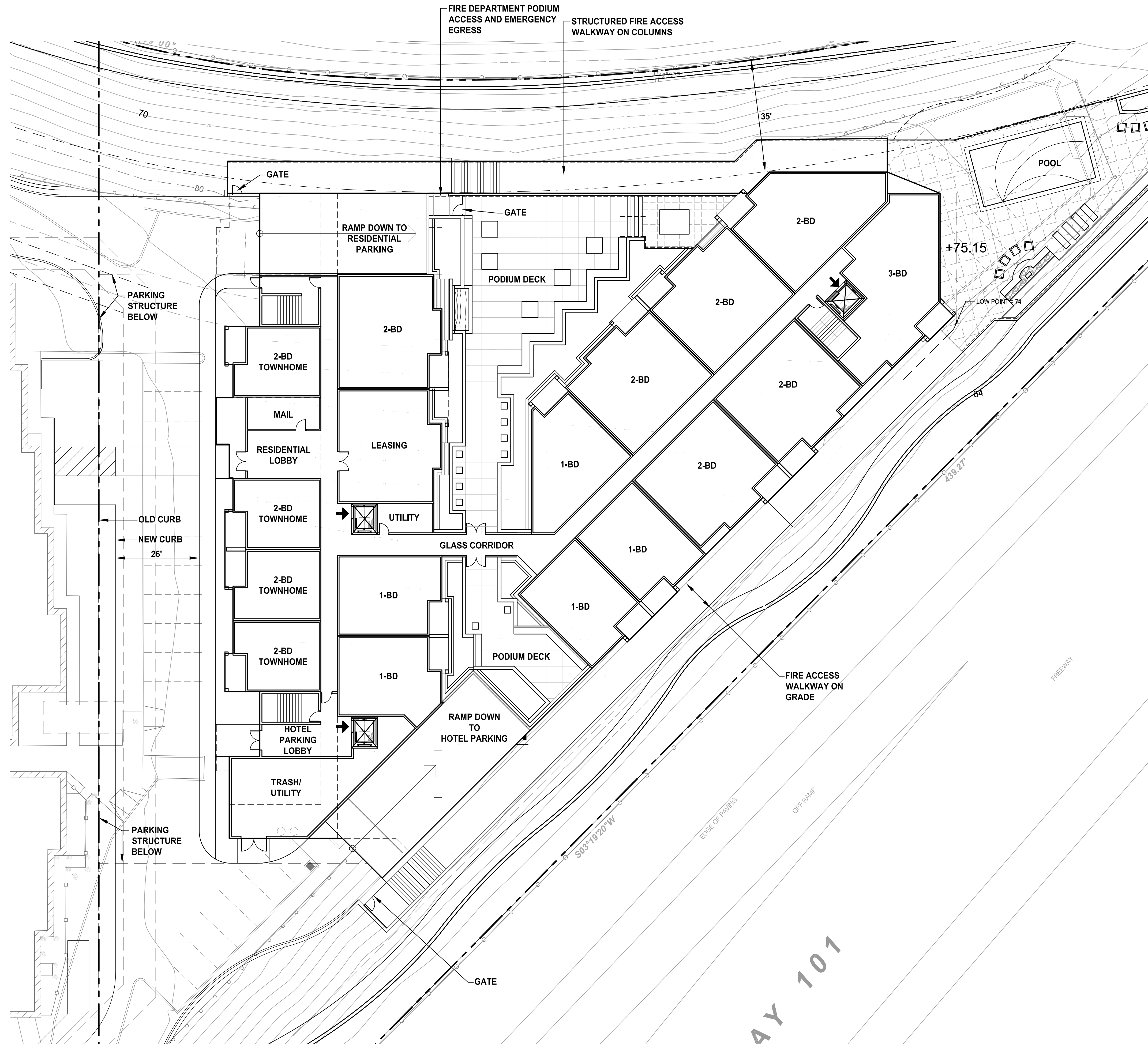
REQUIRED RELOCATED HOTEL PARKING:	69 Stalls +/-
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PROVIDED PARKING:		TOTAL HOTEL	TOTAL RESIDENTIAL
HOTEL PARKING AT P1:	70 STALLS +/-	70 STALLS +/-	
RESIDENTIAL PARKING AT P2:	70 STALLS +/-		70 STALLS +/-
RESIDENTIAL PARKING AT P3:	56 STALLS +/-		56 STALLS +/-
TOTAL PARKING PROVIDED:	196 STALLS +/-		126 STALLS +/- * +3 TANDEM COMPACT STALLS AT P2

OPEN SPACE	NUMBER OF UNITS	SQ. FT / UNIT	TOTAL
TOTAL OPEN SPACE REQUIRED:	74 UNITS	100 SF	7,400 SF
OPEN SPACE PROVIDED:			
PODIUM LEVEL OPEN SPACE:			6,907 SF+/-
PRIVATE DECKS:			5,642 SF+/-
ROOF DECK:			0 SF+/-
TOTAL OPEN SPACE PROVIDED:			12,549 SF+/-

FLOOR AREA	
PARKING GARAGE P3	26,706 SF+/-
PARKING GARAGE P2	37,642 SF+/-
PARKING GARAGE P1	38,104 SF+/-
LEVEL 1	20,209 SF+/-
LEVEL 2	23,177 SF+/-
LEVEL 3	23,177 SF+/-
LEVEL 4	22,012 SF+/-
TOTAL	191,027 SF+/-

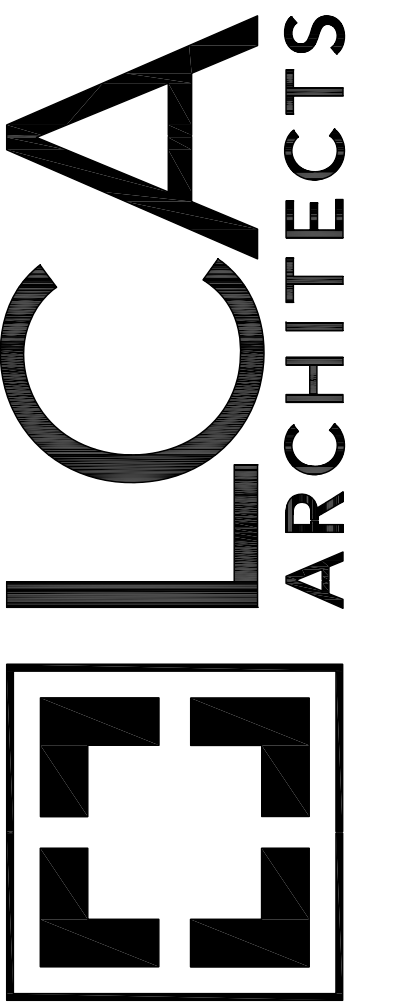
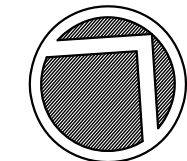
LOT COVERAGE		
	ALLOWABLE	PROPOSED
SITE AREA	81,364 SF+/-	81,364 SF+/-
BUILDING FOOTPRINT	48,818 SF+/-	31,579 SF+/-
LOT COVERAGE	60%	39%



1

CONCEPTUAL PLAN AT GROUND LEVEL

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



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**SITE 1025
CONCEPTUAL
PLAN LEVEL 1
GROUND LEVEL**

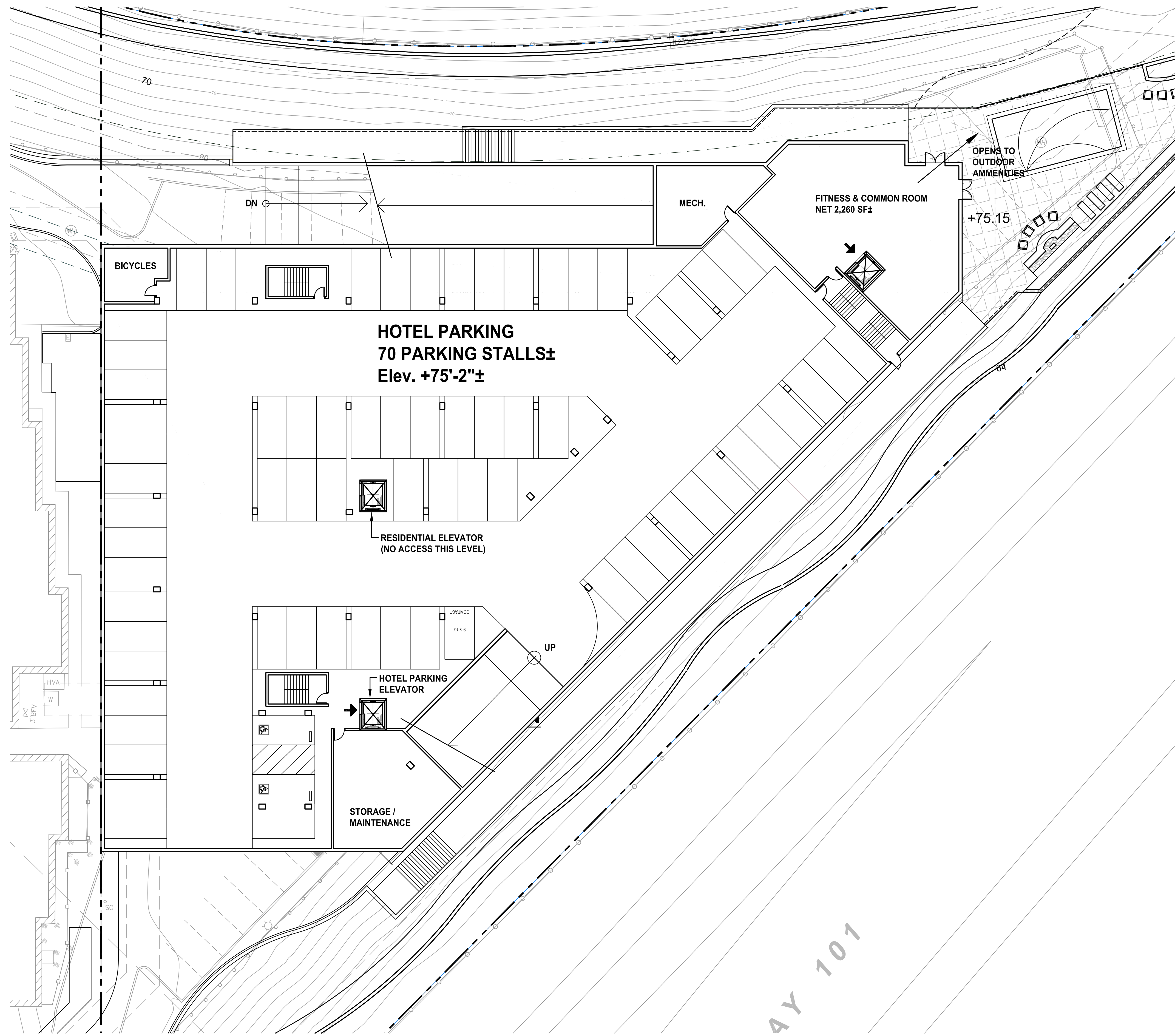
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1025.1

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1 CONCEPTUAL PLAN AT GARAGE LEVEL P1

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



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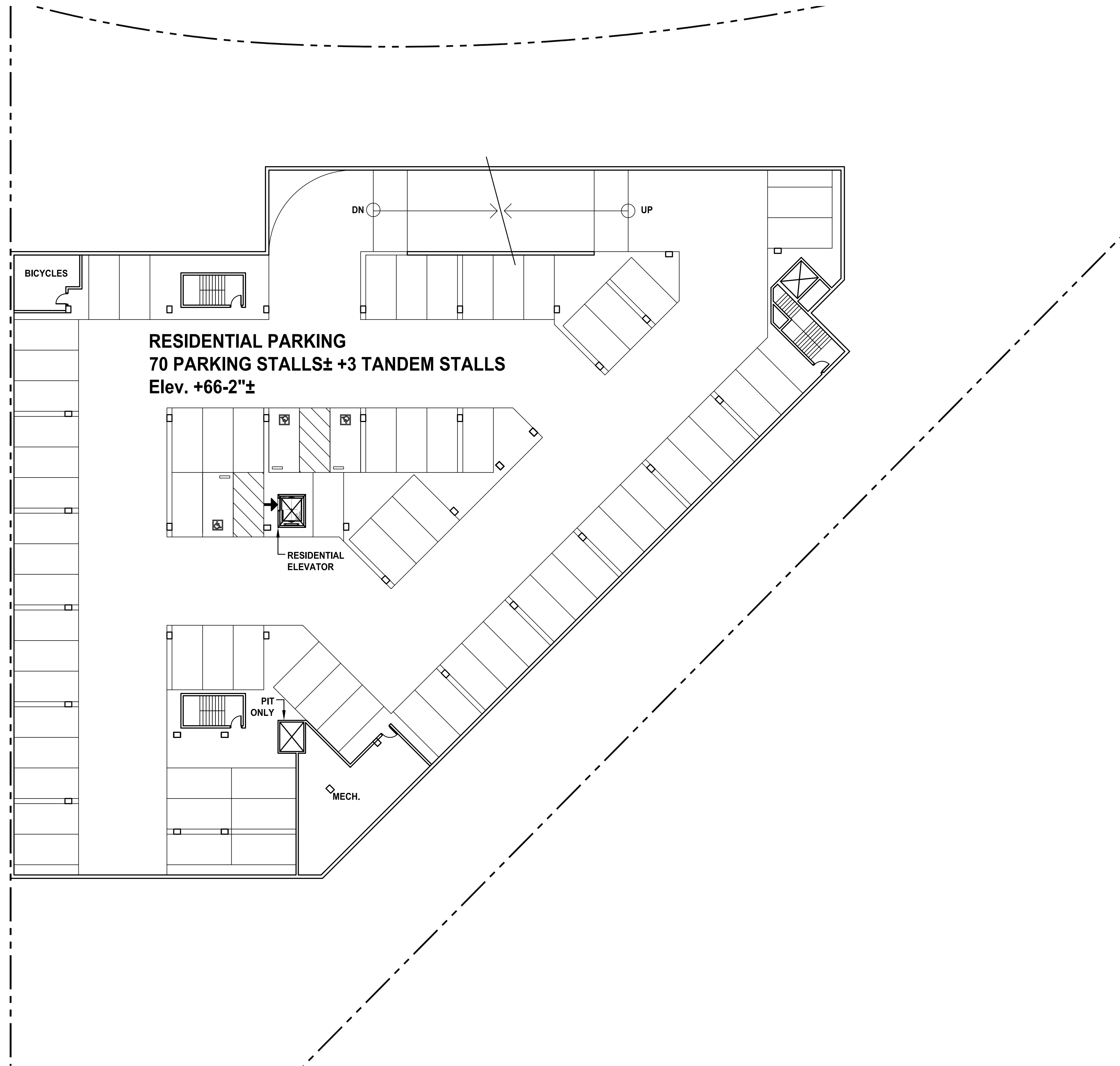
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**SITE 1025
 CONCEPTUAL
 GARAGE LEVEL P1**

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1025.3
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1

CONCEPTUAL PLAN AT GARAGE LEVEL P2

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



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CONCEPTUAL
GARAGE LEVEL P2**

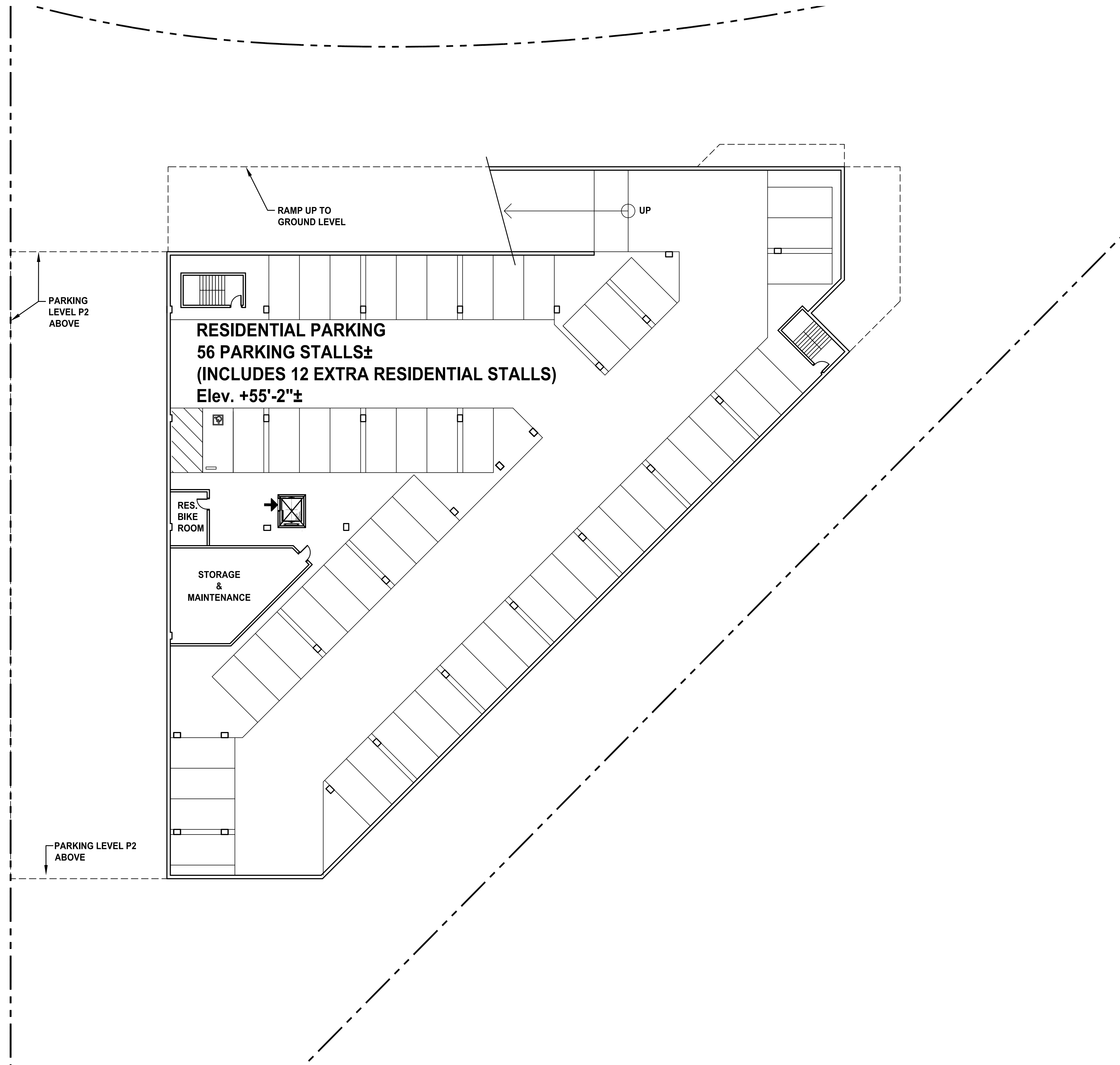
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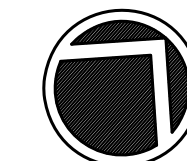
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1

CONCEPTUAL PLAN AT GARAGE LEVEL P3

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



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GARAGE LEVEL P3

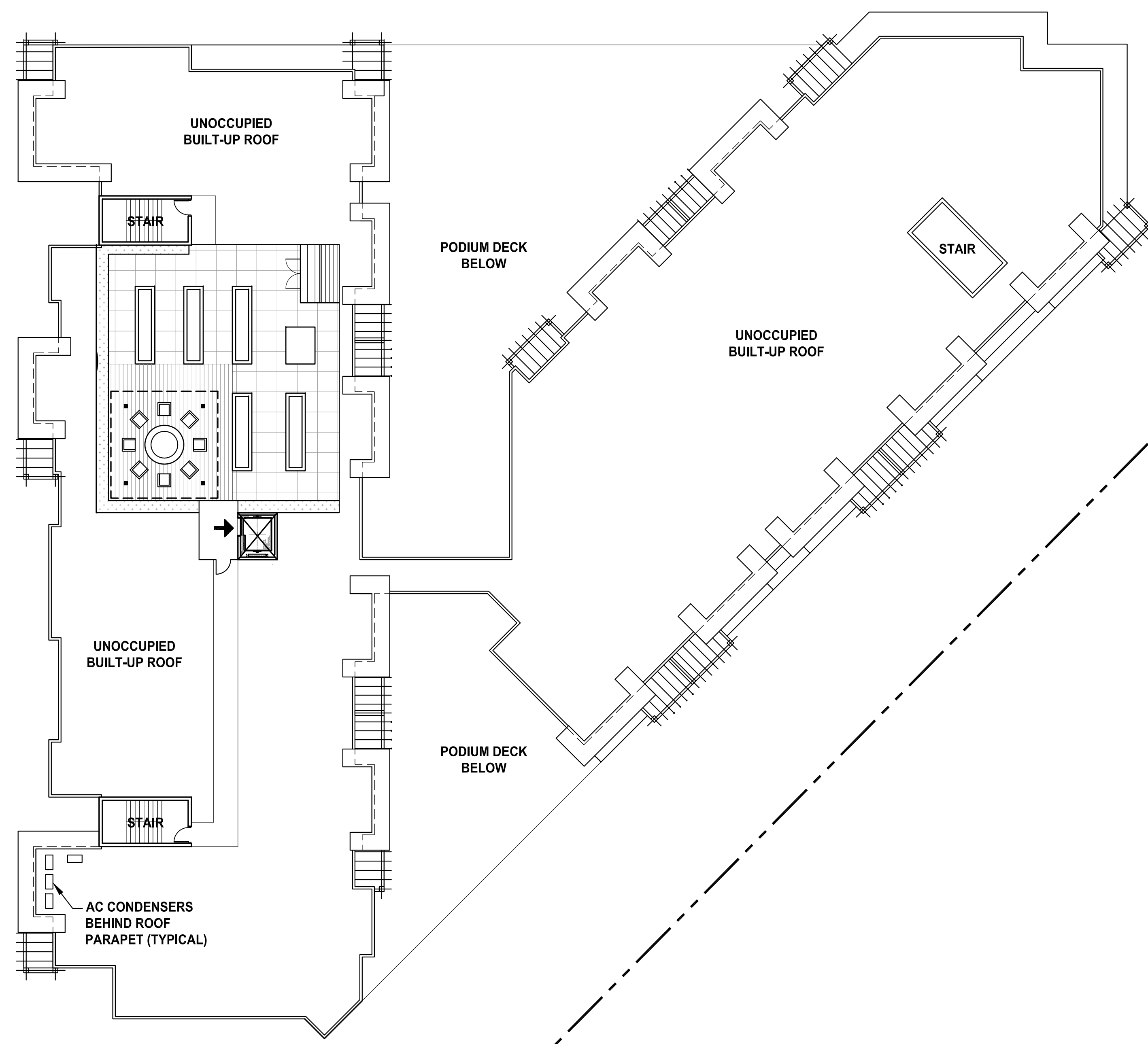
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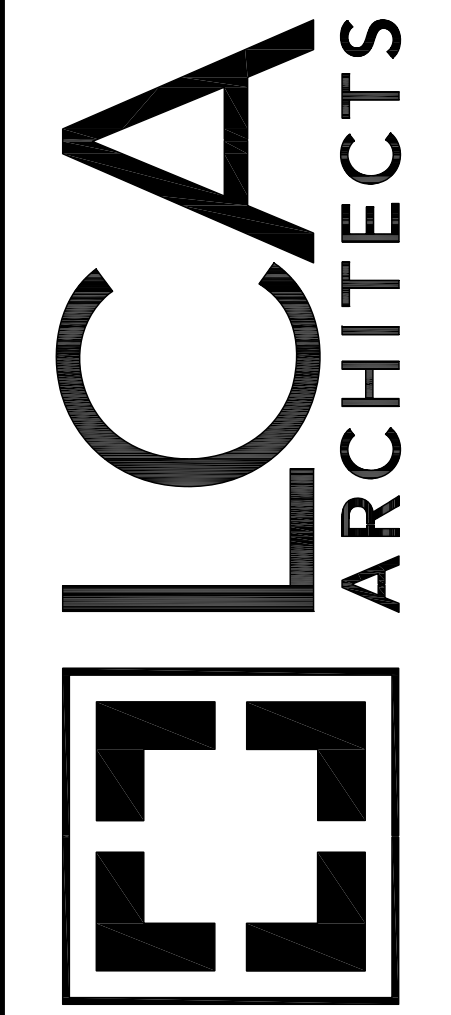
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1 CONCEPTUAL ROOF PLAN

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



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**SITE 1025
 CONCEPTUAL
 ROOF PLAN**

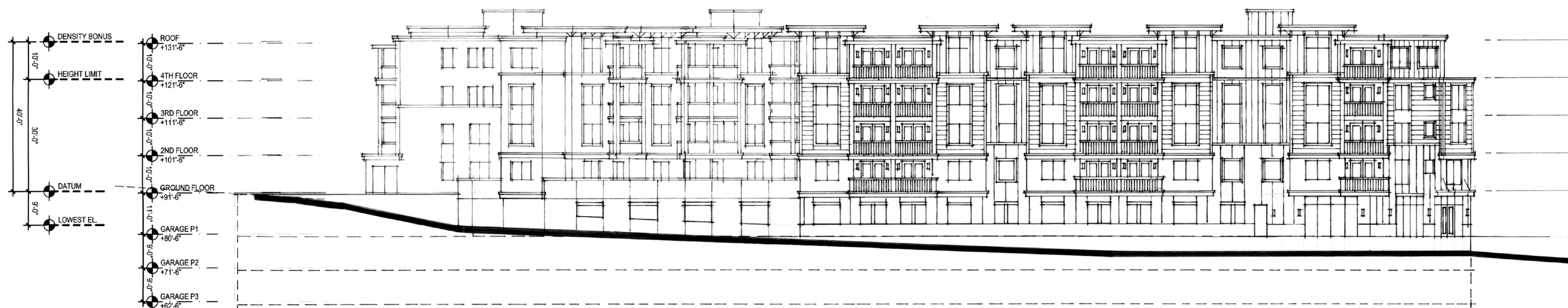
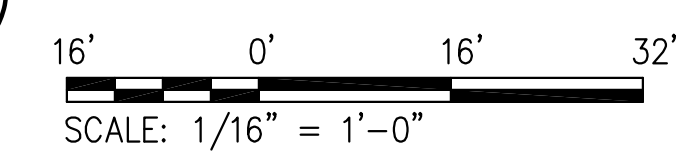
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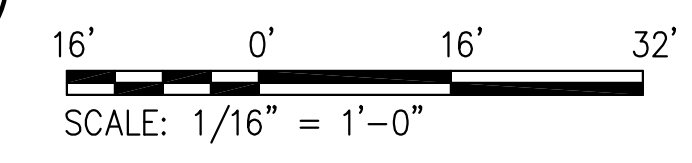
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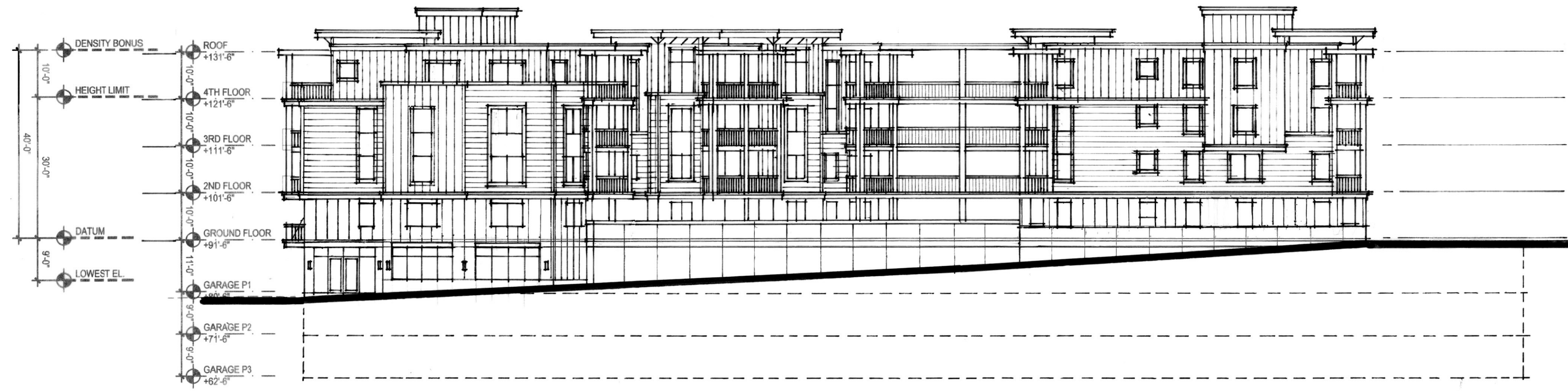


1 CONCEPTUAL SOUTHWEST ELEVATION



2 CONCEPTUAL EAST ELEVATION

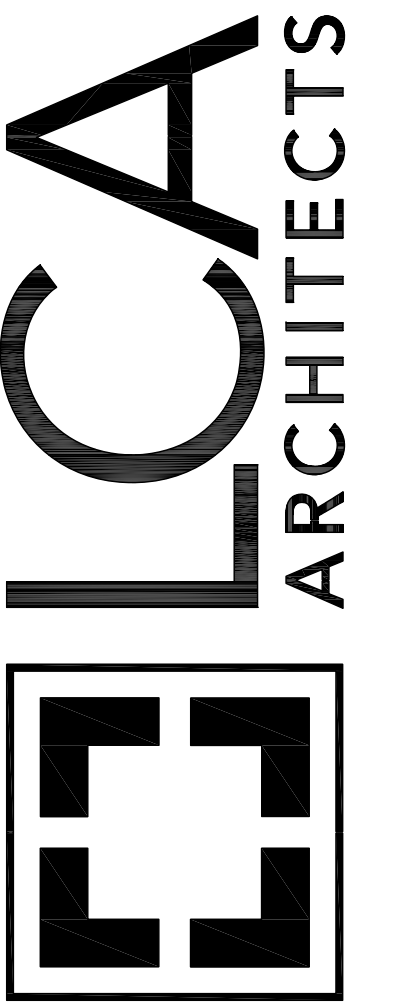




1

CONCEPTUAL NORTHWEST ELEVATION

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



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SITE 1025
CONCEPTUAL
ELEVATIONS

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