

# NORTHGATE WALK

# 1005, 1010, 1020, & 1025

# NORTHGATE DRIVE

SAN RAFAEL, CALIFORNIA

## SITE INFORMATION

PROJECT ADDRESSES:	1005 NORTHGATE DRIVE, SAN RAFAEL, CA 1010 NORTHGATE DRIVE, SAN RAFAEL, CA PROPOSED NEW ADDRESS AT: 1020 NORTHGATE DRIVE, SAN RAFAEL, CA PROPOSED NEW ADDRESS AT: 1025 NORTHGATE DRIVE, SAN RAFAEL, CA
ZONING DESIGNATION:	SITES 1010, 1020, & 1025: MULTIFAMILY RESIDENTIAL: HIGH DENSITY (HR1) SITE 1005: OFFICE (O)
GENERAL PLAN DESIGNATION:	SITES 1010, 1020, & 1025: HIGH DENSITY RESIDENTIAL SITE 1005: OFFICE

## PROJECT DESCRIPTION

Introduction	<p>Northgate Walk is a residential infill project designed to provide a much-needed mix of market-rate, senior, and low income housing. The project is strategically located next to a variety of walkable amenities, as well as number of public transit stops and bikeways. The development consists of three multi-family residential buildings adjacent to existing hotel and office buildings, and utilizes the already developed or disturbed portions of the site.</p> <p>The amenities of the hotel and the residential uses will be providing an economy of scale that allows for:</p> <p><b>Unit Mix</b></p> <p>The overall unit mix is as follows:</p> <ul style="list-style-type: none"><li>140 for-sale condominiums<ul style="list-style-type: none"><li>20% of which will be affordable (29 units)</li></ul></li><li>42 for-sale senior Units<ul style="list-style-type: none"><li>20% of which will be affordable (9 units)</li></ul></li></ul> <p>The proposal includes a subdivision of the property that will result in 4 total parcels. The unit mix and usage breakdown per parcel is as follows:</p> <ul style="list-style-type: none"><li>1005 – 42 senior units, 9 of which are affordable</li><li>1010 – Existing hotel to remain</li><li>1020 – 66 units, 14 of which are affordable; amenity building for hotel and new units</li><li>1025 – 74 units, 15 of which are affordable</li></ul>
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Design	<p>The project has been through multiple design iterations in response to community input. The final product incorporates multiple mass-reducing techniques in its suburban design vernacular, and steps back substantially from Freitas Parkway and other important view corridors. Much of the parking is located below grade in order to avoid additional bulk and mass, and also to free up other areas of the site for conservation. Multiple shadow studies were also performed in order to create a design that minimizes impacts on surrounding uses. The existing development pattern on the site, and adjacent property, consists of a very large office building and hotel structure, which almost entirely screens the new development from long-distance views. This, when combined with the large setback buffers proposed around much of the property, greatly softens the visual impact.</p>
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Environmental Highlights	<p>Probably the most eco-friendly component of the project is its location. "Northgate Walk" is more than just a title, it is the entire concept. This project site is pedestrian-adjacent to shopping, transit, and multiple major employers. The proposed design carefully integrates pathways designed to give residents and hotel guests direct access to these nearby services via walking or biking. Also, the removal of the existing gas station and retail store actually reduces the daily car-trips for the site, even after factoring in the new residential units. This type of transit-oriented infill development on an already disturbed site is the least impactful way to satisfy the serious need for new housing.</p> <p>Another major conservation element of the project is a significant greenway buffer between the project, nearby concrete wash, and 101 Freeway. This buffer will contain a public pathway that provides access around the perimeter of the property.</p> <p>Other "green" design elements of the project include:</p> <ul style="list-style-type: none"><li>LEED Silver certifiable design</li><li>Secure bike storage sites throughout the property</li><li>Shuttles to the nearby SMART train station</li><li>Dedicated car share spaces</li><li>EV charging stations</li><li>Dedicated clean air vehicle spaces</li><li>Solar panels</li><li>Water and power efficient landscaping and appliances</li></ul>
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Entitlements Sought	<p>The specific entitlements sought for this project are as follows:</p> <ul style="list-style-type: none"><li>Design Review</li><li>Subdivision/Tentative Map</li><li>Lot Line Adjustment</li><li>Use Permit</li></ul> <p>Under the current zoning for the property, 313 units are allowed, with an option for a density bonus up to 422 units. However, the application seeks less than half of this density at 182 units. Parcel 1005 is zoned O (1 unit/1000 square feet), and multifamily housing is permitted as a matter of right when a structure on site is also used for another purpose (i.e. hotel amenities). Parcels 1020 and 1025 are zoned HR1 (1 unit/1000 square feet). Because of the way the lot lines are located for the new parcels, a density bonus is technically required for each new parcel, but the number of bonus units is only 7, and the total number of units is still well below the total allowed for the site. The unit breakdown per parcel is as follows:</p>
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Address	Parcel size	Total no. of units	No. of affordable units	Density Bonus units
1005	41,781	42	9	1
1020	61,153	66	14	5
1025	73,627	74	15	1

	<p>Because of the mandatory density bonus, certain concessions are available for the site. In this case, the concessions sought are for height and parking. The maximum height in both the HR1 and O zones is 36-feet, and heights of approximately 46-feet are proposed here.</p> <p>While the parking concession under the density bonus would require only 245 parking spots for this project, the current proposal does not seek the full amount of this concession and instead proposes 266 parking spots (21 beyond the amount required.)</p> <p>Finally, this project fits squarely within many of the goals of the City's housing element, which has a primary goal of using land more efficiently to provide additional housing. Just some of the Housing Element goals this project supports are:</p> <ul style="list-style-type: none"><li>H-1 - Promote new and affordable housing.</li><li>H-13 - Encourage senior housing</li><li>H-14b. - Efficiently use multifamily housing sites.</li></ul>
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Conclusion	<p>As noted by the City in multiple guiding and governing documents, there is a desperate need for new housing of various types, especially senior and low income. This project presents a very rare opportunity to produce both of those housing types at a site that has already been disturbed, and is within walking distance of major transit lines, amenities, and employers. Because of the elimination of the current high-intensity traffic generators at the site (gas station and retail), this residential project is also a rarity in that it will be a net-decrease in trip generation; a win-win for the City and the community.</p>
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## PROJECT TEAM

OWNER:	SAN RAFAEL HILLCREST, LLC & SAN RAFAEL COMMERCIAL, LLC 1801 CENTURY PARK EAST SUITE 2400 LOS ANGELES, CA 90067 310.394.6300 CONTACT: GEORGE SAAD
ARCHITECT:	LCA ARCHITECTS 590 YGNACIO VALLEY ROAD, SUITE 310 WALNUT CREEK, CA 94596 925.944.1626 CONTACT: PETER STACKPOLE
CIVIL:	CSW / STUBER-STROEH 45 LEVERONI COURT NOVATO, CA 94949 415.883.9850 CONTACT: WAYNE LEACH
LANDSCAPE:	BRIAN POWELL & ASSOCIATES LANDSCAPE ARCHITECTS 10 H STREET SAN RAFAEL, CA 94901 415.491.4480 CONTACT: BRIAN POWELL

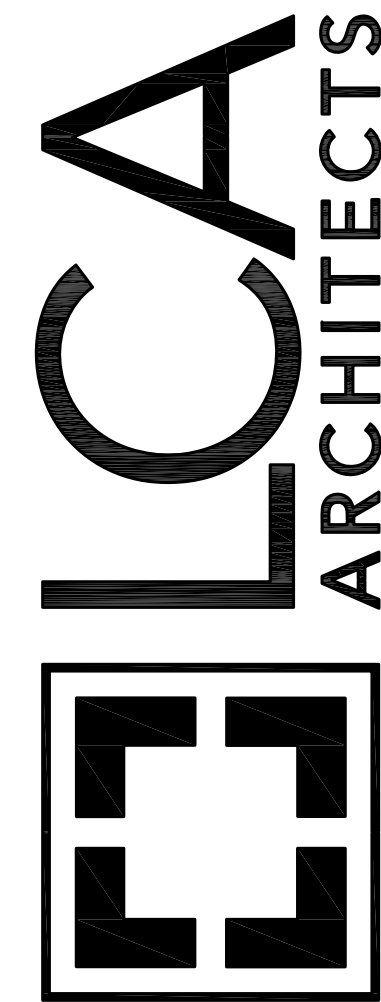
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LOCATION MAP

NO SCALE



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Northgate Walk  
1005, 1010, 1020 & 1025  
Northgate Drive

SAN RAFAEL, CA 94903

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GENERAL  
INFORMATION

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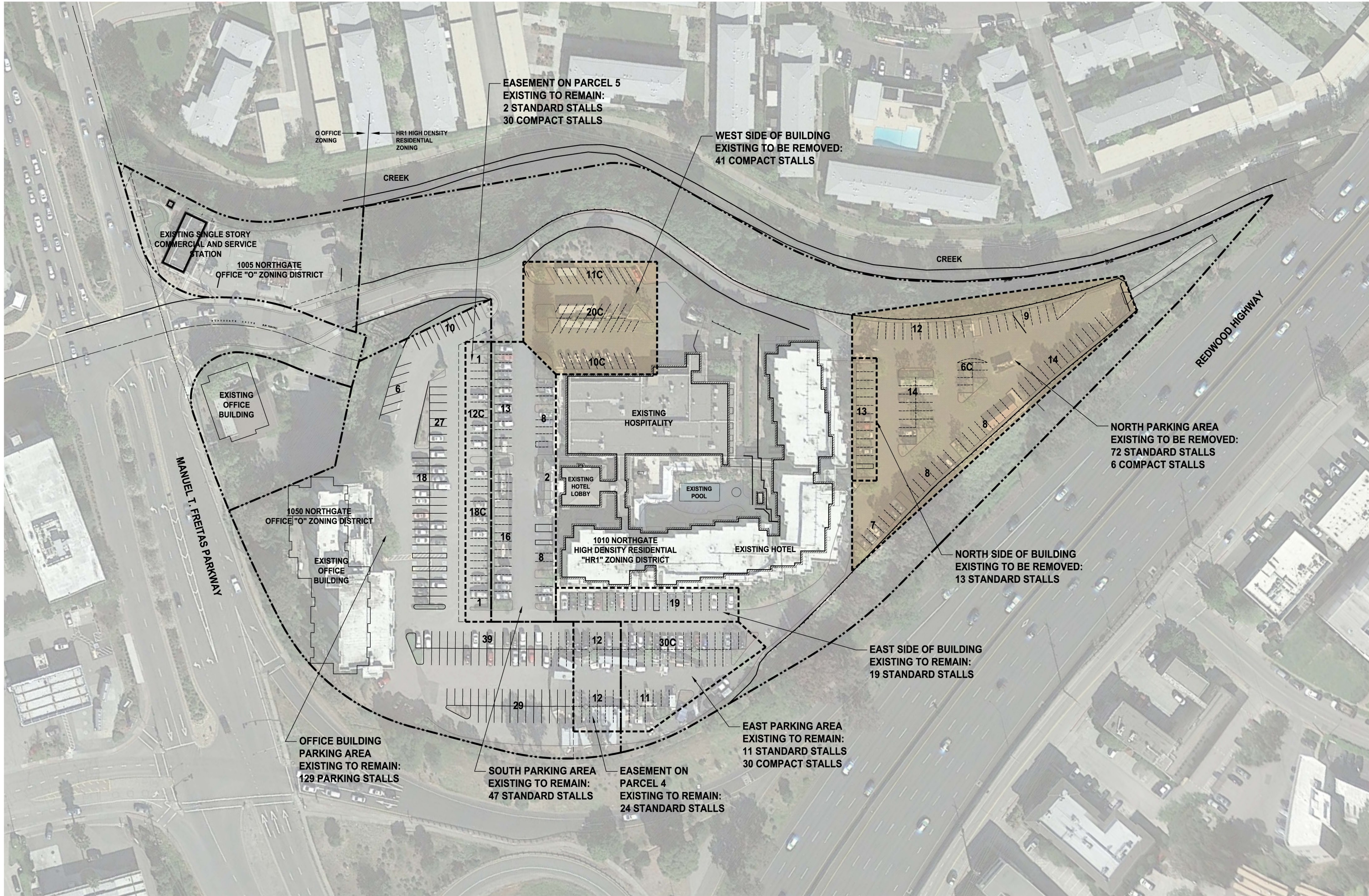
REVISIONS:

PROJECT NO. 15005

A0.0

SHEET OF





1

# REFERENCE EXISTING SITE PLAN

50' 0' 50' 100'  
SCALE: 1" = 50'-0"



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SITE PLAN

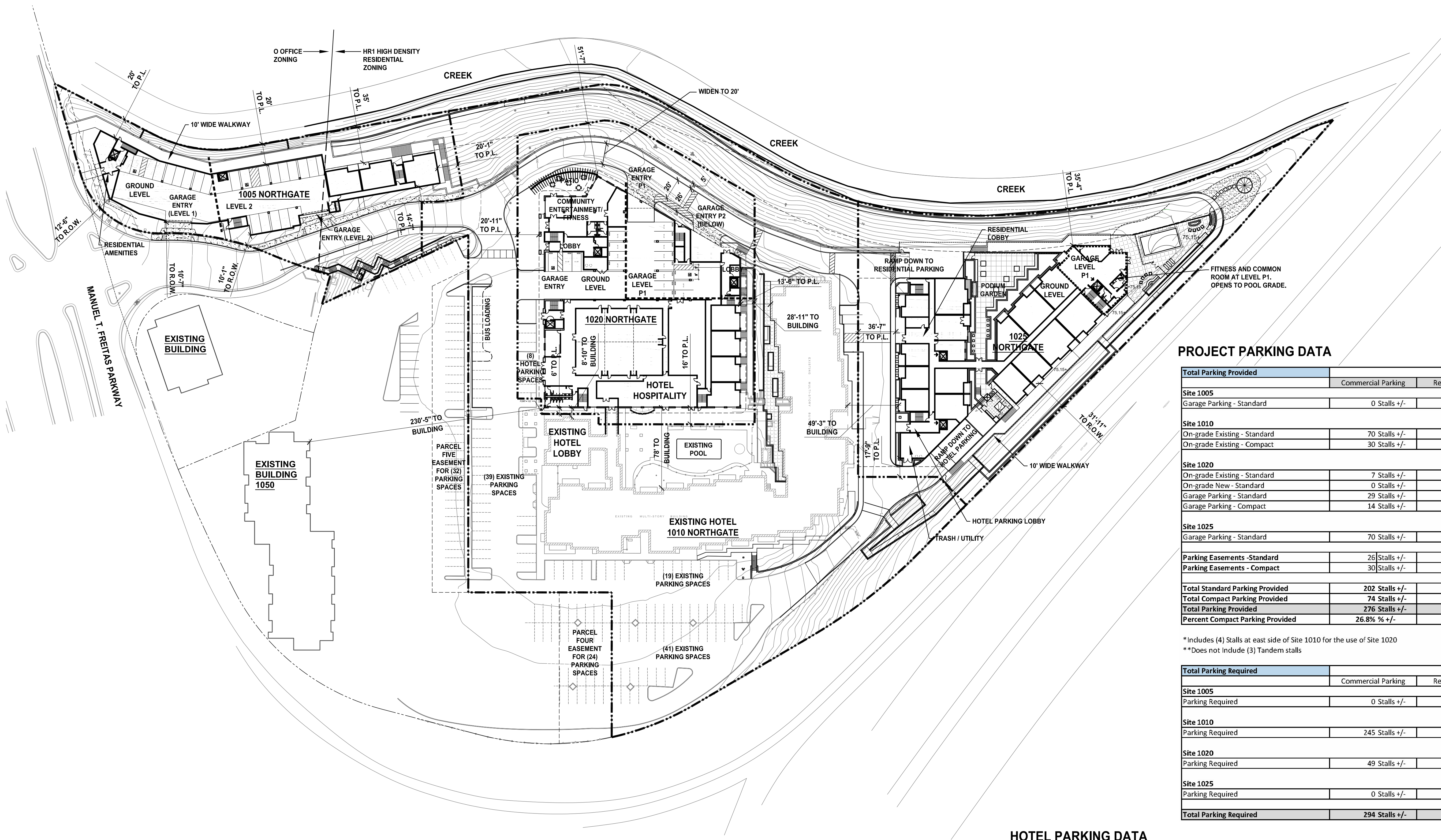
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A0.1  
SHEET OF





# 1 REFERENCE SITE PLAN

50' 0' 50' 100'  
SCALE: 1" = 50'-0"



## PROJECT PARKING DATA

Total Parking Provided	Commercial Parking	Residential Parking	Total Parking
Site 1005			
Garage Parking - Standard	0 Stalls +/-	32 Stalls +/-	32 Stalls +/-
Site 1010			
On-grade Existing - Standard	70 Stalls +/-	0 Stalls +/-	70 Stalls +/-
On-grade Existing - Compact	30 Stalls +/-	0 Stalls +/-	30 Stalls +/-
Site 1020			
On-grade Existing - Standard	7 Stalls +/-	0 Stalls +/-	7 Stalls +/-
On-grade New - Standard	0 Stalls +/-	4 Stalls +/-*	4 Stalls +/-
Garage Parking - Standard	29 Stalls +/-	87 Stalls +/-	116 Stalls +/-
Garage Parking - Compact	14 Stalls +/-	14 Stalls +/-	28 Stalls +/-
Site 1025			
Garage Parking - Standard	70 Stalls +/-	129 Stalls +/-**	199 Stalls +/-
Parking Easements - Standard	26 Stalls +/-	0 Stalls +/-	26 Stalls +/-
Parking Easements - Compact	30 Stalls +/-	0 Stalls +/-	30 Stalls +/-
Total Standard Parking Provided	202 Stalls +/-	252 Stalls +/-	454 Stalls +/-
Total Compact Parking Provided	74 Stalls +/-	14 Stalls +/-	88 Stalls +/-
Total Parking Provided	276 Stalls +/-	266 Stalls +/-	542 Stalls +/-
Percent Compact Parking Provided	26.8% +/-	5.3% +/-	16.2% +/-

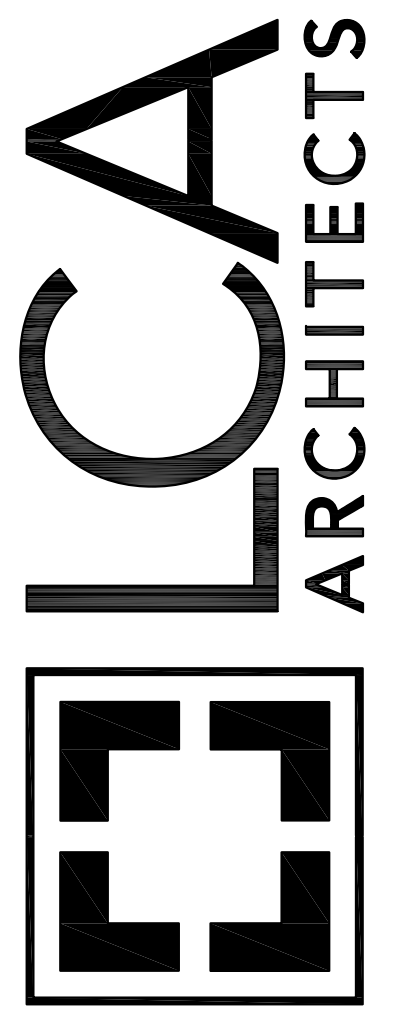
\*Includes (4) Stalls at east side of Site 1010 for the use of Site 1020  
\*\*Does not include (3) Tandem stalls

Total Parking Required	Commercial Parking	Residential Parking	Total Parking
Site 1005			
Parking Required	0 Stalls +/-	32 Stalls +/-	32 Stalls +/-
Site 1010			
Parking Required	245 Stalls +/-	0 Stalls +/-	245 Stalls +/-
Site 1020			
Parking Required	49 Stalls +/-	99 Stalls +/-	148 Stalls +/-
Site 1025			
Parking Required	0 Stalls +/-	114 Stalls +/-	114 Stalls +/-
Total Parking Required	294 Stalls +/-	245 Stalls +/-	539 Stalls +/-

## HOTEL PARKING DATA

REFERENCE HOTEL PARKING CALCULATIONS				
	UNITS	CARS	PER	TOTAL
HOTEL ROOMS	235	1	1	235
EMPLOYEES (MAXIMUM SHIFT)	20	0.5	1	10
SUBTOTAL FOR HOTEL				245
SUBTOTAL FOR HOSPITALITY				49
TOTAL FOR HOTEL AND HOSPITALITY				294

REFERENCE HOTEL PARKING BY LOCATION					
	ON-SITE	EASEMENTS	TOTAL EXISTING	TOTAL PROPOSED	REMOVED OR ADDED
SOUTH SIDE OF BUILDING (SITE 1010)	47		47	40	-7
EAST SIDE OF BUILDING (SITE 1010)	19		19	19	0
NORTH SIDE OF BUILDING (SITE 1010)	13		13	0	-13
NORTH PARKING AREA (SITE 1025)	78		78	0	-78
EAST PARKING AREA (SITE 1010)	41		41	41	0
WEST PARKING AREA (SITE 1020)	41		41	0	-41
EASEMENT ON PARCEL 4		24	24	24	0
EASEMENT ON PARCEL 5		32	32	32	0
NEW EASEMENT FOR PARKING SPACES AT 1020 NORTHGATE				51	51
NEW EASEMENT FOR PARKING SPACES AT 1025 NORTHGATE				70	70
TOTAL	239	56	295	277	-18



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1005, 1010, 1020 & 1025  
Northgate Drive

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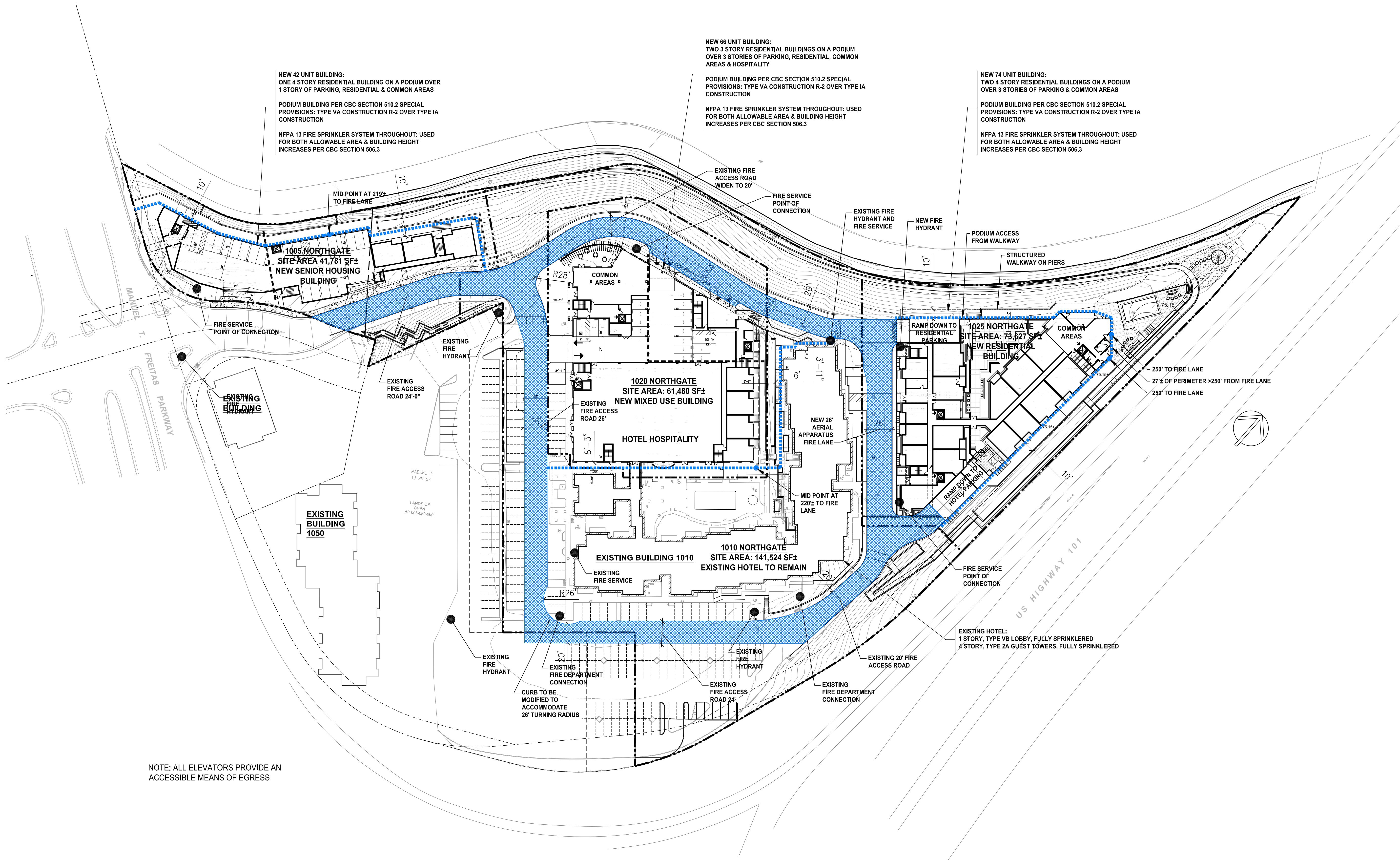
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SCHEMATIC  
REFERENCE  
SITE PLAN

SCALE:  
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A1.1  
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NOTE: ALL ELEVATORS PROVIDE AN ACCESSIBLE MEANS OF EGRESS

1

FIRE ACCESS PLAN

50'0'50'100'

SCALE: 1" = 50'-0"

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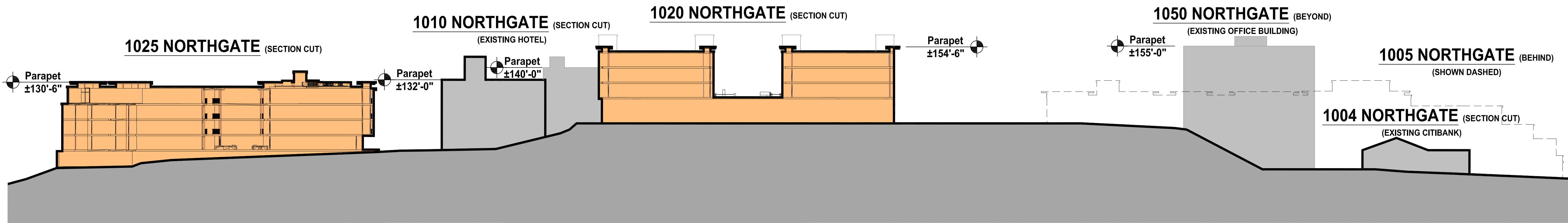
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SCHEMATIC  
FIRE ACCESS  
PLAN

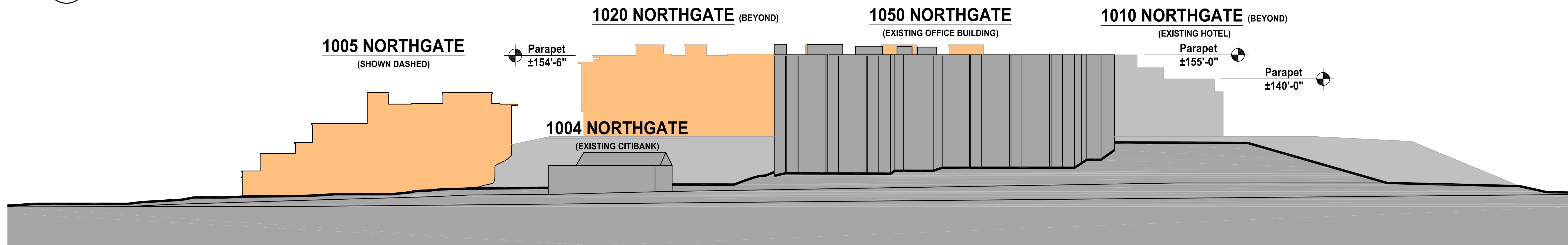
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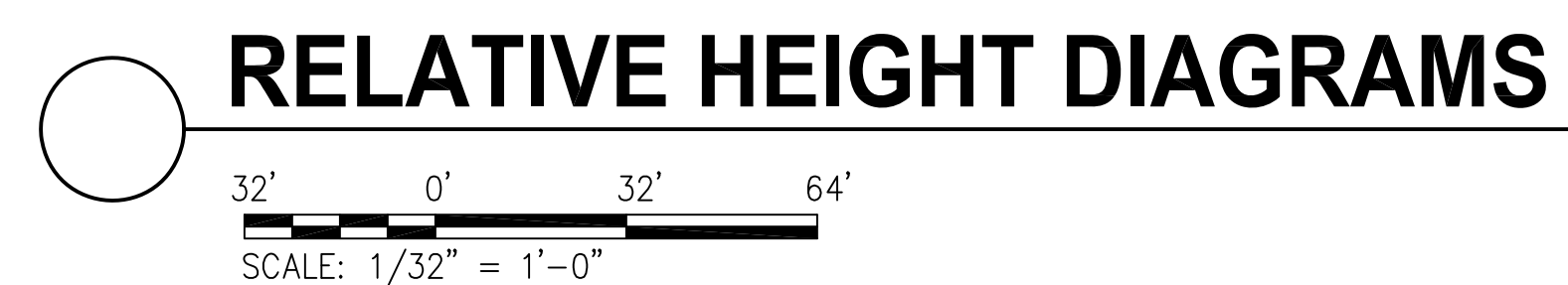
1 CONCEPTUAL SECTION AA



2 CONCEPTUAL SECTION BB



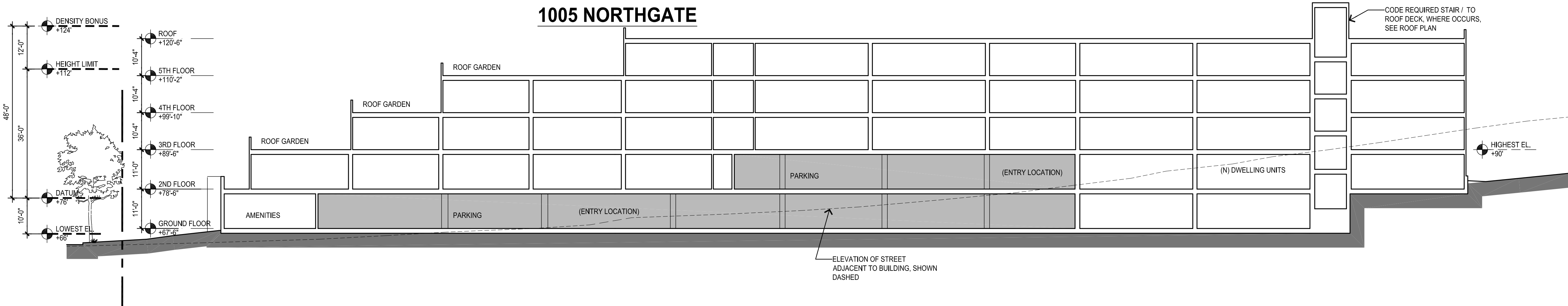
KEY PLAN  
NOT TO SCALE



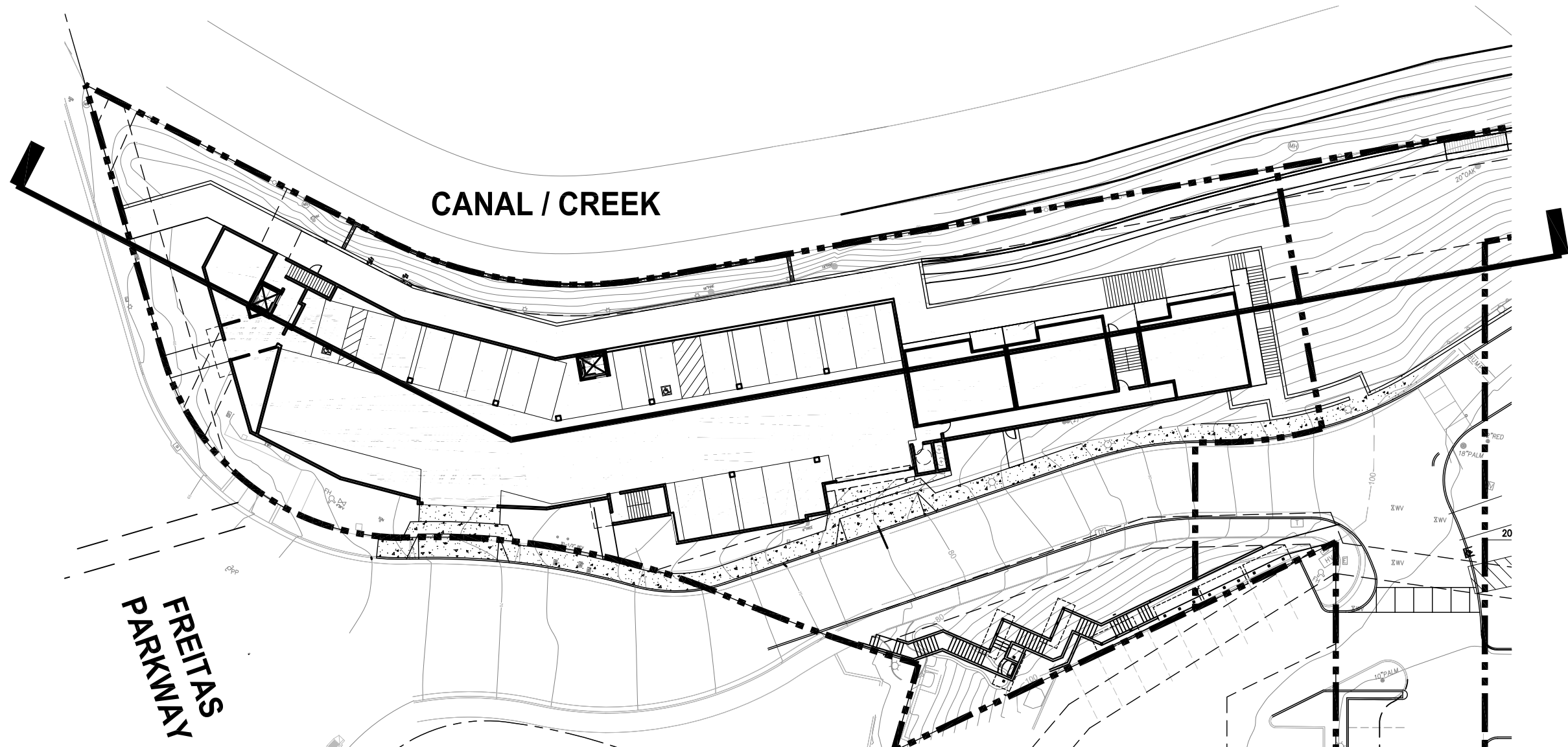
RELATIVE HEIGHT DIAGRAMS



## 1005 NORTHGATE



## SECTION - SITE 1005



## KEY PLAN

### HEIGHT CALCULATION

Site 1005	
Height, non-hillside	
Elevation of the Highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall:	+99.7 Feet +/-
Elevation of the Lowest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall:	+66 Feet +/-
Distance between Highest and Lowest Elevations:	24 Feet +/-
Datum ten (10) feet higher than the lowest grade: (since highest adjoining grade is more than (10) ten feet above lowest grade)	+76 Feet +/-
Height Limit (+36' above datum)	+112' Feet +/-
Density Bonus Height Limit (+12')	+124' Feet +/-
Highest point of flat roof:	+120.5 Feet +/-
Maximum building height above datum:	+44.5 Feet +/-
Maximum allowable height above datum:	+48 Feet +/-

1005 NORTHGATE DRIVE	
DENSITY BONUS CALCULATIONS	
SITE AREA (ACRES)	0.959 SF+/-
SITE AREA (SF)	41,781 SF+/-
BASE DENSITY - REQUIRED SQ. FT. / UNIT	1,000 SF+/-
MAX BASE UNITS	41 UNITS
MAXIMUM DENSITY BONUS UNITS (35%)	14 UNITS
MAXIMUM DENSITY BONUS PROJECT	55 UNITS
PROPOSED NUMBER OF UNITS	42 UNITS
NUMBER OF DENSITY BONUS UNITS	1 UNITS
PERCENTAGE DENSITY BONUS	2.44%
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

- HEIGHT CONCESSION FOR DENSITY BONUS UNITS

#### UNIT COUNTS AND MIX

	NUMBER OF UNITS					UNIT SIZE	TOTAL UNIT COUNT
	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5		
ONE BEDROOM UNITS - SENIOR HOUSING	2	2	4	5	4	771 SF+/-	17
1005A1	0	3	6	5	4	771 SF+/-	18
1005C1	0	1	0	0	0	874 SF+/-	1
1005D1	0	1	1	1	0	825 SF+/-	3
1005E1	0	1	1	0	1	913 SF+/-	3

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

AVERAGE ONE BEDROOM SENIOR UNIT AREA:	787.5 SF+/-
AVERAGE TWO BEDROOM AREA:	-----
AVERAGE THREE BEDROOM AREA:	-----
AVERAGE UNIT AREA	787.5 SF+/-

REQUIRED PARKING:	
.75 STALLS PER SENIOR HOUSING UNIT	31.5 STALLS +/-

PROVIDED PARKING:	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	TOTAL STALLS
TOTAL PARKING PROVIDED:	32 STALLS +/-	0 STALLS +/-	0 STALLS +/-	32 STALLS +/-

#### OPEN SPACE

	NUMBER OF UNITS	SQ. FT. / UNIT	TOTAL
TOTAL OPEN SPACE REQUIRED:	42 UNITS	100 SF	4,200 SF
OPEN SPACE PROVIDED:			
PODIUM LEVEL OPEN SPACE:			815 SF+/-
PRIVATE DECKS:			2,942 SF+/-
ROOF DECKS:			4,131 SF+/-
TOTAL OPEN SPACE PROVIDED:			7,888 SF+/-

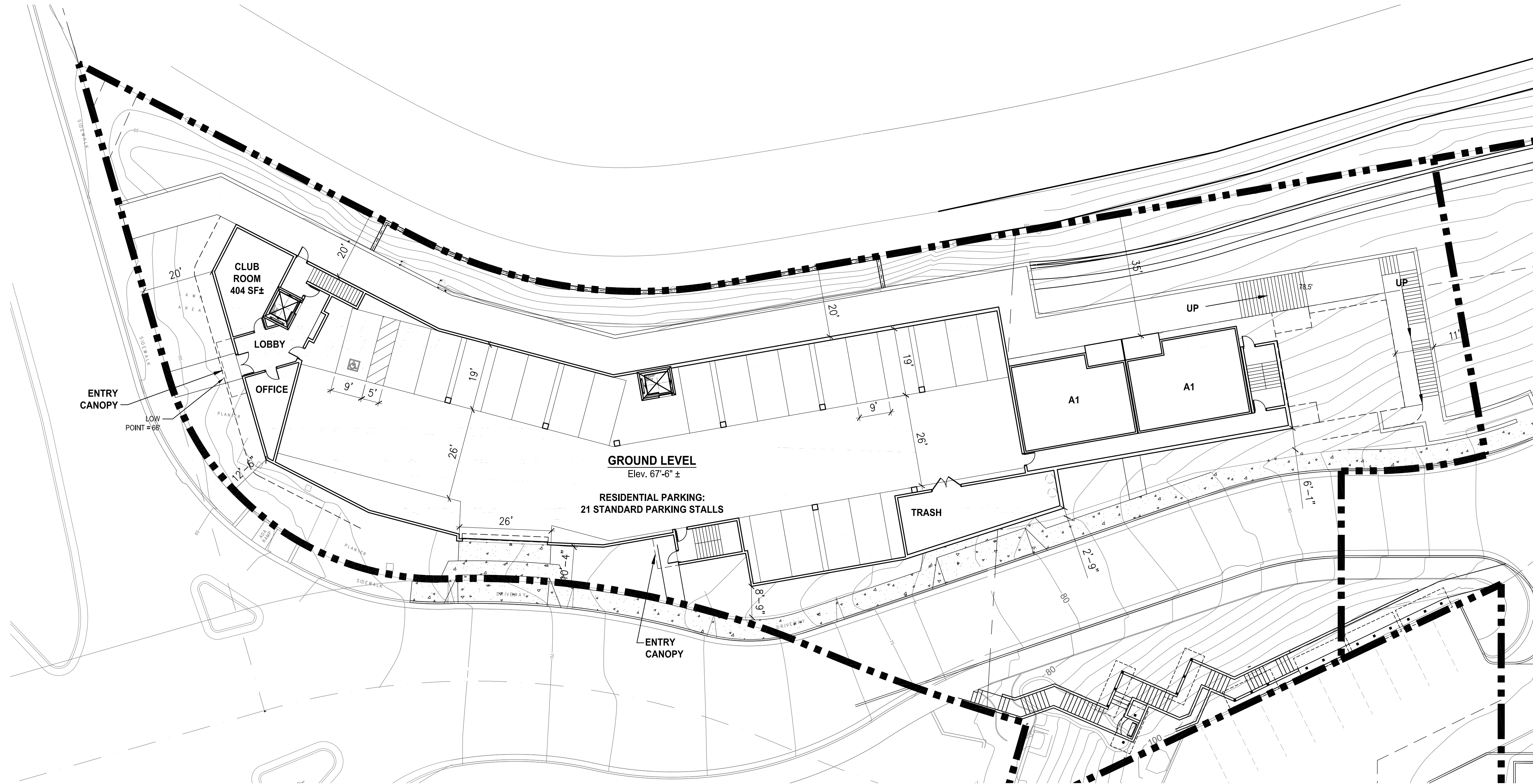
#### FLOOR AREA

LEVEL 1	15,526 SF+/-
LEVEL 2	14,532 SF+/-
LEVEL 3	12,787 SF+/-
LEVEL 4	12,787 SF+/-
LEVEL 5	9,820 SF+/-
TOTAL	65,452 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%

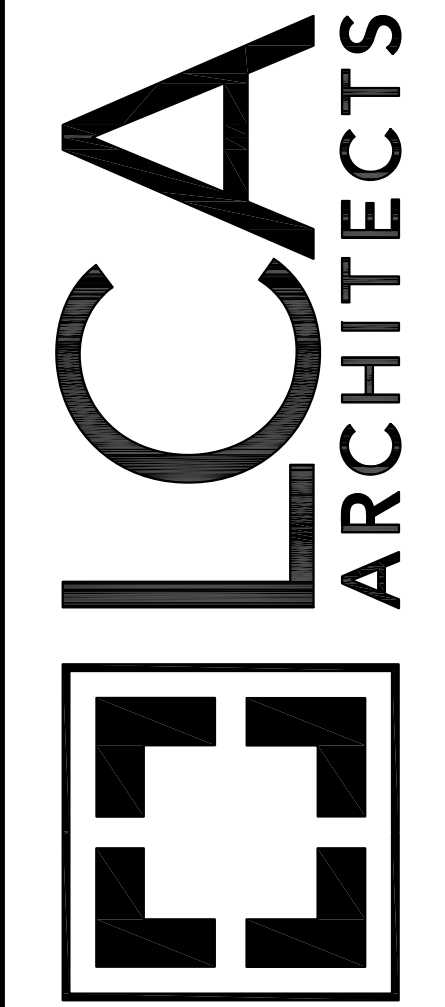




1 PLAN AT LEVEL 1

16' 0' 16' 32'

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



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SITE 1005  
SCHEMATIC  
LEVEL 1 PLAN

SCALE:  
DATE: 7 / 1 / 2016

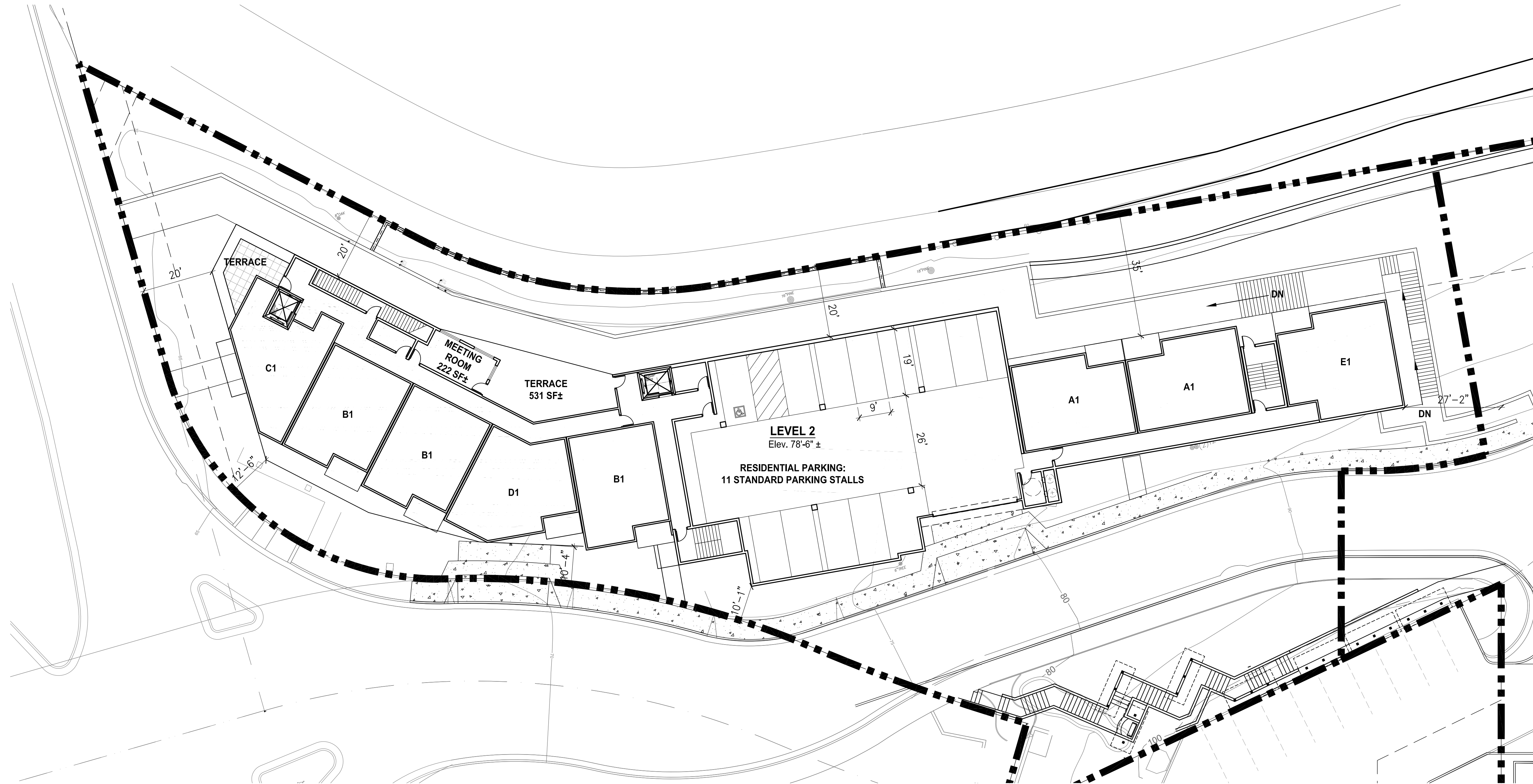
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1005.1

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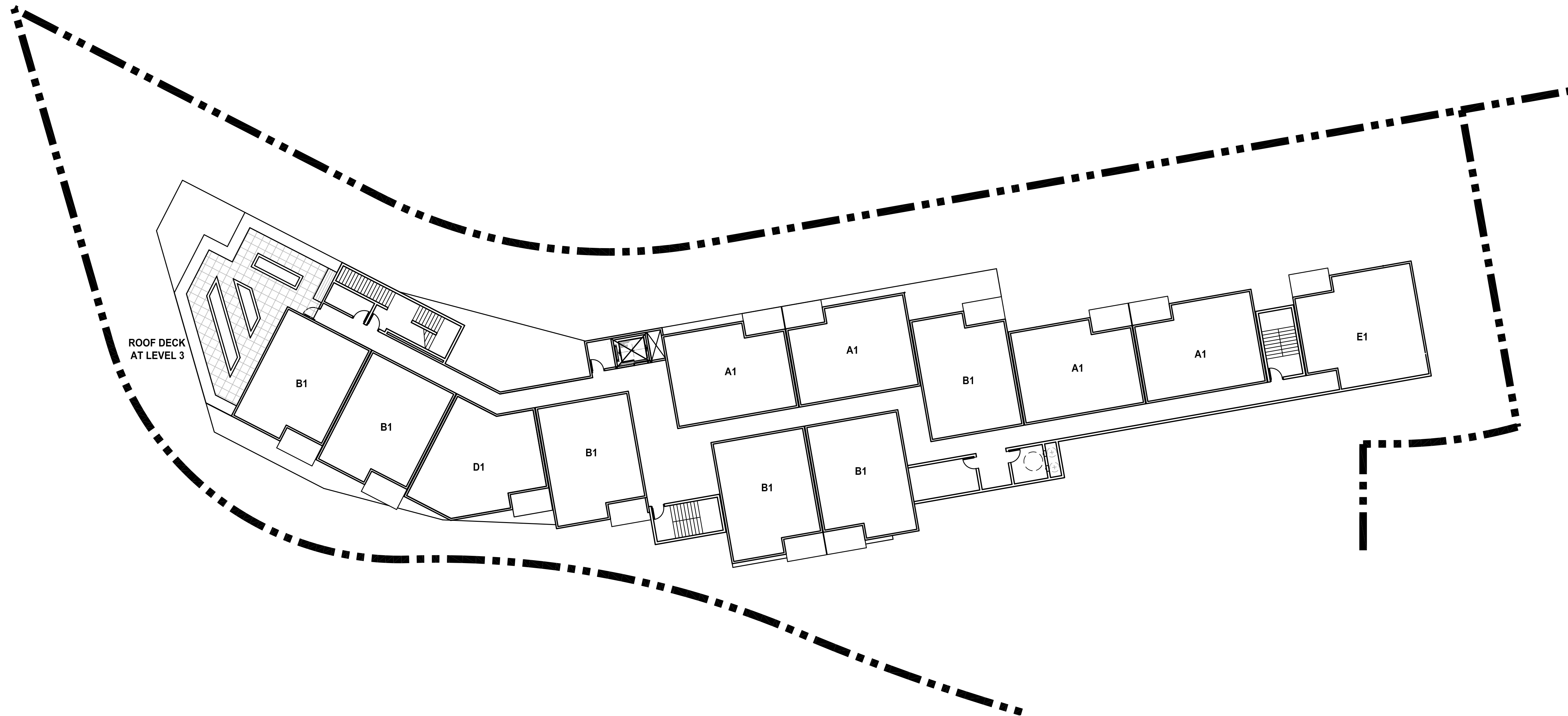


1 PLAN AT LEVEL 2

16' 0' 16' 32'

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





ROOF DECK  
AT LEVEL 3

B1

B1

D1

B1

A1

A1

B1

A1

A1

E1

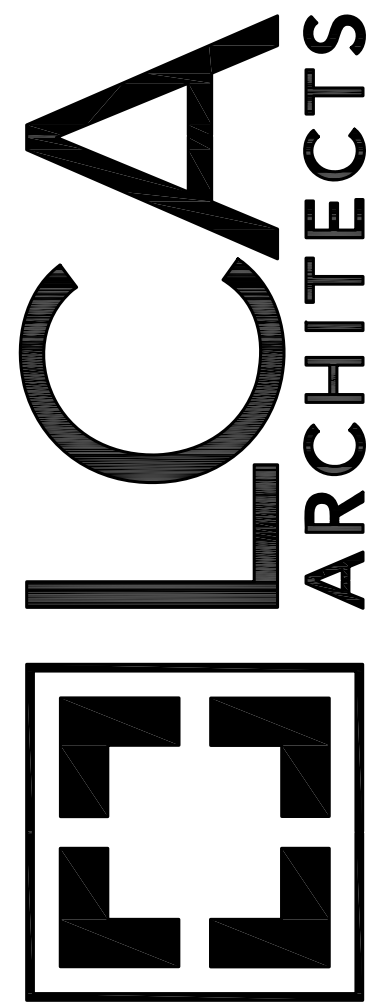
B1

B1

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# PLAN AT LEVEL 3

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



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SITE 1005  
SCHEMATIC  
LEVEL 3 PLAN

SCALE:  
DATE: 7 / 1 / 2016

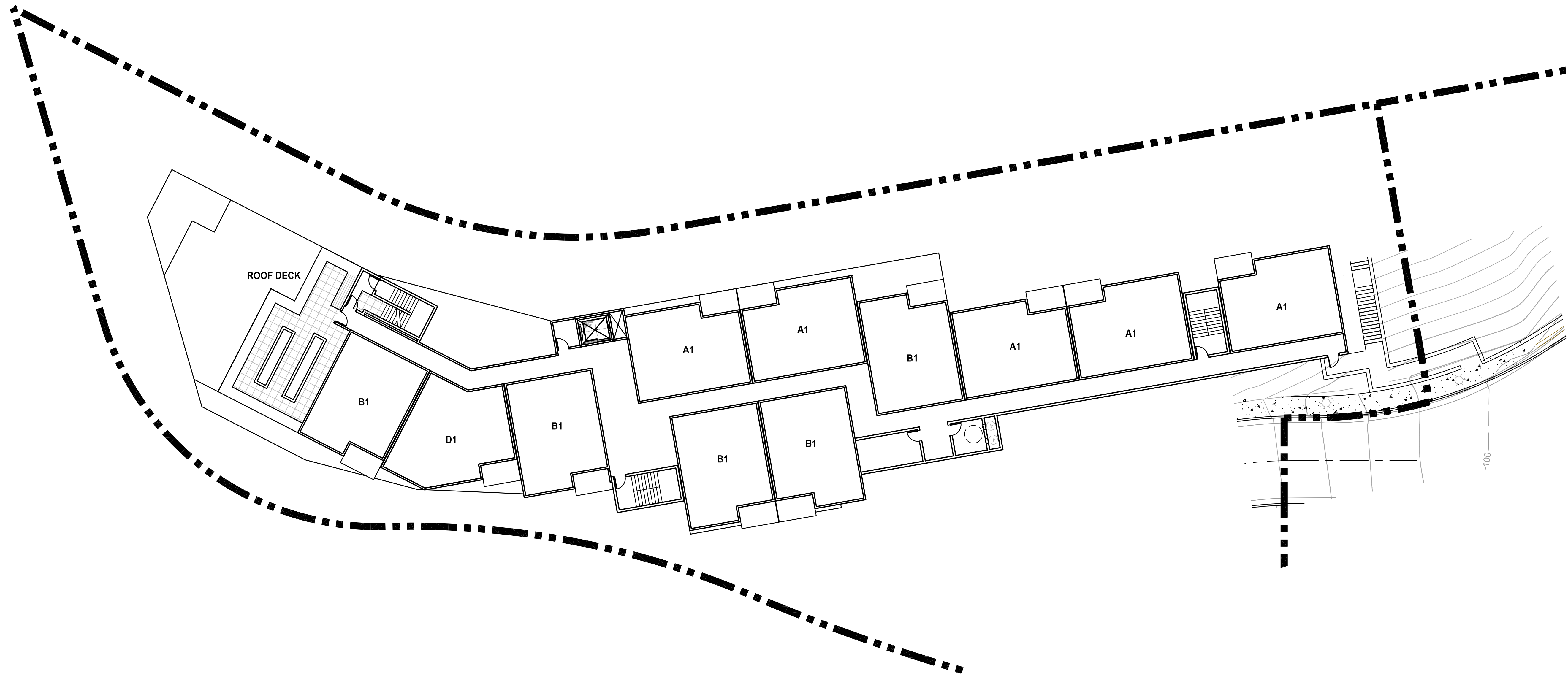
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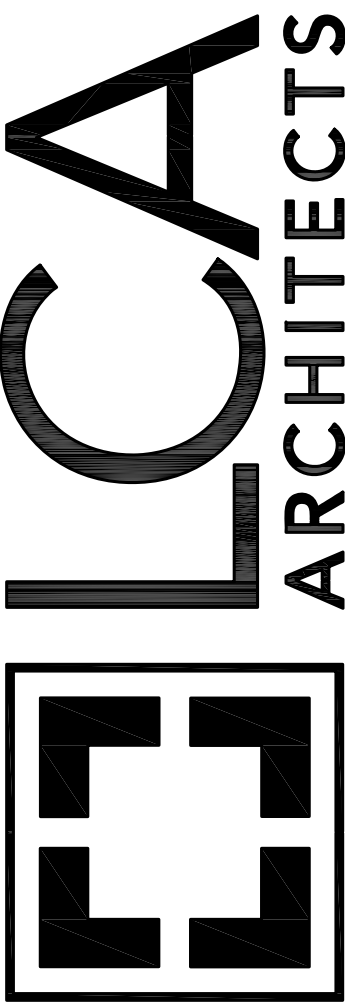




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## PLAN AT LEVEL 4

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



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SITE 1005  
SCHEMATIC  
LEVEL 4 PLAN

SCALE:  
DATE: 7 / 1 / 2016

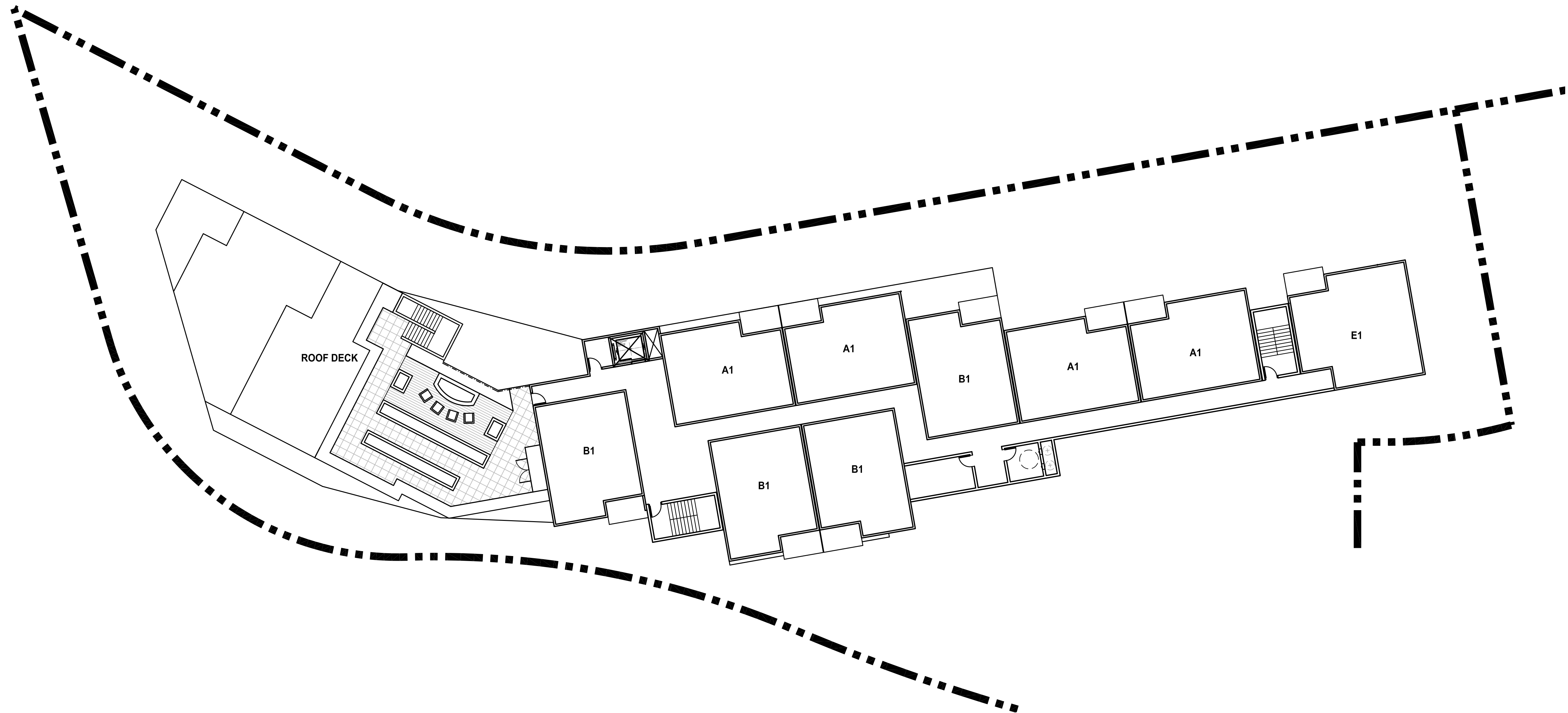
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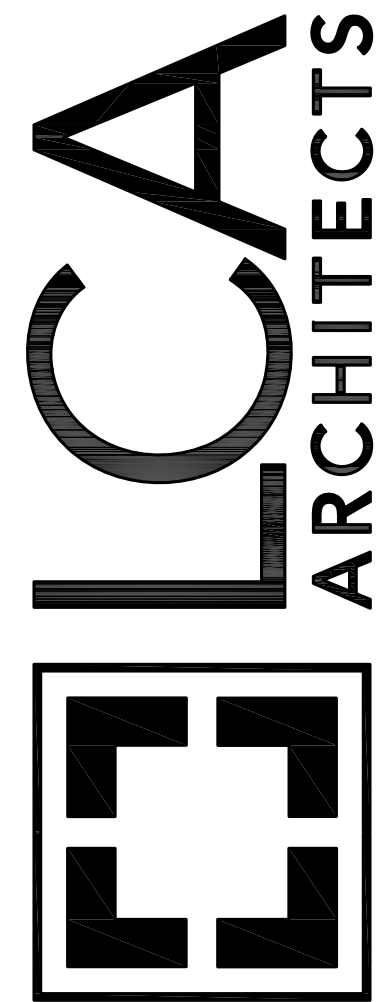




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PLAN AT LEVEL 5

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



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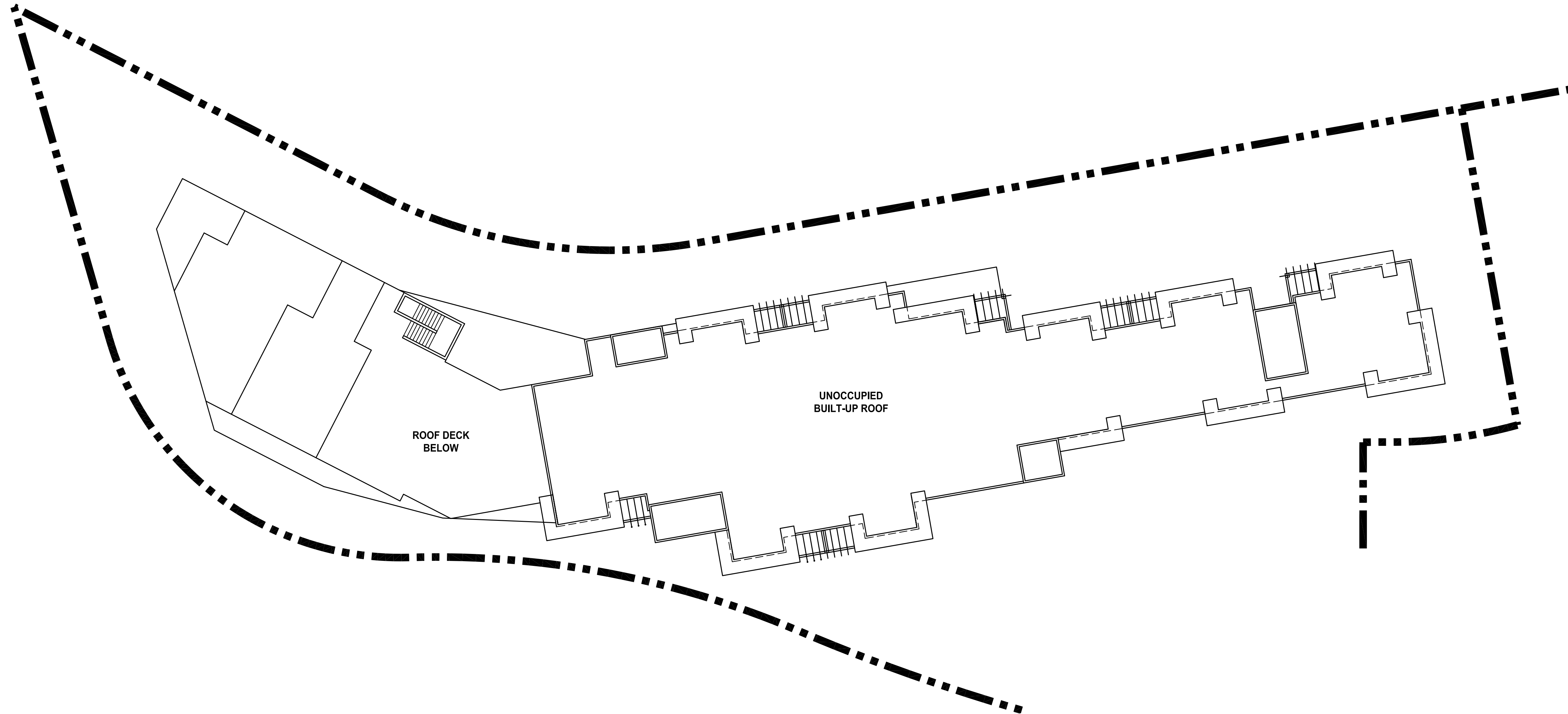
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SITE 1005  
SCHEMATIC  
LEVEL 5 PLAN

SCALE:  
DATE: 7 / 1 / 2016  
REVISIONS:

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1005.5  
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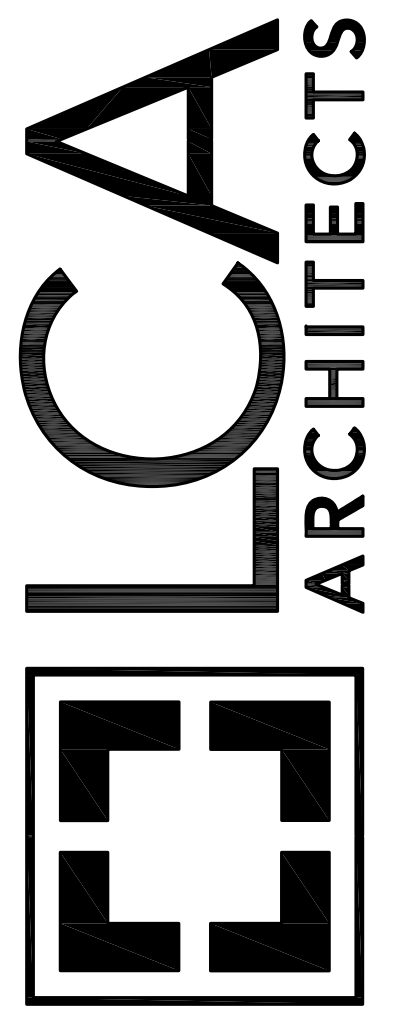




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## ROOF PLAN

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



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SITE 1005  
SCHEMATIC  
ROOF PLAN

SCALE:  
DATE: 7 / 1 / 2016

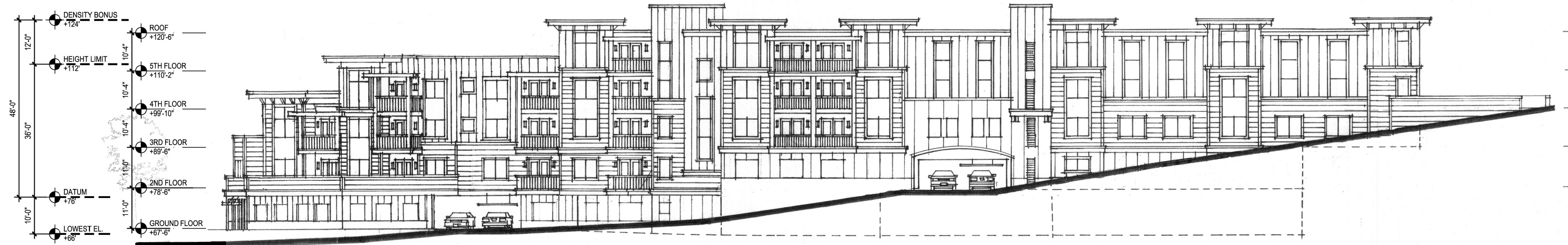
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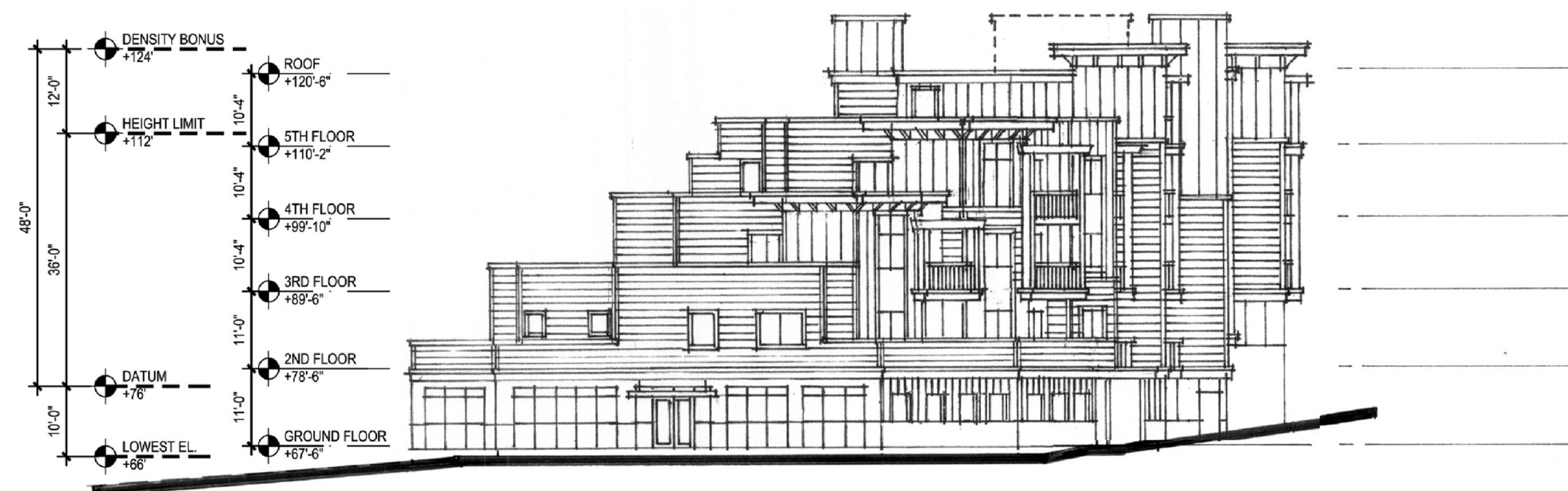
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1 **SOUTHEAST ELEVATION**

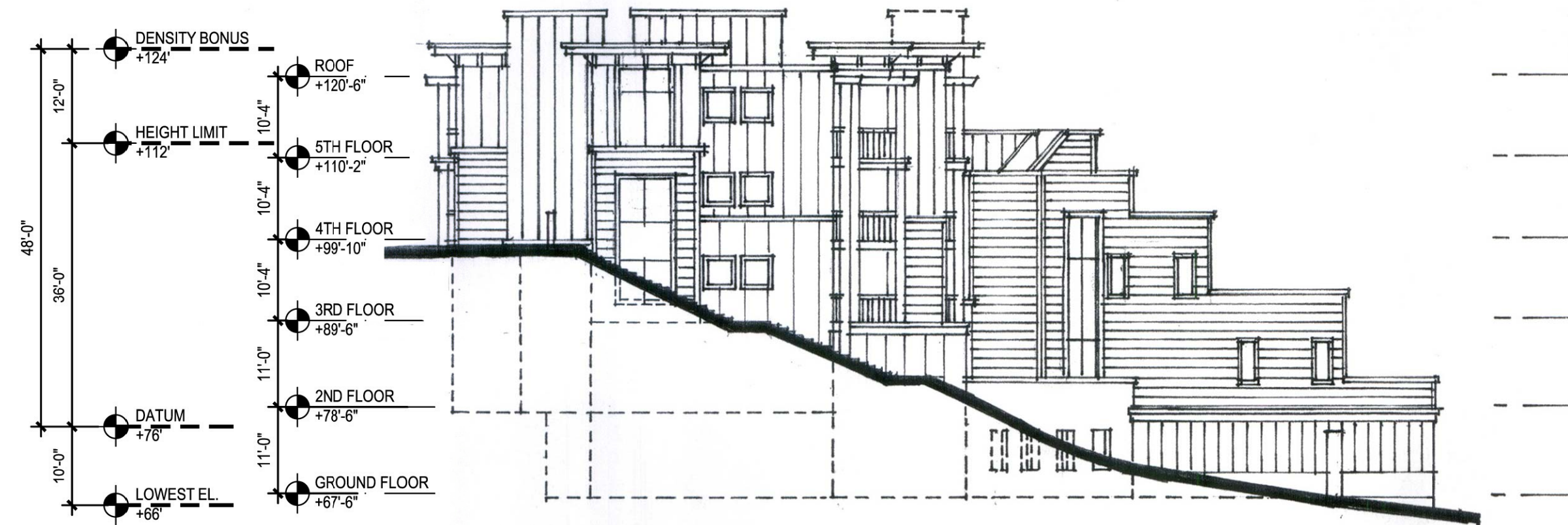
16' 0' 16' 32'  
SCALE: 1/16" = 1'-0"



2 **SOUTHWEST ELEVATION**

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





1 **NORTHEAST ELEVATION**

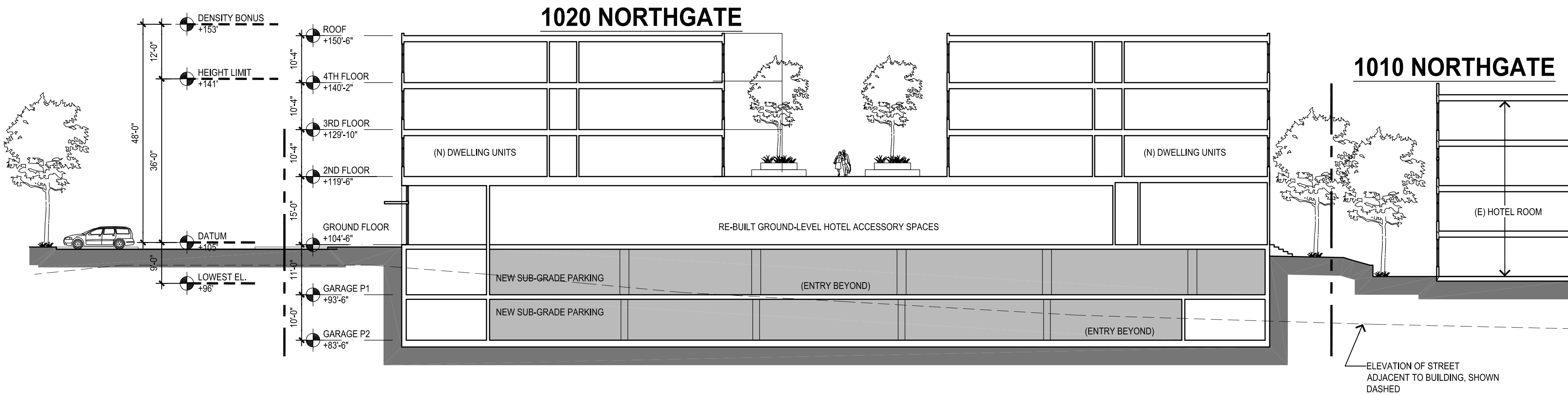
16' 0' 16' 32'  
SCALE: 1/16" = 1'-0"



2 **NORTHWEST ELEVATION**

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

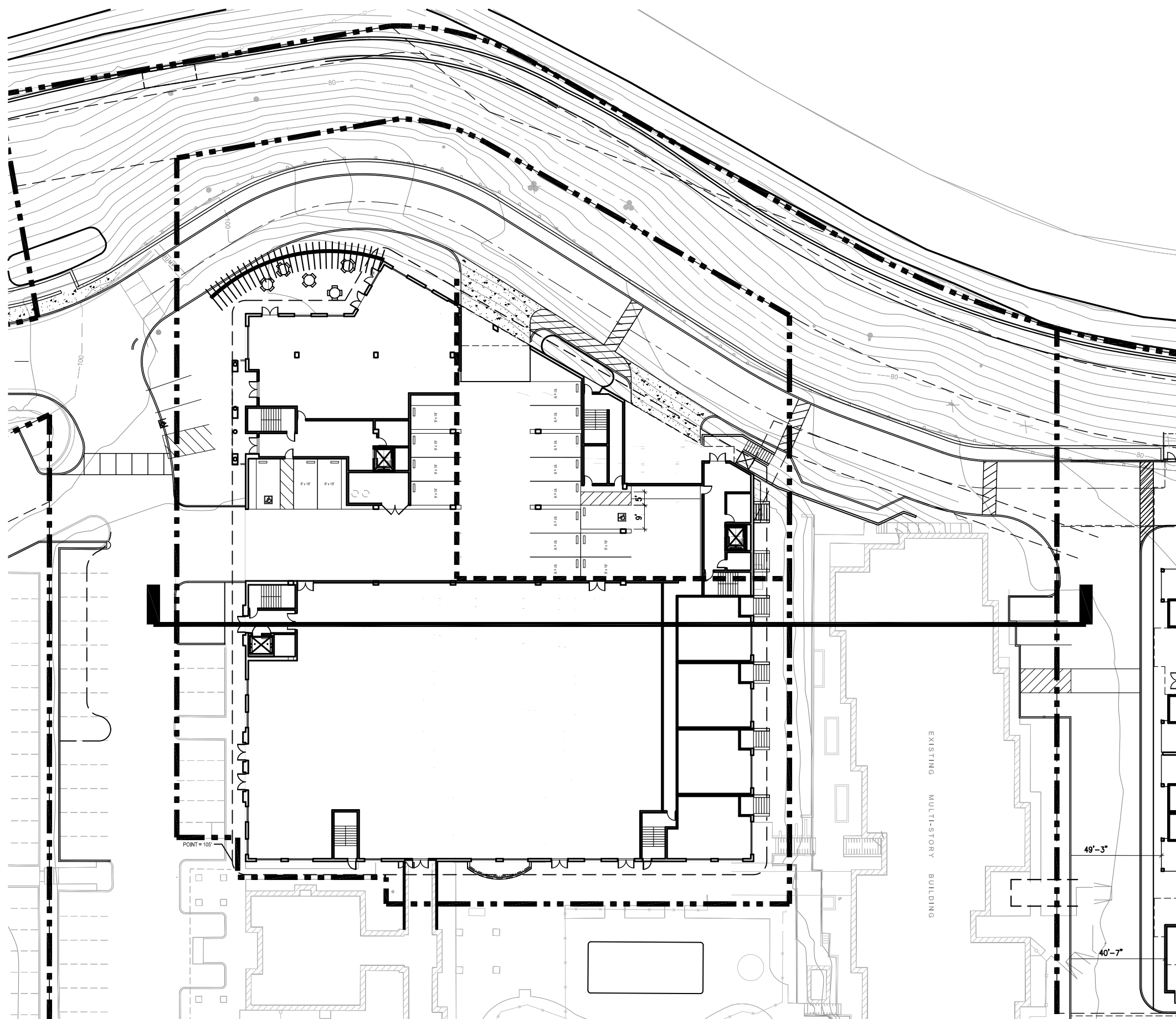




1020 NORTHGATE DRIVE	
DENSITY BONUS CALCULATIONS	
SITE AREA (ACRES)	1.411 SF+/-
SITE AREA (SF)	61,480 SF+/-
BASE DENSITY - REQUIRED SQ. FT. / UNIT	1,000 SF+/-
MAX BASE UNITS	61 UNITS
MAXIMUM DENSITY BONUS UNITS (35%)	21 UNITS
MAXIMUM DENSITY BONUS PROJECT	82 UNITS
PROPOSED NUMBER OF UNITS	66 UNITS
NUMBER OF DENSITY BONUS UNITS	5 UNITS
PERCENTAGE DENSITY BONUS	8.20%
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

## 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	1085 SF+/-	20
1020B2	0	1	1	1	999 SF+/-	3
1020C2	0	0	1	0	1221 SF+/-	1
1020D2	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		
1020AT2 - TWO BEDROOMS	3	----	0	0	1496 SF+/-	3
1020BT2 - TWO BEDROOMS	1	----	0	0	1017 SF+/-	1
1020BT3 - 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%
TOTAL UNITS:	66 UNITS	

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+/-
AVERAGE UNIT AREA:	980.0 SF+/-

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 +/-
TOTAL REQUIRED RESIDENTIAL PARKING:	99 STALLS +/-

REQUIRED RELOCATED HOTEL PARKING:	40 STALLS +/-
-----------------------------------	---------------

PROVIDED PARKING:	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	TOTAL STALLS
HOTEL PARKING AT P2	29 STALLS +/-	14 STALLS +/-	0 STALLS +/-	TOTAL HOTEL
HOTEL CURB PARKING AT LOBBY	7 STALLS +/-	0 STALLS +/-	0 STALLS +/-	50 STALLS +/-
RESIDENTIAL PARKING AT GROUND LEVEL 1	13 STALLS +/-	0 STALLS +/-	0 STALLS +/-	
RESIDENTIAL PARKING AT P1	74 STALLS +/-	14 STALLS +/-	0 STALLS +/-	TOTAL RESIDENTIAL
NEW ON-SITE VISITOR STALLS	4 STALLS +/-	0 STALLS +/-	0 STALLS +/-	105 STALLS +/-
TOTAL PARKING PROVIDED	127 STALLS +/-	28 STALLS +/-	0 STALLS +/-	155 STALLS +/-

OPEN SPACE	NUMBER OF UNITS	SQ. FT. / UNIT	TOTAL
TOTAL OPEN SPACE REQUIRED:	66 UNITS	100 SF	6,600 SF
OPEN SPACE PROVIDED:			
PODIUM LEVEL OPEN SPACE:			10,761 SF+/-
PRIVATE DECKS:			4,551 SF+/-
ROOF DECK:			2,855 SF+/-
TOTAL OPEN SPACE PROVIDED:			18,167 SF+/-

OPEN SPACE	NUMBER OF UNITS	SQ. FT. / UNIT	TOTAL
TOTAL OPEN SPACE REQUIRED:	66 UNITS	100 SF	6,600 SF
OPEN SPACE PROVIDED:			
PODIUM LEVEL OPEN SPACE:			10,761 SF+/-
PRIVATE DECKS:			4,551 SF+/-
ROOF DECK:			2,855 SF+/-
TOTAL OPEN SPACE PROVIDED:			18,167 SF+/-

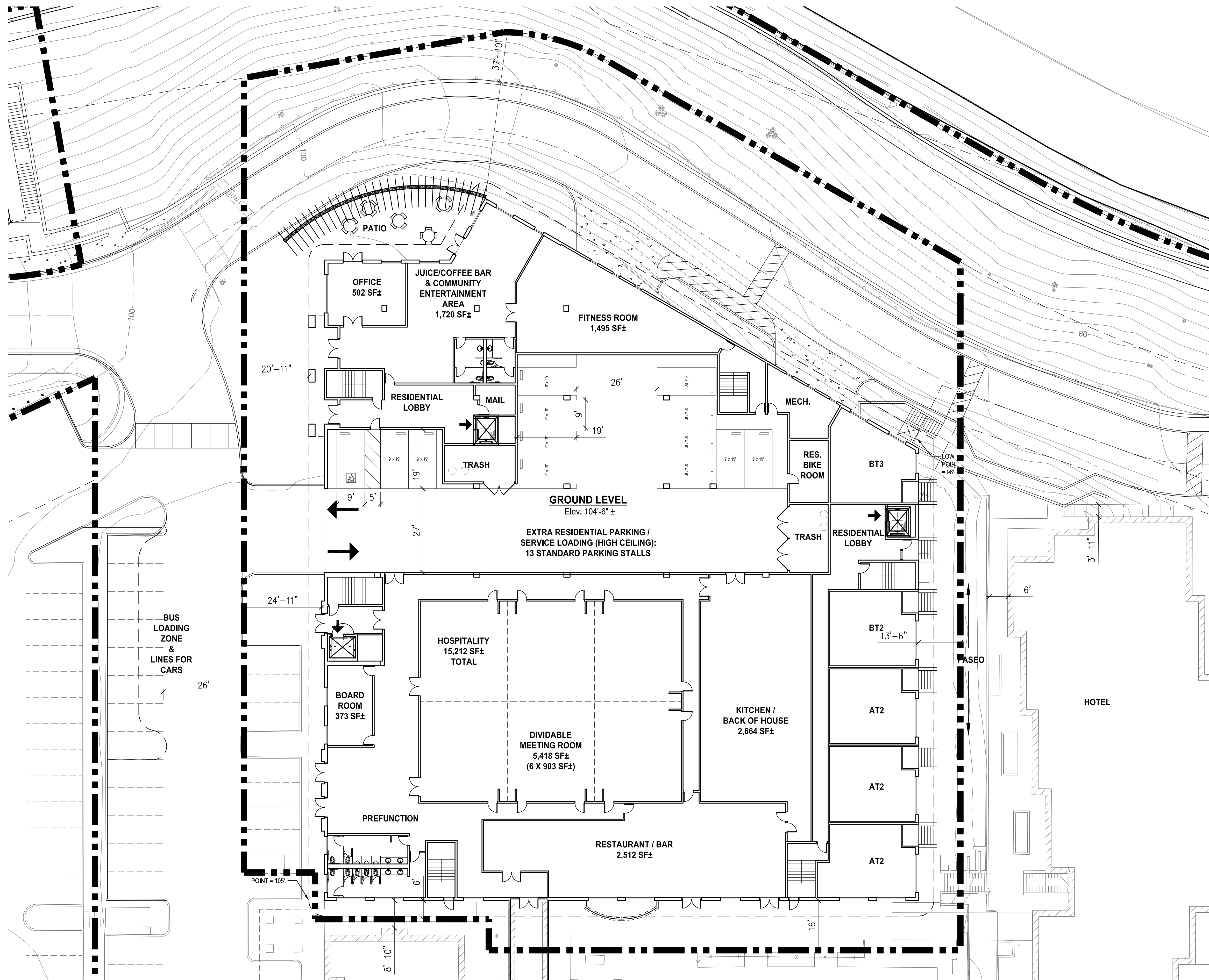
FLOOR AREA	
PARKING GARAGE P2	21,550 SF+/-
PARKING GARAGE P1	35,903 SF+/-
LEVEL 1	36,267 SF+/-
LEVEL 2	24,867 SF+/-
LEVEL 3	24,880 SF+/-
LEVEL 4	24,313 SF+/-
TOTAL	167,780 SF+/-

LOT COVERAGE	ALLOWABLE	PROPOSED
SITE AREA	61,480 SF+/-	61,480 SF+/-
BUILDING FOOTPRINT	36,888 SF+/-	36,632 SF+/-
LOT COVERAGE	60%	60%

## HEIGHT CALCULATION

Site 1020	
Height, non-hillside	
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: (since highest adjoining grade is not more than (10) ten feet above lowest grade)	+105 Feet +/-
Height Limit (+36' above datum)	+141 Feet +/-
Density Bonus Height Limit (+12')	+153 Feet +/-
Highest point of flat roof:	+150.5 Feet +/-
Maximum building height above datum:	+44.5 Feet +/-
Maximum allowable height above datum:	+48 Feet +/-

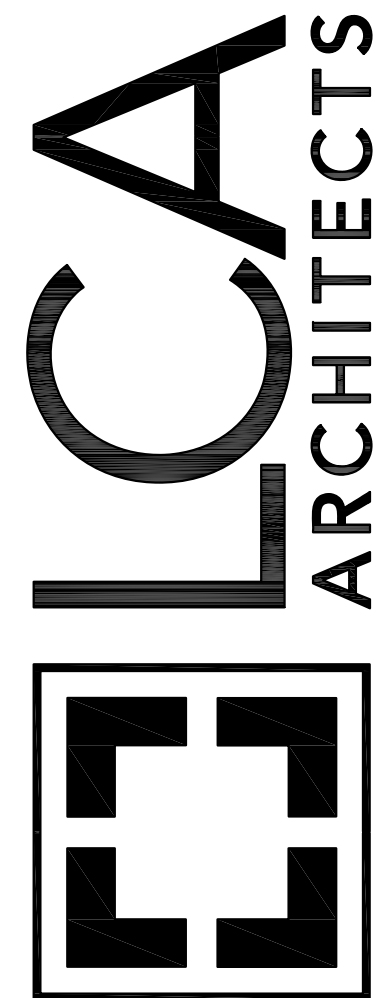
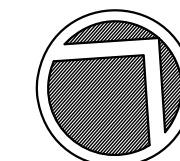




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## PLAN AT GROUND LEVEL

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



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SITE 1020  
SCHEMATIC  
PLAN LEVEL 1  
GROUND LEVEL

SCALE:  
DATE: 7 / 1 / 2016

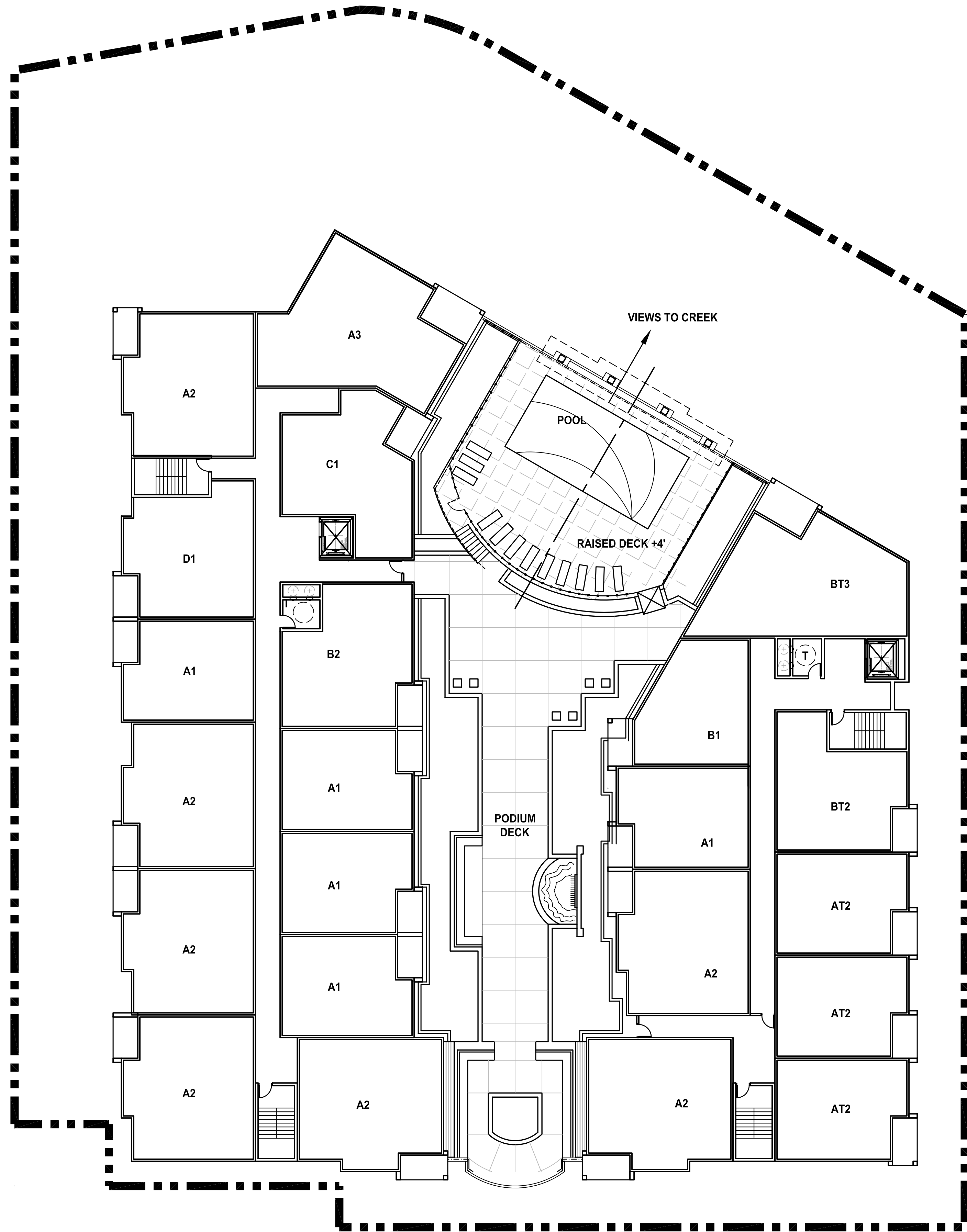
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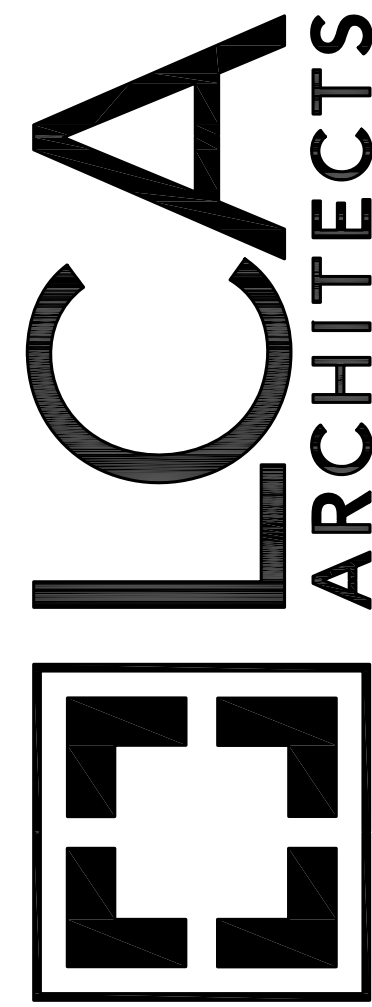
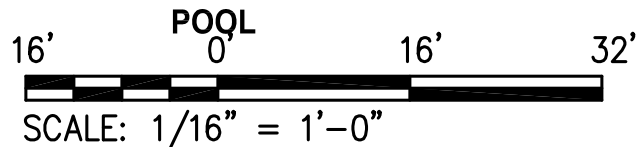
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1

PLAN AT PODIUM LEVEL



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SITE 1020  
SCHEMATIC  
PLAN LEVEL 2  
PODIUM LEVEL

SCALE:  
DATE: 7 / 1 / 2016

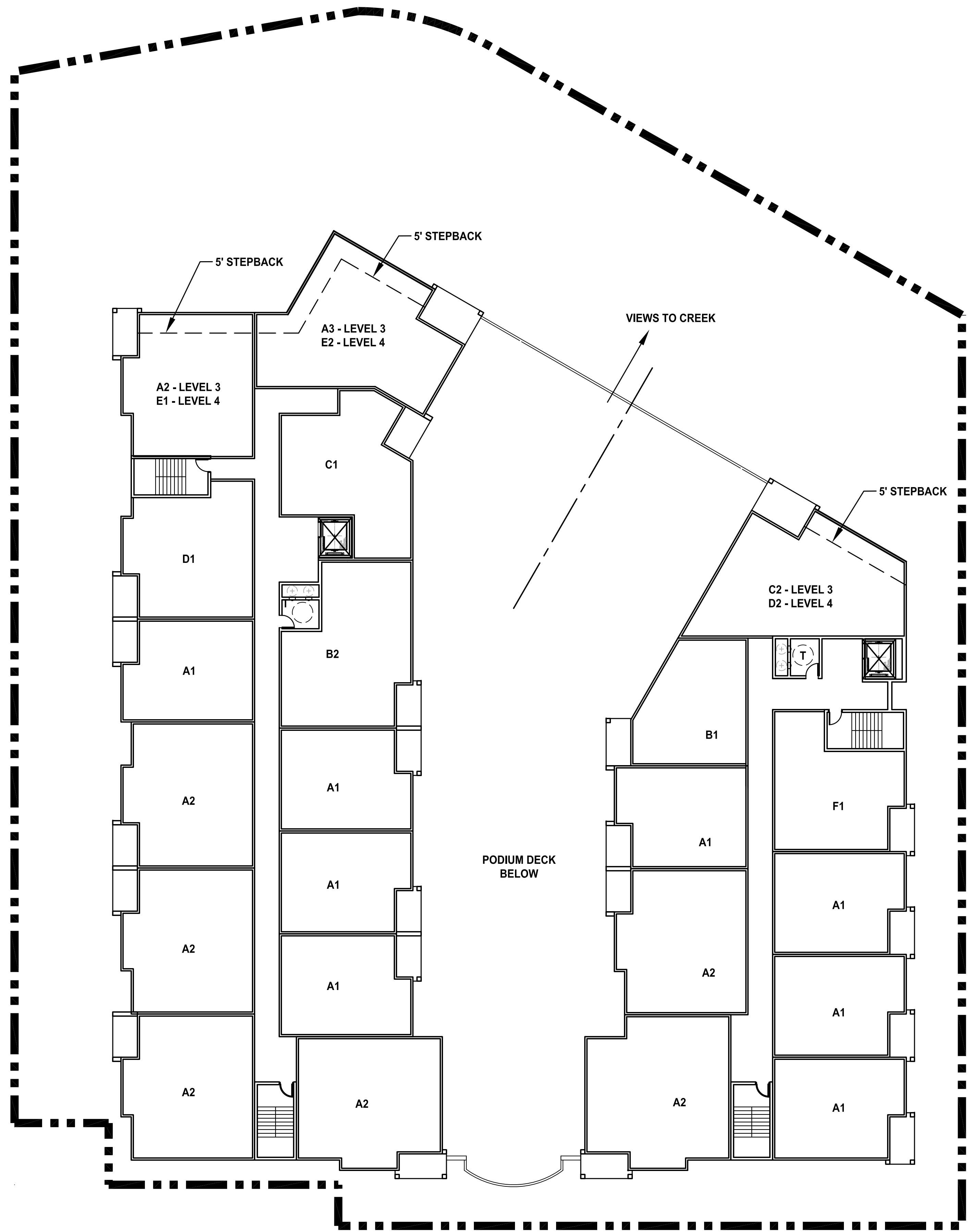
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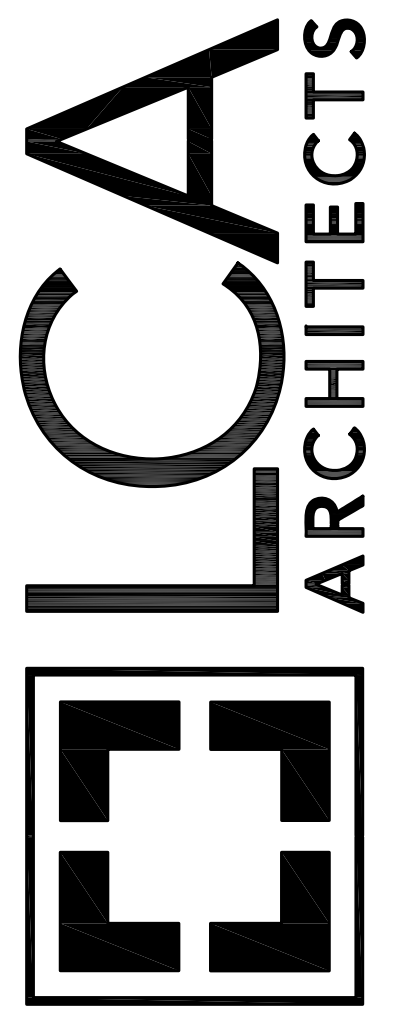




1 PLAN AT LEVELS 3 & 4

16' 0' 16' 32'

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



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SITE 1020  
SCHEMATIC  
PLAN LEVELS 3 & 4

SCALE:  
DATE: 7 / 1 / 2016

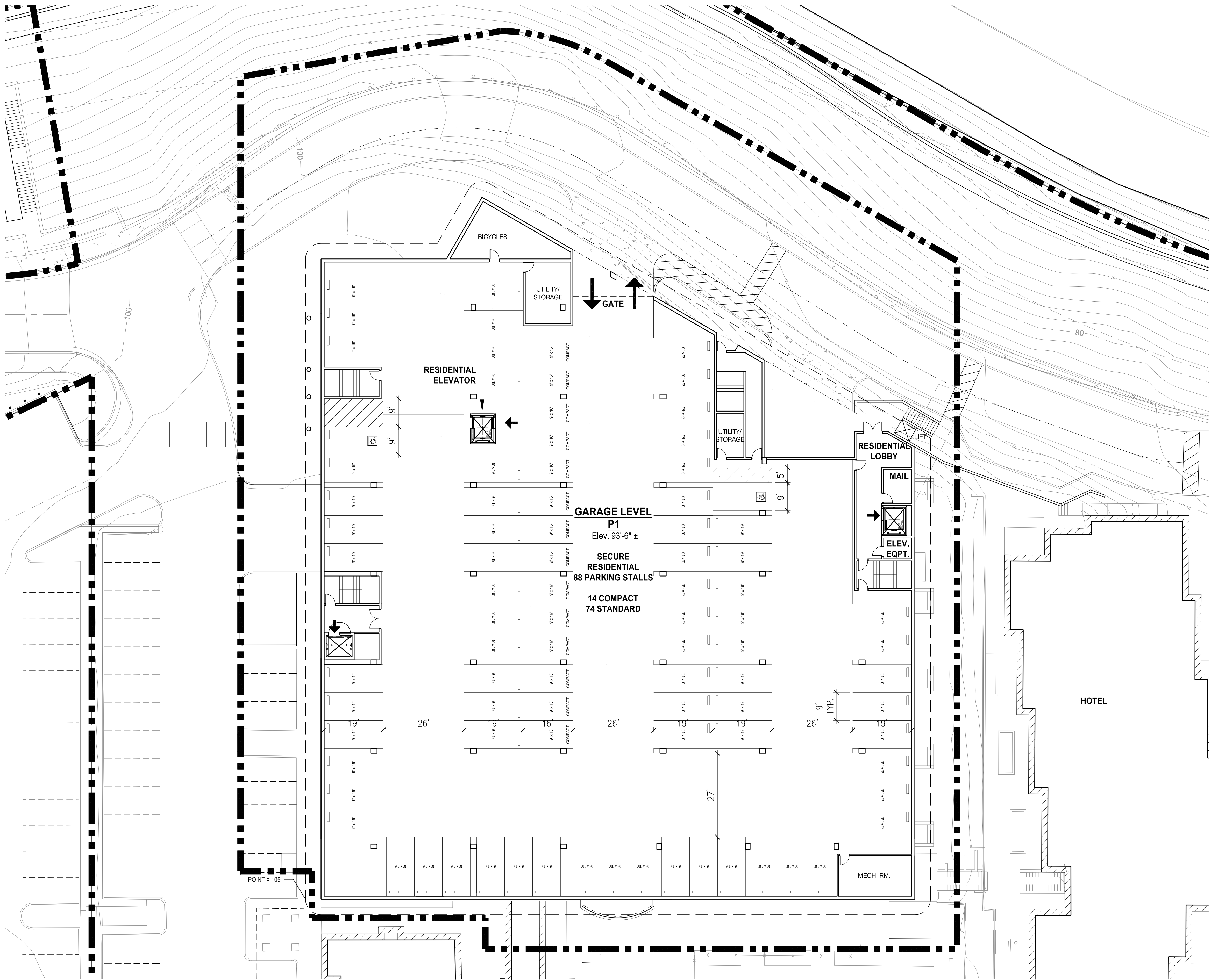
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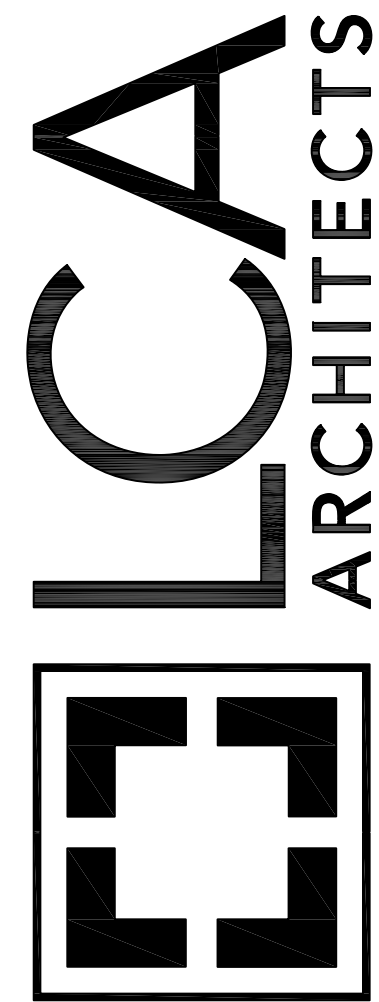
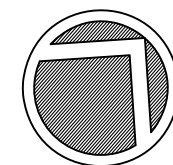




1

## PLAN AT GARAGE LEVEL P1

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



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SITE 1020  
SCHEMATIC  
PLAN AT GARAGE  
LEVEL P1

SCALE:  
DATE: 7 / 1 / 2016

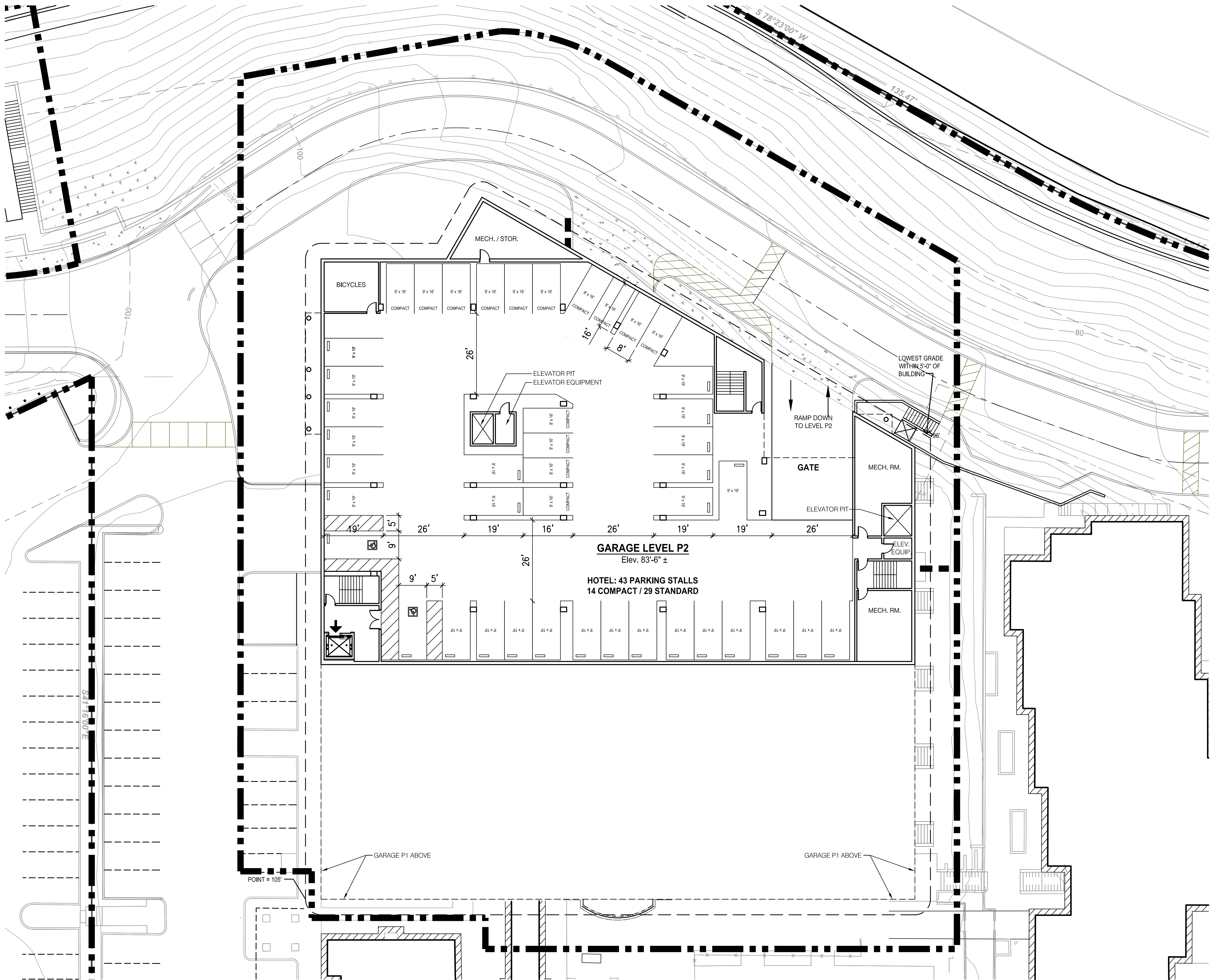
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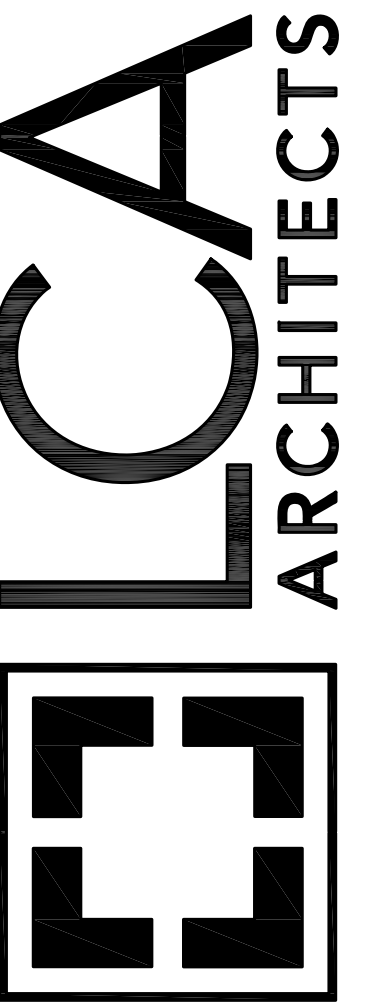




1

## PLAN AT GARAGE LEVEL P2

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



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SITE 1020  
SCHEMATIC  
PLAN AT GARAGE  
LEVEL P2

SCALE:  
DATE: 7 / 1 / 2016

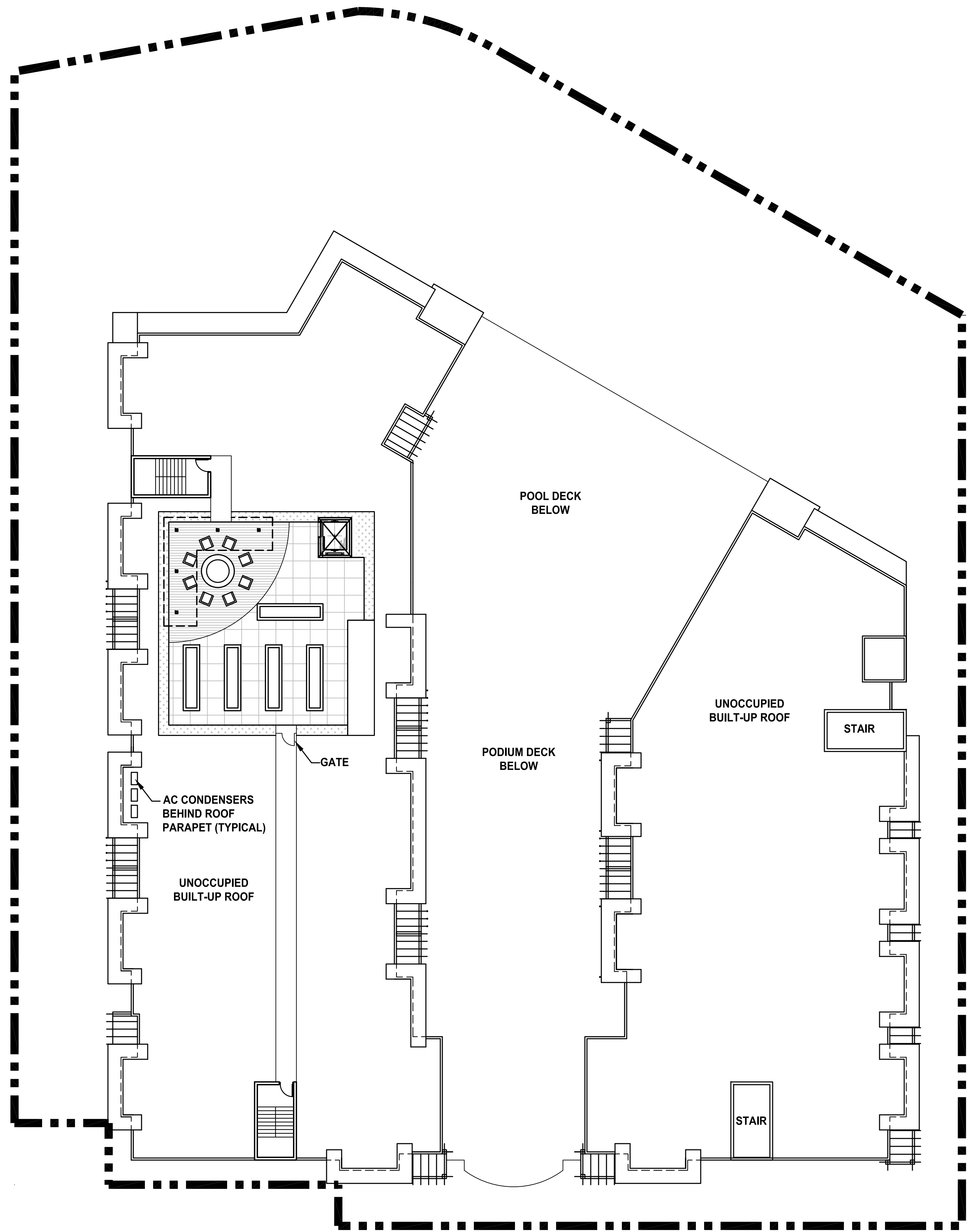
REVISIONS:

PROJECT NO. 15005

1020.5

SHEET OF

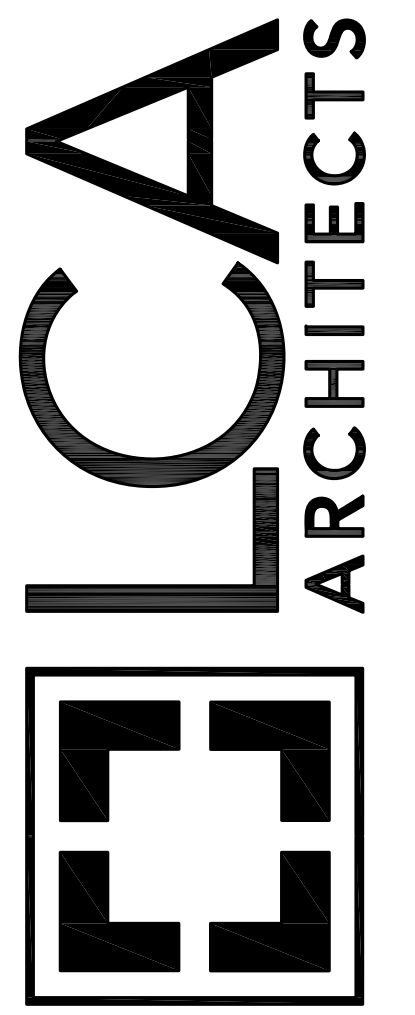




1

ROOF PLAN

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



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

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SITE 1020  
SCHEMATIC  
ROOF PLAN

SCALE:  
DATE: 7 / 1 / 2016  
REVISIONS:

PROJECT NO. 15005  
1020.6  
SHEET OF





1 WEST ELEVATION

16' 0' 16' 32'

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

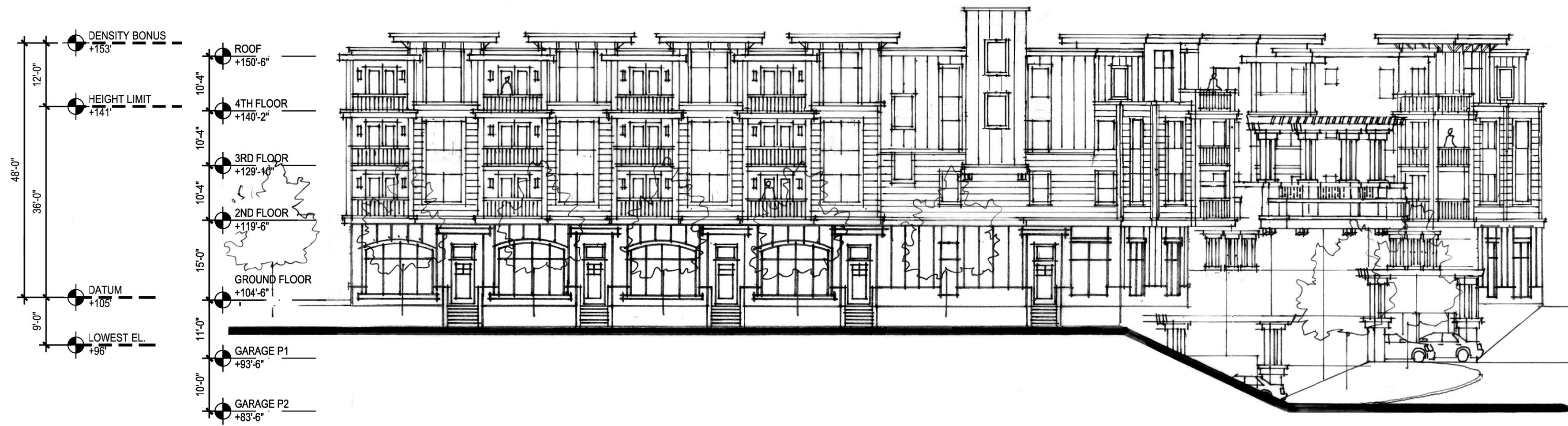


2 SOUTH ELEVATION

16' 0' 16' 32'

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

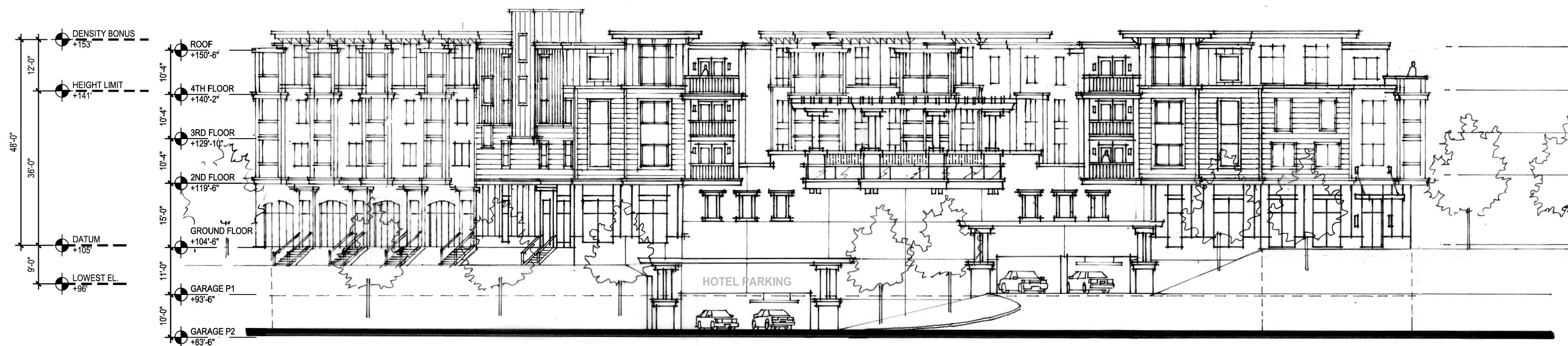




1 EAST ELEVATION

16' 0' 16' 32'

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

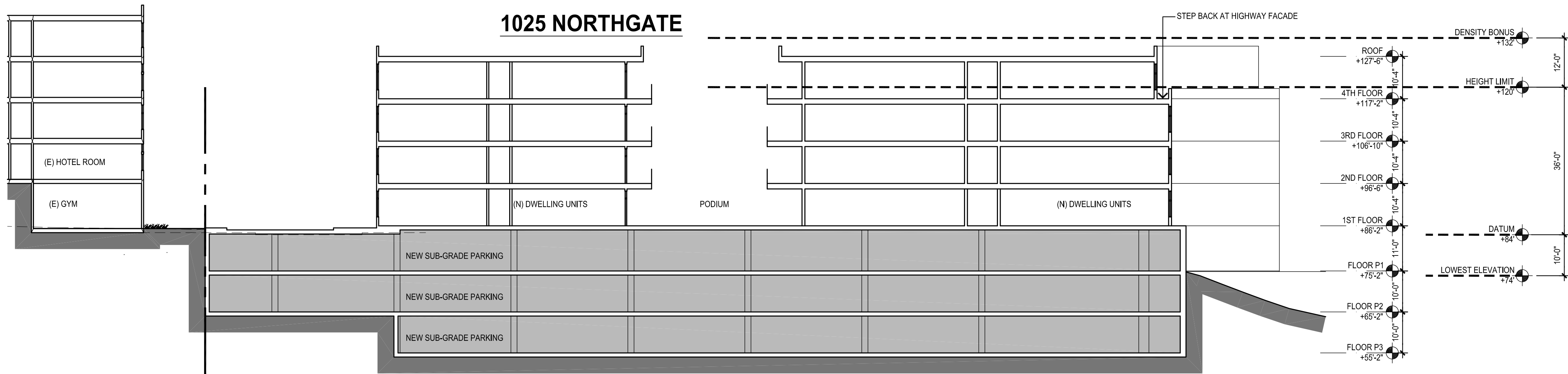


2 NORTH ELEVATION

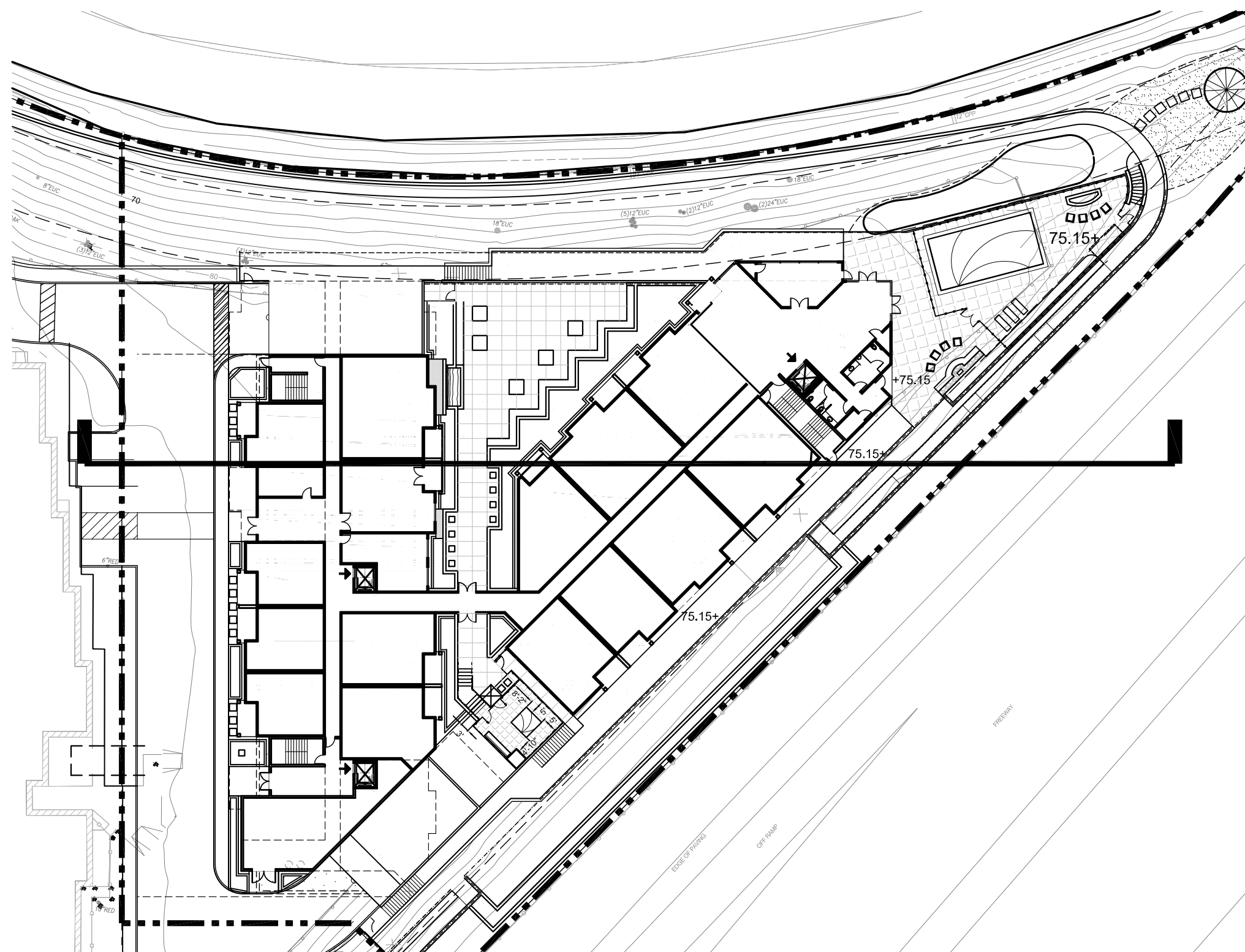
16' 0' 16' 32'

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





## SECTION - SITE 1025



## KEY PLAN

1025 NORTHGATE DRIVE	
DENSITY BONUS CALCULATIONS	
SITE AREA (ACRES)	1.690 SF+/-
SITE AREA (SF)	73,627 SF+/-
BASE DENSITY - REQUIRED SQ. FT. / UNIT	1,000 SF+/-
MAX BASE UNITS	73 UNITS
MAXIMUM DENSITY BONUS UNITS (35%)	26 UNITS
MAXIMUM DENSITY BONUS PROJECT	99 UNITS
PROPOSED NUMBER OF UNITS	74 UNITS
NUMBER OF DENSITY BONUS UNITS	1 UNITS
PERCENTAGE DENSITY BONUS	1.37%
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	
1. HEIGHT CONCESSION FOR DENSITY BONUS UNITS	
2. PARKING PER STATE DENSITY BONUS STANDARDS	

### HEIGHT CALCULATION

<b>Site 1025</b>	
<b>Height, non-hillside</b>	
Elevation of the <b>Highest</b> adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall:	+86 Feet +/-
Elevation of the <b>Lowest</b> 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 +/-
Density Bonus Height Limit (+12')	+132' Feet +/-
<b>Highest point of flat roof:</b>	<b>+127.5 Feet +/-</b>
<b>Maximum building height above datum:</b>	<b>+43.5 Feet +/-</b>
Maximum allowable height above datum:	+48 Feet +/-

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:	STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	TOTAL STALLS
				TOTAL HOTEL
HOTEL PARKING AT P1:	70 STALLS +/-	0 STALLS +/-	0 STALLS +/-	70 STALLS +/-
RESIDENTIAL PARKING AT P2:	70 STALLS +/-	0 STALLS +/-	3 STALLS +/-	TOTAL RESIDENTIAL
RESIDENTIAL PARKING AT P3:	56 STALLS +/-	0 STALLS +/-	0 STALLS +/-	129 STALLS +/-
TOTAL PARKING PROVIDED:	196 STALLS +/-	0 STALLS +/-	3 STALLS +/-	199 STALLS +/-

OPEN SPACE	NUMBER OF UNITS	SQ. FT. / UNIT	TOTAL
			7,400 SF
TOTAL OPEN SPACE REQUIRED:	74 UNITS	100 SF	
OPEN SPACE PROVIDED:			
PODIUM LEVEL OPEN SPACE:			6,883 SF+/-
PRIVATE DECKS:			6,120 SF+/-
ROOF DECK:			2,839 SF+/-
TOTAL OPEN SPACE PROVIDED:			15,842 SF+/-

FLOOR AREA	
PARKING GARAGE P3	26,706 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+/-
LEVEL 4	22,033 SF+/-
TOTAL	190,849 SF+/-

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