

# 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**  
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.

The amenities of the hotel and the residential uses will be providing an economy of scale that allows for:

### Unit Mix

The overall unit mix is as follows:

- 140 for-sale condominiums
  - 20% of which will be affordable (29 units)
- 42 for-sale senior Units
  - 20% of which will be affordable (9 units)

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:

- 1005 – 42 senior units, 9 of which are affordable
- 1010 – Existing hotel to remain
- 1020 – 66 units, 14 of which are affordable; amenity building for hotel and new units
- 1025 – 74 units, 15 of which are affordable

### Design

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.

### Environmental Highlights

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.

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.

Other "green" design elements of the project include:

- LEED Silver certifiable design
- Secure bike storage sites throughout the property
- Shuttles to the nearby SMART train station
- Dedicated car share spaces
- EV charging stations
- Dedicated clean air vehicle spaces
- Solar panels
- Water and power efficient landscaping and appliances

## 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

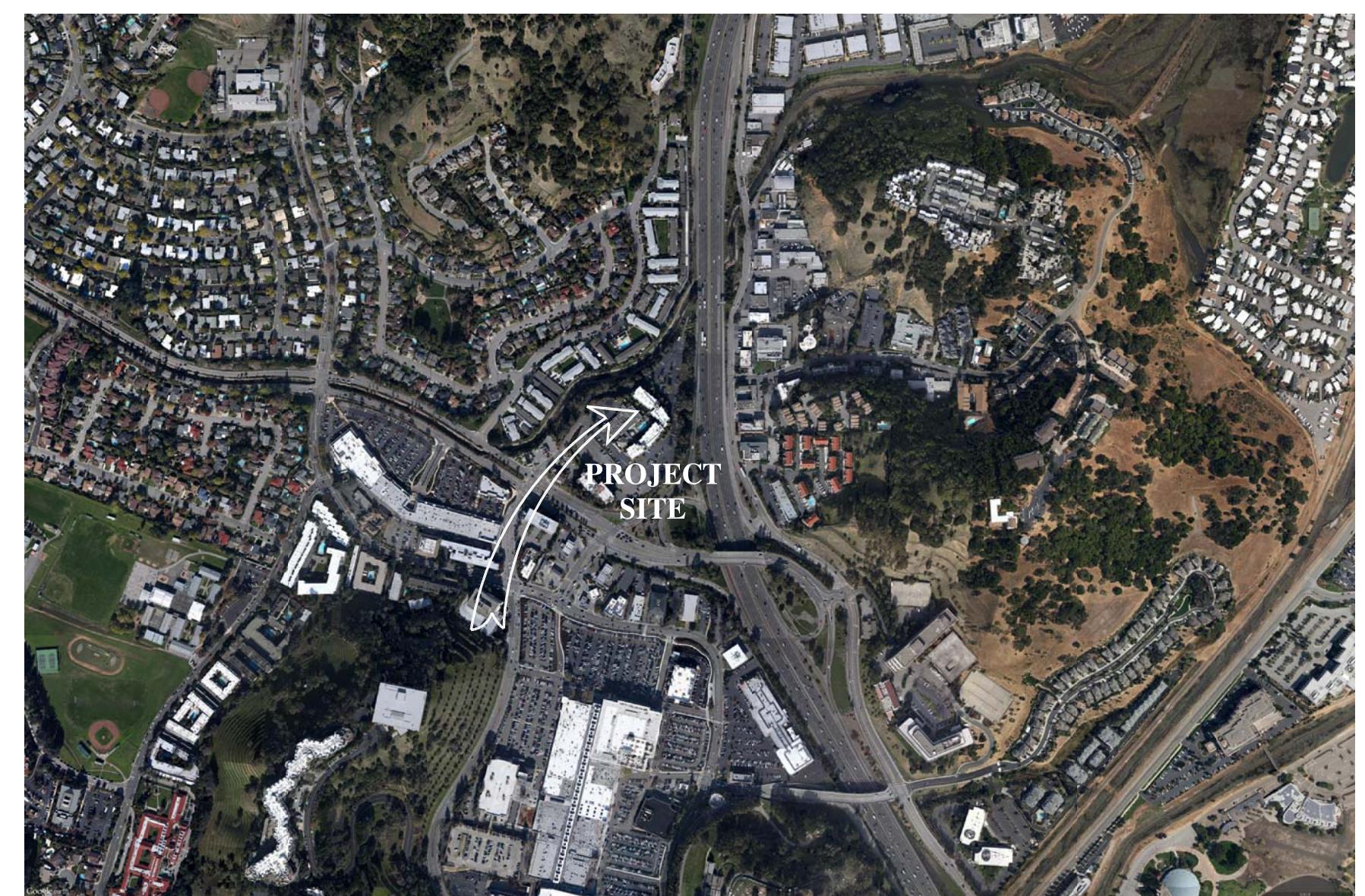
ARCHITECT: LCA ARCHITECTS  
590 YGNACIO VALLEY ROAD, SUITE 310  
WALNUT CREEK, CA 94596  
925.944.1626  
CONTACT: PETER STACKPOLE

CIVIL: CSW / STUBER-STROEH  
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NOVATO, CA 94949  
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CONTACT: WAYNE LEACH

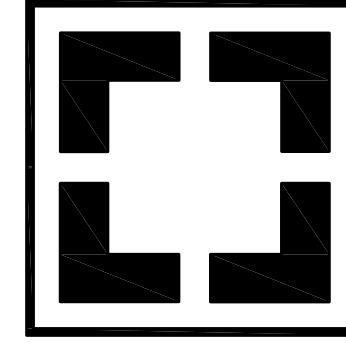
LANDSCAPE: BRIAN POWELL & ASSOCIATES  
LANDSCAPE ARCHITECTS  
10 H STREET  
SAN RAFAEL, CA 94901  
415.491.4480  
CONTACT: BRIAN POWELL

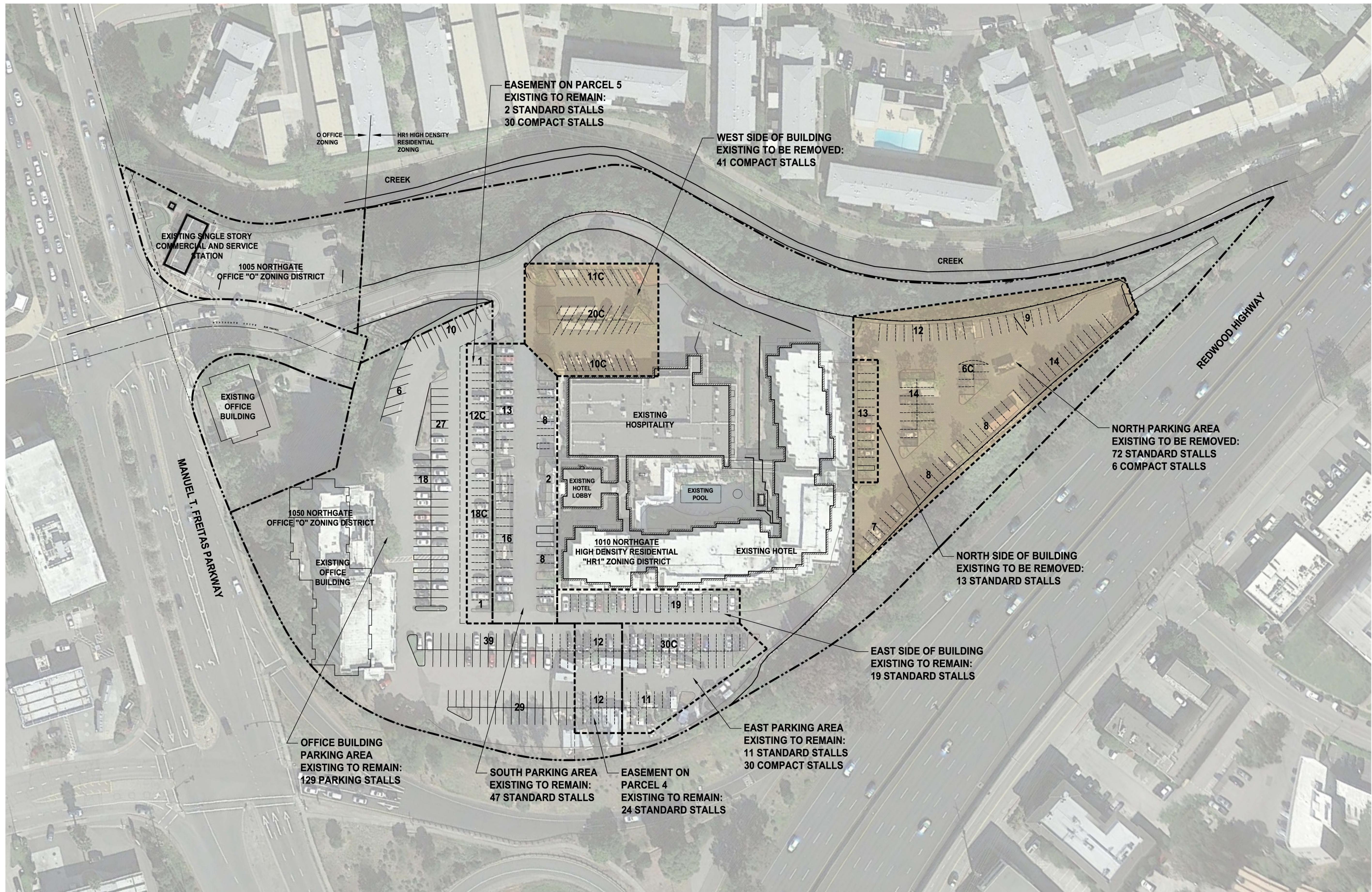
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LOCATION MAP  
NO SCALE





**PARKING AREA TO BE REDEVELOPED AND  
REPLACED BY GARAGE PARKING**  
85 STANDARD STALLS  
47 COMPACT STALLS  
132 TOTAL STALLS DISPLACED AT SITE 1010

**1** REFERENCE EXISTING SITE PLAN

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

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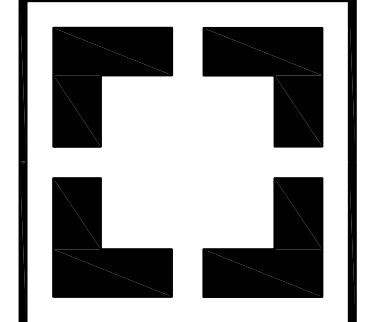
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REVISIONS:

PROJECT NO. 15005

**A0.1**

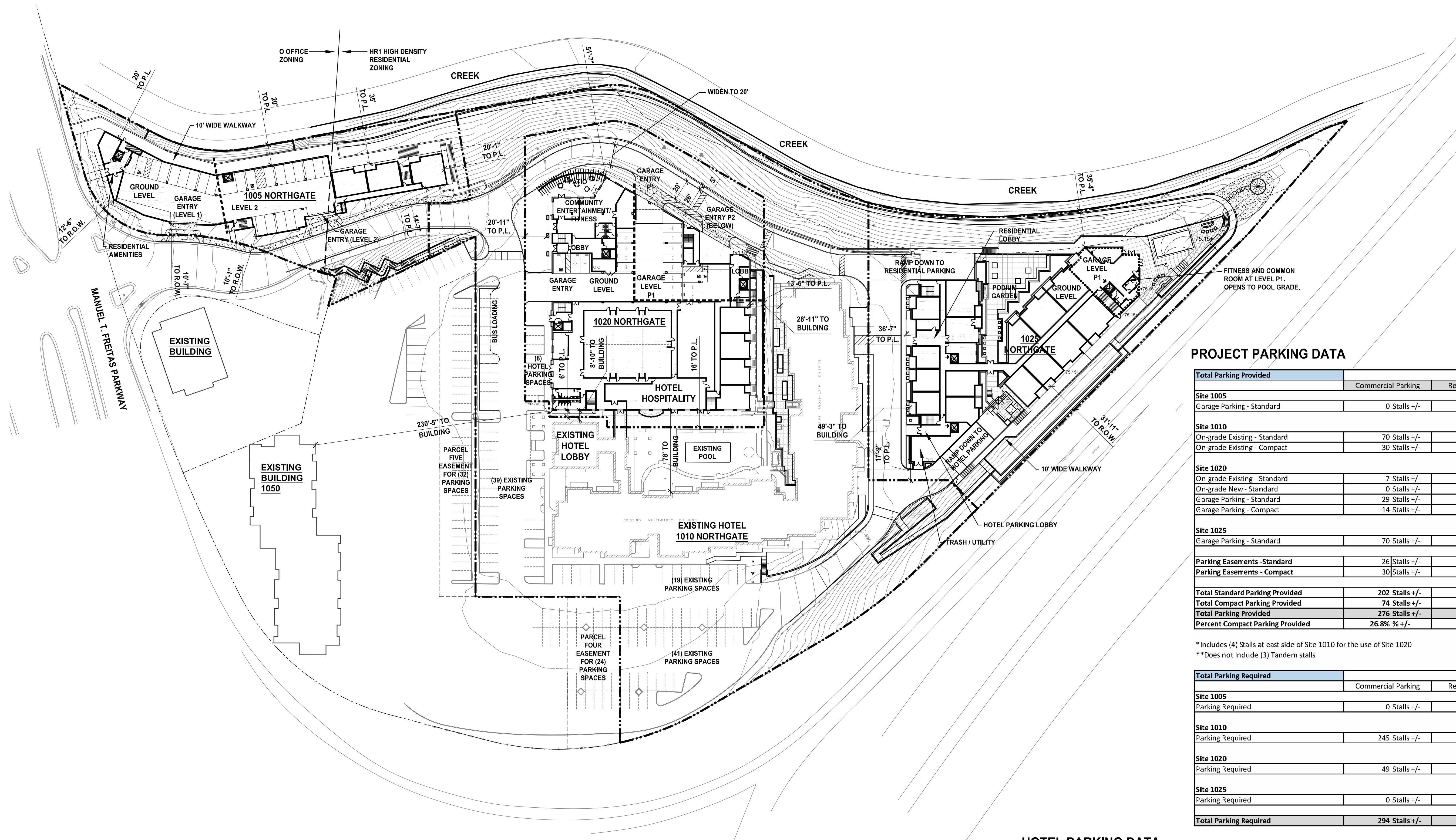
SHEET OF



# REFERENCE SITE PLAN

1

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



## HOTEL PARKING DATA

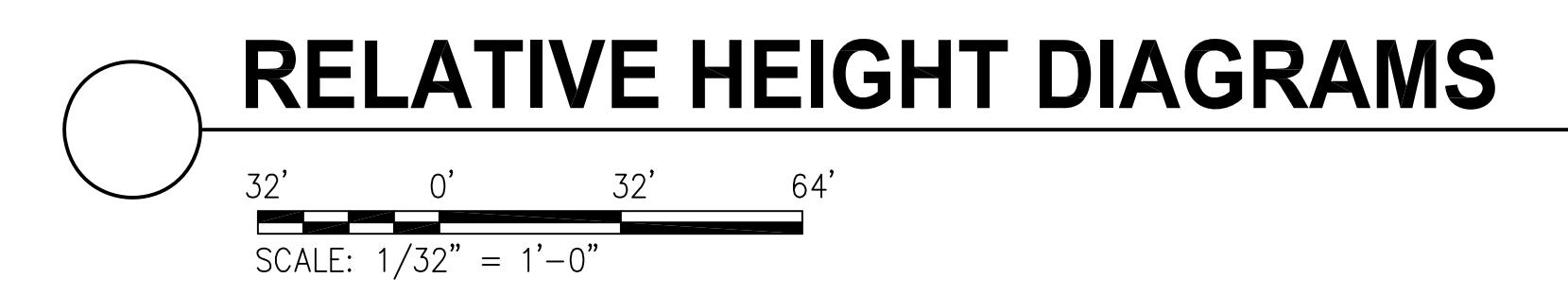
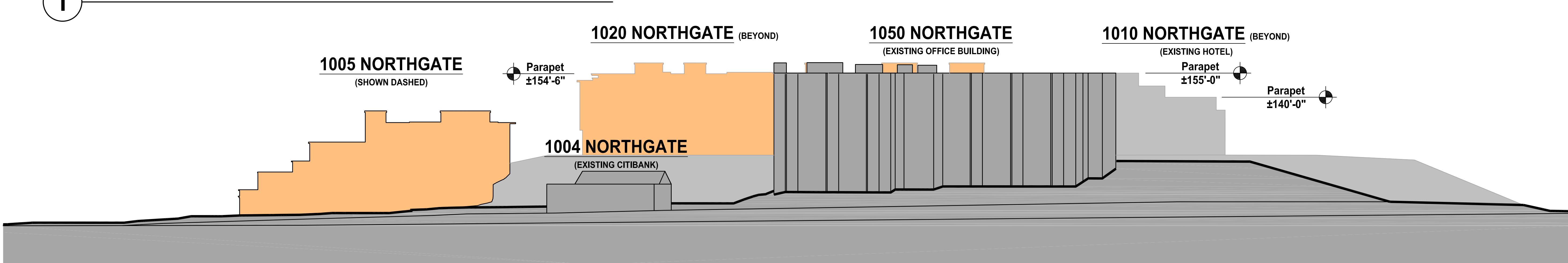
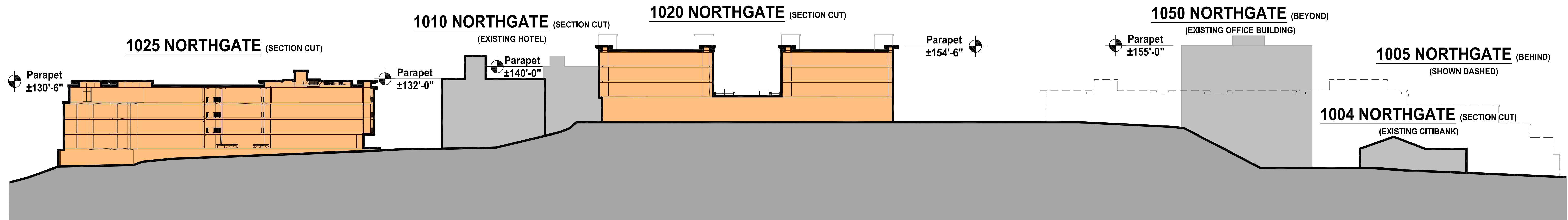
## REFERENCE HOTEL PARKING CALCULATIONS

		EXISTING HOTEL PARKING			
		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

	EXISTING PARKING			TOTAL PROPOSED	REMOVED OR ADDED
	ON-SITE	EASEMENTS	TOTAL EXISTING		
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
<b>TOTAL</b>	<b>239</b>	<b>56</b>	<b>295</b>	<b>277</b>	<b>-18</b>





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HEIGHT  
DIAGRAMS

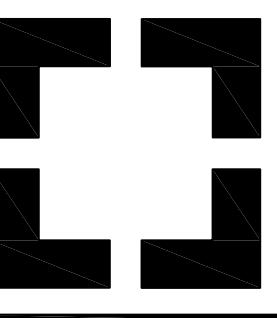
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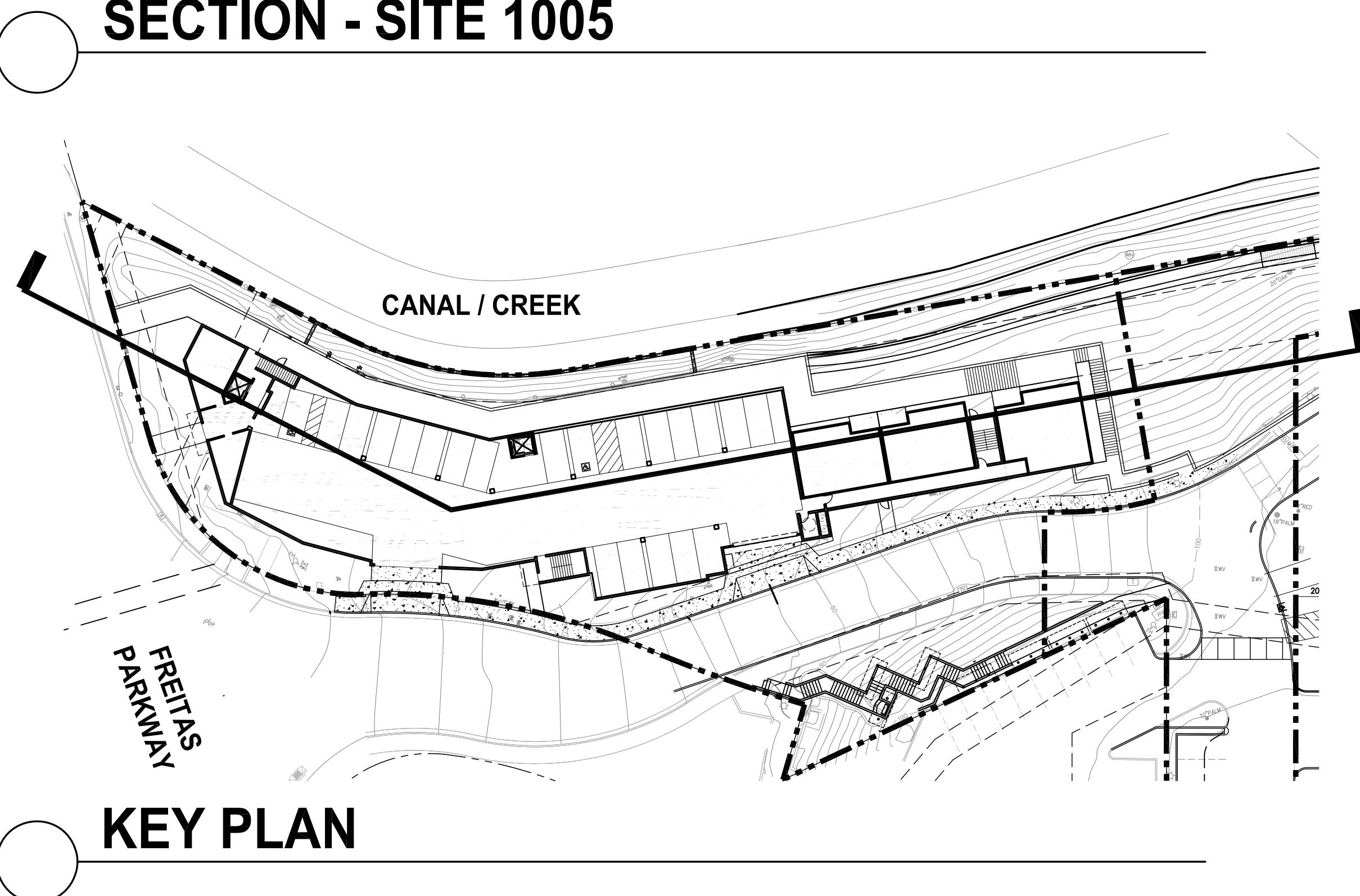
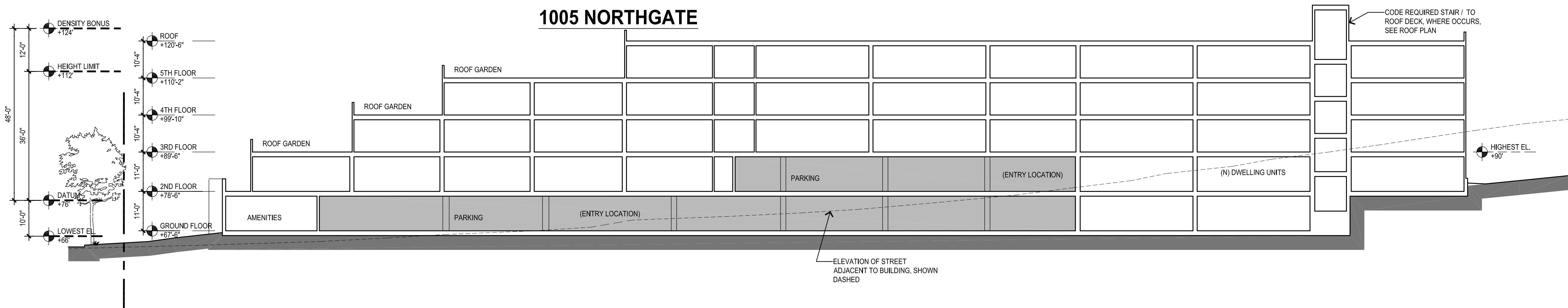
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 Northgate Walk  
 1005, 1010, 1020 & 1025  
 Northgate Drive  
 SAN RAFAEL, CA 94903

## 1005 NORTHGATE



## HEIGHT CALCULATION

Site 1005	
Height, non-hillside	
Elevation of the <b>Highest</b> adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall:	+99.7 Feet +/-
Elevation of the <b>Lowest</b> 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:	+76 Feet +/-
(since highest adjoining grade is more than (10) ten feet above lowest grade)	
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

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	5	4	771 SF +/-	17
1005B1	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

TOTAL OPEN SPACE REQUIRED:	NUMBER OF UNITS	SQ. FT / UNIT	TOTAL
42 UNITS	42 UNITS	100 SF	4,200 SF
<b>OPEN SPACE PROVIDED:</b>			
PODIUM LEVEL OPEN SPACE:			815 SF +/-
PRIVATE DECKS:			2,342 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

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

 SITE 1005  
 PROJECT DATA  
 AND SCHEMATIC SECTION

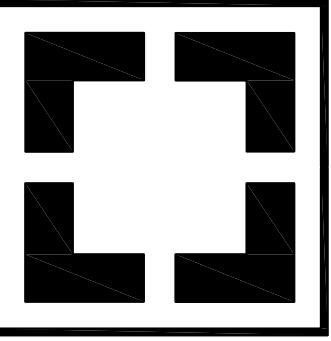
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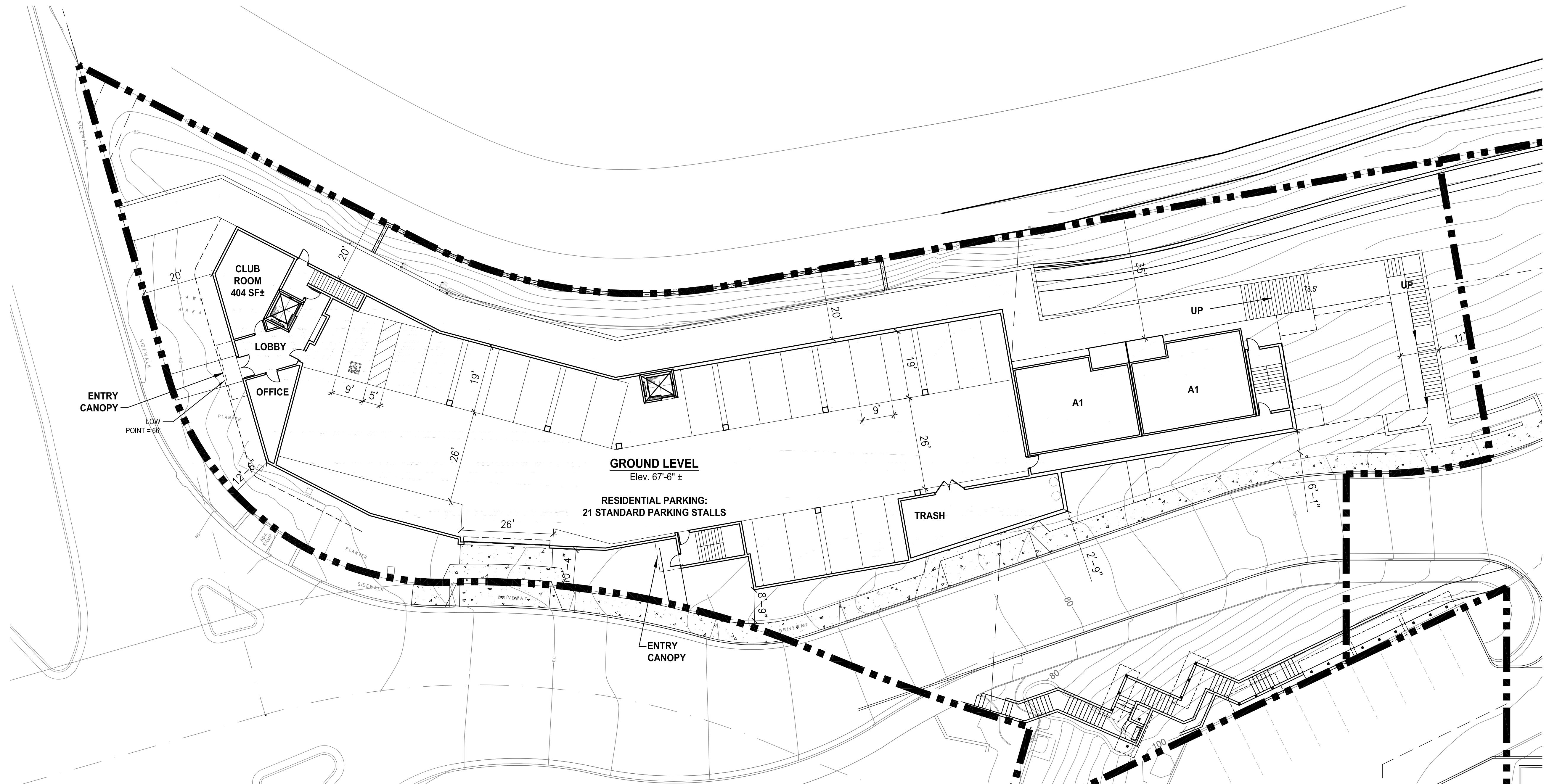
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**SITE 1005  
SCHEMATIC  
LEVEL 1 PLAN**

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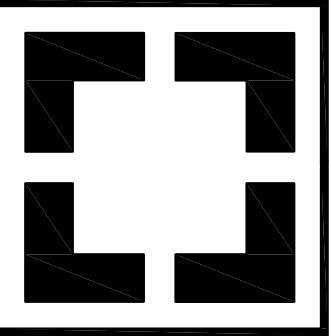
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SHEET OF

**1 PLAN AT LEVEL 1**

16' 0' 16' 32'

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



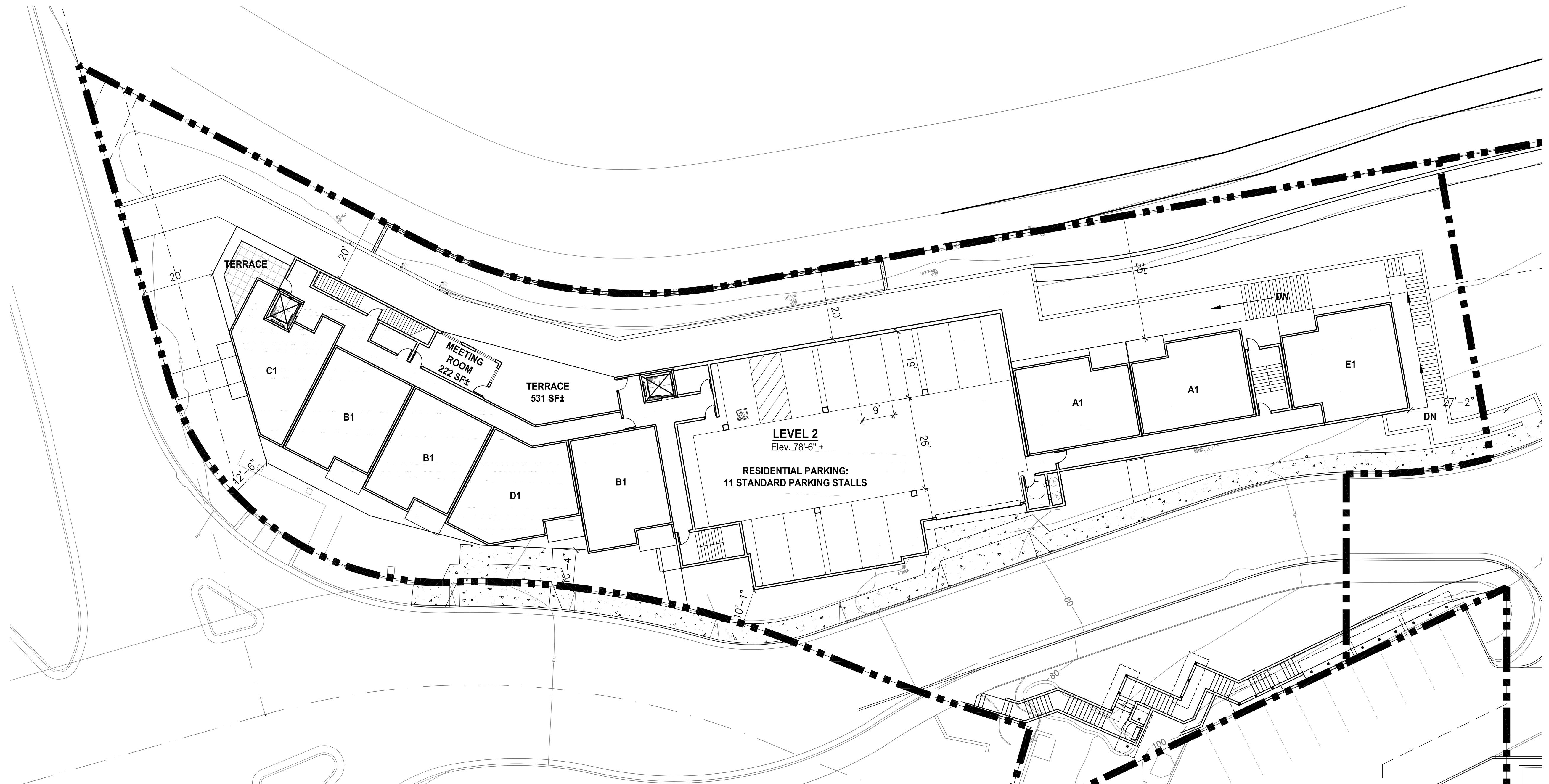
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**SITE 1005  
SCHEMATIC  
LEVEL 2 PLAN**

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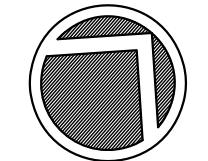
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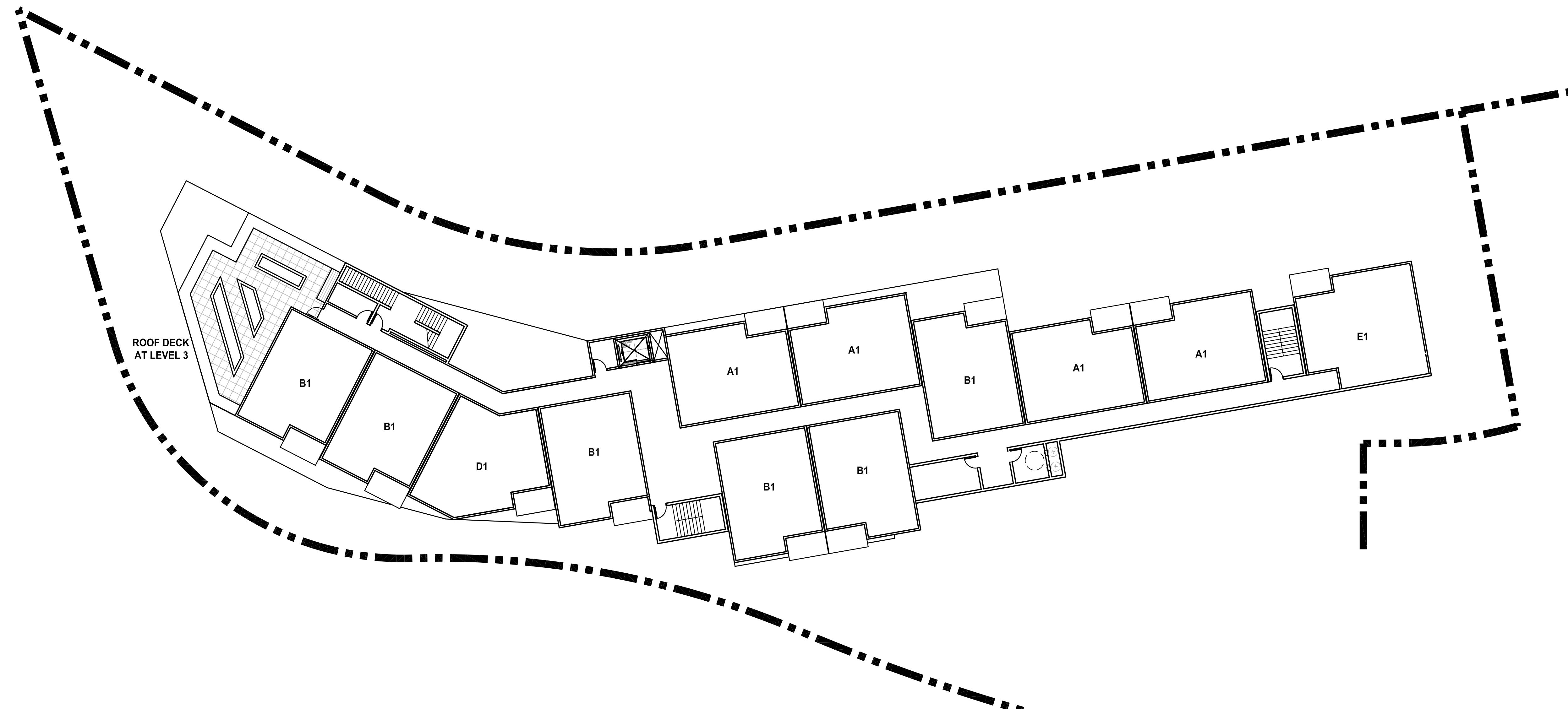
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SHEET OF

**1 PLAN AT LEVEL 2**

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





1 PLAN AT LEVEL 3

16' 0' 16' 32'

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

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**SITE 1005**  
**SCHEMATIC**  
**LEVEL 3 PLAN**

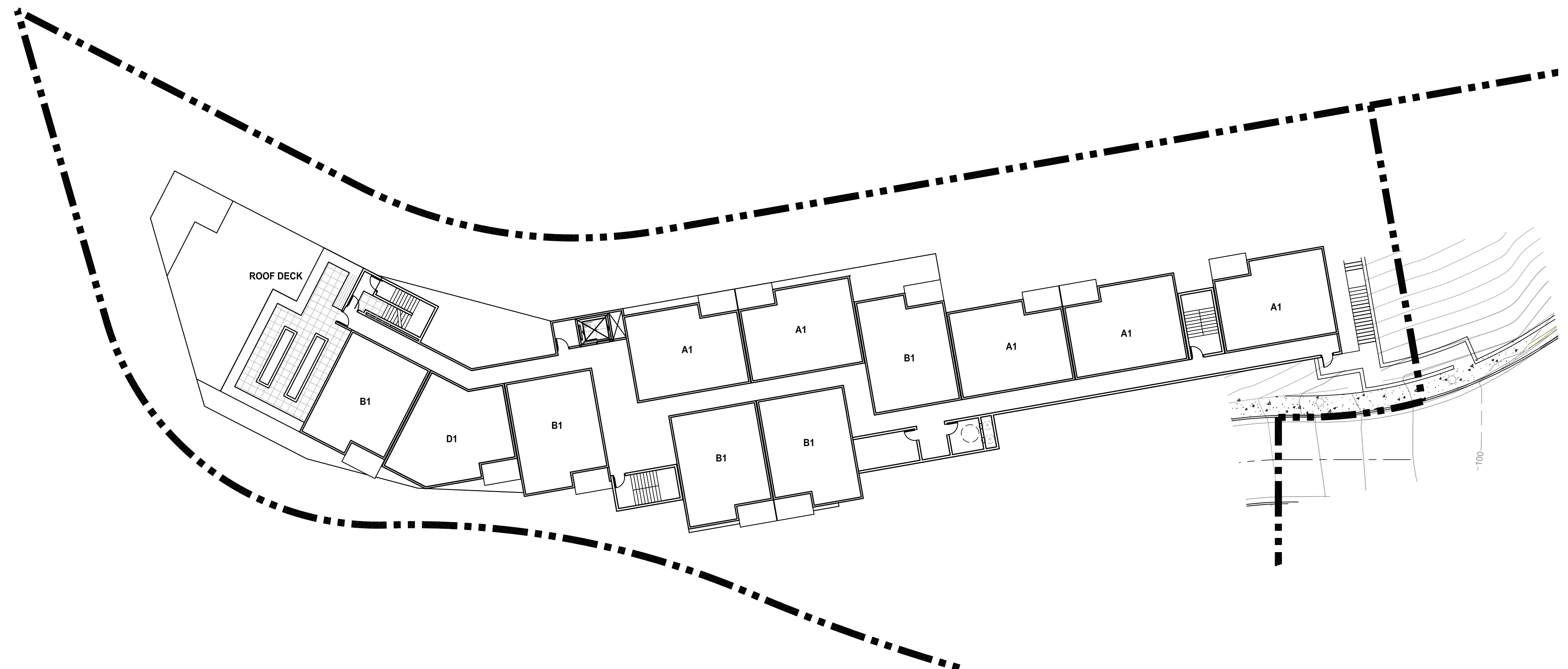
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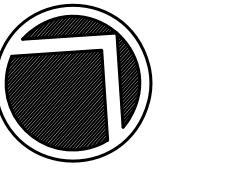
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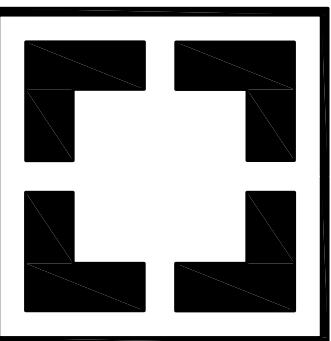
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1 PLAN AT LEVEL 4

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





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SCHEMATIC  
LEVEL 5 PLAN**

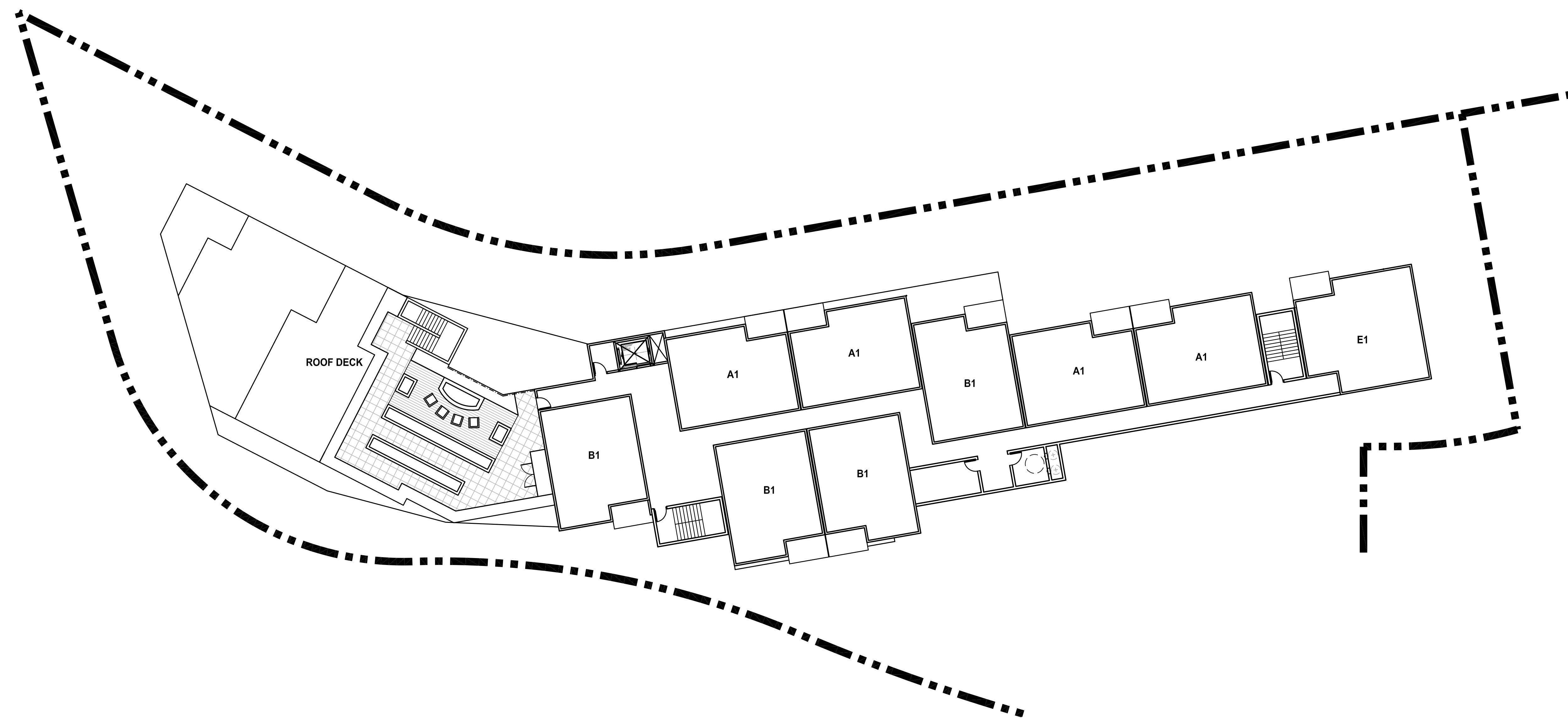
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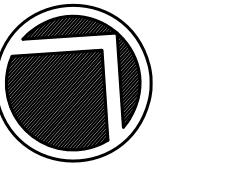
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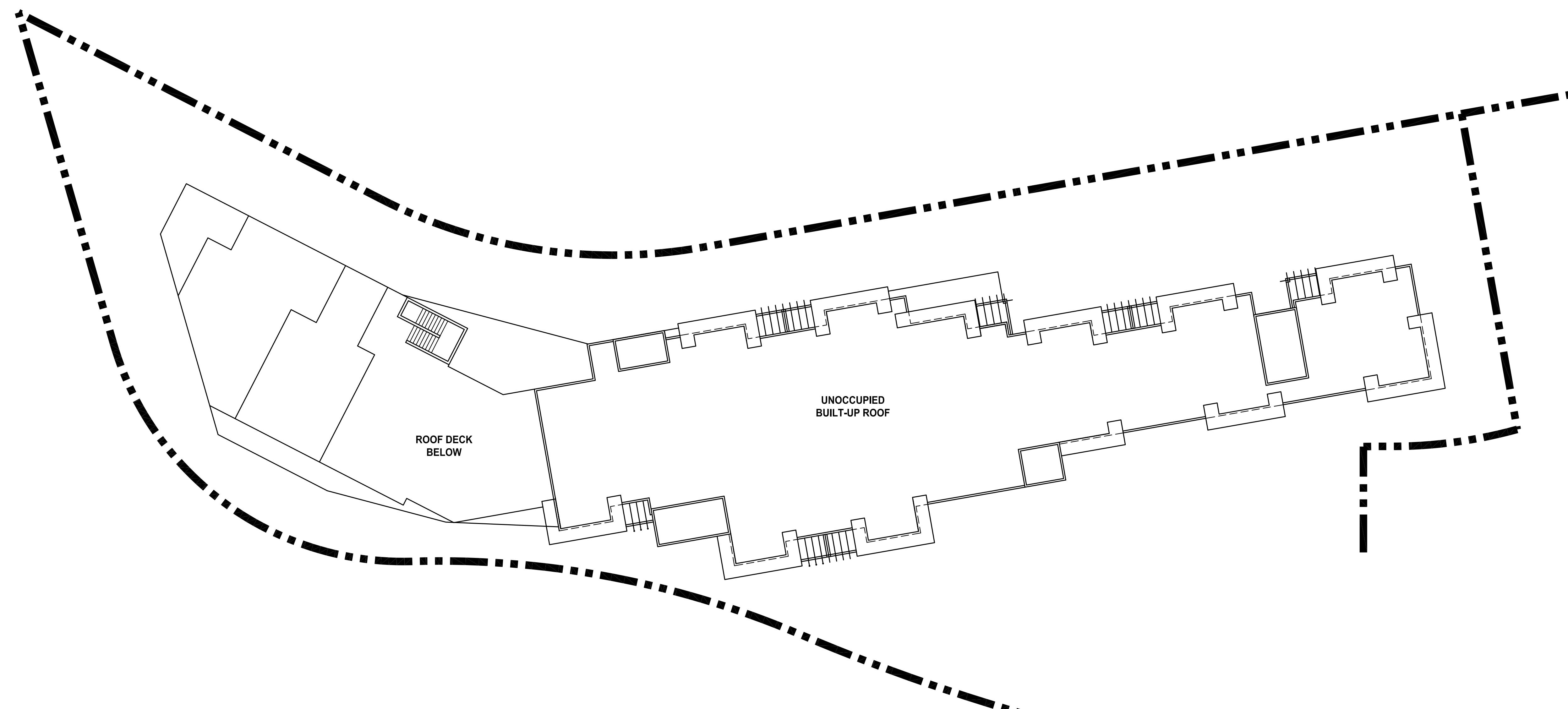
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**1 PLAN AT LEVEL 5**

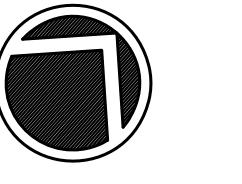
16' 0' 16' 32'  
SCALE: 1/16" = 1'-0"





① **ROOF PLAN**

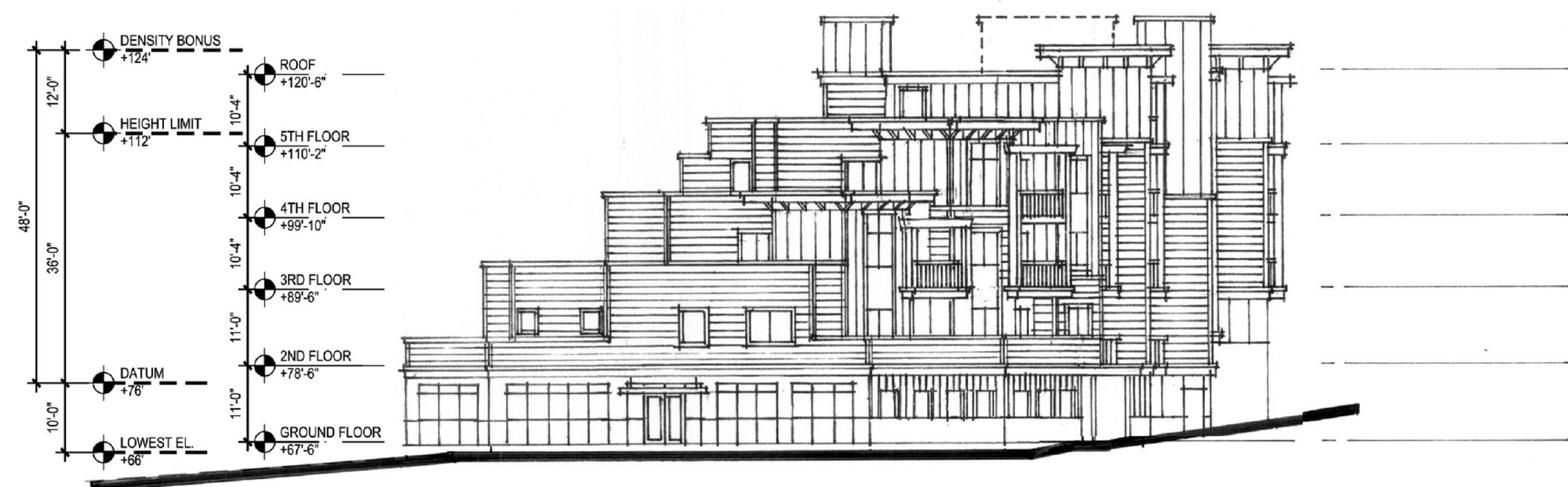
16' 0' 16' 32'  
SCALE: 1/16" = 1'-0"





1 SOUTHEAST ELEVATION

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



2 SOUTHWEST ELEVATION

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

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SITE 1005  
SCHEMATIC  
ELEVATIONS

SCALE:

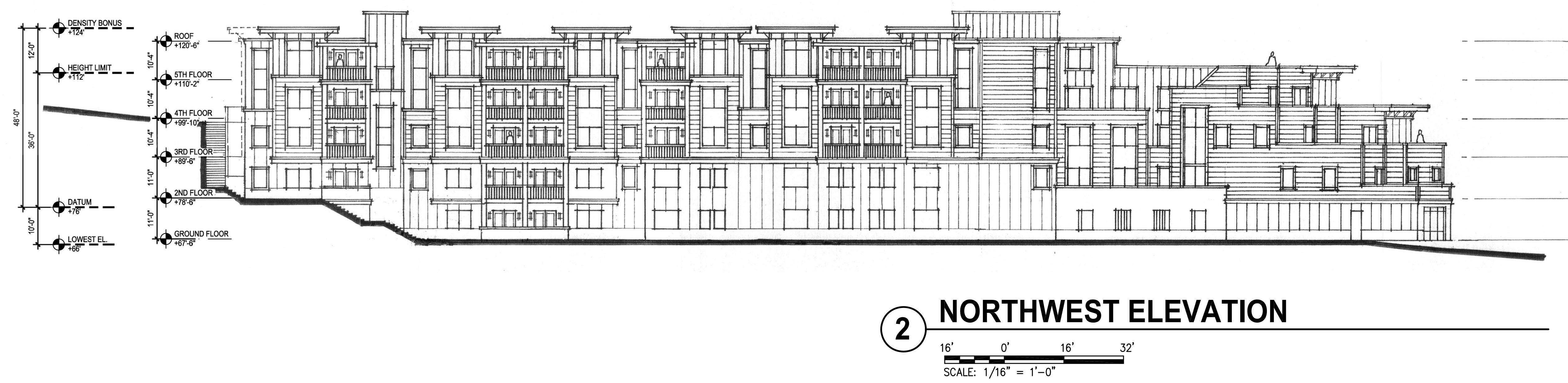
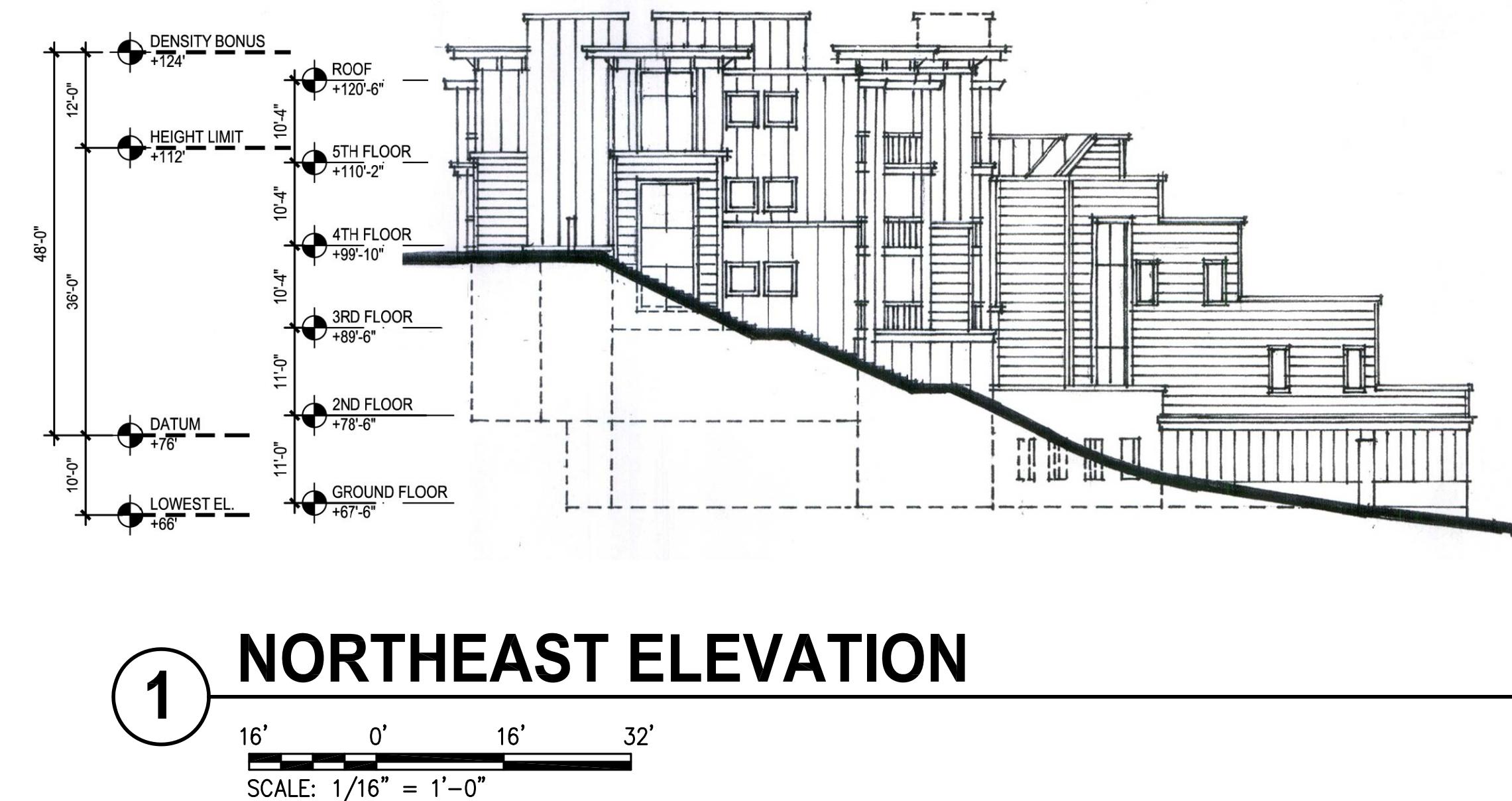
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1005.7

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SITE 1005  
 SCHEMATIC  
 ELEVATIONS

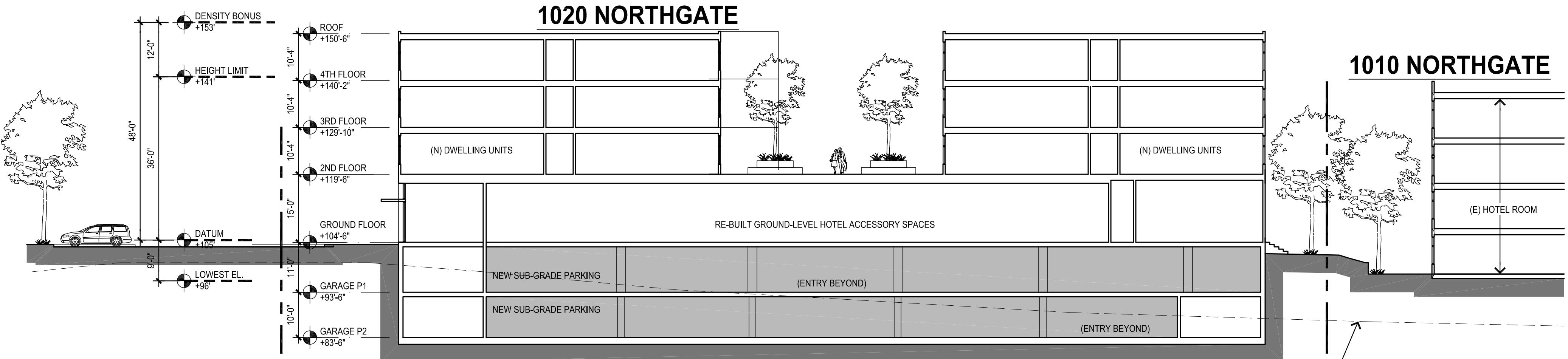
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**1005.8**

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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
PROPOSED NUMBER OF UNITS	82 UNITS
NUMBER OF DENSITY BONUS UNITS	66 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**

1. HEIGHT CONCESSION FOR DENSITY BONUS UNITS
2. PARKING PER STATE DENSITY BONUS STANDARDS

OPEN SPACE	
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	
SITE AREA	ALLOWABLE 61,480 SF+/-
BUILDING FOOTPRINT	PROPOSED 36,888 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:	+105 Feet +/-
(since highest adjoining grade is not more than (10) ten feet above lowest grade)	
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 +/-

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

NUMBER OF UNITS				
LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNIT SIZE
TWO BEDROOM UNITS				TOTAL UNIT COUNT
1020A2	0	7	7	1086 SF+/- 20
1020B2	0	1	1	999 SF+/- 3
1020C2	0	0	1	1221 SF+/- 1
1020D2	0	0	1	1085 SF+/- 1
1020E2	0	0	1	1051 SF+/- 1

NUMBER OF UNITS				
LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNIT SIZE
TOWNHOME UNITS				TOTAL UNIT COUNT
1020A2 - TWO BEDROOMS	3	---	0	1496 SF+/- 3
1020B2 - TWO BEDROOMS	1	---	0	1017 SF+/- 1
1020B3 - THREE BEDROOMS	1	---	0	1966 SF+/- 1

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

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 +/-

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 +/-

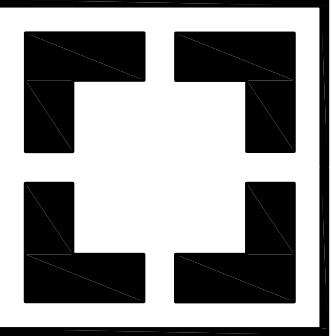
**TOTAL PARKING PROVIDED** 127 STALLS +/- 28 STALLS +/- 0 STALLS +/- 155 STALLS +/-

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 +/-





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**SCHEMATIC**  
**PLAN LEVEL 2**  
**PODIUM LEVEL**

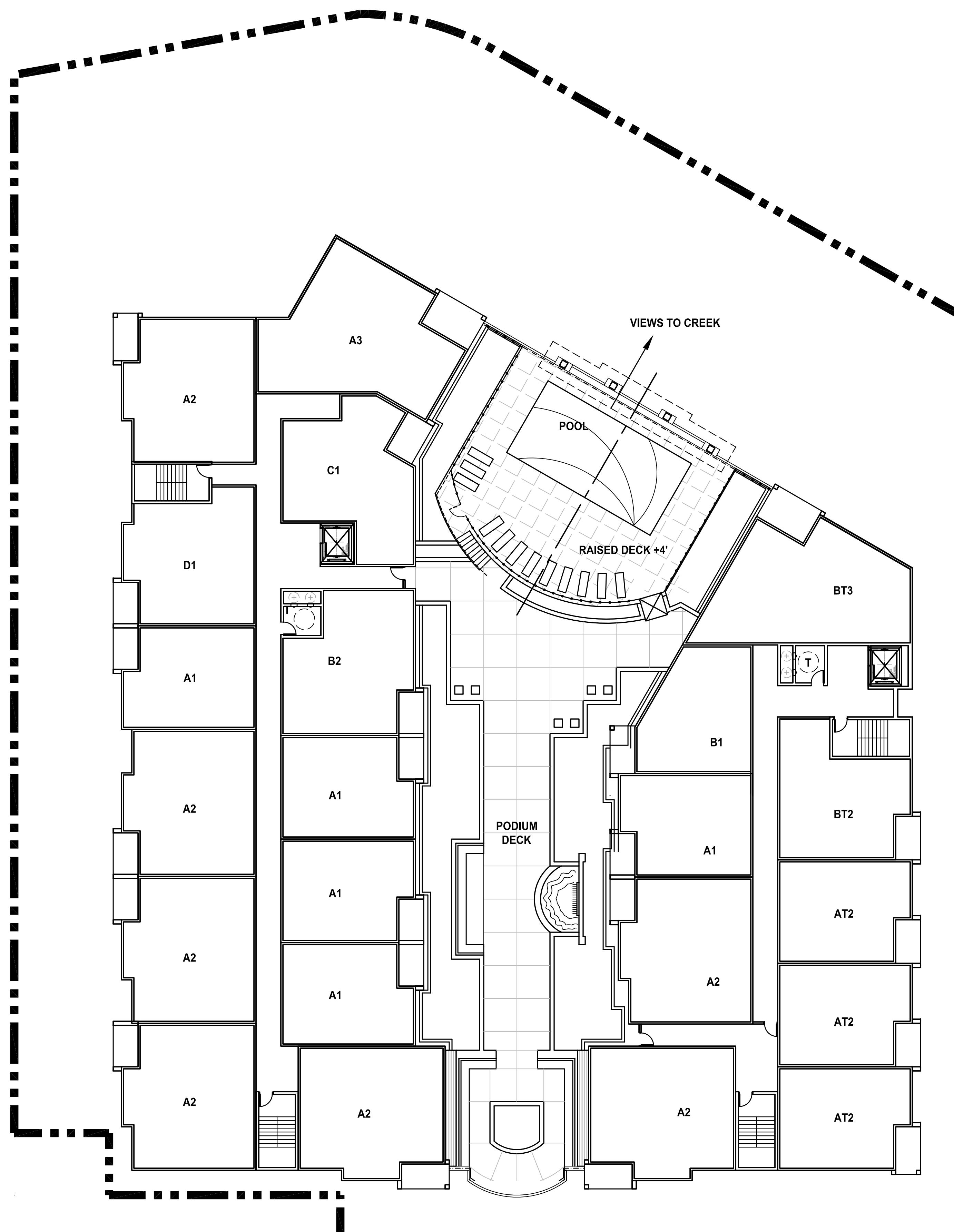
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**1020.2**

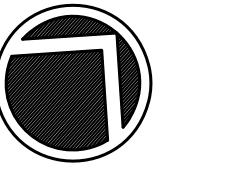
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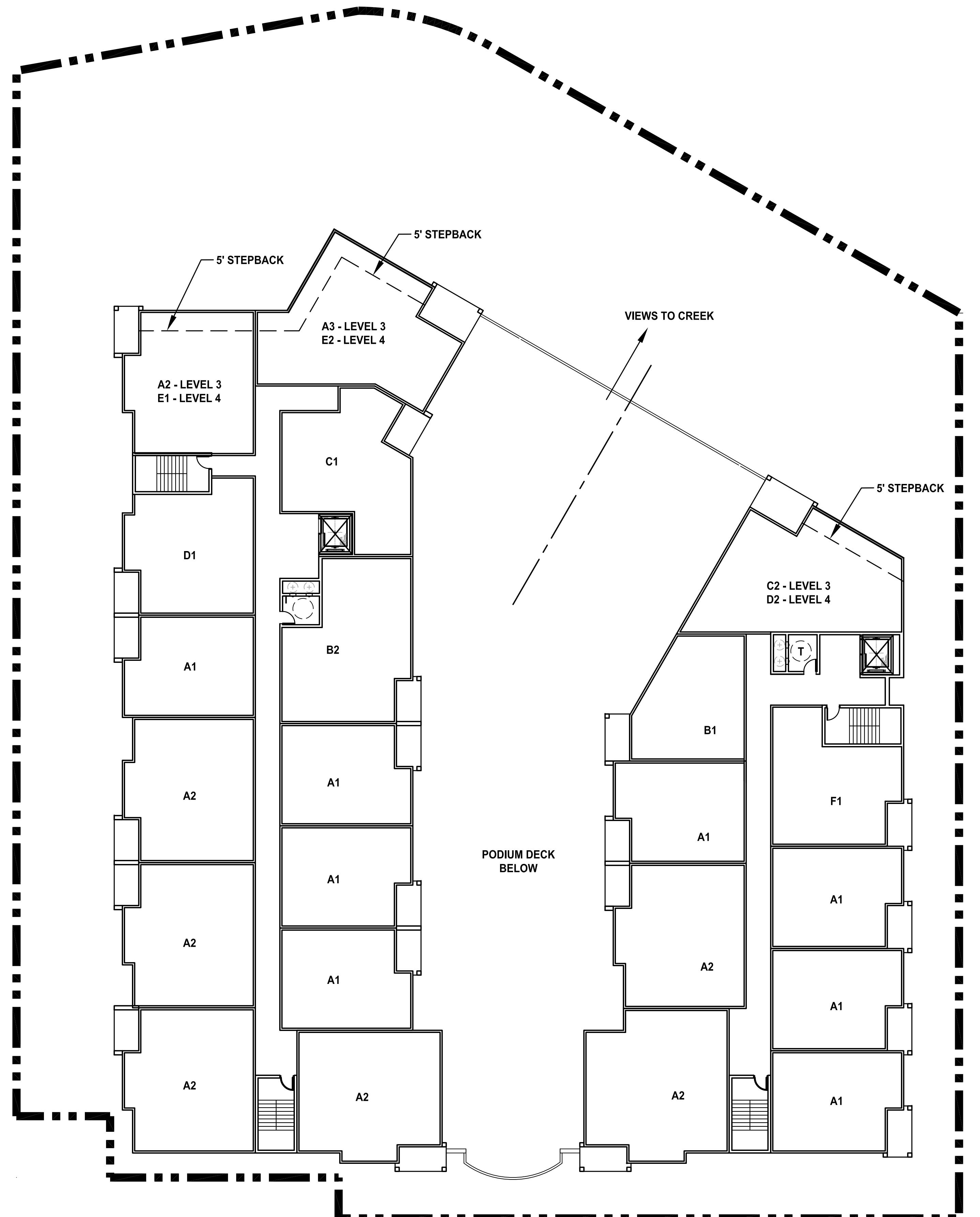


1

**PLAN AT PODIUM LEVEL**

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



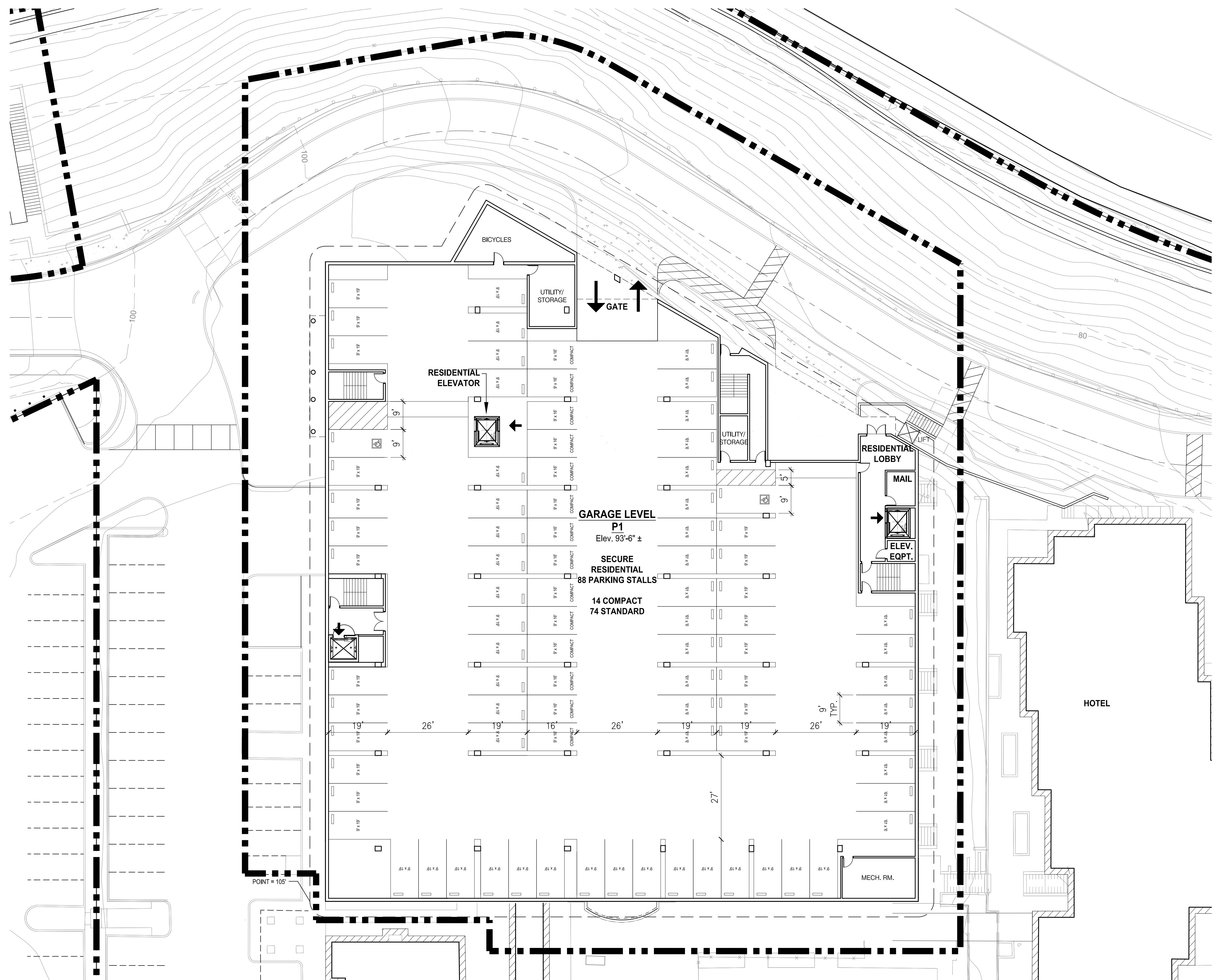


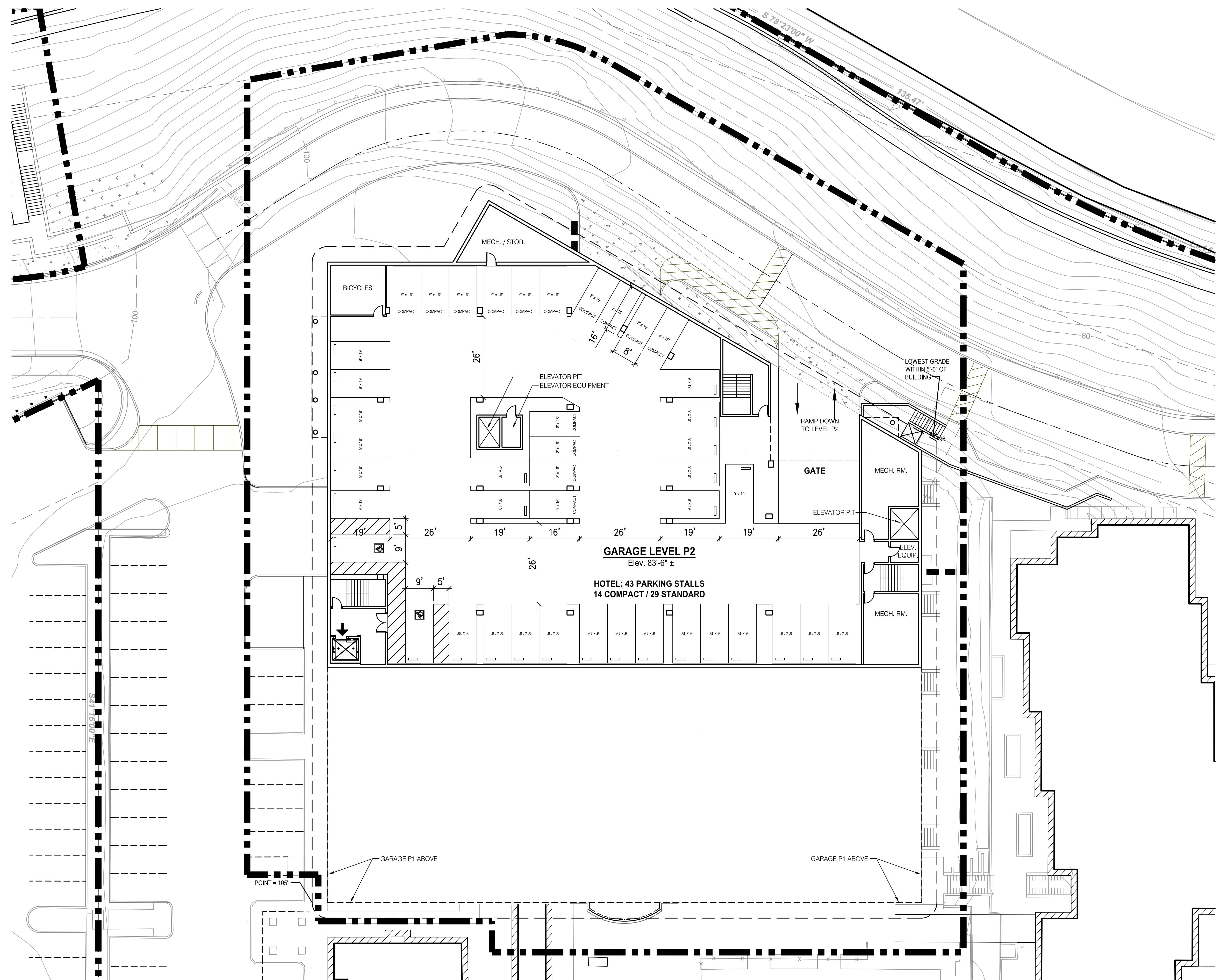
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**PLAN AT LEVELS 3 & 4**

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







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

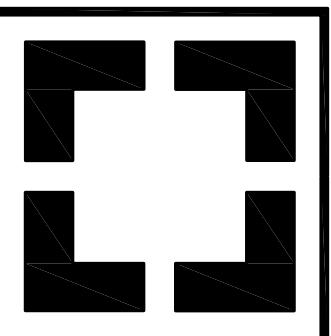
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**SITE 1020**  
**SCHEMATIC**  
**ROOF PLAN**

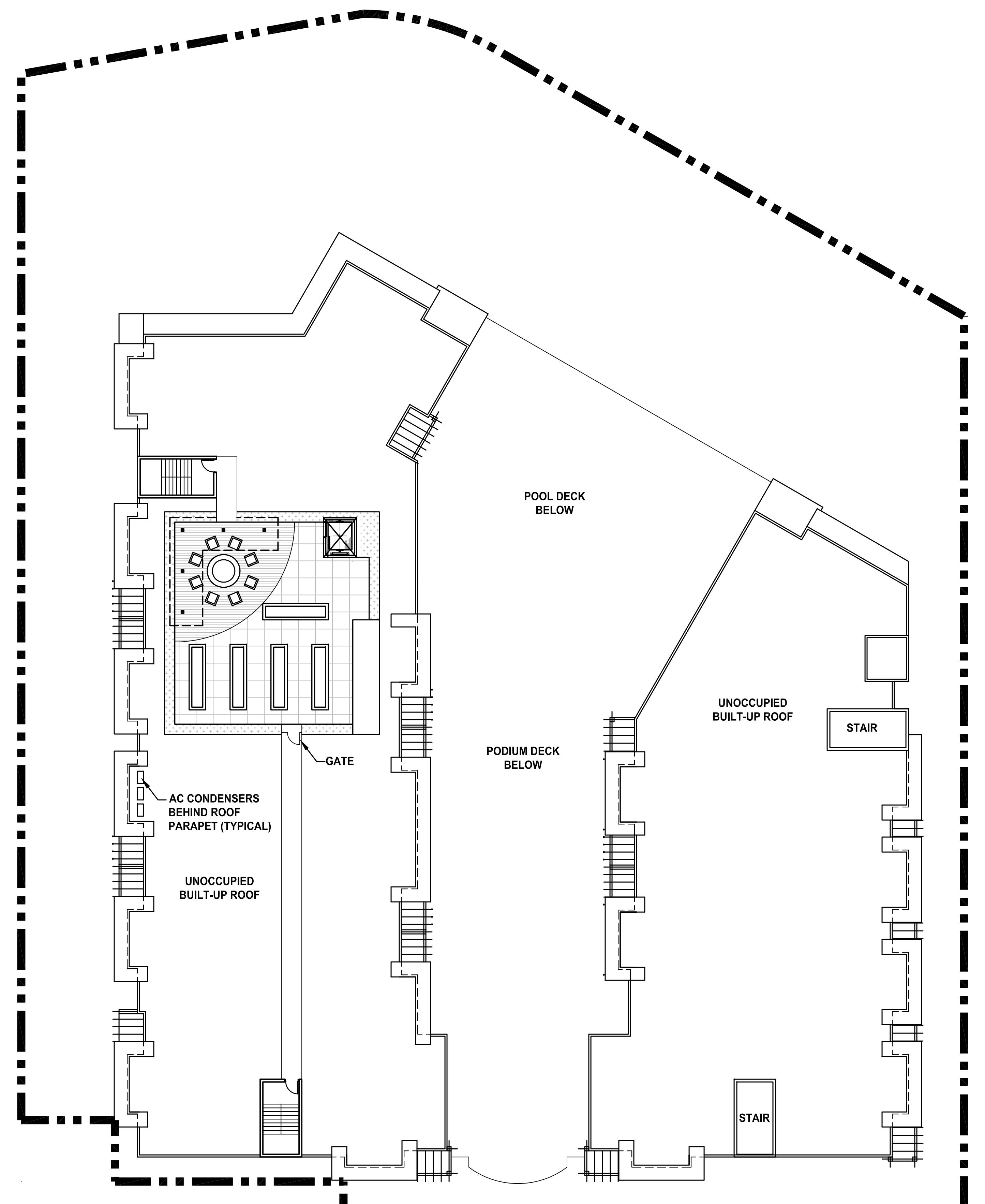
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**1020.6**

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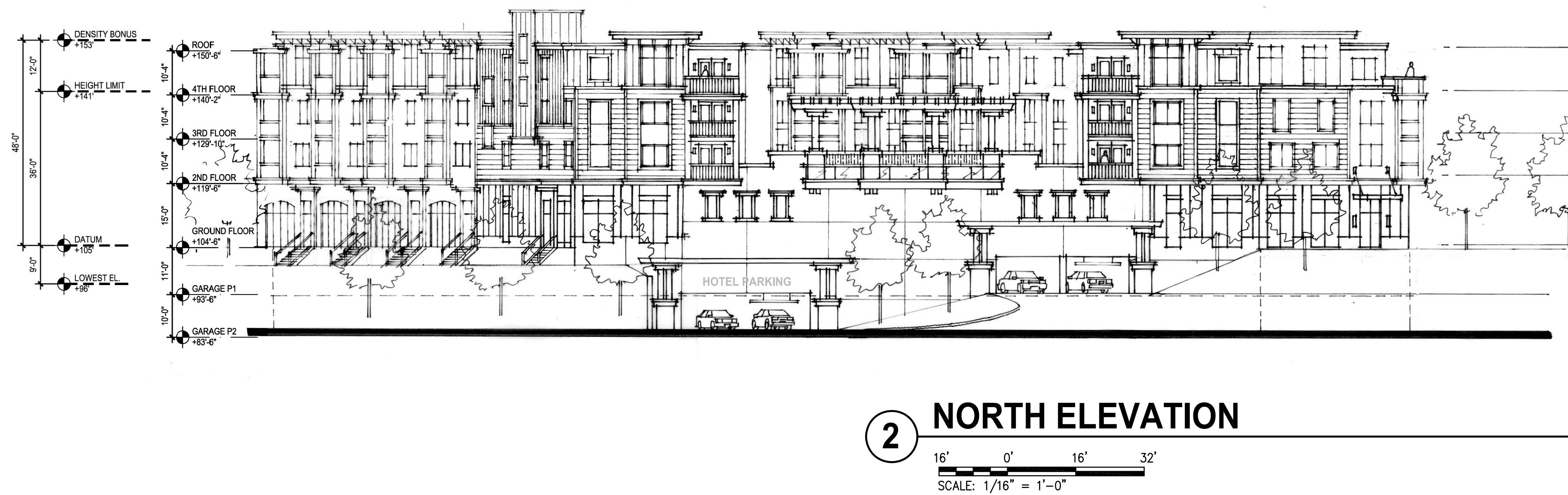


1

**ROOF PLAN**

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





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**SITE 1020**  
**SCHEMATIC**  
**ELEVATIONS**

SCALE:

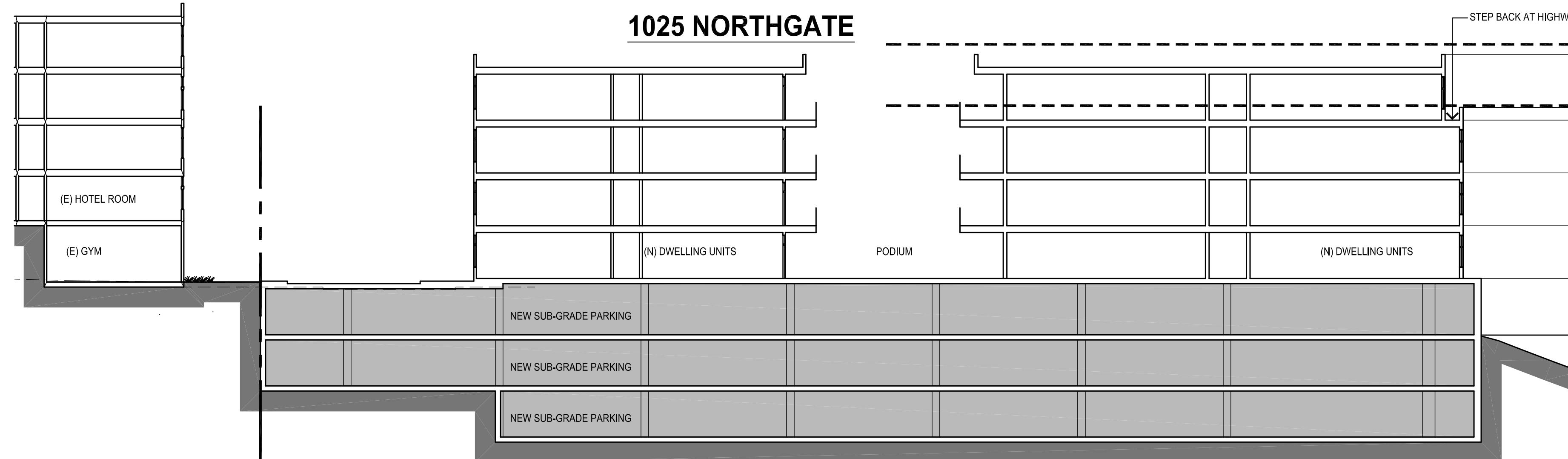
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1025 NORTHGATE DRIVE					
DENSITY BONUS CALCULATIONS					
SITE AREA (ACRES)	1.690 SF+/-				
SITE AREA (SF)	73,627 SF+/-				
BASE DENSITY - REQUIRED SQ. FT./UNIT	1,000 SF+/-				
MAX BASE UNITS	73 UNITS				
MAXIMUM DENSITY BONUS UNITS (35%)	26 UNITS				
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

Site 1025	
Height, non-hillside	
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 +/-
Density Bonus Height Limit (+12')	+132' Feet +/-
Highest point of flat roof:	+127.5 Feet +/-
Maximum building height above datum:	+43.5 Feet +/-
Maximum allowable height above datum:	+48 Feet +/-

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

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

NUMBER OF UNITS				UNIT SIZE	TOTAL UNIT COUNT
LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4		
1025A2 - TWO BEDROOMS	4	---	4	---	1181 SF+/- 8

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 +/-
-----------------------------------	---------------

PROVIDED PARKING:		STANDARD STALLS	COMPACT STALLS	TANDEM STALLS	TOTAL STALLS
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		
TOTAL OPEN SPACE REQUIRED:	74 UNITS	100 SF
OPEN SPACE PROVIDED:		
PODUM 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		
SITE AREA	73,627 SF+/-	73,627 SF+/-
BUILDING FOOTPRINT</		