



# NORTHGATE TOWN SQUARE

1000 NORTHGATE DRIVE  
SAN RAFAEL, CA 94903

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SB330 REDEVELOPMENT PLAN  
APPLICATION: 3.4.24

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**SD**  
SITE DESIGN

**Developer: Merlone Geier Partners**  
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San Diego, CA 92121

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|  |      |
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**RT**  
RETAIL ARCHITECTURE

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San Francisco, CA 94103

**Contact: Trish Beckman**  
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(415) 788-6606 ext. 1281



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**RE**  
RESIDENTIAL ARCHITECTURE

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Oakland, CA 94612

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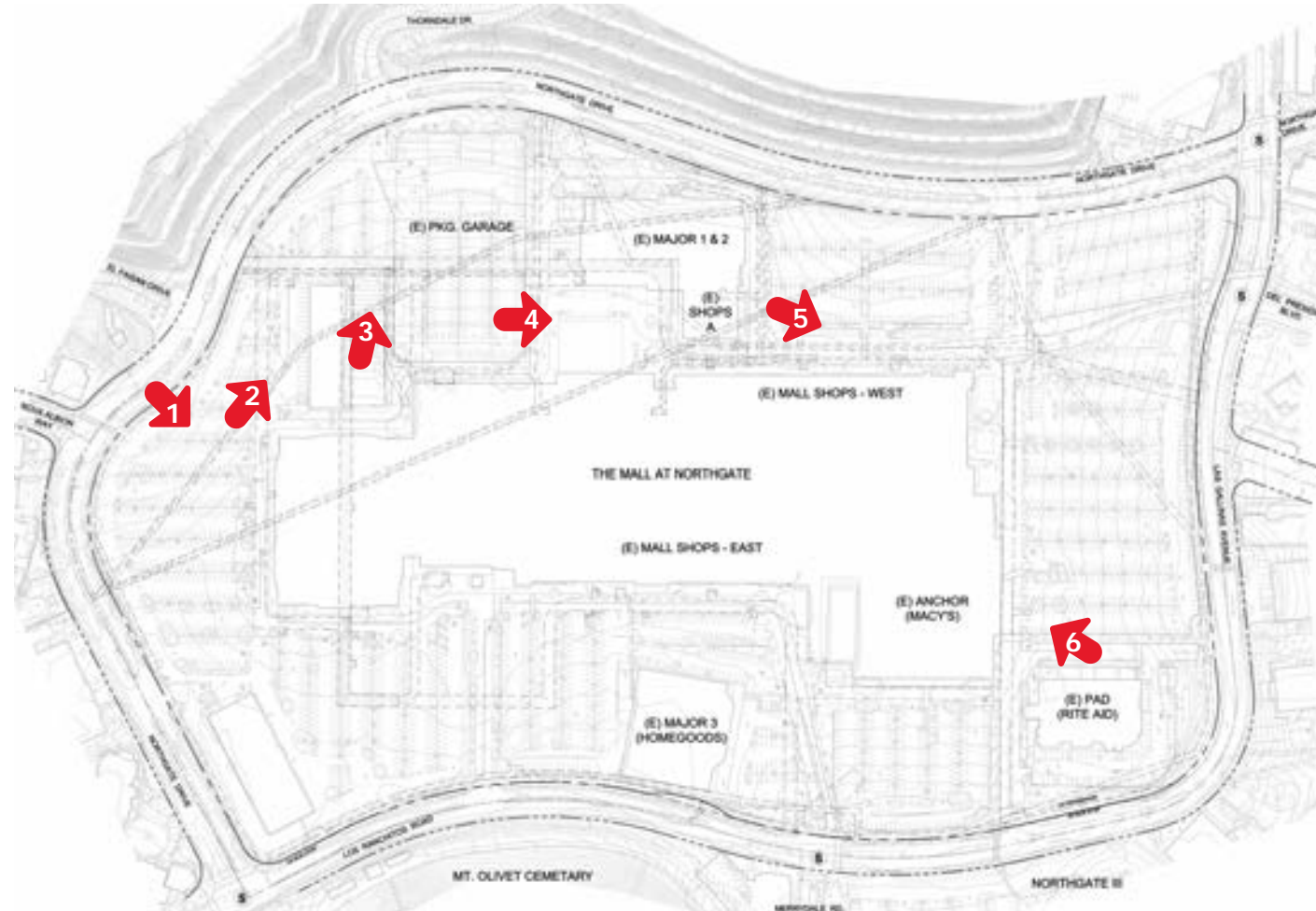
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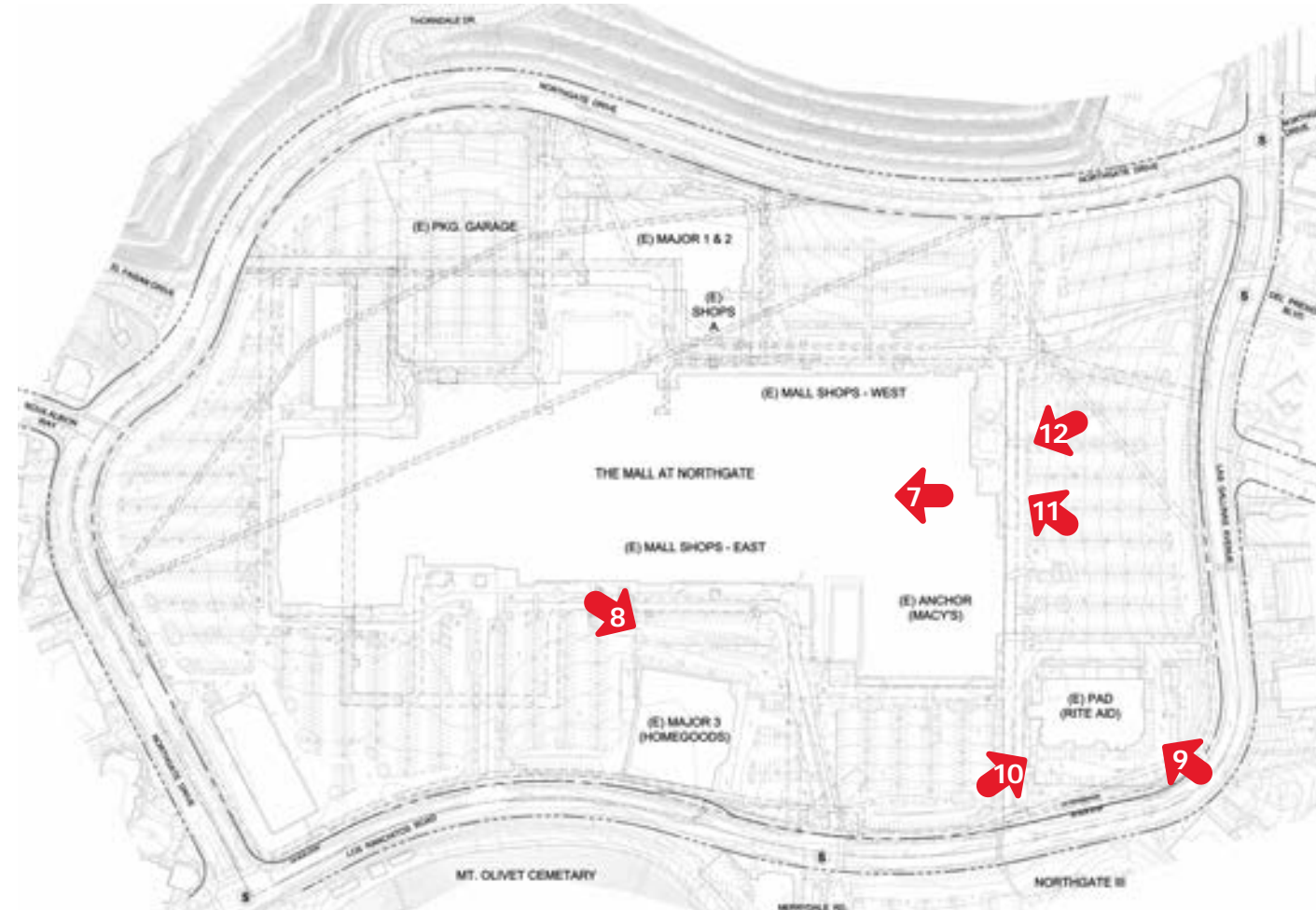
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

EXISTING SITE PHOTOS



SD-1



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

EXISTING SITE PHOTOS

MerloneGeier  
Partners

CSW ST2

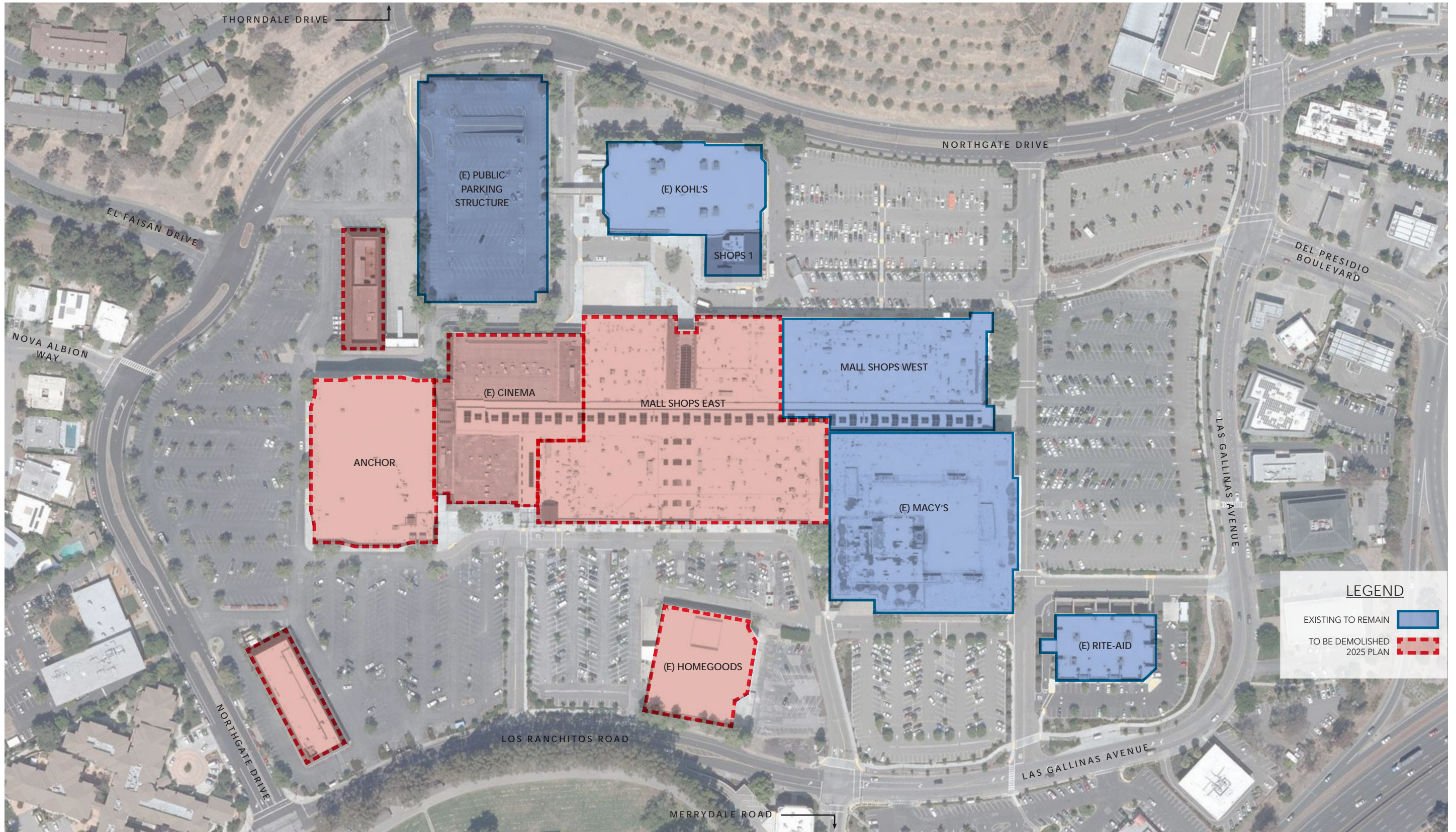
OCULUS  
LIGHT STUDIO

URBAN  
ARENA

STUDIO  
T SQUARE

FIELD  
PAOLI

SD-2



**LEGEND**

EXISTING TO REMAIN

TO BE DEMOLISHED 2025 PLAN



2025 COMPOSITE SITE PLAN - EXISTING & DEMOLISHED

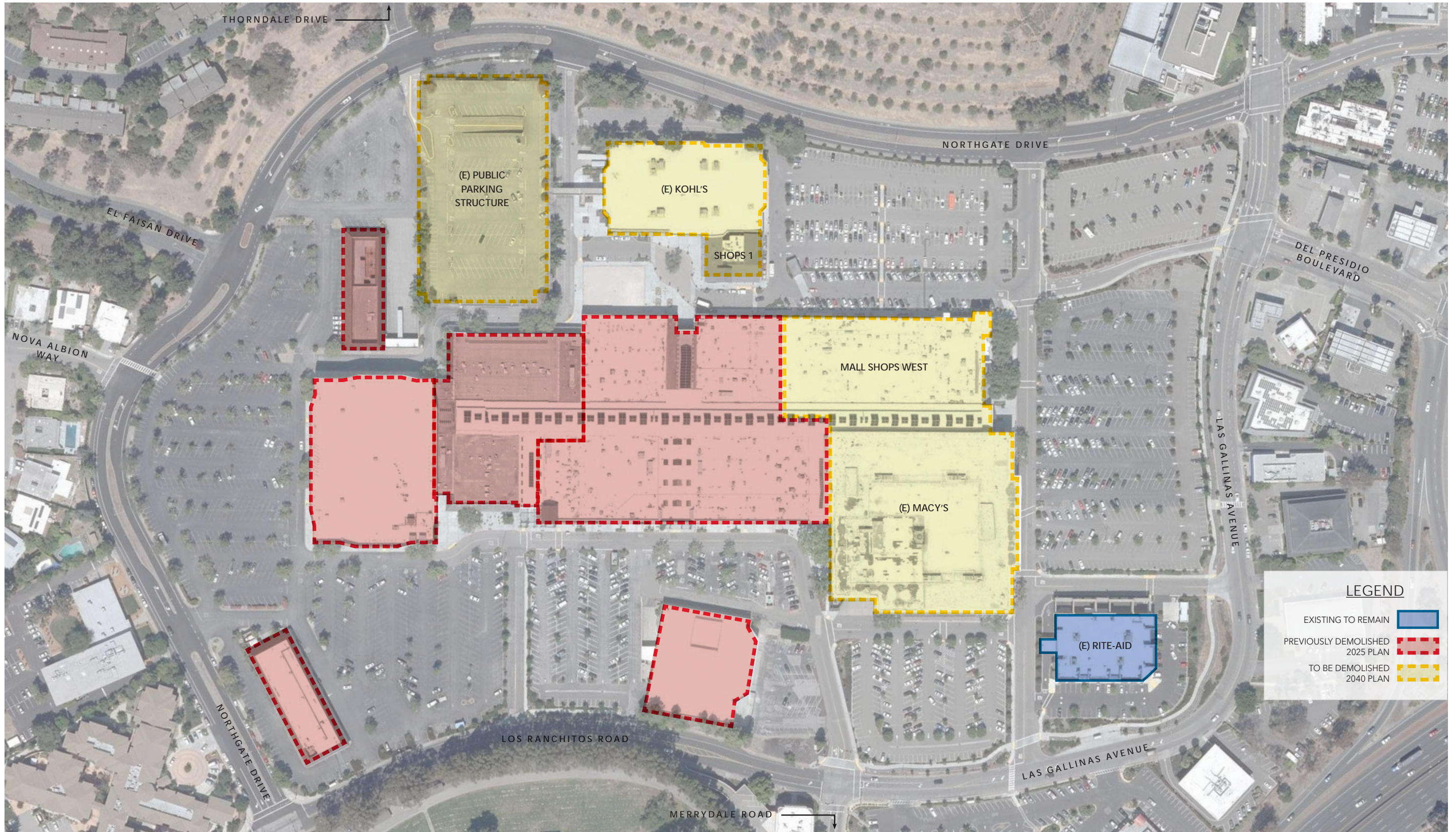
**NORTHGATE TOWN SQUARE**  
REDEVELOPMENT PLAN

MerloneGeier  
Partners

CSW ST2 OCULUS



SD-3



**LEGEND**

- EXISTING TO REMAIN
- PREVIOUSLY DEMOLISHED 2025 PLAN
- TO BE DEMOLISHED 2040 PLAN

SCALE 1" = 150'  
 0 75' 150' 300'



2040 COMPOSITE SITE PLAN - EXISTING & DEMOLISHED

**NORTHGATE TOWN SQUARE**  
 REDEVELOPMENT PLAN

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SD-4



SCALE 1" = 60'-0"  
 0 30' 60' 120' 240'

2025 SB330 MASTER PLAN - STREET LEVEL

**NORTHGATE TOWN SQUARE**  
 REDEVELOPMENT PLAN

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SD-5

**SITE**

**PROJECT INFORMATION**

|                                      |                                 |
|--------------------------------------|---------------------------------|
| ASSESSOR'S PARCEL NUMBER:            | 175-060-12; 40; 59; 61; 66 & 67 |
| EXISTING GP LAND USE:                | COMMERCIAL                      |
| EXISTING ZONING:                     | GC GENERAL COMMERCIAL           |
| EXISTING USE:                        | OCCUPIED RETAIL                 |
| SITE AREA:                           | 44.76 ACRES                     |
| BASE RESIDENTIAL DENSITY PER PARCEL: | 43.6 DU/Acre                    |

**PARCEL 1**

**TOWNHOMES**

|                              |              |
|------------------------------|--------------|
| Parcel Area                  | 1.70 Acres   |
| Total Units                  | 38 Units     |
| Unit per Acre                | 22.4 DU/Acre |
| Total Parking Provided       | 81 Stalls    |
| Gross Residential Floor Area | 54,813 sf    |
| Buildable Land Area          | 74,477 sf    |
| Total Residential FAR        | 0.74         |

**PARCEL 2**

**TOWNHOMES**

|                              |              |
|------------------------------|--------------|
| Parcel Area                  | 4.56 Acres   |
| Total Units                  | 100 Units    |
| Unit per Acre                | 21.9 DU/Acre |
| Total Parking Provided       | 215 Stalls   |
| Gross Residential Floor Area | 155,325 sf   |
| Buildable Land Area          | 198,730 sf   |
| Total Residential FAR        | 0.78         |

**PARCEL 3**

**TOWNHOMES**

|                              |              |
|------------------------------|--------------|
| Parcel Area                  | 3.21 Acres   |
| Total Units                  | 74 Units     |
| Unit per Acre                | 23.1 DU/Acre |
| Total Parking Provided       | 159 Stalls   |
| Gross Residential Floor Area | 116,522 sf   |
| Buildable Land Area          | 140,194 sf   |
| Total Residential FAR        | 0.83         |

**PARCEL 4**

**TOWNHOMES + 7 STORY MULTI-FAMILY**

|  |              |
|--|--------------|
| Parcel Area  | 35.27 Acres  |
| Total Townhome Units   | 54 Units     |
| Total Multi-family Units   | 453 Units    |
| Total Units  | 507 Units    |
| Unit per Acre - Max Residential Density of 52.3 du/ac (43.6 + 20%) | 14.4 DU/Acre |
| Total Parking Provided   | 914 Stalls   |
| Gross Residential Floor Area                                       | 615,954 sf   |
| Entire Parcel Sq Ft.   | 1,536,361 sf |
| Total Residential FAR  | 0.40         |

| RETAIL  | EXISTING     | DEMOLISHED | EXISTING TO REMAIN | NEW      | TOTAL      |
|---|--------------|------------|--------------------|----------|------------|
| MACY'S ANCHOR   | 254,015 sf   |            | 254,015 sf         |          | 254,015 sf |
| (E) MALL (Incl. Major 2, Shops 2, 2A, Restaurant, Police, Management) | 199,792 sf   | 144,432 sf | 55,360 sf          |          | 55,360 sf  |
| MAJOR 1   | 79,051 sf    |            | 79,051 sf          |          | 79,051 sf  |
| SHOPS 1   | 6,795 sf     |            | 6,795 sf           |          | 6,795 sf   |
| SHOPS 3   |              |            |                    | 5,000 sf | 5,000 sf   |
| PAD 1   |              |            |                    | 8,400 sf | 8,400 sf   |
| PAD 2   |              |            |                    | 3,500 sf | 3,500 sf   |
| PAD 3   |              |            |                    | 3,500 sf | 3,500 sf   |
| (E) RITE AID PAD, NIC   | 17,340 sf    |            | 17,340 sf          |          | 17,340 sf  |
| Gross Commercial Floor Area   | 432,961 sf   |            |                    |          |            |
| Entire Parcel Sq Ft.  | 1,536,361 sf |            |                    |          |            |
| Total Commercial FAR  | <b>0.28</b>  |            |                    |          |            |
| Allowable Commercial FAR  | <b>0.30</b>  |            |                    |          |            |

**RETAIL DEMOLISHED IN 2025**

| RETAIL                  | EXISTING   | DEMOLISHED | EXISTING TO REMAIN | NEW | TOTAL |
|-------------------------|------------|------------|--------------------|-----|-------|
| SEARS ANCHOR            | 134,976 sf | 134,976 sf |                    |     | 0 sf  |
| SEARS AUTO CENTER       | Included   | Included   |                    |     | 0 sf  |
| SEARS SEASONAL BUILDING | Included   | Included   |                    |     | 0 sf  |
| CINEMA                  | 45,000 sf  | 45,000 sf  |                    |     | 0 sf  |
| HOMEGOODS PAD           | 29,538 sf  | 29,538 sf  |                    |     | 0 sf  |

**RETAIL GLA SUBTOTAL**

| RETAIL               | EXISTING          | DEMOLISHED        | EXISTING TO REMAIN | NEW              | TOTAL             |
|----------------------|-------------------|-------------------|--------------------|------------------|-------------------|
| <b>GLA SUBTOTALS</b> | <b>721,507 sf</b> | <b>353,946 sf</b> | <b>412,561 sf</b>  | <b>20,400 sf</b> | <b>432,961 sf</b> |

**PARKING PROVIDED**

|                                   |              |
|-----------------------------------|--------------|
| Parking Structure                 | 473 spaces   |
| Surface Parking for Retail        | 1,410 spaces |
| Total Parking Provided for Retail | 1,883 spaces |

**RESIDENTIAL PROJECT SUMMARY**

|                        |           |
|------------------------|-----------|
| <b>2025 PLAN</b>       |           |
| Townhomes              | 266 units |
| Multi-Family           | 453 units |
| Total Proposed Housing | 719 units |





2040 SB330 VISION PLAN - STREET LEVEL

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MerloneGeier  
Partners

CSW | ST2 | OCULUS



SD-7

| SITE                                 |                                 |
|--------------------------------------|---------------------------------|
| <b>PROJECT INFORMATION</b>           |                                 |
| ASSESSOR'S PARCEL NUMBER:            | 175-060-12; 40; 59; 61; 66 & 67 |
| EXISTING GP LAND USE:                | COMMERCIAL                      |
| EXISTING ZONING:                     | GC GENERAL COMMERCIAL           |
| EXISTING USE:                        | OCCUPIED RETAIL                 |
| SITE AREA:                           | 44.76 ACRES                     |
| BASE RESIDENTIAL DENSITY PER PARCEL: | 43.6 DU/Acre                    |

| PARCEL 1                     |              |
|------------------------------|--------------|
| <b>TOWNHOMES</b>             |              |
| Parcel Area                  | 1.70 Acres   |
| Total Units                  | 38 Units     |
| Unit per Acre                | 22.4 DU/Acre |
| Total Parking Provided       | 81 Stalls    |
| Gross Residential Floor Area | 54,813 sf    |
| Buildable Land Area          | 74,477 sf    |
| Total Residential FAR        | 0.74         |

| PARCEL 1A                    |              |
|------------------------------|--------------|
| <b>TOWNHOMES</b>             |              |
| Parcel Area                  | 2.73 Acres   |
| Total Units                  | 60 Units     |
| Unit per Acre                | 22.0 DU/Acre |
| Total Parking Provided       | 132 Stalls   |
| Gross Residential Floor Area | 102,768 sf   |
| Buildable Land Area          | 119,266 sf   |
| Total Residential FAR        | 0.86         |

| PARCEL 2                     |              |
|------------------------------|--------------|
| <b>TOWNHOMES</b>             |              |
| Parcel Area                  | 4.56 Acres   |
| Total Units                  | 100 Units    |
| Unit per Acre                | 21.9 DU/Acre |
| Total Parking Provided       | 215 Stalls   |
| Gross Residential Floor Area | 155,325 sf   |
| Buildable Land Area          | 198,730 sf   |
| Total Residential FAR        | 0.78         |

| PARCEL 2A                    |              |
|------------------------------|--------------|
| <b>TOWNHOMES</b>             |              |
| Parcel Area                  | 2.48 Acres   |
| Total Units                  | 54 Units     |
| Unit per Acre                | 21.8 DU/Acre |
| Total Parking Provided       | 115 Stalls   |
| Gross Residential Floor Area | 79,990 sf    |
| Buildable Land Area          | 108,083 sf   |
| Total Residential FAR        | 0.74         |

| PARCEL 3                     |              |
|------------------------------|--------------|
| <b>TOWNHOMES</b>             |              |
| Parcel Area                  | 3.21 Acres   |
| Total Units                  | 74 Units     |
| Unit per Acre                | 23.1 DU/Acre |
| Total Parking Provided       | 159 Stalls   |
| Gross Residential Floor Area | 116,522 sf   |
| Buildable Land Area          | 140,194 sf   |
| Total Residential FAR        | 0.83         |

| PARCEL 4   |              |
|--|--------------|
| <b>7 STORY MULTI-FAMILY</b>  |              |
| Parcel Area  | 8.66 Acres   |
| Total Units  | 453 Units    |
| Unit per Acre - Max Residential Density of 52.3 du/ac (43.6 + 20%) | 52.3 DU/Acre |
| Total Parking Provided   | 799 Stalls   |
| Gross Residential Floor Area                                       | 535,964 sf   |
| Entire Parcel Sq Ft.   | 377,113 sf   |
| Total Residential FAR  | 1.42         |

| RETAIL                      | EXISTING    | DEMOLISHED | EXISTING TO REMAIN | NEW | TOTAL |
|-----------------------------|-------------|------------|--------------------|-----|-------|
| SHOPS 3                     | 5,000 sf    |            |                    |     | 5,000 |
| PAD 2                       | 3,500 sf    |            |                    |     | 3,500 |
| PAD 3                       | 3,500 sf    |            |                    |     | 3,500 |
| Gross Commercial Floor Area | 12,000 sf   |            |                    |     |       |
| Entire Parcel Sq Ft.        | 377,419 sf  |            |                    |     |       |
| Total Commercial FAR        | <b>0.03</b> |            |                    |     |       |
| Allowable Commercial FAR    | <b>0.30</b> |            |                    |     |       |

| PARCEL 5   |              |
|--|--------------|
| <b>7 STORY MULTI-FAMILY</b>  |              |
| Parcel Area  | 7.40 Acres   |
| Total Units  | 387 Units    |
| Unit per Acre - Max Residential Density of 52.3 du/ac (43.6 + 20%) | 52.3 DU/Acre |
| Total Parking Provided   | 676 Stalls   |
| Gross Residential Floor Area                                       | 463,819 sf   |
| Entire Parcel Sq Ft.   | 322,405 sf   |
| Total Residential FAR  | 1.44         |

| RETAIL                      | EXISTING    | DEMOLISHED | EXISTING TO REMAIN | NEW      | TOTAL |
|-----------------------------|-------------|------------|--------------------|----------|-------|
| SHOPS 4                     | 5,000 sf    |            |                    |          | 5,000 |
| MAJOR 6                     |             |            |                    | 7,000 sf | 7,000 |
| MAJOR 7                     |             |            |                    | 7,000 sf | 7,000 |
| Gross Commercial Floor Area | 19,000 sf   |            |                    |          |       |
| Entire Parcel Sq Ft.        | 322,405 sf  |            |                    |          |       |
| Total Commercial FAR        | <b>0.06</b> |            |                    |          |       |
| Allowable Commercial FAR    | <b>0.30</b> |            |                    |          |       |

| PARCEL 6   |              |
|--|--------------|
| <b>7 STORY MULTI-FAMILY</b>  |              |
| Parcel Area  | 7.34 Acres   |
| Total Units  | 384 Units    |
| Unit per Acre - Max Residential Density of 52.3 du/ac (43.6 + 20%) | 52.3 DU/Acre |
| Total Parking Provided   | 687 Stalls   |
| Gross Residential Floor Area                                       | 457,262 sf   |
| Entire Parcel Sq Ft.   | 319,835 sf   |
| Total Residential FAR  | 1.43         |

| RETAIL                      | EXISTING    | DEMOLISHED | EXISTING TO REMAIN | NEW       | TOTAL     |
|-----------------------------|-------------|------------|--------------------|-----------|-----------|
| MAJOR 3                     |             |            |                    | 20,000 sf | 20,000 sf |
| MAJOR 4                     |             |            |                    | 25,000 sf | 25,000 sf |
| MAJOR 5                     |             |            |                    | 8,000 sf  | 8,000 sf  |
| Gross Commercial Floor Area | 53,000 sf   |            |                    |           |           |
| Entire Parcel Sq Ft.        | 319,835 sf  |            |                    |           |           |
| Total Commercial FAR        | <b>0.17</b> |            |                    |           |           |
| Allowable Commercial FAR    | <b>0.30</b> |            |                    |           |           |

| PARCEL 7   |              |
|--|--------------|
| <b>7 STORY MULTI-FAMILY</b>  |              |
| Parcel Area  | 6.03 Acres   |
| Total Units  | 315 Units    |
| Unit per Acre - Max Residential Density of 52.3 du/ac (43.6 + 20%) | 52.3 DU/Acre |
| Total Parking Provided   | 546 Stalls   |
| Gross Residential Floor Area                                       | 386,880 sf   |
| Entire Parcel Sq Ft.   | 262,628 sf   |
| Total Residential FAR  | 1.47         |

| RETAIL                      | EXISTING    | DEMOLISHED | EXISTING TO REMAIN | NEW      | TOTAL     |
|-----------------------------|-------------|------------|--------------------|----------|-----------|
| RITE AID PAD                | 17,340 sf   |            | 17,340 sf          |          | 17,340 sf |
| SHOPS 5                     |             |            |                    | 7,000 sf | 7,000 sf  |
| Gross Commercial Floor Area | 24,340 sf   |            |                    |          |           |
| Entire Parcel Sq Ft.        | 262,628 sf  |            |                    |          |           |
| Total Commercial FAR        | <b>0.09</b> |            |                    |          |           |
| Allowable Commercial FAR    | <b>0.30</b> |            |                    |          |           |

| PARCEL 8                    |              |
|-----------------------------|--------------|
| <b>RETAIL</b>               |              |
| PAD 1                       | 8,400 sf     |
| Parcel Area                 | 0.65 Acres   |
| Gross Commercial Floor Area | 8,400 sf     |
| Entire Parcel Sq Ft.        | 28,384 sf    |
| Total Commercial FAR        | <b>0.296</b> |
| Allowable Commercial FAR    | <b>0.30</b>  |

| RETAIL DEMOLISHED IN 2040   |            |            |                    |     |       |
|---|------------|------------|--------------------|-----|-------|
| RETAIL  | EXISTING   | DEMOLISHED | EXISTING TO REMAIN | NEW | TOTAL |
| MACY'S ANCHOR   | 254,015 sf | 254,015 sf |                    |     | 0 sf  |
| (E) MALL (Incl. Major 2, Shops 2, 2A, Restaurant, Police, Management) | 55,360 sf  | 55,360 sf  |                    |     | 0 sf  |
| MAJOR 1   | 79,051 sf  | 79,051 sf  |                    |     | 0 sf  |
| SHOPS 1   | 6,795 sf   | 6,795 sf   |                    |     | 0 sf  |

| RETAIL GLA SUBTOTAL  |                   |                   |                    |                  |                   |
|----------------------|-------------------|-------------------|--------------------|------------------|-------------------|
| RETAIL               | EXISTING          | DEMOLISHED        | EXISTING TO REMAIN | NEW              | TOTAL             |
| <b>GLA SUBTOTALS</b> | <b>425,961 sf</b> | <b>395,221 sf</b> | <b>25,740 sf</b>   | <b>79,000 sf</b> | <b>116,740 sf</b> |

| PARKING PROVIDED           |            |
|----------------------------|------------|
| Surface Parking for Retail | 619 spaces |

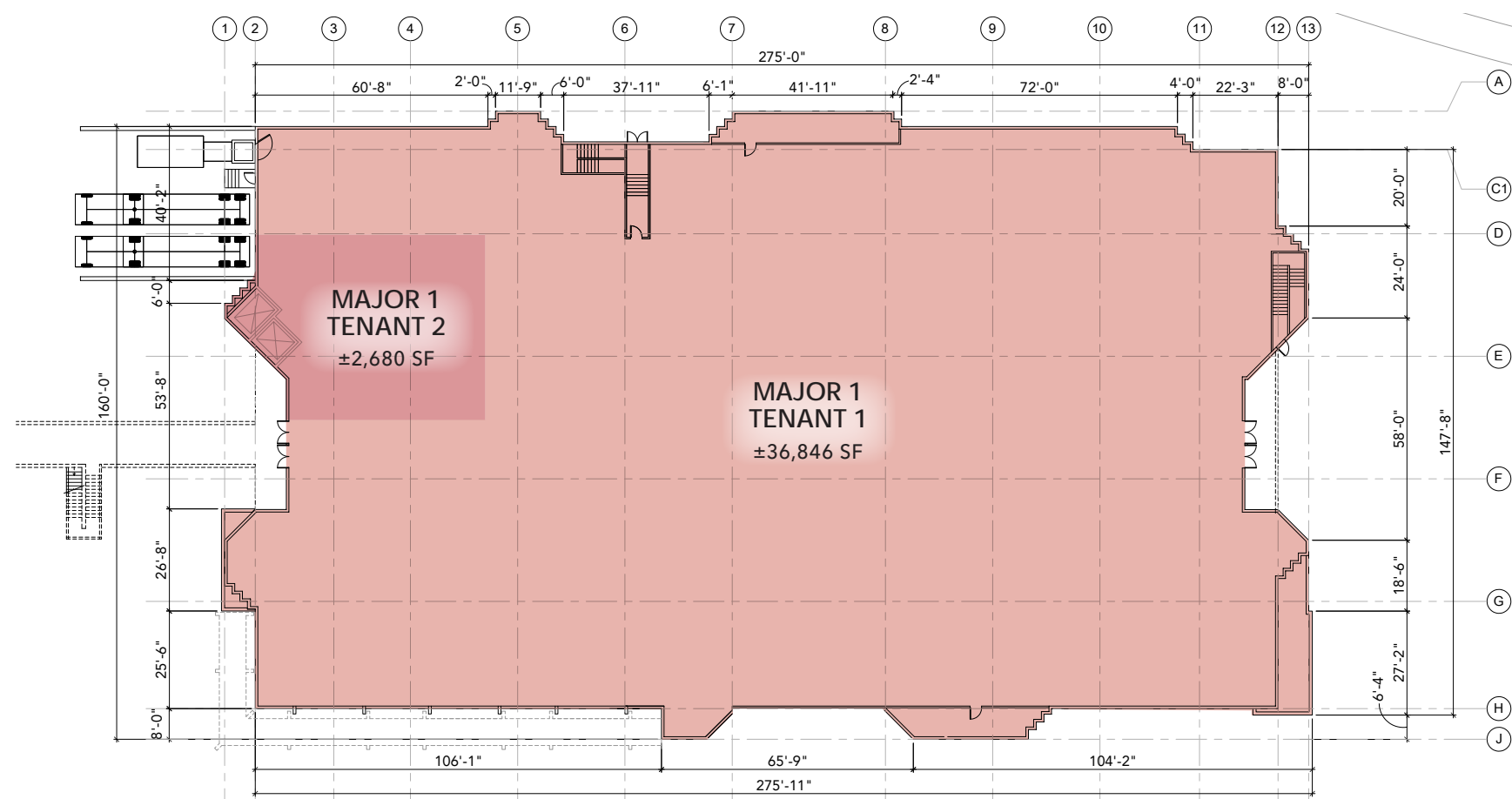
| RESIDENTIAL PROJECT SUMMARY   |                    |
|-------------------------------|--------------------|
| <b>2025 PLAN</b>              |                    |
| Townhomes                     | 266 units          |
| Multi-Family                  | 453 units          |
| Total Proposed Housing        | 719 units          |
| <b>2040 PLAN</b>              |                    |
| Townhomes                     | 60 units           |
| Multi-Family                  | 1,086 units        |
| Total Proposed Housing        | 1,146 units        |
| <b>TOTAL PROPOSED HOUSING</b> | <b>1,865 units</b> |

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PROJECT DATA SUMMARY - 2040 SB330 VISION PLAN

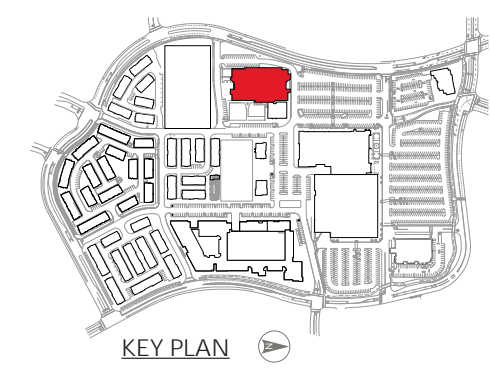




GROUND LEVEL



UPPER LEVEL



**LEGEND**

- SHOPS
- PAD
- MAJOR
- STRUCTURED PARKING
- SERVICE

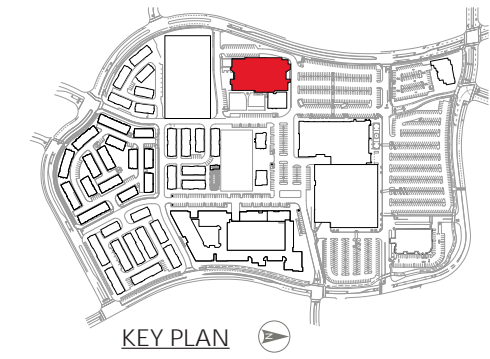
**BUILDING SUMMARY**

**MAJOR 1**

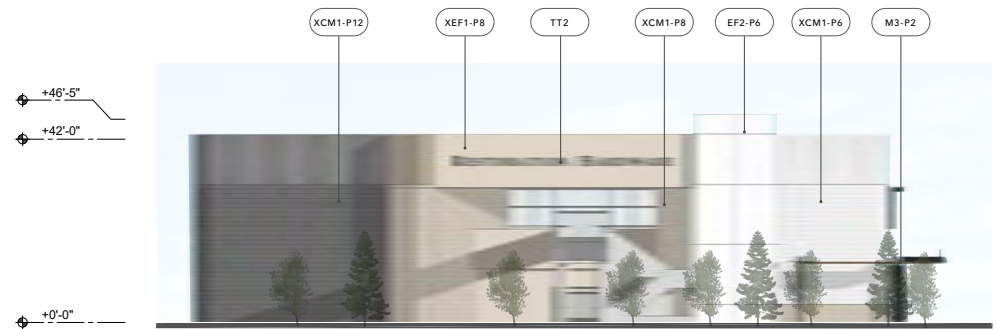
2-STORY BUILDING  
 GROUND FLOOR - MERCANTILE GROUP M - RETAIL USE  
 UPPER LEVEL - MERCANTILE GROUP M - RETAIL USE  
 CONSTRUCTION TYPE - IIIA FULLY SPRINKLERED



2025 MASTER PLAN - MAJOR 1 FLOOR PLANS



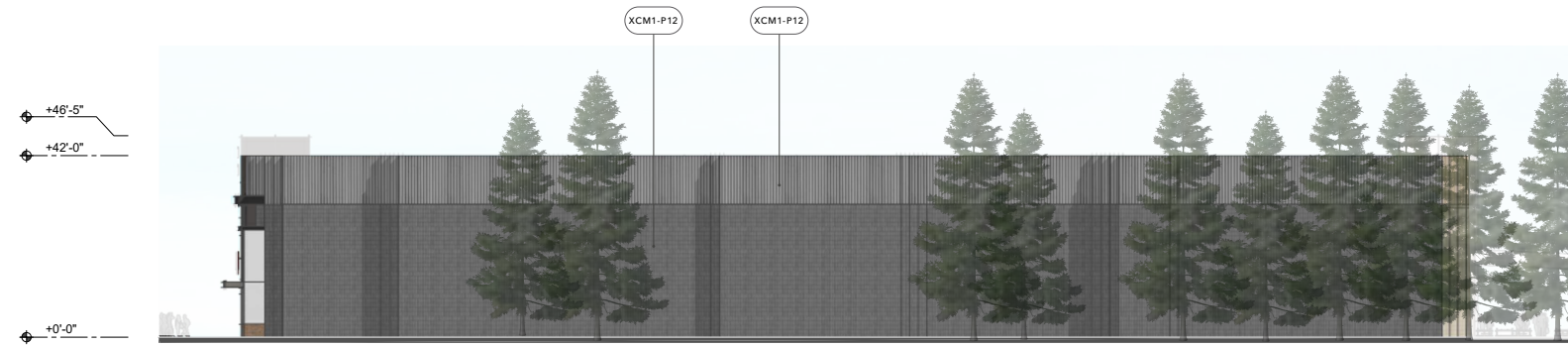
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

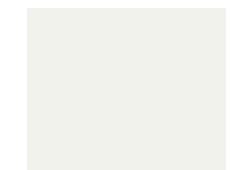
MATERIAL FINISH



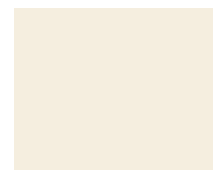
B1 - BRICK  
BELDEN BRICK  
BELCREST 730 -  
RUNNING BOND



P2 - PAINT  
KELLY-MOORE  
ZIN CLUSTER



P6 - PAINT  
KELLY-MOORE  
PEARLY WHITE



P8 - PAINT  
KELLY-MOORE  
WHITEWASHED FENCE



P10 - PAINT  
KELLY-MOORE  
BARNWOOD



P12 - PAINT  
KELLY-MOORE  
VOLCANIC ROCK



P13 - PAINT  
KELLY-MOORE  
SHADOW CLIFF

MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRG)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barrwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

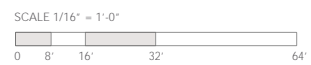
- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

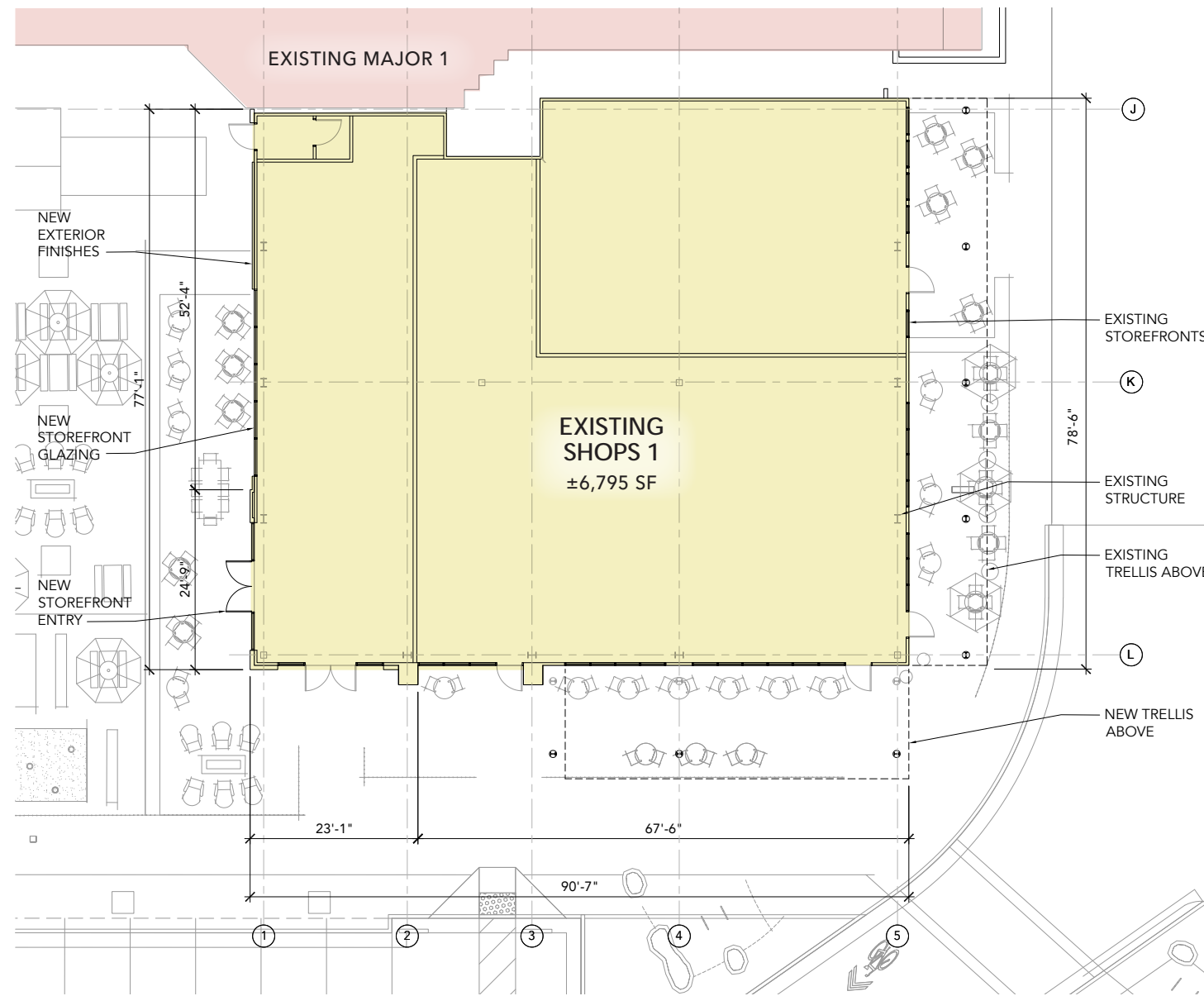
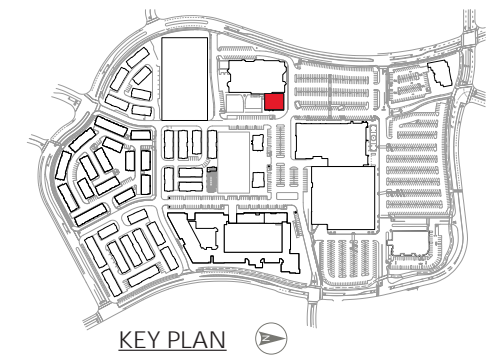
- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

NOTES

- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only



2025 MASTER PLAN - MAJOR 1 ELEVATIONS



FLOOR PLAN

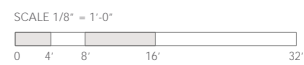
LEGEND

- SHOPS
- PAD
- MAJOR
- STRUCTURED PARKING
- SERVICE

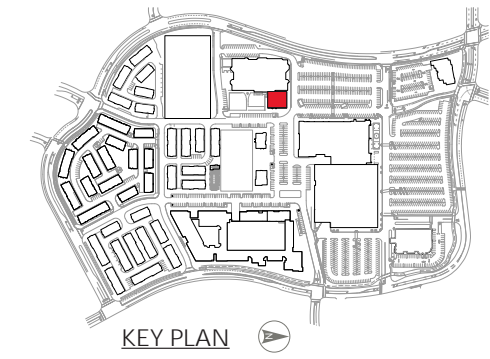
BUILDING SUMMARY

SHOPS 1

EXISTING 1-STORY BUILDING  
 MERCANTILE GROUP M - RETAIL USE  
 CONSTRUCTION TYPE - IIIIB FULLY SPRINKLERED



2025 MASTER PLAN - SHOPS 1 FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE

MATERIAL FINISH



B3 - BRICK  
BELDEN BRICK  
BURBANK BLEND COARSE VELOUR  
ROMAN BRICK



C2 - FIBER CEMENT  
NICHIIA  
BARK



C3 - FIBER CEMENT  
NICHIIA  
ASH



P2 - PAINT  
KELLY-MOORE  
ZIN CLUSTER



P3 - PAINT  
KELLY-MOORE  
IRONWOOD



P13 - PAINT  
KELLY-MOORE  
SHADOW CLIFF

MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skin Coat Stucco (\*)
- CN1 Concrete Base (GFRC)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

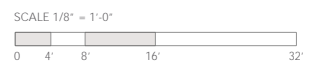
- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

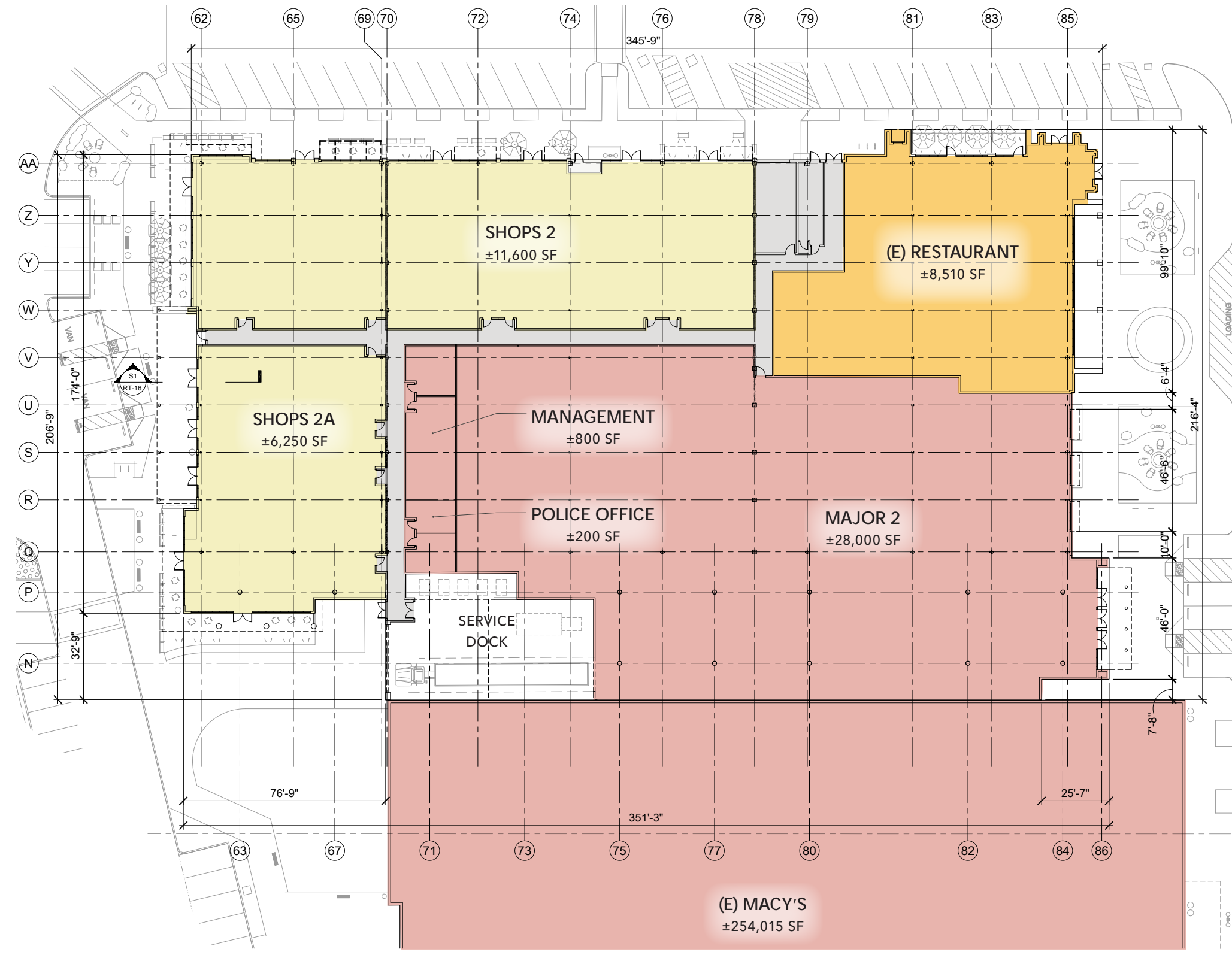
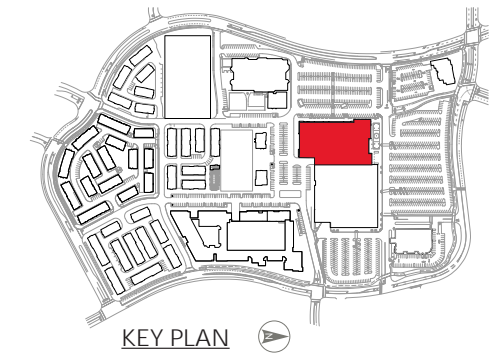
- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

NOTES

- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only



2025 MASTER PLAN - SHOPS 1 ELEVATIONS



**BUILDING SUMMARY**

**SHOPS 2, 2A, MAJOR 2, RESTAURANT**  
 1-STORY BUILDING  
 ASSEMBLY GROUP A-2 - RESTAURANT USE  
 MERCANTILE GROUP M - RETAIL USE  
 CONSTRUCTION TYPE - IIA FULLY SPRINKLERED

**EXISTING ANCHOR TO REMAIN**  
 1-STORY BUILDING  
 MERCANTILE GROUP M - RETAIL USE  
 CONSTRUCTION TYPE - IA FULLY SPRINKLERED

**LEGEND**

|                    |  |
|--------------------|--|
| SHOPS              |  |
| PAD                |  |
| MAJOR              |  |
| STRUCTURED PARKING |  |
| SERVICE            |  |



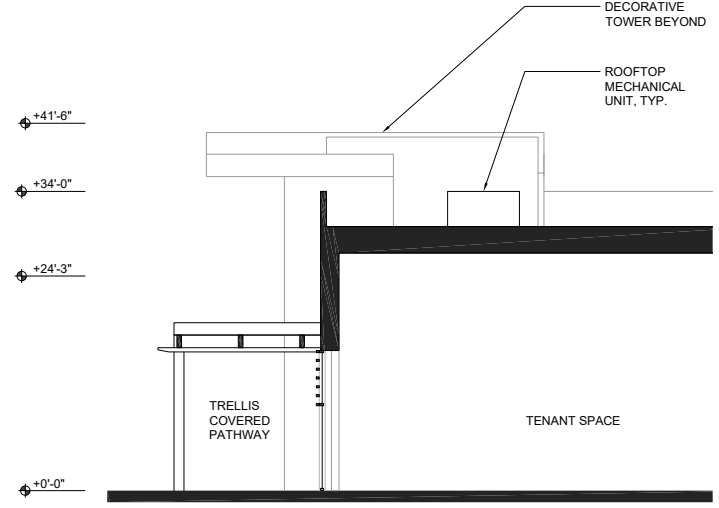
2025 MASTER PLAN - SHOPS 2, 2A, AND MAJOR 2 FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION



SECTION



SHOPS 2A PERSPECTIVE



SHOPS 2A TRELLIS PERSPECTIVE

MATERIAL FINISH



T1 - PORCELAIN TILE  
TILE SHOP  
DIAMOND SHAPE - GREY

T2 - PORCELAIN TILE  
TILE SHOP  
DIAMOND SHAPE - WHITE



C1A - FIBER CEMENT  
HARDIE ARTISAN V-GROOVE  
SEAGRASS - WARM CLAY

C1B - FIBER CEMENT  
HARDIE ARTISAN V-GROOVE  
SEAGRASS - TIMBER BARK

C2 - FIBER CEMENT  
NICHIIHA  
BARK



P2 - PAINT  
KELLY-MOORE  
ZIN CLUSTER

P3 - PAINT  
KELLY-MOORE  
IRONWOOD

P6 - PAINT  
KELLY-MOORE  
PEARLY WHITE



P11 - PAINT  
KELLY-MOORE  
STILETTO

P13 - PAINT  
KELLY-MOORE  
SHADOW CLIFF

L2 - LIGHT SCONCE  
LIGMAN LIGHTING  
VANCOUVER

MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRG)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

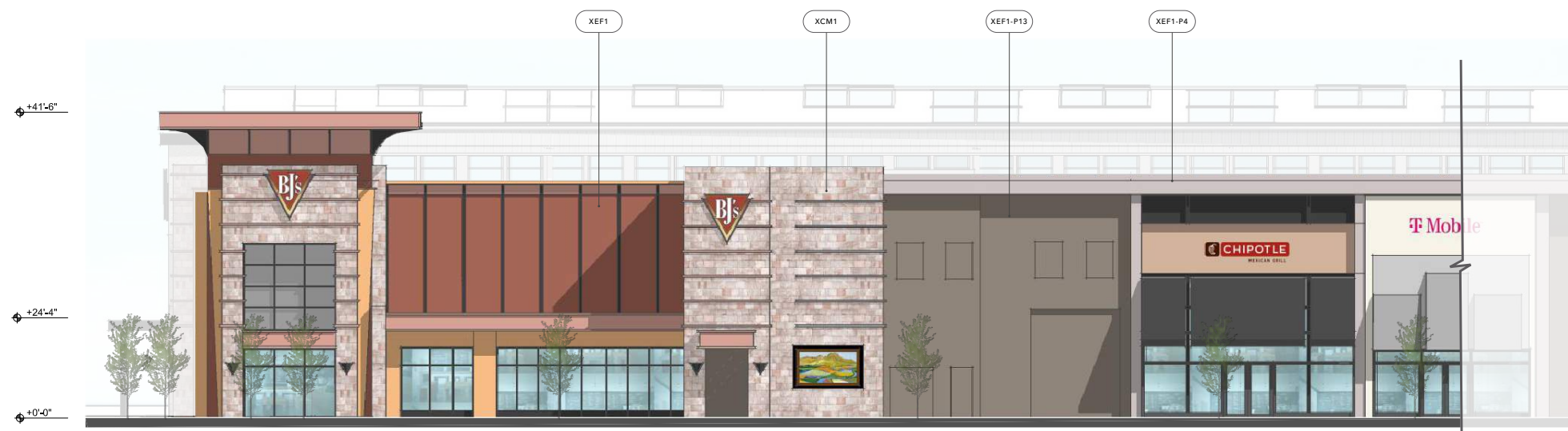
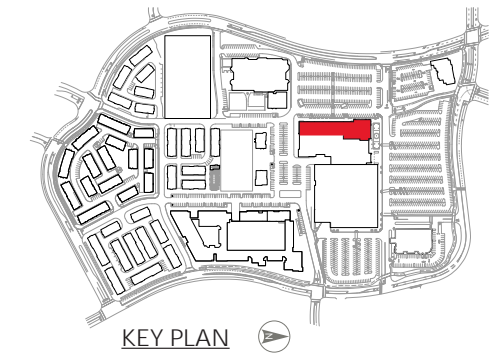
NOTES

- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only



2025 MASTER PLAN - SHOPS 2A ELEVATIONS





WEST ELEVATION - NORTH



WEST ELEVATION - SOUTH

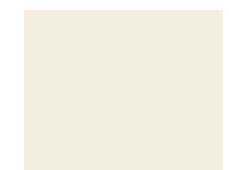
MATERIAL FINISH



T1 - PORCELAIN TILE  
TILE SHOP  
DIAMOND SHAPE - GREY



P3 - PAINT  
KELLY-MOORE  
IRONWOOD



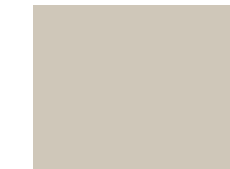
P8 - PAINT  
KELLY-MOORE  
WHITWASHED FENCE



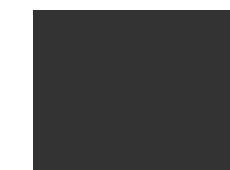
P13 - PAINT  
KELLY-MOORE  
SHADOW CLIFF



T2 - PORCELAIN TILE  
TILE SHOP  
DIAMOND SHAPE - WHITE



P4 - PAINT  
KELLY-MOORE  
LOVER'S HIDEAWAY



P11 - PAINT  
KELLY-MOORE  
STILETTO



L2 - LIGHT SCONCE  
LIGMAN LIGHTING  
VANCOUVER

MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRG)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

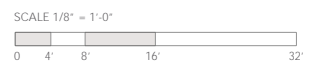
- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

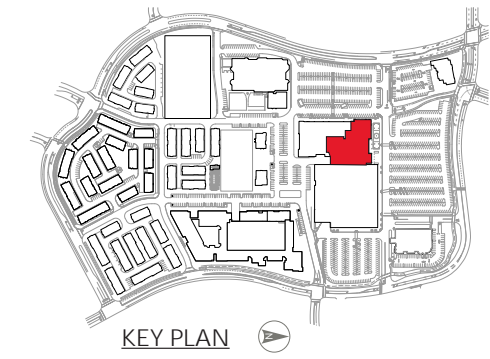
- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

NOTES

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- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only



2025 MASTER PLAN - SHOPS 2A ELEVATIONS



SOUTH MALL ELEVATION REFERENCE (NOT TO SCALE)



NORTH MALL ELEVATION REFERENCE (NOT TO SCALE)

MATERIAL FINISH



C4 - FIBER CEMENT  
NICHIHA  
CEDAR



P4 - PAINT  
KELLY-MOORE  
LOVER'S HIDEAWAY



P10 - PAINT  
KELLY-MOORE  
BARNWOOD



P11 - PAINT  
KELLY-MOORE  
STILETTO

MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRC)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

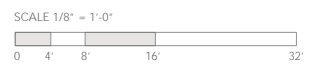
- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

NOTES

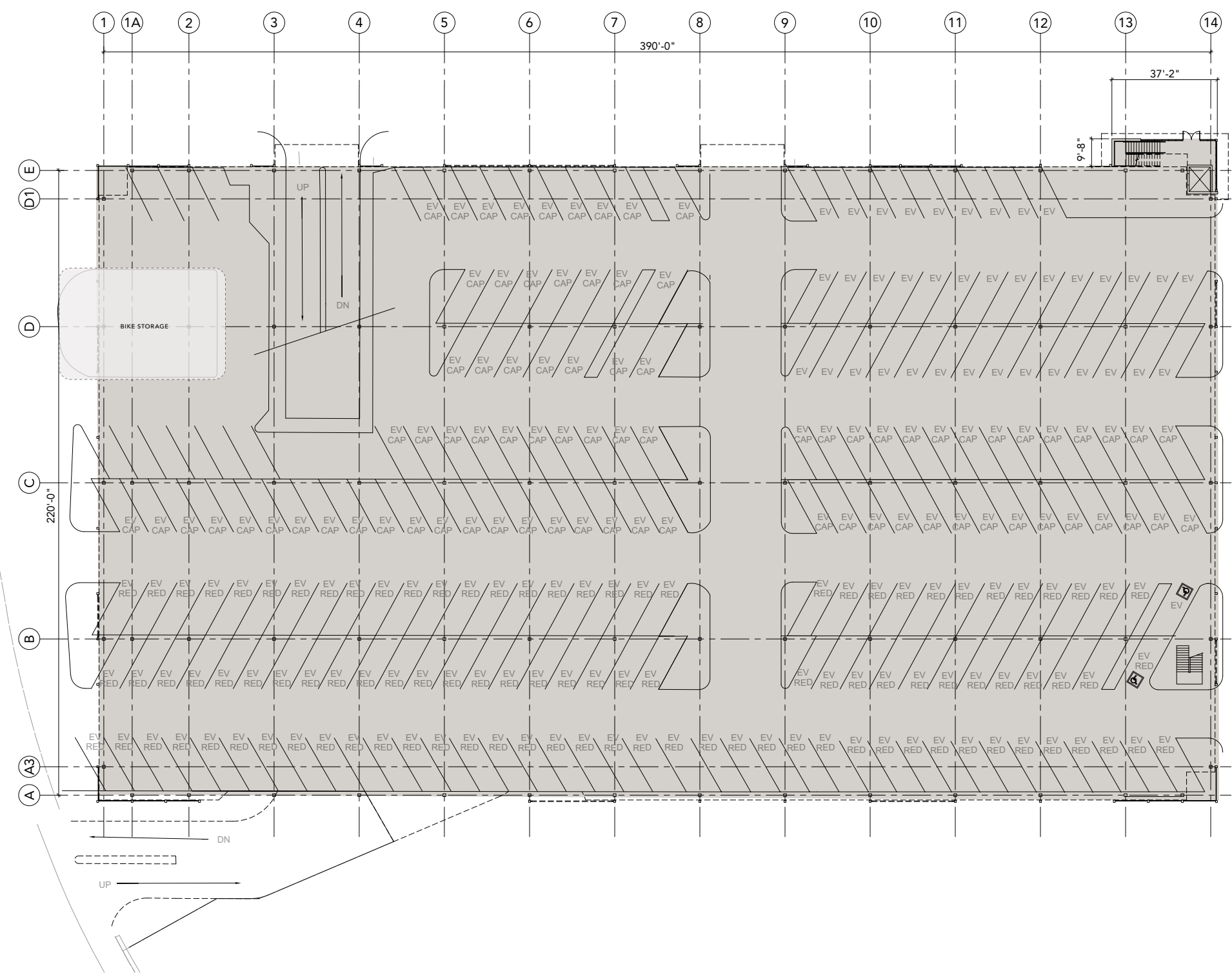
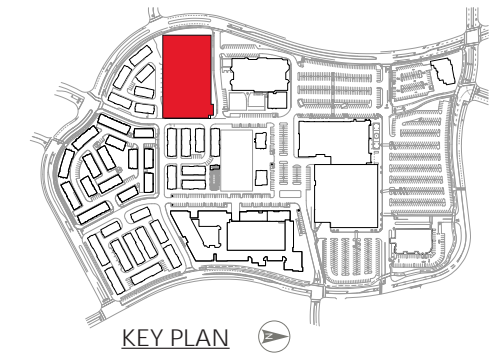
- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only



NORTH ELEVATION



2025 MASTER PLAN - MAJOR 2 ELEVATIONS



**LEGEND**

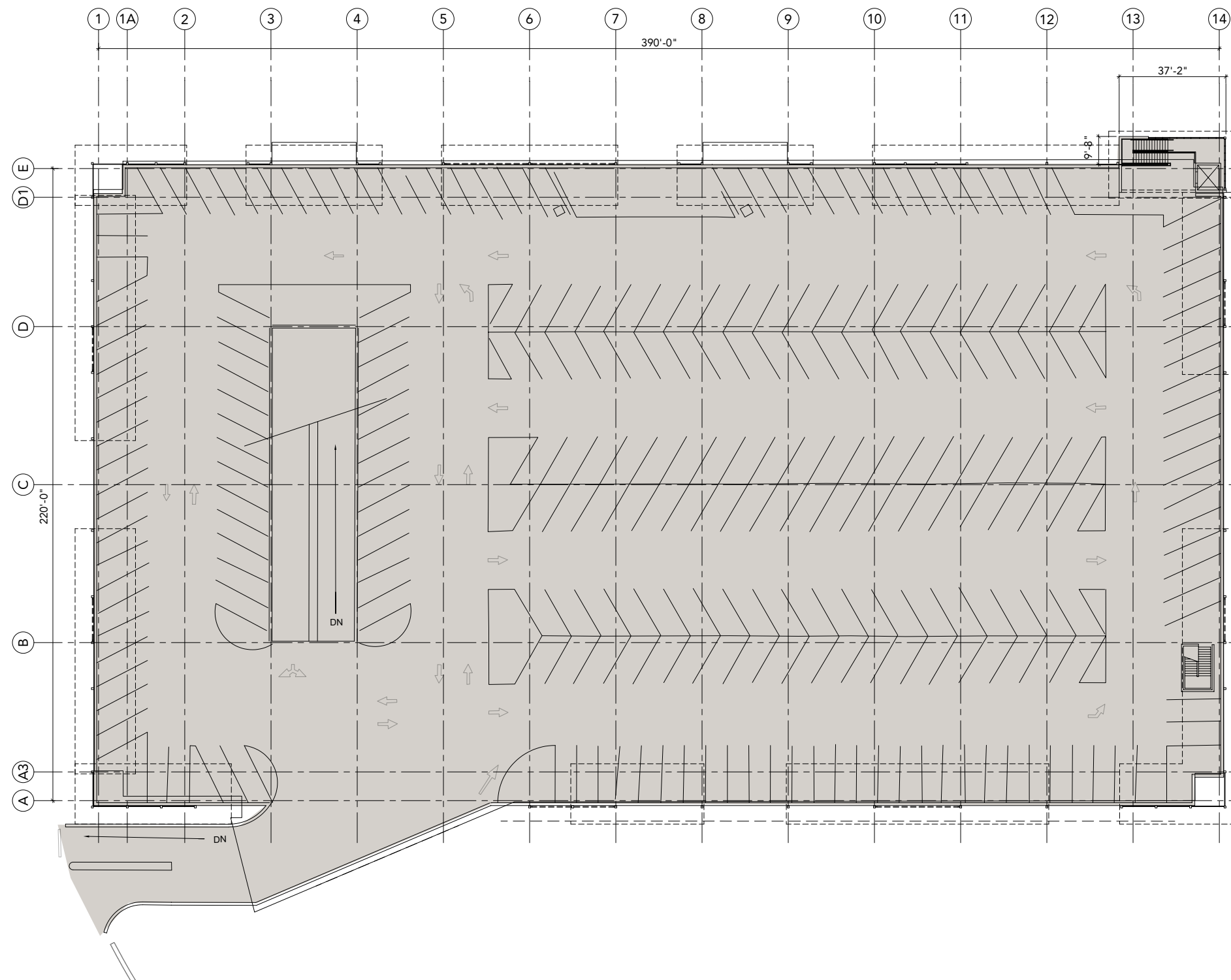
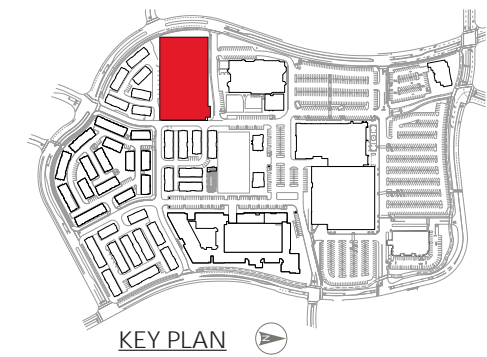
|                    |  |
|--------------------|--|
| SHOPS              |  |
| PAD                |  |
| MAJOR              |  |
| STRUCTURED PARKING |  |
| SERVICE            |  |

**BUILDING SUMMARY**

2-STORY PARKING STRUCTURE  
 LOW-HAZARD GROUP S-2 - PARKING GARAGE  
 CONSTRUCTION TYPE - IA  
 STREET LOWER LEVEL - FULLY SPRINKLERED



2025 MASTER PLAN - PARKING STRUCTURE STREET LEVEL FLOOR PLAN

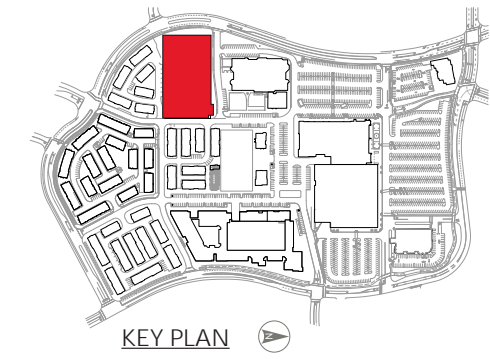


**LEGEND**

|                    |  |
|--------------------|--|
| SHOPS              |  |
| PAD                |  |
| MAJOR              |  |
| STRUCTURED PARKING |  |
| SERVICE            |  |



2025 MASTER PLAN - PARKING STRUCTURE UPPER LEVEL FLOOR PLAN



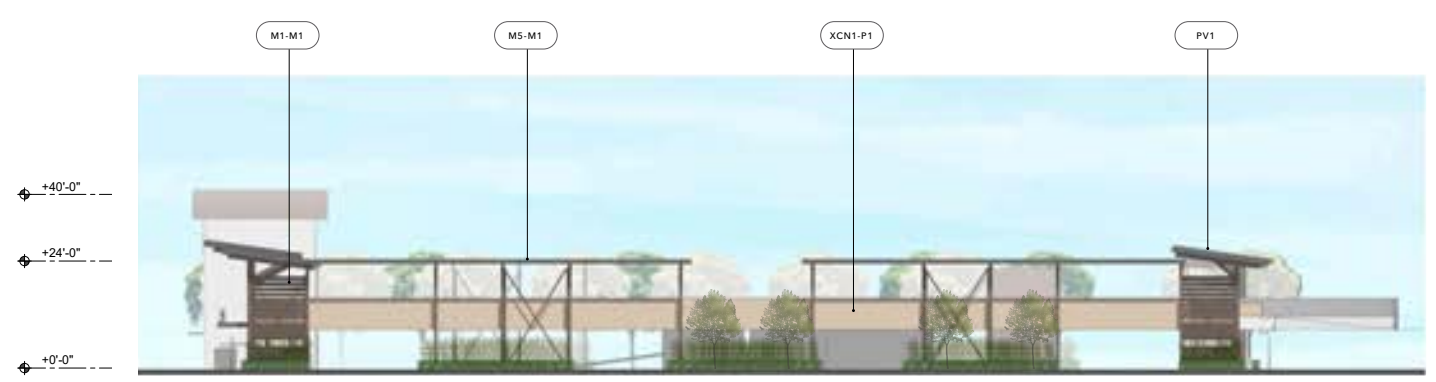
**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



**ENTRY TOWER PERSPECTIVE**

**MATERIAL FINISH**



**MATERIAL TYPE**

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skin Coat Stucco (\*)
- CN1 Concrete Base (GFRG)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
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- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

**MISCELLANEOUS ITEMS**

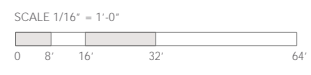
- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

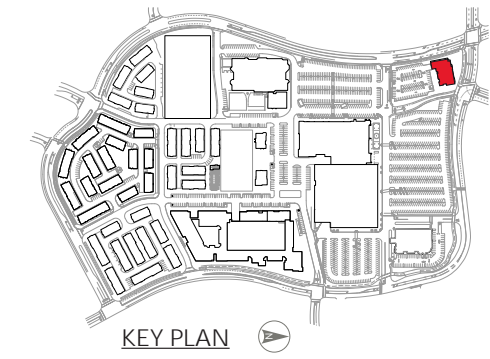
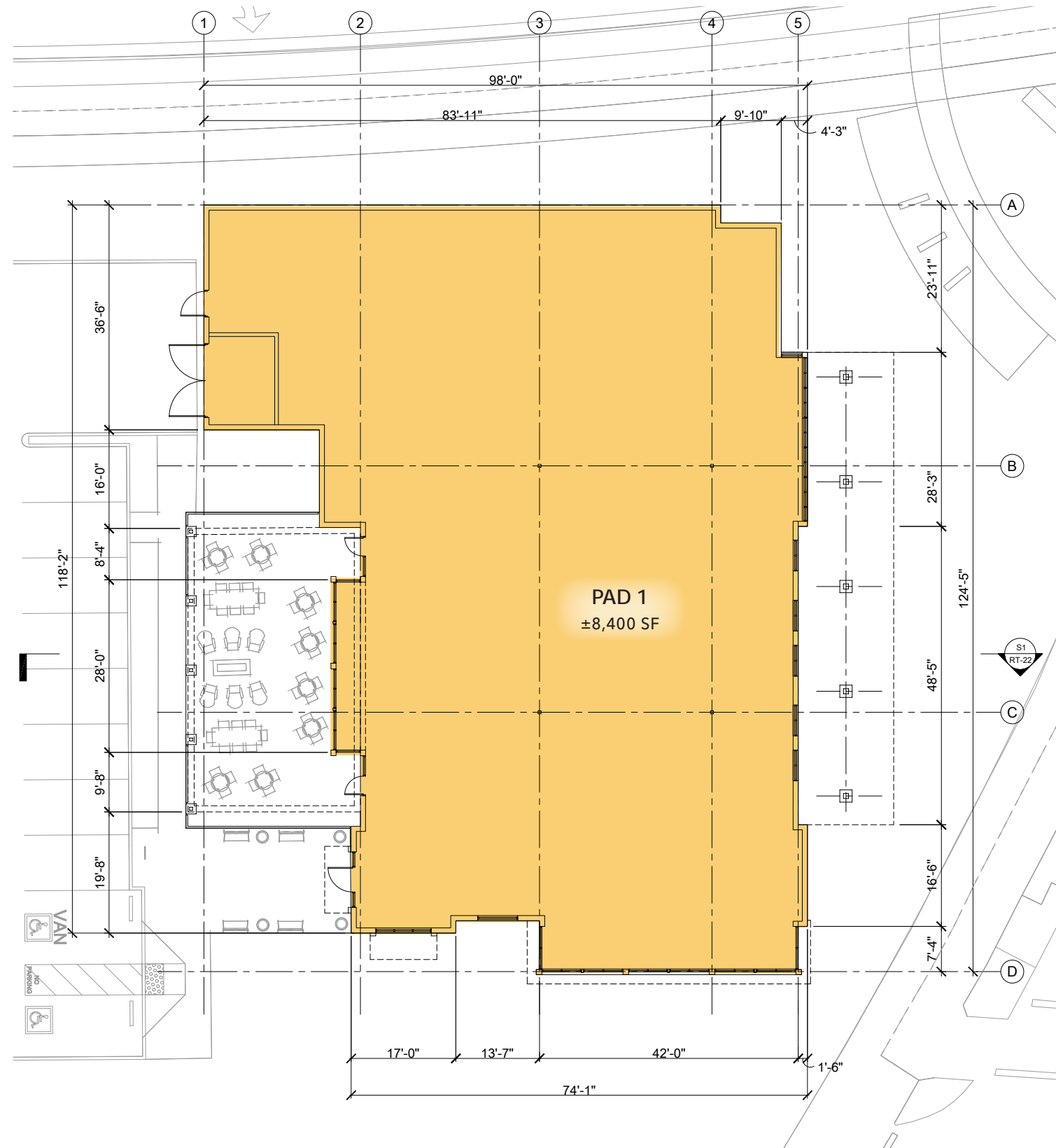
**EXISTING TO REMAIN**

- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

**NOTES**

- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only





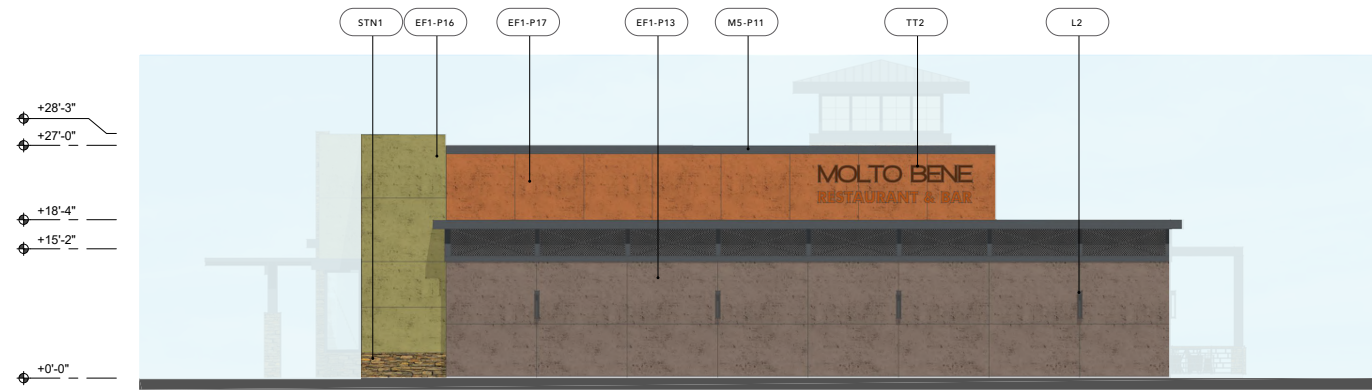
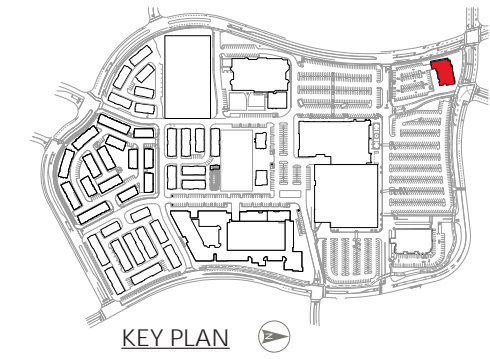
**BUILDING SUMMARY**  
 1-STORY BUILDING  
 ASSEMBLY GROUP A-2 - RESTAURANT USE  
 CONSTRUCTION TYPE - VB FULLY SPRINKLERED

**LEGEND**

|                    |  |
|--------------------|--|
| SHOPS              |  |
| PAD                |  |
| MAJOR              |  |
| STRUCTURED PARKING |  |
| SERVICE            |  |



2025 MASTER PLAN - PAD 1 FLOOR PLAN



WEST ELEVATION



NORTH ELEVATION

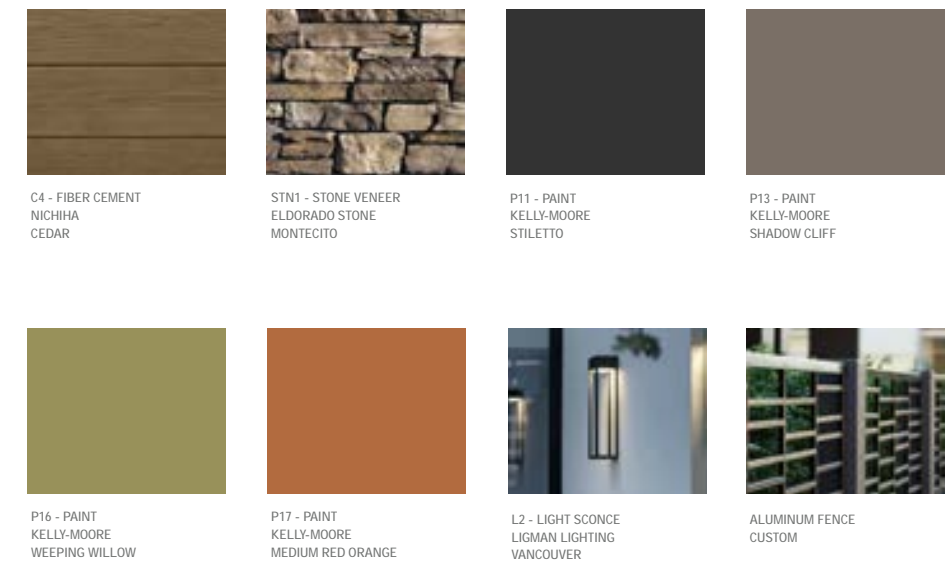


EAST ELEVATION



SOUTH ELEVATION

MATERIAL FINISH



MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRG)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

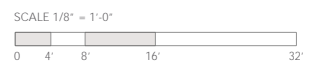
- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

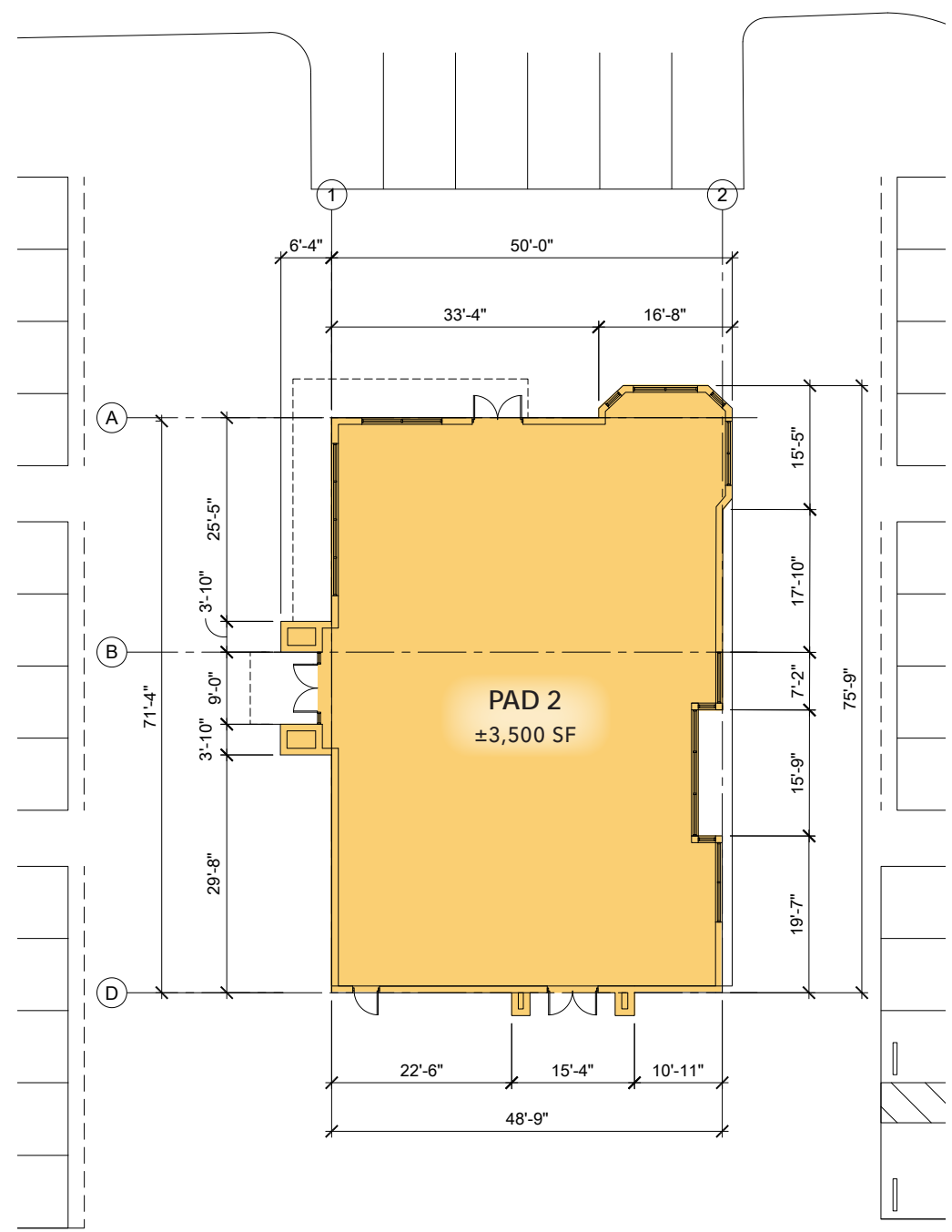
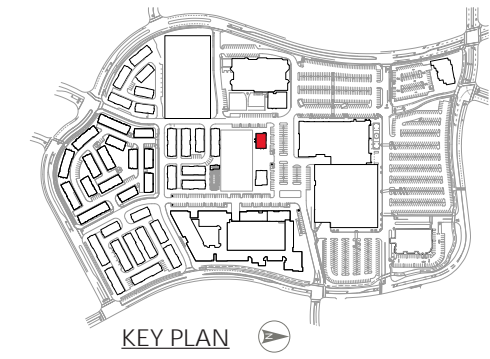
- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

NOTES

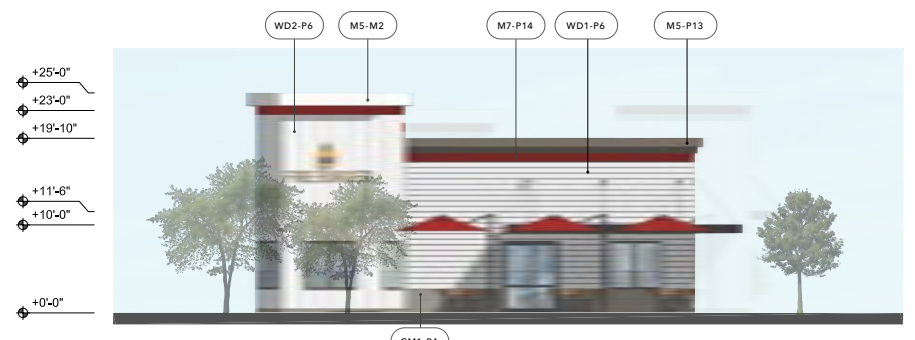
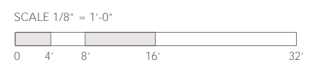
- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only



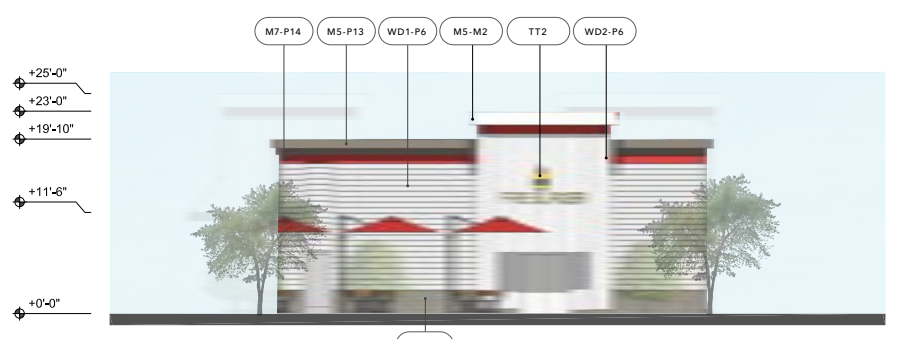
2025 MASTER PLAN - PAD 1 ELEVATIONS



FLOOR PLAN



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

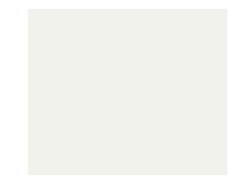


SOUTH ELEVATION

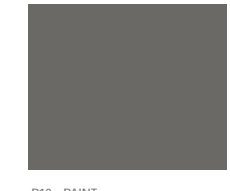
MATERIAL FINISH



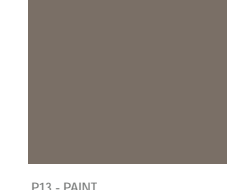
P4 - PAINT  
KELLY-MOORE  
LOVER'S HIDEAWAY



P6 - PAINT  
KELLY-MOORE  
PEARLY WHITE



P12 - PAINT  
KELLY-MOORE  
VOLCANIC ROCK



P13 - PAINT  
KELLY-MOORE  
SHADOW CLIFF



P14 - PAINT  
KELLY-MOORE  
COSTA RICAN PALM

MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRG)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
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- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
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MISCELLANEOUS ITEMS

- ART1 Mural or Artwork, TBD
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- LP1 Landscape Planter and Green Screen
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- XEF1 Existing Stucco to remain
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NOTES

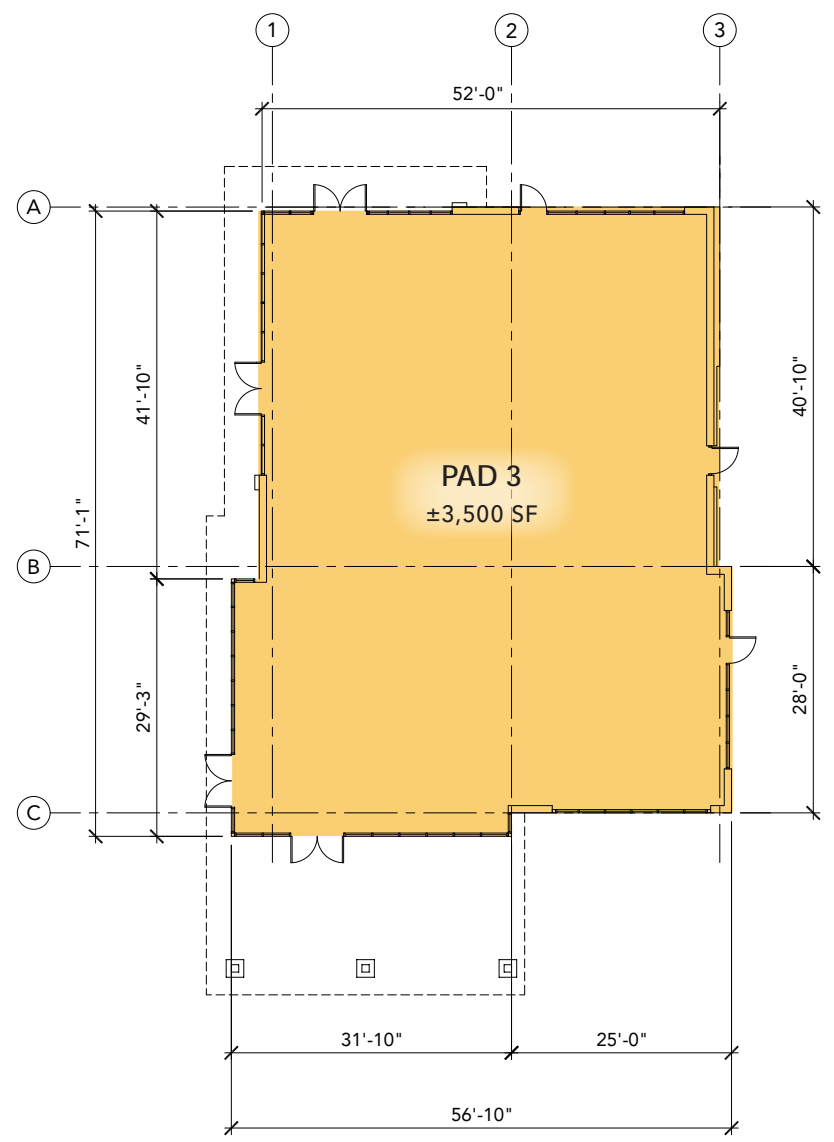
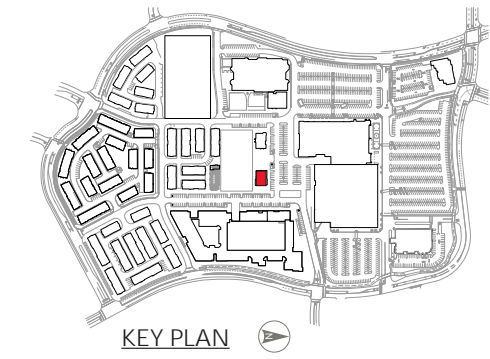
- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only

BUILDING SUMMARY

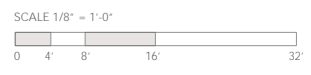
1-STORY BUILDING  
ASSEMBLY GROUP A-2 - RESTAURANT USE  
CONSTRUCTION TYPE - VB FULLY SPRINKLERED

2025 MASTER PLAN - PAD 2 FLOOR PLAN + ELEVATIONS

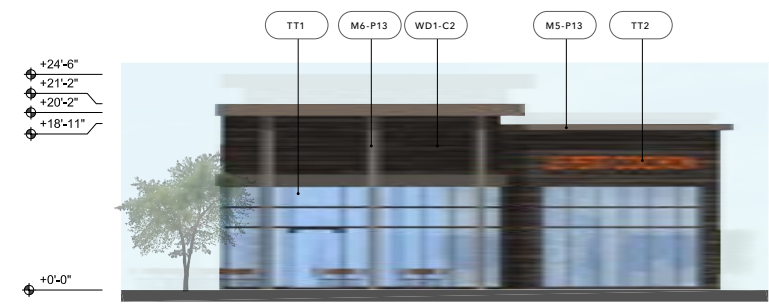




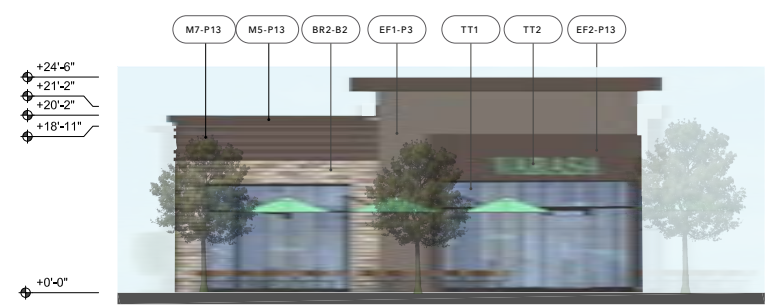
FLOOR PLAN



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MATERIAL FINISH



B3 - BRICK  
BELDEN ROMAN BRICK  
TAN & BROWN MIX -



C2 - FIBER CEMENT  
NICHHA  
BARK



P2 - PAINT  
KELLY-MOORE  
ZIN CLUSTER



P3 - PAINT  
KELLY-MOORE  
IRONWOOD



P13 - PAINT  
KELLY-MOORE  
SHADOW CLIFF

MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
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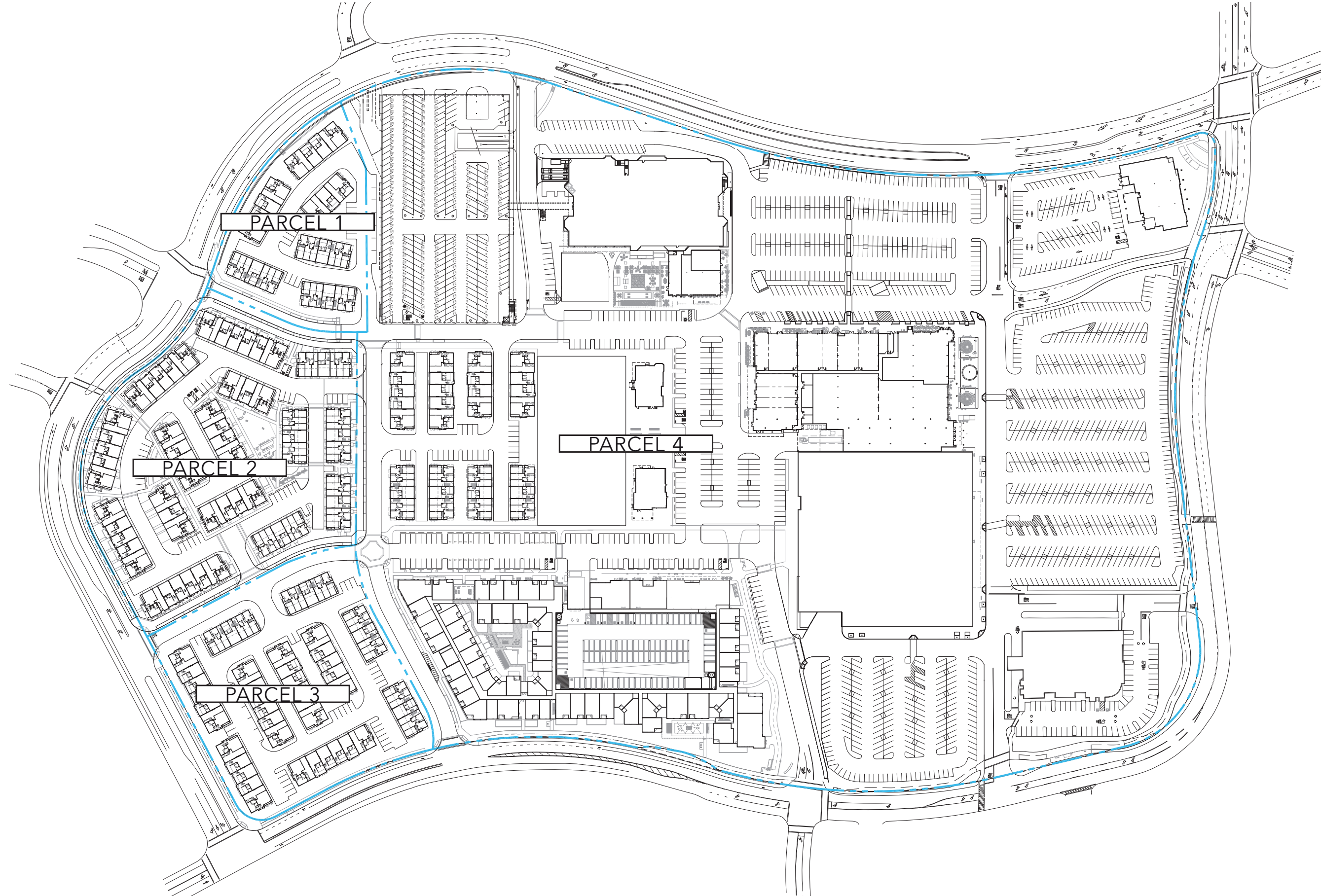
NOTES

- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only

BUILDING SUMMARY

1-STORY BUILDING  
ASSEMBLY GROUP A-2 - RESTAURANT USE  
MERCANTILE GROUP M - RETAIL USE  
CONSTRUCTION TYPE - VB FULLY SPRINKLERED

2025 MASTER PLAN - PAD 3 FLOOR PLAN + ELEVATIONS



SCALE 1" = 60'-0"  
0 30' 60' 120' 240'



2025 SB330 MASTER PLAN - STREET LEVEL

# NORTHGATE TOWN SQUARE

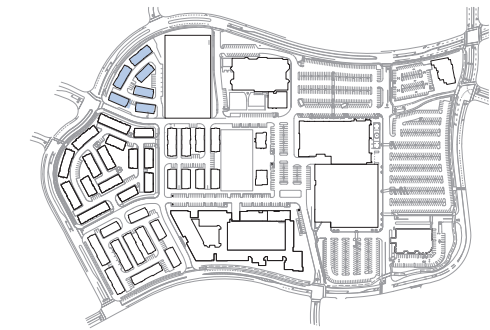
REDEVELOPMENT PLAN



CSW | ST 2



RE-1



KEY PLAN 

**PARCEL 1 - PROJECT DESCRIPTION**

A 38-UNIT TOWNHOME PROJECT CONSISTING OF 6 3-STORY TYPE-V BUILDINGS.

**PARCEL 1 - PARKING SUMMARY**

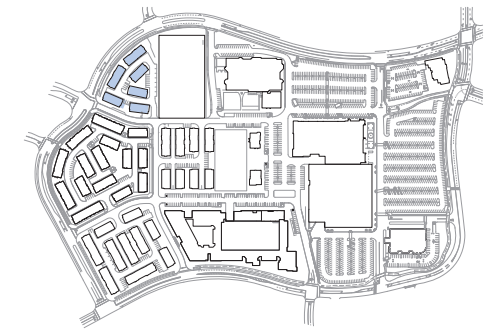
| ASSIGNED RESIDENTIAL STALLS IN GARAGE  | UNASSIGNED OUTDOOR GUEST STALLS |                     |                | TOTAL STALLS PROVIDED |
|--|---------------------------------|---------------------|----------------|-----------------------|
|  | STANDARD STALLS                 | (5% REQUIRED)       |                |                       |
|  |                                 | STANDARD ADA STALLS | VAN ADA STALLS |                       |
| 58   | 18                              | 3                   | 2              | 81                    |
|  |                                 | 23                  |                |                       |
| EV REQUIREMENT FOR OUTDOOR PARKING   |                                 |                     |                |                       |
| EV CHARGER REQUIRED  | 15% OF TOTAL PARKING            |                     |                | 4                     |
| EV CHARGER PROVIDED  |                                 |                     |                | 4                     |
| EV READY REQUIRED  | 85% OF TOTAL PARKING            |                     |                | 19                    |
| EV READY PROVIDED  |                                 |                     |                | 19                    |
| A 40 AMPERE 208/240 VOLT DEDICATED EV BRANCH CIRCUIT TO BE INSTALLED IN GARAGE FOR EACH UNIT |                                 |                     |                |                       |

**PARCEL 1 - RESIDENTIAL SQUARE FOOTAGE**

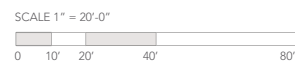
| LEVEL        | RESIDENTIAL R- 2 OCC. | RESIDENTIAL AREA (EXCLUDING GARAGE) | GARAGE S-2 OCC.  |
|--------------|-----------------------|-------------------------------------|------------------|
| LEVEL 1      | 10,259 sf             | 10,259 sf                           | 12,817 sf        |
| LEVEL 2      | 22,341 sf             | 22,341 sf                           |                  |
| LEVEL 3      | 22,212 sf             | 22,212 sf                           |                  |
| <b>TOTAL</b> | <b>54,813 sf</b>      | <b>54,813 sf</b>                    | <b>12,817 sf</b> |

**PARCEL 1 - UNIT SUMMARY**

| UNIT TYPE          |              | UNIT FLOOR AREA | GARAGE       | UNIT COUNT | TOTAL DU FLOOR AREA | UNIT TYPE TOTAL | UNIT %      |
|--------------------|--------------|-----------------|--------------|------------|---------------------|-----------------|-------------|
| 1 BR'S             | SOLO PLAN 1  | 470 sf          | SINGLE       | 6          | 2,820 sf            | 6               | 16%         |
| 2 BR'S             | SPLIT PLAN 2 | 1503 sf         | 2 CAR        | 6          | 9,018 sf            | 18              | 47%         |
|                    | SOLO PLAN 2  | 1358 sf         | SINGLE       | 6          | 8,148 sf            |                 |             |
|                    | SOLO PLAN 3  | 1,575 sf        | SINGLE       | 6          | 9,450 sf            |                 |             |
| 3 BR'S             | SPLIT PLAN 1 | 1,441 sf        | 2 CAR TANDEM | 6          | 8,646 sf            | 8               | 21%         |
|                    | SPLIT PLAN 3 | 2,019 sf        | 2 CAR        | 2          | 4,038 sf            |                 |             |
| 4 BR'S             | SPLIT PLAN 4 | 2,107 sf        | 2 CAR        | 3          | 6,321 sf            | 6               | 16%         |
|                    | SOLO PLAN 4  | 2,092 sf        | 2 CAR        | 0          | 0,000 sf            |                 |             |
|                    | SOLO PLAN 5  | 2,124 sf        | 2 CAR        | 3          | 6,372 sf            |                 |             |
| <b>TOTAL UNITS</b> |              |                 |              | <b>38</b>  | <b>54,813 sf</b>    | <b>38</b>       | <b>100%</b> |



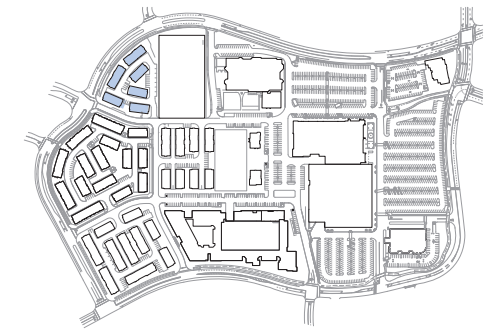
KEY PLAN



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 1 - LEVEL 1 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN



KEY PLAN



SCALE 1" = 20'-0"



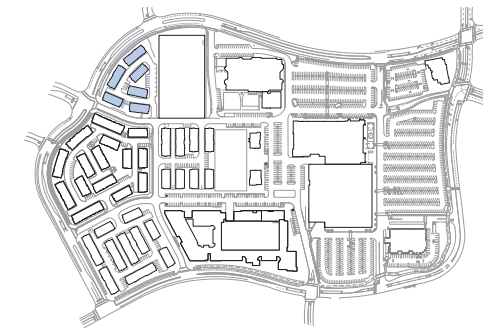
TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 1 - LEVEL 2 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN



RE-4



KEY PLAN



SCALE 1" = 20'-0"  
0 10' 20' 40' 80'



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 1 - LEVEL 3 FLOOR PLAN

# NORTHGATE TOWN SQUARE

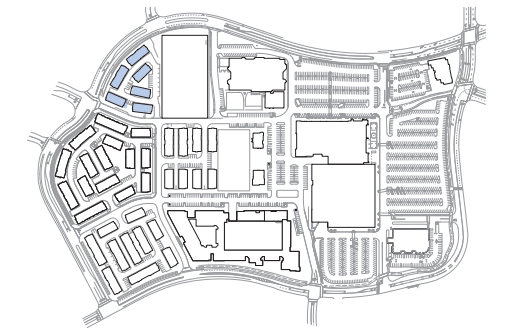
REDEVELOPMENT PLAN



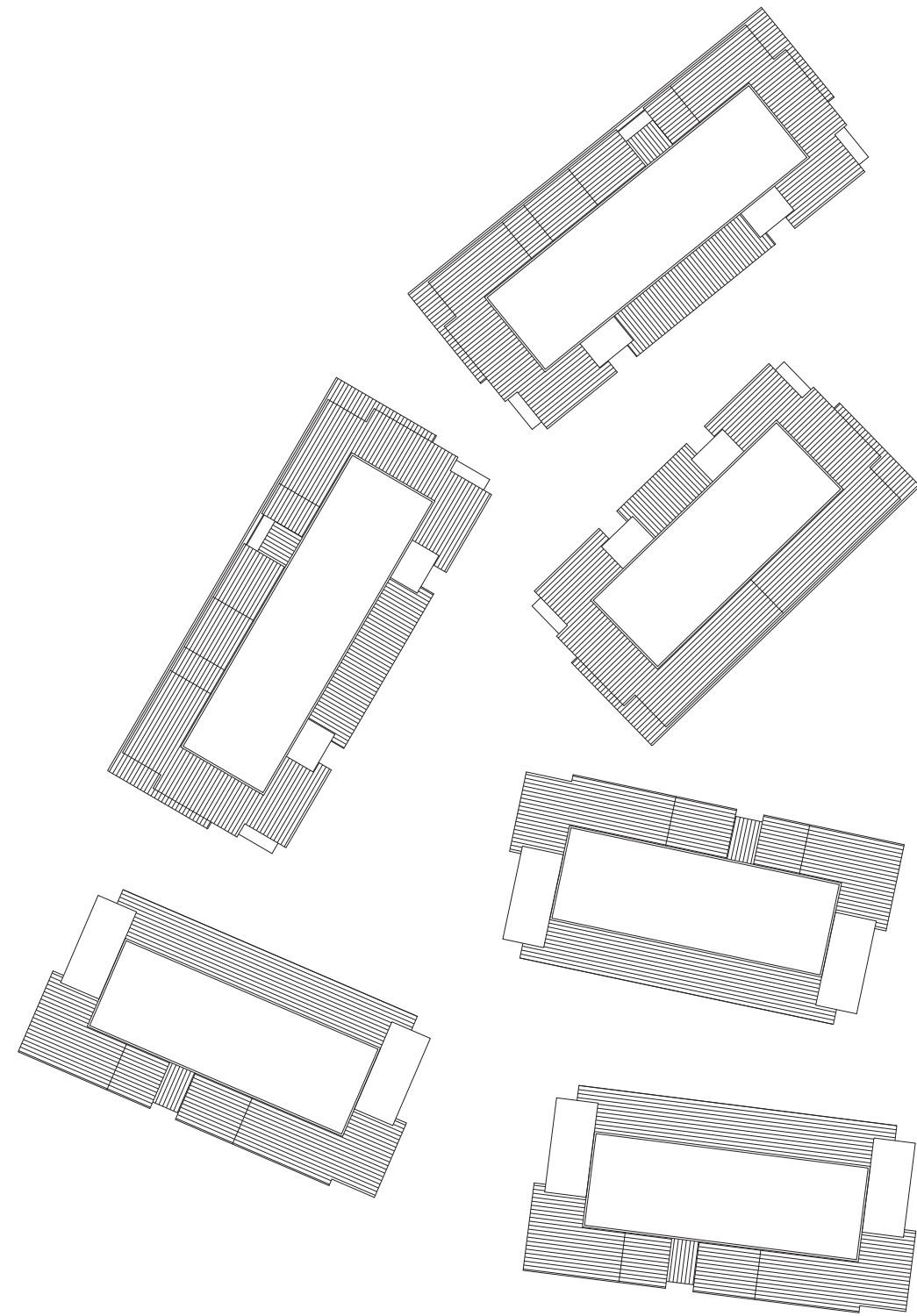
CSW | ST 2



RE-5



KEY PLAN



SCALE 1" = 20'-0"



NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.

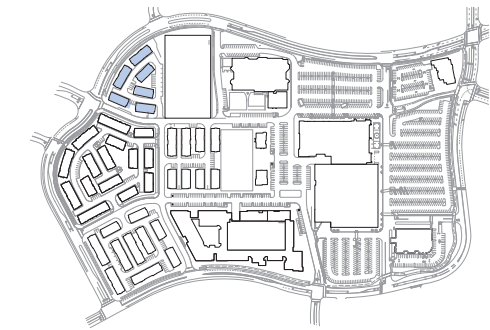
TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.

PARCEL 1 - ROOF PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN



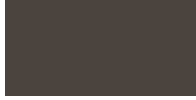

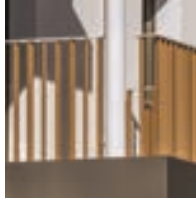





KEY PLAN



NORTH ELEVATION

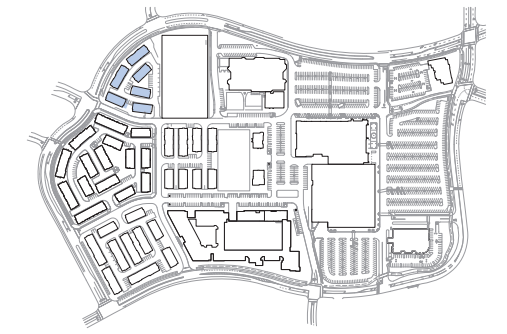
- |  |  |
|--|--|
|   |   |
| (B2) FIBER CEMENT PANEL<br>TRESPA - PURA<br>AGED ASH                                 | (B3) FIBER CEMENT PANEL<br>TRESPA - PURA<br>SIBERIAN LARCH                           |
|   |   |
| (F2) CEMENT PLASTER<br>SW 7020<br>BLACK FOX  | (F1) CEMENT PLASTER<br>SW 7553<br>FRAGILE BEAUTY                                     |
|  |  |
| (G2) GUARDRAIL   | (L1) WALL MOUNTED<br>LIGHT FIXTURE   |




EAST ELEVATION


TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 1 - BUILDING ELEVATIONS








KEY PLAN


- 

**B2** FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

**B3** FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

**F2** CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

**F1** CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

**G2** GUARDRAIL
- 

**L1** WALL MOUNTED  
LIGHT FIXTURE

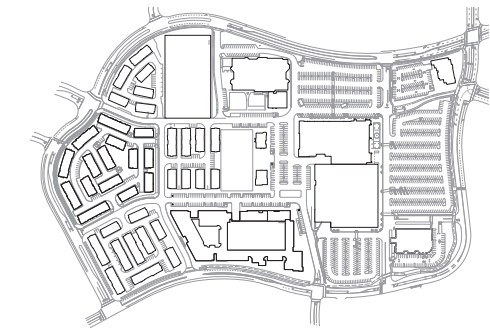


SOUTH ELEVATION



WEST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 1 - BUILDING ELEVATIONS



KEY PLAN



SPLIT 5-PLEX TOWNHOME - LEFT



SPLIT 5-PLEX TOWNHOME - RIGHT



SPLIT 5-PLEX TOWNHOME - FRONT



SPLIT 5-PLEX TOWNHOME - REAR

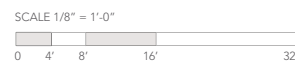
- B2** FIBER CEMENT PANEL TRESPA - PURA AGED ASH

**F2** CEMENT PLASTER SW 7020 BLACK FOX

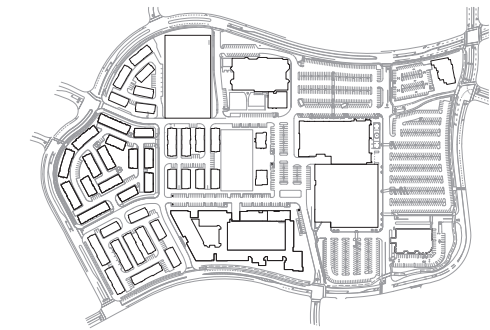
**G2** GUARDRAIL
- B3** FIBER CEMENT PANEL TRESPA - PURA SIBERIAN LARCH

**F1** CEMENT PLASTER SW 7553 FRAGILE BEAUTY

**L1** WALL MOUNTED LIGHT FIXTURE



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
TYPICAL TOWNHOME ELEVATIONS - SPLIT 5-PLEX



KEY PLAN



SPLIT 6-PLEX TOWNHOME - LEFT



SPLIT 6-PLEX TOWNHOME - RIGHT



SPLIT 6-PLEX TOWNHOME - FRONT



SPLIT 6-PLEX TOWNHOME - REAR

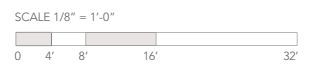
- (B2) FIBER CEMENT PANEL TRESPA - PURA AGED ASH

(F2) CEMENT PLASTER SW 7020 BLACK FOX

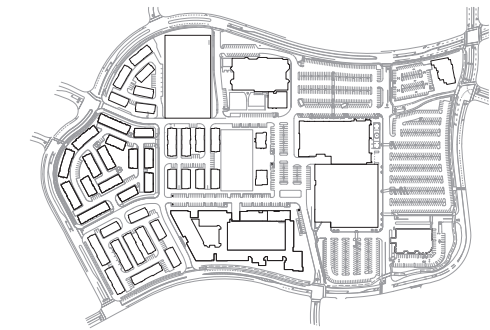
(G2) GUARDRAIL
- (B3) FIBER CEMENT PANEL TRESPA - PURA SIBERIAN LARCH

(F1) CEMENT PLASTER SW 7553 FRAGILE BEAUTY

(L1) WALL MOUNTED LIGHT FIXTURE



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
TYPICAL TOWNHOME ELEVATIONS - SPLIT 6-PLEX



KEY PLAN



SPLIT 7-PLEX TOWNHOME - LEFT



SPLIT 7-PLEX TOWNHOME - RIGHT



SPLIT 7-PLEX TOWNHOME - FRONT



SPLIT 7-PLEX TOWNHOME - REAR

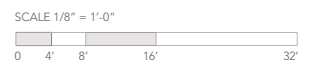
- B2** FIBER CEMENT PANEL TRESPA - PURA AGED ASH

**F2** CEMENT PLASTER SW 7020 BLACK FOX

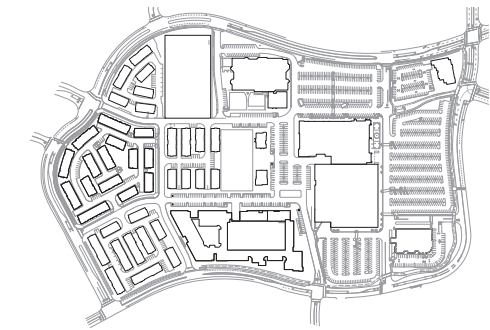
**G2** GUARDRAIL
- B3** FIBER CEMENT PANEL TRESPA - PURA SIBERIAN LARCH

**F1** CEMENT PLASTER SW 7553 FRAGILE BEAUTY

**L1** WALL MOUNTED LIGHT FIXTURE



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
TYPICAL TOWNHOME ELEVATIONS - SPLIT 7-PLEX



KEY PLAN



SPLIT 8-PLEX TOWNHOME - LEFT



SPLIT 8-PLEX TOWNHOME - RIGHT



SPLIT 8-PLEX TOWNHOME - FRONT



SPLIT 8-PLEX TOWNHOME - REAR

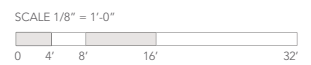
- (B2) FIBER CEMENT PANEL TRESPA - PURA AGED ASH

(F2) CEMENT PLASTER SW 7020 BLACK FOX

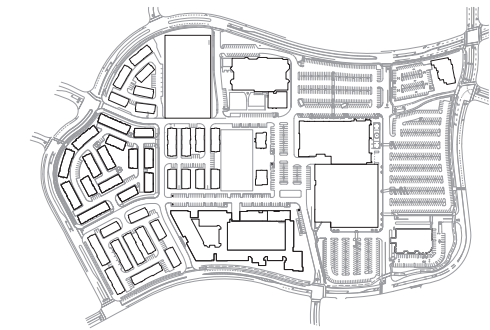
(G2) GUARDRAIL
- (B3) FIBER CEMENT PANEL TRESPA - PURA SIBERIAN LARCH

(F1) CEMENT PLASTER SW 7553 FRAGILE BEAUTY

(L1) WALL MOUNTED LIGHT FIXTURE



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
TYPICAL TOWNHOME ELEVATIONS - SPLIT 8-PLEX



KEY PLAN



SOLO 7-PLEX TOWNHOME - LEFT









SOLO 7-PLEX TOWNHOME - RIGHT

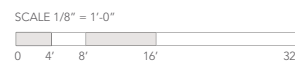


SOLO 7-PLEX TOWNHOME - FRONT

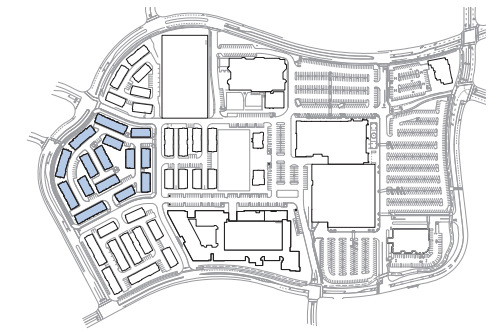


SOLO 7-PLEX TOWNHOME - REAR

-  B2 FIBER CEMENT PANEL TRESPA - PURA AGED ASH
-  B3 FIBER CEMENT PANEL TRESPA - PURA SIBERIAN LARCH
-  F2 CEMENT PLASTER SW 7020 BLACK FOX
-  F1 CEMENT PLASTER SW 7553 FRAGILE BEAUTY
-  G2 GUARDRAIL
-  L1 WALL MOUNTED LIGHT FIXTURE



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
TYPICAL TOWNHOME ELEVATIONS - SOLO 7-PLEX



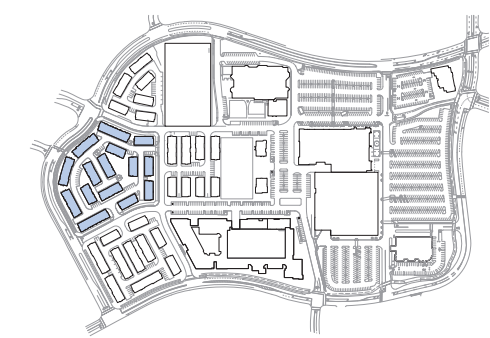
KEY PLAN

| PARCEL 2 - PROJECT DESCRIPTION   |                                 |                        |                   |                          |
|--|---------------------------------|------------------------|-------------------|--------------------------|
| A 100-UNIT TOWNHOME PROJECT CONSISTING OF 15 3-STORY TYPE-V BUILDINGS.                       |                                 |                        |                   |                          |
| PARCEL 2 - PARKING SUMMARY   |                                 |                        |                   |                          |
| ASSIGNED RESIDENTIAL STALLS<br>IN GARAGE   | UNASSIGNED OUTDOOR GUEST STALLS |                        |                   | TOTAL STALLS<br>PROVIDED |
|  | STANDARD<br>STALLS              | (5% REQUIRED)          |                   |                          |
|  |                                 | STANDARD<br>ADA STALLS | VAN ADA<br>STALLS |                          |
| 170  | 40                              | 3                      | 2                 | 215                      |
|  | 45                              |                        |                   |                          |
| EV REQUIREMENT FOR OUTDOOR PARKING   |                                 |                        |                   |                          |
| EV CHARGER REQUIRED  | 15% OF TOTAL PARKING            |                        |                   | 7                        |
| EV CHARGER PROVIDED  |                                 |                        |                   | 7                        |
| EV READY REQUIRED  | 85% OF TOTAL PARKING            |                        |                   | 38                       |
| EV READY PROVIDED  |                                 |                        |                   | 38                       |
| A 40 AMPERE 208/240 VOLT DEDICATED EV BRANCH CIRCUIT TO BE INSTALLED IN GARAGE FOR EACH UNIT |                                 |                        |                   |                          |

| PARCEL 2 - RESIDENTIAL SQUARE FOOTAGE |                          |  |                    |
|---------------------------------------|--------------------------|--|--------------------|
| LEVEL                                 | RESIDENTIAL<br>R- 2 OCC. | RESIDENTIAL<br>AREA<br>(EXCLUDING<br>GARAGE) | GARAGE<br>S-2 OCC. |
| LEVEL 1                               | 28,789 sf                | 28,789 sf                                    | 37,405 sf          |
| LEVEL 2                               | 64,029 sf                | 64,029 sf                                    |                    |
| LEVEL 3                               | 62,507 sf                | 62,507 sf                                    |                    |
| <b>TOTAL</b>                          | <b>155,325 sf</b>        | <b>155,325 sf</b>                            | <b>37,405 sf</b>   |

| PARCEL 2 - UNIT SUMMARY |                    |                    |              |            |                        |                    |             |
|-------------------------|--------------------|--------------------|--------------|------------|------------------------|--------------------|-------------|
|                         | UNIT TYPE          | UNIT FLOOR<br>AREA | GARAGE       | UNIT COUNT | TOTAL DU<br>FLOOR AREA | UNIT TYPE<br>TOTAL | UNIT %      |
| 1 BR'S                  | SOLO PLAN 1        | 470 sf             | SINGLE       | 10         | 4,700 sf               | 10                 | 10%         |
| 2 BR'S                  | SPLIT PLAN 2       | 1503 sf            | 2 CAR        | 20         | 30,060 sf              | 40                 | 40%         |
|                         | SOLO PLAN 2        | 1358 sf            | SINGLE       | 10         | 13,580 sf              |                    |             |
|                         | SOLO PLAN 3        | 1,575 sf           | SINGLE       | 10         | 15,750 sf              |                    |             |
| 3 BR'S                  | SPLIT PLAN 1       | 1,441 sf           | 2 CAR TANDEM | 20         | 28,820 sf              | 30                 | 30%         |
|                         | SPLIT PLAN 3       | 2,019 sf           | 2 CAR        | 10         | 20,190 sf              |                    |             |
| 4 BR'S                  | SPLIT PLAN 4       | 2,107 sf           | 2 CAR        | 15         | 31,605 sf              | 20                 | 20%         |
|                         | SOLO PLAN 4        | 2,092 sf           | 2 CAR        | 0          | 0,000 sf               |                    |             |
|                         | SOLO PLAN 5        | 2,124 sf           | 2 CAR        | 5          | 10,620 sf              |                    |             |
|                         | <b>TOTAL UNITS</b> |                    |              | <b>100</b> | <b>155,325 sf</b>      | <b>100</b>         | <b>100%</b> |

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 2 - DATA SUMMARY



KEY PLAN



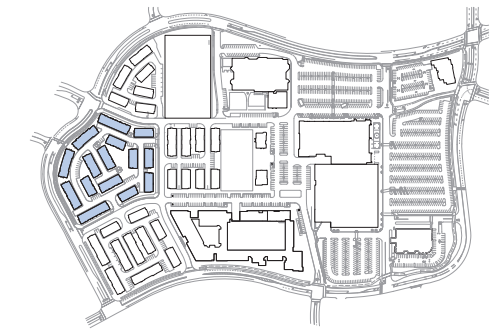
SCALE 1" = 20'-0"  
0 10' 20' 40' 80'

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 2 - LEVEL 1 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN





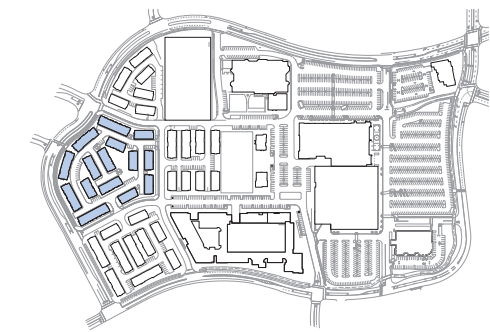
KEY PLAN



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 2 - LEVEL 2 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN



KEY PLAN

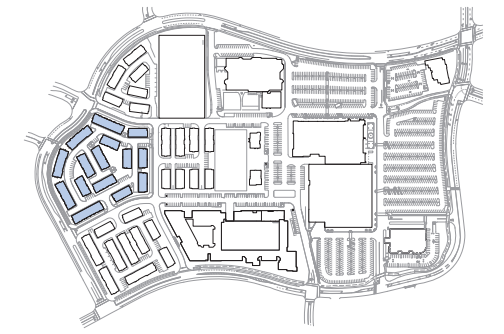


TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 2 - LEVEL 3 FLOOR PLAN

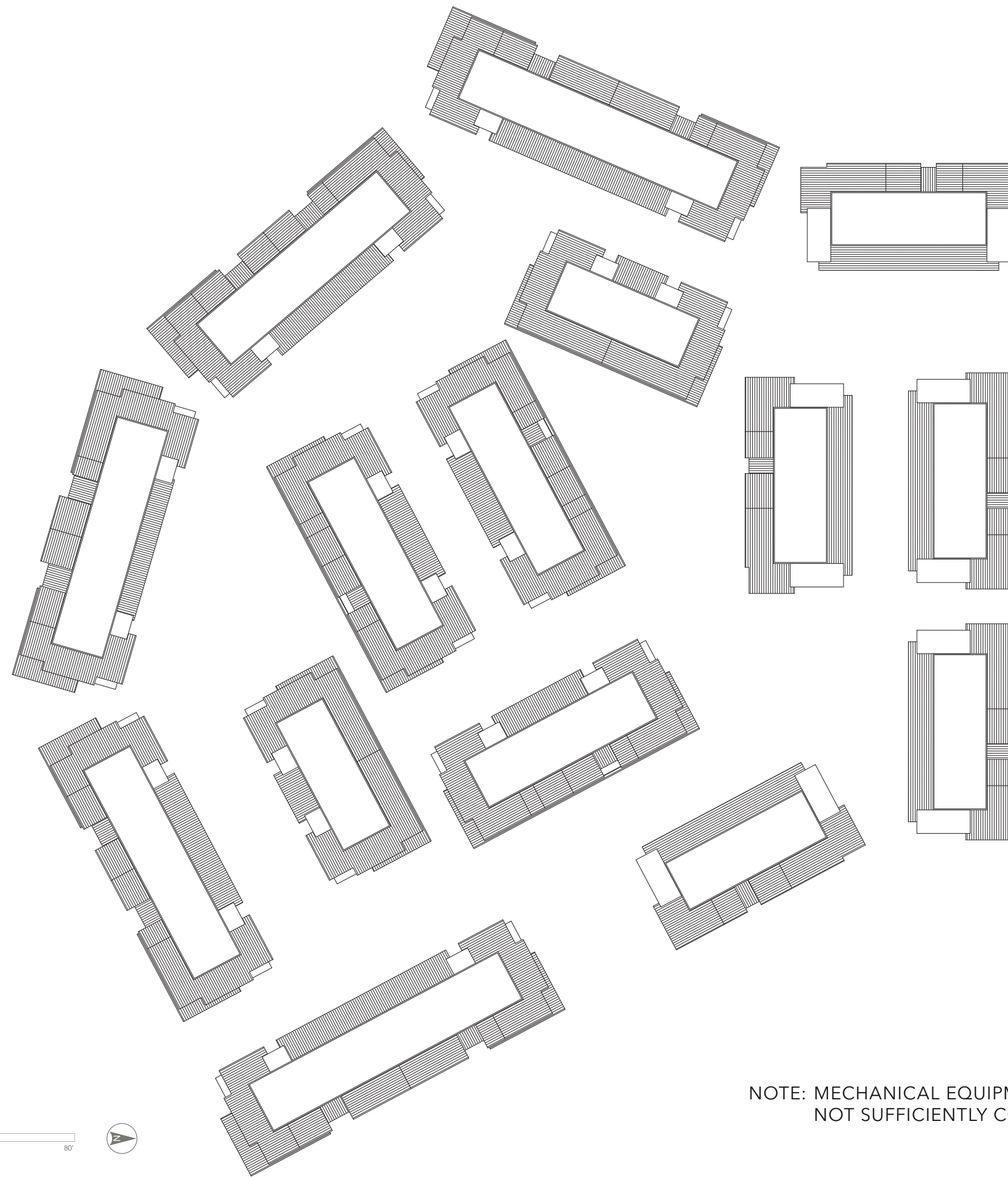
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN





KEY PLAN



SCALE 1" = 20'-0"  
0 10' 20' 40' 80'



NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.

PARCEL 2 - ROOF PLAN

# NORTHGATE TOWN SQUARE

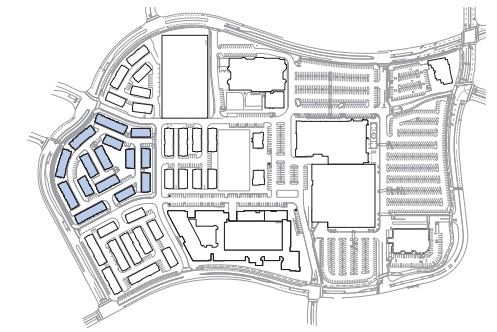
REDEVELOPMENT PLAN



CSW | ST 2



RE-18



KEY PLAN

- (B2) FIBER CEMENT PANEL TRESPA - PURA AGED ASH

(F2) CEMENT PLASTER SW 7020 BLACK FOX

(G2) GUARDRAIL
- (B3) FIBER CEMENT PANEL TRESPA - PURA SIBERIAN LARCH

(F1) CEMENT PLASTER SW 7553 FRAGILE BEAUTY

(L1) WALL MOUNTED LIGHT FIXTURE

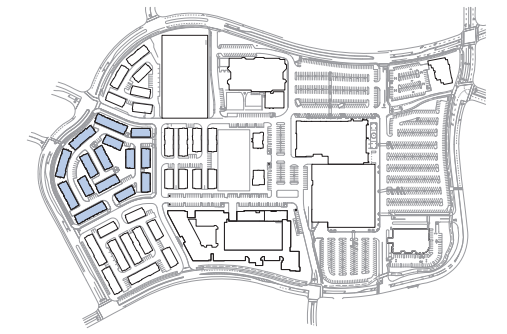


NORTH ELEVATION



EAST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
**PARCEL 2 - BUILDING ELEVATIONS**



KEY PLAN



B2 FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH



B3 FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH



F2 CEMENT PLASTER  
SW 7020  
BLACK FOX



F1 CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY



G2 GUARDRAIL



L1 WALL MOUNTED  
LIGHT FIXTURE

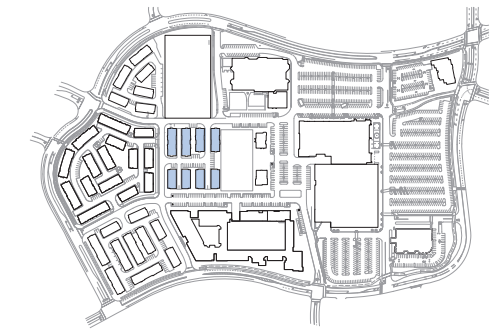


SOUTH ELEVATION



WEST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 2 - BUILDING ELEVATIONS



KEY PLAN 

### PARCEL 4/2A - PROJECT DESCRIPTION

A 54-UNIT TOWNHOME PROJECT CONSISTING OF 8 3-STORY TYPE-V BUILDINGS.

### PARCEL 4/2A - PARKING SUMMARY

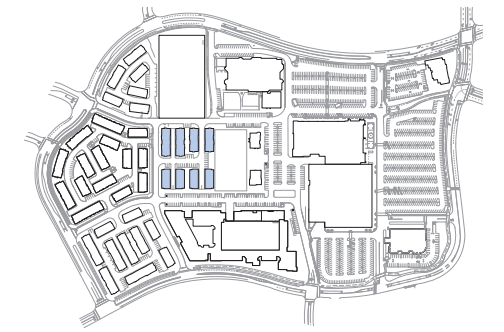
| ASSIGNED RESIDENTIAL STALLS IN GARAGE  | UNASSIGNED OUTDOOR GUEST STALLS |                     |                | TOTAL STALLS PROVIDED |
|--|---------------------------------|---------------------|----------------|-----------------------|
|  | STANDARD STALLS                 | (5% REQUIRED)       |                |                       |
|  |                                 | STANDARD ADA STALLS | VAN ADA STALLS |                       |
| 84   | 29                              | 1                   | 1              | 115                   |
|  | 31                              |                     |                |                       |
| EV REQUIREMENT FOR OUTDOOR PARKING   |                                 |                     |                |                       |
| EV CHARGER REQUIRED  | 15% OF TOTAL PARKING            |                     |                | 5                     |
| EV CHARGER PROVIDED  |                                 |                     |                | 5                     |
| EV READY REQUIRED  | 85% OF TOTAL PARKING            |                     |                | 26                    |
| EV READY PROVIDED  |                                 |                     |                | 26                    |
| A 40 AMPERE 208/240 VOLT DEDICATED EV BRANCH CIRCUIT TO BE INSTALLED IN GARAGE FOR EACH UNIT |                                 |                     |                |                       |

### PARCEL 4/2A - RESIDENTIAL SQUARE FOOTAGE

| LEVEL        | RESIDENTIAL R- 2 OCC. | RESIDENTIAL AREA (EXCLUDING GARAGE) | GARAGE S-2 OCC.  |
|--------------|-----------------------|-------------------------------------|------------------|
| LEVEL 1      | 15,017 sf             | 15,017 sf                           | 18,556 sf        |
| LEVEL 2      | 32,625 sf             | 32,625 sf                           |                  |
| LEVEL 3      | 32,348 sf             | 32,348 sf                           |                  |
| <b>TOTAL</b> | <b>79,990 sf</b>      | <b>79,990 sf</b>                    | <b>18,556 sf</b> |

### PARCEL 4/2A - UNIT SUMMARY

| UNIT TYPE          |              | UNIT FLOOR AREA | GARAGE       | UNIT COUNT | TOTAL DU FLOOR AREA | UNIT TYPE TOTAL | UNIT %      |
|--------------------|--------------|-----------------|--------------|------------|---------------------|-----------------|-------------|
| 1 BR'S             | SOLO PLAN 1  | 470 sf          | SINGLE       | 8          | 3,760 sf            | 8               | 15%         |
| 2 BR'S             | SPLIT PLAN 2 | 1503 sf         | 2 CAR        | 8          | 12,024 sf           | 24              | 44%         |
|                    | SOLO PLAN 2  | 1358 sf         | SINGLE       | 8          | 10,864 sf           |                 |             |
|                    | SOLO PLAN 3  | 1,575 sf        | SINGLE       | 8          | 12,600 sf           |                 |             |
| 3 BR'S             | SPLIT PLAN 1 | 1,441 sf        | 2 CAR TANDEM | 8          | 11,528 sf           | 12              | 22%         |
|                    | SPLIT PLAN 3 | 2,019 sf        | 2 CAR        | 4          | 8,076 sf            |                 |             |
| 4 BR'S             | SPLIT PLAN 4 | 2,107 sf        | 2 CAR        | 6          | 12,642 sf           | 10              | 19%         |
|                    | SOLO PLAN 4  | 2,092 sf        | 2 CAR        | 0          | 0,000 sf            |                 |             |
|                    | SOLO PLAN 5  | 2,124 sf        | 2 CAR        | 4          | 8,496 sf            |                 |             |
| <b>TOTAL UNITS</b> |              |                 |              | <b>54</b>  | <b>79,990 sf</b>    | <b>54</b>       | <b>100%</b> |



KEY PLAN

SCALE 1" = 20'-0"

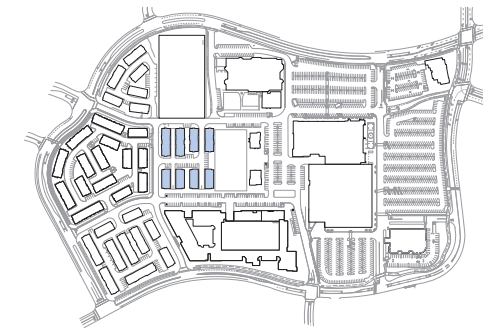


# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 4/2A - LEVEL 1 FLOOR PLAN





KEY PLAN

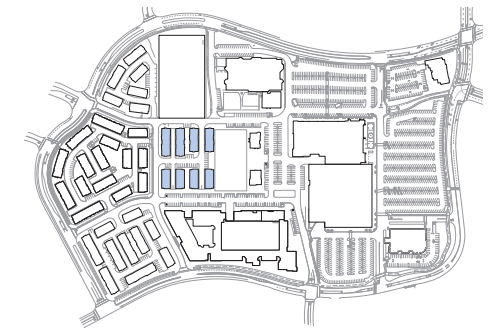


TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 4/2A - LEVEL 2 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN





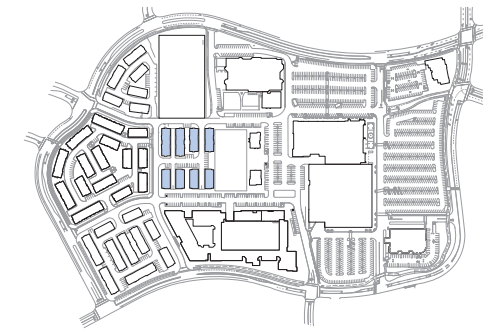
KEY PLAN



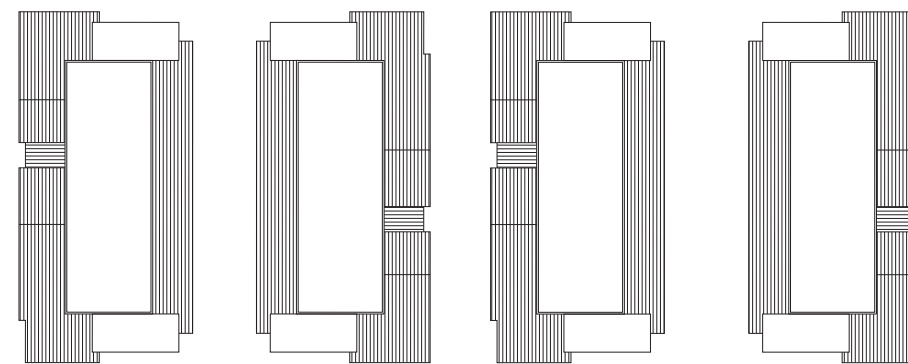
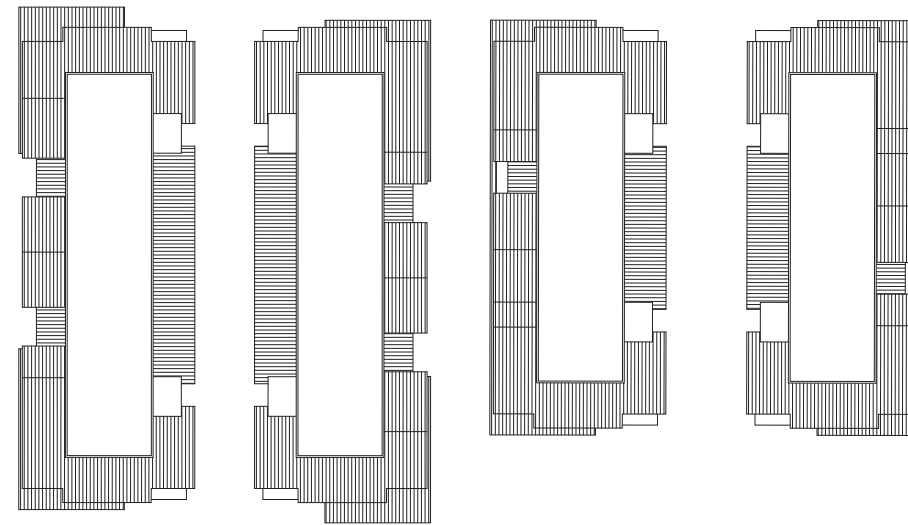
TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 4/2A - LEVEL 3 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN



KEY PLAN



SCALE 1" = 20'-0"  
0 10' 20' 40' 80'



NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.

PARCEL 4/2A - ROOF PLAN

# NORTHGATE TOWN SQUARE

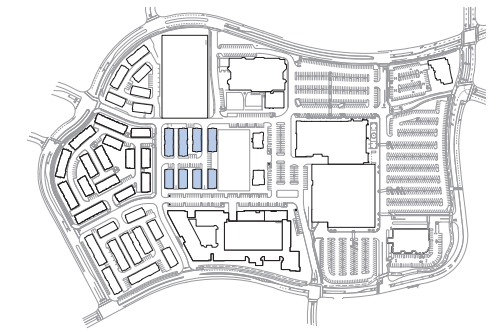
REDEVELOPMENT PLAN



CSW | ST 2



RE-25



KEY PLAN

- |   |   |
|---|---|
|  |  |
| (B1) FIBER CEMENT PANEL<br>TRESPA - PURA<br>AGED ASH                                | (B2) FIBER CEMENT PANEL<br>TRESPA - PURA<br>SIBERIAN LARCH                          |
|  |  |
| (F1) CEMENT PLASTER<br>SW 7553<br>FRAGILE BEAUTY                                    | (F2) CEMENT PLASTER<br>SW 7020<br>BLACK FOX   |
|  |  |
| (G1) GUARDRAIL  | (L1) WALL MOUNTED<br>LIGHT FIXTURE  |

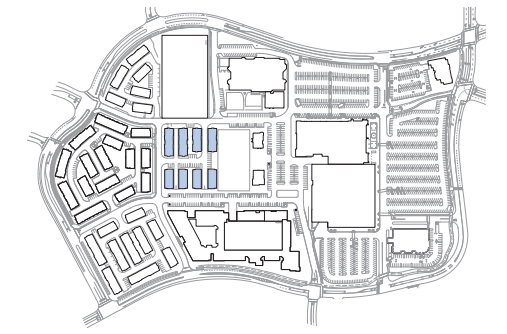


NORTH ELEVATION





EAST ELEVATION


TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 4/2A - BUILDING ELEVATIONS





KEY PLAN


- 

**B1** FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

**B2** FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

**F1** CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

**F2** CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

**G1** GUARDRAIL
- 

**L1** WALL MOUNTED  
LIGHT FIXTURE

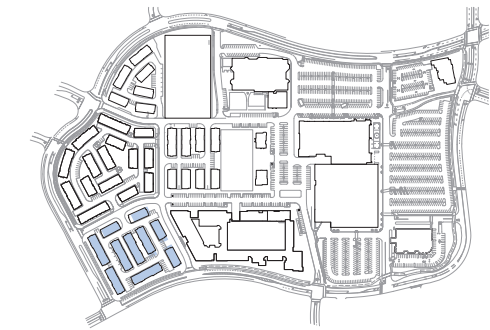


SOUTH ELEVATION



WEST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 4/2A - BUILDING ELEVATIONS



KEY PLAN

### PARCEL 3 - PROJECT DESCRIPTION

A 74-UNIT TOWNHOME PROJECT CONSISTING OF 10 3-STORY TYPE-V BUILDINGS.

### PARCEL 3 - PARKING SUMMARY

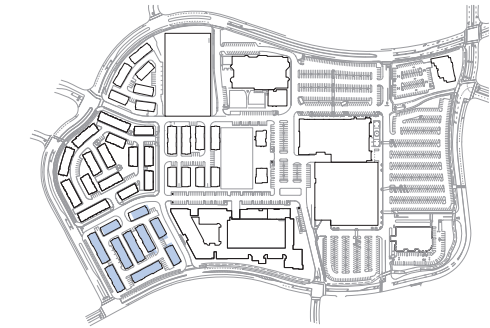
| ASSIGNED RESIDENTIAL STALLS IN GARAGE  | UNASSIGNED OUTDOOR GUEST STALLS |                     |                | TOTAL STALLS PROVIDED |
|--|---------------------------------|---------------------|----------------|-----------------------|
|  | STANDARD STALLS                 | (5% REQUIRED)       |                |                       |
|  |                                 | STANDARD ADA STALLS | VAN ADA STALLS |                       |
| 124  | 33                              | 1                   | 1              | 159                   |
|  | 35                              |                     |                |                       |
| EV REQUIREMENT FOR OUTDOOR PARKING   |                                 |                     |                |                       |
| EV CHARGER REQUIRED  | 15% OF TOTAL PARKING            |                     |                | 6                     |
| EV CHARGER PROVIDED  |                                 |                     |                | 6                     |
| EV READY REQUIRED  | 85% OF TOTAL PARKING            |                     |                | 29                    |
| EV READY PROVIDED  |                                 |                     |                | 29                    |
| A 40 AMPERE 208/240 VOLT DEDICATED EV BRANCH CIRCUIT TO BE INSTALLED IN GARAGE FOR EACH UNIT |                                 |                     |                |                       |

### PARCEL 3 - RESIDENTIAL SQUARE FOOTAGE

| LEVEL        | RESIDENTIAL R- 2 OCC. | RESIDENTIAL AREA (EXCLUDING GARAGE) | GARAGE S-2 OCC.  |
|--------------|-----------------------|-------------------------------------|------------------|
| LEVEL 1      | 21,835 sf             | 21,835 sf                           | 27,308 sf        |
| LEVEL 2      | 47,743 sf             | 47,743 sf                           |                  |
| LEVEL 3      | 46,944 sf             | 46,944 sf                           |                  |
| <b>TOTAL</b> | <b>116,522 sf</b>     | <b>116,522 sf</b>                   | <b>27,308 sf</b> |

### PARCEL 3 - UNIT SUMMARY

| UNIT TYPE          |              | UNIT FLOOR AREA | GARAGE       | UNIT COUNT | TOTAL DU FLOOR AREA | UNIT TYPE TOTAL | UNIT %      |
|--------------------|--------------|-----------------|--------------|------------|---------------------|-----------------|-------------|
| 1 BR'S             | SOLO PLAN 1  | 470 sf          | SINGLE       | 8          | 3,760 sf            | 8               | 11%         |
| 2 BR'S             | SPLIT PLAN 2 | 1503 sf         | 2 CAR        | 12         | 18,036 sf           | 28              | 38%         |
|                    | SOLO PLAN 2  | 1358 sf         | SINGLE       | 8          | 10,864 sf           |                 |             |
|                    | SOLO PLAN 3  | 1,575 sf        | SINGLE       | 8          | 12,600 sf           |                 |             |
| 3 BR'S             | SPLIT PLAN 1 | 1,441 sf        | 2 CAR TANDEM | 12         | 17,292 sf           | 22              | 30%         |
|                    | SPLIT PLAN 3 | 2,019 sf        | 2 CAR        | 10         | 20,190 sf           |                 |             |
| 4 BR'S             | SPLIT PLAN 4 | 2,107 sf        | 2 CAR        | 12         | 25,284 sf           | 16              | 22%         |
|                    | SOLO PLAN 4  | 2,092 sf        | 2 CAR        | 0          | 0,000 sf            |                 |             |
|                    | SOLO PLAN 5  | 2,124 sf        | 2 CAR        | 4          | 8,496 sf            |                 |             |
| <b>TOTAL UNITS</b> |              |                 |              | <b>74</b>  | <b>116,522 sf</b>   | <b>74</b>       | <b>100%</b> |



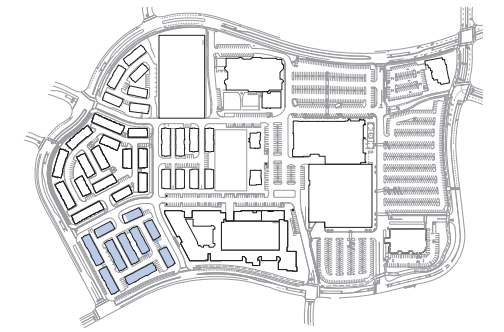
KEY PLAN



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 3 - LEVEL 1 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN



KEY PLAN



SCALE 1" = 20'-0"  
0 10' 20' 40' 80'



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 3 - LEVEL 2 FLOOR PLAN

# NORTHGATE TOWN SQUARE

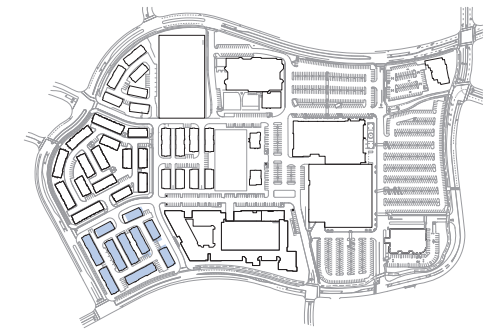
REDEVELOPMENT PLAN



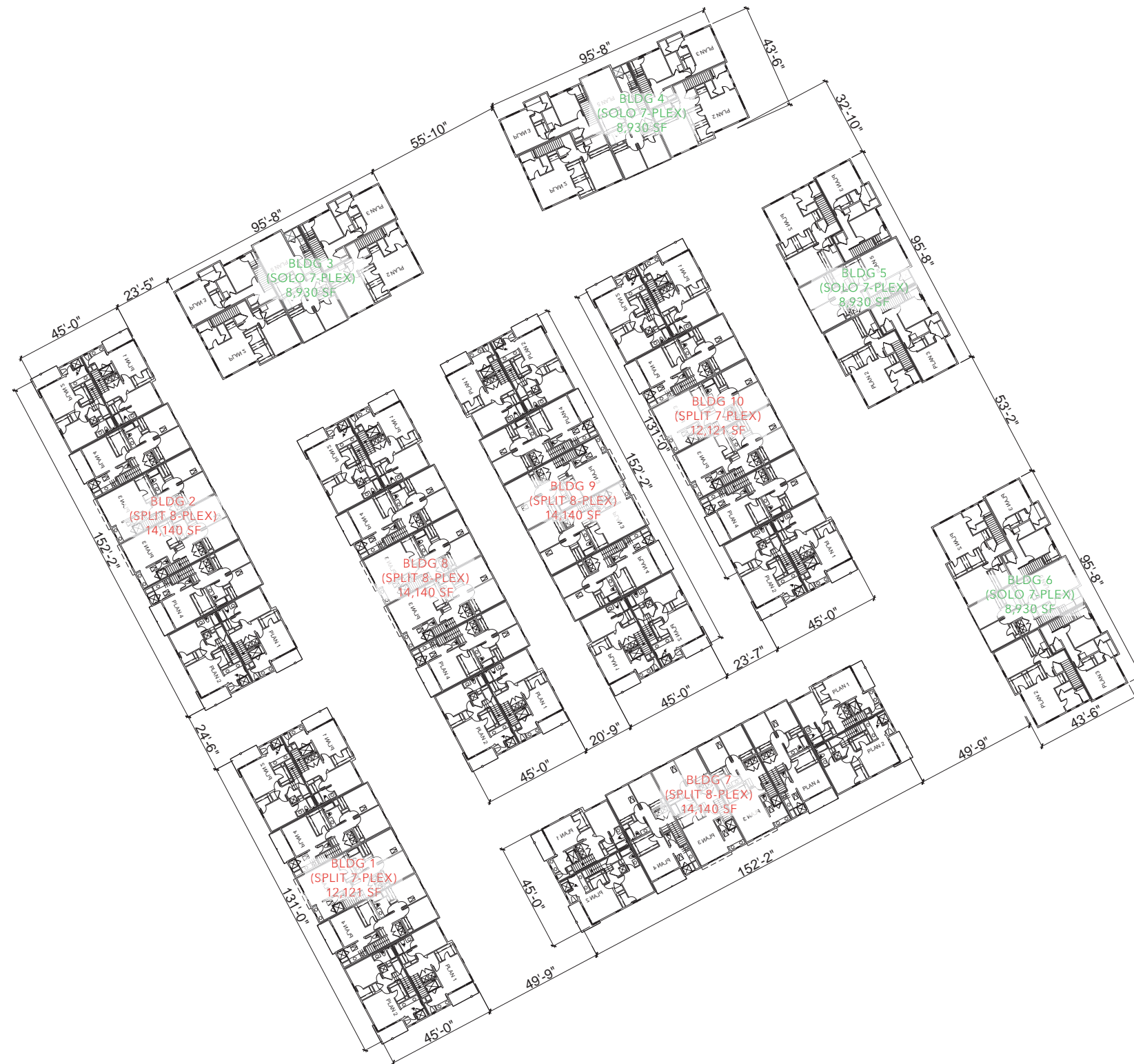
CSW ST 2



RE-30



KEY PLAN



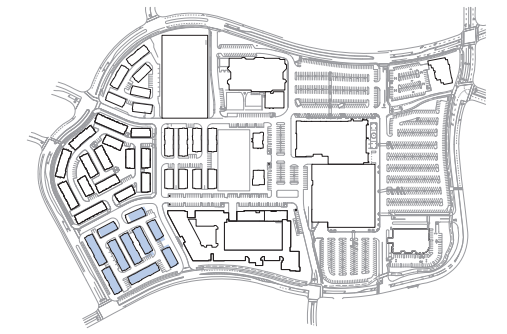
TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 3 - LEVEL 3 FLOOR PLAN

# NORTHGATE TOWN SQUARE

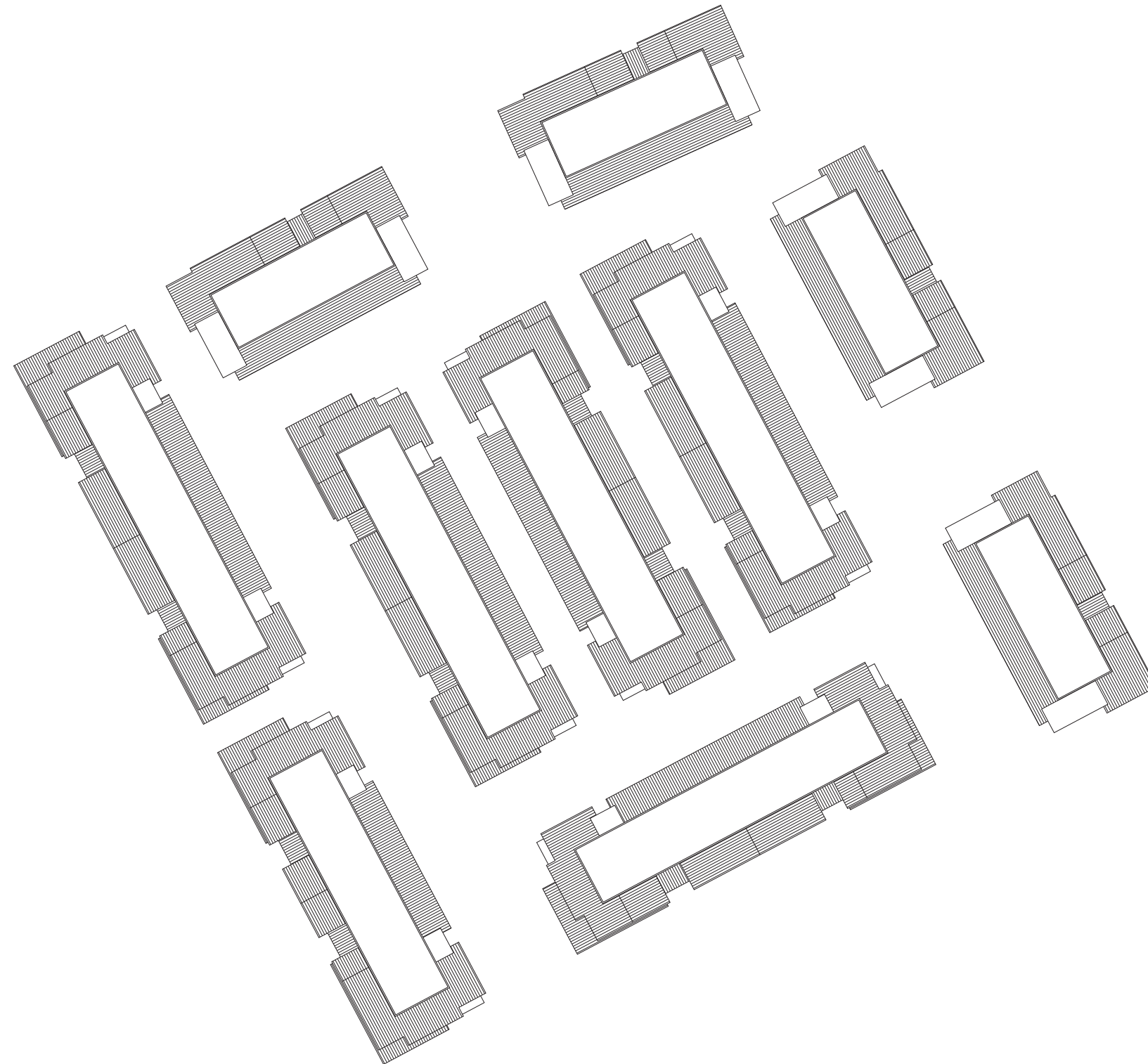
REDEVELOPMENT PLAN







KEY PLAN



SCALE 1" = 20'-0"  
0 10' 20' 40' 80'



NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.

PARCEL 3 - ROOF PLAN

# NORTHGATE TOWN SQUARE

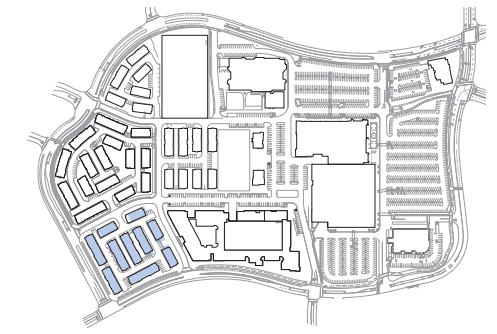
REDEVELOPMENT PLAN



CSW | ST 2



RE-32



KEY PLAN

- 

**B1** FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

**B2** FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

**F1** CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

**F2** CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

**G1** GUARDRAIL
- 

**L1** WALL MOUNTED  
LIGHT FIXTURE

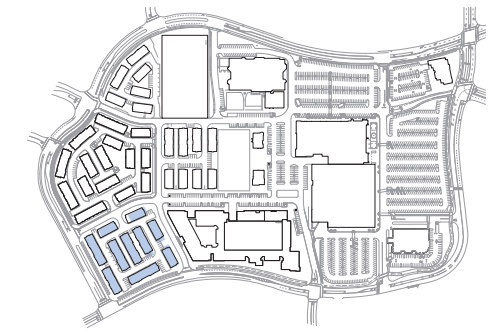


NORTH ELEVATION





EAST ELEVATION

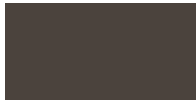
TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 3 - BUILDING ELEVATIONS





KEY PLAN


- 

**B2** FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

**B3** FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

**F2** CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

**F1** CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

**G1** GUARDRAIL
- 

**L1** WALL MOUNTED  
LIGHT FIXTURE

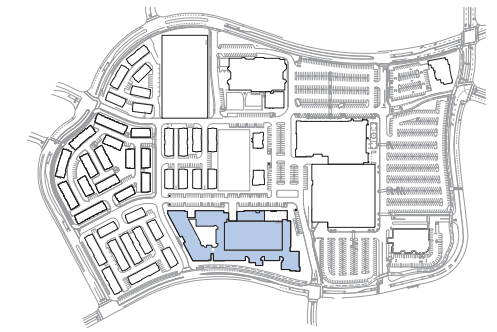


SOUTH ELEVATION



WEST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 3 - BUILDING ELEVATIONS



KEY PLAN

### RESIDENTIAL 4 - PROJECT DESCRIPTION

A 453-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A OVER 2-STORY TYPE I-A RESIDENTIAL BUILDING SURROUNDING A 8-LEVEL TYPE I-A PARKING STRUCTURE WITH 2 LEVEL UNDERGROUND PARKING.

### RESIDENTIAL 4 - PARKING SUMMARY

| ASSIGNED RESIDENTIAL STALLS PROVIDED |                 |                 |                     |                |                       |
|--------------------------------------|-----------------|-----------------|---------------------|----------------|-----------------------|
| LEVEL                                | UNITS PER LEVEL | STANDARD STALLS | (2% REQUIRED)       |                | TOTAL STALLS PROVIDED |
|                                      |                 |                 | STANDARD ADA STALLS | VAN ADA STALLS |                       |
| LEVEL B1                             | -               | 94              | 2                   | 1              | 97                    |
| LEVEL 1                              | 47              | 86              | 1                   | 6              | 93                    |
| LEVEL 2                              | 55              | 94              | 2                   | 1              | 97                    |
| LEVEL 3                              | 71              | 94              | 2                   | 1              | 97                    |
| LEVEL 4                              | 71              | 94              | 2                   | 1              | 97                    |
| LEVEL 5                              | 71              | 95              | 2                   | 1              | 98                    |
| LEVEL 6                              | 70              | 95              | 2                   | 1              | 98                    |
| LEVEL 7                              | 68              | 80              | 2                   | 1              | 83                    |
| ROOF                                 | -               | 37              | 1                   | 1              | 39                    |
| <b>TOTAL</b>                         | <b>453</b>      | <b>769</b>      | <b>16</b>           | <b>14</b>      | <b>799</b>            |

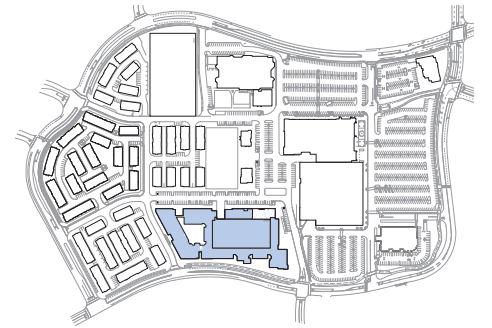
|                     |                      |     |
|---------------------|----------------------|-----|
| EV CHARGER REQUIRED | 15% OF TOTAL PARKING | 120 |
| EV CHARGER PROVIDED |                      | 120 |
| EV READY REQUIRED   | 85% OF TOTAL PARKING | 679 |
| EV READY PROVIDED   |                      | 679 |

### RESIDENTIAL 4 - RESIDENTIAL SQUARE FOOTAGE

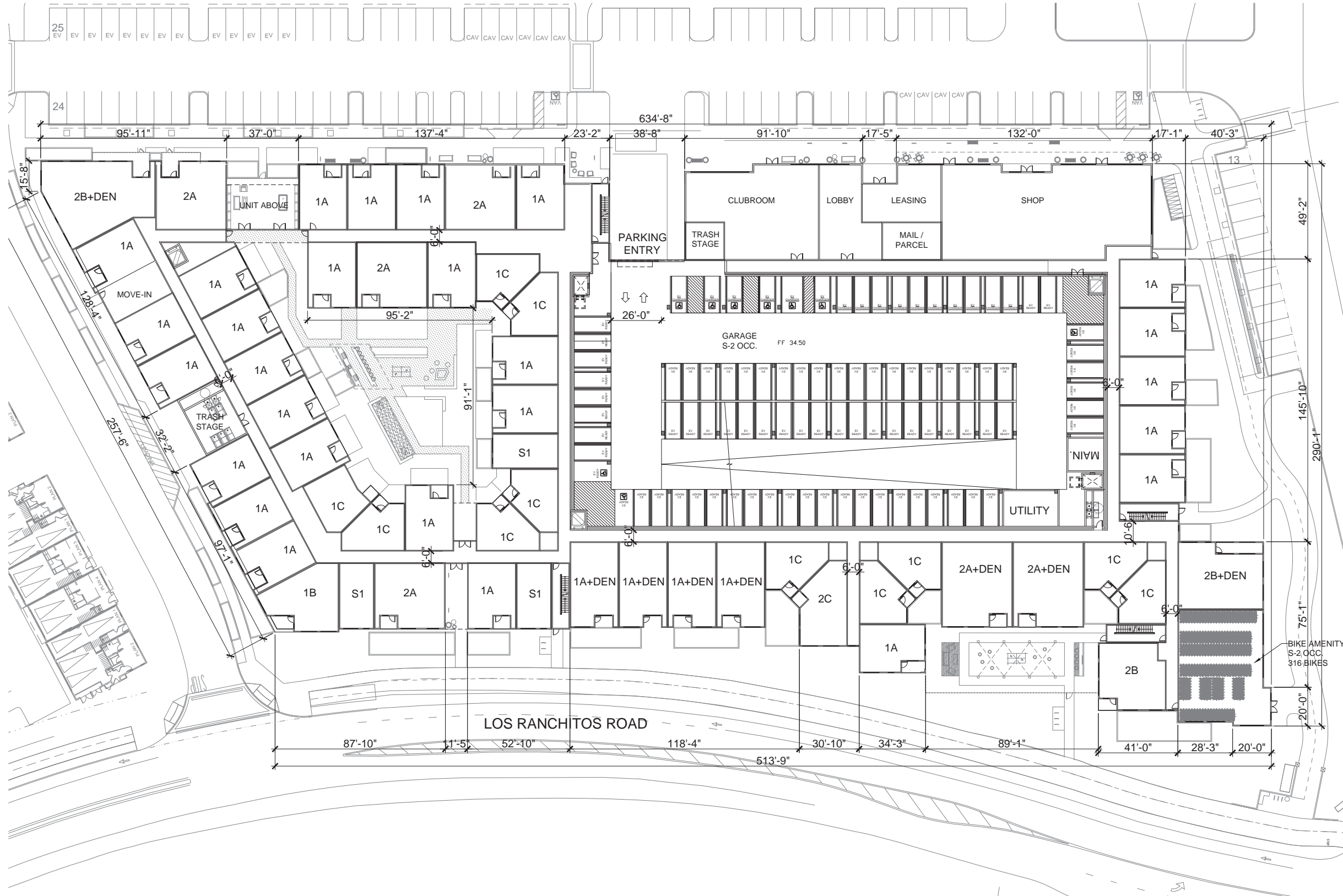
| LEVEL        | RESIDENTIAL R- 2 OCC. | LEASING B OCC.  | LOBBY/AMENITY A-3 OCC. | BOH/BIKE ROOM S-2 OCC. | RESIDENTIAL AREA (EXCLUDING GARAGE) | GARAGE S-2 OCC.   |
|--------------|-----------------------|-----------------|------------------------|------------------------|-------------------------------------|-------------------|
| LEVEL 1      | 56,325 sf             | 6,498 sf        | 7,000 sf               | 3,869 sf               | 73,692 sf                           | 39,796 sf         |
| LEVEL 2      | 66,316 sf             |                 |                        |                        | 66,316 sf                           | 36,849 sf         |
| LEVEL 3      | 81,695 sf             |                 |                        |                        | 81,695 sf                           | 36,849 sf         |
| LEVEL 4      | 81,093 sf             |                 |                        |                        | 81,093 sf                           | 36,849 sf         |
| LEVEL 5      | 80,763 sf             |                 |                        |                        | 80,763 sf                           | 36,849 sf         |
| LEVEL 6      | 80,330 sf             |                 |                        |                        | 80,330 sf                           | 36,849 sf         |
| LEVEL 7      | 72,075 sf             |                 |                        |                        | 72,075 sf                           | 36,849 sf         |
| <b>TOTAL</b> | <b>518,597 sf</b>     | <b>6,498 sf</b> | <b>7,000 sf</b>        | <b>3,869 sf</b>        | <b>535,964 sf</b>                   | <b>260,890 sf</b> |

### RESIDENTIAL 4 - UNIT SUMMARY

| UNIT TYPE          |          | UNIT FLOOR AREA | LEVEL 1   | LEVEL 2   | LEVEL 3   | LEVEL 4   | LEVEL 5   | LEVEL 6   | LEVEL 7   | TOTAL      | TOTAL DU FLOOR AREA | UNIT TYPE TOTAL | UNIT %      |     |
|--------------------|----------|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|---------------------|-----------------|-------------|-----|
| STUDIO             | S1       | 620 sf          | 3         | 4         | 7         | 7         | 7         | 7         | 8         | 43         | 26,660 sf           | 43              | 9%          |     |
|                    | 1 BR'S   | 1A              | 805 sf    | 21        | 21        | 31        | 32        | 32        | 26        | 26         | 189                 | 152,145 sf      | 310         | 68% |
|                    |          | 1A+DEN          | 1,250 sf  | 4         | 5         | 3         | 2         | 2         | 2         | 2          | 20                  | 25,000 sf       |             |     |
|                    |          | 1A LOFT         | 1,415 sf  | 0         | 0         | 0         | 0         | 0         | 5         | 0          | 5                   | 7,075 sf        |             |     |
|                    |          | 1B              | 1,090 sf  | 1         | 1         | 1         | 1         | 1         | 1         | 1          | 7                   | 7,630 sf        |             |     |
| 2 BR'S             | 1C       | 680 sf          | 10        | 11        | 11        | 11        | 11        | 11        | 12        | 77         | 52,360 sf           | 100             | 22%         |     |
|                    | 1D       | 830 sf          | 0         | 2         | 2         | 2         | 2         | 2         | 2         | 12         | 9,960 sf            |                 |             |     |
|                    | 2A       | 1,150 sf        | 2         | 4         | 9         | 9         | 9         | 9         | 14        | 56         | 64,400 sf           |                 |             |     |
|                    | 2A+DEN   | 1,195 sf        | 2         | 2         | 2         | 2         | 2         | 2         | 0         | 12         | 14,340 sf           |                 |             |     |
|                    | 2B       | 1,130 sf        | 1         | 1         | 1         | 2         | 2         | 2         | 1         | 10         | 11,300 sf           |                 |             |     |
|                    | 2B+DEN   | 1,545 sf        | 2         | 3         | 3         | 2         | 2         | 2         | 2         | 16         | 24,720 sf           |                 |             |     |
| 2B LOFT            | 1,970 sf | 0               | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0,000 sf   |                     |                 |             |     |
| 2C                 | 908 sf   | 1               | 1         | 1         | 1         | 1         | 1         | 0         | 6         | 5,448 sf   |                     |                 |             |     |
| <b>TOTAL UNITS</b> |          |                 | <b>47</b> | <b>55</b> | <b>71</b> | <b>71</b> | <b>71</b> | <b>70</b> | <b>68</b> | <b>453</b> | <b>401,038 sf</b>   | <b>453</b>      | <b>100%</b> |     |



KEY PLAN

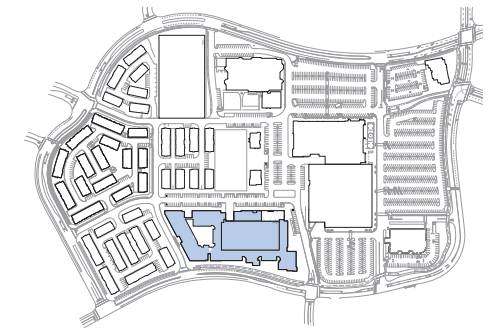


PARCEL 4 - LEVEL 1 FLOOR PLAN

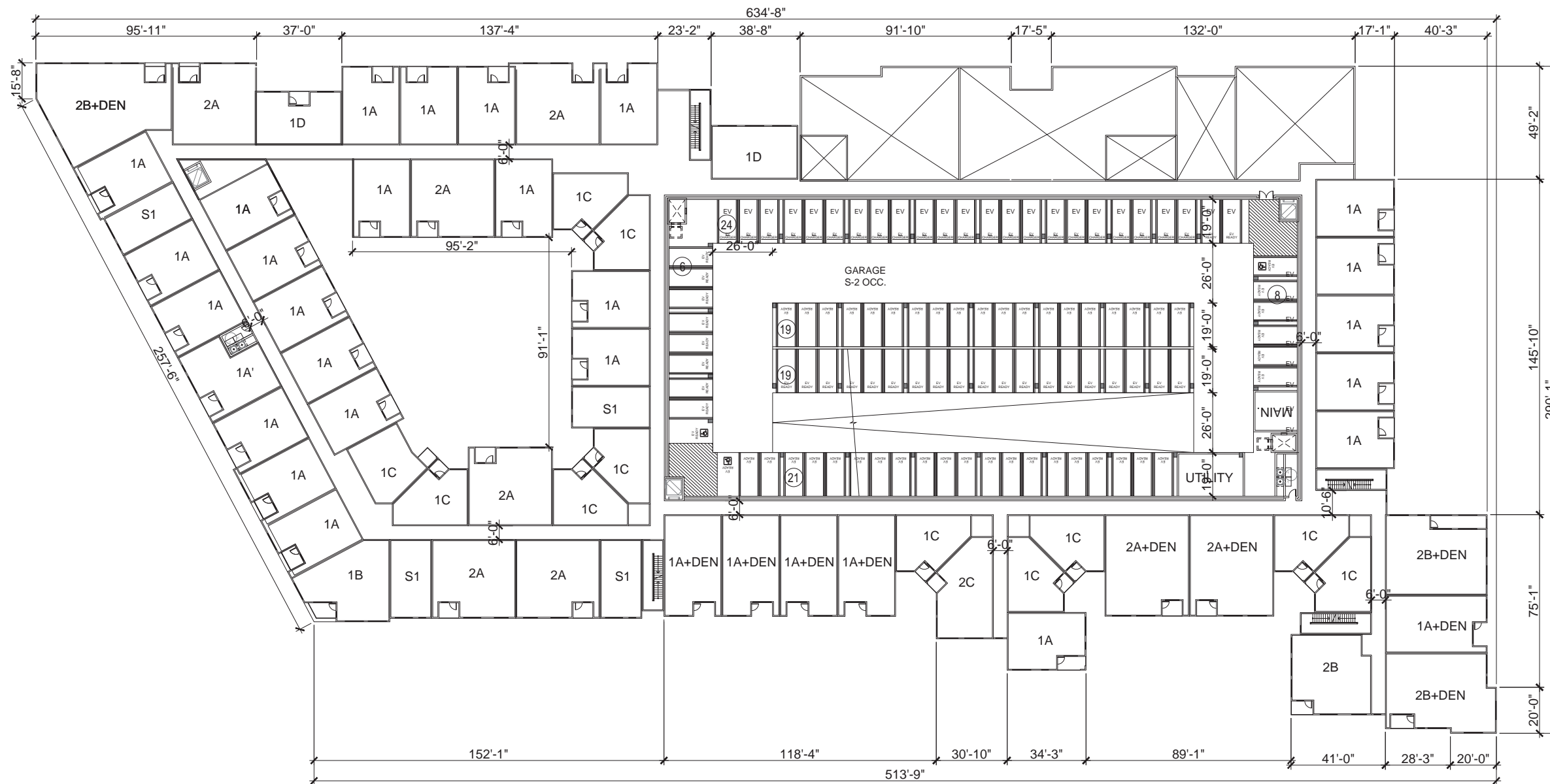
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN





KEY PLAN

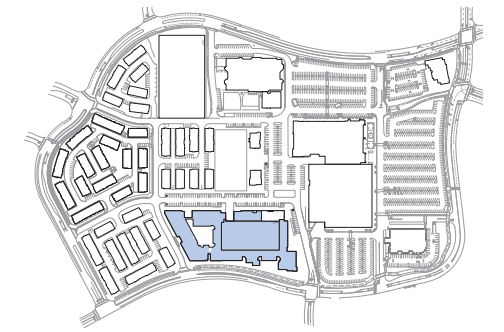


PARCEL 4 - LEVEL 2 FLOOR PLAN

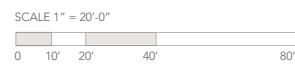
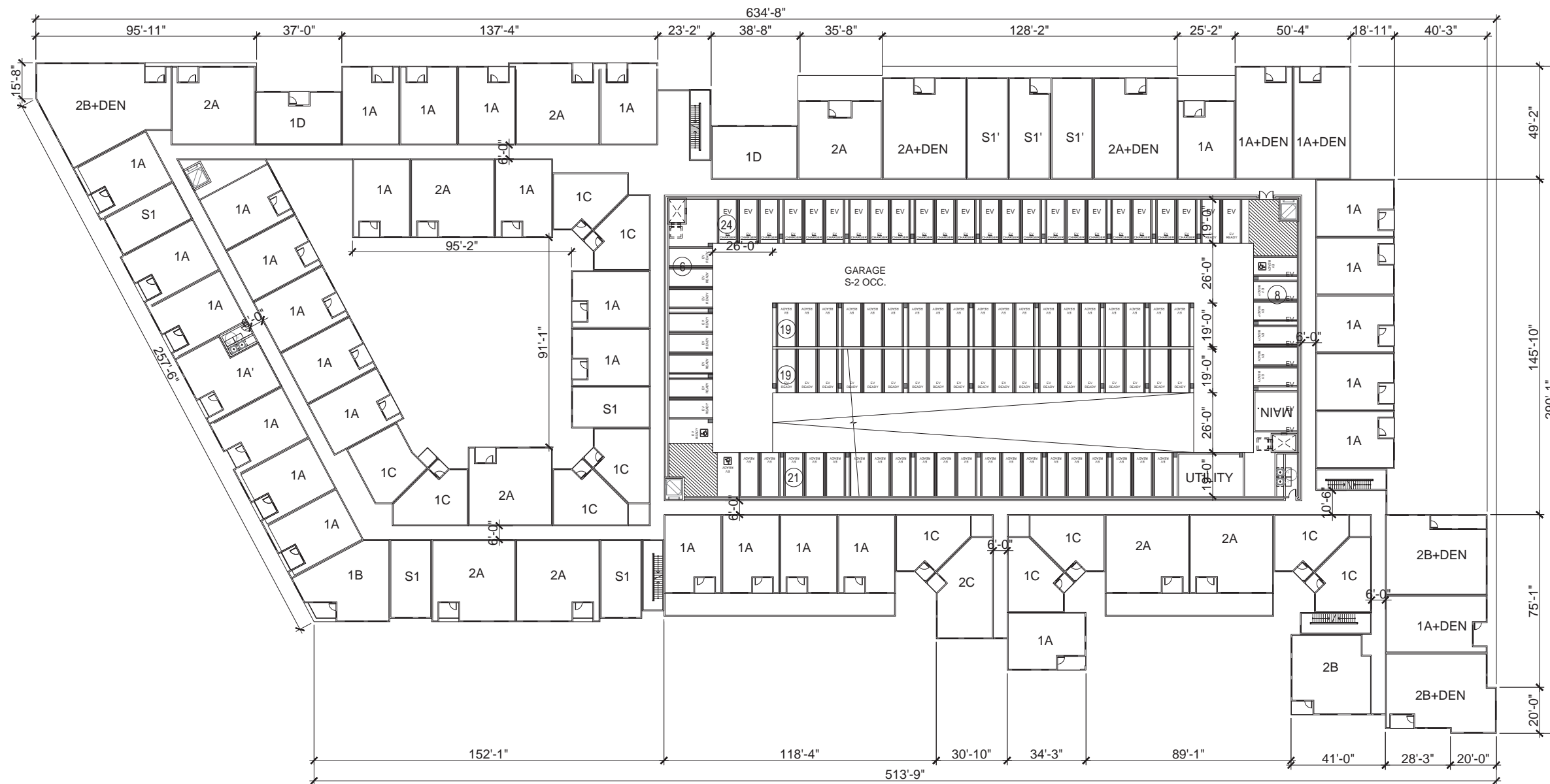
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN





KEY PLAN



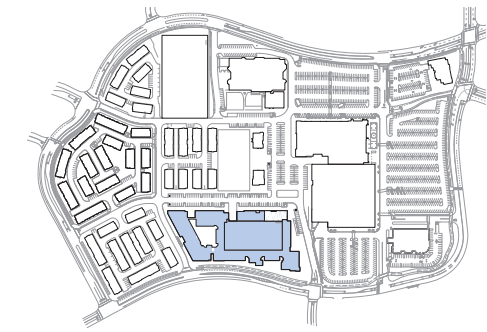
PARCEL 4 - LEVEL 3-6 FLOOR PLAN

# NORTHGATE TOWN SQUARE

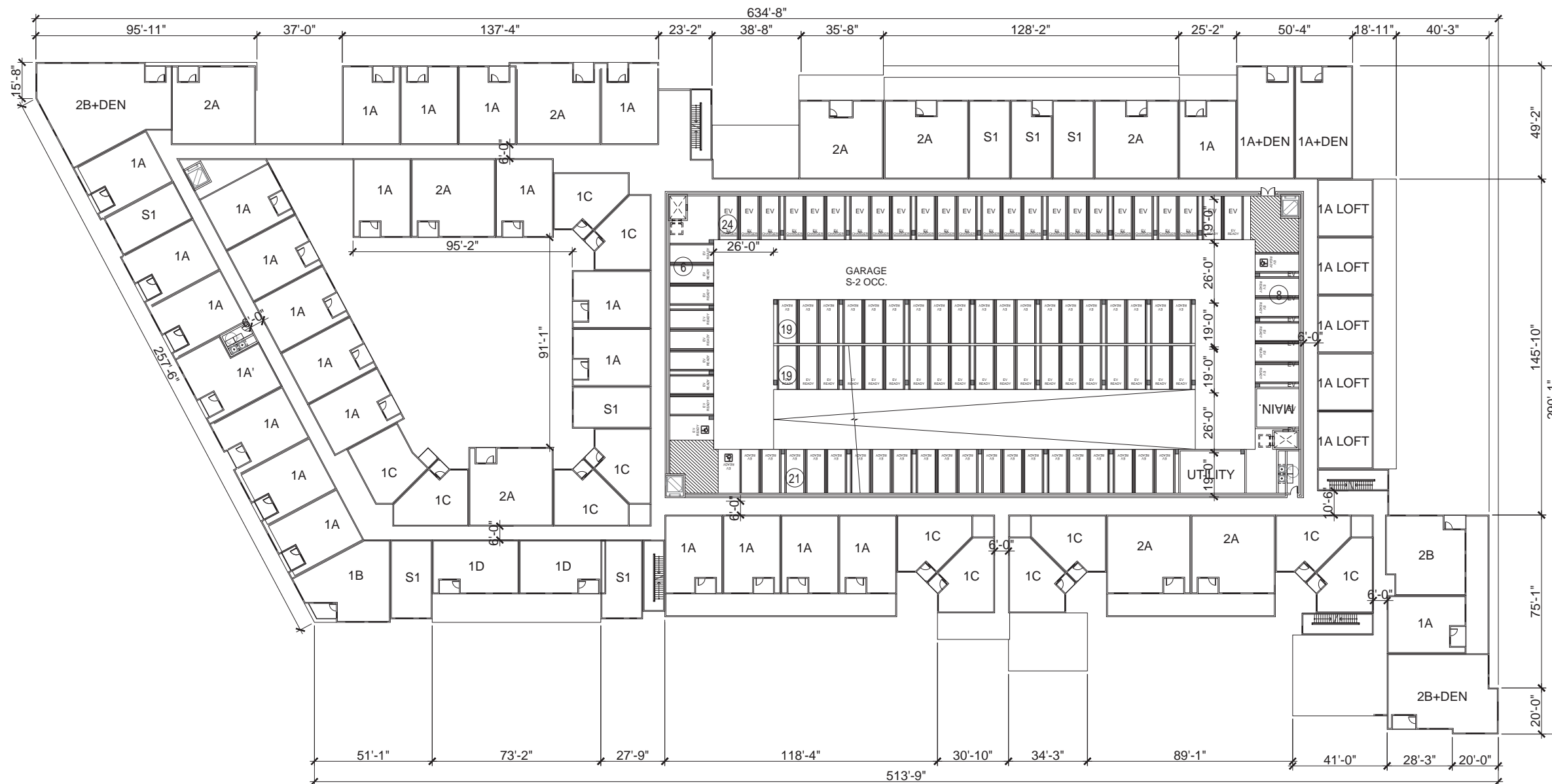
REDEVELOPMENT PLAN



RE-38



KEY PLAN



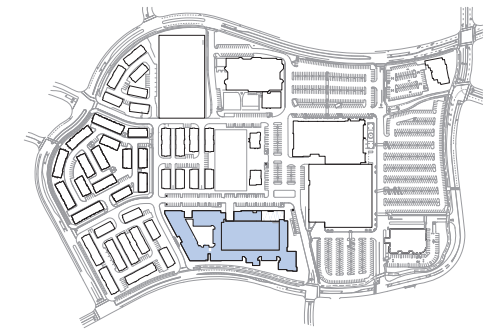
PARCEL 4 - LEVEL 7 FLOOR PLAN

# NORTHGATE TOWN SQUARE

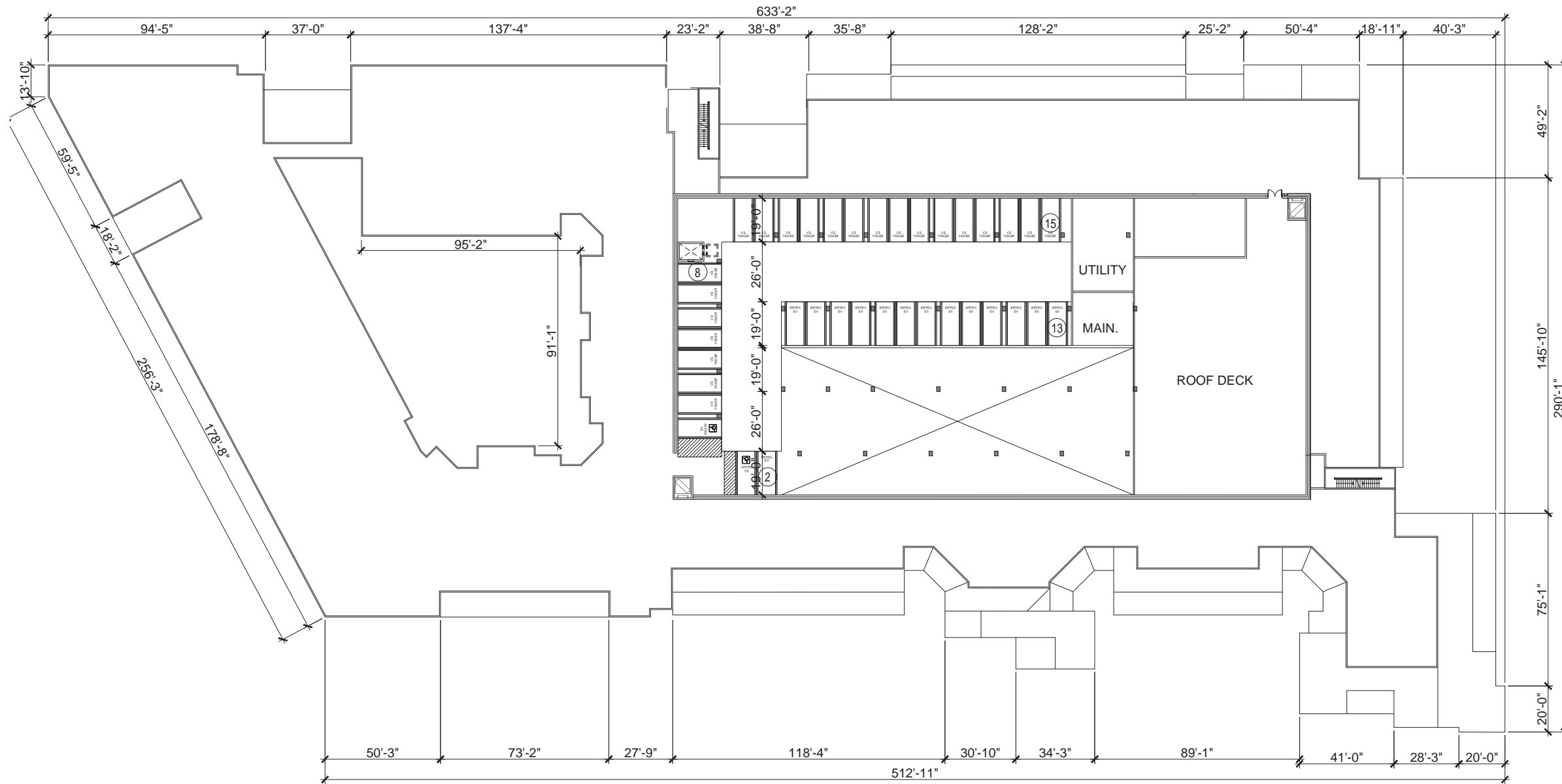
REDEVELOPMENT PLAN







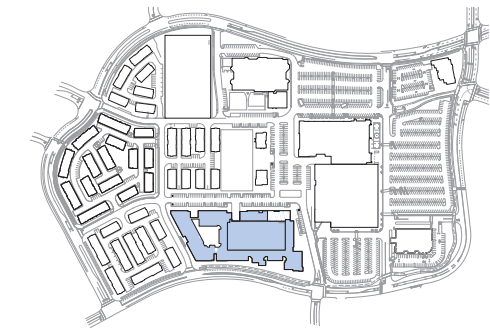
KEY PLAN



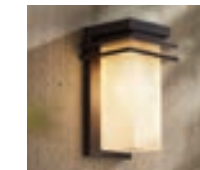
NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.

PARCEL 4 - ROOF PLAN





KEY PLAN

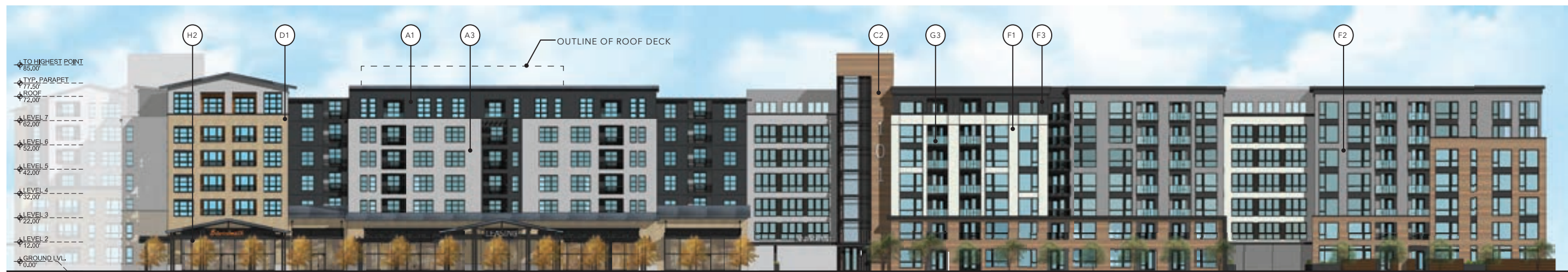


(L1) WALL MOUNTED LIGHT FIXTURE\*

- |   |  |
|---|--|
| (A1) METAL PANEL MORIN INTEGRITY MEDIUM GRAY  | (A2) METAL PANEL MORIN INTEGRITY CHROMIUM GRAY |
| (A3) METAL PANEL MORIN INTEGRITY SILVER SMITH | (C2) FIBER CEMENT PANEL NICHIIHA - CEDAR       |
| (D1) THIN BRICK INTERSTATE BRICK ARCTIC WHITE | (F1) CEMENT PLASTER SW 7013 IVORY LACE         |
| (F2) CEMENT PLASTER SW 7017 DORIAN GRAY       | (F3) CEMENT PLASTER SW 7075 WEB GRAY           |
| (G3) GUARDRAIL                                | (H2) CANOPY                                    |



SOUTH ELEVATION



WEST ELEVATION

PARCEL 4 - BUILDING ELEVATIONS

# NORTHGATE TOWN SQUARE

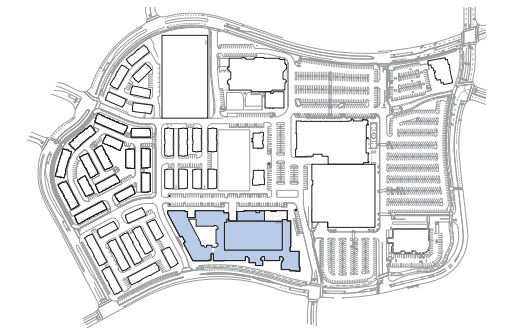
REDEVELOPMENT PLAN



CSW | ST 2



RE-41



KEY PLAN



(L1) WALL MOUNTED LIGHT FIXTURE\*

- |   |  |
|---|--|
| (A1) METAL PANEL MORIN INTEGRITY MEDIUM GRAY  | (A2) METAL PANEL MORIN INTEGRITY CHROMIUM GRAY |
| (A3) METAL PANEL MORIN INTEGRITY SILVER SMITH | (C2) FIBER CEMENT PANEL NICHIIHA - CEDAR       |
| (D1) THIN BRICK INTERSTATE BRICK ARCTIC WHITE | (F1) CEMENT PLASTER SW 7013 IVORY LACE         |
| (F2) CEMENT PLASTER SW 7017 DORIAN GRAY       | (F3) CEMENT PLASTER SW 7075 WEB GRAY           |
| (G3) GUARDRAIL                                | (H2) CANOPY                                    |



NORTH ELEVATION



EAST ELEVATION

PARCEL 4 - BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

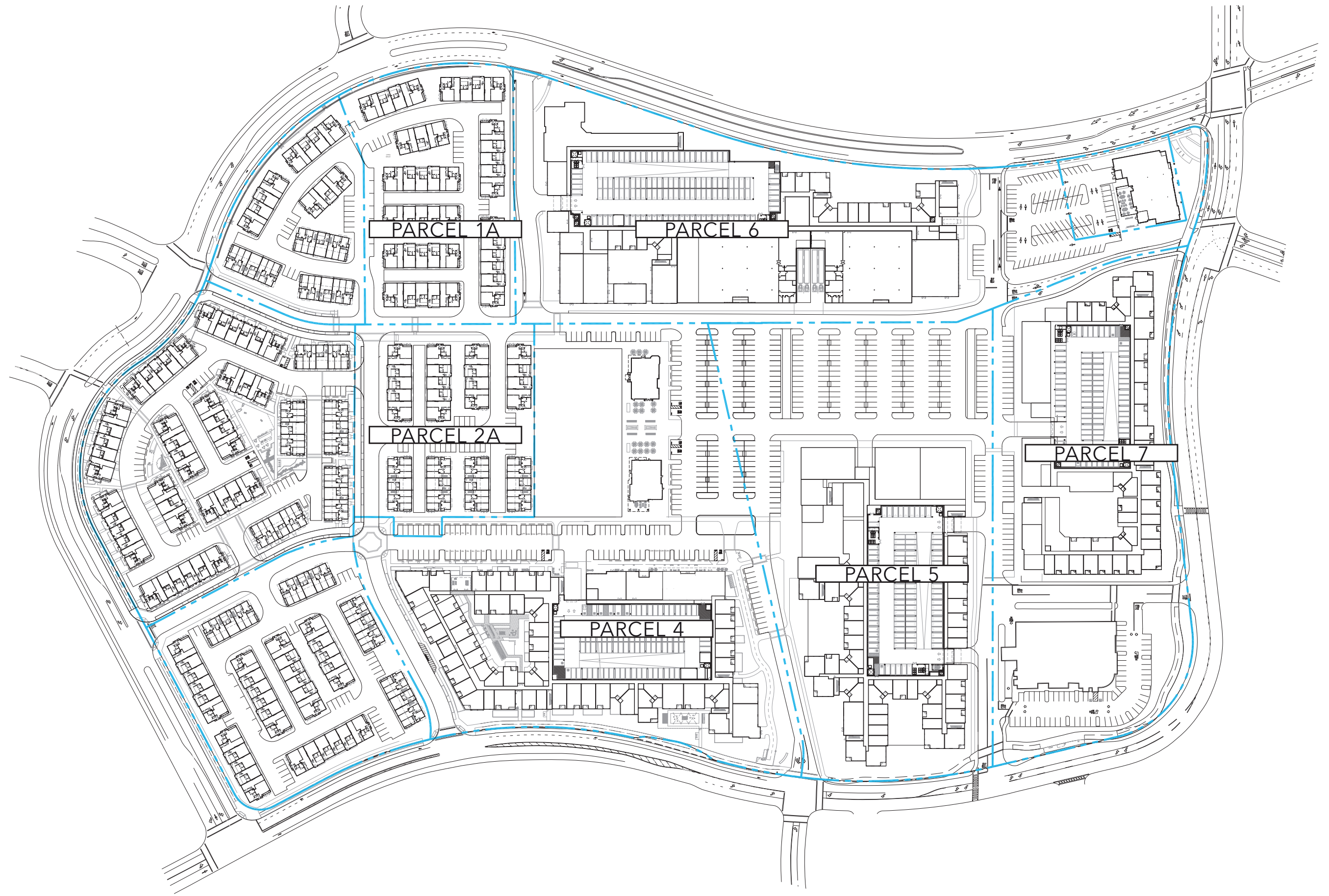
REDEVELOPMENT PLAN



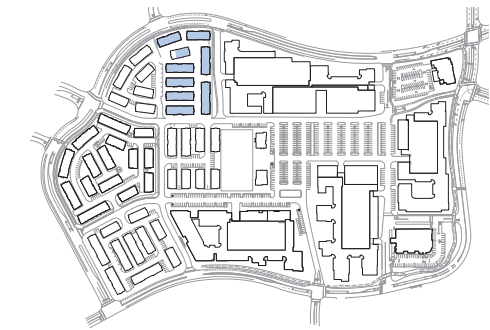
CSW ST 2



RE-42



2040 SB330 VISION PLAN - STREET LEVEL



KEY PLAN

### PARCEL 1A - PROJECT DESCRIPTION

A 60-UNIT TOWNHOME PROJECT CONSISTING OF 9 3-STORY TYPE-V BUILDINGS.

### PARCEL 1A - PARKING SUMMARY

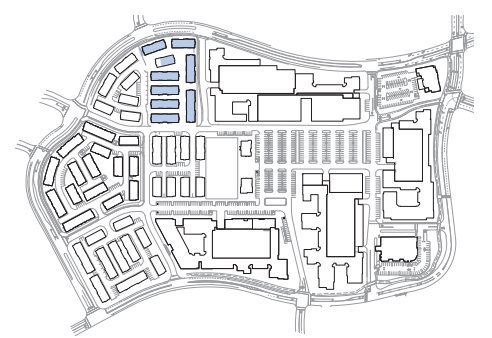
| ASSIGNED RESIDENTIAL STALLS IN GARAGE  | UNASSIGNED OUTDOOR GUEST STALLS |                     |                | TOTAL STALLS PROVIDED |
|--|---------------------------------|---------------------|----------------|-----------------------|
|  | STANDARD STALLS                 | (5% REQUIRED)       |                |                       |
|  |                                 | STANDARD ADA STALLS | VAN ADA STALLS |                       |
| 120  | 11                              | 1                   | 1              | 133                   |
|  | 13                              |                     |                |                       |
| EV REQUIREMENT FOR OUTDOOR PARKING   |                                 |                     |                |                       |
| EV CHARGER REQUIRED  | 15% OF TOTAL PARKING            |                     |                | 2                     |
| EV CHARGER PROVIDED  |                                 |                     |                | 2                     |
| EV READY REQUIRED  | 85% OF TOTAL PARKING            |                     |                | 11                    |
| EV READY PROVIDED  |                                 |                     |                | 11                    |
| A 40 AMPERE 208/240 VOLT DEDICATED EV BRANCH CIRCUIT TO BE INSTALLED IN GARAGE FOR EACH UNIT |                                 |                     |                |                       |

### PARCEL 1A - RESIDENTIAL SQUARE FOOTAGE

| LEVEL        | RESIDENTIAL R- 2 OCC. | RESIDENTIAL AREA (EXCLUDING GARAGE) | GARAGE S-2 OCC.  |
|--------------|-----------------------|-------------------------------------|------------------|
| LEVEL 1      | 18,633 sf             | 18,633 sf                           | 26,244 sf        |
| LEVEL 2      | 43,191 sf             | 43,191 sf                           |                  |
| LEVEL 3      | 40,944 sf             | 40,944 sf                           |                  |
| <b>TOTAL</b> | <b>102,768 sf</b>     | <b>102,768 sf</b>                   | <b>26,244 sf</b> |

### PARCEL 1A - UNIT SUMMARY

| UNIT TYPE          | UNIT FLOOR AREA | GARAGE   | UNIT COUNT   | TOTAL DU FLOOR AREA | UNIT TYPE TOTAL | UNIT %      |     |
|--------------------|-----------------|----------|--------------|---------------------|-----------------|-------------|-----|
| 2 BR'S             | SPLIT PLAN 2    | 1503 sf  | 2 CAR        | 18                  | 27,054 sf       | 18          | 30% |
| 3 BR'S             | SPLIT PLAN 1    | 1,441 sf | 2 CAR TANDEM | 18                  | 25,938 sf       | 27          | 45% |
|                    | SPLIT PLAN 3    | 2,019 sf | 2 CAR        | 9                   | 18,171 sf       |             |     |
| 4 BR'S             | SPLIT PLAN 4    | 2,107 sf | 2 CAR        | 15                  | 31,605 sf       | 15          | 25% |
| <b>TOTAL UNITS</b> |                 |          | <b>60</b>    | <b>102,768 sf</b>   | <b>60</b>       | <b>100%</b> |     |



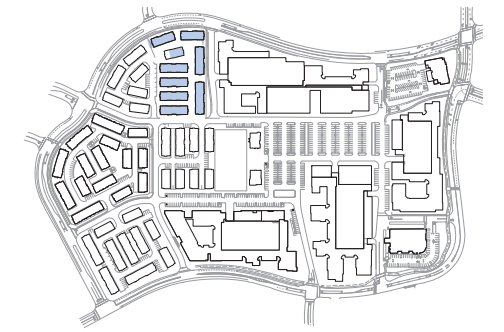
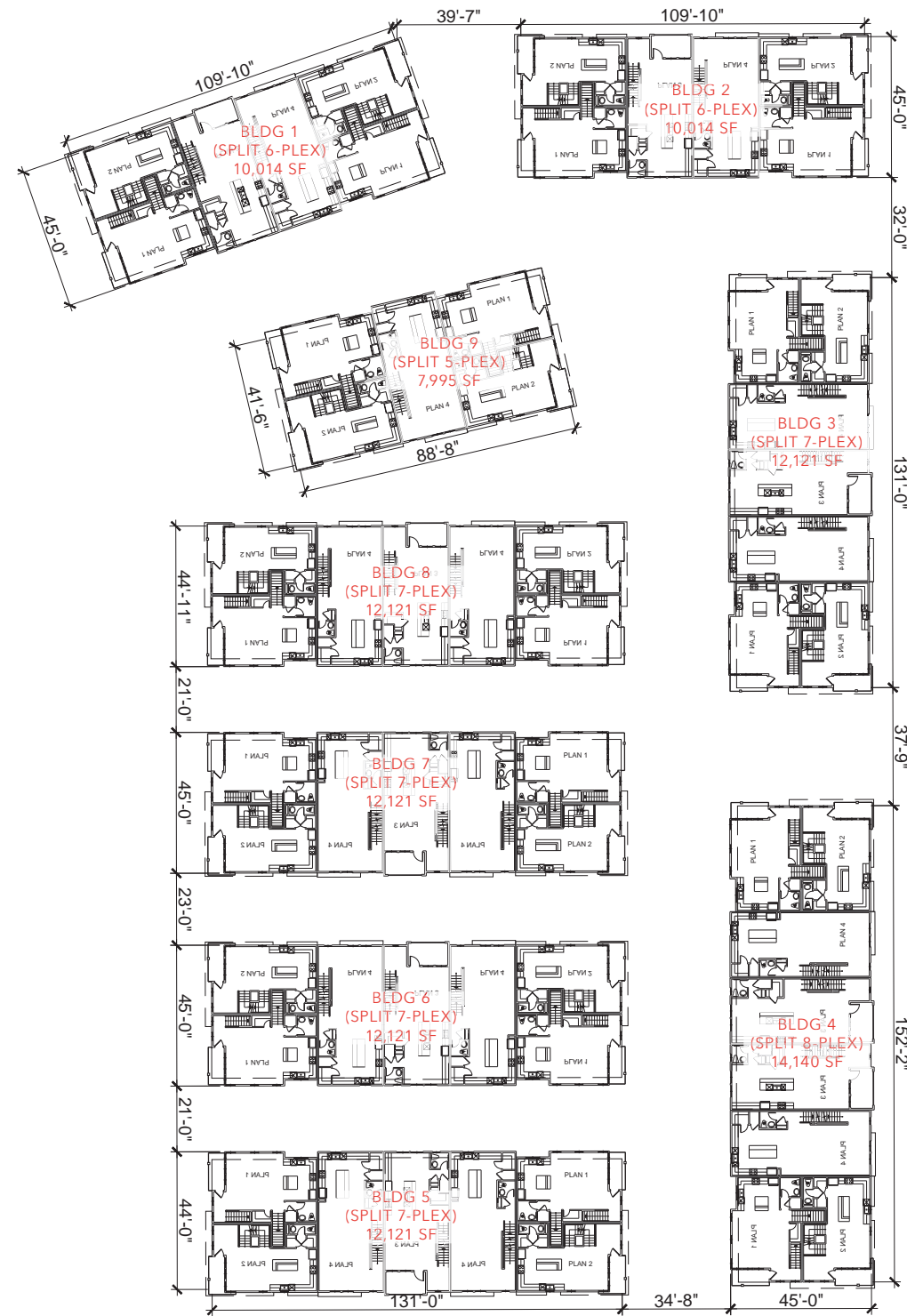
KEY PLAN



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 1A - LEVEL 1 FLOOR PLAN



KEY PLAN

SCALE 1" = 25'-0"



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

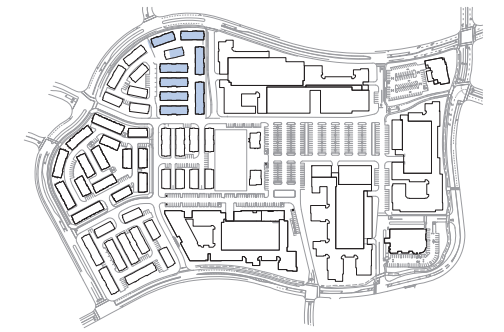
PARCEL 1A - LEVEL 2 FLOOR PLAN



CSW ST 2



RE-46



KEY PLAN

SCALE 1" = 25'-0"



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

PARCEL 1A - LEVEL 3 FLOOR PLAN

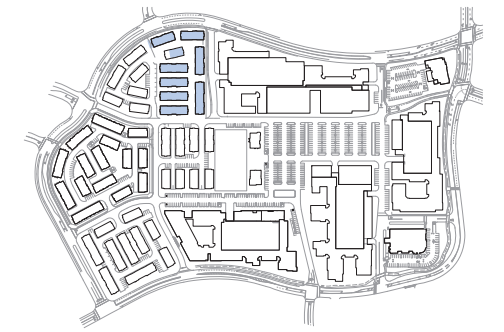
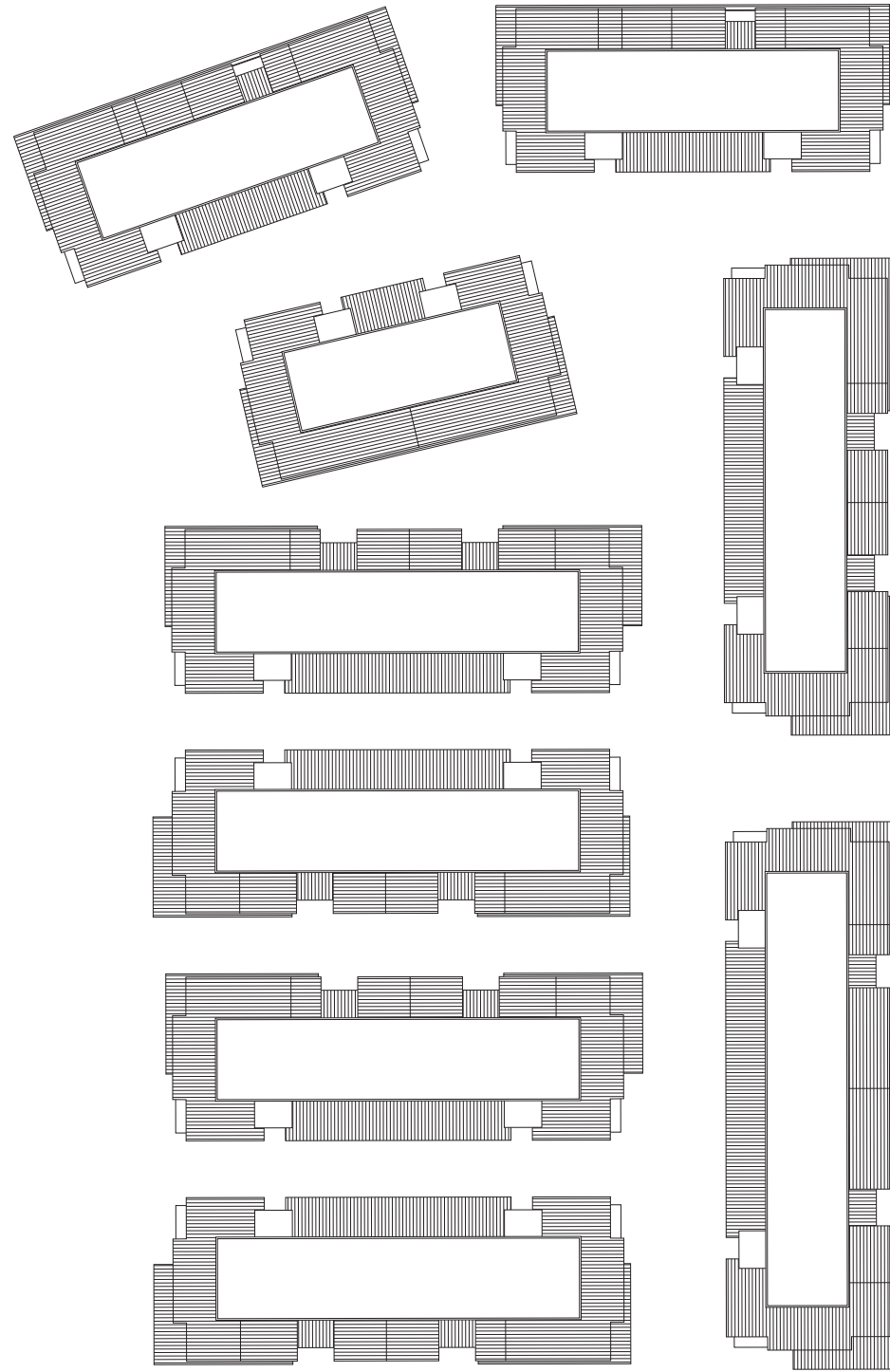


CSW ST2



RE-47





KEY PLAN 



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

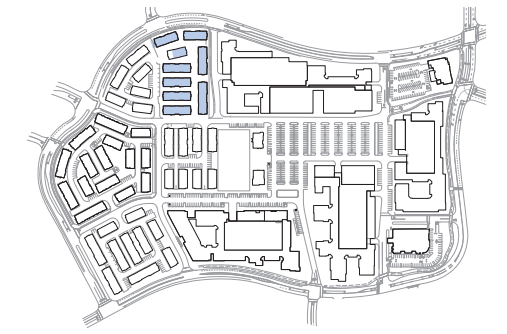
PARCEL 1A - ROOF PLAN



CSW | ST 2



RE-48



KEY PLAN

- |   |   |
|---|---|
|  |  |
| (B1) FIBER CEMENT PANEL<br>TRESPA - PURA<br>AGED ASH                                | (B2) FIBER CEMENT PANEL<br>TRESPA - PURA<br>SIBERIAN LARCH                          |
|  |  |
| (F1) CEMENT PLASTER<br>SW 7553<br>FRAGILE BEAUTY                                    | (F2) CEMENT PLASTER<br>SW 7020<br>BLACK FOX   |
|  |  |
| (G1) GUARDRAIL  | (L1) WALL MOUNTED<br>LIGHT FIXTURE  |

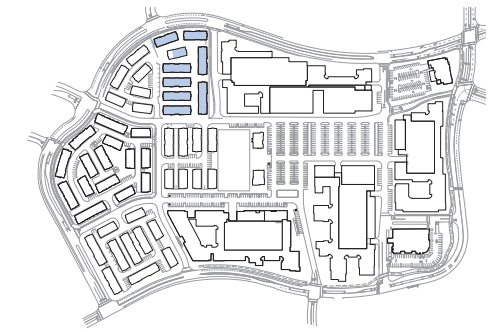


NORTH ELEVATION





EAST ELEVATION

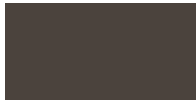
TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 1A - BUILDING ELEVATIONS





KEY PLAN


- 

**B2** FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

**B3** FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

**F2** CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

**F1** CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

**G1** GUARDRAIL
- 

**L1** WALL MOUNTED  
LIGHT FIXTURE

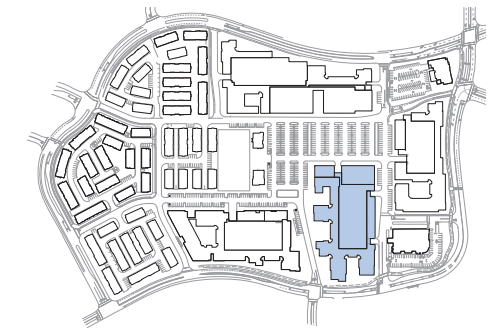


SOUTH ELEVATION



WEST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 1A - BUILDING ELEVATIONS



KEY PLAN 

**PARCEL 5 - PROJECT DESCRIPTION**

A 387-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A OVER 2-STORY TYPE I-A RESIDENTIAL BUILDING SURROUNDING A 7-LEVEL TYPE I-A PARKING STRUCTURE.

**PARCEL 5 - PARKING SUMMARY**

| ASSIGNED RESIDENTIAL STALLS PROVIDED |                 |                 |                     |                |                       |
|--------------------------------------|-----------------|-----------------|---------------------|----------------|-----------------------|
| LEVEL                                | UNITS PER LEVEL | STANDARD STALLS | (2% REQUIRED)       |                | TOTAL STALLS PROVIDED |
|                                      |                 |                 | STANDARD ADA STALLS | VAN ADA STALLS |                       |
| LEVEL 1                              | 40              | 90              | 1                   | 1              | 92                    |
| LEVEL 2                              | 46              | 94              | 2                   | 1              | 97                    |
| LEVEL 3                              | 71              | 94              | 2                   | 1              | 97                    |
| LEVEL 4                              | 71              | 94              | 2                   | 1              | 97                    |
| LEVEL 5                              | 71              | 94              | 2                   | 1              | 97                    |
| LEVEL 6                              | 63              | 94              | 2                   | 1              | 97                    |
| LEVEL 7                              | 25              | 96              | 2                   | 1              | 99                    |
| <b>TOTAL</b>                         | <b>0</b>        | <b>656</b>      | <b>13</b>           | <b>7</b>       | <b>676</b>            |

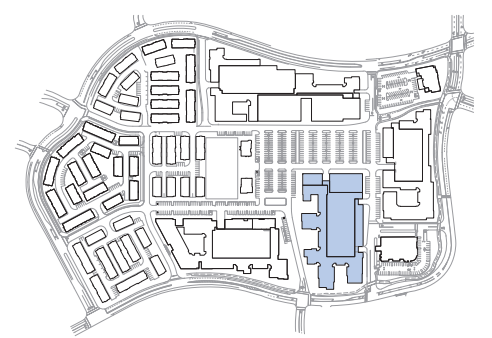
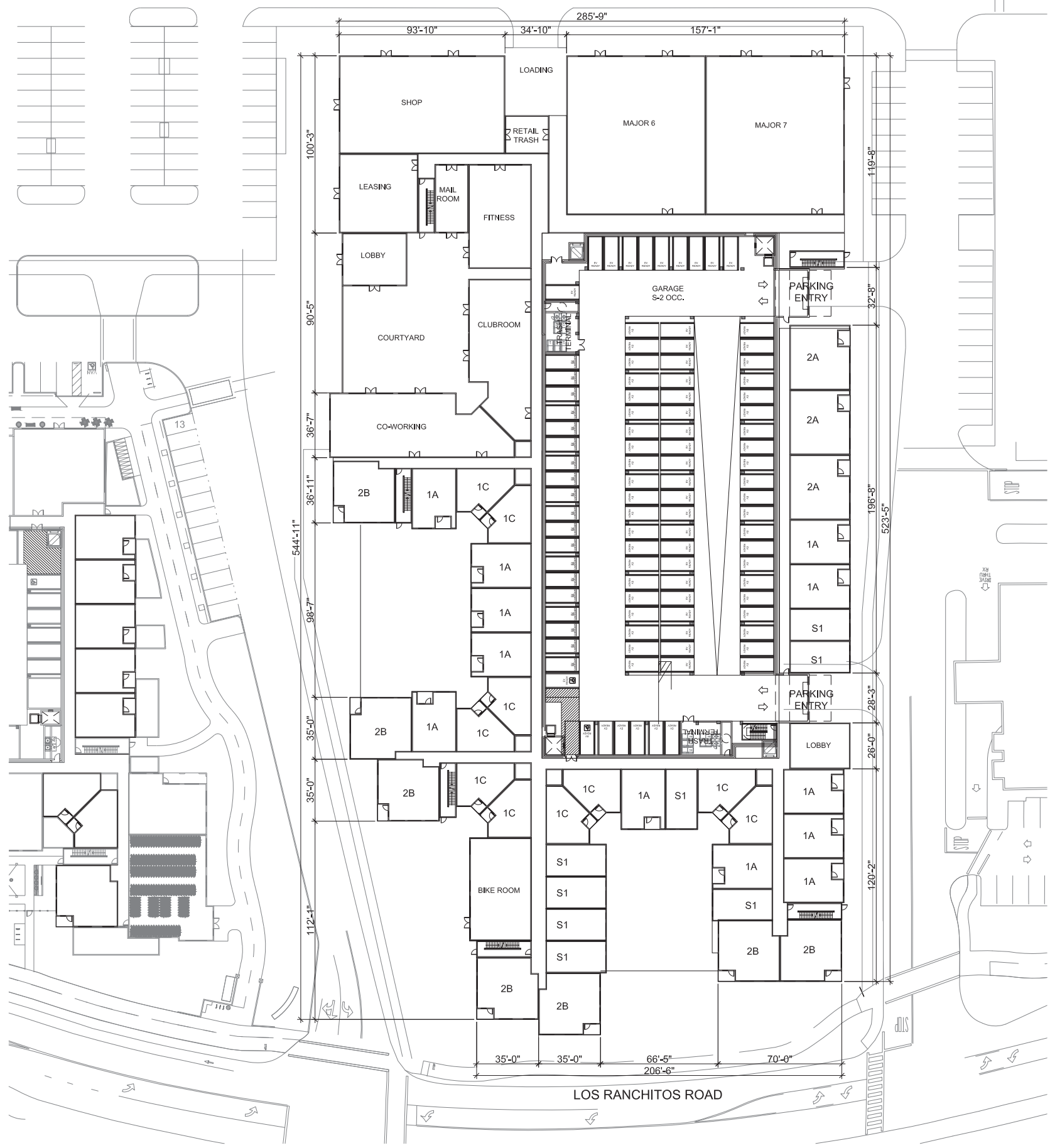
|                     |                      |     |
|---------------------|----------------------|-----|
| EV CHARGER REQUIRED | 15% OF TOTAL PARKING | 102 |
| EV CHARGER PROVIDED |                      | 102 |
| EV READY REQUIRED   | 85% OF TOTAL PARKING | 574 |
| EV READY PROVIDED   |                      | 574 |

**PARCEL 5 - RESIDENTIAL SQUARE FOOTAGE**

| LEVEL        | RESIDENTIAL R- 2 OCC. | LEASING B OCC.  | LOBBY/AMENITY A-3 OCC. | BOH/BIKE ROOM S-2 OCC. | RESIDENTIAL AREA (EXCLUDING GARAGE) | GARAGE S-2 OCC.   |
|--------------|-----------------------|-----------------|------------------------|------------------------|-------------------------------------|-------------------|
| LEVEL 1      | 43,928 sf             | 2,001 sf        | 10,969 sf              | 2,035 sf               | 58,933 sf                           | 39,791 sf         |
| LEVEL 2      | 49,122 sf             |                 |                        |                        | 49,122 sf                           | 39,791 sf         |
| LEVEL 3      | 75,822 sf             |                 |                        |                        | 75,822 sf                           | 33,696 sf         |
| LEVEL 4      | 75,822 sf             |                 |                        |                        | 75,822 sf                           | 33,696 sf         |
| LEVEL 5      | 75,822 sf             |                 |                        |                        | 75,822 sf                           | 33,696 sf         |
| LEVEL 6      | 75,822 sf             |                 |                        |                        | 75,822 sf                           | 33,696 sf         |
| LEVEL 7      | 52,476 sf             |                 |                        |                        | 52,476 sf                           | 33,696 sf         |
| <b>TOTAL</b> | <b>448,814 sf</b>     | <b>2,001 sf</b> | <b>10,969 sf</b>       | <b>2,035 sf</b>        | <b>463,819 sf</b>                   | <b>248,062 sf</b> |

**PARCEL 5 - UNIT SUMMARY**

| UNIT TYPE          |    | UNIT FLOOR AREA | LEVEL 1   | LEVEL 2   | LEVEL 3   | LEVEL 4   | LEVEL 5   | LEVEL 6   | LEVEL 7   | TOTAL      | TOTAL DU FLOOR AREA | UNIT TYPE TOTAL | UNIT %      |
|--------------------|----|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|---------------------|-----------------|-------------|
| STUDIO             | S1 | 620 sf          | 8         | 10        | 13        | 13        | 13        | 5         | 0         | 62         | 38,440 sf           | 62              | 16%         |
| 1 BR'S             | 1A | 805 sf          | 12        | 15        | 27        | 27        | 27        | 27        | 10        | 145        | 116,725 sf          | 229             | 59%         |
|                    | 1C | 680 sf          | 10        | 10        | 14        | 14        | 14        | 14        | 8         | 84         | 57,120 sf           |                 |             |
| 2 BR'S             | 2A | 1,150 sf        | 3         | 4         | 6         | 6         | 6         | 6         | 0         | 31         | 35,650 sf           | 96              | 25%         |
|                    | 2B | 1,130 sf        | 7         | 7         | 11        | 11        | 11        | 11        | 7         | 65         | 73,450 sf           |                 |             |
| <b>TOTAL UNITS</b> |    |                 | <b>40</b> | <b>46</b> | <b>71</b> | <b>71</b> | <b>71</b> | <b>63</b> | <b>25</b> | <b>387</b> | <b>321,385 sf</b>   | <b>387</b>      | <b>100%</b> |



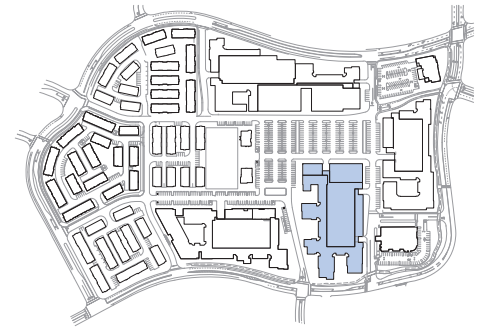
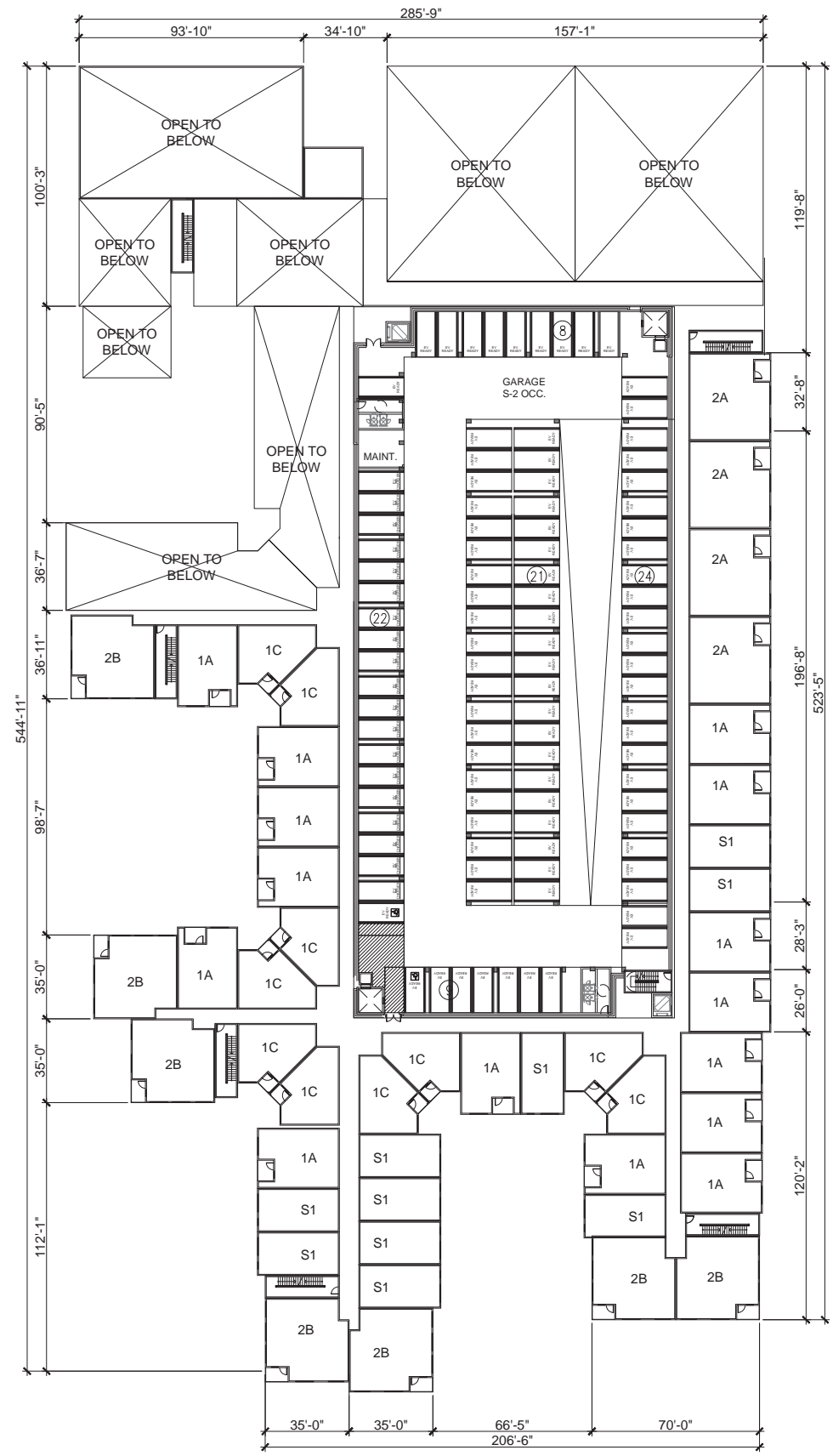
KEY PLAN



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

PARCEL 5 - LEVEL 1 FLOOR PLAN



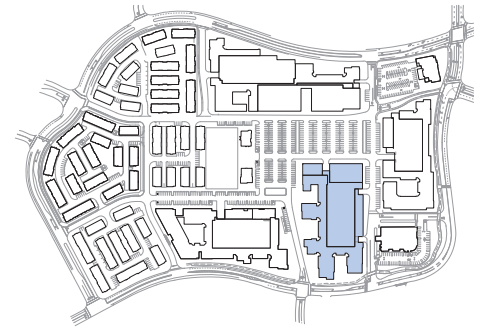
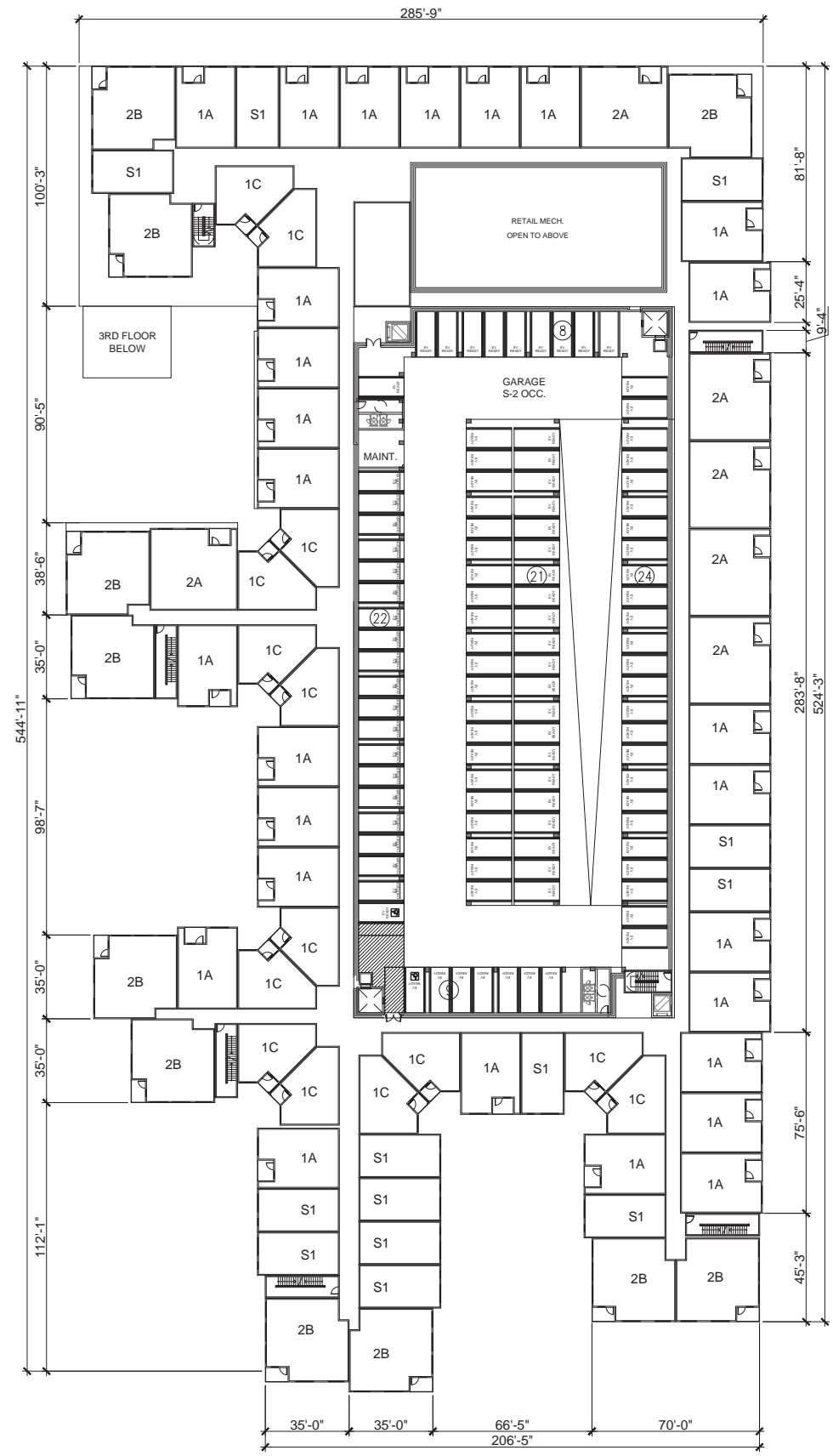
KEY PLAN



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 5 - LEVEL 2 FLOOR PLAN



KEY PLAN



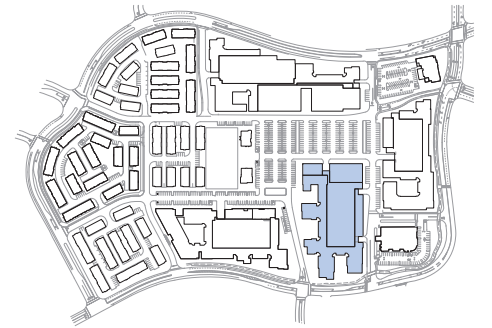
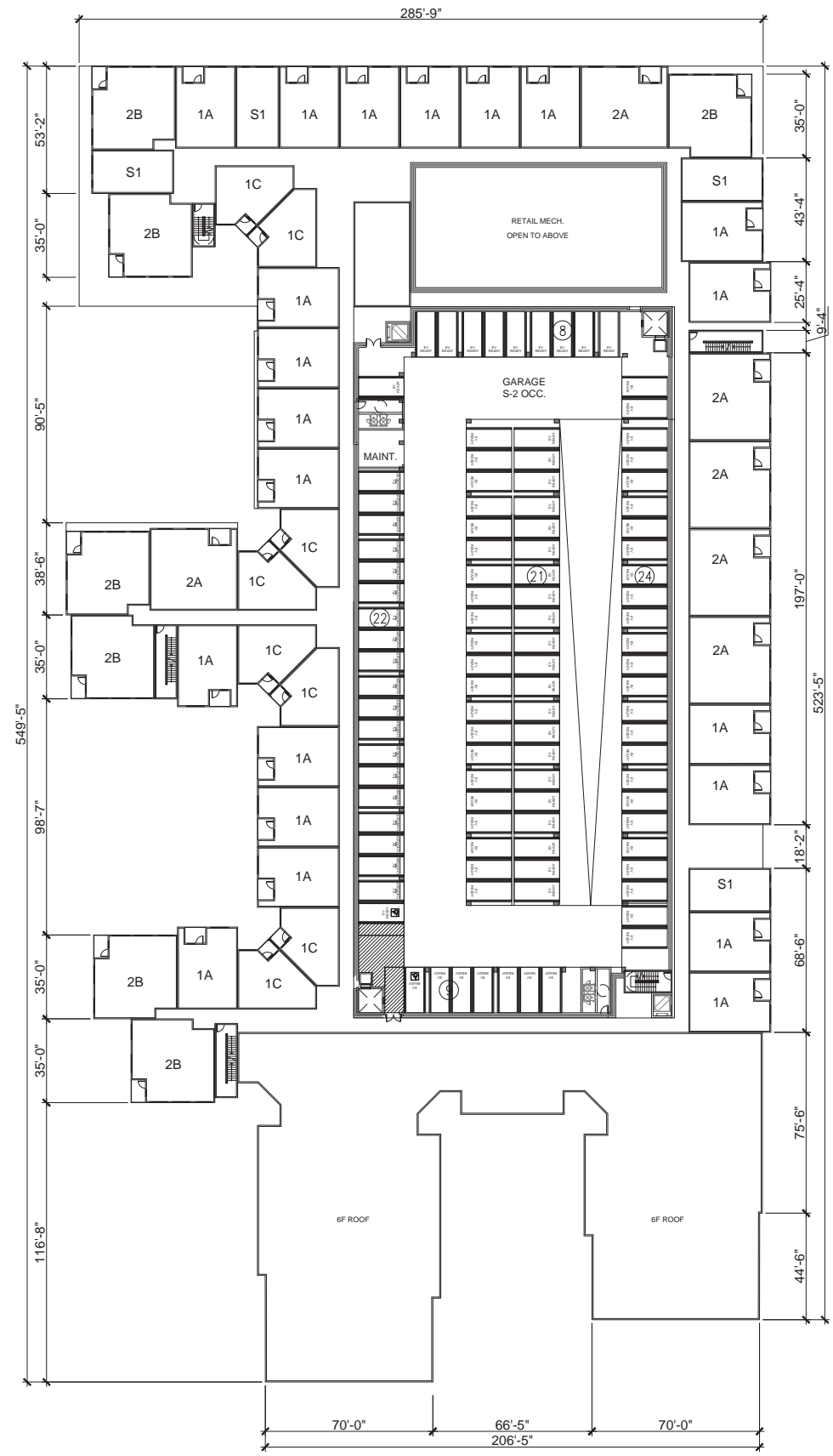
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 5 - LEVEL 3 - 6 FLOOR PLAN



RE-54

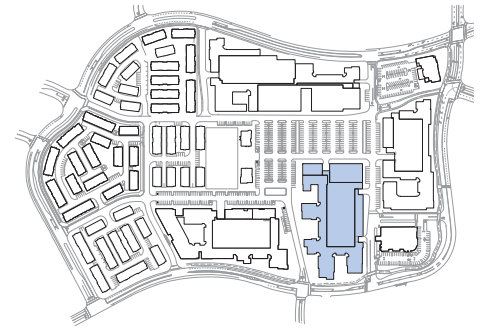
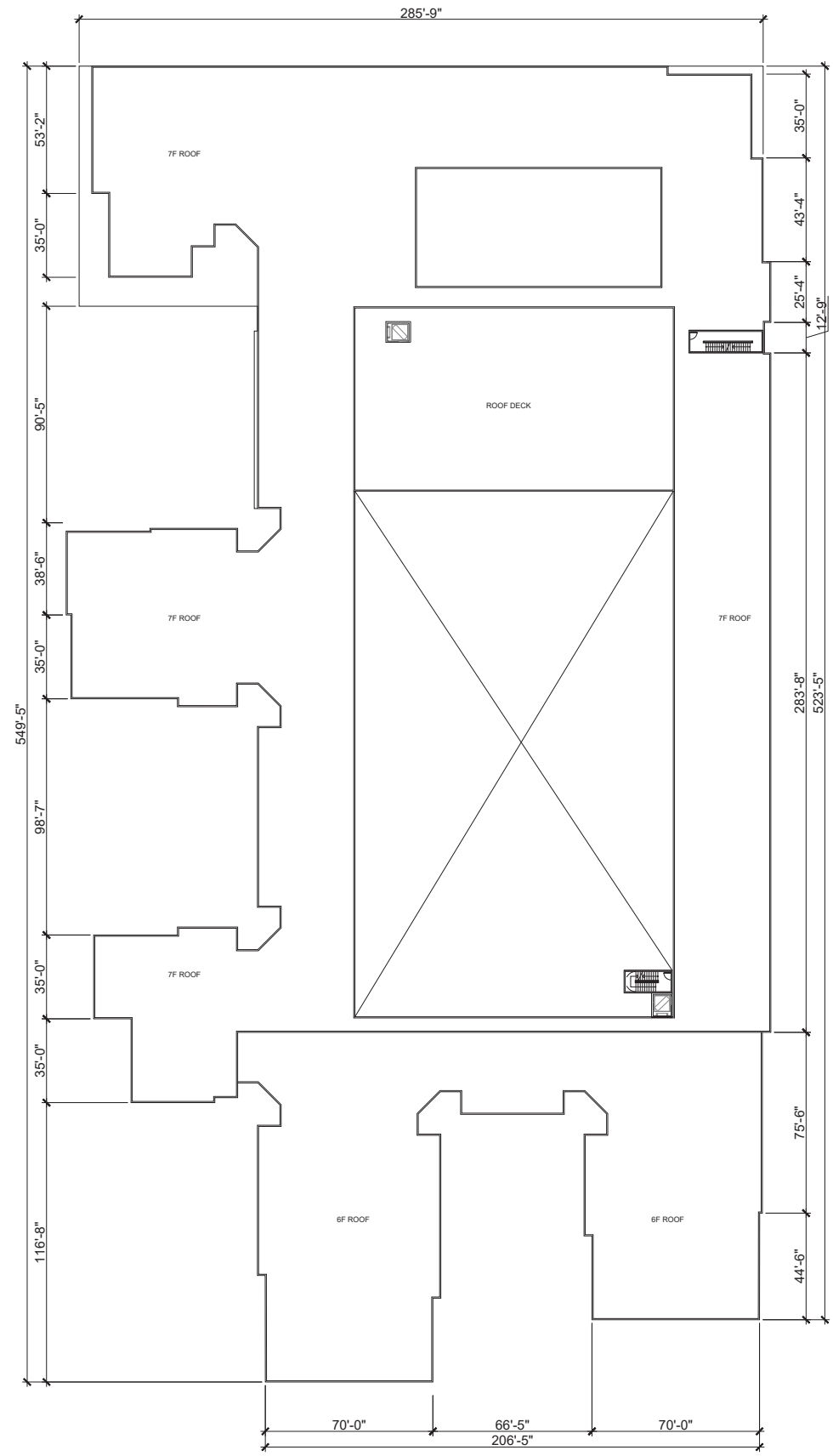


KEY PLAN



PARCEL 5 - LEVEL 7 FLOOR PLAN



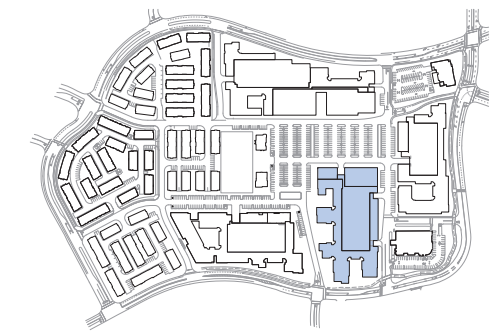


KEY PLAN





NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.


PARCEL 5 - ROOF PLAN

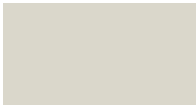



KEY PLAN


- 

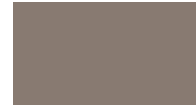
(B1) FIBER CEMENT PANEL  
TRESPA - PURA  
ROMANTIC WALNUT
- 


(B2) FIBER CEMENT PANEL  
NICHIA - CEDAR
- 


(D2) THIN BRICK  
BELDEN BRICK  
ALASKA WHITE  
VELOUR
- 


(F1) CEMENT PLASTER  
SW 6070  
HERON PLUME
- 


(F2) CEMENT PLASTER  
SW 7017  
DORIAN GRAY
- 


(F3) CEMENT PLASTER  
SW 7674  
PEPPERCORN
- 


(F4) CEMENT PLASTER  
SW 6074  
SPALDING GRAY
- 

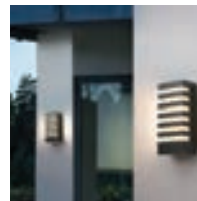
(F5) CEMENT PLASTER  
SW 6006  
BLACK BEAN
- 


(F6) CEMENT PLASTER  
SW 6361  
AUTUMNAL
- 

(F7) CEMENT PLASTER  
SW 6508  
SECURE BLUE
- 

(G1) GUARDRAIL
- 

(G3) GUARDRAIL
- 

(H2) CANOPY
- 

(L1) WALL MOUNTED  
LIGHT FIXTURE
- 

(M1) BANNER SIGN  
BY OTHERS


















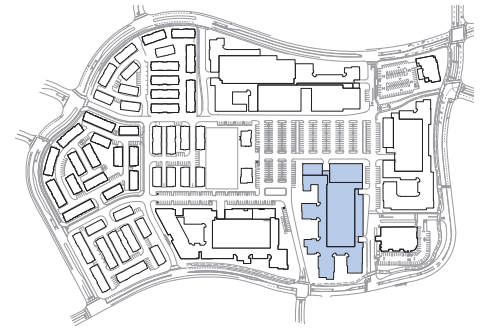
WEST ELEVATION



SOUTH ELEVATION

PARCEL 5 - BUILDING ELEVATIONS

-  B1 FIBER CEMENT PANEL TRESPA - PURA ROMANTIC WALNUT
-  B2 FIBER CEMENT PANEL NICHIA - CEDAR
-  D2 THIN BRICK BELDEN BRICK ALASKA WHITE VELOUR
-  F1 CEMENT PLASTER SW 6070 HERON PLUME
-  F2 CEMENT PLASTER SW 7017 DORIAN GRAY
-  F3 CEMENT PLASTER SW 7674 PEPPERCORN
-  F4 CEMENT PLASTER SW 6074 SPALDING GRAY
-  F5 CEMENT PLASTER SW 6006 BLACK BEAN
-  F6 CEMENT PLASTER SW 6361 AUTUMNAL
-  F7 CEMENT PLASTER SW 6508 SECURE BLUE
-  G1 GUARDRAIL
-  G3 GUARDRAIL
-  H2 CANOPY
-  L1 WALL MOUNTED LIGHT FIXTURE
-  M1 BANNER SIGN BY OTHERS



KEY PLAN

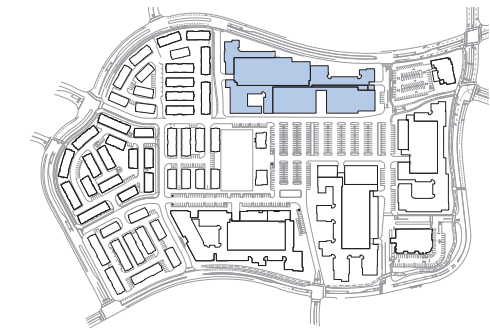


EAST ELEVATION



NORTH ELEVATION

PARCEL 5 - BUILDING ELEVATIONS



KEY PLAN

**PARCEL 6 - PROJECT DESCRIPTION**

A 384-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A OVER 2-STORY TYPE I-A RESIDENTIAL BUILDING SURROUNDING A 6-LEVEL TYPE I-A PARKING STRUCTURE.

**PARCEL 6 - PARKING SUMMARY**

**ASSIGNED RESIDENTIAL STALLS PROVIDED**

| LEVEL        | UNITS PER LEVEL | STANDARD STALLS | (2% REQUIRED)       |                | TOTAL STALLS PROVIDED |
|--------------|-----------------|-----------------|---------------------|----------------|-----------------------|
|              |                 |                 | STANDARD ADA STALLS | VAN ADA STALLS |                       |
| LEVEL 1      | 18              | 112             | 2                   | 1              | 115                   |
| LEVEL 2      | 34              | 112             | 2                   | 1              | 115                   |
| LEVEL 3      | 72              | 112             | 2                   | 1              | 115                   |
| LEVEL 4      | 72              | 111             | 2                   | 1              | 114                   |
| LEVEL 5      | 72              | 111             | 2                   | 1              | 114                   |
| LEVEL 6      | 72              | 111             | 2                   | 1              | 114                   |
| <b>TOTAL</b> | <b>72</b>       | <b>669</b>      | <b>12</b>           | <b>6</b>       | <b>687</b>            |

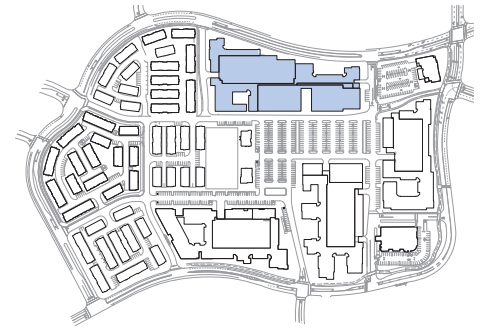
|                     |                      |            |
|---------------------|----------------------|------------|
| EV CHARGER REQUIRED | 15% OF TOTAL PARKING | <b>104</b> |
| EV CHARGER PROVIDED |                      | <b>104</b> |
| EV READY REQUIRED   | 85% OF TOTAL PARKING | <b>583</b> |
| EV READY PROVIDED   |                      | <b>583</b> |

**PARCEL 6 - RESIDENTIAL SQUARE FOOTAGE**

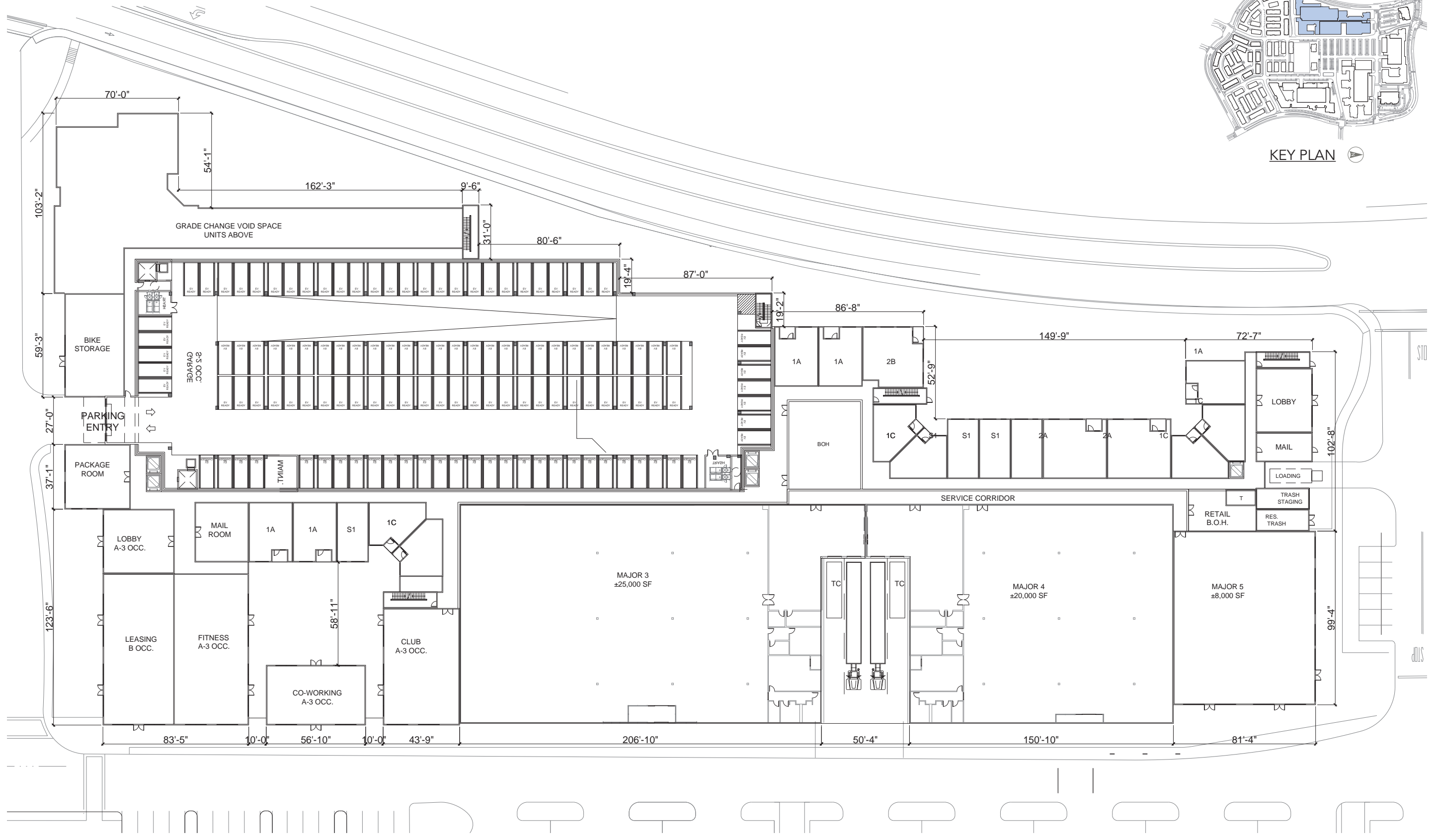
| LEVEL        | RESIDENTIAL R-2 OCC. | LEASING B OCC.  | LOBBY/AMENITY A-3 OCC. | BOH/BIKE ROOM S-2 OCC. | RESIDENTIAL AREA (EXCLUDING GARAGE) | GARAGE S-2 OCC.   |
|--------------|----------------------|-----------------|------------------------|------------------------|-------------------------------------|-------------------|
| LEVEL 1      | 24,316 sf            | 3,542 sf        | 13,177 sf              | 4,224 sf               | 45,259 sf                           | 46,369 sf         |
| LEVEL 2      | 43,445 sf            |                 |                        |                        | 43,445 sf                           | 46,369 sf         |
| LEVEL 3      | 82,402 sf            |                 |                        |                        | 82,402 sf                           | 46,369 sf         |
| LEVEL 4      | 82,402 sf            |                 |                        |                        | 82,402 sf                           | 46,369 sf         |
| LEVEL 5      | 82,402 sf            |                 |                        |                        | 82,402 sf                           | 46,369 sf         |
| LEVEL 6      | 82,402 sf            |                 |                        |                        | 82,402 sf                           | 46,369 sf         |
| LEVEL 7      | 38,950 sf            |                 |                        |                        | 38,950 sf                           |                   |
| <b>TOTAL</b> | <b>436,319 sf</b>    | <b>3,542 sf</b> | <b>13,177 sf</b>       | <b>4,224 sf</b>        | <b>457,262 sf</b>                   | <b>278,214 sf</b> |

**PARCEL 6 - UNIT SUMMARY**

| UNIT TYPE          |    | UNIT FLOOR AREA | LEVEL 1   | LEVEL 2   | LEVEL 3   | LEVEL 4   | LEVEL 5   | LEVEL 6   | LEVEL 7   | TOTAL      | TOTAL DU FLOOR AREA | UNIT TYPE TOTAL | UNIT %      |
|--------------------|----|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|---------------------|-----------------|-------------|
| STUDIO             | S1 | 620 sf          | 4         | 4         | 6         | 6         | 6         | 6         | 5         | 37         | 22,940 sf           | 37              | 10%         |
| 1 BR'S             | 1A | 805 sf          | 5         | 9         | 20        | 20        | 20        | 20        | 15        | 109        | 87,745 sf           | 243             | 63%         |
|                    | 1C | 680 sf          | 6         | 8         | 22        | 22        | 22        | 22        | 12        | 114        | 77,520 sf           |                 |             |
|                    | 1D | 830 sf          | 0         | 4         | 4         | 4         | 4         | 4         | 0         | 20         | 16,600 sf           |                 |             |
| 2 BR'S             | 2A | 1,150 sf        | 2         | 6         | 7         | 7         | 7         | 7         | 4         | 40         | 46,000 sf           | 104             | 27%         |
|                    | 2B | 1,130 sf        | 1         | 3         | 13        | 13        | 13        | 13        | 8         | 64         | 72,320 sf           |                 |             |
| <b>TOTAL UNITS</b> |    |                 | <b>18</b> | <b>34</b> | <b>72</b> | <b>72</b> | <b>72</b> | <b>72</b> | <b>44</b> | <b>384</b> | <b>323,125 sf</b>   | <b>384</b>      | <b>100%</b> |



KEY PLAN

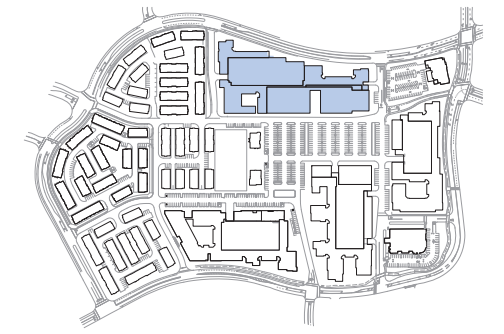


PARCEL 6 - LEVEL 1 FLOOR PLAN

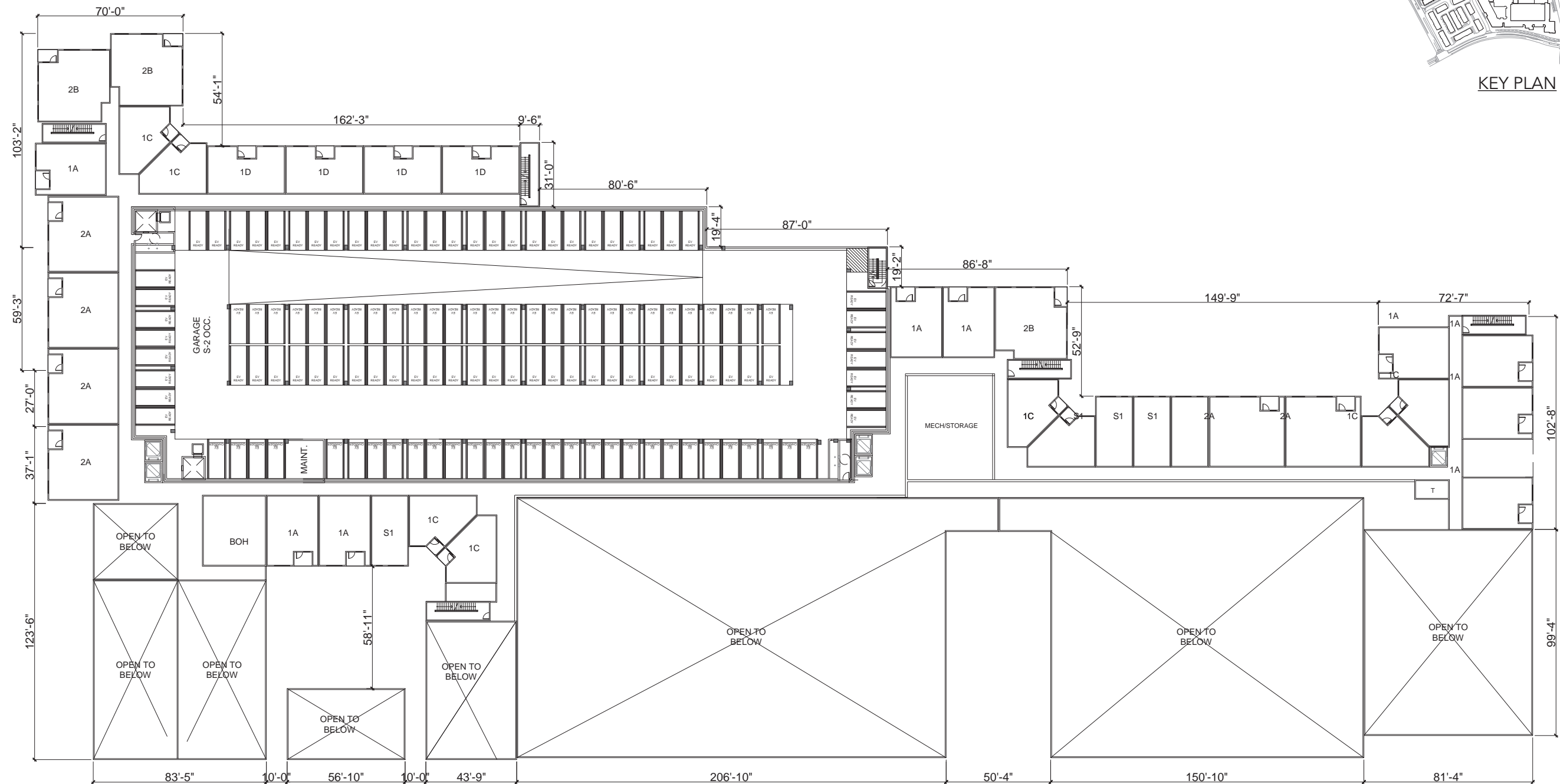
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

RE-60



KEY PLAN



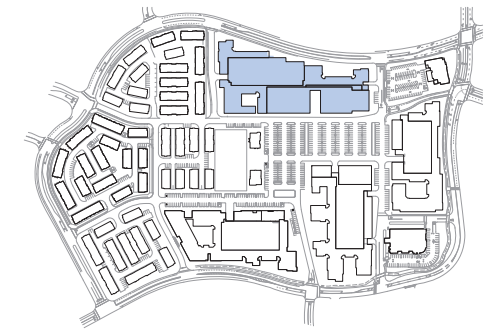
PARCEL 6 - LEVEL 2 FLOOR PLAN

# NORTHGATE TOWN SQUARE

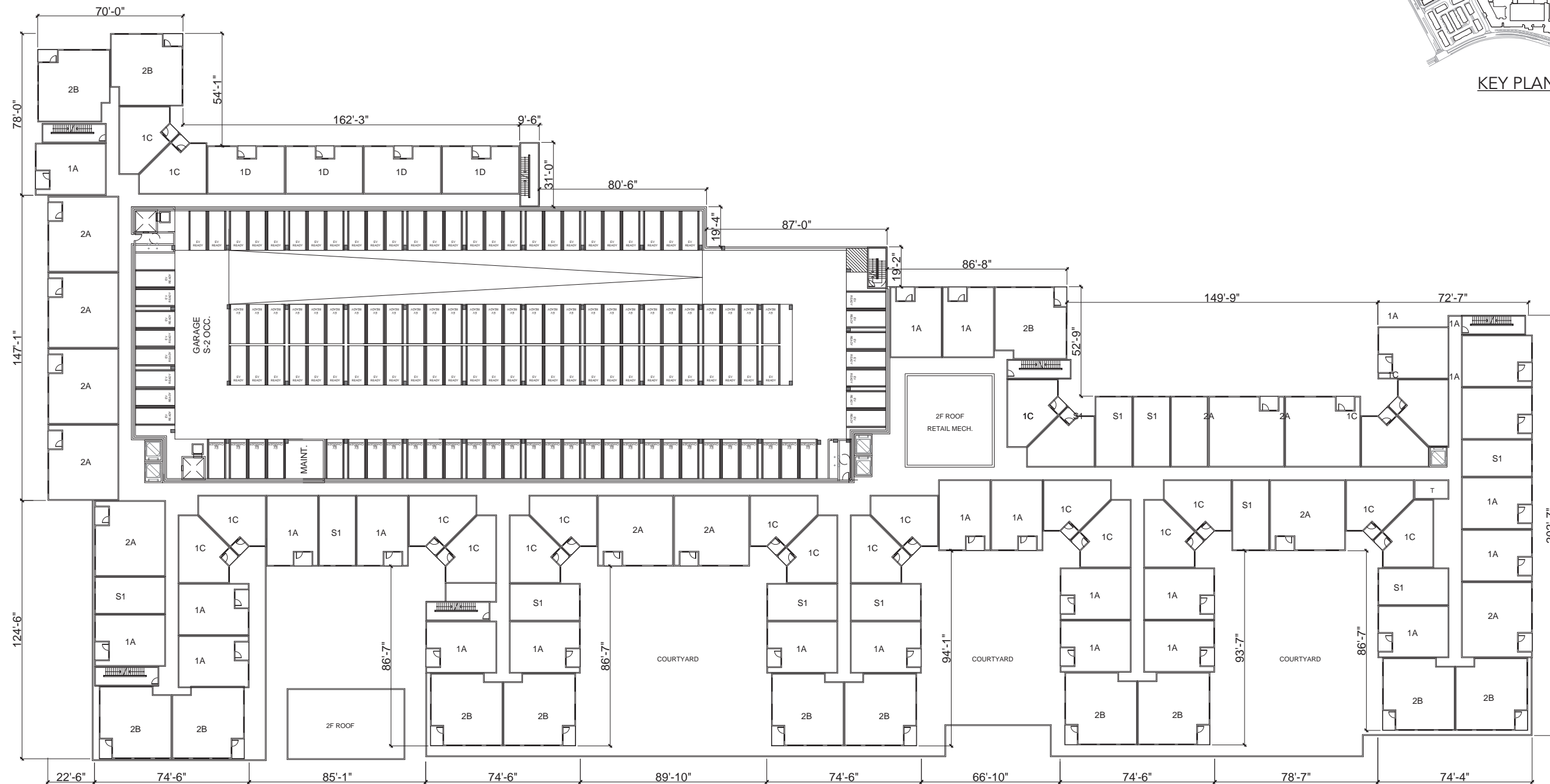
REDEVELOPMENT PLAN



RE-61



KEY PLAN



SCALE 1" = 25'-0"



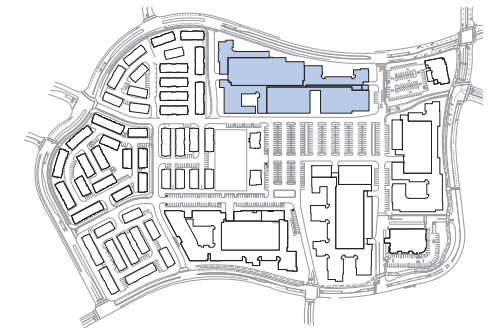
PARCEL 6 - LEVEL 3 - 6 FLOOR PLAN

# NORTHGATE TOWN SQUARE

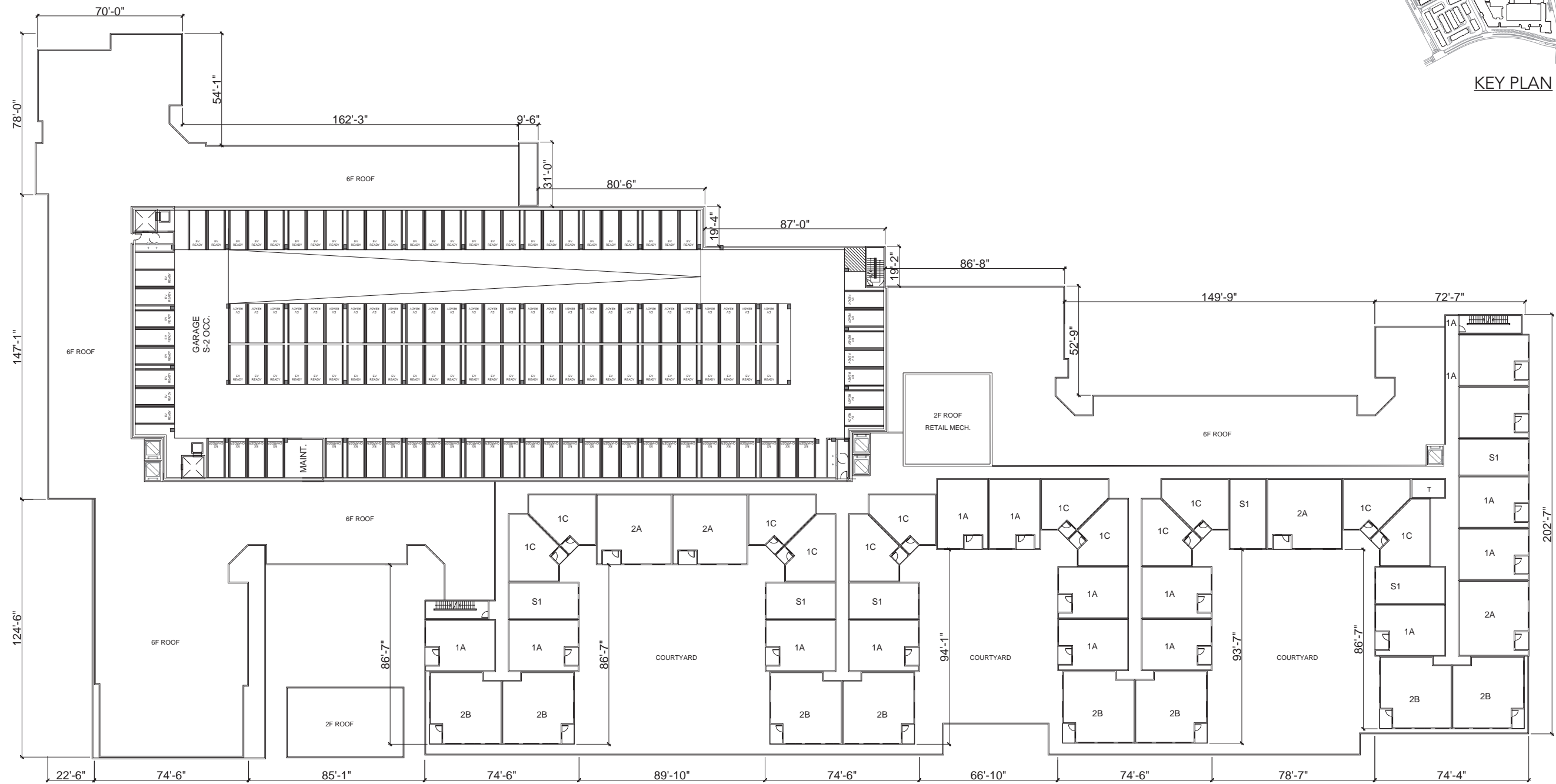
REDEVELOPMENT PLAN



RE-62



KEY PLAN



SCALE 1" = 25'-0"



PARCEL 6 - LEVEL 7 FLOOR PLAN

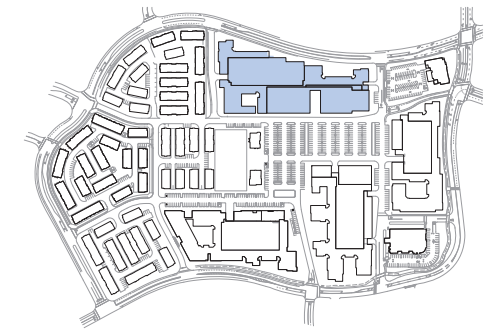
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

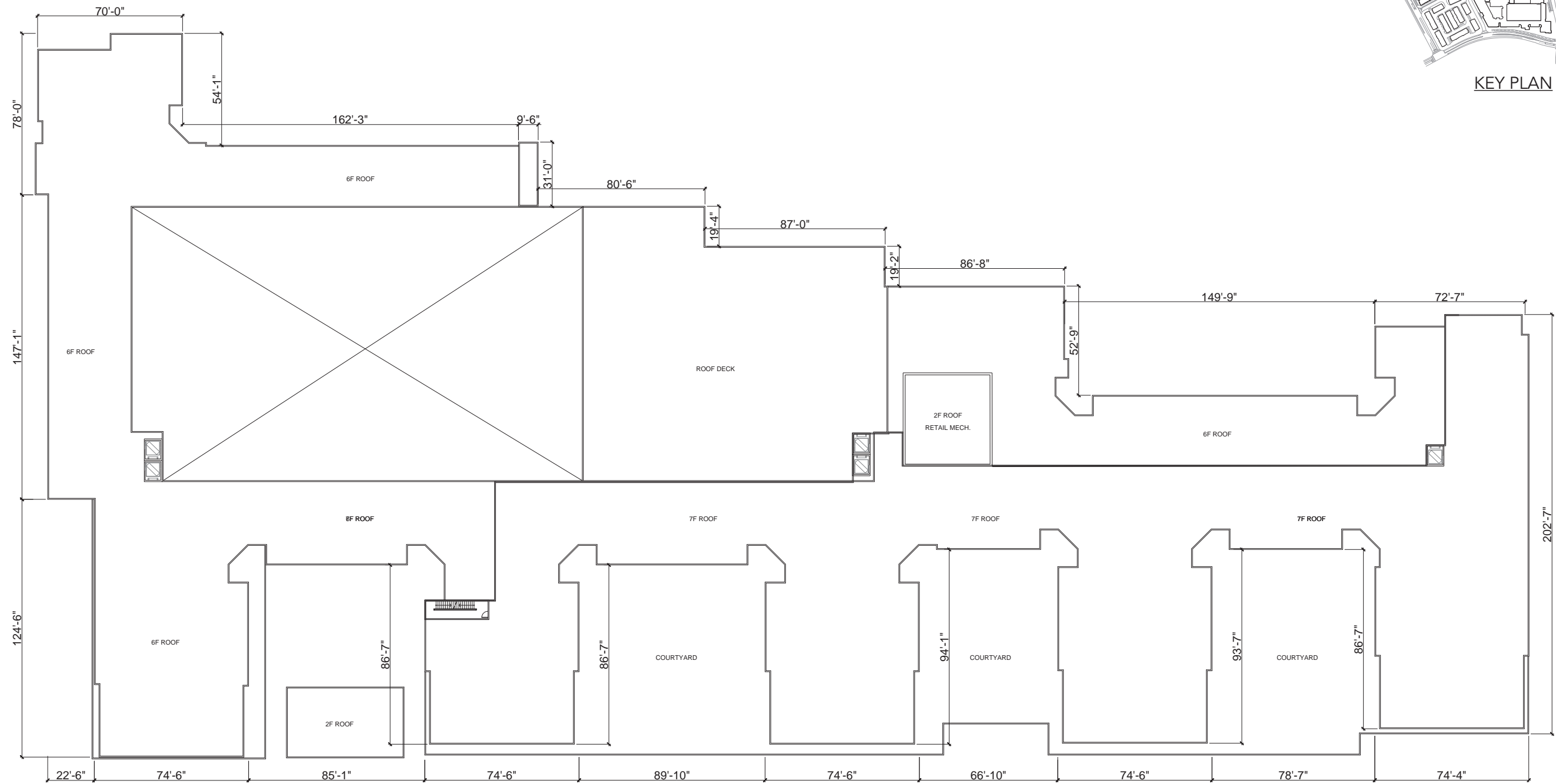


RE-63





KEY PLAN

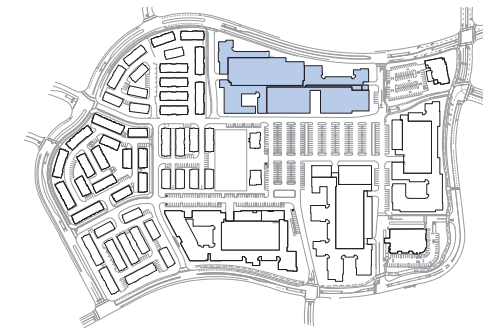


NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.



PARCEL 6 - ROOF PLAN

-   
C2 FIBER CEMENT PANEL NICHIIHA - CEDAR
-   
D1 THIN BRICK INTERSTATE BRICK ARCTIC WHITE
-   
D2 THIN BRICK INTERSTATE BRICK TERRA COTTA
-   
E1 PORCELAIN TILE LAMINAM - I NATURAL TRAVERTINO ROMANO
-   
F1 CEMENT PLASTER SW 7566 WESTHIGHLAND WHITE
-   
F2 CEMENT PLASTER SW 7020 BLACK FOX
-   
F3 CEMENT PLASTER SW 6507 RESOLUTE BLUE
-   
F4 CEMENT PLASTER SW 6074 SPALDING GRAY
-   
G2 GUARDRAIL
-   
H2 CANOPY
-   
J1 TRELLIS
-   
L1 WALL MOUNTED LIGHT FIXTURE
-   
N1 PERFORATED METAL GARAGE SCREEN
-   
K1 CONCRETE



KEY PLAN



EAST ELEVATION



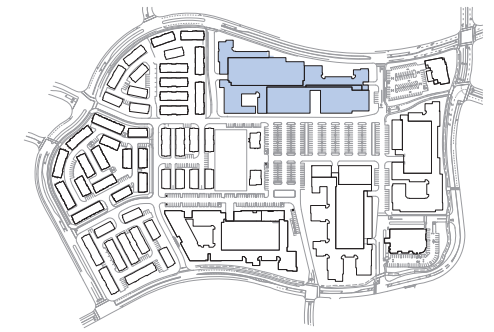
EAST ELEVATION (CONTINUE)

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 6 - BUILDING ELEVATIONS

-   
C2 FIBER CEMENT PANEL NICHIIHA - CEDAR
-   
D1 THIN BRICK INTERSTATE BRICK ARCTIC WHITE
-   
D2 THIN BRICK INTERSTATE BRICK TERRA COTTA
-   
E1 PORCELAIN TILE LAMINAM - I NATURALI TRAVERTINO ROMANO
-   
F1 CEMENT PLASTER SW 7566 WESTHIGHLAND WHITE
-   
F2 CEMENT PLASTER SW 7020 BLACK FOX
-   
F3 CEMENT PLASTER SW 6507 RESOLUTE BLUE
-   
F4 CEMENT PLASTER SW 6074 SPALDING GRAY
-   
G2 GUARDRAIL
-   
H2 CANOPY
-   
J1 TRELLIS
-   
L1 WALL MOUNTED LIGHT FIXTURE
-   
N1 PERFORATED METAL GARAGE SCREEN
-   
K1 CONCRETE



KEY PLAN



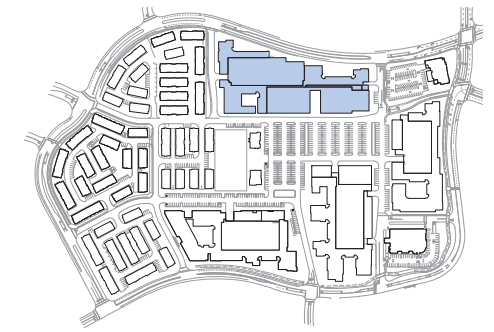
WEST ELEVATION



WEST ELEVATION (CONTINUE)

PARCEL 6 - BUILDING ELEVATIONS

-   
 C2 FIBER CEMENT PANEL NICHIIHA - CEDAR
  -   
 D1 THIN BRICK INTERSTATE BRICK ARCTIC WHITE
  -   
 D2 THIN BRICK INTERSTATE BRICK TERRA COTTA
  -   
 E1 PORCELAIN TILE LAMINAM - I NATURAL TRAVERTINO ROMANO
  -   
 F1 CEMENT PLASTER SW 7566 WESTHIGHLAND WHITE
  -   
 F2 CEMENT PLASTER SW 7020 BLACK FOX
  -   
 F3 CEMENT PLASTER SW 6507 RESOLUTE BLUE
  -   
 F4 CEMENT PLASTER SW 6074 SPALDING GRAY
- 
-   
 G2 GUARDRAIL
  -   
 H2 CANOPY
  -   
 J1 TRELLIS
  -   
 L1 WALL MOUNTED LIGHT FIXTURE
  -   
 N1 PERFORATED METAL GARAGE SCREEN
  -   
 K1 CONCRETE



KEY PLAN

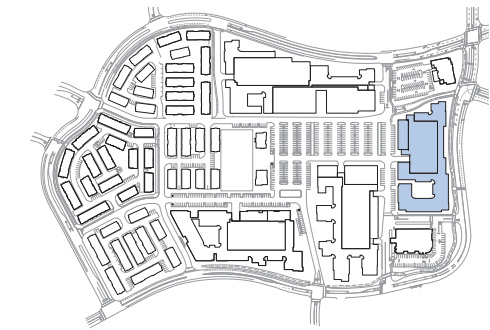


NORTH ELEVATION



SOUTH ELEVATION

PARCEL 6 - BUILDING ELEVATIONS



KEY PLAN 

**PARCEL 7 - PROJECT DESCRIPTION**

A 315-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A OVER 2-STORY TYPE I-A RESIDENTIAL BUILDING SURROUNDING A 7-LEVEL TYPE I-A PARKING STRUCTURE.

**PARCEL 7 - PARKING SUMMARY**

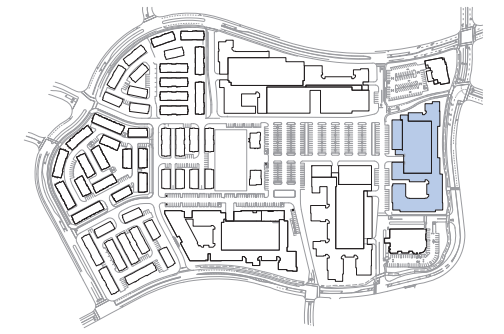
| ASSIGNED RESIDENTIAL STALLS PROVIDED |                 |                      |                     |                |                       |
|--------------------------------------|-----------------|----------------------|---------------------|----------------|-----------------------|
| LEVEL                                | UNITS PER LEVEL | STANDARD STALLS      | (2% REQUIRED)       |                | TOTAL STALLS PROVIDED |
|                                      |                 |                      | STANDARD ADA STALLS | VAN ADA STALLS |                       |
| LEVEL 1                              | 38              | 67                   | 1                   | 1              | 69                    |
| LEVEL 2                              | 39              | 76                   | 2                   | 1              | 79                    |
| LEVEL 3                              | 61              | 76                   | 2                   | 1              | 79                    |
| LEVEL 4                              | 61              | 76                   | 2                   | 1              | 79                    |
| LEVEL 5                              | 58              | 77                   | 2                   | 1              | 80                    |
| LEVEL 6                              | 33              | 77                   | 2                   | 1              | 80                    |
| LEVEL 7                              | 25              | 77                   | 2                   | 1              | 80                    |
| <b>TOTAL</b>                         | <b>33</b>       | <b>526</b>           | <b>13</b>           | <b>7</b>       | <b>546</b>            |
| EV CHARGER REQUIRED                  |                 | 15% OF TOTAL PARKING |                     | <b>82</b>      |                       |
| EV CHARGER PROVIDED                  |                 |                      |                     | <b>82</b>      |                       |
| EV READY REQUIRED                    |                 | 85% OF TOTAL PARKING |                     | <b>464</b>     |                       |
| EV READY PROVIDED                    |                 |                      |                     | <b>464</b>     |                       |

**PARCEL 7 - RESIDENTIAL SQUARE FOOTAGE**

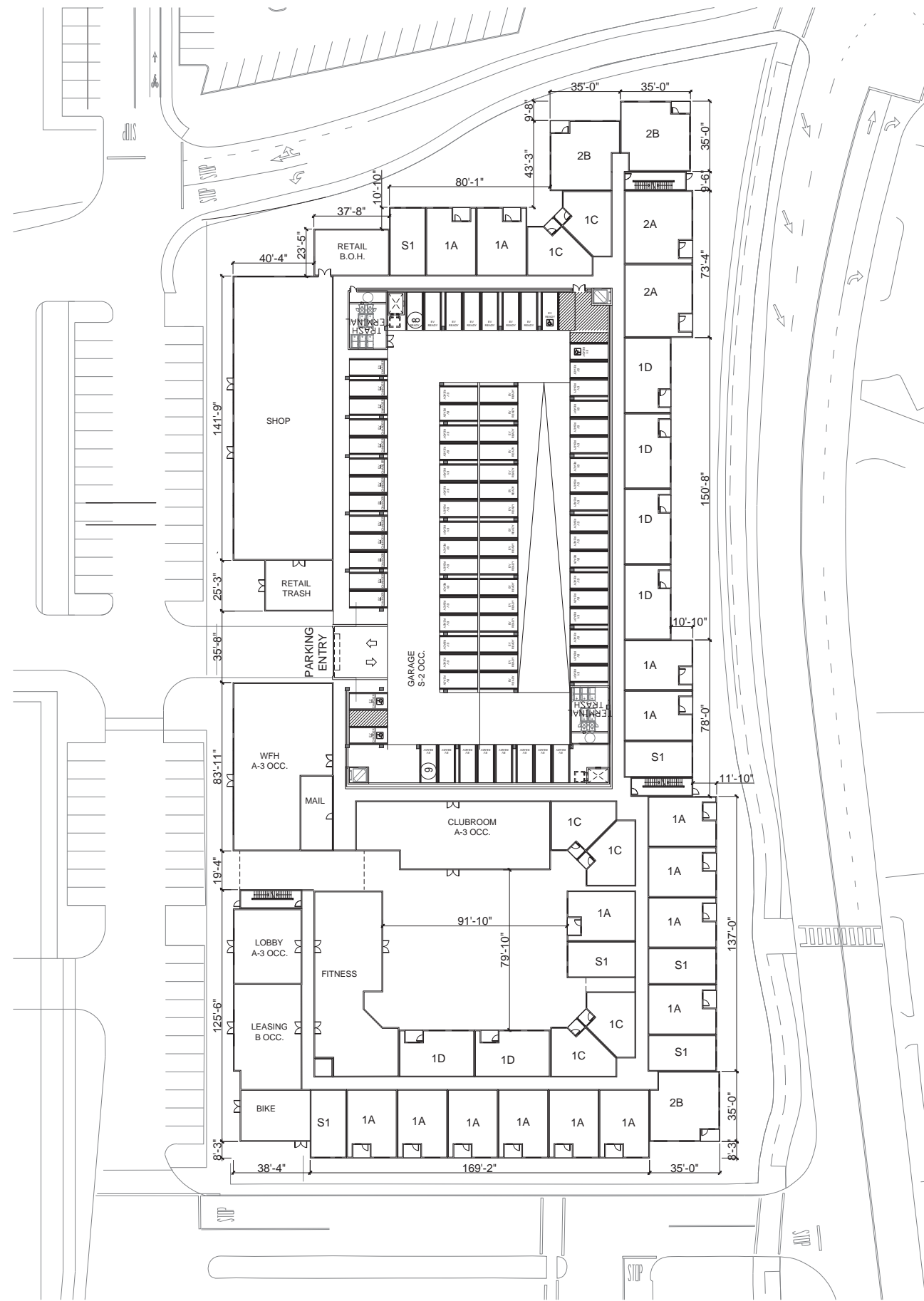
| LEVEL        | RESIDENTIAL R-2 OCC. | LEASING B OCC.  | LOBBY/AMENITY A-3 OCC. | BOH/BIKE ROOM S-2 OCC. | RESIDENTIAL AREA (EXCLUDING GARAGE) | GARAGE S-2 OCC.  |
|--------------|----------------------|-----------------|------------------------|------------------------|-------------------------------------|------------------|
| LEVEL 1      | 41,609 sf            | 1,761 sf        | 11,351 sf              | 910 sf                 | 55,631 sf                           | 32,857 sf        |
| LEVEL 2      | 43,234 sf            |                 |                        |                        | 43,234 sf                           |                  |
| LEVEL 3      | 64,343 sf            |                 |                        |                        | 64,343 sf                           |                  |
| LEVEL 4      | 64,343 sf            |                 |                        |                        | 64,343 sf                           |                  |
| LEVEL 5      | 64,343 sf            |                 |                        |                        | 64,343 sf                           |                  |
| LEVEL 6      | 64,343 sf            |                 |                        |                        | 64,343 sf                           |                  |
| LEVEL 7      | 30,643 sf            |                 |                        |                        | 30,643 sf                           |                  |
| <b>TOTAL</b> | <b>372,858 sf</b>    | <b>1,761 sf</b> | <b>11,351 sf</b>       | <b>910 sf</b>          | <b>386,880 sf</b>                   | <b>32,857 sf</b> |

**PARCEL 7 - UNIT SUMMARY**

| UNIT TYPE          |    | UNIT FLOOR AREA | LEVEL 1   | LEVEL 2   | LEVEL 3   | LEVEL 4   | LEVEL 5   | LEVEL 6   | LEVEL 7   | TOTAL      | TOTAL DU FLOOR AREA | UNIT TYPE TOTAL | UNIT %      |
|--------------------|----|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|---------------------|-----------------|-------------|
| STUDIO             | S1 | 620 sf          | 6         | 6         | 9         | 9         | 7         | 0         | 4         | 41         | 25,420 sf           | 41              | 13%         |
| 1 BR'S             | 1A | 805 sf          | 15        | 15        | 20        | 20        | 20        | 10        | 4         | 104        | 83,720 sf           | 213             | 68%         |
|                    | 1C | 680 sf          | 6         | 6         | 10        | 10        | 10        | 10        | 2         | 54         | 36,720 sf           |                 |             |
|                    | 1D | 830 sf          | 6         | 7         | 9         | 9         | 9         | 9         | 6         | 55         | 45,650 sf           |                 |             |
| 2 BR'S             | 2A | 1,150 sf        | 2         | 2         | 9         | 9         | 8         | 0         | 7         | 37         | 42,550 sf           | 61              | 19%         |
|                    | 2B | 1,150 sf        | 3         | 3         | 4         | 4         | 4         | 4         | 2         | 24         | 27,600 sf           |                 |             |
| <b>TOTAL UNITS</b> |    |                 | <b>38</b> | <b>39</b> | <b>61</b> | <b>61</b> | <b>58</b> | <b>33</b> | <b>25</b> | <b>315</b> | <b>234,060 sf</b>   | <b>315</b>      | <b>100%</b> |



KEY PLAN

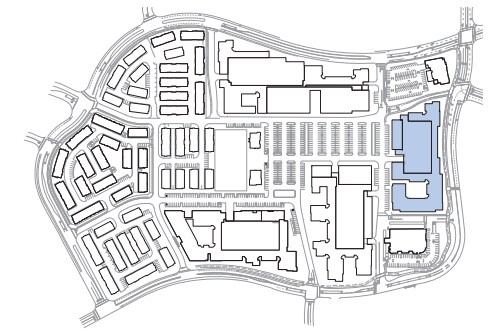


# NORTHGATE TOWN SQUARE

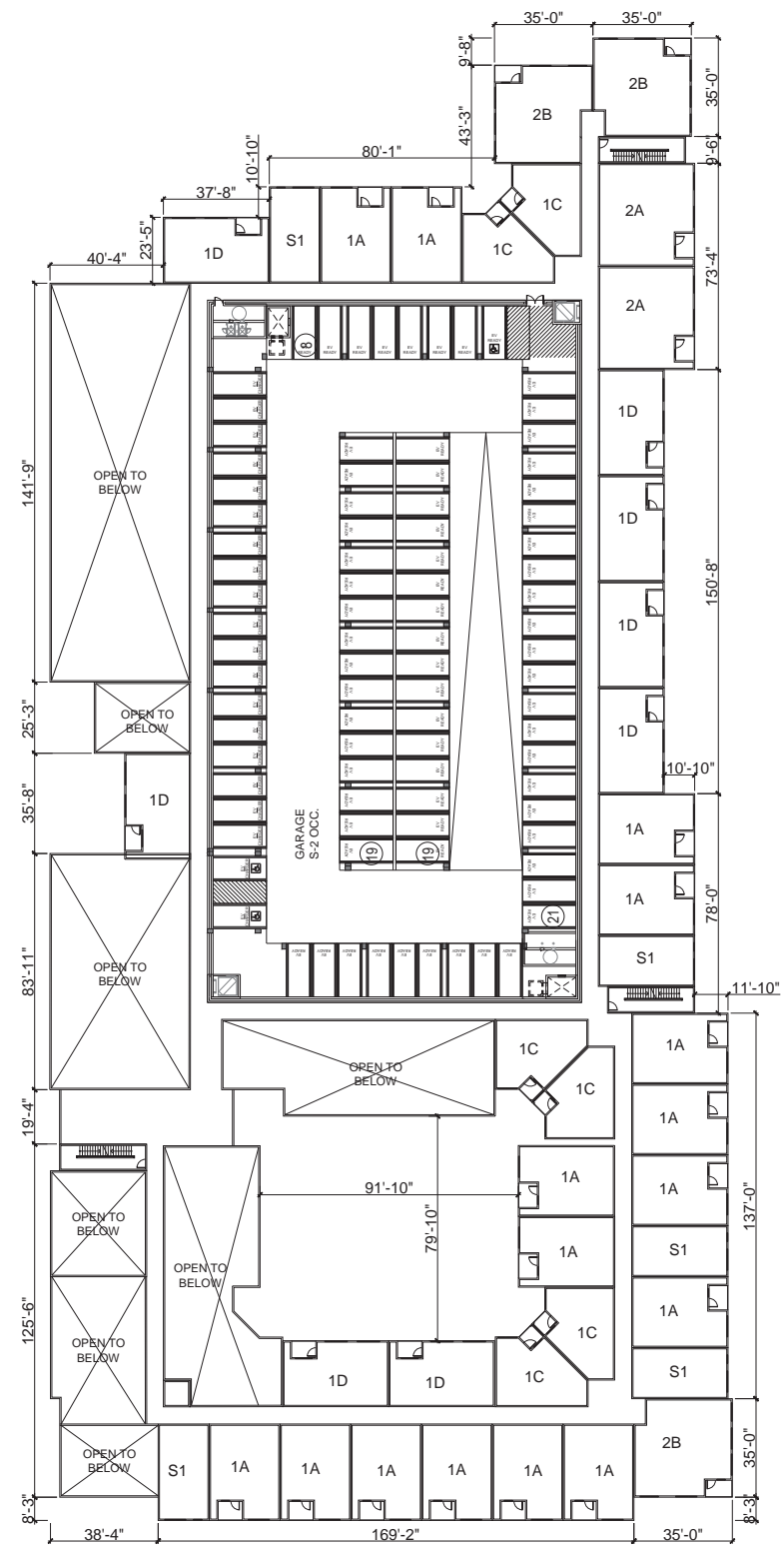
REDEVELOPMENT PLAN

PARCEL 7 - LEVEL 1 FLOOR PLAN

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO TOWNE | FIELD PAOLI | RE-69



KEY PLAN

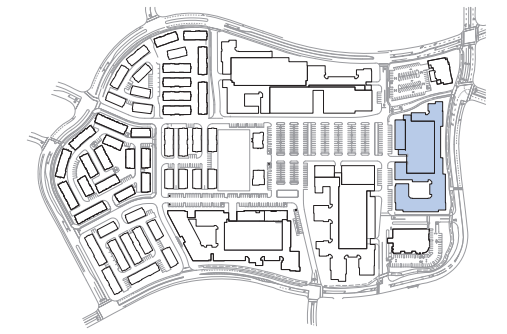


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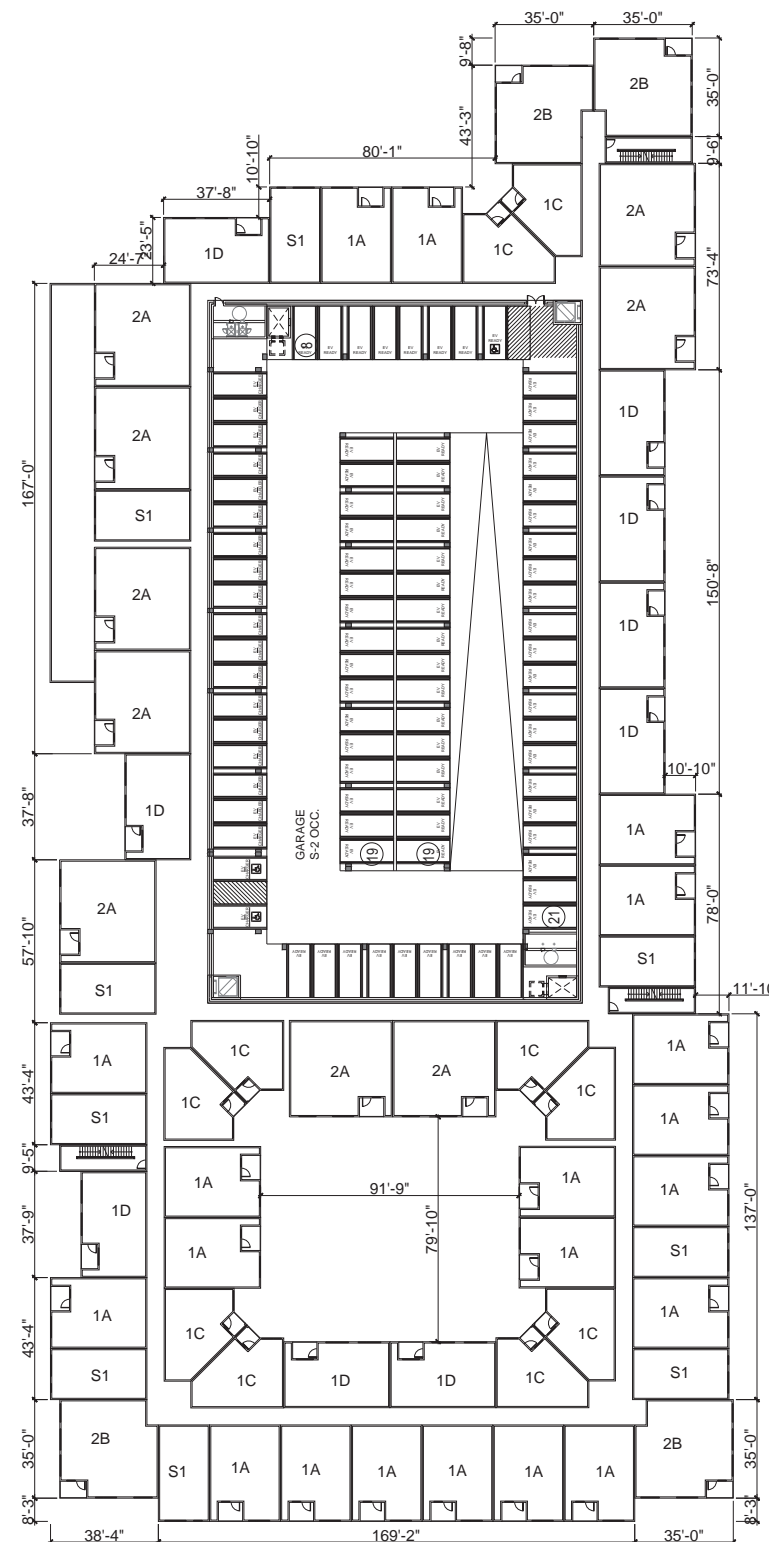
REDEVELOPMENT PLAN

## PARCEL 7 - LEVEL 2 FLOOR PLAN

RE-70



KEY PLAN



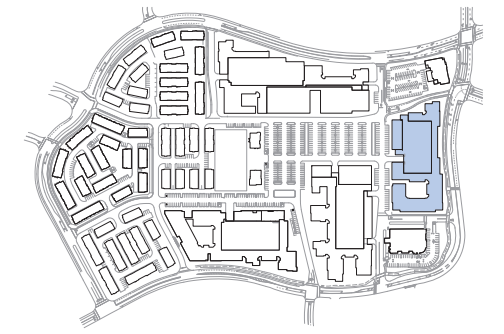
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

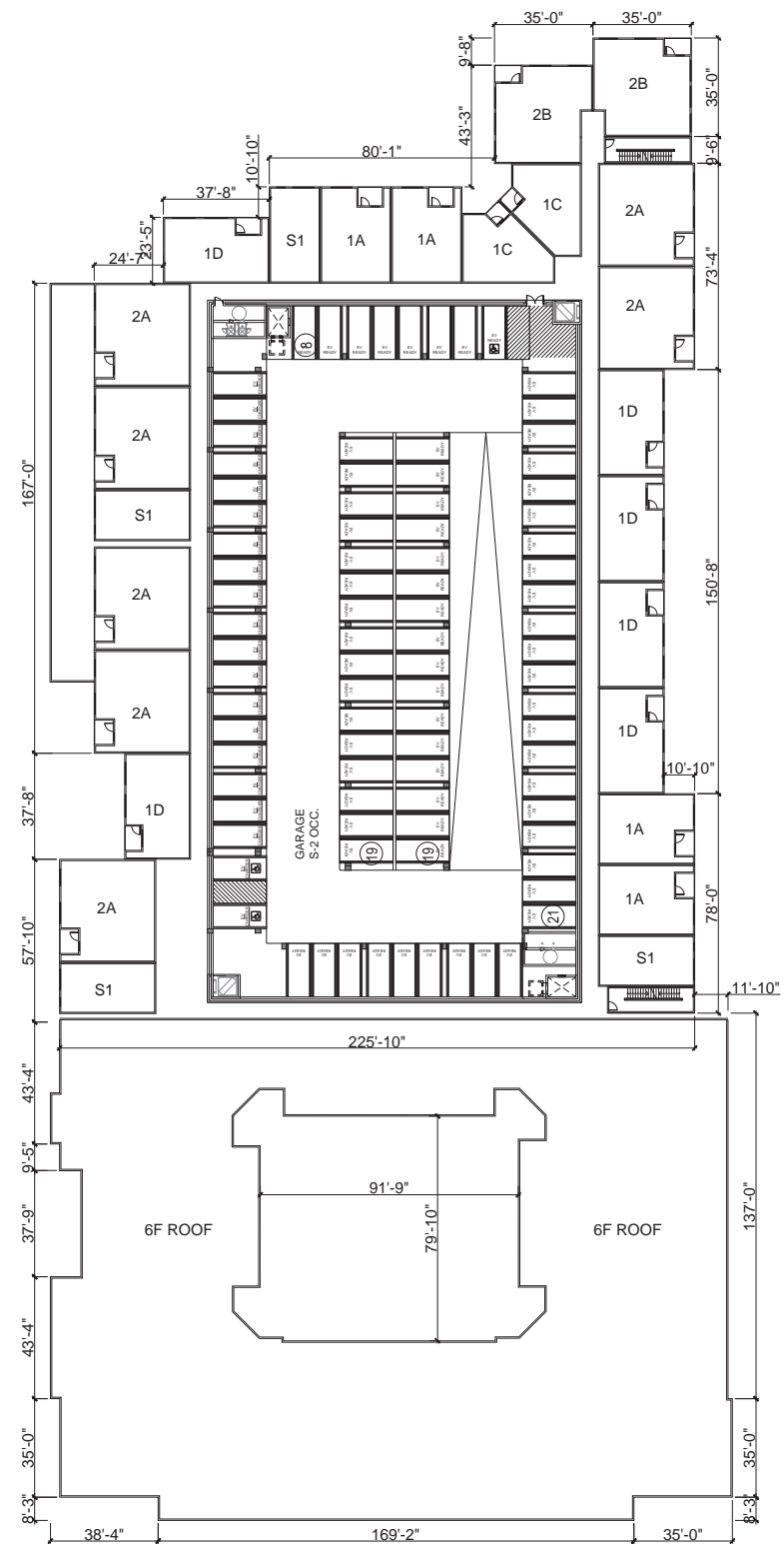
PARCEL 7 - LEVEL 3 - 6 FLOOR PLAN

MerloneGeier Partners | CSW | ST 2 | URBAN ARENA | STUDIO TEGAME | FIELD PAOLI | RE-71





KEY PLAN



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

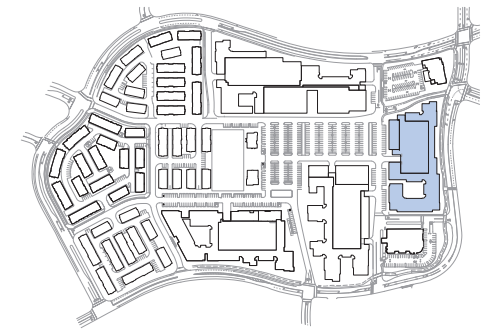
## PARCEL 7 - LEVEL 7 FLOOR PLAN



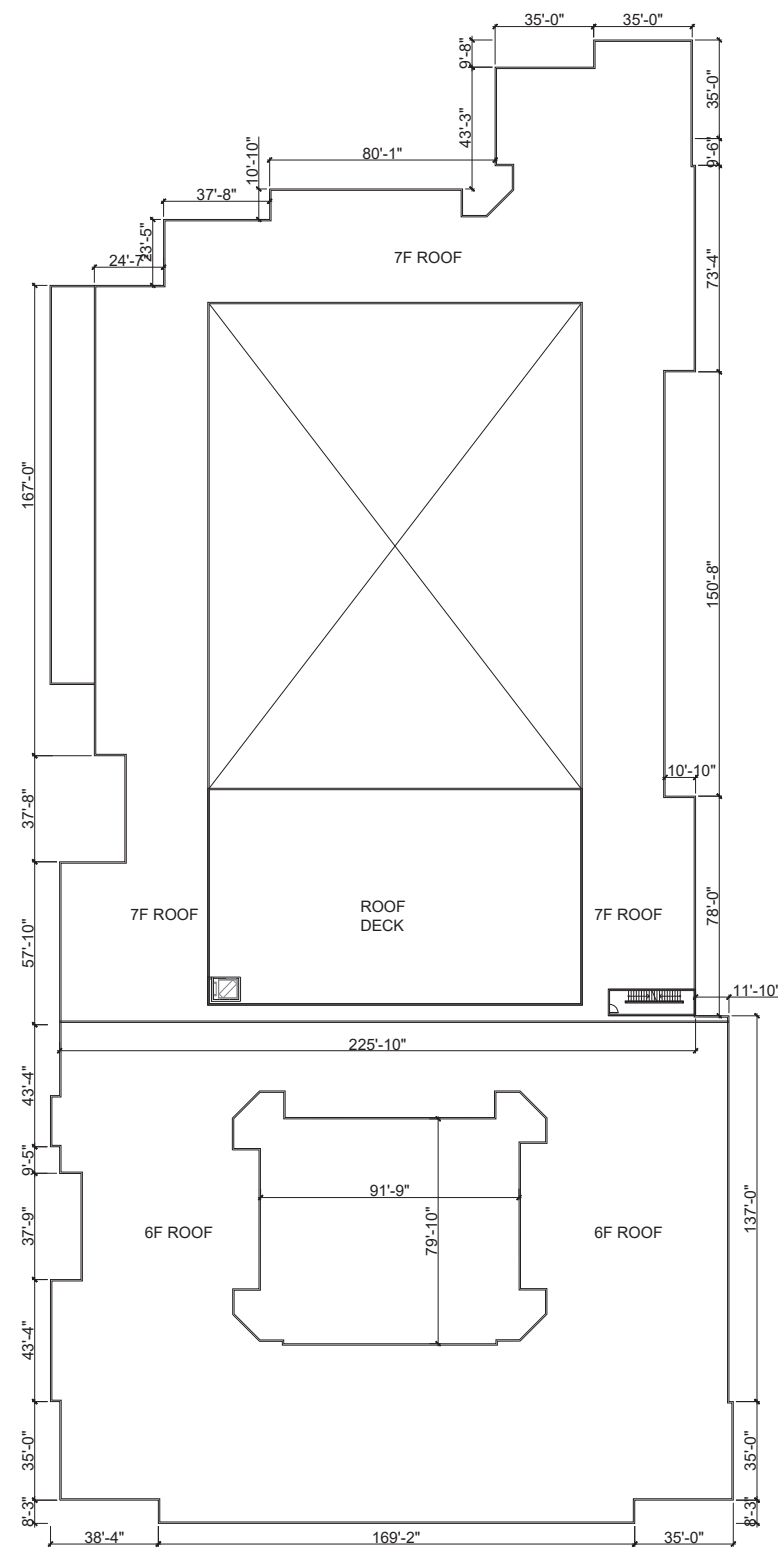




RE-72



KEY PLAN



NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.






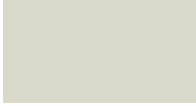











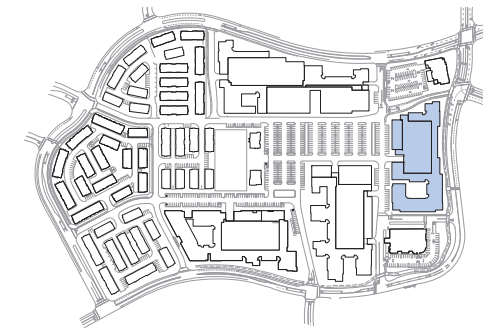
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 7 - ROOF PLAN



-  A1 METAL PANEL MORIN INTEGRITY MEDIUM GRAY
-  A2 METAL PANEL MORIN INTEGRITY CHROMIUM GRAY
-  A3 METAL PANEL MORIN INTEGRITY SILVER SMITH
-  B2 FIBER CEMENT PANEL NICHIA - CEDAR
-  D2 THIN BRICK BELDEN BRICK ALASKA WHITE VELOUR
-  F1 CEMENT PLASTER SW 6070 HERON PLUME
-  F2 CEMENT PLASTER SW 7017 DORIAN GRAY
-  F3 CEMENT PLASTER SW 7674 PEPPERCORN
-  F4 CEMENT PLASTER SW 6074 SPALDING GRAY
-  F5 CEMENT PLASTER SW 6006 BLACK BEAN
-  G1 GUARDRAIL
-  G3 GUARDRAIL
-  H2 CANOPY
-  J1 TRELLIS
-  L1 WALL MOUNTED LIGHT FIXTURE



KEY PLAN

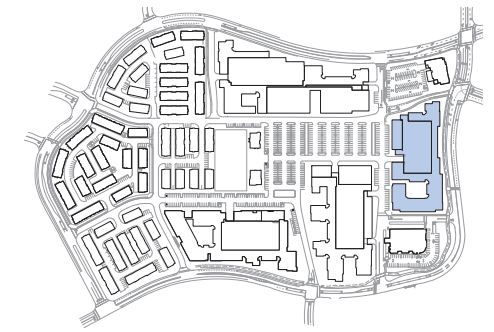
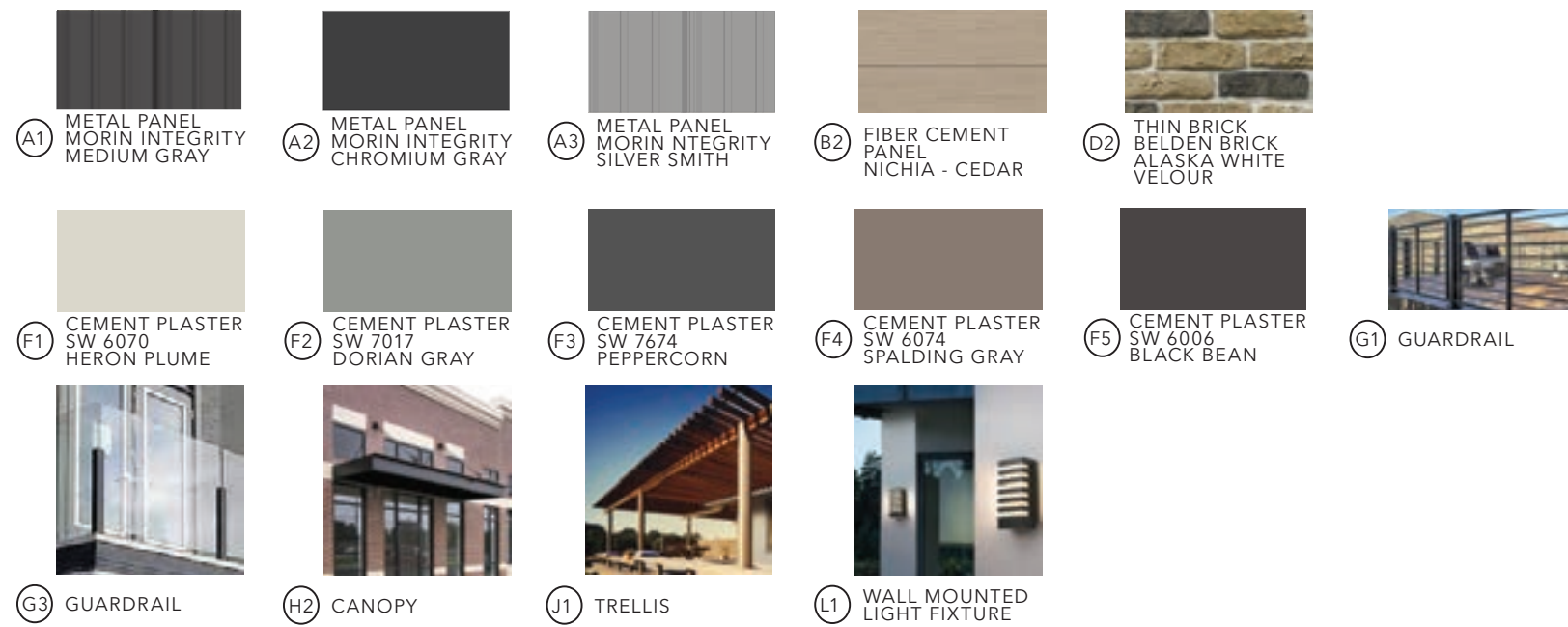


SOUTH ELEVATION



EAST ELEVATION

PARCEL 7 - BUILDING ELEVATIONS



KEY PLAN



NORTH ELEVATION



WEST ELEVATION

PARCEL 7 - BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN



RE-75