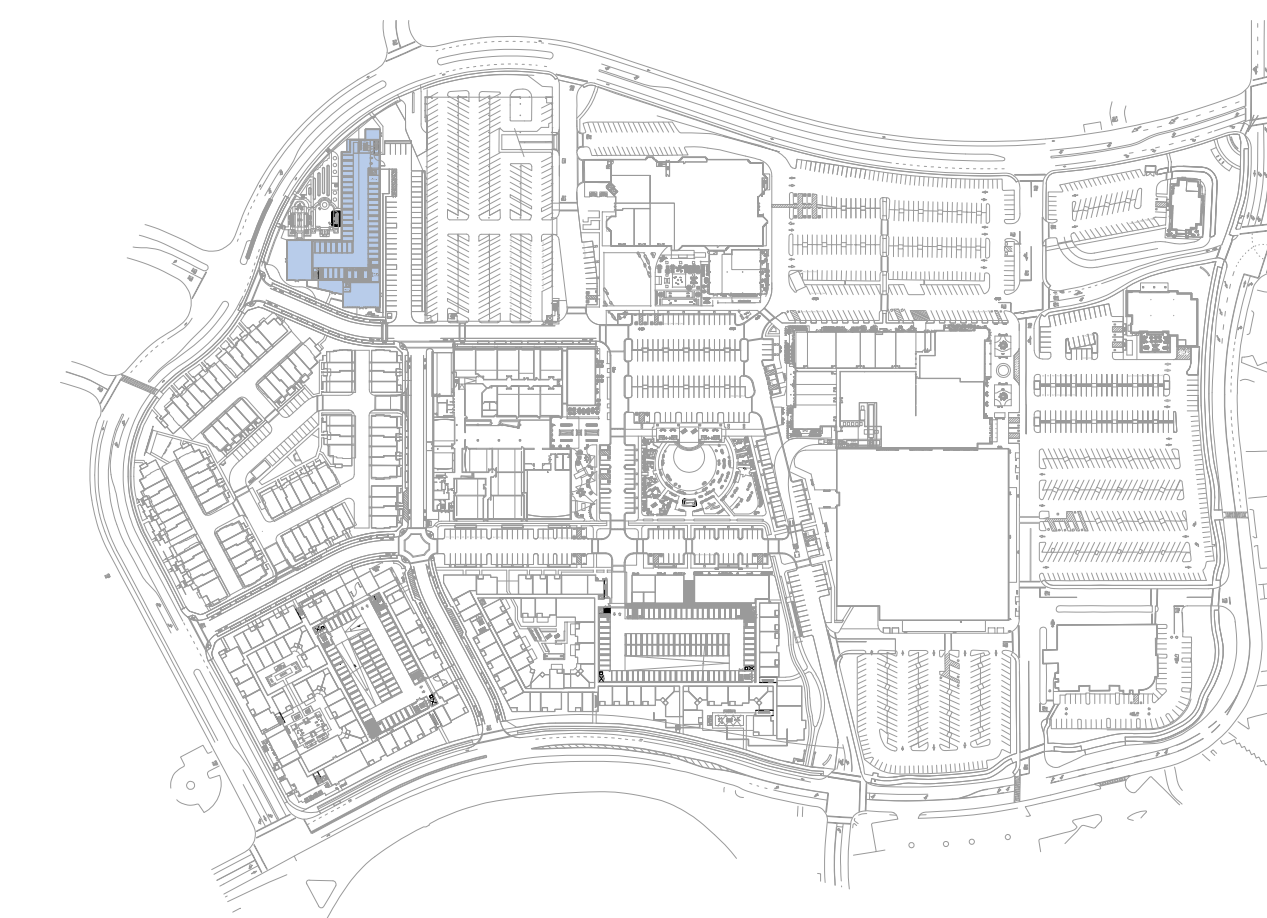


LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



2025 RESIDENTIAL SITE MAP



KEY PLAN

RESIDENTIAL 1 - PROJECT DESCRIPTION

A 96-UNIT EXCLUSIVELY AFFORDABLE COMPLEX CONSISTING OF A 4-STORY TYPE V-A RESIDENTIAL BUILDING OVER 1-STORY TYPE I-A PODIUM.

RESIDENTIAL 1 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	24	1	24
1 BR'S	24	1	24
2 BR'S	24	1	24
3 BR'S	24	1	24
TOTAL UNITS	96		
STALLS REQUIRED - RESIDENTIAL			96
STALLS REQUIRED - GUEST		NA	
TOTAL STALLS REQUIRED			96

PARKING PROVIDED

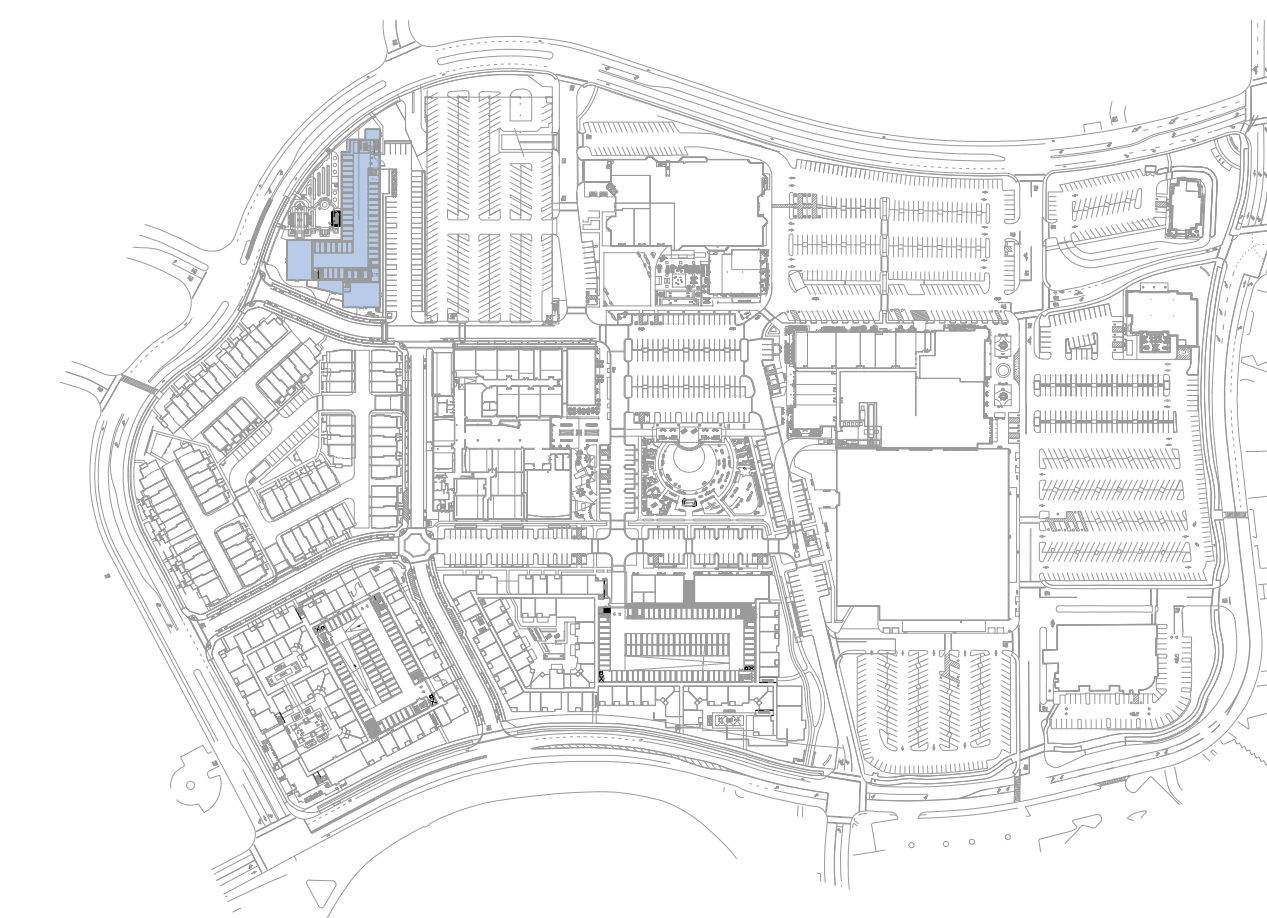
LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL 1	-	92	4	96
LEVEL 2	24	0	0	0
LEVEL 3	24	0	0	0
LEVEL 4	24	0	0	0
LEVEL 5	24	0	0	0
TOTAL	96	92	4	96

RESIDENTIAL 1 - BUILDING SUMMARY

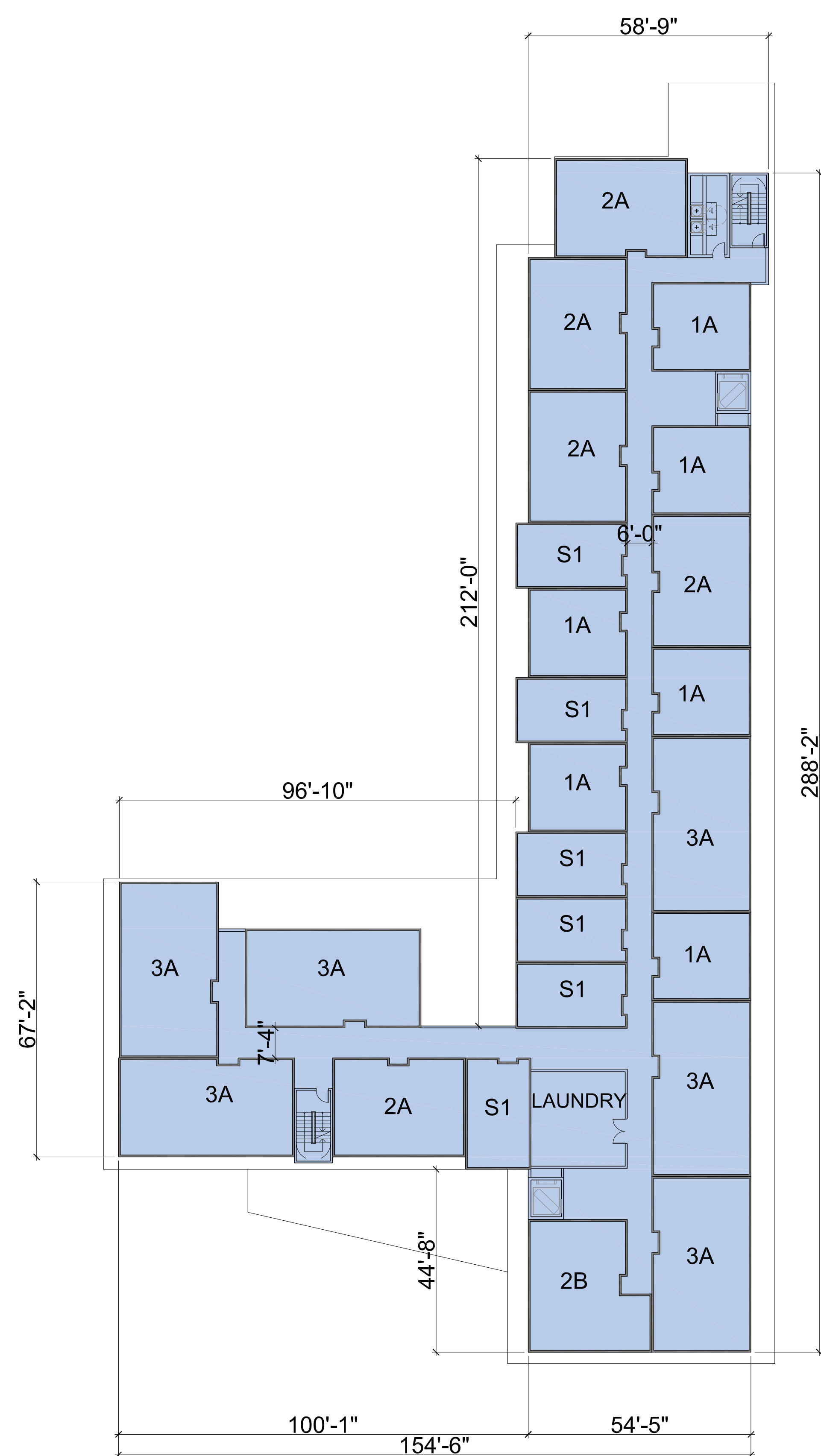
UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	AFF S1	430 sf	-	6	6	6	6	24	10,320 sf	24	25%
1 BR'S	AFF 1A	520 sf	-	6	6	6	6	24	12,480 sf	24	25%
2 BR'S	AFF 2A	750 sf	-	5	5	5	5	20	15,000 sf	24	25%
	AFF 2B	865 sf	-	1	1	1	1	4	3,460 sf		
3 BR'S	AFF 3A	995 sf	-	6	6	6	6	24	23,880 sf	24	25%
TOTAL UNITS			-	24	24	24	24	96	65,140 sf	96	100%



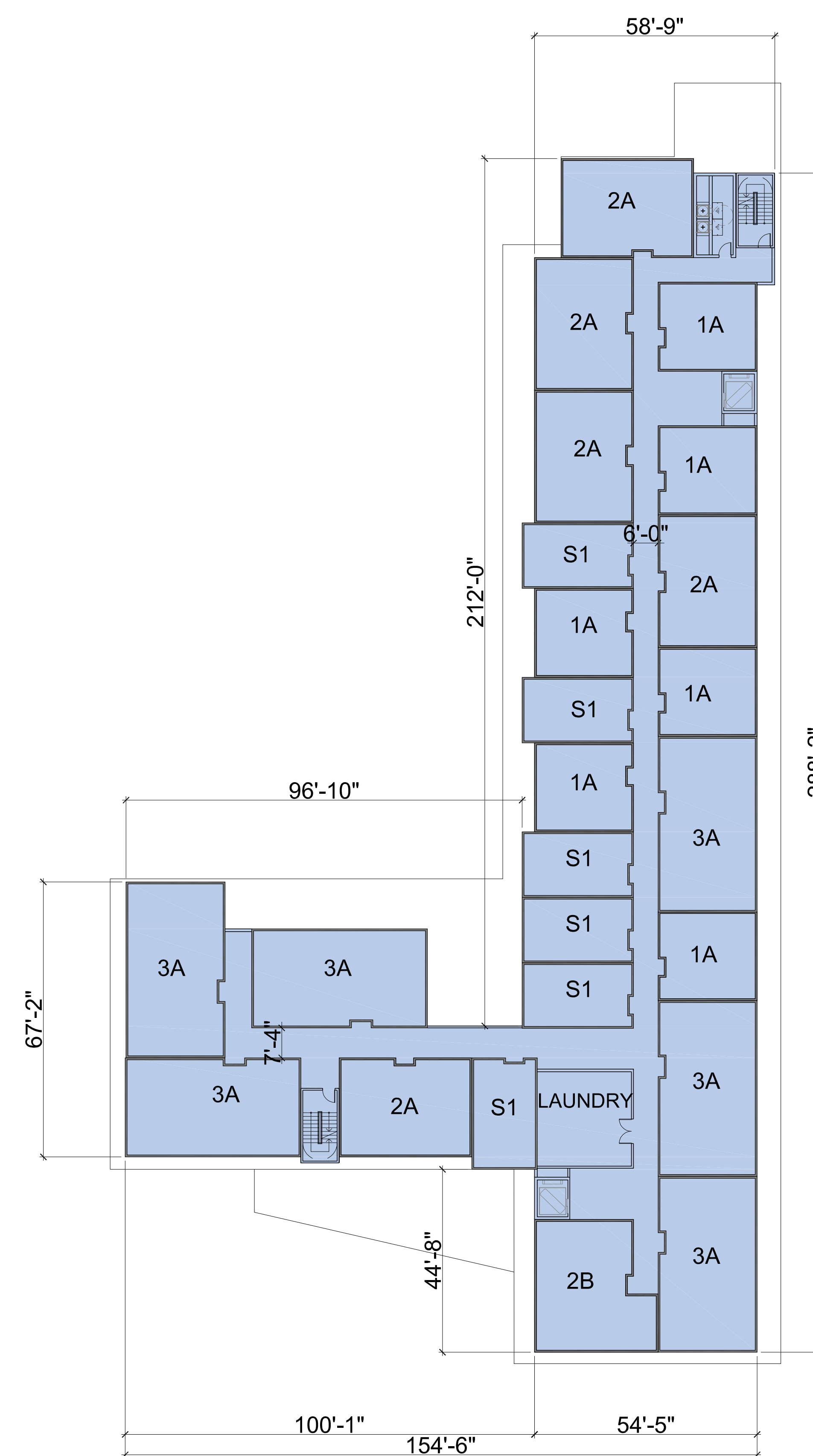
RESIDENTIAL 1 - DATA SUMMARY



KEY PLAN



THIRD FLOOR PLAN

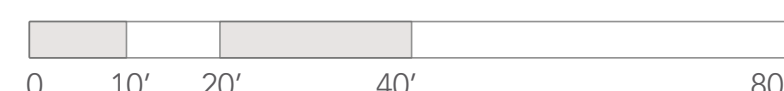


FOURTH FLOOR PLAN

LEGEND

- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

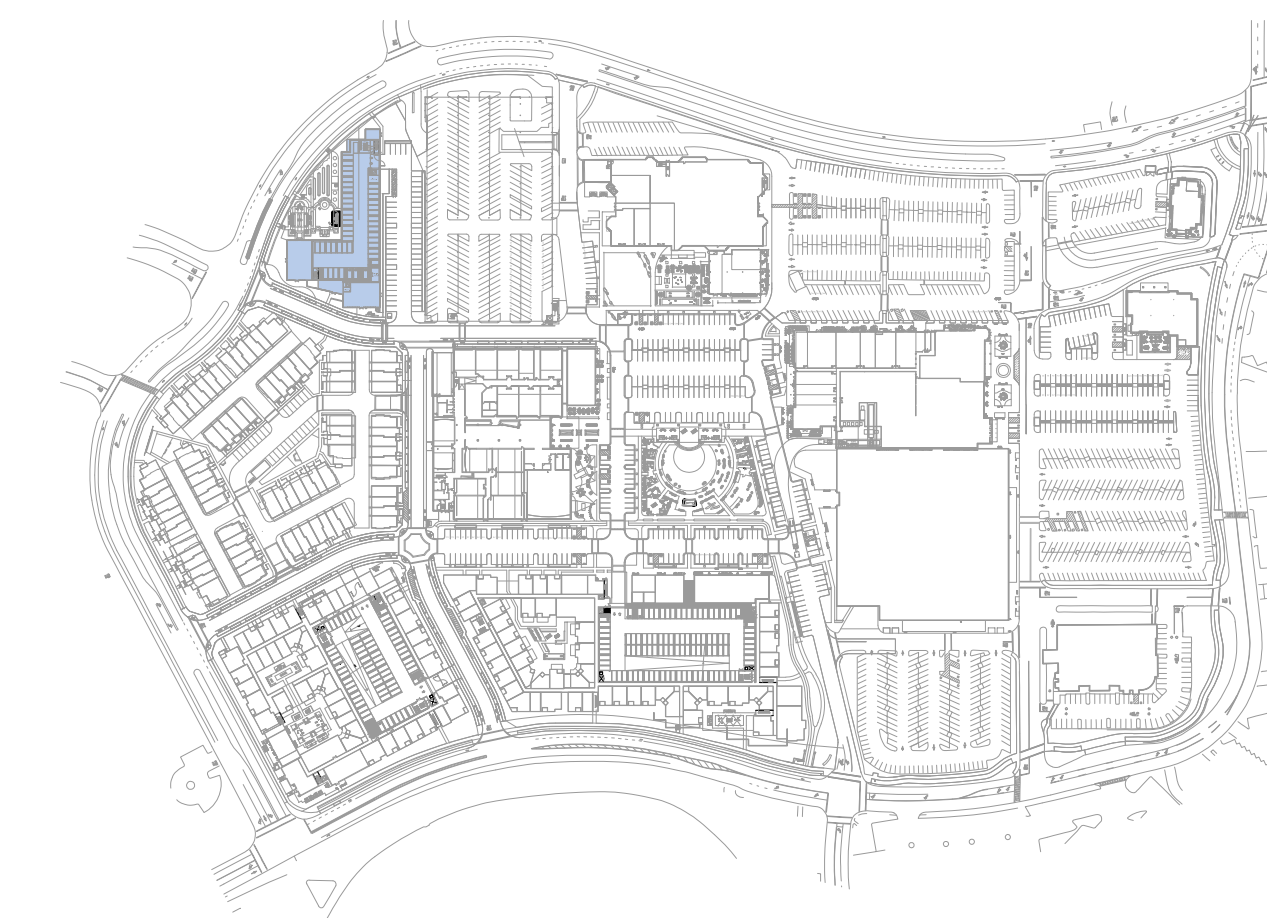
RESIDENTIAL 1 - FLOOR PLANS



CSW | ST 2



RE-4



KEY PLAN

RESIDENTIAL 1 - USABLE OUTDOOR AREAS

COURTYARD 1	11,223 sf
TOTAL SQFT	11,223 sf



LEGEND

USABLE OUTDOOR AREA

RESIDENTIAL 1 - OPEN SPACE PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

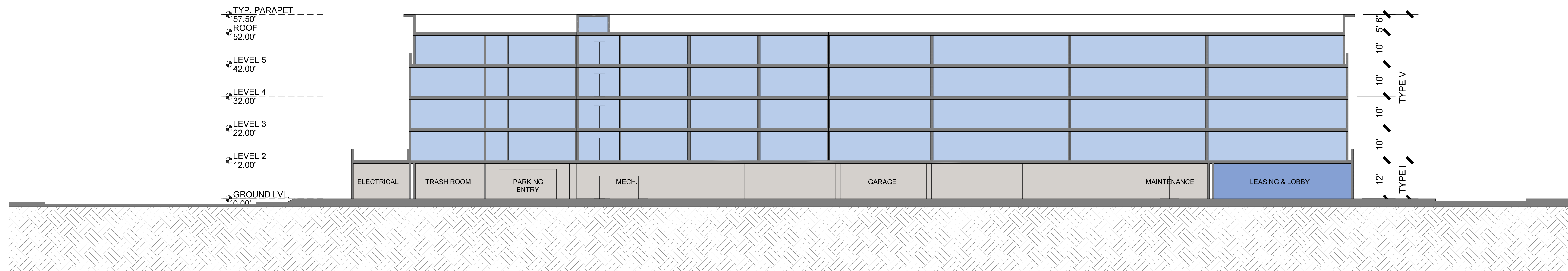
MARCH 09, 2022

MerloneGeier
Partners

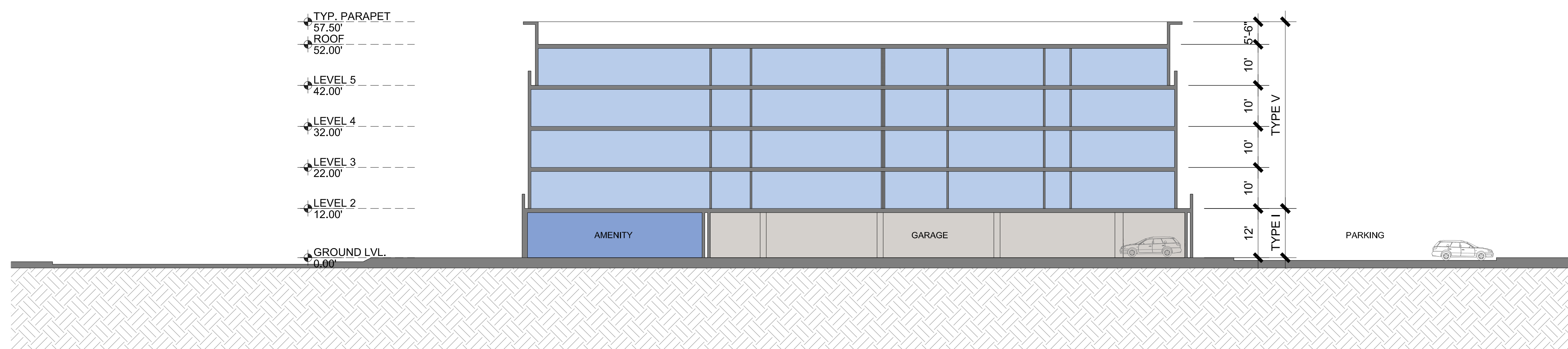
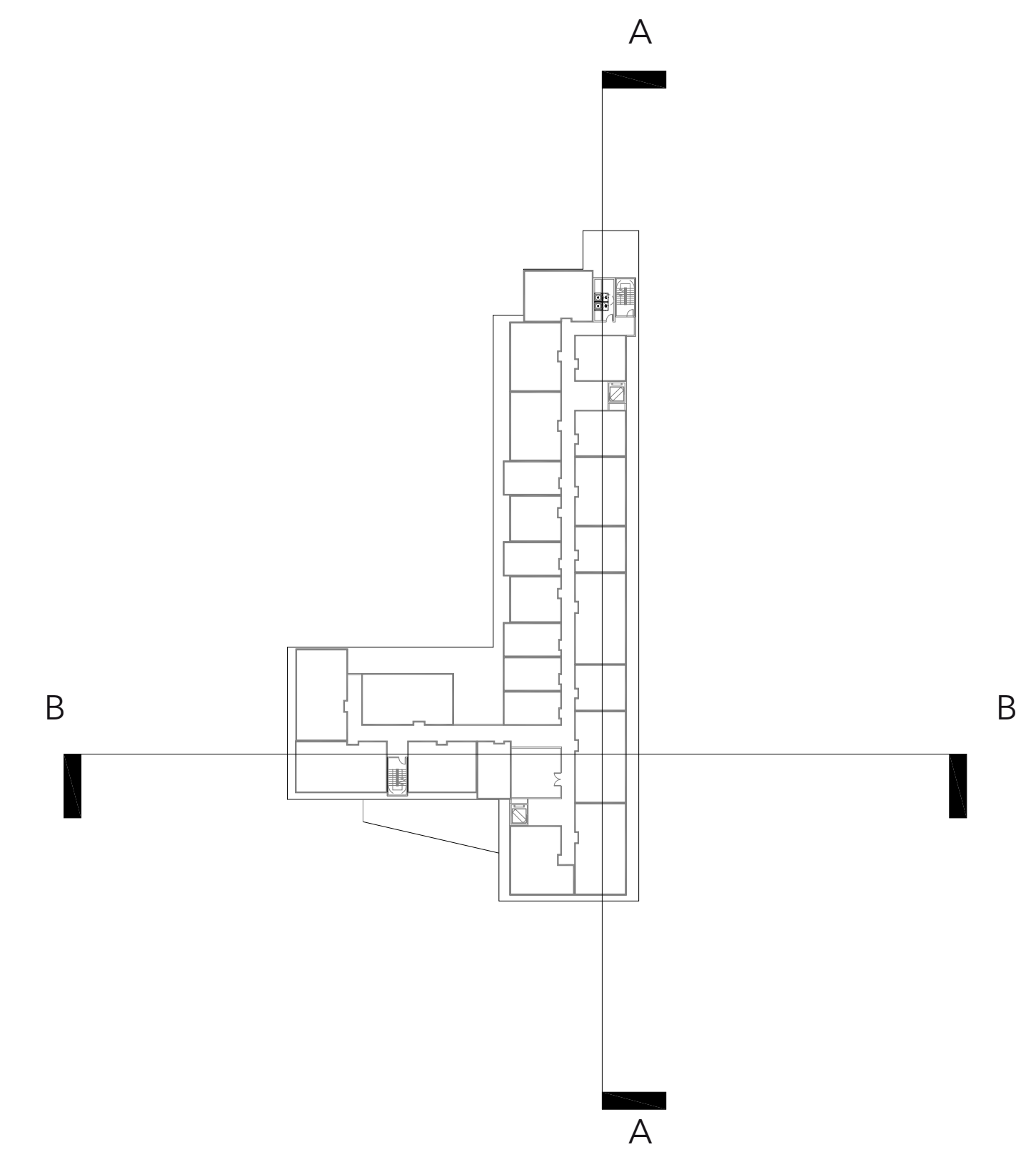
CSW | ST 2



RE-6



SECTION A-A



SECTION B-B



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 1 - BUILDING SECTIONS

MerloneGeier
Partners

CSW | ST2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

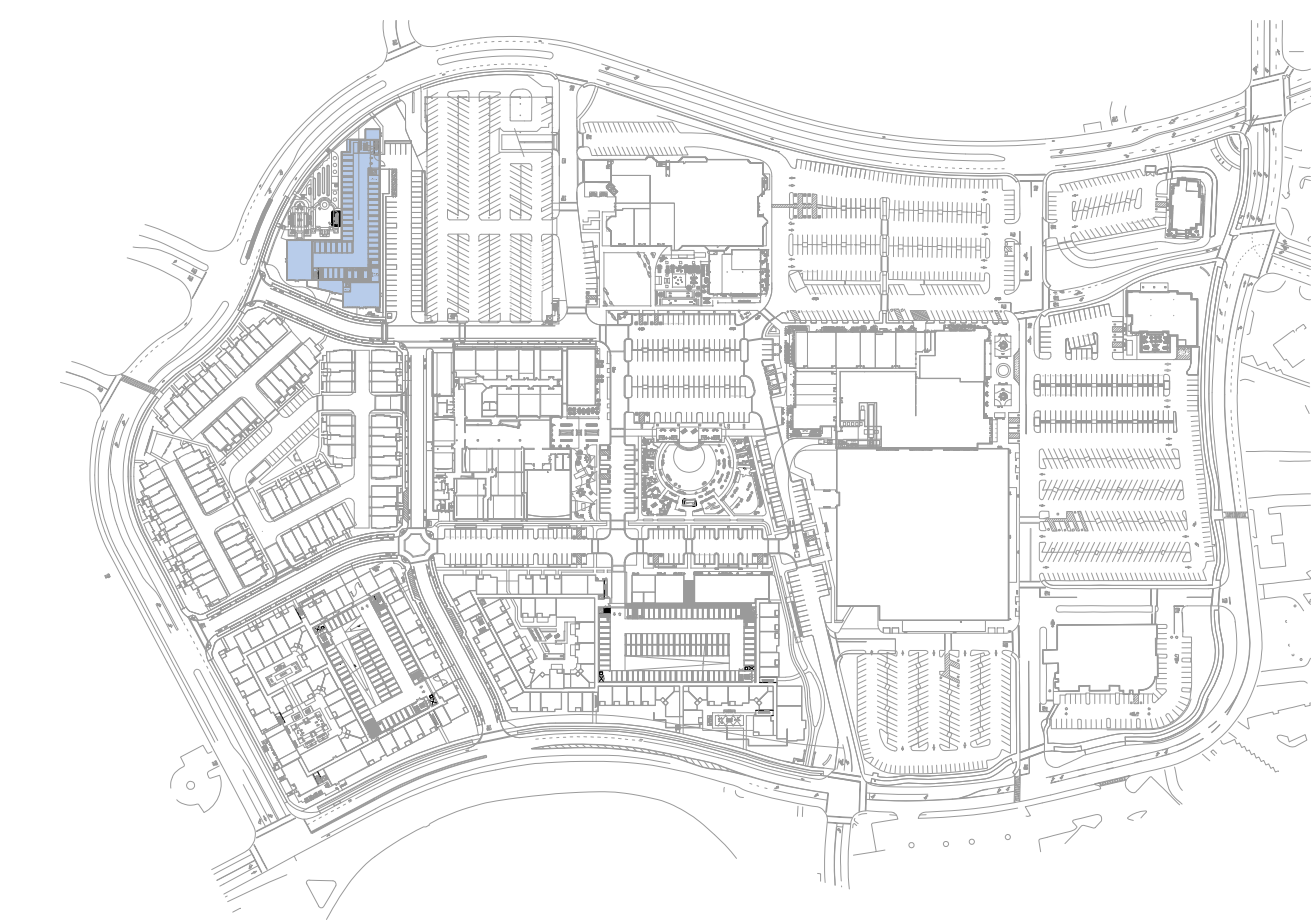
RE-7



SOUTHEAST CORNER



NORTHEAST ELEVATION



KEY PLAN

MATERIALS LEGEND

- | | |
|--------------------------|---------------------------------|
| (A1) METAL SIDING | (F3) CEMENT PLASTER |
| (A2) METAL SIDING | (F4) CEMENT PLASTER |
| (A3) METAL SIDING | (F5) CEMENT PLASTER |
| (B1) HORIZONTAL SIDING | (F6) CEMENT PLASTER |
| (B2) HORIZONTAL SIDING | (F7) CEMENT PLASTER |
| (B3) HORIZONTAL SIDING | (F8) CEMENT PLASTER |
| (B4) HORIZONTAL SIDING | (F9) CEMENT PLASTER |
| (C1) FIBER CEMENT SIDING | (G1) GUARDRAIL |
| (C2) FIBER CEMENT SIDING | (G2) GUARDRAIL |
| (C3) FIBER CEMENT SIDING | (G3) GUARDRAIL |
| (C4) FIBER CEMENT SIDING | (H1) CANOPY |
| (D1) BRICK VENEER | (H2) CANOPY |
| (D2) BRICK VENEER | (H3) CANOPY |
| (D3) BRICK VENEER | (J1) TRELLIS |
| (E1) PORCELAIN TILE | (K1) GREEN SCREEN |
| (F1) CEMENT PLASTER | (L1) WALL MOUNTED LIGHT FIXTURE |
| (F2) CEMENT PLASTER | (M1) BANNER SIGN BY OTHERS |



NORTH ELEVATION



EAST ELEVATION



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 1 BUILDING ELEVATIONS



CSW | ST2



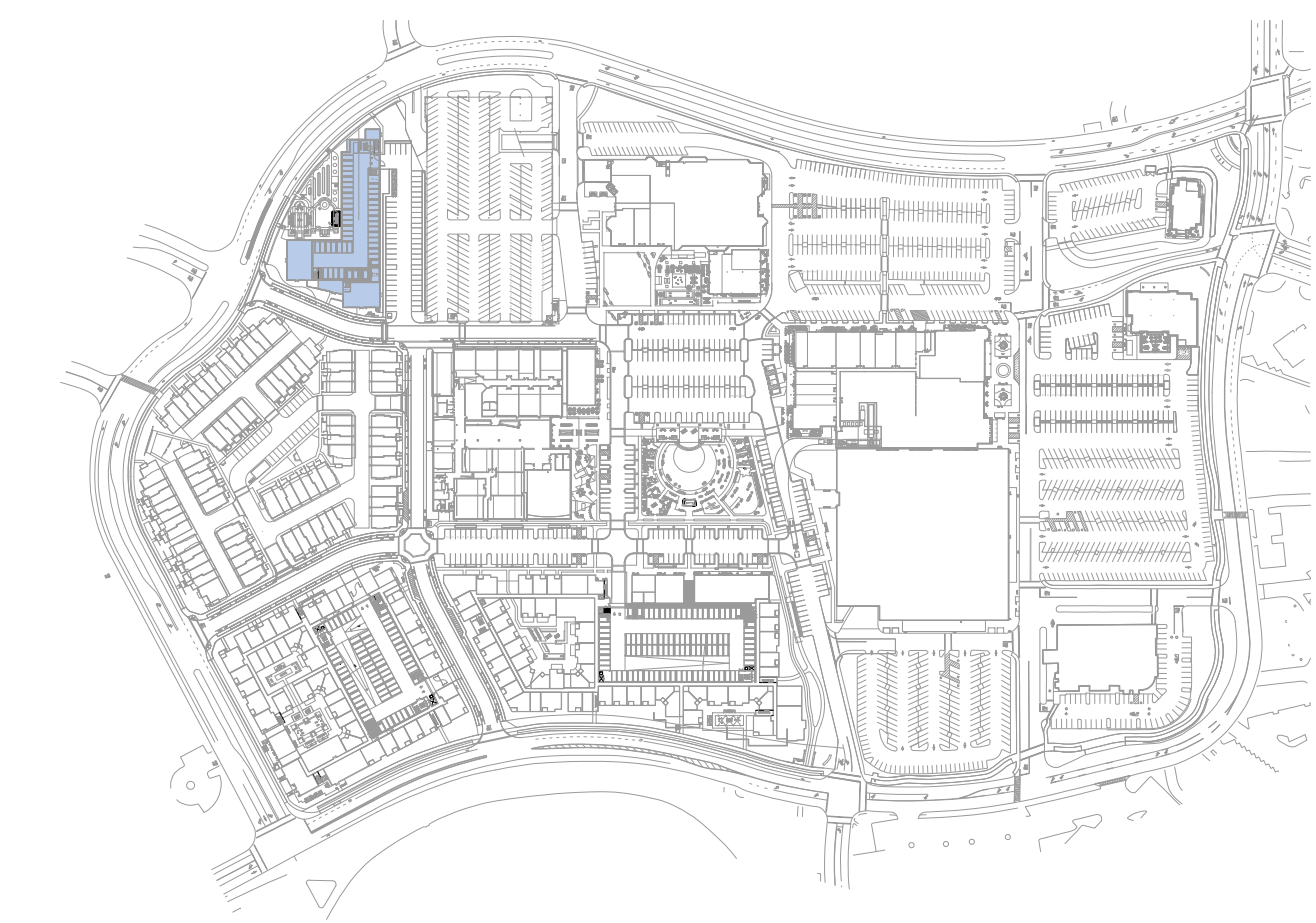
RE-8



NORTHWEST CORNER



SOUTHWEST CORNER



KEY PLAN

MATERIALS LEGEND

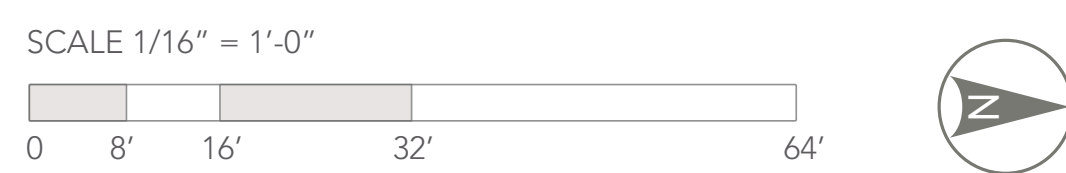
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| (A2) METAL SIDING | (F4) CEMENT PLASTER |
| (A3) METAL SIDING | (F5) CEMENT PLASTER |
| (B1) HORIZONTAL SIDING | (F6) CEMENT PLASTER |
| (B2) HORIZONTAL SIDING | (F7) CEMENT PLASTER |
| (B3) HORIZONTAL SIDING | (F8) CEMENT PLASTER |
| (B4) HORIZONTAL SIDING | (F9) CEMENT PLASTER |
| (C1) FIBER CEMENT SIDING | (G1) GUARDRAIL |
| (C2) FIBER CEMENT SIDING | (G2) GUARDRAIL |
| (C3) FIBER CEMENT SIDING | (G3) GUARDRAIL |
| (C4) FIBER CEMENT SIDING | (H1) CANOPY |
| (D1) BRICK VENEER | (H2) CANOPY |
| (D2) BRICK VENEER | (H3) CANOPY |
| (D3) BRICK VENEER | (J1) TRELLIS |
| (E1) PORCELAIN TILE | (K1) GREEN SCREEN |
| (F1) CEMENT PLASTER | (L1) WALL MOUNTED LIGHT FIXTURE |
| (F2) CEMENT PLASTER | (M1) BANNER SIGN BY OTHERS |



SOUTH ELEVATION



WEST ELEVATION



RESIDENTIAL 1 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

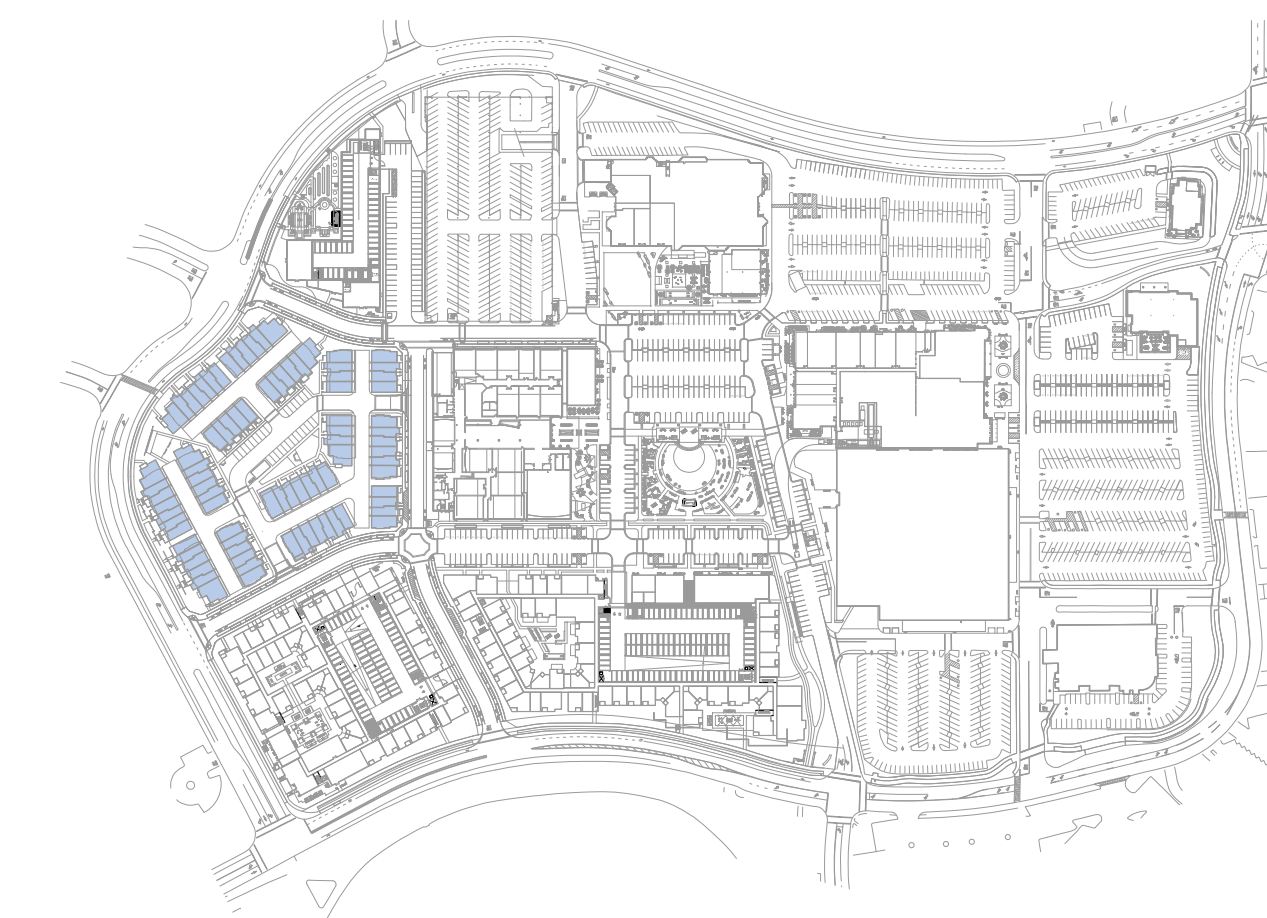
MARCH 09, 2022



CSW | ST2



RE-9



KEY PLAN

RESIDENTIAL 2 - PROJECT DESCRIPTION

A 85-UNIT TOWNHOME PROJECT CONSISTING OF 15 3-STORY TYPE-V BUILDINGS.

RESIDENTIAL 2 - PARKING SUMMARY

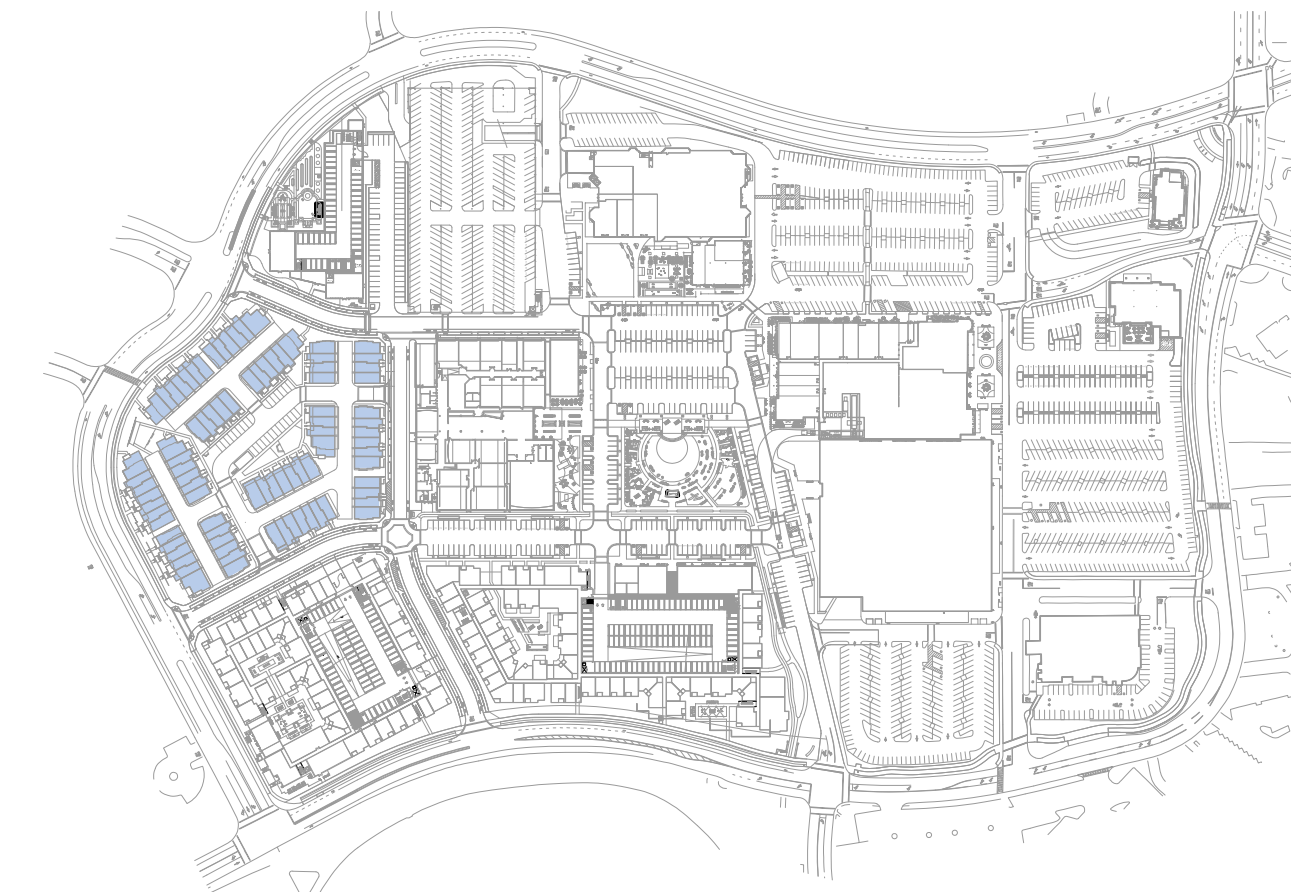
UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
2 BR'S	42	2	84
3 BR'S	36	2	72
4 BR'S	7	2	14
TOTAL UNITS	85		
STALLS REQUIRED - RESIDENTIAL			170
STALLS REQUIRED - GUEST		0.2	17
TOTAL STALLS REQUIRED		2.20	187

PARKING PROVIDED				
RESIDENTIAL STALLS		GUEST STALLS		TOTAL STALLS PROVIDED
STALLS IN GARAGE	UNASSIGNED STALLS	ADA STALLS		
170	22	2	194	

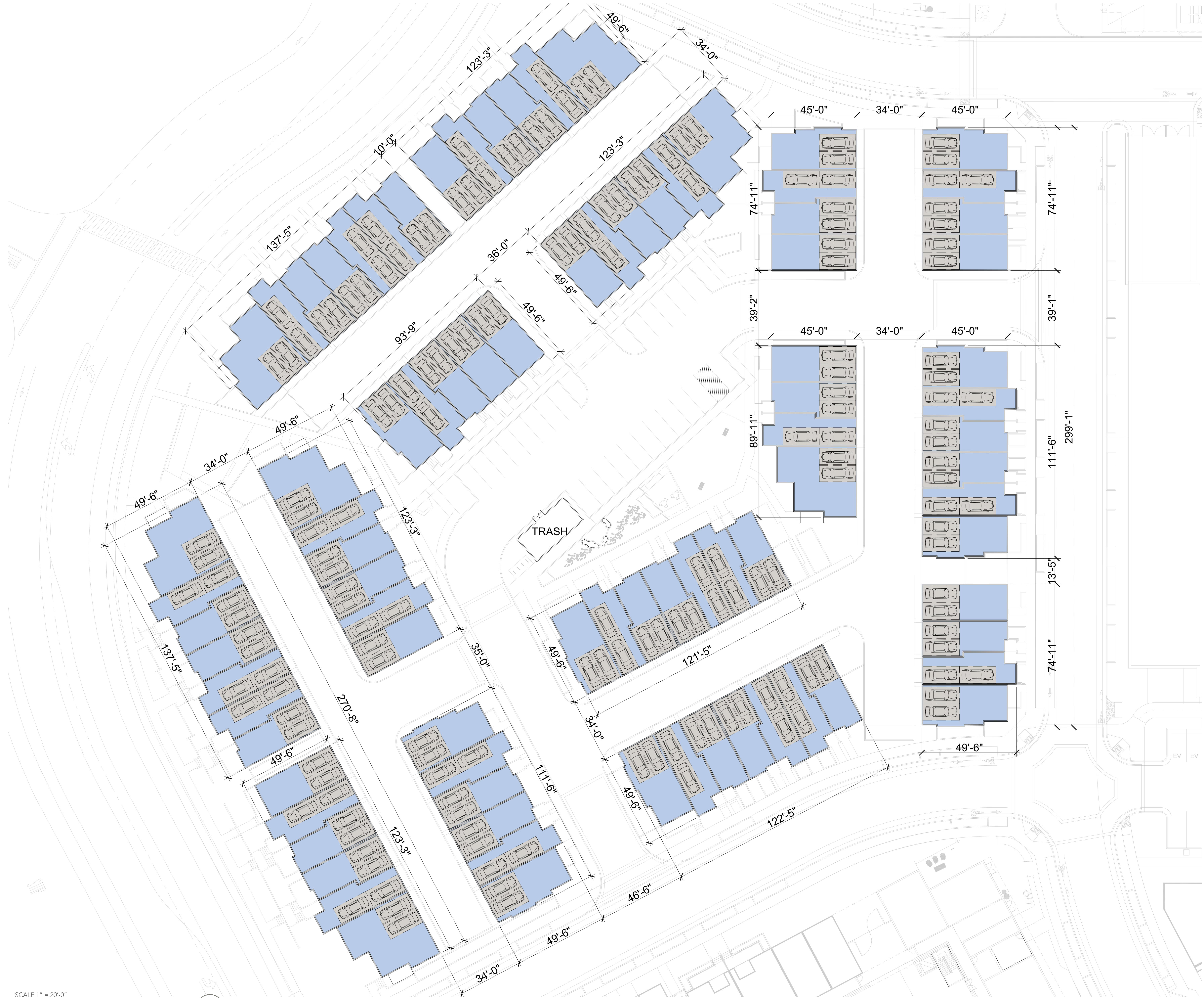
RESIDENTIAL 2 - BUILDING SUMMARY

UNIT TYPE	UNIT FLOOR AREA	UNIT COUNT	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
2 BR'S	TH-A'	9	21,330 sf	42	49%
	TH-B'	4	8,520 sf		
	TH-C	29	64,380 sf		
3 BR'S	TH-A	1	2,620 sf	36	42%
	TH-B	25	57,750 sf		
	TH-D	10	25,700 sf		
4 BR'S	TH-E	7	16,205 sf	7	8%
TOTAL UNITS		85	196,505 sf	85	100%

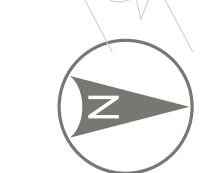




KEY PLAN



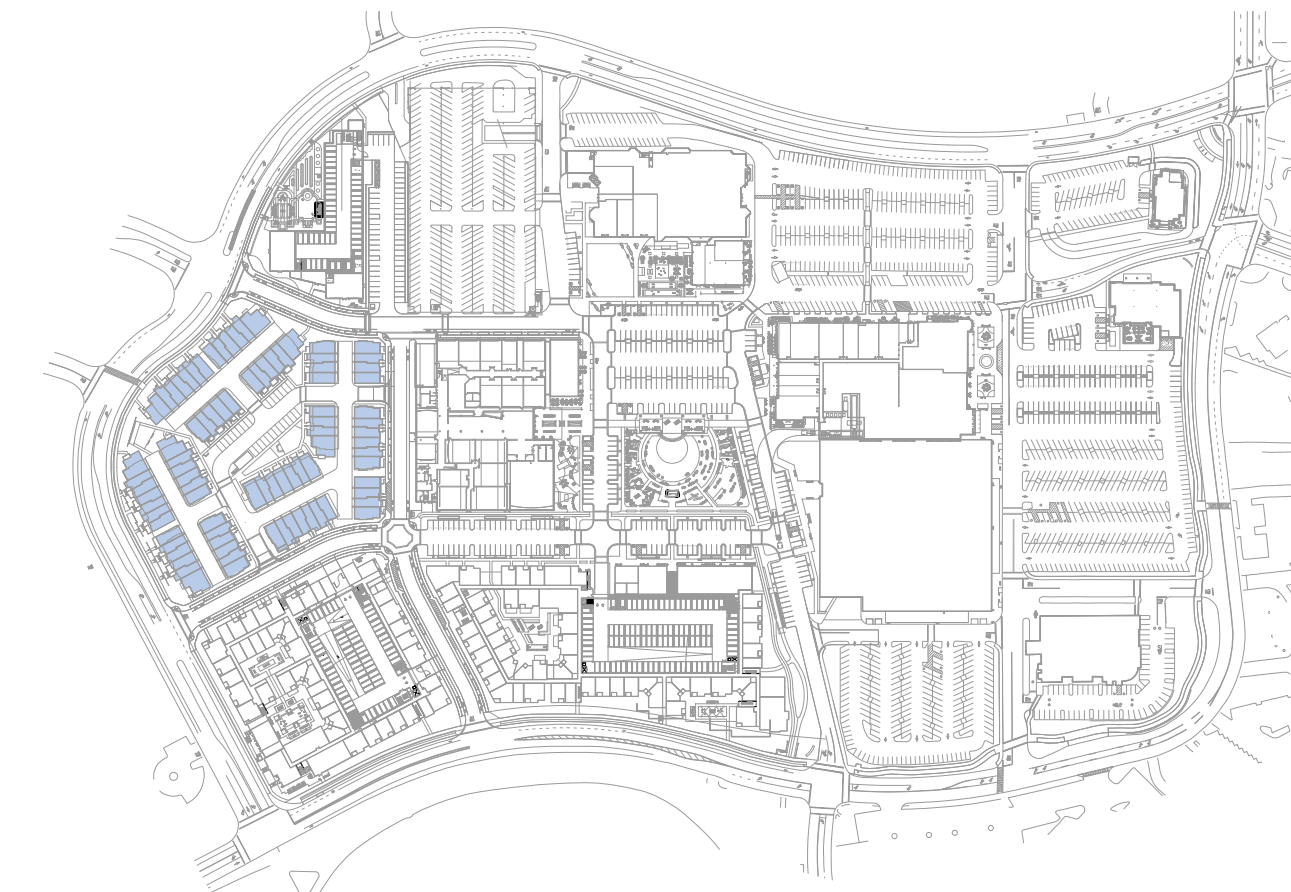
SCALE 1" = 20'-0"
 0 10' 20' 40' 80'



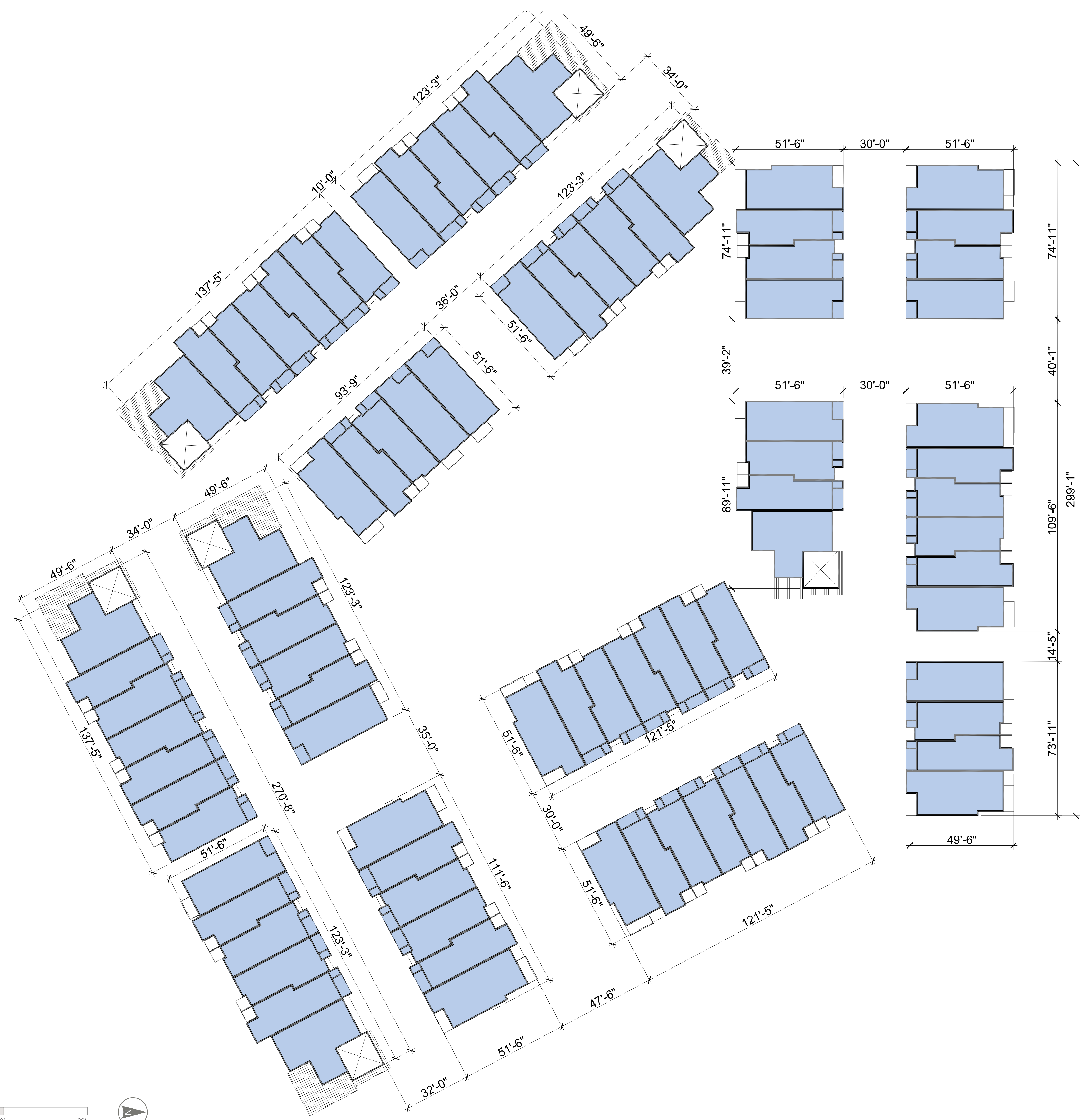
LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	

RESIDENTIAL 2 - LEVEL 1 FLOOR PLAN



KEY PLAN



LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

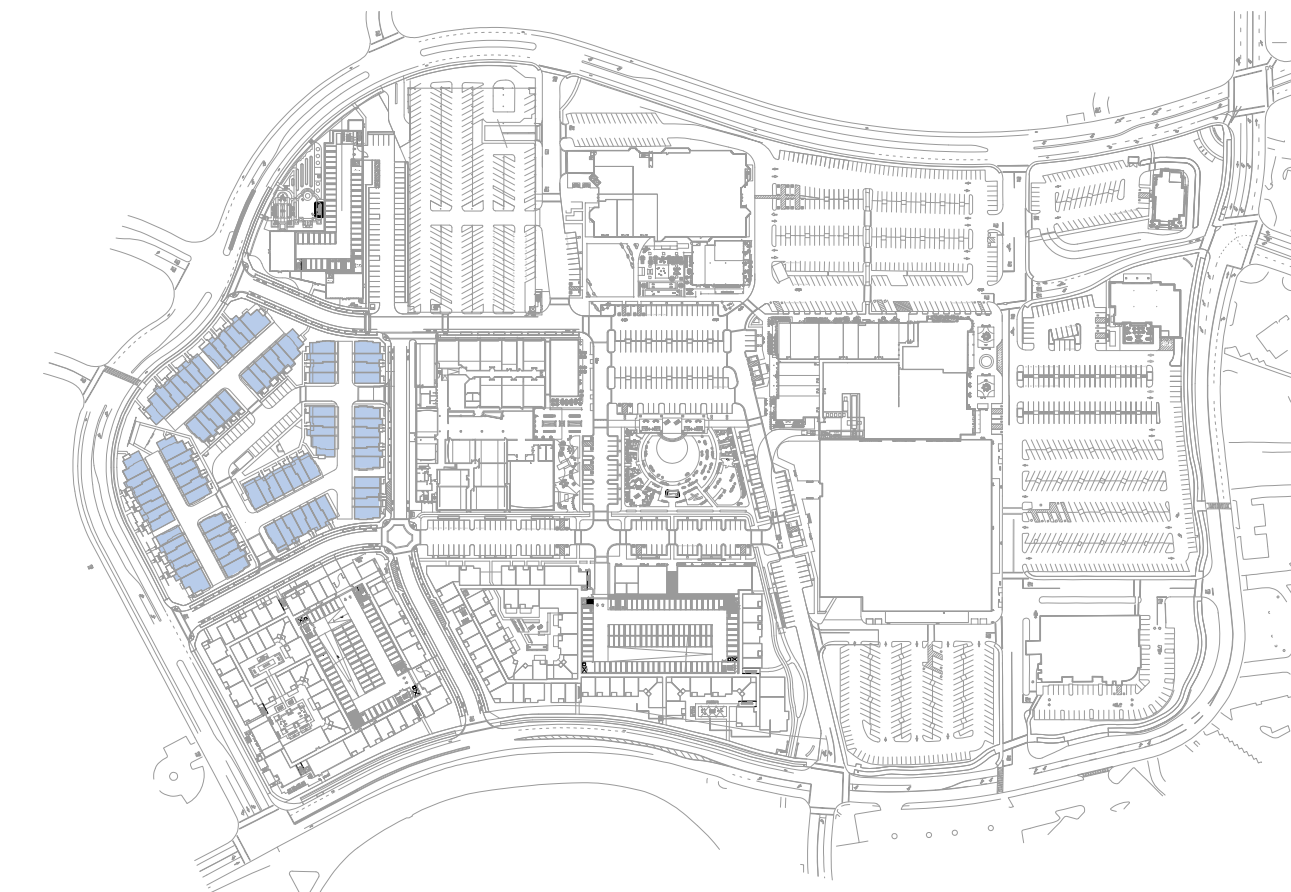
RESIDENTIAL 2 - LEVEL 2 FLOOR PLAN



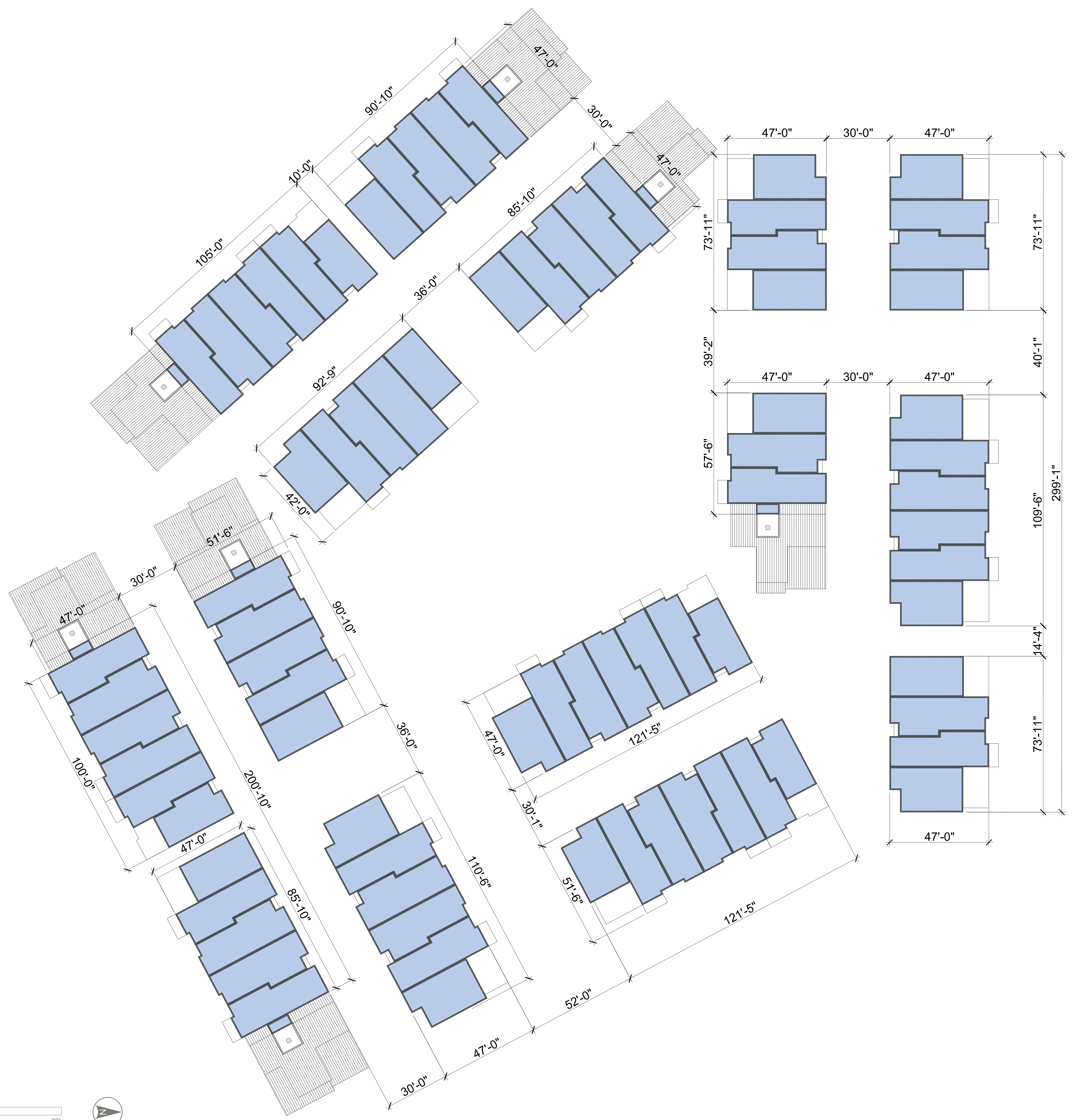
CSW | ST2



RE-12



KEY PLAN

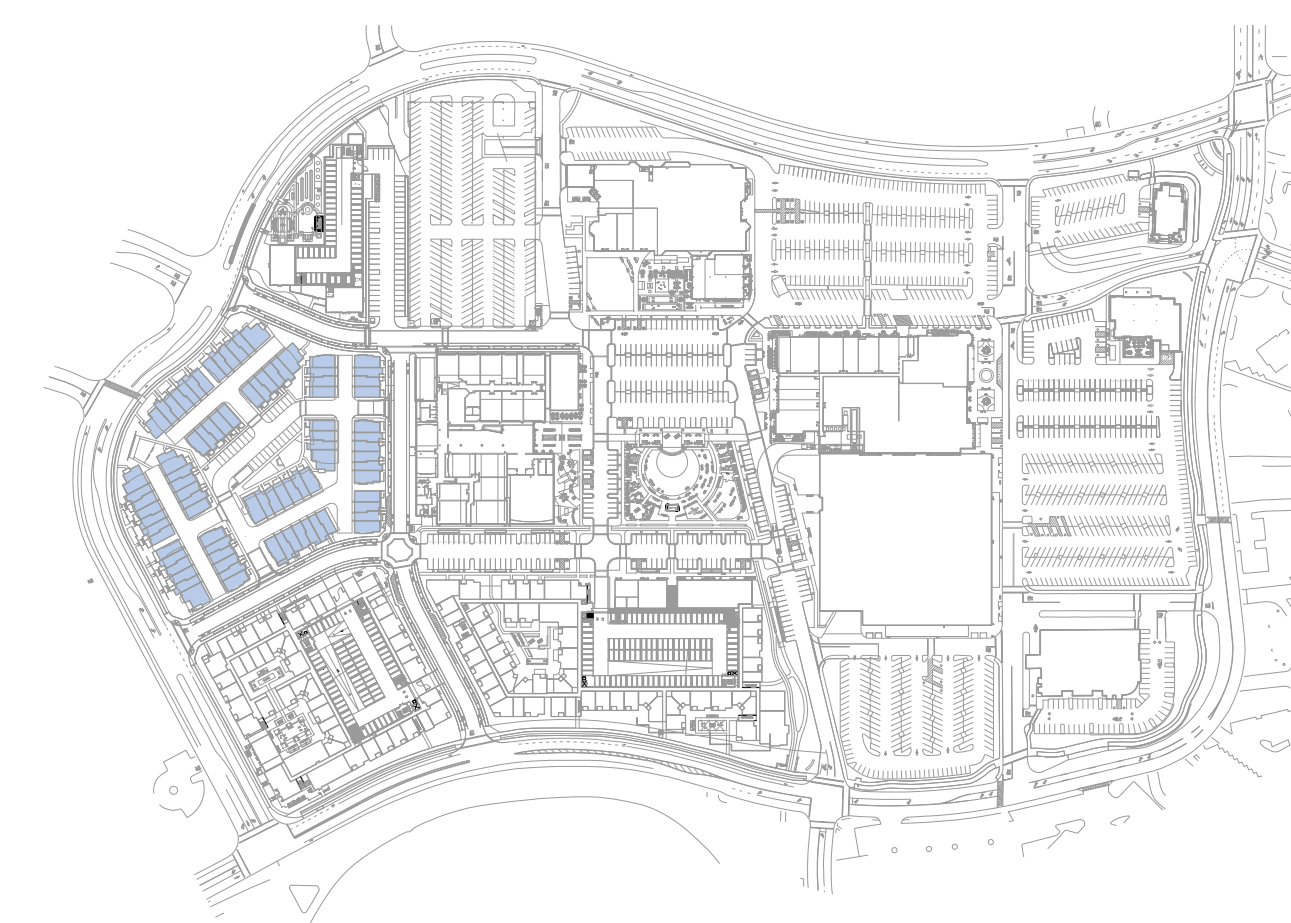
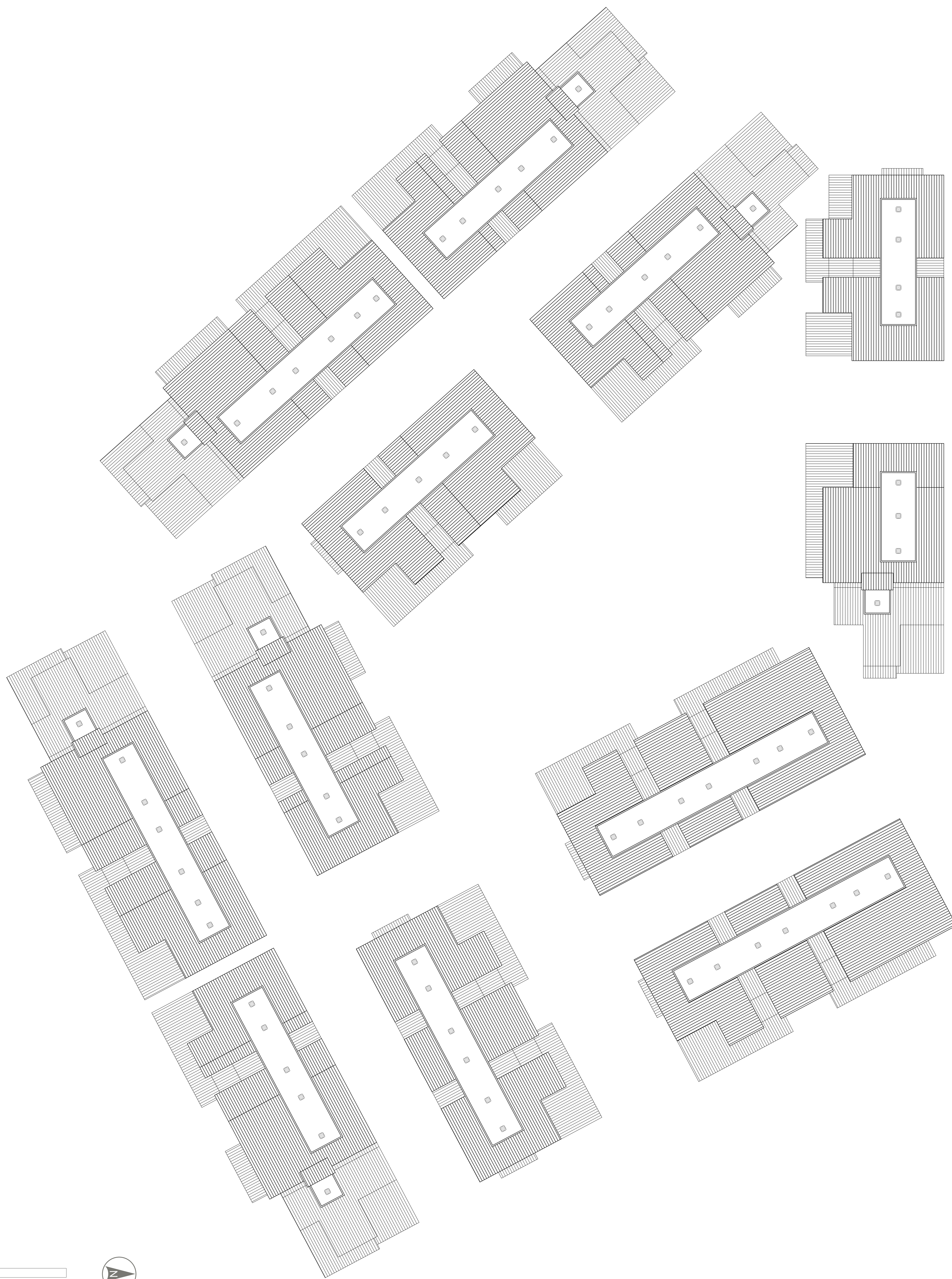


LEGEND

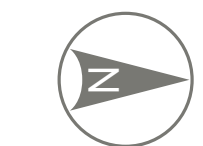
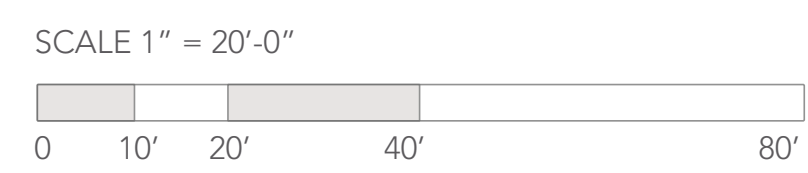
SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



RESIDENTIAL 2 - LEVEL 3 FLOOR PLAN

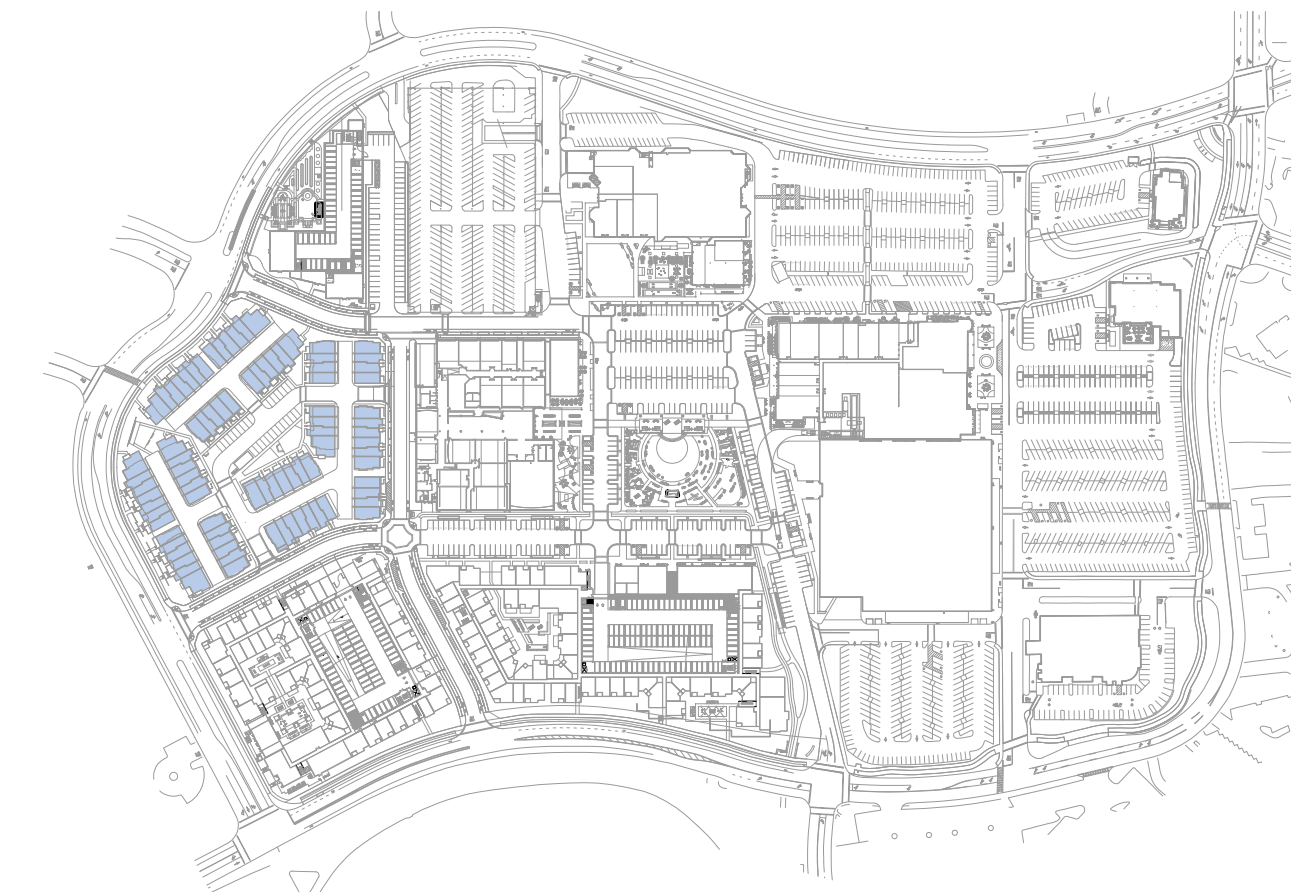


KEY PLAN



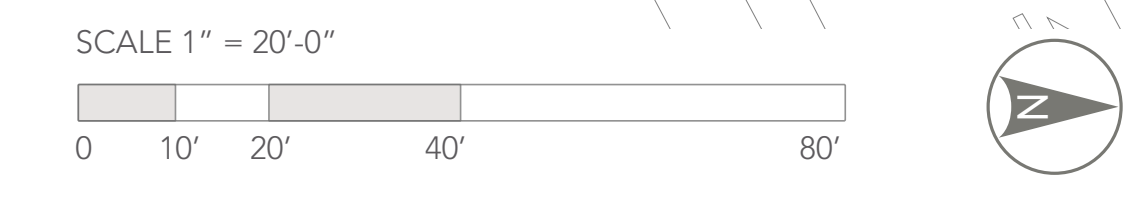
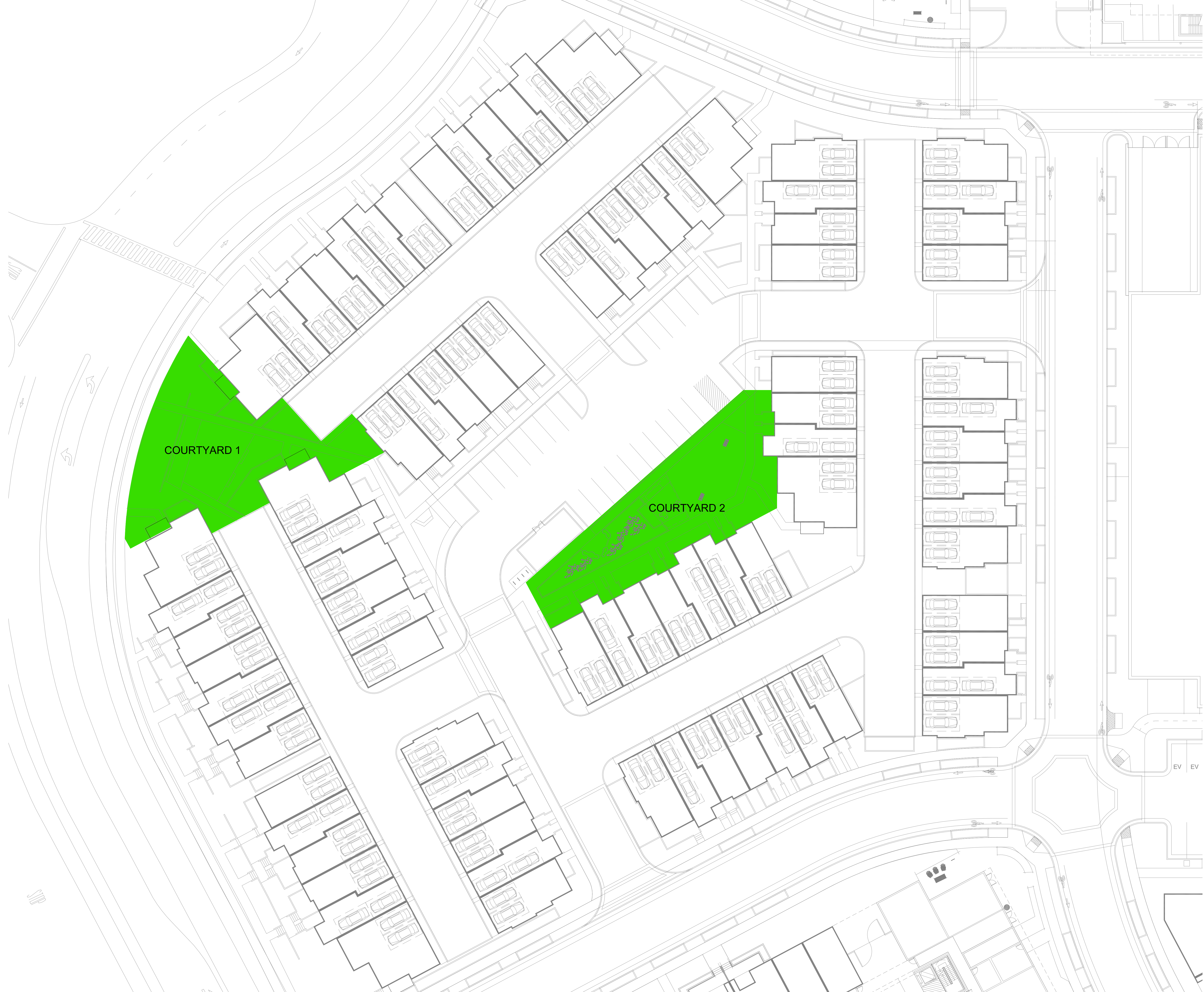
LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



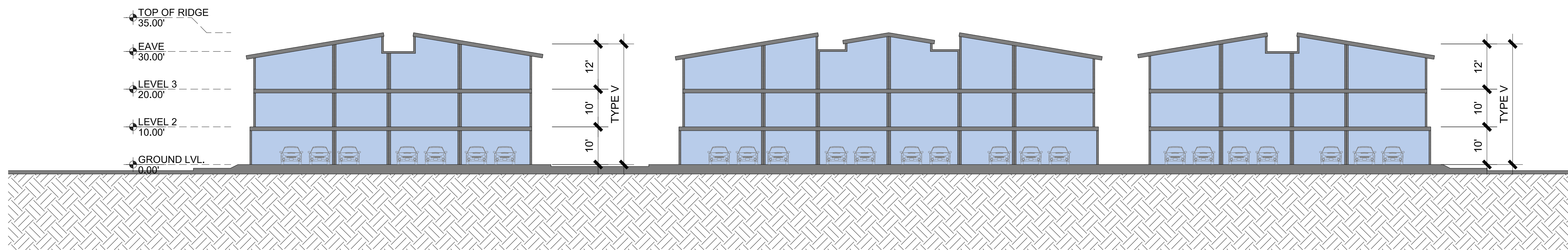
KEY PLAN

RESIDENTIAL 2 - USABLE OUTDOOR AREAS	
COURTYARD 1	6,455 sf
COURTYARD 2	6,514 sf
TOTAL SQFT	12,969 sf

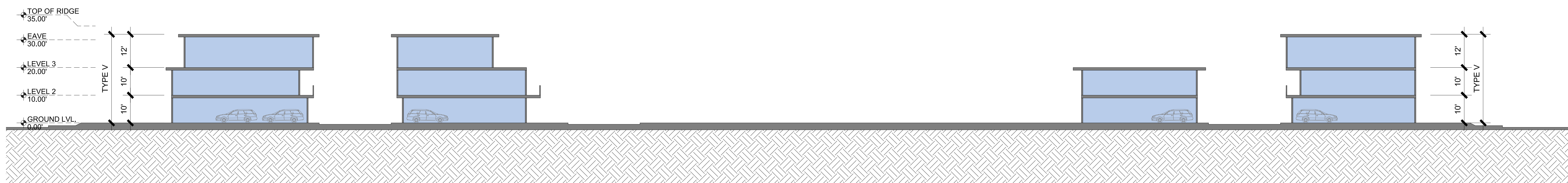
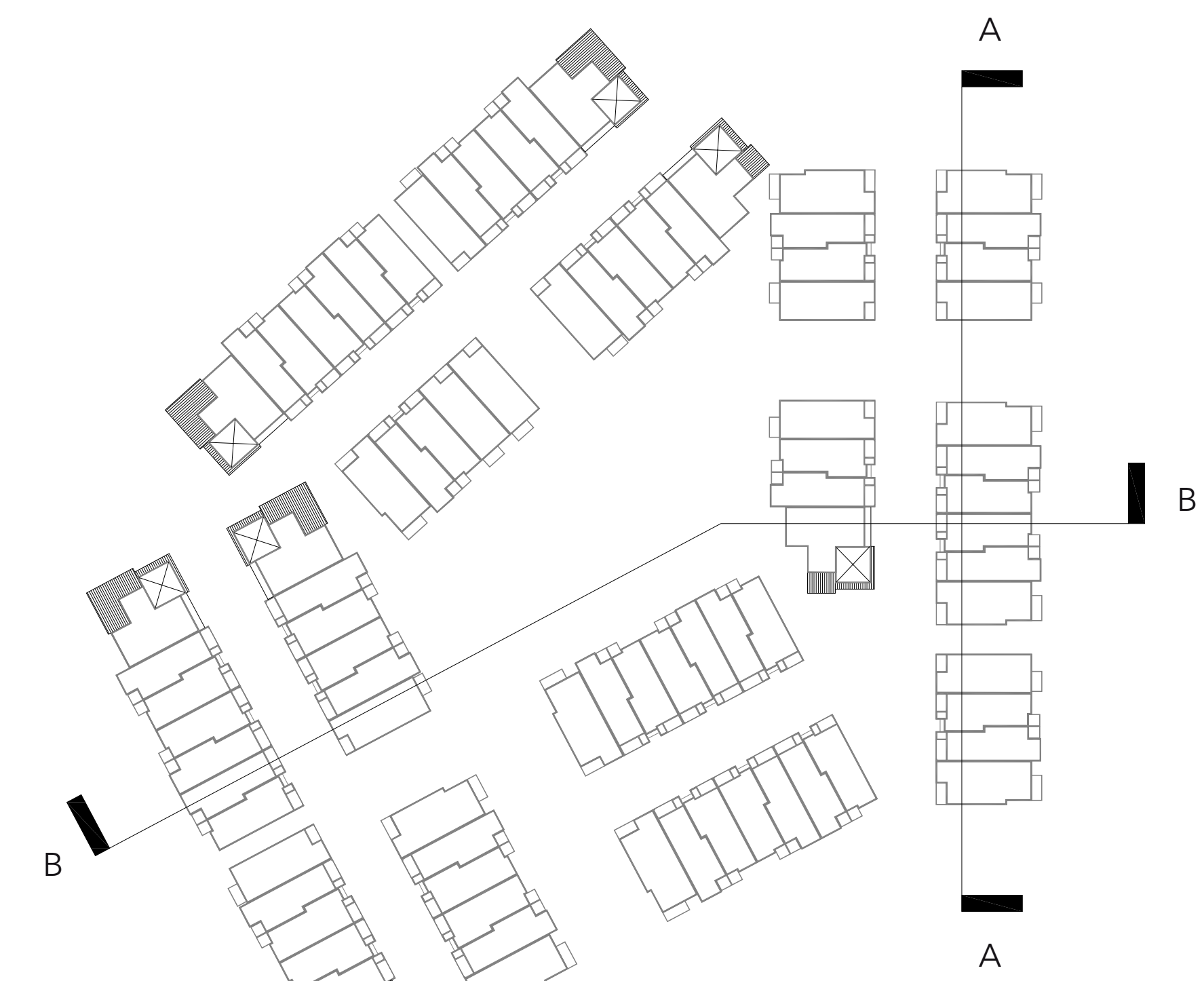


LEGEND
 USABLE OUTDOOR AREA

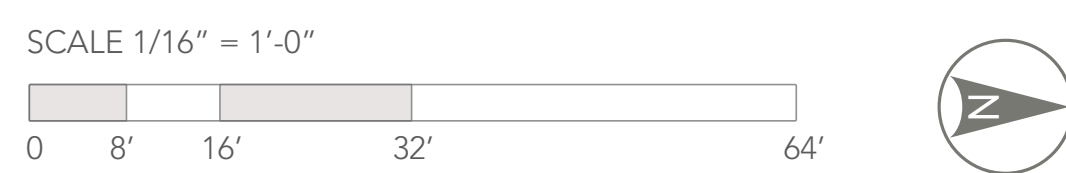
RESIDENTIAL 2 - OPEN SPACE PLAN



SECTION A-A



SECTION B-B



RESIDENTIAL 2 - BUILDING SECTIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

MerloneGeier
Partners

CSW | ST2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

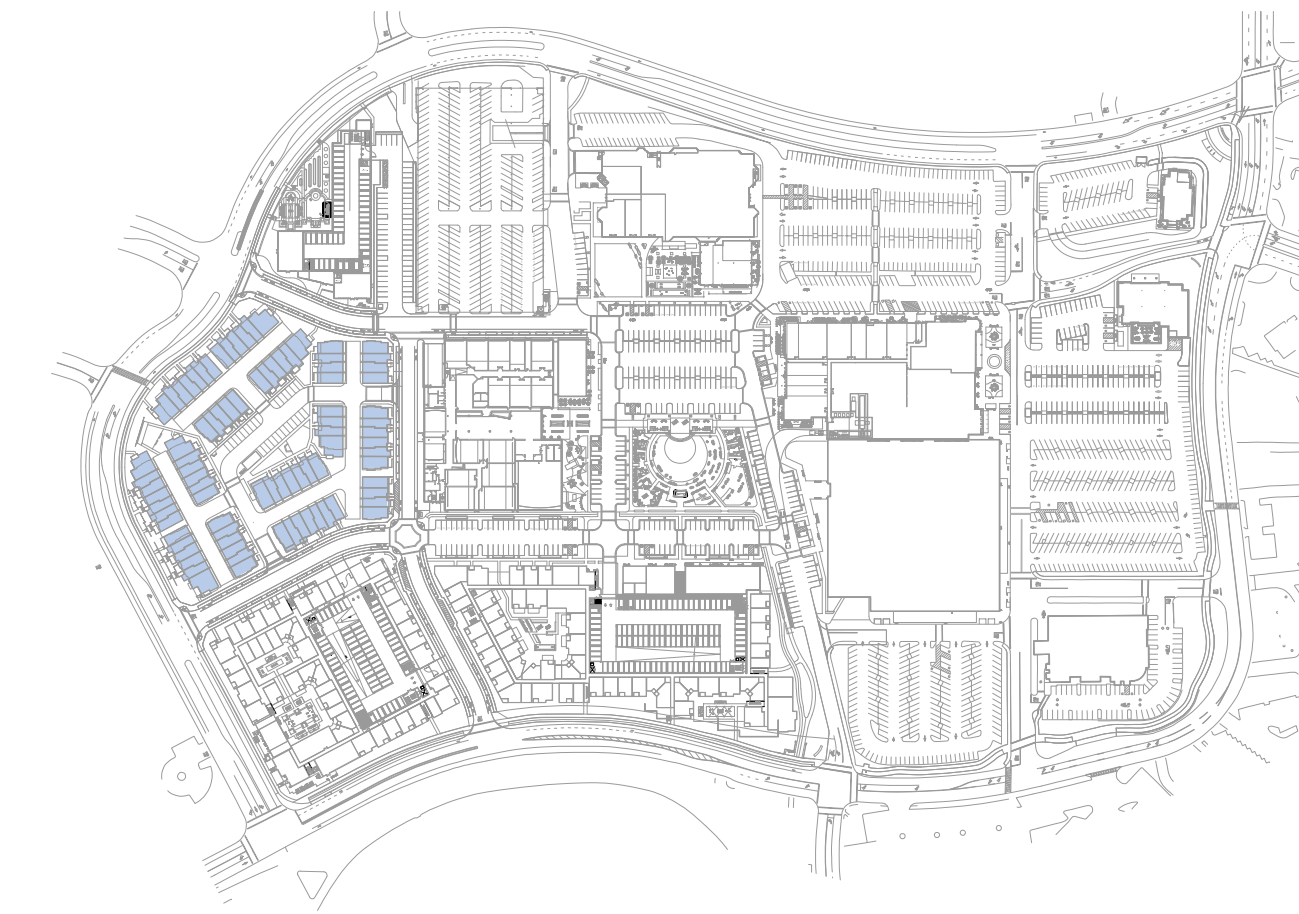
RE-16



NORTHEAST CORNER



NORTHWEST CORNER



KEY PLAN

MATERIALS LEGEND

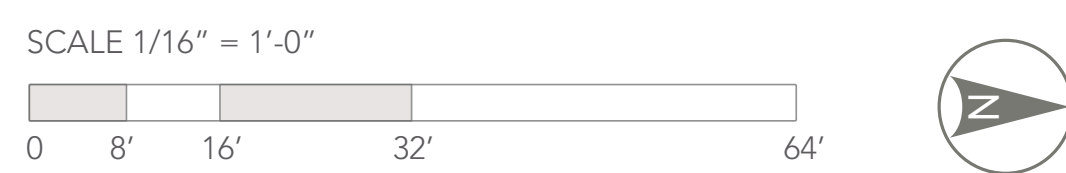
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|--------------------------|---------------------------------|
| (A1) METAL SIDING | (F3) CEMENT PLASTER |
| (A2) METAL SIDING | (F4) CEMENT PLASTER |
| (A3) METAL SIDING | (F5) CEMENT PLASTER |
| (B1) HORIZONTAL SIDING | (F6) CEMENT PLASTER |
| (B2) HORIZONTAL SIDING | (F7) CEMENT PLASTER |
| (B3) HORIZONTAL SIDING | (F8) CEMENT PLASTER |
| (B4) HORIZONTAL SIDING | (F9) CEMENT PLASTER |
| (C1) FIBER CEMENT SIDING | (G1) GUARDRAIL |
| (C2) FIBER CEMENT SIDING | (G2) GUARDRAIL |
| (C3) FIBER CEMENT SIDING | (G3) GUARDRAIL |
| (C4) FIBER CEMENT SIDING | (H1) CANOPY |
| (D1) BRICK VENEER | (H2) CANOPY |
| (D2) BRICK VENEER | (H3) CANOPY |
| (D3) BRICK VENEER | (J1) TRELLIS |
| (E1) PORCELAIN TILE | (K1) GREEN SCREEN |
| (F1) CEMENT PLASTER | (L1) WALL MOUNTED LIGHT FIXTURE |
| (F2) CEMENT PLASTER | (M1) BANNER SIGN BY OTHERS |



NORTH ELEVATION



EAST ELEVATION



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 2 - BUILDING ELEVATIONS



CSW | ST2



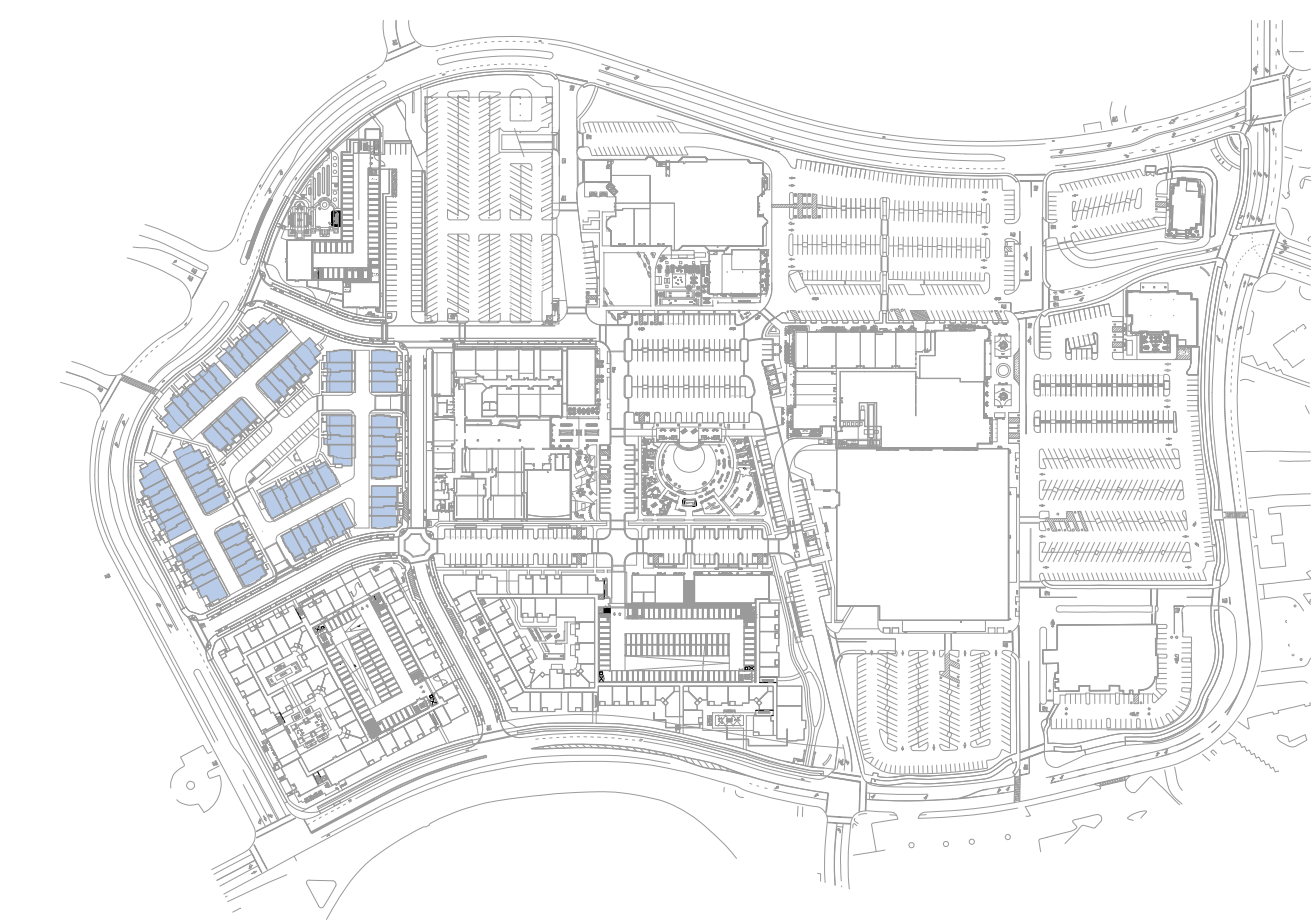
RE-17



SOUTHWEST CORNER



SOUTHEAST CORNER



KEY PLAN

MATERIALS LEGEND

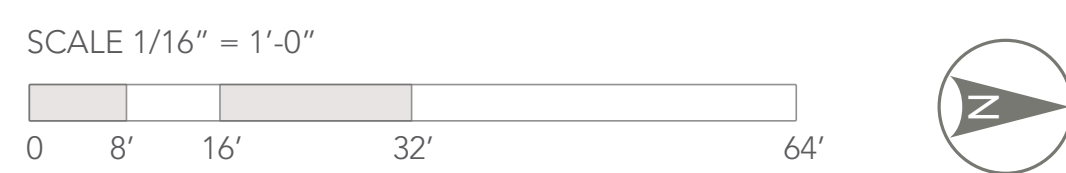
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| (A1) METAL SIDING | (F3) CEMENT PLASTER |
| (A2) METAL SIDING | (F4) CEMENT PLASTER |
| (A3) METAL SIDING | (F5) CEMENT PLASTER |
| (B1) HORIZONTAL SIDING | (F6) CEMENT PLASTER |
| (B2) HORIZONTAL SIDING | (F7) CEMENT PLASTER |
| (B3) HORIZONTAL SIDING | (F8) CEMENT PLASTER |
| (B4) HORIZONTAL SIDING | (F9) CEMENT PLASTER |
| (C1) FIBER CEMENT SIDING | (G1) GUARDRAIL |
| (C2) FIBER CEMENT SIDING | (G2) GUARDRAIL |
| (C3) FIBER CEMENT SIDING | (G3) GUARDRAIL |
| (C4) FIBER CEMENT SIDING | (H1) CANOPY |
| (D1) BRICK VENEER | (H2) CANOPY |
| (D2) BRICK VENEER | (H3) CANOPY |
| (D3) BRICK VENEER | (J1) TRELLIS |
| (E1) PORCELAIN TILE | (K1) GREEN SCREEN |
| (F1) CEMENT PLASTER | (L1) WALL MOUNTED LIGHT FIXTURE |
| (F2) CEMENT PLASTER | (M1) BANNER SIGN BY OTHERS |



SOUTH ELEVATION



WEST ELEVATION



RESIDENTIAL 2 - BUILDING ELEVATIONS

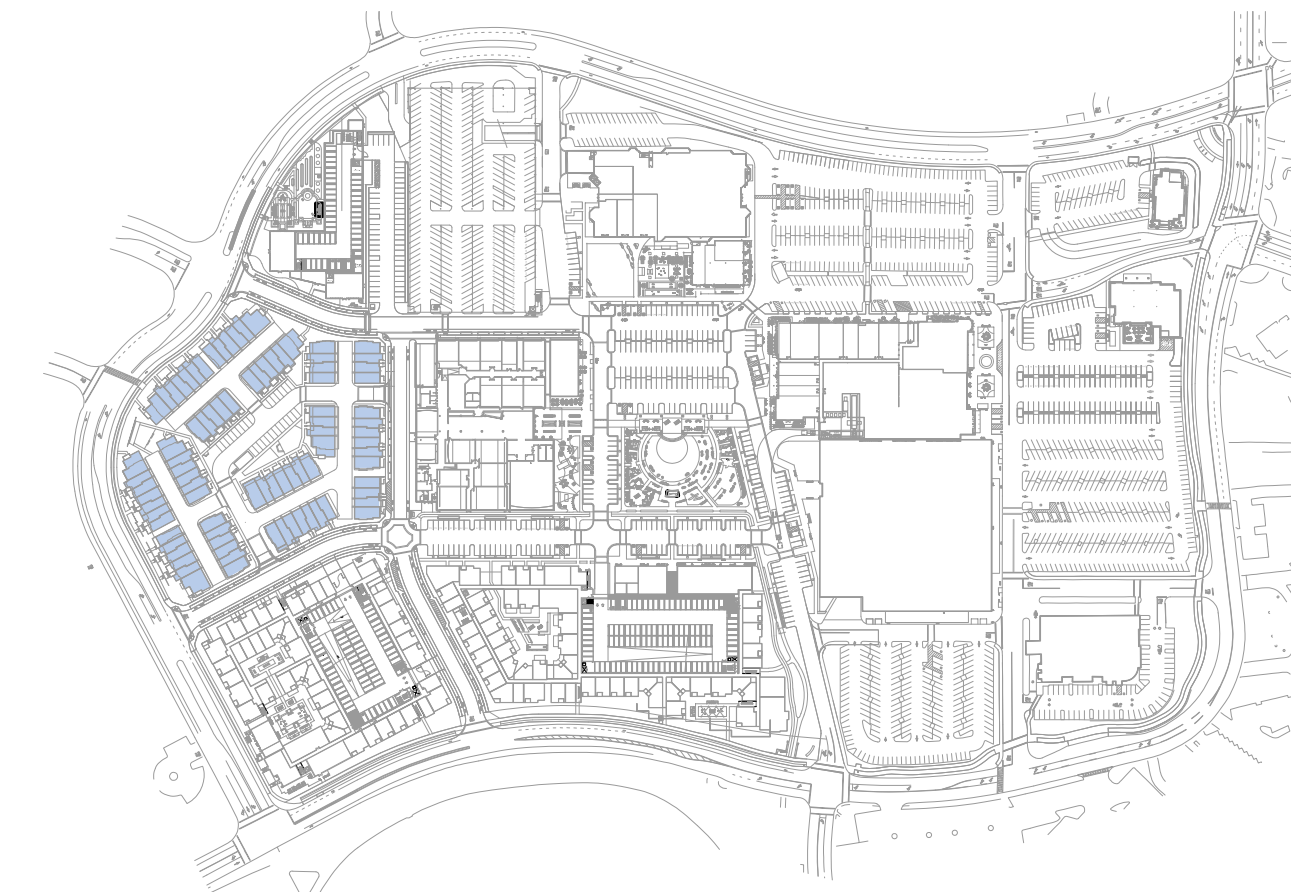
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022



RE-18



KEY PLAN



TOWNHOME STYLE 1 - LEFT



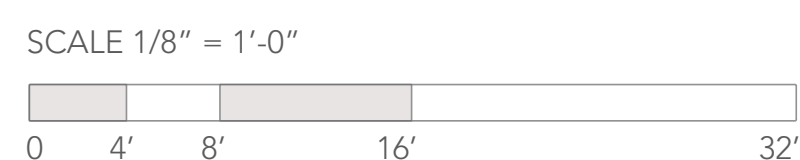
TOWNHOME STYLE 1 - RIGHT



TOWNHOME STYLE 1 - FRONT



TOWNHOME STYLE 1 - REAR



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

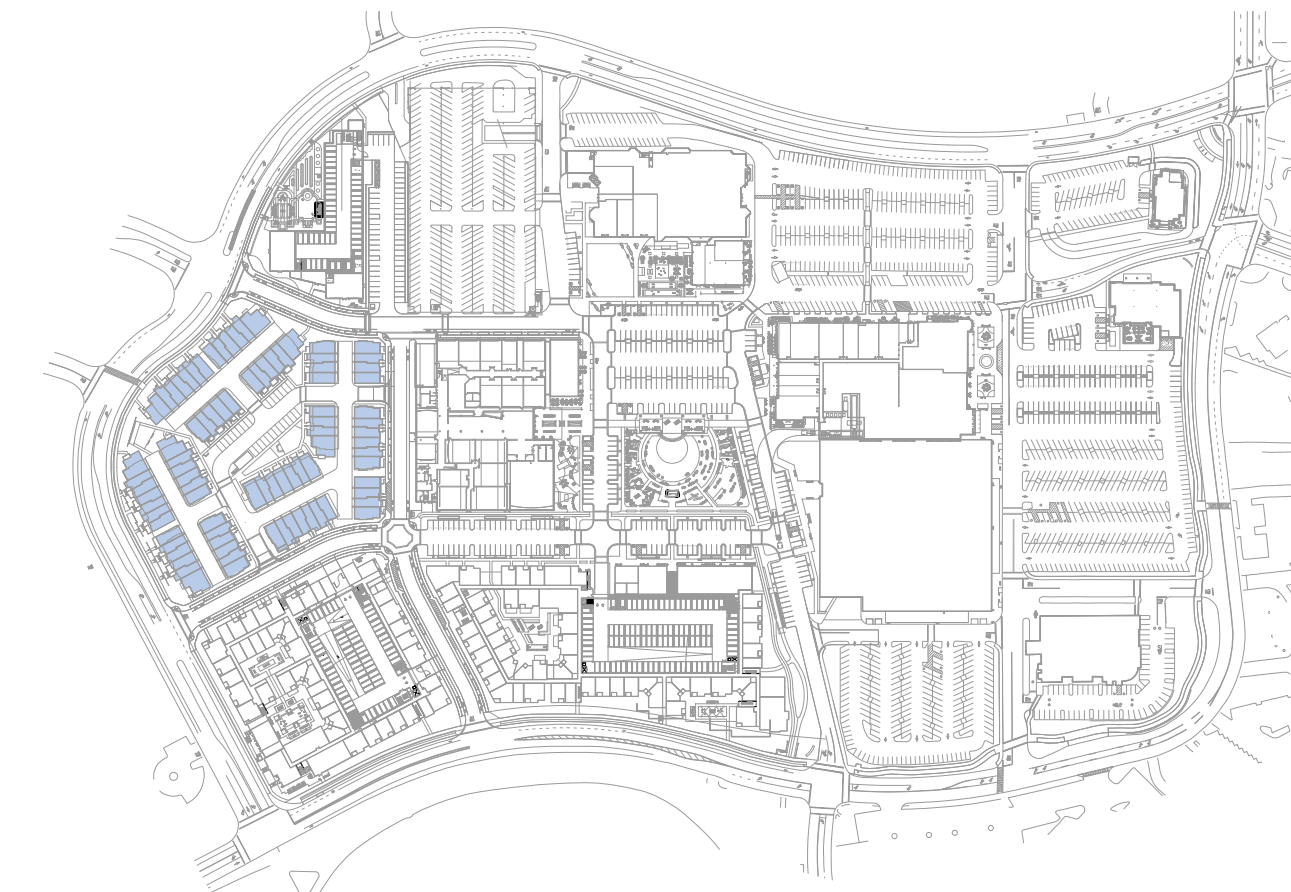
RESIDENTIAL 2 - ENLARGED TOWNHOME ELEVATIONS



CSW | ST 2



RE-19



KEY PLAN



TOWNHOME STYLE 1 - LEFT



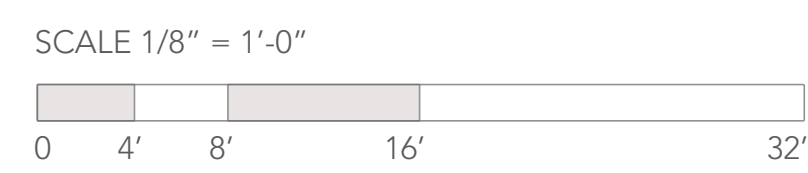
TOWNHOME STYLE 1 - RIGHT



TOWNHOME STYLE 1 - FRONT



TOWNHOME STYLE 1 - REAR



NORTHGATE TOWN SQUARE

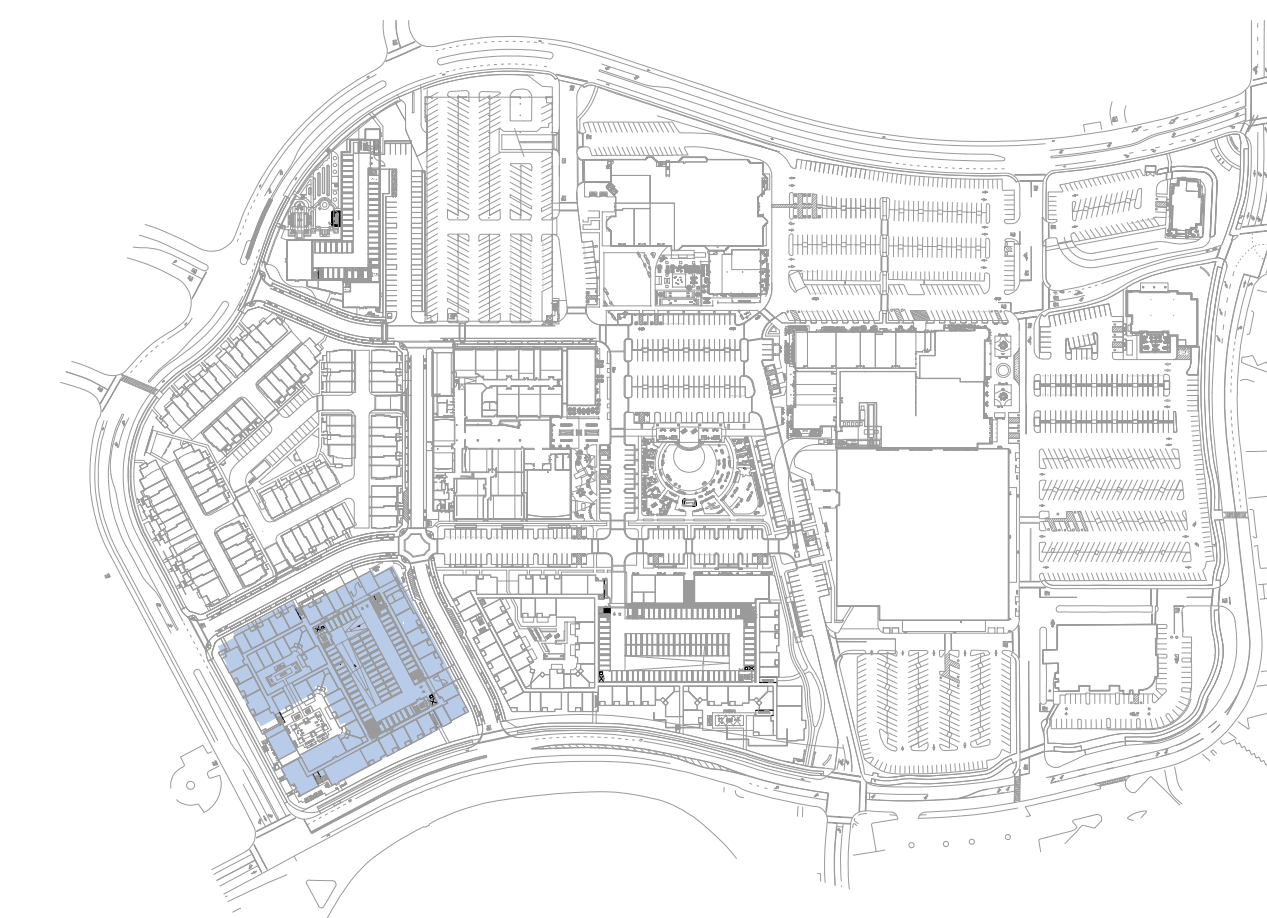
REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 2 - ENLARGED TOWNHOME ELEVATIONS



RE-20



KEY PLAN

RESIDENTIAL 3 - PROJECT DESCRIPTION

A 282-UNIT PROJECT CONSISTING OF A 5-STORY TYPE V-A OVER 1-STORY TYPE I-A RESIDENTIAL BUILDING SURROUNDING A 7-LEVEL TYPE I-A PARKING STRUCTURE WITH 1 LEVEL UNDERGROUND PARKING.

RESIDENTIAL 3 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	63	1	63
1 BR'S	164	1.5	246
2 BR'S	53	2	106
TOTAL UNITS	280		
STALLS REQUIRED - RESIDENTIAL			415
STALLS REQUIRED - GUEST			56
TOTAL STALLS REQUIRED			471

PARKING PROVIDED

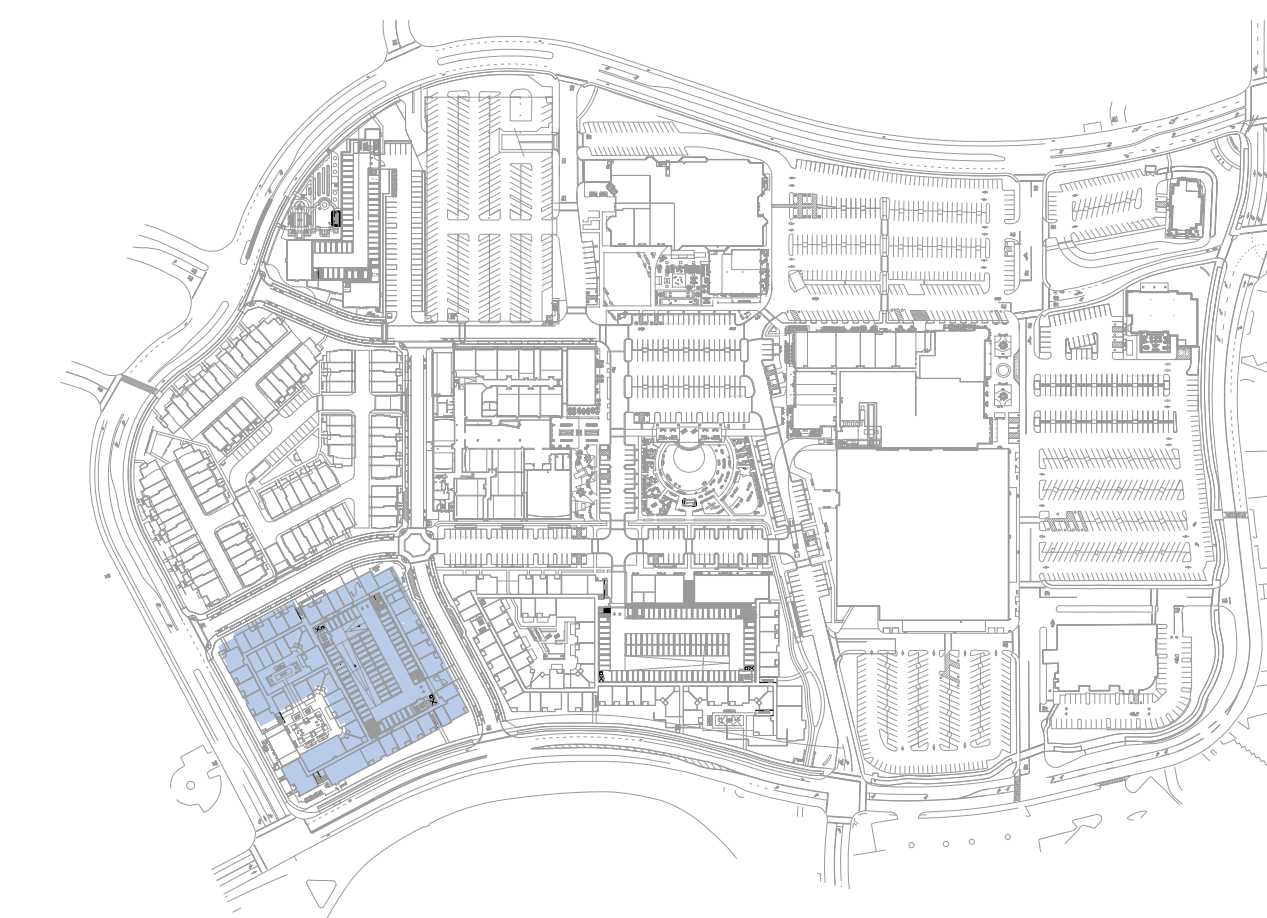
LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL B1	-	43	1	44
LEVEL 1	40	59	2	61
LEVEL 2	55	69	3	72
LEVEL 3	54	69	3	72
LEVEL 4	49	69	3	72
LEVEL 5	49	69	3	72
LEVEL 6	33	55	2	57
ROOF	-	20	1	21
TOTAL	0	453	18	471

RESIDENTIAL 3 - BUILDING SUMMARY

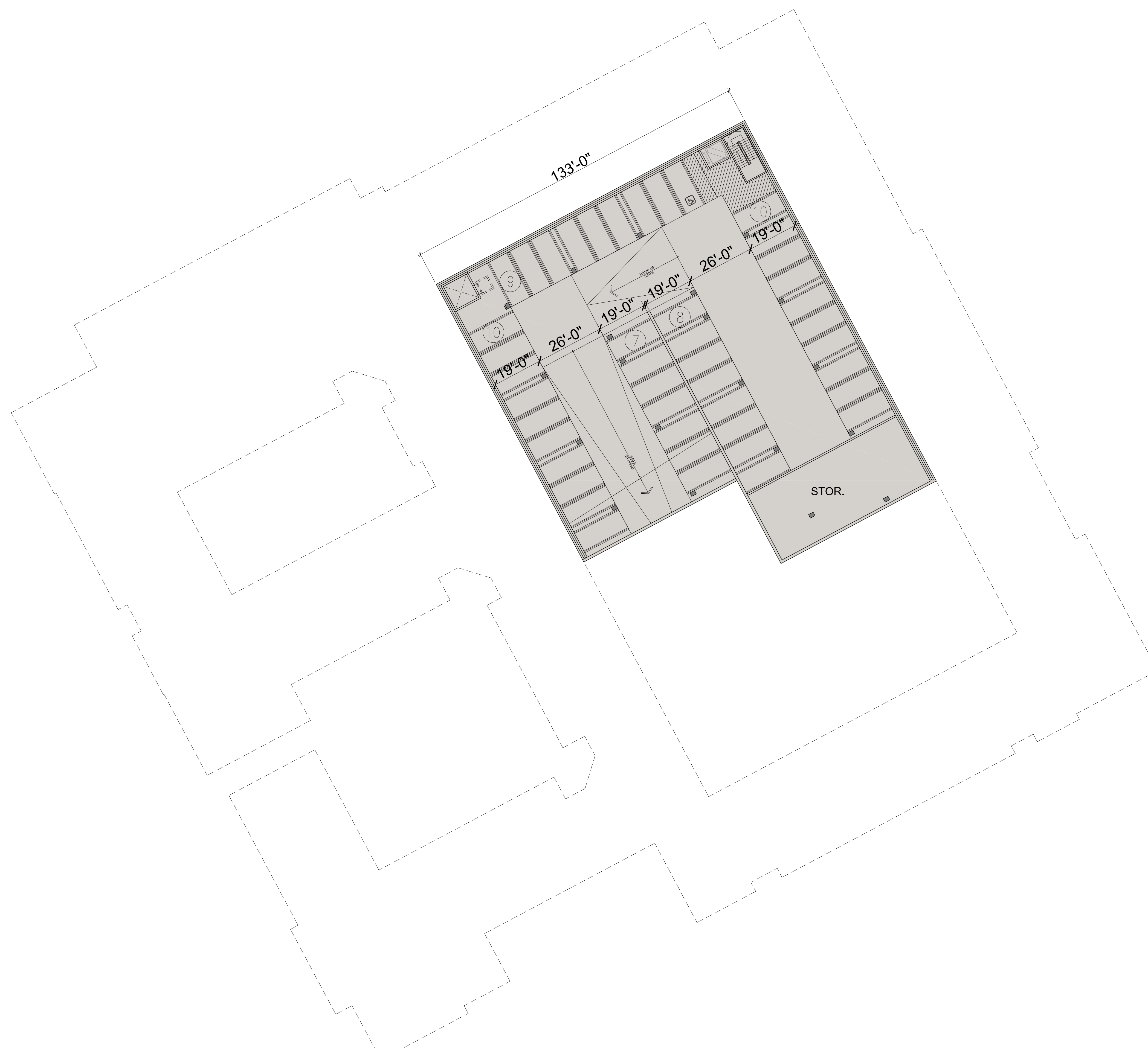
UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	S1	620 sf	10	12	12	12	12	5	63	39,060 sf	63	23%
1 BR'S	1A	805 sf	16	25	23	23	19	16	122	98,210 sf	164	59%
	1A LOFT	1,315 sf	0	0	2	0	4	0	6	7,890 sf		
	1C	680 sf	6	6	6	6	6	6	36	24,480 sf		
2 BR'S	2A	1,150 sf	5	9	6	6	6	4	36	41,400 sf	53	19%
	2A LOFT	1,655 sf	0	0	2	0	0	0	2	3,310 sf		
	2B	1,130 sf	3	3	3	2	2	2	15	16,950 sf		
TOTAL UNITS			40	55	54	49	49	33	280	231,300 sf	280	100%



RESIDENTIAL 3 - DATA SUMMARY

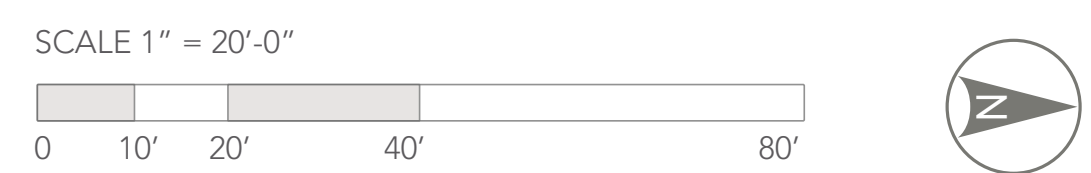


KEY PLAN

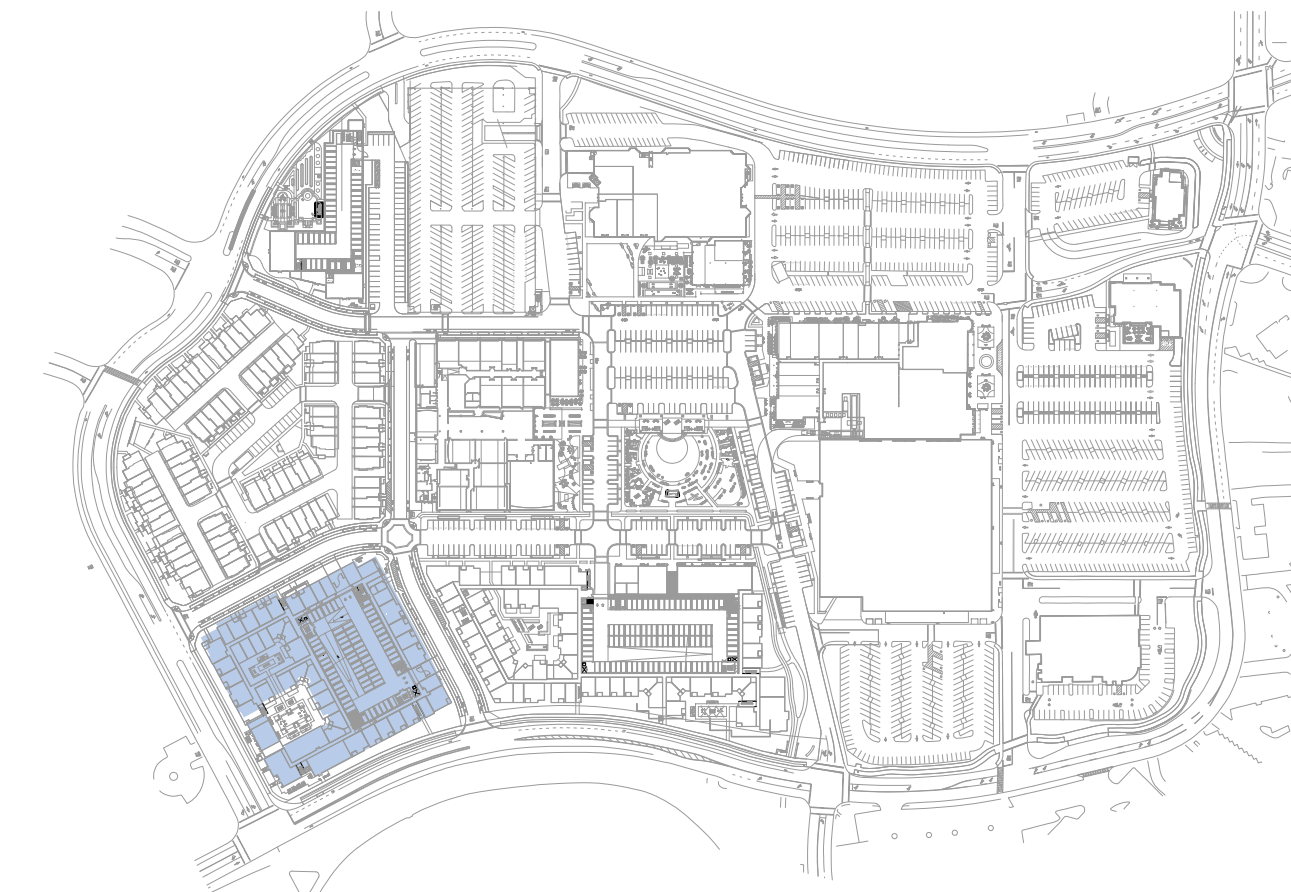


LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



RESIDENTIAL 3 - LEVEL B1 FLOOR PLAN



KEY PLAN

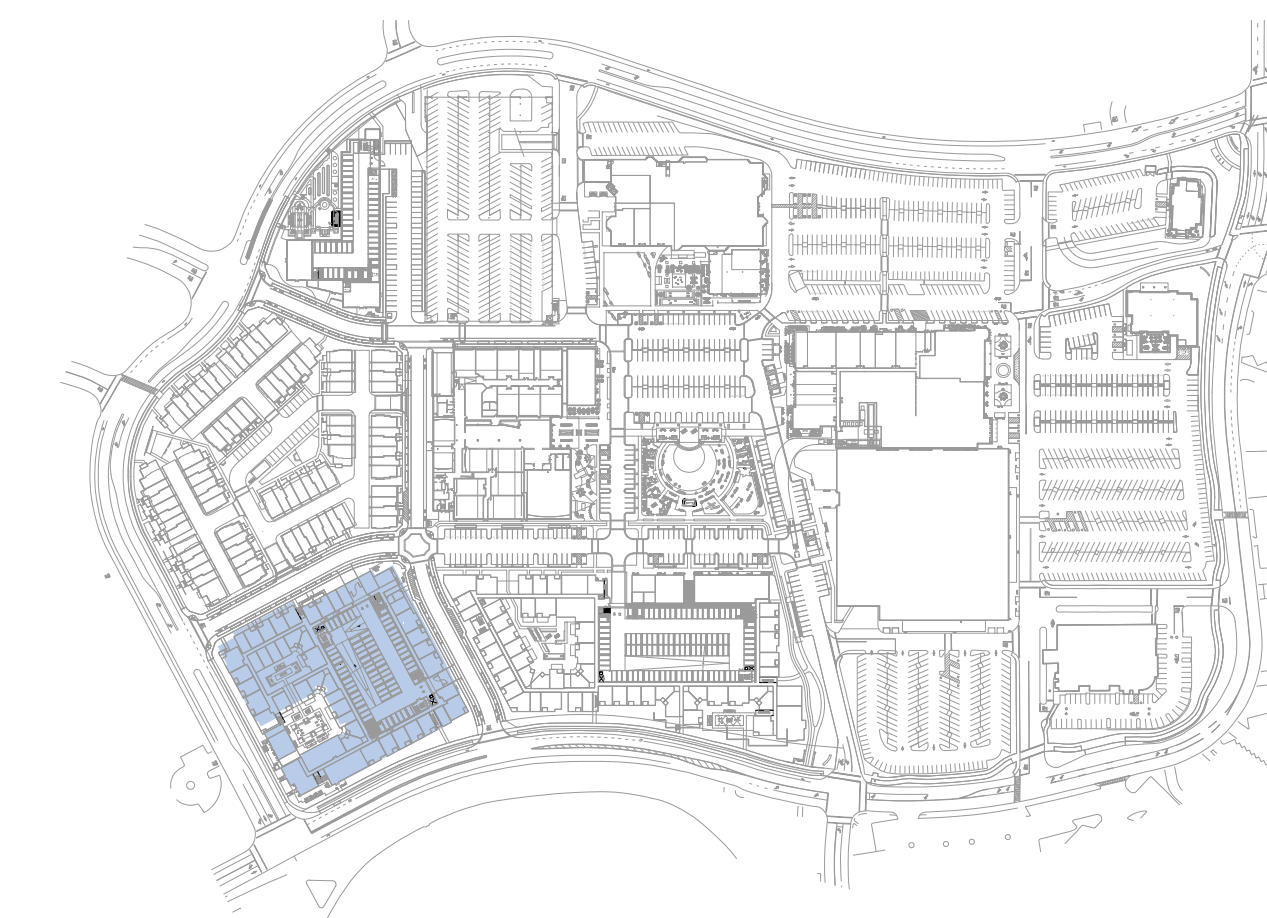


LEGEND

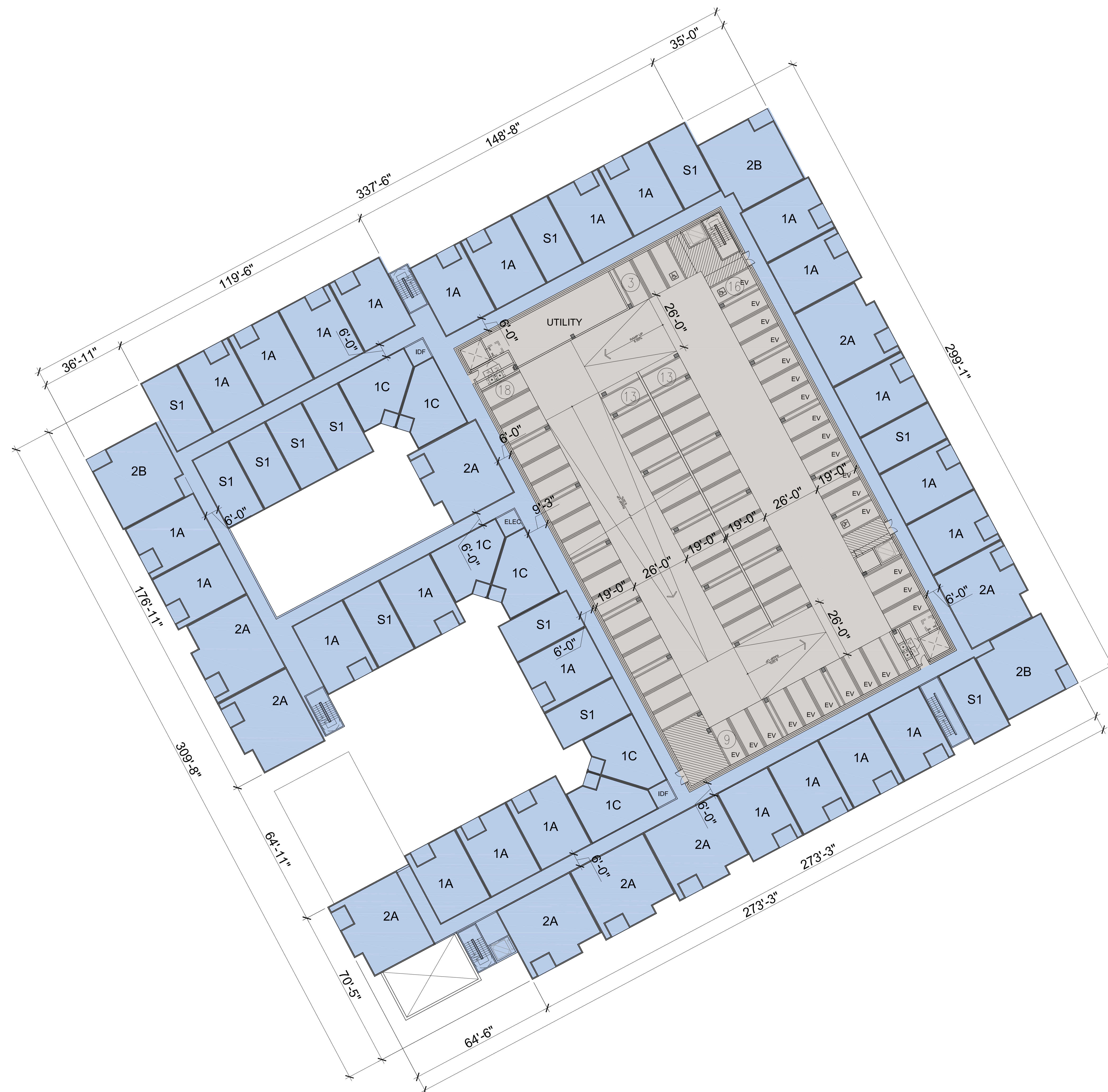
SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



RESIDENTIAL 3 - LEVEL 1 FLOOR PLAN

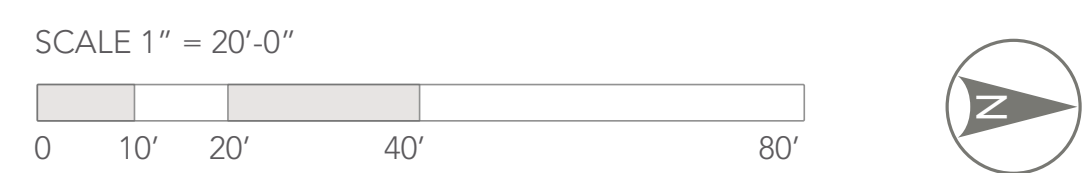


KEY PLAN



LEGEND

SHOPS	[Light Yellow Box]
PAD	[Orange Box]
MAJOR	[Red Box]
CINEMA	[Dark Red Box]
RESIDENTIAL	[Light Blue Box]
RESIDENTIAL AMENITIES	[Dark Blue Box]
COMMUNITY SPACE	[Light Green Box]
STRUCTURED PARKING	[Grey Box]
SIGNALIZED INTERSECTION	[Traffic Light Symbol]



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

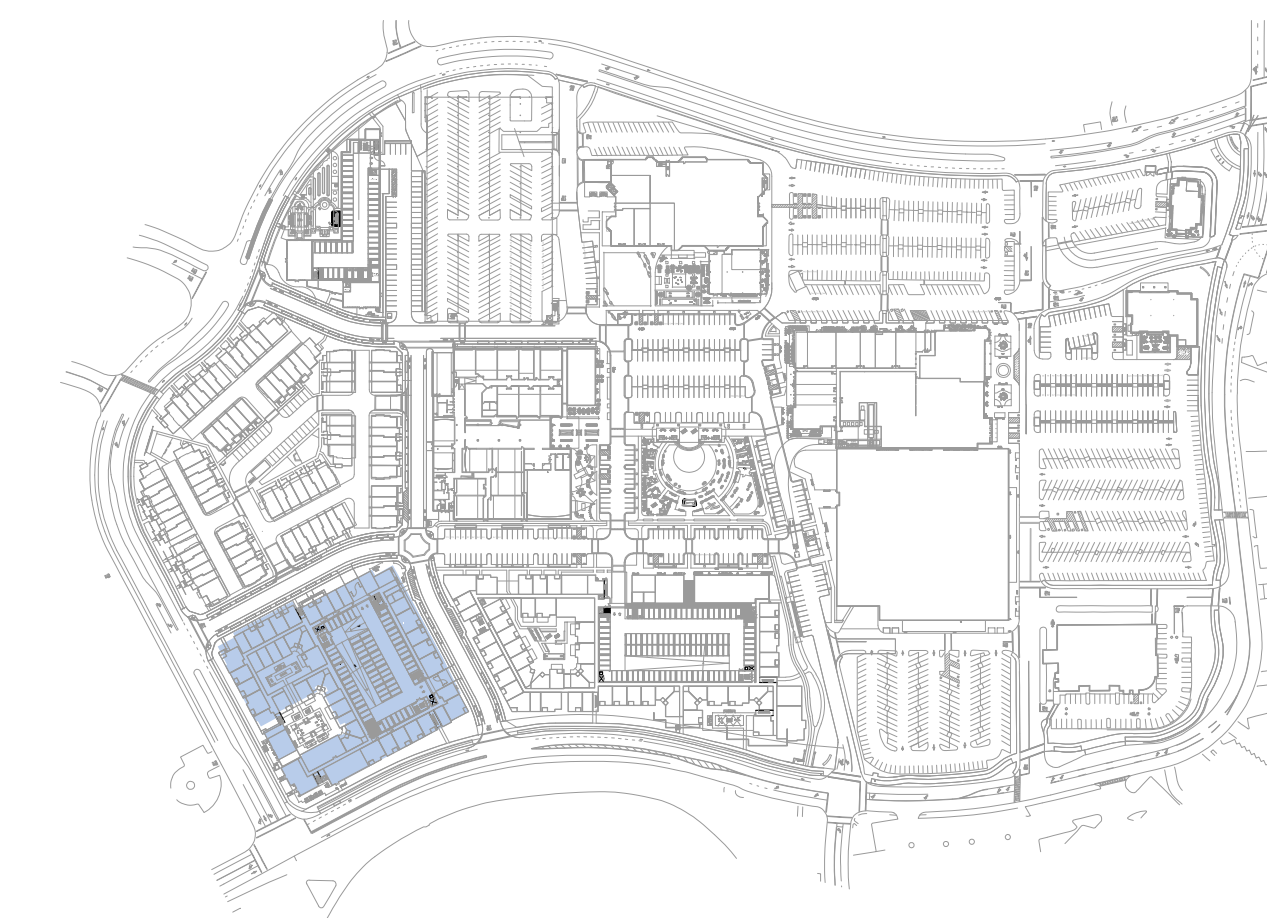
RESIDENTIAL 3 - LEVEL 2 FLOOR PLAN



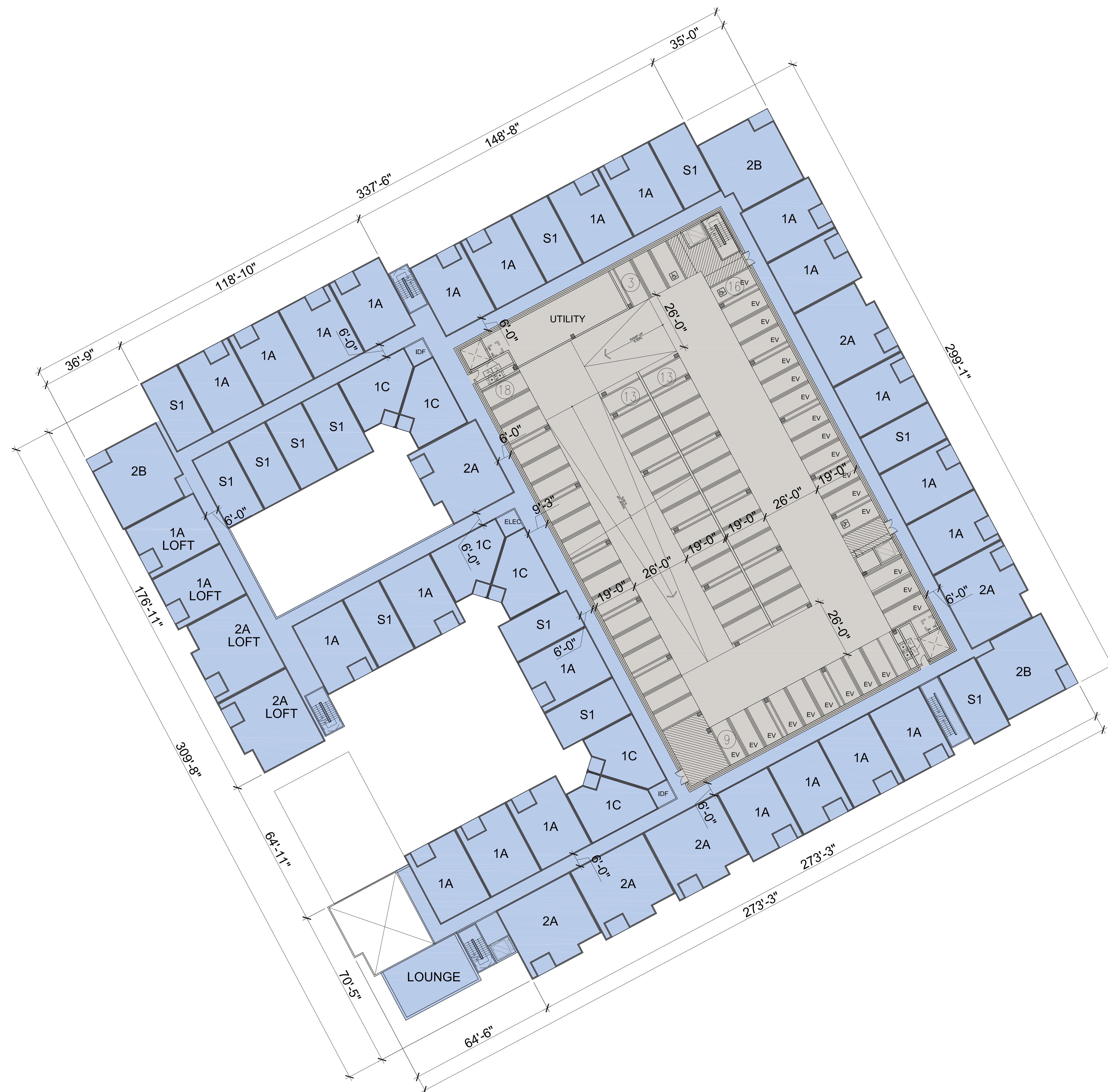
CSW | ST 2



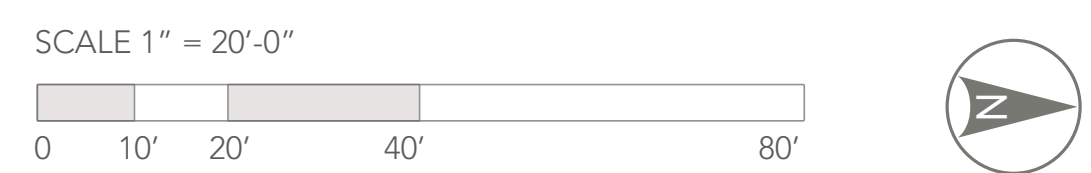
RE-24



KEY PLAN



LEGEND	
SHOPS	[Light Yellow Box]
PAD	[Orange Box]
MAJOR	[Red Box]
CINEMA	[Dark Red Box]
RESIDENTIAL	[Light Blue Box]
RESIDENTIAL AMENITIES	[Dark Blue Box]
COMMUNITY SPACE	[Light Green Box]
STRUCTURED PARKING	[Grey Box]
SIGNALIZED INTERSECTION	[Traffic Light Symbol]



RESIDENTIAL 3 - LEVEL 3 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

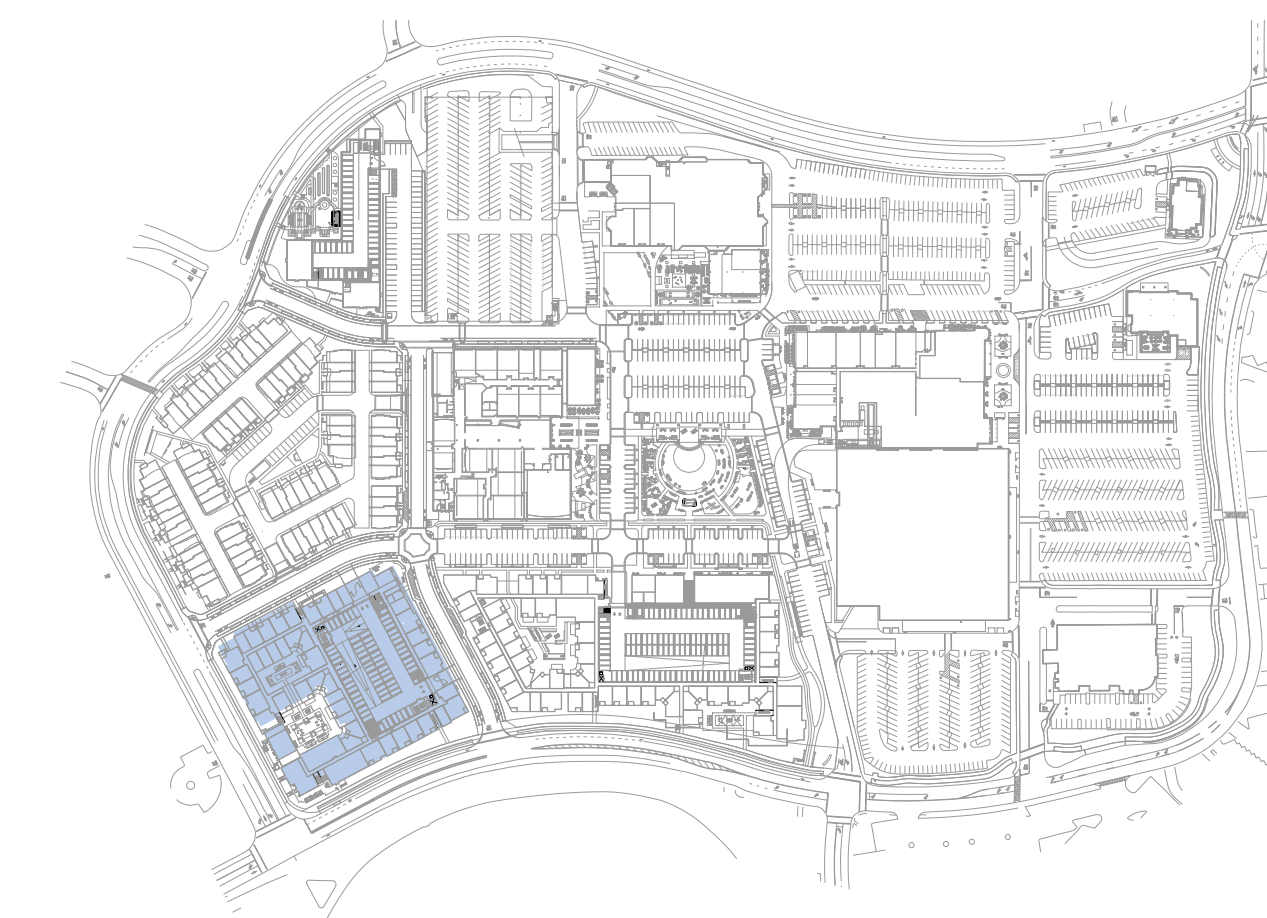
MARCH 09, 2022



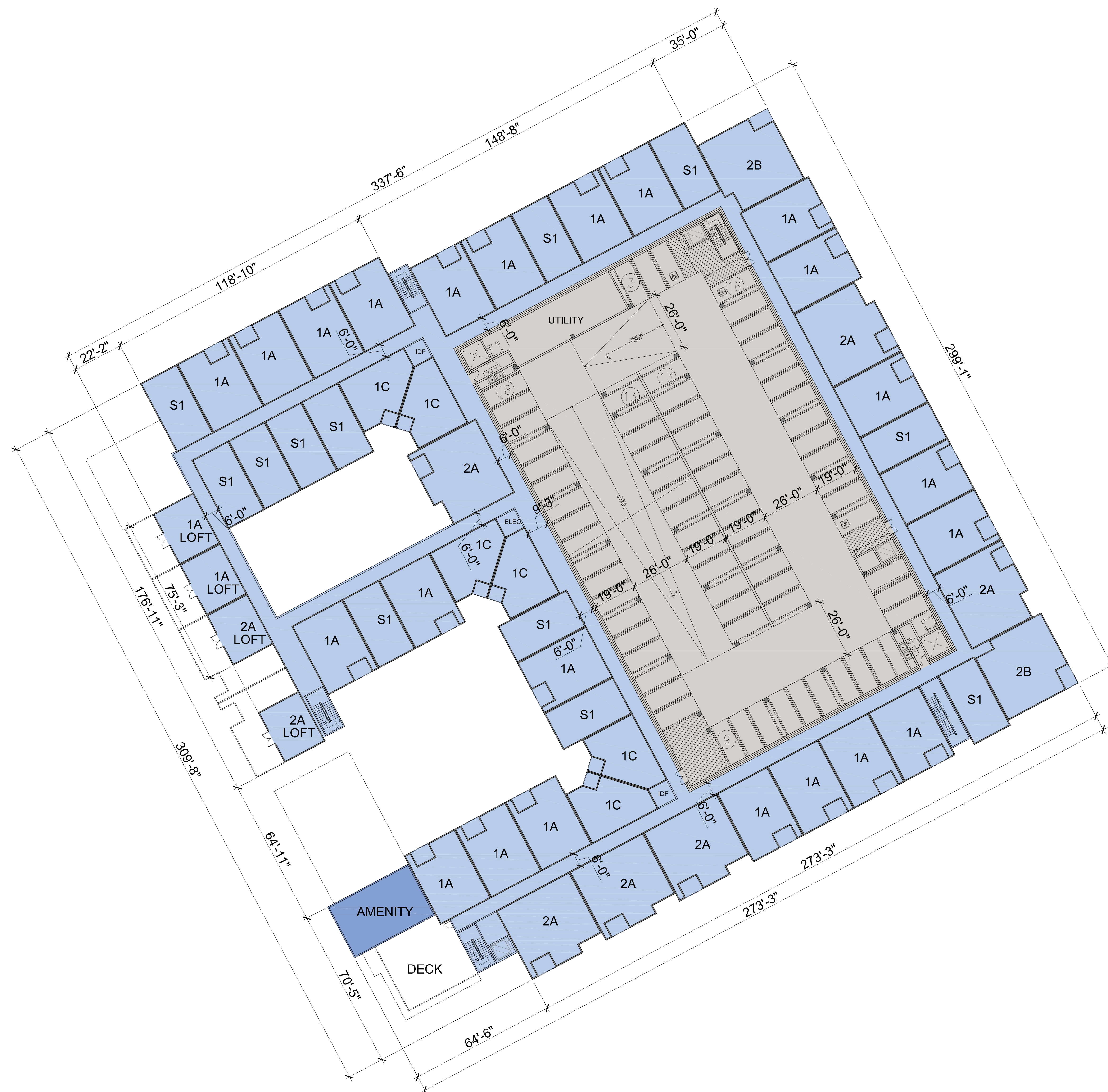
CSW | ST 2



RE-25



KEY PLAN



LEGEND

SHOPS	[Light Green Box]
PAD	[Yellow Box]
MAJOR	[Red Box]
CINEMA	[Orange Box]
RESIDENTIAL	[Light Blue Box]
RESIDENTIAL AMENITIES	[Dark Blue Box]
COMMUNITY SPACE	[Light Teal Box]
STRUCTURED PARKING	[Grey Box]
SIGNALIZED INTERSECTION	[Traffic Light Symbol]



NORTHGATE TOWN SQUARE

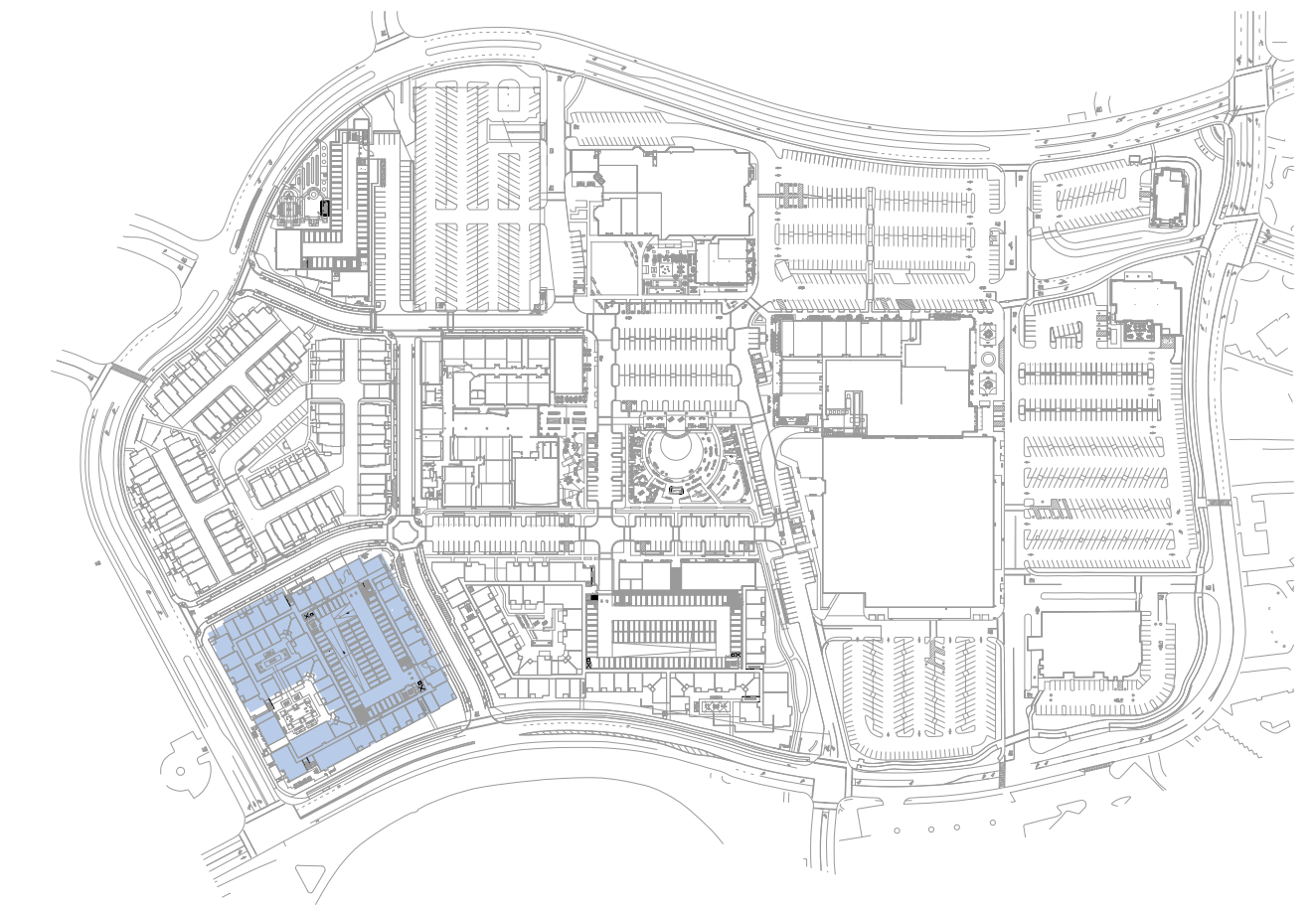
REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 3 - LEVEL 4 FLOOR PLAN



RE-26



KEY PLAN

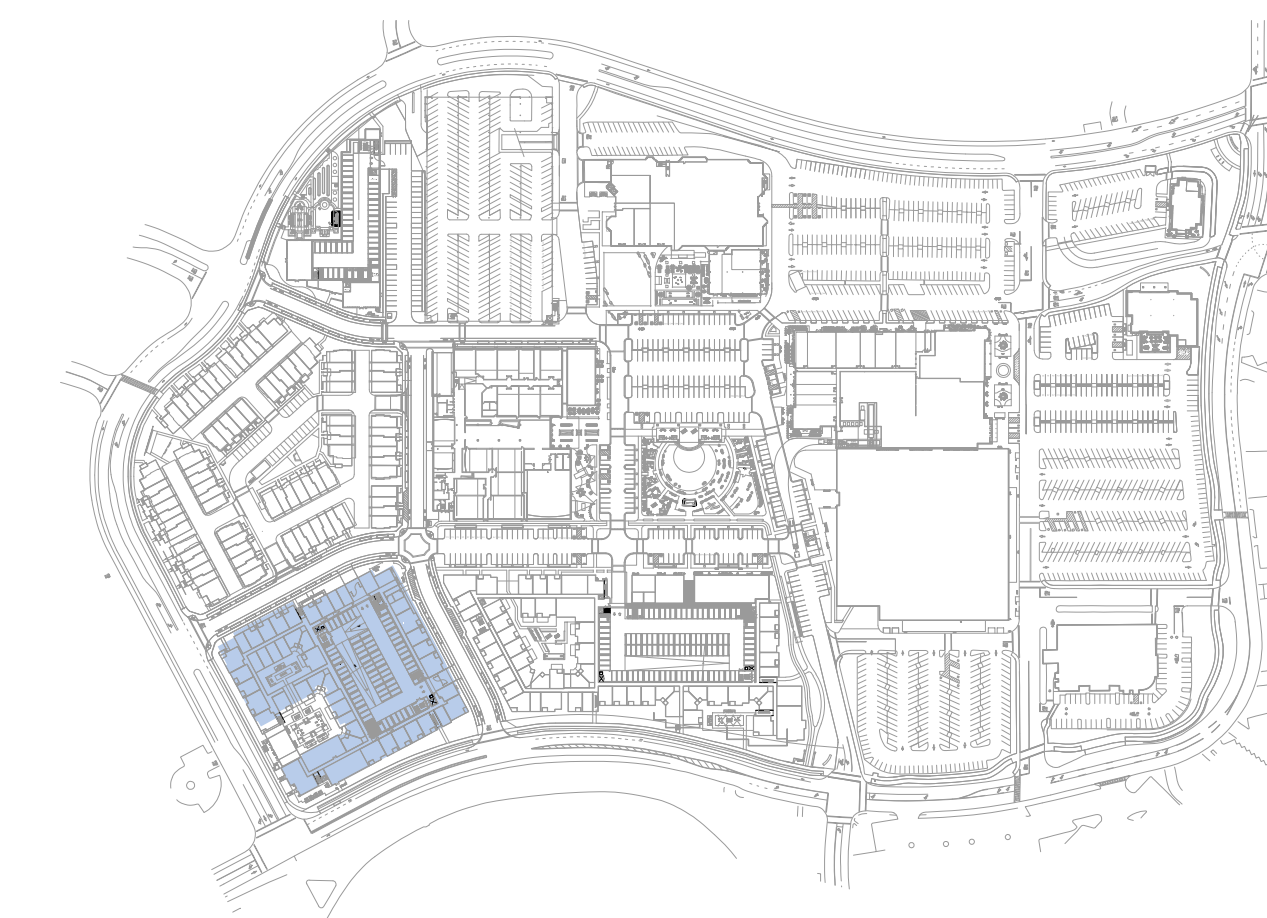


LEGEND

SHOPS	[Yellow Box]
PAD	[Orange Box]
MAJOR	[Red Box]
CINEMA	[Dark Red Box]
RESIDENTIAL	[Light Blue Box]
RESIDENTIAL AMENITIES	[Dark Blue Box]
COMMUNITY SPACE	[Light Green Box]
STRUCTURED PARKING	[Grey Box]
SIGNALIZED INTERSECTION	[Traffic Light Icon]



RESIDENTIAL 3 - LEVEL 5 FLOOR PLAN

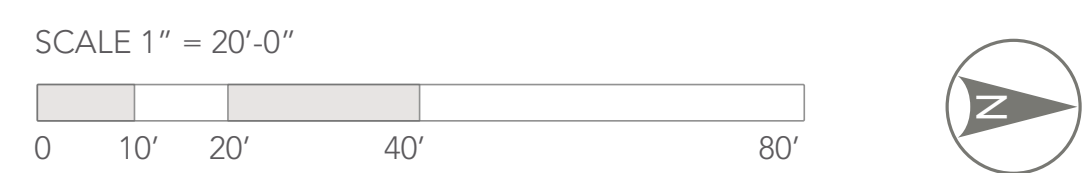


KEY PLAN



LEGEND

SHOPS	[Light Yellow Box]
PAD	[Orange Box]
MAJOR	[Red Box]
CINEMA	[Dark Red Box]
RESIDENTIAL	[Light Blue Box]
RESIDENTIAL AMENITIES	[Dark Blue Box]
COMMUNITY SPACE	[Light Green Box]
STRUCTURED PARKING	[Grey Box]
SIGNALIZED INTERSECTION	[Traffic Light Symbol]



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

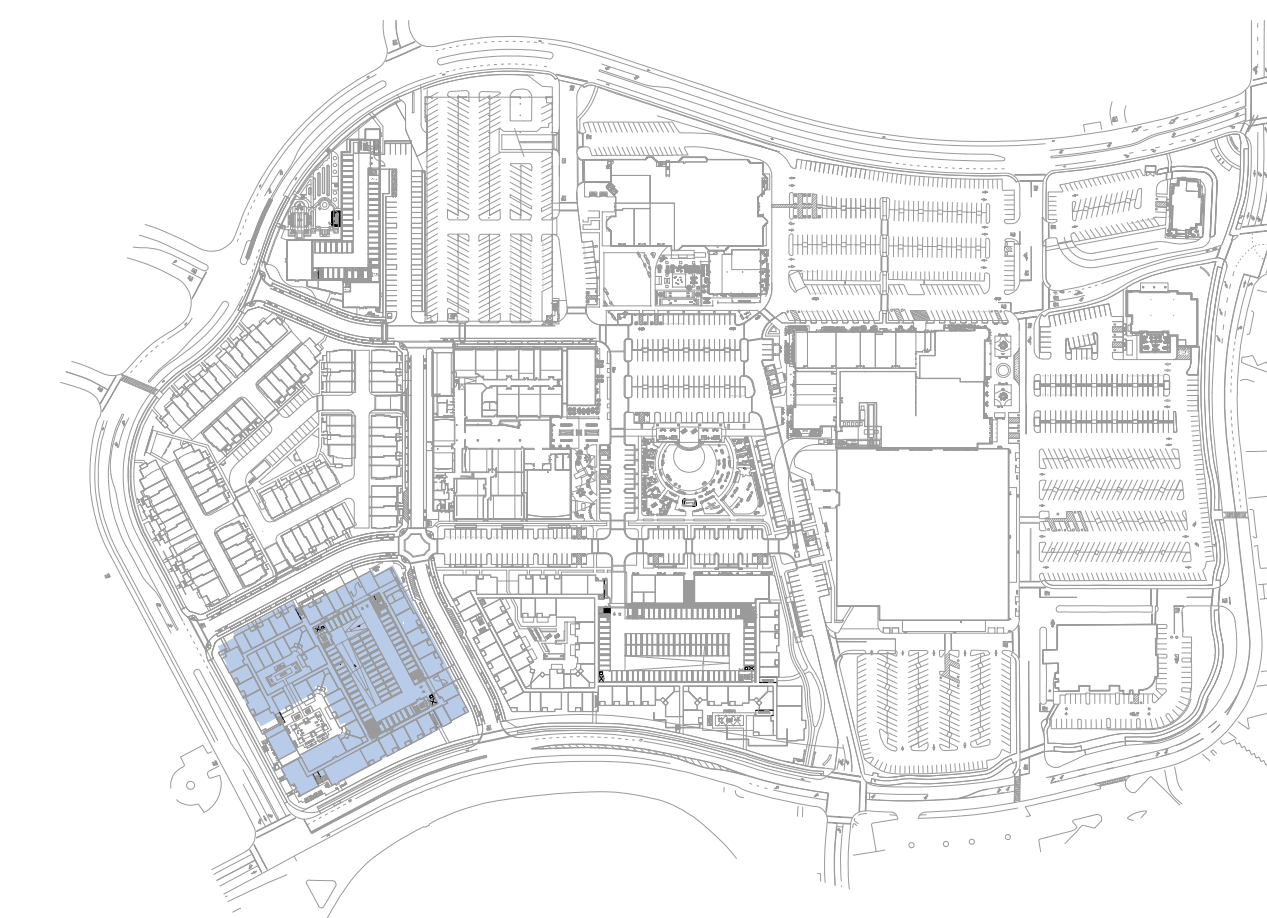
RESIDENTIAL 3 - LEVEL 6 FLOOR PLAN



CSW | ST 2



RE-28

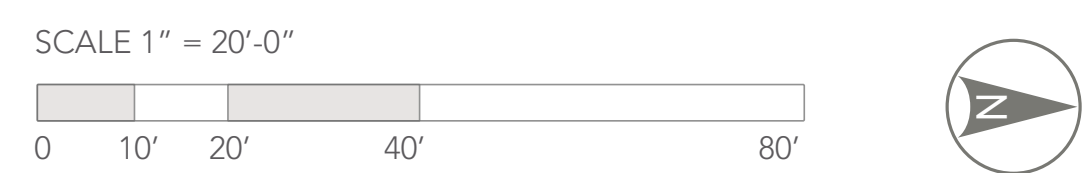


KEY PLAN

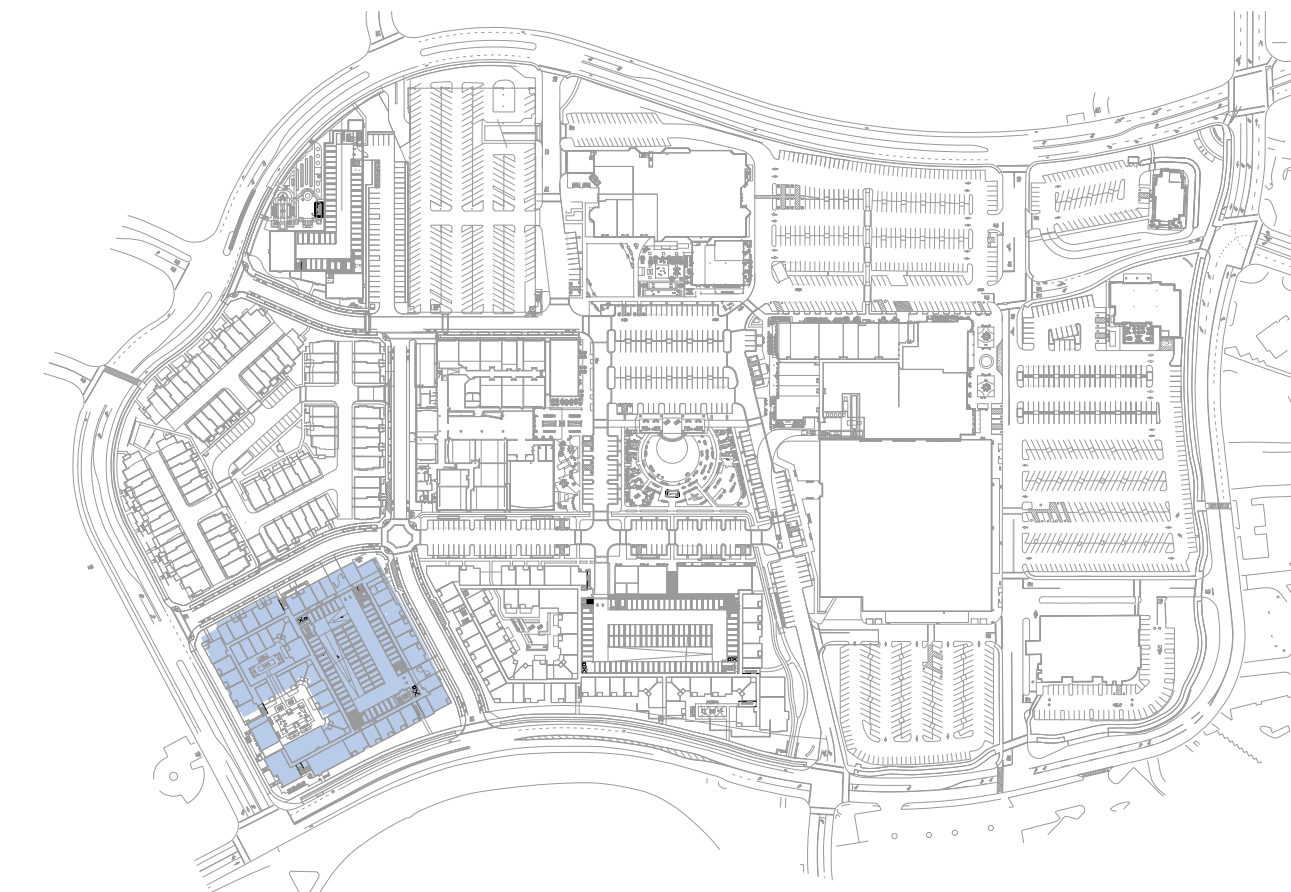


LEGEND

SHOPS	[Light Yellow Box]
PAD	[Orange Box]
MAJOR	[Red Box]
CINEMA	[Dark Red Box]
RESIDENTIAL	[Light Blue Box]
RESIDENTIAL AMENITIES	[Dark Blue Box]
COMMUNITY SPACE	[Light Green Box]
STRUCTURED PARKING	[Grey Box]
SIGNALIZED INTERSECTION	[Traffic Light Symbol]



RESIDENTIAL 3 - ROOF PLAN



KEY PLAN

RESIDENTIAL 3 - USABLE OUTDOOR AREAS

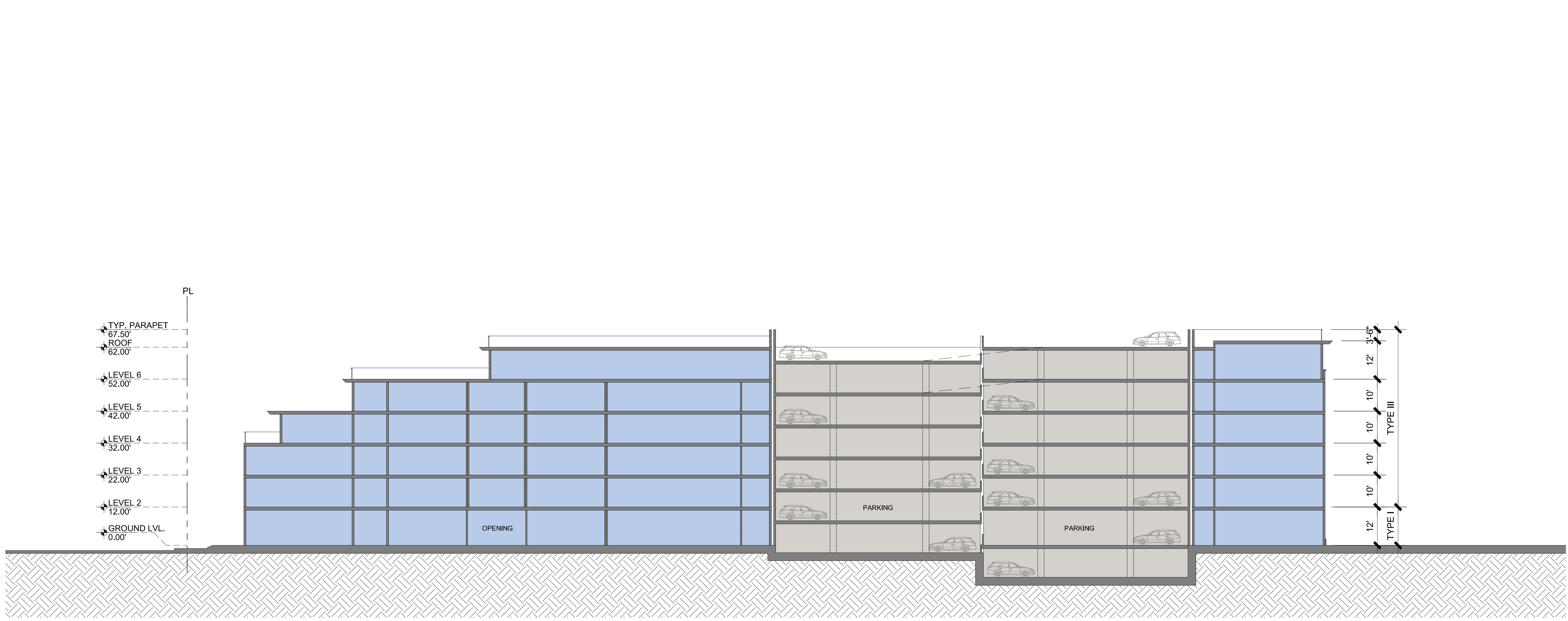
COURTYARD 1	3,757 sf
COURTYARD 2	6,908 sf
ROOF DECK 1	7,789 sf
ROOF DECK 2	1,058 sf
TOTAL SQFT	19,512 sf



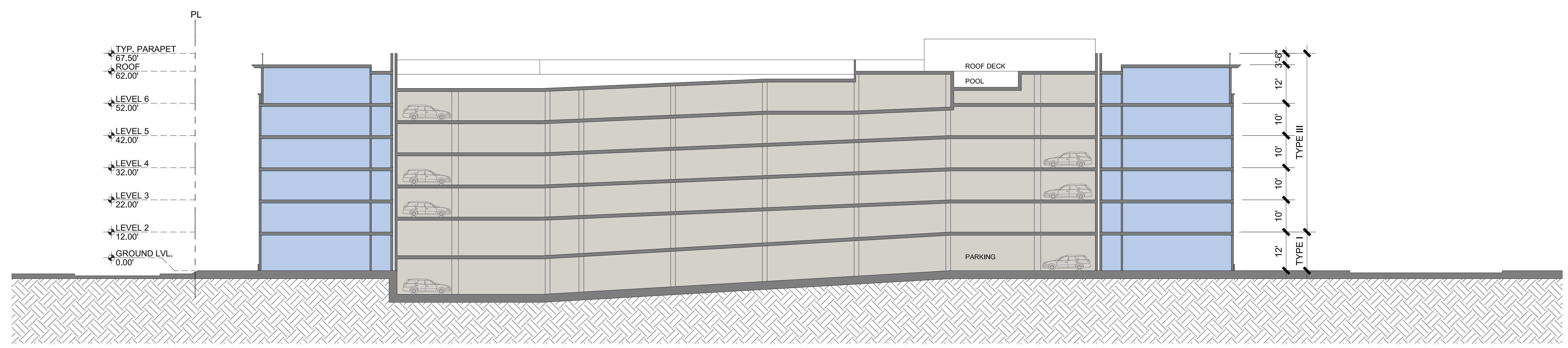
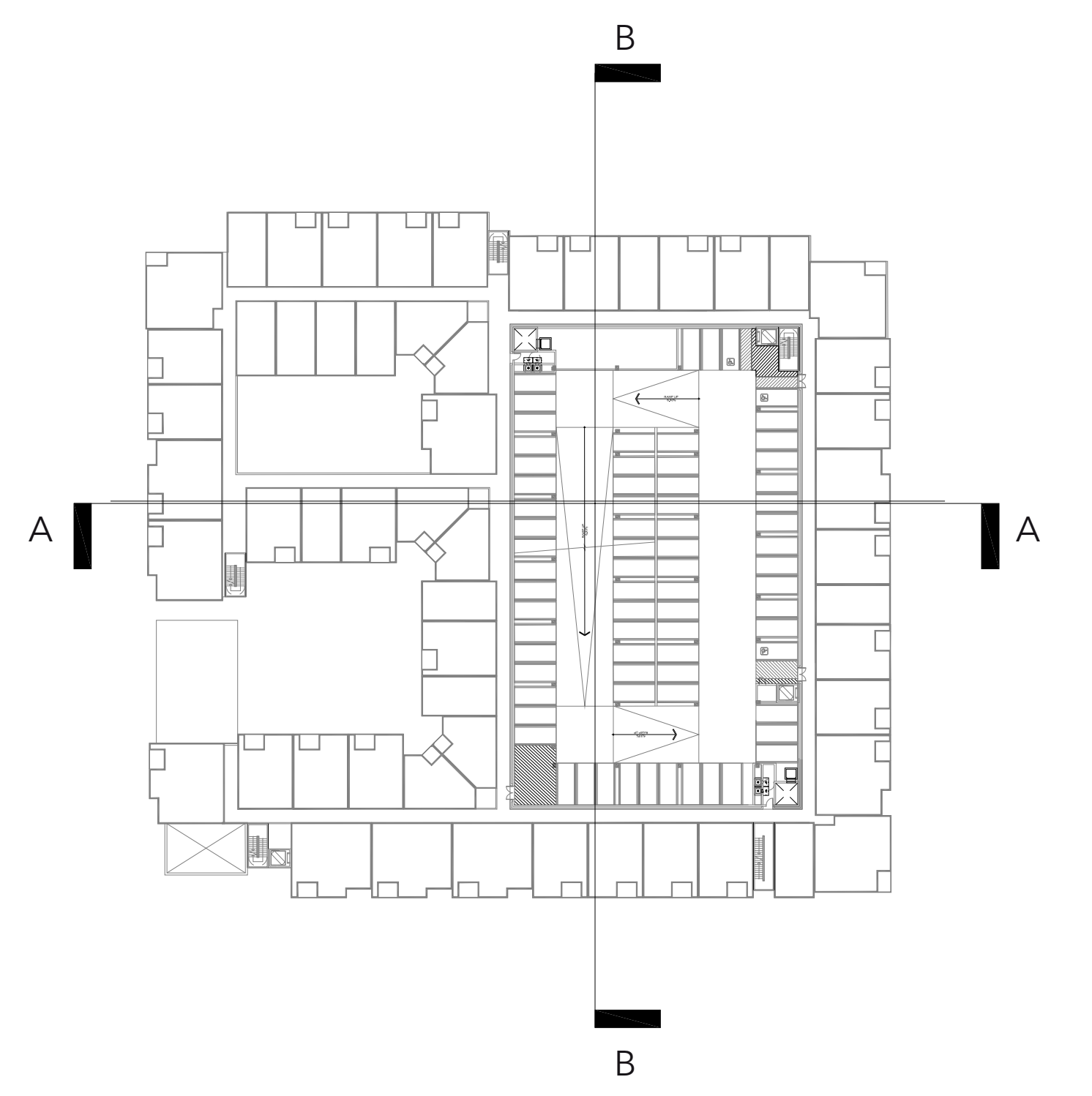
LEGEND

USABLE OUTDOOR AREA

RESIDENTIAL 3 - OPEN SPACE PLAN



SECTION A-A



SECTION B-B

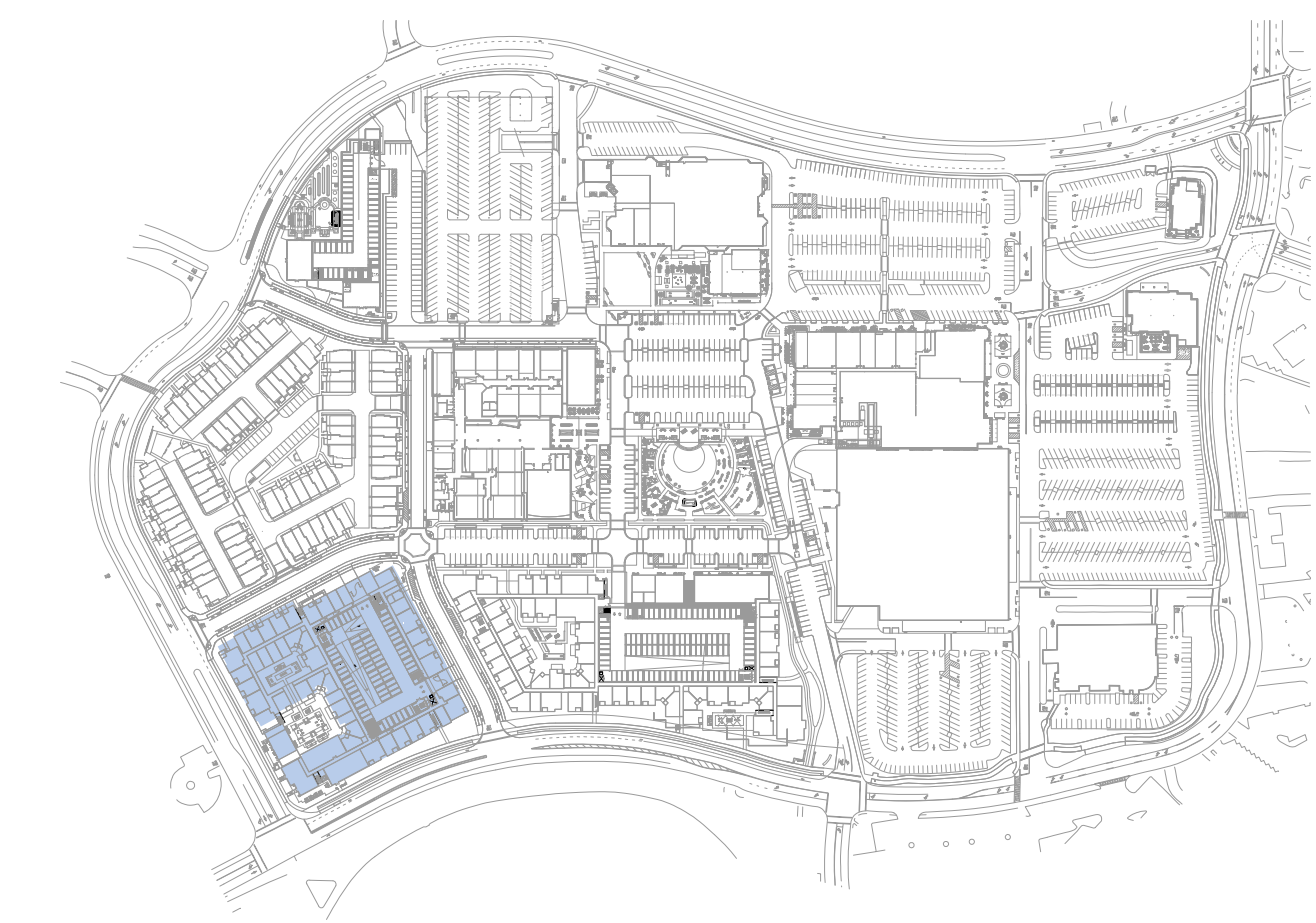




SOUTHEAST CORNER



NORTHEAST CORNER



KEY PLAN

MATERIALS LEGEND

- | | |
|--------------------------|---------------------------------|
| (A1) METAL SIDING | (F3) CEMENT PLASTER |
| (A2) METAL SIDING | (F4) CEMENT PLASTER |
| (A3) METAL SIDING | (F5) CEMENT PLASTER |
| (B1) HORIZONTAL SIDING | (F6) CEMENT PLASTER |
| (B2) HORIZONTAL SIDING | (F7) CEMENT PLASTER |
| (B3) HORIZONTAL SIDING | (F8) CEMENT PLASTER |
| (B4) HORIZONTAL SIDING | (F9) CEMENT PLASTER |
| (C1) FIBER CEMENT SIDING | (G1) GUARDRAIL |
| (C2) FIBER CEMENT SIDING | (G2) GUARDRAIL |
| (C3) FIBER CEMENT SIDING | (G3) GUARDRAIL |
| (C4) FIBER CEMENT SIDING | (H1) CANOPY |
| (D1) BRICK VENEER | (H2) CANOPY |
| (D2) BRICK VENEER | (H3) CANOPY |
| (D3) BRICK VENEER | (J1) TRELLIS |
| (E1) PORCELAIN TILE | (K1) GREEN SCREEN |
| (F1) CEMENT PLASTER | (L1) WALL MOUNTED LIGHT FIXTURE |
| (F2) CEMENT PLASTER | (M1) BANNER SIGN BY OTHERS |

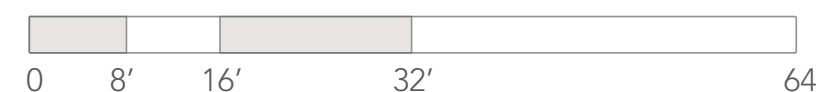


SOUTH ELEVATION



EAST ELEVATION

SCALE 1/16" = 1'-0"



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 3 BUILDING ELEVATIONS



CSW | ST2



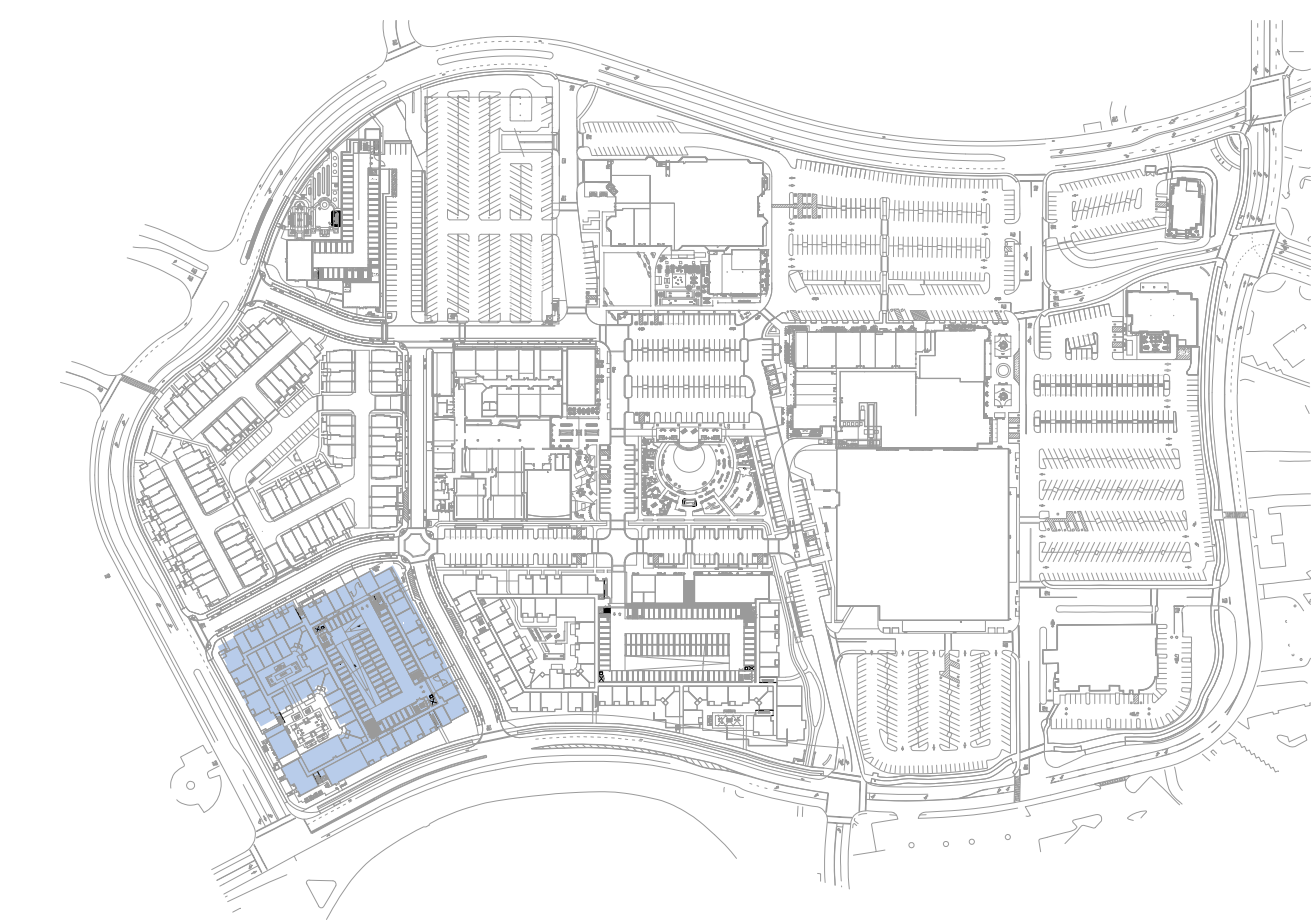
RE-32



NORTHWEST CORNER



SOUTHWEST CORNER



KEY PLAN

MATERIALS LEGEND

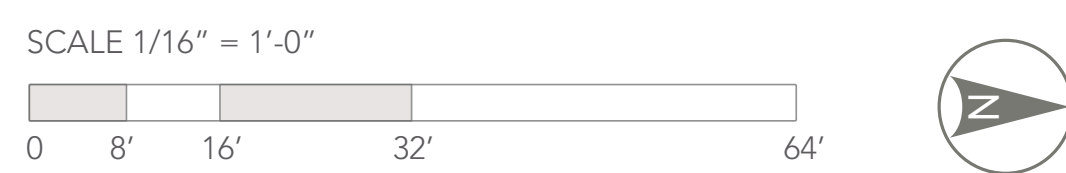
- | | |
|--------------------------|---------------------------------|
| (A1) METAL SIDING | (F3) CEMENT PLASTER |
| (A2) METAL SIDING | (F4) CEMENT PLASTER |
| (A3) METAL SIDING | (F5) CEMENT PLASTER |
| (B1) HORIZONTAL SIDING | (F6) CEMENT PLASTER |
| (B2) HORIZONTAL SIDING | (F7) CEMENT PLASTER |
| (B3) HORIZONTAL SIDING | (F8) CEMENT PLASTER |
| (B4) HORIZONTAL SIDING | (F9) CEMENT PLASTER |
| (C1) FIBER CEMENT SIDING | (G1) GUARDRAIL |
| (C2) FIBER CEMENT SIDING | (G2) GUARDRAIL |
| (C3) FIBER CEMENT SIDING | (G3) GUARDRAIL |
| (C4) FIBER CEMENT SIDING | (H1) CANOPY |
| (D1) BRICK VENEER | (H2) CANOPY |
| (D2) BRICK VENEER | (H3) CANOPY |
| (D3) BRICK VENEER | (J1) TRELLIS |
| (E1) PORCELAIN TILE | (K1) GREEN SCREEN |
| (F1) CEMENT PLASTER | (L1) WALL MOUNTED LIGHT FIXTURE |
| (F2) CEMENT PLASTER | (M1) BANNER SIGN BY OTHERS |



NORTH ELEVATION



WEST ELEVATION



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

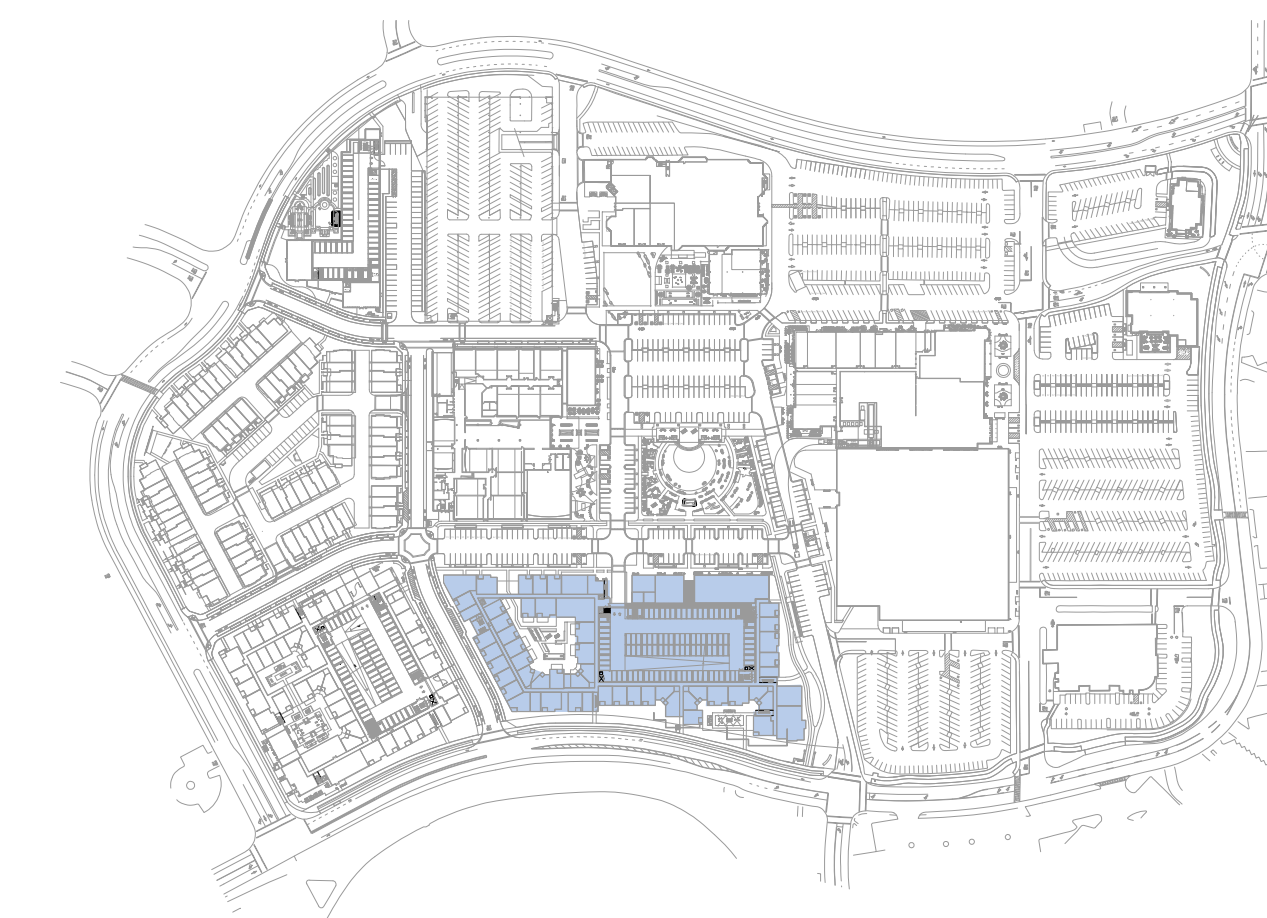
RESIDENTIAL 3 BUILDING ELEVATIONS



CSW | ST2



RE-33



KEY PLAN

RESIDENTIAL 4 - PROJECT DESCRIPTION

A 446-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

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	25	1	25
1 BR'S	305	1.5	458
2 BR'S	116	2	232
TOTAL UNITS	446		
STALLS REQUIRED - RESIDENTIAL			715
STALLS REQUIRED - GUEST			90
TOTAL STALLS REQUIRED			805

PARKING PROVIDED

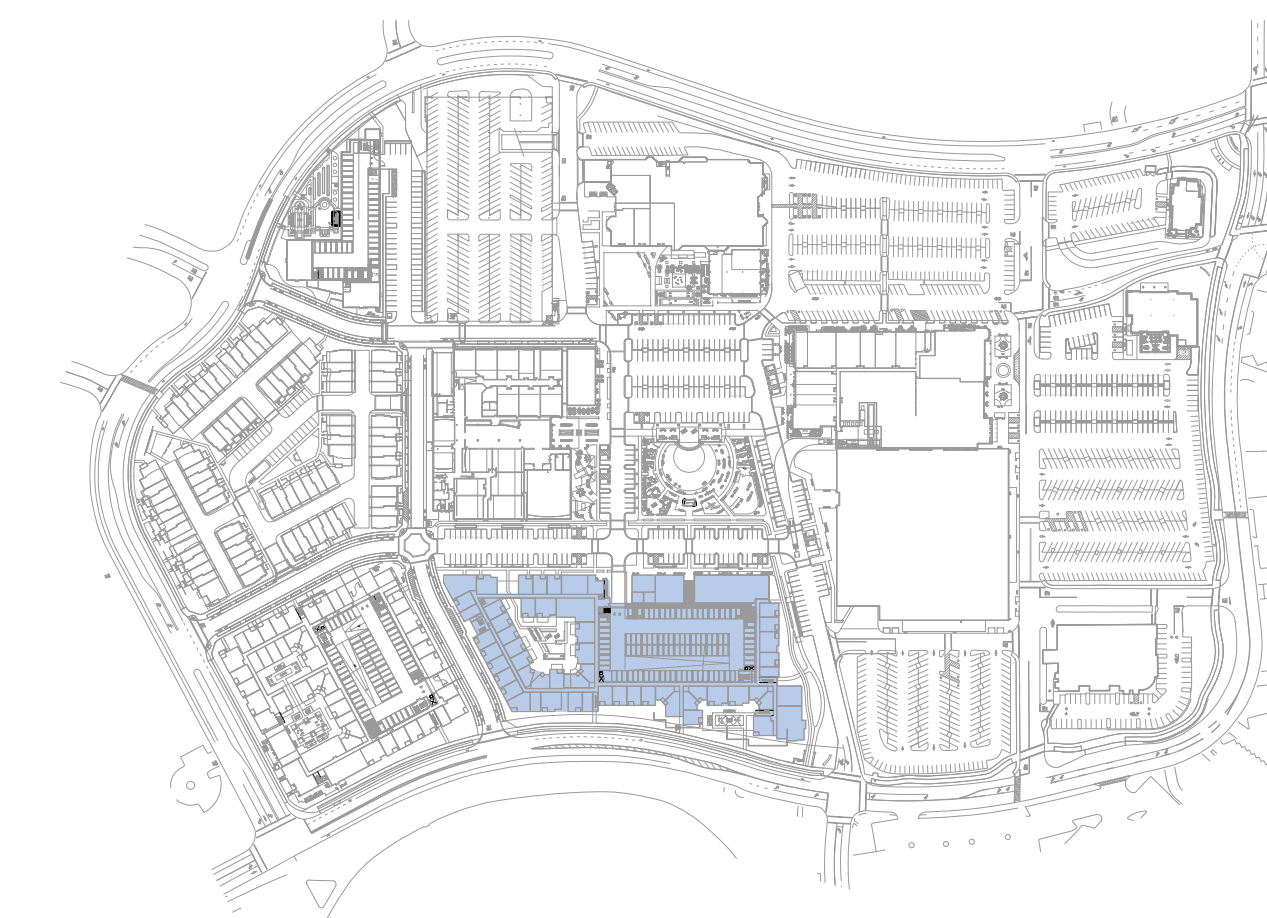
LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL B2	-	47	3	50
LEVEL B1	-	94	3	97
LEVEL 1	51	51	2	53
LEVEL 2	59	94	3	97
LEVEL 3	69	94	3	97
LEVEL 4	69	94	3	97
LEVEL 5	69	94	3	97
LEVEL 6	69	94	3	97
LEVEL 7	60	80	2	82
ROOF	-	36	2	38
TOTAL	446	778	27	805
RETAIL PARKING ON LEVEL 1		37	3	40
GRAND TOTAL			30	845

RESIDENTIAL 4 - BUILDING SUMMARY

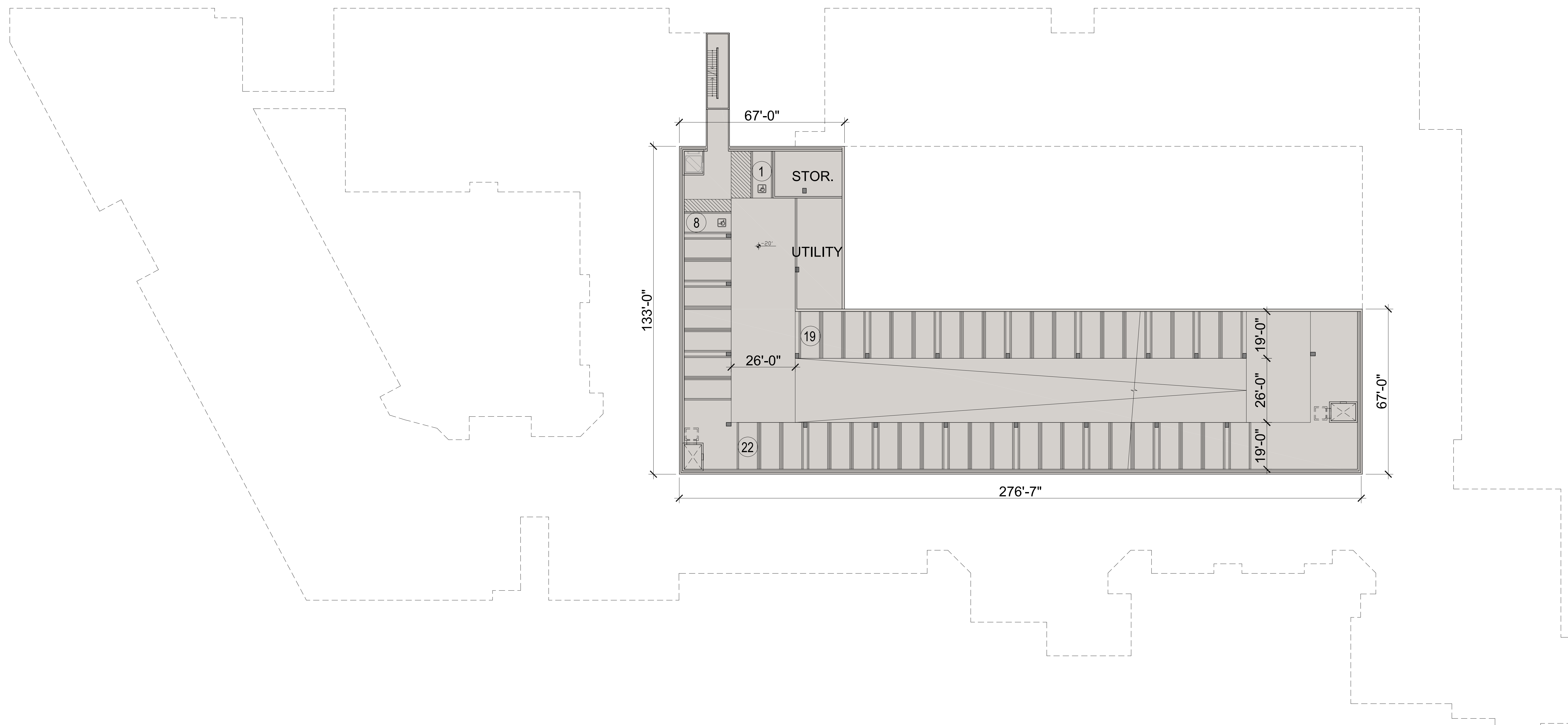
UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	S1	620 sf	3	3	4	4	4	4	3	25	15,500 sf	25	6%
1 BR'S	1A	805 sf	27	29	29	29	29	26	26	195	156,975 sf	305	68%
	1A+DEN	1,250 sf	0	1	3	3	3	3	2	15	18,750 sf		
	1A LOFT	1,415 sf	0	0	0	0	0	3	0	3	4,245 sf		
	1B	1,090 sf	1	1	1	1	1	1	1	7	7,630 sf		
	1C	680 sf	9	9	11	11	11	11	11	73	49,640 sf		
2 BR'S	1D	830 sf	0	2	2	2	2	2	2	12	9,960 sf	116	26%
	2A	1,150 sf	7	9	11	11	11	11	12	72	82,800 sf		
	2A+DEN	1,195 sf	0	0	3	3	3	3	0	12	14,340 sf		
	2B	1,130 sf	1	1	1	2	2	1	0	8	9,040 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	1	0	1	1,970 sf		
2C	908 sf	1	1	1	1	1	1	1	7	6,356 sf			
TOTAL UNITS			51	59	69	69	69	69	60	446	401,926 sf	446	100%



RESIDENTIAL 4 - DATA SUMMARY



KEY PLAN



LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	

SCALE 1" = 20'-0"



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

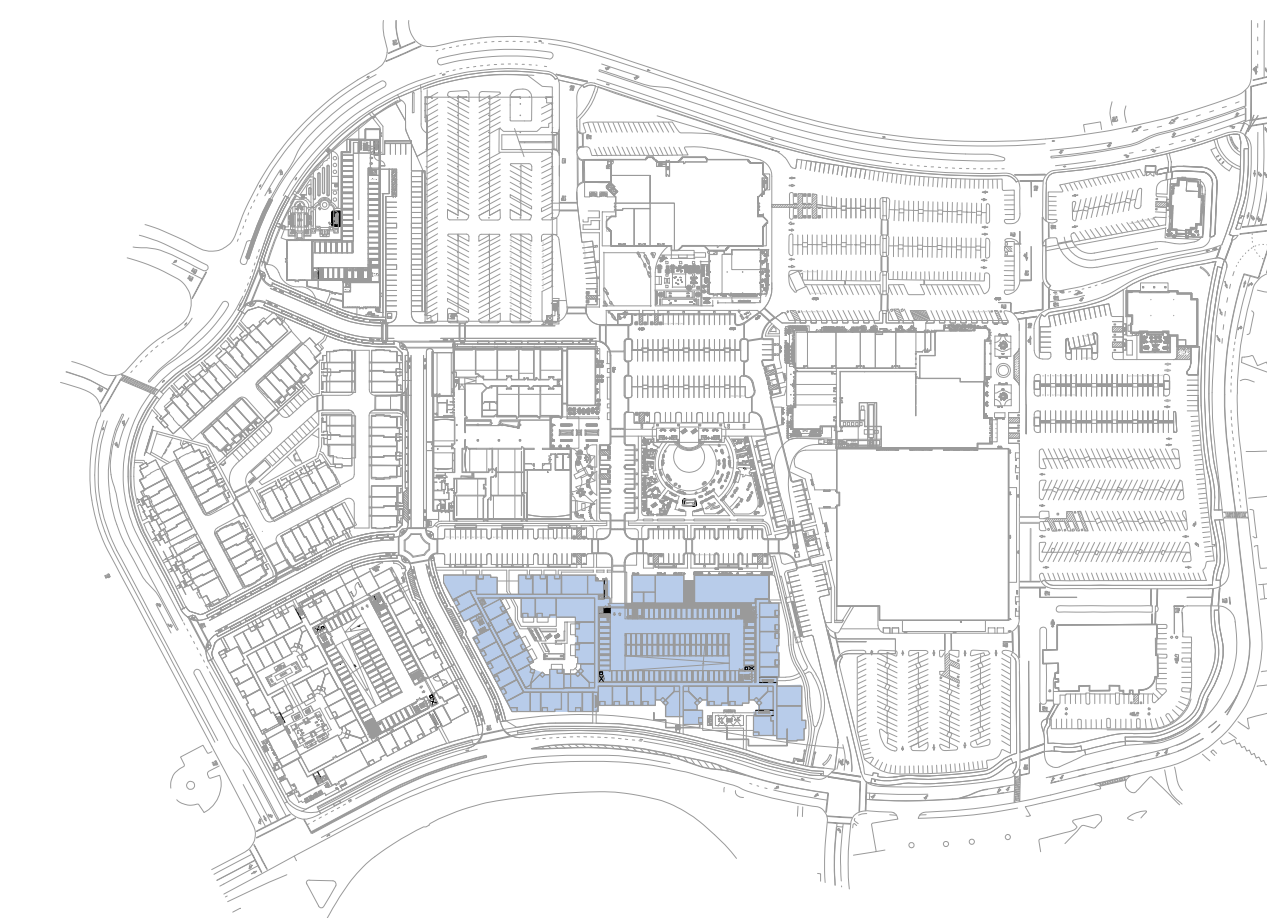
RESIDENTIAL 4 - LEVEL B2 FLOOR PLAN



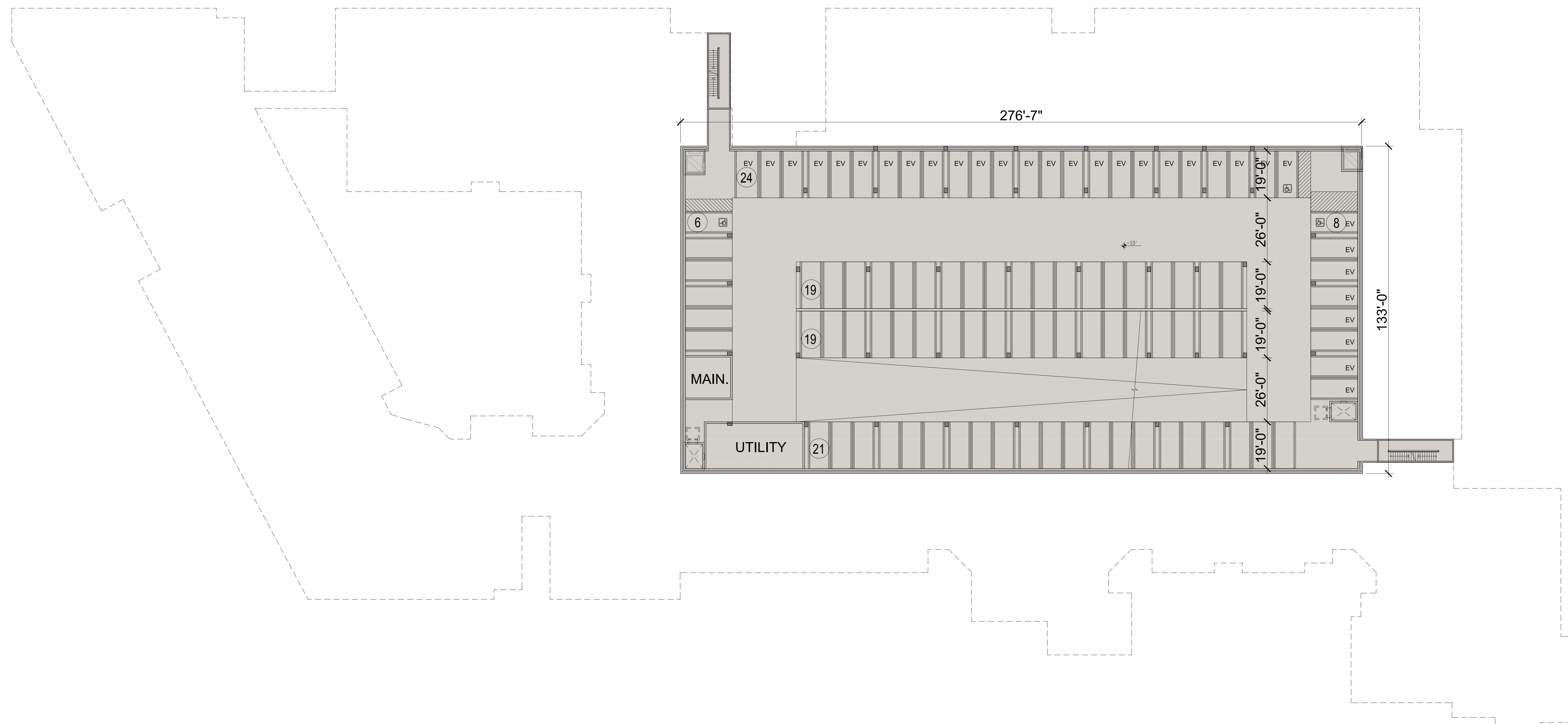
CSW | ST 2



RE-35

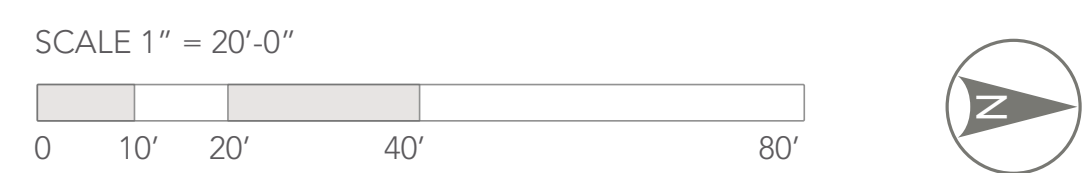


KEY PLAN



LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



RESIDENTIAL 4 - LEVEL B1 FLOOR PLAN

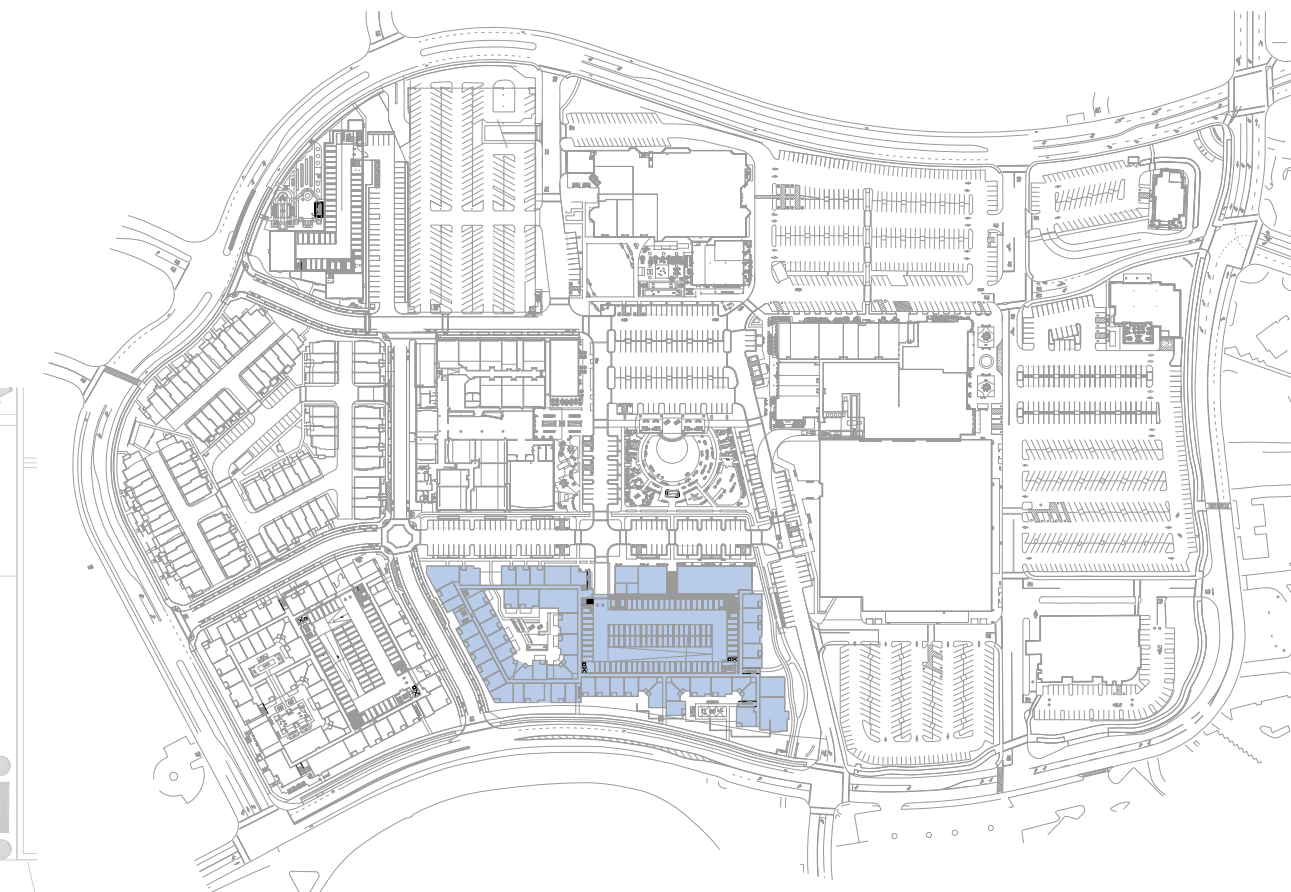
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022



RE-36



KEY PLAN

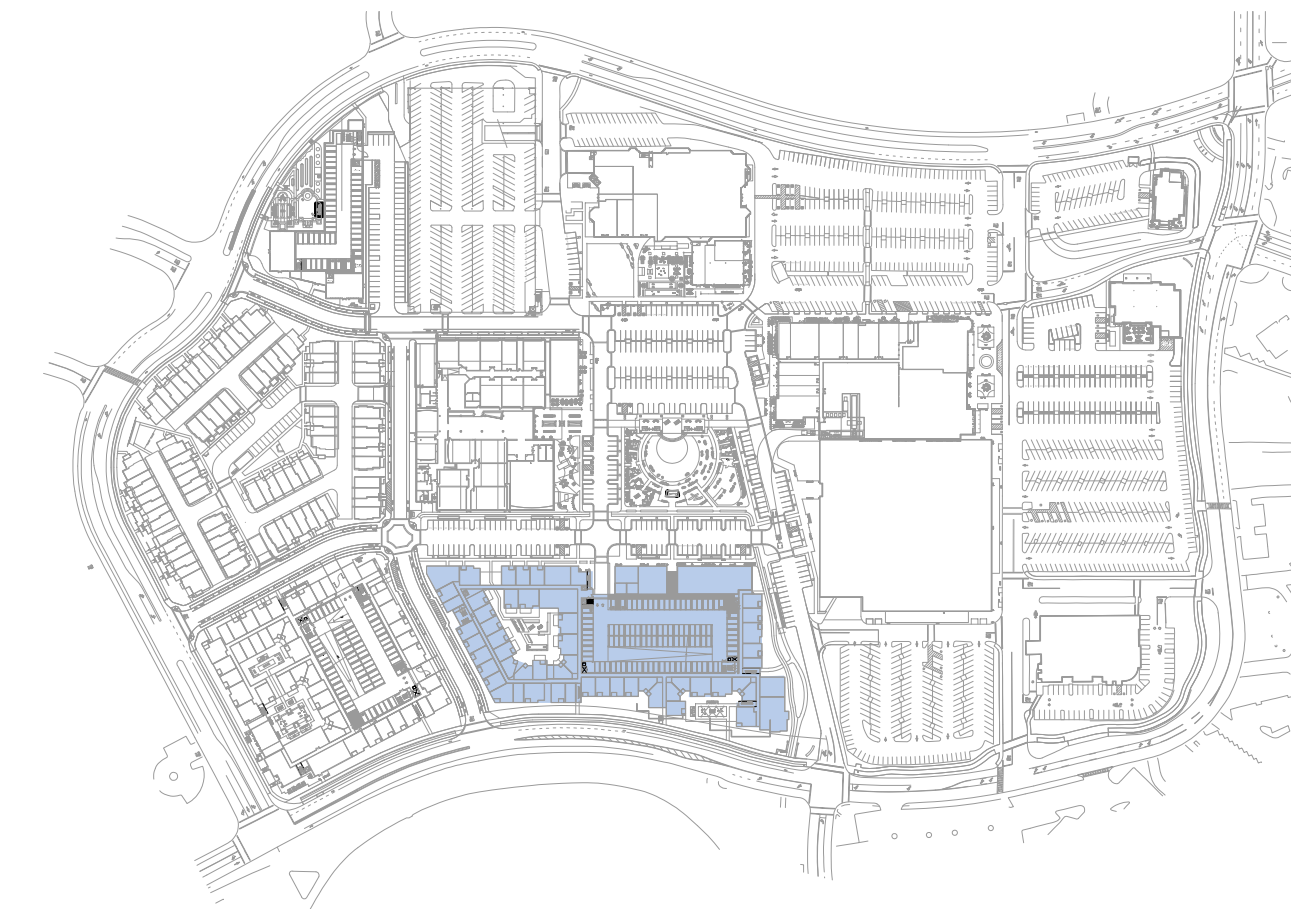


LEGEND

- SHOPS
- PAD
- MAJORA
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION



RESIDENTIAL 4 - LEVEL 1 FLOOR PLAN



KEY PLAN

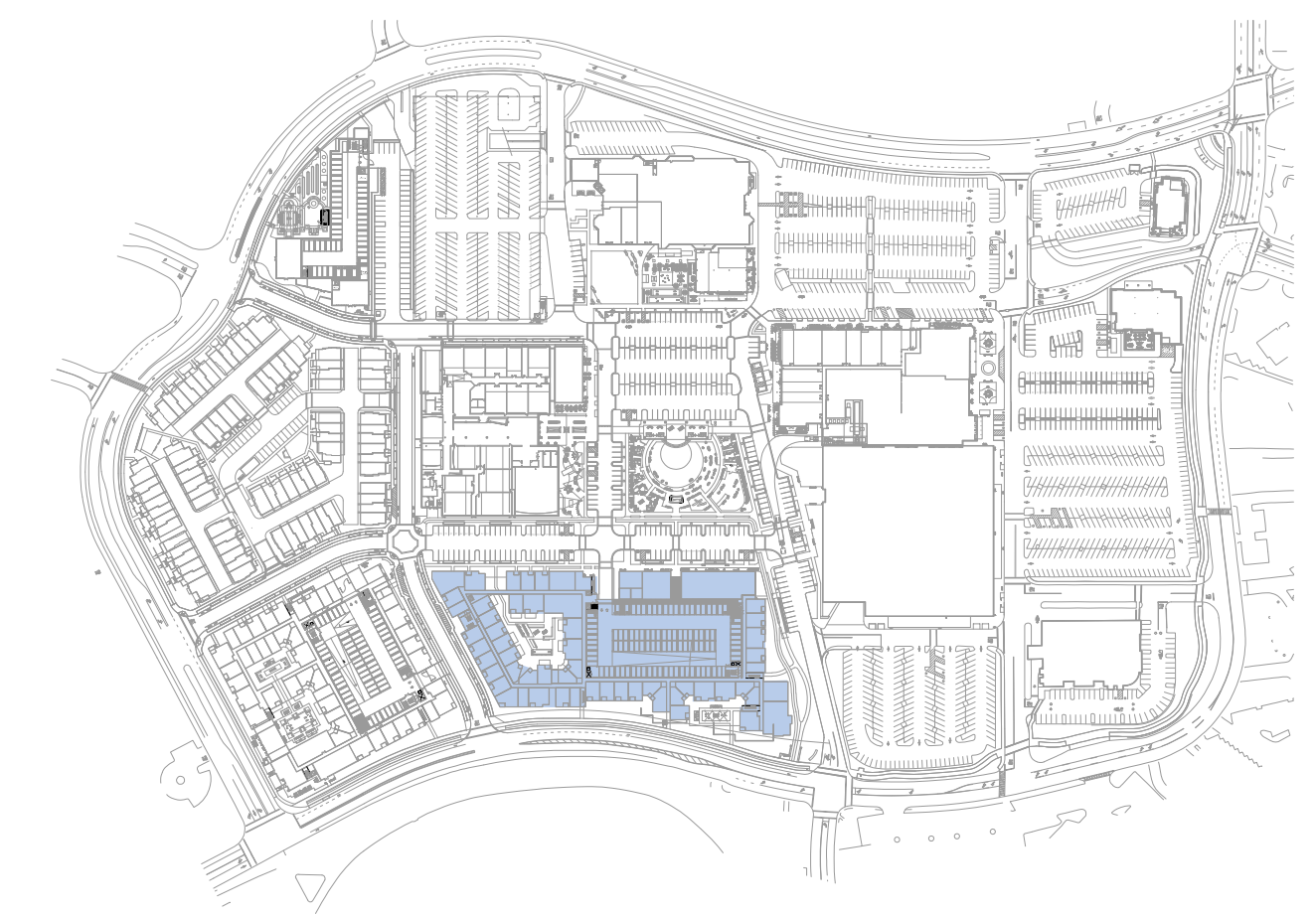


LEGEND

SHOPS	[Light Yellow Box]
PAD	[Yellow Box]
MAJOR	[Red Box]
CINEMA	[Orange Box]
RESIDENTIAL	[Light Blue Box]
RESIDENTIAL AMENITIES	[Dark Blue Box]
COMMUNITY SPACE	[Light Green Box]
STRUCTURED PARKING	[Grey Box]
SIGNALIZED INTERSECTION	[Traffic Light Symbol]



RESIDENTIAL 4 - LEVEL 2 FLOOR PLAN



KEY PLAN

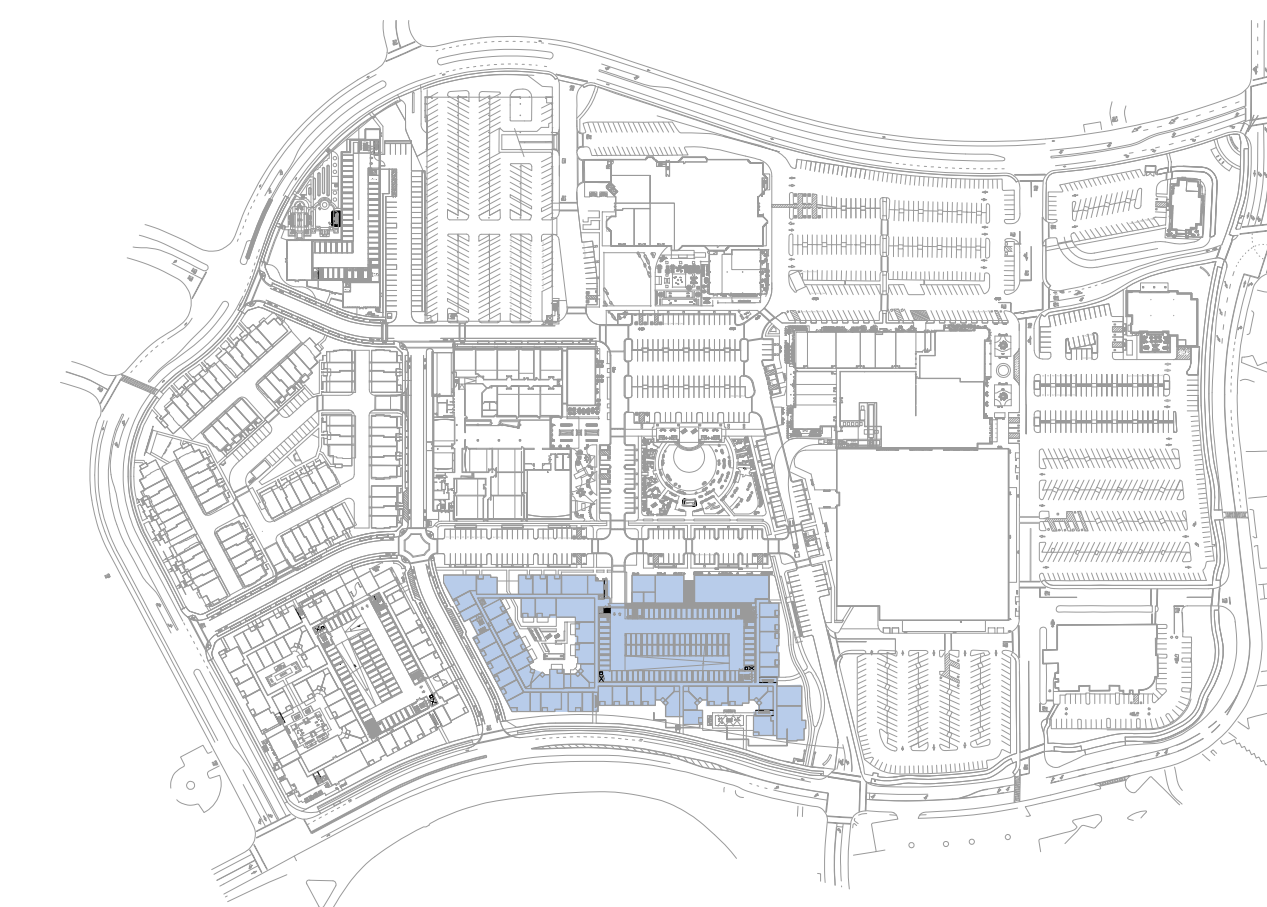


LEGEND

SHOPS	[Yellow Square]
PAD	[Orange Square]
MAJOR	[Red Square]
CINEMA	[Dark Red Square]
RESIDENTIAL	[Light Blue Square]
RESIDENTIAL AMENITIES	[Dark Blue Square]
COMMUNITY SPACE	[Light Green Square]
STRUCTURED PARKING	[Grey Square]
SIGNALIZED INTERSECTION	[Traffic Light Icon]



RESIDENTIAL 4 - LEVEL 3 FLOOR PLAN



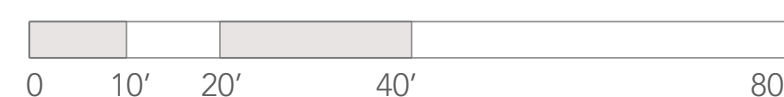
KEY PLAN



LEGEND

- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"



RESIDENTIAL 4 - LEVEL 4 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

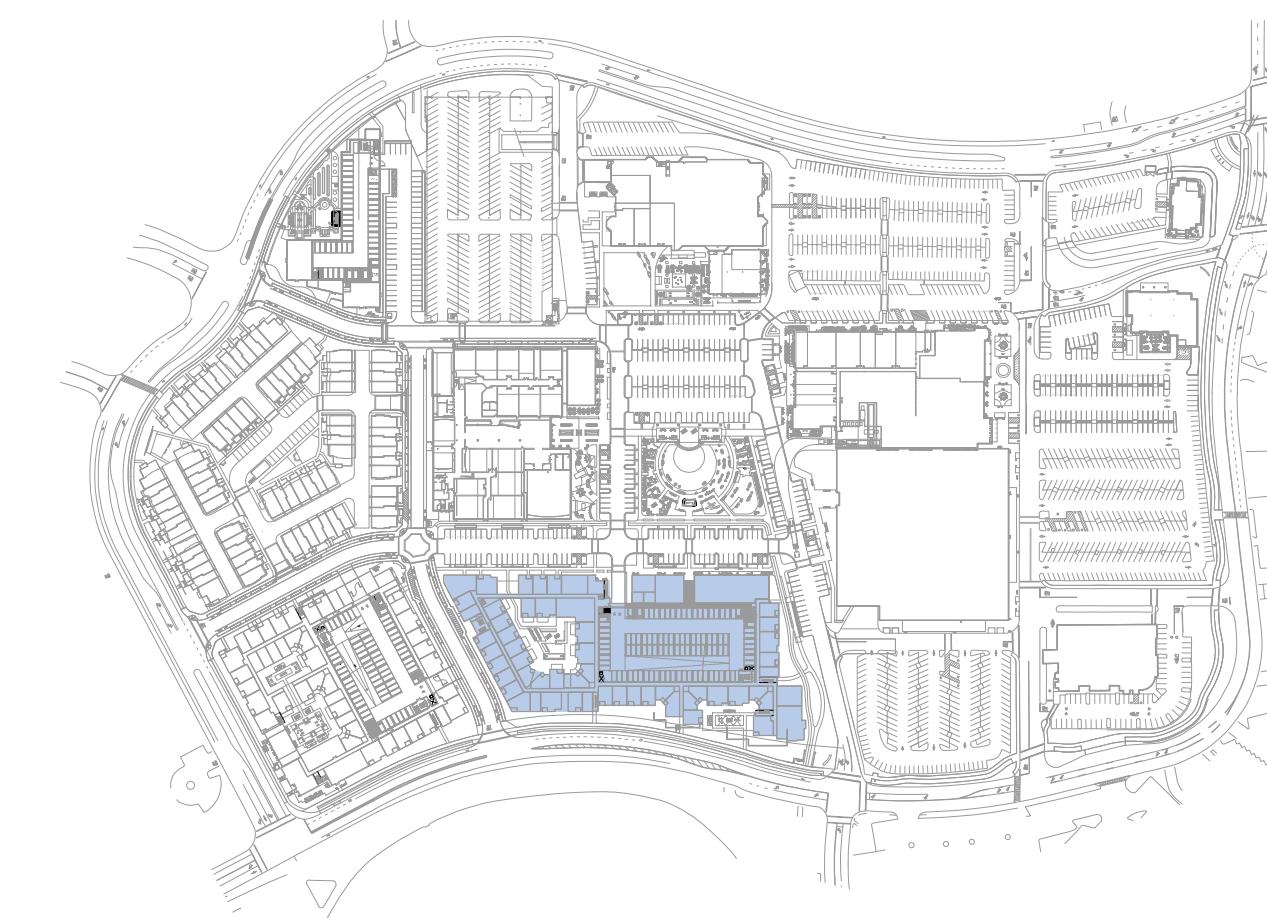
MARCH 09, 2022

MerloneGeier
Partners

CSW | ST2



RE-40



KEY PLAN

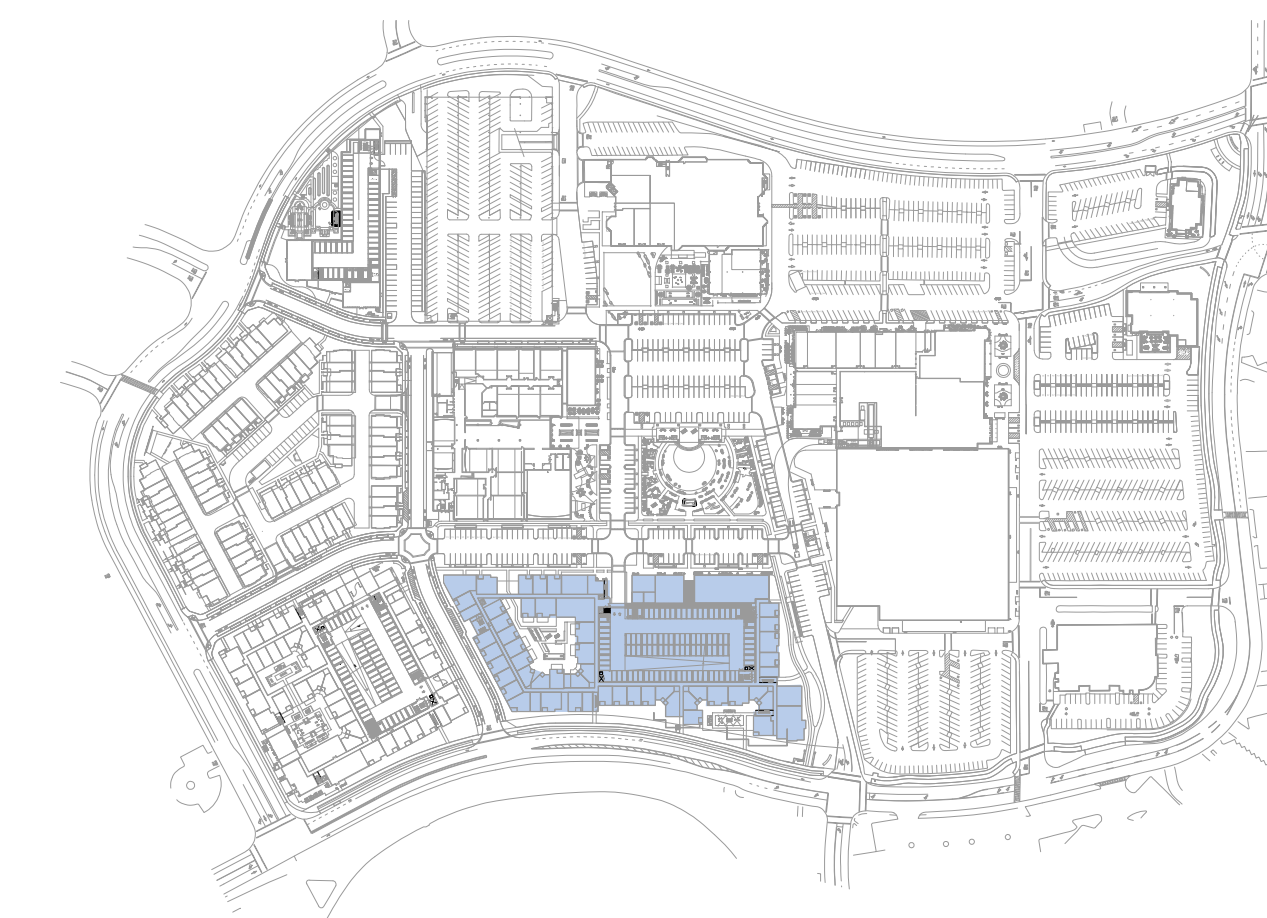


LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



RESIDENTIAL 4 - LEVEL 5 FLOOR PLAN



KEY PLAN

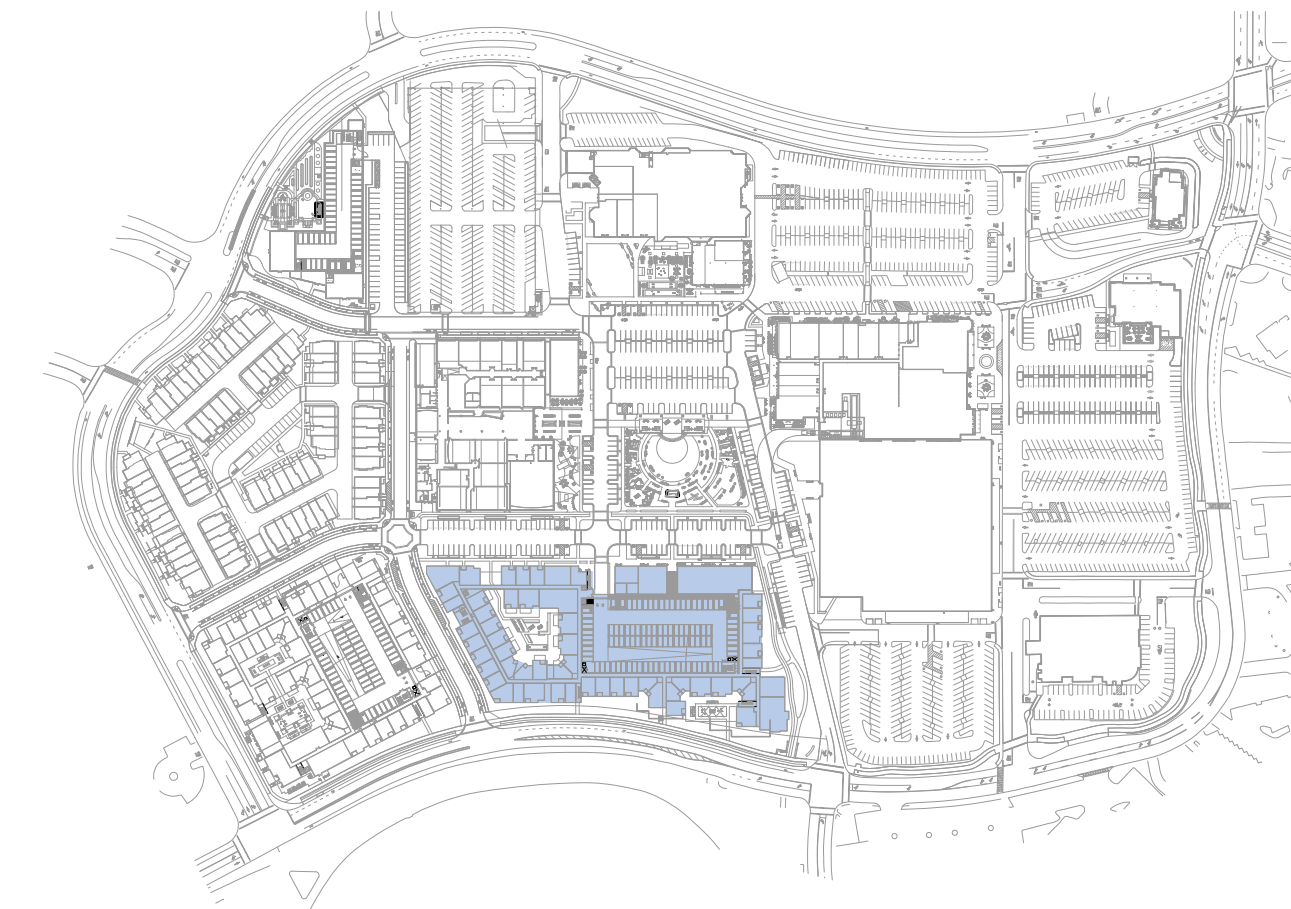


LEGEND

SHOPS	[Light Yellow Box]
PAD	[Orange Box]
MAJOR	[Red Box]
CINEMA	[Dark Red Box]
RESIDENTIAL	[Light Blue Box]
RESIDENTIAL AMENITIES	[Dark Blue Box]
COMMUNITY SPACE	[Light Green Box]
STRUCTURED PARKING	[Grey Box]
SIGNALIZED INTERSECTION	[Traffic Light Symbol]



RESIDENTIAL 4 - LEVEL 6 FLOOR PLAN



KEY PLAN

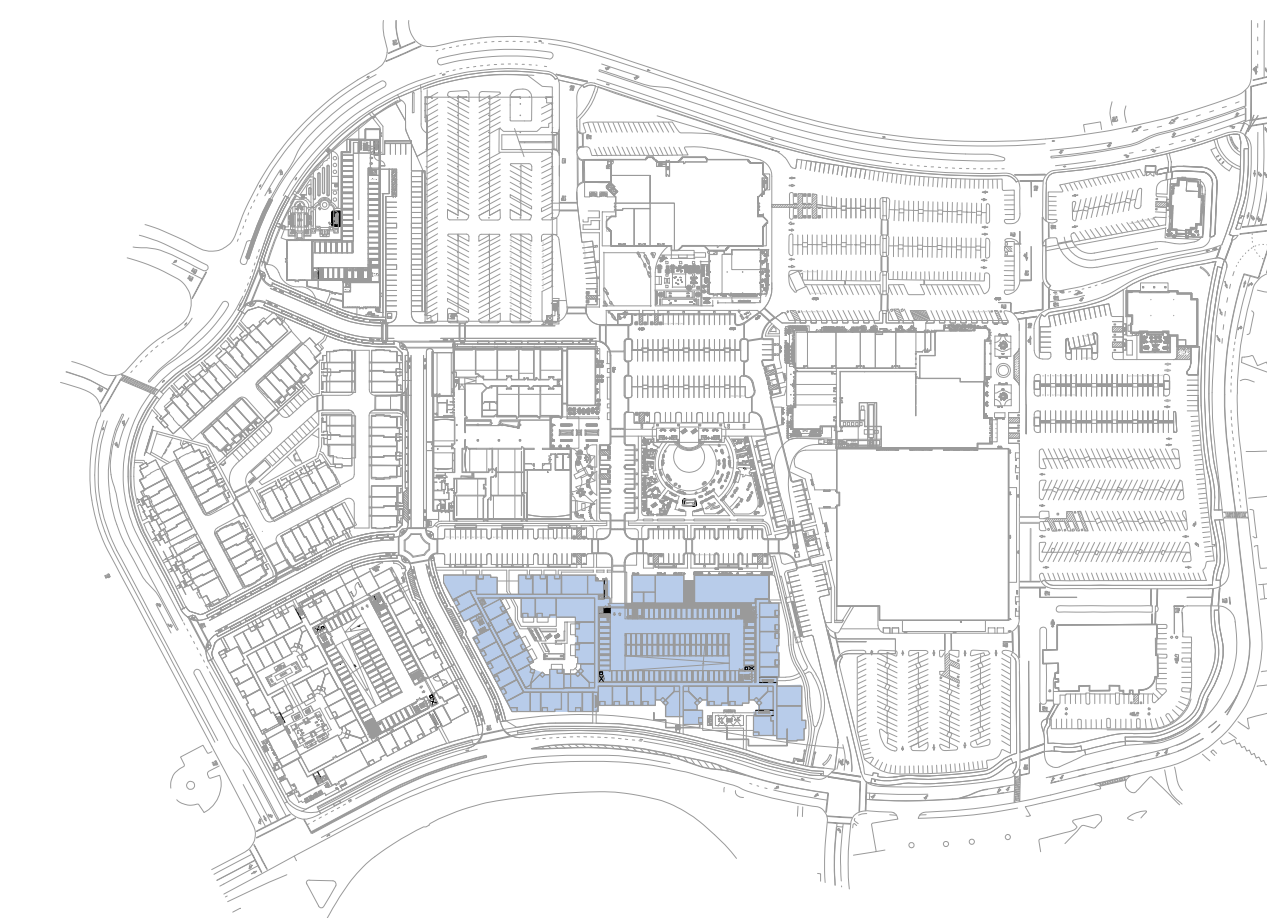


LEGEND

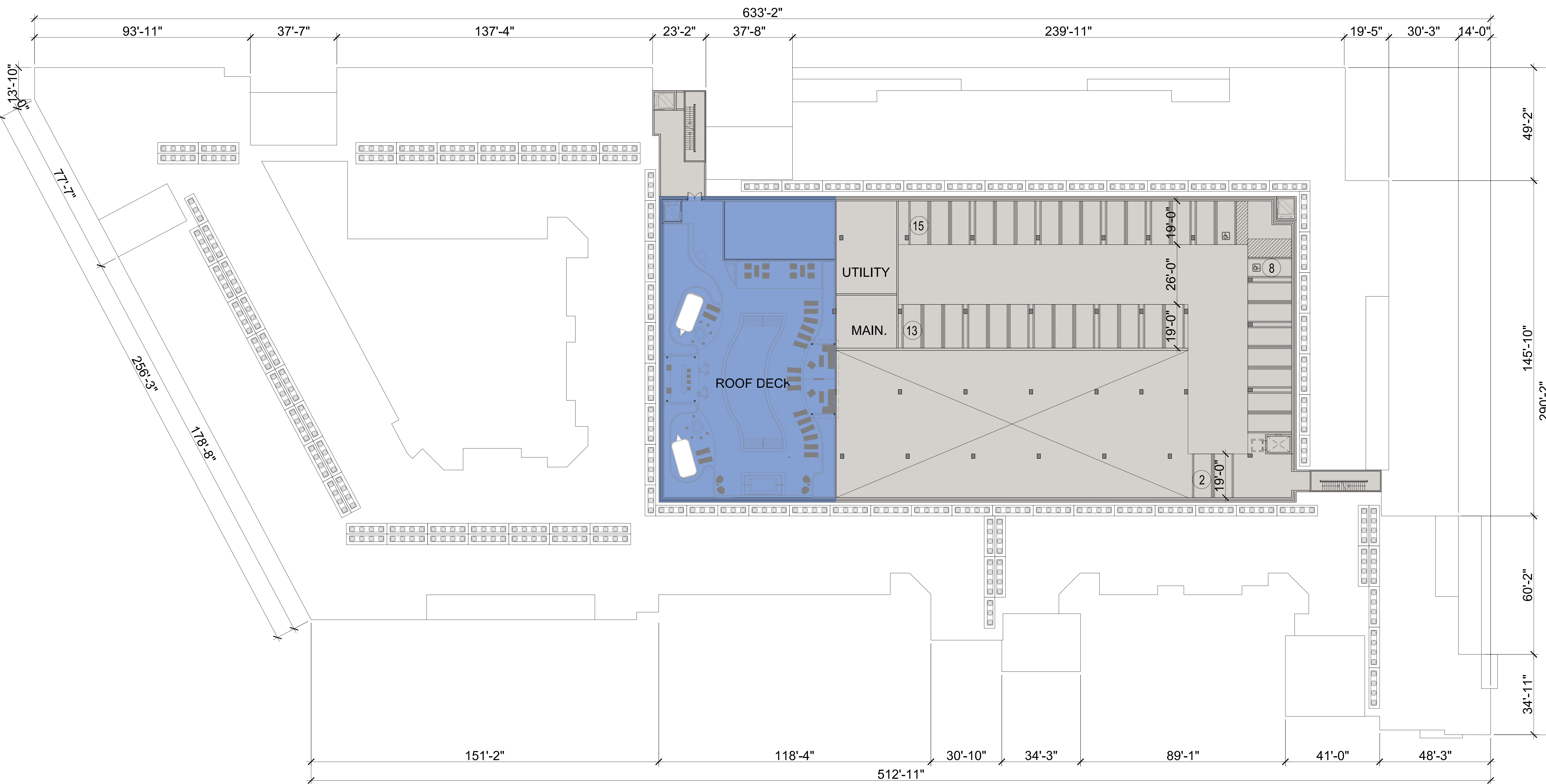
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PAD	[Orange Box]
MAJOR	[Red Box]
CINEMA	[Dark Red Box]
RESIDENTIAL	[Light Blue Box]
RESIDENTIAL AMENITIES	[Dark Blue Box]
COMMUNITY SPACE	[Light Green Box]
STRUCTURED PARKING	[Grey Box]
SIGNALIZED INTERSECTION	[Traffic Light Symbol]



RESIDENTIAL 4 - LEVEL 7 FLOOR PLAN



KEY PLAN

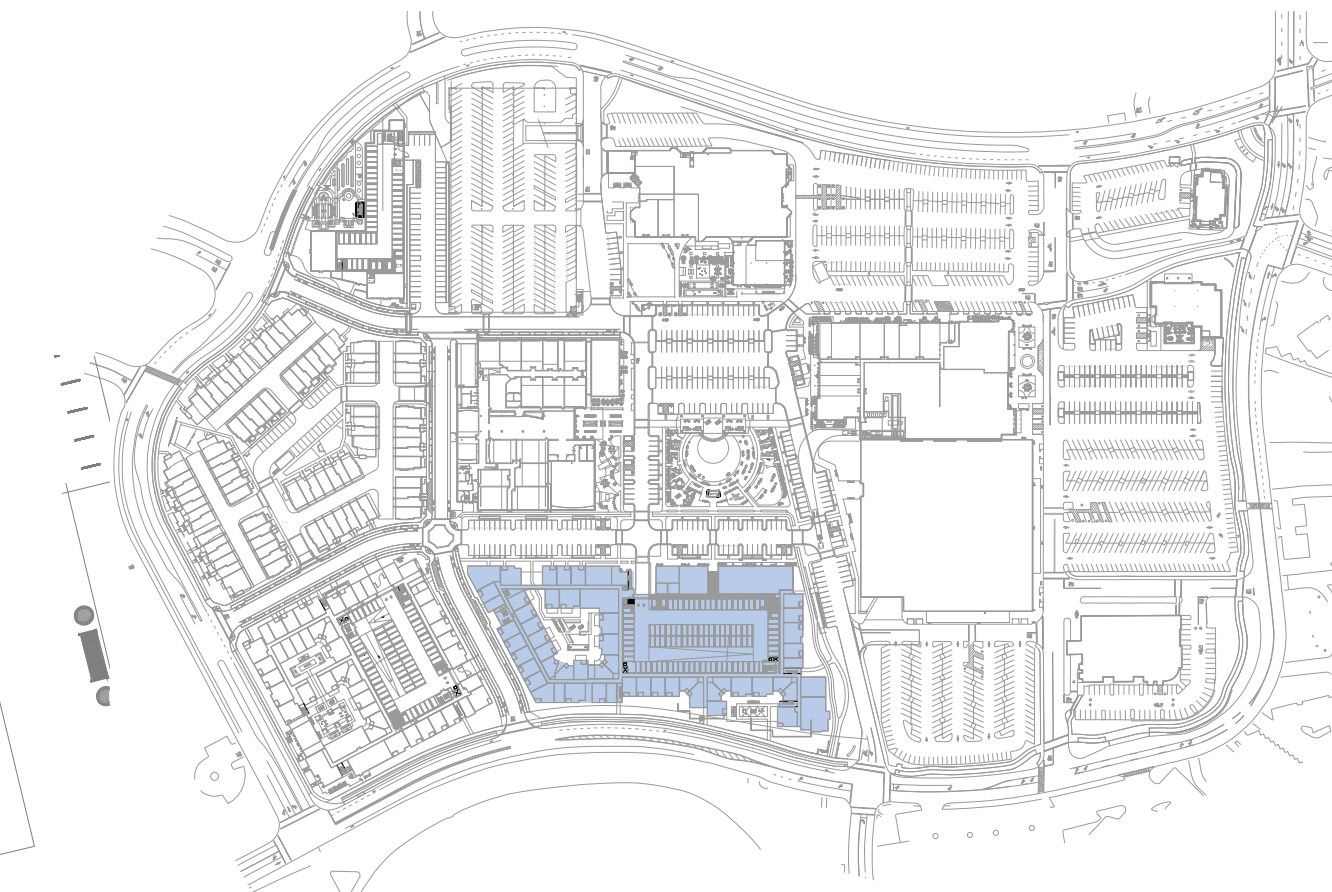


LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



RESIDENTIAL 4 - ROOF PLAN



KEY PLAN

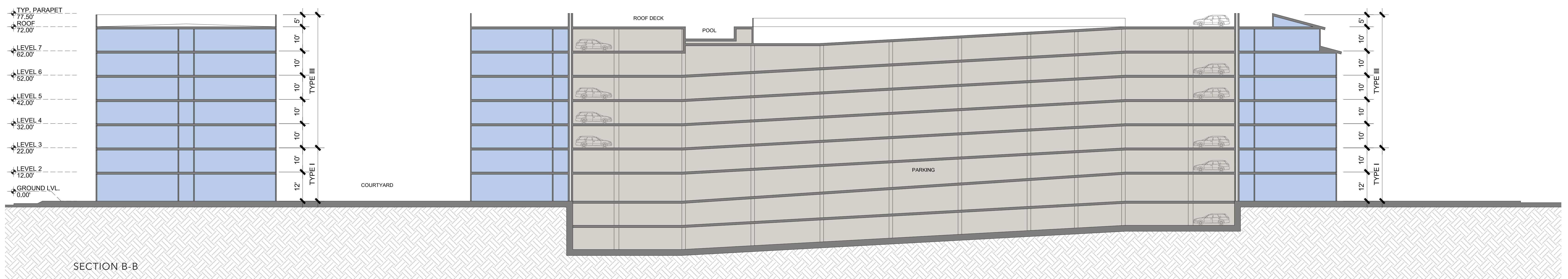
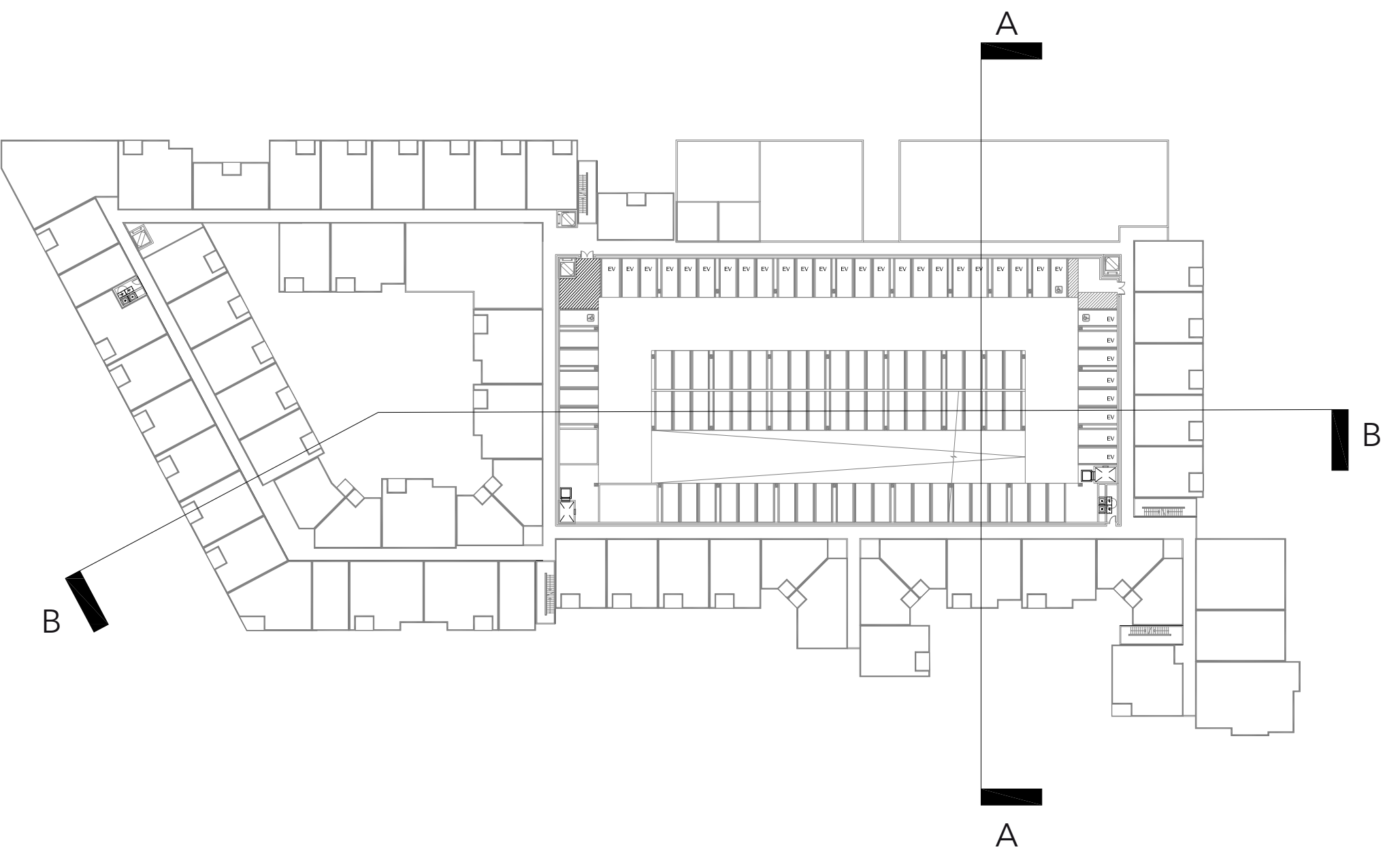
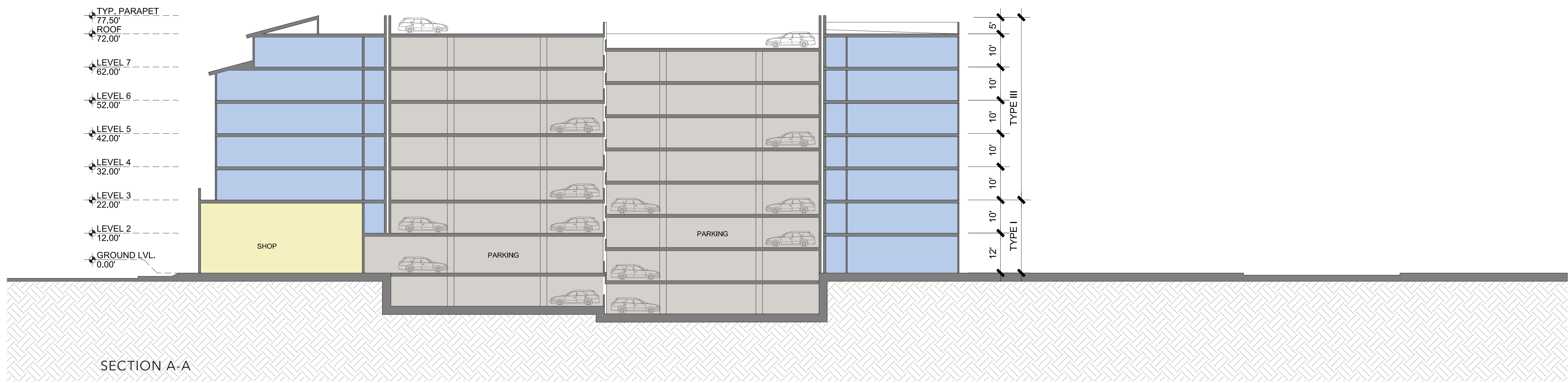
RESIDENTIAL 4 - USABLE OUTDOOR AREAS	
COURTYARD 1	9,907 sf
COURTYARD 2	4,591 sf
ROOF DECK	9,452 sf
TOTAL SQFT	23,950 sf



LEGEND

USABLE OUTDOOR AREA

RESIDENTIAL 4 - OPEN SPACE PLAN

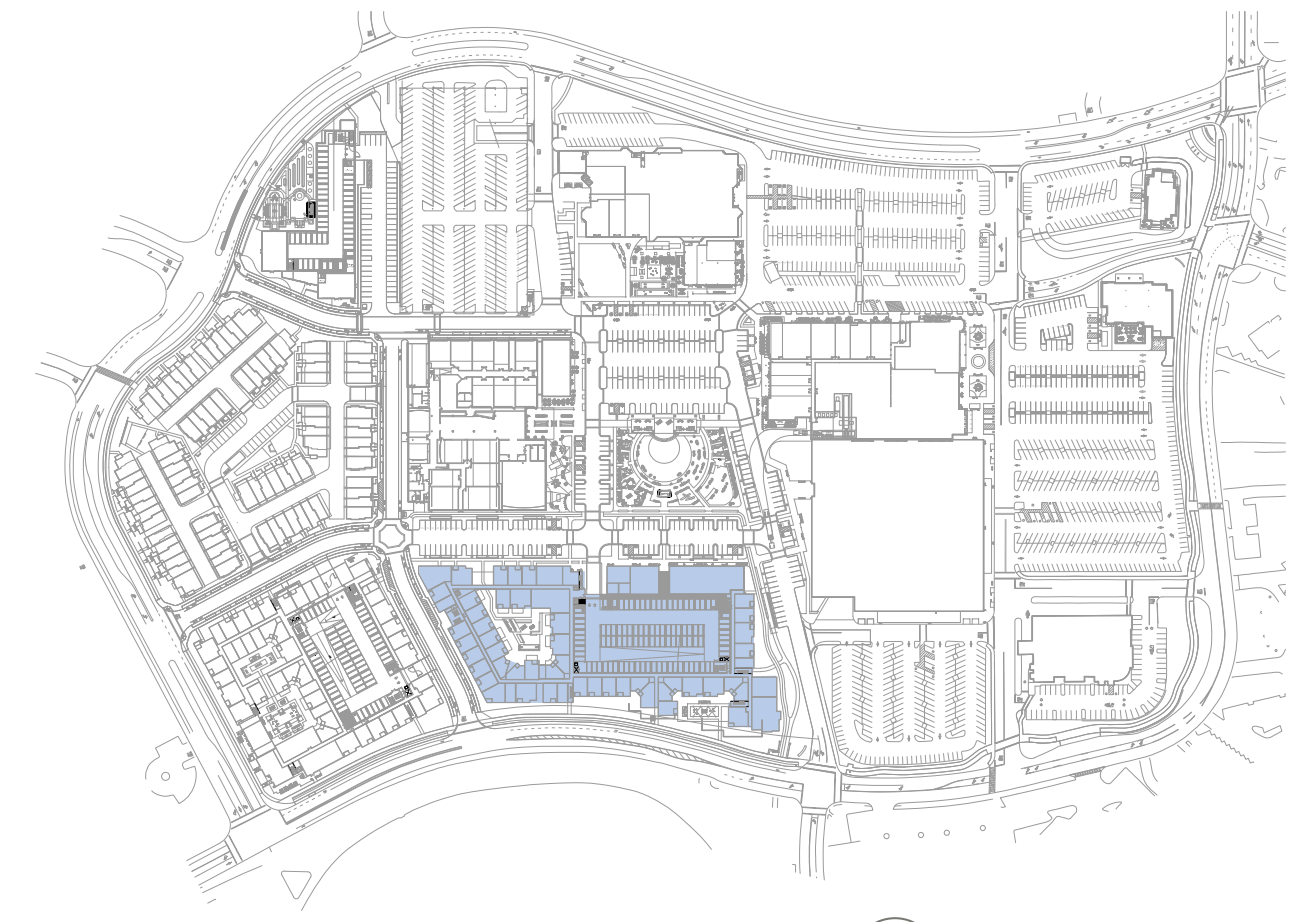




NORTHWEST CORNER



SOUTHWEST CORNER



KEY PLAN

MATERIALS LEGEND

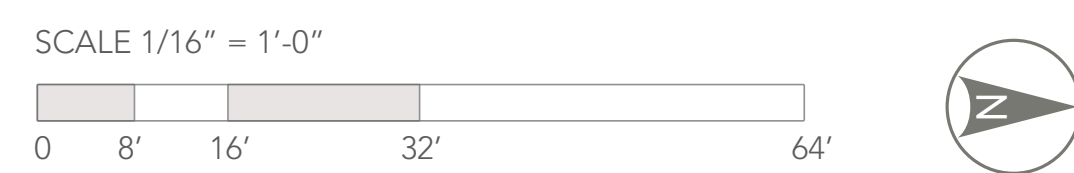
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| (A2) METAL SIDING | (F4) CEMENT PLASTER |
| (A3) METAL SIDING | (F5) CEMENT PLASTER |
| (B1) HORIZONTAL SIDING | (F6) CEMENT PLASTER |
| (B2) HORIZONTAL SIDING | (F7) CEMENT PLASTER |
| (B3) HORIZONTAL SIDING | (F8) CEMENT PLASTER |
| (B4) HORIZONTAL SIDING | (F9) CEMENT PLASTER |
| (C1) FIBER CEMENT SIDING | (G1) GUARDRAIL |
| (C2) FIBER CEMENT SIDING | (G2) GUARDRAIL |
| (C3) FIBER CEMENT SIDING | (G3) GUARDRAIL |
| (C4) FIBER CEMENT SIDING | (H1) CANOPY |
| (D1) BRICK VENEER | (H2) CANOPY |
| (D2) BRICK VENEER | (H3) CANOPY |
| (D3) BRICK VENEER | (J1) TRELLIS |
| (E1) PORCELAIN TILE | (K1) GREEN SCREEN |
| (F1) CEMENT PLASTER | (L1) WALL MOUNTED LIGHT FIXTURE |
| (F2) CEMENT PLASTER | (M1) BANNER SIGN BY OTHERS |



SOUTH ELEVATION



WEST ELEVATION



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 4 BUILDING ELEVATIONS



CSW | ST 2



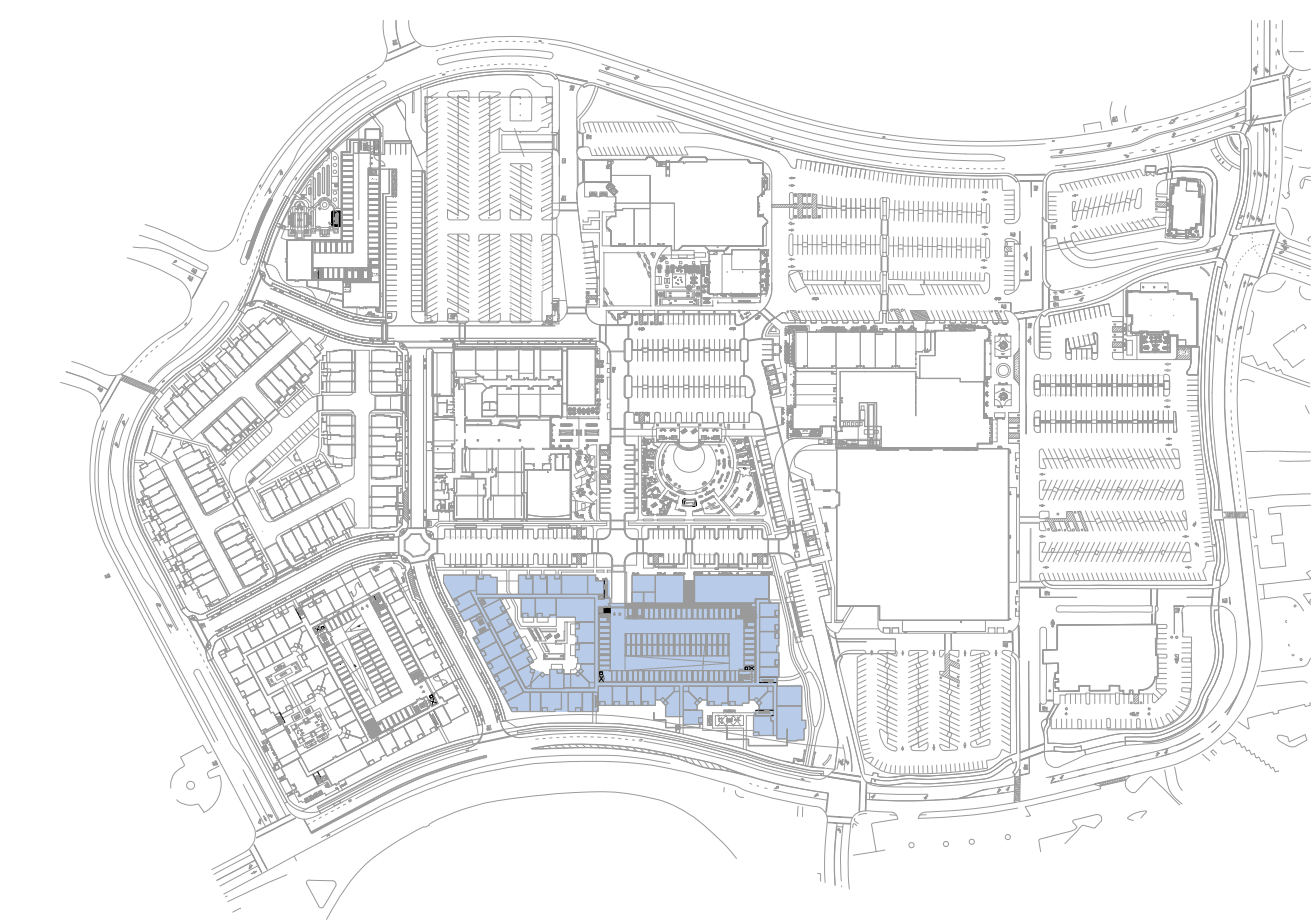
RE-47



SOUTHEAST CORNER



NORTHEAST CORNER



KEY PLAN

MATERIALS LEGEND

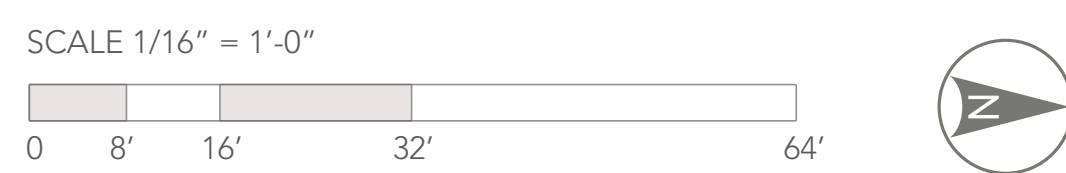
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|--------------------------|---------------------------------|
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| (A2) METAL SIDING | (F4) CEMENT PLASTER |
| (A3) METAL SIDING | (F5) CEMENT PLASTER |
| (B1) HORIZONTAL SIDING | (F6) CEMENT PLASTER |
| (B2) HORIZONTAL SIDING | (F7) CEMENT PLASTER |
| (B3) HORIZONTAL SIDING | (F8) CEMENT PLASTER |
| (B4) HORIZONTAL SIDING | (F9) CEMENT PLASTER |
| (C1) FIBER CEMENT SIDING | (G1) GUARDRAIL |
| (C2) FIBER CEMENT SIDING | (G2) GUARDRAIL |
| (C3) FIBER CEMENT SIDING | (G3) GUARDRAIL |
| (C4) FIBER CEMENT SIDING | (H1) CANOPY |
| (D1) BRICK VENEER | (H2) CANOPY |
| (D2) BRICK VENEER | (H3) CANOPY |
| (D3) BRICK VENEER | (J1) TRELLIS |
| (E1) PORCELAIN TILE | (K1) GREEN SCREEN |
| (F1) CEMENT PLASTER | (L1) WALL MOUNTED LIGHT FIXTURE |
| (F2) CEMENT PLASTER | (M1) BANNER SIGN BY OTHERS |



NORTH ELEVATION



EAST ELEVATION



RESIDENTIAL 4 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

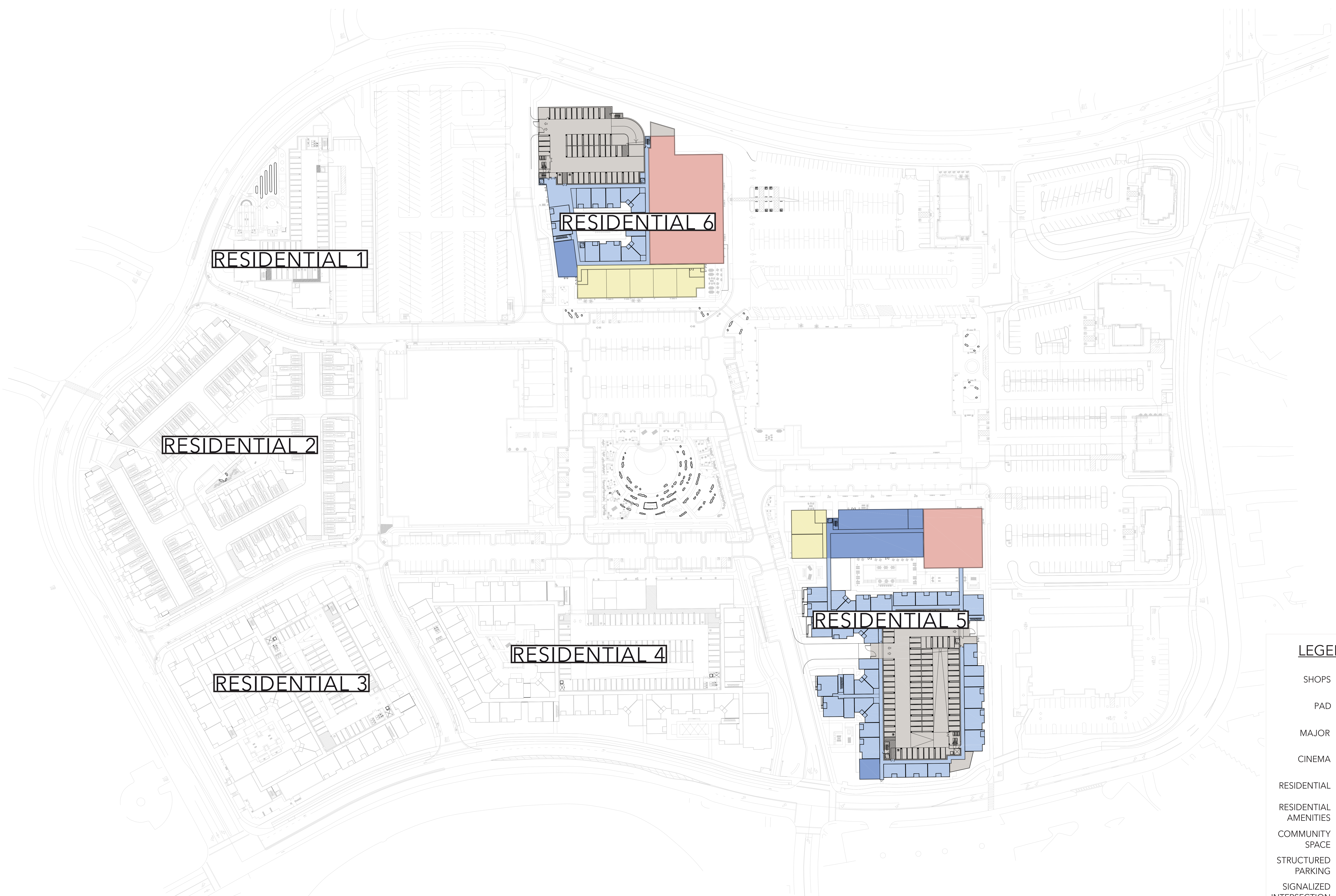
MARCH 09, 2022



CSW | ST2



RE-48



RESIDENTIAL 1

RESIDENTIAL 6

RESIDENTIAL 2

RESIDENTIAL 5

RESIDENTIAL 3

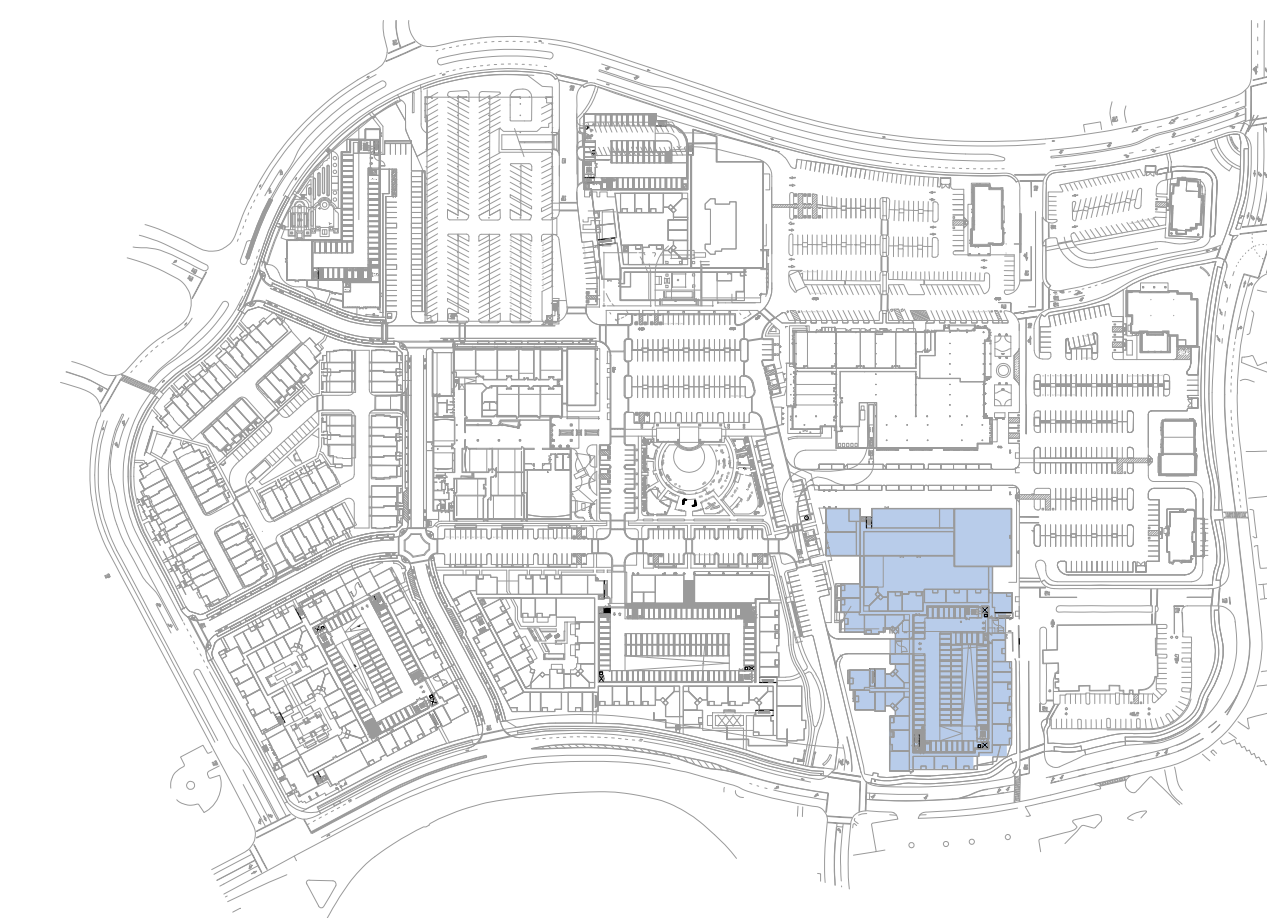
RESIDENTIAL 4

LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



2040 RESIDENTIAL SITE MAP



KEY PLAN

RESIDENTIAL 5 - PROJECT DESCRIPTION

A 266-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 6-LEVEL TYPE I-A PARKING STRUCTURE.

RESIDENTIAL 5 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	50	1	50
1 BR'S	157	1.5	236
2 BR'S	59	2	118
TOTAL UNITS	266		
STALLS REQUIRED - RESIDENTIAL			404
STALLS REQUIRED - GUEST			54
TOTAL STALLS REQUIRED			458

PARKING PROVIDED

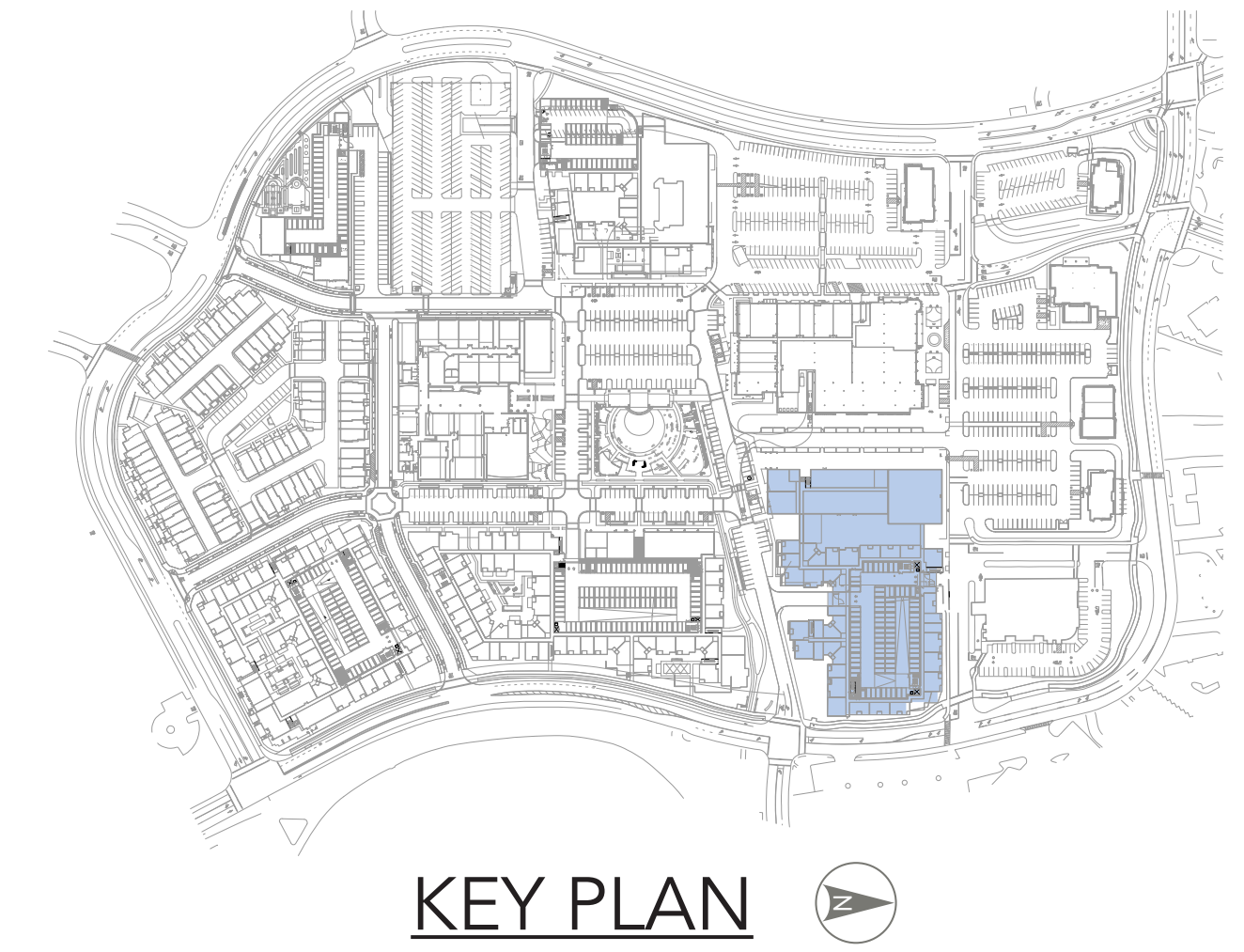
LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL 1	34	76	2	78
LEVEL 2	40	82	2	84
LEVEL 3	67	82	2	84
LEVEL 4	66	82	2	84
LEVEL 5	59	82	2	84
ROOF	-	42	2	44
TOTAL	266	446	12	458

RESIDENTIAL 5 - BUILDING SUMMARY

UNIT TYPE	UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	S1	5	5	12	12	12	46	28,520 sf	50	19%
	S2	0	1	1	1	1	4	3,000 sf		
1 BR'S	1A	4	7	19	19	17	66	53,130 sf	157	59%
	1C	8	8	12	12	12	52	35,360 sf		
	1D	7	8	8	8	8	39	32,370 sf		
2 BR'S	2A	6	6	7	7	5	31	35,650 sf	59	22%
	2B	4	5	8	7	4	28	31,640 sf		
TOTAL UNITS		34	40	67	66	59	266	219,670 sf	266	100%

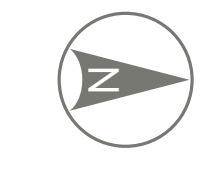
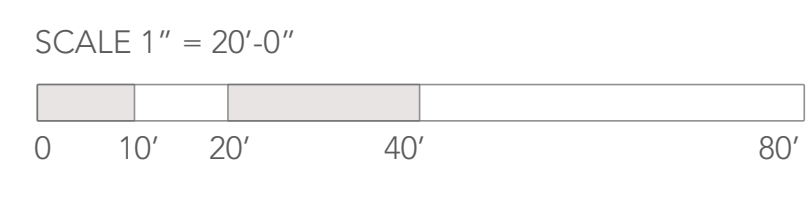


RESIDENTIAL 5 - DATA SUMMARY

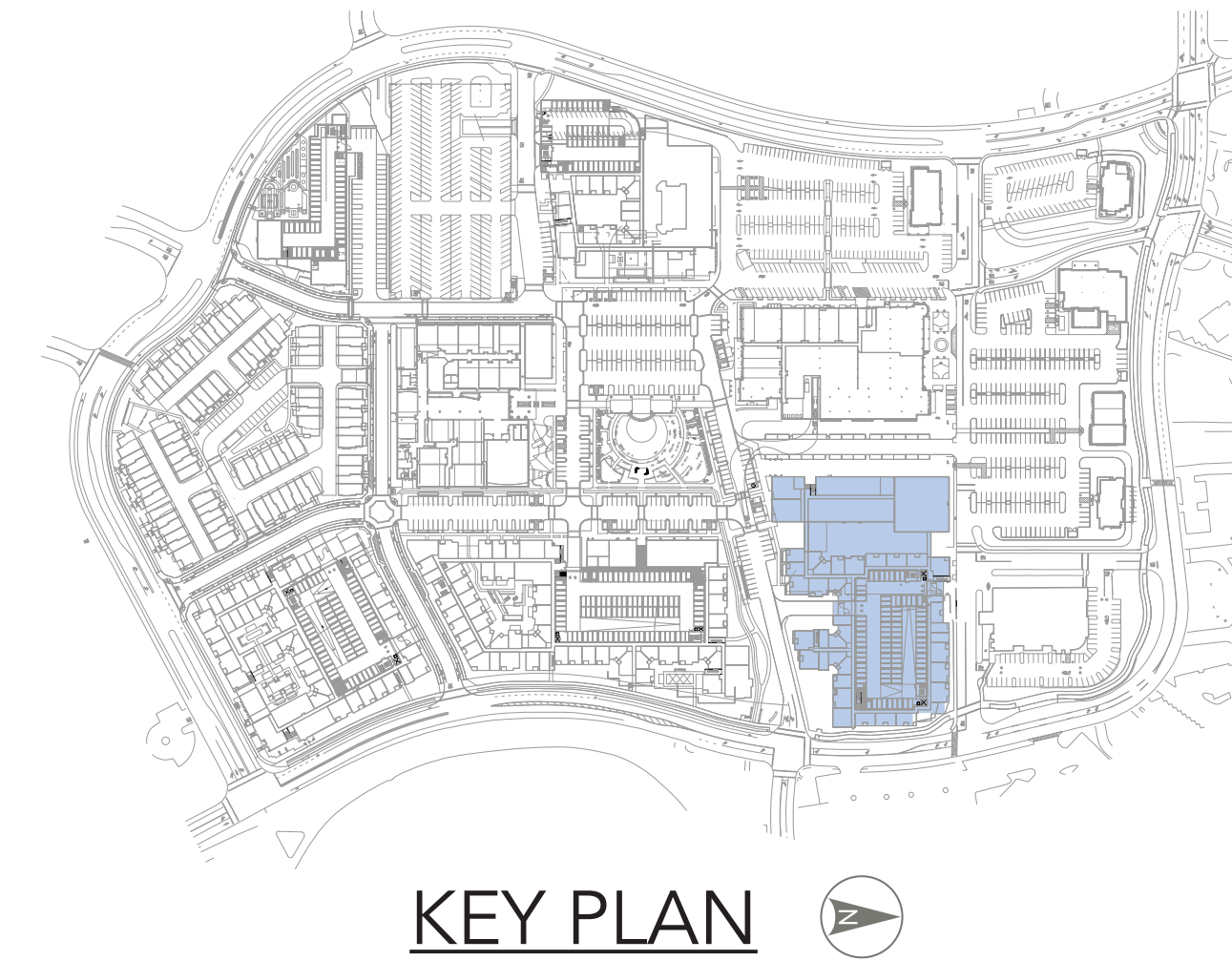
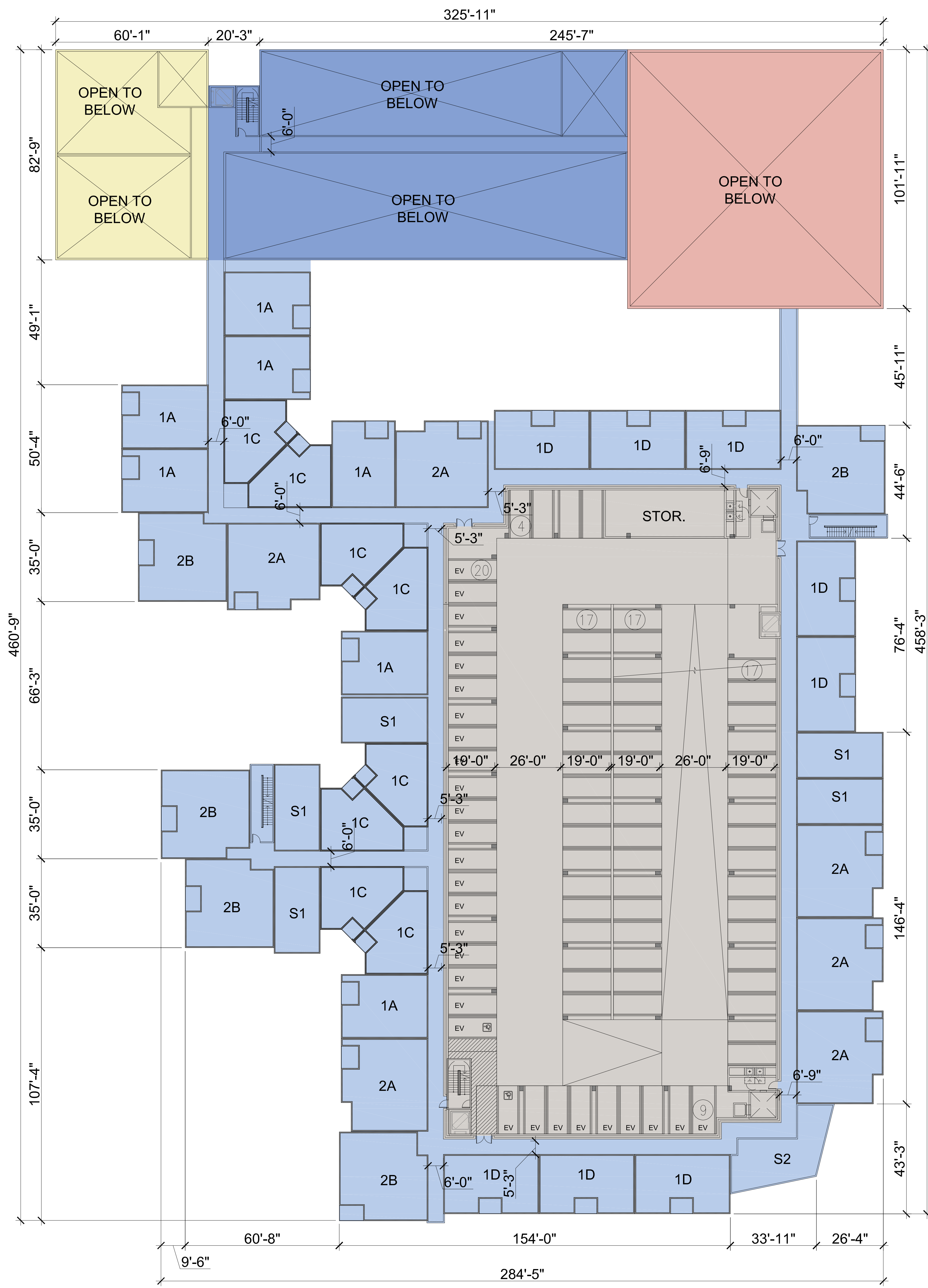


LEGEND

- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION



RESIDENTIAL 5 - LEVEL 1 FLOOR PLAN

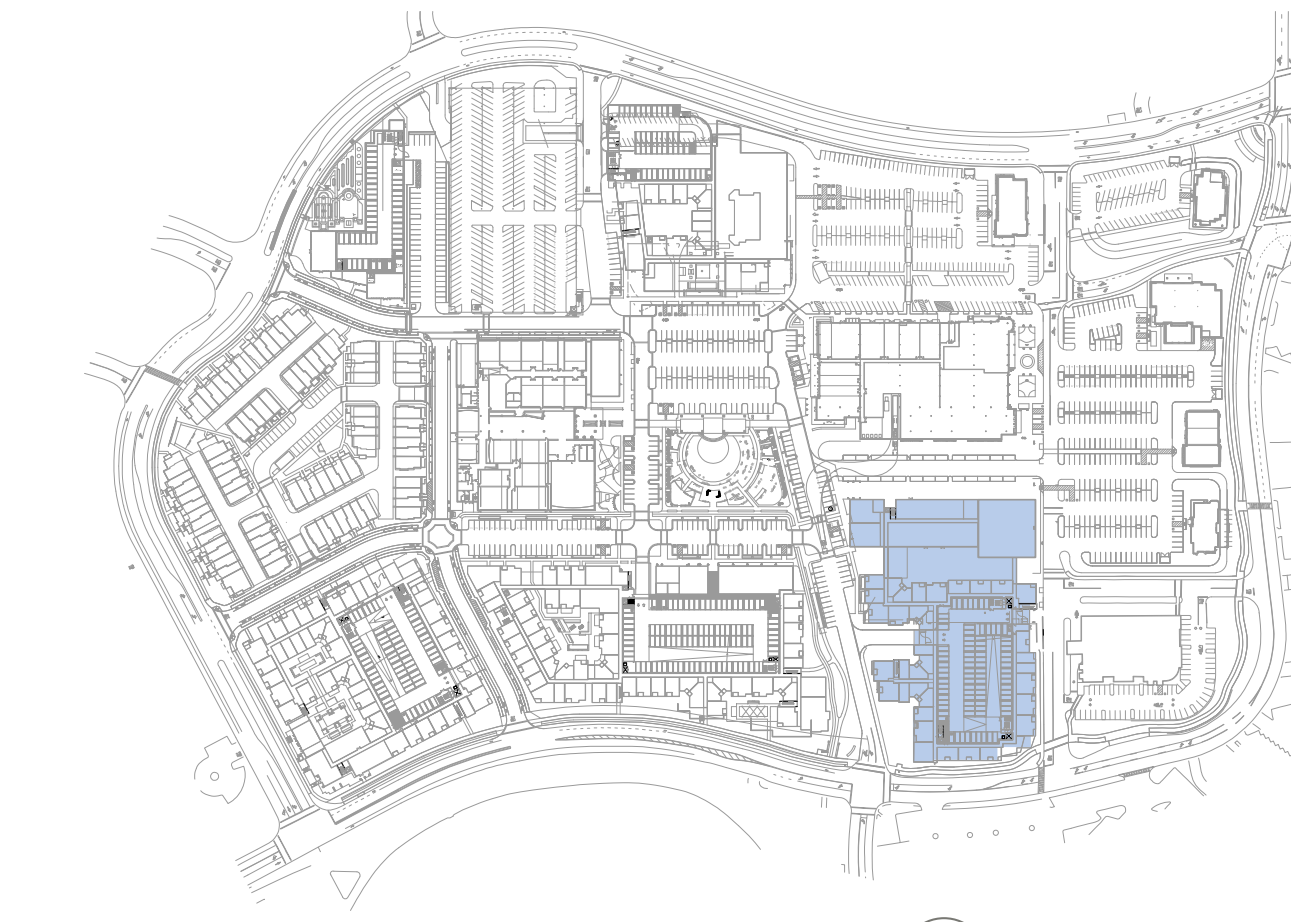


LEGEND

- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION



RESIDENTIAL 5 - LEVEL 2 FLOOR PLAN



LEGEND

- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION



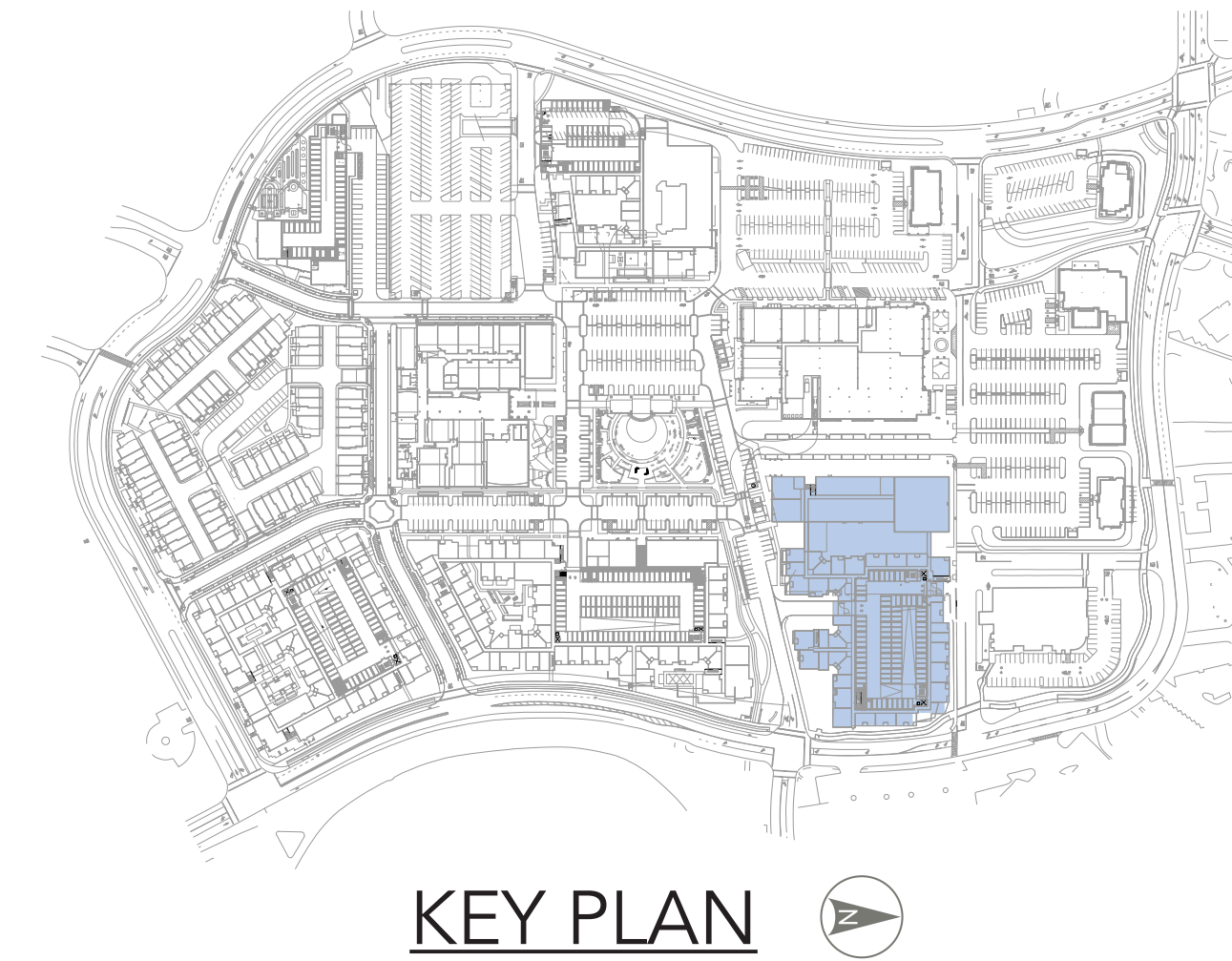
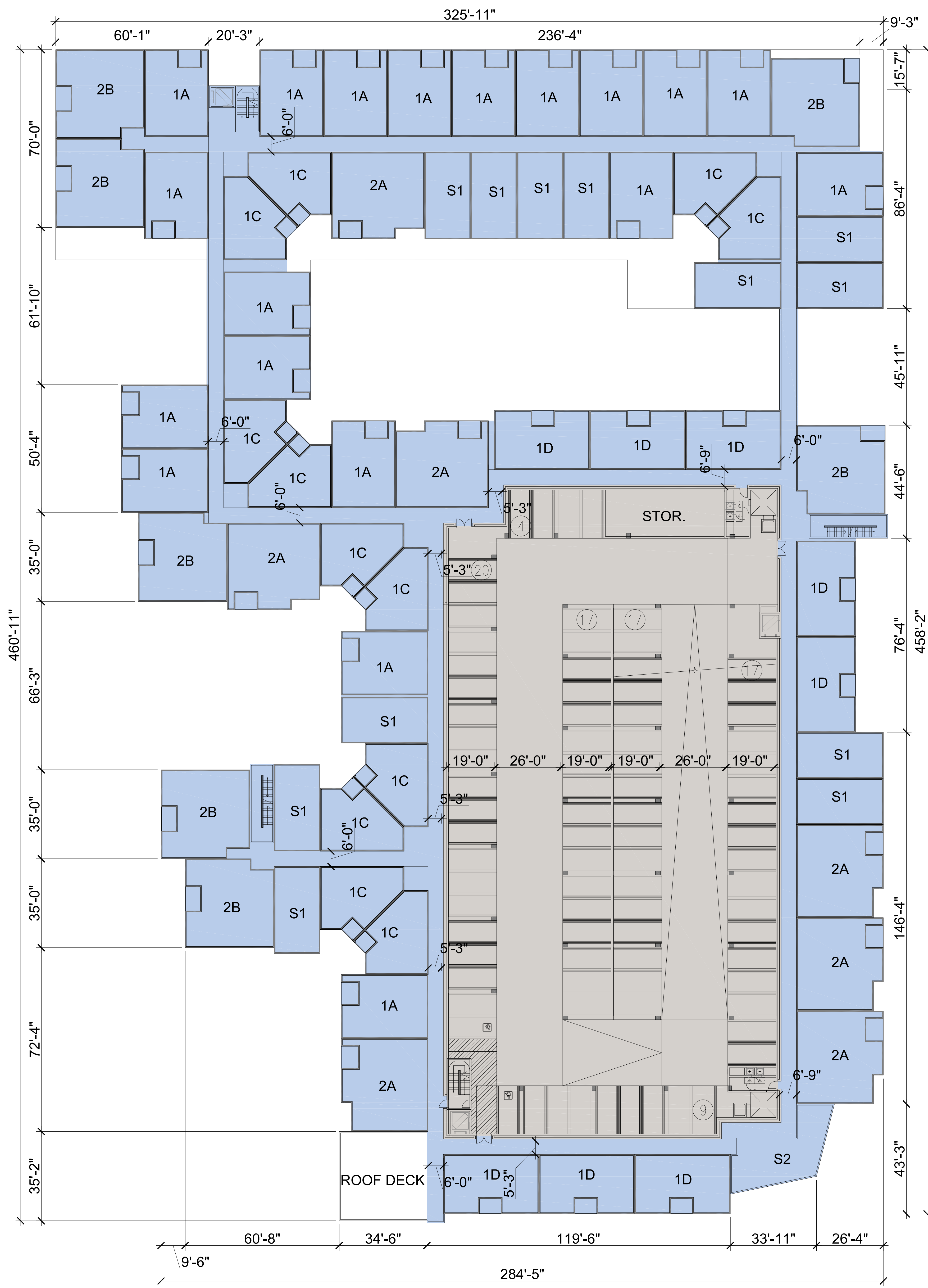
RESIDENTIAL 5 - LEVEL 3 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MARCH 09, 2022



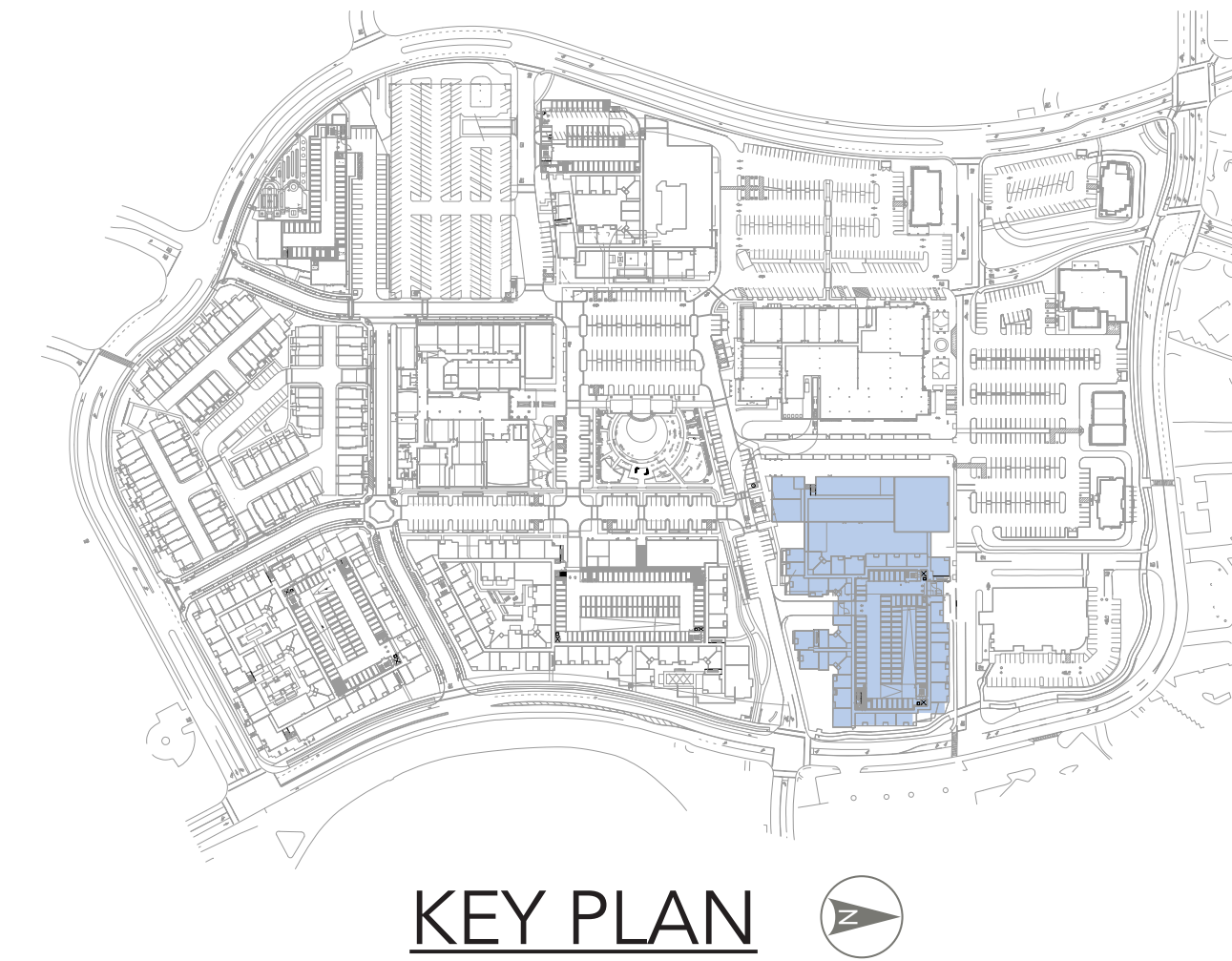
RE-53



LEGEND

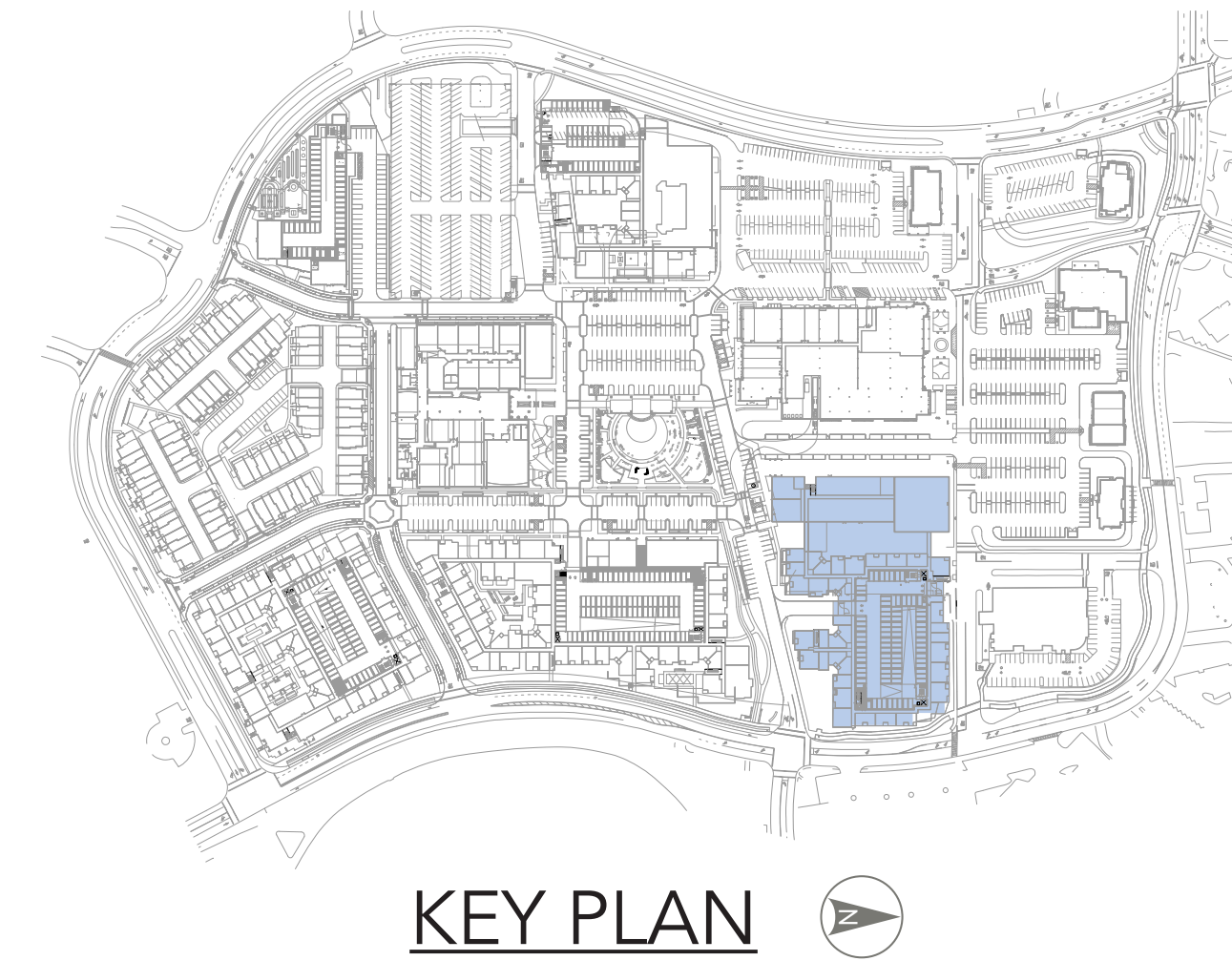
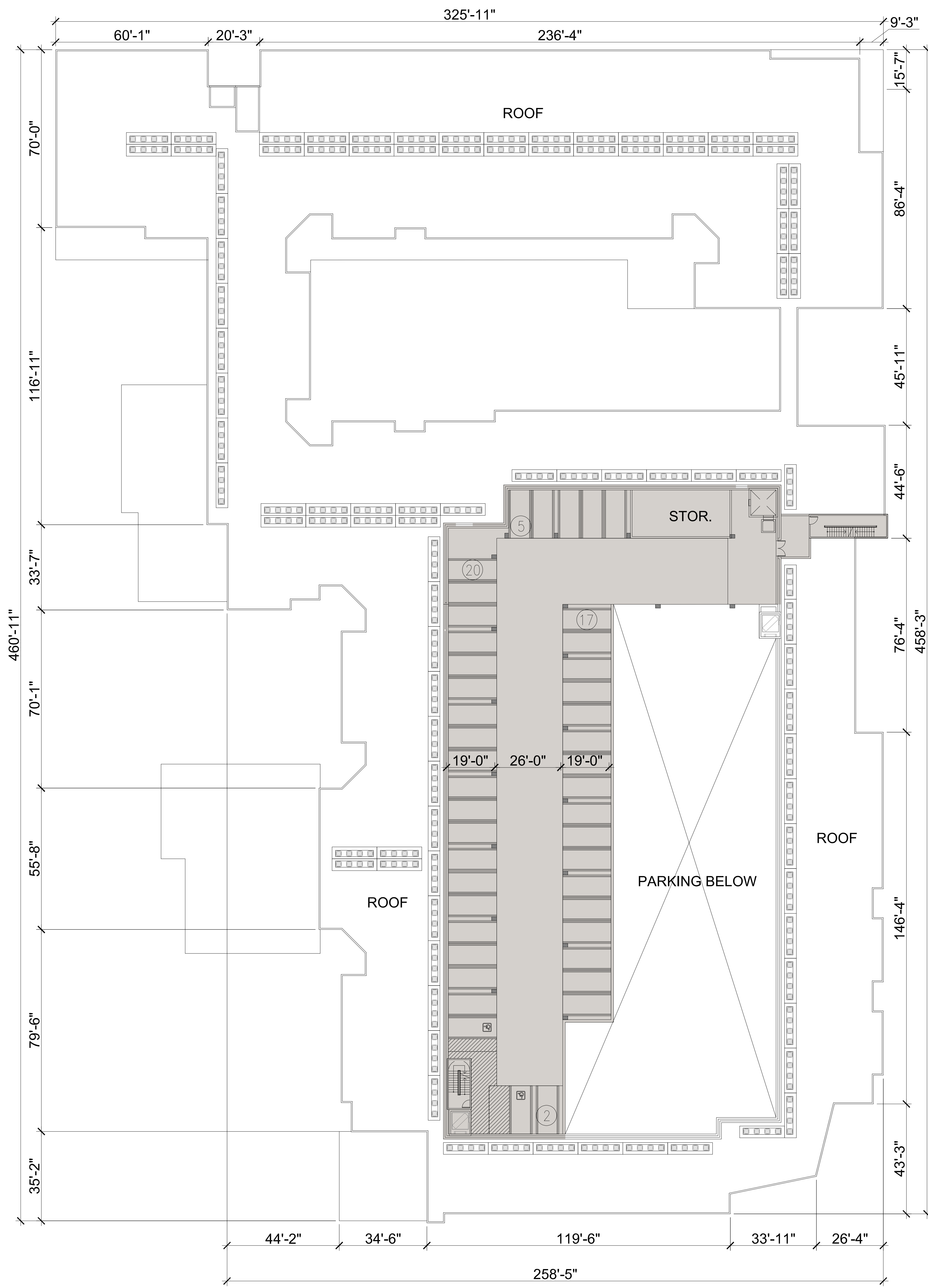
SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	





LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	

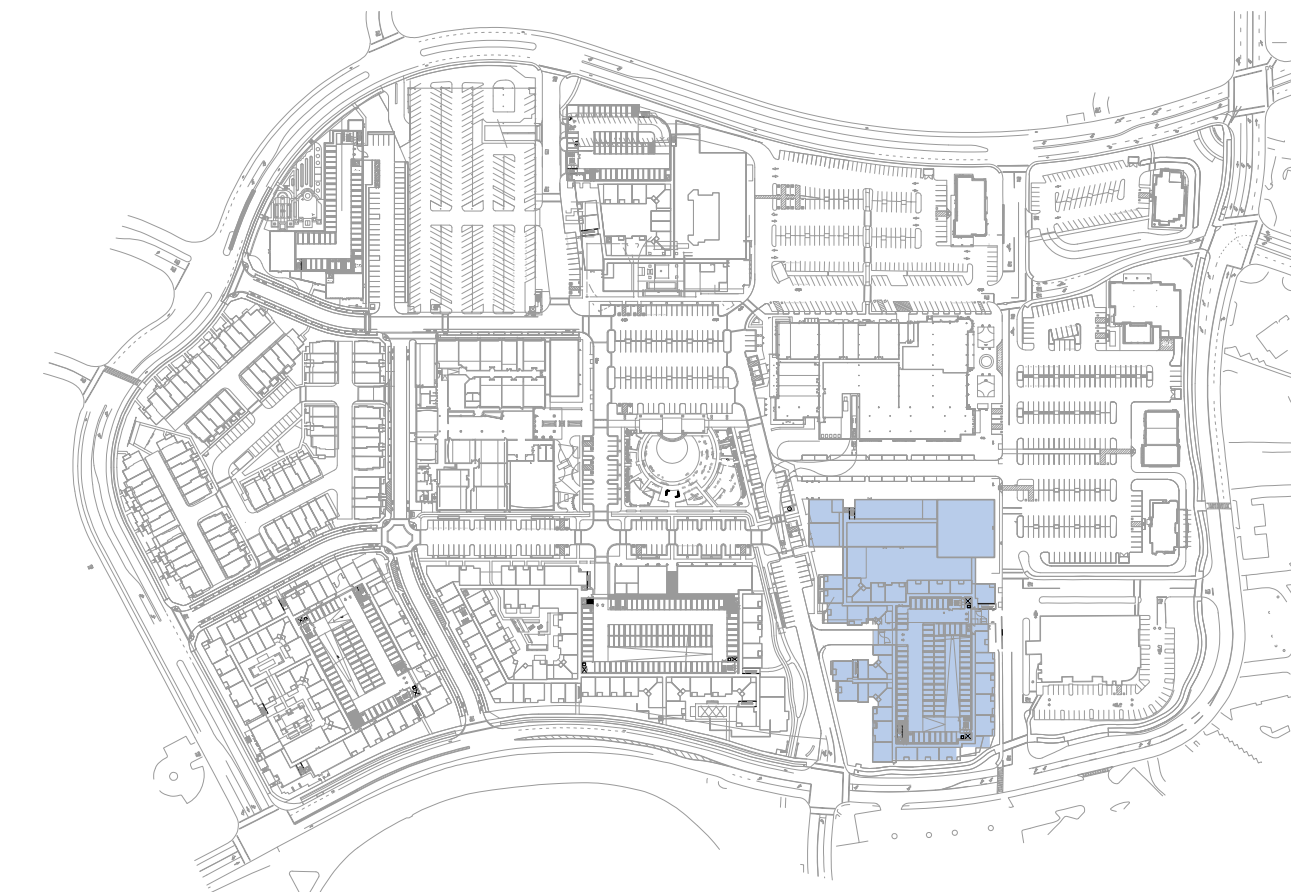


LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



RESIDENTIAL 5 - ROOF PLAN

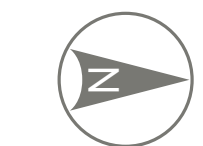


KEY PLAN



RESIDENTIAL 5 - USABLE OUTDOOR AREAS	
COURTYARD 1	10,097 sf
COURTYARD 2	2,581 sf
COURTYARD 3	1,737 sf
COURTYARD 4	5,203 sf
ROOF DECK	1,213 sf
TOTAL SQFT	20,831 sf

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



LEGEND

USABLE OUTDOOR AREA

RESIDENTIAL 5 - OPEN SPACE PLAN

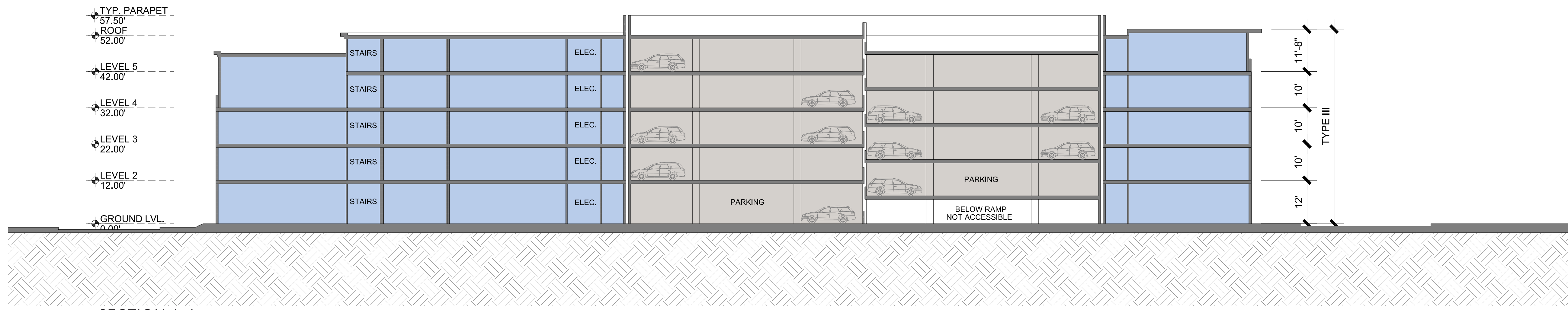
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

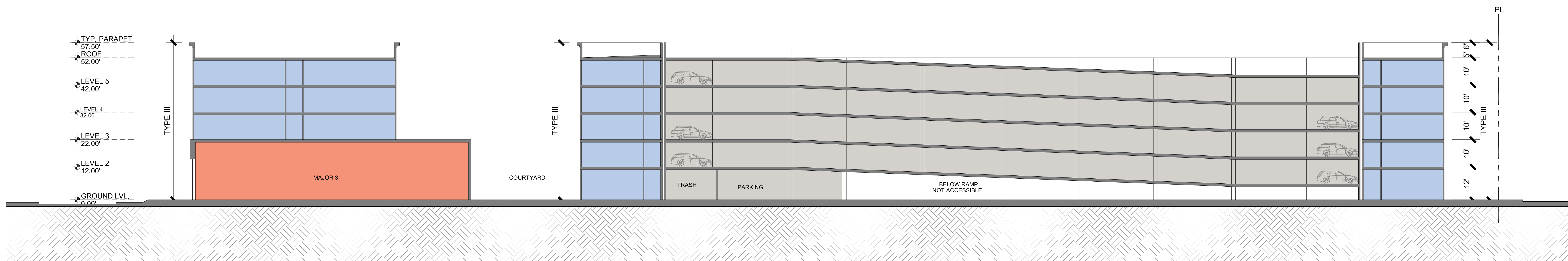
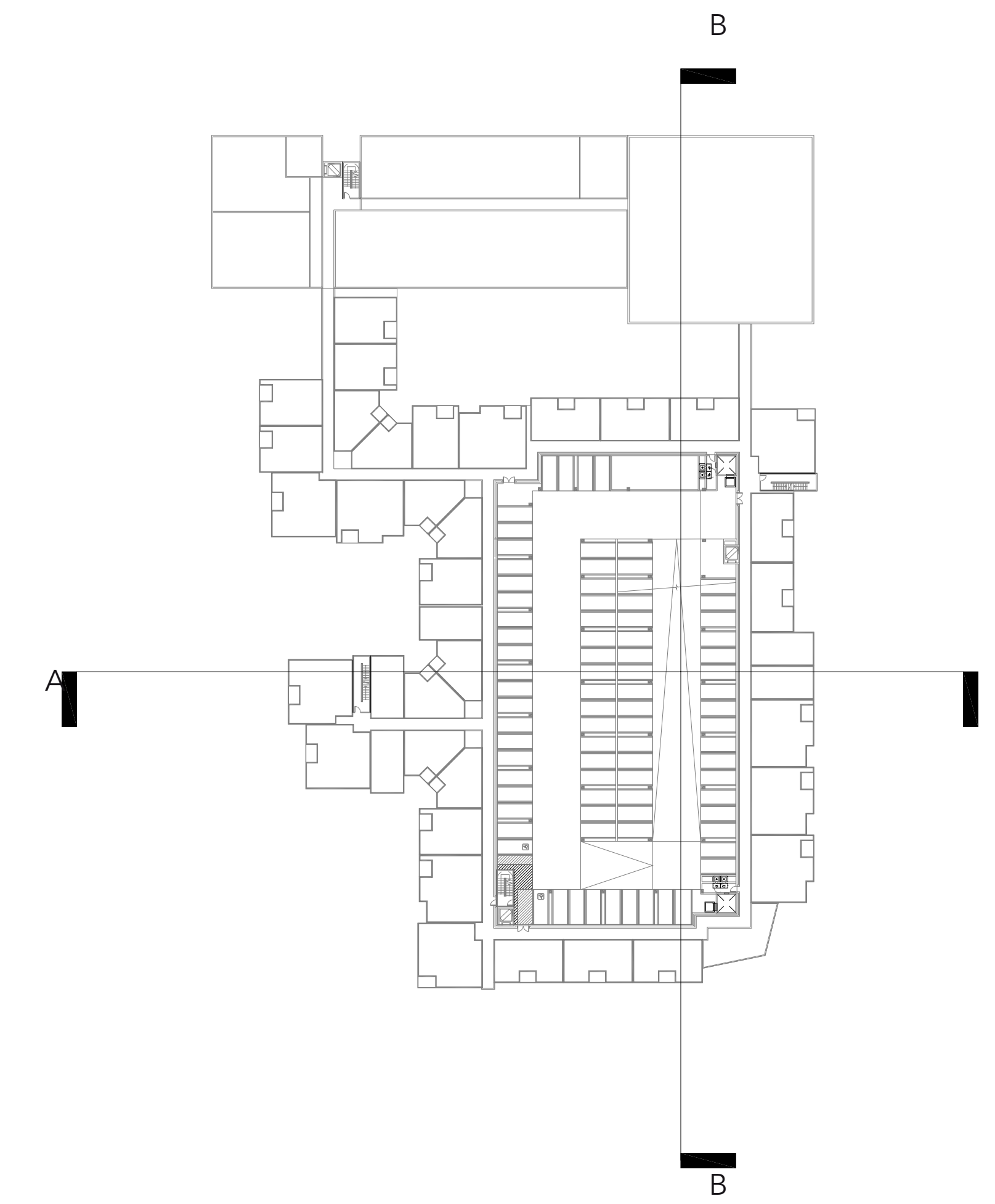
MARCH 09, 2022



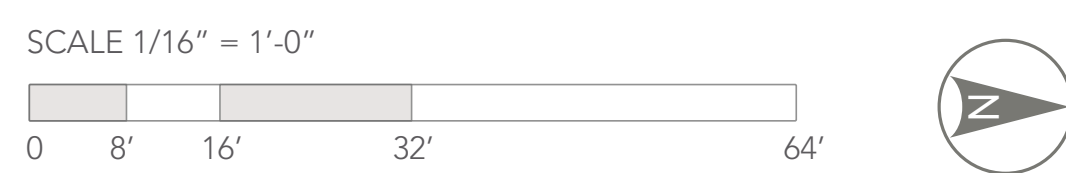
RE-57



SECTION A-A



SECTION B-B



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 5 BUILDING SECTIONS

MerloneGeier
Partners

CSW | ST2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

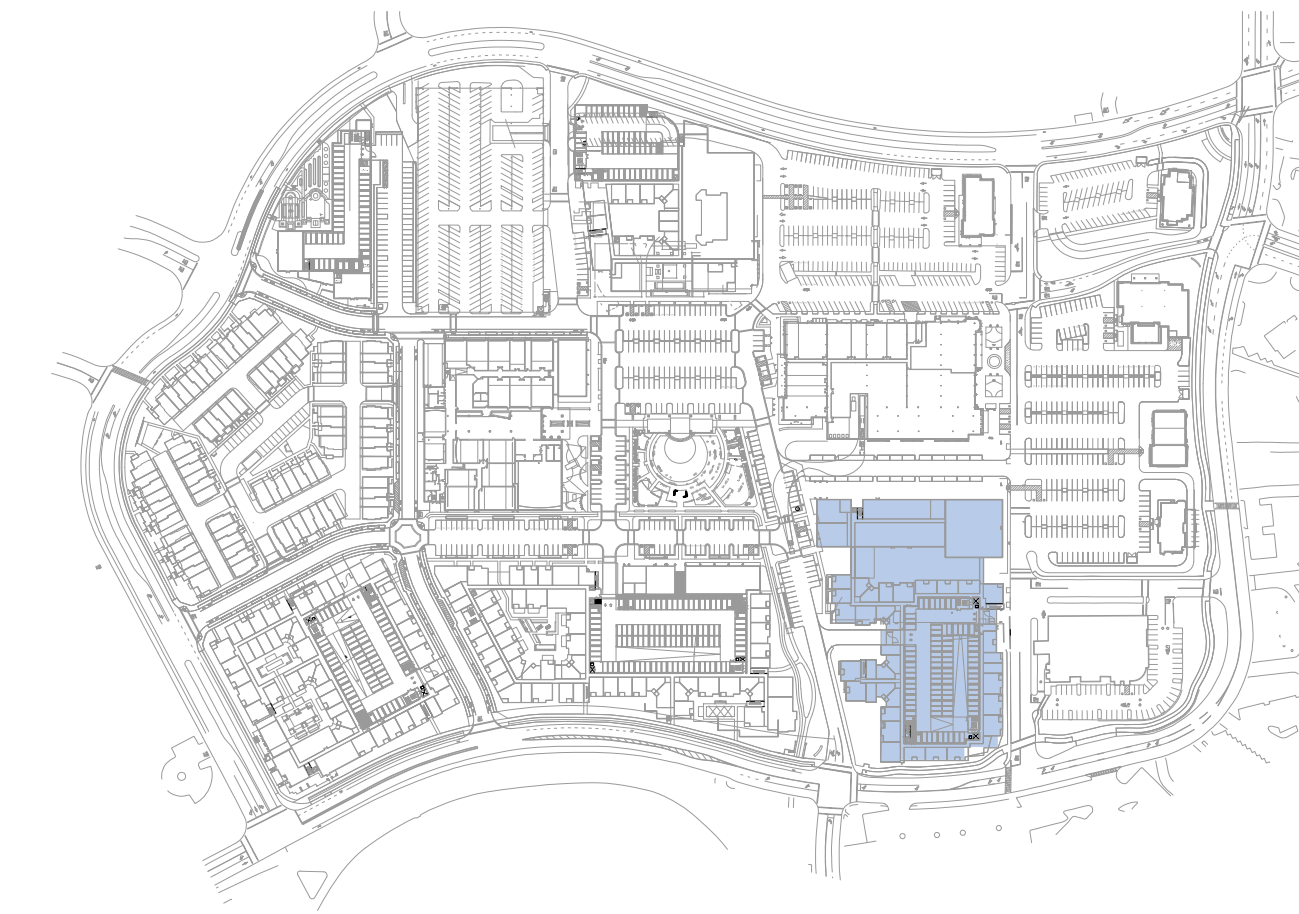
RE-58



SOUTHWEST CORNER



SOUTHEAST CORNER



KEY PLAN

MATERIALS LEGEND

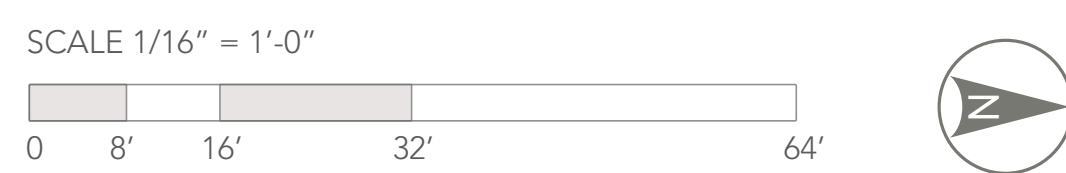
- | | |
|--------------------------|---------------------------------|
| (A1) METAL SIDING | (F3) CEMENT PLASTER |
| (A2) METAL SIDING | (F4) CEMENT PLASTER |
| (A3) METAL SIDING | (F5) CEMENT PLASTER |
| (B1) HORIZONTAL SIDING | (F6) CEMENT PLASTER |
| (B2) HORIZONTAL SIDING | (F7) CEMENT PLASTER |
| (B3) HORIZONTAL SIDING | (F8) CEMENT PLASTER |
| (B4) HORIZONTAL SIDING | (F9) CEMENT PLASTER |
| (C1) FIBER CEMENT SIDING | (G1) GUARDRAIL |
| (C2) FIBER CEMENT SIDING | (G2) GUARDRAIL |
| (C3) FIBER CEMENT SIDING | (G3) GUARDRAIL |
| (C4) FIBER CEMENT SIDING | (H1) CANOPY |
| (D1) BRICK VENEER | (H2) CANOPY |
| (D2) BRICK VENEER | (H3) CANOPY |
| (D3) BRICK VENEER | (J1) TRELLIS |
| (E1) PORCELAIN TILE | (K1) GREEN SCREEN |
| (F1) CEMENT PLASTER | (L1) WALL MOUNTED LIGHT FIXTURE |
| (F2) CEMENT PLASTER | (M1) BANNER SIGN BY OTHERS |



WEST ELEVATION



SOUTH ELEVATION



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 5 BUILDING ELEVATIONS



CSW | ST 2



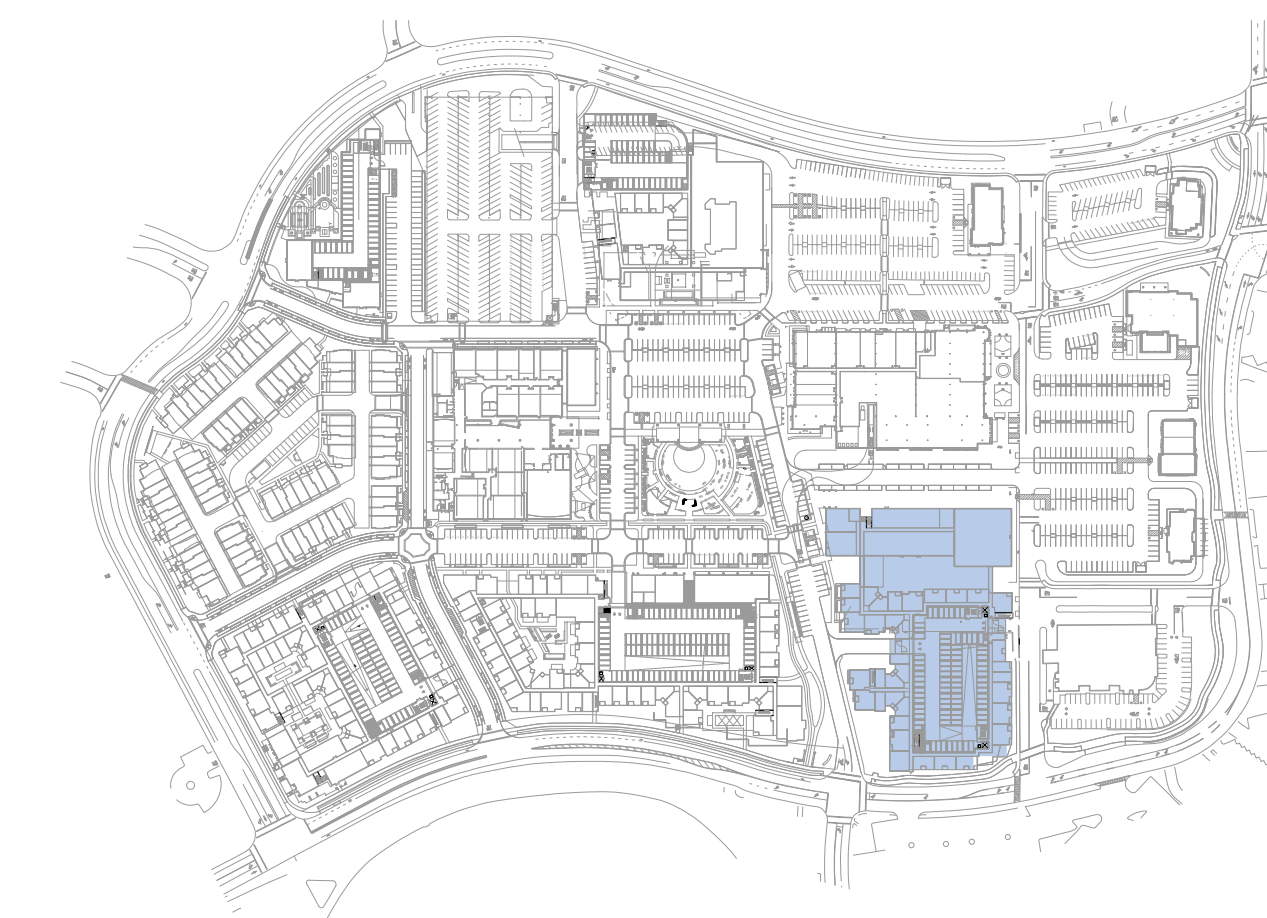
RE-59



NORTHEAST CORNER



NORTHWEST CORNER



KEY PLAN

MATERIALS LEGEND

- (A1) METAL SIDING (F3) CEMENT PLASTER
- (A2) METAL SIDING (F4) CEMENT PLASTER
- (A3) METAL SIDING (F5) CEMENT PLASTER
- (B1) HORIZONTAL SIDING (F6) CEMENT PLASTER
- (B2) HORIZONTAL SIDING (F7) CEMENT PLASTER
- (B3) HORIZONTAL SIDING (F8) CEMENT PLASTER
- (B4) HORIZONTAL SIDING (F9) CEMENT PLASTER
- (C1) FIBER CEMENT SIDING (G1) GUARDRAIL
- (C2) FIBER CEMENT SIDING (G2) GUARDRAIL
- (C3) FIBER CEMENT SIDING (G3) GUARDRAIL
- (C4) FIBER CEMENT SIDING (H1) CANOPY
- (D1) BRICK VENEER (H2) CANOPY
- (D2) BRICK VENEER (H3) CANOPY
- (D3) BRICK VENEER (J1) TRELLIS
- (E1) PORCELAIN TILE (K1) GREEN SCREEN
- (F1) CEMENT PLASTER (L1) WALL MOUNTED LIGHT FIXTURE
- (F2) CEMENT PLASTER (M1) BANNER SIGN BY OTHERS



EAST ELEVATION



NORTH ELEVATION



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

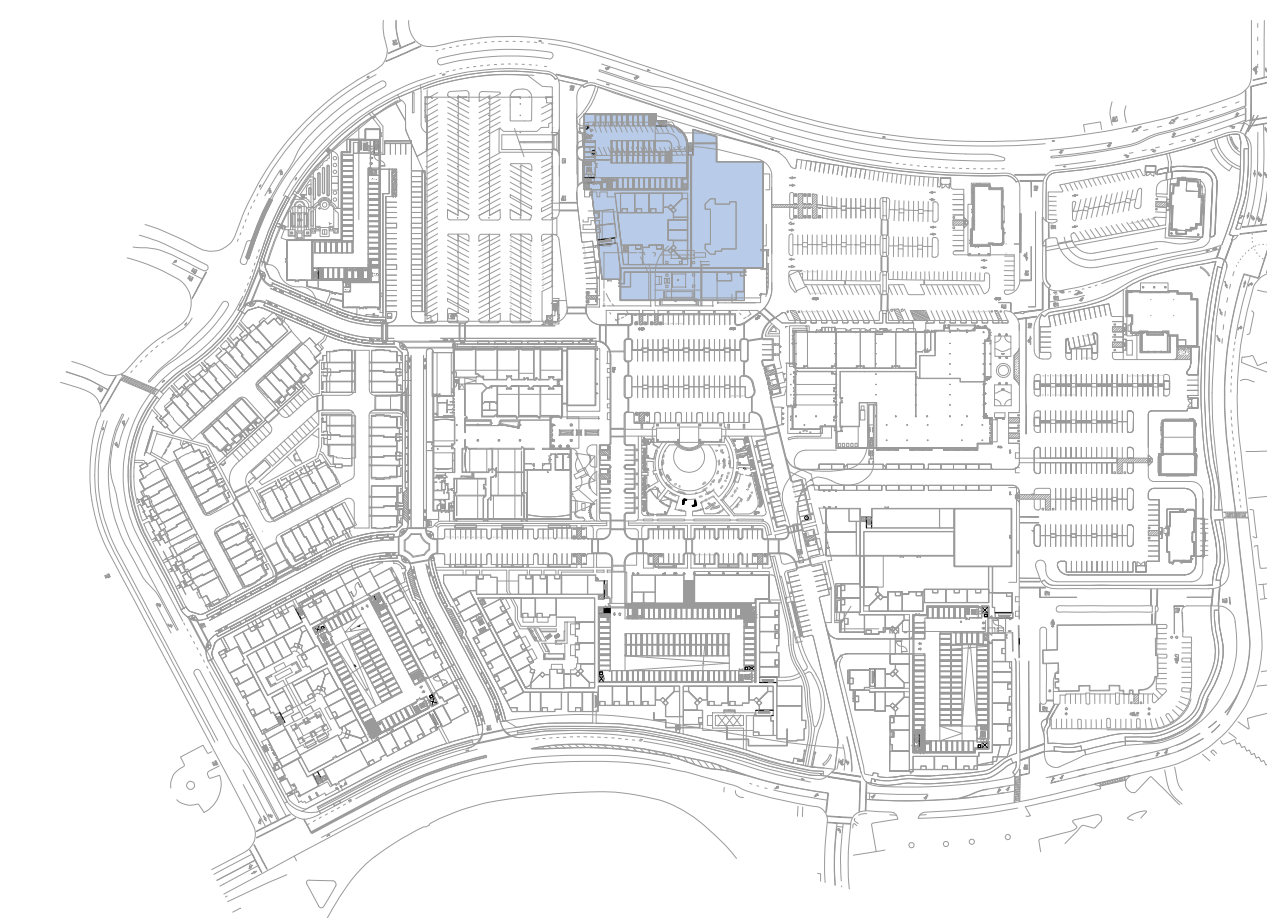
RESIDENTIAL 5 BUILDING ELEVATIONS



CSW | ST2



RE-60



KEY PLAN

RESIDENTIAL 6 - PROJECT DESCRIPTION

A 147-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING ADJACENT TO A 5-LEVEL TYPE I-A PARKING STRUCTURE WITH 1 LEVEL UNDERGROUND PARKING.

RESIDENTIAL 6 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	18	1	18
1 BR'S	112	1.5	168
2 BR'S	17	2	34
TOTAL UNITS	147		
STALLS REQUIRED - RESIDENTIAL			220
STALLS REQUIRED - GUEST			0.2
TOTAL STALLS REQUIRED			250

PARKING PROVIDED

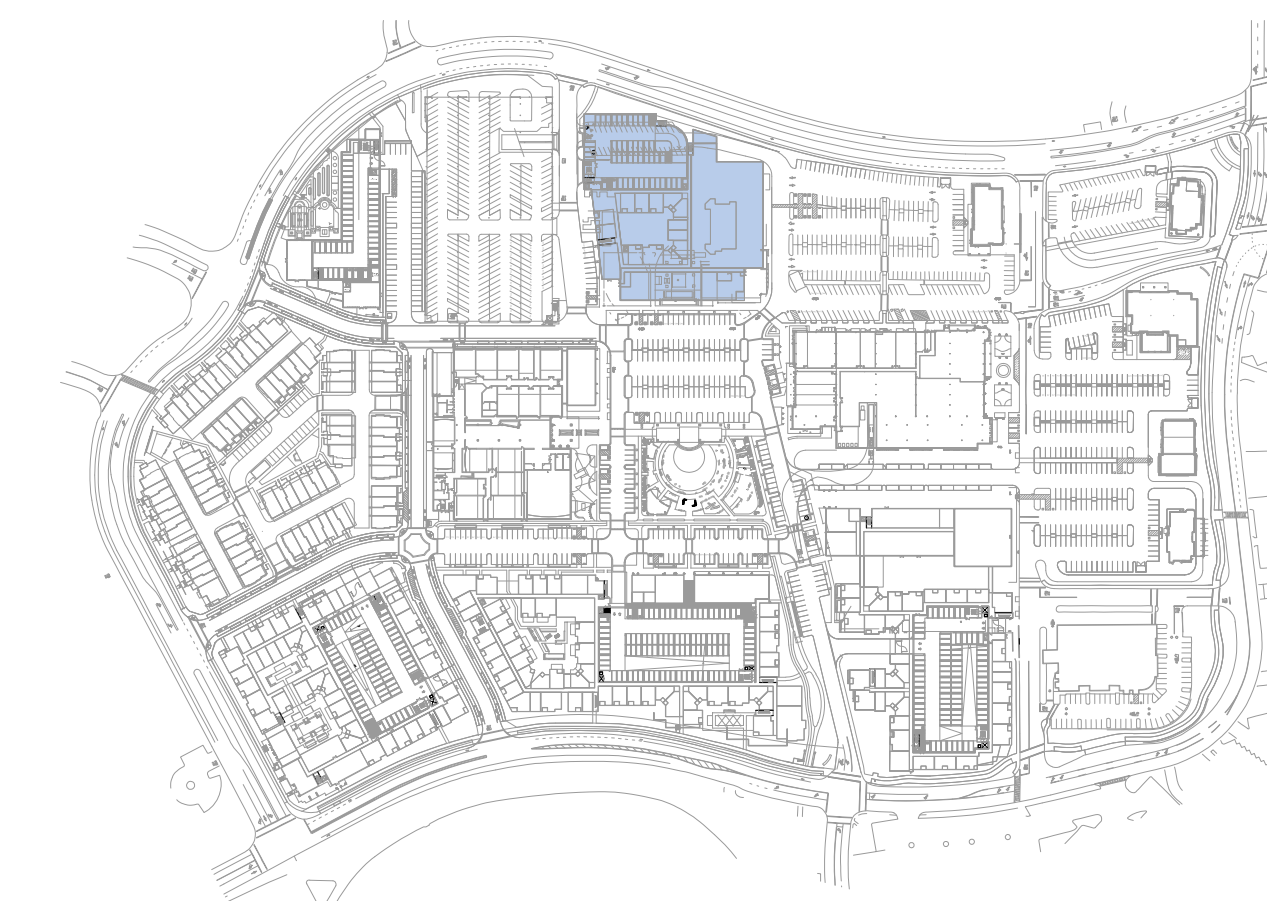
LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL B1	0	23	1	24
LEVEL 1	13	39	2	41
LEVEL 2	14	44	2	46
LEVEL 3	40	44	2	46
LEVEL 4	42	44	2	46
LEVEL 5	38	47	0	47
TOTAL	147	241	9	250

RESIDENTIAL 6 - BUILDING SUMMARY

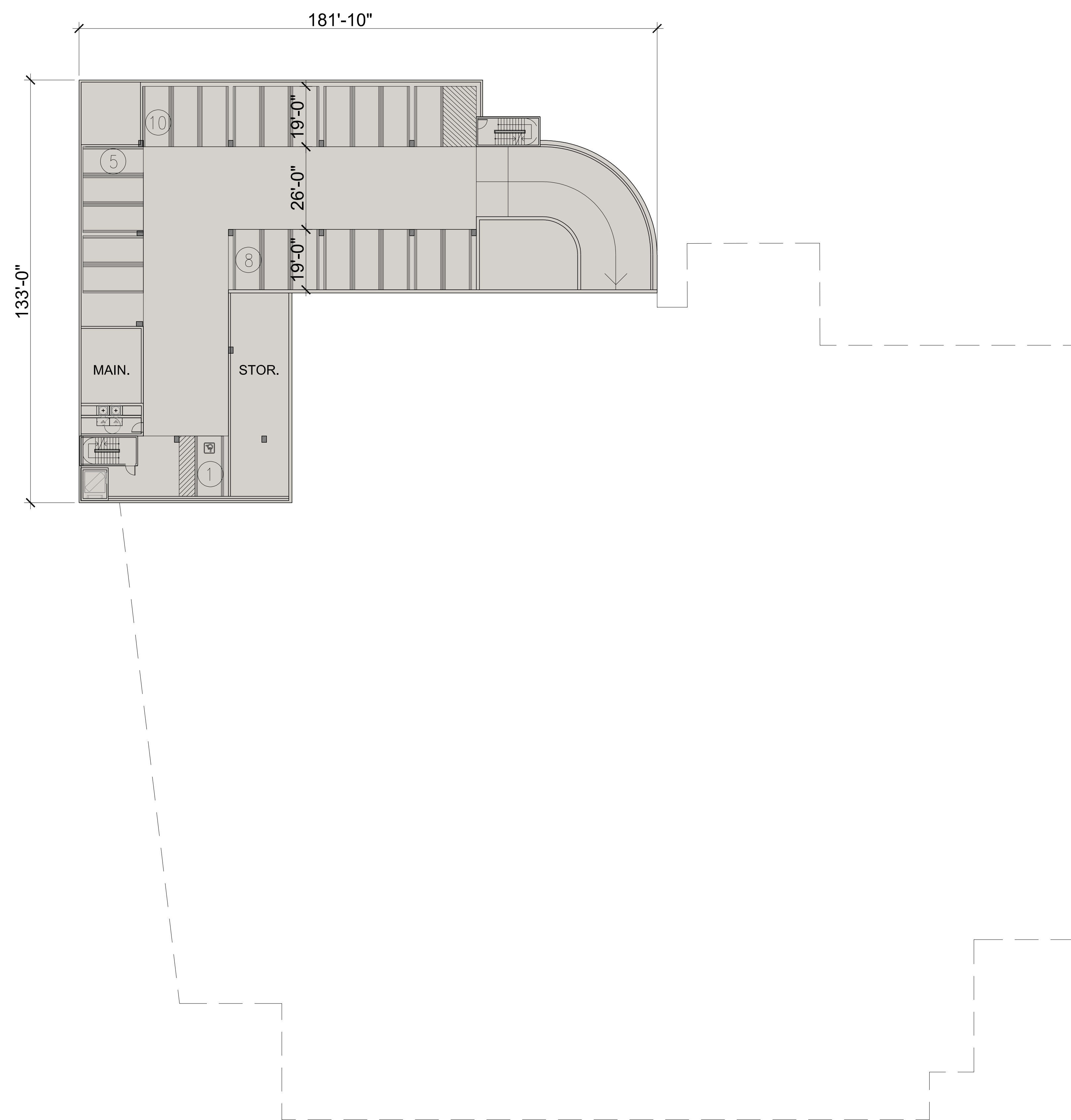
UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	S1	620 sf	2	2	4	4	6	18	11,160 sf	18	12%
1 BR'S	1A	805 sf	6	7	16	18	14	61	49,105 sf	112	76%
	1A+DEN	1,105 sf	0	0	7	7	5	19	20,995 sf		
	1C	680 sf	4	4	8	8	8	32	21,760 sf		
2 BR'S	2A	1,150 sf	1	1	4	4	4	14	16,100 sf	17	12%
	2B	1,130 sf	0	0	1	1	1	3	3,390 sf		
TOTAL UNITS			13	14	40	42	38	147	122,510 sf	147	100%



RESIDENTIAL 6 - DATA SUMMARY

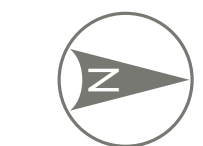
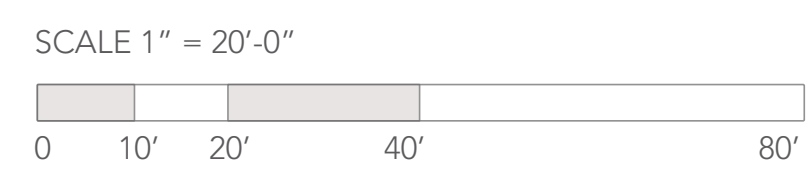


KEY PLAN



LEGEND

- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION



RESIDENTIAL 6 - LEVEL B1 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

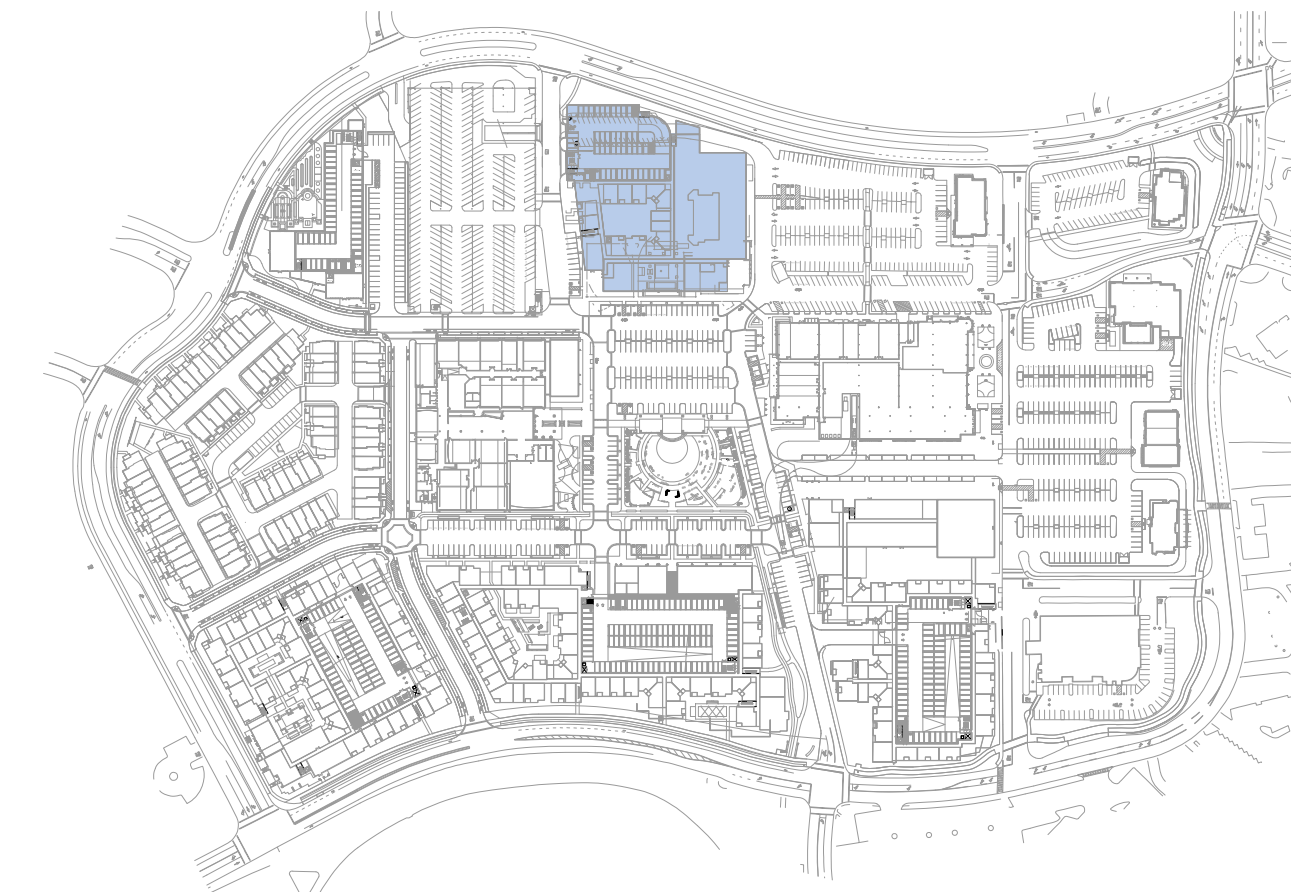
MARCH 09, 2022



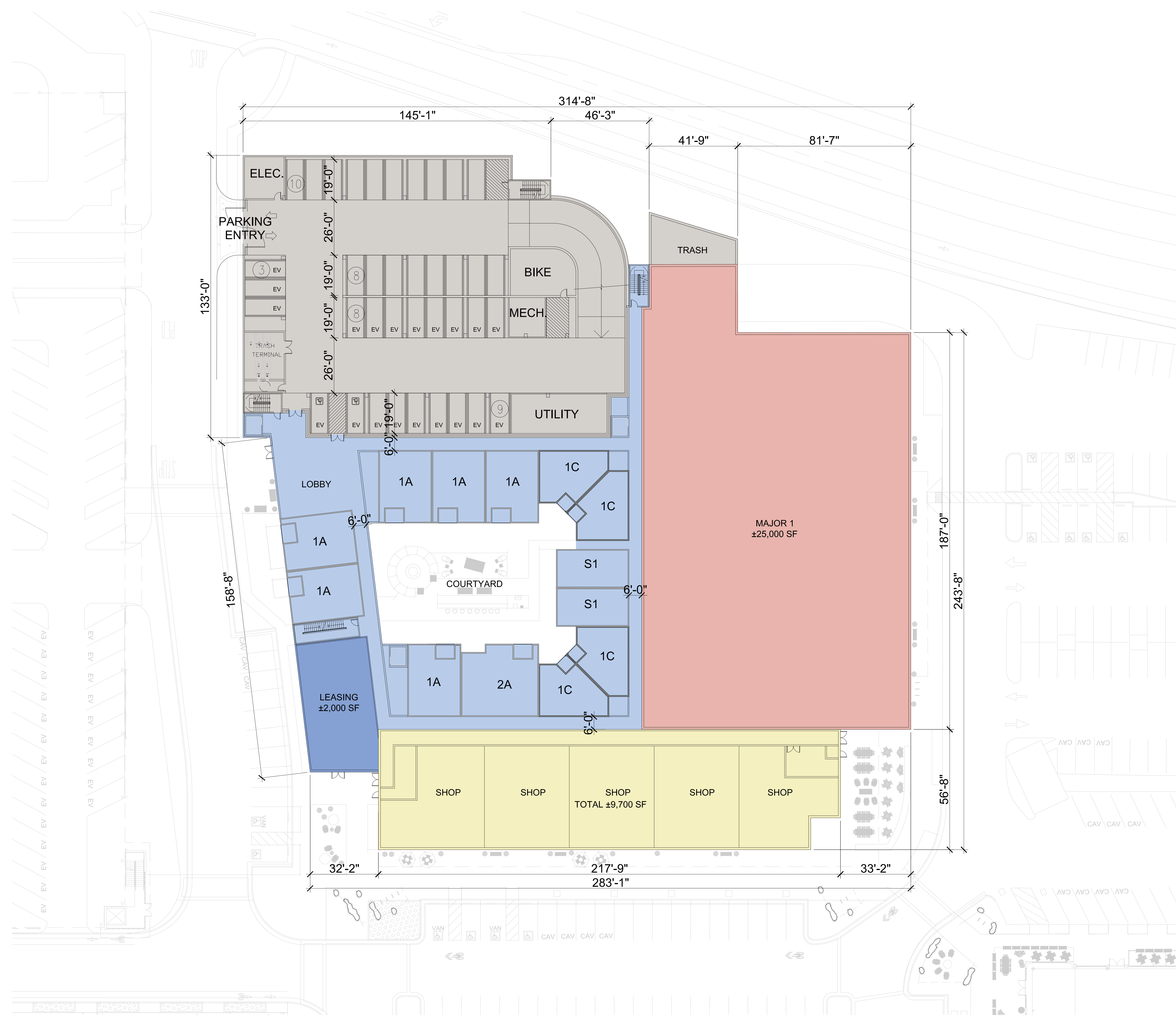
CSW | ST 2



RE-62



KEY PLAN



LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

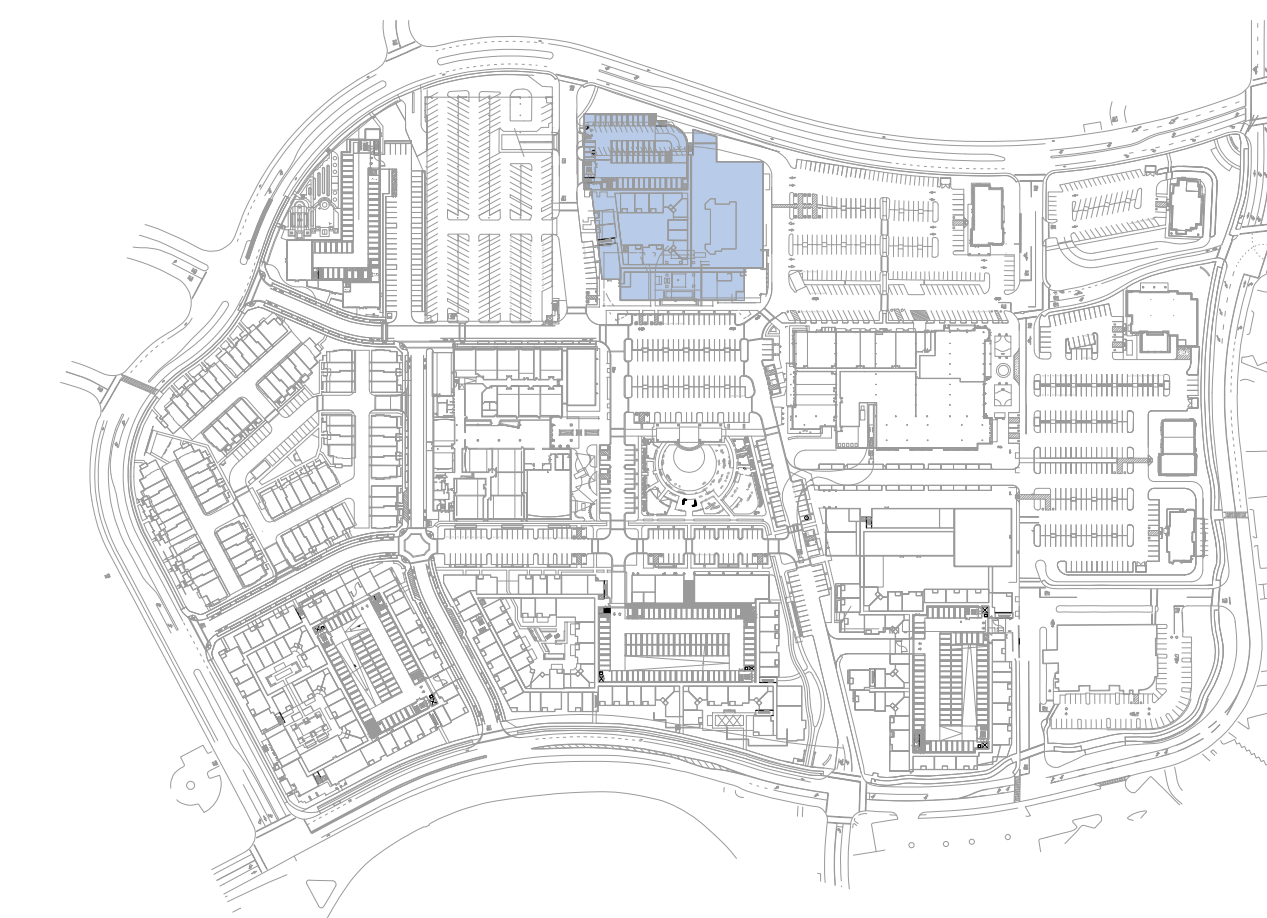
RESIDENTIAL 6 - LEVEL 1 FLOOR PLAN



CSW | ST 2



RE-63

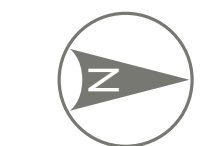
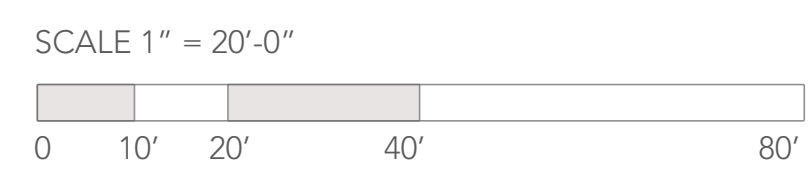


KEY PLAN



LEGEND

SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

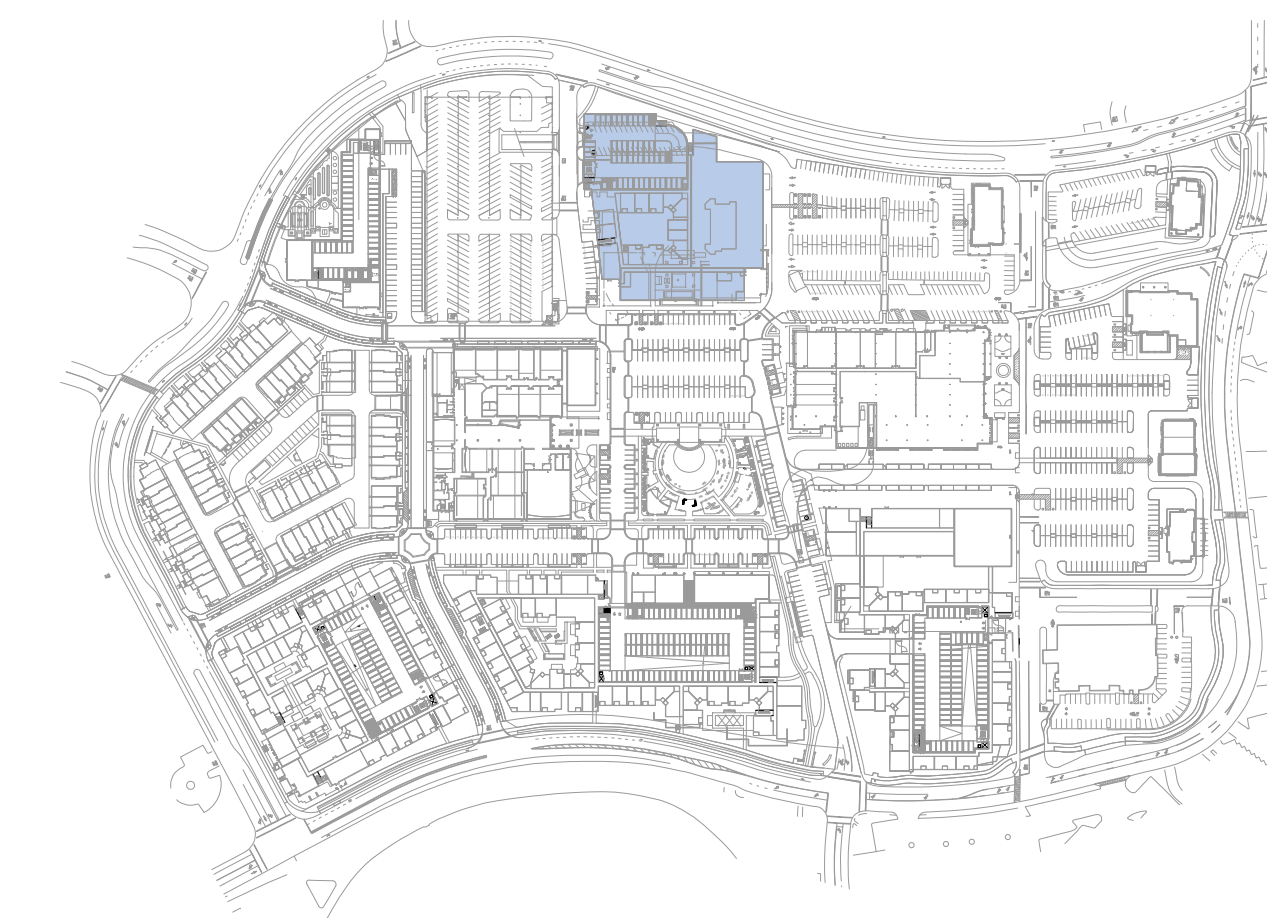
RESIDENTIAL 6 - LEVEL 2 FLOOR PLAN



CSW | ST 2



RE-64

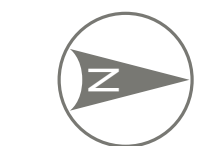
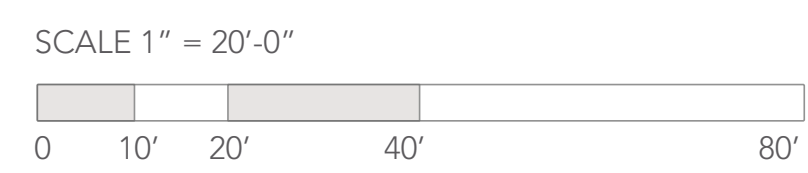


KEY PLAN



LEGEND

- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

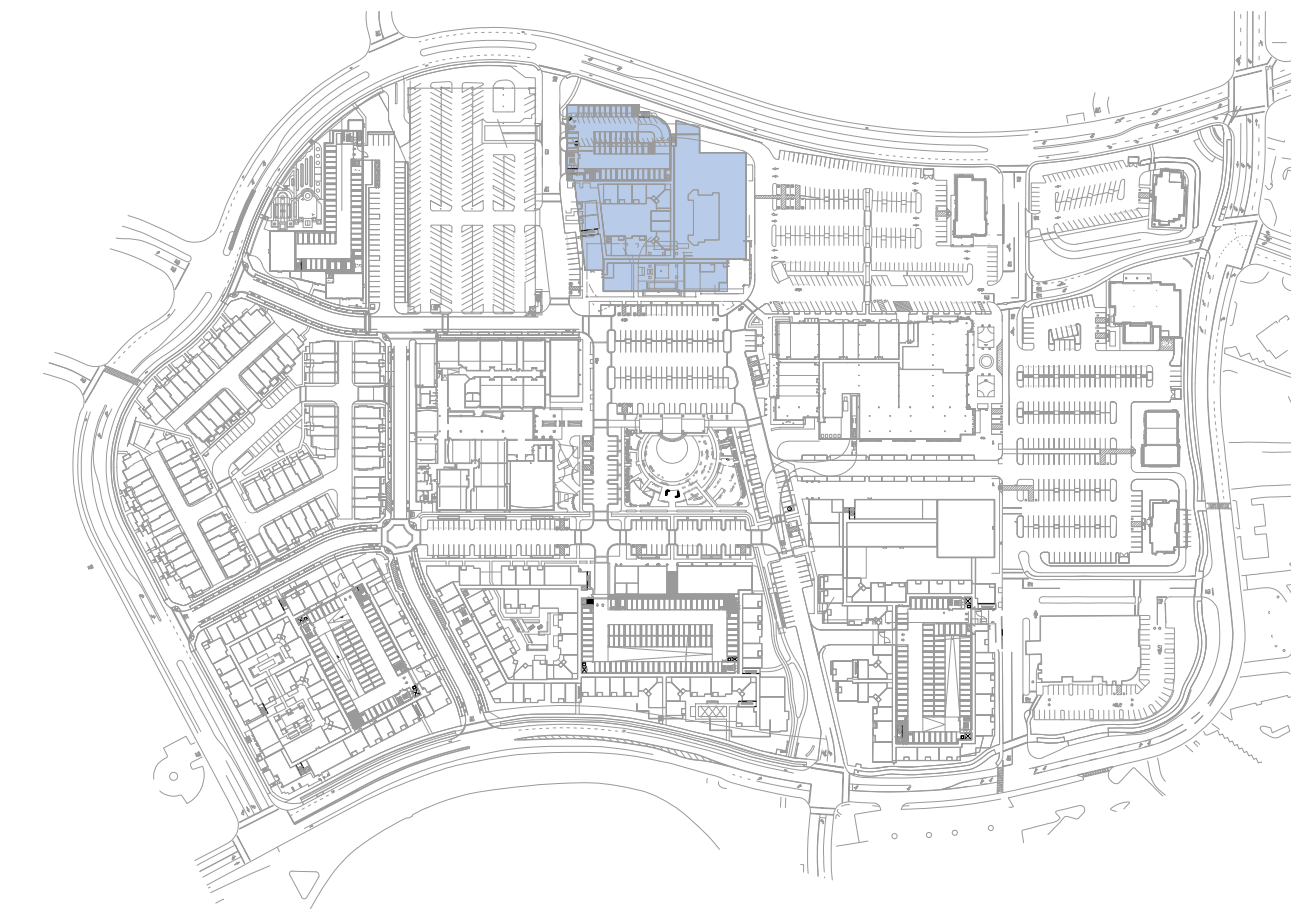
RESIDENTIAL 6 - LEVEL 3 FLOOR PLAN



CSW | ST 2



RE-65

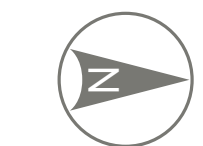
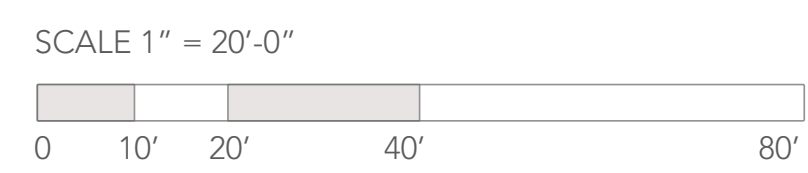


KEY PLAN



LEGEND

SHOPS	[Light Green Box]
PAD	[Yellow Box]
MAJOR	[Red Box]
CINEMA	[Orange Box]
RESIDENTIAL	[Blue Box]
RESIDENTIAL AMENITIES	[Dark Blue Box]
COMMUNITY SPACE	[Light Blue Box]
STRUCTURED PARKING	[Grey Box]
SIGNALIZED INTERSECTION	[Traffic Light Symbol]



NORTHGATE TOWN SQUARE

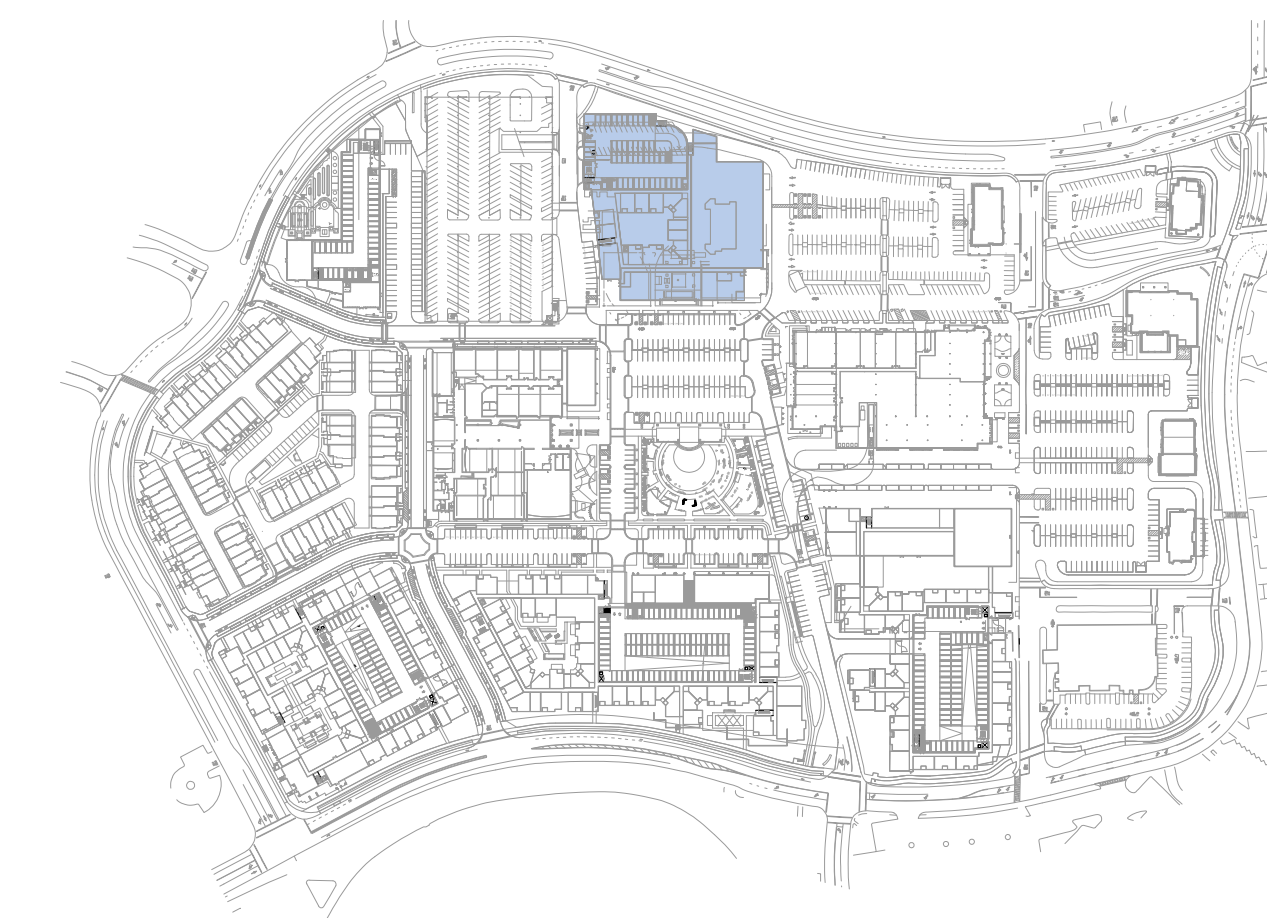
REDEVELOPMENT PLAN

MARCH 09, 2022

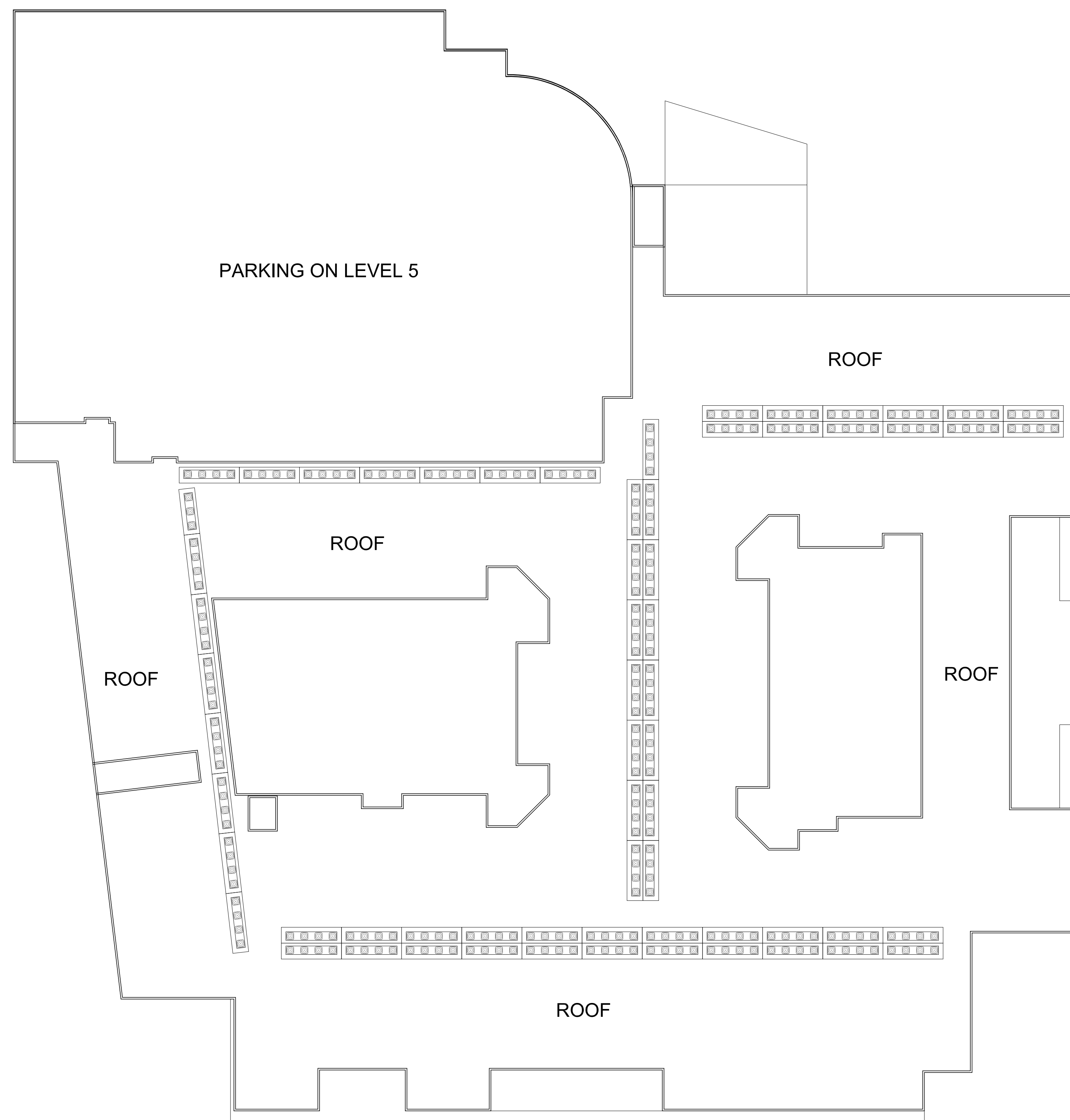
RESIDENTIAL 6 - LEVEL 4 FLOOR PLAN



RE-66

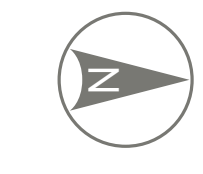
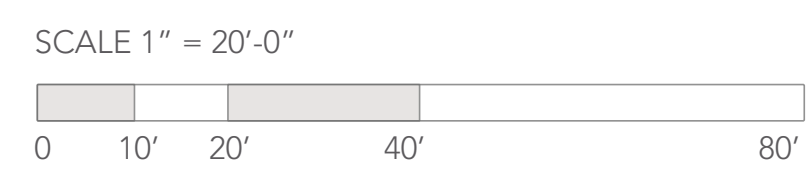


KEY PLAN

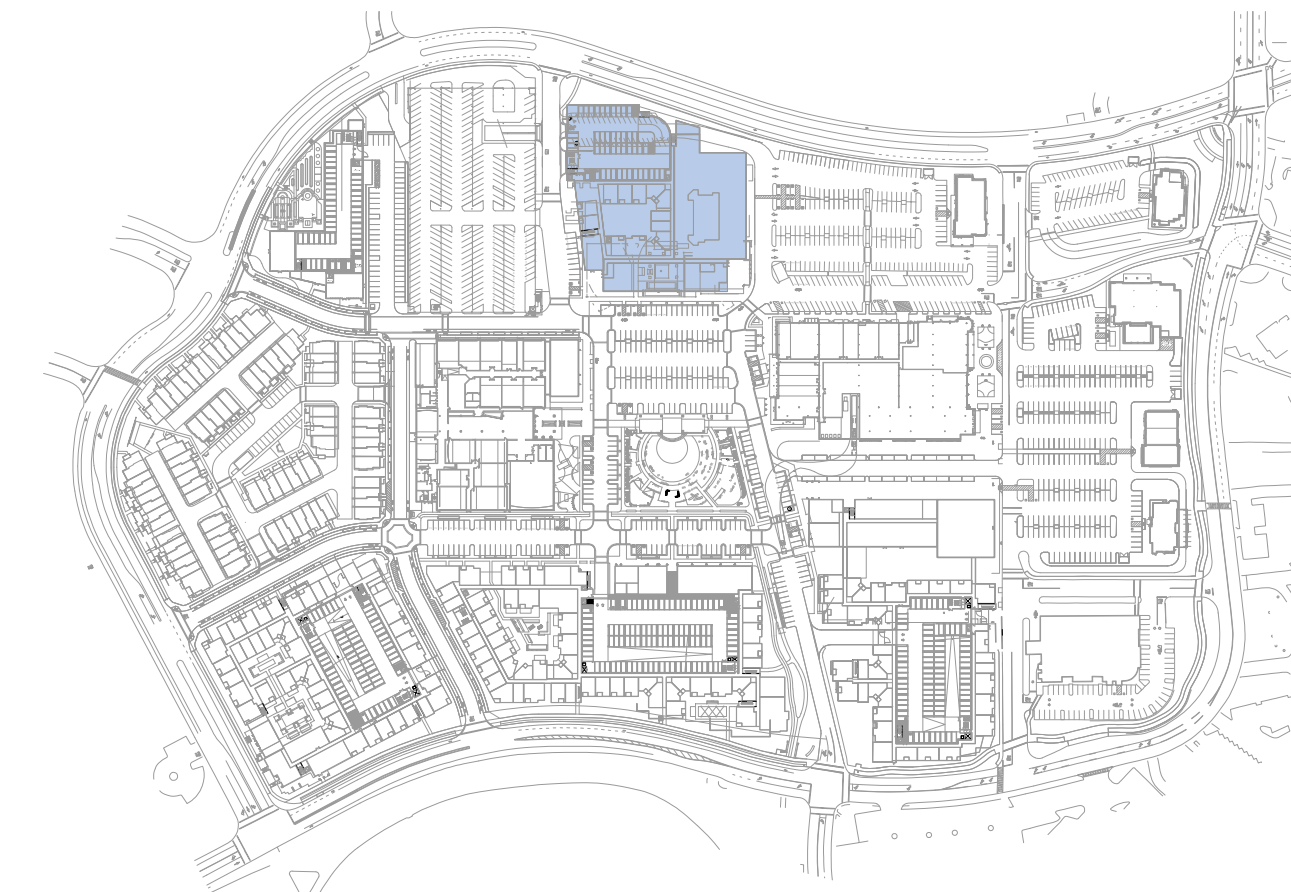


LEGEND

- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION



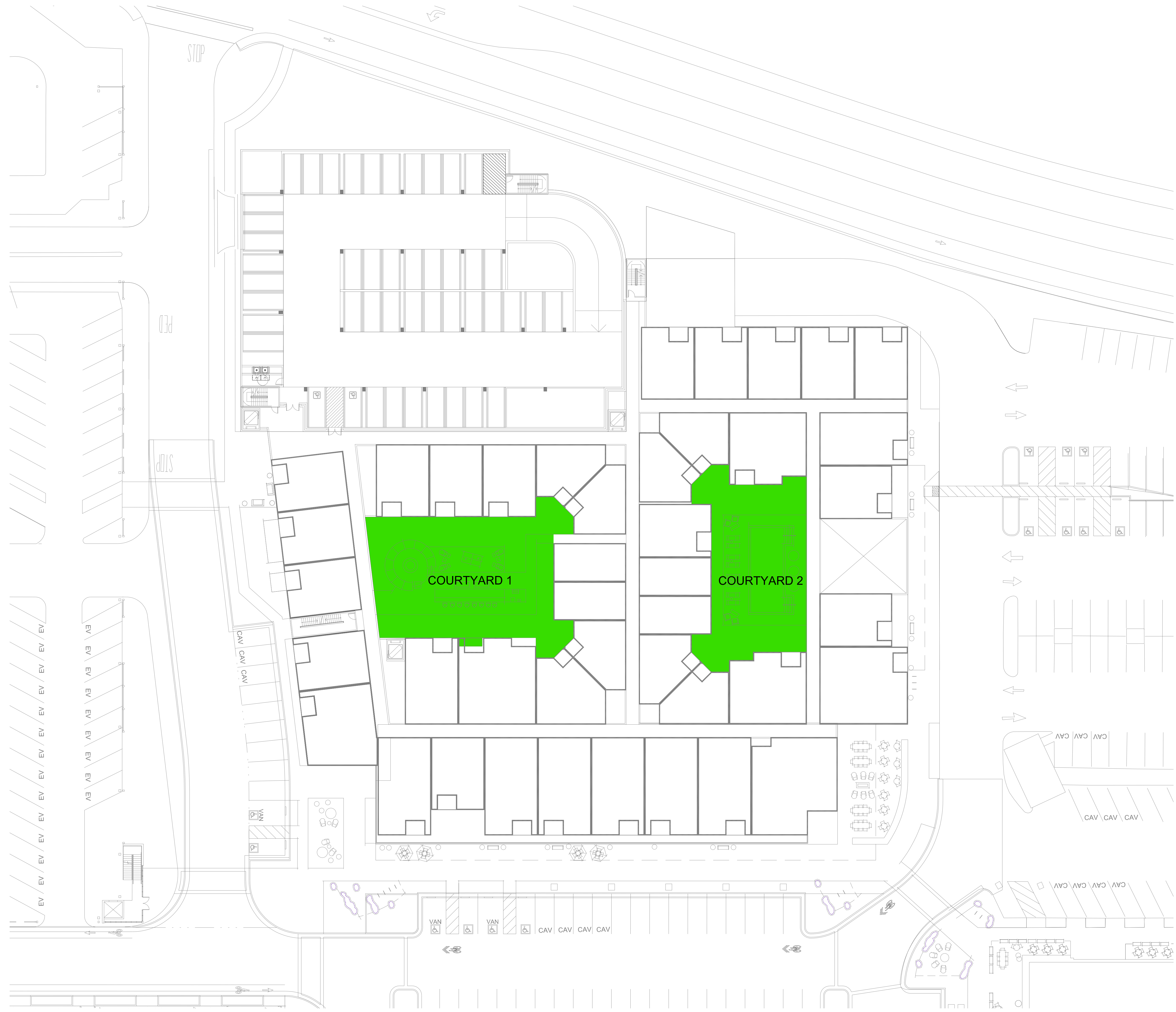
RESIDENTIAL 6 - ROOF PLAN



KEY PLAN

RESIDENTIAL 6 - USABLE OUTDOOR AREAS

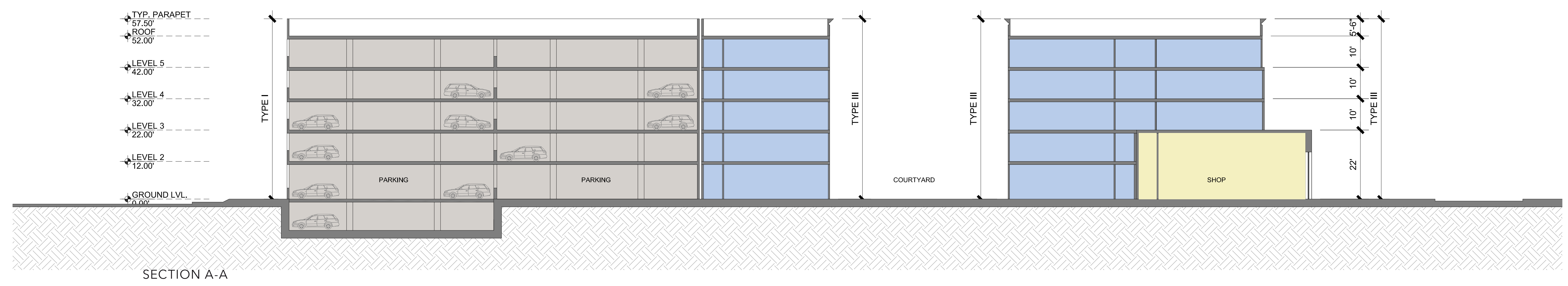
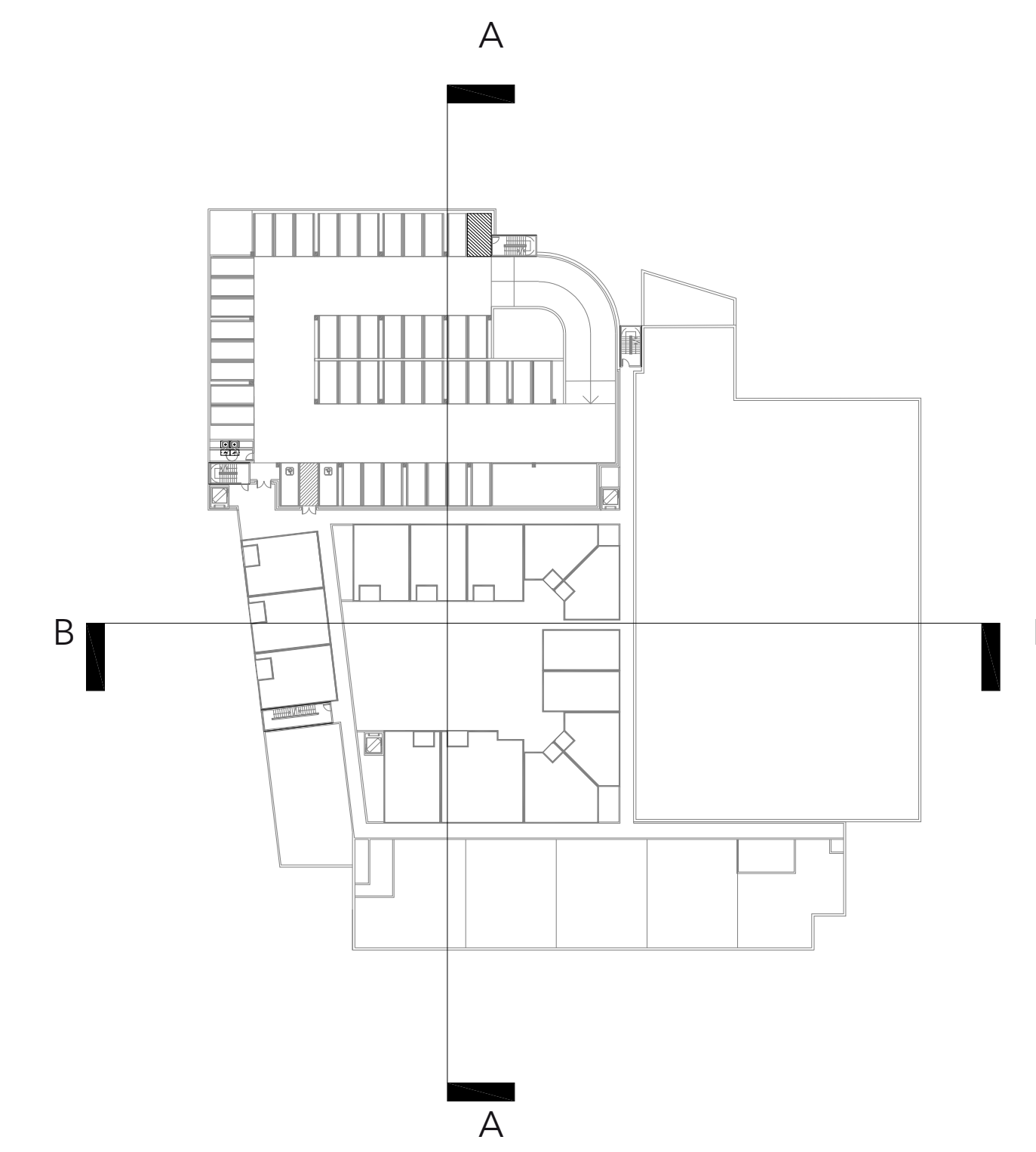
COURTYARD 1	5,308 sf
COURTYARD 2	4,035 sf
TOTAL SQFT	9,343 sf



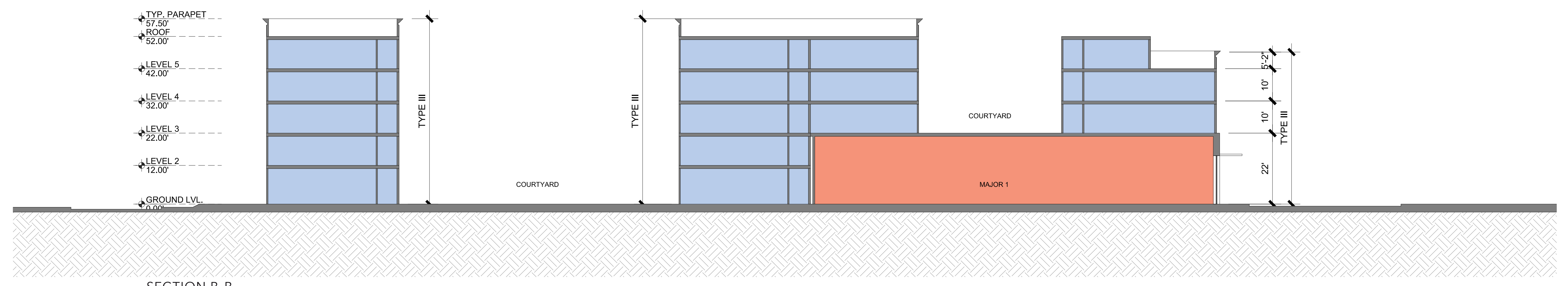
LEGEND

USABLE OUTDOOR AREA

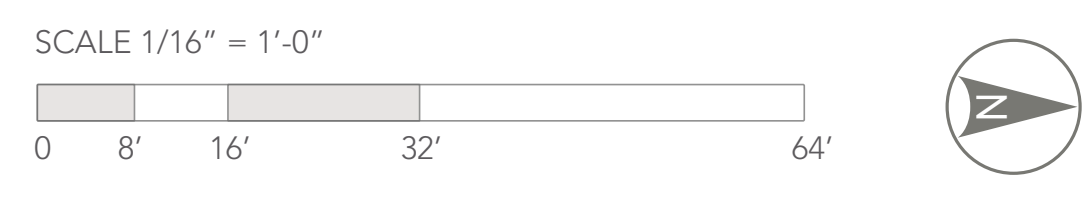
RESIDENTIAL 6 - OPEN SPACE PLAN



SECTION A-A



SECTION B-B

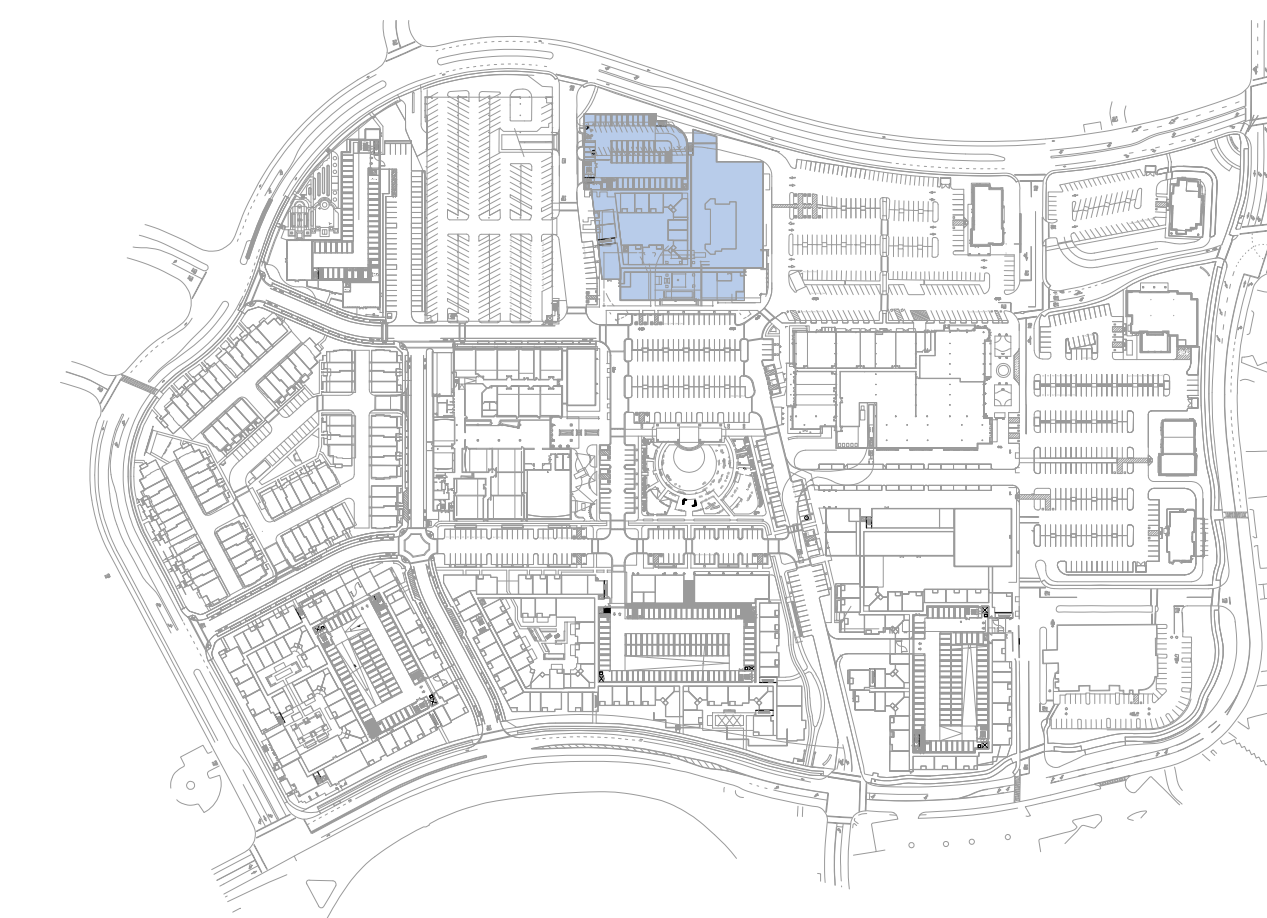




NORTHEAST CORNER



NORTHWEST CORNER



KEY PLAN

MATERIALS LEGEND

- | | |
|--------------------------|---------------------------------|
| (A1) METAL SIDING | (F3) CEMENT PLASTER |
| (A2) METAL SIDING | (F4) CEMENT PLASTER |
| (A3) METAL SIDING | (F5) CEMENT PLASTER |
| (B1) HORIZONTAL SIDING | (F6) CEMENT PLASTER |
| (B2) HORIZONTAL SIDING | (F7) CEMENT PLASTER |
| (B3) HORIZONTAL SIDING | (F8) CEMENT PLASTER |
| (B4) HORIZONTAL SIDING | (F9) CEMENT PLASTER |
| (C1) FIBER CEMENT SIDING | (G1) GUARDRAIL |
| (C2) FIBER CEMENT SIDING | (G2) GUARDRAIL |
| (C3) FIBER CEMENT SIDING | (G3) GUARDRAIL |
| (C4) FIBER CEMENT SIDING | (H1) CANOPY |
| (D1) BRICK VENEER | (H2) CANOPY |
| (D2) BRICK VENEER | (H3) CANOPY |
| (D3) BRICK VENEER | (J1) TRELLIS |
| (E1) PORCELAIN TILE | (K1) GREEN SCREEN |
| (F1) CEMENT PLASTER | (L1) WALL MOUNTED LIGHT FIXTURE |
| (F2) CEMENT PLASTER | (M1) BANNER SIGN BY OTHERS |



EAST ELEVATION



NORTH ELEVATION



RESIDENTIAL 6 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022



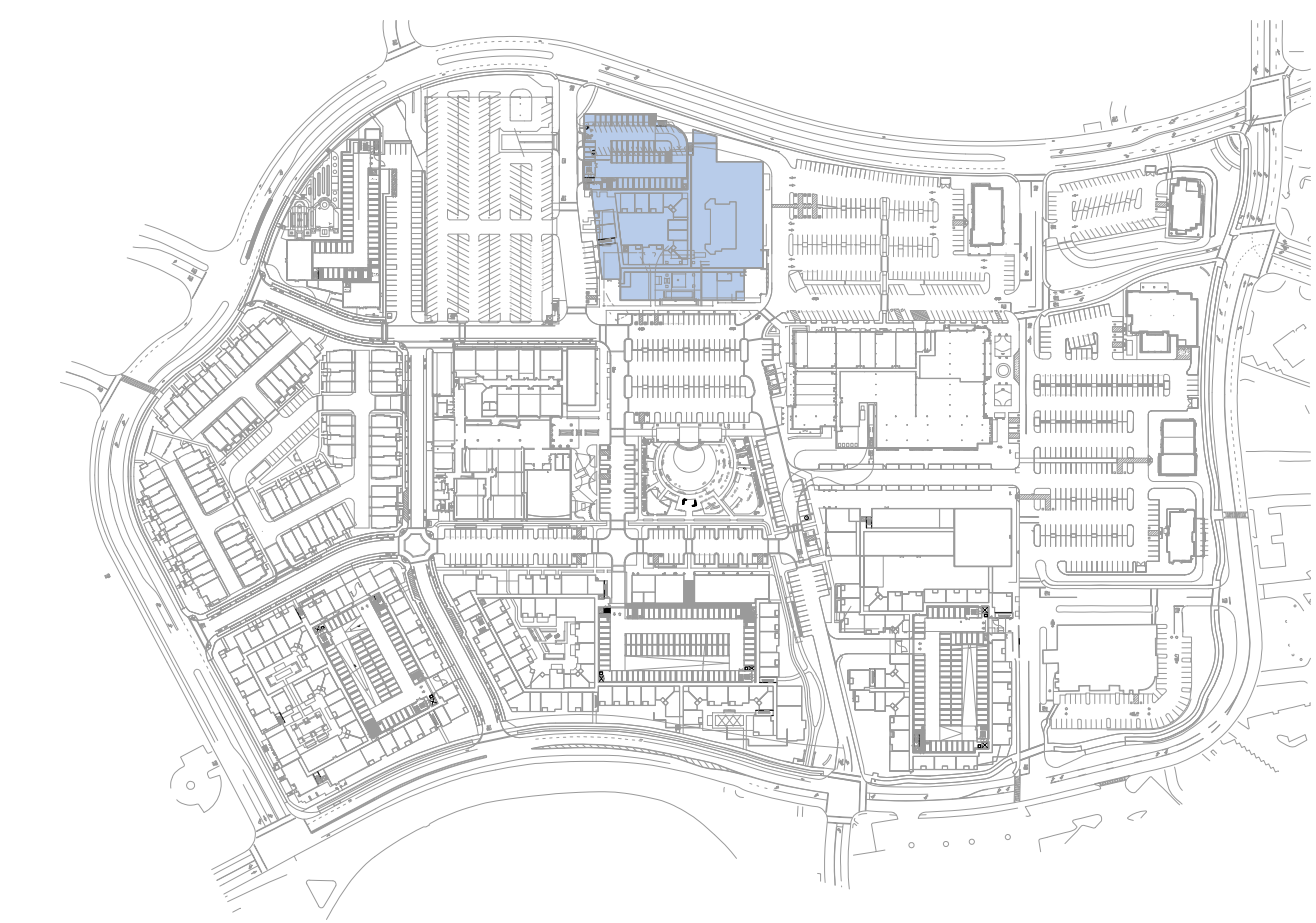
RE-71



SOUTHWEST CORNER



SOUTHEAST CORNER



KEY PLAN

MATERIALS LEGEND

- | | |
|--------------------------|---------------------------------|
| (A1) METAL SIDING | (F3) CEMENT PLASTER |
| (A2) METAL SIDING | (F4) CEMENT PLASTER |
| (A3) METAL SIDING | (F5) CEMENT PLASTER |
| (B1) HORIZONTAL SIDING | (F6) CEMENT PLASTER |
| (B2) HORIZONTAL SIDING | (F7) CEMENT PLASTER |
| (B3) HORIZONTAL SIDING | (F8) CEMENT PLASTER |
| (B4) HORIZONTAL SIDING | (F9) CEMENT PLASTER |
| (C1) FIBER CEMENT SIDING | (G1) GUARDRAIL |
| (C2) FIBER CEMENT SIDING | (G2) GUARDRAIL |
| (C3) FIBER CEMENT SIDING | (G3) GUARDRAIL |
| (C4) FIBER CEMENT SIDING | (H1) CANOPY |
| (D1) BRICK VENEER | (H2) CANOPY |
| (D2) BRICK VENEER | (H3) CANOPY |
| (D3) BRICK VENEER | (J1) TRELLIS |
| (E1) PORCELAIN TILE | (K1) GREEN SCREEN |
| (F1) CEMENT PLASTER | (L1) WALL MOUNTED LIGHT FIXTURE |
| (F2) CEMENT PLASTER | (M1) BANNER SIGN BY OTHERS |



WEST ELEVATION



SOUTH ELEVATION



RESIDENTIAL 6 BUILDING ELEVATIONS

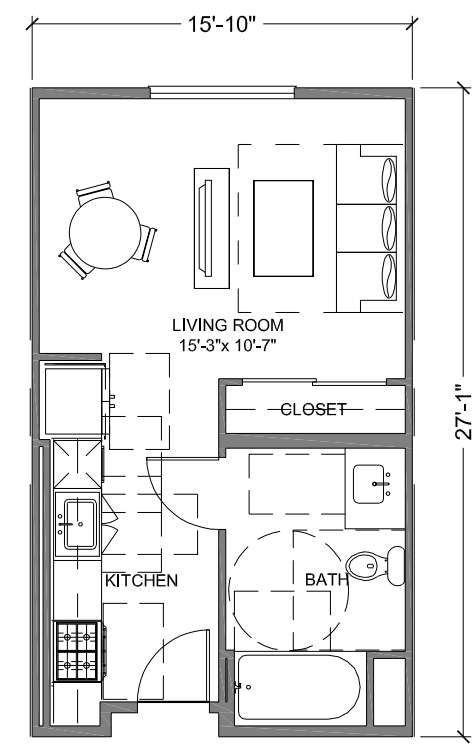
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

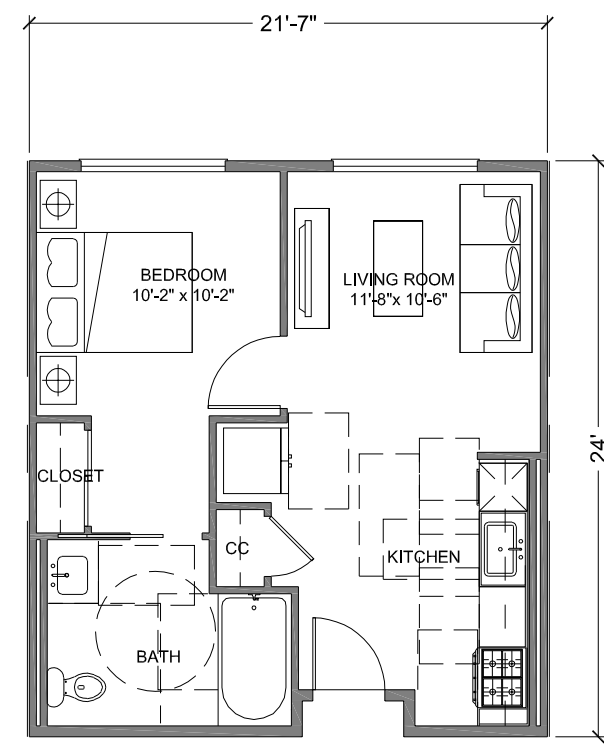
MARCH 09, 2022



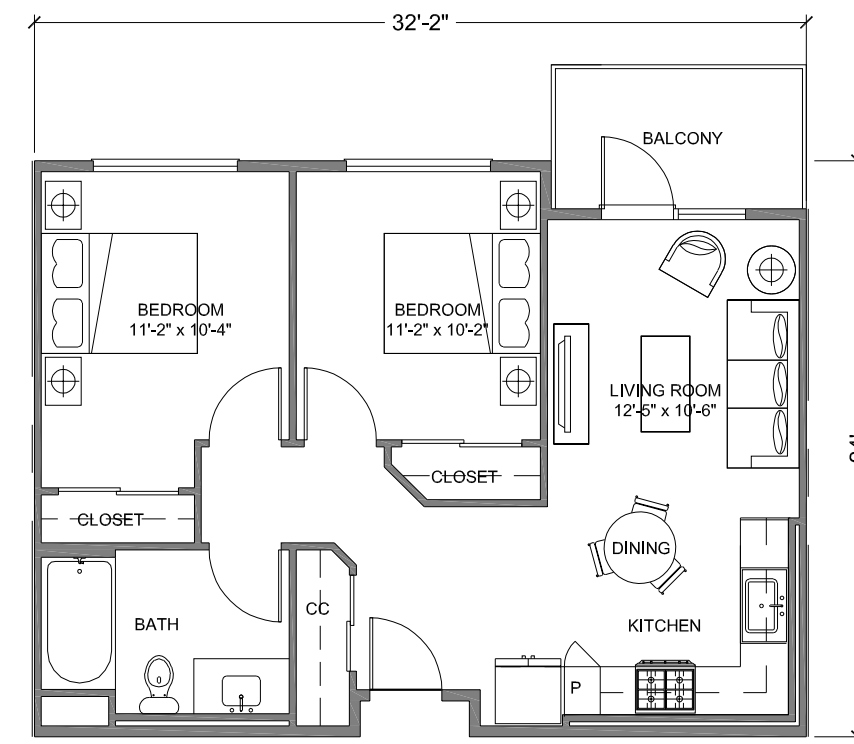
RE-72



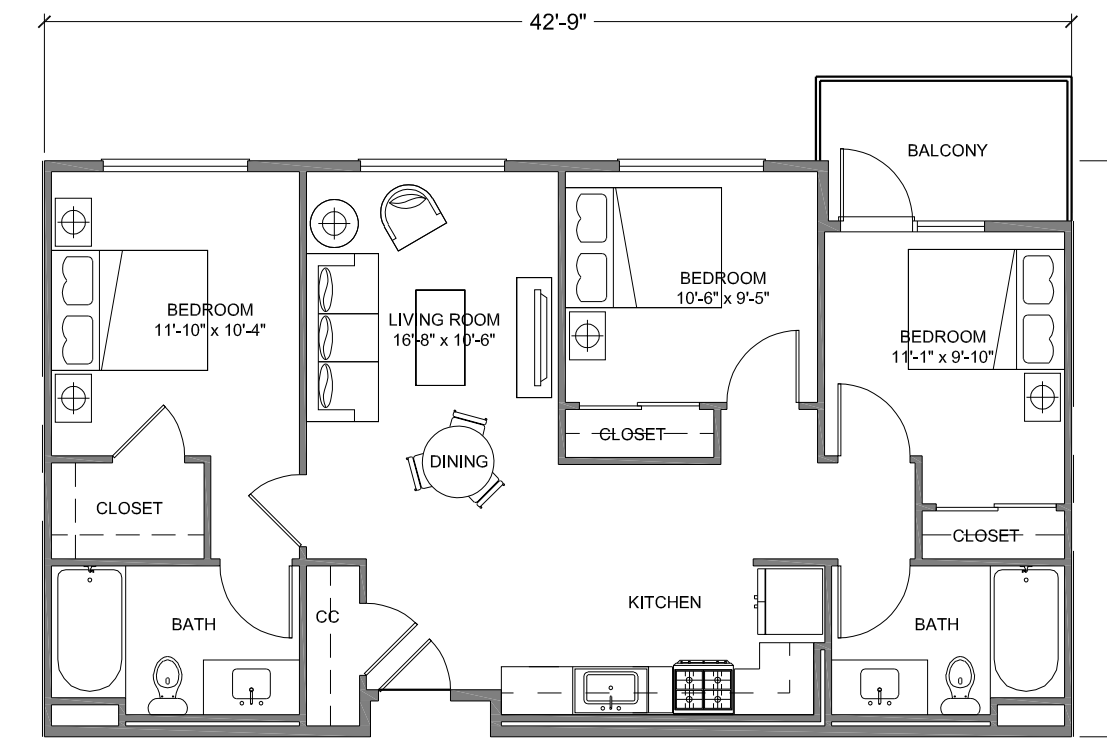
AFF UNIT S1: STUDIO / 1BA
UNIT RSF: 430 SF



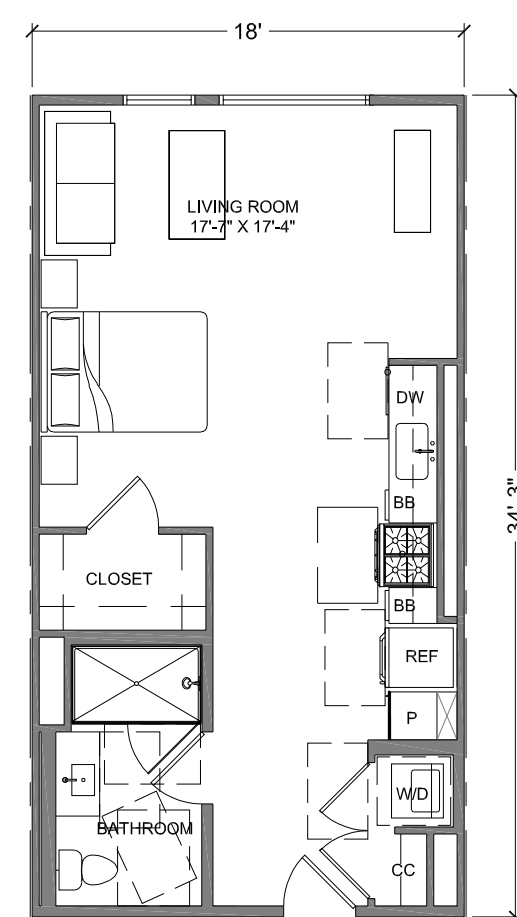
AFF UNIT 1A: 1BR / 1BA
UNIT RSF: 520 SF



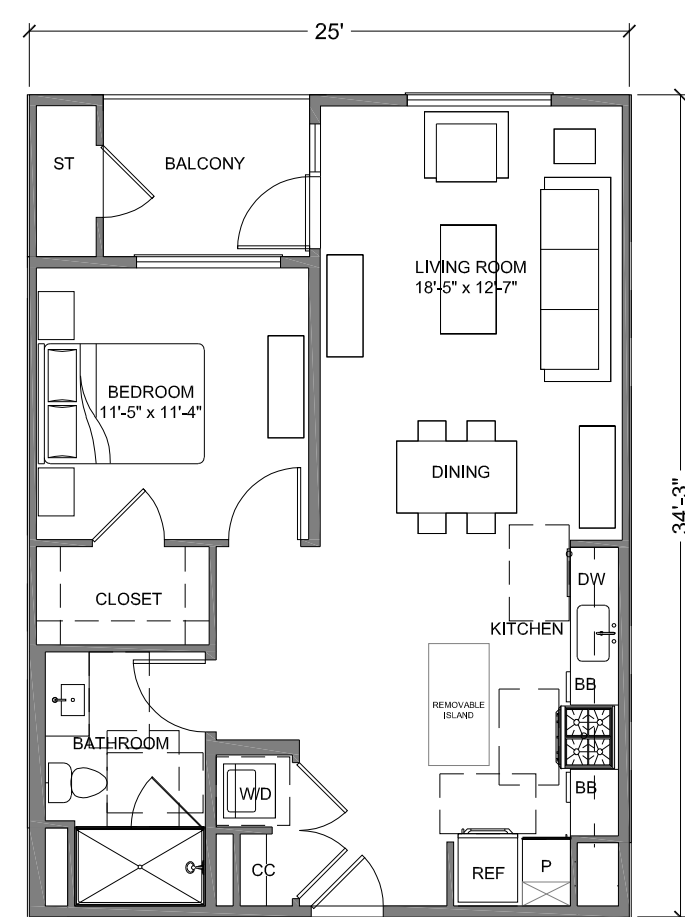
AFF UNIT 2A: 2BR / 1BA
UNIT RSF: 750 SF
PATIO / BALC: 60 SF



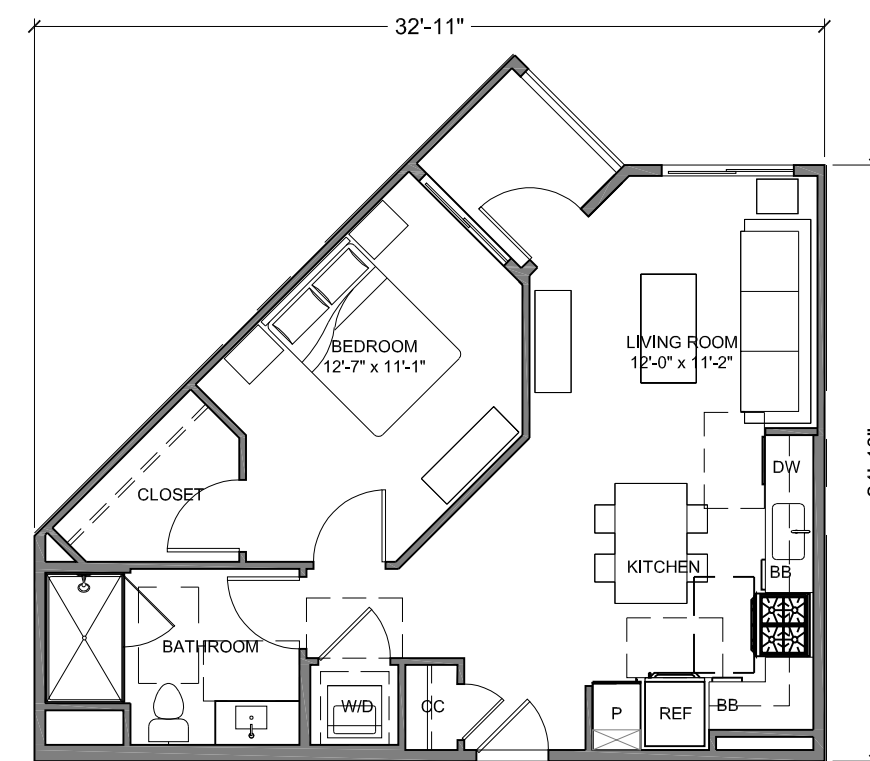
AFF UNIT 3A: 3BR / 1BA
UNIT RSF: 995 SF
PATIO / BALC: 60 SF



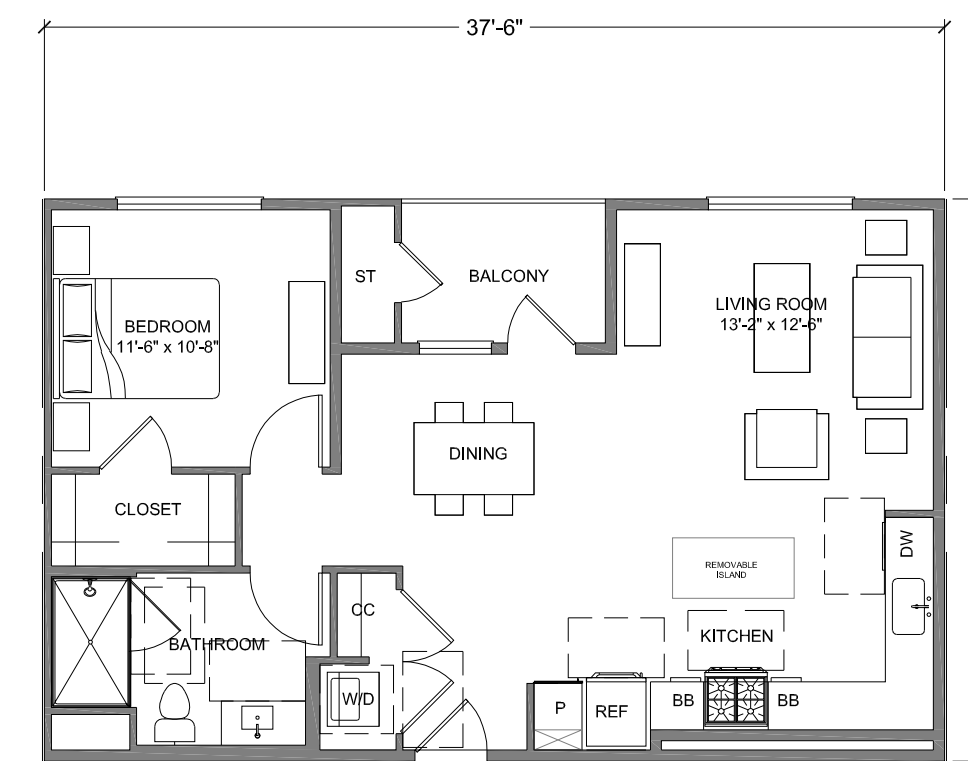
UNIT S1: STUDIO / 1BA
UNIT RSF: 620 SF



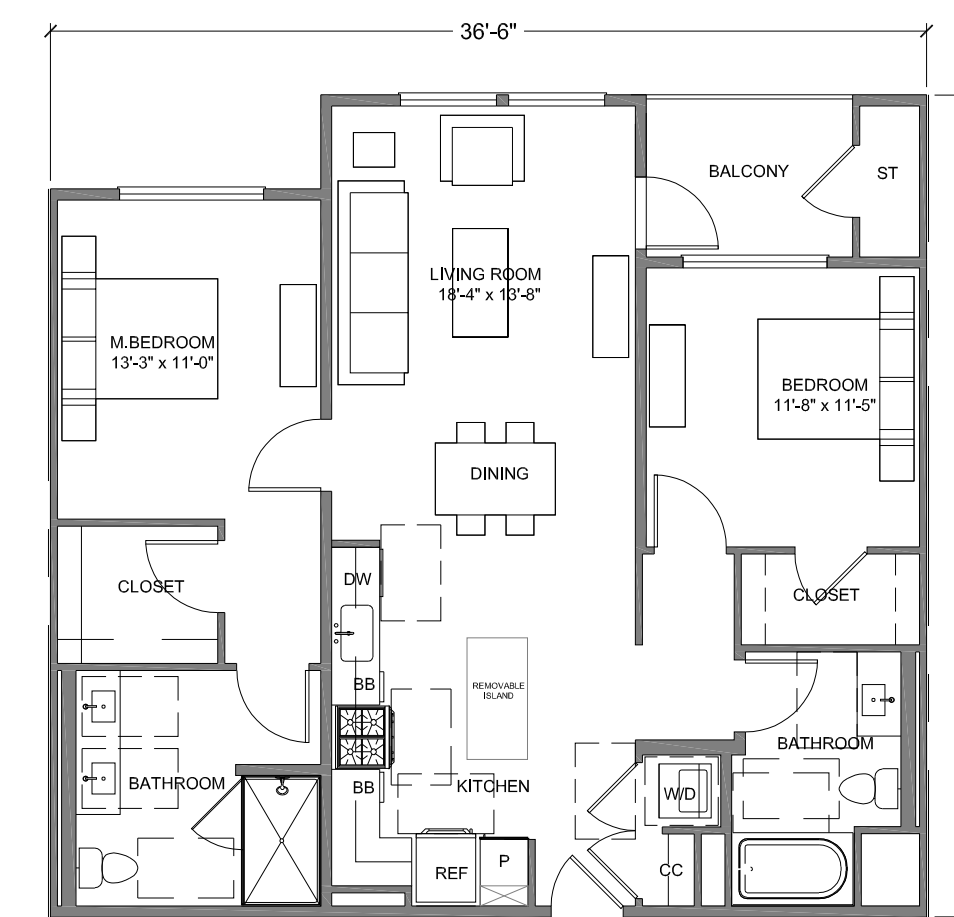
UNIT 1A: 1BR / 1BA
UNIT RSF: 805 SF
PATIO / BALC: 58 SF



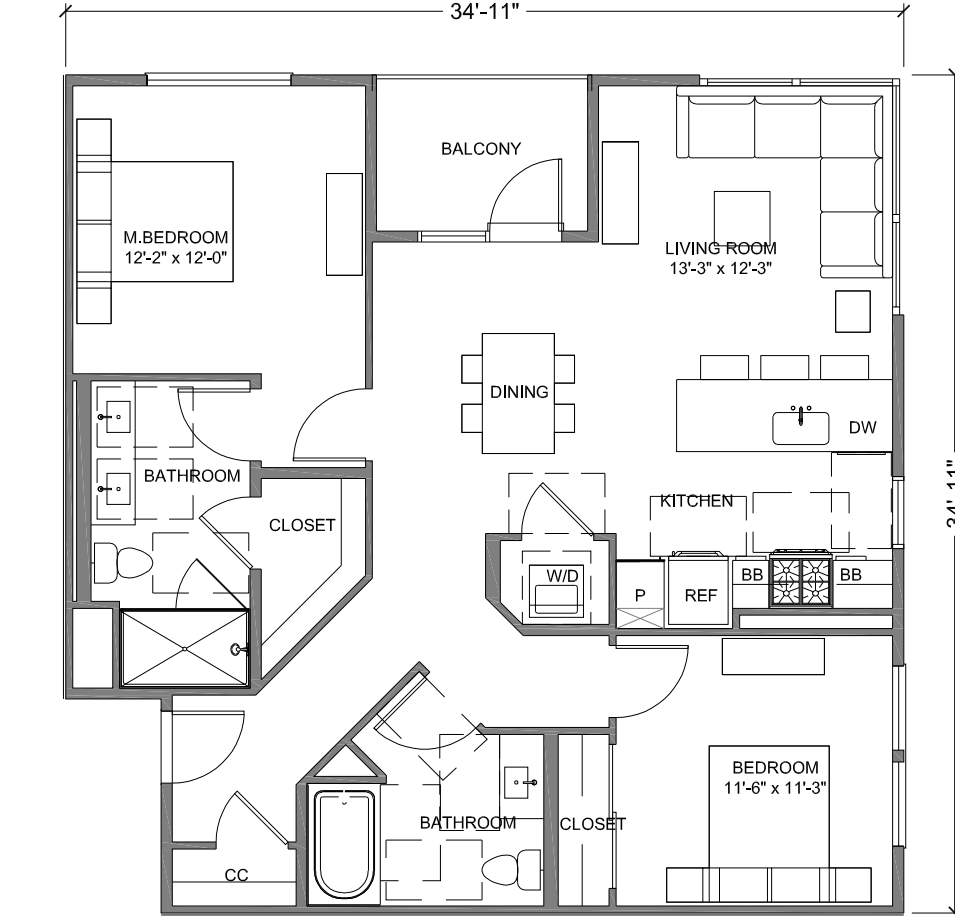
UNIT 1C: 1BR / 1BA
UNIT RSF: 680 SF
PATIO / BALC : 40 SF



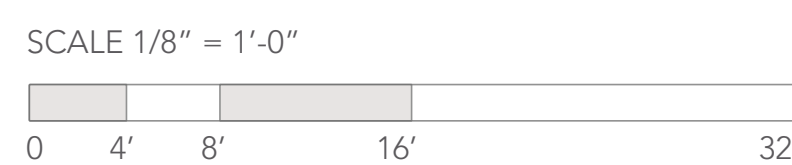
UNIT 1D: 1BR / 1BA
UNIT RSF: 830 SF
PATIO / BALC: 50 SF



UNIT 2A: 2BA / 2BA
UNIT RSF: 1150 SF
PATIO / BALC: 58 SF



UNIT 2B: 2BR / 2BA
UNIT RSF: 1130 SF
PATIO / BALC: 57 SF



TYPICAL UNIT PLANS



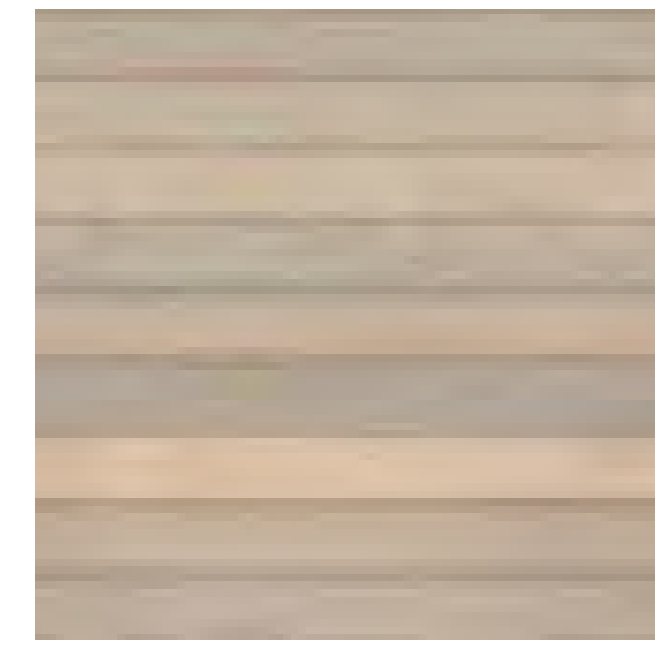
(A1) MORIN INTEGRITY X-12 ZINC GRAY



(A2) MORIN INTEGRITY X-12 CHROMIUM GRAY



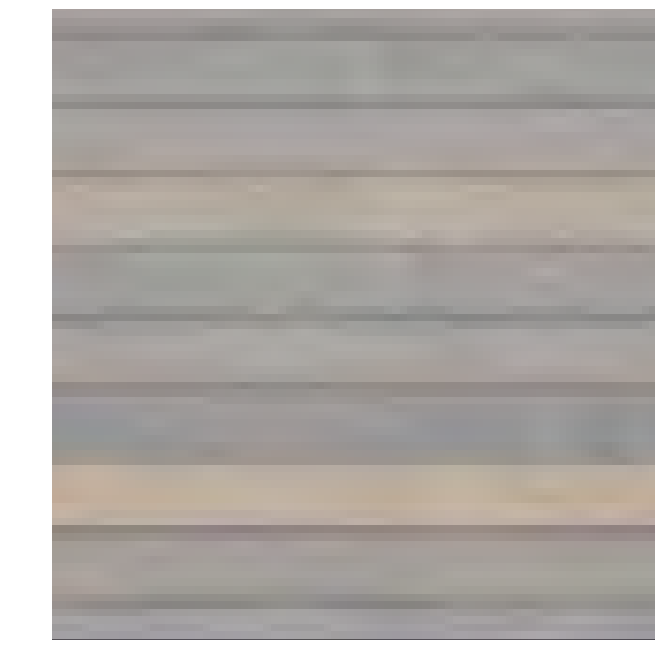
(A3) MORIN INTEGRITY X-12 SILVER SMITH



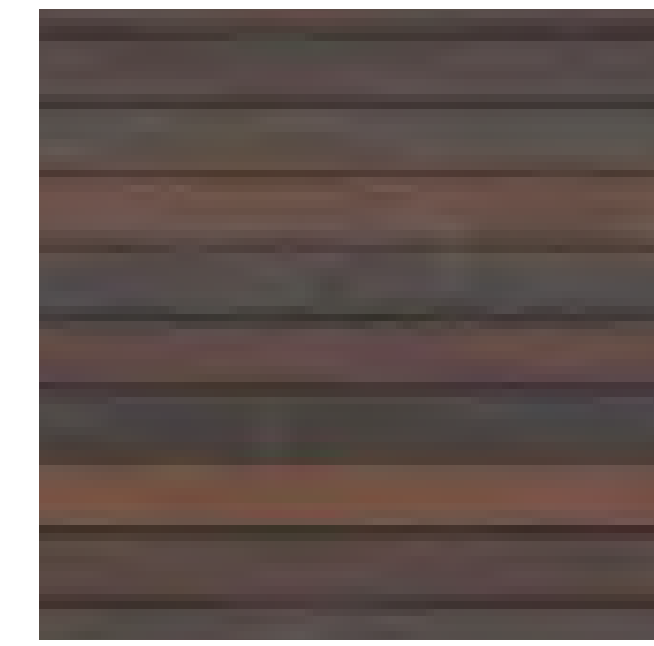
(B1) TRESPA - PURA CLASSIC OAK



(B2) TRESPA - PURA AGED ASH



(B3) TRESPA - PURA SIBERIAN LARCH



(B4) TRESPA - PURA TROPICAL IPE



(C1) NICHHA - VINTAGEWOOD SPRUCE



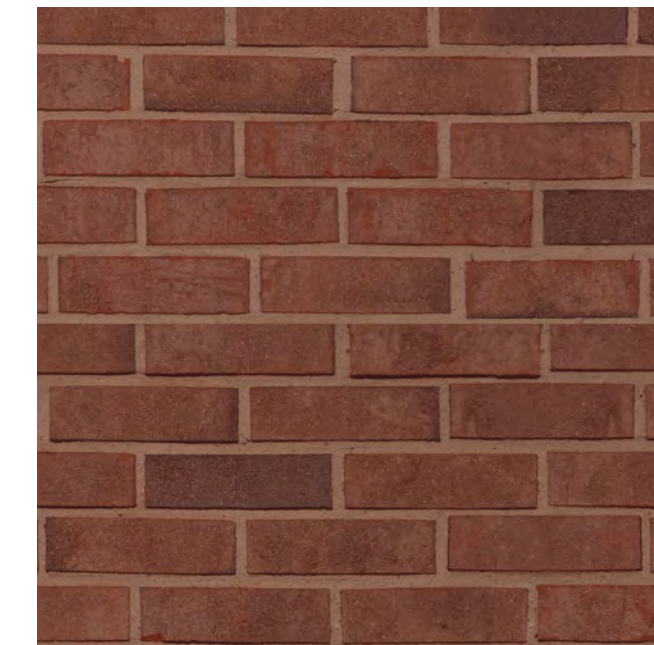
(C2) NICHHA - VINTAGEWOOD CEDAR



(C3) NICHHA - VINTAGEWOOD REDWOOD



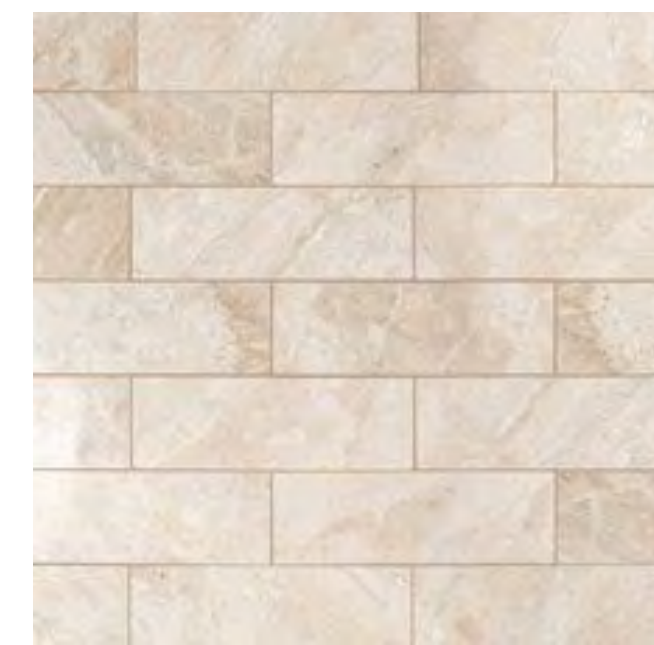
(C4) HARDIE PLANK - LAP SIDING MONTEREY TAUPE



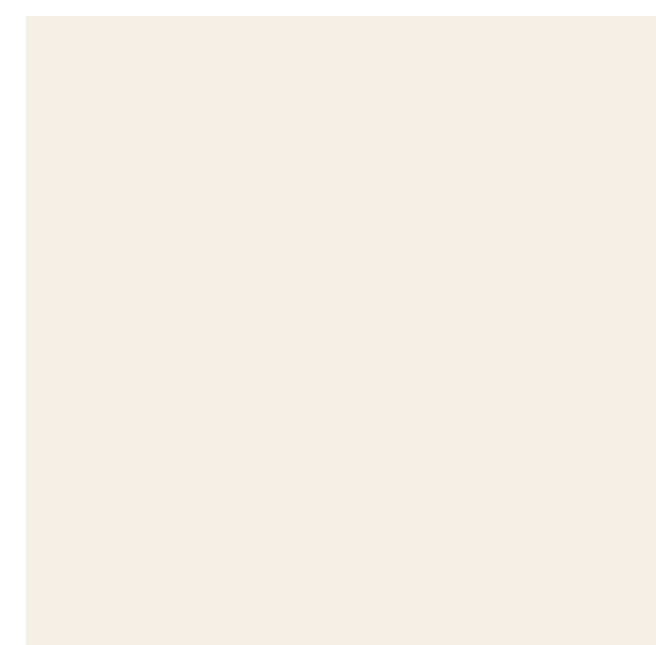
(D1) BELDEN BRICK INDIAN FULL RANGE



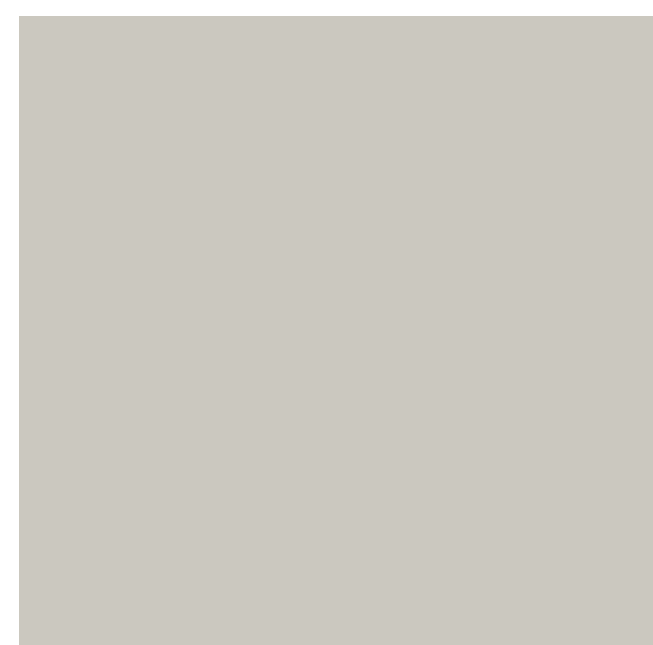
(D2) BELDEN BRICK 481-483 SMOOTH



(E1) LAMINAM - I NATURALI TRAVERTINO ROMANO BOCCIARDATO



(F1) CEMENT PLASTER SW 7102 WHITE FLOUR



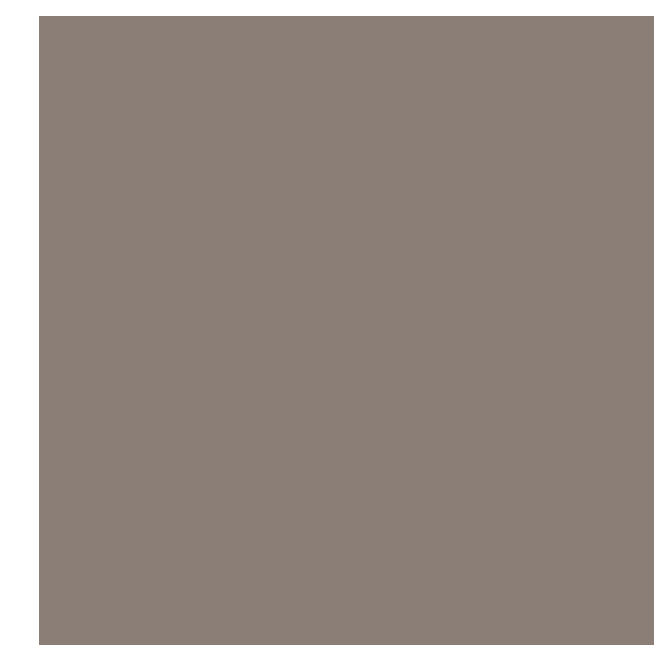
(F2) CEMENT PLASTER SW 7015 REPOSE GRAY



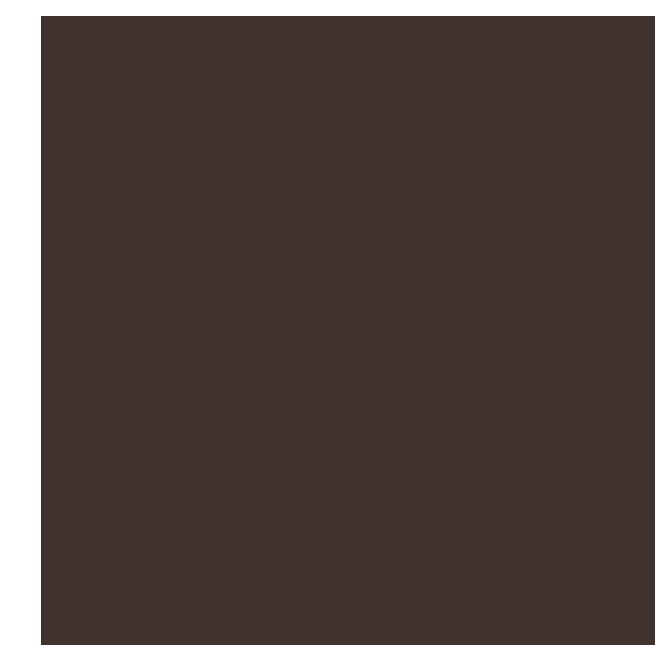
(F3) CEMENT PLASTER SW 7069 IRON ORE



(F4) CEMENT PLASTER SW 6192 COASTAL PLAIN



(F5) CEMENT PLASTER SW 6074 SPALDING GRAY



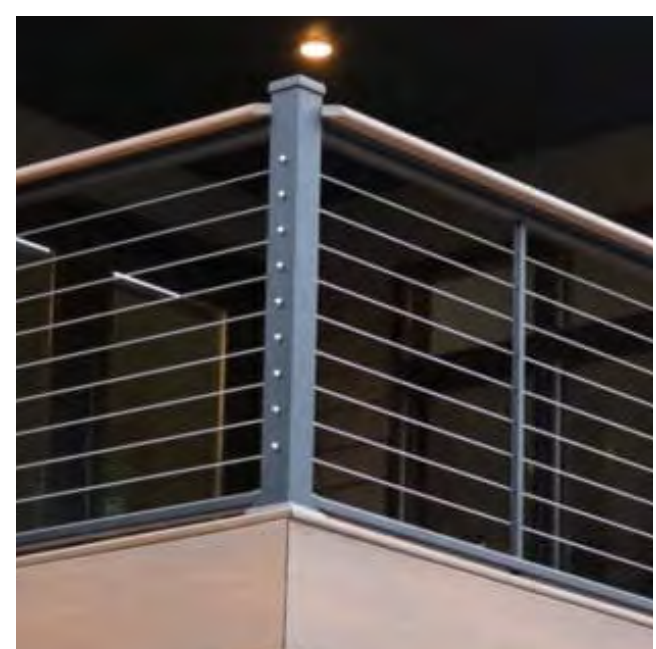
(F6) CEMENT PLASTER SW 6006 BLACK BEAN



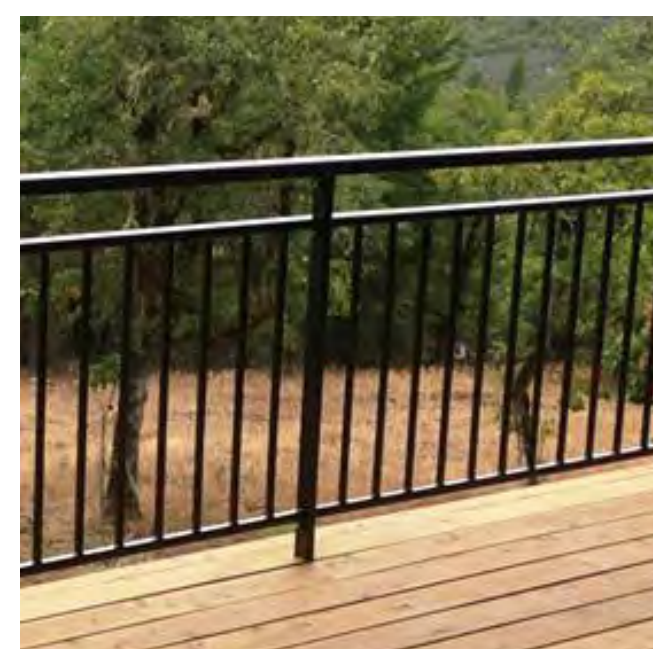
(F8) CEMENT PLASTER SW 6361 AUTUMNAL



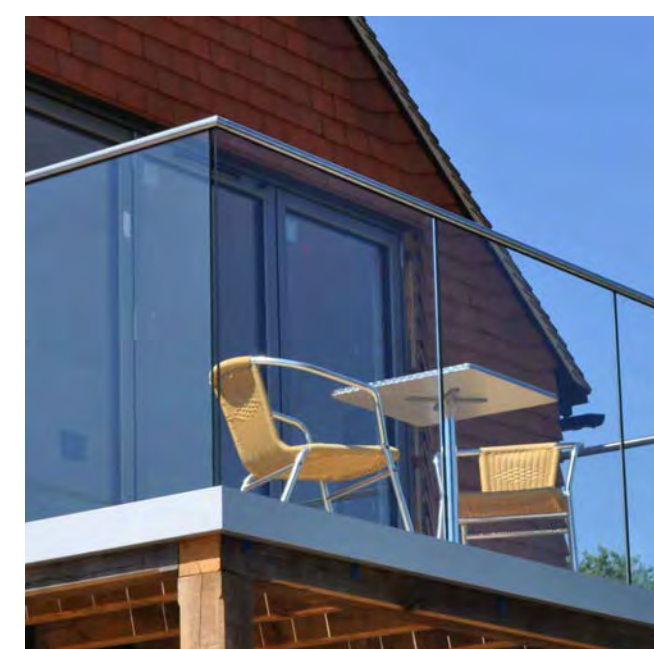
(F9) CEMENT PLASTER SW 6508 SECURE BLUE



(G1) GUARDRAIL



(G2) GUARDRAIL



(G3) GUARDRAIL



(H1) CANOPY



(H2) CANOPY



(H3) CANOPY



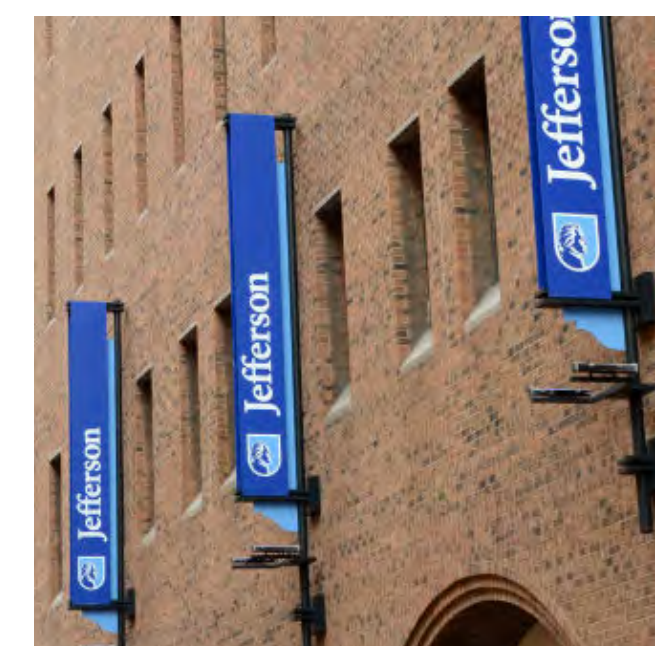
(J1) TRELLIS



(K1) GREEN SCREEN



(L1) WALL MOUNTED LIGHT FIXTURE



(M1) BANNER SIGN BY OTHERS

MATERIAL BOARD

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022



CSW | ST 2



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