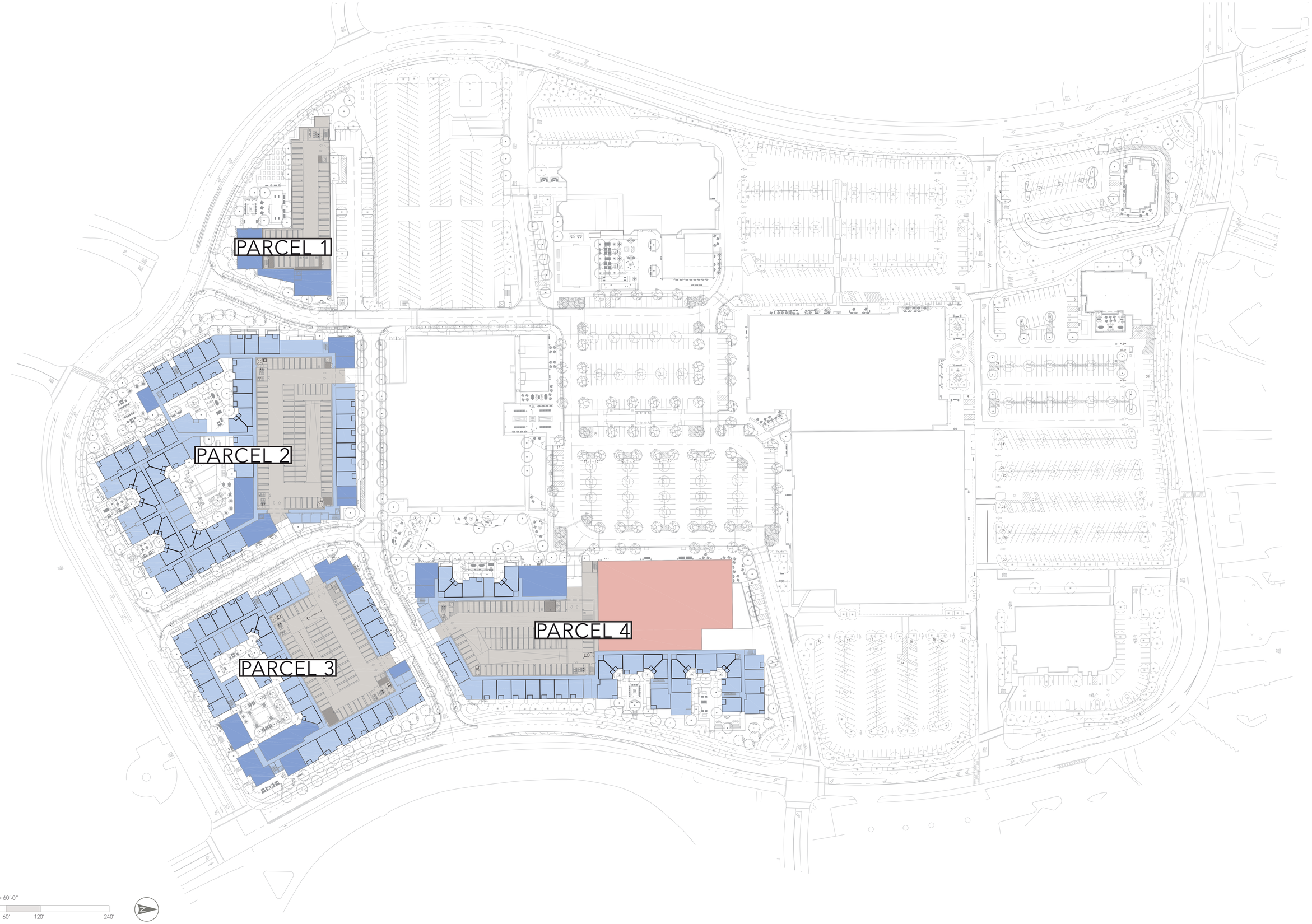


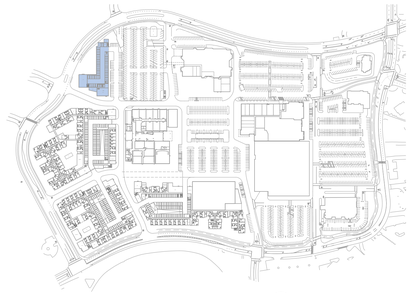
2025 RESIDENTIAL SITE MAP

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-1



KEY PLAN

PARCEL 1 - PROJECT DESCRIPTION

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

PARCEL 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

PARCEL 1 - BUILDING SUMMARY

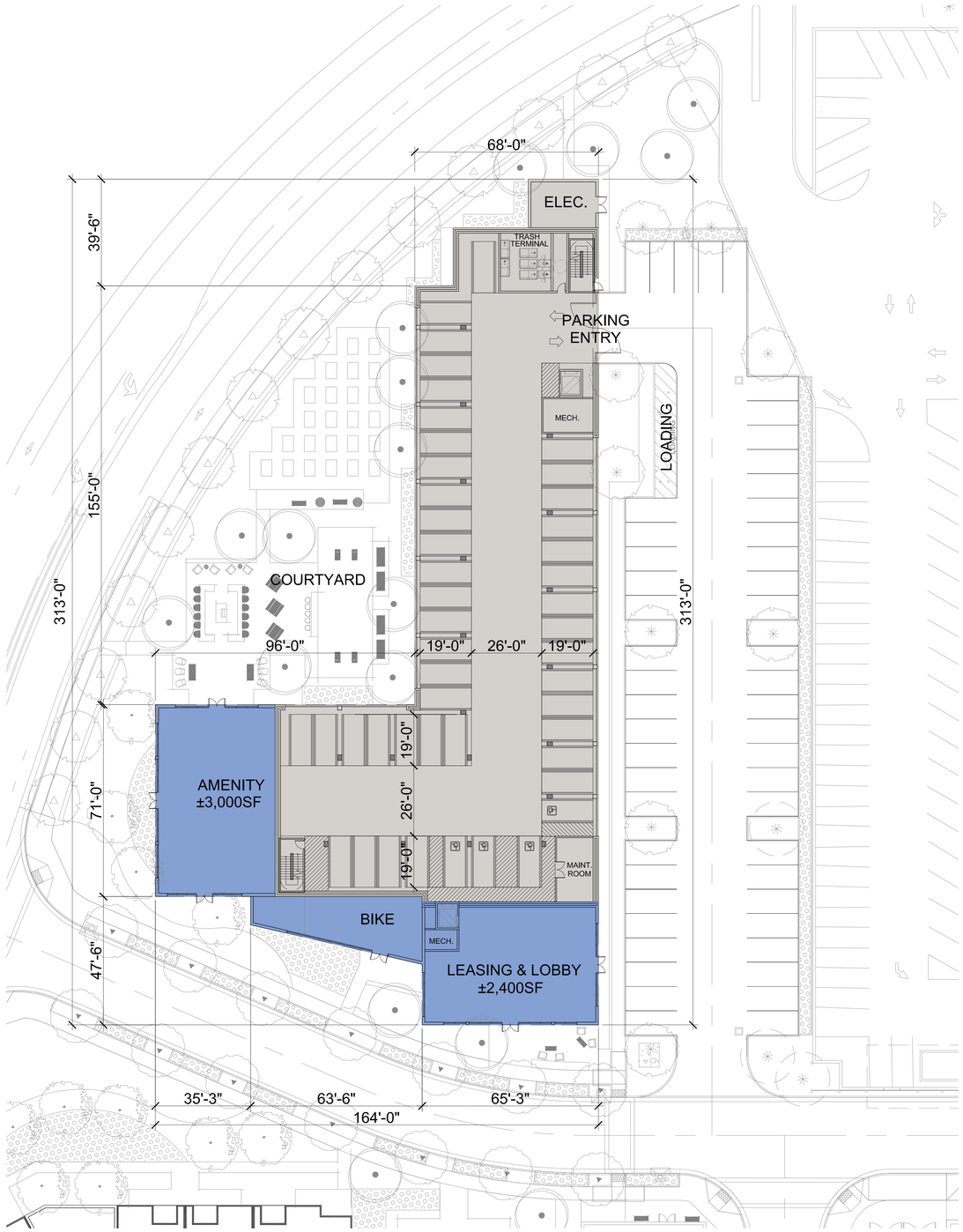
UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	AFF S1	430 sf	-	6	6	6	6	24	10,320 sf	24	25%
1 BR'S	AFF 1A	520 sf	-	6	6	6	6	24	12,480 sf	24	25%
2 BR'S	AFF 2A	750 sf	-	5	5	5	5	20	15,000 sf	24	25%
	AFF 2B	865 sf	-	1	1	1	1	4	3,460 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 PARCEL 1 - DATA SUMMARY

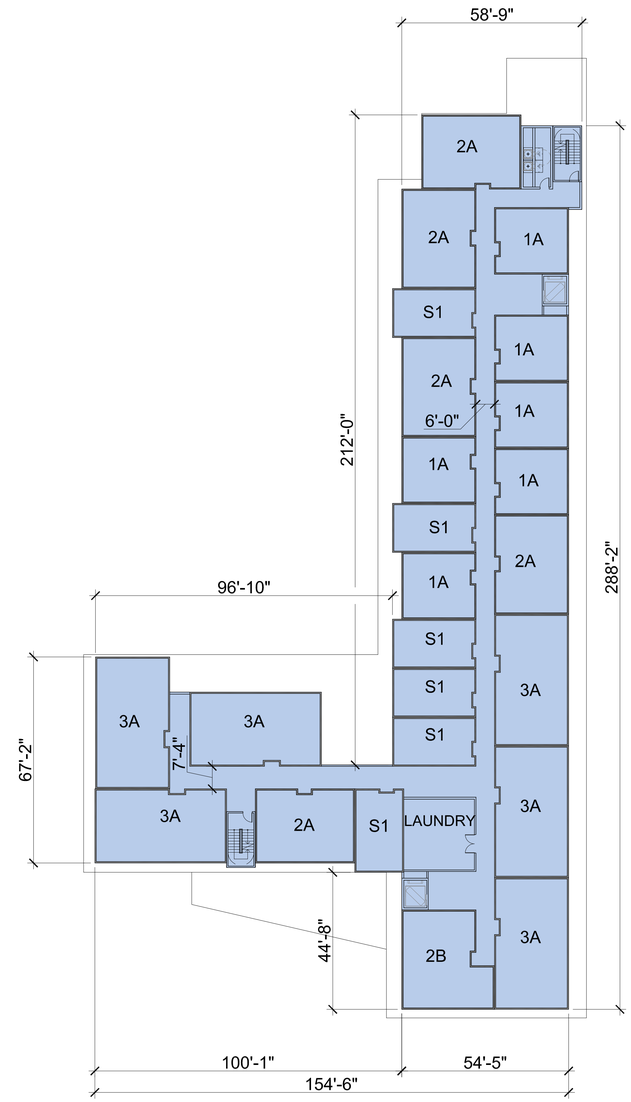
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI



GROUND FLOOR PLAN



SECOND FLOOR PLAN

KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

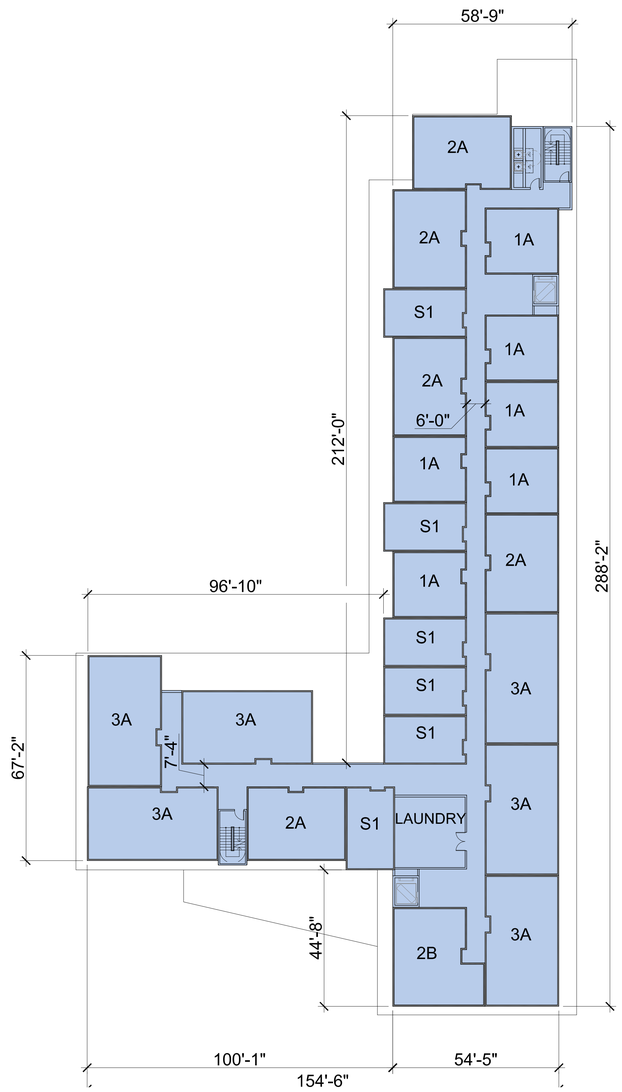
0 10' 20' 40' 80'

RESIDENTIAL PARCEL 1 - FLOOR PLANS

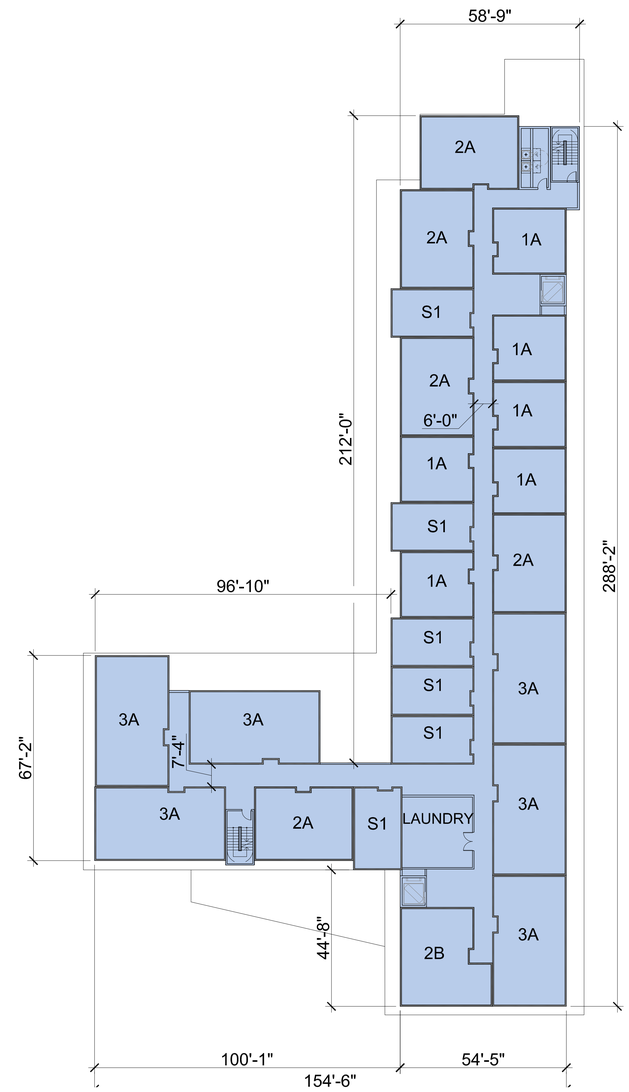
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

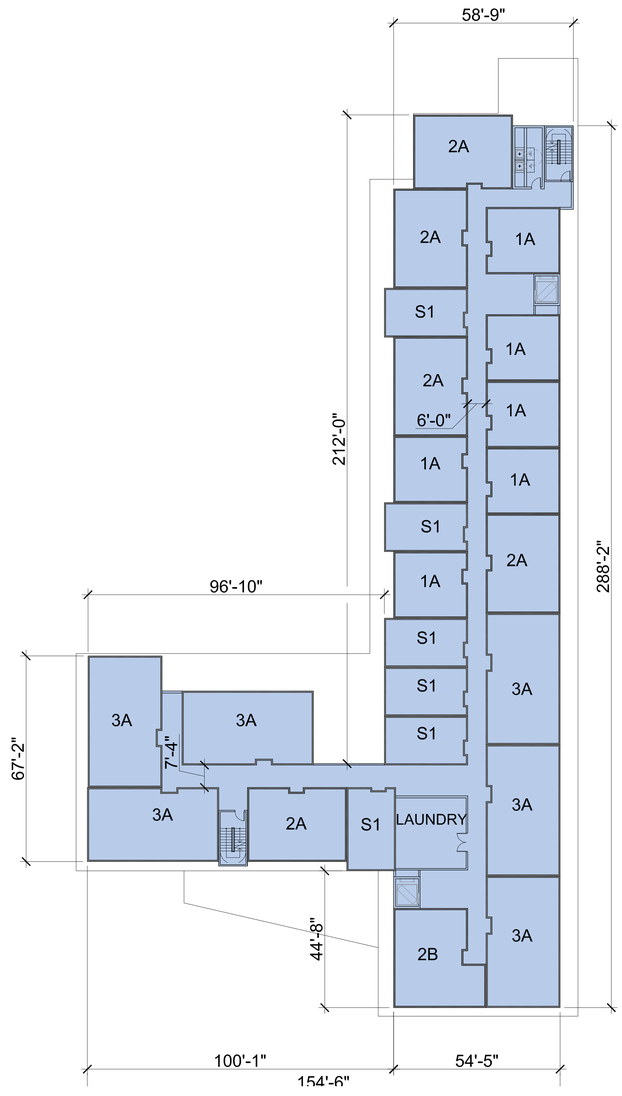
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

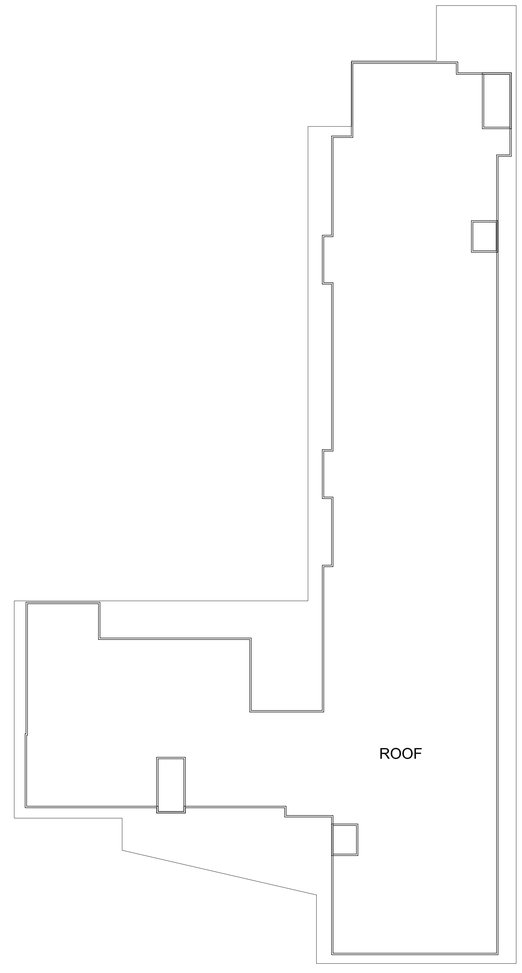
RESIDENTIAL PARCEL 1 - FLOOR PLANS

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

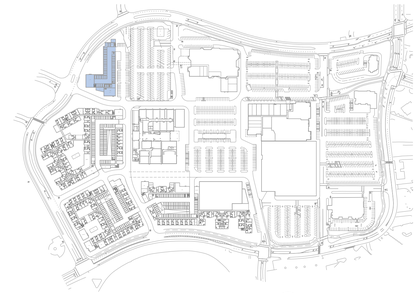
RE-4



FRITH FLOOR PLAN



ROOF PLAN



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

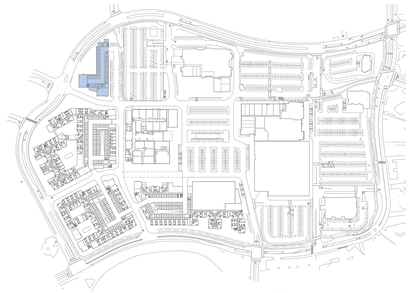
0 10' 20' 40' 80'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

RESIDENTIAL PARCEL 1 - FLOOR PLANS

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

LEGEND

USABLE OUTDOOR AREA

PARCEL 1 - USABLE OUTDOOR AREAS	
COURTYARD 1	12,213 sf
TOTAL SQFT	12,213 sf

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

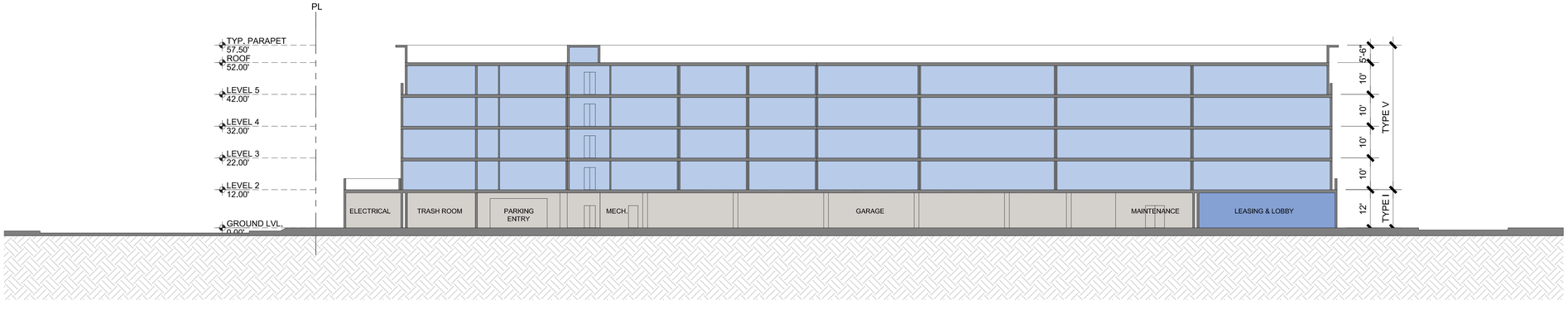
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

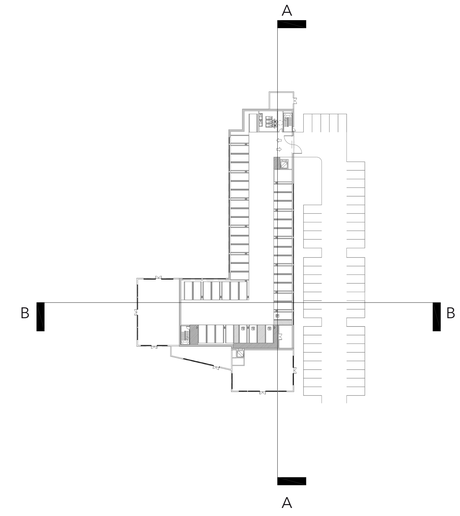
RESIDENTIAL PARCEL 1 - OPEN SPACE PLAN

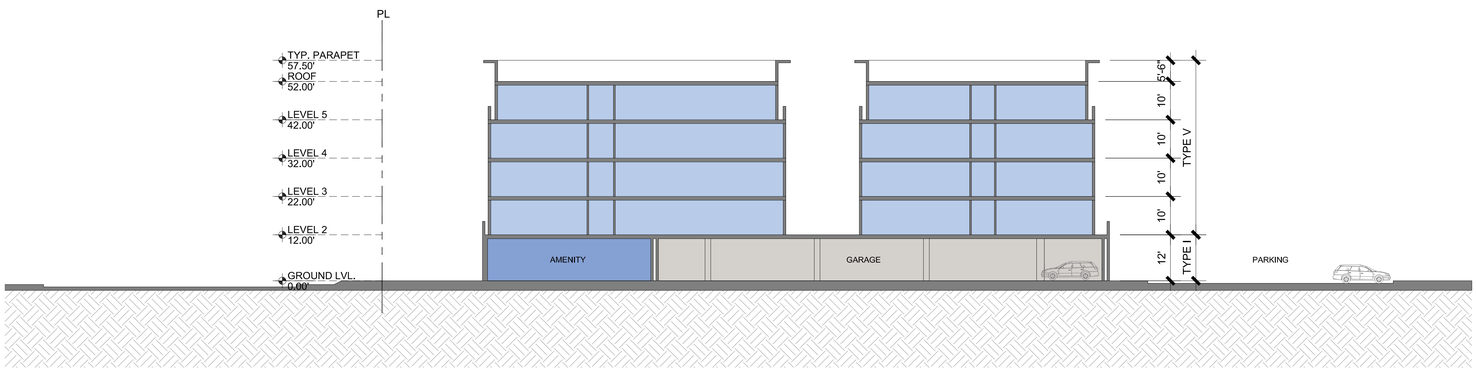
MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-6



SECTION A-A





SECTION B-B

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

RESIDENTIAL PARCEL 1 - BUILDING SECTIONS

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

RE-7

SOUTHEAST CORNER

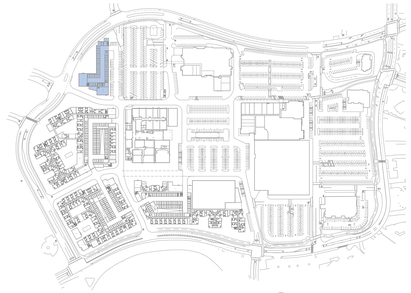
NORTHEAST ELEVATION

NORTH ELEVATION

EAST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN

MATERIALS LEGEND

A1	METAL SIDING	G1	WALL PANEL
A2	METAL SIDING	G1	WALL PANEL
B1	HORIZONTAL SIDING	H1	POLISHED CONCRETE
B2	HORIZONTAL SIDING	H2	POLISHED CONCRETE
B3	HORIZONTAL SIDING	H3	POLISHED CONCRETE
C1	CEMENT PLASTER	J1	GUARDRAIL
C2	CEMENT PLASTER	J2	GUARDRAIL
C3	CEMENT PLASTER	J3	GUARDRAIL
C4	CEMENT PLASTER	K1	CANOPY
C5	CEMENT PLASTER	K2	CANOPY
C6	CEMENT PLASTER	K3	CANOPY
C7	CEMENT PLASTER	L1	TRELLIS
D1	BRICK VENEER	L2	TRELLIS
D2	BRICK VENEER	L3	TRELLIS
E1	PORCELAIN TILE	M1	GREEN SCREEN
F1	WOOD PANEL	N1	ARTWORK/MURAL,TBD.
F2	WOOD PANEL		

PARCEL 1 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

NORTHWEST CORNER

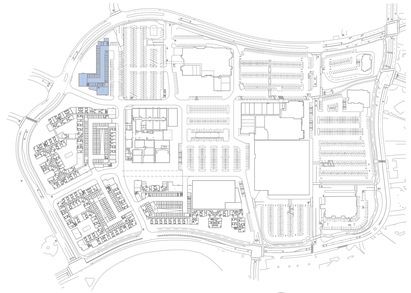
SOUTHWEST CORNER

SOUTH ELEVATION

WEST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN

MATERIALS LEGEND

A1	METAL SIDING	G1	WALL PANEL
A2	METAL SIDING	G1	WALL PANEL
B1	HORIZONTAL SIDING	H1	POLISHED CONCRETE
B2	HORIZONTAL SIDING	H2	POLISHED CONCRETE
B3	HORIZONTAL SIDING	H3	POLISHED CONCRETE
C1	CEMENT PLASTER	J1	GUARDRAIL
C2	CEMENT PLASTER	J2	GUARDRAIL
C3	CEMENT PLASTER	J3	GUARDRAIL
C4	CEMENT PLASTER	K1	CANOPY
C5	CEMENT PLASTER	K2	CANOPY
C6	CEMENT PLASTER	K3	CANOPY
C7	CEMENT PLASTER	L1	TRELLIS
D1	BRICK VENEER	L2	TRELLIS
D2	BRICK VENEER	L3	TRELLIS
E1	PORCELAIN TILE	M1	GREEN SCREEN
F1	WOOD PANEL	N1	ARTWORK/MURAL,TBD.
F2	WOOD PANEL		

PARCEL 1 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

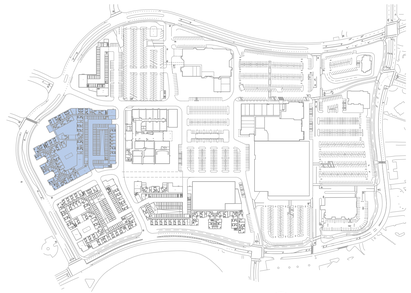
MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI



KEY PLAN

PARCEL 2 - PROJECT DESCRIPTION

A 309-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 6-LEVEL TYPE I-A PARKING STRUCTURE.

PARCEL 2 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	42	1	42
1 BR'S	208	1.5	312
2 BR'S	59	2	118
TOTAL UNITS	309		
STALLS REQUIRED - RESIDENTIAL			472
STALLS REQUIRED - GUEST		0.2	62
TOTAL STALLS REQUIRED		1.73	534

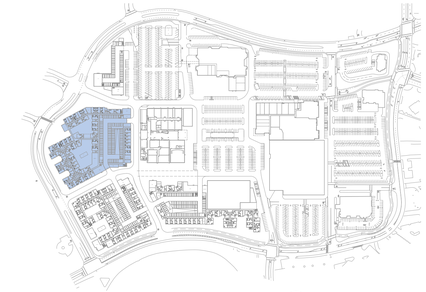
PARKING PROVIDED

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL 1	60	92	2	94
LEVEL 2	70	94	2	96
LEVEL 3	71	94	2	96
LEVEL 4	63	94	2	96
LEVEL 5	45	94	2	96
ROOF	-	62	1	63
TOTAL	309	530	11	541

PARCEL 2 - 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	3	9	10	6	3	31	19,220 sf	42	14%
	S1 LOFT	990 sf	0	0	0	4	0	4	3,960 sf		
	S2	890 sf	1	2	1	1	1	6	5,340 sf		
	S2 LOFT	1,380 sf	0	0	1	0	0	1	1,380 sf		
1 BR'S	1A	805 sf	21	21	16	10	9	77	61,985 sf	208	67%
	1A LOFT	1,315 sf	0	0	5	6	0	11	14,465 sf		
	1C	680 sf	14	14	14	14	14	70	47,600 sf		
	1D	830 sf	6	7	7	7	4	31	25,730 sf		
	1E	960 sf	0	1	1	1	0	3	2,880 sf		
	1G	940 sf	4	0	0	0	0	4	3,760 sf		
	1G LOFT	1,540 sf	0	4	0	0	0	4	6,160 sf		
	1H	1,450 sf	1	1	1	1	1	5	7,250 sf		
	1H.1	1,180 sf	0	0	1	1	1	3	3,540 sf		
2 BR'S	2A	1,150 sf	8	9	10	10	10	47	54,050 sf	59	19%
	2B	1,130 sf	2	2	4	2	2	12	13,560 sf		
TOTAL UNITS			60	70	71	63	45	309	270,880 sf	309	100%

RESIDENTIAL PARCEL 2 - DATA SUMMARY



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

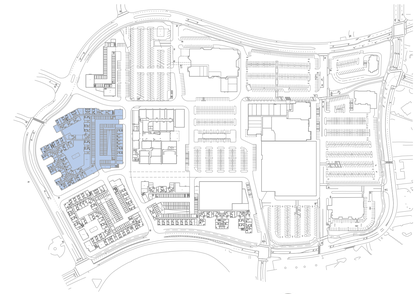
RESIDENTIAL PARCEL 2 - LEVEL 1 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-11



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

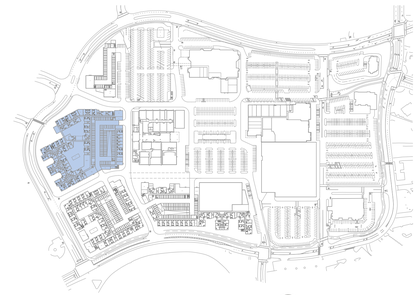
RESIDENTIAL PARCEL 2 - LEVEL 2 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-12



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

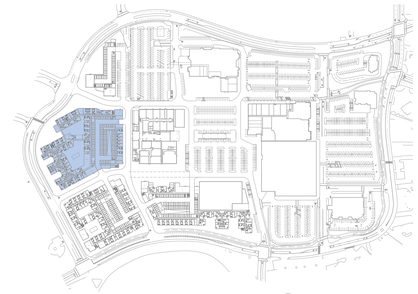
RESIDENTIAL PARCEL 2 - LEVEL 3 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-13



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

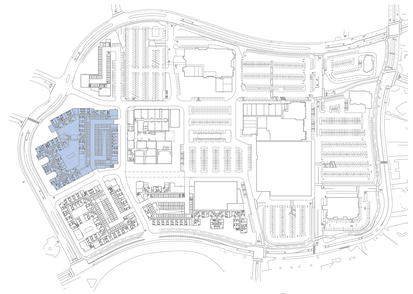
RESIDENTIAL PARCEL 2 - LEVEL 4 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-14



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

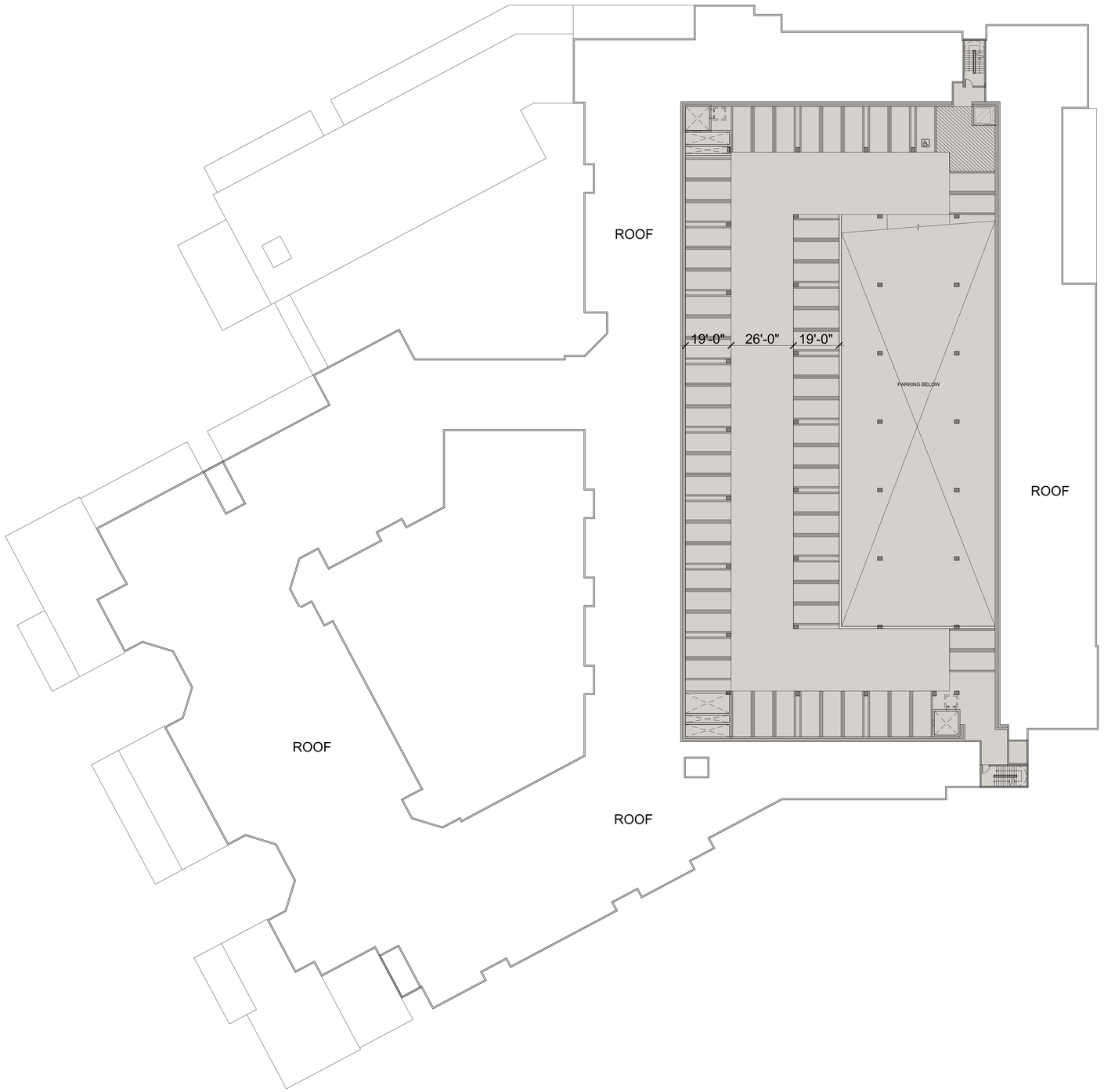
RESIDENTIAL PARCEL 2 - LEVEL 5 FLOOR PLAN

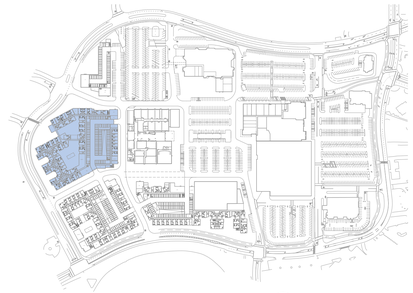
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-15





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

RESIDENTIAL PARCEL 2 - ROOF PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

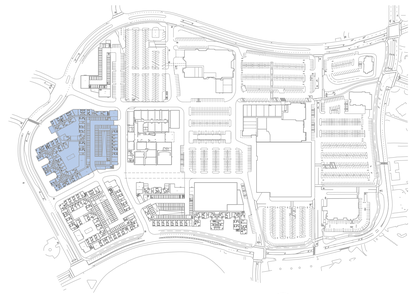
CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

RE-16



KEY PLAN

LEGEND

USABLE OUTDOOR AREA

PARCEL 2 - USABLE OUTDOOR AREAS	
COURTYARD 1	12,672 sf
COURTYARD 2	8,207 sf
COURTYARD 3	10,542 sf
COURTYARD 4	1,785 sf
COURTYARD 5	1,785 sf
TOTAL SQFT	34,991 sf

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

N

RESIDENTIAL PARCEL 2 - OPEN SPACE PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

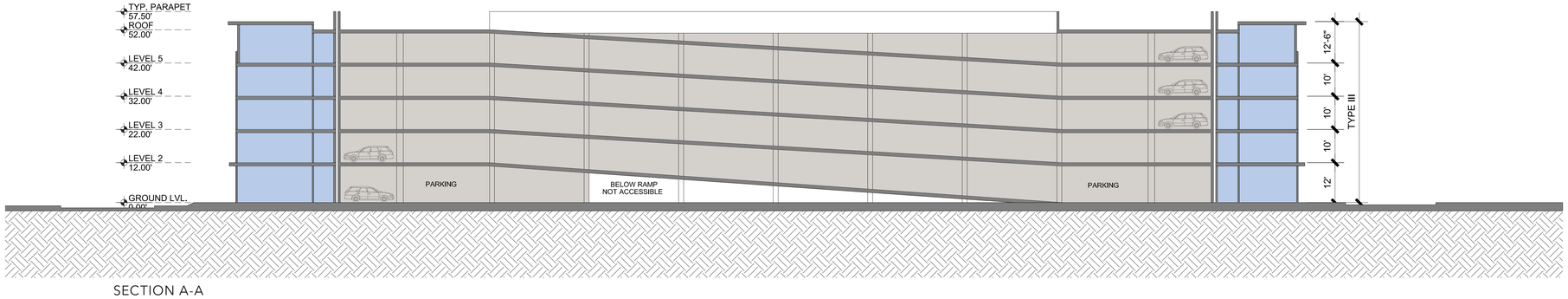
CSW | ST2

URBAN ARENA

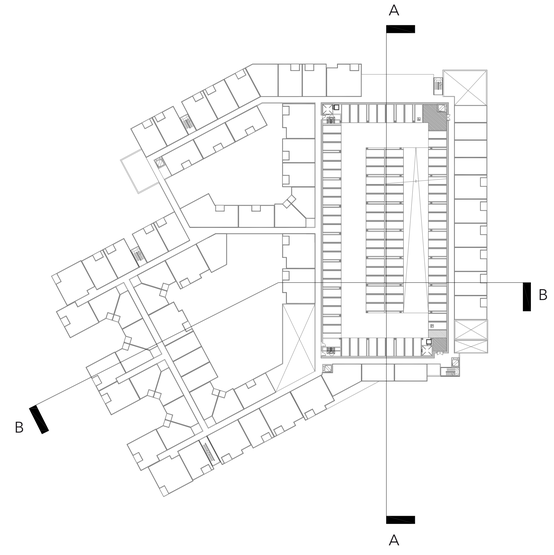
STUDIO T SQUARE

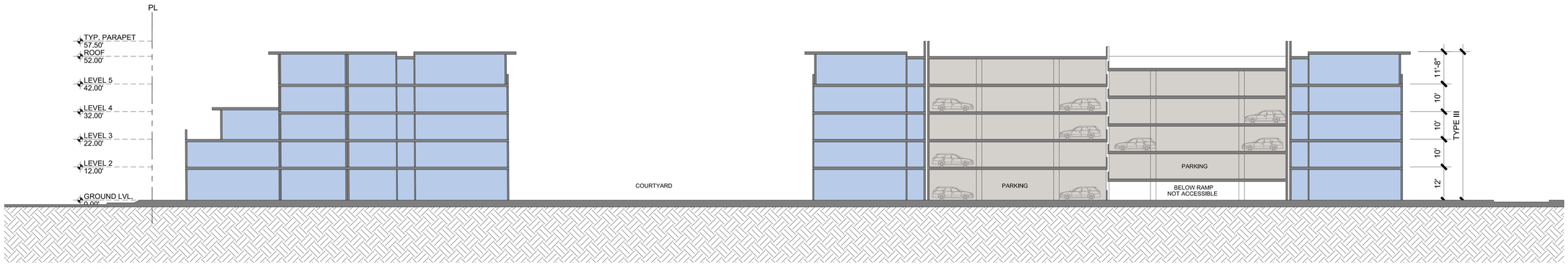
FIELD PAOLI

RE-17



SECTION A-A





SECTION B-B

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

RESIDENTIAL PARCEL 2 - BUILDING SECTIONS

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

RE-18

NORTHEAST CORNER

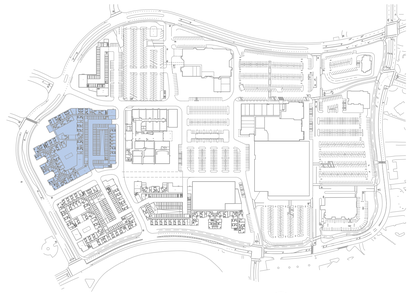
NORTHWEST CORNER

NORTH ELEVATION

EAST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN

MATERIALS LEGEND

A1	METAL SIDING	G1	WALL PANEL
A2	METAL SIDING	G1	WALL PANEL
B1	HORIZONTAL SIDING	H1	POLISHED CONCRETE
B2	HORIZONTAL SIDING	H2	POLISHED CONCRETE
B3	HORIZONTAL SIDING	H3	POLISHED CONCRETE
C1	CEMENT PLASTER	J1	GUARDRAIL
C2	CEMENT PLASTER	J2	GUARDRAIL
C3	CEMENT PLASTER	J3	GUARDRAIL
C4	CEMENT PLASTER	K1	CANOPY
C5	CEMENT PLASTER	K2	CANOPY
C6	CEMENT PLASTER	K3	CANOPY
C7	CEMENT PLASTER	L1	TRELLIS
D1	BRICK VENEER	L2	TRELLIS
D2	BRICK VENEER	L3	TRELLIS
E1	PORCELAIN TILE	M1	GREEN SCREEN
F1	WOOD PANEL	N1	ARTWORK/MURAL,TBD.
F2	WOOD PANEL		

RESIDENTIAL PARCEL 2 - BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

SOUTHWEST CORNER

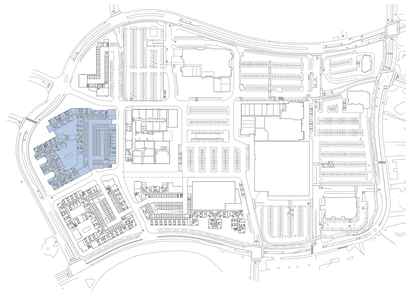
SOUTHEAST CORNER

SOUTH ELEVATION

WEST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN

MATERIALS LEGEND

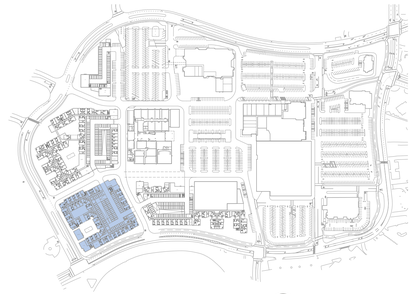
A1	METAL SIDING	G1	WALL PANEL
A2	METAL SIDING	G1	WALL PANEL
B1	HORIZONTAL SIDING	H1	POLISHED CONCRETE
B2	HORIZONTAL SIDING	H2	POLISHED CONCRETE
B3	HORIZONTAL SIDING	H3	POLISHED CONCRETE
C1	CEMENT PLASTER	J1	GUARDRAIL
C2	CEMENT PLASTER	J2	GUARDRAIL
C3	CEMENT PLASTER	J3	GUARDRAIL
C4	CEMENT PLASTER	K1	CANOPY
C5	CEMENT PLASTER	K2	CANOPY
C6	CEMENT PLASTER	K3	CANOPY
C7	CEMENT PLASTER	L1	TRELLIS
D1	BRICK VENEER	L2	TRELLIS
D2	BRICK VENEER	L3	TRELLIS
E1	PORCELAIN TILE	M1	GREEN SCREEN
F1	WOOD PANEL	N1	ARTWORK/MURAL,TBD.
F2	WOOD PANEL		

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

RESIDENTIAL PARCEL 2 - BUILDING ELEVATIONS

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

PARCEL 3 - PROJECT DESCRIPTION

A 239-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 6-LEVEL TYPE I-A PARKING STRUCTURE.

PARCEL 3 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	45	1	45
1 BR'S	147	1.5	221
2 BR'S	47	2	94
TOTAL UNITS	239		
STALLS REQUIRED - RESIDENTIAL			360
STALLS REQUIRED - GUEST		0.2	48
TOTAL STALLS REQUIRED		1.71	408

PARKING PROVIDED

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL 1	40	64	2	66
LEVEL 2	55	75	2	77
LEVEL 3	55	75	2	77
LEVEL 4	50	75	2	77
LEVEL 5	39	75	2	77
ROOF	-	43	2	45
TOTAL	239	407	12	419

PARCEL 3 - 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	8	10	10	10	7	45	27,900 sf	45	19%
1 BR'S	1A	805 sf	18	27	25	21	21	112	90,160 sf	147	62%
	1A LOFT	1,315 sf	0	0	2	4	0	6	7,890 sf		
	1C	680 sf	5	6	6	6	6	29	19,720 sf		
2 BR'S	2A	1,150 sf	7	9	7	7	3	33	37,950 sf	47	20%
	2A LOFT	1,655 sf	0	0	2	0	0	2	3,310 sf		
	2B	1,130 sf	2	3	3	2	2	12	13,560 sf		
TOTAL UNITS			40	55	55	50	39	239	200,490 sf	239	100%

RESIDENTIAL PARCEL 3 - DATA SUMMARY

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

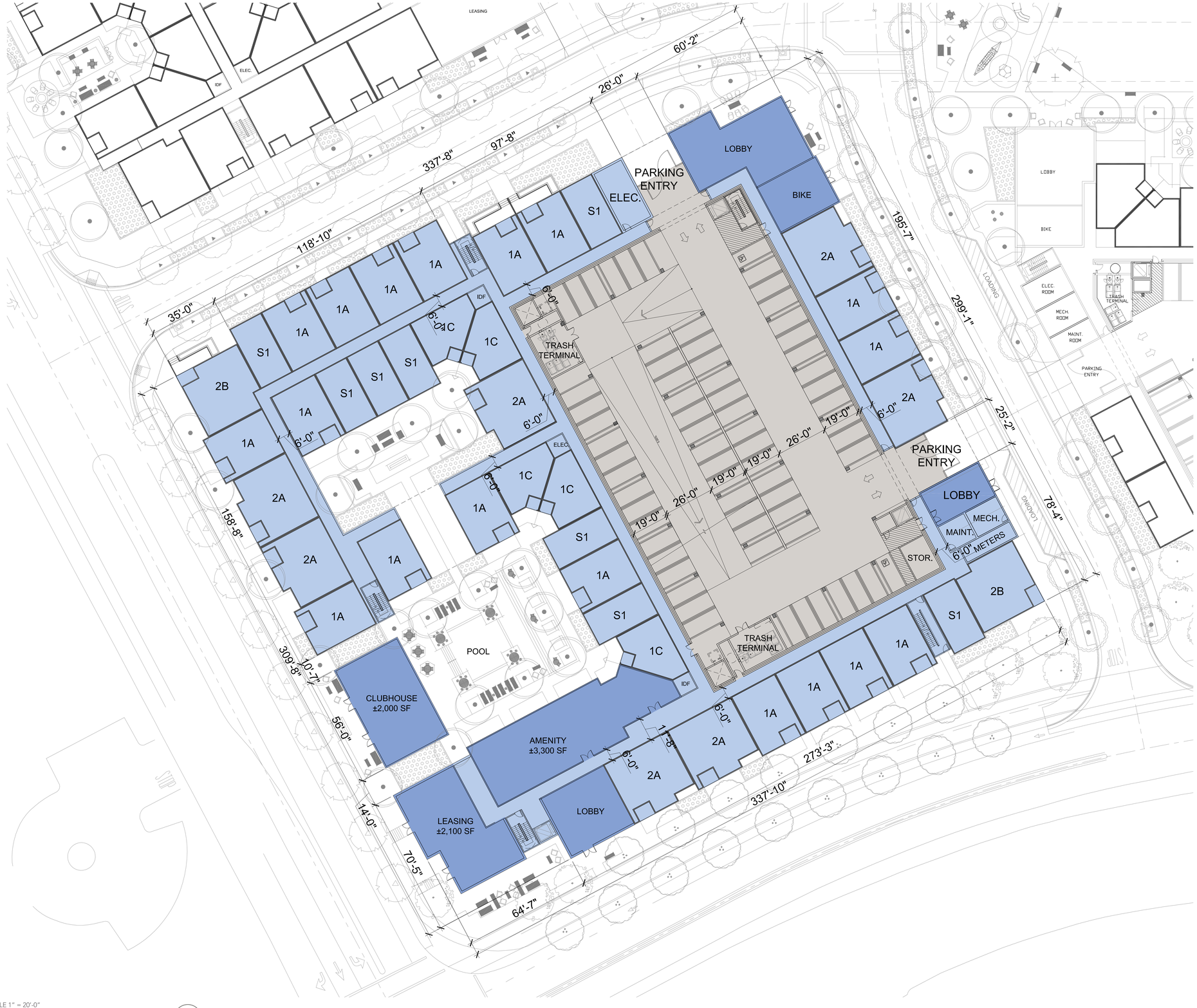
MerloneGeier Partners

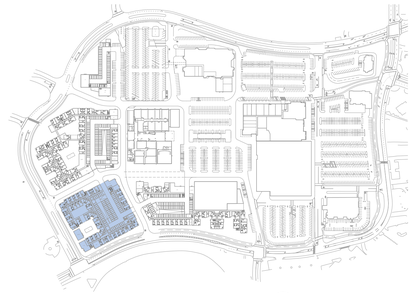
CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

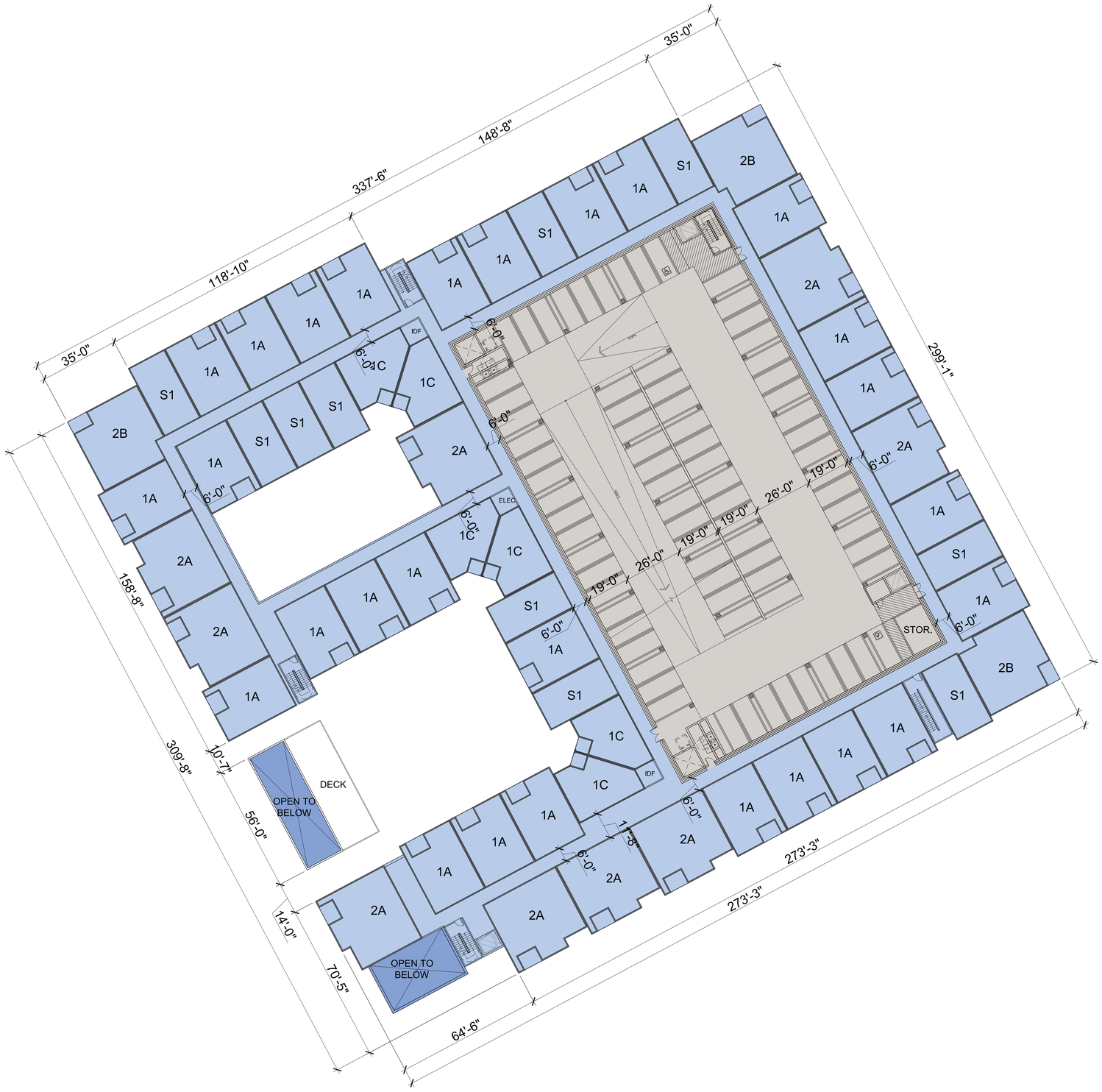
RESIDENTIAL PARCEL 3 - LEVEL 1 FLOOR PLAN

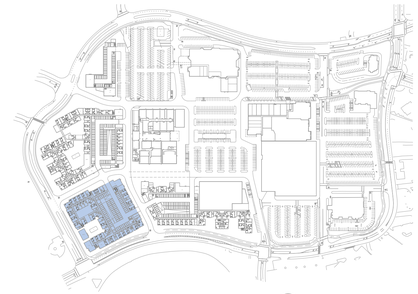
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-22





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

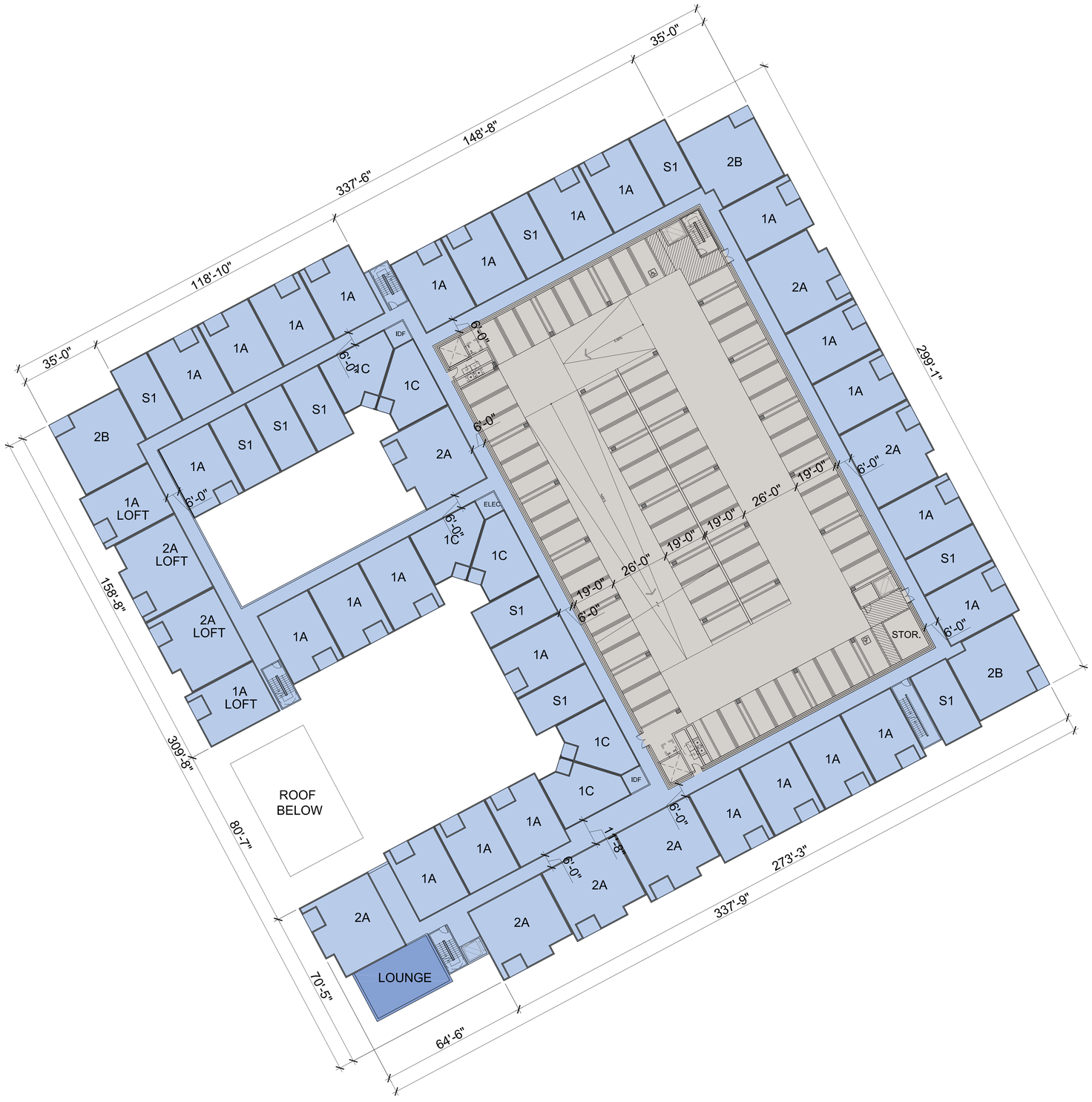
RESIDENTIAL PARCEL 3 - LEVEL 2 FLOOR PLAN

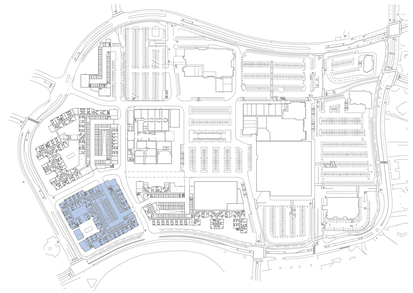
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-23





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

RESIDENTIAL PARCEL 3 - LEVEL 3 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

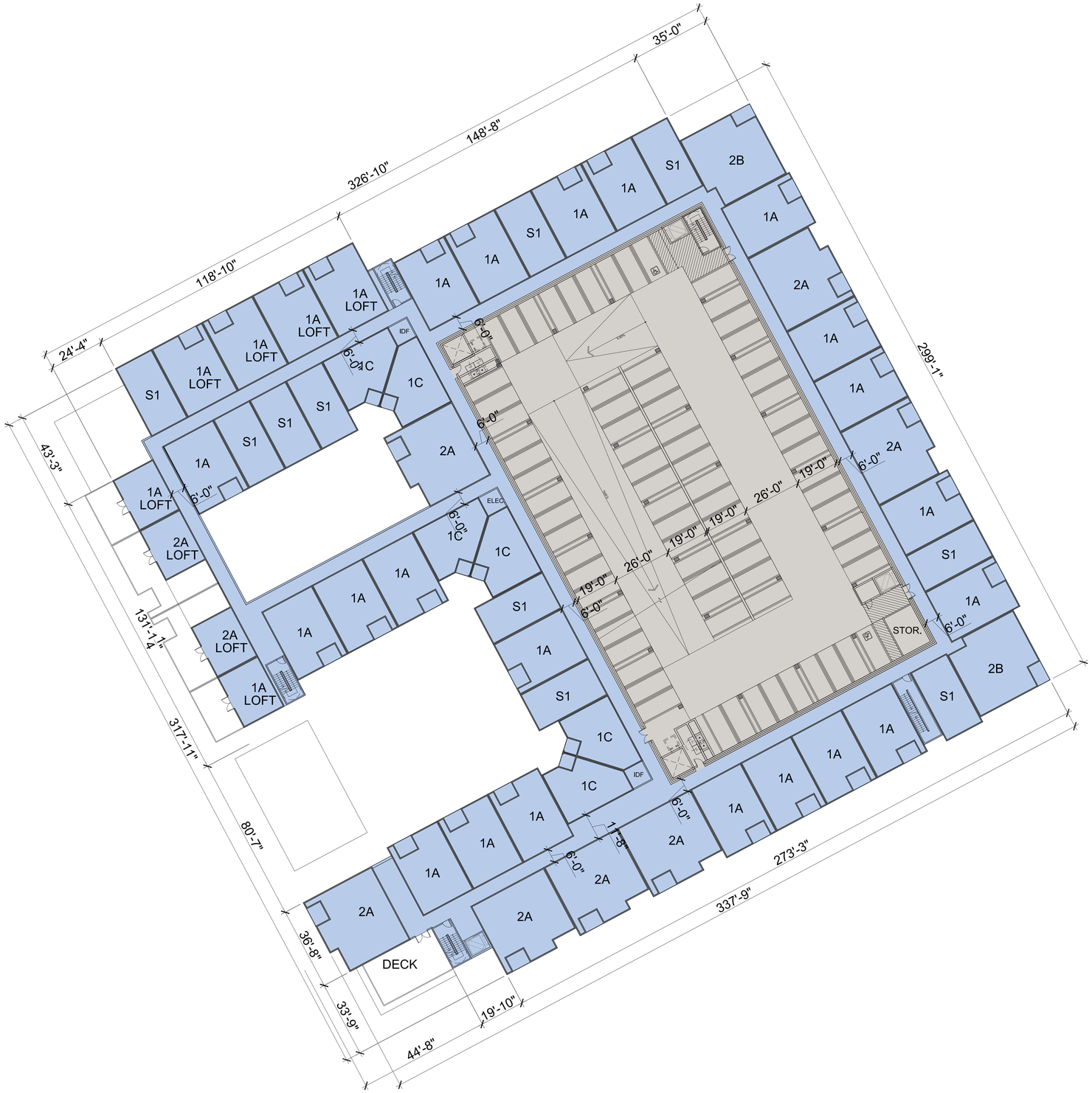
CSW | ST2

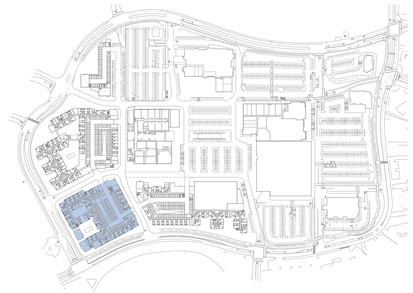
URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

RE-24





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

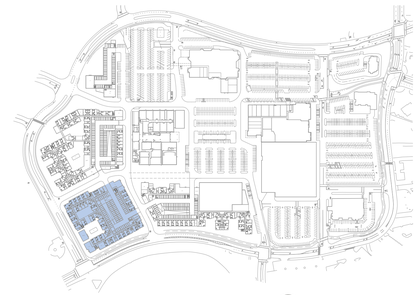
RESIDENTIAL PARCEL 3 - LEVEL 4 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-25



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

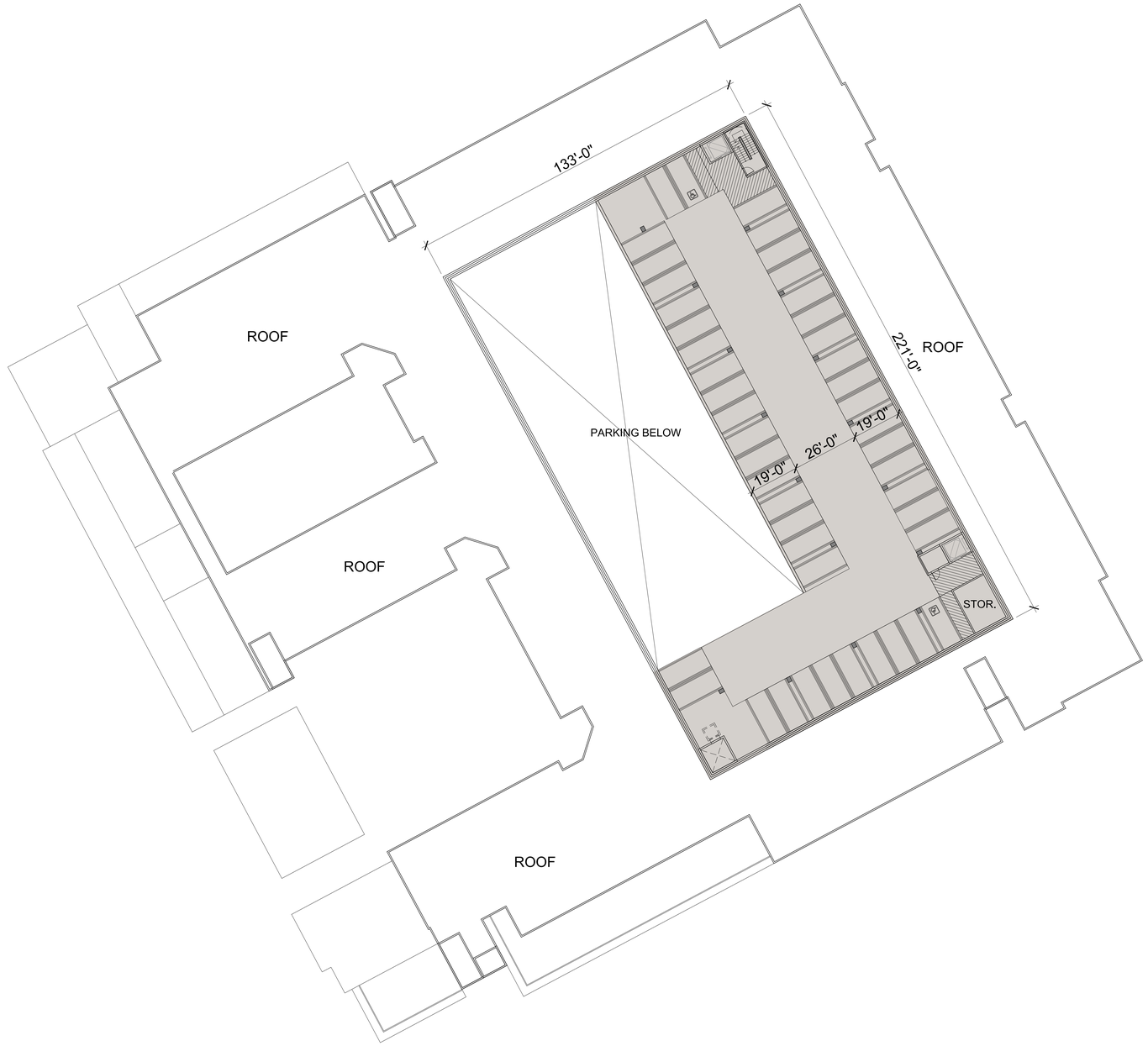
RESIDENTIAL PARCEL 3 - LEVEL 5 FLOOR PLAN

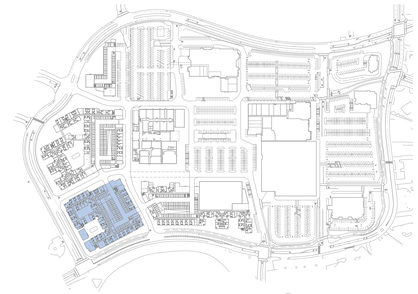
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-26





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

RESIDENTIAL PARCEL 3 - ROOF PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

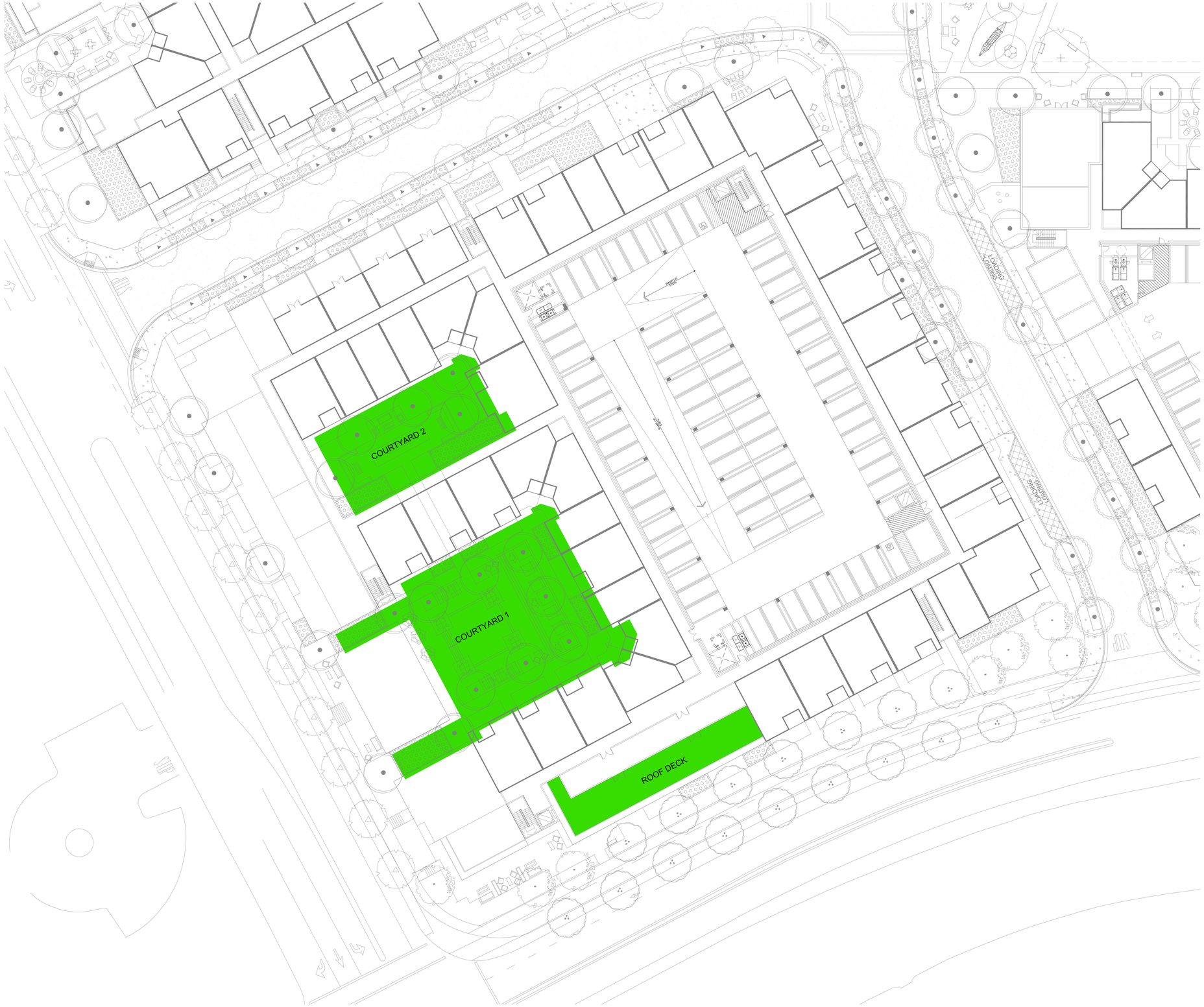
MerloneGeier Partners

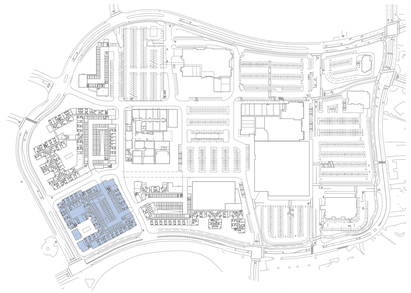
CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI





KEY PLAN

LEGEND

USABLE OUTDOOR AREA

PARCEL 3 - USABLE OUTDOOR AREAS	
COURTYARD 1	8,499 sf
COURTYARD 2	3,953 sf
ROOF DECK	1,944 sf
TOTAL SQFT	14,396 sf

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

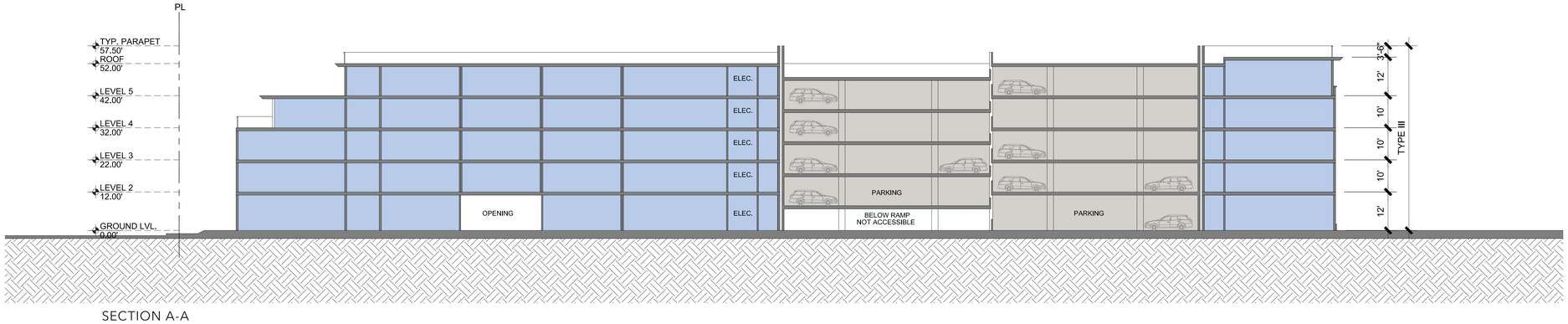
RESIDENTIAL PARCEL 3 - OPEN SPACE PLAN

NORTHGATE TOWN SQUARE

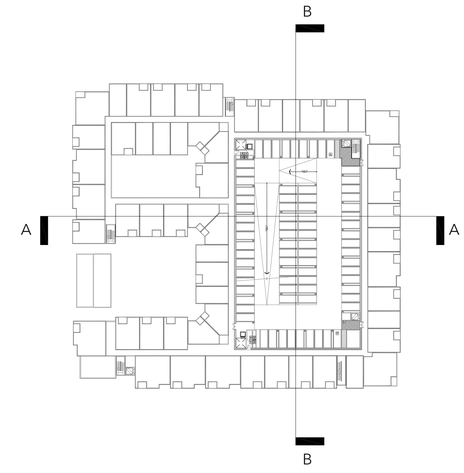
REDEVELOPMENT PLAN | 06.11.2021

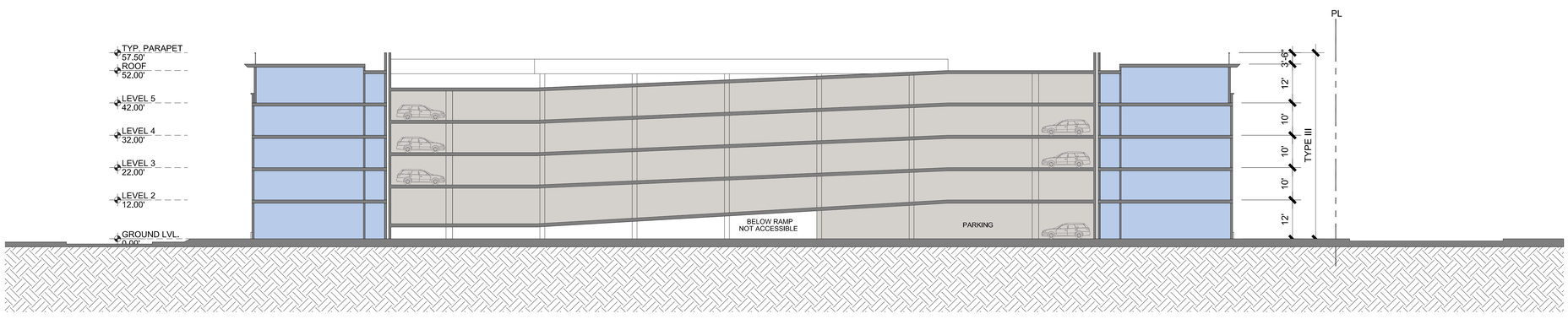
MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI

RE-28



SECTION A-A





SECTION B-B

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

PARCEL 3 BUILDING SECTIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

CSW | ST2

URBAN ARENA

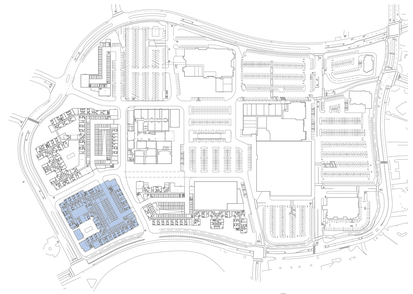
STUDIO T SQUARE

FIELD PAOLI

RE-29

SOUTHEAST CORNER

NORTHEAST CORNER



KEY PLAN

MATERIALS LEGEND

A1 METAL SIDING	G1 WALL PANEL
A2 METAL SIDING	G1 WALL PANEL
B1 HORIZONTAL SIDING	H1 POLISHED CONCRETE
B2 HORIZONTAL SIDING	H2 POLISHED CONCRETE
B3 HORIZONTAL SIDING	H3 POLISHED CONCRETE
C1 CEMENT PLASTER	J1 GUARDRAIL
C2 CEMENT PLASTER	J2 GUARDRAIL
C3 CEMENT PLASTER	J3 GUARDRAIL
C4 CEMENT PLASTER	K1 CANOPY
C5 CEMENT PLASTER	K2 CANOPY
C6 CEMENT PLASTER	K3 CANOPY
C7 CEMENT PLASTER	L1 TRELLIS
D1 BRICK VENEER	L2 TRELLIS
D2 BRICK VENEER	L3 TRELLIS
E1 PORCELAIN TILE	M1 GREEN SCREEN
F1 WOOD PANEL	N1 ARTWORK/MURAL,TBD.
F2 WOOD PANEL	

SOUTH ELEVATION

EAST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

PARCEL 3 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

NORTHWEST CORNER

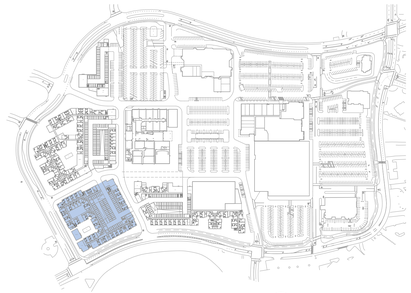
SOUTHWEST CORNER

NORTH ELEVATION

WEST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN

MATERIALS LEGEND

A1	METAL SIDING	G1	WALL PANEL
A2	METAL SIDING	G1	WALL PANEL
B1	HORIZONTAL SIDING	H1	POLISHED CONCRETE
B2	HORIZONTAL SIDING	H2	POLISHED CONCRETE
B3	HORIZONTAL SIDING	H3	POLISHED CONCRETE
C1	CEMENT PLASTER	J1	GUARDRAIL
C2	CEMENT PLASTER	J2	GUARDRAIL
C3	CEMENT PLASTER	J3	GUARDRAIL
C4	CEMENT PLASTER	K1	CANOPY
C5	CEMENT PLASTER	K2	CANOPY
C6	CEMENT PLASTER	K3	CANOPY
C7	CEMENT PLASTER	L1	TRELLIS
D1	BRICK VENEER	L2	TRELLIS
D2	BRICK VENEER	L3	TRELLIS
E1	PORCELAIN TILE	M1	GREEN SCREEN
F1	WOOD PANEL	N1	ARTWORK/MURAL,TBD.
F2	WOOD PANEL		

PARCEL 3 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

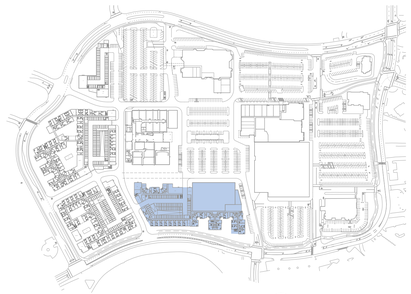
MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI



KEY PLAN

PARCEL 4 - PROJECT DESCRIPTION

A 267-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 7-LEVEL TYPE I-A PARKING STRUCTURE WITH 1 LEVEL UNDERGROUND PARKING.

PARCEL 4 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	16	1	16
1 BR'S	183	1.5	275
2 BR'S	68	2	136
TOTAL UNITS	267		
STALLS REQUIRED - RESIDENTIAL			427
STALLS REQUIRED - GUEST		0.2	54
TOTAL STALLS REQUIRED		1.80	481

PARKING PROVIDED

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL B1	-	89	1	90
LEVEL 1	36	43	0	43
LEVEL 2	38	83	1	84
LEVEL 3	67	83	1	84
LEVEL 4	67	71	1	72
LEVEL 5	59	52	2	54
ROOF	-	28	1	29
TOTAL	267	449	7	456
GUEST/RETAIL PARKING ON LEVEL 1		33	2	35
GRAND TOTAL			9	491

PARCEL 4 - BUILDING SUMMARY

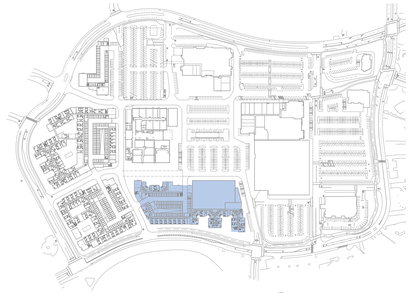
UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	S1	620 sf	2	2	4	4	4	16	9,920 sf	16	6%
1 BR'S	1A	805 sf	12	12	22	20	20	86	69,230 sf	183	69%
	1A LOFT	1,315 sf	0	0	0	2	0	2	2,630 sf		
	1A+DEN	1,250 sf	0	0	2	2	0	4	5,000 sf		
	1B	1,090 sf	1	1	1	1	1	5	5,450 sf		
	1C	680 sf	10	10	15	15	15	65	44,200 sf		
	1D	830 sf	2	4	5	5	5	21	17,430 sf		
2 BR'S	2A	1,150 sf	3	3	7	7	7	27	31,050 sf	68	25%
	2A+DEN	1,195 sf	0	0	3	3	1	7	8,365 sf		
	2B	1,130 sf	4	4	5	5	3	21	23,730 sf		
	2C	908 sf	2	2	3	3	3	13	11,804 sf		
TOTAL UNITS			36	38	67	67	59	267	228,809 sf	267	100%

RESIDENTIAL PARCEL 4 - DATA SUMMARY

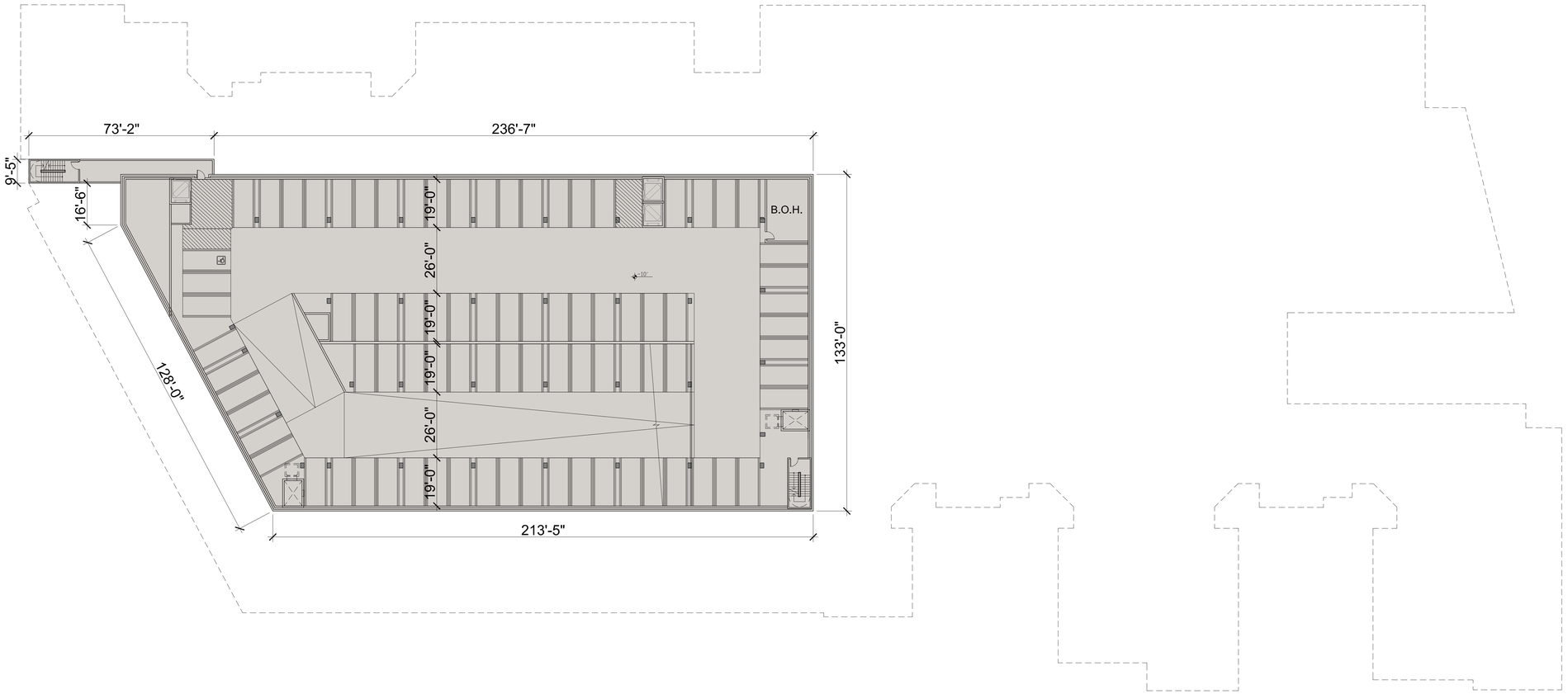
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN



LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

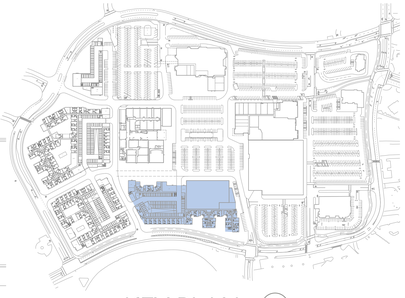
0 10' 20' 40' 80'

RESIDENTIAL PARCEL 4 - LEVEL B1 FLOOR PLANS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

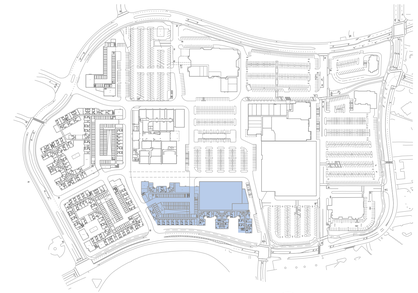
0 10' 20' 40' 80'

RESIDENTIAL PARCEL 4 - LEVEL 1 FLOOR PLANS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

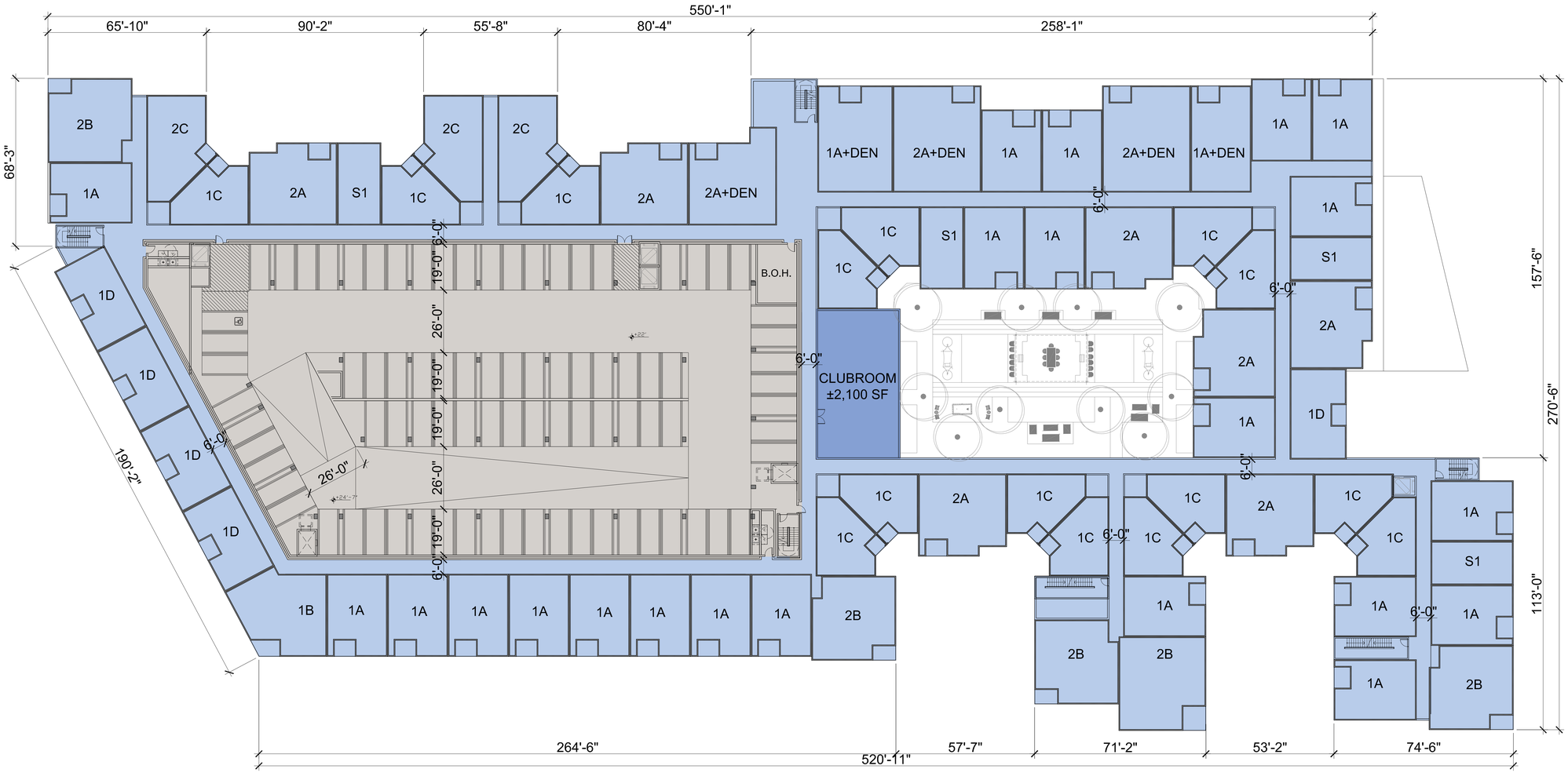
RESIDENTIAL PARCEL 4 - LEVEL 2 FLOOR PLANS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-35



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

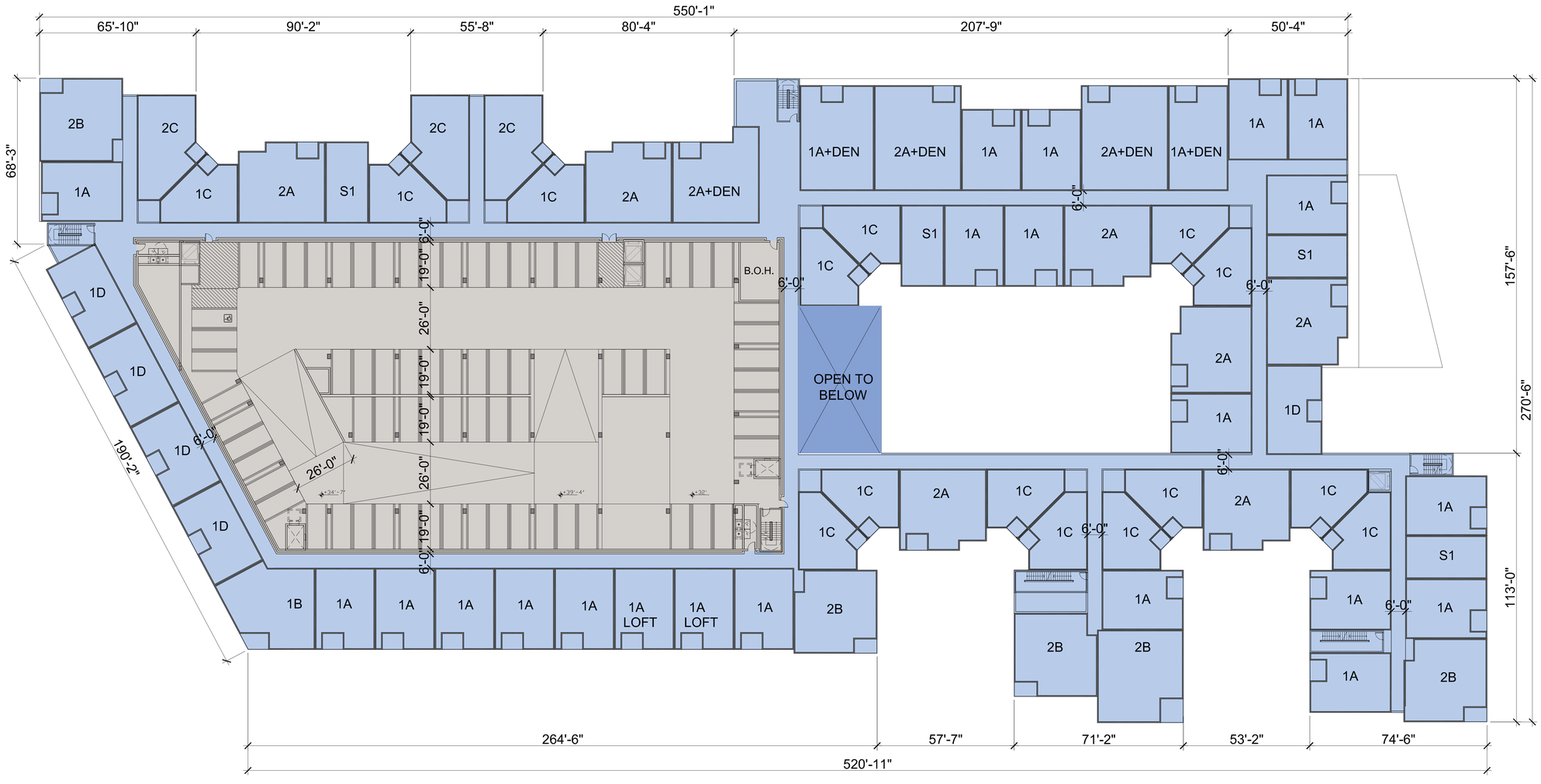
0 10' 20' 40' 80'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

RESIDENTIAL PARCEL 4 - LEVEL 3 FLOOR PLANS

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

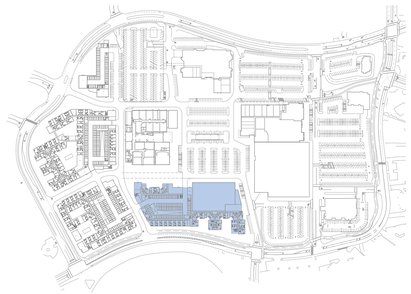
0 10' 20' 40' 80'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

RESIDENTIAL PARCEL 4 - LEVEL 4 FLOOR PLANS

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

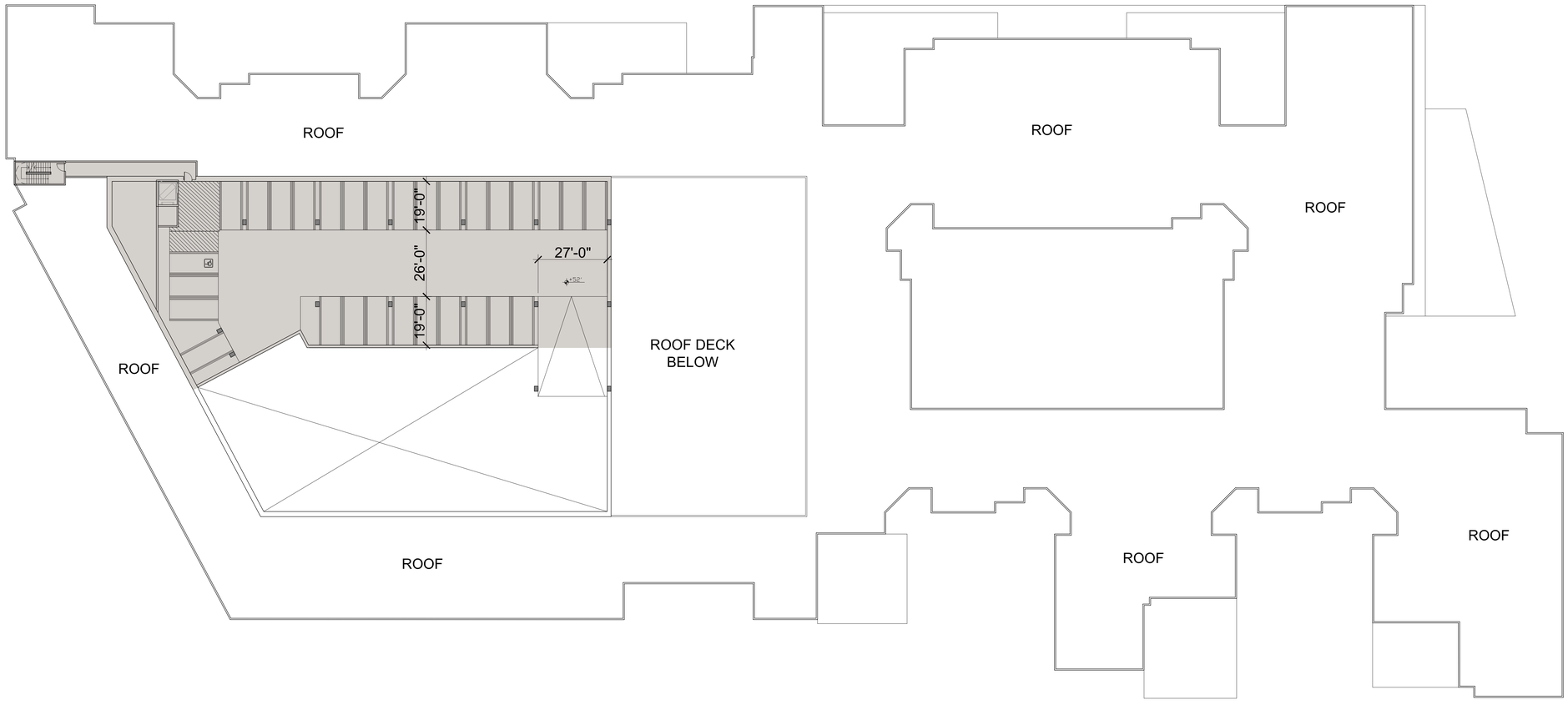
NORTHGATE TOWN SQUARE

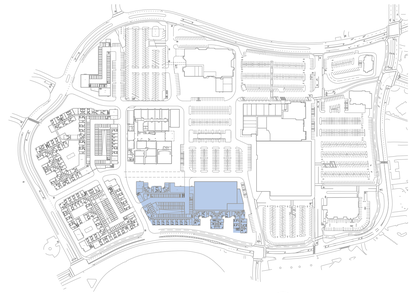
REDEVELOPMENT PLAN | 06.11.2021

RESIDENTIAL PARCEL 4 - LEVEL 5 FLOOR PLANS

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-38





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

RESIDENTIAL PARCEL 4 - ROOF PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

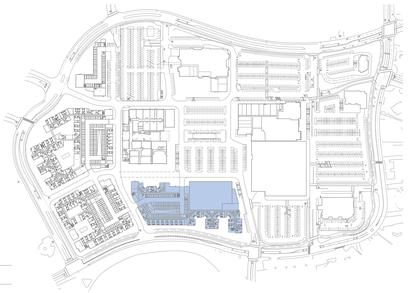
MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI



KEY PLAN

LEGEND

USABLE OUTDOOR AREA

PARCEL 4 - USABLE OUTDOOR AREAS	
COURTYARD 1	3,527 sf
COURTYARD 2	4,247 sf
COURTYARD 3	6,308 sf
COURTYARD 4	8,678 sf
ROOF DECK	8,485 sf
TOTAL SQFT	31,245 sf

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

RESIDENTIAL PARCEL 4 - OPEN SPACE PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

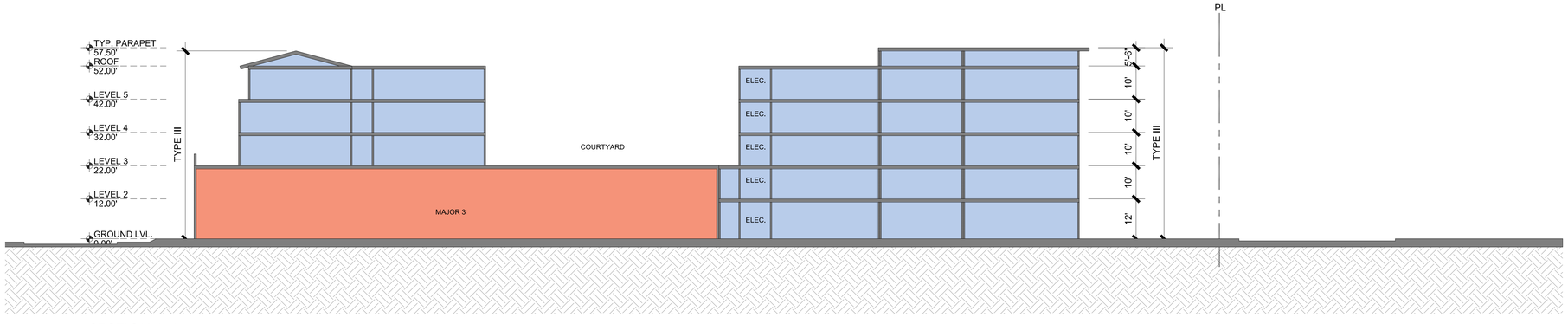
CSW | ST2

URBAN ARENA

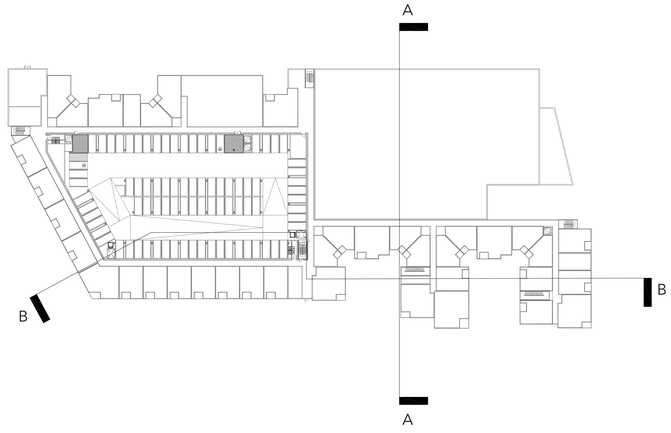
STUDIO T SQUARE

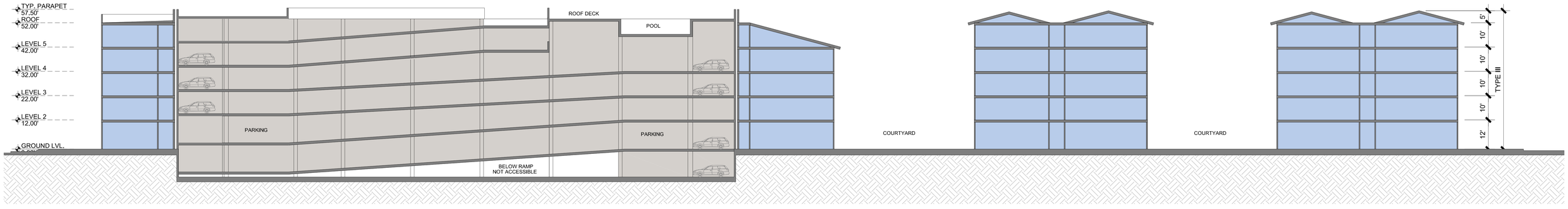
FIELD PAOLI

RE-40



SECTION A-A





SECTION B-B

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

PARCEL 4 BUILDING SECTIONS

MerloneGeier Partners

CSW | ST2

URBAN ARENA

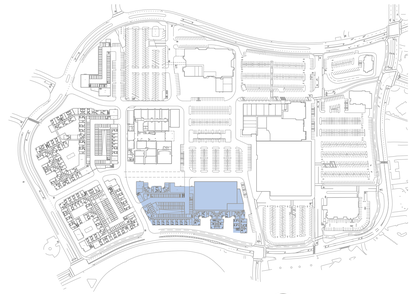
STUDIO T SQUARE

FIELD PAOLI

RE-41

NORTHWEST CORNER

SOUTHWEST CORNER



KEY PLAN

MATERIALS LEGEND

A1 METAL SIDING	G1 WALL PANEL
A2 METAL SIDING	G1 WALL PANEL
B1 HORIZONTAL SIDING	H1 POLISHED CONCRETE
B2 HORIZONTAL SIDING	H2 POLISHED CONCRETE
B3 HORIZONTAL SIDING	H3 POLISHED CONCRETE
C1 CEMENT PLASTER	J1 GUARDRAIL
C2 CEMENT PLASTER	J2 GUARDRAIL
C3 CEMENT PLASTER	J3 GUARDRAIL
C4 CEMENT PLASTER	K1 CANOPY
C5 CEMENT PLASTER	K2 CANOPY
C6 CEMENT PLASTER	K3 CANOPY
C7 CEMENT PLASTER	L1 TRELLIS
D1 BRICK VENEER	L2 TRELLIS
D2 BRICK VENEER	L3 TRELLIS
E1 PORCELAIN TILE	M1 GREEN SCREEN
F1 WOOD PANEL	N1 ARTWORK/MURAL,TBD.
F2 WOOD PANEL	

SOUTH ELEVATION

WEST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

PARCEL 4 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

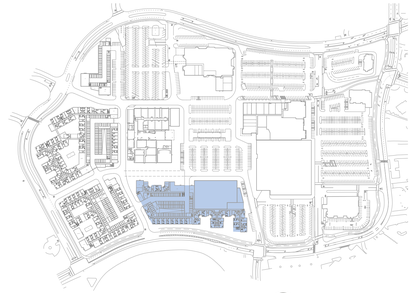
FIELD PAOLI

RE-42

SOUTHEAST CORNER

NORTHEAST CORNER

NORTH ELEVATION



KEY PLAN

MATERIALS LEGEND

A1	METAL SIDING	G1	WALL PANEL
A2	METAL SIDING	G1	WALL PANEL
B1	HORIZONTAL SIDING	H1	POLISHED CONCRETE
B2	HORIZONTAL SIDING	H2	POLISHED CONCRETE
B3	HORIZONTAL SIDING	H3	POLISHED CONCRETE
C1	CEMENT PLASTER	J1	GUARDRAIL
C2	CEMENT PLASTER	J2	GUARDRAIL
C3	CEMENT PLASTER	J3	GUARDRAIL
C4	CEMENT PLASTER	K1	CANOPY
C5	CEMENT PLASTER	K2	CANOPY
C6	CEMENT PLASTER	K3	CANOPY
C7	CEMENT PLASTER	L1	TRELLIS
D1	BRICK VENEER	L2	TRELLIS
D2	BRICK VENEER	L3	TRELLIS
E1	PORCELAIN TILE	M1	GREEN SCREEN
F1	WOOD PANEL	N1	ARTWORK/MURAL,TBD.
F2	WOOD PANEL		

EAST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

PARCEL 4 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

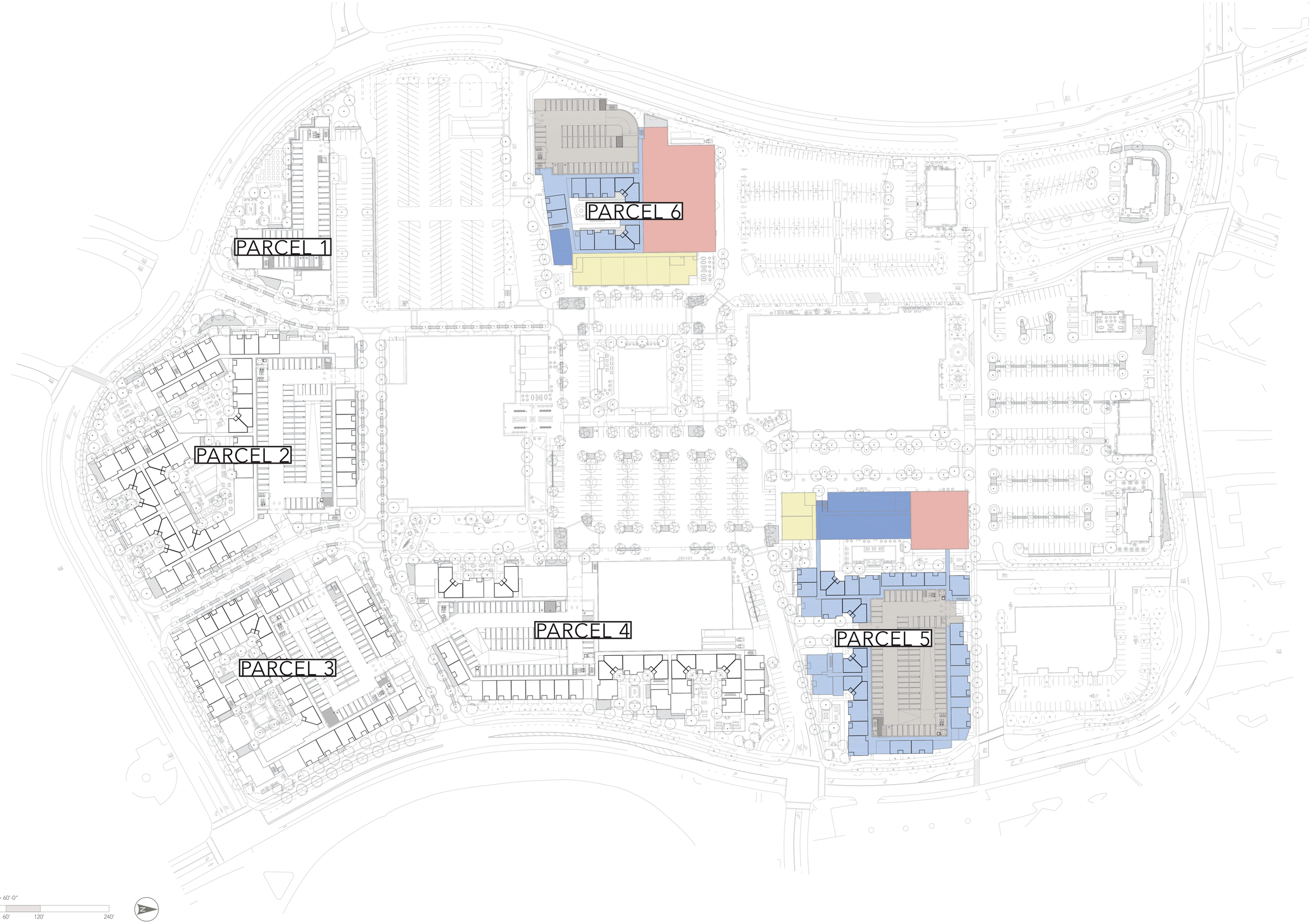
MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

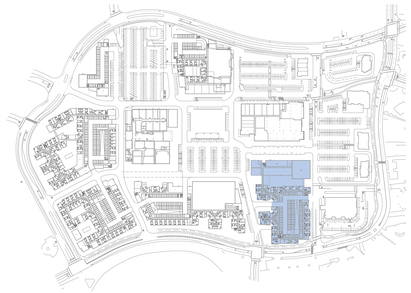


2040 RESIDENTIAL SITE MAP

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners
CSW | ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI



KEY PLAN

PARCEL 5 - PROJECT DESCRIPTION

A 264-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 6-LEVEL TYPE I-A PARKING STRUCTURE.

PARCEL 5 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	46	1	46
1 BR'S	156	1.5	234
2 BR'S	62	2	124
TOTAL UNITS	264		
STALLS REQUIRED - RESIDENTIAL			404
STALLS REQUIRED - GUEST		0.2	53
TOTAL STALLS REQUIRED		1.73	457

PARKING PROVIDED

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL 1	34	80	2	82
LEVEL 2	39	82	2	84
LEVEL 3	66	82	2	84
LEVEL 4	66	82	2	84
LEVEL 5	59	82	2	84
ROOF	-	42	2	44
TOTAL	264	450	12	462

PARCEL 5 - BUILDING SUMMARY

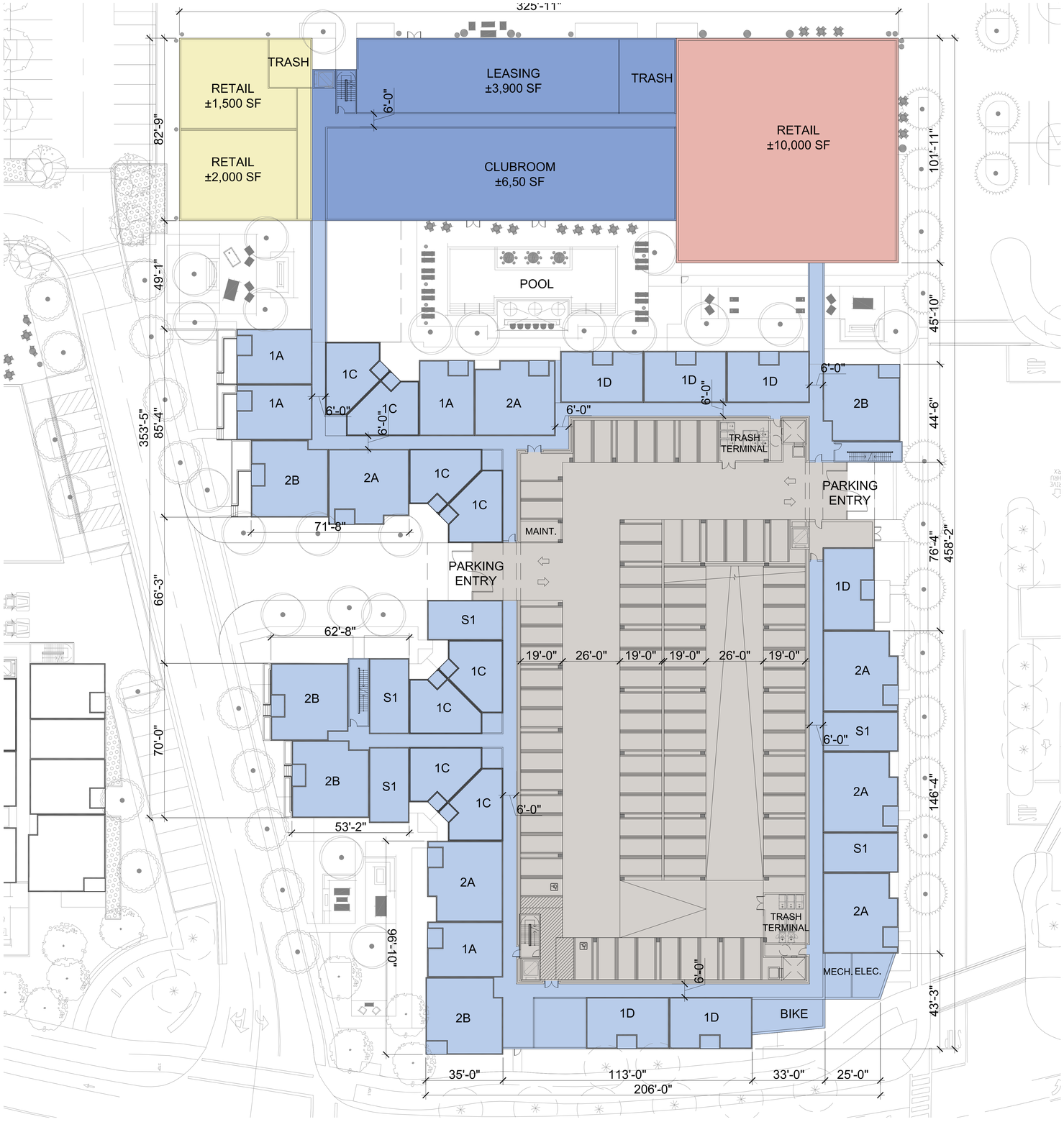
UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	S1	620 sf	5	5	12	12	12	46	28,520 sf	46	17%
1 BR'S	1A	805 sf	4	7	19	19	17	66	53,130 sf	156	59%
	1C	680 sf	8	8	12	12	12	52	35,360 sf		
	1D	830 sf	6	8	8	8	8	38	31,540 sf		
2 BR'S	2A	1,150 sf	6	6	7	7	5	31	35,650 sf	62	23%
	2B	1,130 sf	5	5	8	8	5	31	35,030 sf		
TOTAL UNITS			34	39	66	66	59	264	219,230 sf	264	100%

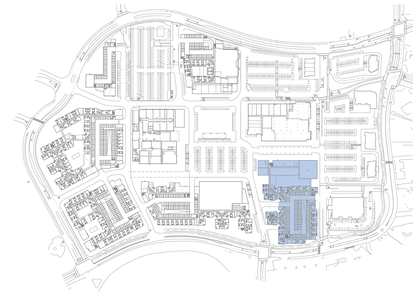
RESIDENTIAL PARCEL 5 - DATA SUMMARY

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners
CSW | ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

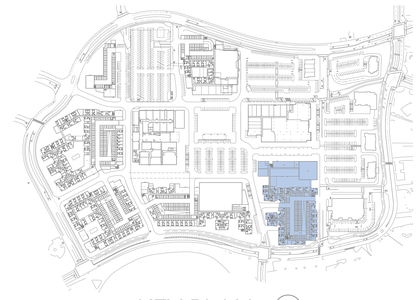
0 10' 20' 40' 80'

RESIDENTIAL PARCEL 5 - LEVEL 1 FLOOR PLANS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

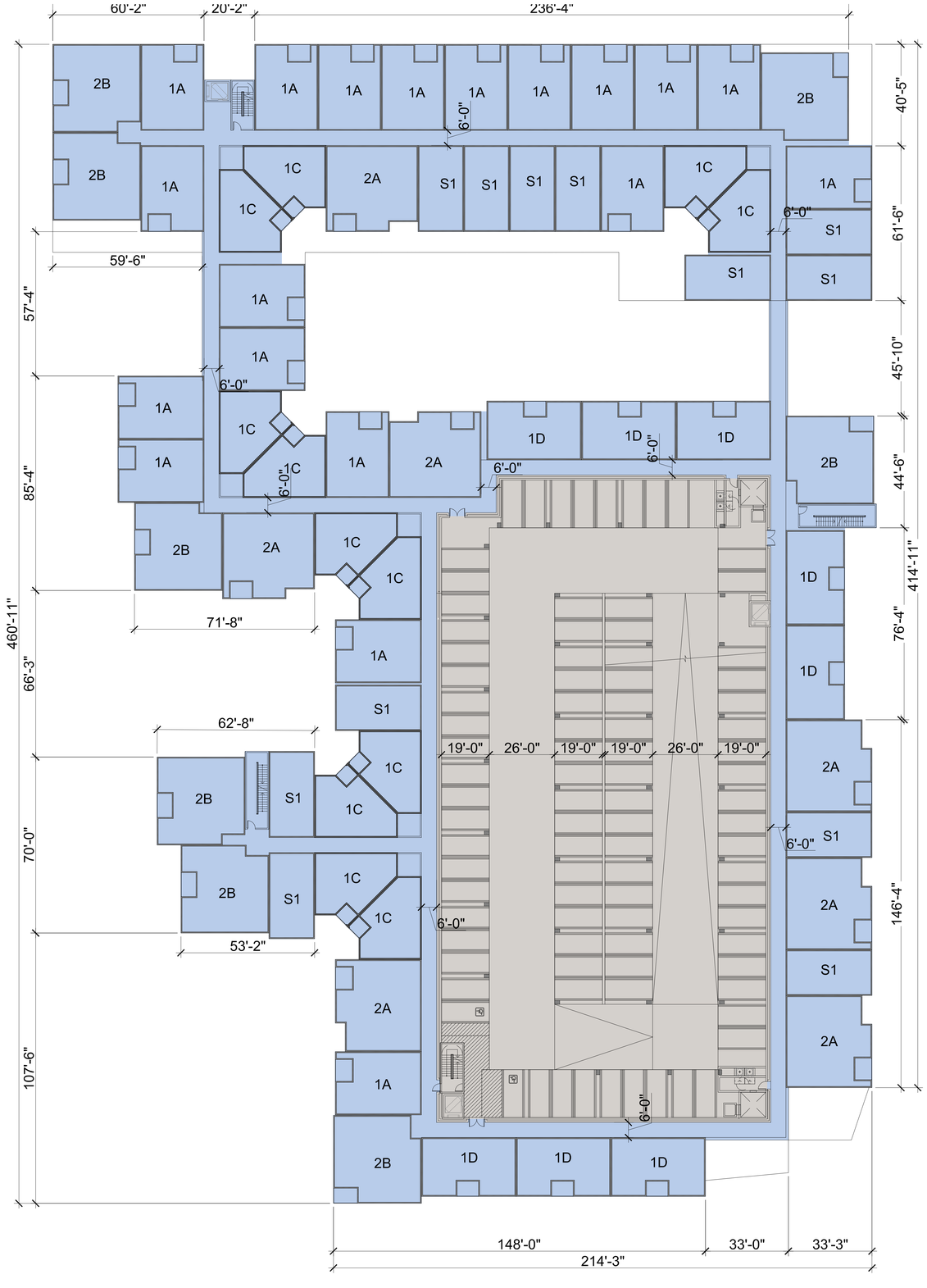
0 10' 20' 40' 80'

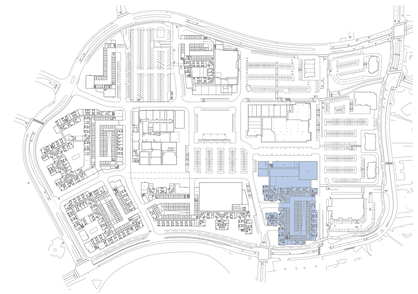
RESIDENTIAL PARCEL 5 - LEVEL 2 FLOOR PLANS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

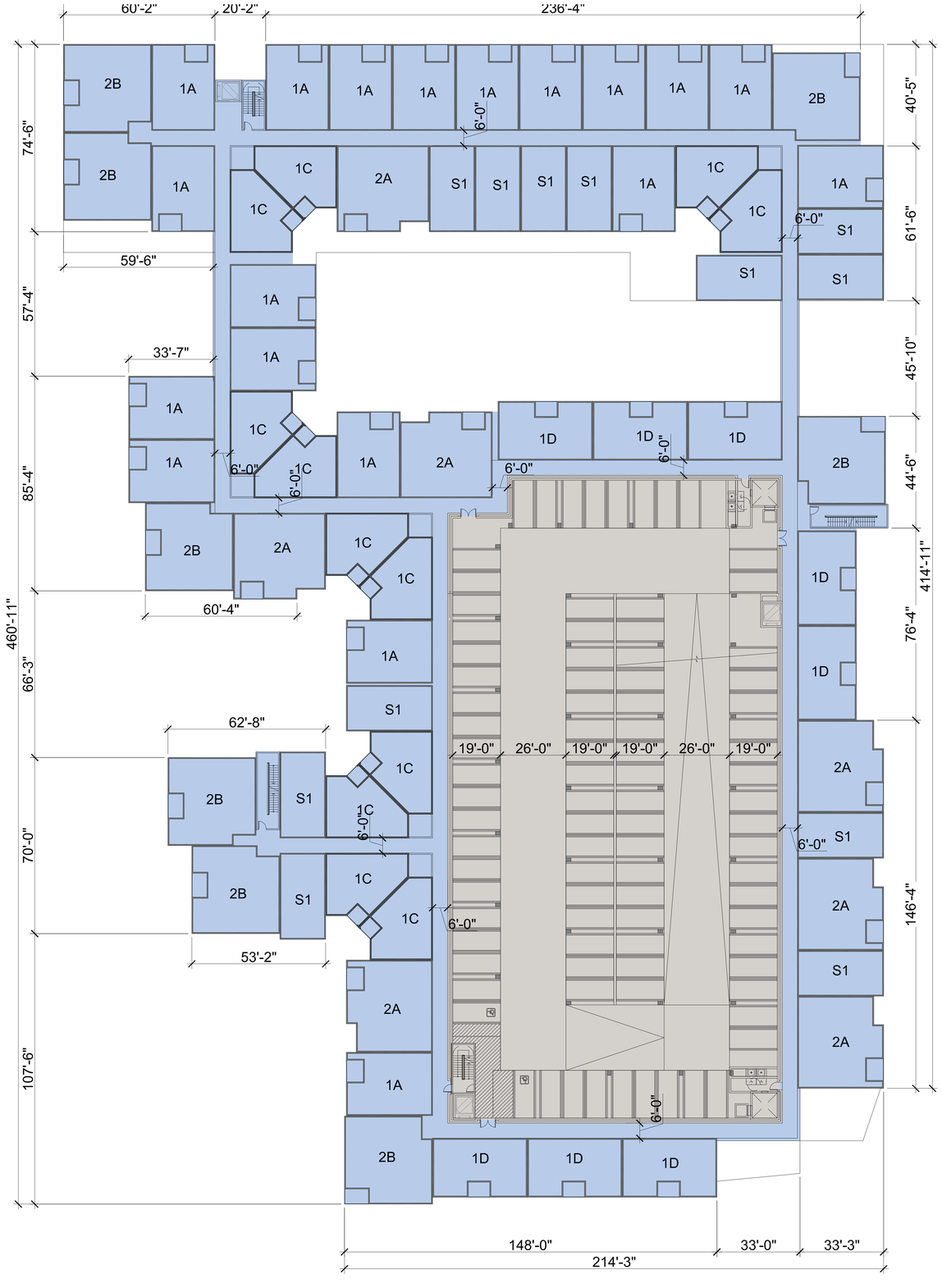
0 10' 20' 40' 80'

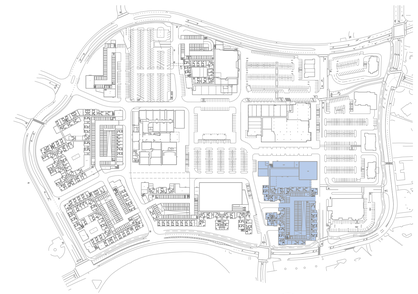
RESIDENTIAL PARCEL 5 - LEVEL 3 FLOOR PLANS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

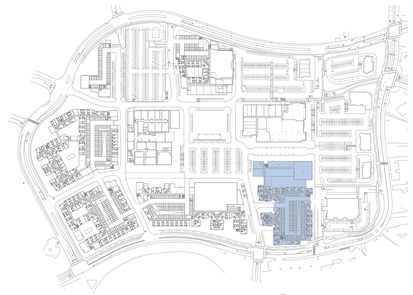
0 10' 20' 40' 80'

RESIDENTIAL PARCEL 5 - LEVEL 4 FLOOR PLANS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
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- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
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- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

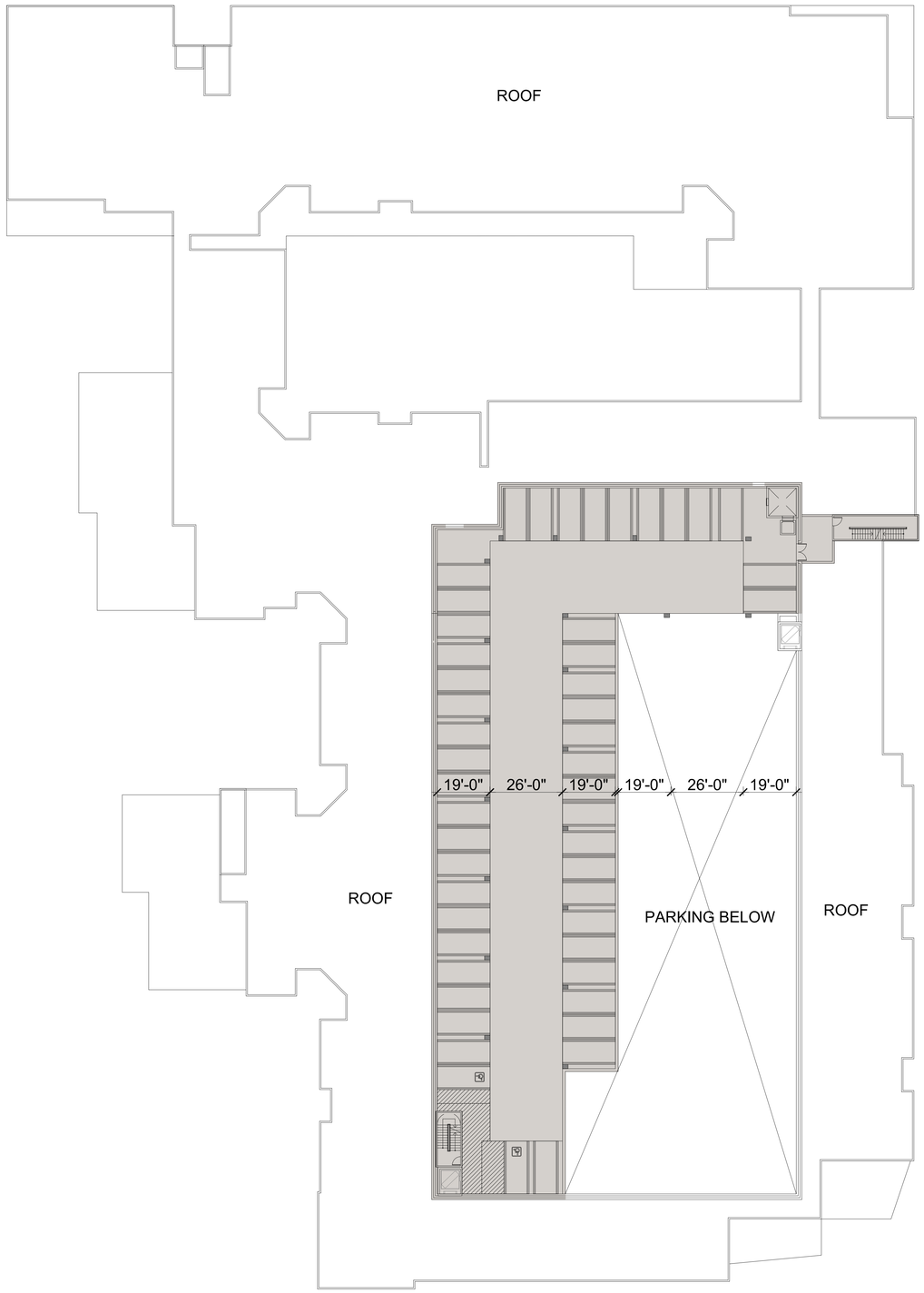
RESIDENTIAL PARCEL 5 - LEVEL 5 FLOOR PLANS

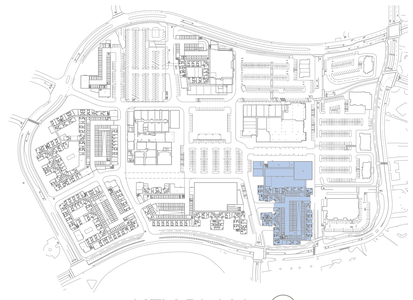
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-50





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

RESIDENTIAL PARCEL 5 - ROOF PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

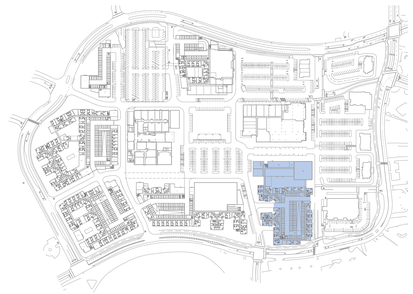
CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

RE-51



KEY PLAN

LEGEND

USABLE OUTDOOR AREA

PARCEL 5 - USABLE OUTDOOR AREAS	
COURTYARD 1	10,097 sf
COURTYARD 2	3,197 sf
COURTYARD 3	5,640 sf
TOTAL SQFT	18,934 sf

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

RESIDENTIAL PARCEL 5 - OPEN SPACE PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

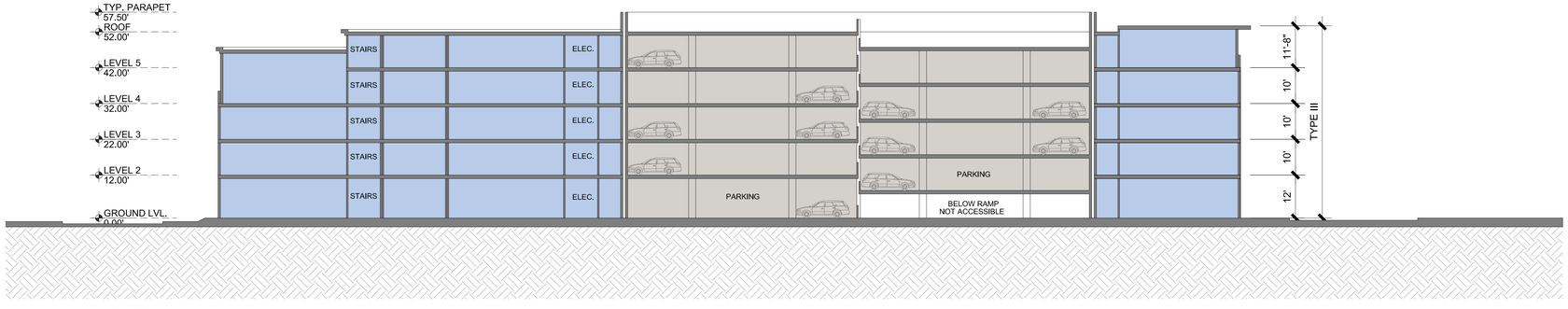
CSW | ST2

URBAN ARENA

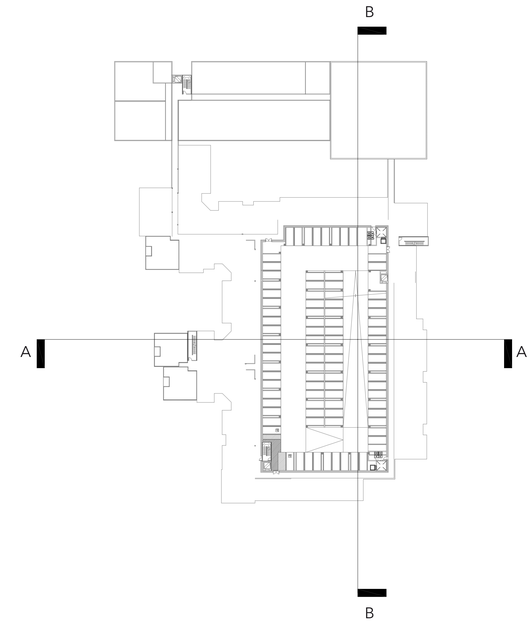
STUDIO T SQUARE

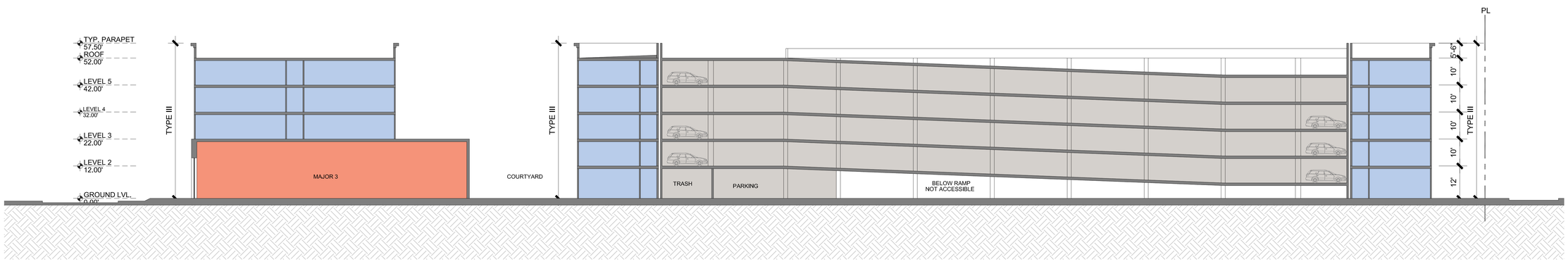
FIELD PAOLI

RE-52



SECTION A-A





SECTION B-B

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

PARCEL 5 BUILDING SECTIONS

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

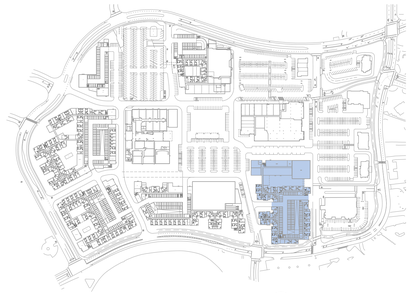
RE-53

SOUTHWEST CORNER

SOUTHEAST CORNER

WEST ELEVATION

SOUTH ELEVATION



KEY PLAN

MATERIALS LEGEND

A1 METAL SIDING	G1 WALL PANEL
A2 METAL SIDING	G1 WALL PANEL
B1 HORIZONTAL SIDING	H1 POLISHED CONCRETE
B2 HORIZONTAL SIDING	H2 POLISHED CONCRETE
B3 HORIZONTAL SIDING	H3 POLISHED CONCRETE
C1 CEMENT PLASTER	J1 GUARDRAIL
C2 CEMENT PLASTER	J2 GUARDRAIL
C3 CEMENT PLASTER	J3 GUARDRAIL
C4 CEMENT PLASTER	K1 CANOPY
C5 CEMENT PLASTER	K2 CANOPY
C6 CEMENT PLASTER	K3 CANOPY
C7 CEMENT PLASTER	L1 TRELLIS
D1 BRICK VENEER	L2 TRELLIS
D2 BRICK VENEER	L3 TRELLIS
E1 PORCELAIN TILE	M1 GREEN SCREEN
F1 WOOD PANEL	N1 ARTWORK/MURAL,TBD.
F2 WOOD PANEL	

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

PARCEL 5 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

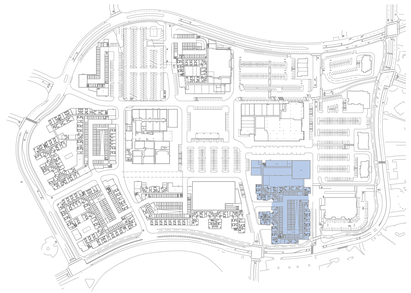
FIELD PAOLI

NORTHEAST CORNER

NORTHWEST CORNER

EAST ELEVATION

NORTH ELEVATION



KEY PLAN

MATERIALS LEGEND

A1	METAL SIDING	G1	WALL PANEL
A2	METAL SIDING	G1	WALL PANEL
B1	HORIZONTAL SIDING	H1	POLISHED CONCRETE
B2	HORIZONTAL SIDING	H2	POLISHED CONCRETE
B3	HORIZONTAL SIDING	H3	POLISHED CONCRETE
C1	CEMENT PLASTER	J1	GUARDRAIL
C2	CEMENT PLASTER	J2	GUARDRAIL
C3	CEMENT PLASTER	J3	GUARDRAIL
C4	CEMENT PLASTER	K1	CANOPY
C5	CEMENT PLASTER	K2	CANOPY
C6	CEMENT PLASTER	K3	CANOPY
C7	CEMENT PLASTER	L1	TRELLIS
D1	BRICK VENEER	L2	TRELLIS
D2	BRICK VENEER	L3	TRELLIS
E1	PORCELAIN TILE	M1	GREEN SCREEN
F1	WOOD PANEL	N1	ARTWORK/MURAL,TBD.
F2	WOOD PANEL		

SCALE 1/16" = 1'-0"

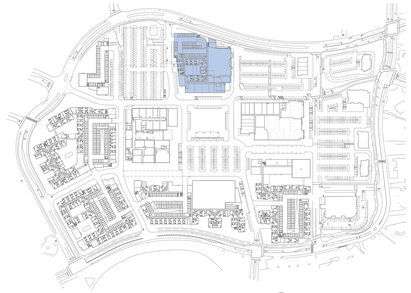
0 8' 16' 32' 64'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

PARCEL 5 BUILDING ELEVATIONS

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

PARCEL 6 - PROJECT DESCRIPTION

A 145-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING ADJACENT TO A 5-LEVEL TYPE I-A PARKING STRUCTURE.

PARCEL 6 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	16	1	16
1 BR'S	112	1.5	168
2 BR'S	17	2	34
TOTAL UNITS	145		
STALLS REQUIRED - RESIDENTIAL			218
STALLS REQUIRED - GUEST		0.2	29
TOTAL STALLS REQUIRED		1.70	247

PARKING PROVIDED

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL 1	13	44	2	46
LEVEL 2	14	49	2	51
LEVEL 3	40	49	2	51
LEVEL 4	42	49	2	51
LEVEL 5	36	52	0	52
TOTAL	145	243	8	251

PARCEL 6 - BUILDING SUMMARY

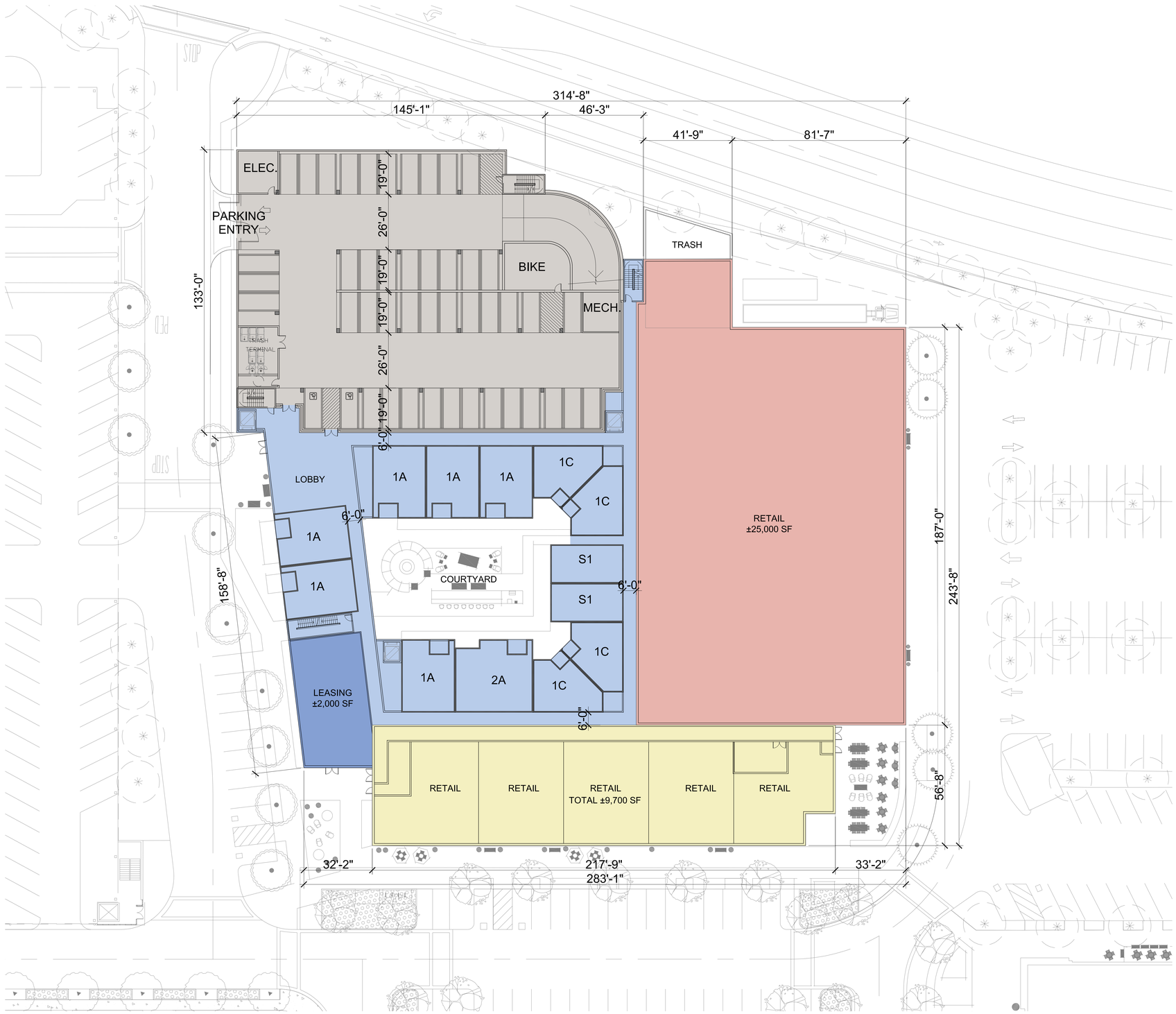
UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	S1	620 sf	2	2	4	4	4	16	9,920 sf	16	11%
1 BR'S	1A	805 sf	6	7	16	18	14	61	49,105 sf	112	77%
	1A+DEN	1,105 sf	0	0	7	7	5	19	20,995 sf		
	1C	680 sf	4	4	8	8	8	32	21,760 sf		
2 BR'S	2A	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	36	145	121,270 sf	145	100%

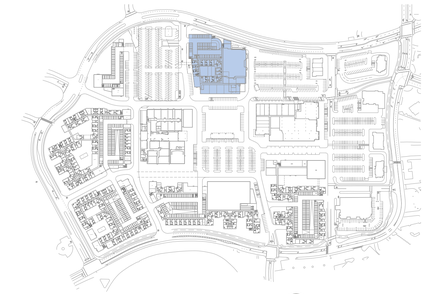
RESIDENTIAL PARCEL 6 - DATA SUMMARY

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

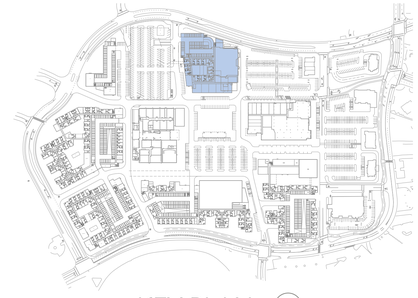
0 10' 20' 40' 80'

RESIDENTIAL PARCEL 6 - LEVEL 1 FLOOR PLANS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

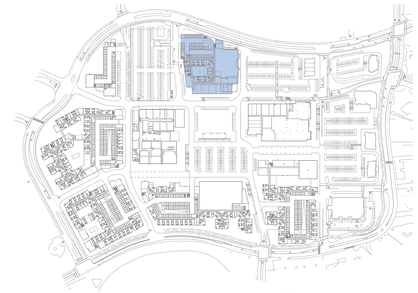
N

RESIDENTIAL PARCEL 6 - LEVEL 2 FLOOR PLANS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

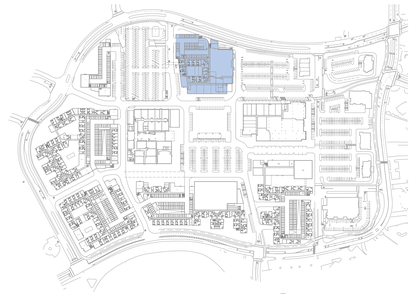
0 10' 20' 40' 80'

RESIDENTIAL PARCEL 6 - LEVEL 3 FLOOR PLANS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

RESIDENTIAL PARCEL 6 - LEVEL 4 FLOOR PLANS

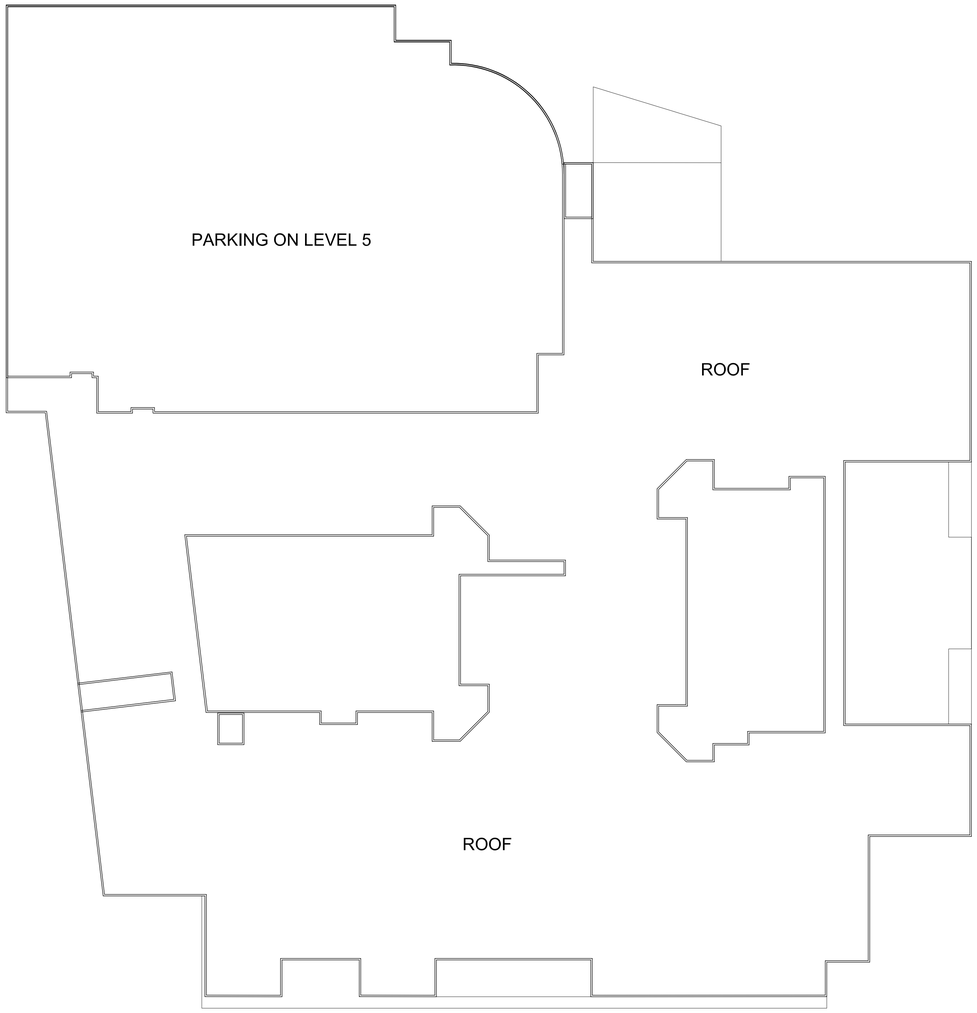
NORTHGATE TOWN SQUARE

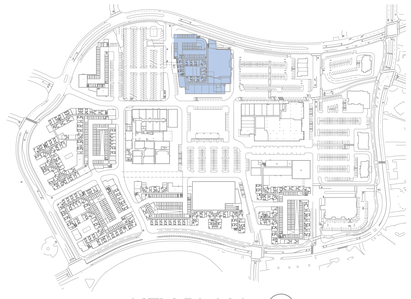
REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-60

314'-8"
145'-1"
46'-3"
123'-4"
133'-0"
158'-8"
19'-0"
26'-0"
19'-0"
19'-0"
26'-0"
19'-0"
6'-0"
6'-0"
1A
1A
1A





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

RESIDENTIAL PARCEL 6 - ROOF PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

MerloneGeier Partners

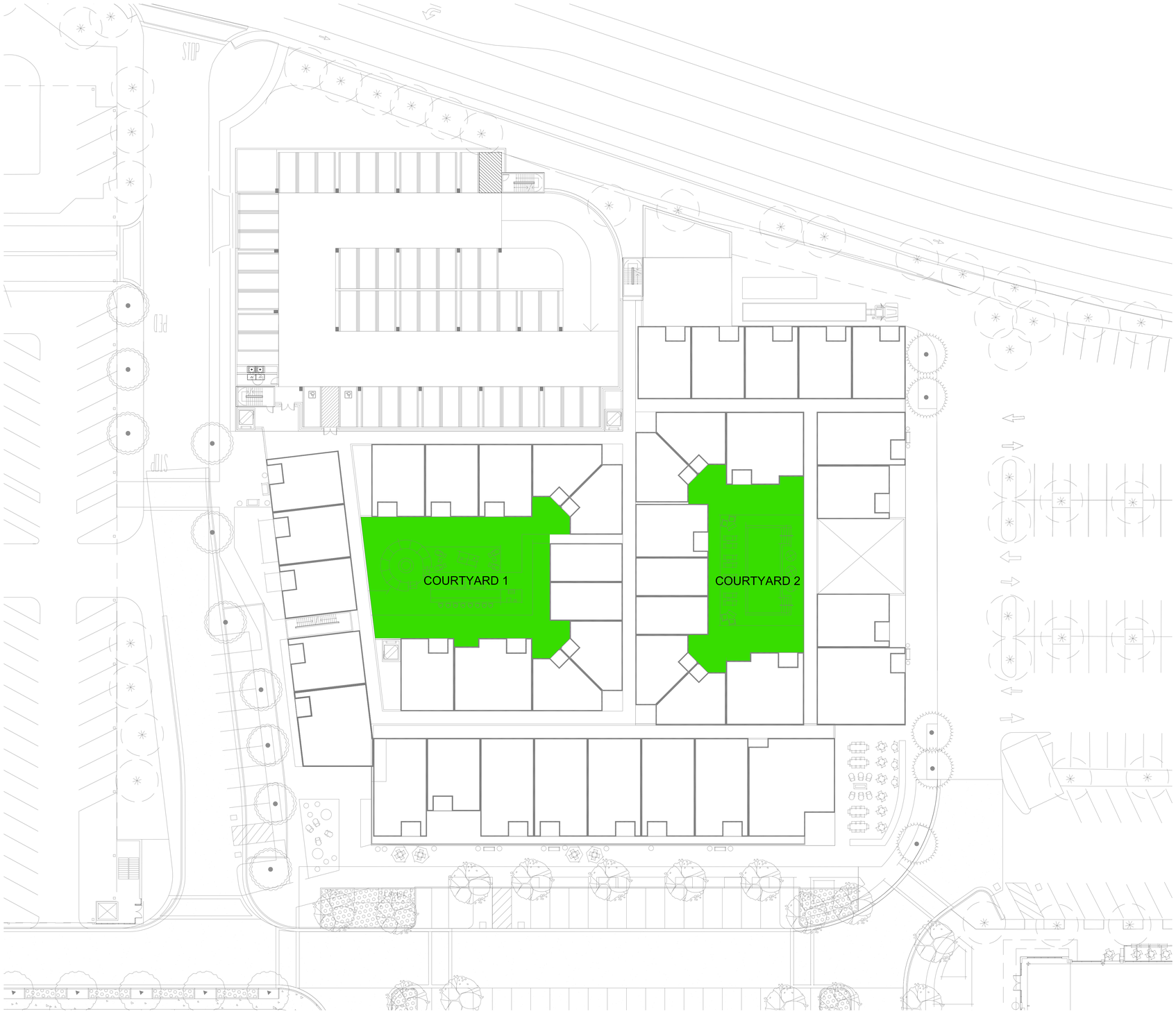
CSW | ST2

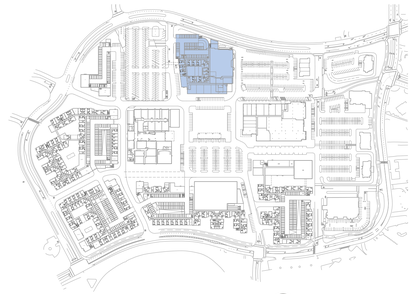
URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

RE-62





KEY PLAN

LEGEND

USABLE OUTDOOR AREA

PARCEL 6 - USABLE OUTDOOR AREAS	
COURTYARD 1	5,308 sf
COURTYARD 2	4,035 sf
TOTAL SQFT	9,343 sf

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

RESIDENTIAL PARCEL 6 - OPEN SPACE PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

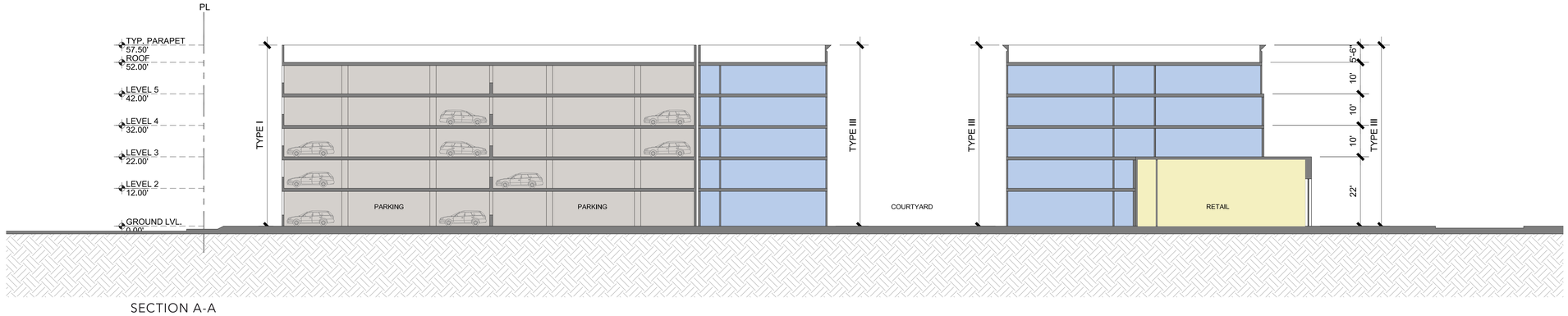
MerloneGeier Partners

CSW | ST2

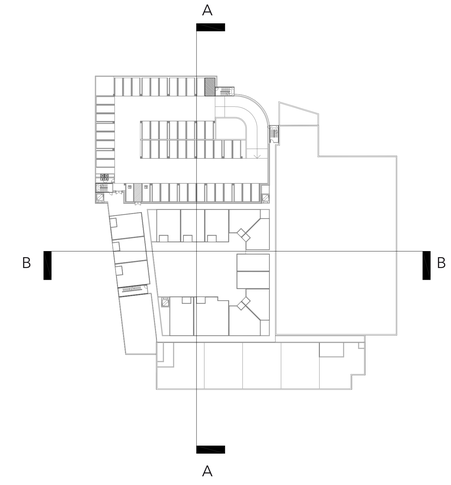
URBAN ARENA

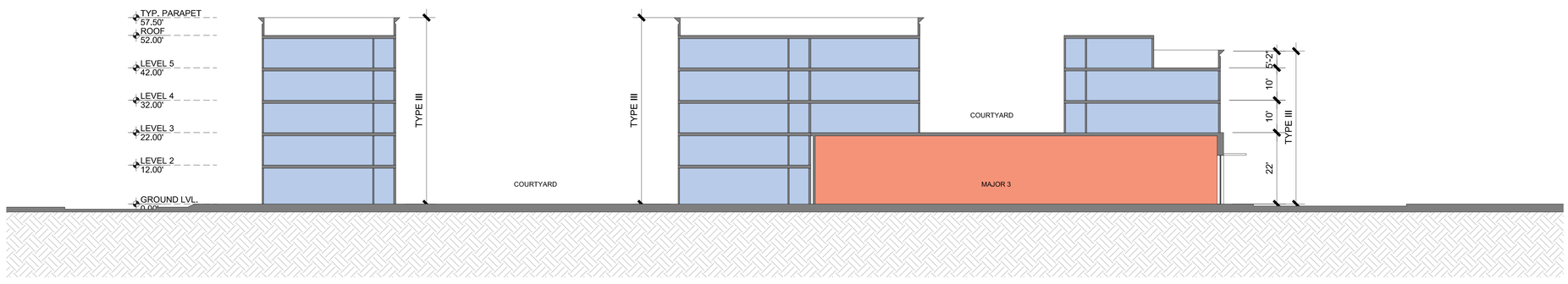
STUDIO T SQUARE

FIELD PAOLI



SECTION A-A





SECTION B-B

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

PARCEL 6 BUILDING SECTIONS

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

NORTHEAST CORNER

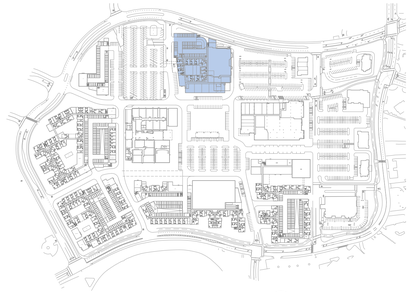
NORTHWEST CORNER

EAST ELEVATION

NORTH ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN

MATERIALS LEGEND

A1	METAL SIDING	G1	WALL PANEL
A2	METAL SIDING	G1	WALL PANEL
B1	HORIZONTAL SIDING	H1	POLISHED CONCRETE
B2	HORIZONTAL SIDING	H2	POLISHED CONCRETE
B3	HORIZONTAL SIDING	H3	POLISHED CONCRETE
C1	CEMENT PLASTER	J1	GUARDRAIL
C2	CEMENT PLASTER	J2	GUARDRAIL
C3	CEMENT PLASTER	J3	GUARDRAIL
C4	CEMENT PLASTER	K1	CANOPY
C5	CEMENT PLASTER	K2	CANOPY
C6	CEMENT PLASTER	K3	CANOPY
C7	CEMENT PLASTER	L1	TRELLIS
D1	BRICK VENEER	L2	TRELLIS
D2	BRICK VENEER	L3	TRELLIS
E1	PORCELAIN TILE	M1	GREEN SCREEN
F1	WOOD PANEL	N1	ARTWORK/MURAL,TBD.
F2	WOOD PANEL		

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

PARCEL 6 BUILDING ELEVATIONS

MerloneGeier Partners | CSW ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

SOUTHWEST CORNER

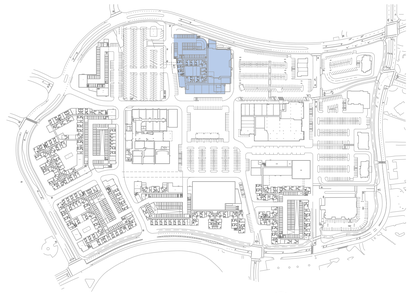
SOUTHEAST CORNER

WEST ELEVATION

SOUTH ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN

MATERIALS LEGEND

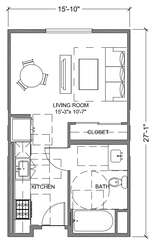
A1	METAL SIDING	G1	WALL PANEL
A2	METAL SIDING	G1	WALL PANEL
B1	HORIZONTAL SIDING	H1	POLISHED CONCRETE
B2	HORIZONTAL SIDING	H2	POLISHED CONCRETE
B3	HORIZONTAL SIDING	H3	POLISHED CONCRETE
C1	CEMENT PLASTER	J1	GUARDRAIL
C2	CEMENT PLASTER	J2	GUARDRAIL
C3	CEMENT PLASTER	J3	GUARDRAIL
C4	CEMENT PLASTER	K1	CANOPY
C5	CEMENT PLASTER	K2	CANOPY
C6	CEMENT PLASTER	K3	CANOPY
C7	CEMENT PLASTER	L1	TRELLIS
D1	BRICK VENEER	L2	TRELLIS
D2	BRICK VENEER	L3	TRELLIS
E1	PORCELAIN TILE	M1	GREEN SCREEN
F1	WOOD PANEL	N1	ARTWORK/MURAL,TBD.
F2	WOOD PANEL		

PARCEL 6 BUILDING ELEVATIONS

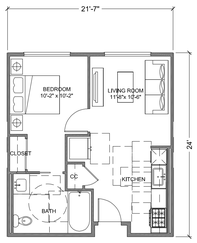
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

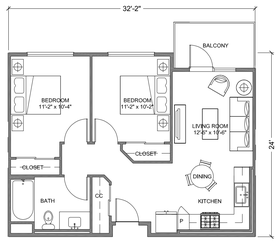
MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI



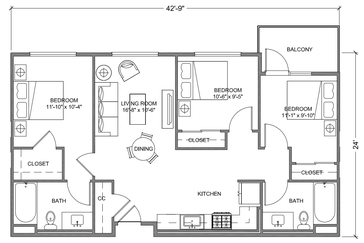
AFF UNIT S1: STUDIO / 1BA
UNIT RSF: 430 SF



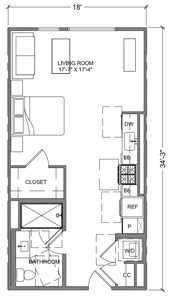
AFF UNIT 1A: 1BR / 1BA
UNIT RSF: 520 SF



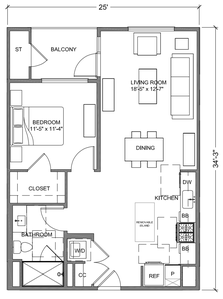
AFF UNIT 2A: 2BR / 1BA
UNIT RSF: 750 SF
PATIO / BALC: 60 SF



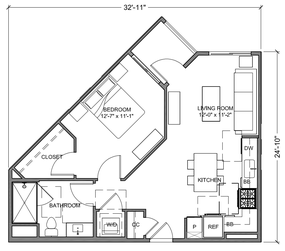
AFF UNIT 3A: 3BR / 1BA
UNIT RSF: 995 SF
PATIO / BALC: 60 SF



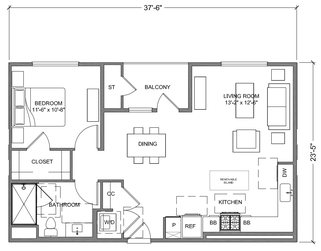
UNIT S1: STUDIO / 1BA
UNIT RSF: 620 SF



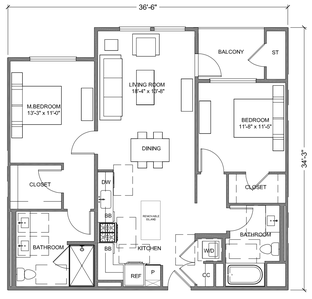
UNIT 1A: 1BR / 1BA
UNIT RSF: 805 SF
PATIO / BALC: 58 SF



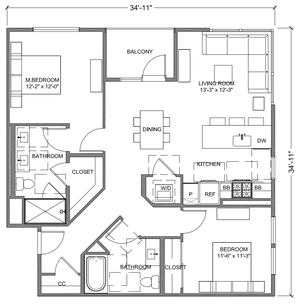
UNIT 1C: 1BR / 1BA
UNIT RSF: 680 SF
PATIO / BALC : 40 SF



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

SCALE 1/8" = 1'-0"
0 4' 8' 16' 32'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

TYPICAL UNIT PLANS

MerloneGeier Partners
CSW | ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI

A1 METAL SIDING

A2 METAL SIDING

B1 HORIZONTAL SIDING

B2 HORIZONTAL SIDING

B3 HORIZONTAL SIDING

C1 CEMENT PLASTER

C2 CEMENT PLASTER

C3 CEMENT PLASTER

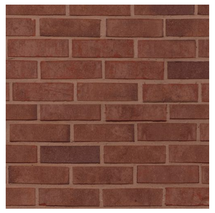
C4 CEMENT PLASTER

C5 CEMENT PLASTER

C6 CEMENT PLASTER

C7 CEMENT PLASTER

C8 CEMENT PLASTER


D1 BRICK VENEER

D2 BRICK VENEER

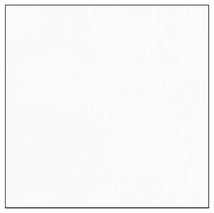
E1 PORCELAIN TILE

F1 WOOD PANEL

F2 WOOD PANEL

G1 WALL PANEL

G2 WALL PANEL


H1 POLISHED CONCRETE

H2 POLISHED CONCRETE

H3 POLISHED CONCRETE

J1 GUARDRAIL

J2 GUARDRAIL

J3 GUARDRAIL

K1 CANOPY

K2 CANOPY

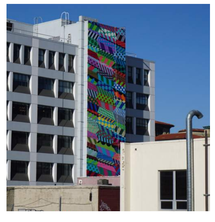
K3 CANOPY

L1 TRELLIS

L2 TRELLIS

L3 TRELLIS

M1 GREEN SCREEN


N1 ARTWORK/MURAL, TBD.

MATERIAL BOARD

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 06.11.2021

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CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

RE-68