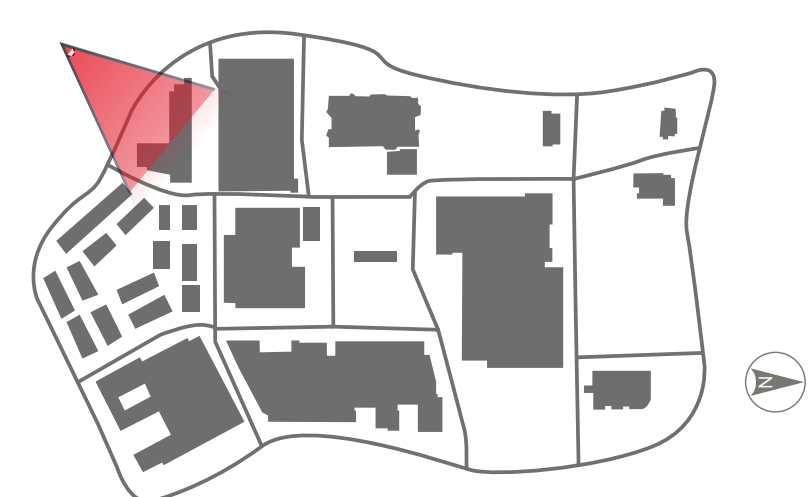




NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2025 - VIEW OF RESIDENTIAL 1

MerloneGeier
Partners

CSW | ST 2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

SD-21



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

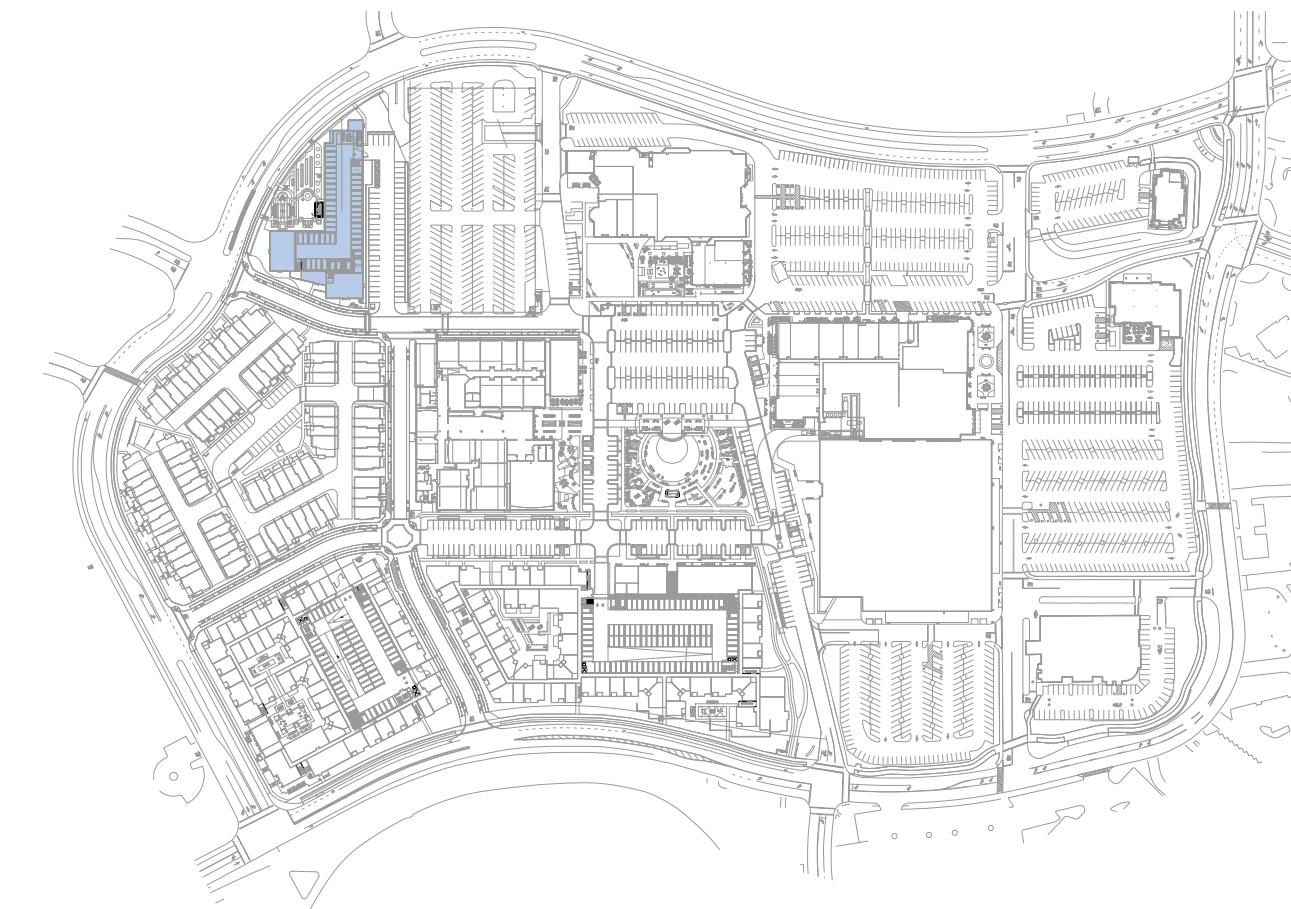
LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL 1	-	92	4	96
LEVEL 2	24	0	0	0
LEVEL 3	24	0	0	0
LEVEL 4	24	0	0	0
LEVEL 5	24	0	0	0
TOTAL	96	92	4	96

RESIDENTIAL 1 - BUILDING SUMMARY

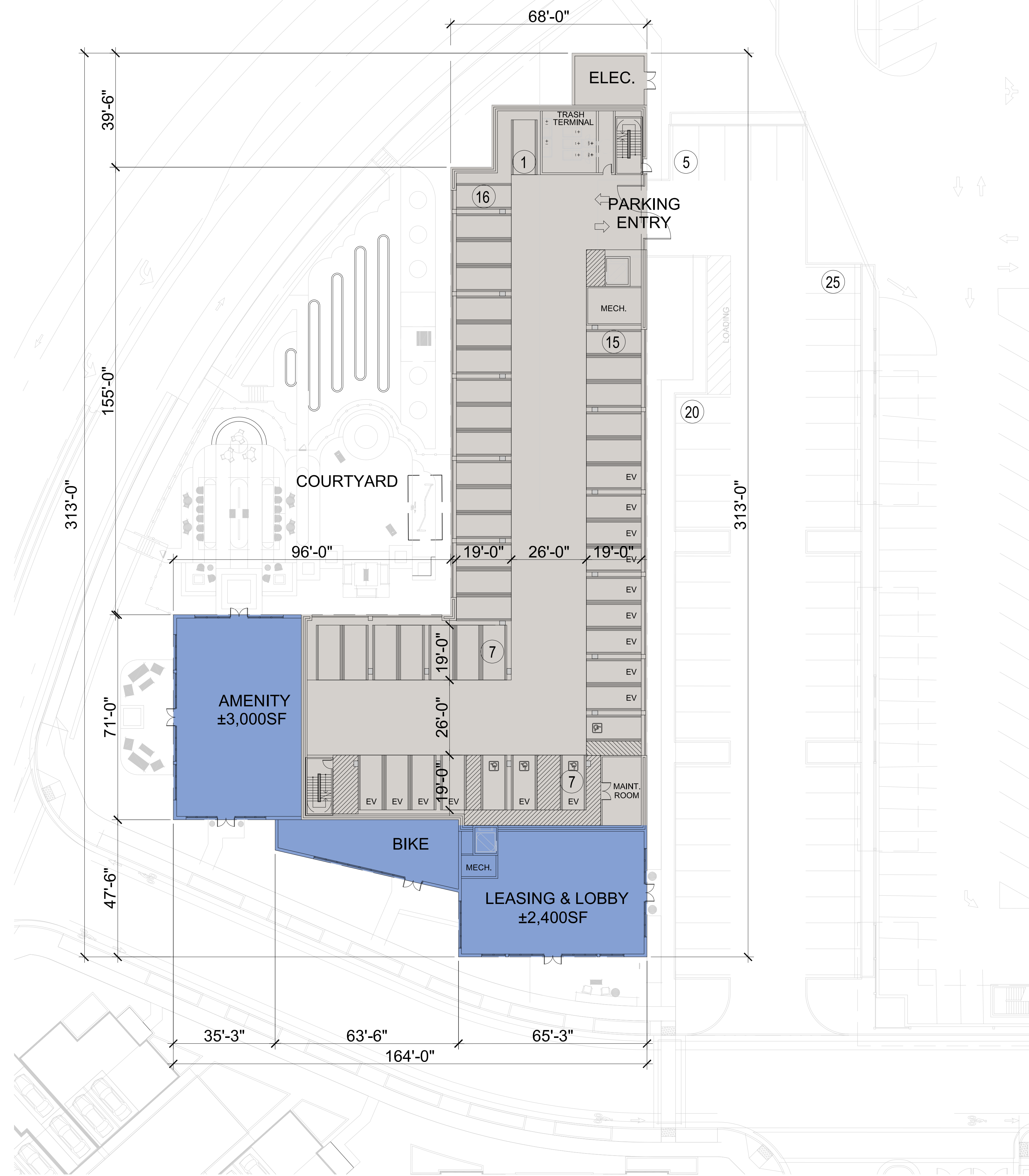
UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	AFF S1	430 sf	-	6	6	6	6	24	10,320 sf	24	25%
1 BR'S	AFF 1A	520 sf	-	6	6	6	6	24	12,480 sf	24	25%
2 BR'S	AFF 2A	750 sf	-	5	5	5	5	20	15,000 sf	24	25%
	AFF 2B	865 sf	-	1	1	1	1	4	3,460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



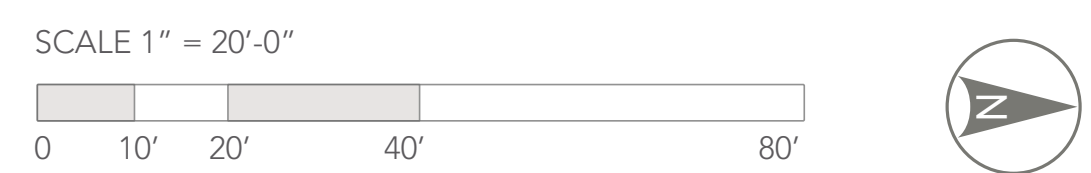
GROUND FLOOR PLAN



SECOND FLOOR PLAN

LEGEND

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



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 1 - FLOOR PLANS

MerloneGeier
Partners

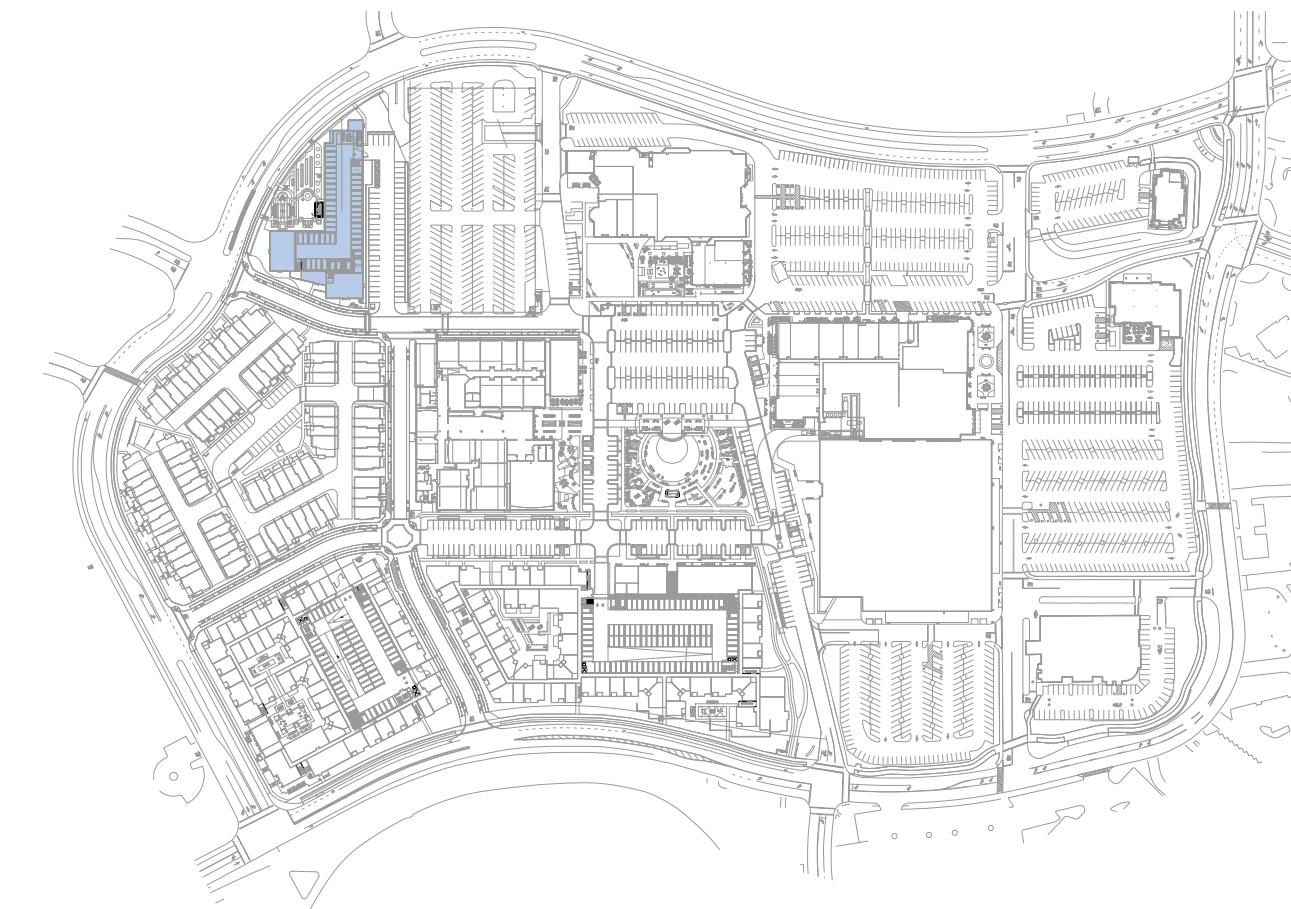
CSW | ST 2

URBAN
ARENA

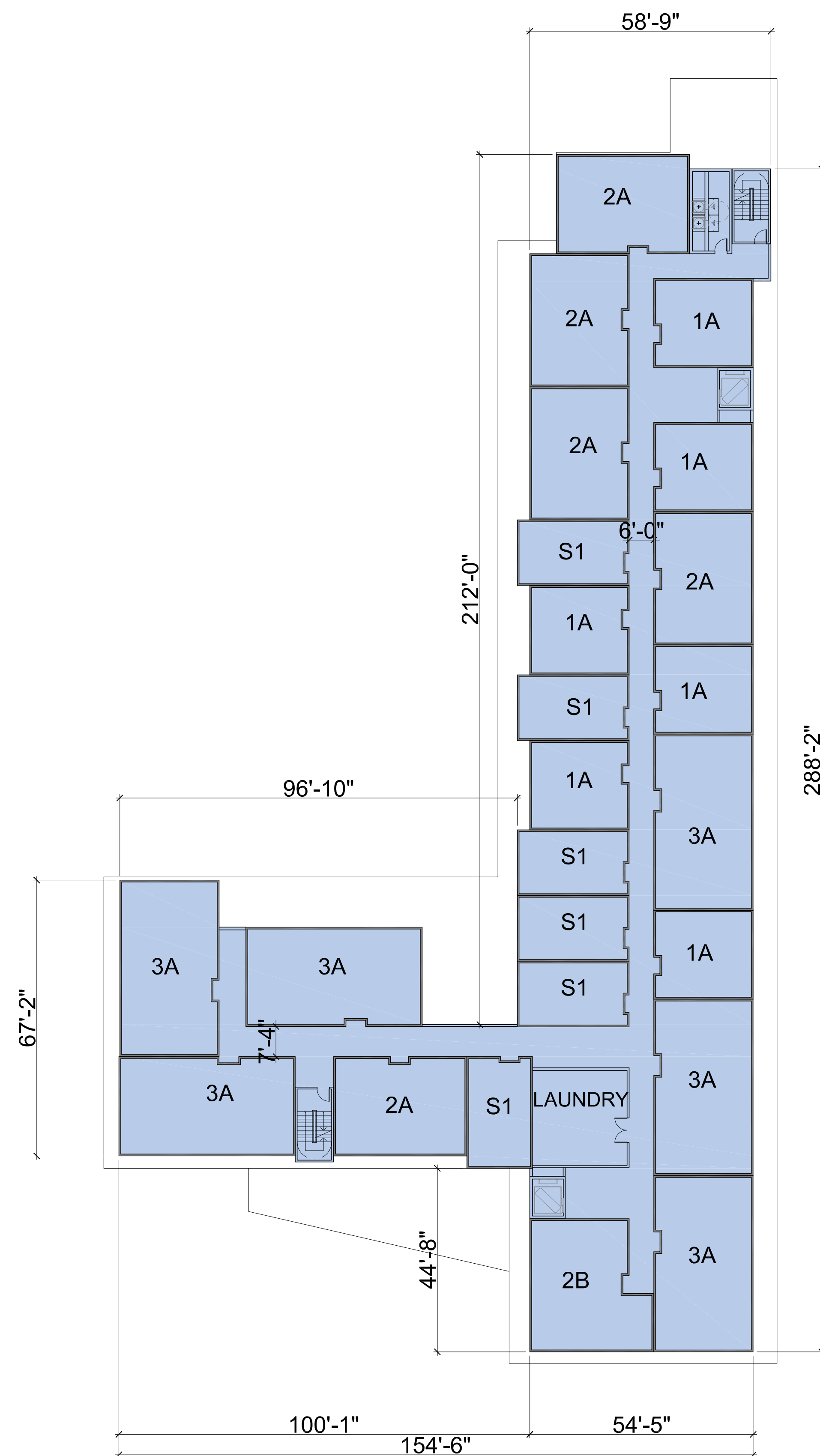
STUDIO
T SQUARE

FIELD
PAOLI

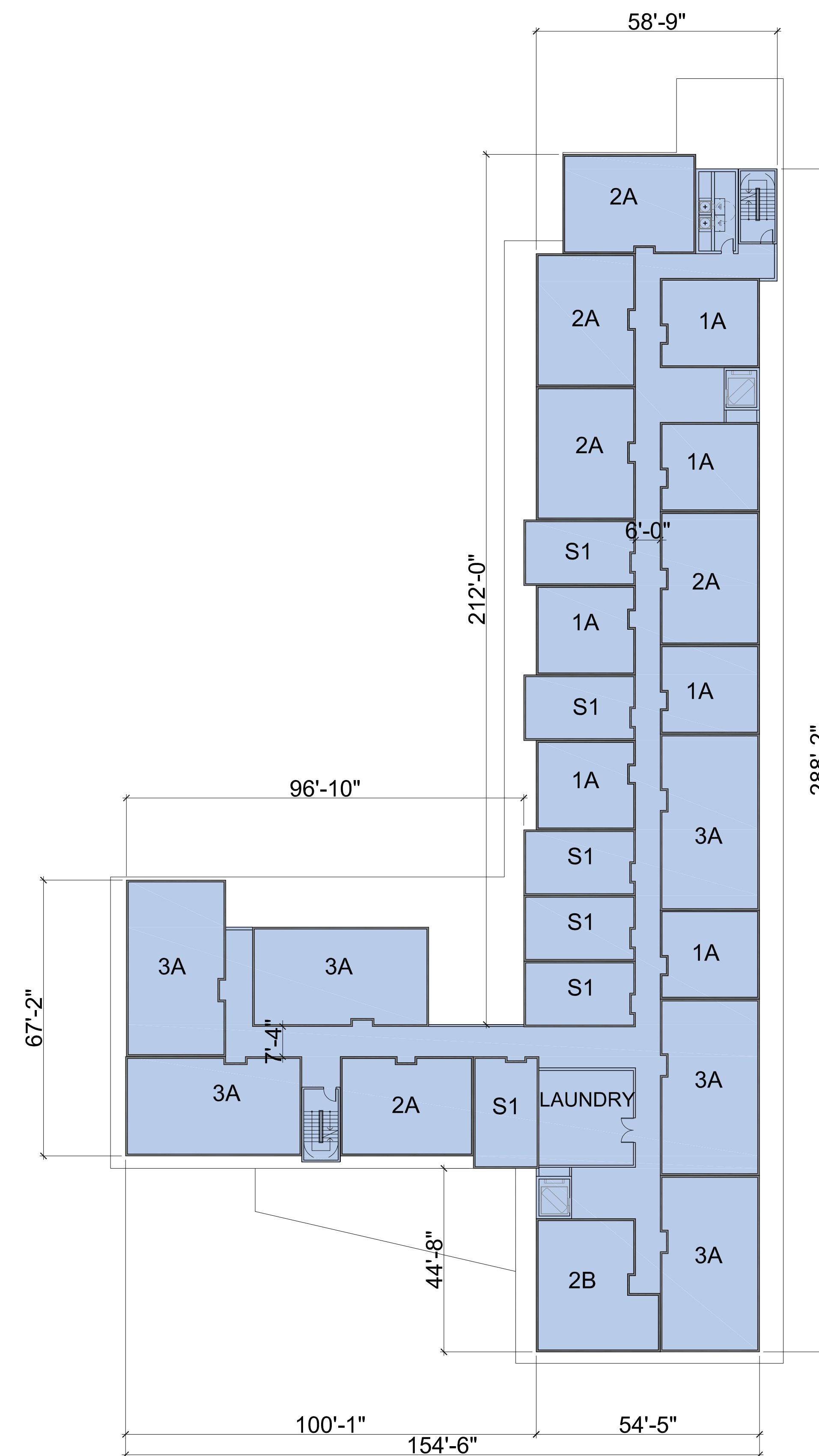
RE-3



KEY PLAN



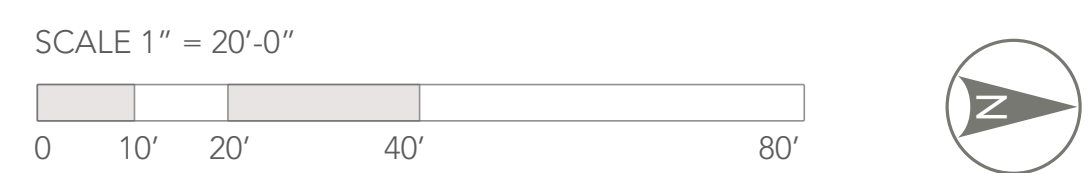
THIRD FLOOR PLAN



FOURTH FLOOR PLAN

LEGEND

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



NORTHGATE TOWN SQUARE

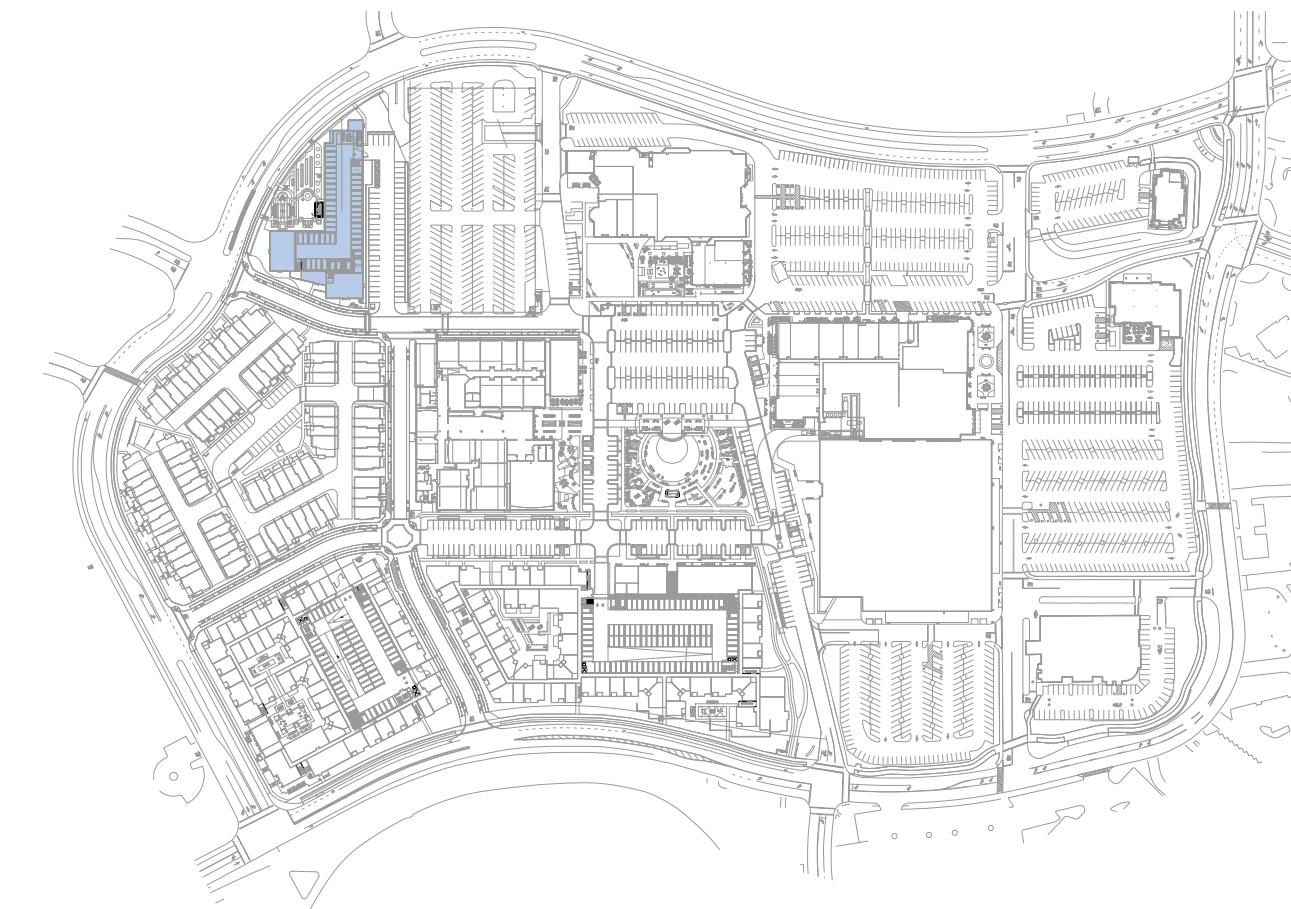
REDEVELOPMENT PLAN

MARCH 09, 2022

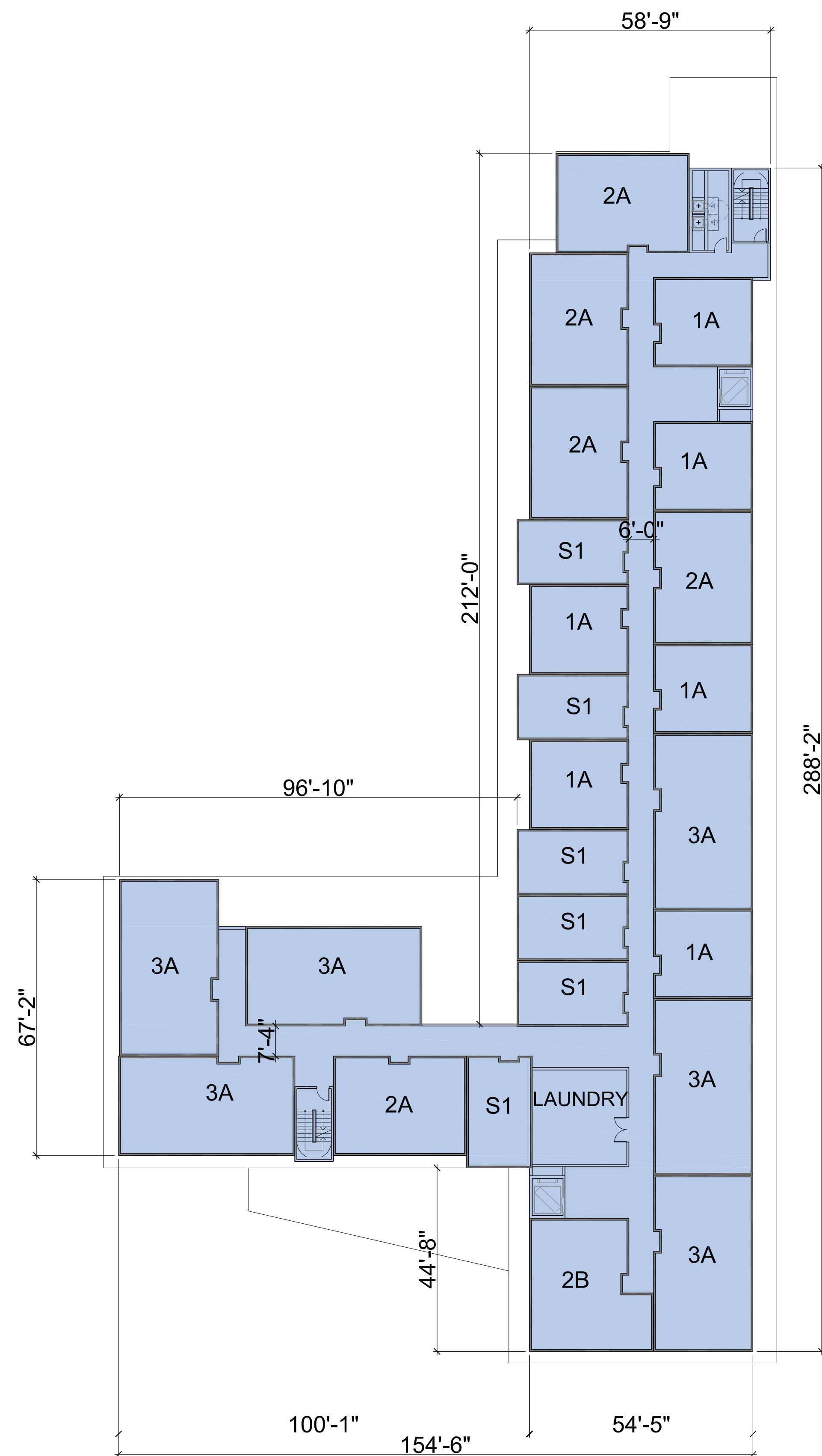
RESIDENTIAL 1 - FLOOR PLANS



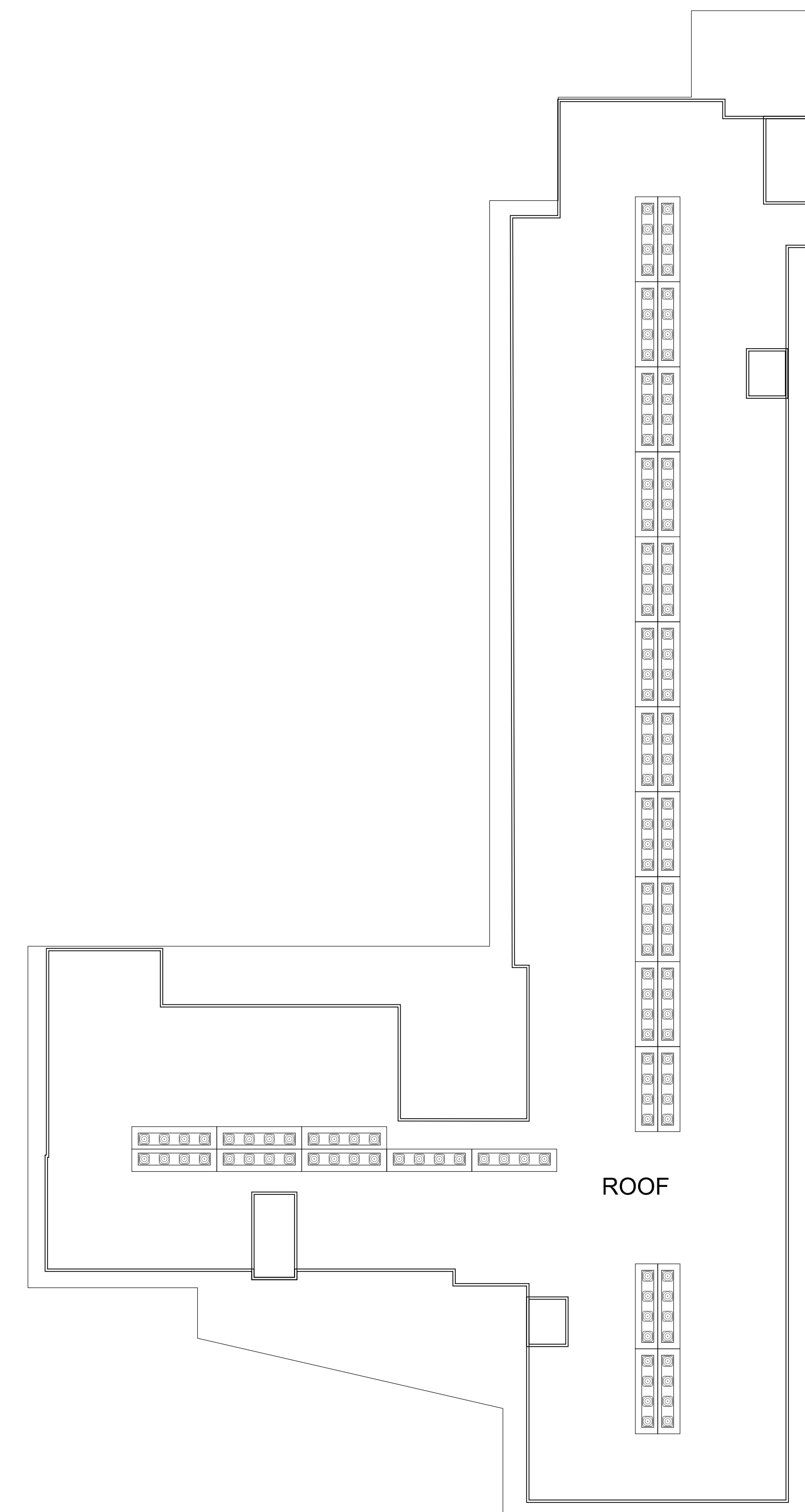
RE-4



KEY PLAN



FRITH FLOOR PLAN



ROOF 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

MerloneGeier
Partners

CSW | ST 2



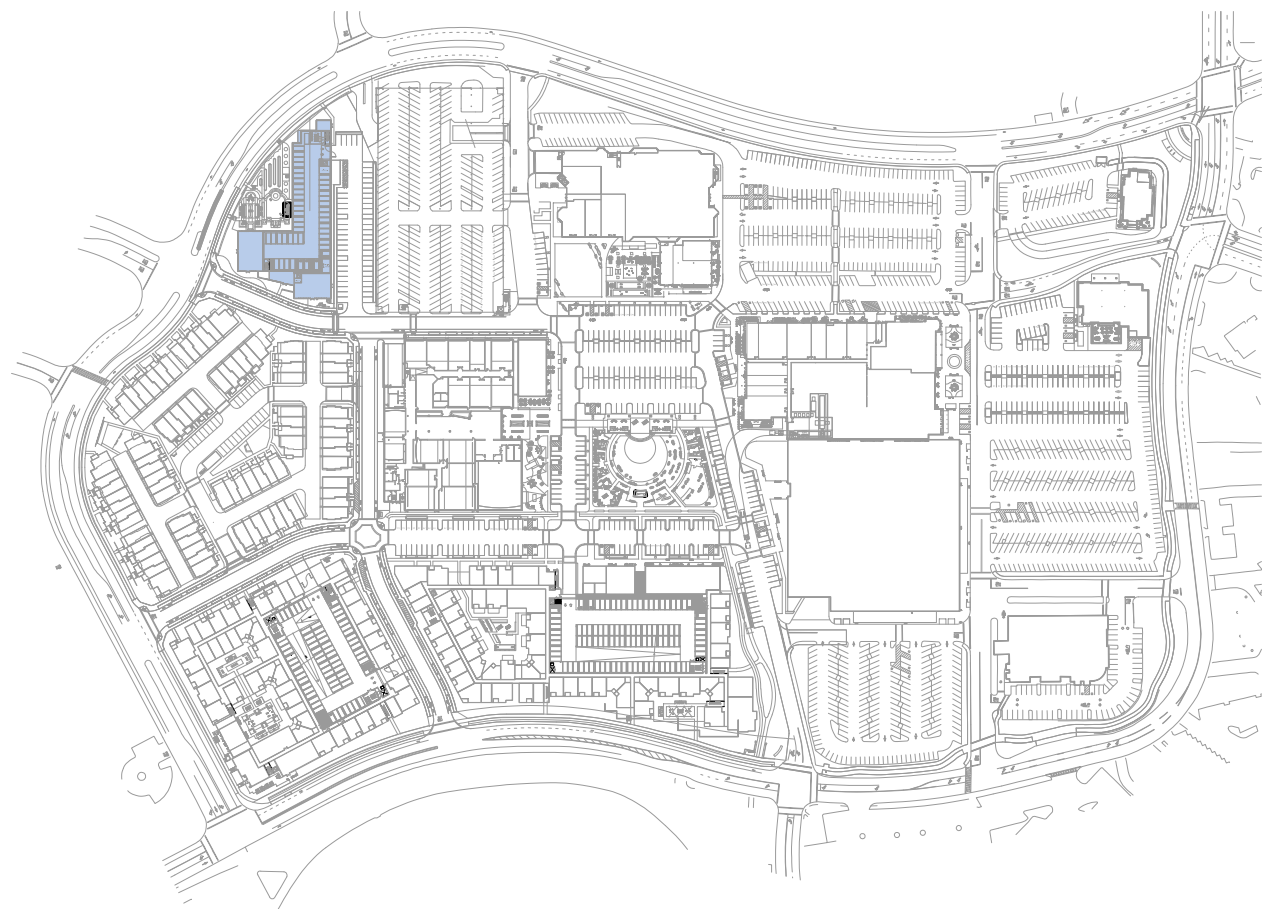
RE-5



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

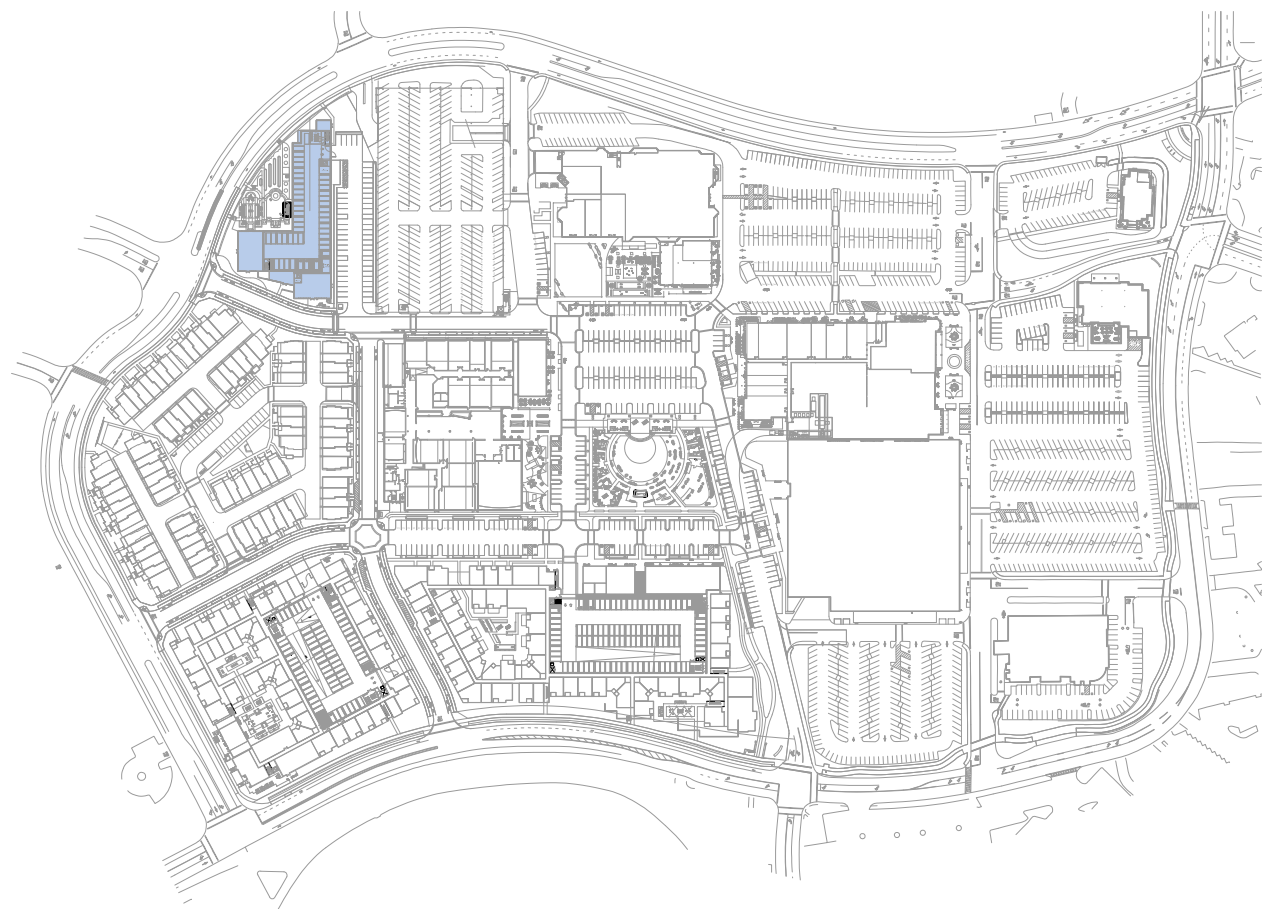




NORTHWEST CORNER



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 |



SOUTH ELEVATION



WEST ELEVATION



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 1 BUILDING ELEVATIONS

MerloneGeier
Partners

CSW | ST2



RE-9



(A1) MORIN INTEGRITY X-12
ZINC GRAY



(A2) MORIN INTEGRITY X-12
CHROMIUM GRAY



(A2) 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



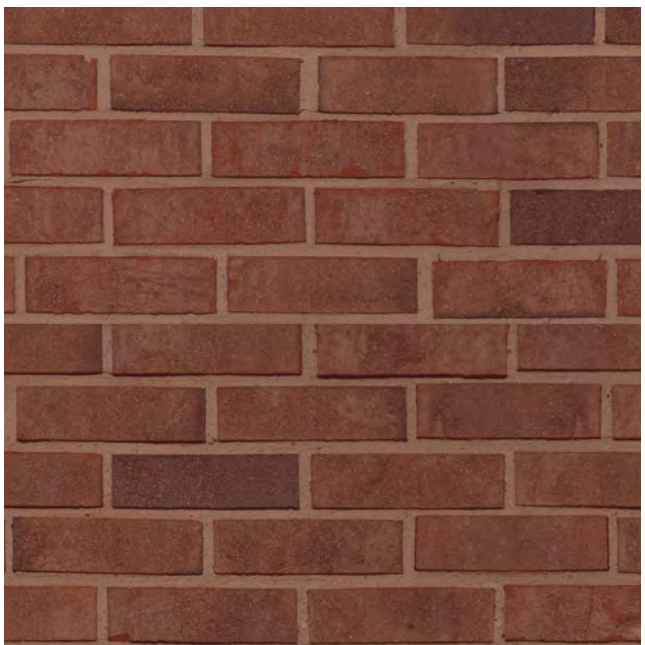
(C2) NICHHA -
VINTAGEWOOD
CEDAR



(C3) NICHHA -
VINTAGEWOOD
REDWOOD



(C4) HARDIE PLANK -
LAP SIDING
MONTEREY TAUPE



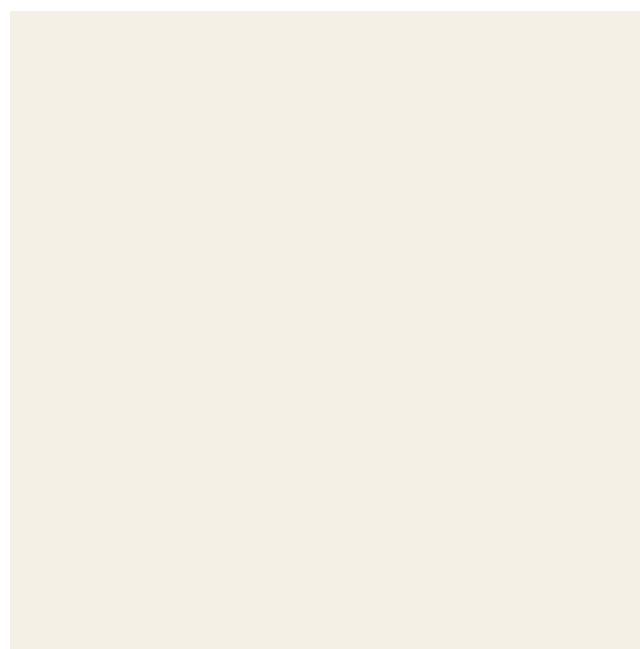
(D1) BELDEN BRICK
INDIAN FULL RANGE



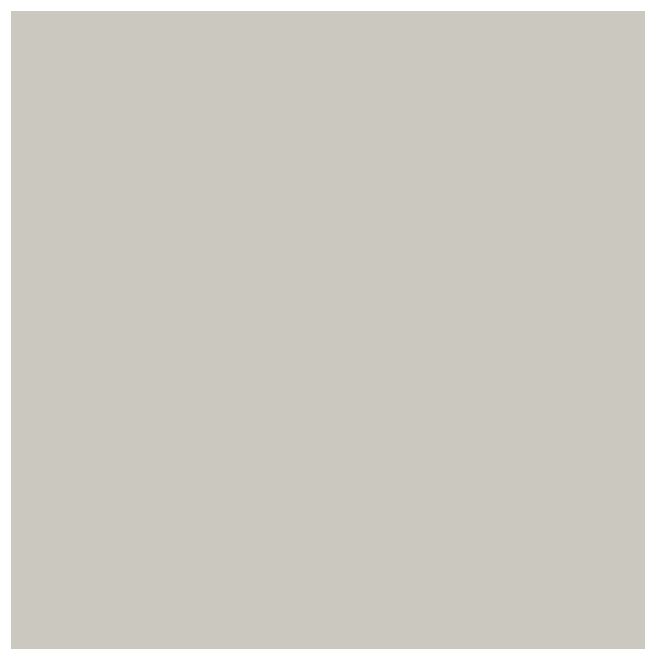
(D2) BELDEN BRICK
481-483 SMOOTH



(E1) LAMINAM - I NATURALI
TRAVERTINO ROMANO
BOCCIARDATO



(F1) CEMENT PLASTER
SW 7102
WHITE FLOUR



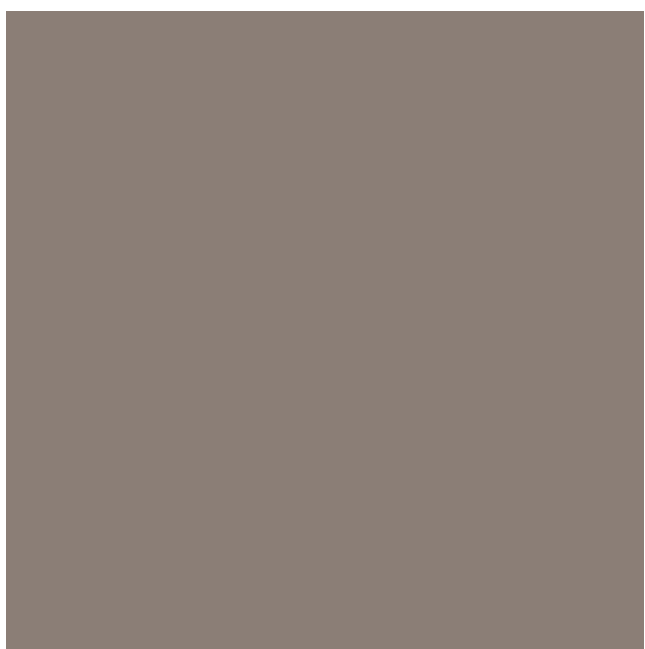
(F2) CEMENT PLASTER
SW 7015
REPOSE GRAY



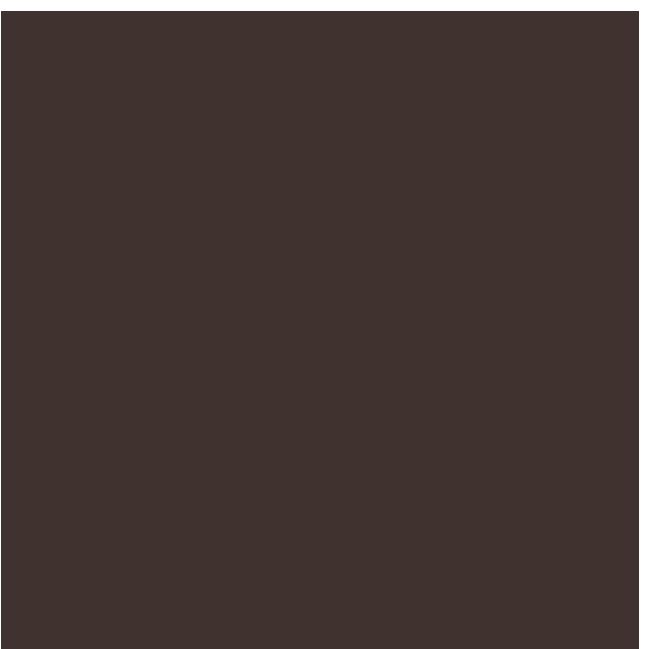
(F3) CEMENT PLASTER
SW 7069
IRON ORE



(F4) CEMENT PLASTER
SW 6192
COASTAL PLAIN



(F5) CEMENT PLASTER
SW 6074
SPALDING GRAY



(F6) CEMENT PLASTER
SW 6006
BLACK BEAN



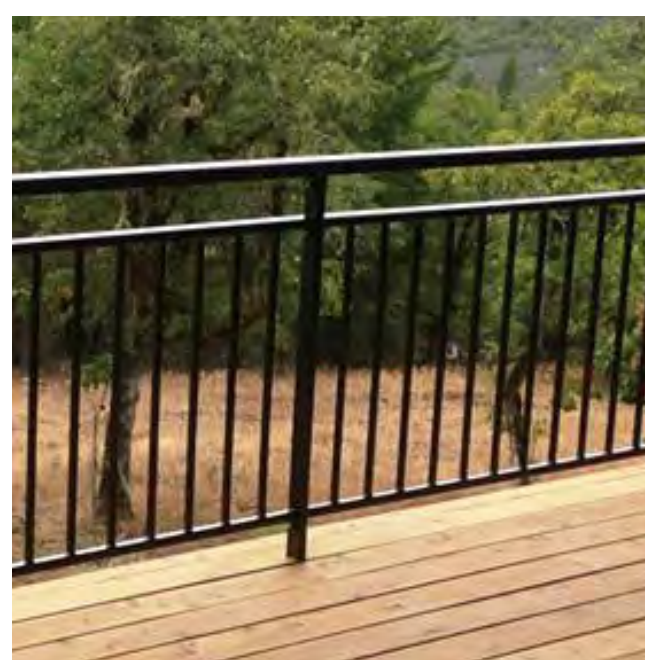
(F8) CEMENT PLASTER
SW 6361
AUTUMNAL



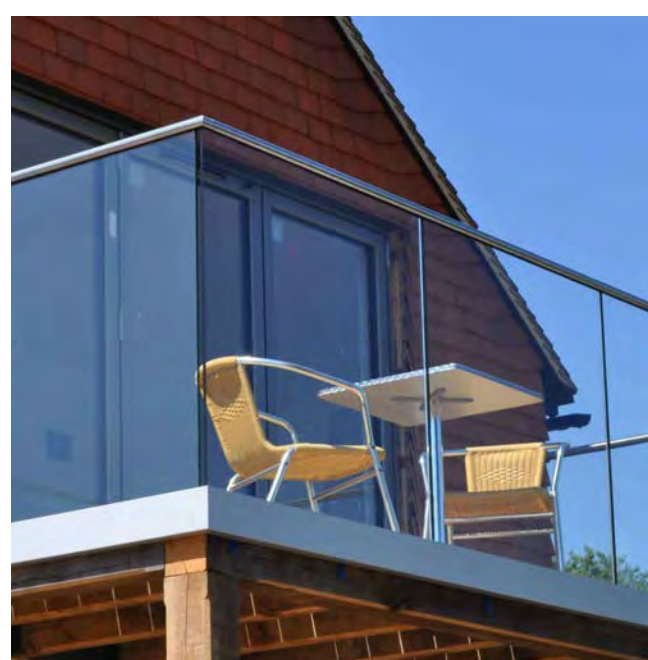
(F9) CEMENT PLASTER
SW 6508
SECURE BLUE



(G1) GUARDRAIL



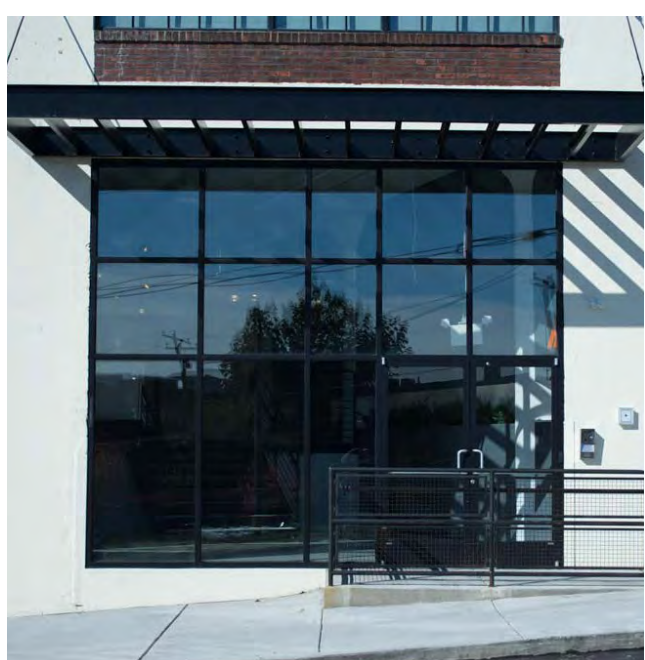
(G2) GUARDRAIL



(G3) GUARDRAIL



(H1) CANOPY



(H2) CANOPY



(H3) CANOPY



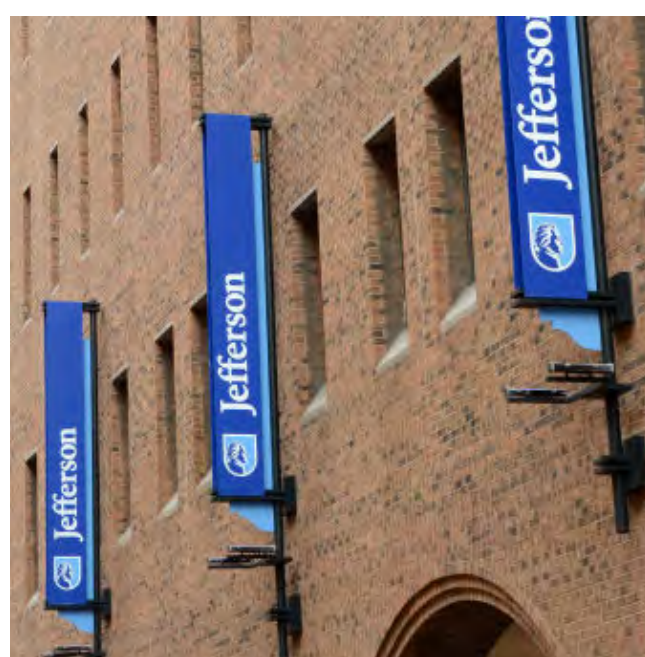
(J1) TRELLIS



(K1) GREEN SCREEN



(L1) WALL MOUNTED
LIGHT FIXTURE



(M1) BANNER SIGN
BY OTHERS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

MATERIAL BOARD

MerloneGeier
Partners

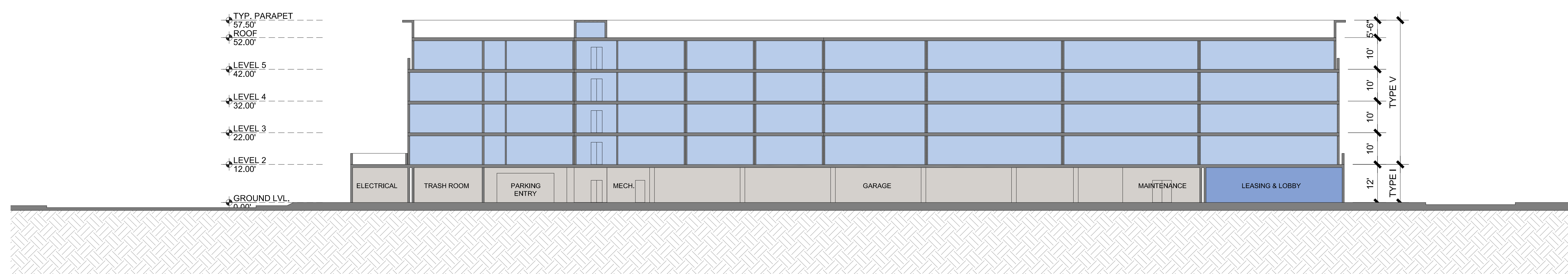
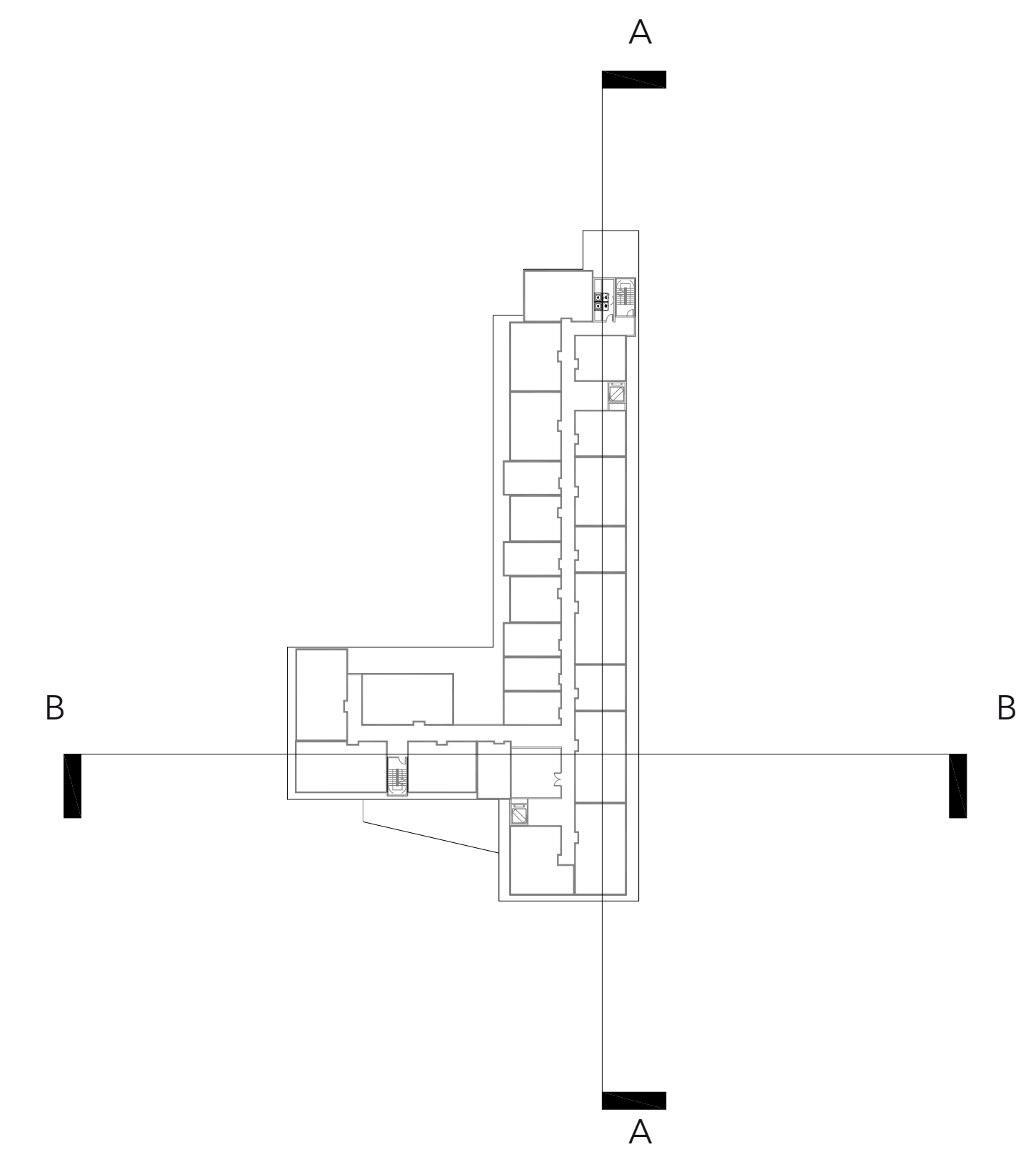
CSW | ST2

URBAN
ARENA

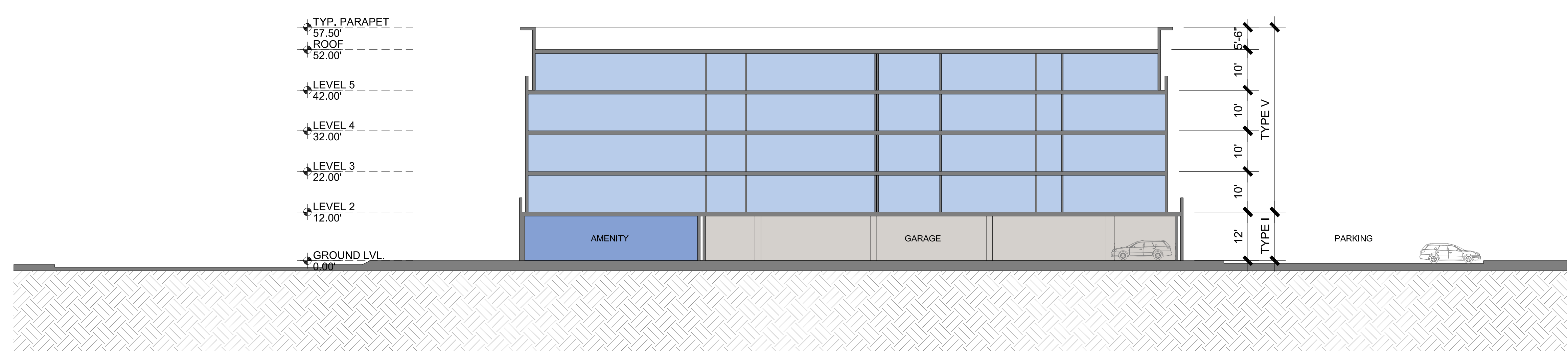
STUDIO
T SQUARE

FIELD
PAOLI

RE-74

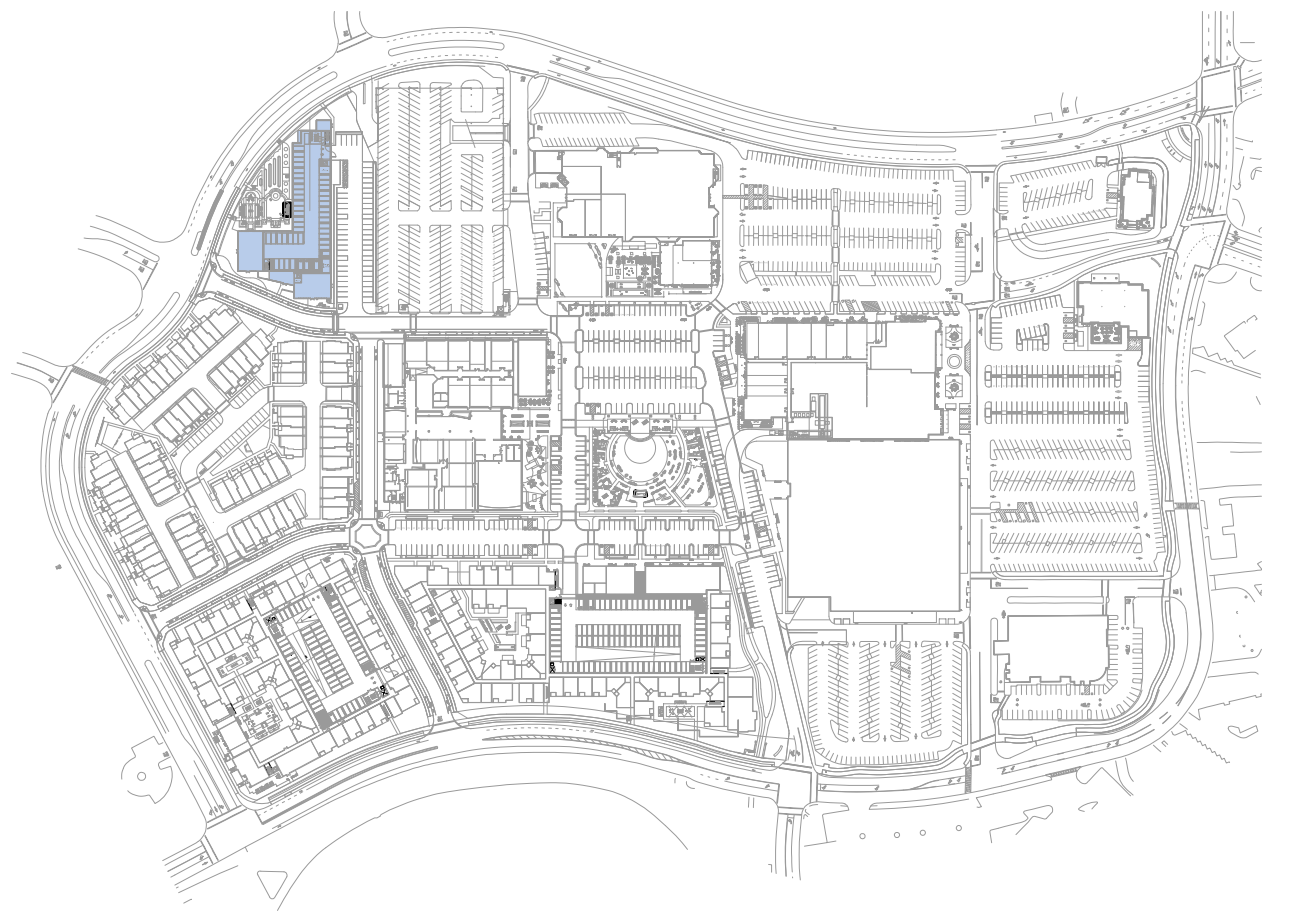


SECTION A-A



SECTION B-B



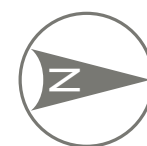


KEY PLAN

RESIDENTIAL 1 - USABLE OUTDOOR AREAS

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

SCALE 1" = 20'-0"



LEGEND

USABLE OUTDOOR AREA



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 1 - OPEN SPACE PLAN

MerloneGeier
Partners

CSW | ST2



RE-6



FIRE ELEMENT SEATING



OUTDOOR BAR



LOUNGE AREAS



TREE-LINED STREETScape



COMMUNITY GARDEN



LAWN AREA



PLAY SPACE



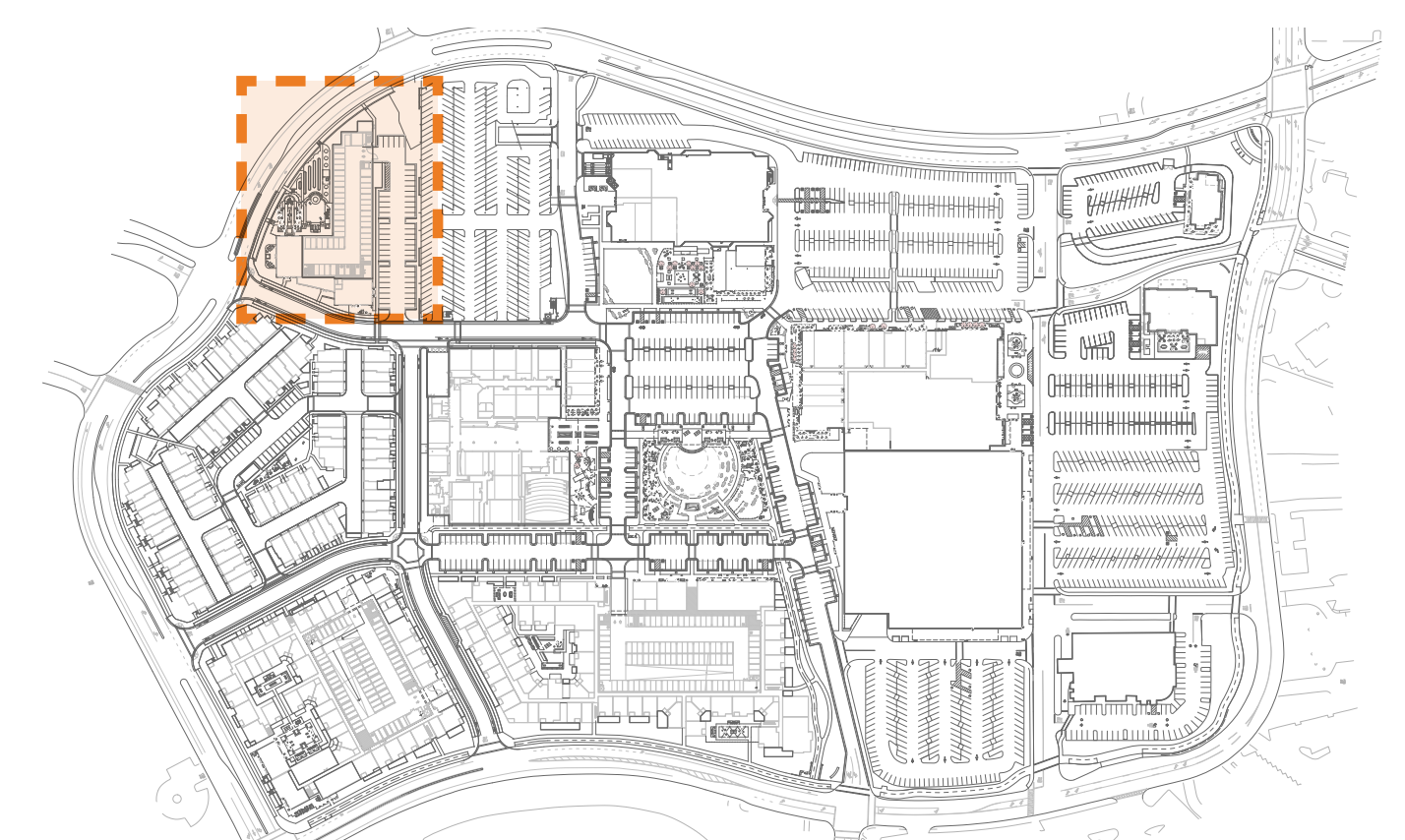
ACCENT TREE



COMMUNITY GARDEN



COMMUNITY GARDEN



KEY MAP nts

SCALE 1" = 60'-0"

0 30' 60' 120' 240'

NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN

MerloneGeier
Partners

CSW | ST 2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

L-6