

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2025 - VIEW OF RESIDENTIAL 2

MerloneGeier
Partners

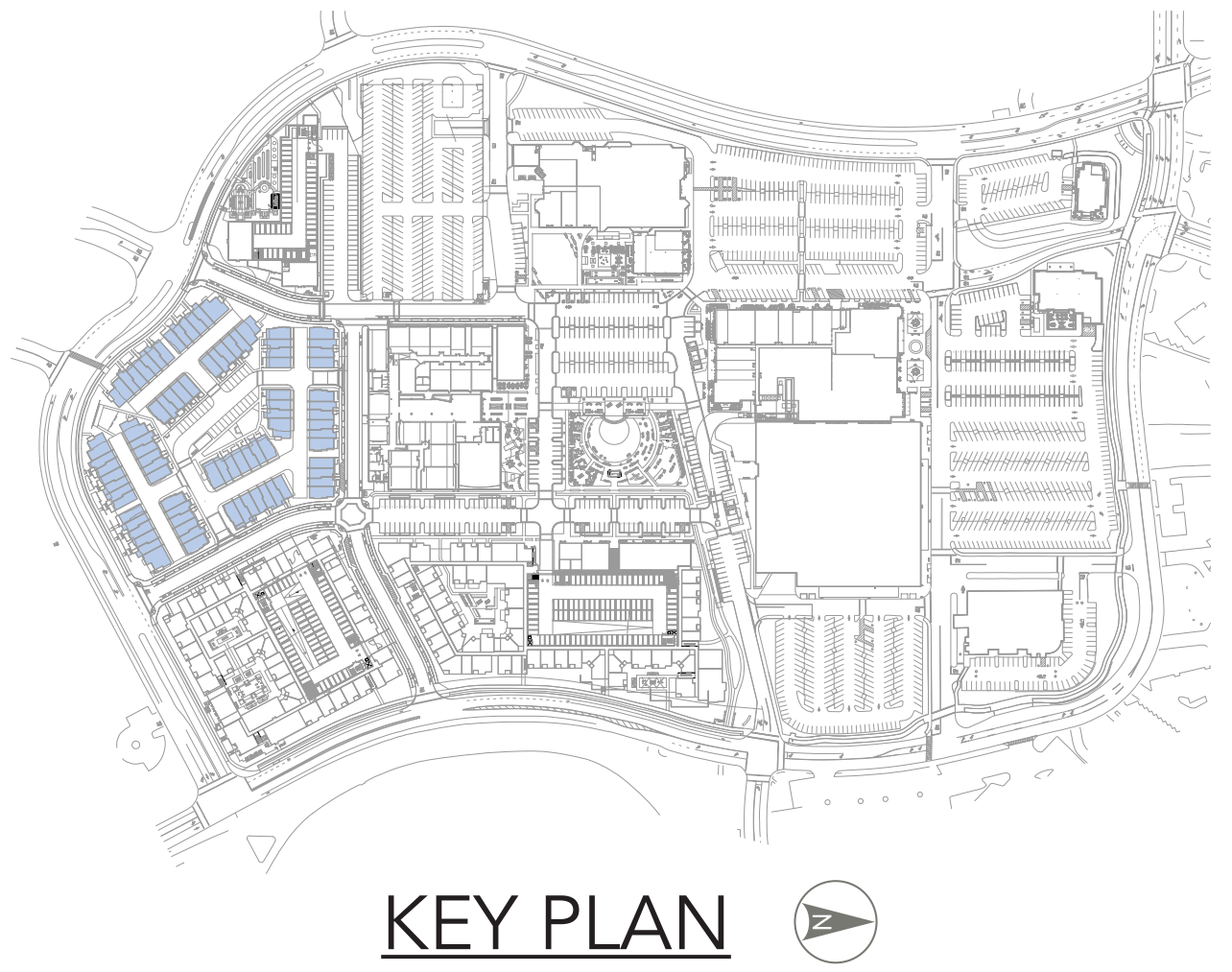
CSW | ST 2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

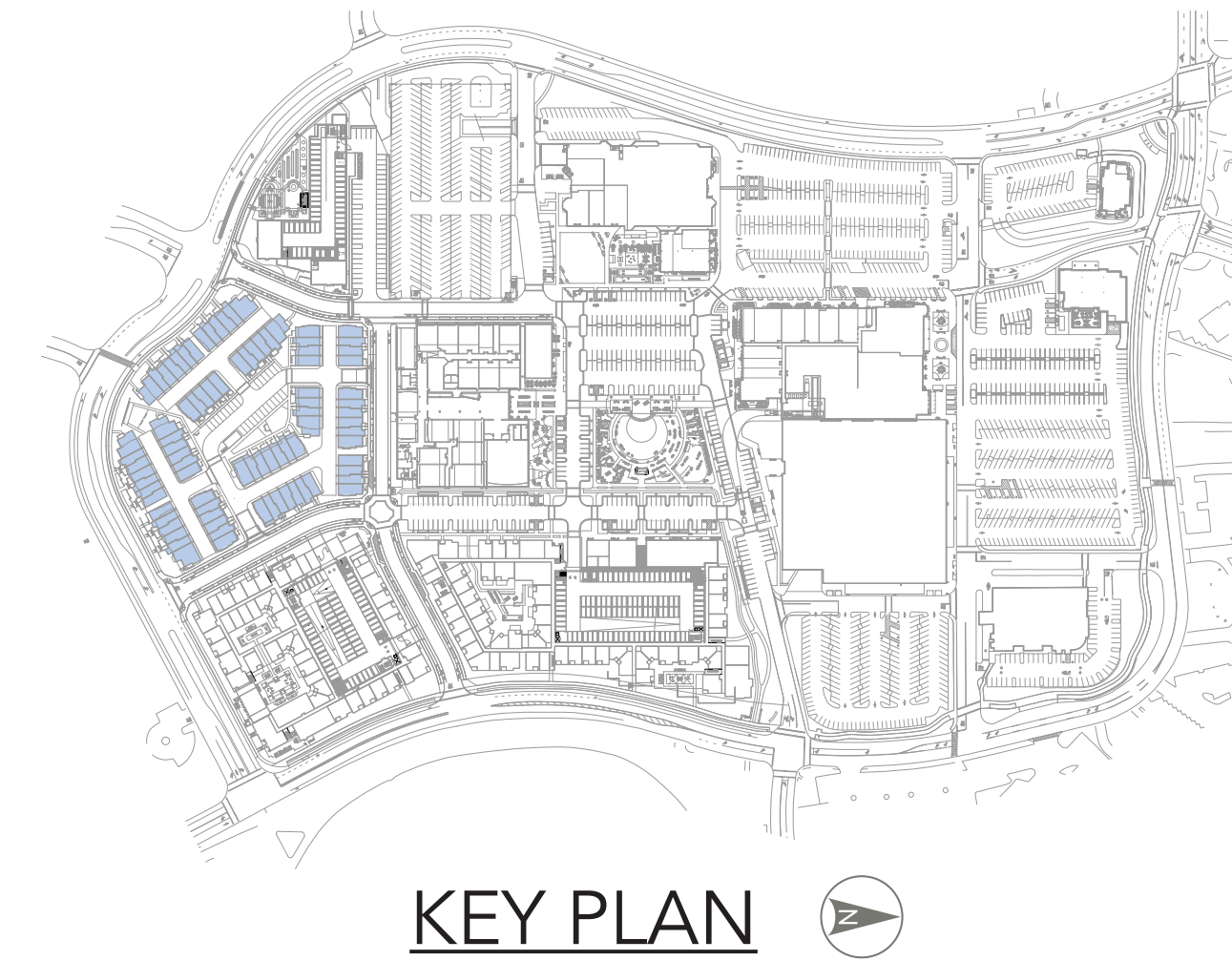
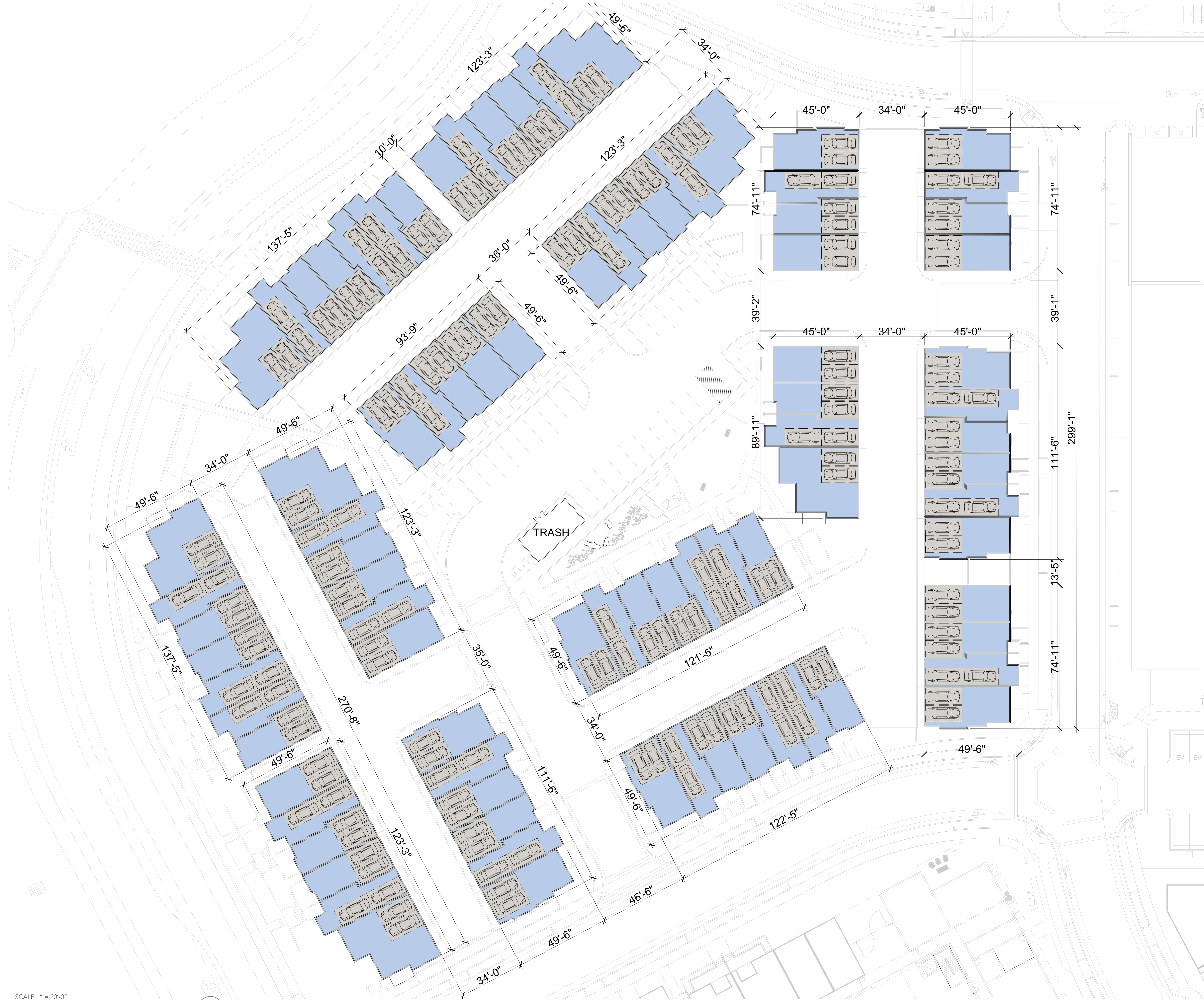
SD-22



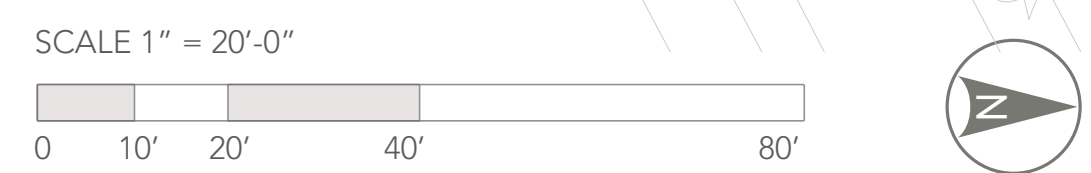
RESIDENTIAL 2 - PROJECT DESCRIPTION			
A 85-UNIT TOWNHOME PROJECT CONSISTING OF 15 3-STORY TYPE-V BUILDINGS.			
RESIDENTIAL 2 - PARKING SUMMARY			
UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
2 BR'S	42	2	84
3 BR'S	36	2	72
4 BR'S	7	2	14
TOTAL UNITS	85		
STALLS REQUIRED - RESIDENTIAL			170
STALLS REQUIRED - GUEST		0.2	17
TOTAL STALLS REQUIRED		2.20	187
PARKING PROVIDED			
RESIDENTIAL STALLS		GUEST STALLS	
STALLS IN GARAGE		UNASSIGNED STALLS	ADA STALLS
170		22	2
			TOTAL STALLS PROVIDED
			194

RESIDENTIAL 2 - BUILDING SUMMARY					
UNIT TYPE		UNIT FLOOR AREA	UNIT COUNT	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL
2 BR'S	TH-A'	2,370 sf	9	21,330 sf	42
	TH-B'	2,130 sf	4	8,520 sf	
	TH-C	2,220 sf	29	64,380 sf	
3 BR'S	TH-A	2,620 sf	1	2,620 sf	36
	TH-B	2,310 sf	25	57,750 sf	
	TH-D	2,570 sf	10	25,700 sf	
4 BR'S	TH-E	2,315 sf	7	16,205 sf	7
TOTAL UNITS			85	196,505 sf	85
					100%

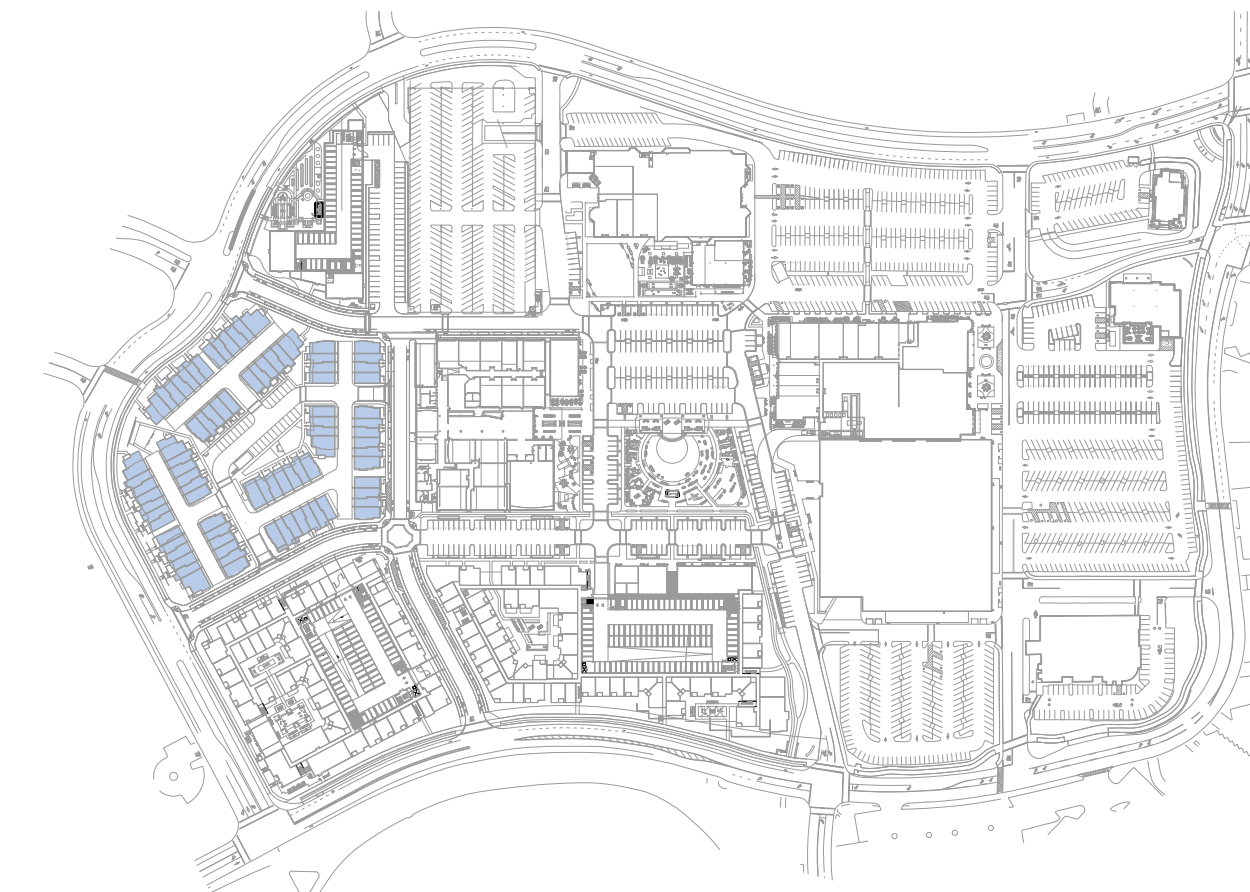




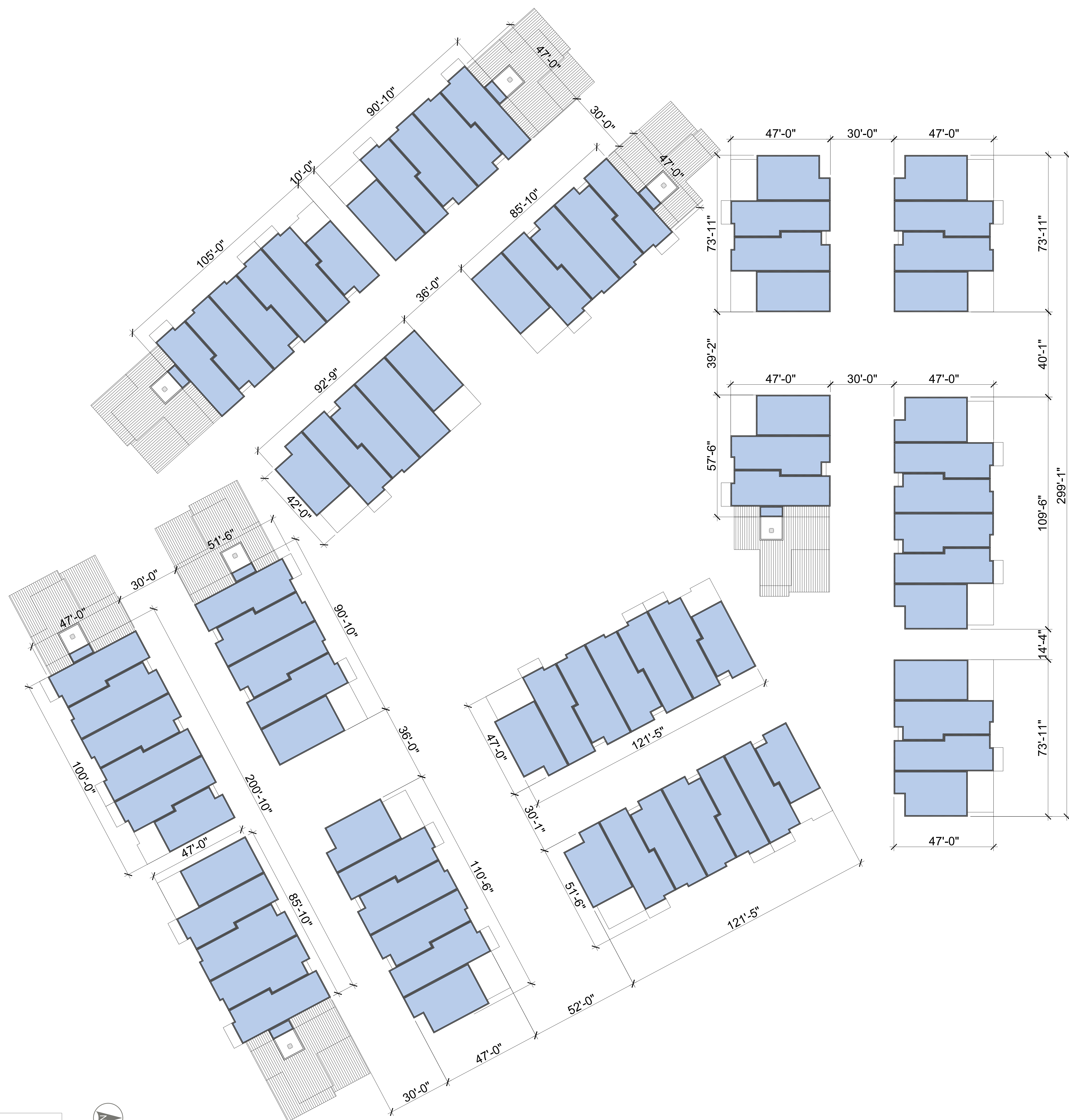
KEY PLAN



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



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 3 FLOOR PLAN

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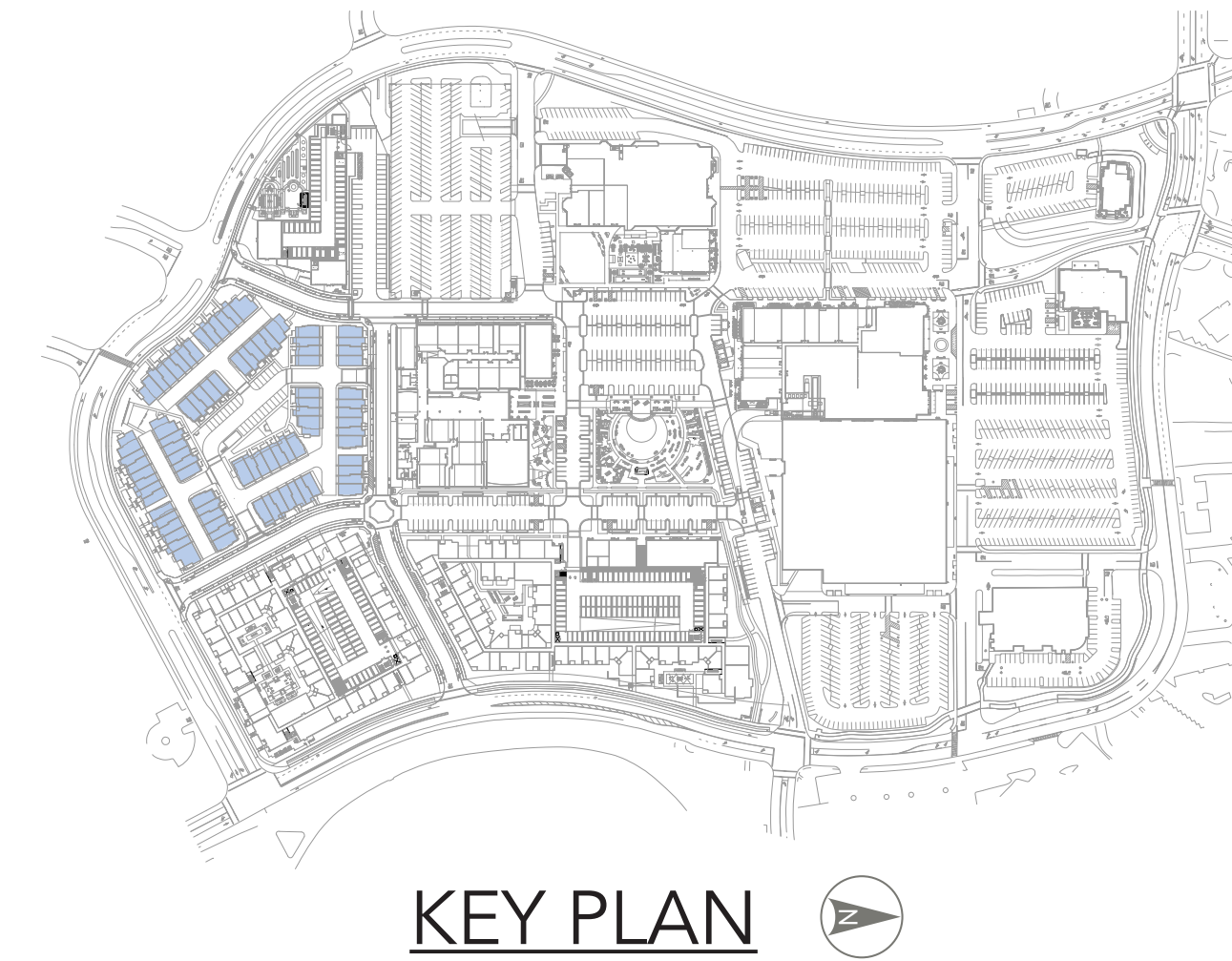
CSW | ST2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

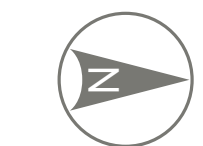
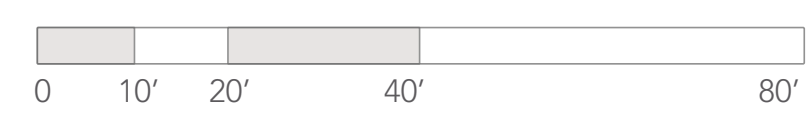
RE-13



KEY PLAN



SCALE 1" = 20'-0"



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 2 - ROOF PLAN

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

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CSW | ST2



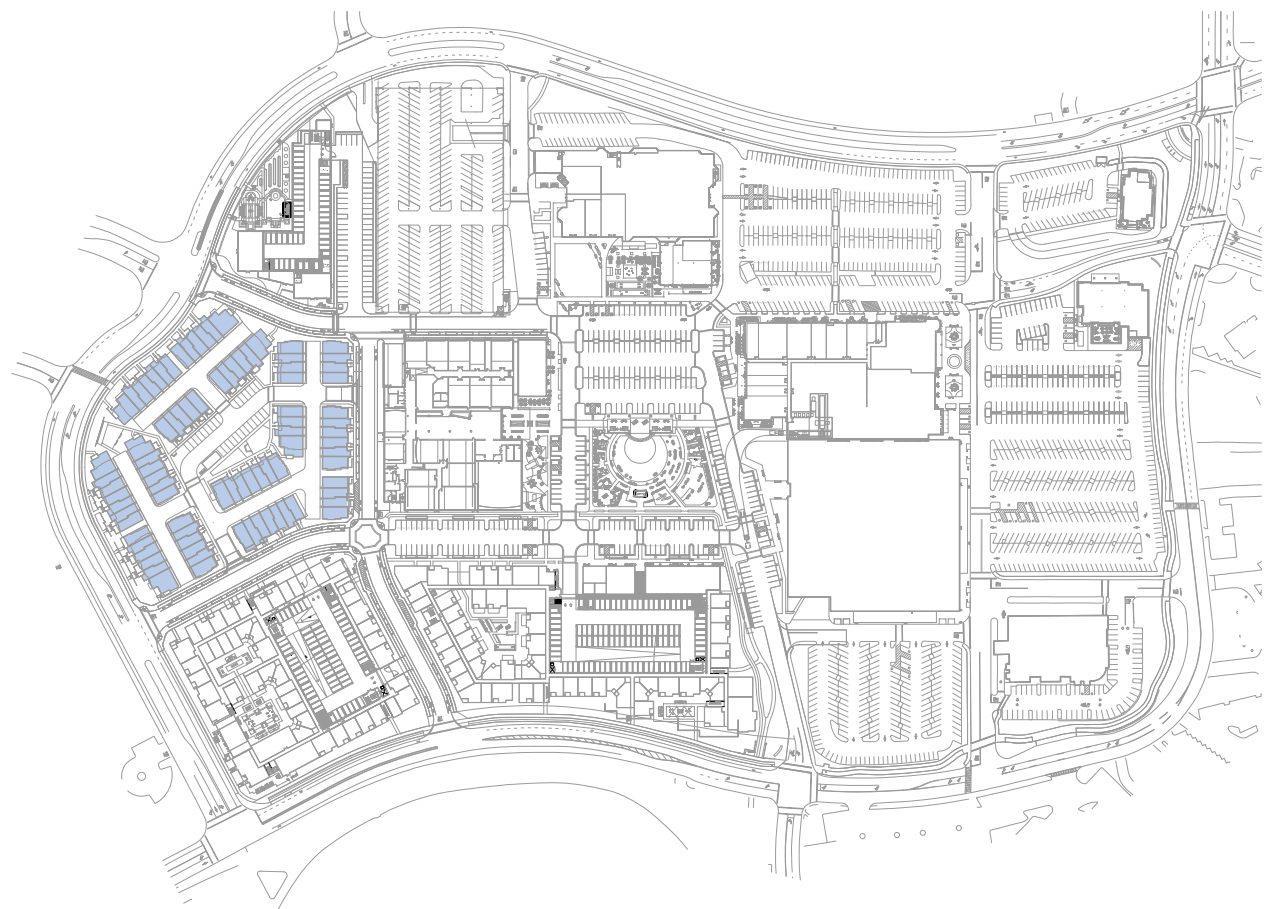
RE-14



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 |



NORTH ELEVATION



EAST ELEVATION



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 2 - BUILDING ELEVATIONS

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CSW | ST2

URBAN
ARENA

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T SQUARE

FIELD
PAOLI

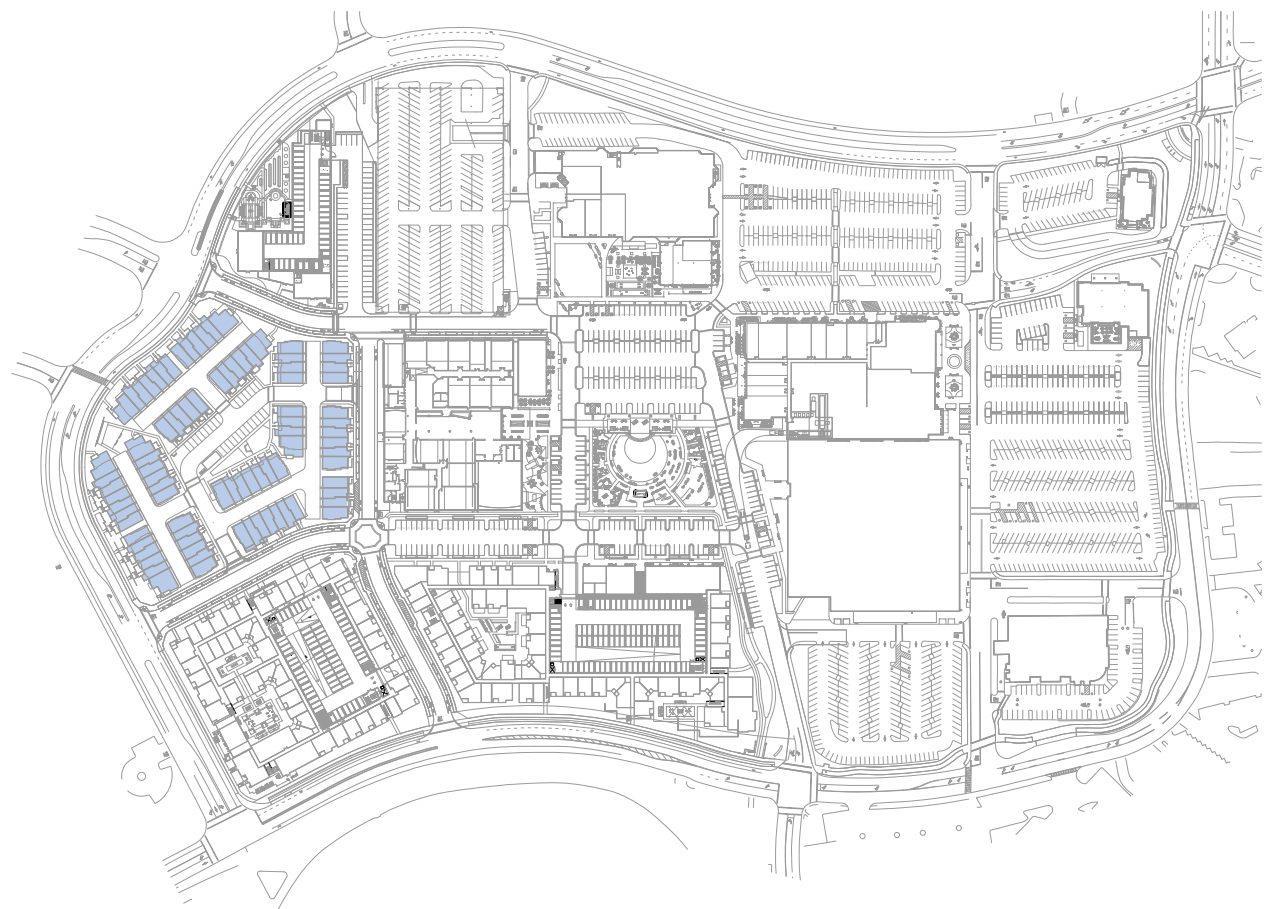
RE-17



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 |



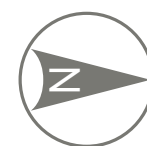
SOUTH ELEVATION



WEST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 2 - BUILDING ELEVATIONS

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CSW | ST2



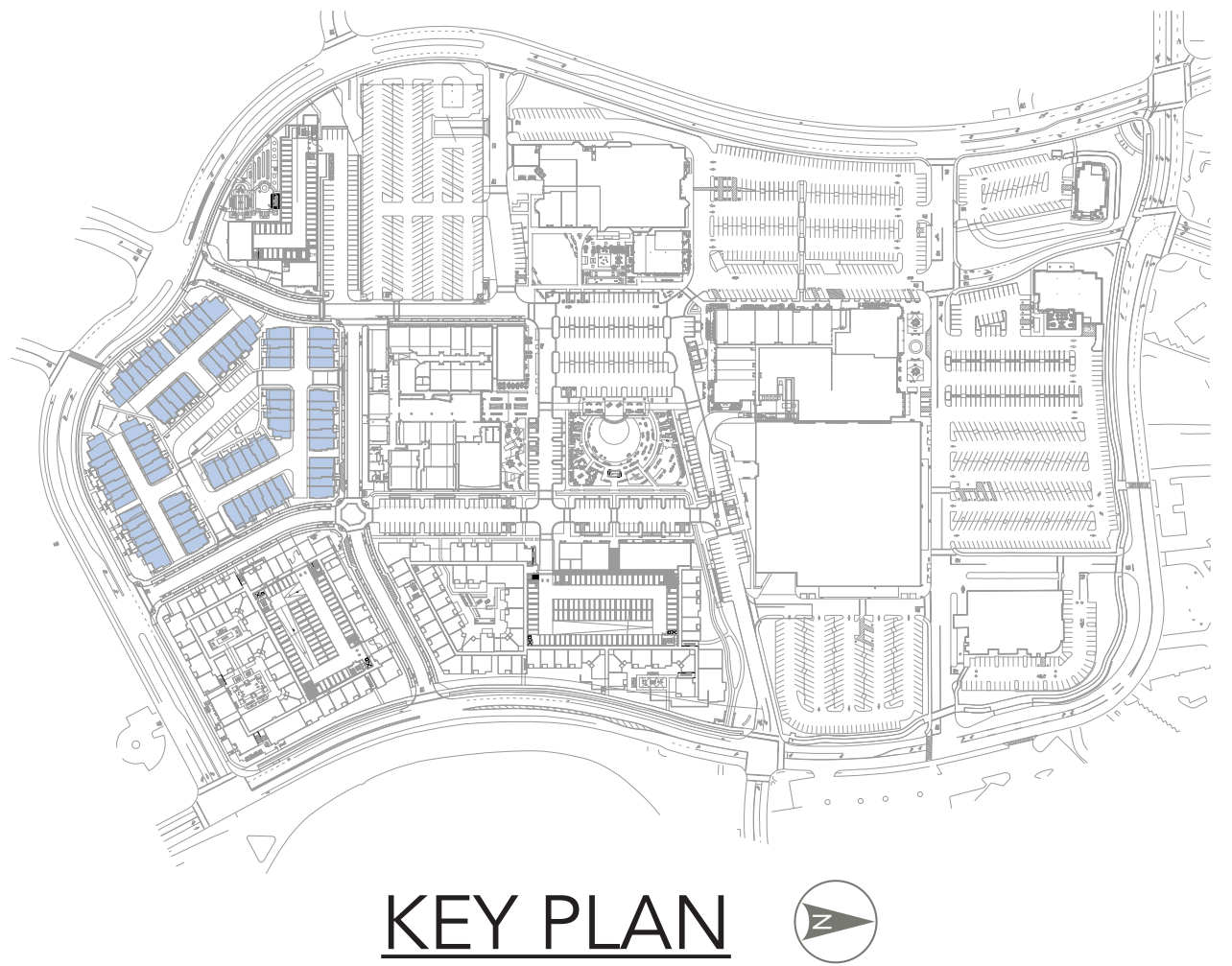
RE-18



TOWNHOME STYLE 1 - LEFT



TOWNHOME STYLE 1 - RIGHT



KEY PLAN



TOWNHOME STYLE 1 - FRONT



TOWNHOME STYLE 1 - REAR

SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

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RESIDENTIAL 2 - ENLARGED TOWNHOME ELEVATIONS

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CSW | ST 2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

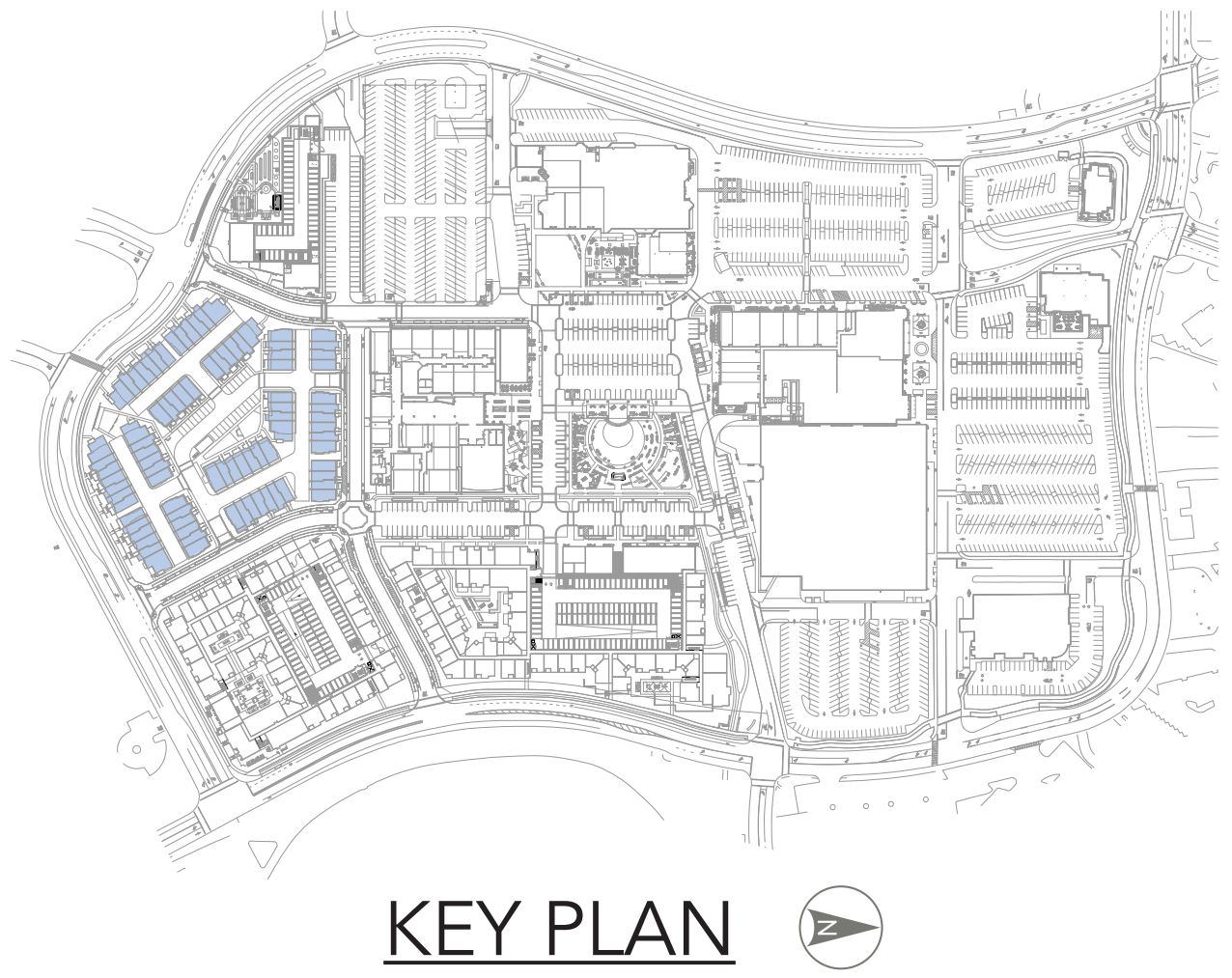
RE-19



TOWNHOME STYLE 1 - LEFT



TOWNHOME STYLE 1 - RIGHT



TOWNHOME STYLE 1 - FRONT



TOWNHOME STYLE 1 - REAR

SCALE 1/8" = 1'-0"



(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



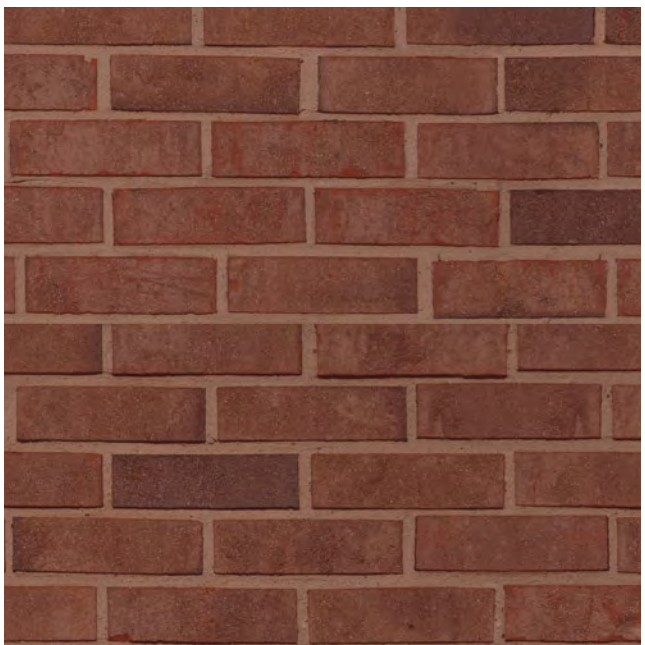
(C2) NICHHA -
VINTAGEWOOD
CEDAR



(C3) NICHHA -
VINTAGEWOOD
REDWOOD



(C4) HARDIE PLANK -
LAP SIDING
MONTEREY TAUPE



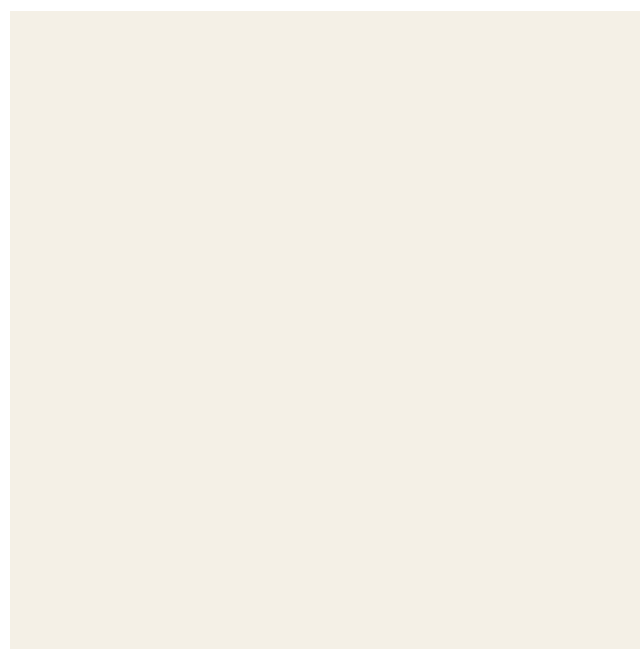
(D1) BELDEN BRICK
INDIAN FULL RANGE



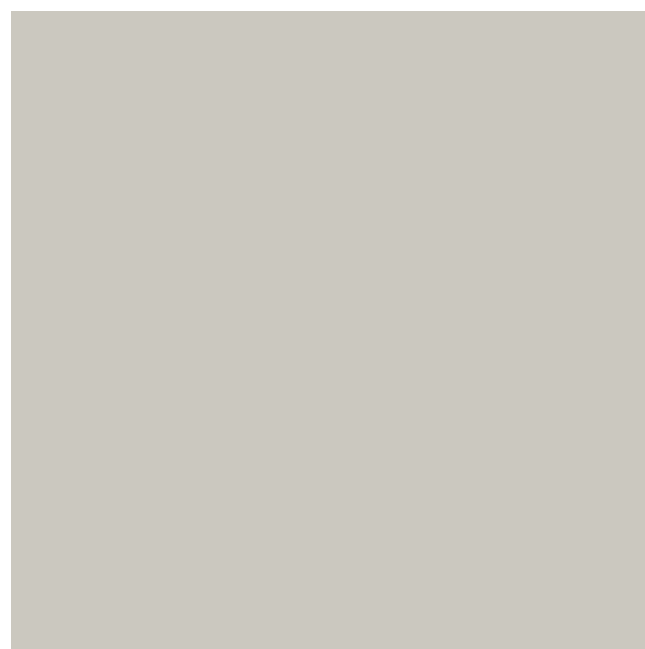
(D2) BELDEN BRICK
481-483 SMOOTH



(E1) LAMINAM - I NATURALI
TRAVERTINO ROMANO
BOCCIARDATO



(F1) CEMENT PLASTER
SW 7102
WHITE FLOUR



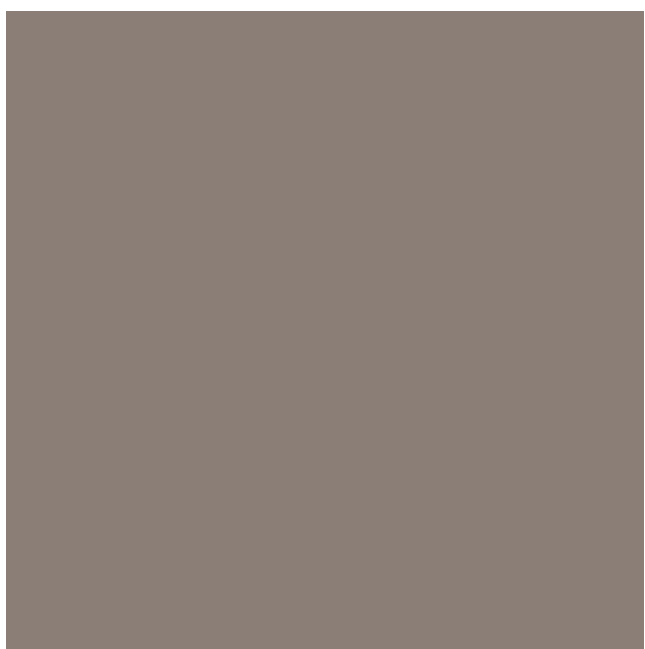
(F2) CEMENT PLASTER
SW 7015
REPOSE GRAY



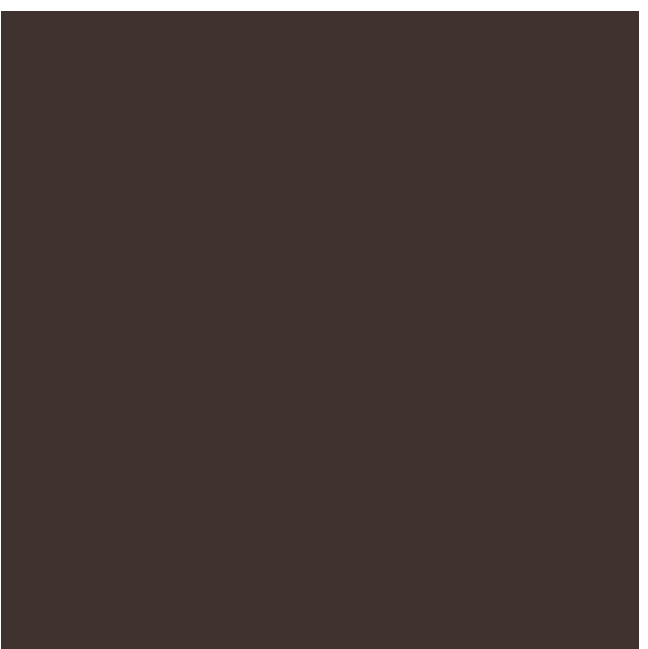
(F3) CEMENT PLASTER
SW 7069
IRON ORE



(F4) CEMENT PLASTER
SW 6192
COASTAL PLAIN



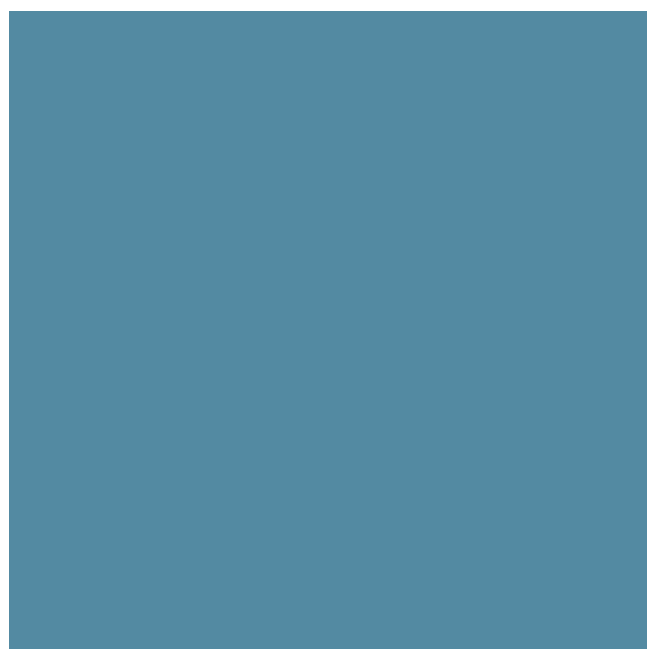
(F5) CEMENT PLASTER
SW 6074
SPALDING GRAY



(F6) CEMENT PLASTER
SW 6006
BLACK BEAN



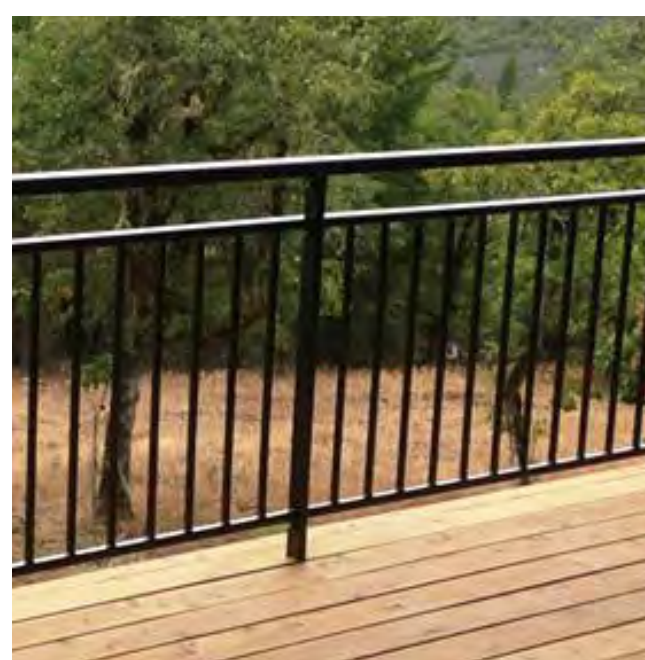
(F8) CEMENT PLASTER
SW 6361
AUTUMNAL



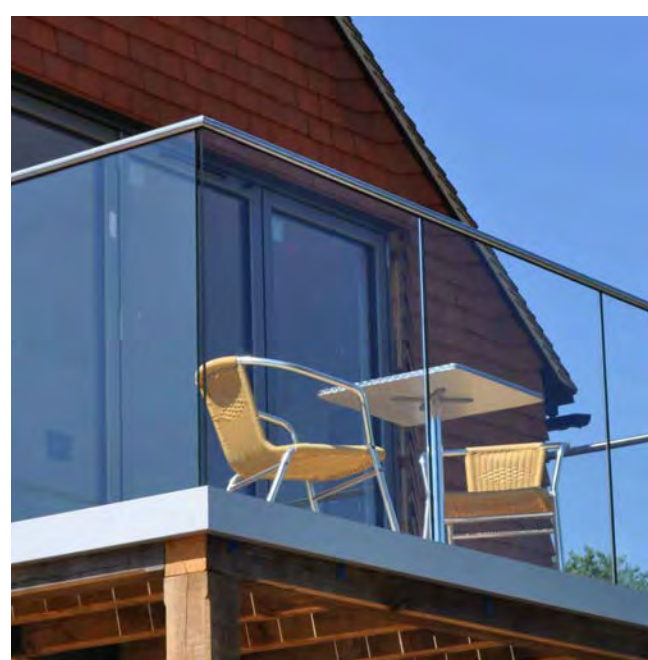
(F9) CEMENT PLASTER
SW 6508
SECURE BLUE



(G1) GUARDRAIL



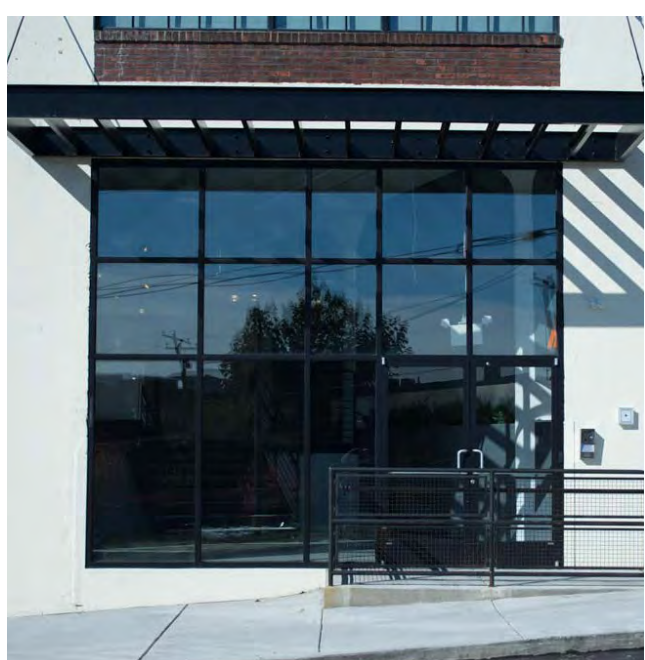
(G2) GUARDRAIL



(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

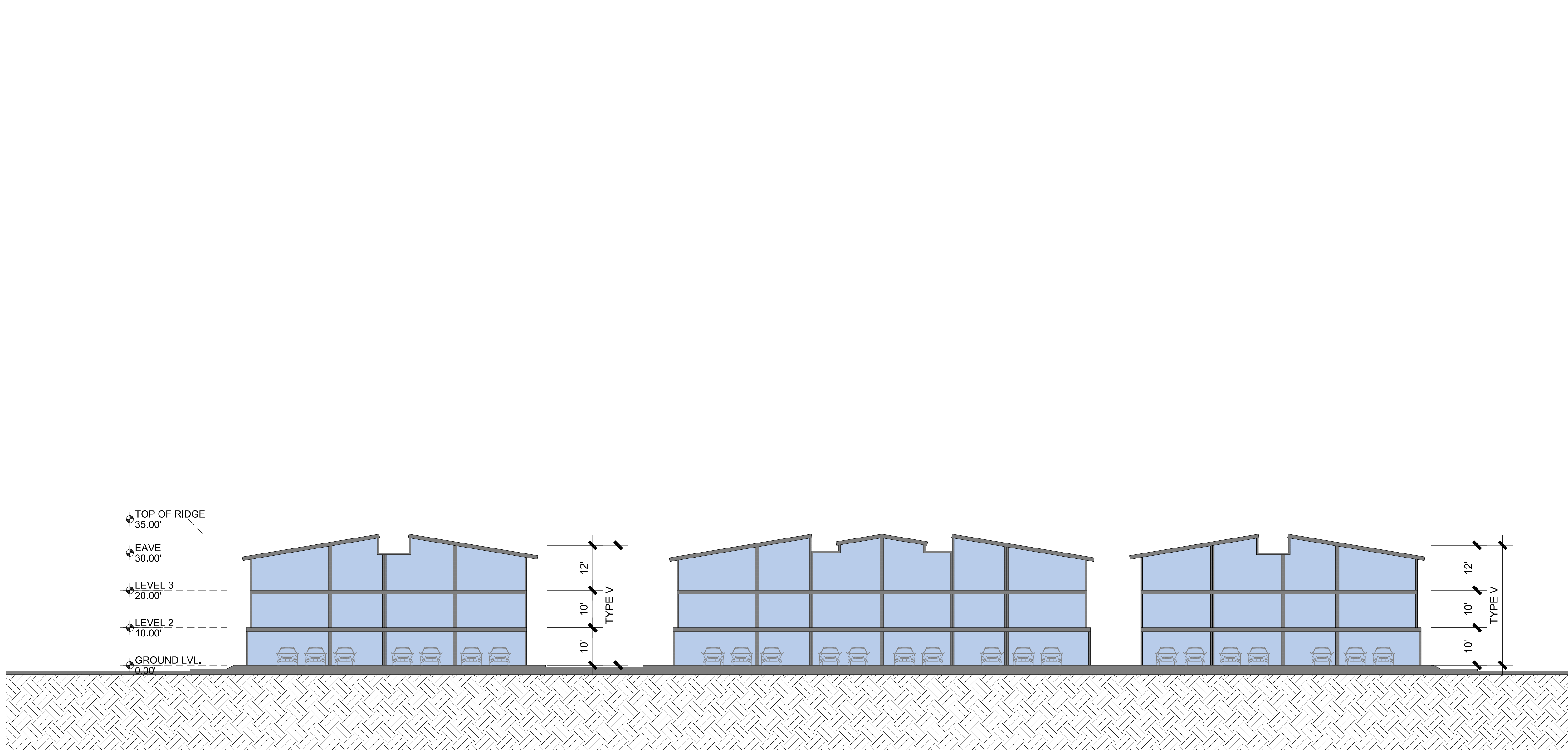
MATERIAL BOARD

MerloneGeier
Partners

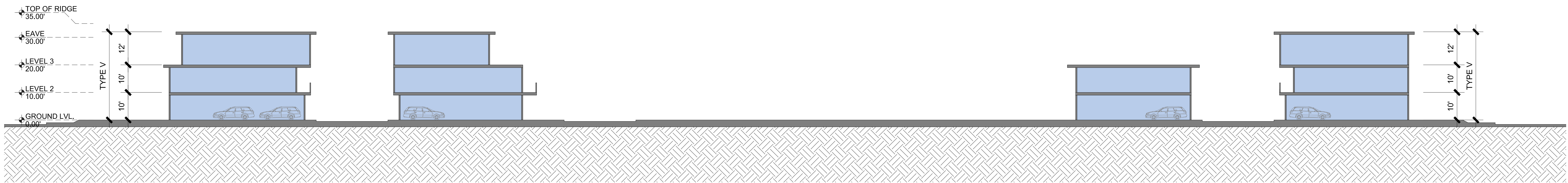
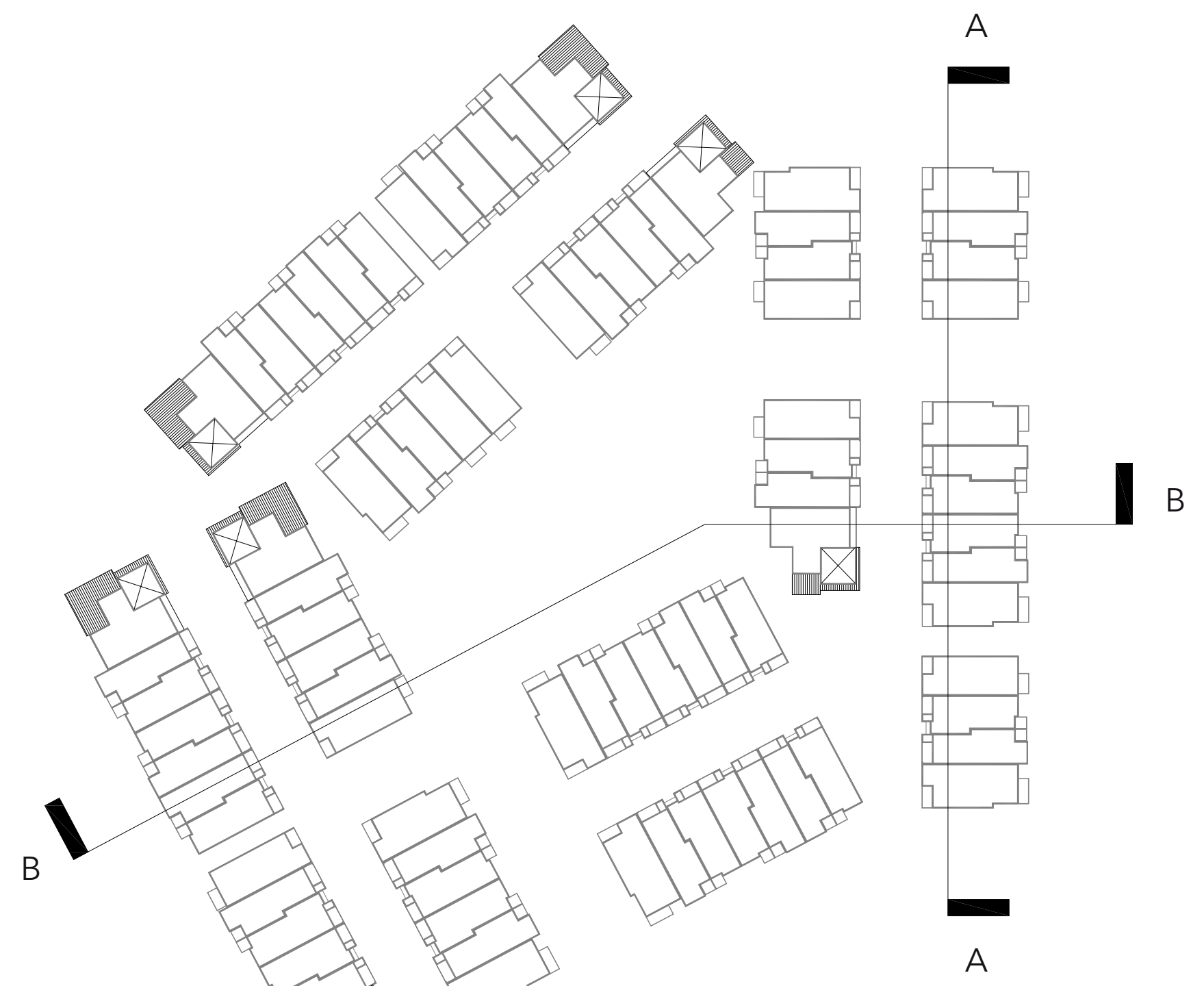
CSW | ST2



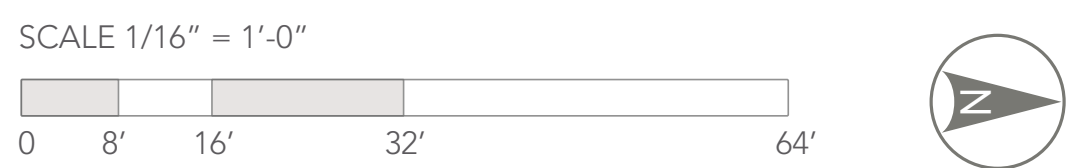
RE-74



SECTION A-A



SECTION B-B



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 2 - BUILDING SECTIONS

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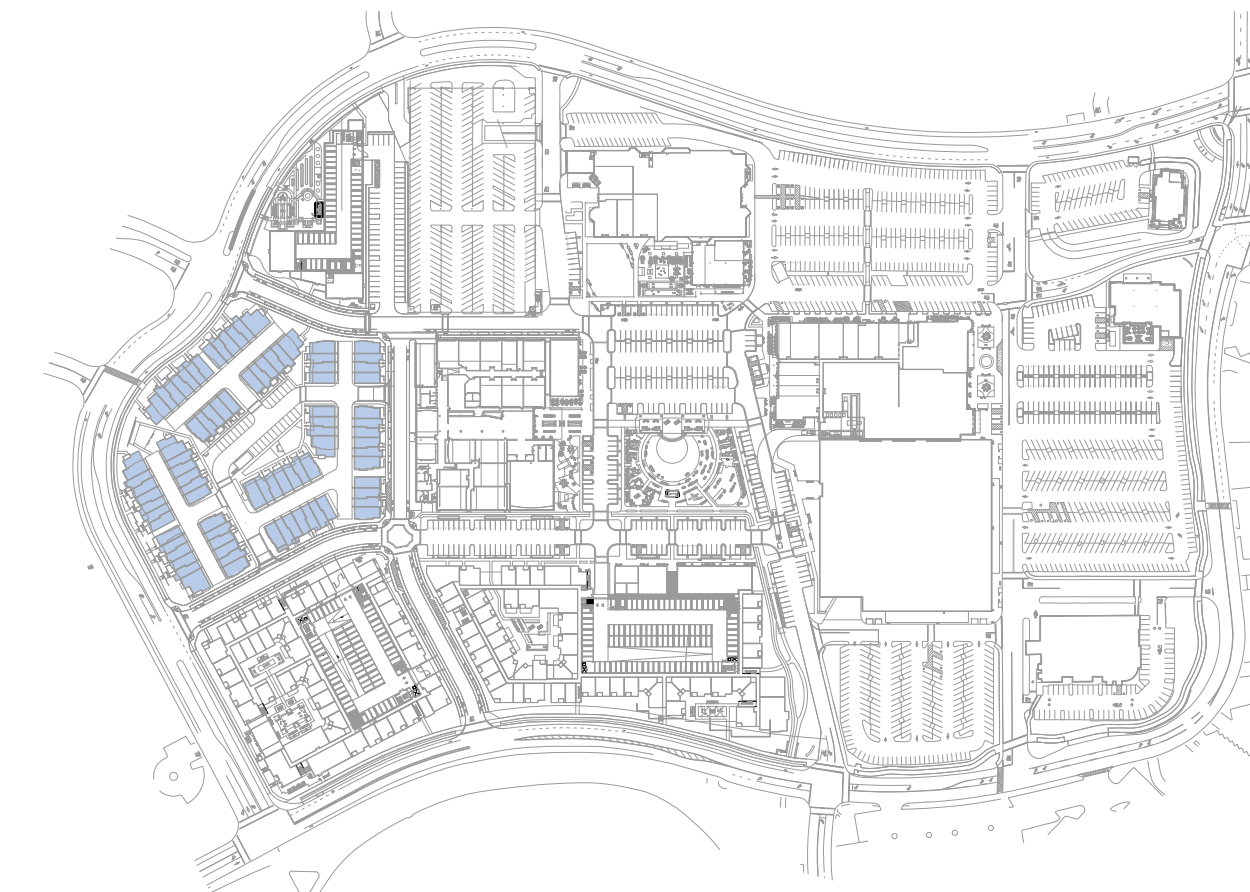
CSW | ST2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

RE-16



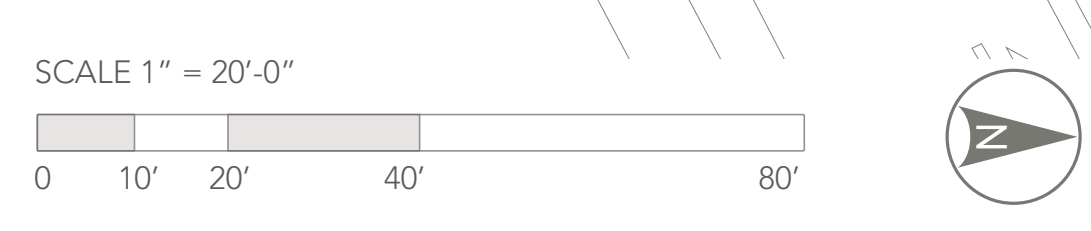
KEY PLAN

RESIDENTIAL 2 - USABLE OUTDOOR AREAS

COURTYARD 1	6,455 sf
COURTYARD 2	6,514 sf
TOTAL SQFT	12,969 sf

COURTYARD 1

COURTYARD 2



LEGEND

USABLE OUTDOOR AREA 

RESIDENTIAL 2 - OPEN SPACE PLAN



PRIVACY WALLS



VARIABLE WALL HEIGHTS



GROUND LEVEL PATIOS



LANDSCAPED VEHICULAR AREAS



GREEN STREETScape



LANDSCAPED WALKS



LANDSCAPED WALKS



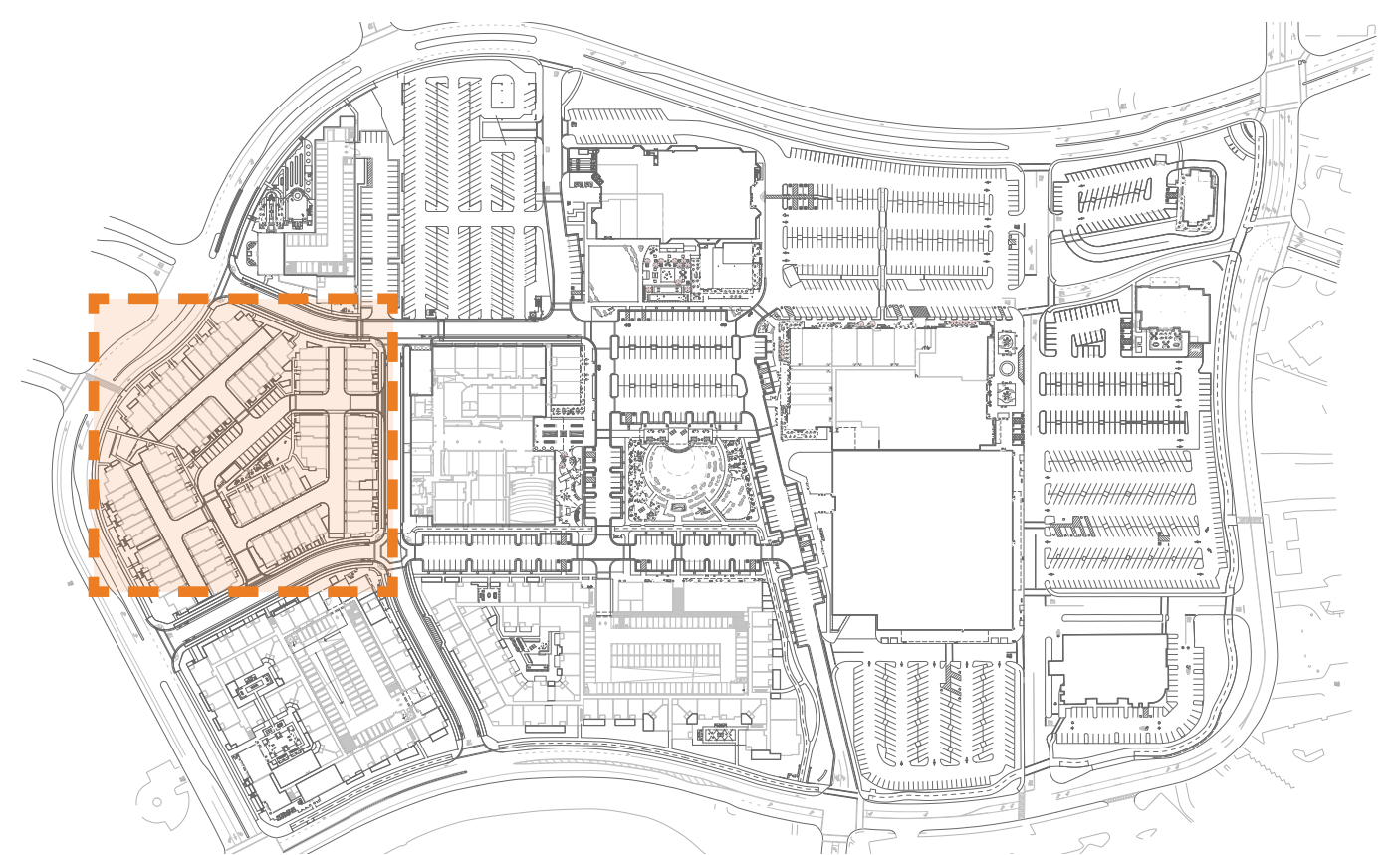
CENTRAL LAWN SPACE



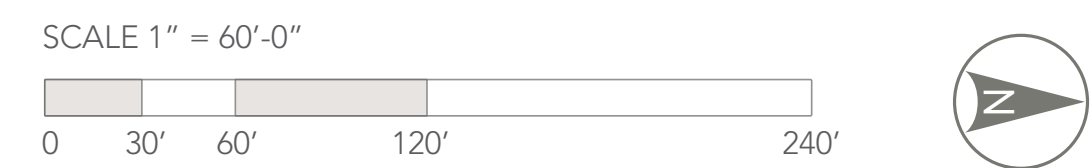
REGENERATIVE AMENITIES



ACCENT WALL



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN

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CSW | ST 2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

L-7