

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2025 - VIEW OF RESIDENTIAL 3

MerloneGeier
Partners

CSW | ST2



SD-23



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

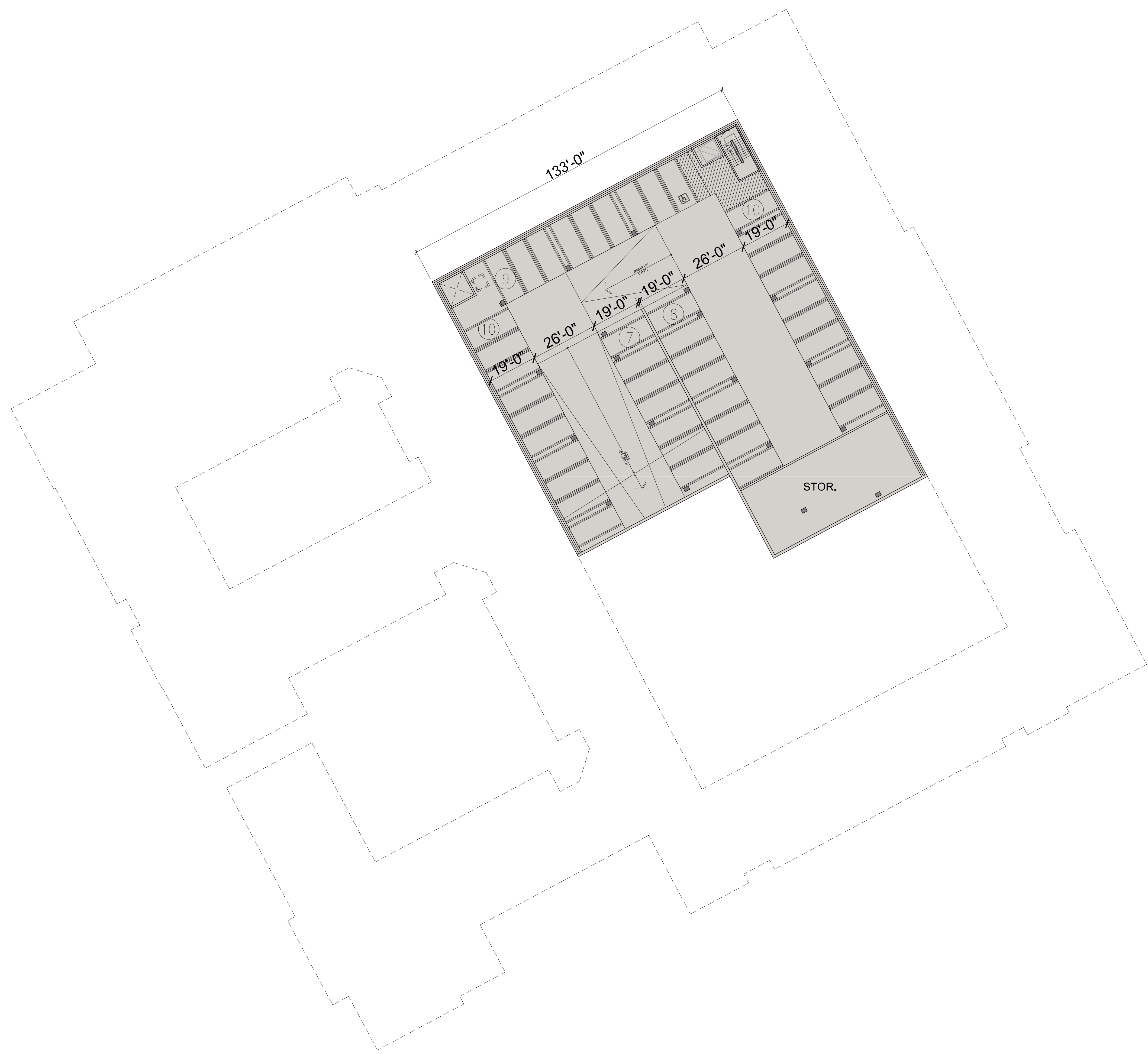
PARKING PROVIDED

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%
	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		
2 BR'S	1C	680 sf	6	6	6	6	6	6	36	24,480 sf	53	19%
	2A	1,150 sf	5	9	6	6	6	4	36	41,400 sf		
	2A LOFT	1,655 sf	0	0	2	0	0	0	2	3,310 sf		
2 BR'S	2B	1,130 sf	3	3	3	2	2	2	15	16,950 sf	280	100%
	TOTAL UNITS		40	55	54	49	49	33	280	231,300 sf		





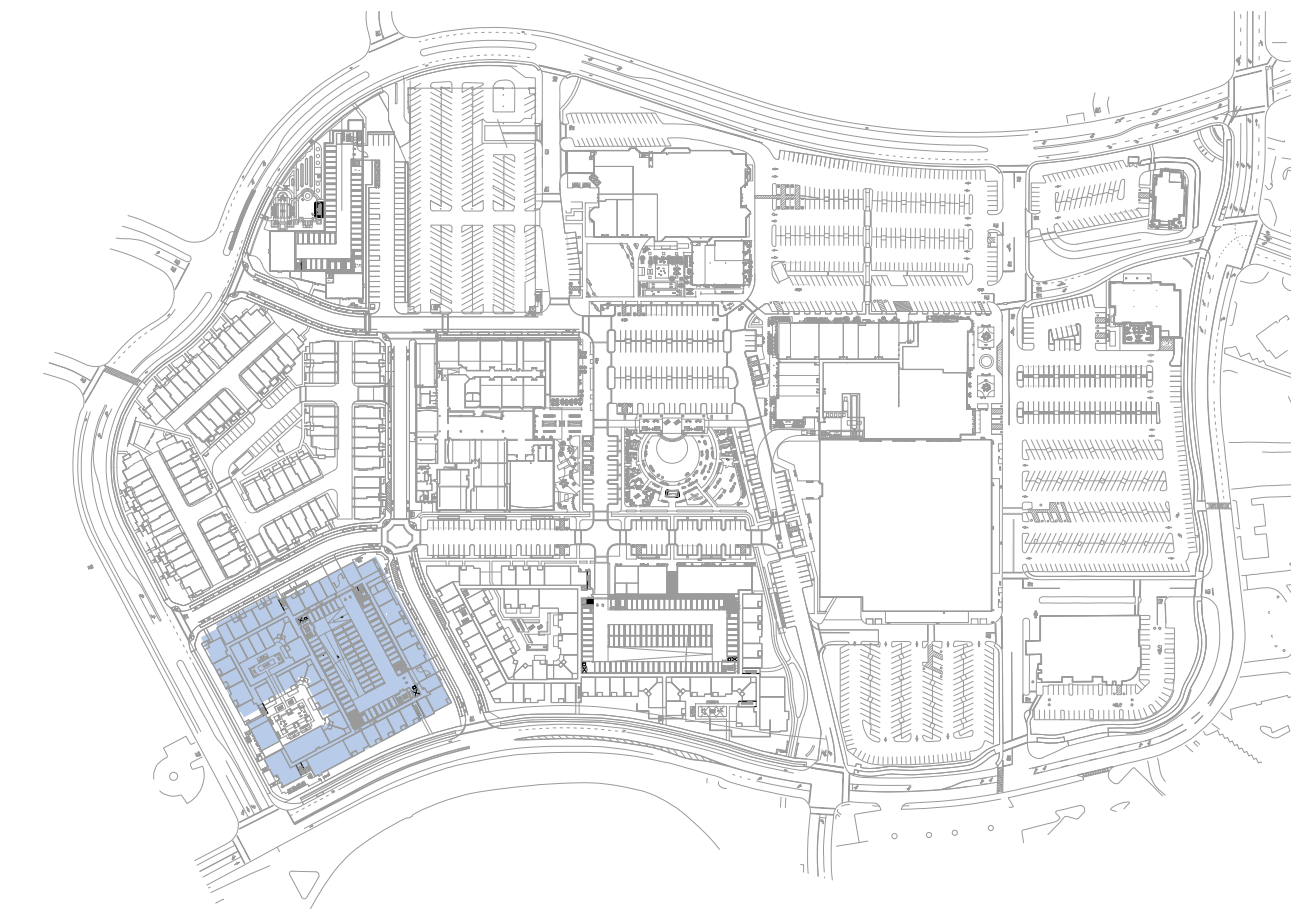
LEGEND	
SHOPS	
PAD	
MAJOR	
CINEMA	
RESIDENTIAL	
RESIDENTIAL AMENITIES	
COMMUNITY SPACE	
STRUCTURED PARKING	
SIGNALIZED INTERSECTION	



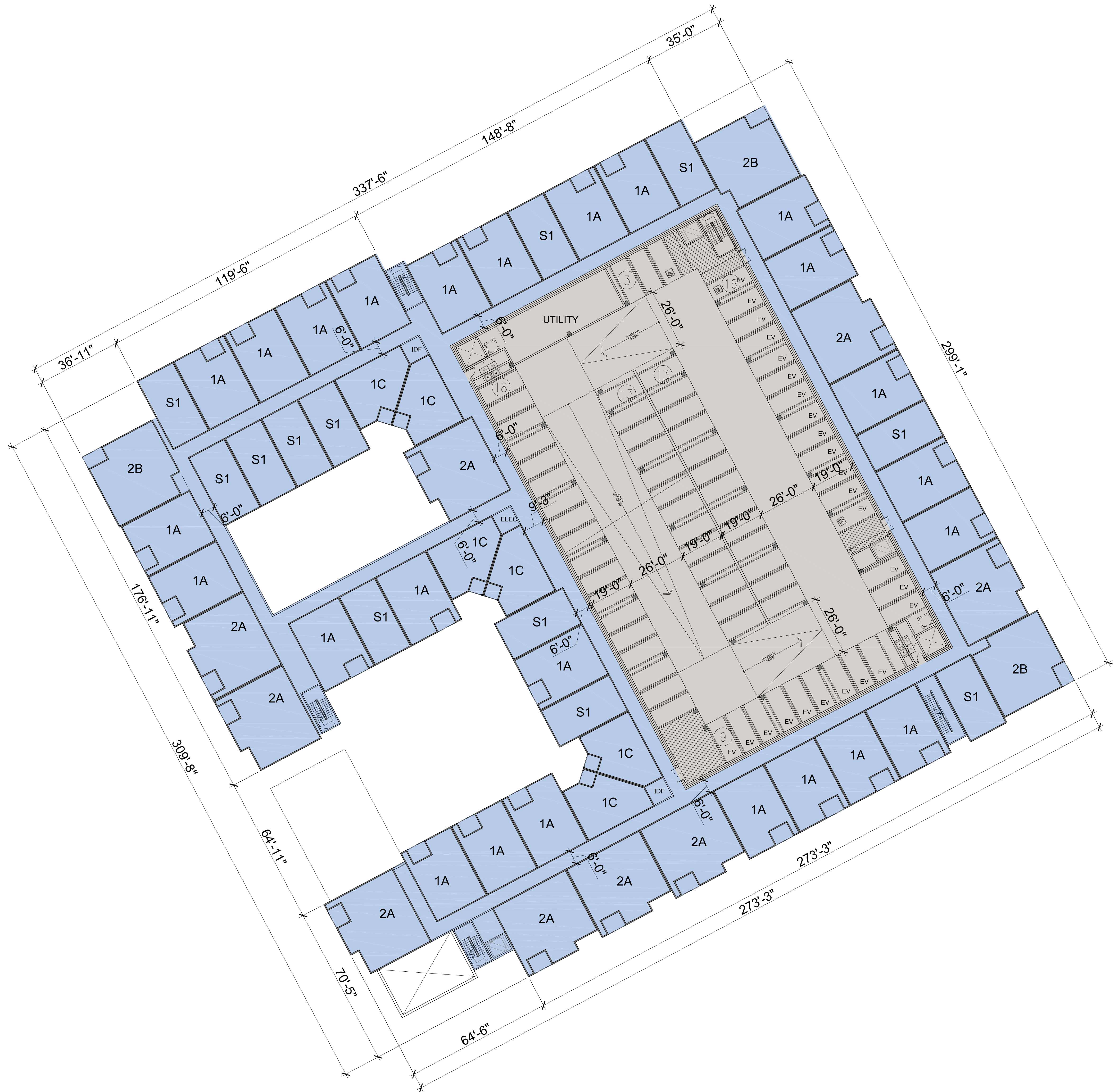
LEGEND

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	[Teal Box]
STRUCTURED PARKING	[Grey Box]
SIGNALIZED INTERSECTION	[Signal Light Icon]





KEY PLAN



LEGEND

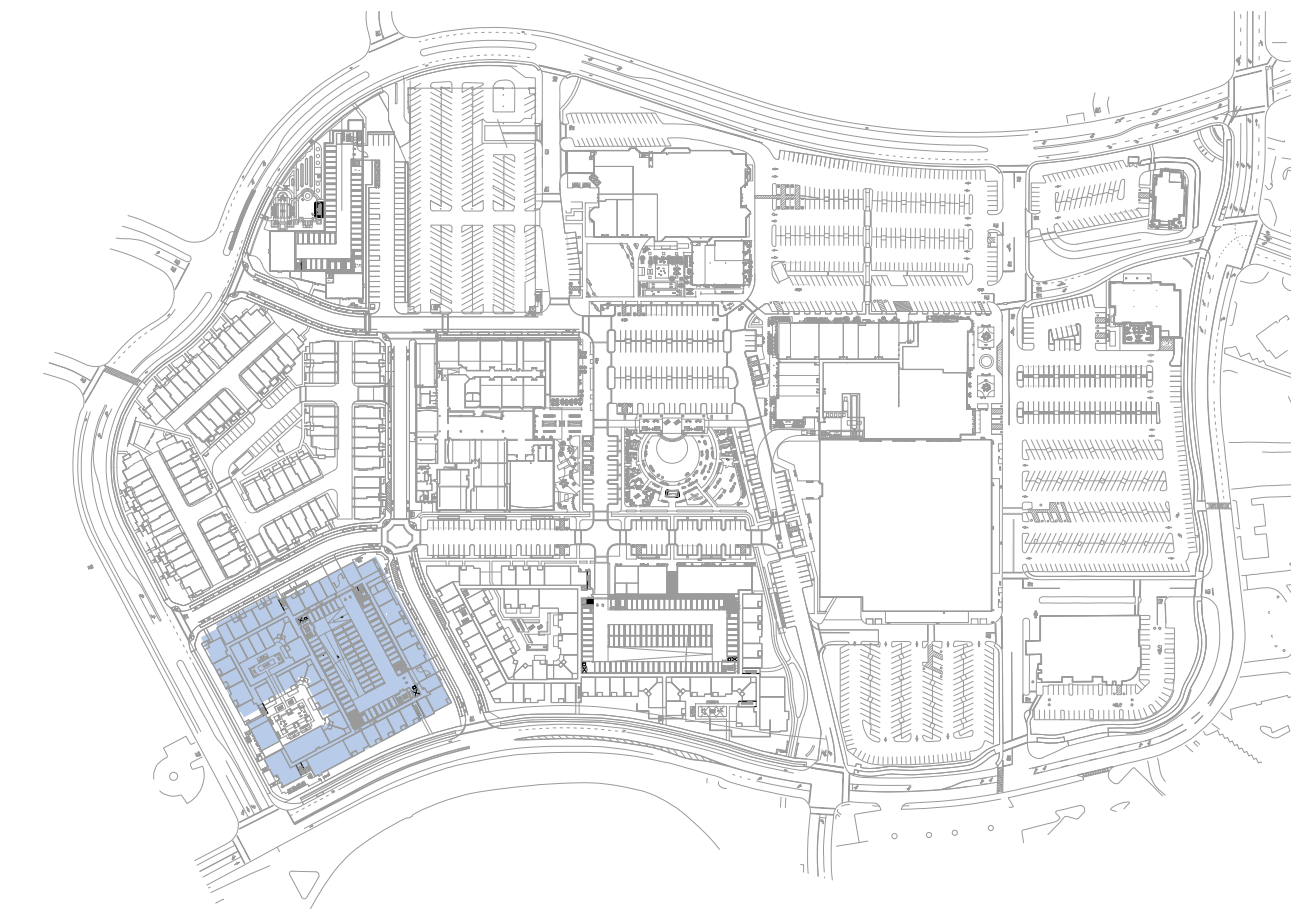
- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION



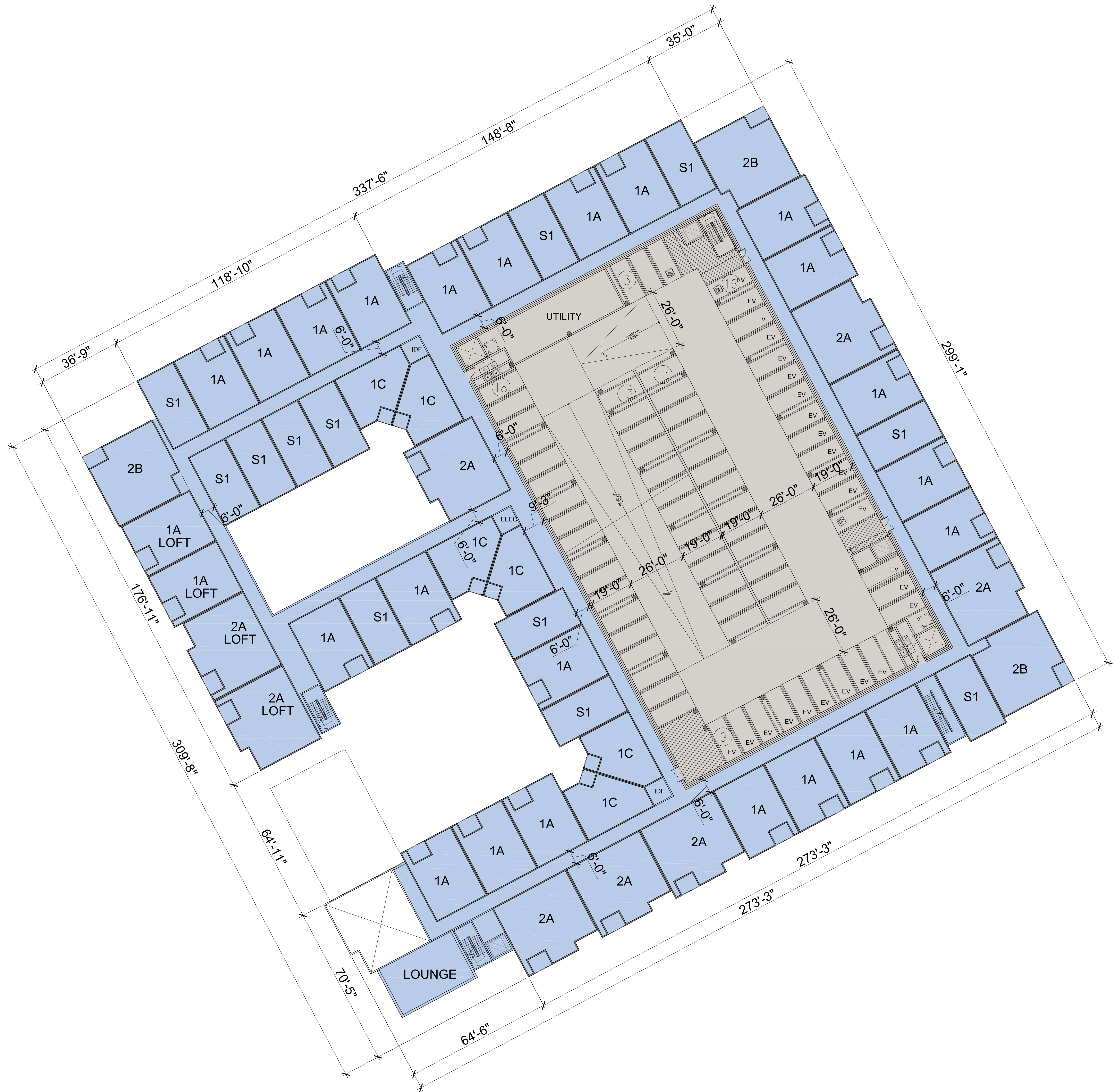
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MARCH 09, 2022

RESIDENTIAL 3 - LEVEL 2 FLOOR PLAN



KEY PLAN



LEGEND

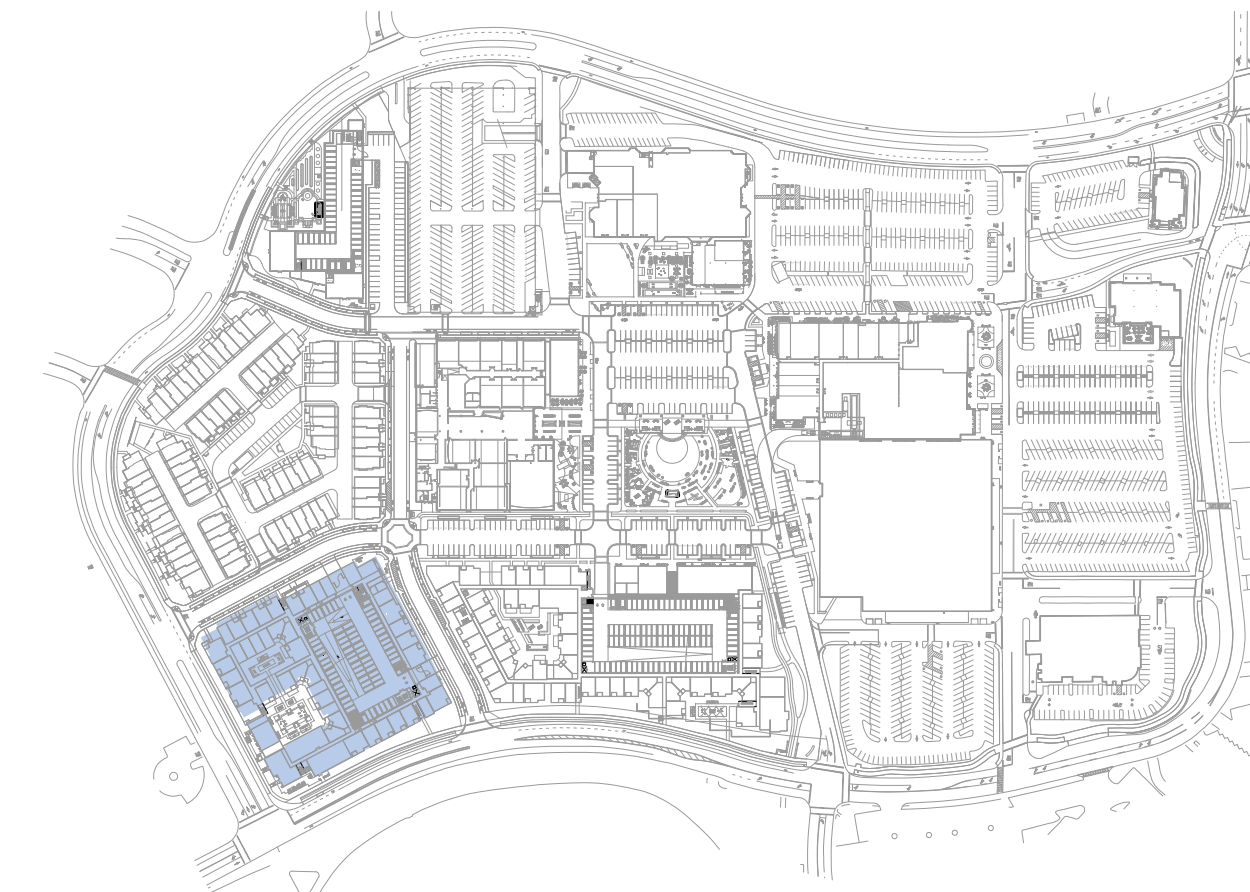
- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION



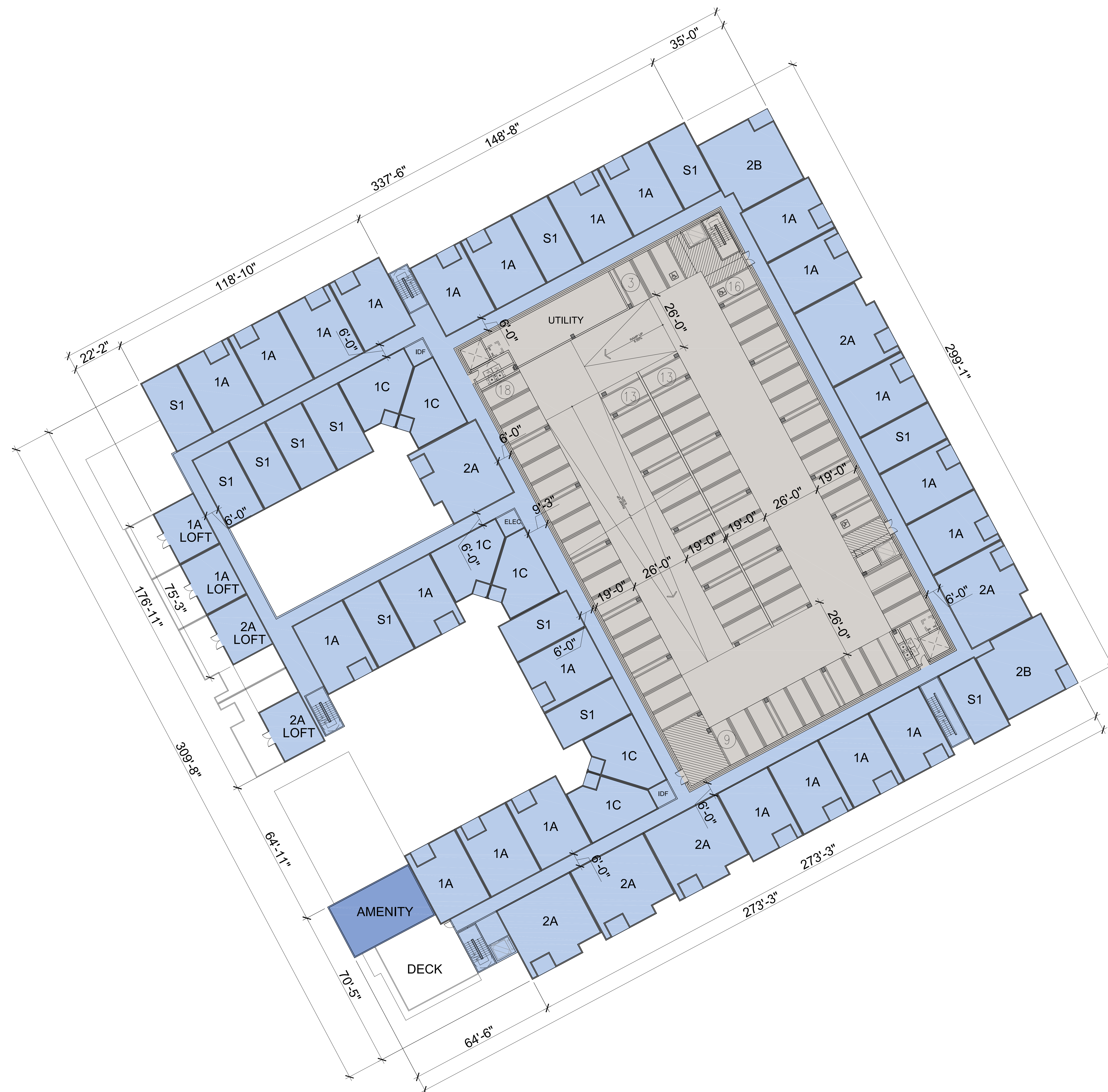
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MARCH 09, 2022

RESIDENTIAL 3 - LEVEL 3 FLOOR PLAN

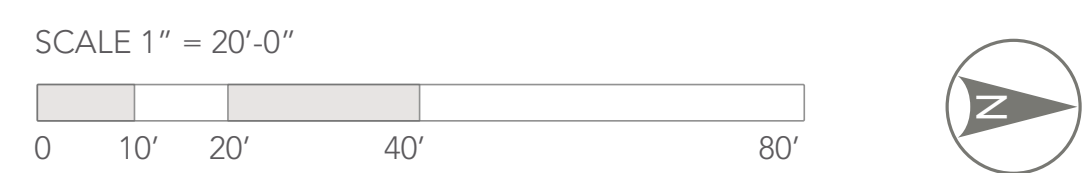


KEY PLAN



LEGEND

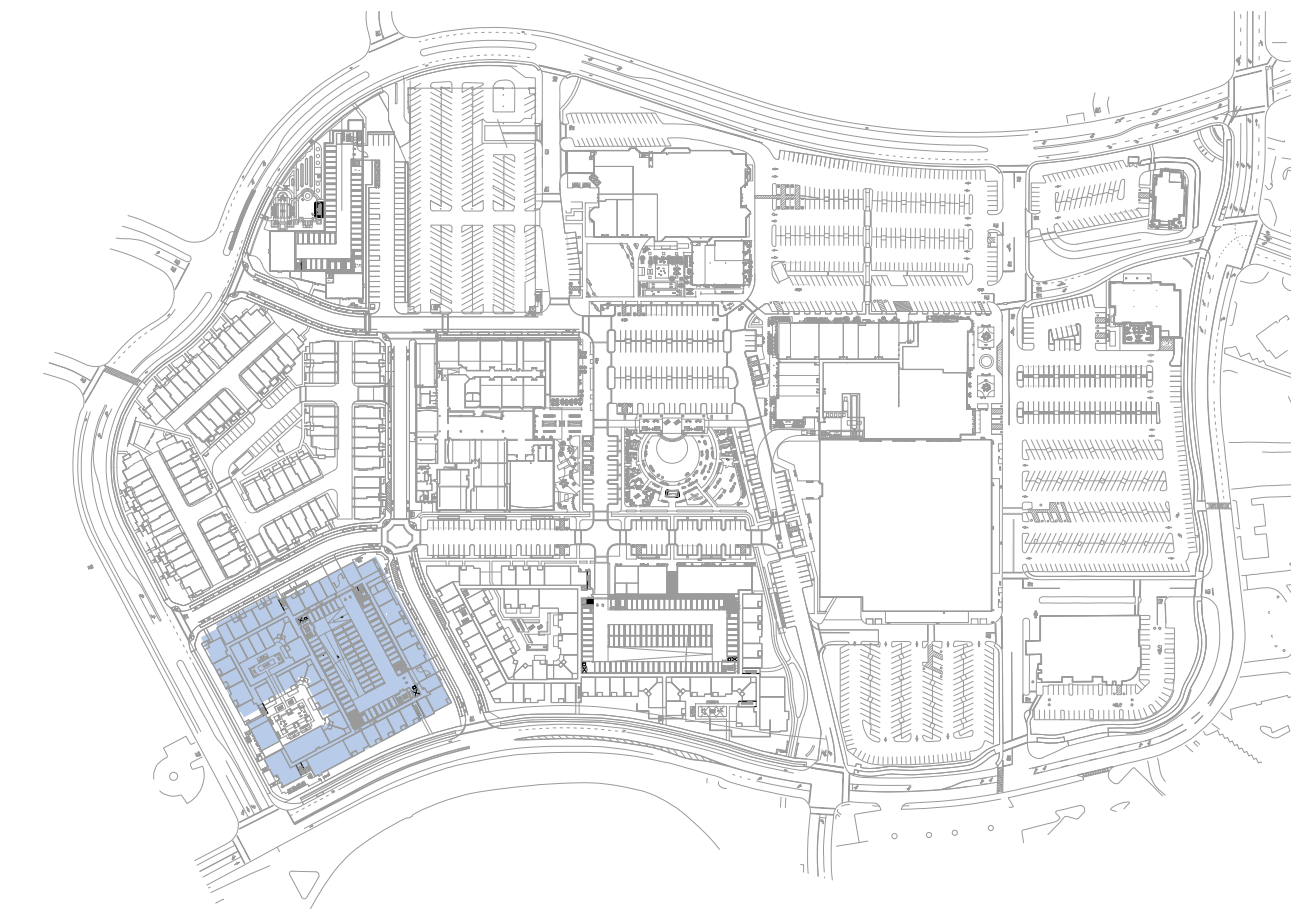
- SHOPS
- PAD
- MAJOR
- CINEMA
- RESIDENTIAL
- RESIDENTIAL AMENITIES
- COMMUNITY SPACE
- STRUCTURED PARKING
- SIGNALIZED INTERSECTION



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MARCH 09, 2022

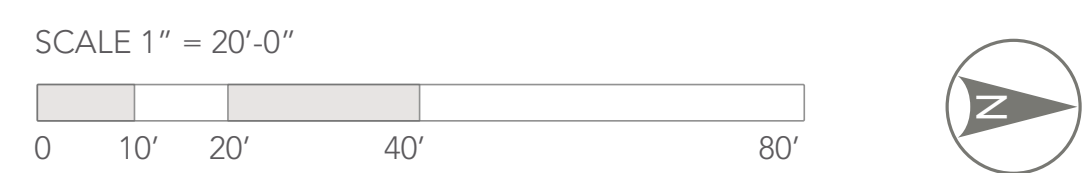
RESIDENTIAL 3 - LEVEL 4 FLOOR PLAN



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 3 - LEVEL 5 FLOOR PLAN

MerloneGeier
Partners

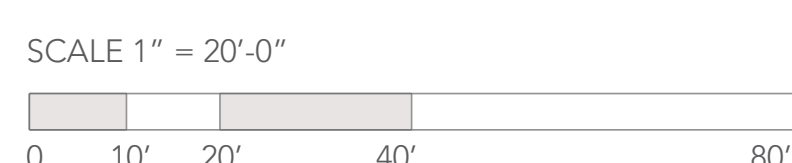
CSW | ST 2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

RE-27



MARCH 09, 2022

MerloneGeier
Partners

CSW | ST 2



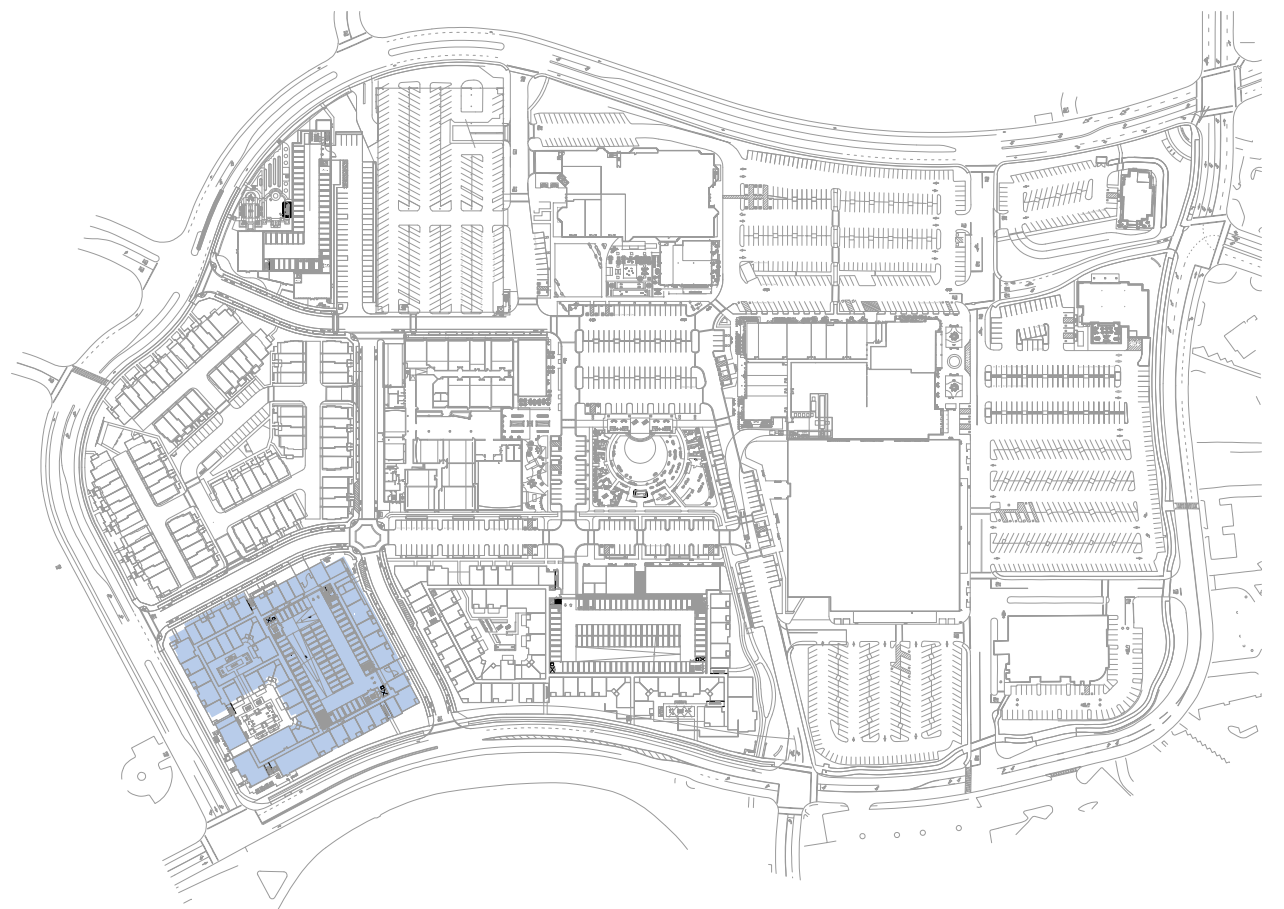
RE-28



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 |



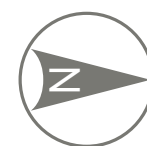
SOUTH ELEVATION



EAST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 3 BUILDING ELEVATIONS

MerloneGeier
Partners

CSW | ST2



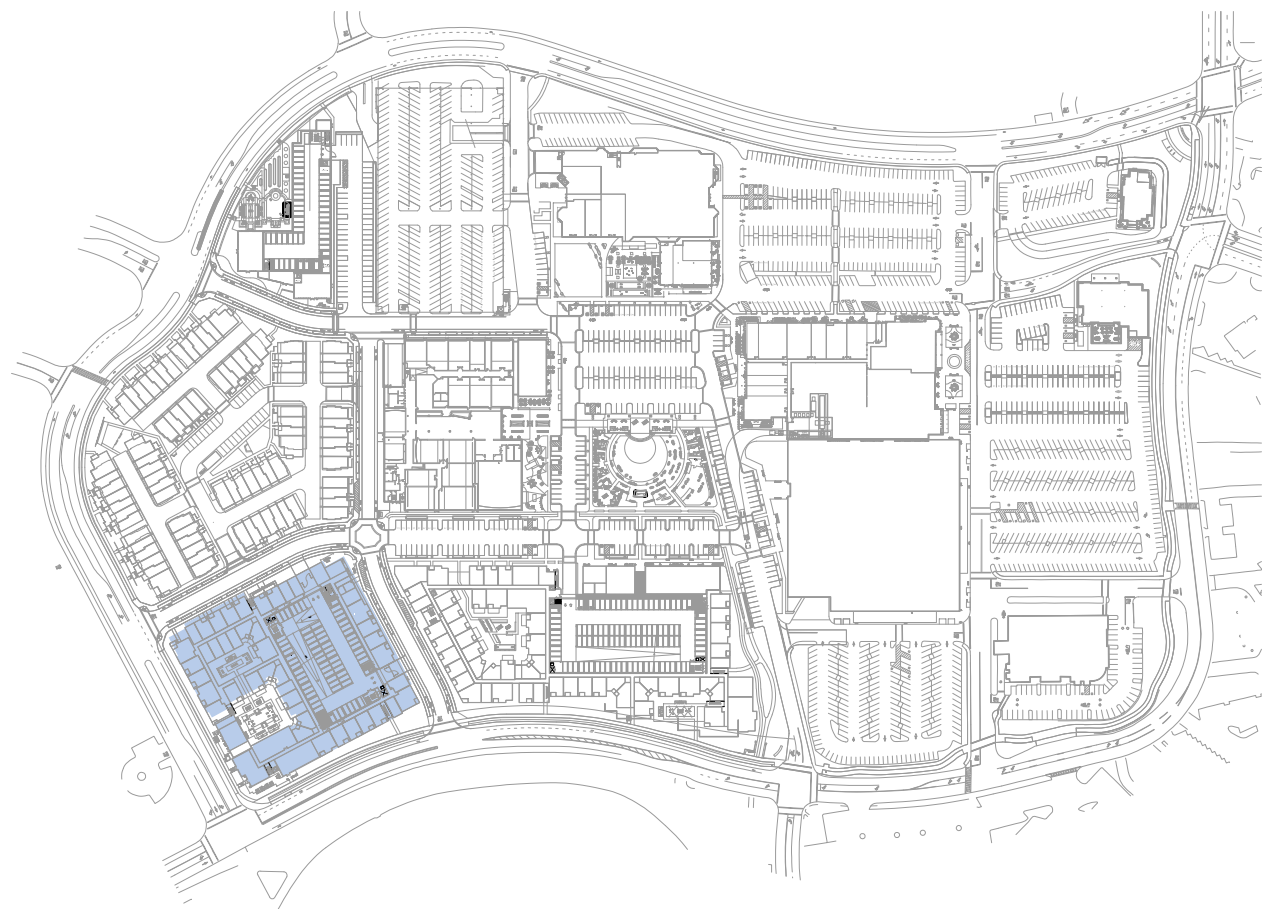
RE-32



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

MerloneGeier
Partners

CSW | ST2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

RE-33



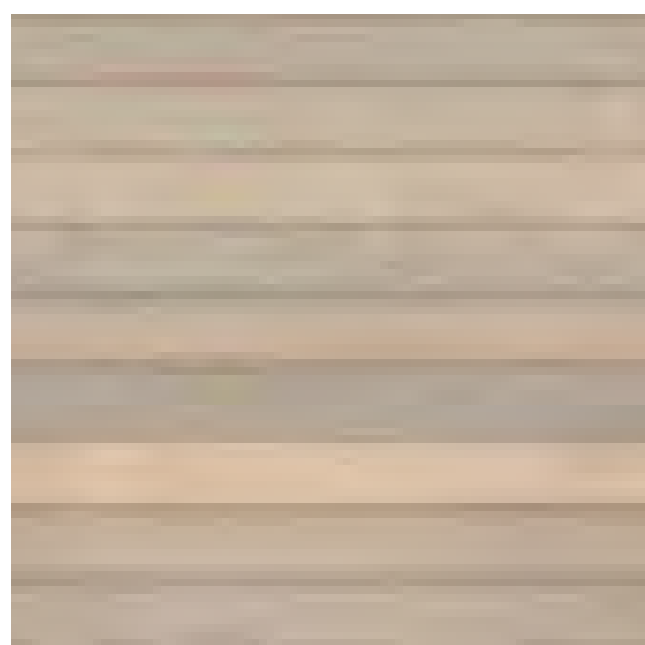
(A1) MORIN INTEGRITY X-12
ZINC GRAY



(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



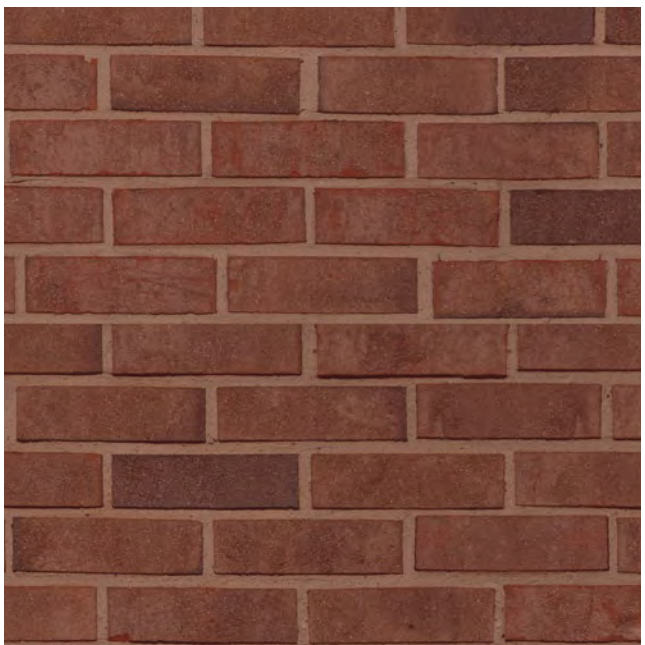
(C2) NICHHA -
VINTAGEWOOD
CEDAR



(C3) NICHHA -
VINTAGEWOOD
REDWOOD



(C4) HARDIE PLANK -
LAP SIDING
MONTEREY TAUPE



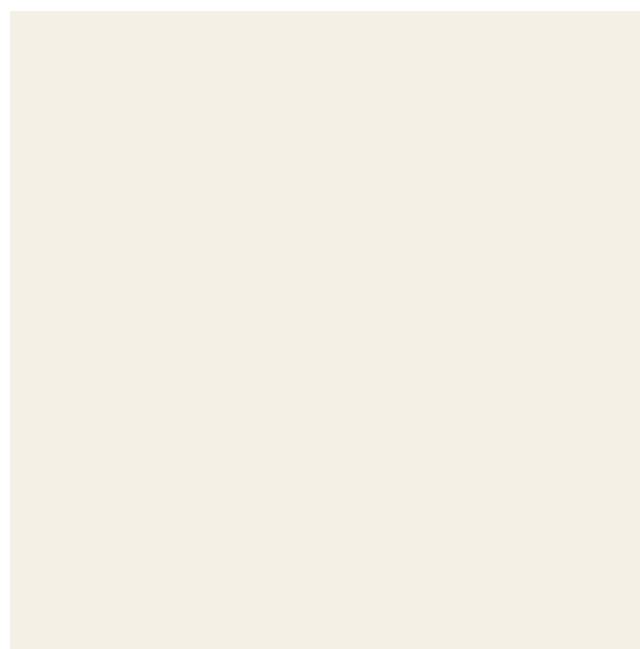
(D1) BELDEN BRICK
INDIAN FULL RANGE



(D2) BELDEN BRICK
481-483 SMOOTH



(E1) LAMINAM - I NATURALI
TRAVERTINO ROMANO
BOCCIARDATO



(F1) CEMENT PLASTER
SW 7102
WHITE FLOUR



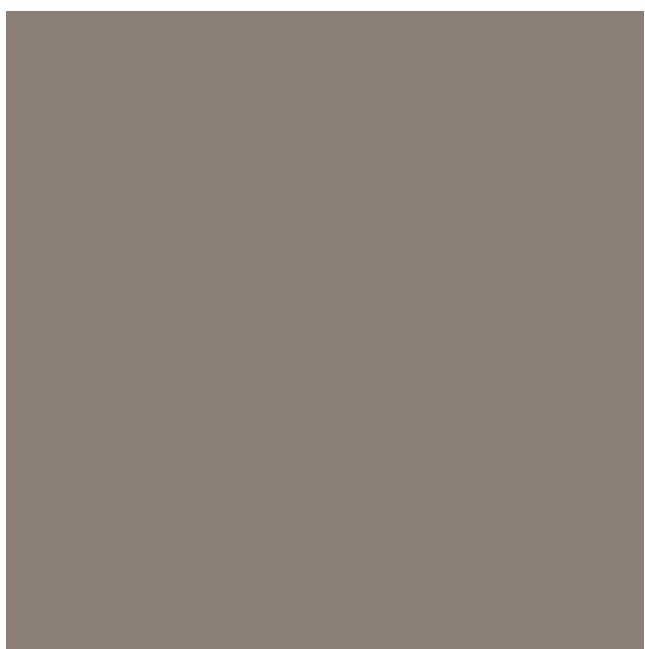
(F2) CEMENT PLASTER
SW 7015
REPOSE GRAY



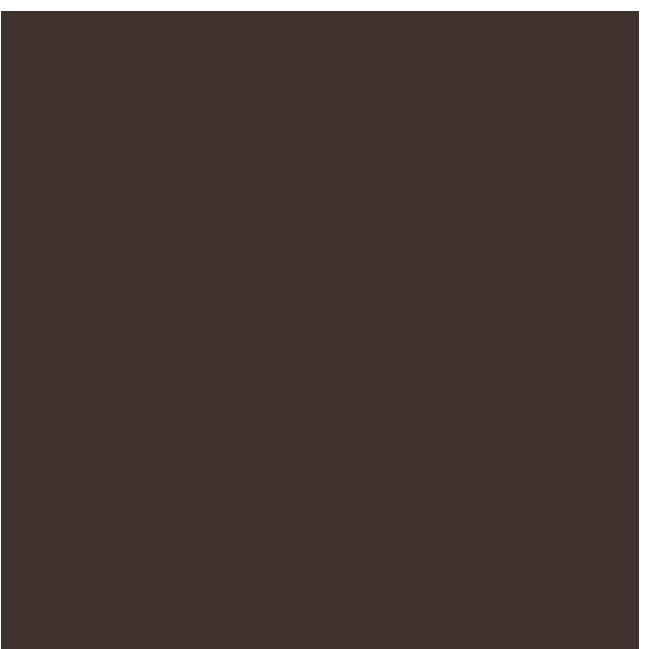
(F3) CEMENT PLASTER
SW 7069
IRON ORE



(F4) CEMENT PLASTER
SW 6192
COASTAL PLAIN



(F5) CEMENT PLASTER
SW 6074
SPALDING GRAY



(F6) CEMENT PLASTER
SW 6006
BLACK BEAN



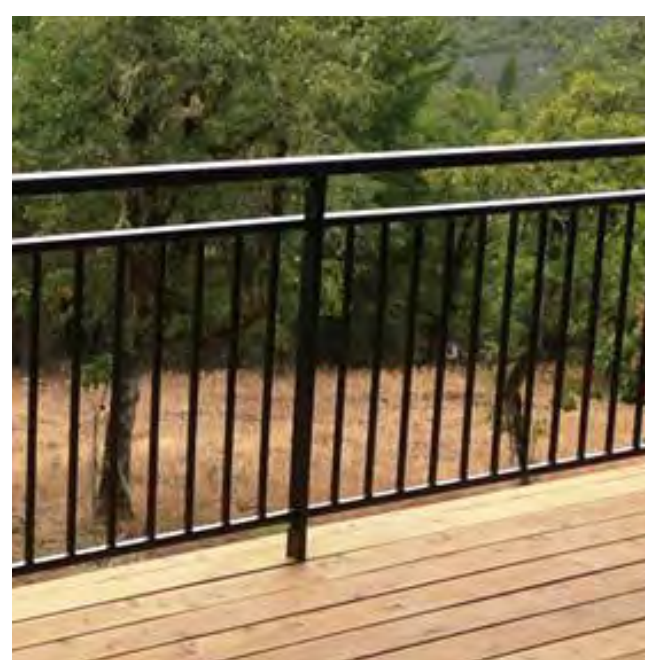
(F8) CEMENT PLASTER
SW 6361
AUTUMNAL



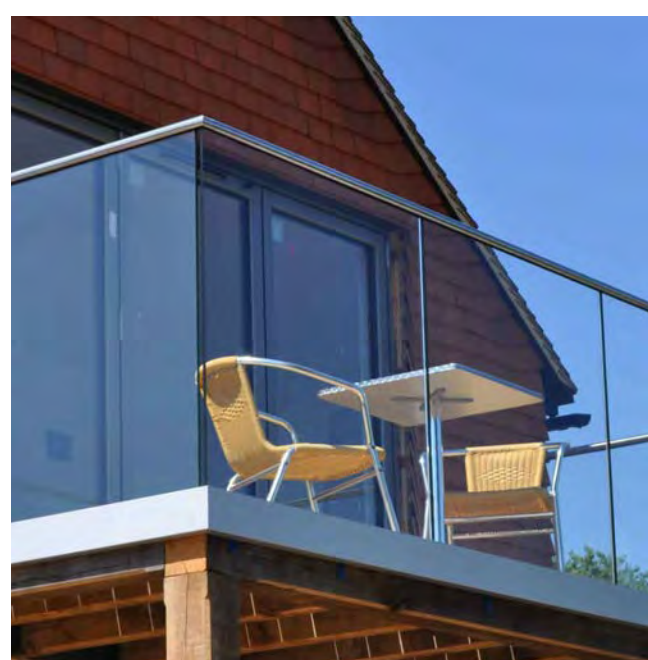
(F9) CEMENT PLASTER
SW 6508
SECURE BLUE



(G1) GUARDRAIL



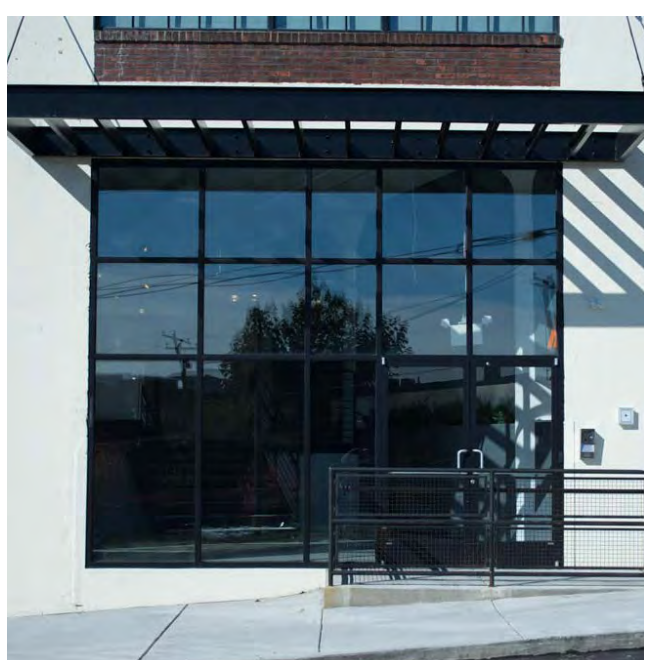
(G2) GUARDRAIL



(G3) GUARDRAIL



(H1) CANOPY



(H2) CANOPY



(H3) CANOPY



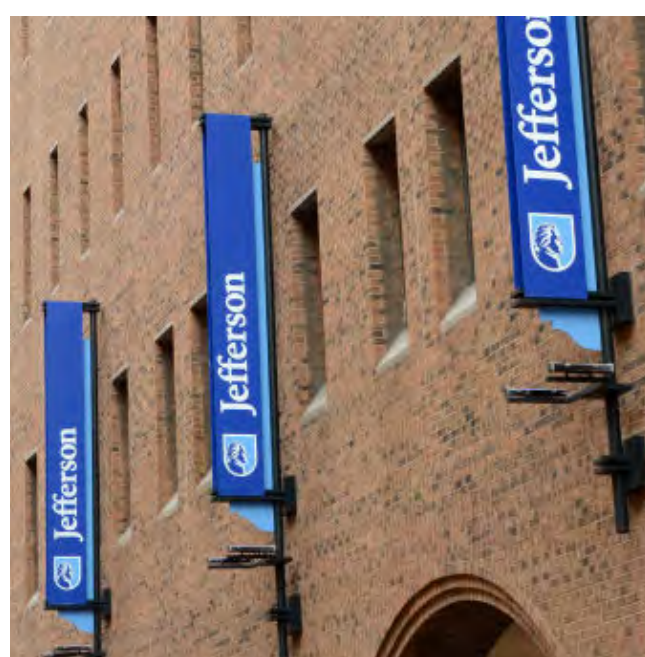
(J1) TRELLIS



(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

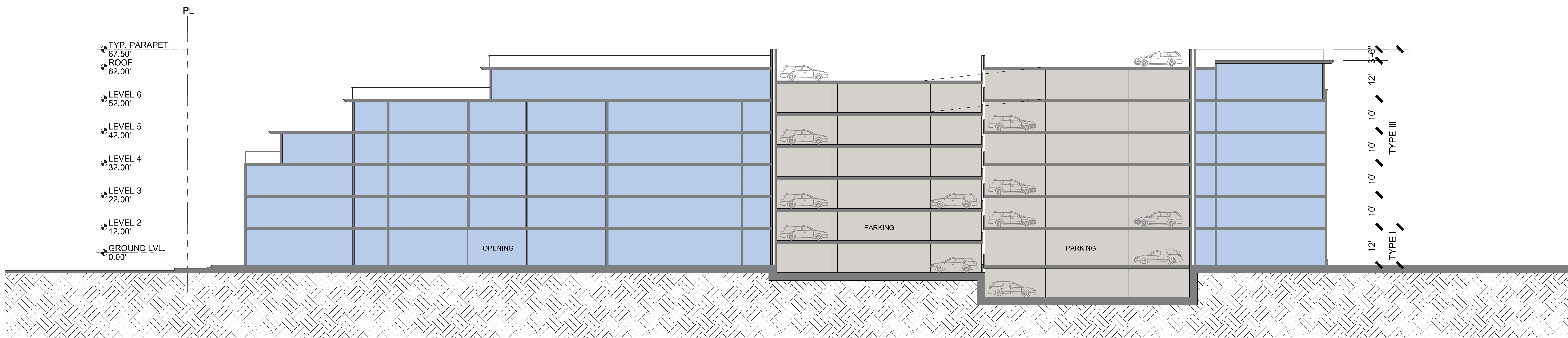
CSW | ST2

URBAN
ARENA

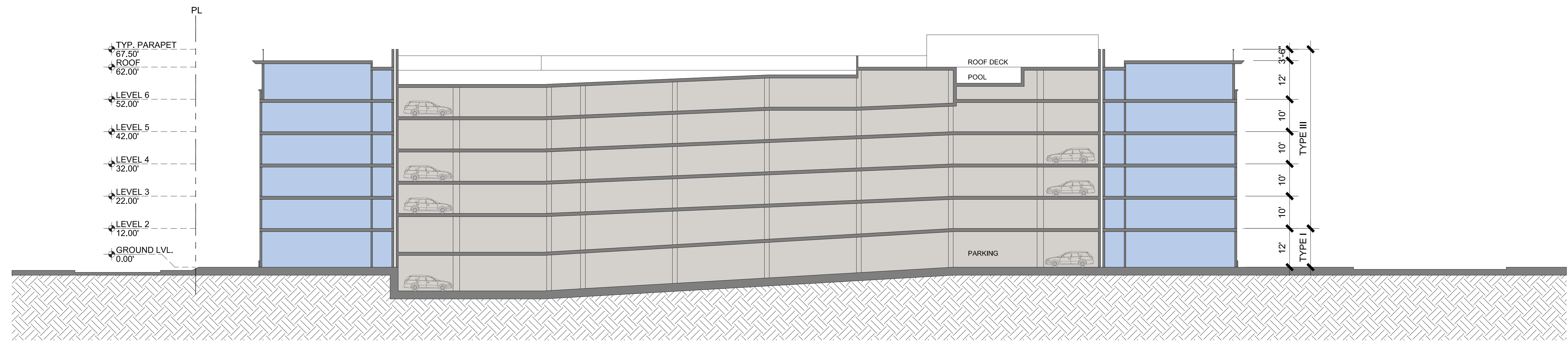
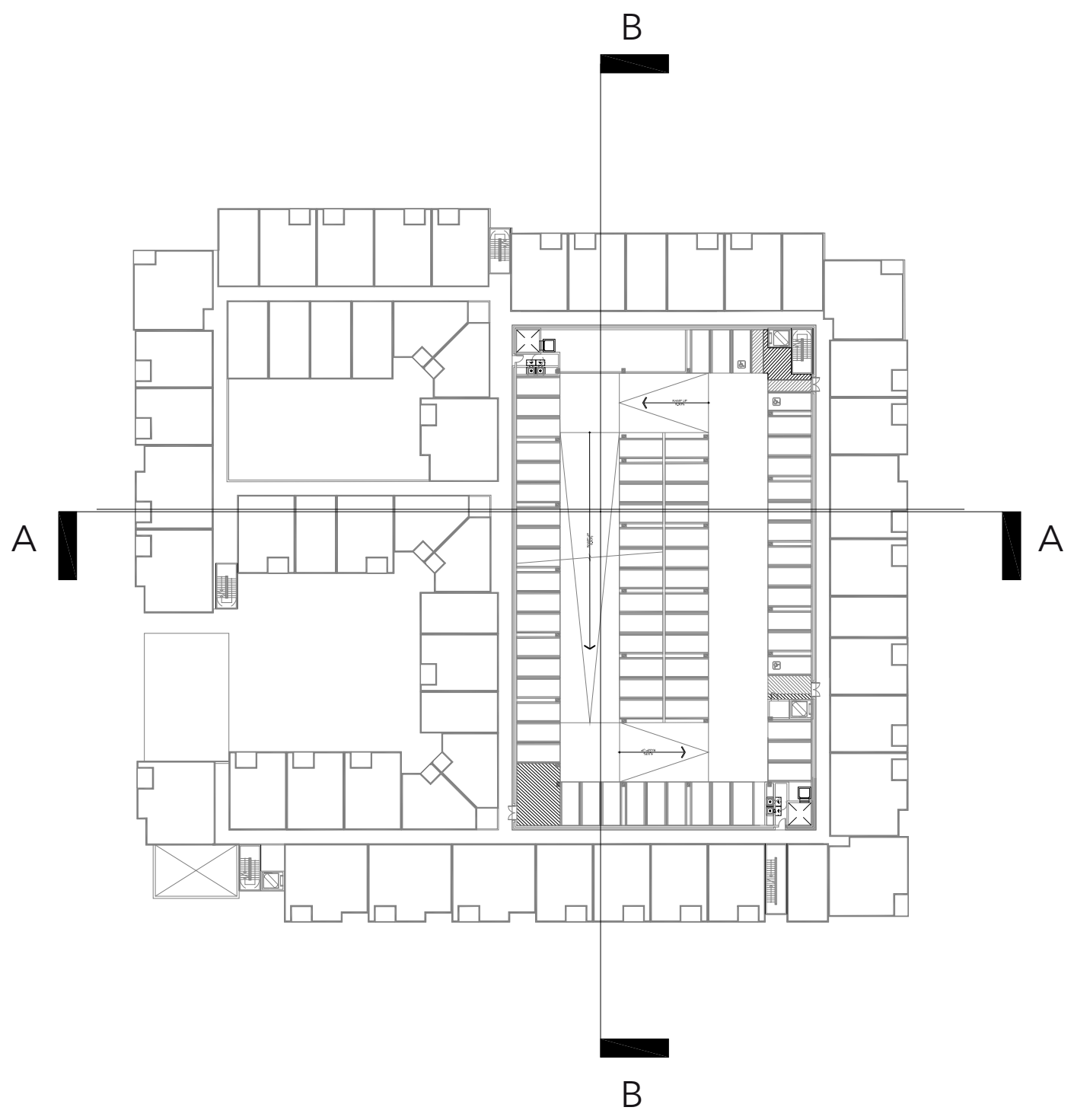
STUDIO
T SQUARE

FIELD
PAOLI

RE-74

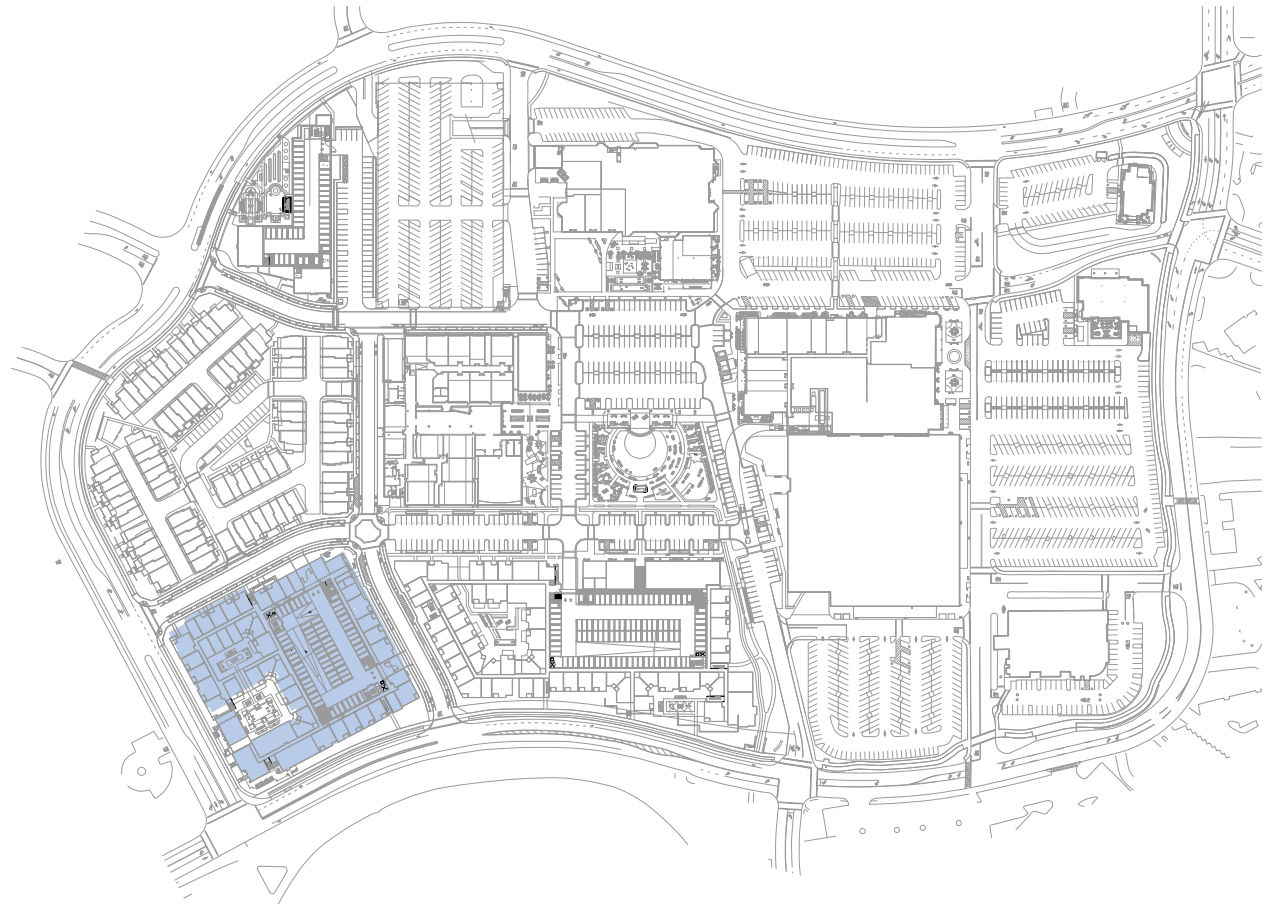


SECTION A-A



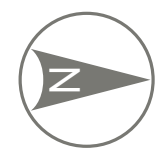
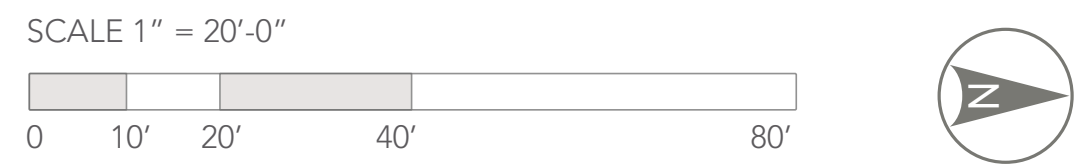
SECTION B-B





KEY PLAN

RESIDENTIAL 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



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 3 - OPEN SPACE PLAN



RE-30



FLEXIBLE TURF AREA



GAMES



OUTDOOR KITCHEN



LOUNGE AREAS



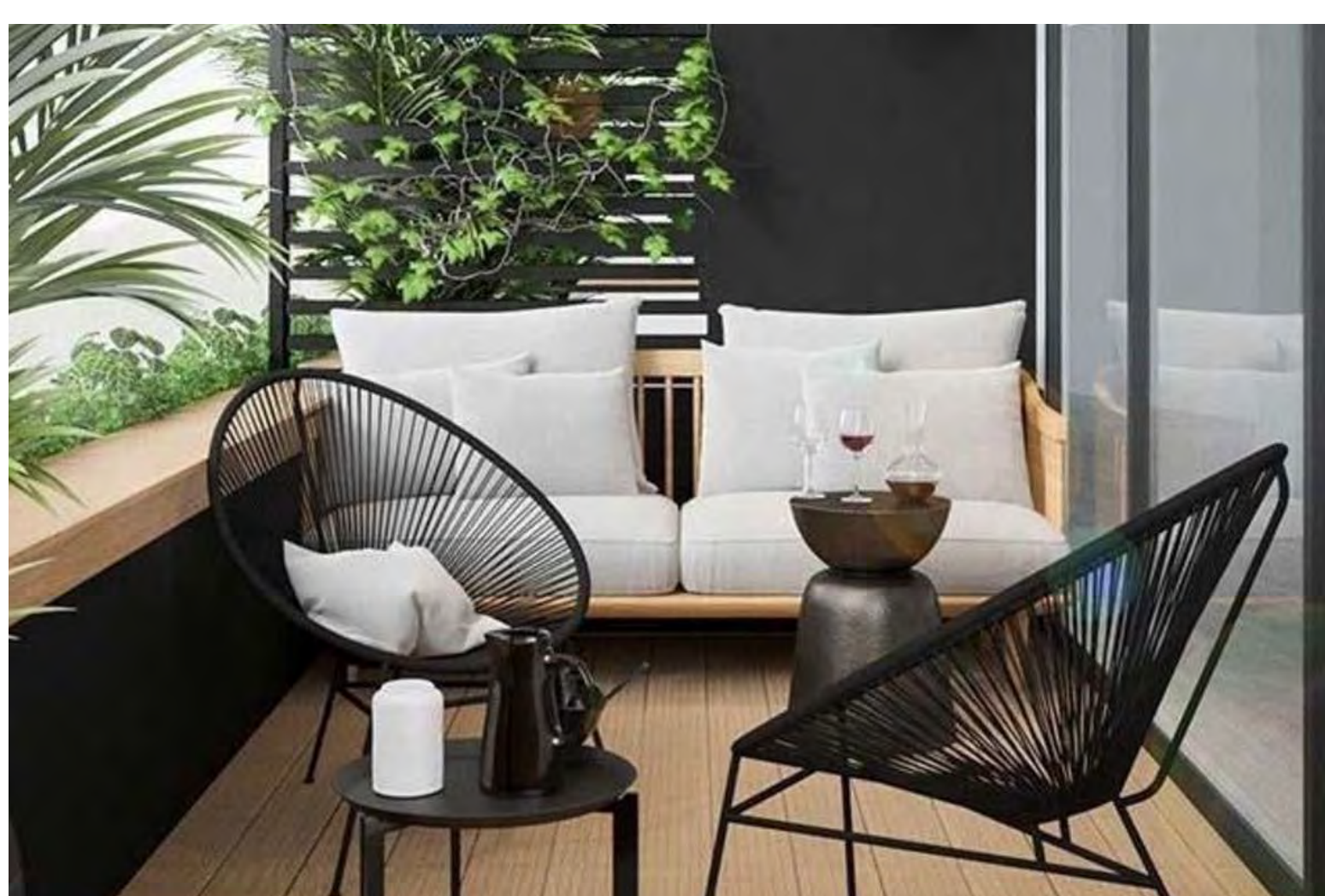
OUTDOOR LOUNGE



LEASING/LOBBY SPILL OUT



LEASING/LOBBY SPILL OUT



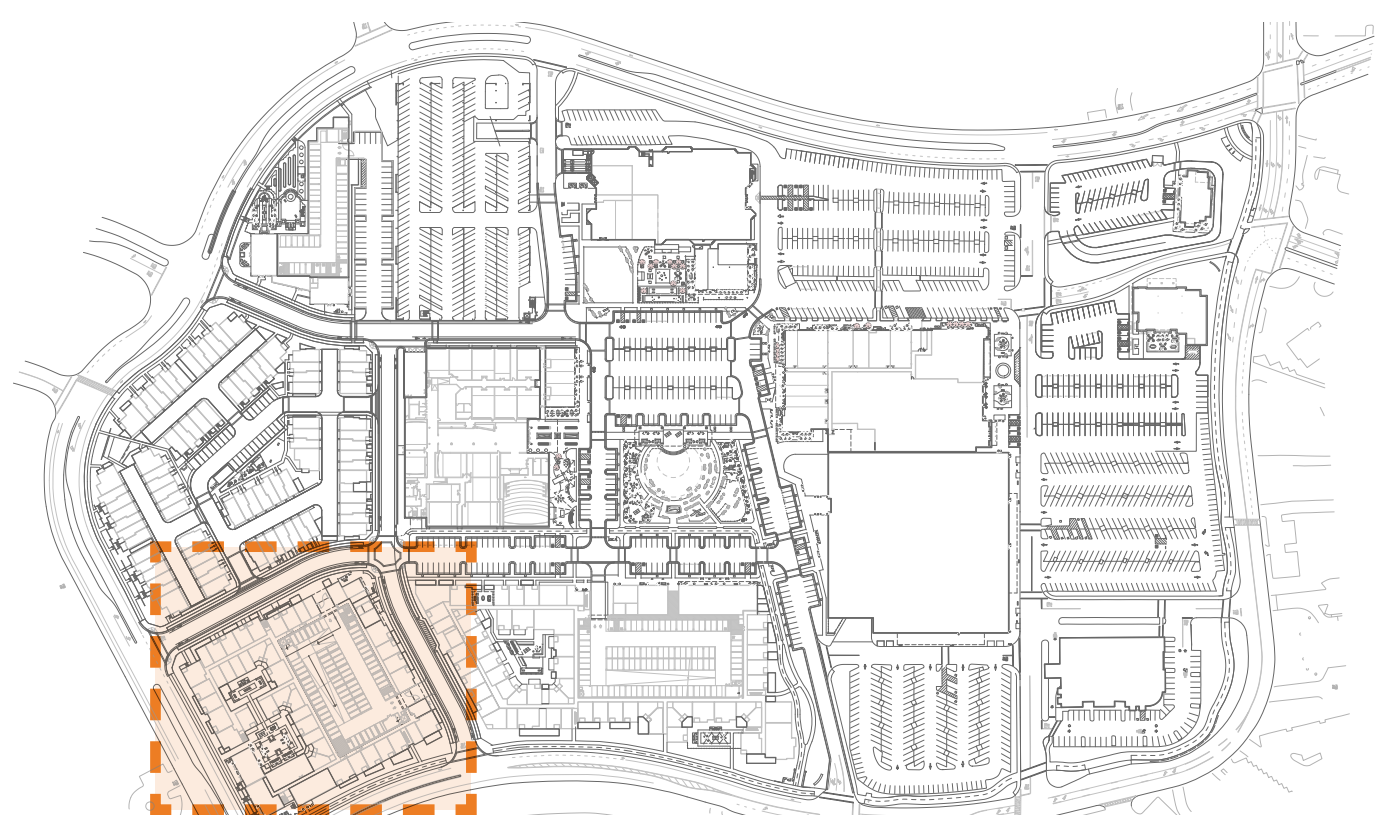
FRONT PATIOS



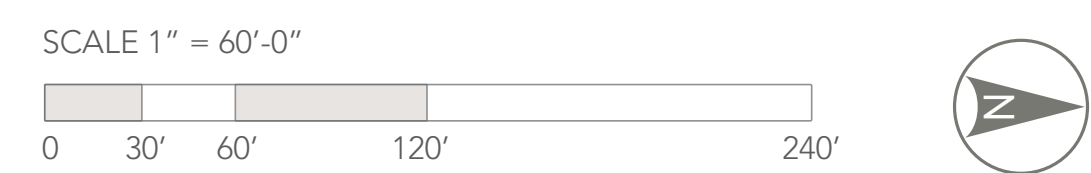
MULTI-MODAL TRAIL



LANDSCAPED PERIMETERS



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN

MerloneGeier
Partners

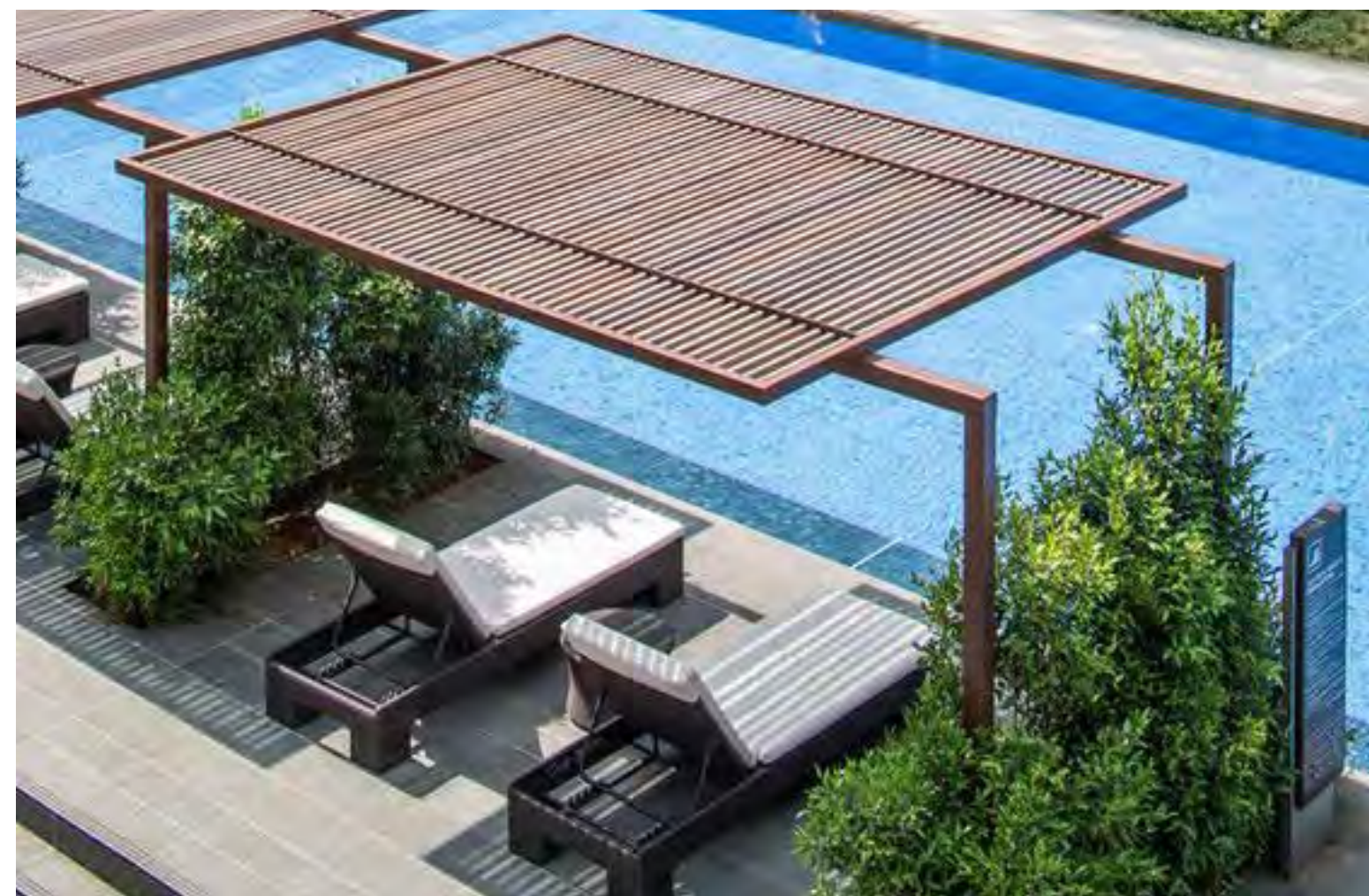
CSW | ST2

URBAN
ARENA

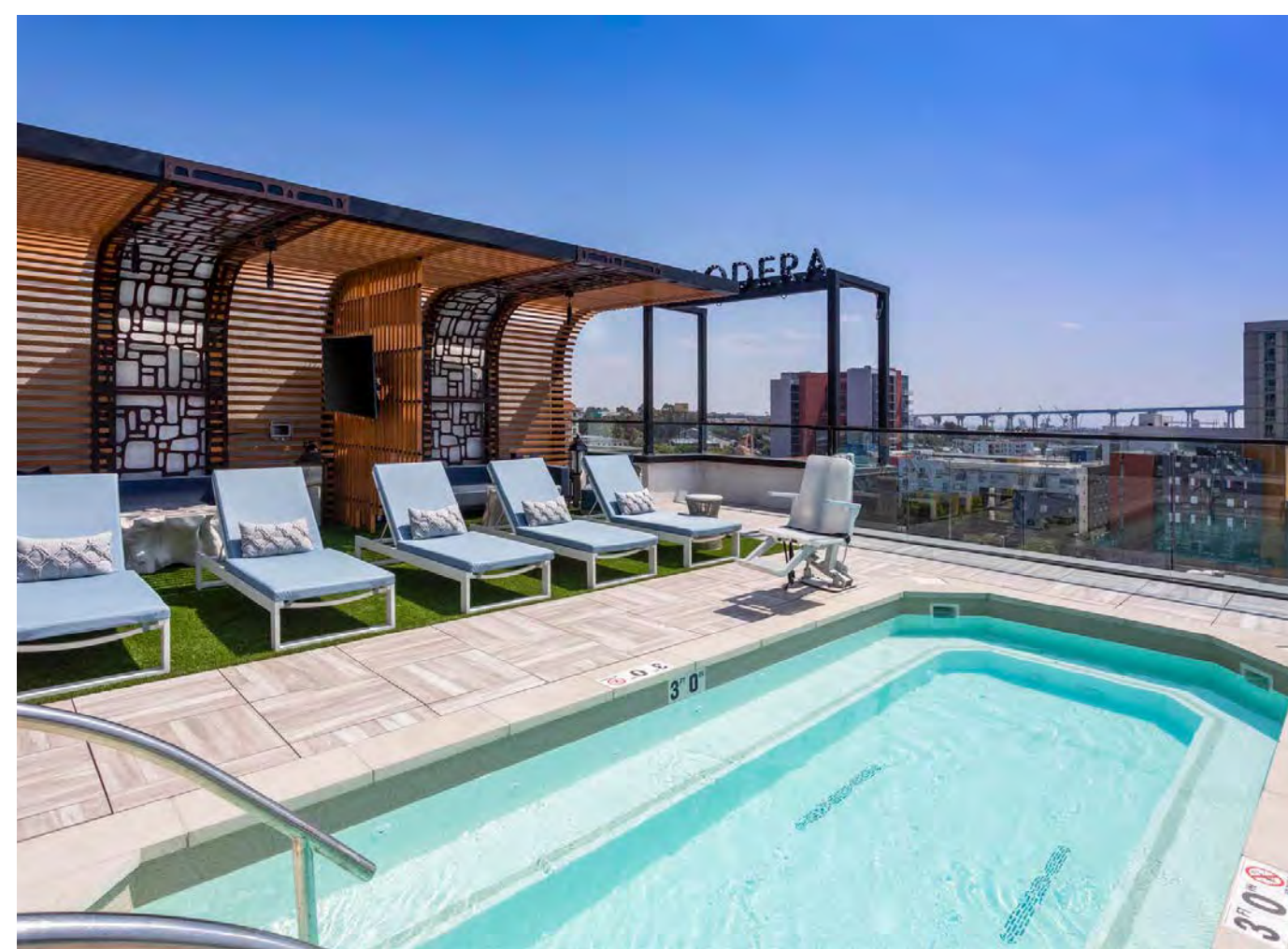
STUDIO
T SQUARE

FIELD
PAOLI

L-8



POOL CABANAS



ROOFDECK SPA



ROOFTOP POOL DECK



POOLSIDE LOUNGERS



BARTOP SEATING



DINING SEATING



OUTDOOR KITCHEN



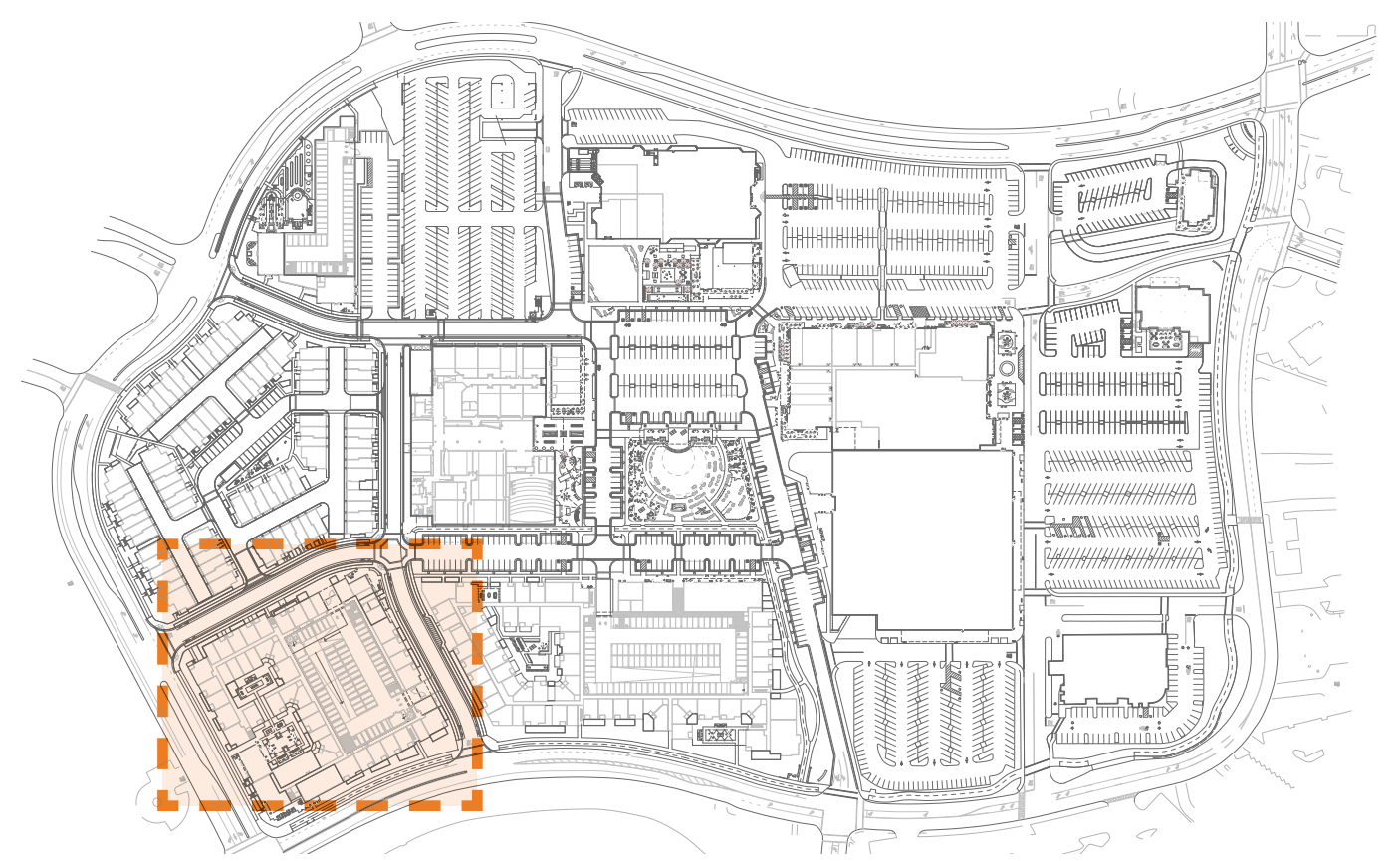
POOL CLUBHOUSE



LOUNGE AREA



GAMING AREA



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-9