

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2025 - VIEW OF RESIDENTIAL 4

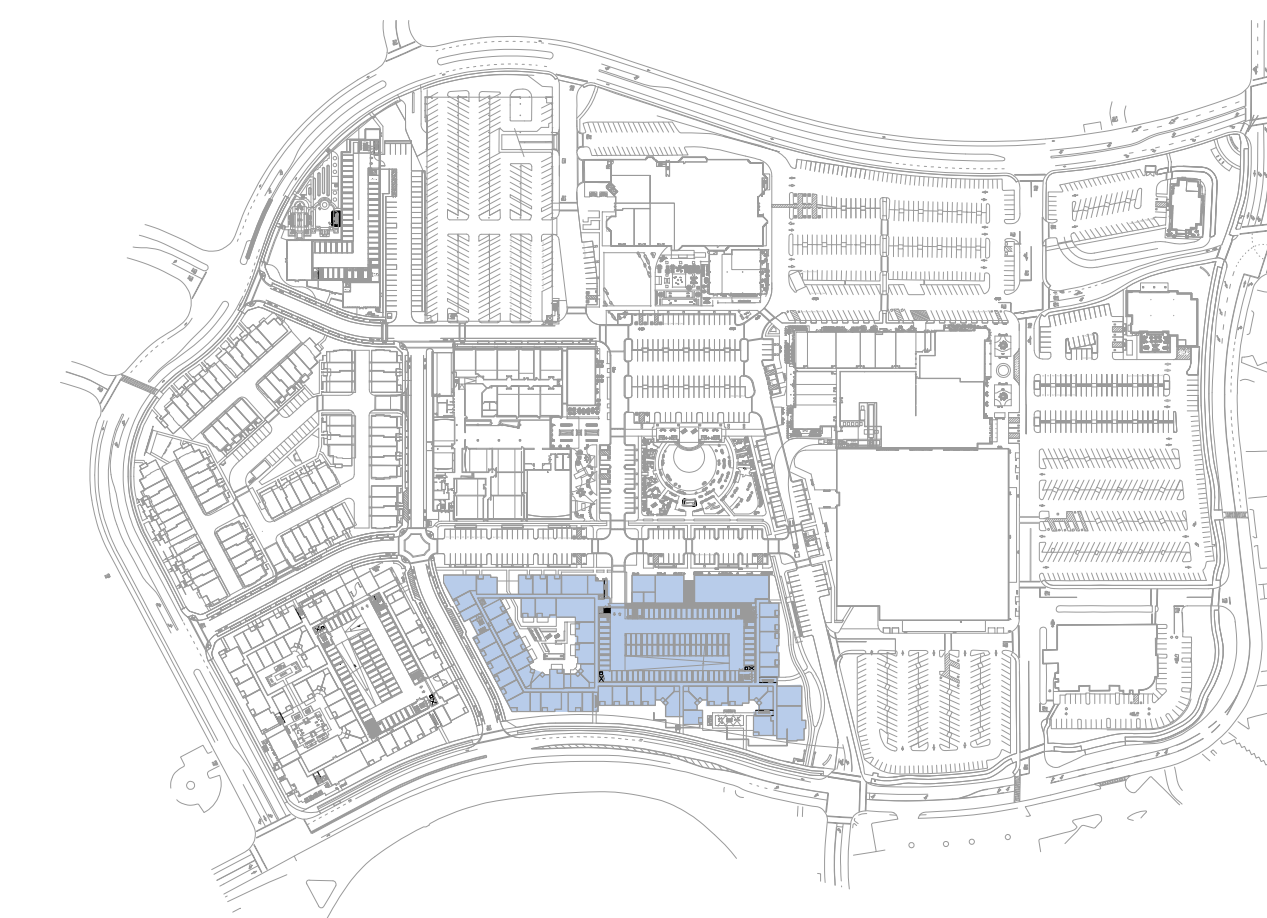
Merlone Geier  
Partners

CSW | ST 2



SD-16





KEY PLAN

### RESIDENTIAL 4 - PROJECT DESCRIPTION

A 446-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A OVER 2-STORY TYPE I-A RESIDENTIAL BUILDING SURROUNDING A 8-LEVEL TYPE I-A PARKING STRUCTURE WITH 2 LEVEL UNDERGROUND PARKING.

### RESIDENTIAL 4 - PARKING SUMMARY

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

### PARKING PROVIDED

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

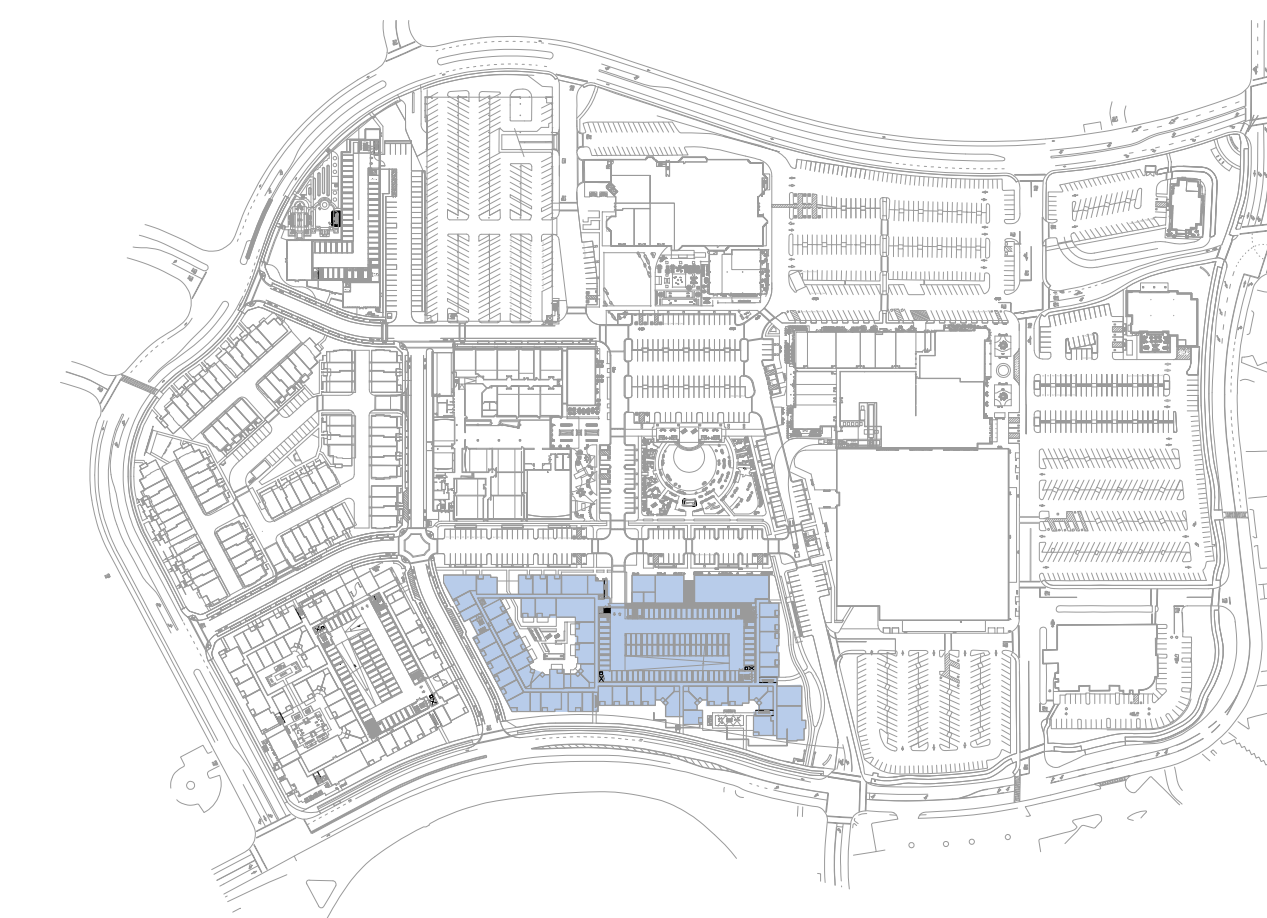
### RESIDENTIAL 4 - BUILDING SUMMARY

UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	S1	620 sf	3	3	4	4	4	4	3	25	15,500 sf	25	6%
1 BR'S	1A	805 sf	27	29	29	29	29	26	26	195	156,975 sf	305	68%
	1A+DEN	1,250 sf	0	1	3	3	3	3	2	15	18,750 sf		
	1A LOFT	1,415 sf	0	0	0	0	0	3	0	3	4,245 sf		
	1B	1,090 sf	1	1	1	1	1	1	1	7	7,630 sf		
	1C	680 sf	9	9	11	11	11	11	11	73	49,640 sf		
2 BR'S	1D	830 sf	0	2	2	2	2	2	2	12	9,960 sf	116	26%
	2A	1,150 sf	7	9	11	11	11	11	12	72	82,800 sf		
	2A+DEN	1,195 sf	0	0	3	3	3	3	0	12	14,340 sf		
	2B	1,130 sf	1	1	1	2	2	1	0	8	9,040 sf		
	2B+DEN	1,545 sf	2	3	3	2	2	2	2	16	24,720 sf		
	2B LOFT	1,970 sf	0	0	0	0	0	1	0	1	1,970 sf		
2C	908 sf	1	1	1	1	1	1	1	7	6,356 sf			
<b>TOTAL UNITS</b>			<b>51</b>	<b>59</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>69</b>	<b>60</b>	<b>446</b>	<b>401,926 sf</b>	<b>446</b>	<b>100%</b>

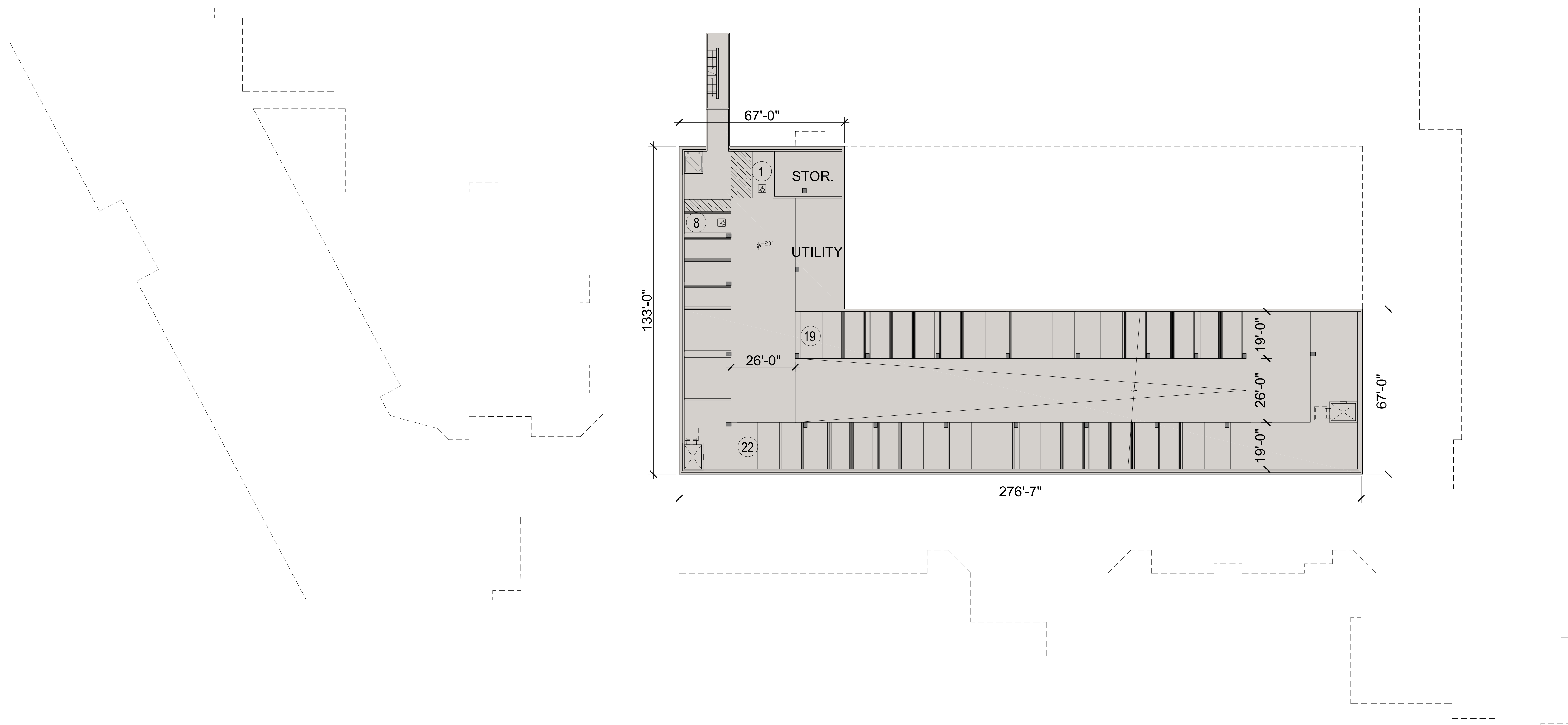


### RESIDENTIAL 4 - DATA SUMMARY





KEY PLAN



**LEGEND**

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



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

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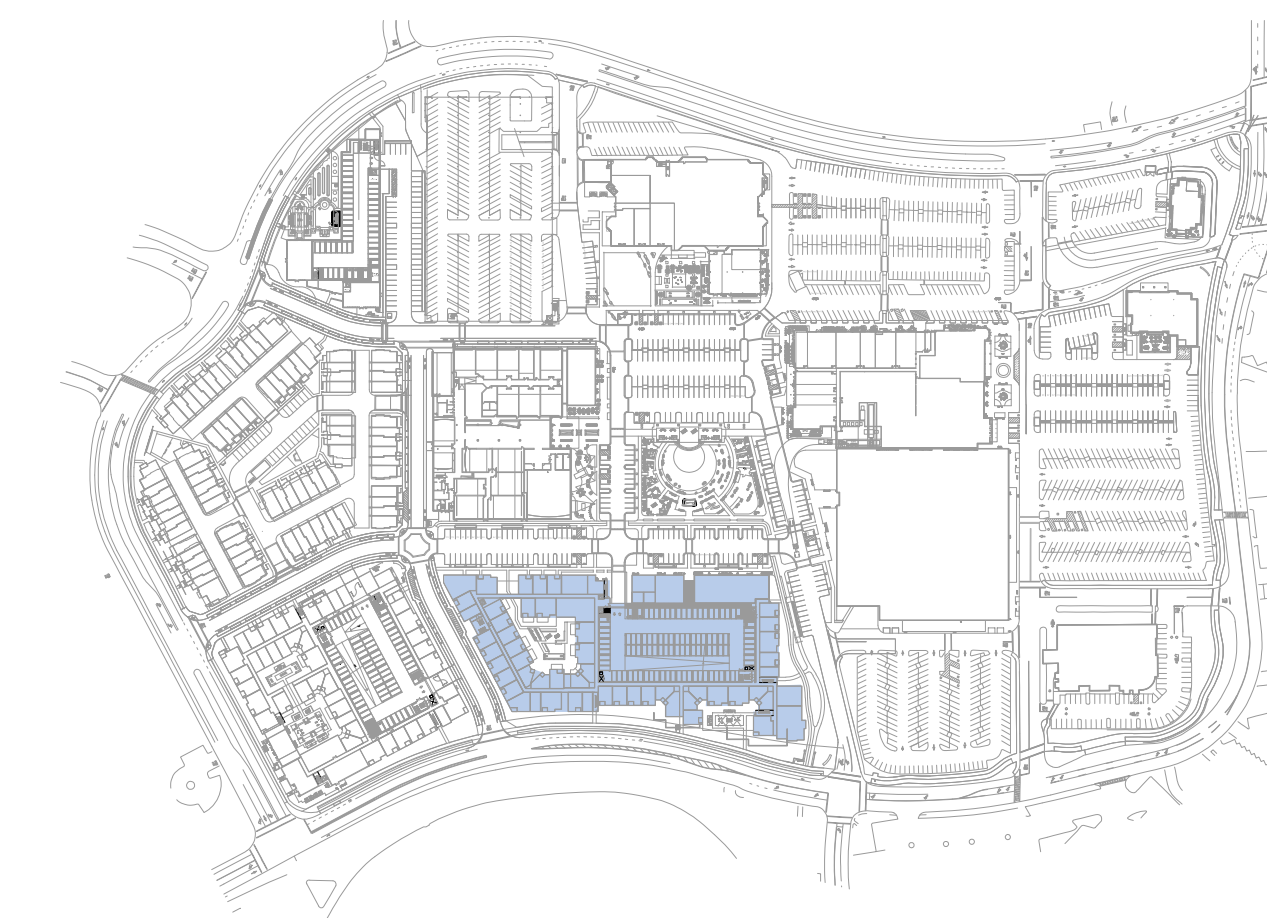
## RESIDENTIAL 4 - LEVEL B2 FLOOR PLAN



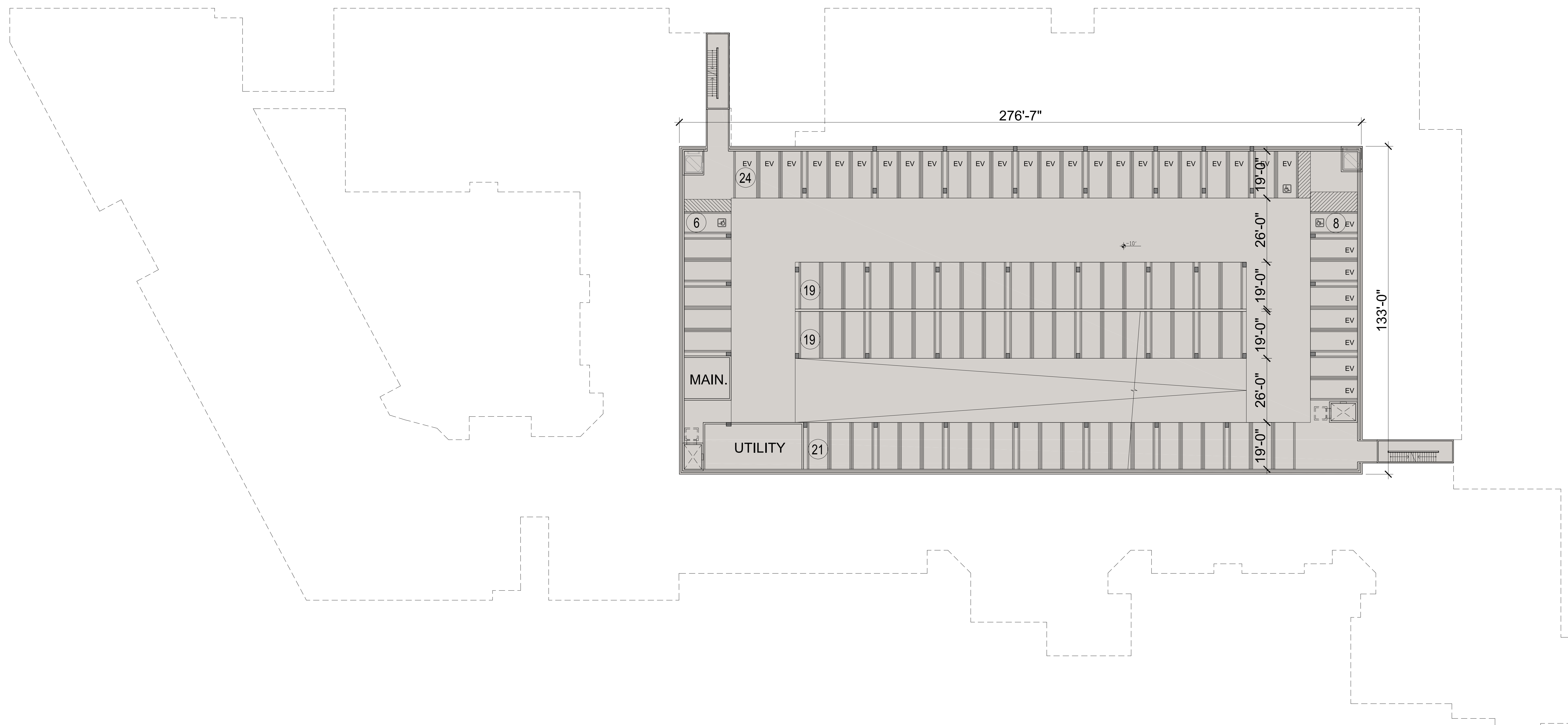
CSW | ST 2



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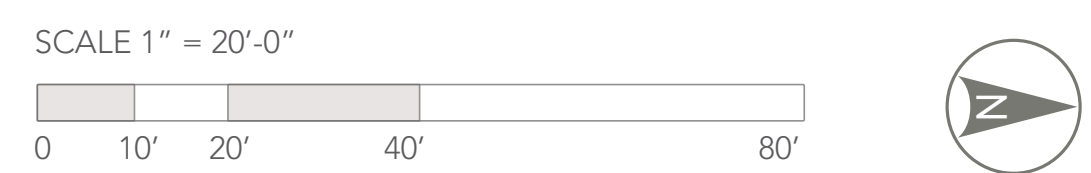


KEY PLAN



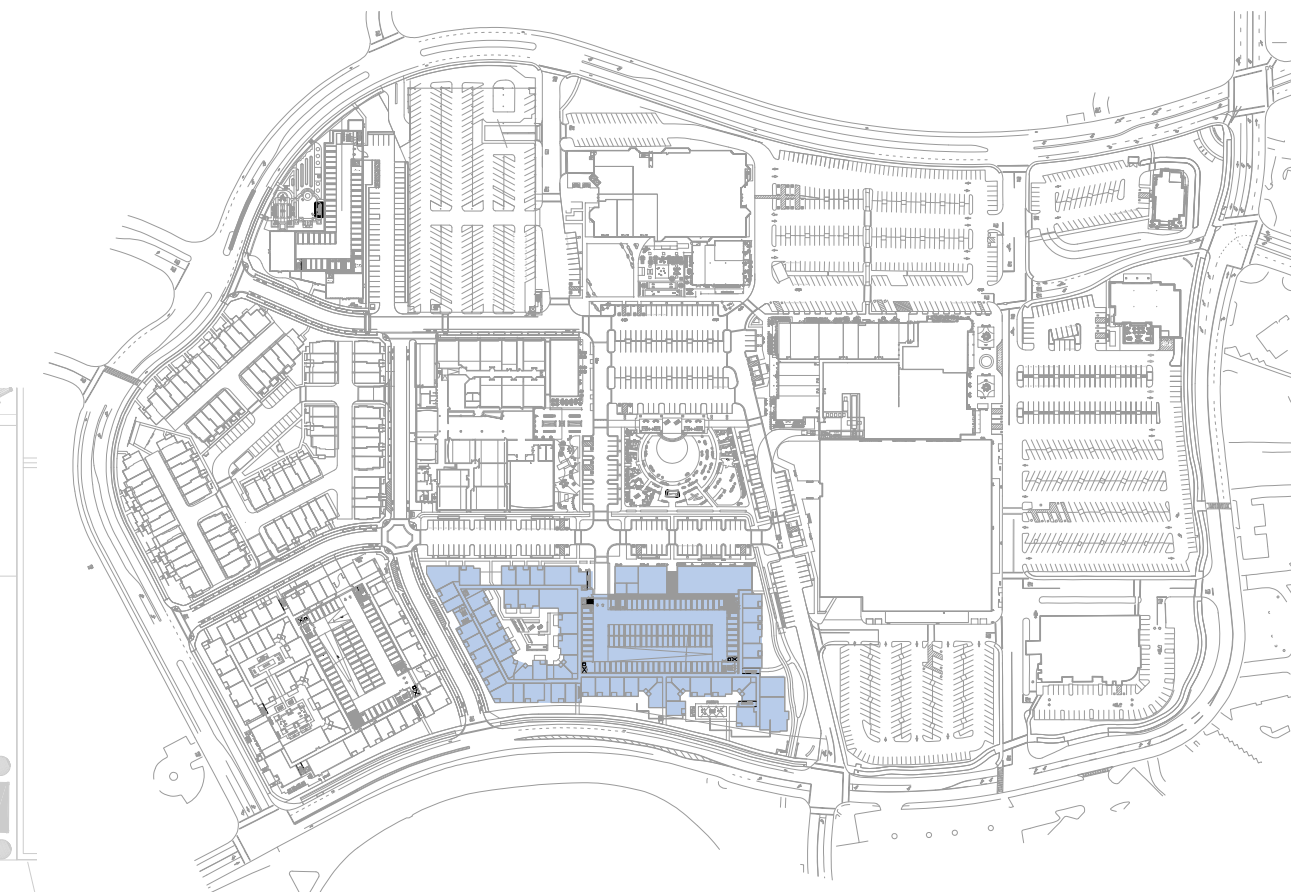
**LEGEND**

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



RESIDENTIAL 4 - LEVEL B1 FLOOR PLAN





KEY PLAN



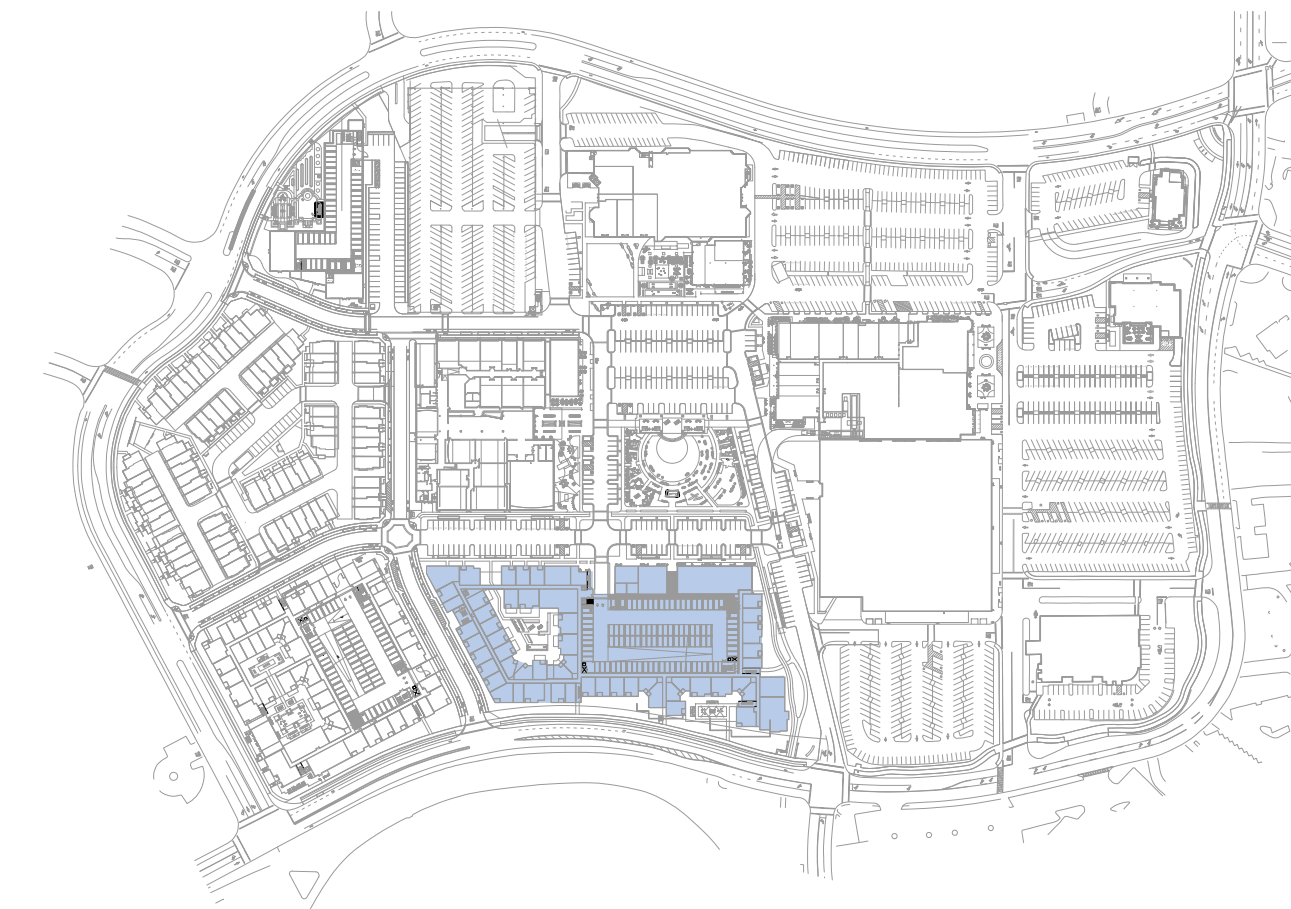
**LEGEND**

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



RESIDENTIAL 4 - LEVEL 1 FLOOR PLAN





KEY PLAN



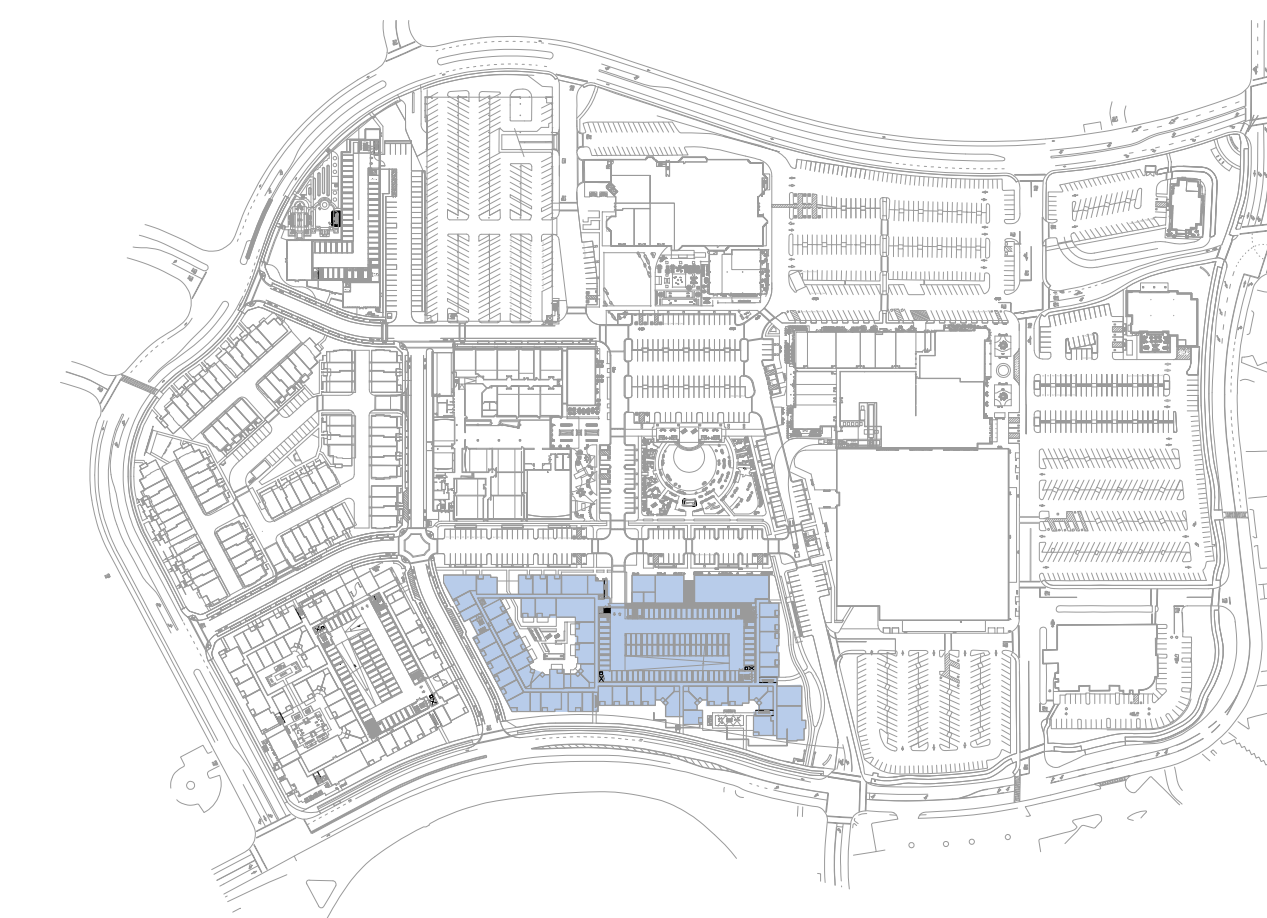
**LEGEND**

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



RESIDENTIAL 4 - LEVEL 2 FLOOR PLAN



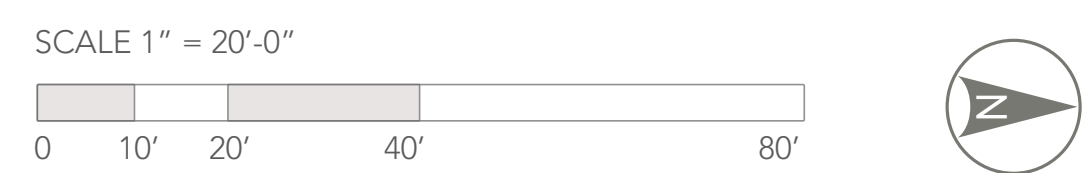


KEY PLAN



**LEGEND**

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

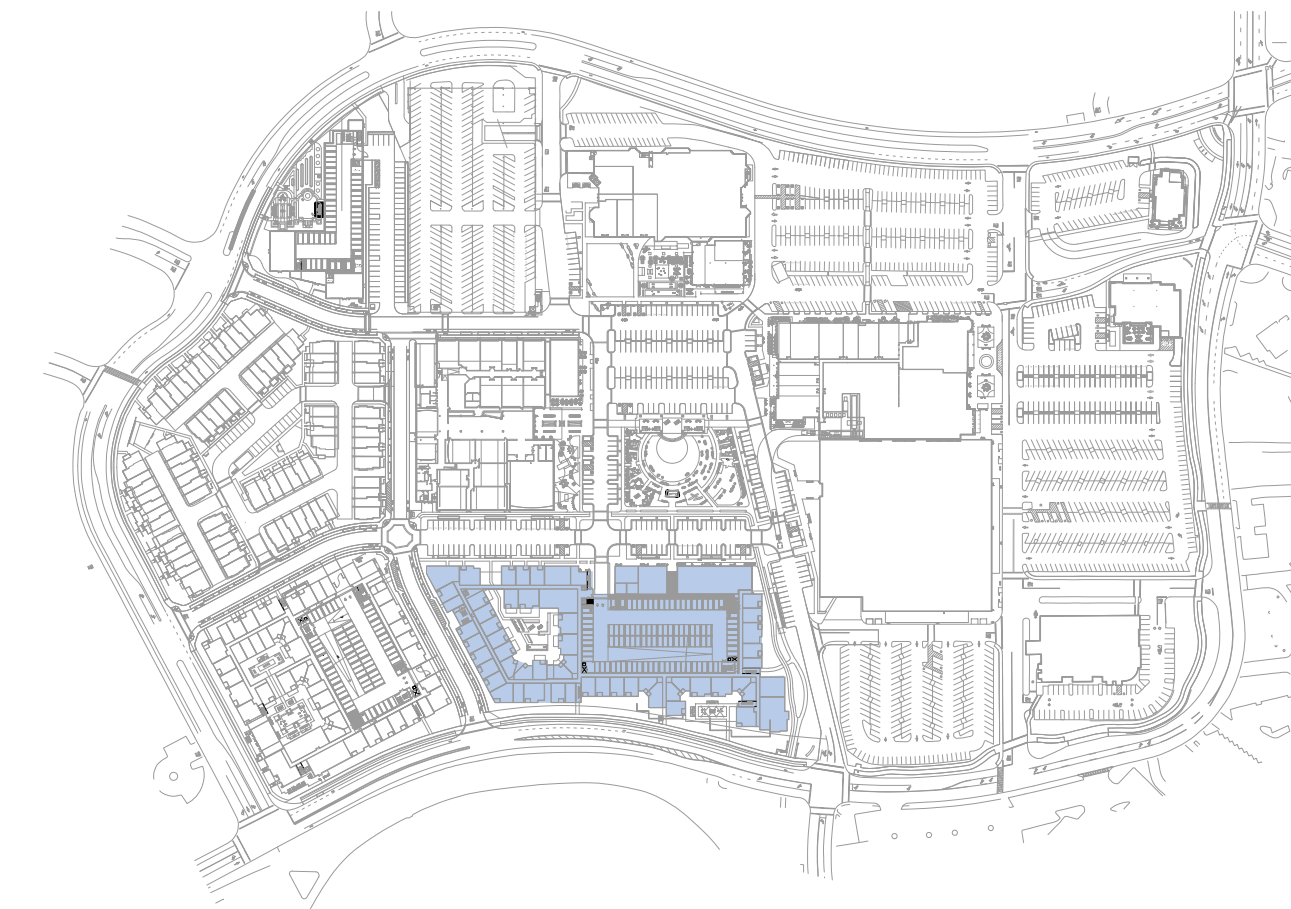


RESIDENTIAL 4 - LEVEL 3 FLOOR PLAN









KEY PLAN



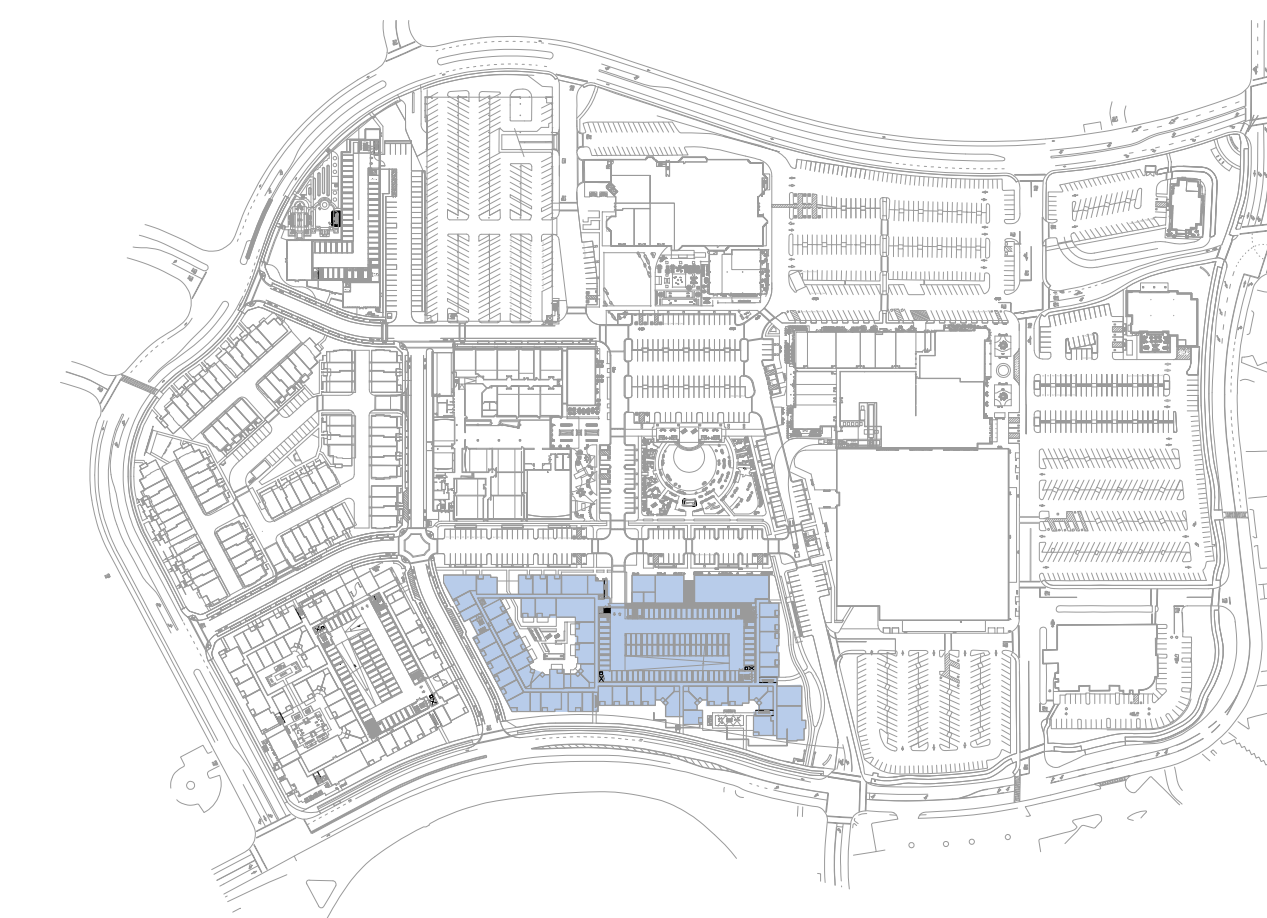
**LEGEND**

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



RESIDENTIAL 4 - LEVEL 5 FLOOR PLAN



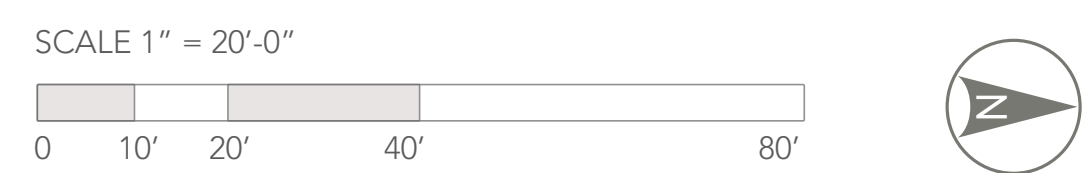


KEY PLAN



**LEGEND**

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



RESIDENTIAL 4 - LEVEL 6 FLOOR PLAN

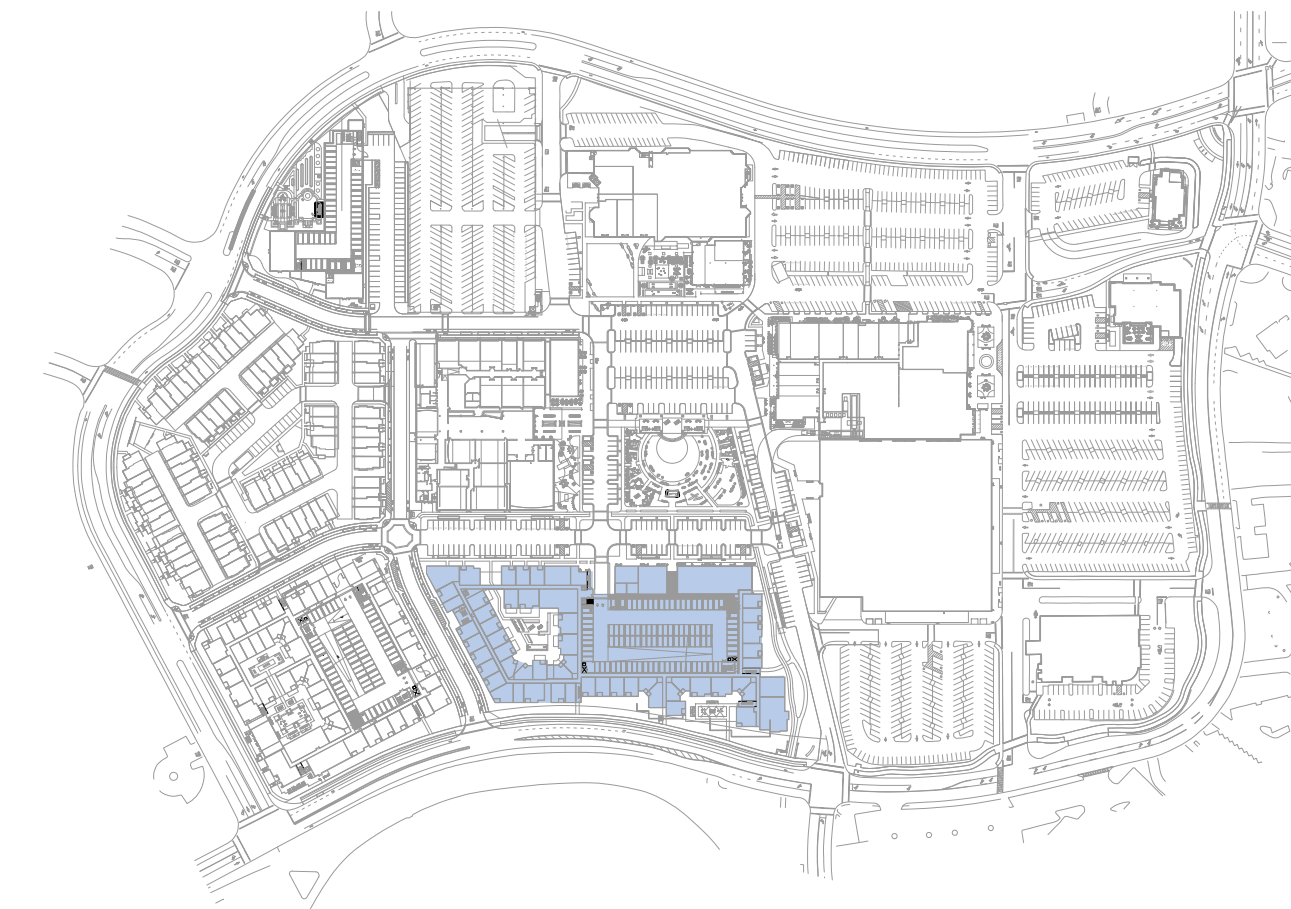
**NORTHGATE TOWN SQUARE**

REDEVELOPMENT PLAN MARCH 09, 2022



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KEY PLAN



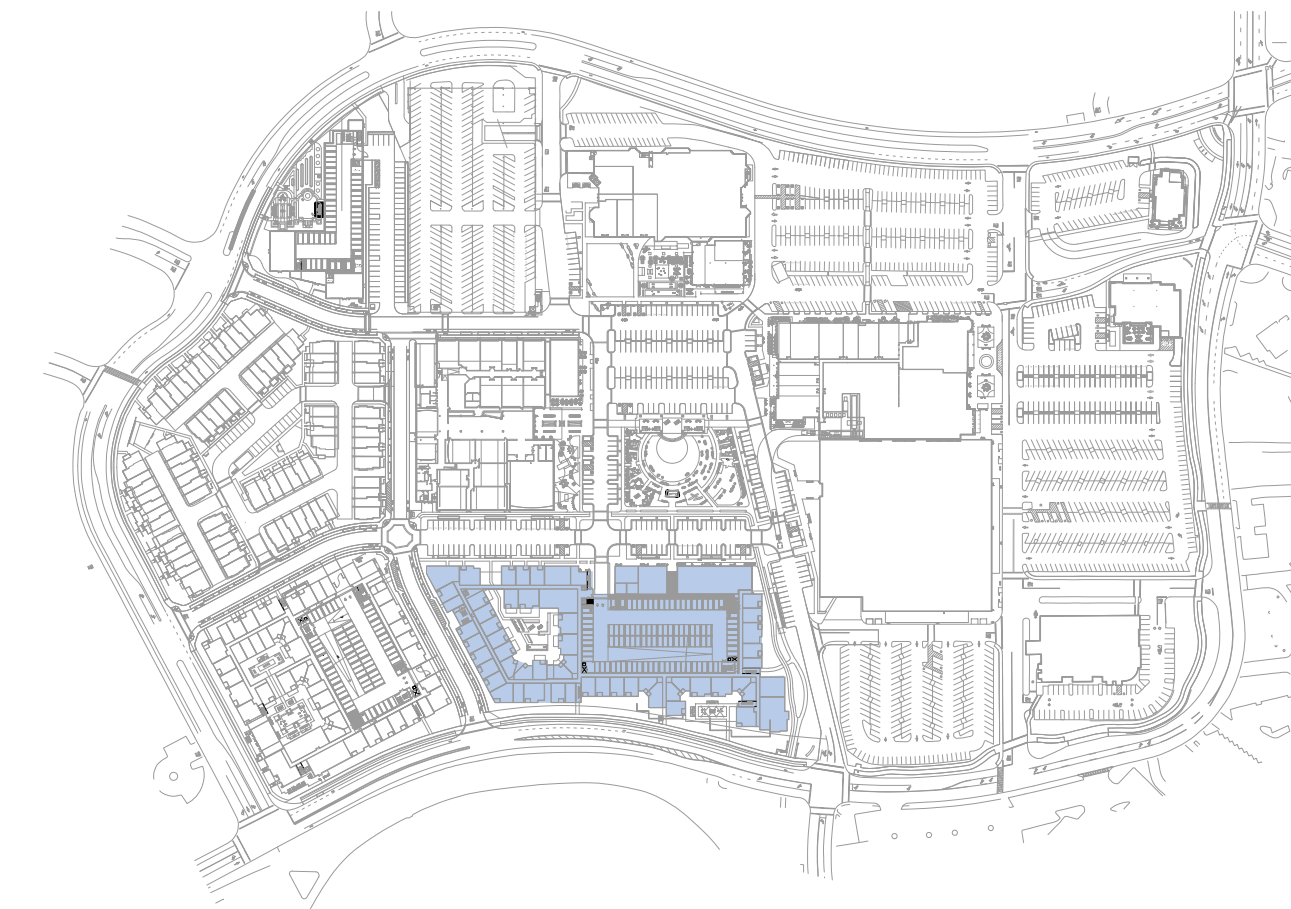
**LEGEND**

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

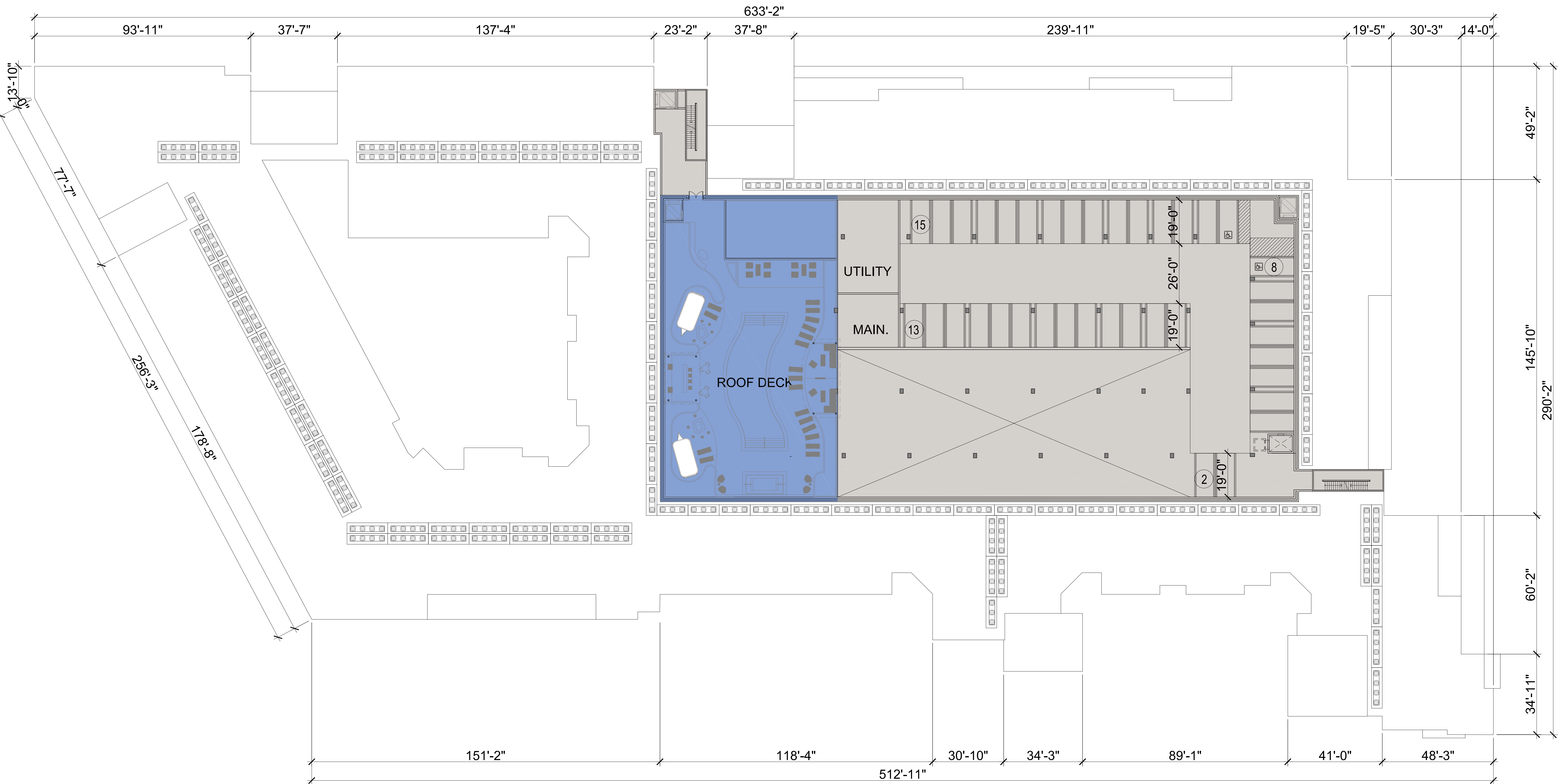


RESIDENTIAL 4 - LEVEL 7 FLOOR PLAN





KEY PLAN



**LEGEND**

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



RESIDENTIAL 4 - ROOF PLAN

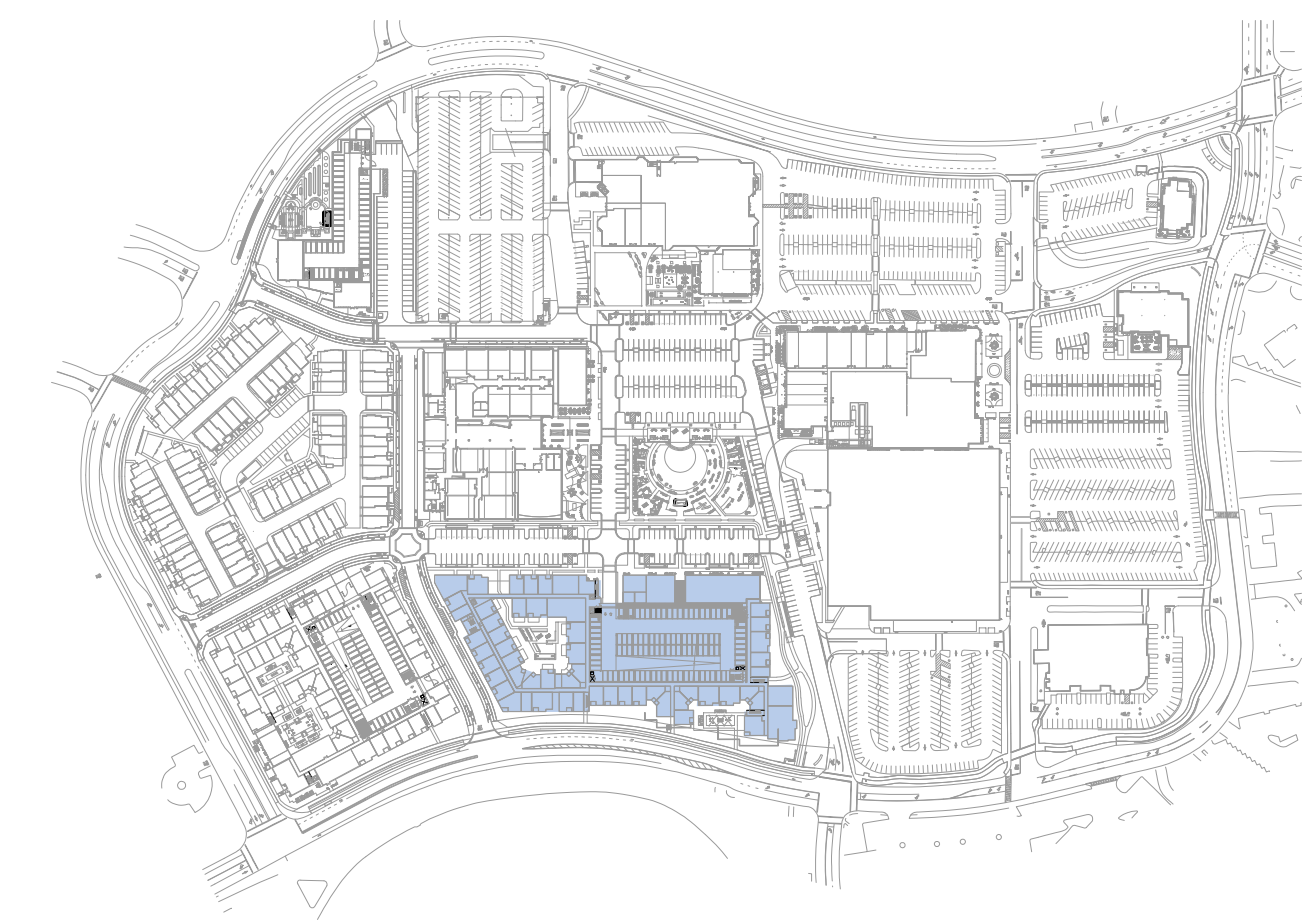




NORTHWEST CORNER



SOUTHWEST CORNER



KEY PLAN

MATERIALS LEGEND

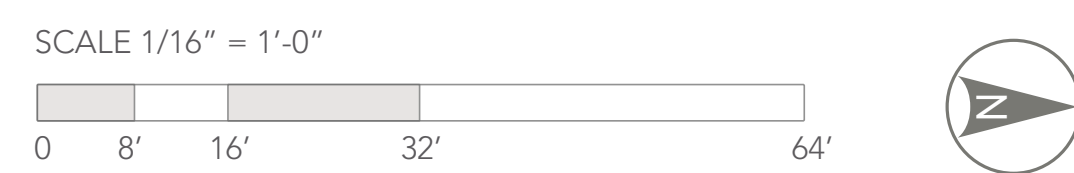
- |                          |                                 |
|--------------------------|---------------------------------|
| (A1) METAL SIDING        | (F3) CEMENT PLASTER             |
| (A2) METAL SIDING        | (F4) CEMENT PLASTER             |
| (A3) METAL SIDING        | (F5) CEMENT PLASTER             |
| (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



RESIDENTIAL 4 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

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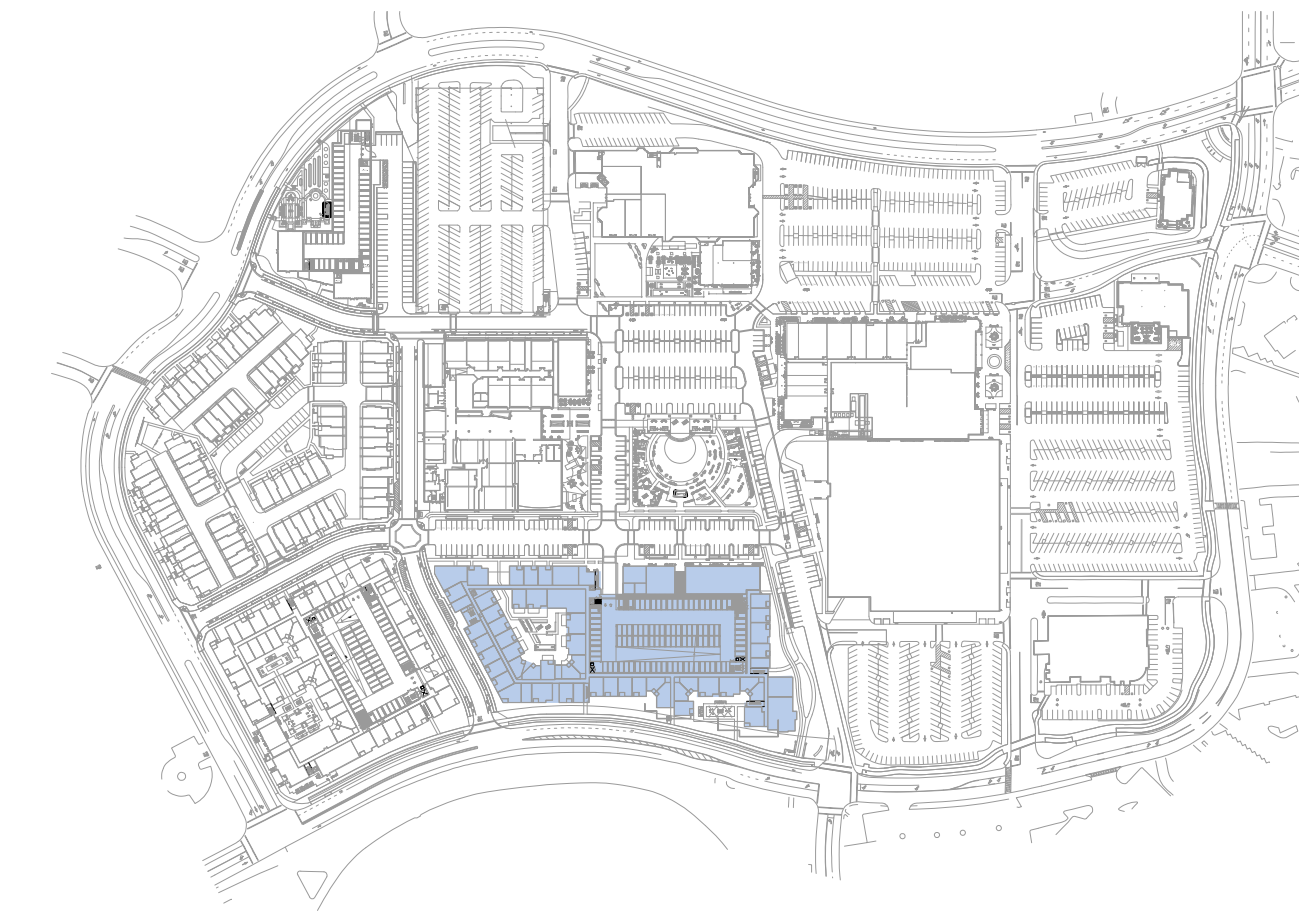




SOUTHEAST CORNER



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      |



NORTH ELEVATION



EAST ELEVATION



RESIDENTIAL 4 BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022



CSW | ST2



RE-48





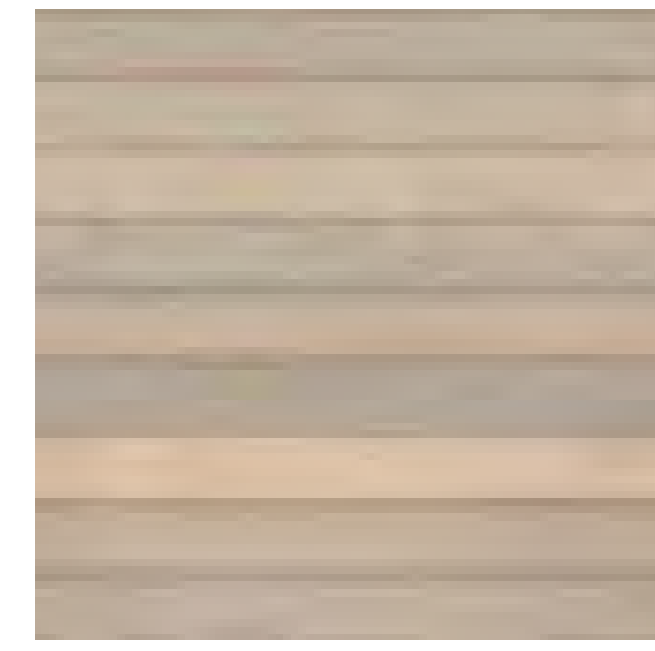
(A1) MORIN INTEGRITY X-12 ZINC GRAY



(A2) MORIN INTEGRITY X-12 CHROMIUM GRAY



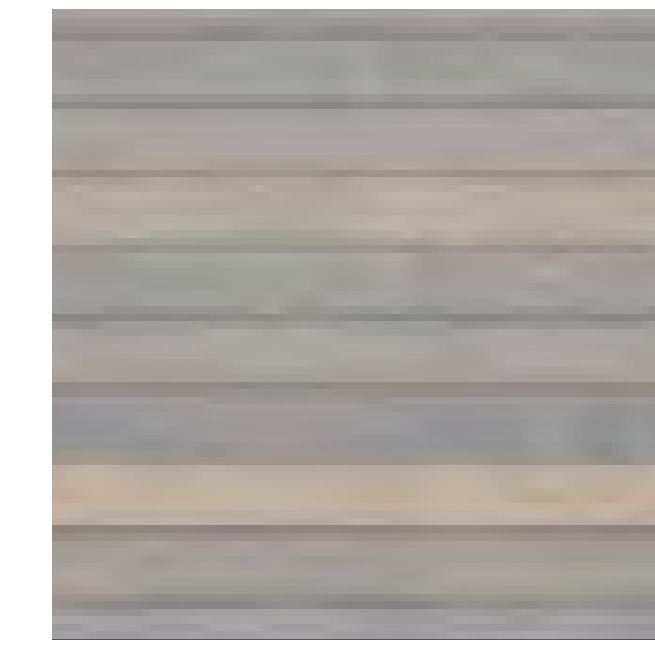
(A3) MORIN INTEGRITY X-12 SILVER SMITH



(B1) TRESPA - PURA CLASSIC OAK



(B2) TRESPA - PURA AGED ASH



(B3) TRESPA - PURA SIBERIAN LARCH



(B4) TRESPA - PURA TROPICAL IPE



(C1) NICHHA - VINTAGEWOOD SPRUCE



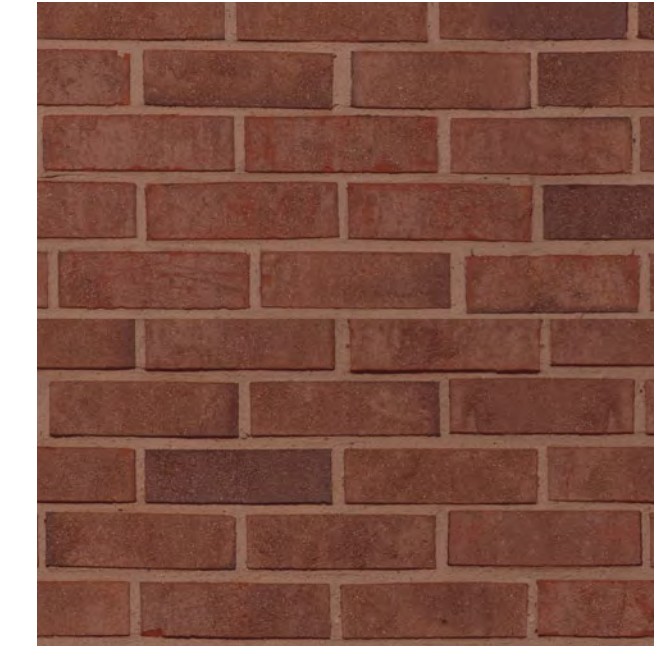
(C2) NICHHA - VINTAGEWOOD CEDAR



(C3) NICHHA - VINTAGEWOOD REDWOOD



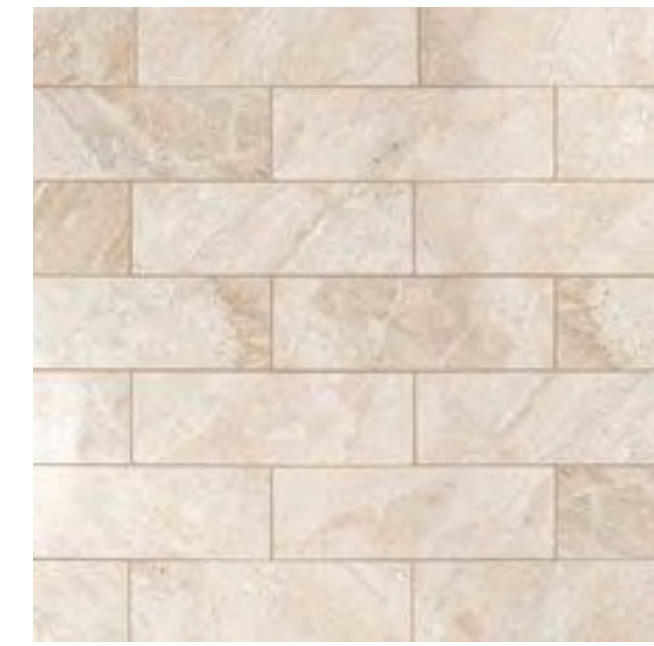
(C4) HARDIE PLANK - LAP SIDING MONTEREY TAUPE



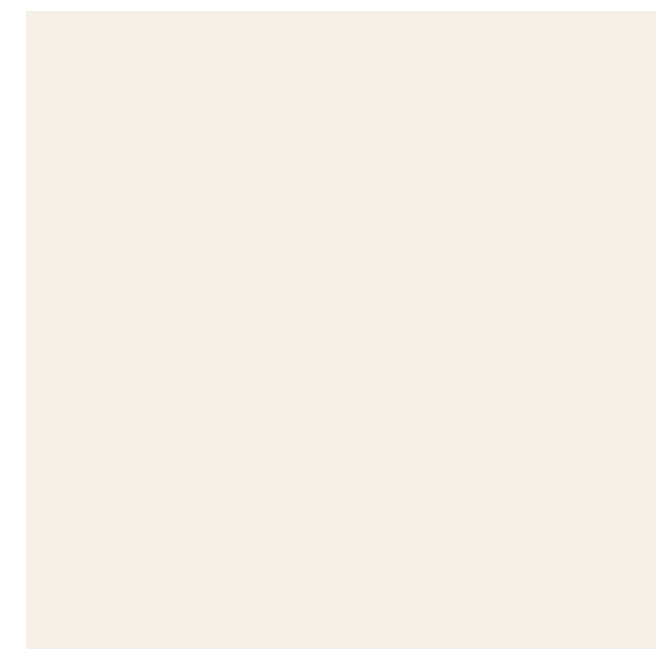
(D1) BELDEN BRICK INDIAN FULL RANGE



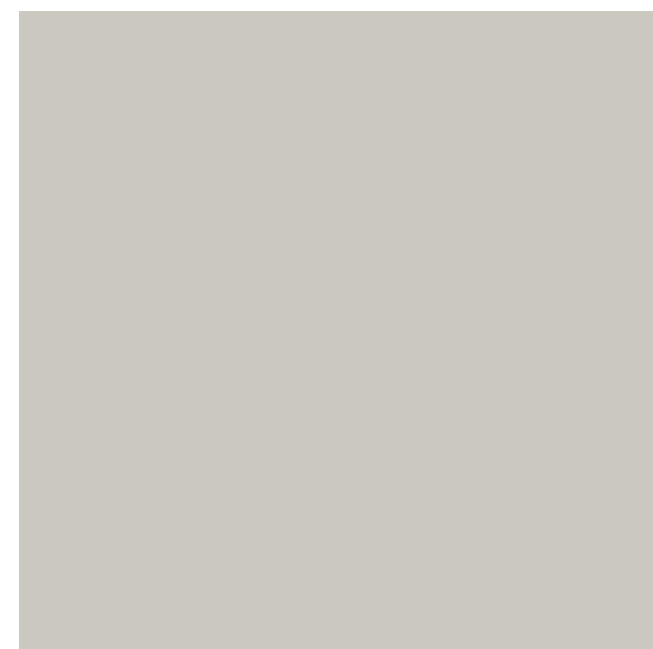
(D2) BELDEN BRICK 481-483 SMOOTH



(E1) LAMINAM - I NATURALI TRAVERTINO ROMANO BOCCIARDATO



(F1) CEMENT PLASTER SW 7102 WHITE FLOUR



(F2) CEMENT PLASTER SW 7015 REPOSE GRAY



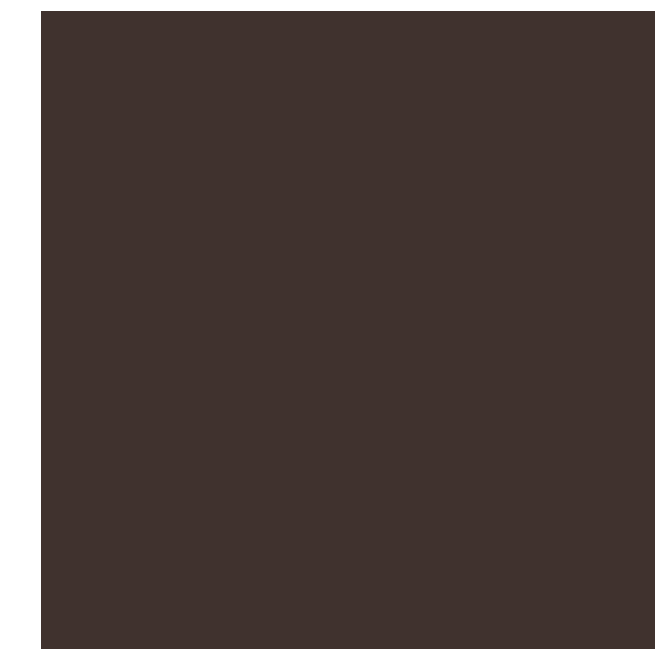
(F3) CEMENT PLASTER SW 7069 IRON ORE



(F4) CEMENT PLASTER SW 6192 COASTAL PLAIN



(F5) CEMENT PLASTER SW 6074 SPALDING GRAY



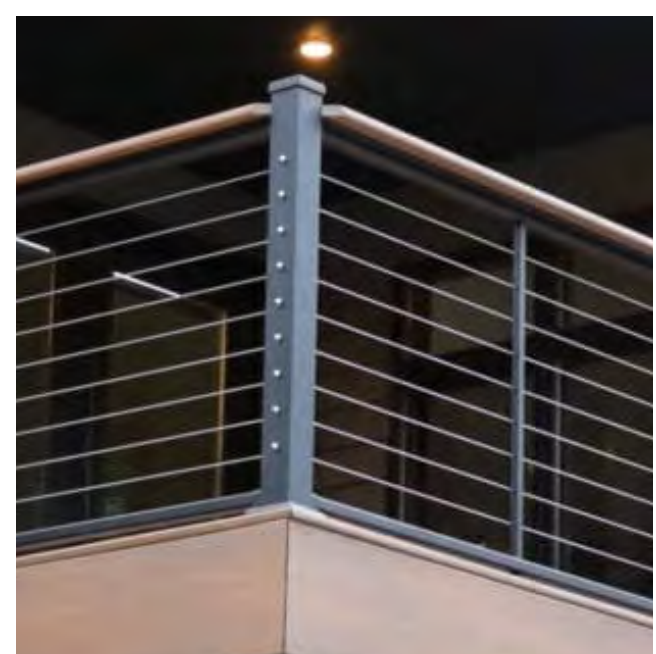
(F6) CEMENT PLASTER SW 6006 BLACK BEAN



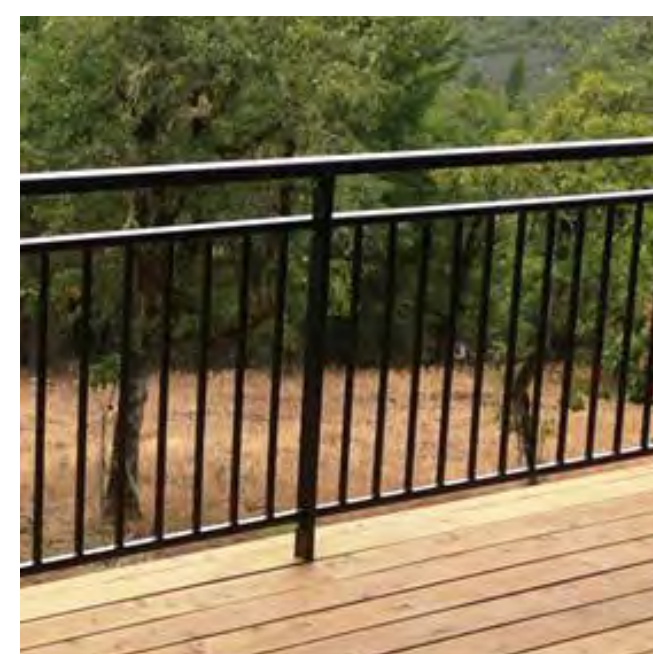
(F8) CEMENT PLASTER SW 6361 AUTUMNAL



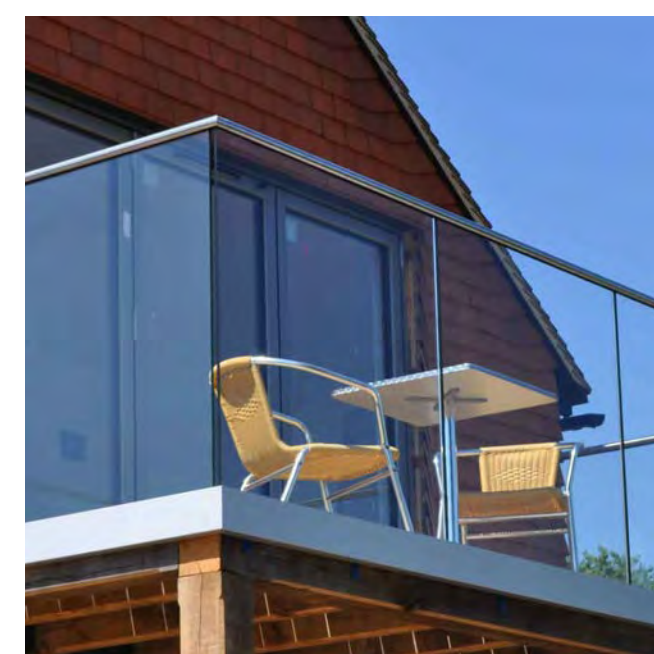
(F9) CEMENT PLASTER SW 6508 SECURE BLUE



(G1) GUARDRAIL



(G2) GUARDRAIL



(G3) GUARDRAIL



(H1) CANOPY



(H2) CANOPY



(H3) CANOPY



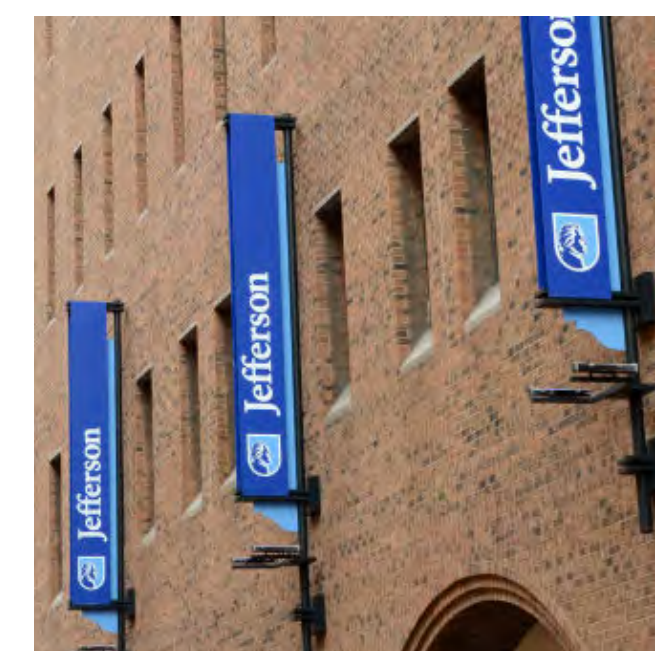
(J1) TRELLIS



(K1) GREEN SCREEN



(L1) WALL MOUNTED LIGHT FIXTURE



(M1) BANNER SIGN BY OTHERS

# MATERIAL BOARD

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

MerloneGeier Partners

CSW | ST 2

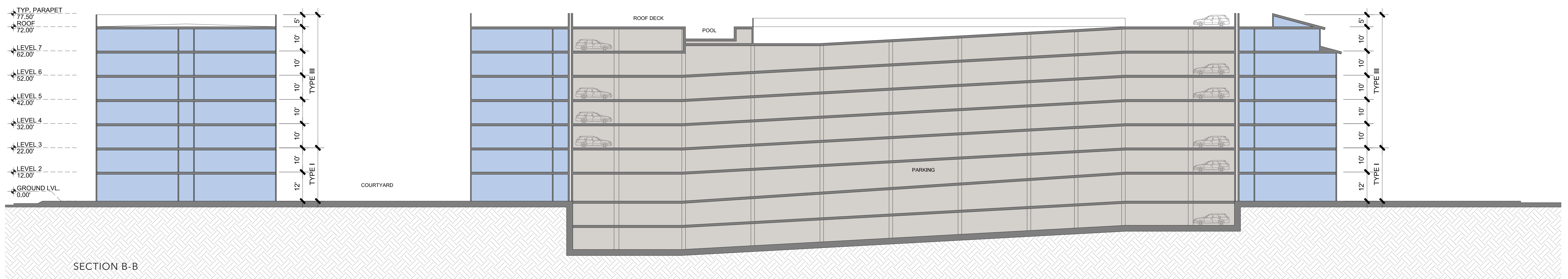
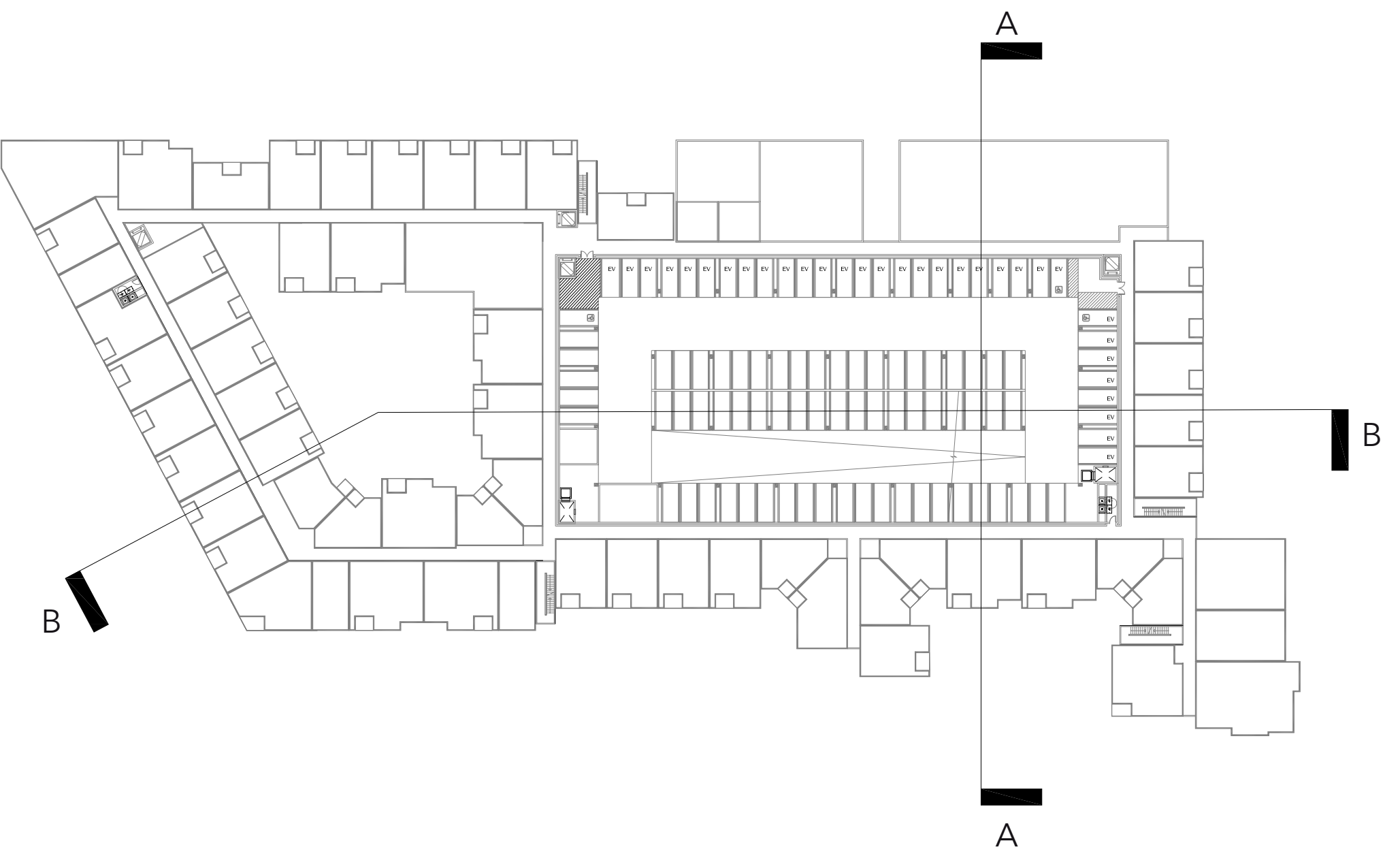
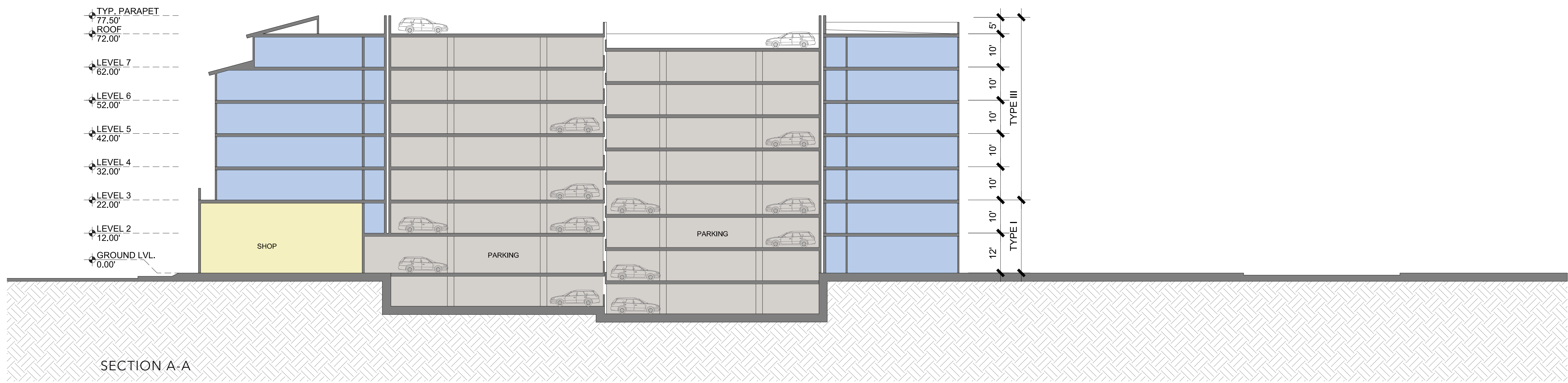
URBAN ARENA

STUDIO T SQUARE

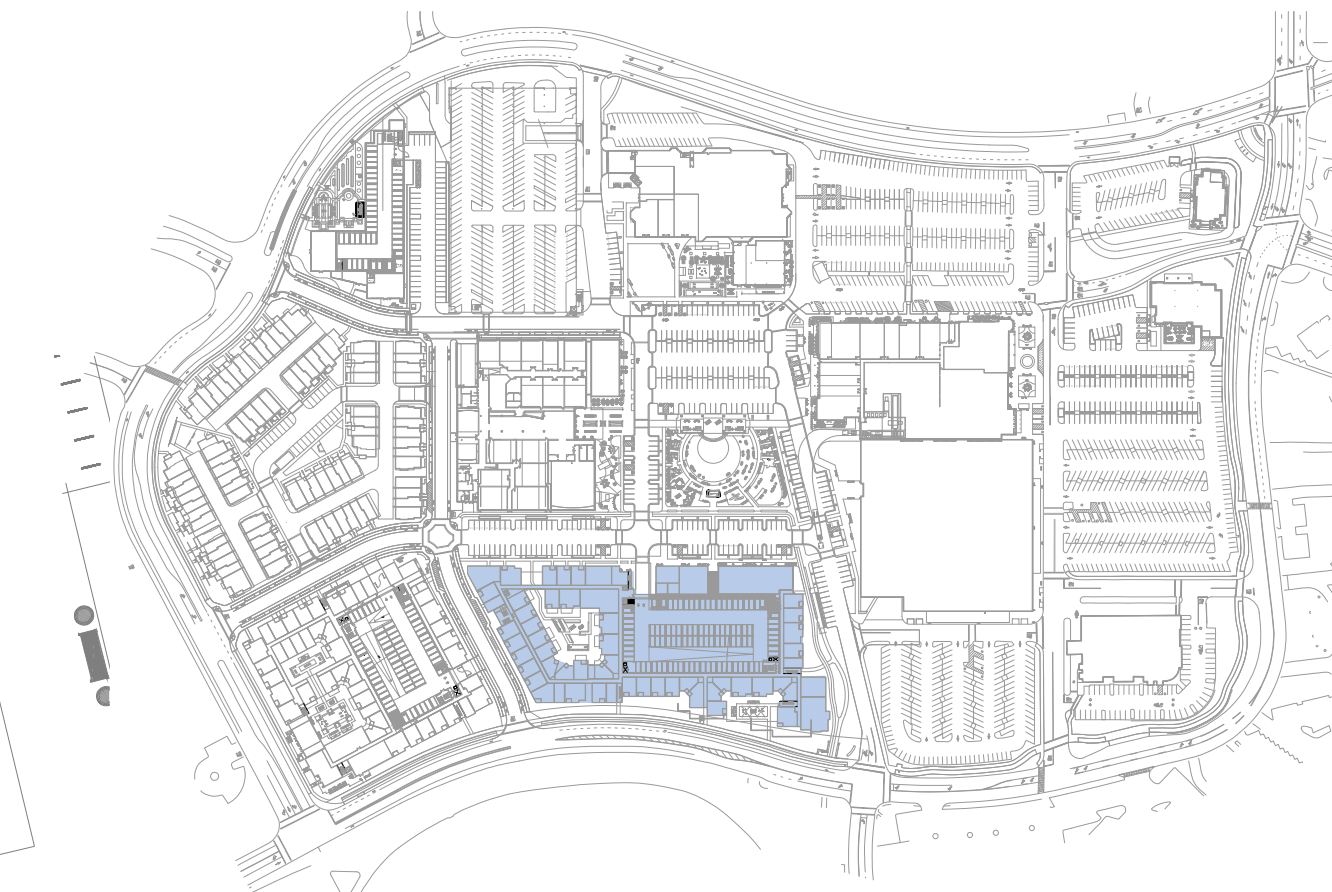
FIELD PAOLI

RE-74









KEY PLAN

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



LEGEND

USABLE OUTDOOR AREA

RESIDENTIAL 4 - OPEN SPACE PLAN

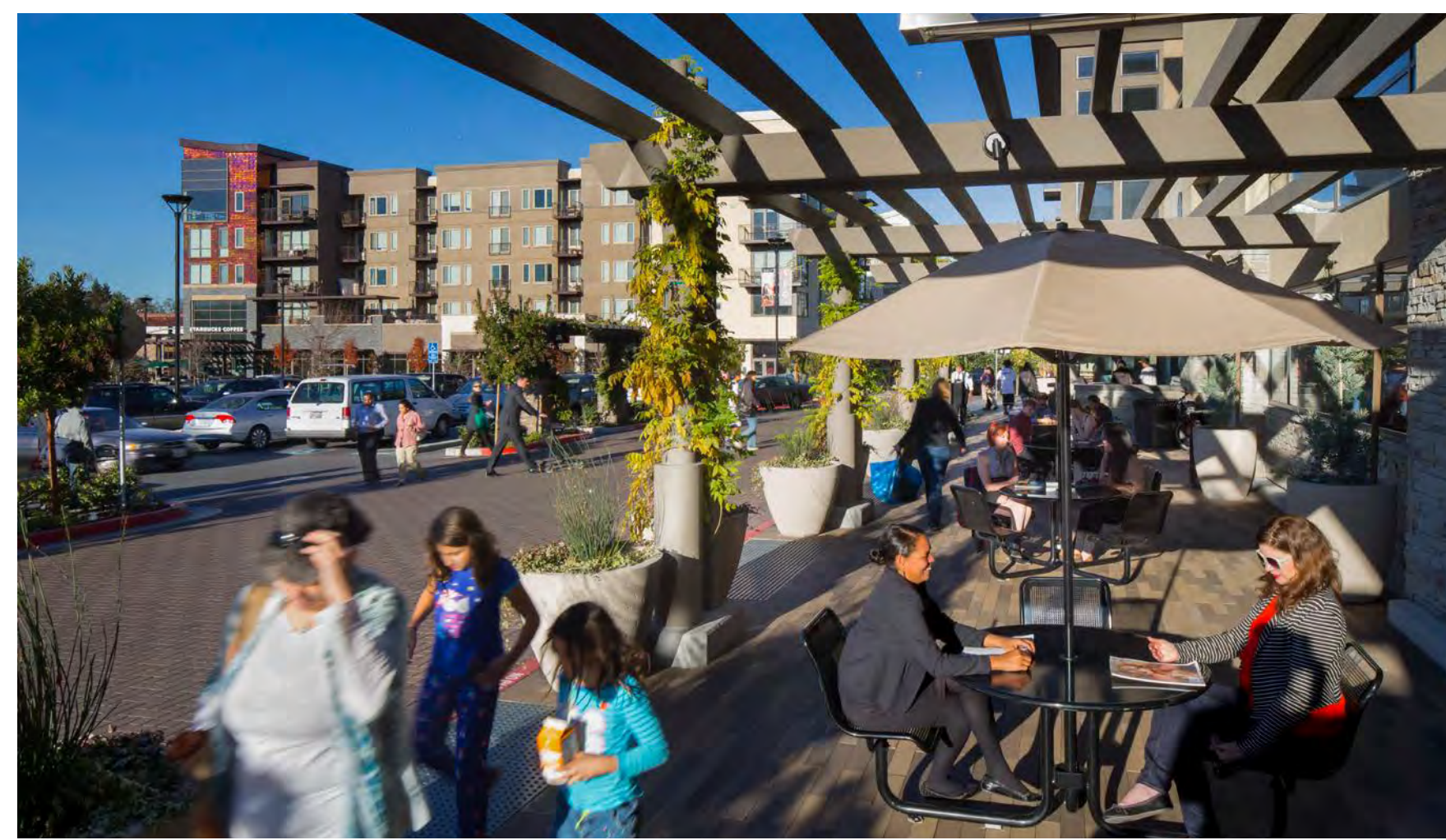




ENHANCED VEHICULAR PAVING



RETAIL STORE FRONTAGE



RETAIL STORE FRONTAGE



RETAIL FURNISHINGS



MONUMENT SIGNAGE



BBQ COUNTERTOP



AMENITIZED SPACE



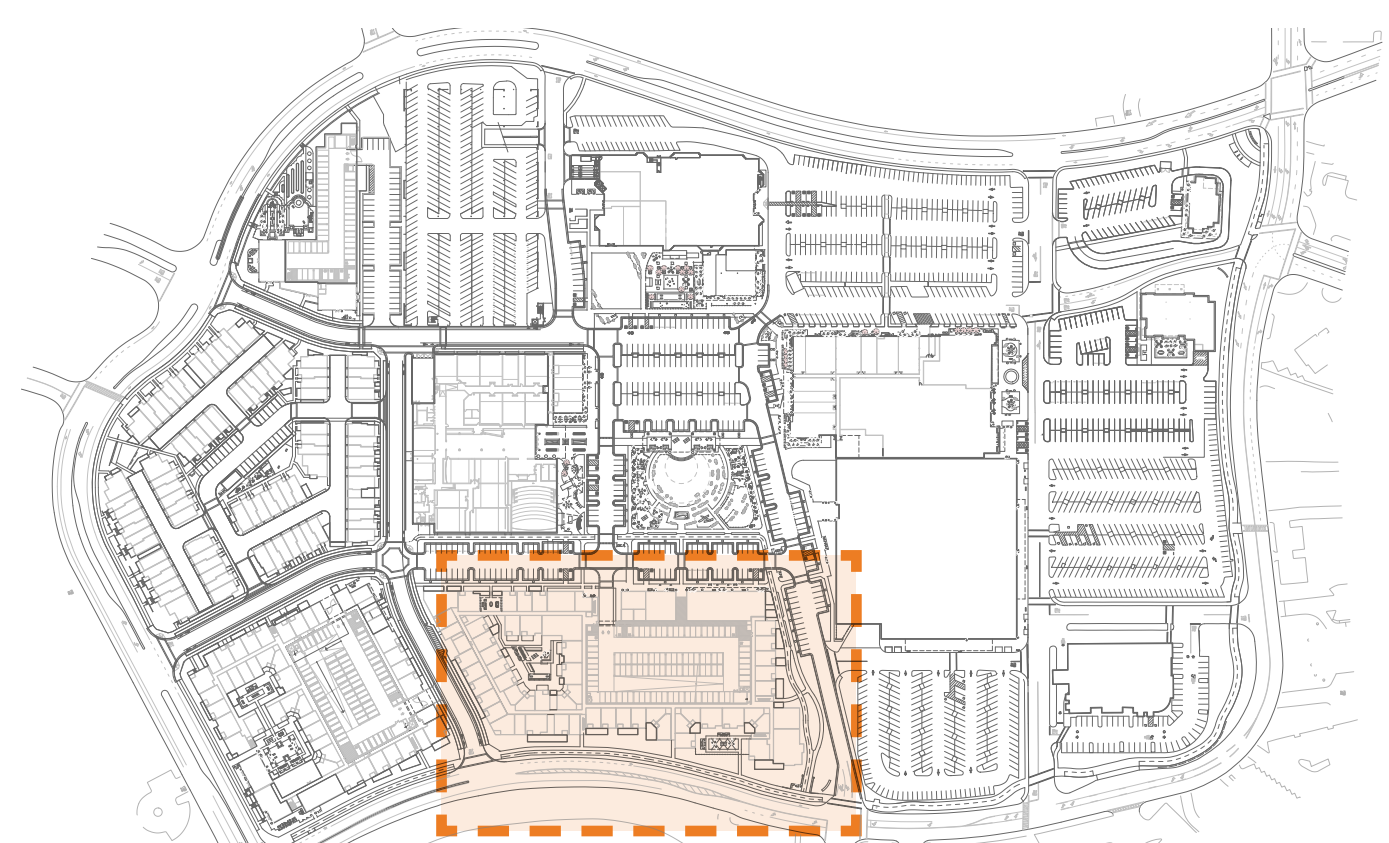
RESIDENTIAL COURTYARDS



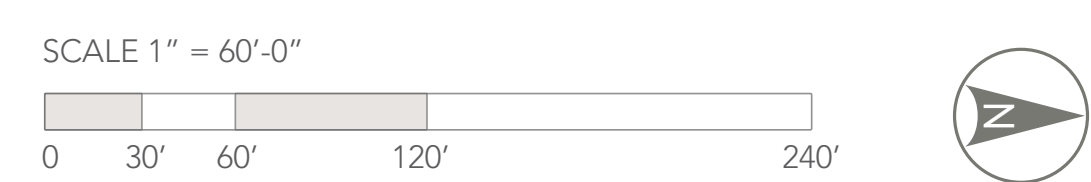
BIKE REST STOP ON TRAIL



MULTI-MODAL TRAIL



KEY MAP nts



# NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2025 VISION PLAN



G S W | S T 2



L-12



