



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2040 - VIEW OF SHOPS 1 AND RESIDENTIAL 6

MerloneGeier
Partners

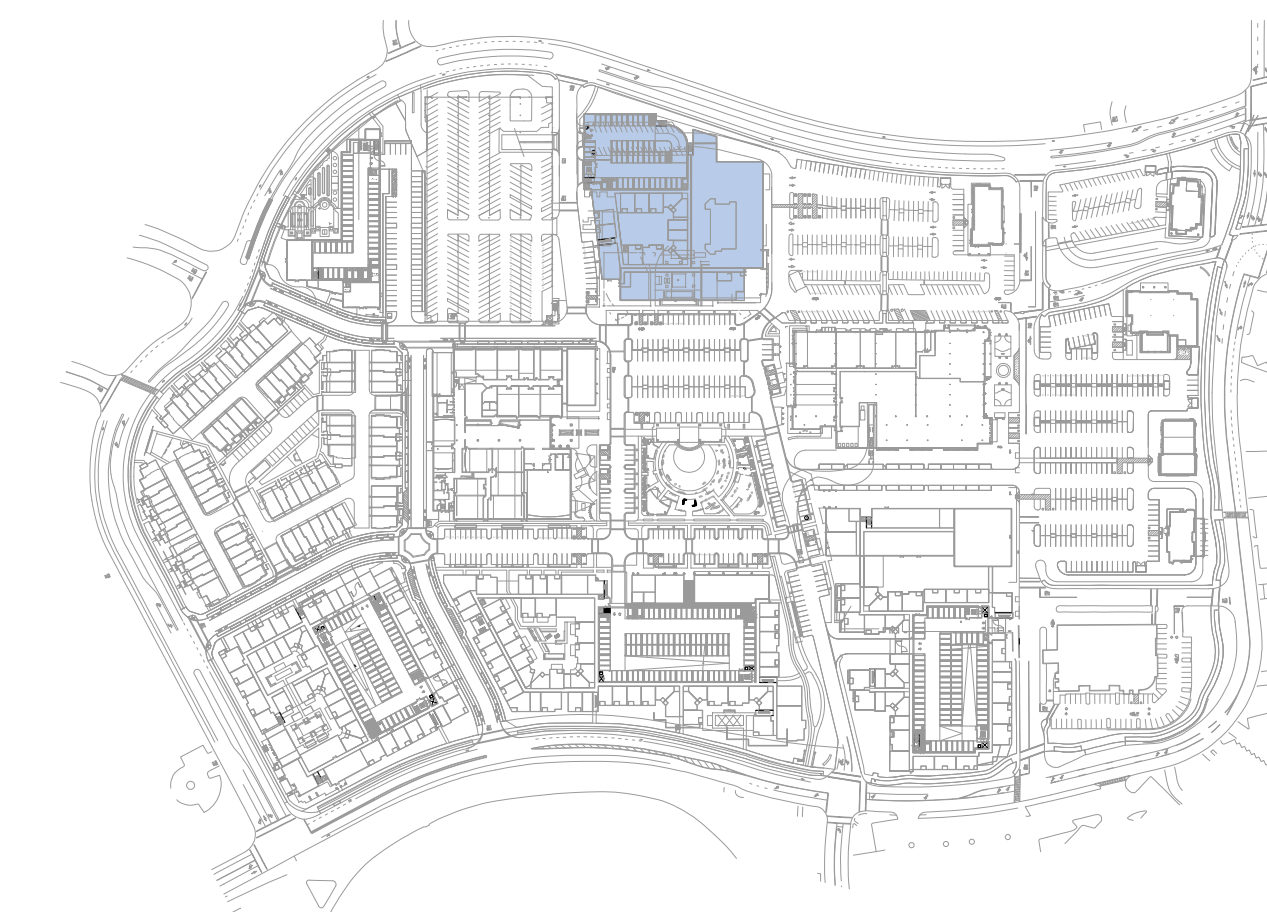
CSW | ST2

URBAN
ARENA

STUDIO
TSQUARE

FIELD
PAOLI

SD-26



KEY PLAN

RESIDENTIAL 6 - PROJECT DESCRIPTION

A 147-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING ADJACENT TO A 5-LEVEL TYPE I-A PARKING STRUCTURE WITH 1 LEVEL UNDERGROUND PARKING.

RESIDENTIAL 6 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	18	1	18
1 BR'S	112	1.5	168
2 BR'S	17	2	34
TOTAL UNITS	147		
STALLS REQUIRED - RESIDENTIAL			220
STALLS REQUIRED - GUEST			0.2
TOTAL STALLS REQUIRED			250

PARKING PROVIDED

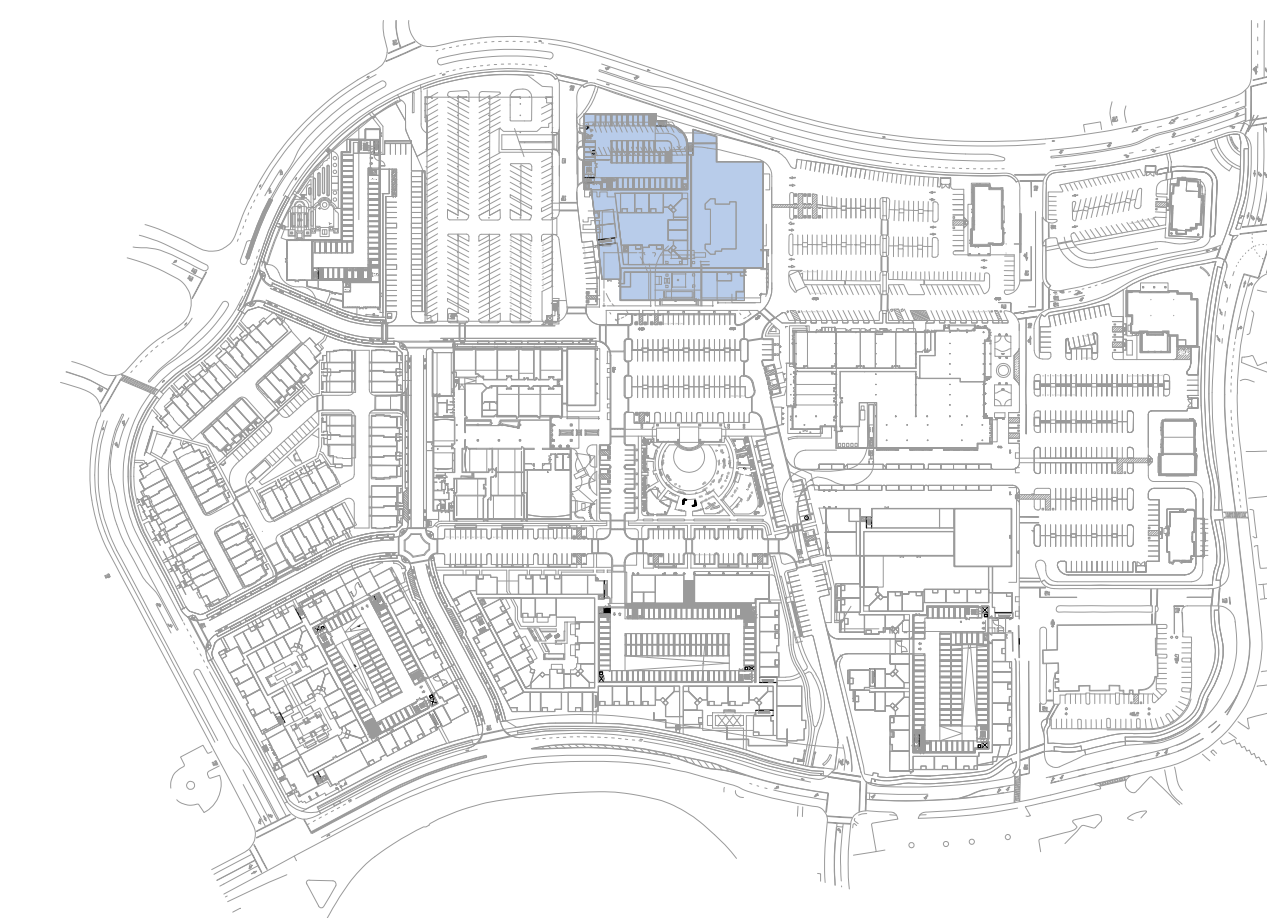
LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL B1	0	23	1	24
LEVEL 1	13	39	2	41
LEVEL 2	14	44	2	46
LEVEL 3	40	44	2	46
LEVEL 4	42	44	2	46
LEVEL 5	38	47	0	47
TOTAL	147	241	9	250

RESIDENTIAL 6 - BUILDING SUMMARY

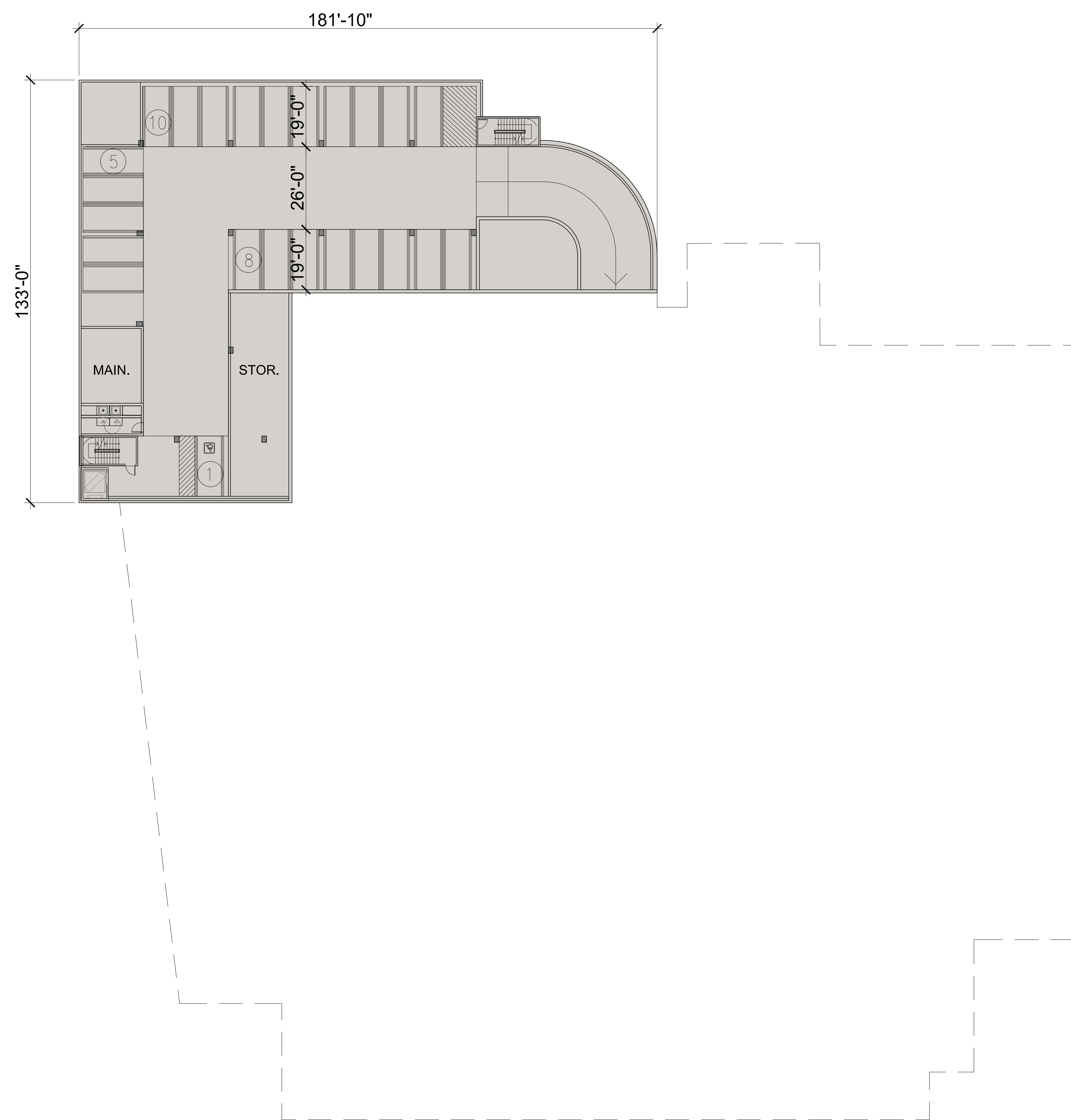
UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	S1	620 sf	2	2	4	4	6	18	11,160 sf	18	12%
1 BR'S	1A	805 sf	6	7	16	18	14	61	49,105 sf	112	76%
	1A+DEN	1,105 sf	0	0	7	7	5	19	20,995 sf		
	1C	680 sf	4	4	8	8	8	32	21,760 sf		
2 BR'S	2A	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	38	147	122,510 sf	147	100%



RESIDENTIAL 6 - DATA SUMMARY



KEY 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

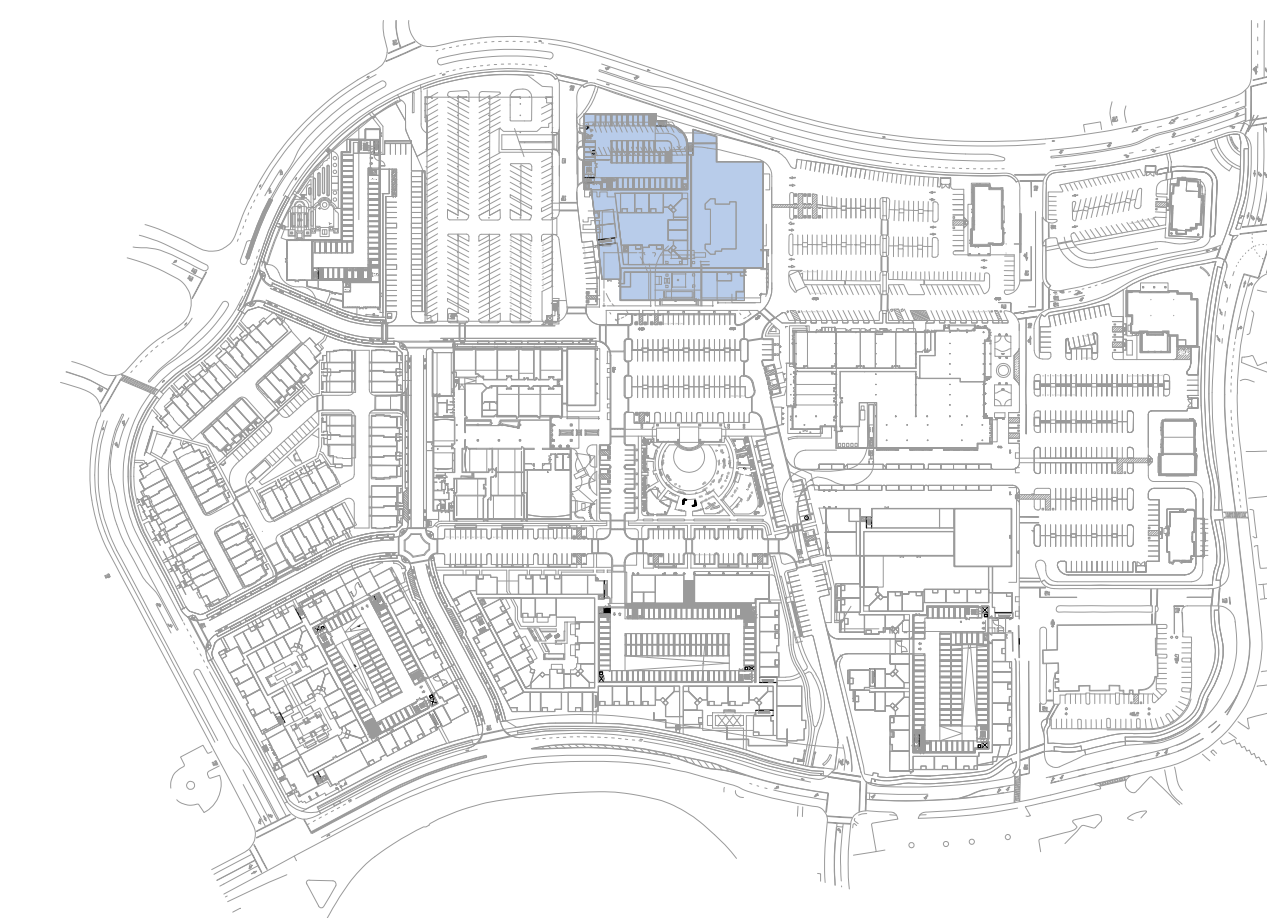
RESIDENTIAL 6 - LEVEL B1 FLOOR PLAN



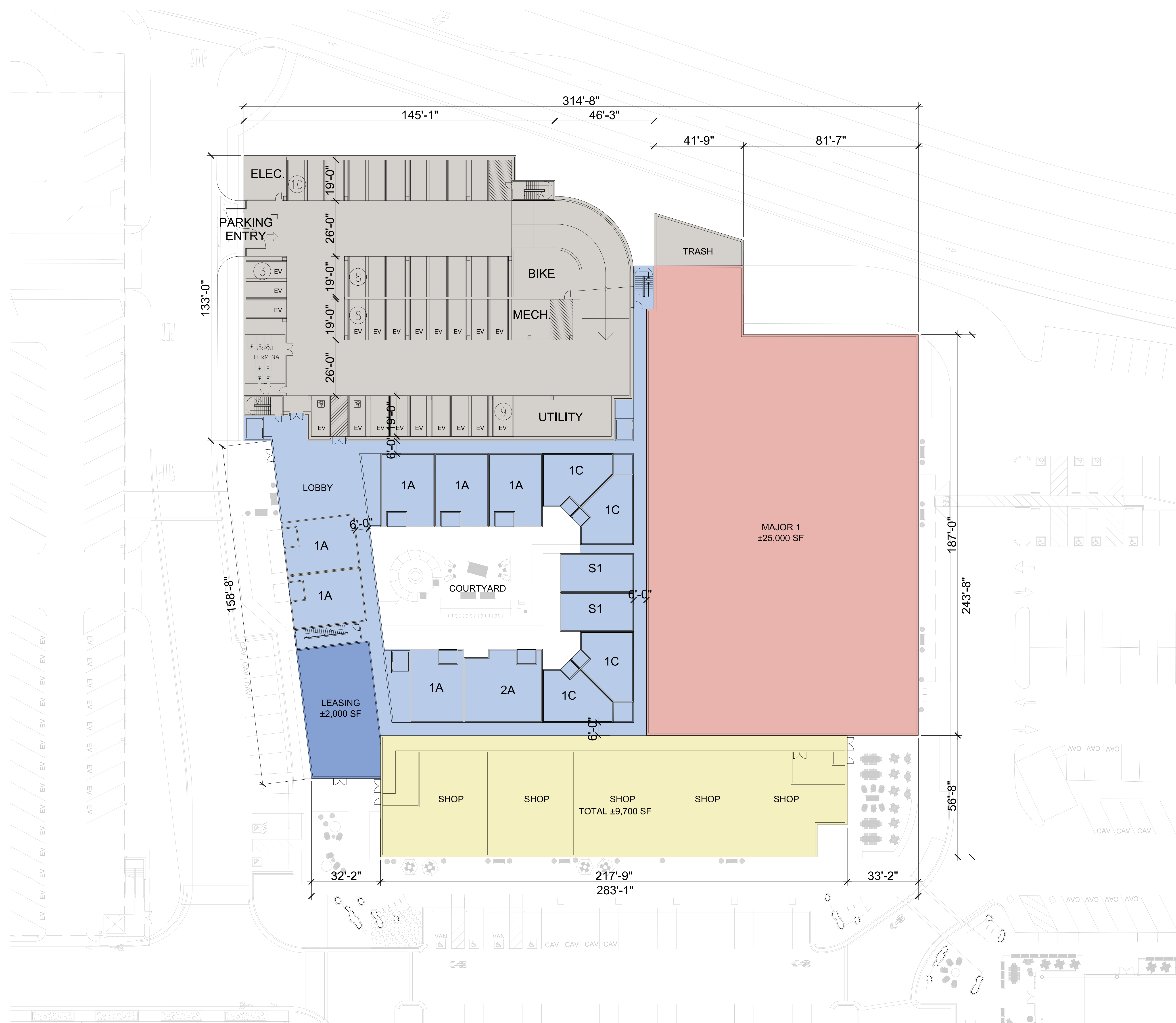
CSW | ST2



RE-62



KEY PLAN

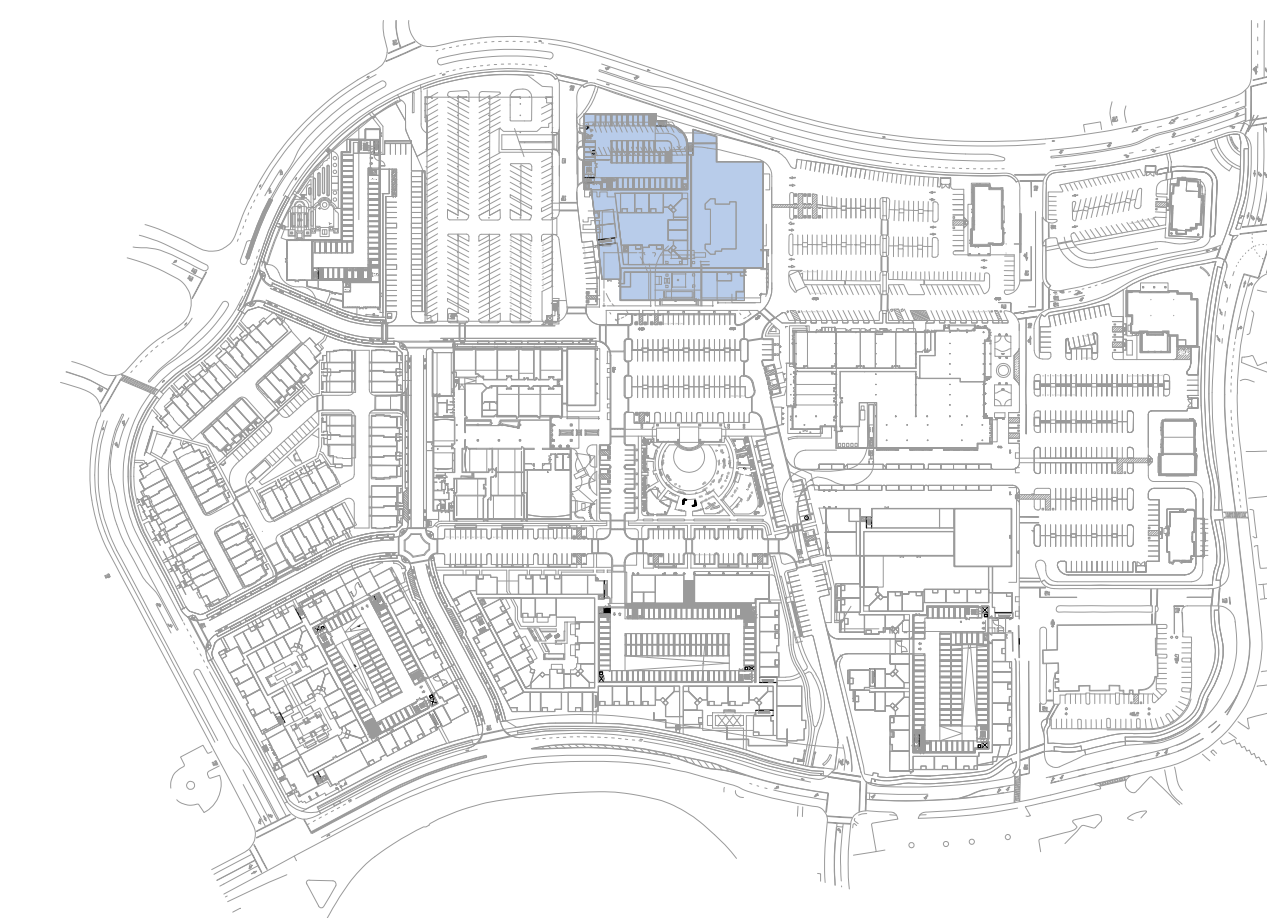


LEGEND

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



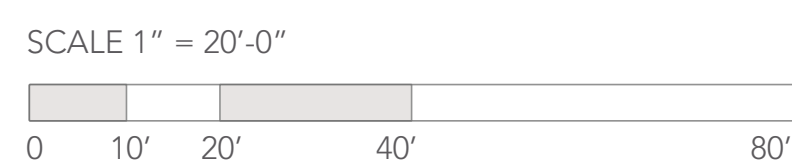
RESIDENTIAL 6 - LEVEL 1 FLOOR PLAN



KEY PLAN



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



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

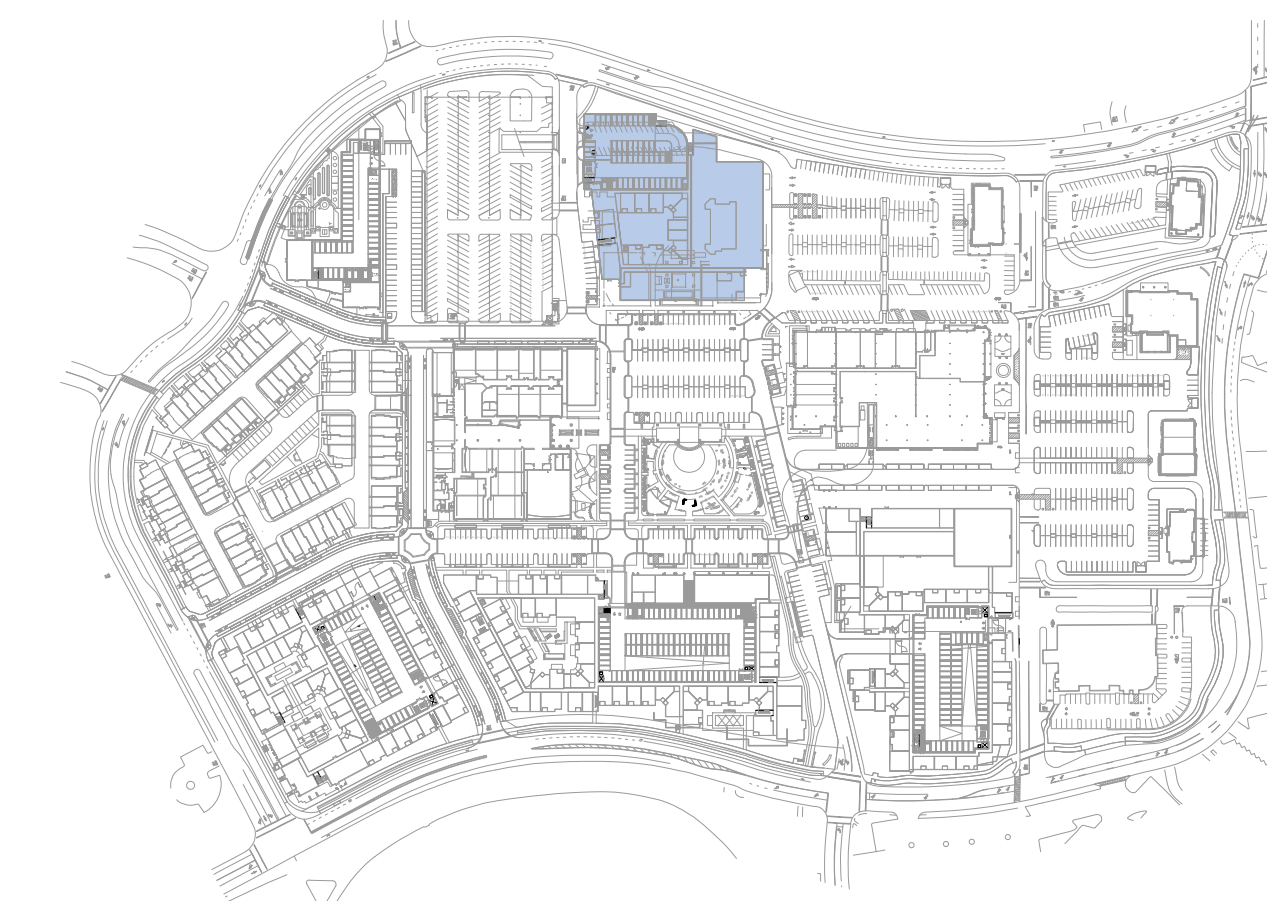
RESIDENTIAL 6 - LEVEL 2 FLOOR PLAN



CSW | ST 2



RE-64



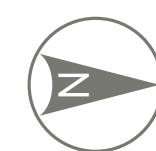
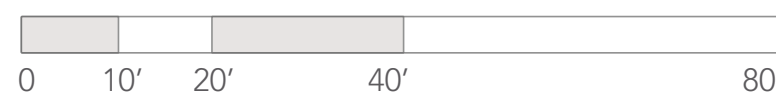
KEY PLAN



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

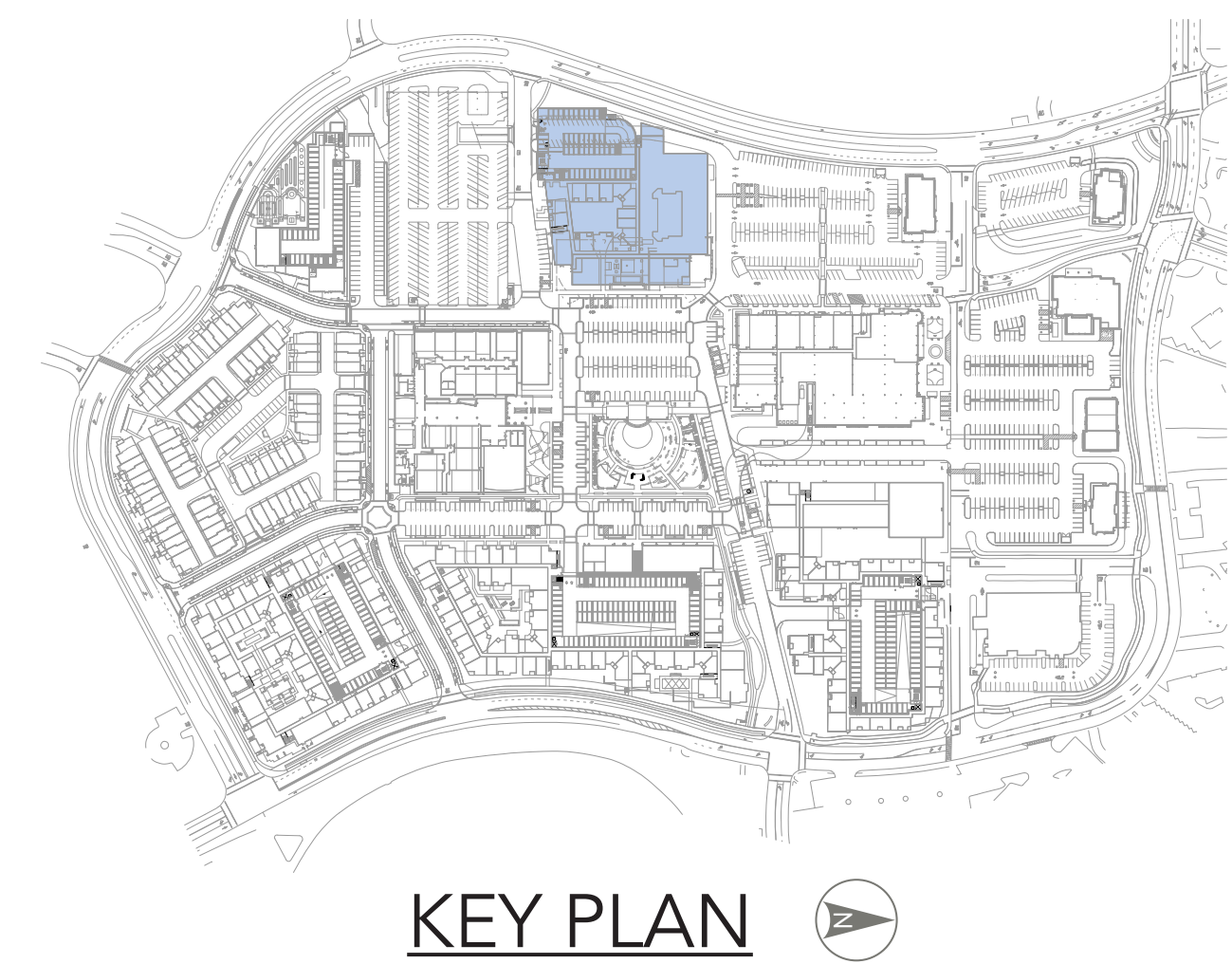
RESIDENTIAL 6 - LEVEL 3 FLOOR PLAN



CSW | ST 2



RE-65

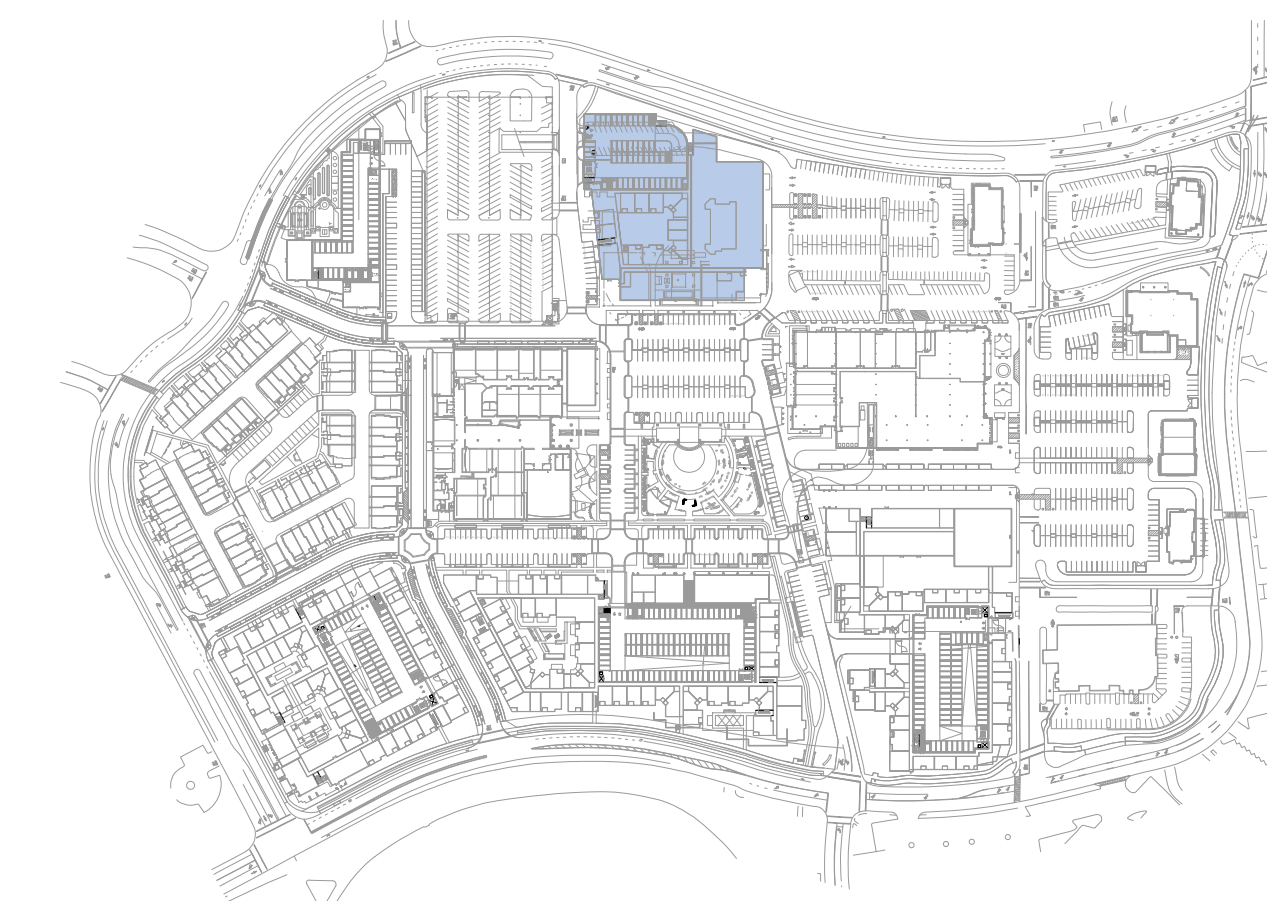


LEGEND

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

SCALE 1" = 20'-0"

RESIDENTIAL 6 - LEVEL 4 FLOOR PLAN



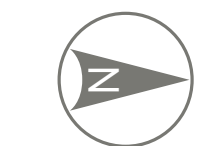
KEY PLAN



LEGEND

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

SCALE 1" = 20'-0"



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

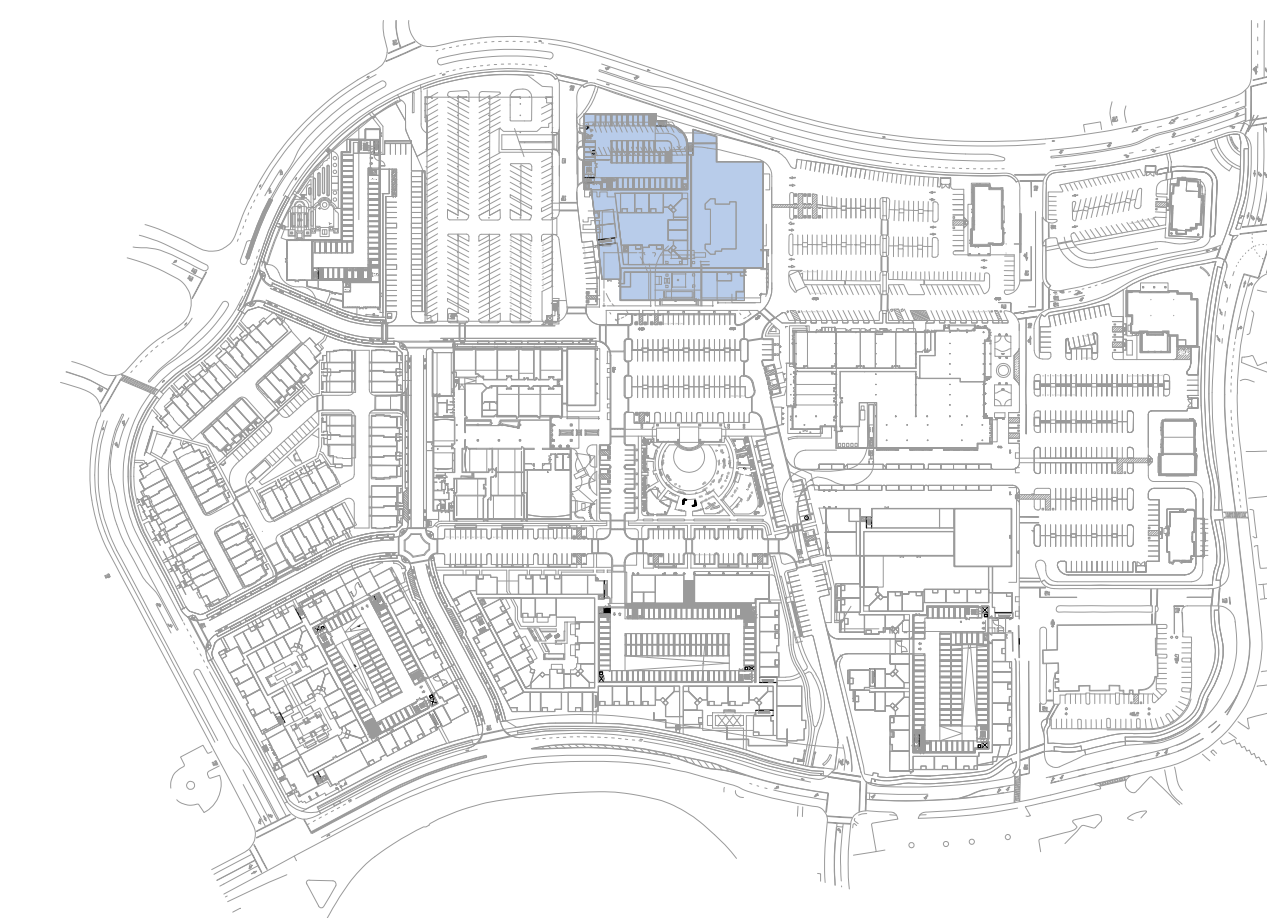
RESIDENTIAL 6 - LEVEL 5 FLOOR PLAN



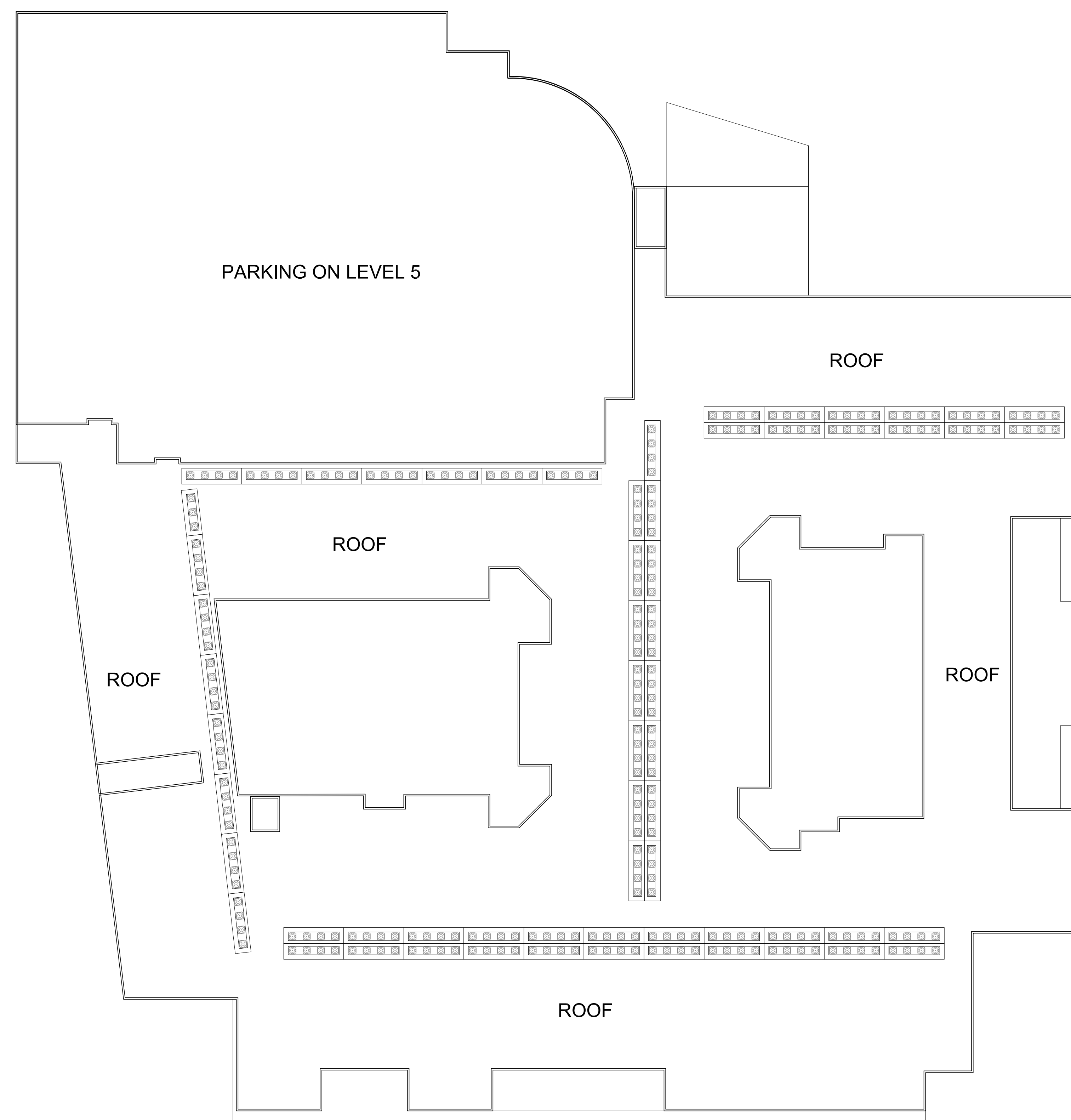
CSW | ST 2



RE-67



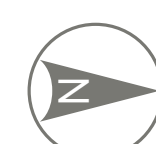
KEY PLAN



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 6 - ROOF PLAN



CSW | ST 2



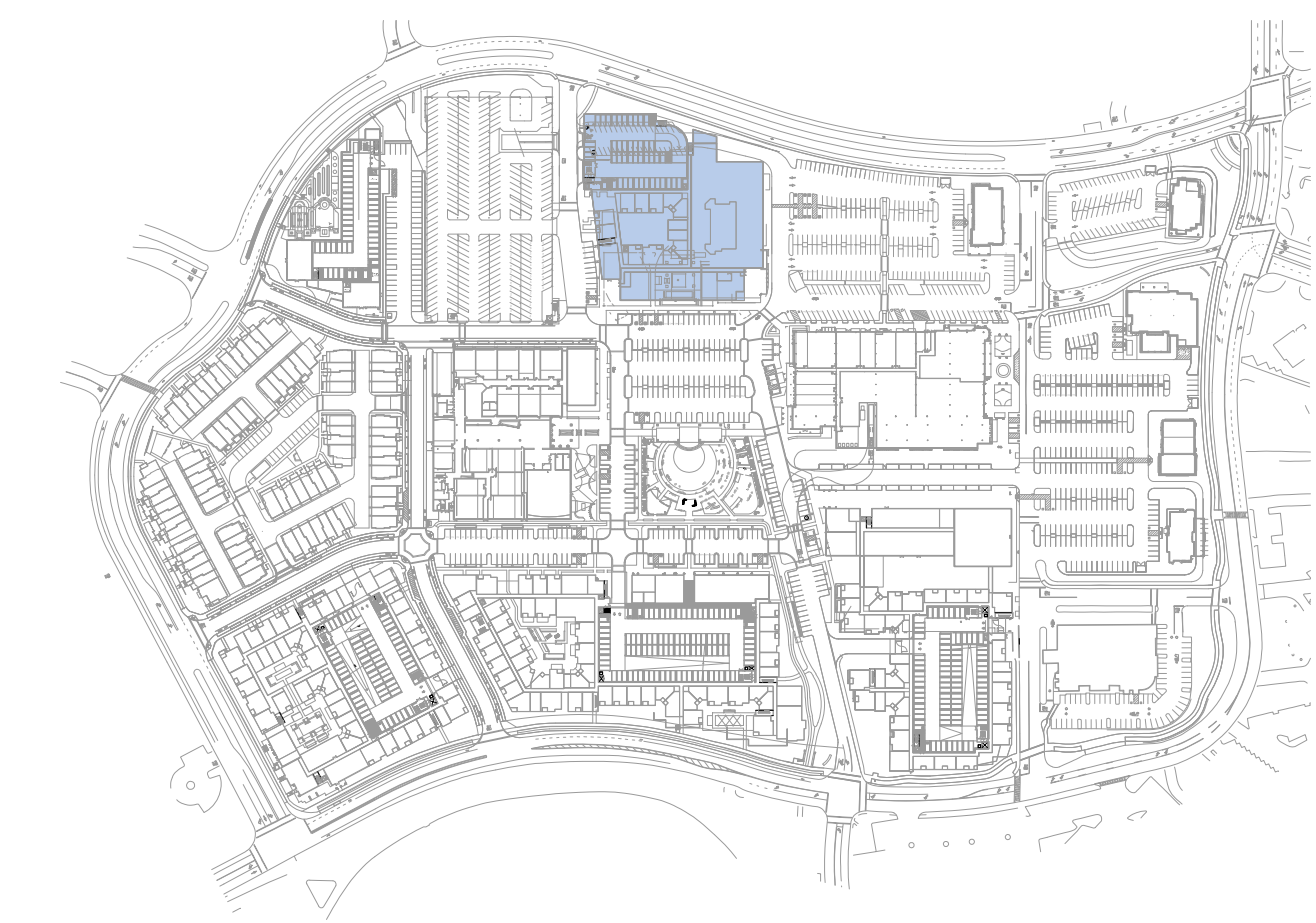
RE-68



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 |



EAST ELEVATION



NORTH ELEVATION



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 6 BUILDING ELEVATIONS



CSW | ST2



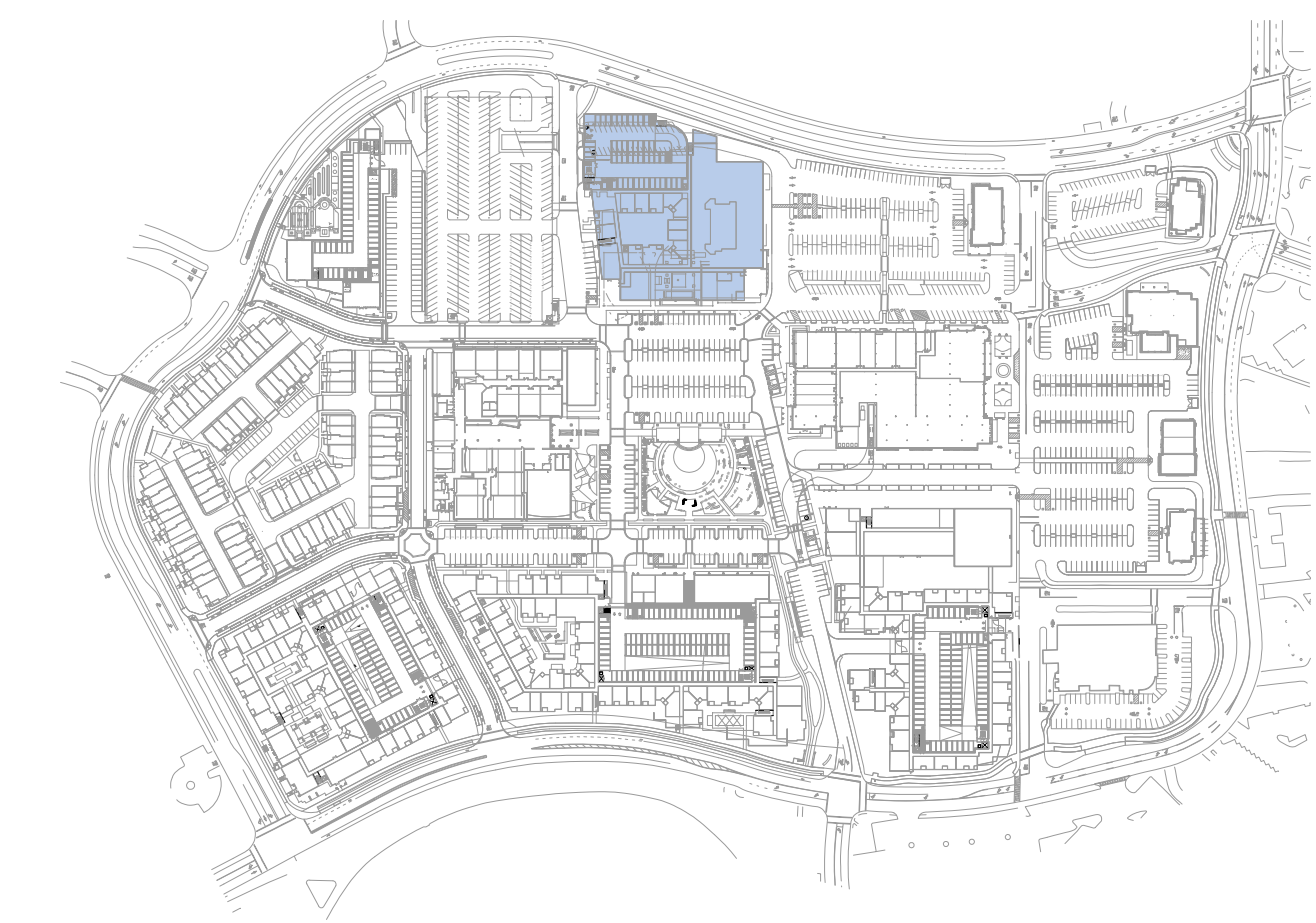
RE-71



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 |

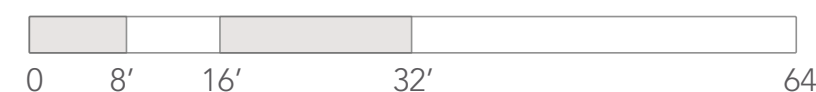


WEST ELEVATION



SOUTH ELEVATION

SCALE 1/16" = 1'-0"



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

RESIDENTIAL 6 BUILDING ELEVATIONS



CSW | ST2



RE-72



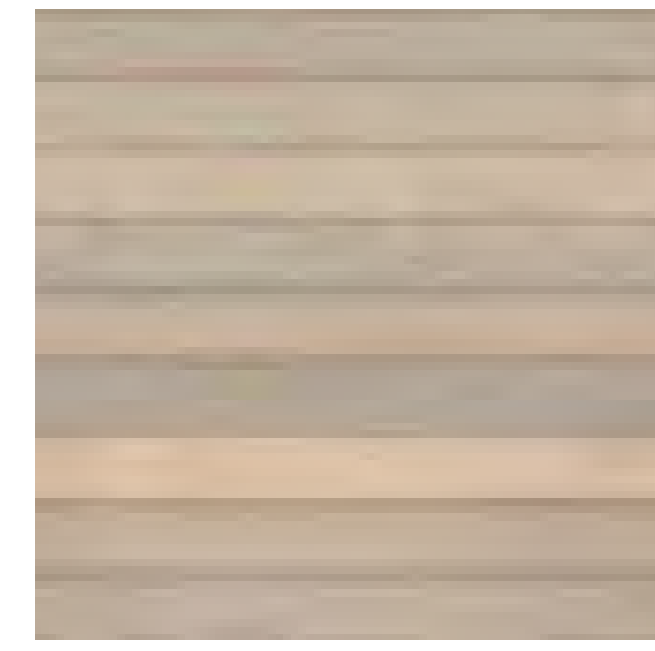
(A1) MORIN INTEGRITY X-12 ZINC GRAY



(A2) MORIN INTEGRITY X-12 CHROMIUM GRAY



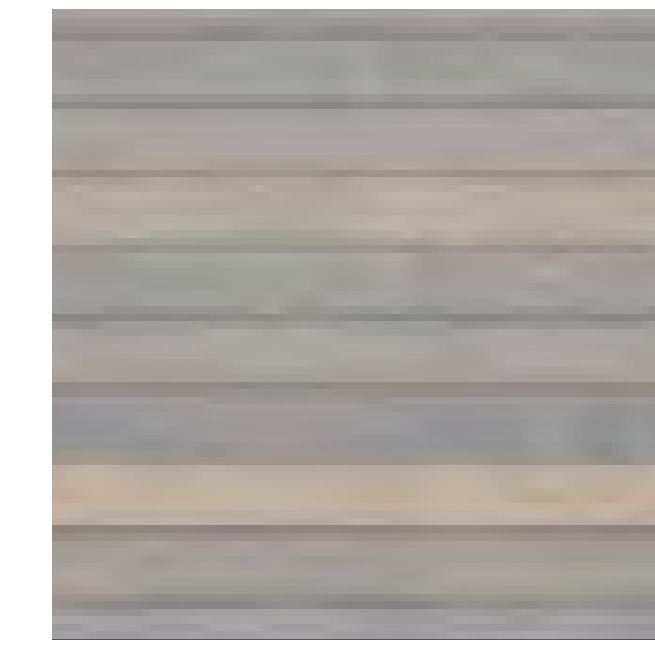
(A3) MORIN INTEGRITY X-12 SILVER SMITH



(B1) TRESPA - PURA CLASSIC OAK



(B2) TRESPA - PURA AGED ASH



(B3) TRESPA - PURA SIBERIAN LARCH



(B4) TRESPA - PURA TROPICAL IPE



(C1) NICHHA - VINTAGEWOOD SPRUCE



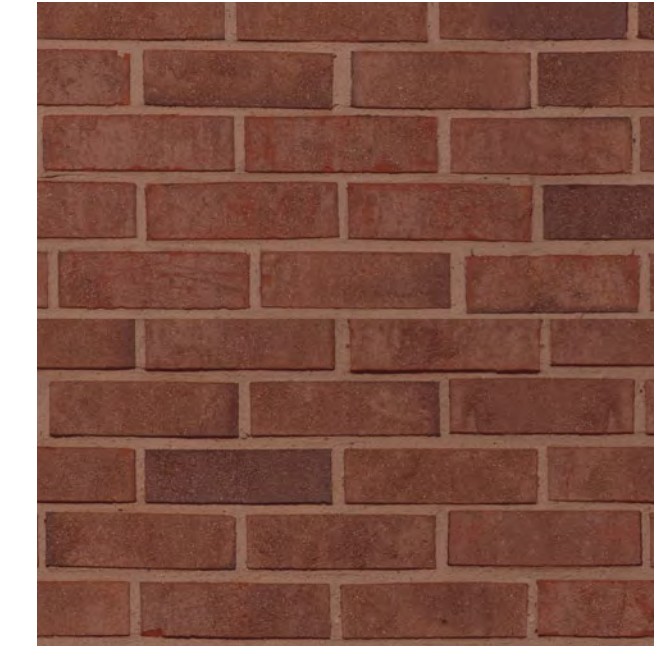
(C2) NICHHA - VINTAGEWOOD CEDAR



(C3) NICHHA - VINTAGEWOOD REDWOOD



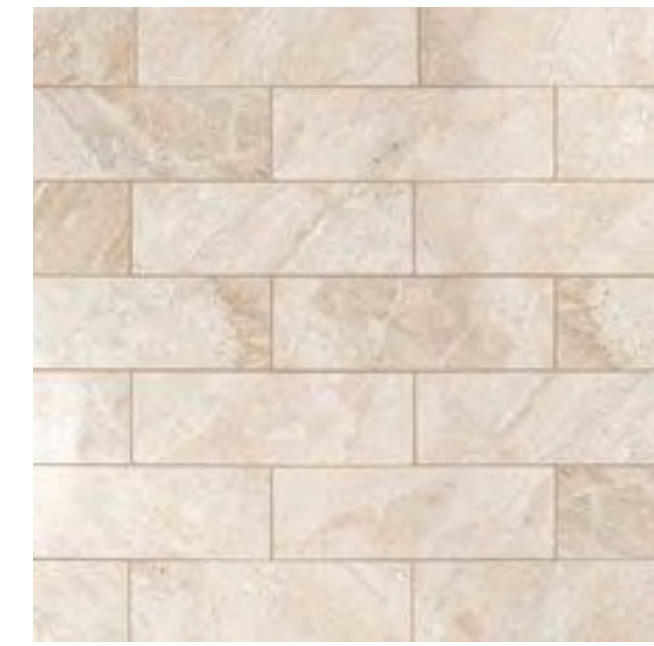
(C4) HARDIE PLANK - LAP SIDING MONTEREY TAUPE



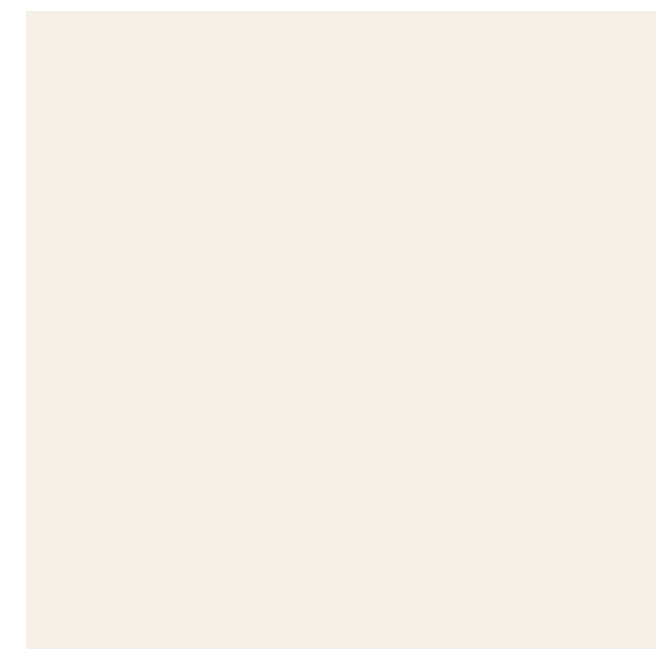
(D1) BELDEN BRICK INDIAN FULL RANGE



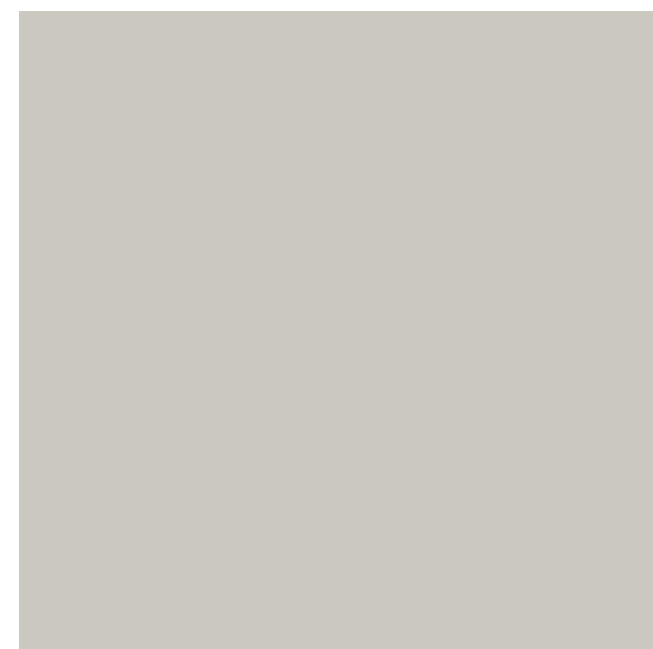
(D2) BELDEN BRICK 481-483 SMOOTH



(E1) LAMINAM - I NATURALI TRAVERTINO ROMANO BOCCIARDATO



(F1) CEMENT PLASTER SW 7102 WHITE FLOUR



(F2) CEMENT PLASTER SW 7015 REPOSE GRAY



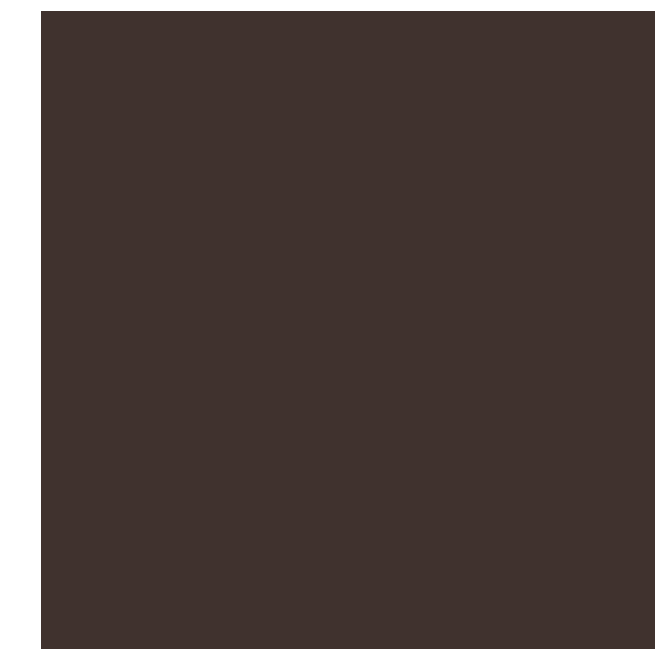
(F3) CEMENT PLASTER SW 7069 IRON ORE



(F4) CEMENT PLASTER SW 6192 COASTAL PLAIN



(F5) CEMENT PLASTER SW 6074 SPALDING GRAY



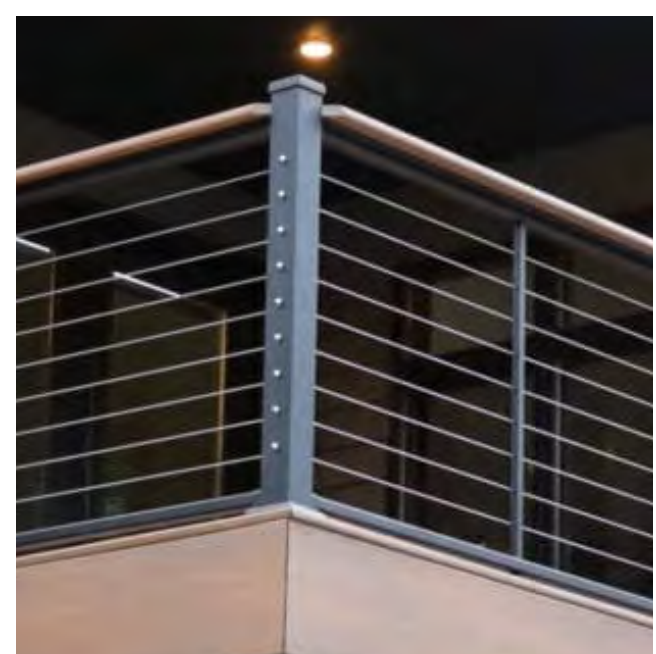
(F6) CEMENT PLASTER SW 6006 BLACK BEAN



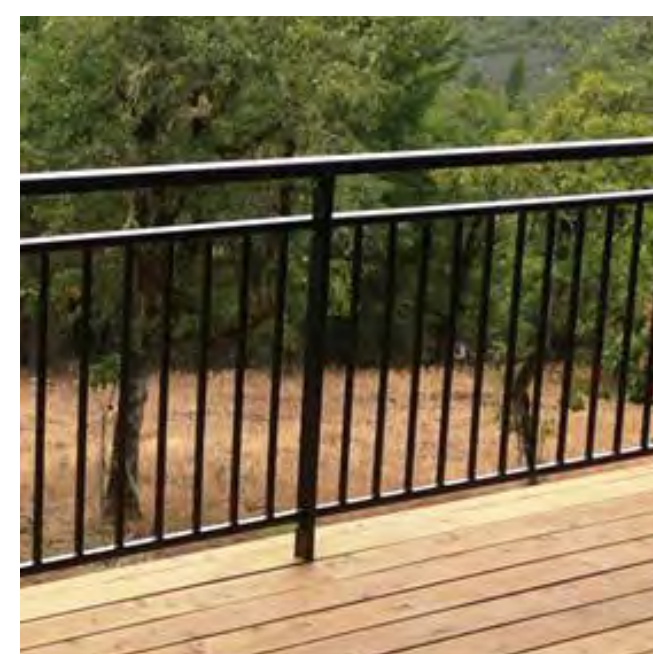
(F8) CEMENT PLASTER SW 6361 AUTUMNAL



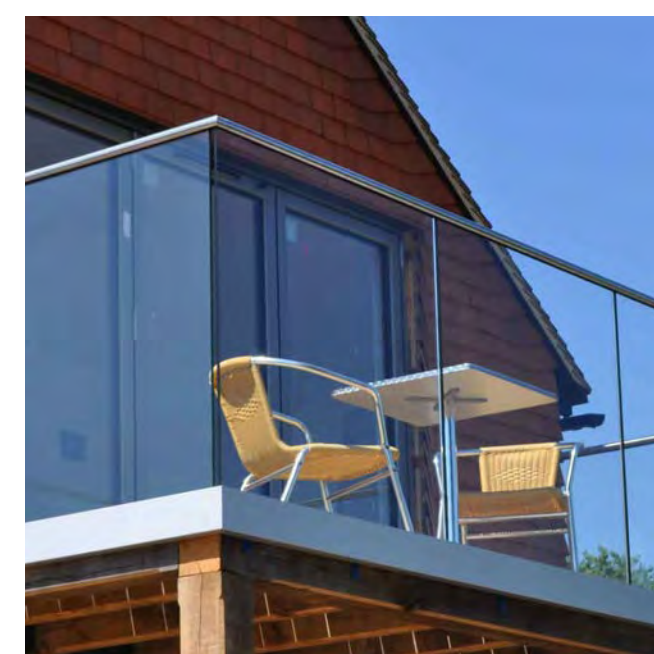
(F9) CEMENT PLASTER SW 6508 SECURE BLUE



(G1) GUARDRAIL



(G2) GUARDRAIL



(G3) GUARDRAIL



(H1) CANOPY



(H2) CANOPY



(H3) CANOPY



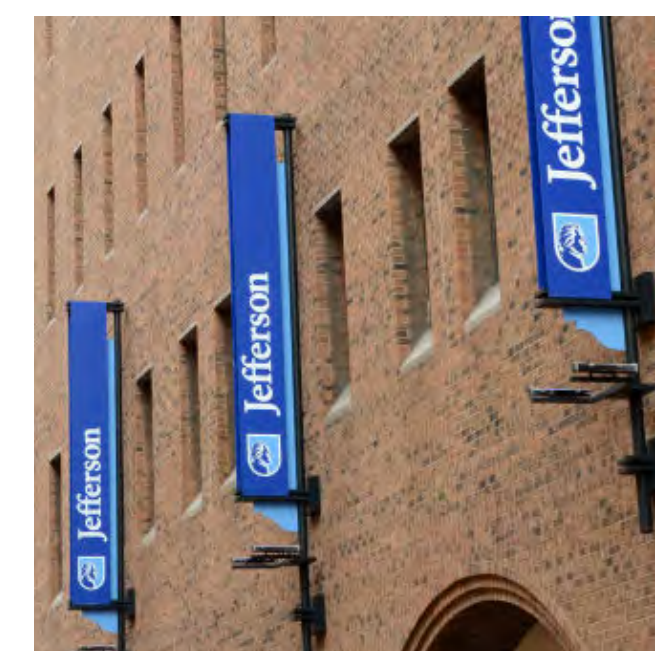
(J1) TRELLIS



(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

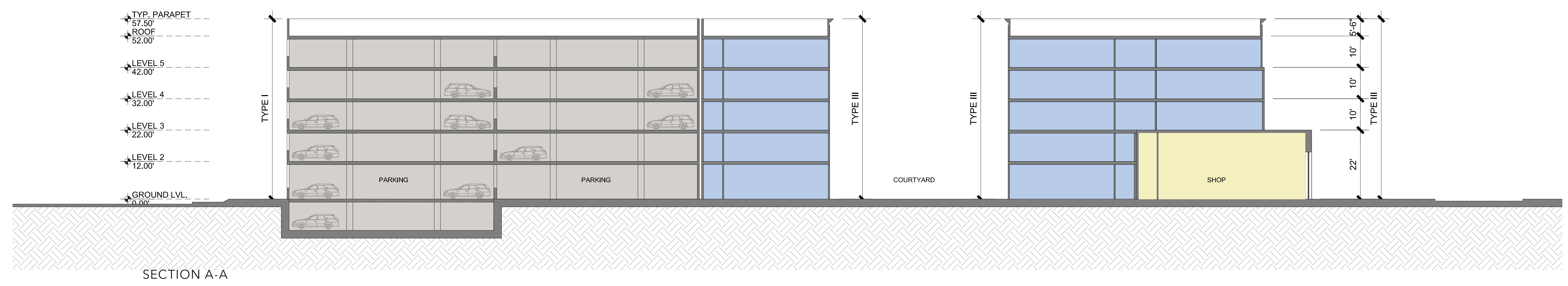
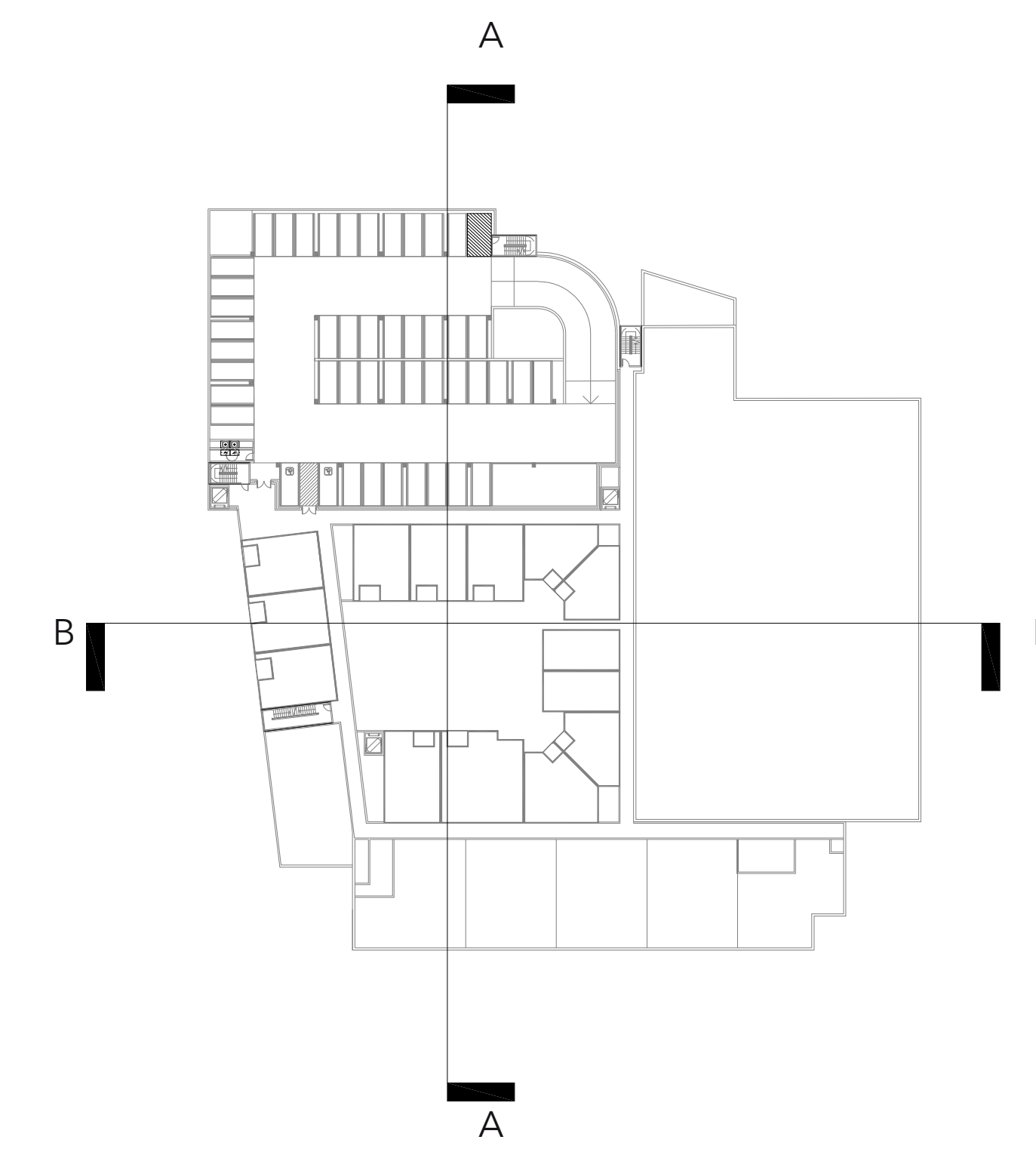
CSW | ST 2

URBAN ARENA

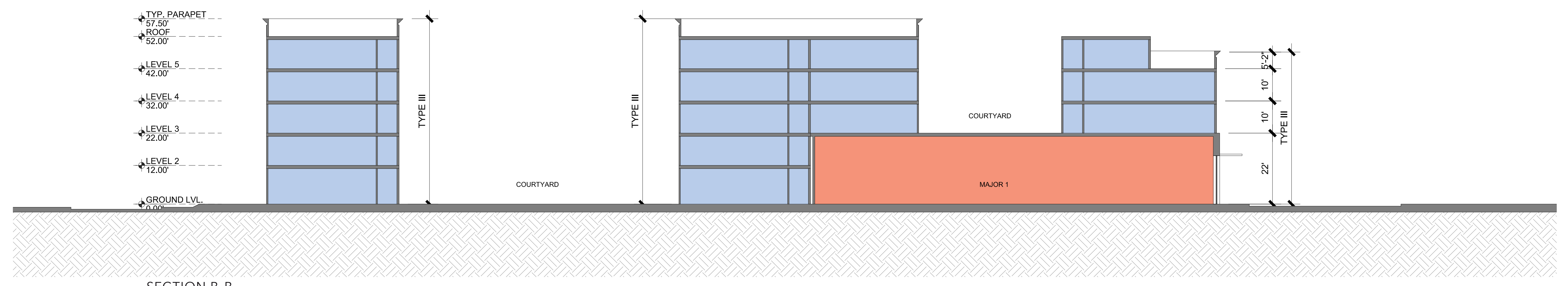
STUDIO T SQUARE

FIELD PAOLI

RE-74

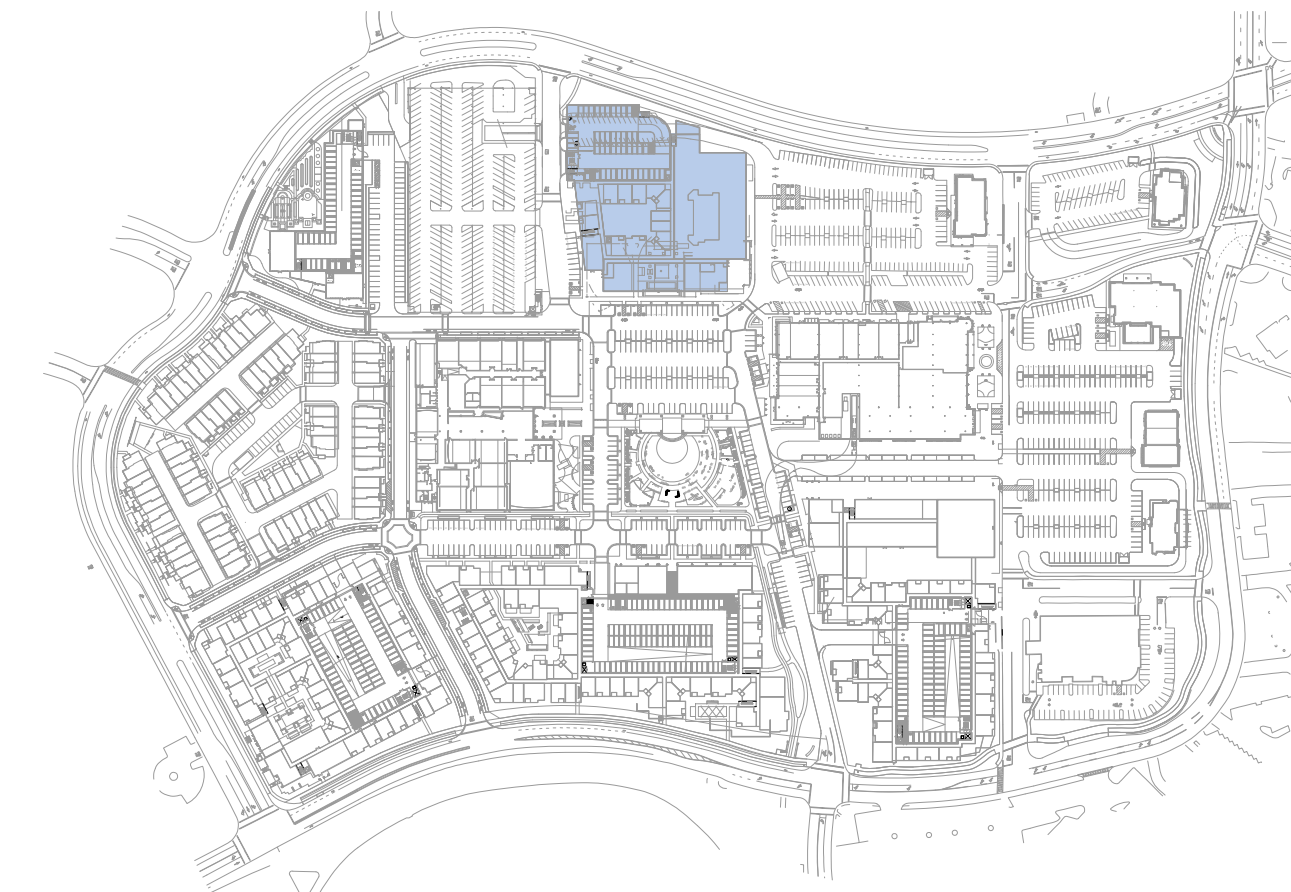


SECTION A-A



SECTION B-B

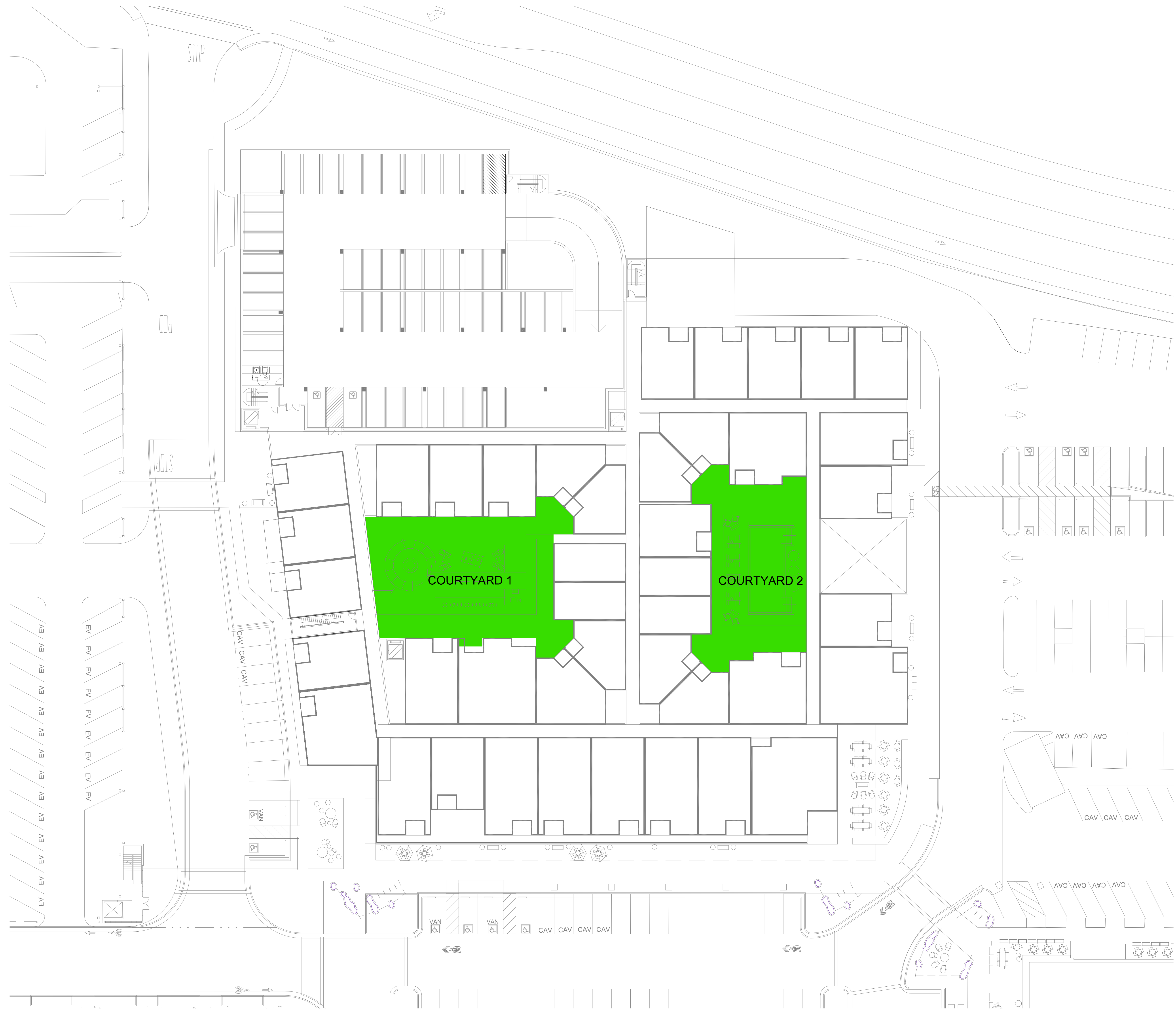




KEY PLAN

RESIDENTIAL 6 - USABLE OUTDOOR AREAS

COURTYARD 1	5,308 sf
COURTYARD 2	4,035 sf
TOTAL SQFT	9,343 sf



LEGEND

USABLE OUTDOOR AREA

RESIDENTIAL 6 - OPEN SPACE PLAN



RESTAURANT SEATING



RESTAURANT SEATING



OUTDOOR SEATING



RETAIL FRONTAGE



RETAIL FRONTAGE



STREETScape



LANDSCAPE BUFFER



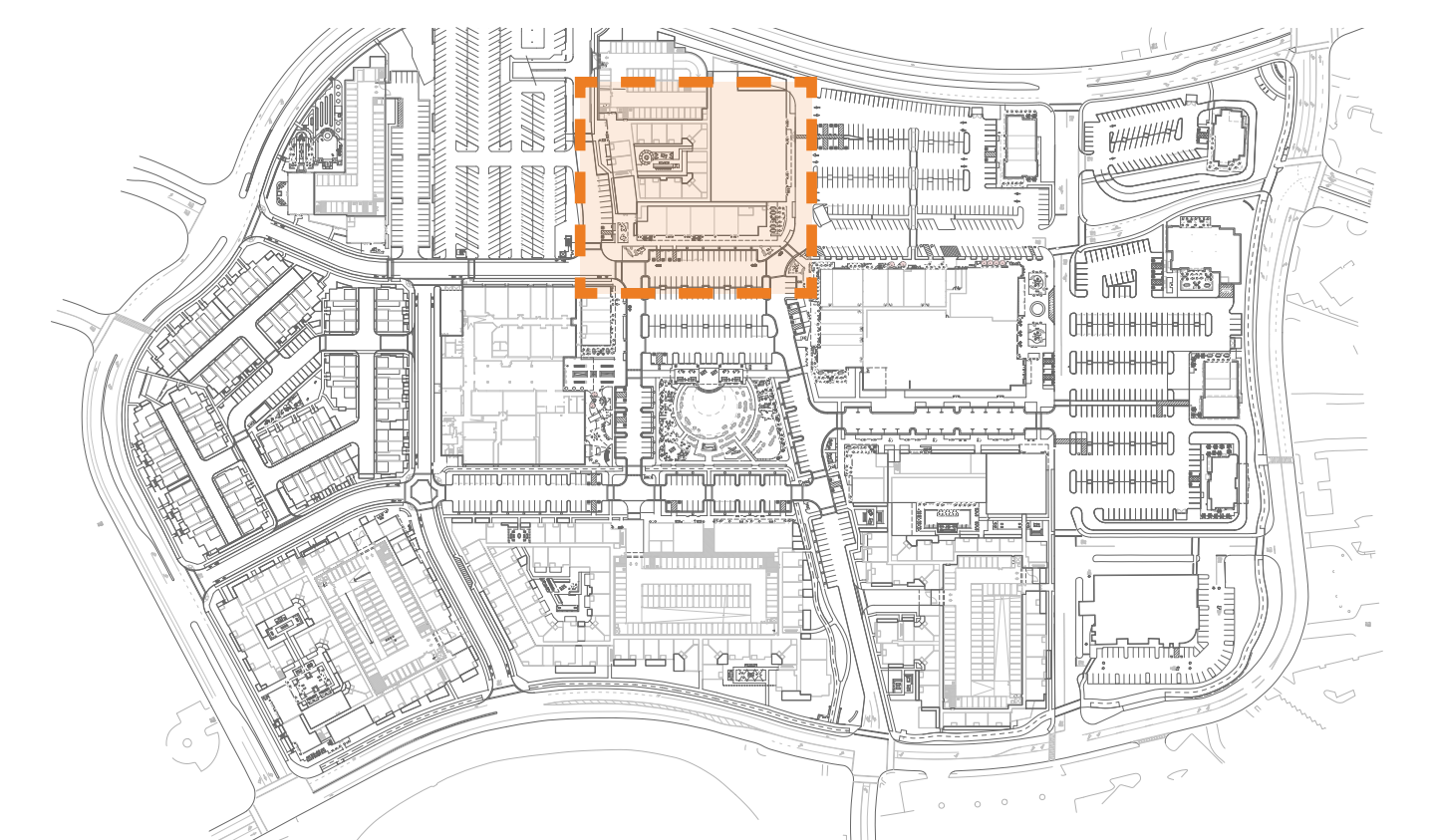
DECK SEATING



BIKE RACKS



PARKING STRUCTURE



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2040 VISION PLAN

MerloneGeier Partners

CSW | ST 2

URBAN ARENA

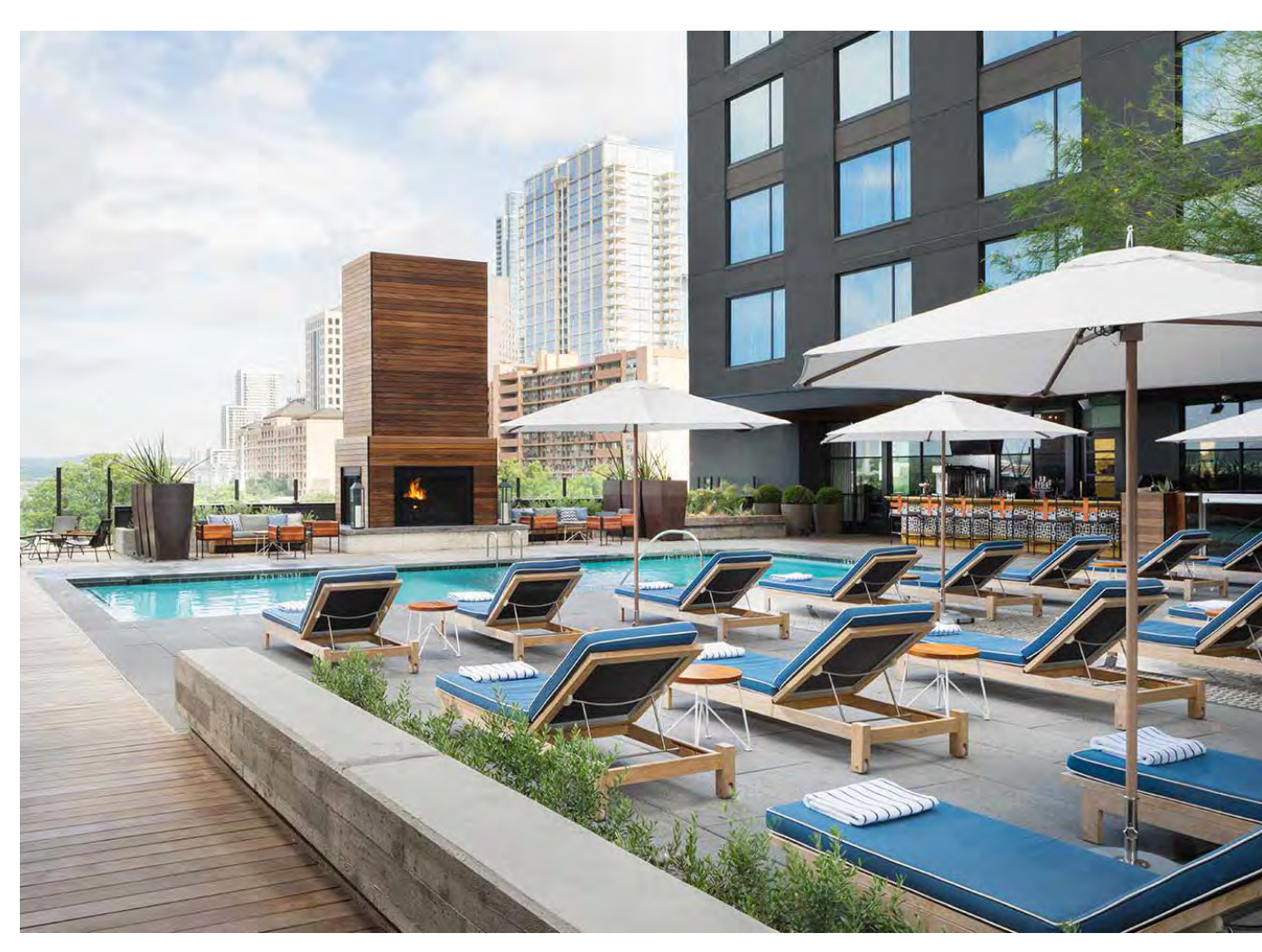
STUDIO T SQUARE

FIELD PAOLI

L-27



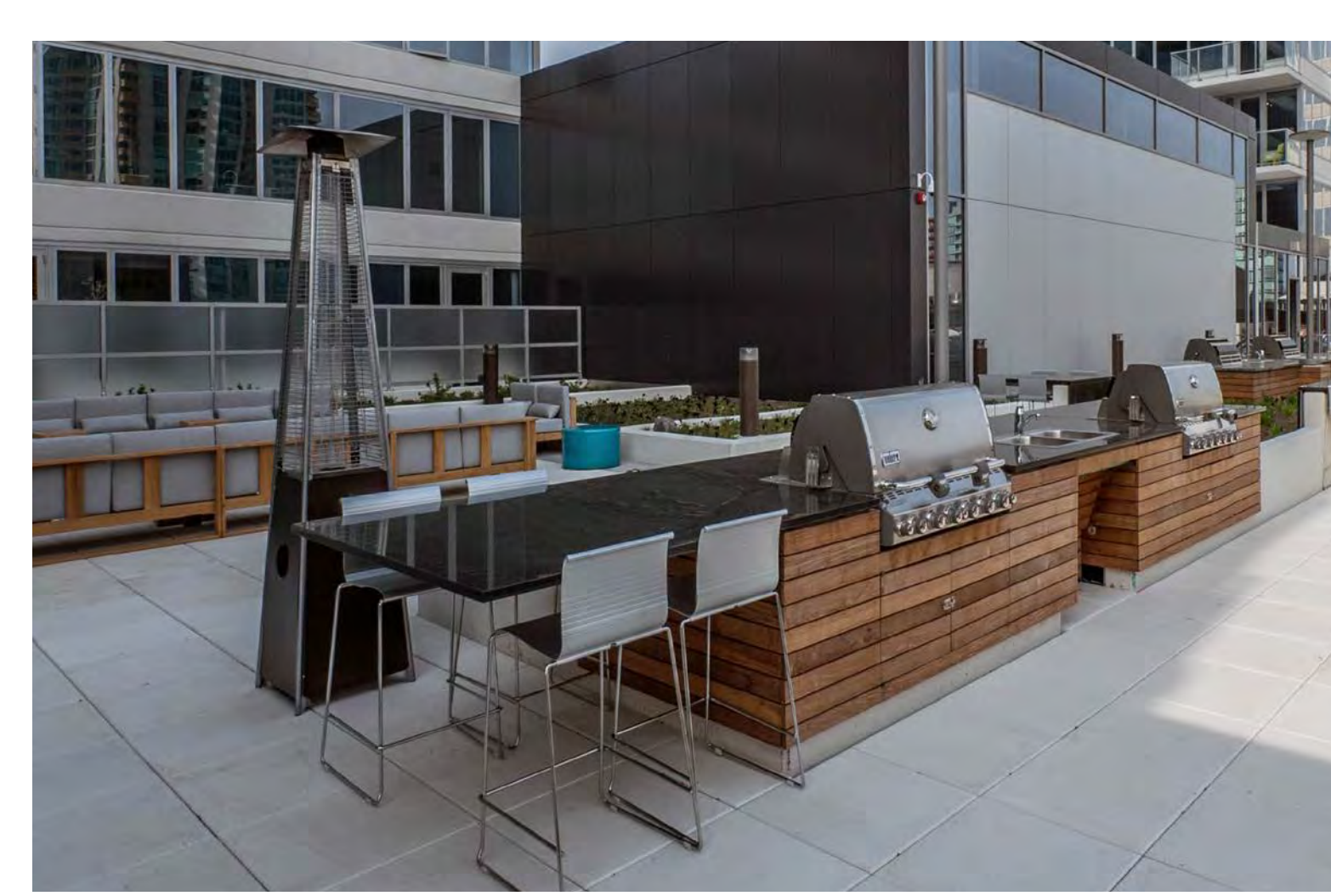
RESIDENTIAL COURTYARD



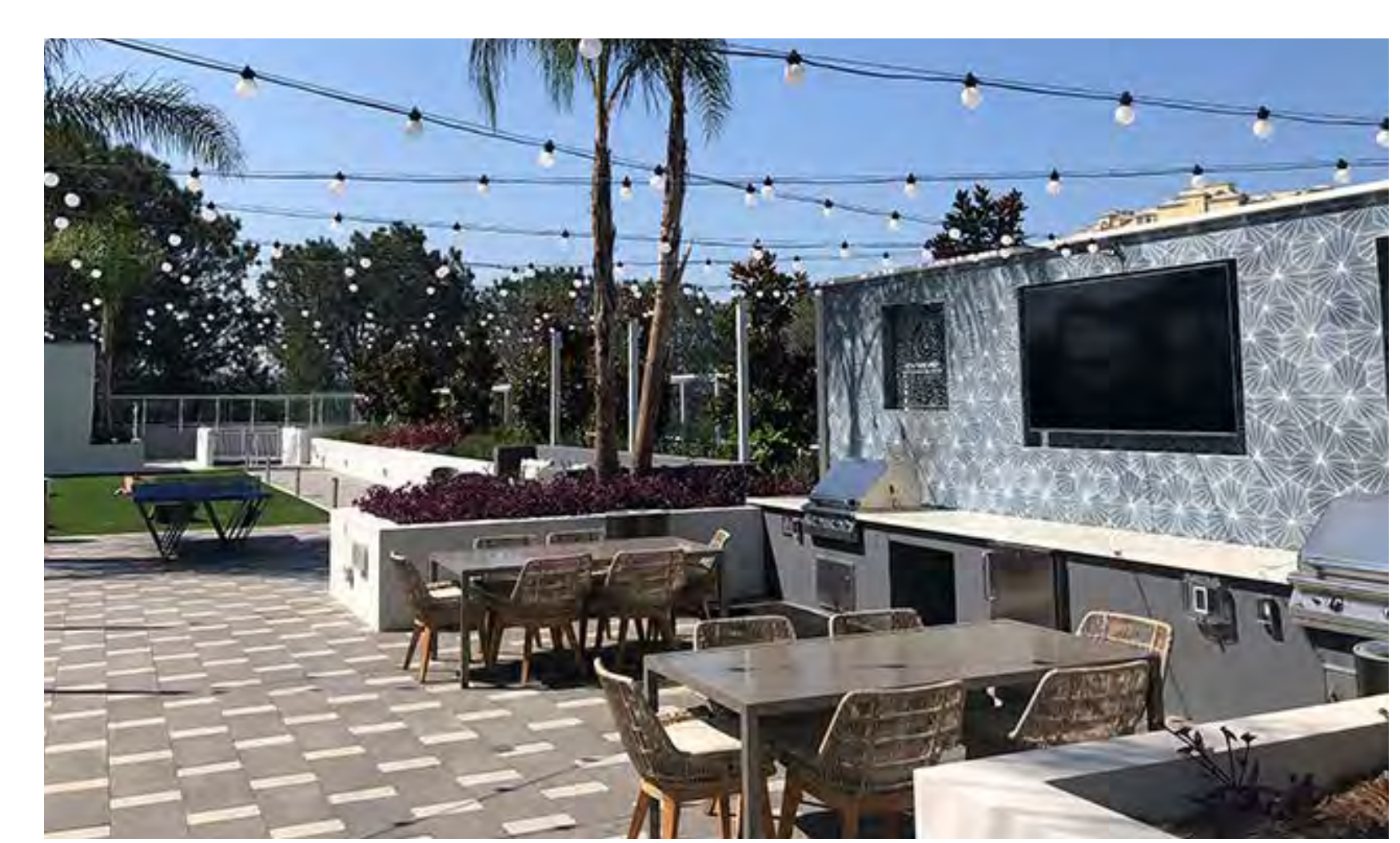
POOL DECK



CASUAL SEATING



BAR TOP AND PREP COUNTER



BBQ/OUTDOOR DINING



BUILT-IN SEATING



OUTDOOR GAMES



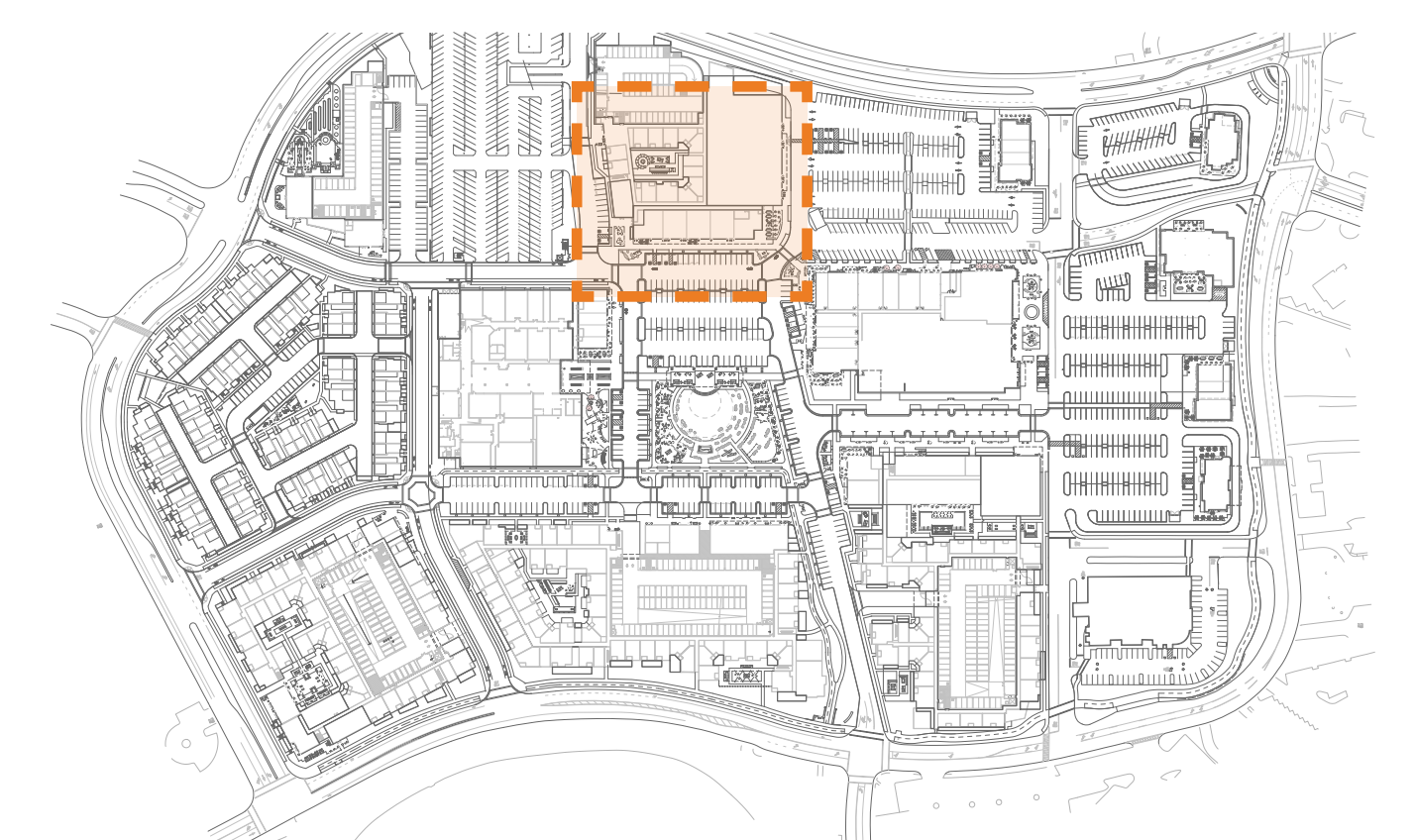
FIRE FEATURE



CHAISE LOUNGES



DAYBEDS



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2040 VISION PLAN

MerloneGeier Partners

CSW | ST 2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

L-28