

2 1

4 VIEW FROM TOWNSQUARE

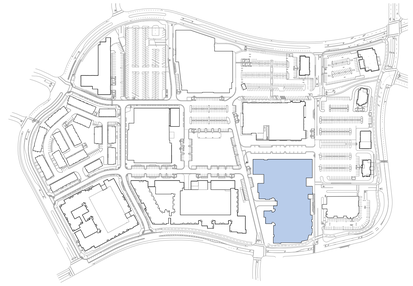
N.T.S.



3

5 INTERSECTION OF MERRYDALE RD. & LAS GALLINAS AVE

N.T.S.



KEY PLAN



C3 NICHIHA - VINTAGEWOOD REDWOOD

D2 BELDEN BRICK 481-483 SMOOTH

F1 CEMENT PLASTER SW 6070 HERON PLUME



F2 CEMENT PLASTER SW 9163 TIN LIZZIE



F3 CEMENT PLASTER SW 7069 IRON ORE



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



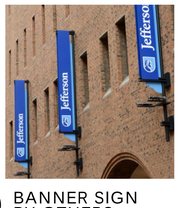
G3 GUARDRAIL



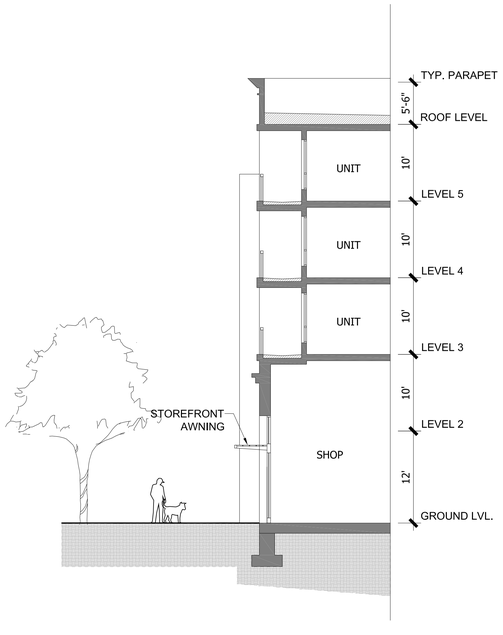
H2 CANOPY



L1 WALL MOUNTED LIGHT FIXTURE

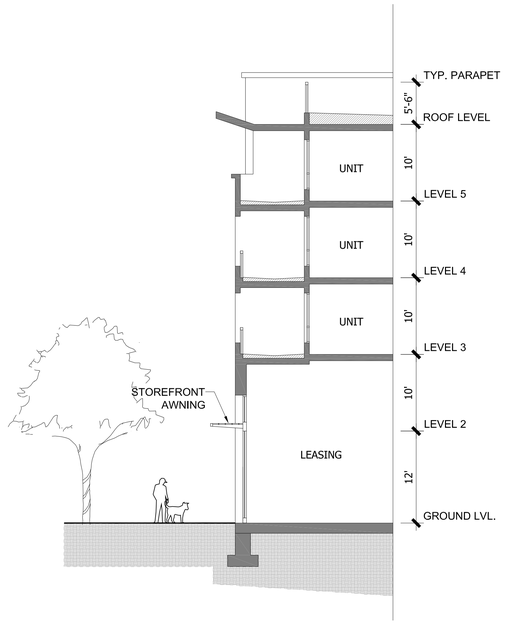


M1 BANNER SIGN BY OTHERS



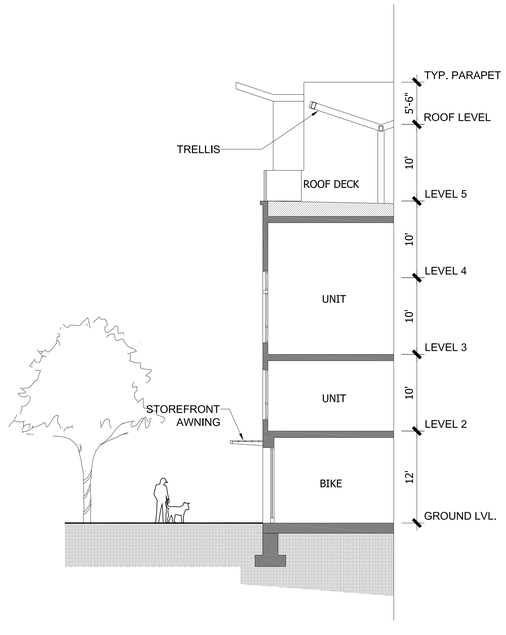
1 TYPICAL WALL SECTION A

SCALE: 1/8" = 1' - 0"



2 TYPICAL WALL SECTION B

SCALE: 1/8" = 1' - 0"



3 TYPICAL WALL SECTION B

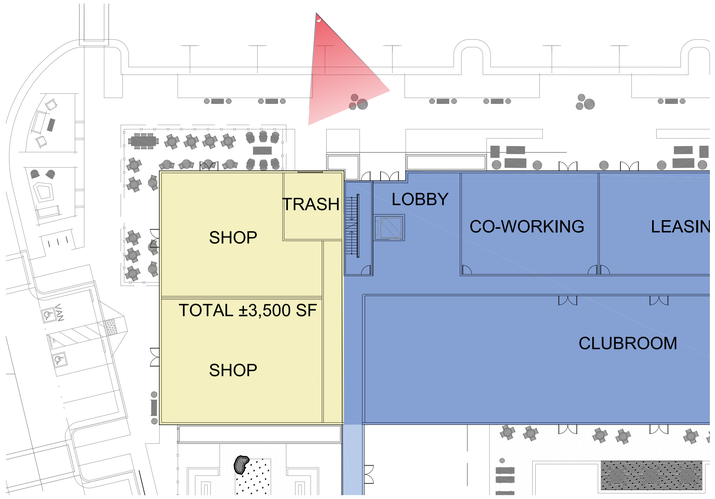
SCALE: 1/8" = 1' - 0"

RESIDENTIAL 5 - BUILDING WALL SECTIONS

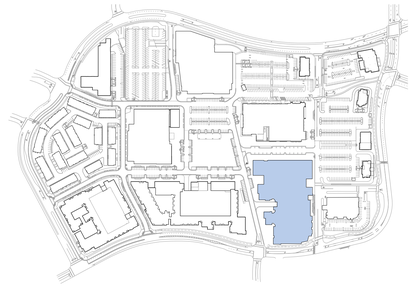
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI







KEY PLAN



C3 NICHIHA - VINTAGEWOOD REDWOOD

D2 BELDEN BRICK 481-483 SMOOTH

F1 CEMENT PLASTER SW 6070 HERON PLUME



F2 CEMENT PLASTER SW 9163 TIN LIZZIE



F3 CEMENT PLASTER SW 7069 IRON ORE



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



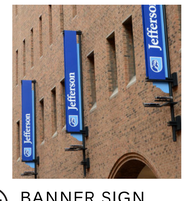
G3 GUARDRAIL



H2 CANOPY



L1 WALL MOUNTED LIGHT FIXTURE



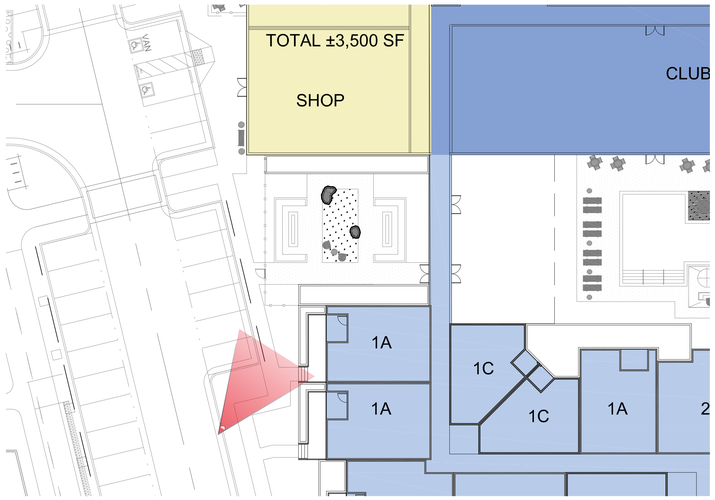
M1 BANNER SIGN BY OTHERS

RESIDENTIAL 5 - BUILDING ENTRY

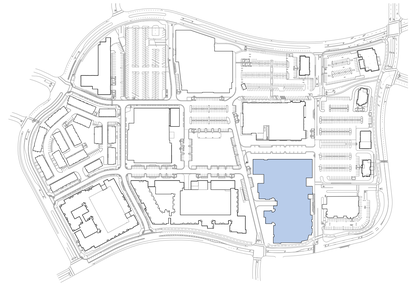
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI







KEY PLAN



C3 NICHIHA - VINTAGEWOOD REDWOOD

D2 BELDEN BRICK 481-483 SMOOTH

F1 CEMENT PLASTER SW 6070 HERON PLUME



F2 CEMENT PLASTER SW 9163 TIN LIZZIE



F3 CEMENT PLASTER SW 7069 IRON ORE



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



G3 GUARDRAIL



H2 CANOPY



L1 WALL MOUNTED LIGHT FIXTURE



M1 BANNER SIGN BY OTHERS

RESIDENTIAL 5 - BUILDING ENTRY

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI



SOUTHWEST CORNER



SOUTHEAST CORNER



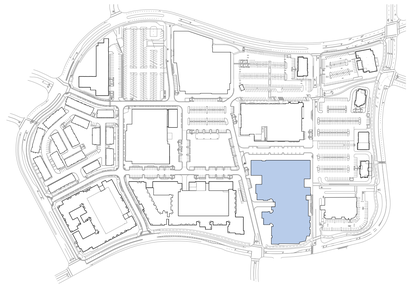
WEST ELEVATION



SOUTH ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN



C3 NICHIHA - VINTAGEWOOD REDWOOD

D2 BELDEN BRICK 481-483 SMOOTH

F1 CEMENT PLASTER SW 6070 HERON PLUME



F2 CEMENT PLASTER SW 9163 TIN LIZZIE



F3 CEMENT PLASTER SW 7069 IRON ORE



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



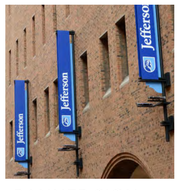
G3 GUARDRAIL



H2 CANOPY



L1 WALL MOUNTED LIGHT FIXTURE



M1 BANNER SIGN BY OTHERS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 5 - BUILDING ELEVATIONS

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI



NORTHEAST CORNER



NORTHWEST CORNER



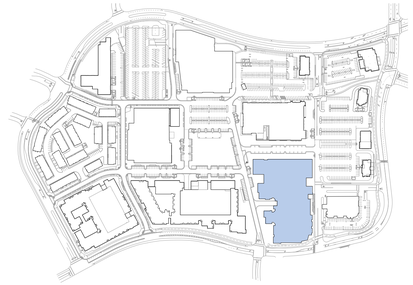
EAST ELEVATION



NORTH ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN



C3 NICHIHA - VINTAGEWOOD REDWOOD

D2 BELDEN BRICK 481-483 SMOOTH

F1 CEMENT PLASTER SW 6070 HERON PLUME



F2 CEMENT PLASTER SW 9163 TIN LIZZIE



F3 CEMENT PLASTER SW 7069 IRON ORE



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



G3 GUARDRAIL



H2 CANOPY



L1 WALL MOUNTED LIGHT FIXTURE



M1 BANNER SIGN BY OTHERS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 5 - BUILDING ELEVATIONS

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI

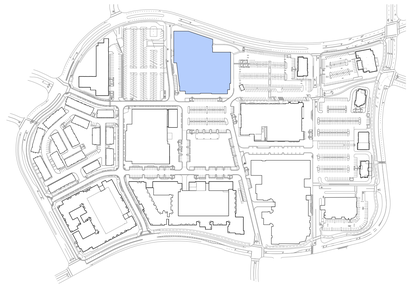


KEY PLAN



RESIDENTIAL 5 - VIEW FROM TOWNSQUARE

NORTHGATE TOWN SQUARE



KEY PLAN

RESIDENTIAL 6 - PROJECT DESCRIPTION

A 249-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A OVER 2-STORY TYPE I-A RESIDENTIAL BUILDING WITH 1 LEVEL UNDERGROUND PARKING.

RESIDENTIAL 6 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	36	1	36
1 BR'S	160	1.5	240
2 BR'S	53	2	106
TOTAL UNITS	249		
STALLS REQUIRED - RESIDENTIAL			382
STALLS REQUIRED - GUEST		0.2	50
TOTAL STALLS REQUIRED		1.73	432

LEVEL	RESIDENTIAL STALLS PROVIDED		
	ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL B1	109	0	109
LEVEL 1	92	9	101
LEVEL 2	109	0	109
TOTAL	310	9	319
ASSIGNED STALLS FROM ADJACENT PARKING STRUCTURE			120
TOTAL STALLS PROVIDED			439

EV CHARGER REQUIRED	15% OF TOTAL PARKING	66
EV CHARGER PROVIDED		66
EV READY REQUIRED	85% OF TOTAL PARKING	373
EV READY PROVIDED		373

BIKE PARKING PROVIDED

CLASS I BIKE	276	
CLASS II BIKE	SEE LANDSCAPE DRAWING	

RESIDENTIAL 6 - BUILDING SUMMARY

UNIT TYPE		UNIT FLOOR AREA	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	S1	620 sf	7	8	8	8	5	36	22,320 sf	36	14%
1 BR'S	1A	805 sf	21	21	21	21	21	105	84,525 sf	160	64%
	1C	680 sf	10	10	10	10	10	50	34,000 sf		
	1D	830 sf	1	1	1	1	1	5	4,150 sf		
2 BR'S	2A	1,150 sf	11	11	12	12	7	53	60,950 sf	53	21%
TOTAL UNITS			50	51	52	52	44	249	205,945 sf	249	100%

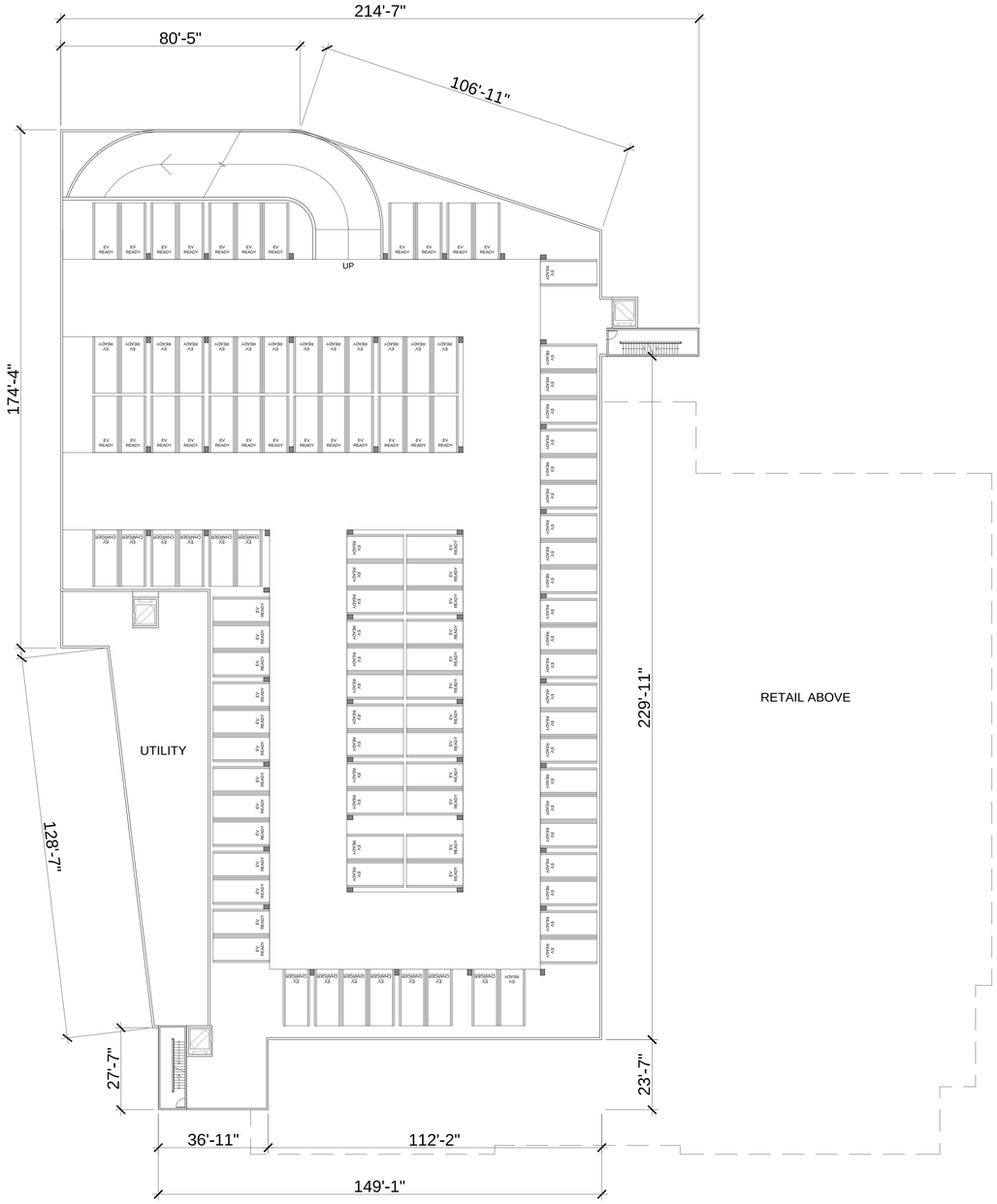


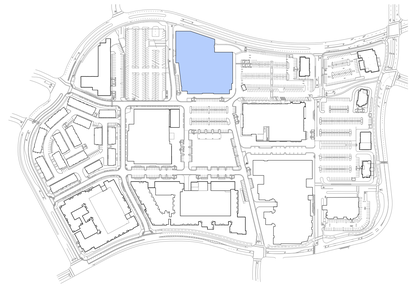
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 6 - DATA SUMMARY

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI





KEY PLAN

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

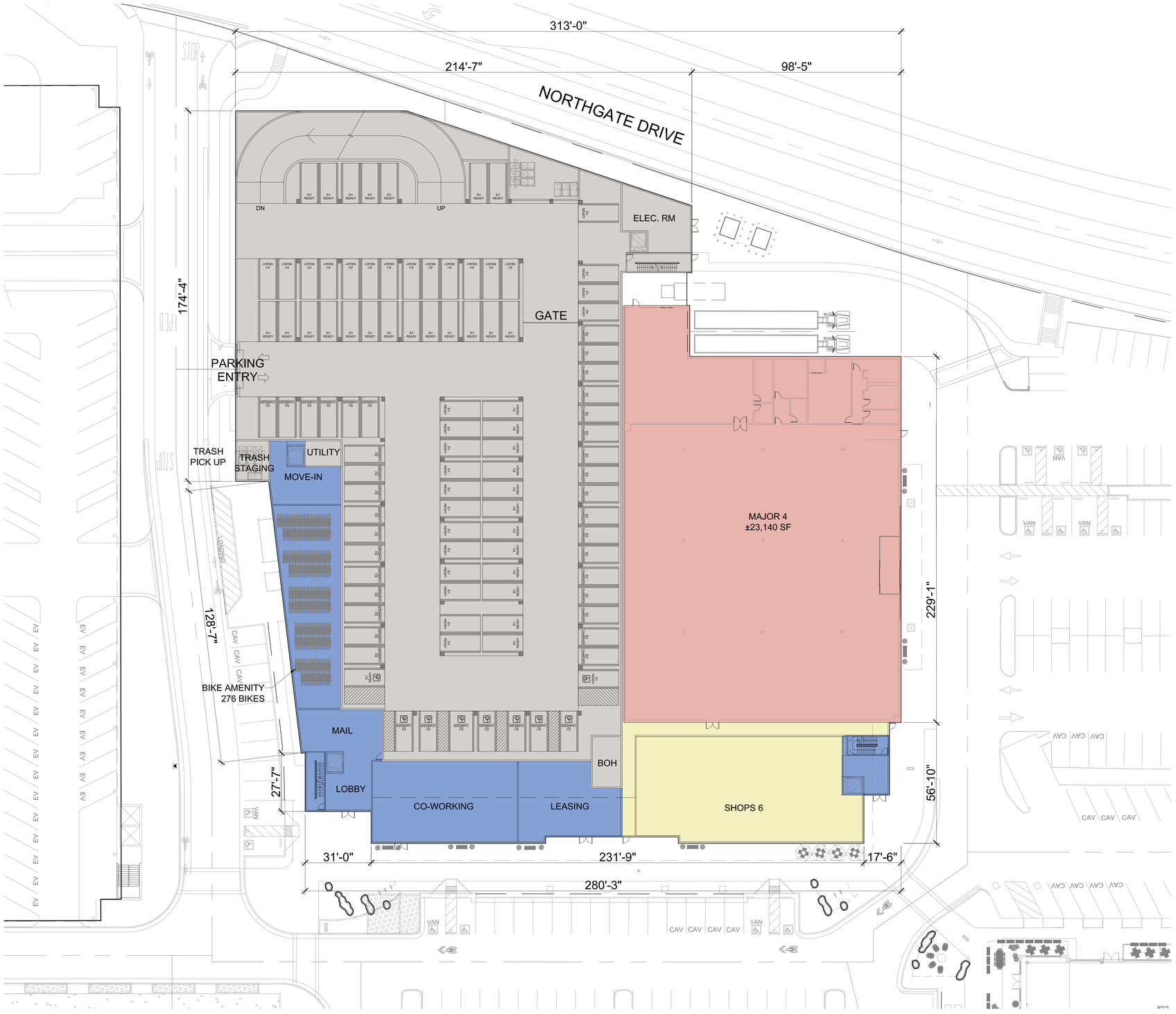
NORTHGATE TOWN SQUARE

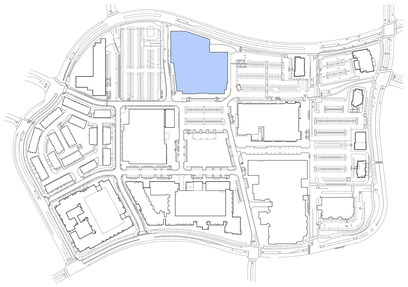
REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 6 - LEVEL B1 FLOOR PLAN

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-83





KEY PLAN

LEGEND

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

SCALE 1" = 20'-0"

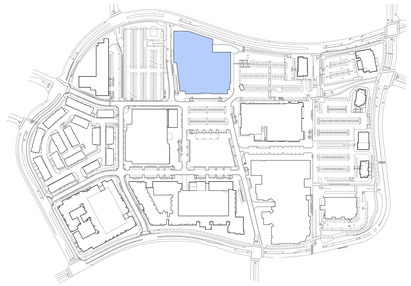
0 10' 20' 40' 80'

RESIDENTIAL 6 - LEVEL 1 FLOOR PLAN

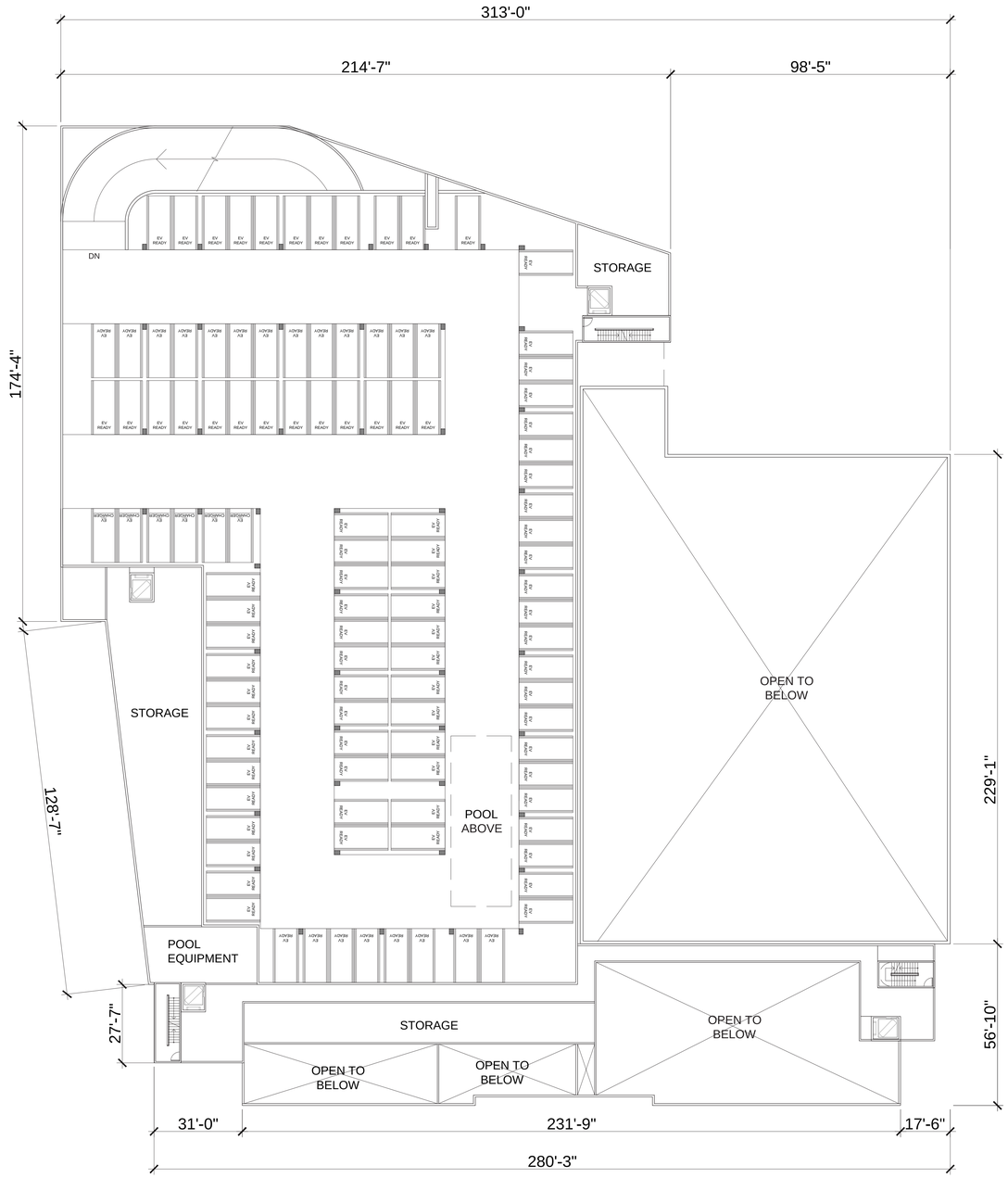
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN



SCALE 1" = 20'-0"

0 10' 20' 40' 80'

NORTHGATE TOWN SQUARE

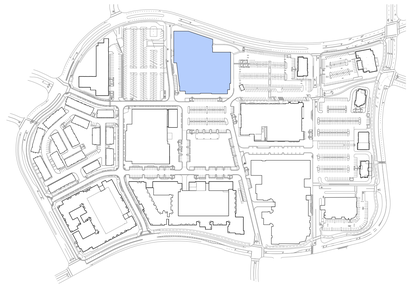
REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 6 - LEVEL 2 FLOOR PLAN

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-85





KEY PLAN

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

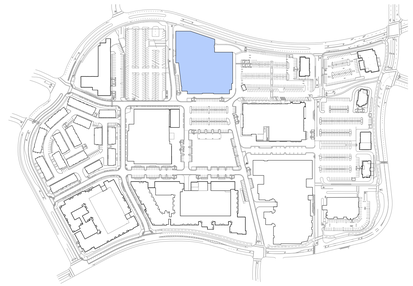
RESIDENTIAL 6 - LEVEL 3 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI





KEY PLAN

SCALE 1" = 20'-0"

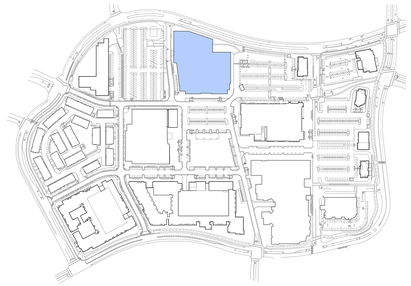
0 10' 20' 40' 80'

RESIDENTIAL 6 - LEVEL 4 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI



KEY PLAN



SCALE 1" = 20'-0"

0 10' 20' 40' 80'

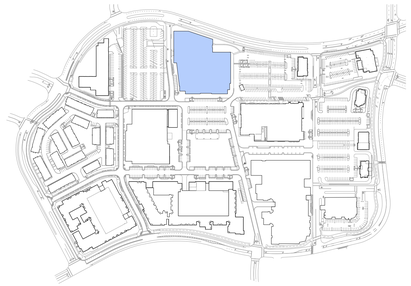
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 6 - LEVEL 5 FLOOR PLAN

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI

RE-88



KEY PLAN



SCALE 1" = 20'-0"

0 10' 20' 40' 80'

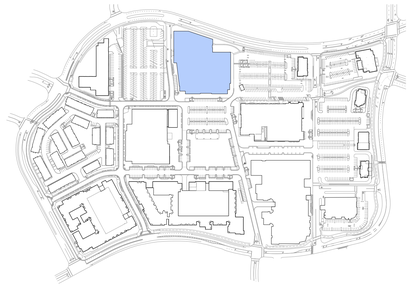
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 6 - LEVEL 6 FLOOR PLAN

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI

RE-89



KEY PLAN



SCALE 1" = 20'-0"

0 10' 20' 40' 80'

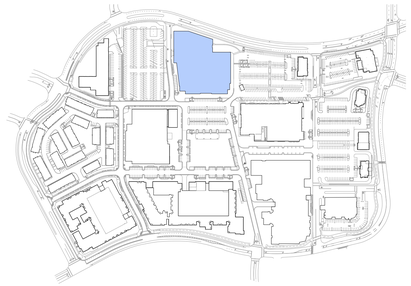
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

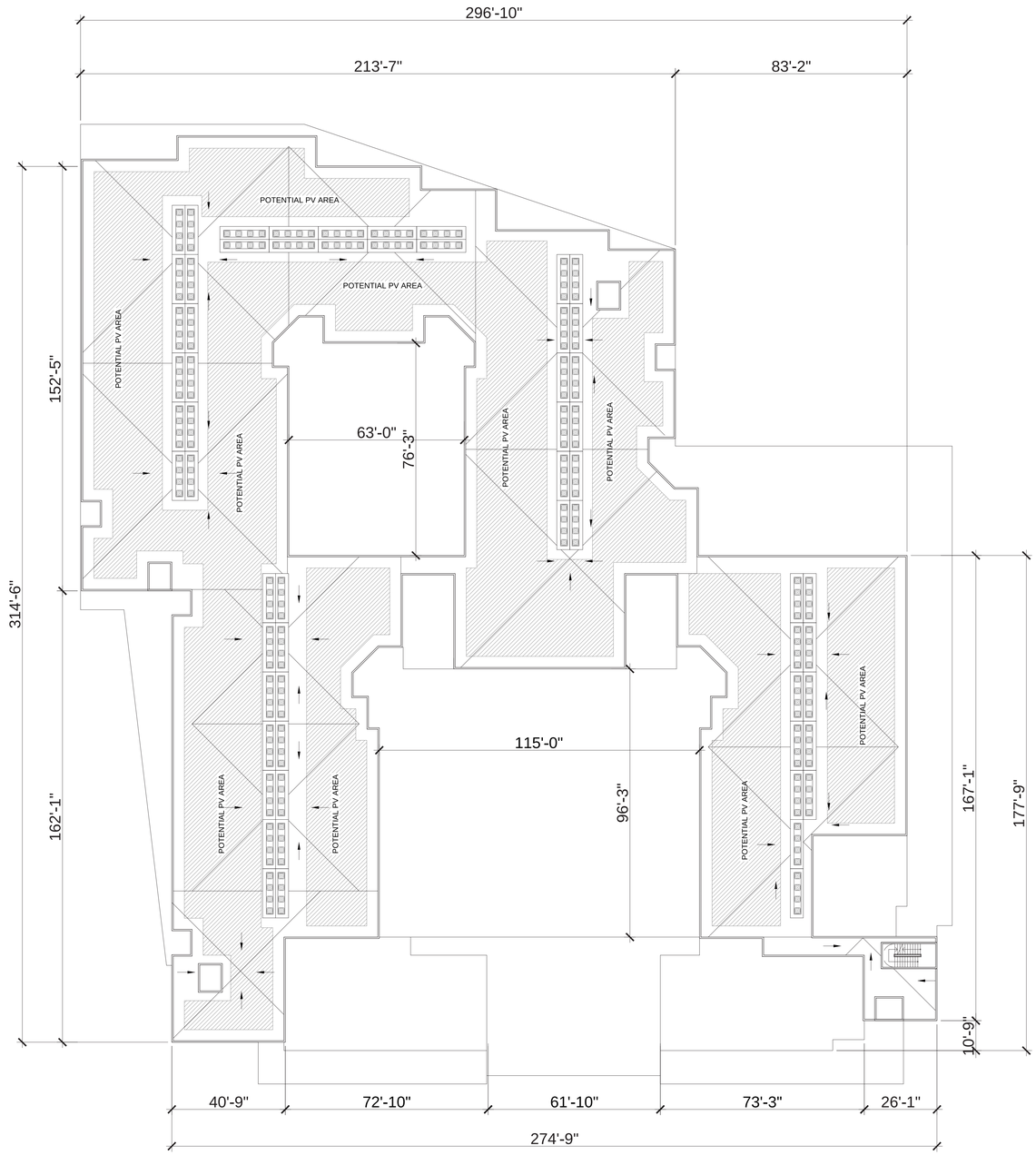
RESIDENTIAL 6 - LEVEL 7 FLOOR PLAN

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

RE-90



KEY PLAN



SCALE 1" = 20'-0"

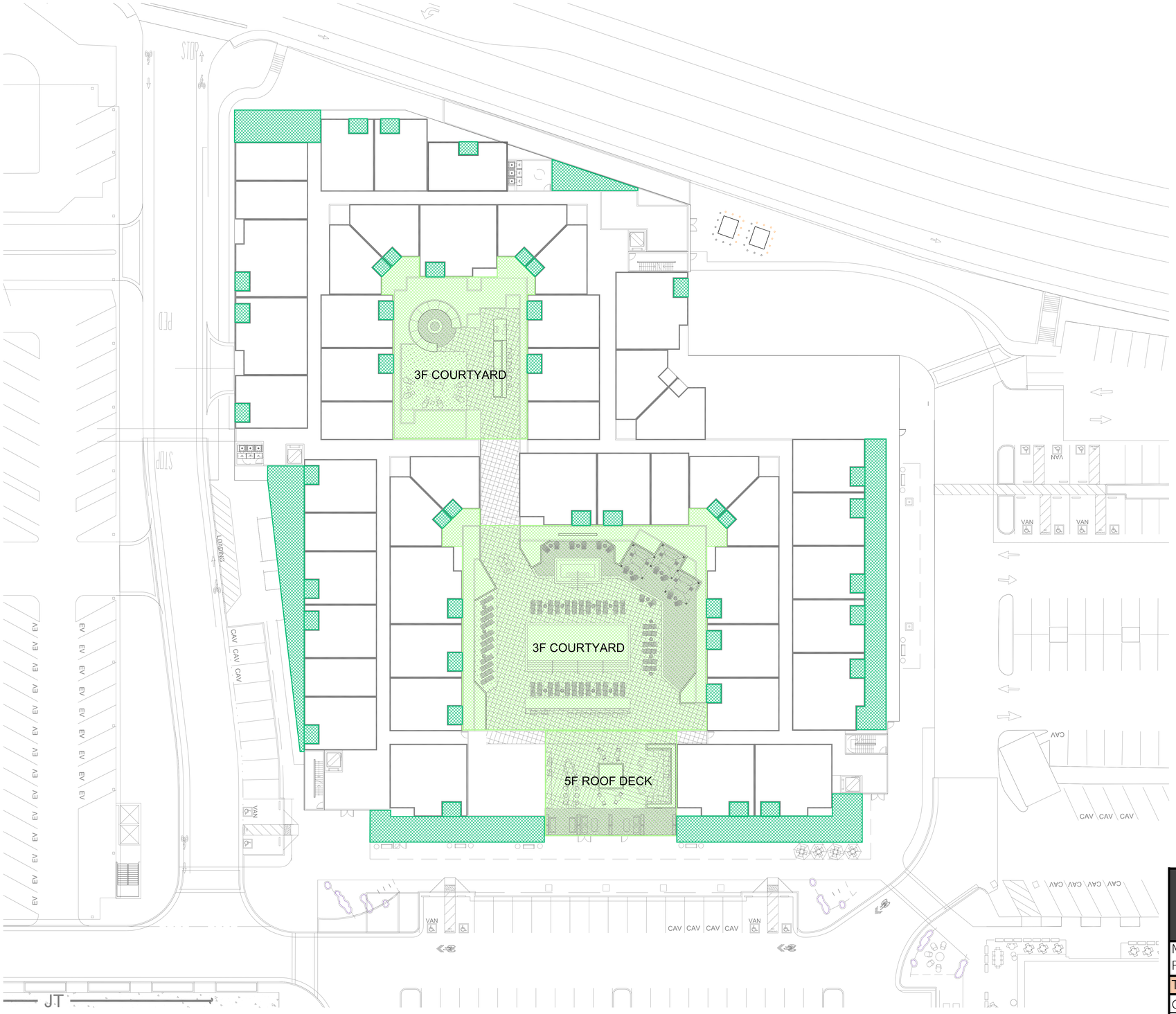
0 10' 20' 40' 80'

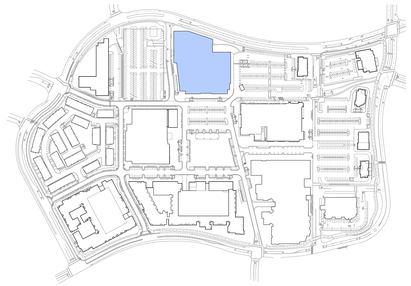
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 6 - ROOF PLAN

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI





KEY PLAN

LEGEND

COMMON USABLE OUTDOOR AREA

PRIVATE USABLE OUTDOOR AREA

SCALE 1" = 20'-0"

0 10' 20' 40' 80'

RESIDENTIAL 6 - USABLE OUTDOOR AREA

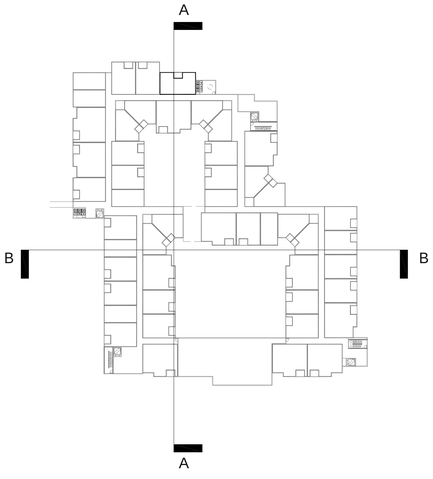
MIN. USABLE OUTDOOR AREA (COMMON AND PRIVATE) PER UNIT	150 sf
TOTAL USABLE OUTDOOR AREA REQUIRED	37,350 sf
COMMON USABLE OUTDOOR AREA PROVIDED	19,619 sf
PRIVATE USABLE OUTDOOR AREA PROVIDED	18,689 sf
TOTAL USABLE OUTDOOR AREA PROVIDED	38,308 sf

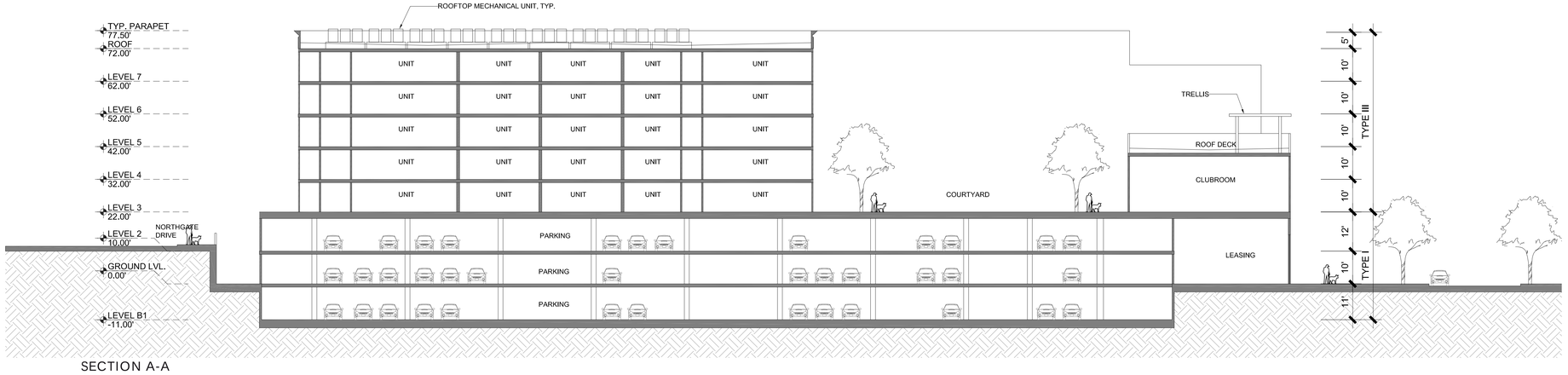
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

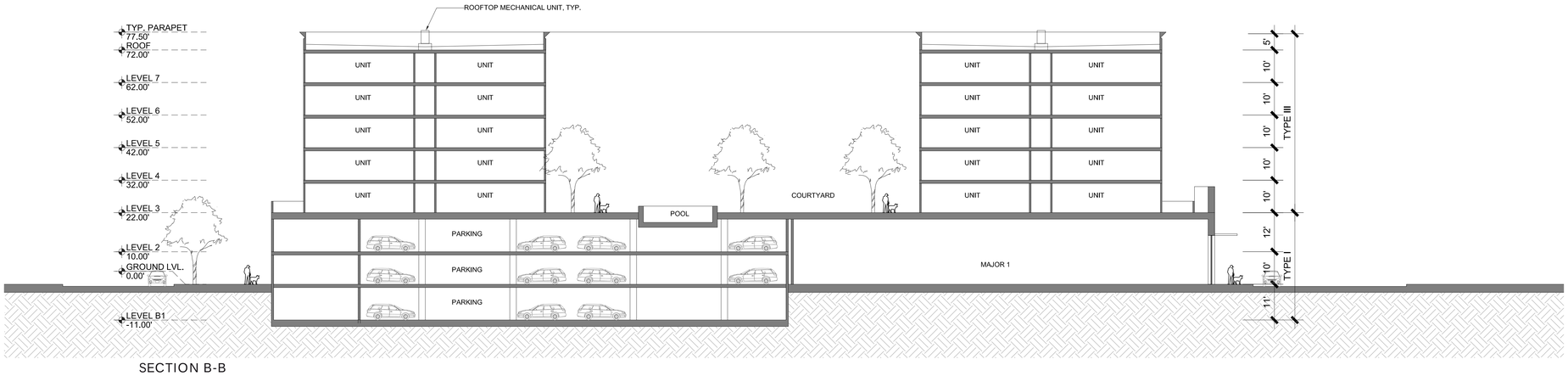
RESIDENTIAL 6 - USABLE OPEN SPACE PLAN

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI





SECTION A-A



SECTION B-B

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 6 - BUILDING SECTIONS

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI

RE-93



1

3 VIEW FROM TOWNSQUARE

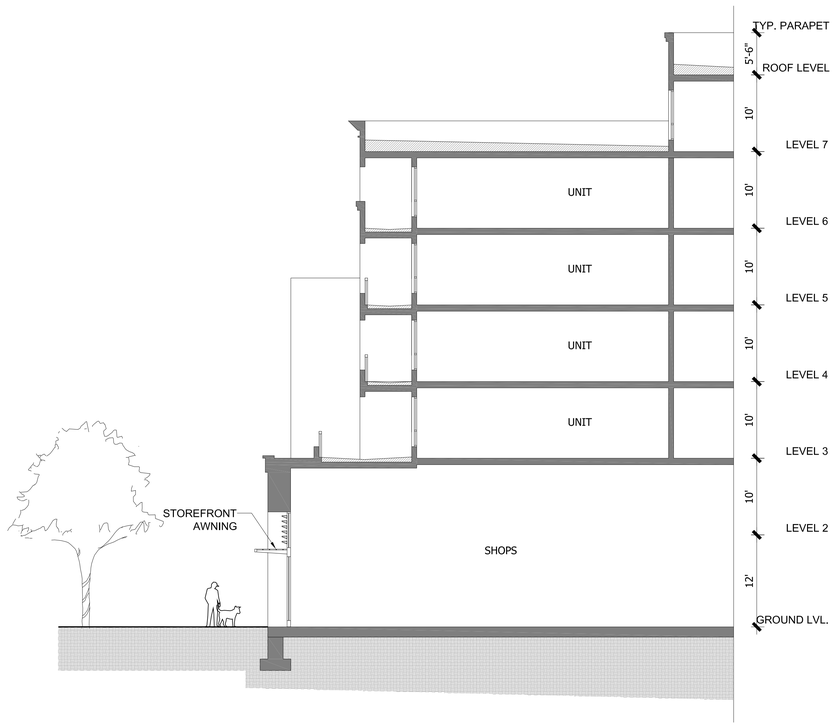
N.T.S.



2

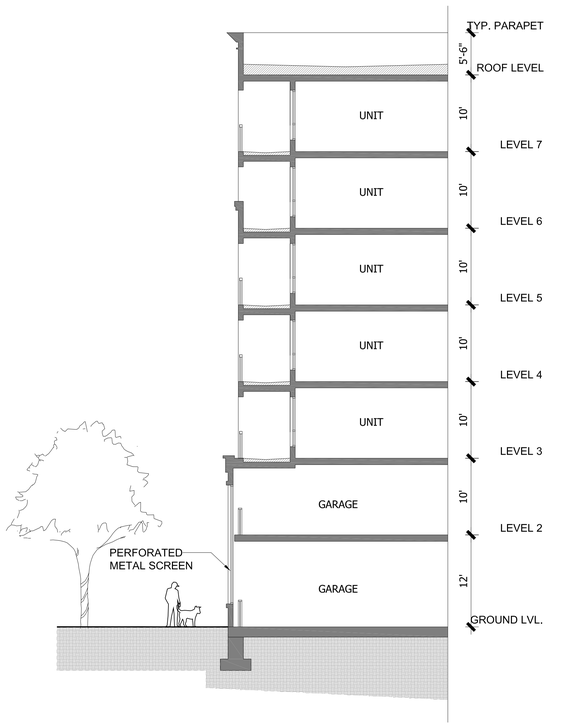
4 SOUTHWEST CORNER

N.T.S.



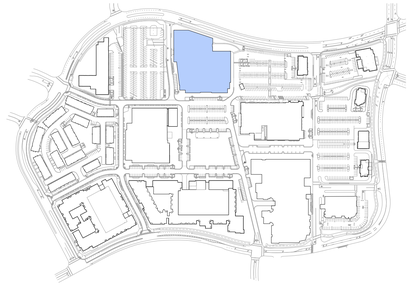
1 TYPICAL WALL SECTION A

SCALE: 1/8" = 1' - 0"



2 TYPICAL WALL SECTION B

SCALE: 1/8" = 1' - 0"



KEY PLAN



C2 NICHIHA VINTAGEWOOD CEDAR



E1 LAMINAM -I NATURA TRAVERTINO ROMAN BOCCIARDATO

F1 CEMENT PLASTER SW 7558 MEDICI IVORY



F3 CEMENT PLASTER SW 7069 IRON ORE



G2 GUARDRAIL



L1 WALL MOUNTED LIGHT FIXTURE



J1 TRELLIS



H2 CANOPY



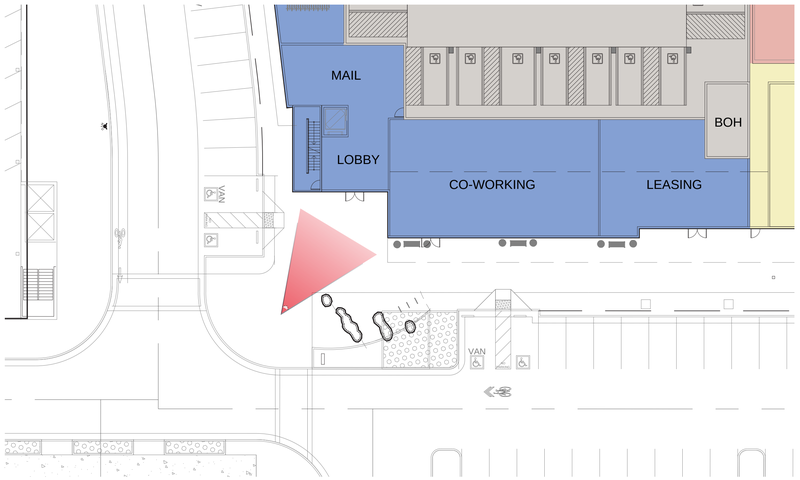
N1 PERFORATED METAL GARAGE SCREEN

NORTHGATE TOWN SQUARE

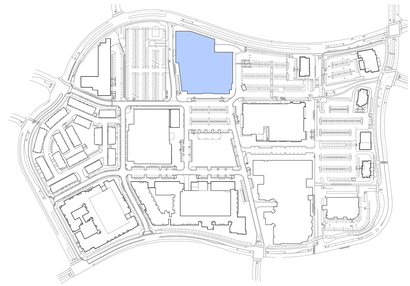
REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 6 - BUILDING WALL SECTIONS

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI







KEY PLAN



C2 NICHIHA VINTAGEWOOD CEDAR



E1 LAMINAM -I NATURA TRAVERTINO ROMAN BOCCIARDATO

F1 CEMENT PLASTER SW 7558 MEDICI IVORY



F3 CEMENT PLASTER SW 7069 IRON ORE



G2 GUARDRAIL



L1 WALL MOUNTED LIGHT FIXTURE



J1 TRELLIS



H2 CANOPY



N1 PERFORATED METAL GARAGE SCREEN

RESIDENTIAL 6 - BUILDING ENTRY

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI



NORTHEAST CORNER



NORTHWEST CORNER



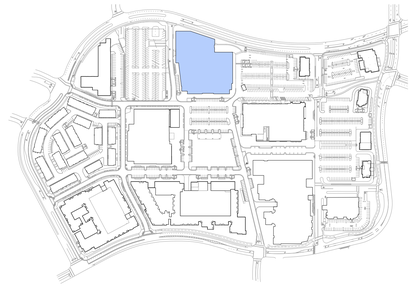
EAST ELEVATION



NORTH ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN



C2 NICHIHA VINTAGEWOOD CEDAR



E1 LAMINAM -I NATURA TRAVERTINO ROMAN BOCCIARDATO

F1 CEMENT PLASTER SW 7558 MEDICI IVORY



F3 CEMENT PLASTER SW 7069 IRON ORE



G2 GUARDRAIL



L1 WALL MOUNTED LIGHT FIXTURE



J1 TRELLIS



H2 CANOPY



N1 PERFORATED METAL GARAGE SCREEN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 6 - BUILDING ELEVATIONS

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI



SOUTHWEST CORNER



SOUTHEAST CORNER



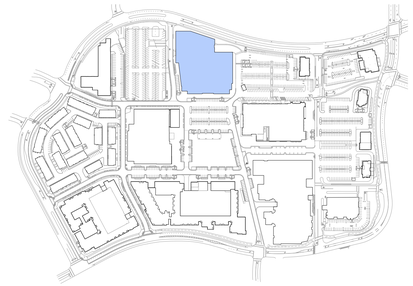
WEST ELEVATION



SOUTH ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN



C2 NICHIHA VINTAGEWOOD CEDAR



E1 LAMINAM -I NATURA TRAVERTINO ROMAN BOCCIARDATO

F1 CEMENT PLASTER SW 7558 MEDICI IVORY



F3 CEMENT PLASTER SW 7069 IRON ORE



G2 GUARDRAIL



L1 WALL MOUNTED LIGHT FIXTURE



J1 TRELLIS



H2 CANOPY



N1 PERFORATED METAL GARAGE SCREEN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 6 - BUILDING ELEVATIONS

MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



KEY PLAN

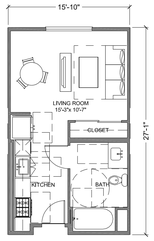


RESIDENTIAL 6 - VIEW FROM TOWNSQUARE

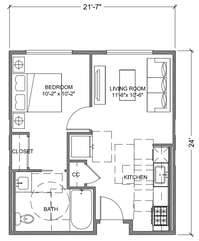
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

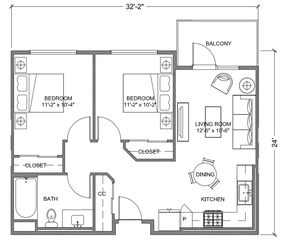
MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI



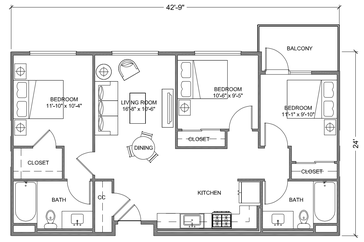
AFF UNIT S1: STUDIO / 1BA
UNIT RSF: 430 SF



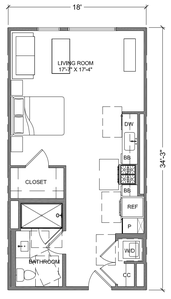
AFF UNIT 1A: 1BR / 1BA
UNIT RSF: 520 SF



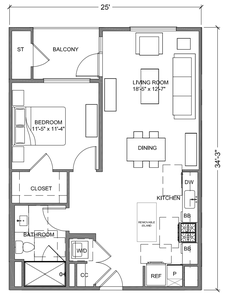
AFF UNIT 2A: 2BR / 1BA
UNIT RSF: 750 SF
PATIO / BALC: 60 SF



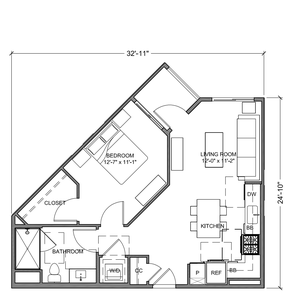
AFF UNIT 3A: 3BR / 1BA
UNIT RSF: 995 SF
PATIO / BALC: 60 SF



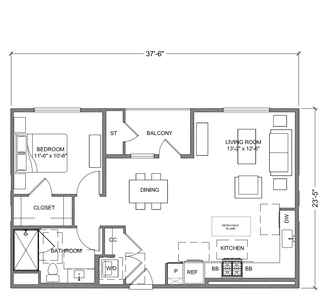
UNIT S1: STUDIO / 1BA
UNIT RSF: 620 SF



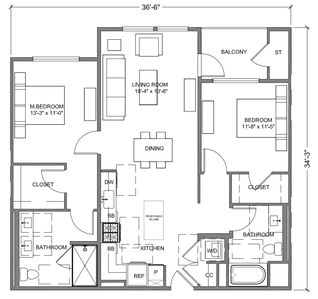
UNIT 1A: 1BR / 1BA
UNIT RSF: 805 SF
PATIO / BALC: 58 SF



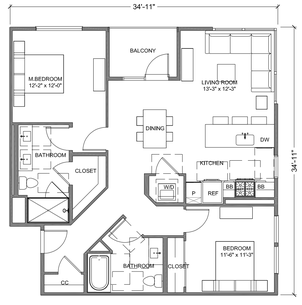
UNIT 1C: 1BR / 1BA
UNIT RSF: 680 SF
PATIO / BALC : 40 SF



UNIT 1D: 1BR / 1BA
UNIT RSF: 830 SF
PATIO / BALC: 50 SF



UNIT 2A: 2BA / 2BA
UNIT RSF: 1150 SF
PATIO / BALC: 58 SF



UNIT 2B: 2BR / 2BA
UNIT RSF: 1130 SF
PATIO / BALC: 57 SF

SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

TYPICAL UNIT PLANS

MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI