



# NORTHGATE TOWN SQUARE

1000 NORTHGATE DRIVE  
SAN RAFAEL, CA 94903

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SB330 REDEVELOPMENT PLAN  
APPLICATION: 3.4.24

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**SD**  
SITE DESIGN

**Developer: Merlone Geier Partners**  
4365 Executive Drive, Suite 1400  
San Diego, CA 92121

**Contact: Dave Geiser**  
dgeiser@merlonegeier.com  
(858) 350-1977



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**RT**  
RETAIL ARCHITECTURE

**Retail Architect: Field Paoli Architects**  
711 Market St. 2nd Floor  
San Francisco, CA 94103

**Contact: Trish Beckman**  
pkb@fieldpaoli.com  
(415) 788-6606 ext. 1281



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**RE**  
RESIDENTIAL ARCHITECTURE

**Residential Architect: Studio T Square**  
1970 Broadway, Suite 408  
Oakland, CA 94612

**Contact: Chek F. Tang**  
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(510) 451-2850

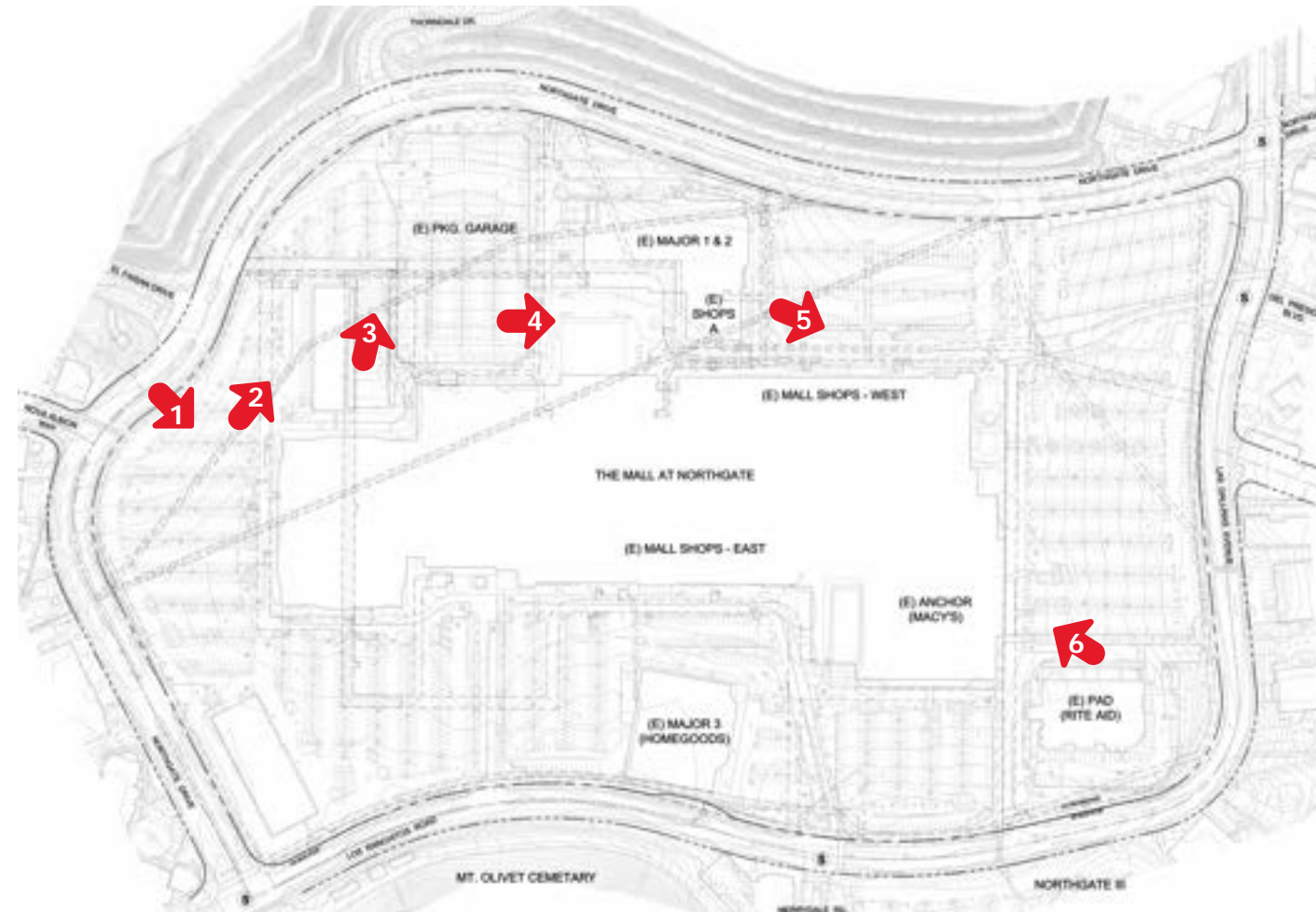


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REDEVELOPMENT PLAN

EXISTING SITE PHOTOS

MerloneGeier  
Partners

CSW | ST 2

OCULUS  
LIGHT STUDIO

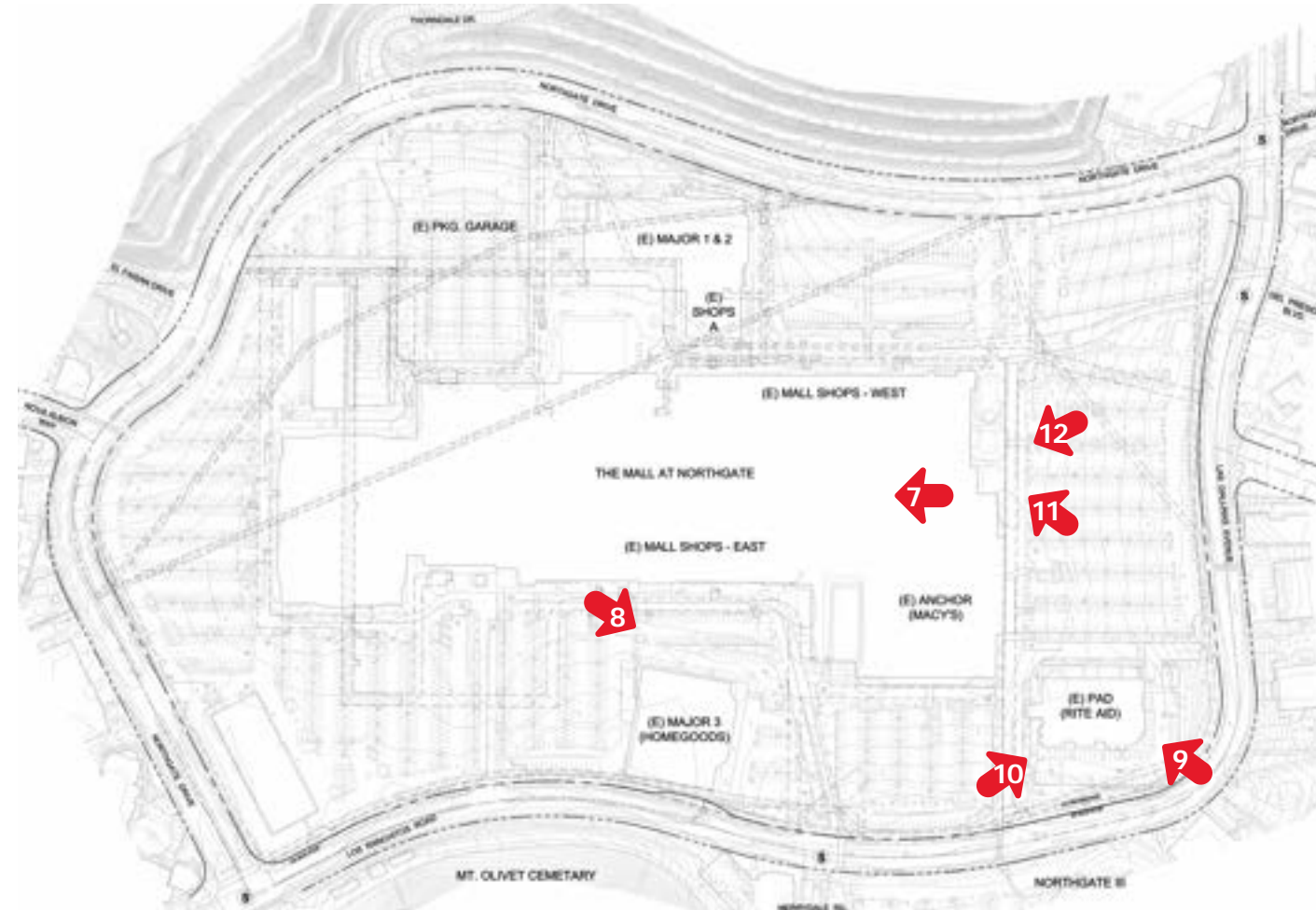
URBAN  
ARENA

STUDIO  
T SQUARE

FIELD  
PAOLI

SD-1





# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

EXISTING SITE PHOTOS

MerloneGeier  
Partners

CSW | ST 2

OCULUS  
LIGHT STUDIO

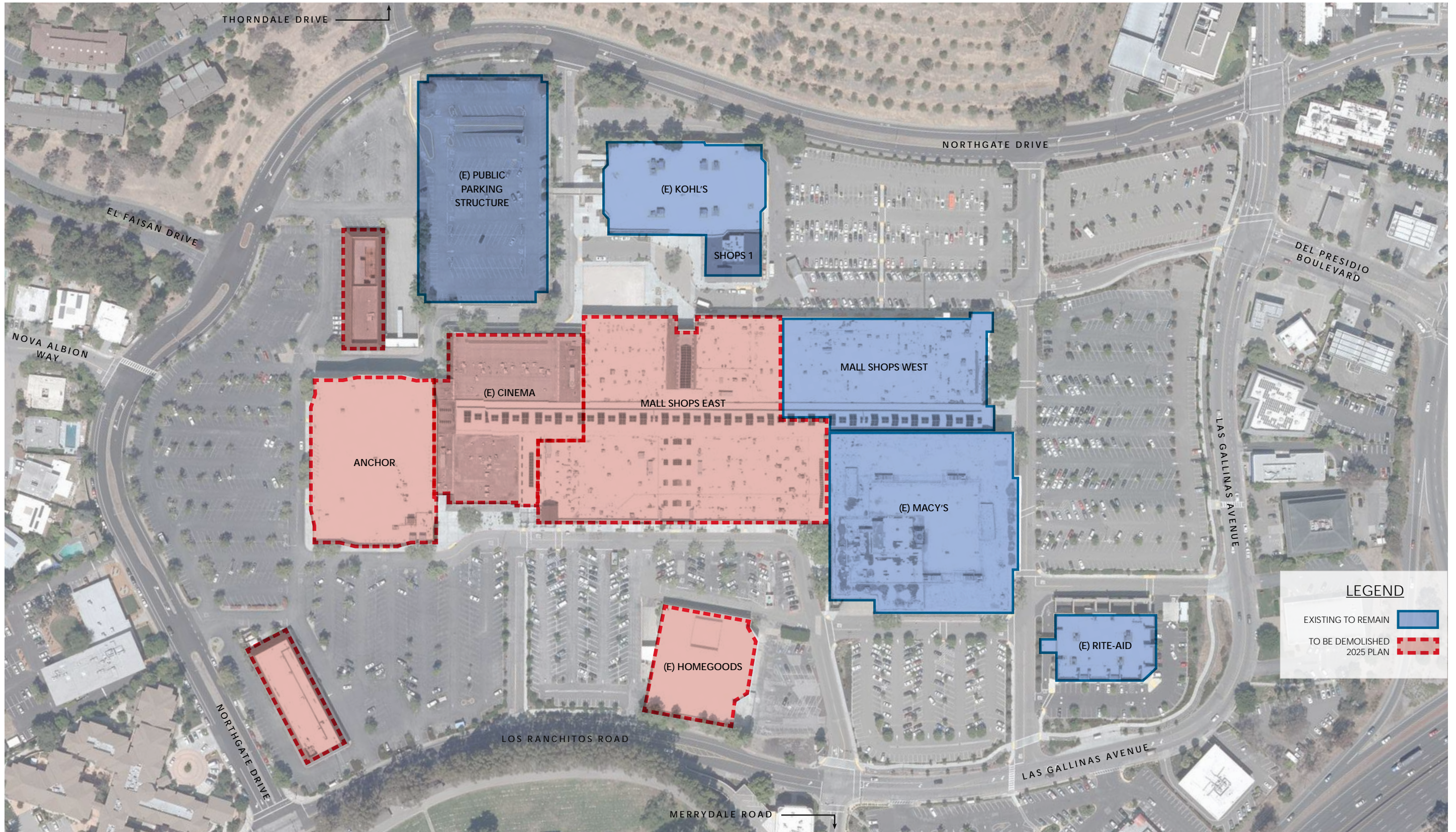
URBAN  
ARENA

STUDIO  
TOWNSQUARE

FIELD  
PAOLI

SD-2





**LEGEND**

- EXISTING TO REMAIN █
- TO BE DEMOLISHED 2025 PLAN █



2025 COMPOSITE SITE PLAN - EXISTING & DEMOLISHED

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MerloneGeier  
Partners

CSW ST2

OCULUS  
LIGHT STUDIO

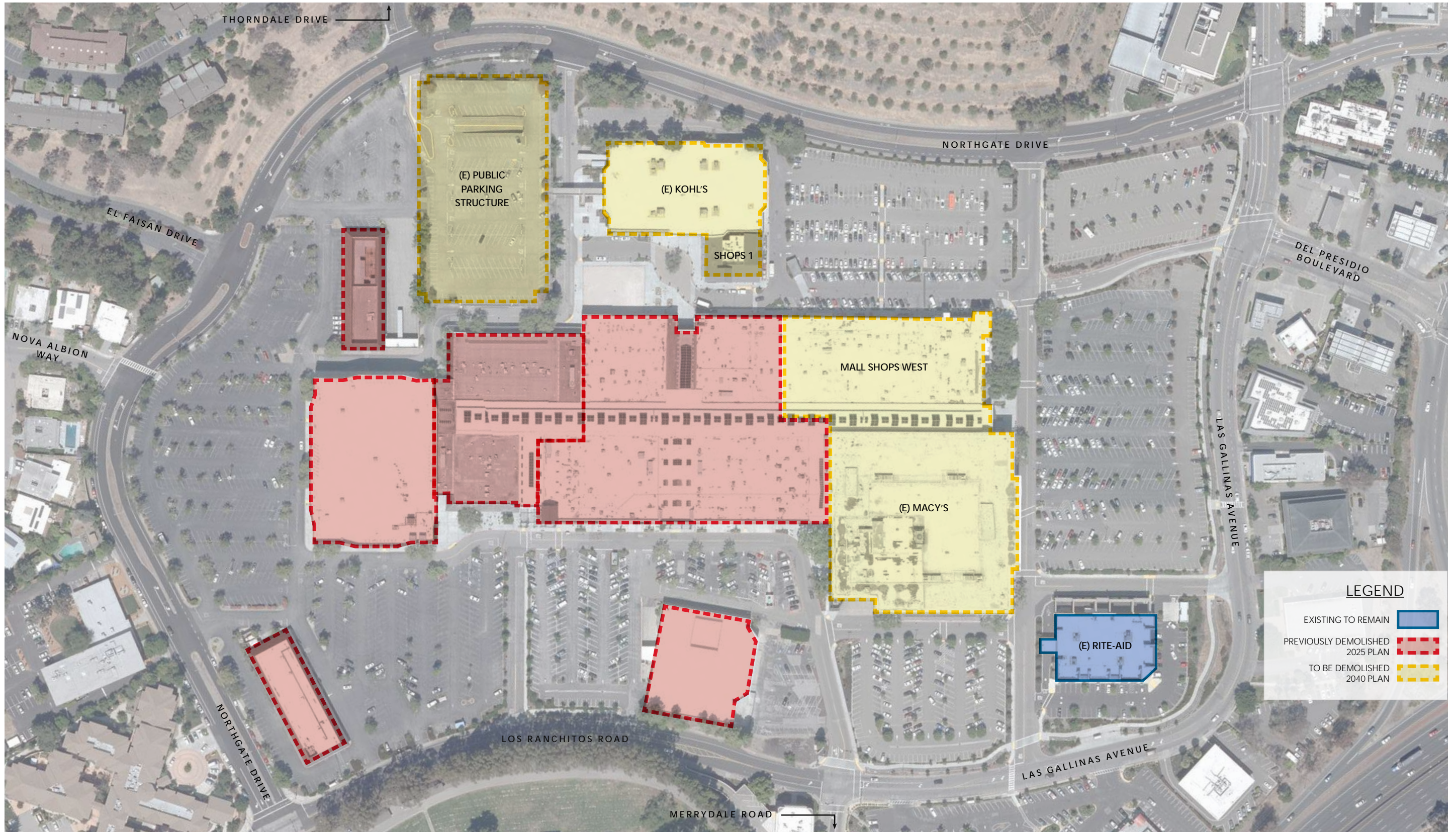
URBAN  
ARENA

STUDIO  
TOWNSQUARE

FIELD  
PAOLI

SD-3





**LEGEND**

- EXISTING TO REMAIN
- PREVIOUSLY DEMOLISHED 2025 PLAN
- TO BE DEMOLISHED 2040 PLAN



2040 COMPOSITE SITE PLAN - EXISTING & DEMOLISHED

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MerloneGeier  
Partners

CSW ST2

OCULUS  
LIGHT STUDIO

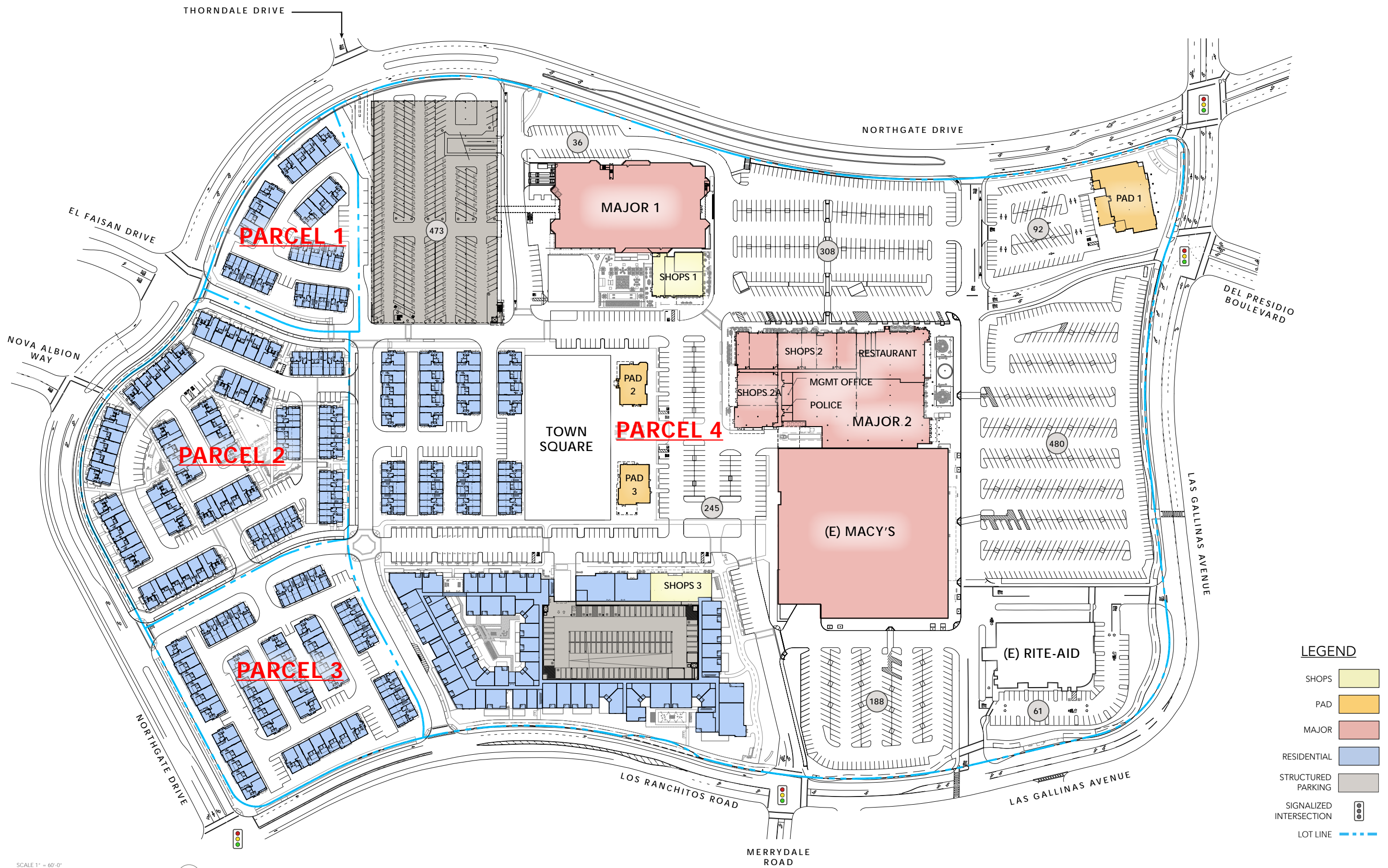
URBAN  
ARENA

STUDIO  
TOWNSQUARE

FIELD  
PAOLI

SD-4





2025 SB330 MASTER PLAN - STREET LEVEL

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MerloneGeier  
Partners

CSW | ST 2

OCULUS  
LIGHT STUDIO

URBAN  
ARENA

STUDIO  
TRUERE

FIELD  
PAOLI

SD-5

**SITE**

**PROJECT INFORMATION**

ASSESSOR'S PARCEL NUMBER:	175-060-12; 40; 59; 61; 66 & 67
EXISTING GP LAND USE:	COMMERCIAL
EXISTING ZONING:	GC GENERAL COMMERCIAL
EXISTING USE:	OCCUPIED RETAIL
SITE AREA:	44.76 ACRES
BASE RESIDENTIAL DENSITY PER PARCEL:	43.6 DU/Acre

**PARCEL 1**

**TOWNHOMES**

Parcel Area	1.70 Acres
Total Units	38 Units
Unit per Acre	22.4 DU/Acre
Total Parking Provided	81 Stalls
Gross Residential Floor Area	54,813 sf
Buildable Land Area	74,477 sf
Total Residential FAR	0.74

**PARCEL 2**

**TOWNHOMES**

Parcel Area	4.56 Acres
Total Units	100 Units
Unit per Acre	21.9 DU/Acre
Total Parking Provided	215 Stalls
Gross Residential Floor Area	155,325 sf
Buildable Land Area	198,730 sf
Total Residential FAR	0.78

**PARCEL 3**

**TOWNHOMES**

Parcel Area	3.21 Acres
Total Units	74 Units
Unit per Acre	23.1 DU/Acre
Total Parking Provided	159 Stalls
Gross Residential Floor Area	116,522 sf
Buildable Land Area	140,194 sf
Total Residential FAR	0.83

**PARCEL 4**

**TOWNHOMES + 7 STORY MULTI-FAMILY**

Parcel Area	35.27 Acres
Total Townhome Units	54 Units
Total Multi-family Units	453 Units
Total Units	507 Units
Unit per Acre - Max Residential Density of 52.3 du/ac (43.6 + 20%)	14.4 DU/Acre
Total Parking Provided	914 Stalls
Gross Residential Floor Area	615,954 sf
Entire Parcel Sq Ft.	1,536,361 sf
Total Residential FAR	0.40

RETAIL	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
MACY'S ANCHOR	254,015 sf		254,015 sf		254,015 sf
(E) MALL (Incl. Major 2, Shops 2, 2A, Restaurant, Police, Management)	199,792 sf	144,432 sf	55,360 sf		55,360 sf
MAJOR 1	79,051 sf		79,051 sf		79,051 sf
SHOPS 1	6,795 sf		6,795 sf		6,795 sf
SHOPS 3				5,000 sf	5,000 sf
PAD 1				8,400 sf	8,400 sf
PAD 2				3,500 sf	3,500 sf
PAD 3				3,500 sf	3,500 sf
(E) RITE AID PAD, NIC	17,340 sf		17,340 sf		17,340 sf
Gross Commercial Floor Area	432,961 sf				
Entire Parcel Sq Ft.	1,536,361 sf				
Total Commercial FAR	<b>0.28</b>				
Allowable Commercial FAR	<b>0.30</b>				

**RETAIL DEMOLISHED IN 2025**

RETAIL	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
SEARS ANCHOR	134,976 sf	134,976 sf			0 sf
SEARS AUTO CENTER	Included	Included			0 sf
SEARS SEASONAL BUILDING	Included	Included			0 sf
CINEMA	45,000 sf	45,000 sf			0 sf
HOMEGOODS PAD	29,538 sf	29,538 sf			0 sf

**RETAIL GLA SUBTOTAL**

RETAIL	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
<b>GLA SUBTOTALS</b>	<b>721,507 sf</b>	<b>353,946 sf</b>	<b>412,561 sf</b>	<b>20,400 sf</b>	<b>432,961 sf</b>

**PARKING PROVIDED**

Parking Structure	473 spaces
Surface Parking for Retail	1,410 spaces
Total Parking Provided for Retail	1,883 spaces

**RESIDENTIAL PROJECT SUMMARY**

<b>2025 PLAN</b>	
Townhomes	266 units
Multi-Family	453 units
Total Proposed Housing	719 units

PROJECT DATA SUMMARY - 2025 SB330 MASTER PLAN





2040 SB330 VISION PLAN - STREET LEVEL

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MerloneGeier  
Partners

CSW | ST 2

OCULUS  
LIGHT STUDIO



SD-7

SITE	
<b>PROJECT INFORMATION</b>	
ASSESSOR'S PARCEL NUMBER:	175-060-12; 40; 59; 61; 66 & 67
EXISTING GP LAND USE:	COMMERCIAL
EXISTING ZONING:	GC GENERAL COMMERCIAL
EXISTING USE:	OCCUPIED RETAIL
SITE AREA:	44.76 ACRES
BASE RESIDENTIAL DENSITY PER PARCEL:	43.6 DU/Acre

PARCEL 1	
<b>TOWNHOMES</b>	
Parcel Area	1.70 Acres
Total Units	38 Units
Unit per Acre	22.4 DU/Acre
Total Parking Provided	81 Stalls
Gross Residential Floor Area	54,813 sf
Buildable Land Area	74,477 sf
Total Residential FAR	0.74

PARCEL 1A	
<b>TOWNHOMES</b>	
Parcel Area	2.73 Acres
Total Units	60 Units
Unit per Acre	22.0 DU/Acre
Total Parking Provided	132 Stalls
Gross Residential Floor Area	102,768 sf
Buildable Land Area	119,266 sf
Total Residential FAR	0.86

PARCEL 2	
<b>TOWNHOMES</b>	
Parcel Area	4.56 Acres
Total Units	100 Units
Unit per Acre	21.9 DU/Acre
Total Parking Provided	215 Stalls
Gross Residential Floor Area	155,325 sf
Buildable Land Area	198,730 sf
Total Residential FAR	0.78

PARCEL 2A	
<b>TOWNHOMES</b>	
Parcel Area	2.48 Acres
Total Units	54 Units
Unit per Acre	21.8 DU/Acre
Total Parking Provided	115 Stalls
Gross Residential Floor Area	79,990 sf
Buildable Land Area	108,083 sf
Total Residential FAR	0.74

PARCEL 3	
<b>TOWNHOMES</b>	
Parcel Area	3.21 Acres
Total Units	74 Units
Unit per Acre	23.1 DU/Acre
Total Parking Provided	159 Stalls
Gross Residential Floor Area	116,522 sf
Buildable Land Area	140,194 sf
Total Residential FAR	0.83

PARCEL 4	
<b>7 STORY MULTI-FAMILY</b>	
Parcel Area	8.66 Acres
Total Units	453 Units
Unit per Acre - Max Residential Density of 52.3 du/ac (43.6 + 20%)	52.3 DU/Acre
Total Parking Provided	799 Stalls
Gross Residential Floor Area	535,964 sf
Entire Parcel Sq Ft.	377,113 sf
Total Residential FAR	1.42

RETAIL	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
SHOPS 3	5,000 sf				5,000
PAD 2	3,500 sf				3,500
PAD 3	3,500 sf				3,500
Gross Commercial Floor Area	12,000 sf				
Entire Parcel Sq Ft.	377,419 sf				
Total Commercial FAR	<b>0.03</b>				
Allowable Commercial FAR	<b>0.30</b>				

PARCEL 5	
<b>7 STORY MULTI-FAMILY</b>	
Parcel Area	7.40 Acres
Total Units	387 Units
Unit per Acre - Max Residential Density of 52.3 du/ac (43.6 + 20%)	52.3 DU/Acre
Total Parking Provided	676 Stalls
Gross Residential Floor Area	463,819 sf
Entire Parcel Sq Ft.	322,405 sf
Total Residential FAR	1.44

RETAIL	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
SHOPS 4	5,000 sf				5,000
MAJOR 6				7,000 sf	7,000
MAJOR 7				7,000 sf	7,000
Gross Commercial Floor Area	19,000 sf				
Entire Parcel Sq Ft.	322,405 sf				
Total Commercial FAR	<b>0.06</b>				
Allowable Commercial FAR	<b>0.30</b>				

PARCEL 6	
<b>7 STORY MULTI-FAMILY</b>	
Parcel Area	7.34 Acres
Total Units	384 Units
Unit per Acre - Max Residential Density of 52.3 du/ac (43.6 + 20%)	52.3 DU/Acre
Total Parking Provided	687 Stalls
Gross Residential Floor Area	457,262 sf
Entire Parcel Sq Ft.	319,835 sf
Total Residential FAR	1.43

RETAIL	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
MAJOR 3				20,000 sf	20,000 sf
MAJOR 4				25,000 sf	25,000 sf
MAJOR 5				8,000 sf	8,000 sf
Gross Commercial Floor Area	53,000 sf				
Entire Parcel Sq Ft.	319,835 sf				
Total Commercial FAR	<b>0.17</b>				
Allowable Commercial FAR	<b>0.30</b>				

PARCEL 7	
<b>7 STORY MULTI-FAMILY</b>	
Parcel Area	6.03 Acres
Total Units	315 Units
Unit per Acre - Max Residential Density of 52.3 du/ac (43.6 + 20%)	52.3 DU/Acre
Total Parking Provided	546 Stalls
Gross Residential Floor Area	386,880 sf
Entire Parcel Sq Ft.	262,628 sf
Total Residential FAR	1.47

RETAIL	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
RITE AID PAD	17,340 sf		17,340 sf		17,340 sf
SHOPS 5				7,000 sf	7,000 sf
Gross Commercial Floor Area	24,340 sf				
Entire Parcel Sq Ft.	262,628 sf				
Total Commercial FAR	<b>0.09</b>				
Allowable Commercial FAR	<b>0.30</b>				

PARCEL 8	
<b>RETAIL</b>	
PAD 1	8,400 sf
Parcel Area	0.65 Acres
Gross Commercial Floor Area	8,400 sf
Entire Parcel Sq Ft.	28,384 sf
Total Commercial FAR	<b>0.296</b>
Allowable Commercial FAR	<b>0.30</b>

RETAIL DEMOLISHED IN 2040					
RETAIL	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
MACY'S ANCHOR	254,015 sf	254,015 sf			0 sf
(E) MALL (Incl. Major 2, Shops 2, 2A, Restaurant, Police, Management)	55,360 sf	55,360 sf			0 sf
MAJOR 1	79,051 sf	79,051 sf			0 sf
SHOPS 1	6,795 sf	6,795 sf			0 sf

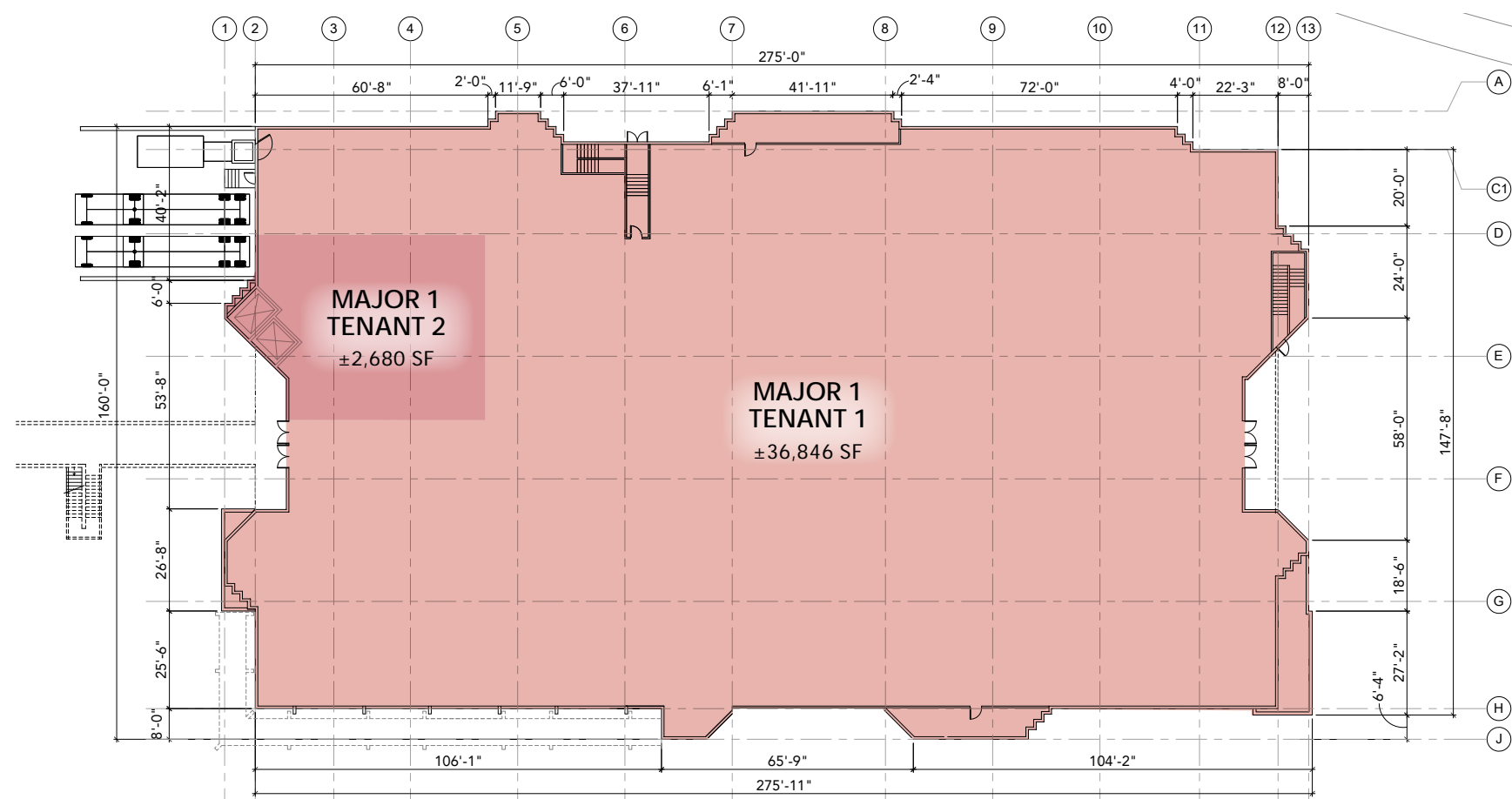
RETAIL GLA SUBTOTAL					
RETAIL	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
<b>GLA SUBTOTALS</b>	<b>425,961 sf</b>	<b>395,221 sf</b>	<b>25,740 sf</b>	<b>79,000 sf</b>	<b>116,740 sf</b>

PARKING PROVIDED	
Surface Parking for Retail	619 spaces

RESIDENTIAL PROJECT SUMMARY	
<b>2025 PLAN</b>	
Townhomes	266 units
Multi-Family	453 units
Total Proposed Housing	719 units
<b>2040 PLAN</b>	
Townhomes	60 units
Multi-Family	1,086 units
Total Proposed Housing	1,146 units
<b>TOTAL PROPOSED HOUSING</b>	<b>1,865 units</b>

PROJECT DATA SUMMARY - 2040 SB330 VISION PLAN

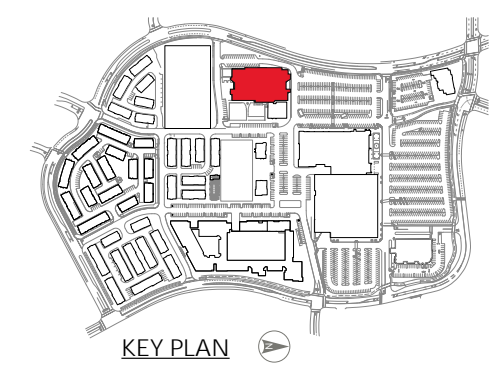




GROUND LEVEL



UPPER LEVEL



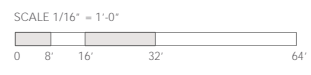
**LEGEND**

- SHOPS
- PAD
- MAJOR
- STRUCTURED PARKING
- SERVICE

**BUILDING SUMMARY**

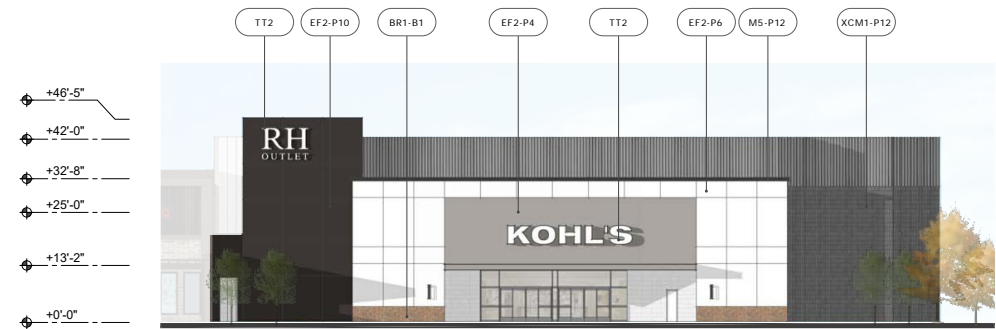
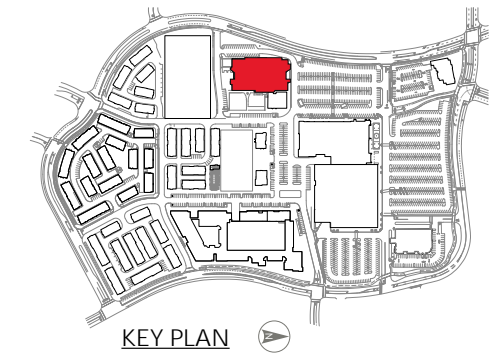
**MAJOR 1**

2-STORY BUILDING  
 GROUND FLOOR - MERCANTILE GROUP M - RETAIL USE  
 UPPER LEVEL - MERCANTILE GROUP M - RETAIL USE  
 CONSTRUCTION TYPE - IIIA FULLY SPRINKLERED

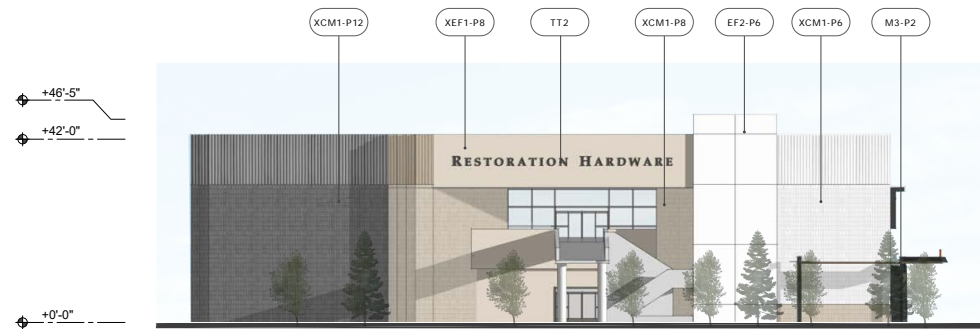


2025 MASTER PLAN - MAJOR 1 FLOOR PLANS





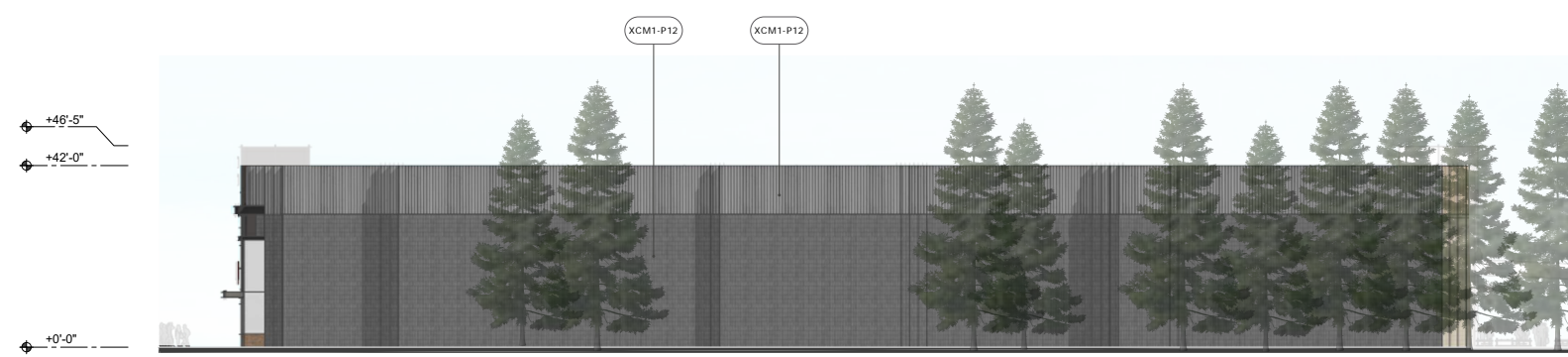
**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

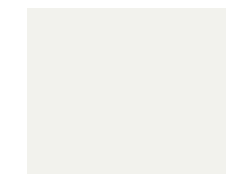
**MATERIAL FINISH**



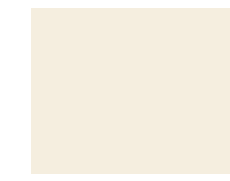
B1 - BRICK  
BELDEN BRICK  
BELCREST 730 -  
RUNNING BOND



P2 - PAINT  
KELLY-MOORE  
ZIN CLUSTER



P6 - PAINT  
KELLY-MOORE  
PEARLY WHITE



P8 - PAINT  
KELLY-MOORE  
WHITEWASHED FENCE



P10 - PAINT  
KELLY-MOORE  
BARNWOOD



P12 - PAINT  
KELLY-MOORE  
VOLCANIC ROCK



P13 - PAINT  
KELLY-MOORE  
SHADOW CLIFF

**MATERIAL TYPE**

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRC)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

**MISCELLANEOUS ITEMS**

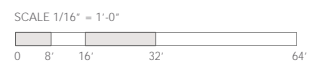
- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

**EXISTING TO REMAIN**

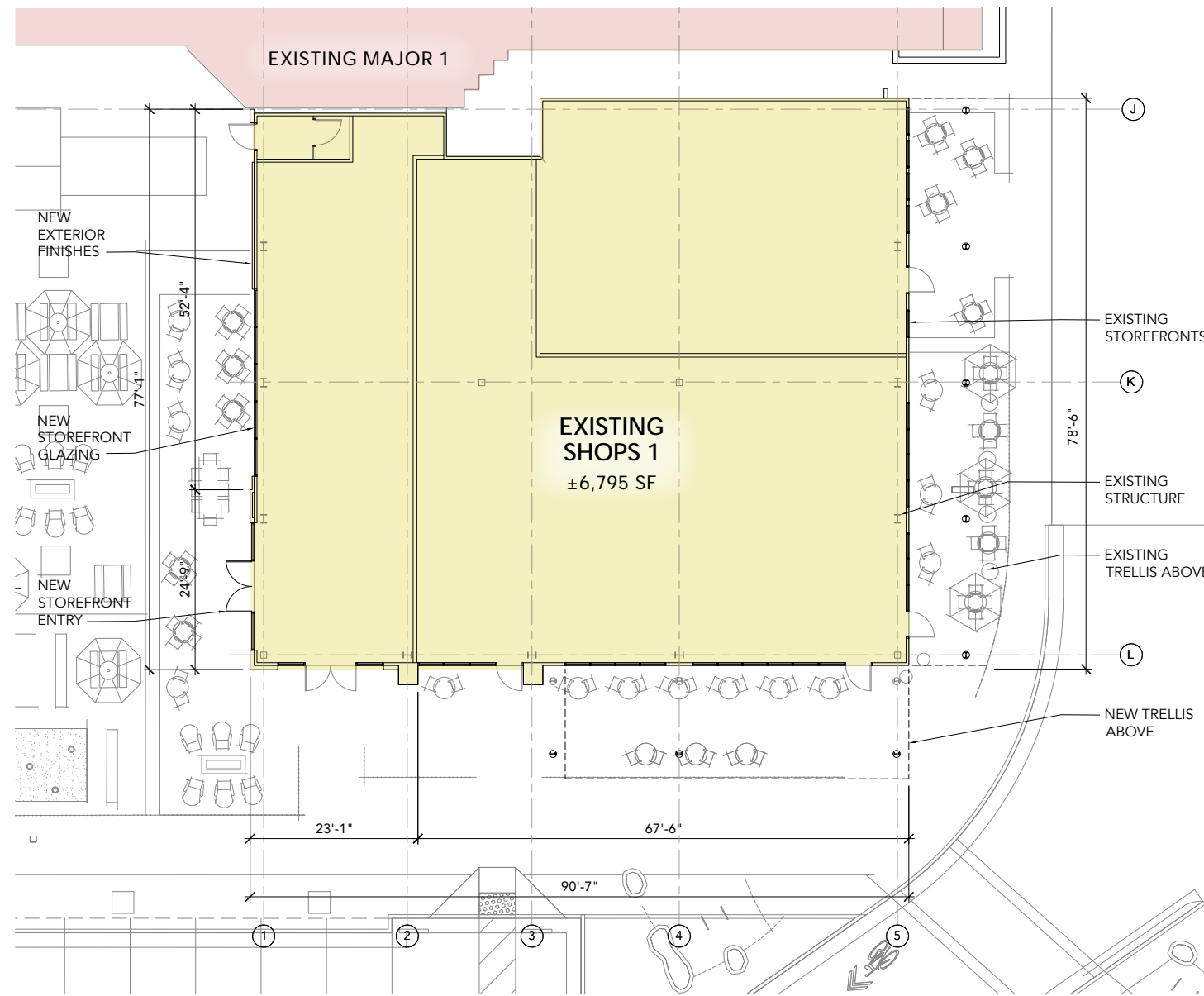
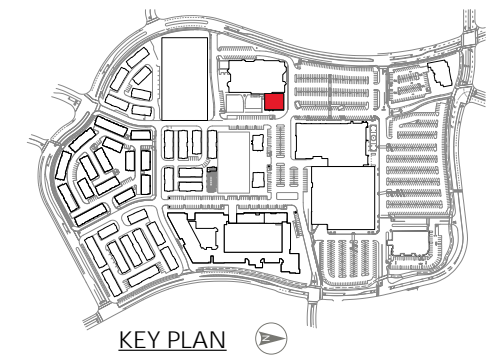
- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

**NOTES**

- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only



**2025 MASTER PLAN - MAJOR 1 ELEVATIONS**



FLOOR PLAN

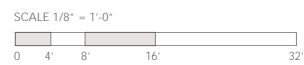
LEGEND

- SHOPS
- PAD
- MAJOR
- STRUCTURED PARKING
- SERVICE

BUILDING SUMMARY

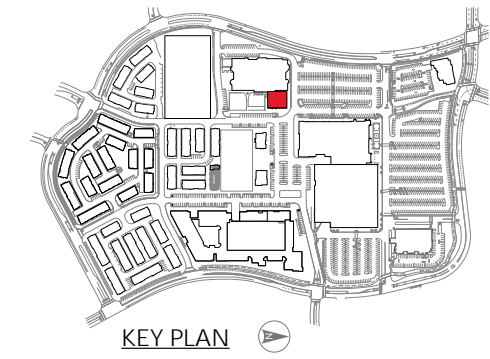
SHOPS 1

EXISTING 1-STORY BUILDING  
 MERCANTILE GROUP M - RETAIL USE  
 CONSTRUCTION TYPE - IIIB FULLY SPRINKLERED



2025 MASTER PLAN - SHOPS 1 FLOOR PLAN





NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

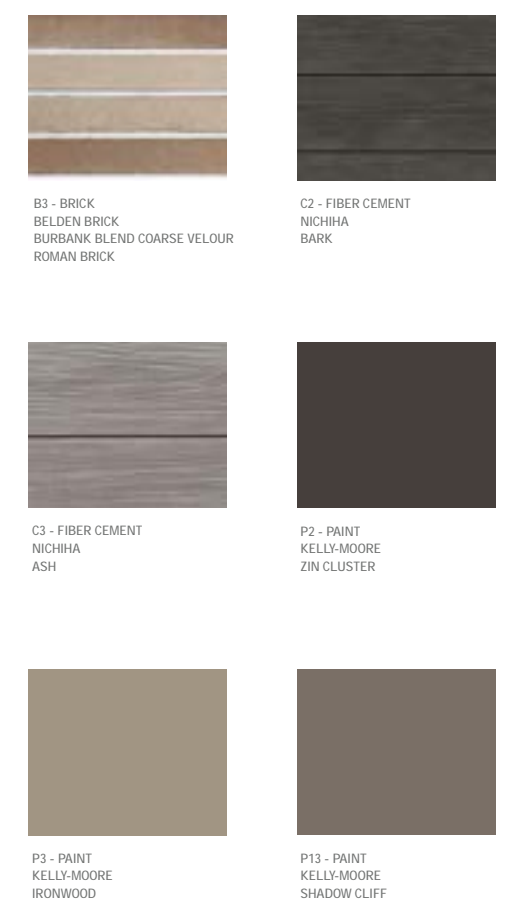


SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE

MATERIAL FINISH



MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRC)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

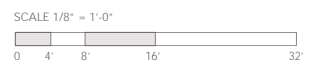
- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

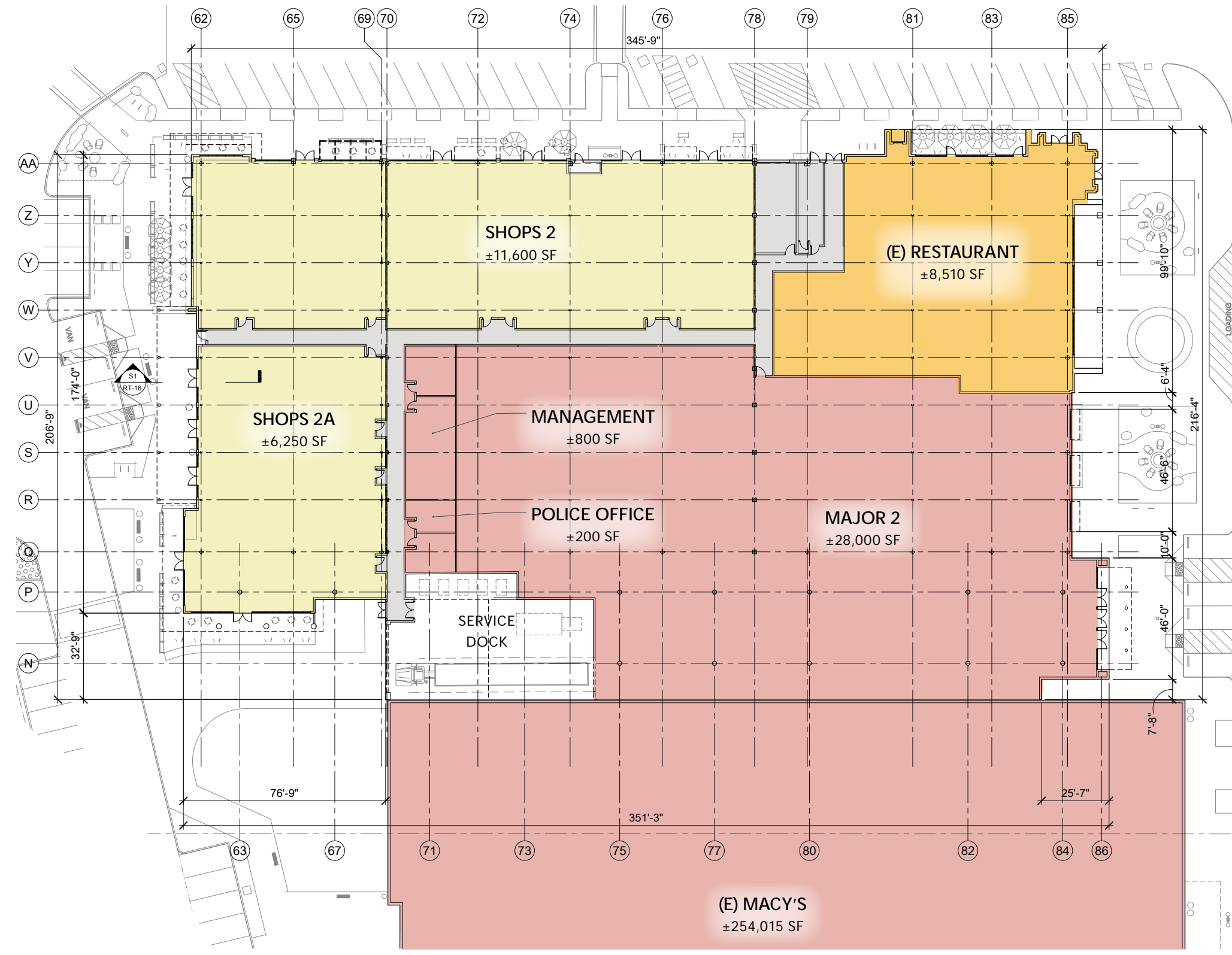
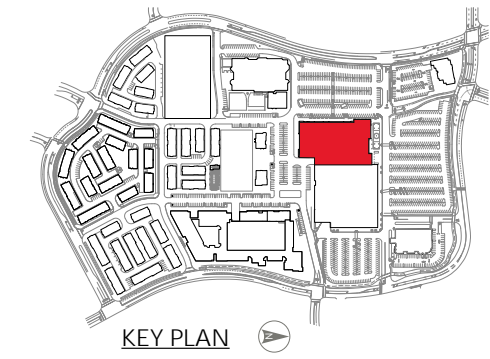
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- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

NOTES

- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only



2025 MASTER PLAN - SHOPS 1 ELEVATIONS



**BUILDING SUMMARY**

**SHOPS 2, 2A, MAJOR 2, RESTAURANT**  
 1-STORY BUILDING  
 ASSEMBLY GROUP A-2 - RESTAURANT USE  
 MERCANTILE GROUP M - RETAIL USE  
 CONSTRUCTION TYPE - IIA FULLY SPRINKLERED

**EXISTING ANCHOR TO REMAIN**  
 1-STORY BUILDING  
 MERCANTILE GROUP M - RETAIL USE  
 CONSTRUCTION TYPE - IA FULLY SPRINKLERED

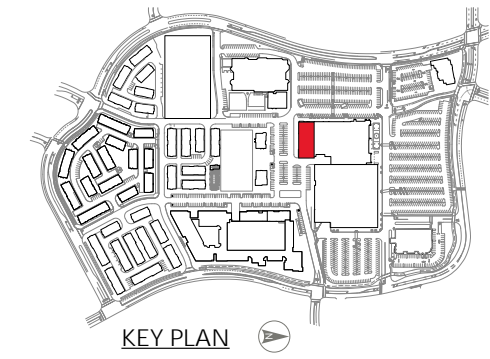
**LEGEND**

SHOPS	[Light Yellow Box]
PAD	[Orange Box]
MAJOR	[Red Box]
STRUCTURED PARKING	[Grey Box]
SERVICE	[White Box]



2025 MASTER PLAN - SHOPS 2, 2A, AND MAJOR 2 FLOOR PLAN

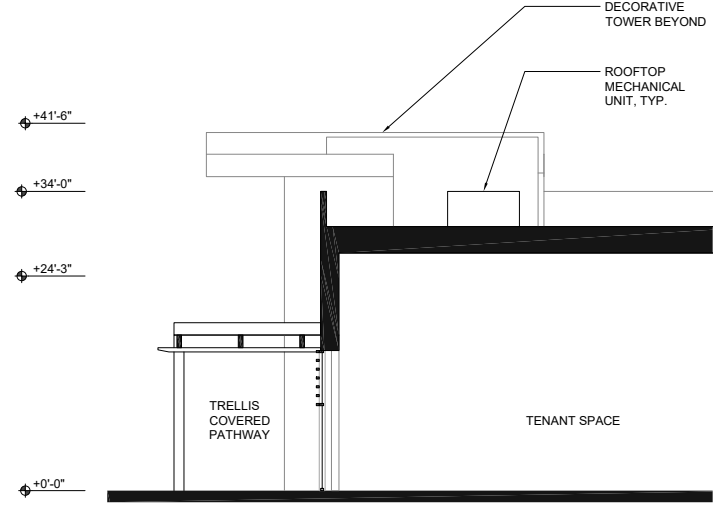




SOUTH ELEVATION



EAST ELEVATION



SECTION



SHOPS 2A PERSPECTIVE



SHOPS 2A TRELLIS PERSPECTIVE

MATERIAL FINISH



T1 - PORCELAIN TILE TILE SHOP DIAMOND SHAPE - GREY

T2 - PORCELAIN TILE TILE SHOP DIAMOND SHAPE - WHITE



C1A - FIBER CEMENT HARDIE ARTISAN V-GROOVE SEAGRASS - WARM CLAY

C1B - FIBER CEMENT HARDIE ARTISAN V-GROOVE SEAGRASS - TIMBER BARK

C2 - FIBER CEMENT NICHIIHA BARK



P2 - PAINT KELLY-MOORE ZIN CLUSTER

P3 - PAINT KELLY-MOORE IRONWOOD

P6 - PAINT KELLY-MOORE PEARLY WHITE



P11 - PAINT KELLY-MOORE STILETTO

P13 - PAINT KELLY-MOORE SHADOW CLIFF

L2 - LIGHT SCONCE LIGMAN LIGHTING VANCOUVER

MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRG)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

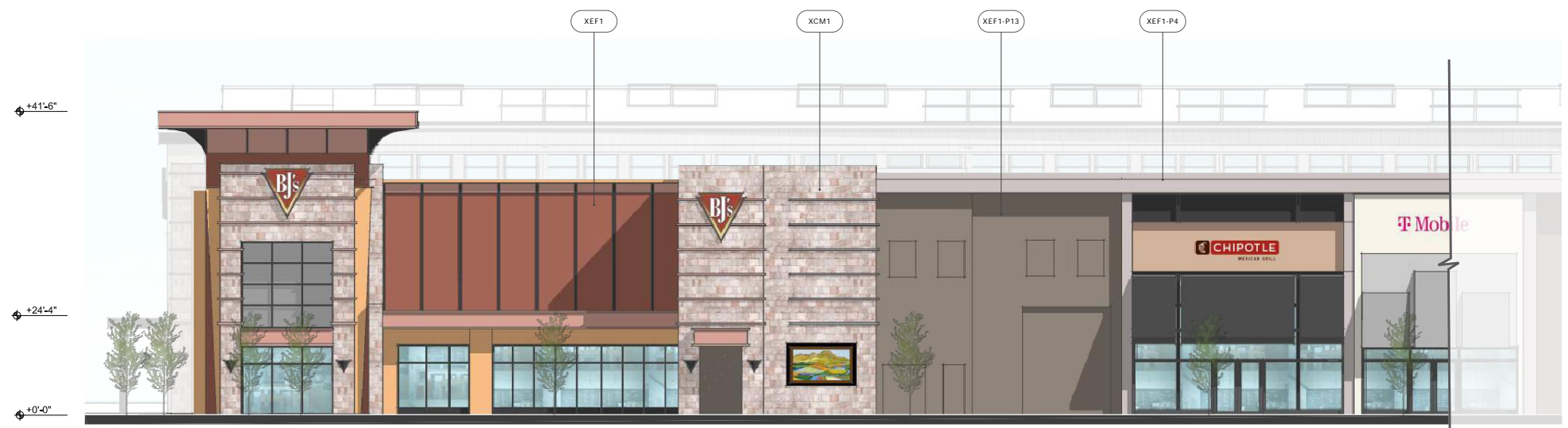
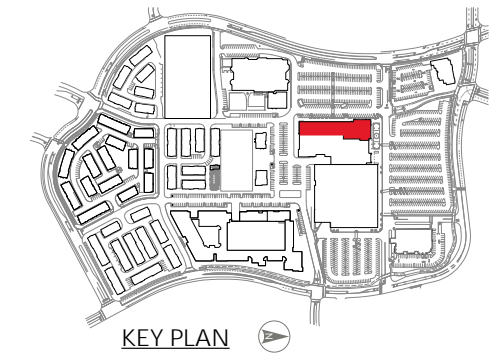
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- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

NOTES

- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only



2025 MASTER PLAN - SHOPS 2A ELEVATIONS



WEST ELEVATION - NORTH



WEST ELEVATION - SOUTH

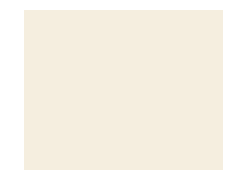
MATERIAL FINISH



T1 - PORCELAIN TILE  
TILE SHOP  
DIAMOND SHAPE - GREY



P3 - PAINT  
KELLY-MOORE  
IRONWOOD



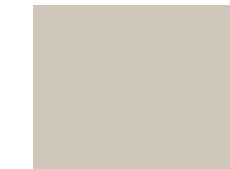
P8 - PAINT  
KELLY-MOORE  
WHITEWASHED FENCE



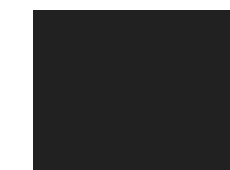
P13 - PAINT  
KELLY-MOORE  
SHADOW CLIFF



T2 - PORCELAIN TILE  
TILE SHOP  
DIAMOND SHAPE - WHITE



P4 - PAINT  
KELLY-MOORE  
LOVER'S HIDEAWAY



P11 - PAINT  
KELLY-MOORE  
STILETTO



L2 - LIGHT SCONCE  
LIGMAN LIGHTING  
VANCOUVER

MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRG)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
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- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

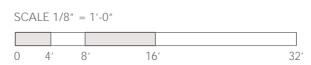
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- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
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- TT2 Tenant signage by others

EXISTING TO REMAIN

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- XCM1 Existing CMU to remain
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- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

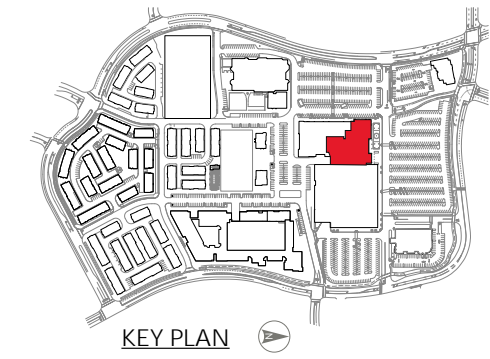
NOTES

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- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only



2025 MASTER PLAN - SHOPS 2A ELEVATIONS



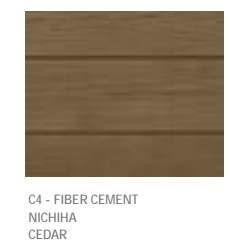


SOUTH MALL ELEVATION REFERENCE (NOT TO SCALE)



NORTH MALL ELEVATION REFERENCE (NOT TO SCALE)

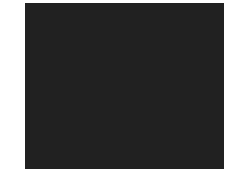
MATERIAL FINISH



P4 - PAINT  
KELLY-MOORE  
LOVER'S HIDEAWAY



P10 - PAINT  
KELLY-MOORE  
BARNWOOD



P11 - PAINT  
KELLY-MOORE  
STILETTO

MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRC)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
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- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

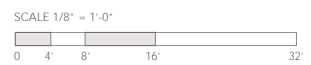
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- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

NOTES

- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only

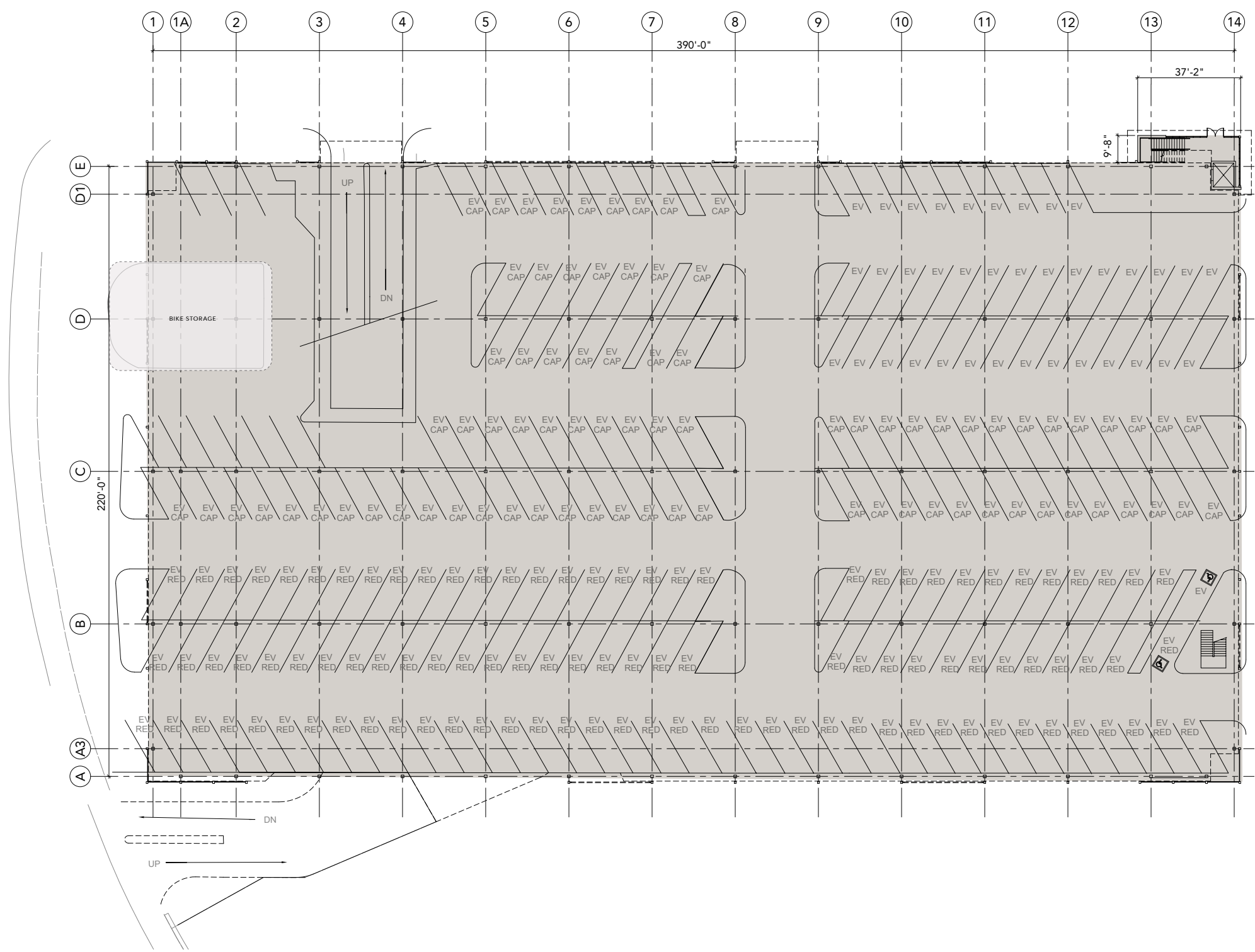
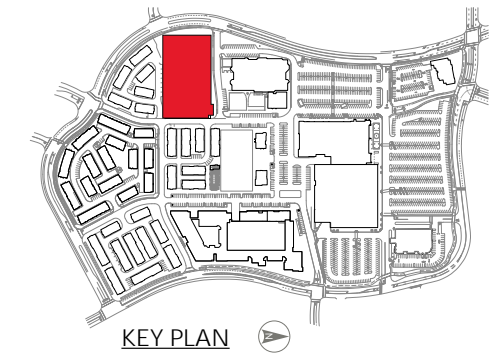


NORTH ELEVATION



2025 MASTER PLAN - MAJOR 2 ELEVATIONS





**LEGEND**

SHOPS	
PAD	
MAJOR	
STRUCTURED PARKING	
SERVICE	

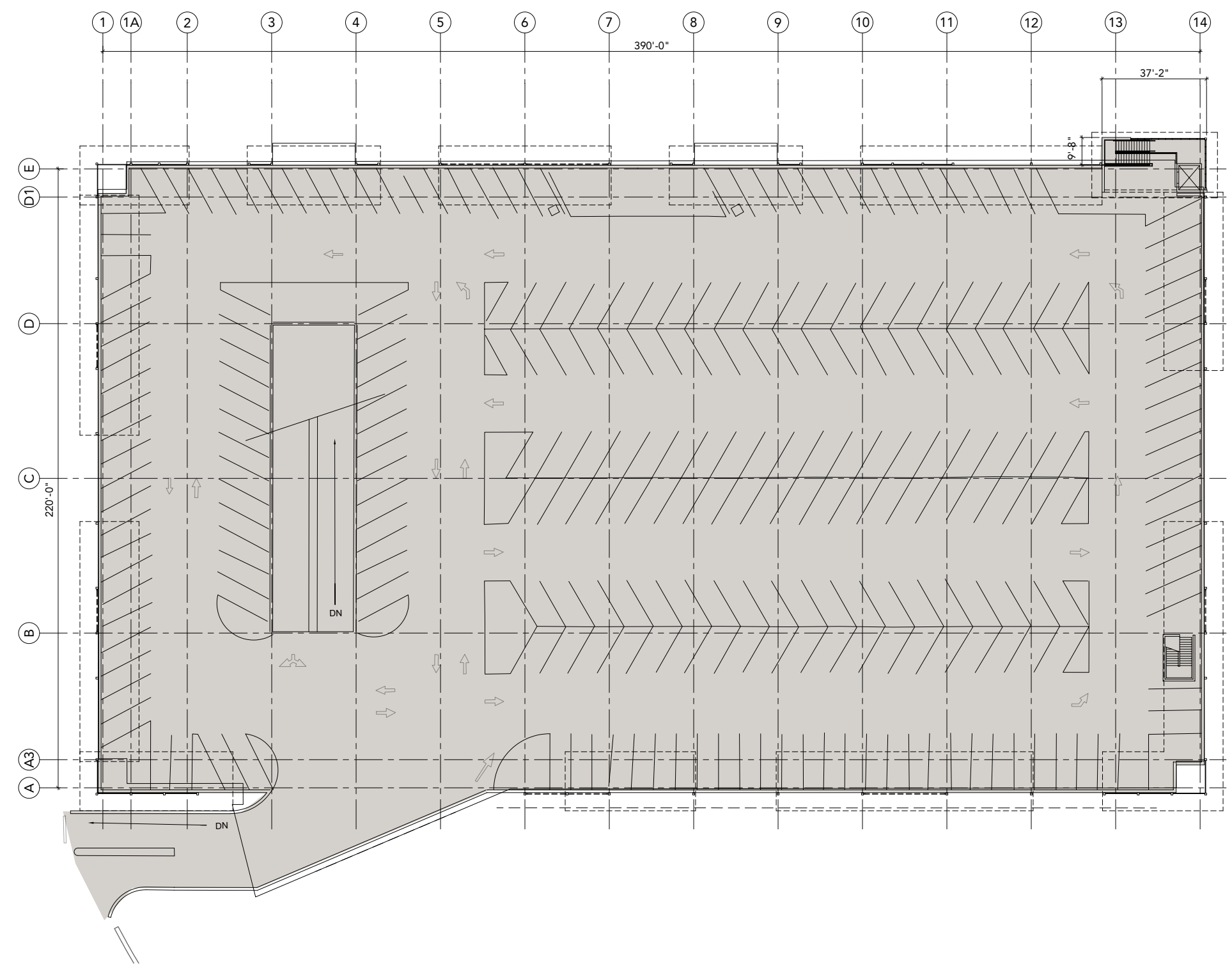
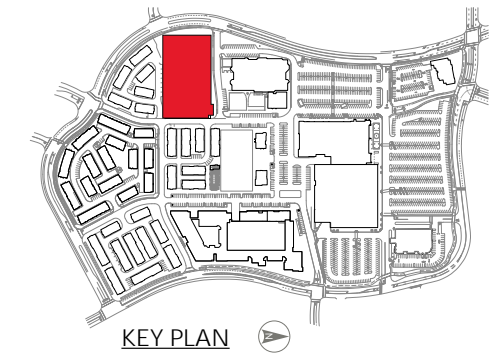
**BUILDING SUMMARY**

2-STORY PARKING STRUCTURE  
 LOW-HAZARD GROUP S-2 - PARKING GARAGE  
 CONSTRUCTION TYPE - IA  
 STREET LOWER LEVEL - FULLY SPRINKLERED



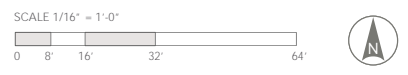
2025 MASTER PLAN - PARKING STRUCTURE STREET LEVEL FLOOR PLAN





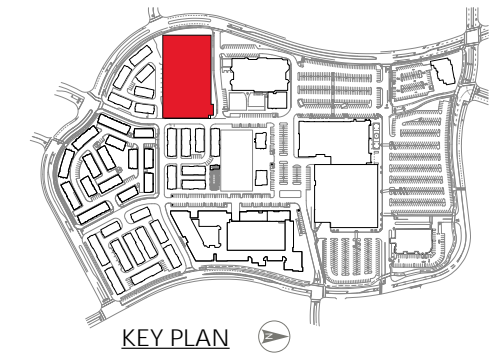
**LEGEND**

SHOPS	
PAD	
MAJOR	
STRUCTURED PARKING	
SERVICE	



2025 MASTER PLAN - PARKING STRUCTURE UPPER LEVEL FLOOR PLAN





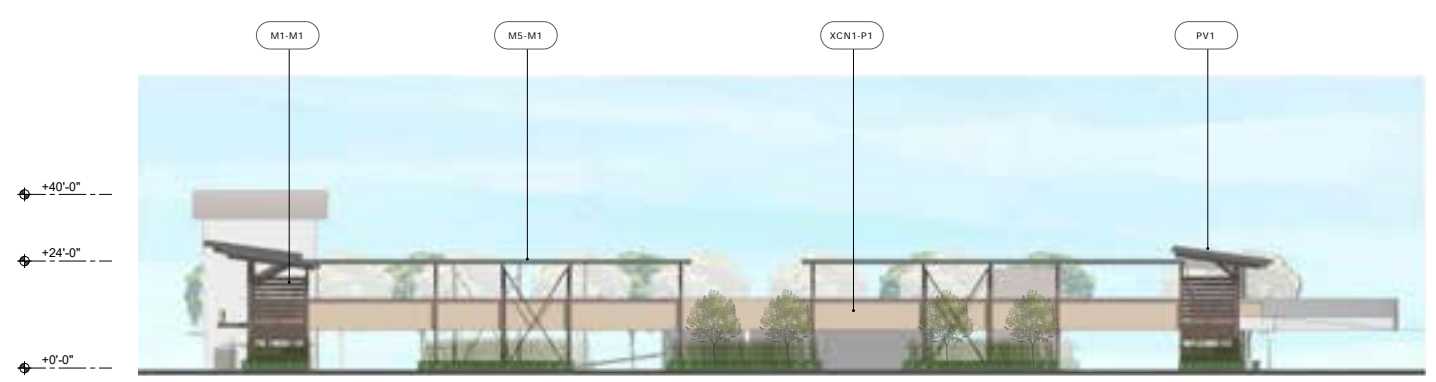
**NORTH ELEVATION**



**EAST ELEVATION**



**SOUTH ELEVATION**

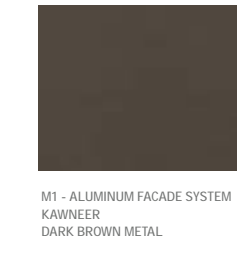


**WEST ELEVATION**



**ENTRY TOWER PERSPECTIVE**

**MATERIAL FINISH**



P1 - PAINT  
KELLY-MOORE  
CHAMPAGNE



P15 - PAINT  
KELLY-MOORE  
UNION STATION

**MATERIAL TYPE**

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skin Coat Stucco (\*)
- CN1 Concrete Base (GFRC)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

**MISCELLANEOUS ITEMS**

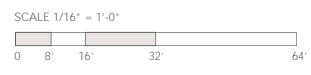
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- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

**EXISTING TO REMAIN**

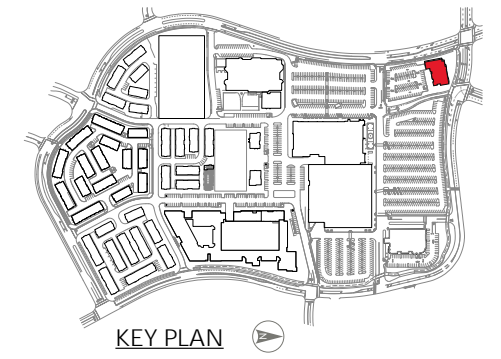
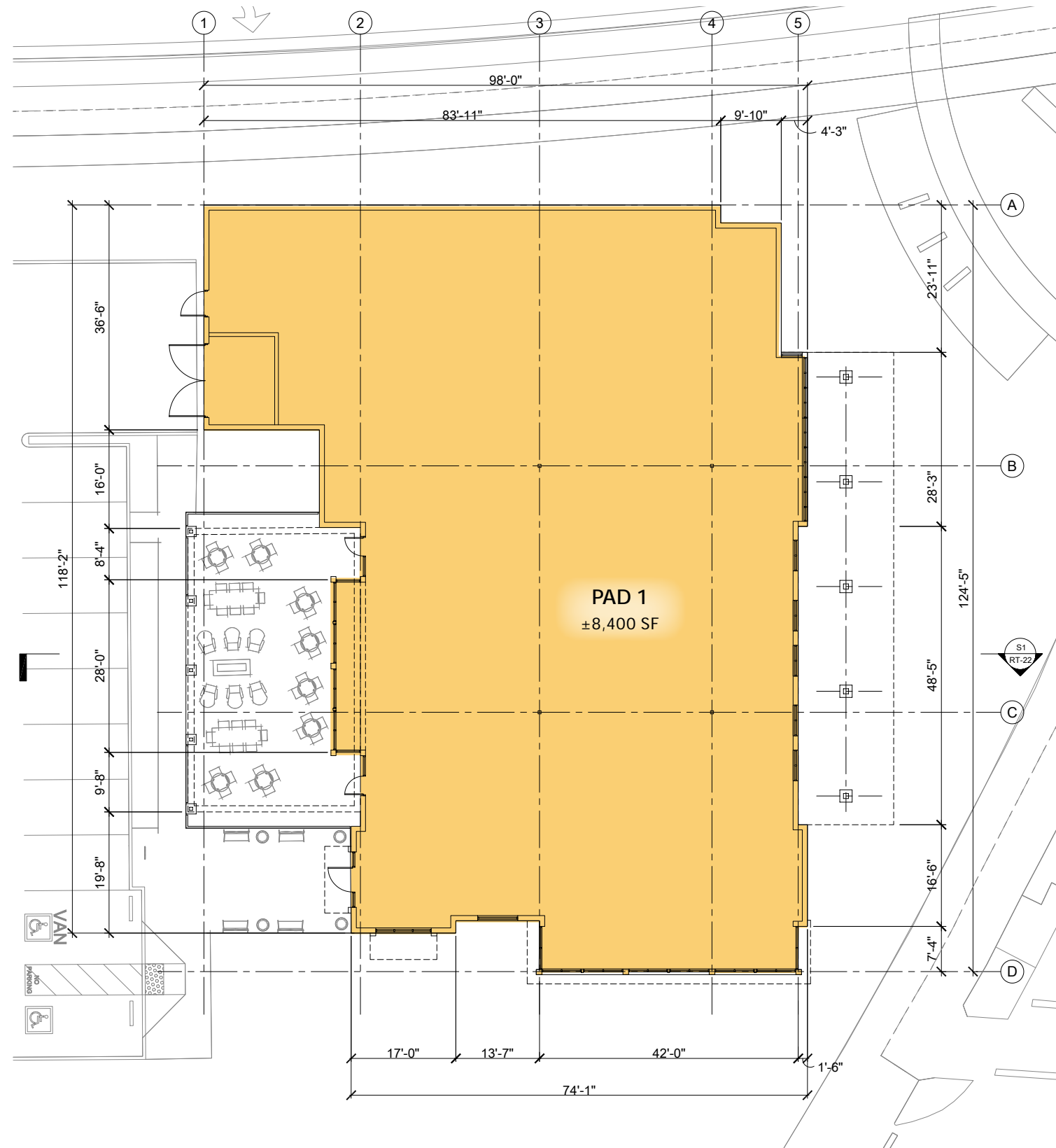
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- XCN1 Existing Concrete to remain

**NOTES**

- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
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**BUILDING SUMMARY**

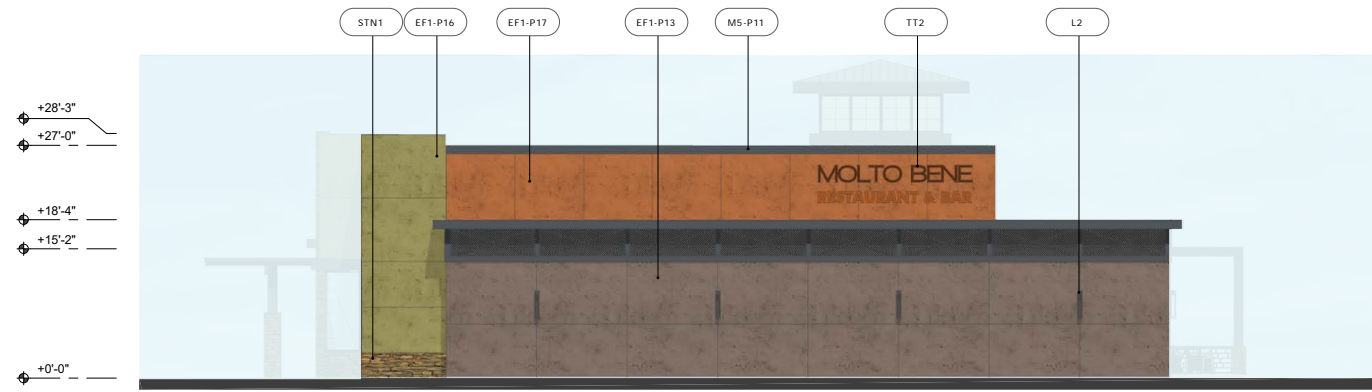
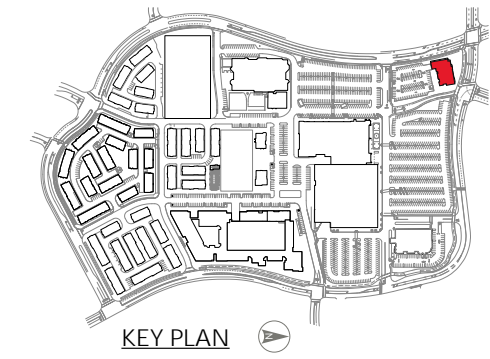
1-STORY BUILDING  
 ASSEMBLY GROUP A-2 - RESTAURANT USE  
 CONSTRUCTION TYPE - VB FULLY SPRINKLERED

**LEGEND**

SHOPS	
PAD	
MAJOR	
STRUCTURED PARKING	
SERVICE	



2025 MASTER PLAN - PAD 1 FLOOR PLAN



WEST ELEVATION



NORTH ELEVATION

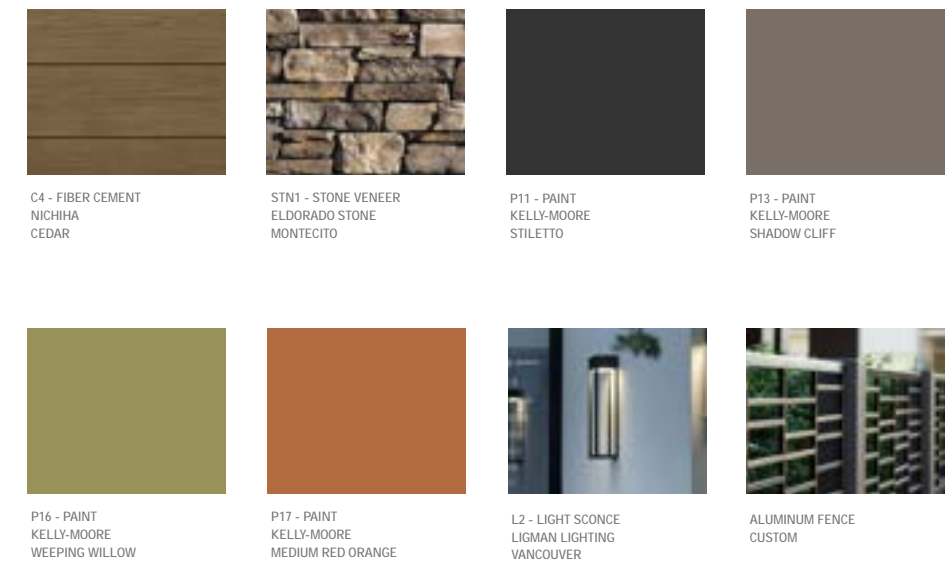


EAST ELEVATION



SOUTH ELEVATION

MATERIAL FINISH



MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skin Coat Stucco (\*)
- CN1 Concrete Base (GFRC)
- EF1 Stucco - Textured Finish (\*)
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- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
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- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
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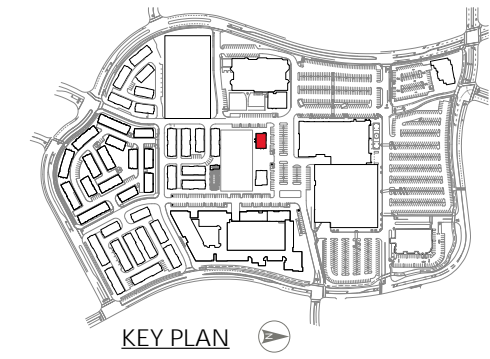
NOTES

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- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only

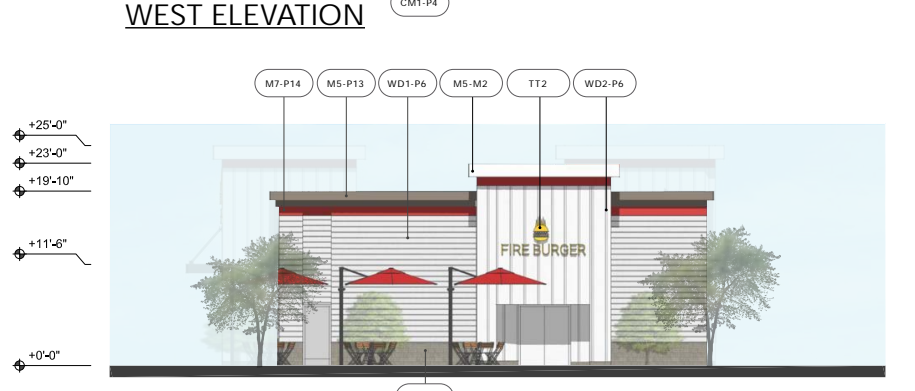
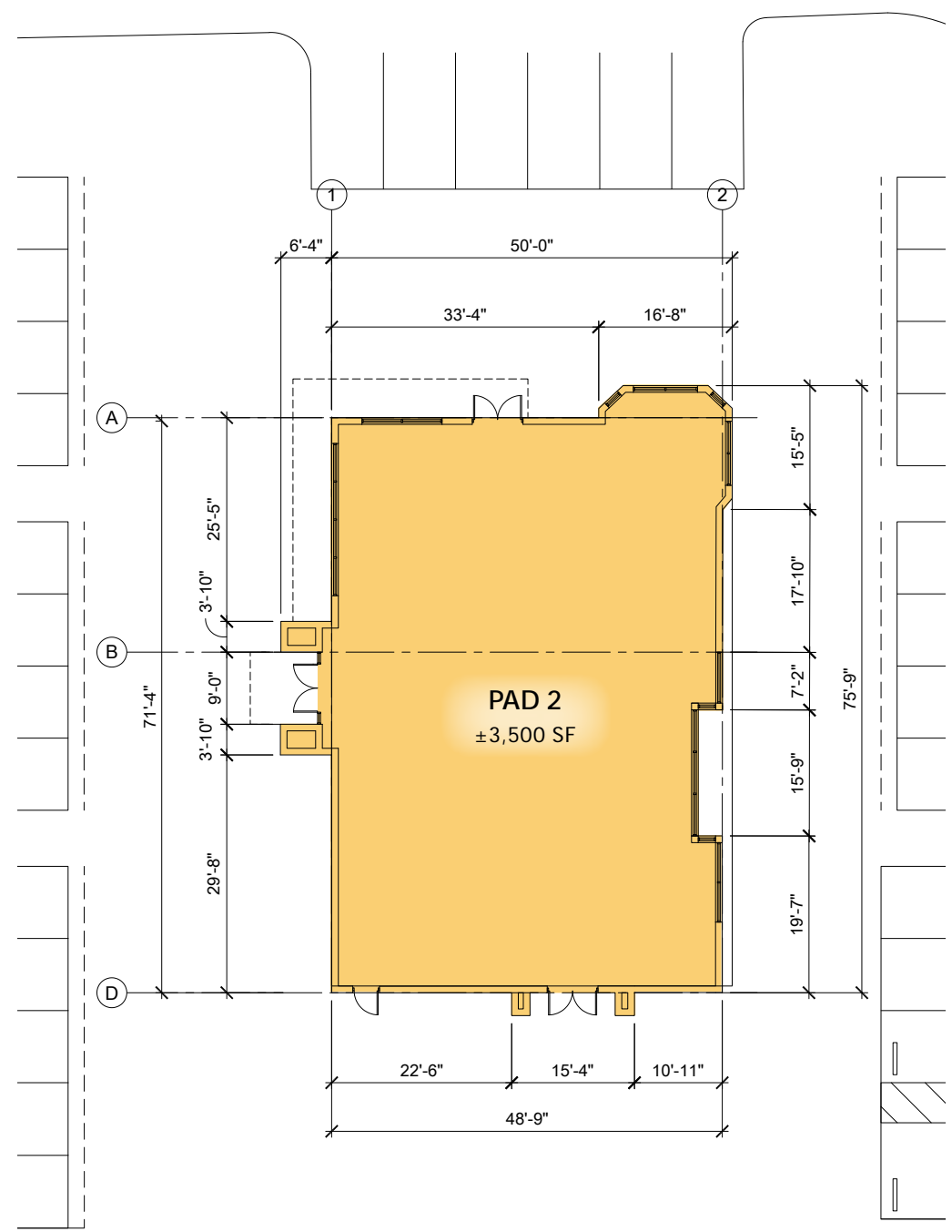


2025 MASTER PLAN - PAD 1 ELEVATIONS





MATERIAL FINISH	MATERIAL TYPE
	BR1 Thin Brick
	BR2 Face Brick, Roman
	CT1 Ceramic / Porcelain Tile
	CM1 CMU, Smooth Finish, Painted
	CM2 CMU with Skim Coat Stucco (*)
	CN1 Concrete Base (GFRG)
	EF1 Stucco - Textured Finish (*)
	EF2 Stucco - Smooth Finish (*)
	GL1 Glazing, Translucent
	M1 Decorative Steel Frame
	M2 Aluminum Infill Panel
	M3 Steel Trellis
	M4 Steel Entry Canopy
	M5 Metal Fascia and Coping
	M6 Steel Structure
	M7 Aluminum Break Metal
	M8 Decorative Laser Cut Metal Panel
	M9 Aluminum Composite Metal Panel
	M10 Corrugated Metal
	WD1 Wood - Lap Siding (**)
	WD2 Wood - Board and Batten Siding (**)
	WD3 Wood - Rustic Barnwood (***)
	WD4 Wood - Vertical Siding (**)
P4 - PAINT KELLY-MOORE LOVER'S HIDEAWAY	
P6 - PAINT KELLY-MOORE PEARLY WHITE	
P12 - PAINT KELLY-MOORE VOLCANIC ROCK	
P13 - PAINT KELLY-MOORE SHADOW CLIFF	
P14 - PAINT KELLY-MOORE COSTA RICAN PALM	
MISCELLANEOUS ITEMS	
ART1 Mural or Artwork, TBD	
EGP Environmental Graphic Panel	
FAB1 Fabric awning	
LT1 Decorative Light Fixture	
LP1 Landscape Planter and Green Screen	
LED1 LED Screen by others	
PV1 Photovoltaic Solar Panels	
TT1 Tenant storefront infill by others	
TT2 Tenant signage by others	
EXISTING TO REMAIN	
XBR1 Existing Brick to remain	
XM1 Existing Steel Trellis to remain	
XCT1 Existing Tile to remain	
XCM1 Existing CMU to remain	
XRF1 Existing Roof to remain	
XEF1 Existing Stucco to remain	
XCN1 Existing Concrete to remain	
NOTES	
(*) Elastomeric Coating	
(**) Wood-like Fiber-cement Board	
(***) Wood-like Interlocking Wall Panels	
(****) Aesthetic Intent Only	



FLOOR PLAN

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

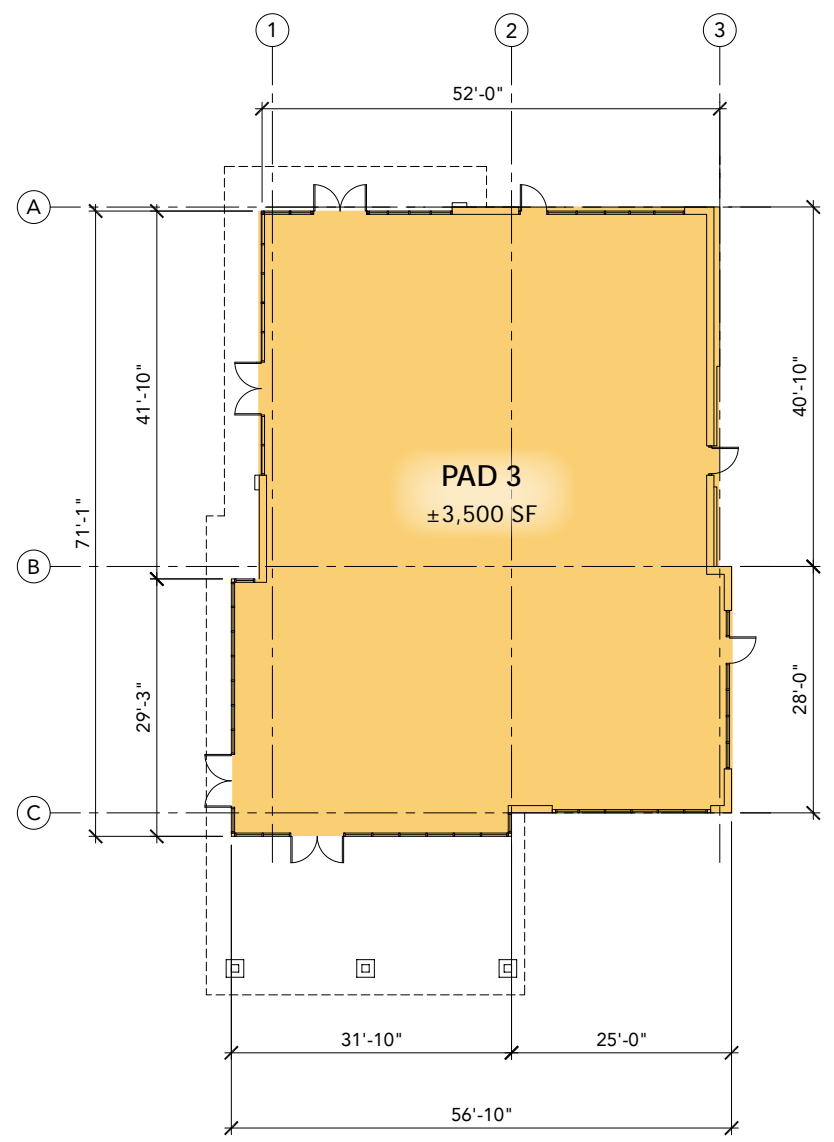
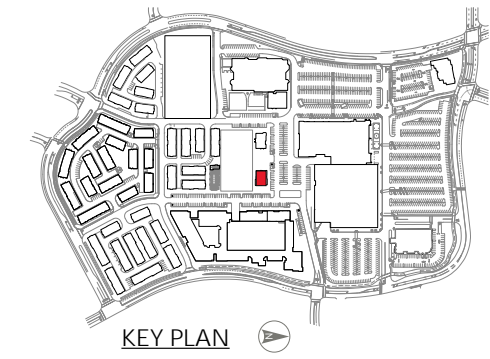
SOUTH ELEVATION



**BUILDING SUMMARY**

1-STORY BUILDING  
 ASSEMBLY GROUP A-2 - RESTAURANT USE  
 CONSTRUCTION TYPE - VB FULLY SPRINKLERED

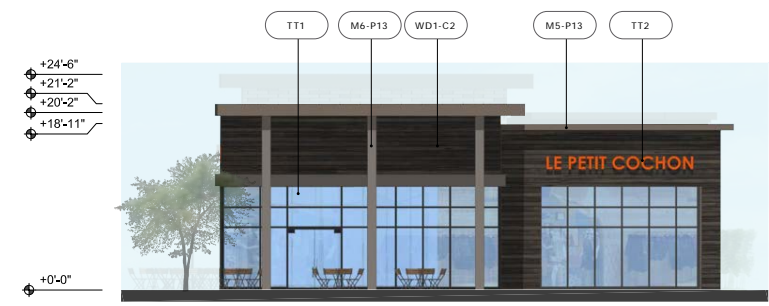
2025 MASTER PLAN - PAD 2 FLOOR PLAN + ELEVATIONS



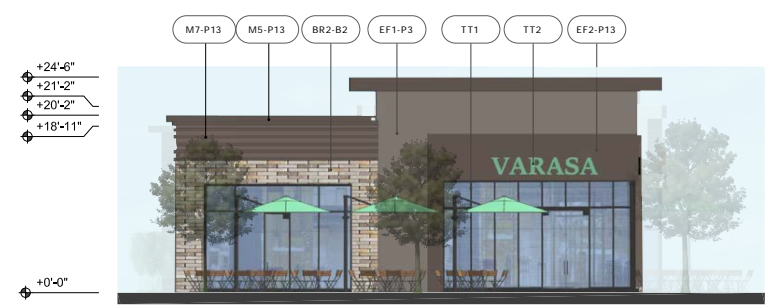
FLOOR PLAN



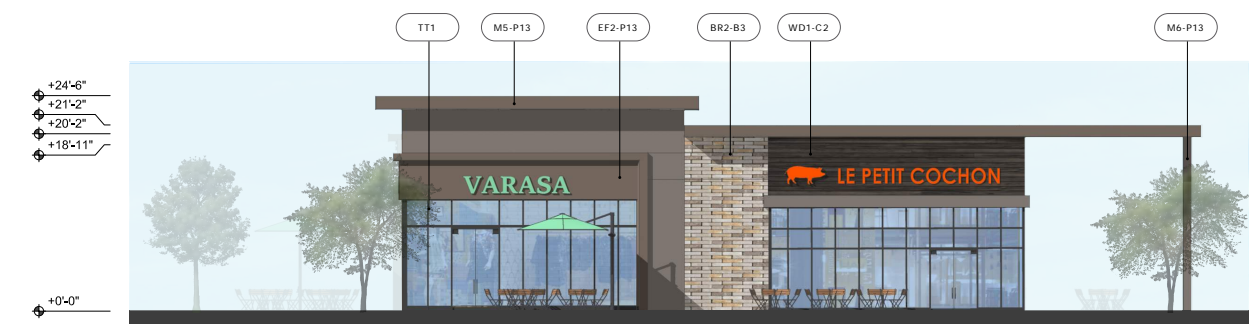
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

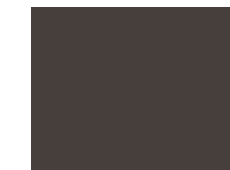
MATERIAL FINISH



B3 - BRICK  
BELDEN ROMAN BRICK  
TAN & BROWN MIX -



C2 - FIBER CEMENT  
NICHHA  
BARK



P2 - PAINT  
KELLY-MOORE  
ZIN CLUSTER



P3 - PAINT  
KELLY-MOORE  
IRONWOOD



P13 - PAINT  
KELLY-MOORE  
SHADOW CLIFF

MATERIAL TYPE

- BR1 Thin Brick
- BR2 Face Brick, Roman
- CT1 Ceramic / Porcelain Tile
- CM1 CMU, Smooth Finish, Painted
- CM2 CMU with Skim Coat Stucco (\*)
- CN1 Concrete Base (GFRG)
- EF1 Stucco - Textured Finish (\*)
- EF2 Stucco - Smooth Finish (\*)
- GL1 Glazing, Translucent
- M1 Decorative Steel Frame
- M2 Aluminum Infill Panel
- M3 Steel Trellis
- M4 Steel Entry Canopy
- M5 Metal Fascia and Coping
- M6 Steel Structure
- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
- M9 Aluminum Composite Metal Panel
- M10 Corrugated Metal
- WD1 Wood - Lap Siding (\*\*)
- WD2 Wood - Board and Batten Siding (\*\*)
- WD3 Wood - Rustic Barnwood (\*\*\*)
- WD4 Wood - Vertical Siding (\*\*)

MISCELLANEOUS ITEMS

- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain
- XCN1 Existing Concrete to remain

NOTES

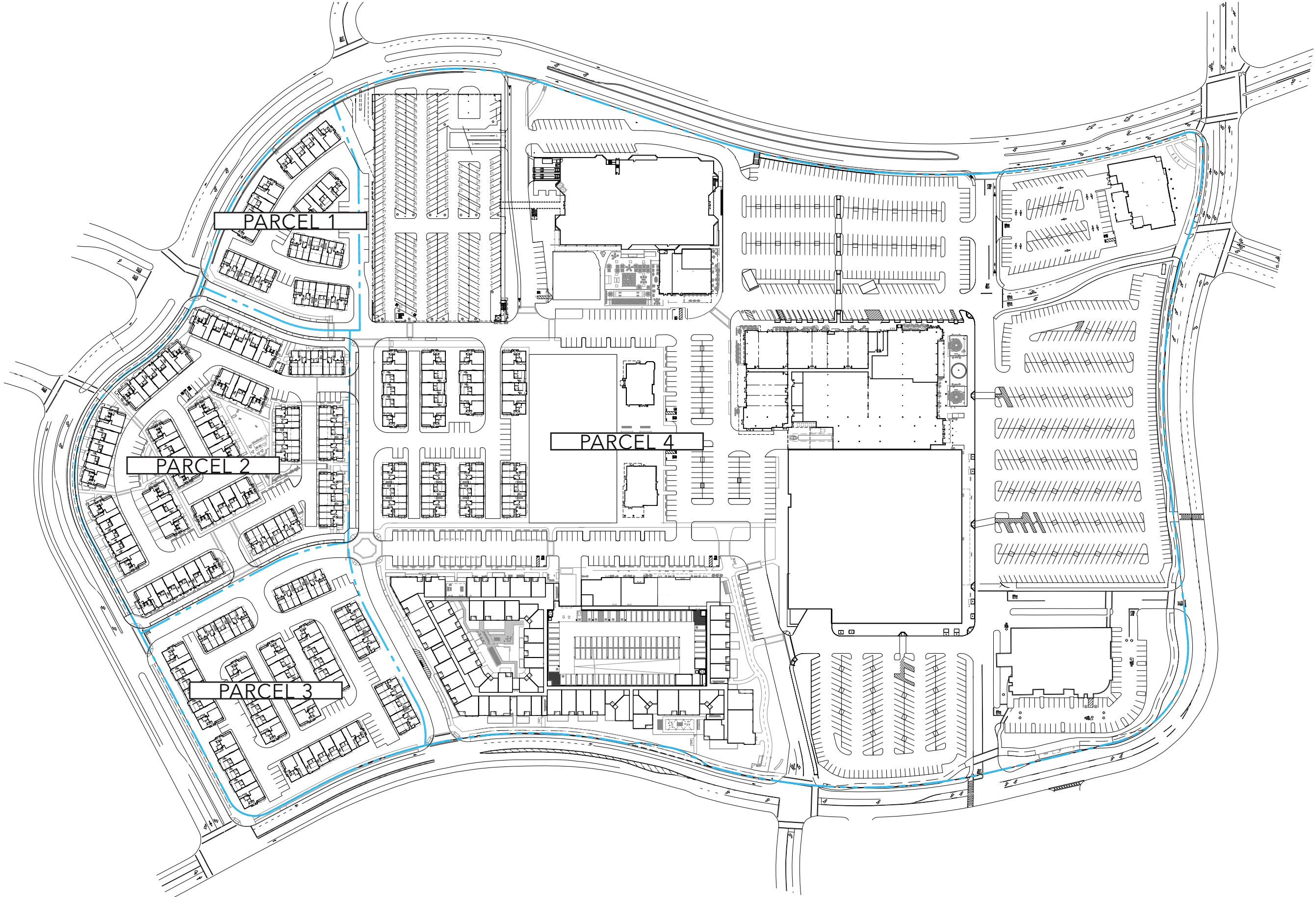
- (\*) Elastomeric Coating
- (\*\*) Wood-like Fiber-cement Board
- (\*\*\*) Wood-like Interlocking Wall Panels
- (\*\*\*\*) Aesthetic Intent Only

BUILDING SUMMARY

1-STORY BUILDING  
ASSEMBLY GROUP A-2 - RESTAURANT USE  
MERCANTILE GROUP M - RETAIL USE  
CONSTRUCTION TYPE - VB FULLY SPRINKLERED

2025 MASTER PLAN - PAD 3 FLOOR PLAN + ELEVATIONS





SCALE 1" = 60'-0"  
 0 30' 60' 120' 240'



2025 SB330 MASTER PLAN - STREET LEVEL

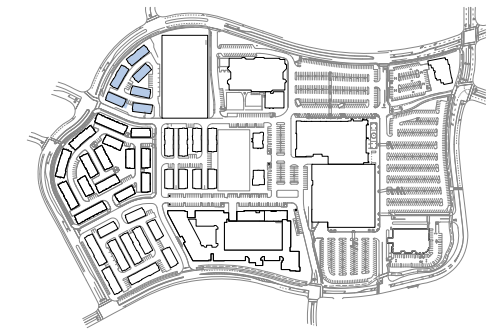
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN







KEY PLAN

**PARCEL 1 - PROJECT DESCRIPTION**

A 38-UNIT TOWNHOME PROJECT CONSISTING OF 6 3-STORY TYPE-V BUILDINGS.

**PARCEL 1 - PARKING SUMMARY**

ASSIGNED RESIDENTIAL STALLS IN GARAGE	UNASSIGNED OUTDOOR GUEST STALLS			TOTAL STALLS PROVIDED
	STANDARD STALLS	(5% REQUIRED)		
		STANDARD ADA STALLS	VAN ADA STALLS	
58	18	3	2	81
		23		
EV REQUIREMENT FOR OUTDOOR PARKING				
EV CHARGER REQUIRED	15% OF TOTAL PARKING			4
EV CHARGER PROVIDED				4
EV READY REQUIRED	85% OF TOTAL PARKING			19
EV READY PROVIDED				19
A 40 AMPERE 208/240 VOLT DEDICATED EV BRANCH CIRCUIT TO BE INSTALLED IN GARAGE FOR EACH UNIT				

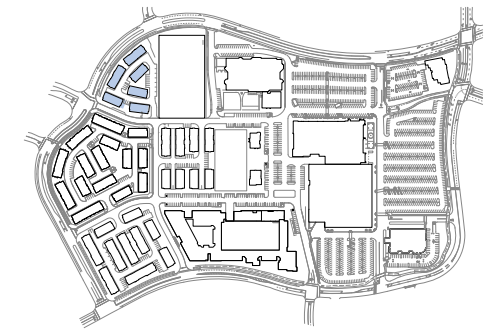
**PARCEL 1 - RESIDENTIAL SQUARE FOOTAGE**

LEVEL	RESIDENTIAL R- 2 OCC.	RESIDENTIAL AREA (EXCLUDING GARAGE)	GARAGE S-2 OCC.
LEVEL 1	10,259 sf	10,259 sf	12,817 sf
LEVEL 2	22,341 sf	22,341 sf	
LEVEL 3	22,212 sf	22,212 sf	
<b>TOTAL</b>	<b>54,813 sf</b>	<b>54,813 sf</b>	<b>12,817 sf</b>

**PARCEL 1 - UNIT SUMMARY**

UNIT TYPE	UNIT FLOOR AREA	GARAGE	UNIT COUNT	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %	
1 BR'S	SOLO PLAN 1	470 sf	SINGLE	6	2,820 sf	6	16%
2 BR'S	SPLIT PLAN 2	1503 sf	2 CAR	6	9,018 sf	18	47%
	SOLO PLAN 2	1358 sf	SINGLE	6	8,148 sf		
	SOLO PLAN 3	1,575 sf	SINGLE	6	9,450 sf		
3 BR'S	SPLIT PLAN 1	1,441 sf	2 CAR TANDEM	6	8,646 sf	8	21%
	SPLIT PLAN 3	2,019 sf	2 CAR	2	4,038 sf		
4 BR'S	SPLIT PLAN 4	2,107 sf	2 CAR	3	6,321 sf	6	16%
	SOLO PLAN 4	2,092 sf	2 CAR	0	0,000 sf		
	SOLO PLAN 5	2,124 sf	2 CAR	3	6,372 sf		
<b>TOTAL UNITS</b>				<b>38</b>	<b>54,813 sf</b>	<b>38</b>	<b>100%</b>





KEY PLAN



SCALE 1" = 20'-0"  
0 10' 20' 40' 80'



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 1 - LEVEL 1 FLOOR PLAN

# NORTHGATE TOWN SQUARE

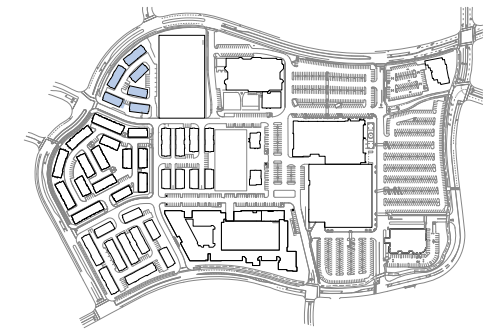
REDEVELOPMENT PLAN



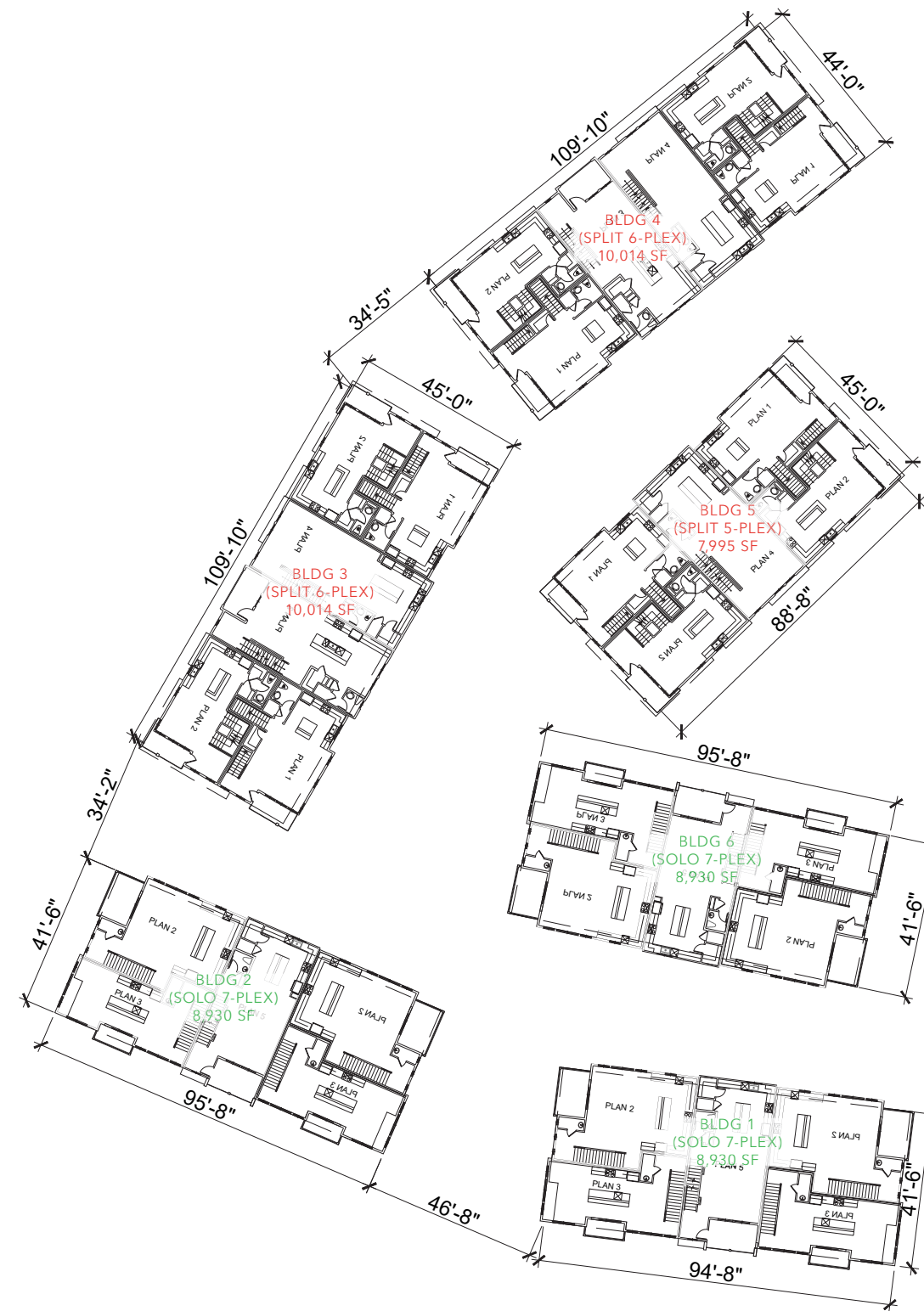
CSW | ST2



RE-3



KEY PLAN



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 1 - LEVEL 2 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

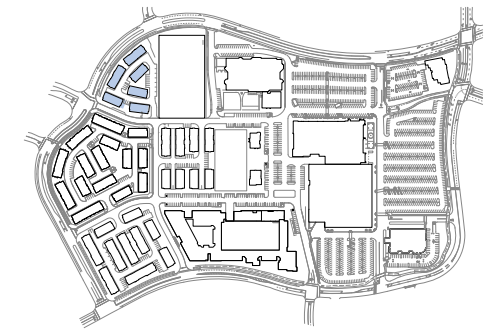


CSW | ST 2



RE-4





KEY PLAN



SCALE 1" = 20'-0"



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 1 - LEVEL 3 FLOOR PLAN

# NORTHGATE TOWN SQUARE

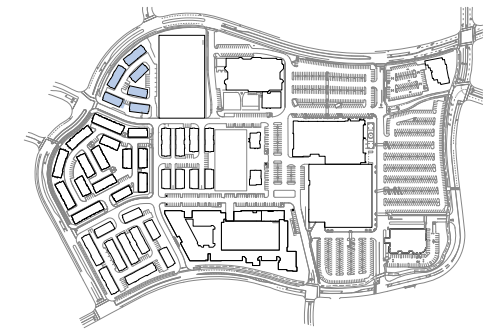
REDEVELOPMENT PLAN



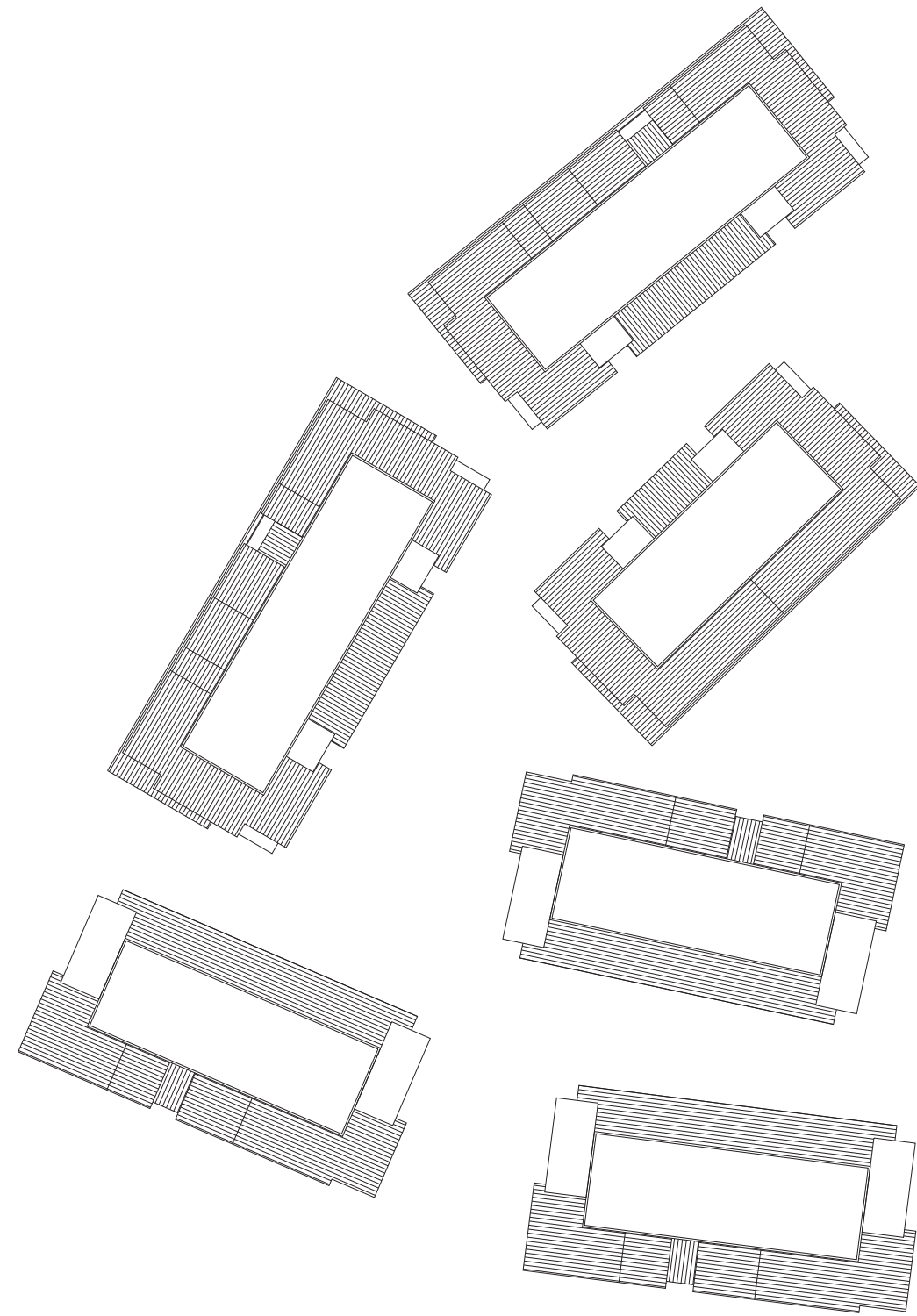
CSW | ST 2



RE-5



KEY PLAN



SCALE 1" = 20'-0"



NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.

PARCEL 1 - ROOF PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

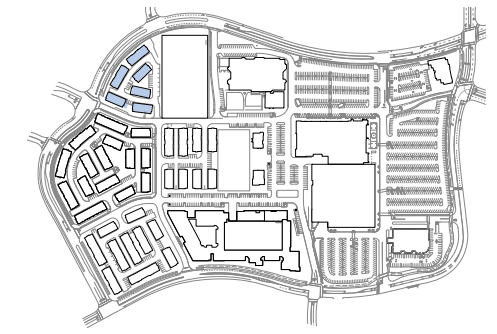


CSW | ST2



RE-6





KEY PLAN

- 

**B2** FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

**B3** FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

**F2** CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

**F1** CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

**G2** GUARDRAIL
- 

**L1** WALL MOUNTED  
LIGHT FIXTURE

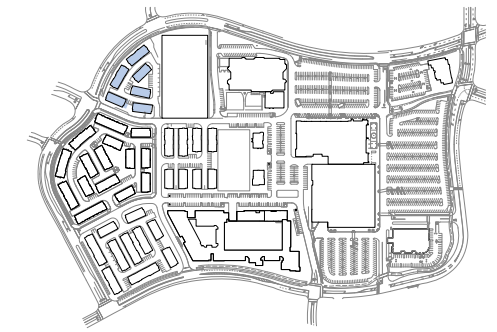


NORTH ELEVATION



EAST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 1 - BUILDING ELEVATIONS



KEY PLAN

- 

**B2** FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

**B3** FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

**F2** CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

**F1** CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

**G2** GUARDRAIL
- 

**L1** WALL MOUNTED  
LIGHT FIXTURE



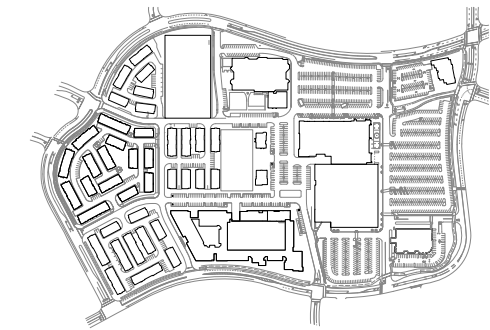
SOUTH ELEVATION



WEST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 1 - BUILDING ELEVATIONS





KEY PLAN



SPLIT 5-PLEX TOWNHOME - LEFT



SPLIT 5-PLEX TOWNHOME - RIGHT



SPLIT 5-PLEX TOWNHOME - FRONT



SPLIT 5-PLEX TOWNHOME - REAR

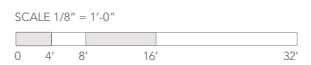
- B2** FIBER CEMENT PANEL TRESPA - PURA AGED ASH

**F2** CEMENT PLASTER SW 7020 BLACK FOX

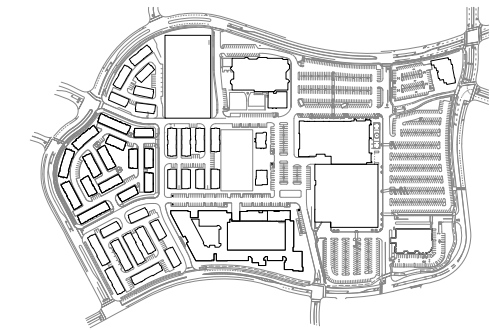
**G2** GUARDRAIL
- B3** FIBER CEMENT PANEL TRESPA - PURA SIBERIAN LARCH

**F1** CEMENT PLASTER SW 7553 FRAGILE BEAUTY

**L1** WALL MOUNTED LIGHT FIXTURE



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
TYPICAL TOWNHOME ELEVATIONS - SPLIT 5-PLEX



KEY PLAN



SPLIT 6-PLEX TOWNHOME - LEFT




SPLIT 6-PLEX TOWNHOME - RIGHT

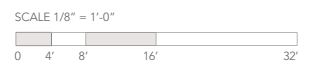


SPLIT 6-PLEX TOWNHOME - FRONT



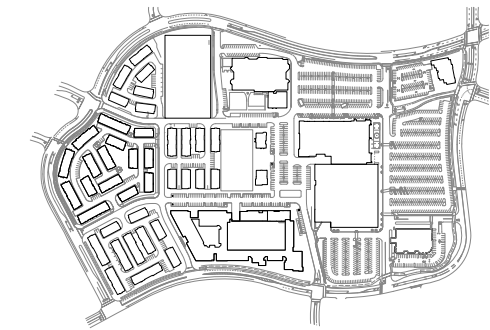
SPLIT 6-PLEX TOWNHOME - REAR

-  **B2** FIBER CEMENT PANEL TRESPA - PURA AGED ASH
-  **B3** FIBER CEMENT PANEL TRESPA - PURA SIBERIAN LARCH
-  **F2** CEMENT PLASTER SW 7020 BLACK FOX
-  **F1** CEMENT PLASTER SW 7553 FRAGILE BEAUTY
-  **G2** GUARDRAIL
-  **L1** WALL MOUNTED LIGHT FIXTURE



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
TYPICAL TOWNHOME ELEVATIONS - SPLIT 6-PLEX





KEY PLAN



SPLIT 7-PLEX TOWNHOME - LEFT



SPLIT 7-PLEX TOWNHOME - RIGHT



SPLIT 7-PLEX TOWNHOME - FRONT



SPLIT 7-PLEX TOWNHOME - REAR

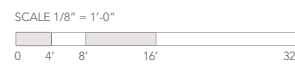
- B2** FIBER CEMENT PANEL TRESPA - PURA AGED ASH

**F2** CEMENT PLASTER SW 7020 BLACK FOX

**G2** GUARDRAIL
- B3** FIBER CEMENT PANEL TRESPA - PURA SIBERIAN LARCH

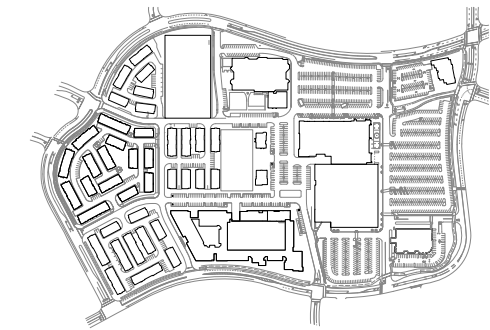
**F1** CEMENT PLASTER SW 7553 FRAGILE BEAUTY

**L1** WALL MOUNTED LIGHT FIXTURE



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
TYPICAL TOWNHOME ELEVATIONS - SPLIT 7-PLEX





KEY PLAN



SPLIT 8-PLEX TOWNHOME - LEFT



SPLIT 8-PLEX TOWNHOME - RIGHT



SPLIT 8-PLEX TOWNHOME - FRONT



SPLIT 8-PLEX TOWNHOME - REAR

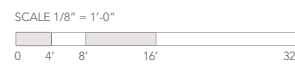
- (B2) FIBER CEMENT PANEL TRESPA - PURA AGED ASH

(F2) CEMENT PLASTER SW 7020 BLACK FOX

(G2) GUARDRAIL
- (B3) FIBER CEMENT PANEL TRESPA - PURA SIBERIAN LARCH

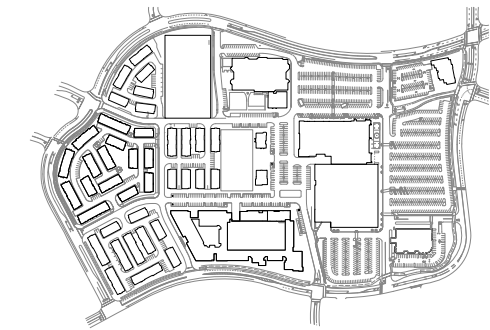
(F1) CEMENT PLASTER SW 7553 FRAGILE BEAUTY

(L1) WALL MOUNTED LIGHT FIXTURE



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
TYPICAL TOWNHOME ELEVATIONS - SPLIT 8-PLEX





KEY PLAN



SOLO 7-PLEX TOWNHOME - LEFT









SOLO 7-PLEX TOWNHOME - RIGHT

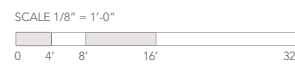


SOLO 7-PLEX TOWNHOME - FRONT

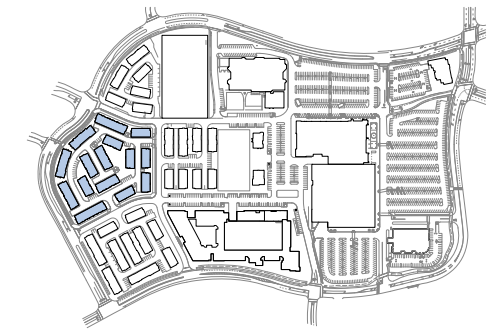


SOLO 7-PLEX TOWNHOME - REAR

-  B2 FIBER CEMENT PANEL TRESPA - PURA AGED ASH
-  B3 FIBER CEMENT PANEL TRESPA - PURA SIBERIAN LARCH
-  F2 CEMENT PLASTER SW 7020 BLACK FOX
-  F1 CEMENT PLASTER SW 7553 FRAGILE BEAUTY
-  G2 GUARDRAIL
-  L1 WALL MOUNTED LIGHT FIXTURE



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
TYPICAL TOWNHOME ELEVATIONS - SOLO 7-PLEX



KEY PLAN

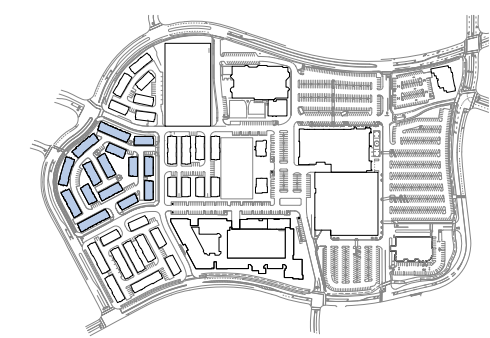
PARCEL 2 - PROJECT DESCRIPTION				
A 100-UNIT TOWNHOME PROJECT CONSISTING OF 15 3-STORY TYPE-V BUILDINGS.				
PARCEL 2 - PARKING SUMMARY				
ASSIGNED RESIDENTIAL STALLS IN GARAGE	UNASSIGNED OUTDOOR GUEST STALLS			TOTAL STALLS PROVIDED
	STANDARD STALLS	(5% REQUIRED)		
		STANDARD ADA STALLS	VAN ADA STALLS	
170	40	3	2	215
	45			
EV REQUIREMENT FOR OUTDOOR PARKING				
EV CHARGER REQUIRED	15% OF TOTAL PARKING			7
EV CHARGER PROVIDED				7
EV READY REQUIRED	85% OF TOTAL PARKING			38
EV READY PROVIDED				38
A 40 AMPERE 208/240 VOLT DEDICATED EV BRANCH CIRCUIT TO BE INSTALLED IN GARAGE FOR EACH UNIT				

PARCEL 2 - RESIDENTIAL SQUARE FOOTAGE			
LEVEL	RESIDENTIAL R- 2 OCC.	RESIDENTIAL AREA (EXCLUDING GARAGE)	GARAGE S-2 OCC.
LEVEL 1	28,789 sf	28,789 sf	37,405 sf
LEVEL 2	64,029 sf	64,029 sf	
LEVEL 3	62,507 sf	62,507 sf	
<b>TOTAL</b>	<b>155,325 sf</b>	<b>155,325 sf</b>	<b>37,405 sf</b>

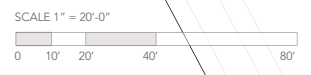
PARCEL 2 - UNIT SUMMARY							
	UNIT TYPE	UNIT FLOOR AREA	GARAGE	UNIT COUNT	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
1 BR'S	SOLO PLAN 1	470 sf	SINGLE	10	4,700 sf	10	10%
2 BR'S	SPLIT PLAN 2	1503 sf	2 CAR	20	30,060 sf	40	40%
	SOLO PLAN 2	1358 sf	SINGLE	10	13,580 sf		
	SOLO PLAN 3	1,575 sf	SINGLE	10	15,750 sf		
3 BR'S	SPLIT PLAN 1	1,441 sf	2 CAR TANDEM	20	28,820 sf	30	30%
	SPLIT PLAN 3	2,019 sf	2 CAR	10	20,190 sf		
4 BR'S	SPLIT PLAN 4	2,107 sf	2 CAR	15	31,605 sf	20	20%
	SOLO PLAN 4	2,092 sf	2 CAR	0	0,000 sf		
	SOLO PLAN 5	2,124 sf	2 CAR	5	10,620 sf		
	<b>TOTAL UNITS</b>			<b>100</b>	<b>155,325 sf</b>	<b>100</b>	<b>100%</b>

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 2 - DATA SUMMARY





KEY PLAN

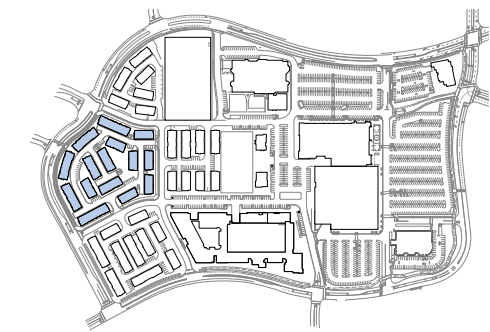


TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 2 - LEVEL 1 FLOOR PLAN









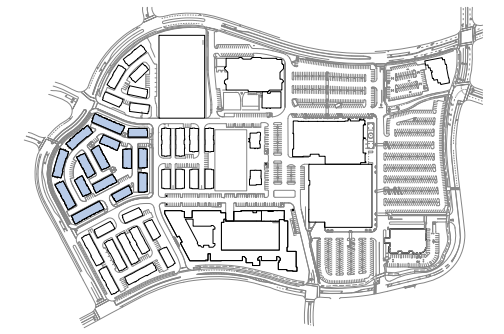
KEY PLAN



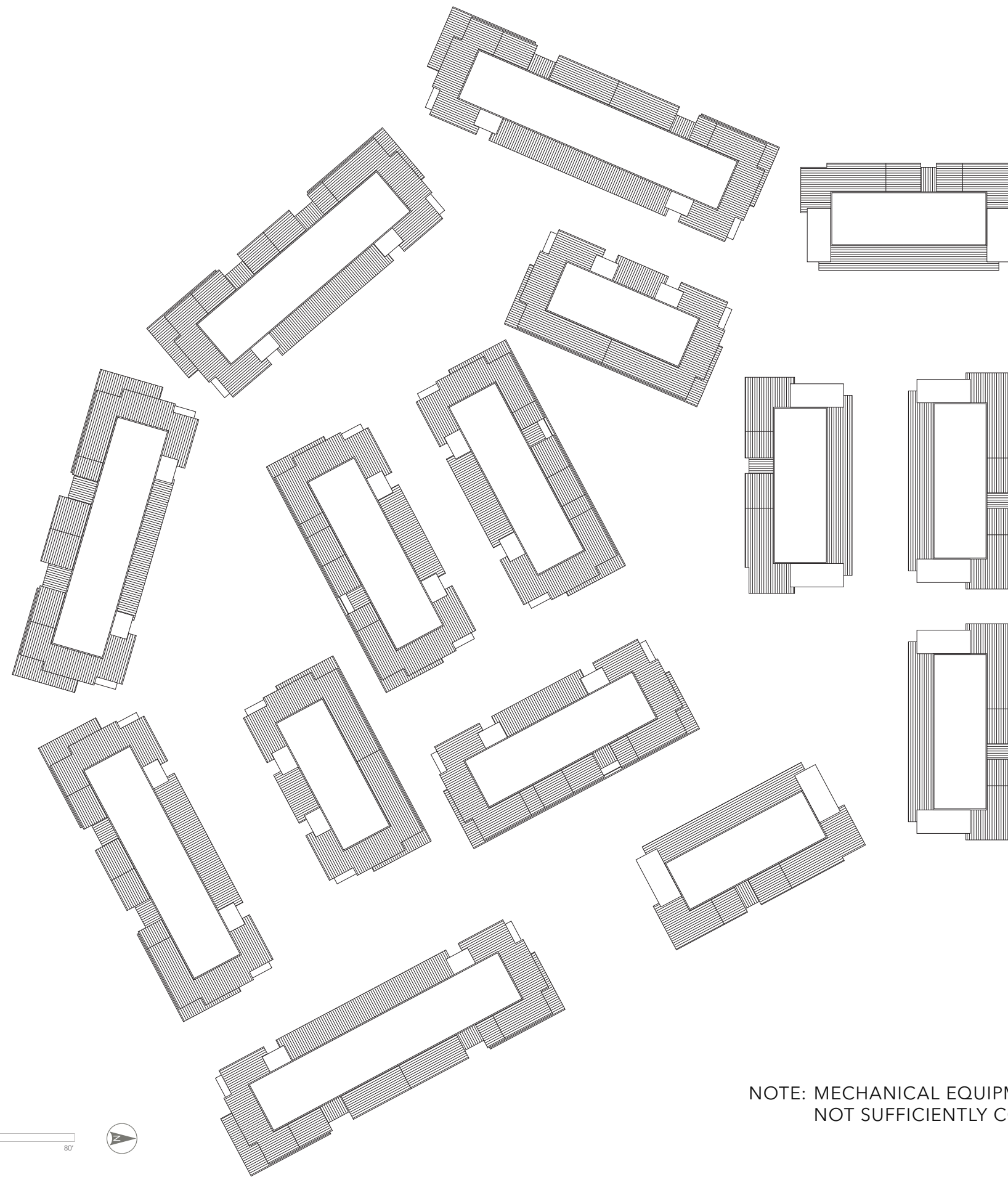
TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 2 - LEVEL 3 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN



KEY PLAN



SCALE 1" = 20'-0"  
0 10' 20' 40' 80'



NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.

PARCEL 2 - ROOF PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

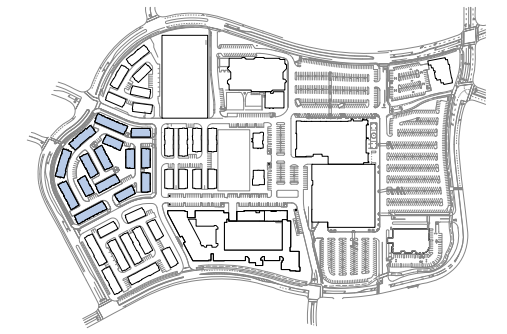


CSW | ST 2

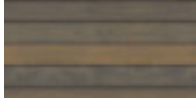


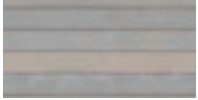
RE-18








KEY PLAN


- 

**B2** FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

**B3** FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

**F2** CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

**F1** CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

**G2** GUARDRAIL
- 

**L1** WALL MOUNTED  
LIGHT FIXTURE

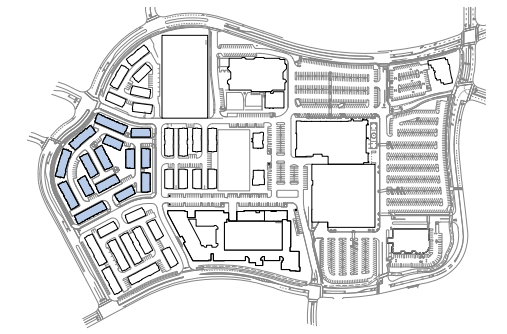


NORTH ELEVATION

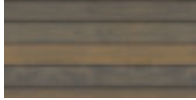


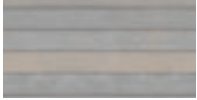
EAST ELEVATION


TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 2 - BUILDING ELEVATIONS





KEY PLAN


- 

(B2) FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

(B3) FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

(F2) CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

(F1) CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

(G2) GUARDRAIL
- 

(L1) WALL MOUNTED  
LIGHT FIXTURE



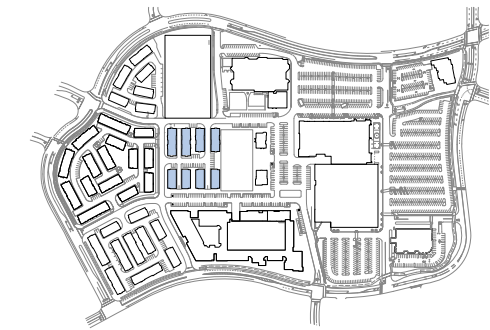
SOUTH ELEVATION



WEST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 2 - BUILDING ELEVATIONS





KEY PLAN

### PARCEL 4/2A - PROJECT DESCRIPTION

A 54-UNIT TOWNHOME PROJECT CONSISTING OF 8 3-STORY TYPE-V BUILDINGS.

### PARCEL 4/2A - PARKING SUMMARY

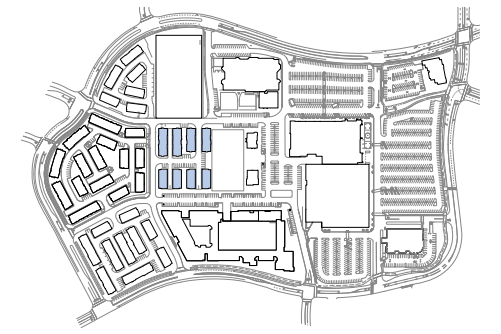
ASSIGNED RESIDENTIAL STALLS IN GARAGE	UNASSIGNED OUTDOOR GUEST STALLS			TOTAL STALLS PROVIDED
	STANDARD STALLS	(5% REQUIRED)		
		STANDARD ADA STALLS	VAN ADA STALLS	
84	29	1	1	115
	31			
EV REQUIREMENT FOR OUTDOOR PARKING				
EV CHARGER REQUIRED	15% OF TOTAL PARKING			5
EV CHARGER PROVIDED				5
EV READY REQUIRED	85% OF TOTAL PARKING			26
EV READY PROVIDED				26
A 40 AMPERE 208/240 VOLT DEDICATED EV BRANCH CIRCUIT TO BE INSTALLED IN GARAGE FOR EACH UNIT				

### PARCEL 4/2A - RESIDENTIAL SQUARE FOOTAGE

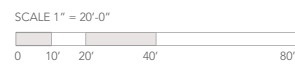
LEVEL	RESIDENTIAL R- 2 OCC.	RESIDENTIAL AREA (EXCLUDING GARAGE)	GARAGE S-2 OCC.
LEVEL 1	15,017 sf	15,017 sf	18,556 sf
LEVEL 2	32,625 sf	32,625 sf	
LEVEL 3	32,348 sf	32,348 sf	
<b>TOTAL</b>	<b>79,990 sf</b>	<b>79,990 sf</b>	<b>18,556 sf</b>

### PARCEL 4/2A - UNIT SUMMARY

UNIT TYPE		UNIT FLOOR AREA	GARAGE	UNIT COUNT	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
1 BR'S	SOLO PLAN 1	470 sf	SINGLE	8	3,760 sf	8	15%
2 BR'S	SPLIT PLAN 2	1503 sf	2 CAR	8	12,024 sf	24	44%
	SOLO PLAN 2	1358 sf	SINGLE	8	10,864 sf		
	SOLO PLAN 3	1,575 sf	SINGLE	8	12,600 sf		
3 BR'S	SPLIT PLAN 1	1,441 sf	2 CAR TANDEM	8	11,528 sf	12	22%
	SPLIT PLAN 3	2,019 sf	2 CAR	4	8,076 sf		
4 BR'S	SPLIT PLAN 4	2,107 sf	2 CAR	6	12,642 sf	10	19%
	SOLO PLAN 4	2,092 sf	2 CAR	0	0,000 sf		
	SOLO PLAN 5	2,124 sf	2 CAR	4	8,496 sf		
<b>TOTAL UNITS</b>				<b>54</b>	<b>79,990 sf</b>	<b>54</b>	<b>100%</b>



KEY PLAN



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 4/2A - LEVEL 1 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

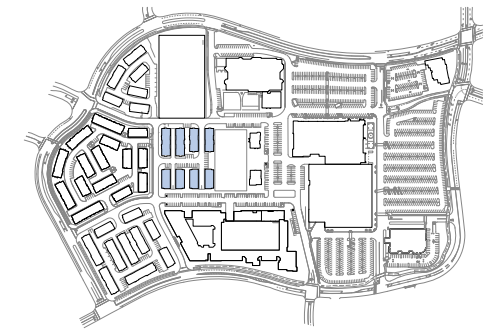
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CSW | ST 2



RE-22





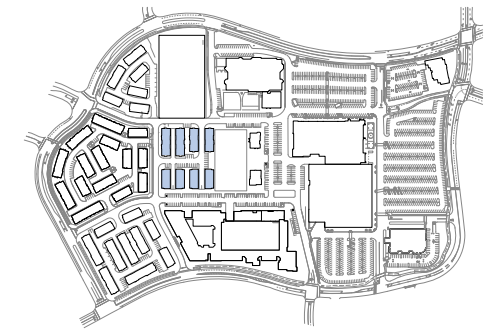
KEY PLAN



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 4/2A - LEVEL 2 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN



KEY PLAN

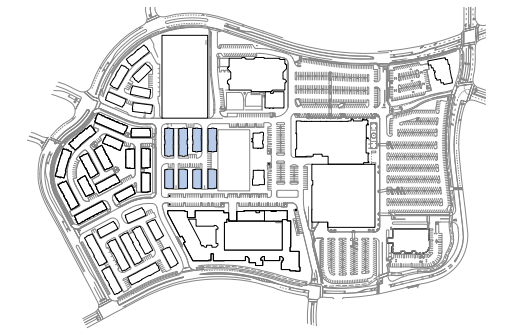


TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 4/2A - LEVEL 3 FLOOR PLAN

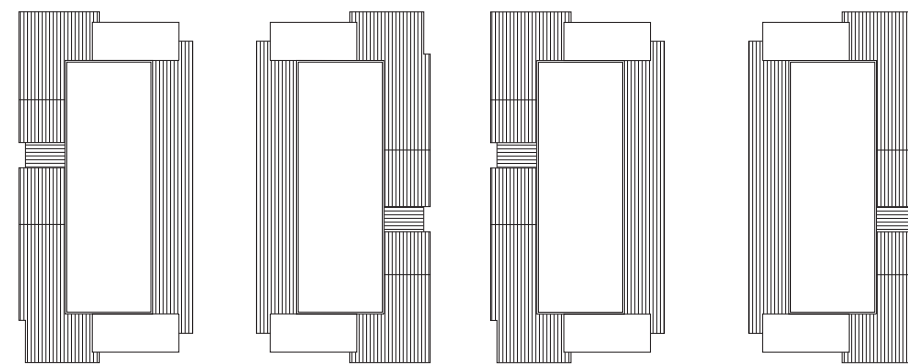
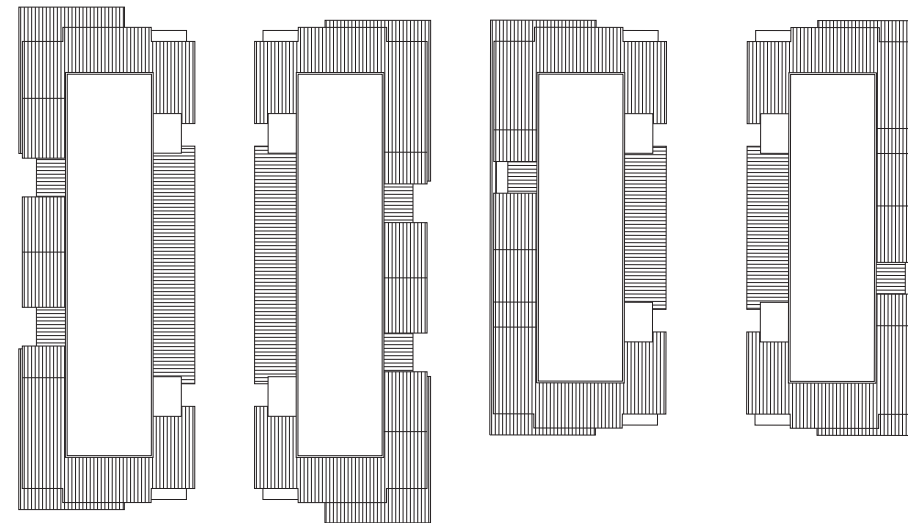
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN





KEY PLAN



NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.

PARCEL 4/2A - ROOF PLAN

SCALE 1" = 20'-0"  
0 10' 20' 40' 80'



# NORTHGATE TOWN SQUARE

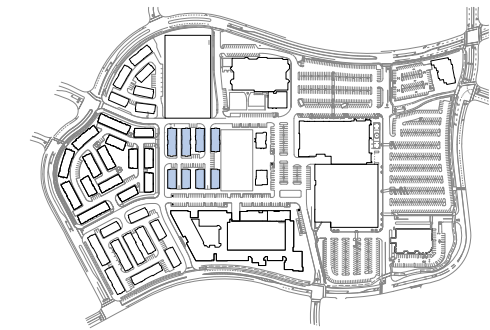
REDEVELOPMENT PLAN



CSW | ST2



RE-25



KEY PLAN

- 

**B1** FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

**B2** FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

**F1** CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

**F2** CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

**G1** GUARDRAIL
- 

**L1** WALL MOUNTED  
LIGHT FIXTURE



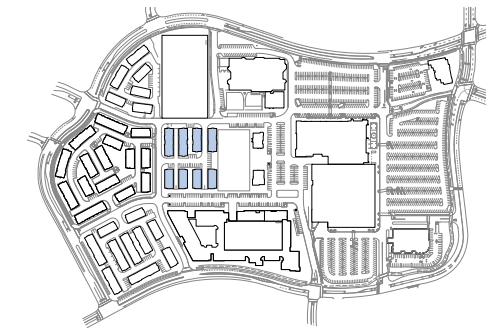
NORTH ELEVATION



EAST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 4/2A - BUILDING ELEVATIONS





KEY PLAN

- |   |   |
|---|---|
|  |  |
| (B1) FIBER CEMENT PANEL<br>TRESPA - PURA<br>AGED ASH                                | (B2) FIBER CEMENT PANEL<br>TRESPA - PURA<br>SIBERIAN LARCH                          |
|  |  |
| (F1) CEMENT PLASTER<br>SW 7553<br>FRAGILE BEAUTY                                    | (F2) CEMENT PLASTER<br>SW 7020<br>BLACK FOX   |
|  |  |
| (G1) GUARDRAIL  | (L1) WALL MOUNTED<br>LIGHT FIXTURE  |

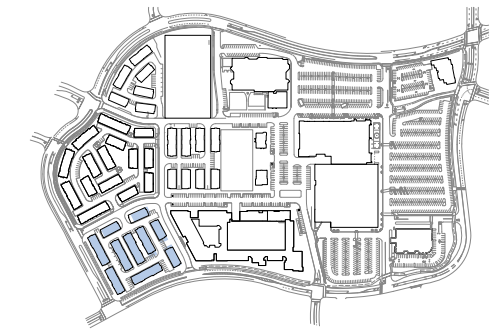


SOUTH ELEVATION



WEST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 4/2A - BUILDING ELEVATIONS



KEY PLAN 

### PARCEL 3 - PROJECT DESCRIPTION

A 74-UNIT TOWNHOME PROJECT CONSISTING OF 10 3-STORY TYPE-V BUILDINGS.

### PARCEL 3 - PARKING SUMMARY

ASSIGNED RESIDENTIAL STALLS IN GARAGE	UNASSIGNED OUTDOOR GUEST STALLS			TOTAL STALLS PROVIDED
	STANDARD STALLS	(5% REQUIRED)		
		STANDARD ADA STALLS	VAN ADA STALLS	
124	33	1	1	159
	35			
EV REQUIREMENT FOR OUTDOOR PARKING				
EV CHARGER REQUIRED	15% OF TOTAL PARKING			6
EV CHARGER PROVIDED				6
EV READY REQUIRED	85% OF TOTAL PARKING			29
EV READY PROVIDED				29
A 40 AMPERE 208/240 VOLT DEDICATED EV BRANCH CIRCUIT TO BE INSTALLED IN GARAGE FOR EACH UNIT				

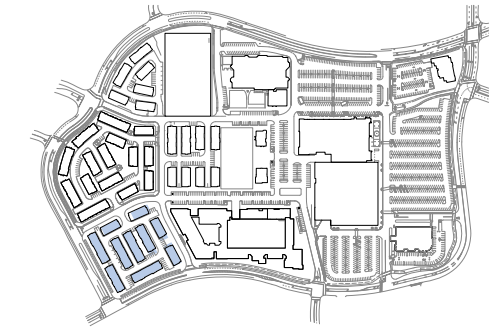
### PARCEL 3 - RESIDENTIAL SQUARE FOOTAGE

LEVEL	RESIDENTIAL R- 2 OCC.	RESIDENTIAL AREA (EXCLUDING GARAGE)	GARAGE S-2 OCC.
LEVEL 1	21,835 sf	21,835 sf	27,308 sf
LEVEL 2	47,743 sf	47,743 sf	
LEVEL 3	46,944 sf	46,944 sf	
<b>TOTAL</b>	<b>116,522 sf</b>	<b>116,522 sf</b>	<b>27,308 sf</b>

### PARCEL 3 - UNIT SUMMARY

UNIT TYPE		UNIT FLOOR AREA	GARAGE	UNIT COUNT	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
1 BR'S	SOLO PLAN 1	470 sf	SINGLE	8	3,760 sf	8	11%
2 BR'S	SPLIT PLAN 2	1503 sf	2 CAR	12	18,036 sf	28	38%
	SOLO PLAN 2	1358 sf	SINGLE	8	10,864 sf		
	SOLO PLAN 3	1,575 sf	SINGLE	8	12,600 sf		
3 BR'S	SPLIT PLAN 1	1,441 sf	2 CAR TANDEM	12	17,292 sf	22	30%
	SPLIT PLAN 3	2,019 sf	2 CAR	10	20,190 sf		
4 BR'S	SPLIT PLAN 4	2,107 sf	2 CAR	12	25,284 sf	16	22%
	SOLO PLAN 4	2,092 sf	2 CAR	0	0,000 sf		
	SOLO PLAN 5	2,124 sf	2 CAR	4	8,496 sf		
<b>TOTAL UNITS</b>				<b>74</b>	<b>116,522 sf</b>	<b>74</b>	<b>100%</b>

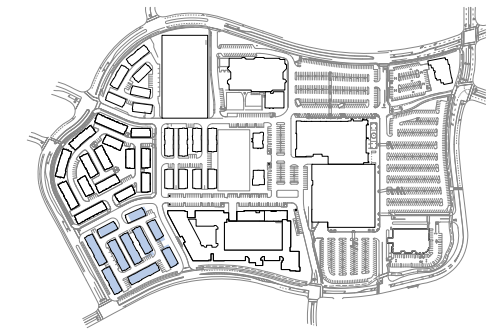




KEY PLAN

SCALE 1" = 20'-0"  
 0 10' 20' 40' 80'

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 3 - LEVEL 1 FLOOR PLAN



KEY PLAN



SCALE 1" = 20'-0"  
0 10' 20' 40' 80'



TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
PARCEL 3 - LEVEL 2 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

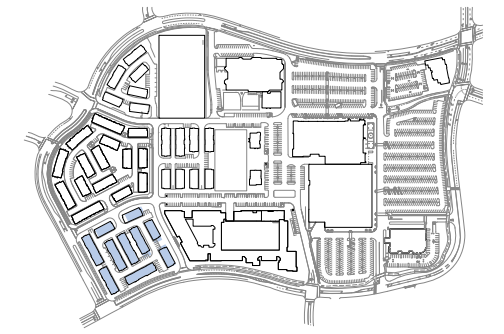
Merlone Geier Partners

CSW | ST2

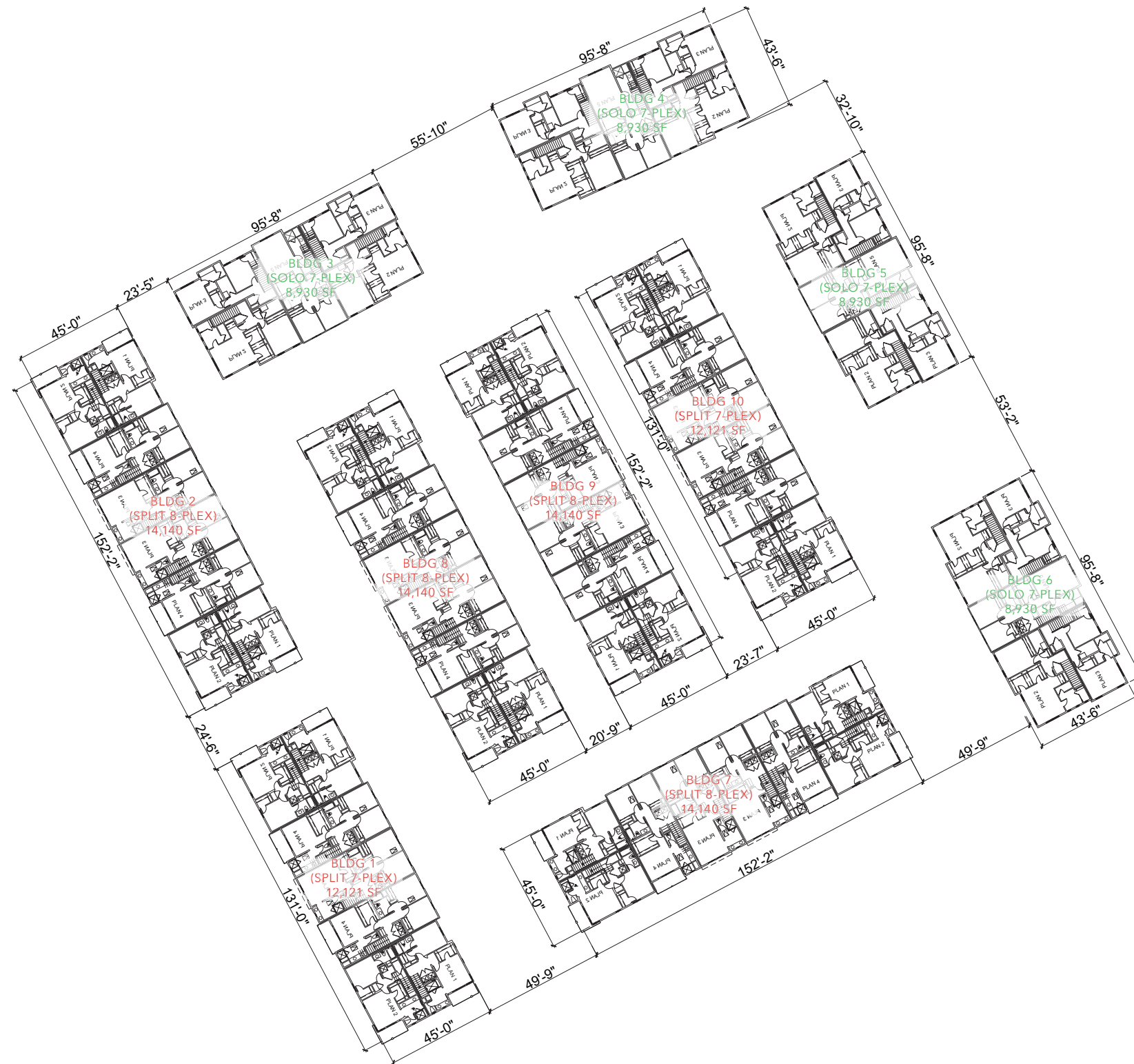


RE-30





KEY PLAN

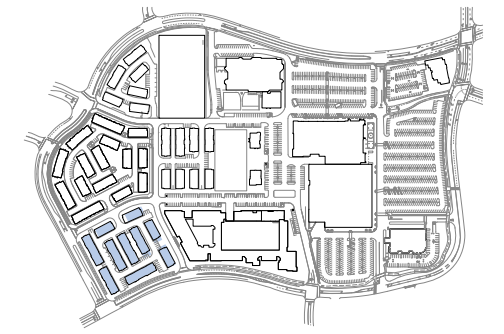


TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
 PARCEL 3 - LEVEL 3 FLOOR PLAN

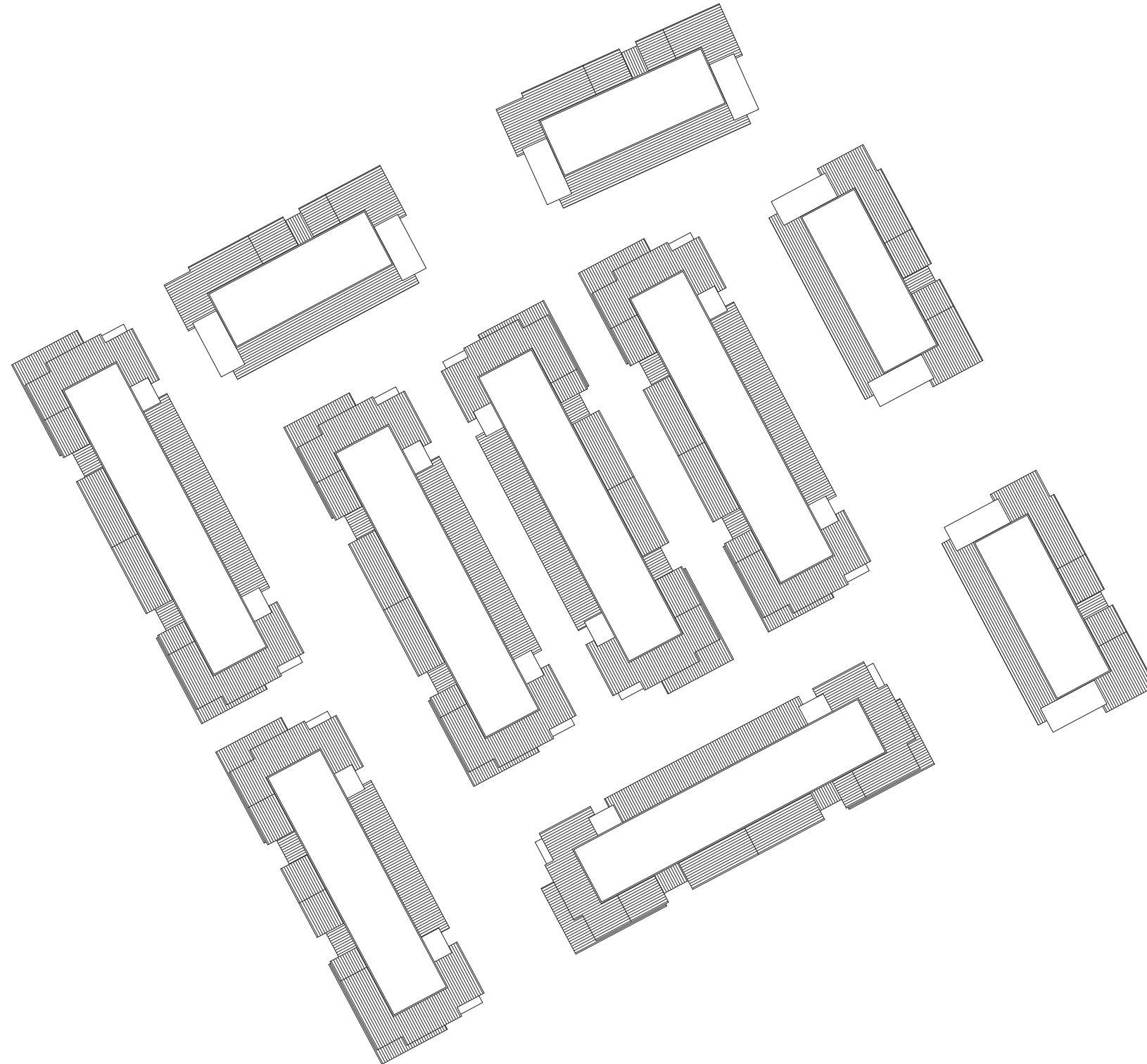
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN





KEY PLAN



NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.

PARCEL 3 - ROOF PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

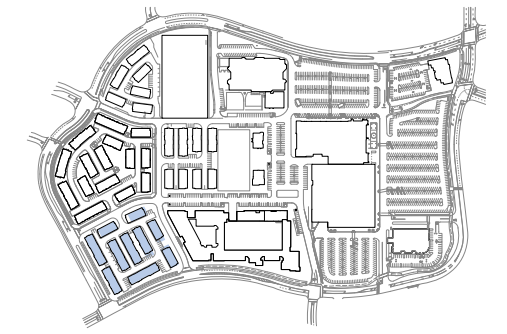


CSW | ST 2





RE-32








KEY PLAN


- B1


FIBER CEMENT  
PANEL  
TRESPA - PURA  
AGED ASH
- B2


FIBER CEMENT  
PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- F1


CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- F2


CEMENT PLASTER  
SW 7020  
BLACK FOX
- G1


GUARDRAIL
- L1


WALL MOUNTED  
LIGHT FIXTURE

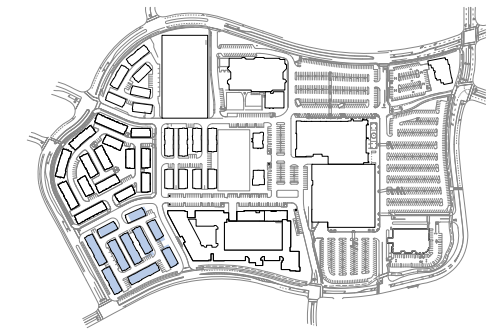


NORTH ELEVATION





EAST ELEVATION

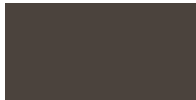
TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 3 - BUILDING ELEVATIONS





KEY PLAN


- 

**B2** FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

**B3** FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

**F2** CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

**F1** CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

**G1** GUARDRAIL
- 

**L1** WALL MOUNTED  
LIGHT FIXTURE



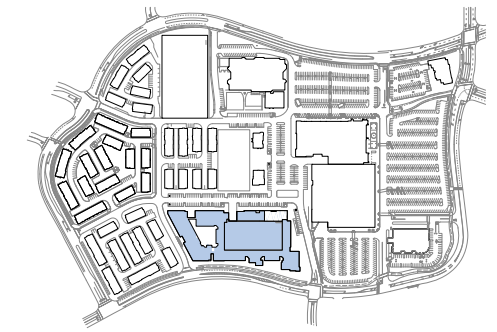
SOUTH ELEVATION



WEST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 3 - BUILDING ELEVATIONS





KEY PLAN

### RESIDENTIAL 4 - PROJECT DESCRIPTION

A 453-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

ASSIGNED RESIDENTIAL STALLS PROVIDED					
LEVEL	UNITS PER LEVEL	STANDARD STALLS	(2% REQUIRED)		TOTAL STALLS PROVIDED
			STANDARD ADA STALLS	VAN ADA STALLS	
LEVEL B1	-	94	2	1	97
LEVEL 1	47	86	1	6	93
LEVEL 2	55	94	2	1	97
LEVEL 3	71	94	2	1	97
LEVEL 4	71	94	2	1	97
LEVEL 5	71	95	2	1	98
LEVEL 6	70	95	2	1	98
LEVEL 7	68	80	2	1	83
ROOF	-	37	1	1	39
<b>TOTAL</b>	<b>453</b>	<b>769</b>	<b>16</b>	<b>14</b>	<b>799</b>

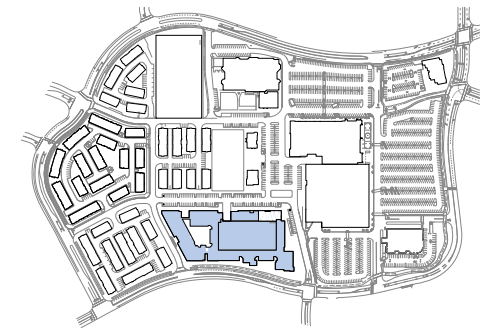
EV CHARGER REQUIRED	15% OF TOTAL PARKING	120
EV CHARGER PROVIDED		120
EV READY REQUIRED	85% OF TOTAL PARKING	679
EV READY PROVIDED		679

### RESIDENTIAL 4 - RESIDENTIAL SQUARE FOOTAGE

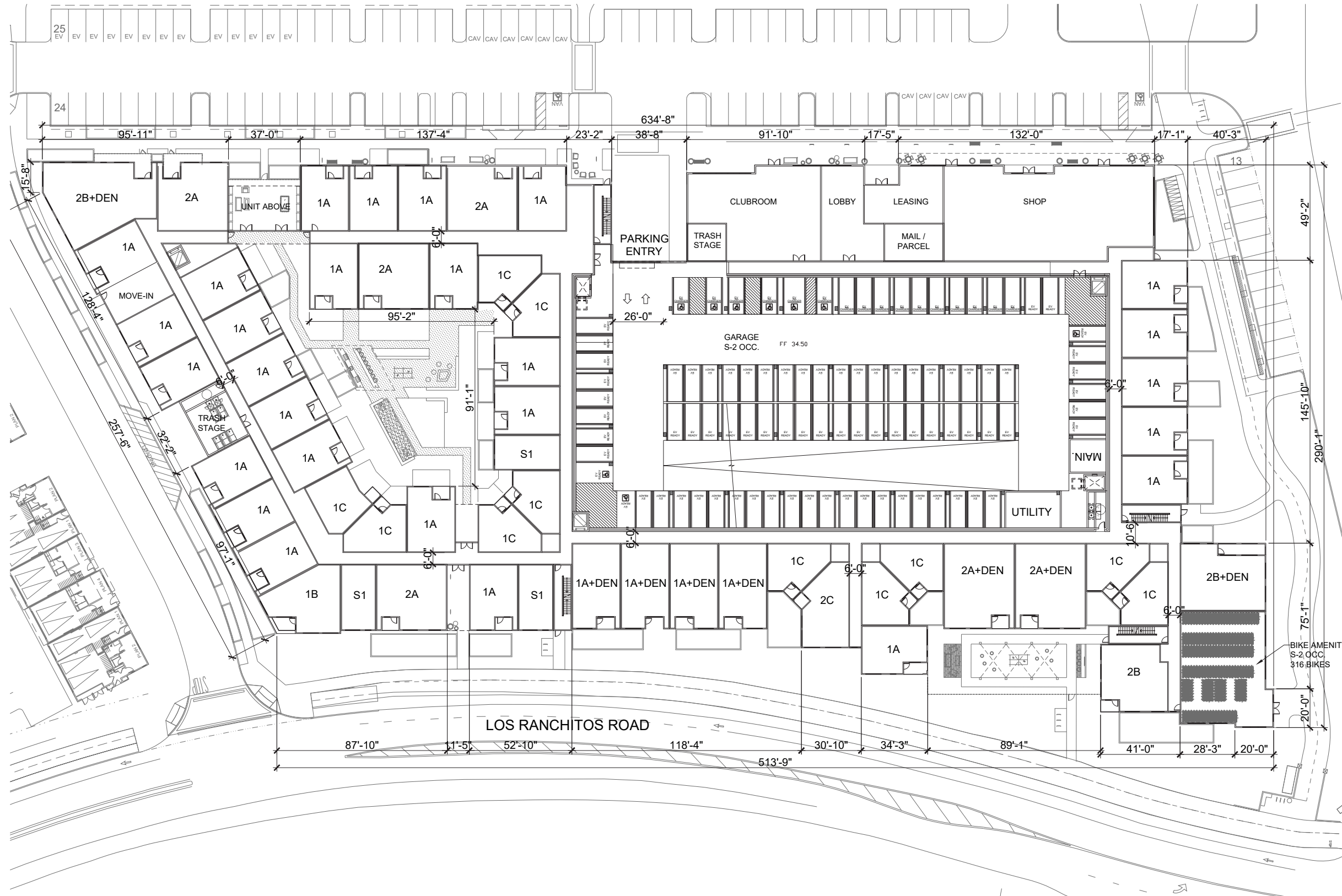
LEVEL	RESIDENTIAL R- 2 OCC.	LEASING B OCC.	LOBBY/AMENITY A-3 OCC.	BOH/BIKE ROOM S-2 OCC.	RESIDENTIAL AREA (EXCLUDING GARAGE)	GARAGE S-2 OCC.
LEVEL 1	56,325 sf	6,498 sf	7,000 sf	3,869 sf	73,692 sf	39,796 sf
LEVEL 2	66,316 sf				66,316 sf	36,849 sf
LEVEL 3	81,695 sf				81,695 sf	36,849 sf
LEVEL 4	81,093 sf				81,093 sf	36,849 sf
LEVEL 5	80,763 sf				80,763 sf	36,849 sf
LEVEL 6	80,330 sf				80,330 sf	36,849 sf
LEVEL 7	72,075 sf				72,075 sf	36,849 sf
<b>TOTAL</b>	<b>518,597 sf</b>	<b>6,498 sf</b>	<b>7,000 sf</b>	<b>3,869 sf</b>	<b>535,964 sf</b>	<b>260,890 sf</b>

### RESIDENTIAL 4 - UNIT 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	4	7	7	7	7	8	43	26,660 sf	43	9%	
	1 BR'S	1A	805 sf	21	21	31	32	32	26	26	189	152,145 sf	310	68%
		1A+DEN	1,250 sf	4	5	3	2	2	2	2	20	25,000 sf		
		1A LOFT	1,415 sf	0	0	0	0	0	5	0	5	7,075 sf		
		1B	1,090 sf	1	1	1	1	1	1	1	7	7,630 sf		
2 BR'S	1C	680 sf	10	11	11	11	11	11	12	77	52,360 sf	100	22%	
	1D	830 sf	0	2	2	2	2	2	2	12	9,960 sf			
	2A	1,150 sf	2	4	9	9	9	9	14	56	64,400 sf			
	2A+DEN	1,195 sf	2	2	2	2	2	2	0	12	14,340 sf			
	2B	1,130 sf	1	1	1	2	2	2	1	10	11,300 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	0	0	0	0,000 sf				
2C	908 sf	1	1	1	1	1	1	0	6	5,448 sf				
<b>TOTAL UNITS</b>			<b>47</b>	<b>55</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>70</b>	<b>68</b>	<b>453</b>	<b>401,038 sf</b>	<b>453</b>	<b>100%</b>	

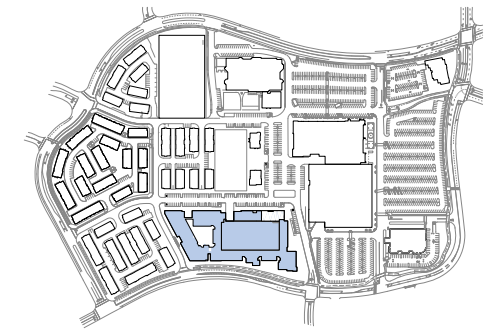


KEY PLAN

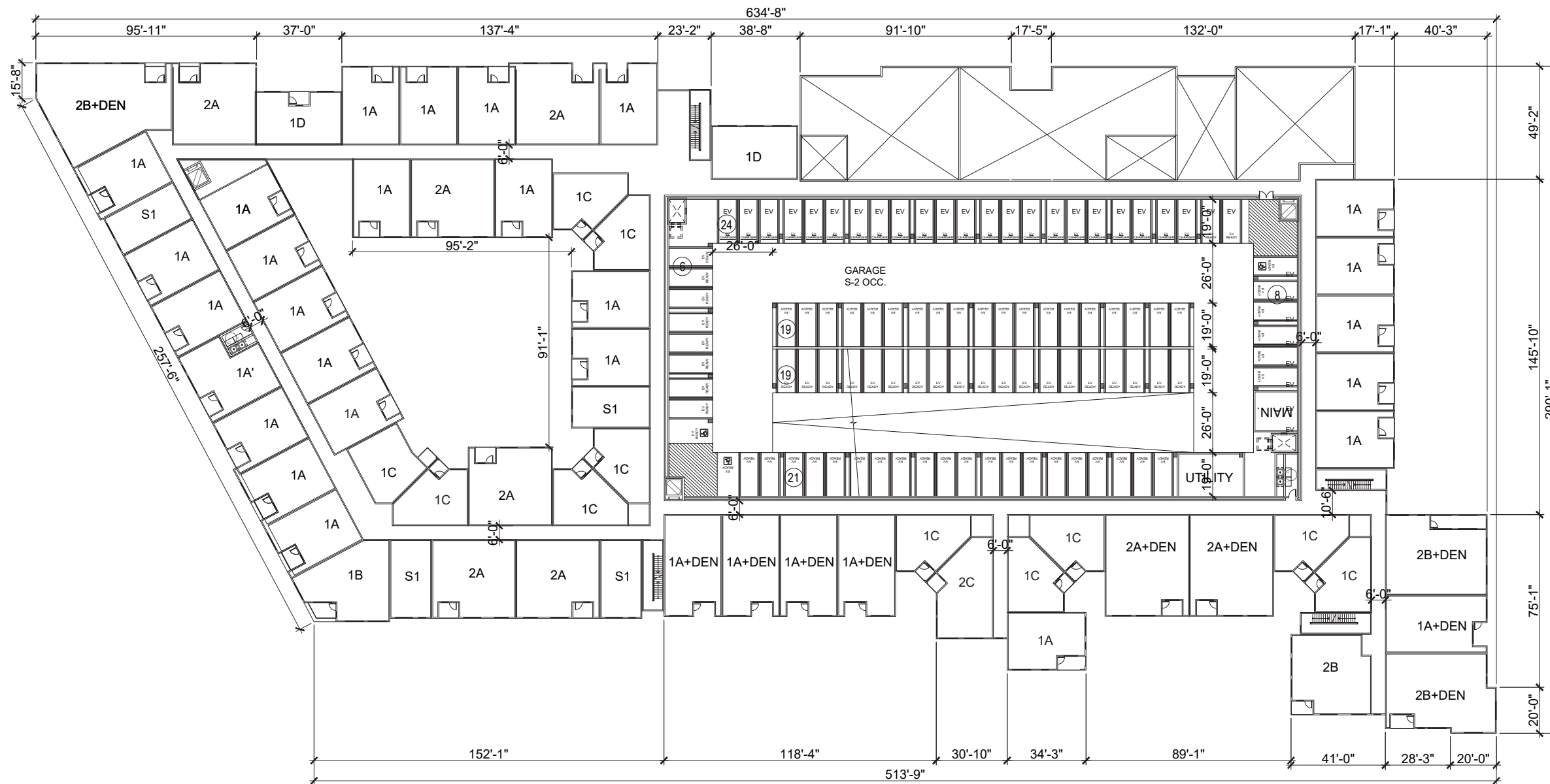


PARCEL 4 - LEVEL 1 FLOOR PLAN





KEY PLAN



PARCEL 4 - LEVEL 2 FLOOR PLAN

# NORTHGATE TOWN SQUARE

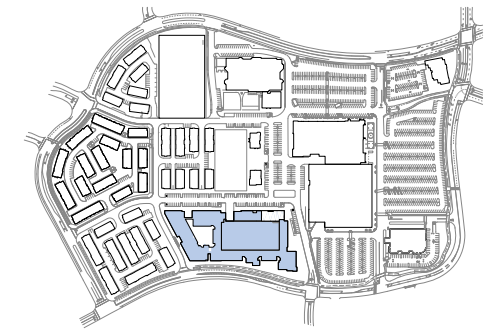
REDEVELOPMENT PLAN

Merlone Geier Partners

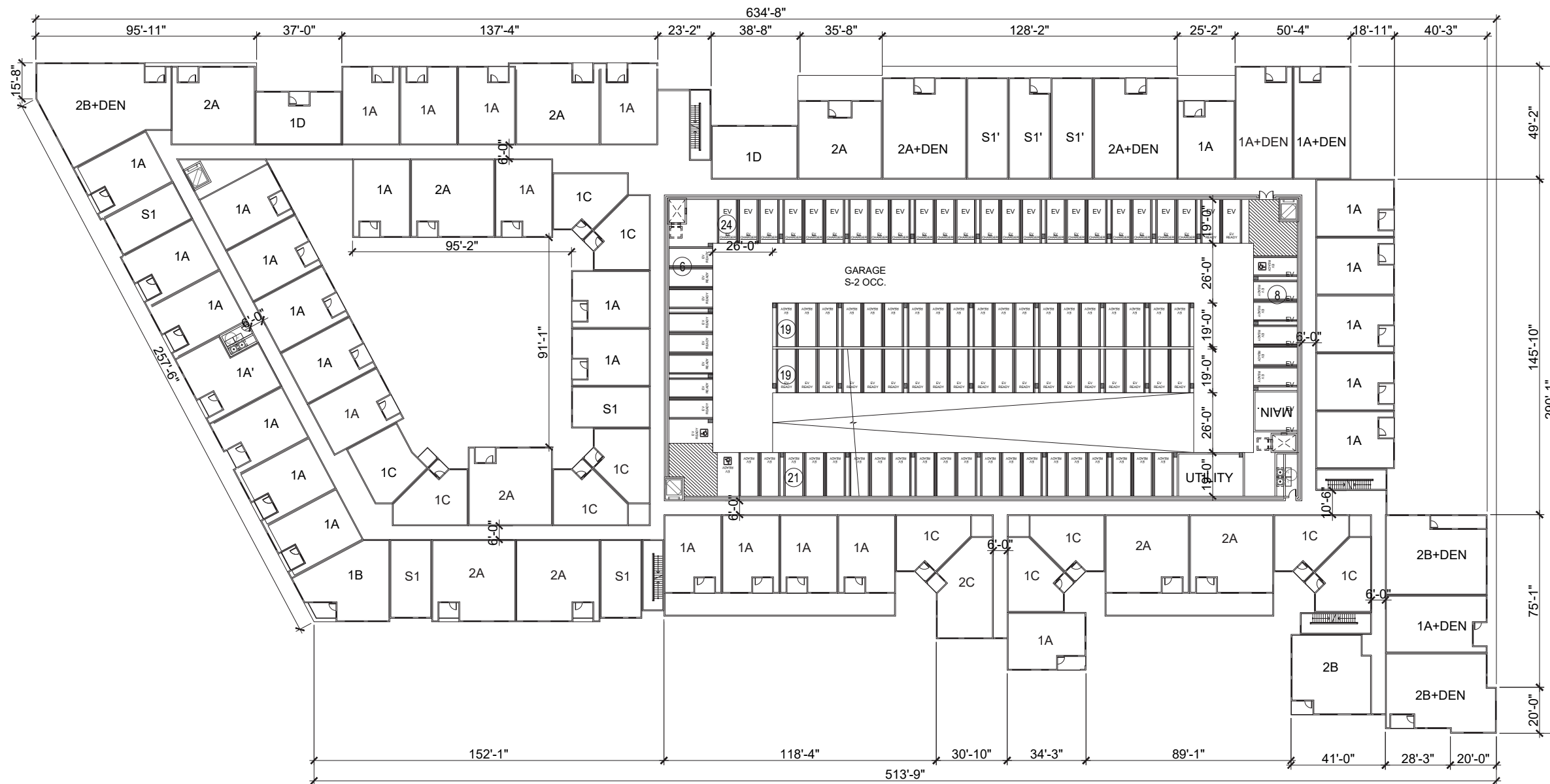
CSW | ST 2



RE-37



KEY PLAN



PARCEL 4 - LEVEL 3-6 FLOOR PLAN

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

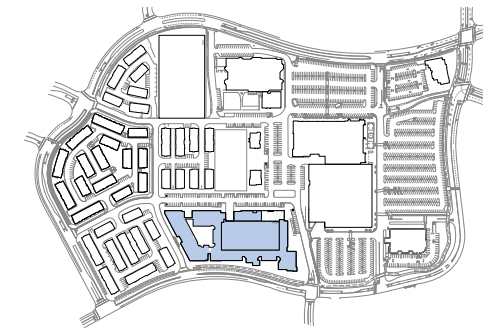
Merlone Geier  
Partners

CSW | ST 2

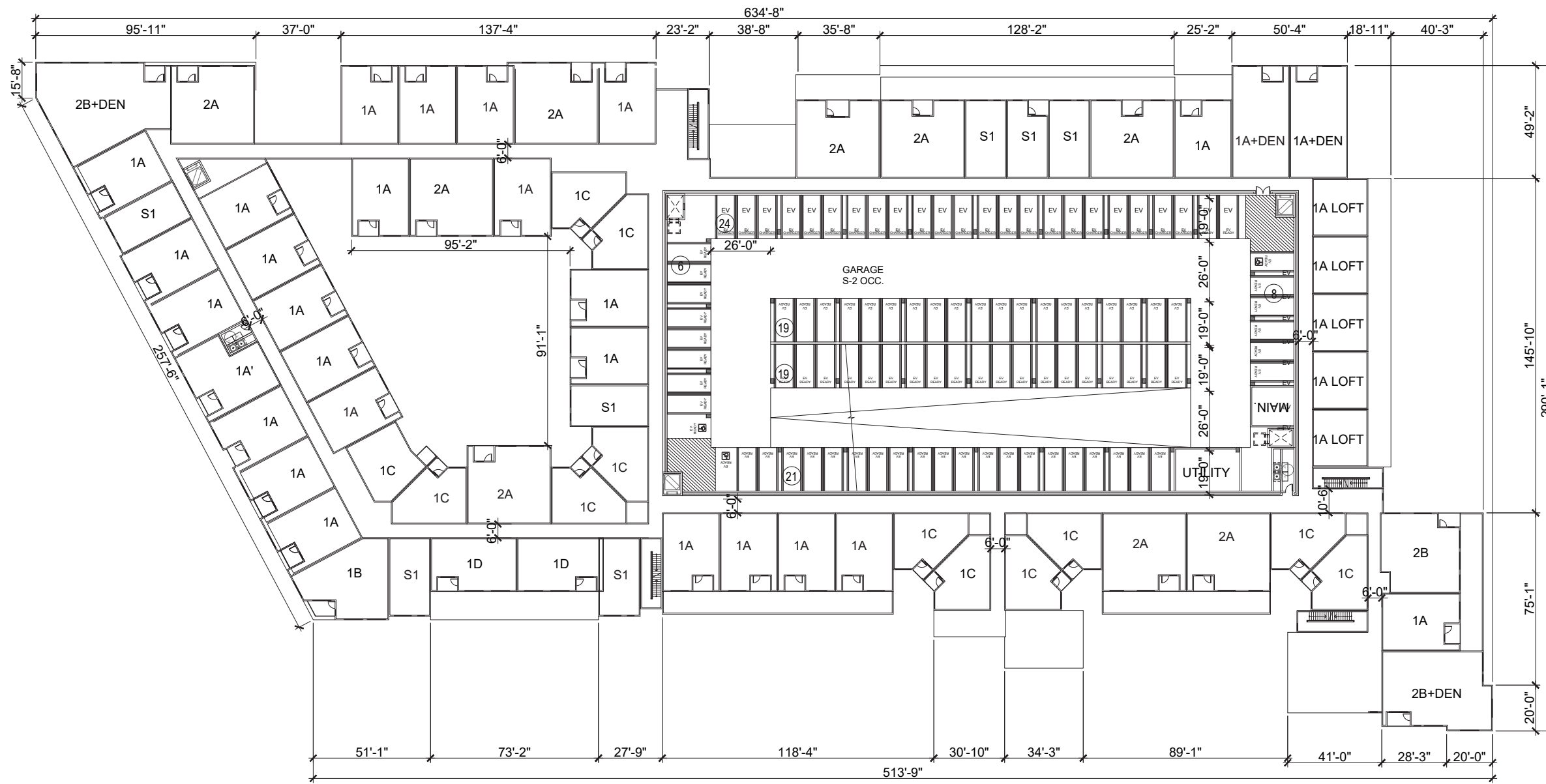


RE-38

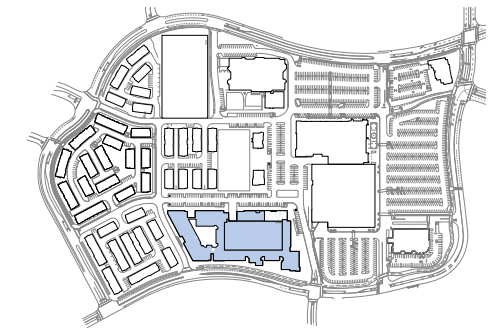




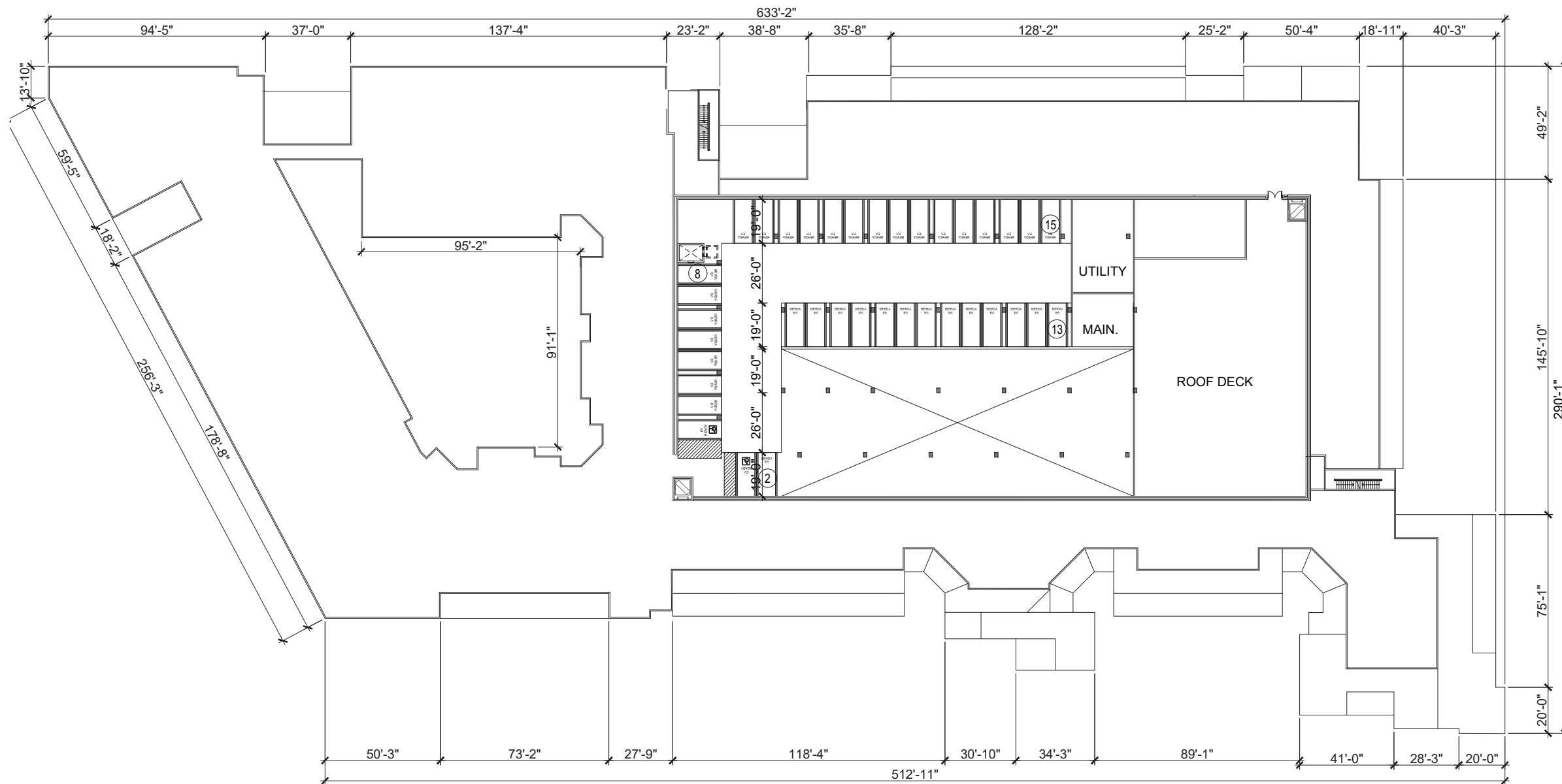
KEY PLAN



PARCEL 4 - LEVEL 7 FLOOR PLAN



KEY PLAN

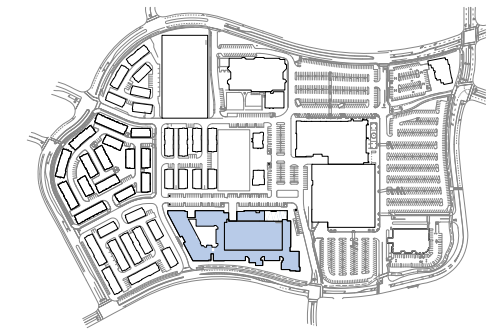


NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.



PARCEL 4 - ROOF PLAN





KEY PLAN



(L1) WALL MOUNTED LIGHT FIXTURE\*

- (A1) METAL PANEL MORIN INTEGRITY MEDIUM GRAY
- (A2) METAL PANEL MORIN INTEGRITY CHROMIUM GRAY
- (A3) METAL PANEL MORIN INTEGRITY SILVER SMITH
- (C2) FIBER CEMENT PANEL NICHIIHA - CEDAR
- (D1) THIN BRICK INTERSTATE BRICK ARCTIC WHITE
- (F1) CEMENT PLASTER SW 7013 IVORY LACE
- (F2) CEMENT PLASTER SW 7017 DORIAN GRAY
- (F3) CEMENT PLASTER SW 7075 WEB GRAY
- (G3) GUARDRAIL
- (H2) CANOPY



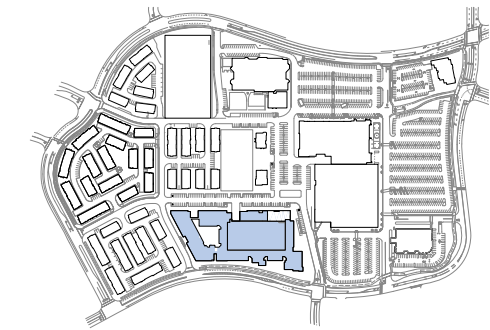
SOUTH ELEVATION



WEST ELEVATION

PARCEL 4 - BUILDING ELEVATIONS





KEY PLAN



(L1) WALL MOUNTED LIGHT FIXTURE\*

- |   |  |
|---|--|
| (A1) METAL PANEL MORIN INTEGRITY MEDIUM GRAY  | (A2) METAL PANEL MORIN INTEGRITY CHROMIUM GRAY |
| (A3) METAL PANEL MORIN INTEGRITY SILVER SMITH | (C2) FIBER CEMENT PANEL NICHIIHA - CEDAR       |
| (D1) THIN BRICK INTERSTATE BRICK ARCTIC WHITE | (F1) CEMENT PLASTER SW 7013 IVORY LACE         |
| (F2) CEMENT PLASTER SW 7017 DORIAN GRAY       | (F3) CEMENT PLASTER SW 7075 WEB GRAY           |
| (G3) GUARDRAIL                                | (H2) CANOPY                                    |



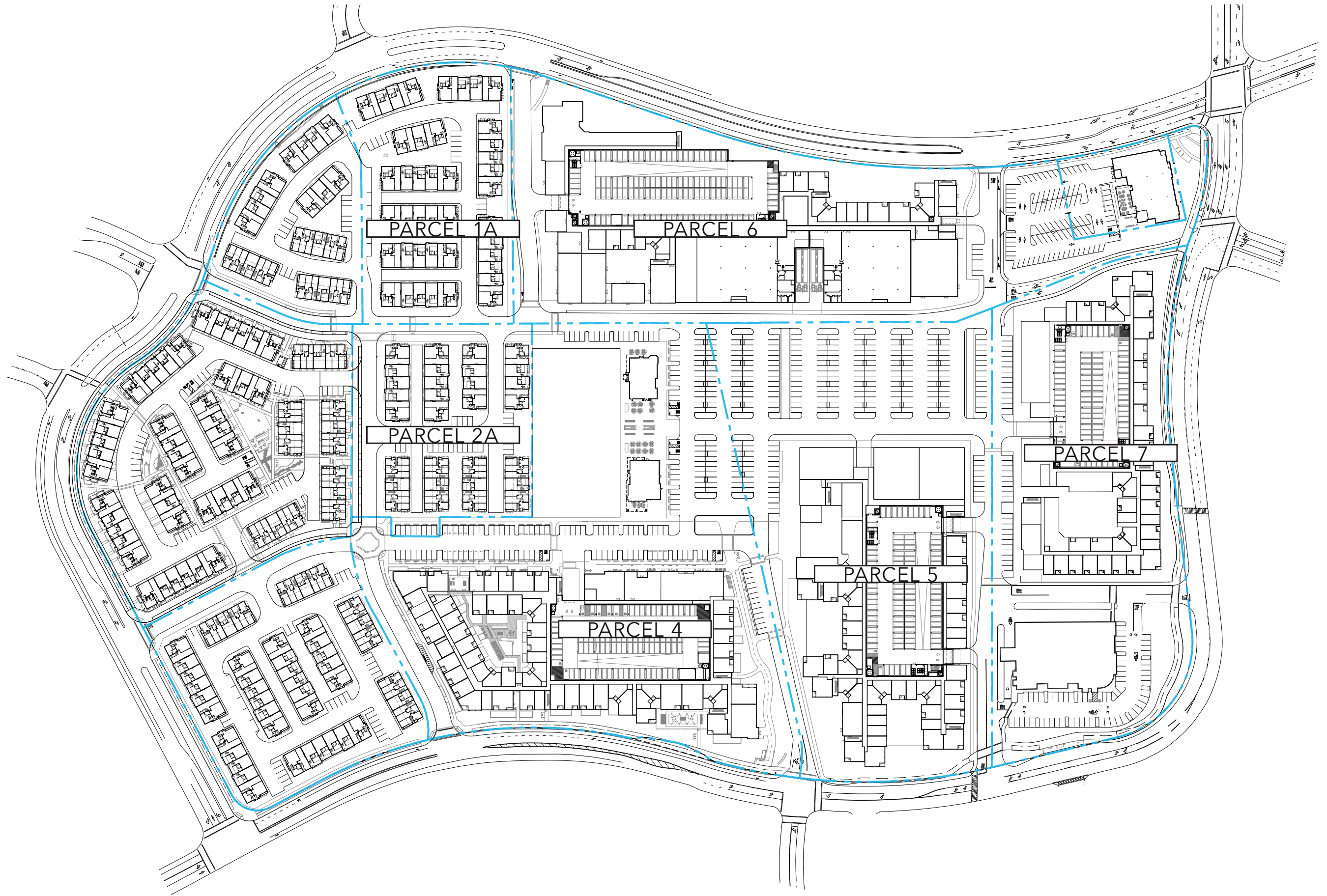
NORTH ELEVATION



EAST ELEVATION

PARCEL 4 - BUILDING ELEVATIONS





2040 SB330 VISION PLAN - STREET LEVEL

# NORTHGATE TOWN SQUARE

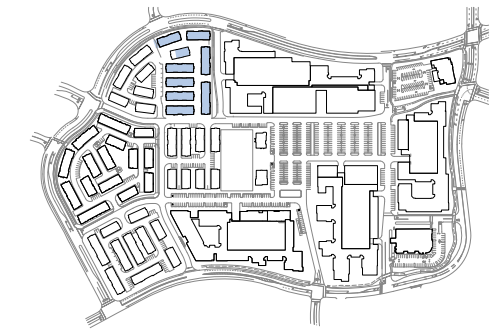
REDEVELOPMENT PLAN

Merlone Geier  
Partners

CSW | ST 2



RE-43



KEY PLAN

### PARCEL 1A - PROJECT DESCRIPTION

A 60-UNIT TOWNHOME PROJECT CONSISTING OF 9 3-STORY TYPE-V BUILDINGS.

### PARCEL 1A - PARKING SUMMARY

ASSIGNED RESIDENTIAL STALLS IN GARAGE	UNASSIGNED OUTDOOR GUEST STALLS (5% REQUIRED)			TOTAL STALLS PROVIDED
	STANDARD STALLS	STANDARD ADA STALLS	VAN ADA STALLS	
120	11	1	1	133
13				
EV REQUIREMENT FOR OUTDOOR PARKING				
EV CHARGER REQUIRED	15% OF TOTAL PARKING			2
EV CHARGER PROVIDED				2
EV READY REQUIRED	85% OF TOTAL PARKING			11
EV READY PROVIDED				11
A 40 AMPERE 208/240 VOLT DEDICATED EV BRANCH CIRCUIT TO BE INSTALLED IN GARAGE FOR EACH UNIT				

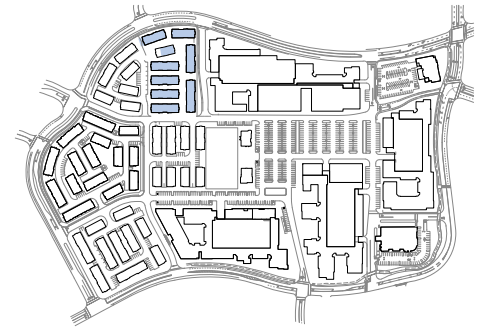
### PARCEL 1A - RESIDENTIAL SQUARE FOOTAGE

LEVEL	RESIDENTIAL R- 2 OCC.	RESIDENTIAL AREA (EXCLUDING GARAGE)	GARAGE S-2 OCC.
LEVEL 1	18,633 sf	18,633 sf	26,244 sf
LEVEL 2	43,191 sf	43,191 sf	
LEVEL 3	40,944 sf	40,944 sf	
<b>TOTAL</b>	<b>102,768 sf</b>	<b>102,768 sf</b>	<b>26,244 sf</b>

### PARCEL 1A - UNIT SUMMARY

UNIT TYPE	UNIT FLOOR AREA	GARAGE	UNIT COUNT	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %	
2 BR'S	SPLIT PLAN 2	1503 sf	2 CAR	18	27,054 sf	18	30%
3 BR'S	SPLIT PLAN 1	1,441 sf	2 CAR TANDEM	18	25,938 sf	27	45%
	SPLIT PLAN 3	2,019 sf	2 CAR	9	18,171 sf		
4 BR'S	SPLIT PLAN 4	2,107 sf	2 CAR	15	31,605 sf	15	25%
<b>TOTAL UNITS</b>			<b>60</b>	<b>102,768 sf</b>	<b>60</b>	<b>100%</b>	





KEY PLAN

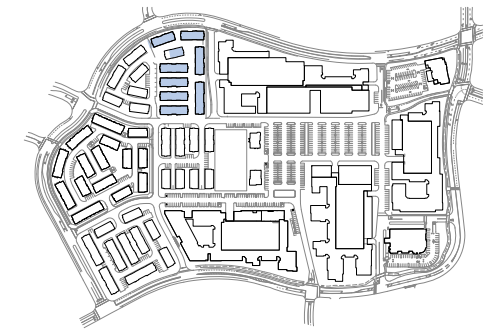
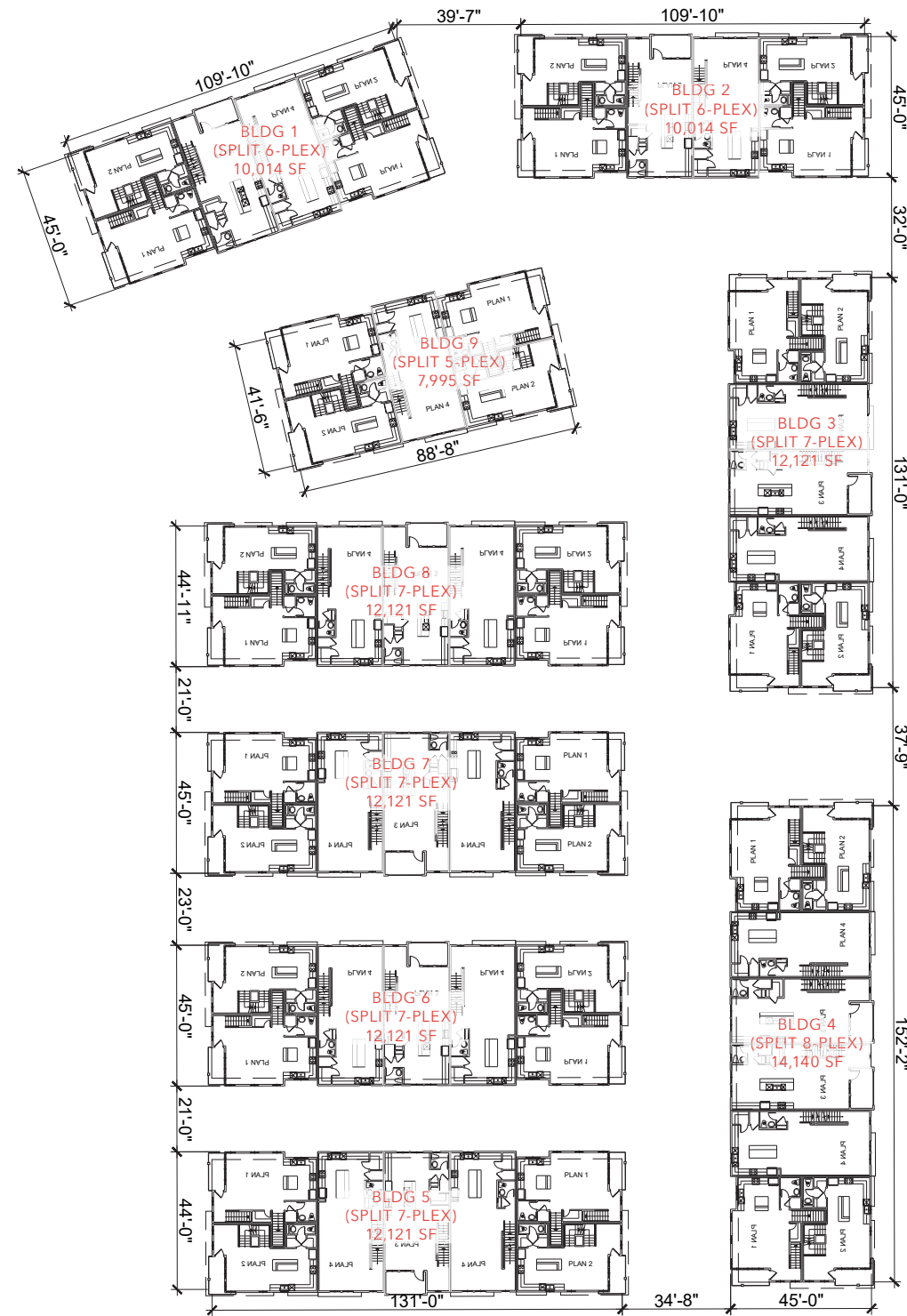


# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 1A - LEVEL 1 FLOOR PLAN

Merlone Geier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI | RE-45



KEY PLAN

SCALE 1" = 25'-0"



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 1A - LEVEL 2 FLOOR PLAN

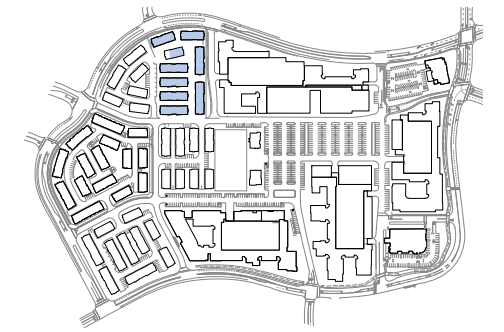
MerloneGeier  
Partners

CSW | ST2



RE-46





KEY PLAN

SCALE 1" = 25'-0"



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

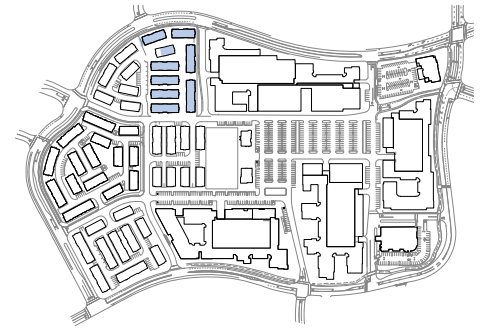
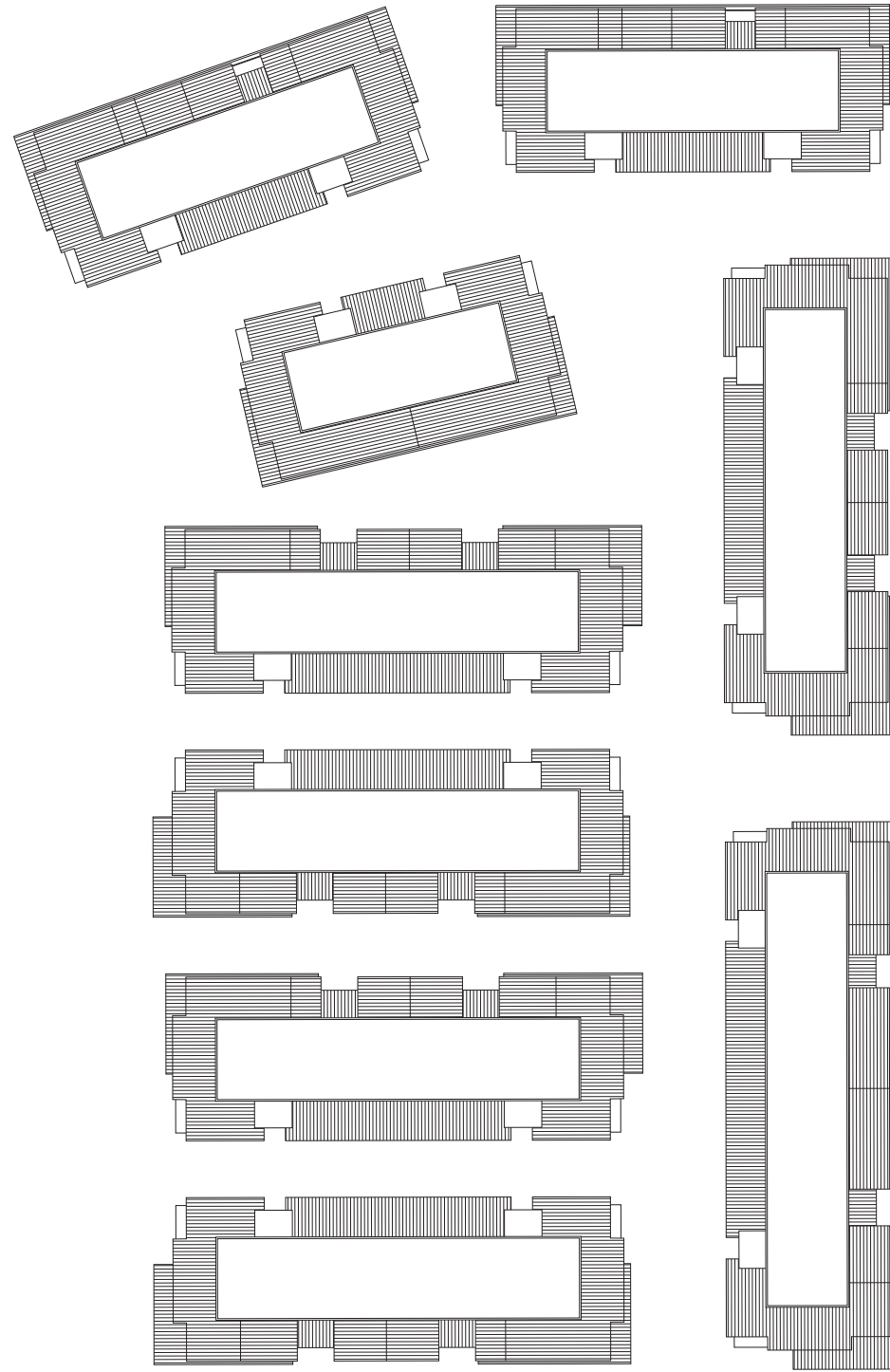
PARCEL 1A - LEVEL 3 FLOOR PLAN

MerloneGeier  
Partners

CSW | ST2



RE-47



KEY PLAN 



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 1A - ROOF PLAN

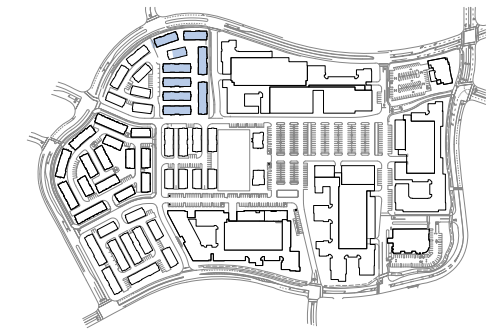


CSW | ST2



RE-48





KEY PLAN

- |   |   |
|---|---|
|  |  |
| (B1) FIBER CEMENT PANEL<br>TRESPA - PURA<br>AGED ASH                                | (B2) FIBER CEMENT PANEL<br>TRESPA - PURA<br>SIBERIAN LARCH                          |
|  |  |
| (F1) CEMENT PLASTER<br>SW 7553<br>FRAGILE BEAUTY                                    | (F2) CEMENT PLASTER<br>SW 7020<br>BLACK FOX   |
|  |  |
| (G1) GUARDRAIL  | (L1) WALL MOUNTED<br>LIGHT FIXTURE  |

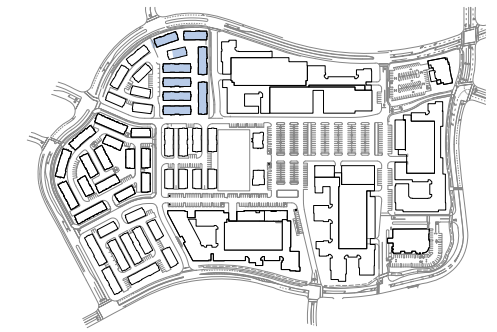


NORTH ELEVATION





EAST ELEVATION

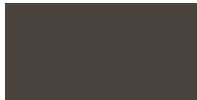
TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 1A - BUILDING ELEVATIONS





KEY PLAN


- 

**B2** FIBER CEMENT PANEL  
TRESPA - PURA  
AGED ASH
- 

**B3** FIBER CEMENT PANEL  
TRESPA - PURA  
SIBERIAN LARCH
- 

**F2** CEMENT PLASTER  
SW 7020  
BLACK FOX
- 

**F1** CEMENT PLASTER  
SW 7553  
FRAGILE BEAUTY
- 

**G1** GUARDRAIL
- 

**L1** WALL MOUNTED  
LIGHT FIXTURE



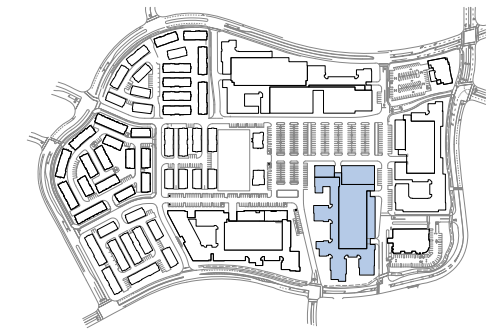
SOUTH ELEVATION



WEST ELEVATION

TOWNHOME PLAN PROTOTYPE DESIGNED BY URBAN ARENA.  
SEE TYPICAL TOWNHOME ELEVATIONS ON SHEET RE-9 TO RE-13  
PARCEL 1A - BUILDING ELEVATIONS





KEY PLAN 

**PARCEL 5 - PROJECT DESCRIPTION**

A 387-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A OVER 2-STORY TYPE I-A RESIDENTIAL BUILDING SURROUNDING A 7-LEVEL TYPE I-A PARKING STRUCTURE.

**PARCEL 5 - PARKING SUMMARY**

ASSIGNED RESIDENTIAL STALLS PROVIDED					
LEVEL	UNITS PER LEVEL	STANDARD STALLS	(2% REQUIRED)		TOTAL STALLS PROVIDED
			STANDARD ADA STALLS	VAN ADA STALLS	
LEVEL 1	40	90	1	1	92
LEVEL 2	46	94	2	1	97
LEVEL 3	71	94	2	1	97
LEVEL 4	71	94	2	1	97
LEVEL 5	71	94	2	1	97
LEVEL 6	63	94	2	1	97
LEVEL 7	25	96	2	1	99
<b>TOTAL</b>	<b>0</b>	<b>656</b>	<b>13</b>	<b>7</b>	<b>676</b>

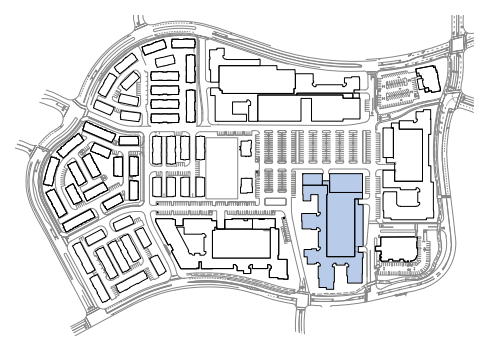
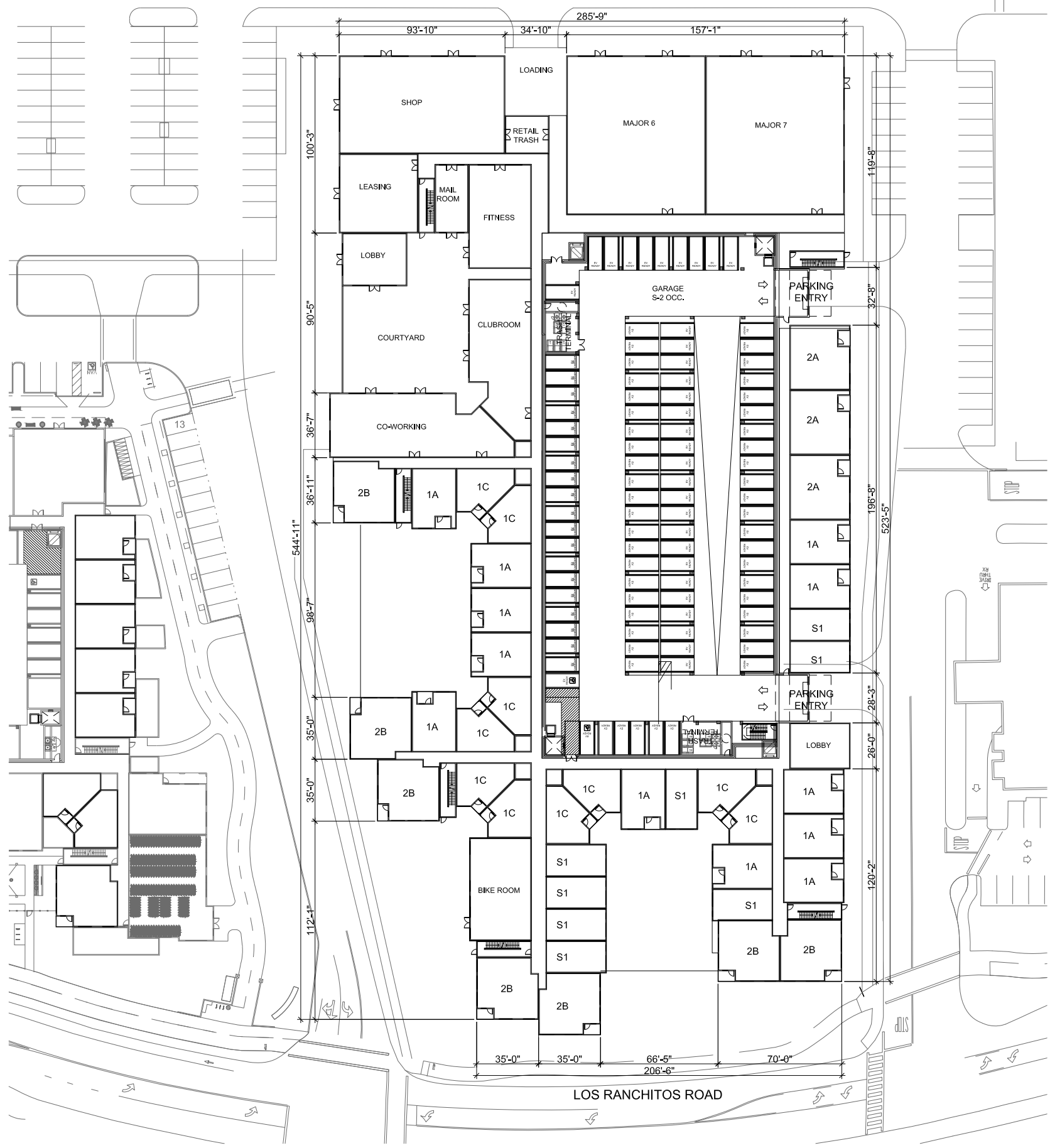
EV CHARGER REQUIRED	15% OF TOTAL PARKING	102
EV CHARGER PROVIDED		102
EV READY REQUIRED	85% OF TOTAL PARKING	574
EV READY PROVIDED		574

**PARCEL 5 - RESIDENTIAL SQUARE FOOTAGE**

LEVEL	RESIDENTIAL R- 2 OCC.	LEASING B OCC.	LOBBY/AMENITY A-3 OCC.	BOH/BIKE ROOM S-2 OCC.	RESIDENTIAL AREA (EXCLUDING GARAGE)	GARAGE S-2 OCC.
LEVEL 1	43,928 sf	2,001 sf	10,969 sf	2,035 sf	58,933 sf	39,791 sf
LEVEL 2	49,122 sf				49,122 sf	39,791 sf
LEVEL 3	75,822 sf				75,822 sf	33,696 sf
LEVEL 4	75,822 sf				75,822 sf	33,696 sf
LEVEL 5	75,822 sf				75,822 sf	33,696 sf
LEVEL 6	75,822 sf				75,822 sf	33,696 sf
LEVEL 7	52,476 sf				52,476 sf	33,696 sf
<b>TOTAL</b>	<b>448,814 sf</b>	<b>2,001 sf</b>	<b>10,969 sf</b>	<b>2,035 sf</b>	<b>463,819 sf</b>	<b>248,062 sf</b>

**PARCEL 5 - UNIT 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	8	10	13	13	13	5	0	62	38,440 sf	62	16%
1 BR'S	1A	805 sf	12	15	27	27	27	27	10	145	116,725 sf	229	59%
	1C	680 sf	10	10	14	14	14	14	8	84	57,120 sf		
2 BR'S	2A	1,150 sf	3	4	6	6	6	6	0	31	35,650 sf	96	25%
	2B	1,130 sf	7	7	11	11	11	11	7	65	73,450 sf		
<b>TOTAL UNITS</b>			<b>40</b>	<b>46</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>63</b>	<b>25</b>	<b>387</b>	<b>321,385 sf</b>	<b>387</b>	<b>100%</b>



KEY PLAN

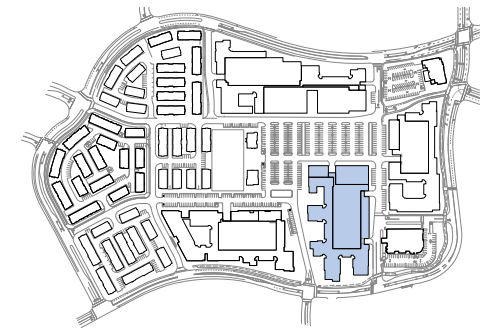
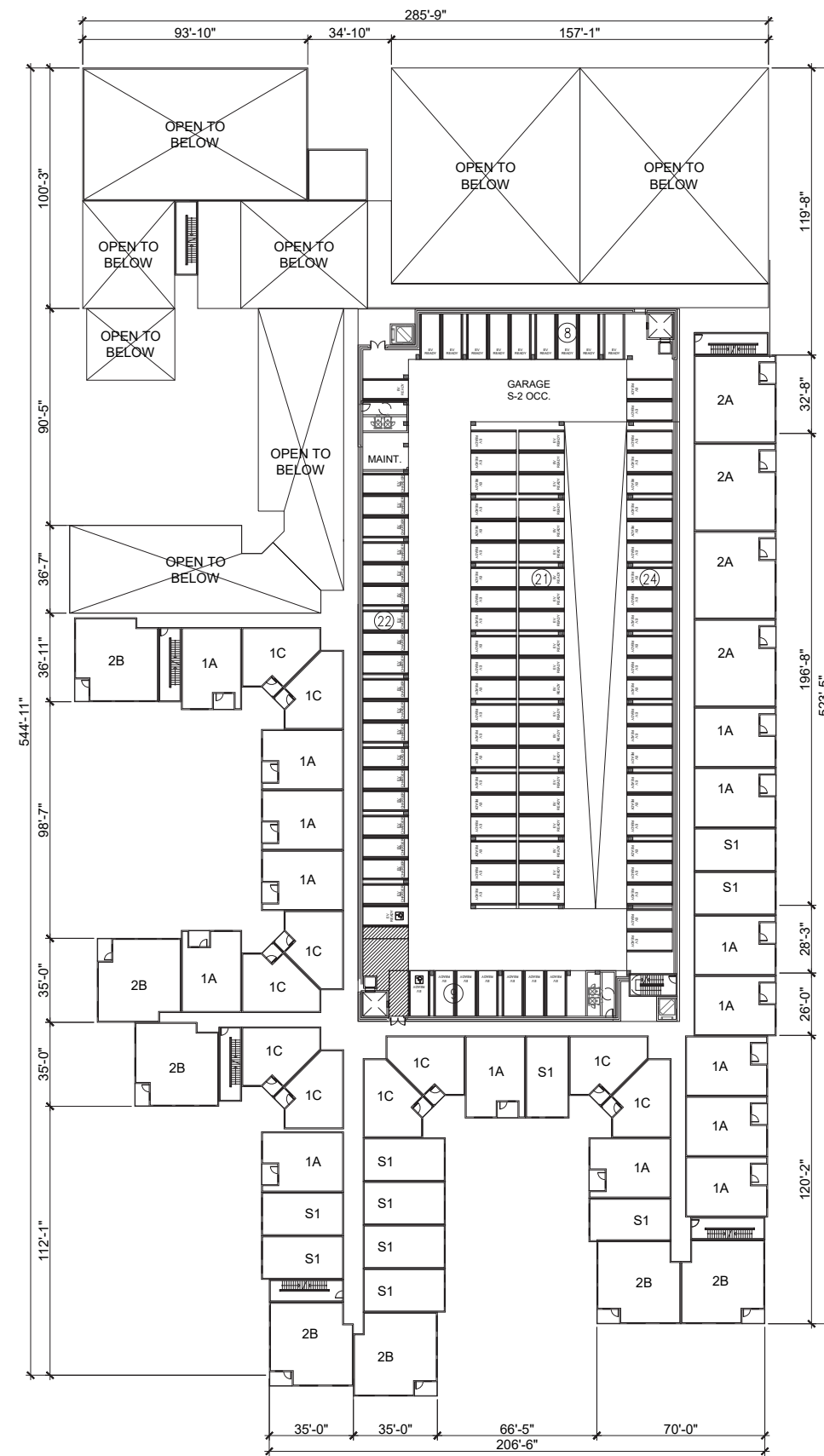


# NORTHGATE TOWN SQUARE

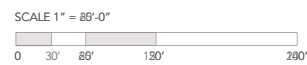
REDEVELOPMENT PLAN

## PARCEL 5 - LEVEL 1 FLOOR PLAN





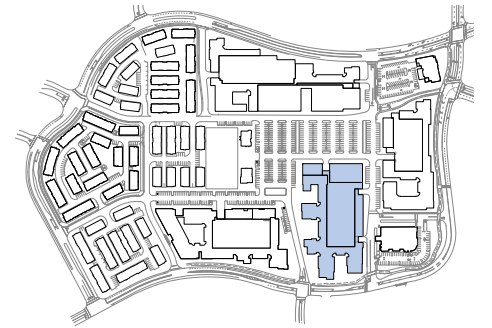
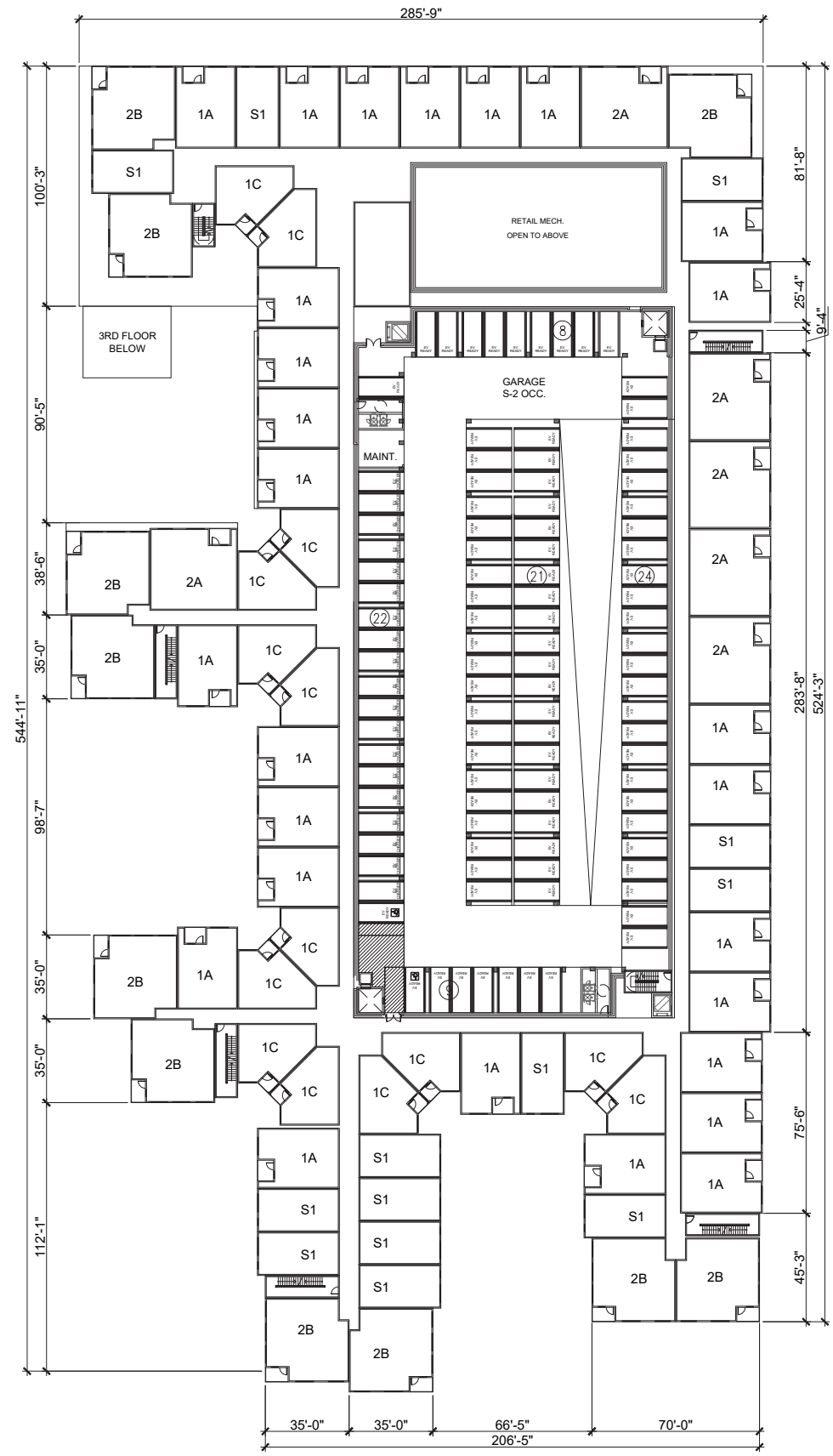
KEY PLAN



**NORTHGATE TOWN SQUARE**  
REDEVELOPMENT PLAN

PARCEL 5 - LEVEL 2 FLOOR PLAN





KEY PLAN



# NORTHGATE TOWN SQUARE

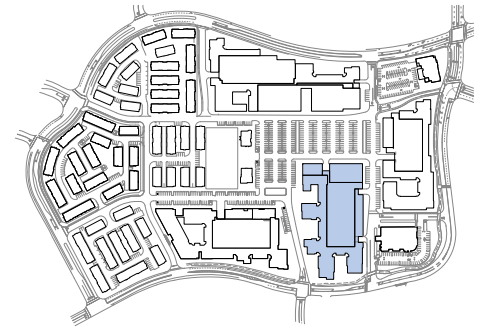
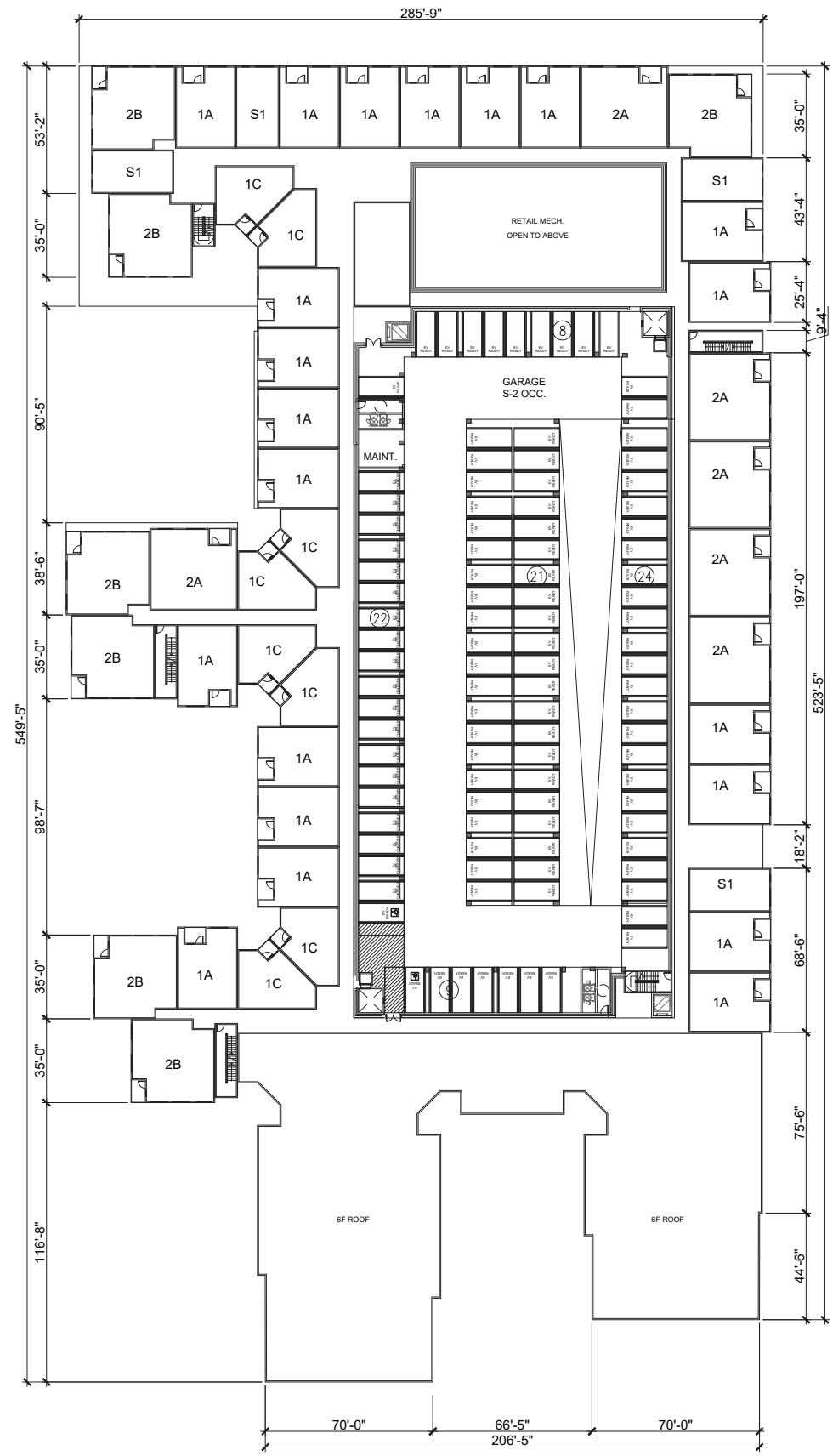
REDEVELOPMENT PLAN

## PARCEL 5 - LEVEL 3 - 6 FLOOR PLAN



RE-54





KEY PLAN



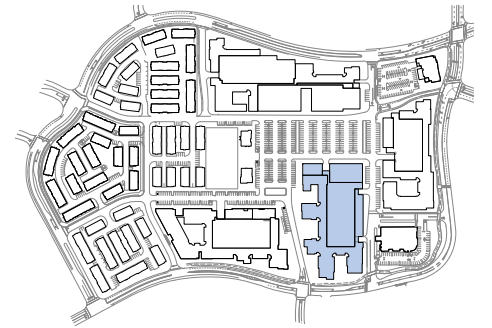
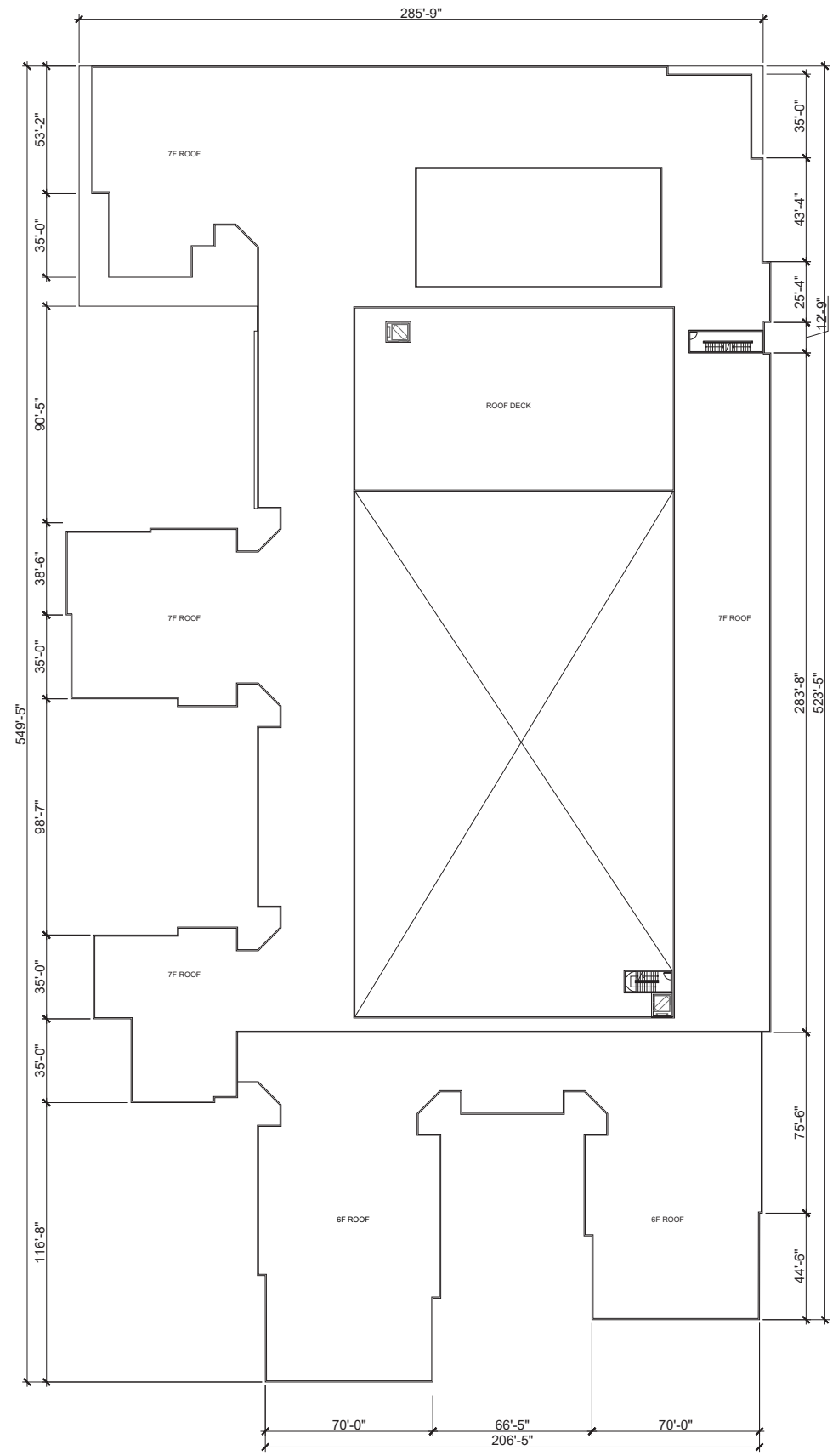
# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 5 - LEVEL 7 FLOOR PLAN



RE-55



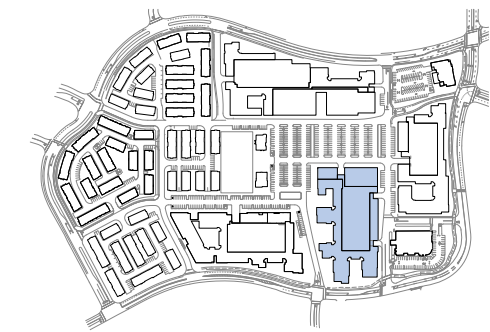
KEY PLAN




NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.


PARCEL 5 - ROOF PLAN




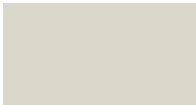



KEY PLAN


- 

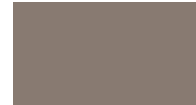
**(B1)** FIBER CEMENT PANEL  
TRESPA - PURA  
ROMANTIC WALNUT
- 


**(B2)** FIBER CEMENT PANEL  
NICHIA - CEDAR
- 


**(D2)** THIN BRICK  
BELDEN BRICK  
ALASKA WHITE  
VELOUR
- 


**(F1)** CEMENT PLASTER  
SW 6070  
HERON PLUME
- 


**(F2)** CEMENT PLASTER  
SW 7017  
DORIAN GRAY
- 


**(F3)** CEMENT PLASTER  
SW 7674  
PEPPERCORN
- 


**(F4)** CEMENT PLASTER  
SW 6074  
SPALDING GRAY
- 

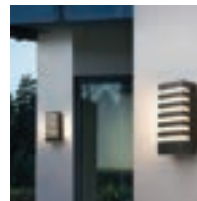
**(F5)** CEMENT PLASTER  
SW 6006  
BLACK BEAN
- 


**(F6)** CEMENT PLASTER  
SW 6361  
AUTUMNAL
- 

**(F7)** CEMENT PLASTER  
SW 6508  
SECURE BLUE
- 

**(G1)** GUARDRAIL
- 

**(G3)** GUARDRAIL
- 

**(H2)** CANOPY
- 

**(L1)** WALL MOUNTED  
LIGHT FIXTURE
- 

**(M1)** BANNER SIGN  
BY OTHERS



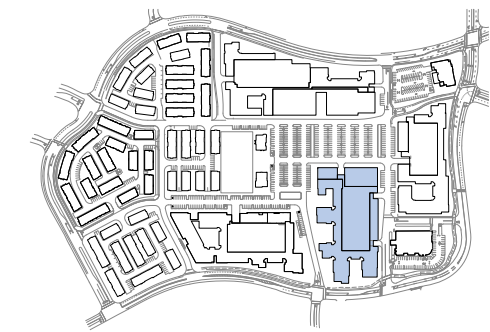
WEST ELEVATION




SOUTH ELEVATION


PARCEL 5 - BUILDING ELEVATIONS




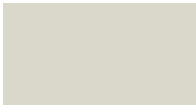



KEY PLAN


- 

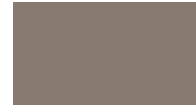
(B1) FIBER CEMENT PANEL  
TRESPA - PURA  
ROMANTIC WALNUT
- 


(B2) FIBER CEMENT PANEL  
NICHIA - CEDAR
- 


(D2) THIN BRICK  
BELDEN BRICK  
ALASKA WHITE  
VELOUR
- 


(F1) CEMENT PLASTER  
SW 6070  
HERON PLUME
- 


(F2) CEMENT PLASTER  
SW 7017  
DORIAN GRAY
- 


(F3) CEMENT PLASTER  
SW 7674  
PEPPERCORN
- 


(F4) CEMENT PLASTER  
SW 6074  
SPALDING GRAY
- 

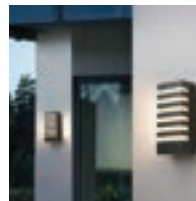
(F5) CEMENT PLASTER  
SW 6006  
BLACK BEAN
- 


(F6) CEMENT PLASTER  
SW 6361  
AUTUMNAL
- 

(F7) CEMENT PLASTER  
SW 6508  
SECURE BLUE
- 

(G1) GUARDRAIL
- 

(G3) GUARDRAIL
- 

(H2) CANOPY
- 

(L1) WALL MOUNTED  
LIGHT FIXTURE
- 

(M1) BANNER SIGN  
BY OTHERS



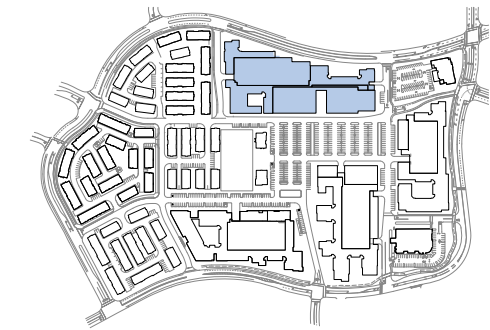
EAST ELEVATION



NORTH ELEVATION

PARCEL 5 - BUILDING ELEVATIONS





KEY PLAN

**PARCEL 6 - PROJECT DESCRIPTION**

A 384-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A OVER 2-STORY TYPE I-A RESIDENTIAL BUILDING SURROUNDING A 6-LEVEL TYPE I-A PARKING STRUCTURE.

**PARCEL 6 - PARKING SUMMARY**

**ASSIGNED RESIDENTIAL STALLS PROVIDED**

LEVEL	UNITS PER LEVEL	STANDARD STALLS	(2% REQUIRED)		TOTAL STALLS PROVIDED
			STANDARD ADA STALLS	VAN ADA STALLS	
LEVEL 1	18	112	2	1	115
LEVEL 2	34	112	2	1	115
LEVEL 3	72	112	2	1	115
LEVEL 4	72	111	2	1	114
LEVEL 5	72	111	2	1	114
LEVEL 6	72	111	2	1	114
<b>TOTAL</b>	<b>72</b>	<b>669</b>	<b>12</b>	<b>6</b>	<b>687</b>

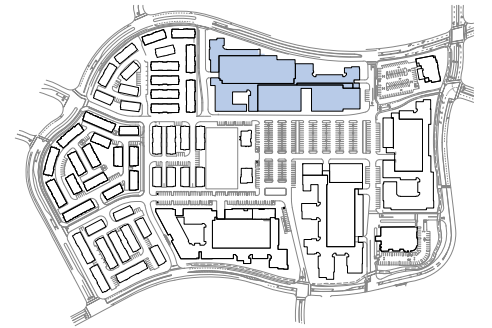
EV CHARGER REQUIRED	15% OF TOTAL PARKING	<b>104</b>
EV CHARGER PROVIDED		<b>104</b>
EV READY REQUIRED	85% OF TOTAL PARKING	<b>583</b>
EV READY PROVIDED		<b>583</b>

**PARCEL 6 - RESIDENTIAL SQUARE FOOTAGE**

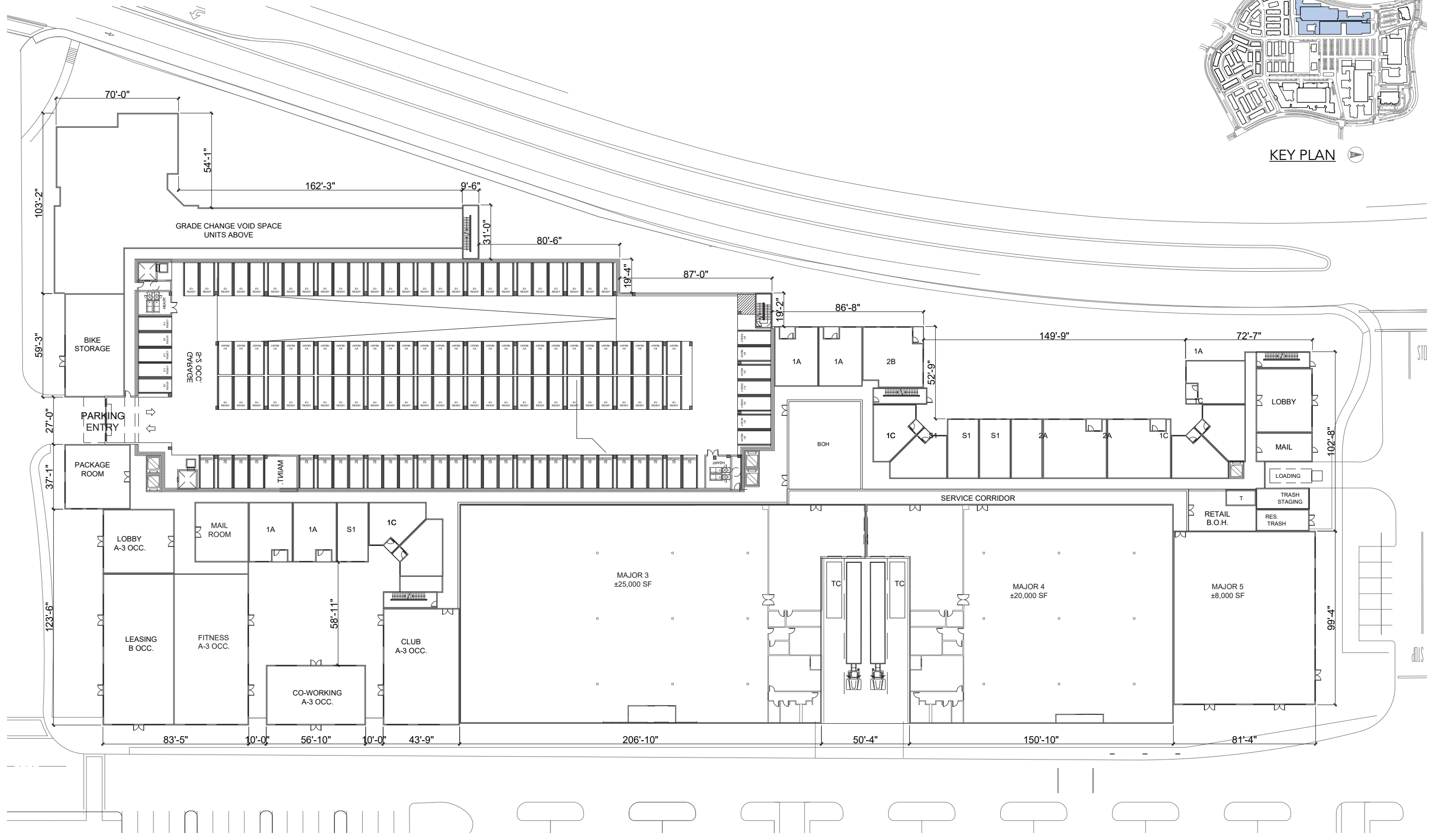
LEVEL	RESIDENTIAL R-2 OCC.	LEASING B OCC.	LOBBY/AMENITY A-3 OCC.	BOH/BIKE ROOM S-2 OCC.	RESIDENTIAL AREA (EXCLUDING GARAGE)	GARAGE S-2 OCC.
LEVEL 1	24,316 sf	3,542 sf	13,177 sf	4,224 sf	45,259 sf	46,369 sf
LEVEL 2	43,445 sf				43,445 sf	46,369 sf
LEVEL 3	82,402 sf				82,402 sf	46,369 sf
LEVEL 4	82,402 sf				82,402 sf	46,369 sf
LEVEL 5	82,402 sf				82,402 sf	46,369 sf
LEVEL 6	82,402 sf				82,402 sf	46,369 sf
LEVEL 7	38,950 sf				38,950 sf	
<b>TOTAL</b>	<b>436,319 sf</b>	<b>3,542 sf</b>	<b>13,177 sf</b>	<b>4,224 sf</b>	<b>457,262 sf</b>	<b>278,214 sf</b>

**PARCEL 6 - UNIT 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	4	4	6	6	6	6	5	37	22,940 sf	37	10%
1 BR'S	1A	805 sf	5	9	20	20	20	20	15	109	87,745 sf	243	63%
	1C	680 sf	6	8	22	22	22	22	12	114	77,520 sf		
	1D	830 sf	0	4	4	4	4	4	0	20	16,600 sf		
2 BR'S	2A	1,150 sf	2	6	7	7	7	7	4	40	46,000 sf	104	27%
	2B	1,130 sf	1	3	13	13	13	13	8	64	72,320 sf		
<b>TOTAL UNITS</b>			<b>18</b>	<b>34</b>	<b>72</b>	<b>72</b>	<b>72</b>	<b>72</b>	<b>44</b>	<b>384</b>	<b>323,125 sf</b>	<b>384</b>	<b>100%</b>

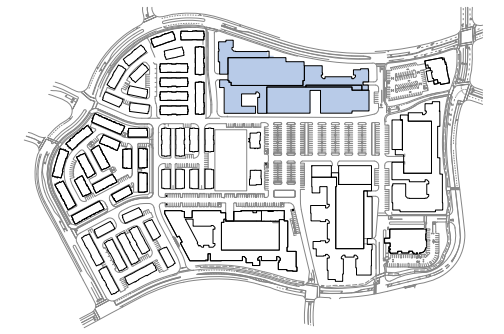


KEY PLAN

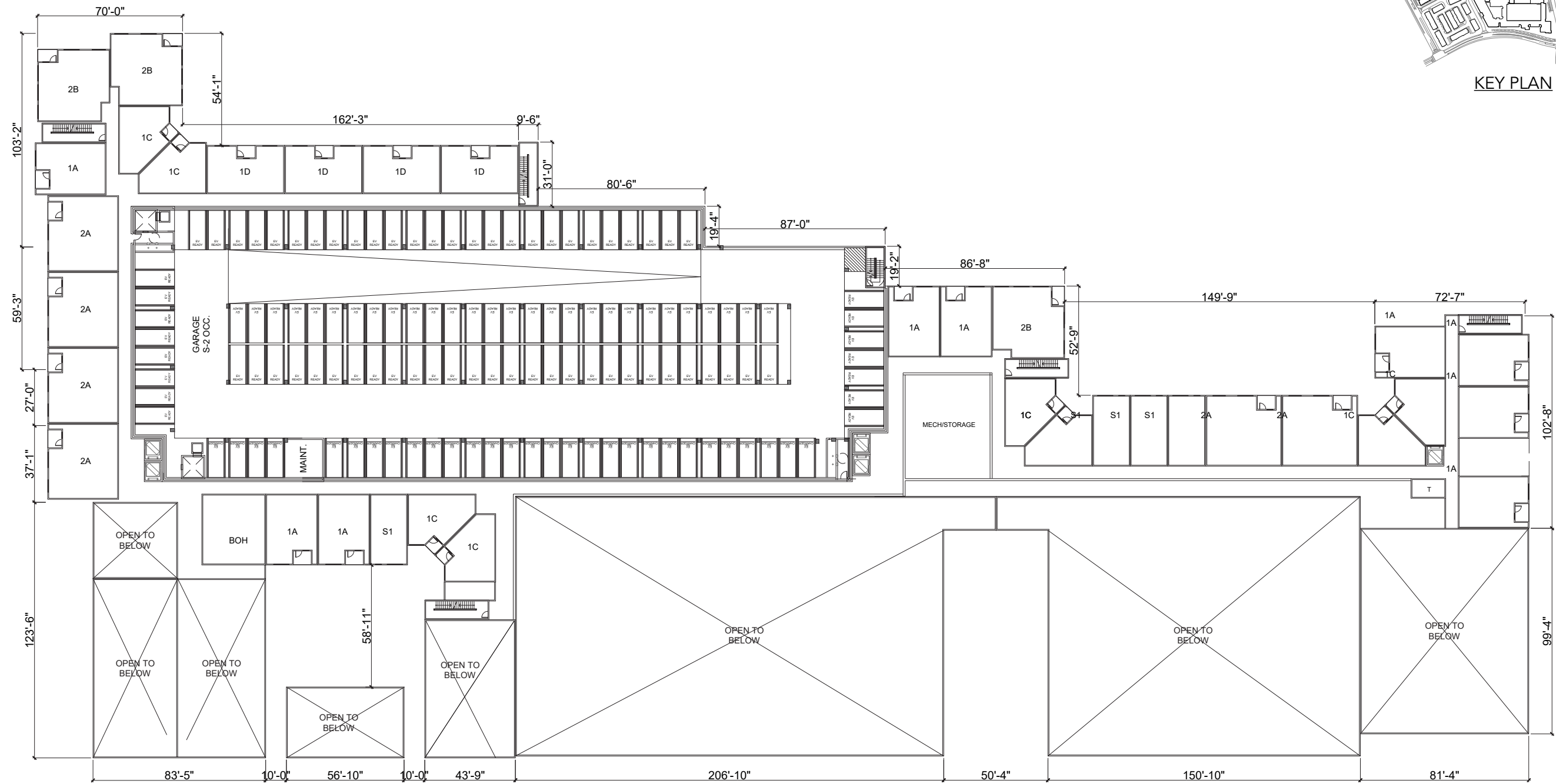


PARCEL 6 - LEVEL 1 FLOOR PLAN





KEY PLAN



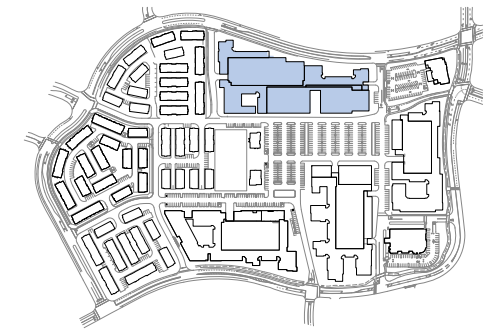
PARCEL 6 - LEVEL 2 FLOOR PLAN

# NORTHGATE TOWN SQUARE

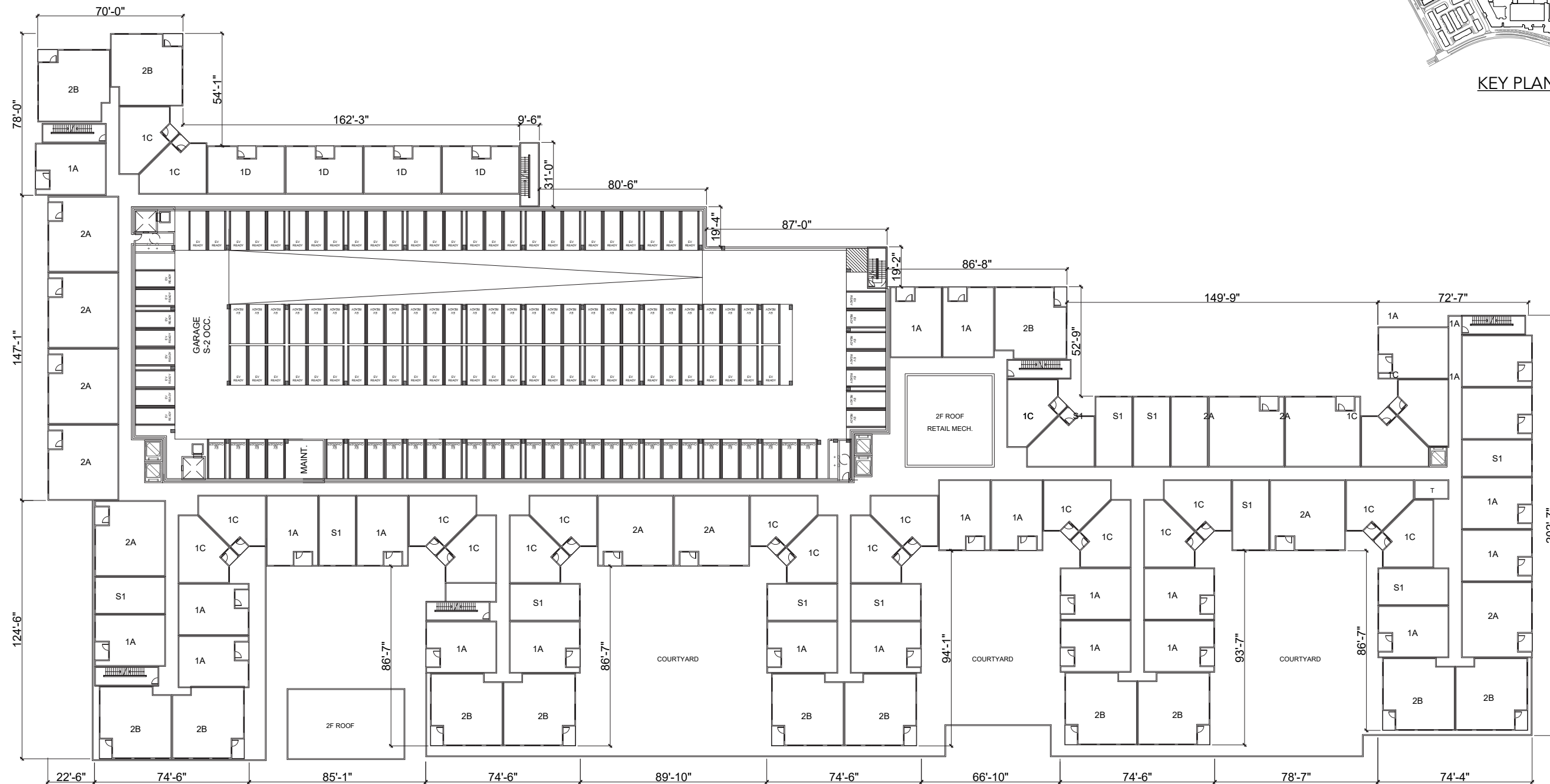
REDEVELOPMENT PLAN



RE-61



KEY PLAN



SCALE 1" = 25'-0"



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

PARCEL 6 - LEVEL 3 - 6 FLOOR PLAN

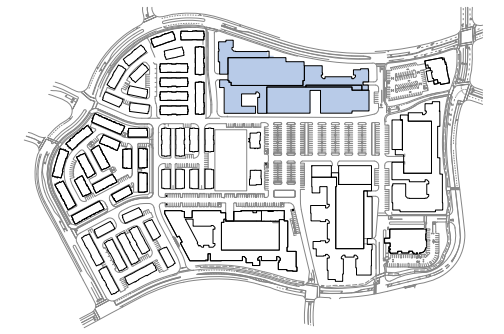


CSW | ST 2

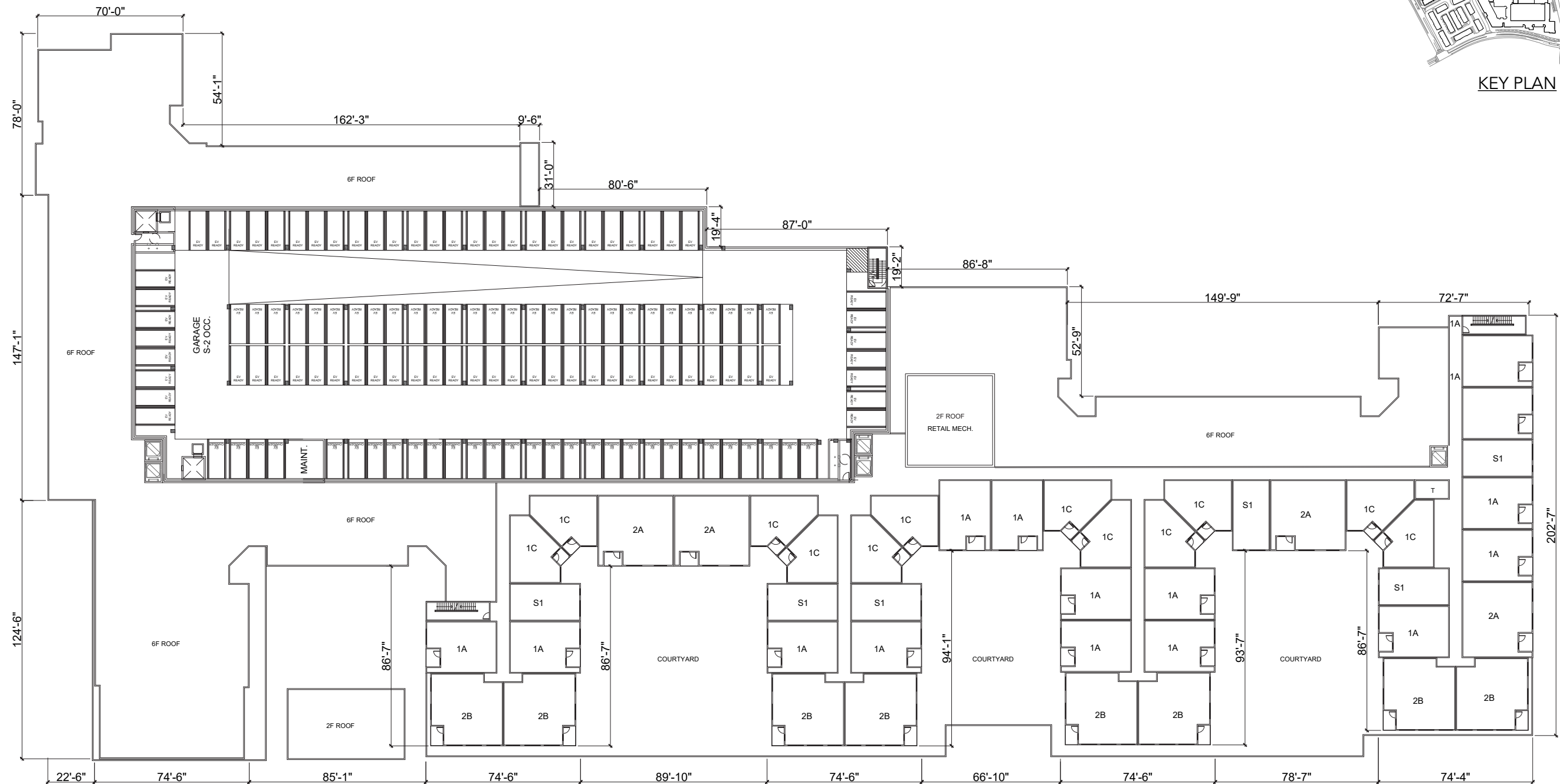


RE-62

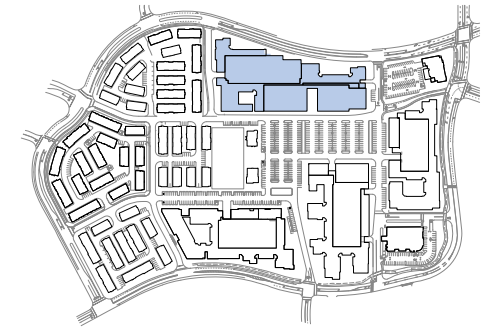




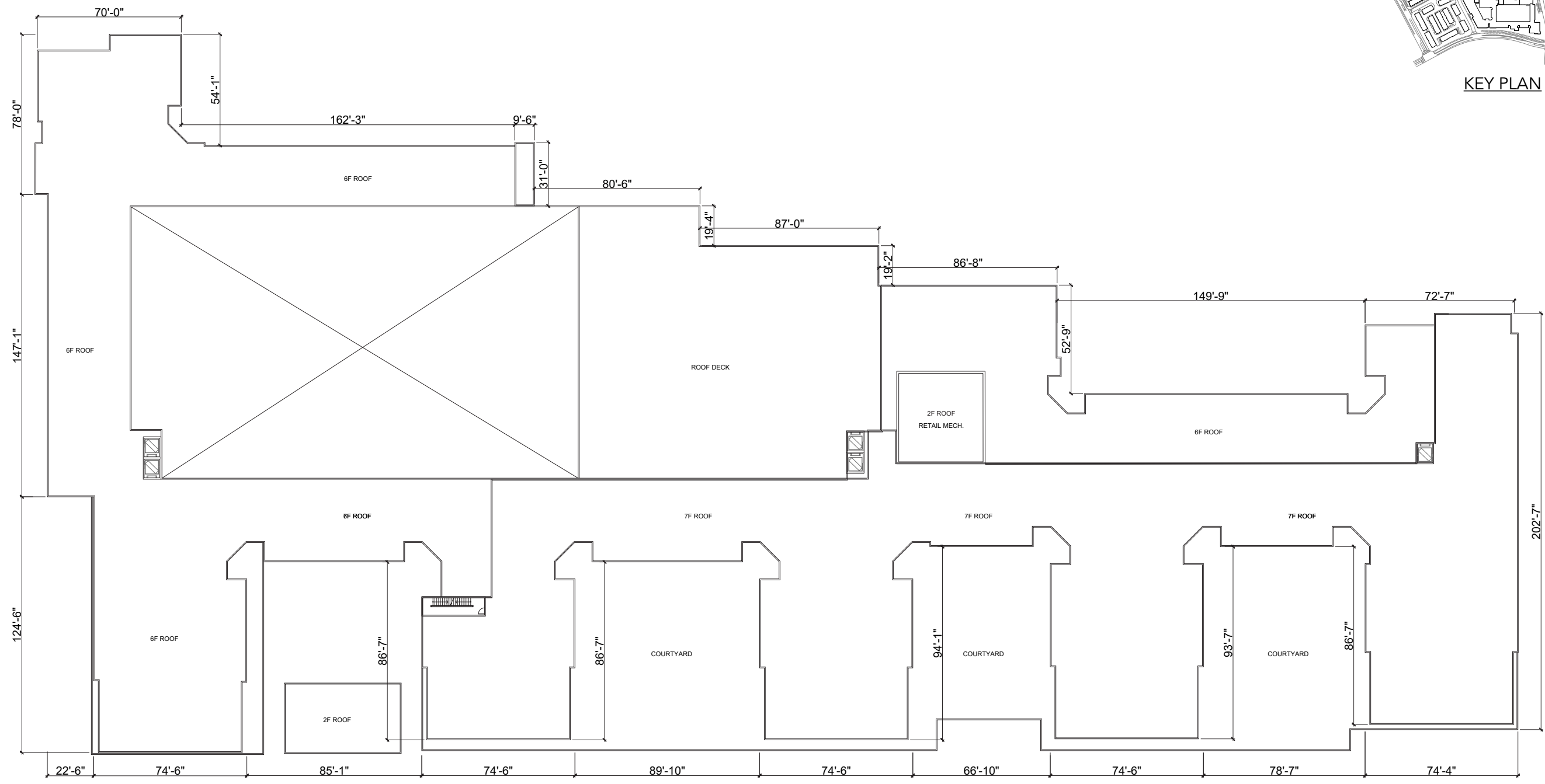
KEY PLAN



PARCEL 6 - LEVEL 7 FLOOR PLAN



KEY PLAN



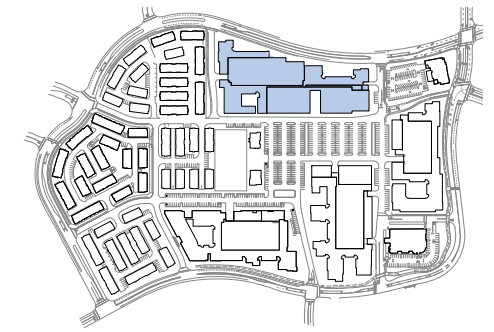
NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.



PARCEL 6 - ROOF PLAN



-   
C2 FIBER CEMENT PANEL NICHIIHA - CEDAR
-   
D1 THIN BRICK INTERSTATE BRICK ARCTIC WHITE
-   
D2 THIN BRICK INTERSTATE BRICK TERRA COTTA
-   
E1 PORCELAIN TILE LAMINAM - I NATURAL TRAVERTINO ROMANO
-   
F1 CEMENT PLASTER SW 7566 WESTHIGHLAND WHITE
-   
F2 CEMENT PLASTER SW 7020 BLACK FOX
-   
F3 CEMENT PLASTER SW 6507 RESOLUTE BLUE
-   
F4 CEMENT PLASTER SW 6074 SPALDING GRAY
-   
G2 GUARDRAIL
-   
H2 CANOPY
-   
J1 TRELLIS
-   
L1 WALL MOUNTED LIGHT FIXTURE
-   
N1 PERFORATED METAL GARAGE SCREEN
-   
K1 CONCRETE



KEY PLAN 



# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 6 - BUILDING ELEVATIONS



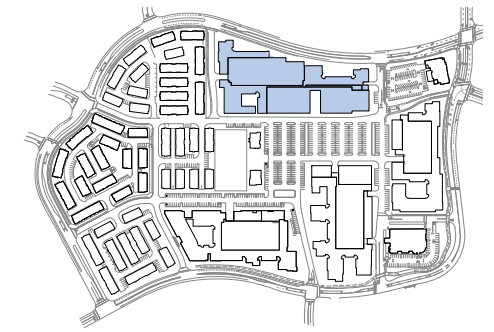
CSW | ST 2



RE-65



-   
C2 FIBER CEMENT PANEL NICHIIHA - CEDAR
-   
D1 THIN BRICK INTERSTATE BRICK ARCTIC WHITE
-   
D2 THIN BRICK INTERSTATE BRICK TERRA COTTA
-   
E1 PORCELAIN TILE LAMINAM - I NATURALI TRAVERTINO ROMANO
-   
F1 CEMENT PLASTER SW 7566 WESTHIGHLAND WHITE
-   
F2 CEMENT PLASTER SW 7020 BLACK FOX
-   
F3 CEMENT PLASTER SW 6507 RESOLUTE BLUE
-   
F4 CEMENT PLASTER SW 6074 SPALDING GRAY
-   
G2 GUARDRAIL
-   
H2 CANOPY
-   
J1 TRELLIS
-   
L1 WALL MOUNTED LIGHT FIXTURE
-   
N1 PERFORATED METAL GARAGE SCREEN
-   
K1 CONCRETE



KEY PLAN



WEST ELEVATION



WEST ELEVATION (CONTINUE)

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 6 - BUILDING ELEVATIONS

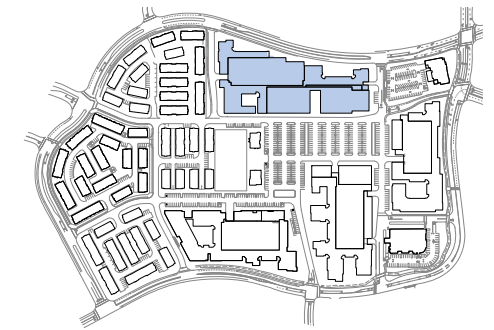


CSW | ST 2



RE-66





KEY PLAN



NORTH ELEVATION

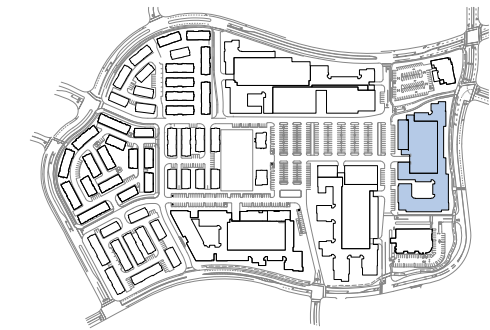


SOUTH ELEVATION

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 6 - BUILDING ELEVATIONS



KEY PLAN

**PARCEL 7 - PROJECT DESCRIPTION**

A 315-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A OVER 2-STORY TYPE I-A RESIDENTIAL BUILDING SURROUNDING A 7-LEVEL TYPE I-A PARKING STRUCTURE.

**PARCEL 7 - PARKING SUMMARY**

ASSIGNED RESIDENTIAL STALLS PROVIDED					
LEVEL	UNITS PER LEVEL	STANDARD STALLS	(2% REQUIRED)		TOTAL STALLS PROVIDED
			STANDARD ADA STALLS	VAN ADA STALLS	
LEVEL 1	38	67	1	1	69
LEVEL 2	39	76	2	1	79
LEVEL 3	61	76	2	1	79
LEVEL 4	61	76	2	1	79
LEVEL 5	58	77	2	1	80
LEVEL 6	33	77	2	1	80
LEVEL 7	25	77	2	1	80
<b>TOTAL</b>	<b>33</b>	<b>526</b>	<b>13</b>	<b>7</b>	<b>546</b>

EV CHARGER REQUIRED	15% OF TOTAL PARKING	<b>82</b>
EV CHARGER PROVIDED		<b>82</b>
EV READY REQUIRED	85% OF TOTAL PARKING	<b>464</b>
EV READY PROVIDED		<b>464</b>

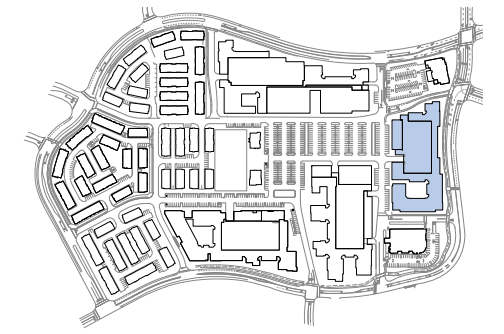
**PARCEL 7 - RESIDENTIAL SQUARE FOOTAGE**

LEVEL	RESIDENTIAL R-2 OCC.	LEASING B OCC.	LOBBY/AMENITY A-3 OCC.	BOH/BIKE ROOM S-2 OCC.	RESIDENTIAL AREA (EXCLUDING GARAGE)	GARAGE S-2 OCC.
LEVEL 1	41,609 sf	1,761 sf	11,351 sf	910 sf	55,631 sf	32,857 sf
LEVEL 2	43,234 sf				43,234 sf	
LEVEL 3	64,343 sf				64,343 sf	
LEVEL 4	64,343 sf				64,343 sf	
LEVEL 5	64,343 sf				64,343 sf	
LEVEL 6	64,343 sf				64,343 sf	
LEVEL 7	30,643 sf				30,643 sf	
<b>TOTAL</b>	<b>372,858 sf</b>	<b>1,761 sf</b>	<b>11,351 sf</b>	<b>910 sf</b>	<b>386,880 sf</b>	<b>32,857 sf</b>

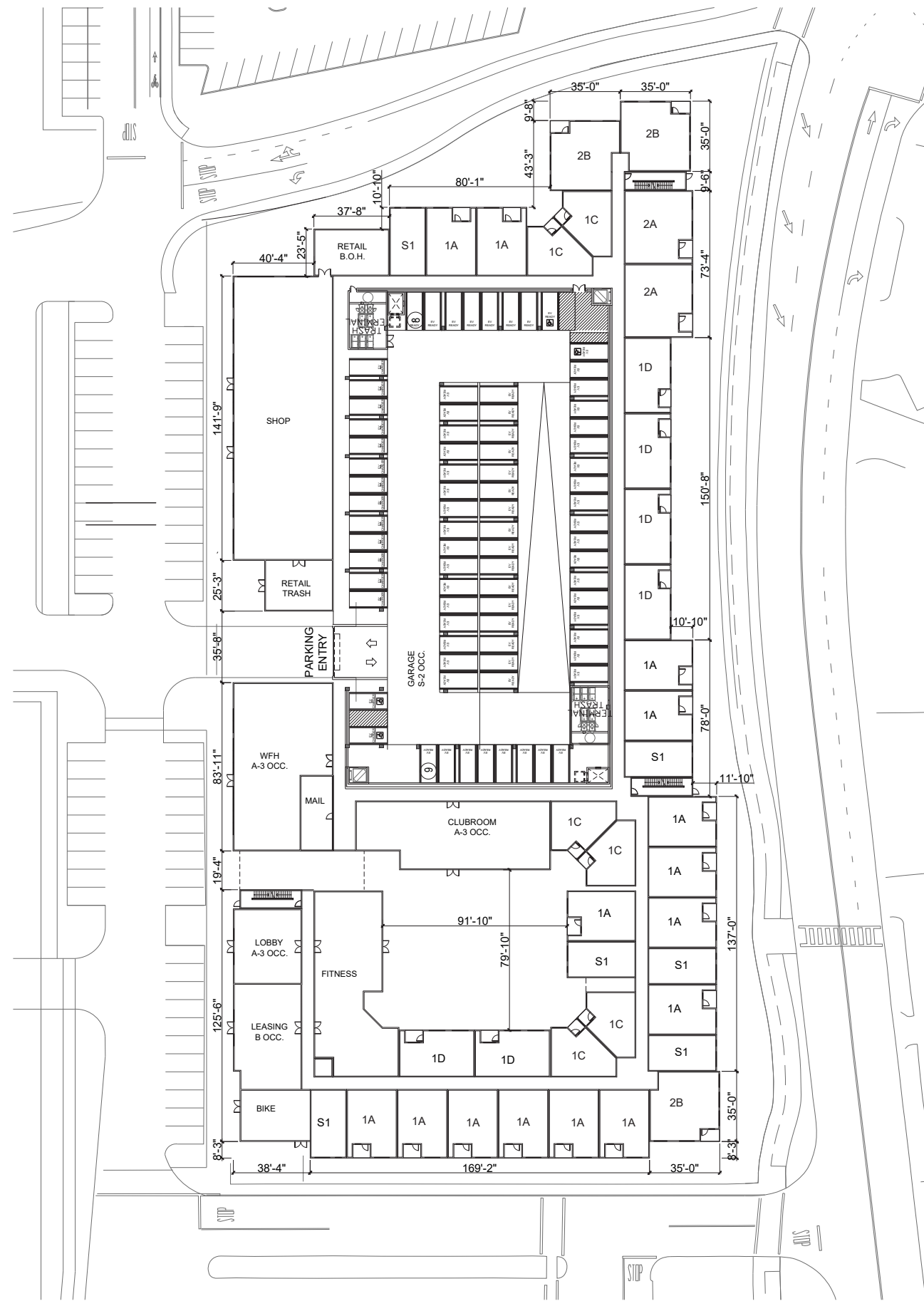
**PARCEL 7 - UNIT SUMMARY**

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	6	6	9	9	7	0	4	41	25,420 sf	41	13%
1 BR'S	1A	805 sf	15	15	20	20	20	10	4	104	83,720 sf	213	68%
	1C	680 sf	6	6	10	10	10	10	2	54	36,720 sf		
	1D	830 sf	6	7	9	9	9	9	6	55	45,650 sf		
2 BR'S	2A	1,150 sf	2	2	9	9	8	0	7	37	42,550 sf	61	19%
	2B	1,150 sf	3	3	4	4	4	4	2	24	27,600 sf		
<b>TOTAL UNITS</b>			<b>38</b>	<b>39</b>	<b>61</b>	<b>61</b>	<b>58</b>	<b>33</b>	<b>25</b>	<b>315</b>	<b>234,060 sf</b>	<b>315</b>	<b>100%</b>

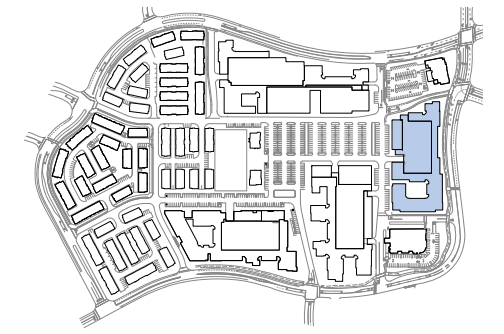




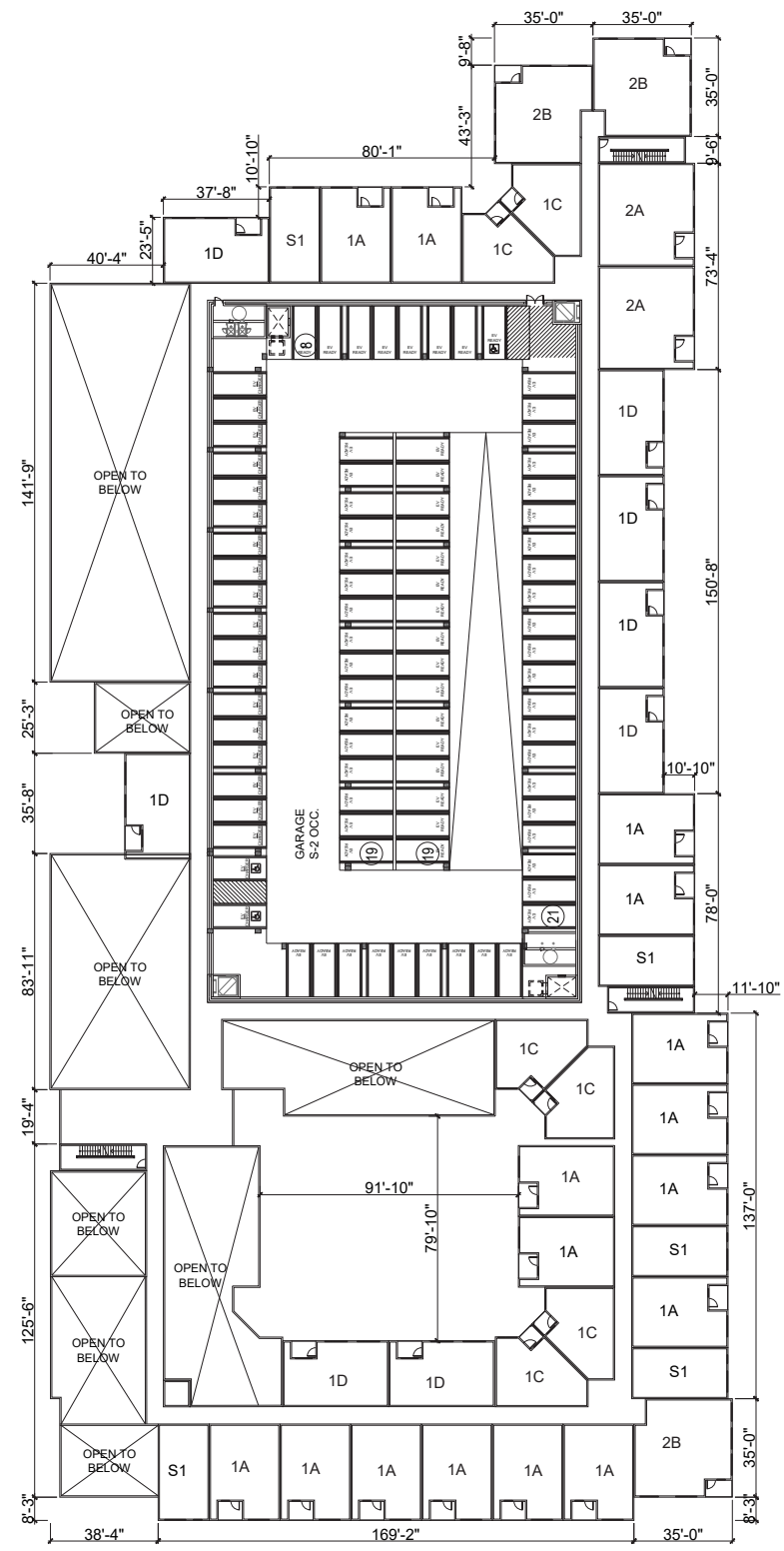
KEY PLAN



PARCEL 7 - LEVEL 1 FLOOR PLAN



KEY PLAN

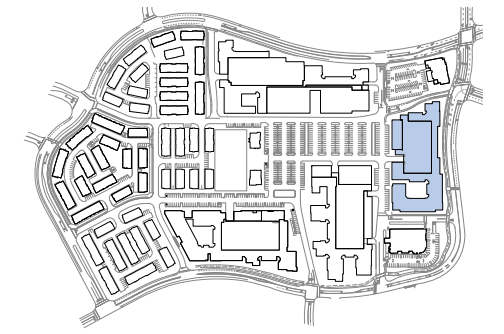


# NORTHGATE TOWN SQUARE

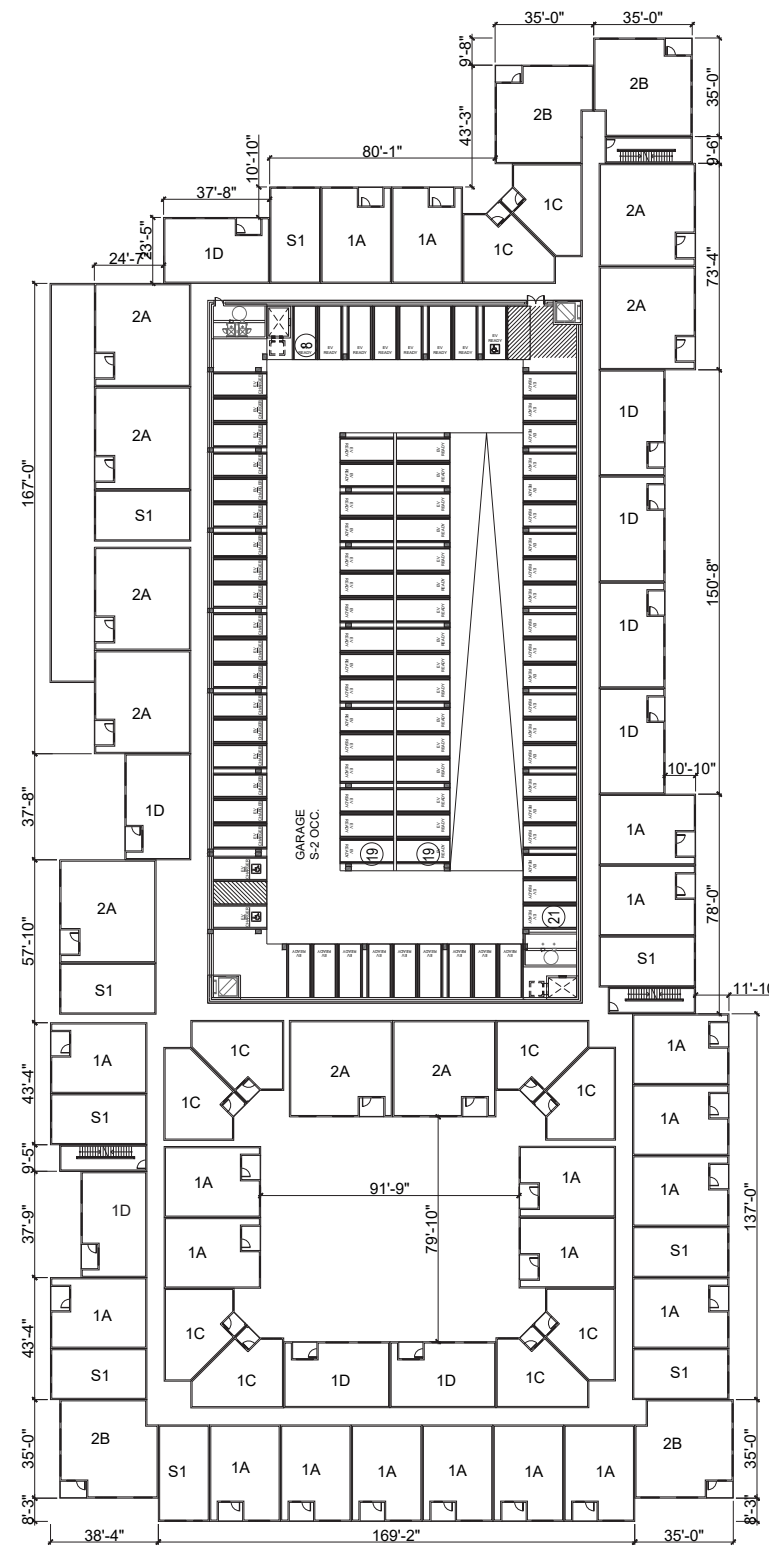
REDEVELOPMENT PLAN

## PARCEL 7 - LEVEL 2 FLOOR PLAN





KEY PLAN

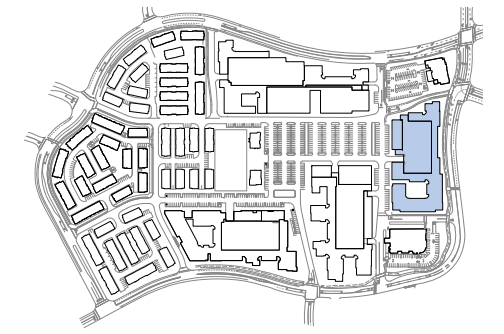


# NORTHGATE TOWN SQUARE

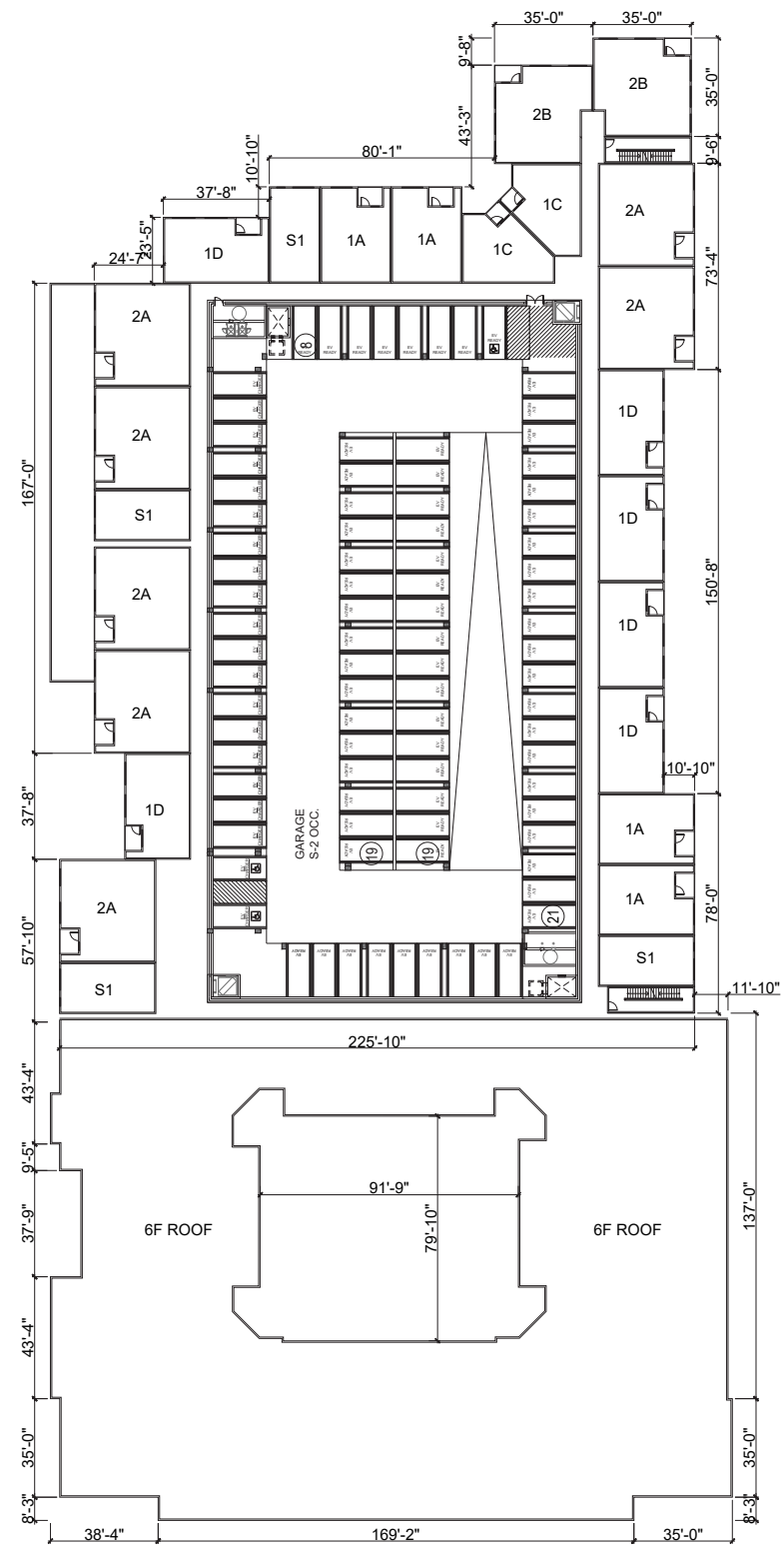
REDEVELOPMENT PLAN

## PARCEL 7 - LEVEL 3 - 6 FLOOR PLAN

MerloneGeier Partners | CSW | ST 2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI | RE-71



KEY PLAN

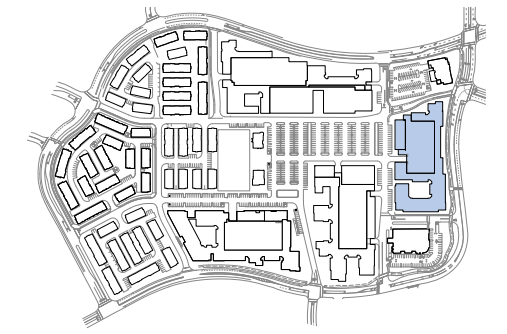


# NORTHGATE TOWN SQUARE

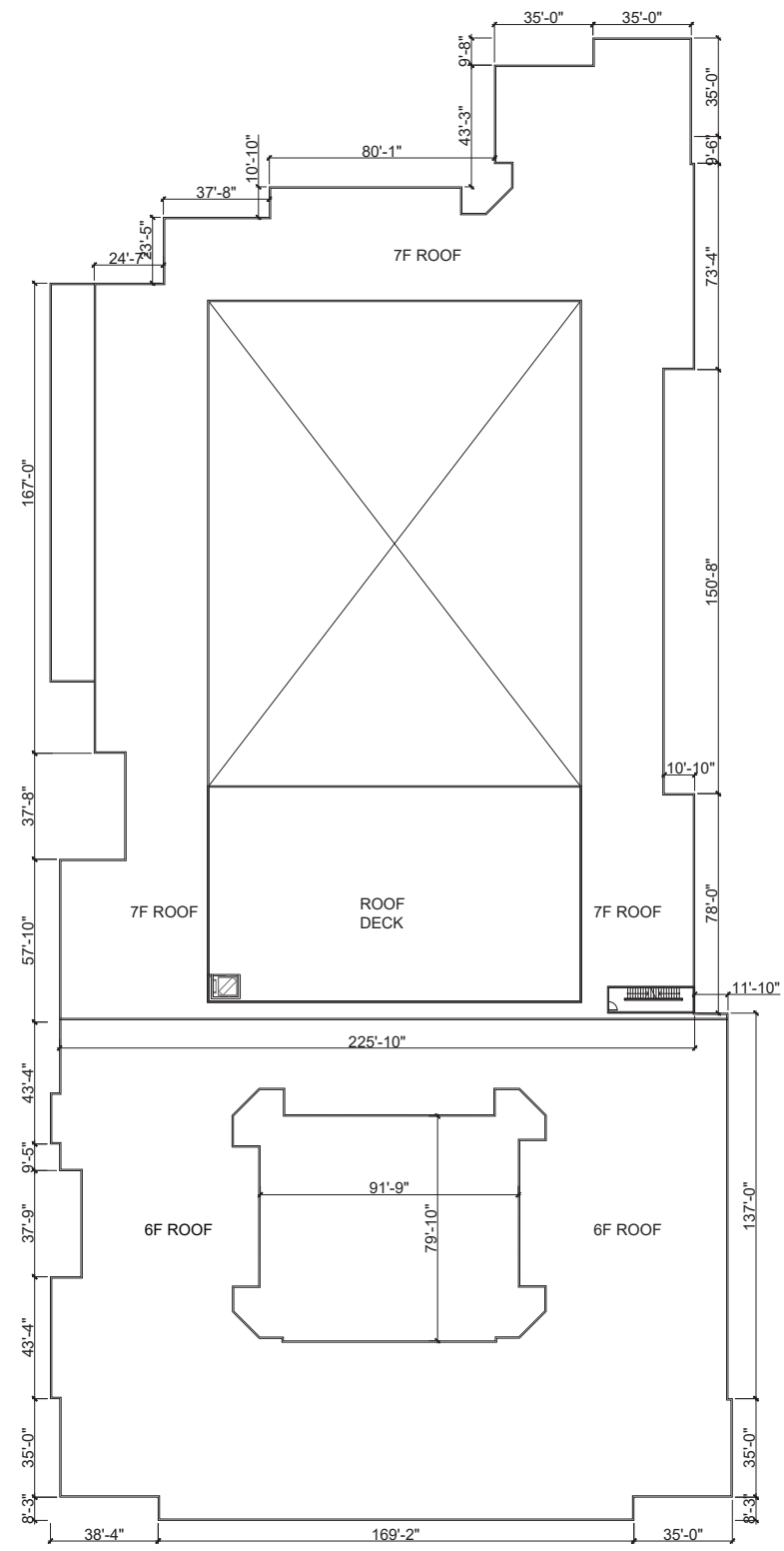
REDEVELOPMENT PLAN

## PARCEL 7 - LEVEL 7 FLOOR PLAN










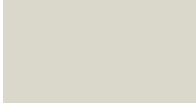








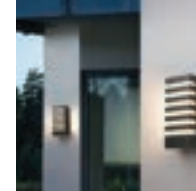
KEY PLAN

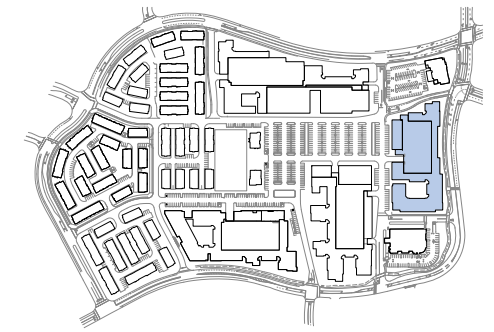


NOTE: MECHANICAL EQUIPMENT WILL BE CONCEALED BY BUILDING PARAPETS. IF PARAPET DOES NOT SUFFICIENTLY CONCEAL MECHANICAL UNITS, THEN IT WILL BE SCREENED PER CODE.



PARCEL 7 - ROOF PLAN

-  A1 METAL PANEL MORIN INTEGRITY MEDIUM GRAY
-  A2 METAL PANEL MORIN INTEGRITY CHROMIUM GRAY
-  A3 METAL PANEL MORIN INTEGRITY SILVER SMITH
-  B2 FIBER CEMENT PANEL NICHIA - CEDAR
-  D2 THIN BRICK BELDEN BRICK ALASKA WHITE VELOUR
-  F1 CEMENT PLASTER SW 6070 HERON PLUME
-  F2 CEMENT PLASTER SW 7017 DORIAN GRAY
-  F3 CEMENT PLASTER SW 7674 PEPPERCORN
-  F4 CEMENT PLASTER SW 6074 SPALDING GRAY
-  F5 CEMENT PLASTER SW 6006 BLACK BEAN
-  G1 GUARDRAIL
-  G3 GUARDRAIL
-  H2 CANOPY
-  J1 TRELLIS
-  L1 WALL MOUNTED LIGHT FIXTURE



KEY PLAN








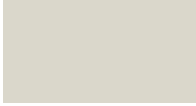








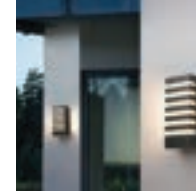
SOUTH ELEVATION

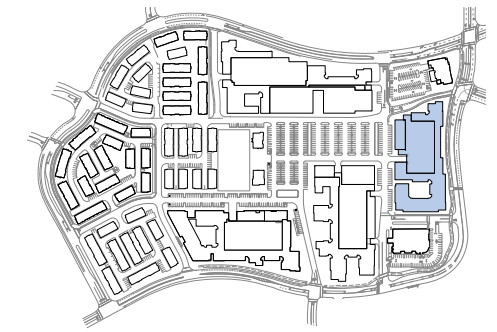


EAST ELEVATION

PARCEL 7 - BUILDING ELEVATIONS



-  A1 METAL PANEL MORIN INTEGRITY MEDIUM GRAY
-  A2 METAL PANEL MORIN INTEGRITY CHROMIUM GRAY
-  A3 METAL PANEL MORIN INTEGRITY SILVER SMITH
-  B2 FIBER CEMENT PANEL NICHIA - CEDAR
-  D2 THIN BRICK BELDEN BRICK ALASKA WHITE VELOUR
-  F1 CEMENT PLASTER SW 6070 HERON PLUME
-  F2 CEMENT PLASTER SW 7017 DORIAN GRAY
-  F3 CEMENT PLASTER SW 7674 PEPPERCORN
-  F4 CEMENT PLASTER SW 6074 SPALDING GRAY
-  F5 CEMENT PLASTER SW 6006 BLACK BEAN
-  G1 GUARDRAIL
-  G3 GUARDRAIL
-  H2 CANOPY
-  J1 TRELLIS
-  L1 WALL MOUNTED LIGHT FIXTURE



KEY PLAN



NORTH ELEVATION



WEST ELEVATION

# NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

## PARCEL 7 - BUILDING ELEVATIONS



CSW | ST 2



RE-75