

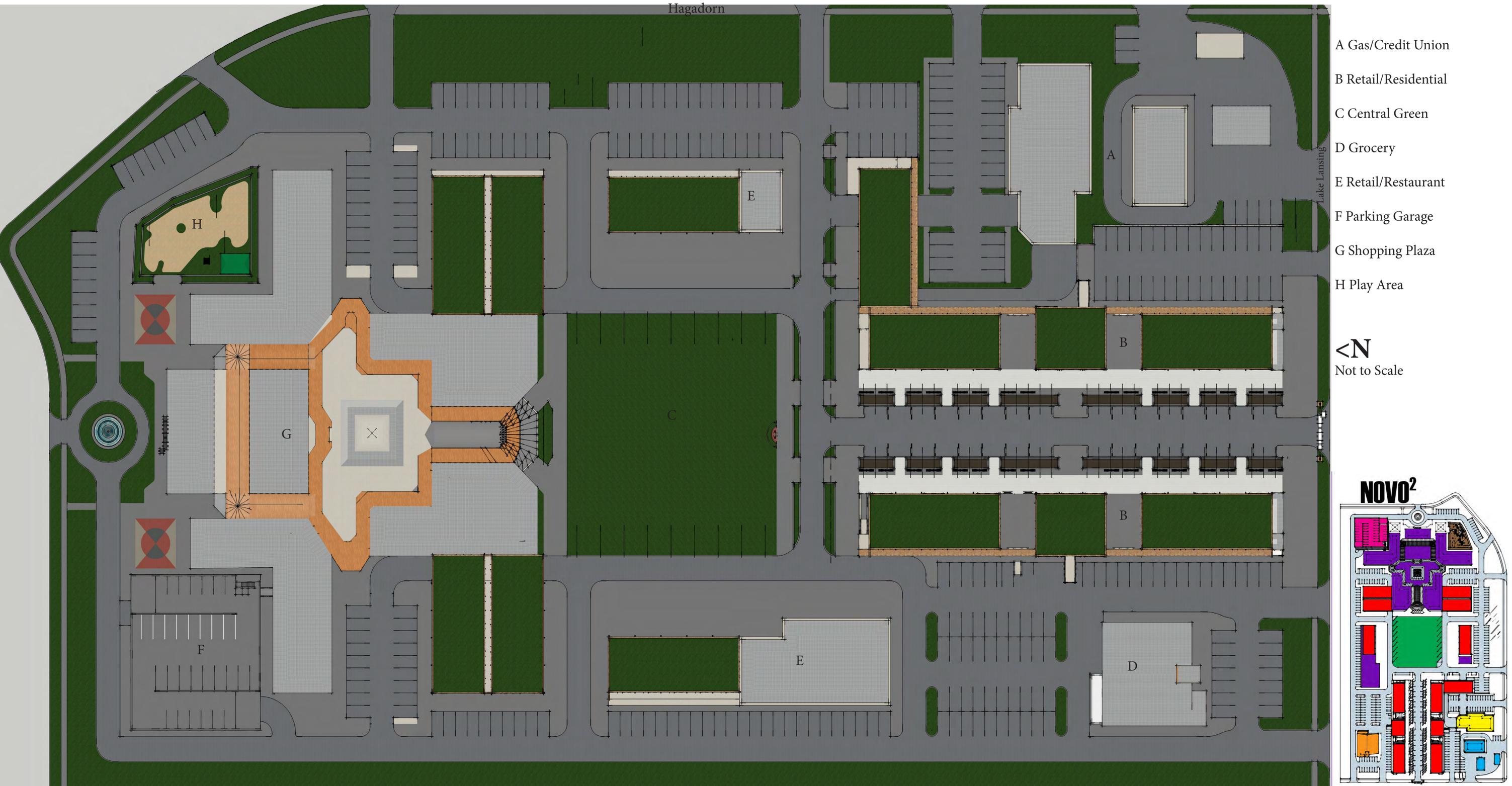
# NOVO<sup>2</sup>

Ryan Orischak  
LA 447  
Final Plan

## Concept | The NEW Town Square

“Novo” translates into ‘new’ in many languages. Adding the superscript number two is a fun play on the power of square, therefore the site name reads as: **New Square**. Also, the name has a certain resonance to it, such as in, “Let’s go to Novo tonight!”

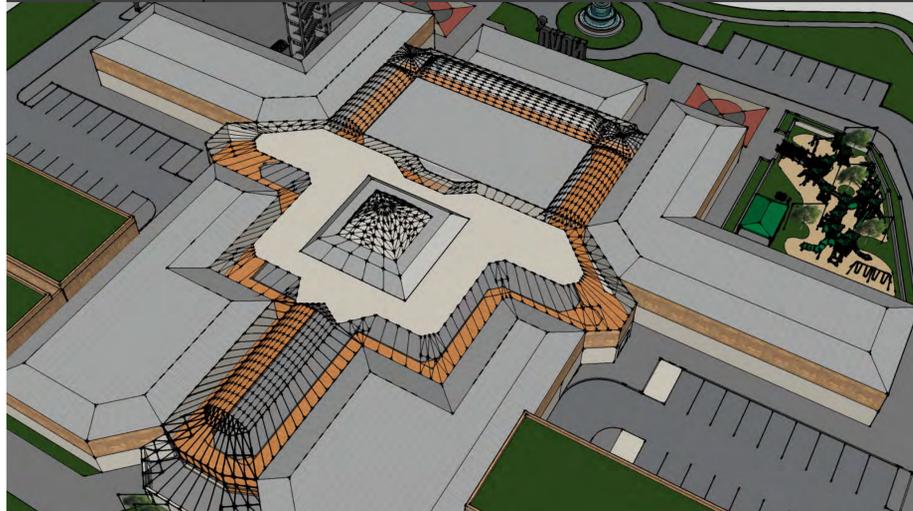
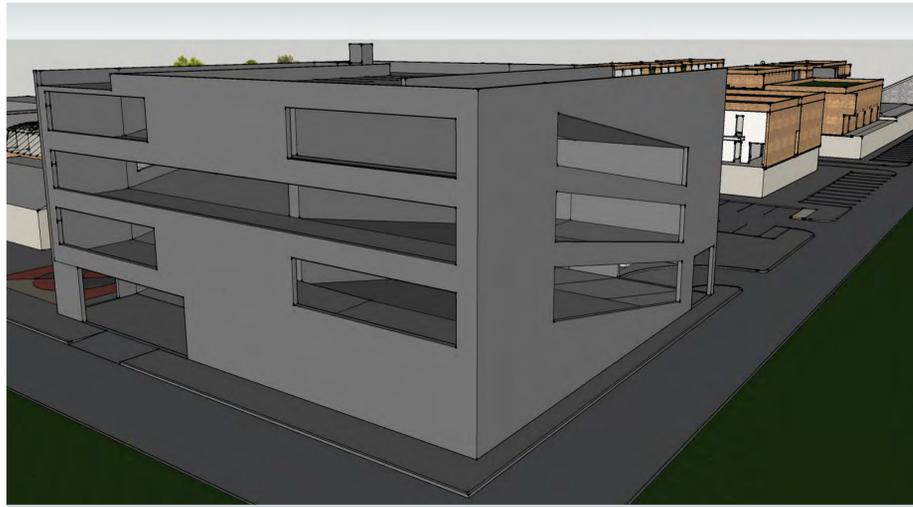
This site has been designed to maximize on visitor attraction. Creating the main central greenspace will allow for events and music, serving as the heart of the design from which all elements flow organically outward. In this central square, pedestrians have direct access to a majority of the shopping venues, without having to worry about crossing vehicular lanes. This plaza also has direct access to the 100-car garage and the large children’s play area in the northeast. This elements are direct nods to the ease-of-access and family-friendly qualities the new site would provide. Entrance off of Lake Lansing gives way to a main promenade, consisting of wide walkways, a variety of street-level retail and upper level residential (20 3BR; 12 2BR). Circulating around the square carries the same theme, with additional residential (35 3BR), bringing the total persons to accommodate to 189. Street-level cafes sit adjacent to the green, giving the area daytime whimsy and nighttime eloquence. The gas station and credit union remain, but are buffered by stone walls and vehicular arcades from the central loop. Homes along the western border are buffered by 40’ of greenspace. A linear park exists along the eastern edge as an attraction feature, and green roofs have been implemented atop all residential to make up for street-level turf removal.



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Top to bottom, left to right: Iso view of proposed 100-car garage; New grocery store (Aldi or similar); Iso view of shopping plaza; North view of shopping plaza and main atrium; South view of shopping plaza; Pocket parks along main promenade; Children's play area in northeast corner; Looking down main promenade - offset; Looking across at site map sign and main green; Glowing NOVO sign at site entrance; Looking down main promenade - center.

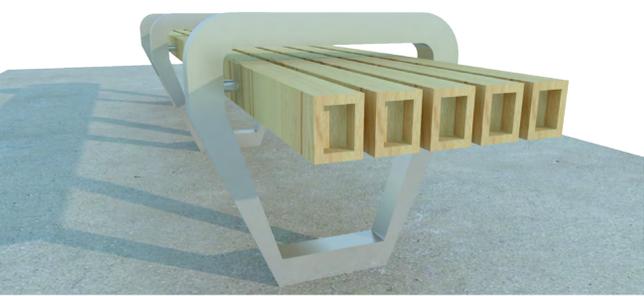
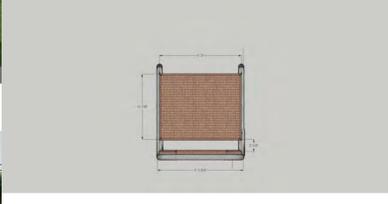
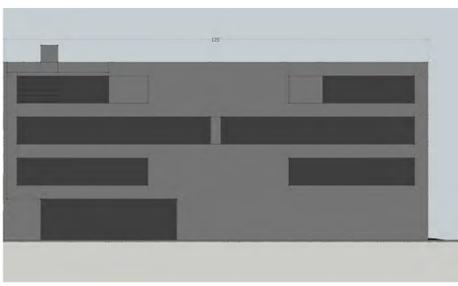
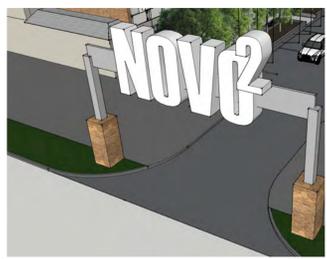
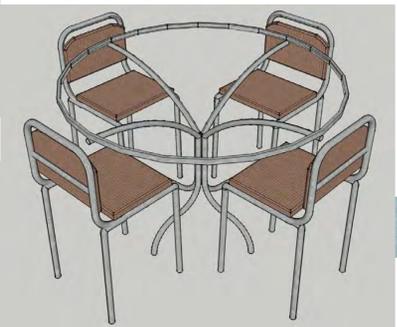
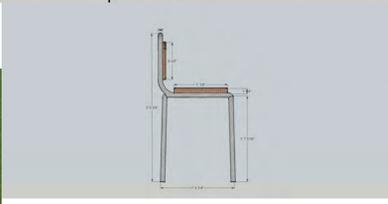
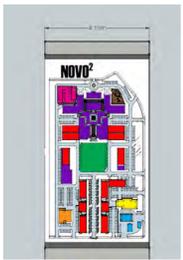
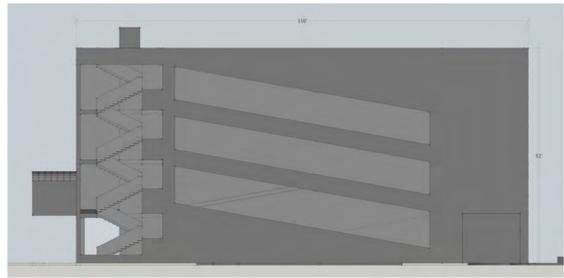
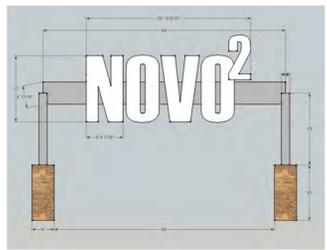




North Elevation  
Not to Scale



South Elevation  
Not to Scale



Entrance Sign  
Not to scale

Parking Garage  
Not to scale

Site Map Sign  
Not to scale

Site Table and Chairs  
Not to scale

Site Bench  
Not to scale



East Elevation  
Not to Scale



West Elevation  
Not to Scale