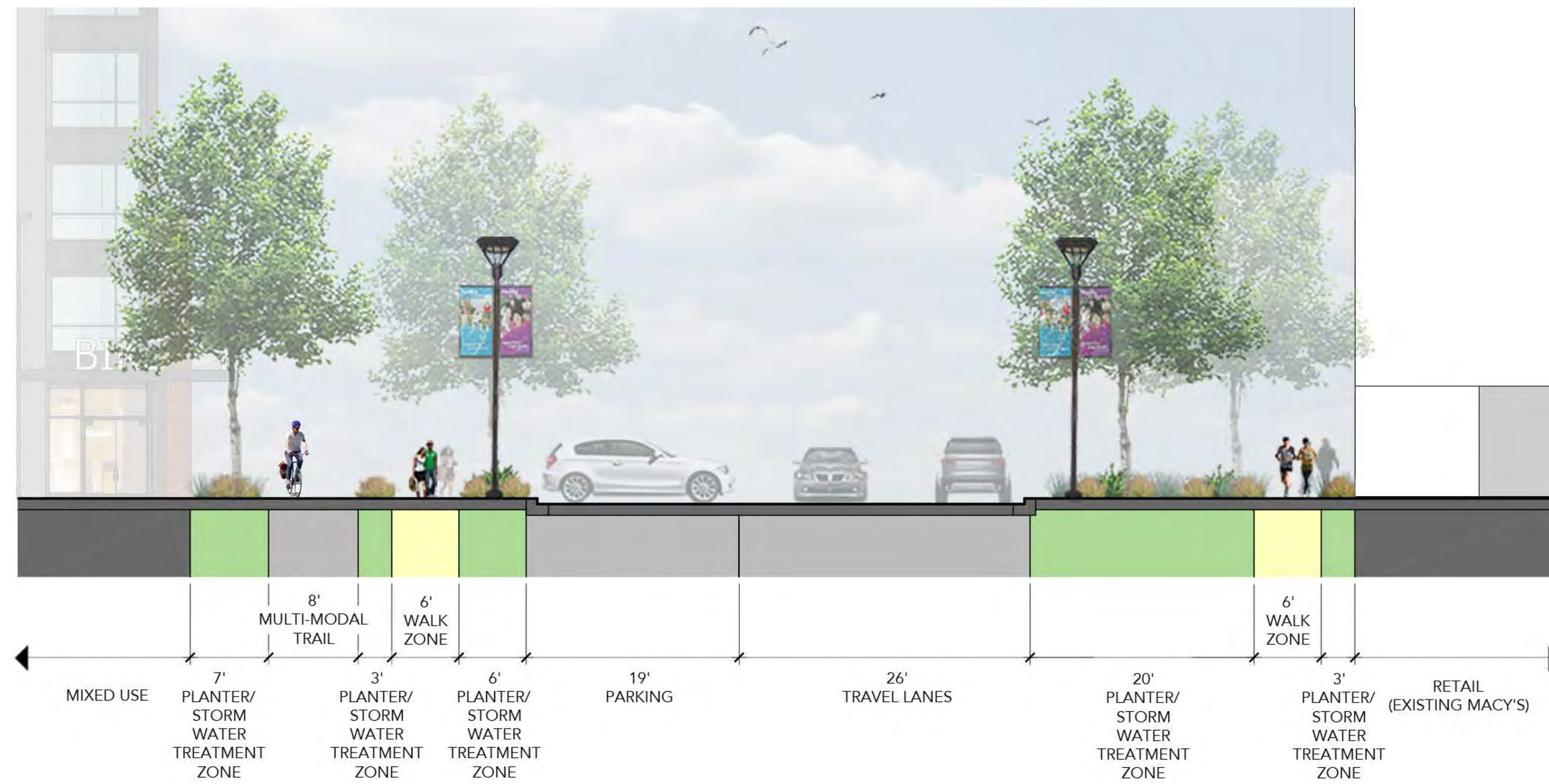




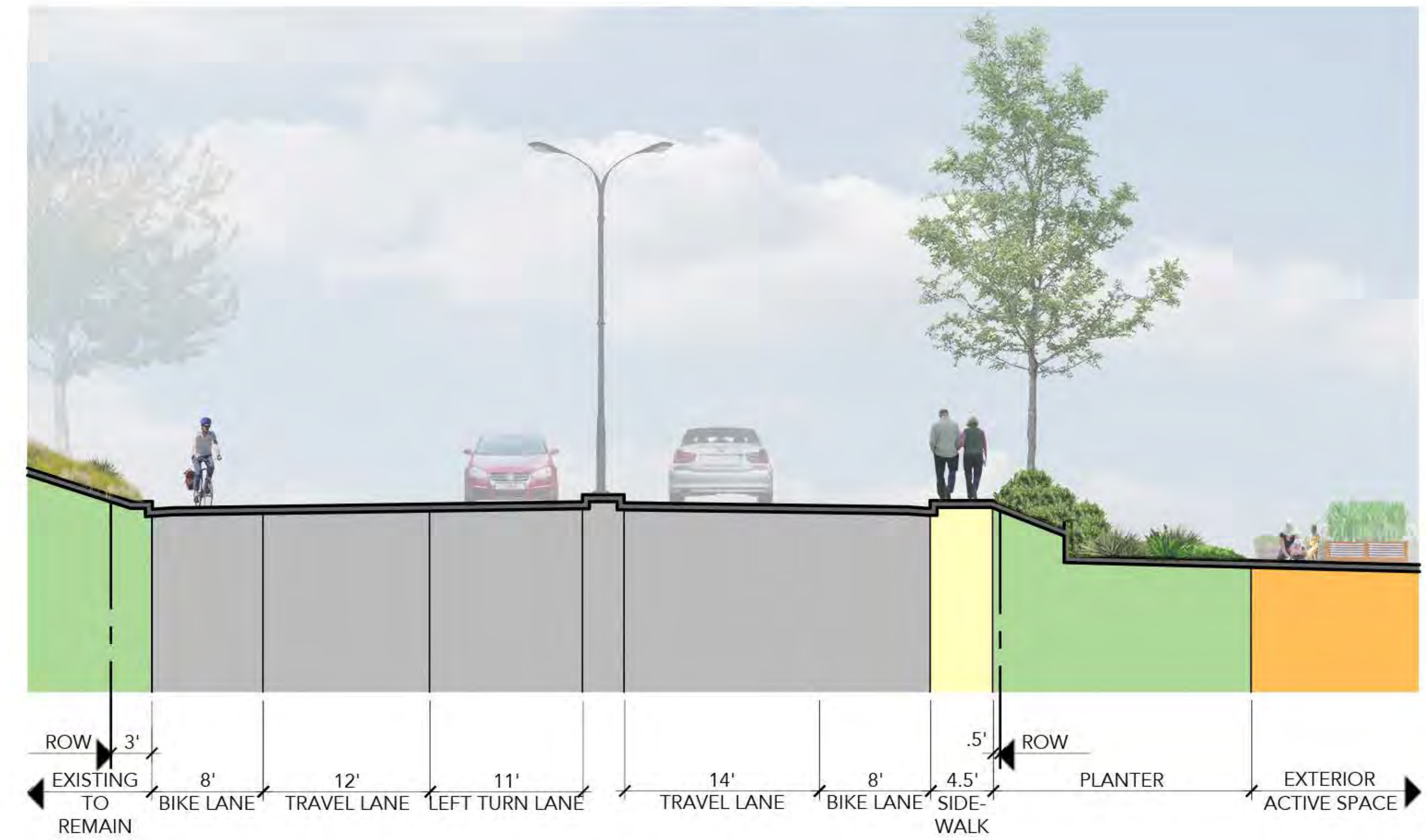
SECTION 9



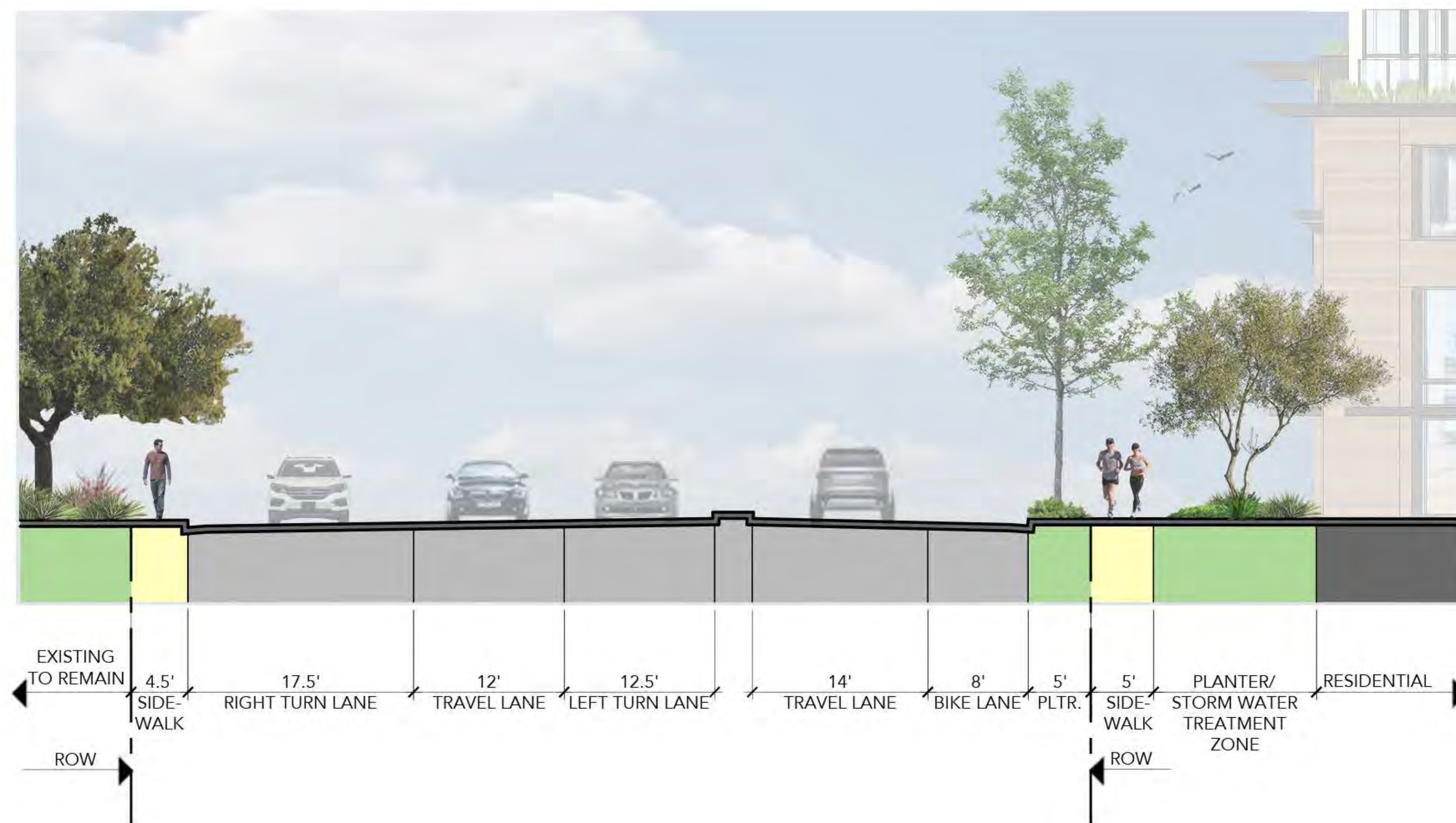
SECTION 10



SECTION 11






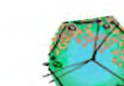
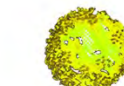




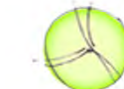



SECTION 13





SECTION 12


PLANT PALETTE

TREES:

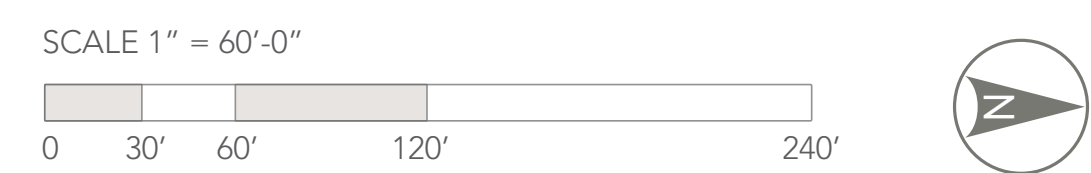
-  EXISTING TREE TO REMAIN - EXISTING
-  ENTRY ACCENT TREE - 36" BOX (MIN.)
ACER RUBRUM 'ARMSTRONG' - COLUMNAR RED MAPLE
QUERCUS AGRIFOLIA - COAST LIVE OAK
SEQUOIA SEMPERVIRENS - COAST REDWOOD
-  PARKING LOT ACCENT TREE - 24" BOX (MIN.)
ARBUSUS MARINA - MARINA STRAWBERRY TREE
GINKGO BILOBA 'AUGUMN GOLD' - AUTUMN GOLD MAIDENHAIR TREE
PLATANUS X ACERIFOLIA - LONDON PLANE TREE
-  PARKING FIELD TREE - 24" BOX (MIN.)
ACER RUBRUM 'OCTOBER GLORY' - RED MAPLE
PISTACIA CHINENSIS 'KEITH DAVEY' - KEITH DAVEY CHINESE PISTACHE
ZELKOVA SERRATA 'GOLD FALL' - GOLD FALL ZELKOVA
-  TOWN SQUARE PARKING LOT ACCENT TREE - 36" BOX (MIN.)
ACER RUBRUM 'ARMSTRONG' - COLUMNAR RED MAPLE
GINKGO BILOBA 'AUTUMN GOLD' - AUTUMN GOLD MAIDENHAIR TREE
OLEA EUROPAEA 'SWAN HILL' - OLIVE
-  TOWN SQUARE PARKING FIELD TREE - 24" BOX (MIN.)
ULMUS 'FRONTIER' - FRONTIER CHINESE ELM
OLEA EUROPAEA 'SWAN HILL' - FRUITLESS OLIVE
-  LAS GALLINAS AVENUE STREET TREE- 36" BOX (MIN.)
PYRUS CALLERYANA - FLOWERING PEAR
-  LOS RANCHITOS ROAD STREET TREE- 36" BOX (MIN.)
PYRUS CALLERYANA - FLOWERING PEAR
-  NORTHGATE DRIVE STREET TREE - 36" BOX (MIN.)
PISTACIA CHINENSIS 'KEITH DAVEY'
PYRUS CALLERYANA - FLOWERING PEAR
ZELKOVA SERRATA 'GOLD FALL' - GOLD FALL ZELKOVA
-  INTERIOR STREET TREE 1- 36" BOX (MIN.)
ACER RUBRUM 'ARMSTRONG' - COLUMNAR RED MAPLE
PLATANUS X ACERIFOLIA - LONDON PLATE TREE
-  INTERIOR STREET TREE 2 - 36" BOX (MIN.)
PODOCARPUS GRACILIOR - FERN PINE
QUERCUS PALUSTRIS - PIN OAK
-  BUILDING PERIMETER AND COURTYARD TREE - 24" BOX (MIN.)
ACER RUBRUM 'ARMSTRONG' - COLUMNAR RED MAPLE
ACER RUBRUM 'OCTOBER GLORY' - RED MAPLE
MELALEUCA LINARIFOLIA - FLAXLEAF PAPERBARK
LAGERSTROEMIA INDICA 'NATCHEZ' - NATCHEZ GRAPE MYRTLE
MALUS X SIEBOLDII 'CALOCARPA' - REDBUT CRABAPPLE
ARBUSUS 'MARINA' - MARINA STRAWBERRY TREE
PINUS CANARIENSIS - CANARY ISLAND PINE
ULMUS 'FRONTIER' - FRONTIER CHINESE ELM
-  SPECIMEN TREE - 48" (MIN.)
PLATANUS X RACEMOSA - CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA - COAST LIVE OAK

-  GRASSES & GROUNDCOVERS SUCH AS:
CALAMAGROSTIS X ACUTIFLORA - FEATHER REED GRASS
CAREX SPP. - CAREX
FESTUCA MAIREI - MAIRE' FESCUE
GAZANIA SPP. - GAZANIA
LIRIOPE GIGANTEA - GIANT LIRIOPE
LEYMUS CONDENSATUS - CANYON PRINCE BLUE RYE
LOMANDRA SPP. - MAT RUSH
JUNIPERUS HORIZONTALIS - N.C.N.MUHLENBERGIA SPP. - MUHLY GRASS
PENNISETUM SPATHIOLATUM - RYE PUFFS
ROSMARINUS OFF. 'HUNTINGTON CARPET' - DWARF ROSEMARY
SESLERIA 'GREENLEE'S HYBRID' - N.C.N.

-  SHRUBS & VINES SUCH AS:
ABELIA X GRANDIFLORA - GLOSSY ABELIA
ARBUSUS UNEDO COMPACTA - DWARF STRAWBERRY TREE
ARCHTOSTAPHYLOS 'HOWARD MCMINN' - HOWARD MCMINN MANZINITA
BAMBUSA TEXTILIS - WEAVER'S BAMBOO
CEANOTHUS X 'CONCHA' - CONCHA CALIFORNIA LILAC
DIANELLA TASMANICA 'CASA BLUE' - FLAX LILY

-  SHRUBS & VINES SUCH AS (CONTINUED):
DIETES VEGETA 'VARIEGATA' - VARIGATED FORTNIGHT LILY
LIGUSTRUM JAPONICUM 'TEXANUM' - WAX LEAF PRIVET
RHAMNUS CALIFORNICA 'EVE CASE' - COFFEBERRY
RHAPHIOLEPIS SPECIES - INDIAN HAWTHORN
ROSMARINUS OFFICINALIS - ROSEMARY
VIBURNUM JAPONICUM - EVERGREEN VIBURNUM
PITTOSPORUM SPECIES - MOCK ORANGE

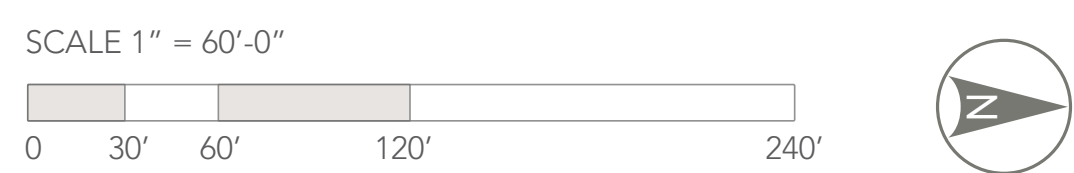
-  STORMWATER TREATMENT SHRUBS AND GRASSES SUCH AS:
ACHILLEA MILLEFOLIUM - YARROW
IRIS DOUGLASIANA - DOUGLAS IRIS
CAREX PANSA - CALIFORNIA MEADOW SEDGE
CAREX PRAEGRACILIS - CLUSTERED FIELD SEDGE
JUNCUS PATENS - BLUE RUSH
LEYMUS CONDENSATUS 'CANYON PRINCE' - CANYON PRINCE WILD RYE
MUHLENBERGIA RIGENS - DEER GRASS



OVERALL PLANTING PLAN - 2040 VISION PLAN



NORTHGATE LANDSCAPE AREA CALCULATIONS - PHASE 2 2040						
LOT SIZE	VEHICULAR AREA	BUILDING COVERAGE	OPEN SPACE	USABLE OPEN SPACE (pedestrian paving)	LANDSCAPE (planting area)	LANDSCAPE %
1,949,409 SF	550,467 SF	813,143 SF	585,799 SF	225,500 SF	360,299 SF	18.5%



OPEN SPACE DIAGRAM - 2040 VISION PLAN

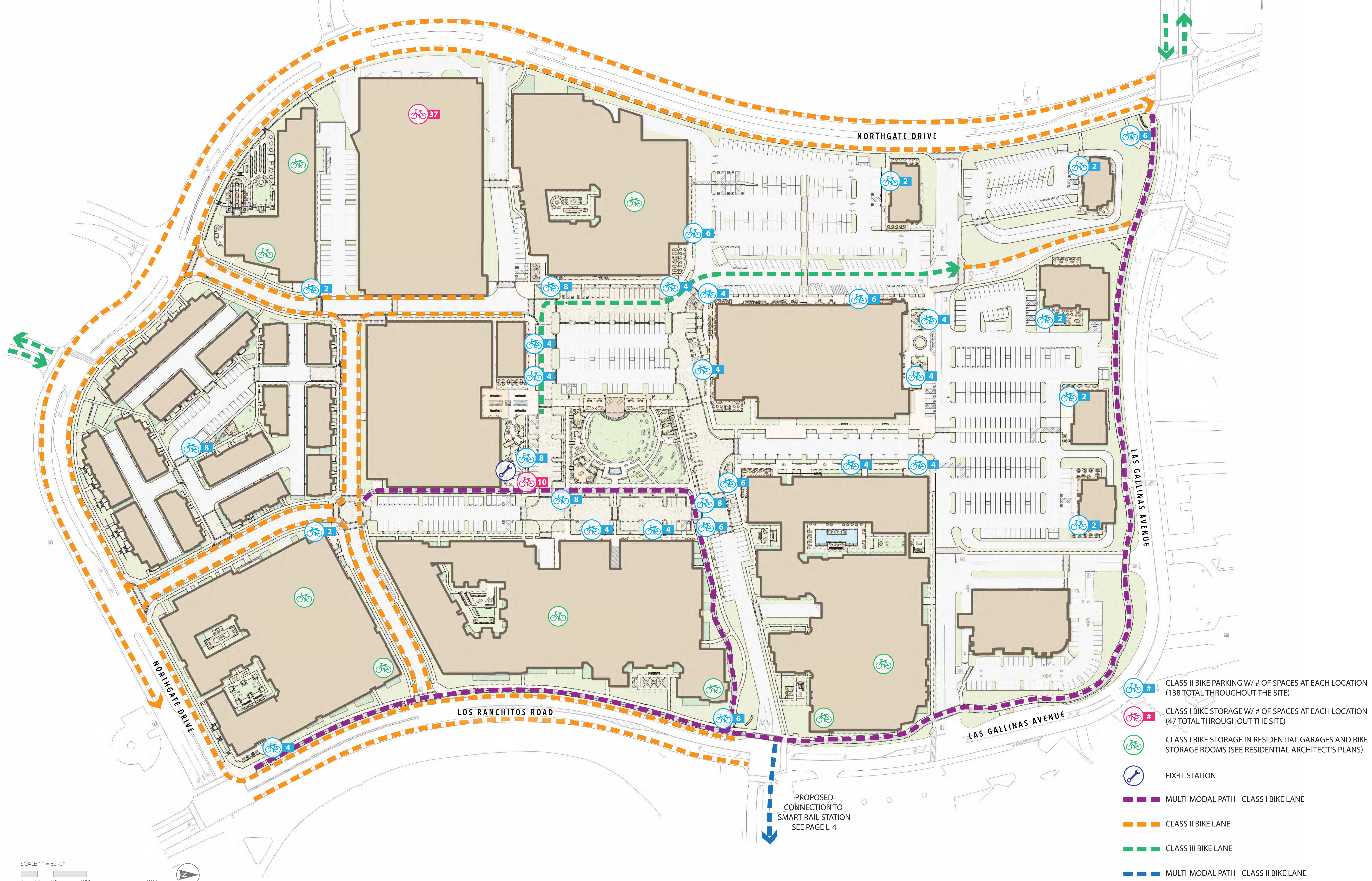
NORTHGATE TOWN SQUARE

MARCH 09, 2022

MerloneGeier
Partners

CSW | ST2





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

PROPOSED BICYCLE CONNECTIVITY PLAN - 2040 VISION PLAN

NORTHGATE TOWN SQUARE

MARCH 09, 2022

MerloneGeier
Partners

CSW | ST2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI



2040 WEST
SEE PAGE
L-27 & L-28

2040 NORTHWEST
SEE PAGE
L-29

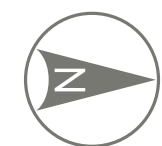
2040 NORTH
SEE PAGE
L-30

2040 NORTH
SEE PAGE
L-31

2040 NORTH
SEE PAGE
L-32

2040 NORTHEAST
SEE PAGE
L-33

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



KEY PLAN TO ENLARGED SITE PLANS 2040

NORTHGATE TOWN SQUARE

MARCH 09, 2022

MerloneGeier
Partners

CSW | ST 2



L-26



RESTAURANT SEATING



RESTAURANT SEATING



OUTDOOR SEATING



RETAIL FRONTAGE



RETAIL FRONTAGE



STREETScape



LANDSCAPE BUFFER



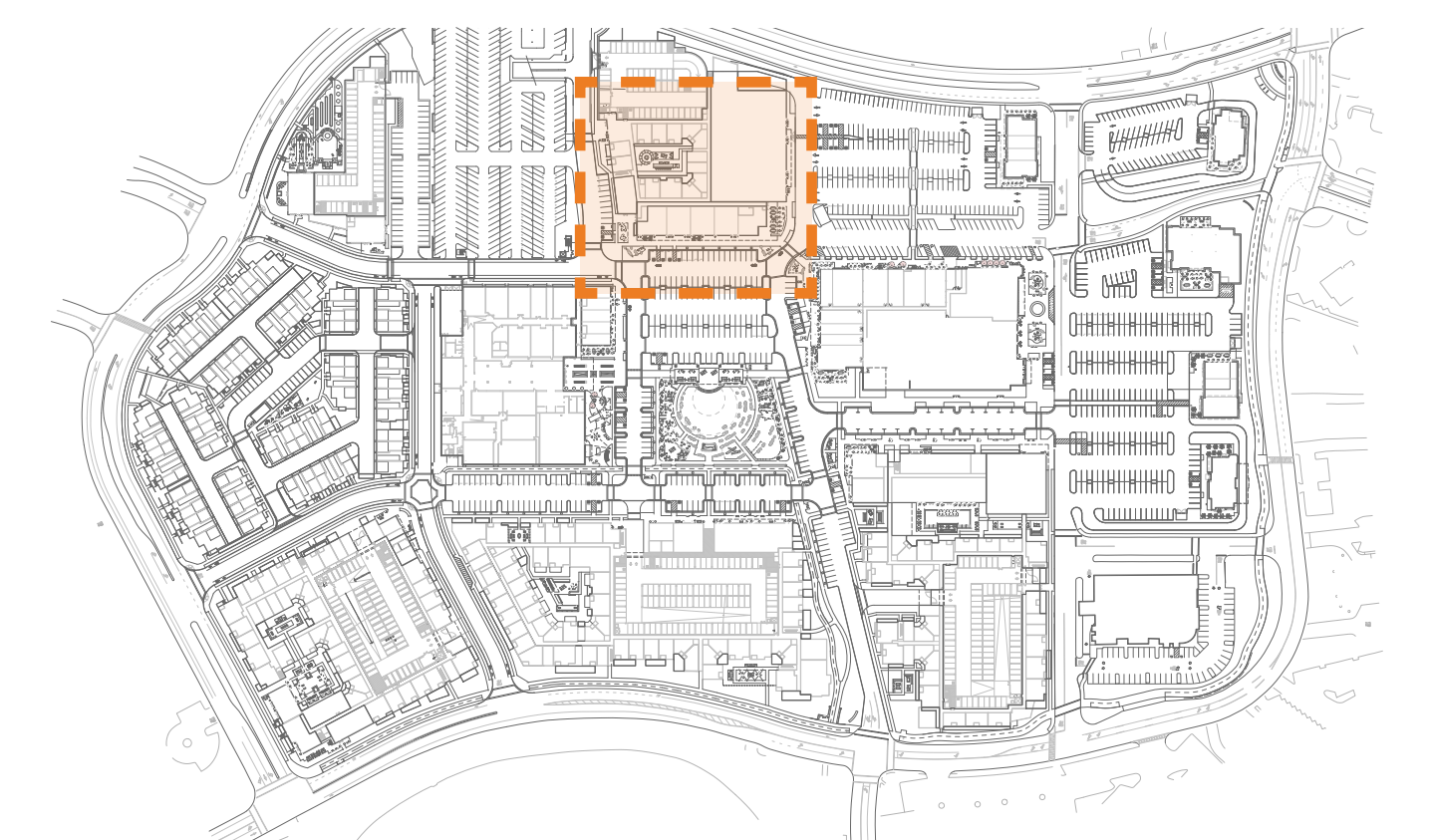
DECK SEATING



BIKE RACKS



PARKING STRUCTURE



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2040 VISION PLAN

MerloneGeier Partners

CSW | ST 2

URBAN ARENA

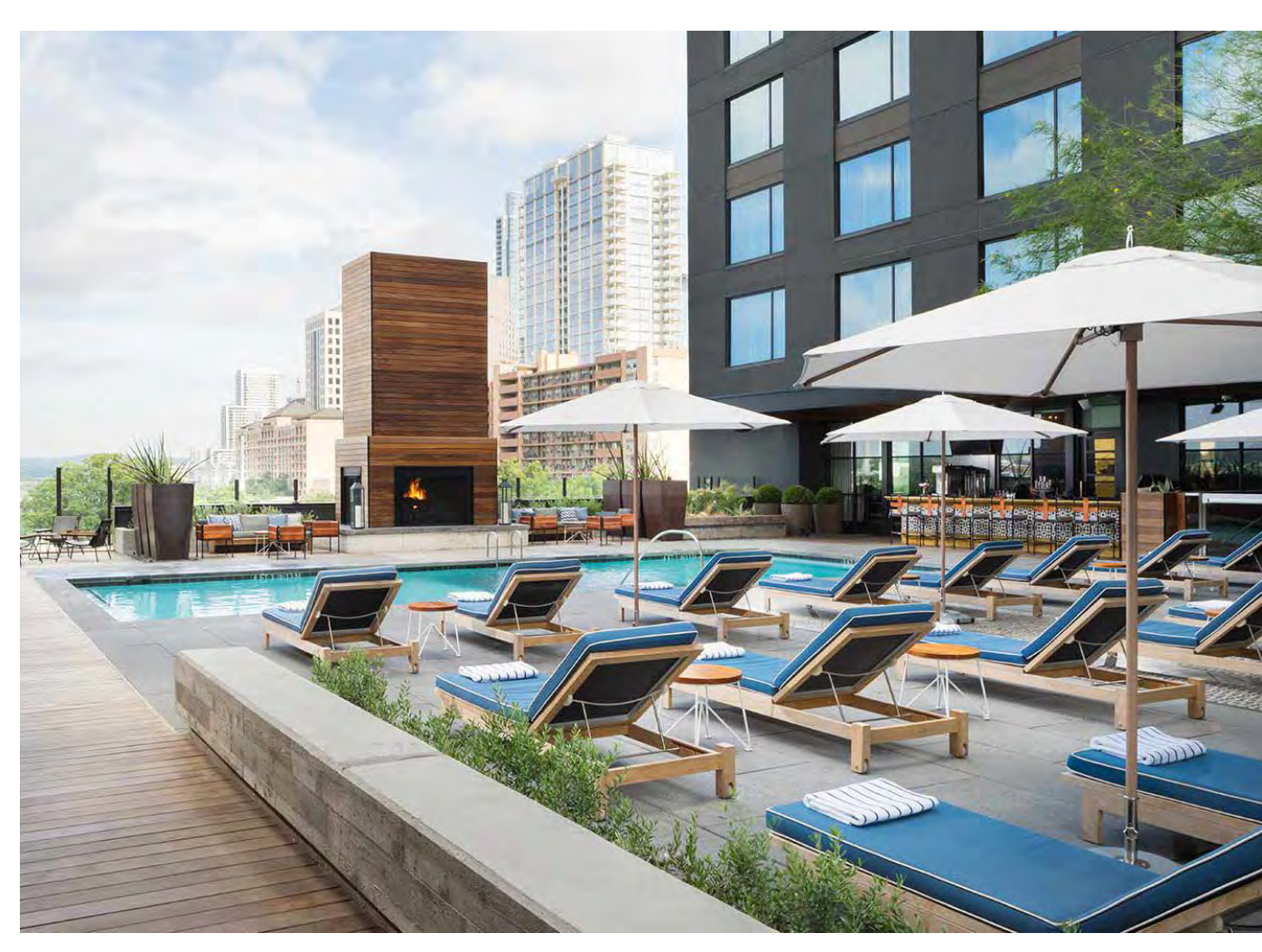
STUDIO T SQUARE

FIELD PAOLI

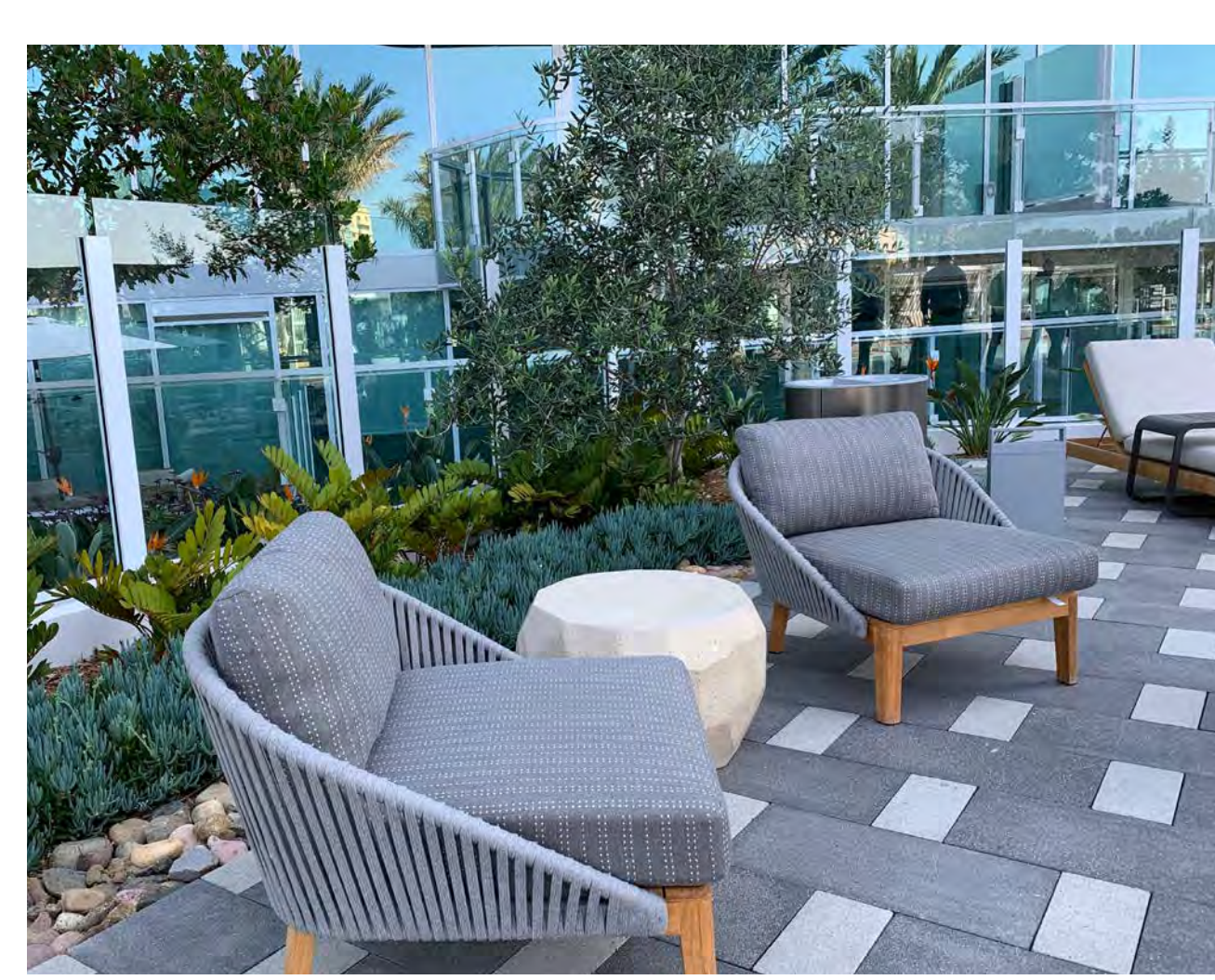
L-27



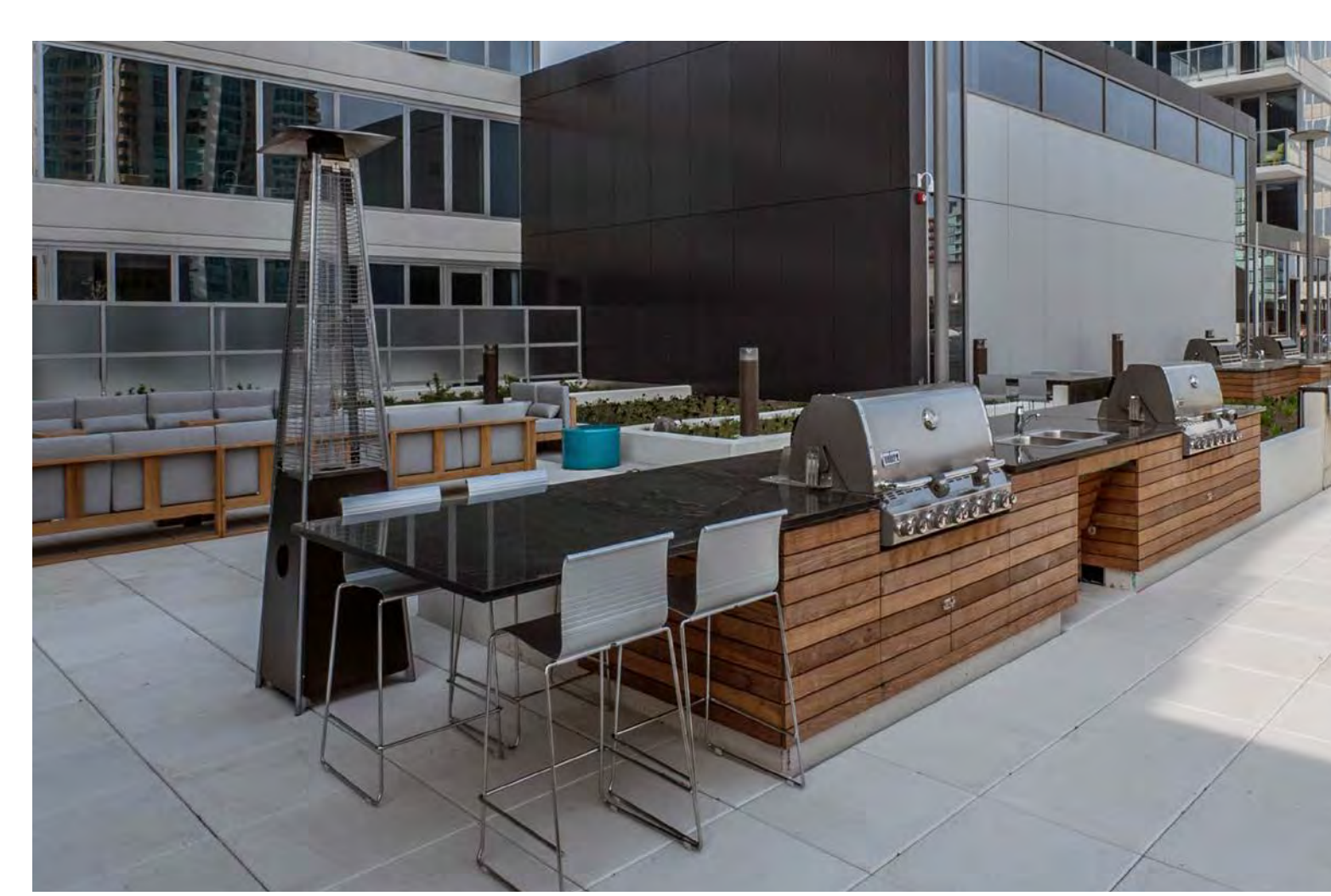
RESIDENTIAL COURTYARD



POOL DECK



CASUAL SEATING



BAR TOP AND PREP COUNTER



BBQ/OUTDOOR DINING



BUILT-IN SEATING



OUTDOOR GAMES



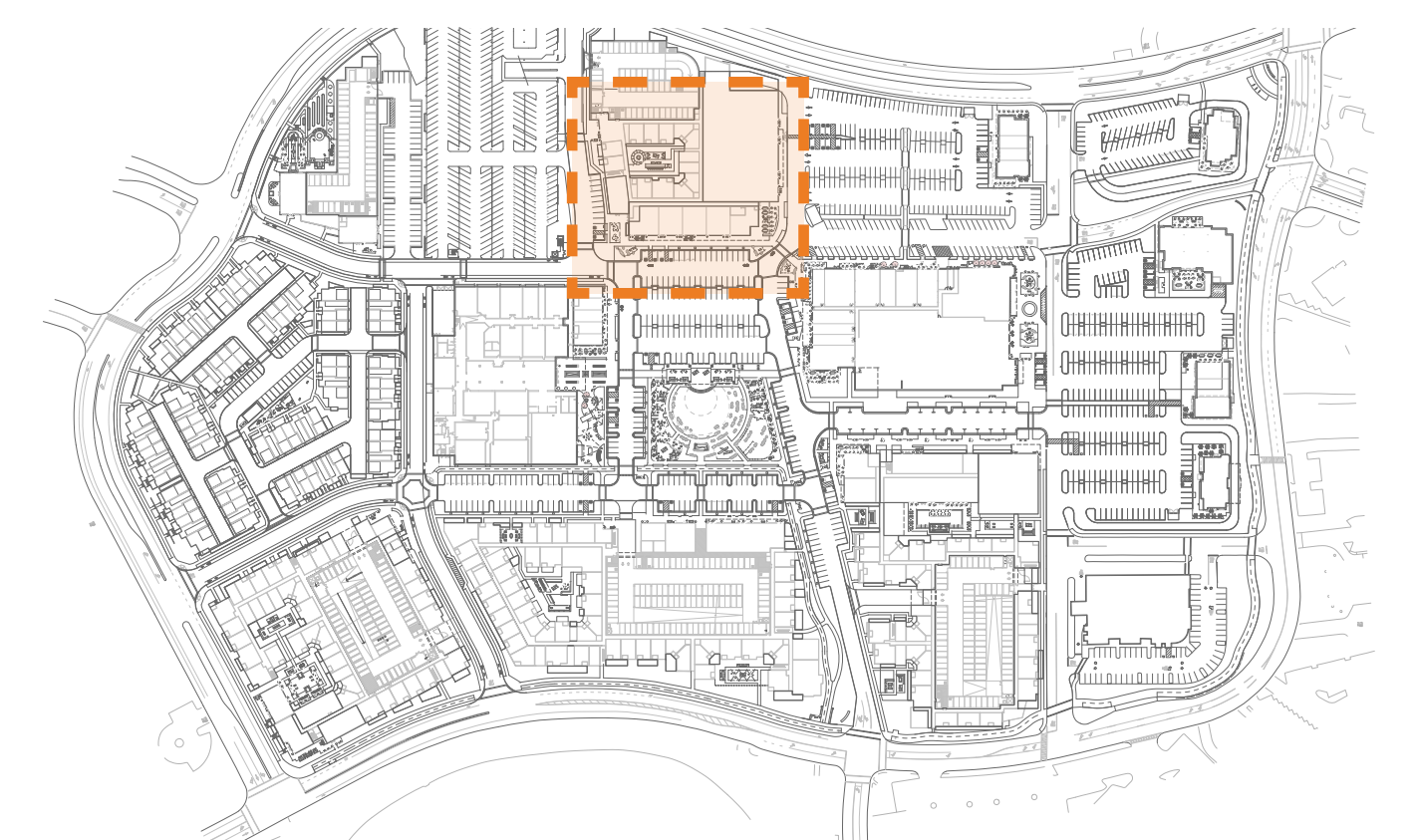
FIRE FEATURE



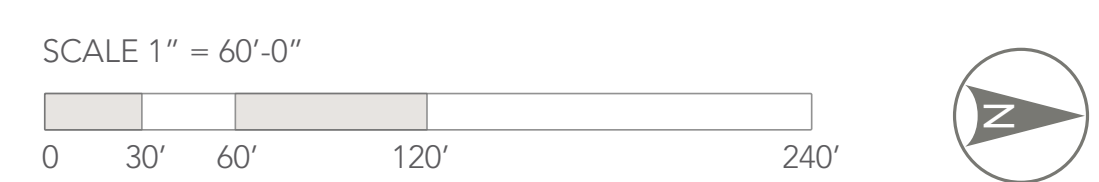
CHAISE LOUNGES



DAYBEDS



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2040 VISION PLAN

MerloneGeier Partners

CSW | ST 2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

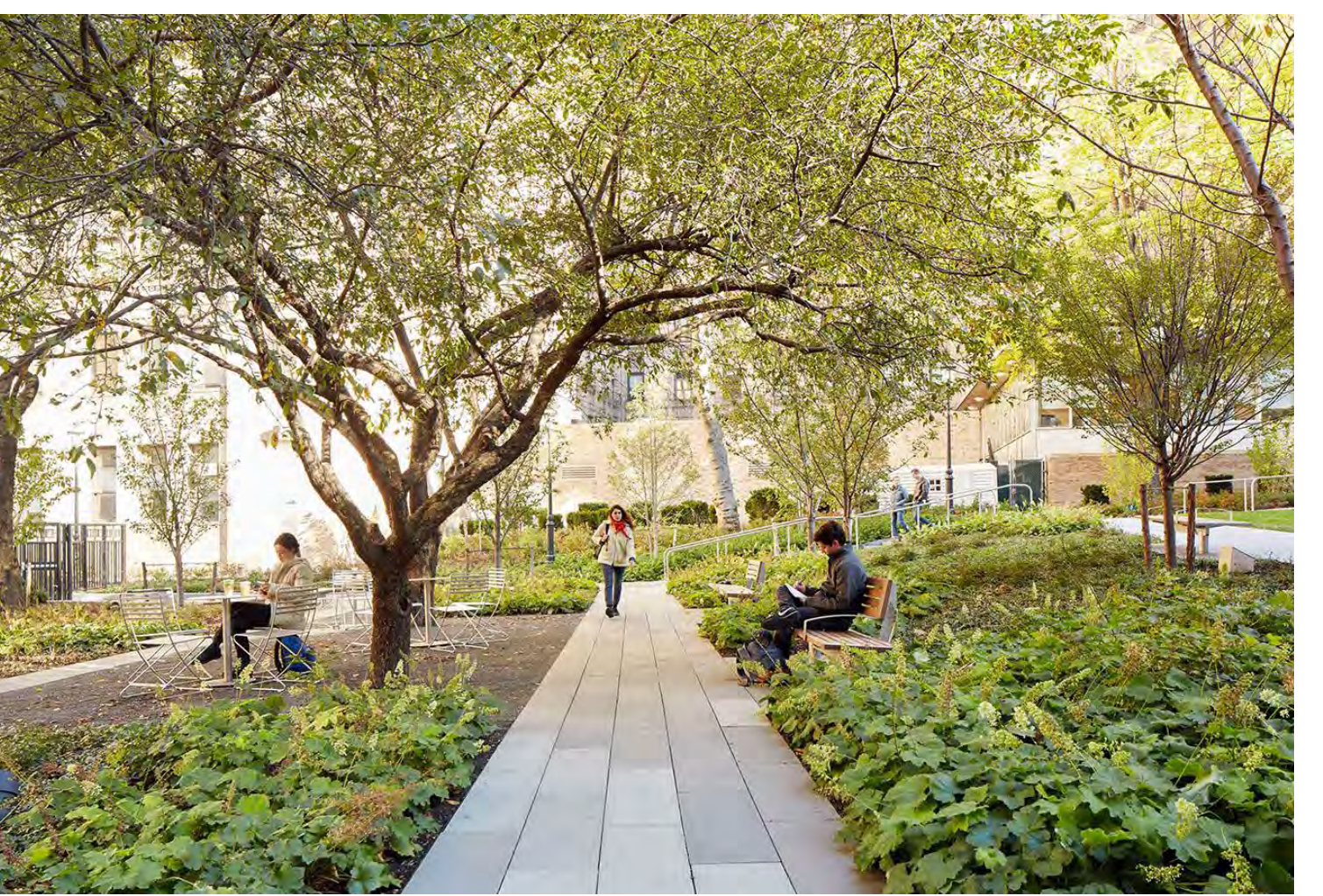
L-28



SHADED PARKING



LANDSCAPED WALKWAYS



LANDSCAPED WALKWAYS



RESTAURANT SEATING



RESTAURANT SEATING



RETAIL FRONTAGE



RETAIL FRONTAGE



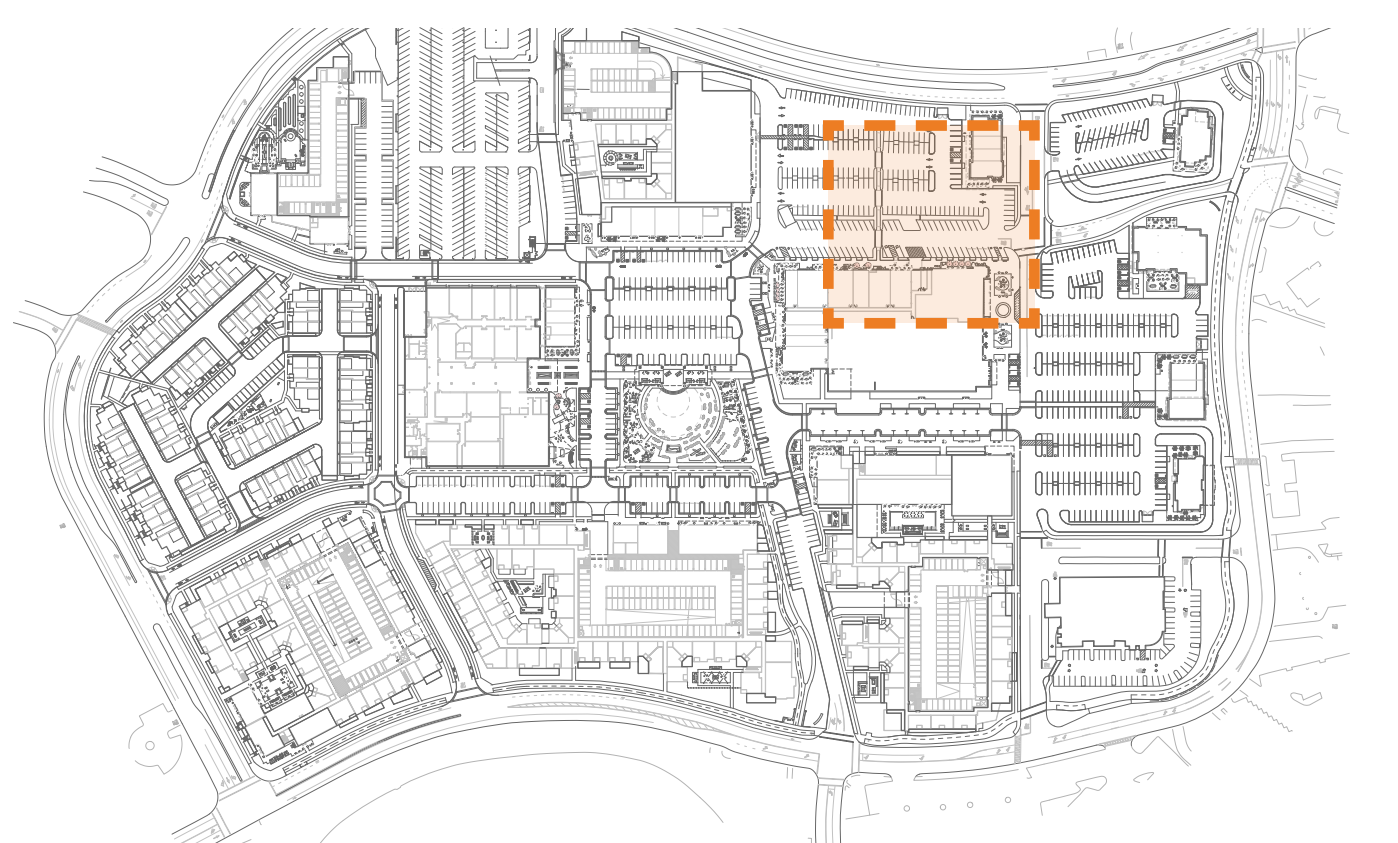
LANDSCAPED DRIVE AISLES



EXISTING MATURE TREES



SOCIAL SPACES



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2040 VISION PLAN



CSW | ST 2



L-29



RESTAURANT SEATING



RETAIL FRONTAGE



RETAIL FRONTAGE



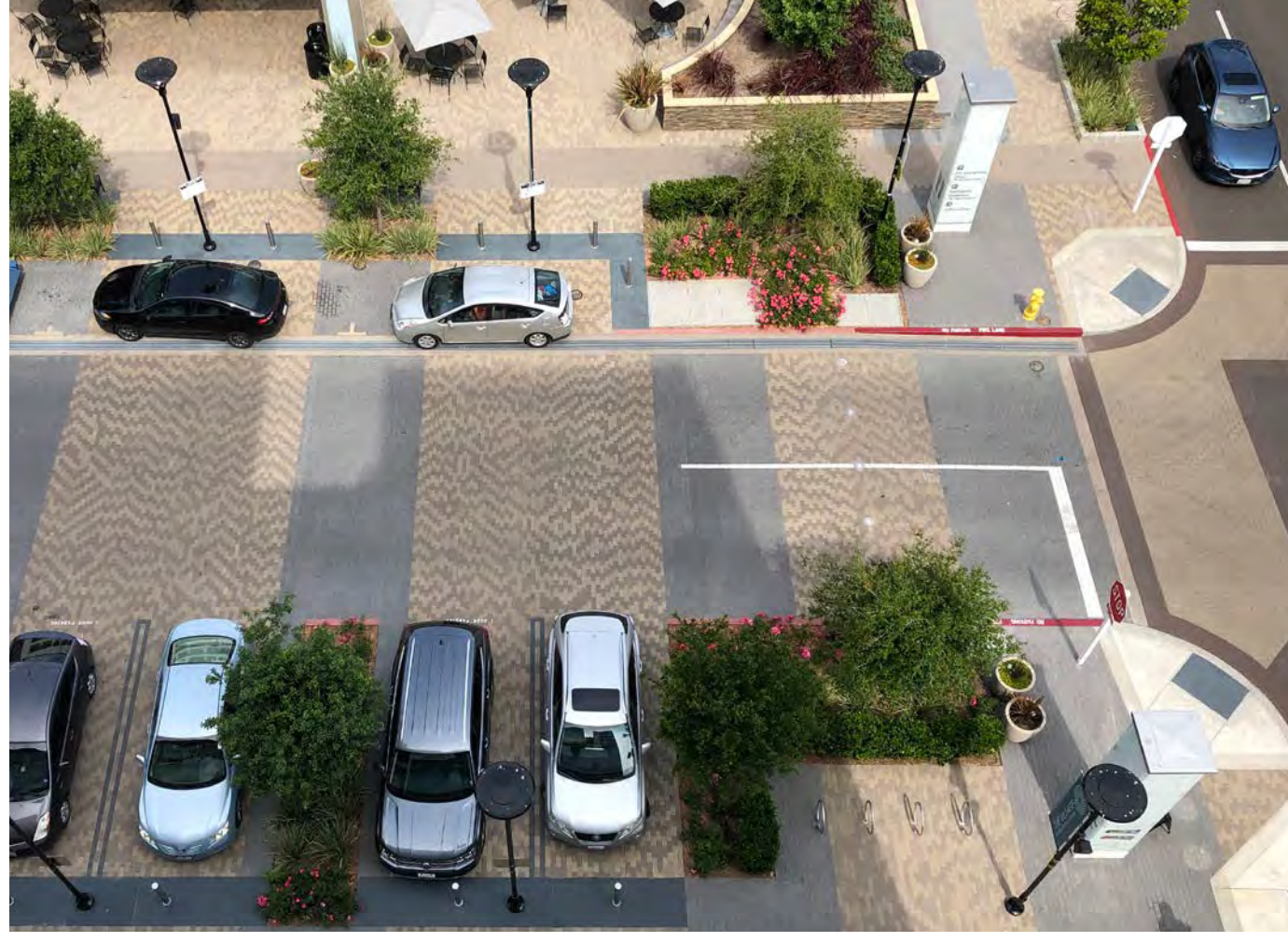
CAFE SEATING



PEDESTRIAN CONNECTIONS



LANDSCAPED PARKING



ENHANCED VEHICULAR PAVING



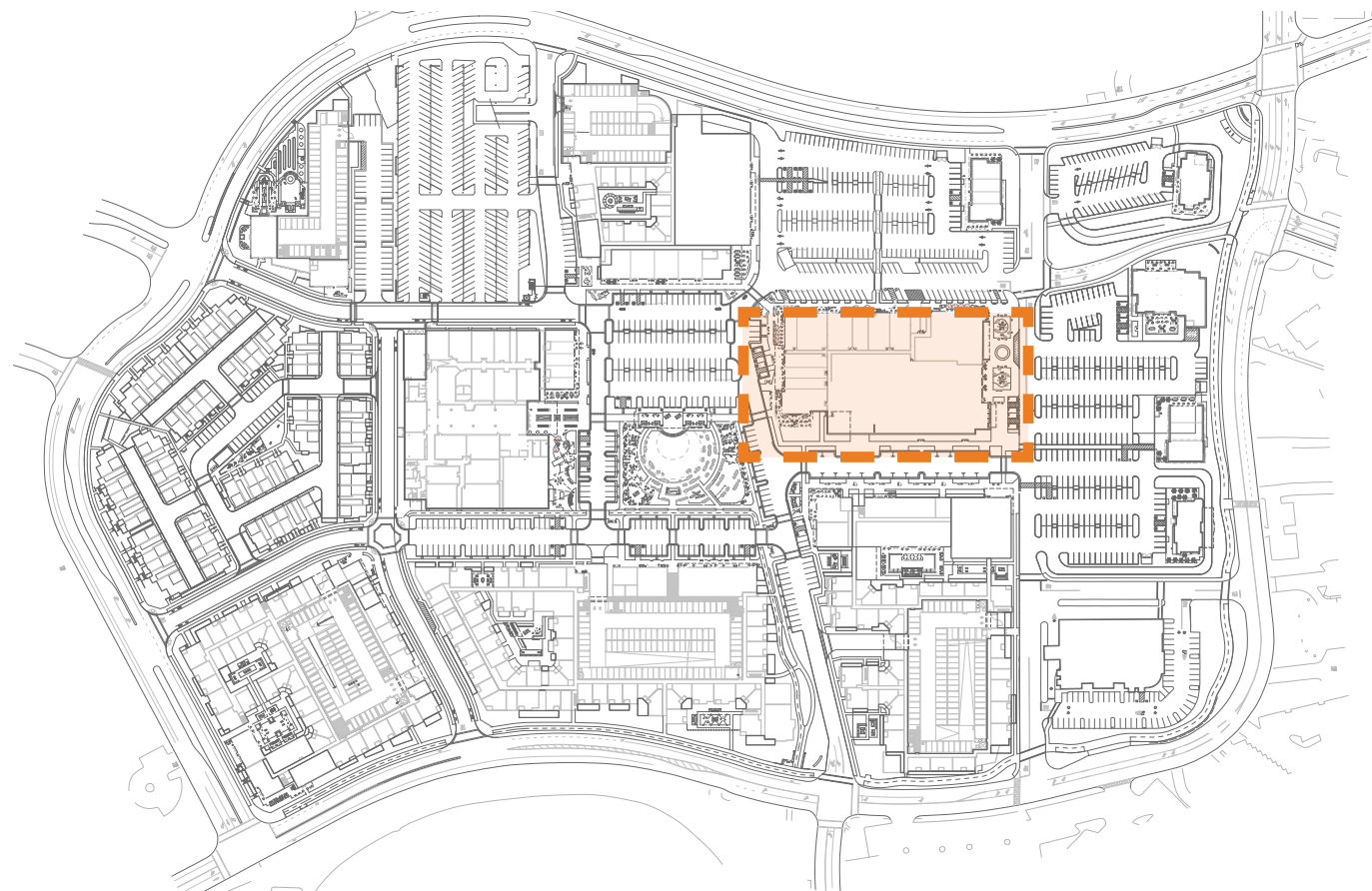
BIKE PARKING



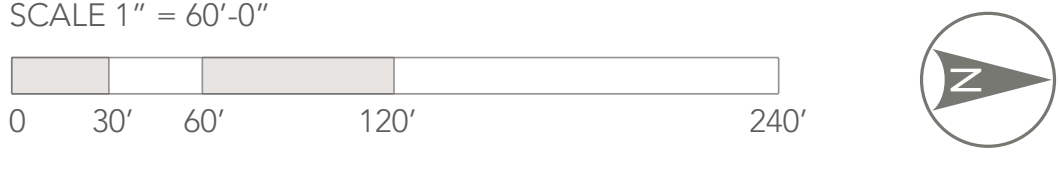
PEDESTRIAN CONNECTIONS



PEDESTRIAN CONNECTIONS



KEY MAP nts



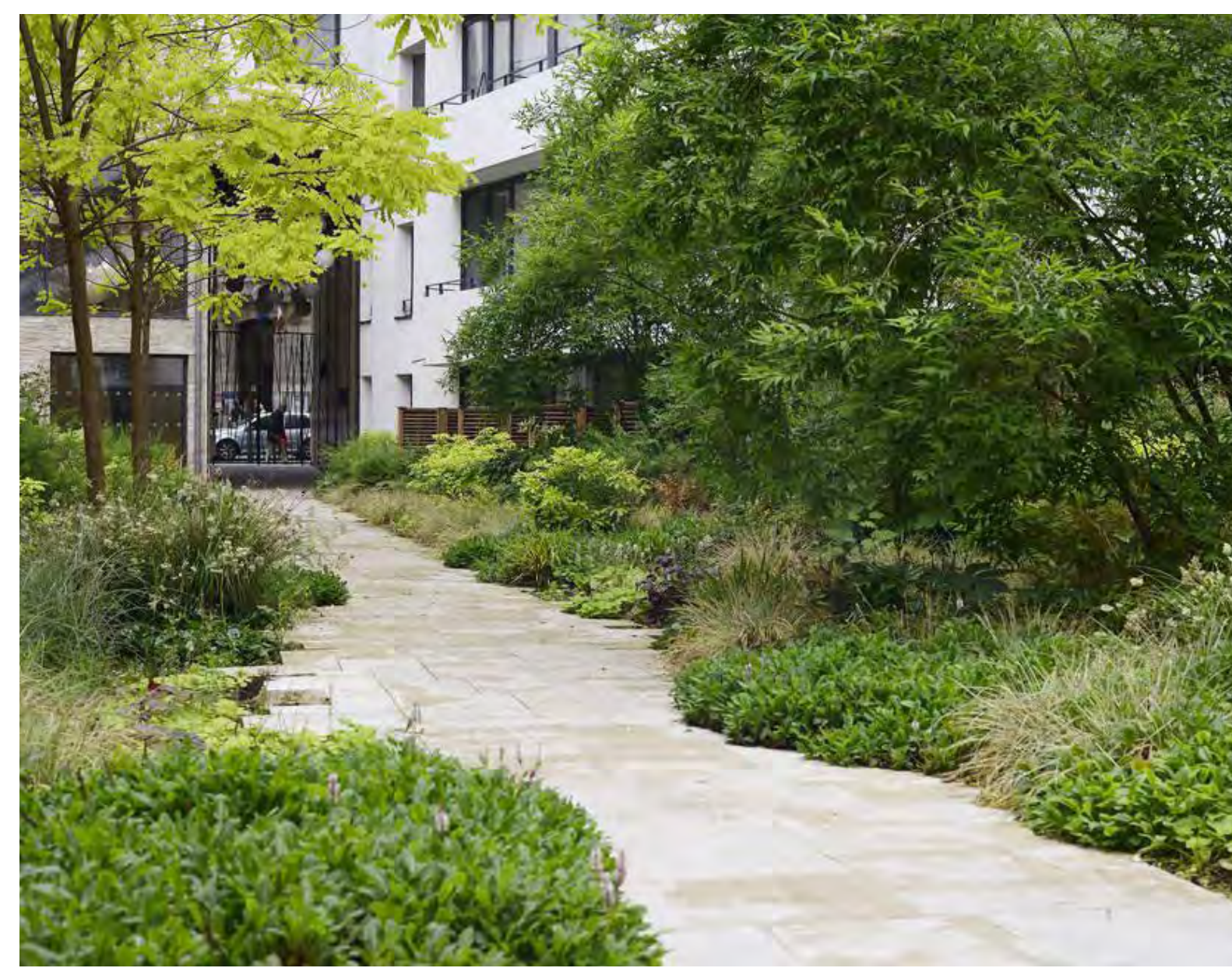
NORTHGATE TOWN SQUARE

MARCH 09, 2022

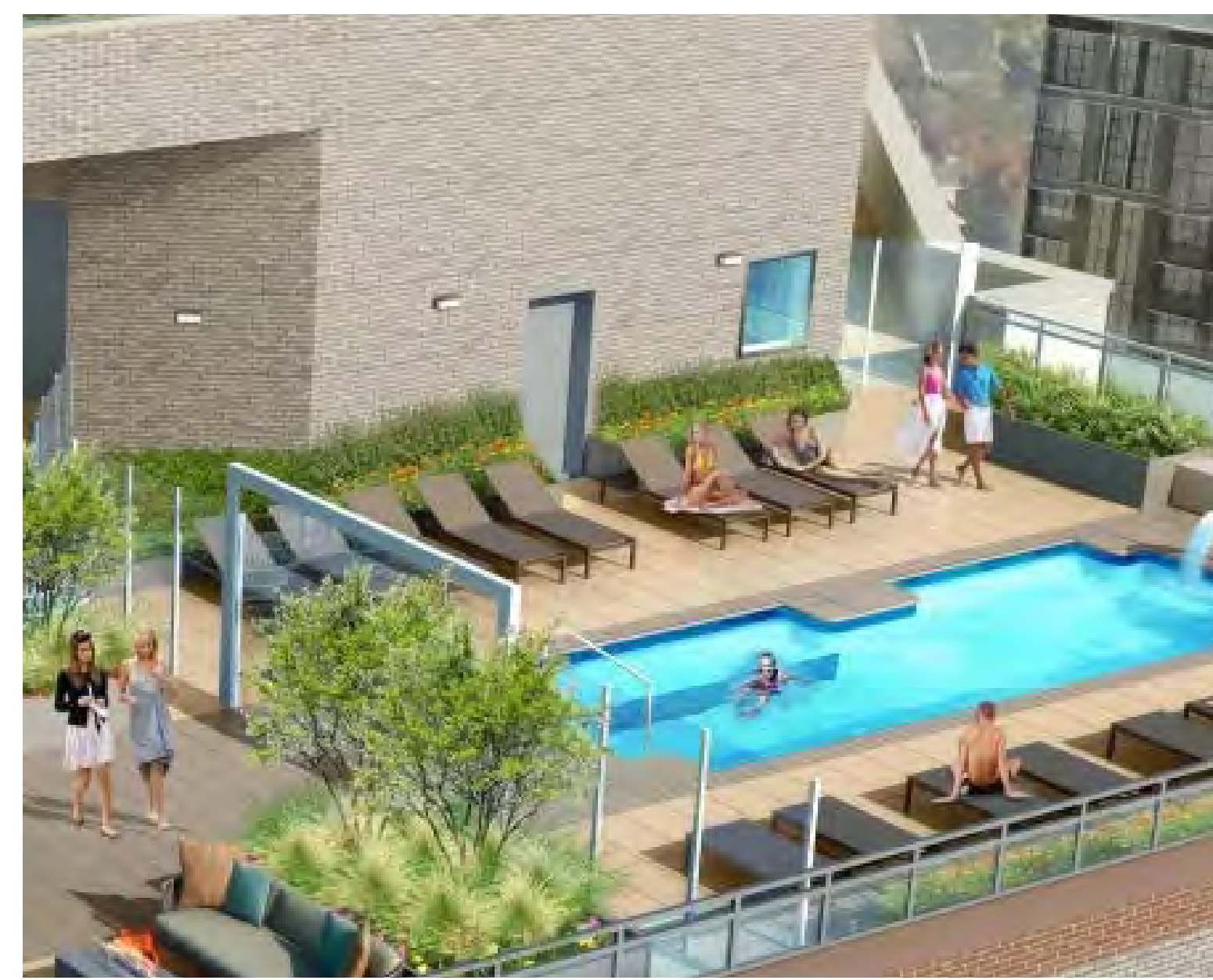
ENLARGEMENT - 2040 VISION PLAN



L-30



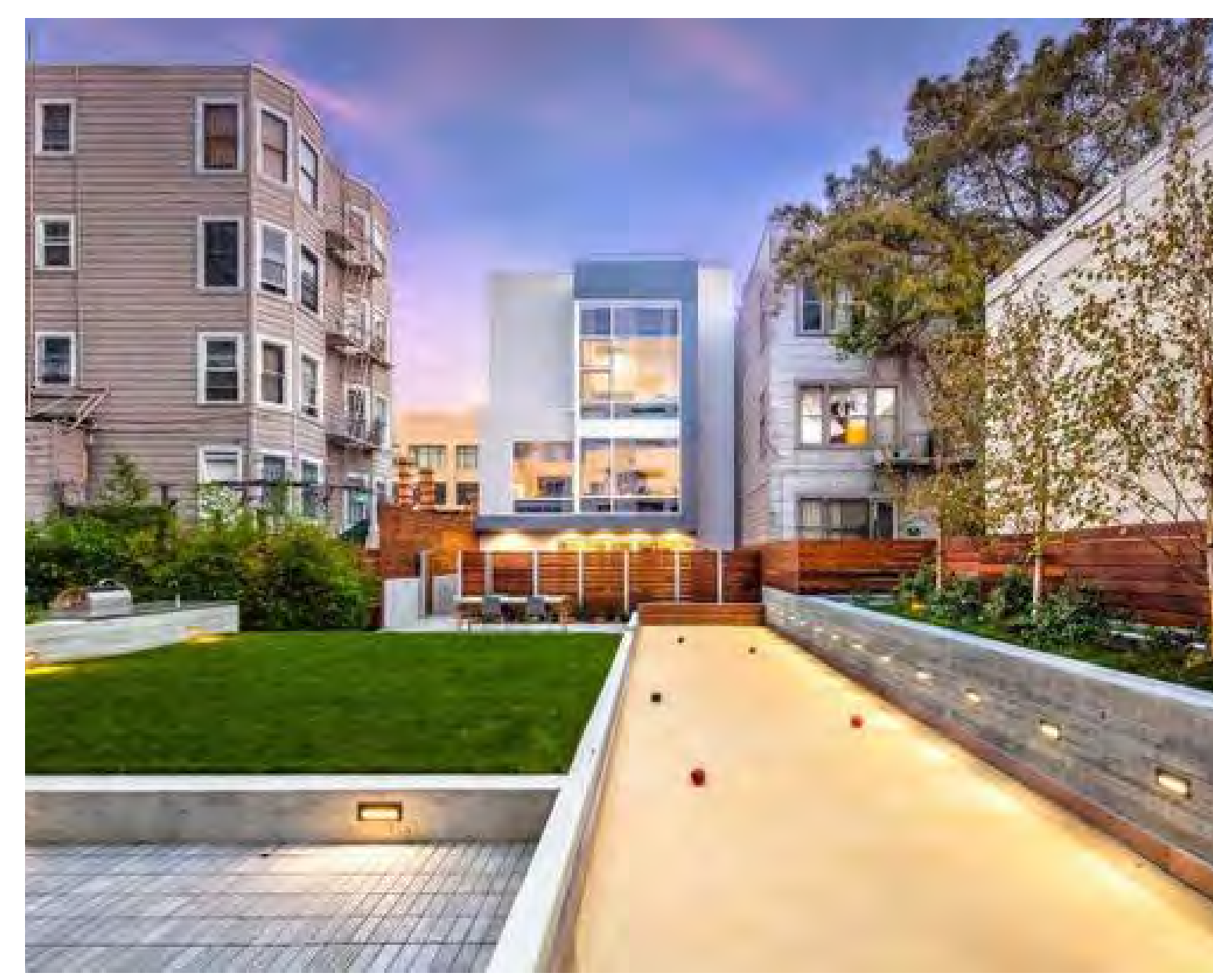
LANDSCAPED WALKWAYS



POOL COURTYARD



SPA FEATURE



OUTDOOR GAMES



FIRE FEATURE



RETAIL FRONTAGE



RETAIL FRONTAGE



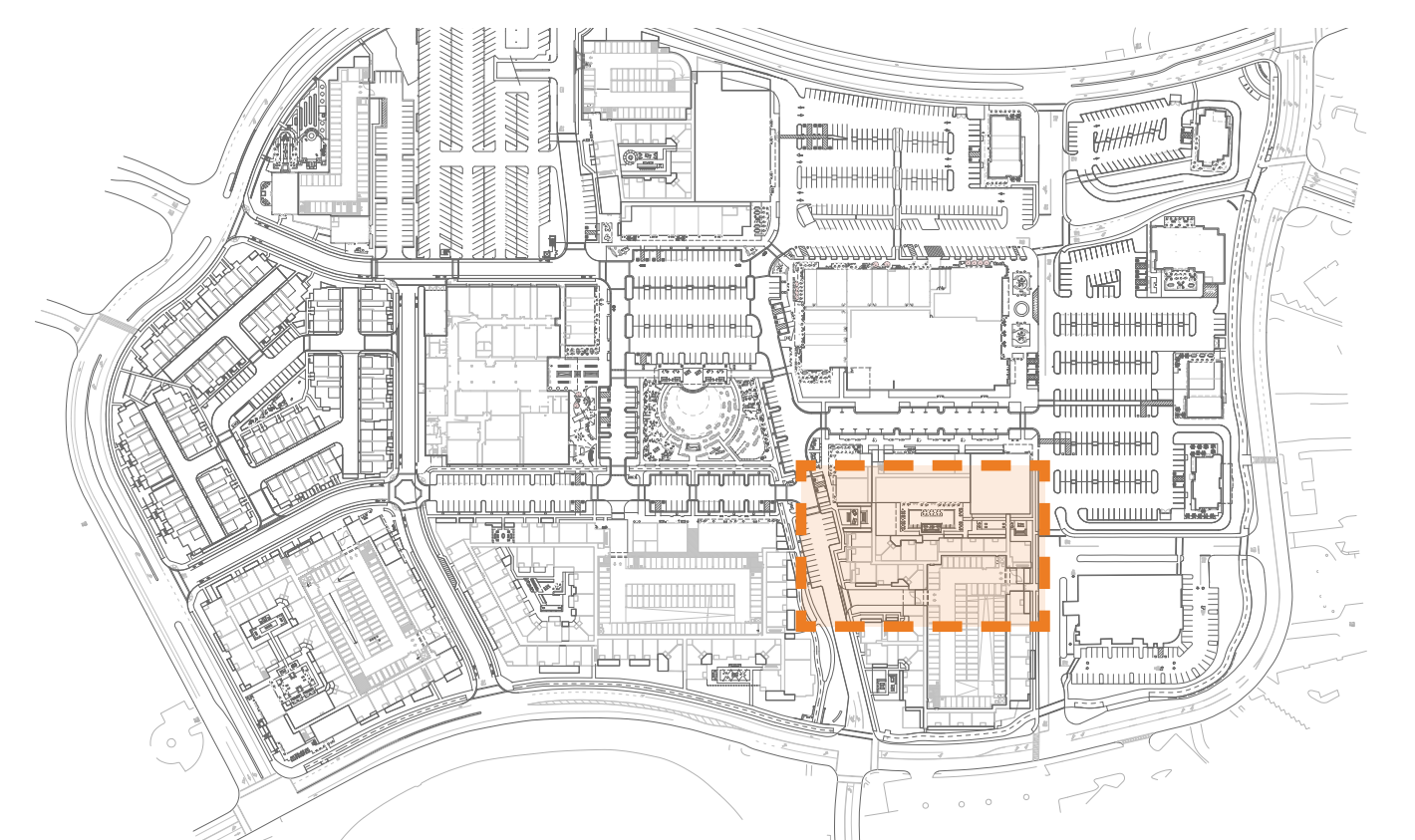
PEDESTRIAN CONNECTION



POOL PAVILION



BAR / MEDIA CENTER



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2040 VISION PLAN

MerloneGeier Partners

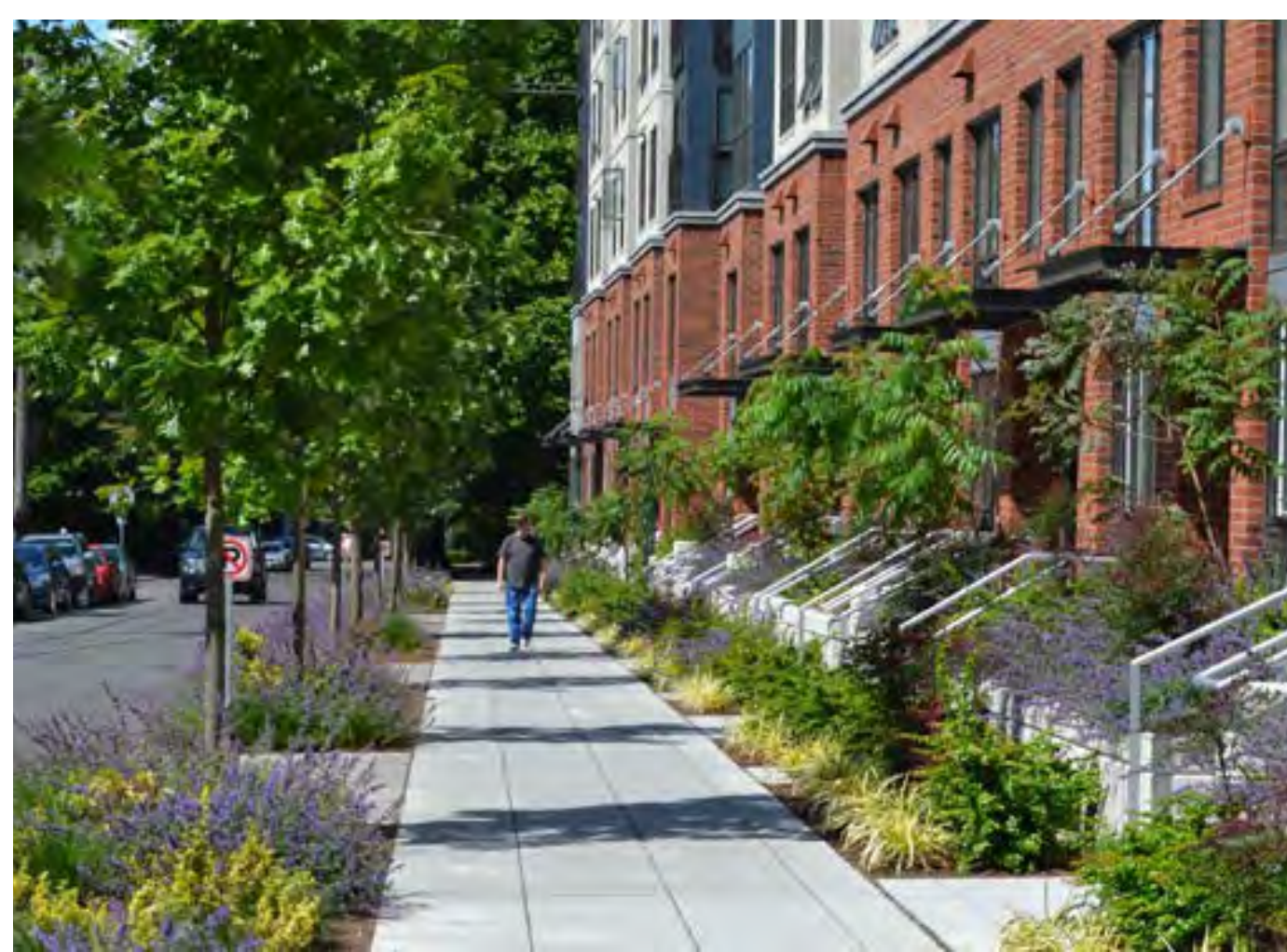
CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

L-31



STREETScape



COURTYARDS



PEDESTRIAN CONNECTIONS



FRONT PATIOS



CASUAL SEATING



FIRE LOUNGE



BBQ AREA



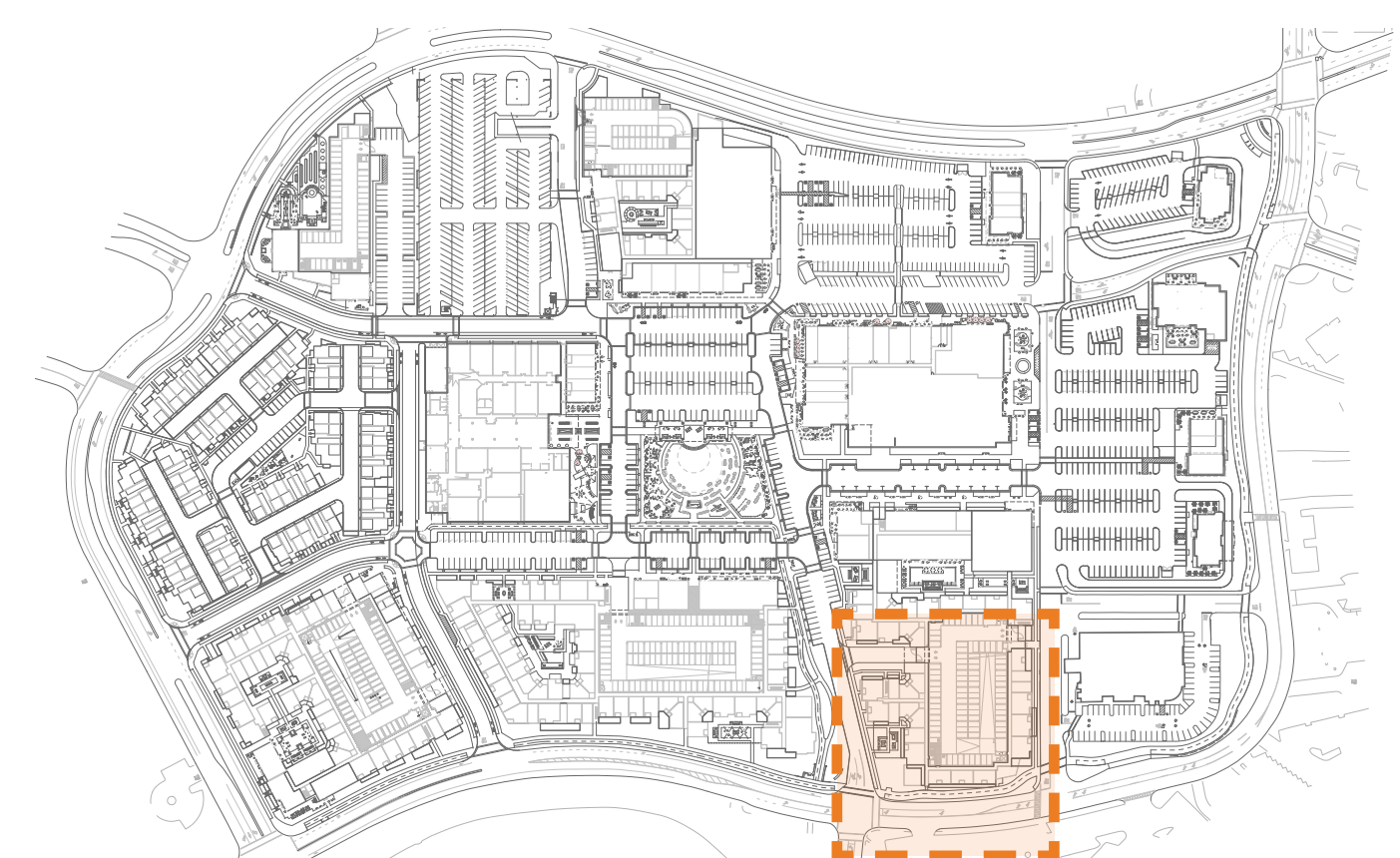
LAWN AREAS



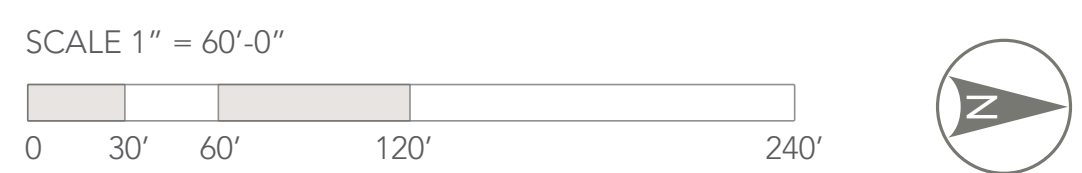
MULTI-MODAL TRAIL



OVERHEAD



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2040 VISION PLAN

MerloneGeier Partners

CSW | ST 2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

L-32



PEDESTRIAN CONNECTIONS



RESTAURANT SEATING



CAFE SEATING



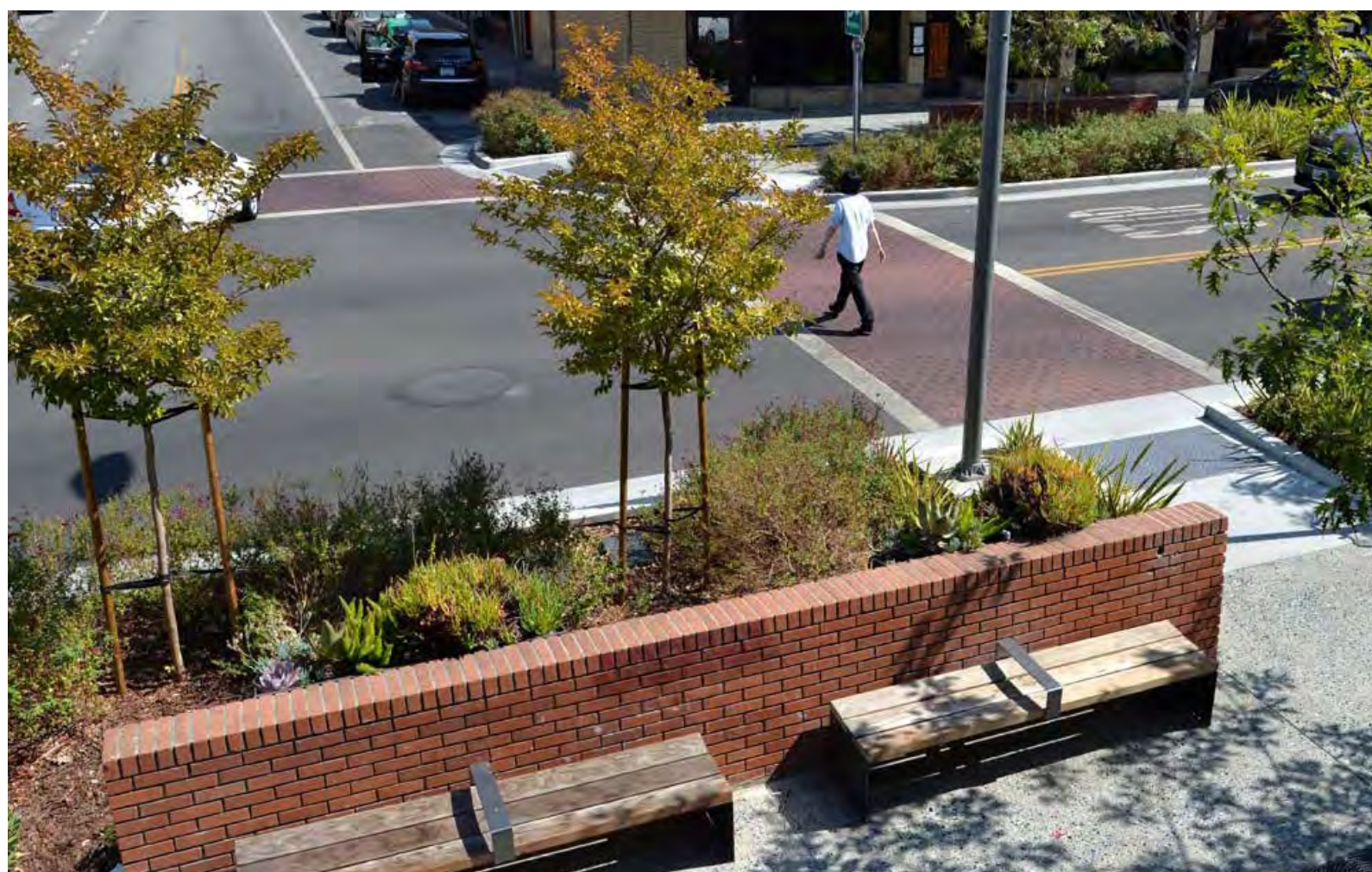
DYNAMIC LANDSCAPE



MULTI-MODAL TRAIL



PEDESTRIAN CONNECTIONS



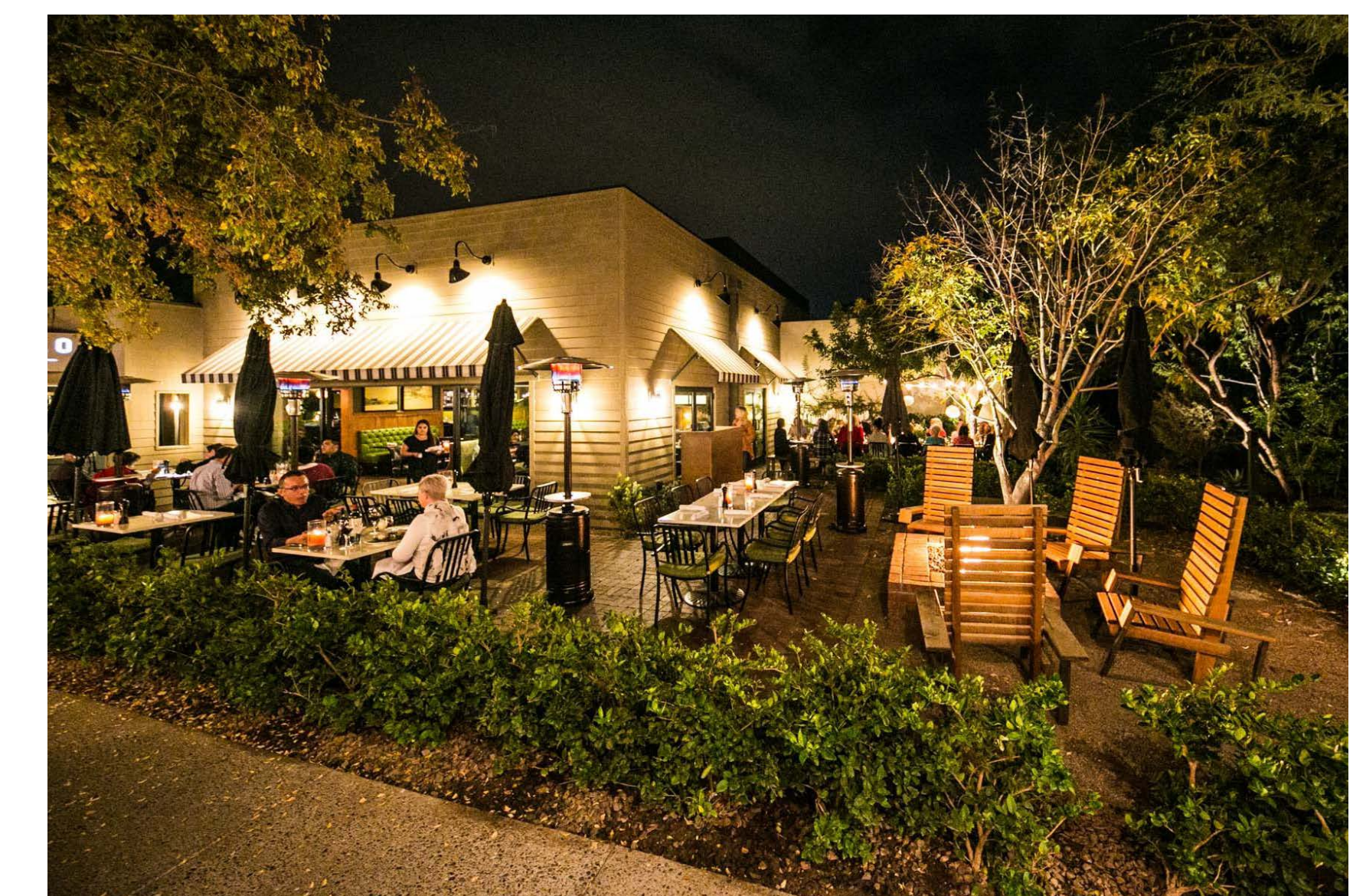
PEDESTRIAN CONNECTIONS



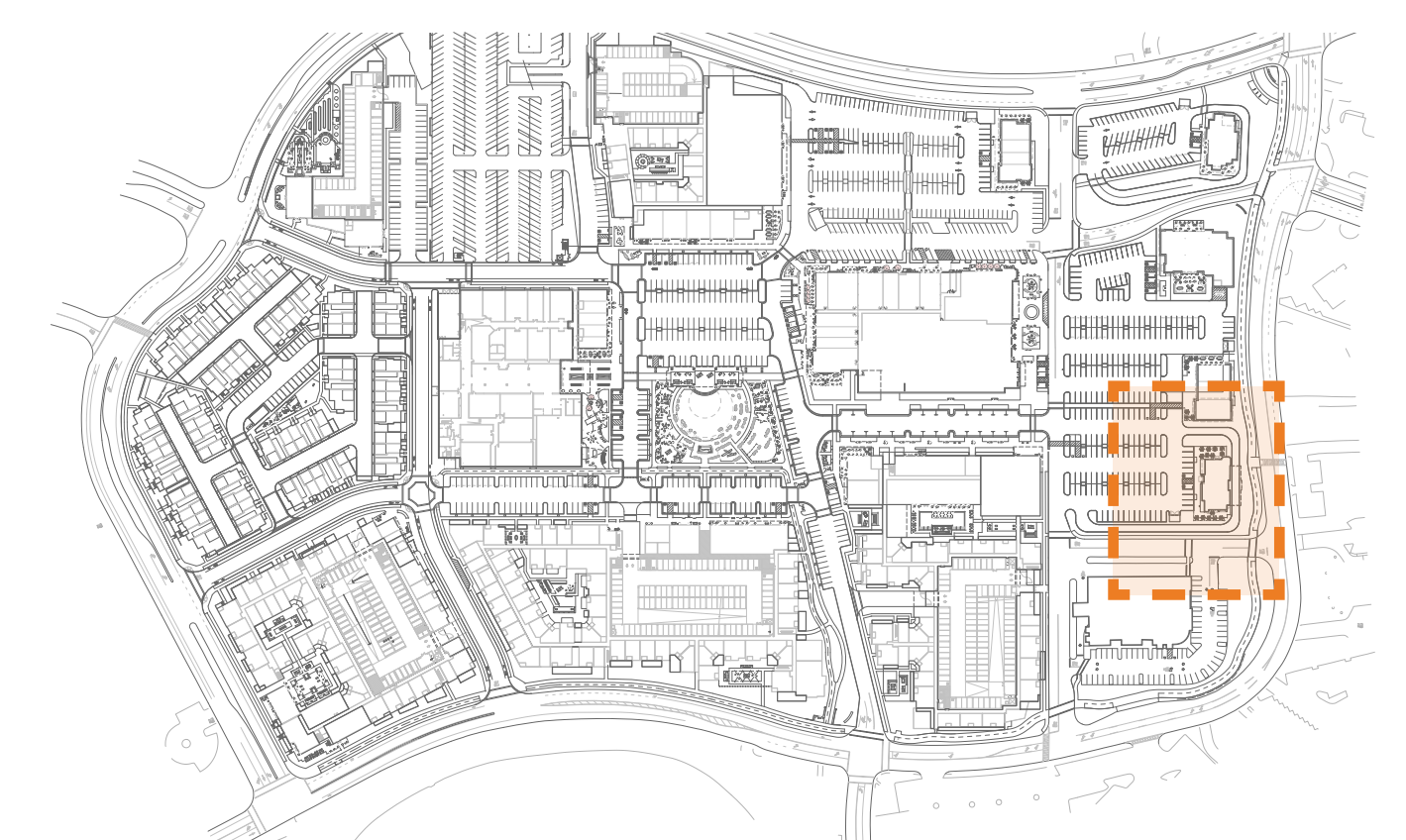
BUILDING SPILLOUT



RESTAURANT DINING



RESTAURANT DINING



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2040 VISION PLAN

MerloneGeier Partners

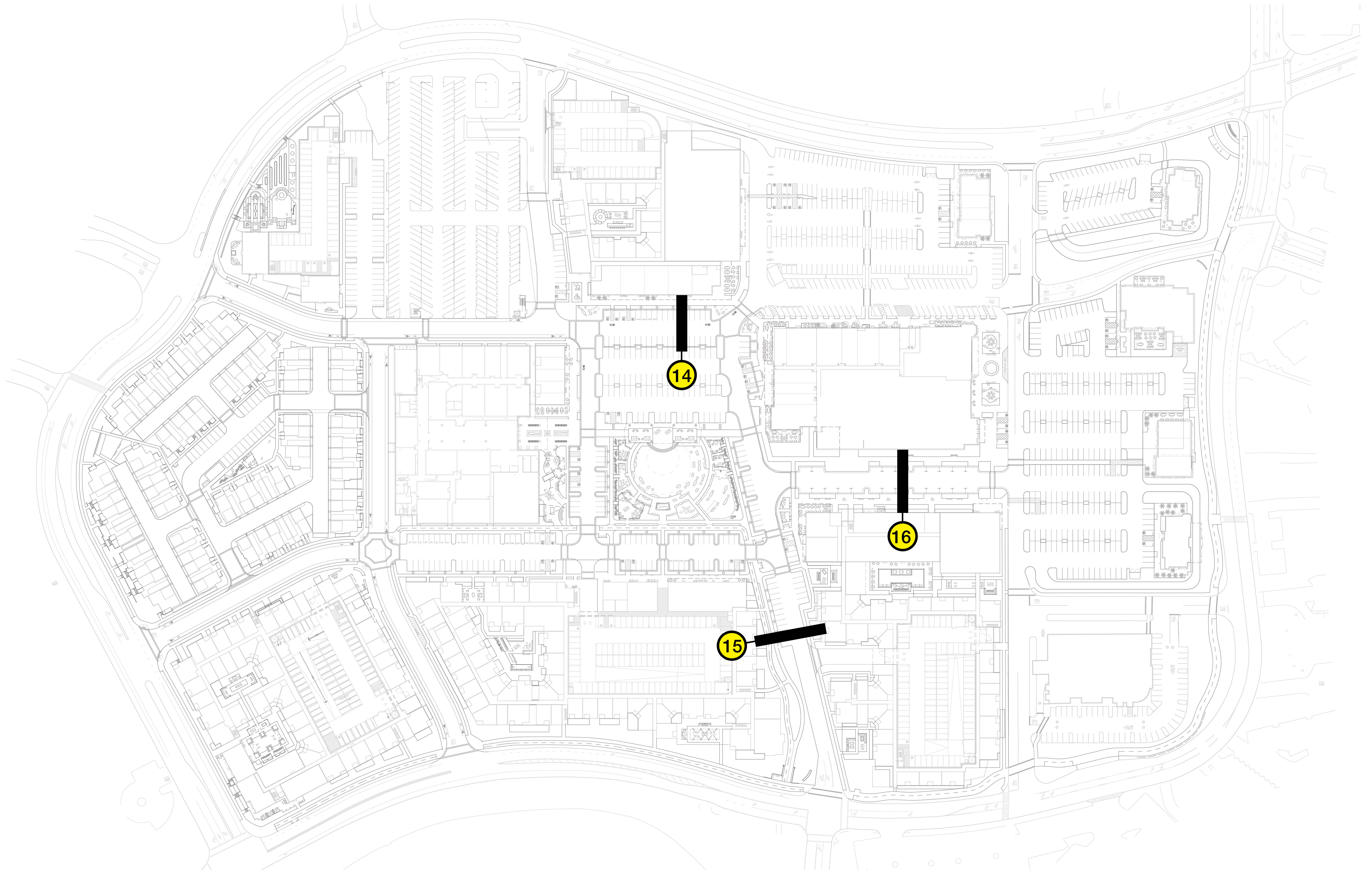
CSW | ST 2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

L-33



NOT TO SCALE

NORTHGATE TOWN SQUARE

MARCH 09, 2022

STREET EDGE CONDITION PLAN - 2040 VISION PLAN

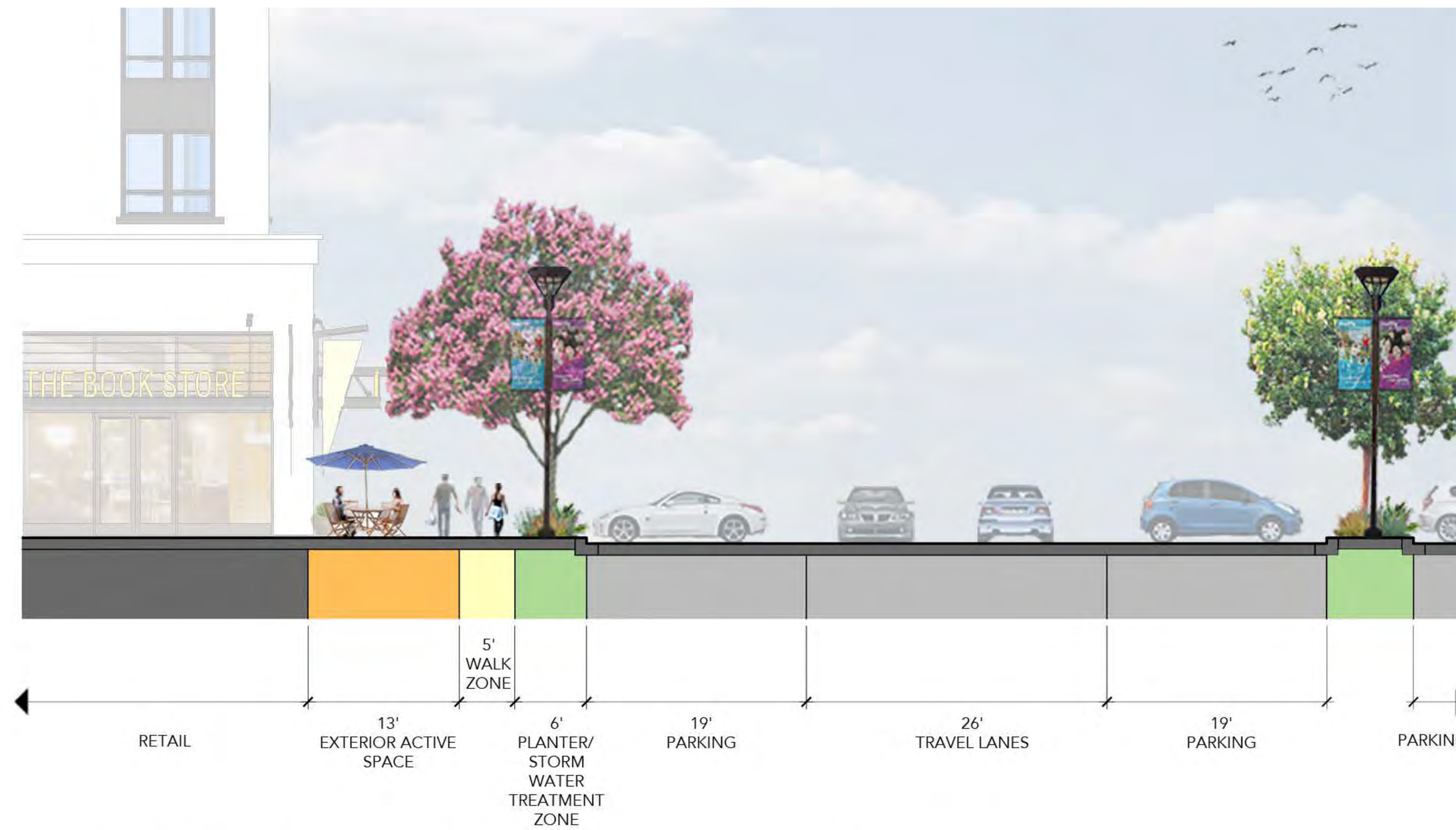
MerloneGeier
Partners

CSW | ST 2

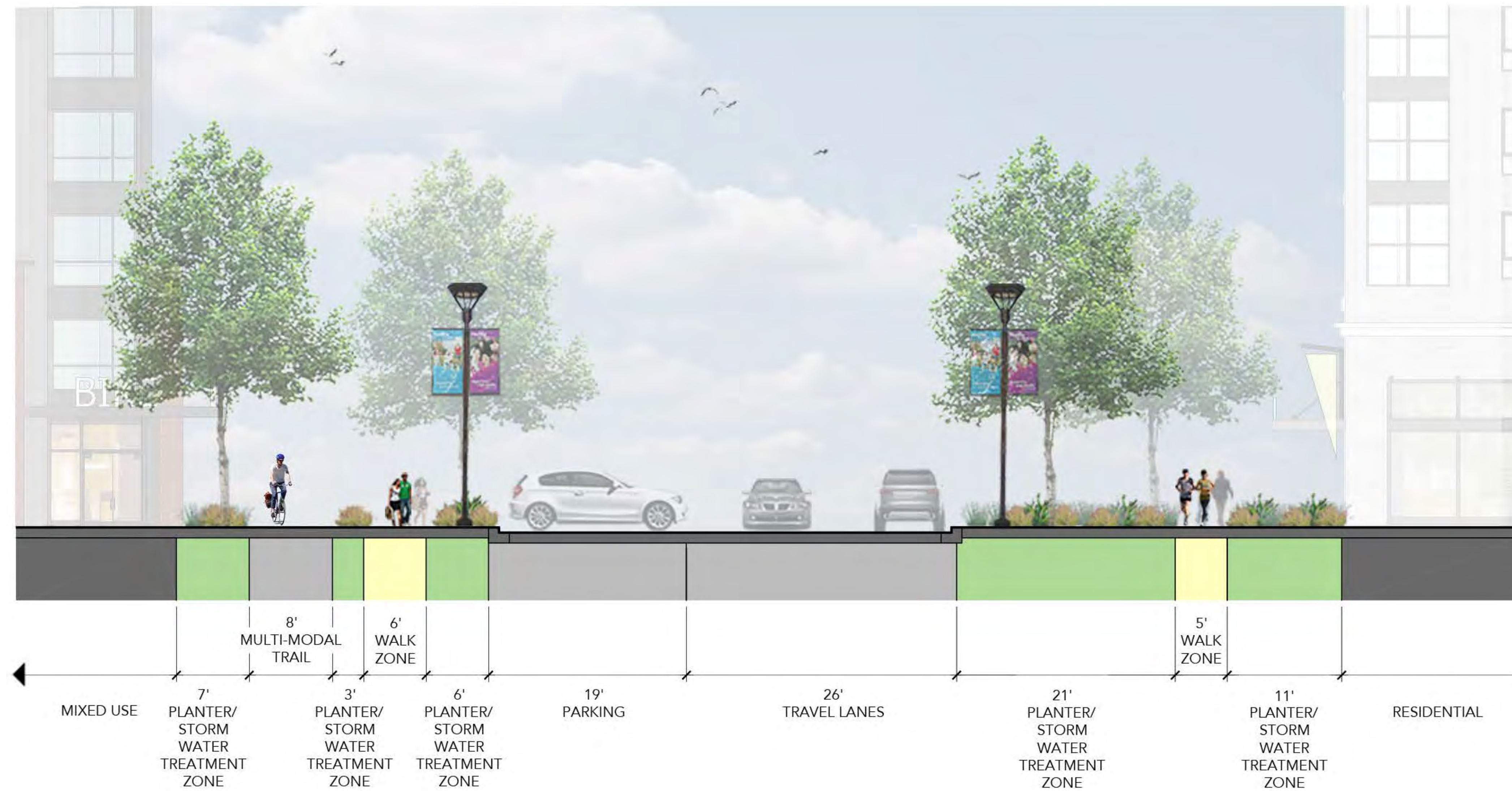
URBAN
ARENA

STUDIO
TSQUARE

FIELD
PAOLI

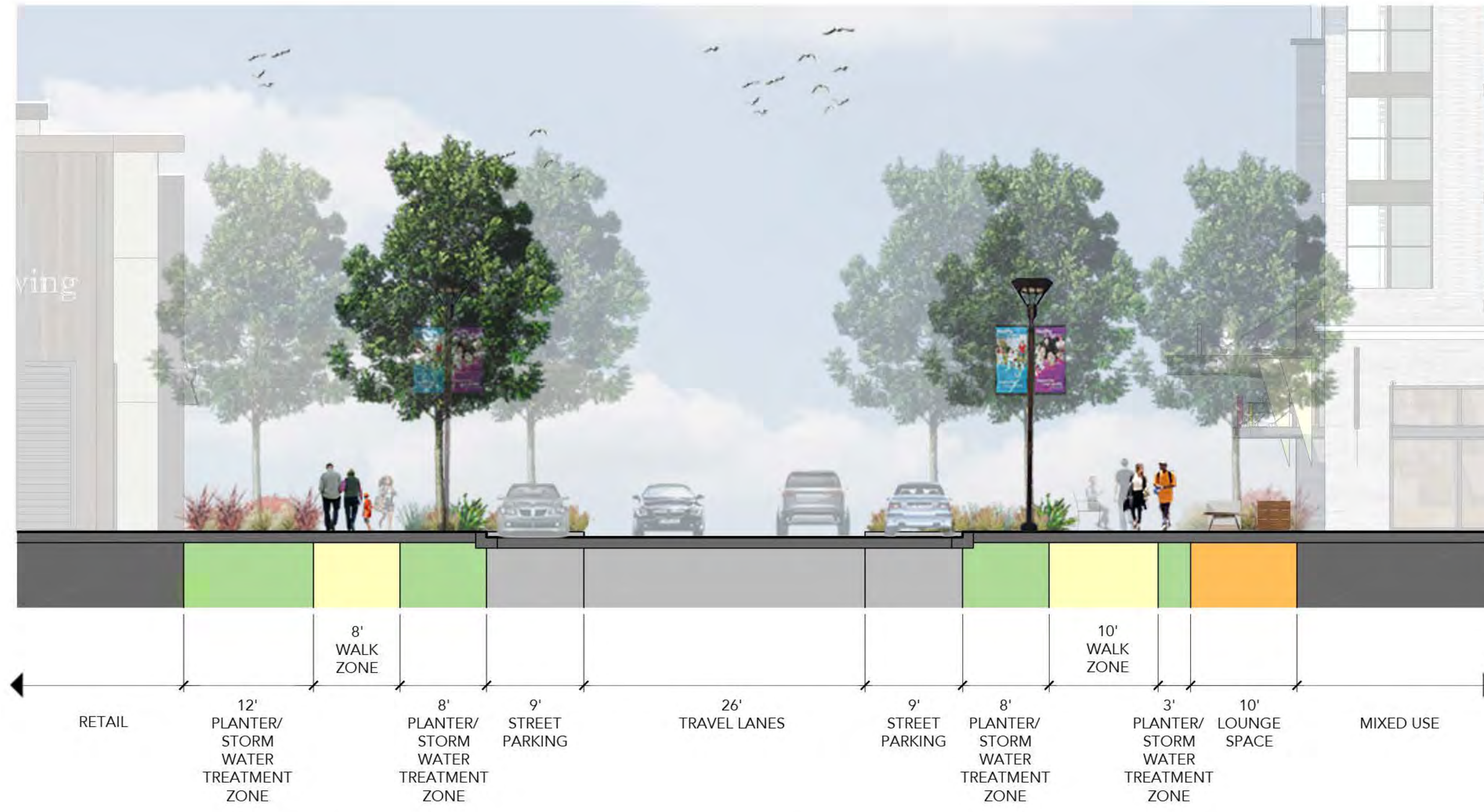


SECTION 14



SECTION 15

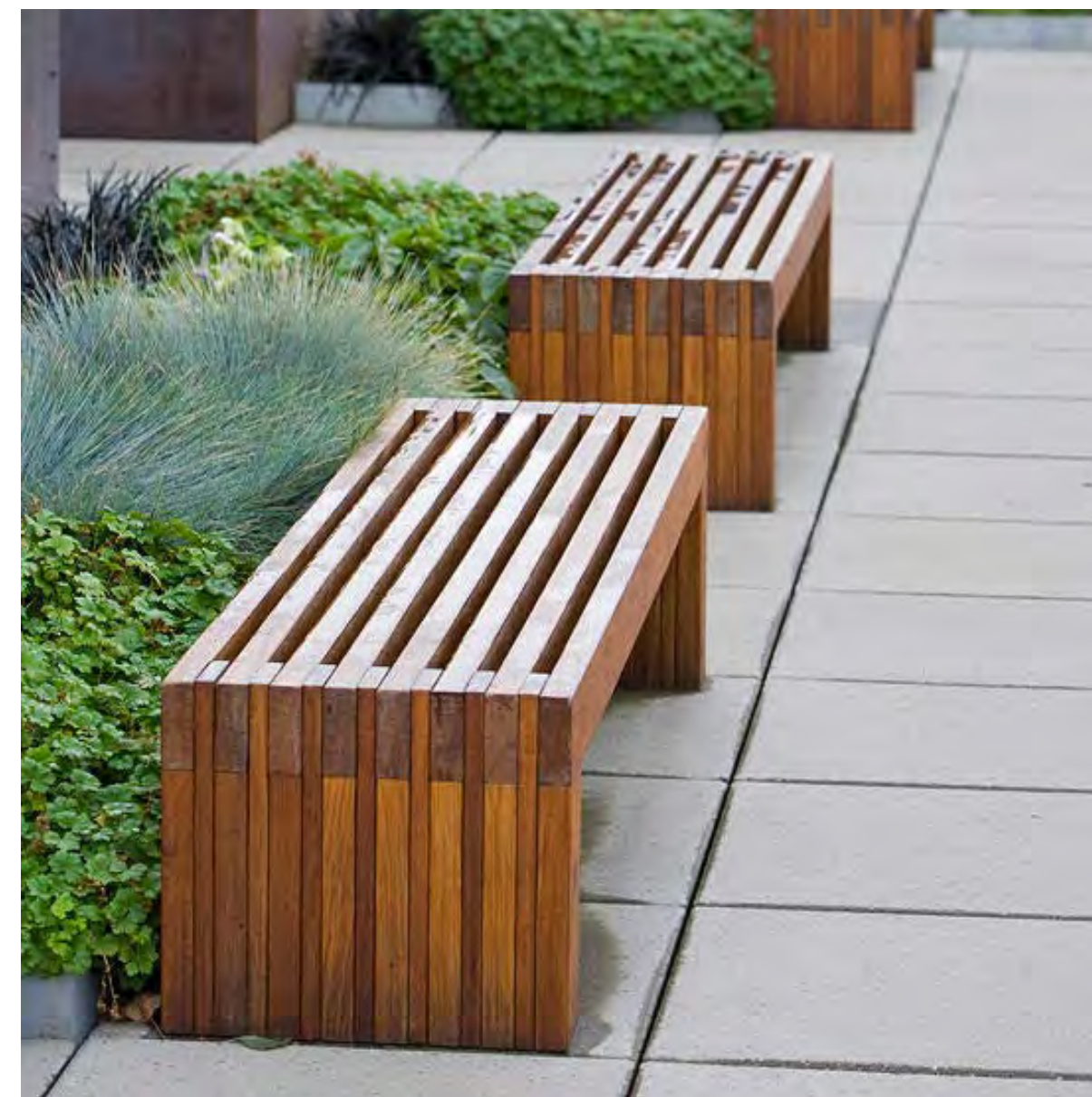
STREET SECTION VIEWS - 2040 VISION PLAN



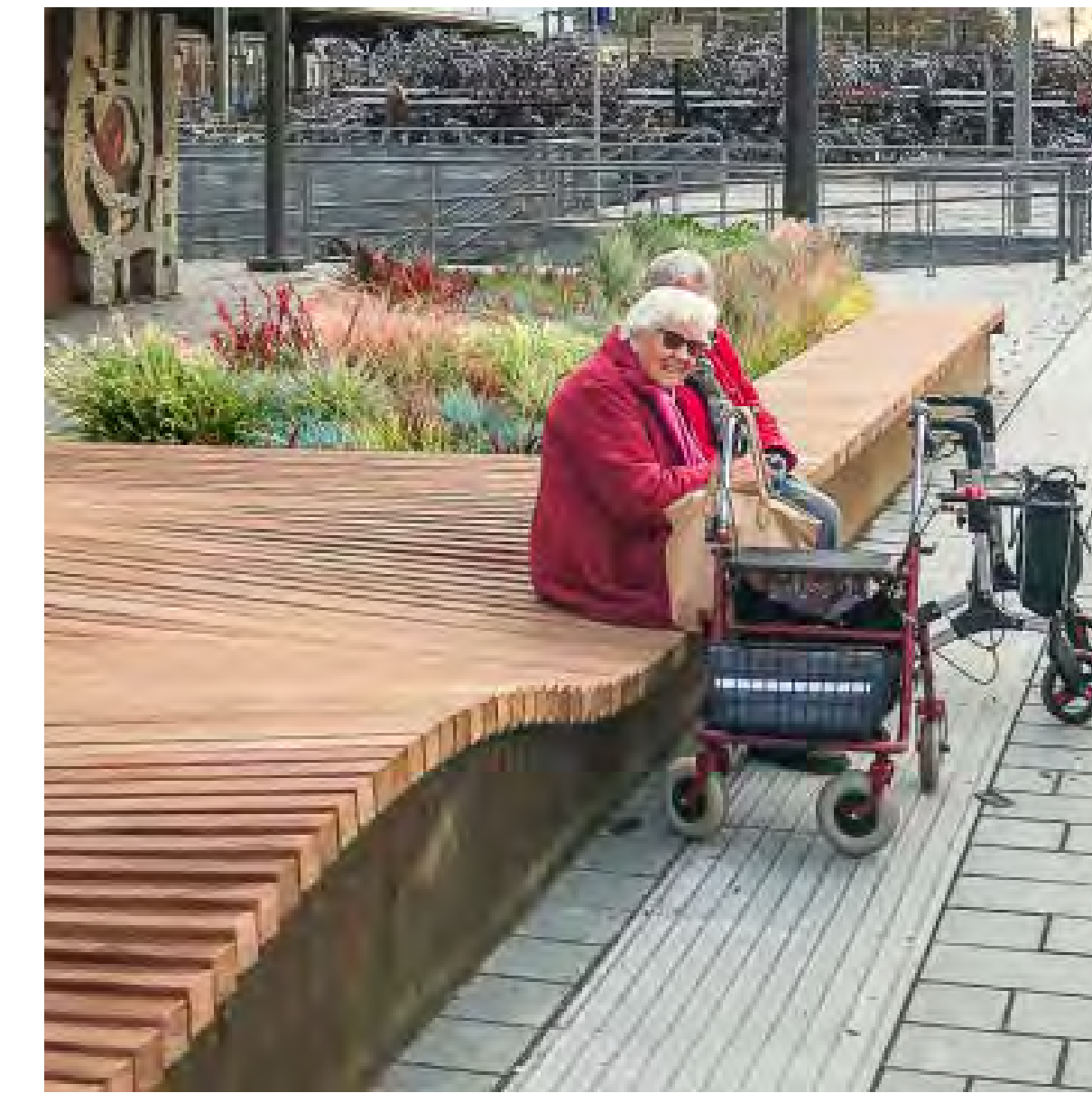
SECTION 16



BIKE RACK



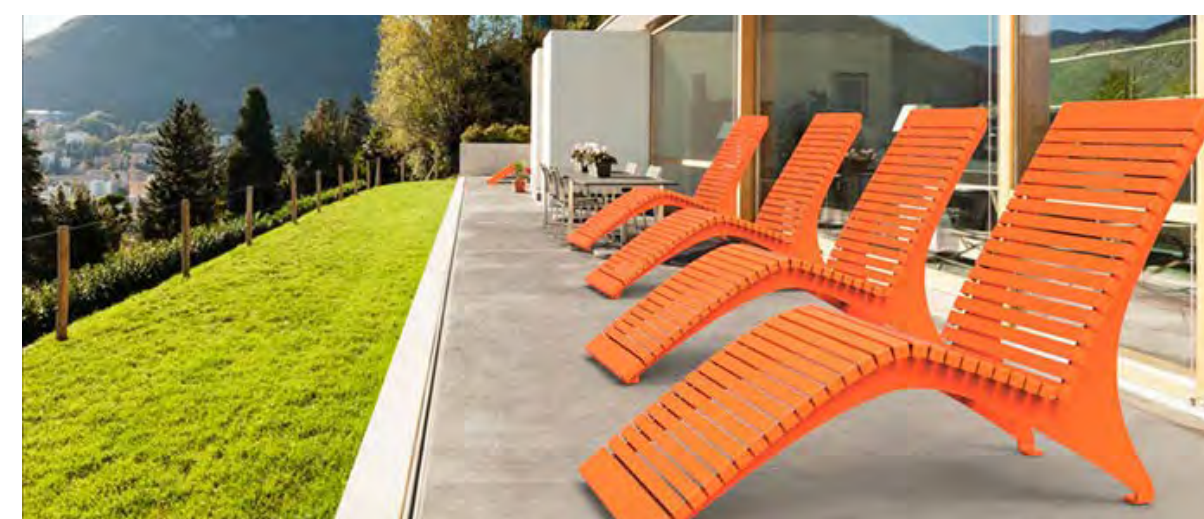
BENCH



BISTRO TABLE



ADIRONDACK CHAIRS



LOUNGE FURNITURE



UMBRELLAS



PLANTER POTS



LOUNGE FURNITURE



TRASH AND RECYCLE RECEPTACLES



OUTDOOR DINING TABLE





BUILT-IN SEATING



METAL TOP RAIL



PLANTER POTS



EVERGREEN HEDGE



GLASS SCREEN



METAL FENCING



WOOD SCREEN FENCING



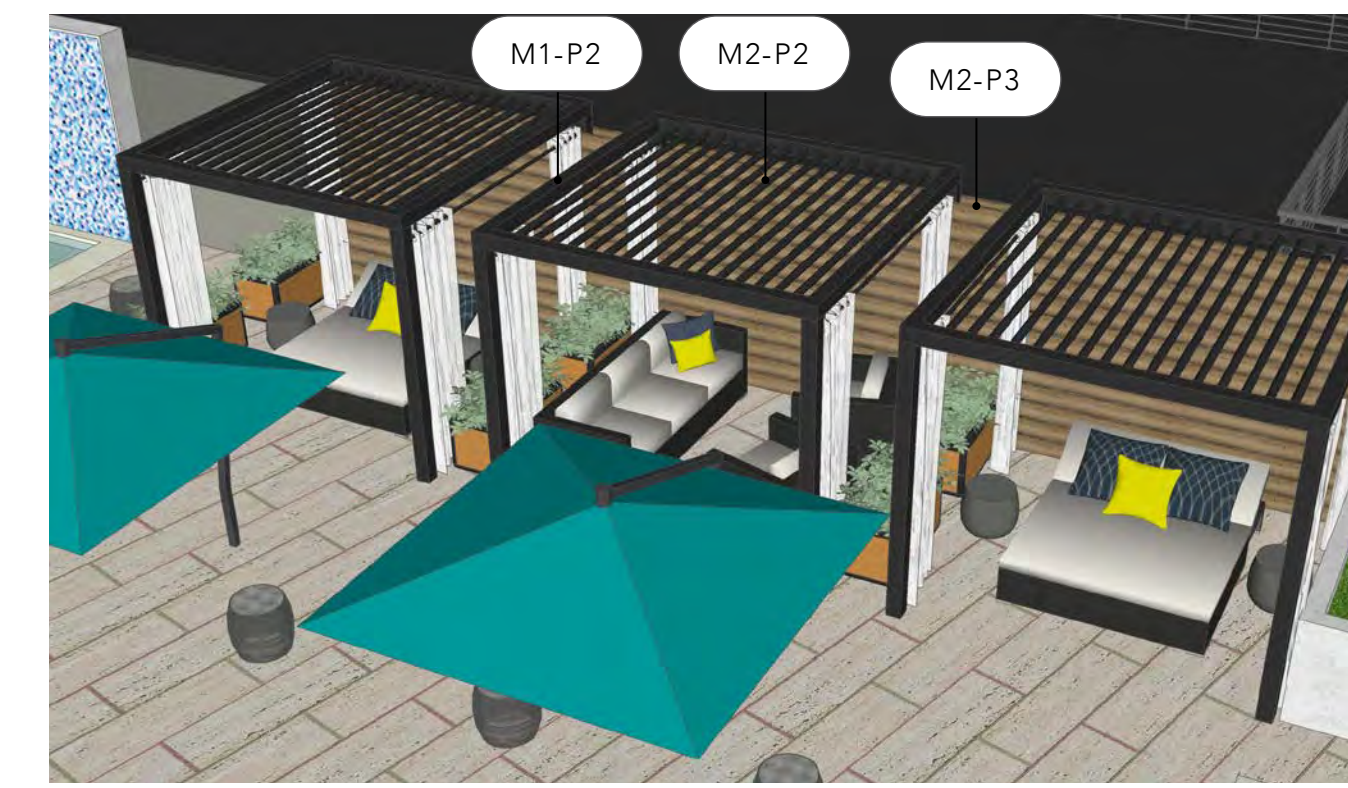
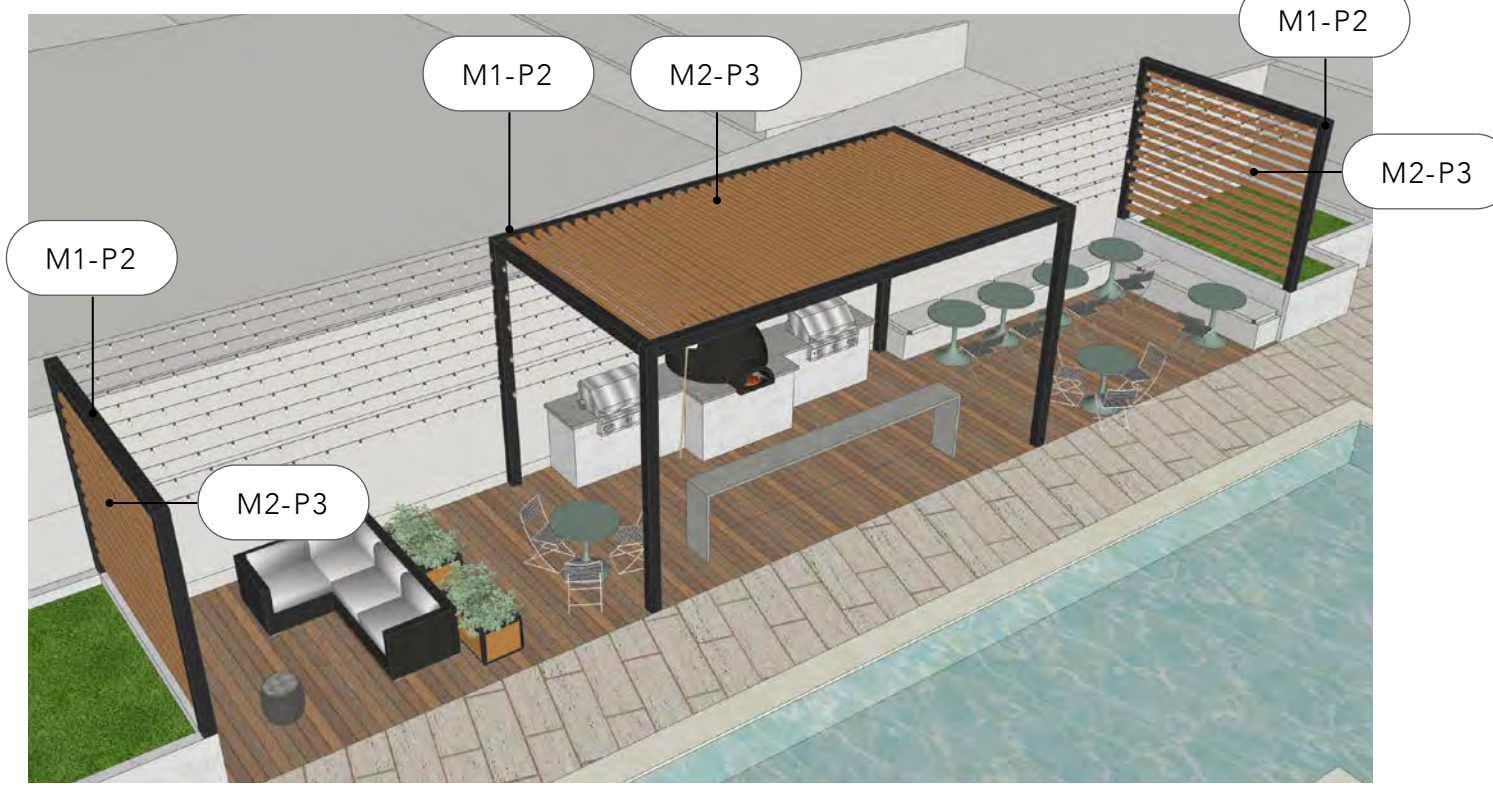
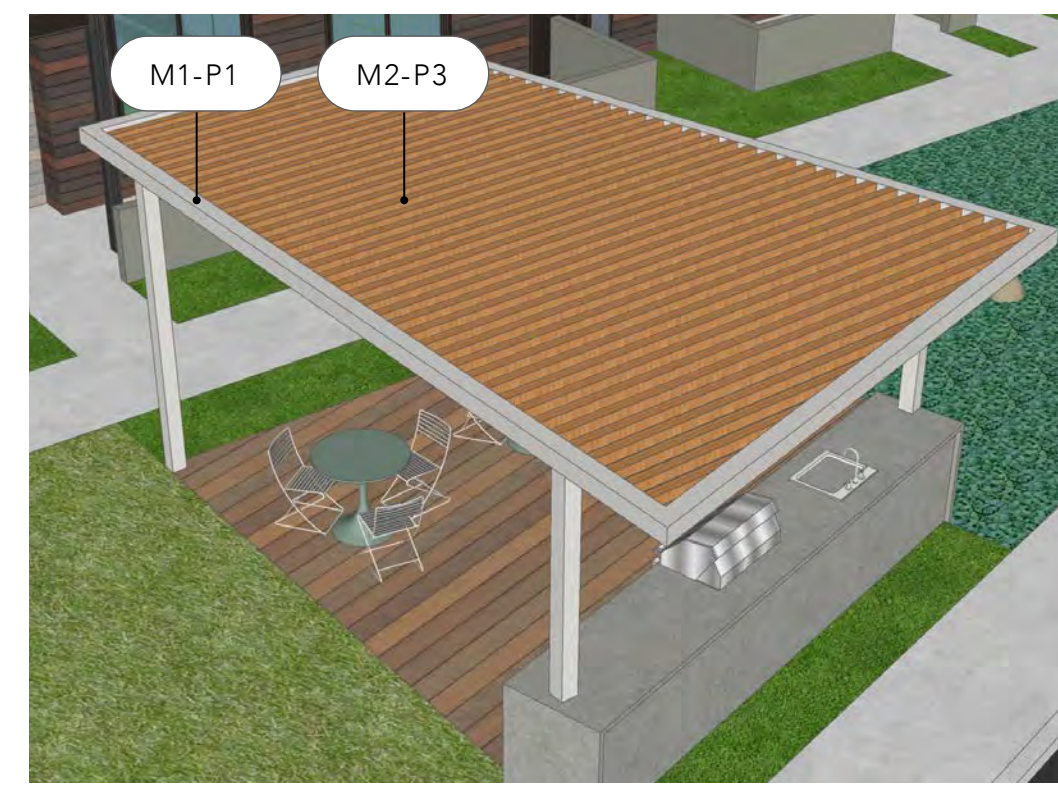
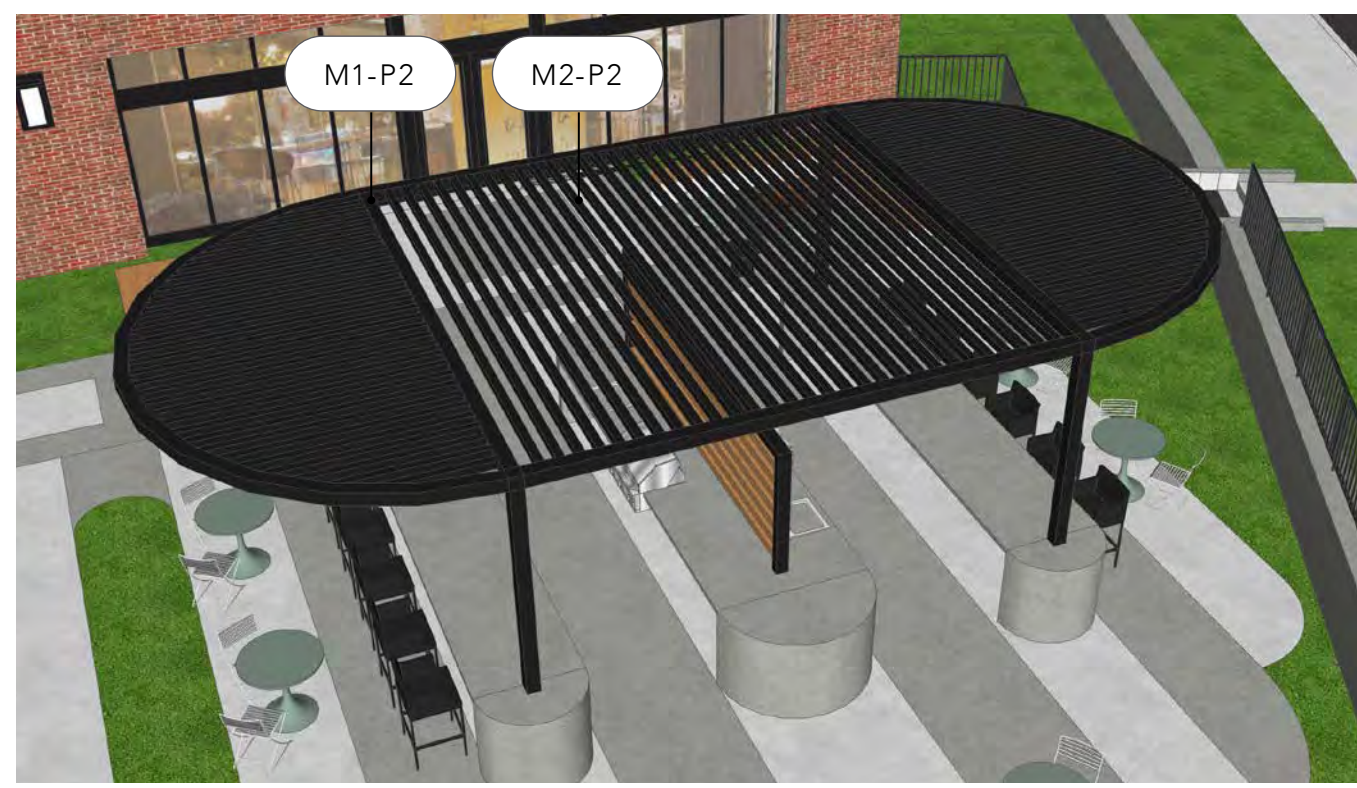
CABLE RAIL FENCING

PUBLIC WALKWAY & DINING SEPARATION - 2025 & 2040 VISION PLAN

NORTHGATE TOWN SQUARE

MARCH 09, 2022





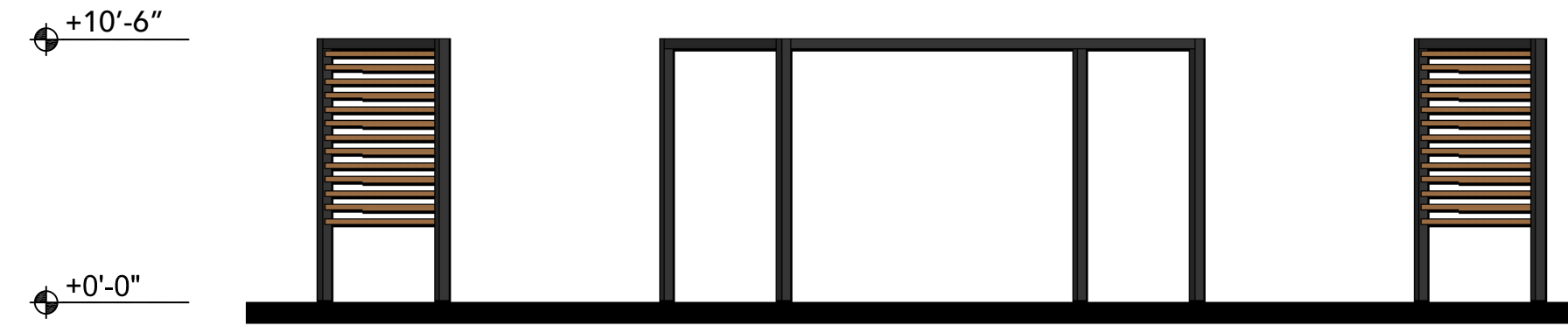
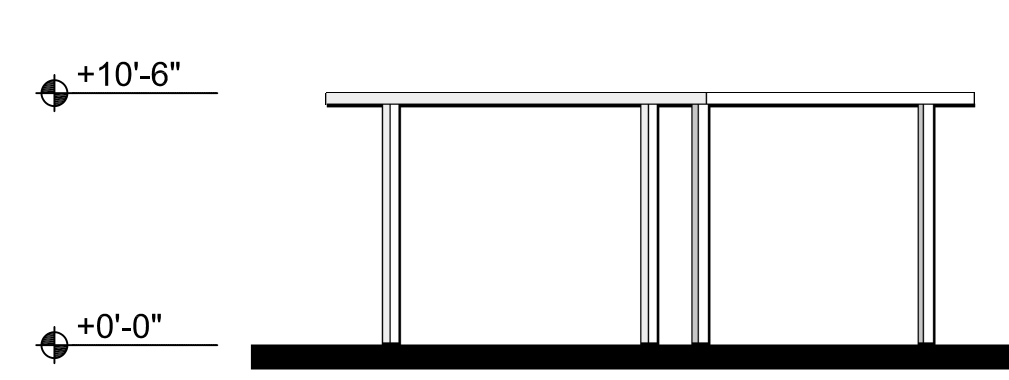
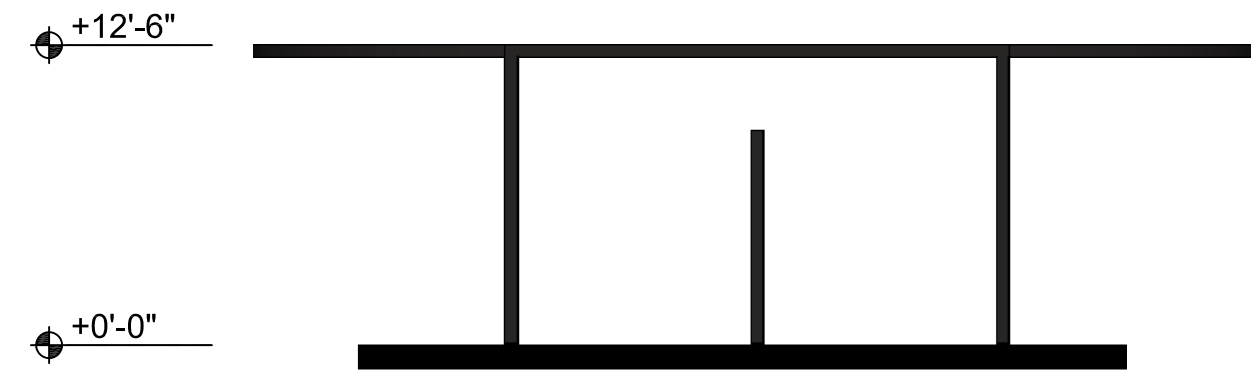
MATERIAL

- M1 HSS Steel or Aluminum Structure
- M2 HSS Steel or Aluminum Purlin
- M3 Shipping Container

COLOR (DESIGN INTENT)

- P1 Dark Black-Brown (*)
- P2 Dark Grey-Black(*)
- P3 Dye-Sublimation, Wood Look, Dark National Walnut (**)
- P4 TBD

NOTES
 (*) See Architect's Material Board for Manufacturer and Color Specification
 (**) Aesthetic Intent Only

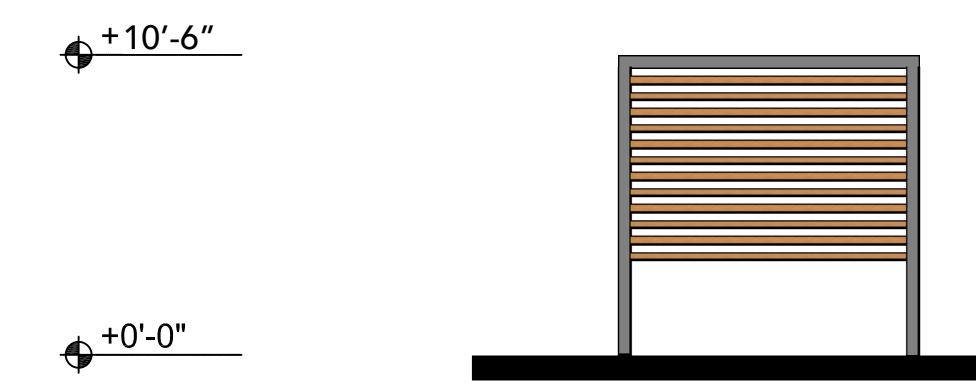
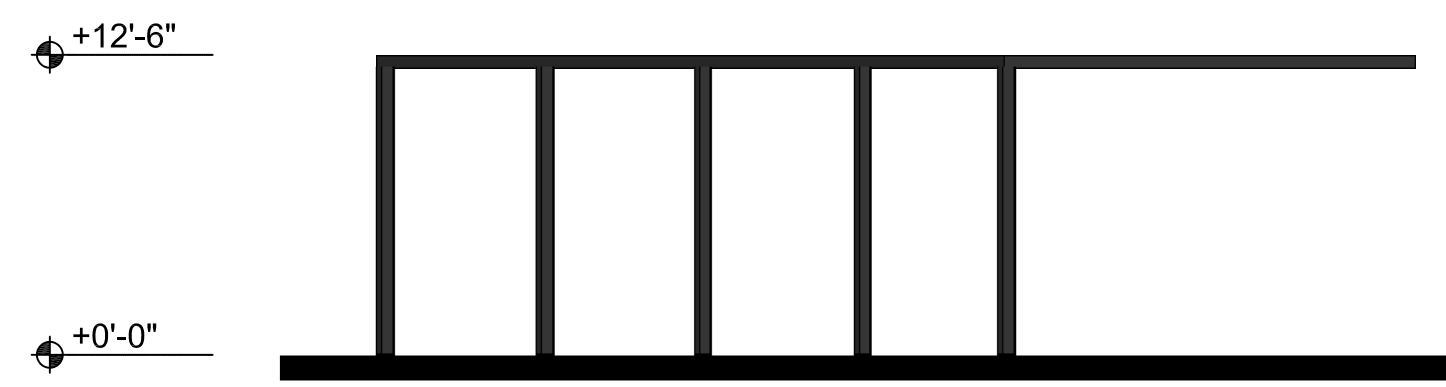
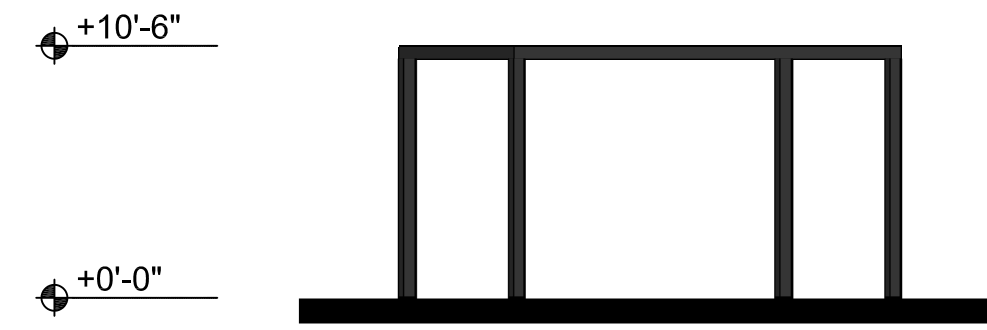
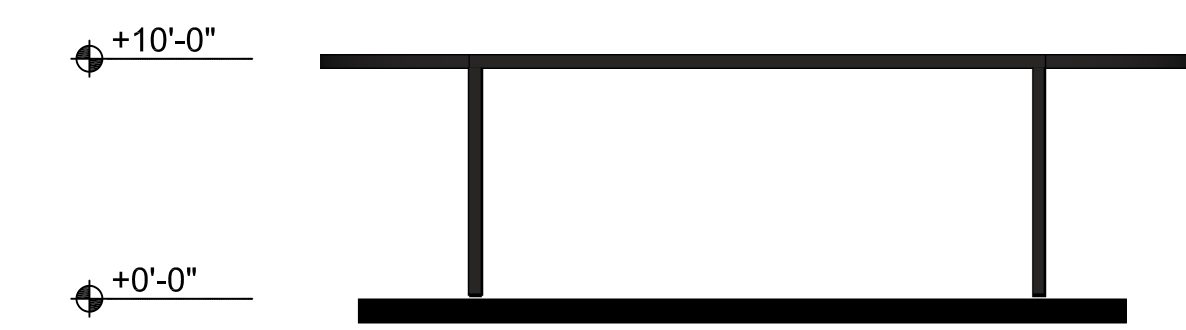
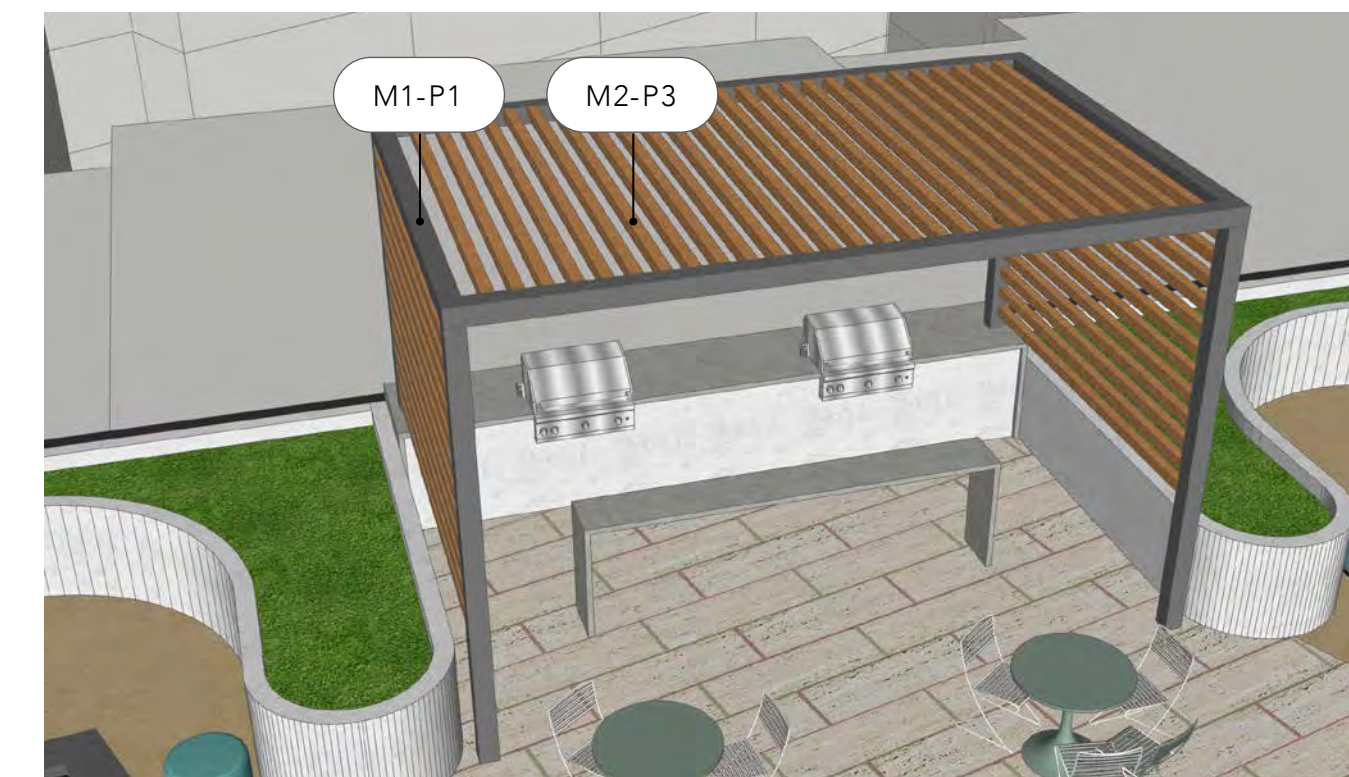
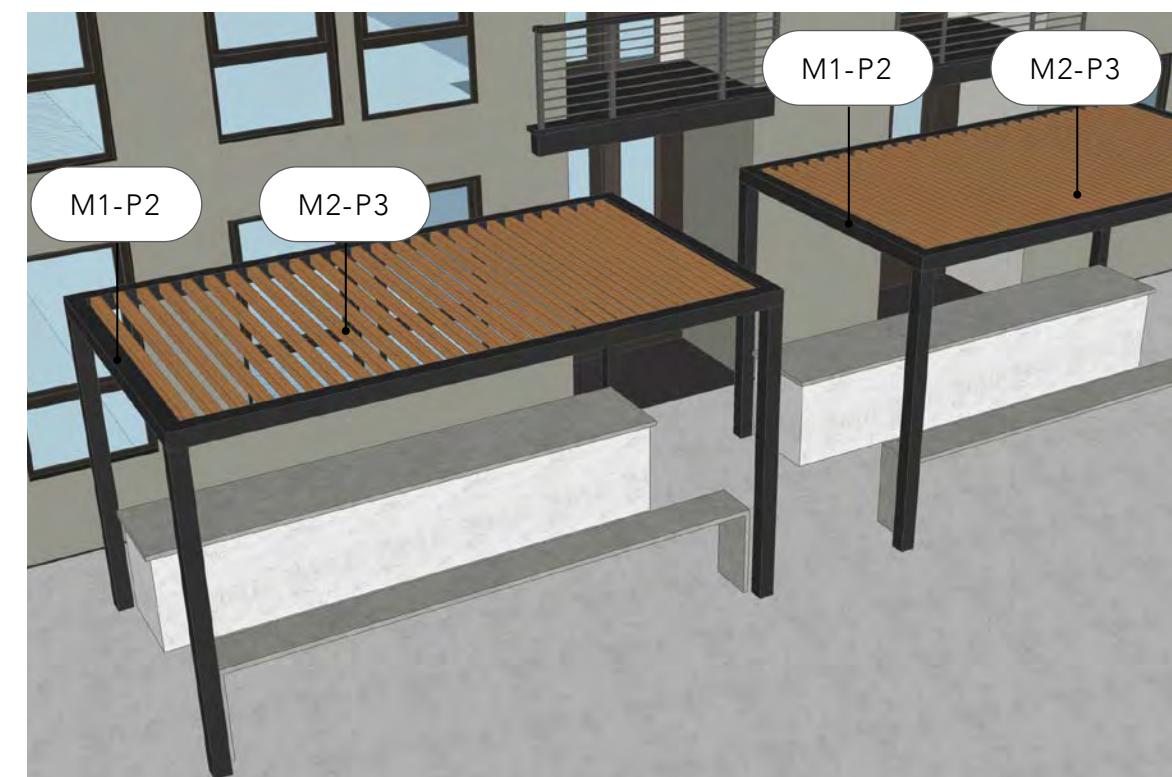


1 OVERHEAD 1 RESIDENTIAL 1

3 OVERHEAD 3 RESIDENTIAL 2

5 OVERHEAD 5 RESIDENTIAL 3

7 OVERHEAD 7 RESIDENTIAL 3

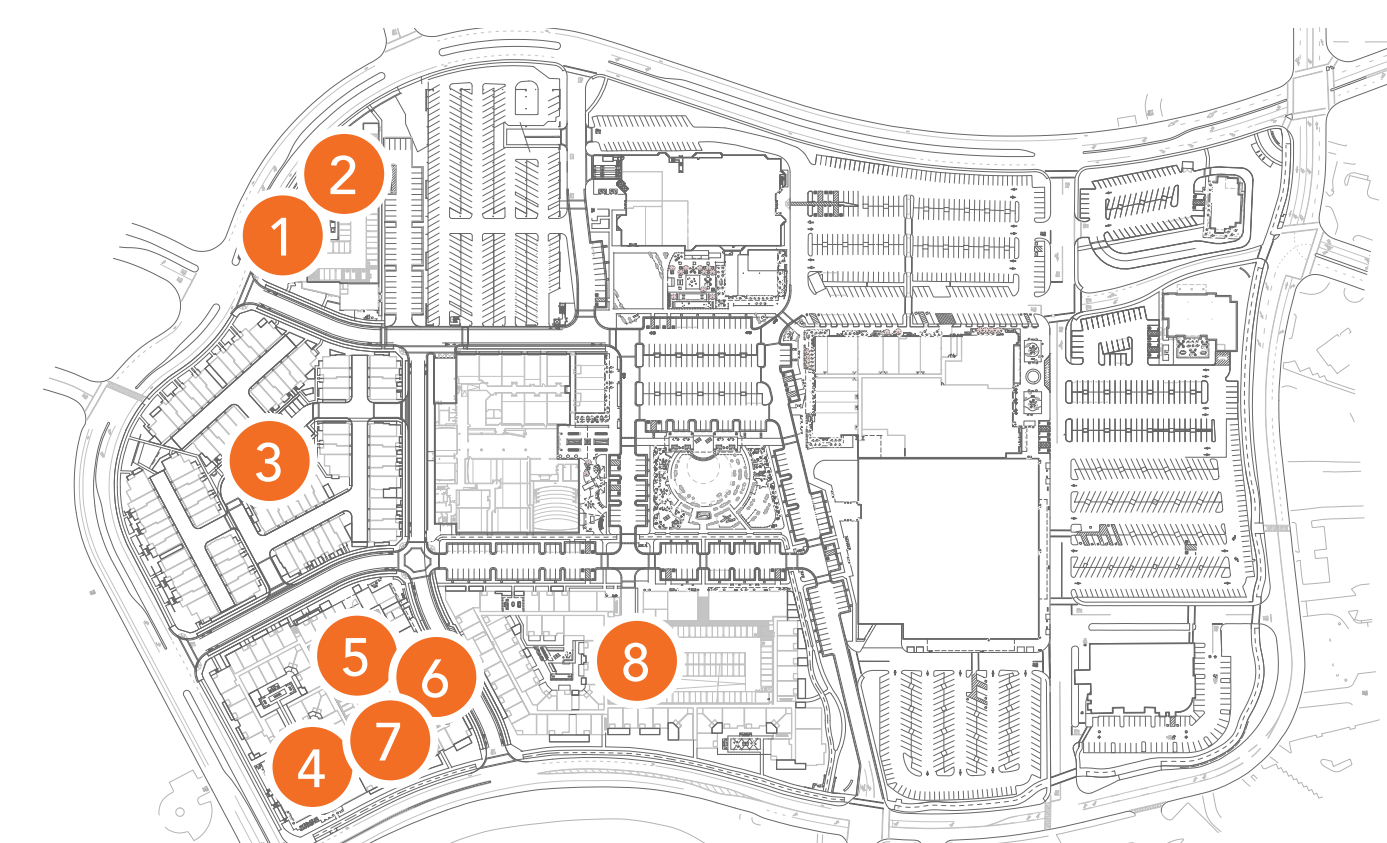


2 OVERHEAD 2 RESIDENTIAL 1

4 OVERHEAD 4 RESIDENTIAL 3

6 OVERHEAD 6 RESIDENTIAL 3

8 OVERHEAD 8 RESIDENTIAL 4



KEY MAP nts

SCALE 1/8" = 1'-0"
 0 4' 8' 16' 32'

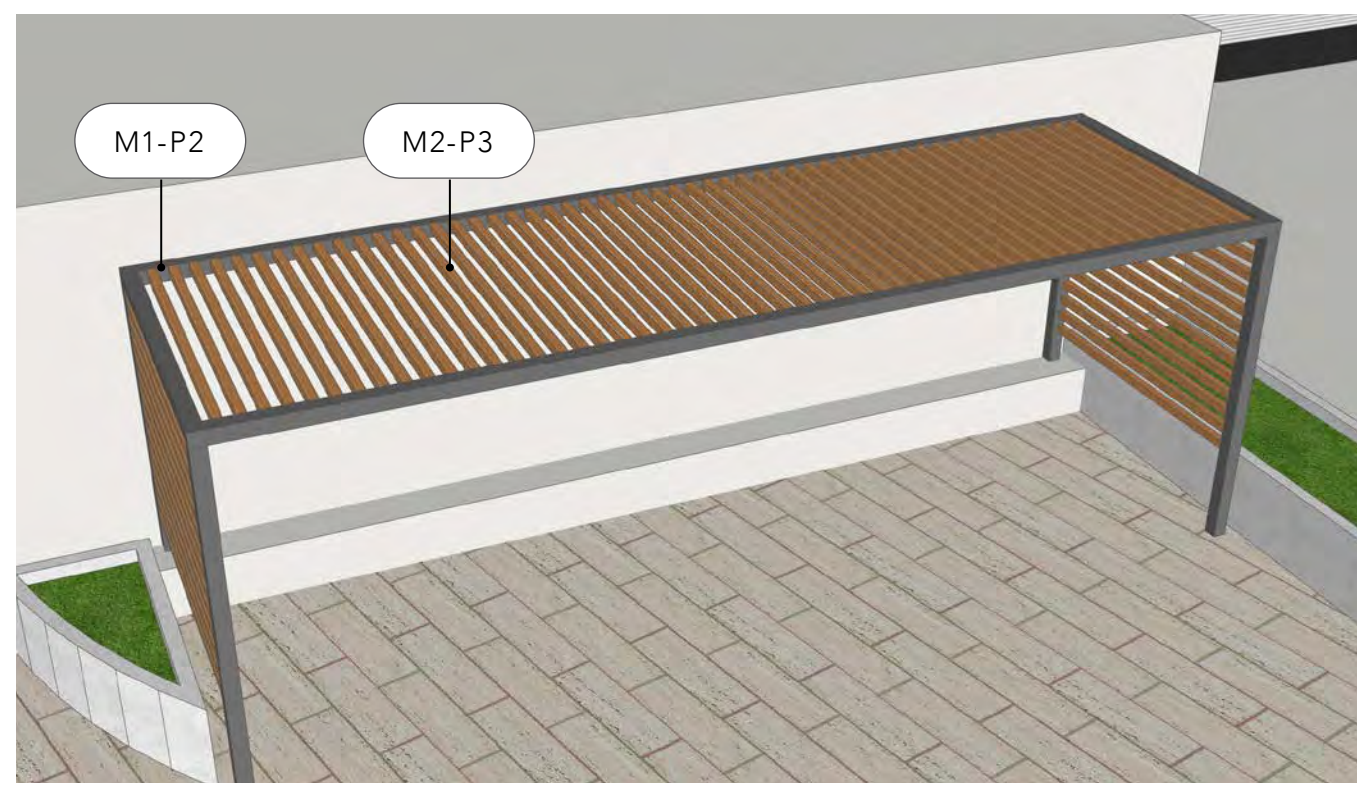
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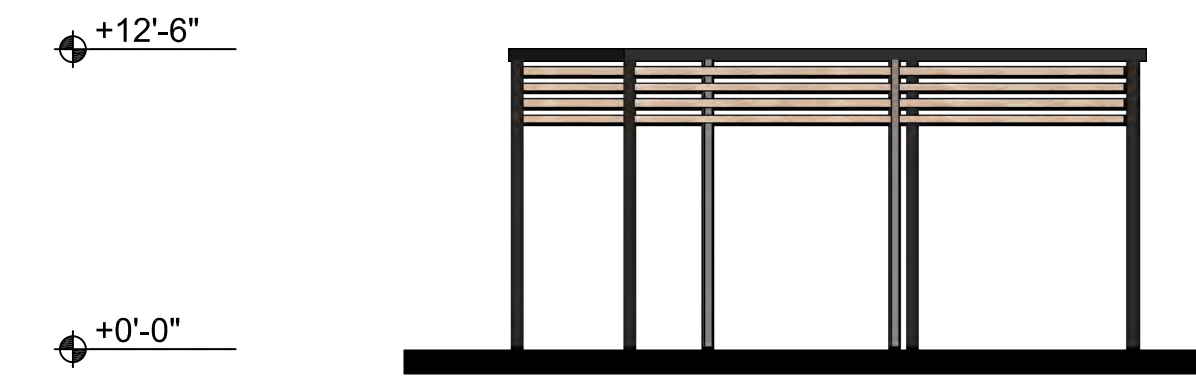
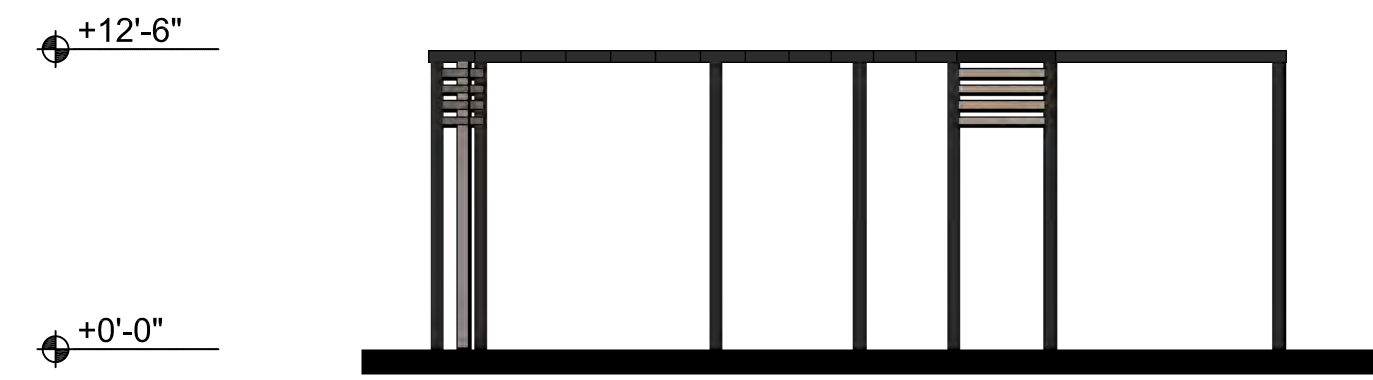
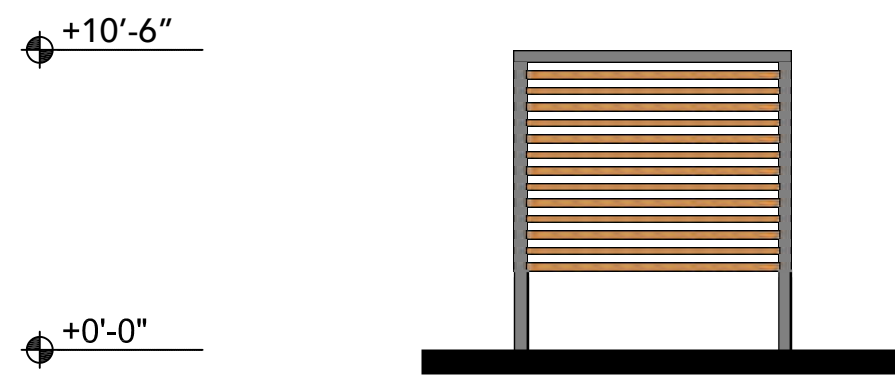
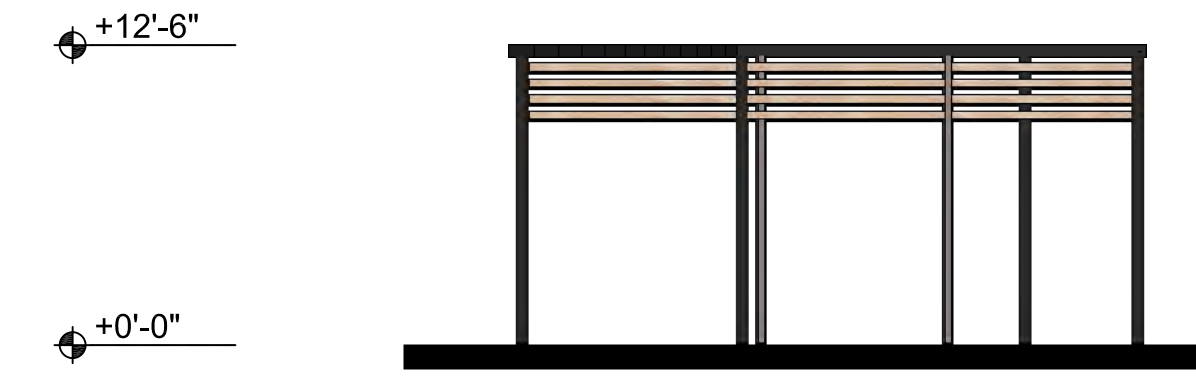
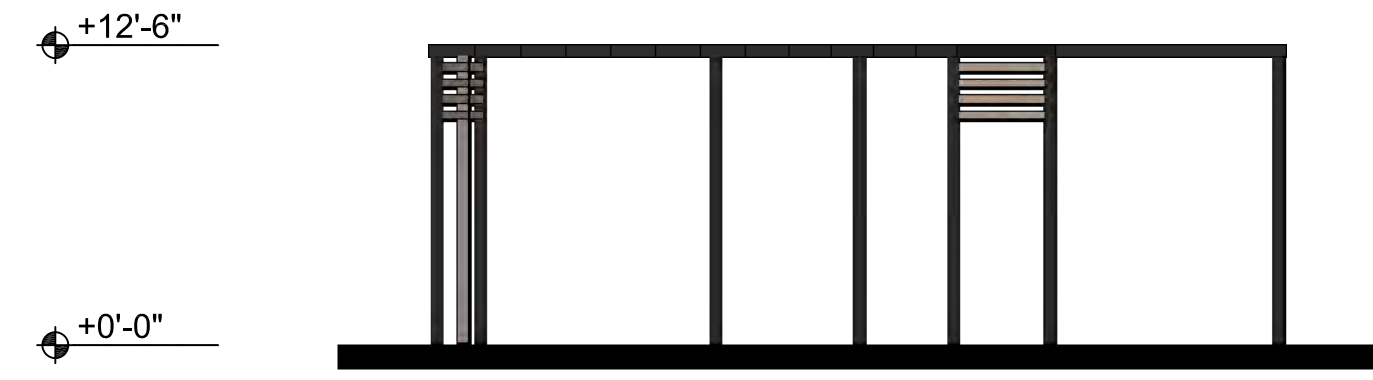
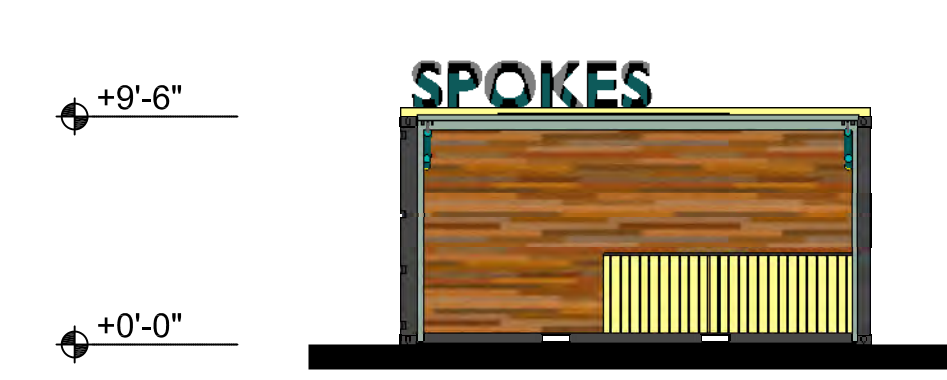
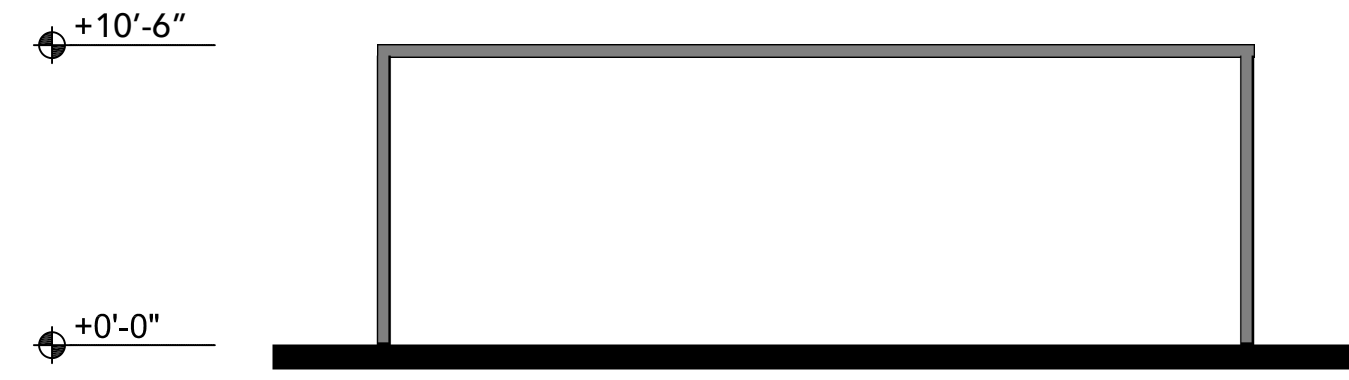


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MATERIAL		COLOR (DESIGN INTENT)	
M1	HSS Steel or Aluminum - Structure	P1	Dark Black-Brown (*)
M2	HSS Steel or Aluminum - Purlin	P2	Dark Grey-Black(*)
M3	Shipping Container	P3	Dye-Sublimation, Wood Look, Dark National Walnut (**)
		P4	TBD

NOTES
 (*) See Architect's Material Board for Manufacturer and Color Specification
 (**) Aesthetic Intent Only

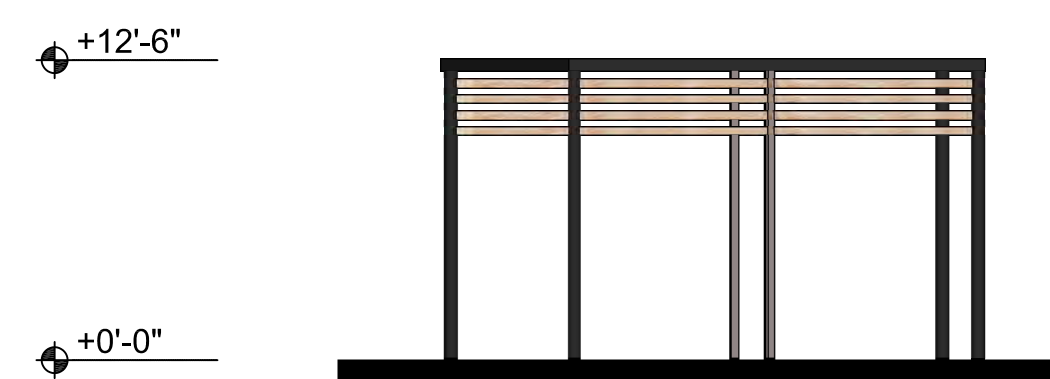
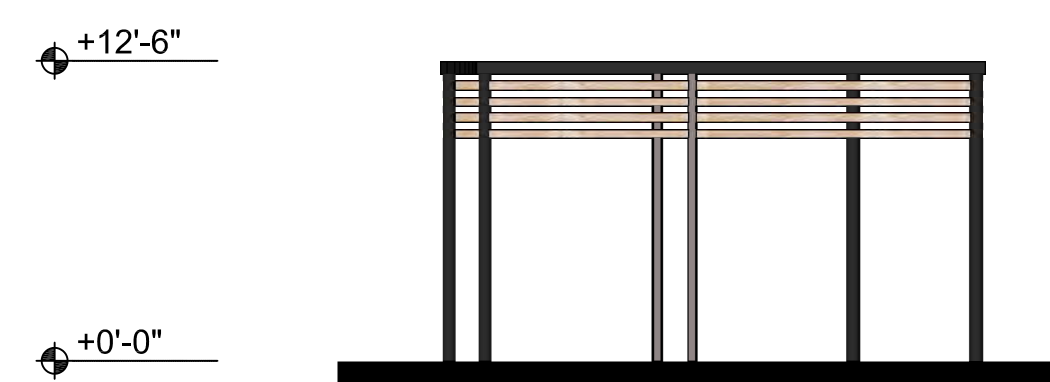
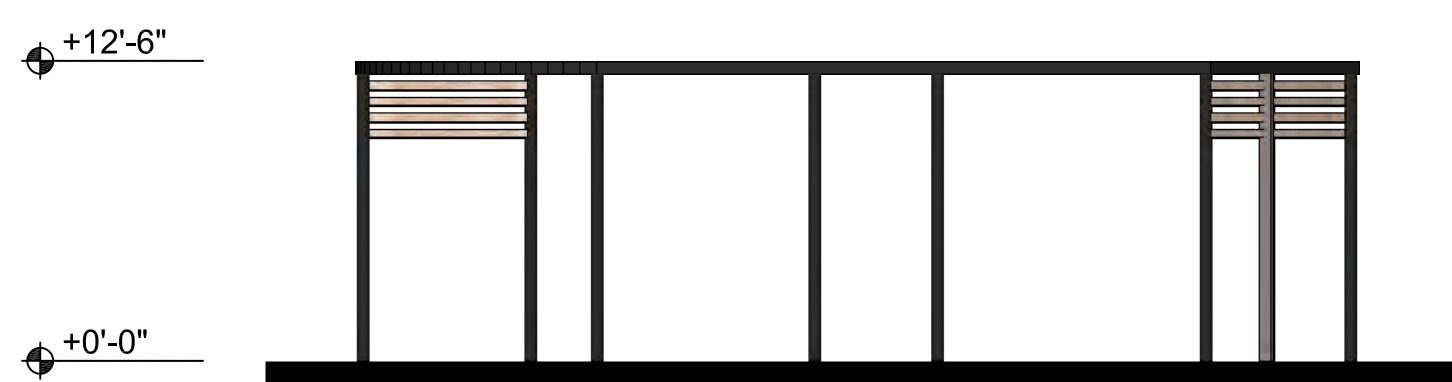
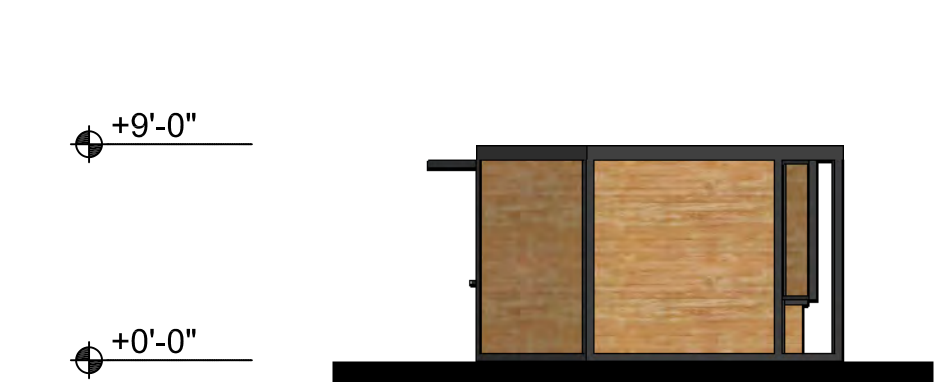
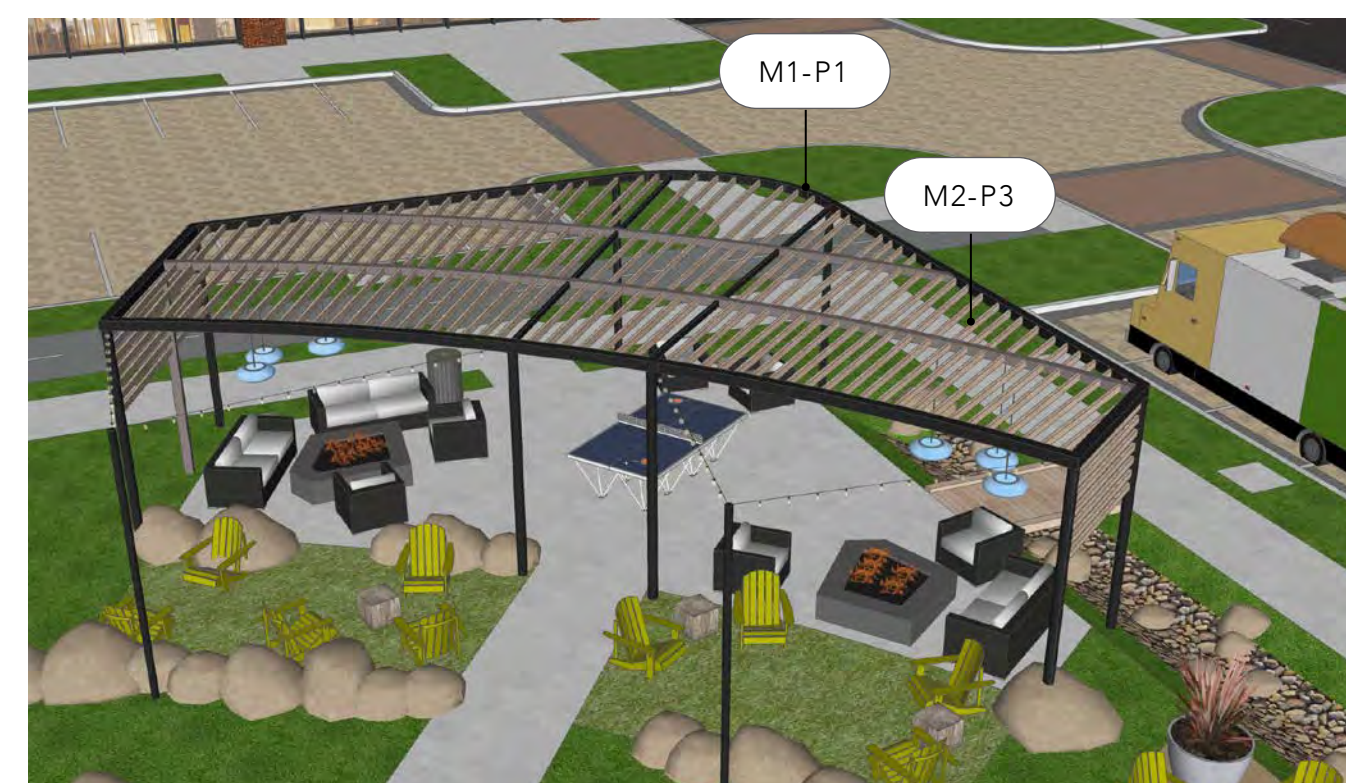
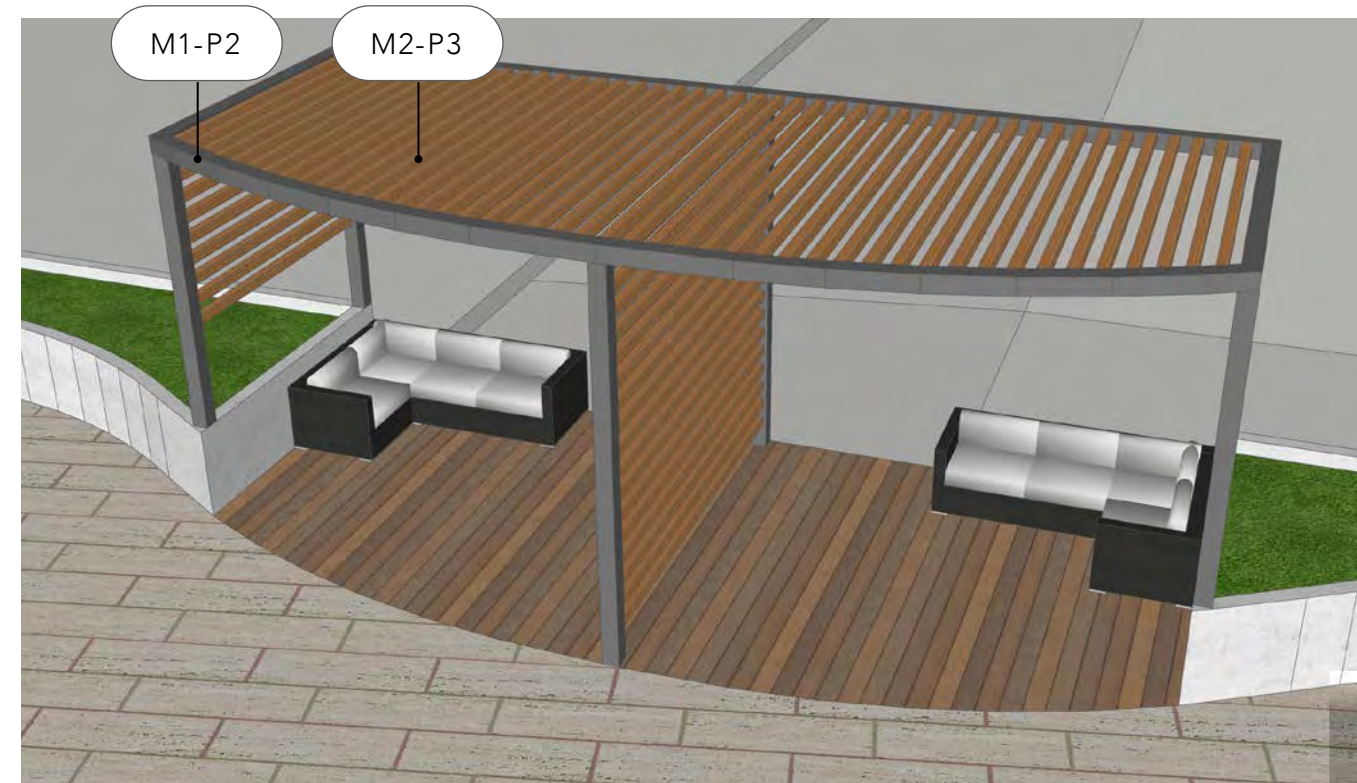


9 OVERHEAD 9 RESIDENTIAL 4

11 OVERHEAD 11 BIKE HUB

13 OVERHEAD 13 TOWNSQUARE

15 OVERHEAD 15 TOWNSQUARE

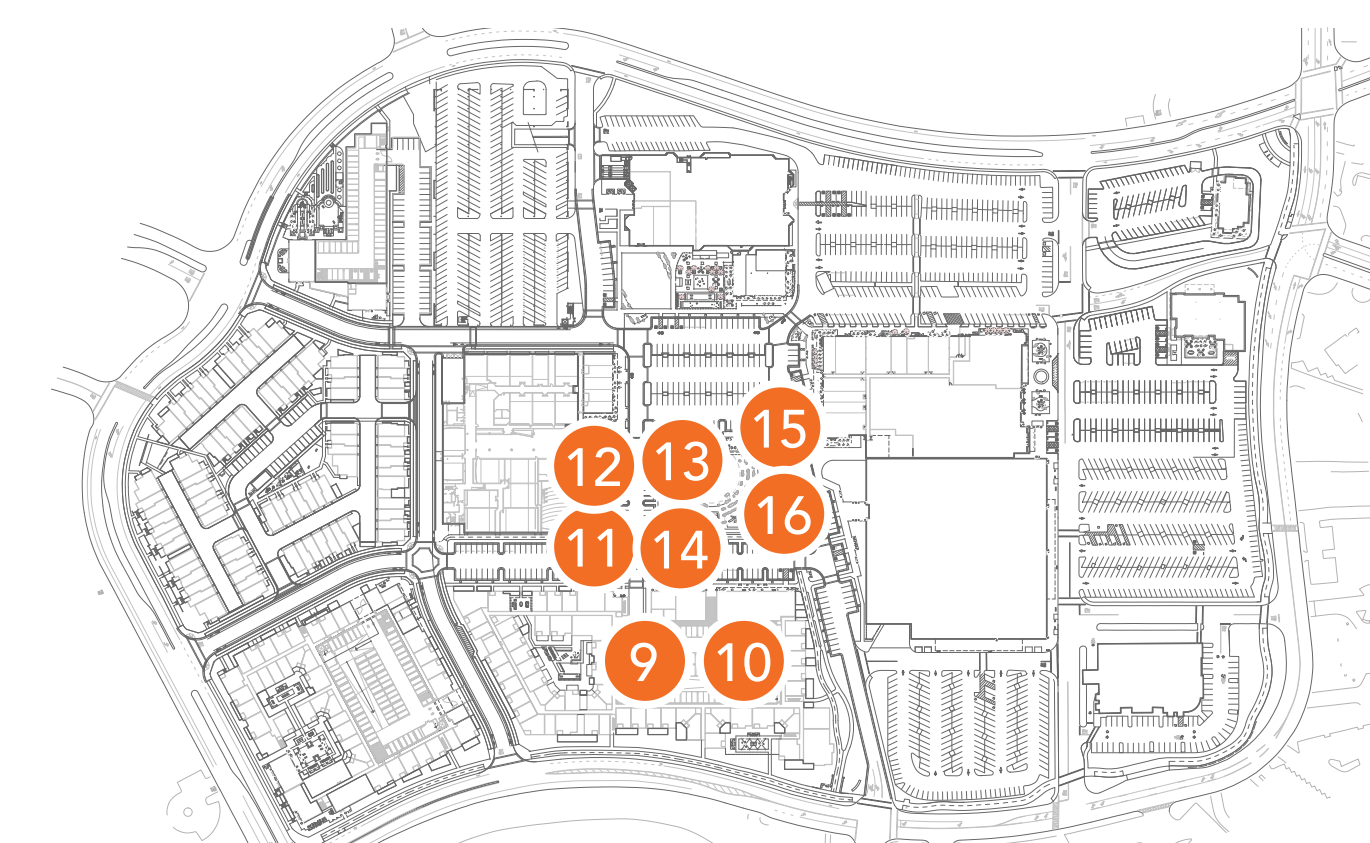


10 OVERHEAD 10 RESIDENTIAL 4

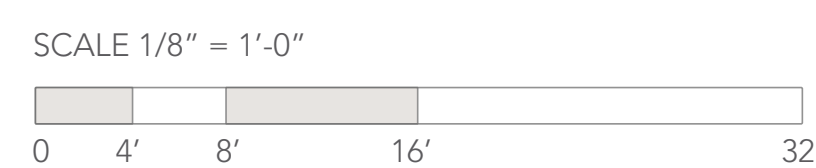
12 OVERHEAD 12 BIKE HUB

14 OVERHEAD 14 TOWNSQUARE

16 OVERHEAD 16 TOWNSQUARE



KEY MAP nts



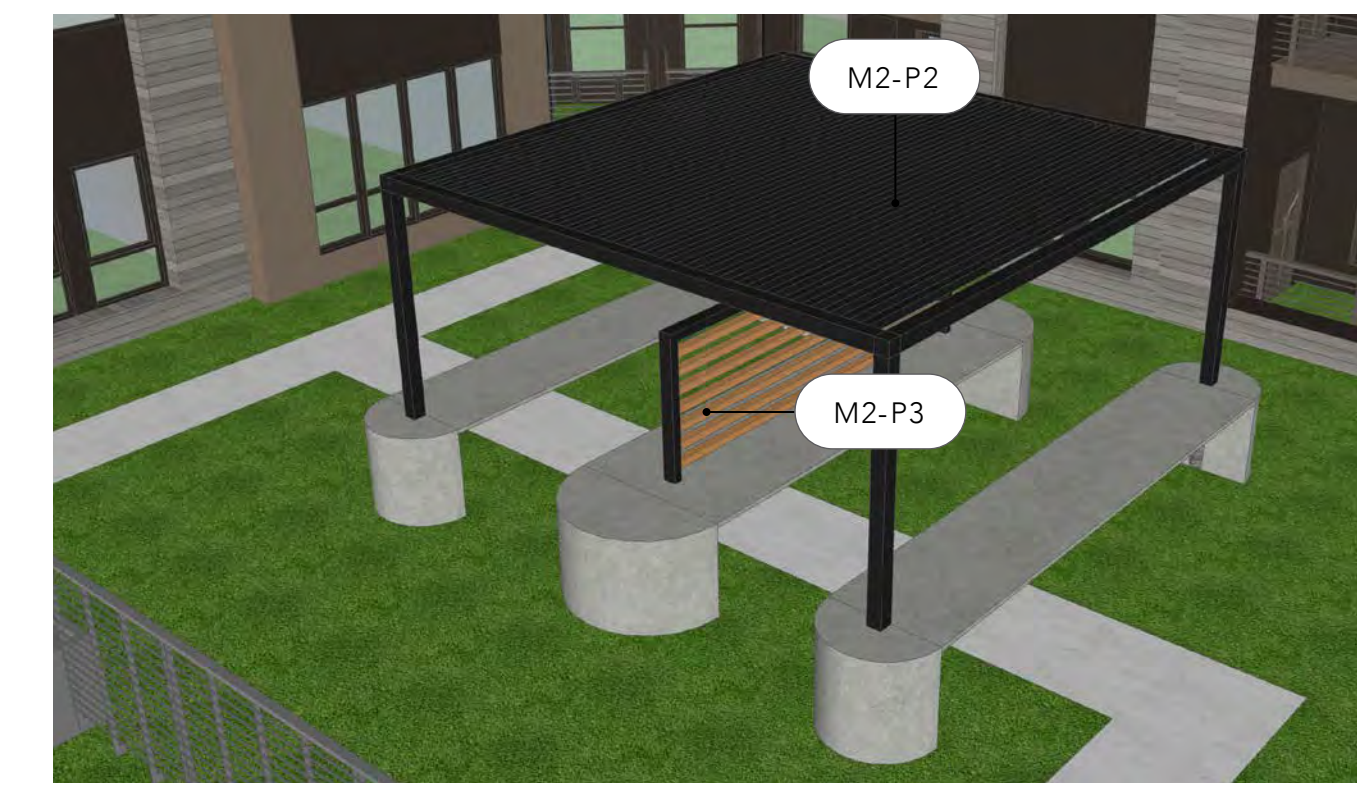
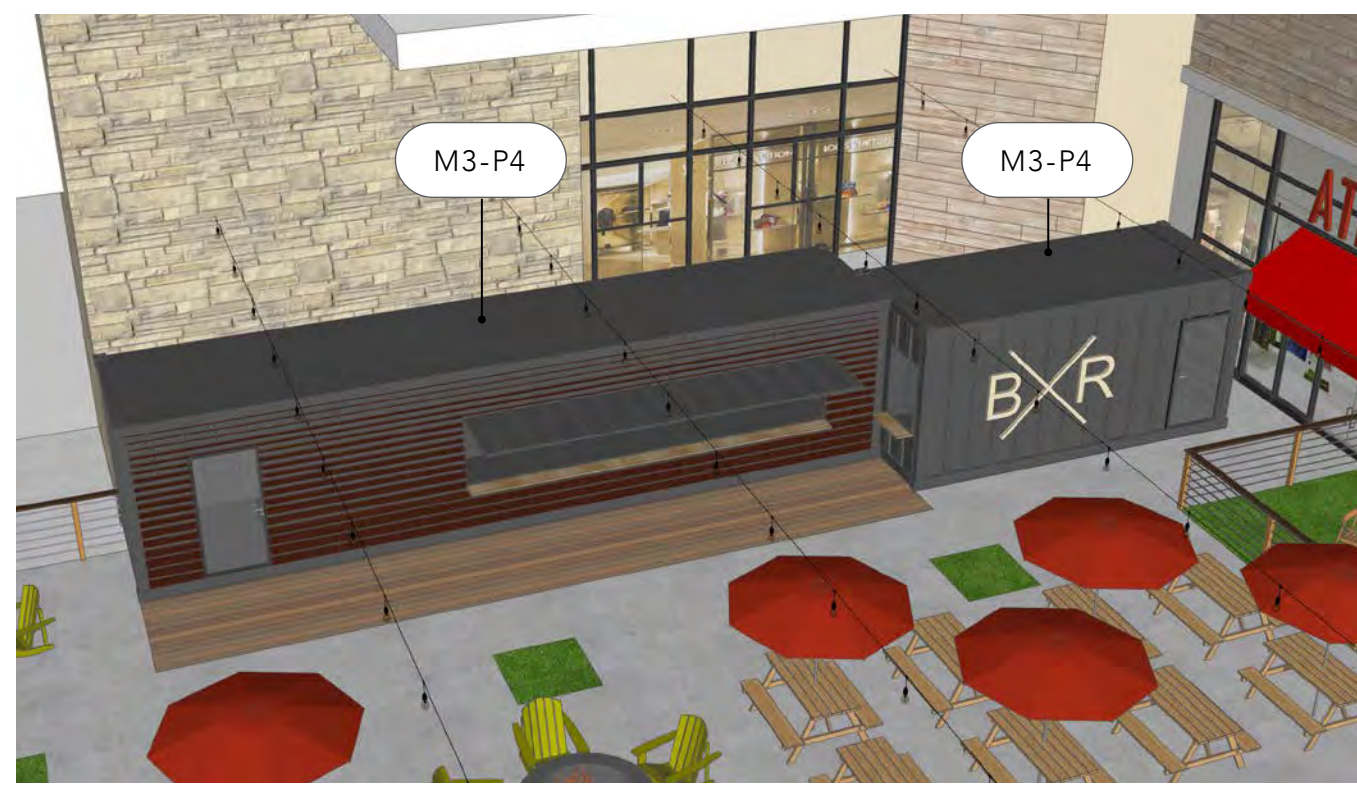
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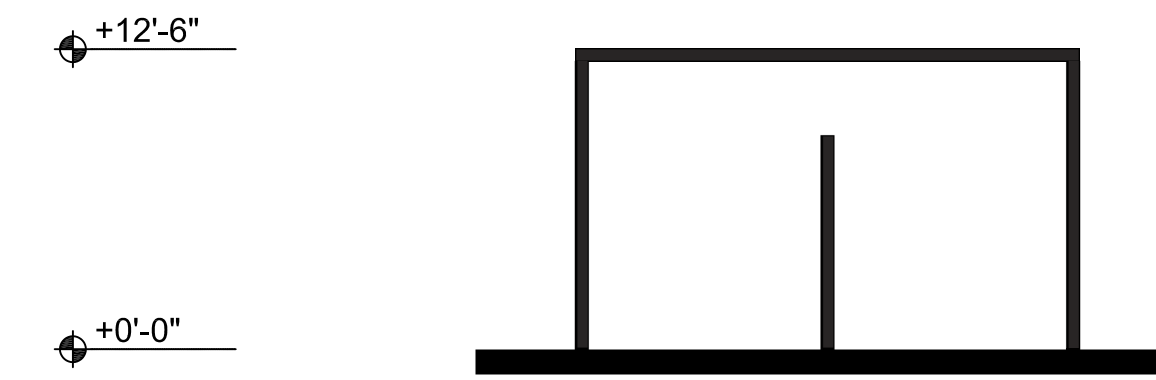
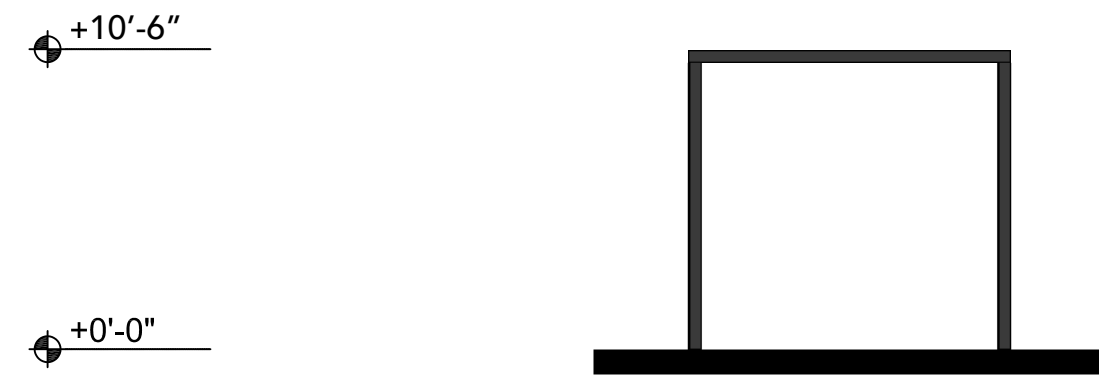
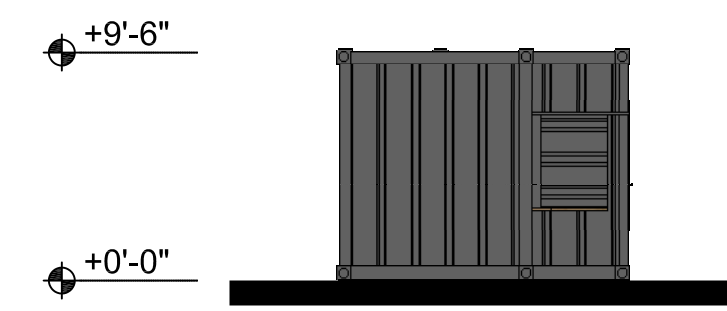
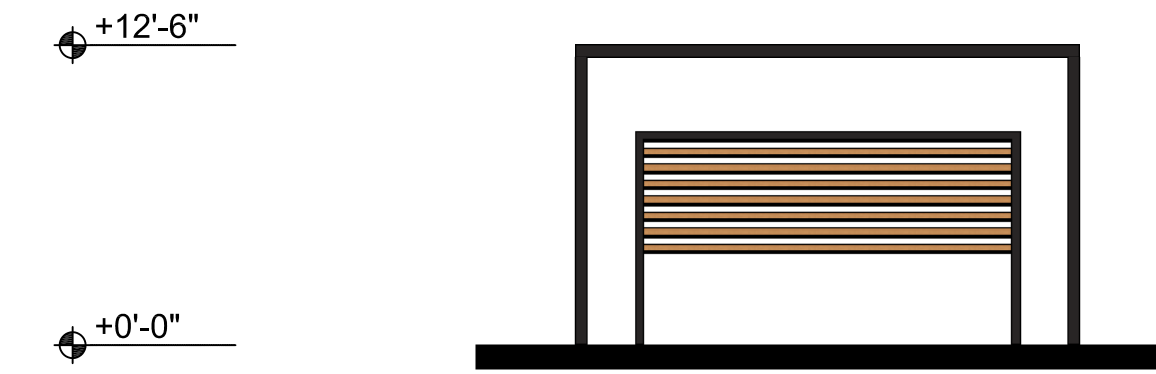
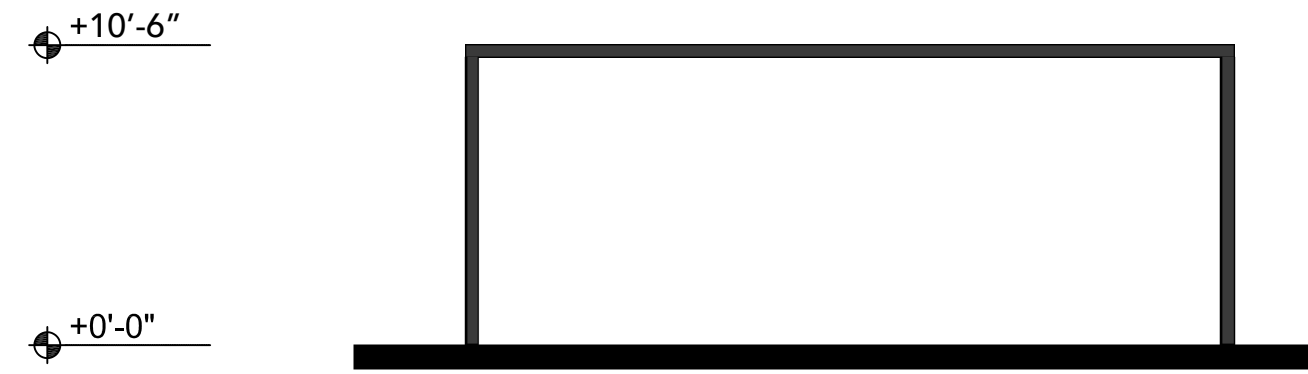
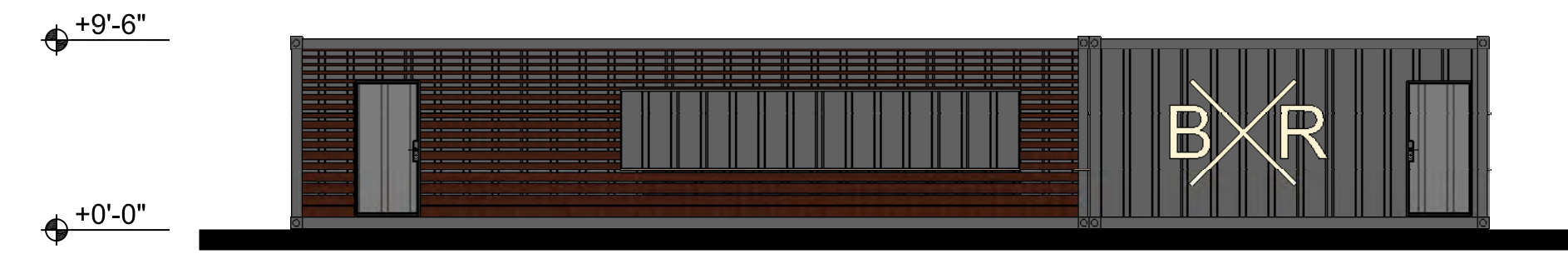
MATERIAL

- M1 HSS Steel or Aluminum Structure
- M2 HSS Steel or Aluminum Purlin
- M3 Shipping Container

COLOR (DESIGN INTENT)

- P1 Dark Black-Brown (*)
- P2 Dark Grey-Black(*)
- P3 Dye-Sublimation, Wood Look, Dark National Walnut (**)
- P4 TBD

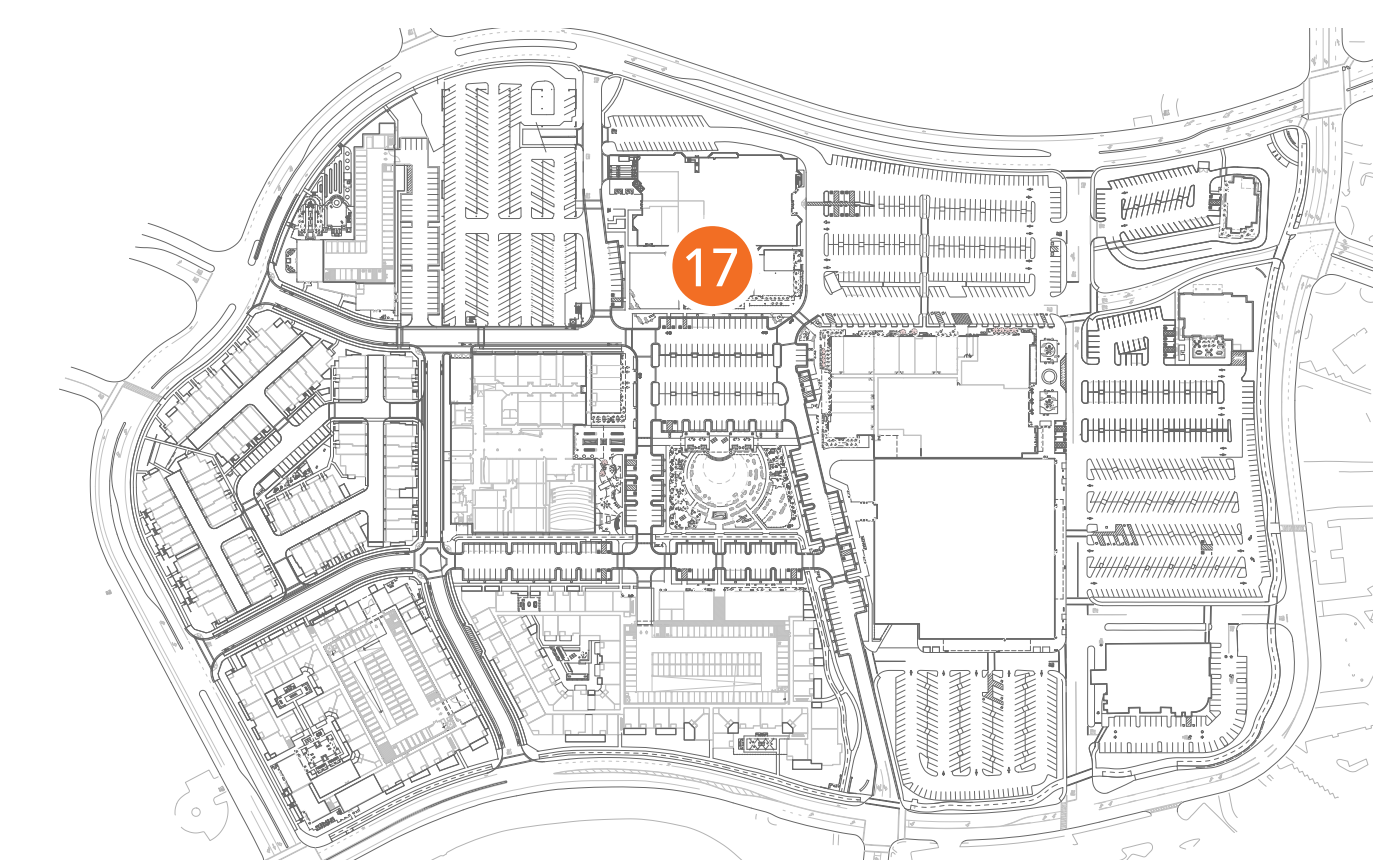
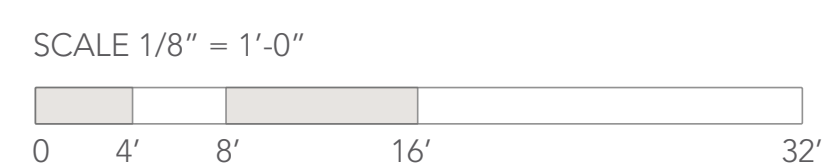
NOTES
 (*) See Architect's Material Board for Manufacturer and Color Specification
 (**) Aesthetic Intent Only



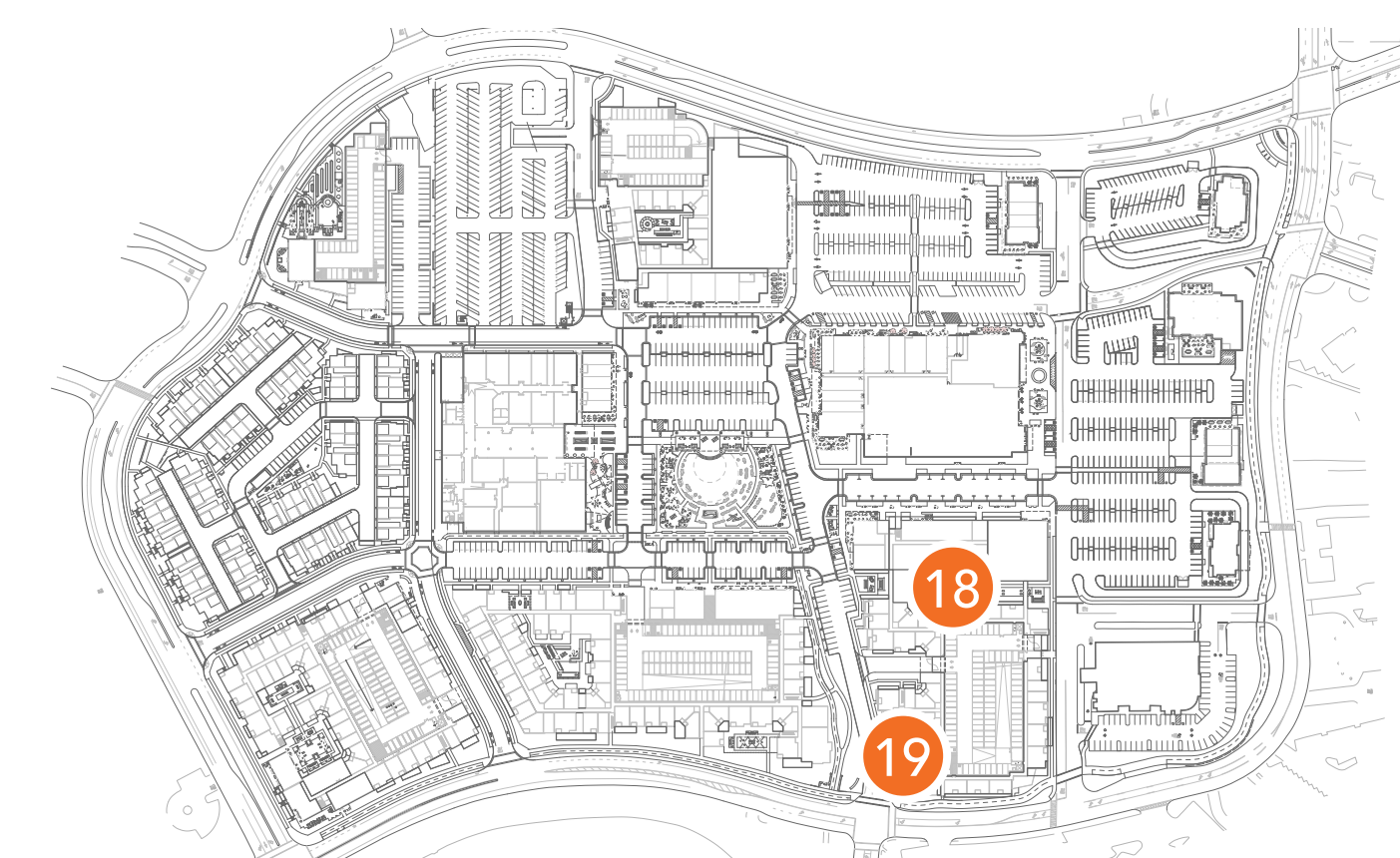
17 OVERHEAD 17 OUNCES

18 OVERHEAD 18 RESIDENTIAL 5 -2040

19 OVERHEAD 19 RESIDENTIAL 5 -2040



KEY MAP 2025 nts



KEY MAP 2040 nts

NORTHGATE TOWN SQUARE

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OVERHEAD DESIGN

