PROJECT SUMMARY

Total Residential Units	922
Total Commercial Sq Ft.	501,941 sf

THORNDALE DRIVE

EL FAISAN DRIVE

NOVA ALBION WAY

NORTHGATE DRIVE

DEL PRESIDIO BOULEVARD

LAS GALLINAS AVENUE

LOS RANCHITOS ROAD

MERRYDALE ROAD

RESIDENTIAL PARCEL 1
±96 UNITS

RESIDENTIAL PARCEL 2
±100 UNITS

RESIDENTIAL PARCEL 3
±280 UNITS

RESIDENTIAL PARCEL 4
±446 UNITS

MAJOR 1
±79,051 SF

SHOPS 1
±6,795 SF

SHOPS 2
±11,600 SF

RESTAURANT
±8,510 SF

SHOPS 2A
±6,250 SF

MGMT OFFICE
±800 SF

POLICE
±200 SF

MAJOR 2
±28,000 SF

SHOPS 3
±5,000 SF

CINEMA
±65,000 SF

TOWN SQUARE

LIBRARY / COMMUNITY CENTER

SHOPS 4
±6,200 SF

(E) MACY'S
±254,015 SF

(E) RITE-AID
±17,340 SF

PAD 1
±8,400 SF

PAD 2
±4,300 SF

36 · 473 · 305 · 93 · 135 · 412 · 154 · 188 · 61

LEGEND

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

SCALE 1" = 60'-0"

0 30' 60' 120' 240'

2025 MASTER PLAN - STREET LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8, 2023

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



SCALE 1" = 60'-0"

0 30' 60' 120' 240'

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8, 2023

2025 MASTER PLAN - TYPICAL UPPER LEVEL

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

SD-9

2025 MASTER PLAN

RESIDENTIAL

Residential 1 - Affordable (4-Story over podium)	
Total Units	96 Units
Total Parking Provided	96 Stalls
Parking Ratio	1.00
Total Building Area	91,423 SF
Property Area	1.91 AC.
Total Residential FAR	1.10
Approximate Average Parapet Height	60 FT
With Elevator Penthouses & Stairs Projections up to	75 FT

Residential 2 (Townhome)	
Total Units	100 Units
Parking	215 Stalls
Parking Ratio	2.16
Total Building Area	155,325 SF
Property Area	4.83 AC.
Total Residential FAR	0.74
Approximate Average Parapet Height	35 FT

Residential 3 (6-Story)	
Total Units	280 Units
Parking	471 Stalls
Parking Ratio	1.68
Total Building Area	325,144 SF
Property Area	3.36 AC.
Total Residential FAR	2.22
Avg Parapet Height Approximately	68 FT
With Elevator Penthouses & Stairs Projections up to	80 FT

Residential 4 (7-Story)	
Total Units	446 Units
Total Parking Provided	845 Stalls
Parking Ratio	1.89
Total Building Area	540,964 SF
Property Area	5.17 AC.
Total Residential FAR	2.40
Avg Parapet Height Approximately	78 FT
With Elevator Penthouses & Stairs Projections up to	90 FT

OVERALL 2025	
Overall Unit Count	922 Units
Density	20.6 du/ac
Residential Pkg Ratio	1.68
Total Residential SF	1,112,856 SF
Total Residential FAR	1.67

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

RETAIL

RETAIL GLA	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
MACY'S ANCHOR	254,015 sf		254,015 sf		254,015 sf
MAJOR 1 (Incl. Tenant 1, 2, and Shops)	79,051 sf		79,051 sf		79,051 sf
SEARS ANCHOR	134,976 sf	134,976 sf			0 sf
SEARS AUTO CENTER	16,300 sf	16,300 sf			0 sf
SEARS SEASONAL BUILDING	12,200 sf	12,200 sf			0 sf
HOMEGOODS PAD	29,538 sf	29,538 sf			0 sf
RITE AID PAD	17,340 sf		17,340 sf		17,340 sf
(E) MALL (Incl. Major 2, Shops 2, 2A, Restaurant, Police, Management)	199,792 sf	144,432 sf	55,360 sf		55,360 sf
CENTURY THEATER	45,000 sf		45,000 sf	20,000 sf	65,000 sf
OUNCES				480 sf	480 sf
SHOPS 1	6,795 sf		6,795 sf		6,795 sf
SHOPS 3				5,000 sf	5,000 sf
SHOPS 4				6,200 sf	6,200 sf
PAD 1				8,400 sf	8,400 sf
PAD 2				4,300 sf	4,300 sf
GLA SUBTOTALS	**795,007 sf**	**337,446 sf**	**457,561 sf**	**44,380 sf**	**501,941 sf**

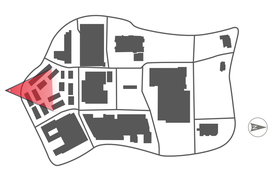
ZONING / FAR CALCULATIONS	
Total Commercial Sq Ft.	501,941 sf
Entire Mall Property Sq Ft.	1,949,746 sf
Total Commercial FAR	**0.26**
Allowable Commercial FAR	**0.30**

LANDSCAPE AREA CALCULATIONS	
Open Space	601,227 sf
Usable Open Space (pedestrian paving)	295,659 sf
Landscape (planting area)	305,568 sf
Landscape %	15.7%

PARKING REQUIRED	
Surface Parking for Macy's furniture store (2/1000 @ 84,672 sf)	170 spaces
Surface Parking for Retail (4/1000 @ 417,269 sf)	1,669 spaces
TOTAL	**1,839 spaces**

PARKING PROVIDED	
Surface Parking for Macy's furniture store	170 spaces
Parking Structure for Retail	473 spaces
Surface Parking for Retail	1,214 spaces
TOTAL	**1,857 spaces**



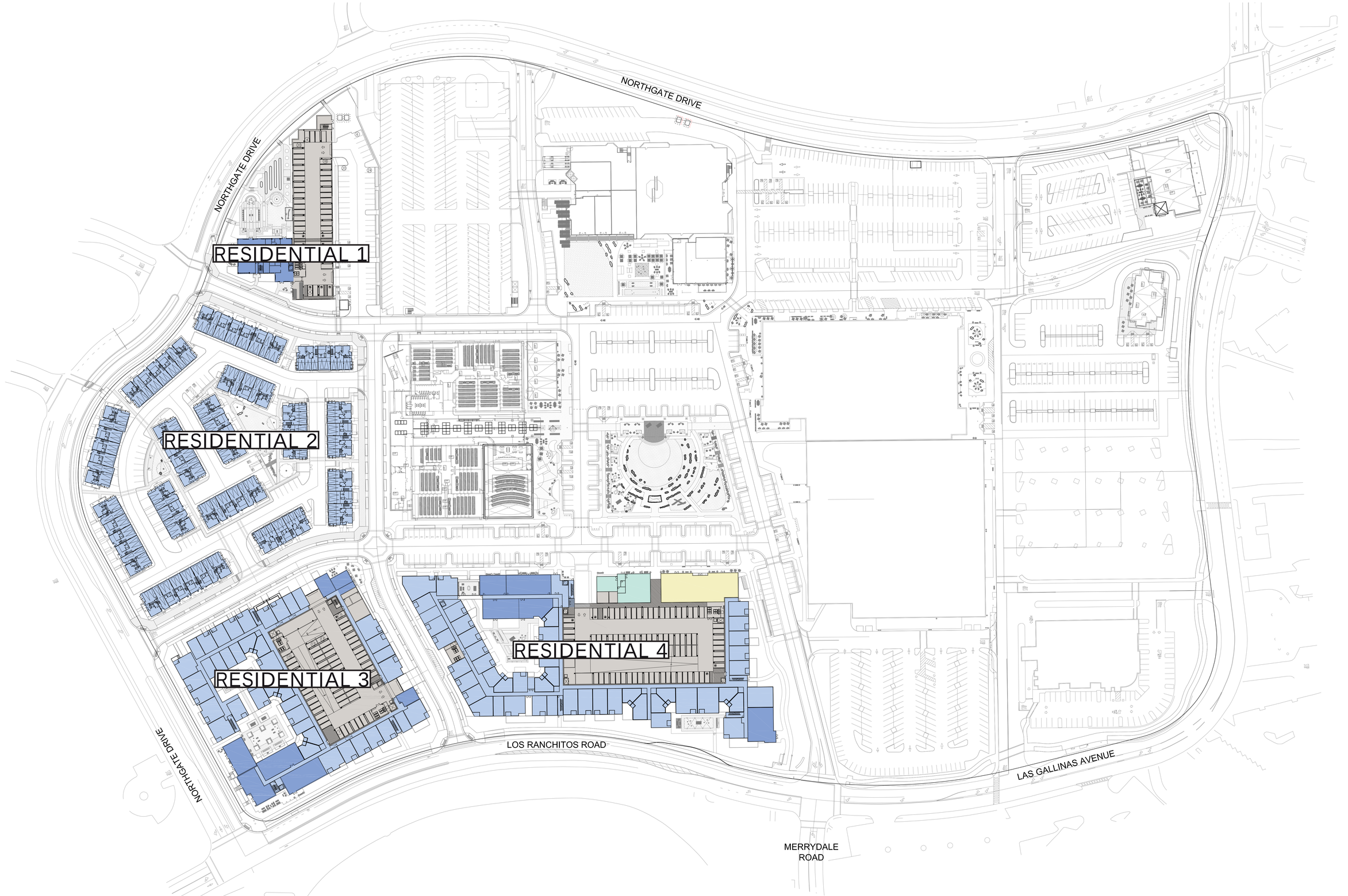


NORTHGATE TOWN SQUARE

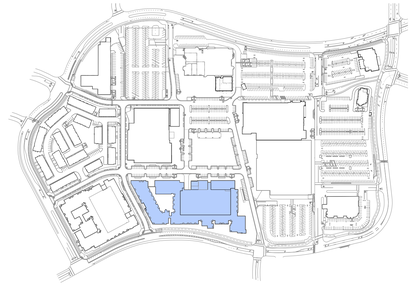
REDEVELOPMENT PLAN MAY 8, 2023

2025 MASTER PLAN - AERIAL VIEW

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



2025 RESIDENTIAL SITE MAP



KEY PLAN

RESIDENTIAL 4 - PROJECT DESCRIPTION

A 446-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

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	41	1	41
1 BR'S	310	1.5	465
2 BR'S	95	2	190
TOTAL UNITS	446		
STALLS REQUIRED - RESIDENTIAL			696
STALLS REQUIRED - GUEST		0.2	90
TOTAL STALLS REQUIRED		1.76	786

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS PROVIDED		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL B2	-	47	3	50
LEVEL B1	-	94	3	97
LEVEL 1	47	91	2	93
LEVEL 2	55	94	3	97
LEVEL 3	71	94	3	97
LEVEL 4	71	94	3	97
LEVEL 5	71	94	3	97
LEVEL 6	70	94	3	97
LEVEL 7	61	80	2	82
ROOF	-	36	2	38
TOTAL	446	818	27	845

EV CHARGER REQUIRED	15% OF TOTAL PARKING	127
EV CHARGER PROVIDED		127
EV READY REQUIRED	85% OF TOTAL PARKING	718
EV READY PROVIDED		718

BIKE PARKING PROVIDED

CLASS I BIKE	476	
CLASS II BIKE	SEE LANDSCAPE DRAWING	

RESIDENTIAL 4 - BUILDING 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	6	41	25,420 sf	41	9%
1 BR'S	1A	805 sf	21	21	31	32	32	26	26	189	152,145 sf	310	70%
	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		
	1C	680 sf	10	11	11	11	11	11	12	77	52,360 sf		
	1D	830 sf	0	2	2	2	2	2	2	12	9,960 sf		
2 BR'S	2A	1,150 sf	2	4	9	9	9	9	9	51	58,650 sf	95	21%
	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		
TOTAL UNITS			47	55	71	71	71	70	61	446	394,048 sf	446	100%

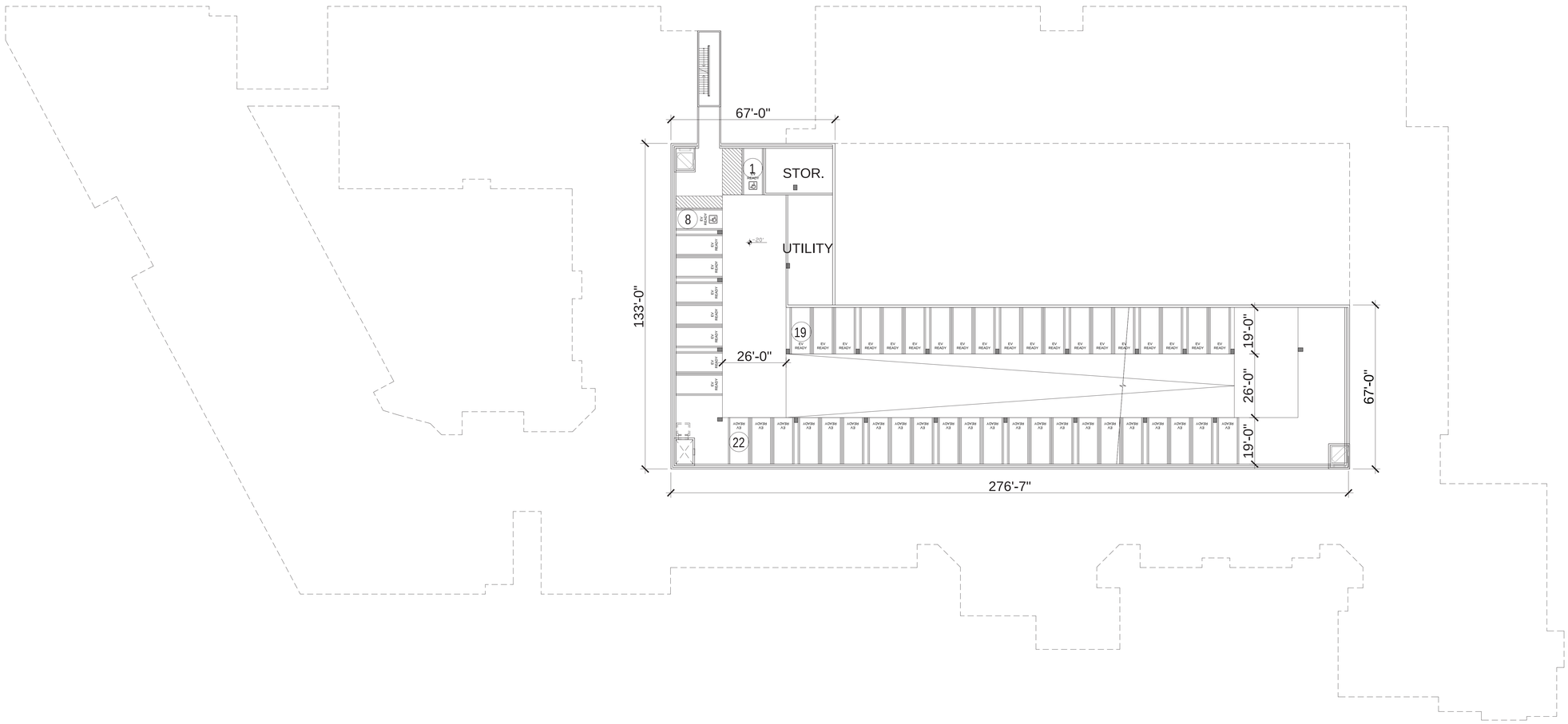


NORTHGATE TOWN SQUARE

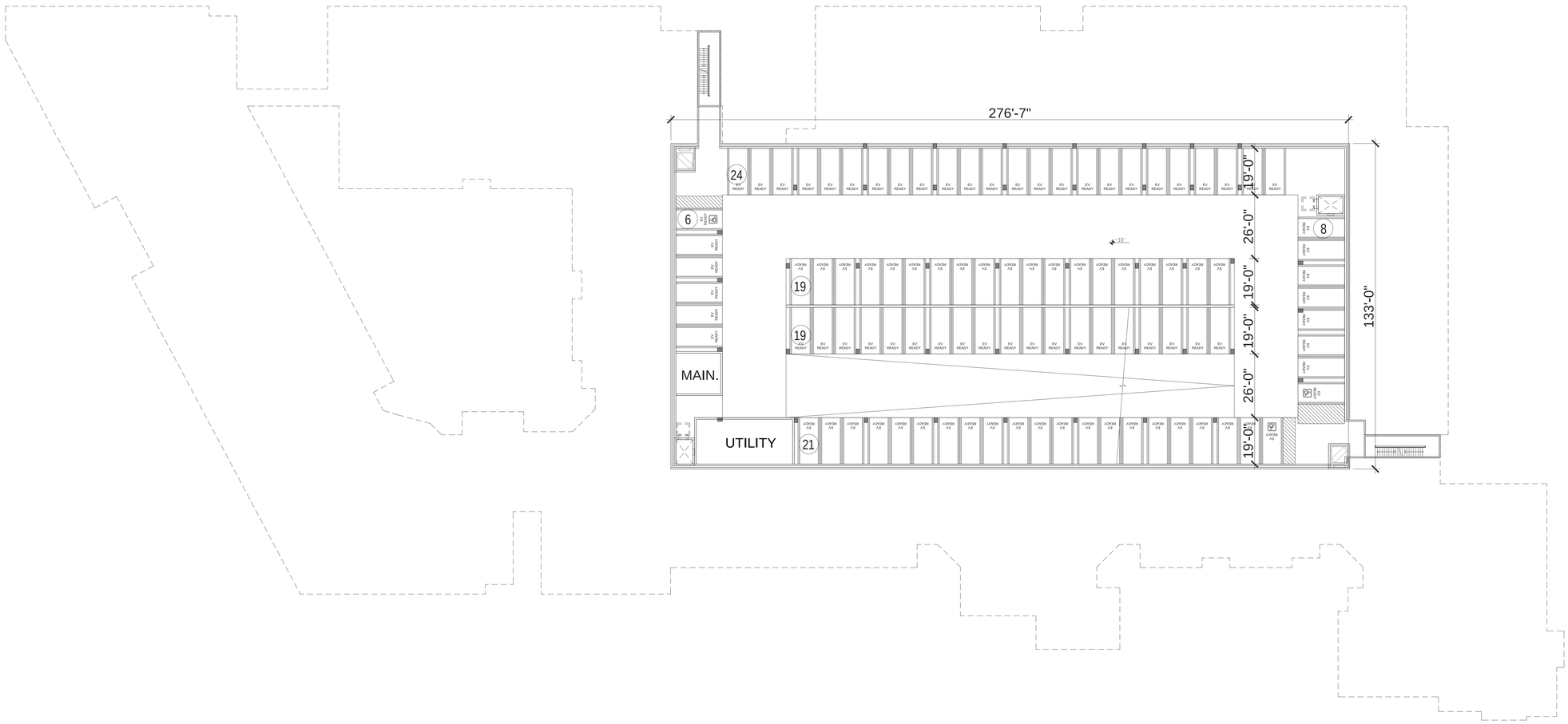
REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 4 - DATA SUMMARY

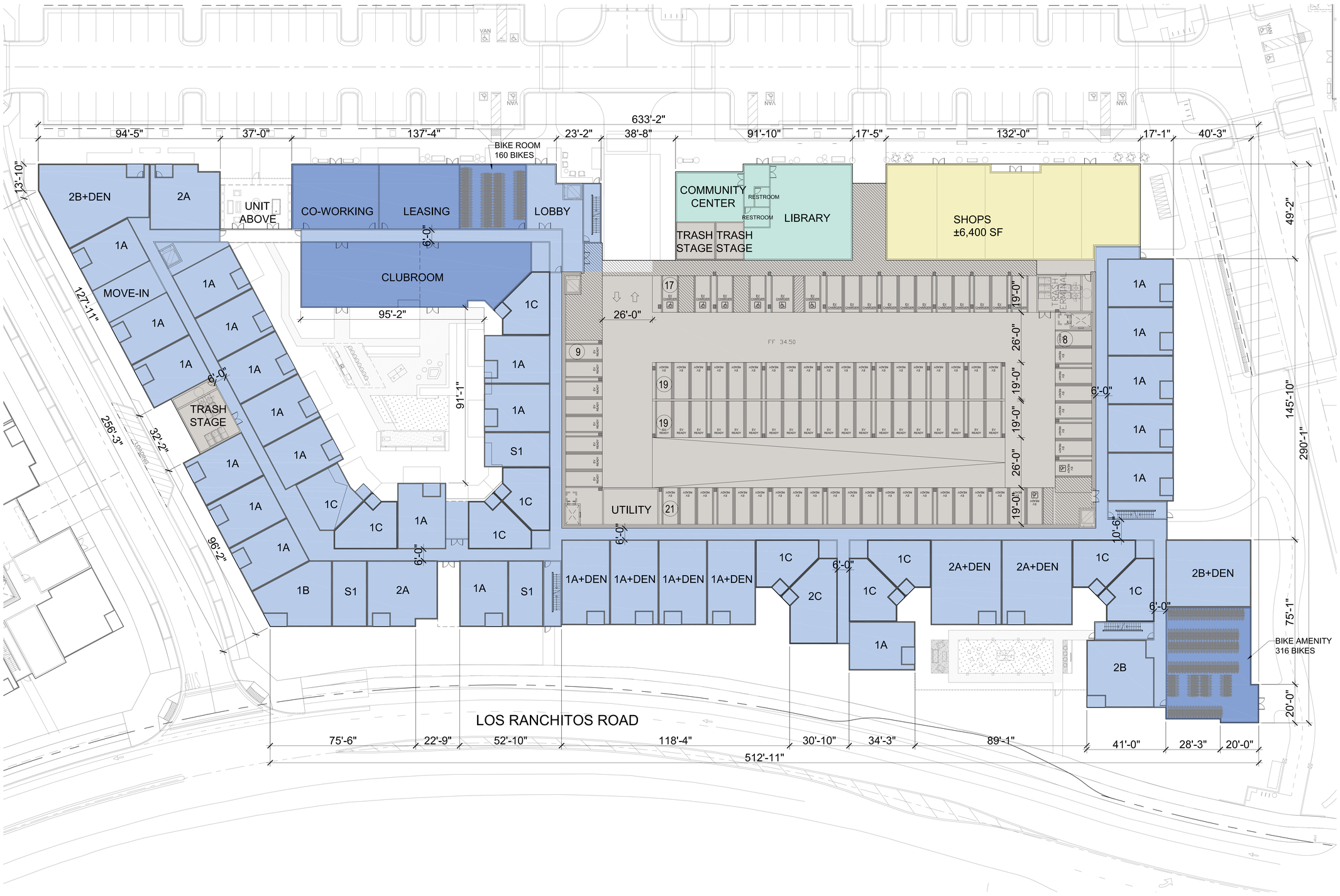
MerloneGeier Partners CSW | ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI



RESIDENTIAL 4 - LEVEL B2 FLOOR PLAN



RESIDENTIAL 4 - LEVEL B1 FLOOR PLAN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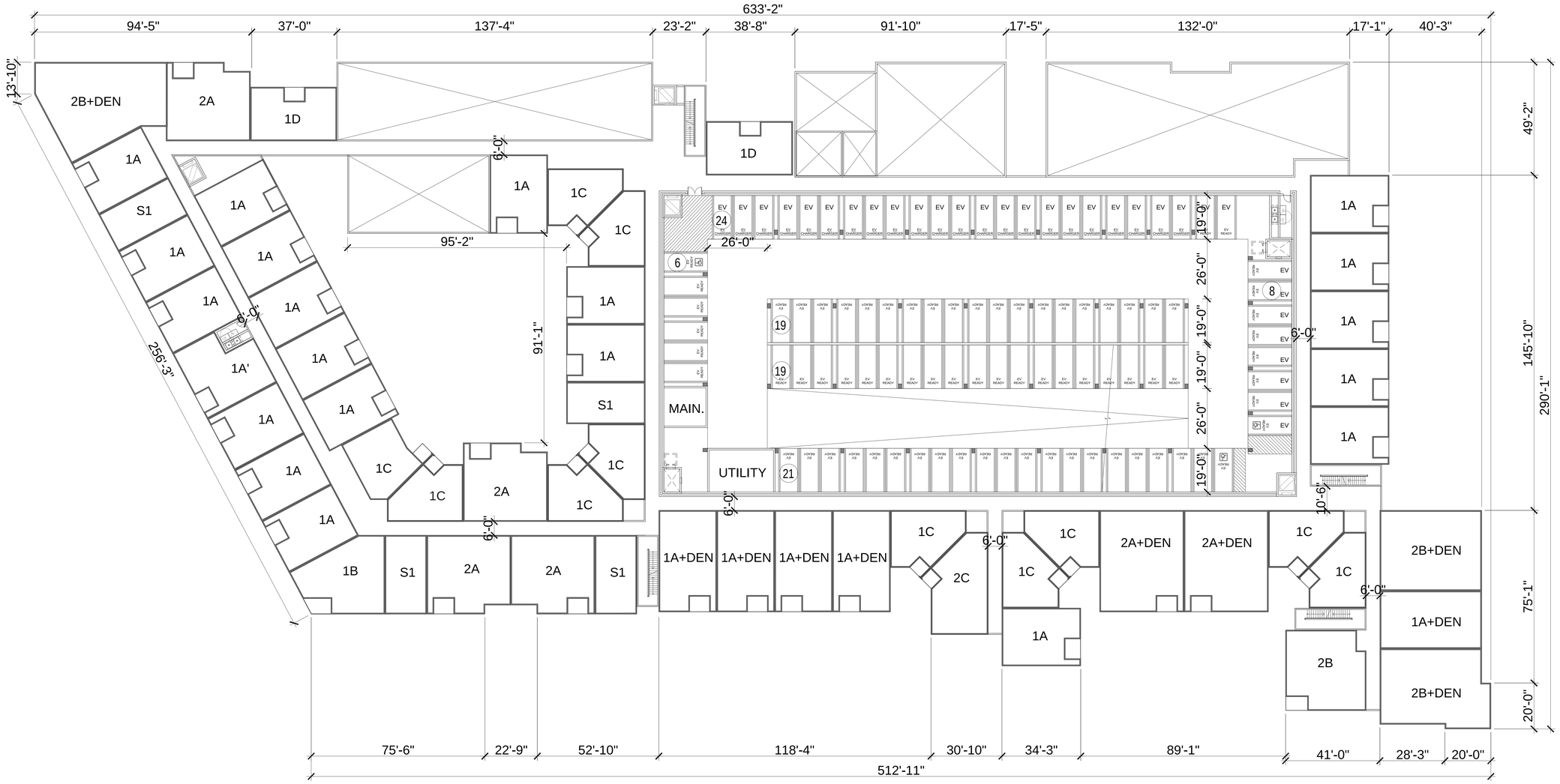
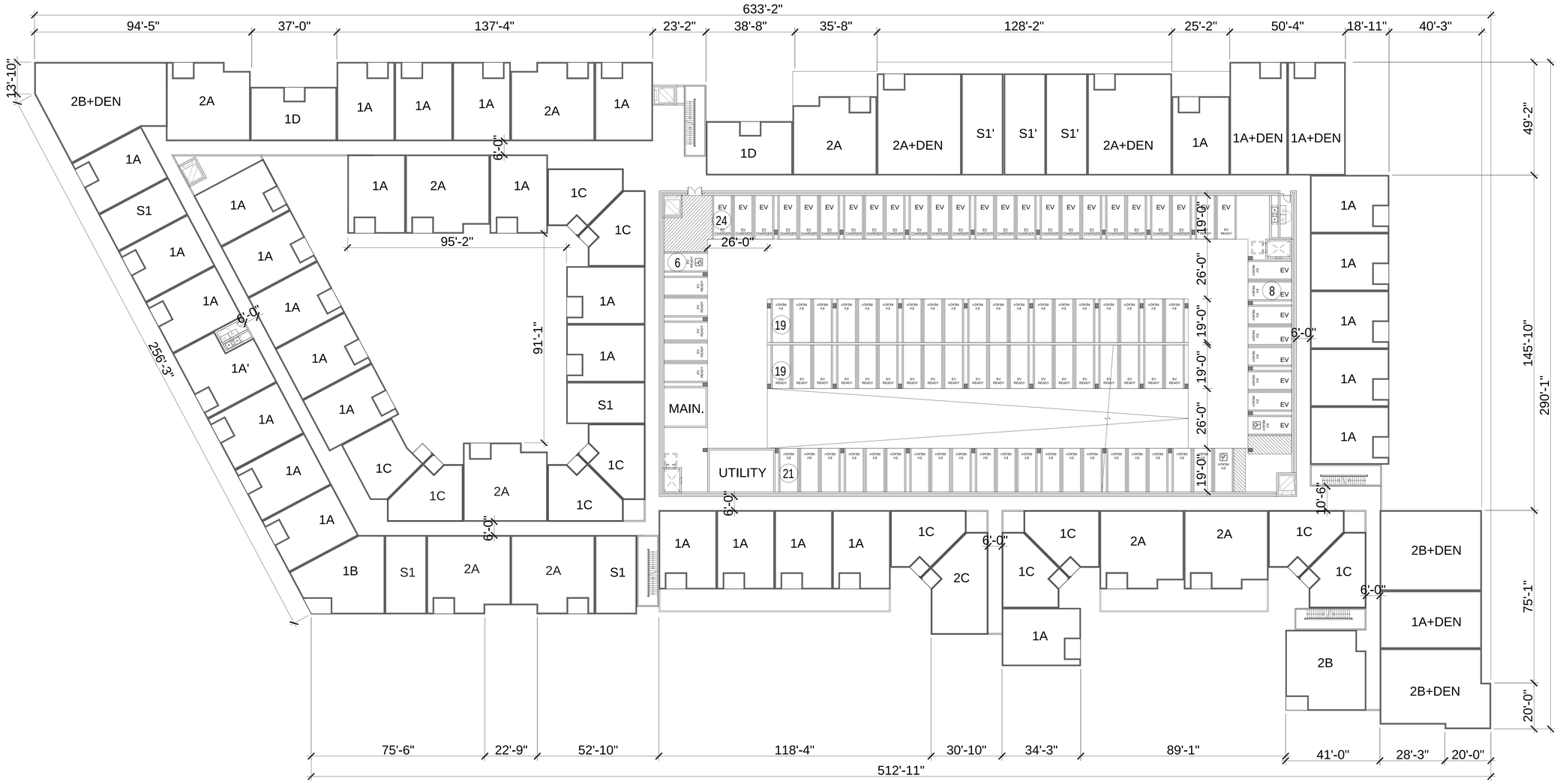
94'-5"
37'-0"
137'-4"
23'-2"
38'-8"
91'-10"
17'-5"
132'-0"
17'-1"
40'-3"
13'-10"
BIKE ROOM
160 BIKES
2B+DEN
2A
UNIT
ABOVE
CO-WORKING
LEASING
LOBBY
COMMUNITY
CENTER
RESTROOM
RESTROOM
LIBRARY
TRASH
STAGE
TRASH
STAGE
SHOPS
±6,400 SF
49'-2"
1A
MOVE-IN
CLUBROOM
6'-0"
95'-2"
1C
26'-0"
FF 34.50
19'-0"
26'-0"
19'-0"
19'-0"
26'-0"
19'-0"
10'-6"
6'-0"
127'-11"
TRASH
STAGE
6'-0"
91'-1"
1A
S1
S1
1C
1C
1C
1C
1A
1A
1A

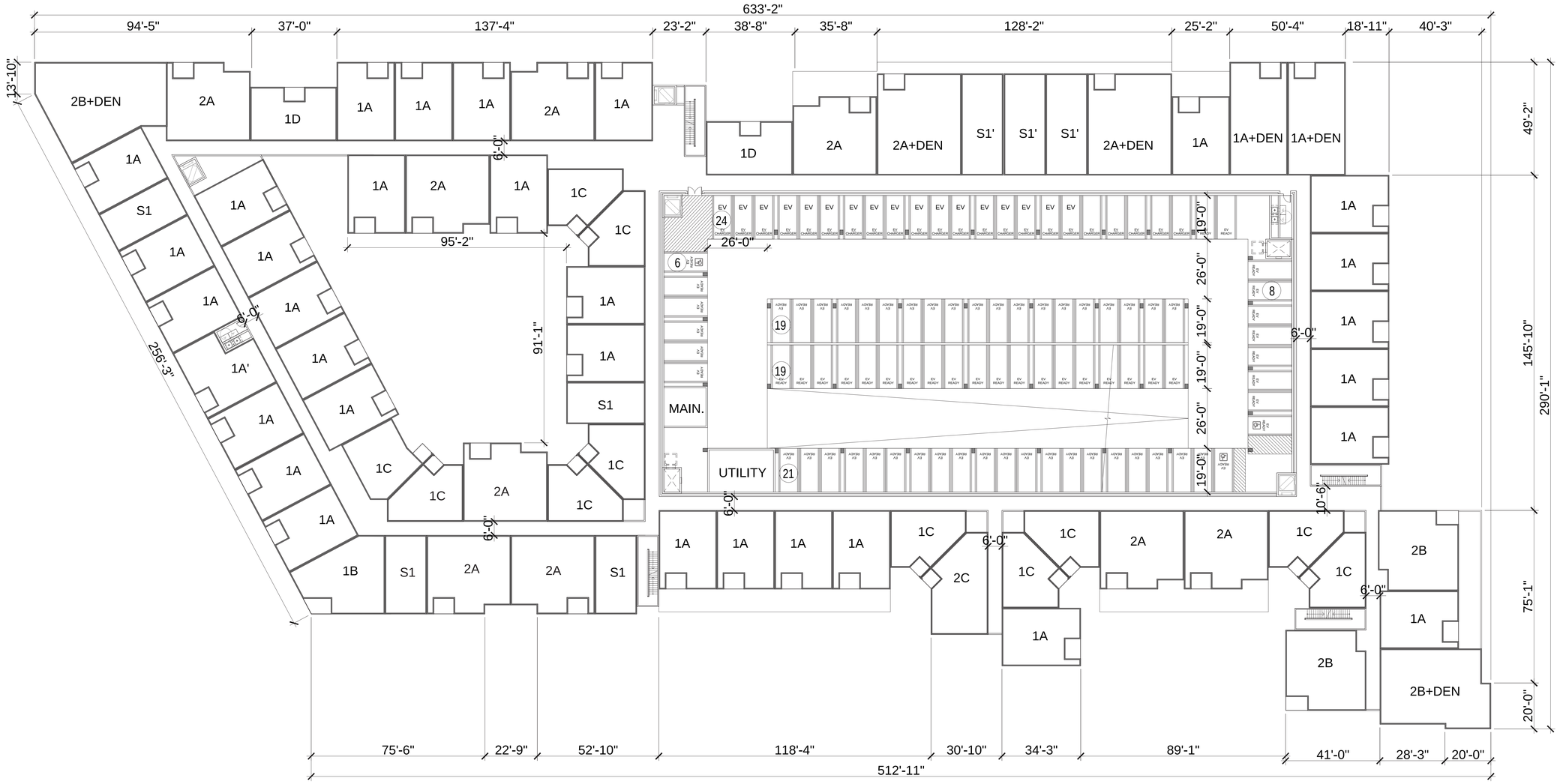


RESIDENTIAL 4 - LEVEL 2 FLOOR PLAN



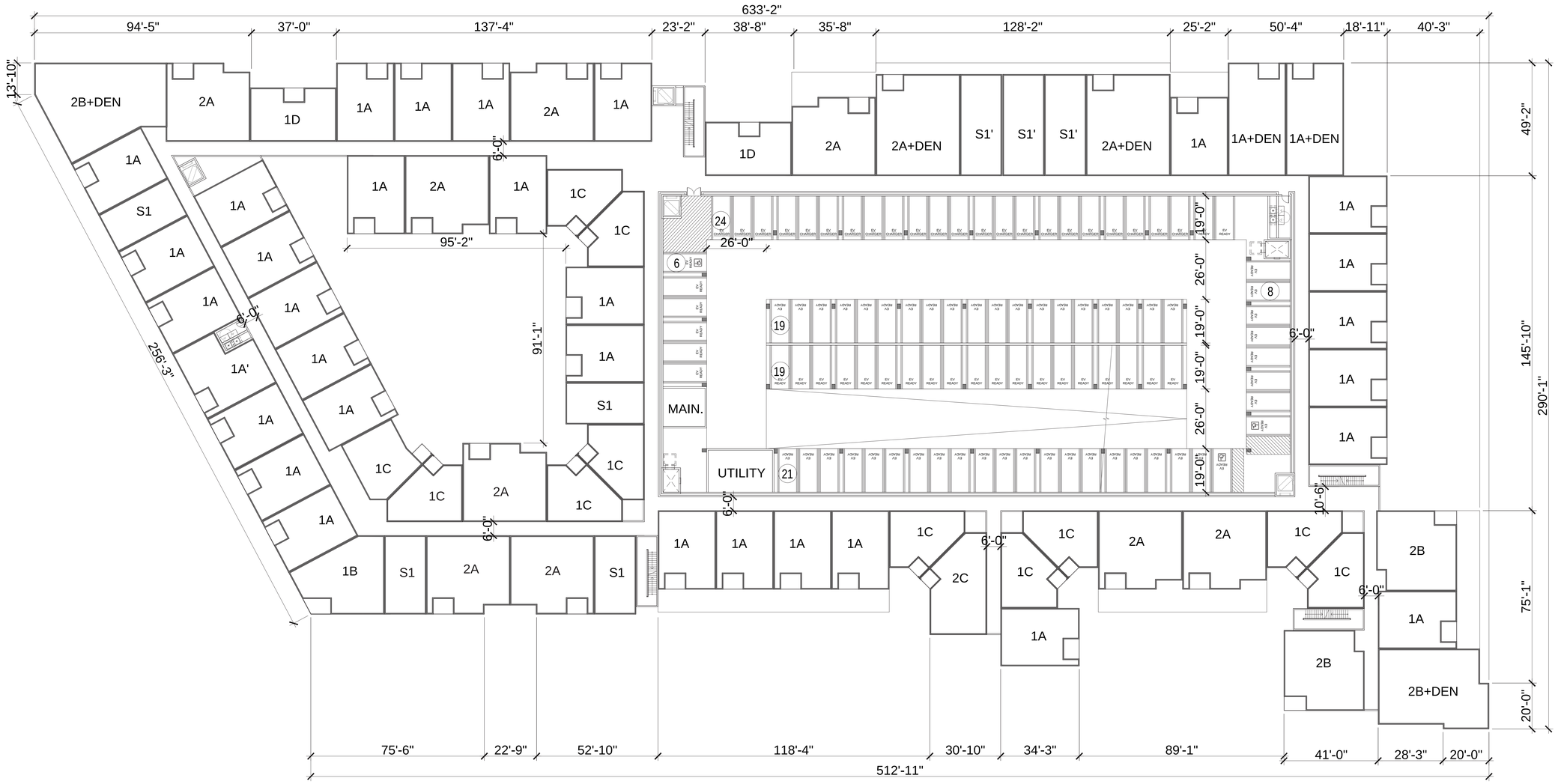
RESIDENTIAL 4 - LEVEL 3 FLOOR PLAN

RE-50



RESIDENTIAL 4 - LEVEL 4 FLOOR PLAN

RE-51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23'-2"
38'-8"
35'-8"
128'-2"
25'-2"
50'-4"
18'-11"
40'-3"
13'-10"
2B+DEN
2A
1D
1A
1A
1A
2A
1A
1D
2A
2A+DEN
S1'
S1'
S1'
2A+DEN
1A
1A+DEN
1A+DEN
49'-2"
6'-0"
1A
2A
1A
1C
1C
95'-2"
24
26'-0"
19'-0"
26'-0"
19'-0"
19'-0"
26'-0"
6
8
19
19
MAIN.
UTILITY
21
6'-0"
10'-6"
145'-10"
290'-1"
S1
1A
1A
1A
1A
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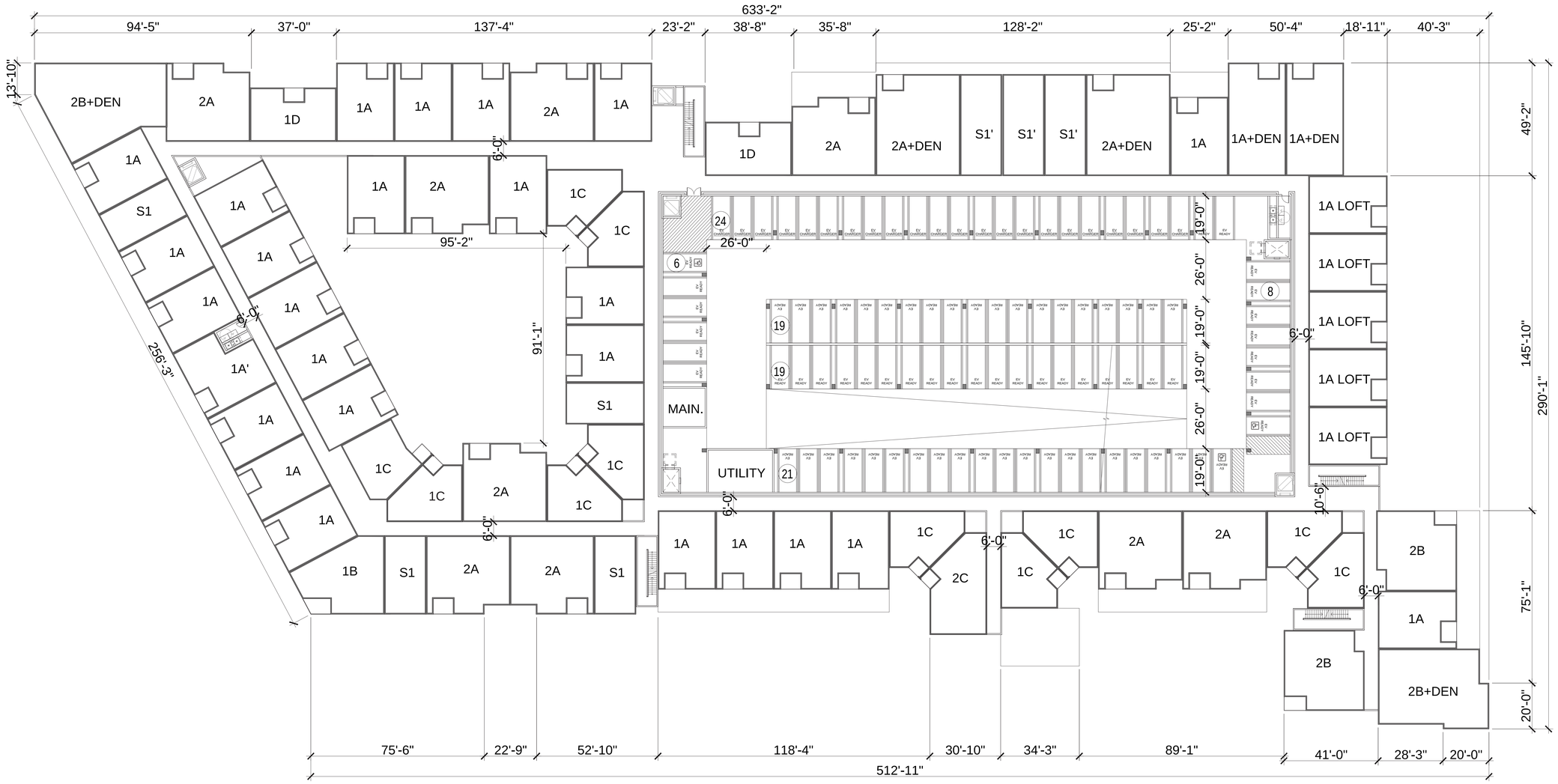
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128'-2"
25'-2"
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18'-11"
40'-3"
13'-10"
2B+DEN
2A
1D
1A
1A
1A
2A
1A
1D
2A
2A+DEN
S1'
S1'
S1'
2A+DEN
1A
1A+DEN
1A+DEN
49'-2"
6'-0"
1A
2A
1A
1C
95'-2"
1C
24
26'-0"
19'-0"
1A LOFT
1A LOFT
1A LOFT
1A LOFT
1A LOFT
S1
1A
1A
1A
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1A
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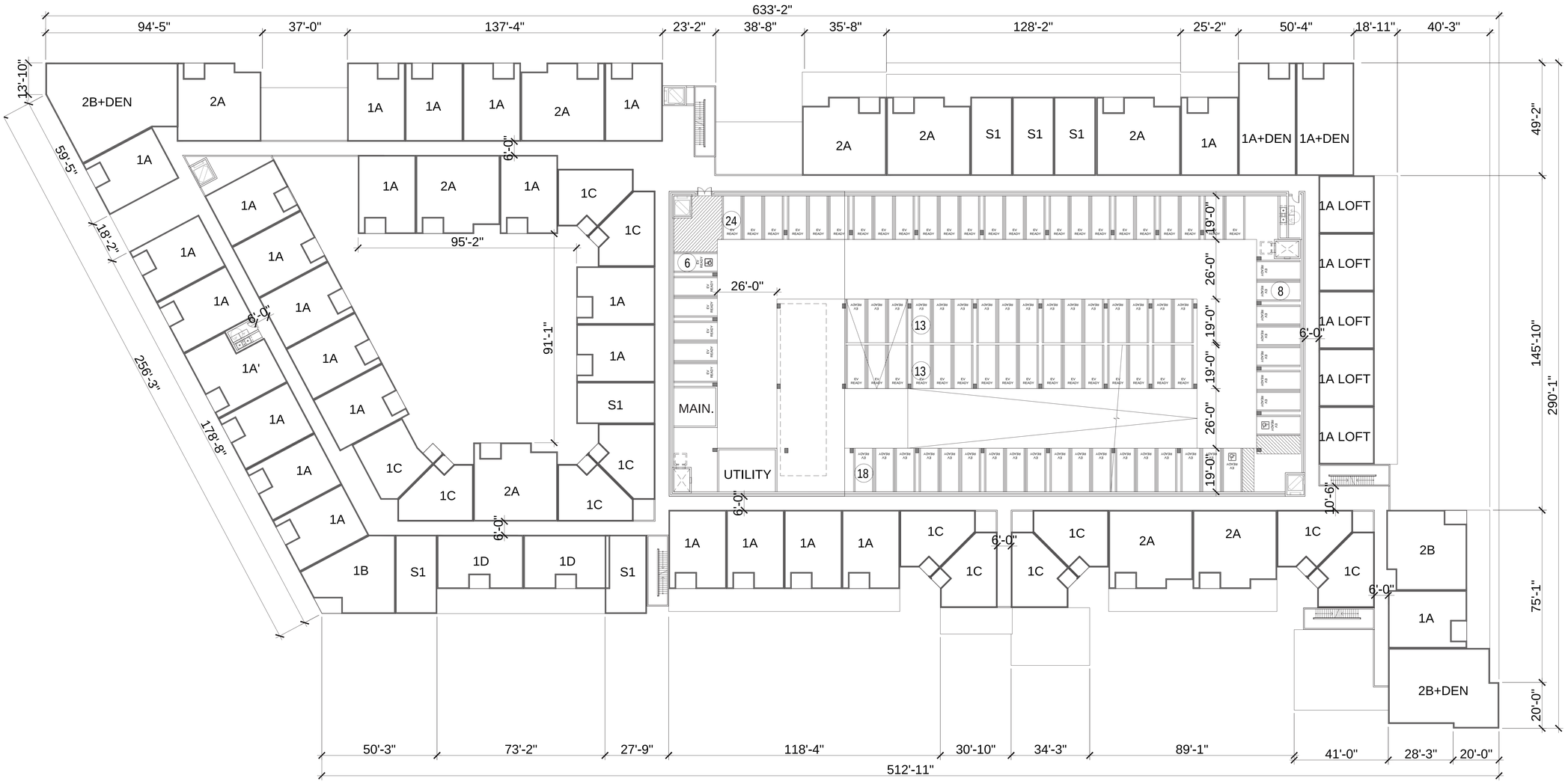
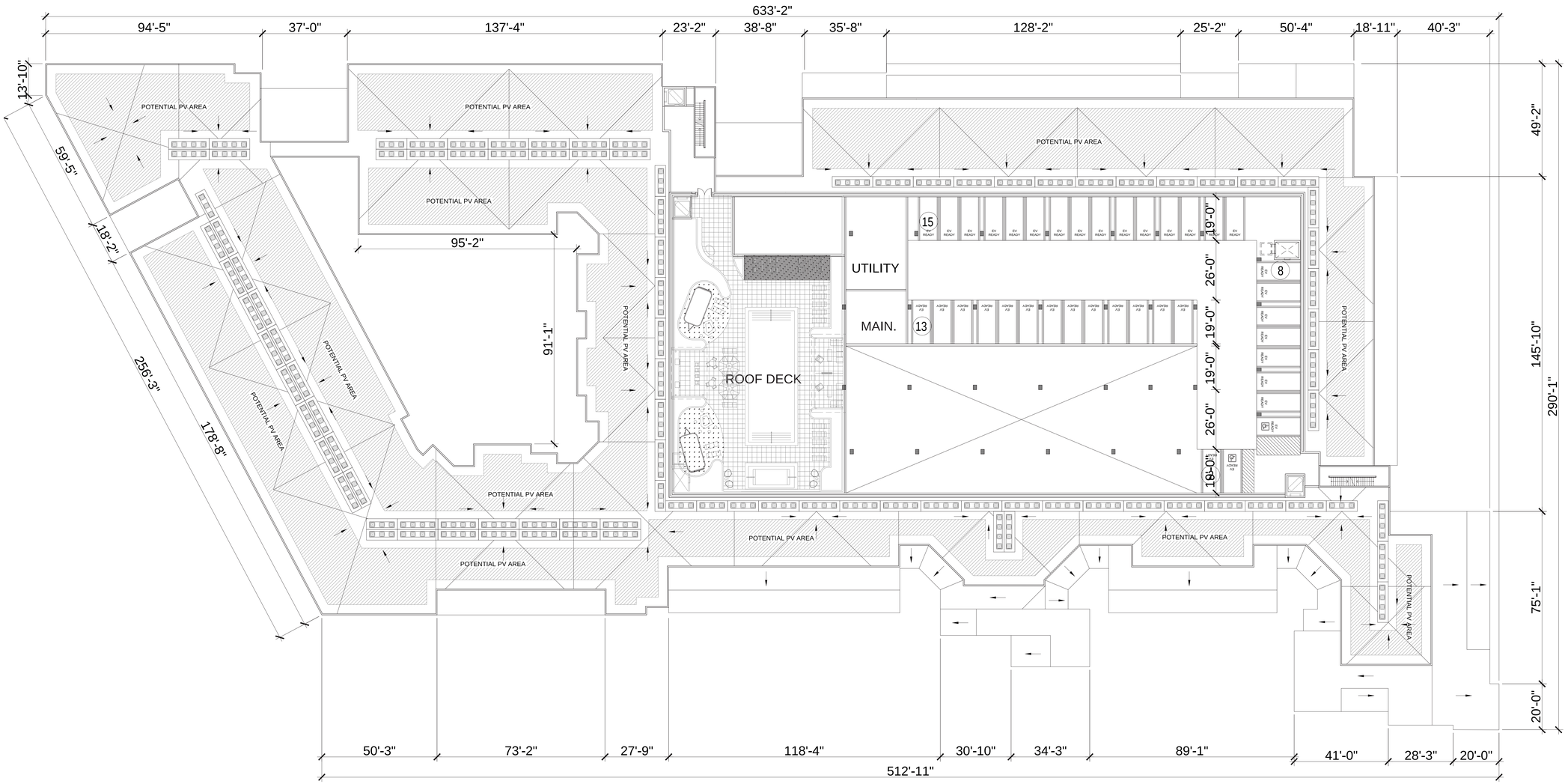
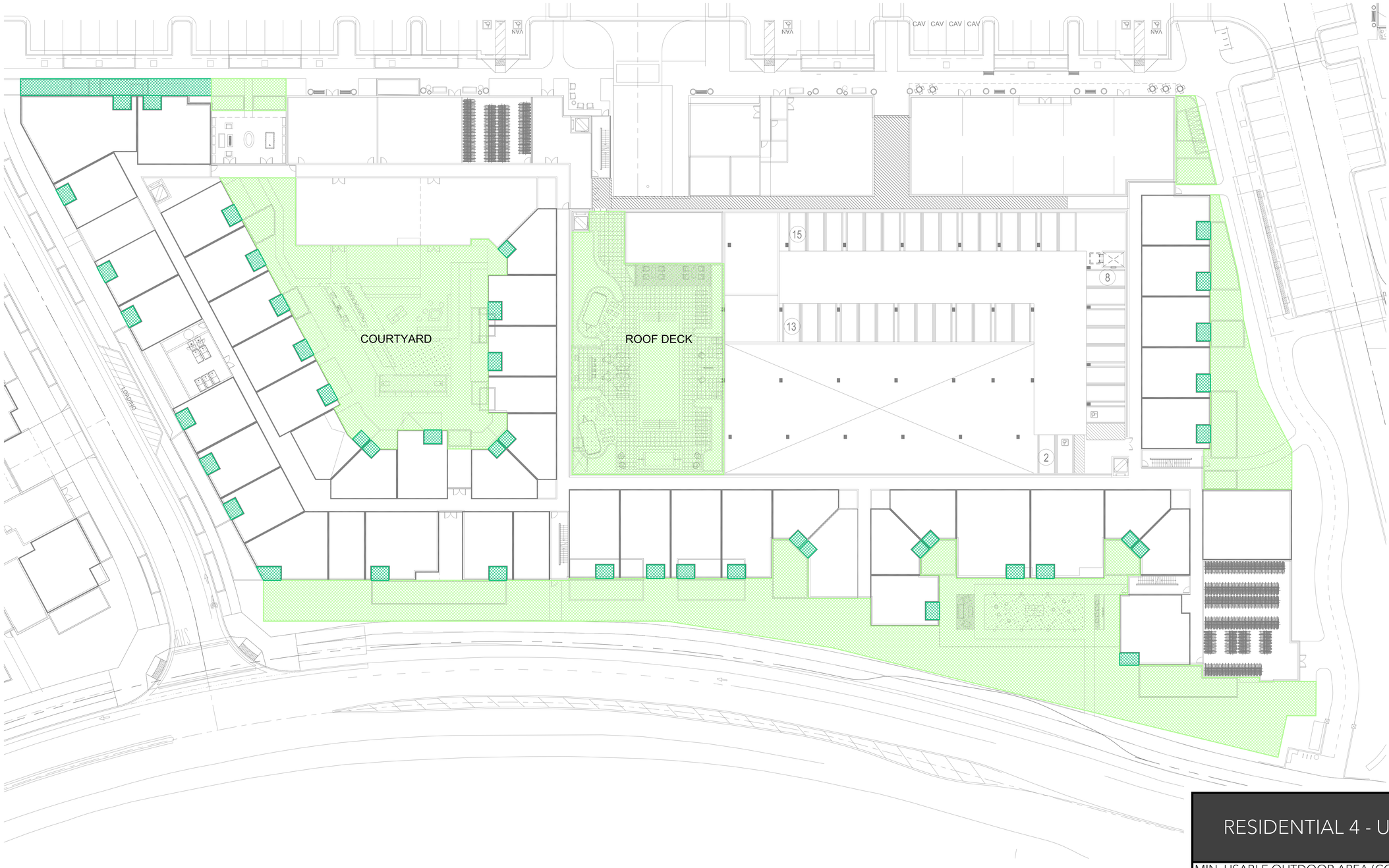


RESIDENTIAL 4 - LEVEL 7 FLOOR PLAN



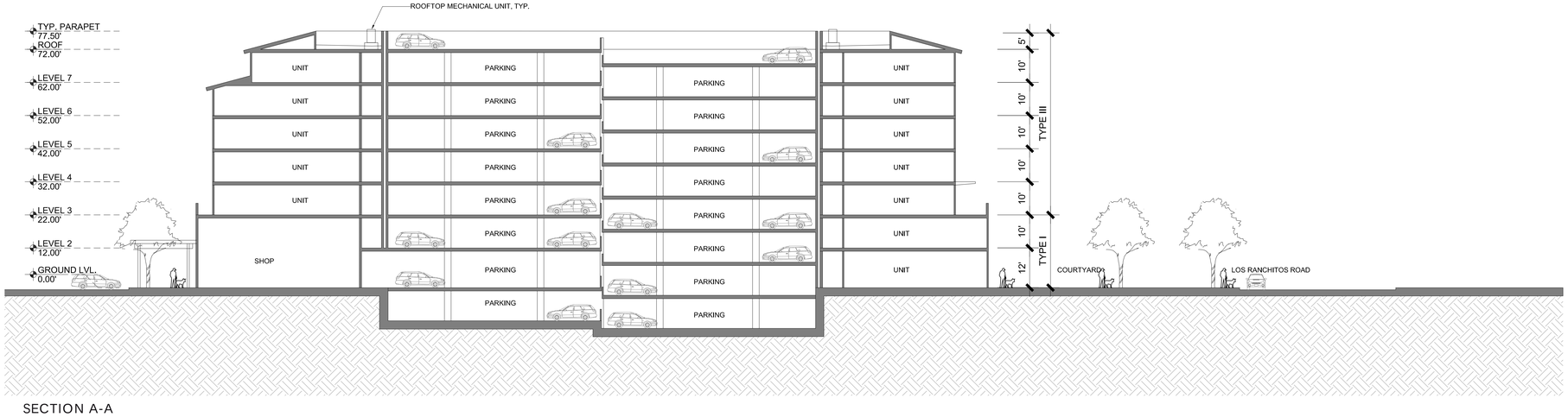
RESIDENTIAL 4 - ROOF PLAN

RE-55

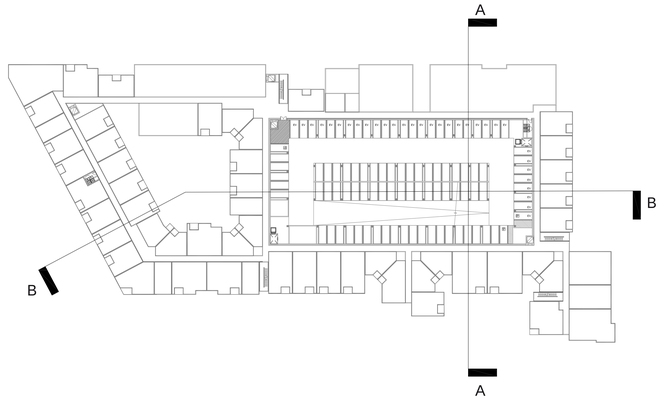


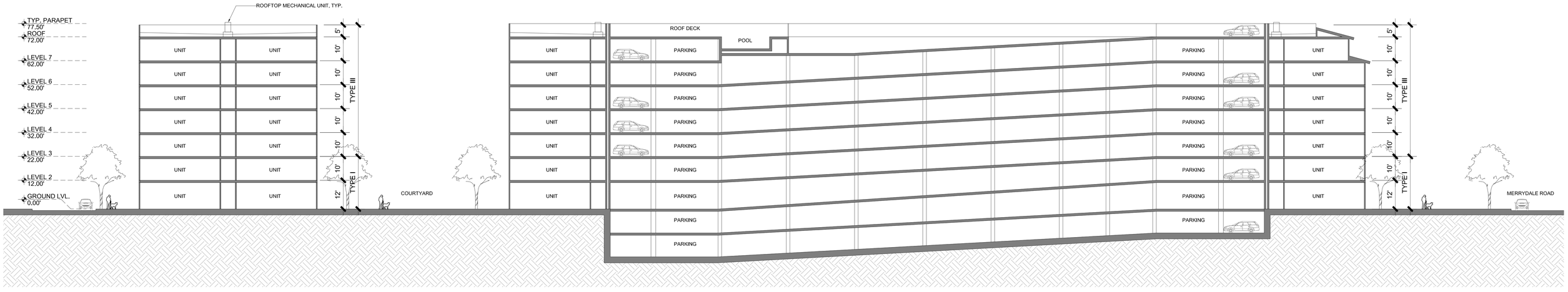
RESIDENTIAL 4 - USABLE OUTDOOR AREA	
MIN. USABLE OUTDOOR AREA (COMMON AND PRIVATE) PER UNIT	150 sf
TOTAL USABLE OUTDOOR AREA REQUIRED	66,900 sf
COMMON USABLE OUTDOOR AREA PROVIDED	39,215 sf
PRIVATE USABLE OUTDOOR AREA PROVIDED	27,785 sf
TOTAL USABLE OUTDOOR AREA PROVIDED	67,000 sf

RESIDENTIAL 4 - USABLE OPEN SPACE PLAN



SECTION A-A





SECTION B-B

RESIDENTIAL 4 - BUILDING SECTIONS



1

3 VIEW FROM TOWNSQUARE

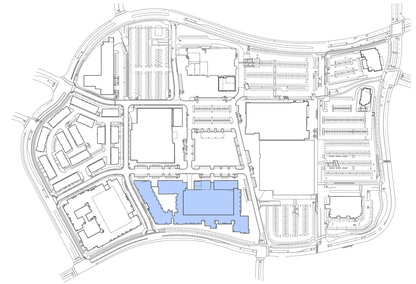
N.T.S.



2

4 VIEW FROM LOS RANCHITOS ROAD

N.T.S.



KEY PLAN



A1 MORIN INTEGRITY X-12 ZINC GRAY



A2 MORIN INTEGRITY X-12 CHROMIUM GRAY



A3 MORIN INTEGRITY X-12 SILVER



B1 TRESPA - PURA CLASSIC OAK



D3 BELDEN BRICK SILVER SATIN BARK

F1 CEMENT PLASTER SW 7102 WHITE FLOUR



F2 CEMENT PLASTER SW 7015 REPOSE GRAY



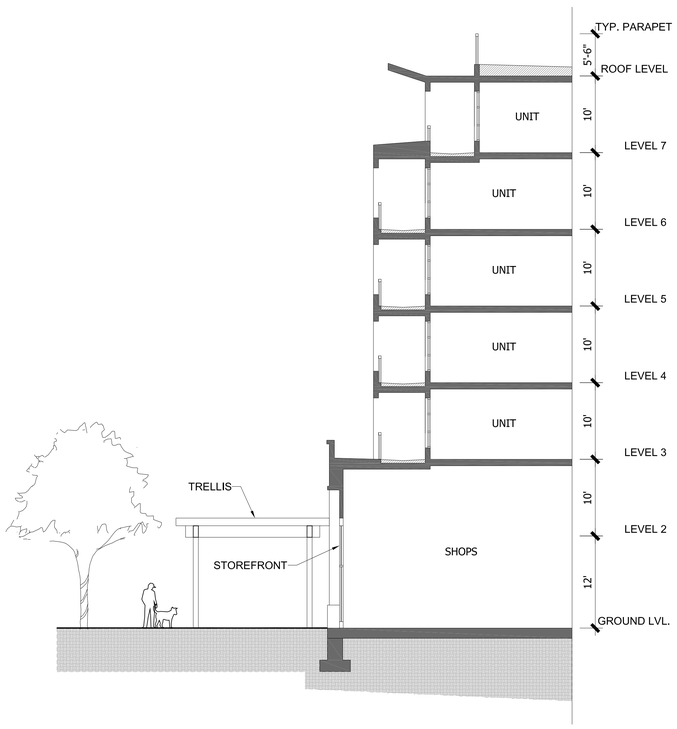
F3 CEMENT PLASTER SW 7069 IRON ORE



G3 GUARDRAIL

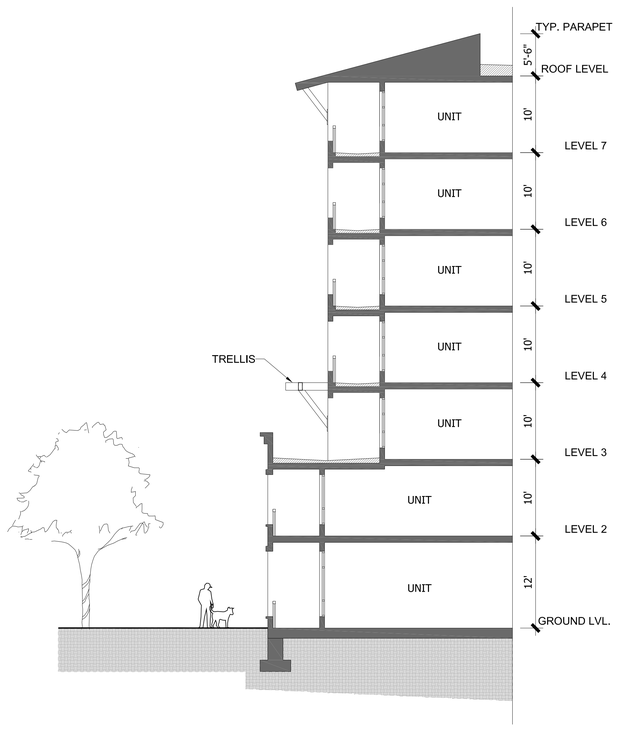


H2 CANOPY



1 TYPICAL WALL SECTION A

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



2 TYPICAL WALL SECTION B

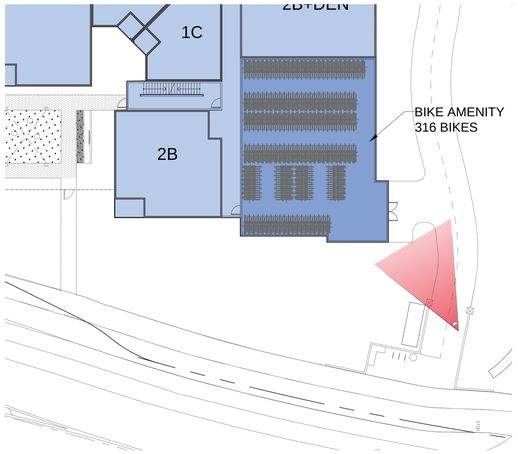
SCALE: 1/8" = 1' - 0"

NORTHGATE TOWN SQUARE

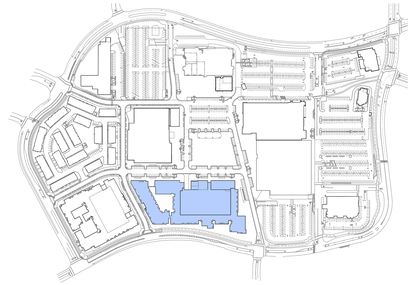
REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 4 - BUILDING WALL SECTIONS

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







KEY PLAN



A1 MORIN INTEGRITY X-12 ZINC GRAY



A2 MORIN INTEGRITY X-12 CHROMIUM GRAY



A3 MORIN INTEGRITY X-12 SILVER



B1 TRESPA - PURA CLASSIC OAK



D3 BELDEN BRICK SILVER SATIN BARK

F1 CEMENT PLASTER SW 7102 WHITE FLOUR



F2 CEMENT PLASTER SW 7015 REPOSE GRAY



F3 CEMENT PLASTER SW 7069 IRON ORE



G3 GUARDRAIL



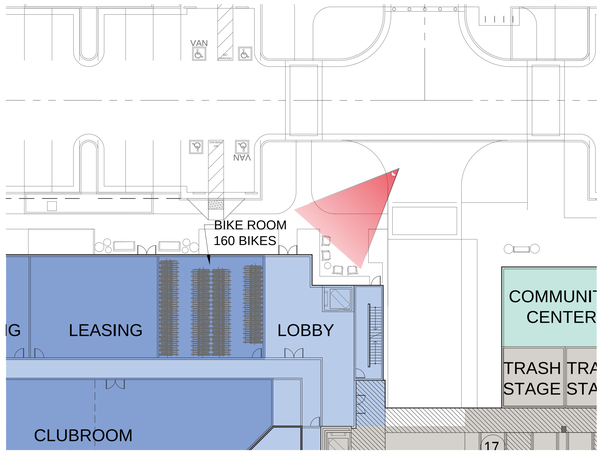
H2 CANOPY

RESIDENTIAL 4 - BUILDING ENTRY

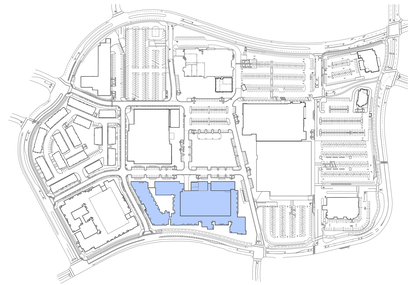
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

MerloneGeier Partners CSW ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI







KEY PLAN



A1 MORIN INTEGRITY X-12 ZINC GRAY



A2 MORIN INTEGRITY X-12 CHROMIUM GRAY



A3 MORIN INTEGRITY X-12 SILVER



B1 TRESPA - PURA CLASSIC OAK



D3 BELDEN BRICK SILVER SATIN BARK

F1 CEMENT PLASTER SW 7102 WHITE FLOUR



F2 CEMENT PLASTER SW 7015 REPOSE GRAY



F3 CEMENT PLASTER SW 7069 IRON ORE



G3 GUARDRAIL



H2 CANOPY

RESIDENTIAL 4 - BUILDING ENTRY

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

MerloneGeier Partners CSW ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI



NORTHWEST CORNER



SOUTHWEST CORNER



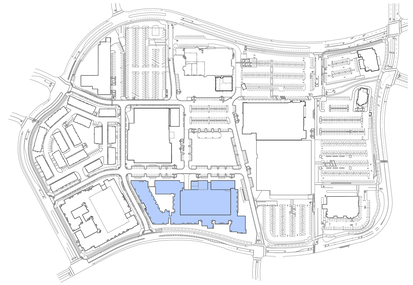
SOUTH ELEVATION



WEST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN

A1 MORIN INTEGRITY X-12 ZINC GRAY

A2 MORIN INTEGRITY X-12 CHROMIUM GRAY

A3 MORIN INTEGRITY X-12 SILVER

B1 TRESPA - PURA CLASSIC OAK

D3 BELDEN BRICK SILVER SATIN BARK

F1 CEMENT PLASTER SW 7102 WHITE FLOUR

F2 CEMENT PLASTER SW 7015 REPOSE GRAY

F3 CEMENT PLASTER SW 7069 IRON ORE



G3 GUARDRAIL



H2 CANOPY

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 4 - BUILDING ELEVATIONS

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



SOUTHEAST CORNER



VIEW FROM LOS RANCHITOS ROAD



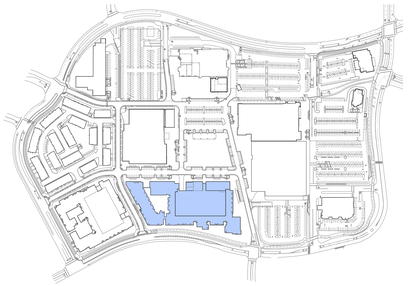
NORTH ELEVATION



EAST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN



A1 MORIN INTEGRITY X-12 ZINC GRAY



A2 MORIN INTEGRITY X-12 CHROMIUM GRAY



A3 MORIN INTEGRITY X-12 SILVER



B1 TRESPA - PURA CLASSIC OAK



D3 BELDEN BRICK SILVER SATIN BARK

F1 CEMENT PLASTER SW 7102 WHITE FLOUR



F2 CEMENT PLASTER SW 7015 REPOSE GRAY



F3 CEMENT PLASTER SW 7069 IRON ORE



G3 GUARDRAIL



H2 CANOPY

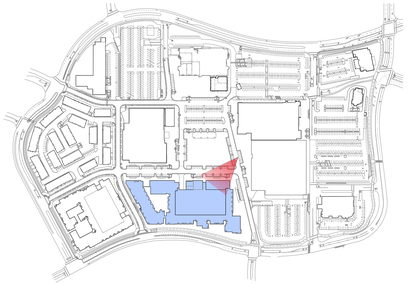
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

RESIDENTIAL 4 - BUILDING ELEVATIONS

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

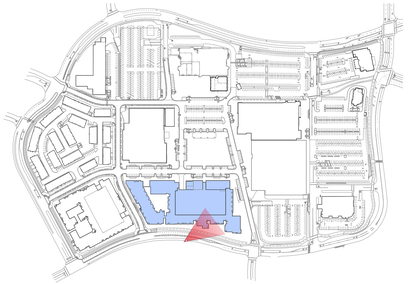
RE-62



KEY PLAN



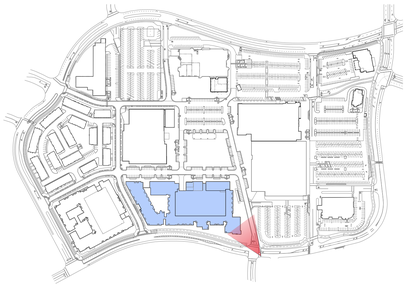
RESIDENTIAL 4 - VIEW FROM TOWNSQUARE



KEY PLAN



RESIDENTIAL 4 - VIEW FROM LOS RANCHITOS ROAD



KEY PLAN

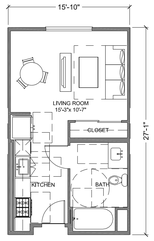


RESIDENTIAL 4 - VIEW FROM MERRYDALE ROAD

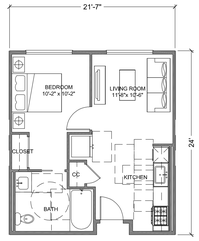
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN MAY 8TH, 2023

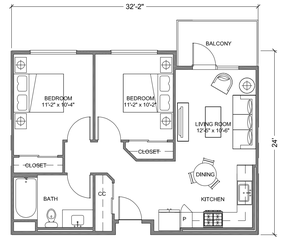
MerloneGeier Partners CSW ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI



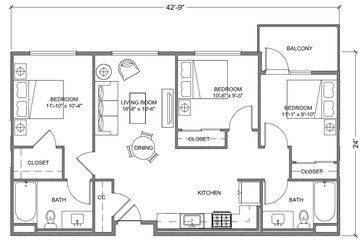
AFF UNIT S1: STUDIO / 1BA
UNIT RSF: 430 SF



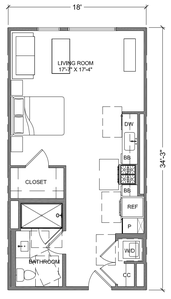
AFF UNIT 1A: 1BR / 1BA
UNIT RSF: 520 SF



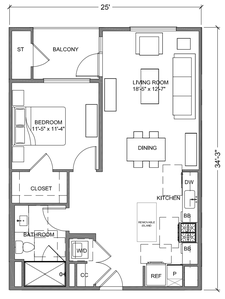
AFF UNIT 2A: 2BR / 1BA
UNIT RSF: 750 SF
PATIO / BALC: 60 SF



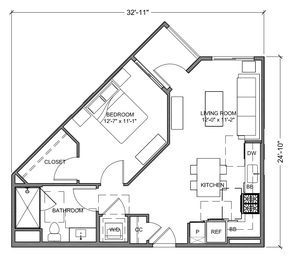
AFF UNIT 3A: 3BR / 1BA
UNIT RSF: 995 SF
PATIO / BALC: 60 SF



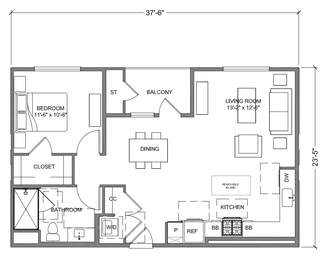
UNIT S1: STUDIO / 1BA
UNIT RSF: 620 SF



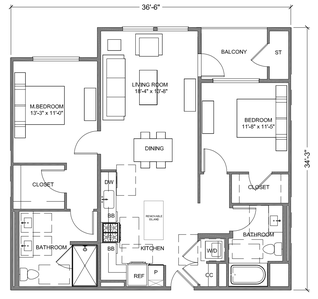
UNIT 1A: 1BR / 1BA
UNIT RSF: 805 SF
PATIO / BALC: 58 SF



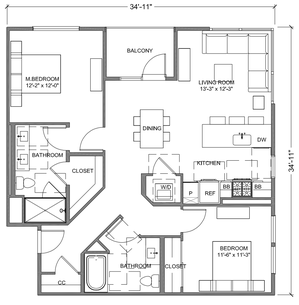
UNIT 1C: 1BR / 1BA
UNIT RSF: 680 SF
PATIO / BALC : 40 SF



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



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



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

TYPICAL UNIT PLANS

RE-99

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.)
ARBUTUS 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
GINKO 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 CRAPE MYRTLE
MALUS X SIEBOLDII 'CALOCARPA' – REDBUT CRABAPPLE
ARBUTUS '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

SHRUBS, GRASSES, & GROUNDCOVERS SUCH AS:
ABELIA X GRANDIFLORA / GLOSSY ABELIA
AJUGA REPTANS 'CATLIN'S GIANT' / CATLIN'S GIANT CARPET BUGLE
ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN
BAMBUSA TEXTILIS / WEAVER'S BAMBOO
CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS
CAREX SPP. / CAREX
CEANOTHUS X 'CONCHA' / CONCHA CALIFORNIA LILAC
DIANELLA SPP. / FLAX LILY
DIETES VEGETA 'VARIEGATA' / VARIEGATED FORTNIGHT LILY
ERIOGONUM GRANDE RUBESCENS / RED BUCKWHEAT
FESTUCA MAIREI / MAIREI' FESCUE

SHRUBS & VINES SUCH AS (CONTINUED):
GAZANIA SPP. / GAZANIA
HEUCHERA X 'WENDY' / WENDY CORAL BELLS
JUNIPERUS SPP /JUNIPER
LEYMUS CONDENSATUS / CANYON PRINCE BLUE RYE
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET
LIRIOPE GIGANTEA / GIANT LIRIOPE
LOMANDRA SPP. / MAT RUSH
PENNISETUM SPATHIOLATUM / RYE PUFFS
PITTOSPORUM SPP. / MOCK ORANGE
PHORMIUM SPP / FLAX
RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY
PHLOMIS FRUTICOSA / JERUSALEM SAGE
RHAPHIOLEPIS SPP. / INDIAN HAWTHORN
ROSMARINUS OFF. 'HUNTINGTON CARPET' / DWARF ROSEMARY
ROSMARINUS OFFICINALIS / ROSEMARY
SESLERIA X 'GREENLEE'S HYBRID' / N.C.N.
TRACHELOSPERMUM SPP / JASMINE
VIBURNUM SPP / EVERGREEN VIBURNUM

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



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

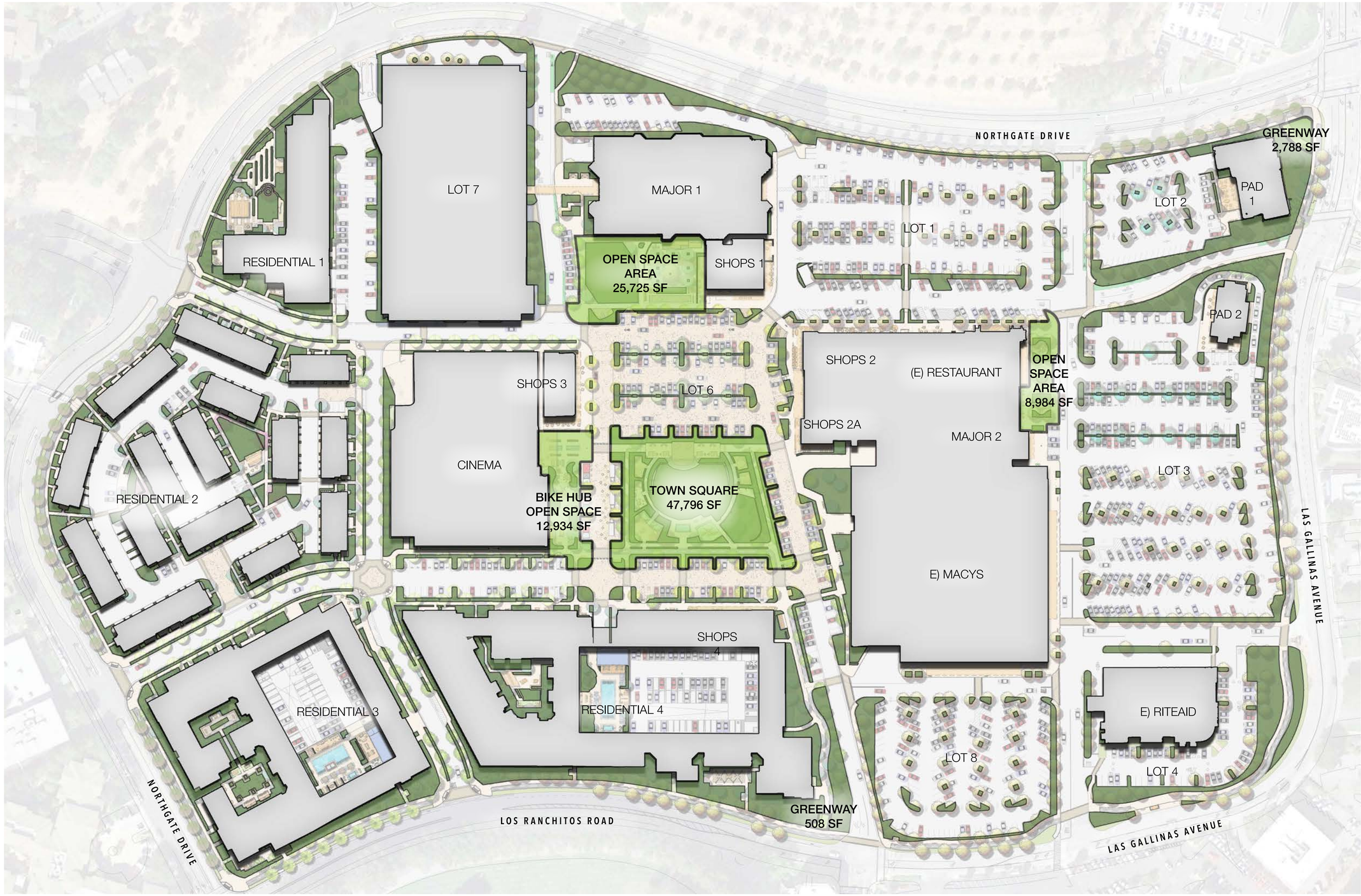
NORTHGATE TOWN SQUARE

MAY 8, 2023

OVERALL PLANTING PLAN - 2025 MASTER PLAN

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

L-1



NORTHGATE LANDSCAPE AREA CALCULATIONS - PHASE 1 2025							
LOT SIZE	VEHICULAR AREA	BUILDING COVERAGE	OPEN SPACE	USABLE OPEN SPACE (pedestrian paving)	LANDSCAPE (planting area)	LANDSCAPE %	OPEN SPACE %
1,949,409 SF	662,842 SF	685,340 SF	601,227 SF	295,659 SF	305,568 SF	15.7%	31%

REFER TO DETAILED ENLARGEMENT PLANS FOR RETAIL AND INDIVIDUAL RESIDENTIAL LANDSCAPE CALCULATIONS

SCALE 1" = 60'-0"

0 30' 60' 120' 240'

OPEN SPACE DIAGRAM - 2025 MASTER PLAN

NORTHGATE TOWN SQUARE

MAY 8, 2023

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

THORNDALE DRIVE

NORTHGATE DRIVE

EL FAISAN DRIVE

NOVA ALBION WAY

LAS GALLINAS AVENUE

LOS RANCHITOS ROAD

NORTHGATE DRIVE

LAS GALLINAS AVENUE

SCALE 1" = 60'-0"

0 30' 60' 120' 240'

BUS STOP

CLASS II BIKE PARKING W/ # OF SPACES AT EACH LOCATION (180 TOTAL THROUGHOUT THE SITE)

CLASS I BIKE STORAGE W/ # OF SPACES AT EACH LOCATION (94 TOTAL THROUGHOUT THE SITE)

CLASS I BIKE STORAGE IN RESIDENTIAL GARAGES AND BIKE STORAGE ROOMS (SEE RESIDENTIAL ARCHITECT'S PLANS)

FIX-IT STATION

MULTI-MODAL PATH - CLASS I BIKE LANE

CLASS II BIKE LANE

CLASS III BIKE LANES - SHARROWS

MULTI-MODAL PATH - CLASS II BIKE LANE

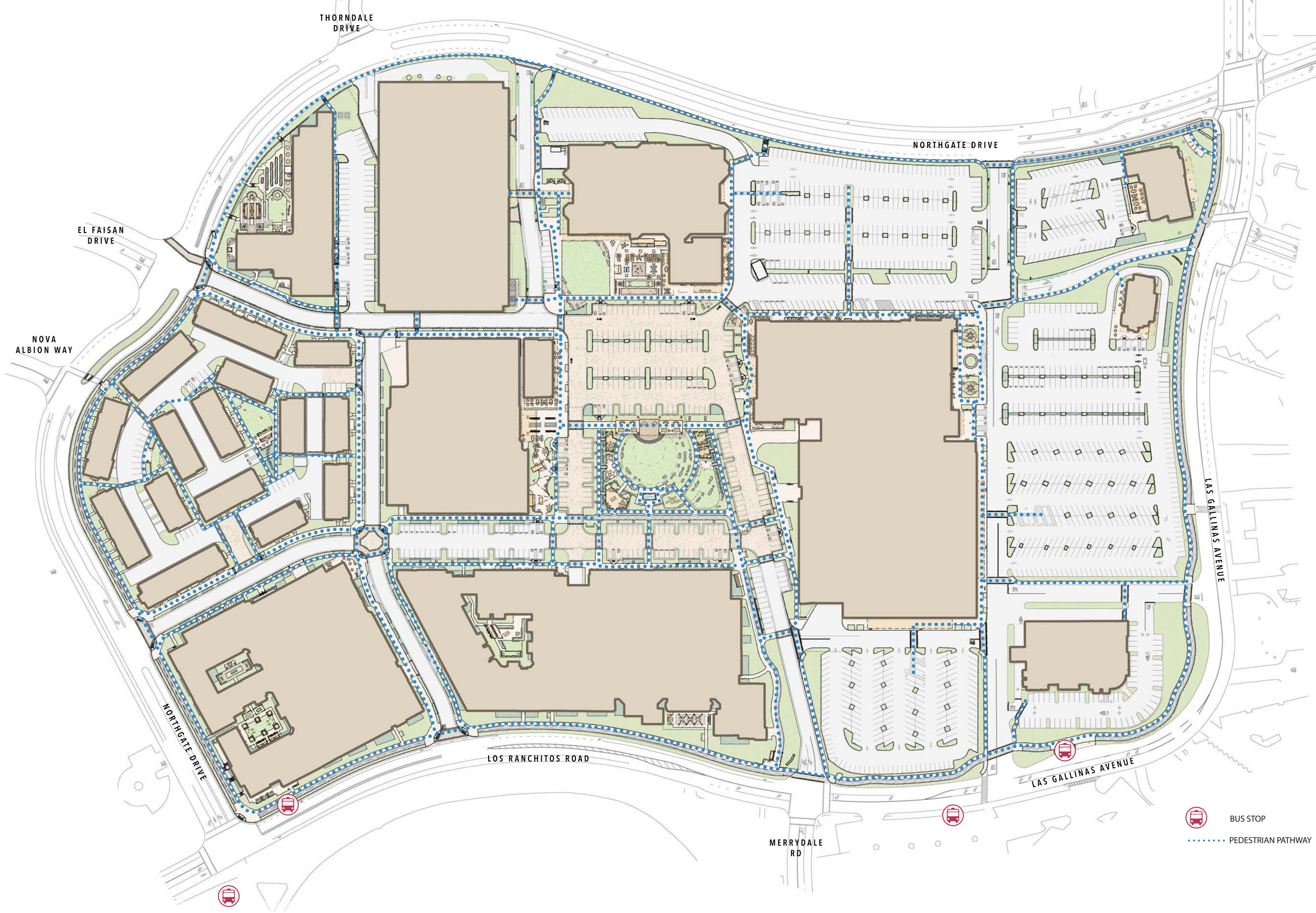
MULTI-MODAL PATH - SHARED PATH

PROPOSED BICYCLE CONNECTIVITY PLAN - 2025 MASTER PLAN

NORTHGATE TOWN SQUARE

MAY 8, 2023

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



SCALE 1" = 60'-0"

0 30' 60' 120' 240'

PROPOSED PEDESTRIAN CONNECTIVITY PLAN - 2025 MASTER PLAN

NORTHGATE TOWN SQUARE

MAY 8, 2023

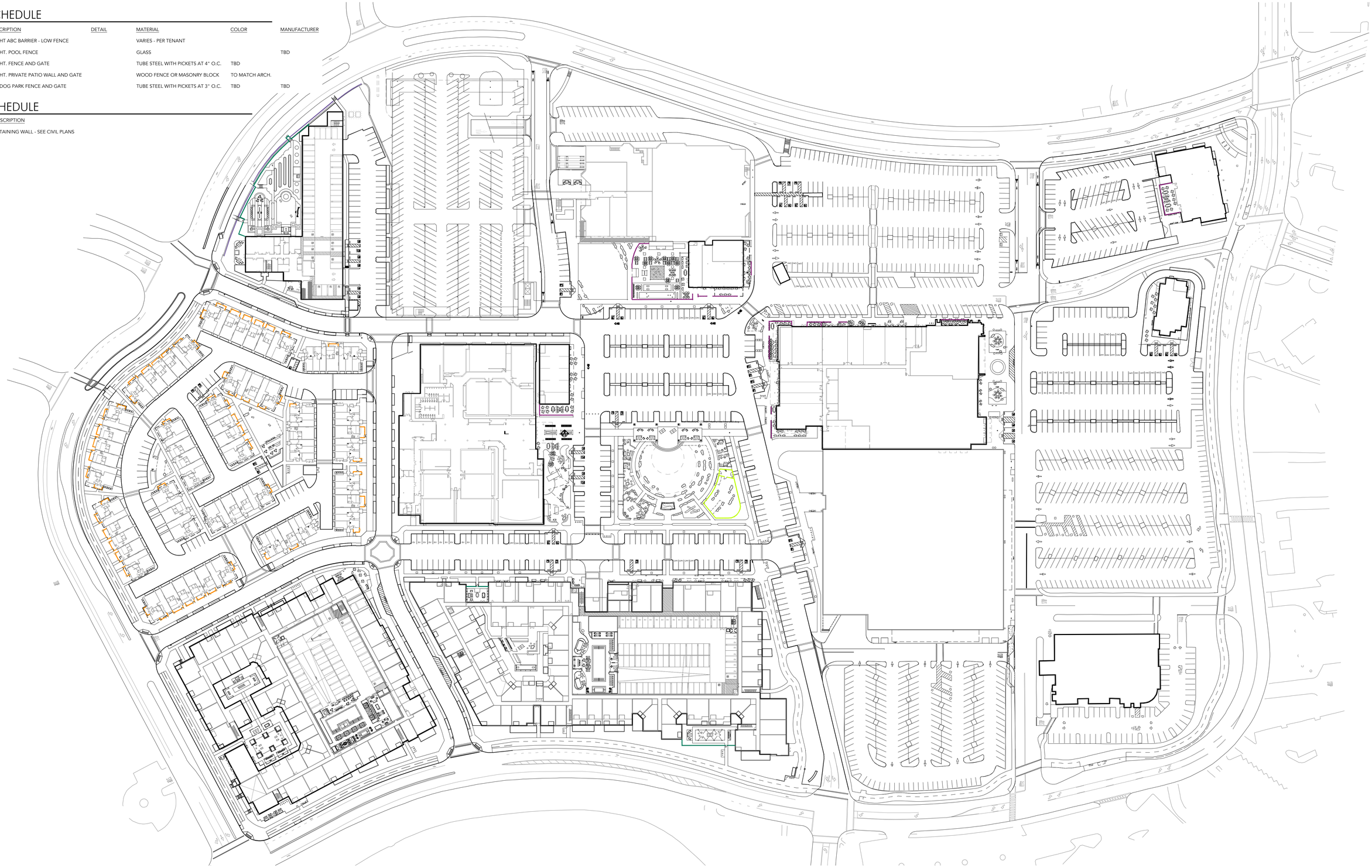
MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI

FENCE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	MATERIAL	COLOR	MANUFACTURER
	42" HT ABC BARRIER - LOW FENCE		VARIES - PER TENANT		
	60" HT. POOL FENCE		GLASS		TBD
	60" HT. FENCE AND GATE		TUBE STEEL WITH PICKETS AT 4" O.C.	TBD	
	42" HT. PRIVATE PATIO WALL AND GATE		WOOD FENCE OR MASONRY BLOCK	TO MATCH ARCH.	
	48" DOG PARK FENCE AND GATE		TUBE STEEL WITH PICKETS AT 3" O.C.	TBD	TBD

WALL SCHEDULE

SYMBOL	DESCRIPTION
	RETAINING WALL - SEE CIVIL PLANS



SCALE 1"=30'-0"

0 15' 30' 60' 120'

NORTHGATE TOWN SQUARE

FENCE AND WALL PLAN - 2025 MASTER PLAN

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SCALE 1" = 60'-0"

0 30' 60' 120' 240'

NORTHGATE TOWN SQUARE

MAY 8, 2023

KEY PLAN TO ENLARGED SITE PLANS - 2025 MASTER PLAN

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

PLANTING SCHEDULE

	ENTRY ACCENT TREE ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE QUERCUS AGRIFOLIA / COAST LIVE OAK SEQUOIA SEMPERVIRENS / COAST REDWOOD	27
	PARKING LOT ACCENT TREE ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	42
	PARKING LOT FIELD TREE ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE ZELKOVA SERRATA 'GOLD FALLS' / GOLD FALLS ZELKOVA	17
	TOWN SQUARE PARKING LOT ACCENT TREE ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	68
	TOWN SQUARE PARKING FIELD TREE OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE ULMUS X 'FRONTIER' / FRONTIER ELM	12
	LAS GALLINAS AVENUE STREET TREE PYRUS CALLERYANA / CALLERY PEAR	0
	LOS RANCHITOS ROAD STREET TREE PYRUS CALLERYANA / CALLERY PEAR	21
	NORTHGATE DRIVE STREET TREE PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PYRUS CALLERYANA / CALLERY PEAR ZELKOVA SERRATA 'GOLD FALLS' / GOLD FALLS ZELKOVA	52
	INTERIOR STREET TREE 1 ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE PLATANUS X ACERIFOLIA / LONDON PLANE TREE MULTI-TRUNK	63
	INTERIOR STRET TREE 2 PODOCARPUS GRACILIOR / FERN PINE QUERCUS PALUSTRIS / PIN OAK	68
	BUILDING PERIMETER AND COURTYARD TREE ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ CRAPE MYRTLE MALUS X SIEBOLDII 'CALOCARPA' / REDBUT CRABAPPLE MELALEUCA LINARIIFOLIA / FLAXLEAF PAPERBARK PINUS CANARIENSIS / CANARY ISLAND PINE ULMUS X 'FRONTIER' / FRONTIER ELM	179
	SPECIMEN TREE PLATANUS RACEMOSA / CALIFORNIA SYCAMORE QUERCUS AGRIFOLIA / COAST LIVE OAK	6
	EXISTING TREE TO REMAIN	329

SHRUBS, GRASSES, & GROUNDCOVERS
ABELIA X GRANDIFLORA / GLOSSY ABELIA
AJUGA REPTANS 'CATLIN'S GIANT' / CATLIN'S GIANT CARPET BUGLE
ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN VINE HILL MANZANITA
BAMBUSA TEXTILIS / WEAVER'S BAMBOO
CALAMAGROSTIS X ACUTIFLORA / FEATHER REED GRASS
CAREX SPP. / CAREX
CEANOTHUS X 'CONCHA' / CONCHA CALIFORNIA LILAC
DIANELLA SPP. / FLAX LILY
DIETES VEGETA 'VARIEGATA' / VARIEGATED FORTNIGHT LILY
ERIOGONUM GRANDE RUBESCENS / RED BUCKWHEAT
FESTUCA MAIREI / MAIREI' FESCUE
GAZANIA SPP. / GAZANIA
HEUCHERA X 'WENDY' / WENDY CORAL BELLS
JUNIPERUS SPP /JUNIPER
LEYMUS CONDENSATUS / CANYON PRINCE BLUE RYE
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET
LIRIOPE GIGANTEA / GIANT LIRIOPE
LOMANDRA SPP. / MAT RUSH
PENNISETUM SPATHIOLATUM / RYE PUFFS
PITTOSPORUM SPP. / MOCK ORANGE
PHORMIUM SPP / FLAX
RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY
PHLOMIS FRUTICOSA / JERUSALEM SAGE
RHAPHIOLEPIS SPP. / INDIAN HAWTHORN
ROSMARINUS OFF. 'HUNTINGTON CARPET' / DWARF ROSEMARY
ROSMARINUS OFFICINALIS / ROSEMARY
SESLERIA X 'GREENLEE'S HYBRID' / N.C.N.
TRACHELOSPERMUM SPP / JASMINE
VIBURNUM SPP / EVERGREEN VIBURNUM

STORM WATER TREATMENT SHRUBS & GRASSES
ACHILLEA MILLEFOLIUM / COMMON YARROW
CAREX PANSA / CALIFORNIA MEADOW SEDGE
CAREX PRAEGRACILIS / CLUSTERED FIELD SEDGE
IRIS DOUGLASIANA / DOUGLAS IRIS
JUNCUS PATENS / BLUE RUSH
LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE
MAHONIA SPP /HOLLY GRAPE
MUHLENBERGIA RIGENS / DEER GRASS

EXISTING SHRUBS AND GRASSES TO REMAIN

PLANT QUANTITIES (ESTIMATES ONLY)

ALL PLANTING
70% 5 GAL @42" O.C. = ((.7)(TOTAL SF OF LANDSCAPE)/12.25 SF)
30% 1 GAL @36" O.C. =((.3)(TOTAL SF OF LANDSCAPE)/9 SF)

TOTAL RETAIL

((.7)(177,182 SF)/12.25 SF)
10,125 5 GALLON PLANTS

((.3)(177,182 SF)/9 SF)
5,906 1 GALLON PLANTS

TOTAL RESIDENTIAL 1

((.7)(21,996 SF)/12.25 SF)
1,257 5 GALLON PLANTS

((.3)(21,996 SF)/9 SF)
733 1 GALLON PLANTS

TOTAL RESIDENTIAL 2

((.7)(35,119 SF)/12.25 SF)
2,006 5 GALLON PLANTS

((.3)(35,119 SF)/9 SF)
1,171 1 GALLON PLANTS

TOTAL RESIDENTIAL 3

((.7)(25,594 SF)/12.25 SF)
1,463 5 GALLON PLANTS

((.3)(25,594 SF)/9 SF)
853 1 GALLON PLANTS

TOTAL RESIDENTIAL 4

((.7)(45,677 SF)/12.25 SF)
2,610 5 GALLON PLANTS

((.3)(45,677 SF)/9 SF)
1,523 1 GALLON PLANTS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	COMMUNITY GARDEN
2	STAIRS AND HANDRAIL
3	RAMP
5	BBQ COUNTER
6	BAR COUNTER
7	FIRE FEATURE
8	PLAY STRUCTURE - TBD
9	RESIDENTIAL 1 OVERHEAD #1 - REFER TO OVERHEAD DESIGN SHEET
10	RESIDENTIAL 1 OVERHEAD# 2 - REFER TO OVERHEAD DESIGN SHEET
11	STEEL EDGE HEADER
12	PLANTER POT - AVAILABLE FROM TOURNESOL SIZE AND TYPE TBD
13	STORM WATER PLANTER - SEE CIVIL PLANS
14	GREEN SCREEN
15	MULTI-MODAL TRAIL - REFER TO BICYCLE CONNECTIVITY PLAN AND SECTIONS
16	RESIDENTIAL 2 OVERHEAD #3 - REFER TO OVERHEAD DESIGN SHEET
17	BOULDER
18	PEDESTRIAN BRIDGE - COUNTRY BRIDGES LOW AVAILABLE FROM STREET LIFE OR APPROVED EQUAL
19	BUILT-IN BENCH
20	RESIDENTIAL 3 OVERHEAD #4 - REFER TO OVERHEAD DESIGN SHEET
21	POOL
22	SPA
23	RESIDENTIAL 3 OVERHEAD #5 - REFER TO OVERHEAD DESIGN SHEET
24	RESIDENTIAL 3 OVERHEAD #6 - REFER TO OVERHEAD DESIGN SHEET
25	RESIDENTIAL 3 OVERHEAD #7 - REFER TO OVERHEAD DESIGN SHEET
26	EXISTING PEDESTRIAN BRIDGE
27	SITE SIGNAGE - REFER TO MASTER PLAN PACKAGE FOR FINAL MATERIAL AND MASSING
28	WATER FEATURE
29	STRING LIGHTS
30	BIKE HUB OVERHEAD #11 - REFER TO OVERHEAD DESIGN SHEET
31	BIKE HUB OVERHEAD #12 - REFER TO OVERHEAD DESIGN SHEET
32	RETRACTABLE BOLLARDS FOR COMMUNITY EVENTS
33	DOG PARK
34	PAVILLION OVERHEAD - SEE PLANS BY ARCHITECT
35	PAVILLION STAGE AND STAGE STEPS
36	TOWNSQUARE OVERHEAD #13 - REFER TO OVERHEAD DESIGN SHEET
37	TOWNSQUARE OVERHEAD #14 - REFER TO OVERHEAD DESIGN SHEET
38	TOWNSQUARE OVERHEAD #15 - REFER TO OVERHEAD DESIGN SHEET
39	TOWNSQUARE OVERHEAD #16 - REFER TO OVERHEAD DESIGN SHEET
40	BOCCE BALL COURT
41	RESIDENTIAL 4 OVERHEAD #8 - REFER TO OVERHEAD DESIGN SHEET
42	RESIDENTIAL 4 OVERHEAD #9 - REFER TO OVERHEAD DESIGN SHEET
43	RESIDENTIAL 4 OVERHEAD #10 - REFER TO OVERHEAD DESIGN SHEET

SITE FURNISHINGS SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	MATERIAL	FINISH	PRODUCT	MODEL
SF-101	BISTRO TABLE AND CHAIRS		STAINLESS STEEL	POWDER COAT		EXPOSITION TABLE OR EQUAL
SF-102	BAR STOOL - BY OTHERS REFER TO SITE AMENITIES FOR LOOK AND FEEL					
SF-103	LOUNGE FURNITURE - BY OTHERS REFER TO SITE AMENITIES FOR LOOK AND FEEL					
SF-104	LAWN GAMES - VARIES					
SF-105	BIKE RACK		GALVANIZED STAINLESS STEEL		CYCLE LOOPS CIRCULO OR EQUAL	TBD
SF-106	LONG TERM BIKE PARKING					
SF-107	WASTE RECEPTACLE		STAINLESS STEEL	POWDER COAT	LITTER RECEPTACLE	CITY COLLECTION
SF-108	PICNIC TABLE		DOUGLAS FIR	OIL BASED STAIN	PICNIC TABLE WITH SEATS	2244-6 AND 2243-6
SF-109	BENCH		STAINLESS STEEL	POWDERCOAT	CITY BENCH	CITY COLLECTION
SF-110	UMBRELLA					TBD
SF-111	FURNISHINGS- PER TENNANT					
SF-112	ADIRONDAK CHAIRS		TBD	TBD	PLANK ADIRONDAK	
SF-113	DOG PARK WATER FOUNTAIN		STAINLESS STEEL	TBD	DOG WATERING STATION	

FENCE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	MATERIAL	COLOR	MANUFACTURER	NOTES
F-101	42" HT ABC BARRIER - LOW FENCE		VARIES - PER TENANT			
F-102	60" HT. POOL FENCE		GLASS		TBD	
F-103	60" HT. FENCE AND GATE		TUBE STEEL WITH PICKETS AT 4" O.C.	TBD		
F-104	42" HT. PRIVATE PATIO WALL AND GATE		WOOD FENCE OR MASONRY BLOCK	TO MATCH ARCH.		STUCCO TO MATCH ARCHITECTURE
F-105	48" DOG PARK FENCE AND GATE		TUBE STEEL WITH PICKETS AT 3" O.C.	TBD	TBD	

WALL SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	MATERIAL	COLOR	FINISH
W-101	RETAINING WALL - SEE CIVIL PLANS				
W-102	SEAT WALL		POURED IN PLACE CONCRETE	TBD	TBD
W-103	SEAT WALL - BOULDER LOOK		CONCRETE	TBD	TBD
W-104	PLANTER WALL		POURED IN PLACE CONCRETE	TBD	TBD

PAVING SCHEDULE

PATTERN	SYMBOL	DESCRIPTION	DETAIL	MATERIAL	FINISH	PATTERN	MODEL	COLOR	MANUFACTURER	NOTES
	P-101	NATURAL GRAY CONCRETE		CONCRETE	ACID ETCH #5	NATURAL GRAY				SAW CUT - GRID
	P-102	INTEGRAL COLORED CONCRETE		CONCRETE	ACID ETCH #5	TBD		TBD	DAVIS	SAW CUT - GRID
	P-103	DECORATIVE STAMPED CONC. (WOOD PLANK)		POURED IN PLACE CONCRETE		WOOD PLANK STAMP		TBD	TBD	
	P-104	EXISTING CROSSWALKS - SEE PLANS BY CIVIL								
	P-105	ENHANCED CROSSWALKS		STAMPED ASPHALT		FIELD: TBD BAND: TBD		FIELD: TBD BAND: TBD	STREET PRINT	
	P-106	ENHANCED INTERSECTONS		STAMPED ASPHALT		TBD		TBD	STREETPRINT	
	P-107	LINEAR CONCRETE PAVERS		CONCRETE PAVERS	FACE MIX	TBD	TBD	TBD	ORCO OR EQUAL	
	P-108	WOOD PLANK DECK		IPE (OR APPROVED EQUAL)				TBD	TBD	
	P-109	SYNTHETIC TURF		SYNTHETIC TURF	FUSION ELITE		FOREVER LAWN			
	P-110	DECOMPOSED GRANITE		DECOMPOSED GRANITE	3/8" FINES	TBD	TBD			
	P-111	PORCELAIN PAVERS - CONCRETE LOOK		PORCELAIN PAVERS	R11 MIN.	TBD	24X24	INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	TBD	
	P-112	PORCELAIN PAVERS - WOOD LOOK		PORCELAIN PAVERS	R11 MIN.	TBD	TBD	INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	TBD	
	P-113	PORCELAIN PAVERS - LINEAR STYLE, CONCRETE LOOK		PORCELAIN PAVERS	R11 MIN.	TBD	TBD	TBD	TBD	
	P-114	TRUNCATED DOMES - SEE CIVIL PLANS								
	P-115	POURED IN PLACE CONCRETE STEPPING STONES		CONCRETE	BROOM			NATURAL GRAY		
	P-116	MULTI-MODAL PATH		ASPHALT AND PAINTED STRIPING				TBD TO MATCH EXISTING PATH	TBD	



BIKE RACK





BENCH







BISTRO TABLE



ADIRONDACK CHAIRS





LOUNGE FURNITURE









UMBRELLAS



PLANTER POTS







TRASH AND RECYCLE RECEPTACLES





OUTDOOR DINING TABLE / PICNIC TABLE



NORTHGATE TOWN SQUARE

MAY 8, 2023

SITE AMENITIES - 2025 & 2040 VISION PLAN

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



STUCCO PRIVATE PATIO WALL AND WOOD GATE



GLASS POOL FENCE



GLASS POOL GATE



TUBE STEEL SECURITY FENCE



ABC BARRIER - EVERGREEN HEDGE



ABC BARRIER - PLANTER POTS



ABC BARRIER - TUBE STEEL FENCING

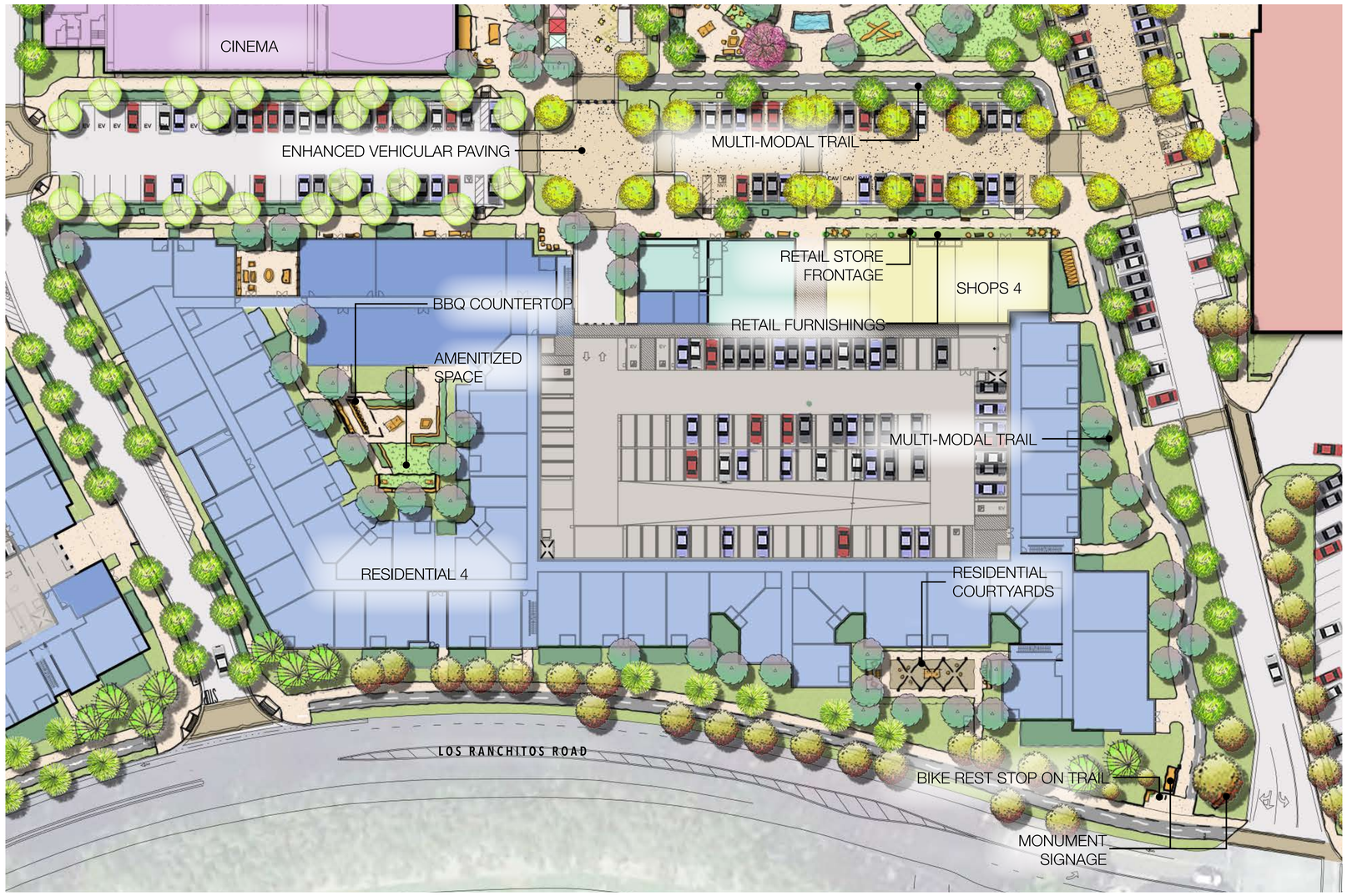


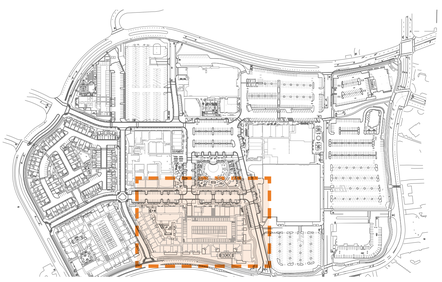
POURED IN PLACE CONCRETE SEATWALL



TUBE STEEL DOG PARK FENCE AND GATE

NORTHGATE LANDSCAPE AREA CALCULATIONS - RESIDENTIAL 4							
LOT SIZE	VEHICULAR AREA	BUILDING COVERAGE	OPEN SPACE	USABLE OPEN SPACE (pedestrian paving)	LANDSCAPE (planting area)	LANDSCAPE %	OPEN SPACE %
224,096 SF	30,711 SF	108,606 SF	115,490 SF	69,813 SF	45,677 SF	20.4%	52%





KEY MAP nts

SCALE 1" = 30'-0"

0 15' 30' 60' 120'

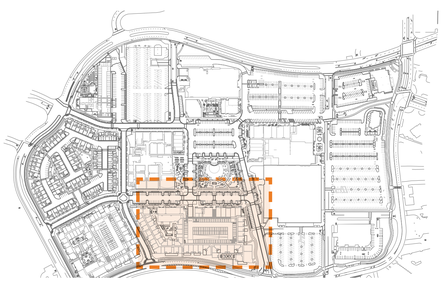
RESIDENTIAL 4 GROUND LEVEL ENLARGEMENT - 2025 MASTER PLAN

NORTHGATE TOWN SQUARE

MAY 8, 2023

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





KEY MAP nts

SCALE 1" = 30'-0"

0 15' 30' 60' 120'

RESIDENTIAL 4 ROOF LEVEL ENLARGEMENT - 2025 MASTER PLAN

NORTHGATE TOWN SQUARE

MAY 8, 2023

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CONCEPT PLANT SCHEDULE RESIDENTIAL 4

	ENTRY ACCENT TREE ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE QUERCUS AGRIFOLIA / COAST LIVE OAK SEQUOIA SEMPERVIRENS / COAST REDWOOD	5
	TOWN SQUARE PARKING LOT ACCENT TREE ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	9
	LOS RANCHITOS ROAD STREET TREE PYRUS CALLERYANA / CALLERY PEAR	5
	INTERIOR STREET TREE 1 ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE PLATANUS X ACERIFOLIA / LONDON PLANE TREE MULTI-TRUNK	11
	INTERIOR STRET TREE 2 PODOCARPUS GRACILIOR / FERN PINE QUERCUS PALUSTRIS / PIN OAK	18
	BUILDING PERIMETER AND COURTYARD TREE ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ CRAPE MYRTLE MALUS X SIEBOLDII 'CALOCARPA' / REDBUT CRABAPPLE MELALEUCA LINARIIFOLIA / FLAXLEAF PAPERBARK PINUS CANARIENSIS / CANARY ISLAND PINE ULMUS X 'FRONTIER' / FRONTIER ELM	40
	EXISTING TREE TO REMAIN -	18

(E) MACYS

SHOP 4

RESIDENTIAL 4

LOS RANCHITOS ROAD

SCALE 1"=30'-0"

0 15' 30' 60' 120'

NORTHGATE TOWN SQUARE

MAY 8, 2023

RESIDENTIAL 4 DETAILED ENLARGEMENT - 2025 MASTER PLAN

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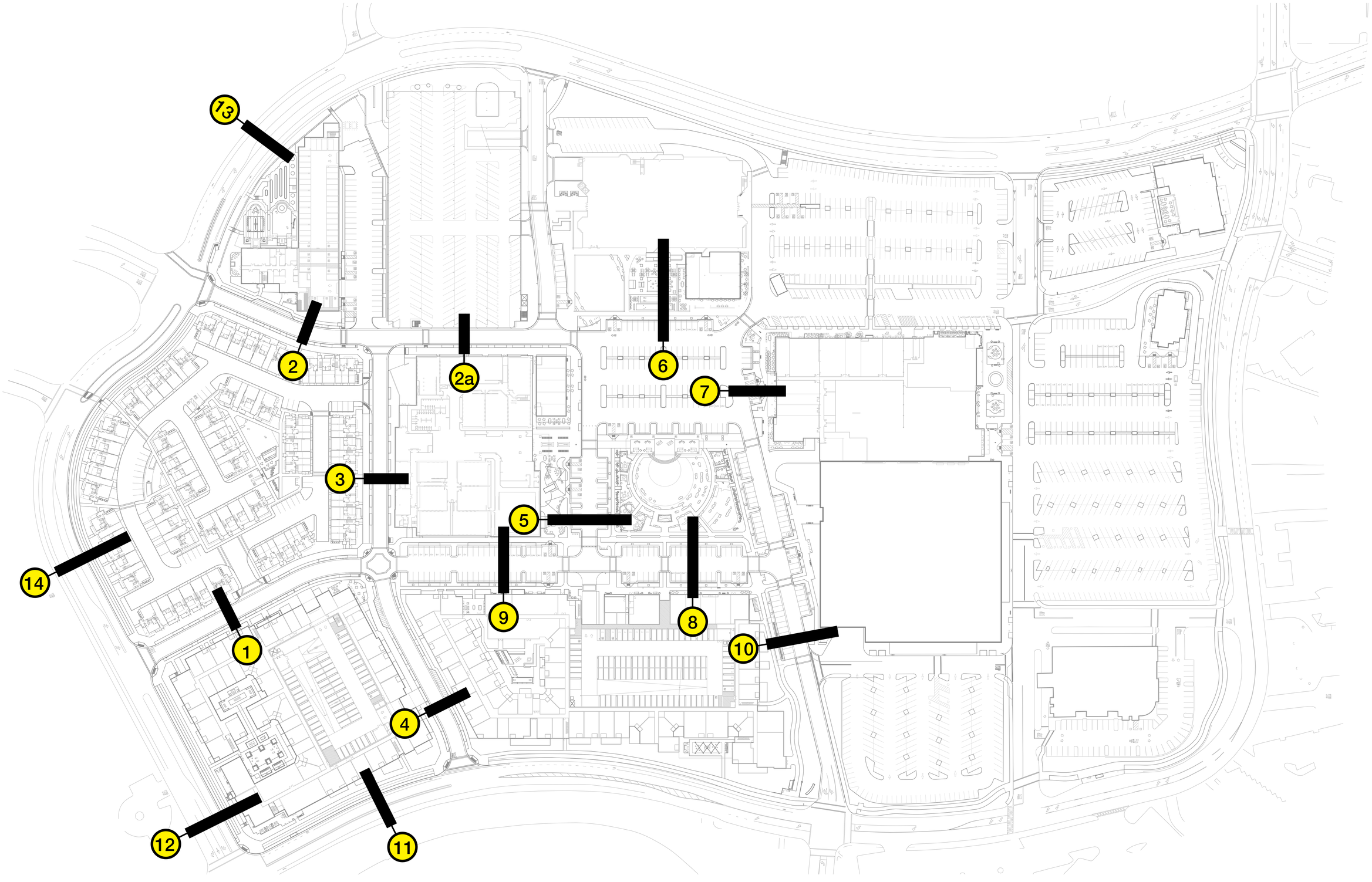


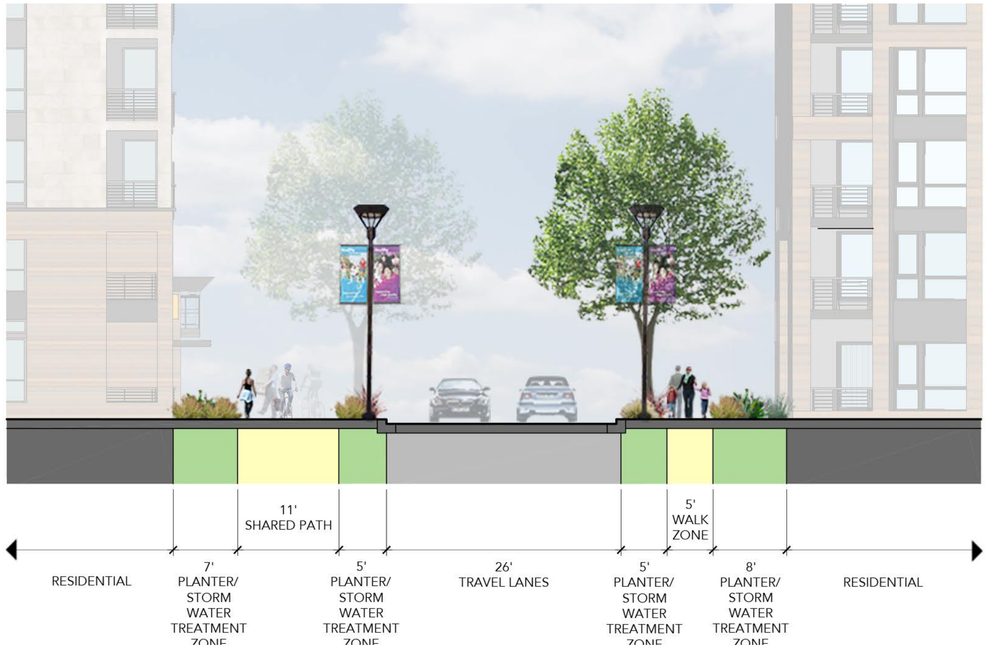
NOT TO SCALE

NORTHGATE TOWN SQUARE

MAY 8, 2023

STREET EDGE CONDITION PLAN - 2025 MASTER PLAN

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



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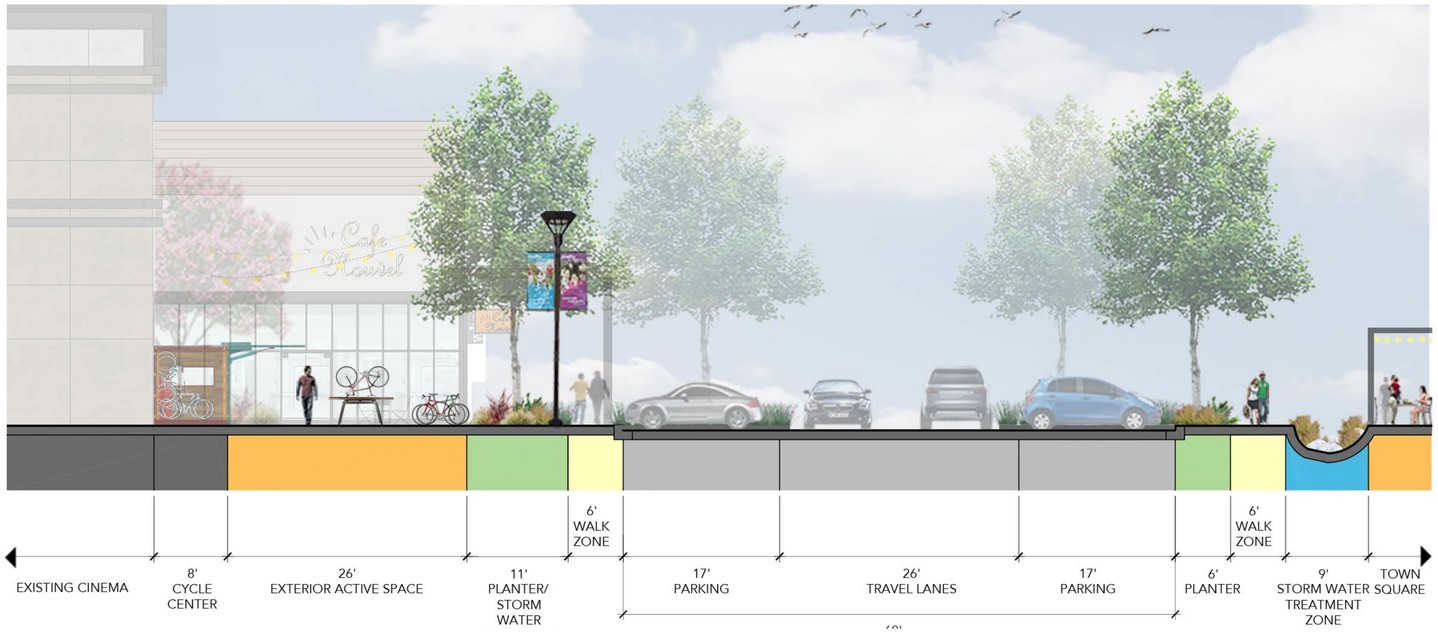

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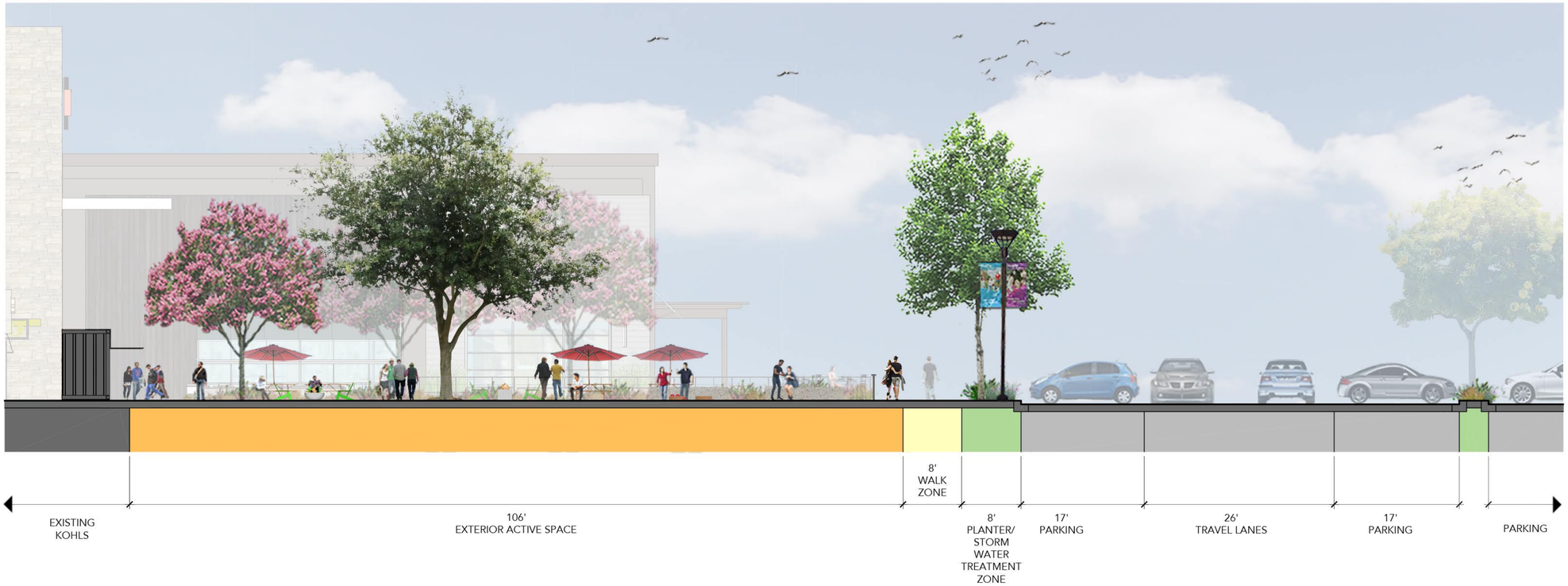

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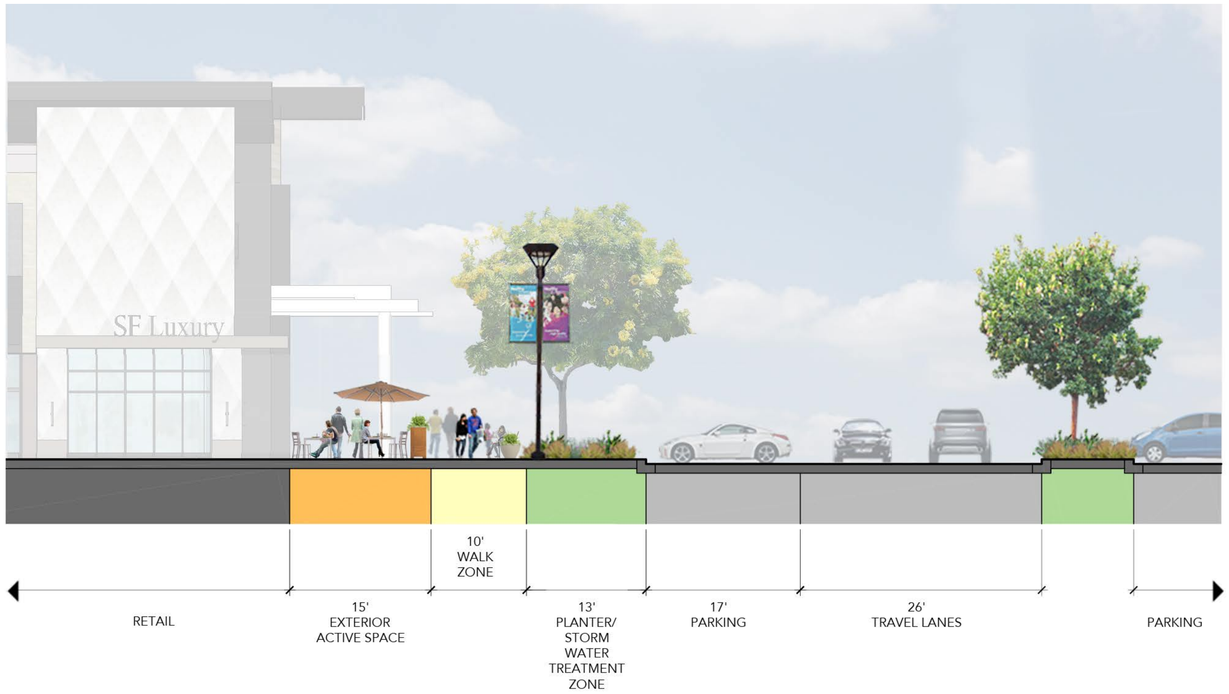

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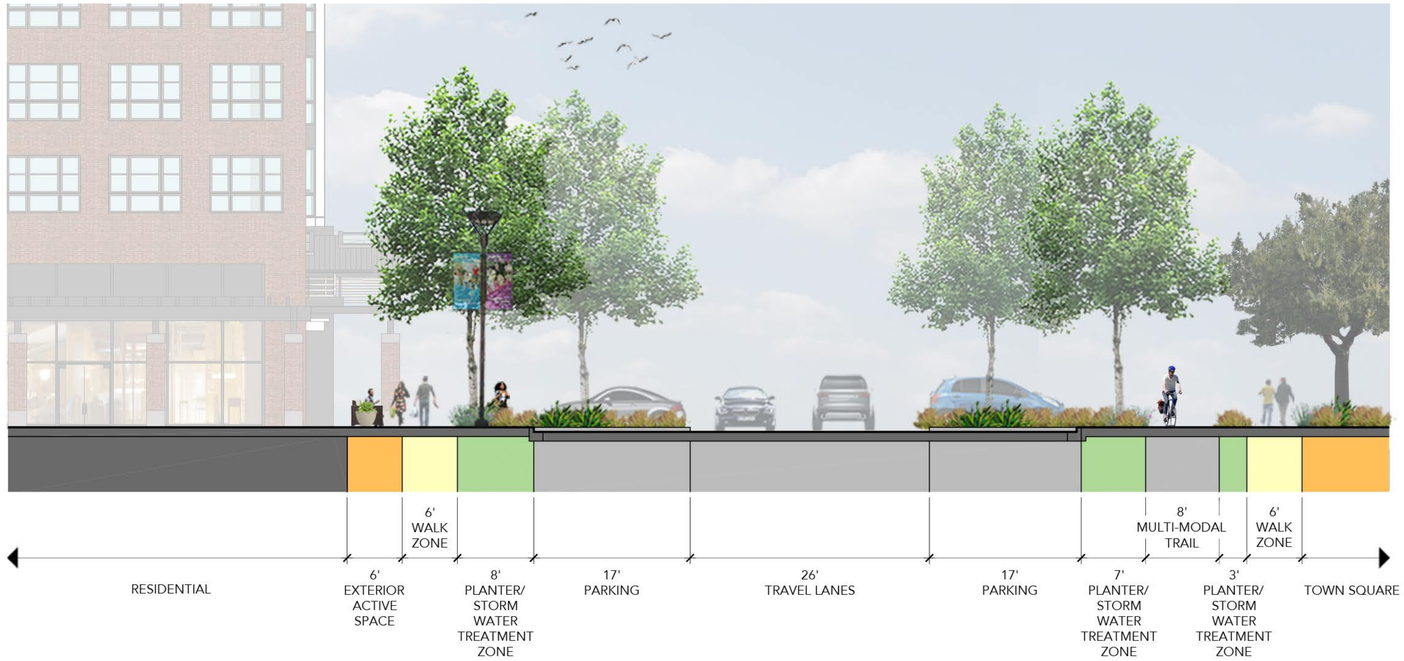

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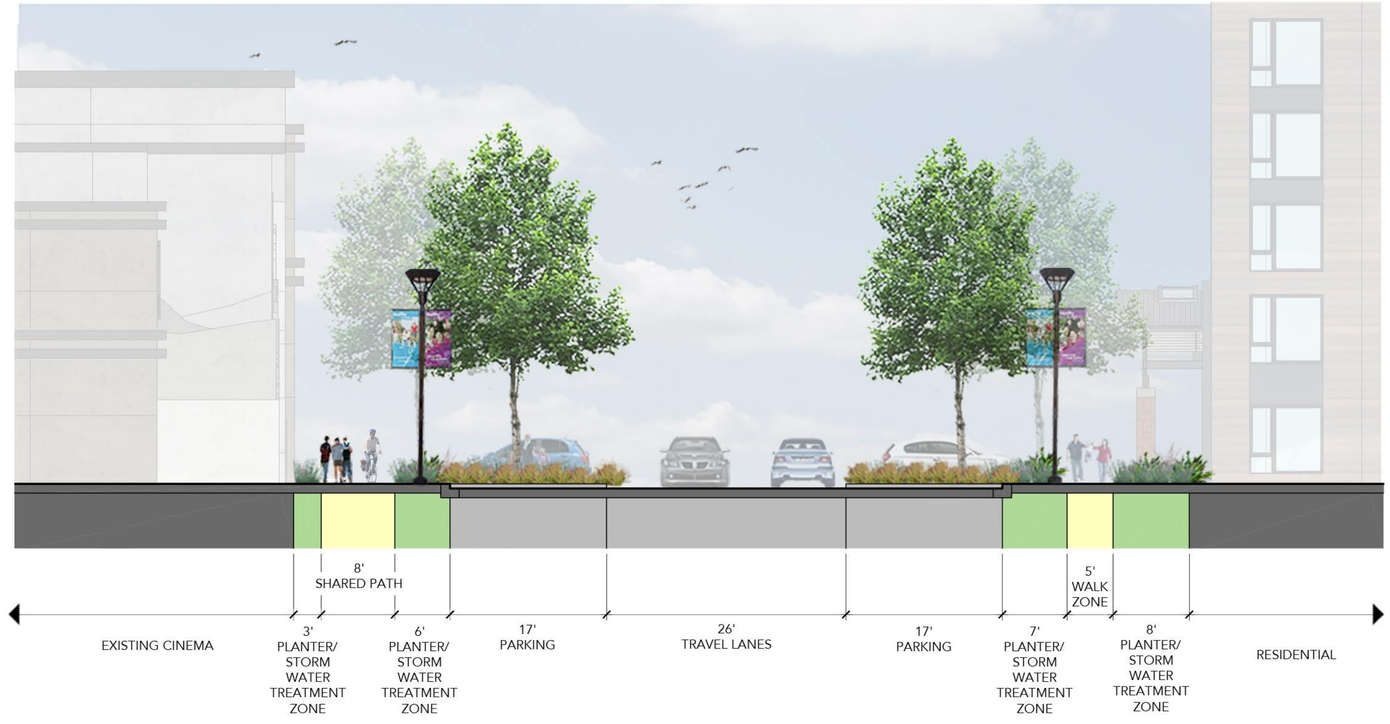
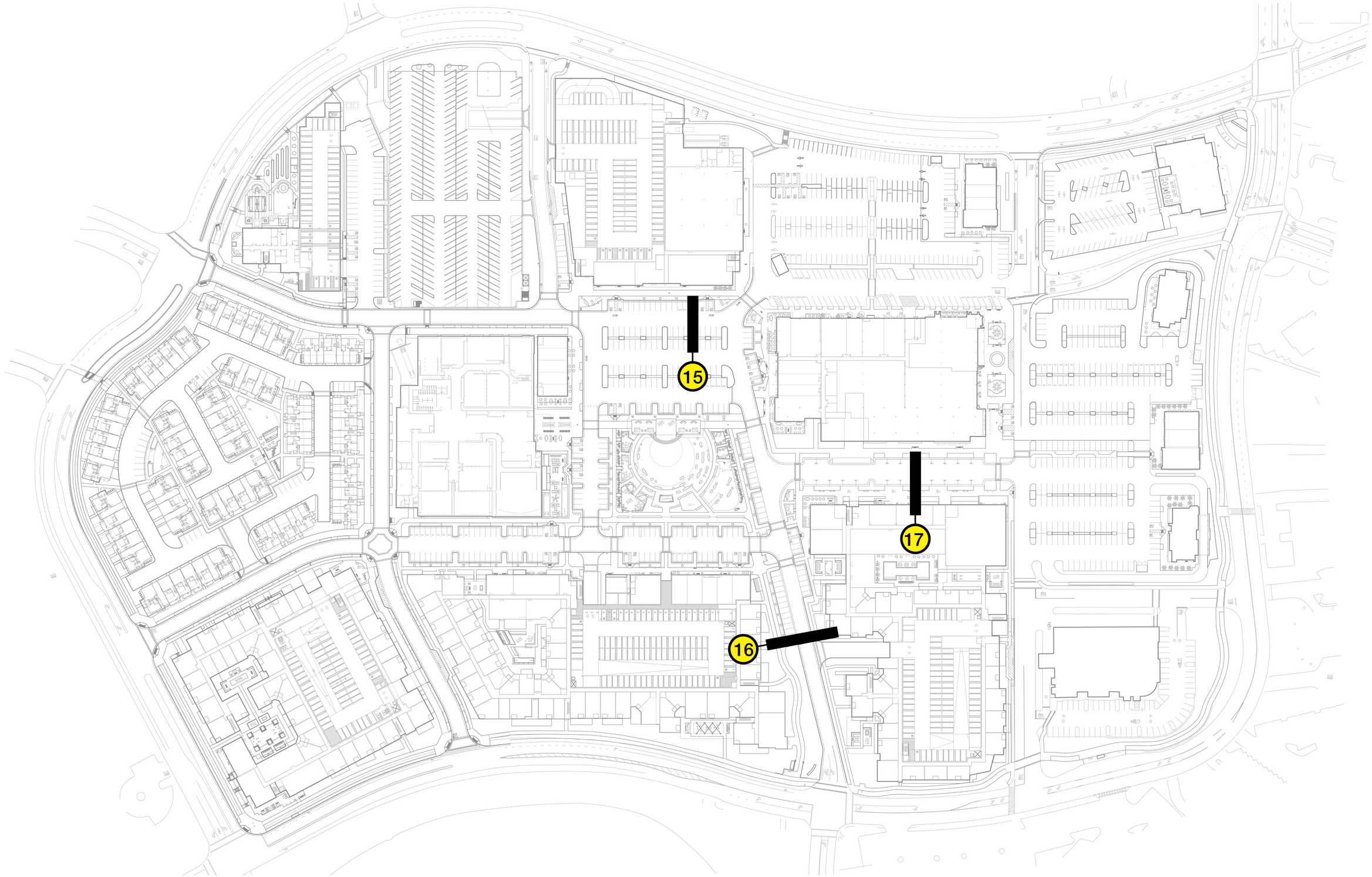


SECTION 9



SECTION 10



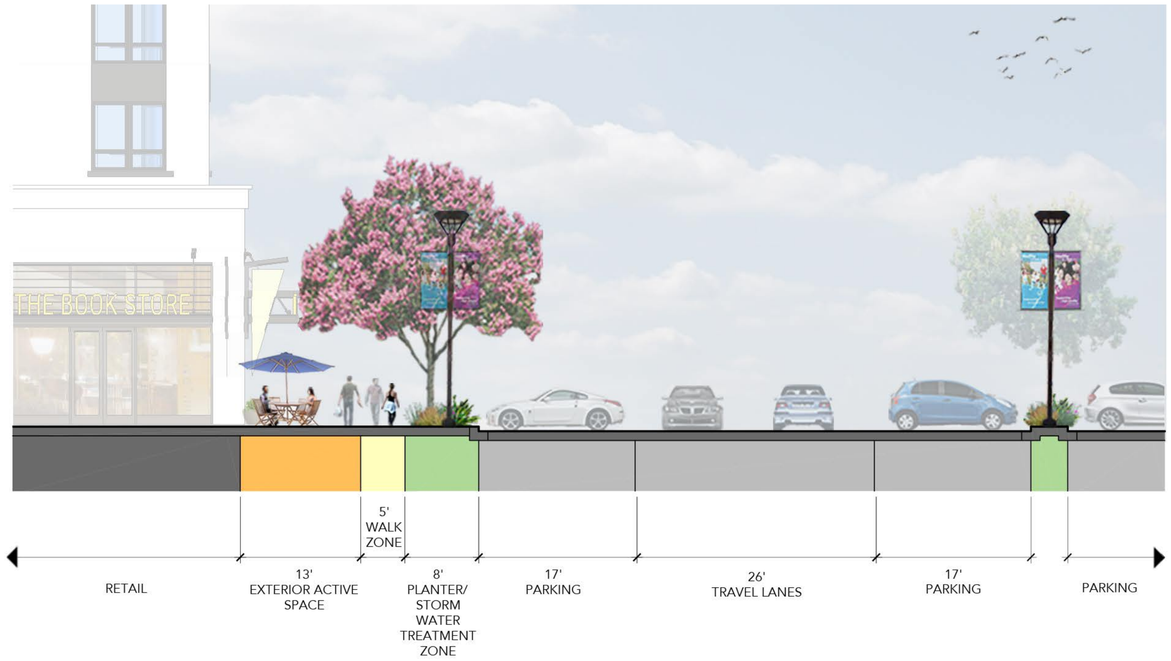
NOT TO SCALE

NORTHGATE TOWN SQUARE

MAY 8, 2023

STREET EDGE CONDITION PLAN - 2040 VISION PLAN

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



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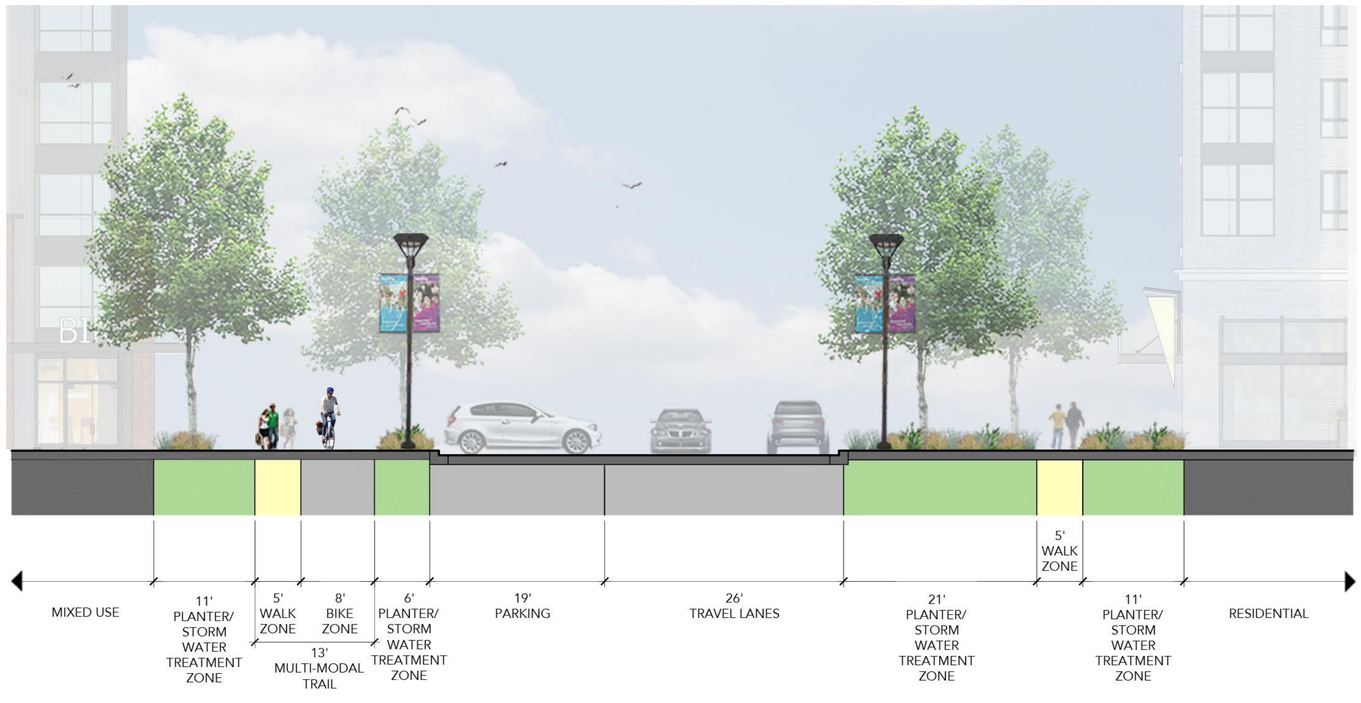

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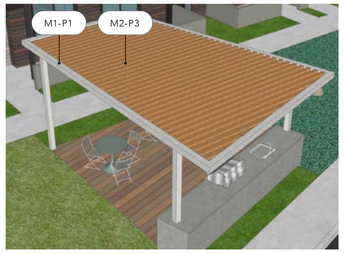






MATERIAL

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

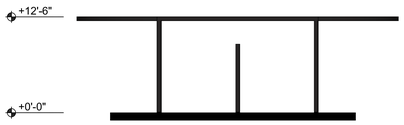
COLOR (DESIGN INTENT)

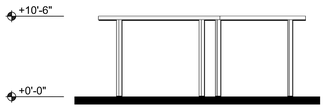
P1	Dark Black-Brown (*)
P2	Dark Grey-Black(*)
P3	Dye-Sublimation, Wood Look, Dark National Walnut (**)
P4	TBD

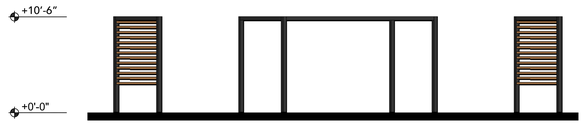
NOTES

(*) See Architect's Material Board for Manufacturer and Color Specification

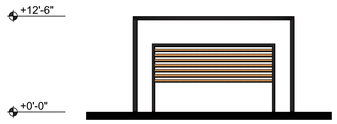
(**) Aesthetic Intent Only

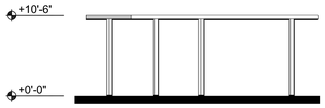


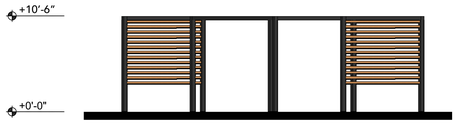














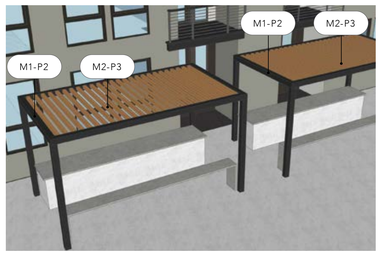
1 OVERHEAD 1 RESIDENTIAL 1

3 OVERHEAD 3 RESIDENTIAL 2

5 OVERHEAD 5 RESIDENTIAL 3

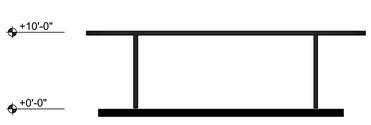
7 OVERHEAD 7 RESIDENTIAL 3

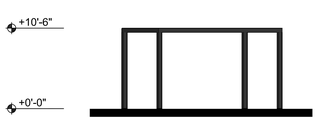


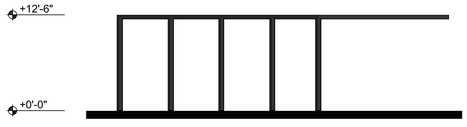


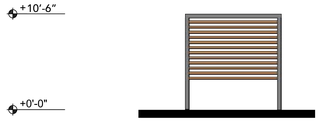


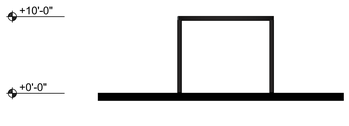


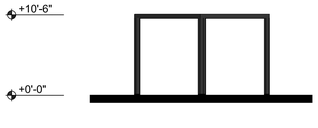


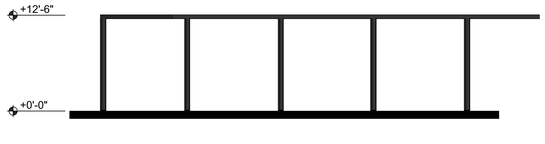


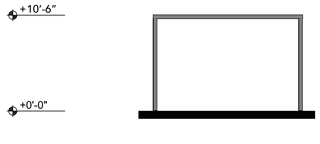










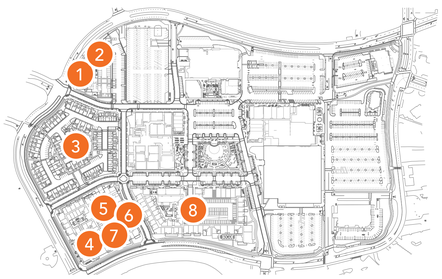


2 OVERHEAD 2 RESIDENTIAL 1

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'

OVERHEAD DESIGN

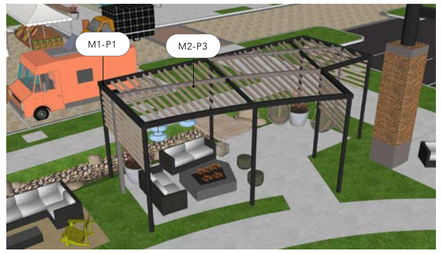
NORTHGATE TOWN SQUARE

MAY 8, 2023

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









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

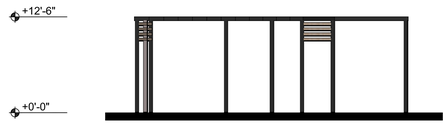
NOTES

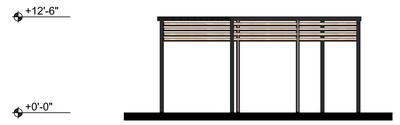
(*) See Architect's Material Board for Manufacturer and Color Specification

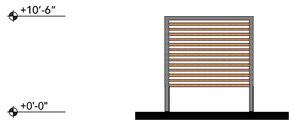
(**) Aesthetic Intent Only

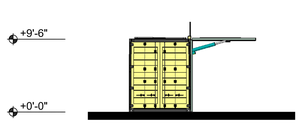


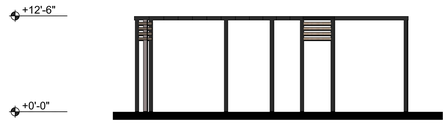


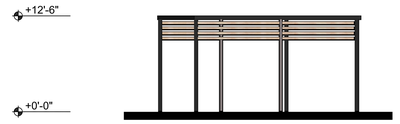










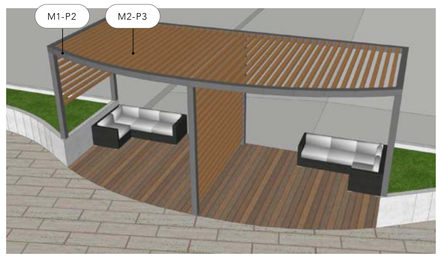


9 OVERHEAD 9 RESIDENTIAL 4

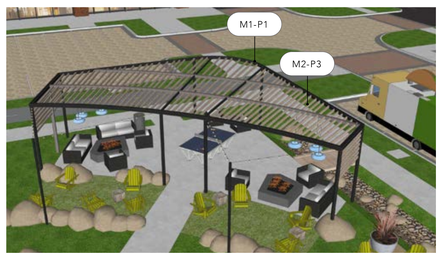
11 OVERHEAD 11 BIKE HUB

13 OVERHEAD 13 TOWNSQUARE

15 OVERHEAD 15 TOWNSQUARE



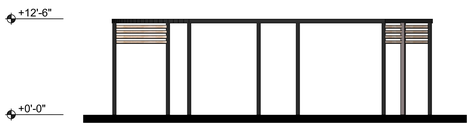


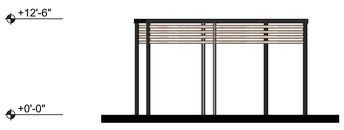


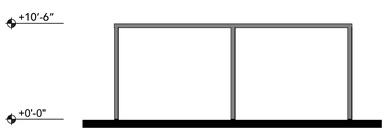




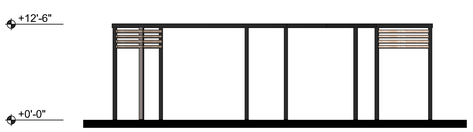


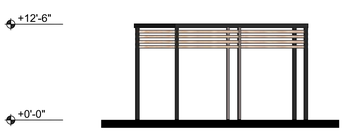










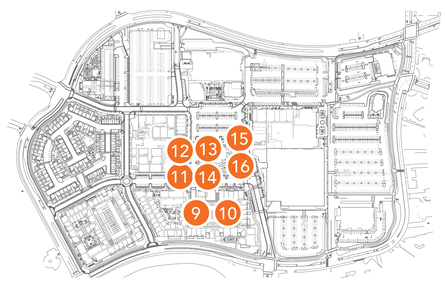


10 OVERHEAD 10 RESIDENTIAL 4

12 OVERHEAD 12 BIKE HUB

14 OVERHEAD 14 TOWNSQUARE

16 OVERHEAD 16 TOWNSQUARE



KEY MAP nts

SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'

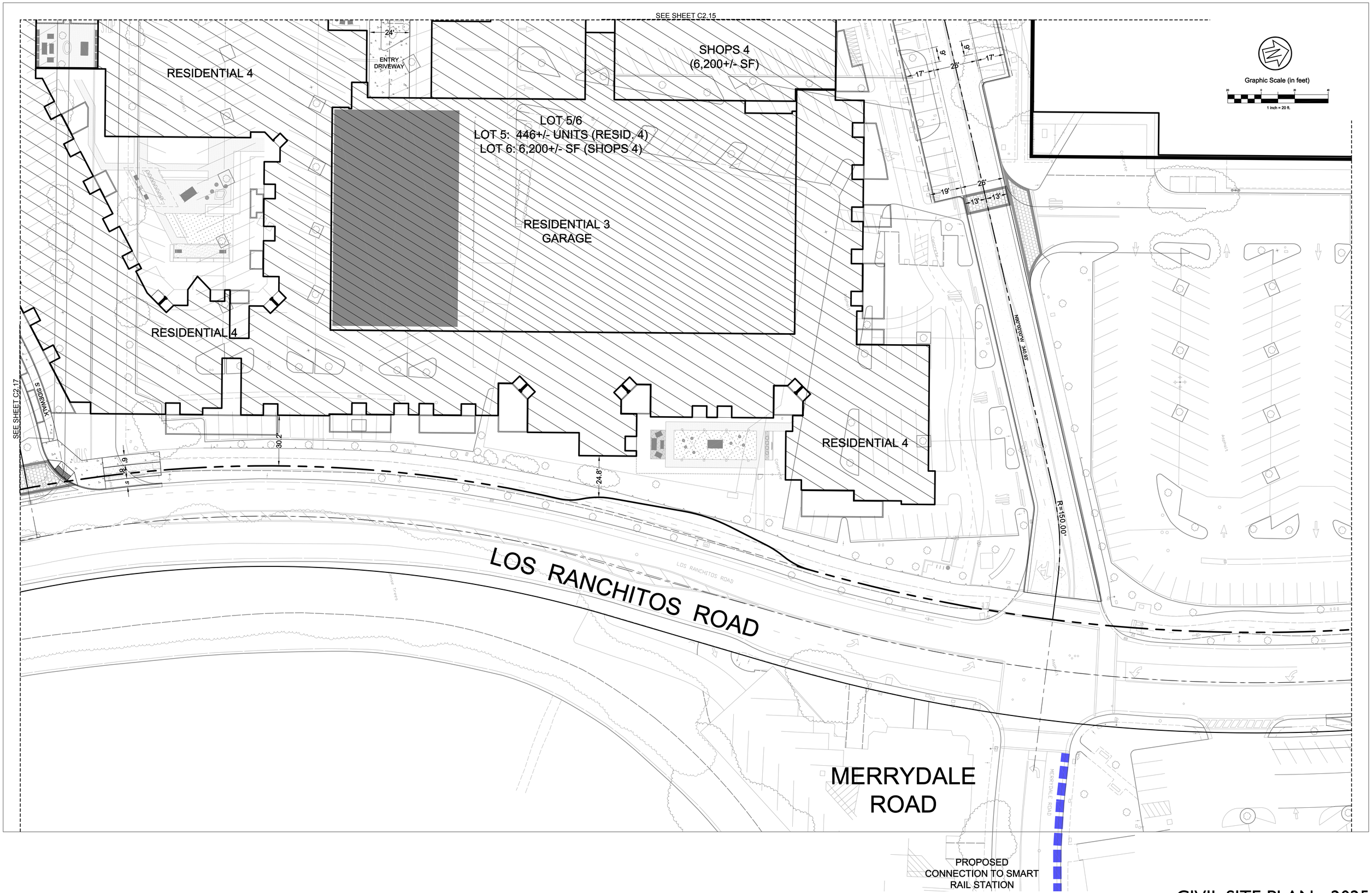
NORTHGATE TOWN SQUARE

MAY 8, 2023

OVERHEAD DESIGN

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

L-60

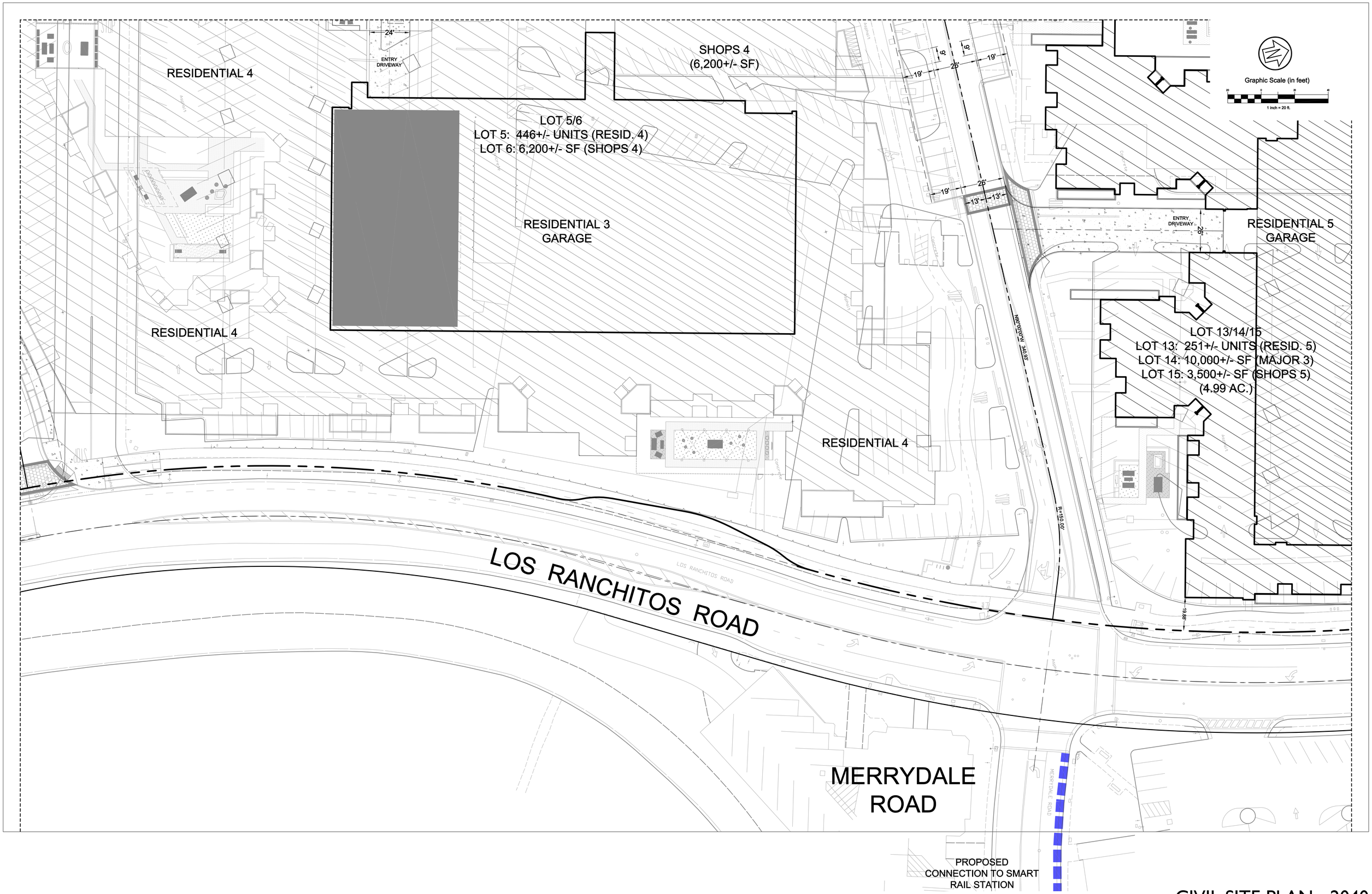


CIVIL SITE PLAN - 2025

NORTHGATE TOWN SQUARE

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

C-2.18



CIVIL SITE PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners

CSW ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

C-2.28

RESIDENTIAL 4
446+/- UNITS
FF 34.50

ENTRY
DRIVEWAY

FS 34.48

SHOPS 4
(6,200+/- SF)

(E) MACY'S

Graphic Scale (in feet)
20 0 20 40
1 inch = 20 ft.

LOT 5/6
LOT 5: 446+/- UNITS (RESID. 4)
LOT 6: 6,200+/- SF (SHOPS 4)

RESIDENTIAL 4
446+/- UNITS
FF 34.50

FG 34.48
EG 32.58

FG 34.48
EG 32.42

FG 34.48
EG 31.85

FG 34.48
EG 31.71

FG 34.48
EG 31.90

FG 34.48
EG 33.01

FG 34.48
EG 33.24

RESIDENTIAL 4
446+/- UNITS
FF 34.50

FG 34.48
EG 34.45

FG 34.48
EG 31.01

FS 29.36

TC 31.89
BSW 32.04

TC 31.85
EG 31.54

FS 31.33
EG 31.71

LOS RANCHITOS ROAD

FS 27.78

FS 28.30

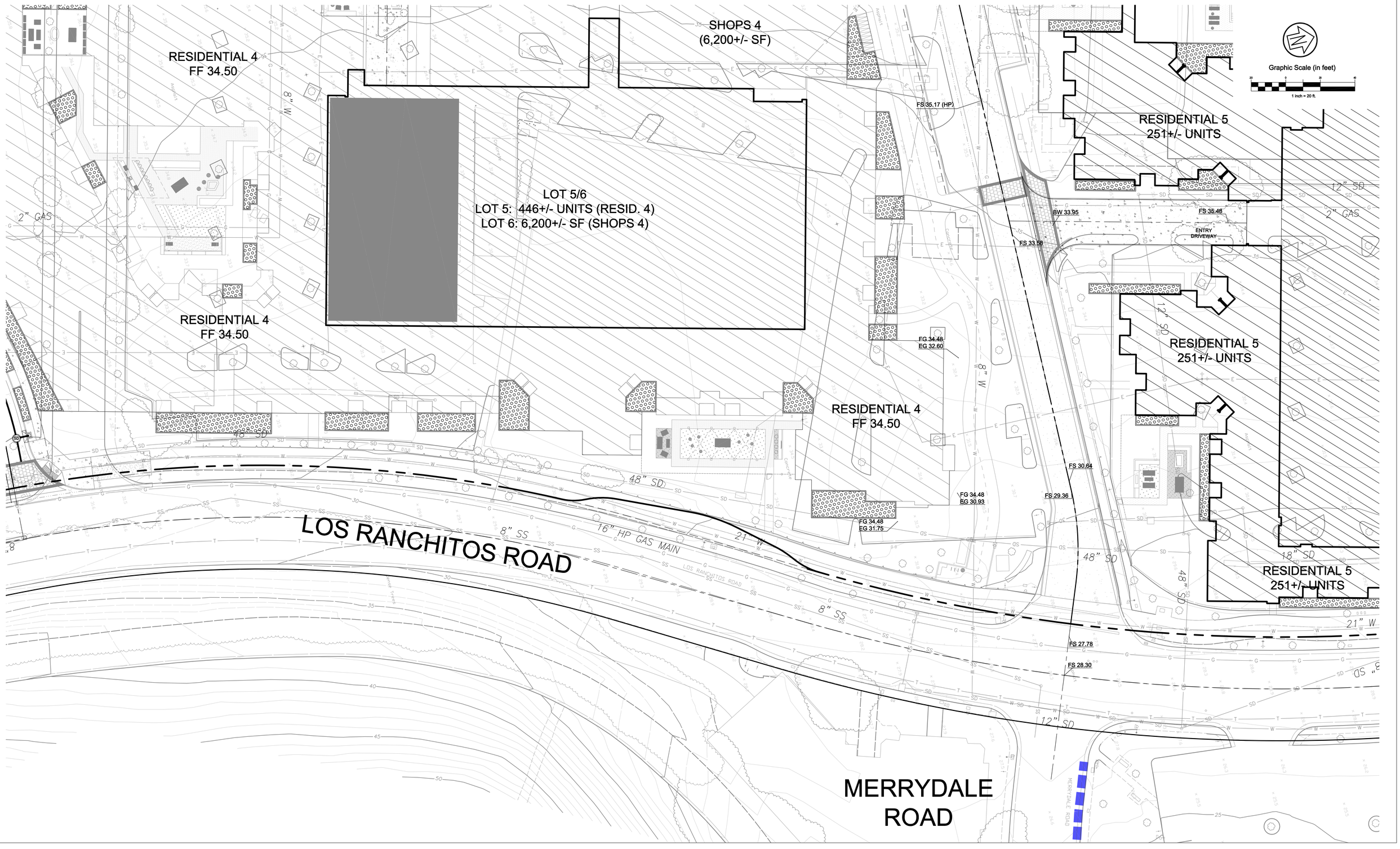
MERRYDALE
ROAD

NORTHGATE TOWN SQUARE

PRELIMINARY GRADING AND DRAINAGE PLAN - 2025

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

C-3.18

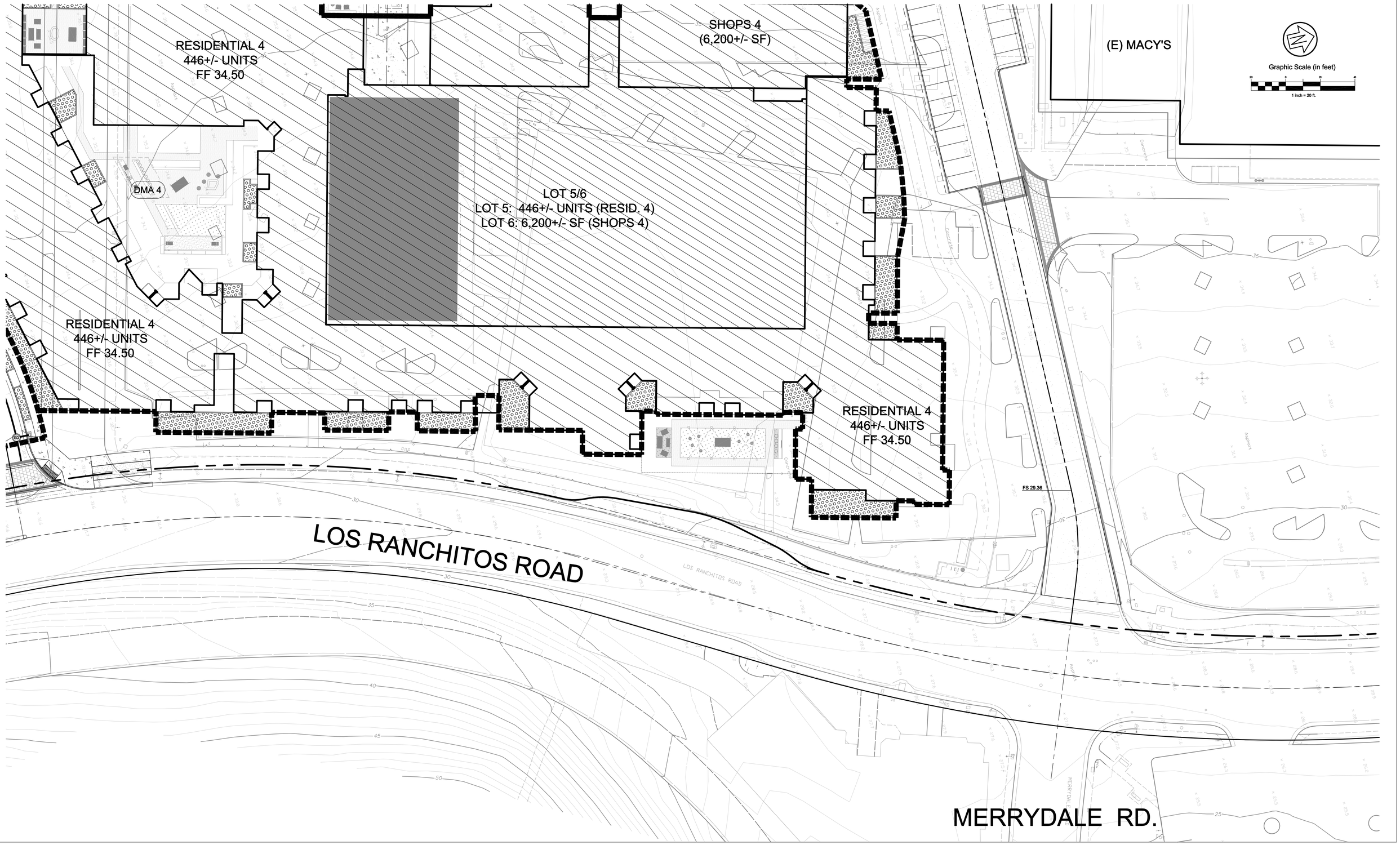


NORTHGATE TOWN SQUARE

PRELIMINARY GRADING AND DRAINAGE PLAN - 2040

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

C-3.28

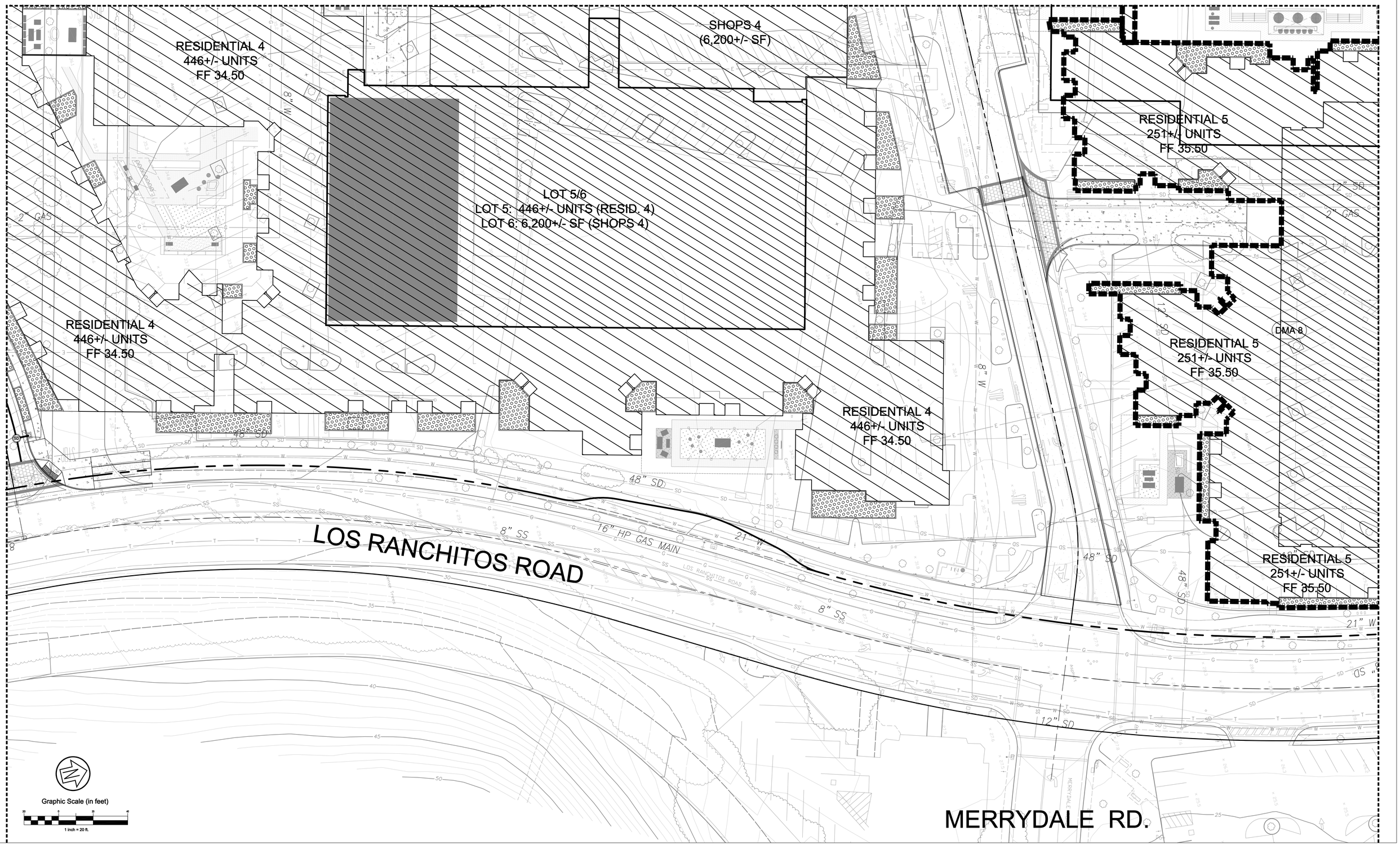


NORTHGATE TOWN SQUARE

PRELIMINARY STORMWATER CONTROL PLAN - 2025

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

C-4.18

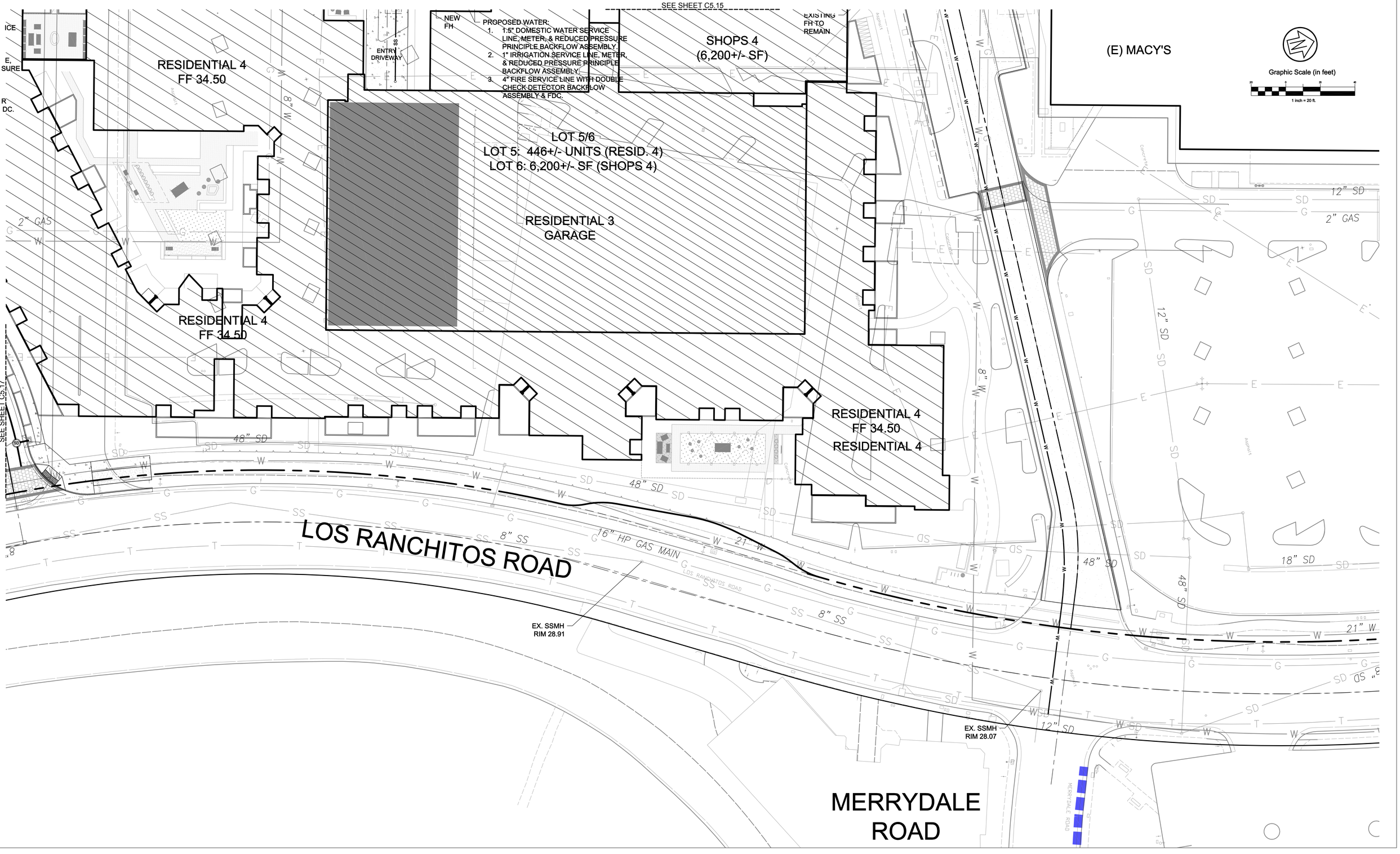


NORTHGATE TOWN SQUARE

PRELIMINARY STORMWATER CONTROL PLAN - 2040

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

C-4.28



PRELIMINARY UTILITY PLAN - 2025

NORTHGATE TOWN SQUARE

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

C-5.18

SHOPS 4
(6,400+/- SF)

RESIDENTIAL 4
FF 34.50

ENTRY
DRIVEWAY

SHOPS 4 PROPOSED WATER:
1. 1.5" DOMESTIC WATER SERVICE LINE, METER, & REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY.
2. 1" IRRIGATION SERVICE LINE, METER, & REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY.
3. 4" FIRE SERVICE LINE WITH DOUBLE CHECK DETECTOR BACKFLOW ASSEMBLY & FDC.

LOT 5/6
LOT 5: 446+/- UNITS (RESID. 4)
LOT 6: 6,400+/- SF (SHOPS 4)

RESIDENTIAL 5
268+/- UNITS

8" W

2" GAS

12" SD

RESIDENTIAL 4
FF 34.50

RESIDENTIAL 4
FF 34.50

RESIDENTIAL 5
268+/- UNITS

48" SD

48" SD

LOS RANCHITOS ROAD

8" SS

16" HP GAS MAIN

21" W

48" SD

48" SD

RESIDENTIAL 5
268+/- UNITS

18" SD

EX. SSMH
RIM 28.91

8" SS

21" W

EX. SSMH
RIM 28.07

12" SD

MERRYDALE
ROAD

Graphic Scale (in feet)
20 0 20 40
1 inch = 20 ft.

NORTHGATE TOWN SQUARE

PRELIMINARY UTILITY PLAN - 2040

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

C-5.28