PROJECT SUMMARY

Total Residential Units	1,422
Total Commercial Sq Ft.	217,520 sf

THORNDALE DRIVE
NORTHGATE DRIVE
EL FAISAN DRIVE
NOVA ALBION WAY
DEL PRESIDIO BOULEVARD
LAS GALLINAS AVENUE
LOS RANCHITOS ROAD
MERRYDALE ROAD
NORTHGATE DRIVE
LAS GALLINAS AVENUE
RESIDENTIAL PARCEL 1
±96 UNITS
473
RESIDENTIAL PARCEL 6
±249 UNITS
MAJOR 4
±23,140 SF
SHOPS 6
±5,000 SF
248
PAD 5
±5,000 SF
93
PAD 1
±8,400 SF
PAD 2
±4,300 SF
RESIDENTIAL PARCEL 2
±100 UNITS
CINEMA
±65,000 SF
SHOPS 3
±5,000 SF
135
TOWN SQUARE
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
259
PAD 3
±5,000 SF
23
SHOPS 5
±3,500 SF
MAJOR 3
±10,000 SF
PAD 4
±3,800 SF
146
LIBRARY / COMMUNITY CENTER
SHOPS 4
±6,200 SF
RESIDENTIAL PARCEL 3
±280 UNITS
RESIDENTIAL PARCEL 4
±446 UNITS
RESIDENTIAL PARCEL 5
±251 UNITS
(E) RITE-AID
±17,340 SF
61
LEGEND
SHOPS
PAD
MAJOR
CINEMA
RESIDENTIAL
RESIDENTIAL AMENITIES
COMMUNITY SPACE
STRUCTURED PARKING
SIGNALIZED INTERSECTION

SCALE 1" = 60'-0"

0 30' 60' 120' 240'

2040 VISION 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

SD-12

RESIDENTIAL PARCEL 6
±249 UNITS
PAD
PAD
RESIDENTIAL 1
±96 UNITS
PAD
RETAIL
RETAIL
CINEMA
RESIDENTIAL 2
±85 UNITS
TOWN SQUARE
PAD
PAD
RESIDENTIAL 3
±280 UNITS
RESIDENTIAL 4
±446 UNITS
RESIDENTIAL PARCEL 5
±251 UNITS
RETAIL
UP
DN
LEGEND
SHOPS
PAD
MAJOR
CINEMA
RESIDENTIAL
RESIDENTIAL AMENITIES
COMMUNITY SPACE
STRUCTURED PARKING
SIGNALIZED INTERSECTION
SCALE 1" = 60'-0"
0
30'
60'
120'
240'
N

2040 VISION PLAN - TYPICAL UPPER LEVEL

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MAY 8, 2023

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

SD-13

2040 VISION PLAN

RESIDENTIAL

EXISTING	
Total Affordable Units Provided	96 Units
Total Units	922 Units
Total Parking Provided	1,627 Stalls
Parking Ratio	1.68
Total Residential SF	1,112,856 SF
Total Residential FAR	1.67

Residential 5 (5-Story)	
Total Units	251 Units
Affordable Units Included	26 Units
Total Parking Provided	458 Stalls
Parking Ratio	1.82
Total Building Area	311,186 SF
Property Area	5.17 AC.
Total Residential FAR	1.38
Approximate Average Parapet Height	60 FT
With Elevator Penthouses & Stairs Projections up to	75 FT

Residential 6 (7-Story)	
Total Units	249 Units
Affordable Units Included	25 Units
Total Parking Provided	439 Stalls
Parking Ratio	1.76
Total Building Area	322,894 SF
Property Area	3.18 AC.
Total Residential FAR	2.33
Approximate Average Parapet Height	78 FT
With Elevator Penthouses & Stairs Projections up to	90 FT

OVERALL 2040	
Overall Unit Count	1,422 Units
Density	31.8 du/ac
Residential Pkg Ratio	1.77
Total Residential SF	1,746,936 SF
Total Residential FAR	1.70

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

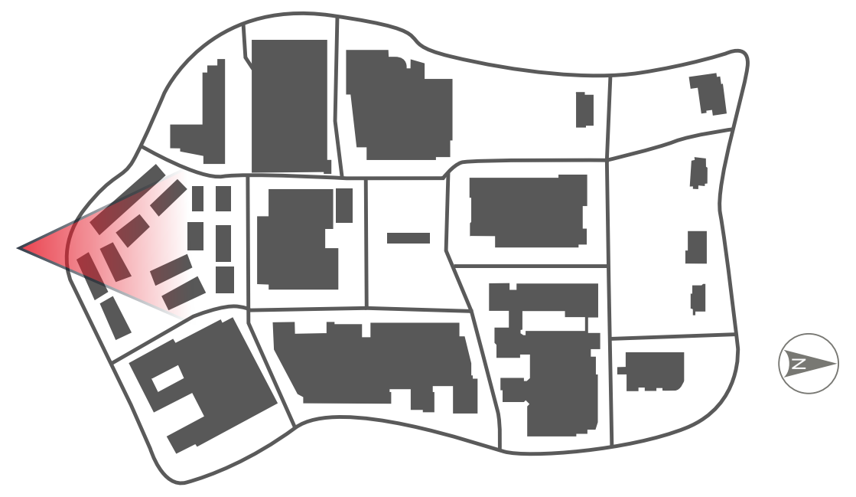
RETAIL GLA	EXISTING	DEMOLISHED	EXISTING TO REMAIN	NEW	TOTAL
MACY'S ANCHOR	254,015 sf	254,015 sf			0 sf
RITE AID PAD	17,340 sf		17,340 sf		17,340 sf
MAJOR 1	79,051 sf	79,051 sf			0 sf
(E) MALL (Incl. Major 2, Shops 2, 2A, Restaurant, Police, Management)	55,360 sf		55,360 sf		55,360 sf
MAJOR 3				10,000 sf	10,000 sf
MAJOR 4				23,140 sf	23,140 sf
CENTURY THEATER	65,000 sf		65,000 sf		65,000 sf
OUNCES	480 sf		480 sf		480 sf
SHOPS 1	6,795 sf	6,795 sf			0 sf
SHOPS 3	5,000 sf		5,000 sf		5,000 sf
SHOPS 4	6,200 sf		6,200 sf		6,200 sf
SHOPS 5				3,500 sf	3,500 sf
SHOPS 6				5,000 sf	5,000 sf
PAD 1	8,400 sf		8,400 sf		8,400 sf
PAD 2	4,300 sf		4,300 sf		4,300 sf
PAD 3				5,000 sf	5,000 sf
PAD 4				3,800 sf	3,800 sf
PAD 5				5,000 sf	5,000 sf
GLA SUBTOTALS	**501,941 sf**	**339,861 sf**	**162,080 sf**	**55,440 sf**	**217,520 sf**

ZONING / FAR CALCULATIONS	
Total Commercial Sq Ft.	217,520 sf
Entire Mall Property Sq Ft.	1,949,746 sf
Total Commercial FAR	**0.11**
Allowable Commercial FAR	**0.30**

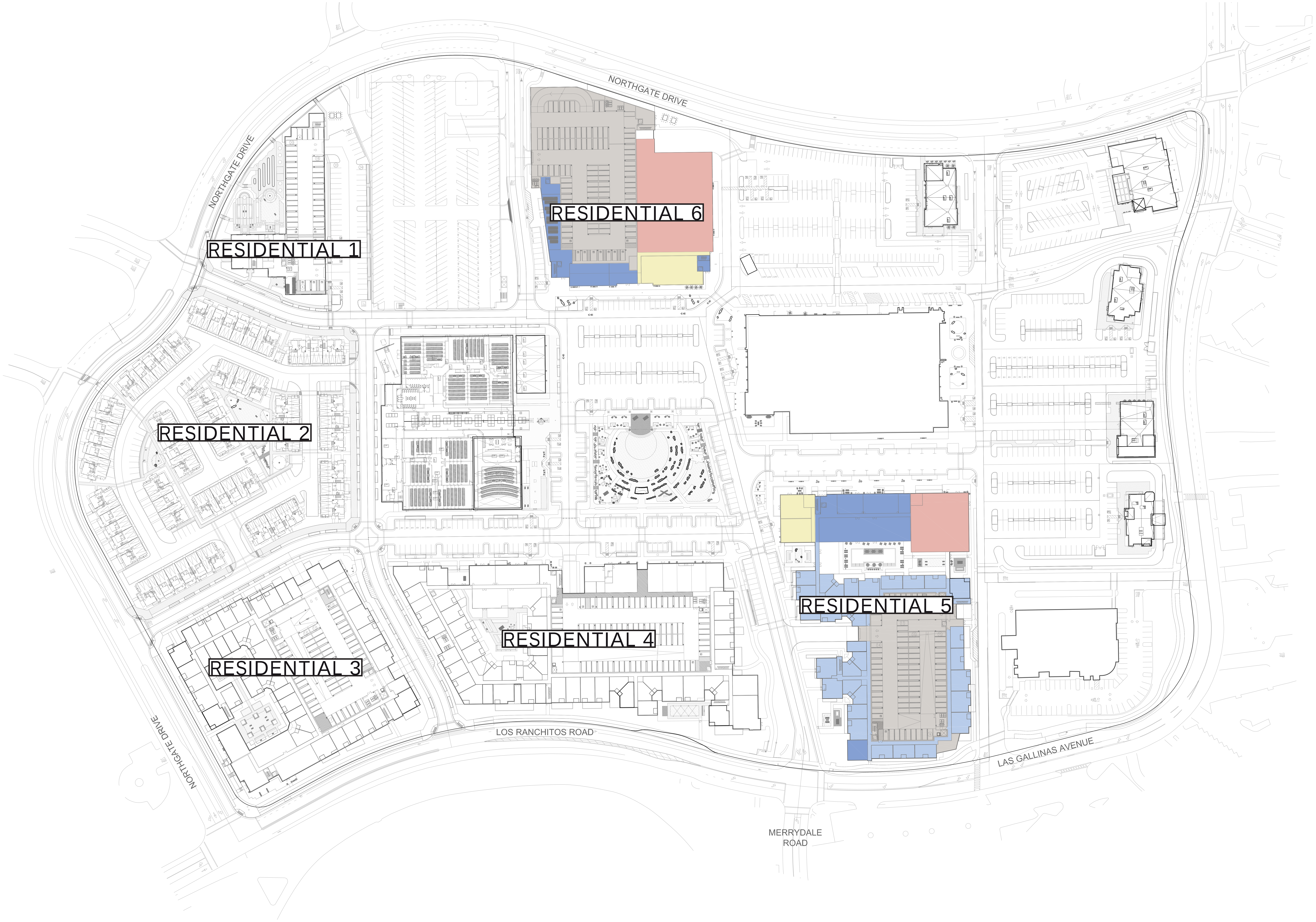
LANDSCAPE AREA CALCULATIONS	
Open Space	705,384 sf
Usable Open Space (pedestrian paving)	377,409 sf
Landscape (planting area)	327,975 sf
Landscape %	16.8%

PARKING REQUIRED	
TOTAL Surface Parking for Retail (4/1000 @ 217,820 sf)	**871 spaces**

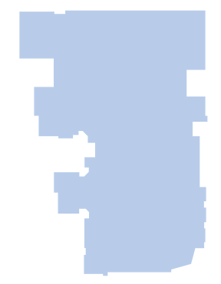
PARKING PROVIDED	
Parking Structure for Retail (-120 for RESI 6)	353 spaces
Surface Parking for Retail	965 spaces
TOTAL	**1,318 spaces**



2040 VISION PLAN - AERIAL VIEW


NORTHGATE DRIVE
NORTHGATE DRIVE
RESIDENTIAL 1
RESIDENTIAL 6
RESIDENTIAL 2
RESIDENTIAL 3
RESIDENTIAL 4
RESIDENTIAL 5
NORTHGATE DRIVE
LOS RANCHITOS ROAD
LAS GALLINAS AVENUE
MERRYDALE
ROAD

2040 RESIDENTIAL SITE MAP



RESIDENTIAL 5 - PROJECT DESCRIPTION

A 251-UNIT PROJECT CONSISTING OF A 5-STORY TYPE III-A RESIDENTIAL BUILDING SURROUNDING A 6-LEVEL TYPE I-A PARKING STRUCTURE.

RESIDENTIAL 5 - PARKING SUMMARY

UNIT TYPE	NUMBER OF UNITS	REQUIRED PARKING RATIO	STALLS REQUIRED
STUDIO	30	1	30
1 BR'S	162	1.5	243
2 BR'S	59	2	118
TOTAL UNITS	251		
STALLS REQUIRED - RESIDENTIAL			391
STALLS REQUIRED - GUEST		0.2	51
TOTAL STALLS REQUIRED		1.76	442

LEVEL	UNITS PER LEVEL	RESIDENTIAL STALLS PROVIDED		
		ASSIGNED STALLS	ADA STALLS	TOTAL STALLS PROVIDED
LEVEL 1	29	76	2	78
LEVEL 2	37	82	2	84
LEVEL 3	64	82	2	84
LEVEL 4	63	82	2	84
LEVEL 5	58	82	2	84
ROOF		42	2	44
TOTAL	251	446	12	458

EV CHARGER REQUIRED	15% OF TOTAL PARKING	69
EV CHARGER PROVIDED		69
EV READY REQUIRED	85% OF TOTAL PARKING	389
EV READY PROVIDED		389

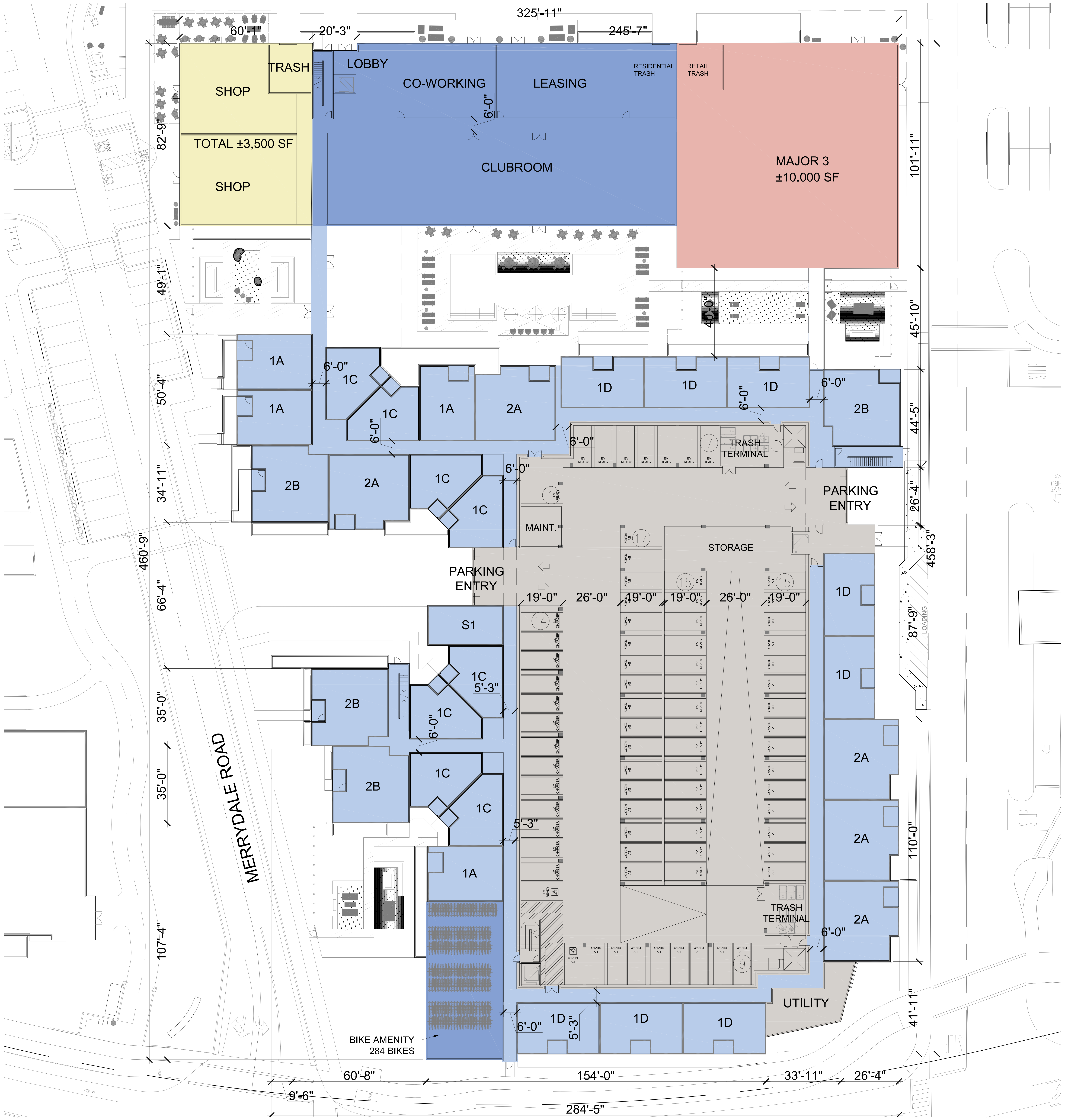
BIKE PARKING PROVIDED

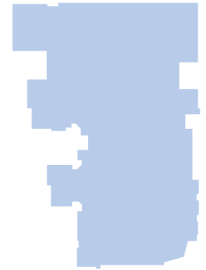
CLASS I BIKE	284	
CLASS II BIKE	SEE LANDSCAPE DRAWING	

RESIDENTIAL 5 - BUILDING SUMMARY

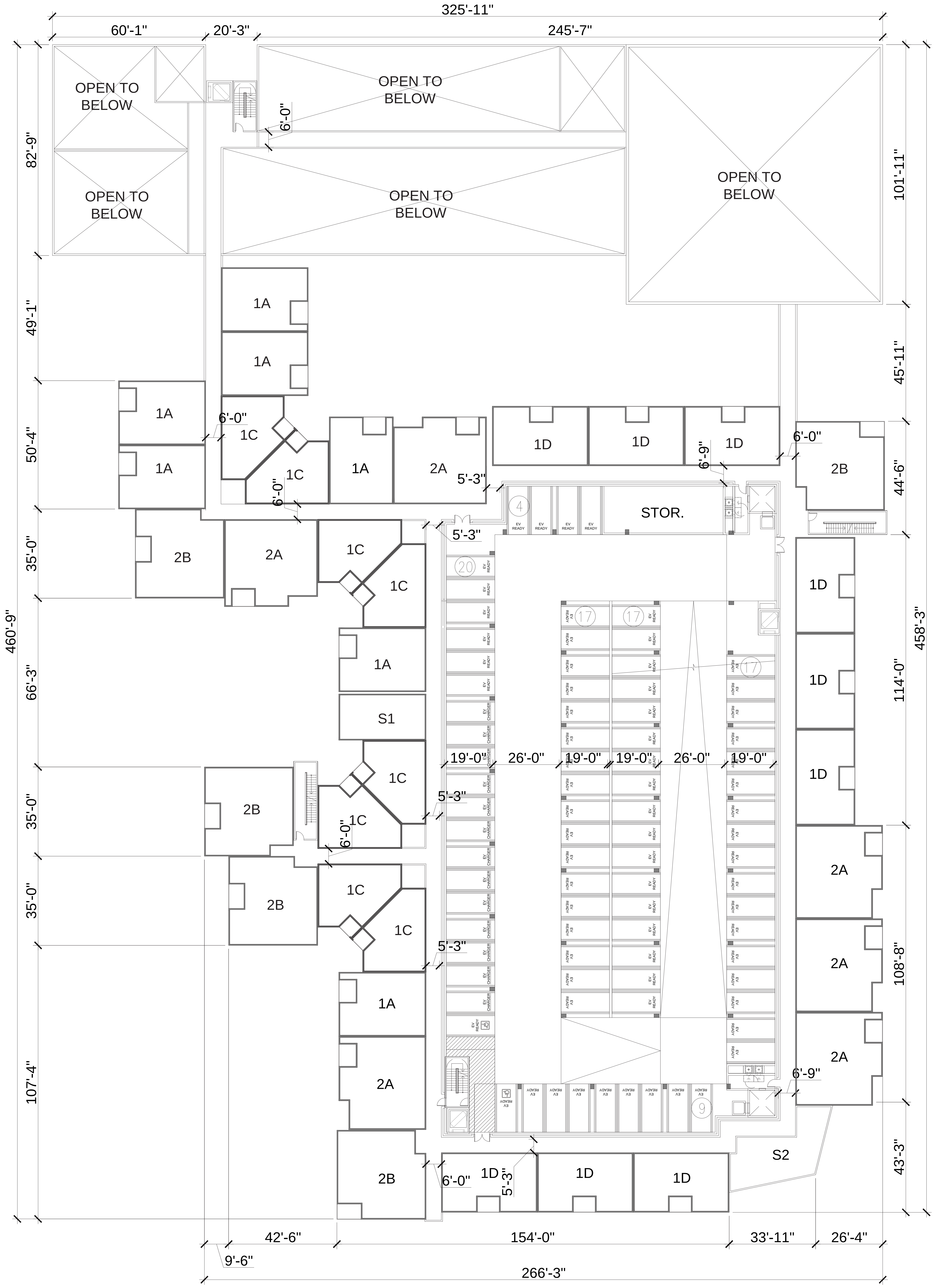
UNIT TYPE		UNIT FLOOR AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	TOTAL	TOTAL DU FLOOR AREA	UNIT TYPE TOTAL	UNIT %
STUDIO	S1	620 sf	1	1	8	8	8	26	16,120 sf	30	12%
	S2	730 sf	0	1	1	1	1	4	2,920 sf		
1 BR'S	1A	805 sf	4	7	19	19	17	66	53,130 sf	162	65%
	1C	680 sf	8	8	12	12	12	52	35,360 sf		
	1D	830 sf	8	9	9	9	9	44	36,520 sf		
2 BR'S	2A	1,150 sf	4	6	7	7	7	31	35,650 sf	59	24%
	2B	1,130 sf	4	5	8	7	4	28	31,640 sf		
TOTAL UNITS			29	37	64	63	58	251	211,340 sf	251	100%

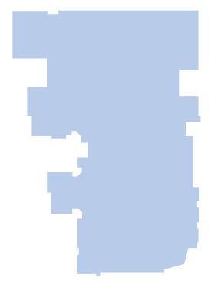
RESIDENTIAL 5 - DATA SUMMARY


325'-11"
60'-1"
20'-3"
245'-7"
TRASH
SHOP
TOTAL ±3,500 SF
SHOP
LOBBY
CO-WORKING
LEASING
RESIDENTIAL TRASH
RETAIL TRASH
6'-0"
CLUBROOM
MAJOR 3
±10.000 SF
82'-9"
101'-11"
49'-1"
40'-0"
45'-10"
1A
1A
1C
1C
6'-0"
6'-0"
1A
2A
1D
1D
1D
6'-0"
6'-0"
2B
50'-4"
44'-5"
6'-0"
TRASH TERMINAL
2B
2A
1C
1C
6'-0"
34'-11"
PARKING ENTRY
26'-4"
MAINT.
STORAGE
458'-3"
460'-9"
PARKING ENTRY
19'-0"
26'-0"
19'-0"
19'-0"
26'-0"
19'-0"
1D
66'-4"
S1
87'-9"
LOADING
1D
1C
5'-3"
2B
1C
6'-0"
35'-0"
2A
1C
2B
35'-0"
1C
5'-3"
MERRYDALE ROAD
2A
110'-0"
1A
TRASH TERMINAL
2A
6'-0"
107'-4"
UTILITY
1D
6'-0"
5'-3"
1D
1D
41'-11"
BIKE AMENITY
284 BIKES
60'-8"
154'-0"
33'-11"
26'-4"
9'-6"
284'-5"

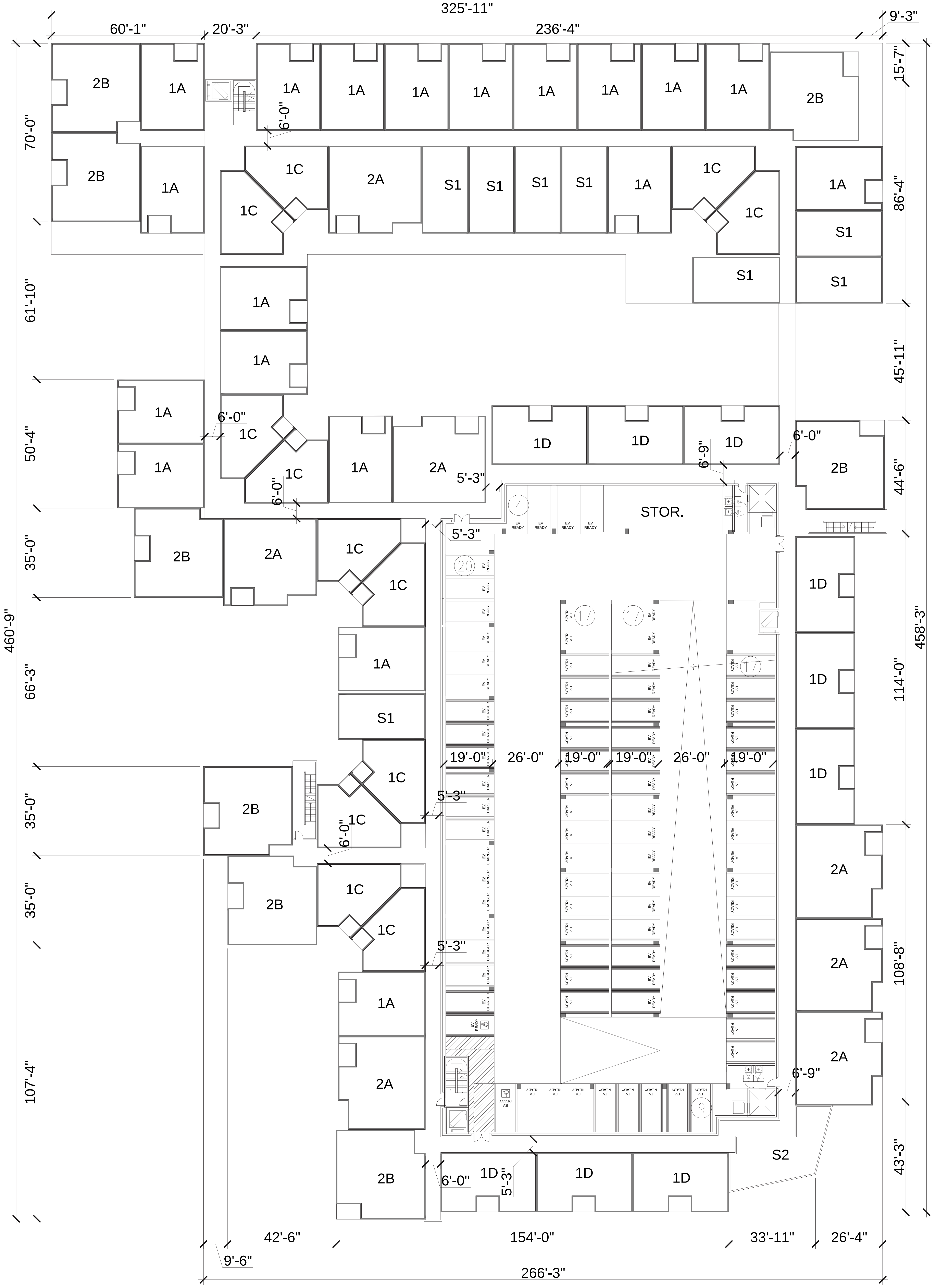


RESIDENTIAL 5 - LEVEL 1 FLOOR PLAN


325'-11"
60'-1"
20'-3"
245'-7"
OPEN TO BELOW
OPEN TO BELOW
6'-0"
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
82'-9"
101'-11"
49'-1"
45'-11"
50'-4"
44'-6"
35'-0"
460'-9"
458'-3"
66'-3"
114'-0"
35'-0"
35'-0"
107'-4"
108'-8"
43'-3"
1A
1A
1A
1A
6'-0"
1C
1C
6'-0"
1A
2A
5'-3"
1D
1D
1D
6'-9"
6'-0"
2B
STOR.
2B
2A
1C
1C
5'-3"
1D
1D
1D
1A
S1
19'-0"
26'-0"
19'-0"
19'-0"
26'-0"
19'-0"
1C
5'-3"
1C
6'-0"
2B
2B
1C
1C
5'-3"
2A
2A
2A
1A
2A
6'-9"
2B
1D
6'-0"
5'-3"
1D
1D
S2
EV READY
EV CHARGER
42'-6"
154'-0"
33'-11"
26'-4"
9'-6"
266'-3"



RESIDENTIAL 5 - LEVEL 2 FLOOR PLAN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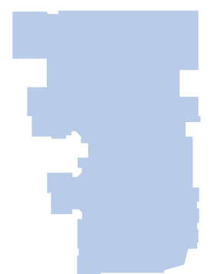
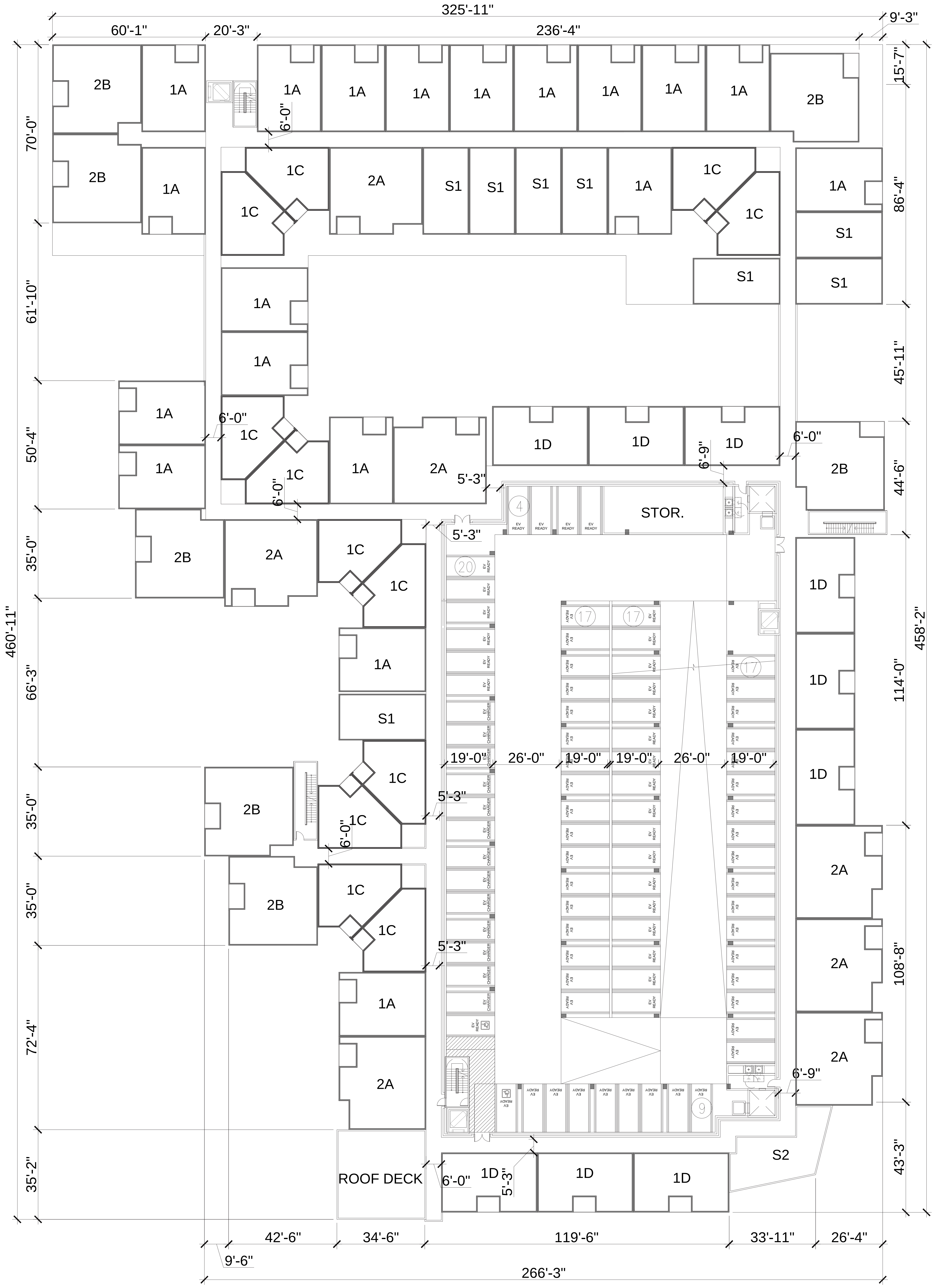
15'-7"
70'-0"
86'-4"
61'-10"
45'-11"
50'-4"
44'-6"
35'-0"
458'-3"
460'-9"
66'-3"
114'-0"
35'-0"
35'-0"
108'-8"
107'-4"
43'-3"
42'-6"
154'-0"
33'-11"
26'-4"
9'-6"
266'-3"
6'-0"
5'-3"
6'-9"
19'-0"
26'-0"
19'-0"
19'-0"
26'-0"
19'-0"
5'-3"
5'-3"
6'-0"
6'-9"
6'-0"
5'-3"
2B
1A
1A
1A
1A
1A
1A
1A
1A
1A
2B
2B
1A
1C
2A
S1
S1
S1
S1
1A
1C
1C
1C
1A
S1
S1
S1
1A
1A
1A
1C
1A
1C
1C
1A
2A
1D
1D
1D
2B
1A
STOR.
2B
2A
1C
1C
1D
1A
1D
S1
1C
1D
2B
1C
2A
2B
1C
1C
2A
1A
2A
2A
2B
1D
1D
1D
S2
EV READY
EV CHARGER
4
20
17
17
17
9



RESIDENTIAL 5 - LEVEL 3 FLOOR PLAN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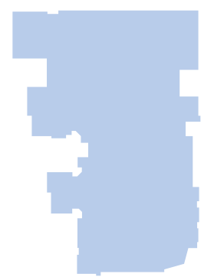
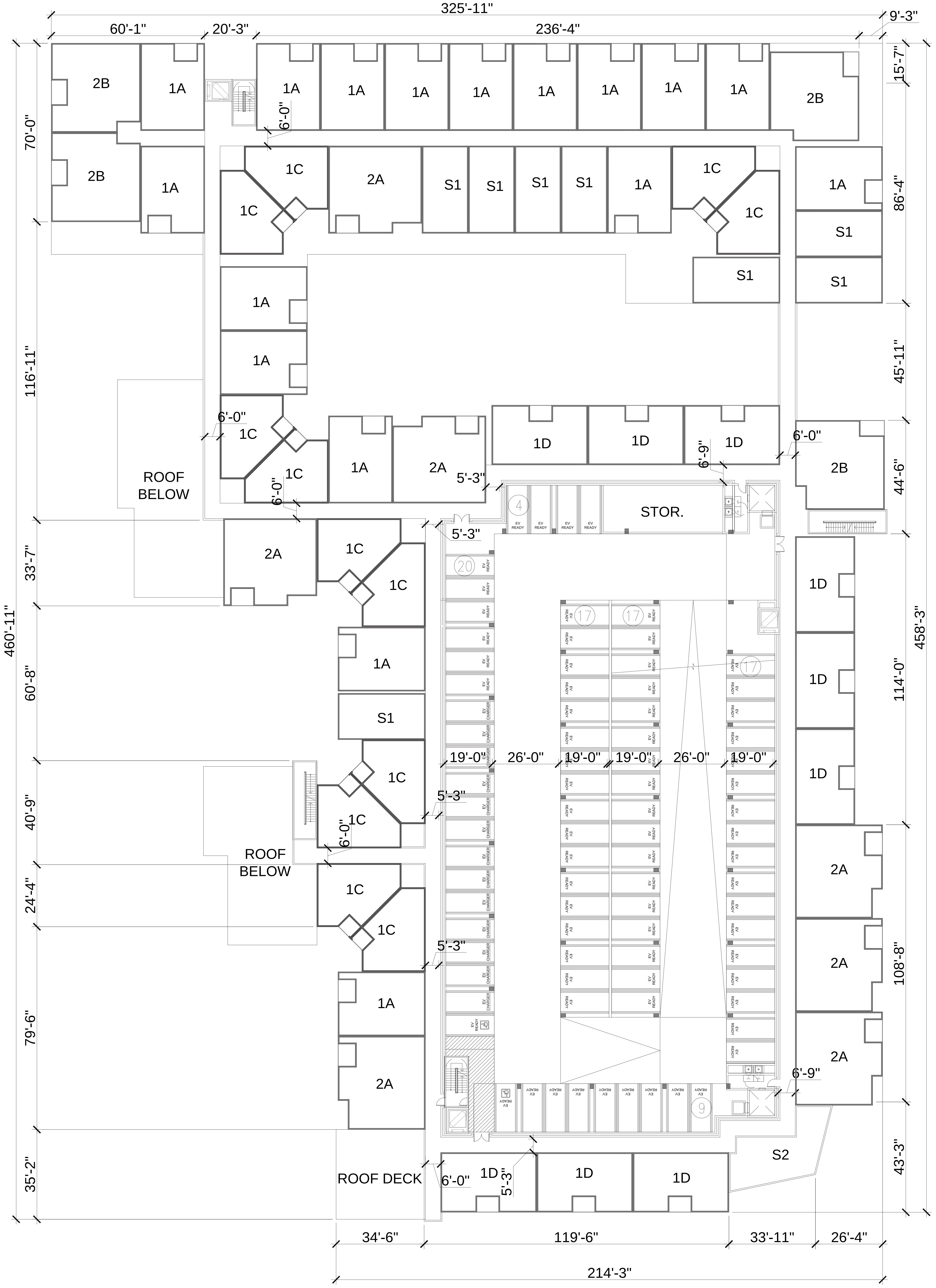
20'-3"
236'-4"
9'-3"
15'-7"
70'-0"
86'-4"
61'-10"
45'-11"
50'-4"
44'-6"
35'-0"
458'-2"
460'-11"
66'-3"
114'-0"
35'-0"
35'-0"
108'-8"
72'-4"
43'-3"
35'-2"
42'-6"
34'-6"
119'-6"
33'-11"
26'-4"
9'-6"
266'-3"
2B
1A
1A
1A
1A
1A
1A
1A
1A
1A
2B
2B
1A
1C
2A
S1
S1
S1
S1
1A
1C
1C
1C
1A
S1
S1
S1
1A
1A
1A
1A
1C
1C
1A
2A
1D
1D
1D
2B
2B
2A
1C
1C
STOR.
1D
1A
1D
S1
1C
1C
1D
2B
2B
1C
1C
2A
2A
1A
2A
2A
ROOF DECK
1D
1D
1D
S2
6'-0"
6'-0"
6'-0"
6'-0"
6'-0"
6'-0"
6'-9"
6'-9"
5'-3"
5'-3"
5'-3"
5'-3"
5'-3"
19'-0"
26'-0"
19'-0"
19'-0"
26'-0"
19'-0"
4
20
17
17
17
9
EV READY
EV CHARGER



RESIDENTIAL 5 - LEVEL 4 FLOOR PLAN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20'-3"
236'-4"
9'-3"
15'-7"
86'-4"
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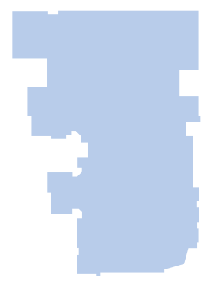
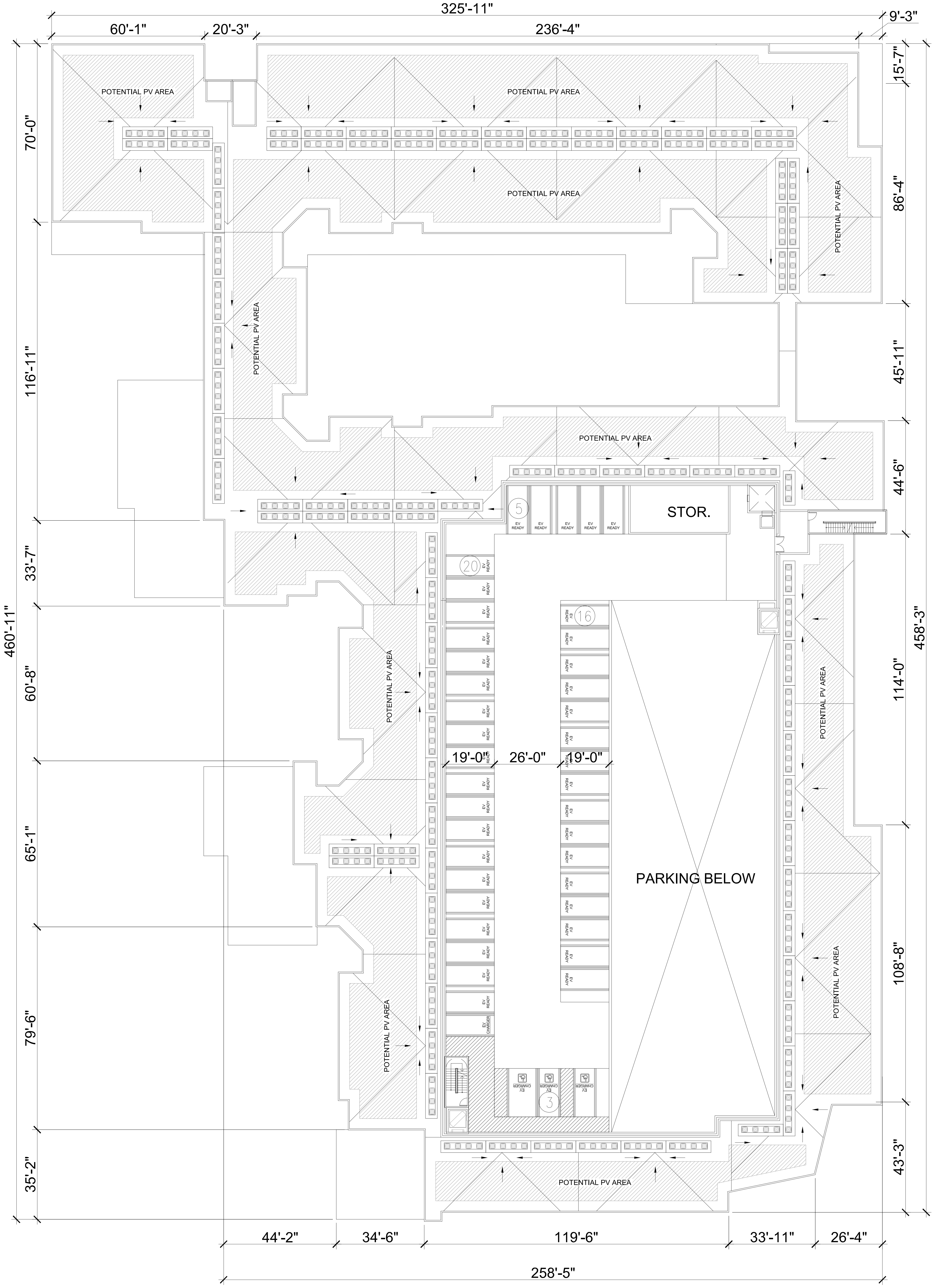
44'-6"
458'-3"
114'-0"
108'-8"
43'-3"
70'-0"
116'-11"
33'-7"
460'-11"
60'-8"
40'-9"
24'-4"
79'-6"
35'-2"
34'-6"
119'-6"
33'-11"
26'-4"
214'-3"
2B
1A
2B
1A
1A
1A
1A
1A
1A
1A
1A
1A
2B
6'-0"
1C
1C
2A
S1
S1
S1
S1
1A
1C
1C
1A
S1
S1
S1
1A
1A
6'-0"
1C
1C
1A
2A
5'-3"
1D
1D
1D
6'-9"
6'-0"
2B
ROOF BELOW
6'-0"
STOR.
5'-3"
2A
1C
1C
1D
1A
1D
S1
1D
19'-0"
26'-0"
19'-0"
19'-0"
26'-0"
19'-0"
1C
5'-3"
1C
6'-0"
ROOF BELOW
2A
1C
1C
5'-3"
2A
1A
2A
2A
6'-9"
S2
ROOF DECK
6'-0"
1D
5'-3"
1D
1D
EV READY
EV CHARGER



RESIDENTIAL 5 - LEVEL 5 FLOOR PLAN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20'-3"
236'-4"
9'-3"
15'-7"
86'-4"
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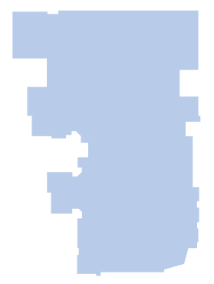
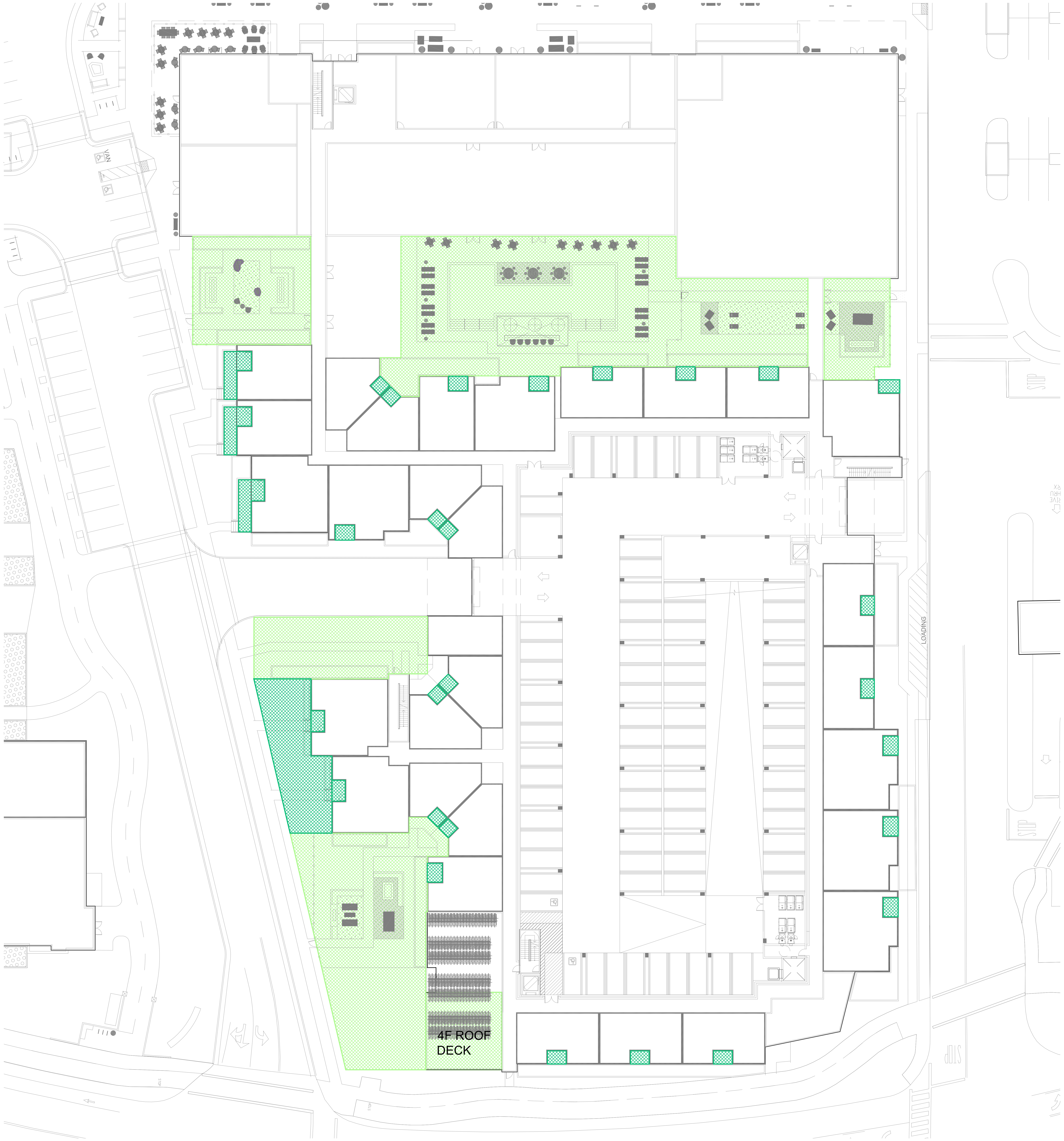
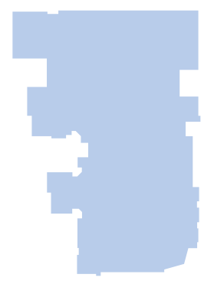
44'-6"
458'-3"
114'-0"
108'-8"
43'-3"
70'-0"
116'-11"
460'-11"
33'-7"
60'-8"
65'-1"
79'-6"
35'-2"
44'-2"
34'-6"
119'-6"
33'-11"
26'-4"
258'-5"
19'-0"
26'-0"
19'-0"
POTENTIAL PV AREA
STOR.
PARKING BELOW
EV READY
5
20
16
3



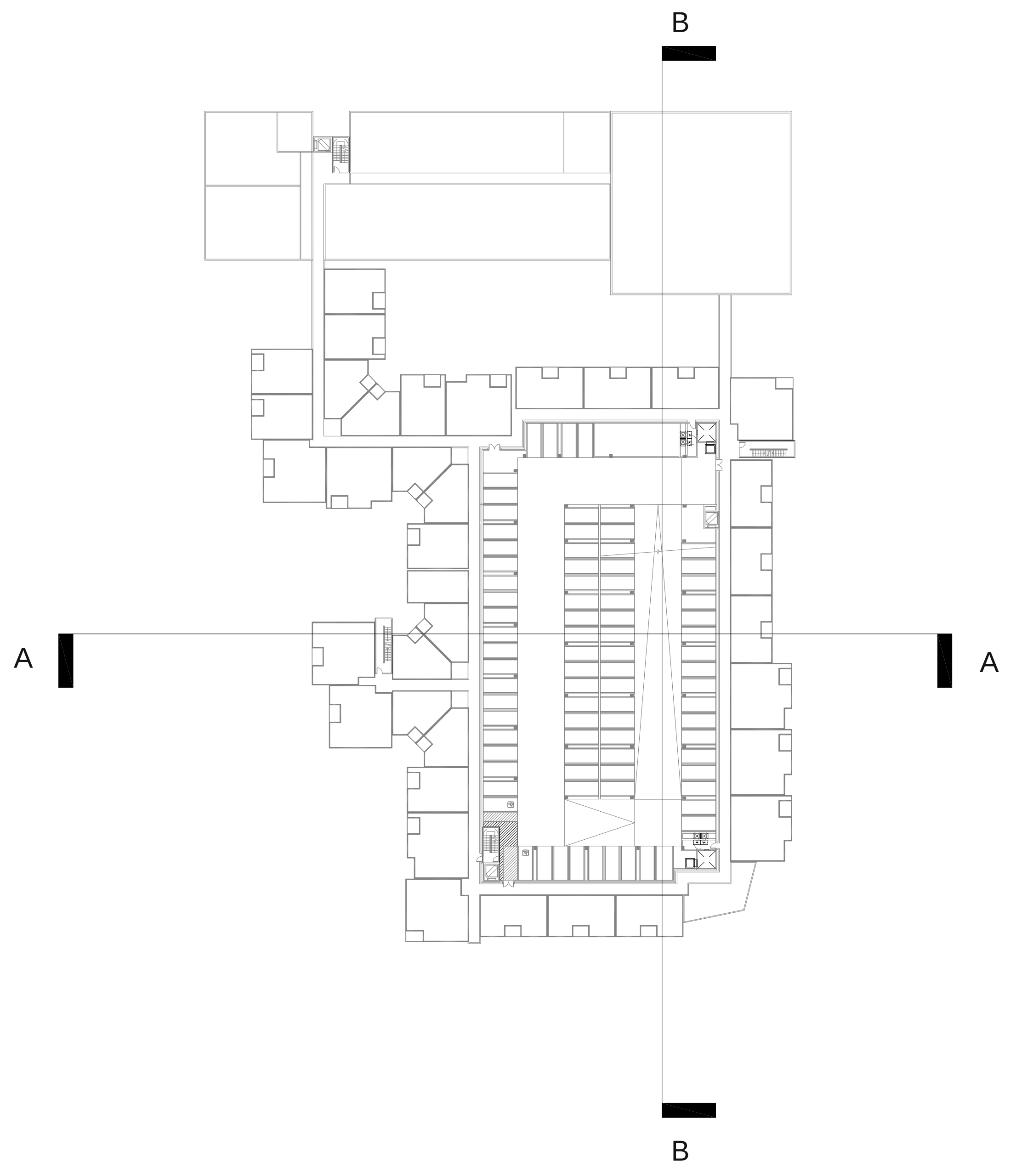
RESIDENTIAL 5 - ROOF PLAN

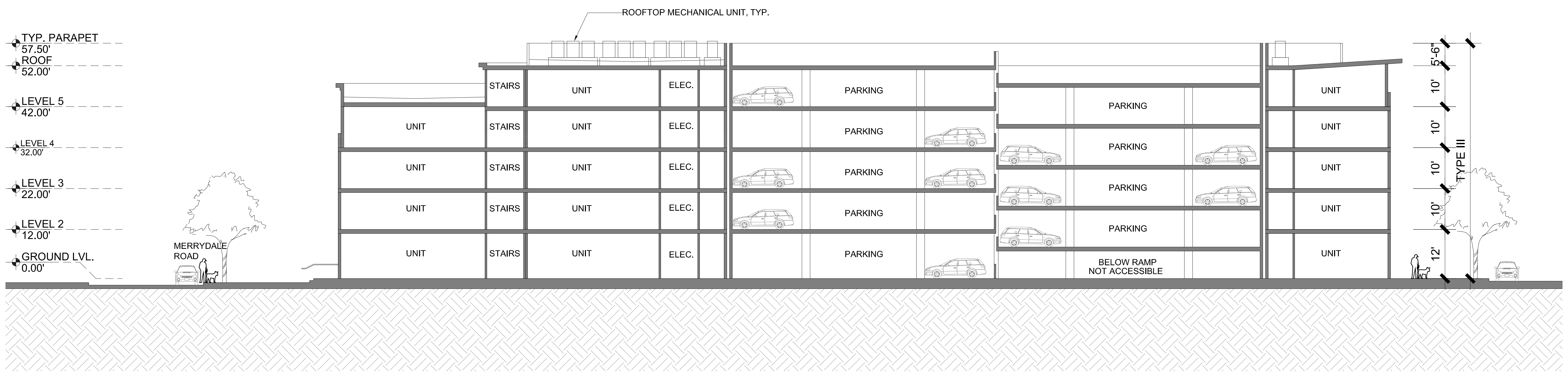




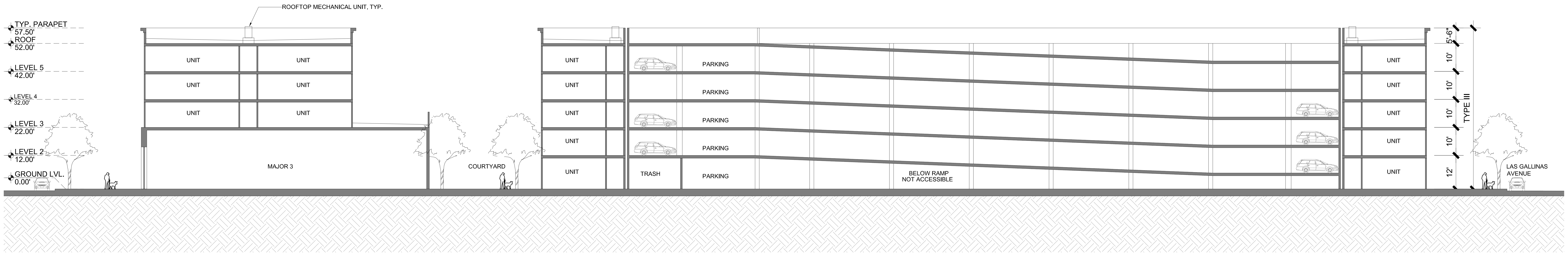
RESIDENTIAL 5 - USABLE OUTDOOR AREA	
MIN. USABLE OUTDOOR AREA (COMMON AND PRIVATE) PER UNIT	150 sf
TOTAL USABLE OUTDOOR AREA REQUIRED	37,650 sf
COMMON USABLE OUTDOOR AREA PROVIDED	23,065 sf
PRIVATE USABLE OUTDOOR AREA PROVIDED	14,773 sf
TOTAL USABLE OUTDOOR AREA PROVIDED	37,838 sf

RESIDENTIAL 5 - USABLE OPEN SPACE PLAN



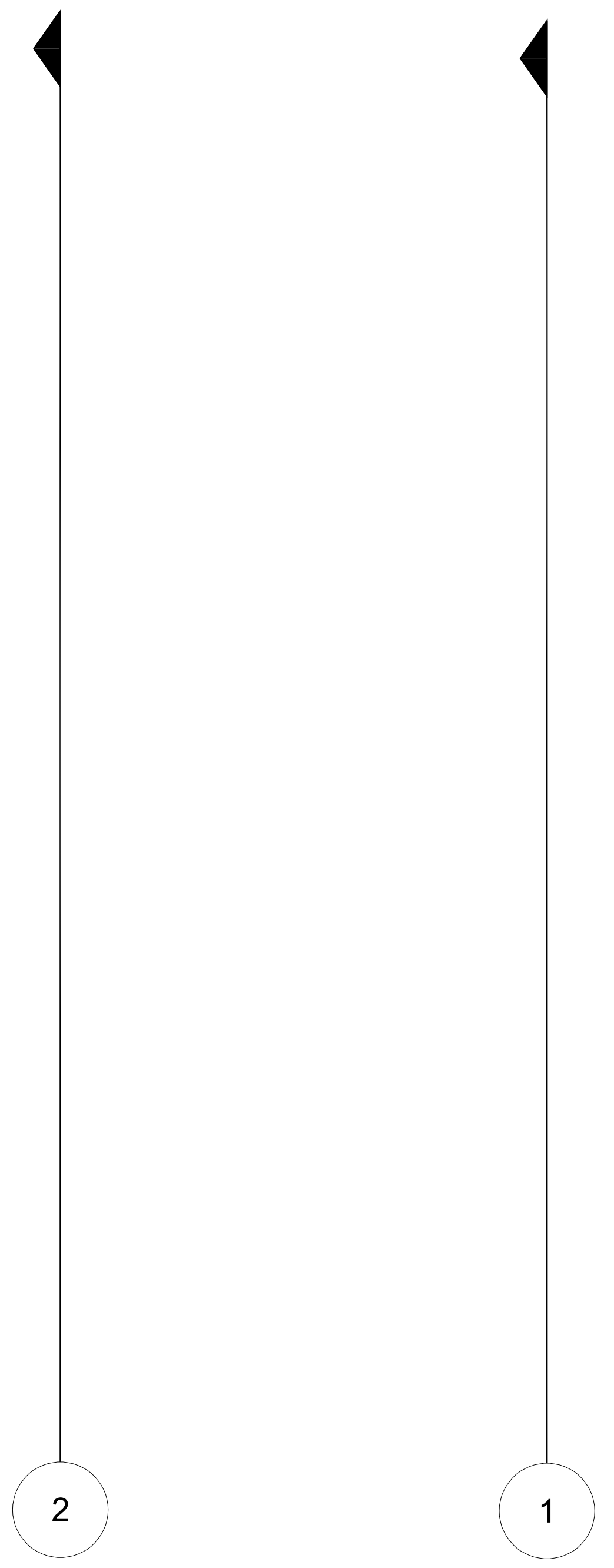

ROOFTOP MECHANICAL UNIT, TYP.
TYP. PARAPET
57.50'
ROOF
52.00'
LEVEL 5
42.00'
LEVEL 4
32.00'
LEVEL 3
22.00'
LEVEL 2
12.00'
GROUND LVL.
0.00'
MERRYDALE ROAD
UNIT
STAIRS
ELEC.
PARKING
BELOW RAMP NOT ACCESSIBLE
5'-6"
10'
10'
10'
10'
12'
TYPE III

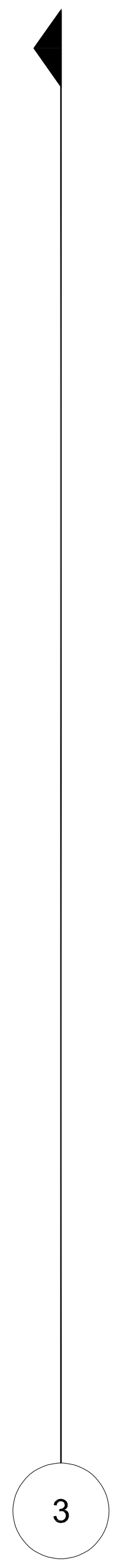
SECTION A-A

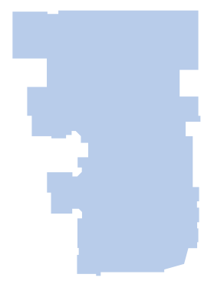

ROOFTOP MECHANICAL UNIT, TYP.
TYP. PARAPET
57.50'
ROOF
52.00'
LEVEL 5
42.00'
LEVEL 4
32.00'
LEVEL 3
22.00'
LEVEL 2
12.00'
GROUND LVL.
0.00'
UNIT
MAJOR 3
COURTYARD
TRASH
PARKING
BELOW RAMP NOT ACCESSIBLE
LAS GALLINAS AVENUE
5'-6"
10'
10'
10'
10'
12'
TYPE III

SECTION B-B

RESIDENTIAL 5 - BUILDING SECTIONS





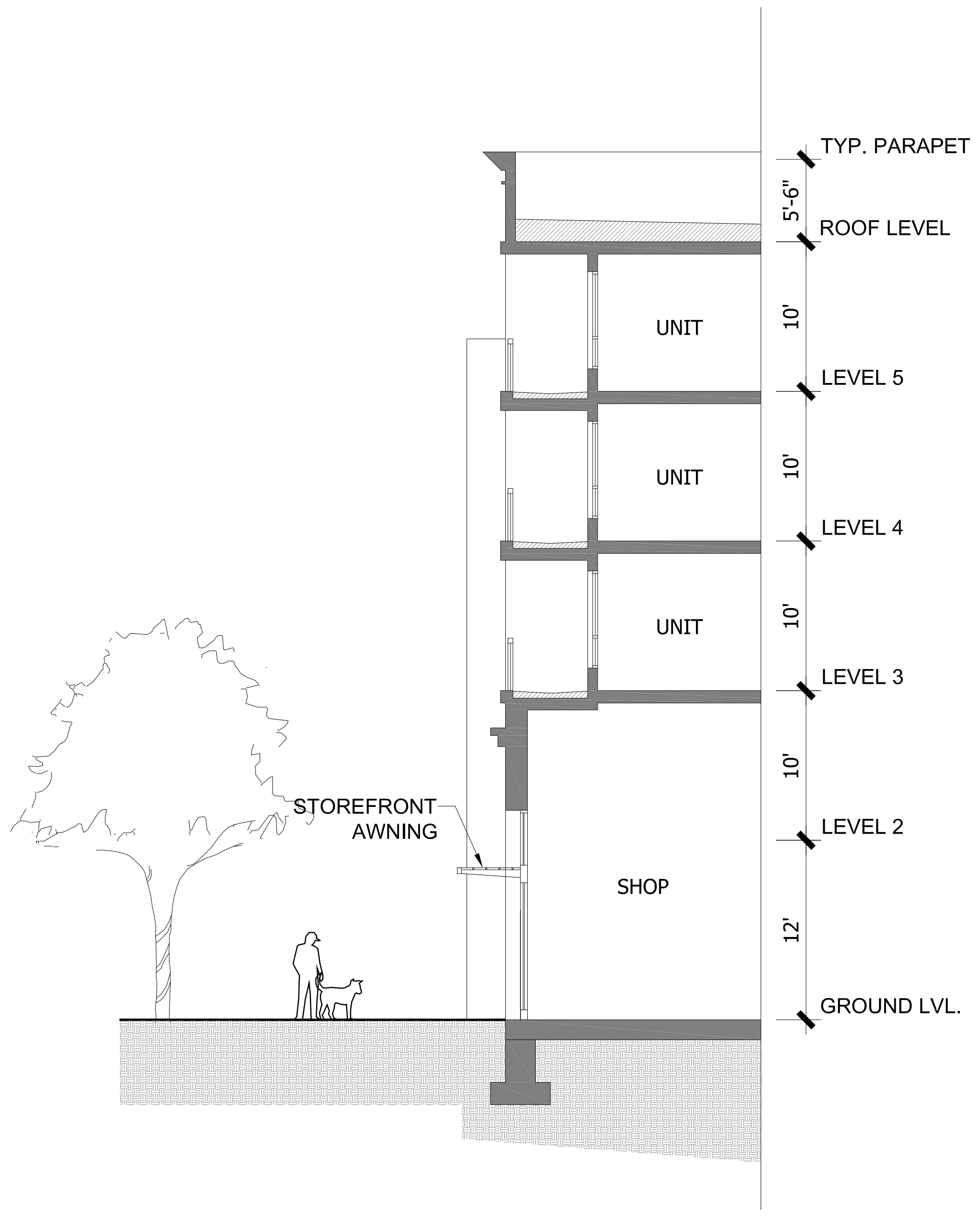


4 VIEW FROM TOWNSQUARE

N.T.S.

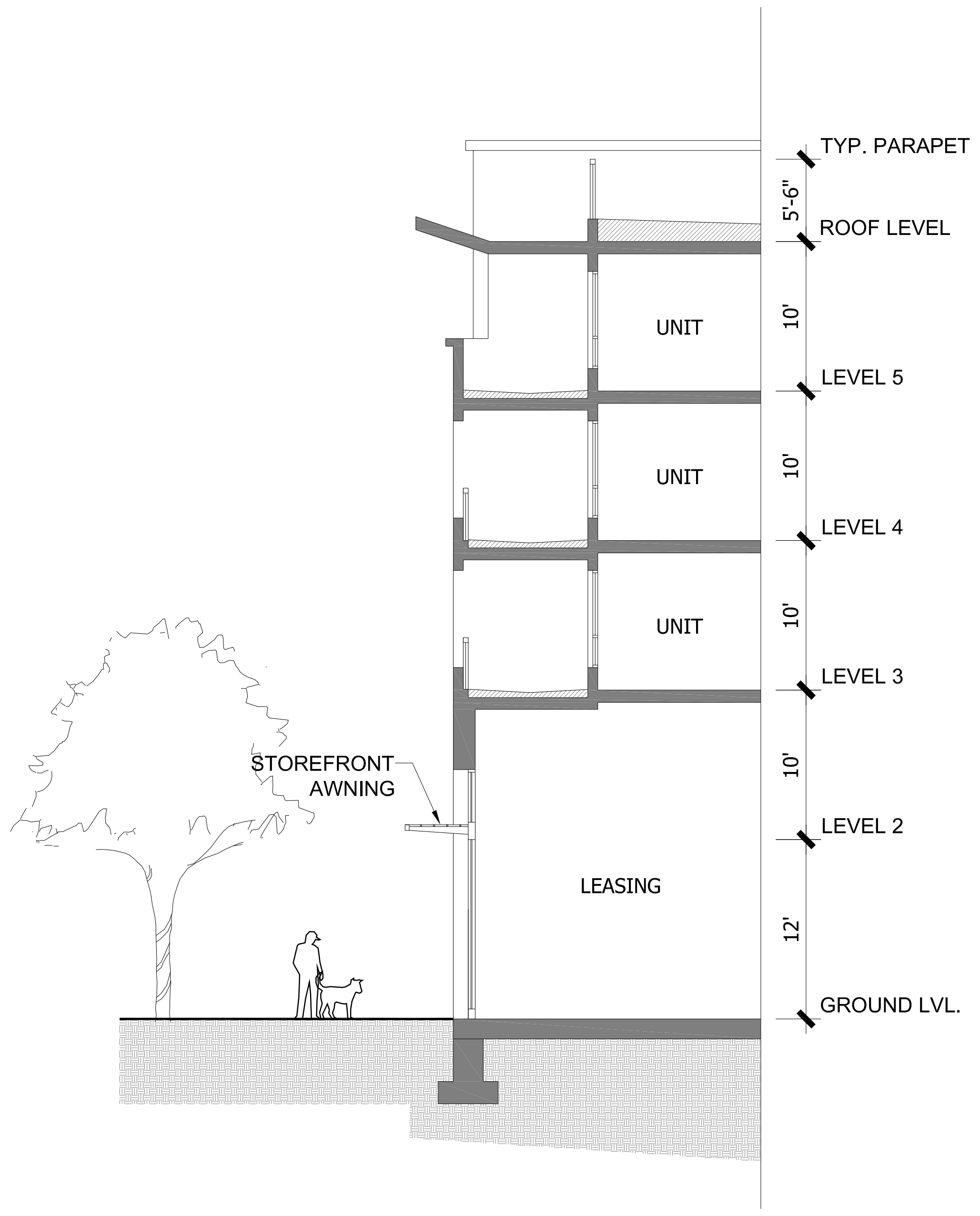
5 INTERSECTION OF MERRYDALE RD. & LAS GALLINAS AVE

N.T.S.


TYP. PARAPET
5'-6"
ROOF LEVEL
10'
UNIT
LEVEL 5
10'
UNIT
LEVEL 4
10'
UNIT
LEVEL 3
10'
LEVEL 2
STOREFRONT AWNING
SHOP
12'
GROUND LVL.

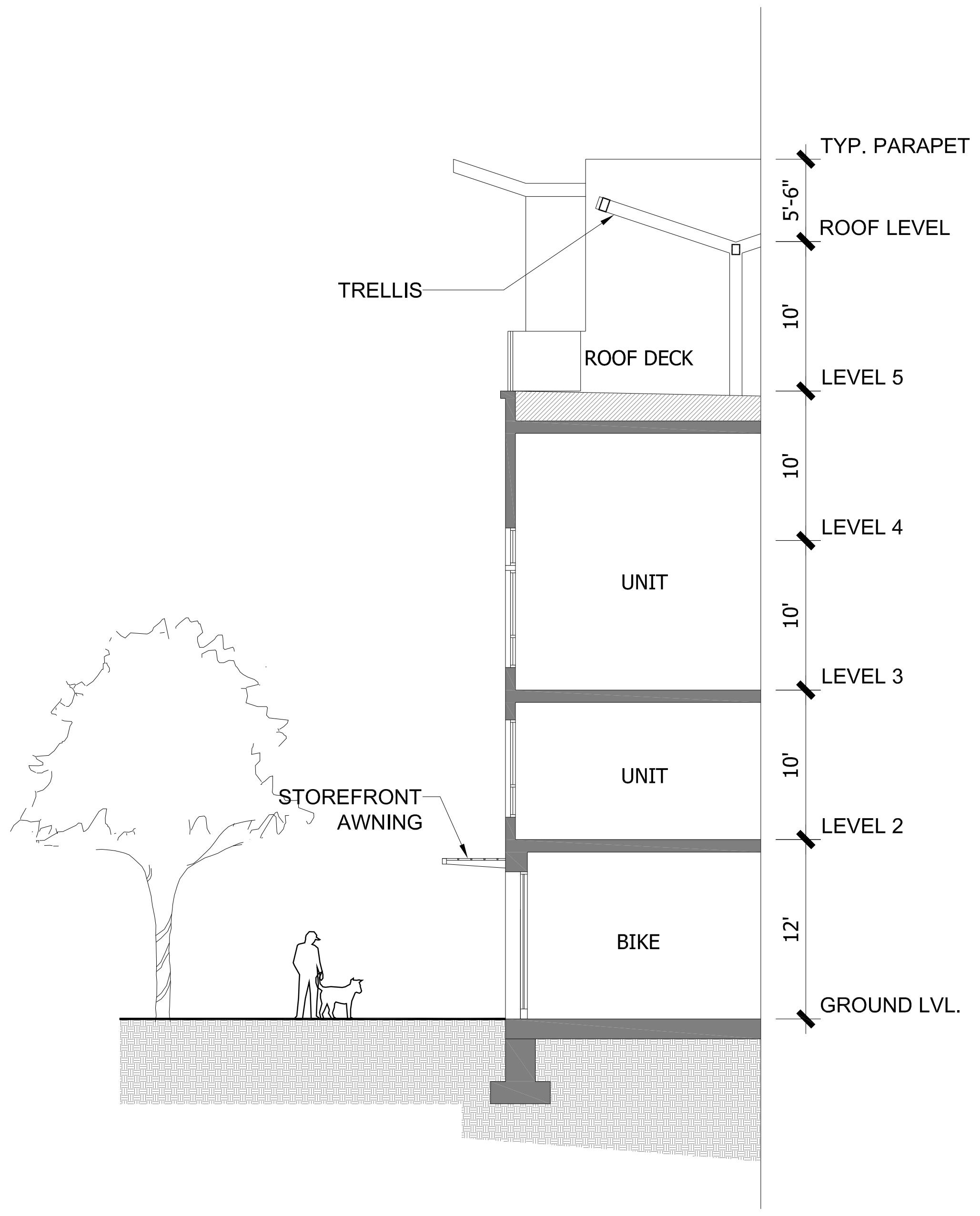
1 TYPICAL WALL SECTION A

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


TYP. PARAPET
5'-6"
ROOF LEVEL
10'
UNIT
LEVEL 5
10'
UNIT
LEVEL 4
10'
UNIT
LEVEL 3
10'
LEVEL 2
STOREFRONT AWNING
LEASING
12'
GROUND LVL.

2 TYPICAL WALL SECTION B

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

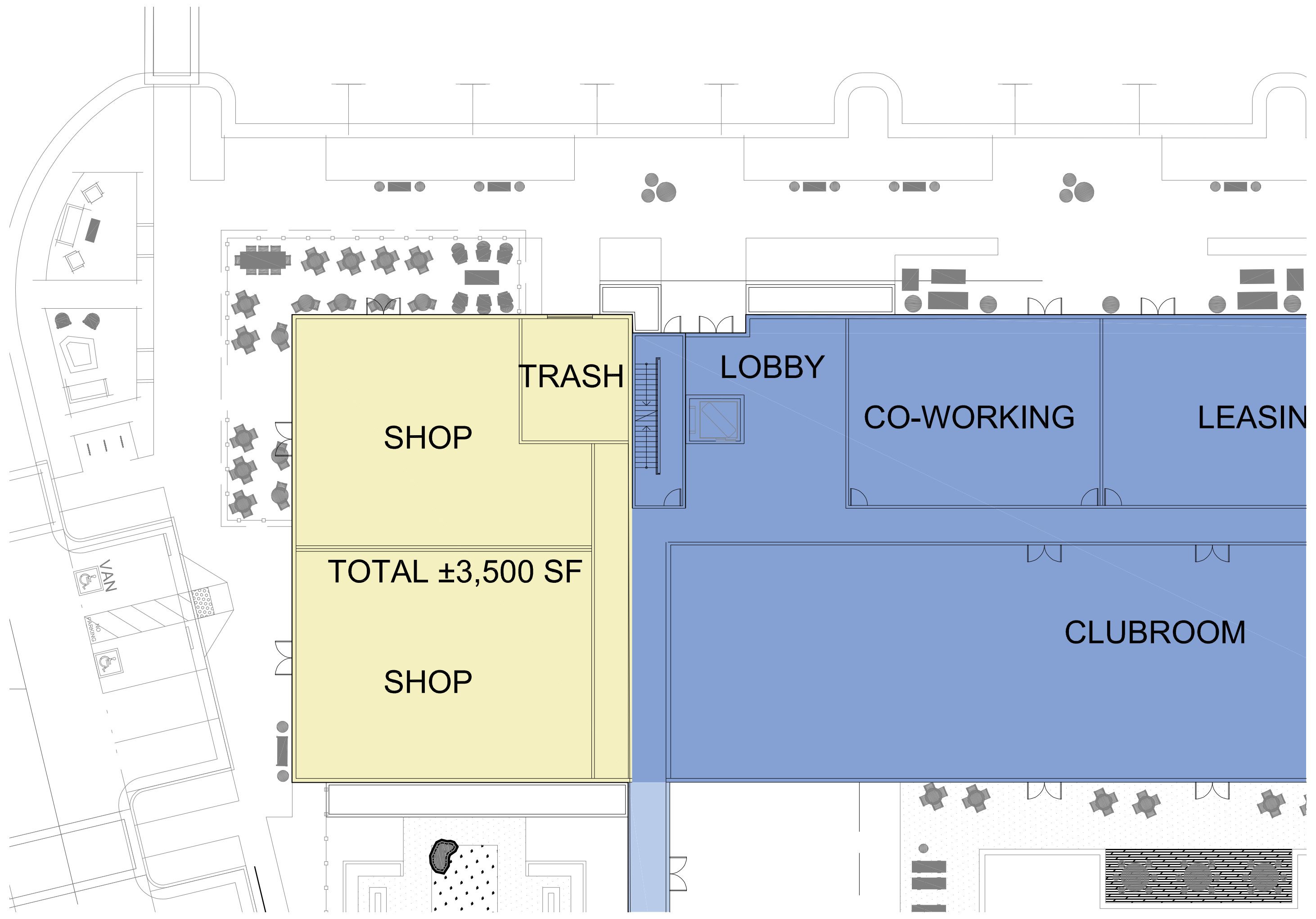

TYP. PARAPET
5'-6"
ROOF LEVEL
TRELLIS
10'
ROOF DECK
LEVEL 5
10'
LEVEL 4
UNIT
10'
LEVEL 3
10'
UNIT
STOREFRONT AWNING
LEVEL 2
BIKE
12'
GROUND LVL.

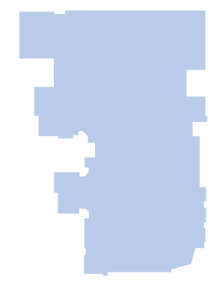
3 TYPICAL WALL SECTION B

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

- (C3) NICHIHA - VINTAGEWOOD REDWOOD
- (D2) BELDEN BRICK 481-483 SMOOTH
- (F1) CEMENT PLASTER SW 6070 HERON PLUME
- (F2) CEMENT PLASTER SW 9163 TIN LIZZIE
- (F3) CEMENT PLASTER SW 7069 IRON ORE
- (F5) CEMENT PLASTER SW 6074 SPALDING GRAY
- (F6) CEMENT PLASTER SW 6006 BLACK BEAN
- (F8) CEMENT PLASTER SW 6361 AUTUMNAL
- (F9) CEMENT PLASTER SW 6508 SECURE BLUE
- (G1) GUARDRAIL
- (G3) GUARDRAIL
- (H2) CANOPY
- (L1) WALL MOUNTED LIGHT FIXTURE
- (M1) BANNER SIGN BY OTHERS

RESIDENTIAL 5 - BUILDING WALL SECTIONS


TRASH
SHOP
LOBBY
CO-WORKING
LEASIN
TOTAL ±3,500 SF
SHOP
CLUBROOM
VAN



C3 NICHIHA - VINTAGEWOOD REDWOOD

D2 BELDEN BRICK 481-483 SMOOTH

F1 CEMENT PLASTER SW 6070 HERON PLUME

F2 CEMENT PLASTER SW 9163 TIN LIZZIE

F3 CEMENT PLASTER SW 7069 IRON ORE

F5 CEMENT PLASTER SW 6074 SPALDING GRAY

F6 CEMENT PLASTER SW 6006 BLACK BEAN

F8 CEMENT PLASTER SW 6361 AUTUMNAL

F9 CEMENT PLASTER SW 6508 SECURE BLUE

G1 GUARDRAIL

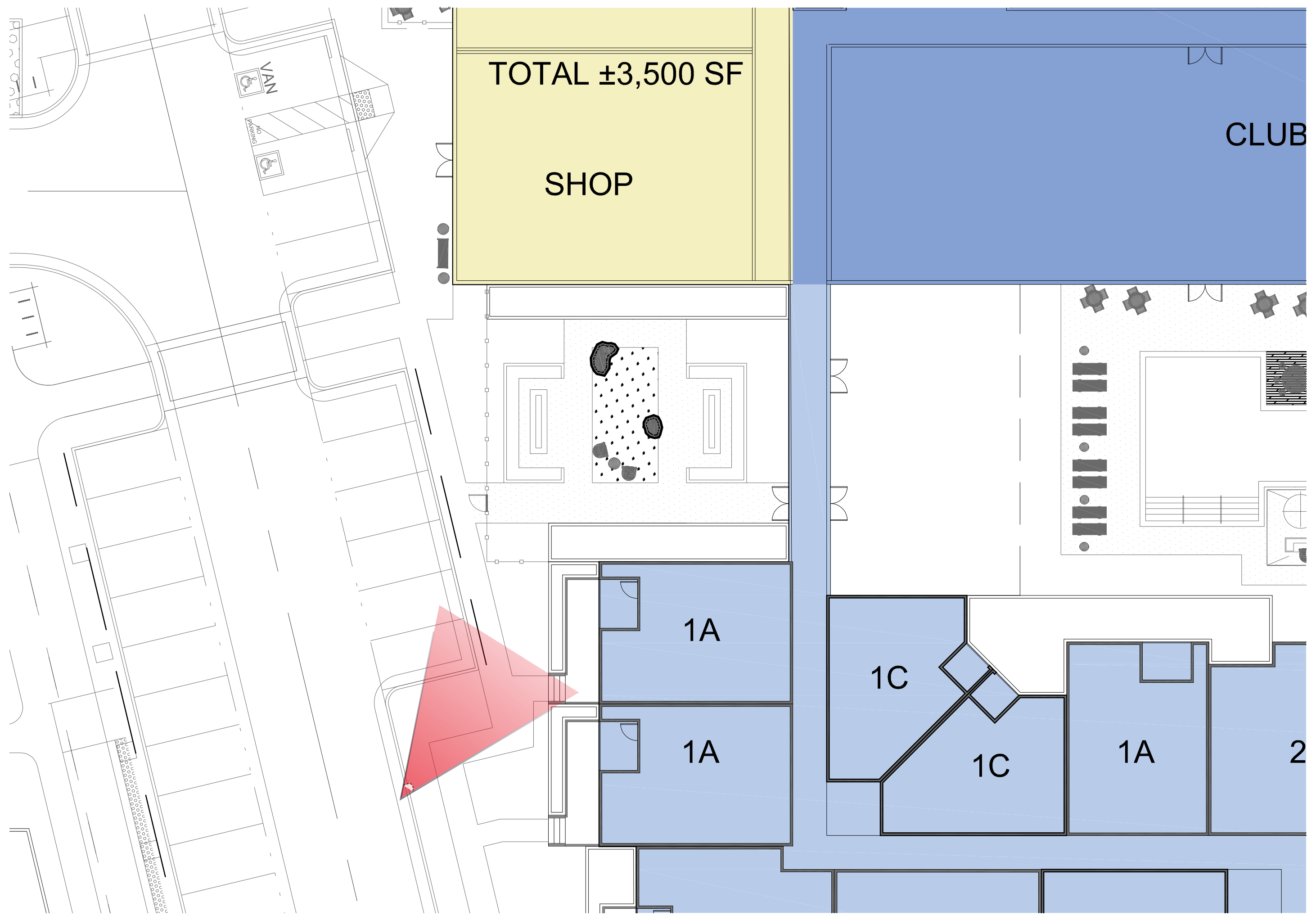
G3 GUARDRAIL

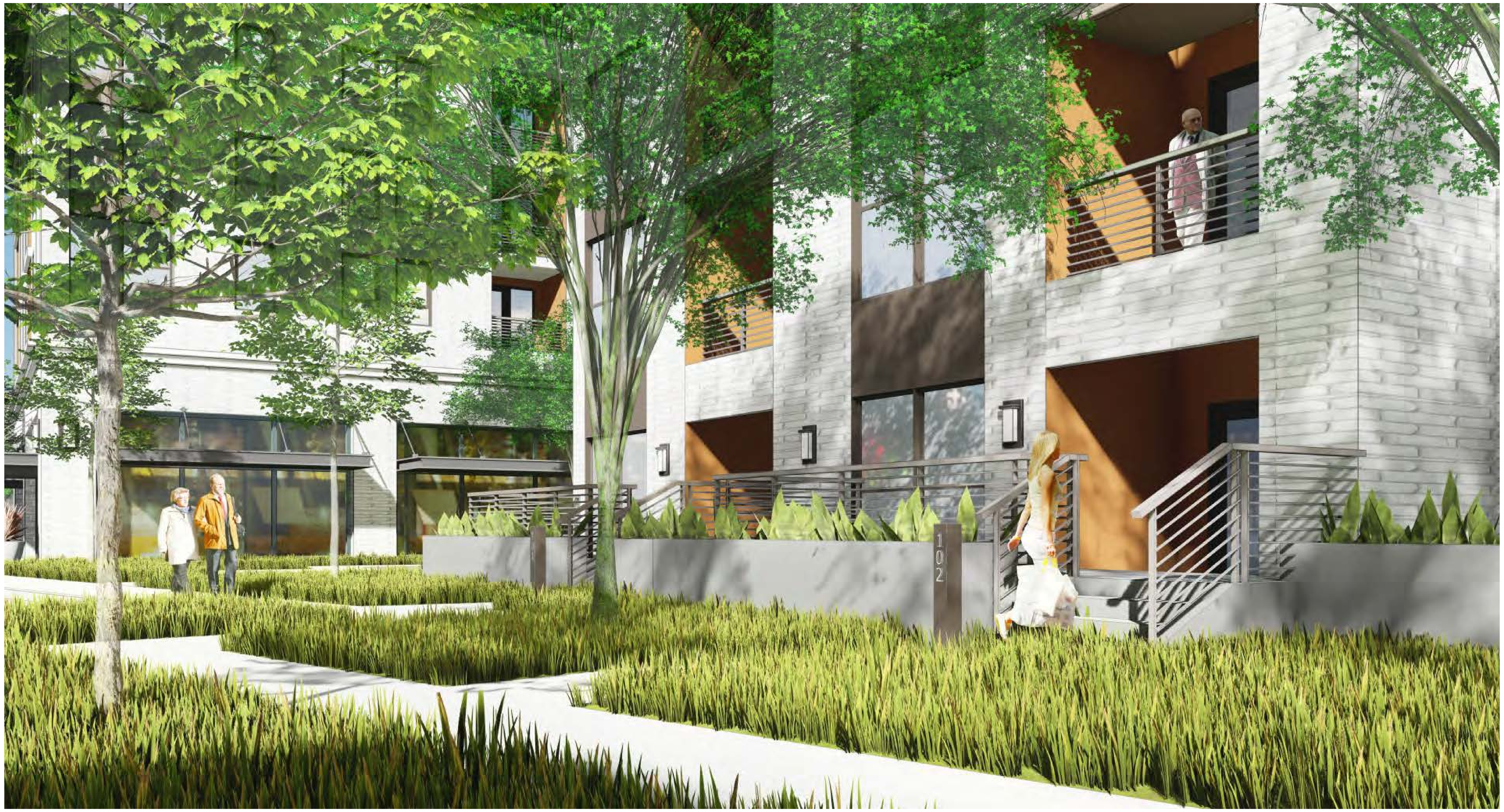
H2 CANOPY

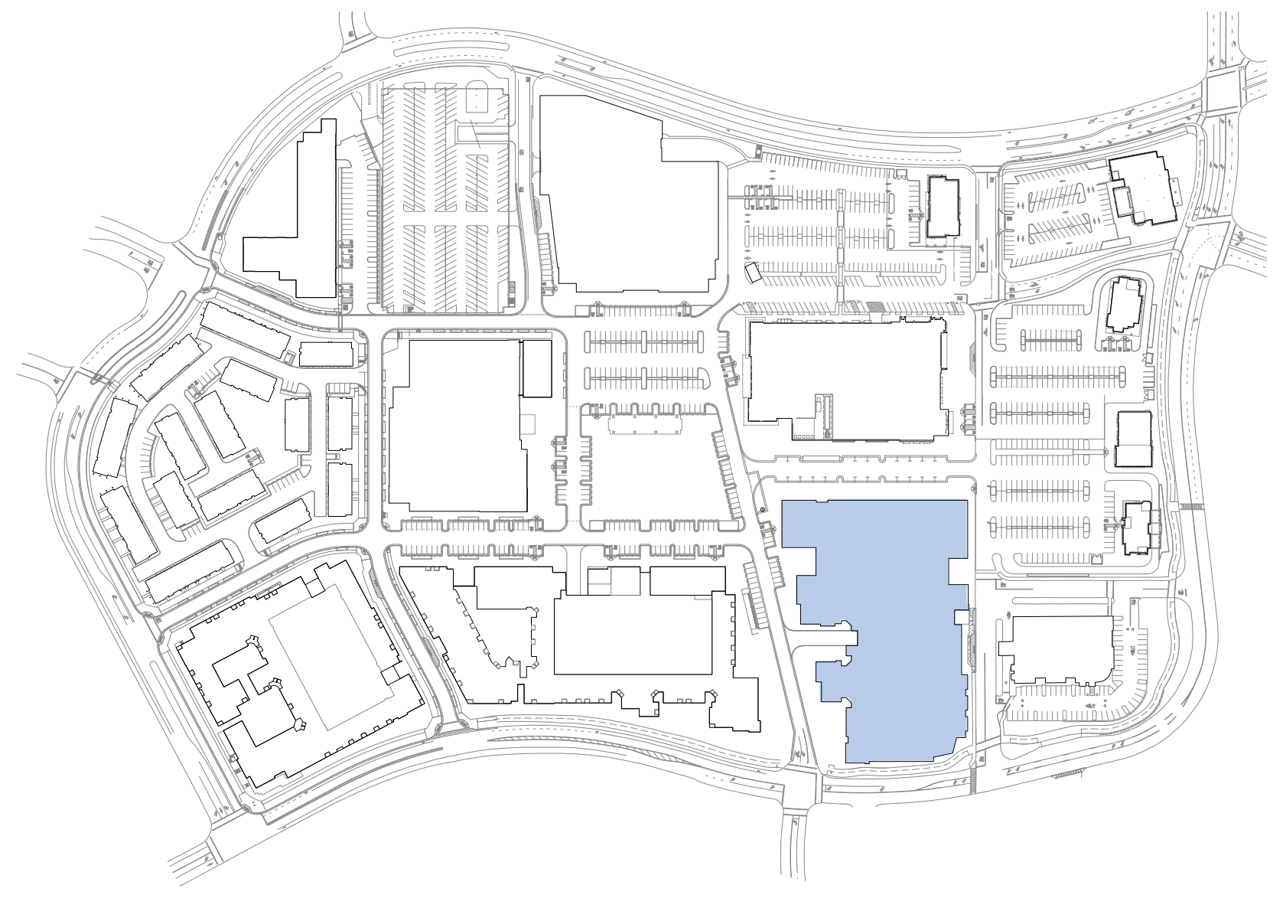
L1 WALL MOUNTED LIGHT FIXTURE

M1 BANNER SIGN BY OTHERS

RESIDENTIAL 5 - BUILDING ENTRY







KEY PLAN

C3 NICHIHA - VINTAGEWOOD REDWOOD

D2 BELDEN BRICK 481-483 SMOOTH

F1 CEMENT PLASTER SW 6070 HERON PLUME

F2 CEMENT PLASTER SW 9163 TIN LIZZIE

F3 CEMENT PLASTER SW 7069 IRON ORE

F5 CEMENT PLASTER SW 6074 SPALDING GRAY

F6 CEMENT PLASTER SW 6006 BLACK BEAN

F8 CEMENT PLASTER SW 6361 AUTUMNAL

F9 CEMENT PLASTER SW 6508 SECURE BLUE

G1 GUARDRAIL

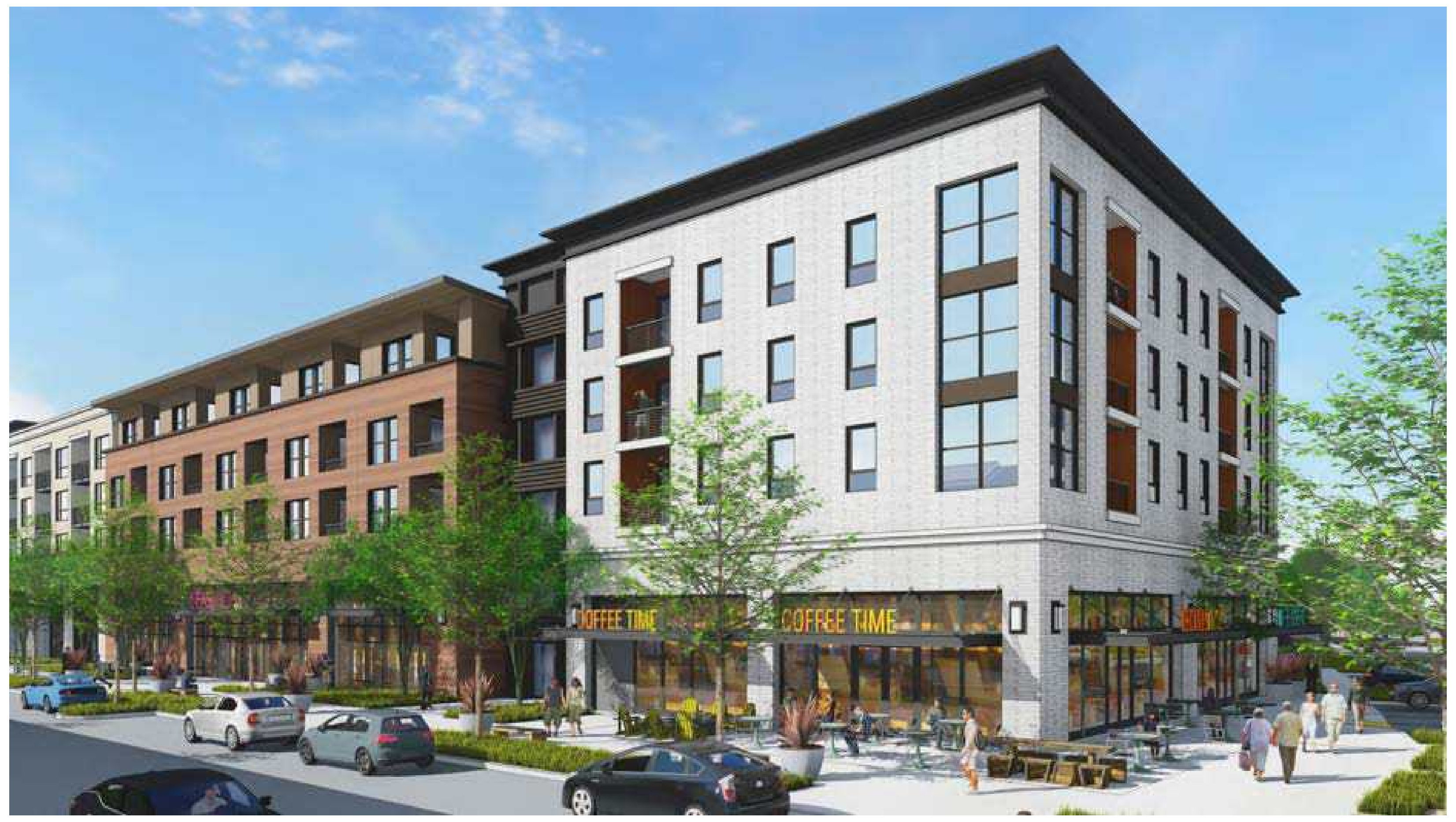
G3 GUARDRAIL

H2 CANOPY

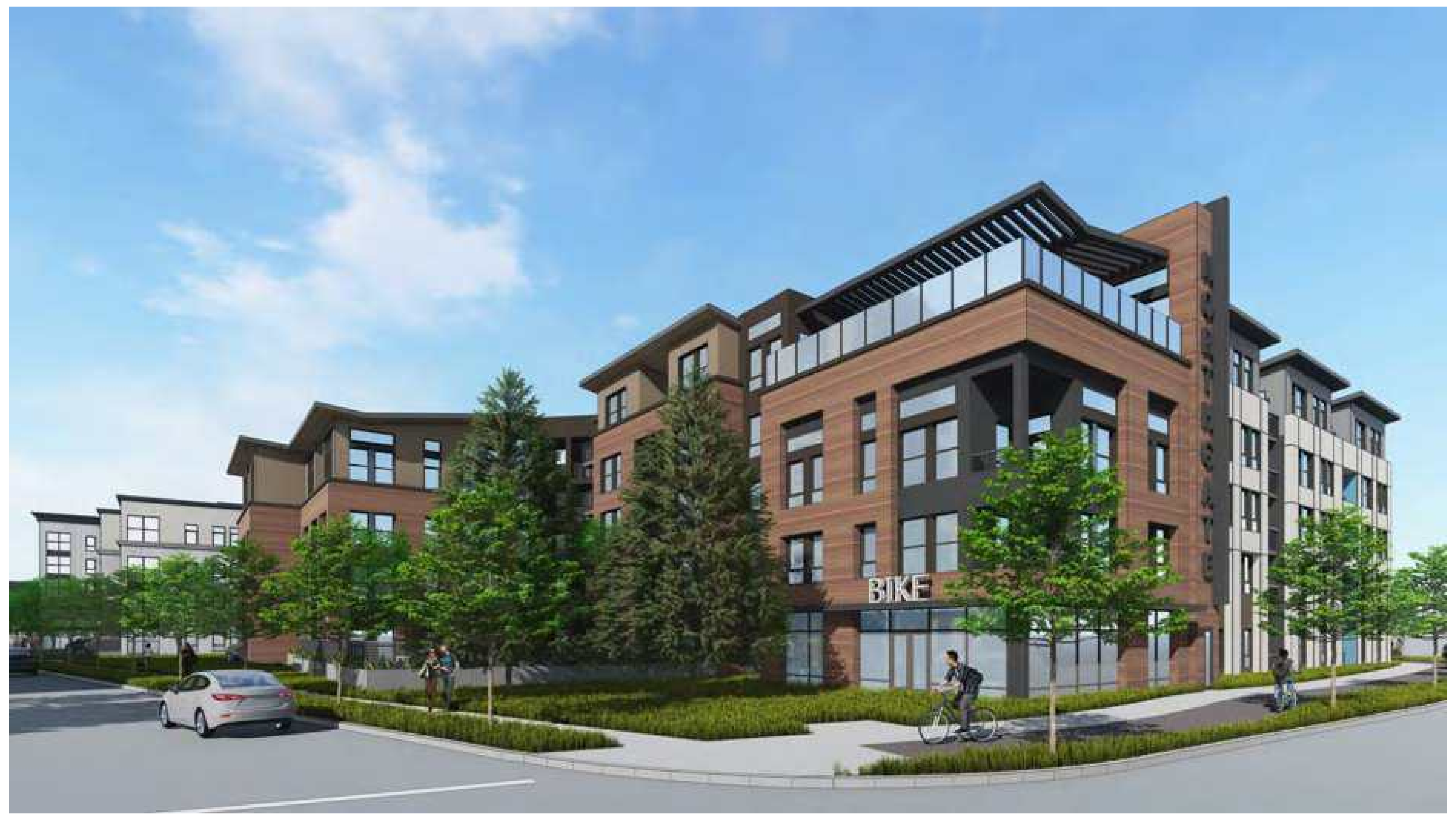
L1 WALL MOUNTED LIGHT FIXTURE

M1 BANNER SIGN BY OTHERS

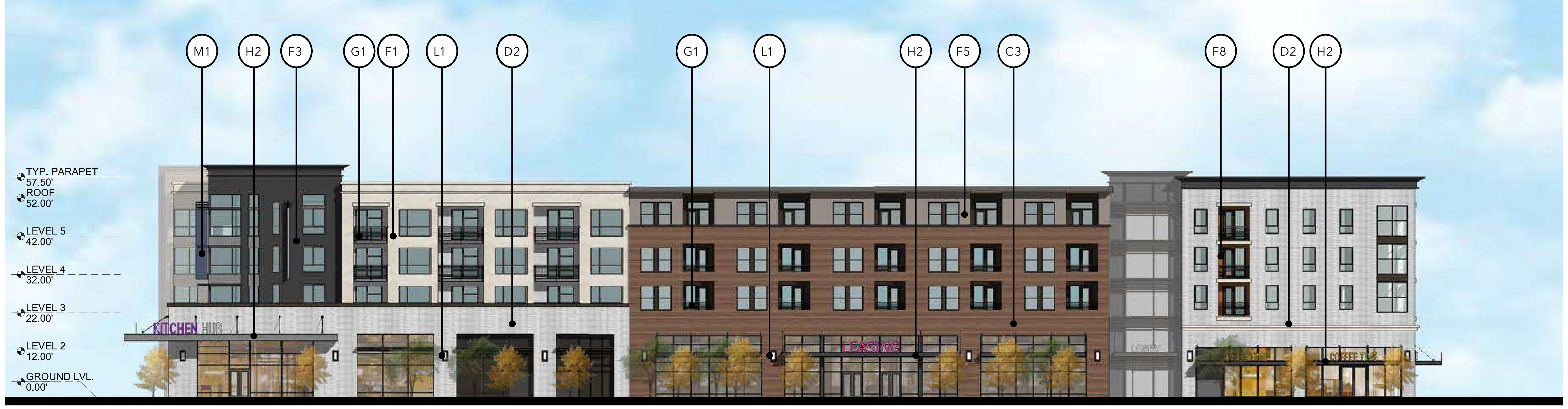
RESIDENTIAL 5 - BUILDING ENTRY


COFFEE TIME
COFFEE TIME

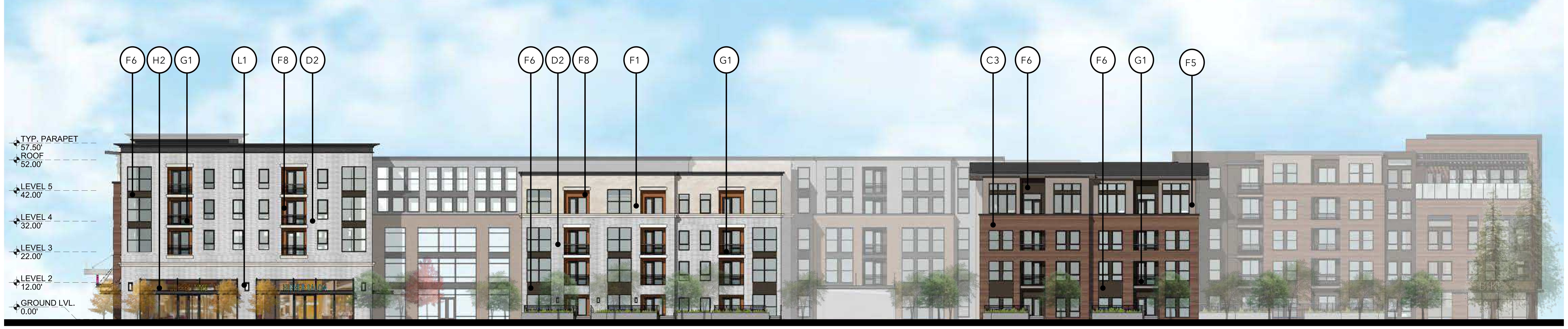
SOUTHWEST CORNER



SOUTHEAST CORNER


M1
H2
F3
G1
F1
L1
D2
G1
L1
H2
F5
C3
F8
D2
H2
TYP. PARAPET 57.50'
ROOF 52.00'
LEVEL 5 42.00'
LEVEL 4 32.00'
LEVEL 3 22.00'
LEVEL 2 12.00'
GROUND LVL. 0.00'
KITCHEN HUB
LOBBY

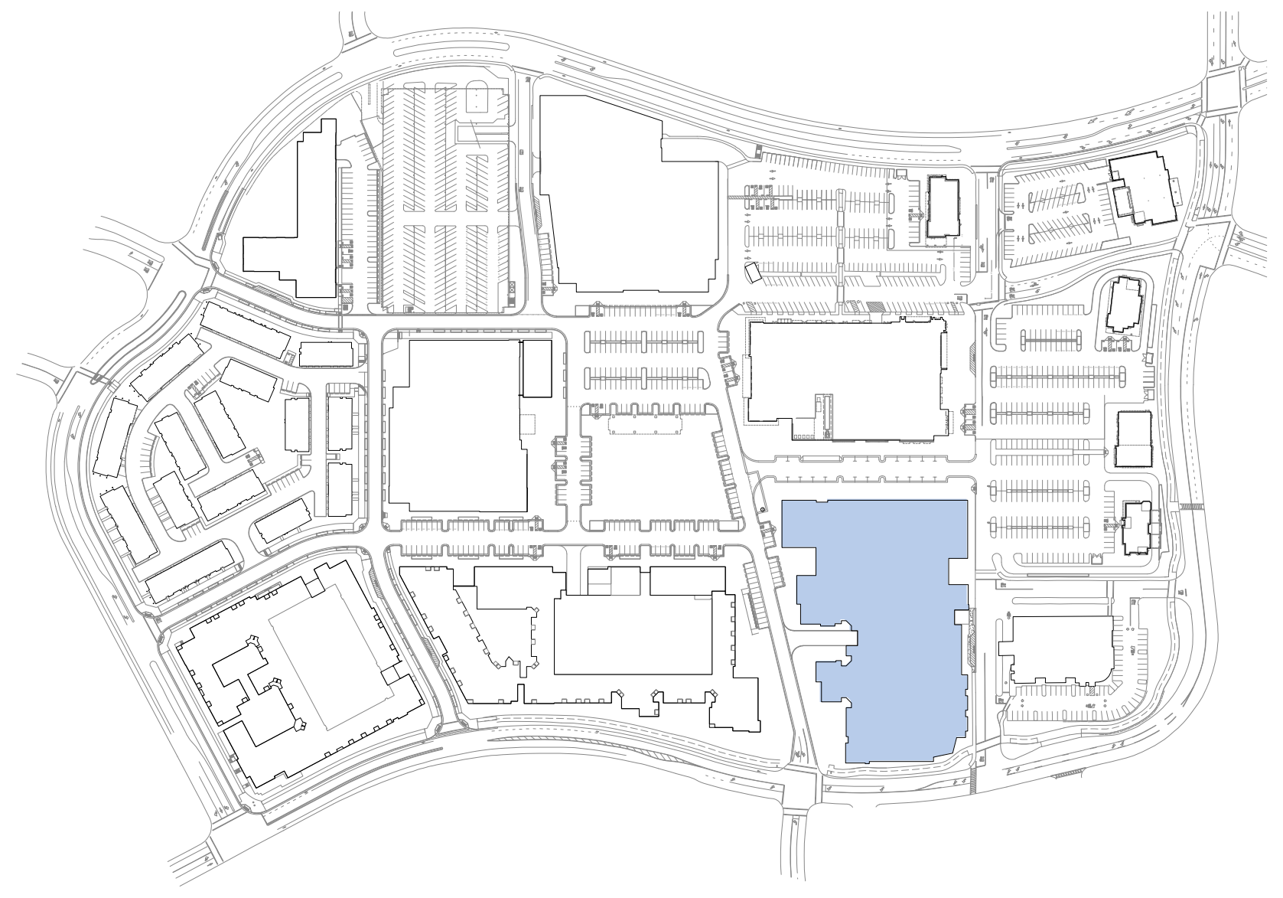
WEST ELEVATION


F6
H2
G1
L1
F8
D2
F6
D2
F8
F1
G1
C3
F6
F6
G1
F5
TYP. PARAPET 57.50'
ROOF 52.00'
LEVEL 5 42.00'
LEVEL 4 32.00'
LEVEL 3 22.00'
LEVEL 2 12.00'
GROUND LVL. 0.00'

SOUTH ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN

(C3) NICHIHA - VINTAGEWOOD REDWOOD

(D2) BELDEN BRICK 481-483 SMOOTH

(F1) CEMENT PLASTER SW 6070 HERON PLUME

(F2) CEMENT PLASTER SW 9163 TIN LIZZIE

(F3) CEMENT PLASTER SW 7069 IRON ORE

(F5) CEMENT PLASTER SW 6074 SPALDING GRAY

(F6) CEMENT PLASTER SW 6006 BLACK BEAN

(F8) CEMENT PLASTER SW 6361 AUTUMNAL

(F9) CEMENT PLASTER SW 6508 SECURE BLUE

(G1) GUARDRAIL

(G3) GUARDRAIL

(H2) CANOPY

(L1) WALL MOUNTED LIGHT FIXTURE

Jefferson
Jefferson
Jefferson

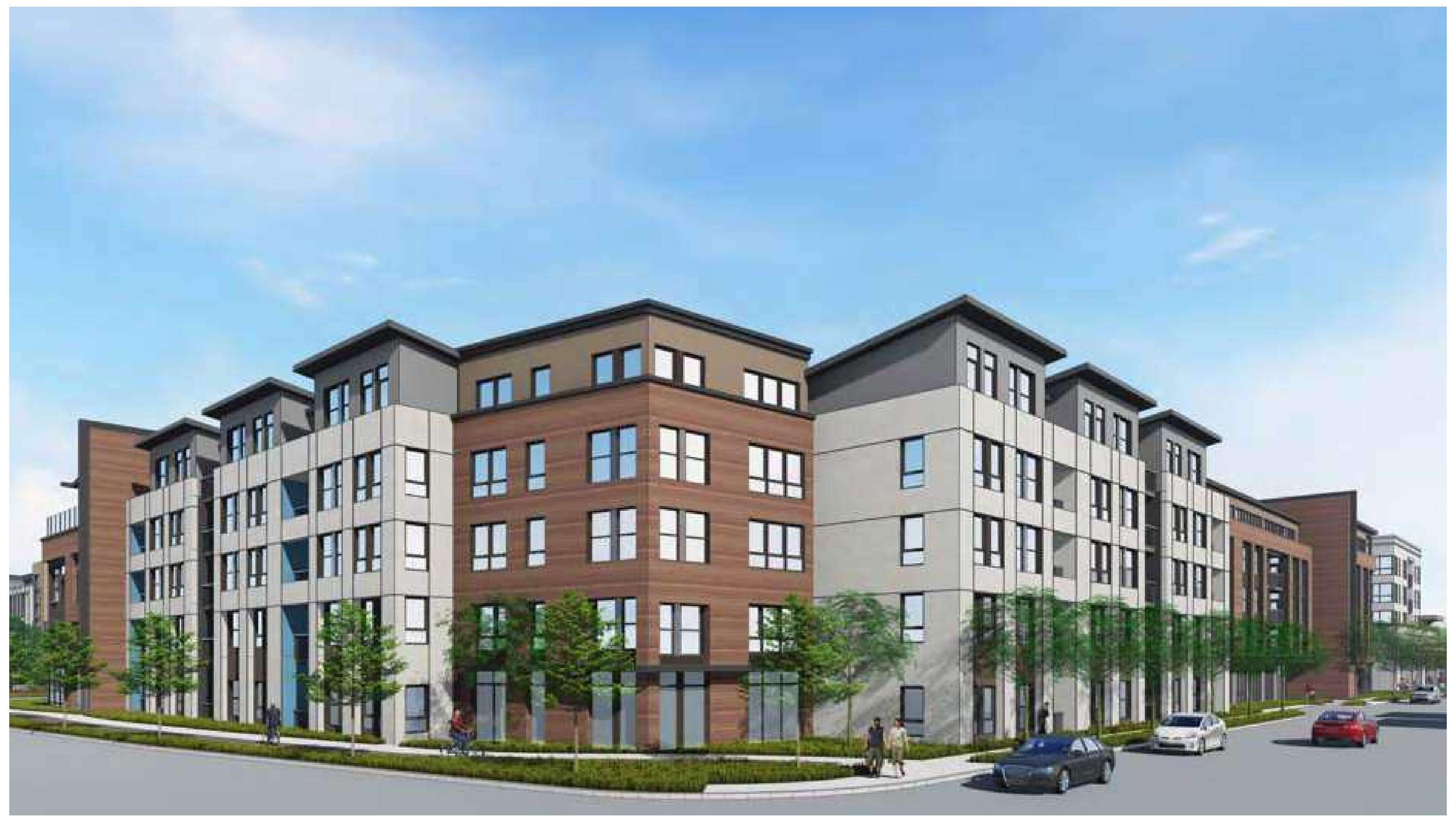
(M1) BANNER SIGN BY OTHERS

RESIDENTIAL 5 - BUILDING ELEVATIONS

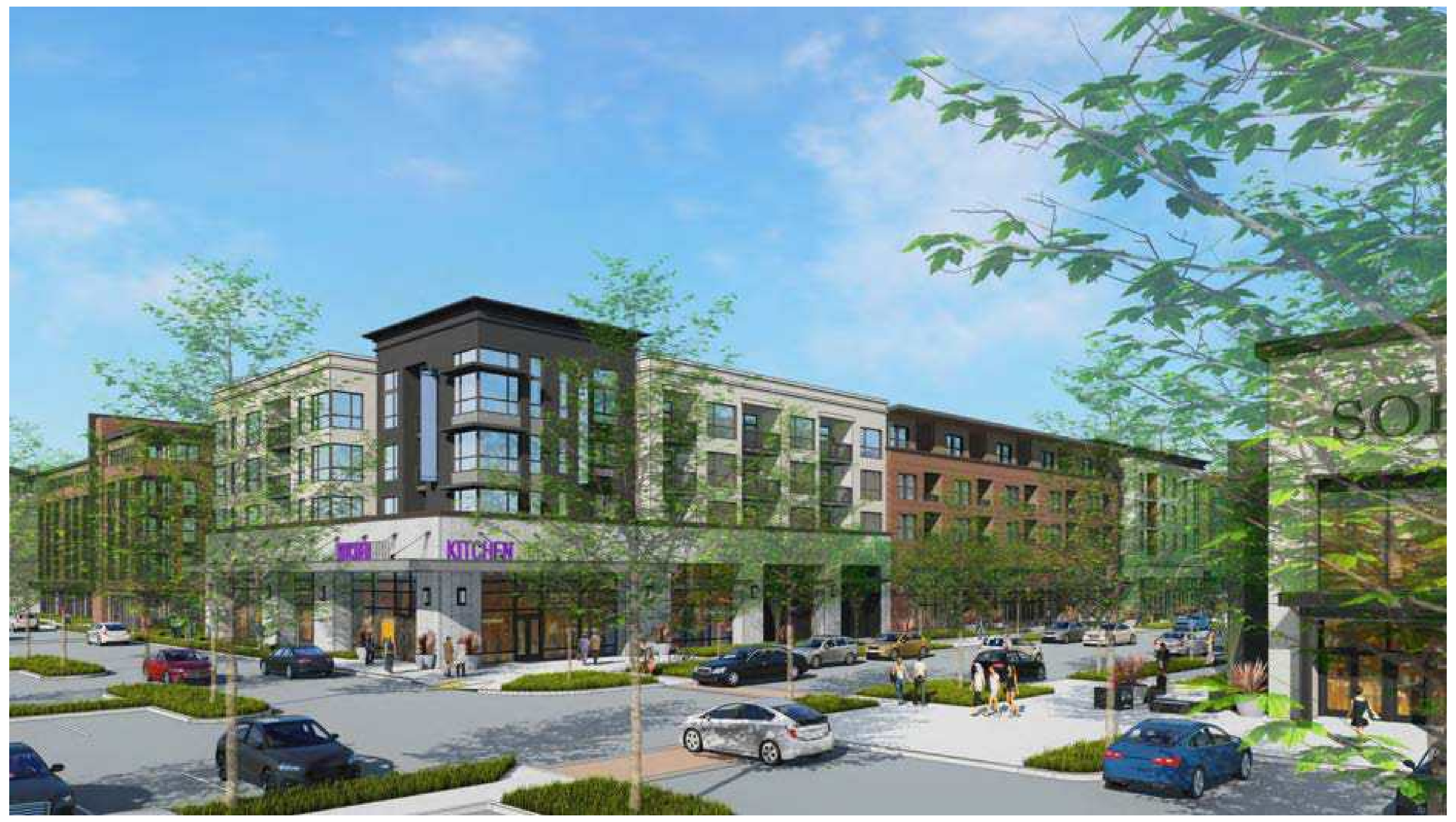
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN
MAY 8TH, 2023

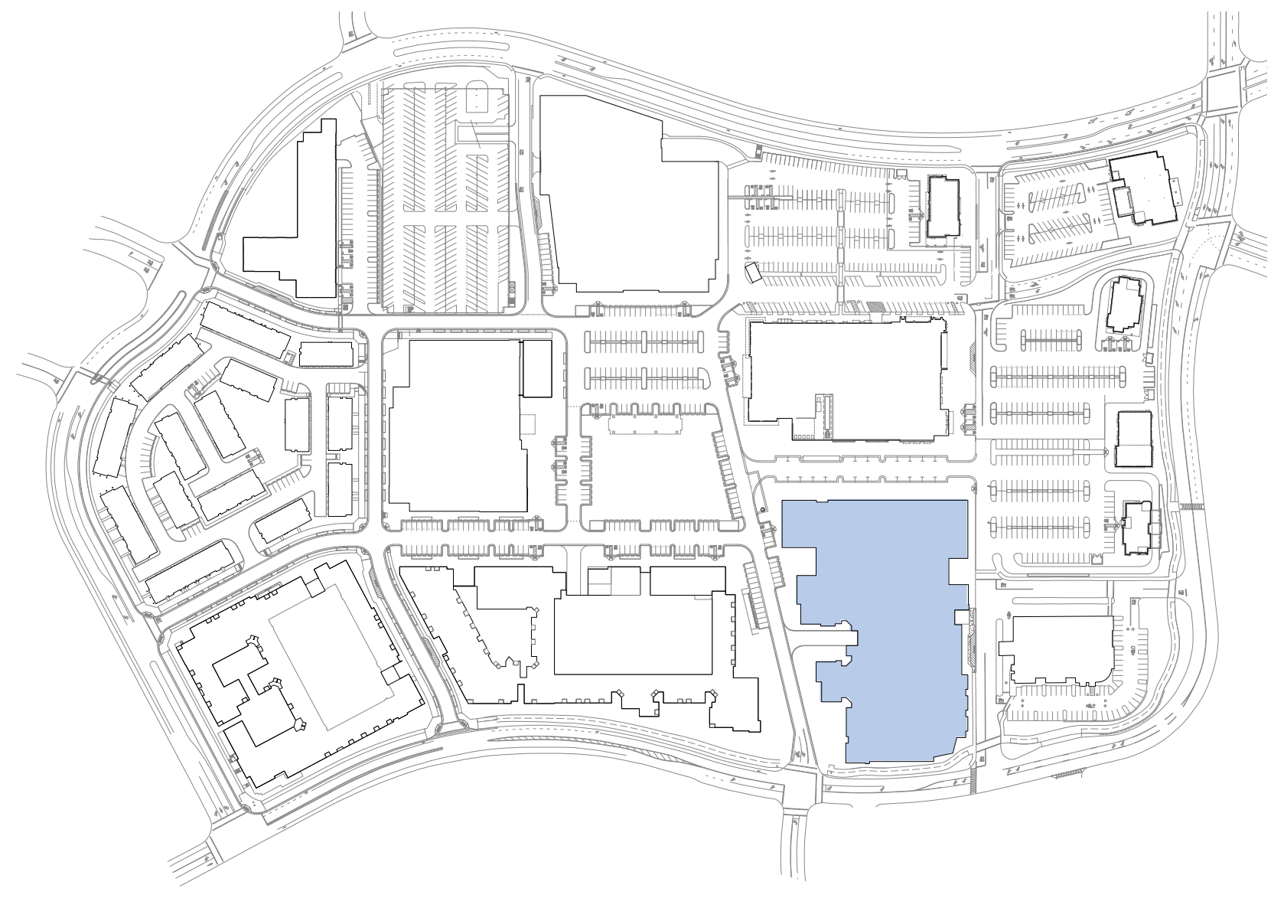
MerloneGeier Partners
CSW ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI



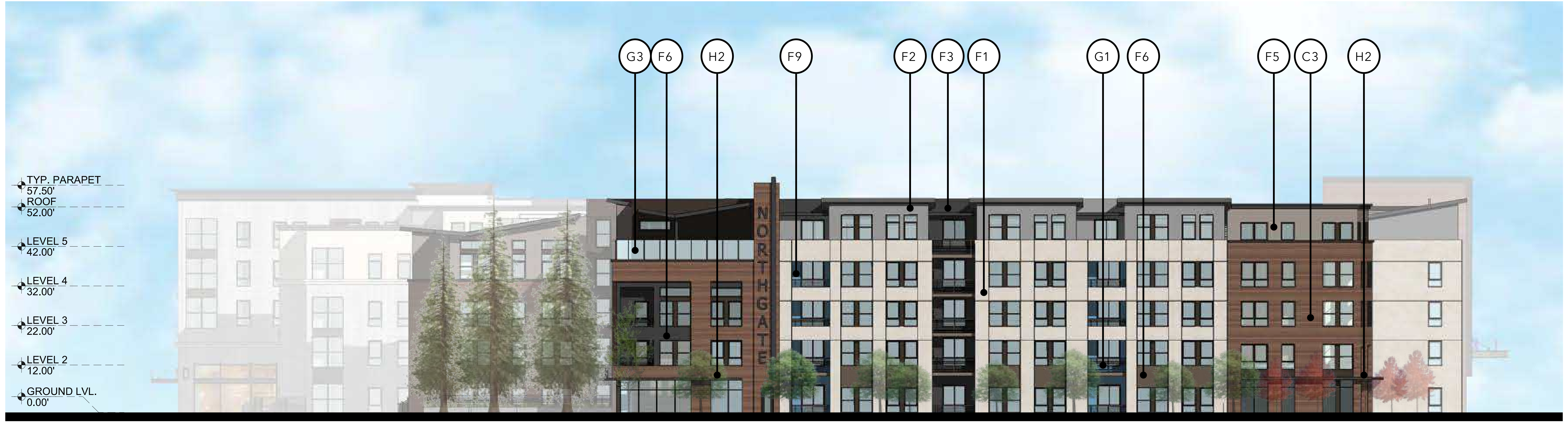
NORTHEAST CORNER



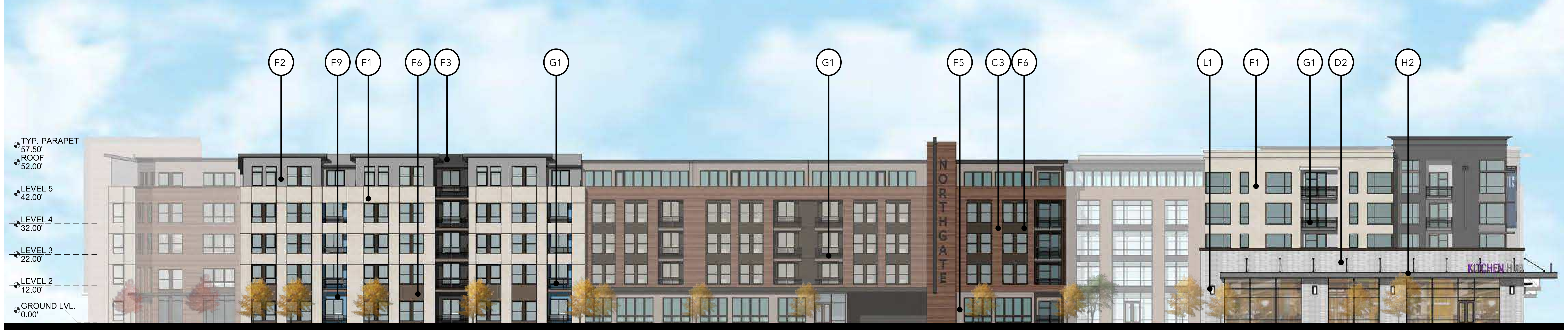
NORTHWEST CORNER



KEY PLAN


G3
F6
H2
F9
F2
F3
F1
G1
F6
F5
C3
H2
TYP. PARAPET 57.50'
ROOF 52.00'
LEVEL 5 42.00'
LEVEL 4 32.00'
LEVEL 3 22.00'
LEVEL 2 12.00'
GROUND LVL. 0.00'
NORTHGATE

EAST ELEVATION


F2
F9
F1
F6
F3
G1
G1
F5
C3
F6
L1
F1
G1
D2
H2
TYP. PARAPET 57.50'
ROOF 52.00'
LEVEL 5 42.00'
LEVEL 4 32.00'
LEVEL 3 22.00'
LEVEL 2 12.00'
GROUND LVL. 0.00'
NORTHGATE
KITCHEN

NORTH ELEVATION

SCALE 1/16" = 1'-0"
0 8' 16' 32' 64'

(C3) NICHIHA - VINTAGEWOOD REDWOOD

(D2) BELDEN BRICK 481-483 SMOOTH

(F1) CEMENT PLASTER SW 6070 HERON PLUME

(F2) CEMENT PLASTER SW 9163 TIN LIZZIE

(F3) CEMENT PLASTER SW 7069 IRON ORE

(F5) CEMENT PLASTER SW 6074 SPALDING GRAY

(F6) CEMENT PLASTER SW 6006 BLACK BEAN

(F8) CEMENT PLASTER SW 6361 AUTUMNAL

(F9) CEMENT PLASTER SW 6508 SECURE BLUE

(G1) GUARDRAIL

(G3) GUARDRAIL

(H2) CANOPY

(L1) WALL MOUNTED LIGHT FIXTURE

(M1) BANNER SIGN BY OTHERS

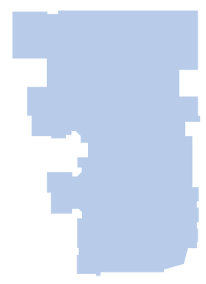
RESIDENTIAL 5 - BUILDING ELEVATIONS

NORTHGATE TOWN SQUARE

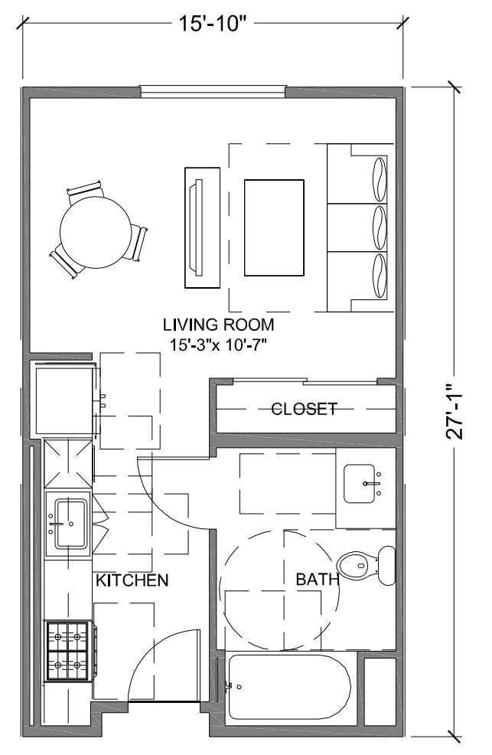
REDEVELOPMENT PLAN MAY 8TH, 2023

MerloneGeier Partners
CSW ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI

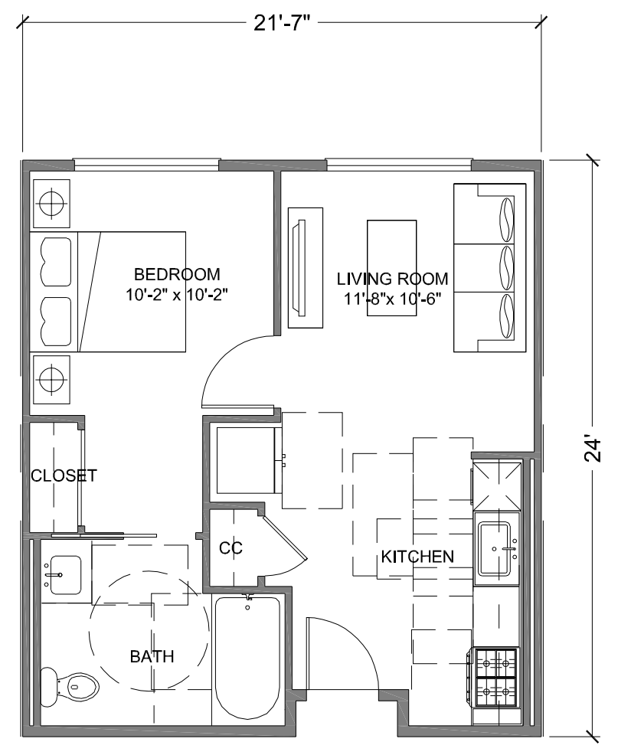
RE-80



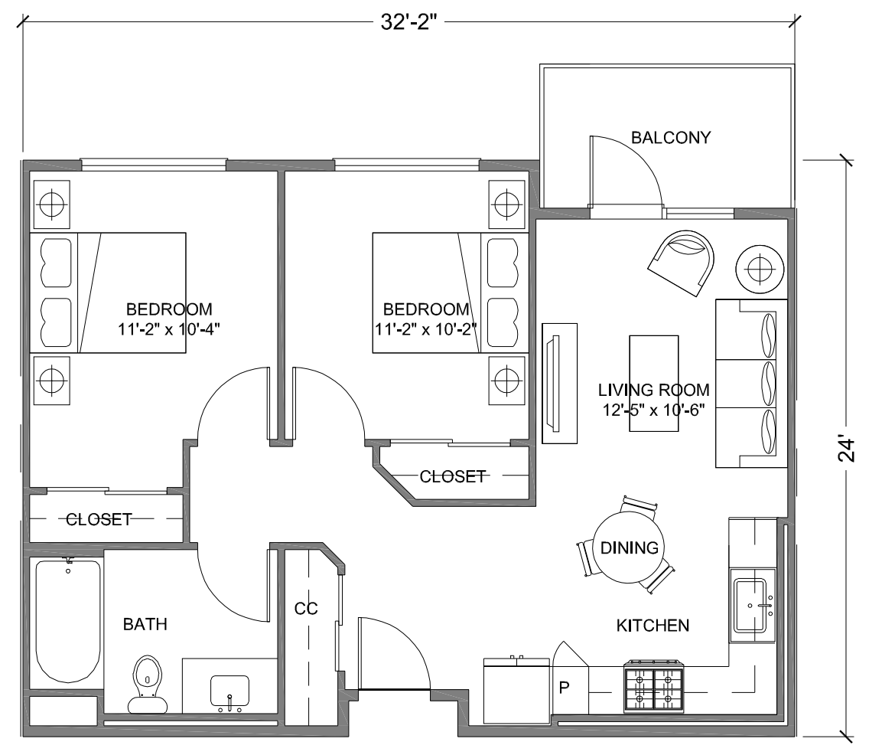
RESIDENTIAL 5 - VIEW FROM TOWNSQUARE


15'-10"
27'-1"
LIVING ROOM
15'-3"x 10'-7"
CLOSET
KITCHEN
BATH

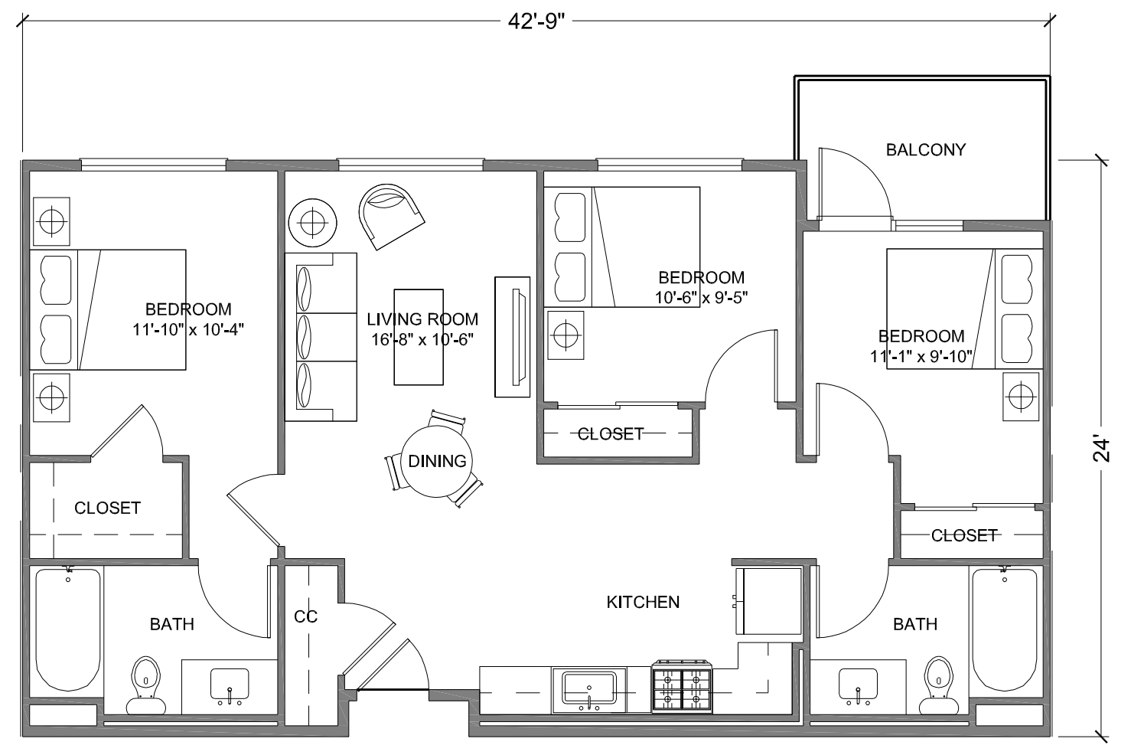
AFF UNIT S1: STUDIO / 1BA
UNIT RSF: 430 SF


21'-7"
24'
BEDROOM
10'-2" x 10'-2"
LIVING ROOM
11'-8"x 10'-6"
CLOSET
CC
KITCHEN
BATH

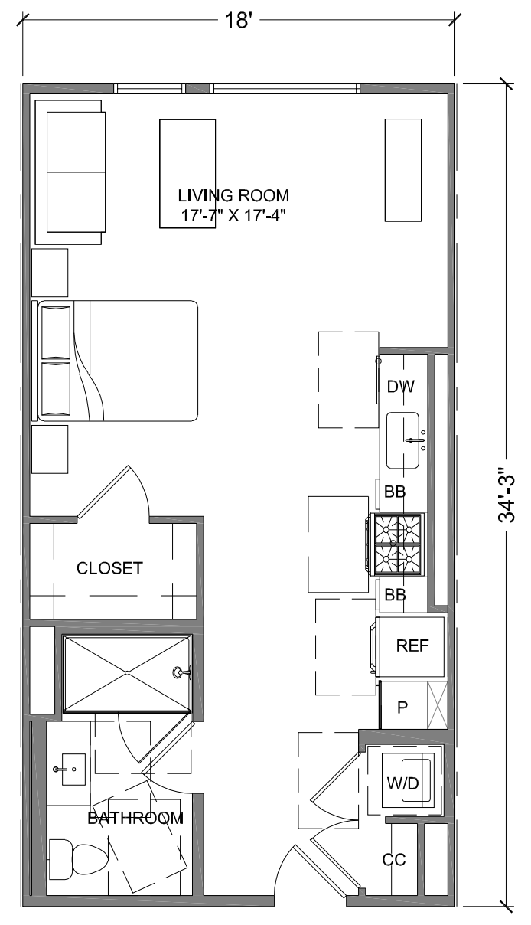
AFF UNIT 1A: 1BR / 1BA
UNIT RSF: 520 SF


32'-2"
24'
BALCONY
BEDROOM
11'-2" x 10'-4"
BEDROOM
11'-2" x 10'-2"
LIVING ROOM
12'-5" x 10'-6"
CLOSET
CLOSET
DINING
CC
BATH
KITCHEN
P

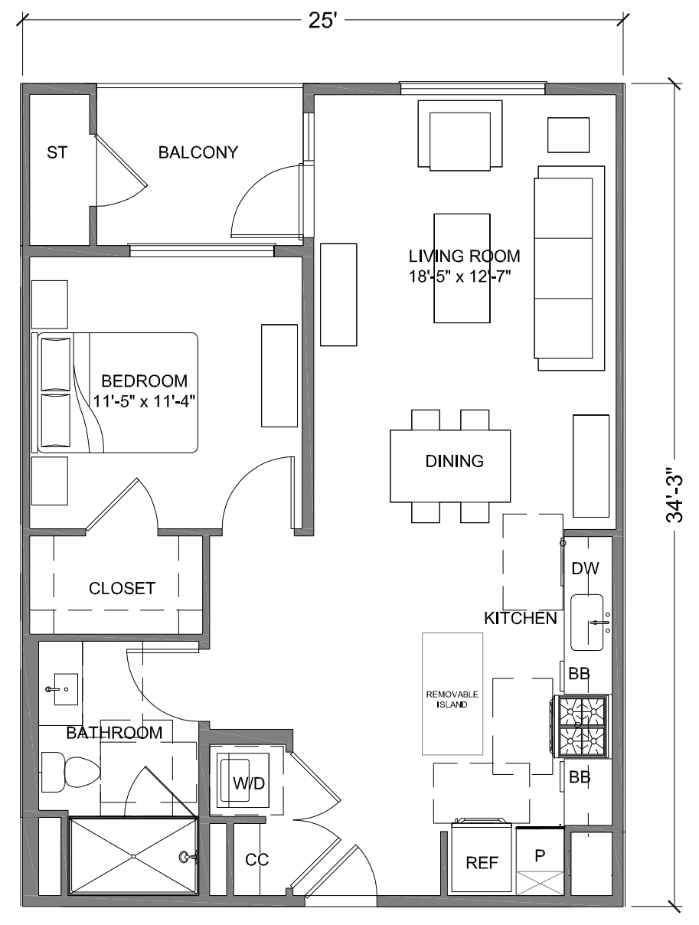
AFF UNIT 2A: 2BR / 1BA
UNIT RSF: 750 SF
PATIO / BALC: 60 SF


42'-9"
24'
BALCONY
BEDROOM
11'-10" x 10'-4"
LIVING ROOM
16'-8" x 10'-6"
BEDROOM
10'-6" x 9'-5"
BEDROOM
11'-1" x 9'-10"
CLOSET
DINING
CLOSET
CLOSET
BATH
CC
KITCHEN
BATH

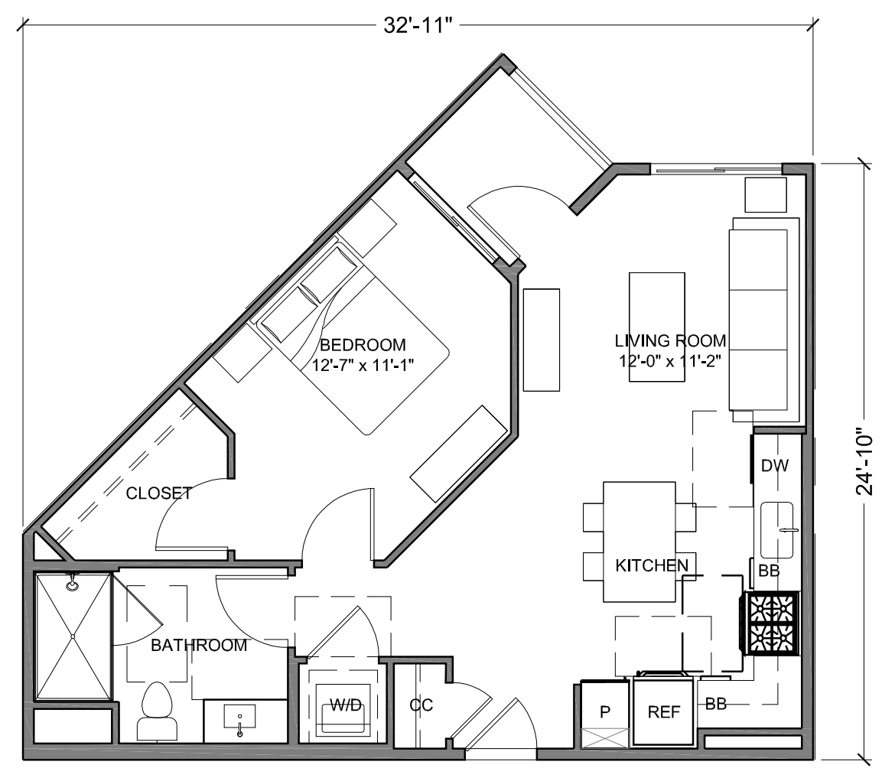
AFF UNIT 3A: 3BR / 1BA
UNIT RSF: 995 SF
PATIO / BALC: 60 SF


18'
34'-3"
LIVING ROOM
17'-7" X 17'-4"
DW
BB
CLOSET
BB
REF
P
W/D
BATHROOM
CC

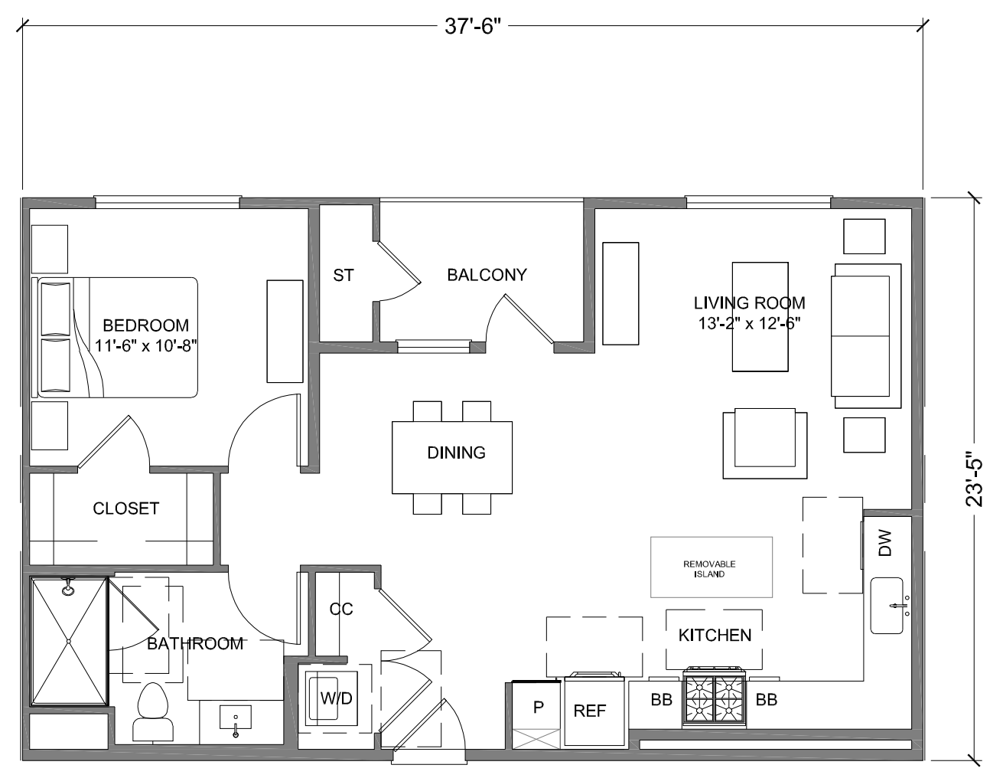
UNIT S1: STUDIO / 1BA
UNIT RSF: 620 SF


25'
34'-3"
ST
BALCONY
LIVING ROOM
18'-5" x 12'-7"
BEDROOM
11'-5" x 11'-4"
DINING
CLOSET
DW
KITCHEN
REMOVABLE ISLAND
BB
BATHROOM
W/D
BB
CC
REF
P

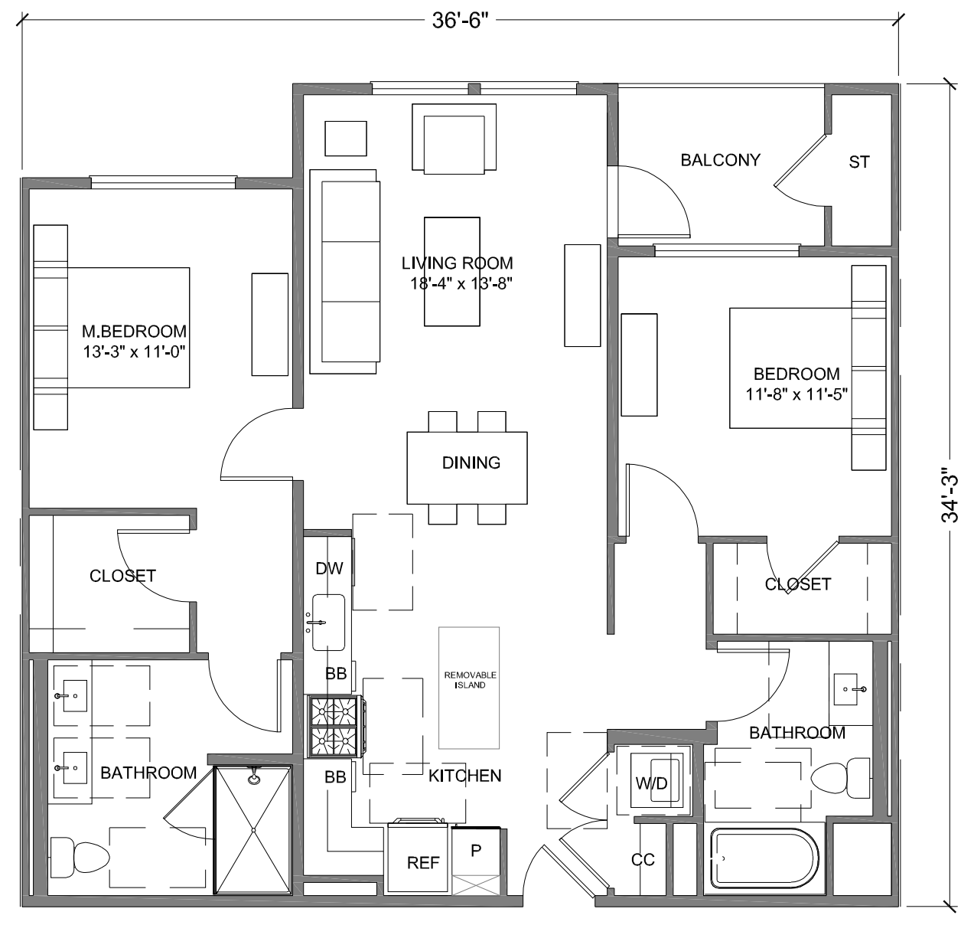
UNIT 1A: 1BR / 1BA
UNIT RSF: 805 SF
PATIO / BALC: 58 SF


32'-11"
24'-10"
BEDROOM
12'-7" x 11'-1"
LIVING ROOM
12'-0" x 11'-2"
DW
CLOSET
KITCHEN
BB
BATHROOM
W/D
CC
P
REF
BB

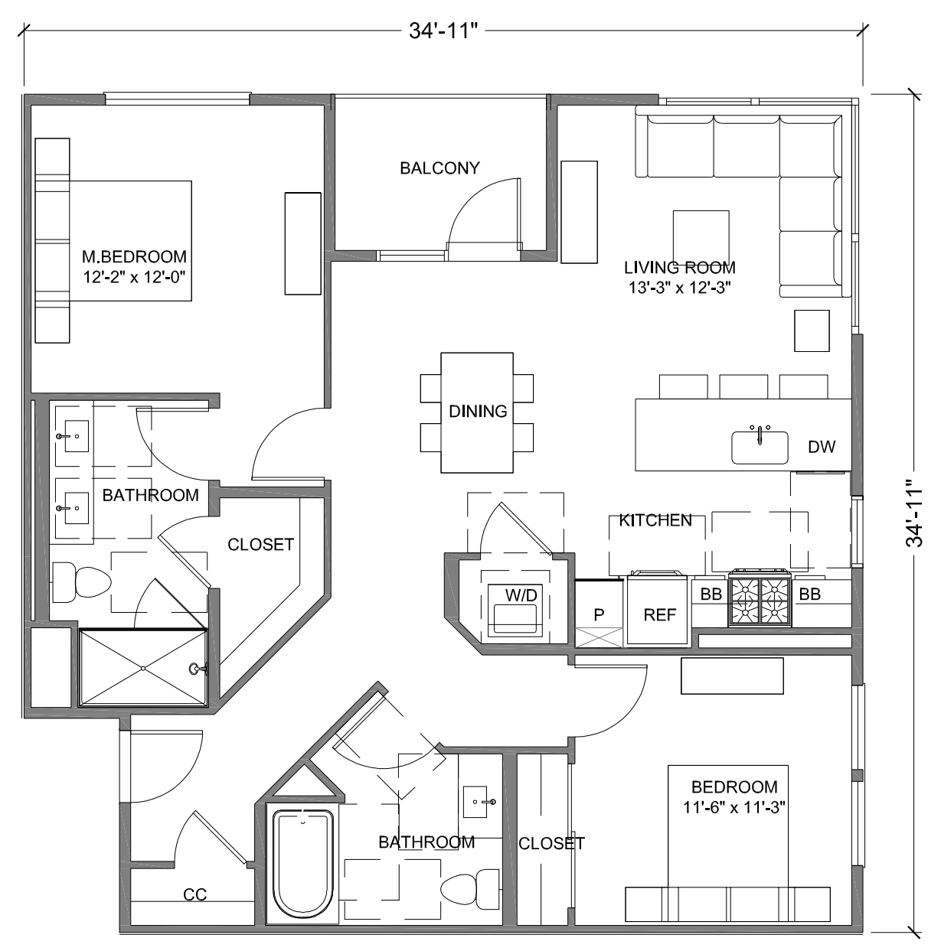
UNIT 1C: 1BR / 1BA
UNIT RSF: 680 SF
PATIO / BALC : 40 SF


37'-6"
23'-5"
ST
BALCONY
LIVING ROOM
13'-2" x 12'-6"
BEDROOM
11'-6" x 10'-8"
DINING
CLOSET
DW
REMOVABLE ISLAND
CC
BATHROOM
KITCHEN
W/D
P
REF
BB
BB

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


36'-6"
34'-3"
BALCONY
ST
LIVING ROOM
18'-4" x 13'-8"
M.BEDROOM
13'-3" x 11'-0"
BEDROOM
11'-8" x 11'-5"
DINING
CLOSET
DW
CLOSET
BB
REMOVABLE ISLAND
BATHROOM
BATHROOM
BB
KITCHEN
W/D
REF
P
CC

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


34'-11"
34'-11"
BALCONY
M.BEDROOM
12'-2" x 12'-0"
LIVING ROOM
13'-3" x 12'-3"
DINING
DW
BATHROOM
CLOSET
KITCHEN
W/D
P
REF
BB
BB
BEDROOM
11'-6" x 11'-3"
BATHROOM
CLOSET
CC

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

TYPICAL UNIT PLANS

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

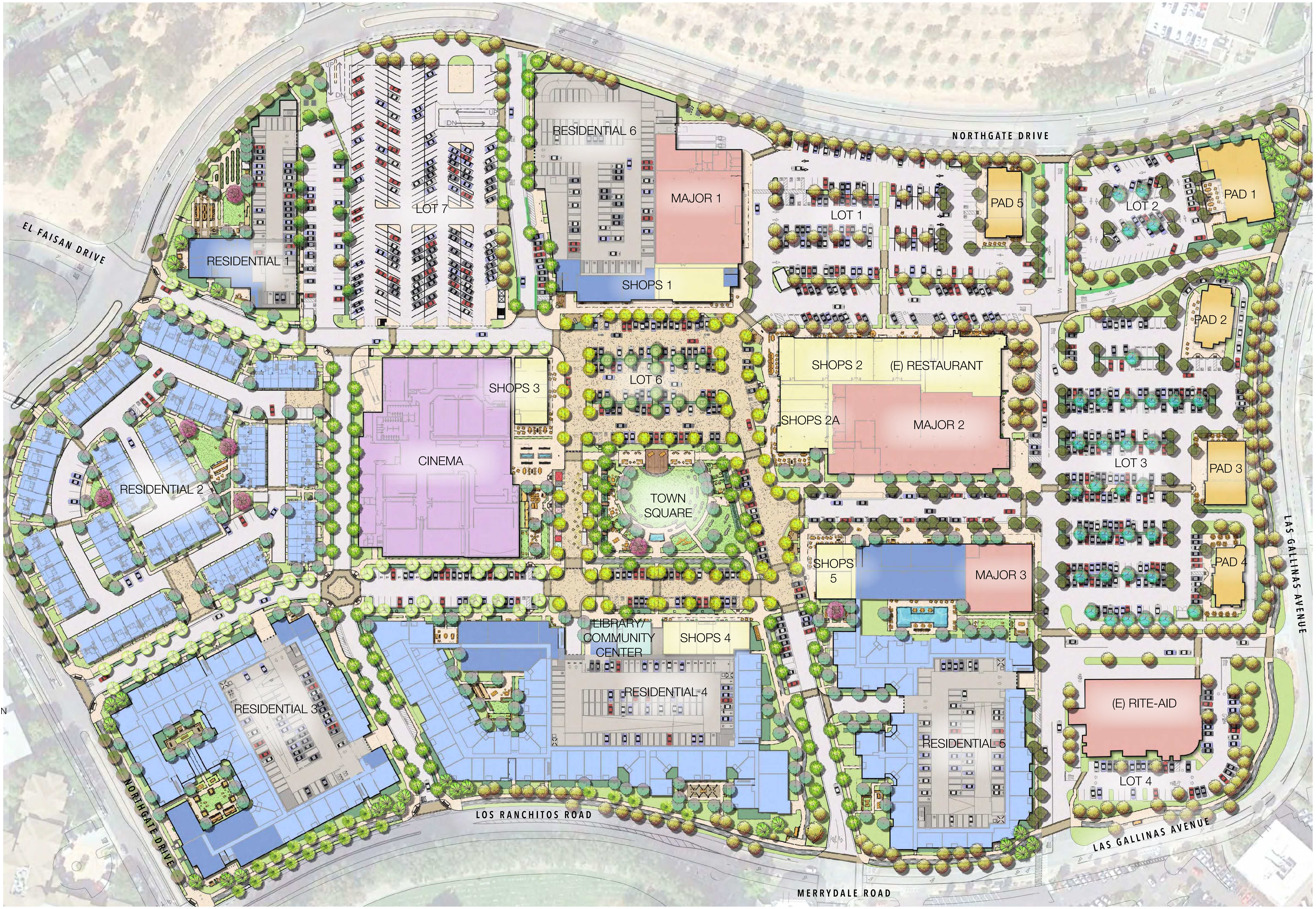
● BUILDING PERIMETER AND COURTYARD TREE - 24” BOX (MIN.)
ACER RUBRUM ‘ARMSTRONG’ – COLUMNAR RED MAPLE
ACER RUBRUM ‘OCTOBER GLORY’ – RED MAPLE
MELALEUCA LINARIFOLIA - FLAXLEAF PAPERBARK
LAGERSTROEMIA INDICA ‘NATCHEZ’ – NATCHEZ CRAPE MYRTLE
MALUS X SIEBOLDII ‘CALOCARPA’ – REDBUT CRABAPPLE
ARBUTUS ‘MARINA’ – 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


NORTHGATE DRIVE
EL FAISAN DRIVE
LOT 7
RESIDENTIAL 6
MAJOR 1
SHOPS 1
RESIDENTIAL 1
LOT 1
PAD 5
LOT 2
PAD 1
PAD 2
LOT 6
SHOPS 3
SHOPS 2
(E) RESTAURANT
SHOPS 2A
MAJOR 2
CINEMA
LOT 3
PAD 3
RESIDENTIAL 2
TOWN SQUARE
SHOPS 5
MAJOR 3
PAD 4
LAS GALLINAS AVENUE
LIBRARY/ COMMUNITY CENTER
SHOPS 4
RESIDENTIAL 4
RESIDENTIAL 3
(E) RITE-AID
RESIDENTIAL 5
LOT 4
NORTHGATE DRIVE
LOS RANCHITOS ROAD
LAS GALLINAS AVENUE
MERRYDALE ROAD

SCALE 1” = 60’-0”
0 30’ 60’ 120’ 240’
N

NORTHGATE TOWN SQUARE

MAY 8, 2023

OVERALL PLANTING PLAN - 2040 VISION PLAN

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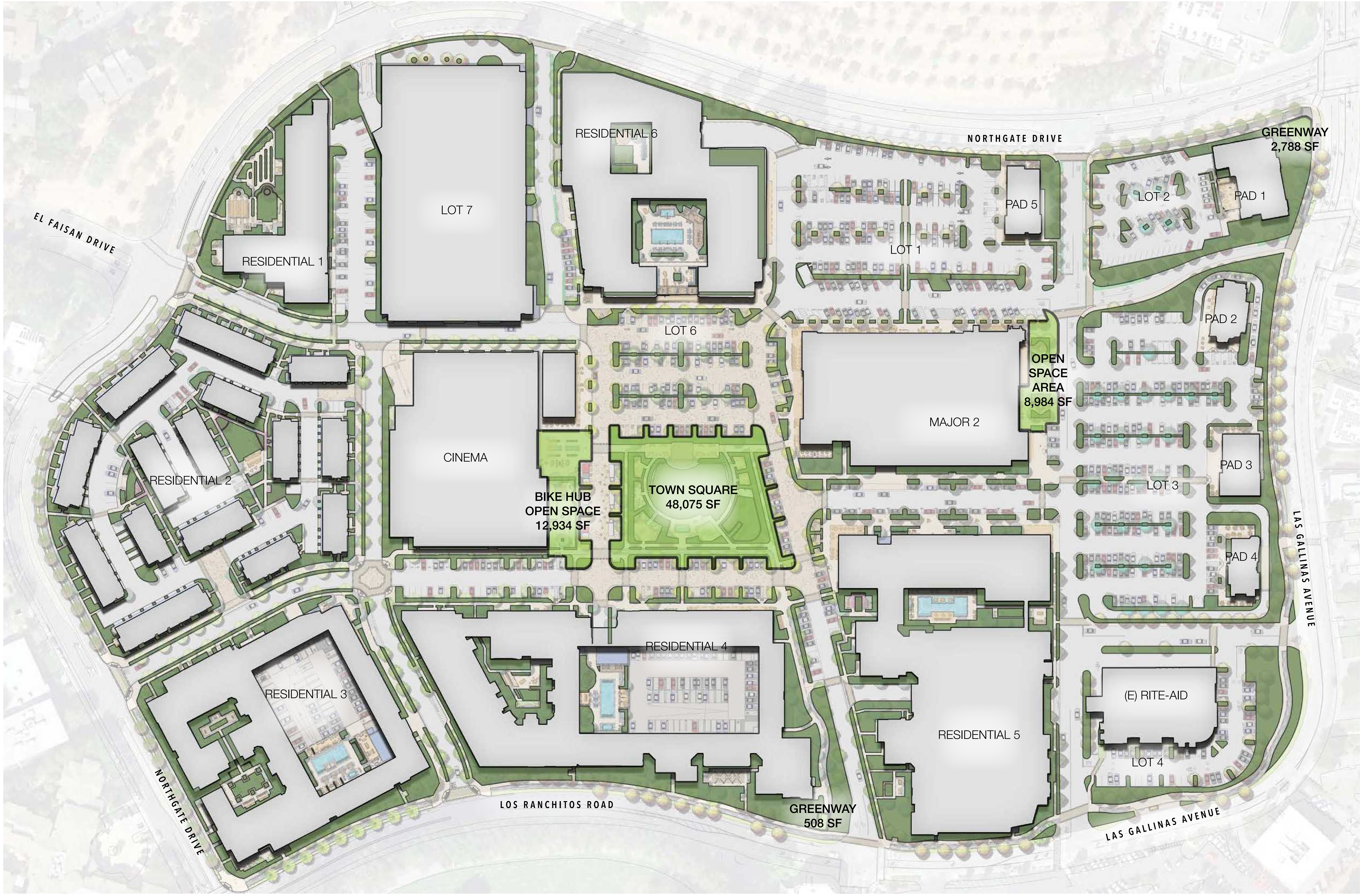
CSW ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI


NORTHGATE DRIVE
GREENWAY
2,788 SF
EL FAISAN DRIVE
RESIDENTIAL 6
LOT 7
PAD 5
LOT 2
PAD 1
RESIDENTIAL 1
LOT 1
LOT 6
PAD 2
OPEN SPACE AREA
8,984 SF
CINEMA
MAJOR 2
RESIDENTIAL 2
PAD 3
BIKE HUB OPEN SPACE
12,934 SF
TOWN SQUARE
48,075 SF
LOT 3
PAD 4
LAS GALLINAS AVENUE
RESIDENTIAL 4
RESIDENTIAL 3
(E) RITE-AID
RESIDENTIAL 5
LOT 4
NORTHGATE DRIVE
LOS RANCHITOS ROAD
GREENWAY
508 SF
LAS GALLINAS AVENUE

NORTHGATE LANDSCAPE AREA CALCULATIONS - PHASE 2 2040							
LOT SIZE	VEHICULAR AREA	BUILDING COVERAGE	OPEN SPACE	USABLE OPEN SPACE (pedestrian paving)	LANDSCAPE (planting area)	LANDSCAPE %	OPEN SPACE %
1,949,409 SF	520,215 SF	723,810 SF	705,384 SF	377,409 SF	327,975 SF	16.8%	36%

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

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

OPEN SPACE DIAGRAM - 2040 VISION PLAN

NORTHGATE TOWN SQUARE

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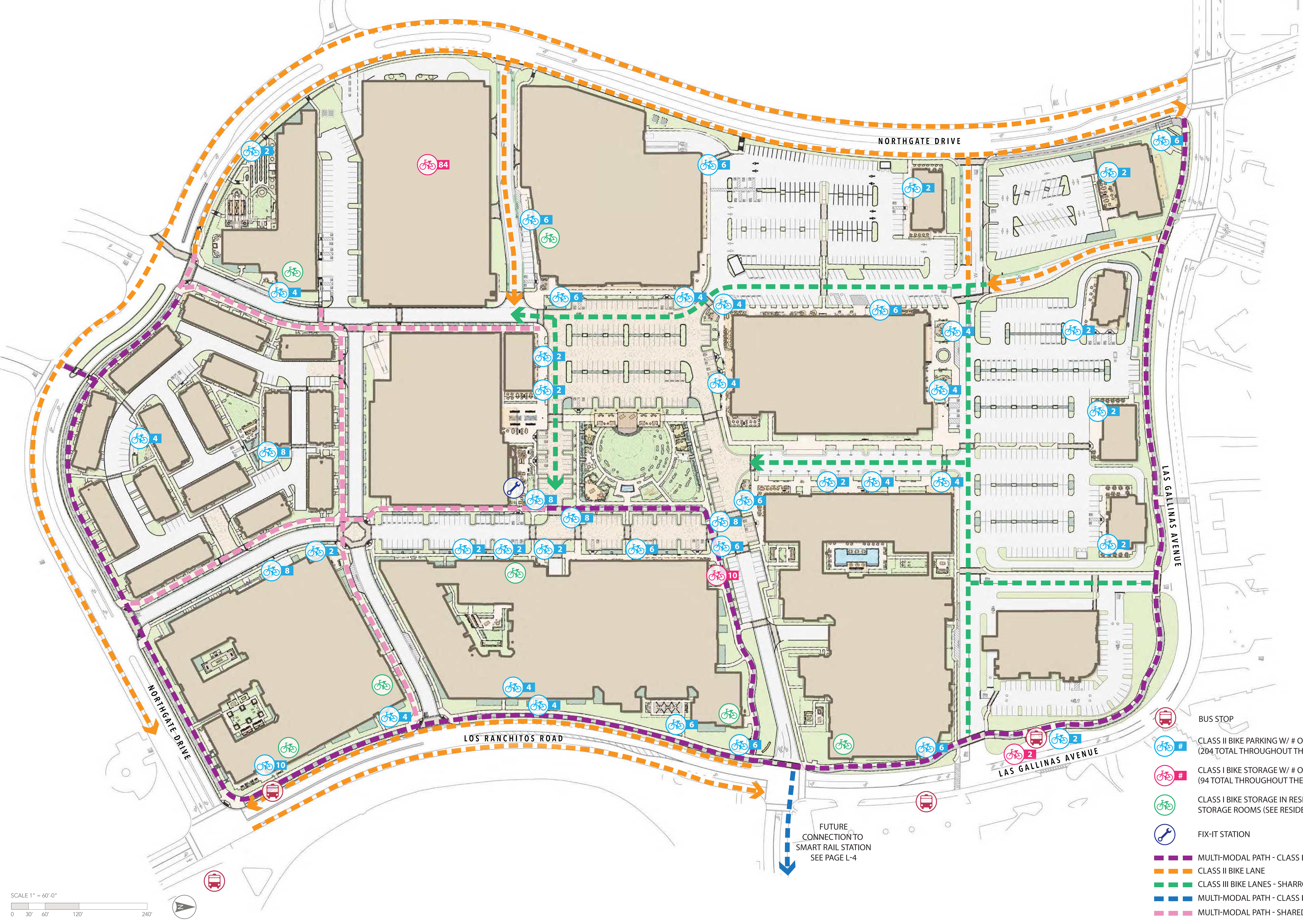
NORTHGATE DRIVE
LAS GALLINAS AVENUE
LOS RANCHITOS ROAD
NORTHGATE DRIVE
LAS GALLINAS AVENUE
84
10
2
SCALE 1" = 60'-0"
0 30' 60' 120' 240'

FUTURE CONNECTION TO SMART RAIL STATION SEE PAGE L-4

BUS STOP

CLASS II BIKE PARKING W/ # OF SPACES AT EACH LOCATION (204 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 - 2040 VISION PLAN

NORTHGATE TOWN SQUARE

MAY 8, 2023

BUS STOP
PEDESTRIAN PATHWAY
SCALE 1" = 60'-0"
0
30'
60'
120'
240'
N

PROPOSED PEDESTRIAN CONNECTIVITY PLAN - 2040 VISION PLAN

NORTHGATE TOWN SQUARE

MAY 8, 2023

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URBAN
ARENA

STUDIO
T SQUARE

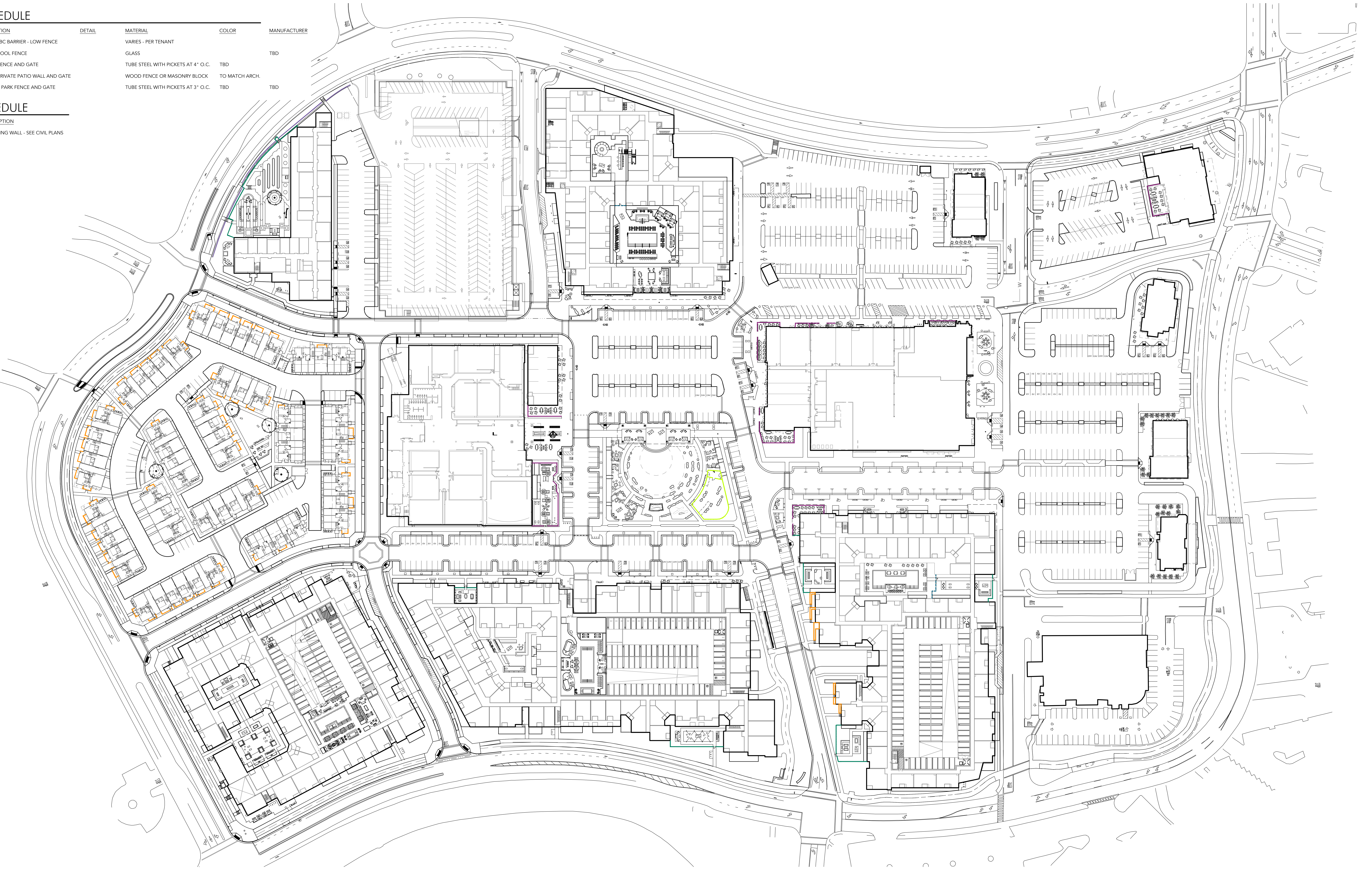
FIELD
PAOLI

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"

FENCE AND WALL PLAN - 2040 VISION PLAN

NORTHGATE TOWN SQUARE

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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	67
◯	PARKING LOT ACCENT TREE ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	234
◯	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	66
◯	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	135
◯	TOWN SQUARE PARKING FIELD TREE OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE ULMUS X 'FRONTIER' / FRONTIER ELM	32
△	LAS GALLINAS AVENUE STREET TREE PYRUS CALLERYANA / CALLERY PEAR	2
△	LOS RANCHITOS ROAD STREET TREE PYRUS CALLERYANA / CALLERY PEAR	43
△	NORTHGATE DRIVE STREET TREE PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE PYRUS CALLERYANA / CALLERY PEAR ZELKOVA SERRATA 'GOLD FALLS' / GOLD FALLS ZELKOVA	54
◯	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	85
◯	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	222
◯	SPECIMEN TREE PLATANUS RACEMOSA / CALIFORNIA SYCAMORE QUERCUS AGRIFOLIA / COAST LIVE OAK	14
✳	EXISTING TREE TO REMAIN	223
▨	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)(142,791 SF)/12.25 SF)
8,159 5 GALLON PLANTS

((.3)(142,791 SF)/9 SF)
4,760 1 GALLON PLANTS

*FOR PLANTING CALCULATIONS RELATED TO RESIDENTIAL 1-4 REFER TO 2025 LANDSCAPE SHEETS

TOTAL RESIDENTIAL 5

((.7)(35,718 SF)/12.25 SF)
2,041 5 GALLON PLANTS

((.3)(35,718 SF)/9 SF)
1,191 1 GALLON PLANTS

TOTAL RESIDENTIAL 6

((.7)(21,080 SF)/12.25 SF)
1,205 5 GALLON PLANTS

((.3)(21,080 SF)/9 SF)
703 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
44	EXISTING BUS STOP - REFER TO BICYLCE CONNECTIVITY PLAN

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	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	

SCHEDULES AND NOTES - 2040 VISION PLAN

NORTHGATE TOWN SQUARE

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CSW ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

BIKE RACK

BENCH

BISTRO TABLE

ADIRONDACK CHAIRS

LOUNGE FURNITURE

REGAL
The STAND

UMBRELLAS

PLANTER POTS

TRASH AND RECYCLE RECEPTACLES

OUTDOOR DINING TABLE / PICNIC TABLE

SITE AMENITIES - 2025 & 2040 VISION PLAN

NORTHGATE TOWN SQUARE

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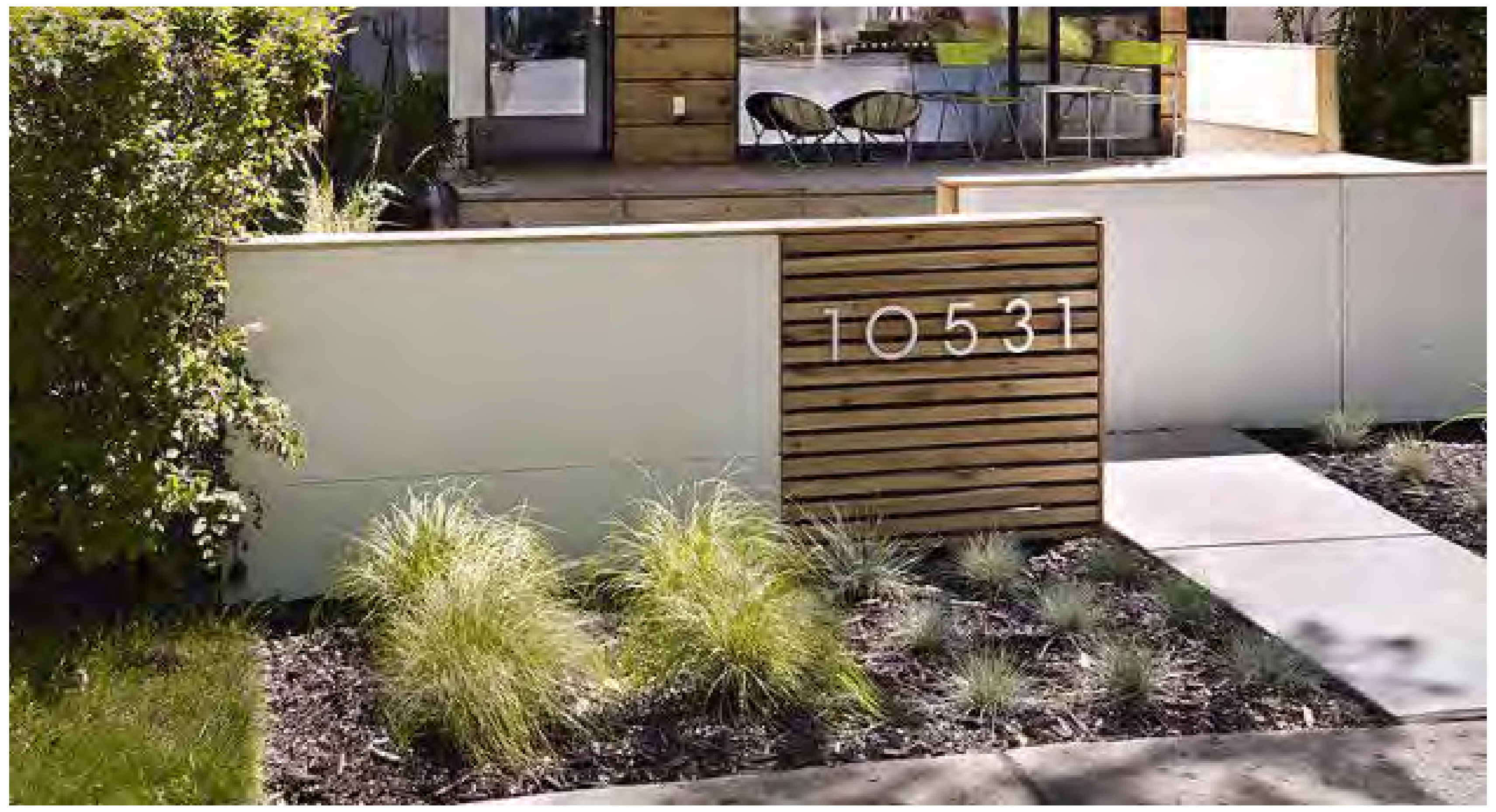
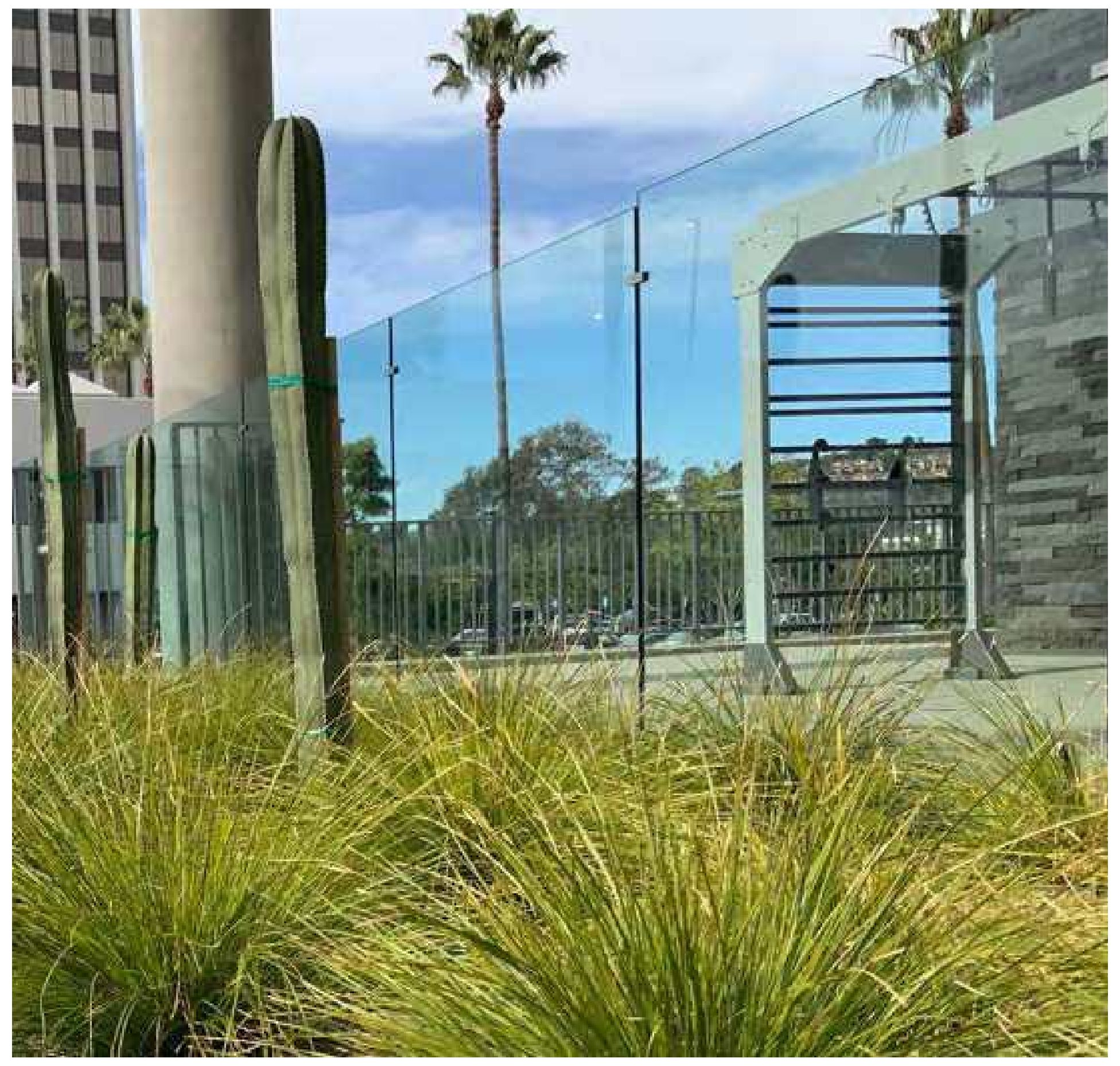
URBAN ARENA

STUDIO T SQUARE

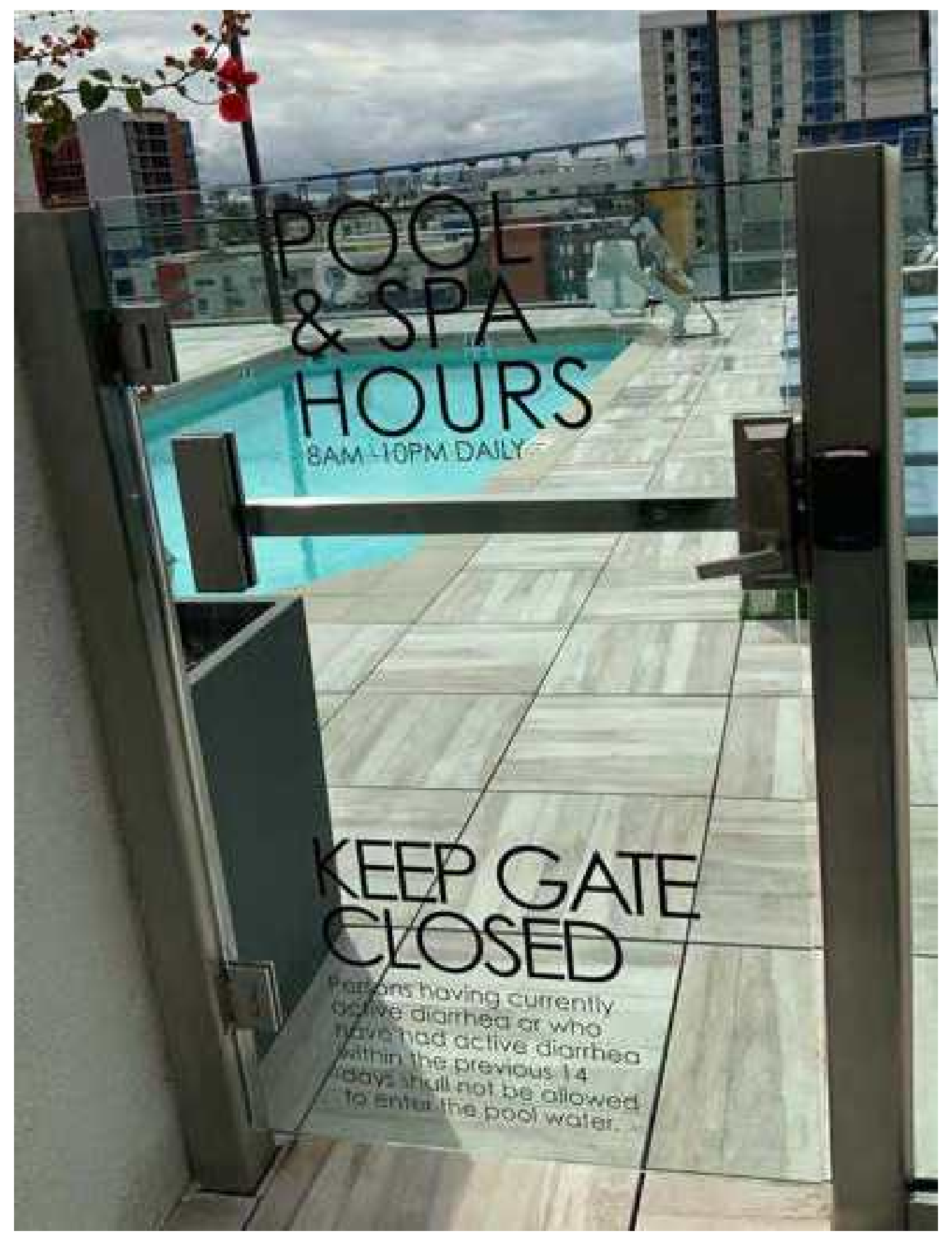
FIELD PAOLI



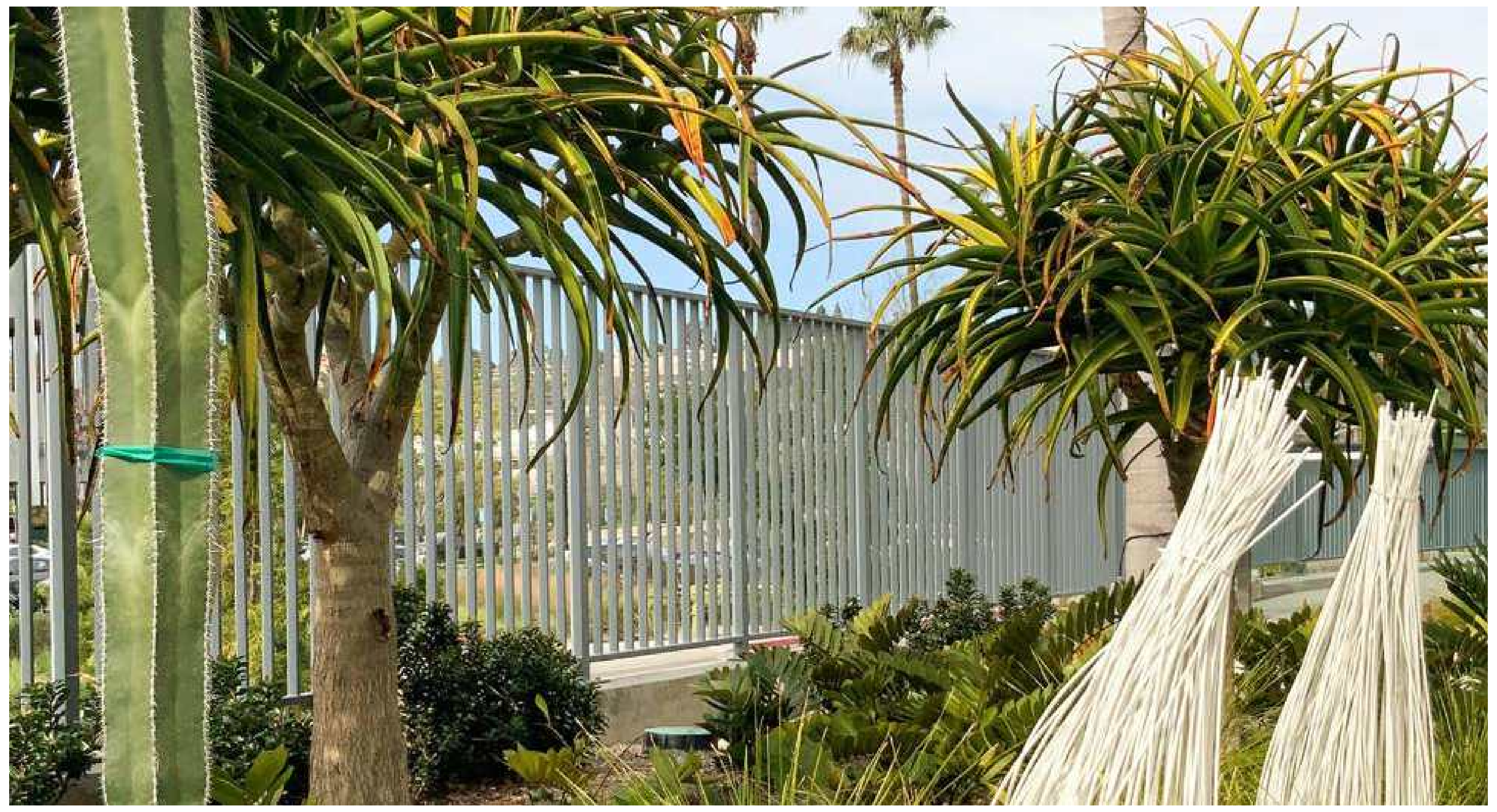
STUCCO PRIVATE PATIO WALL AND WOOD GATE



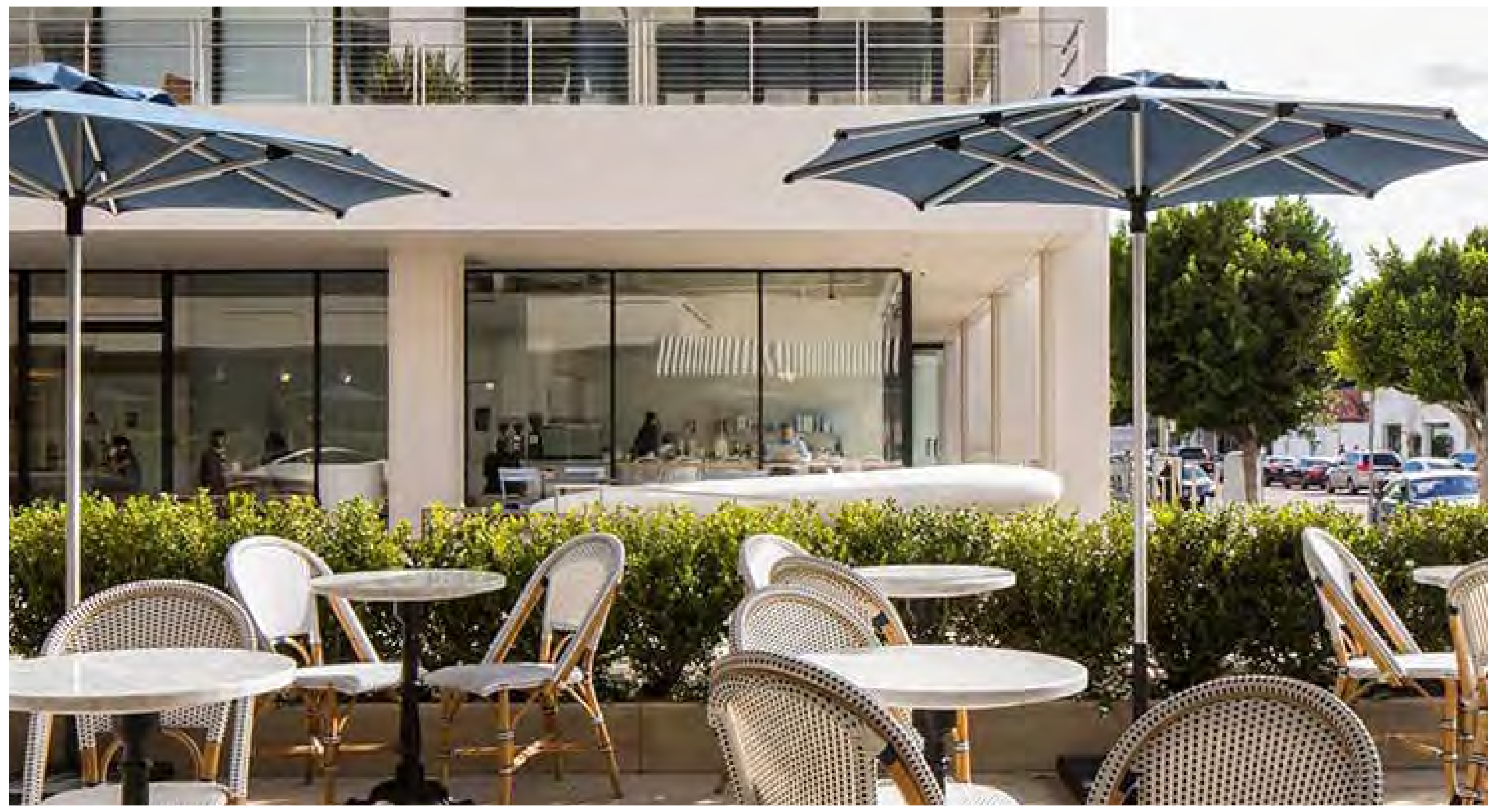
GLASS POOL FENCE


POOL
& SPA
HOURS
8AM-10PM DAILY
KEEP GATE
CLOSED

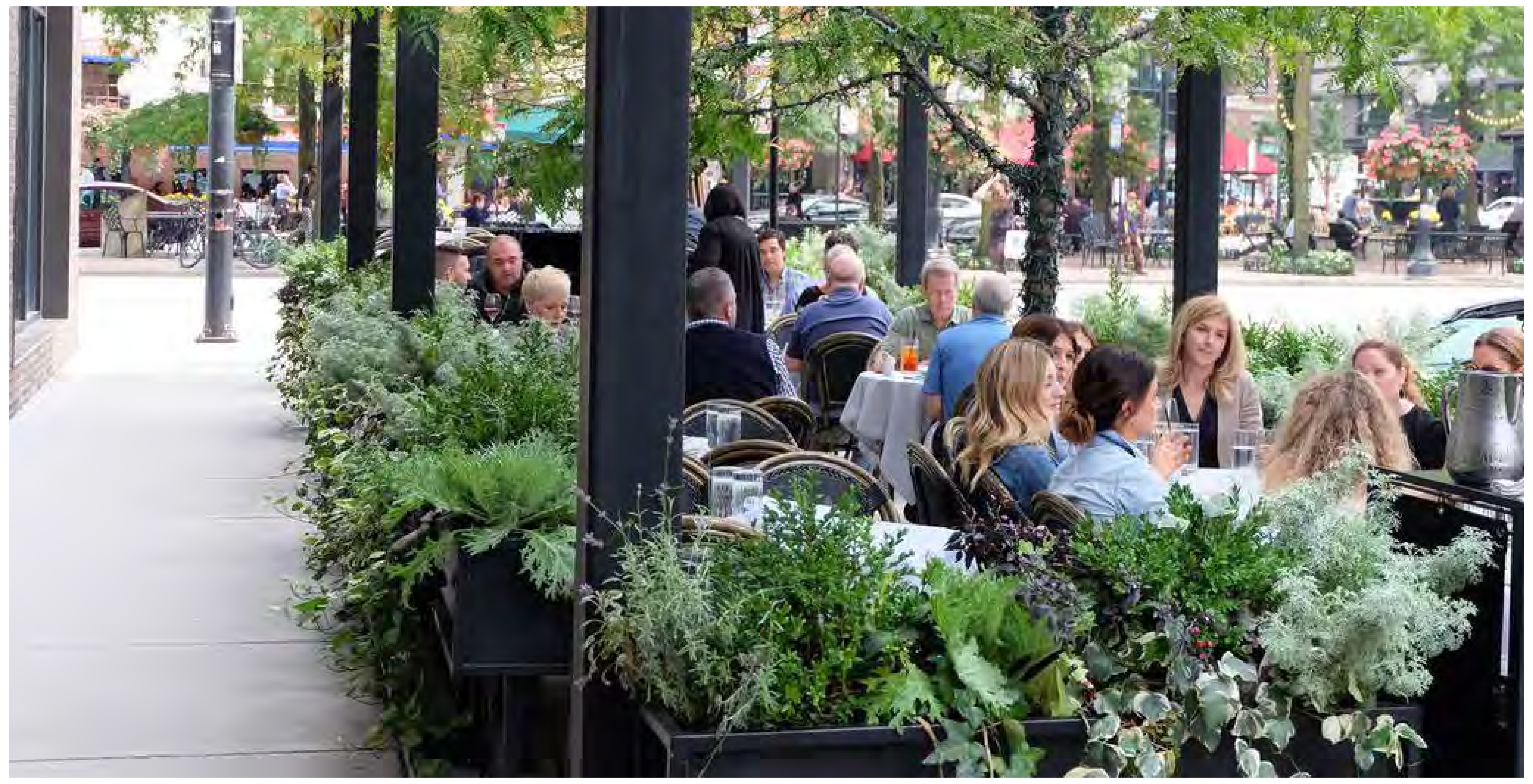
GLASS POOL GATE



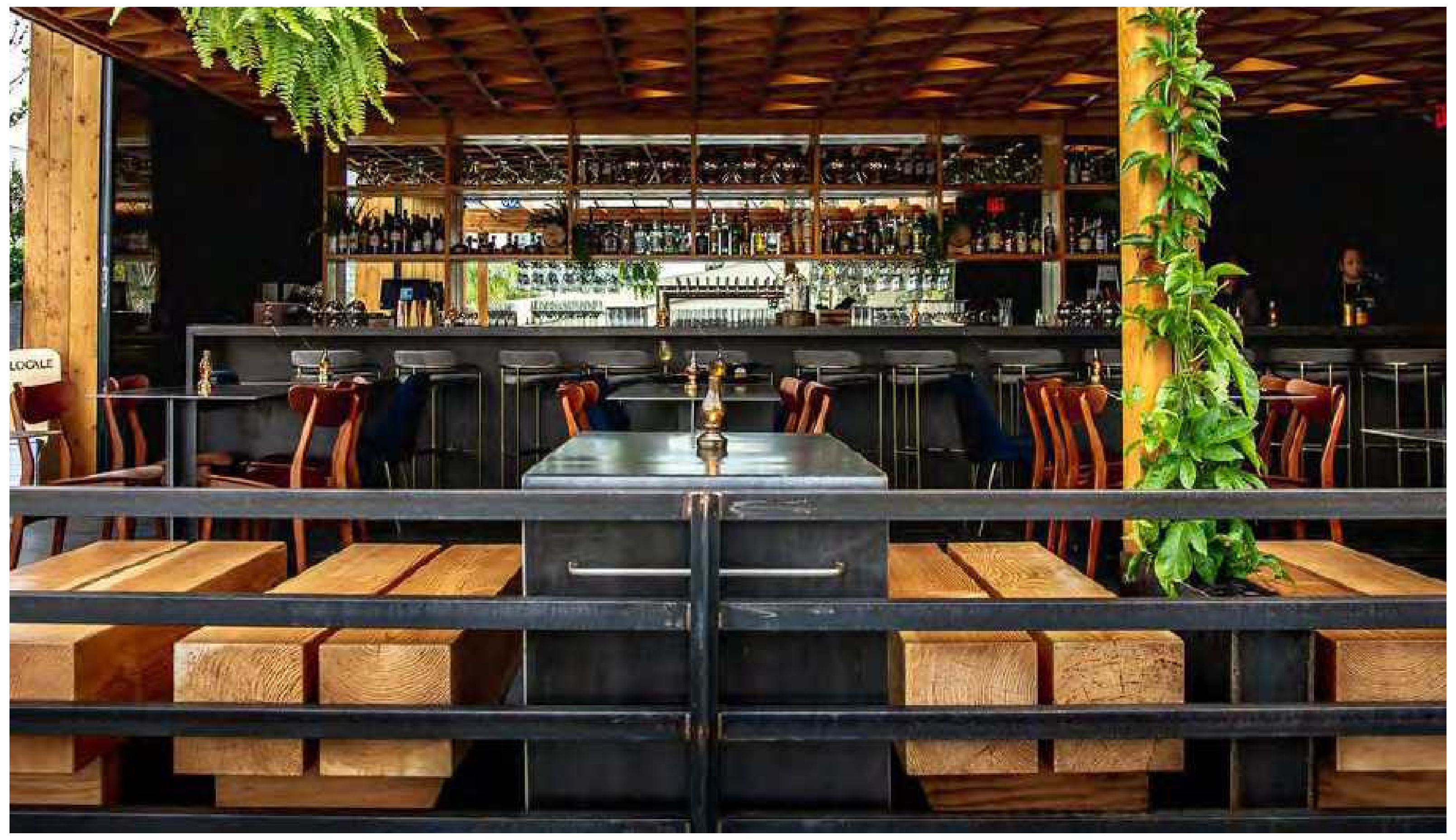
TUBE STEEL SECURITY FENCE



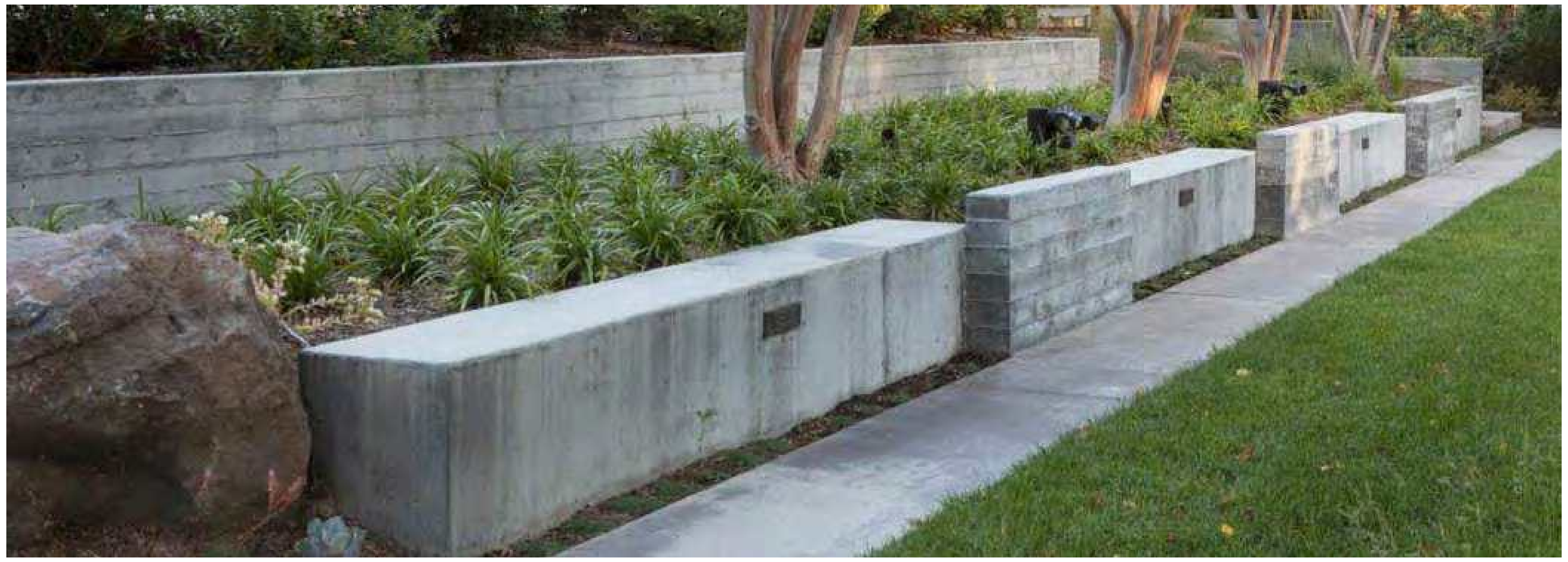
ABC BARRIER - EVERGREEN HEDGE



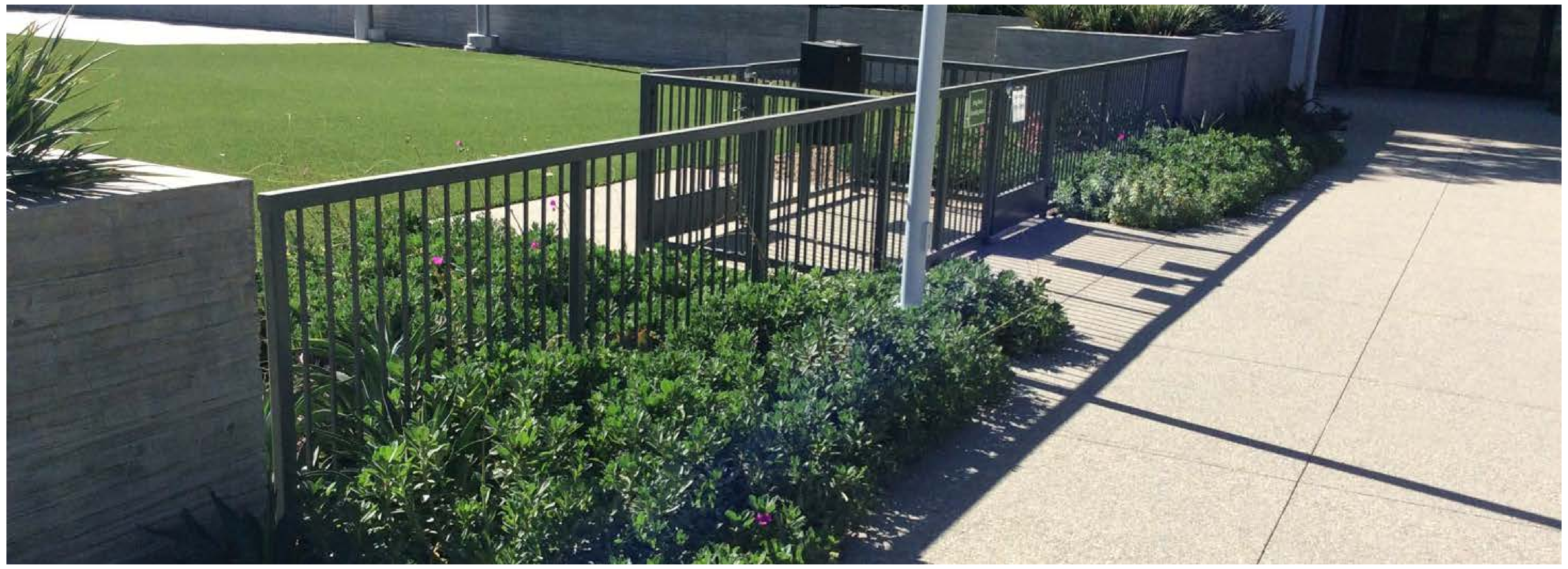
ABC BARRIER - PLANTER POTS



ABC BARRIER - TUBE STEEL FENCING



POURED IN PLACE CONCRETE SEATWALL



TUBE STEEL DOG PARK FENCE AND GATE

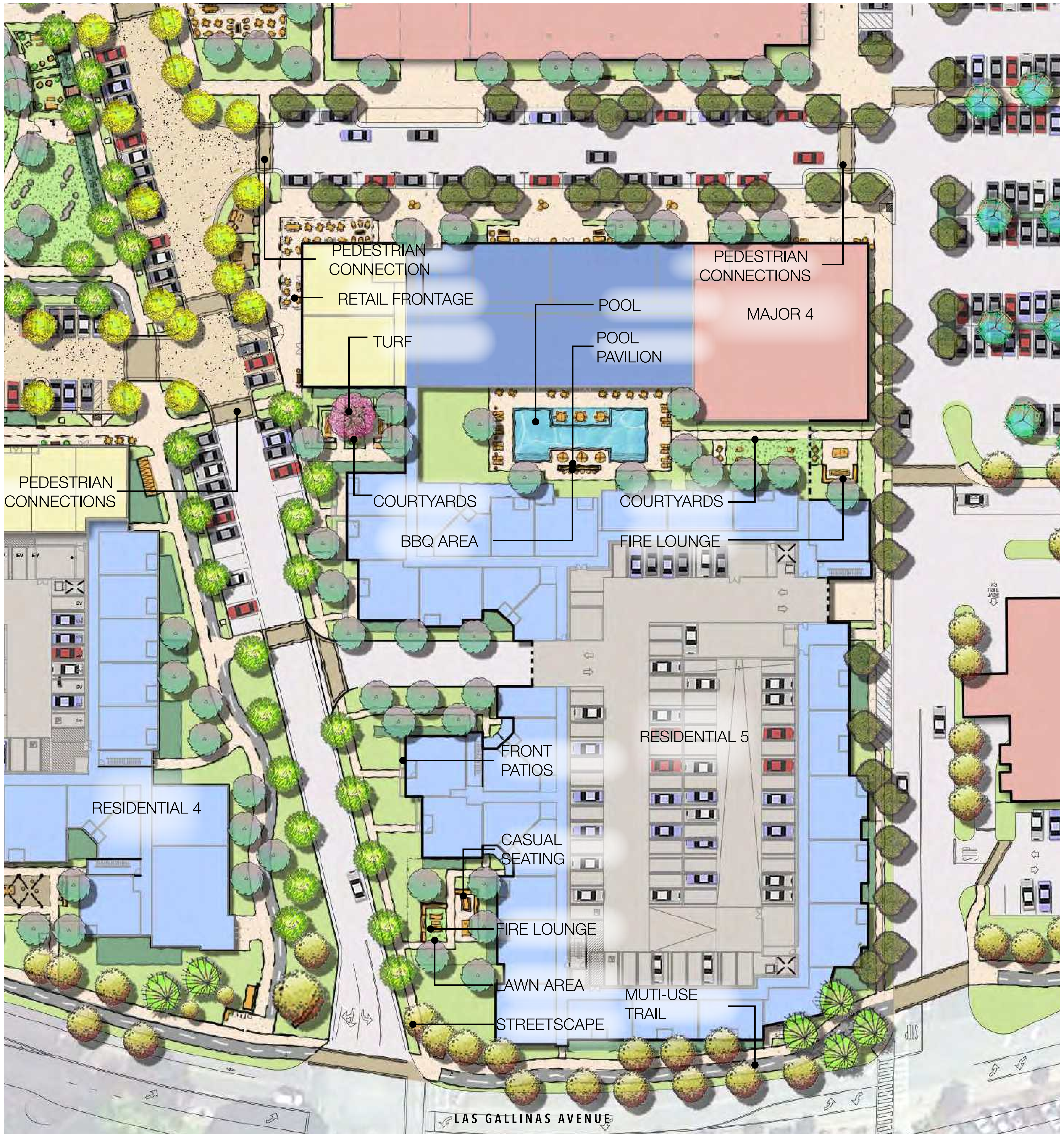
FENCE AND WALL MATERIALS - 2025 & 2040 VISION PLAN

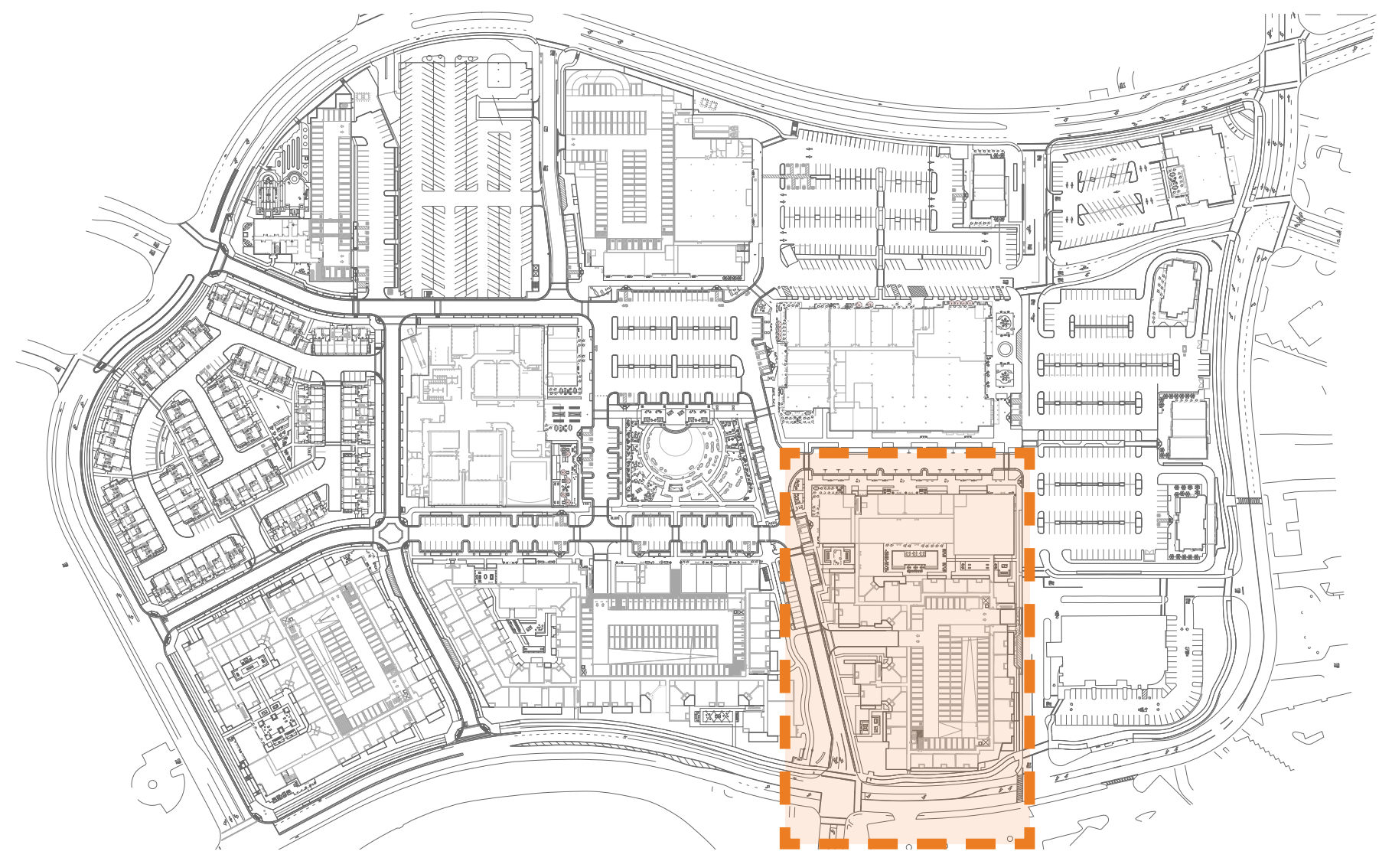
NORTHGATE TOWN SQUARE

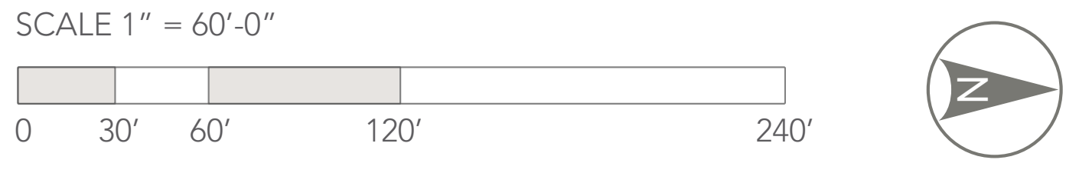
MAY 8, 2023

MerloneGeier Partners
CSW ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI

NORTHGATE LANDSCAPE AREA CALCULATIONS - RESIDENTIAL 5							
LOT SIZE	VEHICULAR AREA	BUILDING COVERAGE	OPEN SPACE	USABLE OPEN SPACE (pedestrian paving)	LANDSCAPE (planting area)	LANDSCAPE %	OPEN SPACE %
217,749 SF	33,664 SF	104,080 SF	80,005 SF	44,287 SF	35,718 SF	16.4%	37%


PEDESTRIAN CONNECTION
RETAIL FRONTAGE
TURF
POOL
POOL PAVILION
PEDESTRIAN CONNECTIONS
MAJOR 4
PEDESTRIAN CONNECTIONS
COURTYARDS
BBQ AREA
COURTYARDS
FIRE LOUNGE
RESIDENTIAL 5
FRONT PATIOS
RESIDENTIAL 4
CASUAL SEATING
FIRE LOUNGE
LAWN AREA
STREETSCAPE
MUTI-USE TRAIL
LAS GALLINAS AVENUE


KEY MAP nts


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

RESIDENTIAL 5 ENLARGEMENT - 2040 VISION PLAN

NORTHGATE TOWN SQUARE

MAY 8, 2023

MerloneGeier Partners

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URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

SHOPS 5
RESIDENTIAL 5
MAJOR 3
RESIDENTIAL 5
MERRYDALE ROAD
LAS GALLINAS AVENUE
P-105
P-106
P-110
SF-103
SF-105
SF-109
SF-111
SF-101
SF-104
P-101
P-102
P-103
P-104
P-109
P-116
F-102
F-103
12
18
19
7
21
6
13
SCALE 1"=30'-0"
0
15'
30'
60'
120'

CONCEPT PLANT SCHEDULE RESIDENTIAL 5

ENTRY ACCENT TREE ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE QUERCUS AGRIFOLIA / COAST LIVE OAK SEQUOIA SEMPERVIRENS / COAST REDWOOD	4
PARKING LOT ACCENT TREE ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	26
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	4
INTERIOR STRET TREE 2 PODOCARPUS GRACILIOR / FERN PINE QUERCUS PALUSTRIS / PIN OAK	9
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	33
SPECIMEN TREE PLATANUS RACEMOSA / CALIFORNIA SYCAMORE QUERCUS AGRIFOLIA / COAST LIVE OAK	1

RESIDENTIAL 5 DETAILED ENLARGEMENT - 2040 VISION PLAN

NORTHGATE TOWN SQUARE

MAY 8, 2023

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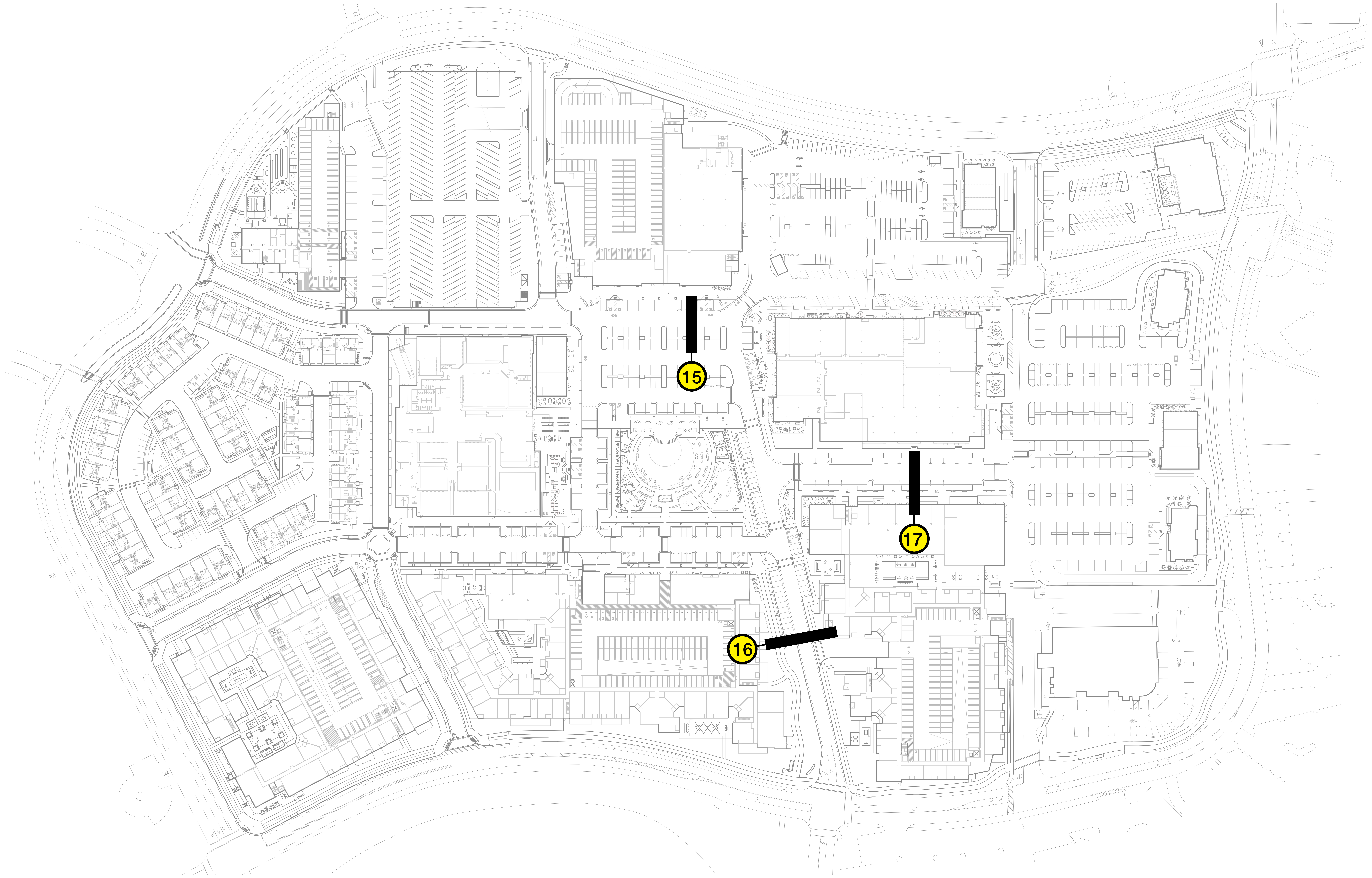
STUDIO T SQUARE
FIELD PAOLI



NOT TO SCALE

STREET EDGE CONDITION PLAN - 2040 VISION PLAN

NORTHGATE TOWN SQUARE

MAY 8, 2023

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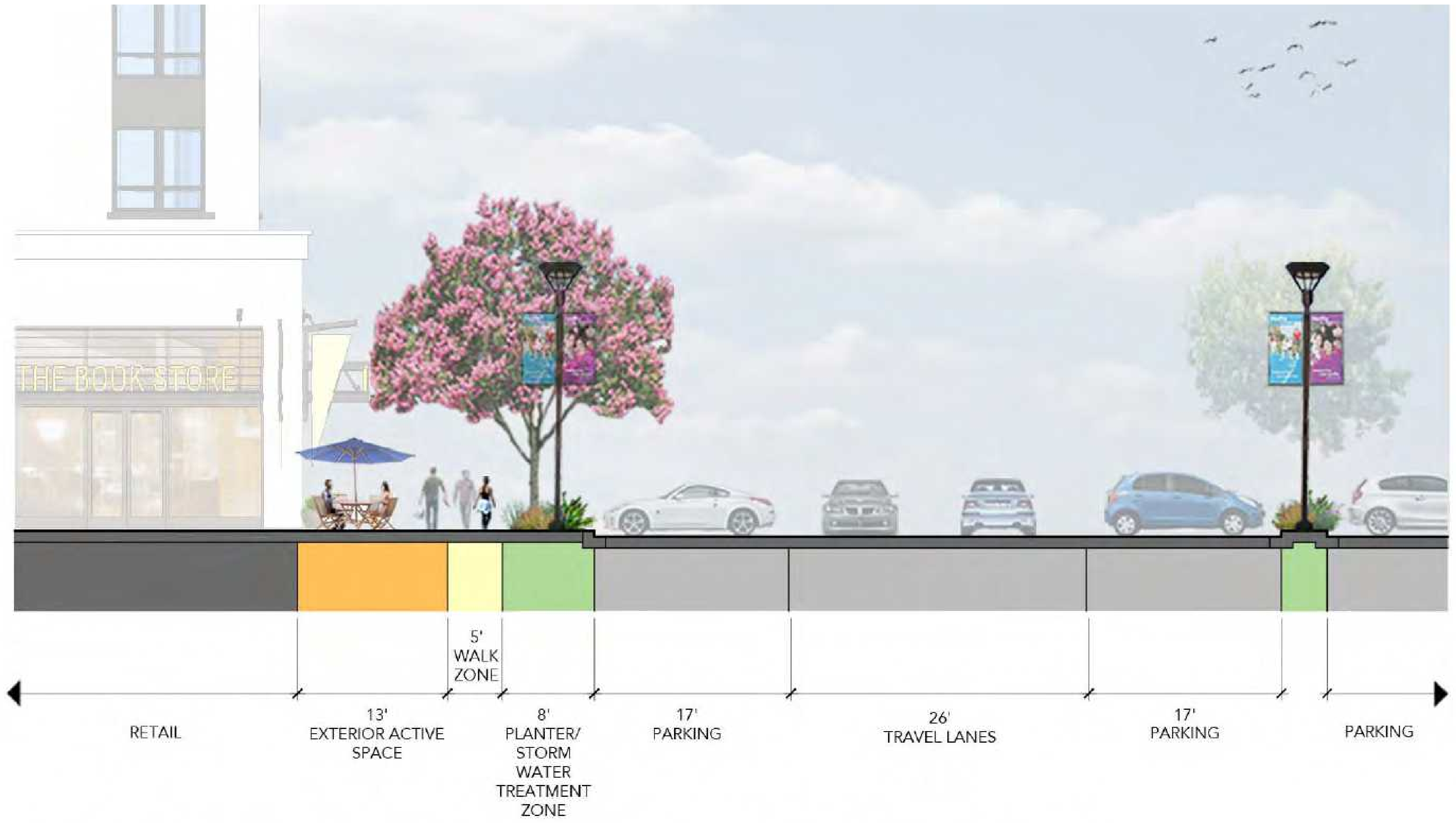
CSW ST2

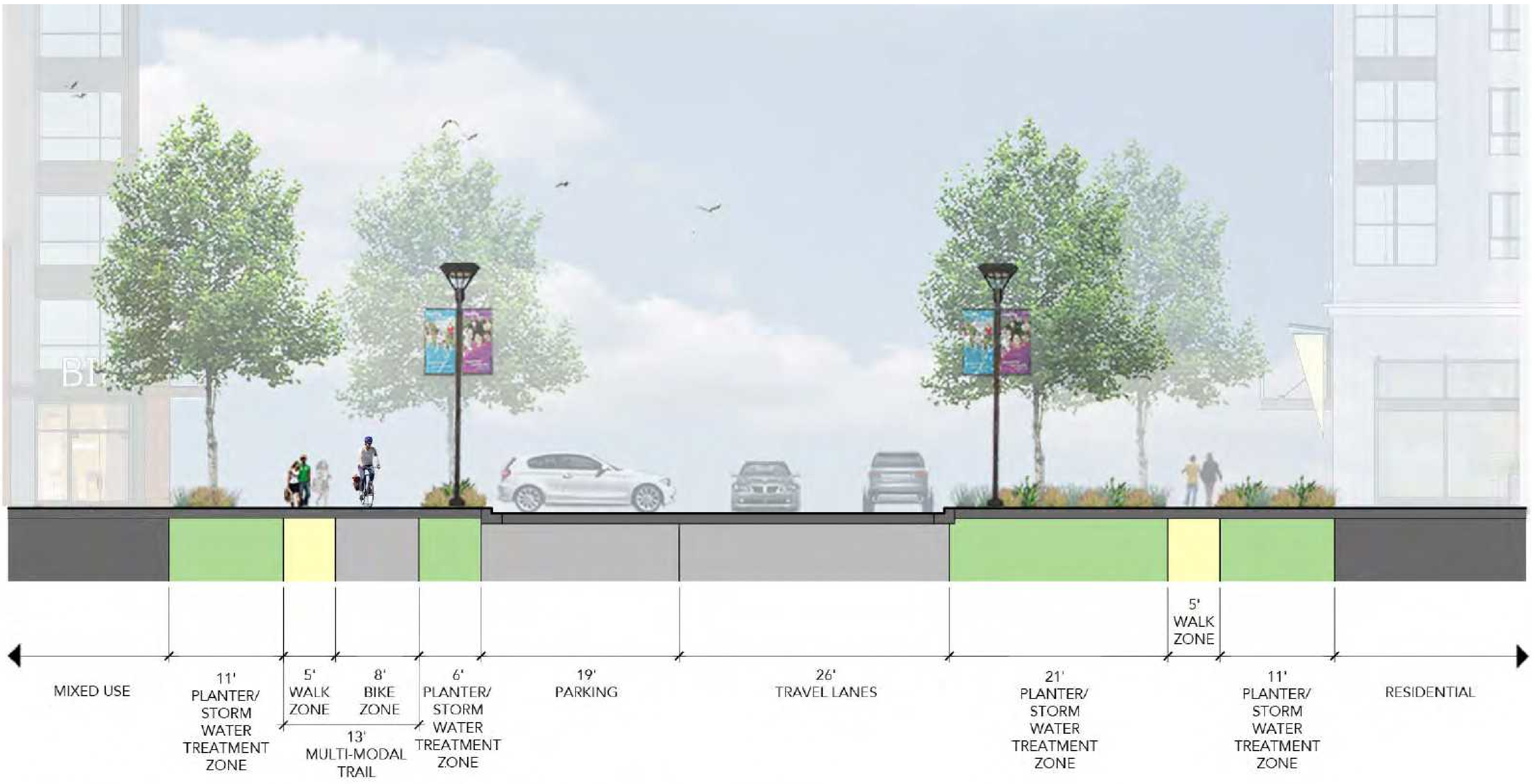
URBAN ARENA

STUDIO T SQUARE

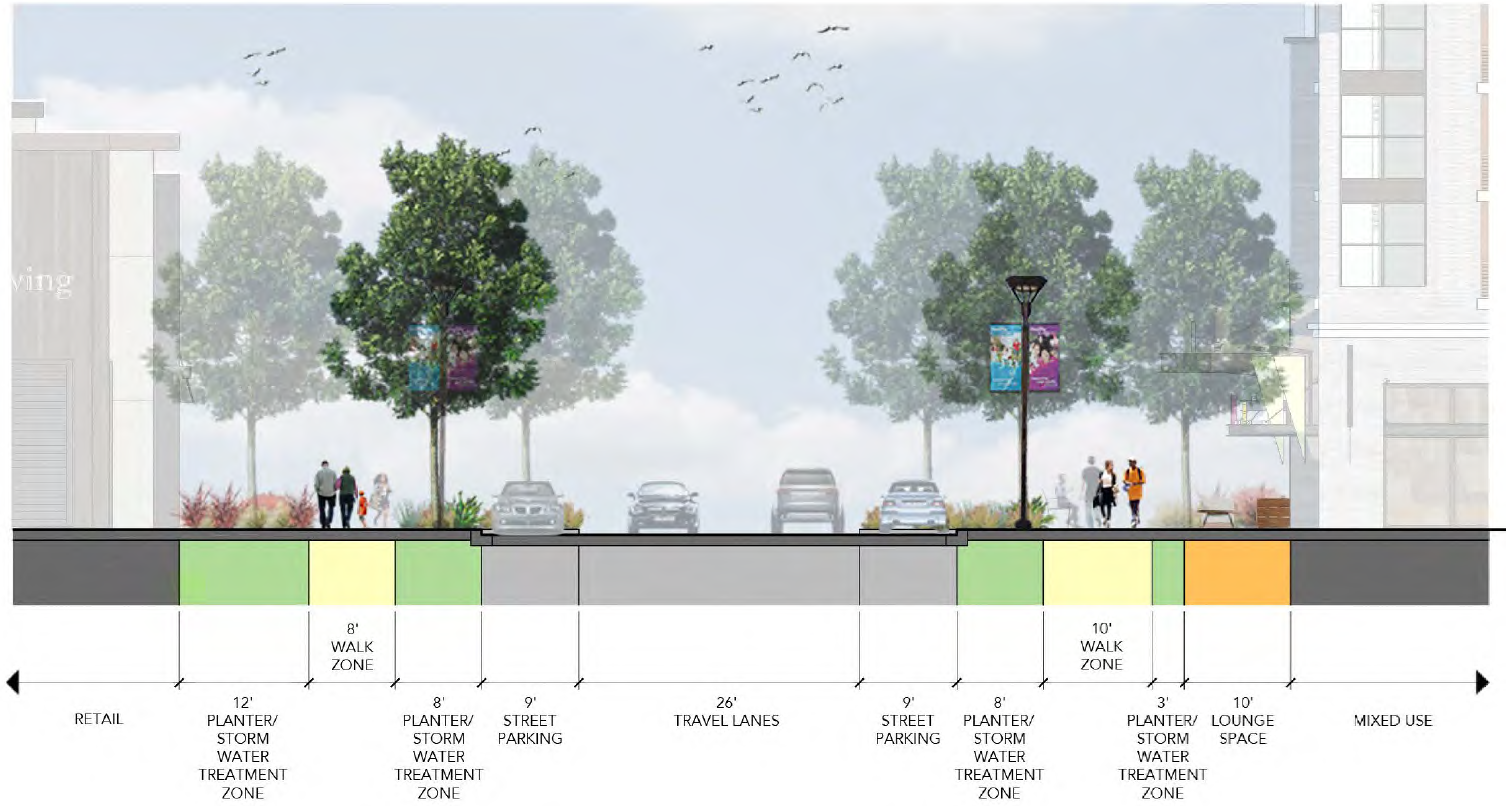
FIELD PAOLI


THE BOOK STORE
RETAIL
13' EXTERIOR ACTIVE SPACE
5' WALK ZONE
8' PLANTER/ STORM WATER TREATMENT ZONE
17' PARKING
26' TRAVEL LANES
17' PARKING
PARKING

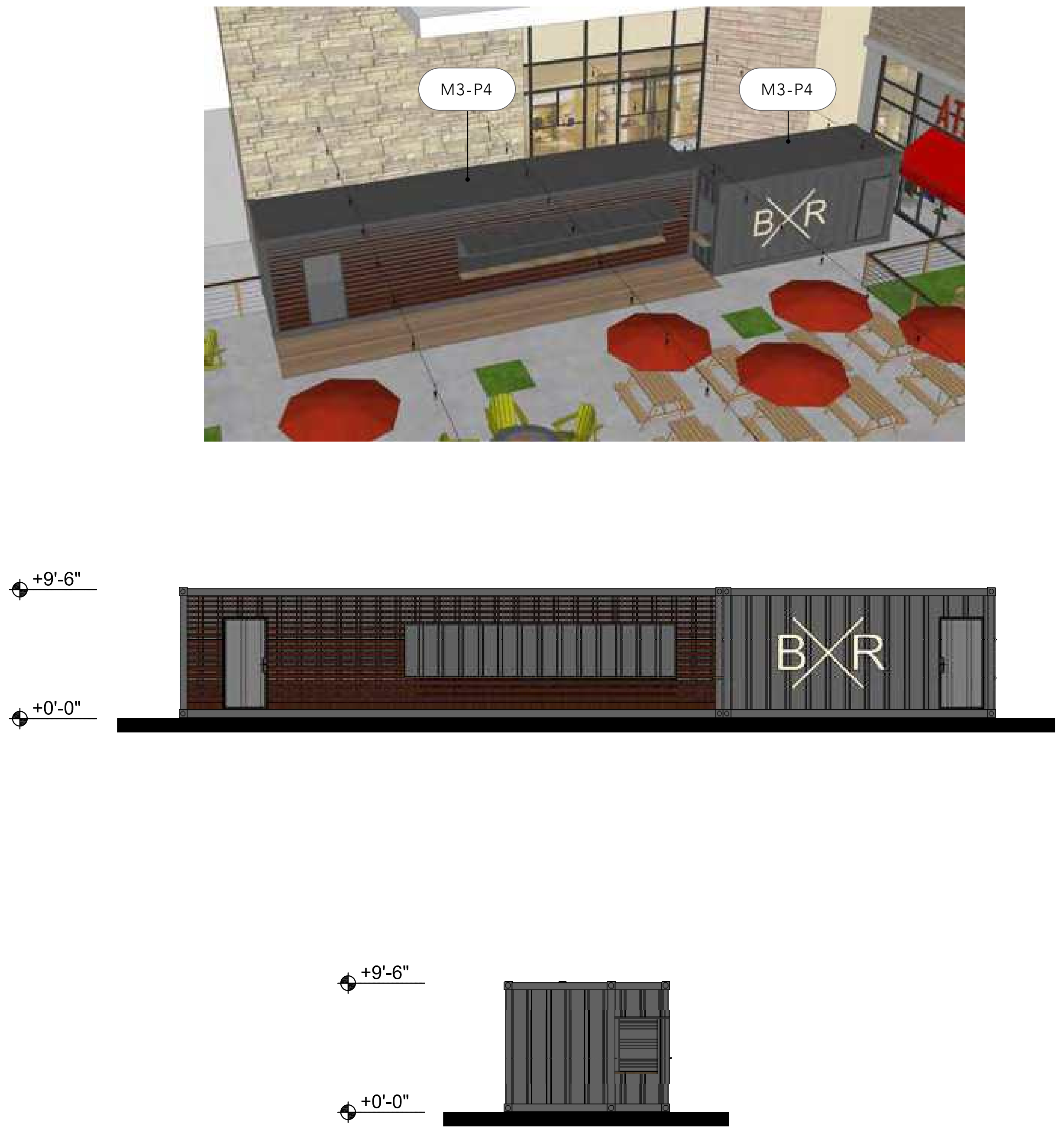
SECTION 15


MIXED USE
11' PLANTER/ STORM WATER TREATMENT ZONE
5' WALK ZONE
8' BIKE ZONE
13' MULTI-MODAL TRAIL
6' PLANTER/ STORM WATER TREATMENT ZONE
19' PARKING
26' TRAVEL LANES
21' PLANTER/ STORM WATER TREATMENT ZONE
5' WALK ZONE
11' PLANTER/ STORM WATER TREATMENT ZONE
RESIDENTIAL

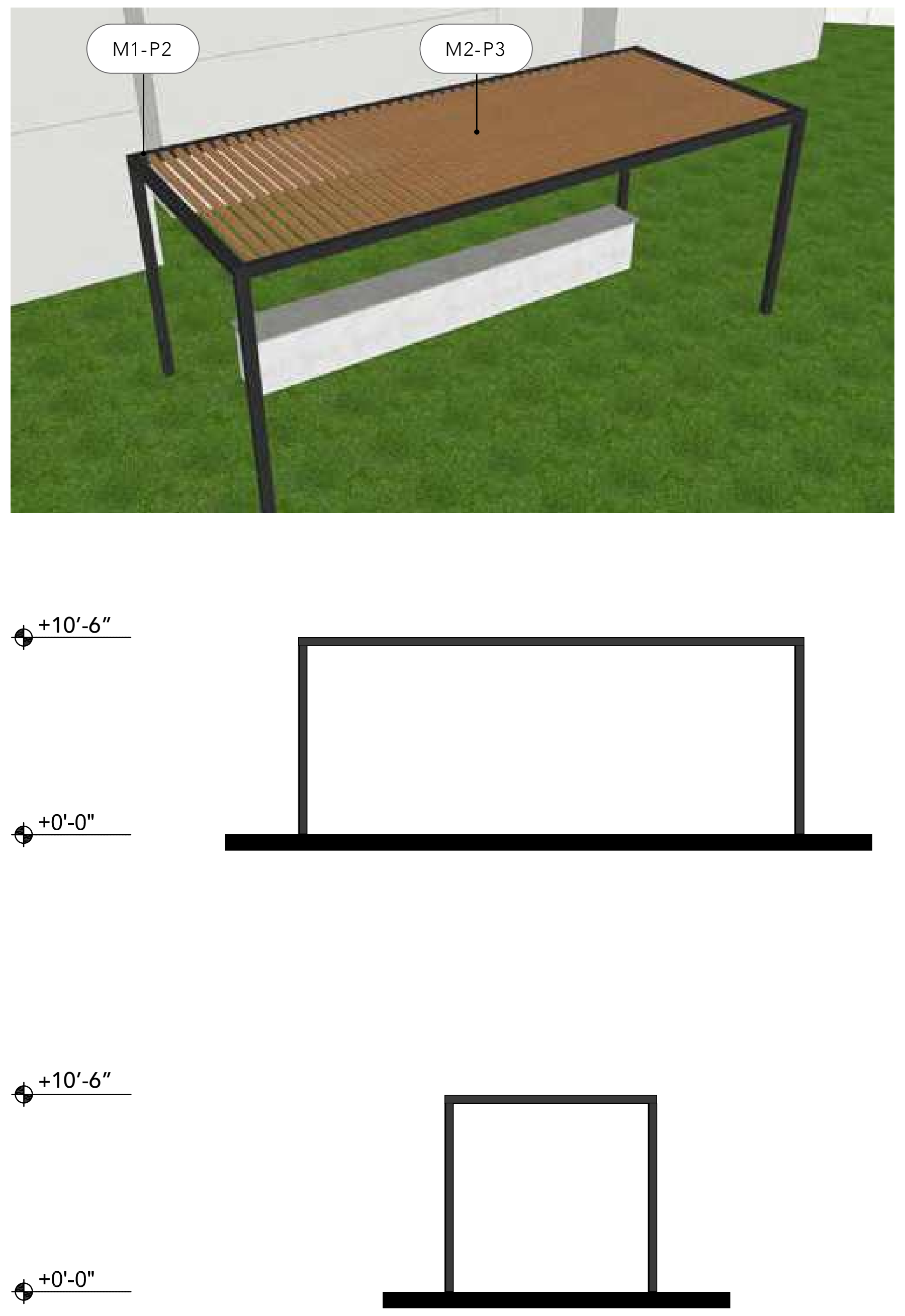
SECTION 16


RETAIL
12' PLANTER/ STORM WATER TREATMENT ZONE
8' WALK ZONE
8' PLANTER/ STORM WATER TREATMENT ZONE
9' STREET PARKING
26' TRAVEL LANES
9' STREET PARKING
8' PLANTER/ STORM WATER TREATMENT ZONE
10' WALK ZONE
3' PLANTER/ STORM WATER TREATMENT ZONE
10' LOUNGE SPACE
MIXED USE

SECTION 17



⑰ OVERHEAD 17 OUNCES



⑱ OVERHEAD 18 RESIDENTIAL 5 -2040

MATERIAL

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

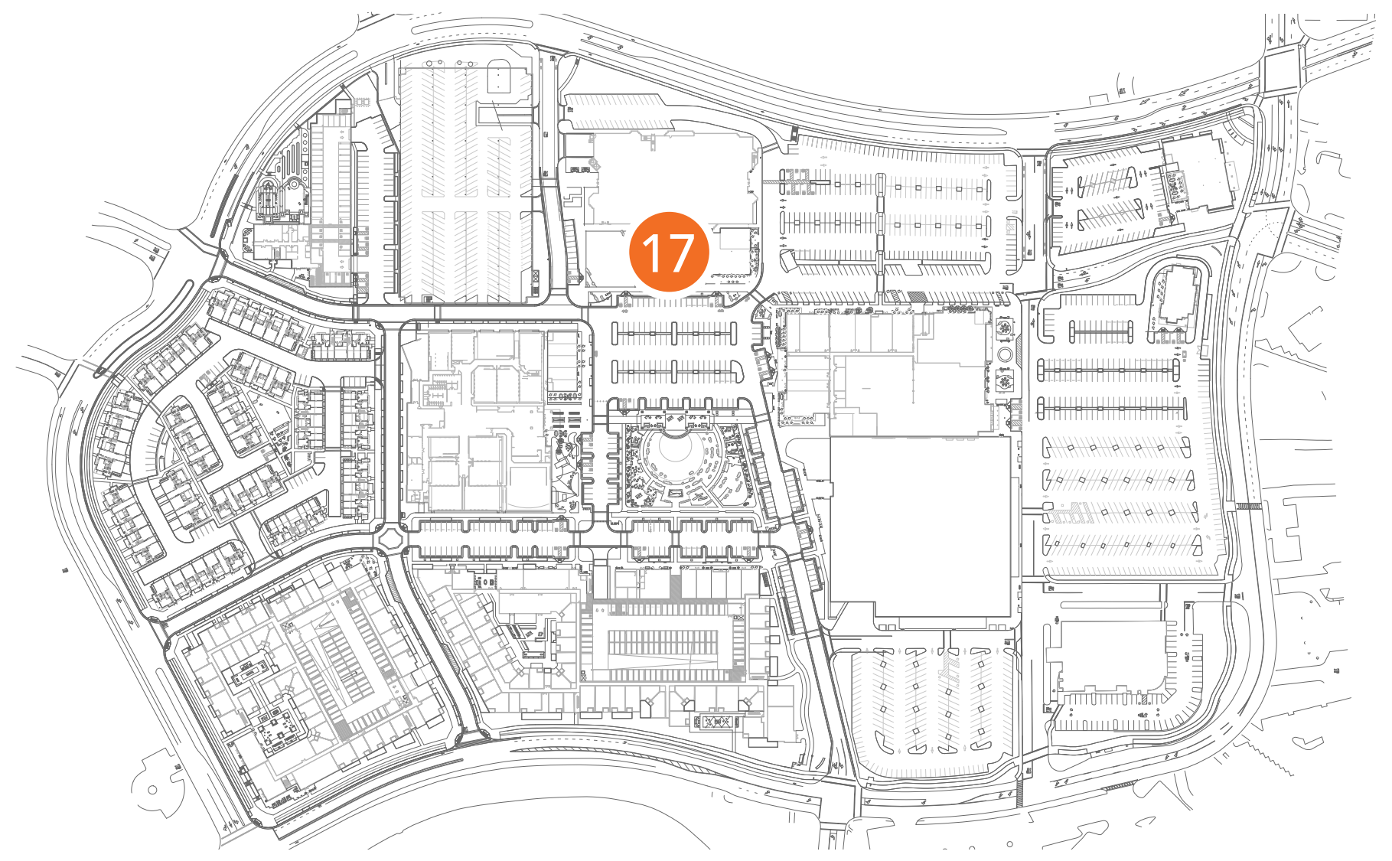
COLOR (DESIGN INTENT)

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



KEY MAP 2025 nts

KEY MAP 2040 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

SHOPS 3
(5,000+/- SF)
CINEMA
(65,000+/- SF)
MAJOR 2 28,000+/-SF
SHOPS 2: 11,600+/- SF
SHOPS 2A: 6,250+/- SF
RESTAURANT: 8,510+/-SF
TOWN SQUARE
SHOPS 5
(3,500+/- SF)
5' SIDEWALK
N13°30'00"E 241.00'
N76°30'00"W 66.52'
N60°00'00"W 208.84'
N76°30'00"W 378.80'
N60°00'00"W 124.56'
N13°30'00"E 348.02'
N13°30'00"E 318.83'
55.77'
55.8'
24'
32'
26'
19'
17'
10'
9'
28'
22'
VAN
Graphic Scale (in feet)
1 inch = 20 ft.

CIVIL SITE PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners

CSW ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

C-2.25

LOT 8
PAD 2:
4,300+/- SF
(1.63 AC.)
LOT 11
PAD 3:
5,000+/- SF
(0.66 AC.)
LOT 10
PAD 4:
3,800+/- SF
(1.08 AC.)
MAJOR 3
(10,000+/- SF)
LAS GALLINAS AVENUE
Graphic Scale (in feet)
1 inch = 20 ft.
48.45'
49.93'
19'
26.01'
9'
10.58'
26'
17'
6'
29.4'
23.1'
28'
22'
19'
12'
53.3'
50.8'
19.19'
25'
26.12'
N76°30'00"W 210.50'
25.82'
VAN

CIVIL SITE PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners

CSW ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

C-2.26

RESIDENTIAL 4
ENTRY DRIVEWAY
24'
SHOPS 4
(6,200+/- SF)
LOT 5/6
LOT 5: 446+/- UNITS (RESID. 4)
LOT 6: 6,200+/- SF (SHOPS 4)
RESIDENTIAL 3
GARAGE
RESIDENTIAL 4
RESIDENTIAL 4
9'
9'
19'
26'
19'
26'
19'
13'
13'
ENTRY DRIVEWAY
26'
RESIDENTIAL 5
GARAGE
N90°00'00"W 340.93'
R=150.00'
Graphic Scale (in feet)
20
0
20
40
1 inch = 20 ft.
LOT 13/14/15
LOT 13: 251+/- UNITS (RESID. 5)
LOT 14: 10,000+/- SF (MAJOR 3)
LOT 15: 3,500+/- SF (SHOPS 5)
(4.99 AC.)
Concrete
LOS RANCHITOS ROAD
LOS RANCHITOS ROAD
MERRYDALE ROAD
MERRYDALE ROAD
PROPOSED
CONNECTION TO SMART
RAIL STATION

CIVIL SITE PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners

CSW ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

C-2.28

Graphic Scale (in feet)
20
0
20
40
1 inch = 20 ft.
12'
60.4'
N13°30'00"E 382.88'
S76°30'00"E 333.17'
RESIDENTIAL 5
GARAGE
LOADING
(E) RITE AID
(+/- 17,340 SF)
DRIVE THRU RX
STOP
Concrete
Asphalt
EX PROMENADE
EX BUS STOP
LAS GALLINAS AVENUE
15.56'

NORTHGATE TOWN SQUARE

CIVIL SITE PLAN - 2040

MerloneGeier Partners
CSW ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI

C-2.29

TC 36.66
TC 36.62
FS 36.61 (GB)
TC 36.58
TC 36.73
TC 36.74
TC 37.26 (HP)
TC 36.81
TC 36.18
0.5%
FS 36.13
FS 36.33
TC 36.18
TC 36.36
FS 36.49
TC 36.70
FS 36.53
FS 36.68
TC 36.84
FS 36.79
FS 37.32 (HP)
FS 36.86
FS 36.63
FS 36.86
3" GAS
5' SIDEWALK
FS 35.94 (LP)
FS 36.66
FS 36.66
TC 36.81
FS 36.53
TC 36.18
FS 36.68
FS 36.27 HP)
FS 36.37
FS 36.25
FS 36.97
FS 36.12
FS 36.10
FS 36.01
FS 35.99
FS 35.94
FS 35.86
MAJOR 2 28,000+/-SF
SHOPS 2: 11,600+/- SF
SHOPS 2A: 6,250+/- SF
RESTAURANT: 8,510+/-SF
MGMT. OFFICE: 800+/-SF
POLICE: 200 +/-SF
SHOPS 3
(5,000+/- SF)
CINEMA
FF 37.5
8" SS
21" SD
TC 36.07
TC 36.05
FS 35.86
FS 35.84
TC 35.89
FS 35.73
FS 35.69 (LP)
FS 35.79
8" SS
15" SD
CINEMA
FF 37.5
TC 35.78
TC 35.74
TC 35.82
FS 35.98
TC 36.00
FS 36.81
TC 36.04
TC 36.10
2.0%
0.5%
FS 35.26
0.5%
FS 34.91-LP
TC 35.88
FS 35.83
FS 35.98
FS 35.98
TOWN SQUARE
TC 36.15
TC 36.27
FS 36.00
FS 36.06
FS 36.07
FS 36.09
TC 36.26
2.0%
TC 36.25
FS 36.22
FS 36.34
FS 36.35
FS 36.36
TC 36.37
FS 36.38
TC 36.54
TC 36.44
TC 36.46
TC 36.48
TC 36.65
FS 36.40
FS 36.41
FS 36.52 (HP)
RESIDENTIAL 5
251+/- UNITS
2" GAS
8" W
FS 34.79
Graphic Scale (in feet)
1 inch = 20 ft.

PRELIMINARY GRADING AND DRAINAGE PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

PAD 2
FF 32.30
3" GAS
24" SD
8" SS
PAD 3
FF 30.30
PAD 4
FF 30.30
MAJOR 3
(+/- 10,000 SF)
LAS GALLINAS AVENUE
18" SD
36" SD
Graphic Scale (in feet)
1 inch = 20 ft.
FG 30.28
EG 28.70
FG 30.28
EG 26.85
FS 29.22
FS 29.52
FS 29.52
FG 30.28
EG 28.72
FS 29.22
FG 30.28
EG 26.77
FS 28.95
FS 27.01
FS 28.96
FS 27.41
FS 35.50
FS 36.62
FS 35.53
FS 30.29
FS 30.20
FS 35.26
0.5%
FS 36.50
FS 36.44
FS 35.05
FS 30.46
FS 29.35
FS 26.86
FG 30.28
EG 28.20
FG 30.28
EG 26.94
FS 29.55
FS 29.55
FS 34.95
FS 30.50
FS 29.52
FS 29.41
FG 30.28
EG 27.02
FG 30.28
EG 28.33
FS 26.98
FS 33.77
FS 30.36
FS 27.73
SD
SS
W
G
E

PRELIMINARY GRADING AND DRAINAGE PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners

CSW ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

C-3.26

SHOPS 4
(6,200+/- SF)
RESIDENTIAL 4
FF 34.50
LOT 5/6
LOT 5: 446+/- UNITS (RESID. 4)
LOT 6: 6,200+/- SF (SHOPS 4)
RESIDENTIAL 4
FF 34.50
RESIDENTIAL 4
FF 34.50
RESIDENTIAL 5
251+/- UNITS
RESIDENTIAL 5
251+/- UNITS
RESIDENTIAL 5
251+/- UNITS
Graphic Scale (in feet)
1 inch = 20 ft.
FS 35.17 (HP)
BW 33.95
FS 35.48
ENTRY DRIVEWAY
FS 33.58
FG 34.48
EG 32.60
FG 34.48
EG 30.93
FG 34.48
EG 31.75
FS 30.64
FS 29.36
FS 27.78
FS 28.30
2" GAS
2" GAS
8" W
8" W
12" SD
12" SD
12" SD
18" SD
48" SD
48" SD
48" SD
48" SD
8" SS
8" SS
16" HP GAS MAIN
21" W
21" W
8" SD
LOS RANCHITOS ROAD
MERRYDALE ROAD

PRELIMINARY GRADING AND DRAINAGE PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners

CSW ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

RESIDENTIAL 5
FS 34.39
FS 27.44
4" SS
12" SD
18" SD
36" SD
18" SD
36" SD
8" W
8" W
(E) RITE AID
(+/- 17,340 SF)
48" SD
EX PROMENADE
EX BUS STOP
RESIDENTIAL 5
251+/- UNITS
LOS RANCHITOS ROAD
LOS RANCHITOS ROAD
8" W
Graphic Scale (in feet)
1 inch = 20 ft.

PRELIMINARY GRADING AND DRAINAGE PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners
CSW ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI

C-3.29

Graphic Scale (in feet)
1 inch = 20 ft.
SHOPS 3
(5,000+/- SF)
FF 37.5
CINEMA
FF 37.5
8" SS
15" SD
6" SS
3" GAS
MAJOR 2 28,000+/-SF
SHOPS 2: 11,600+/- SF
SHOPS 2A: 6,250+/- SF
RESTAURANT: 8,510+/-SF
MGT. OFFICE: 800+/-SF
POLICE: 200+/- SF
8" SS
21" SD
TOWN SQUARE
DMA 4
SHOPS 5
(+/- 3,500 SF)
FF 35.50
DMA 5
RESIDENTIAL 5
268+/- UNITS
2" GAS
8" W

PRELIMINARY STORMWATER CONTROL PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners
CSW ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI

C-4.25

PAD 2
FF 32.30
Graphic Scale (in feet)
1 inch = 20 ft.
3" GAS
24" SD
18" SD
8" SS
PAD 3
FF 30.30
DMA 6
LAS GALLINAS AVENUE
2" GAS
36" SD
DMA 4
DMA 7
PAD 4
FF 30.30
MAJOR 3
DMA 3
(+/- 10,000 SF)

PRELIMINARY STORMWATER CONTROL PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners

CSW ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

C-4.26

SHOPS 4
(6,200+/- SF)
RESIDENTIAL 4
446+/- UNITS
FF 34.50
LOT 5/6
LOT 5: 446+/- UNITS (RESID. 4)
LOT 6: 6,200+/- SF (SHOPS 4)
RESIDENTIAL 4
446+/- UNITS
FF 34.50
RESIDENTIAL 4
446+/- UNITS
FF 34.50
RESIDENTIAL 5
251+/- UNITS
FF 35.50
RESIDENTIAL 5
251+/- UNITS
FF 35.50
RESIDENTIAL 5
251+/- UNITS
FF 35.50
DMA 8
2" GAS
8" W
12" SD
2" GAS
48" SD
48" SD
8" SS
16" HP GAS MAIN
21" W
48" SD
48" SD
8" SS
21" W
12" SD
LOS RANCHITOS ROAD
MERRYDALE RD.
Graphic Scale (in feet)
1 inch = 20 ft.

PRELIMINARY STORMWATER CONTROL PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners
CSW ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI

C-4.28

Graphic Scale (in feet)
1 inch = 20 ft.
RESIDENTIAL 5
FF 35.50
(E) RITE AID
(+/- 17,340 SF)
DMA 8
12" SD
18" SD
36" SD
18" SD
36" SD
48" SD
4" SS
8" W
8" W
RESIDENTIAL 5
251+/- UNITS
FF 35.50
EX PROMENADE
EX BUS STOP
16" HP GAS MAIN
LOS RANCHITOS ROAD
8" W

PRELIMINARY STORMWATER CONTROL PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners

CSW ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

Graphic Scale (in feet)
1 inch = 20 ft.
5' SIDEWALK
SHOPS 3
(5,000+/- SF)
CINEMA
FF 37.5
CINEMA
FF 37.5
8" SS
15" SD
6" SS
8" SS
EXIST. 8" SS (VCP)
TO REMAIN
TOWN SQUARE
3" GAS
MAJOR 2 29,000+/-SF
SHOPS 2: 13,600+/- SF
SHOPS 2A: 7,000+/- SF
RESTAURANT: 8,510+/-SF
8" SS
21" SD
EXIST. 8" SS (VCP)
TO REMAIN
SS-LAT
W-LAT
W-LAT
W-LAT
W-LAT
RESIDENTIAL 5:
DOMESTIC WATER SERVICE
& FIRE SERVICE LINE
RESIDENTIAL 5:
PROPOSED 6" SEWER PT. OF
CONNECTION, 6" SS LAT
S=0.01 MIN.
RESIDENTIAL 5
268+/- UNITS
REMOVE EXISTING FH
AND SERVICES (TYP.)
REMOVE EXISTING 8"W
AND REROUTE AS SHOWN
2" GAS
8" W
NEW FH
EXISTING FH
TO REMAIN

PRELIMINARY UTILITY PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners

CSW ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

C-5.25

PAD 2
FF 32.30
PAD 3
PAD 4
MAJOR 4
(+/- 10,200 SF)
LAS GALLINAS AVENUE
Graphic Scale (in feet)
1 inch = 20 ft.
EX. SSMH
RIM 30.03
EX. SSMH
RIM 35.95
EX. SSMH
RIM 25.81
EXIST. 8" SS (VCP)
TO REMAIN
EXISTING 4" SS
TO REMAIN
EXISTING FH
TO REMAIN
8" SS
24" SD
36" SD
18" SD
3" GAS
2" GAS
W-LAT
SS-LAT
SD
SS
F
G
W
E
SSCO

PROPOSED SEWER:
1. PROVIDE 4" SEWER LATERAL

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.

PROPOSED SEWER:
1. 6" SEWER SERVICE
2. PROVIDE 4" SEWER LATERAL
3. PROVIDE 4" GREASE WASTE LINE AND GREASE INTERCEPTOR.
4. CONNECT TRASH ENCLOSURE TO GREASE WASTE LINE

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.

MAJOR 4:
PROPOSED 6" SEWER PT. OF CONNECTION, 6" SS LAT S=0.01 MIN.

RESIDENTIAL 6 & MAJOR 4 PROPOSED WATER:
1. 2 - DOMESTIC WATER SERVICE LINES, METERS, & REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLIES.
2. 1" IRRIGATION SERVICE LINE, METER, & REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY.
3. 2 - FIRE SERVICE LINE WITH DOUBLE CHECK DETECTOR BACKFLOW ASSEMBLY & FDC.

PRELIMINARY UTILITY PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier
Partners

CSW | ST2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

C-5.26

SHOPS 4
(6,400+/- SF)
RESIDENTIAL 4
FF 34.50
ENTRY DRIVEWAY
LOT 5/6
LOT 5: 446+/- UNITS (RESID. 4)
LOT 6: 6,400+/- SF (SHOPS 4)
RESIDENTIAL 4
FF 34.50
RESIDENTIAL 4
FF 34.50
RESIDENTIAL 5
268+/- UNITS
RESIDENTIAL 5
268+/- UNITS
RESIDENTIAL 5
268+/- UNITS
2" GAS
8" W
12" SD
2" GAS
12" SD
8" W
48" SD
48" SD
8" SS
16" HP GAS MAIN
21" W
LOS RANCHITOS ROAD
8" SS
48" SD
48" SD
18" SD
21" W
12" SD
EX. SSMH
RIM 28.91
EX. SSMH
RIM 28.07
MERRYDALE ROAD
Graphic Scale (in feet)
1 inch = 20 ft.

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.

PRELIMINARY UTILITY PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier
Partners

CSW ST2

URBAN ARENA

STUDIO T SQUARE

FIELD PAOLI

C-5.28

Graphic Scale (in feet)
20
0
20
40
1 inch = 20 ft.
RESIDENTIAL 5
RESIDENTIAL 5
268+/- UNITS
(E) RITE AID
(+/- 17,340 SF)
EXISTING WATER POINT OF CONNECTION
EXISTING SEWER PT. OF CONNECTION
EXISTING TRASH ENCLOSURE
EXISTING FIRE SERVICE PIV AND FDC TO REMAIN
EXISTING WATER FIRE SERVICE WITH BACKFLOW DEVICE, DOMESTIC WM, AND FH
EXISTING FH TO REMAIN
EX PROMENADE
EX BUS STOP
LOS RANCHITOS ROAD
GAS MAIN
12" SD
18" SD
18" SD
36" SD
36" SD
48" SD
4" SS
8" W
8" W
8" W
LOS RANCHITOS ROAD
Asphalt
Concrete

PRELIMINARY UTILITY PLAN - 2040

NORTHGATE TOWN SQUARE

MerloneGeier Partners
CSW ST2
URBAN ARENA
STUDIO T SQUARE
FIELD PAOLI

C-5.29