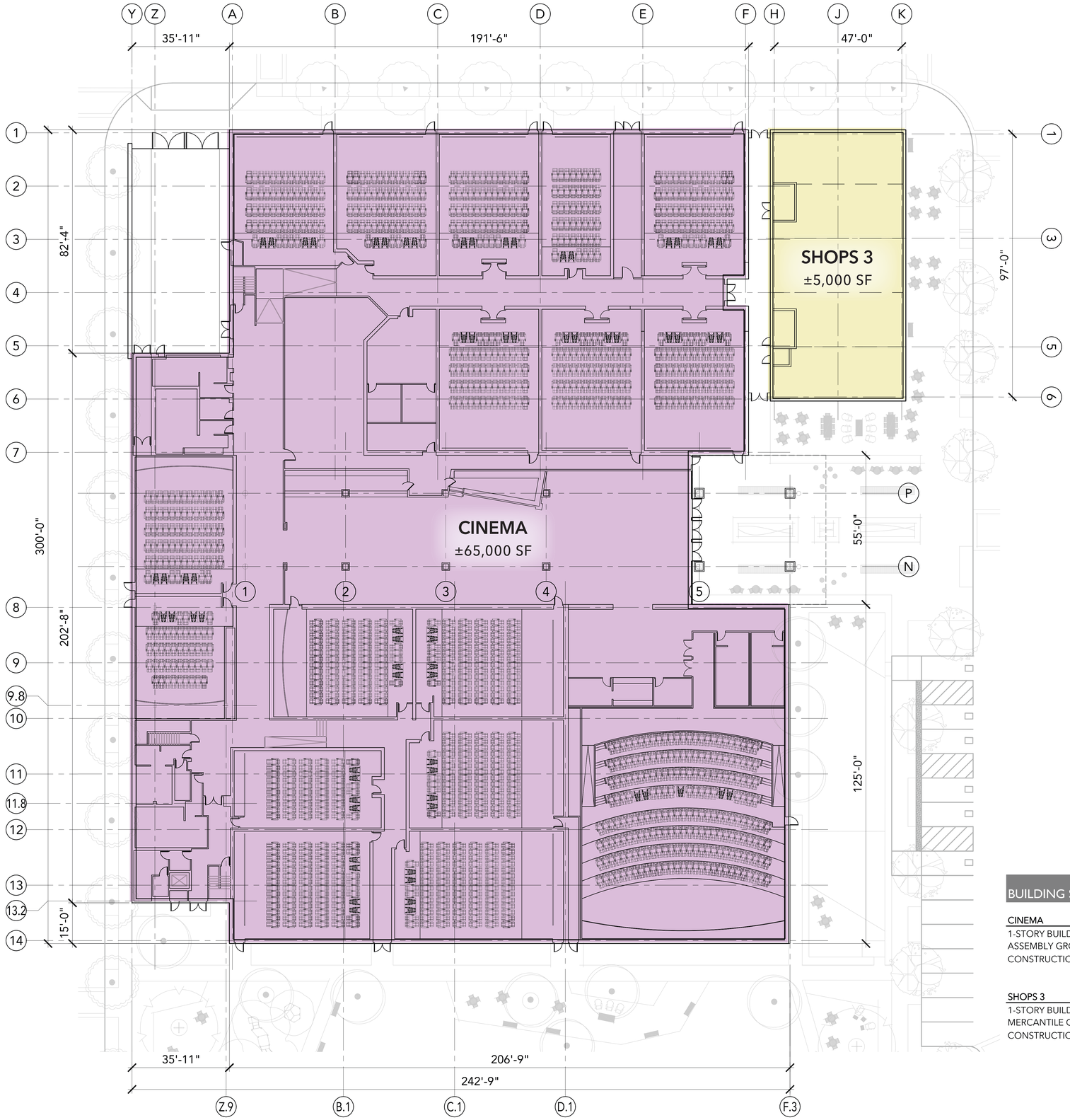
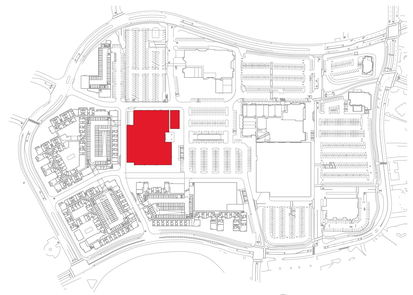




KEY PLAN

BUILDING SUMMARY

CINEMA
1-STORY BUILDING
ASSEMBLY GROUP A-1 - MOTION PICTURE THEATER USE
CONSTRUCTION TYPE - IIIA FULLY SPRINKLERED

SHOPS 3
1-STORY BUILDING
MERCANTILE GROUP M - RETAIL USE
CONSTRUCTION TYPE - VB FULLY SPRINKLERED

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- STRUCTURED PARKING
- SERVICE

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

2025 MASTER PLAN - CINEMA / SHOPS 3 FLOOR PLAN

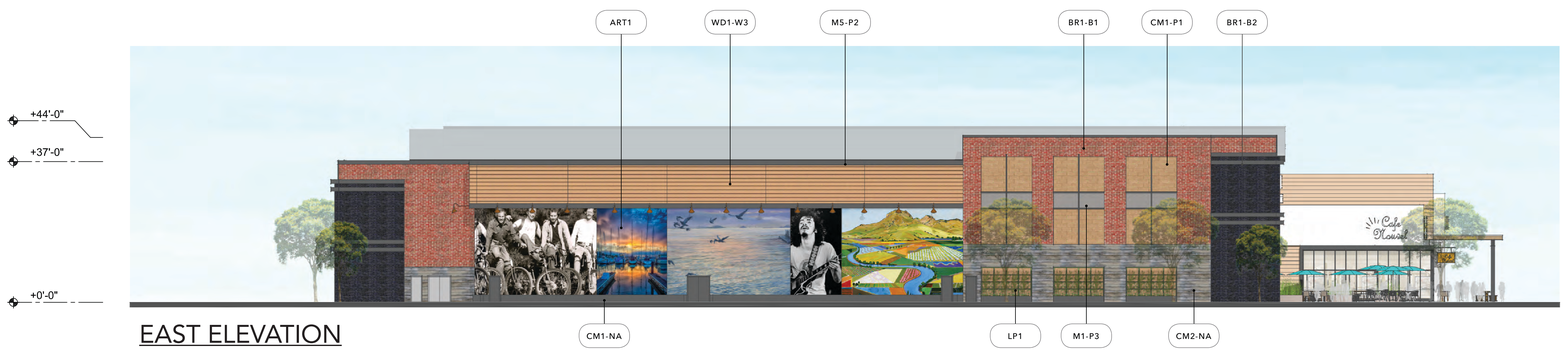
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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

RT-1

NORTH ELEVATION



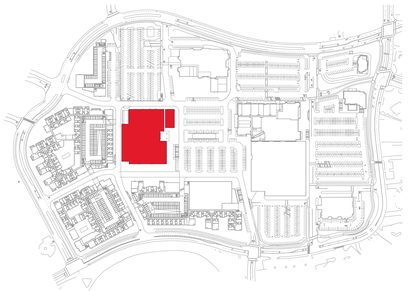
EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

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

EXISTING TO REMAIN

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

COLOR (DESIGN INTENT)

NA	No Additional Finish
B1	Red & Brick Orange Mix
B2	Dark Gray Mix
B3	Brown & Gray Mix
B4	Tan & Brown Mix
CC1	Natural Gray Finish
CC2	Board-form Cast, Dark Tan
M1	Dark Brown Metal
M2	Cool White Metal
P1	Light Tan
P2	Dark Black-Brown 01
P3	Medium Warm Gray 01
P4	Light Warm Gray
P5	Medium Warm Gray 02
P6	White
P7	Medium Tan
P8	Cream White
P9	Medium Taupe
P10	Dark Black-Brown 02
P11	Dark Gray-Black
P12	Dark Cool Gray
P13	Dark Warm Gray
P14	TBD
P15	Light Cool Gray
T1	White
T2	Wood-like Pattern
W1	Walnut Brown (****)
W2	White Oak (****)
W3	Cedar Brown (****)

NOTES

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

2025 MASTER PLAN - CINEMA / SHOPS 3 ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

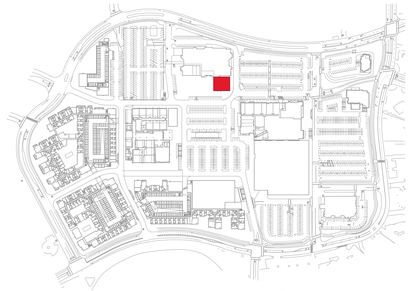
MerloneGeier Partners · CSW | ST2 · URBAN ARENA · STUDIO T SQUARE · FIELD PAOLI

RT-2

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

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

EXISTING TO REMAIN

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

COLOR (DESIGN INTENT)

NA	No Additional Finish
B1	Red & Brick Orange Mix
B2	Dark Gray Mix
B3	Brown & Gray Mix
B4	Tan & Brown Mix
CC1	Natural Gray Finish
CC2	Board-form Cast, Dark Tan
M1	Dark Brown Metal
M2	Cool White Metal
P1	Light Tan
P2	Dark Black-Brown 01
P3	Medium Warm Gray 01
P4	Light Warm Gray
P5	Medium Warm Gray 02
P6	White
P7	Medium Tan
P8	Cream White
P9	Medium Taupe
P10	Dark Black-Brown 02
P11	Dark Gray-Black
P12	Dark Cool Gray
P13	Dark Warm Gray
P14	TBD
P15	Light Cool Gray
T1	White
T2	Wood-like Pattern
W1	Walnut Brown (****)
W2	White Oak (****)
W3	Cedar Brown (****)

NOTES

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

SCALE 1/8" = 1'-0"

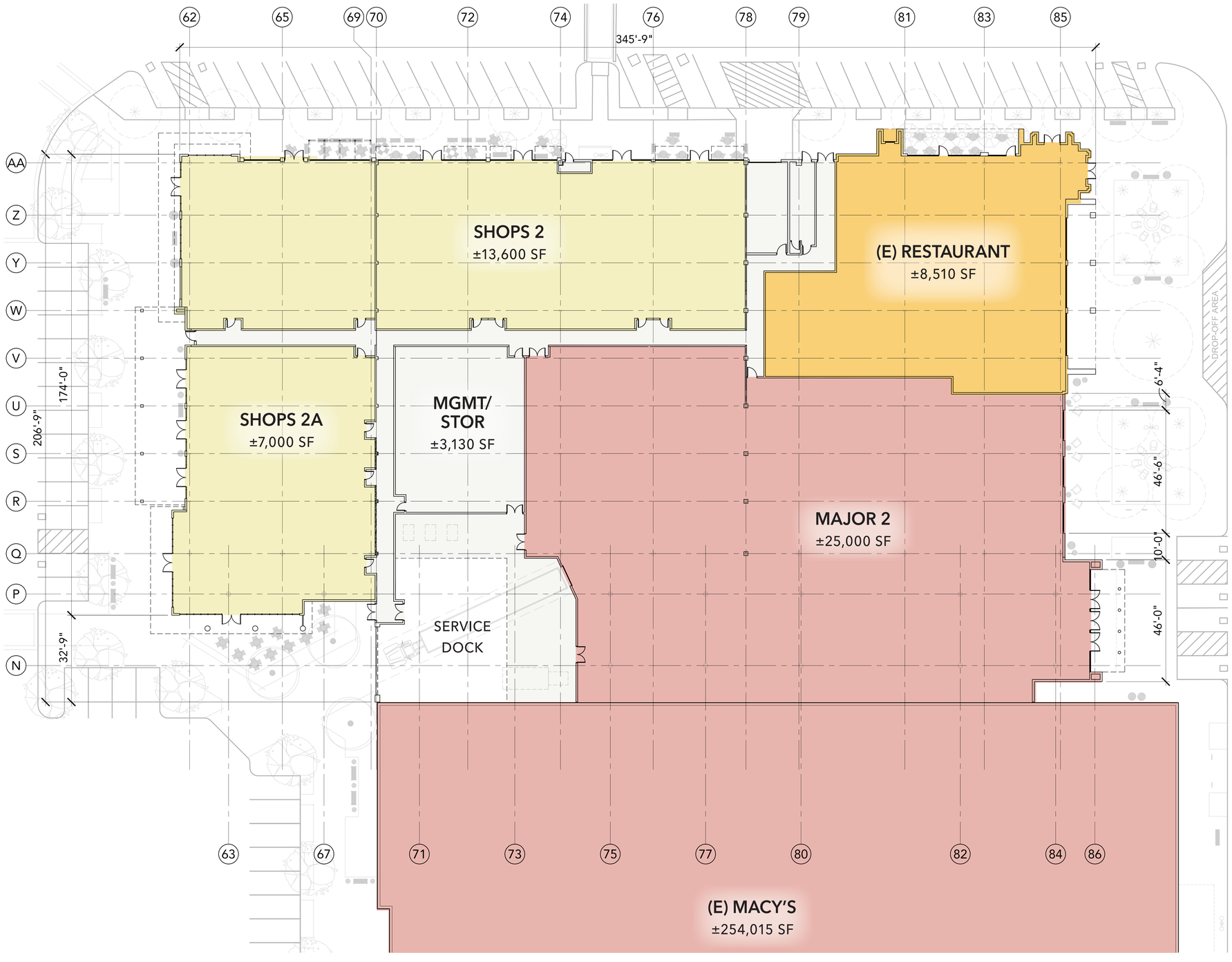
0 4' 8' 16' 32'

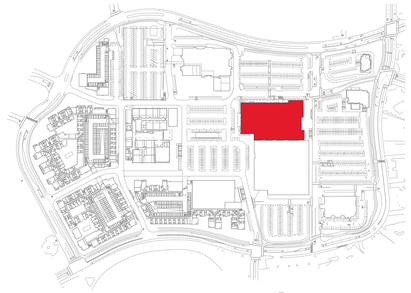
2025 MASTER PLAN - SHOPS 1 ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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





KEY PLAN

LEGEND

BUILDING SUMMARY
SHOPS 2, 2A, MAJOR 2, RESTAURANT
1-STORY BUILDING
ASSEMBLY GROUP A-2 - RESTAURANT USE
MERCANTILE GROUP M - RETAIL USE
CONSTRUCTION TYPE - IIA FULLY SPRINKLERED
EXISTING ANCHOR TO REMAIN
1-STORY BUILDING
MERCANTILE GROUP M - RETAIL USE
CONSTRUCTION TYPE - IA FULLY SPRINKLERED

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- STRUCTURED PARKING
- SERVICE

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

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

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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

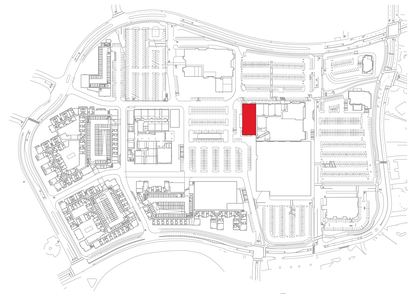
RT-4

SOUTH ELEVATION

EAST ELEVATION

SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

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

EXISTING TO REMAIN

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

COLOR (DESIGN INTENT)

NA	No Additional Finish
B1	Red & Brick Orange Mix
B2	Dark Gray Mix
B3	Brown & Gray Mix
B4	Tan & Brown Mix
CC1	Natural Gray Finish
CC2	Board-form Cast, Dark Tan
M1	Dark Brown Metal
M2	Cool White Metal
P1	Light Tan
P2	Dark Black-Brown 01
P3	Medium Warm Gray 01
P4	Light Warm Gray
P5	Medium Warm Gray 02
P6	White
P7	Medium Tan
P8	Cream White
P9	Medium Taupe
P10	Dark Black-Brown 02
P11	Dark Gray-Black
P12	Dark Cool Gray
P13	Dark Warm Gray
P14	TBD
P15	Light Cool Gray
T1	White
T2	Wood-like Pattern
W1	Walnut Brown (****)
W2	White Oak (****)
W3	Cedar Brown (****)

NOTES

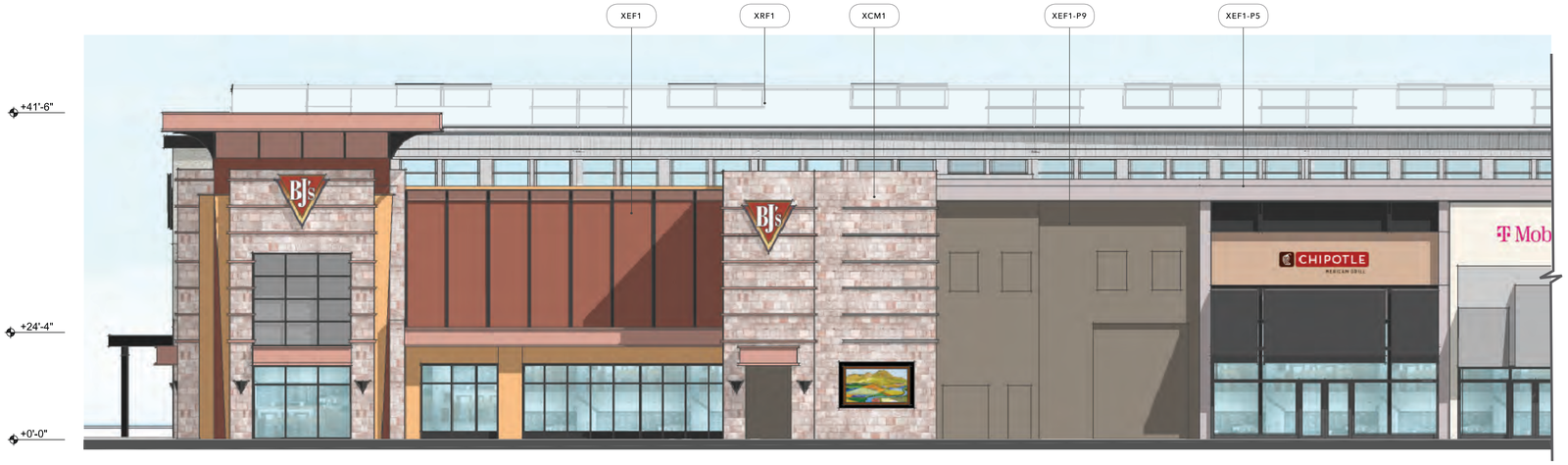
(*)	Elastomeric Coating
(**)	Wood-like Fiber-cement Board
(***)	Wood-like Interlocking Wall Panels
(****)	Aesthetic Intent Only

2025 MASTER PLAN - SHOPS 2A ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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

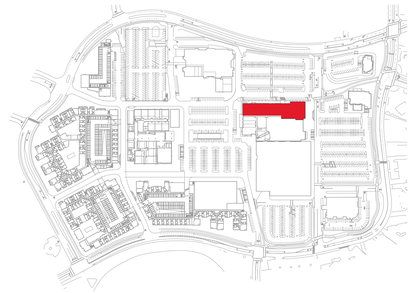


WEST ELEVATION - NORTH

WEST ELEVATION - SOUTH

SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

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

EXISTING TO REMAIN

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

COLOR (DESIGN INTENT)

NA	No Additional Finish
B1	Red & Brick Orange Mix
B2	Dark Gray Mix
B3	Brown & Gray Mix
B4	Tan & Brown Mix
CC1	Natural Gray Finish
CC2	Board-form Cast, Dark Tan
M1	Dark Brown Metal
M2	Cool White Metal
P1	Light Tan
P2	Dark Black-Brown 01
P3	Medium Warm Gray 01
P4	Light Warm Gray
P5	Medium Warm Gray 02
P6	White
P7	Medium Tan
P8	Cream White
P9	Medium Taupe
P10	Dark Black-Brown 02
P11	Dark Gray-Black
P12	Dark Cool Gray
P13	Dark Warm Gray
P14	TBD
P15	Light Cool Gray
T1	White
T2	Wood-like Pattern
W1	Walnut Brown (****)
W2	White Oak (****)
W3	Cedar Brown (****)

NOTES

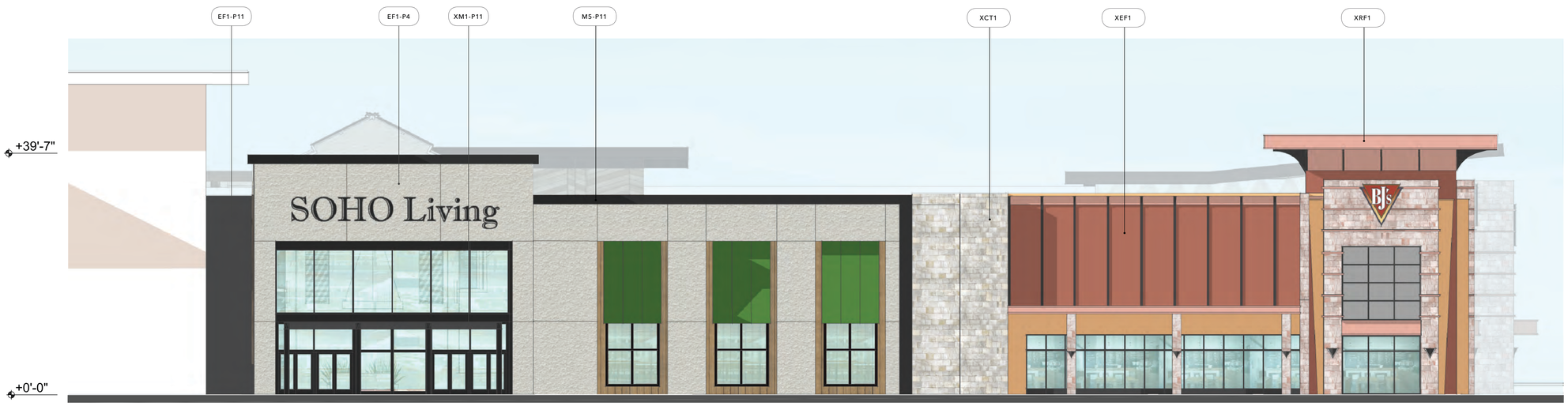
(*)	Elastomeric Coating
(**)	Wood-like Fiber-cement Board
(***)	Wood-like Interlocking Wall Panels
(****)	Aesthetic Intent Only

2025 MASTER PLAN - SHOPS 2A ELEVATIONS

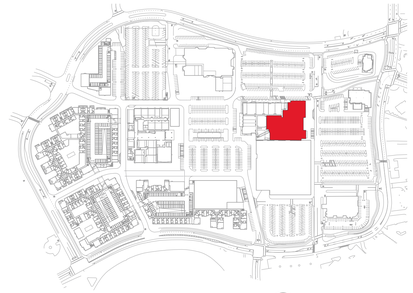
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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



NORTH ELEVATION



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

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

EXISTING TO REMAIN

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

COLOR (DESIGN INTENT)

NA	No Additional Finish
B1	Red & Brick Orange Mix
B2	Dark Gray Mix
B3	Brown & Gray Mix
B4	Tan & Brown Mix
CC1	Natural Gray Finish
CC2	Board-form Cast, Dark Tan
M1	Dark Brown Metal
M2	Cool White Metal
P1	Light Tan
P2	Dark Black-Brown 01
P3	Medium Warm Gray 01
P4	Light Warm Gray
P5	Medium Warm Gray 02
P6	White
P7	Medium Tan
P8	Cream White
P9	Medium Taupe
P10	Dark Black-Brown 02
P11	Dark Gray-Black
P12	Dark Cool Gray
P13	Dark Warm Gray
P14	TBD
P15	Light Cool Gray
T1	White
T2	Wood-like Pattern
W1	Walnut Brown (****)
W2	White Oak (****)
W3	Cedar Brown (****)

NOTES

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

SCALE 1/8" = 1'-0"

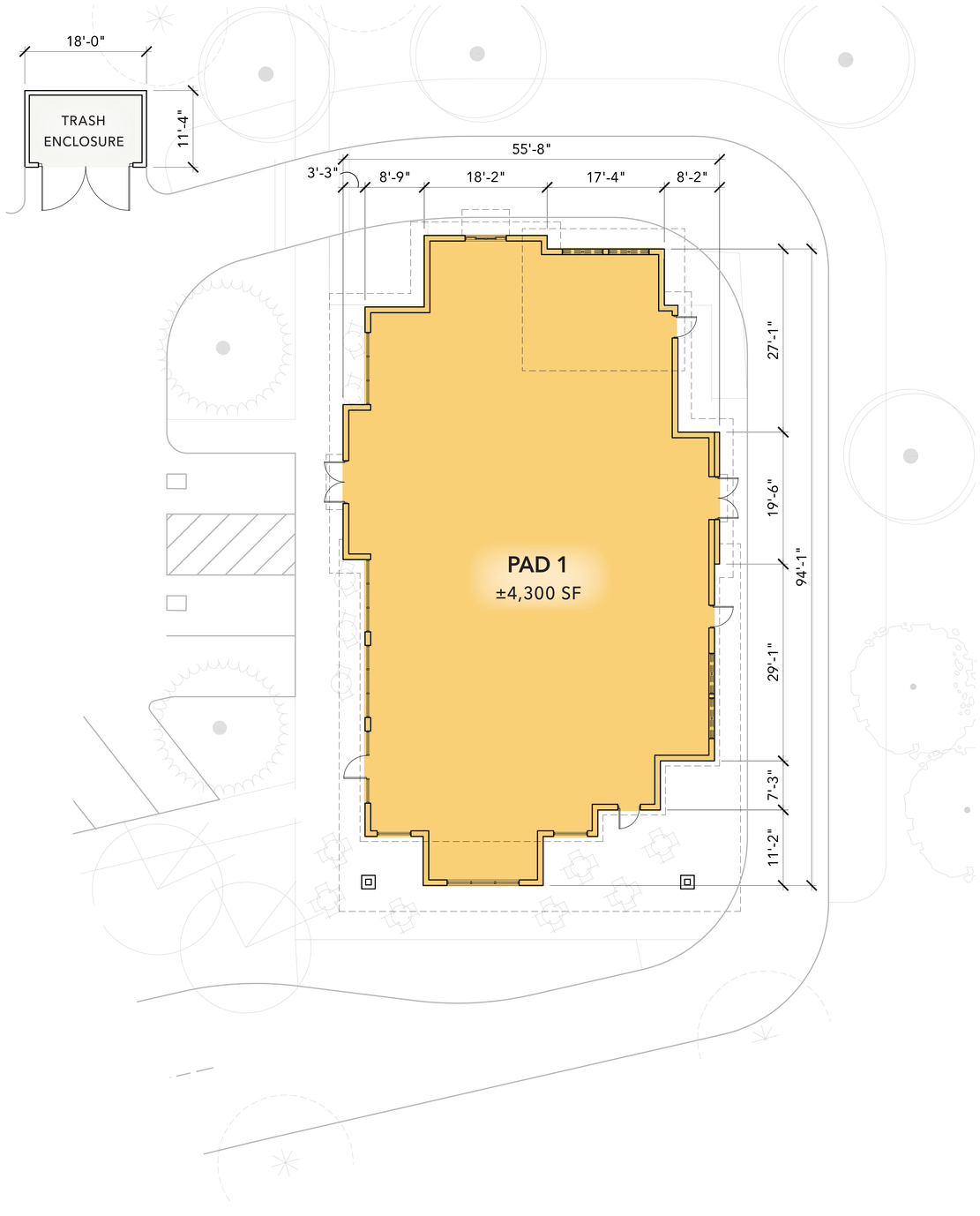
0 4' 8' 16' 32'

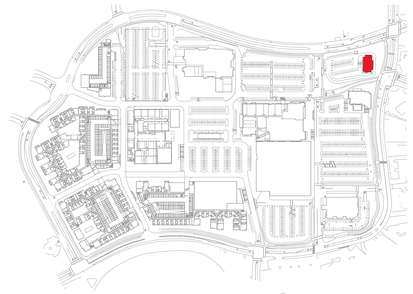
2025 MASTER PLAN - MAJOR 2 ELEVATION

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- STRUCTURED PARKING
- SERVICE

BUILDING SUMMARY

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

SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'

2025 MASTER PLAN - PAD 1 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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

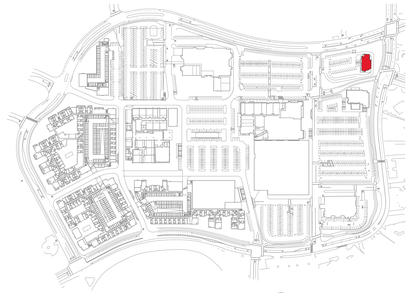
RT-8

NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

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

EXISTING TO REMAIN

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

COLOR (DESIGN INTENT)

NA	No Additional Finish
B1	Red & Brick Orange Mix
B2	Dark Gray Mix
B3	Brown & Gray Mix
B4	Tan & Brown Mix
CC1	Natural Gray Finish
CC2	Board-form Cast, Dark Tan
M1	Dark Brown Metal
M2	Cool White Metal
P1	Light Tan
P2	Dark Black-Brown 01
P3	Medium Warm Gray 01
P4	Light Warm Gray
P5	Medium Warm Gray 02
P6	White
P7	Medium Tan
P8	Cream White
P9	Medium Taupe
P10	Dark Black-Brown 02
P11	Dark Gray-Black
P12	Dark Cool Gray
P13	Dark Warm Gray
P14	TBD
P15	Light Cool Gray
T1	White
T2	Wood-like Pattern
W1	Walnut Brown (****)
W2	White Oak (****)
W3	Cedar Brown (****)

NOTES

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

SCALE 1/8" = 1'-0"

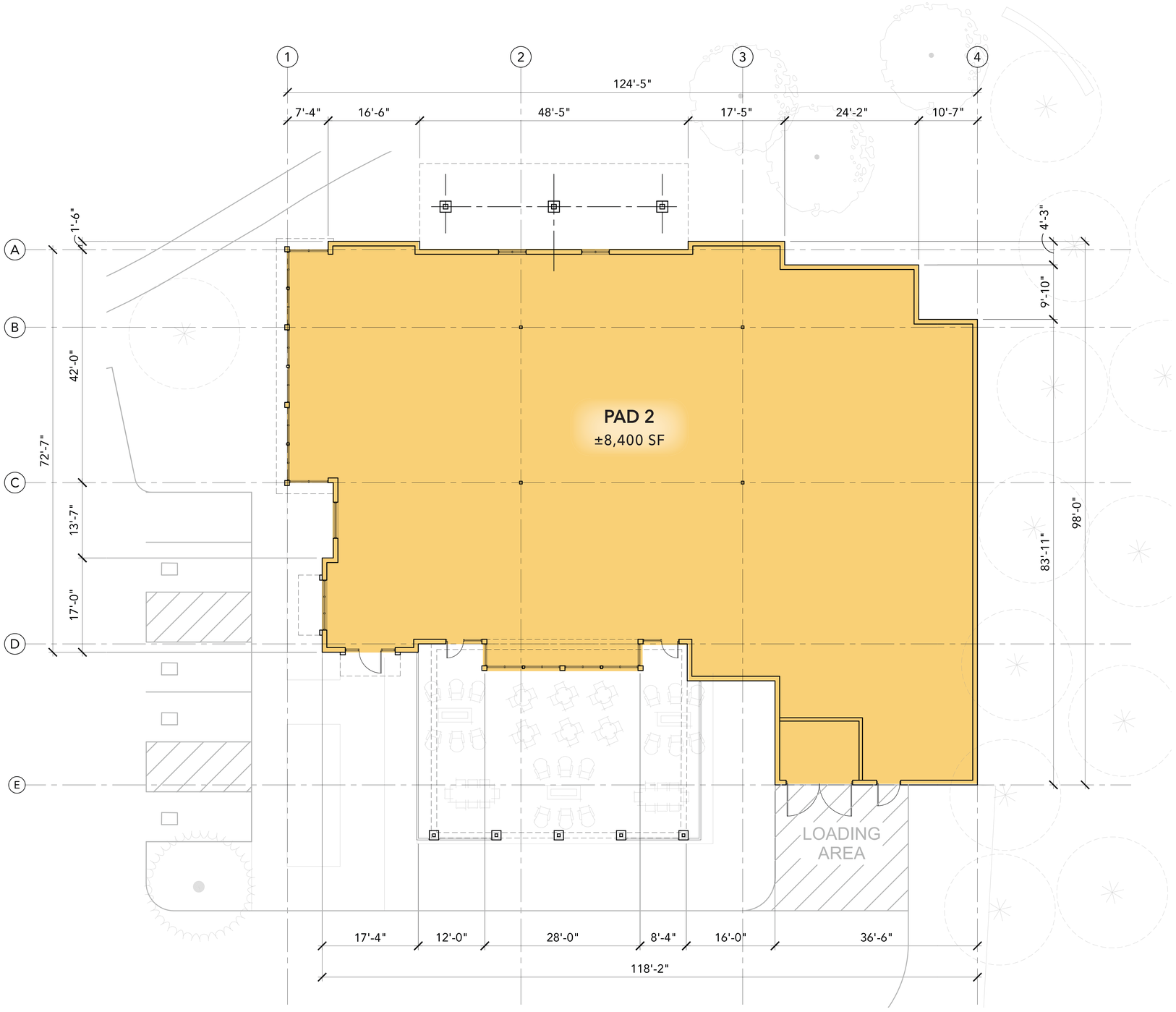
0 4' 8' 16' 32'

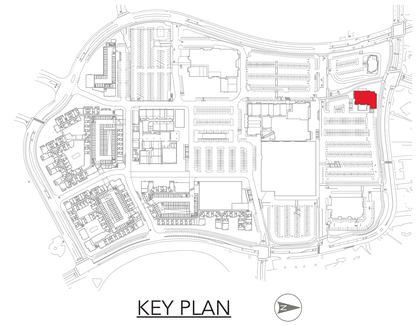
2025 MASTER PLAN - PAD 1 ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

MerloneGeier Partners CSW ST2 URBAN ARENA STUDIO T SQUARE FIELD PAOLI





LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- STRUCTURED PARKING
- SERVICE

BUILDING SUMMARY

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

SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'

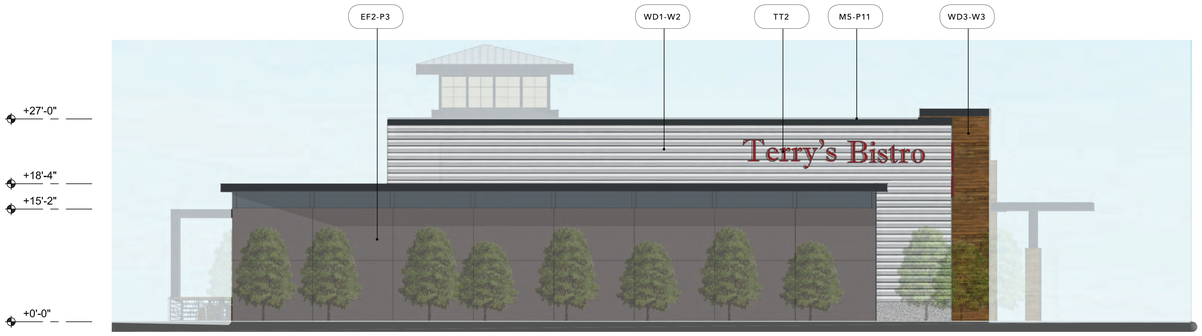
2025 MASTER PLAN - PAD 2 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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

RT-10

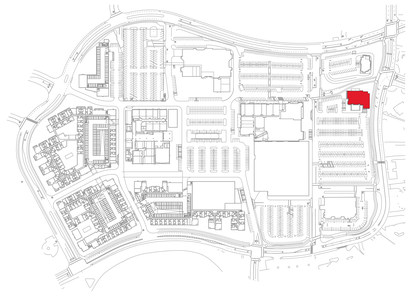


NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

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

EXISTING TO REMAIN

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

COLOR (DESIGN INTENT)

NA	No Additional Finish
B1	Red & Brick Orange Mix
B2	Dark Gray Mix
B3	Brown & Gray Mix
B4	Tan & Brown Mix
CC1	Natural Gray Finish
CC2	Board-form Cast, Dark Tan
M1	Dark Brown Metal
M2	Cool White Metal
P1	Light Tan
P2	Dark Black-Brown 01
P3	Medium Warm Gray 01
P4	Light Warm Gray
P5	Medium Warm Gray 02
P6	White
P7	Medium Tan
P8	Cream White
P9	Medium Taupe
P10	Dark Black-Brown 02
P11	Dark Gray-Black
P12	Dark Cool Gray
P13	Dark Warm Gray
P14	TBD
P15	Light Cool Gray
T1	White
T2	Wood-like Pattern
W1	Walnut Brown (****)
W2	White Oak (****)
W3	Cedar Brown (****)

NOTES

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

SCALE 1/8" = 1'-0"

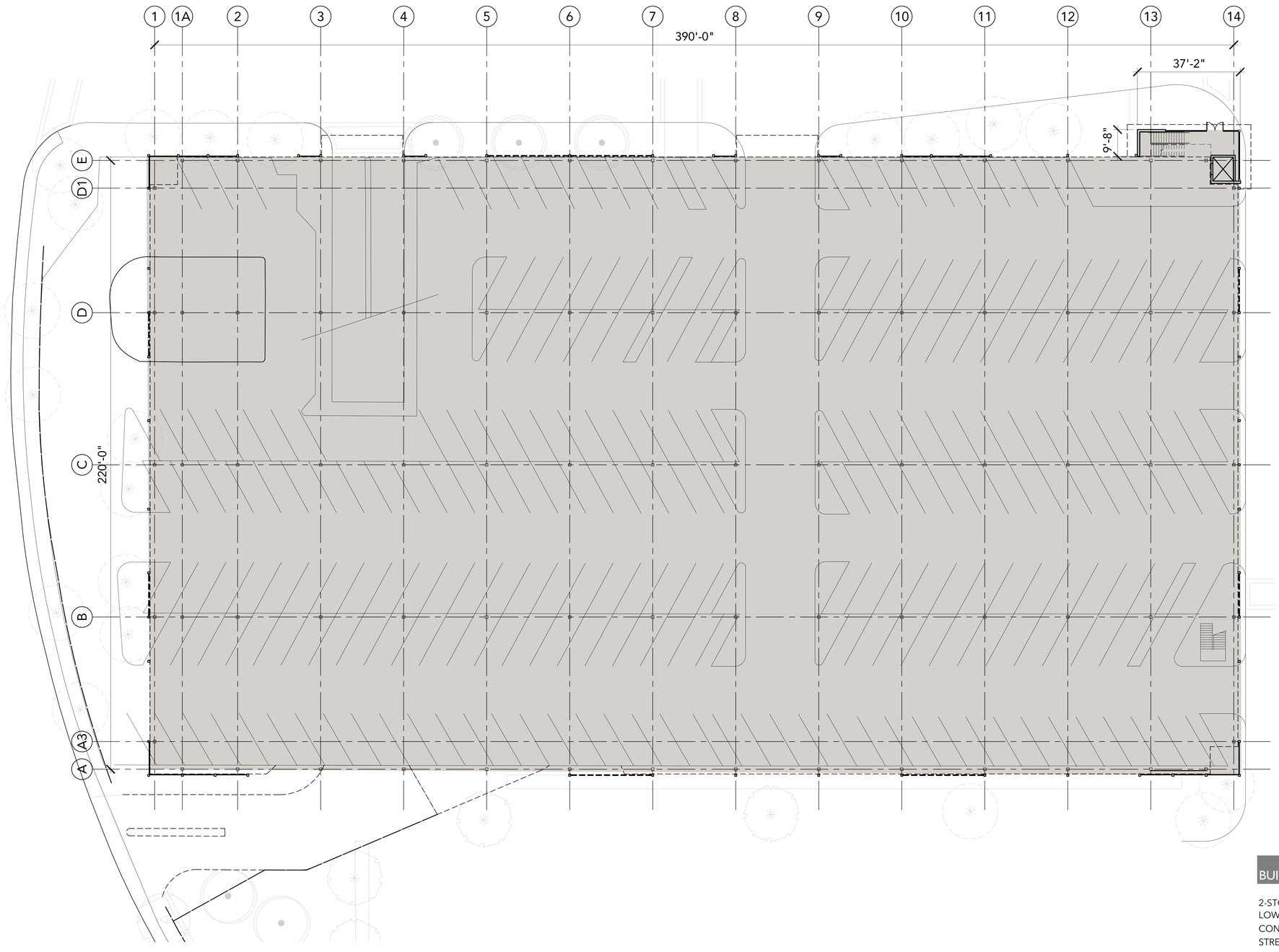
0 4' 8' 16' 32'

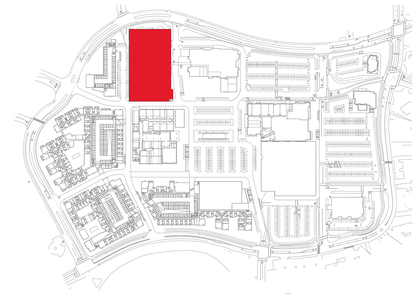
2025 MASTER PLAN - PAD 2 ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- STRUCTURED PARKING
- SERVICE

BUILDING SUMMARY

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

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

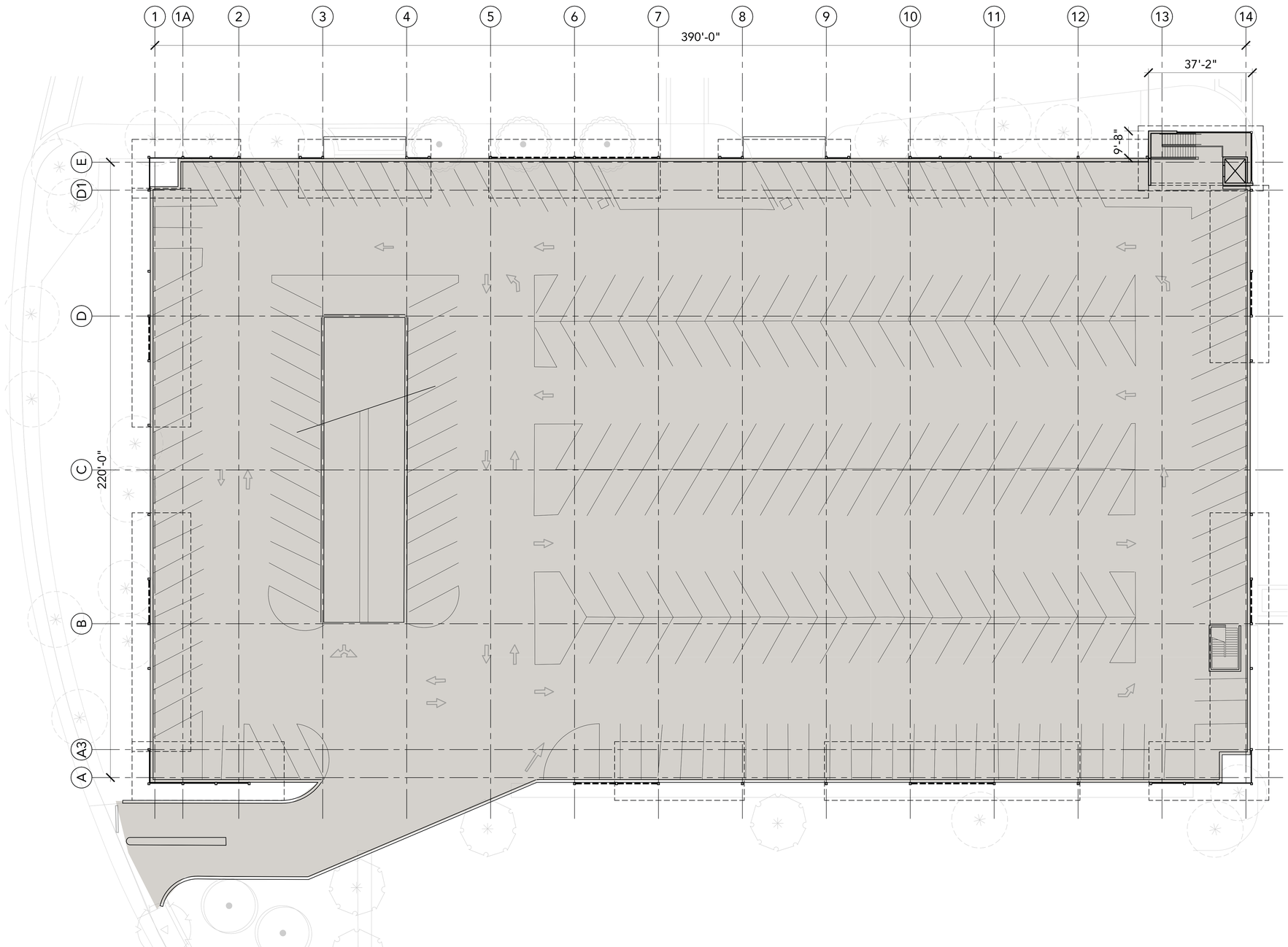
2025 MASTER PLAN - PARKING STRUCTURE STREET LEVEL FLOOR PLAN

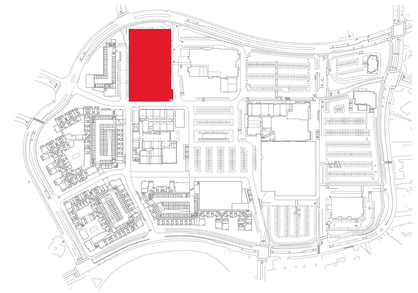
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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

RT-12





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- STRUCTURED PARKING
- SERVICE

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'

2025 MASTER PLAN - PARKING STRUCTURE UPPER LEVEL FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

MerloneGeier Partners

CSW | ST2

URBAN ARENA

STUDIO T SQUARE

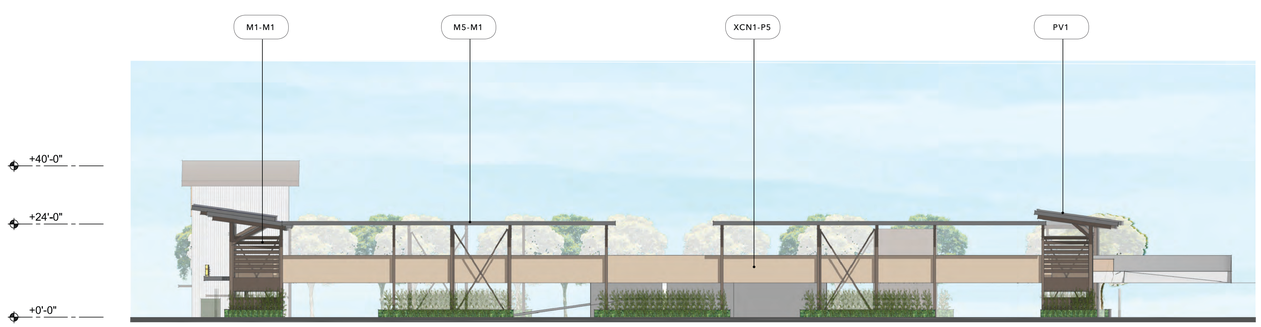
FIELD PAOLI

RT-13

NORTH ELEVATION

EAST ELEVATION

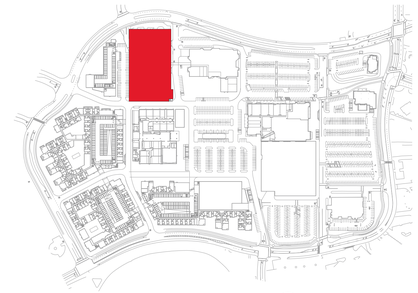
SOUTH ELEVATION



WEST ELEVATION

SCALE 1/16" = 1'-0"

0 8' 16' 32' 64'



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

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

EXISTING TO REMAIN

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

COLOR (DESIGN INTENT)

NA	No Additional Finish
B1	Red & Brick Orange Mix
B2	Dark Gray Mix
B3	Brown & Gray Mix
B4	Tan & Brown Mix
CC1	Natural Gray Finish
CC2	Board-form Cast, Dark Tan
M1	Dark Brown Metal
M2	Cool White Metal
P1	Light Tan
P2	Dark Black-Brown 01
P3	Medium Warm Gray 01
P4	Light Warm Gray
P5	Medium Warm Gray 02
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P7	Medium Tan
P8	Cream White
P9	Medium Taupe
P10	Dark Black-Brown 02
P11	Dark Gray-Black
P12	Dark Cool Gray
P13	Dark Warm Gray
P14	TBD
P15	Light Cool Gray
T1	White
T2	Wood-like Pattern
W1	Walnut Brown (****)
W2	White Oak (****)
W3	Cedar Brown (****)

NOTES

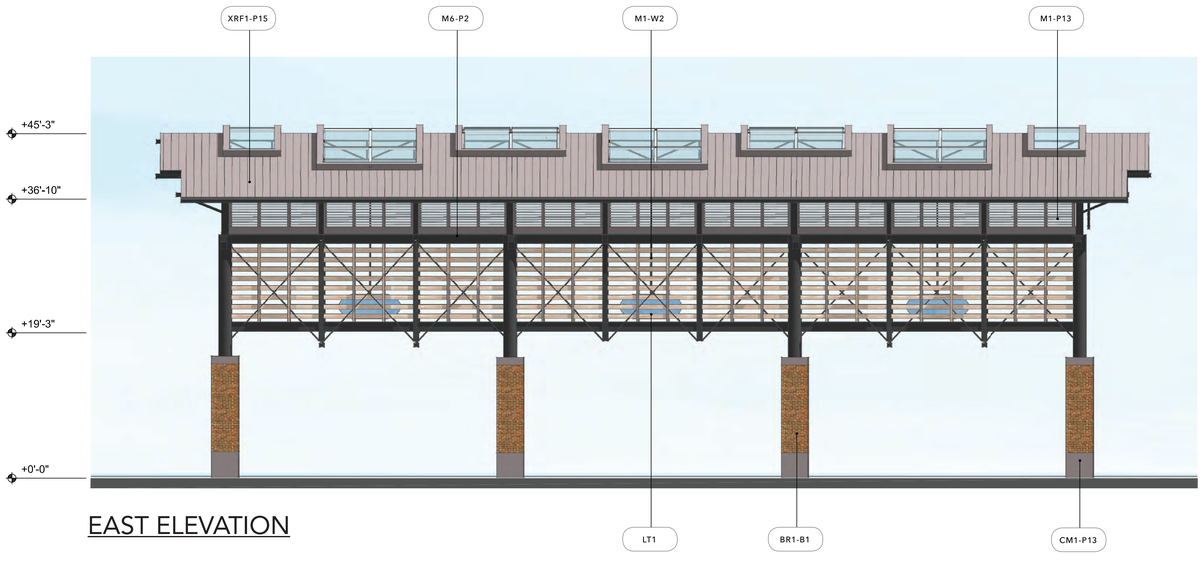
(*)	Elastomeric Coating
(**)	Wood-like Fiber-cement Board
(***)	Wood-like Interlocking Wall Panels
(****)	Aesthetic Intent Only

2025 MASTER PLAN - PARKING STRUCTURE ELEVATIONS

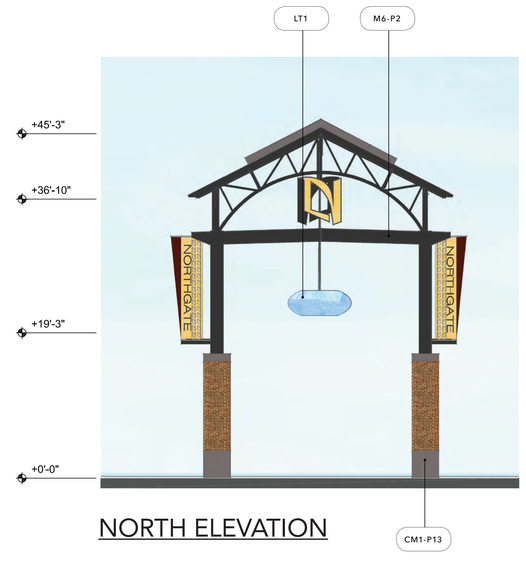
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

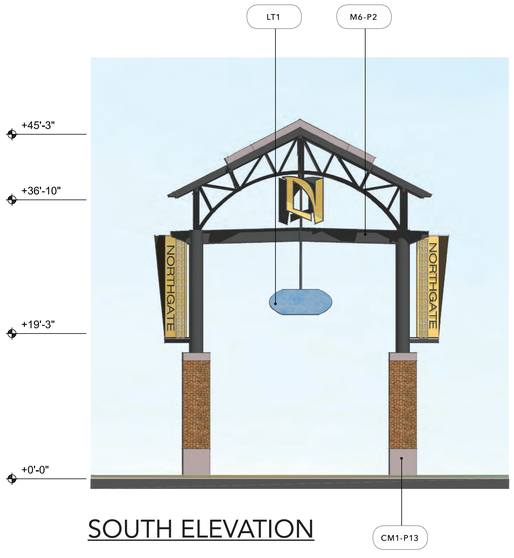
MerloneGeier Partners | CSW | ST2 | URBAN ARENA | STUDIO T SQUARE | FIELD PAOLI



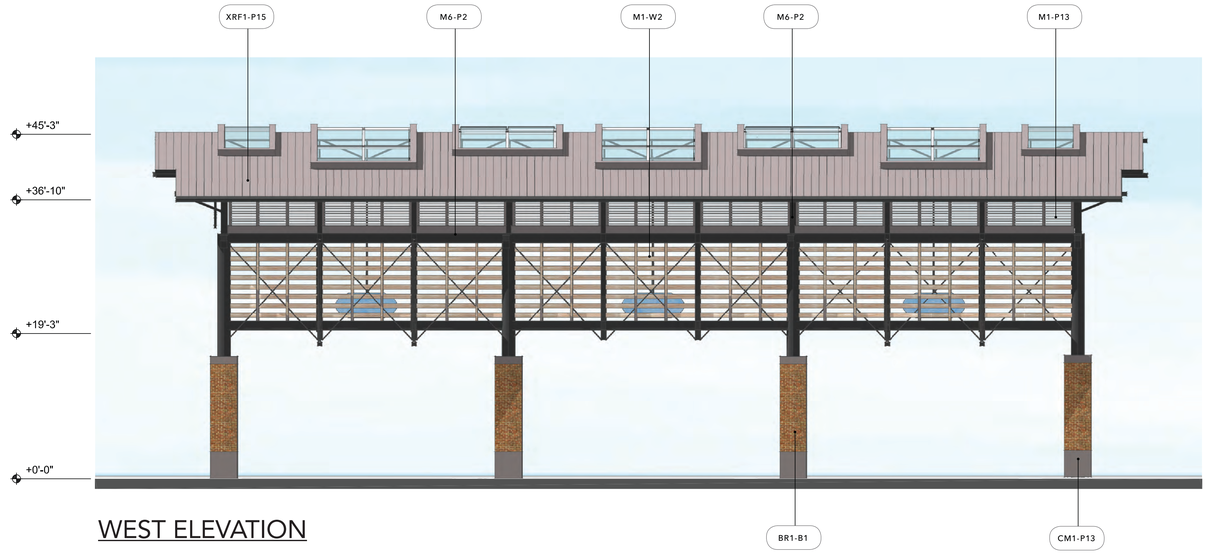
EAST ELEVATION



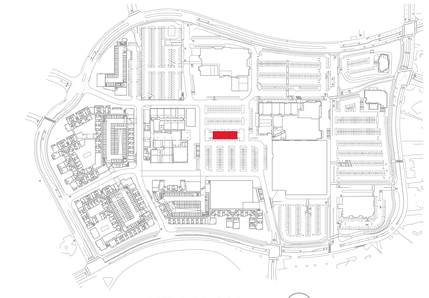
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

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

EXISTING TO REMAIN

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

COLOR (DESIGN INTENT)

NA	No Additional Finish
B1	Red & Brick Orange Mix
B2	Dark Gray Mix
B3	Brown & Gray Mix
B4	Tan & Brown Mix
CC1	Natural Gray Finish
CC2	Board-form Cast, Dark Tan
M1	Dark Brown Metal
M2	Cool White Metal
P1	Light Tan
P2	Dark Black-Brown 01
P3	Medium Warm Gray 01
P4	Light Warm Gray
P5	Medium Warm Gray 02
P6	White
P7	Medium Tan
P8	Cream White
P9	Medium Taupe
P10	Dark Black-Brown 02
P11	Dark Gray-Black
P12	Dark Cool Gray
P13	Dark Warm Gray
P14	TBD
P15	Light Cool Gray
T1	White
T2	Wood-like Pattern
W1	Walnut Brown (****)
W2	White Oak (****)
W3	Cedar Brown (****)

NOTES

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

SCALE 1/8" = 1'-0"

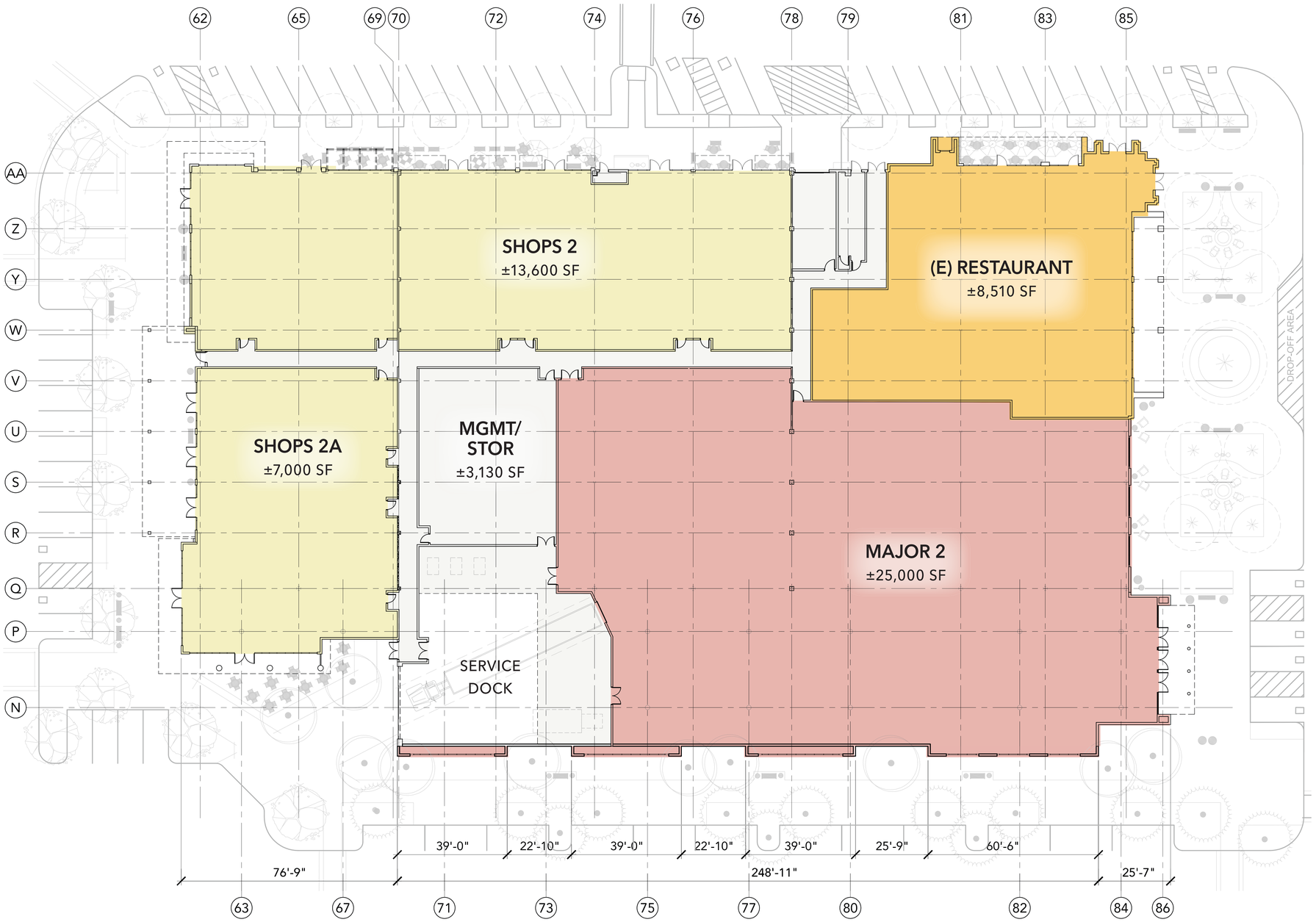
0 4' 8' 16' 32'

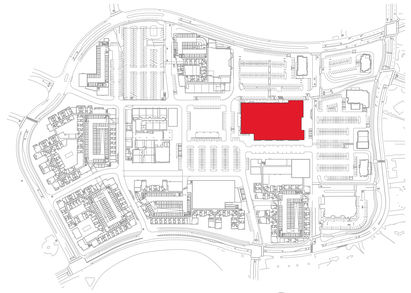
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2025 MASTER PLAN - TOWN SQUARE CANOPY ELEVATIONS

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





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- STRUCTURED PARKING
- SERVICE

BUILDING SUMMARY

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

SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'

2040 MASTER PLAN - MAJOR 2 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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

RT-16

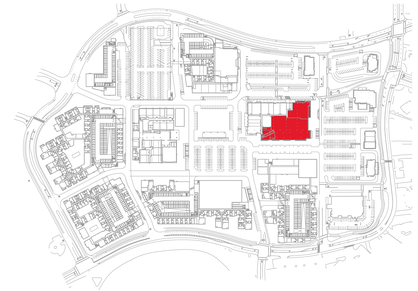
EAST ELEVATION (CONITINUED)

EAST ELEVATION

NORTH ELEVATION

SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

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

EXISTING TO REMAIN

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

COLOR (DESIGN INTENT)

NA	No Additional Finish
B1	Red & Brick Orange Mix
B2	Dark Gray Mix
B3	Brown & Gray Mix
B4	Tan & Brown Mix
CC1	Natural Gray Finish
CC2	Board-form Cast, Dark Tan
M1	Dark Brown Metal
M2	Cool White Metal
P1	Light Tan
P2	Dark Black-Brown 01
P3	Medium Warm Gray 01
P4	Light Warm Gray
P5	Medium Warm Gray 02
P6	White
P7	Medium Tan
P8	Cream White
P9	Medium Taupe
P10	Dark Black-Brown 02
P11	Dark Gray-Black
P12	Dark Cool Gray
P13	Dark Warm Gray
P14	TBD
P15	Light Cool Gray
T1	White
T2	Wood-like Pattern
W1	Walnut Brown (****)
W2	White Oak (****)
W3	Cedar Brown (****)

NOTES

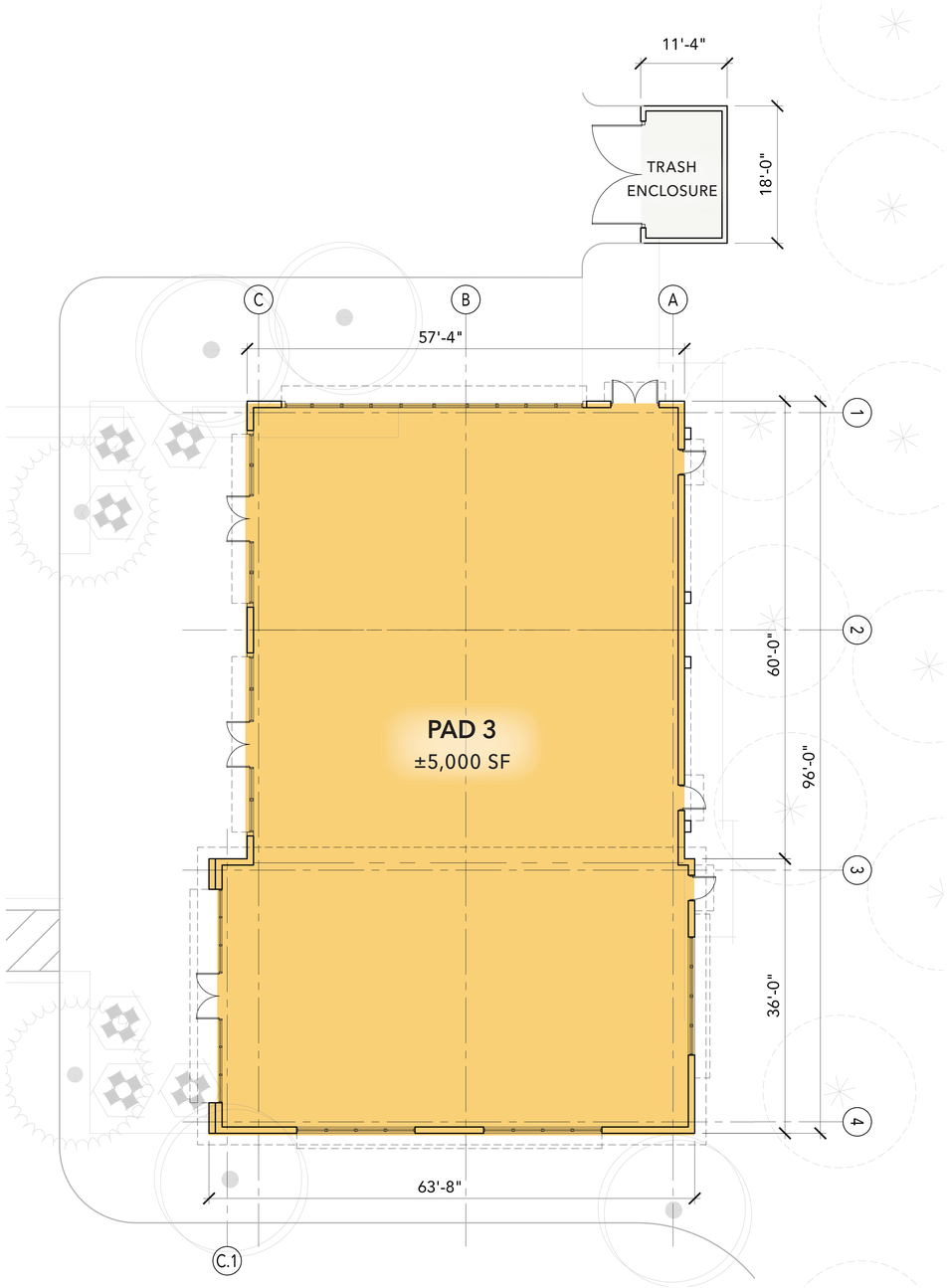
(*)	Elastomeric Coating
(**)	Wood-like Fiber-cement Board
(***)	Wood-like Interlocking Wall Panels
(****)	Aesthetic Intent Only

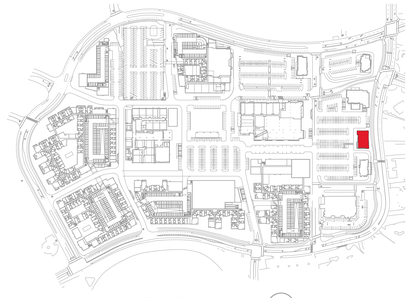
2040 MASTER PLAN - MAJOR 2 ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- STRUCTURED PARKING
- SERVICE

BUILDING SUMMARY

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

SCALE 1/8" = 1'-0"

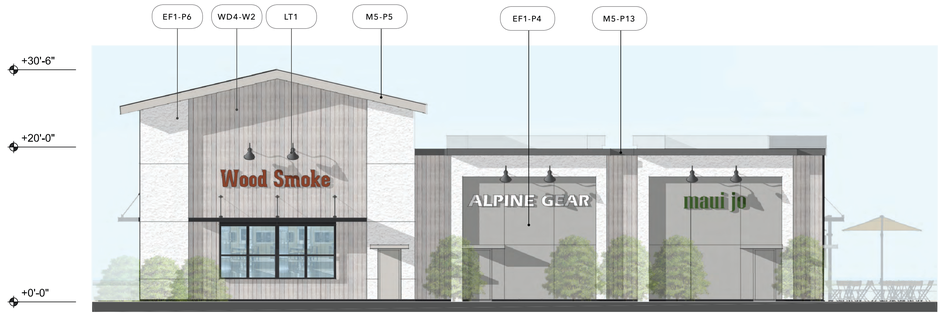
0 4' 8' 16' 32'

2040 MASTER PLAN - PAD 3 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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

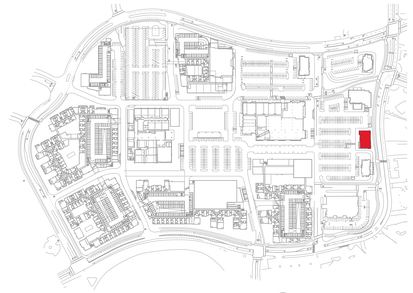


NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

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

EXISTING TO REMAIN

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

COLOR (DESIGN INTENT)

NA	No Additional Finish
B1	Red & Brick Orange Mix
B2	Dark Gray Mix
B3	Brown & Gray Mix
B4	Tan & Brown Mix
CC1	Natural Gray Finish
CC2	Board-form Cast, Dark Tan
M1	Dark Brown Metal
M2	Cool White Metal
P1	Light Tan
P2	Dark Black-Brown 01
P3	Medium Warm Gray 01
P4	Light Warm Gray
P5	Medium Warm Gray 02
P6	White
P7	Medium Tan
P8	Cream White
P9	Medium Taupe
P10	Dark Black-Brown 02
P11	Dark Gray-Black
P12	Dark Cool Gray
P13	Dark Warm Gray
P14	TBD
P15	Light Cool Gray
T1	White
T2	Wood-like Pattern
W1	Walnut Brown (****)
W2	White Oak (****)
W3	Cedar Brown (****)

NOTES

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

SCALE 1/8" = 1'-0"

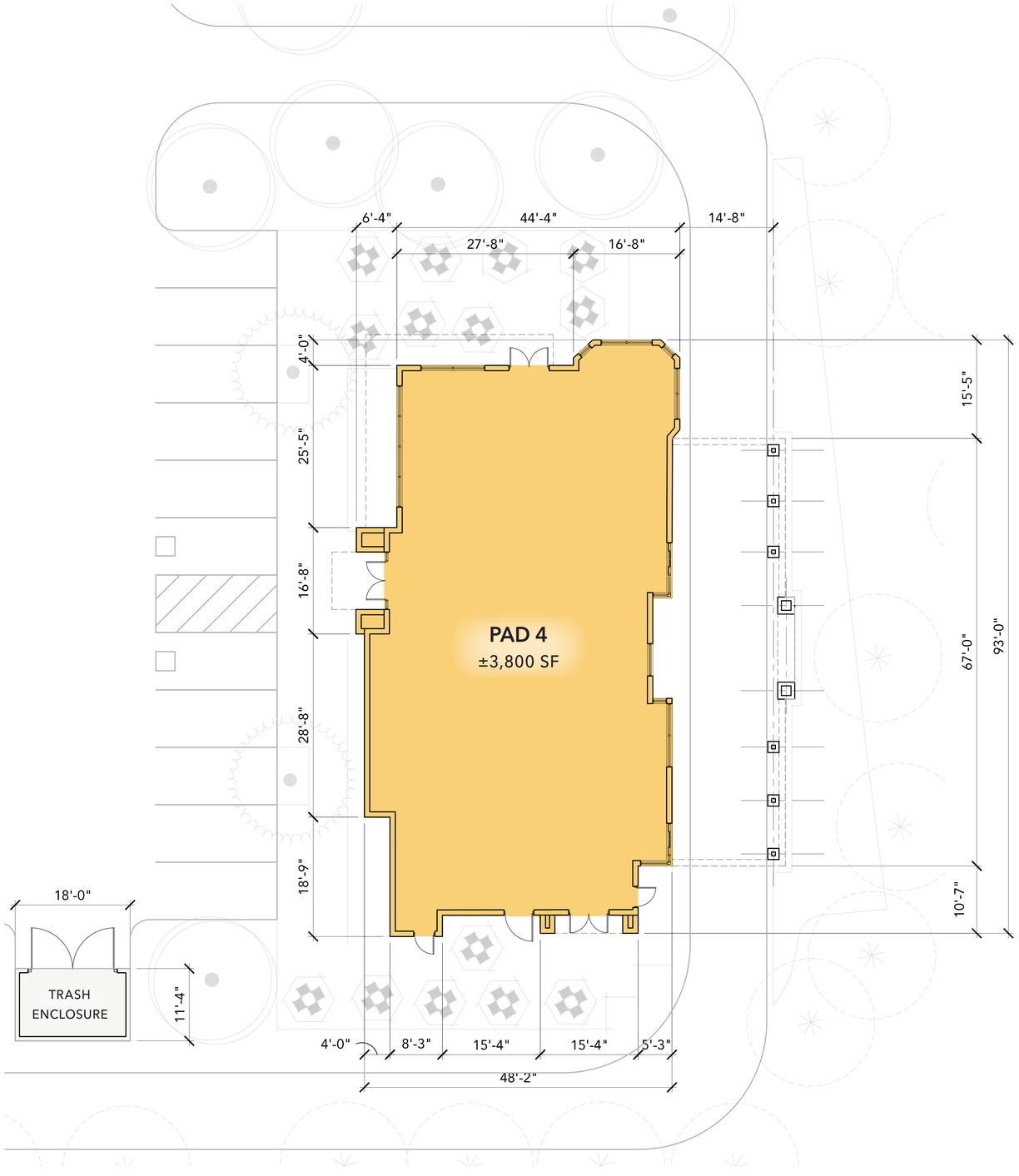
0 4' 8' 16' 32'

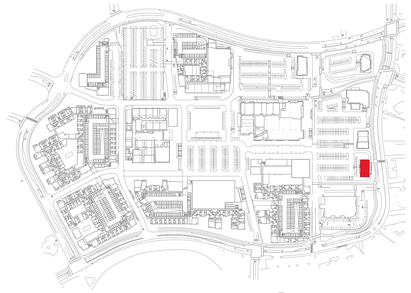
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2040 MASTER PLAN - PAD 3 ELEVATIONS

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





KEY PLAN

LEGEND

- INLINE SHOPS
- RESTAURANTS
- ANCHOR STORES
- CINEMA
- STRUCTURED PARKING
- SERVICE

BUILDING SUMMARY

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

SCALE 1/8" = 1'-0"

0 4' 8' 16' 32'

2040 MASTER PLAN - PAD 4 FLOOR PLAN

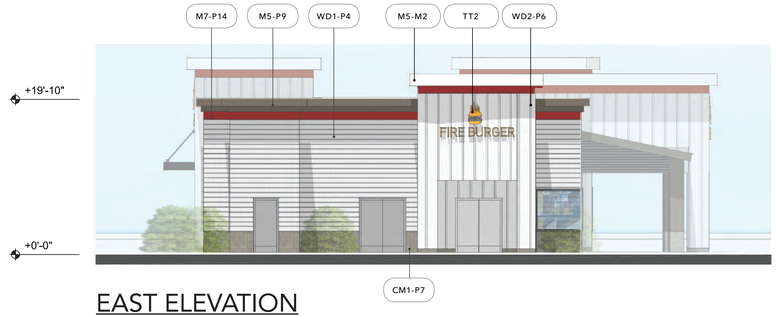
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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

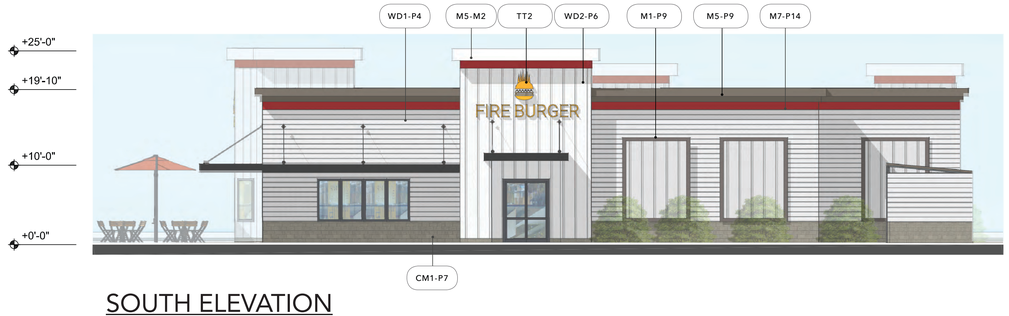
RT-20

NORTH ELEVATION

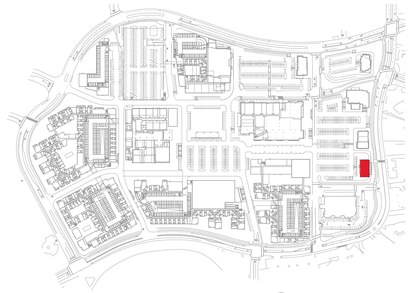


EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION



KEY PLAN

MATERIAL

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

MISCELLANEOUS ITEMS

ART1	Mural or Artwork, TBD
EGP	Environmental Graphic Panel
LT1	Decorative Light Fixture
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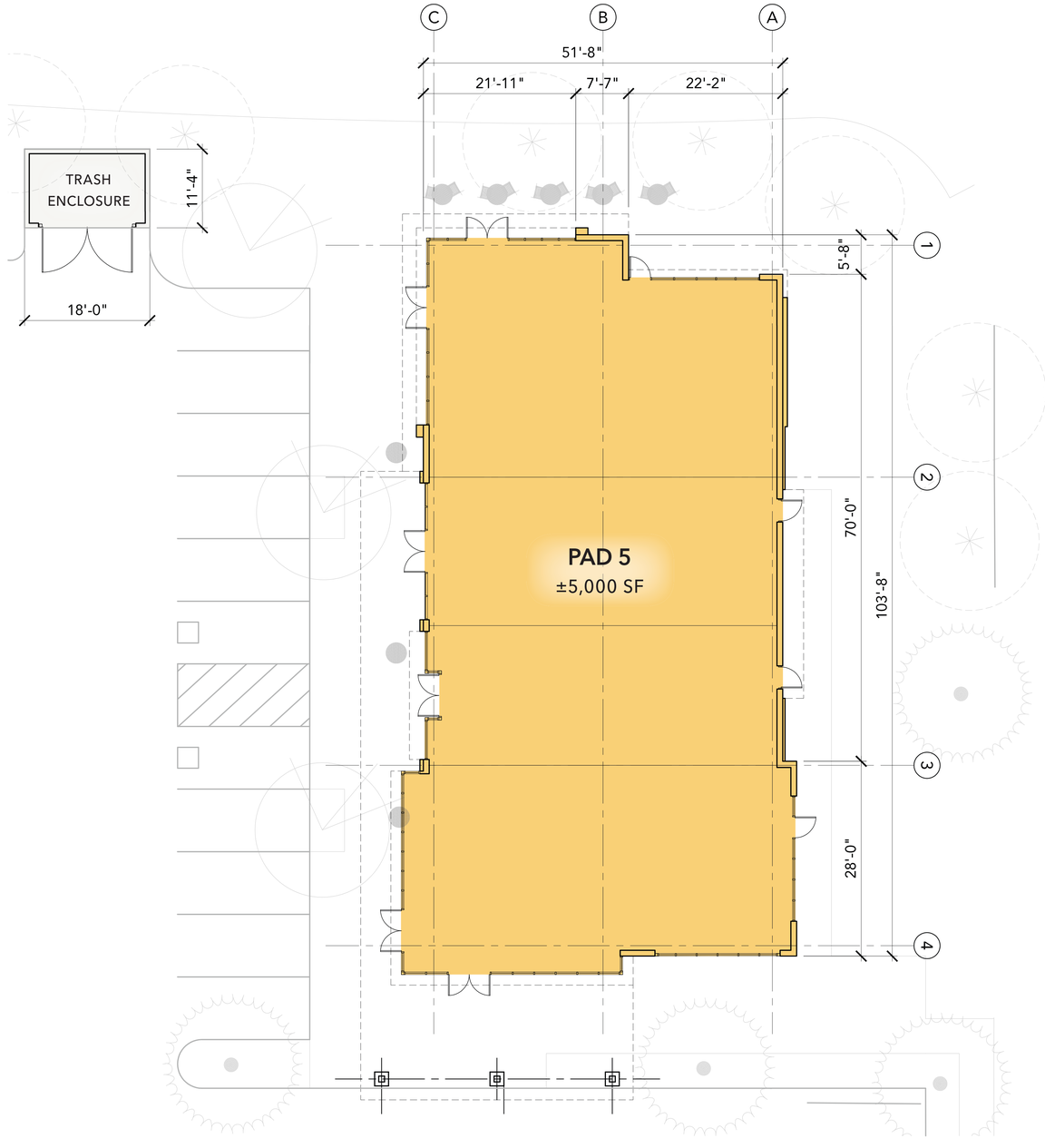
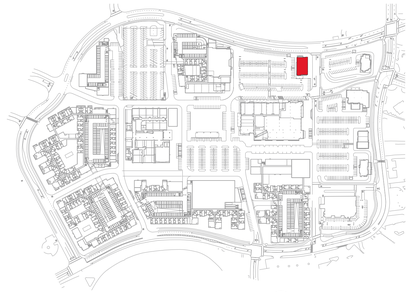
2040 MASTER PLAN - PAD 4 ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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





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BUILDING SUMMARY

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

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2040 MASTER PLAN - PAD 5 FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

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

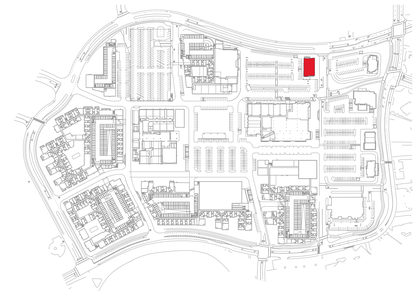
RT-22

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION



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NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN | 6.11.2021

2040 MASTER PLAN - PAD 5 ELEVATIONS

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

BRICK

B1 - RED & BRICK ORANGE MIX

B2 - DARK GRAY MIX

B3 - BROWN & GRAY MIX

B4 - TAN & BROWN MIX

WOOD-LIKE MATERIAL

W1 - WALNUT BROWN

W2 - WHITE OAK

W3 - CEDAR BROWN

TILE

T1 - WHITE

T2 - WOOD-LIKE PATTERN

METAL

M1 - DARK BROWN METAL

M2 - COOL WHITE METAL

PAINT COLOR

P1 - LIGHT TAN

P2 - DARK BLACK-BROWN 01

P3 - MEDIUM WARM GRAY 01

P4 - LIGHT WARM GRAY

P5 - MEDIUM WARM GRAY 02

P6 - WHITE

P7 - MEDIUM TAN

P8 - CLEAN WHITE

P9 -MEDIUM TAUPE

P10 - DARK BLACK-BROWN 02

P11 - DARK GRAY-BLACK

P12 - DARK COOL GRAY

P13 - DARK WARM GRAY

P15 - LIGHT COOL GRAY