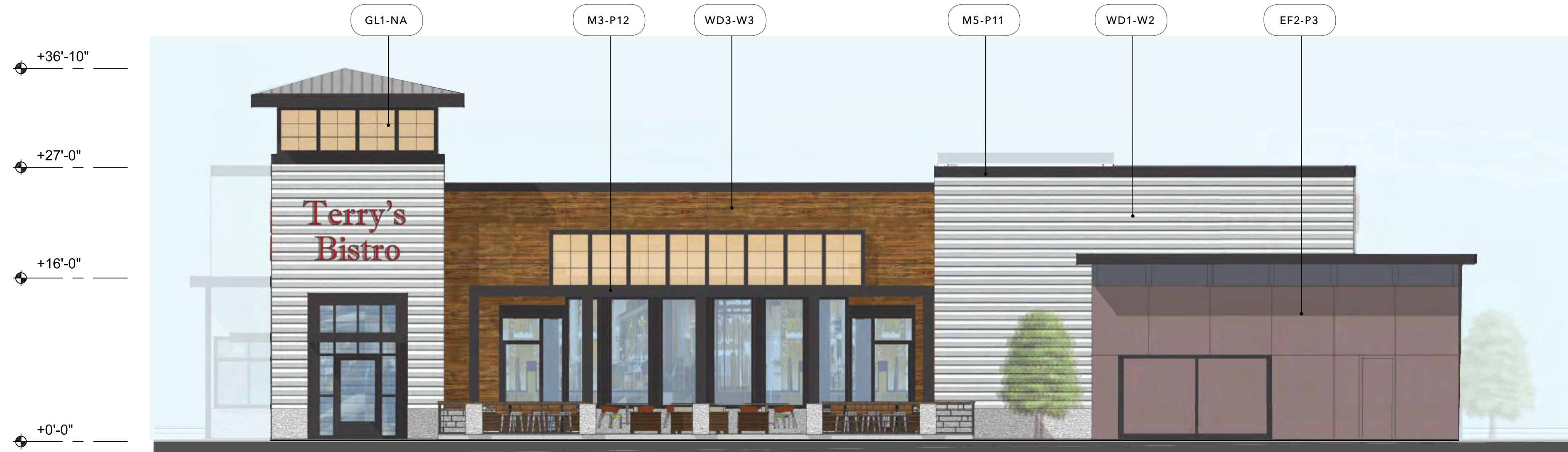
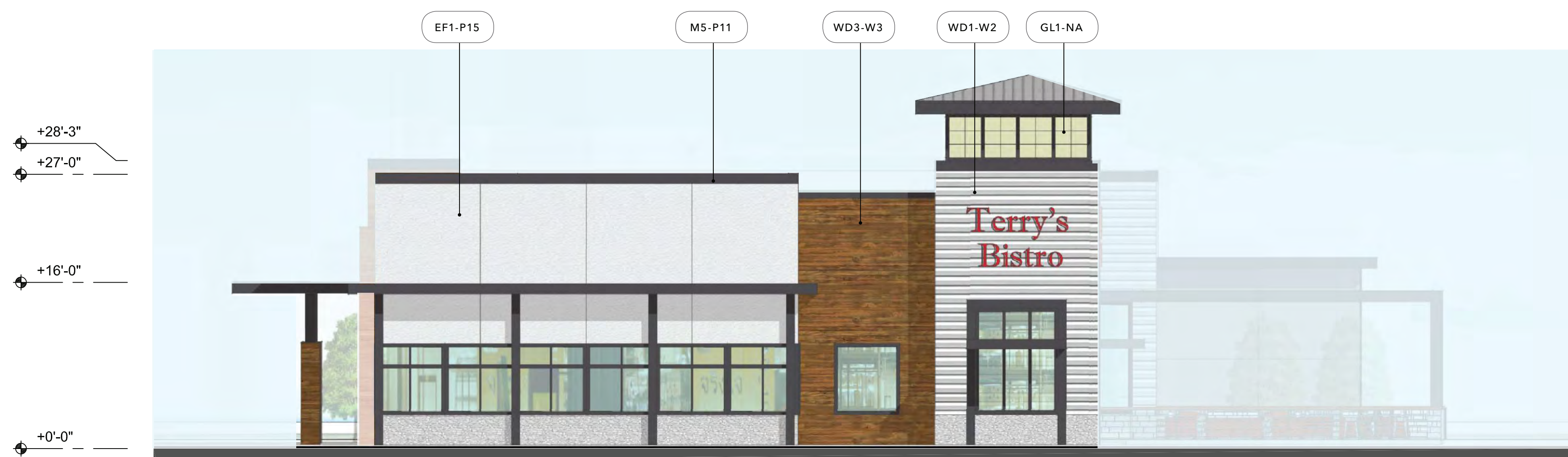




NORTH ELEVATION



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
- WD1 Wood - Lap Siding (**)
- WD2 Wood - Board and Batten Siding (**)
- WD3 Wood - Rustic Barnwood (***)
- WD4 Wood - Vertical Siding (**)

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 Red
- P15 Light Cool Gray
- T1 White
- T2 Wood-like Pattern
- VAR VARIES
- W1 Walnut Brown (****)
- W2 White Oak (****)
- W3 Cedar Brown (****)

MISCELLANEOUS ITEMS

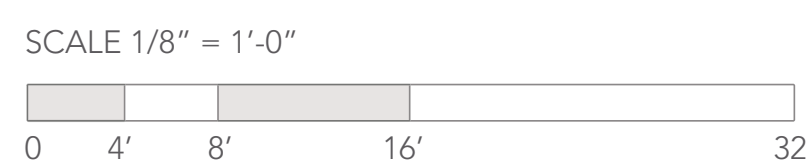
- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LT2 Decorative Light Sconce
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

NOTES

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

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



2025 MASTER PLAN - PAD 2 ELEVATIONS

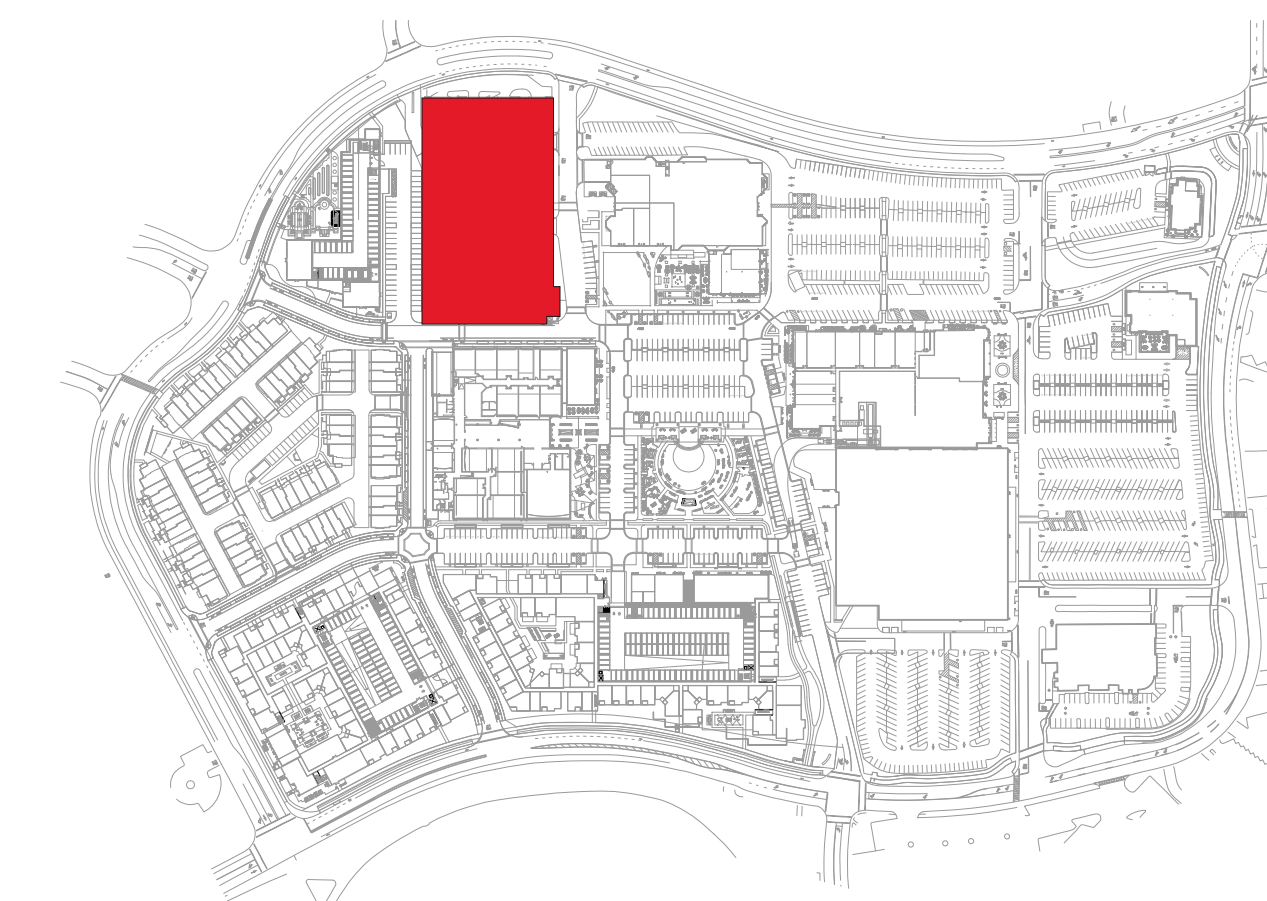
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

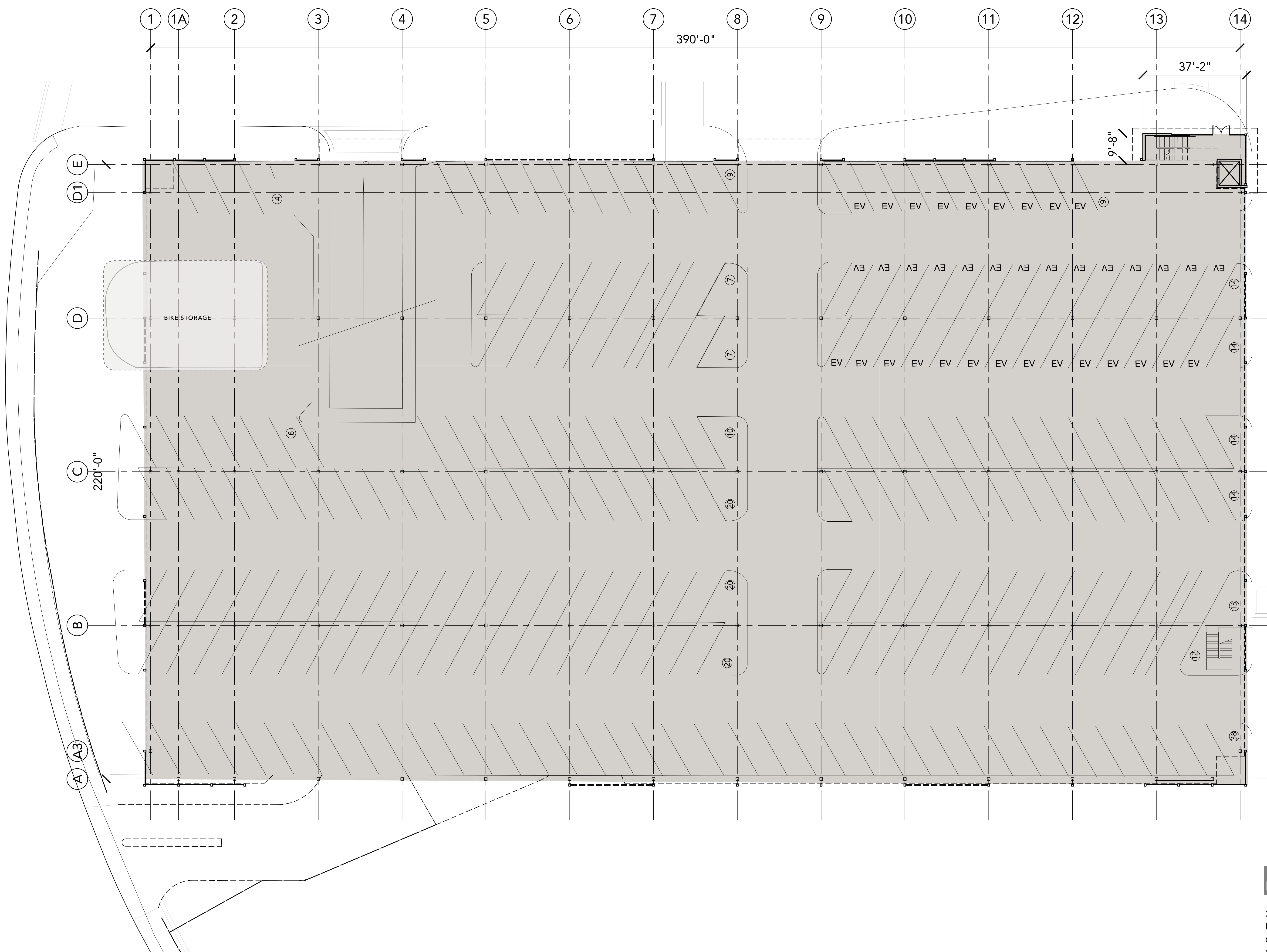
MARCH 09, 2022



RT-14



KEY PLAN



LEGEND

- SHOPS
- PAD
- MAJOR
- GYM
- 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

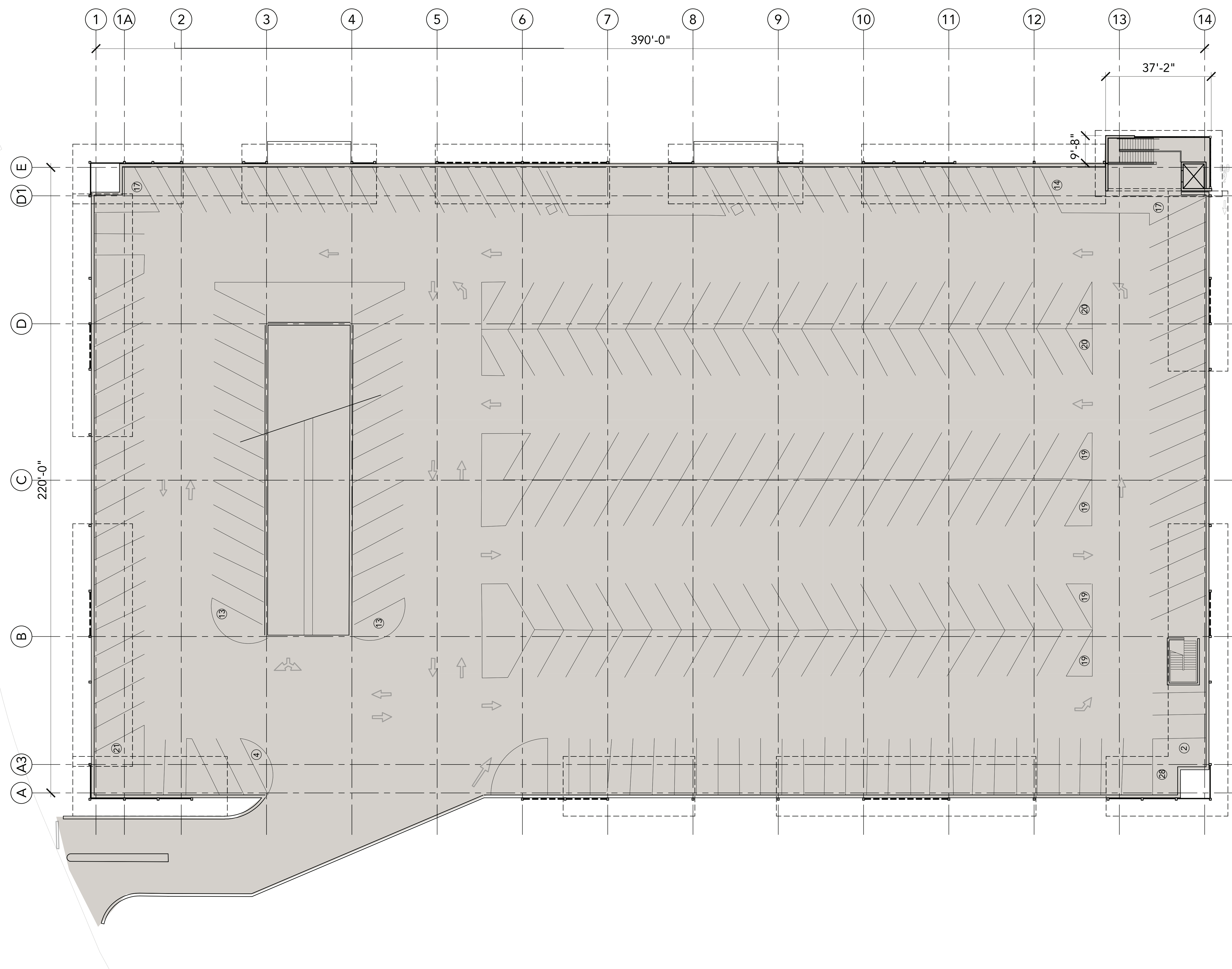
MARCH 09, 2022

MerloneGeier
Partners

CSW | ST2

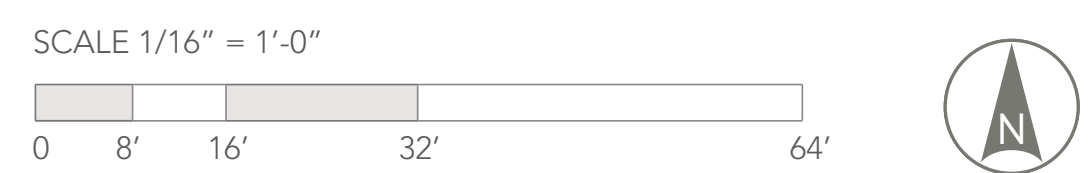


RT-15



LEGEND

SHOPS	
PAD	
MAJOR	
GYM	
CINEMA	
STRUCTURED PARKING	
SERVICE	



2025 MASTER PLAN - PARKING STRUCTURE UPPER LEVEL FLOOR PLAN

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

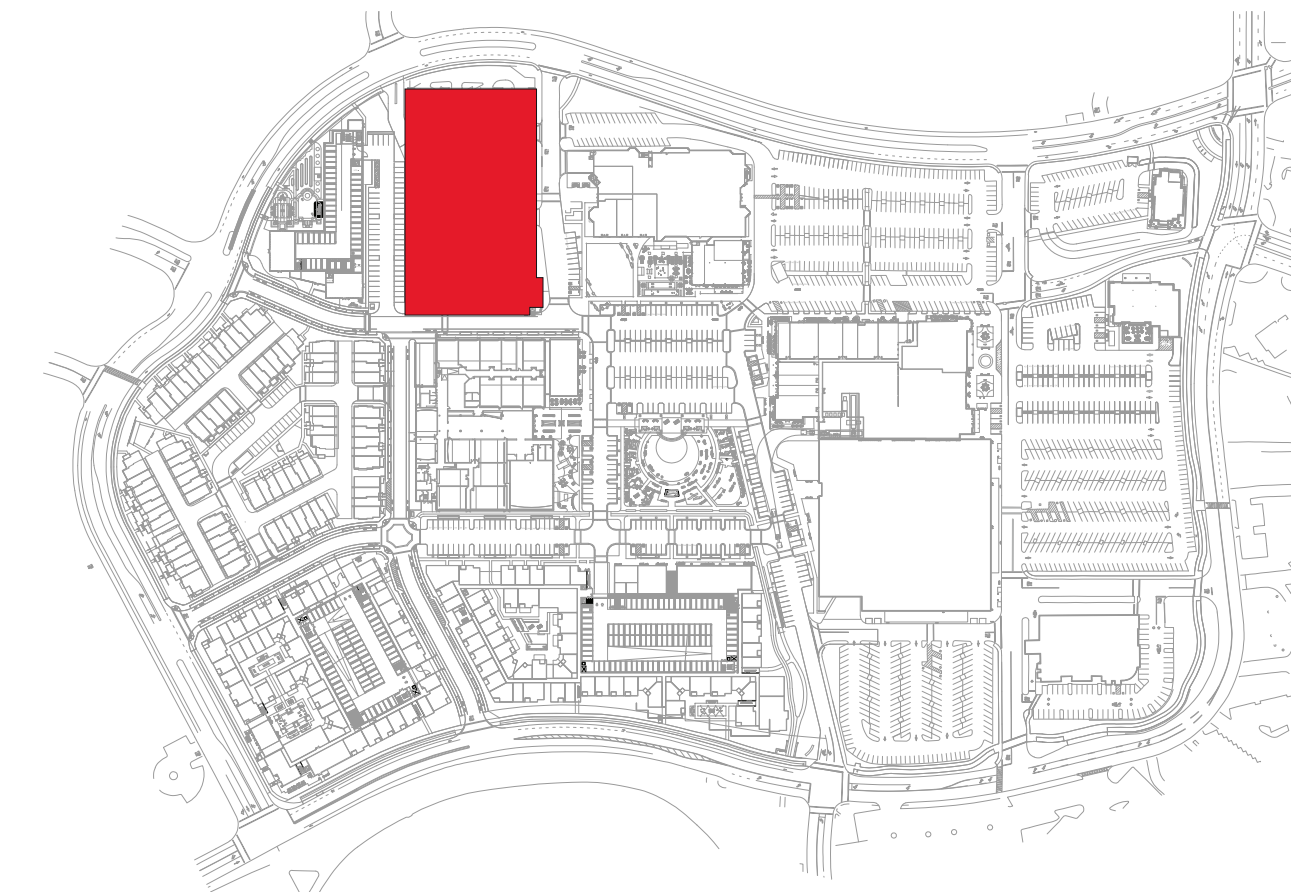
MARCH 09, 2022

MerloneGeier
Partners

CSW | ST2



RT-16



KEY PLAN



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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
- WD1 Wood - Lap Siding (**)
- WD2 Wood - Board and Batten Siding (**)
- WD3 Wood - Rustic Barnwood (***)
- WD4 Wood - Vertical Siding (**)

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 Red
- P15 Light Cool Gray

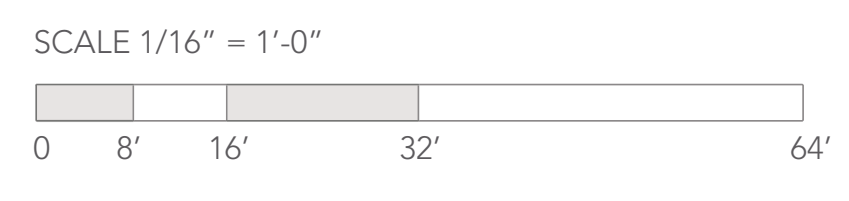
MISCELLANEOUS ITEMS

- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LT2 Decorative Light Sconce
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

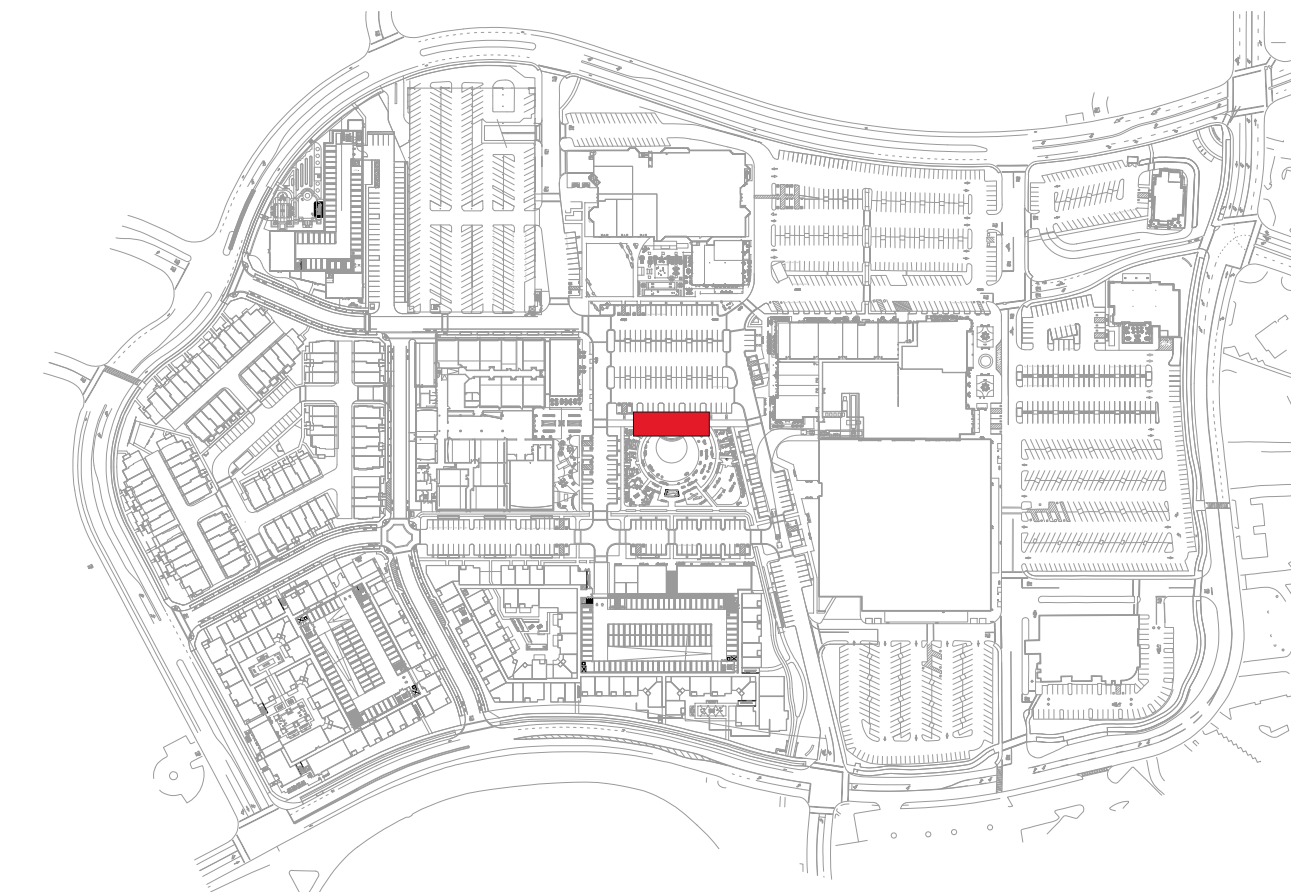
- T1 White
 - T2 Wood-like Pattern
 - VAR VARIES
 - W1 Walnut Brown (****)
 - W2 White Oak (****)
 - W3 Cedar Brown (****)
- NOTES**
- (*) Elastomeric Coating
 - (**) Wood-like Fiber-cement Board
 - (***) Wood-like Interlocking Wall Panels
 - (****) Aesthetic Intent Only

EXISTING TO REMAIN

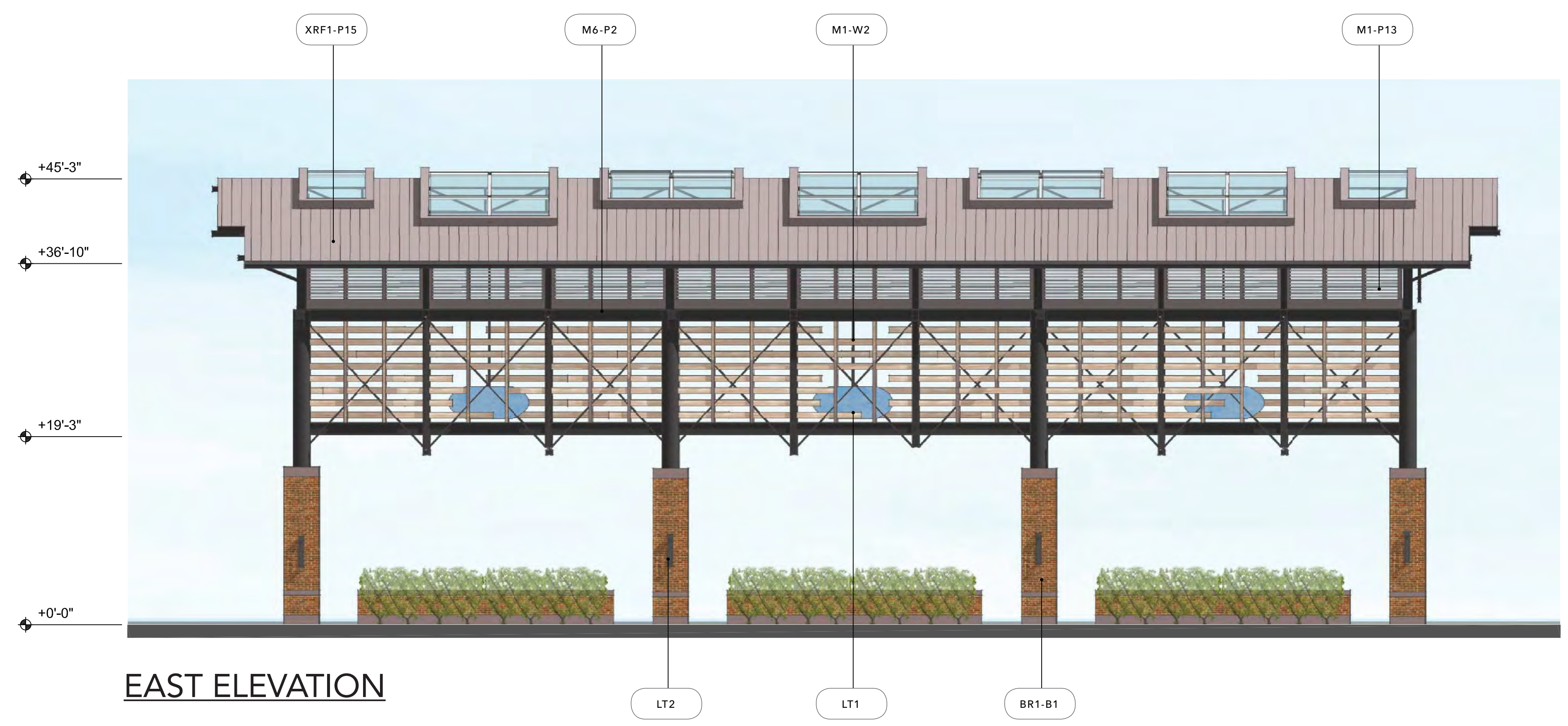
- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain



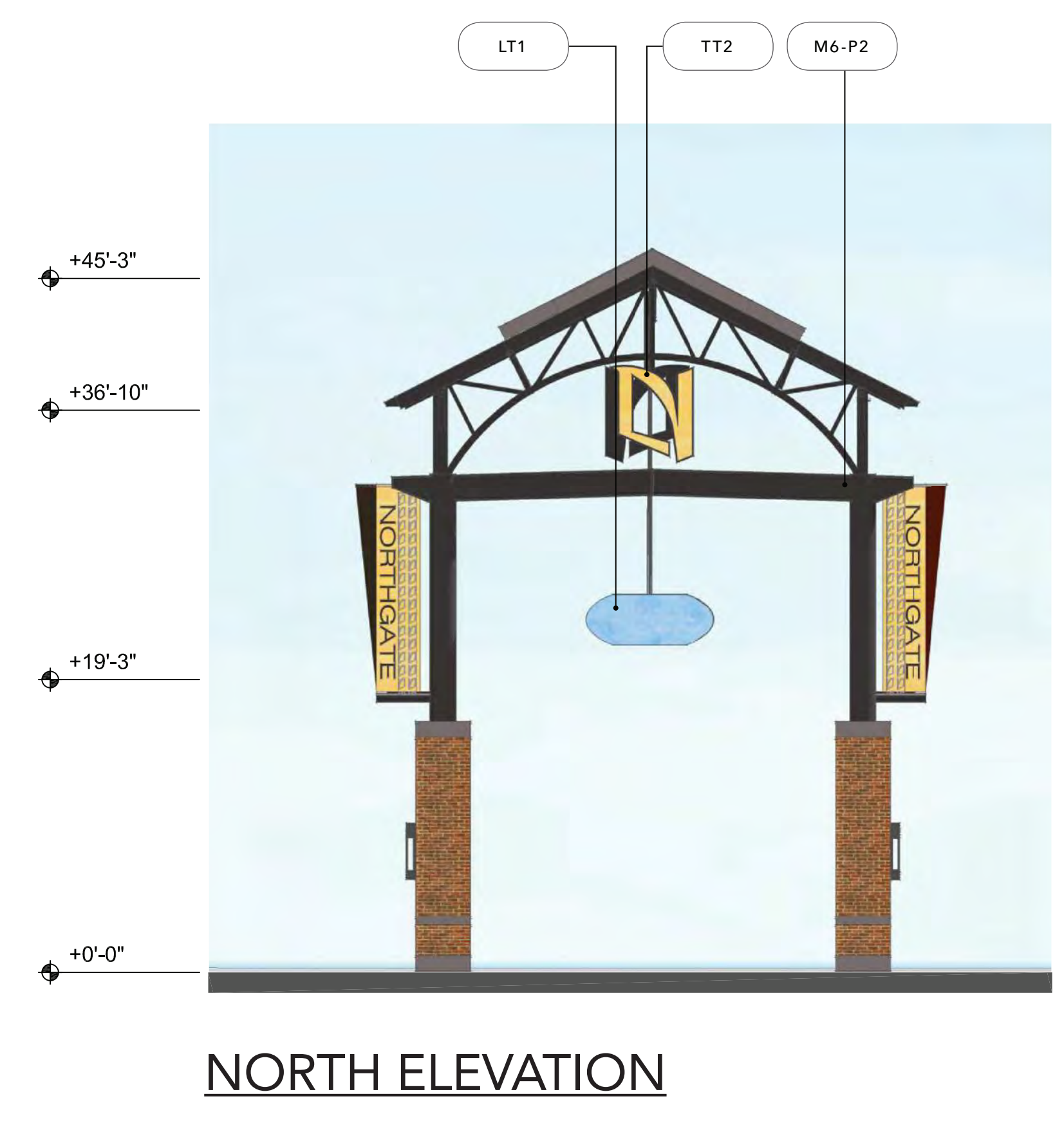
2025 MASTER PLAN - PARKING STRUCTURE ELEVATIONS



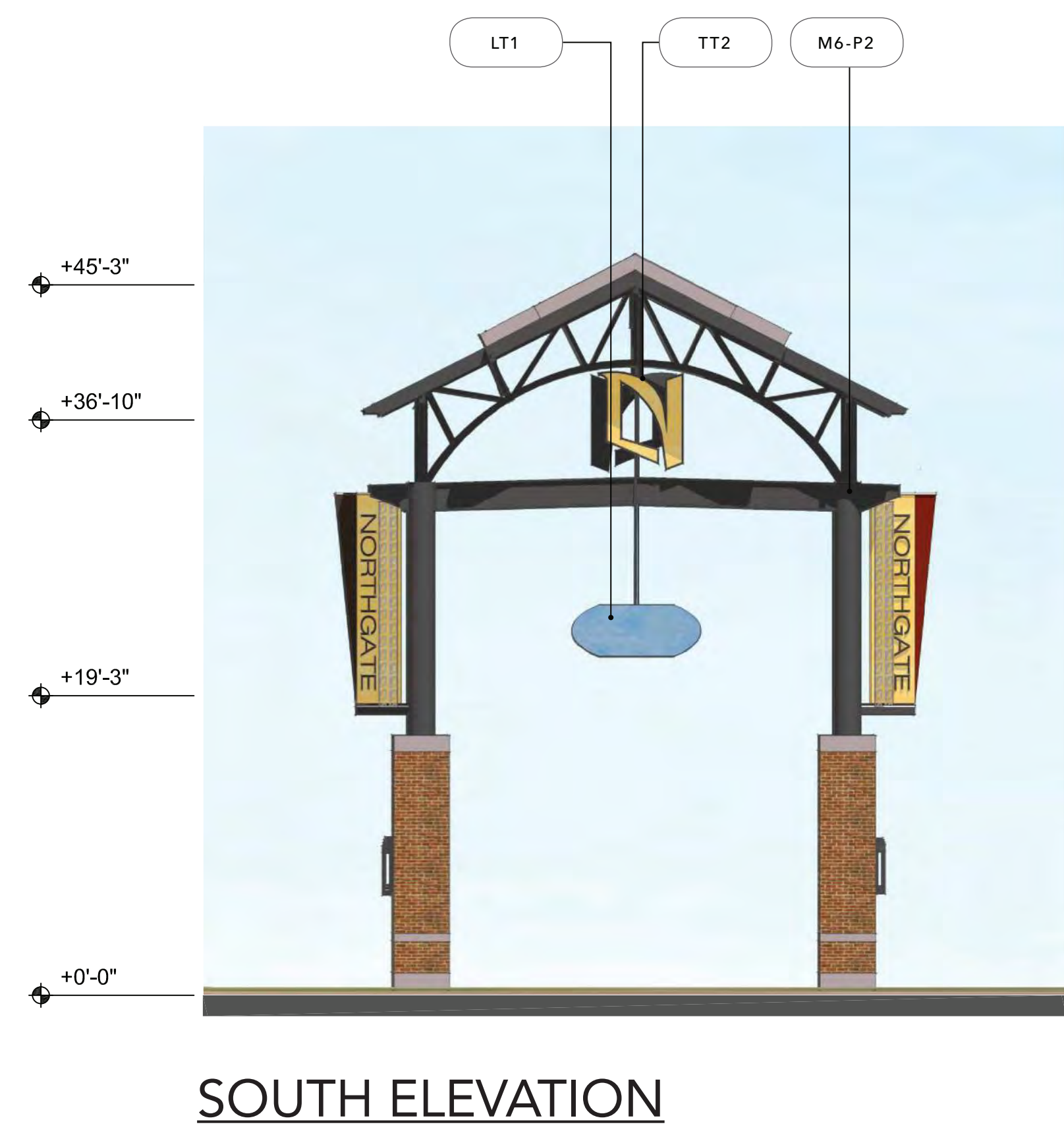
KEY PLAN



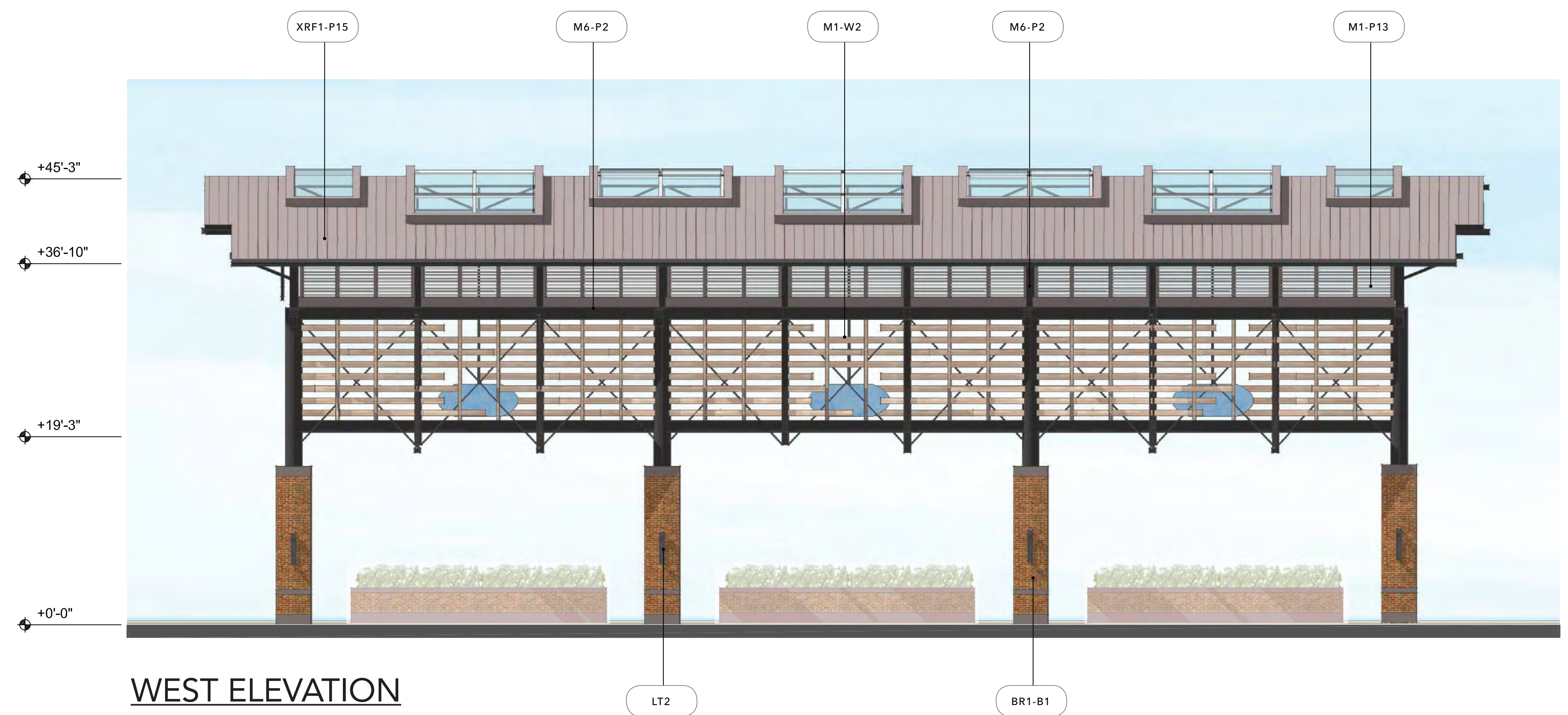
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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
- WD1 Wood - Lap Siding (**)
- WD2 Wood - Board and Batten Siding (**)
- WD3 Wood - Rustic Barnwood (***)
- WD4 Wood - Vertical Siding (**)

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 Red
- P15 Light Cool Gray
- T1 White
- T2 Wood-like Pattern
- VAR VARIES
- W1 Walnut Brown (****)
- W2 White Oak (****)
- W3 Cedar Brown (****)

MISCELLANEOUS ITEMS

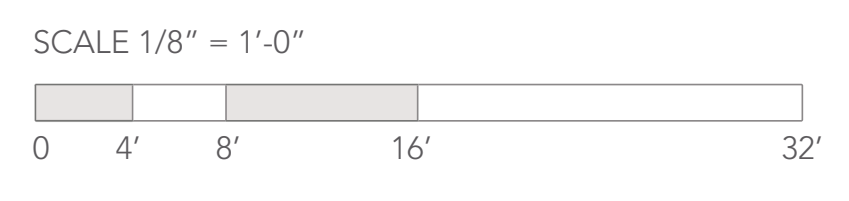
- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LT2 Decorative Light Sconce
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

NOTES

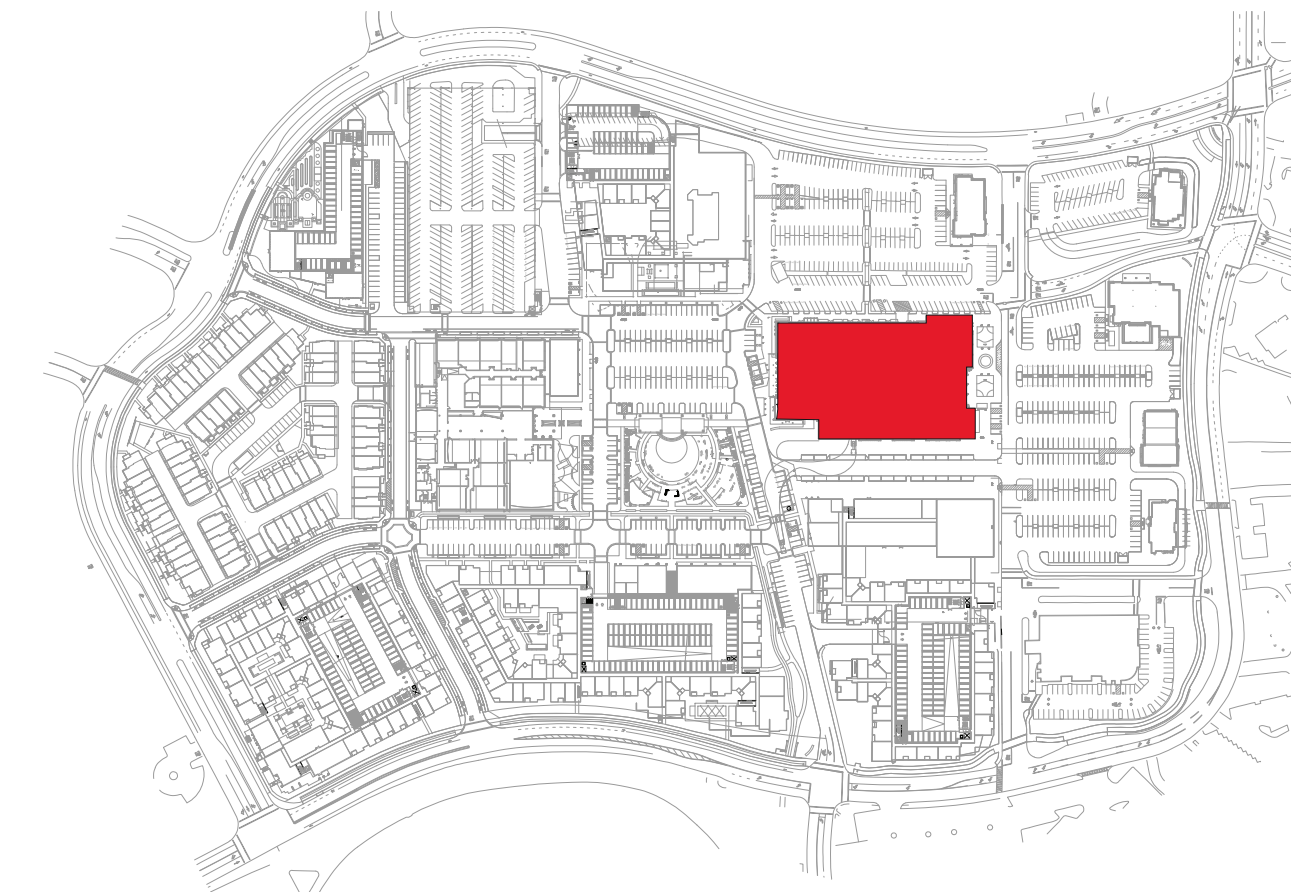
- (*) Elastomeric Coating
- (**) Wood-like Fiber-cement Board
- (***) Wood-like Interlocking Wall Panels
- (****) Aesthetic Intent Only

EXISTING TO REMAIN

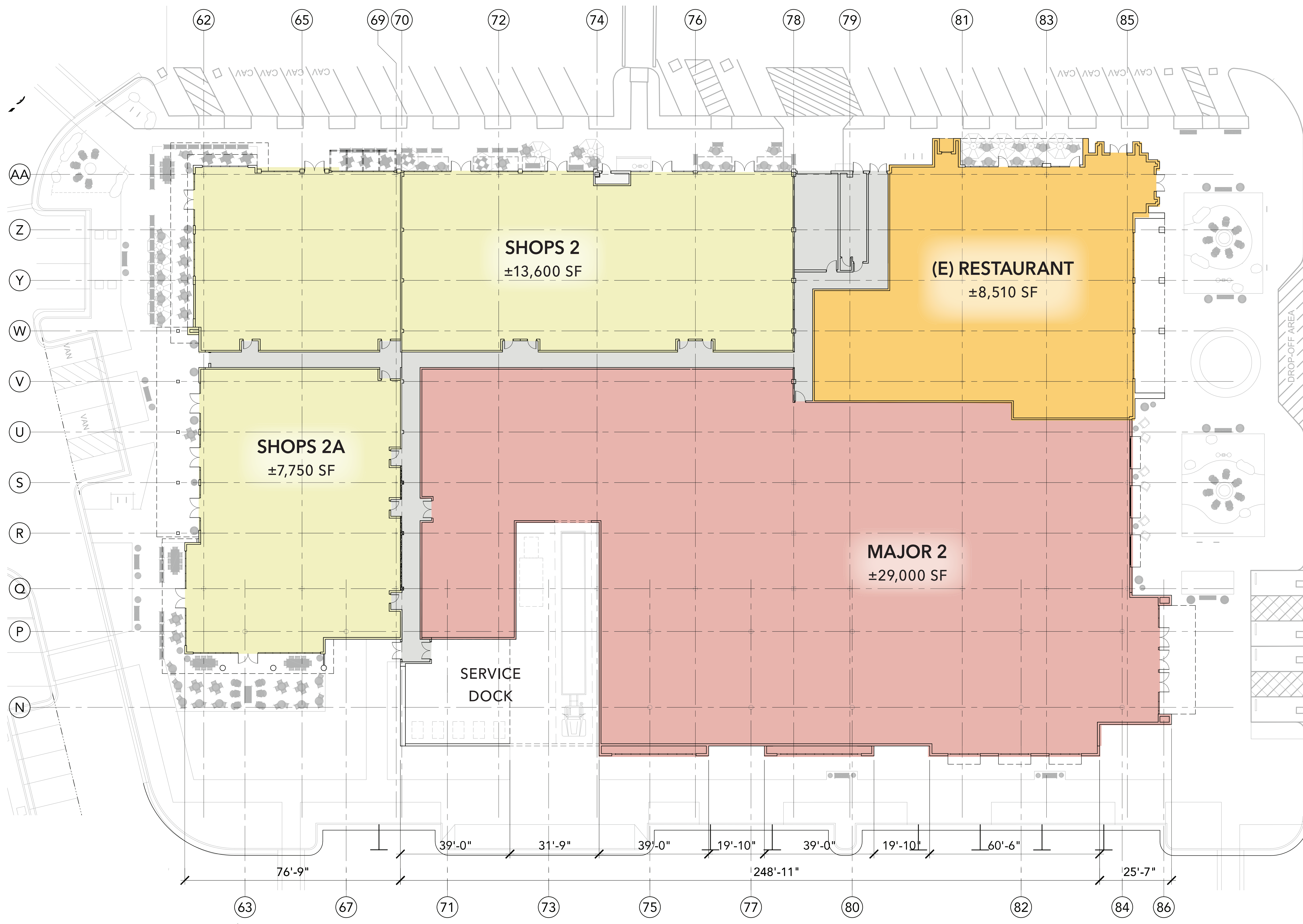
- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain



2025 MASTER PLAN - TOWN SQUARE PAVILION ELEVATIONS



KEY PLAN



LEGEND

- SHOPS
- PAD
- MAJOR
- GYM
- 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



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2040 MASTER PLAN - MAJOR 2 FLOOR PLAN



RT-19

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
- WD1 Wood - Lap Siding (**)
- WD2 Wood - Board and Batten Siding (**)
- WD3 Wood - Rustic Barnwood (***)
- WD4 Wood - Vertical Siding (**)

- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LT2 Decorative Light Sconce
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

EXISTING TO REMAIN

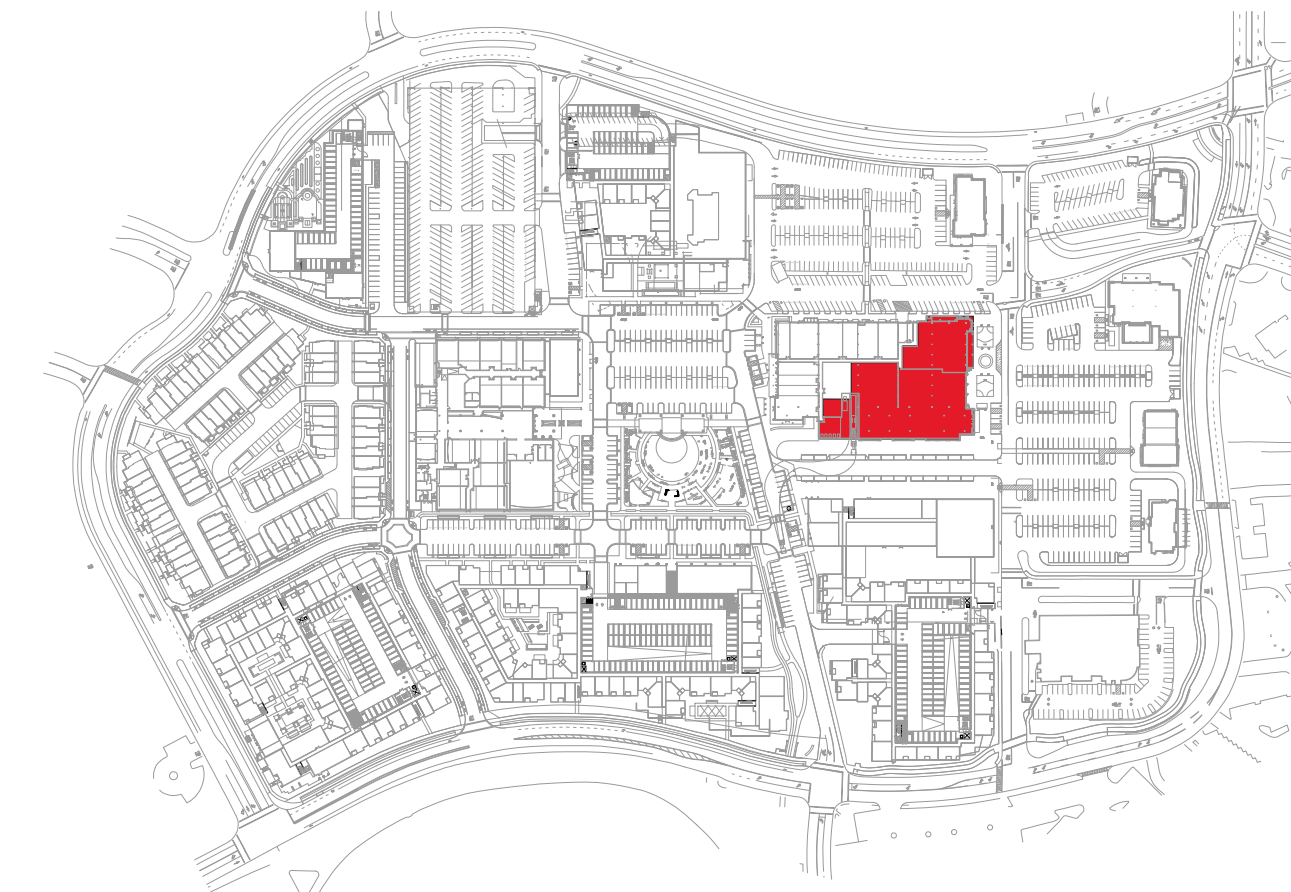
- XBR1 Existing Brick to remain
- XM1 Existing Steel Trellis to remain
- XCT1 Existing Tile to remain
- XCM1 Existing CMU to remain
- XRF1 Existing Roof to remain
- XEF1 Existing Stucco to remain

COLOR (DESIGN INTENT)

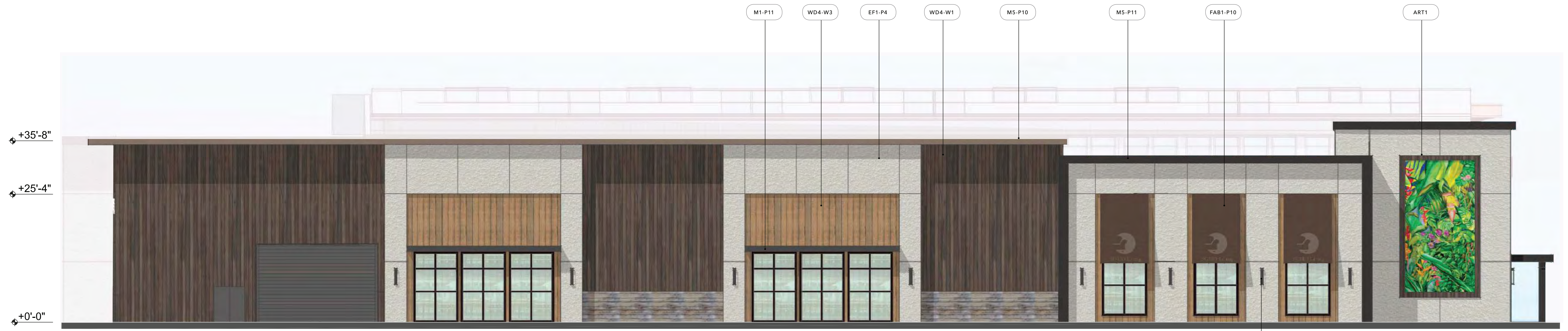
- NA No Additional Finish
- B1 Red & Brick Orange Mix
- B2 Dark Gray Mix
- B3 Brown & Gray Mix
- B4 Tan & Brown Mix
- CC1 Natural Gray Finish
- CC2 Board-form Cast, Dark Tan
- M1 Dark Brown Metal
- M2 Cool White Metal
- P1 Light Tan
- P2 Dark Black-Brown 01
- P3 Medium Warm Gray 01
- P4 Light Warm Gray
- 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 Red
- P15 Light Cool Gray
- T1 White
- T2 Wood-like Pattern
- VAR VARIES
- W1 Walnut Brown (****)
- W2 White Oak (****)
- W3 Cedar Brown (****)

NOTES

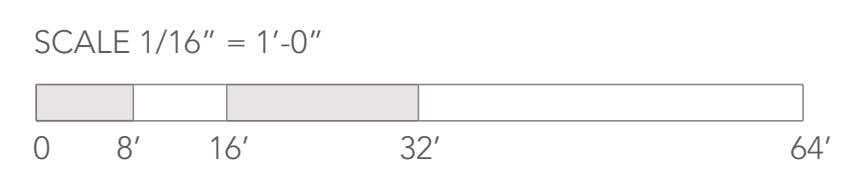
- (*) Elastomeric Coating
- (**) Wood-like Fiber-cement Board
- (***) Wood-like Interlocking Wall Panels
- (****) Aesthetic Intent Only



KEY PLAN



EAST ELEVATION



2040 MASTER PLAN - MAJOR 2 ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

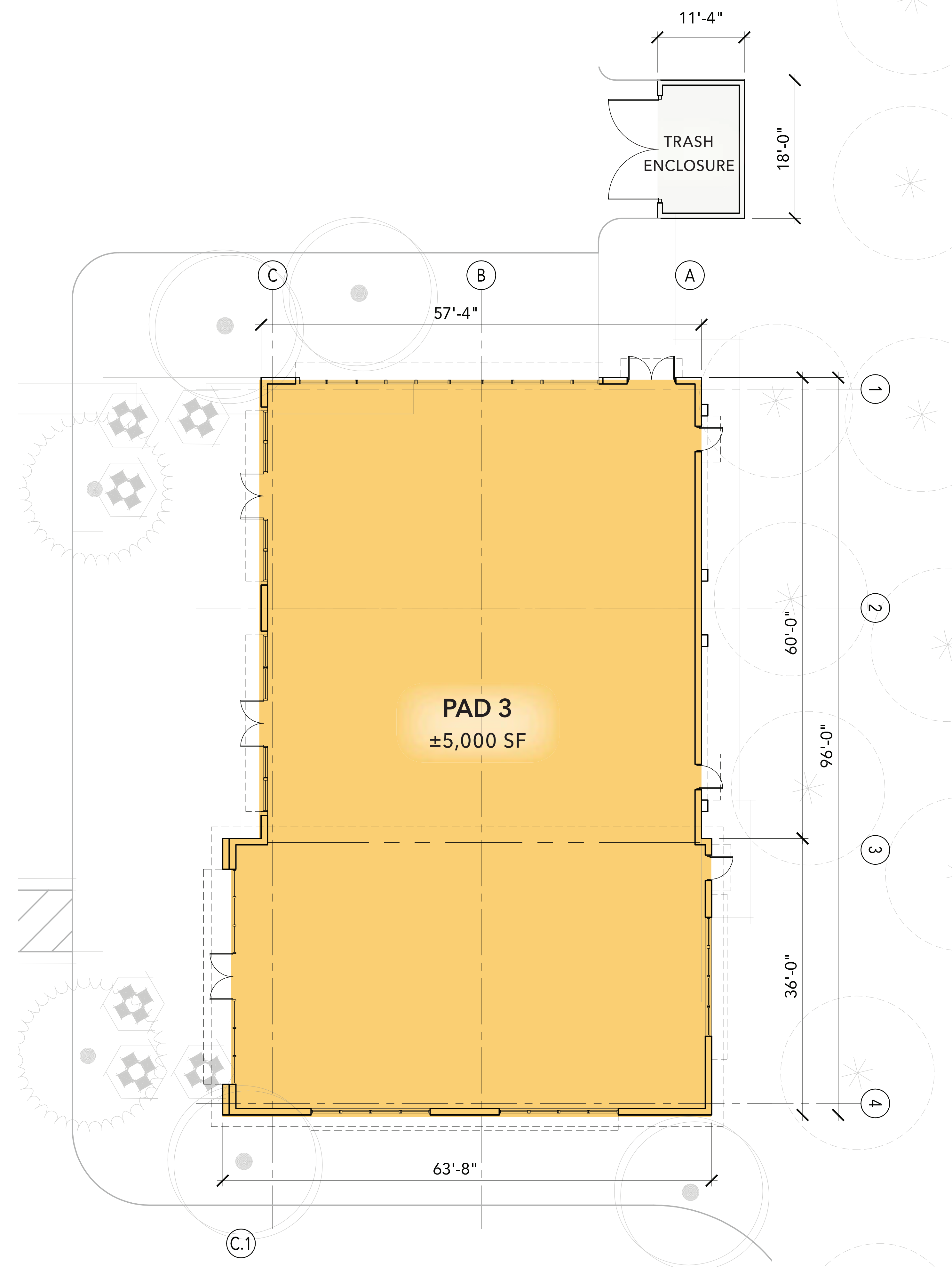
MARCH 09, 2022



RT-20



KEY PLAN



LEGEND

- SHOPS
- PAD
- MAJOR
- GYM
- 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

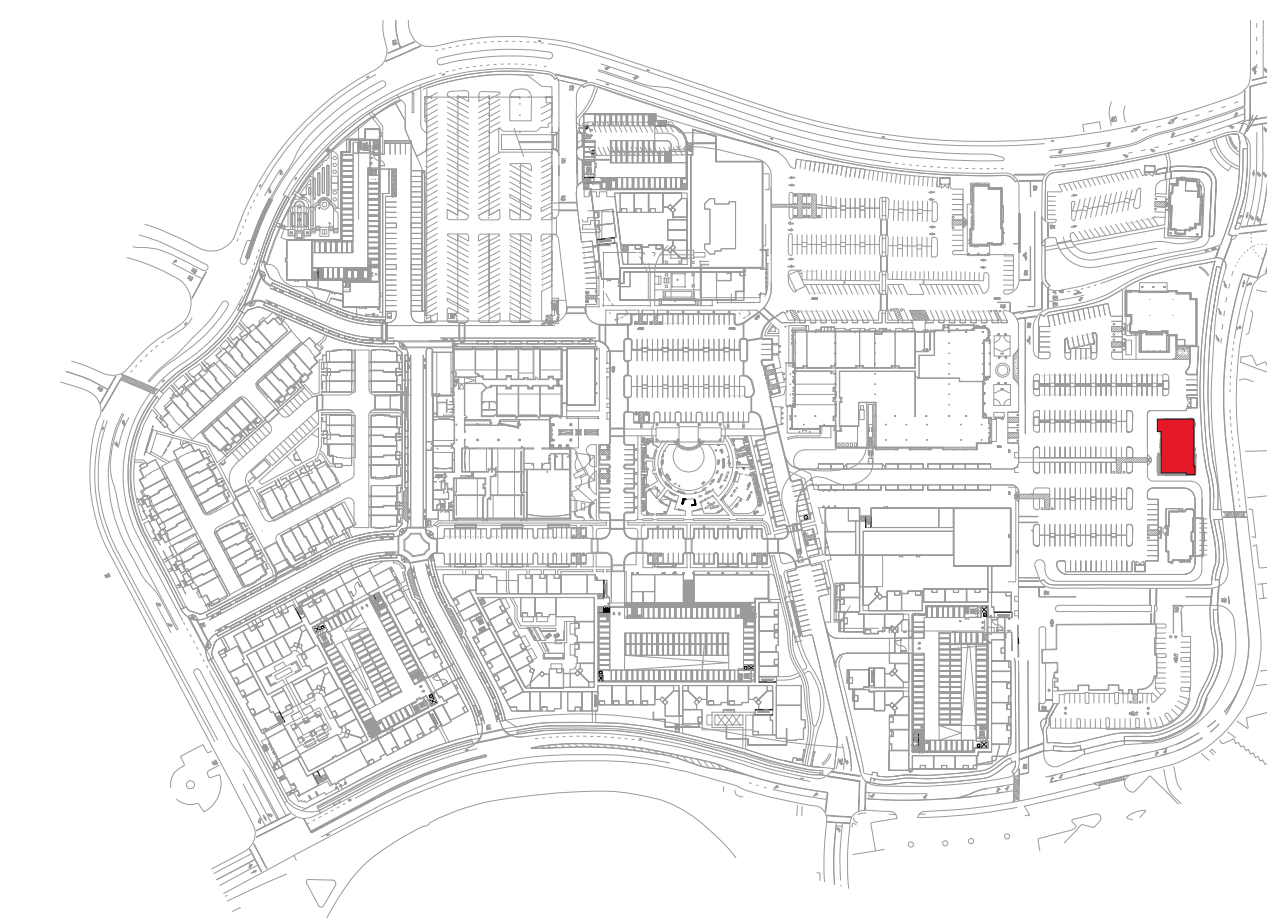
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022



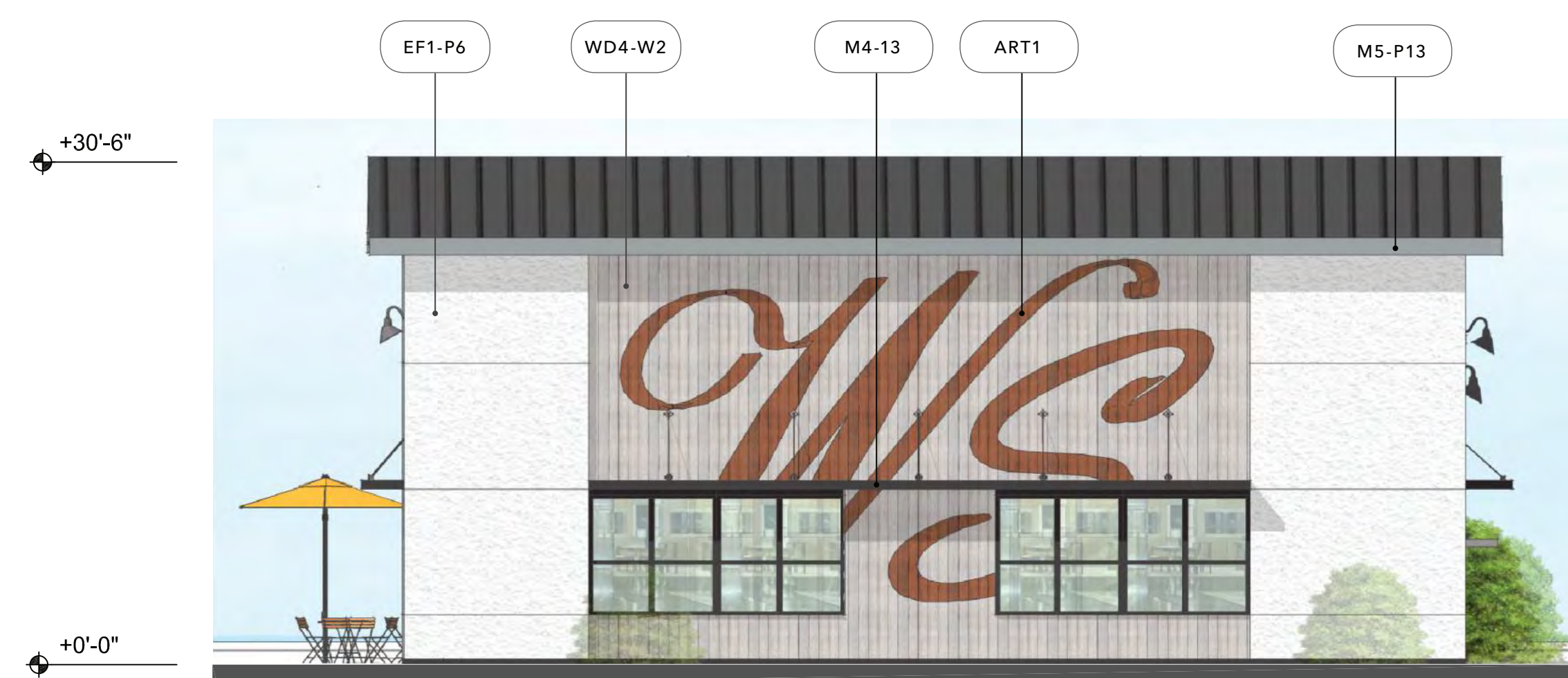
RT-21



KEY PLAN



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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
- WD1 Wood - Lap Siding (**)
- WD2 Wood - Board and Batten Siding (**)
- WD3 Wood - Rustic Barnwood (***)
- WD4 Wood - Vertical Siding (**)

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 Red
- P15 Light Cool Gray
- T1 White
- T2 Wood-like Pattern
- VAR VARIES
- W1 Walnut Brown (****)
- W2 White Oak (****)
- W3 Cedar Brown (****)

MISCELLANEOUS ITEMS

- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LT2 Decorative Light Sconce
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

NOTES

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

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

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

2040 MASTER PLAN - PAD 3 ELEVATIONS

NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

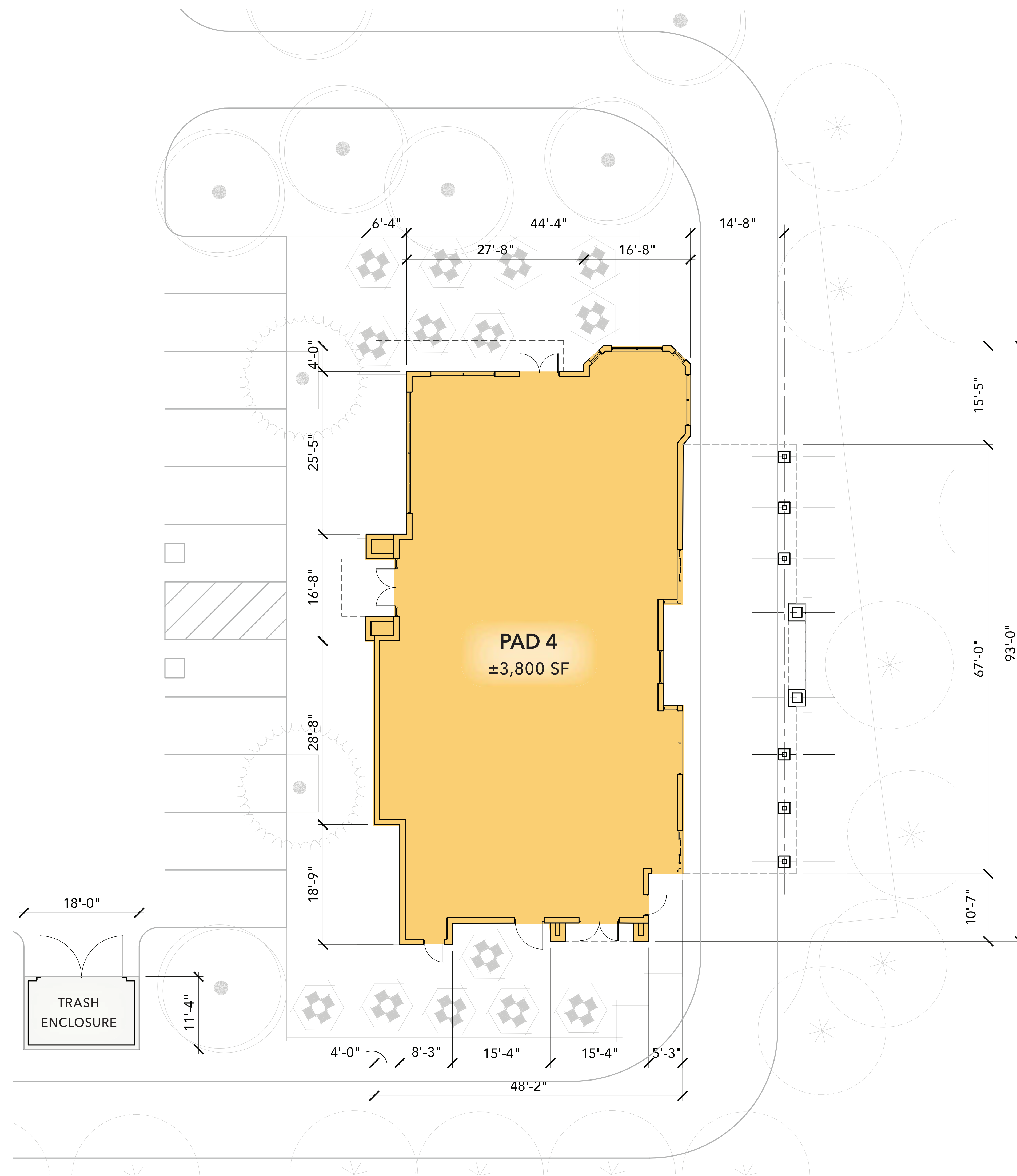
MARCH 09, 2022



RT-22



KEY PLAN



LEGEND

- SHOPS
- PAD
- MAJOR
- GYM
- 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

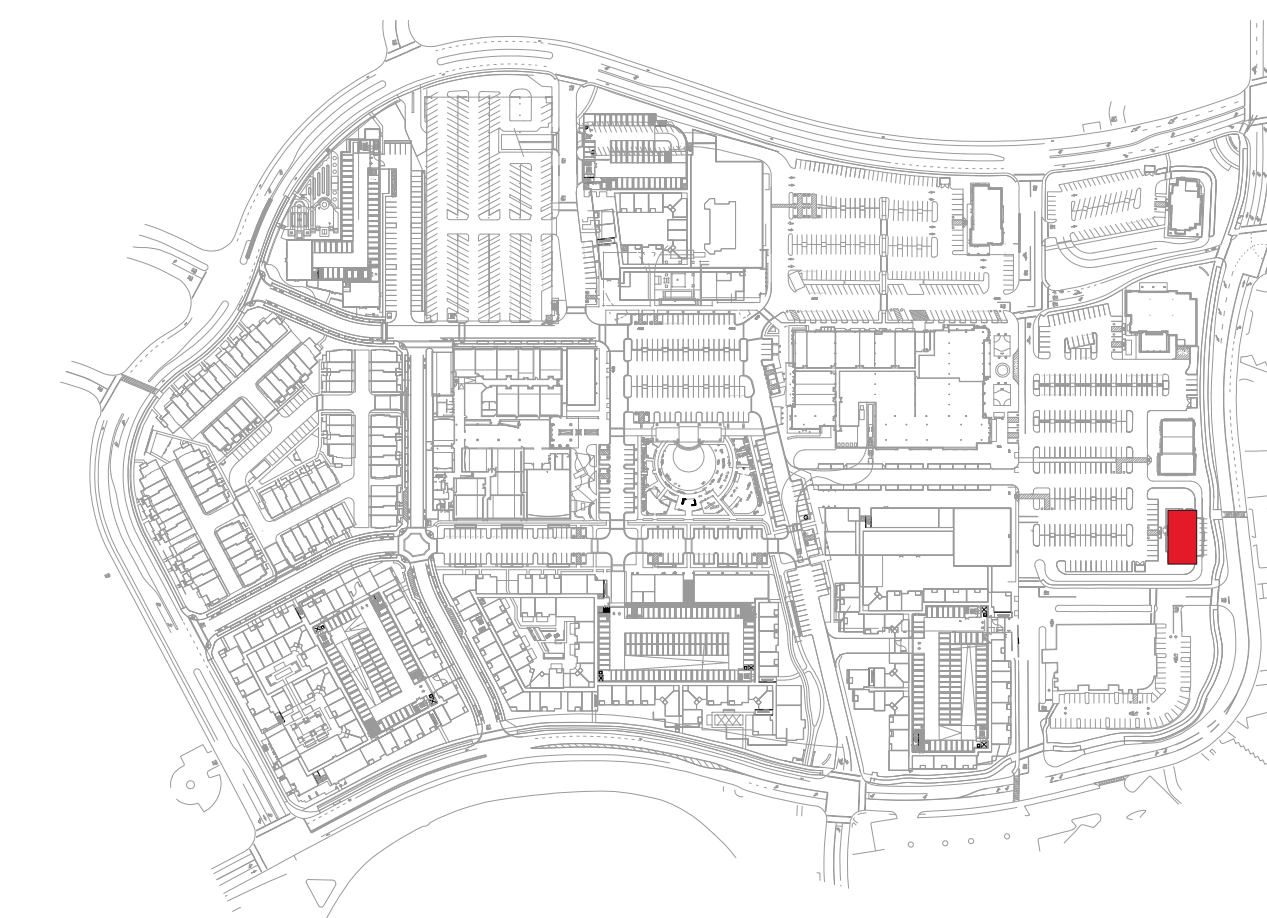
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022



RT-23

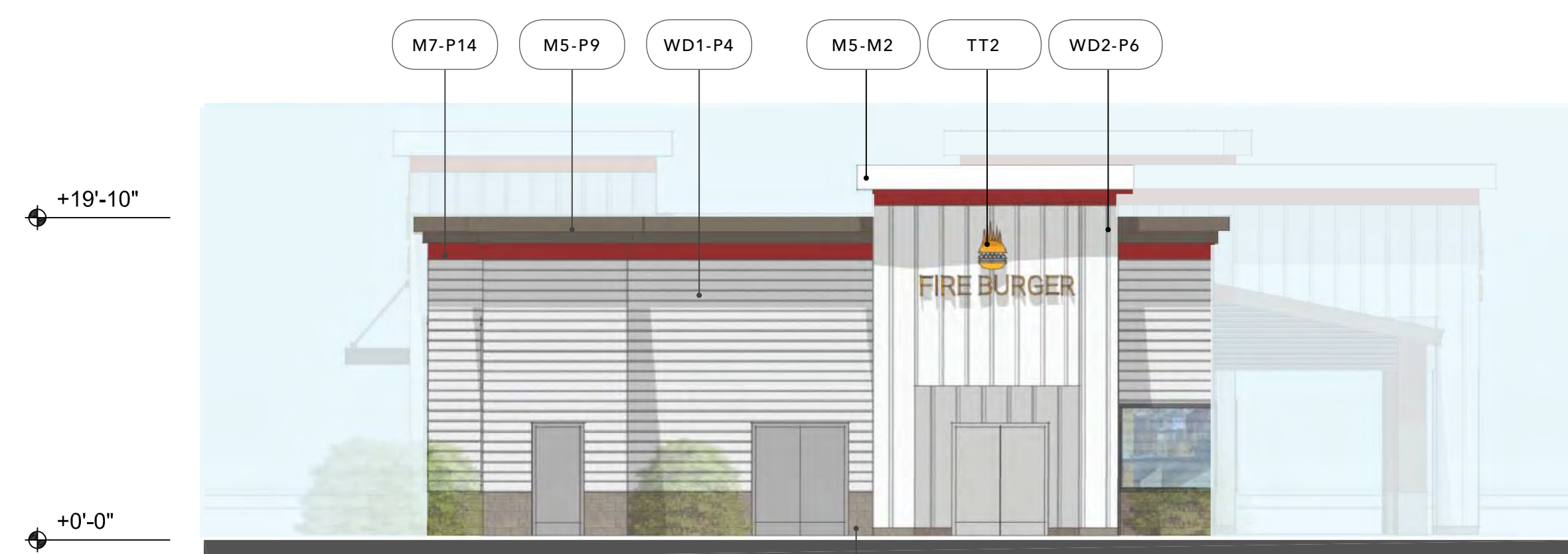


KEY PLAN



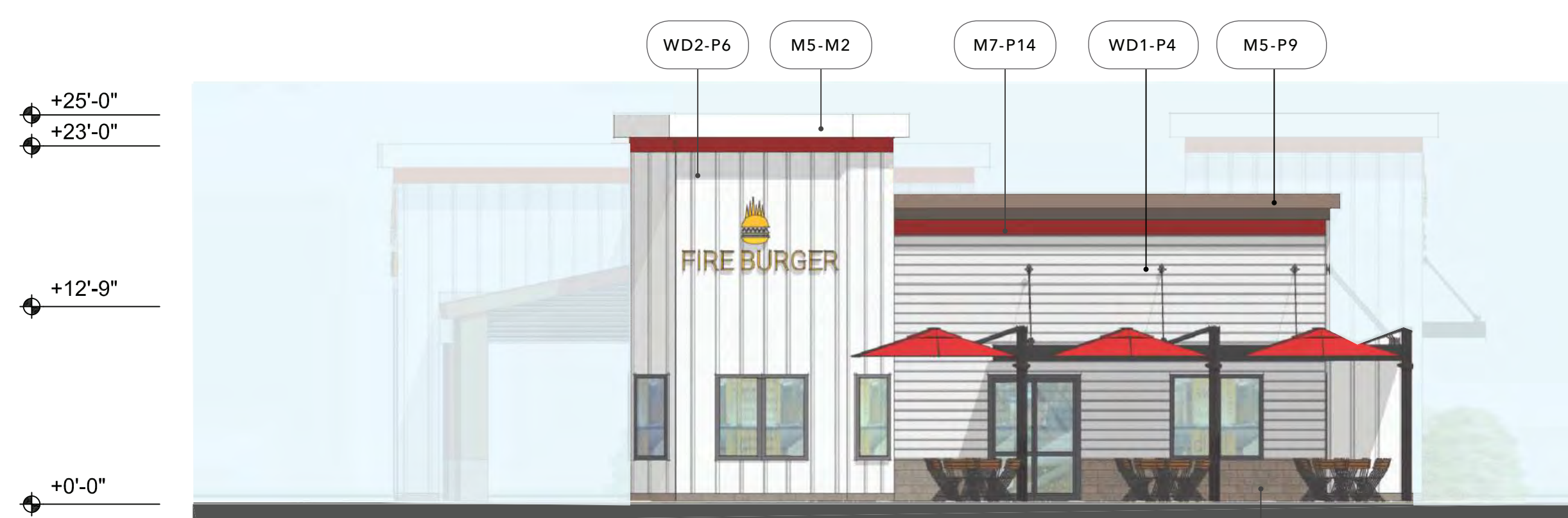
NORTH ELEVATION

CM1-P7



EAST ELEVATION

CM1-P7



WEST ELEVATION

CM1-P7



SOUTH ELEVATION

CM1-P7

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
- WD1 Wood - Lap Siding (**)
- WD2 Wood - Board and Batten Siding (**)
- WD3 Wood - Rustic Barnwood (***)
- WD4 Wood - Vertical Siding (**)

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 Red
- P15 Light Cool Gray
- T1 White
- T2 Wood-like Pattern
- VAR VARIES
- W1 Walnut Brown (****)
- W2 White Oak (****)
- W3 Cedar Brown (****)

MISCELLANEOUS ITEMS

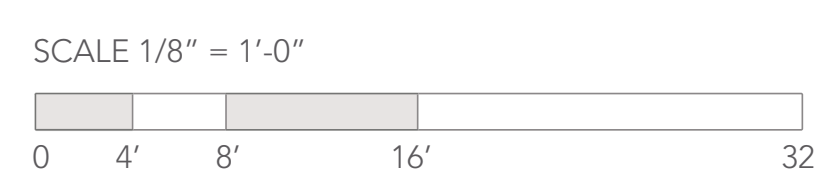
- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LT2 Decorative Light Sconce
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

NOTES

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

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



2040 MASTER PLAN - PAD 4 ELEVATIONS

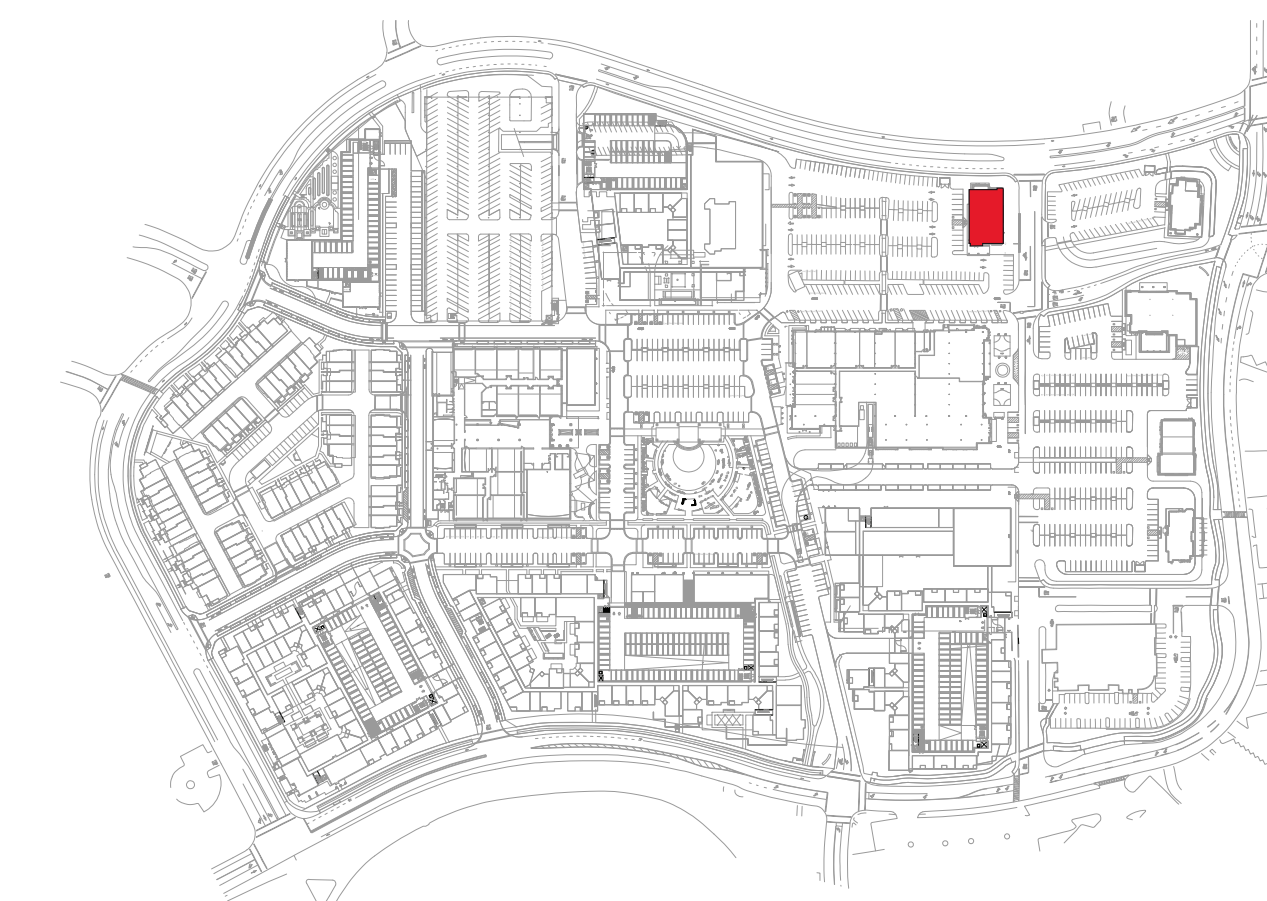
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

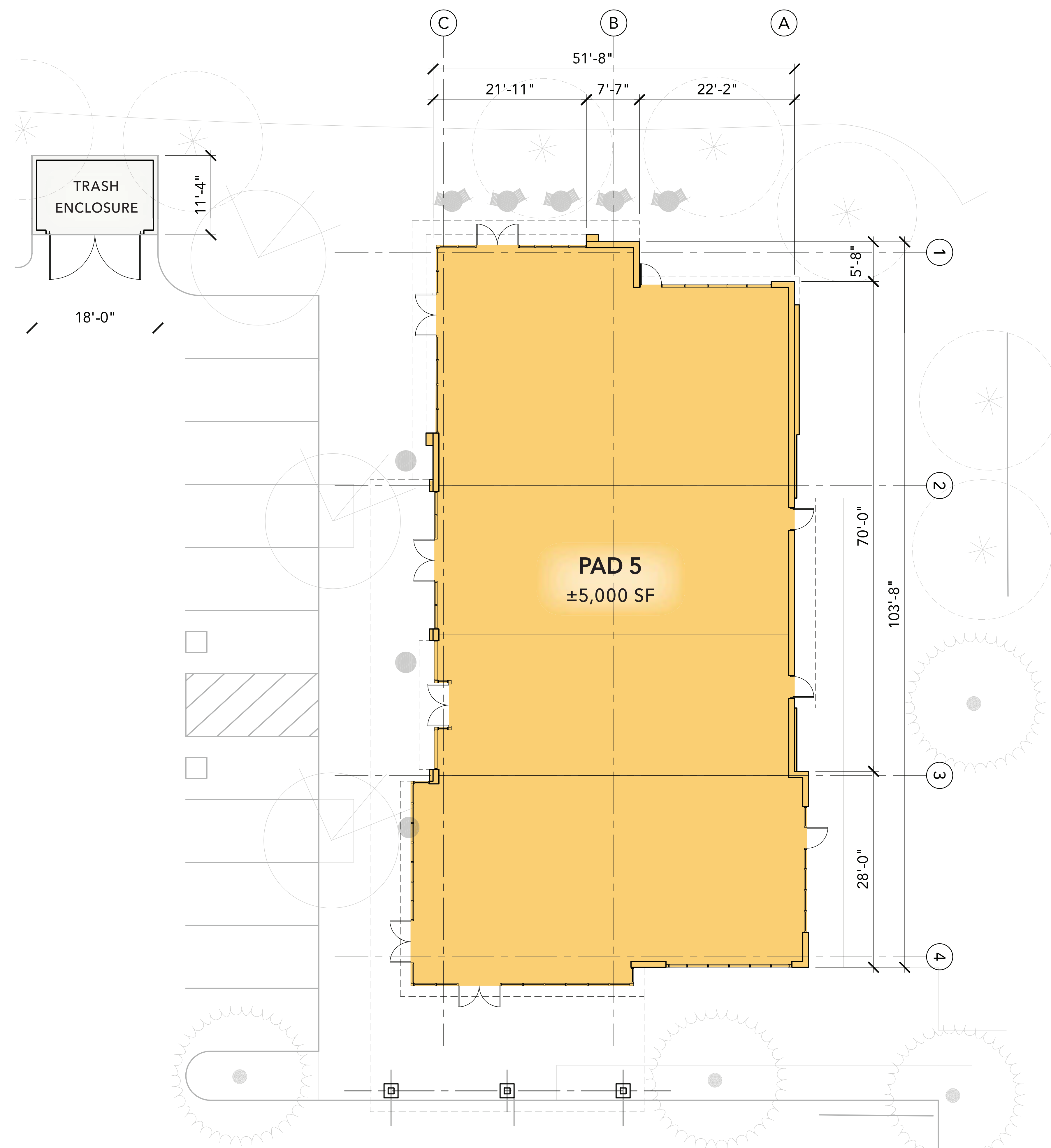
MARCH 09, 2022



RT-24



KEY PLAN

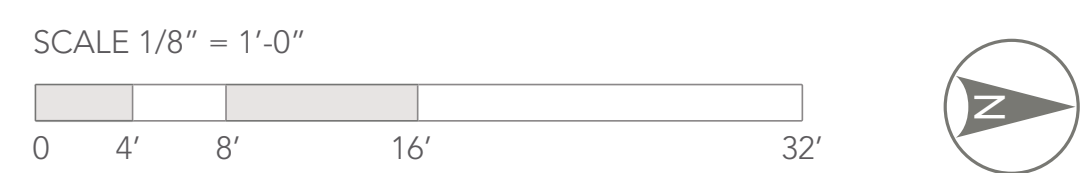


LEGEND

- SHOPS
- PAD
- MAJOR
- GYM
- 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



2040 MASTER PLAN - PAD 5 FLOOR PLAN

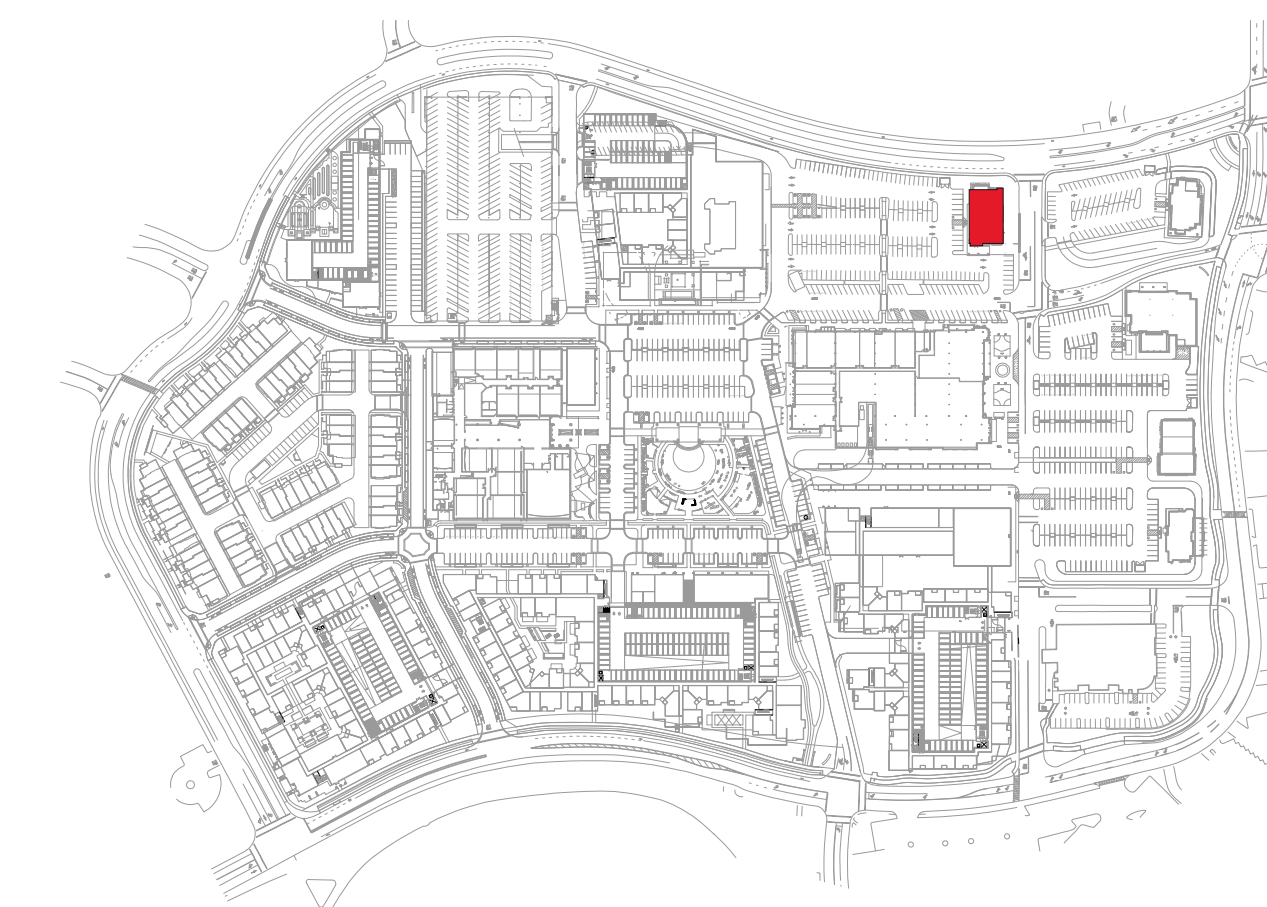
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022



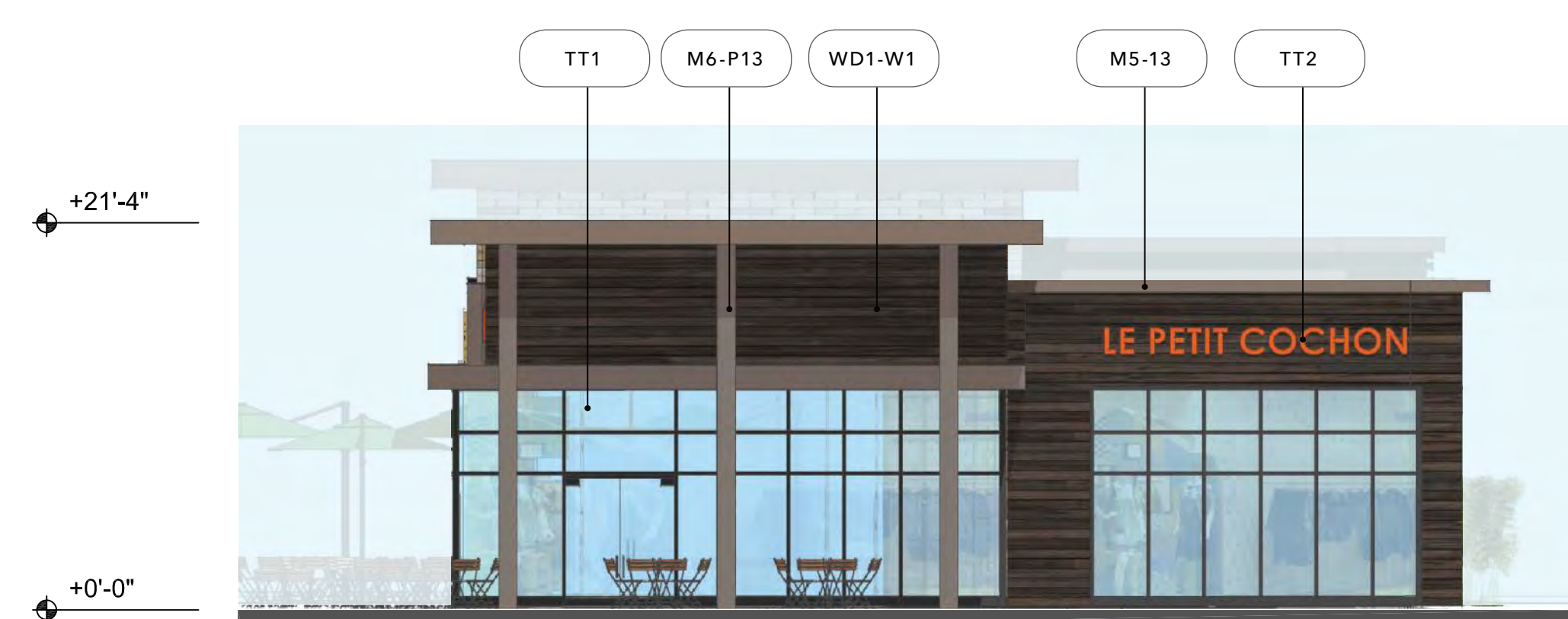
RT-25



KEY PLAN



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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
- WD1 Wood - Lap Siding (**)
- WD2 Wood - Board and Batten Siding (**)
- WD3 Wood - Rustic Barnwood (***)
- WD4 Wood - Vertical Siding (**)

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 Red
- P15 Light Cool Gray

MISCELLANEOUS ITEMS

- ART1 Mural or Artwork, TBD
- EGP Environmental Graphic Panel
- FAB1 Fabric awning
- LT1 Decorative Light Fixture
- LT2 Decorative Light Sconce
- LP1 Landscape Planter and Green Screen
- LED1 LED Screen by others
- PV1 Photovoltaic Solar Panels
- TT1 Tenant storefront infill by others
- TT2 Tenant signage by others

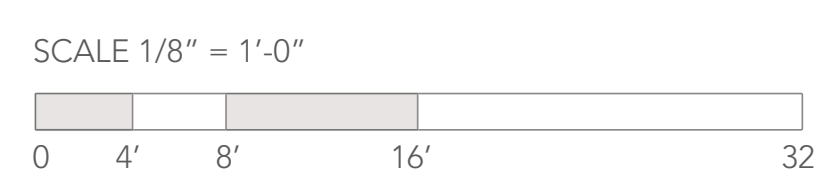
- T1 White
- T2 Wood-like Pattern
- VAR VARIES
- W1 Walnut Brown (****)
- W2 White Oak (****)
- W3 Cedar Brown (****)

NOTES

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

EXISTING TO REMAIN

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2040 MASTER PLAN - PAD 5 ELEVATIONS

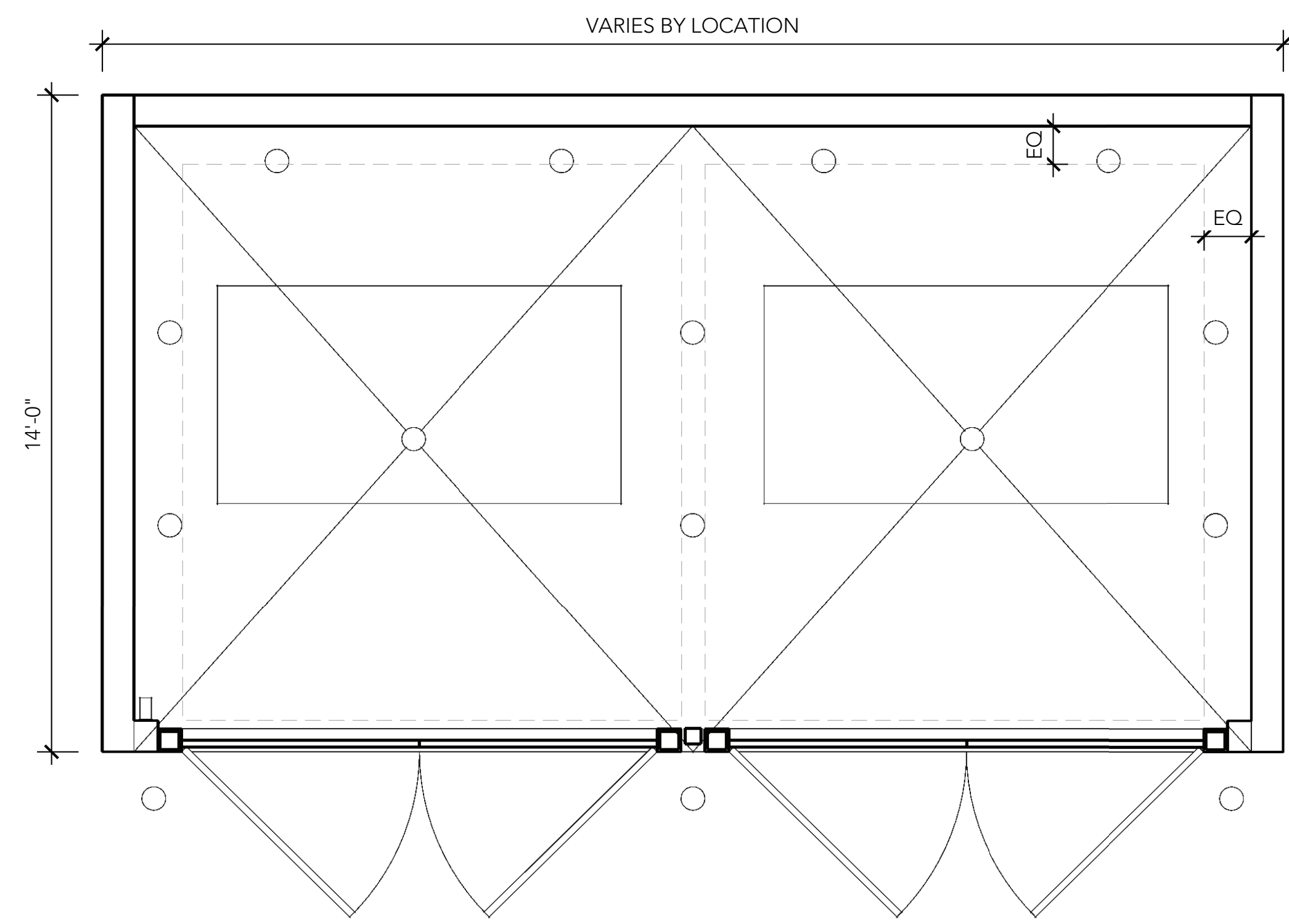
NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

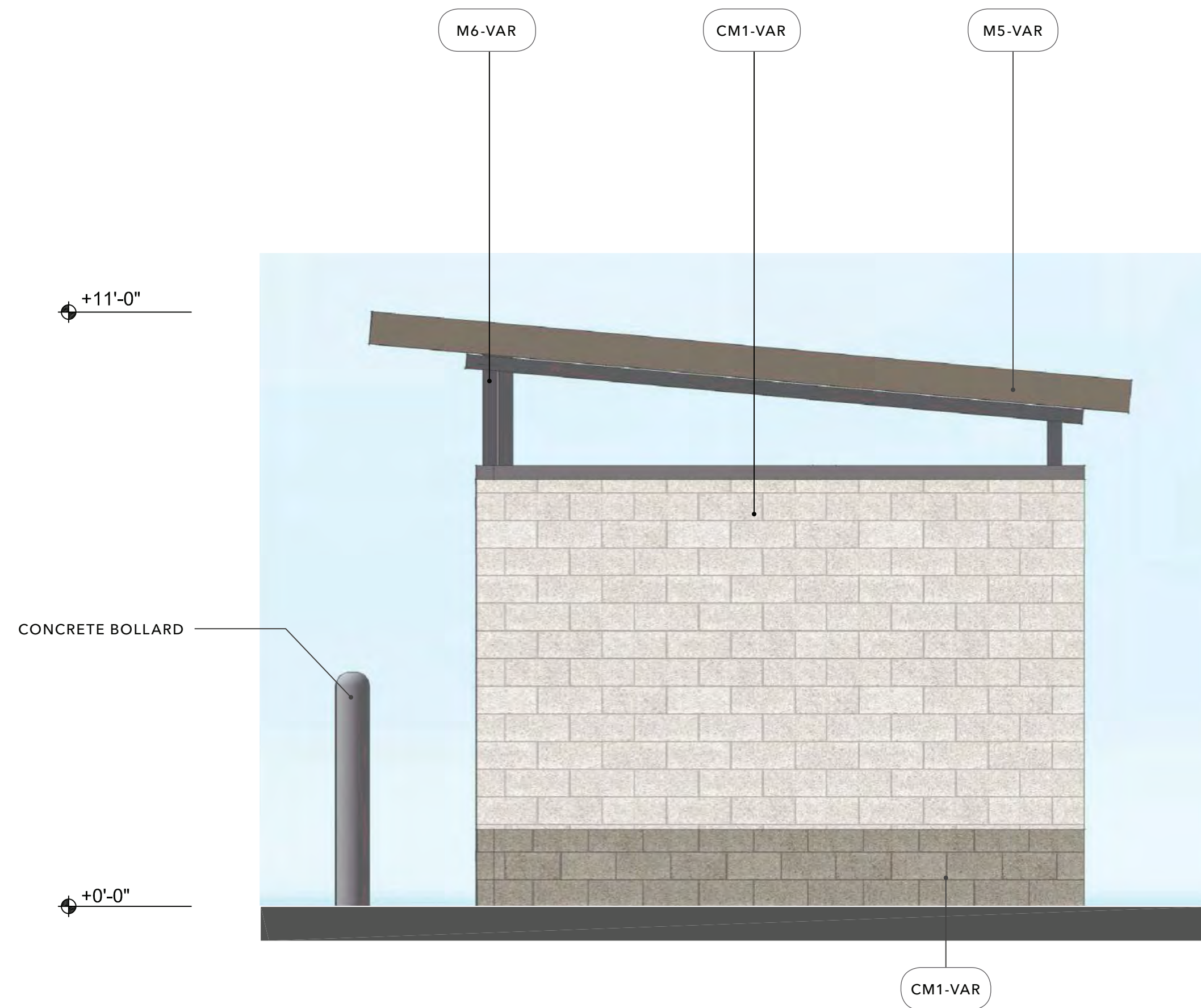
MARCH 09, 2022



RT-26



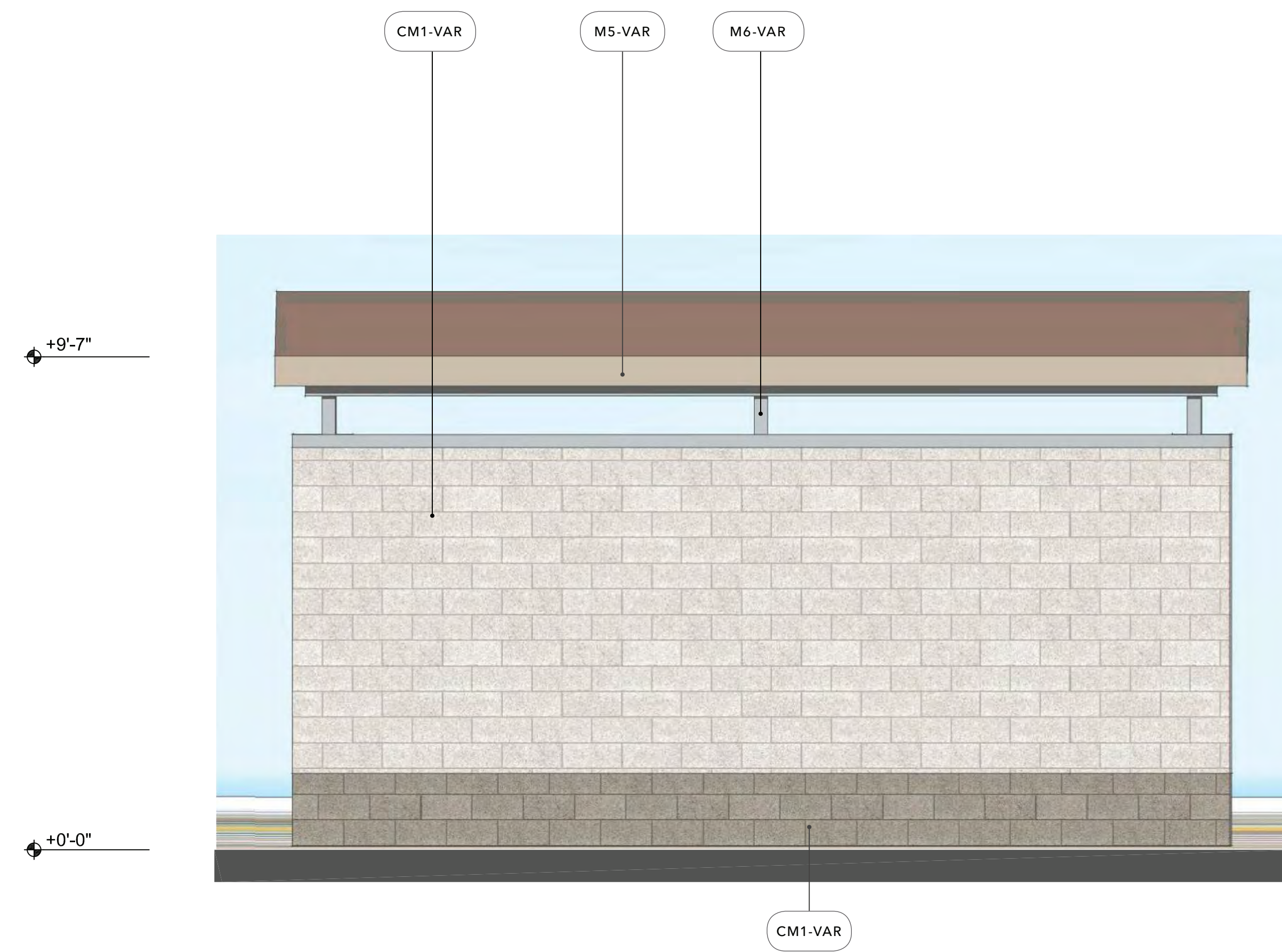
FLOOR PLAN



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

MATERIAL

- BR1 Thin Brick
- BR2 Face Brick, Roman
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- M4 Steel Entry Canopy
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- M7 Aluminum Break Metal
- M8 Decorative Laser Cut Metal Panel
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- P7 Medium Tan
- P8 Cream White
- P9 Medium Taupe
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- P11 Dark Gray-Black
- P12 Dark Cool Gray
- P13 Dark Warm Gray
- P14 Red
- P15 Light Cool Gray
- T1 White
- T2 Wood-like Pattern
- VAR VARIES
- W1 Walnut Brown (****)
- W2 White Oak (****)
- W3 Cedar Brown (****)

MISCELLANEOUS ITEMS

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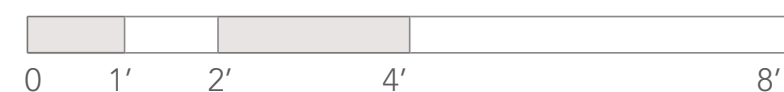
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- XEF1 Existing Stucco to remain

SCALE 1/2" = 1'-0"



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

MerloneGeier
Partners

CSW | ST 2

URBAN
ARENA

STUDIO
TSQUARE

FIELD
PAOLI

RT-27

TYPICAL TRASH ENCLOSURE

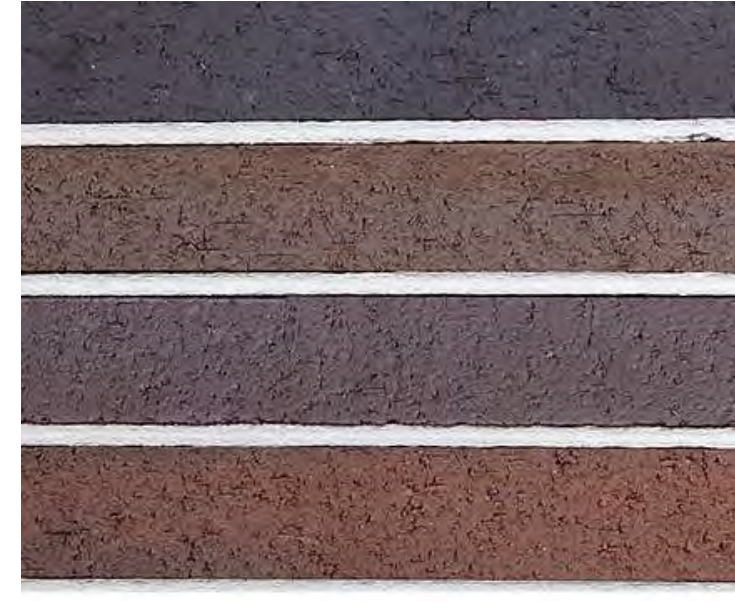
BRICK



B1 - BRICK
BELDEN BRICK
RED & ORANGE MIX -
RUNNING BOND



B2 - BRICK
BELDEN BRICK
DARK GRAY MIX -
RUNNING BOND

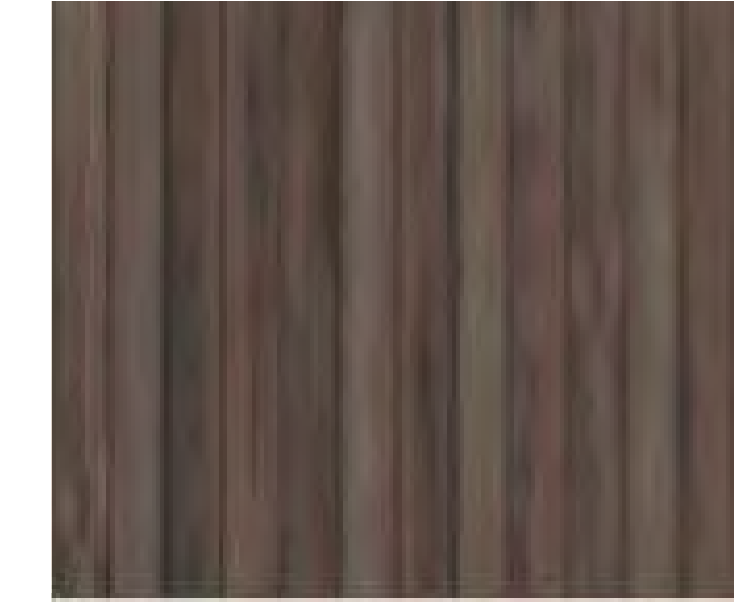


B3 - BRICK
BELDEN BRICK
BROWN & GRAY MIX -
ROMAN BRICK



B4 - BRICK
BELDEN BRICK
TAN & BROWN MIX -
ROMAN BRICK

WOOD-LIKE MATERIAL



W1 - FAUX WALL PANELS
TEXTURE PLUS
WALNUT BROWN



W2 - FAUX WALL PANELS
TEXTURE PLUS
WHITE OAK



W3 - FAUX WALL PANELS
TEXTURE PLUS
CEDAR BROWN

TILE



T1 - PORCELAIN TILE
DAL TILE
WHITE DIAMOND PATTERN



T2 - PORCELAIN TILE
DAL TILE
WOOD-LIKE PATTERN

METAL

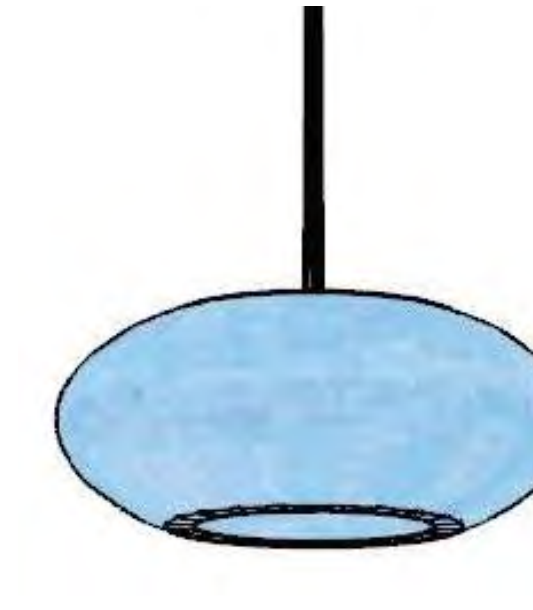


M1 - ALUMINUM FACADE SYSTEM
KAWNEER
DARK BROWN METAL



M2 - ALUMINUM FACADE SYSTEM
KAWNEER
COOL WHITE METAL

LIGHTING



L1 - DECORATIVE LIGHT FIXTURE
CUSTOM - COMMERCIAL



L2 - LIGHT SCONCE
LIGMAN LIGHTING
VANCOUVER



L3 - PEDESTRIAN LIGHT COLUMN
LIGMAN LIGHTING
VANCOUVER



L4 - LIGHT POLE
LIGMAN LIGHTING
STEAMER RECTANGULAR

PAINT COLOR



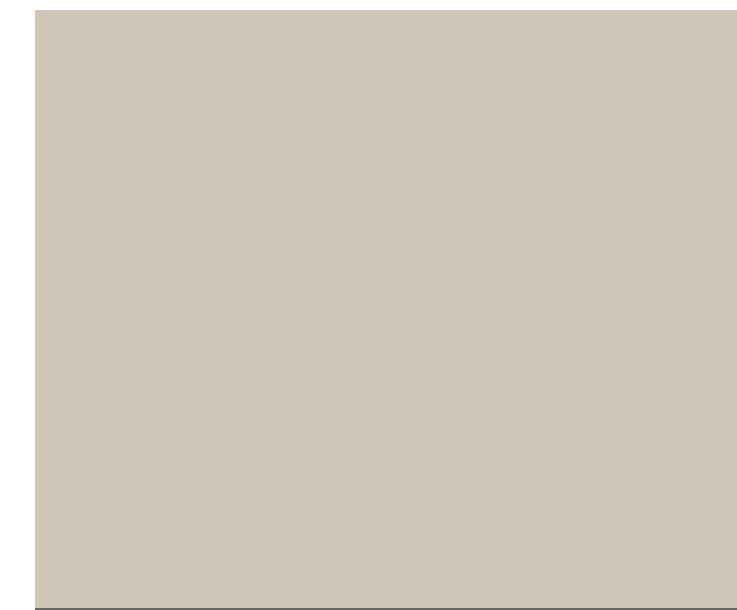
P1 - PAINT
KELLY-MOORE
LIGHT TAN



P2 - PAINT
KELLY-MOORE
DARK BLACK-BROWN 01



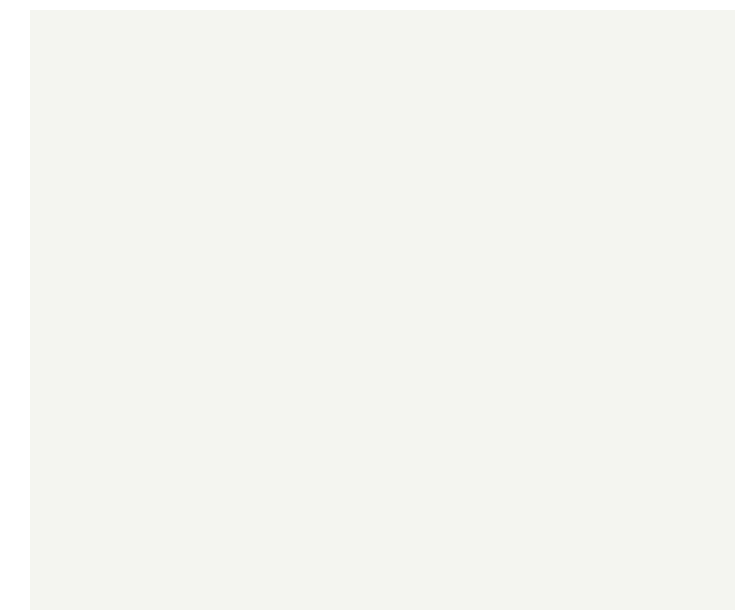
P3 - PAINT
KELLY-MOORE
MEDIUM WARM GRAY 01



P4 - PAINT
KELLY-MOORE
LIGHT WARM GRAY



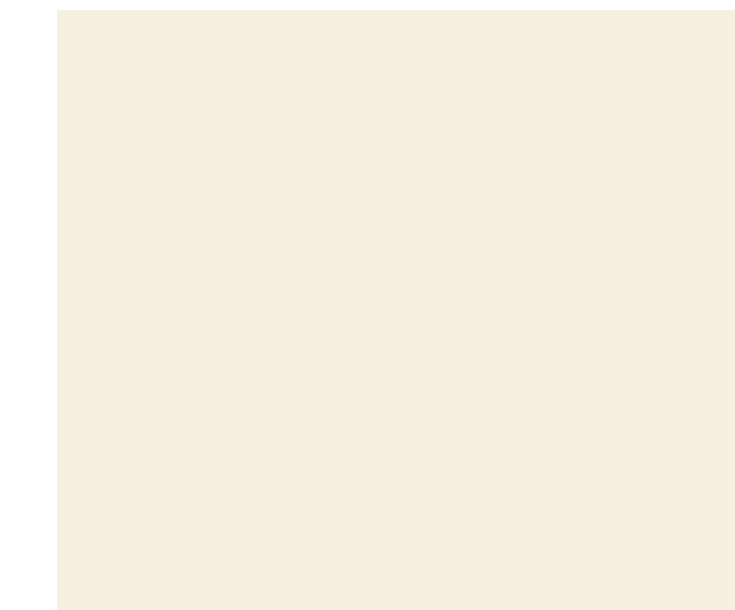
P5 - PAINT
KELLY-MOORE
MEDIUM WARM GRAY 02



P6 - PAINT
KELLY-MOORE
WHITE



P7 - PAINT
KELLY-MOORE
MEDIUM TAN



P8 - PAINT
KELLY-MOORE
CLEAN WHITE



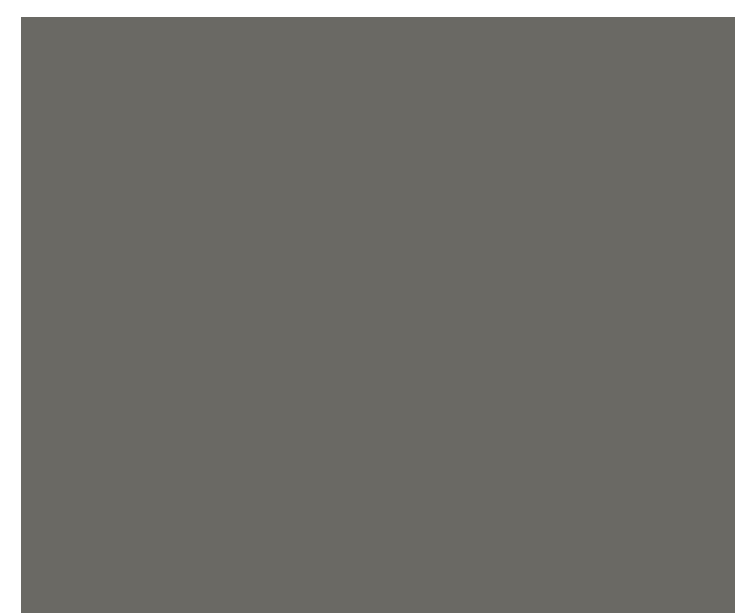
P9 - PAINT
KELLY-MOORE
MEDIUM TAUPE



P10 - PAINT
KELLY-MOORE
DARK BLACK-BROWN 02



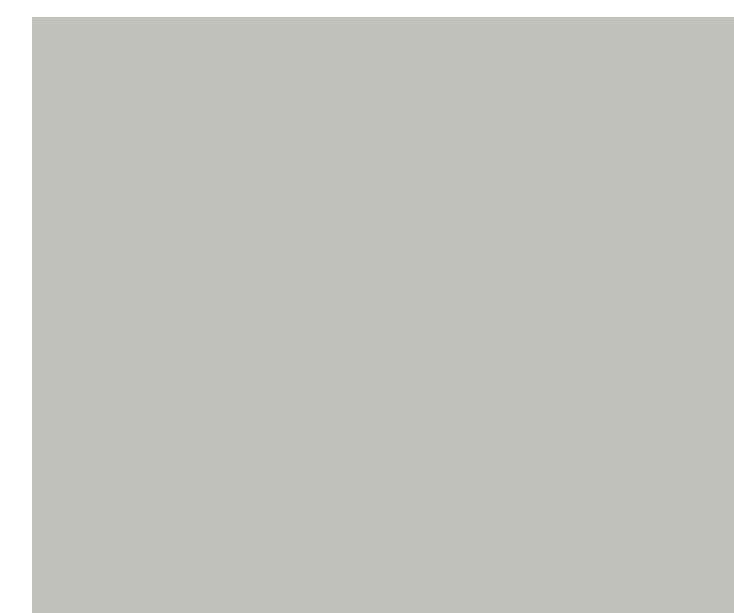
P11 - PAINT
KELLY-MOORE
DARK GRAY-BLACK



P12 - PAINT
KELLY-MOORE
DARK COOL GRAY



P13 - PAINT
KELLY-MOORE
DARK WARM GRAY



P15 - PAINT
KELLY-MOORE
LIGHT COOL GRAY

MATERIAL BOARD