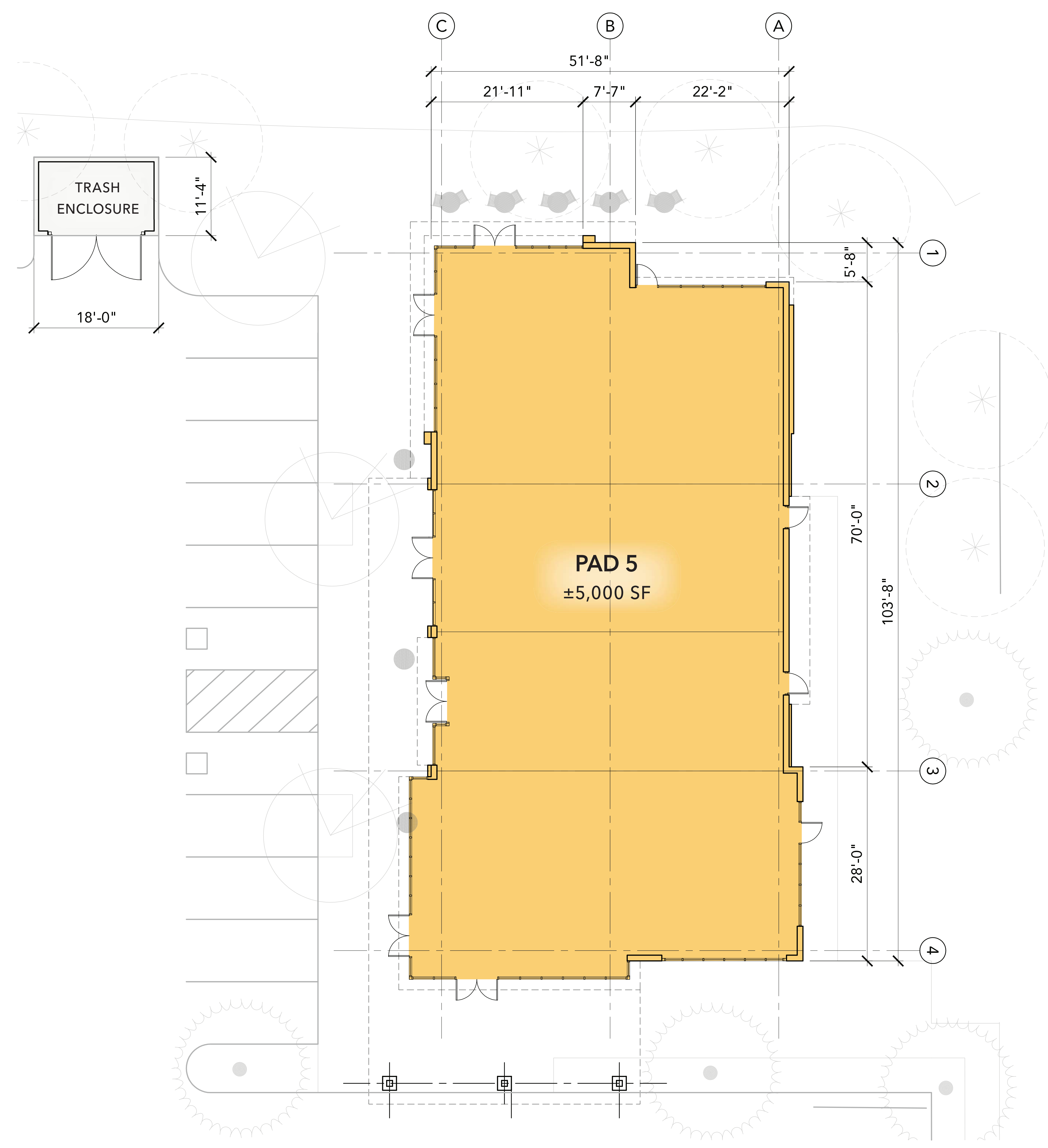
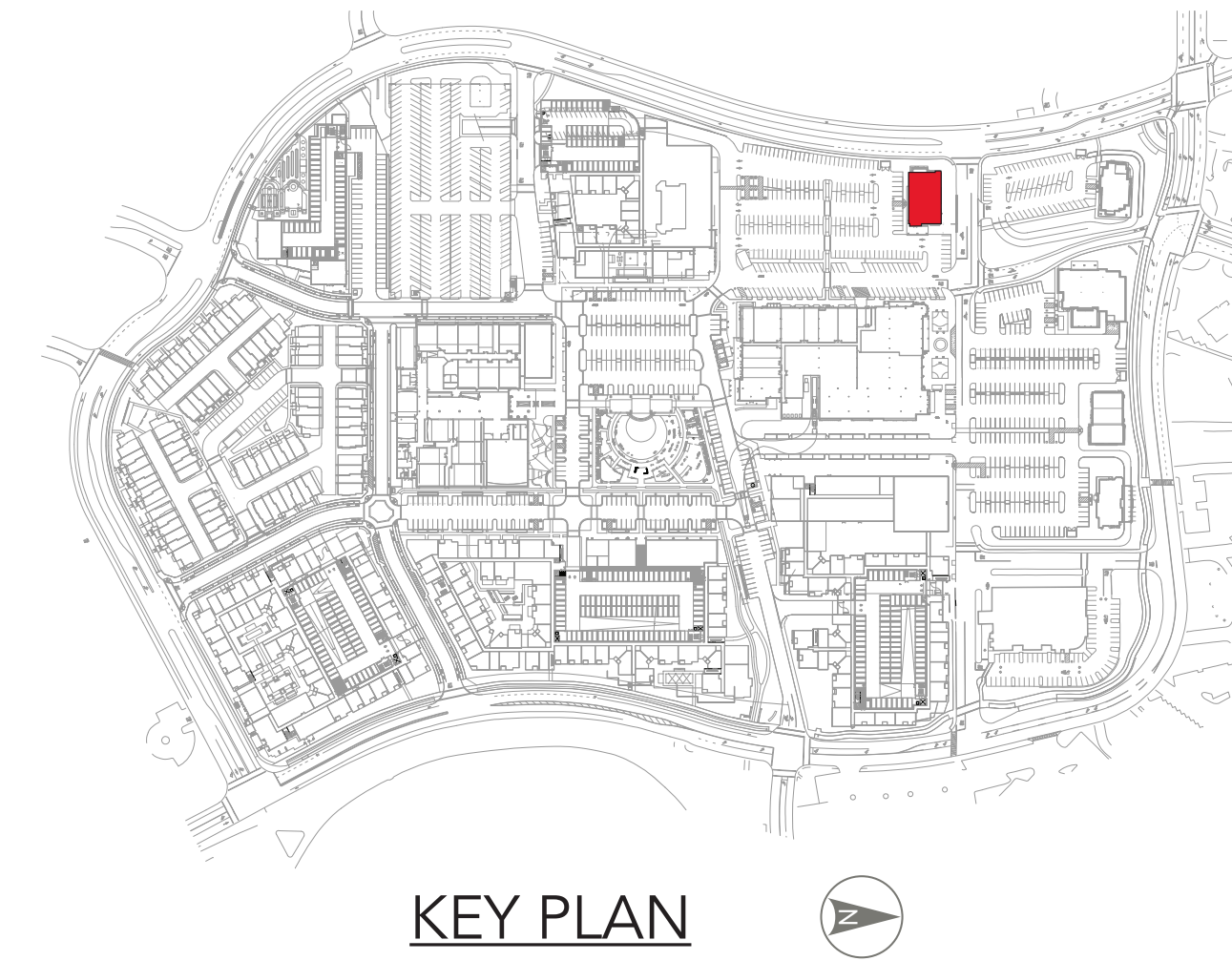




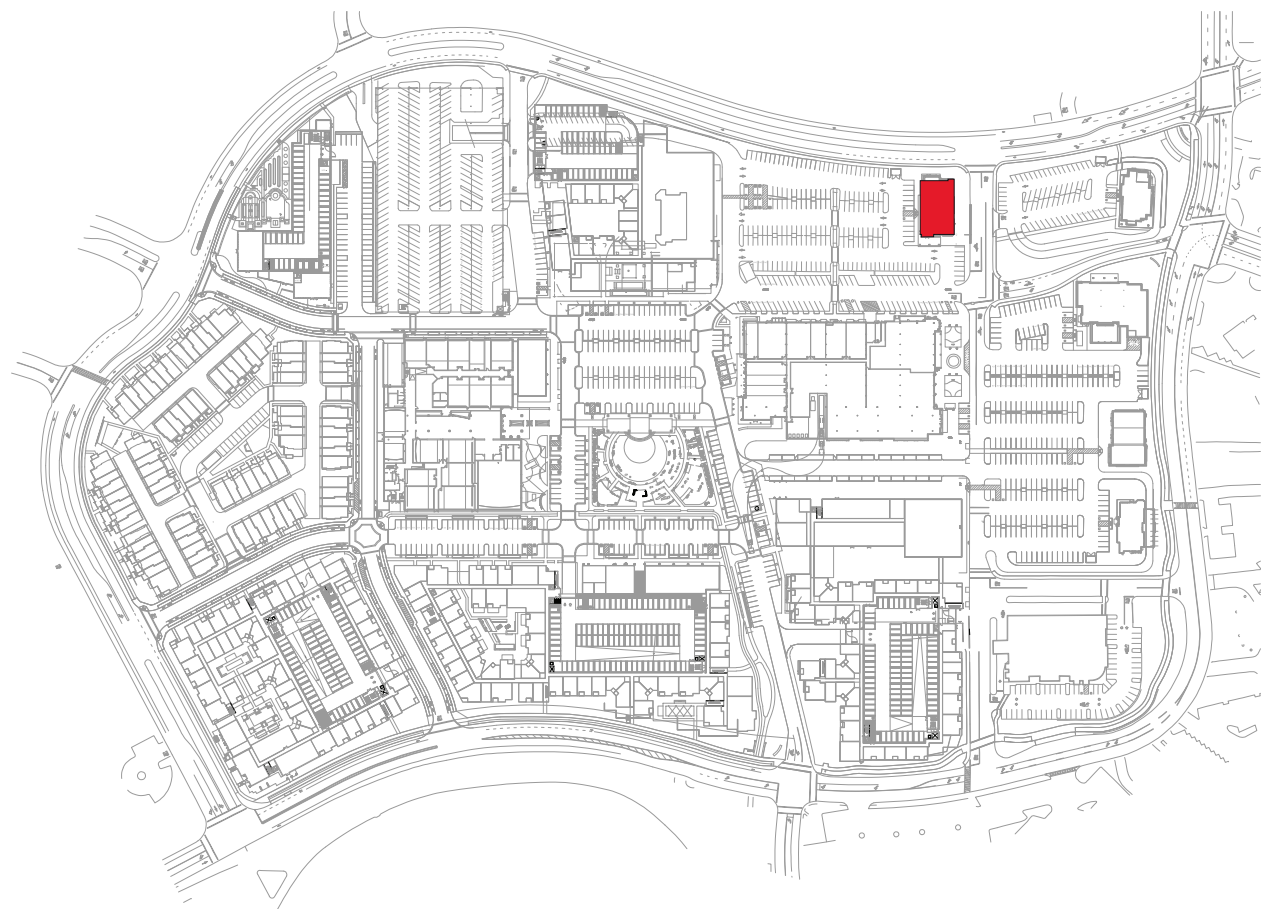
LEGEND

- 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

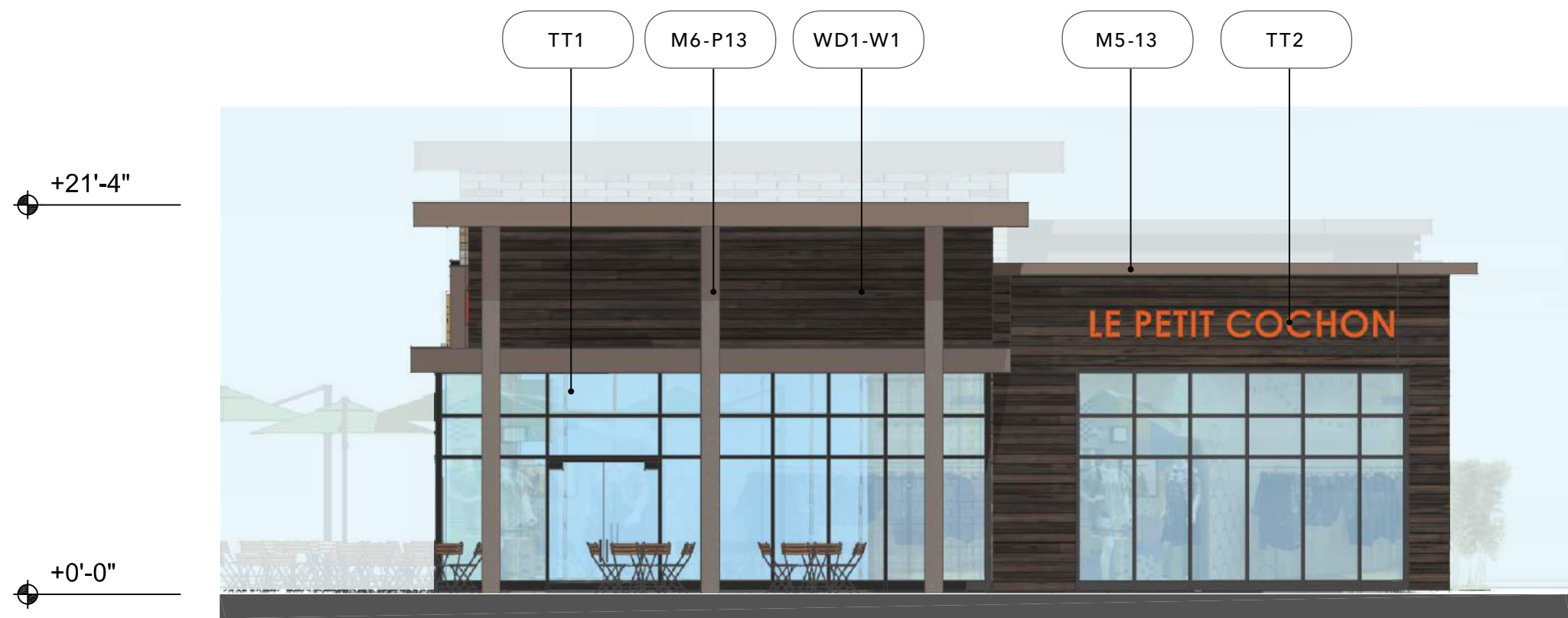




KEY PLAN



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 Skin 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 (**)

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

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

SCALE 1/8" = 1'-0"



NORTHGATE TOWN SQUARE

REDEVELOPMENT PLAN

MARCH 09, 2022

2040 MASTER PLAN - PAD 5 ELEVATIONS



RT-26



SHADED PARKING



LANDSCAPED WALKWAYS



LANDSCAPED WALKWAYS



RESTAURANT SEATING



RESTAURANT SEATING



RETAIL FRONTAGE



RETAIL FRONTAGE



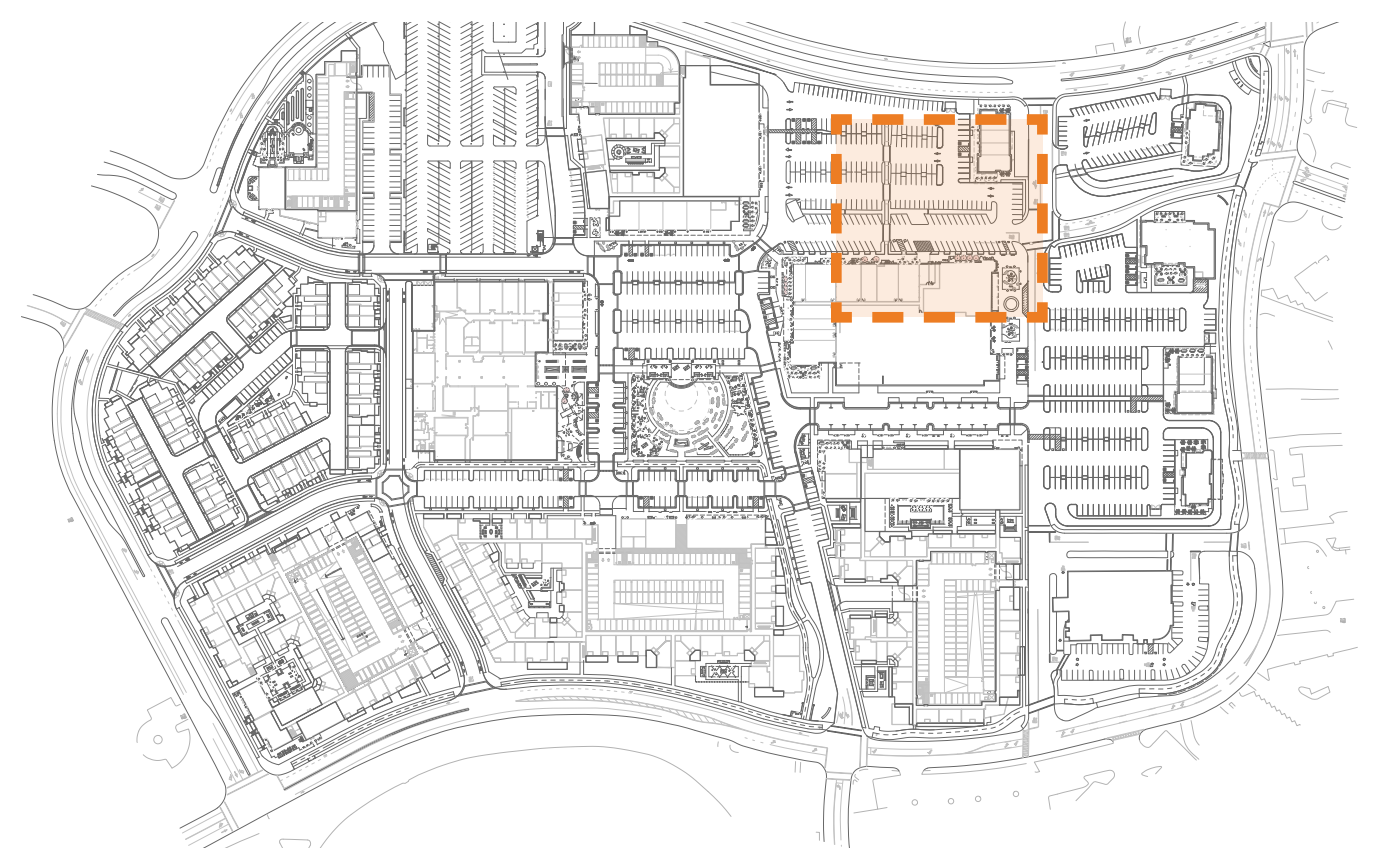
LANDSCAPED DRIVE AISLES



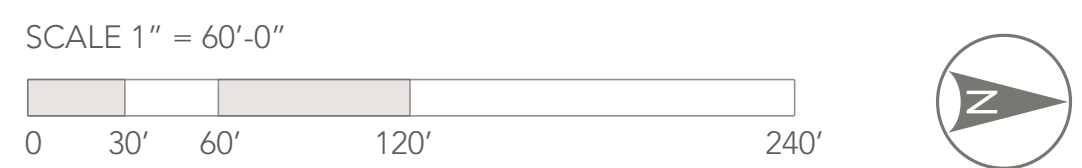
EXISTING MATURE TREES



SOCIAL SPACES



KEY MAP nts



NORTHGATE TOWN SQUARE

MARCH 09, 2022

ENLARGEMENT - 2040 VISION PLAN

MerloneGeier
Partners

CSW | ST 2

URBAN
ARENA

STUDIO
T SQUARE

FIELD
PAOLI

L-29