



SHEET INDEX

ARCHITECTURAL

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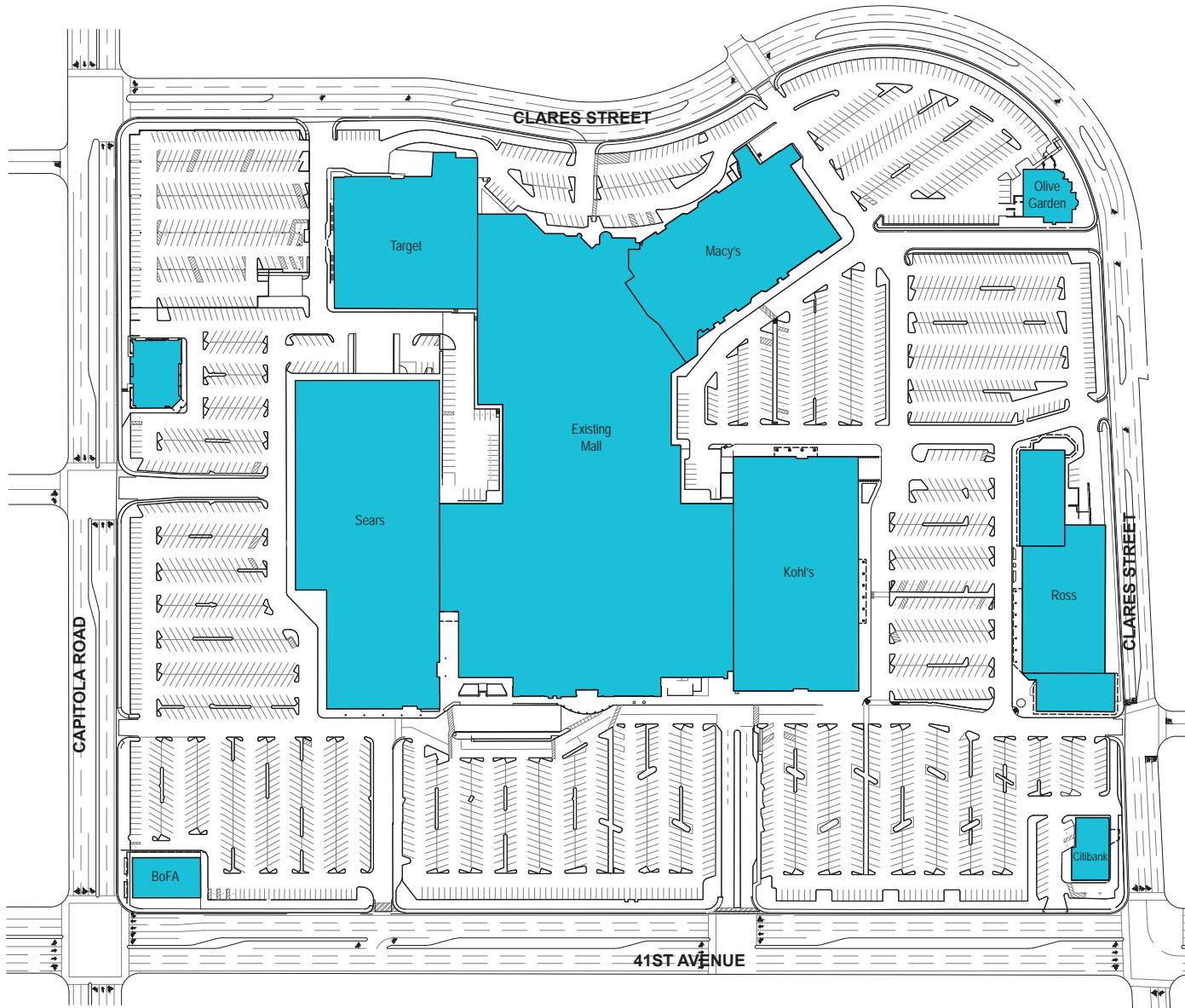
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PROJECT SUMMARY

OVERALL SITE AREA:	acres	square feet
EXISTING MALL:	20.93 ac	911,667 sf
FORMER SEARS:	10.51 ac	458,023 sf
TARGET:	2.64 ac	114,843 sf
MACY'S:	5.62 ac	245,019 sf
ROSS:	4.86 ac	211,811 sf
CITI BANK:	0.48 ac	20,836 sf
OLIVE GARDEN:	0.64 ac	27,886 sf
BANK OF AMERICA:	0.48 ac	20,836 sf
TOTAL OVERALL SITE AREA:	46.16 ac	2,010,921 sf

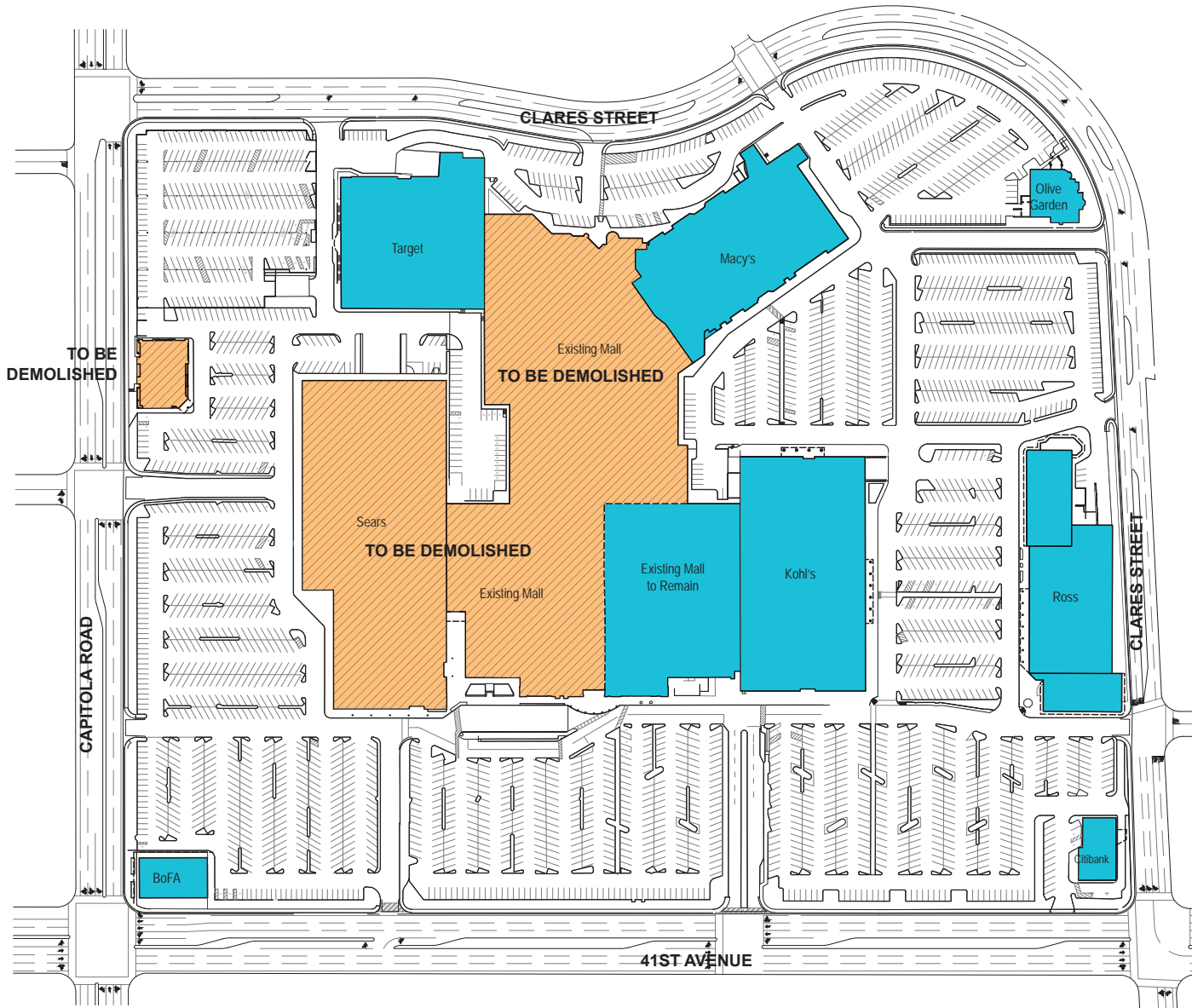
MGP DEVELOPMENT CONTROL SITE AREA:	acres	square feet
EXISTING MALL:	20.93 ac	911,667 sf
FORMER SEARS:	10.51 ac	458,023 sf
TOTAL DEVELOPMENT CONTROL SITE AREA:	31.44 ac	1,369,690 sf

OVERALL EXISTING BUILDING AREA:	square feet
EXISTING MALL:	181,320 sf
KOHL'S:	74,131 sf
SEARS:	110,000 sf
MACY'S:	102,000 sf
TARGET:	93,214 sf
ROSS:	50,327 sf
CITI BANK:	4,910 sf
OLIVE GARDEN:	8,000 sf
VACANT PAD(FORMER TAKARA):	8,000 sf
BANK OF AMERICA:	8,729 sf
TOTAL OVERALL SITE BUILDING AREA:	640,631 sf

MGP DEVELOPMENT CONTROL EXISTING BUILDING AREA:	square feet
EXISTING MALL:	181,320 sf
KOHL'S:	74,131 sf
SEARS:	110,000 sf
VACANT PAD(FORMER TAKARA):	8,000 sf
TOTAL DEVELOPMENT CONTROL EXISTING BUILDING AREA:	373,451 sf

OVERALL SITE PARKING	
EXISTING RETAIL PARKING:	3,023 stalls
OVERALL PARKING RATIO:	4.7 / 1000 sf





PROJECT SUMMARY

SITE AREA:	acres	square feet
TOTAL OVERALL SITE AREA:	46.16 ac	2,010,920 sf
DEVELOPMENT SITE AREA:	31.44 ac	1,369,690 sf
MGP DEVELOPMENT CONTROL EXISTING BUILDING AREA: square feet		
EXISTING MALL:		181,320 sf
KOHL'S:		74,131 sf
SEARS:		110,000 sf
VACANT PAD(FORMER TAKARA):		8,000 sf
TOTAL BUILDING AREA:		373,451 sf
PROPOSED DEMOLISHED/RETROFITTED BUILDING AREA: square feet		
EXISTING MALL:		124,936 sf
SEARS:		110,000 sf
VACANT PAD(FORMER TAKARA):		8,000 sf
TOTAL DEVELOPMENT DEMOLISHED BUILDING AREA:		242,936 sf
EXISTING MALL TO BE RETROFITTED:		56,384 sf



- PROGRAM**
- EXISTING RETAIL
 - PROPOSED NEW RETAIL (under residential)
 - PROPOSED NEW RETAIL
 - RESIDENTIAL
 - S PROPOSED SIGNAGE
 - A PYLON SIGN (40 FT)
 - B TARGET GARAGE SIGN
 - C MONUMENT SIGN (20')

PROJECT SUMMARY

SITE INFORMATION	acres	square feet
TOTAL OVERALL SITE AREA	46.16 ac	2,010,920 sf
DEVELOPMENT SITE AREA	31.44 ac	1,369,690 sf
DEVELOPMENT FLOOR AREA RATIO (FAR)		0.82
DEVELOPMENT DWELLING UNITS PER ACRE (du/ac)		20 du/ac
EXISTING BUILDING AREA - DEVELOPMENT		373,451 sf
PROPOSED RETAIL BUILDING AREA - DEVELOPMENT		339,131 sf
NET LOSS OF RETAIL BUILDING AREA - DEVELOPMENT		34,320 sf

OVERALL BUILDING AREA	square feet	square feet	
BUILDING A-1:	30,300 sf	BUILDING S-4:	6,700 sf
BUILDING A-2:	11,300 sf	BUILDING S-5:	2,400 sf
BUILDING A-3:	7,500 sf	BUILDING S-6:	6,000 sf
BUILDING A-4:	11,900 sf	BUILDING S-7:	7,900 sf
BUILDING A-5:	23,000 sf	BUILDING S-8e:	5,700 sf
BUILDING A-7:	54,100 sf	BUILDING S-10e (Mall):	18,600 sf
BUILDING A-8:	38,600 sf	BUILDING P-1e (Bank of America):	8,729 sf
BUILDING A-10e (Kohl's):	74,131 sf	BUILDING P-2:	3,700 sf
BUILDING A-12e (Macy's):	102,000 sf	BUILDING P-4:	4,800 sf
BUILDING A-14e (Target):	93,214 sf	BUILDING P-5:	6,800 sf
BUILDING A-20e (Ross):	50,327 sf	BUILDING P-6:	4,200 sf
BUILDING S-1:	5,500 sf	BUILDING P-8e (Citibank):	4,910 sf
BUILDING S-2:	5,800 sf	BUILDING P-10e (Olive Garden):	8,000 sf
BUILDING S-3:	10,200 sf		

TOTAL RETAIL BUILDING AREA - OVERALL:	606,311 sf
EXISTING RETAIL - OVERALL:	365,611 sf
PROPOSED NEW RETAIL - OVERALL:	240,700 sf

MGP CONTROLLED BUILDING AREA

RETAIL	
TOTAL RETAIL BUILDING AREA - MGP DEVELOPMENT	339,131 sf
RESIDENTIAL	
RESIDENTIAL UNIT - A	384 du
RESIDENTIAL UNIT - B	253 du
TOTAL RESIDENTIAL COUNT	637 du
TOTAL BUILDING AREA - MGP DEVELOPMENT	1,123,205 sf

RETAIL PARKING SUMMARY

PARKING AREA-PK1:	180 stalls	PARKING AREA-PK8(s)	- stalls
PARKING AREA-PK2:	258 stalls	Residential Only Structure (6) Level Structure	
PARKING AREA-PK3a:	416 stalls	PARKING AREA-PK9(s)	166 stalls
PARKING AREA-PK3b:	58 stalls	Two Floors Retail Only (8) Level Structure	
PARKING AREA-PK4:	187 stalls	PARKING AREA-PK10(s)	485 stalls
PARKING AREA-PK5:	413 stalls	Existing Target Structure (8) Level Structure	
PARKING AREA-PK6:	232 stalls		
PARKING AREA-PK7:	219 stalls		

TOTAL RETAIL PARKING - OVERALL	2,614 stalls
PARKING RATIO - DEVELOPMENT RETAIL	3.8 / 1000 sf
PARKING RATIO - OVERALL RETAIL	4.3 / 1000 sf

RESIDENTIAL PARKING SUMMARY

PARKING STRUCTURE - PK8(s)	453 stall
PARKING STRUCTURE - PK9(s)	645 stalls
TOTAL RESIDENTIAL PARKING	1,098 stalls
DEVELOPMENT RESIDENTIAL PARKING RATIO	1.72 stalls/du



- PROGRAM**
- EXISTING RETAIL
 - PROPOSED NEW RETAIL (under residential)
 - PROPOSED NEW RETAIL
 - RESIDENTIAL
- PROPOSED SIGNAGE**
- A PYLON SIGN (40 FT)
 - B TARGET GARAGE SIGN
 - C MONUMENT SIGN (20')

MATERIALS LEGEND

- PLASTER CONCRETE WALL FINISH
- BRICK VENEER
- ADHERED MANUFACTURED STONE VENEER
- FIBER CEMENT BOARD/PANEL
- PORCELAIN / CERAMIC TILES
- METAL TUBE SLATS
- EXPOSED STRUCTURAL STEEL
- STOREFRONT SYSTEM
- CORRUGATED METAL PANEL
- METAL CANOPY
- METAL REVEALS TRIMS, STEEL PLATE & CHANNEL SURROUNDS
- METAL ROOF
- METAL CLADDING
- E.I.F.S. CORNICE / TRIMS
- LANDSCAPE SCREEN SYSTEM
- GRAPHICS AND SIGNAGES
- EXTERIOR LIGHTING
- EXISTING WALL / STRUCTURE
- PERFORATED METAL PANEL RAILING
- VERTICAL METAL BATTEN W/ WOOD FINISH
- METAL SIDING W/ WOOD FINISH

FINISHES LEGEND

- | | |
|---|---|
| FIBER CEMENT | PAINT |
| ROUGHSAWN ESPRESSO COLOR BY NICHIIA | SHERWIN WILLIAMS SW7006 "EXTRA WHITE" |
| VINTAGEWOOD REDWOOD COLOR BY NICHIIA | SHERWIN WILLIAMS SW9167 "POLISHED CONCRETE" |
| VINTAGEWOOD CEDAR COLOR BY NICHIIA | SHERWIN WILLIAMS SW6492 "JETSTREAM" |
| INDUSTRIALBLOCK "LIGHT GREY" BY NICHIIA | SHERWIN WILLIAMS SW6496 "OCEANSIDE" |
| RIBBED METAL LOCK GUNSMOKE COLOR BY NICHIIA | SHERWIN WILLIAMS SW9030 "LIMON FRESCO" |
| METAL | SHERWIN WILLIAMS SW6205 "COMFORT GRAY" |
| "DARK BRONZE" AB-4 BY ARCADIA | SHERWIN WILLIAMS SW6230 "RAINSTORM" |
| "NAPOLEON" PPG1013-7 BY PPG | SHERWIN WILLIAMS SW6907 "FORSYTHIA" |
| METAL AWNING ALUMINUM FINISH | SHERWIN WILLIAMS SW7048 "URBANE BRONZE" |
| METAL AWNING BRONZE FINISH | |
| STONE | |
| "SANDOLLAS" CRAFT URBAN KINGS BY CREATIVE MINES | |
| ROOF | |
| "BLUE GRAY" BY MORIN | |



LEGEND

- 1 TOWN SQUARE- ENTRY
- 2 TOWN SQUARE- THE ESTUARY
- 3 TOWN SQUARE- THE TIDES
- 4a OUTDOOR LIVING BUILDING A
- 4b OUTDOOR LIVING BUILDINGS A- Courtyard C
- 5 OUTDOOR LIVING BUILDING B
- 6 TRANSIT STATION

CONTEXT MAP N.T.S.

