



**MANHATTAN  
VILLAGE**  
SHOPPING CENTER

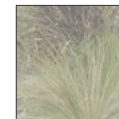
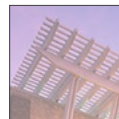
VILLAGE SHOPS & NORTHEAST  
CORNER PLAN CHECK GUIDELINES  
MAY 14, 2013

**ATTACHMENT D  
PC MTG 5-22-13**

- LEGEND:**
- Existing Mall
  - Existing Retail
  - Expansion Space (1 Level)
  - Expansion Space (2 Level)
  - Building Heights
  - XXX Parking Count
  - MVSC Property Boundary
  - Component Boundary
  - Indicates Existing Accessible Parking Stalls



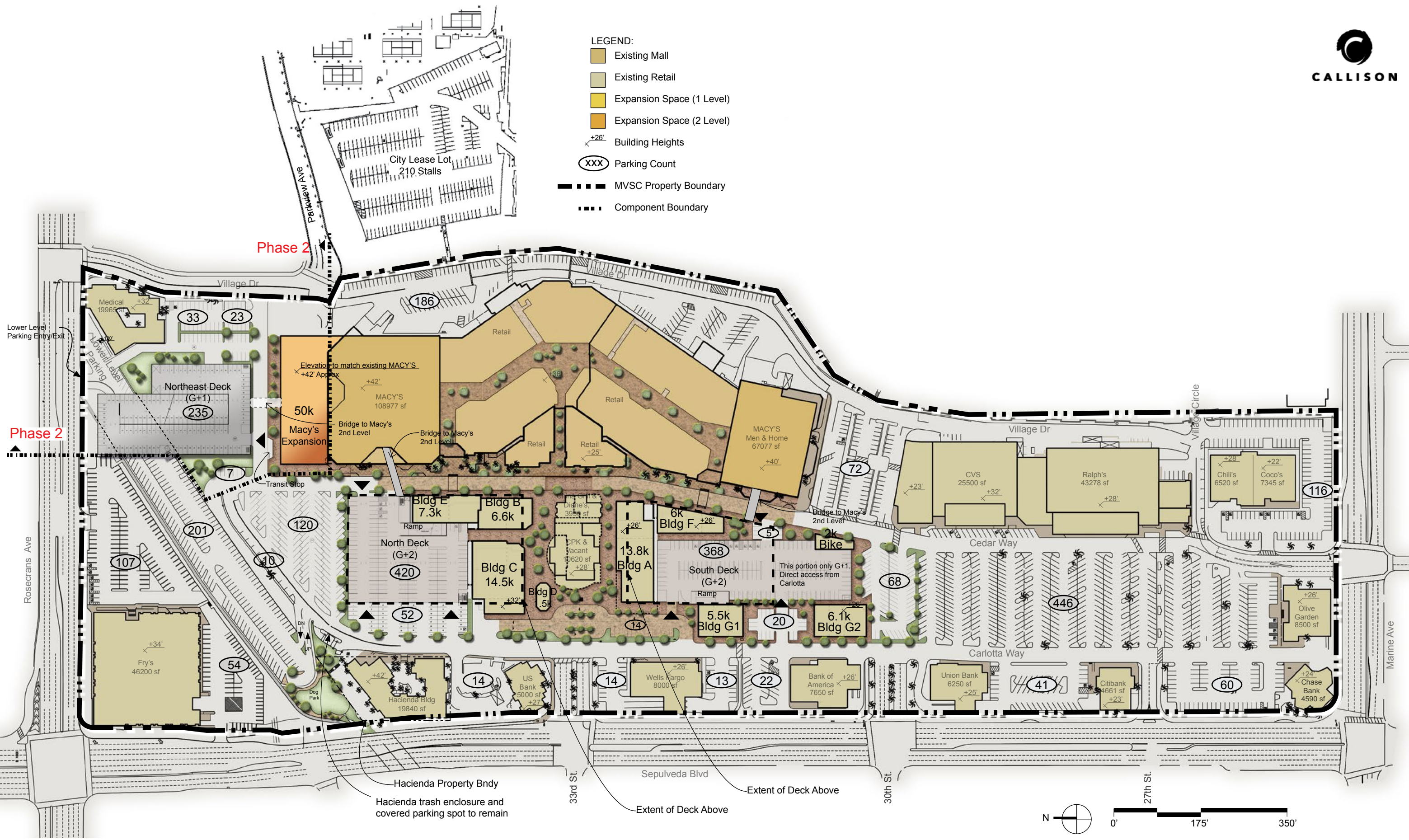
## Project Concept Site Plans



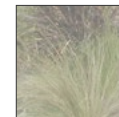
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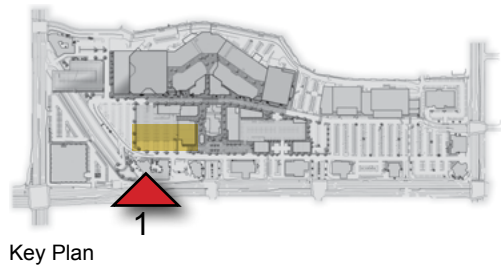


Village Shops Component Elevations,  
As presented on 4.24.2013 to the Planning Commission

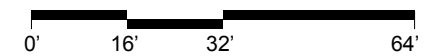


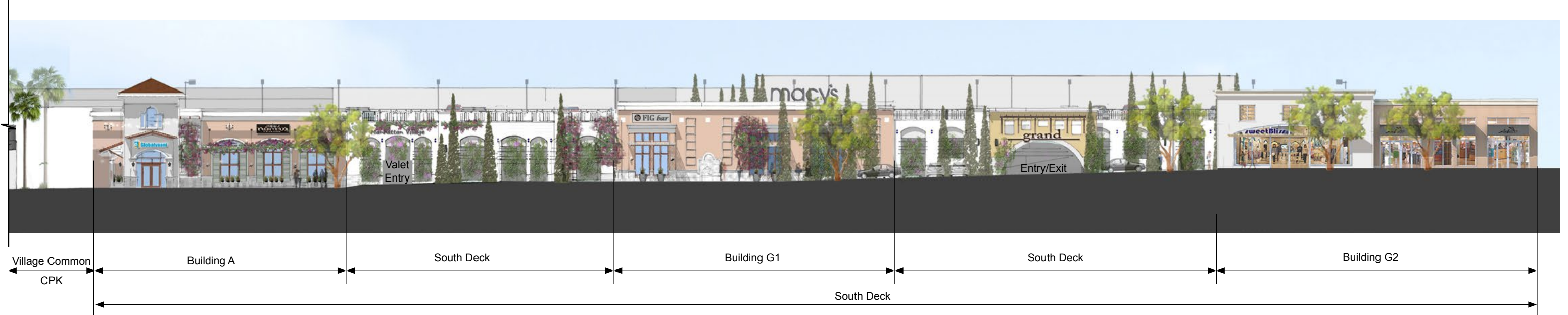


1. North Village Shops and North Deck Elevation Facing Carlotta Way  
 Scale: 1/32" = 1'



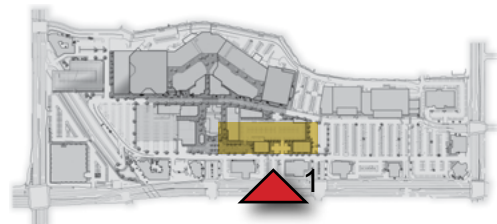
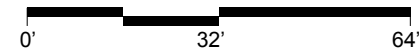
Key Plan





1. South Village Shops and South Deck Elevation Facing Carlotta Way

Scale: 1/32" = 1'



Key Plan

- +/- 37'-0" Top of Light Fixture
- +/- 26'-0" Top of Parapet
- +/- 22'-0" +2 Level Deck
- +/- 11'-0" +1 Level Deck
- +/- 0'-0" Local Grade



2. Enlarged South Deck & Bldg G1 Elevation

Scale: 1/16" = 1'

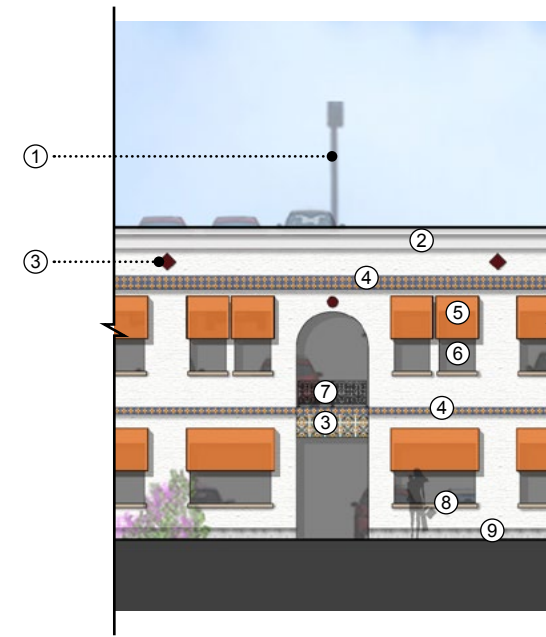






1. South Deck Elevation Facing South

Scale: 1/32" = 1'

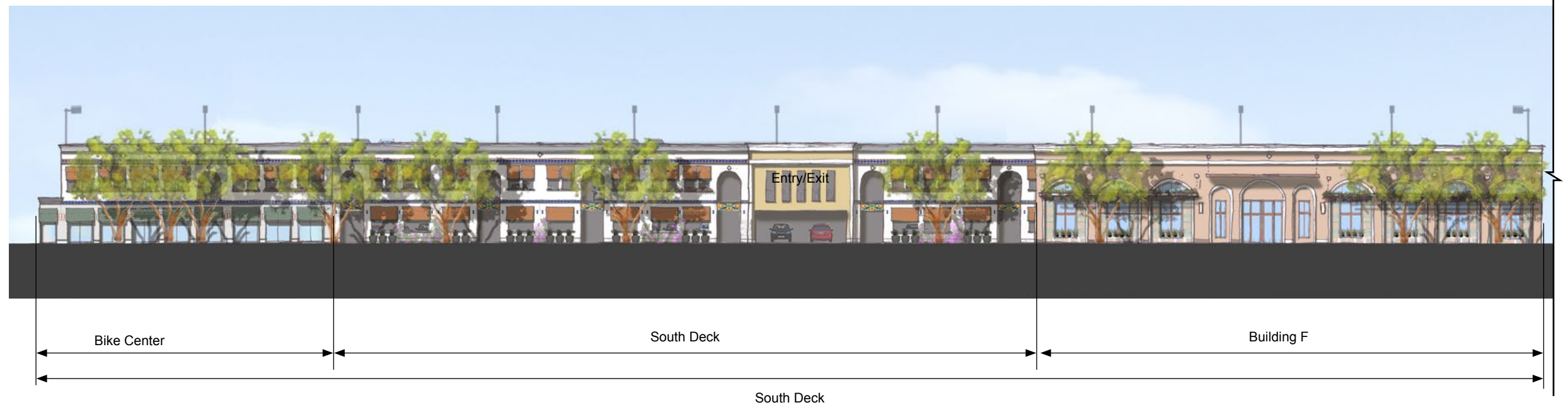


**Notes**

- ① Light Fixture
- ② Cornice
- ③ Decorative Tile
- ④ Tile Band
- ⑤ Awning
- ⑥ Opening
- ⑦ Railing
- ⑧ Sill Detail
- ⑨ Stone Base

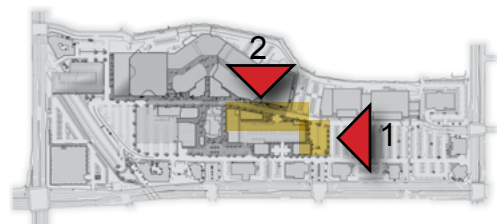
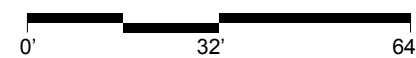
3. Enlarged Parking Deck Typical Bay

Scale: 1/16" = 1'



2. South Village Shops and South Deck Elevation Facing Cedar Way

Scale: 1/32" = 1'



Key Plan





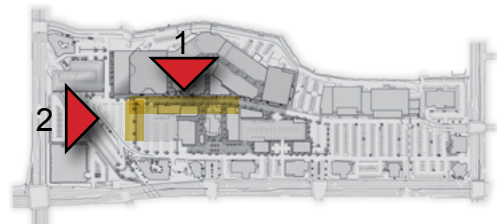
1. North Deck Elevation Facing Cedar Way

Scale: 1/32" = 1'

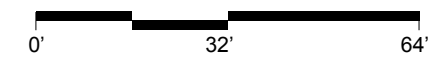


2. North Deck Elevation Facing Rosecrans

Scale: 1/32" = 1'



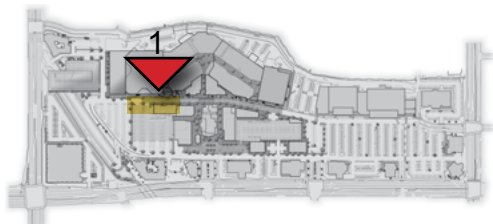
Key Plan



- +/- 36'-0" Architectural Element
- +/- 26'-0" Top of Parapet
- +/- 15'-0" Typical Storefront
- +/- 0'-0" Local Grade

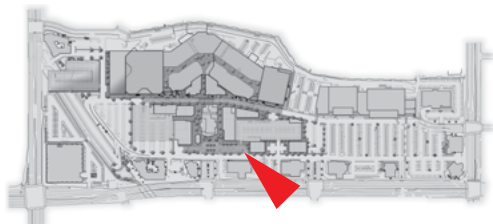


1. Enlarged North Deck & Bldg E Elevation  
 Scale: 1/16" = 1'



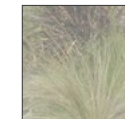
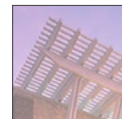
Key Plan

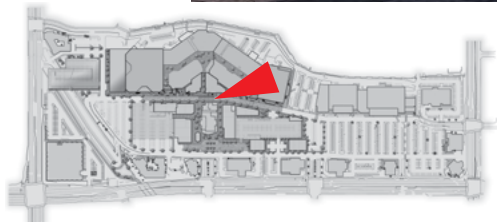




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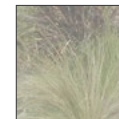
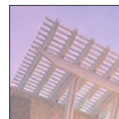
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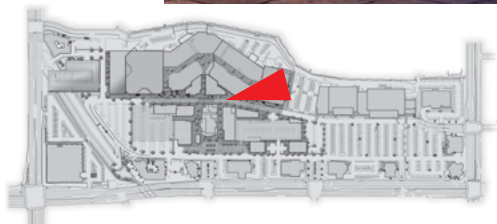




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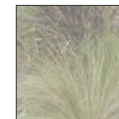
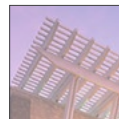
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Key Plan

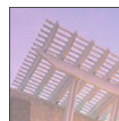
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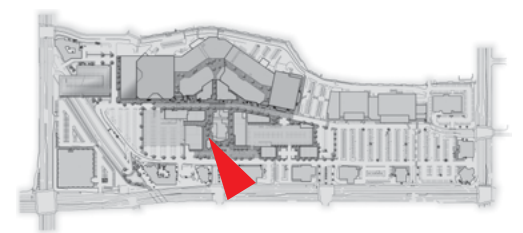




Key Plan

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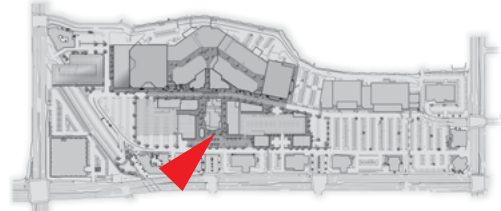


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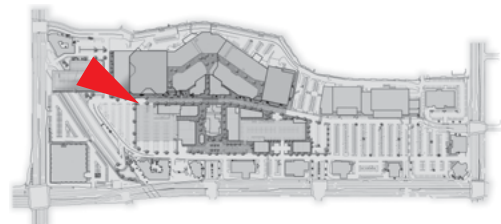




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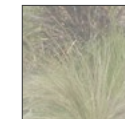
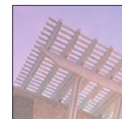
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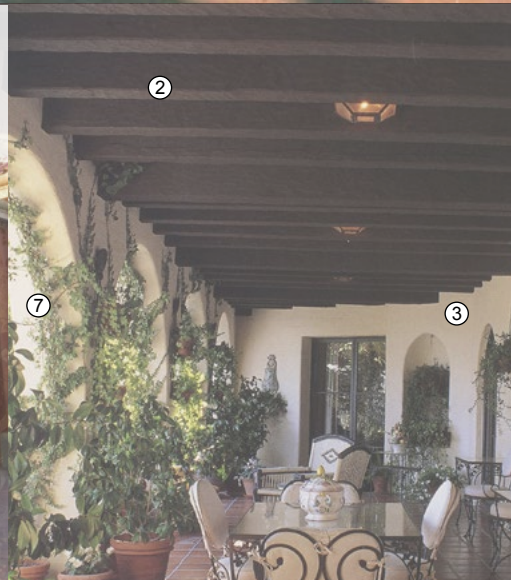
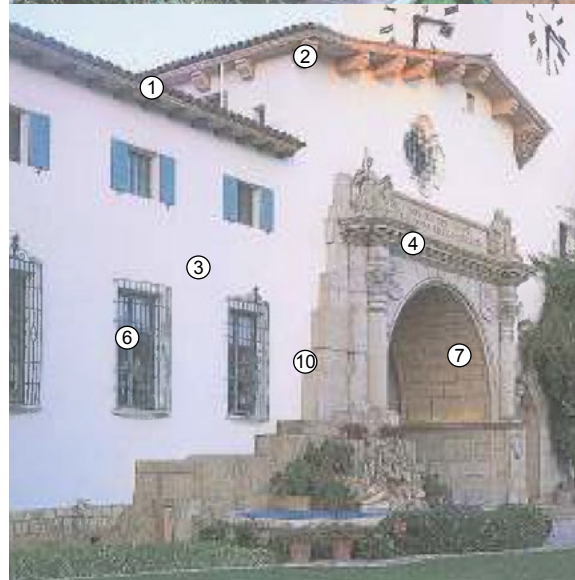
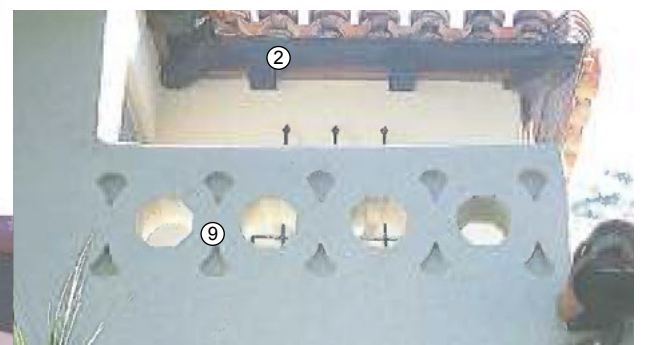
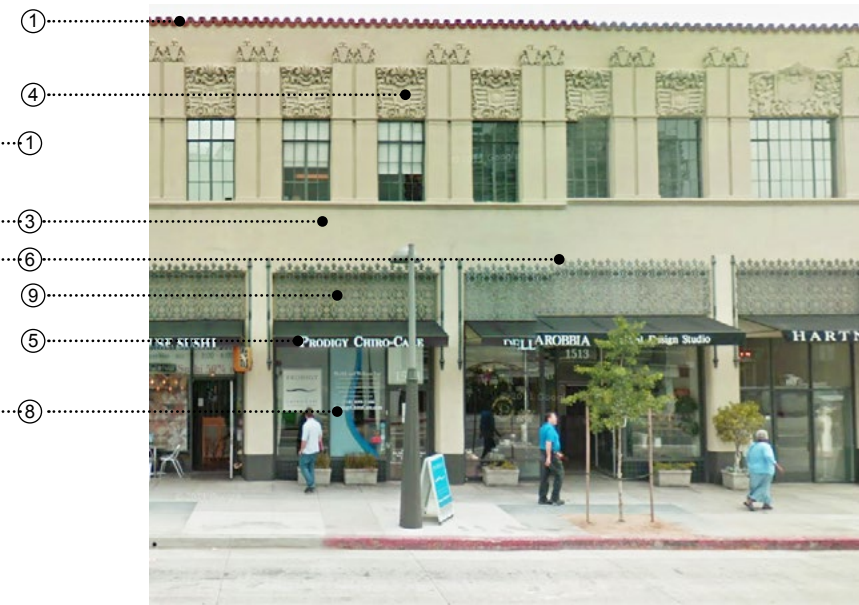
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## Architectural Style, Phase 1 - Village Shop Component

\*\*Quality of Design and Materials shown, Architectural Style subject to change\*\*

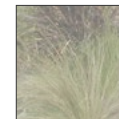
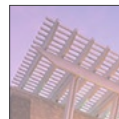




**Notes**

- ① Barrel Tile Roof
- ② Heavy Timber
- ③ Overall Simplicity
- ④ Moments of Decoration
- ⑤ Consistent Signage
- ⑥ Wrought-iron Details
- ⑦ Depth Expressed
- ⑧ Glass with Mullions
- ⑨ Decorative Panels
- ⑩ Asymmetry

**FOR ILLUSTRATIVE PURPOSES ONLY**





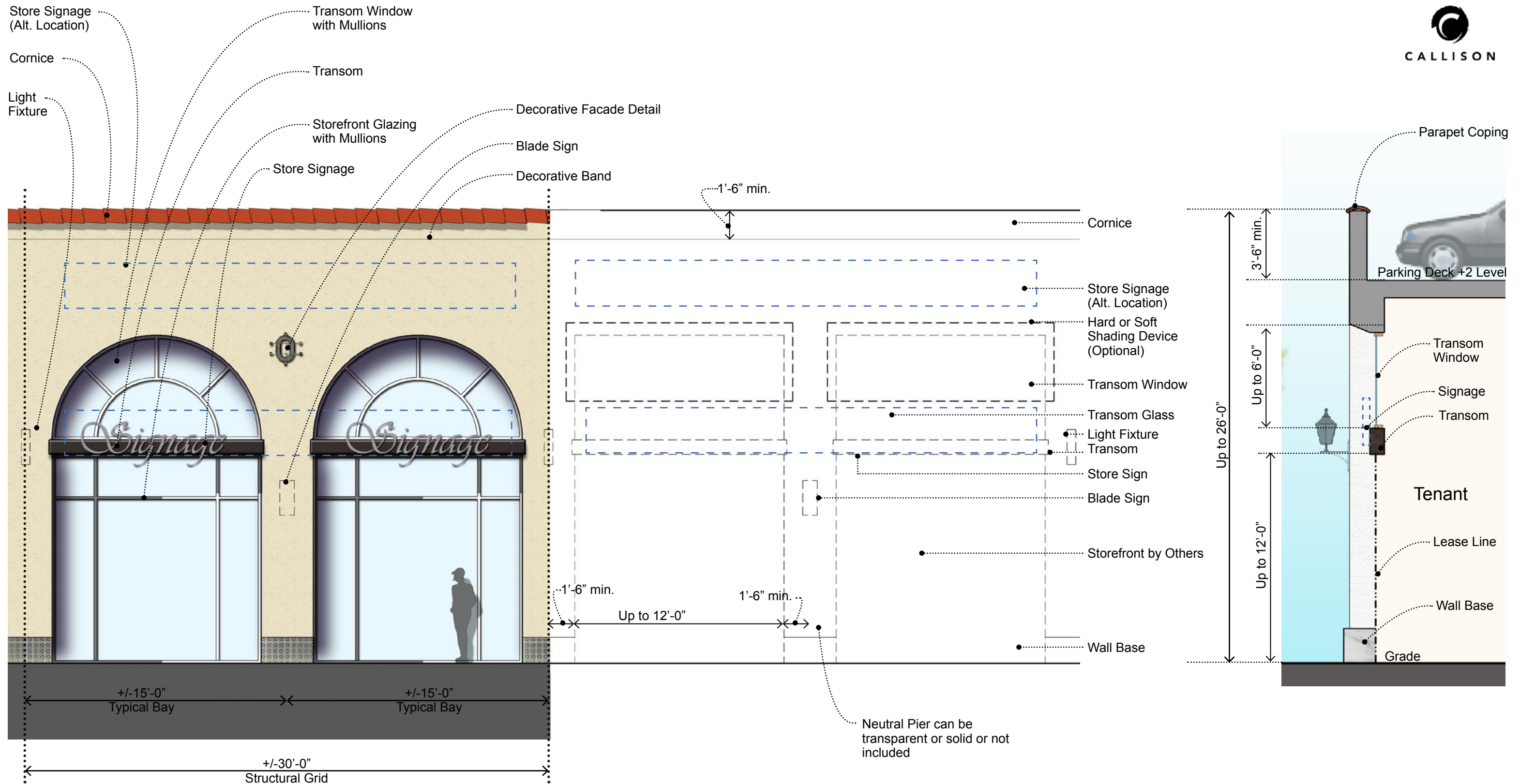
- Hide elevator overruns
- Parking behind the parapet
- Awnings over openings
- Window sized openings
- Building scale articulation
- Retail at Grade

1. Electronic Sign Examples

2. G+2 Parking Deck in Walnut Creek

FOR ILLUSTRATIVE PURPOSES ONLY

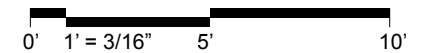


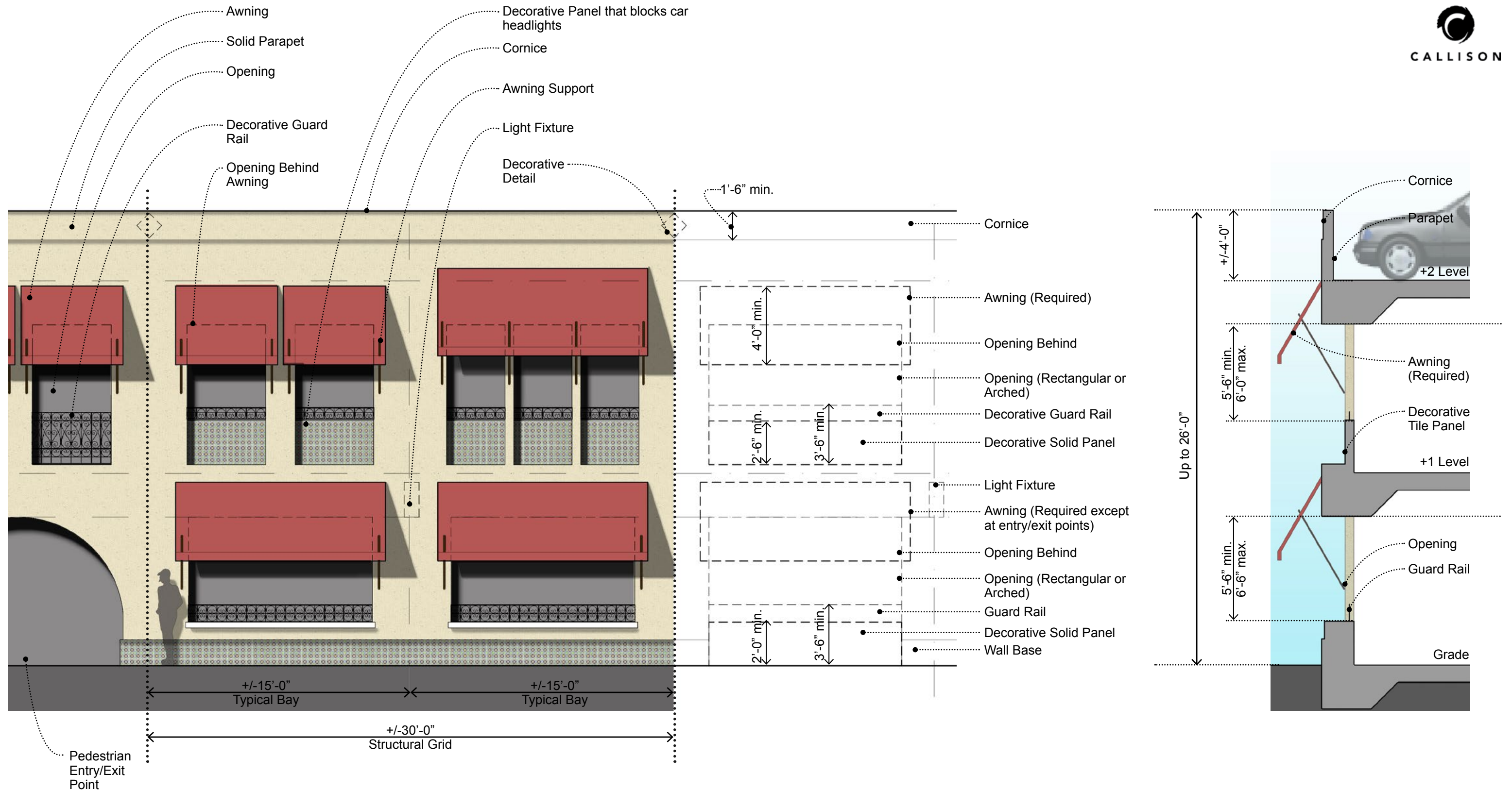


**FOR ILLUSTRATIVE PURPOSES ONLY**

1. Typical Building Bay Illustration, Elevation & Section  
Scale: 3/16" = 1'

NOTE: Only one sign location will be chosen per building



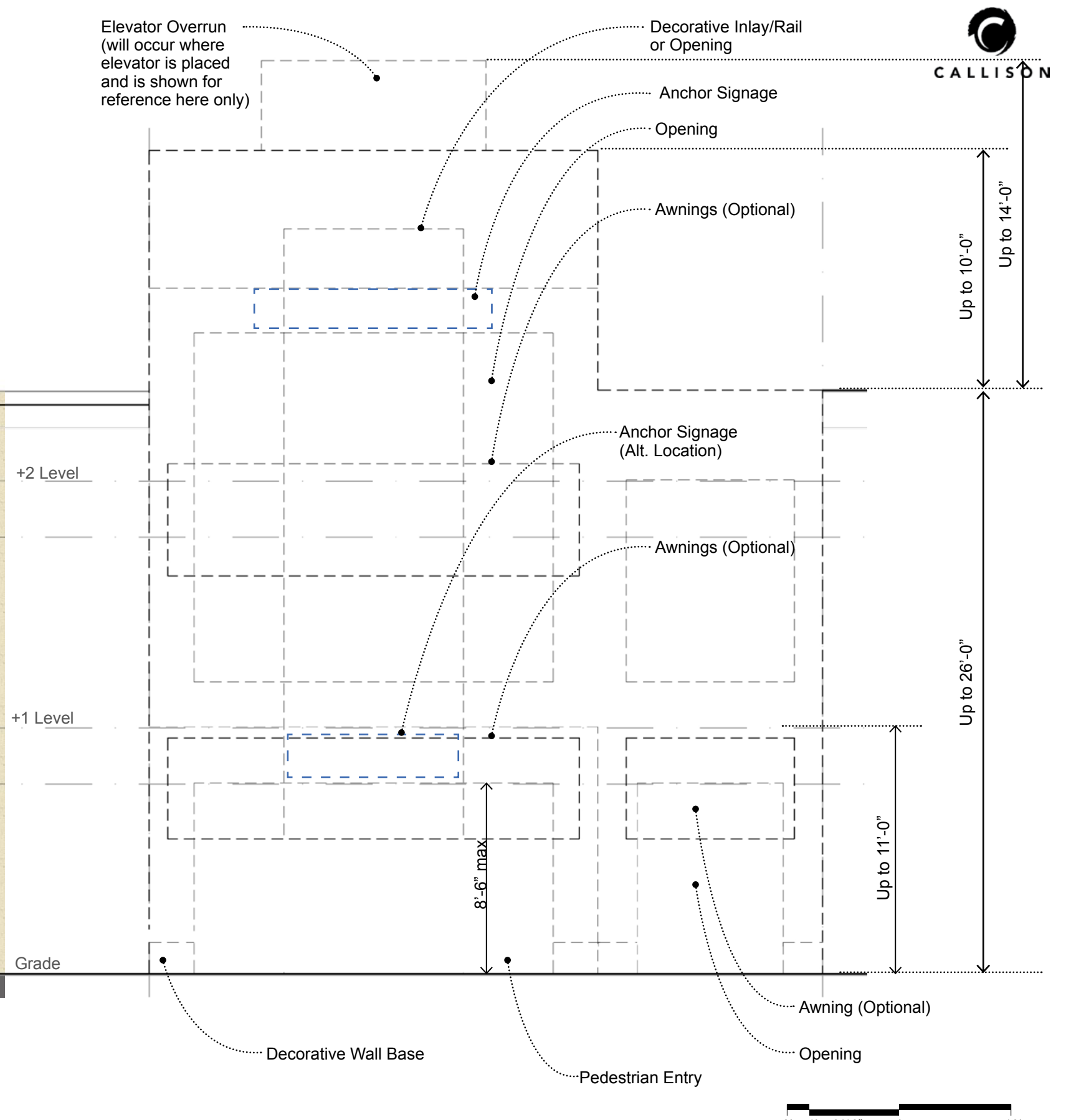


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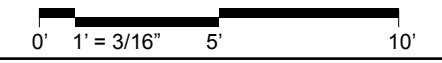
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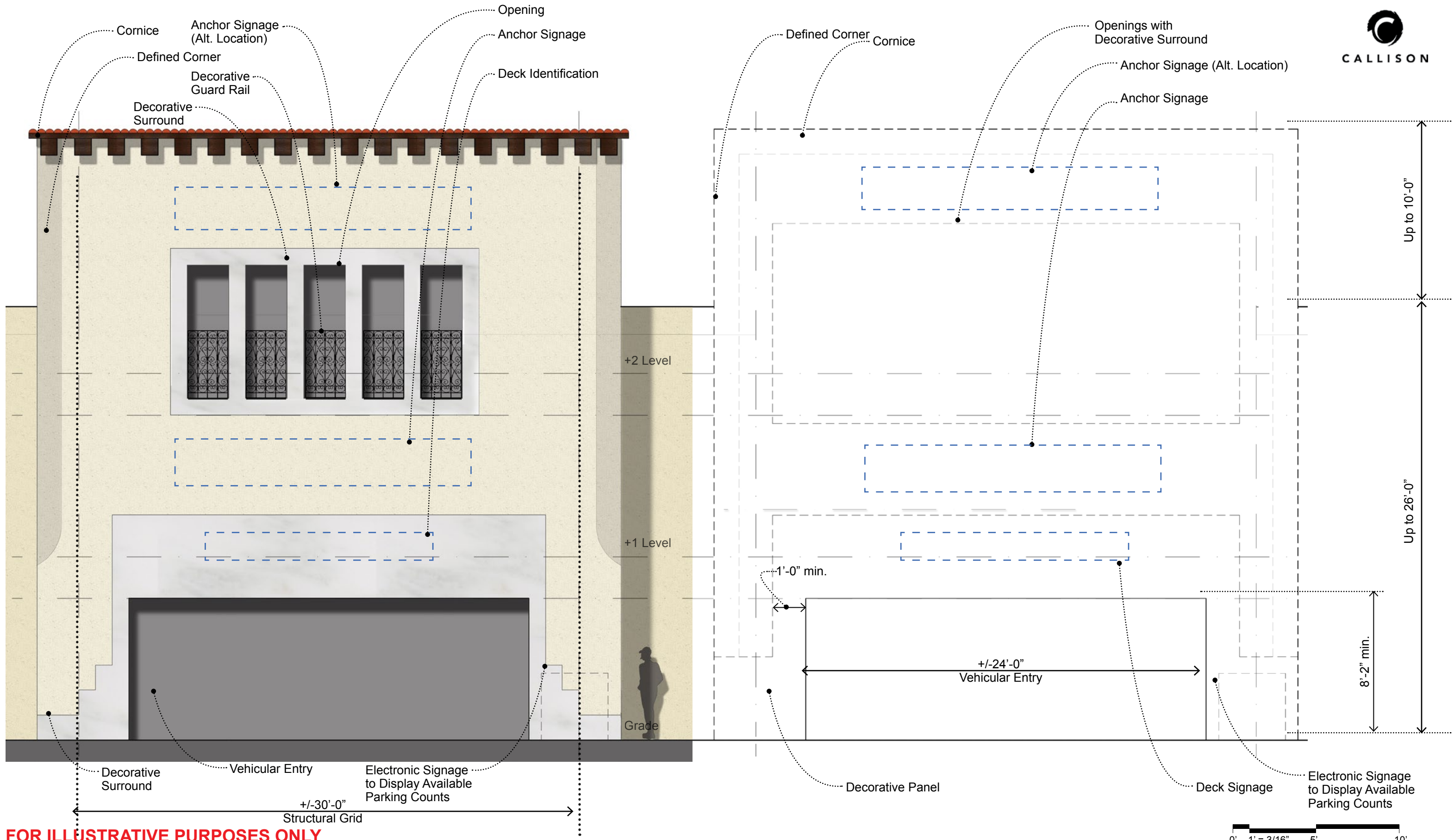




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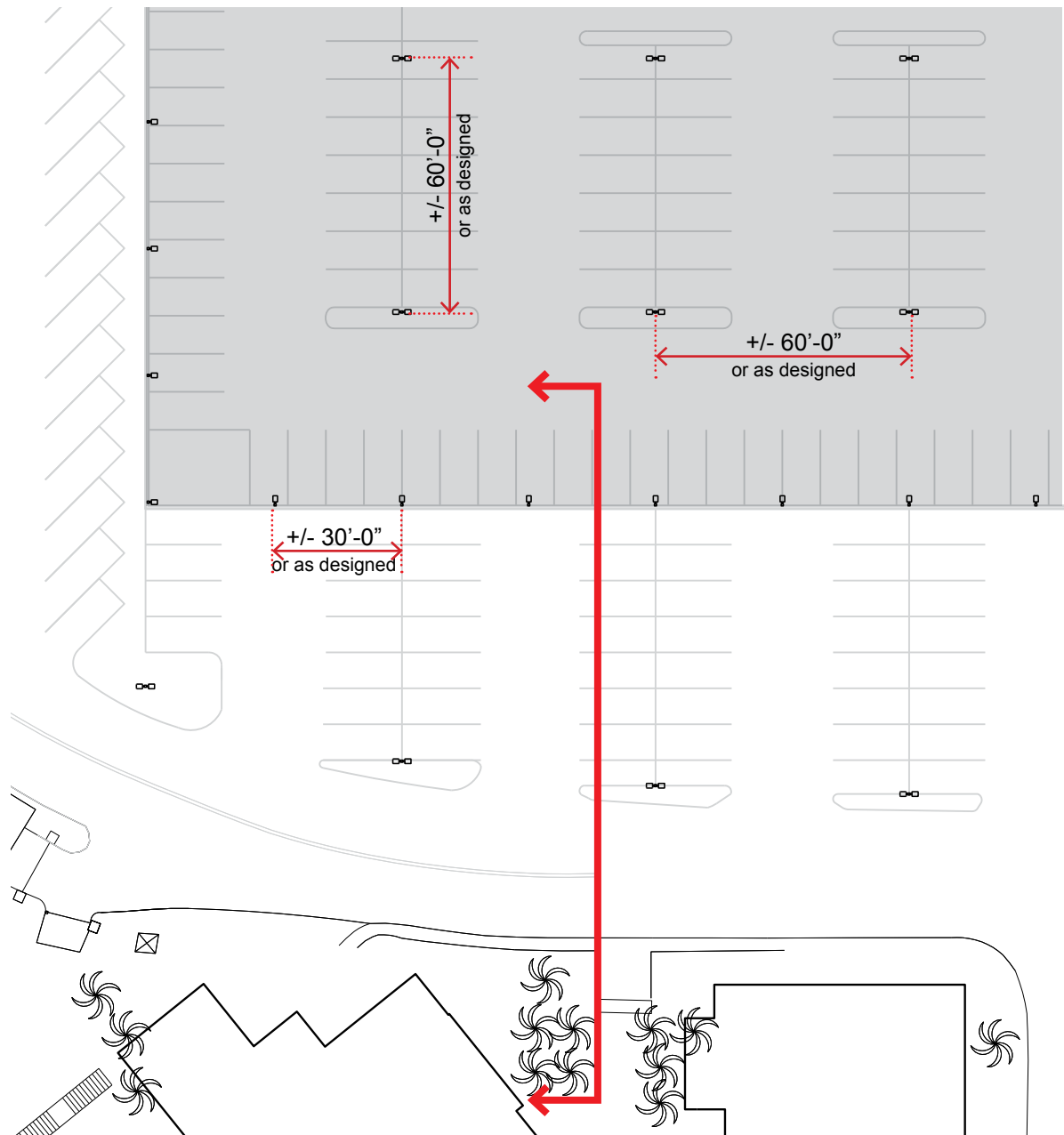






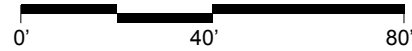
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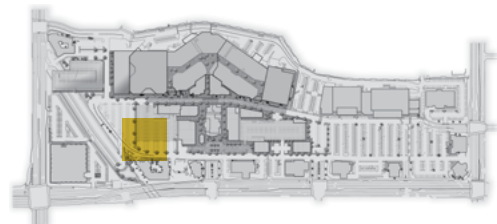


1. Deck Lighting Plan, Typical

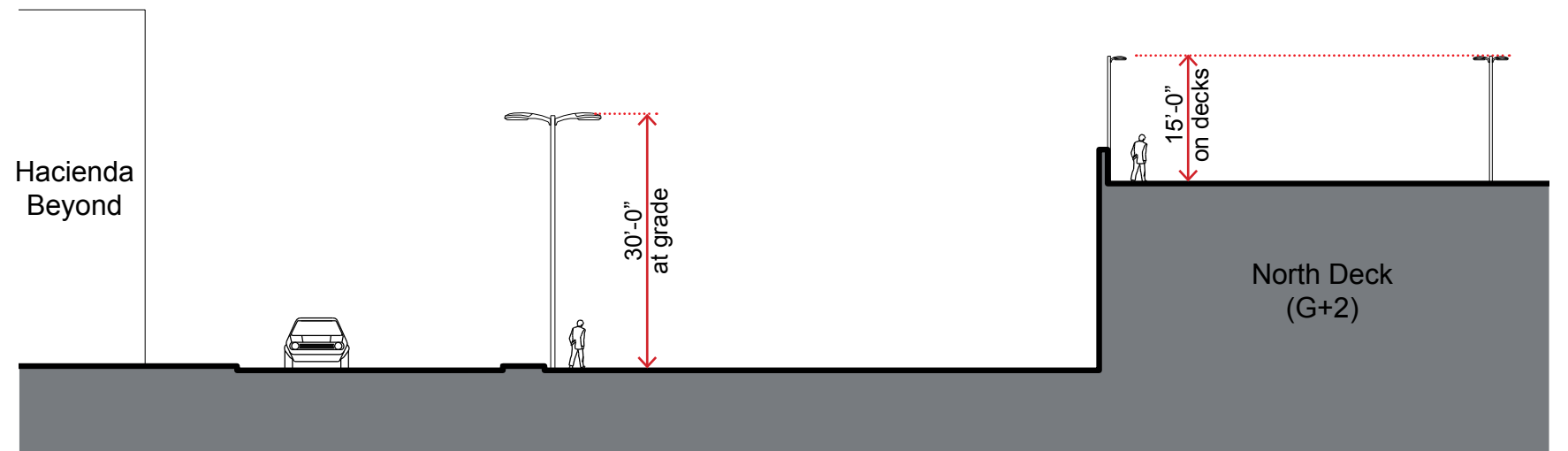
Scale: 1" = 40'



Please note that spacing is subject to change as the light design is completed.

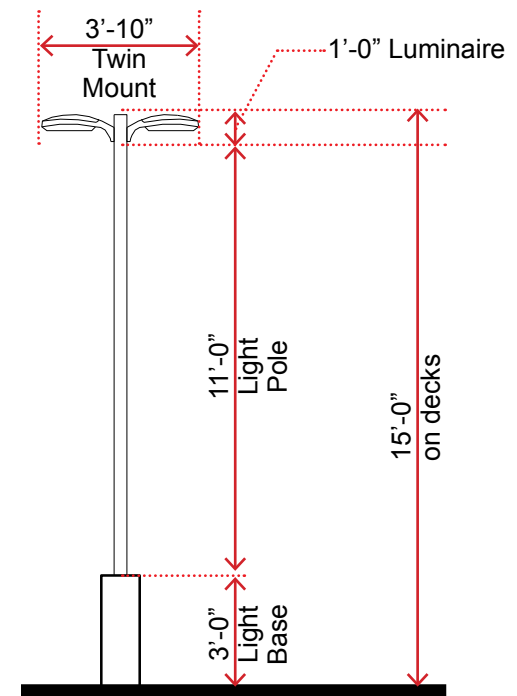
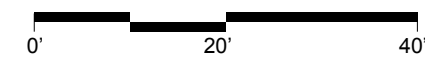


Key Plan



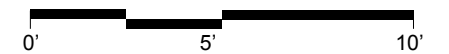
2. Deck Lighting Section, Typical

Scale: 1" = 20'

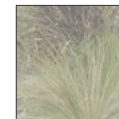
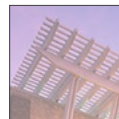


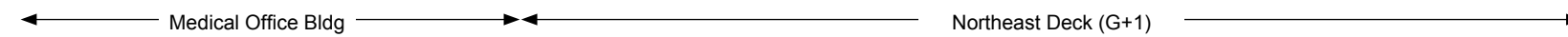
3. Enlarged Deck Lighting Section, Typical

Scale: 1" = 5'



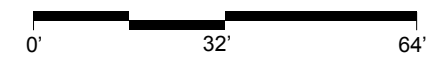
**Northeast Component Elevations,**  
As presented on 4.24.2013 to the Planning Commission





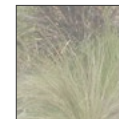
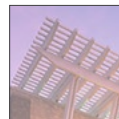
1. NE Corner - Rosecrans Ave Elevation (G+1)

Scale: 1/32" = 1'



## Architectural Style, Phase 2 - Northeast Component

Quality of Design and Materials shown, Architectural Style subject to change



Macy's Fashion ← | → Macy's Men's & Home



Macy's Fashion Adjacent to North Mall Entrance

Enlarged Macy's Fashion West Facade Entrance

Macy's Fashion West Facade

Macy's Men's & Home Adjacent to South Mall Entrance

Macy's Men's & Home West and South Facades



Macy's from around California



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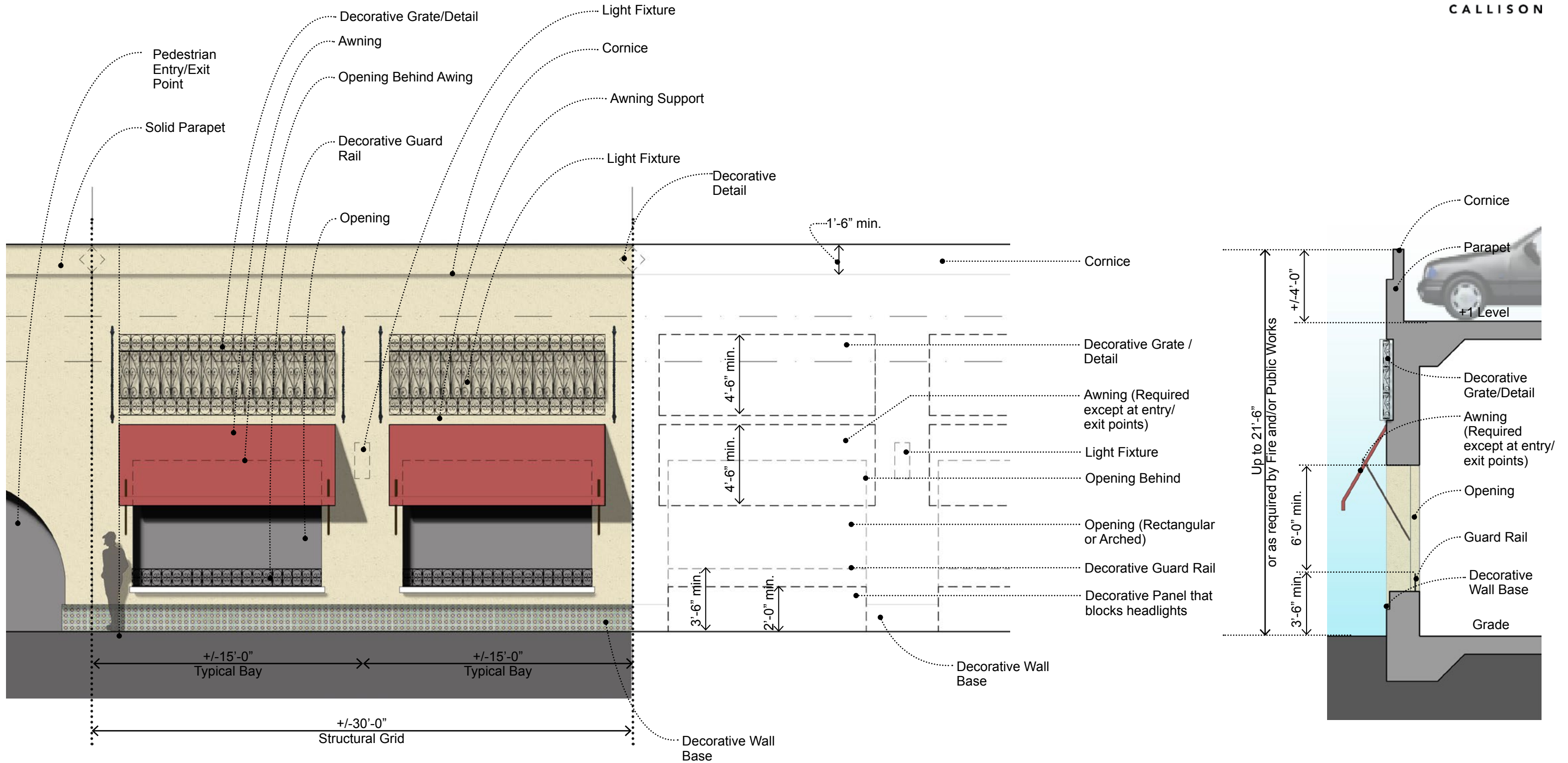
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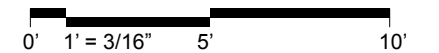




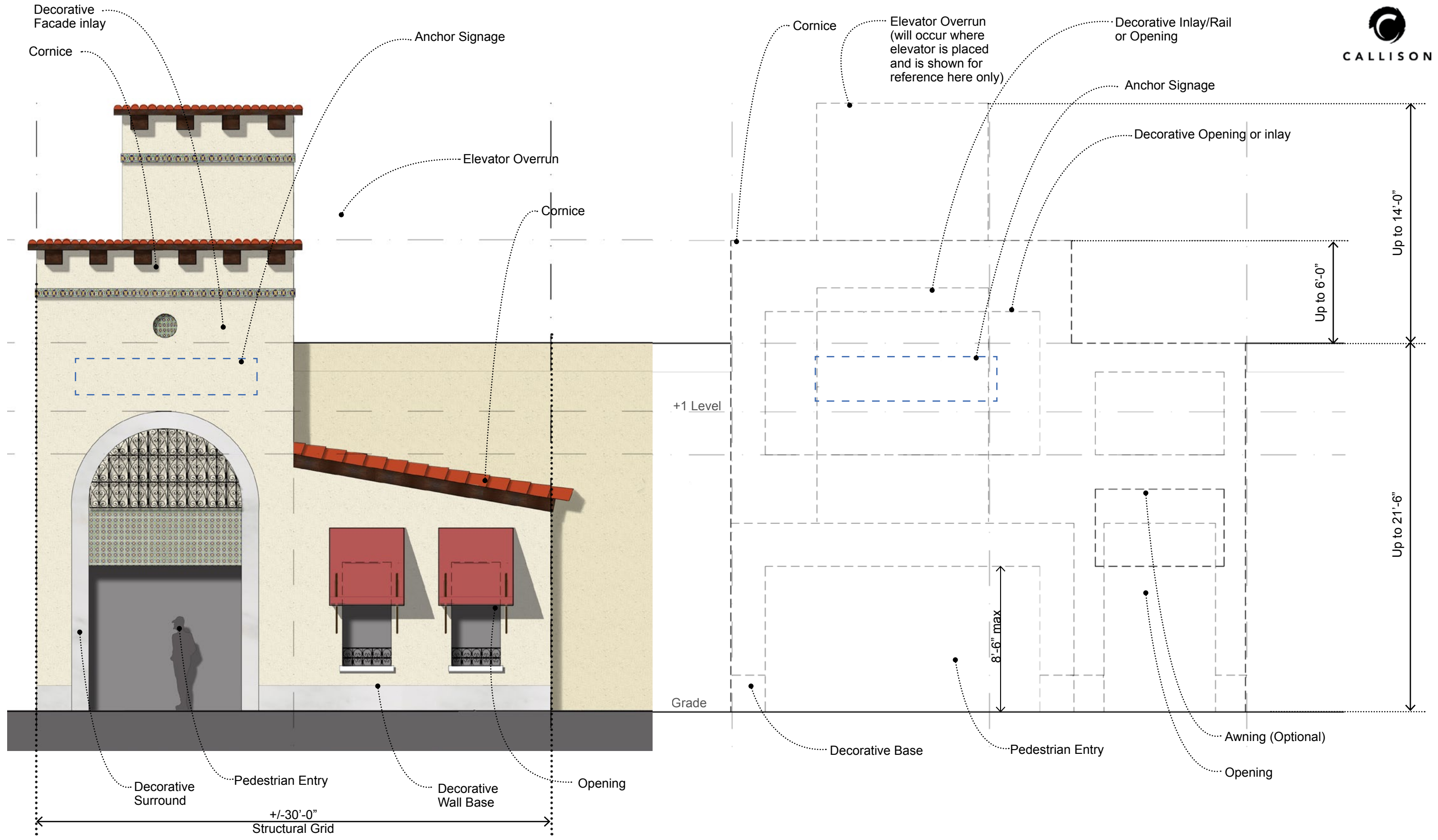
**FOR ILLUSTRATIVE PURPOSES ONLY**

1. Typical Building Bay Illustration, Elevation & Section

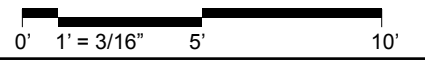
Scale: 3/16" = 1'

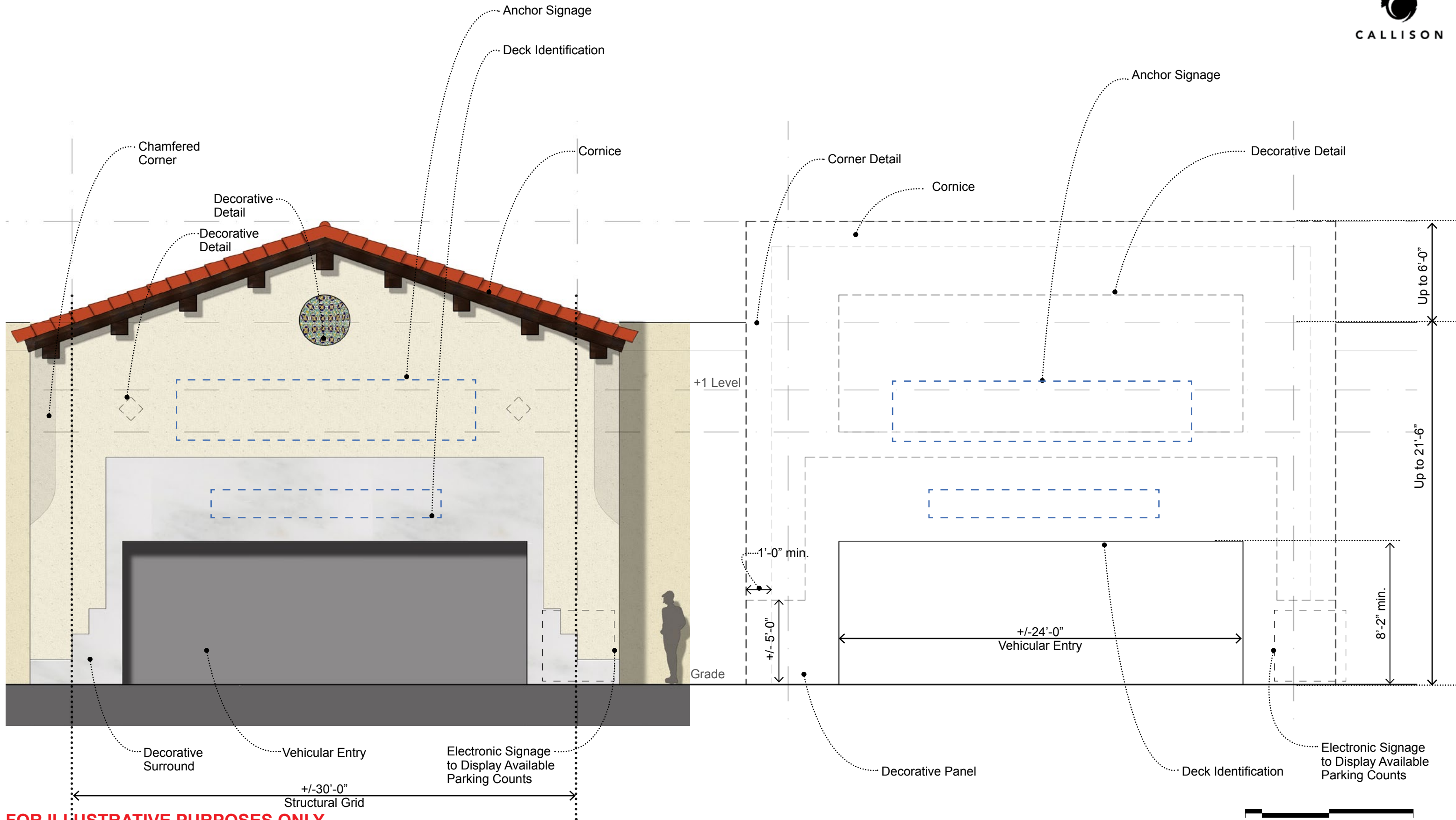






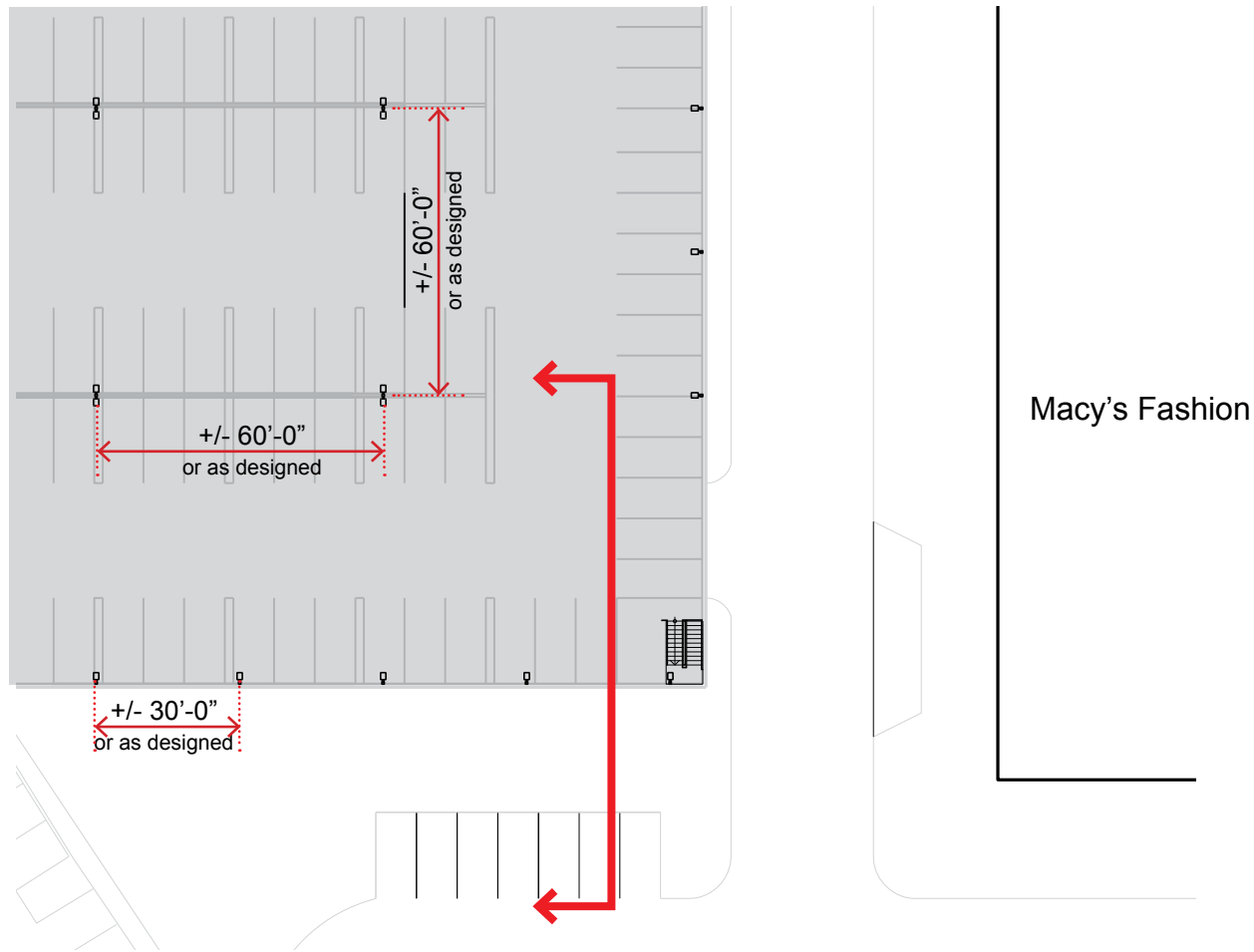
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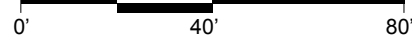
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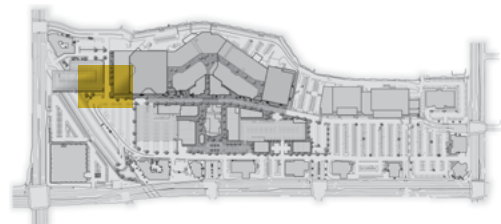


1. Deck Lighting Plan, Typical

Scale: 1" = 40'



Please note that spacing is subject to change as the light design is completed.

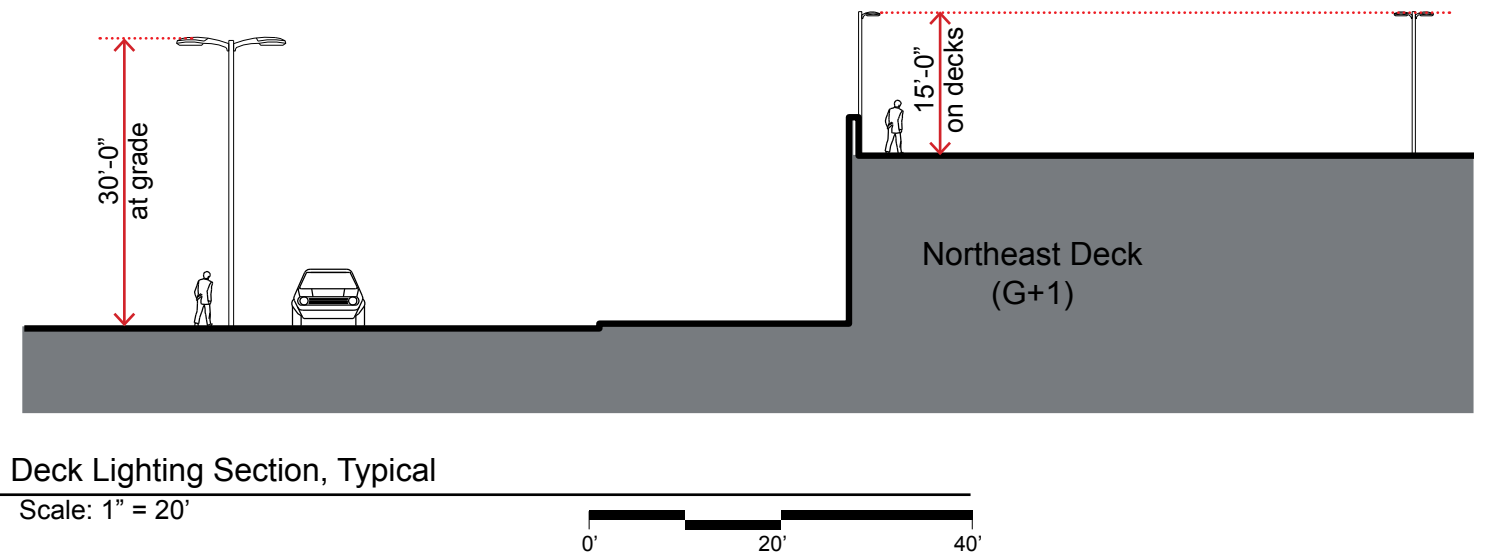


Key Plan

Macy's Fashion

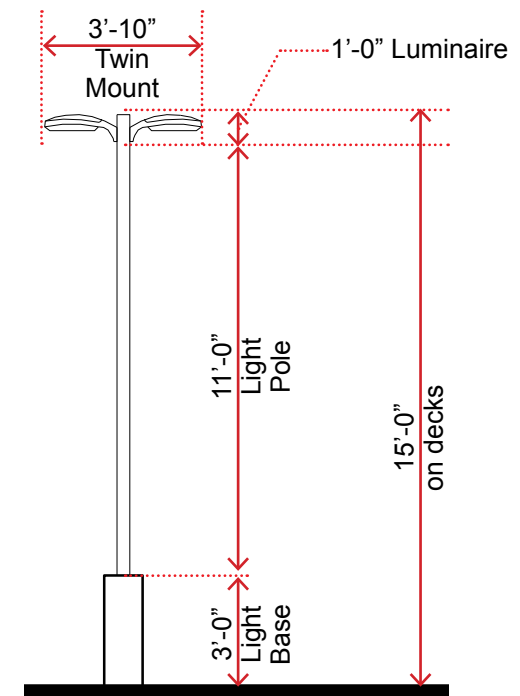
2. Deck Lighting Section, Typical

Scale: 1" = 20'

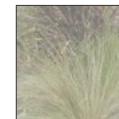
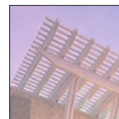


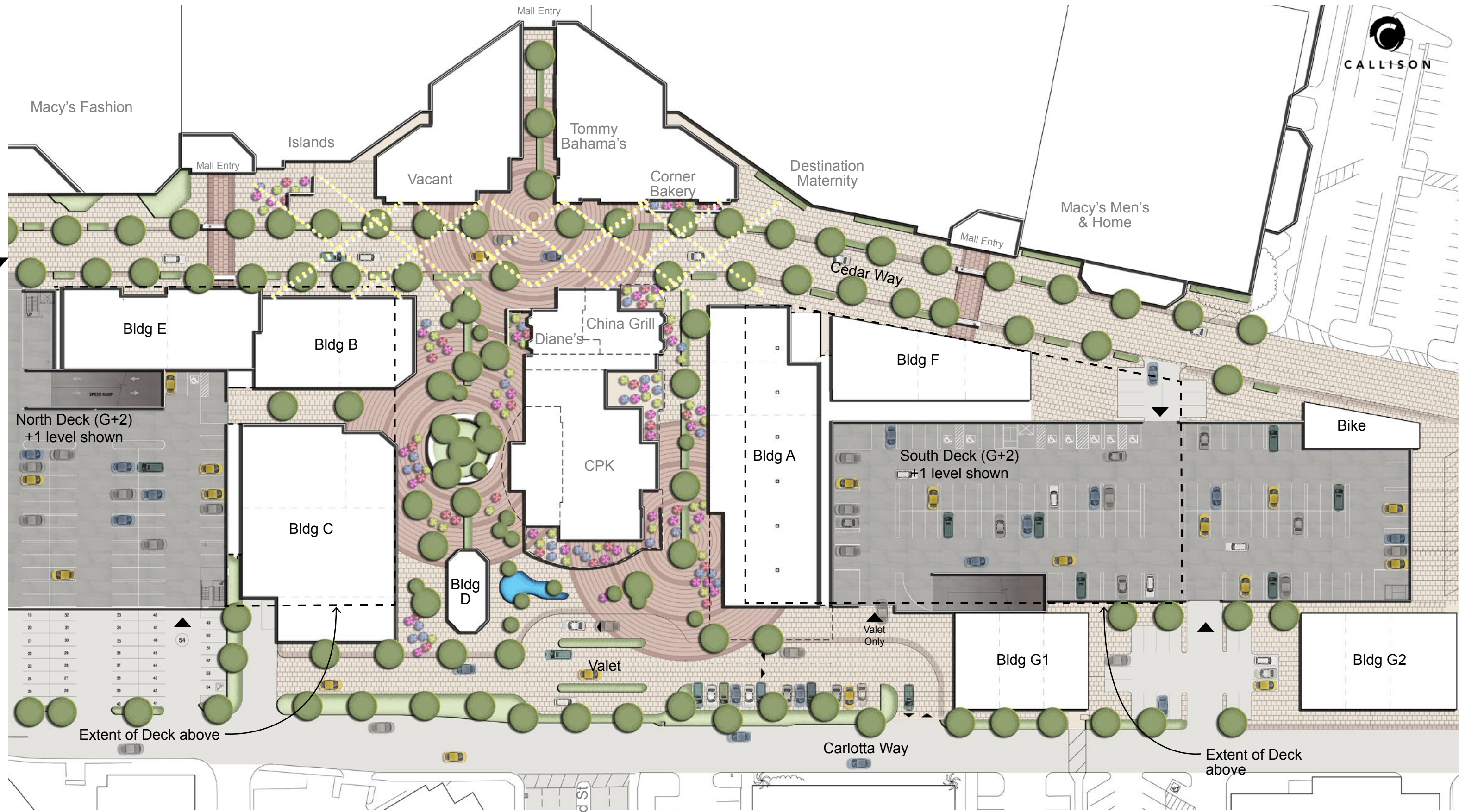
3. Enlarged Deck Lighting Section, Typical

Scale: 1" = 5'



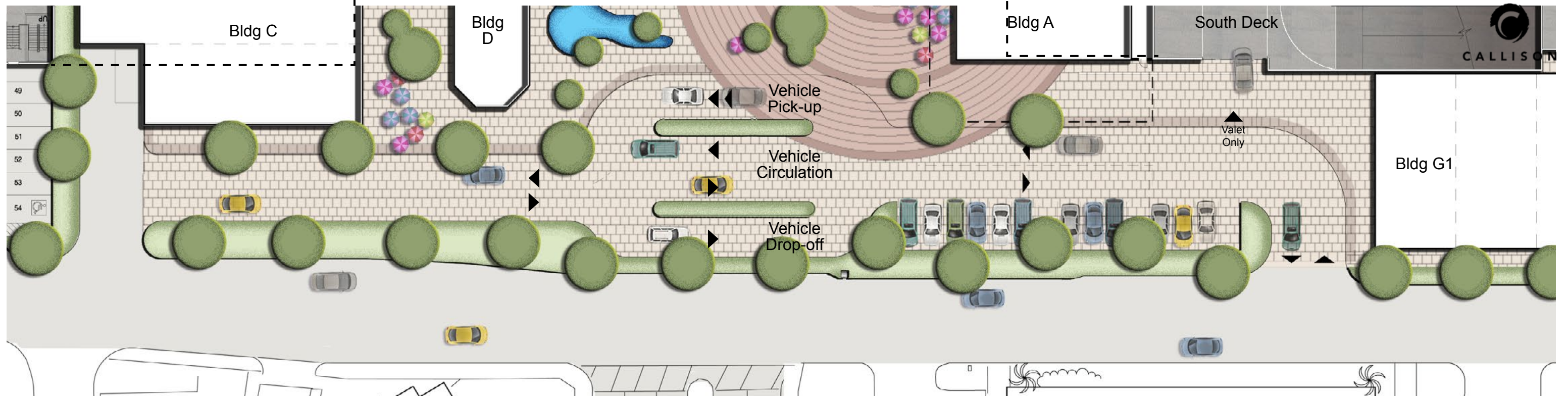
## Project Elements





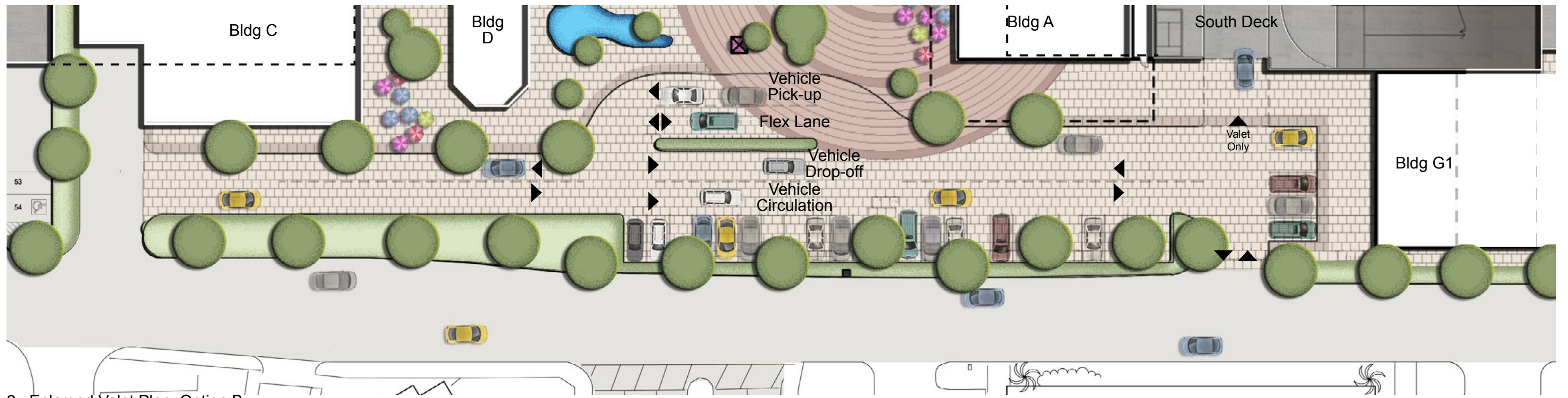
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1. Enlarged Valet Plan, Option A

Scale: 1" = 60'



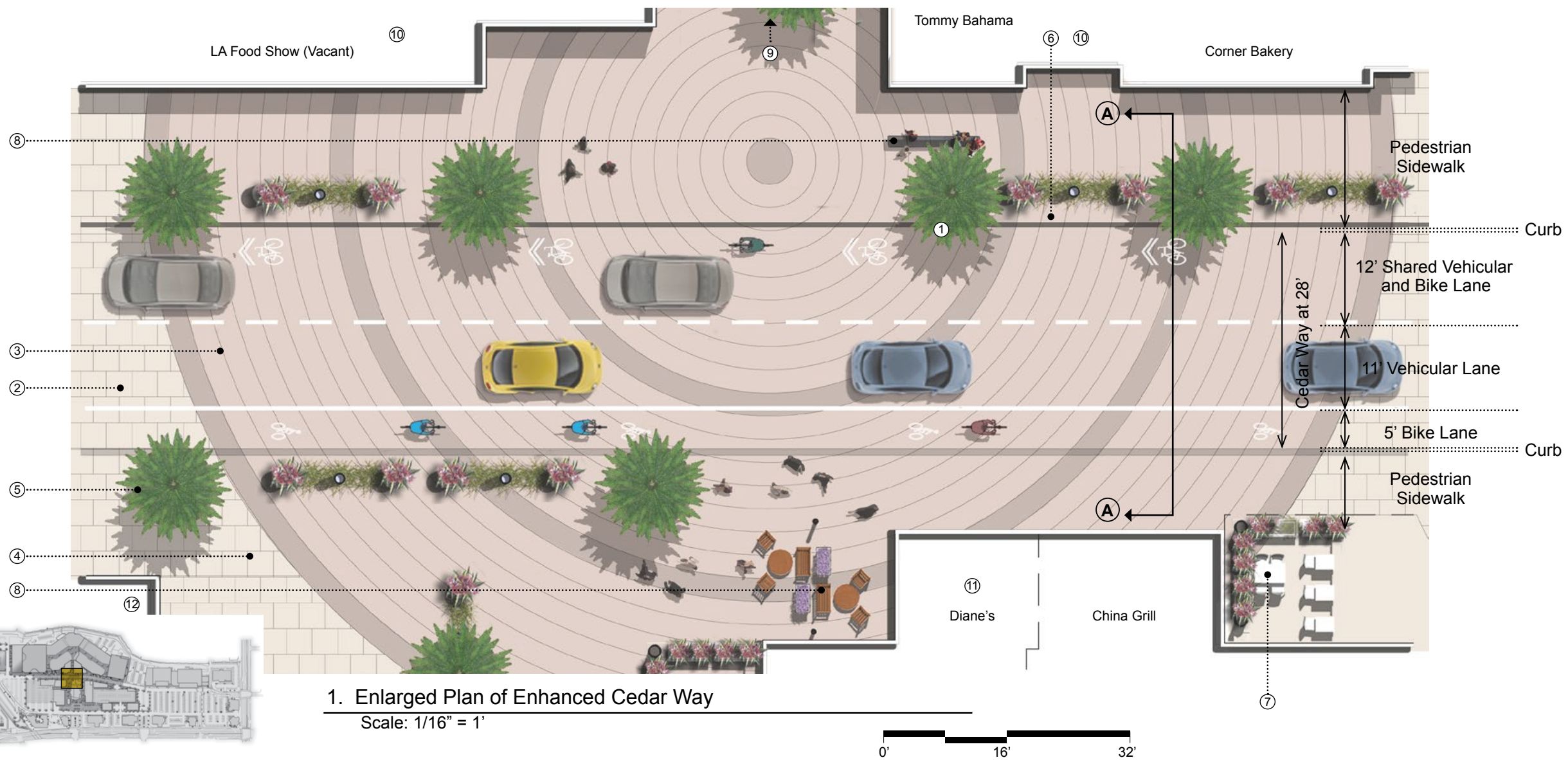
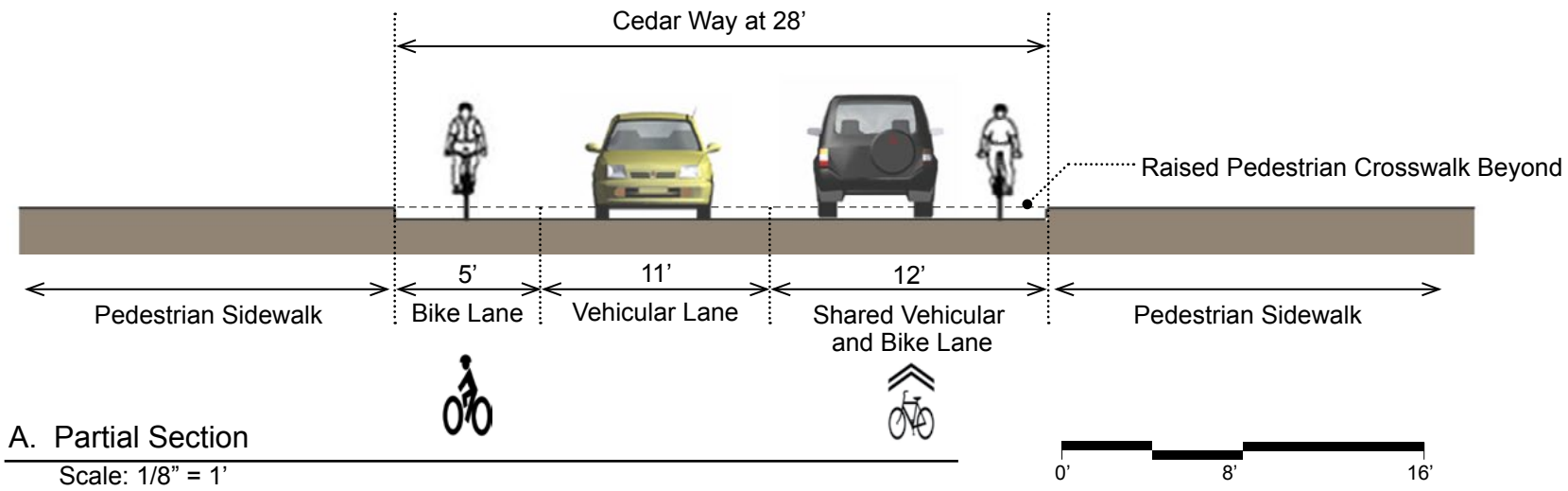
2. Enlarged Valet Plan, Option B

Scale: 1" = 60'

**FOR ILLUSTRATIVE PURPOSES ONLY**

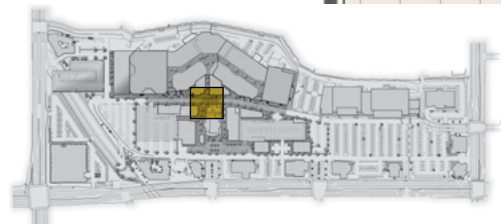
0' 60' 120'





**Notes**

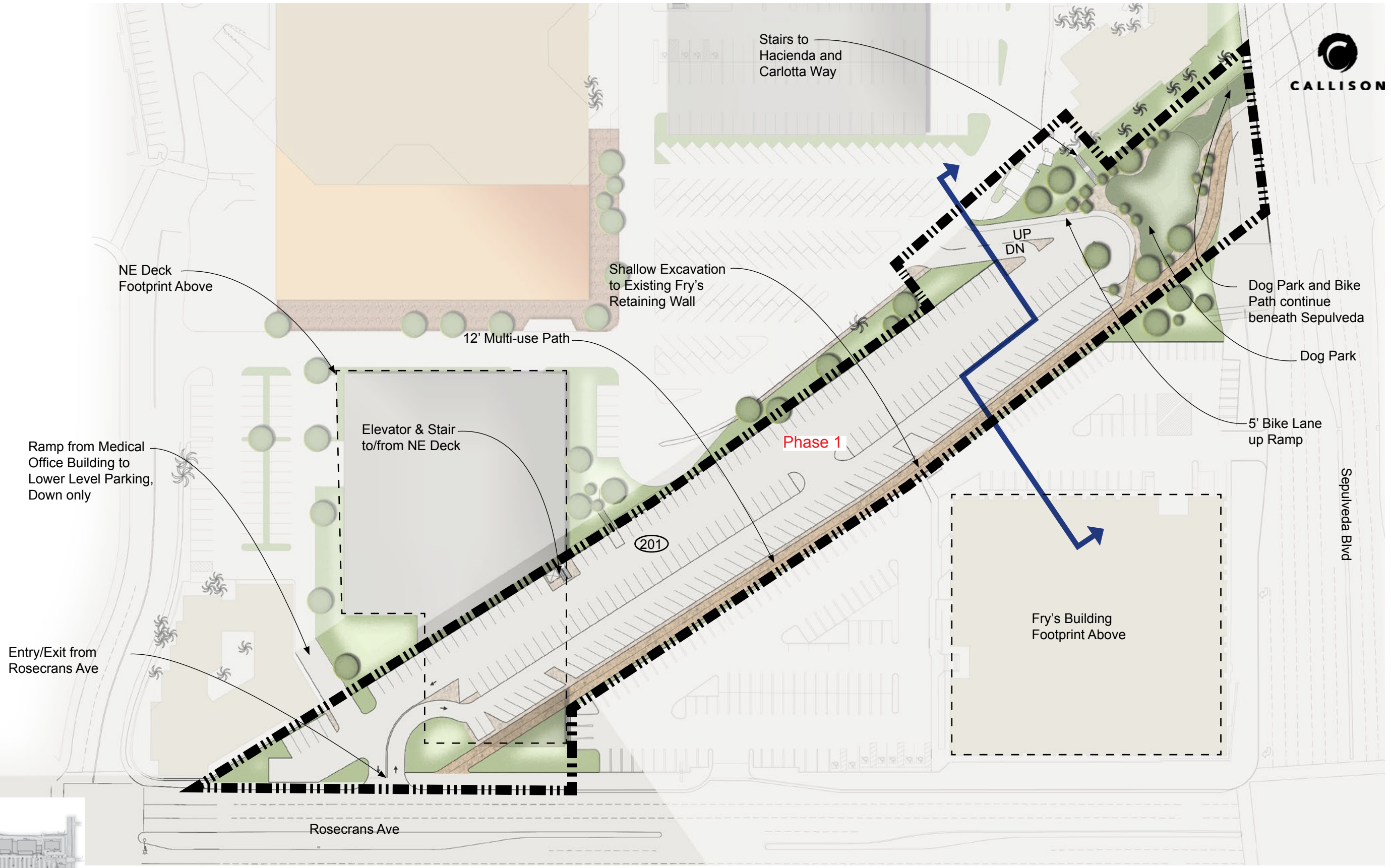
- ① Raised Crosswalk without Curb
- ② Street Specialty Paving
- ③ Crosswalk Specialty Paving
- ④ Village Commons Paving
- ⑤ Street Trees
- ⑥ Landscape pots
- ⑦ Cafe seating
- ⑧ Street Furniture
- ⑨ Entry to Interior Mall
- ⑩ Existing Mall Shops
- ⑪ Existing CPK Building
- ⑫ Building B, Village Shops



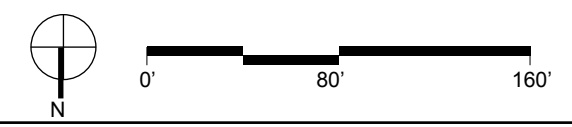
Key Plan

**FOR ILLUSTRATIVE PURPOSES ONLY**

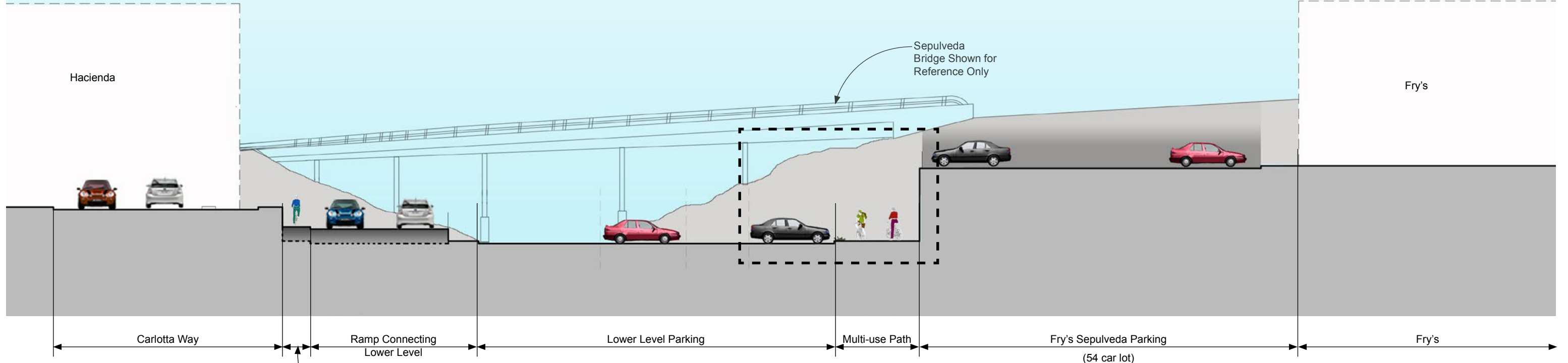




Key Plan

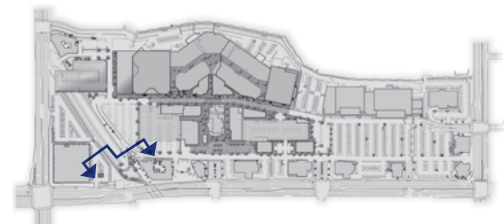
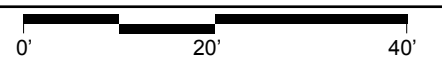




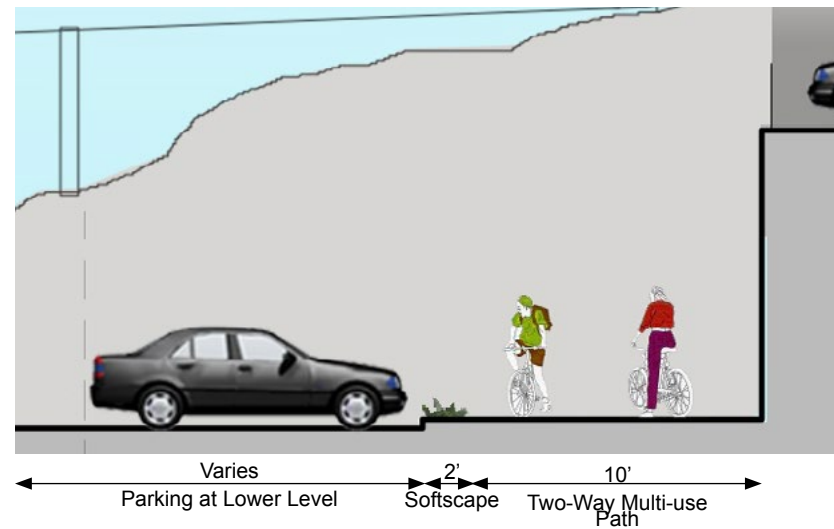


1. Section at Lower Level

Scale: 1" = 20'

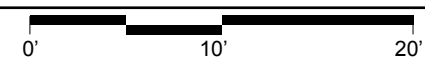


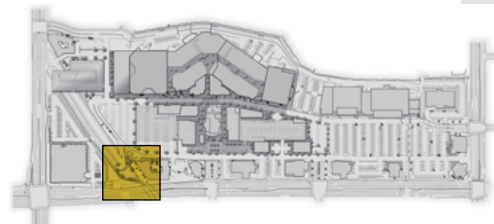
Key Plan



2. Section at Lower Level

Scale: 1" = 10'



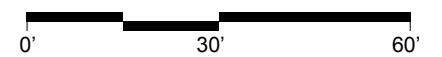


Key Plan



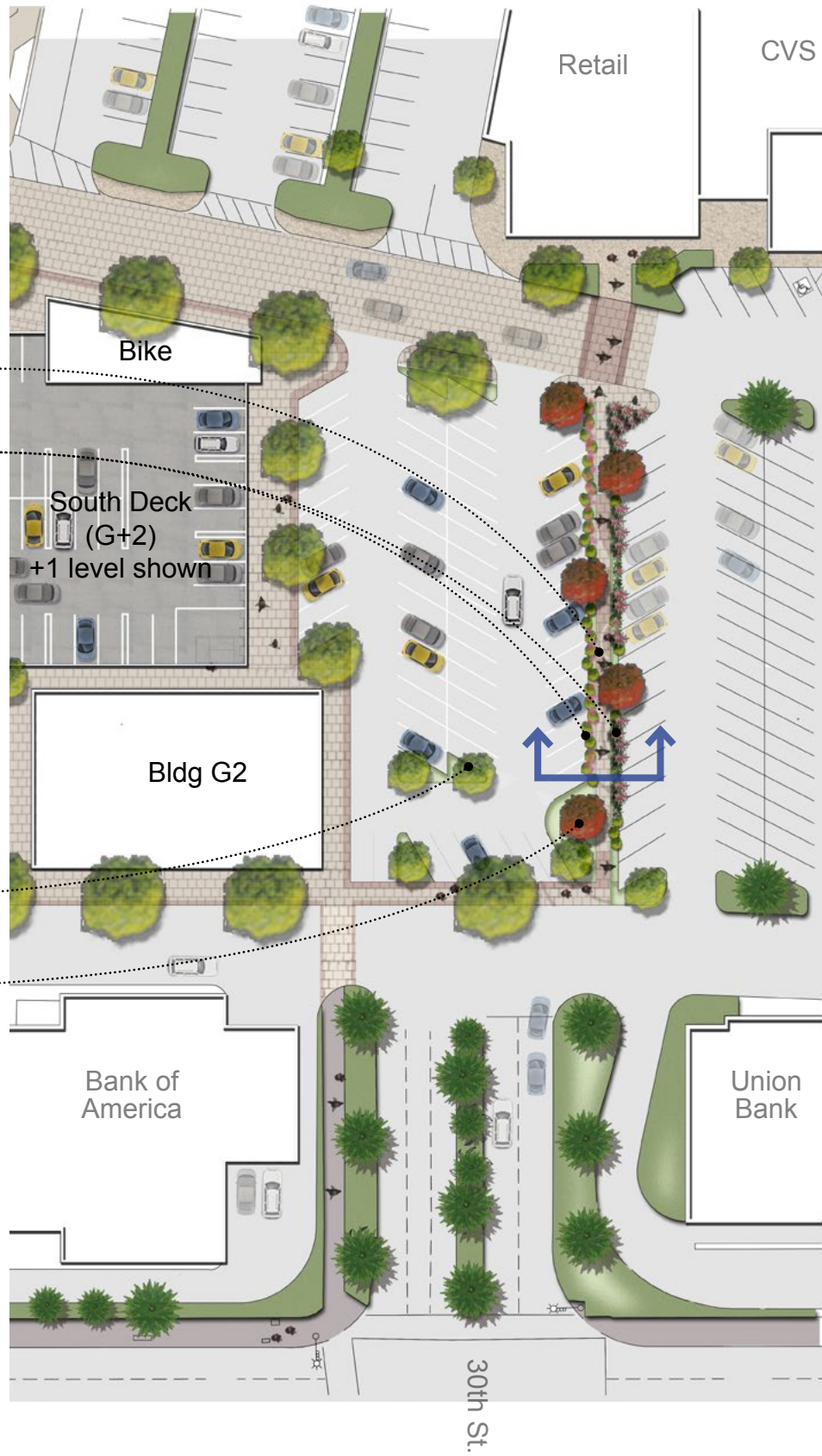
**Notes**

- ① Dog Park
- ② 12' Multi-use Lane
- ③ Ramp Up to Carlotta Way
- ④ Ramp Down from Carlotta Way
- ⑤ 5' Bike Lane Ramp
- ⑥ Stairs from Lower Level Up
- ⑦ Bike Racks
- ⑧ Dog Park & Bike Lane Continue Under Sepulveda
- ⑨ Hacienda Covered Parking Spot
- ⑩ Hacienda Trash
- ⑪ Hacienda Pipes
- ⑫ Hacienda Transformer
- ⑬ Lower Level Parking
- ⑭ Fry's Parking



**FOR ILLUSTRATIVE PURPOSES ONLY**





Pedestrian path with Enhanced Paving

Colorful Landscaping on both side of Path

South Deck (G+2)  
+1 level shown

Bldg G2

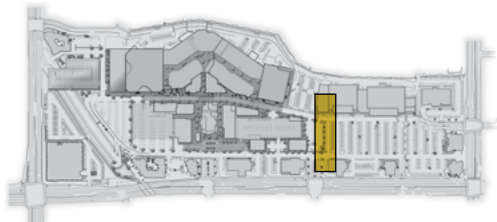
Shade Tree

Ornamental Tree

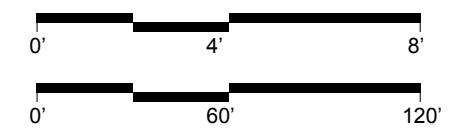
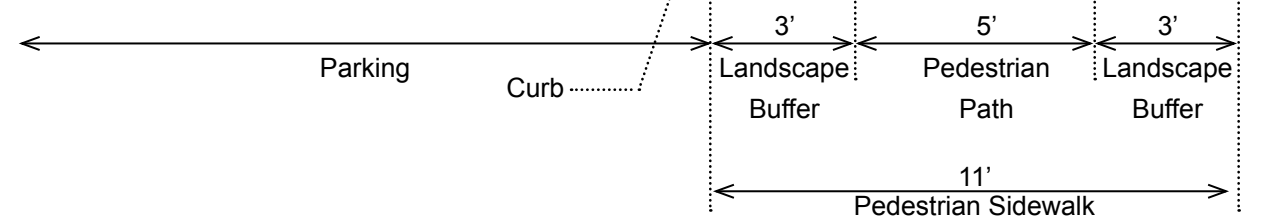
Bank of America

Union Bank

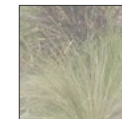
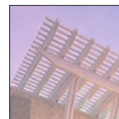
30th St.



Key Plan



## Project Circulation Improvements












LEGEND:

- Proposed/Enhanced Pedestrian path of travel within the site
- Existing Pedestrian path of travel within the site
- Site Entry/Exit Point
- Improved Pedestrian Crossings
- Raised Intersection



LEGEND:

-  Transit Stop
-  Pedestrian path of travel from Transit stop
-  Pedestrian path of travel from Site Perimeter Sidewalks
-  Proposed/Enhanced Pedestrian path of travel within the site
-  Existing Pedestrian path of travel within the site
-  Site Entry/Exit Point
-  Vertical Circulation (Elevators)
-  Improved Pedestrian Crossings
-  Raised Intersection



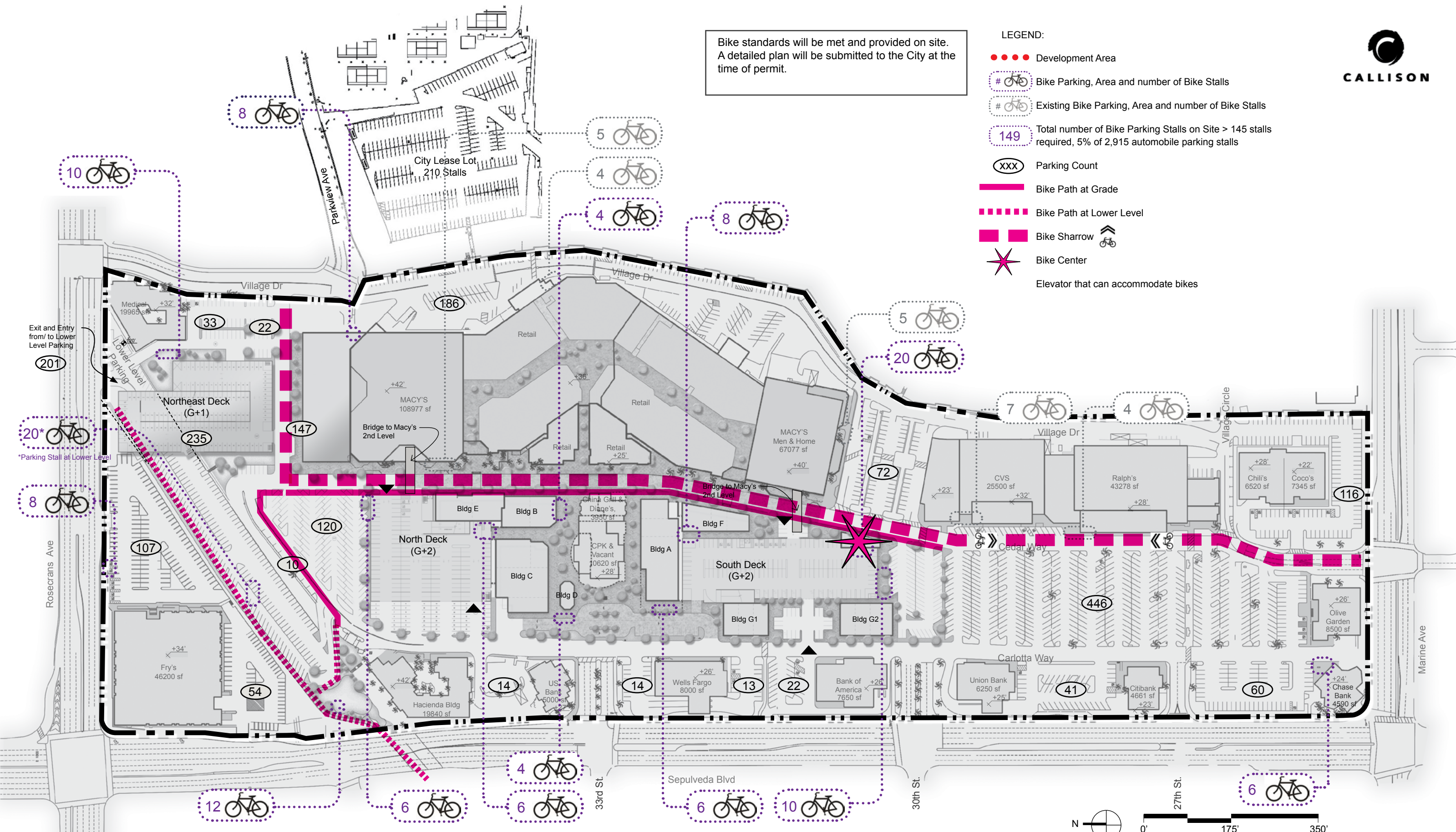
N  0' 175' 350'  
**FOR ILLUSTRATIVE PURPOSES ONLY**



Bike standards will be met and provided on site.  
A detailed plan will be submitted to the City at the time of permit.

LEGEND:

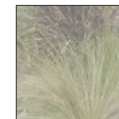
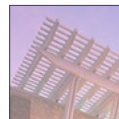
- Development Area
- # [Bike Icon] Bike Parking, Area and number of Bike Stalls
- # [Bike Icon] Existing Bike Parking, Area and number of Bike Stalls
- 149 Total number of Bike Parking Stalls on Site > 145 stalls required, 5% of 2,915 automobile parking stalls
- (XXX) Parking Count
- Bike Path at Grade
- - - Bike Path at Lower Level
- [Pink Box] Bike Sharrow
- [Star] Bike Center
- [Star] Elevator that can accommodate bikes



N 0' 175' 350'  
**FOR ILLUSTRATIVE PURPOSES ONLY**



# Appendix





**LEGEND**

•••• Development Area

**BUILDING ENVELOPES (to top of parapet)**

- 1 VSC/NWC 1 Level Building - 26'-0" a, c
- 1b VSC 1 Level Building - 32'-0" a, c
- 2 NWC 2 Level Building - 40'-0" a, c
- 3 NEC 2 Level Building - 42'-0" a, c

(VSC: Village Shops Component  
NWC: Northwest Component  
NEC: Northeast Component)

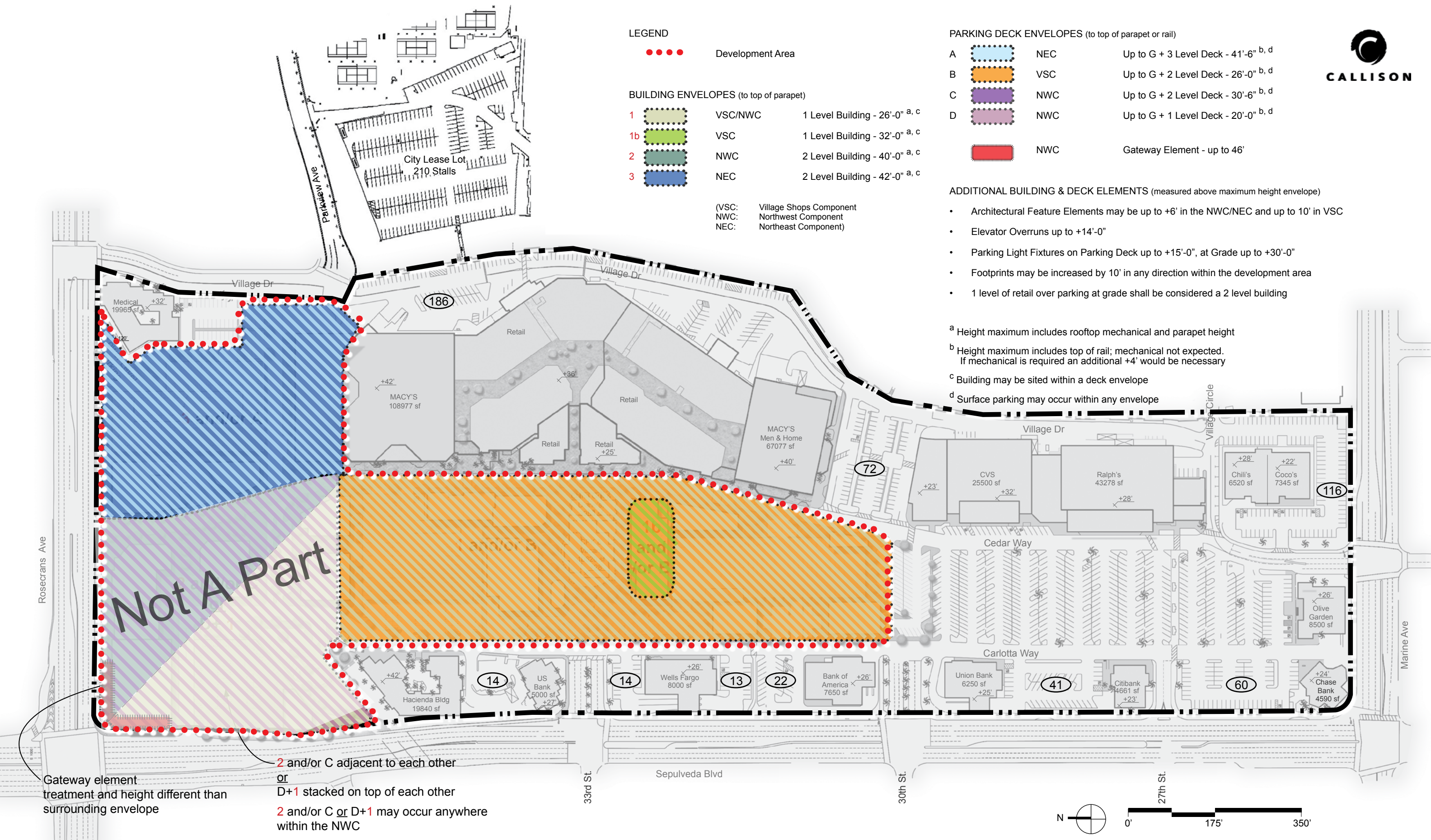
**PARKING DECK ENVELOPES (to top of parapet or rail)**

- A NEC Up to G + 3 Level Deck - 41'-6" b, d
- B VSC Up to G + 2 Level Deck - 26'-0" b, d
- C NWC Up to G + 2 Level Deck - 30'-6" b, d
- D NWC Up to G + 1 Level Deck - 20'-0" b, d
- NWC Gateway Element - up to 46'

**ADDITIONAL BUILDING & DECK ELEMENTS (measured above maximum height envelope)**

- Architectural Feature Elements may be up to +6' in the NWC/NEC and up to 10' in VSC
- Elevator Overruns up to +14'-0"
- Parking Light Fixtures on Parking Deck up to +15'-0", at Grade up to +30'-0"
- Footprints may be increased by 10' in any direction within the development area
- 1 level of retail over parking at grade shall be considered a 2 level building

- a Height maximum includes rooftop mechanical and parapet height
- b Height maximum includes top of rail; mechanical not expected. If mechanical is required an additional +4' would be necessary
- c Building may be sited within a deck envelope
- d Surface parking may occur within any envelope



Gateway element treatment and height different than surrounding envelope

2 and/or C adjacent to each other  
or  
D+1 stacked on top of each other  
2 and/or C or D+1 may occur anywhere within the NWC



Mahattan Village Heights Table				Adds:			
Village Shops				Bldgs: Adds to roof height Decks: Adds to top deck level			
	Floors	Roof or deck floor	Parapet or Deck rail	Mechanical	Elevator Overrun	Arch Feature	Light Poles
<b>Buildings</b>	A - G (not C)	1	22	4	NA	14	NA
	cumulative height:		22	<b>26</b>	26	NA	36
	Bldg C	1	28	4	NA	14	NA
	cumulative height:		28	<b>32</b>	32	NA	42
<b>Decks</b>	NDeck G + 2	2	22	4	18	10	15
	cumulative height:		22	<b>26</b>	26	40	37
	SDeck G + 2	2	22	4	18	10	15
	cumulative height:		22	<b>26</b>	26	40	37

Northeast Component (Macy's Expansion)				Adds:			
	Floors	Roof or deck floor	Parapet or Deck rail	Mechanical	Elevator Overrun	Arch Feature	Light Poles
<b>Building</b>		2	38	4	18	10	NA
	cumulative height:		38	<b>42</b>	42	56	48
<b>Deck</b>	NEDeck G+3	3	37.5	4	18	6	15
	cumulative height:		37.5	<b>41.5</b>	41.5	55.5	52.5
	NEDeck G+1	1	17.5	<b>21.5</b>	21.5	35.5	27.5

Northwest Component (Fry's Expansion)				Adds:			
	Floors	Roof or deck floor	Parapet or Deck rail	Mechanical	Elevator Overrun	Arch Feature	Light Poles
<b>Building</b>		1	22	4	18	10	NA
	cumulative height:		22	<b>26</b>	26	NA	32
	max height / 2 floors:		35	<b>40</b>	40	54	46
<b>Deck</b>	NWD G+2	2	26.5	4	18	10	15
	cumulative height:		26.5	<b>30.5</b>	30.5	44.5	41.5

Not A Part

