



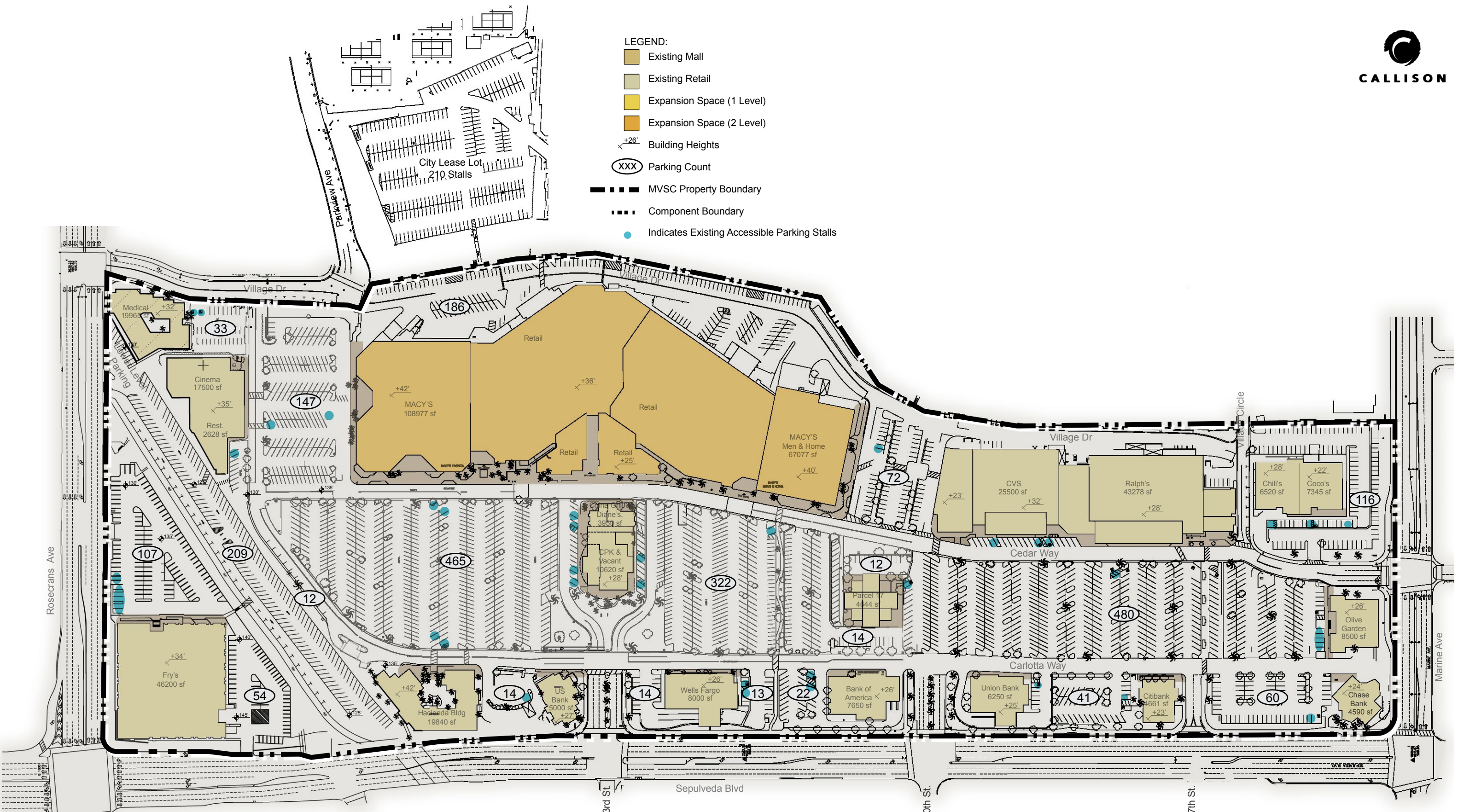
**MANHATTAN  
VILLAGE**

SHOPPING CENTER

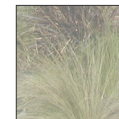
**MVSC ENHANCEMENT PROJECT -  
ENTITLEMENT REQUEST: MUP/MSP/  
SIGN EXCEPTION AMENDMENT/  
HEIGHT VARIANCE**

**FOR THE PLANNING COMMISSION  
MEETING ON JULY 24, 2013**

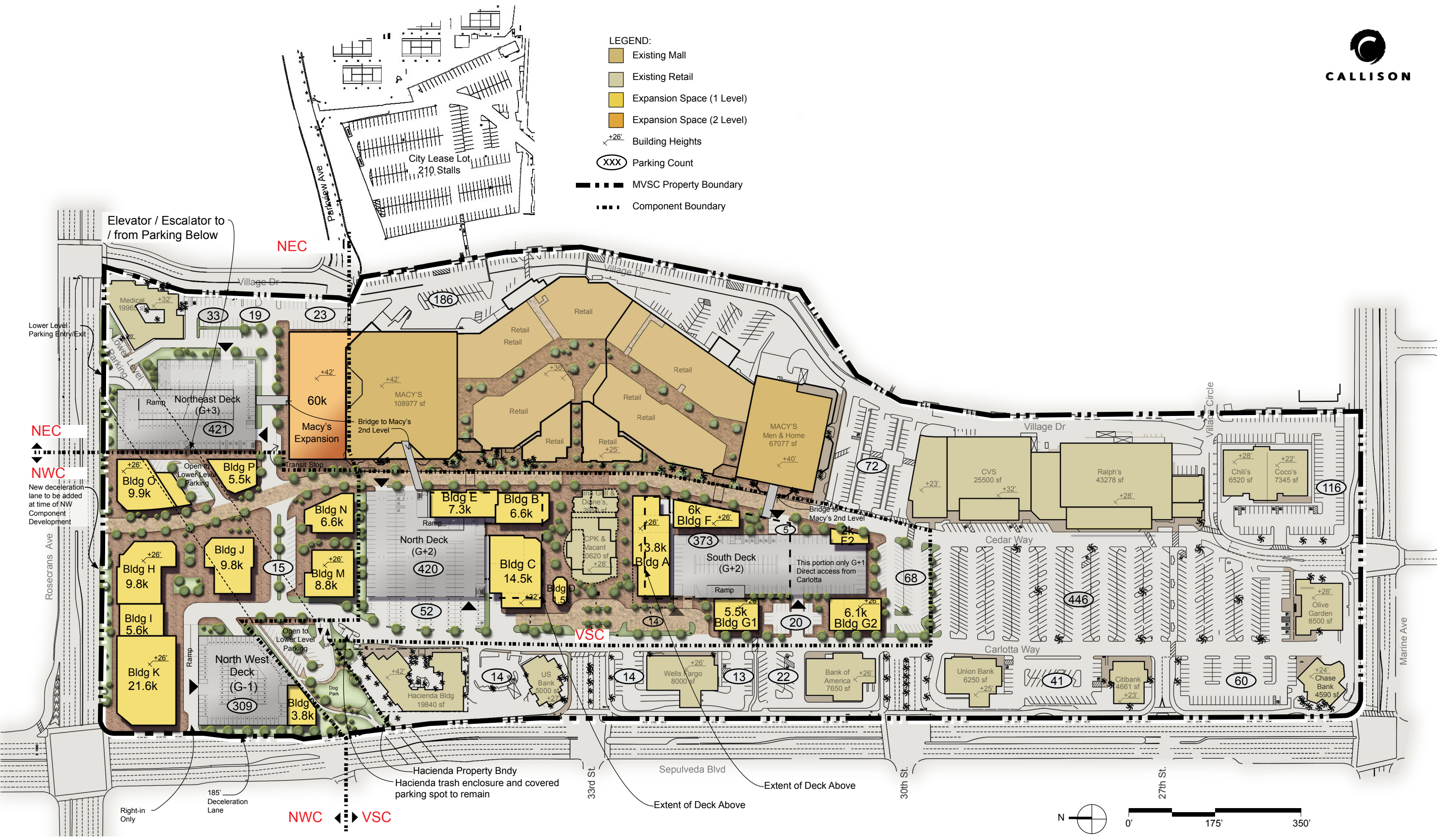
- LEGEND:**
- Existing Mall
  - Existing Retail
  - Expansion Space (1 Level)
  - Expansion Space (2 Level)
  - +26' Building Heights
  - XXX Parking Count
  - MVSC Property Boundary
  - Component Boundary
  - Indicates Existing Accessible Parking Stalls



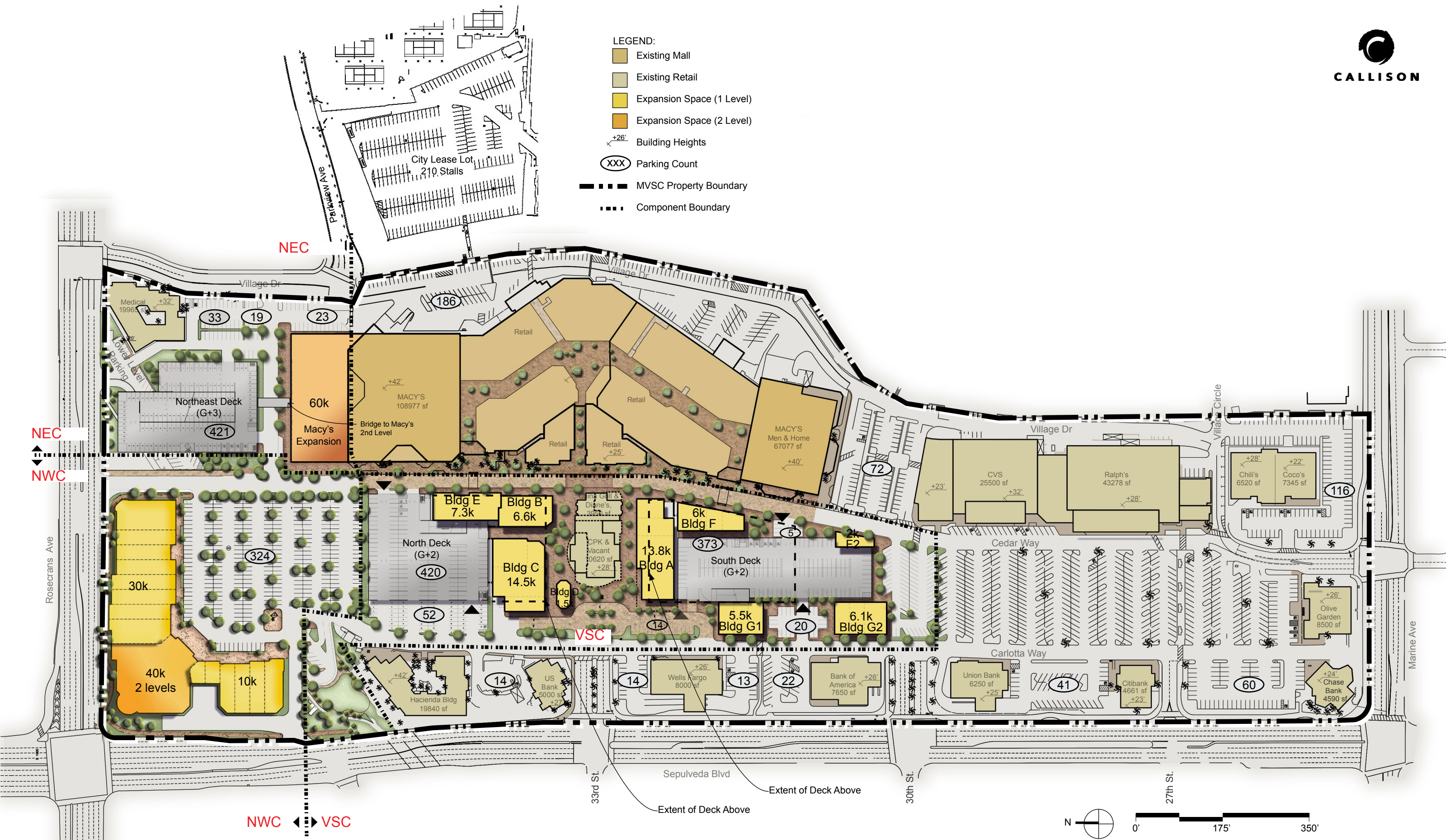
## Project Concept Plans



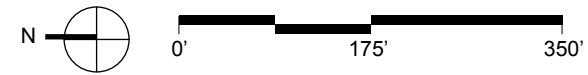
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**LEGEND**

•••• 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)**

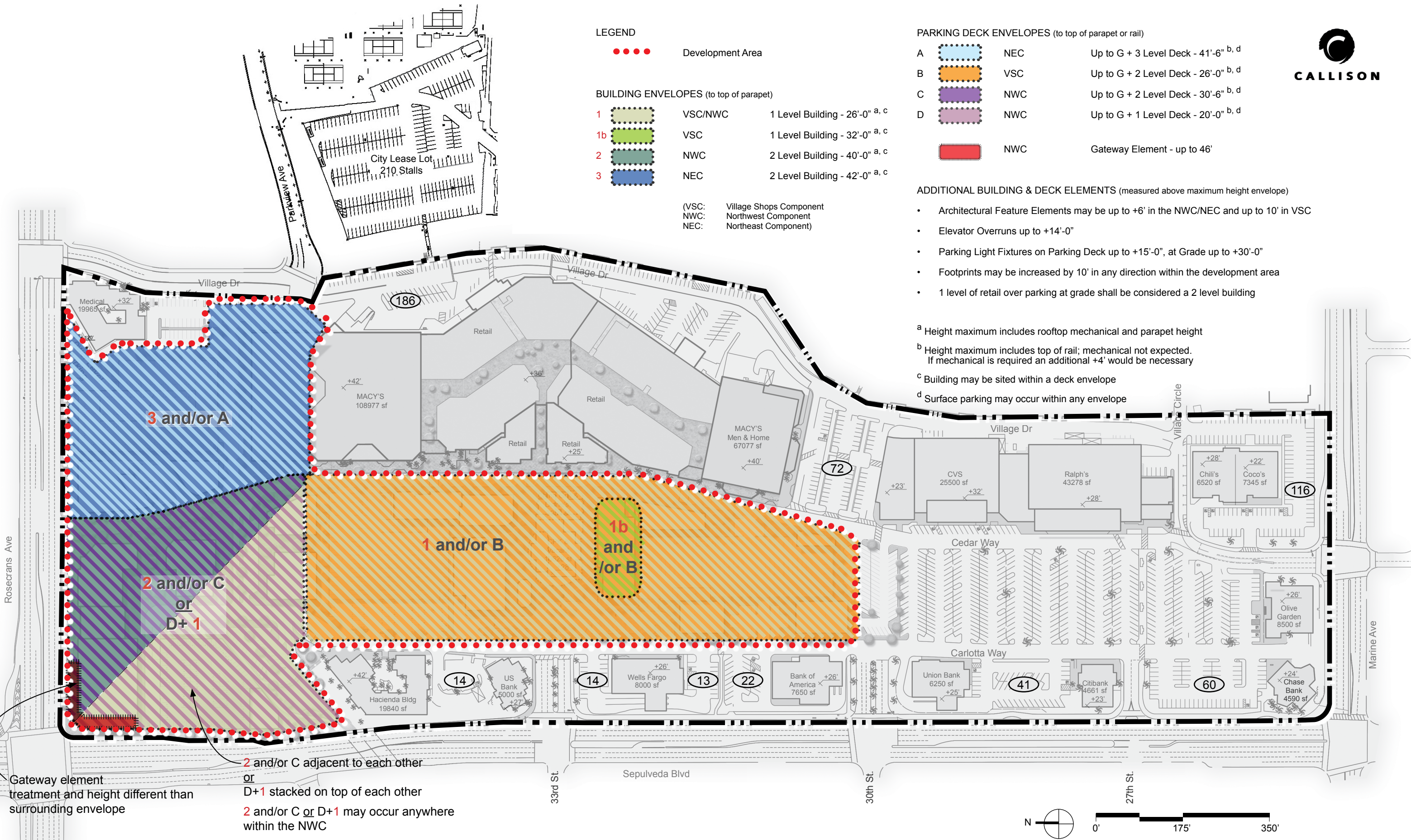
- Architectural Feature Elements may be up to +6' in the NWC/NEC and up to 10' in VSC
- Elevator Overruns up to +14'-0"
- Parking Light Fixtures on Parking Deck up to +15'-0", at Grade up to +30'-0"
- Footprints may be increased by 10' in any direction within the development area
- 1 level of retail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



3 and/or A

2 and/or C  
or  
D+ 1

1 and/or B

1b  
and  
/or  
B

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

Gateway element  
treatment and height different than  
surrounding envelope



**Mahattan Village Heights Table**

				<b>Adds:</b>			
<b>Village Shops</b>				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	10	NA
	cumulative height:		22	<b>26</b>	26	NA	36
	Bldg C	1	28	4	NA	10	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)**

				<b>Adds:</b>			
	Floors	Roof or deck floor	Parapet or Deck rail	Mechanical	Elevator Overrun	Arch Feature	Light Poles
<b>Building</b>		2	38	4	18	6	NA
	cumulative height:		38	<b>42</b>	42	56	48
<b>Deck</b>	NEDeck G+1	2	11	4	18	6	15
	cumulative height:		11	<b>15</b>	15	29	26

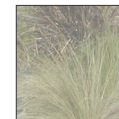
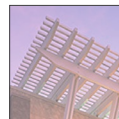
**Northwest Component (Fry's Expansion)**

				<b>Adds:</b>			
	Floors	Roof or deck floor	Parapet or Deck rail	Mechanical	Elevator Overrun	Arch Feature	Light Poles
<b>Building</b>		1	22	4	18	6	NA
	cumulative height:		22	<b>26</b>	26	NA	32
	max height / 2 floors:		36	<b>40</b>	40	54	46
<b>Deck</b>	NWD G+2	2	26.5	4	18	6	15
	cumulative height:		26.5	<b>30.5</b>	30.5	44.5	41.5
<b>Deck</b>	NEDeck G+3	3	31	4	18	6	15
	cumulative height:		31	<b>35</b>	35	49	46





## Phased Plans



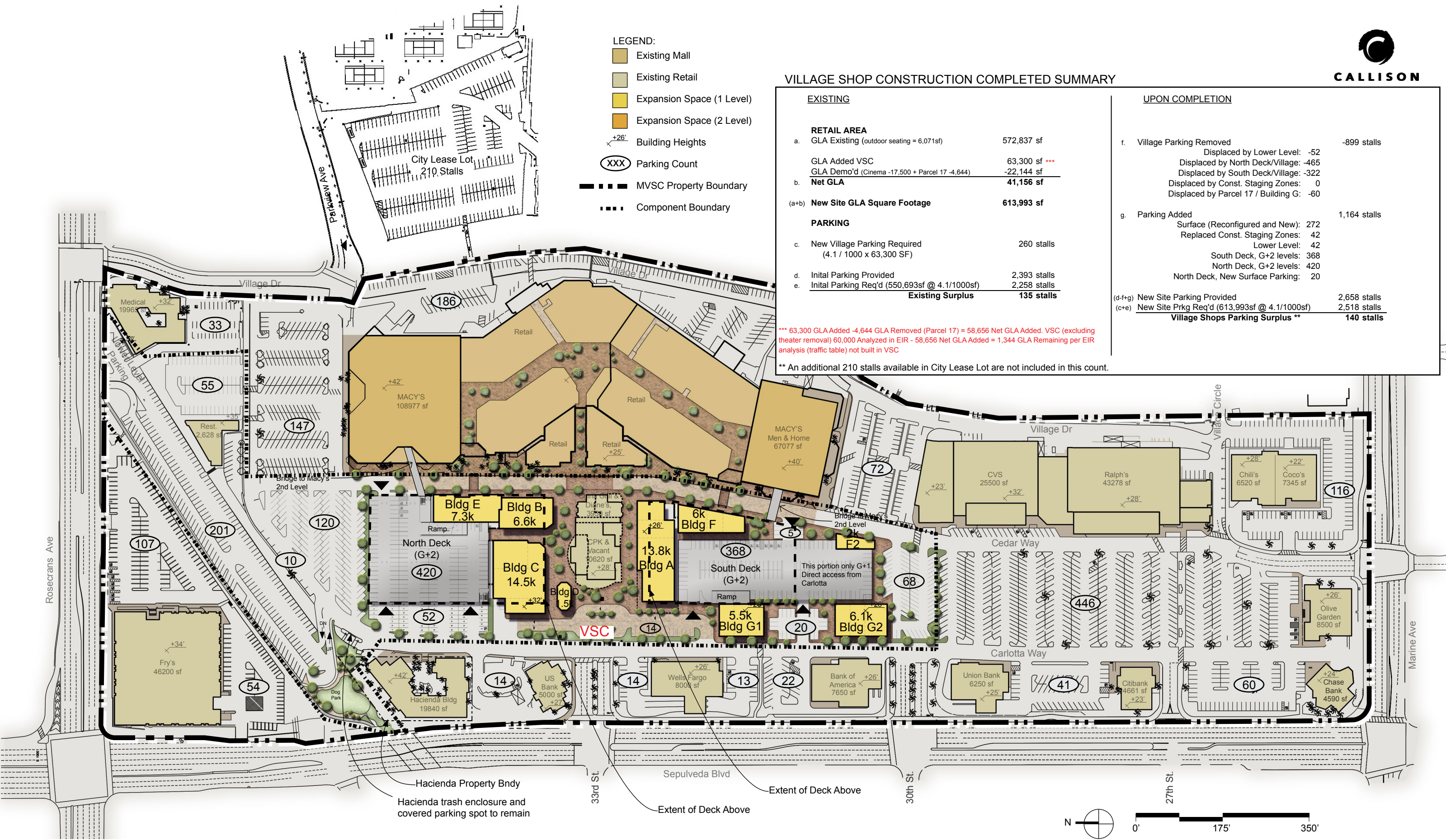
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**VILLAGE SHOP CONSTRUCTION COMPLETED SUMMARY**

EXISTING		UPON COMPLETION	
<b>RETAIL AREA</b>			
a. GLA Existing (outdoor seating = 6,071sf)	572,837 sf	f. Village Parking Removed	-899 stalls
GLA Added VSC	63,300 sf ***	Displaced by Lower Level:	-52
GLA Demo'd (Cinema -17,500 + Parcel 17 -4,644)	-22,144 sf	Displaced by North Deck/Village:	-465
b. <b>Net GLA</b>	<b>41,156 sf</b>	Displaced by South Deck/Village:	-322
(a+b) <b>New Site GLA Square Footage</b>	<b>613,993 sf</b>	Displaced by Const. Staging Zones:	0
<b>PARKING</b>			
c. New Village Parking Required (4.1 / 1000 x 63,300 SF)	260 stalls	Displaced by Parcel 17 / Building G:	-60
d. Initial Parking Provided	2,393 stalls	g. Parking Added	1,164 stalls
e. Initial Parking Req'd (550,693sf @ 4.1/1000sf)	2,258 stalls	Surface (Reconfigured and New):	272
<b>Existing Surplus</b>	<b>135 stalls</b>	Replaced Const. Staging Zones:	42
		Lower Level:	42
		South Deck, G+2 levels:	368
		North Deck, G+2 levels:	420
		North Deck, New Surface Parking:	20
		(d-f+g) New Site Parking Provided	2,658 stalls
		(c+e) New Site Prkg Req'd (613,993sf @ 4.1/1000sf)	2,518 stalls
		<b>Village Shops Parking Surplus **</b>	<b>140 stalls</b>

\*\*\* 63,300 GLA Added -4,644 GLA Removed (Parcel 17) = 58,656 Net GLA Added. VSC (excluding theater removal) 60,000 Analyzed in EIR - 58,656 Net GLA Added = 1,344 GLA Remaining per EIR analysis (traffic table) not built in VSC

\*\* An additional 210 stalls available in City Lease Lot are not included in this count.



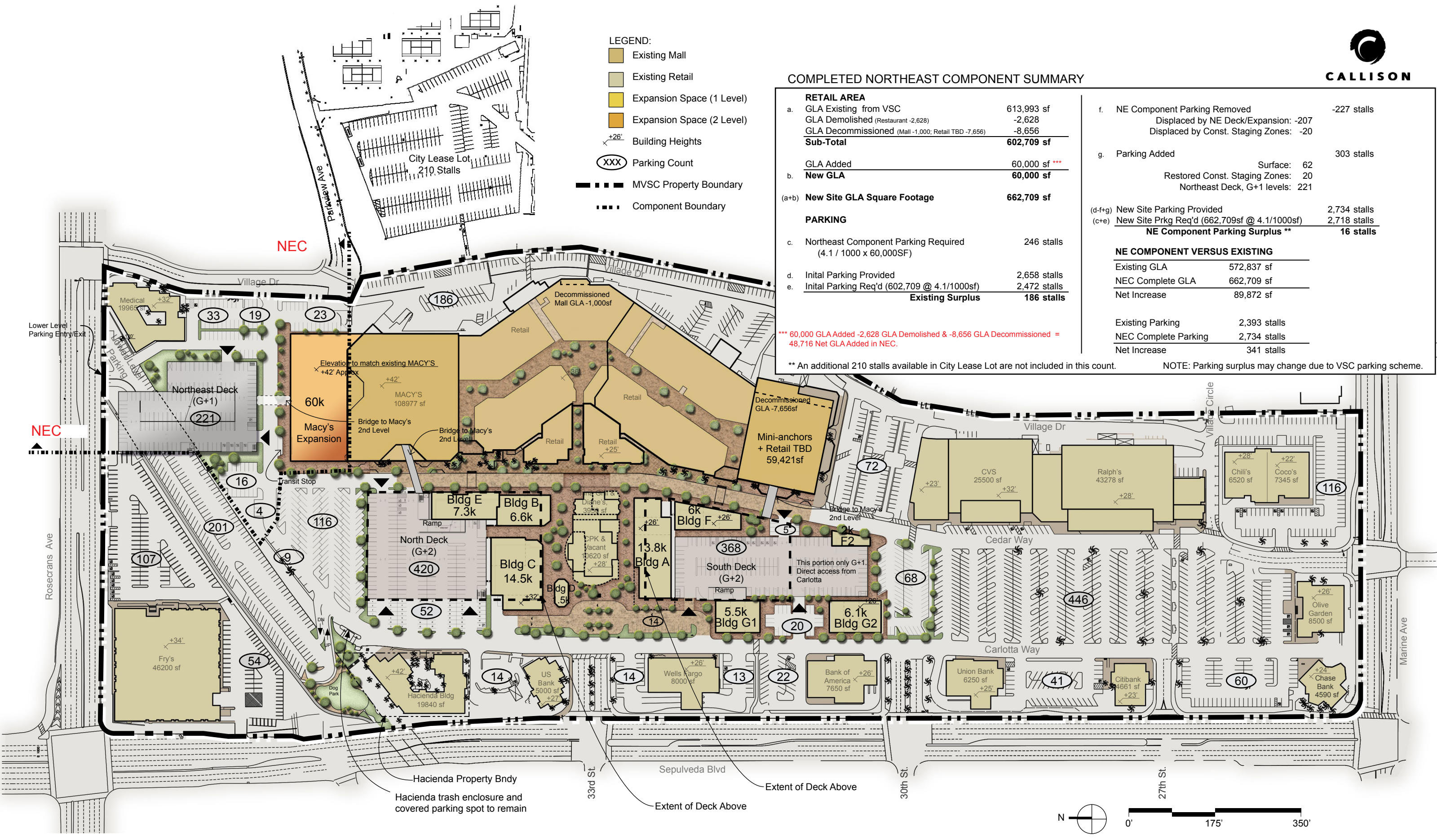
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**COMPLETED NORTHEAST COMPONENT SUMMARY**

RETAIL AREA		
a.	GLA Existing from VSC	613,993 sf
	GLA Demolished (Restaurant -2,628)	-2,628
	GLA Decommissioned (Mall -1,000; Retail TBD -7,656)	-8,656
	<b>Sub-Total</b>	<b>602,709 sf</b>
	GLA Added	60,000 sf ***
b.	<b>New GLA</b>	<b>60,000 sf</b>
(a+b)	<b>New Site GLA Square Footage</b>	<b>662,709 sf</b>
PARKING		
c.	Northeast Component Parking Required (4.1 / 1000 x 60,000SF)	246 stalls
d.	Initial Parking Provided	2,658 stalls
e.	Initial Parking Req'd (602,709 @ 4.1/1000sf)	2,472 stalls
	<b>Existing Surplus</b>	<b>186 stalls</b>
f.	NE Component Parking Removed	-227 stalls
	Displaced by NE Deck/Expansion: -207	
	Displaced by Const. Staging Zones: -20	
g.	Parking Added	303 stalls
	Surface: 62	
	Restored Const. Staging Zones: 20	
	Northeast Deck, G+1 levels: 221	
(d-f+g)	New Site Parking Provided	2,734 stalls
(c+e)	New Site Prkg Req'd (662,709sf @ 4.1/1000sf)	2,718 stalls
	<b>NE Component Parking Surplus **</b>	<b>16 stalls</b>
NE COMPONENT VERSUS EXISTING		
	Existing GLA	572,837 sf
	NEC Complete GLA	662,709 sf
	Net Increase	89,872 sf
	Existing Parking	2,393 stalls
	NEC Complete Parking	2,734 stalls
	Net Increase	341 stalls

\*\*\* 60,000 GLA Added -2,628 GLA Demolished & -8,656 GLA Decommissioned = 48,716 Net GLA Added in NEC.

\*\* An additional 210 stalls available in City Lease Lot are not included in this count. NOTE: Parking surplus may change due to VSC parking scheme.



COMPLETED NORTHWEST COMPONENT SUMMARY - RETAIL ONLY OPTION

COMPLETED NW COMPONENT PROJECT SUMMARY

RETAIL AREA		
a. GLA Existing from NEC	662,709 sf	
GLA Removed	-46,200	
<b>Sub-Total</b>	<b>616,509 sf</b>	
b. GLA Added	80,000 sf	
<b>New GLA</b>	<b>80,000 sf</b>	
(a+b) <b>New Site GLA Square Footage</b>	<b>696,509 sf</b>	
PARKING		
c. Northwest Component Parking Required (4.1 / 1000 x 80,000 SF)	328 stalls	
d. Initial Parking Provided	2,734 stalls	
e. Initial Parking Required (616,509sf/1000sf)	2,528 stalls	
<b>Existing Surplus</b>	<b>206 stalls</b>	
f. NW Component Parking Removed	-507 stalls	
Displaced by NW Lower Level:	-201	
Displaced by NW Deck/Expansion:	-306	
Displaced by Const. Staging Zones:	0	
g. Parking Added	701 stalls	
Surface Reconfigured and New	15	
Lower Level:	177	
Restored Const. Staging Zones:	20	
Northwest Deck, G+1 levels:	289	
Northeast Deck, +2 additional levels:	200	
(d-f+g) <b>New Site Parking Provided</b>	<b>2,928 stalls</b>	
(c+e) <b>New Site Prkg Req'd (696,509sf @4.1/1000sf)</b>	<b>2,856 stalls</b>	
<b>NW Component Parking Surplus **</b>	<b>72 stalls</b>	

\*\* An additional 210 stalls available in City Lease Lot are not included in this count.

NOTE: Parking surplus may change due to VSC parking scheme.

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Parking for NW Component requires a 2 level addition to this deck. Adding +/- 195 stalls (Grade + 3)

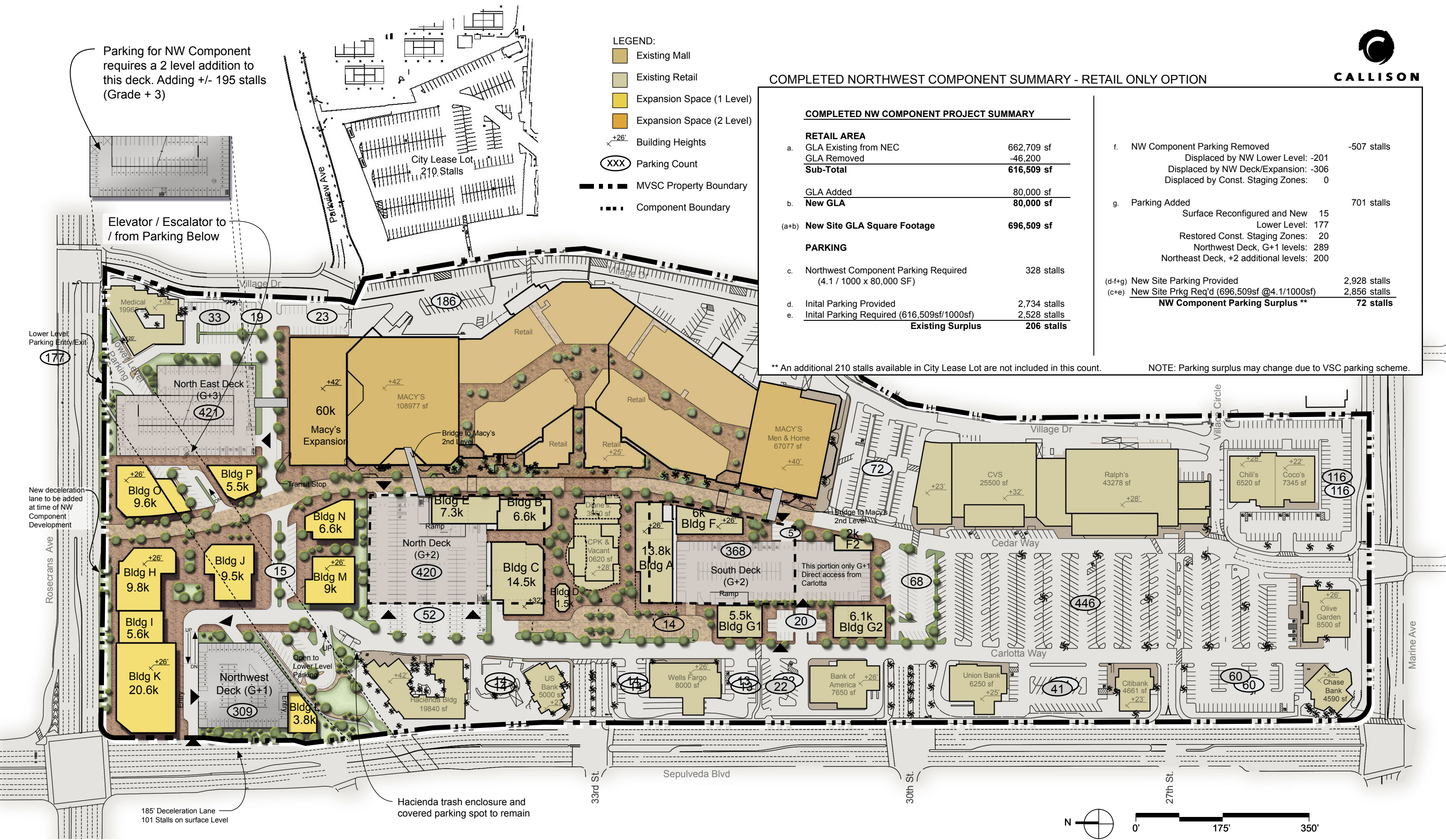
Elevator / Escalator to / from Parking Below

Lower Level Parking Entry/Exit

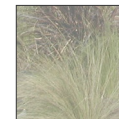
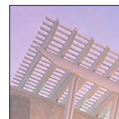
New deceleration lane to be added at time of NW Component Development

185' Deceleration Lane  
101 Stalls on surface Level

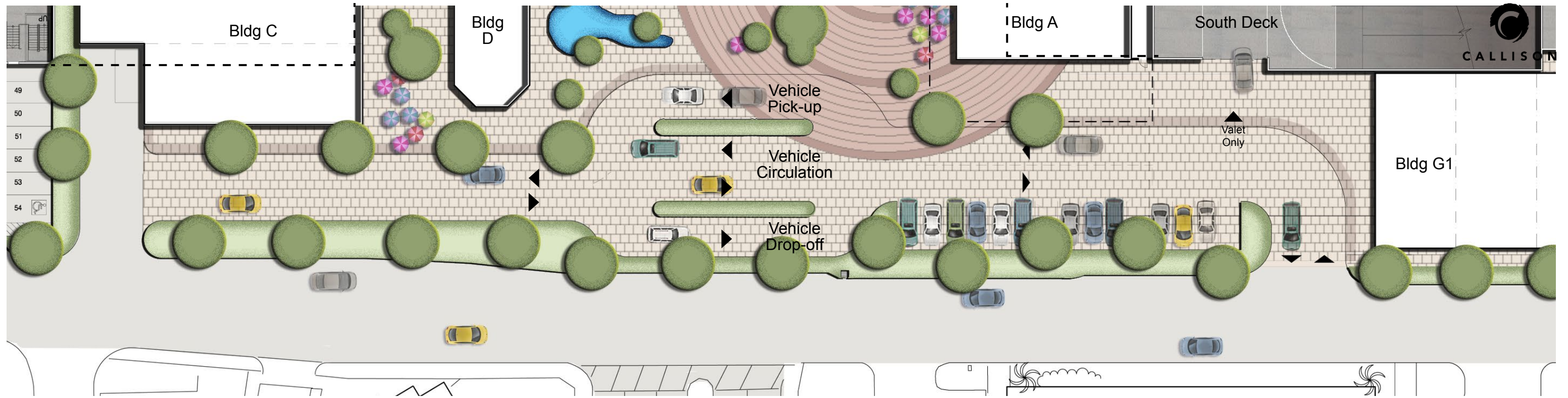
Hacienda trash enclosure and covered parking spot to remain



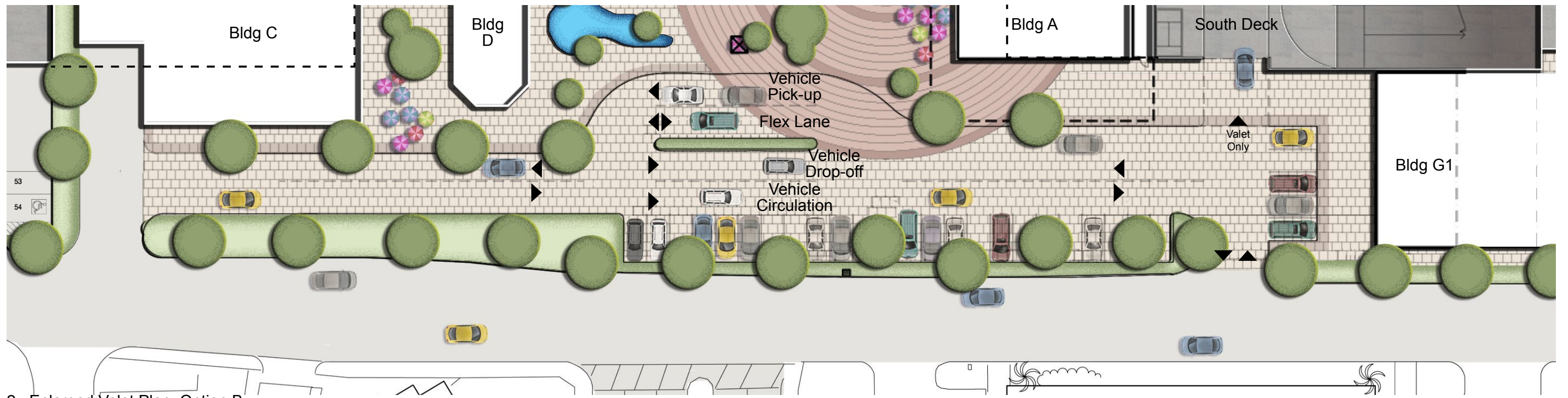
## Enlarged Plans & Perspectives







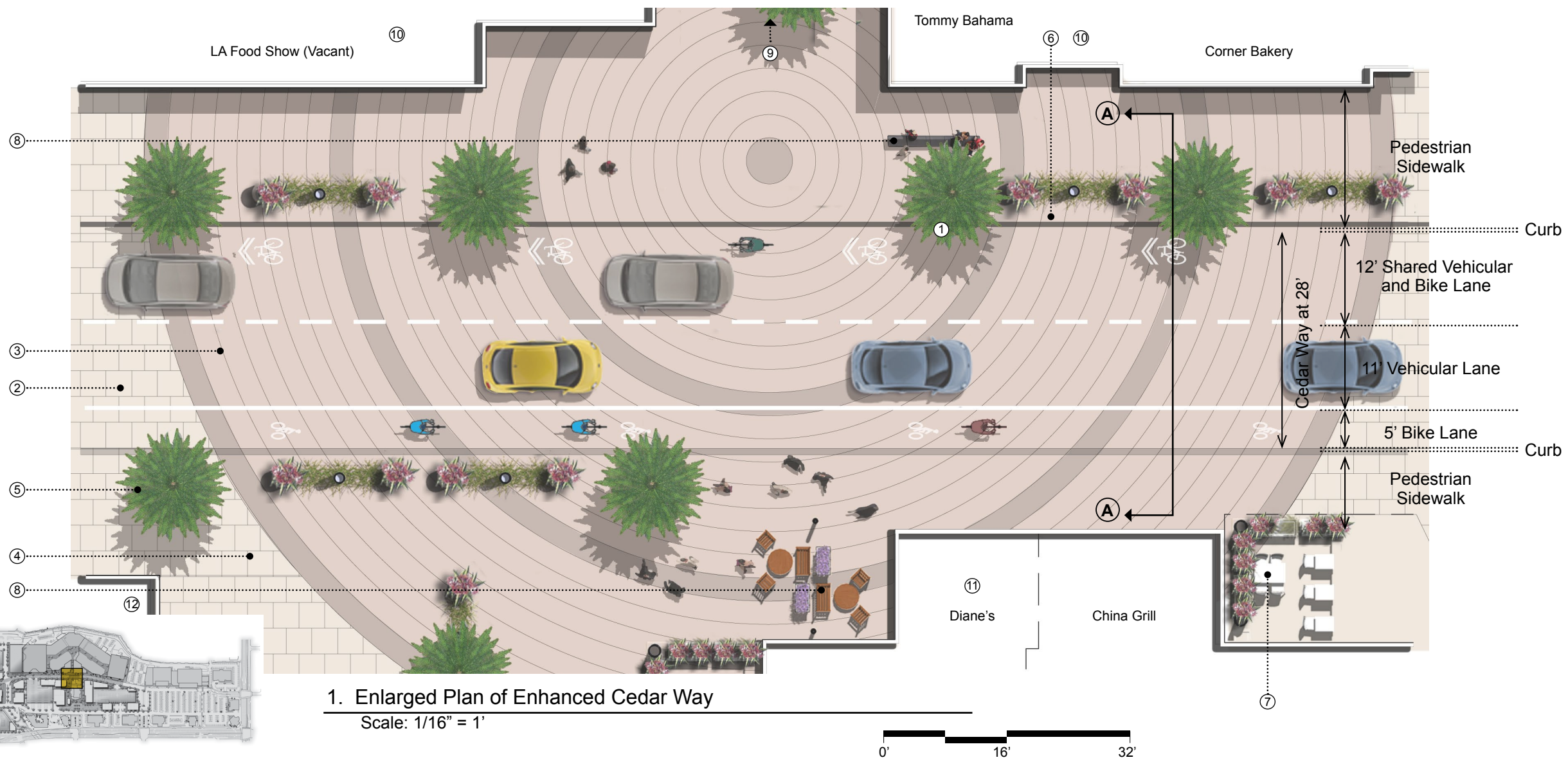
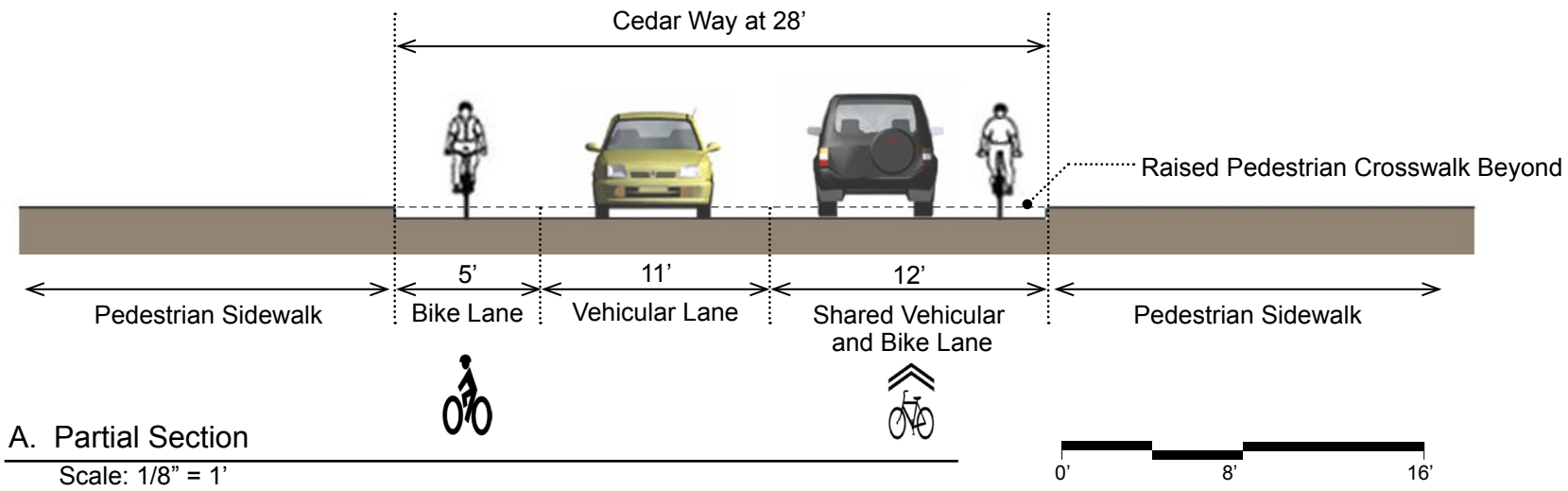
1. Enlarged Valet Plan, Option A  
Scale: 1" = 60'



2. Enlarged Valet Plan, Option B  
Scale: 1" = 60'

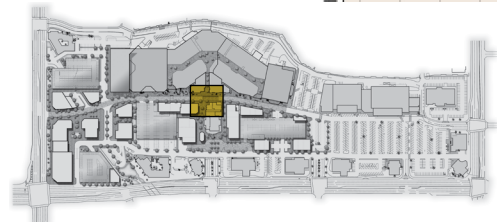
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**Notes**

- 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



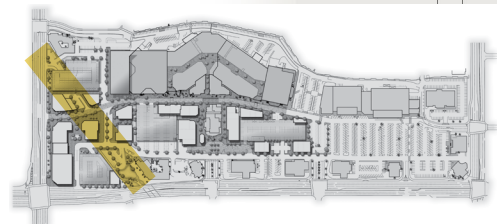
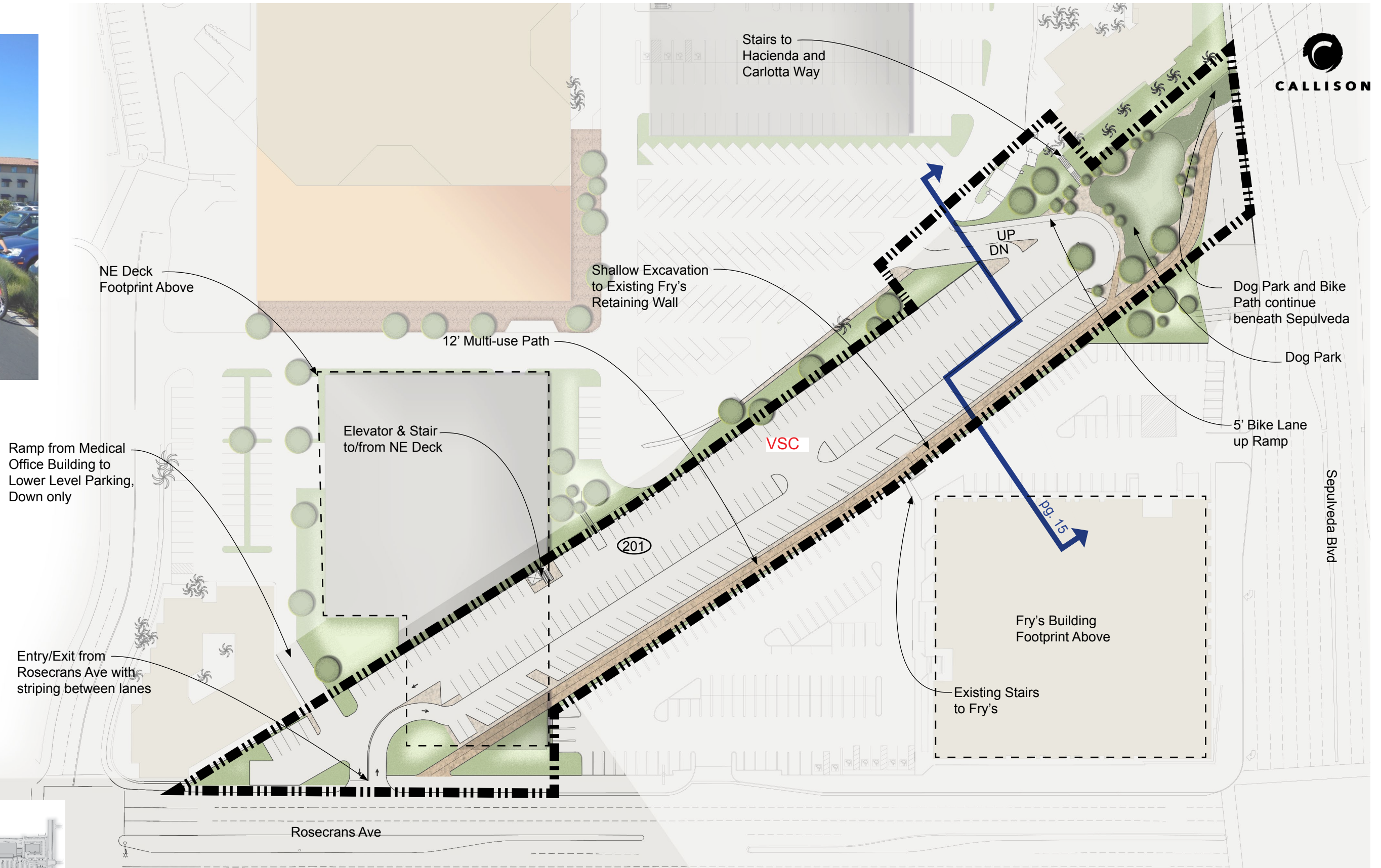
Key Plan



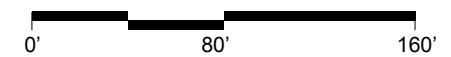


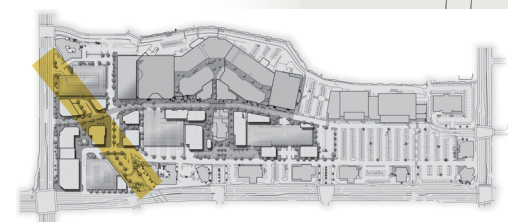
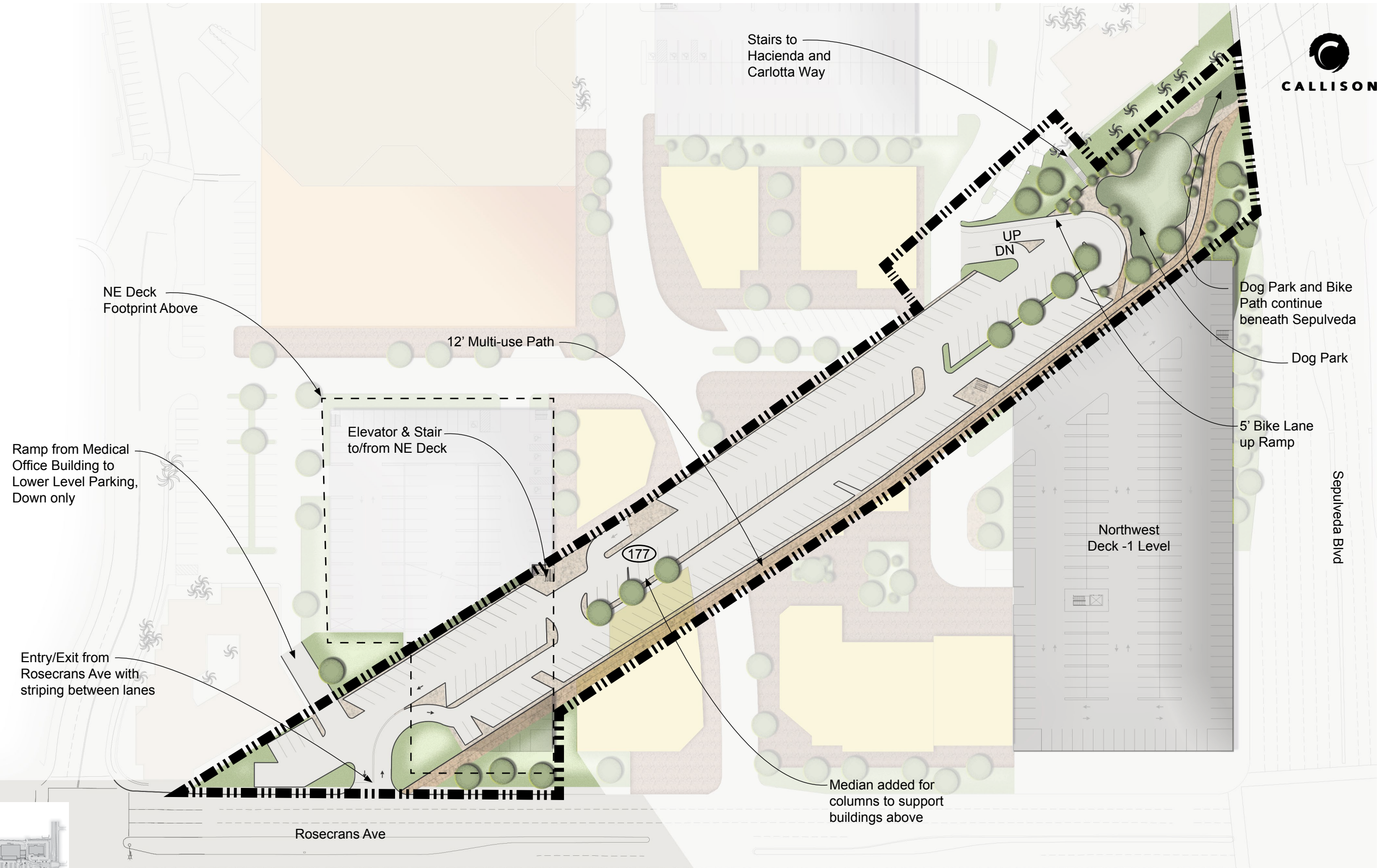


Multi-use Path Example



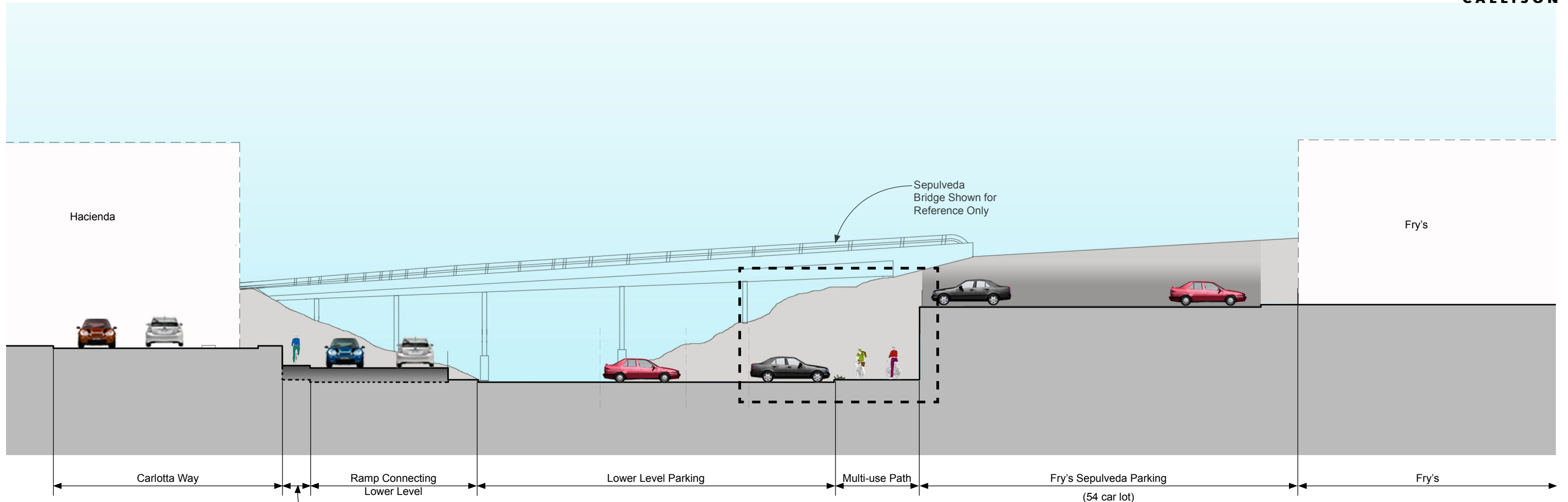
Key Plan





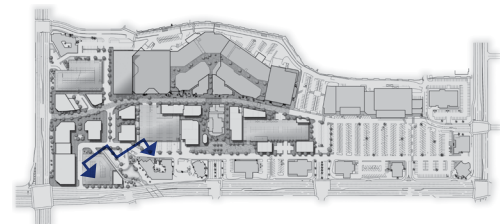
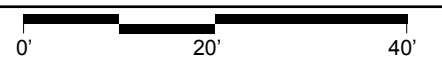
Key Plan





1. Section at Lower Level

Scale: 1" = 20'

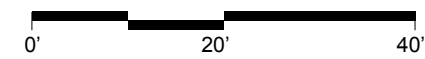
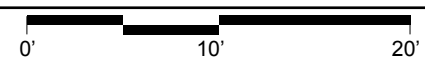


Key Plan



2. Section at Lower Level

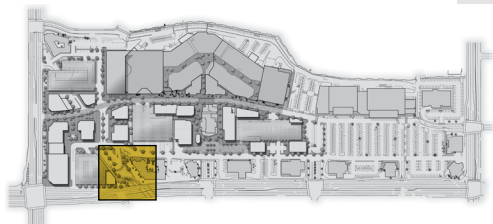
Scale: 1" = 10'



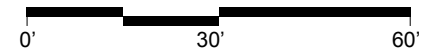


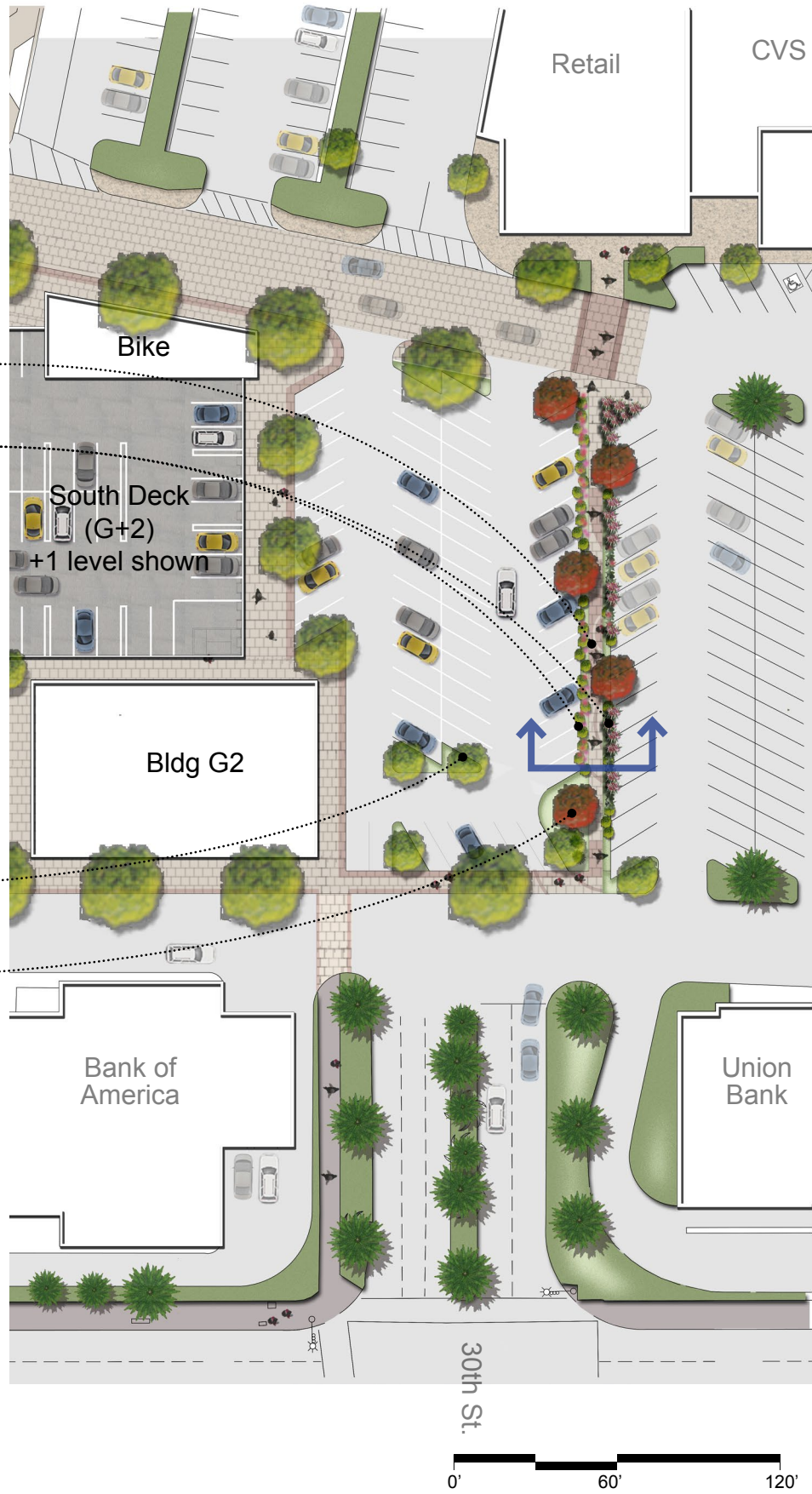
**Notes**

- ① Dog Park
- ② 12' Multi-use Path
- 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 Lower Level Parking
- ⑬ Fry's Parking



Key Plan





Pedestrian path with Enhanced Paving

Colorful Landscaping on both side of Path

Bike

South Deck (G+2)  
+1 level shown

Bldg G2

Shade Tree

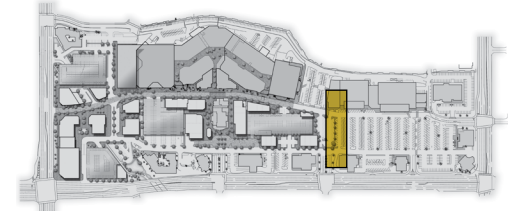
Ornamental Tree

Bank of America

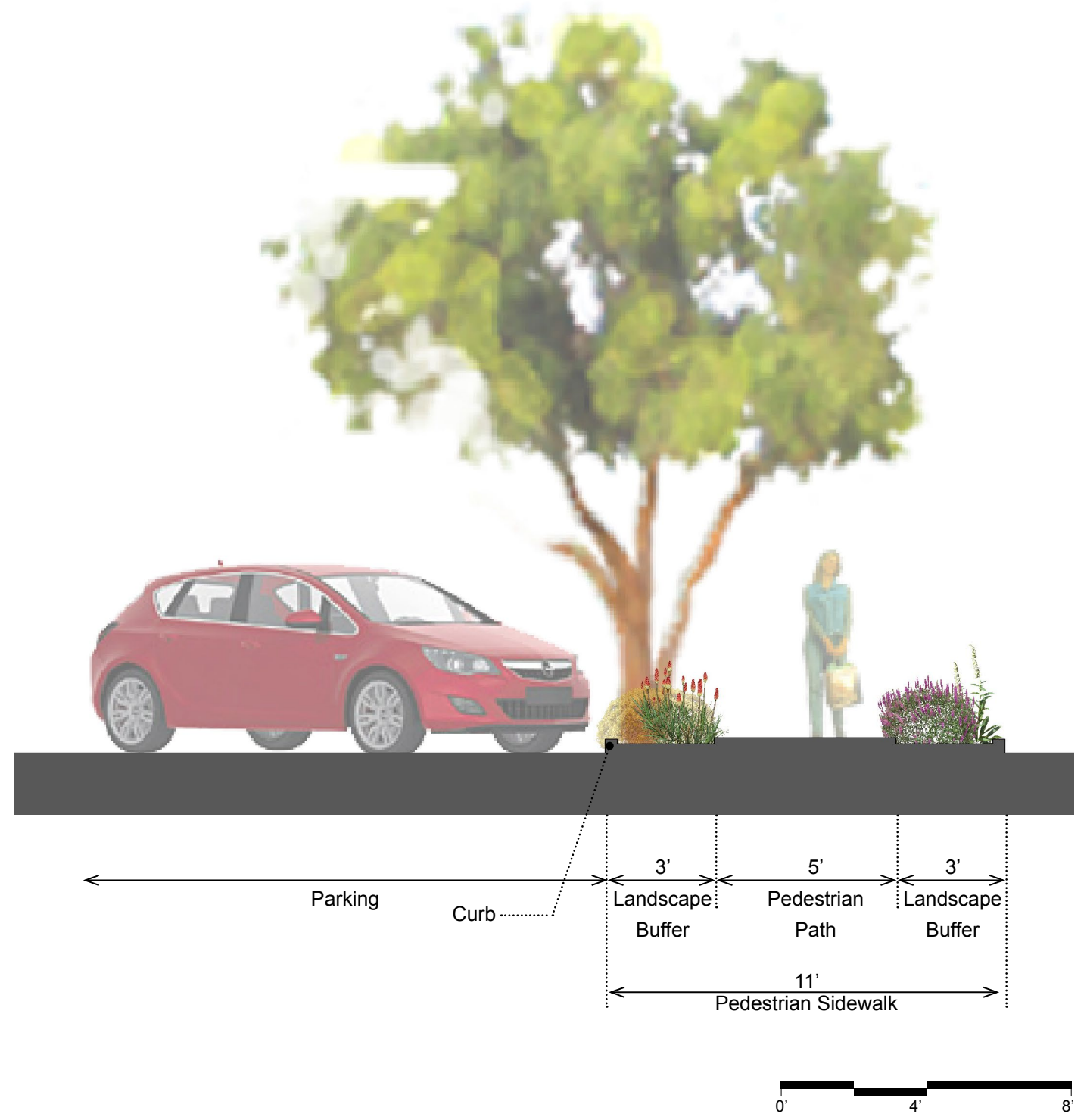
Union Bank

30th St.

0' 60' 120'



Key Plan



Parking

Curb

3'

Landscape Buffer

5'

Pedestrian Path

3'

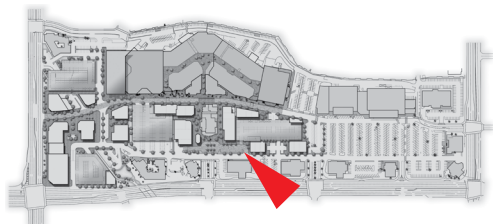
Landscape Buffer

11'

Pedestrian Sidewalk

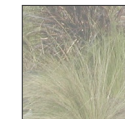
0' 4' 8'

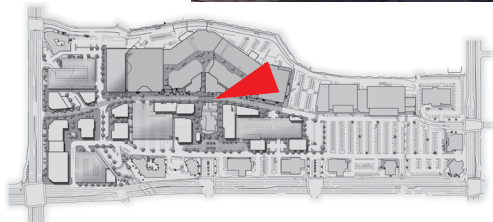




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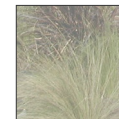
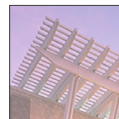
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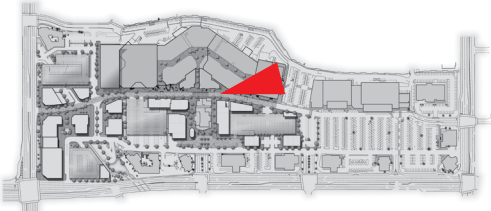




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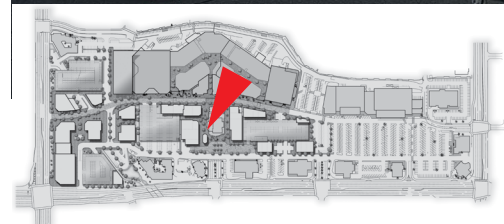


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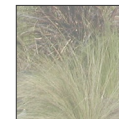
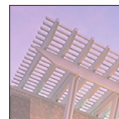


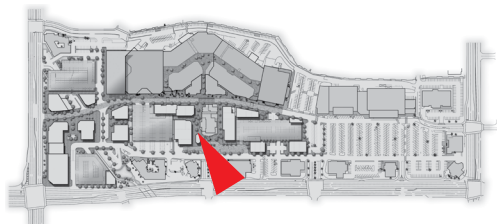




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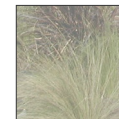
**FOR ILLUSTRATIVE PURPOSES ONLY**

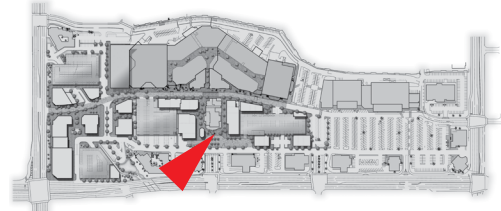




Key Plan

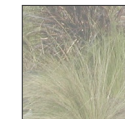
**FOR ILLUSTRATIVE PURPOSES ONLY**

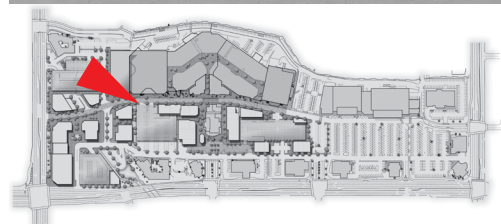




Key Plan

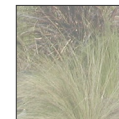
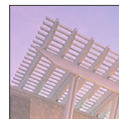
**FOR ILLUSTRATIVE PURPOSES ONLY**

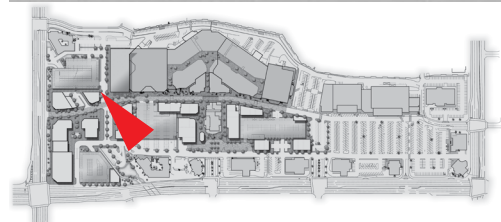




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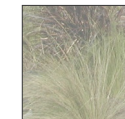
**FOR ILLUSTRATIVE PURPOSES ONLY**

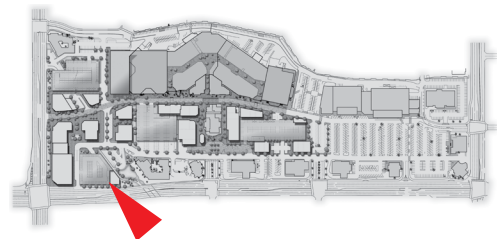




Key Plan

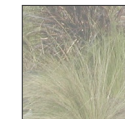
**FOR ILLUSTRATIVE PURPOSES ONLY**





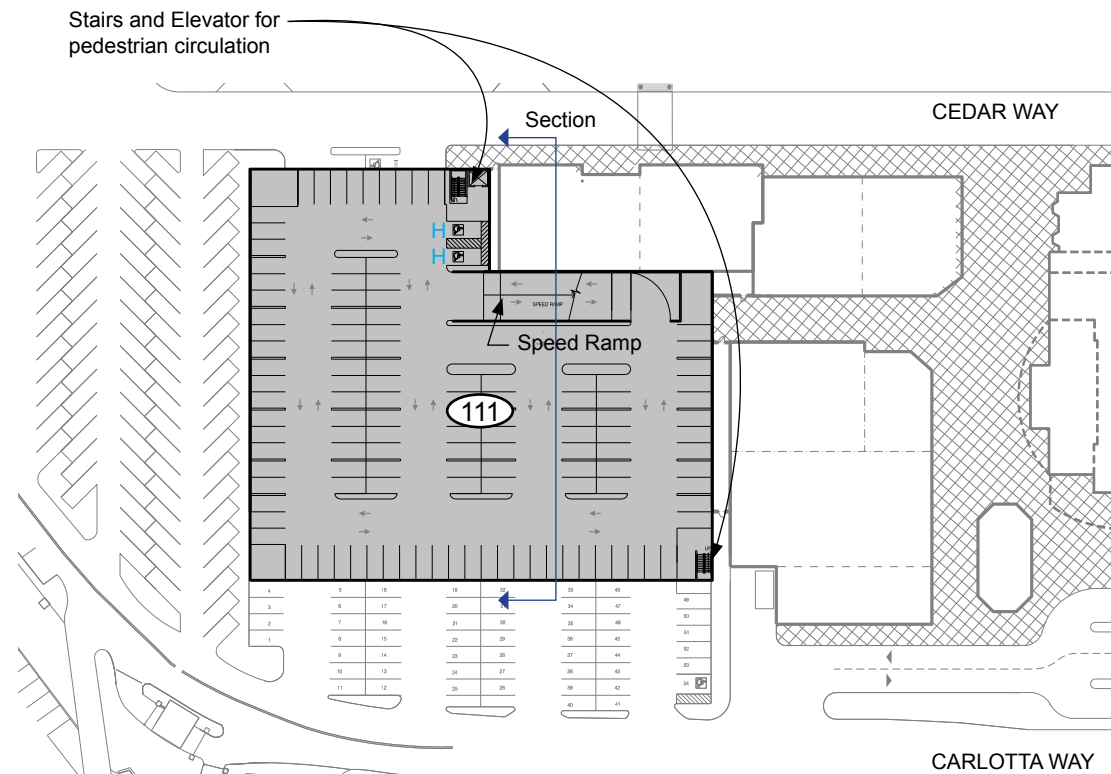
Key Plan

**FOR ILLUSTRATIVE PURPOSES ONLY**

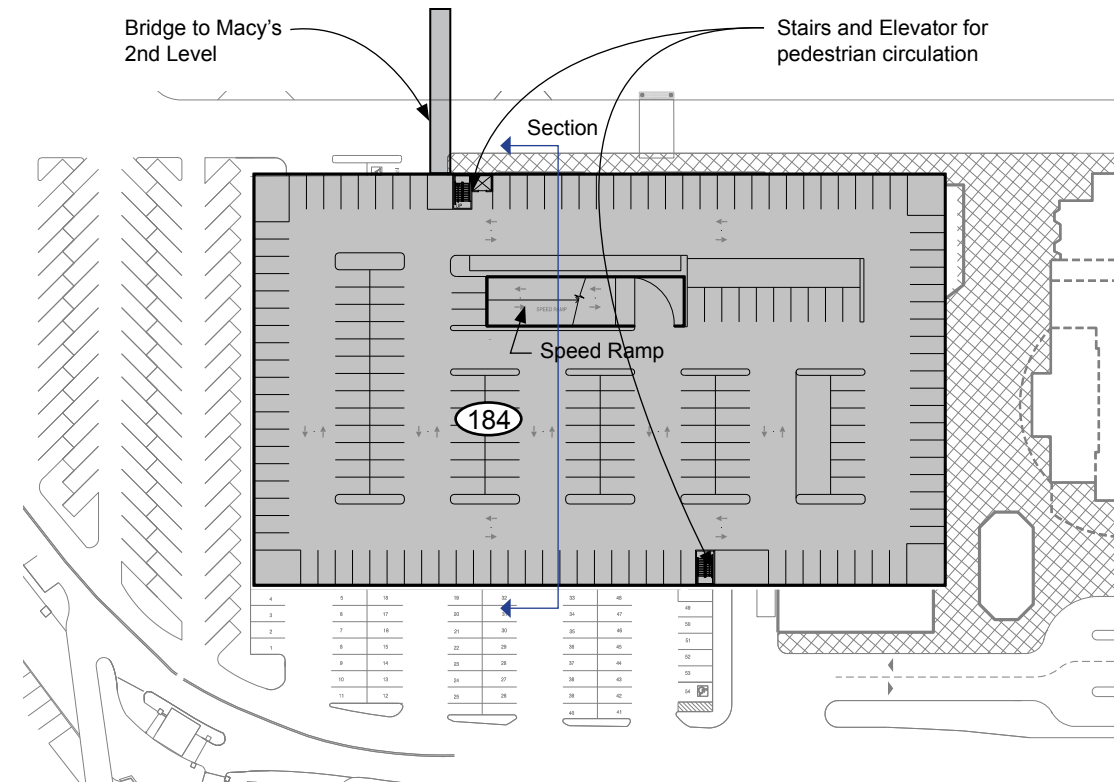


# Village Shops - Parking Decks

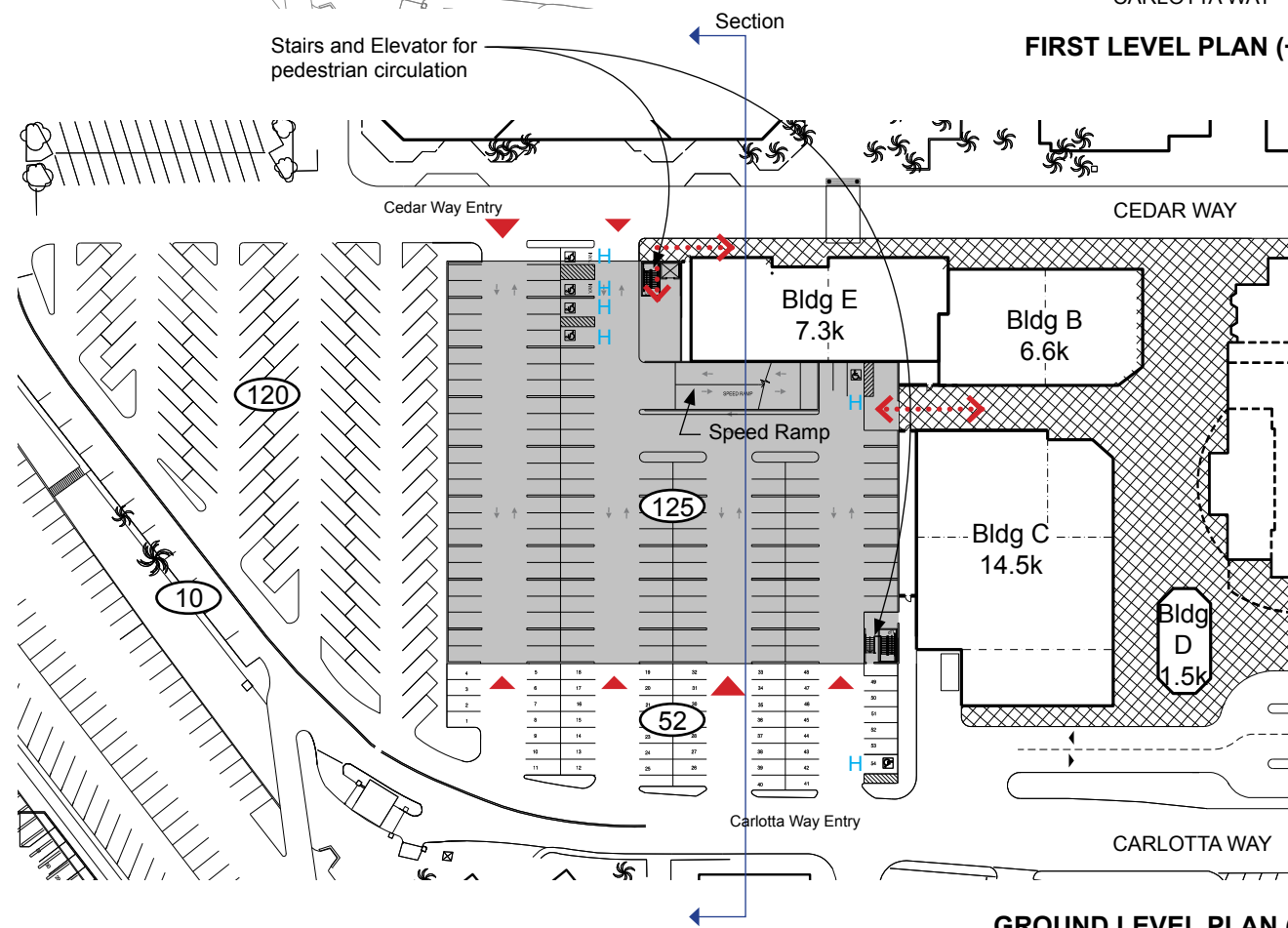




**FIRST LEVEL PLAN (+1)**



**SECOND LEVEL PLAN (+2)**



**GROUND LEVEL PLAN (G)**

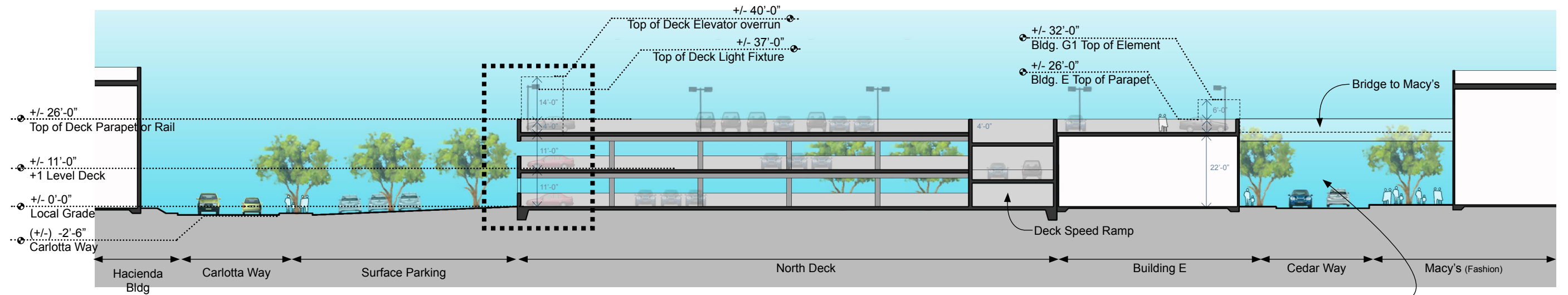
**NORTH LOT TOTALS**

Surface:	182 stalls
Deck:	420 stalls
	602 stalls

**NORTH DECK TOTAL - 420 STALLS**

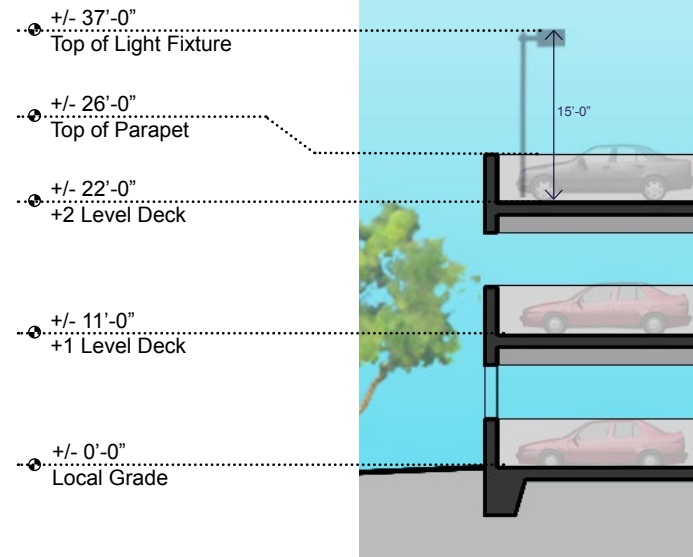
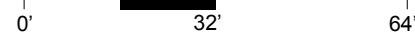






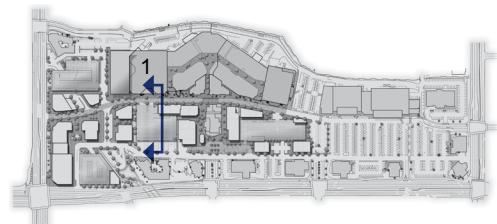
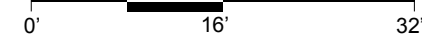
1. North Deck Section, Looking North

Scale: 1/32" = 1'



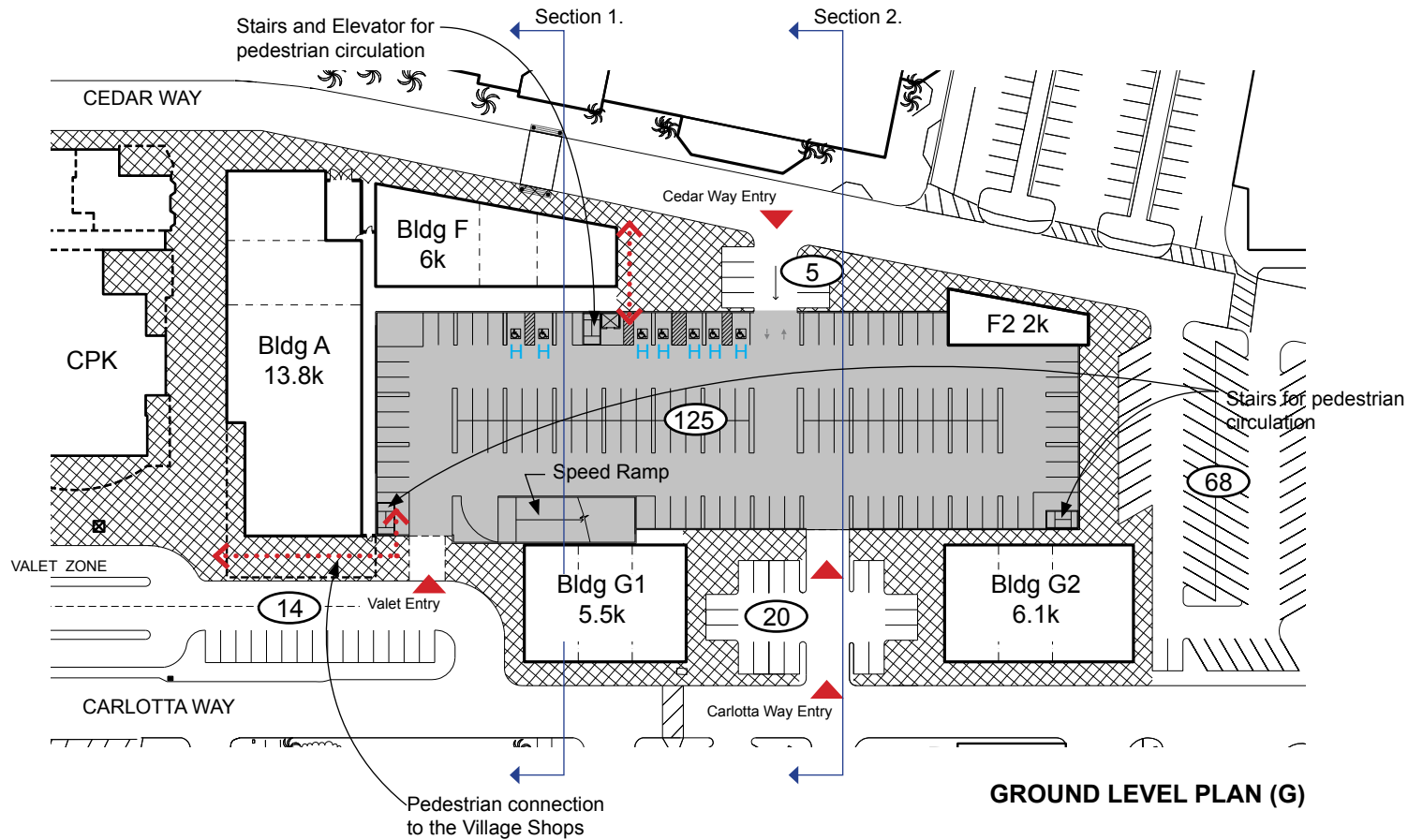
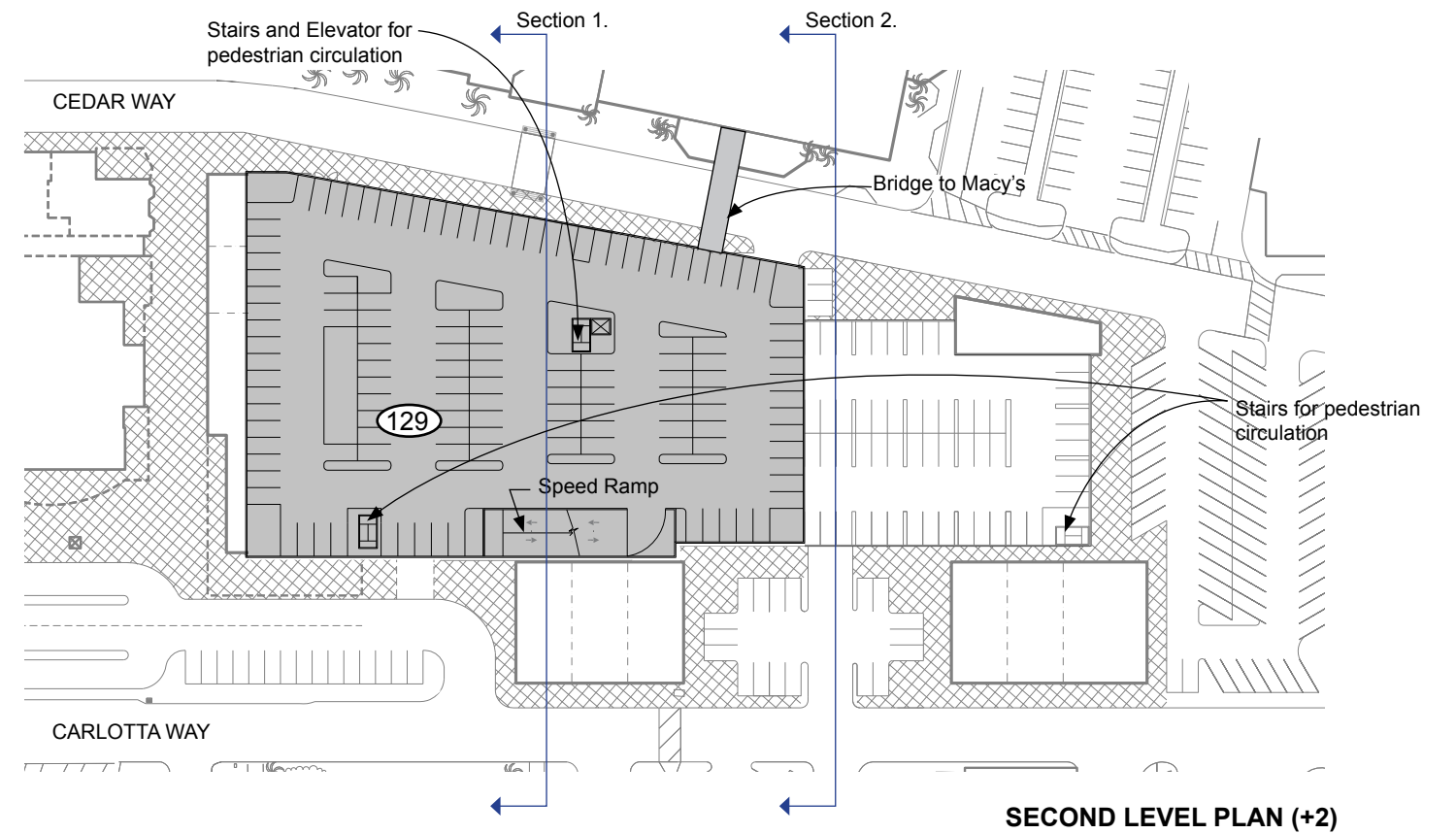
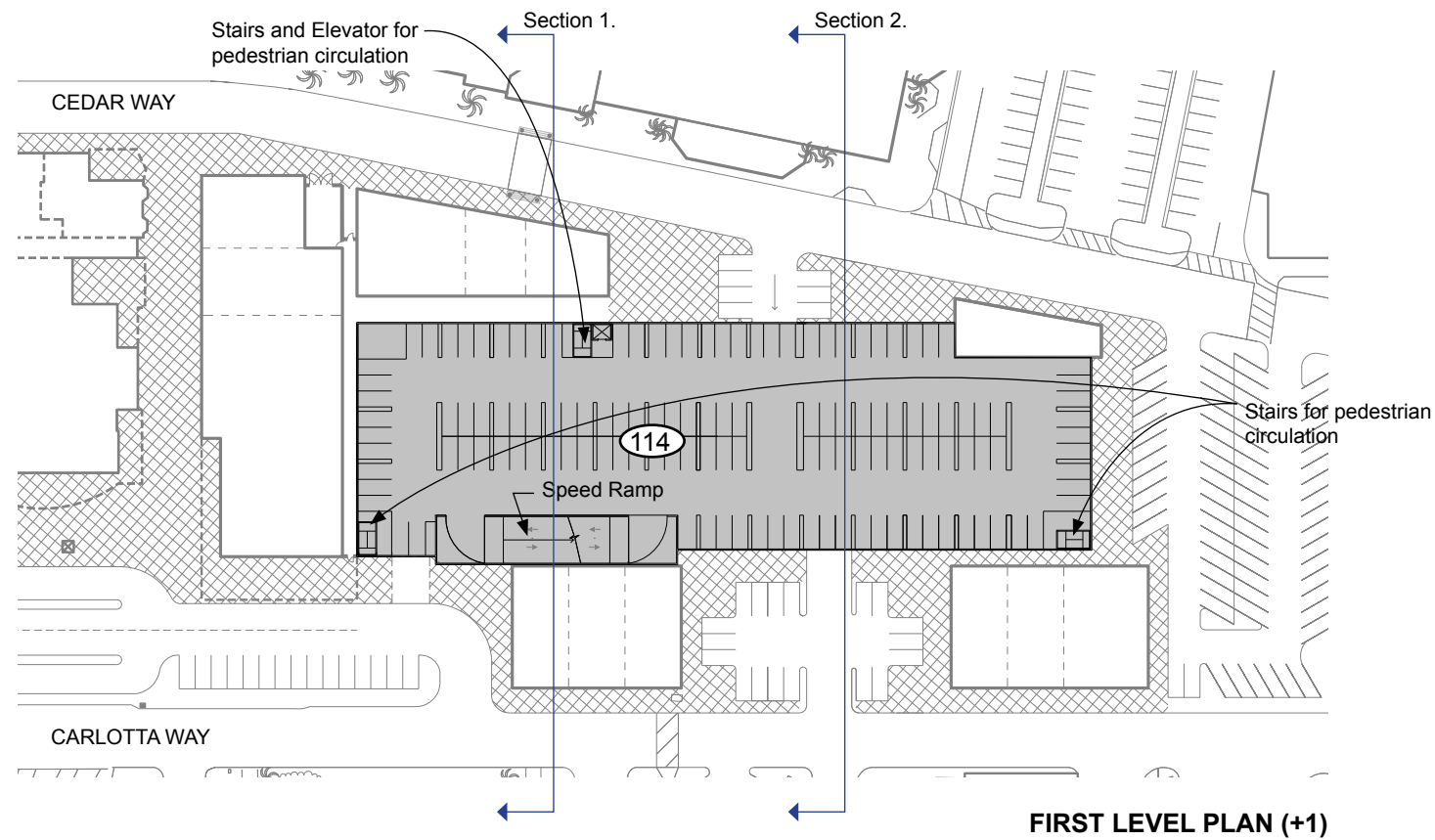
2. Enlarged North Deck Section, w Typical Light Fixture

Scale: 1/16" = 1'



Key Plan

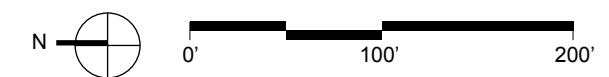


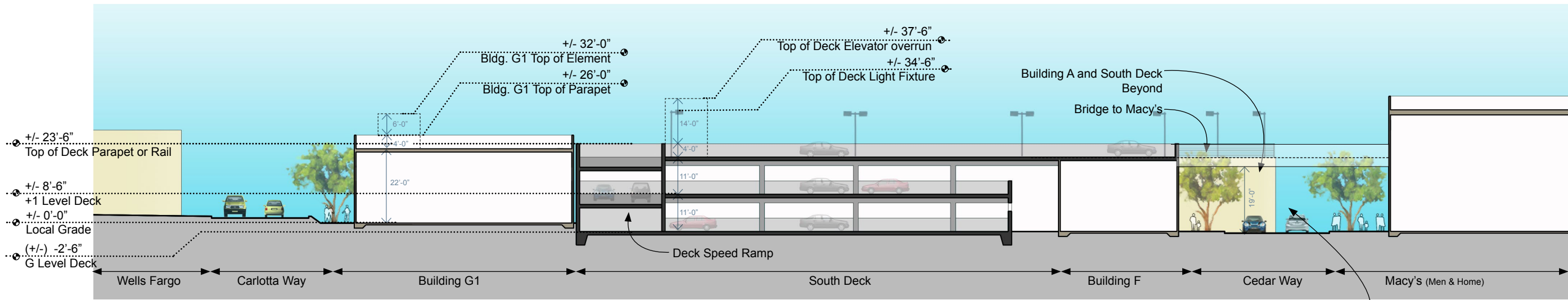


**SOUTH LOT TOTALS**

Surface:	107 stalls
Deck:	368 stalls
	475 stalls

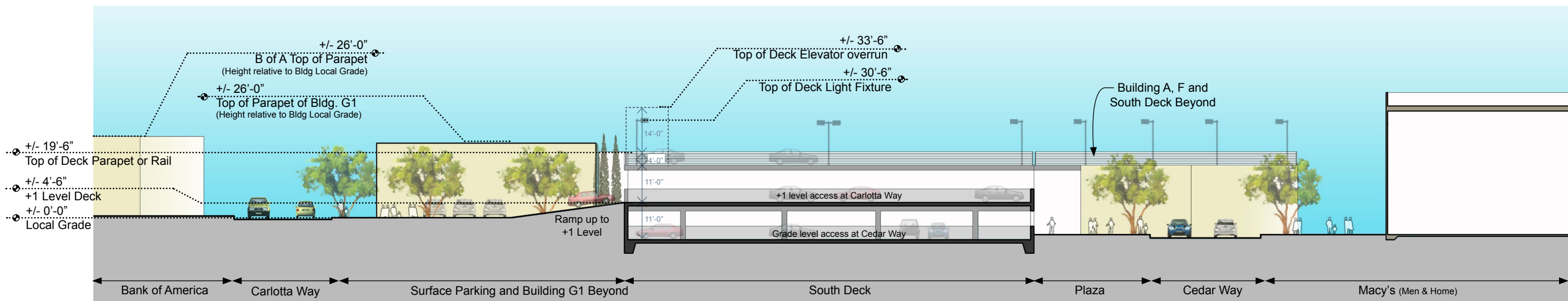
**SOUTH DECK TOTAL - 368 STALLS**





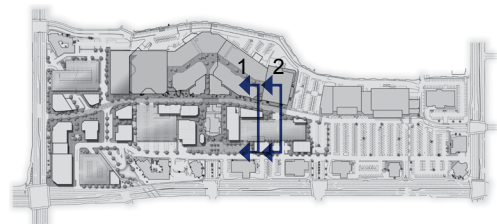
1. South Deck Section, Looking North

Scale: 1/32" = 1'

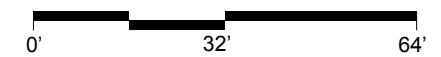


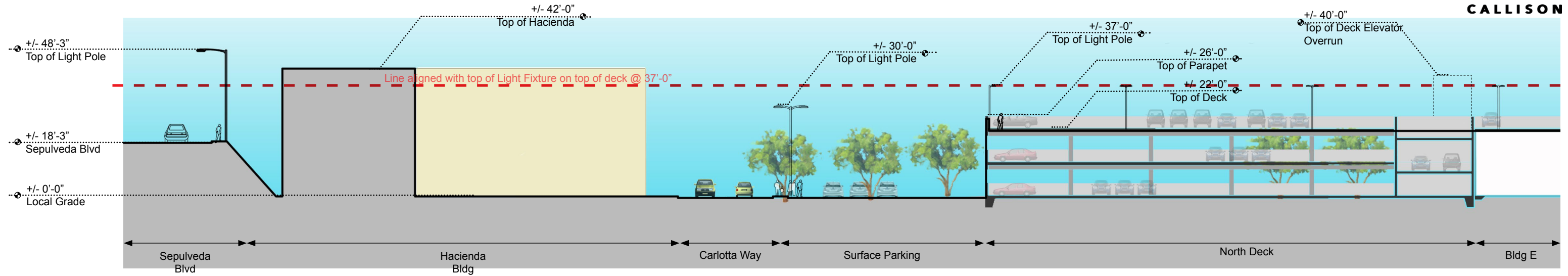
2. South Deck Section, Looking North

Scale: 1/32" = 1'



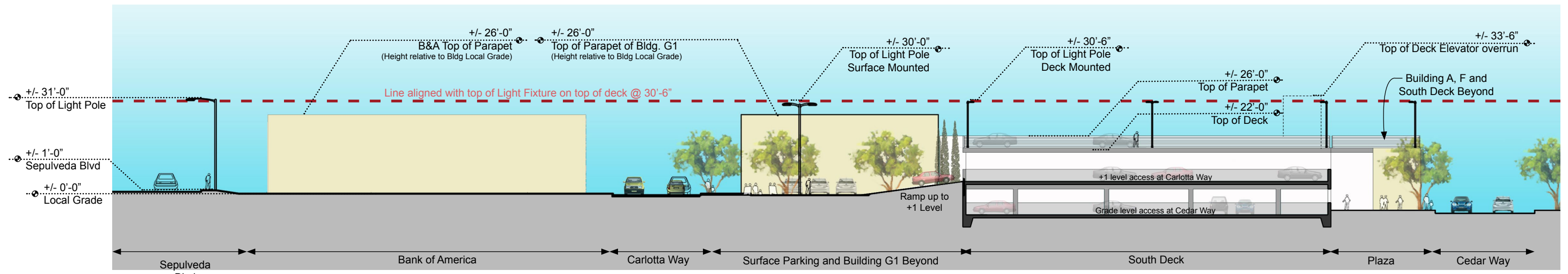
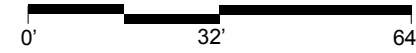
Key Plan





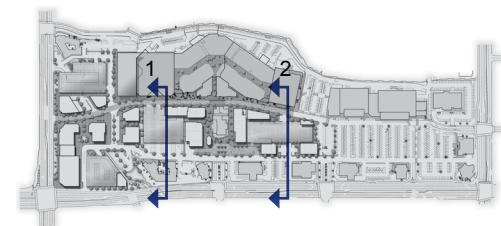
1. North Deck Section, Looking North

Scale: 1/32" = 1'

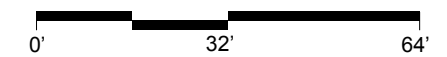


2. South Deck Section, Looking North

Scale: 1/32" = 1'

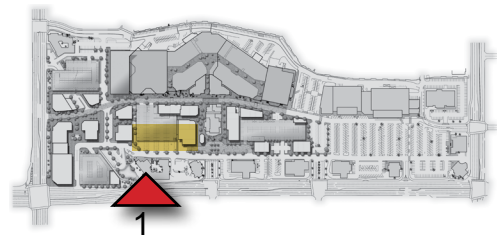


Key Plan

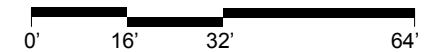




1. North Village Shops and North Deck Elevation Facing Carlotta Way  
 Scale: 1/32" = 1'



Key Plan

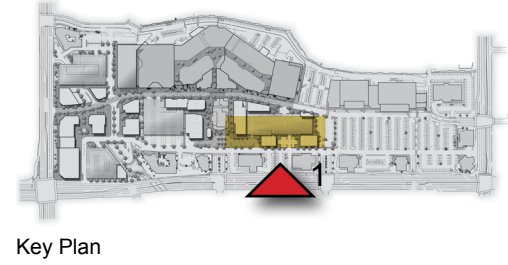


FOR ILLUSTRATIVE PURPOSES ONLY

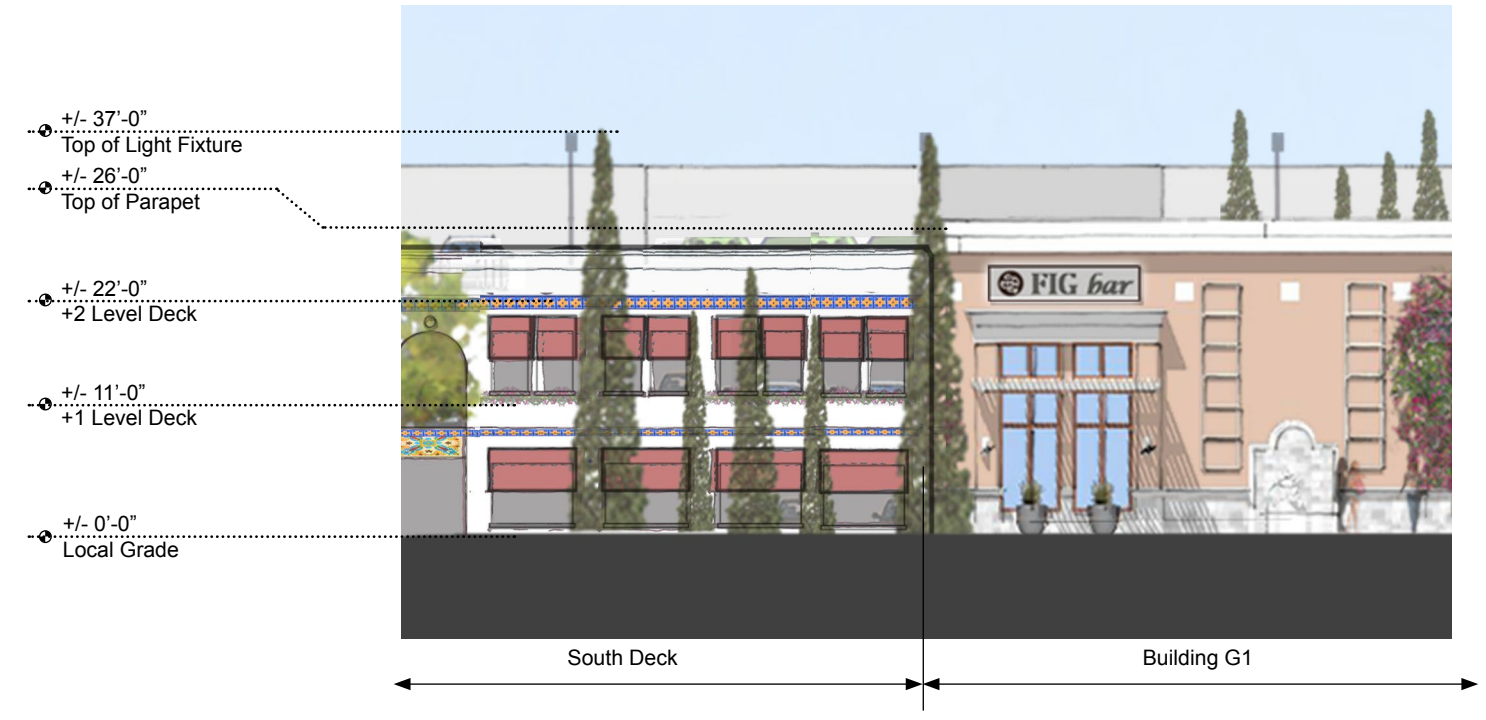




1. South Village Shops and South Deck Elevation Facing Carlotta Way  
 Scale: 1/32" = 1'



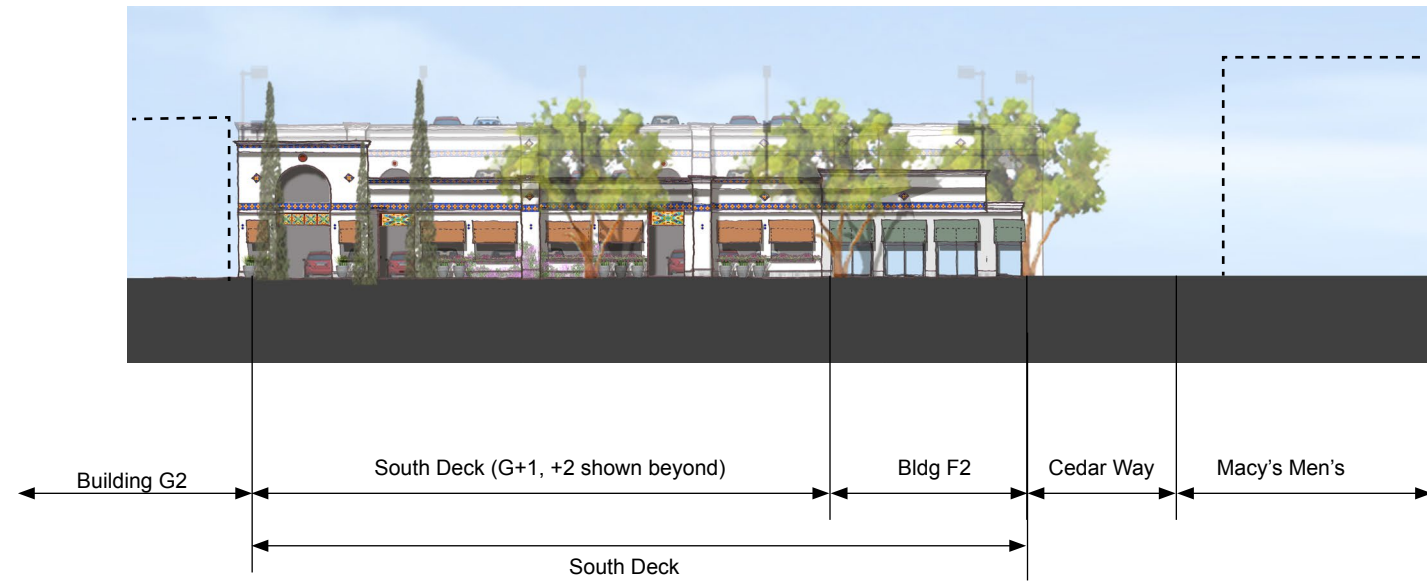
Key Plan



2. Enlarged South Deck & Bldg G1 Elevation  
 Scale: 1/16" = 1'

**FOR ILLUSTRATIVE PURPOSES ONLY**





1. South Deck Elevation Facing South

Scale: 1/32" = 1'

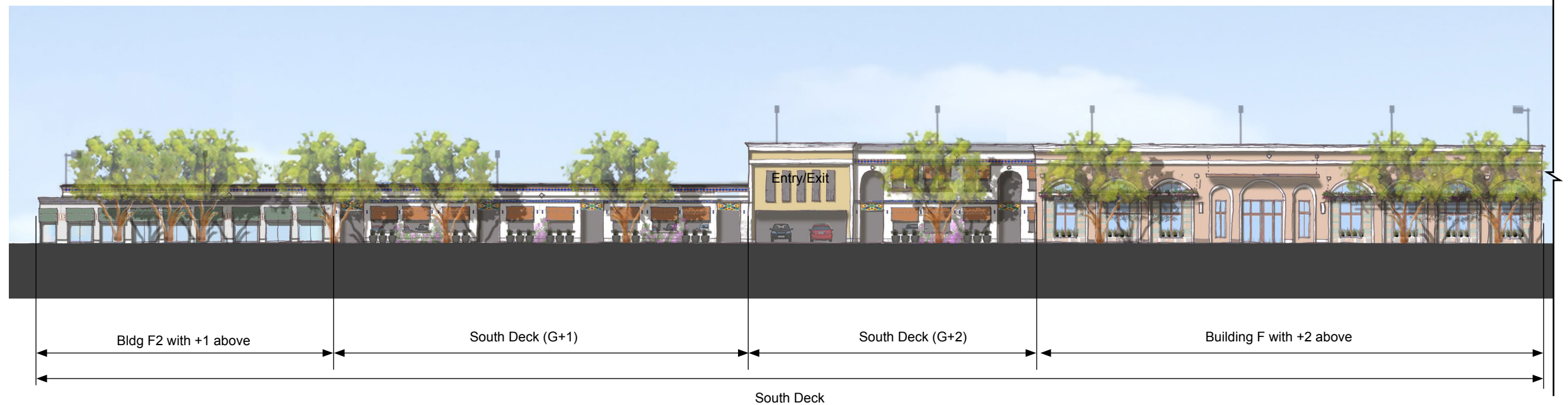
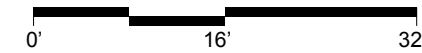


**Notes**

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

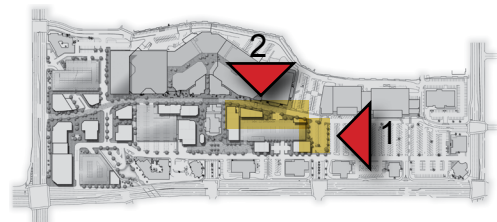
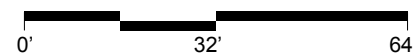
3. Enlarged Parking Deck Typical Bay

Scale: 1/16" = 1'



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

Scale: 1/32" = 1'



Key Plan

**FOR ILLUSTRATIVE PURPOSES ONLY**





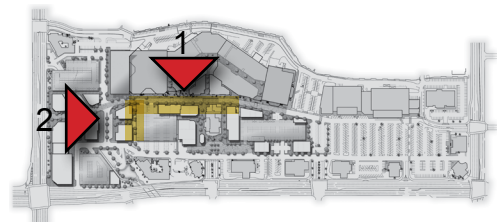
1. North Deck Elevation Facing Cedar Way

Scale: 1/32" = 1'

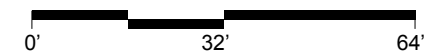


2. North Deck Elevation Facing Rosecrans

Scale: 1/32" = 1'



Key Plan



FOR ILLUSTRATIVE PURPOSES ONLY

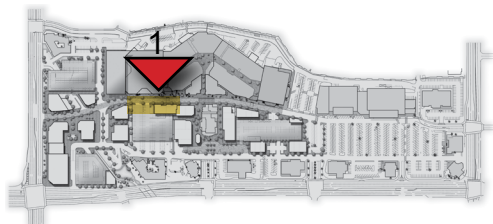




- +/- 36'-0" Architectural Element
- +/- 26'-0" Top of Parapet
- +/- 15'-0" Typical Storefront
- +/- 0'-0" Local Grade



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

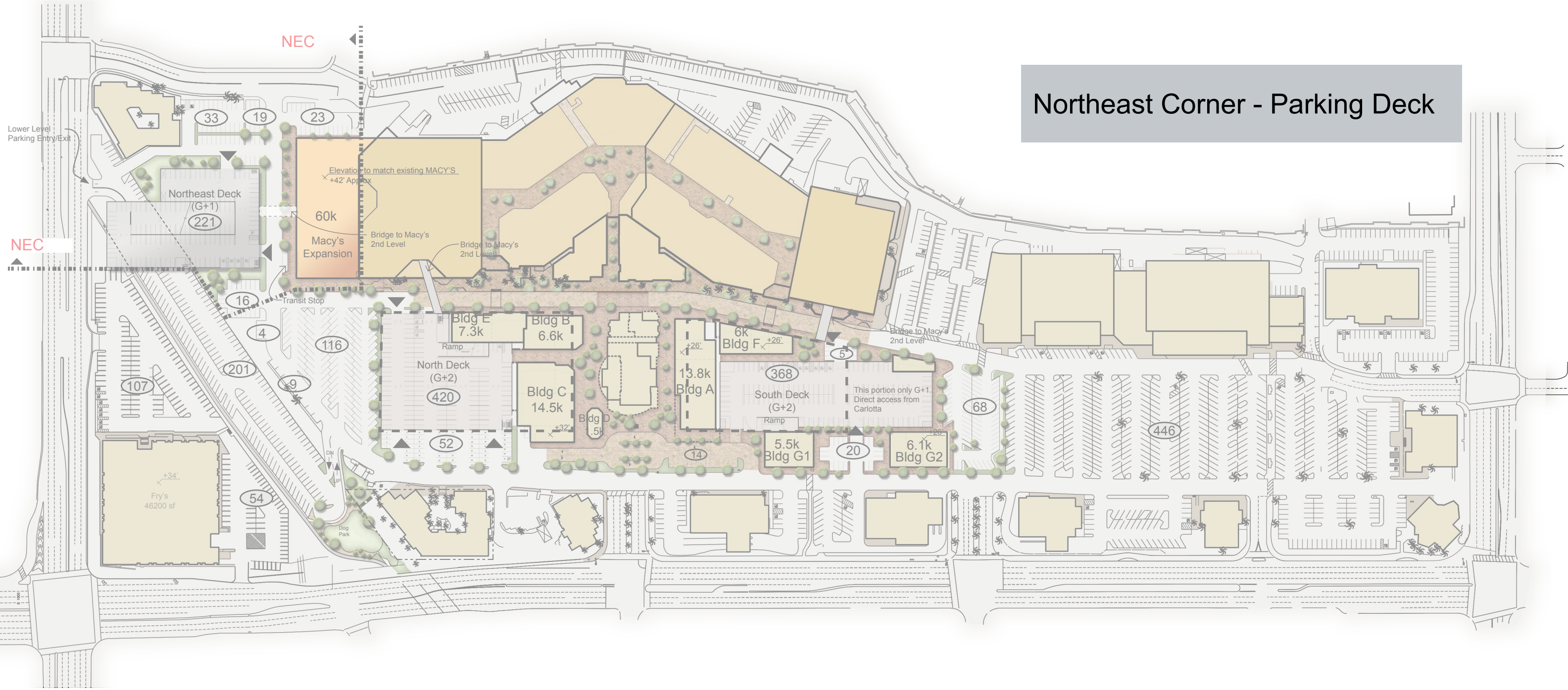


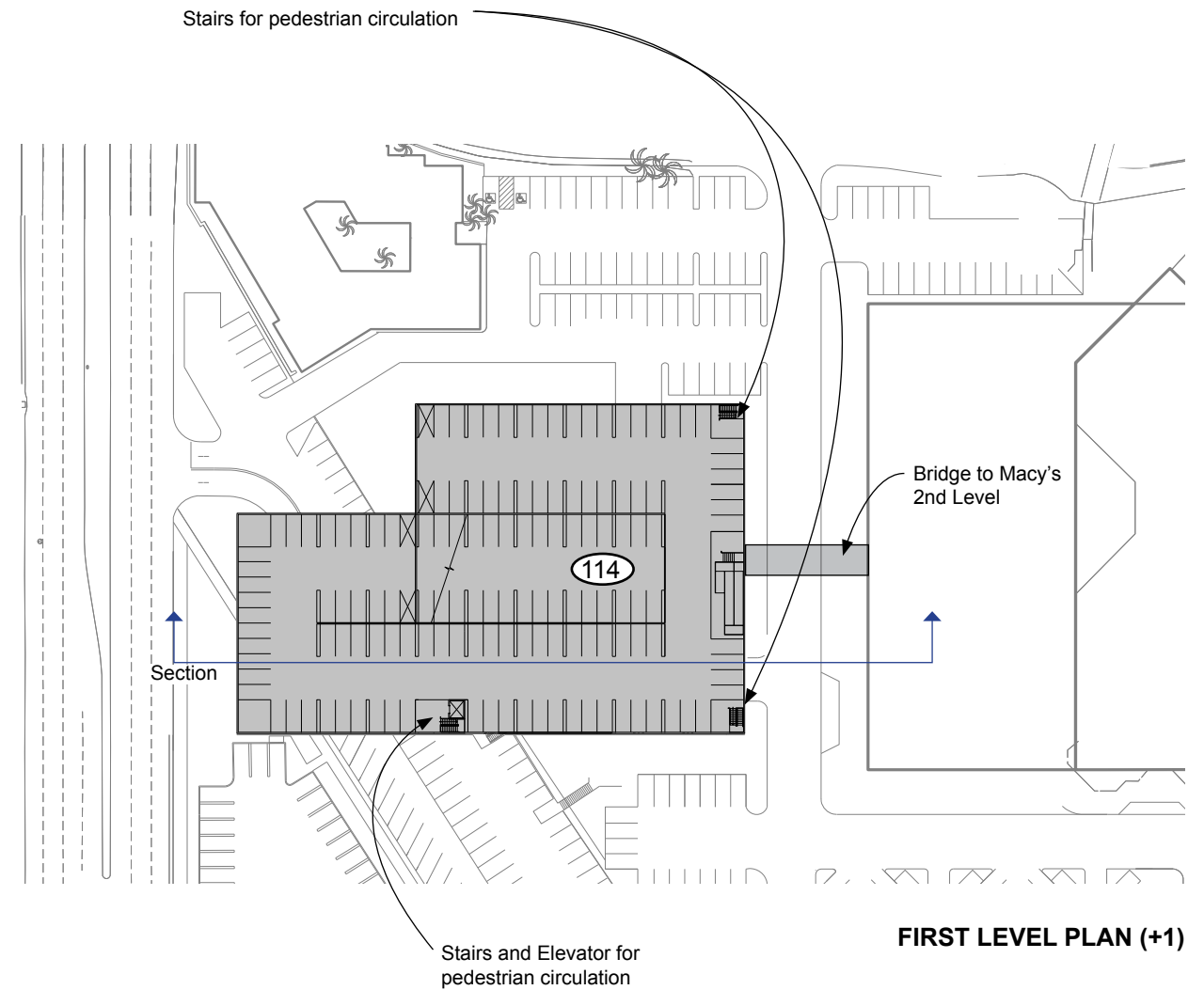
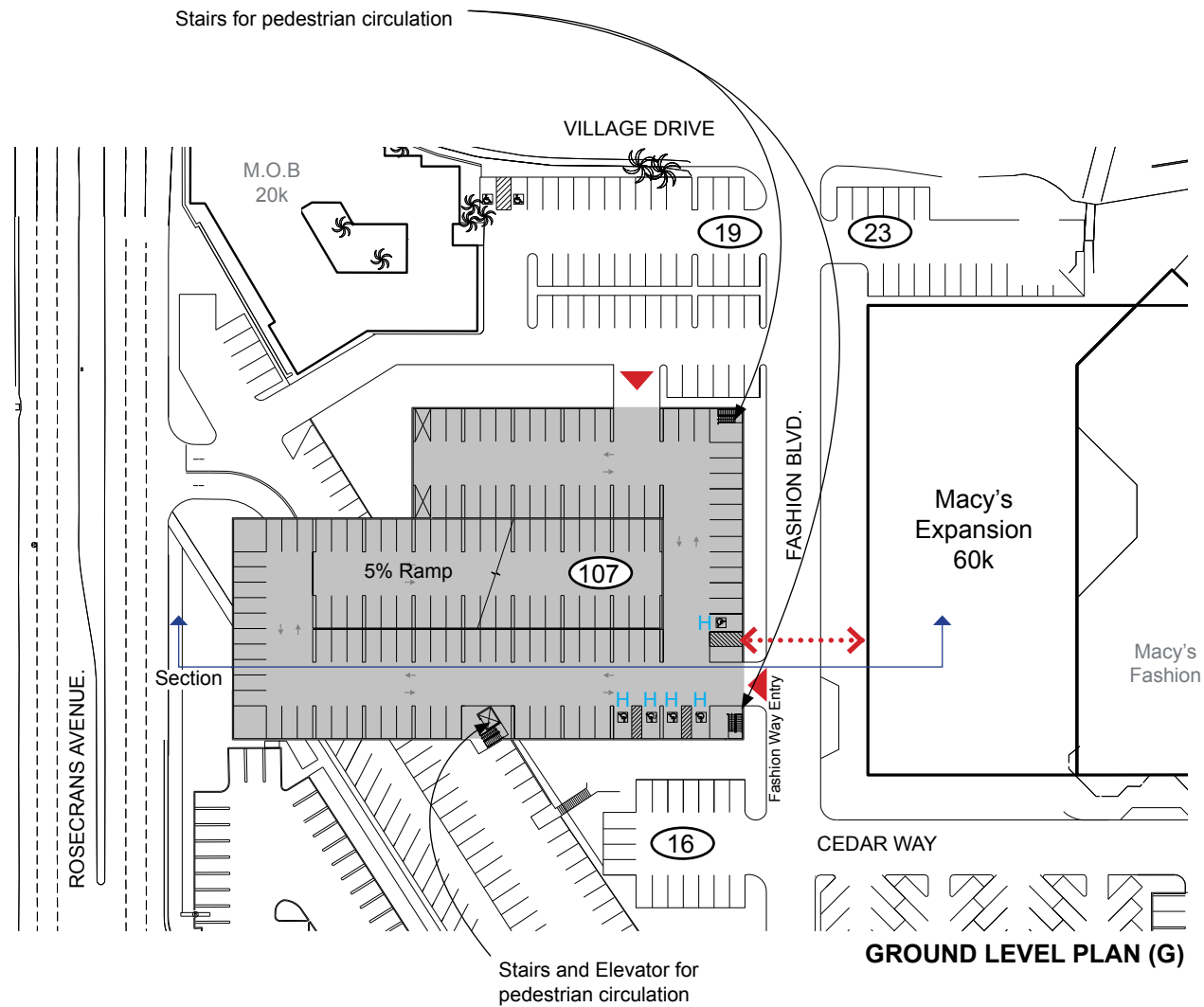
Key Plan

0' 16' 32'  
**FOR ILLUSTRATIVE PURPOSES ONLY**



# Northeast Corner - Parking Deck

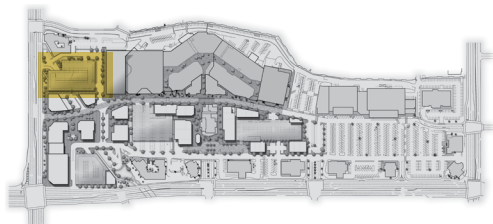




**NORTH LOT TOTALS**

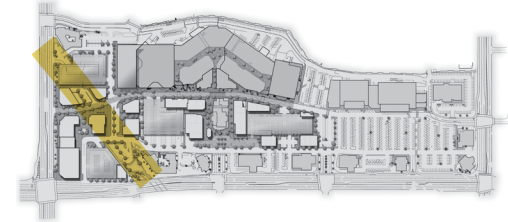
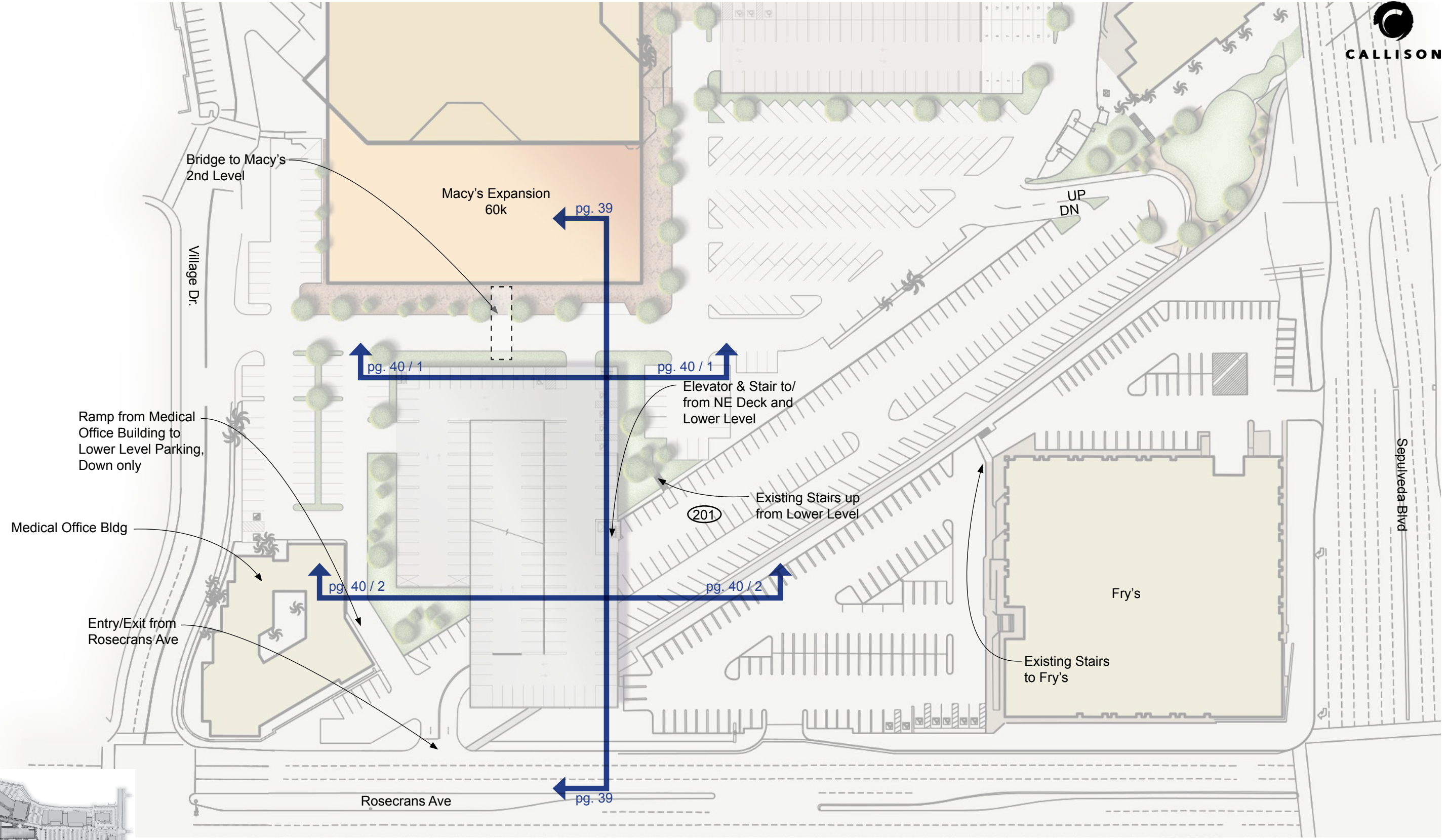
Surface:	58 stalls
Deck:	221 stalls
	279 stalls

**NEC DECK TOTAL - 221 STALLS**

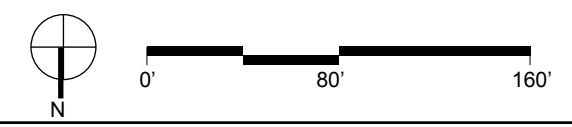


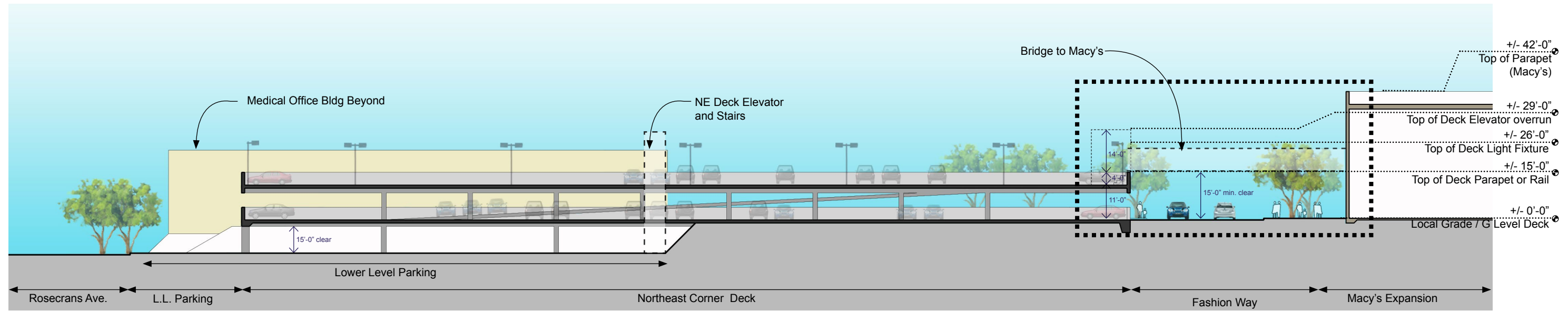
Key Plan





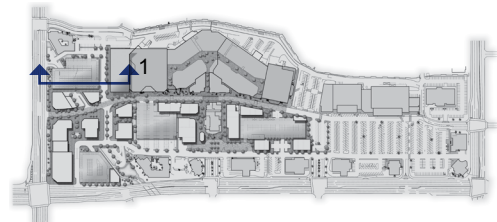
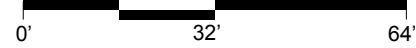
Key Plan



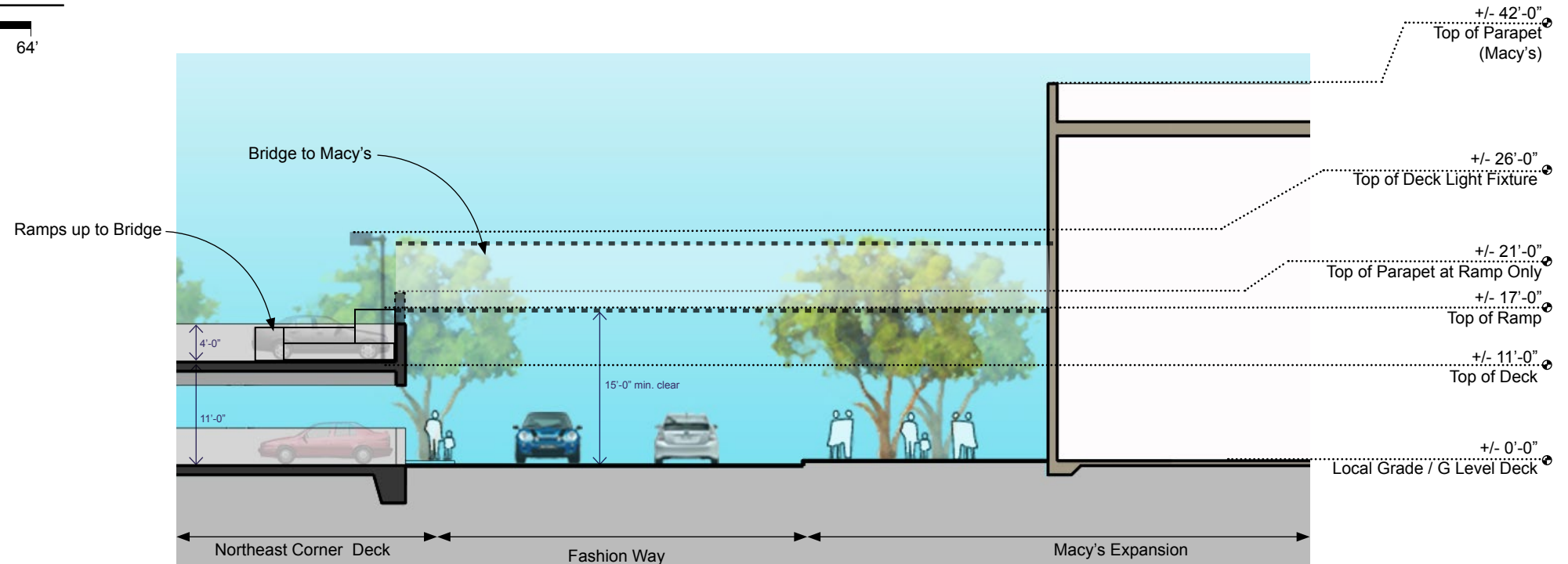


1. Northeast Corner Deck Section, Looking East

Scale: 1/32" = 1'



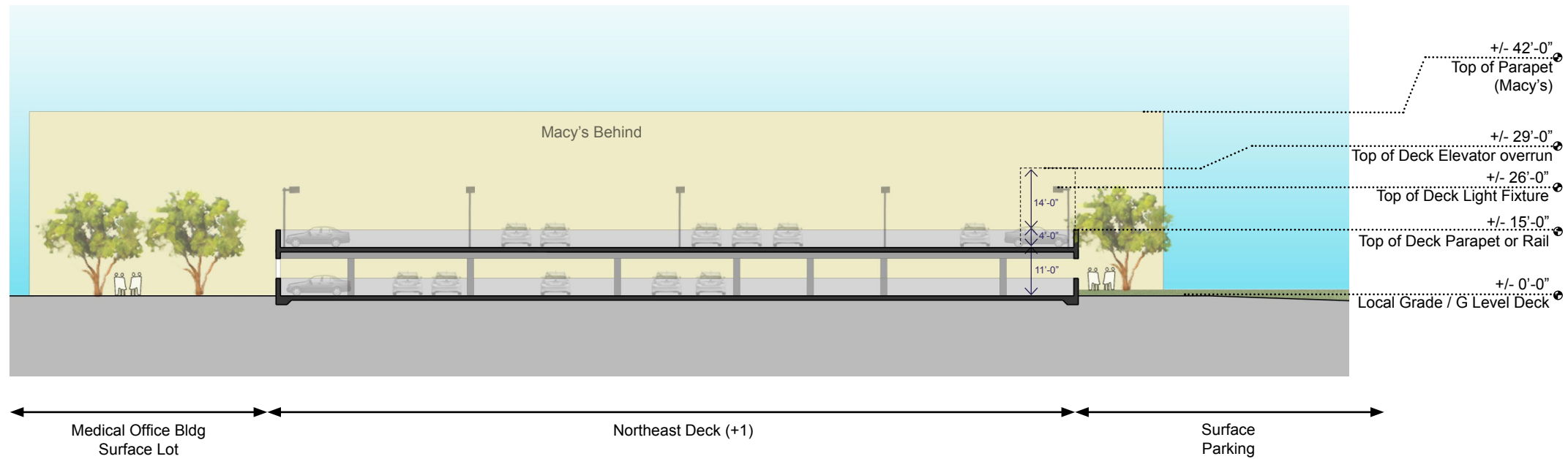
Key Plan



2. Northeast Corner Deck Enlarged Section, Looking East

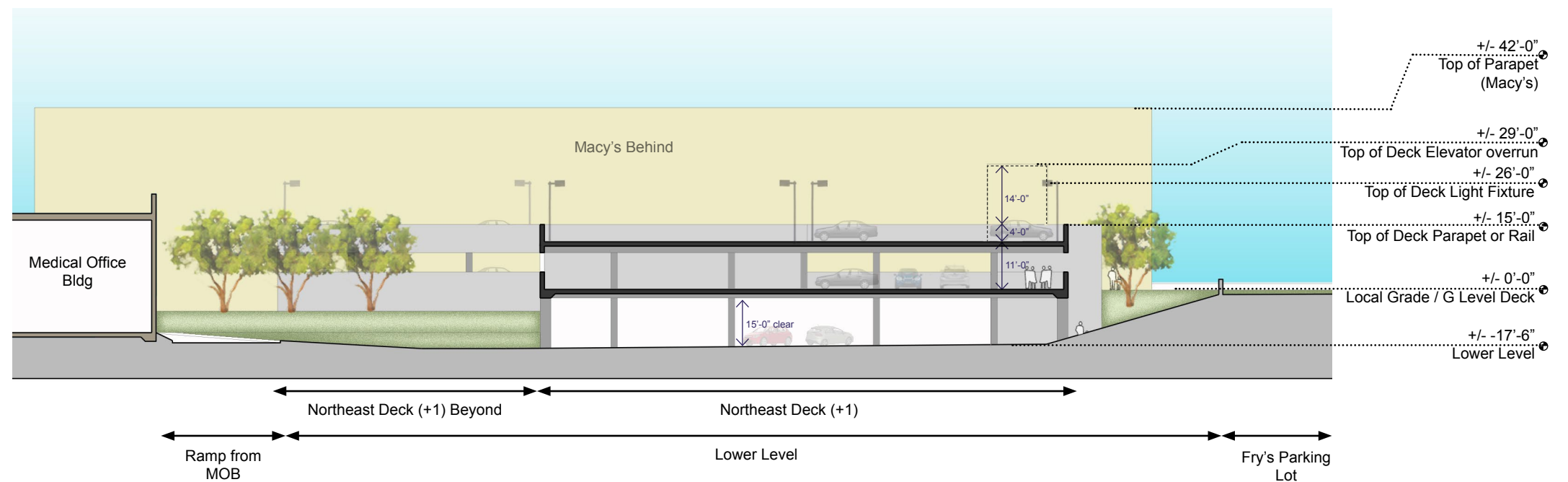
Scale: 1/16" = 1'





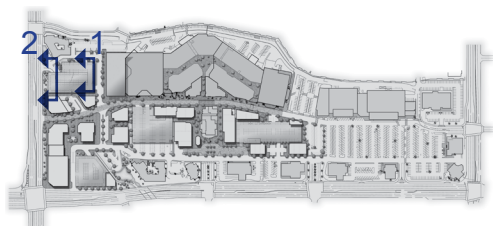
1. Northeast Corner Deck Section, Looking North

Scale: 1/32" = 1'



2. Northeast Corner Deck Section, Looking North

Scale: 1/32" = 1'



Key Plan





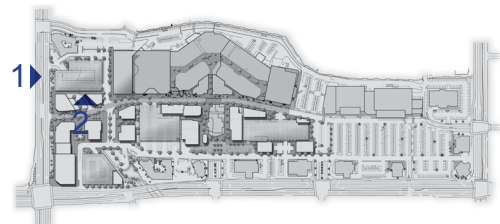
1. NE Corner - North Elevation Facing Rosecrans Ave (G+1)

Scale: 1/32" = 1'

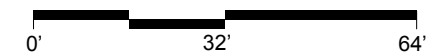


2. NE Corner - West Elevation (G+1)

Scale: 1/32" = 1'



Key Plan



**FOR ILLUSTRATIVE PURPOSES ONLY**

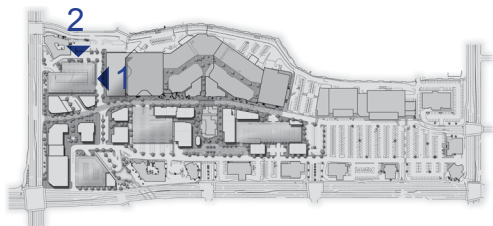




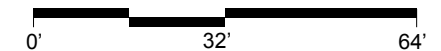
1. NE Corner - South Elevation Facing Fashion Blvd (G+1)  
Scale: 1/32" = 1'



2. NE Corner - East Elevation Facing Village Dr (G+1)  
Scale: 1/32" = 1'



Key Plan

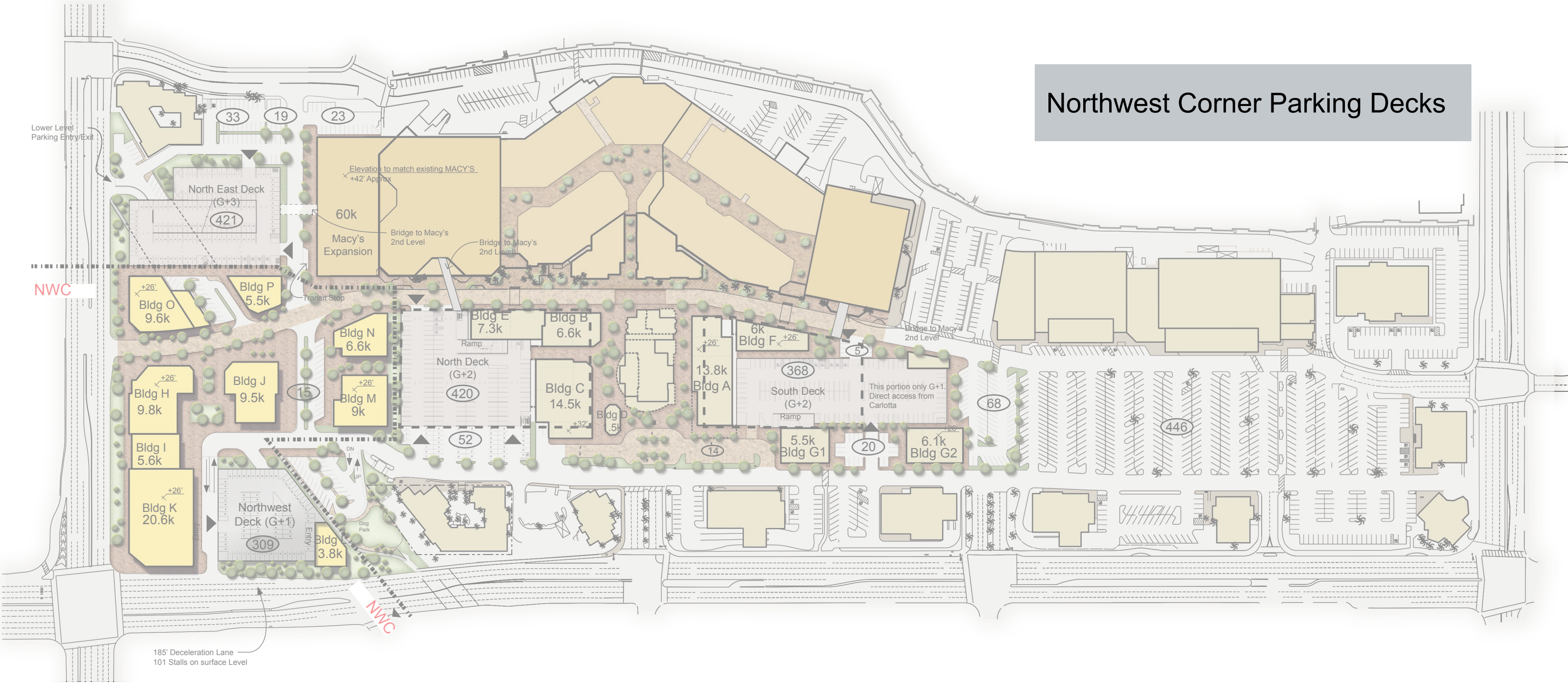


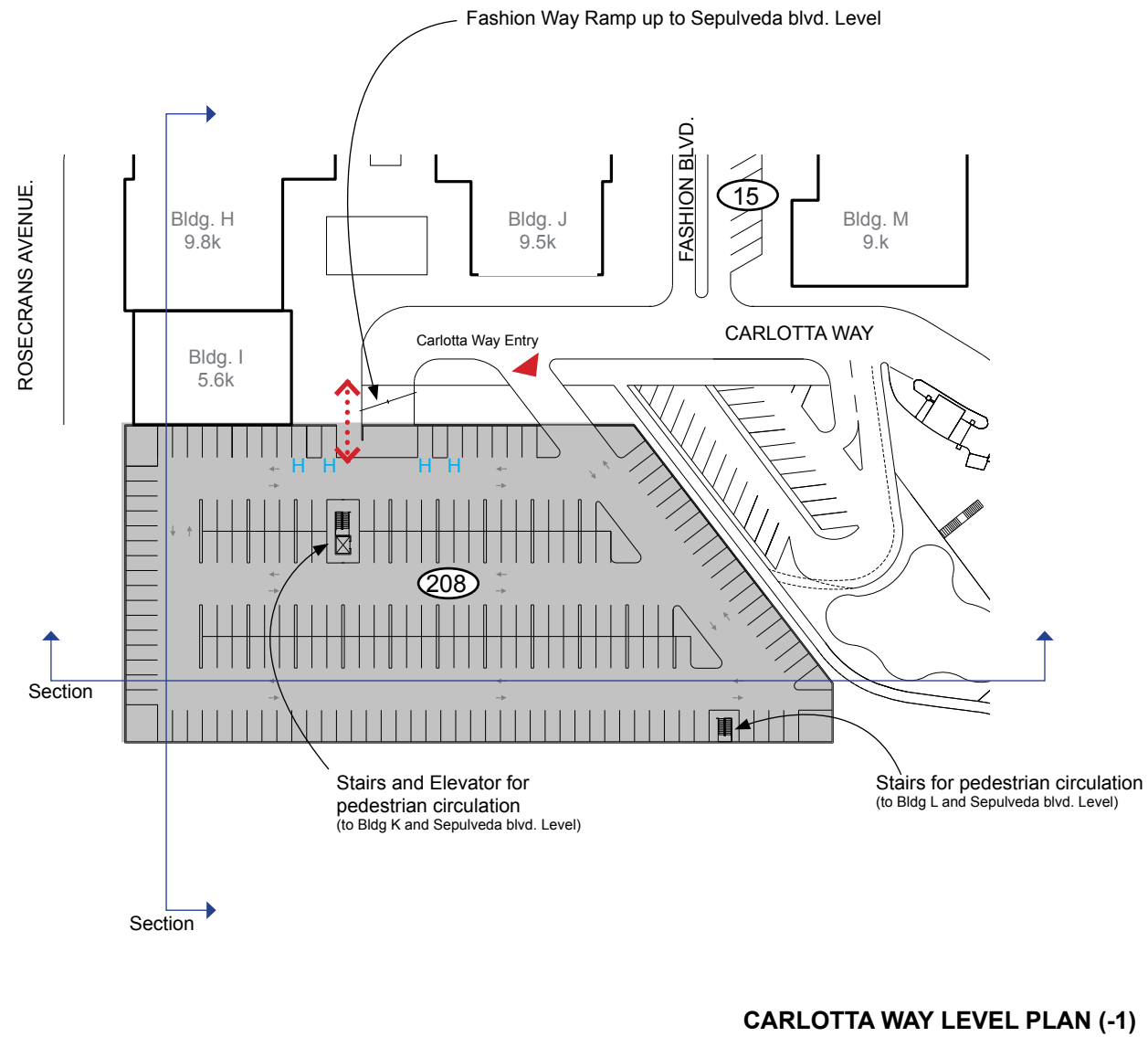
**FOR ILLUSTRATIVE PURPOSES ONLY**



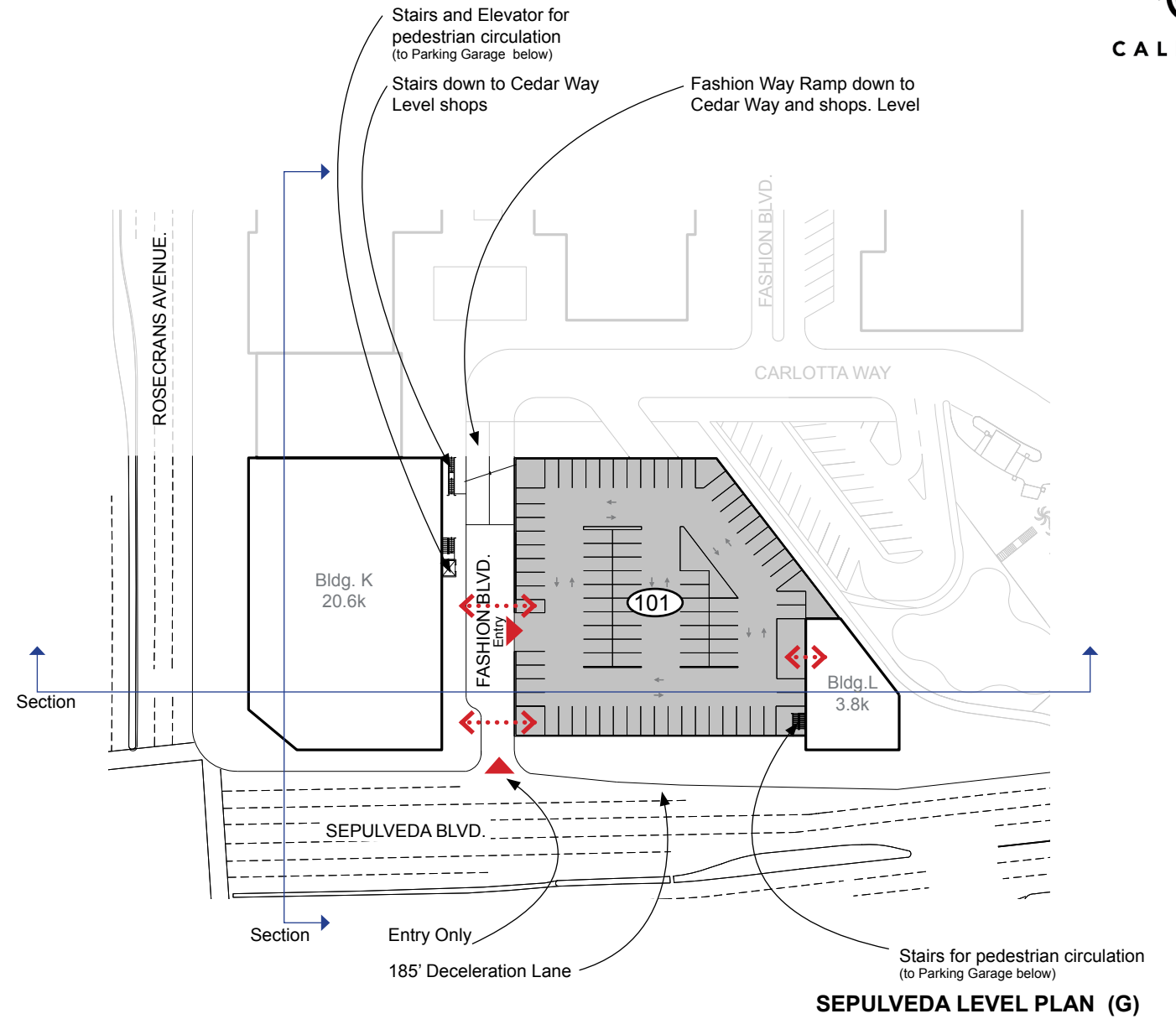


# Northwest Corner Parking Decks





CARLOTTA WAY LEVEL PLAN (-1)

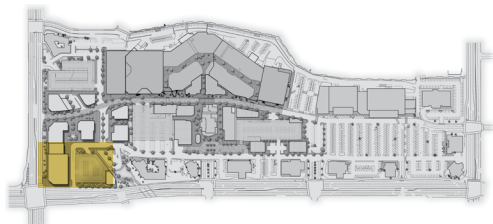


SEPULVEDA LEVEL PLAN (G)

WEST LOT TOTALS

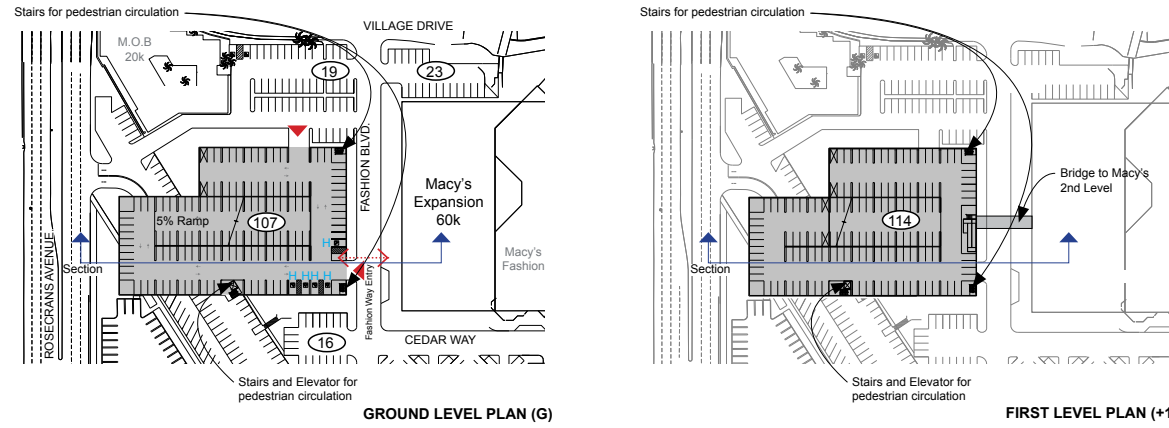
Surface:	15 stalls
Deck:	309 stalls
	314 stalls

NWC DECK TOTAL - 309 STALLS

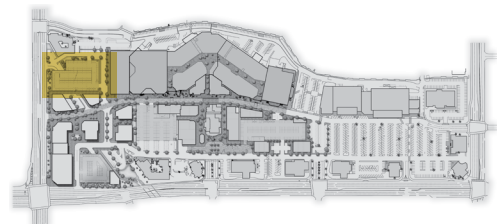
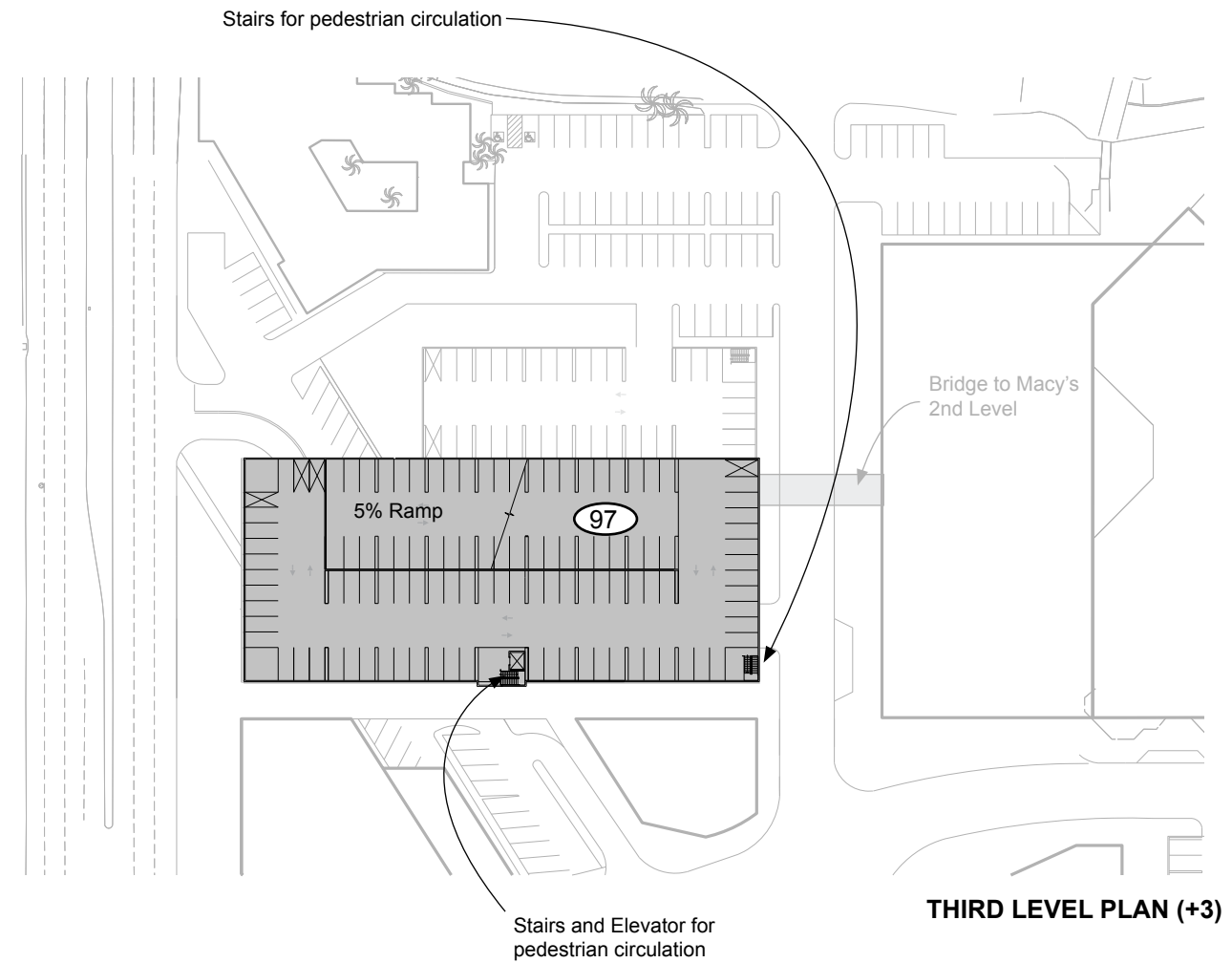
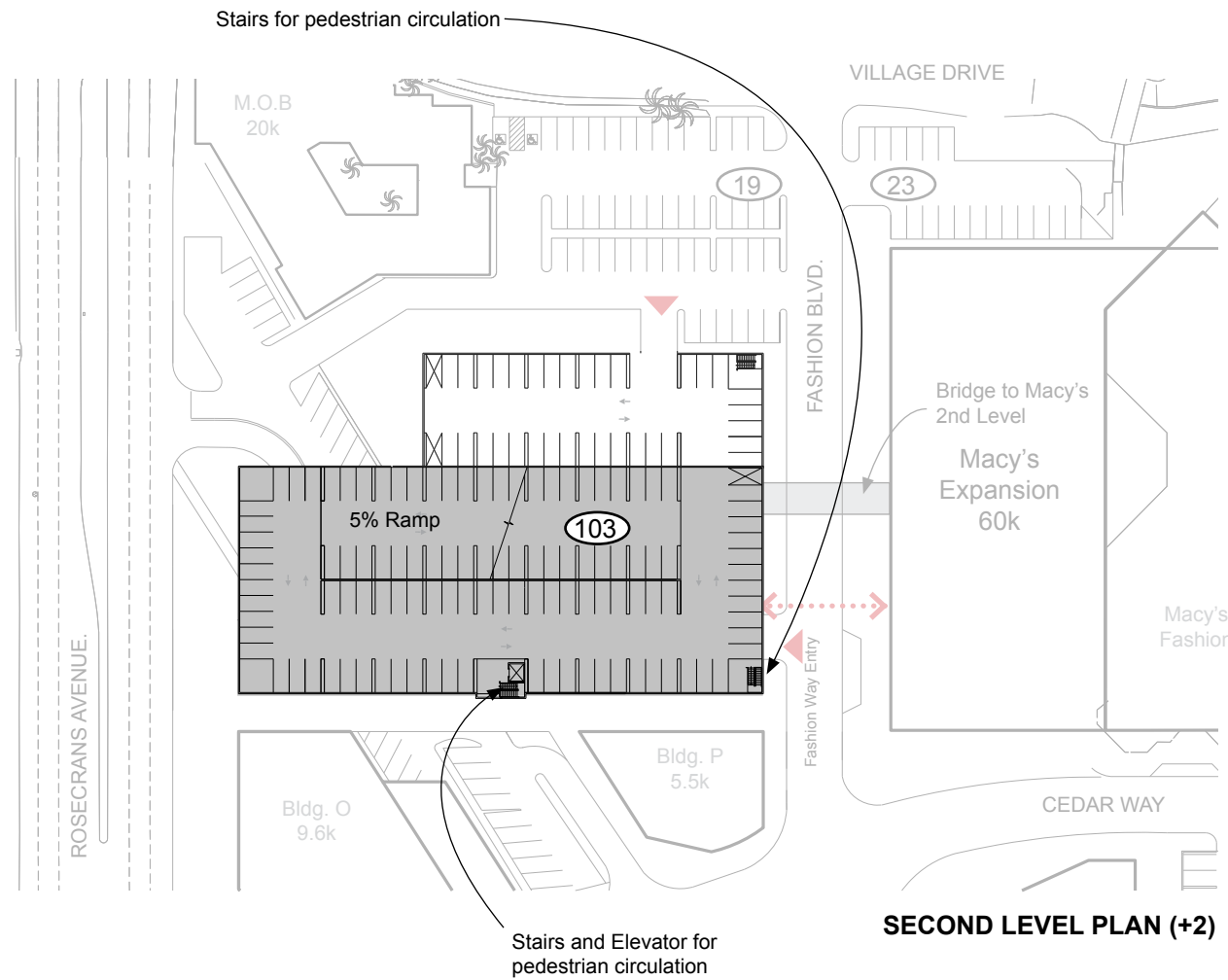


Key Plan





**GROUND AND FIRST LEVEL PLAN - NEC COMPONENT** (see page NEC Deck Section)

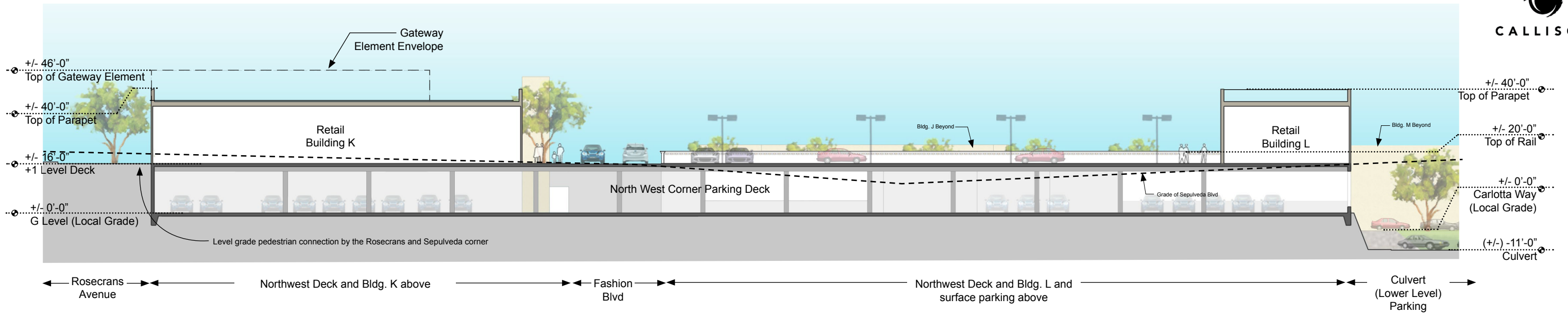


Key Plan

<b>NORTH DECK TOTALS</b>	
Deck NEC component:	221 stall
Deck NWC component:	200 stalls
	<b>421stalls</b>

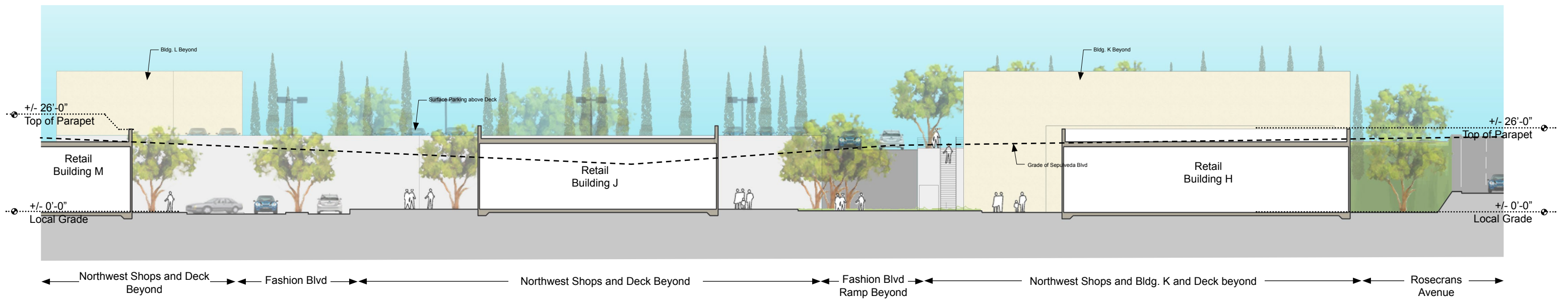
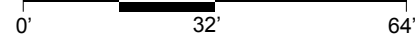
**NEC DECK TOTAL - 421 STALLS**





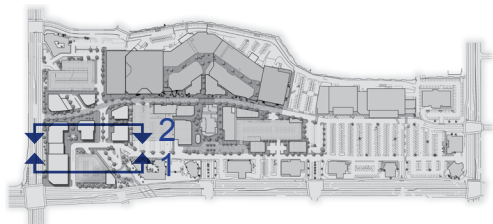
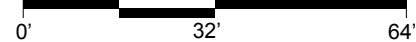
1. Northwest Corner Shops and Deck Section, Looking East

Scale: 1/32" = 1'



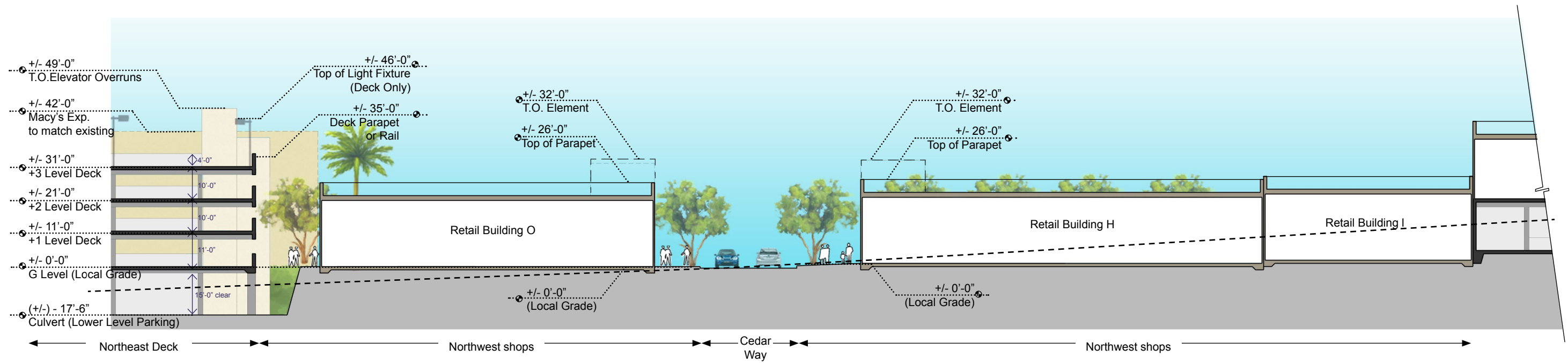
2. Northwest Corner Shops and LL Section, Looking West

Scale: 1/32" = 1'



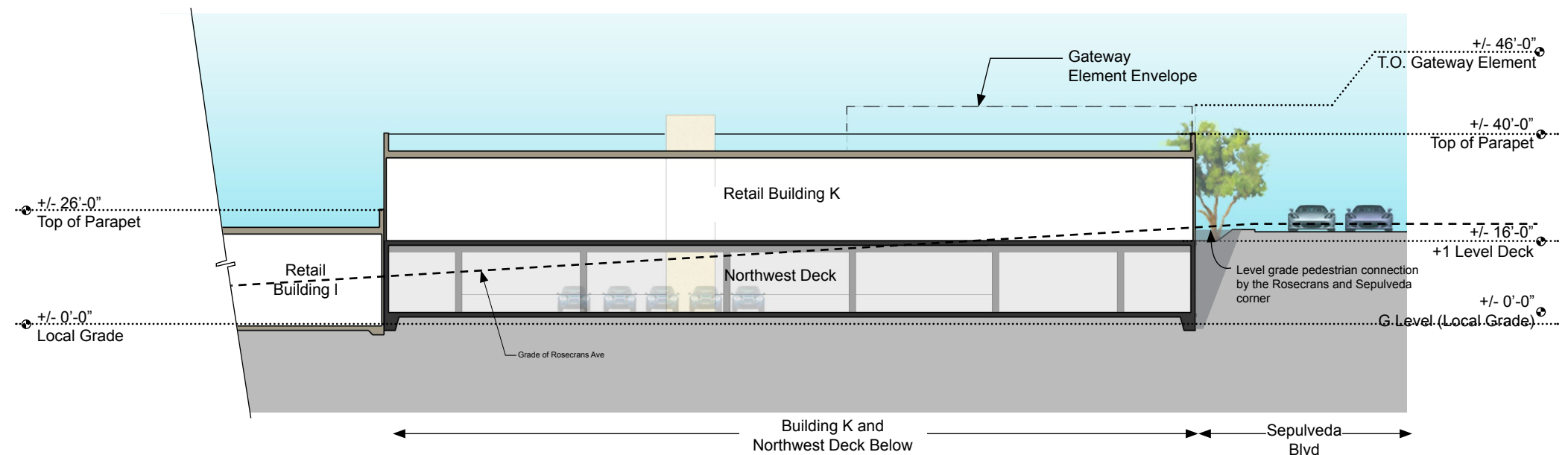
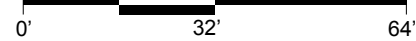
Key Plan





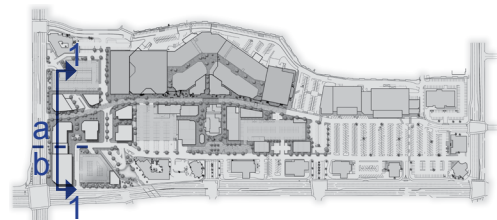
1.a Northwest Corner Shops and Deck Section, Looking South

Scale: 1/32" = 1'



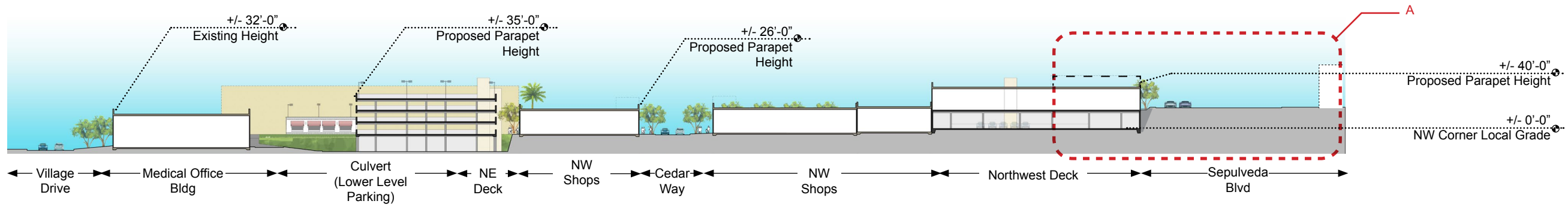
1.b. Northwest Corner Shops and Deck Section, Looking South cont.

Scale: 1/32" = 1'

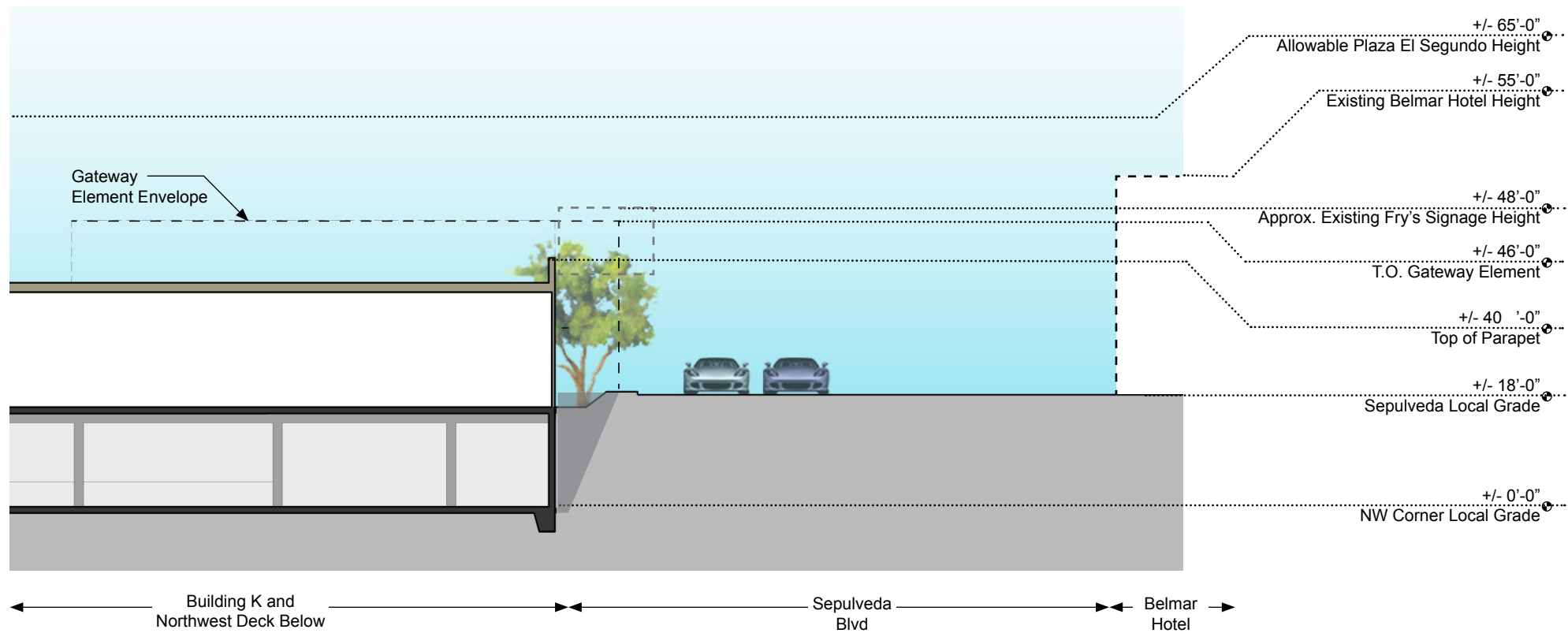


Key Plan

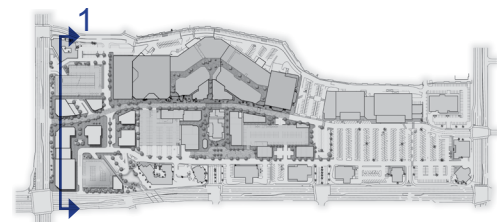




1. Section from Village Drive to Sepulveda Blvd. (As seen from Rosecrans Ave.)  
Scale: 1" = 100'

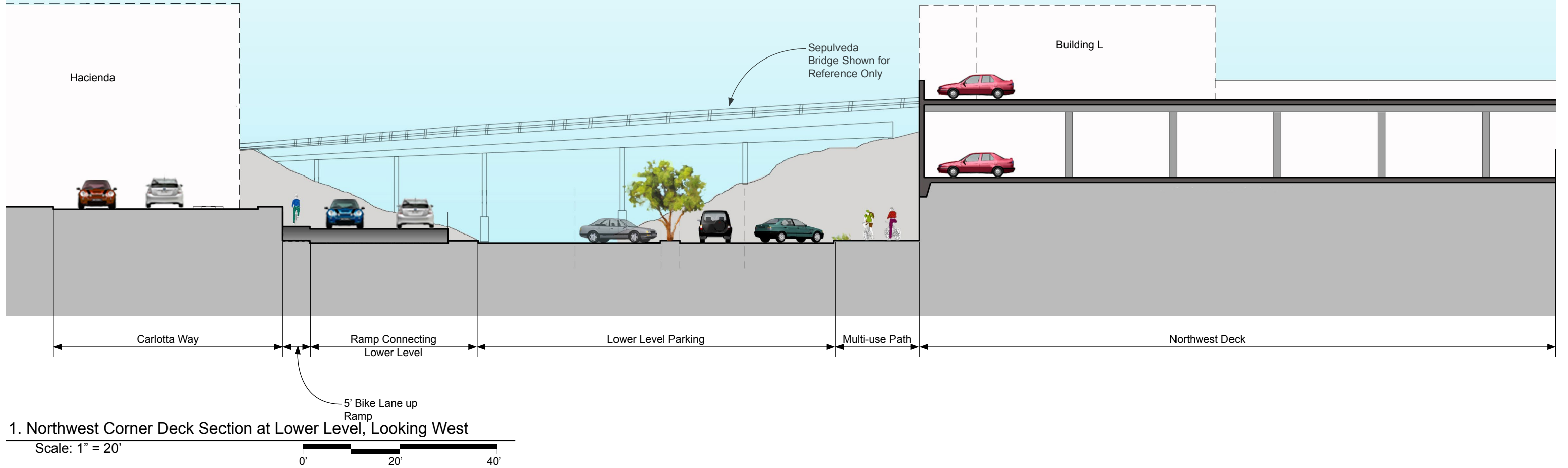


A. Enlarged Section at Sepulveda  
Scale: 1" = 25'

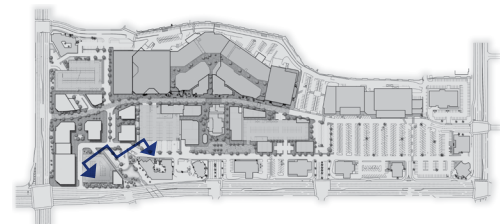


Key Plan





1. Northwest Corner Deck Section at Lower Level, Looking West



Key Plan





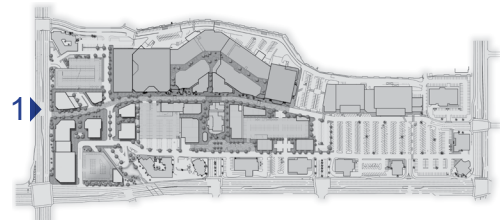
1. NW Corner - North Elevation Facing Rosecrans Ave (NE-Deck G+3 & NWC)

Scale: 1/32" = 1'

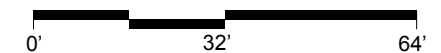


1. NW Corner - North Elevation Facing Rosecrans Ave (NWC)

Scale: 1/32" = 1'



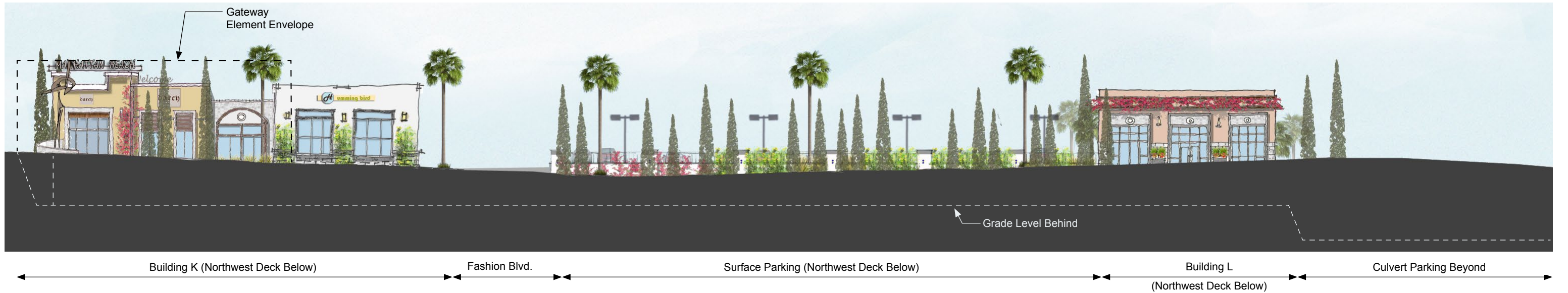
Key Plan



**FOR ILLUSTRATIVE PURPOSES ONLY**

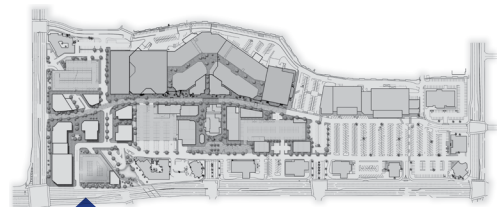




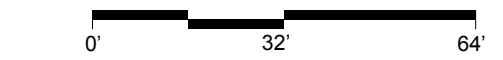


1. NW Corner - West Elevation Facing Sepulveda Ave

Scale: 1/32" = 1'



Key Plan

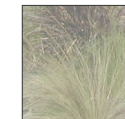


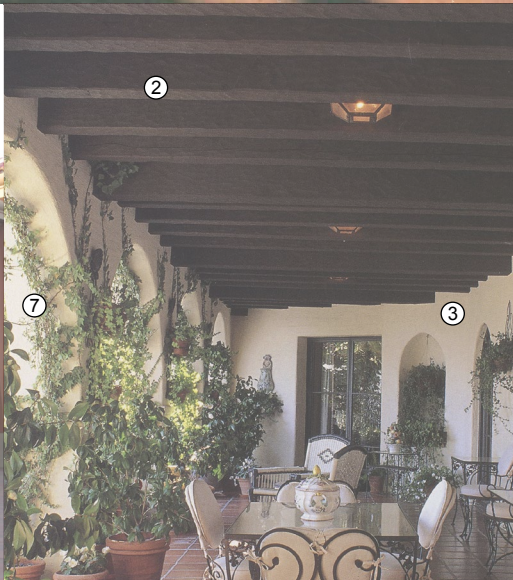
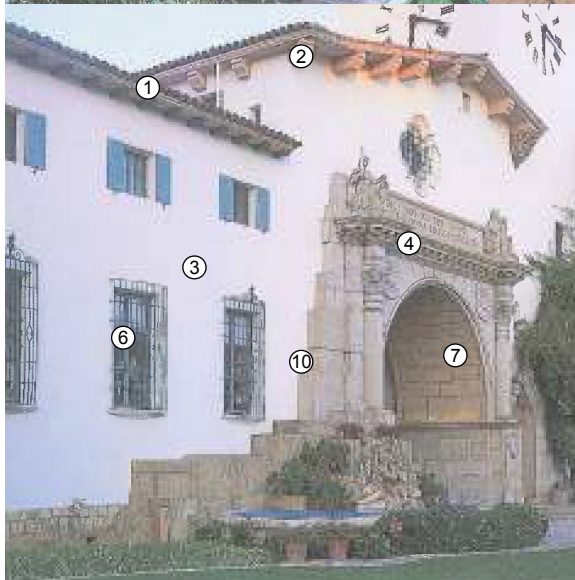
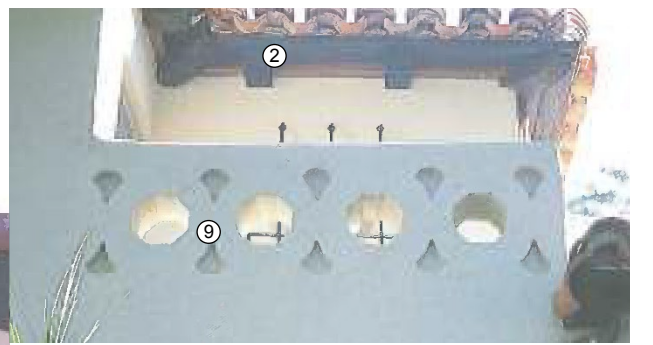
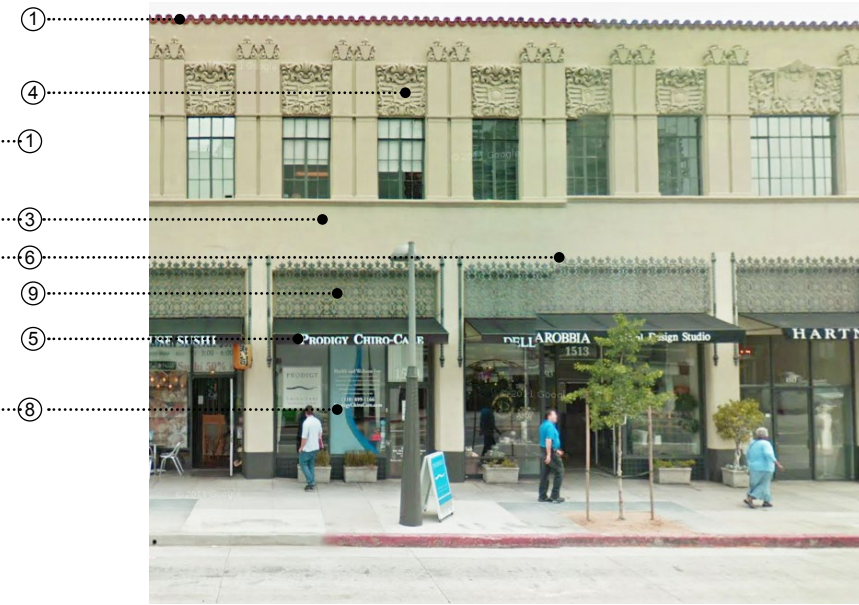
**FOR ILLUSTRATIVE PURPOSES ONLY**



## Architectural Style, VSC - Village Shops 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**





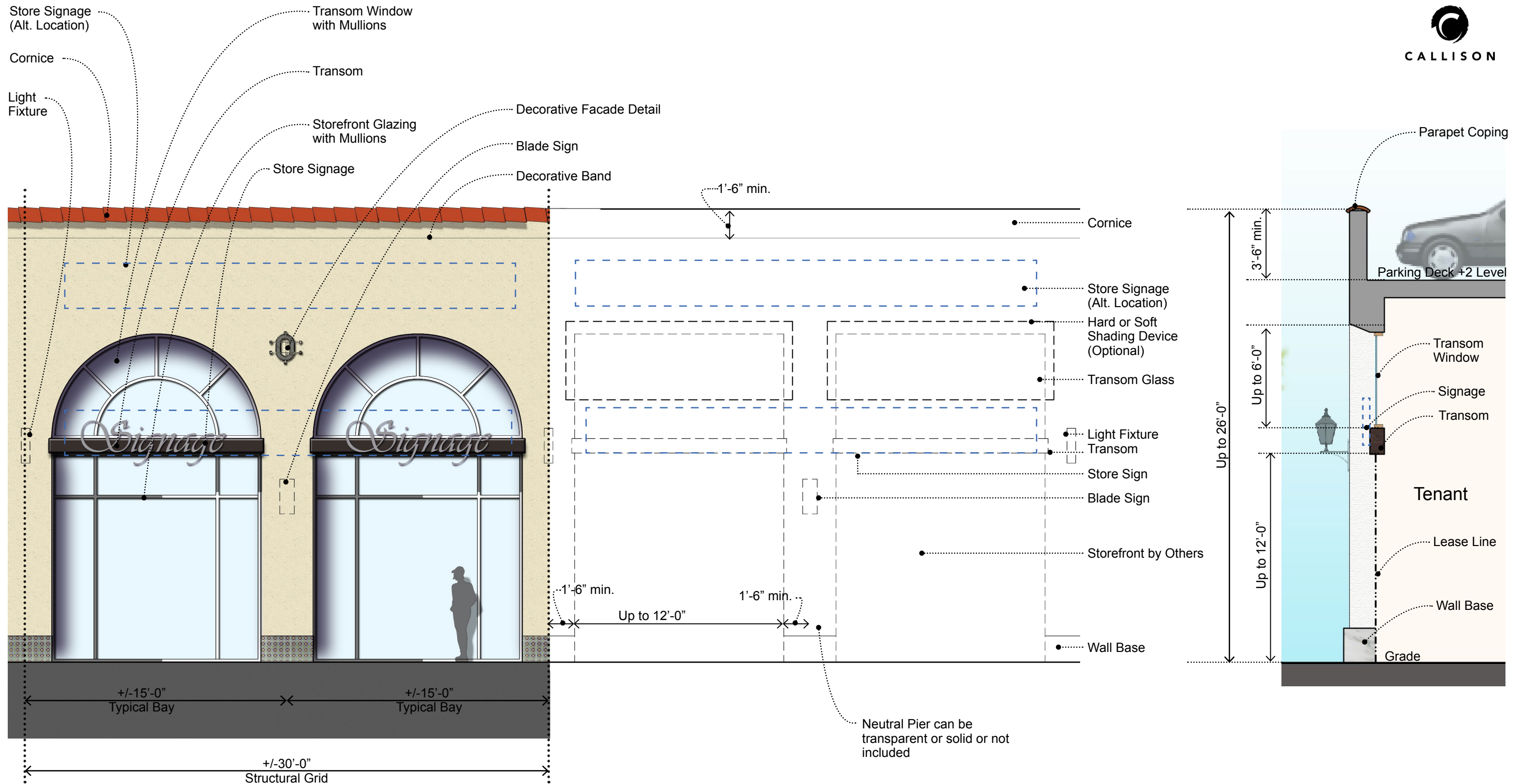
- Hide elevator overruns
- Parking behind the parapet
- Awnings over openings
- Window sized openings
- Building scale articulation
- Retail at Grade

1. Electronic Sign Examples

2. G+2 Parking Deck in Walnut Creek

FOR ILLUSTRATIVE PURPOSES ONLY

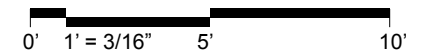


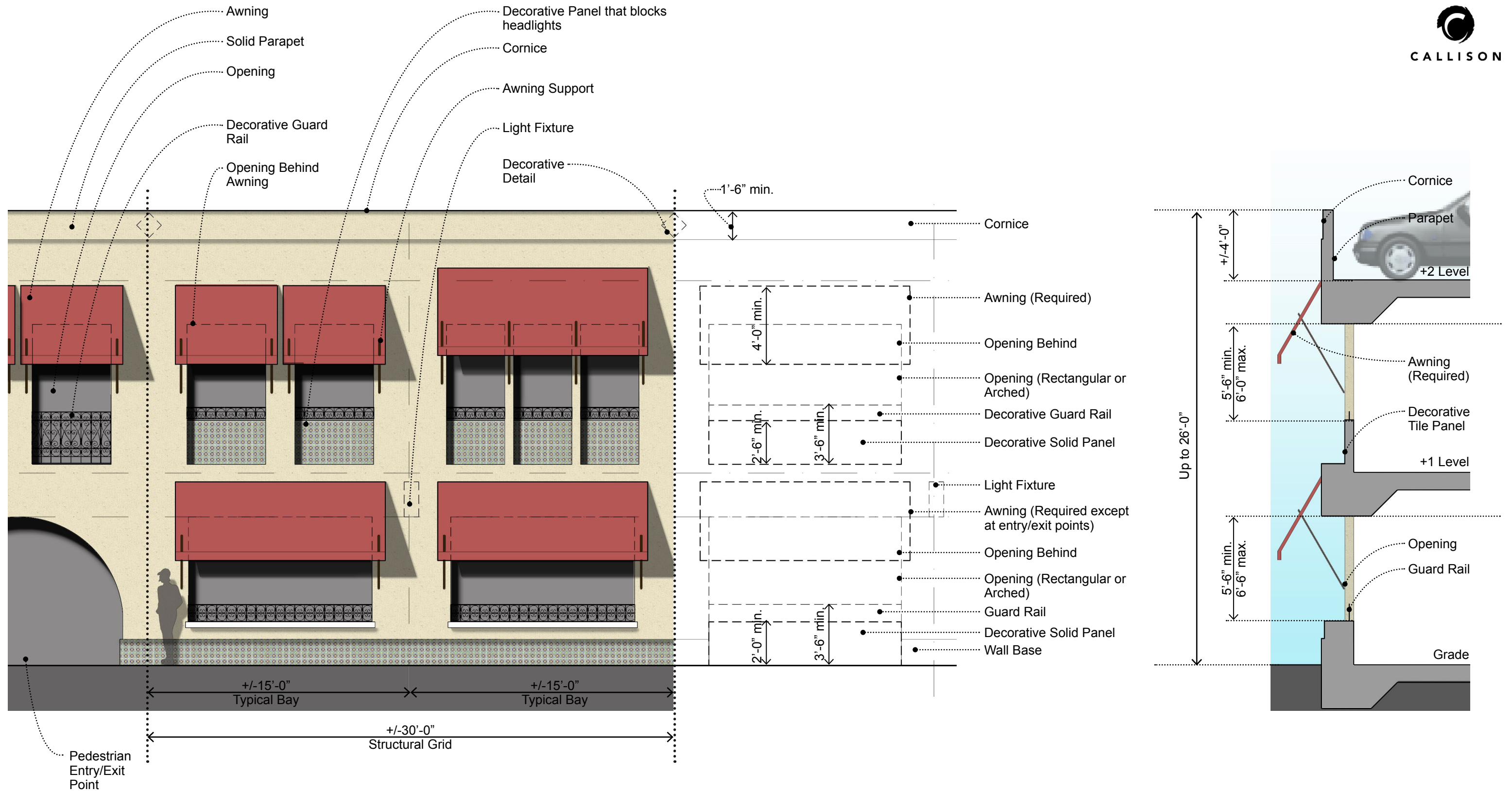


**FOR ILLUSTRATIVE PURPOSES ONLY**

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

NOTE: Only one sign location will be chosen per building



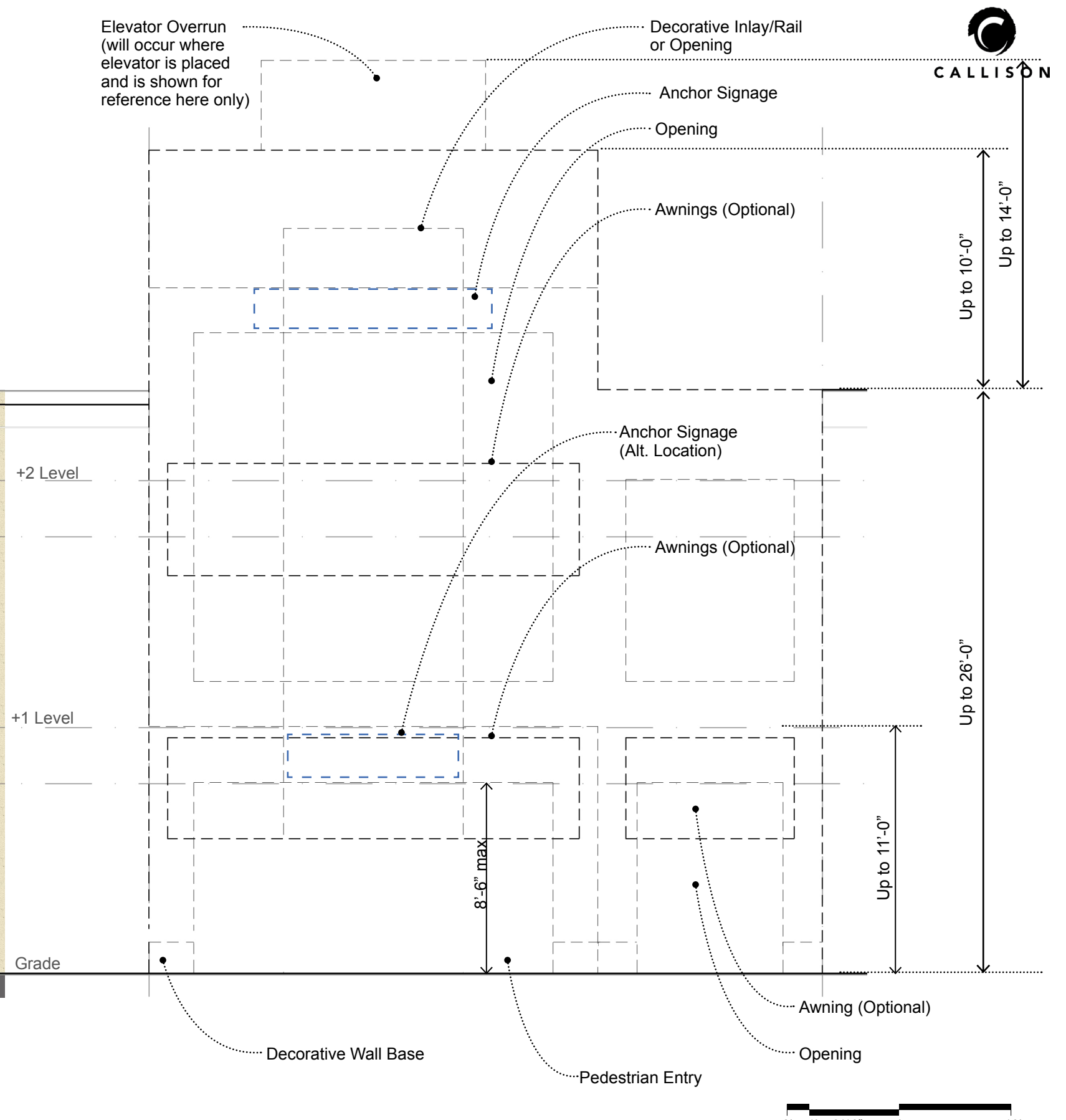


**FOR ILLUSTRATIVE PURPOSES ONLY**

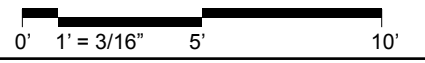
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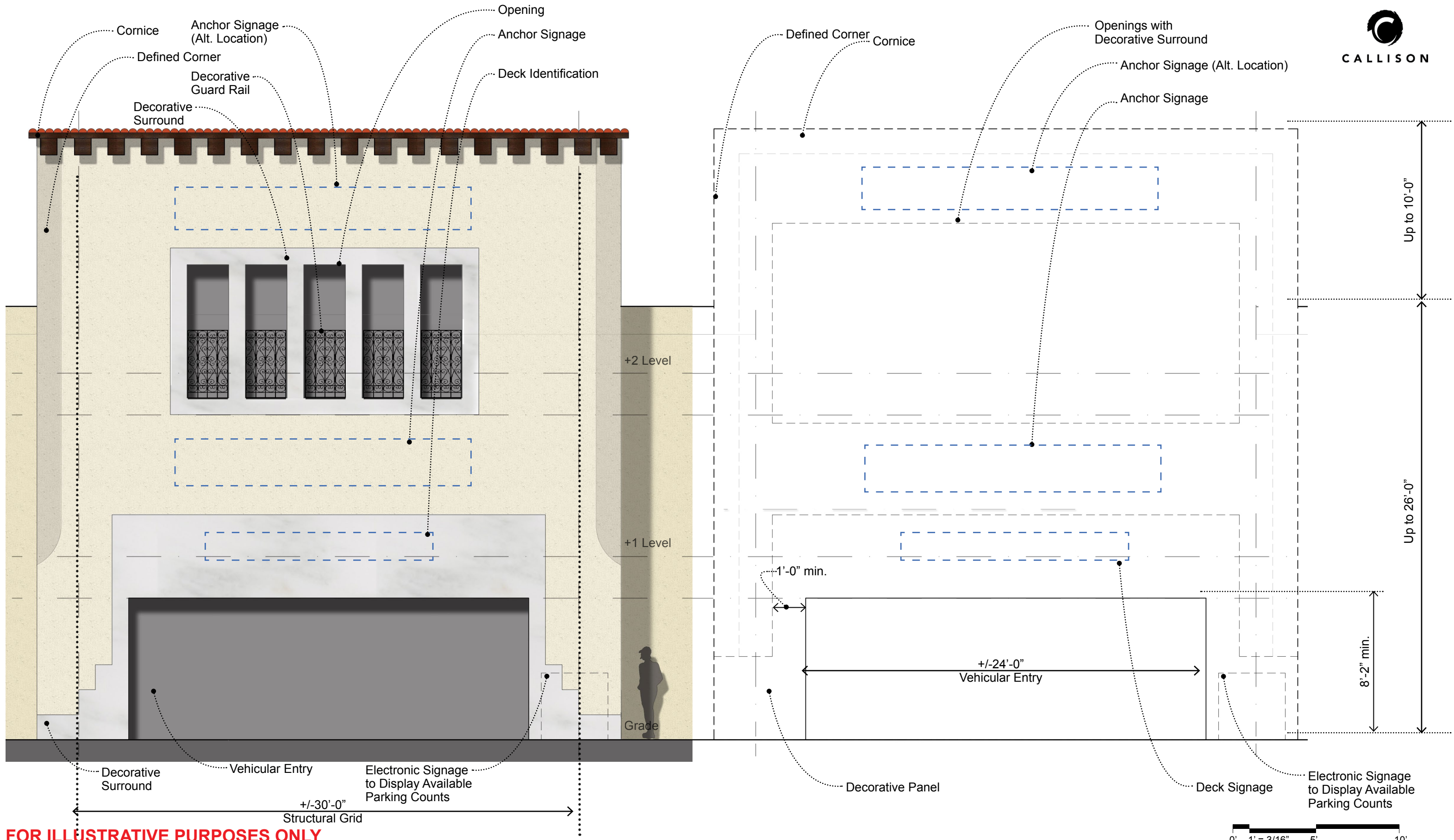
Scale: 3/16" = 1'



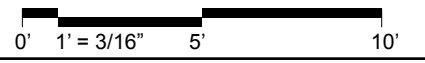


**FOR ILLUSTRATIVE PURPOSES ONLY**

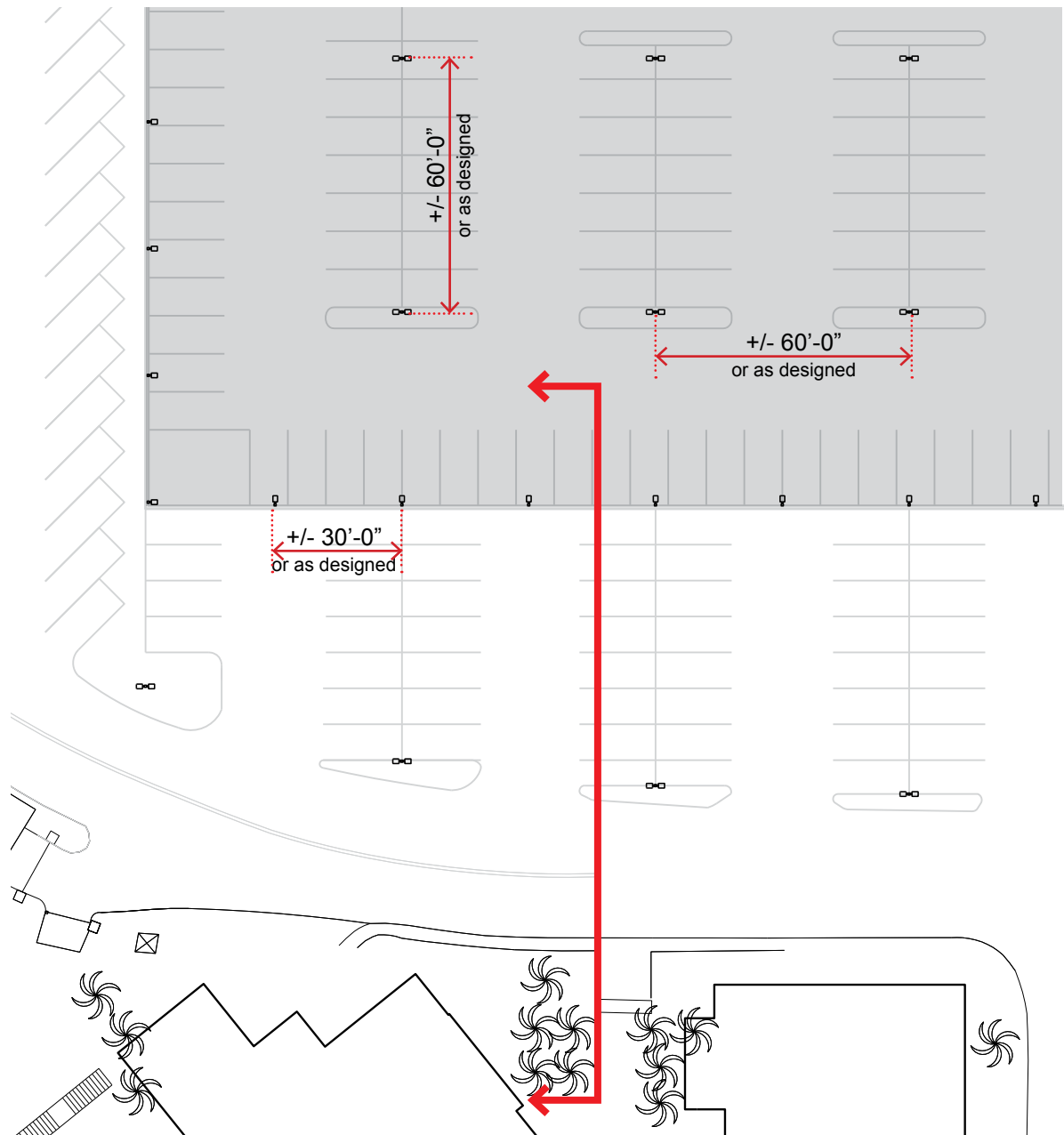




**FOR ILLUSTRATIVE PURPOSES ONLY**

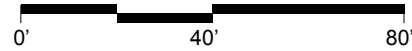




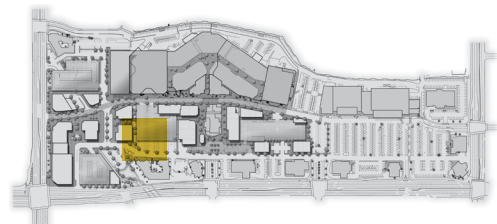


1. Deck Lighting Plan, Typical

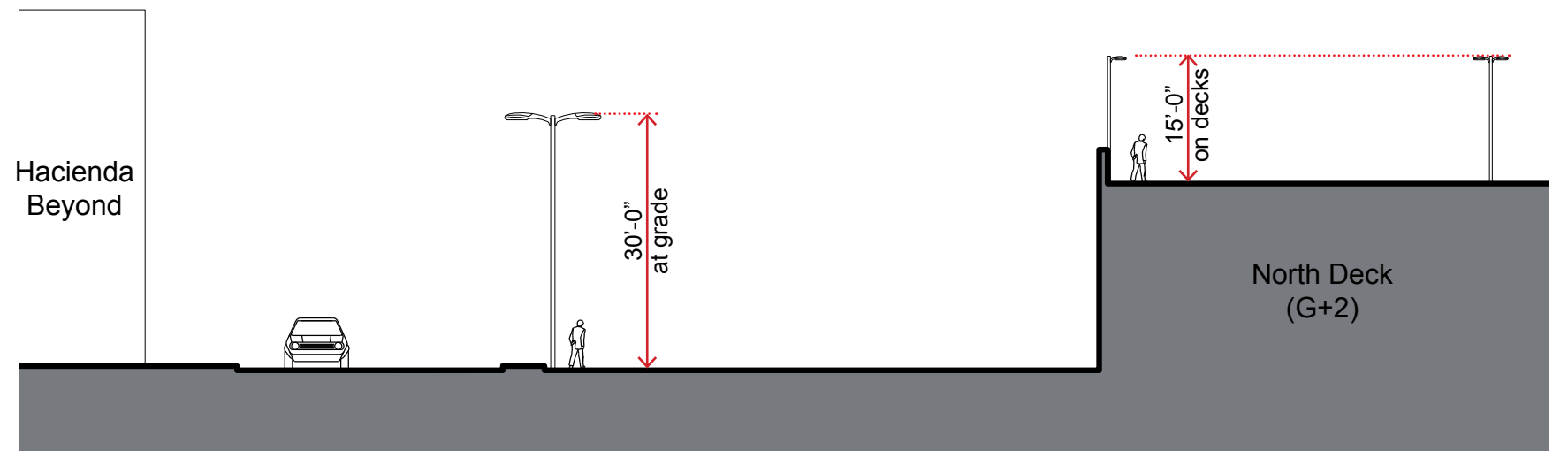
Scale: 1" = 40'



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

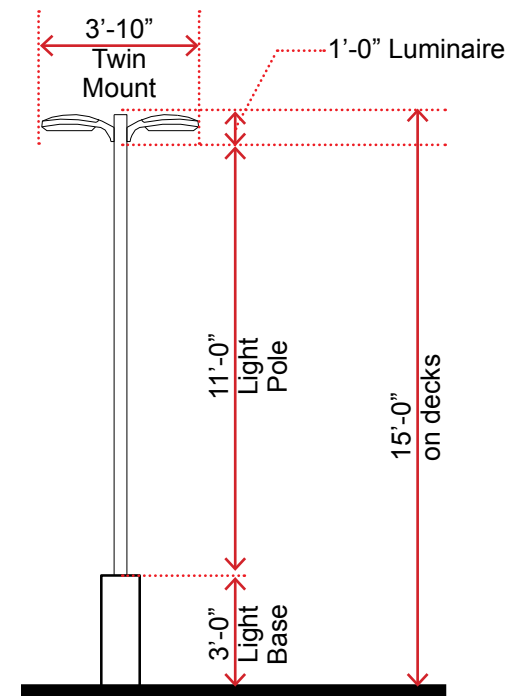
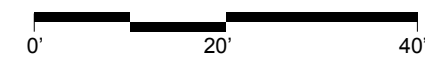


Key Plan



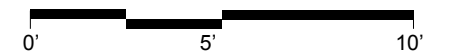
2. Deck Lighting Section, Typical

Scale: 1" = 20'



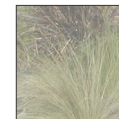
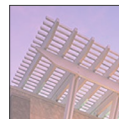
3. Enlarged Deck Lighting Section, Typical

Scale: 1" = 5'



## Architectural Style, NEC - 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



FOR ILLUSTRATIVE PURPOSES ONLY





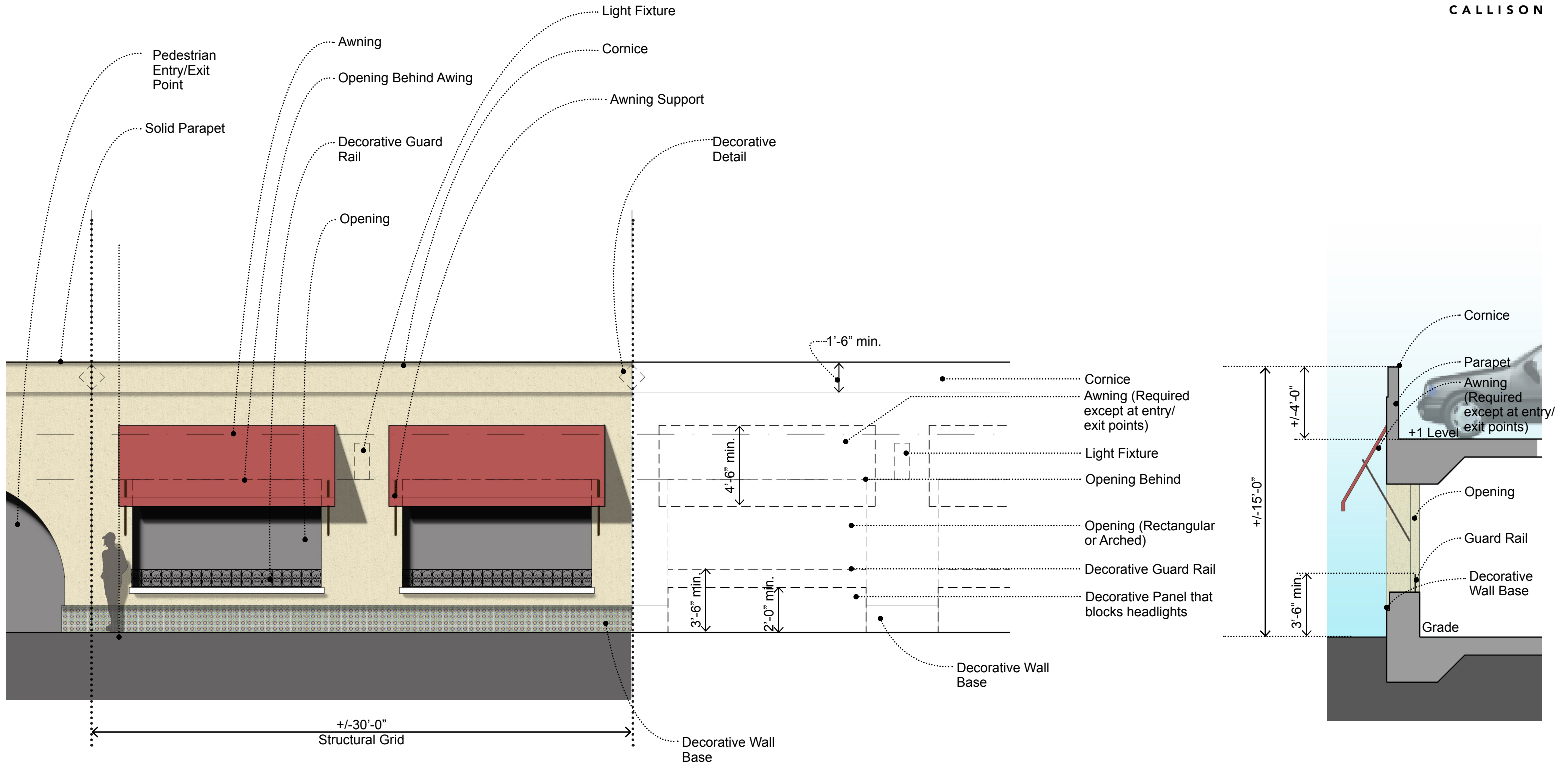
- Hide elevator overruns
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1. Electronic Sign Examples

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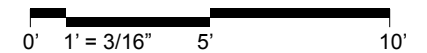


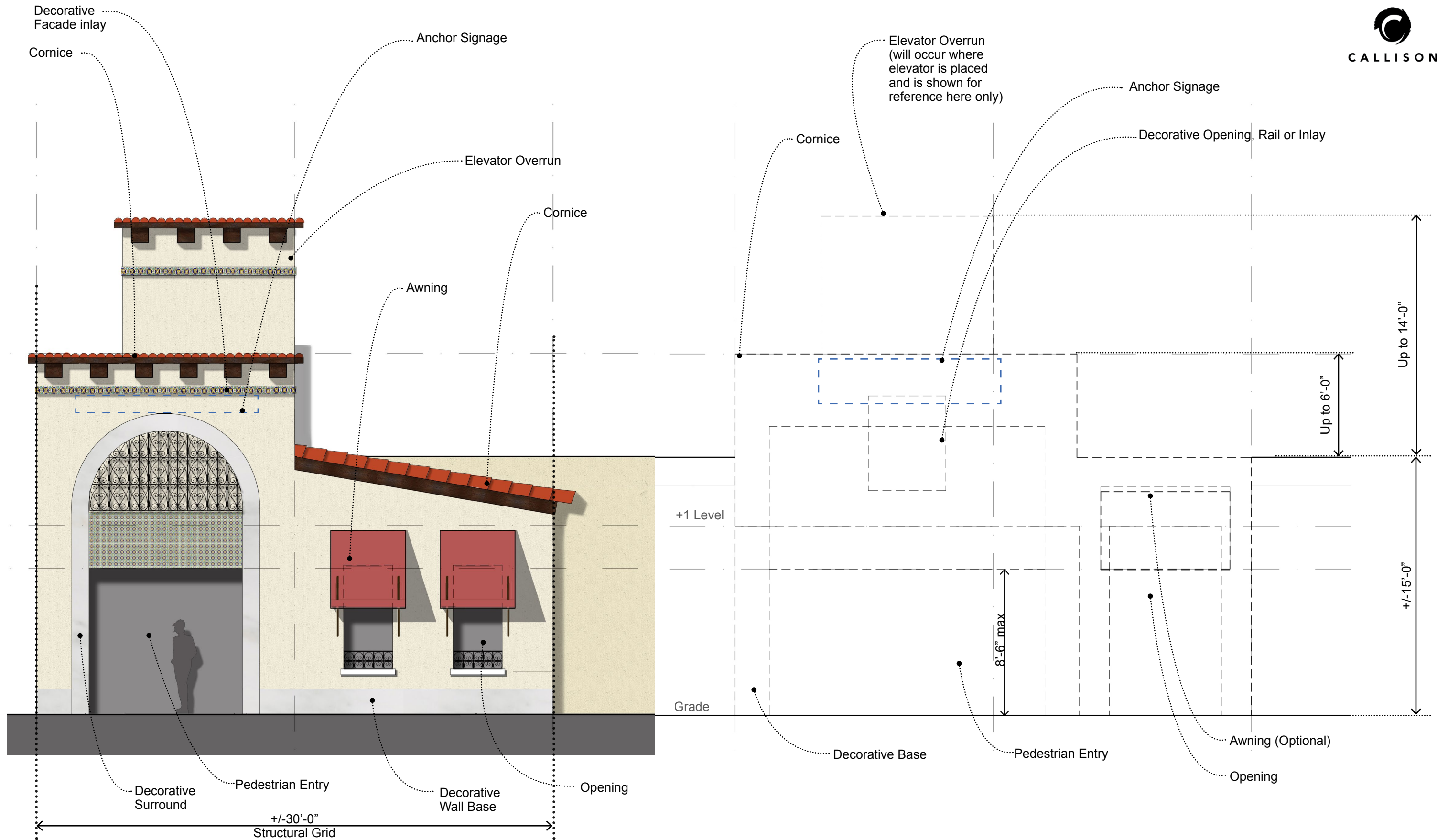


**FOR ILLUSTRATIVE PURPOSES ONLY**

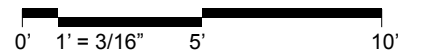
1. Typical Building Bay Illustration, Elevation & Section

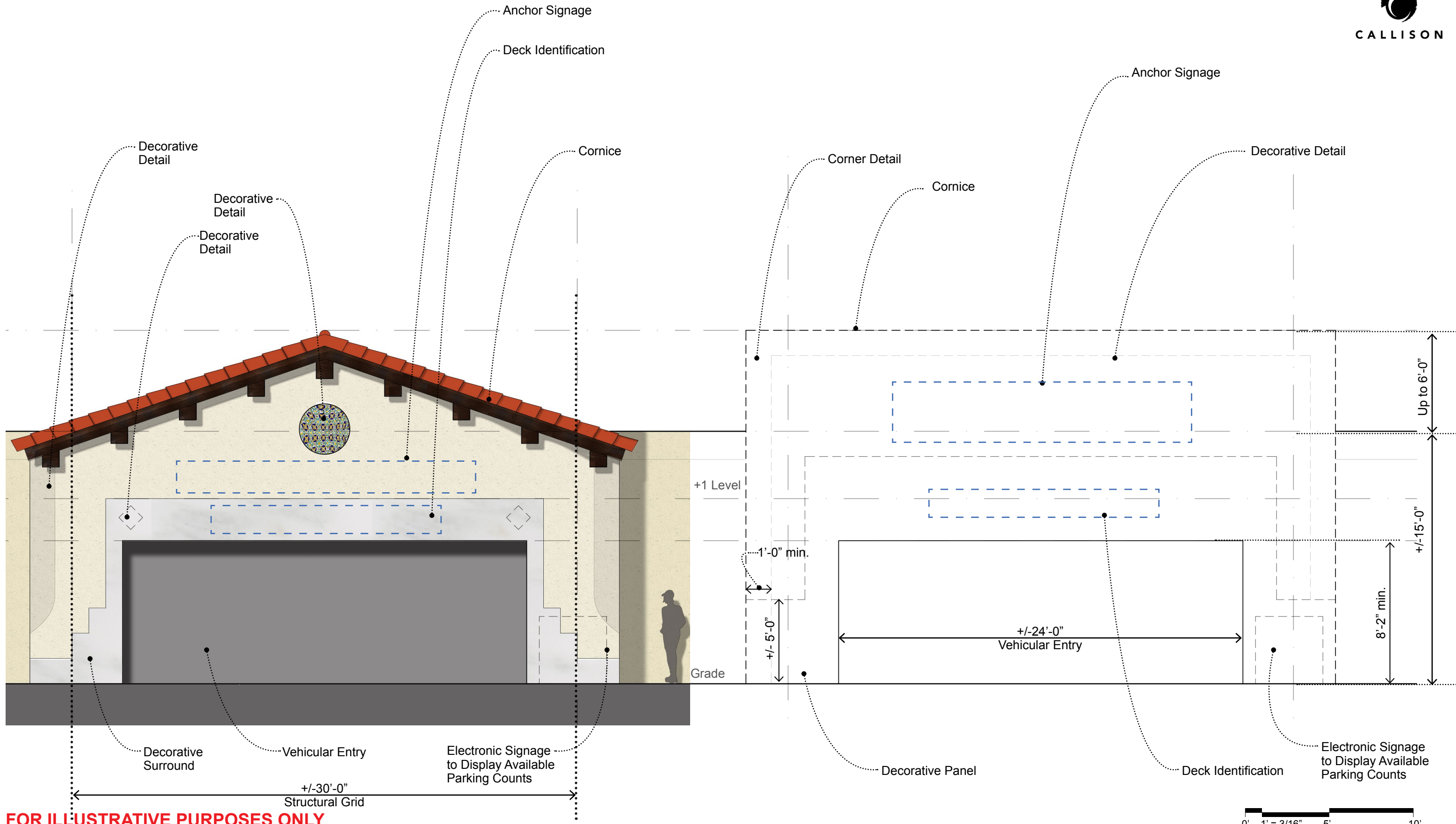
Scale: 3/16" = 1'



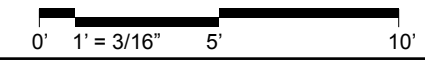


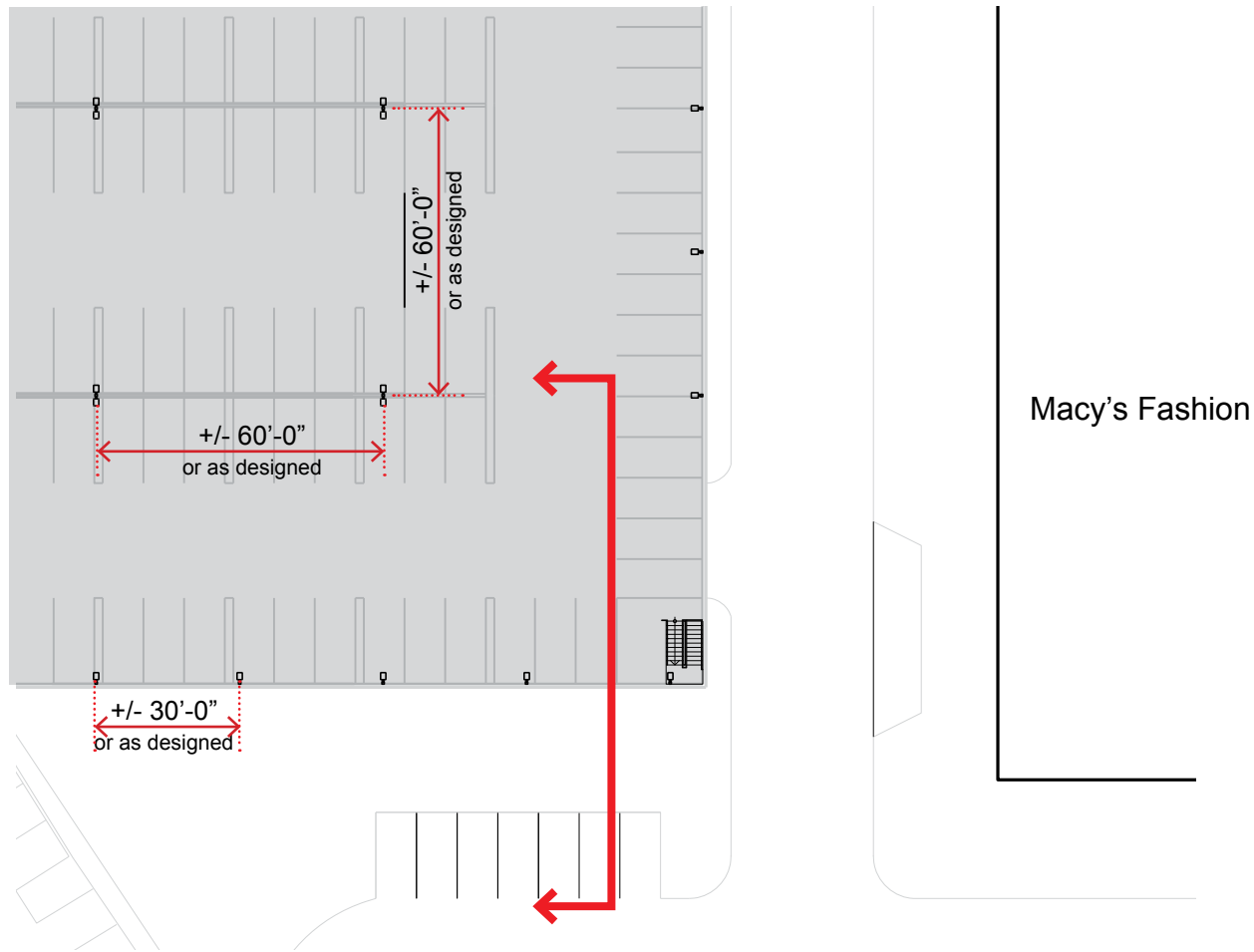
**FOR ILLUSTRATIVE PURPOSES ONLY**





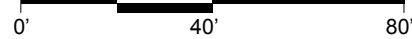
FOR ILLUSTRATIVE PURPOSES ONLY



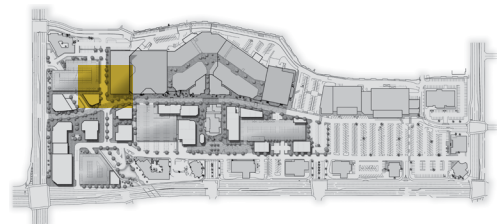


1. Deck Lighting Plan, Typical

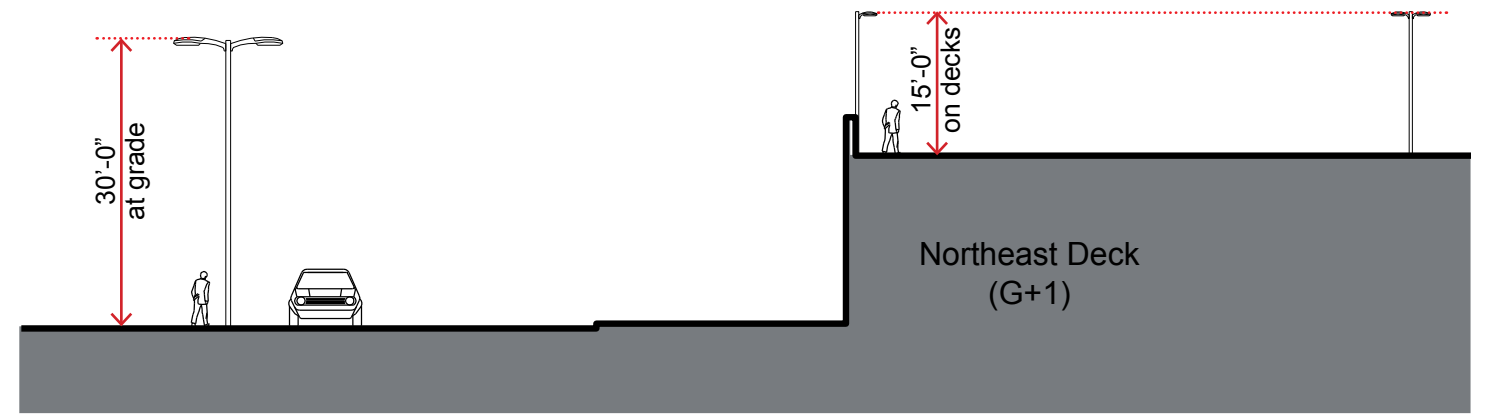
Scale: 1" = 40'



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

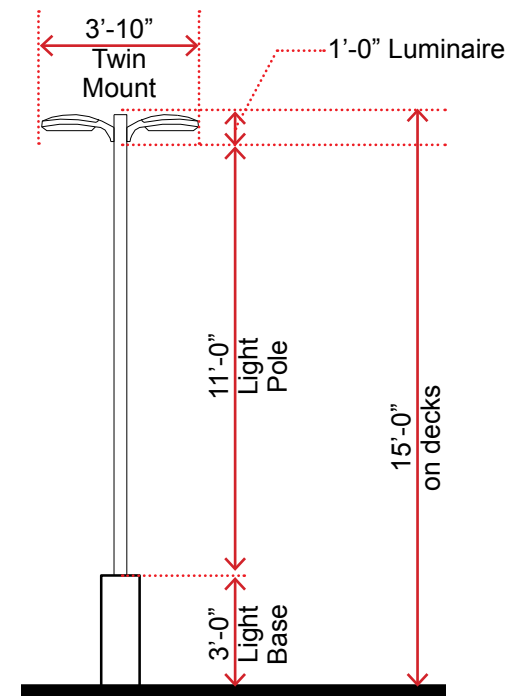
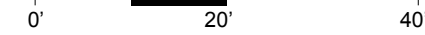


Key Plan



2. Deck Lighting Section, Typical

Scale: 1" = 20'



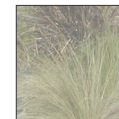
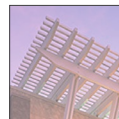
3. Enlarged Deck Lighting Section, Typical

Scale: 1" = 5'





VSC Panorama

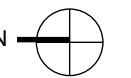




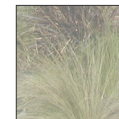
5. ENLARGED PANORAMA B - EXISTING  
Existing Village Shops as seen from Sepulveda Blvd.

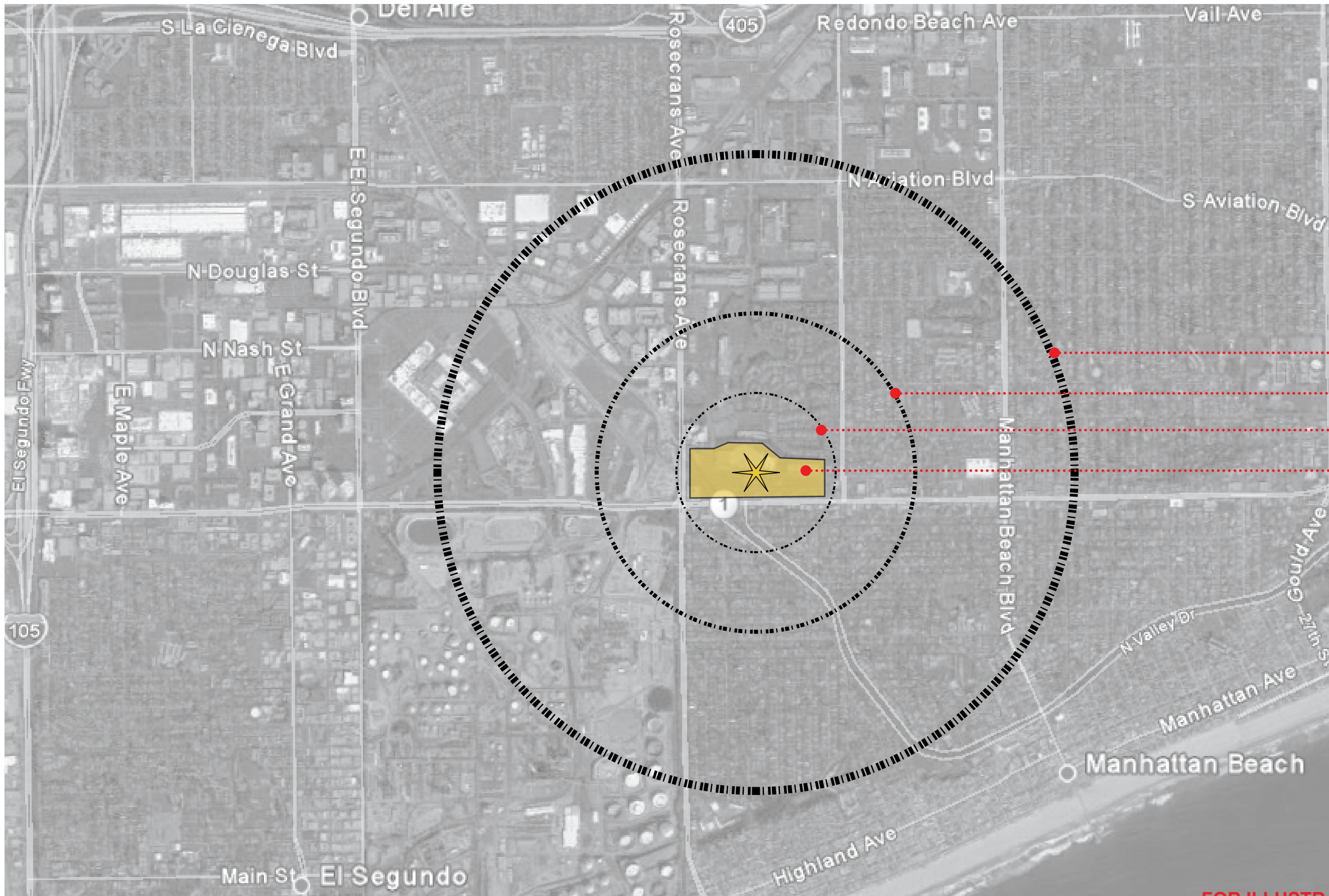


6. ENLARGED PANORAMA B - PROPOSED  
Proposed Village Shops as seen from Sepulveda Blvd.



## Site Diagrams



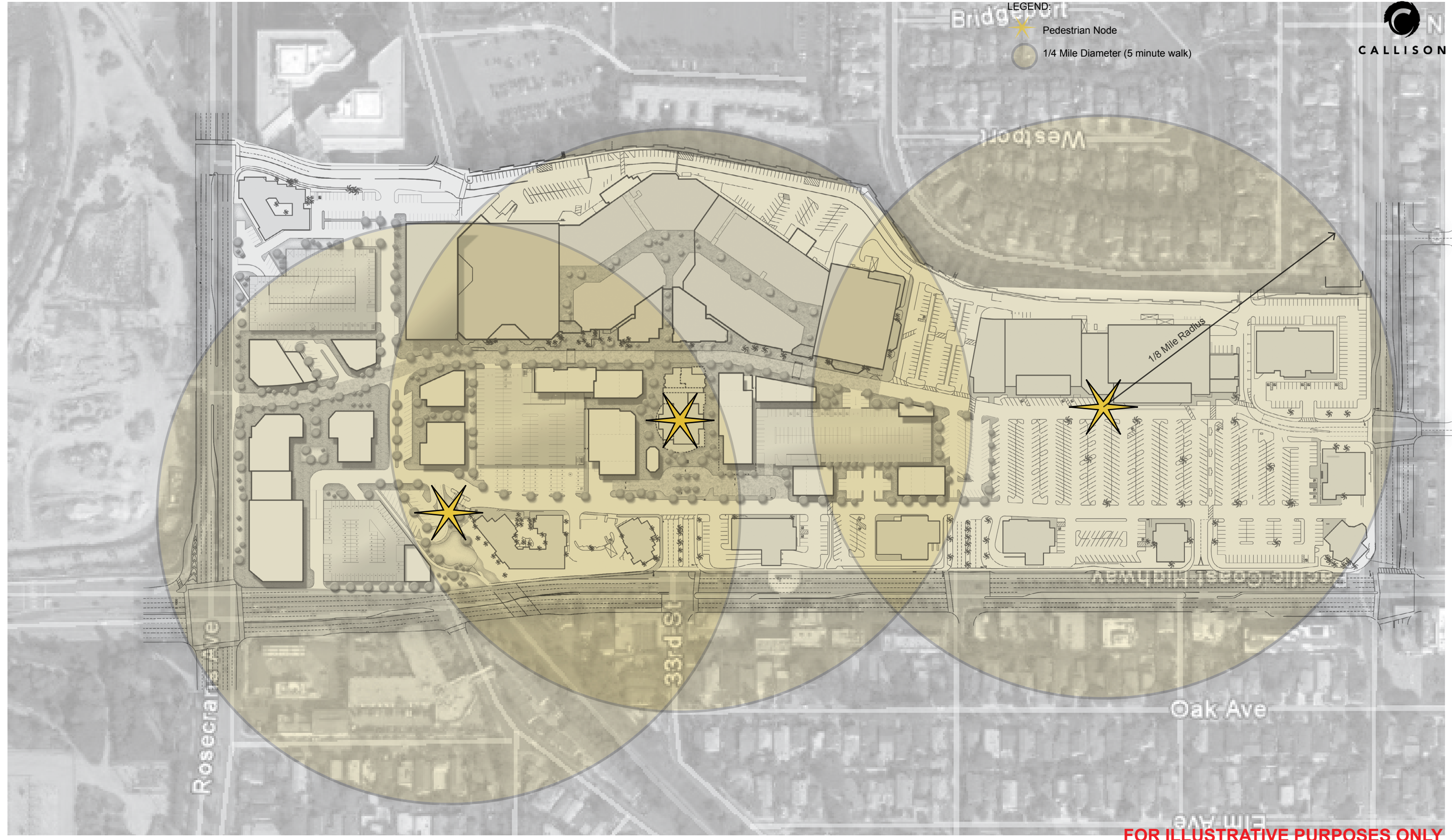


- ..... 1 Mile Radius (20 minute walk)
- ..... 1/2 Mile Radius (10 minute walk)
- ..... 1/4 Mile Radius (5 Minute walk)
- ..... Manhattan Village Shopping Center

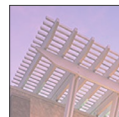
**FOR ILLUSTRATIVE PURPOSES ONLY**



LEGEND:  
 Pedestrian Node  
 1/4 Mile Diameter (5 minute walk)

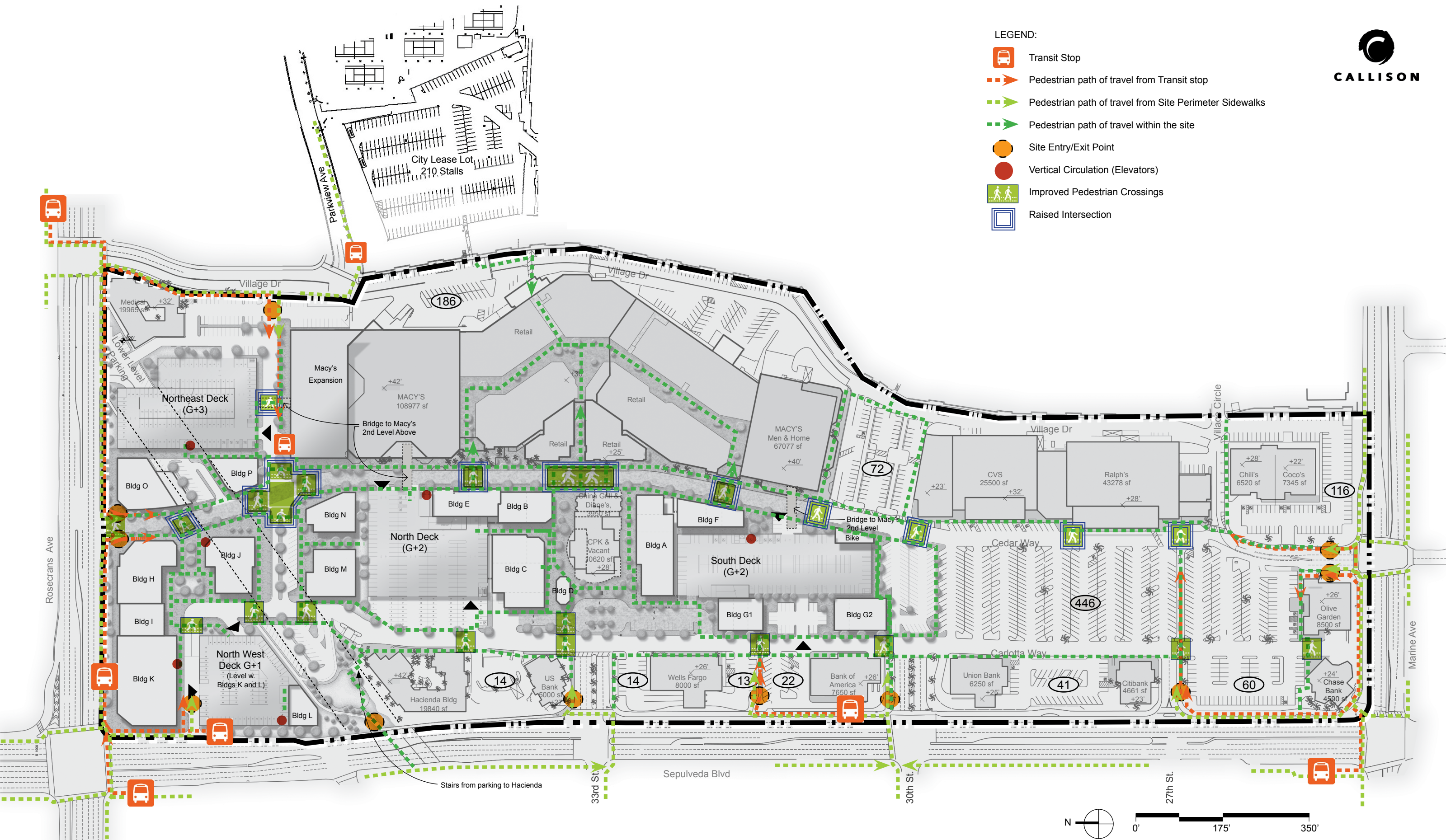


## FEIR Circulation Diagrams



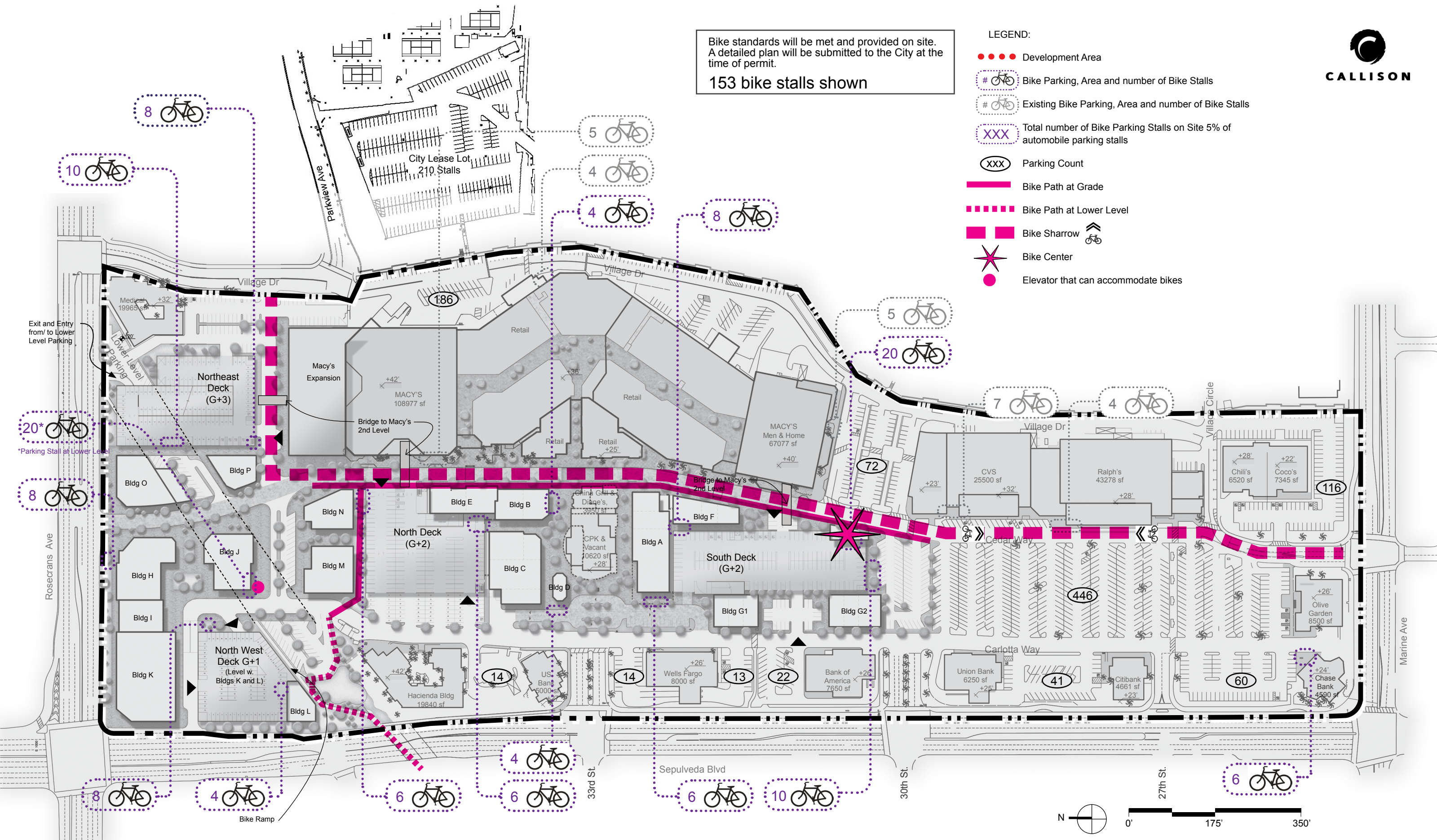
LEGEND:

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



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

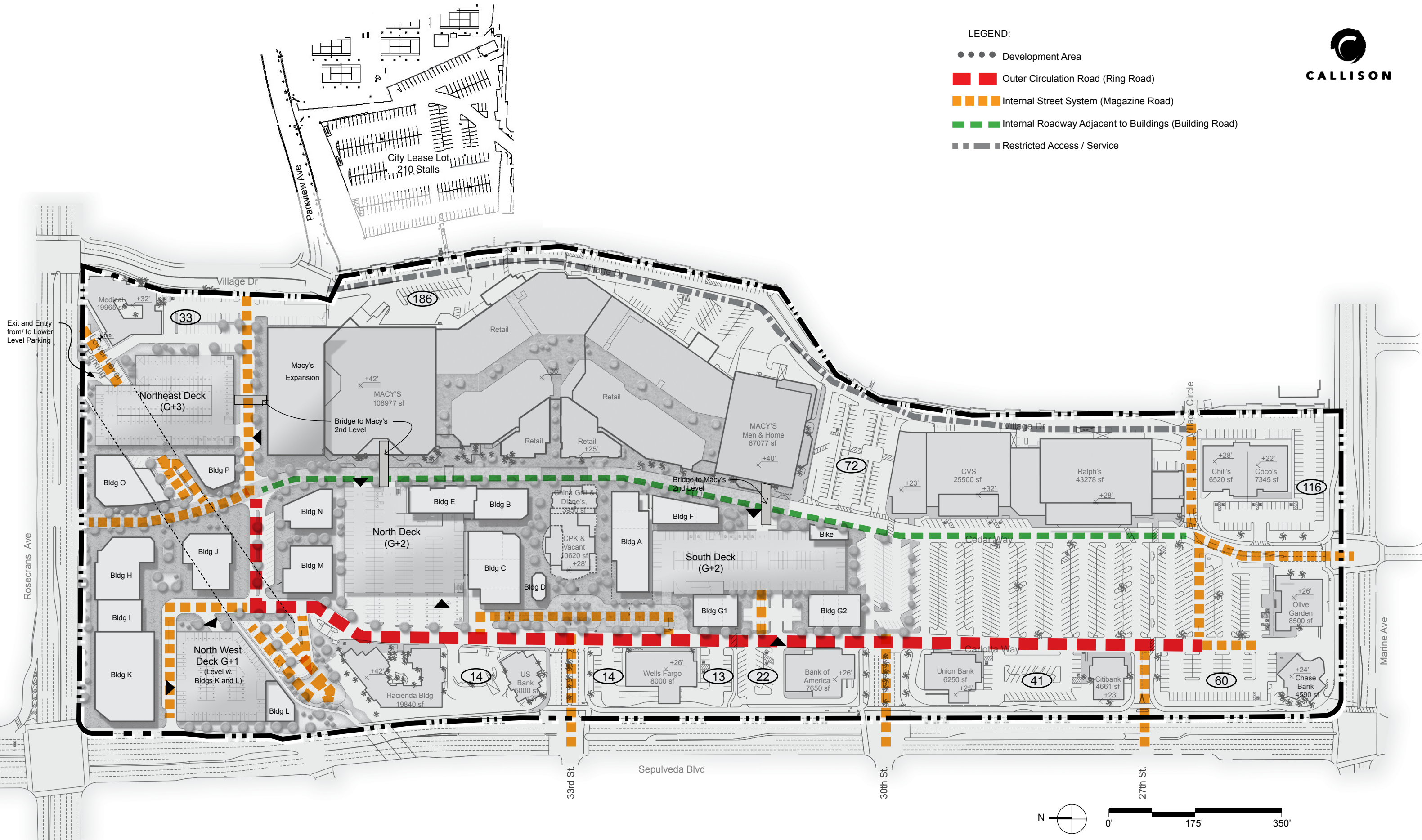
- LEGEND:**
- Development Area
  - # Bike Parking, Area and number of Bike Stalls
  - # Existing Bike Parking, Area and number of Bike Stalls
  - XXX Total number of Bike Parking Stalls on Site 5% of automobile parking stalls
  - XXX Parking Count
  - Bike Path at Grade
  - Bike Path at Lower Level
  - Bike Sharrow
  - Bike Center
  - Elevator that can accommodate bikes



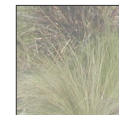


LEGEND:

- ● ● ● Development Area
- Outer Circulation Road (Ring Road)
- Internal Street System (Magazine Road)
- Internal Roadway Adjacent to Buildings (Building Road)
- Restricted Access / Service



# Circulation Diagrams

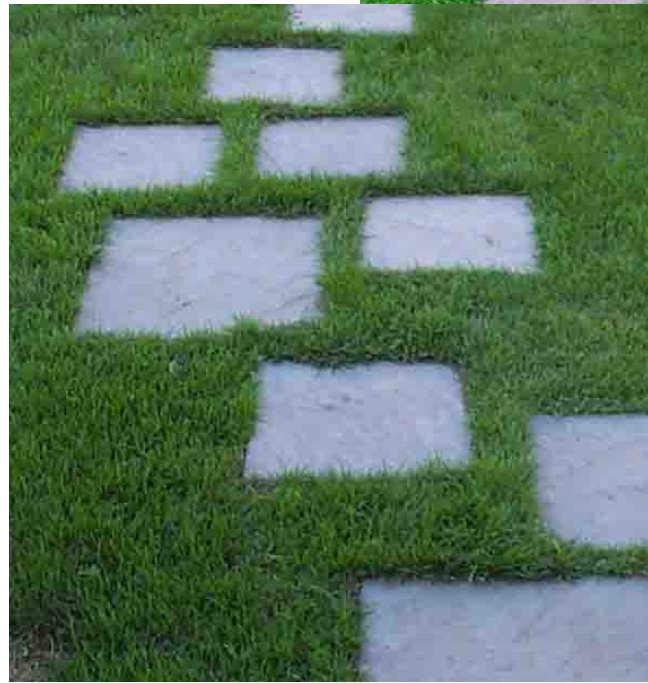


LEGEND:

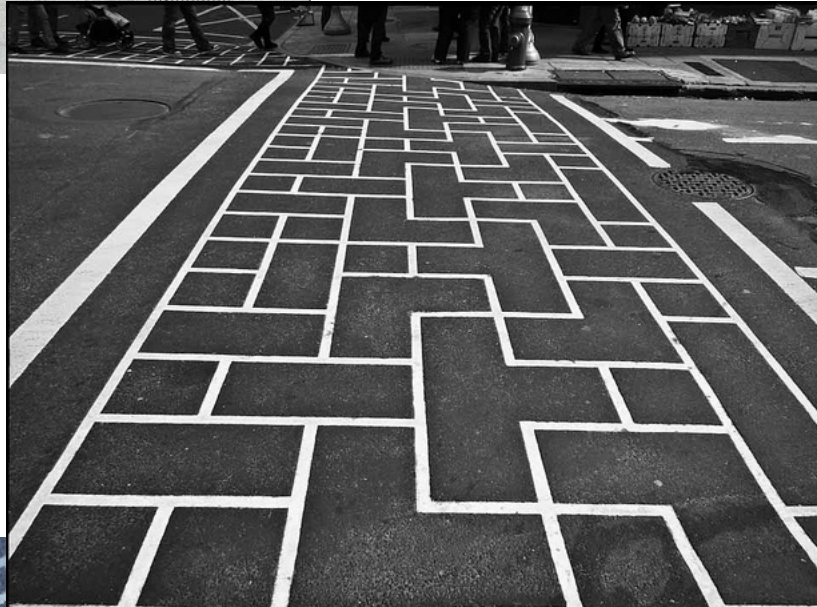
- Existing Pedestrian path of travel within the site
- Site Entry/Exit Point



Stepping Stones Ideas



Enhanced Crosswalk Ideas



Enhanced Paving Ideas



LEGEND:

- Existing Pedestrian path of travel within the site
- Proposed Stepping Stone Enhancement
- Proposed/Enhanced Crosswalk
- Proposed/Enhanced Pedestrian path of travel and/or paving
- Site Entry/Exit Point
- Improved Pedestrian Crossings
- Raised Intersection



LEGEND:

- Existing Pedestrian path of travel within the site
- Proposed Stepping Stone Enhancement
- Proposed/Enhanced Crosswalk
- Proposed/Enhanced Pedestrian path of travel and/or paving
- Site Entry/Exit Point
- Improved Pedestrian Crossings
- Raised Intersection












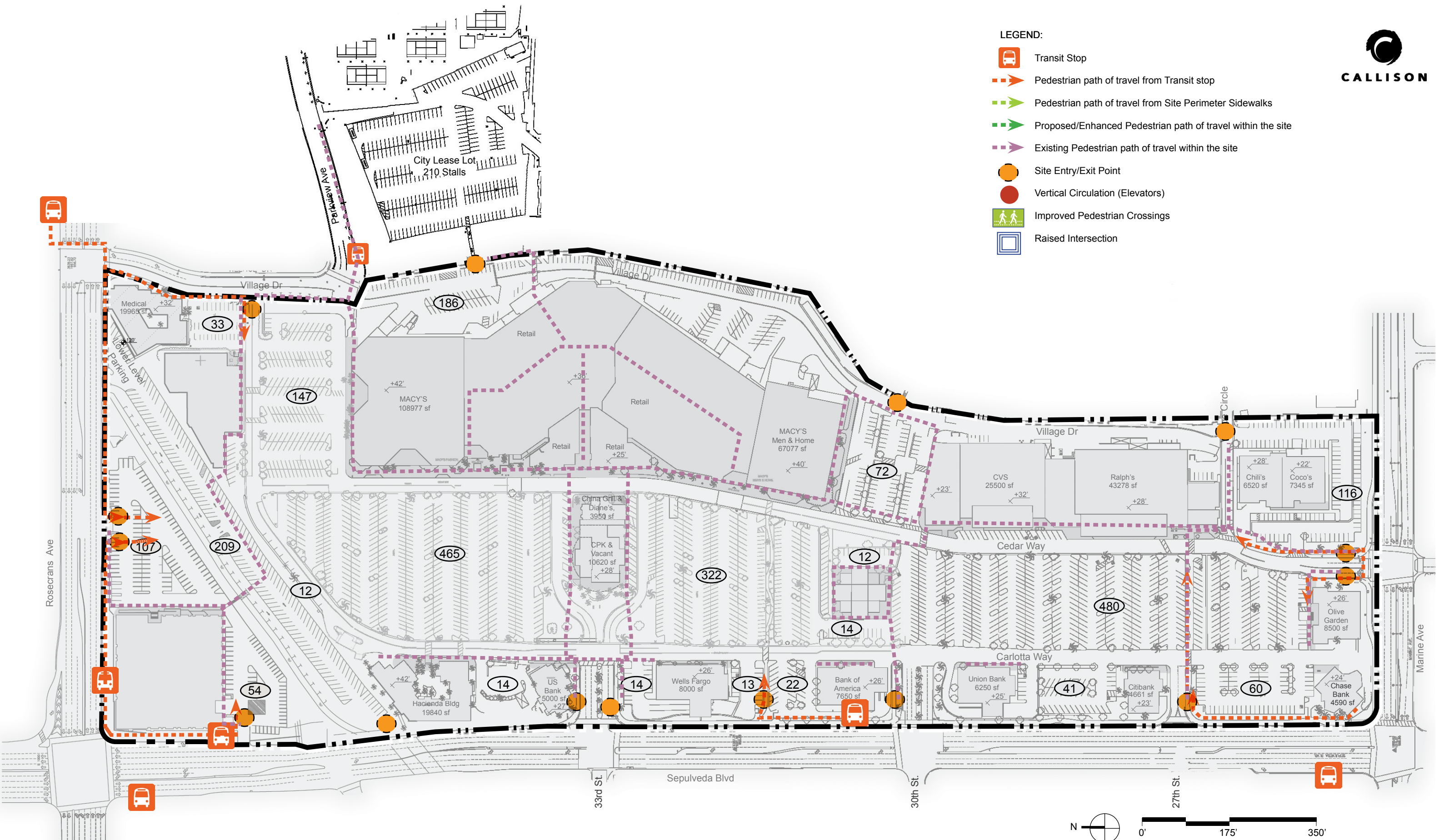
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- Proposed/Enhanced Pedestrian path of travel and/or paving
- Site Entry/Exit Point
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- Raised Intersection



LEGEND:

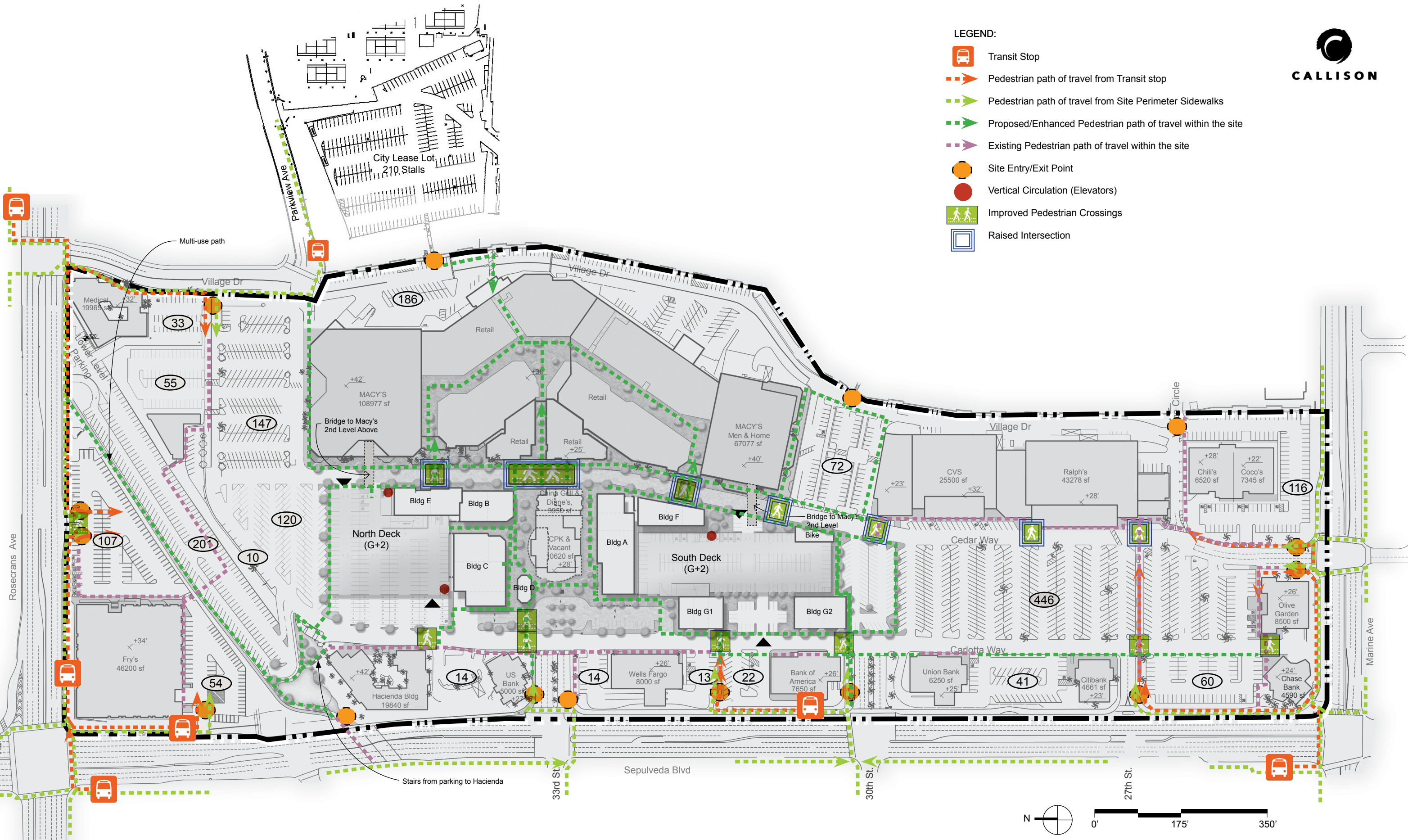
-  Transit Stop
-  Pedestrian path of travel from Transit stop
-  Pedestrian path of travel from Site Perimeter Sidewalks
-  Proposed/Enhanced Pedestrian path of travel within the site
-  Existing Pedestrian path of travel within the site
-  Site Entry/Exit Point
-  Vertical Circulation (Elevators)
-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














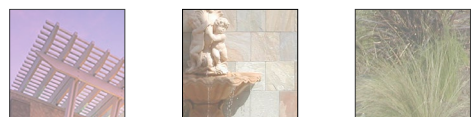
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LEGEND:

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-  Vertical Circulation (Elevators)
-  Improved Pedestrian Crossings
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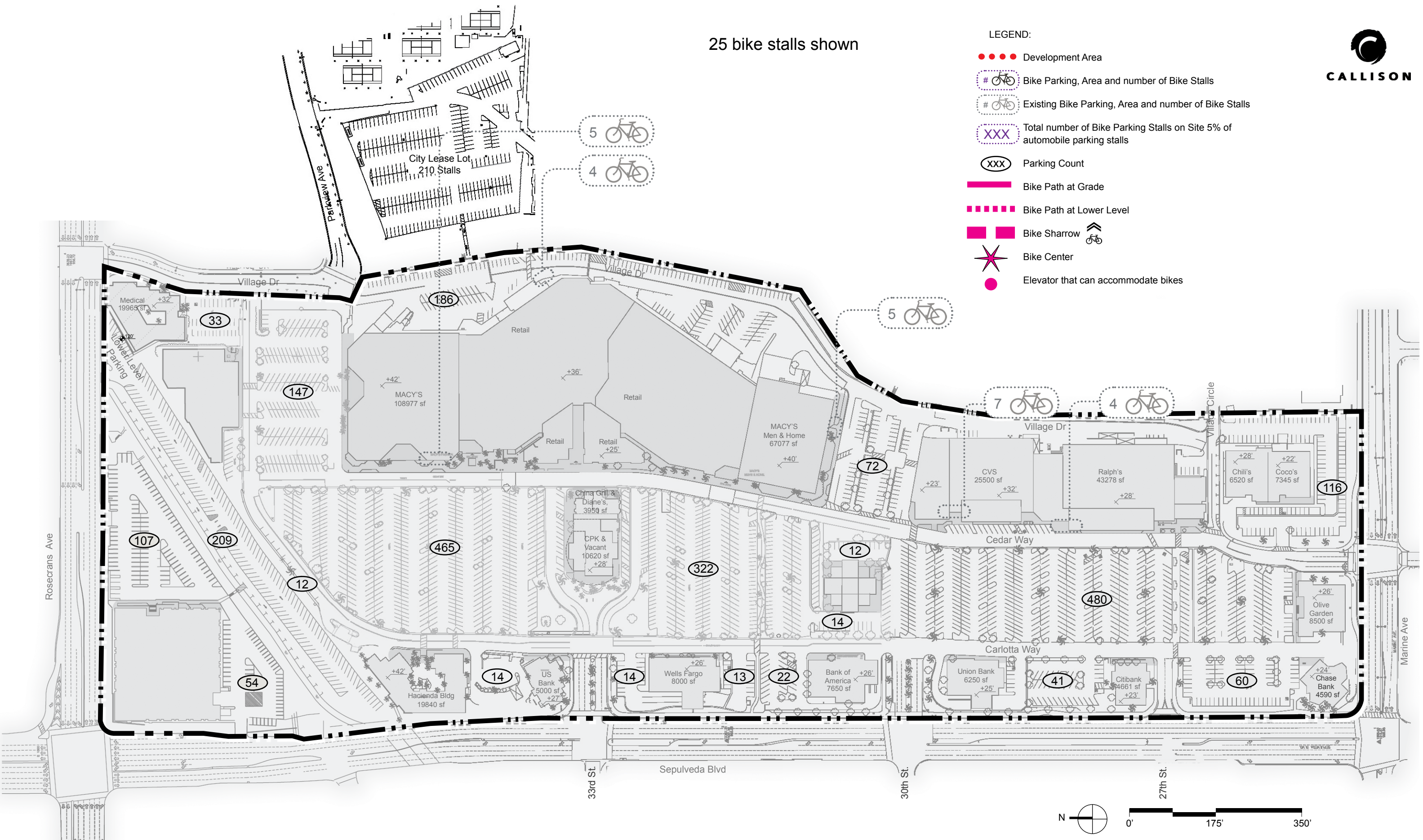
LEGEND:

-  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
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-  Vertical Circulation (Elevators)
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-  Raised Intersection



25 bike stalls shown

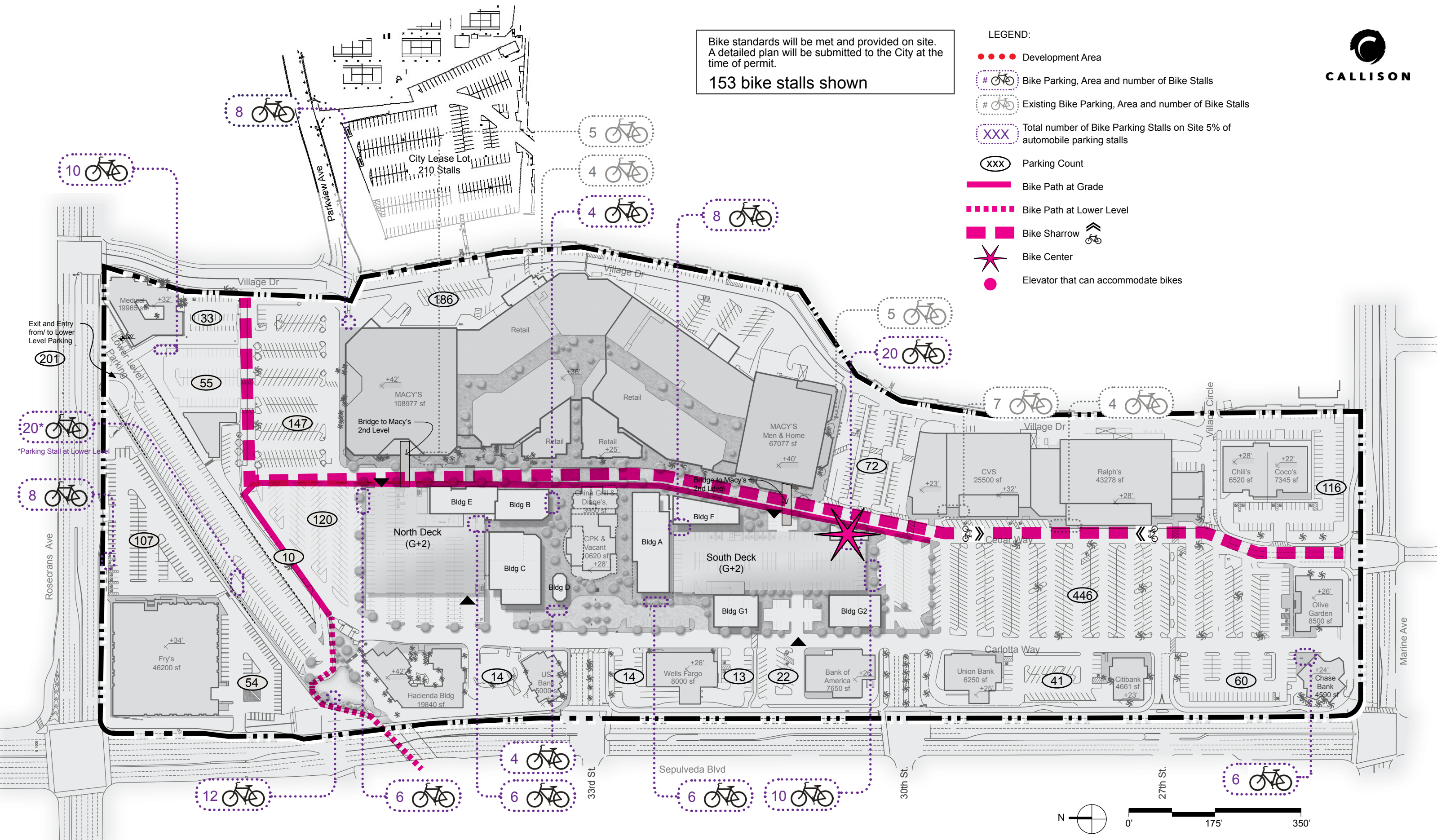
- LEGEND:
- Development Area
  - # [Bike Icon] Bike Parking, Area and number of Bike Stalls
  - # [Bike Icon] Existing Bike Parking, Area and number of Bike Stalls
  - XXX Total number of Bike Parking Stalls on Site 5% of automobile parking stalls
  - (XXX) Parking Count
  - Bike Path at Grade
  - Bike Path at Lower Level
  - Bike Sharrow [Bike Icon]
  - ★ Bike Center
  - Elevator that can accommodate bikes



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

LEGEND:

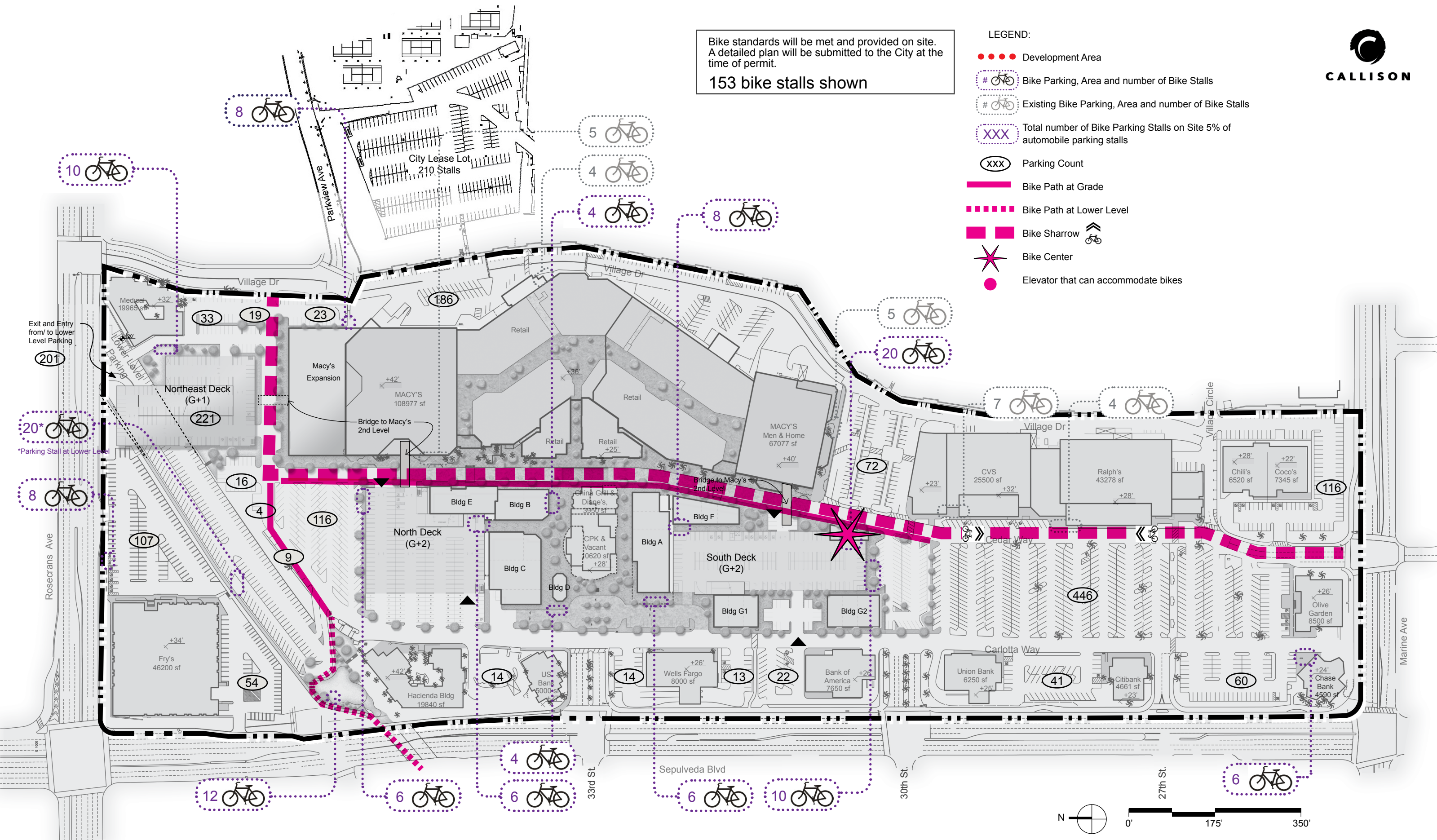
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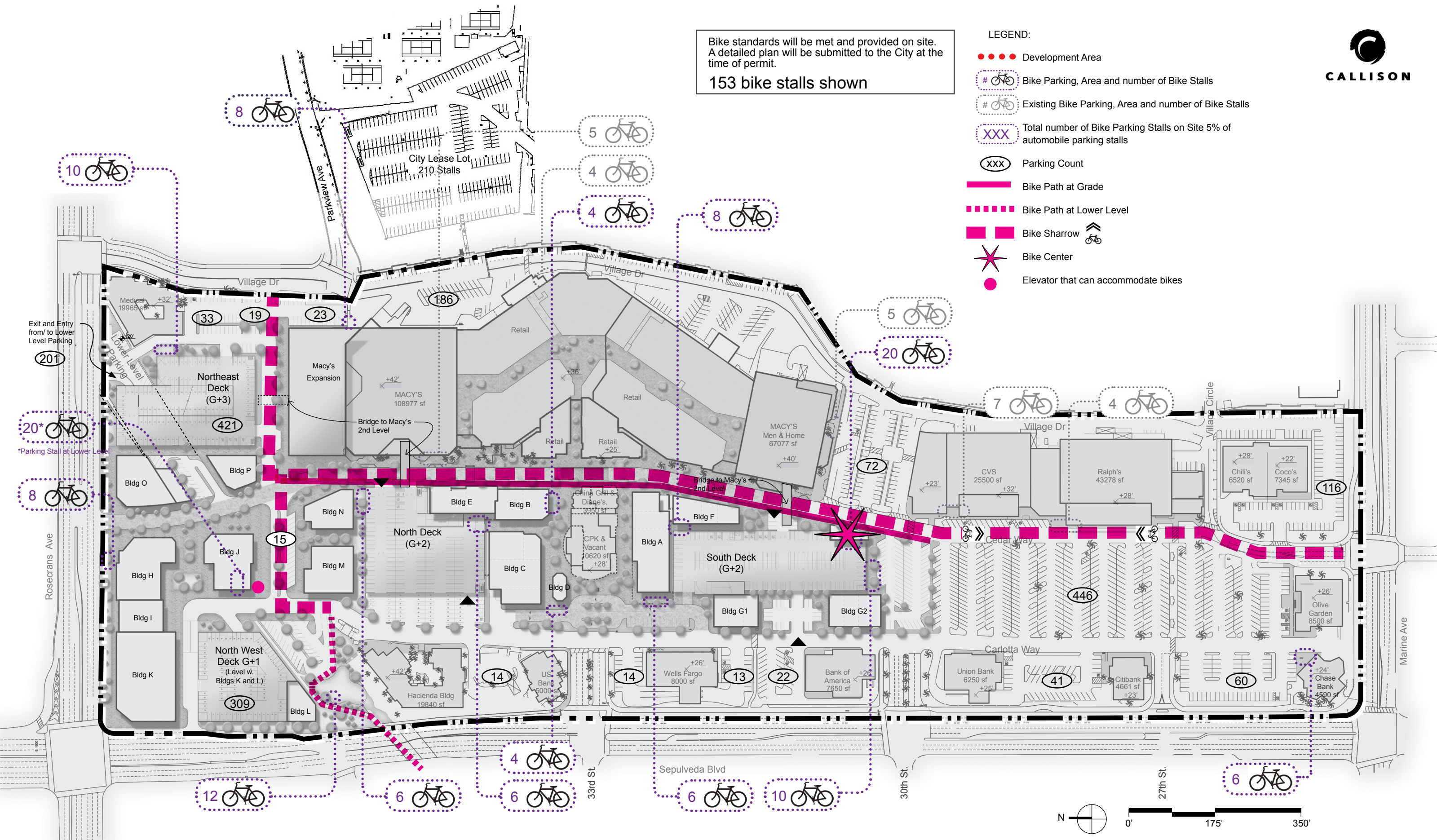
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- XXX Total number of Bike Parking Stalls on Site 5% of automobile parking stalls
- (XXX) Parking Count
- Bike Path at Grade
- - - Bike Path at Lower Level
- [Pink Box] Bike Sharrow [Bike Icon]
- [Pink Star] Bike Center
- Elevator that can accommodate bikes



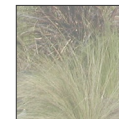
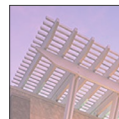
Bike standards will be met and provided on site.  
A detailed plan will be submitted to the City at the time of permit.  
**153 bike stalls shown**

LEGEND:

- Development Area
- # [Bike Icon] Bike Parking, Area and number of Bike Stalls
- # [Bike Icon] Existing Bike Parking, Area and number of Bike Stalls
- XXX Total number of Bike Parking Stalls on Site 5% of automobile parking stalls
- XXX Parking Count
- Bike Path at Grade
- - - Bike Path at Lower Level
- Bike Sharrow
- ★ Bike Center
- Elevator that can accommodate bikes



# Master Signage Program (MSP)





**SIGNAGE LEGEND**

- Existing Project Pole Sign (Each to display up to 4 tenant panels)
- Existing Directional Sign
- Existing Monument Sign
- Existing Wall Mounted Signage

\*\* As per the City of Manhattan Beach Sign Code:  
 Monument Signs are less than 6' tall  
 Pole Signs are more than 6' tall\*\*



**FOR ILLUSTRATIVE PURPOSES ONLY**



# MANHATTAN VILLAGE

3200 SEPULVEDA AVENUE  
MANHATTAN BEACH, CA 90266

## MASTER SIGN PROGRAM JULY 24, 2013

### TABLE OF CONTENTS

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- 1.0 Criteria
- 2.0 Sign Location Plan
- 3.0 **A1** Pole Sign
  - 3.1 **A2 – A8** Pole Signs
- 4.0 I.F. Parking Deck Entry Signage
- 5.0 II.E Parking Deck Tenant Identification Signage
- 6.0 **P** Exhibit 'A', MVSC Sign Inventory & Worksheet



## INTENT

This Master Sign Program (MSP) outlines guidelines for signage and graphics within the Manhattan Village Shopping Center project. All existing and future exterior signage within the project must be in substantial compliance with the conditions set forth within this MSP, the Title 10 - Planning and Zoning, Part IV - Site Regulations, Chapter 10.72 - Sign Code (Sign Code), or by a sign exception granted by the City of Manhattan Beach. All permitted exterior signage existing as of July 24, 2013 noted in Exhibit 'A', MVSC Sign Inventory & Worksheet shall be recognized as legally established and consistent with the Master Use Permit, Resolution Number PC-xx dated 7-24-13.

The total area of signage allowed on the exterior of the project will be 9,500 sq. ft. Sign areas shall be calculated per the Sign Code. The sign area of all Project and Tenant Identification signs will be counted against the total sign area allowed for the project. The sign area of Project Directional & Temporary signs will not be counted against the sign area allowances.

The following sign types will be included:

- **A-I.A:** Pole Signs
- **B-I.B:** Project Identification Monument
- **C-I.C:** Project Identification/Multi-Tenant Monument Signs
- **D-I.D:** Project Identification Wall Signs
- **T-II.A:** Tenant Monument Signs
- **II.B:** Department Store Wall Signs
- **II.C:** Anchor Tenant Wall Signs
- **II.D:** Exterior Retail Tenant Wall Signs
- **II.E:** Parking Deck Tenant Identification Signage

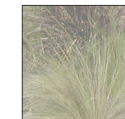
References to plans, figures, and drawings included here are for example only. City of Manhattan Beach review for a substantial conformance to this MSP is required (Administrative Sign Permit Review, MBMC 10.72.110).

## APPROVAL & COMPLIANCE

All signage within the project shall meet the criteria established in the City of Manhattan Beach — Sepulveda Boulevard Development Guidelines. All signs shall be compatible with their related buildings and not crowded within the architecture or sign structure. Any signage which does not meet these criteria shall be disallowed or abated at tenant expense.

All exterior signage requires Landlord approval, City approval (Administrative Sign Permit Review, MBMC 10.72.110), and a City of Manhattan Beach building permit prior to installation. Interior signage requires Landlord approval and appropriate City of Manhattan Beach building permits. Tenant shall submit plans, elevations and details of all proposed signage to the owner prior to submission to the City. Upon approval, Landlord will stamp drawings for tenant submission to the City.

The Landlord may, with the approval of the City of Manhattan Beach, allow for changes to the locations, quantity, and design of signs included in this MSP. All signage must remain within the height and area guidelines established in this MSP.



# I. EXTERIOR PROJECT IDENTIFICATION

This MSP includes provisions for the following Exterior Project Identification Signage within the project:

## **A** POLE SIGNS (8)

Eight Pole signs will be allowed in the project located per the attached plan. Pole sign A1 at the corner of Sepulveda Blvd. and Rosecrans Ave. shall be up to 30 ft. in height above adjacent street grade. Pole signs A2-A8 will not exceed 15 ft. 6in. in height from adjacent street grade. Sign area for this sign type does count towards the 9,500 ft. maximum total signage.

Four (4) existing Manhattan Village Shopping Center pole signs conform to the provisions of this section. Three (3) pole signs currently on the Fry's site will remain in place until Fry's ceases operations. These signs will be replaced with three (3) pole signs which conform to the provisions of this section. One (1) new pole sign will be added on the Hacienda site which will conform to the provisions of this section.

Pole signs may include up to 4 tenant names on each face. Tenant names may be individual letters or sign cabinets. Tenant and Project Identification elements may be internally or externally illuminated.

Pole sign A1 shall have sign area of no greater than 80 sq. ft.\* (20 sq. ft. / face) for project identification and 384 sq. ft.\* (96 sq. ft. / face) for tenants.

Pole signs A2-A8 shall have sign area of no greater than 80 sq. ft.\* (20 sq. ft. / face) for project identification and 240 sq. ft.\* (60 sq. ft. / face) for tenants.

\*Area calculated at 4x area of a single face per MBMC.

## **B** PROJECT IDENTIFICATION MONUMENT SIGNS (3)

Three Project Identification monument signs shall be allowed in the project located per the attached plan. These signs shall not be greater than 6' in height from adjacent street grade and shall include no more than 60 sq. ft. of copy area (30 sq. ft. / face). These signs may internally

or externally be illuminated. These signs shall include project identification, leasing information, and directional information only. The sign area for this sign type does count towards the 9,500 ft. maximum total signage.

## **C** PROJECT IDENTIFICATION/ MULTI-TENANT MONUMENT SIGNS (2)

Two Project Identification / Multi-Tenant monument signs shall be allowed in the project located per the attached plan. These signs shall not be greater than 6 ft. in height from adjacent street grade and shall not be larger than 80 sq. ft. (40 sq. ft. / face). These signs may internally or externally be illuminated. These signs shall include project identification and up to 6 tenant names or logos. Sign area for this sign type does count towards the 9,500 ft. maximum total signage.

## **D** PROJECT IDENTIFICATION WALL SIGNS

Project Identification Wall signs shall be allowed at each entry to the enclosed mall portion of the project (2 existing) and at retail village areas (as may be approved). Project identification signage may include letters (up to 18 in.) and logo forms (up to 3 ft. 0 in. x 3 ft. 0 in.). Signs may be internally or externally illuminated. Total sign area not to exceed 40 sq. ft. per location. Sign area for this sign type does count towards the 9,500 ft. maximum total signage.

## **E. PROJECT BANNERS**

Decorative banners shall be allowed attached to light poles at or near entries to enclosed mall and in retail village areas. Banners may include project branding and decorative artwork.

Banners on light poles greater than 30 ft. in height may be up to 9 sq. ft. each mounted in pairs on light poles (18 sq. ft. total per side).

Banners on light poles less than 30 ft. in height may be up to 4 sq. ft. each mounted in pairs on light poles (8 sq. ft. total / side). Sign area for

this sign type does not count towards the 9,500 ft. maximum total signage.

## **F. PARKING DECK ENTRY SIGNAGE**

One Entry Identification sign and one Digital Parking Counter sign per vehicular entry to parking decks shall be allowed. Parking Deck Entry sign may not include project identification. Parking Deck Entry signs may include project decorative motifs along with parking entry identification. Parking Deck Entry signs shall not exceed 100 sq. ft. in area. Signs may be internally or externally illuminated. Sign area for these sign types does not count towards the 9,500 ft. maximum total signage.

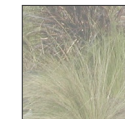
Digital Parking Counter signs will display the number of spaces available by garage and level. Sign area for this type of sign does not count toward the 9,500 sq. ft. maximum total signage.

## **G. DIRECTIONAL SIGNAGE**

Directional signage for vehicles, bicycles and pedestrians will be allowed at or near entries and exits to project and at intersections within the project for the purpose of aiding safe and efficient flow of traffic. Signs will be ground mounted or wall mounted. Signs shall be a maximum of 6 ft. in height. Signs will be a maximum of 12 sq. ft. / face. Signs will include direction to local streets, parking structure entries and department or anchor store names as wayfinding landmarks. Use of tenant logos will not be allowed. Signs may be internally or externally illuminated. Sign area for this sign type does not count towards the 9,500 ft. maximum total signage.

## **H. TEMPORARY A-FRAME SIGNAGE**

Tenants and the MVSC will be allowed to display portable sign holder stands in retail village areas. Signs shall not exceed 42 in. tall x 24 in. wide. Signs shall not be legible from Sepulveda Boulevard, Rosecrans Avenue or Marine, these signs shall be governed by a temporary sign program which will allow signs 365 days / year. Sign area for this sign type does not count towards the 9,500 ft. maximum total signage.



## II. EXTERIOR TENANT IDENTIFICATION

### A. TENANT MONUMENT SIGNS (12)

Shall be designed and constructed within the standards referenced above as well as the MBMC 10-72.

Freestanding signs shall be limited to 30 sq. ft. / side. Twelve tenant monument signs shall be allowed per the attached plan. Signs may include tenant name, building name, or multiple tenants within a building. Signage surface area does count towards the 9,500 ft. maximum total signage.

### B. DEPARTMENT STORE WALL SIGNS

Tenants or a group of tenants occupying a space with GLA of greater than 65,000 sq. ft. are considered Department Store tenants. Department Store Tenants will be allowed wall signs of up to 150 sq. ft. each on two elevations (300 sq. ft. total per tenant).

Note: A Sign Exception is granted for a department store wall sign for the space currently occupied by Macy's Men's and Home allowing signs of up to 300 sq. ft. each on two elevations (600 sq. ft. total).

Wall signs may be sign cabinets or individual letters. Signs shall be internally illuminated. Signage surface area does count towards the 9,500 ft. maximum total signage.

### C. ANCHOR TENANT WALL SIGNS

Tenants or a group of tenants occupying a space with gross leasable area (GLA) of greater than 17,500 sq. ft. up to 64,999 sq. ft. are considered Anchor Store tenants. These tenants are allowed wall signs of up to 150 sq. ft. on two elevations (300 sq. ft. total per tenant). Wall signs may be sign cabinets or individual letters. Signs shall be internally illuminated. Signage surface area does count towards the 9,500 ft. maximum total signage.

### D. EXTERIOR RETAIL TENANT WALL SIGNS

Tenants shall be allowed a wall sign on each elevation of their building per the MBMC. Signage surface area does count towards the 9,500 ft. maximum total signage.

No signs are permitted on the east elevation of buildings along The east property line from Parkview Ave. to Marine Ave.

### E. PARKING DECK TENANT IDENTIFICATION SIGNAGE

Department Stores and Anchor Stores will be allowed to install signage on up to 2 faces on each of the Village South, Village North, Northeast Macy's and Northwest Parking Decks. Signs may be up to 60 sq. ft. Signs may be internally or externally illuminated. Signage surface area does count towards the 9,500 ft. maximum total signage.

All tenant signage on parking structures shall be accessory to the structure through the design, color, location, size, and lighting. Any tenant signage on a parking structure shall have a locational relationship and proximity between the parking structure and the tenant. All tenant signage on parking structures shall be compatible with the architectural design features on the subject structure on which the signage is proposed.

## III. INTERIOR TENANT IDENTIFICATION

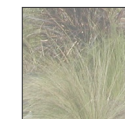


Enclosed mall interior signage requires Landlord approval and appropriate City of Manhattan Beach building permits. These signs (project ID or tenant) will not be counted against the total sign allowance for the MVSC.

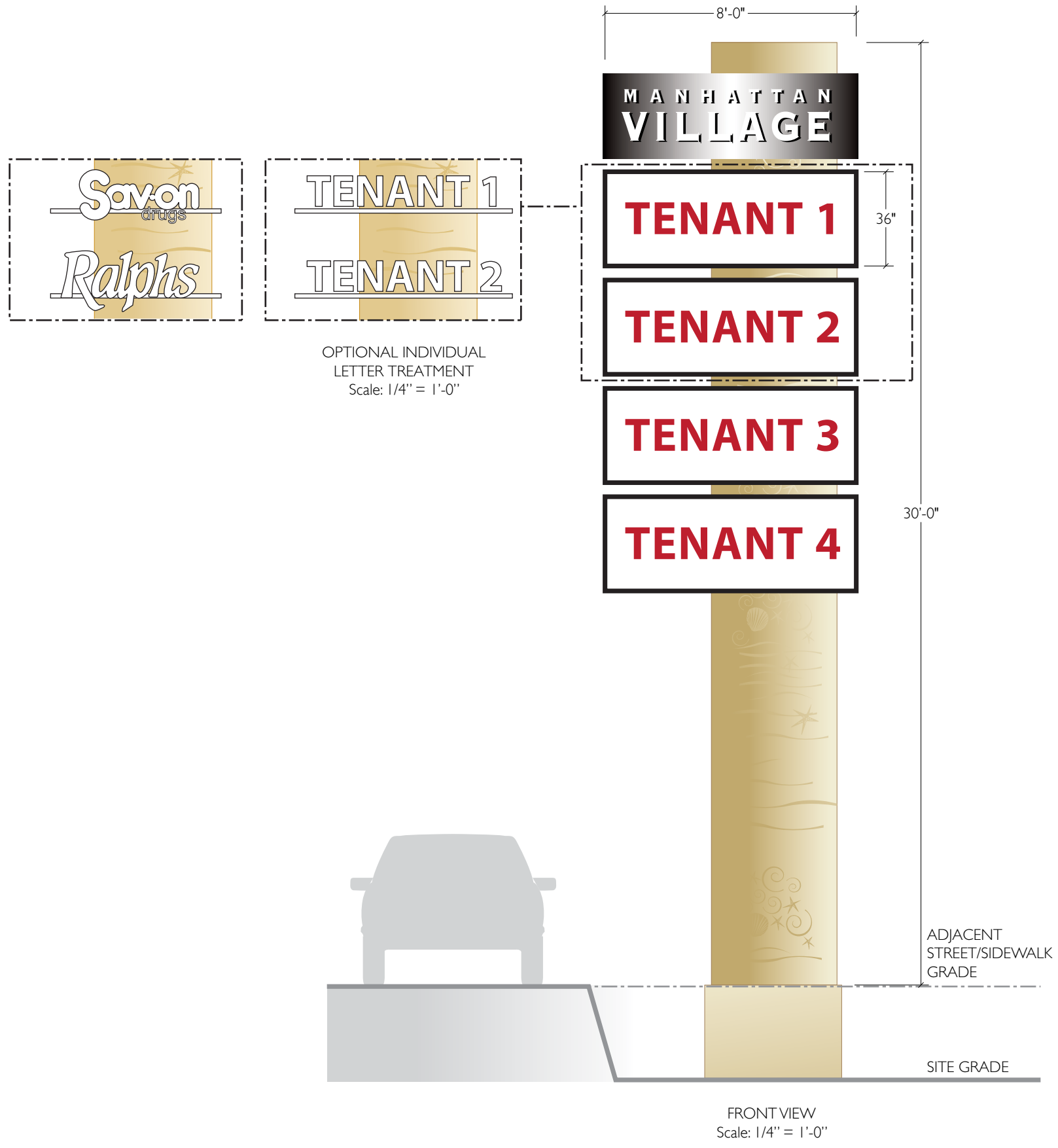
## IV. CITY OF MANHATTAN VILLAGE GATEWAY ELEMENT

### M. GATEWAY ELEMENT

A City of Manhattan Gateway Element may be located at the Northwest corner of the project. This element may be up to 46 ft. above grade. Sign area for this sign type does not count towards the 9,500 ft. maximum total signage. The Gateway Element may not include any advertising. The design of the Gateway Element is subject to the approval of the City of Manhattan Beach.







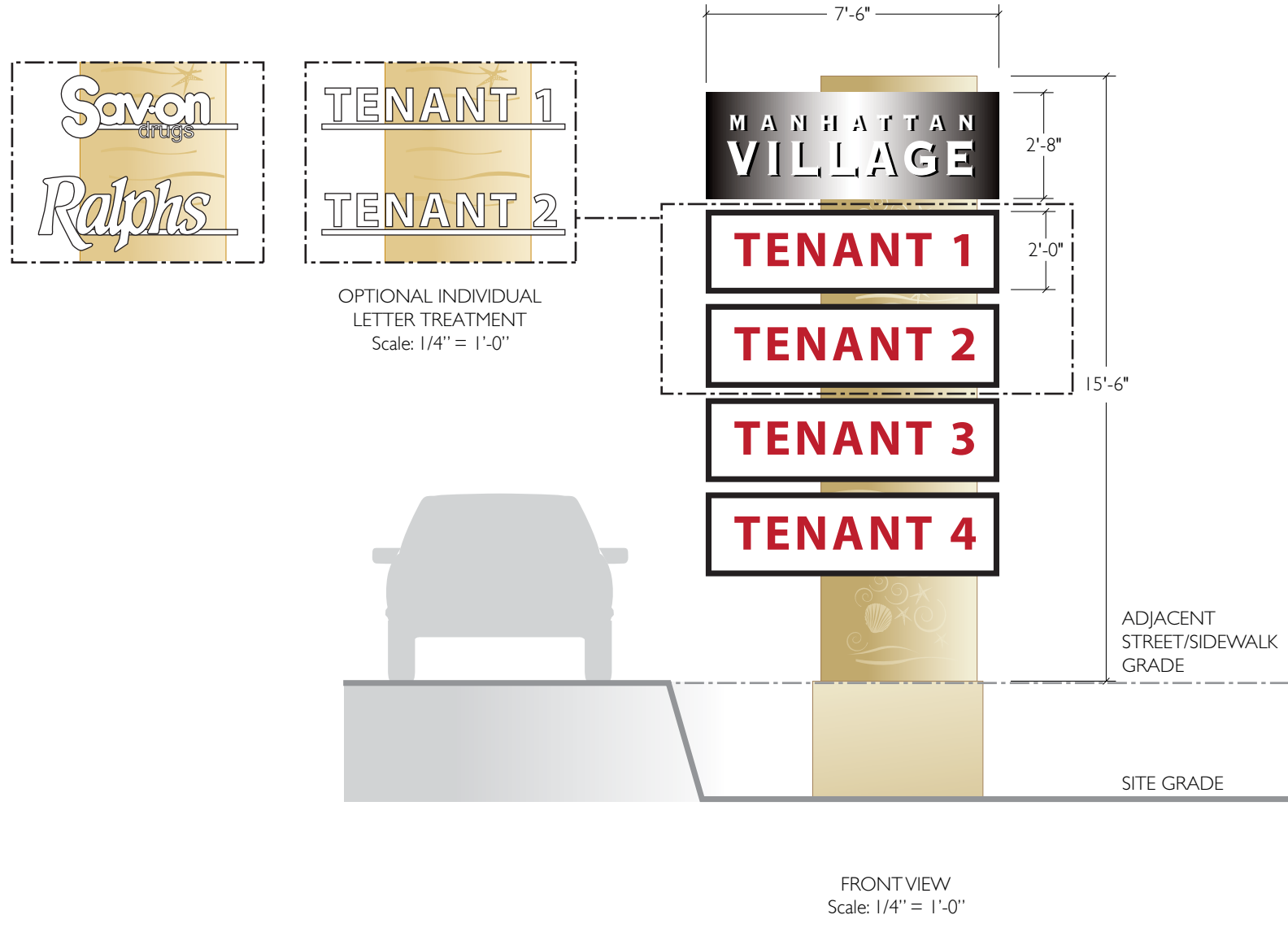
CRITERIA	
<b>SIGN AREA</b>	
Project I.D. Sign Area:	8'-0" x 2'-6" = 80 sq. ft.* (20 sq. ft. / face)
Tenant I.D. Sign Area:	8'-0" x 3'-0" x (4) = 384 sq. ft.* (96 sq. ft. / face)
*Area calculated at 4x area of a single face per MBMC.	
<b>MATERIALS</b>	
Project I.D.:	Fabricated aluminum cabinet, internally illuminated
Tenant I.D.:	Fabricated aluminum cabinet, internally illuminated

**\*THESE DRAWINGS ARE DIAGRAMMATIC AND INTENDED ONLY TO ILLUSTRATE THE DIMENSIONS, PROPORTIONS, AND GENERAL CONTENT OF THIS SIGN TYPE. ALL EXTERIOR SIGNAGE REQUIRES CITY OF MANHATTAN BEACH APPROVAL (ADMINISTRATIVE SIGN PERMIT REVIEW, TITLE 10 - PLANNING AND ZONING, PART IV - SITE REGULATIONS, CHAPTER 10.72 - SIGN CODE), AND A CITY OF MANHATTAN BEACH BUILDING PERMIT PRIOR TO INSTALLATION.**





CRITERIA	
<b>SIGN AREA</b>	
Project I.D. Sign Area:	7'-6" x 2'-8" = 80sf* (20 sq. ft. / face)
Tenant I.D. Sign Area:	7'-6" x 2'-0" x (4) = 240sf* (60 sq. ft. / face)
	*Area calculated at 4x area of a single face per MBMC.
<b>MATERIALS</b>	
Project I.D.:	Fabricated aluminum cabinet, internally illuminated
Tenant I.D.:	Fabricated aluminum cabinet, internally illuminated



**\*THESE DRAWINGS ARE DIAGRAMMATIC AND INTENDED ONLY TO ILLUSTRATE THE DIMENSIONS, PROPORTIONS, AND GENERAL CONTENT OF THIS SIGN TYPE. ALL EXTERIOR SIGNAGE REQUIRES CITY OF MANHATTAN BEACH APPROVAL (ADMINISTRATIVE SIGN PERMIT REVIEW, TITLE 10 - PLANNING AND ZONING, PART IV - SITE REGULATIONS, CHAPTER 10.72 - SIGN CODE), AND A CITY OF MANHATTAN BEACH BUILDING PERMIT PRIOR TO INSTALLATION.**

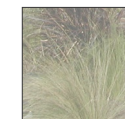






SOUTH DECK  
Scale: 1/8" = 1'-0"

**\*THESE DRAWINGS ARE DIAGRAMMATIC AND INTENDED ONLY TO ILLUSTRATE THE DIMENSIONS, PROPORTIONS, AND GENERAL CONTENT OF THIS SIGN TYPE. ALL EXTERIOR SIGNAGE REQUIRES CITY OF MANHATTAN BEACH APPROVAL (ADMINISTRATIVE SIGN PERMIT REVIEW, TITLE 10 - PLANNING AND ZONING, PART IV - SITE REGULATIONS, CHAPTER 10.72 - SIGN CODE), AND A CITY OF MANHATTAN BEACH BUILDING PERMIT PRIOR TO INSTALLATION.**



P PARKING DECK TENANT I.D. SIGN

NOT TO EXCEED 60 SQ. FT. PER MSP



NORTHEAST DECK  
Scale: 3/16" = 1'-0"

**\*THESE DRAWINGS ARE DIAGRAMMATIC AND INTENDED ONLY TO ILLUSTRATE THE DIMENSIONS, PROPORTIONS, AND GENERAL CONTENT OF THIS SIGN TYPE. ALL EXTERIOR SIGNAGE REQUIRES CITY OF MANHATTAN BEACH APPROVAL (ADMINISTRATIVE SIGN PERMIT REVIEW, TITLE 10 - PLANNING AND ZONING, PART IV - SITE REGULATIONS, CHAPTER 10.72 - SIGN CODE), AND A CITY OF MANHATTAN BEACH BUILDING PERMIT PRIOR TO INSTALLATION.**





All totals expressed as Square Feet (s.f.) unless otherwise noted.

MVSC Sign Inventory Worksheet 7/24/13

Table with 12 columns: Line #, Tenant/Area, Sign Type, Description, Notes, Quantity, Sq Ft, Total, New/Existing, Relocate/Demo, Sq Ft Used. Rows include existing signage south of Fry's site and Phase 1 items.

Summary table for Existing Signage South of Fry's Site with columns: Line #, Tenant/Area, Sign Type, Description, Notes, Quantity, Sq Ft, Total, New/Existing, Relocate/Demo, Sq Ft Used.

Table for Phase 1 items with columns: Line #, Tenant/Area, Sign Type, Description, Notes, Quantity, Sq Ft, Total, New/Existing, Relocate/Demo, Sq Ft Used.

Summary table for Phase 1 items with columns: Line #, Tenant/Area, Sign Type, Description, Notes, Quantity, Sq Ft, Total, New/Existing, Relocate/Demo, Sq Ft Used.

Table for Phase 2 items with columns: Line #, Tenant/Area, Sign Type, Description, Notes, Quantity, Sq Ft, Total, New/Existing, Relocate/Demo, Sq Ft Used.

Summary table for Phase 2 items with columns: Line #, Tenant/Area, Sign Type, Description, Notes, Quantity, Sq Ft, Total, New/Existing, Relocate/Demo, Sq Ft Used.

Table for Phase 3 NWC items with columns: Line #, Tenant/Area, Sign Type, Description, Notes, Quantity, Sq Ft, Total, New/Existing, Relocate/Demo, Sq Ft Used.

Summary table for Phase 3 NWC items with columns: Line #, Tenant/Area, Sign Type, Description, Notes, Quantity, Sq Ft, Total, New/Existing, Relocate/Demo, Sq Ft Used.

Summary table for Phase 3 NWC items with columns: Line #, Tenant/Area, Sign Type, Description, Notes, Quantity, Sq Ft, Total, New/Existing, Relocate/Demo, Sq Ft Used.

TOTAL SIGANAGE ALLOWED: 9,500  
UNUSED SIGN AREA: 2,637