

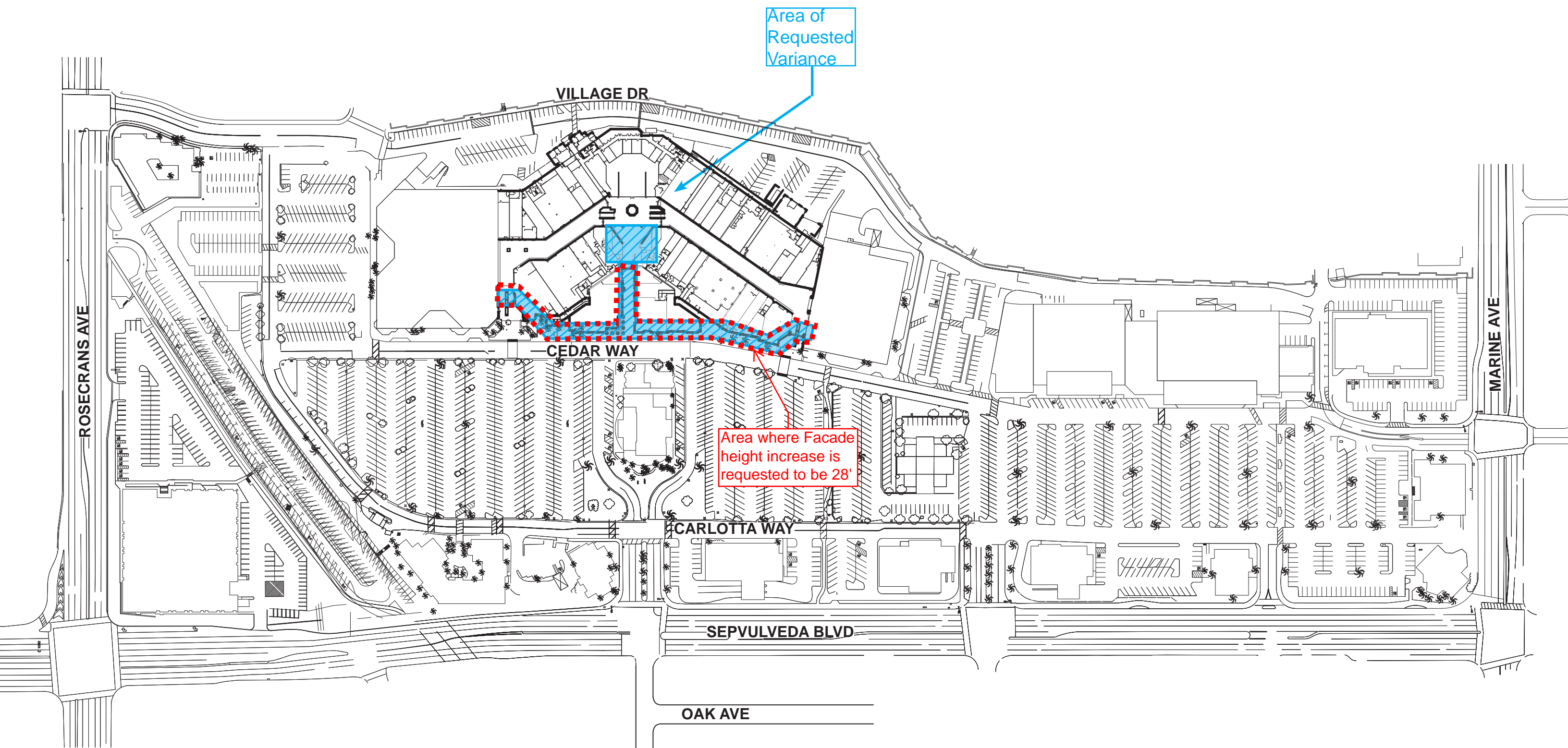
MANHATTAN VILLAGE SHOPPING CENTER-HEIGHT VARIANCE

MANHATTAN BEACH, CALIFORNIA

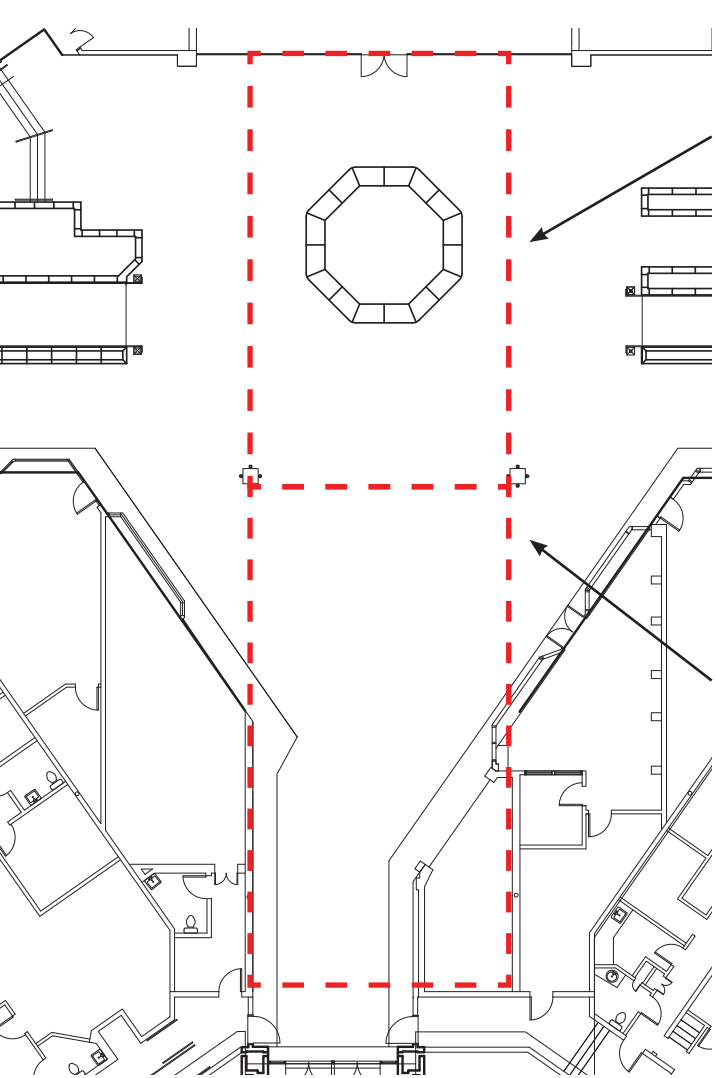
JULY 1, 2016 Revised August 9, 2016



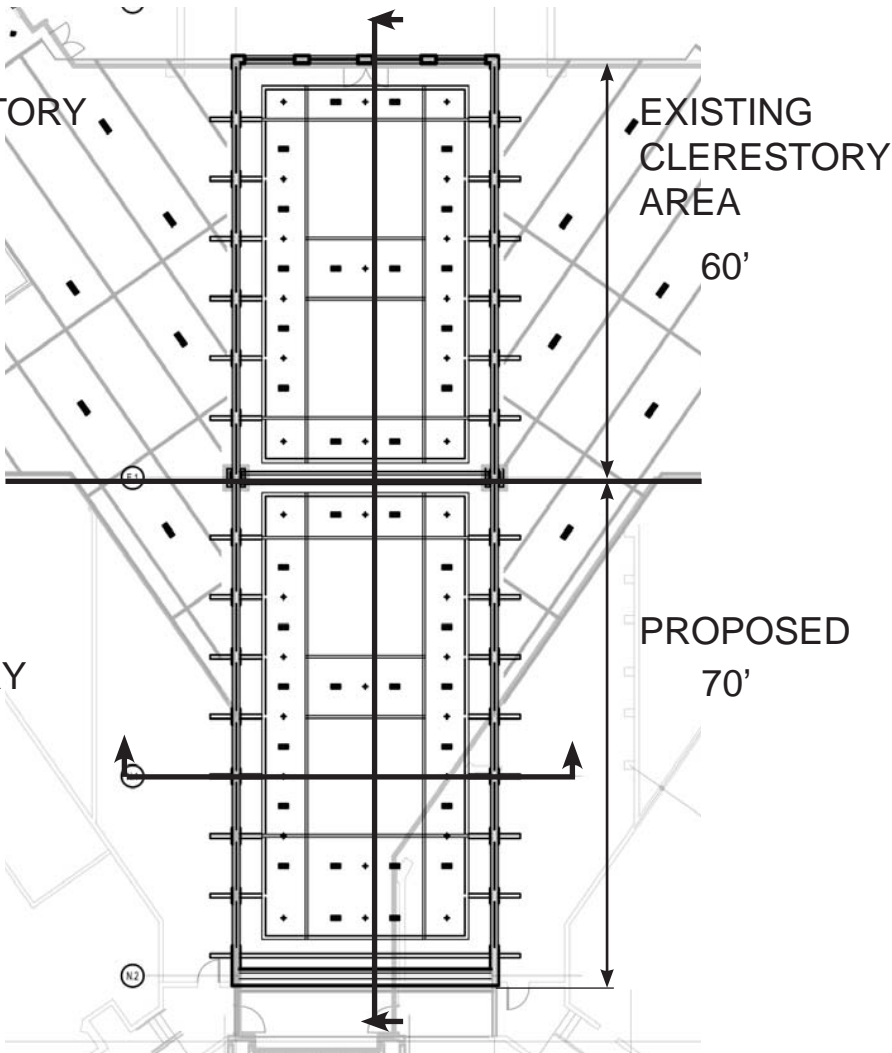
SITE PLAN_ EXISTING



EXPANDED CLERESTORY AT CENTER COURT



FLOOR PLAN



RCP PLAN

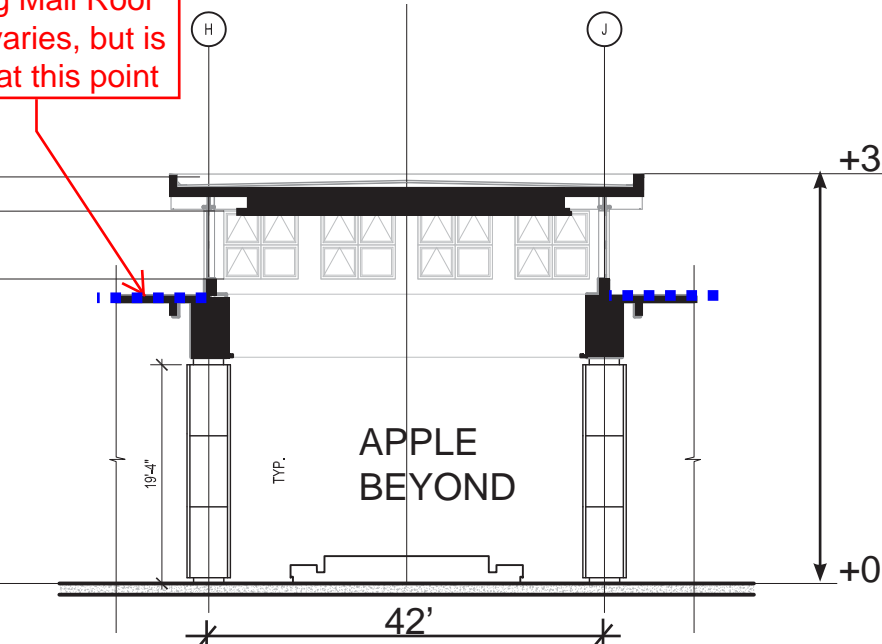


VIEW LOOKING EAST



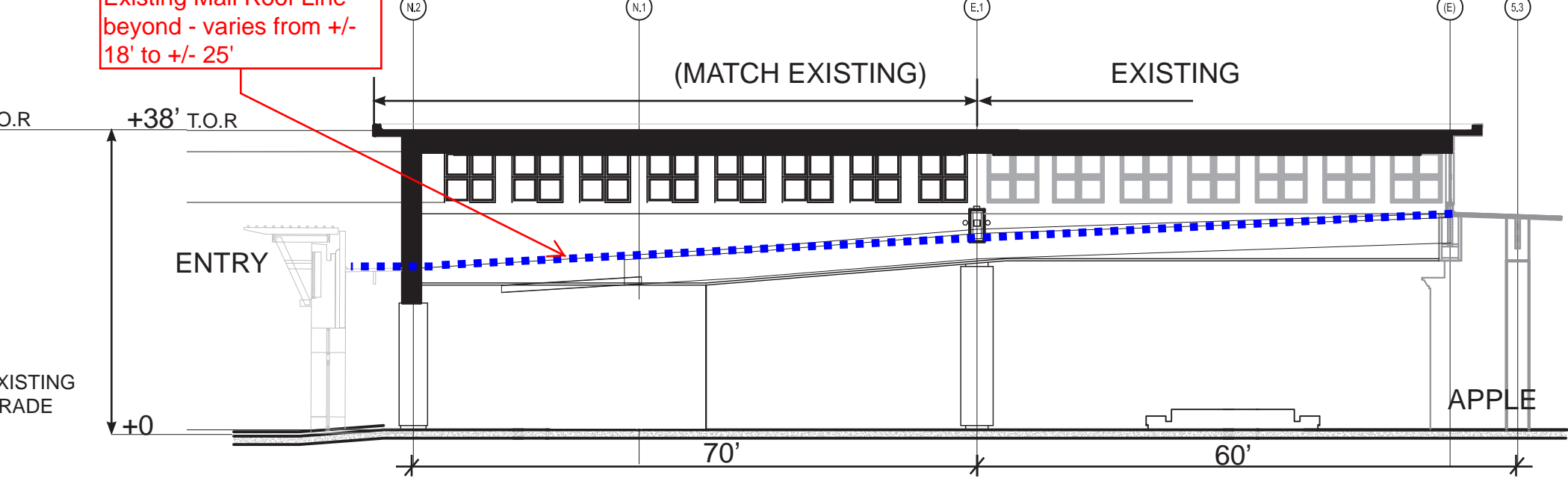
VIEW LOOKING WEST

Existing Mall Roof Line - varies, but is +/- 25' at this point



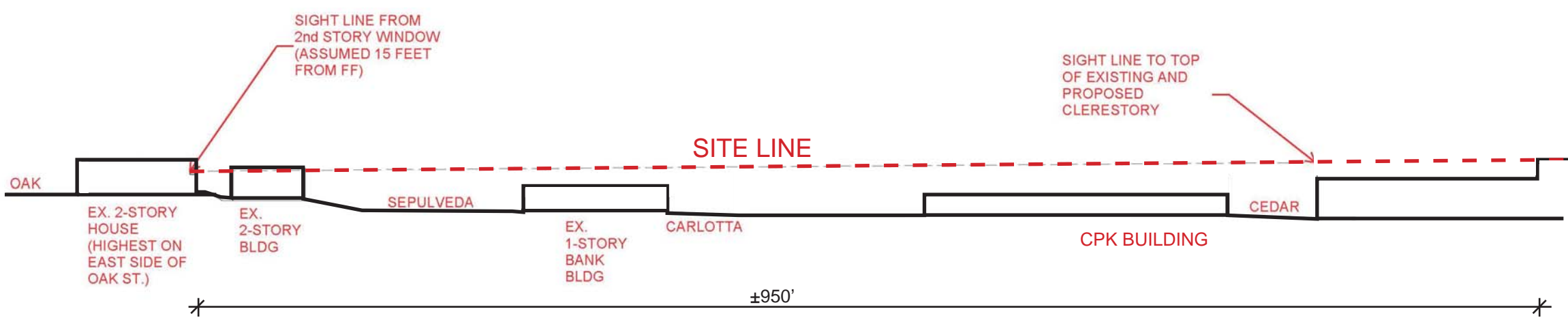
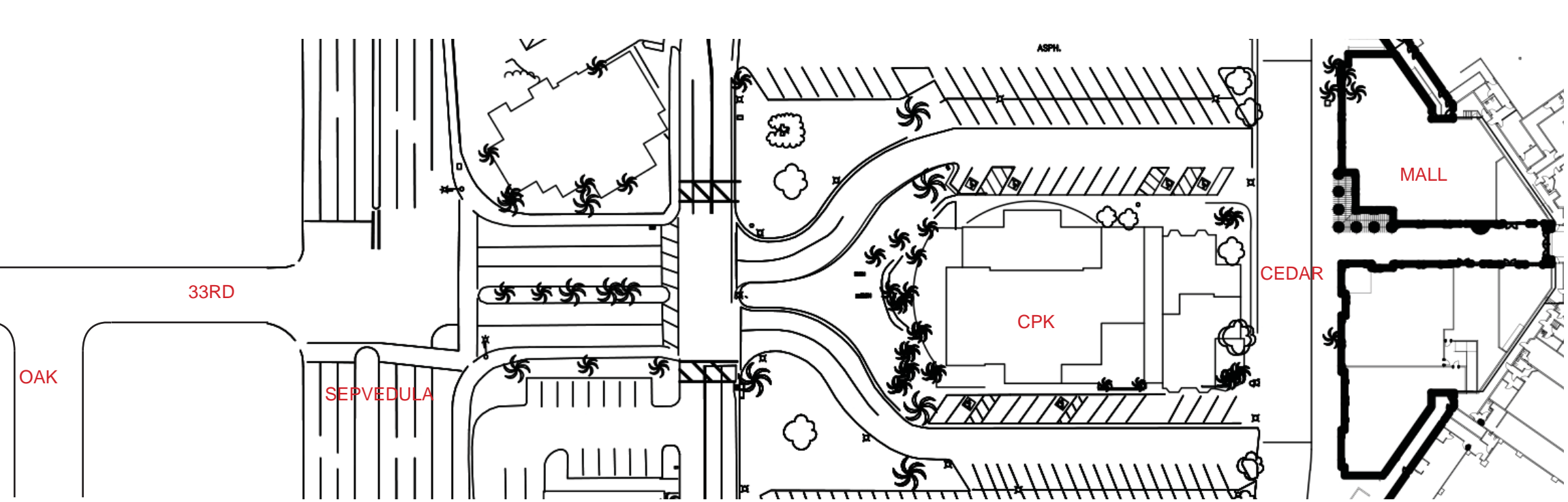
CROSS SECTION

Existing Mall Roof Line beyond - varies from +/- 18' to +/- 25'

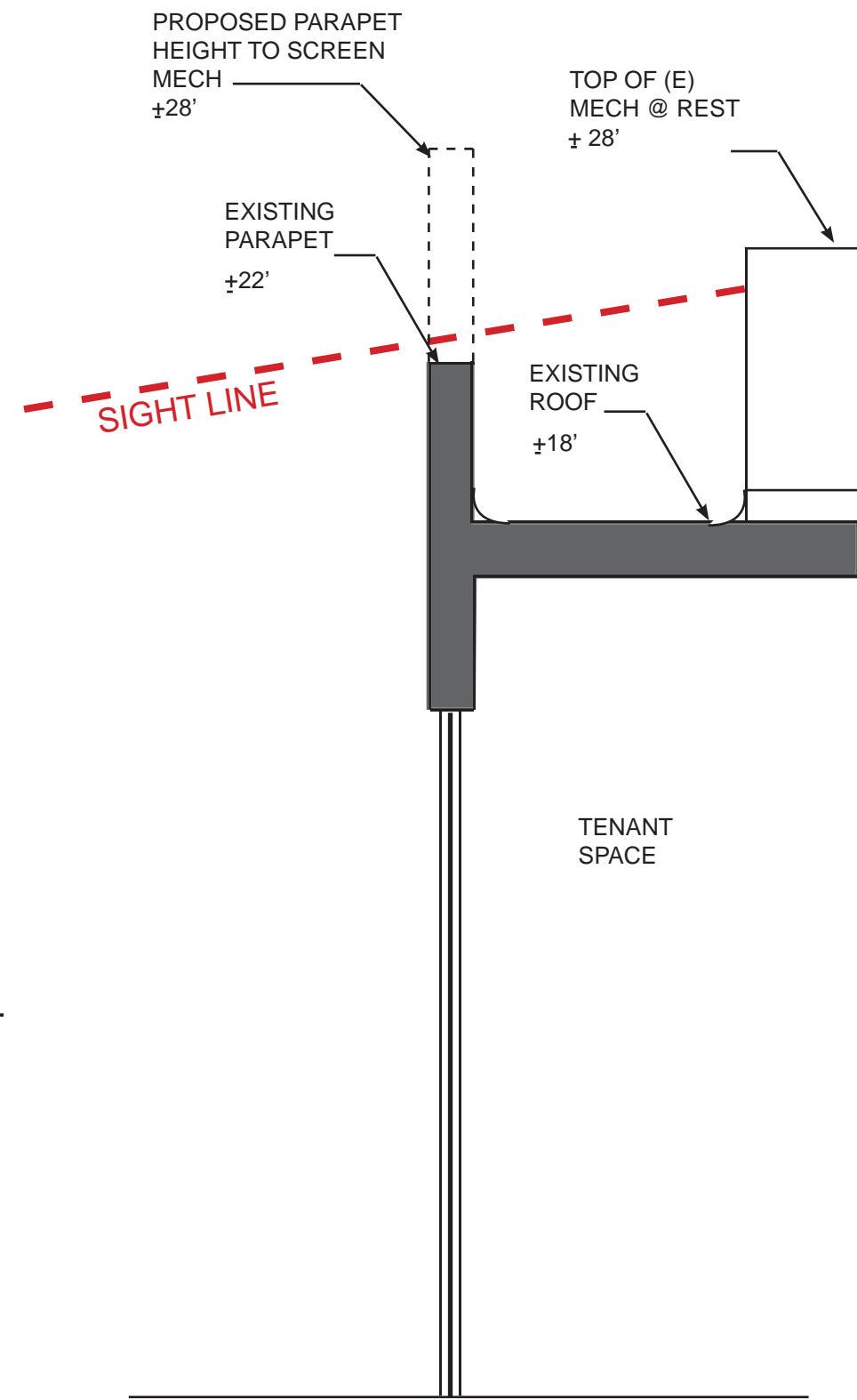


LONGITUDINAL SECTION

SITE LINE STUDIES



SITE SECTION (FROM OAK AVE TO EXPANDED CLERESTORY)

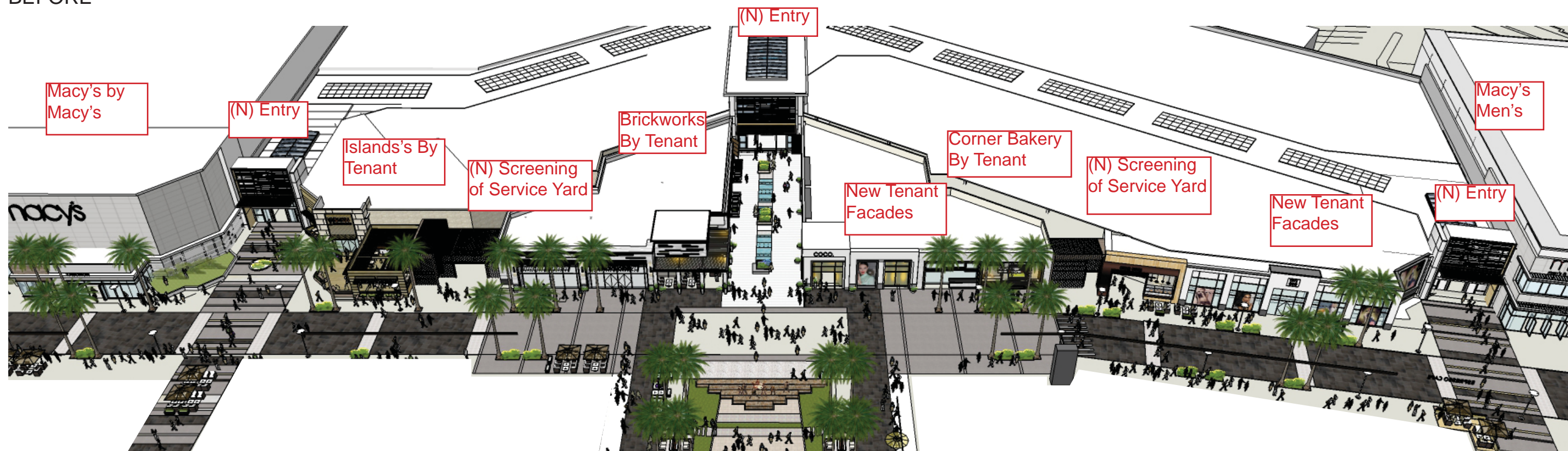


BUILDING SECTION @ (E) MALL FACADE

AERIAL VIEW ALONG CEDAR WAY_ EXISTING & NEW

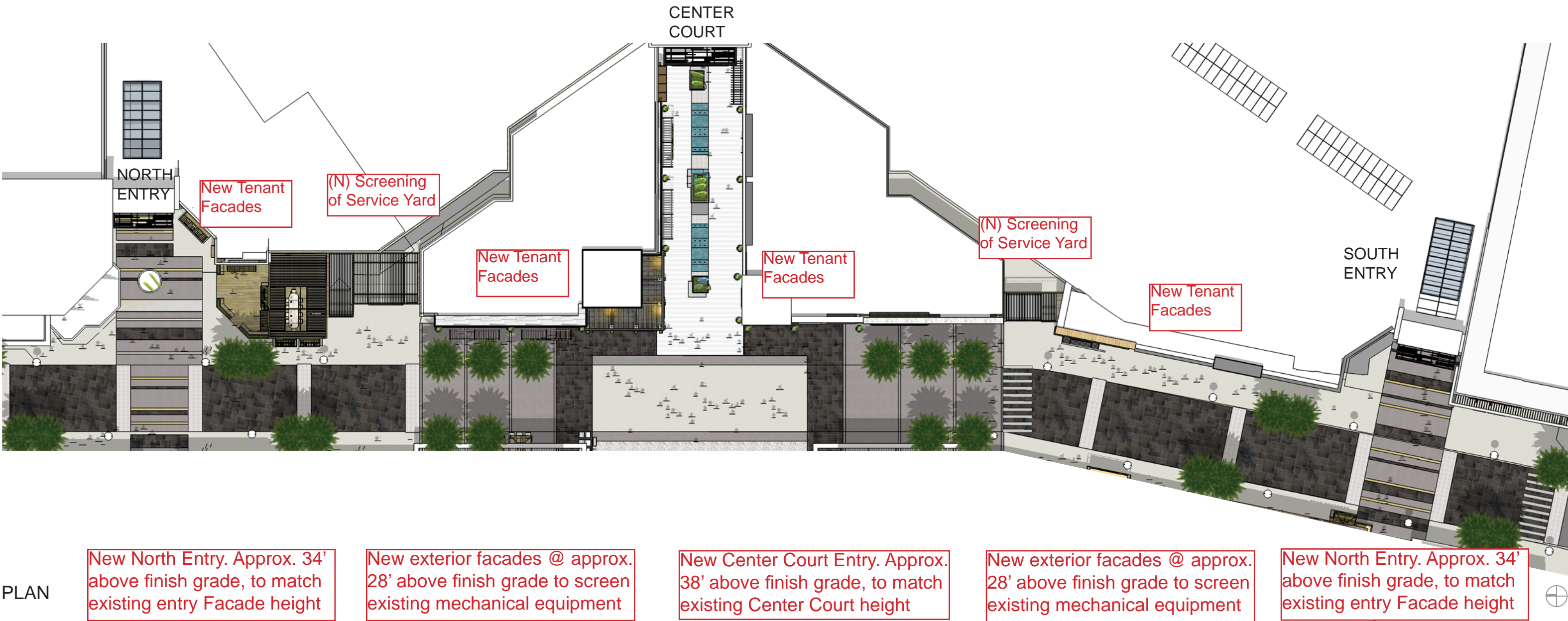


BEFORE

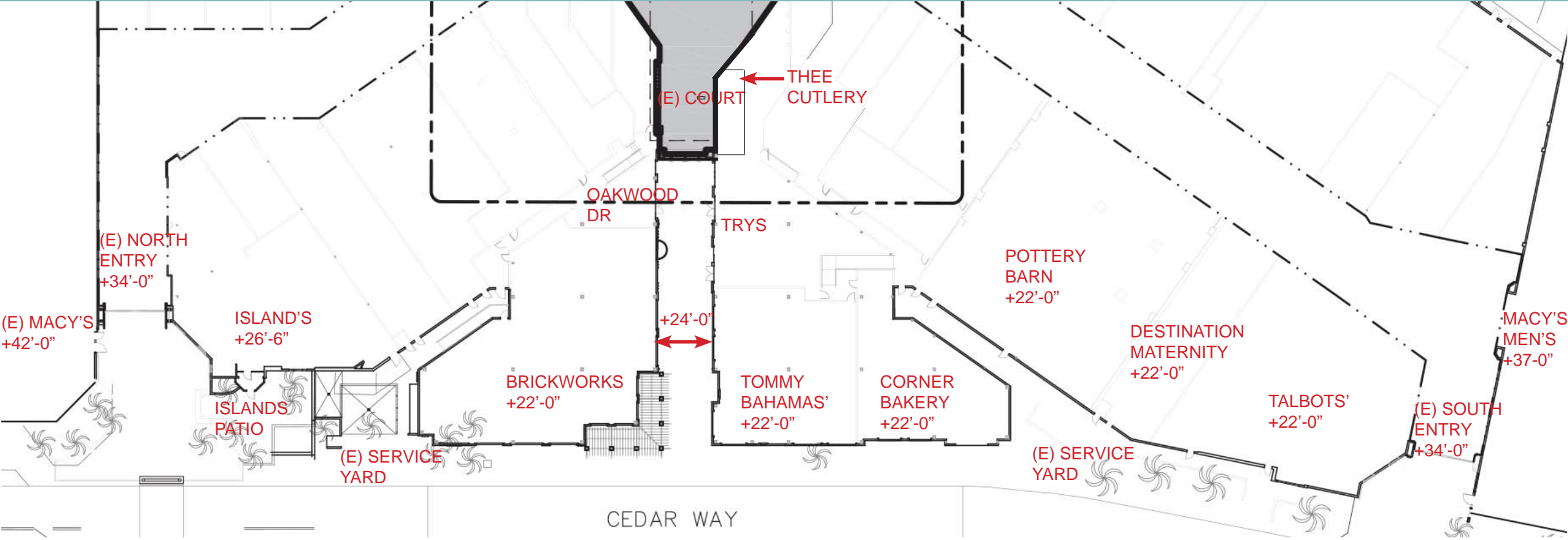


AFTER

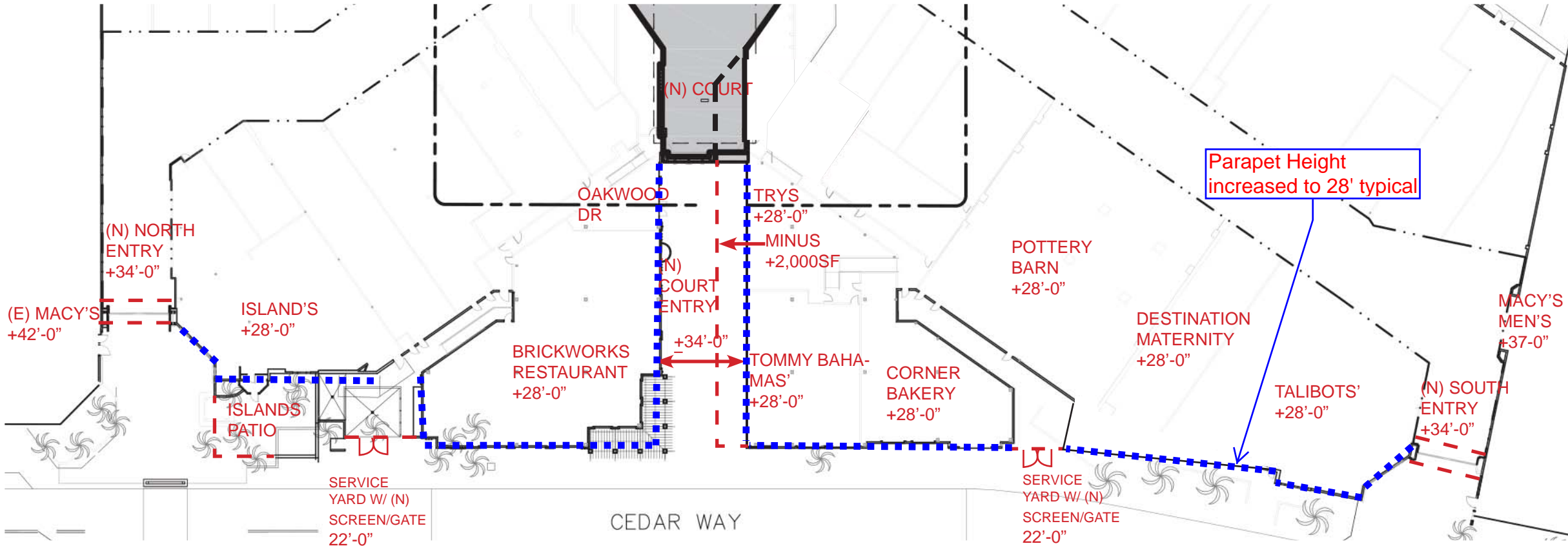
PLAN & ELEVATION ALONG CEDAR WAY_ NEW



WEST MALL FACADE PLANS _ BEFORE & AFTER



EXISTING PLAN



NEW PLAN

BUILDING HEIGHT COMPARISON CHART		
TENANT/ ENTRANCE	EXISTING PARAPET HEIGHT	NEW PARAPET HEIGHT
MACY'S (WOMENS)	+42'-0"	+42'-0" /NEW FACADE (BY MACY'S)
NORTH ENTRANCE	+34'-0"	+34'-0" /NEW FACADE
ISLANDS	+26'-6"	+28'-0"
BRICKWORKS	+22'-0"	+28'-0"
OAKWOOD DR	+22'-0"	+28'-0"
TRYS	+22'-0"	+28'-0"
CENTERCOURT ENTRANCE	+34'-0"	+38'-0" /NEW FACADE
TOMMY BAHAMA	+22'-0"	+28'-0"
CORNER BAKERY	+22'-0"	+28'-0"
POTTERY BARN	+22'-0"	+28'-0"
DESTINATION MATERNITY	+22'-0"	+28'-0"
TALBOT'S	+22'-0"	+28'-0"
SOUTH ENTRANCE	+34'-0"	+34'-0" /NEW FACADE
MACY'S MEN'S	+37'-0"	+37'-0" /NEW FACADE

AREA CHART

EXISTING MALL

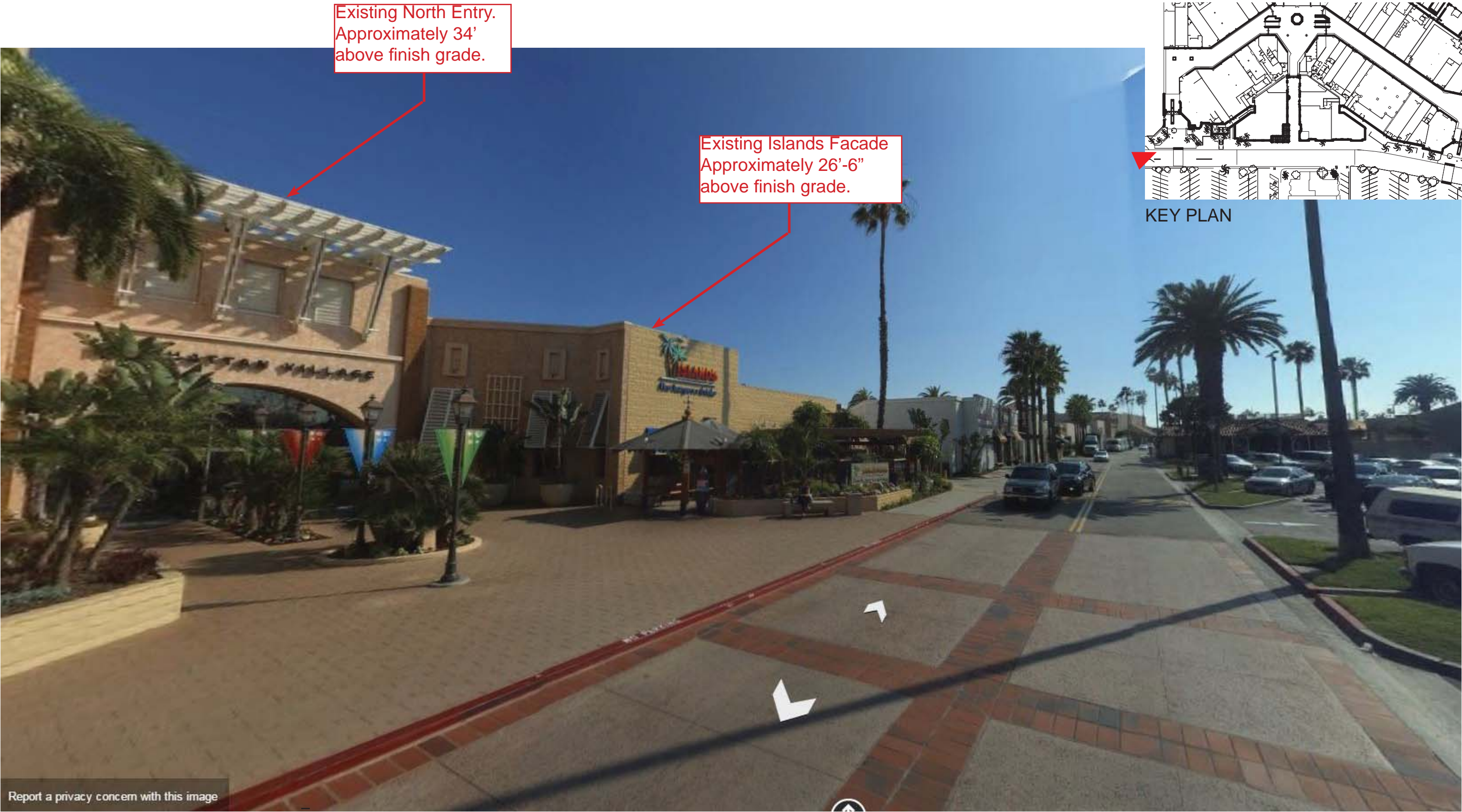
Tenant	Space Number	sq feet		od sf	
Mall Shops					
Thee Cutlery	E1	294			
Pottery Barn	E10	8,639			
Destination Maternity	E14	2,556			
Talbot's/Talbot's Petites	E18	6,470			
Islands	D1	L	5,222	D	1,000
Exterior Adjacent Mall Shops					
Retail					
Oakwood Drive	3212 (Suite B)	744			
Tommy Bahama's	3208 (Suite A)	3,700			
Tris	3208 (Suite B)	2,580			
	Sub Total	7,024			
Restaurants					
Brickworks	3212 (Suite A)	L	6,772	D	713
Corner Bakery	3208 (Suite B)	R	3,000	D	238

PROPOSED MALL WITH VARIANCE

Tenant	Space Number	sq feet		od sf	
Mall Shops					
Thee Cutlery (Removed)	E1	0			
Pottery Barn	E10	8,639			
Destination Maternity	E14	2,556			
Talbot's/Talbot's Petites	E18	6,470			
Islands	D1	L	5,222	D	1,000
Exterior Adjacent Mall Shops					
Retail					
Oakwood Drive	3212 (Suite B)	744			
Tommy Bahama's (reduced)	3208 (Suite A)	2,700			
Tris (Reduced)	3208 (Suite B)	1,580			
	Sub Total	5,024			
Restaurants					
Brickworks	3212 (Suite A)	L	6,772	D	713
Corner Bakery	3208 (Suite B)	R	3,000	D	238

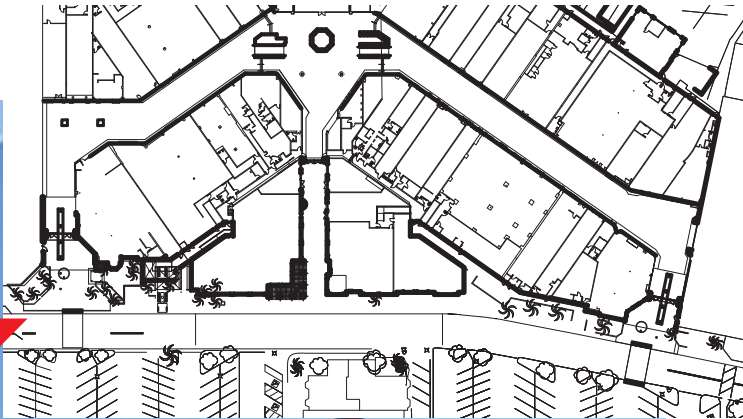
Note: Tenants that are modified are indicated in Bold Red

NORTH VIEW_ BEFORE



Existing North Entry.
Approximately 34'
above finish grade.

Existing Islands Facade
Approximately 26'-6"
above finish grade.

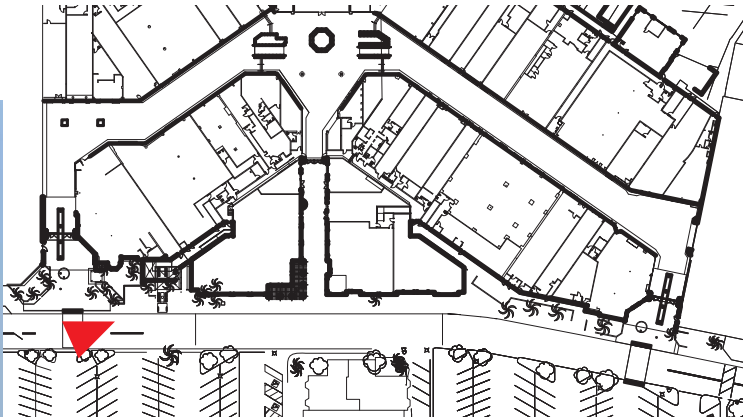


KEY PLAN

NORTH ENTRY VIEW _ AFTER



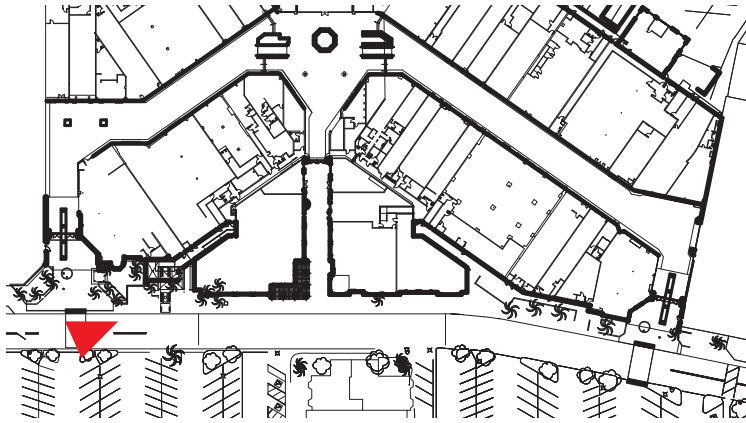
Brickworks Facade Up-grades-by Tenant Existing facade Approx. 22" above finish grade.



KEY PLAN

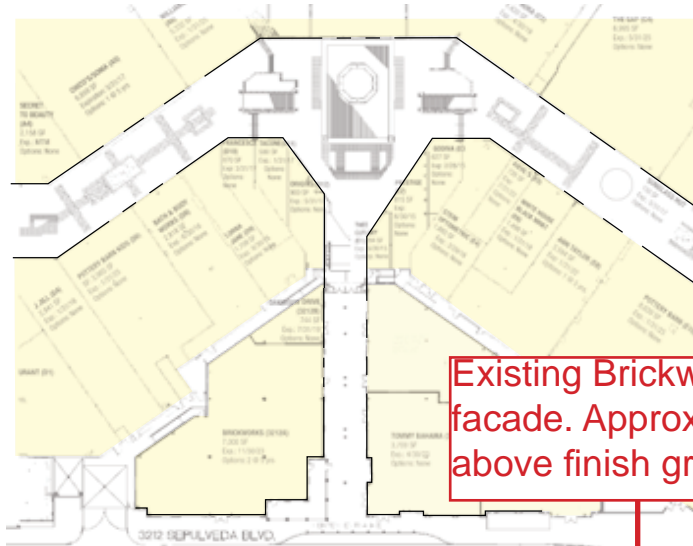


Report a privacy concern with this image



KEY PLAN

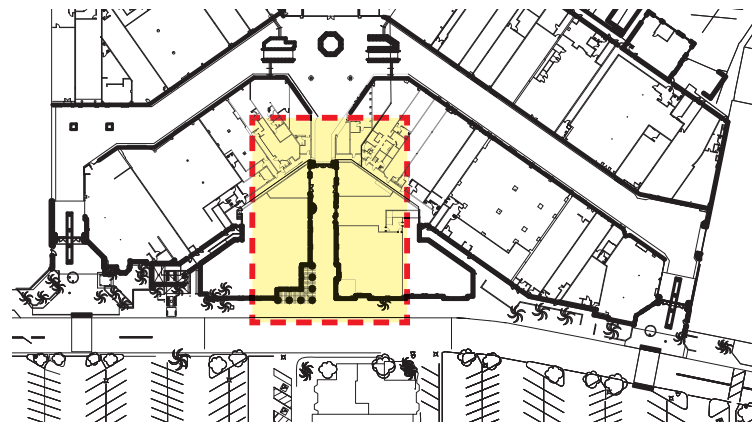
CENTER ENTRY _ BEFORE



ORIGINAL ENTRY CORRIDOR

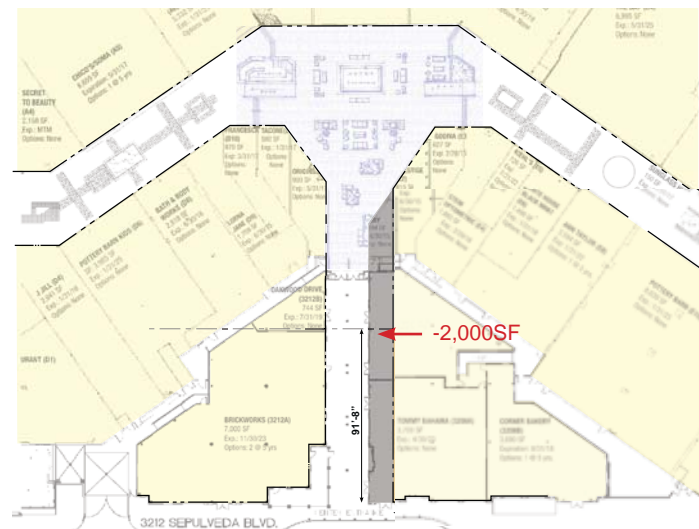
Existing Brickworks facade. Approx. 22' above finish grade.

Existing clerestory area @ Center court. Approximately 38' above finish grade.

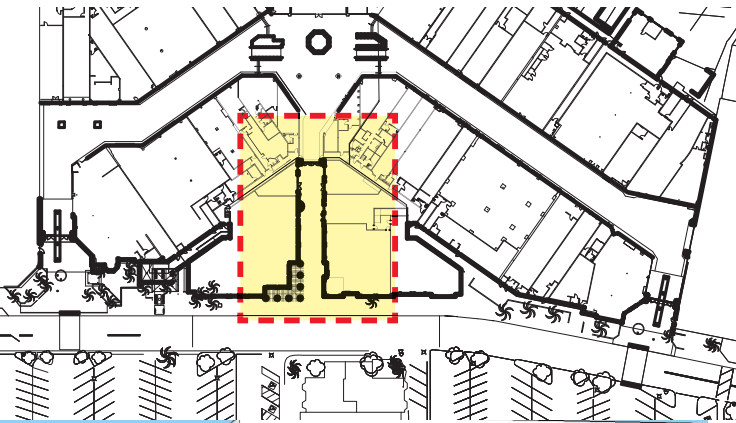


KEY PLAN

CENTER ENTRY _ AFTER



NEW MAIN ENTRY CORRIDOR



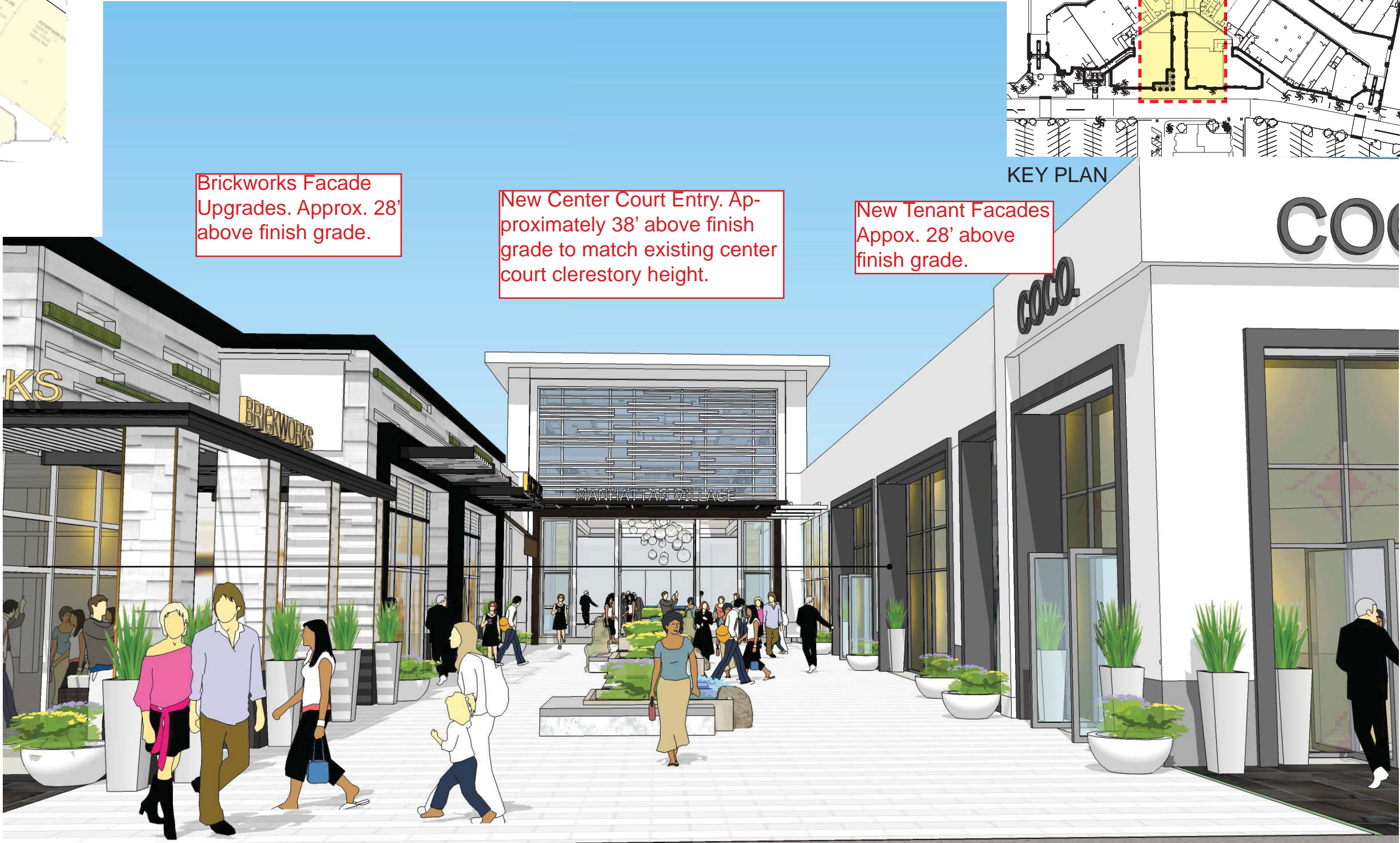
KEY PLAN

Brickworks Facade Upgrades. Approx. 28' above finish grade.

New Center Court Entry. Approximately 38' above finish grade to match existing center court clerestory height.

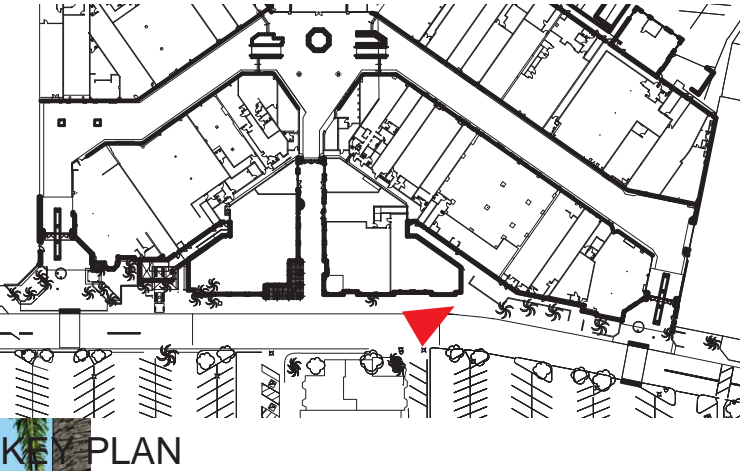
New Tenant Facades Approx. 28' above finish grade.

PROPOSED CONDITION: PULL FACADE BACK & OPEN ENTIRE CORRIDOR FOR MAIN ENTRANCE

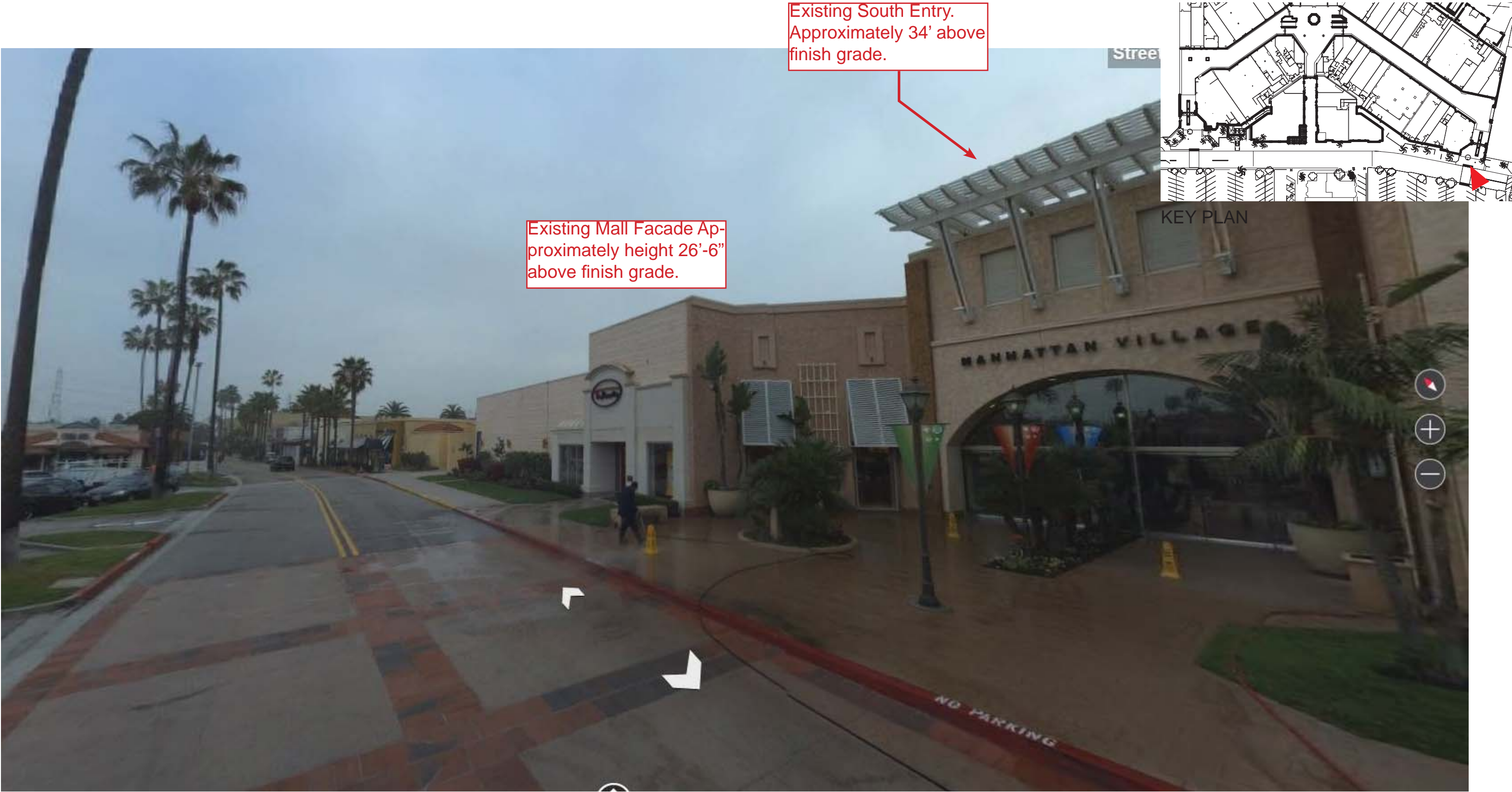


SOUTH FACADE _ BEFORE



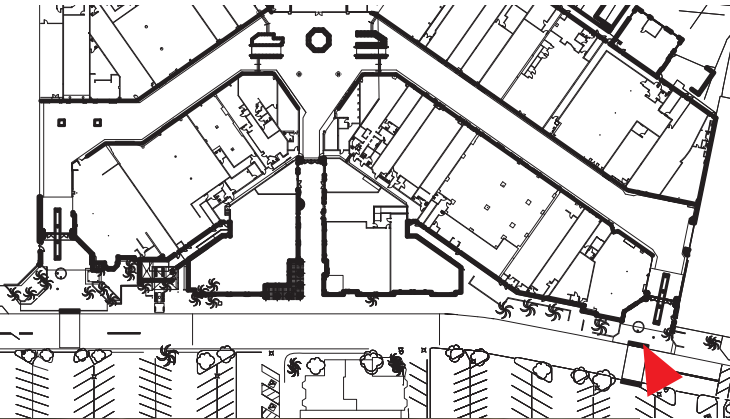


SOUTH ENTRY VEIW_ BEFORE



Existing South Entry.
Approximately 34' above
finish grade.

Existing Mall Facade Ap-
proximately height 26'-6"
above finish grade.



KEY PLAN

