

MARINA ADMIRALTY COMPANY

February 26, 2014

Mr. Gary Jones, Acting Director
Los Angeles County Department of Beaches and Harbors
13837 Fiji Way
Marina del Rey, CA 90292

Re: Mariners Village – Design Control Board Submittal

Dear Mr. Jones:

On behalf of the Marina Admiralty Company, I am pleased to present to the Design Control Board (DCB), this proposal for the renovation and revitalization of Mariners Village. The Mariners Village Project (the “Project”) application has been submitted to the Department of Regional Planning (Project No. R2013-02476) and we are requesting DCB’s conceptual review of the Project and submittal of their recommendations for consideration by the Regional Planning Commission.

The Project is located at 4600 Via Marina in Marina del Rey (the “Marina”), primarily on County-lease Parcel 113 and the adjacent water area. Parcel 113 is an approximately 23.1 acre site at the southwest corner of the harbor, fronting the entrance channel near the harbor entrance from the Pacific Ocean. The Project will involve approximately 4.1 acres of water area immediately adjacent to Parcel 113. The Project also incorporates Parcel BR, an adjacent 0.33 acre landscaped parcel along with an additional 0.57 acre water area adjacent to Parcel BR.

GENERAL PROJECT SUMMARY

	Existing	Proposed
Residential Units #:	981	981
Commercial/Retail SF:	2,070	9,000
Boat Slips #:	0	92

A project narrative (Attachment 1) is provided to identify the project objectives and provide a detailed overview and description of the Project. The design package of the submittal documents includes the following:

Existing conditions – photo images
Proposed project – aerial perspective
Site plans – overall and tree plan

Residential elevations (existing and proposed) and perspective (by block)
Parking structure elevations (existing and proposed) and perspective
Boater building elevations and perspective
Town center elevations and perspectives
Overall project perspectives

Also included in the submittal documents is the Preliminary Plant Palette (October 2013) for the Project.

The Project will return to DCB for final review and determination of the architectural design details, promenade design elements and amenities, the design and integration of Parcel BR public elements as well as landscaping and signage plan review based on the site plan and conditions approved by the County (22.46.1110-D.2.; LUP, p. 8-11).

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael B. Sondermann', with a long horizontal flourish extending to the right.

Michael B. Sondermann
Authorized Representative

ATTACHMENT 1

PROJECT NARRATIVE

Introduction

The Marina Admiralty Company, a Ring Brothers company, is the original developer of Mariners Village. Construction commenced in 1969 and was completed in 1972. Mariners Village was originally designed to be an exclusive state-of-the-art 981 unit resort style garden apartment project with typical of the era repetitive architectural style, and featuring a 1,400 linear foot private waterfront, mature landscaping, meandering concrete waterscapes, resident-serving commercial, and multiple swimming pool and spa areas which created unique lifestyle opportunities for its multitude of tenants who have lived at Mariners Village over the last 40 years.

For more than three years, the Marina Admiralty Company has been carefully planning a new direction to embrace and incorporate Smart Growth Principles into the Mariners Village proposed renovation plan, which will be phased-in over a 10-year period. The proposed renovation plan will transform Mariners Village from an old and tired garden apartment project into a new urban waterfront community integrating the Project Objectives described below. The Marina Admiralty Company is excited about the opportunity to reenergize Mariners Village and to provide sustainable contemporary lifestyle opportunities for future tenants for the next 40+ years.

Project Objectives

Embrace Smart Growth Principles

- Create a sense of place;
- Encourage a mix of land uses by developing visitor serving retail and a new anchorage;
- Instill new energy into the already established community;
- Create architecturally distinct walkable neighborhoods;
- Create a Town Center;
- Create connected transportation corridors onsite to encourage walking and biking; and
- Connect the public park and promenade and continue the public connection from the promenade to Via Marina.

Activate the waterfront

- Encourage recreation along the waterfront, including a public promenade in compliance with Local Coastal Plan (LCP) requirements;
- Provide and improve public recreational elements pursuant to LCP policies and requirements; and

- Utilize the open water area to expand recreational boating opportunities within Marina del Rey.

Create a revitalized place to live

- Renovate existing development in order to retain existing residential uses for the next 40+ years;
- Modernize the design of residential floor plans, buildings, site design, and distribution of recreational amenities to meet current and anticipated future market needs;
- Improve onsite emergency access, circulation, and parking;
- Improve site-wide utility infrastructure to prevent future large-scale structural damage and provide for cost-effective long-term maintenance; and
- Enhance water conservation and energy efficiency of onsite development to promote improved sustainability.

Project Components

The Project incorporates six principal components:

- Waterfront promenade and landside public elements
- New anchorage and waterside public elements
- Renovation of the existing 981 apartment units and related residential services
- Renovation and enhancement of the visitor serving retail space
- On-site circulation and parking improvements
- Project infrastructure

Waterfront Promenade and Landside Public Elements

The Project includes an extensive public elements component on both the landside and the waterside (discussed below). A significant feature of the public component will be replacement of the existing private, gated utility road along the water's edge with a new public waterfront promenade to greatly enhance the public's access to the waterfront. The waterfront promenade is proposed to be full-width (28 feet per the LCP) and extend the entire length of the Project's waterfront (approx 1,400 LF), and include public amenities such as seating areas, drinking fountains and bike racks. The promenade will be integrated with the adjacent Parcel BR (currently known as Austin Aubrey E Jr. Park), which will be re-created as an urban waterfront educational park.

Serving as a public trailhead to the Marina, the urban waterfront educational park will usher visitors along the waterfront promenade of Mariners Village. Mariners Village is embedded in the expansive residential-commercial-recreational boating complex of Marina del Rey, one of the largest in the country. In the park and along the promenade interpretive signs will be proposed to connect people and nature. Perhaps nowhere in Marina del Rey is there a better opportunity to

tell such a powerful story. From the Least Tern nesting area on Venice Beach to the abundant bird life in the Venice Canals to the Ballona Creek wetlands across the channel, this urban waterfront is filled with important lessons for people to interact with nature in the places where we live, work, and play in a dynamic population.

Landside improvements to this existing pocket park will also include an enhanced public view deck of approximately 1,200 SF and a pedestrian connection to the existing County parking lot (Lot 13) across Via Marina from the park. The public realm will also be enhanced with a vertical public access-way connecting the commercial component of the Project's Town Center (described below) to the waterfront promenade and Via Marina. The town center access-way, which includes a pedestrian walkway and bikeway, will start at the waterfront promenade, run between Blocks B and C, traverse the northern edge of the Town Center and continue to Via Marina along Captains Row. In addition to the physical connection provided by this town center access-way, a visual connection is also established between the waterfront promenade and the Town Center.

New Anchorage and Waterside Public Elements

A new 92-slip anchorage will be constructed as part of the Project, adding a waterside recreational component to the Mariners Village community with boat slips available for lease by the general public. The anchorage will be constructed along the site's entire waterfront, extending approximately 125 feet perpendicular to the existing lease line. The proposed anchorage does not encroach into the entrance channel as defined by the Federal entrance channel limit line.

Construction of the anchorage would involve upgrading the existing, sloped, rock revetment with a vertical bulkhead. This bulkhead not only accommodates the new docks and waterside facilities, but also creates over 8,000 square feet of usable landside area that allows the provision of the full-width 28-foot wide public waterfront promenade.

In addition to the slips, the anchorage will provide additional waterside recreation opportunities with dry storage space to accommodate approximately 20 non-motorized kayaks or paddle boards and 24 personal watercrafts. An approximately 110-foot transient dock with an ADA-compliant gangway is proposed at the southern end of the anchorage. Dock utilities for each slip will include water, electrical service, phone/TV/data wiring and sewer pump-outs. Dock box storage units will also be provided at each slip location. In addition to the 80-foot ADA gangway at the transient dock, the anchorage can be accessed from two other 40-foot gangways, one at the north end of the anchorage and one near the center of the anchorage that leads directly to the new on-water boater facilities building. The boater facilities will include boater restrooms, showers, laundry room, and the Dockmaster office.

As mentioned above, the adjacent Parcel BR will be renovated concurrently with the construction of the anchorage and public waterfront promenade. In addition to the landside park

and view deck improvements, the Project will provide an approximately 90-foot public dock with an ADA-compliant gangway. The public dock can provide an opportunity for a new County water taxi stop as well as pick-up/drop-off opportunities, connecting the adjacent residential community to Marina del Rey.

Residential Renovation

The Project includes renovation of the existing 981 apartment units in the 28 residential buildings on the site. The building facade improvements as well as circulation improvements described below will result in the creation of four, distinct, walkable, residential blocks. Each of the four blocks on site will have a distinctive architectural vocabulary to define the individual neighborhood areas within the community and to facilitate and encourage navigation through the large property.

Distinctive Architectural Blocks

Distinguishing each block with a separate style of architecture and a related material/color palette further emphasizes the significance of four separate residential blocks. The modern styling of the Town Center, Boater Building and Parking Structure reflecting aspects of each of the block's styles help make these shared amenities a unifying element for the community as a whole.

Block "A" is Contemporary with punched openings for the balconies on a thick colored plane, creating a dominant graphic element for visual impact. The thick plane and first level of living are stucco color "Bamboo Screen" (light green) by Omega Acrylic, which firmly grounds the buildings. The bodies of the buildings are stucco color "Adrenaline" (light grey) with a stucco color "Chinchilla" (medium grey) cap. The majority of the balconies have clear glass railings to maximize a sense of openness. The patios are enclosed with the same stucco color of the thick plane.

Block "B" expresses a Mediterranean style of architecture with stucco color "Tequila" (beige) for the columns supporting the balconies and also at the base of the building. The body of the buildings is further defined with stucco color "Adrenaline" (light grey) that complements the columns. The third floor balconies have trellises above that are painted with Kynar 500 "Mansard Brown" (dark brown) to help terminate the top of the buildings in addition to a stucco color "Snow" (white) cap on the balance of the building mass. The vertical aluminum rails of the third floor balconies are painted with Kynar 500 "Musket Grey" (dark grey) while the floor level of the balcony is defined by stucco color "Stone Age" (dark grey) by Omega Acrylic.

Block "C" expresses a Cape Code style of architecture with a sloped-Kynar 500 "Musket Grey" (dark grey) standing seam roof and HardiePlank siding "Cobble Stone" (light grey) for the body of the building with "Arctic White" trim boards. The balconies are further refined with white rectilinear columns constructed with HardiePlank Trim in "Arctic White." Stucco color "Lilac" (red) is used to define the floor levels of the second and third floors to create a unique building

accent. The entry doors will also be painted with a Kynar 500 “Colonial Red” to reflect the “Lilac” (red) accents. The rails of the balconies vary from glass to stainless steels cables to maximize the marina views.

Block “D” expresses a Modern style of architecture with “Countrylane Red” HardiePlank siding defining the first and second floor balcony enclosures. The balance of the base or first floor is stucco color “Mirage” (red) to reflect the HardiePlank siding color and further ground the building with a strong base. The body of the building is stucco color “Adrenaline” (light grey) by Omega Acrylic with stucco color “Chinchilla” (medium grey) and stucco color “Stone Age” (dark grey) bands defining the third floor balconies and trellises.

The Town Center, Boater Building and Parking Structure as community elements have been carefully balanced with a Modern style and provide unique opportunities to express the materials and colors of all the residential blocks. The Town Center balances the massing of the HardiePlank siding “Countrylane Red” at the main entry with the HardiePlank siding “Heathered Moss” (green) in other key locations. Other portions of the buildings are “Snow” (white), “Tequila” (beige) or “Adrenaline” (light grey) stucco by Omega Acrylic. Portions of the building also have Kynar 500 “Musket Grey” (dark grey) sloping roofs referencing the Cape Cod Style of block “C.” The tower element, which houses an access stair to a viewing deck, is expressive of the uniqueness of the community. The Boater Building continues the sense of community with a combination of sloping and flat roofs. The sloping roofs have a Kynar 500 “Musket Grey” (dark grey) finish and mechanical wells to hide the equipment. The building is composed of “Adrenaline” (light grey) stucco and “Tequila” (beige) stucco by Omega Acrylic with Kynar 500 “Colonial Red” doors as accents. And finally, the multi-level parking structure is not ignored and fits within the community by its use of the “Countrylane Red” HardiePlank siding on portions of the structure and with “Bamboo Screen” (light green) and “Tequila” (beige) stucco by Omega Acrylic being used as accents on the stair towers. The open rails are stainless steel cables.

All combined, the new Mariners Village utilizes the opportunity to provide a sense of independence yet establishes a cohesive community by its creative use and application of different materials and colors to different styles of architecture not often found in a campus style garden apartment development.

Exterior Renovation

Exterior improvements to each residential building will include new roofing, deck coatings, building insulation, replacement of roof drainage components and replacement of existing central hot water boiler system with individual on-demand tankless hot water heaters. Water service, waste and drainage lines will be repaired or replaced, and sewer laterals serving the buildings will be lined or replaced. Additionally, improvements to exterior features such as energy compliant windows, patio doors, patio/balcony railings, balcony supports, building finishes and building colors will be made to create the distinctive architectural character for each block.

Interior Renovation

Interior improvements to the 981 residential units include new modern floor plans with contemporary kitchens and bathrooms upgraded with new cabinetry, flooring, countertops, interior doors, door hardware, plumbing fixtures, light fixtures and appliances, including gas stoves, side by side refrigerators, dishwashers, microwaves and stacked washer/dryers. All units will be improved with new ceiling and wall finishes. Utilities for all units will be upgraded with the installation of a state-of-the-art video/communications/data system, smoke detectors, carbon monoxide detectors, fire alarm system and GFI protected outlets. Interior renovations also include new or upgraded plumbing and electrical infrastructure and HVAC systems for energy efficient space heating and cooling.

Residential Building Common Areas and Operations/Recreational Facilities

The common areas of each residential building will be renovated concurrently with the residential units. All interior building common areas will be improved with new ceiling and wall finishes, flooring and light fixtures. Many of the building entrances will be redefined, and the wood stairs and elevators will be upgraded or replaced.

The existing Village, which includes the operations offices (management, administration, leasing, residential services), tenant amenities and commercial retail space, will be completely renovated. The areas dedicated to operations and tenant amenities will be reconfigured and redistributed within the new town center configuration, but the overall area dedicated to these uses will remain around 18,000 square feet. The operations offices will be located on the western half of the Town Center's first floor, closest to Captains Row with a line-of-sight from Via Marina. The commercial retail space occupies the other half of the first floor encompassing approximately 9,000 square feet.

Resident amenities will be located on the second floor of the Town Center and will include a large multi-purpose room, business center, media room, kitchen, laundry and balcony areas as well as a fitness center, men's and women's locker room, each with a sauna and massage rooms. The total second floor area is approximately 11,915 square feet.

Residential Outdoor Space

Lastly, improvements to residential common areas include all of the outdoor common spaces. The existing main swimming pool and spa will be relocated to the eastern side of the property in order to accommodate the new retail plaza and circulation improvements, and will include a lap pool along with new decking, fencing and restrooms. The new location also helps to create a large, open visual corridor from the promenade to the Town Center along the town center access-way visually connecting the waterfront public space to the public spaces available within the Project's interior. Each residential block will also feature outdoor recreational areas including pools, spas and outdoor kitchens. Block "A" establishes two separate spa areas, each with its own deck space. The one of the two spa decks will feature an outdoor kitchen. Block "B" will

feature a separate pool and spa area, each with its own sun deck and outdoor kitchen. Block “C” establishes two separate spa areas, each with its own sun deck space. Block “D” will include a combined pool, spa, sun deck and outdoor kitchen. The pet friendly property will provide one or more pet park areas within each block, and all exterior walkways and planters will be renovated.

Expanded Retail Uses

The Project includes an expansion of the commercial retail space from approximately 2,070 square feet to 9,000 square feet. The retail space will feature an outdoor public plaza that will be oriented toward the waterfront. The town center location will be visible along the access-way providing a visual corridor from the public promenade via this new landscaped pedestrian walkway and the through-Project bikeway. To accommodate the retail outdoor plaza, the pool and spa will be relocated east of its current location. The extra retail space aims to create a visitor-serving amenity centrally located within the Project, inviting visitors, local neighborhood residents, anchorage patrons, passers-by, park visitors, pedestrians and cyclists to take advantage of retail opportunities onsite. The retail space is not anticipated to be a regional destination, but will work synergistically with the other public and recreational elements onsite and provide users of the Project, visitors and passers-by with convenient retail opportunities. The established residential community onsite will provide a constant customer base to sustain this commercial component of the Project.

On-site Circulation and Parking Improvements

On-site circulation and parking will be improved as part of the Project. The existing site includes three dead-end drives: Northwest Passage, which runs along the site’s northern edge from Via Marina to the waterfront; Captains Row, a short roadway, running from the main Project entrance off of Via Marina to the existing town center village; and Old Harbor Lane, which runs from Via Marina near the southern end of the site into the Project’s interior. The Project’s circulation improvements will eliminate the existing dead-end private drive character in favor of a system that promotes on-site connectivity. The new roadways include two primary segments. The first connects Captains Row to Northwest Passage, which provides direct access to the south side of the parking structure. The second roadway segment “T”’s off of the first segment at the Town Center and completes the connection of Captains Row to Old Harbor Lane. Improvements to existing Project drives include the provision of widened roadways, sidewalks and parkways as well as parallel parking. Captains Row will also be expanded to include a commercial vehicle parking median, and a 5-foot bikeway, which will continue through the Project to the waterfront. This configuration eliminates the perpendicular parking off of the Project roads, and better accommodates the use by cars, pedestrians and bicyclists.

The capacity of the existing parking structure will be upgraded to provide approximately 400 additional parking stalls that would accommodate the increase in visitor-serving and anchorage amenities, and to provide additional parking for residents more in line with current parking standards. The parking structure upgrade will include an additional four levels of parking

constructed above the existing garage and increase the total amount of parking provided in the structure from just over 180 to 589 parking spaces. Overall, the Project proposes a total of 1,931 parking spaces (the current required parking for the existing uses is 1,472 spaces).

Project Infrastructure

The existing project underground utility system needs to be replaced with a new underground utility grid, and must include a state-of-the-art communication system. Foundation repairs to buildings and waterproofing repairs to the parking garages must be made where damaged by migrating tree roots. These deficiencies will continue to compound over time, and will require removal of the intrusive tree roots and associated vegetation for the repairs and installation of the new utility grid to take place.

To incorporate the Smart Growth Principles described above, new grading of the transportation corridors will be required to create walkable neighborhoods, and removal of existing trees, landscaping and vegetation will be necessary to construct that important element. A new landscape and tree planting plan will be developed in conformance with the LCP provisions, and include the provision of drought-tolerant plant materials and water-efficient irrigation. The planting materials and layout will be specified, organized and coordinated to minimize growth impacts to the infrastructure in the future. The removal and re-vegetation of the site will be phased on a block-by-block basis over the ten year renovation period.

Project Sequencing

The Project will be renovated sequentially over a ten-year period. Block B, in the northeast corner of the site, including nine residential buildings and the parking core will be done first. Next, Block C, the new lap pool and the remainder of the waterfront components will be constructed. This sequence includes ten residential buildings, the waterfront promenade and the new anchorage and waterside improvements as well as landside and waterside improvements to Parcel BR. The third stage includes the renovation of the Town Center and outdoor plaza, circulation improvements to Captains Row (the main vehicle entrance from Via Marina), completion of the town center access-way and the renovation of the five residential buildings in Block D near the center of the site and along a portion of the Via Marina frontage. The final step involves the renovation of the four residential buildings in Block A along Via Marina in the northwest corner of the site. Corresponding infrastructure, site improvements and revegetation will occur on a block by block basis and the renovation of each block is expected to occur over the course of 24 to 30 month period.

Closing Statement

The Project will create an important sense of place with walkable neighborhoods within a new urban waterfront community, and provide new opportunities for residents, visitors and boaters to connect with the waterfront.

CONTENT LISTING

01	Table of Contents, Location Map, Sequencing Diagram
02-06	Existing Conditions – Photo Images
07	Proposed Project - Aerial Perspective
08	Site Plan
09	Site Plan – Tree Plan
10	Partial Site Plan - Block A
11	Block A: Building 1A – Existing & Proposed Elevation (S)
12	Block A: Building 3A – Existing & Proposed Elevation (W)
13	Block A – Courtyard Perspective
14	Partial Site Plan - Block B
15+16	Block B: Building 4C – Existing & Proposed Elevation (S+W)
17	Block B: Building 5C – Existing & Proposed Elevation (S)
18	Block B: Building 9 – Existing & Proposed Elevation (E)
19	Block B – Courtyard Perspective
20	Partial Site Plan - Block C
21	Block C: Building 6B – Existing & Proposed Elevation (E)
22	Block C: Building 7B – Existing & Proposed Elevation (E)
23	Block C: Building 8B – Existing & Proposed Elevation (E)
24	Block C – Courtyard Perspective
25	Partial Site Plan - Block D
26+27	Block D: Building 1B – Existing & Proposed Elevation (N+S)
28	Block D: Building 2G – Existing & Proposed Elevation (N)
29	Block D: Building 4A – Existing & Proposed Elevation (W)
30	Block D – Courtyard Perspective
31	Partial Site Plan - Parking Structure
32+33	Parking Structure –Existing & Proposed Elevations (E+S)
34	Parking Structure - Perspective
35	Partial Site Plan – Boater Building
36	Boater Building – Elevations (W+E)
37	Boater Building – Perspective
38	Partial Site Plan – Town Center
39	Town Center – Existing & Proposed Elevation (W)
40+41	Town Center – Perspectives
42-49	Overall Project - Perspectives





Mariners Village Renovation

EXISTING CONDITIONS - AERIAL PERSPECTIVE

Page: 02

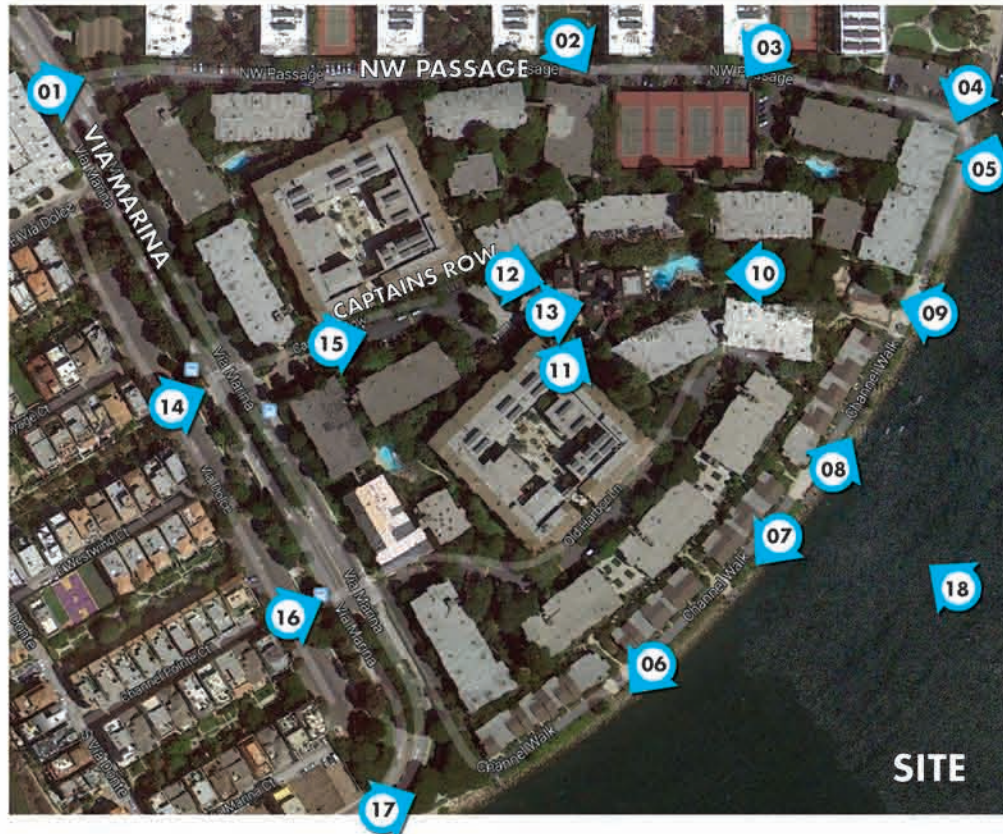
EXISTING PHOTOS



PARKING STRUCTURE 02



NW PASSAGE - LOOKING EAST ACROSS VIA MARINA 01



SITE



CHANNEL WALK - PRIVATE UTILITY ROAD 04



PARKING STRUCTURE 03

Mariners Village Renovation

EXISTING CONDITIONS - PHOTO IMAGES

Page: 03

CONTEXT PHOTOS



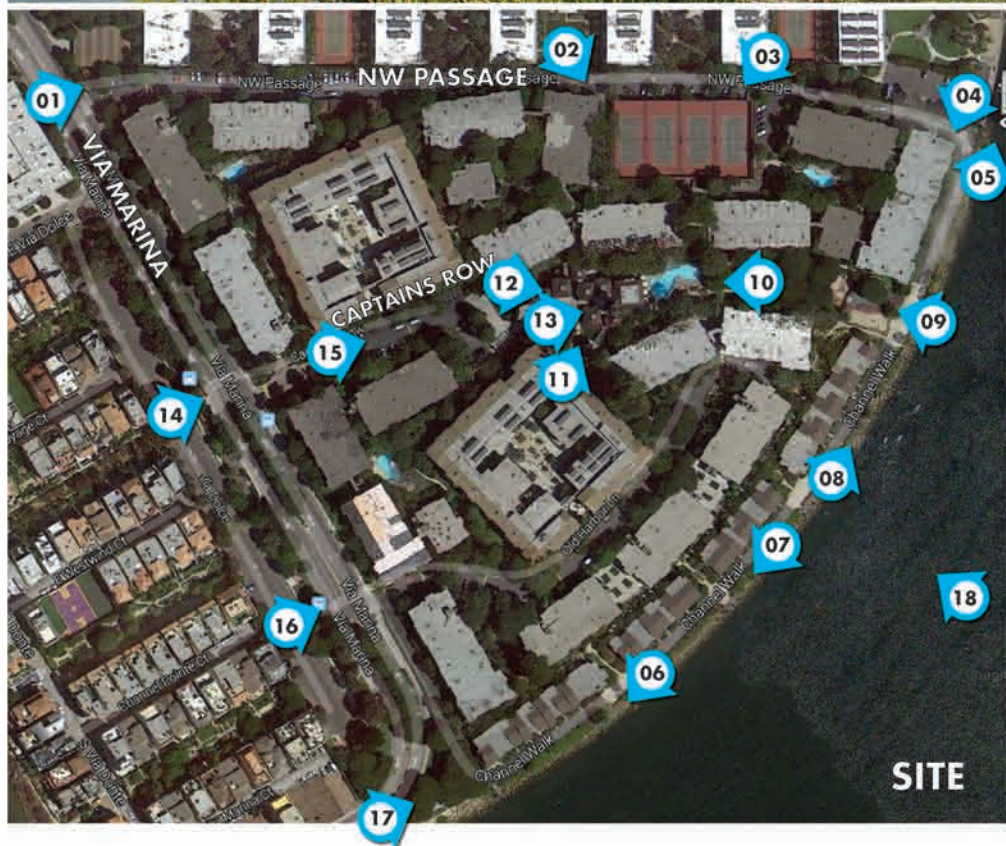
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CHANNEL WALK - LOOKING NORTH

05



CHANNEL WALK - LOOKING NORTH

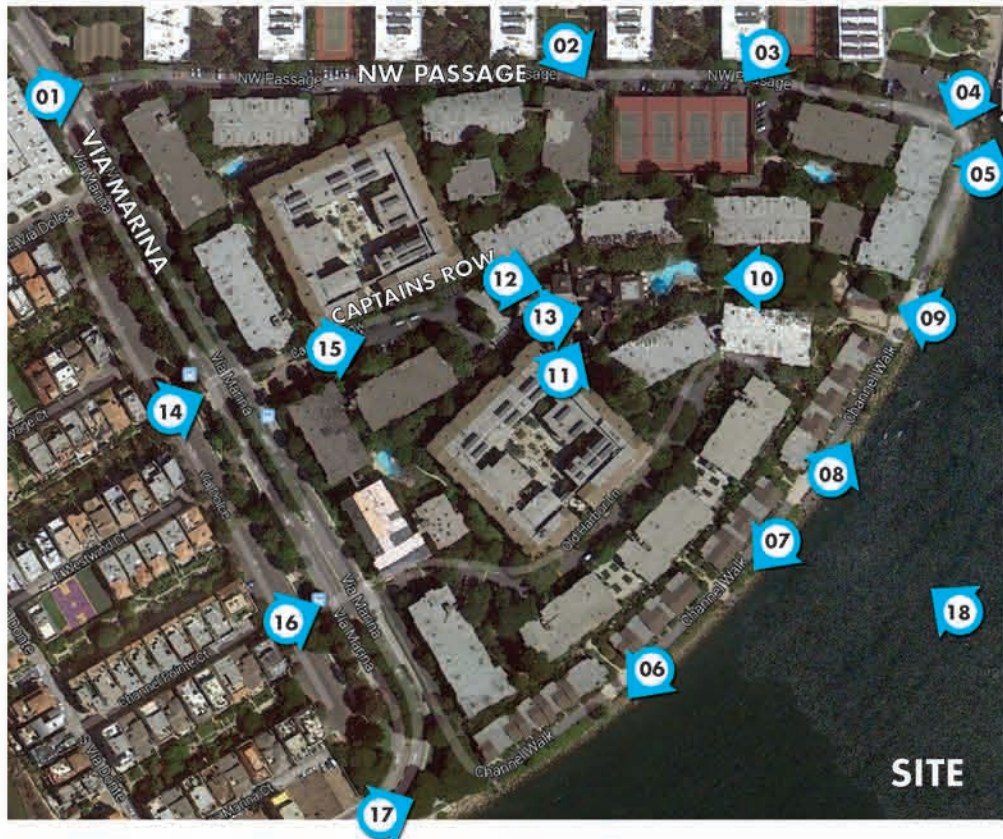
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CHANNEL WALK - LOOKING SOUTH

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CONTEXT PHOTOS



Mariners Village Renovation

EXISTING CONDITIONS - PHOTO IMAGES

Page: 05





Mariners Village Renovation

PROPOSED PROJECT - AERIAL PERSPECTIVE

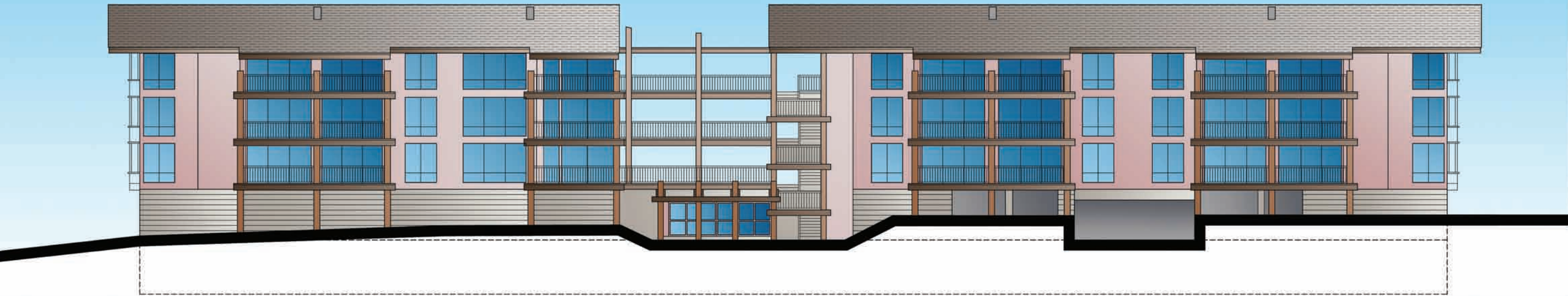
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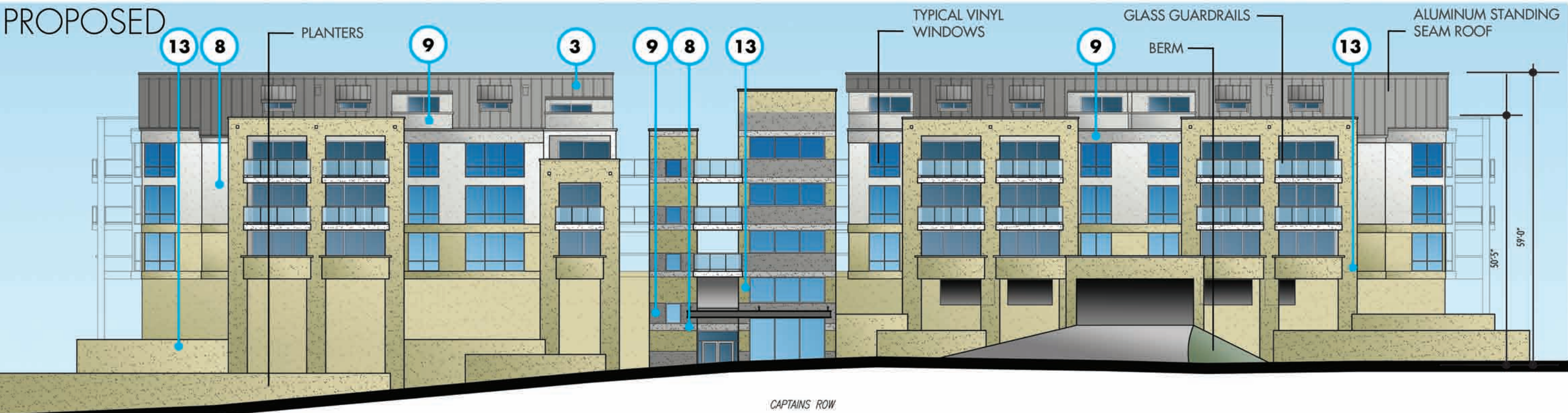




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PROPOSED



PAINT - KYNAR 500

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| 1 Bone White | 4 Mansard Brown |
| 2 Silver | 5 Colonial Red |
| 3 Musket Grey | 6 --- |

STUCCO - OMEGA ACRYLIC

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| 7 Snow [9202] |
| 8 Adrenaline [9257] |
| 9 Chinchilla [9225] |

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| 10 Tequila [9207] |
| 11 Lilac [9208] |
| 12 Mirage [9209] |

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| 13 Bamboo Screen [9251] |
| 14 Stone Age [9228] |
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SIDING/TRIM - JAMES HARDIE

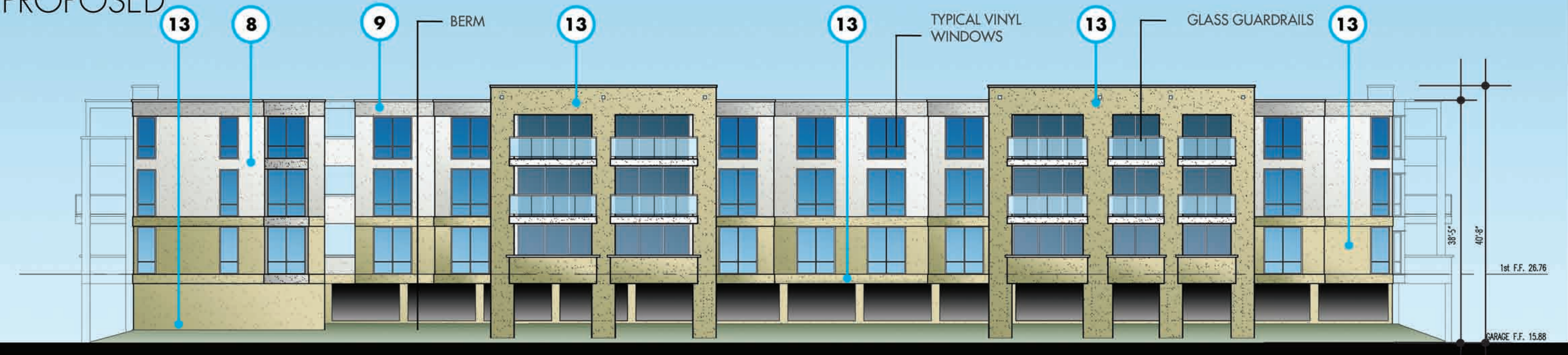
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| 17 Cobble Stone [JH40-10] |
| 18 Country Lane Red [JH90-20] |

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| 19 Heathered Moss [JH50-20] | |
| **Hardiplank/lap siding-custom colonial smooth | |
| * Hardi Trim/boards - smooth | |

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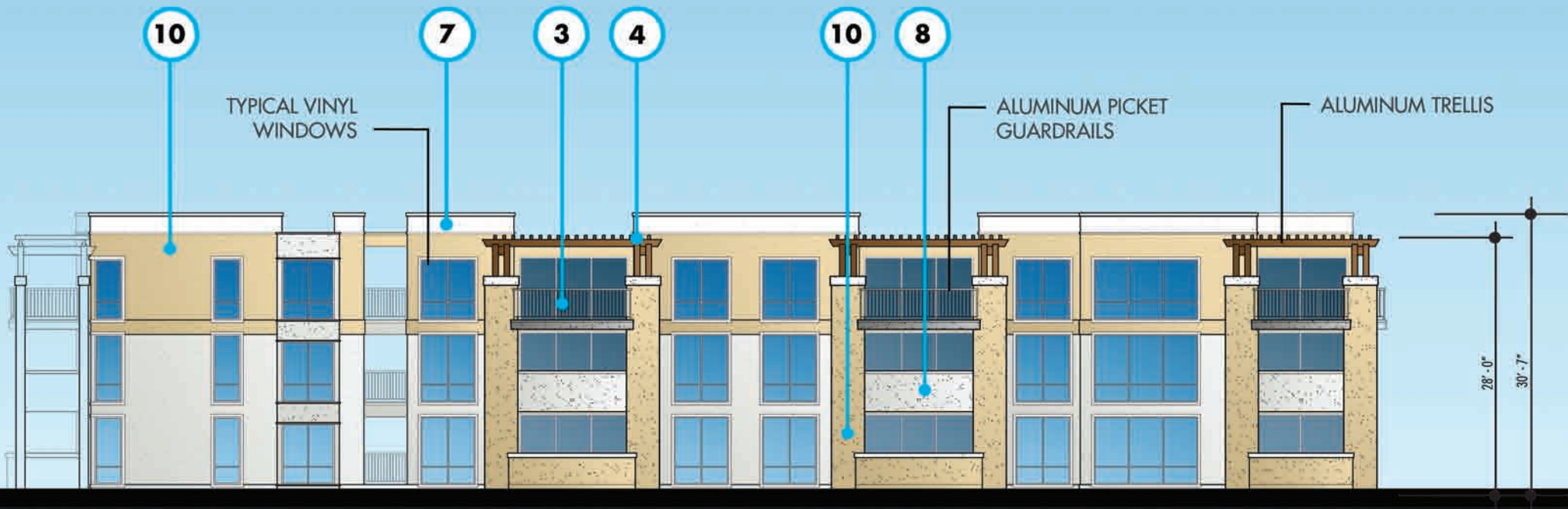




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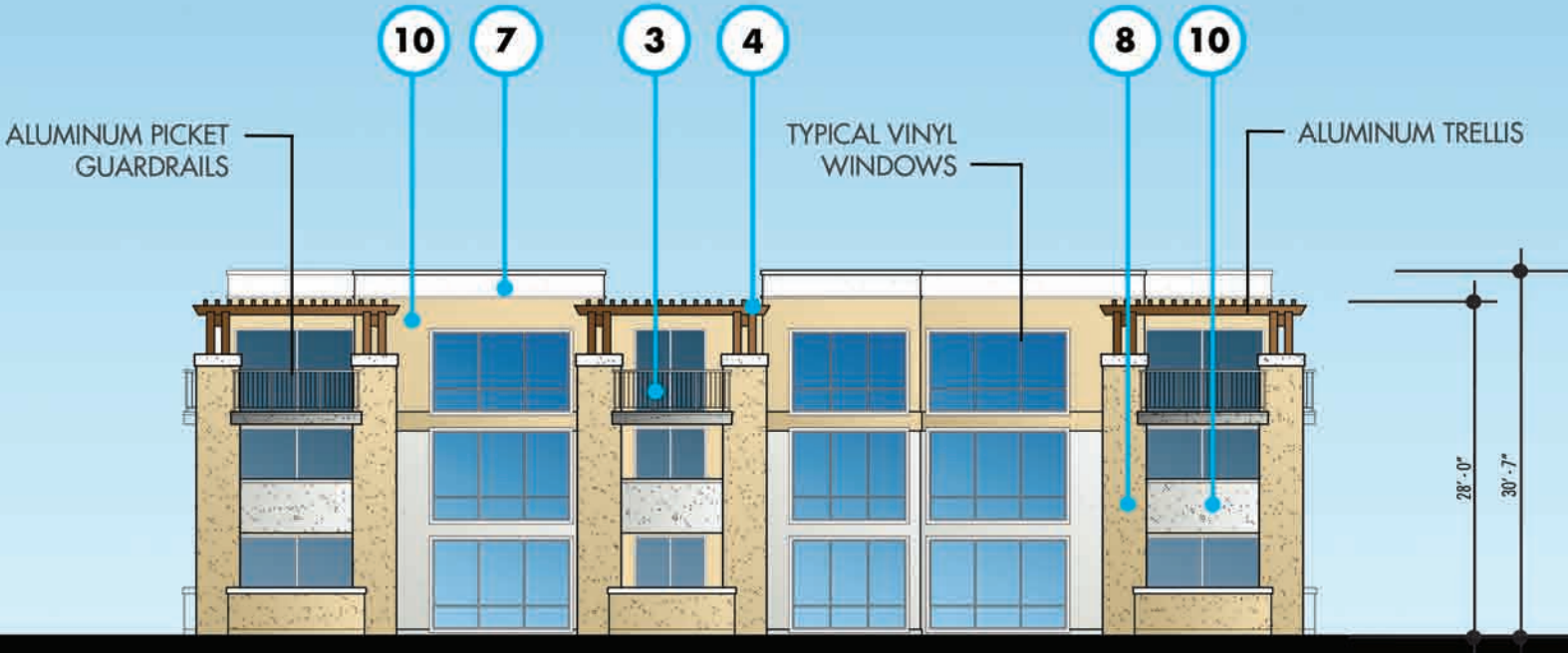
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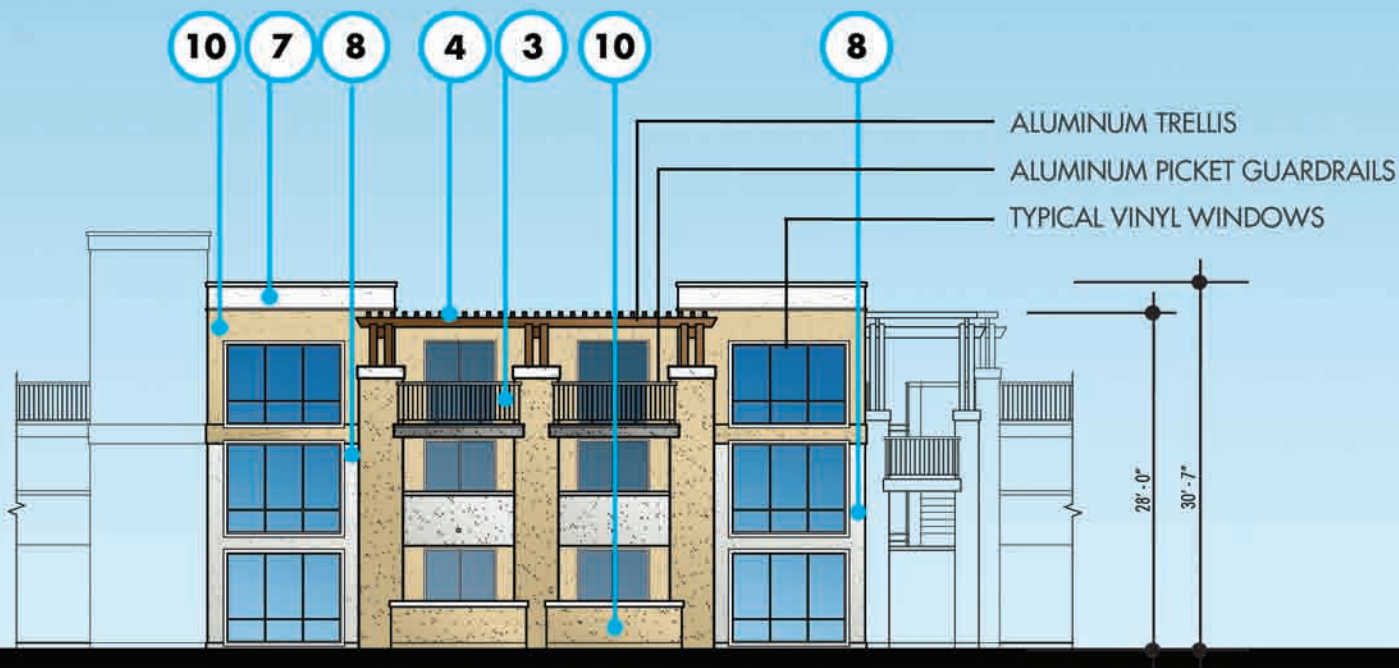
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| 18 Country Lane Red [JH90-20]* | |

**Hardiplank/lap siding-custom colonial smooth
* Hardi Trim/boards - smooth

EXISTING



PROPOSED



PAINT - KYNAR 500

- | | |
|---------------|-----------------|
| 1 Bone White | 4 Mansard Brown |
| 2 Silver | 5 Colonial Red |
| 3 Musket Grey | 6 --- |

STUCCO - OMEGA ACRYLIC

- | | |
|---------------------|-------------------|
| 7 Snow [9202] | 10 Tequila [9207] |
| 8 Adrenaline [9257] | 11 Lilac [9208] |
| 9 Chinchilla [9225] | 12 Mirage [9209] |

- | |
|-------------------------|
| 13 Bamboo Screen [9251] |
| 14 Stone Age [9228] |
| 15 --- |

SIDING/TRIM - JAMES HARDIE

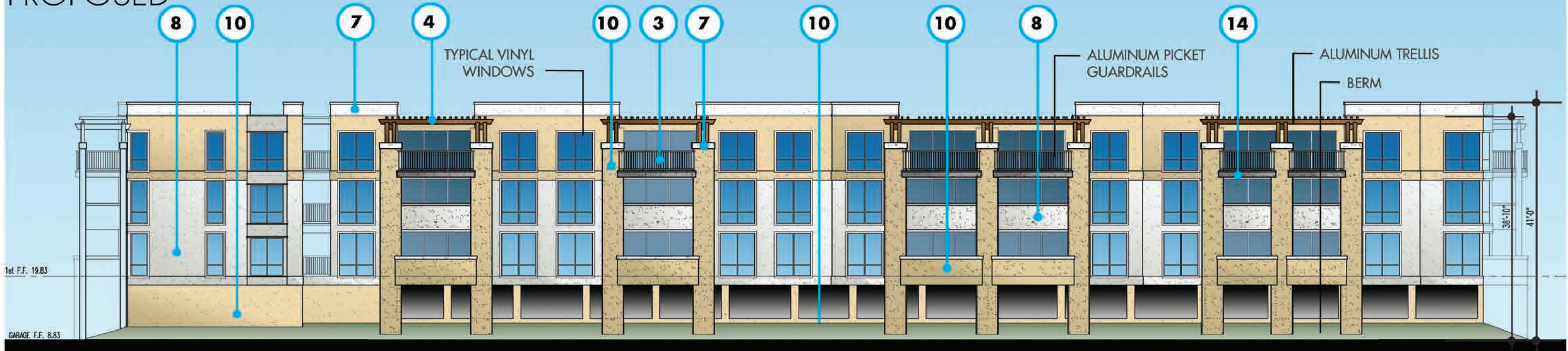
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|--------------------------------|-----------------------------|
| 16 Arctic White [JH10-20]** | 19 Heathered Moss [JH50-20] |
| 17 Cobble Stone [JH40-10]* | |
| 18 Country Lane Red [JH90-20]* | |

**Hardiplank/lap siding-custom colonial smooth
* Hardi Trim/boards - smooth

EXISTING



PROPOSED



PAINT - KYNAR 500

- | | |
|---------------|-----------------|
| 1 Bone White | 4 Mansard Brown |
| 2 Silver | 5 Colonial Red |
| 3 Musket Grey | 6 --- |

STUCCO - OMEGA ACRYLIC

- | |
|---------------------|
| 7 Snow [9202] |
| 8 Adrenaline [9257] |
| 9 Chinchilla [9225] |

- | |
|-------------------|
| 10 Tequila [9207] |
| 11 Lilac [9208] |
| 12 Mirage [9209] |

- | |
|-------------------------|
| 13 Bamboo Screen [9251] |
| 14 Stone Age [9228] |
| 15 --- |

SIDING/TRIM - JAMES HARDIE

- | | |
|--------------------------------|-----------------------------|
| 16 Arctic White [JH10-20]** | 19 Heathered Moss [JH50-20] |
| 17 Cobble Stone [JH40-10]* | |
| 18 Country Lane Red [JH90-20]* | |

**Hardiplank/lap siding-custom colonial smooth
* Hardi Trim/boards - smooth



Mariners Village Renovation

BLOCK B - COURTYARD PERSPECTIVE

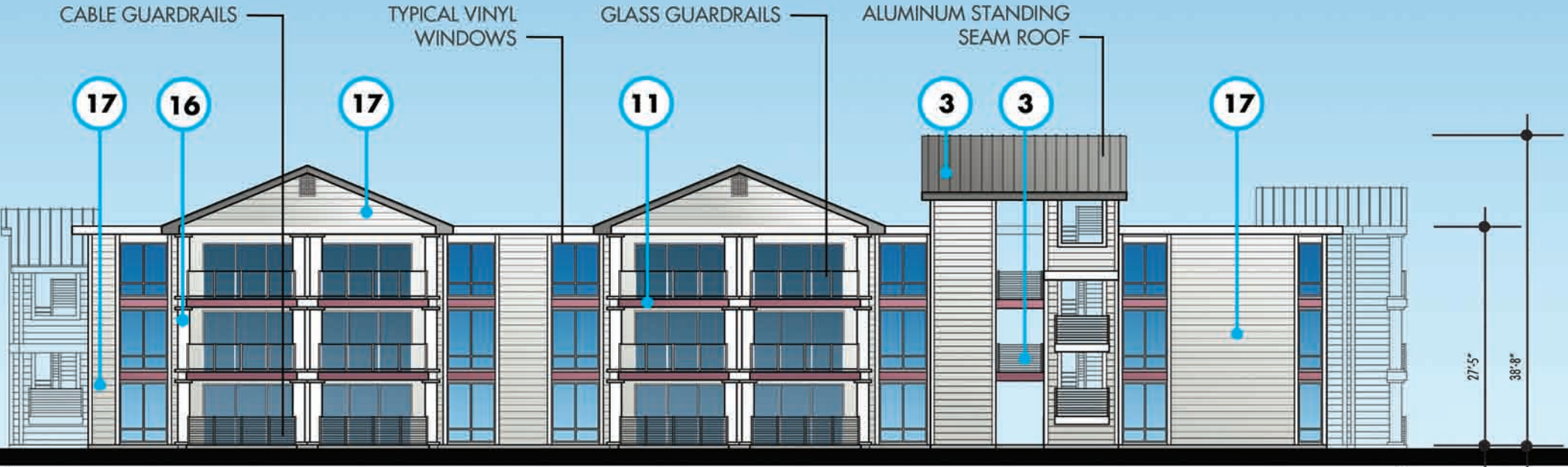
Page: 19



EXISTING



PROPOSED



PAINT - KYNAR 500

- | | |
|---------------|-----------------|
| 1 Bone White | 4 Mansard Brown |
| 2 Silver | 5 Colonial Red |
| 3 Musket Grey | 6 --- |

STUCCO - OMEGA ACRYLIC

- | |
|---------------------|
| 7 Snow [9202] |
| 8 Adrenaline [9257] |
| 9 Chinchilla [9225] |

- | |
|-------------------|
| 10 Tequila [9207] |
| 11 Lilac [9208] |
| 12 Mirage [9209] |

- | |
|-------------------------|
| 13 Bamboo Screen [9251] |
| 14 Stone Age [9228] |
| 15 --- |

SIDING/TRIM - JAMES HARDIE

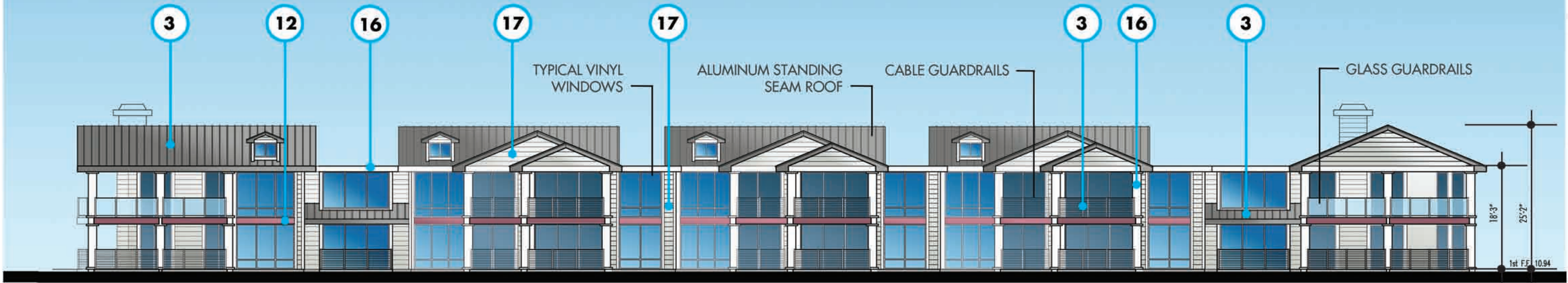
- | | |
|--------------------------------|-----------------------------|
| 16 Arctic White [JH10-20]** | 19 Heathered Moss [JH50-20] |
| 17 Cobble Stone [JH40-10]* | |
| 18 Country Lane Red [JH90-20]* | |

**Hardiplank/lap siding-custom colonial smooth
*Hardi Trim/boards - smooth

EXISTING



PROPOSED

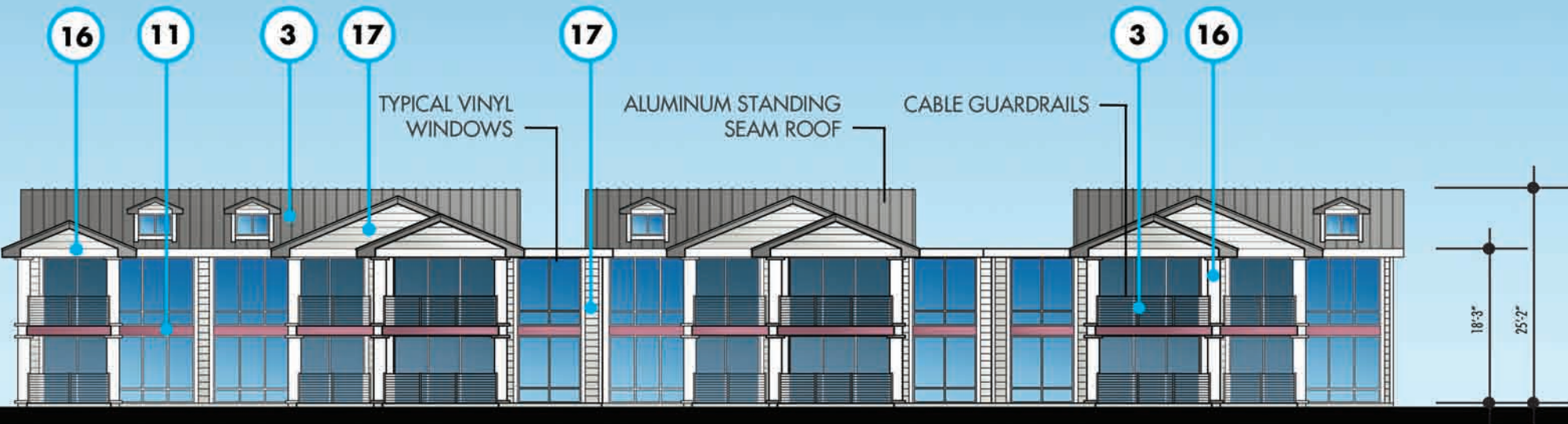


PAINT - KYNAR 500		STUCCO - OMEGA ACRYLIC		SIDING/TRIM - JAMES HARDIE	
1 Bone White	4 Mansard Brown	7 Snow [9202]	10 Tequila [9207]	16 Arctic White [JH10-20]**	19 Heathered Moss [JH50-20]
2 Silver	5 Colonial Red	8 Adrenaline [9257]	11 Lilac [9208]	17 Cobble Stone [JH40-10]*	**Hardiplank/lap siding-custom colonial smooth
3 Musket Grey	6 ---	9 Chinchilla [9225]	12 Mirage [9209]	18 Country Lane Red [JH90-20]*	*Hardi Trim/boards - smooth
			13 Bamboo Screen [9251]		
			14 Stone Age [9228]		
			15 ---		

EXISTING



PROPOSED



PAINT - KYNAR 500

- | | |
|---------------|-----------------|
| 1 Bone White | 4 Mansard Brown |
| 2 Silver | 5 Colonial Red |
| 3 Musket Grey | 6 --- |

STUCCO - OMEGA ACRYLIC

- | |
|---------------------|
| 7 Snow [9202] |
| 8 Adrenaline [9257] |
| 9 Chinchilla [9225] |

- | |
|-------------------|
| 10 Tequila [9207] |
| 11 Lilac [9208] |
| 12 Mirage [9209] |

- | |
|-------------------------|
| 13 Bamboo Screen [9251] |
| 14 Stone Age [9228] |
| 15 --- |

SIDING/TRIM - JAMES HARDIE

- | | |
|--------------------------------|-----------------------------|
| 16 Arctic White [JH10-20]** | 19 Heathered Moss [JH50-20] |
| 17 Cobble Stone [JH40-10]* | |
| 18 Country Lane Red [JH90-20]* | |

**Hardiplank/lap siding-custom colonial smooth
*Hardi Trim/boards - smooth

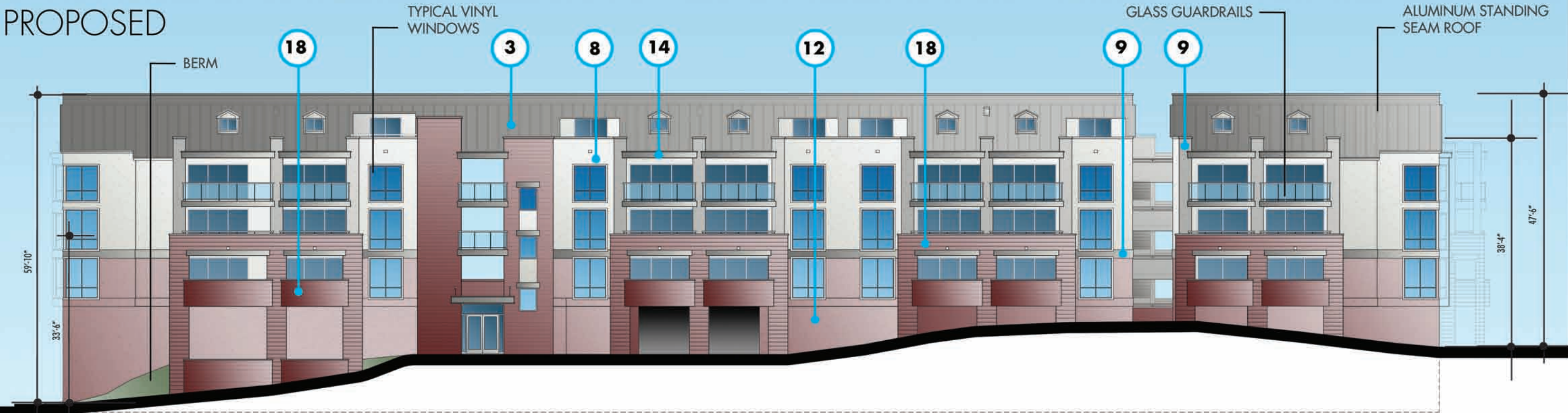




EXISTING



PROPOSED

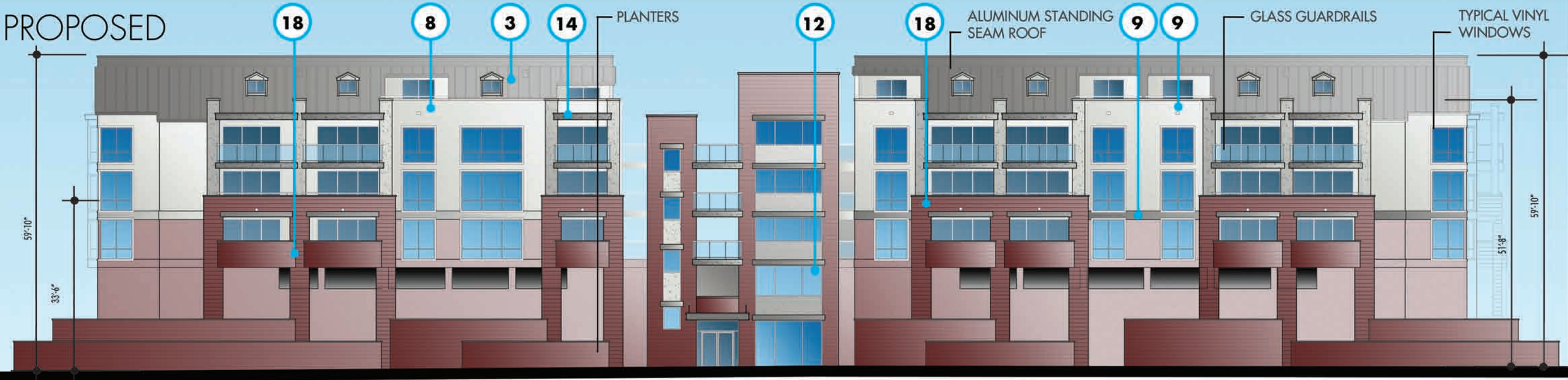


PAINT - KYNAR 500			STUCCO - OMEGA ACRYLIC			SIDING/TRIM - JAMES HARDIE		
1 Bone White	4 Mansard Brown	7 Snow [9202]	10 Tequila [9207]	13 Bamboo Screen [9251]	16 Arctic White [JH10-20]	19 Heathered Moss [JH50-20]	**Hardiplank/lap siding-custom colonial smooth. * Hardi Trim/boards - smooth	
2 Silver	5 Colonial Red	8 Adrenaline [9257]	11 Lilac [9208]	14 Stone Age [9228]	17 Cobble Stone [JH40-10]			
3 Musket Grey	6 ---	9 Chinchilla [9225]	12 Mirage [9209]	15 ---	18 Country Lane Red [JH90-20]			

EXISTING



PROPOSED



PAINT - KYNAR 500		STUCCO - OMEGA ACRYLIC		OLD HARBOR LANE		SIDING/TRIM - JAMES HARDIE	
1 Bone White	4 Mansard Brown	7 Snow [9202]	10 Tequila [9207]	13 Bamboo Screen [9251]	16 Arctic White [JH10-20]	19 Heathered Moss [JH50-20]	
2 Silver	5 Colonial Red	8 Adrenaline [9257]	11 Lilac [9208]	14 Stone Age [9228]	17 Cobble Stone [JH40-10]	**Hardiplank/lap siding-custom colonial smooth	
3 Musket Grey	6 ---	9 Chinchilla [9225]	12 Mirage [9209]	15 ---	18 Country Lane Red [JH90-20]	* Hardi Trim/boards - smooth	

EXISTING



PROPOSED



PAINT - KYNAR 500

- | | |
|---------------|-----------------|
| 1 Bone White | 4 Mansard Brown |
| 2 Silver | 5 Colonial Red |
| 3 Musket Grey | 6 --- |

STUCCO - OMEGA ACRYLIC

- | |
|---------------------|
| 7 Snow [9202] |
| 8 Adrenaline [9257] |
| 9 Chinchilla [9225] |

- | |
|-------------------|
| 10 Tequila [9207] |
| 11 Lilac [9208] |
| 12 Mirage [9209] |

- | |
|-------------------------|
| 13 Bamboo Screen [9251] |
| 14 Stone Age [9228] |
| 15 --- |

SIDING/TRIM - JAMES HARDIE

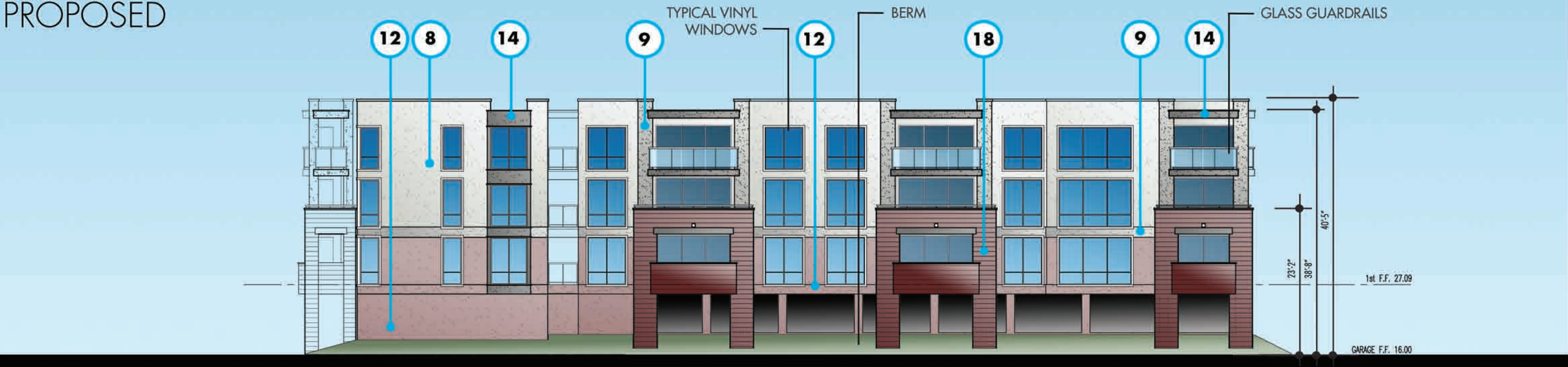
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|-------------------------------|
| 16 Arctic White [JH10-20] |
| 17 Cobble Stone [JH40-10] |
| 18 Country Lane Red [JH90-20] |

- | |
|--|
| 19 Heathered Moss [JH50-20] |
| **Hardiplank/lap siding-custom colonial smooth |
| * Hardi Trim/boards - smooth |

EXISTING



PROPOSED



PAINT - KYNAR 500

- 1 Bone White
- 2 Silver
- 3 Musket Grey
- 4 Mansard Brown
- 5 Colonial Red
- 6 ---

STUCCO - OMEGA ACRYLIC

- 7 Snow [9202]
- 8 Adrenaline [9257]
- 9 Chinchilla [9225]

- 10 Tequila [9207]
- 11 Lilac [9208]
- 12 Mirage [9209]

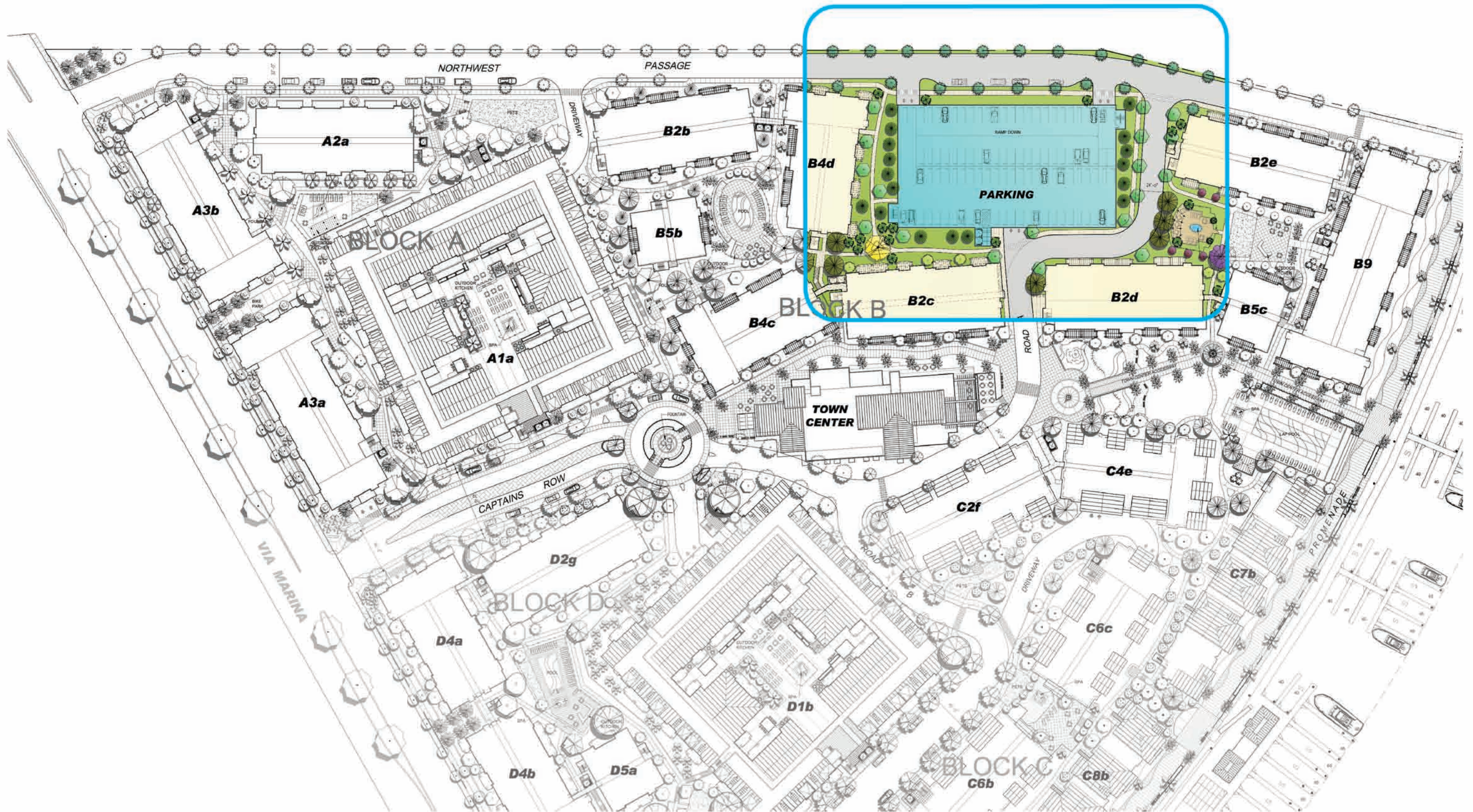
- 13 Bamboo Screen [9251]
- 14 Stone Age [9228]
- 15 ---

SIDING/TRIM - JAMES HARDIE

- 16 Arctic White [JH10-20]
- 17 Cobble Stone [JH40-10]
- 18 Country Lane Red [JH90-20]

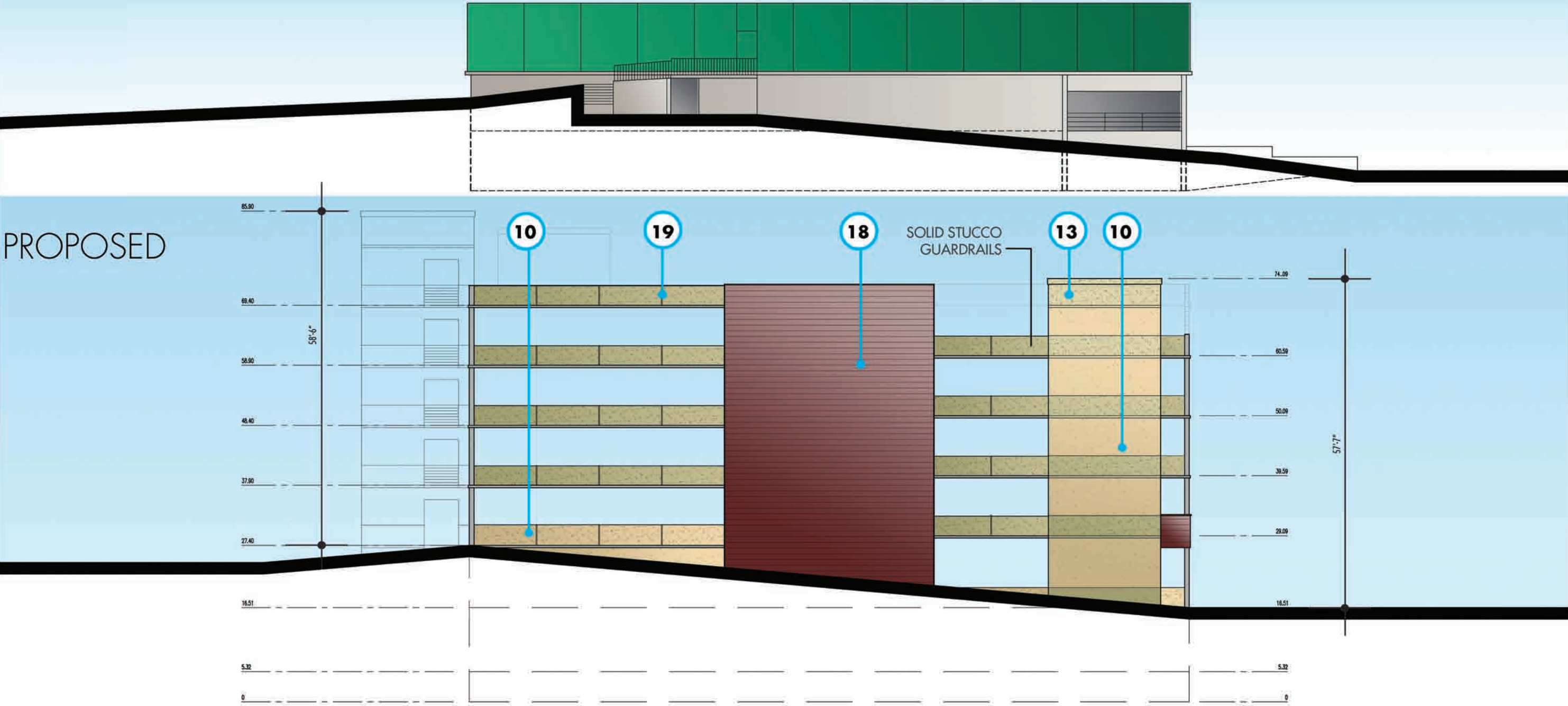
- 19 Heathered Moss [JH50-20]
- **Hardiplank/lap siding-custom colonial smooth
- *Hardi Trim/boards - smooth





EXISTING

PROPOSED



PAINT - KYNAR 500

- | | |
|---------------|-----------------|
| 1 Bone White | 4 Mansard Brown |
| 2 Silver | 5 Colonial Red |
| 3 Musket Grey | 6 --- |

STUCCO - OMEGA ACRYLIC

- | |
|---------------------|
| 7 Snow [9202] |
| 8 Adrenaline [9257] |
| 9 Chinchilla [9225] |

- | |
|-------------------|
| 10 Tequila [9207] |
| 11 Lilac [9208] |
| 12 Mirage [9209] |

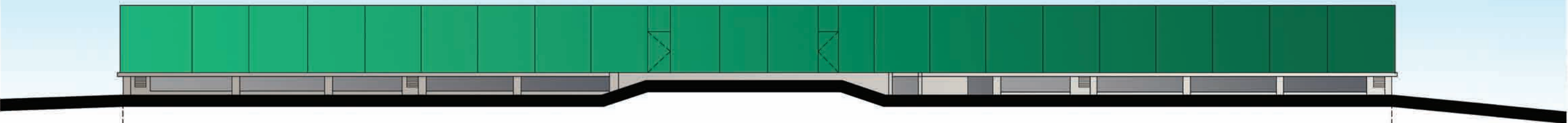
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|-------------------------|
| 13 Bamboo Screen [9251] |
| 14 Stone Age [9228] |
| 15 --- |

SIDING/TRIM - JAMES HARDIE

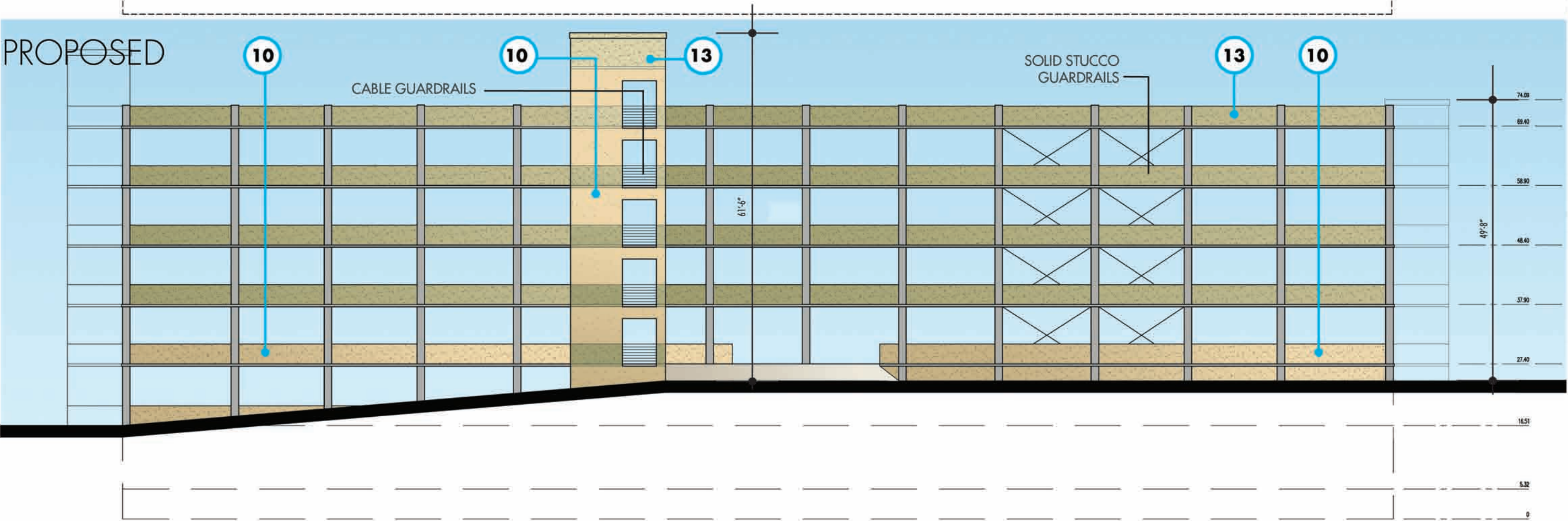
- | |
|-------------------------------|
| 16 Arctic White [JH10-20] |
| 17 Cobble Stone [JH40-10] |
| 18 Country Lane Red [JH90-20] |

- | |
|--|
| 19 Heathered Moss [JH50-20] |
| **Hardiplank/lap siding-custom colonial smooth |
| *Hardi Trim/boards - smooth |

EXISTING

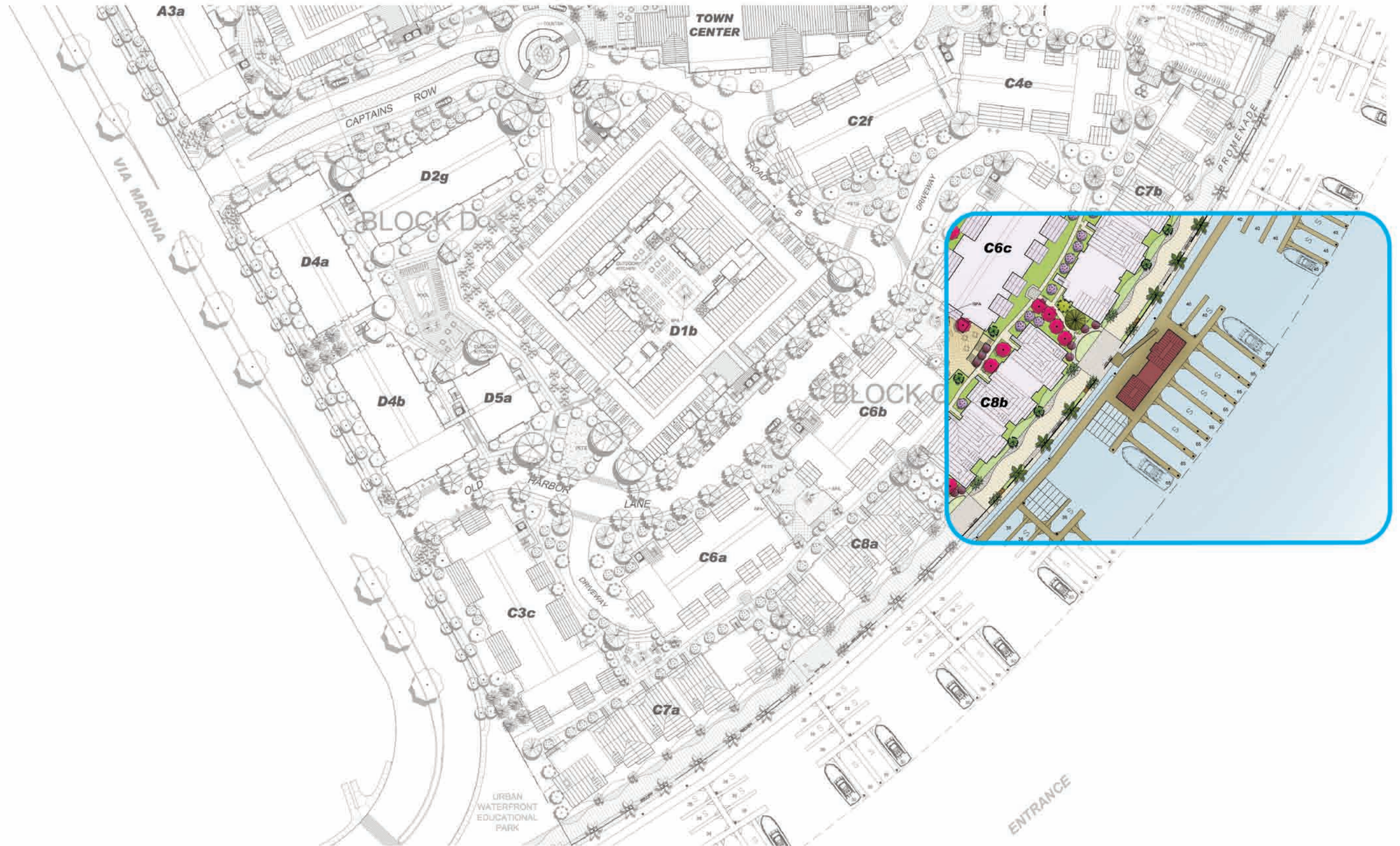


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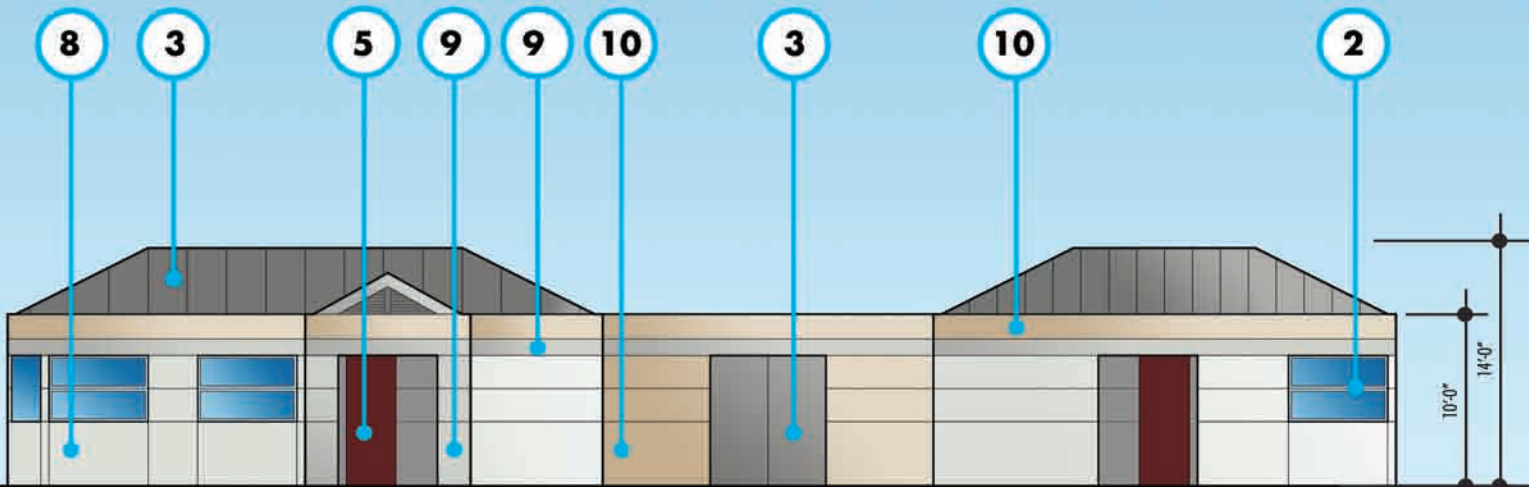


PAINT - KYNAR 500			STUCCO - OMEGA ACRYLIC			SIDING/TRIM - JAMES HARDIE		
1 Bone White	4 Mansard Brown	7 Snow [9202]	10 Tequila [9207]	13 Bamboo Screen [9251]	16 Arctic White [JH10-20]	19 Heathered Moss [JH50-20]	**Hardiplank/lap siding-custom colonial smooth * Hardi Trim/boards - smooth	
2 Silver	5 Colonial Red	8 Adrenaline [9257]	11 Lilac [9208]	14 Stone Age [9228]	17 Cobble Stone [JH40-10]			
3 Musket Grey	6 ---	9 Chinchilla [9225]	12 Mirage [9209]	15 ---	18 Country Lane Red [JH90-20]			

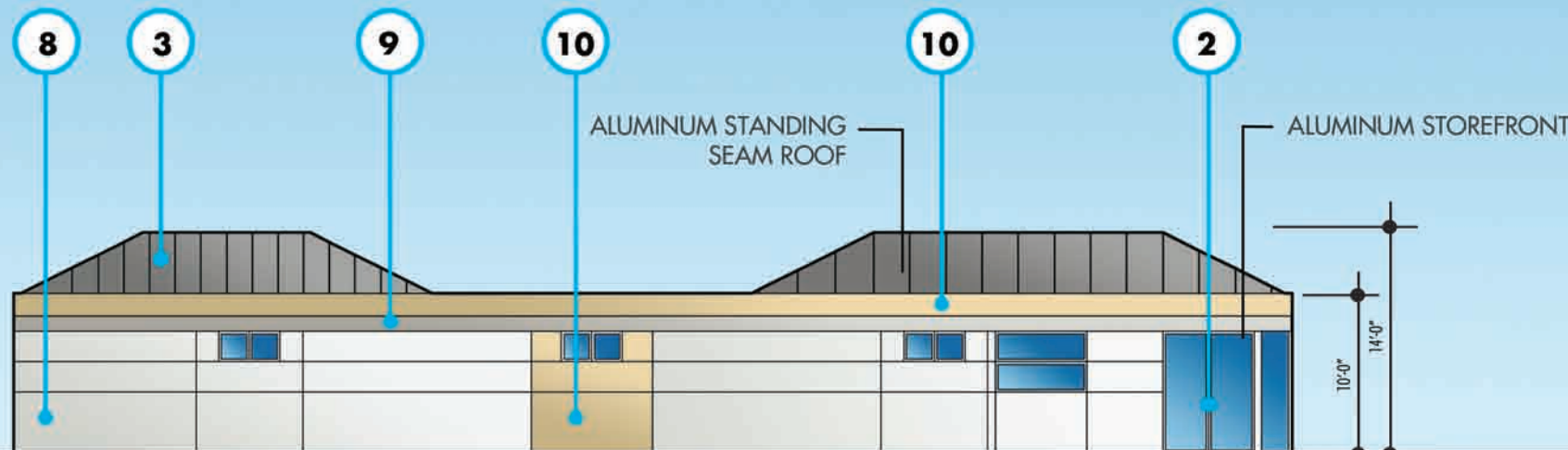




WEST - PROMENADE VIEW



EAST - MARINA VIEW



PAINT - KYNAR 500

1 Bone White	4 Mansard Brown
2 Silver	5 Colonial Red
3 Musket Grey	6 ---

STUCCO - OMEGA ACRYLIC

7 Snow [9202]	10 Tequila [9207]
8 Adrenaline [9257]	11 Lilac [9208]
9 Chinchilla [9225]	12 Mirage [9209]

13 Bamboo Screen [9251]
14 Stone Age [9228]
15 ---

SIDING/TRIM - JAMES HARDIE

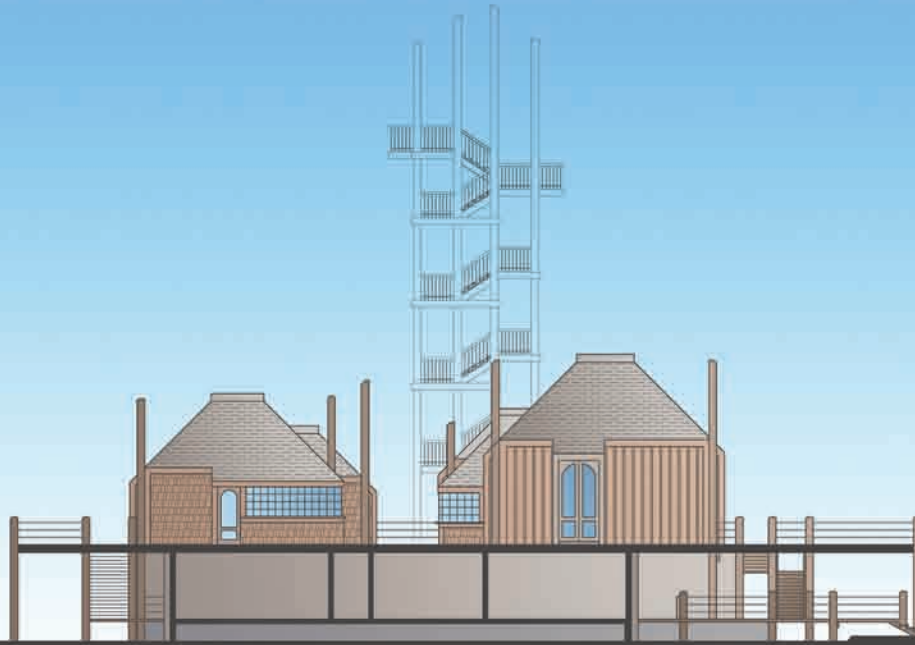
16 Arctic White [JH10-20]	19 Heathered Moss [JH50-20]
17 Cobble Stone [JH40-10]	
18 Country Lane Red [JH90-20]	

**Hardiplank/lap siding-custom colonial smooth
* Hardi Trim/boards - smooth

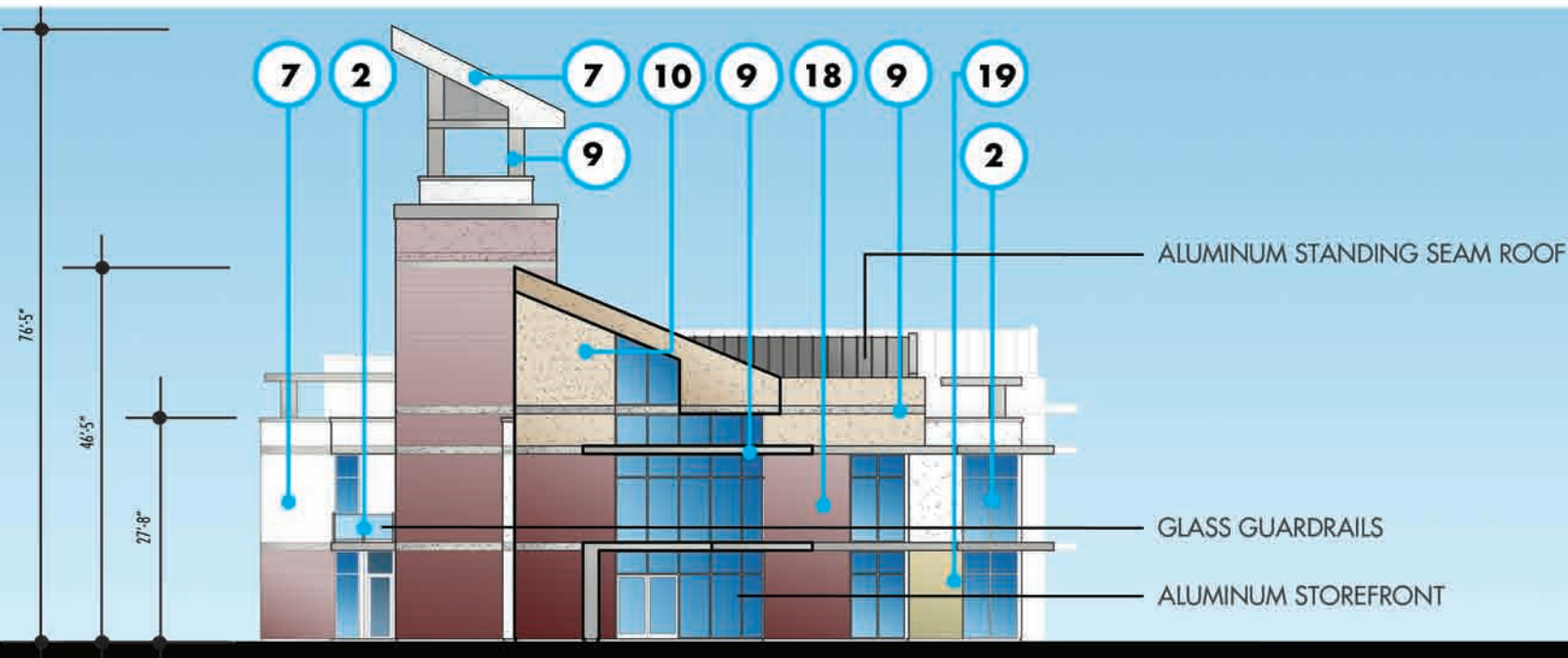




EXISTING



PROPOSED



PAINT - KYNAR 500

- | | |
|---------------|-----------------|
| 1 Bone White | 4 Mansard Brown |
| 2 Silver | 5 Colonial Red |
| 3 Musket Grey | 6 --- |

STUCCO - OMEGA ACRYLIC

- | |
|---------------------|
| 7 Snow [9202] |
| 8 Adrenaline [9257] |
| 9 Chinchilla [9225] |

- | |
|-------------------|
| 10 Tequila [9207] |
| 11 Lilac [9208] |
| 12 Mirage [9209] |

- | |
|-------------------------|
| 13 Bamboo Screen [9251] |
| 14 Stone Age [9228] |
| 15 --- |

SIDING/TRIM - JAMES HARDIE

- | |
|-------------------------------|
| 16 Arctic White [JH10-20] |
| 17 Cobble Stone [JH40-10] |
| 18 Country Lane Red [JH90-20] |

- | |
|--|
| 19 Heathered Moss [JH50-20] |
| **Hardiplank/lap siding-custom colonial smooth |
| *Hardi Trim/boards - smooth |







Mariners Village Renovation

OVERALL PROJECT - PERSPECTIVE

Page: 42



Mariners Village Renovation

OVERALL PROJECT - PERSPECTIVE

Page: 43





Mariners Village Renovation

OVERALL PROJECT - PERSPECTIVE

Page: 45



Mariners Village Renovation

OVERALL PROJECT - PERSPECTIVE

Page: 46



Mariners Village Renovation

OVERALL PROJECT - PERSPECTIVE

Page: 47



Mariners Village Renovation

OVERALL PROJECT - PERSPECTIVE

Page: 48

