



Improvements in front of the Ritz Carlton will be kept to a minimum as the existing promenade meets the current promenade guidelines for Marina del Rey. The existing promenade in this reach has varying widths of 20' to 28' with landscaping. Some improvements will include replacing the gangway access gates to match the new marina.

The promenade improvement plans are attached for your review and approval. As discussed, we would appreciate your efforts to have this project added to the Design Control Board agenda for their May 2013 hearing.

Please feel free to contact us with any questions or for additional information.

Best regards,  
**BLUEWater Design Group**

Tim Bazley, P.E.  
Sr. Engineer

Attachments: (14) Fourteen sets of 11x17 Promenade Improvement Design Drawings

Cc: Michael Tripp, DBH  
Ismael Lopez, DBH  
Adam Berry, Essex Marina City Club

# MARINA CITY CLUB

## PROMENADE IMPROVEMENTS

### 4333 ADMIRALTY WAY, MARINA DEL REY, CA 90292

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- EXISTING PROMENADE LANDSCAPING
  - LS-0 EXISTING PROMENADE PLAN
  - LS-0.1 EXISTING SITE
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  - LS-2 EXISTING PROMENADE AREA 2
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  - LS-4 EXISTING PROMENADE AREA 4
  - LS-5 EXISTING PROMENADE AREA 5
  - LS-6 EXISTING PROMENADE AREA 6
  - LS-7 EXISTING PROMENADE AREA 7
  - LS-8 EXISTING PROMENADE AREA 8
- PROPOSED PROMENADE LANDSCAPING
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  - LS-11 PROPOSED PROMENADE AREA 2
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  - LS-13 PROPOSED PROMENADE AREA 4
  - LS-14 PROPOSED PROMENADE DETAILS AT FANTASEA
  - LS-15 PROPOSED PROMENADE DETAILS AT MCC
  - LS-16 PROPOSED PROMENADE PLANTING DETAILS AT MCC
  - LS-17 PROPOSED PROMENADE RENDERINGS ALONG MCC APARTMENTS
- SITE CIVIL
  - C-1 BOATER ACCESS PLAN

**PROJECT DESCRIPTION**

LANDSIDE IMPROVEMENTS INCLUDE A WIDER AND IMPROVED PUBLIC PROMENADE, IMPROVED FIRE ACCESS LANE, WITH NEW FENCING, PAVEMENT, AND LANDSCAPING.

**OWNER:**

LA COUNTY DEPARTMENT OF BEACHES AND HARBORS  
 13837 FIJI WAY  
 MARINA DEL REY, CA 90292  
 (310) 305-9533 - MAIN  
 (310) 821-6315 - FAX  
 ATTN: PAUL WONG

**LESSEE:**

ESSEX MARINA CITY CLUB  
 22120 CLARENDON STREET, SUITE 200  
 WOODLAND HILLS, CA 91367  
 (818) 227-2110 - MAIN  
 (818) 593-5859 - FAX  
 ATTN: KAREN SEEMANN

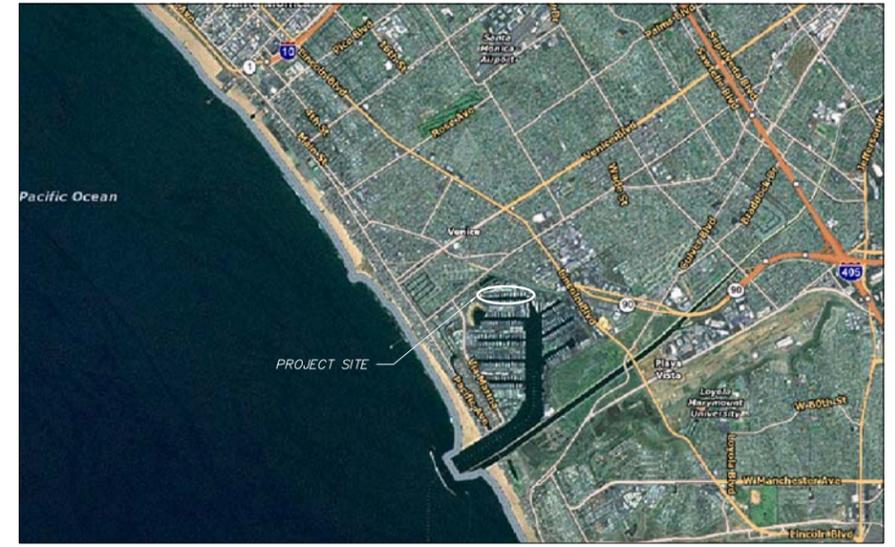
**ENGINEER:**

BLUEWATER DESIGN GROUP  
 2500 VIA CABRILLO MARINA, SUITE 200  
 SAN PEDRO, CA 90731  
 (310) 548-3132 - MAIN  
 (310) 548-1924 - FAX  
 ATTN: TIM BAZLEY, P.E.

**CONTRACTOR:**

TBD

**REVISIONS:**



VICINITY MAP

**PROJECT DATA:**

LA COUNTY ZONING: (M) MARINA  
 ASSESSORS PARCEL NUMBER: 4224-006-907  
 PROJECT ADDRESS: 4333 ADMIRALTY WAY  
 MARINA DEL REY, CA 90292

TOTAL LANDSIDE = 79622 SF  
 HARDSCAPE = 65101 SF (82%)  
 LANDSCAPE = 14521 SF (18%)

**APPLICABLE CODES:**

		AMMENDMENTS
BUILDING DWELLING CODE	IBC 2006 (CBC 2007)	LACBC 2008
STRUCTURAL CODE	IBC 2006 (CBC 2007)	LACBC 2008
PLUMBING CODE	UPC 2006 (CPC 2007)	LACPC 2008
MECHANICAL CODE	UMC 2006 (CMC 2007)	LACMC 2008
ELECTRICAL CODE	NEC 2005 (CEC 2007)	LACEC 2008
FIRE/ LIFE SAFETY CODE	IFC 2006 (CFC 2007)	LACFC 2008
ACCESSIBILITY CODE	CBC 2007 (TITLE 24, PART 2)	LACBC 2008
ENERGY CODE	CEC 2007 (TITLE 24, PART 6)	LACEC 2008

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T1 title.dwg

STATUS	CONCEPT	LOOK	FINAL
	X		

PROJECT	CONTRACTOR
<b>MARINA CITY CLUB</b>	-

DESIGNED BY	DRAWN BY	CHECKED BY

2500 Via Cabrillo Marina, Suite 200 San Pedro, CA 90731 Tel: 310 548 3132 Fax: 310 548 1924
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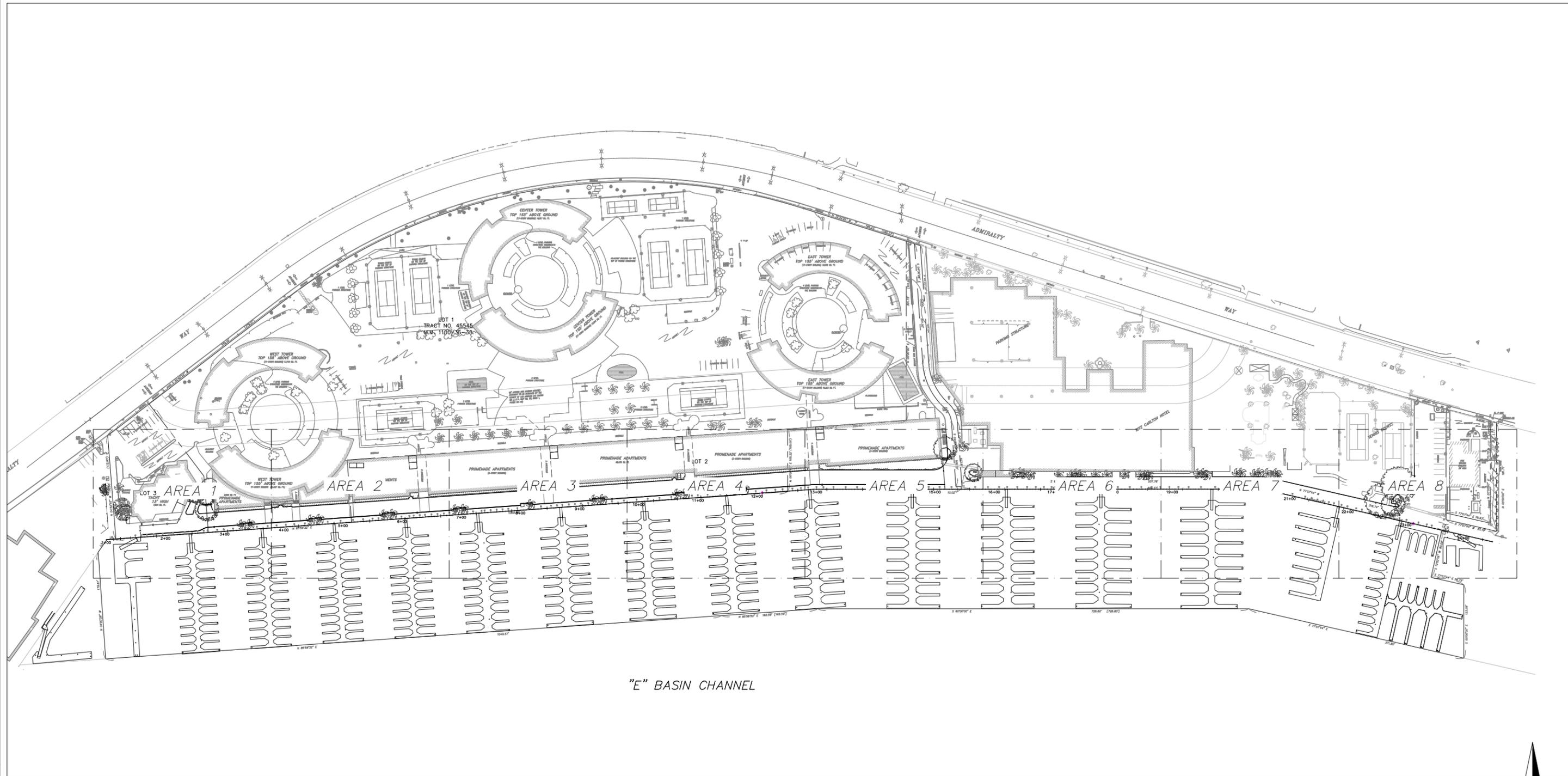


Planning and Engineering Services  
 For Marinas and Waterfront Resorts

SCALE	DATE
NTS	04-26-13

JOB NO.	2104-B
SHEET	T-1
SHEET #	

**TITLE SHEET**



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LS0.dwg

STATUS	CONCEPT	X
	LOOK	
	REV	
	REV	
	FINAL	

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For Marinas and Waterfront Resorts

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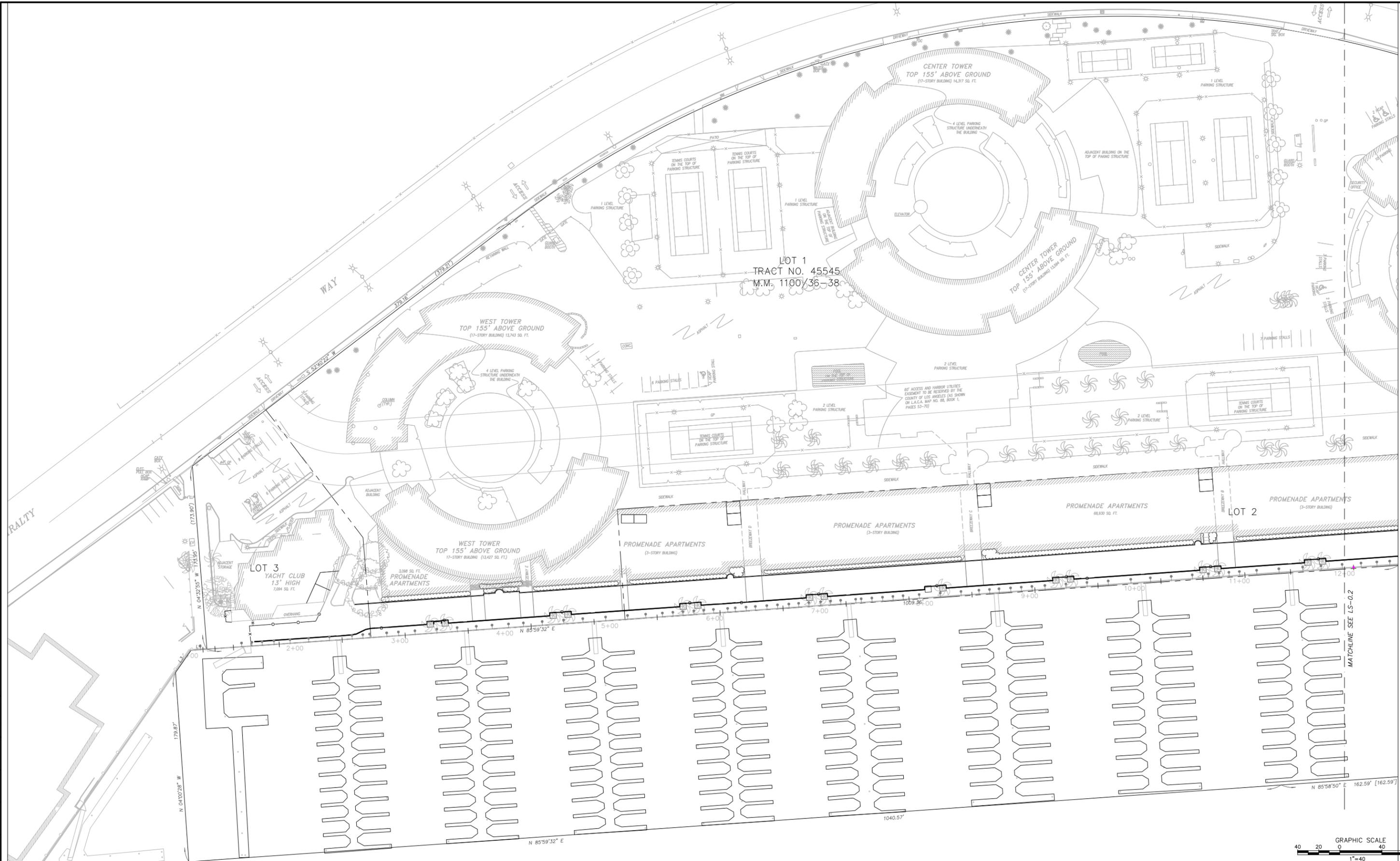
**EXISTING PROMENADE**

SCALE	DATE
<b>1" = 80'</b>	04-26-13
JOB NO.	2104-B
SHEET	LS-0
SHEET #	



"E" BASIN CHANNEL

STATUS	CONCEPT	X
	LOOK	
	FINAL	



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PROJECT  
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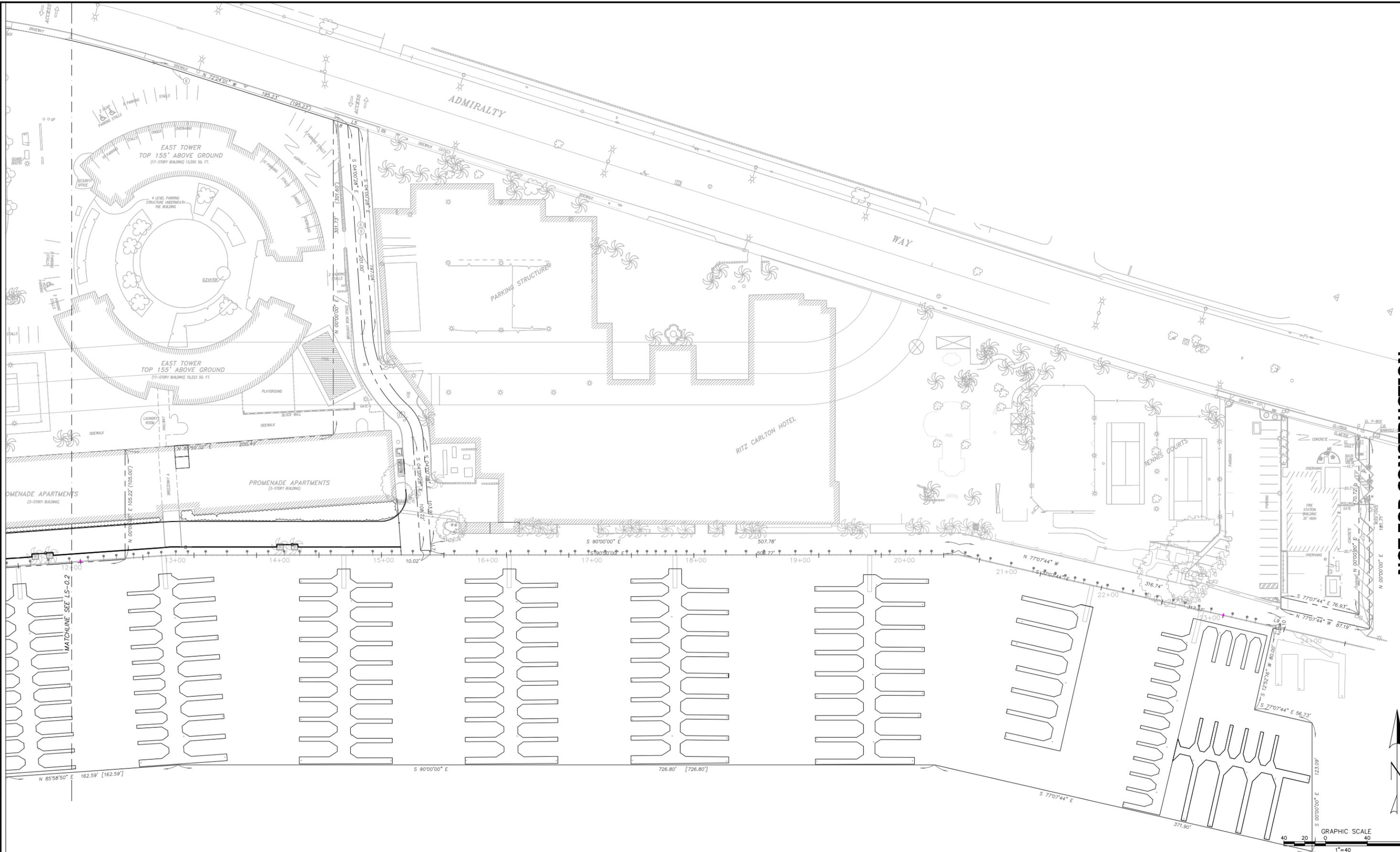
PLANNING AND ENGINEERING SERVICES  
FOR MARINAS AND WATERFRONT RESORTS

**BLUEWATER**  
Design Group

2500 Via Cabrillo Marina, Suite 200  
San Pedro, CA 90731  
Tel: 310 548 3132  
Fax: 310 548 1924

**EXISTING SITE**

SCALE	DATE
<b>1" = 40'</b>	04-26-13
JOB NO.	2104-B
SHEET	LS-0.1
SHEET #	



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STATUS	CONCEPT	X
	LOOK	
	FIN	

PROJECT  
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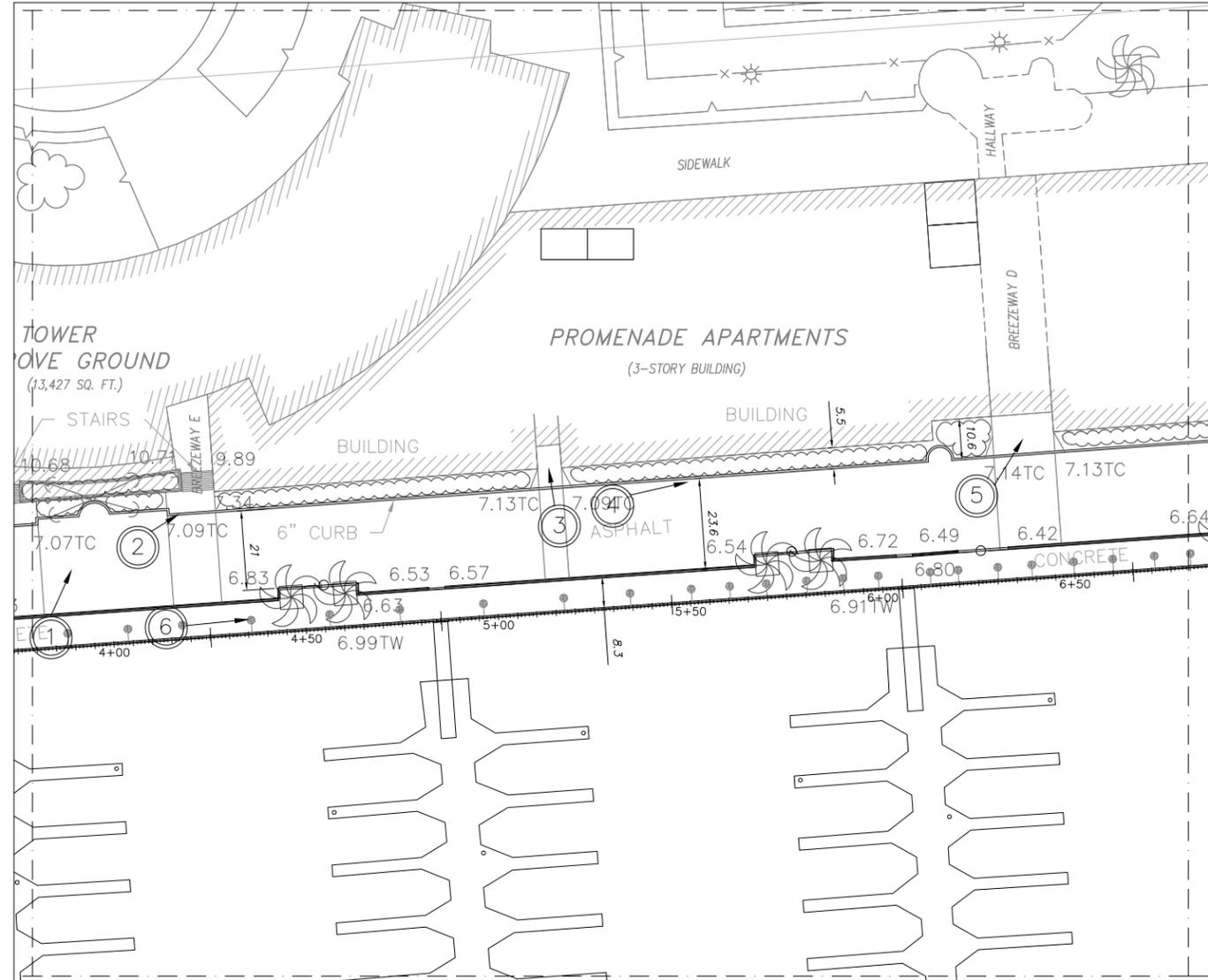
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SCALE	DATE
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JOB NO.	2104-B
SHEET	LS-0.2
SHEET #	





1



2



3



4

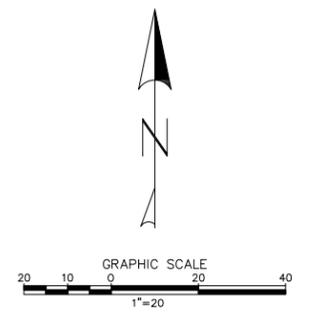
NOT FOR CONSTRUCTION



5



6



NOTES:  
1. ELEVATIONS BASED ON NGVD29 DATUM.

LS1-LS8 Landscaping plan existing.dwg

STATUS: CONCEPT X, LOOK, FINAL

PROJECT: MARINA CITY CLUB

CONTRACTOR: -

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For Marinas and Waterfront Resorts

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EXISTING PROMENADE AREA 2

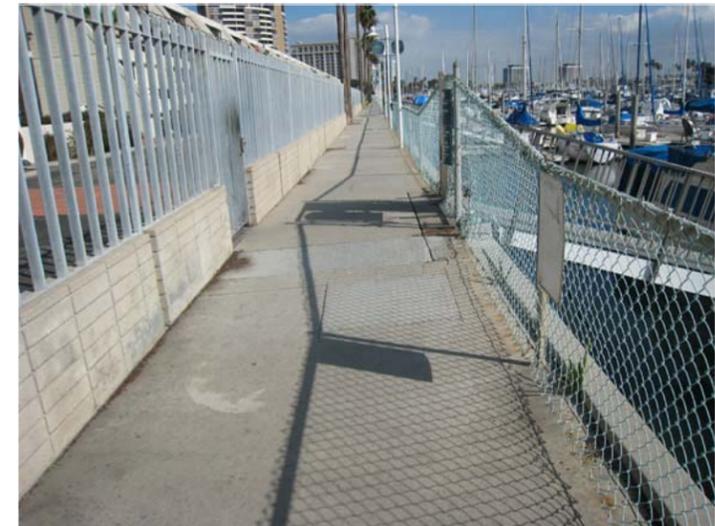
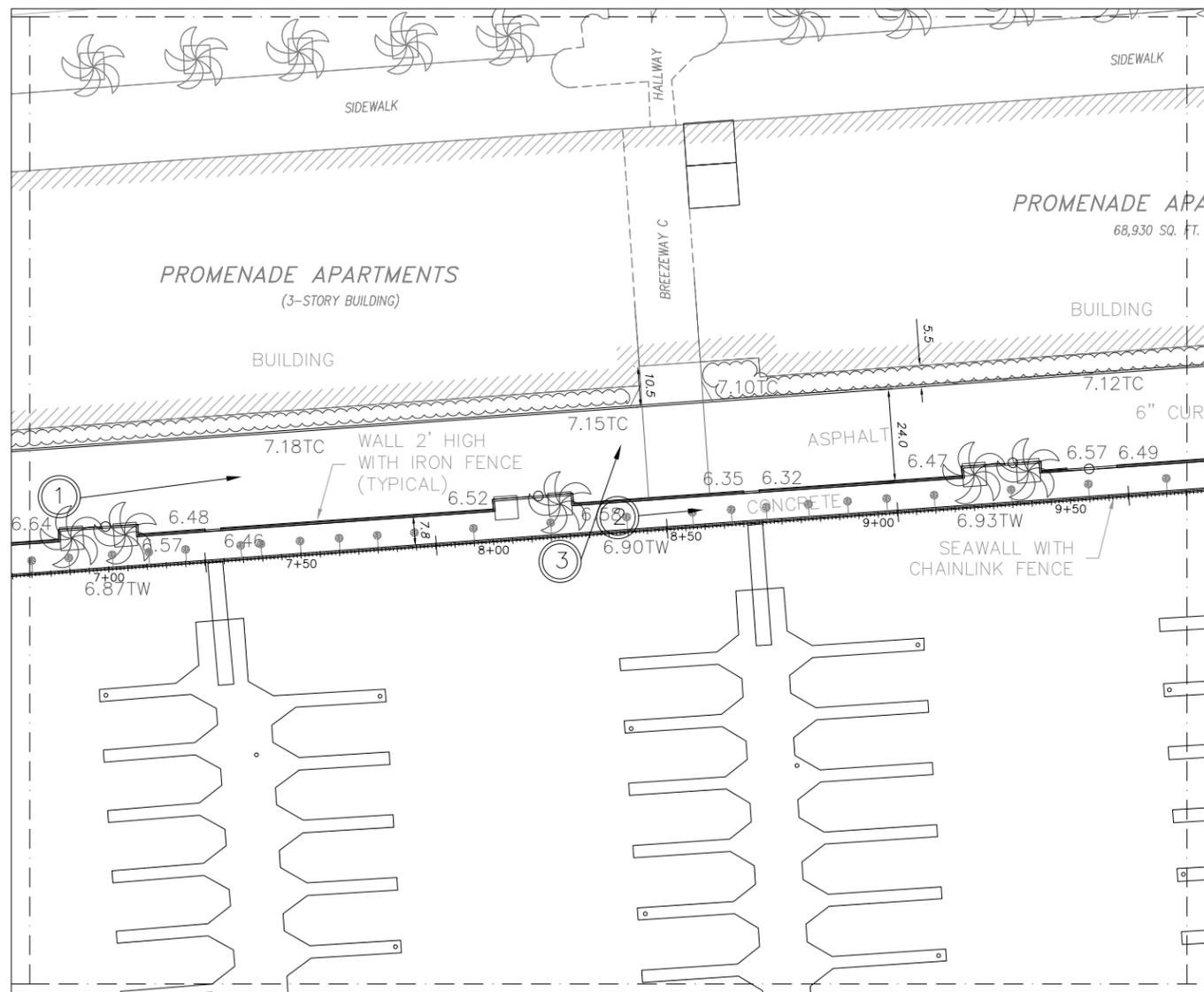
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DATE: 04-26-13  
JOB NO.: 2104-B  
SHEET: LS-2



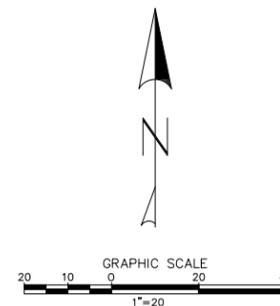
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3



2



NOTES:  
1. ELEVATIONS BASED ON NGVD29 DATUM.

NOT FOR CONSTRUCTION

STATUS	CONCEPT	LOOK	FINAL
	X		

PROJECT	CONTRACTOR
<b>MARINA CITY CLUB</b>	-

DESIGNED BY	DRAWN BY	CHECKED BY

SCALE	DATE
<b>1" = 20'</b>	04-26-13
JOB NO.	2104-B
SHEET	LS-3
SHEET #	

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**EXISTING PROMENADE AREA 3**





1



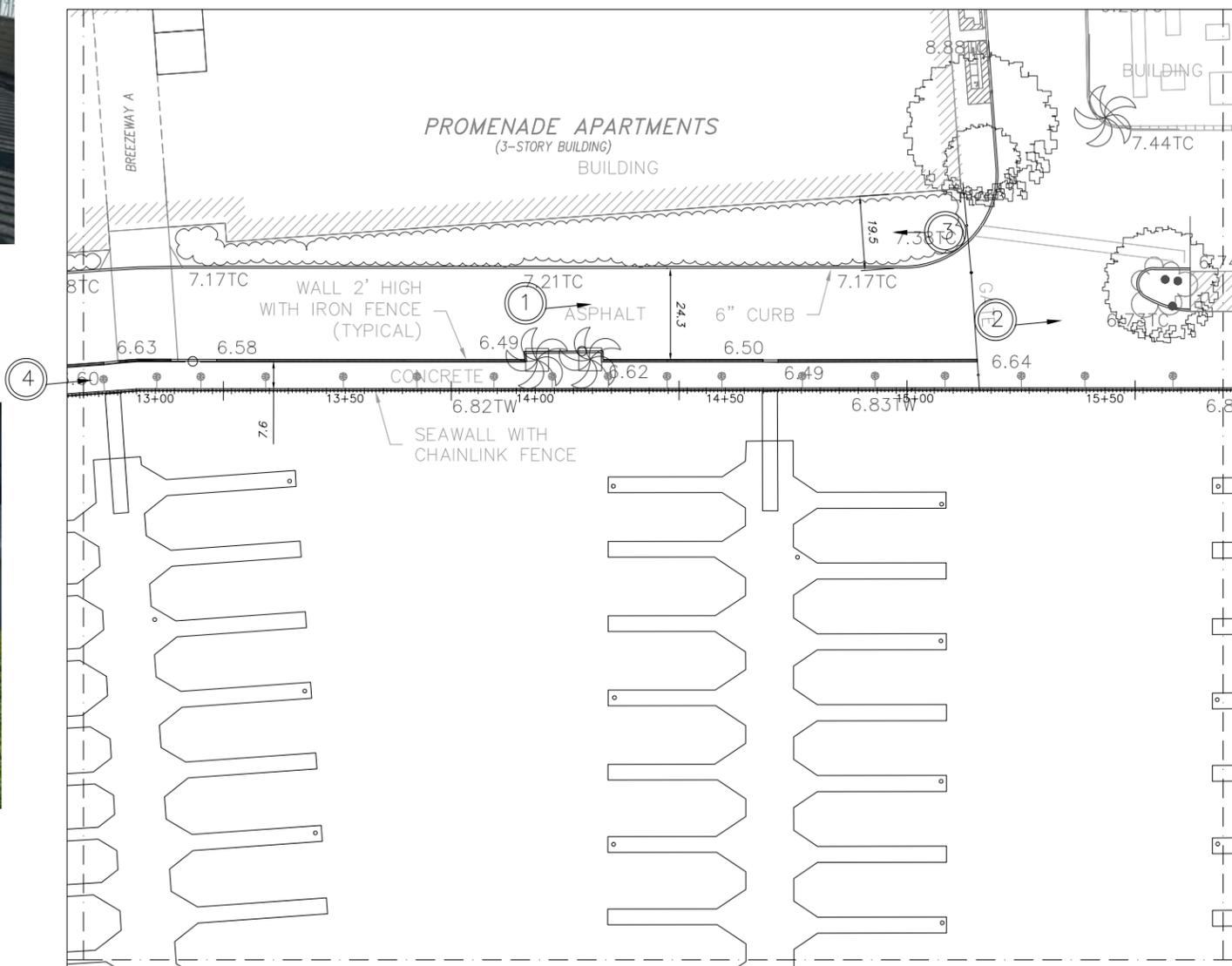
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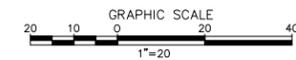
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4



NOT FOR CONSTRUCTION



NOTES:  
1. ELEVATIONS BASED ON NGVD29 DATUM.

LS1-LS8 Landscaping plan existing.dwg

STATUS	CONCEPT	X
	WORK	
	FINAL	

PROJECT  
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CONTRACTOR  
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Planning and Engineering Services  
For Marinas and Waterfront Resorts

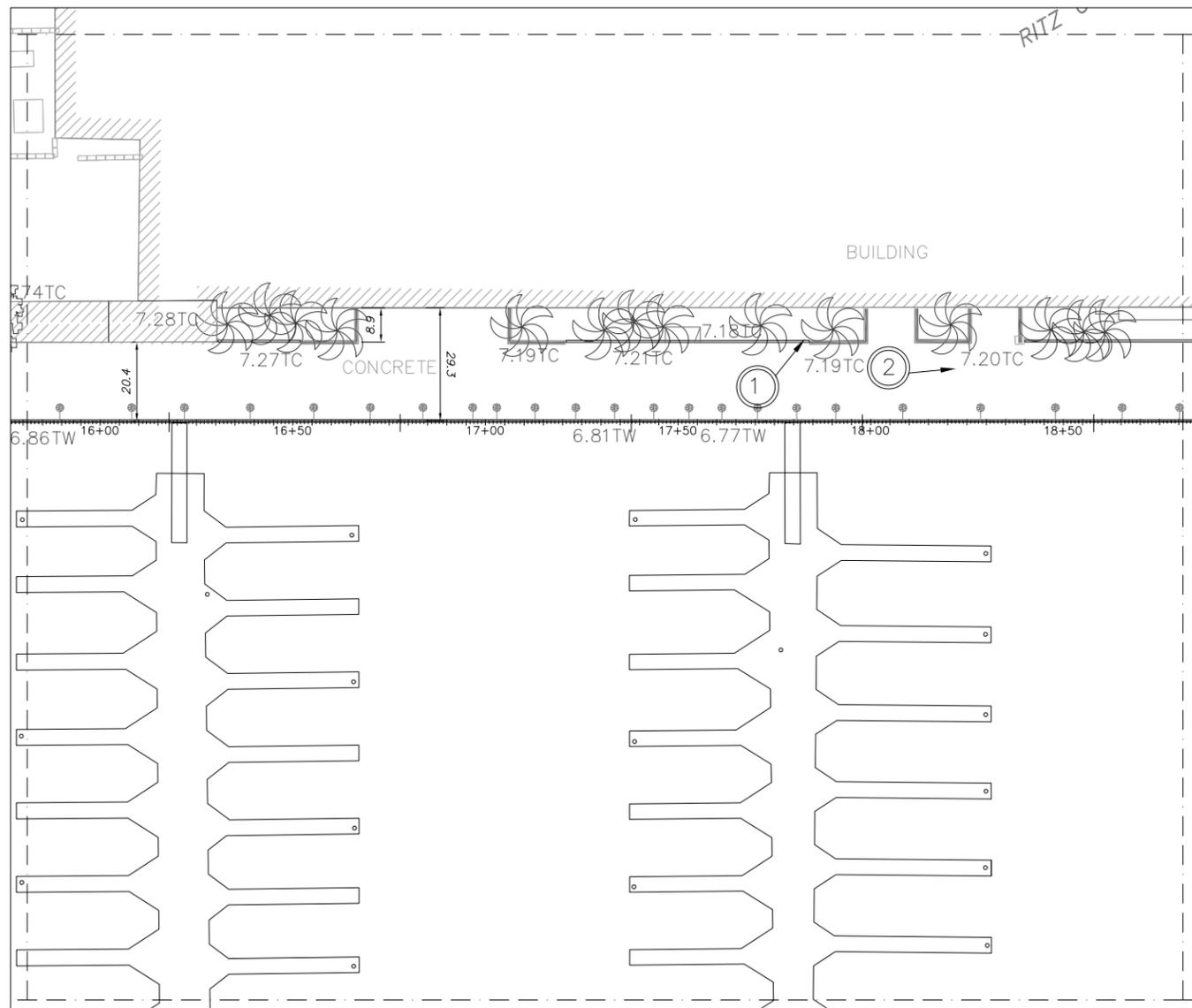
2500 Via Cabrillo Marina, Suite 200  
San Pedro, CA 90731  
Tel: 310 548 3132  
Fax: 310 548 1924

**EXISTING PROMENADE AREA 5**

SCALE	DATE
<b>1" = 20'</b>	04-26-13
JOB NO.	2104-B
SHEET	LS-5
SHEET #	



1



2

STATUS	CONCEPT	LOOK	FINAL
	X		

PROJECT	MARINA CITY CLUB
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CONTRACTOR	-
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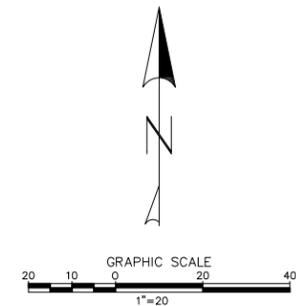
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EXISTING PROMENADE AREA 6
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SCALE	DATE
1" = 20'	04-26-13
JOB NO.	2104-B
SHEET	LS-6
SHEET #	

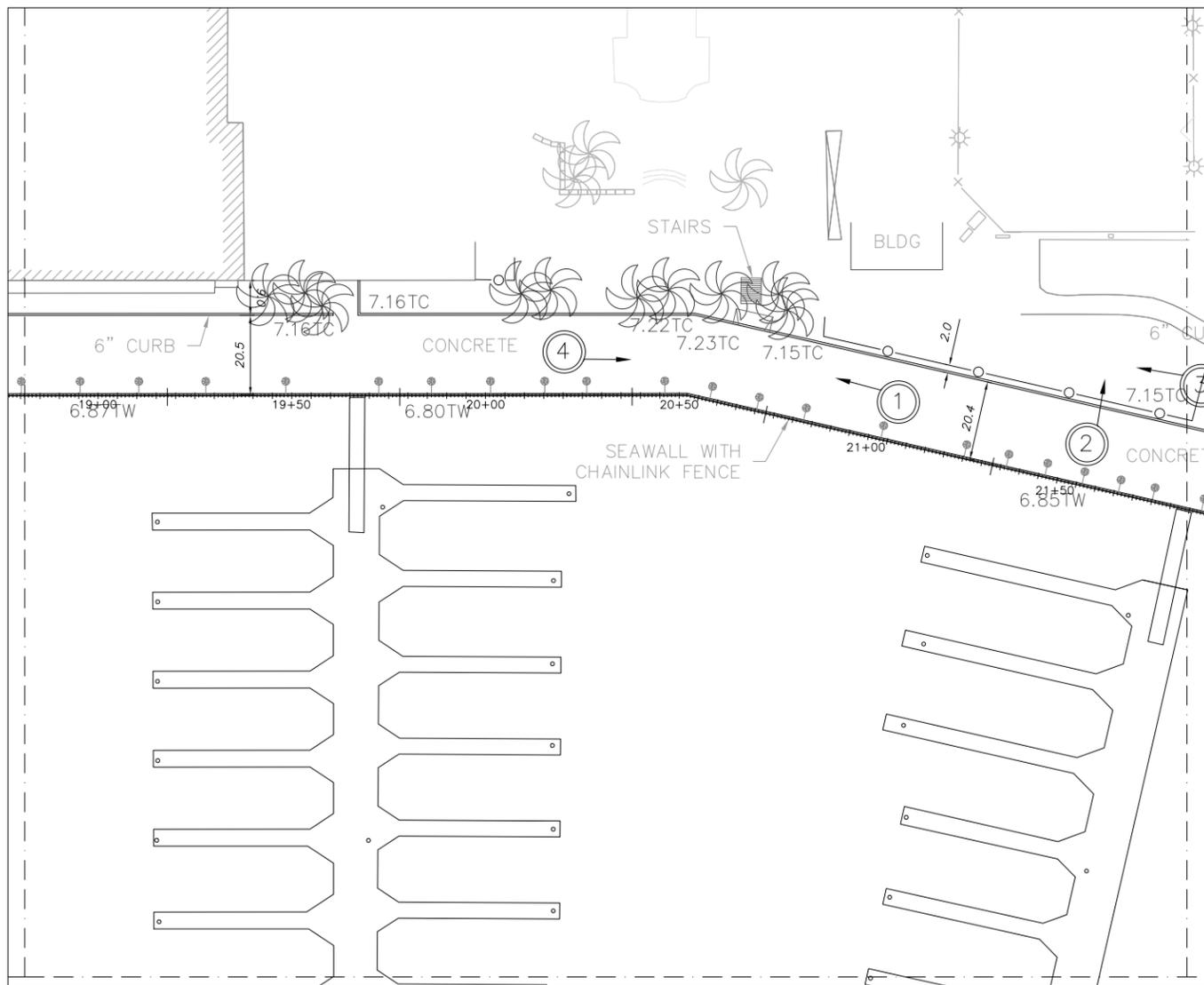


NOTES:  
1. ELEVATIONS BASED ON NGVD29 DATUM.

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1



2

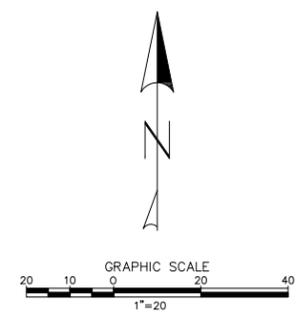


3



4

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NOTES:  
1. ELEVATIONS BASED ON NGVD29 DATUM.

STATUS: CONCEPT X

PROJECT: **MARINA CITY CLUB**

CONTRACTOR: -

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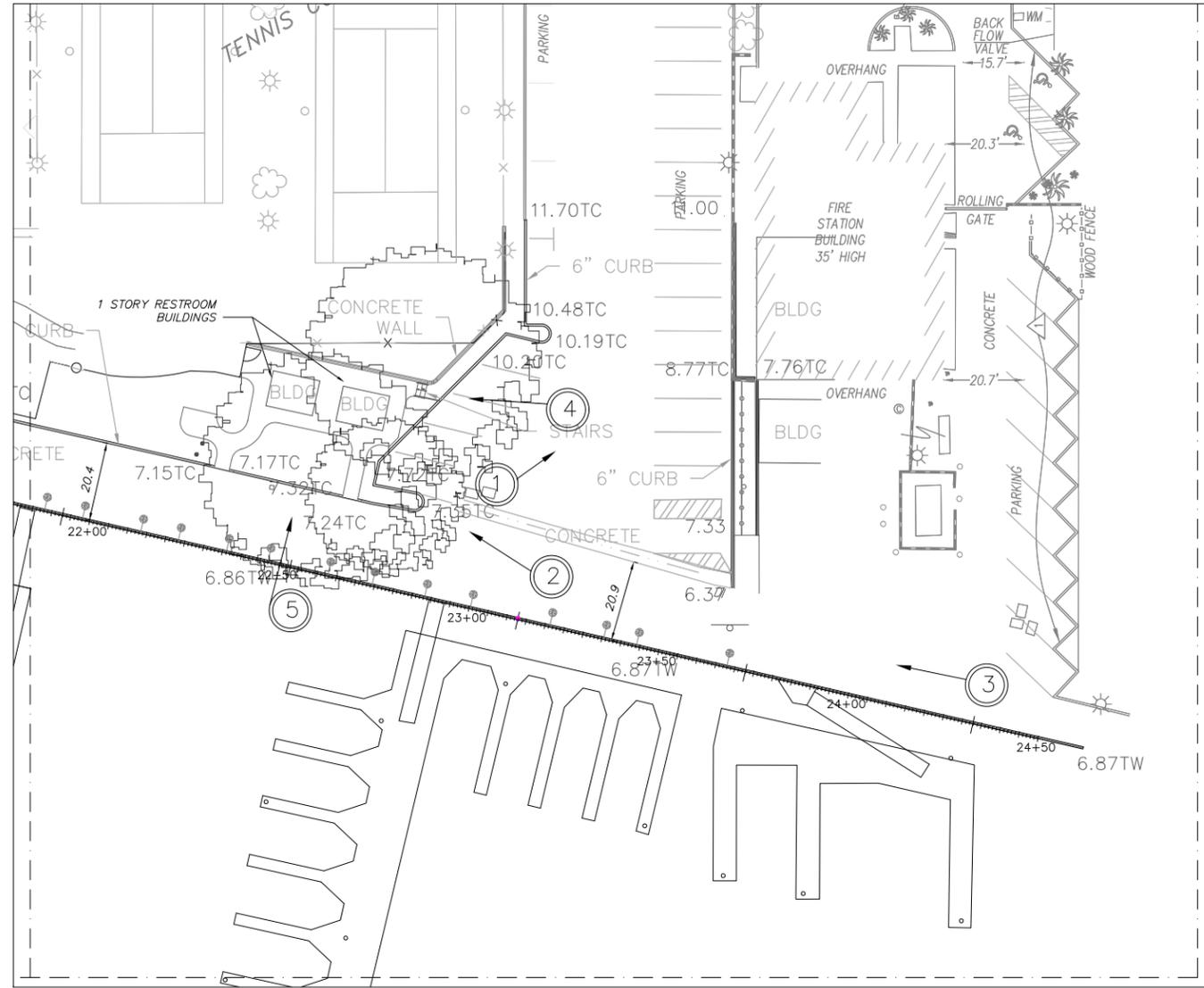
2500 Via Cabrillo Marina, Suite 200  
San Pedro, CA 90731  
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**EXISTING PROMENADE AREA 7**

SCALE: **1" = 20'** DATE: 04-26-13  
JOB NO.: 2104-B  
SHEET: LS-7  
SHEET #:



1



2



3

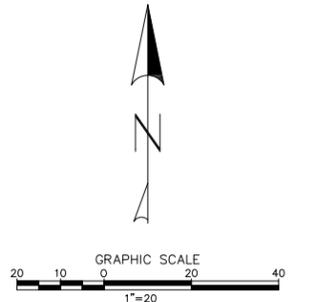


4



5

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NOTES:  
1. ELEVATIONS BASED ON NGVD29 DATUM.

STATUS: CONCEPT X

PROJECT: **MARINA CITY CLUB**

CONTRACTOR: -

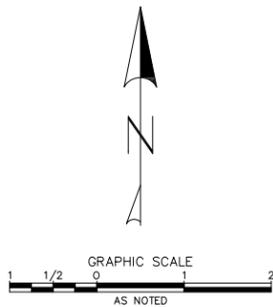
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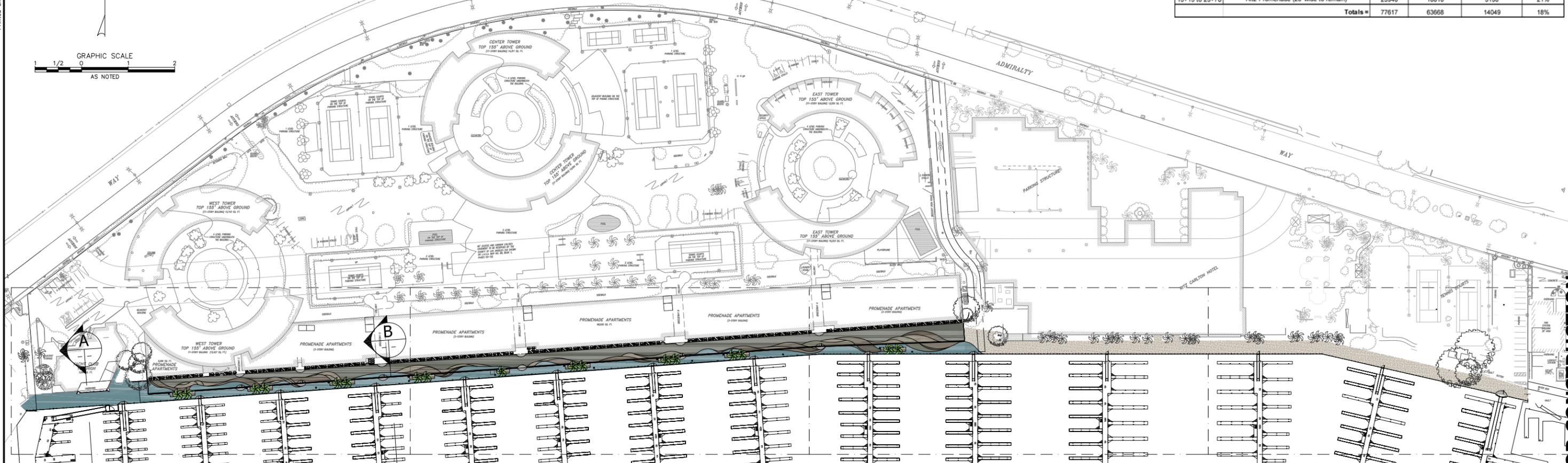
**EXISTING PROMENADE AREA 8**

SCALE: **1" = 20'** DATE: 04-26-13  
JOB NO.: 2104-B  
SHEET: LS-8  
SHEET #:

Printed On: Apr. 26, 2013 - 5:13pm

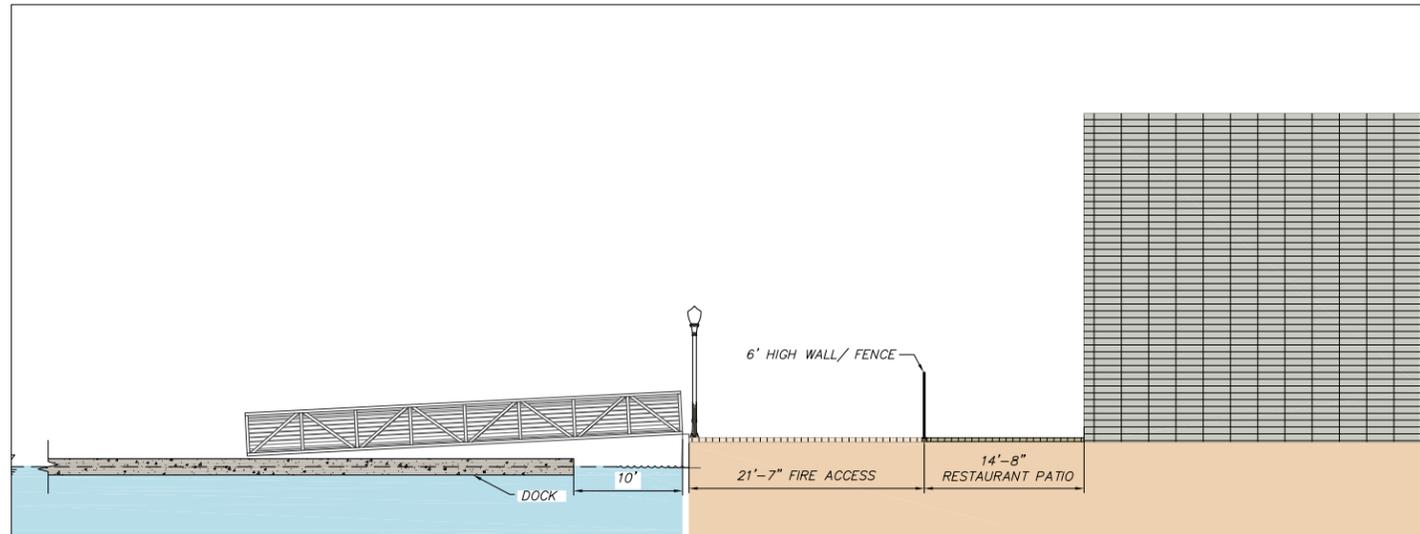


Station	Description	Total Area	Hardscape Area	Landscaped Area	LS Percent
1+00 to 2+85	West End, Fantasea Public Promenade (24' wide), Entrance to MCC apt	6470	5670	800	12%
2+85 to 15+15	MCC Apartment Private area/ Fire Access (20' wide)	31626	25476	6250	20%
2+85 to 15+15	MCC Public Grand Promenade (12' wide)	15581	13712	1869	12%
15+15 to 23+70	Ritz Promenade (28' wide to remain)	23940	18810	5130	21%
<b>Totals =</b>		<b>77617</b>	<b>63668</b>	<b>14049</b>	<b>18%</b>



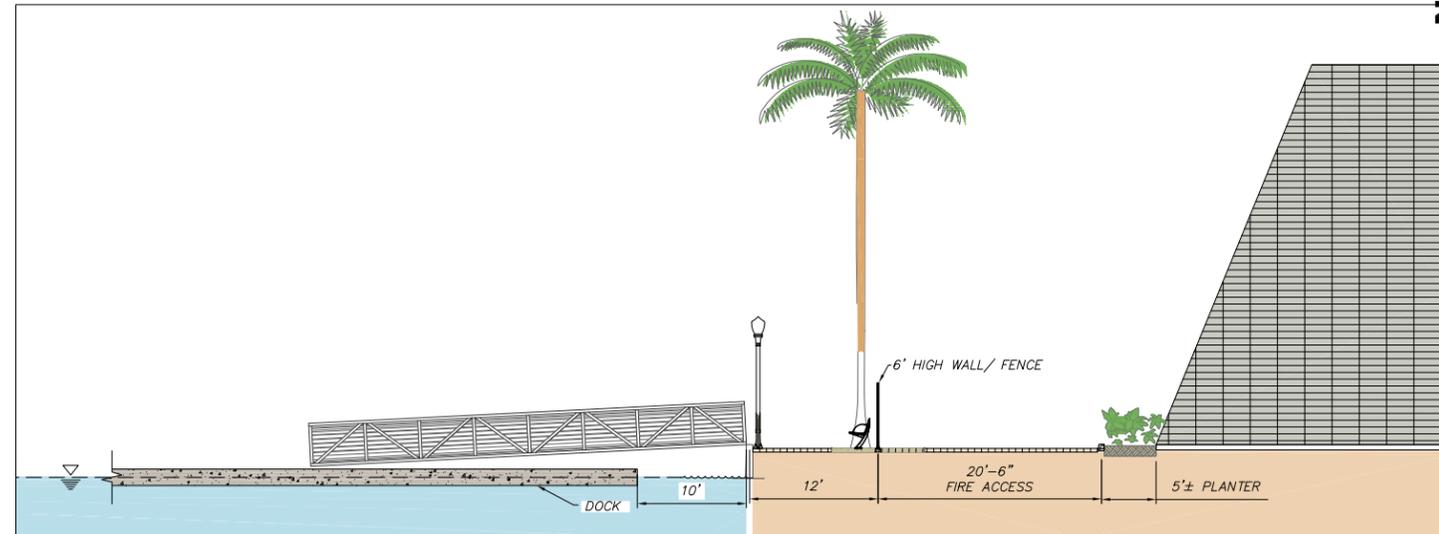
**PROMENADE SITE PLAN**

SCALE 1"=70'



**SECTION "A"**

SCALE 1"=8'



**SECTION "B"**

SCALE 1"=8'

**NOT FOR CONSTRUCTION**

LSP-H-522 landscaping plan proposed.dwg

STATUS	CONCEPT	DESIGN	FINAL
	X		

PROJECT  
**MARINA CITY CLUB**

CONTRACTOR  
-

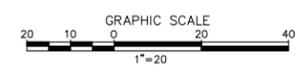
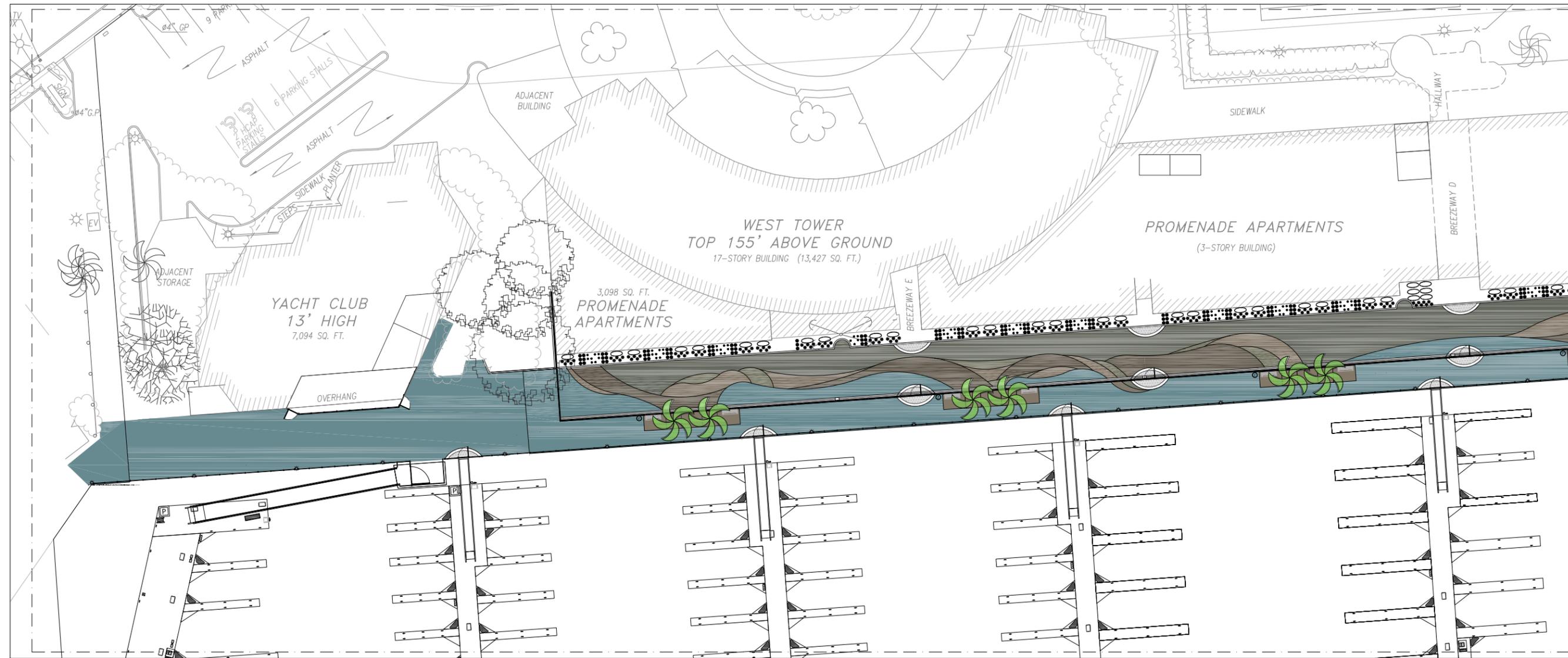
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**PROPOSED PROMENADE PLAN**

SCALE	DATE
AS NOTED	04-26-13
JOB NO.	2104-B
SHEET	LS-9
SHEET #	



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STATUS	CONCEPT	X
	LOOK	
	REV	
	REV	
	FINAL	

PROJECT	CONTRACTOR
<b>MARINA CITY CLUB</b>	-

DESIGNED BY	DRAWN BY	CHECKED BY

DATE	SCALE
04-26-13	1" = 20'

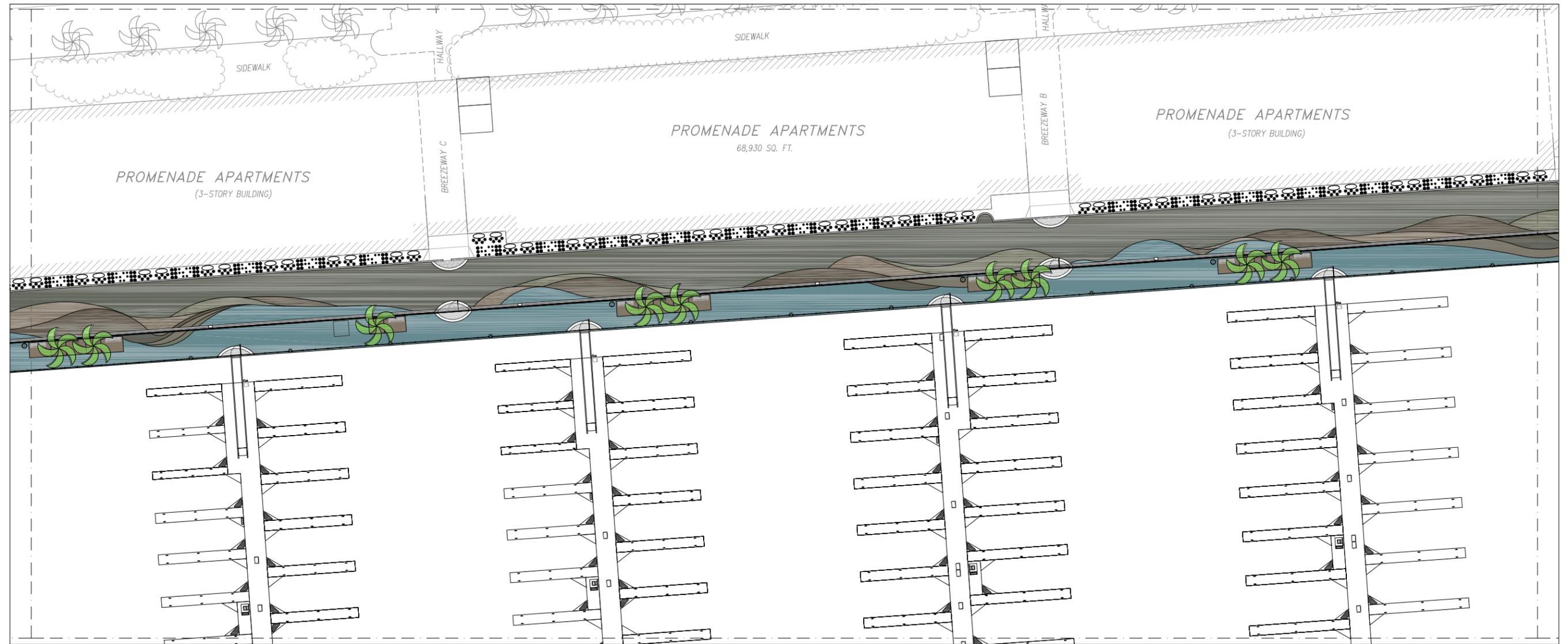
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**PROPOSED PROMENADE PLAN  
AREA 1**

JOB NO.	2104-B
SHEET	LS-10
SHEET #	



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STATUS	CONCEPT	FINAL
	X	

PROJECT	CONTRACTOR
<b>MARINA CITY CLUB</b>	-

CONTRACTOR	
-	

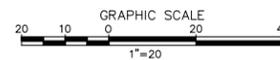
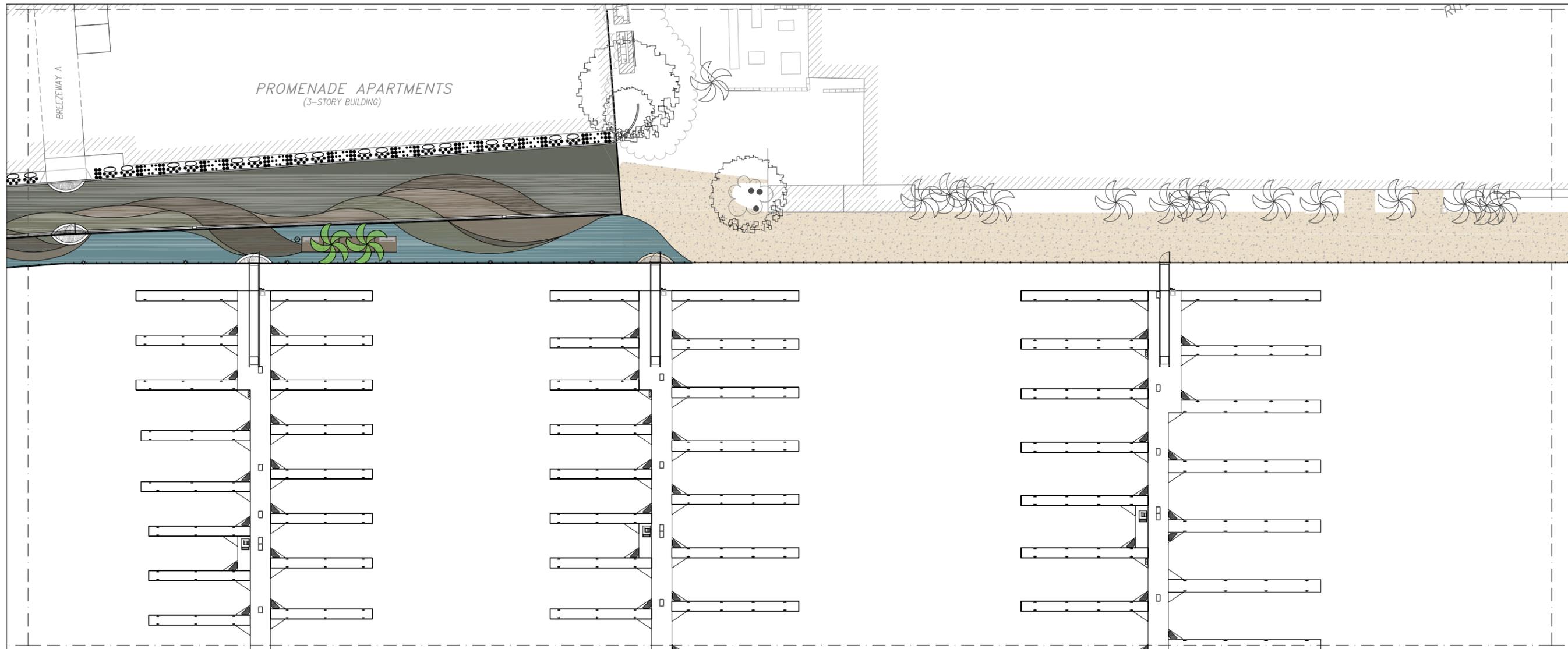

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**PROPOSED PROMENADE PLAN  
AREA 2**

SCALE	DATE
<b>1" = 20'</b>	04-26-13
JOB NO.	2104-B
SHEET	LS-11
SHEET #	

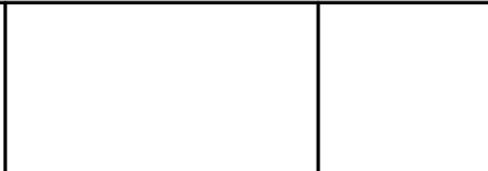


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STATUS	CONCEPT	LOOK	FINAL
	X		

PROJECT	CONTRACTOR
<b>MARINA CITY CLUB</b>	-

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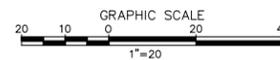
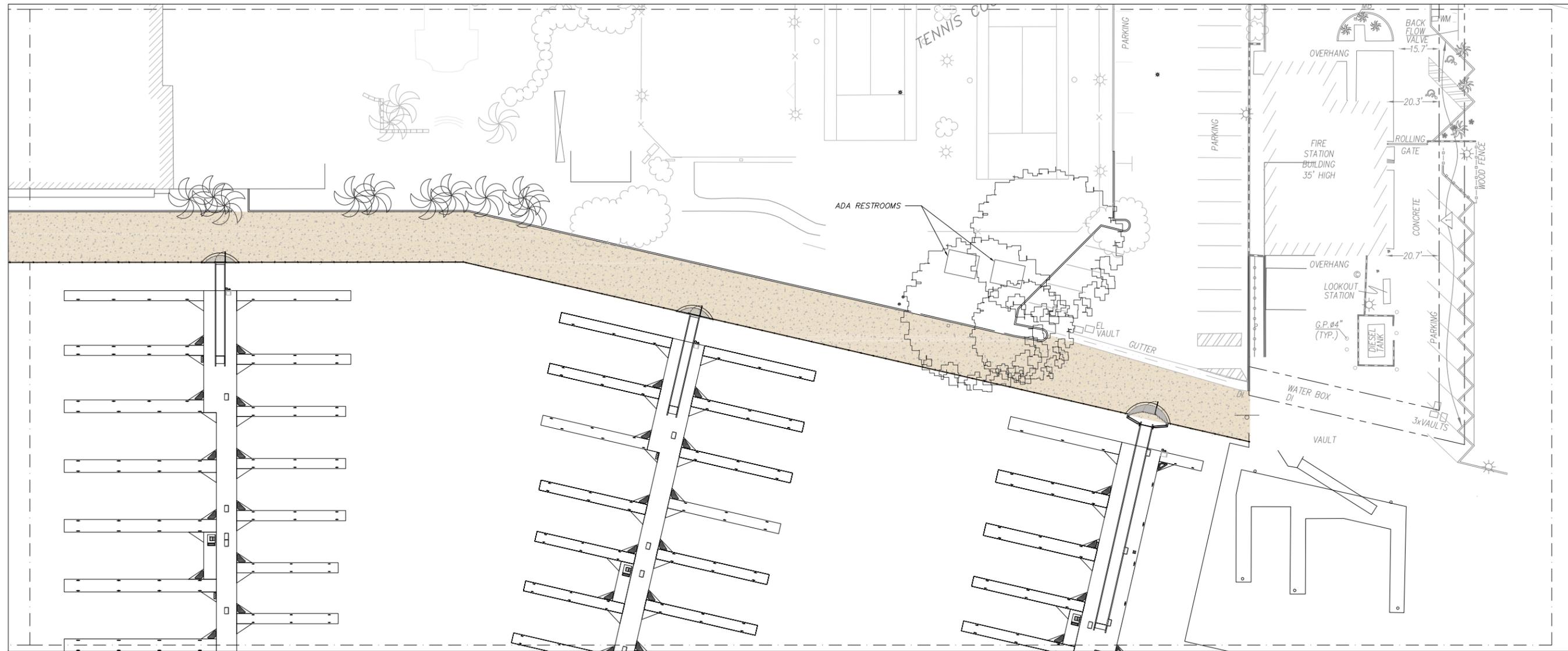


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**PROPOSED PROMENADE PLAN  
AREA 3**

SCALE	DATE
1" = 20'	04-26-13
JOB NO.	2104-B
SHEET	LS-12
SHEET #	



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STATUS	CONCEPT	LOOK	FINAL
	X		

PROJECT	CONTRACTOR
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DESIGNED BY	DRAWN BY	CHECKED BY

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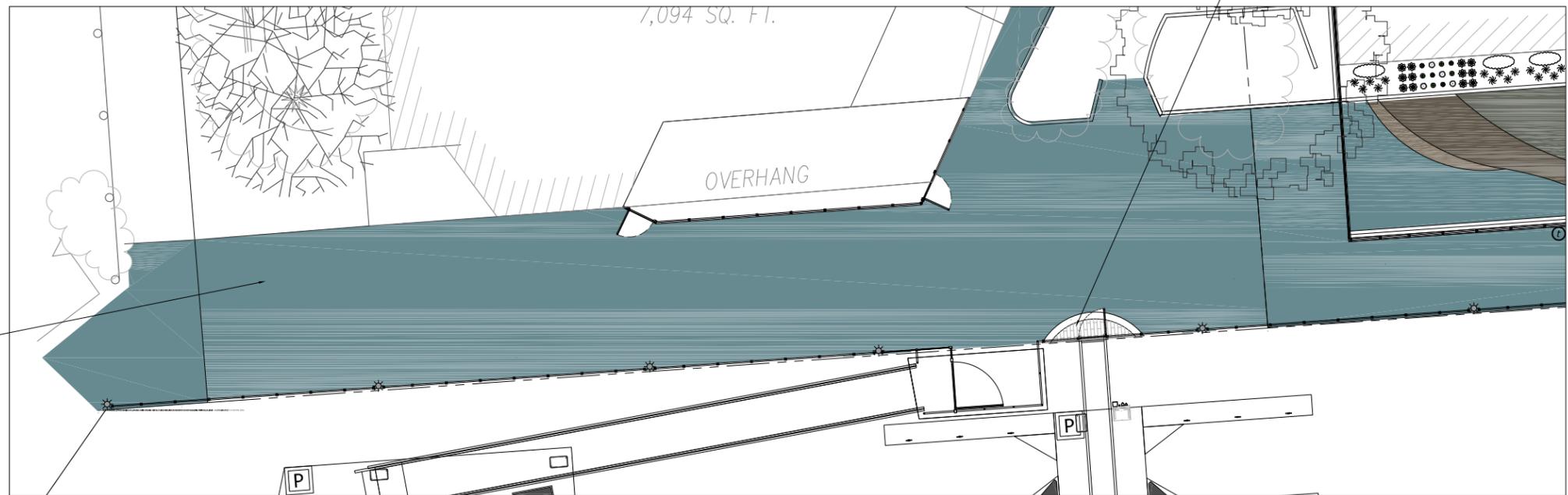
DESIGNED BY	DRAWN BY	CHECKED BY

<b>PROPOSED PROMENADE PLAN</b>	SCALE	DATE
<b>AREA 4</b>	<b>1" = 20'</b>	04-26-13
	JOB NO.	2104-B
	SHEET	LS-13
	SHEET #	

STATUS	CONCEPT	✓	FINAL
	LOOK		
	✗		
	✗		



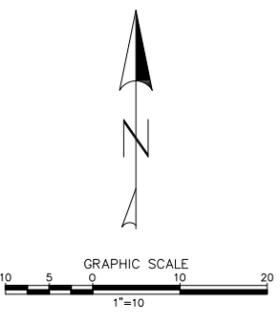
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PANTONE COLOR: 278C



STAMPED CONCRETE



COLOR NUMBER: CUSTOM COLOR:  
PANTONE COLOR: 7505C



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RENDERING

PROJECT	MARINA CITY CLUB
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CONTRACTOR	-
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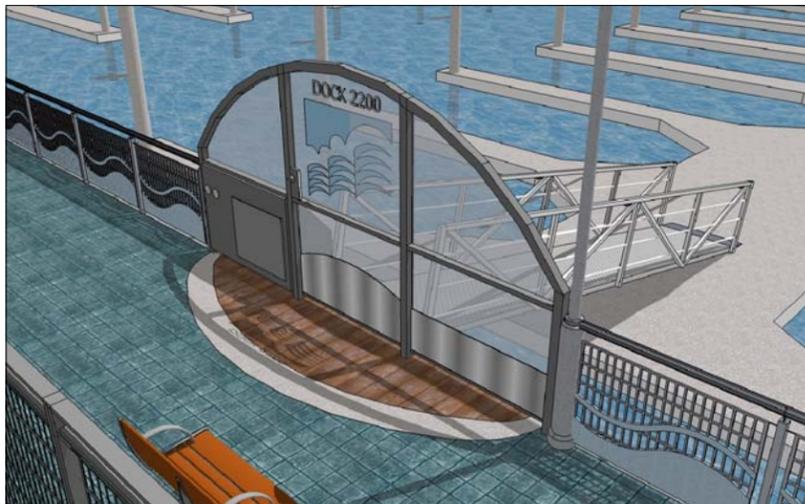
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**PROPOSED PROMENADE DETAILS  
AT FANTASEA**

SCALE	1" = 10'	DATE	04-26-13
JOB NO.	2104-B		
SHEET	LS-14		
SHEET #			



GANGWAY ENTRANCE GATES AND RAILING BY CRANEVEYOR CORP.  
NO OF GATES = 8  
LENGTH OF RAILING = 1415 LF



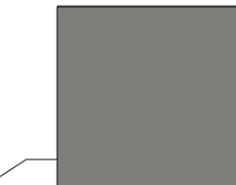
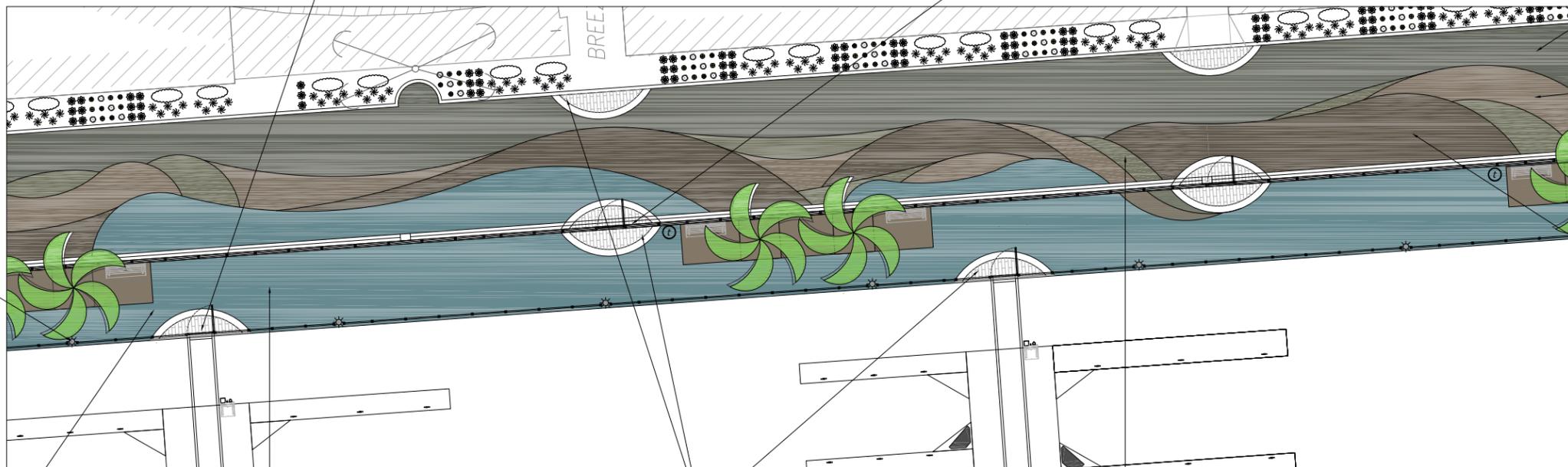
PROMENADE FENCE BY CRANEVEYOR CORP.  
NO OF GATES = 7  
TOTAL LENGTH OF 6' HIGH FENCE = 1230'



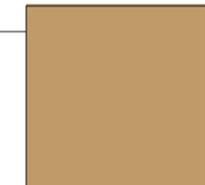
WIRE MESH EXAMPLE



WIRE MESH EXAMPLE



COLOR NUMBER: CUSTOM COLOR:  
PANTONE COLOR: 416C



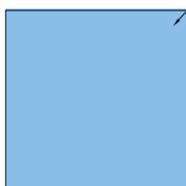
COLOR NUMBER: CUSTOM COLOR:  
PANTONE COLOR: 465C



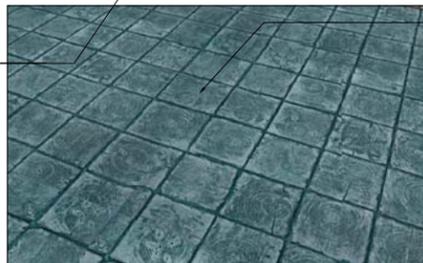
COLOR NUMBER: CUSTOM COLOR:  
PANTONE COLOR: 7497C



MAKER : HOLOPHANE  
MODEL : GLASWERKS II



COLOR NUMBER: CUSTOM COLOR:  
PANTONE COLOR: 278C



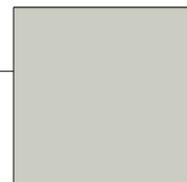
STAMPED CONCRETE SURFACE,  
TYPICAL OF ALL COLORS.



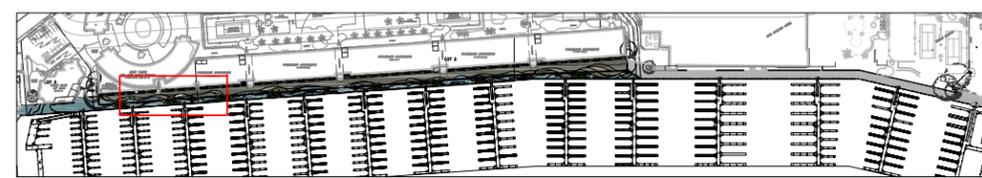
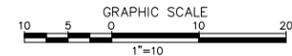
STAMPED CONCRETE



COLOR NUMBER: CUSTOM COLOR:  
PANTONE COLOR: 7505C



COLOR NUMBER: CUSTOM COLOR:  
PANTONE COLOR: 413C



INDEX MAP

NOT FOR CONSTRUCTION

STATUS: CONCEPT X

PROJECT  
**MARINA CITY CLUB**

CONTRACTOR  
-

DESIGNED BY  
DRAWN BY  
CHECKED BY

**BLUEWATER**  
Design Group  
Planning and Engineering Services  
For Marinas and Waterfront Resorts

2500 Via Cabrillo Marina, Suite 200  
San Pedro, CA 90731  
Tel: 310 548 3132  
Fax: 310 548 1924

**PROPOSED PROMENADE DETAILS  
AT MCC**

SCALE: 1" = 10'  
DATE: 04-26-13  
JOB NO.: 2104-B  
SHEET: LS-15  
SHEET #:



HEMEROCALLIS - DAY LILY



EUPHORBIA CHARCAIAS WULFENII



PHLOMIS FRUCTICOSA - JERUSALEM SAGE



ROSMARINUS OFFICINALIS - ROSEMARY



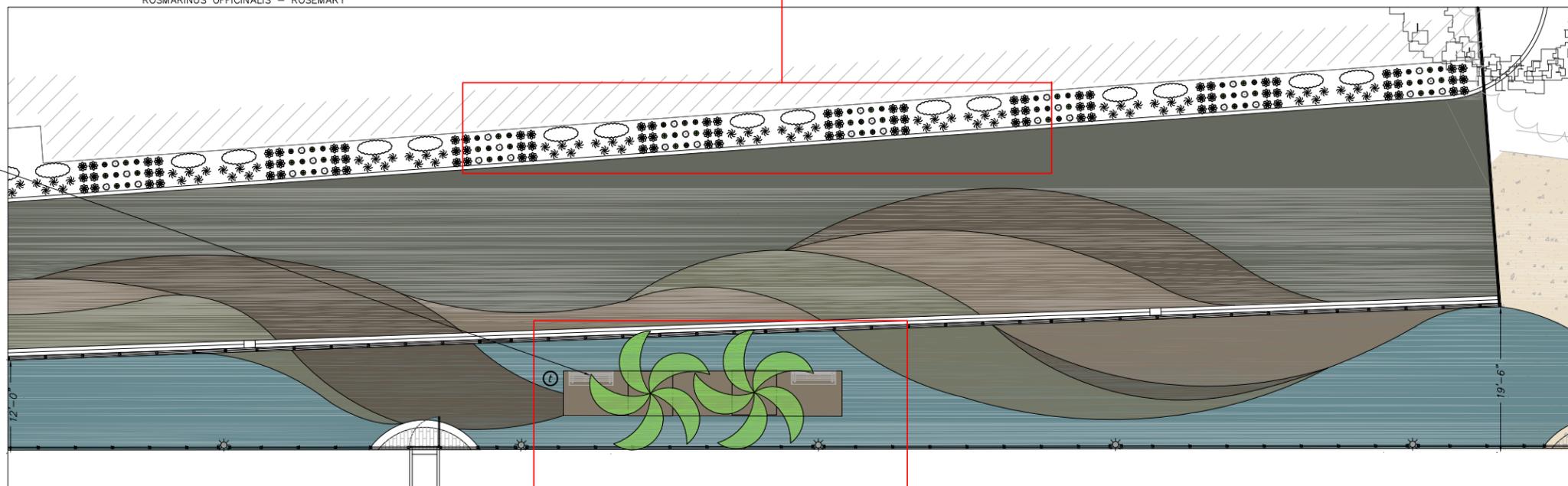
BOUGANVILLEA



PENNISETUM MESSIACUM - RED BUNNY TAILS



EXISTING PALMS TO REMAIN IN PLACE



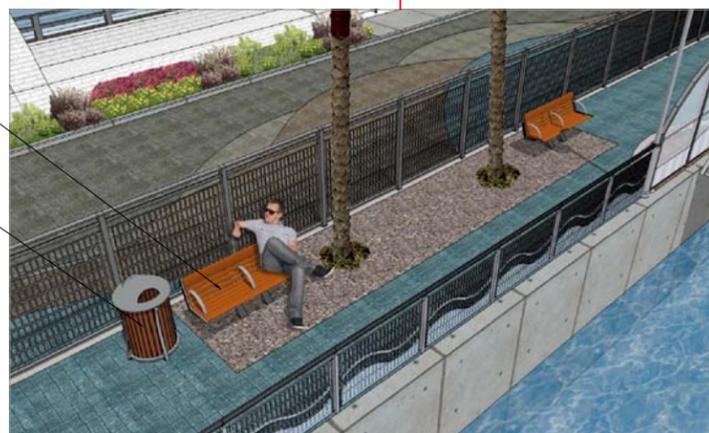
NOT FOR CONSTRUCTION



BENCH BY : LANDSCAPE FORMS INC.  
MODEL : AUSTIN BENCH  
FINISH : IPE



BENCH BY : LANDSCAPE FORMS INC.  
MODEL : PLAIN WELL  
FINISH : IPE



INDEX MAP

STATUS: CONCEPT X

PROJECT: MARINA CITY CLUB

CONTRACTOR: -

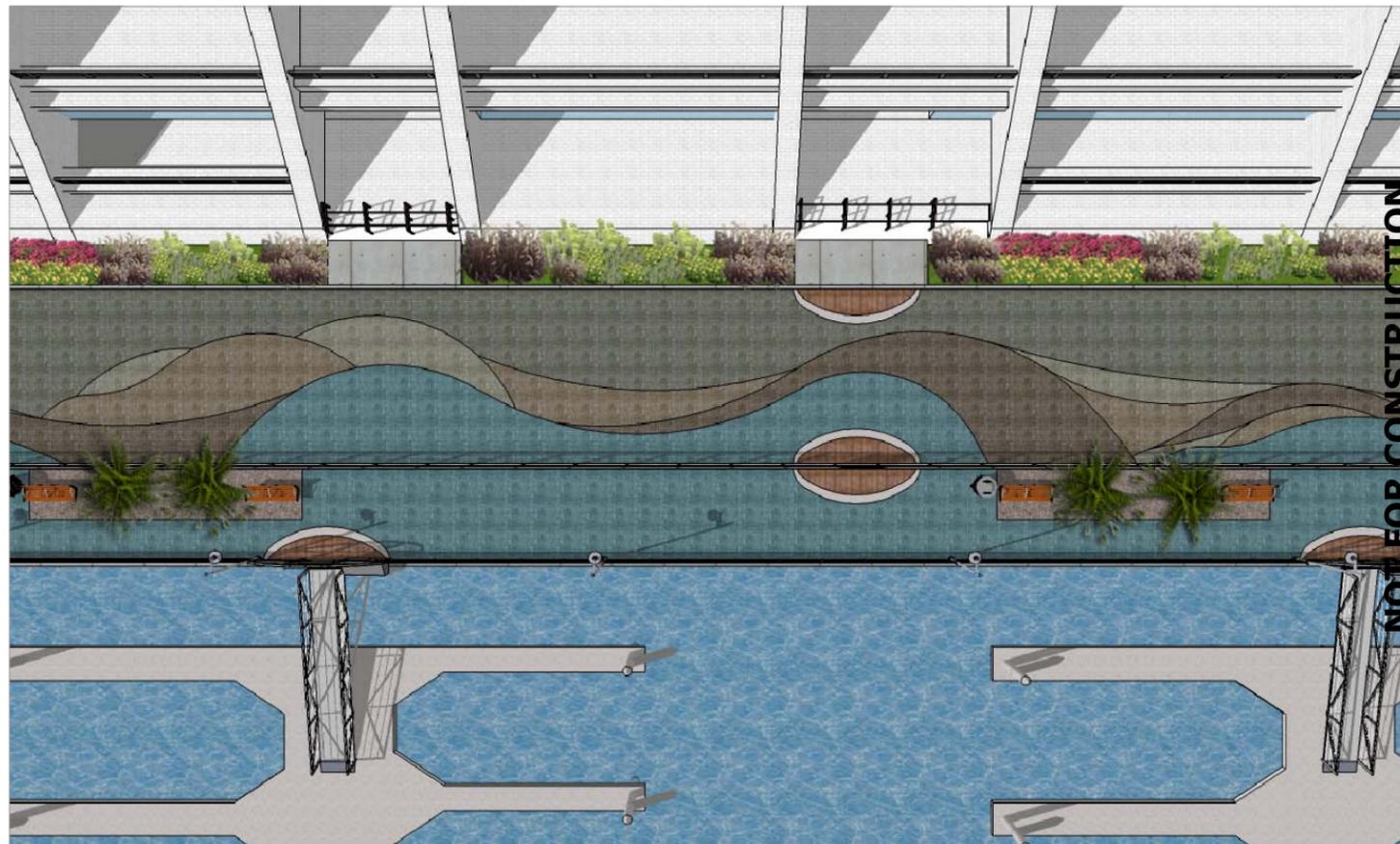
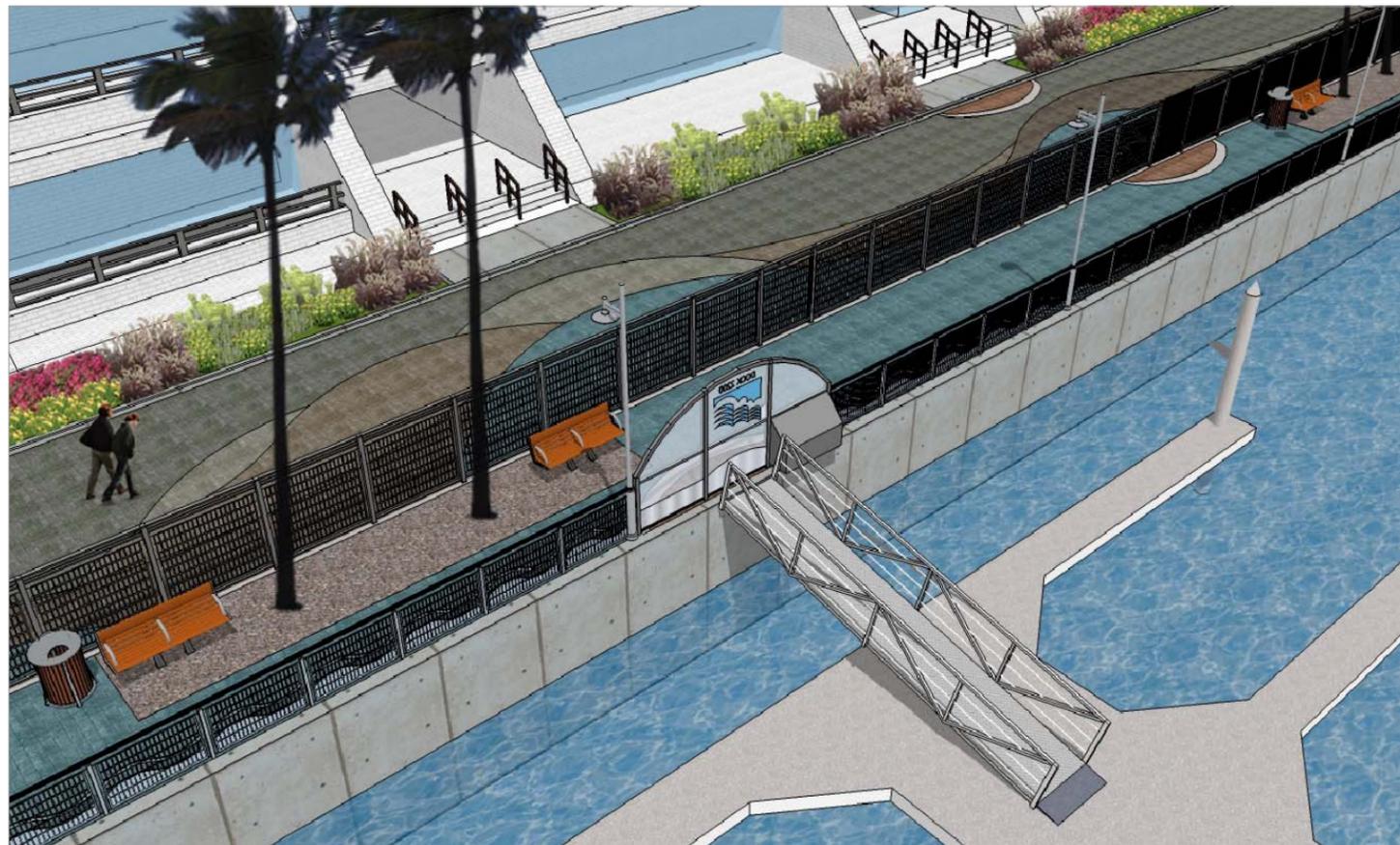
**BLUEWATER**  
Design Group  
Planning and Engineering Services  
For Marinas and Waterfront Resorts

2500 Via Cabrillo Marina, Suite 200  
San Pedro, CA 90731  
Tel: 310 548 3132  
Fax: 310 548 1924

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_

**PROPOSED PROMENADE PLANTING  
DETAILS AT MCC**

SCALE	NTS	DATE	04-26-13
JOB NO.	2104-B		
SHEET	LS-16		
SHEET #			



NOT FOR CONSTRUCTION

STATUS	CONCEPT	X	FINAL
	LOOK		

PROJECT	CONTRACTOR
<b>MARINA CITY CLUB</b>	-

CONTRACTOR
-

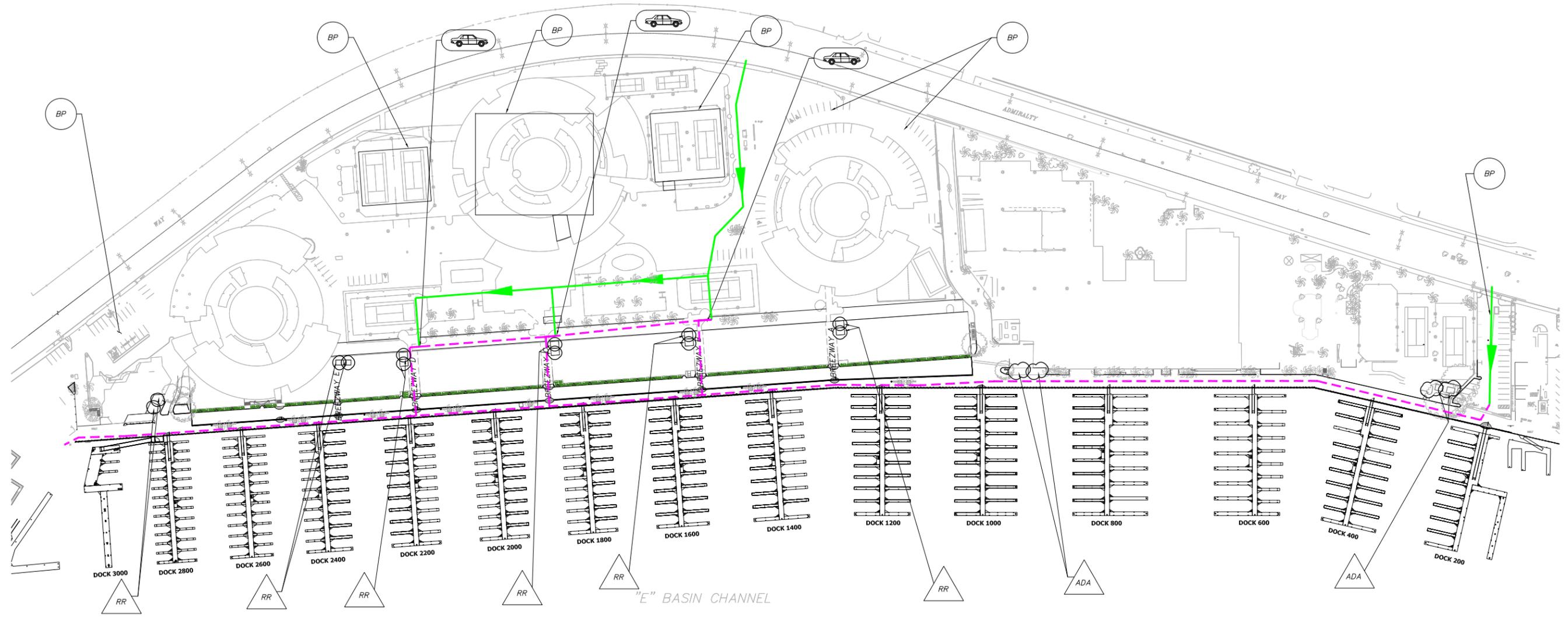

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Fax: 310 548 1924

DESIGNED BY  
DRAWN BY  
CHECKED BY

**PROPOSED PROMENADE  
RENDERINGS ALONG MCC  
APARTMENTS**

SCALE	DATE
NTS	04-26-13
JOB NO.	2104-B
SHEET	LS-17
SHEET #	



-  BOATER RESTROOM (SEPARATE MALE AND FEMALE)
-  ADA BOATER RESTROOM (SEPARATE MALE AND FEMALE)
-  BOATER PARKING
-  BOATER PARKING AND DROP-OFF AREA
-  VEHICLE ACCESS
-  BOATER ACCESS ROUTE

NOT FOR CONSTRUCTION

C1 Boater Access Plan.dwg

STATUS	CONCEPT	LOOK	FINAL
	X		

PROJECT  
**MARINA CITY CLUB**

CONTRACTOR  
-

DESIGNED BY  
DRAWN BY  
CHECKED BY

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Design Group  
Planning and Engineering Services  
For Marinas and Waterfront Resorts

2500 Via Cabrillo Marina, Suite 200  
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Tel: 310 548 3132  
Fax: 310 548 1924

**BOATER ACCESS PLAN**

SCALE	DATE
1" = 80'	04-26-13
JOB NO.	2104-B
SHEET	C-1
SHEET #	