



July 24, 2013

LA County Department of Beaches & Harbors  
13837 Fiji Way  
Marina Del Rey, CA 90290

Re: The Boatyard  
13555 Fiji Way  
Marina Del Rey, CA 90290

### LANDSIDE IMPROVEMENTS PROPOSAL

The following is the proposed “Scope of Work” for Landside Improvements to the existing “Boatyard” facility (Please refer to the submitted plans for detailed Site Plan, Floor Plans and Exterior Elevations).

- 1) Construct a new 921 sq. ft. fully accessible Restroom Facility in the center of the site along the concrete walkway with direct access to the docks that will include showers, laundry facilities, a fish cleaning area, Ice/beverage/snack vending machines and storage areas;
- 2) Construct a new 3,916 sq. ft. Carport along the west side of the property to provide 14 private garages to rent for car, boat and boating/fishing equipment storage, along with a 497 sq. ft. Boater Storage with 7 private secure storage spaces;
- 3) Remodel existing 770 Sq. ft. non-accessible Restroom Facility located north of the existing main Boatyard Building along the concrete walkway to provide opportunity for future commercial use.
- 4) Demolish existing outdated non-accessible Restroom building at the North corner of the existing site. Re-grade and repave the area to relocate new larger boat ways that were previously approved by the DRB as part Waterside Improvements;
- 5) Remove existing Dock access gates and railing along seawall at boat dock ramps and provide new galvanized aluminum and tempered glass secure dock access gates, galvanized aluminum guardrail with “wave pattern”, and resurface concrete walkway adjacent to boat ramps;
- 6) Reconfigure and tie into existing Boatyard trench drain system and provide new 3 stage underground clarifier that ties into Storm Water Storage System;
- 7) Expand the Boat Repair Work Area along the North East side of the existing site towards Fiji Way to make room for repair and launch access of larger boats and yachts;
- 8) Widen the driveway 4’ at the center of the site along Fiji Way and provide new 42” high motorized rolling steel access gates that will be open during facility business hours and accessible to emergency access and off hour secure deliveries at all times;

- 9) Provide new automatic barrier lift-up gates at the South corner of the existing property with card key access for Boat Owners, Employees, & Emergency Vehicles at all times and open access to all during business hours;
- 10) Provide new colored concrete “wave” pattern adjacent to existing public sidewalk at Fiji Way to provide a wider pedestrian access, provide bench seating and tie into existing improvements being done to adjacent lease properties;
- 11) Enhance existing landscape planting areas along Fiji Way, and provide new planting areas with California Marine Native, draught tolerant, trees, shrubs, plants and groundcover that will match and compliment the new landscaping plans approved for the Fiji Way Street Landscaping improvements and upgrade irrigation systems as necessary;
- 12) Remove existing “Boatyard” Pole Sign at the West corner of the site along Fiji Way and provide a new ground monument sign compatible with the current sign requirements;
- 13) Repave and restripe the existing parking areas;
- 14) Replace the existing chain link fencing enclosing the Boatyard Repair Work Area along Fiji Way and the concrete walkway adjacent to the boat docks with new 8’ high chain link fence with integral vinyl slats in Marine Blue color.

The two new buildings and the existing structure to be remodeled will have the following finishes to match and compliment the existing main Building @ 13555 Fiji Way:

- 1) Exterior Columns and Roof Fascia Overhang: Smooth Bright White Stucco (Merlex P-100 with Santa Barbara finish);
- 2) Exterior Wall Panels: Smooth Medium Grey Stucco (Merlex P-2090 with Santa Barbara finish);
- 3) Metal Carport and Exterior Doors: Slate Grey;
- 4) Corrugated Metal Wave Fascia Accent: Regal Blue.

Please contact our office with any questions or additional information that would be helpful to your review and approval process. We look forward to our Design Review Board meeting on August 21, 2013.

Sincerely,

Paul Collins, Architect

Cc: Greg Schem, President, The Boatyard



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# THE BOATYARD RENOVATION

## 13555 FIJI WAY, MARINA DEL REY, CA 90292

REVISIONS


**PAC DESIGN**  
 ARCHITECTS  
 OFFICE: 562-437-6311  
 WWW.PACDESIGN.COM  
 LONG BEACH, CA 90813  
 COMMERCIAL, INDUSTRIAL, RESIDENTIAL ARCHITECTURE



THE BOATYARD RENOVATION  
**TITLESHEET**

13555 FIJI WAY  
 MARINA DEL REY, CA 90292  
 PHONE: (310) 823-8904  
 FAX: (310) 821-0569

**BoatYard**

DATE: 4/01/2013  
 SCALE: VARIES  
 DRAWN: RD/AG/PC  
 JOB # 1310

SHEET  
**T**  
 (A) OF 5

### PROJECT DATA

- ADDRESS: 13555 FIJI WAY, MARINA DEL REY CA 90292
- ASSESSORS PARCEL NUMBER: 4224-010-900
- LEGAL DESCRIPTION: LA COUNTY ASSESSOR MAP# 88, LOTS 832-845
- CURRENT ZONING: MARINA
- EXISTING USES: OFFICE / MARINE COMMERCIAL / BOAT REPAIR MAINTENANCE / BOAT DOCK
- PROPOSED ADDITIONAL USES: RESTROOMS / GARAGE / BOATERS STORAGE
- EXISTING/ PROPOSED OCCUPANCY (PER 2010 LABC): (B/S2/U)  
 BUSINESS (OFFICE), BOAT STORAGE
- PROPOSED NEW BUILDING CONSTRUCTION TYPE: (V-B) NON-SPRINKLERED
- PROPOSED SITE AREAS:
 

A.	(E) BUILDING FOOTPRINT TO REMAIN:	(9.56%)	17,664 S.F.
B.	(E) RESTROOM TO BE REMODELED INTO MARINE COM.:	(0.42%)	770 S.F.
C.	(E) ELECTRICAL BUILDING:	(0.15%)	275 S.F.
D.	(N) RESTROOMS:	(0.50%)	921 S.F.
E.	(N) GARAGE AND STORAGE:	(2.38%)	4,392 S.F.
F.	(E) PAVED AREAS:	(82.93%)	153,293 S.F.
G.	(E) & (N) LANDSCAPING AREAS:	(4.07%)	7,525 S.F.
H.	TOTAL GROSS SITE AREA:		184,840 S.F.

- PROPOSED BUILDING AREAS:
 

A.	(E) MARINE COMMERCIAL:	8,400 S.F.
B.	(E) YACHT SALES:	2,034 S.F.
C.	(E) BOATYARD OFFICE:	1,111 S.F.
D.	(E) BOAT YARD WAREHOUSE:	5,097 S.F.
E.	(E) ELECTRICAL BUILDING:	275 S.F.
F.	(E) TRASH ENCLOSURE:	482 S.F.
G.	(E) RESTROOM REMODELED INTO MARINE COMMERCIAL:	770 S.F.
H.	(N) RESTROOMS:	921 S.F.
I.	(N) 16 CAR GARAGE:	3,916 S.F.
J.	(N) BOATER STORAGE WITH 6 UNITS:	467 S.F.
K.	TOTAL GROSS BUILDING AREA:	24,013 S.F.
- PARKING SPACES (PER CODE):
 

A.	OFFICE:	(1/400 X 2,903)	8 SPACES
B.	STORAGE:	(1/250 X 5,564)	23 SPACES
C.	MARINE COMMERCIAL:	(1/250 X 10,434)	42 SPACES
D.	BOAT STORAGE:	(0.6 X 101 UNITS)	61 SPACES
E.	GARAGE, STAIRS, ELEV. RESTROOM, ELECT. ROOMS (NONE REQ'D):		0 SPACES
F.	TOTAL PARKING SPACES REQUIRED:		134 SPACES
G.	ACCESSIBLE 17' X 18' SPACES PROVIDED:		5 SPACES
H.	STANDARD 9' X 18' SPACES PROVIDED:		85 SPACES
I.	COMPACT SPACES PROVIDED (<40% OF TOTAL)		57 SPACES
H.	TOTAL PARKING SPACES PROVIDED:		147 SPACES

### PROJECT DIRECTORY

PROPERTY / BUSINESS OWNER:  
 HARBOR REAL ESTATE, LP  
 13555 FIJI WAY  
 MARINA DEL REY, CA 90292  
 PHONE: (310) 823-8764

CIVIL ENGINEER:  
 BLUE WATER DESIGN GROUP  
 2500 VIA CABRILLO MARINA, SUITE 200  
 SAN PEDRO, CA 90731  
 PHONE: (310) 548-3132 FAX: (310) 548-1924  
 CIVIL ENGINEER: TIM BAZLEY (LIC #C50019)  
 CELL: (310) 999-8220 EMAIL: bazzt@aol.com

ARCHITECT:  
 PAC DESIGN  
 1415 COTA AVENUE  
 LONG BEACH, CA 90813-1113  
 PHONE: (562) 437-6311 FAX: (562) 495-0511  
 ARCHITECT: PAUL COLLINS (LIC # C-22,733)  
 CELL: (562) 712-0224 EMAIL: pacdesign88@gmail.com

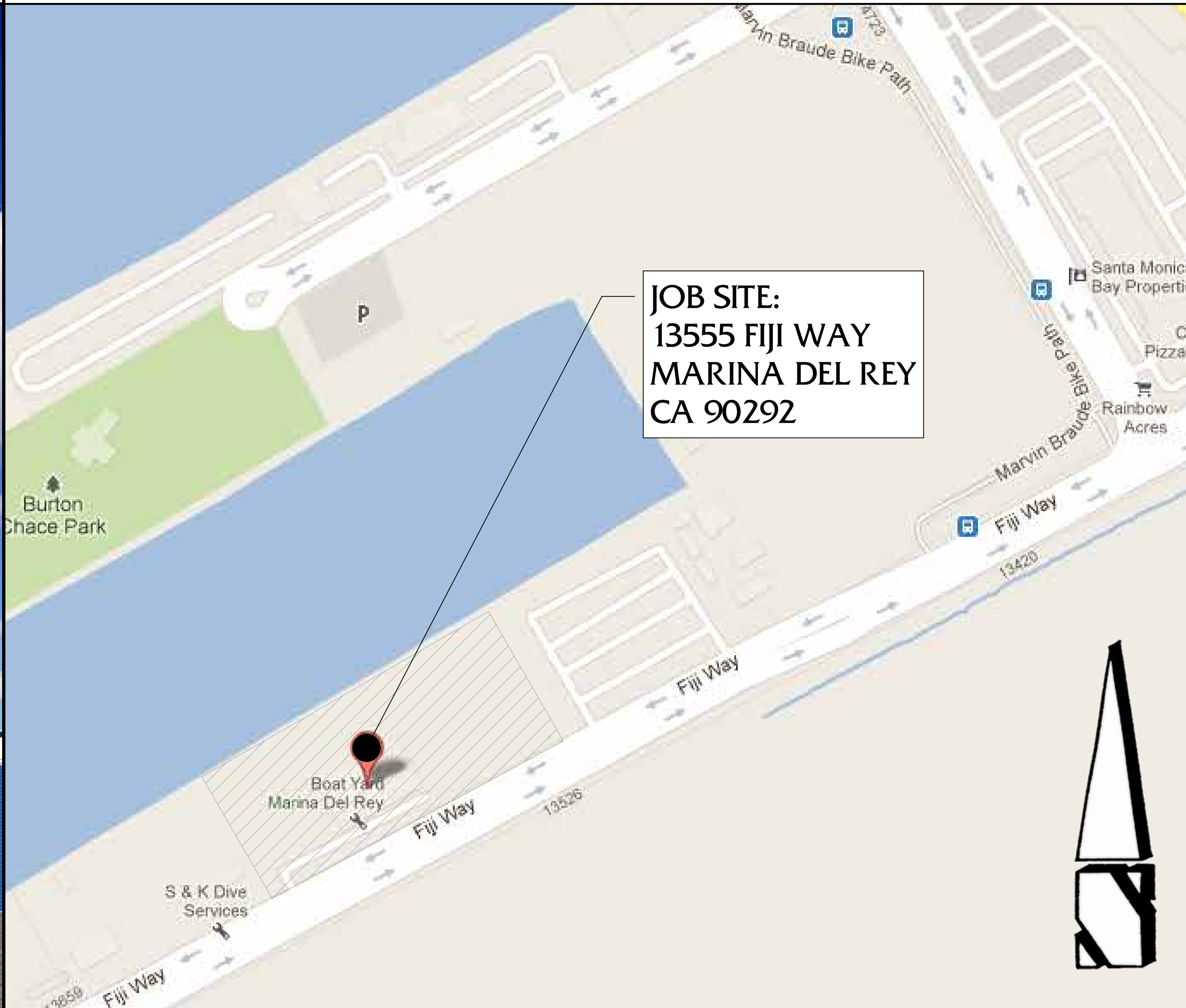
### VIEW FROM PARKING ENTRANCE



### VIEW FROM FIJI WAY

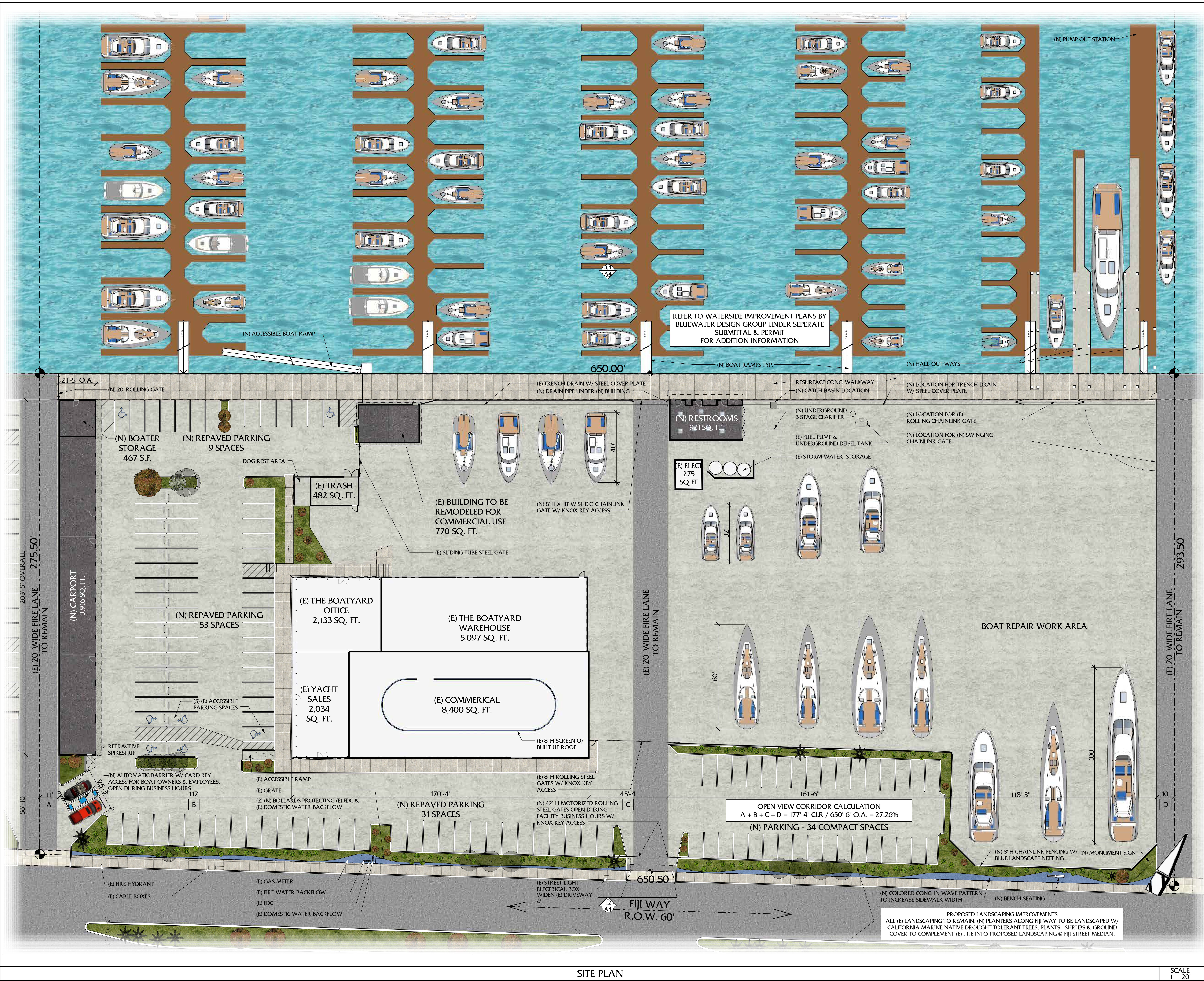


### VICINITY MAP





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SITE PLAN

REVISIONS


**PAC**  
PAC ARCHITECTURE  
305-852-2511  
WWW.PACDESIGN.COM  
LONG BEACH, CA 90813

LEICHT ARCHITECT  
ALEXANDER COLLINS  
#22,733  
REGISTERED ARCHITECT  
STATE OF CALIFORNIA

THE BOATYARD RENOVATION  
SITE PLAN

13555 FIJI WAY  
MARINA DEL REY, CA 90292  
PHONE: (310) 823-8904  
FAX: (310) 821-0569



DATE: 4/01/2013  
SCALE: 1" = 20'  
DRAWN: RD/AG/PC  
JOB # 1310



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1310-A1 - SITE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE PROPERTY OF PAC DESIGN AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, ENGINEERING AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF PAC DESIGN.

PROJECT DIRECTORY

PROPERTY / BUSINESS OWNER: HARBOR REAL ESTATE, LP 13555 FIJI WAY MARINA DEL REY, CA 90292 PHONE: (310) 823-8764

CIVIL ENGINEER: BLUE WATER DESIGN GROUP 2500 VIA CABRILLO MARINA, SUITE 200 SAN PEDRO, CA 90731 PHONE: (310) 548-3132 FAX: (310) 548-1924 CIVIL ENGINEER: TIM BAZLEY (LIC #C50019) CELL: (310) 999-8220 EMAIL: bazt@aol.com

ARCHITECT: PAC DESIGN 1415 COTA AVENUE LONG BEACH, CA 90813-1113 PHONE: (562) 437-6311 FAX: (562) 495-0511 ARCHITECT: PAUL COLLINS (LIC # C-22,733) CELL: (562) 712-0224 EMAIL: pacdesign88@gmail.com

THE BOATYARD RENOVATION 13555 FIJI WAY, MARINA DEL REY, CA 90292

VICINITY MAP



REVISIONS table with columns for revision number, description, and date. It contains several revision entries.

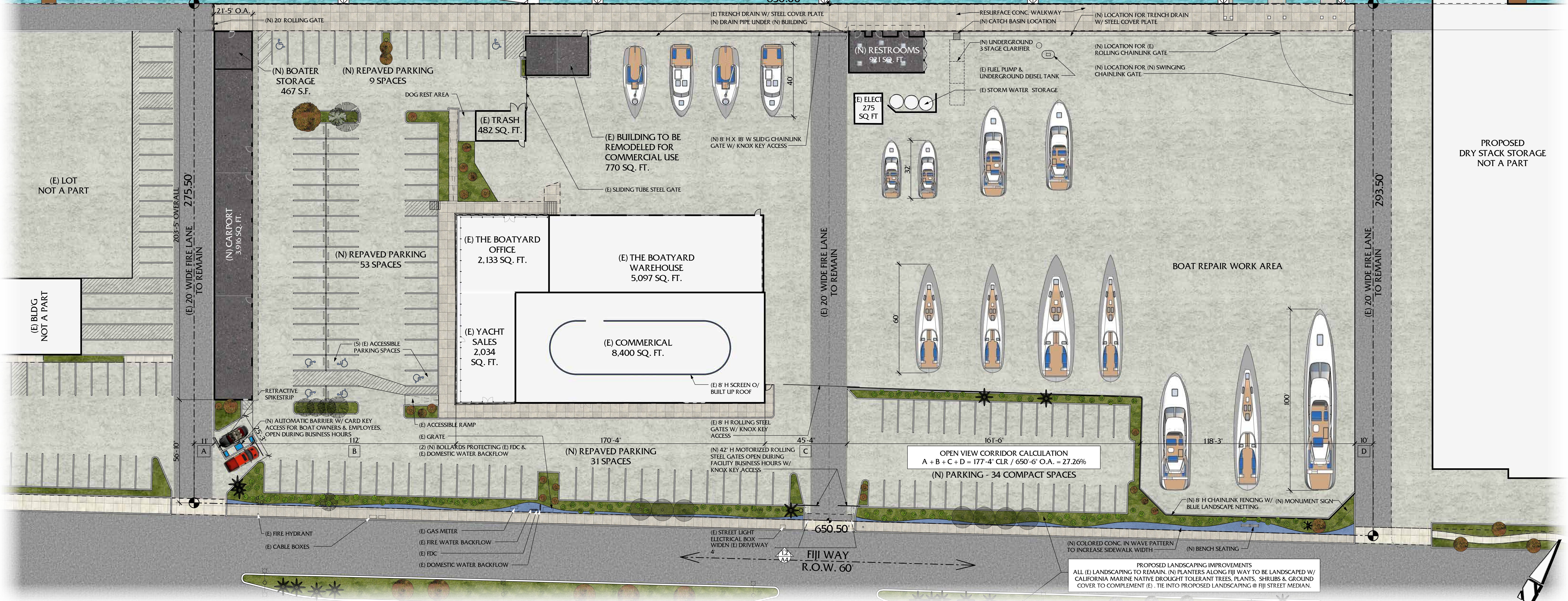
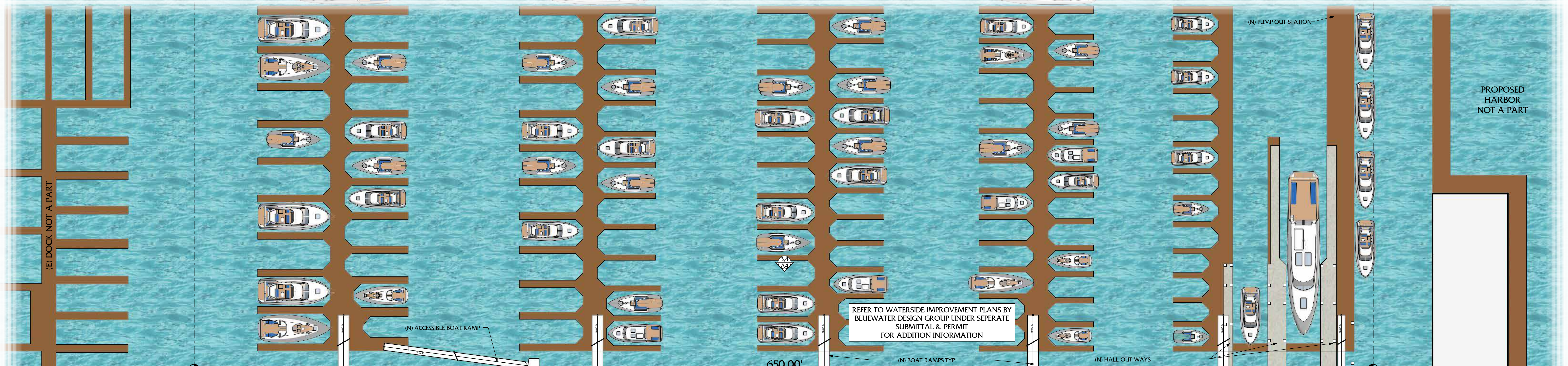
VIEW FROM PARKING ENTRANCE



PROJECT DATA

Table containing project data including address (13555 Fiji Way), proposed building areas (Marine Commercial, Warehouse, Office, etc.), and parking spaces (85 standard, 57 compact, 147 total).

VIEW FROM FIJI WAY



THE BOATYARD RENOVATION SITE PLAN

13555 FIJI WAY MARINA DEL REY, CA 90292 PHONE: (310) 823-8964 FAX: (310) 821-0569



DATE: 4/01/2013 SCALE: 1" = 20' DRAWN: RD/AG/PC JOB # 1310 SHEET

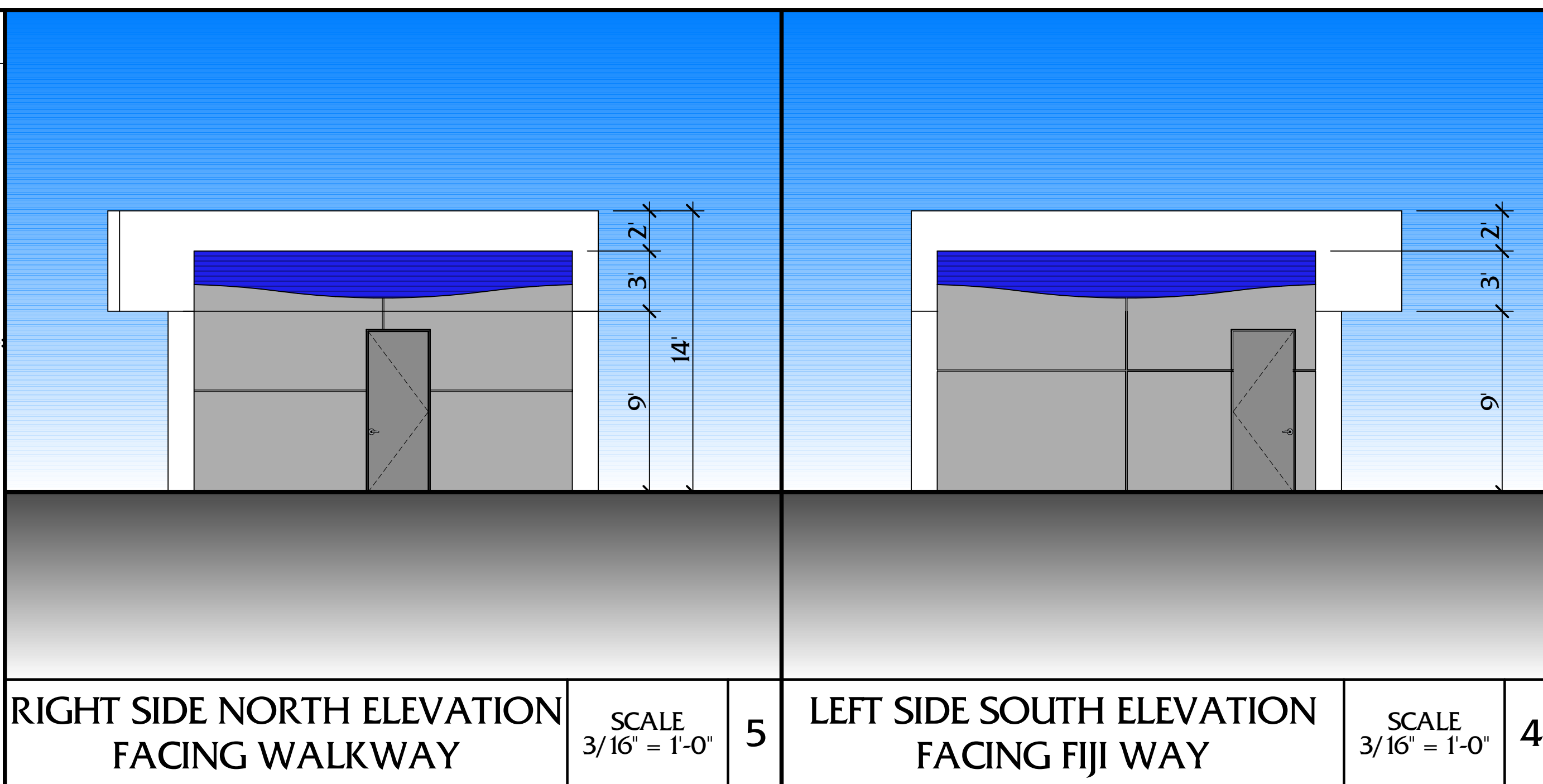
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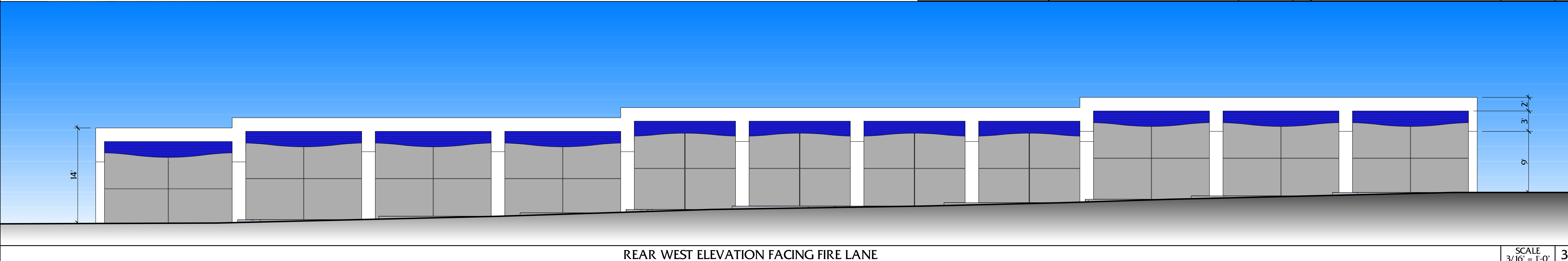
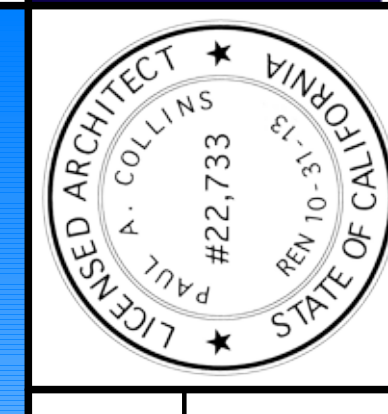


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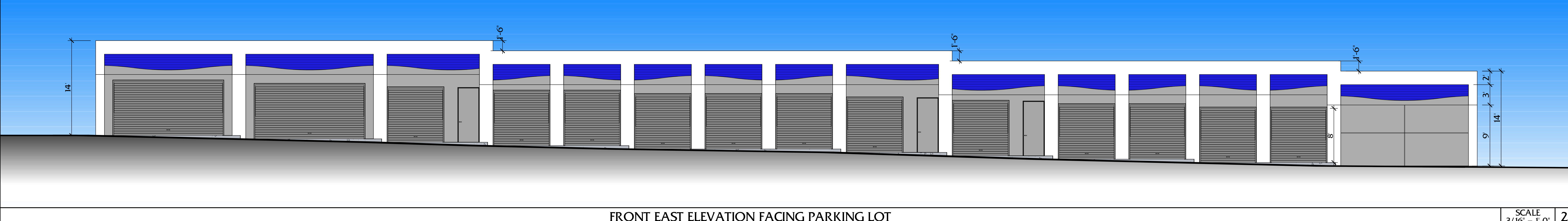
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- WALLS LIGHT GREY STUCCO W/ LIGHT SAND FINISH
- ROLLUP & ENTRY DOORS: DARK GREY SEMIGLOSS PAINT
- ACCENT WAVE: CORRUGATED SHEET METAL W/ COBALT BLUE ELECTROSTATIC PAINT
- CURBS & SLABS: SEALED CONCRETE
- CHAIN LINK FENCE SCREENING W/ BLUE WOVEN FABRIC HIGH DENSITY POLYETHYLENE



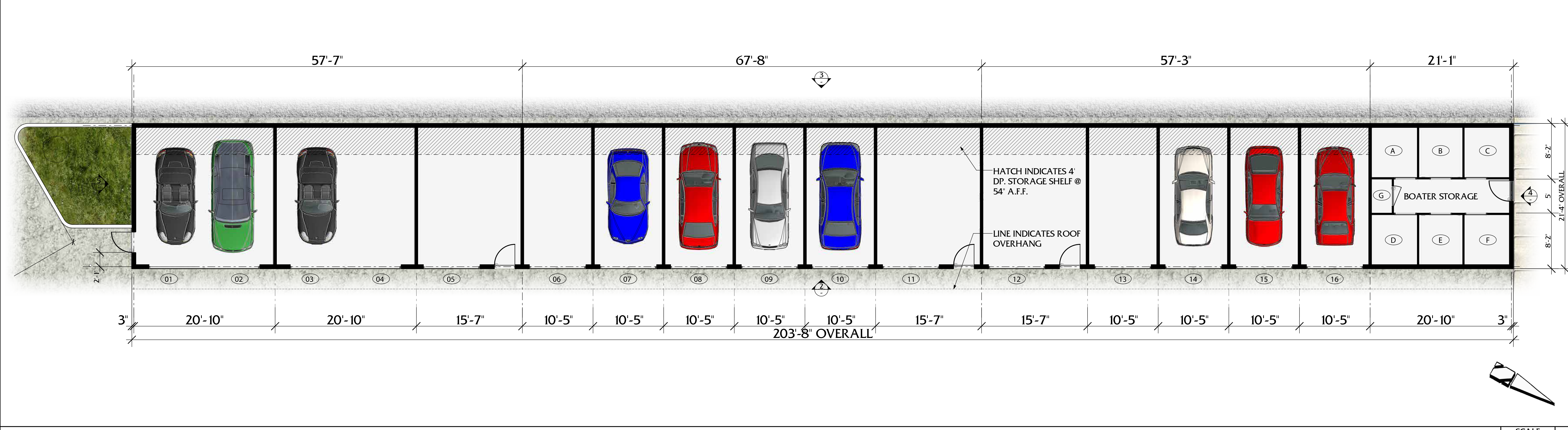
**REVISIONS**

REAR WEST ELEVATION FACING FIRE LANE SCALE 3/16" = 1'-0" 3



FRONT EAST ELEVATION FACING PARKING LOT SCALE 3/16" = 1'-0" 2



(N) CARPORT FLOOR PLAN SCALE 3/16" = 1'-0" 1

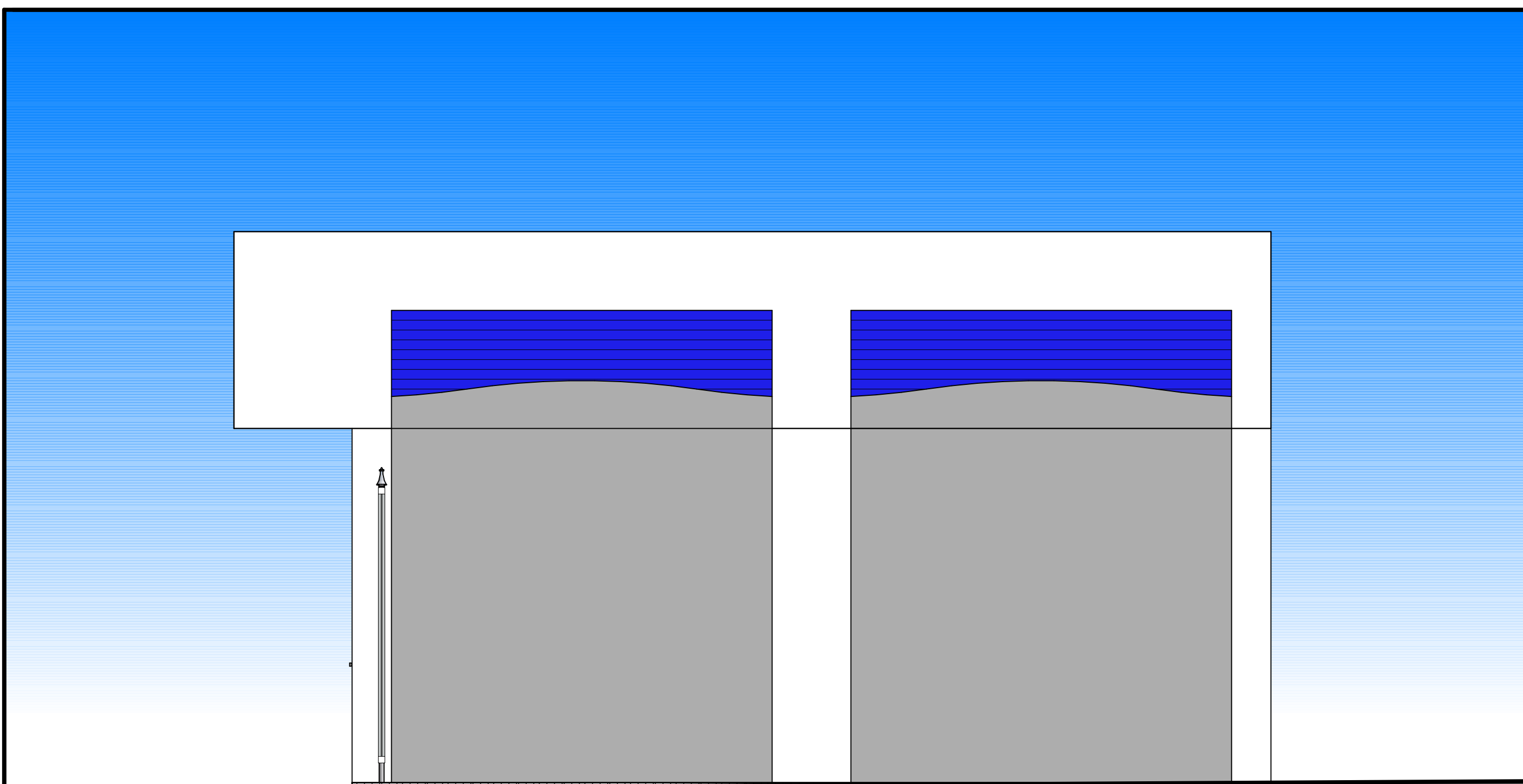
THE BOATYARD RENOVATION  
CARPORT PLAN & ELEVATIONS

13555 FIJI WAY  
MARINA DEL REY, CA 90292  
PHONE: (310) 823-8964  
FAX: (310) 821-0569

DATE: 4/01/2013  
SCALE: 3/16" = 1'-0"  
DRAWN: RD/AG/PC  
JOB # 1310

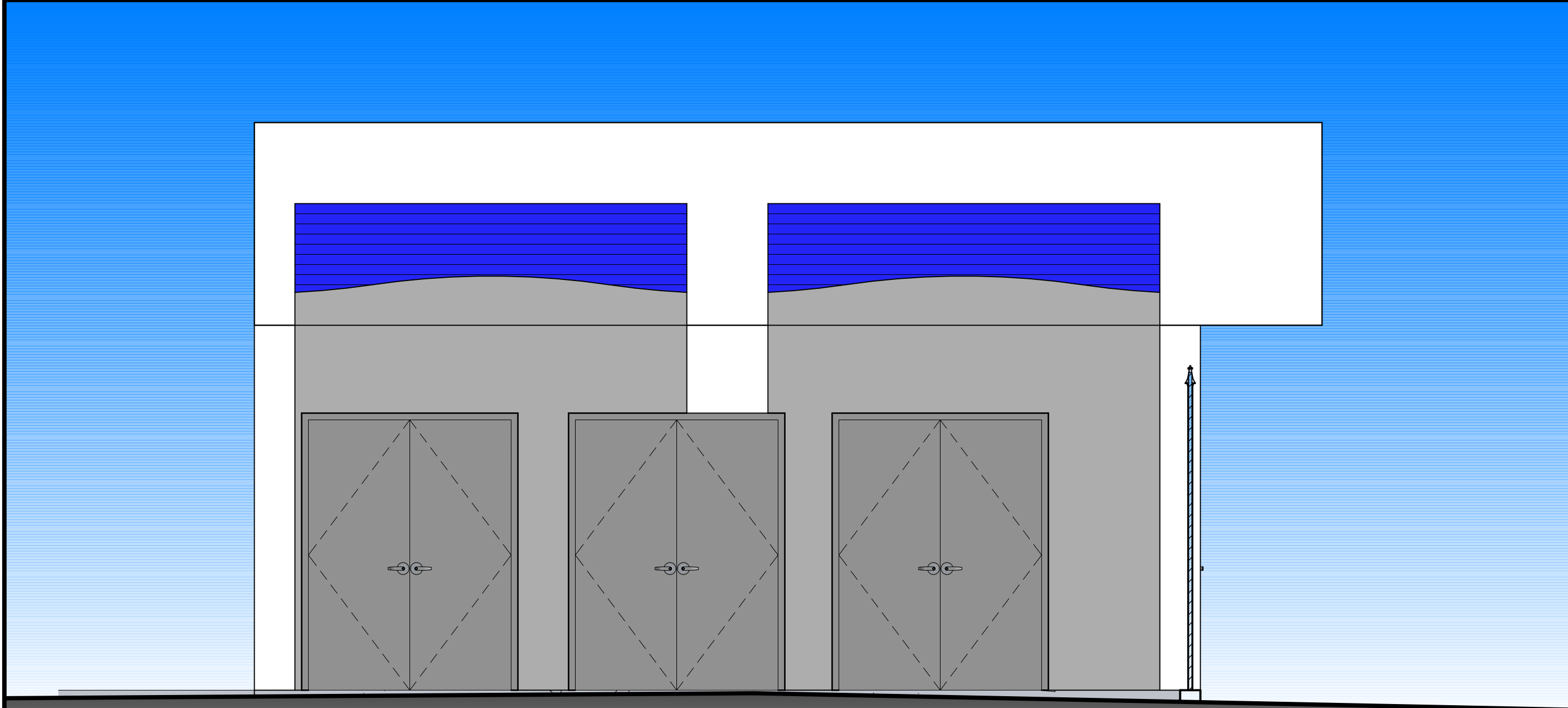
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3 OF 5





RIGHT SIDE WEST ELEVATION

SCALE 3/8" = 1'-0" 5



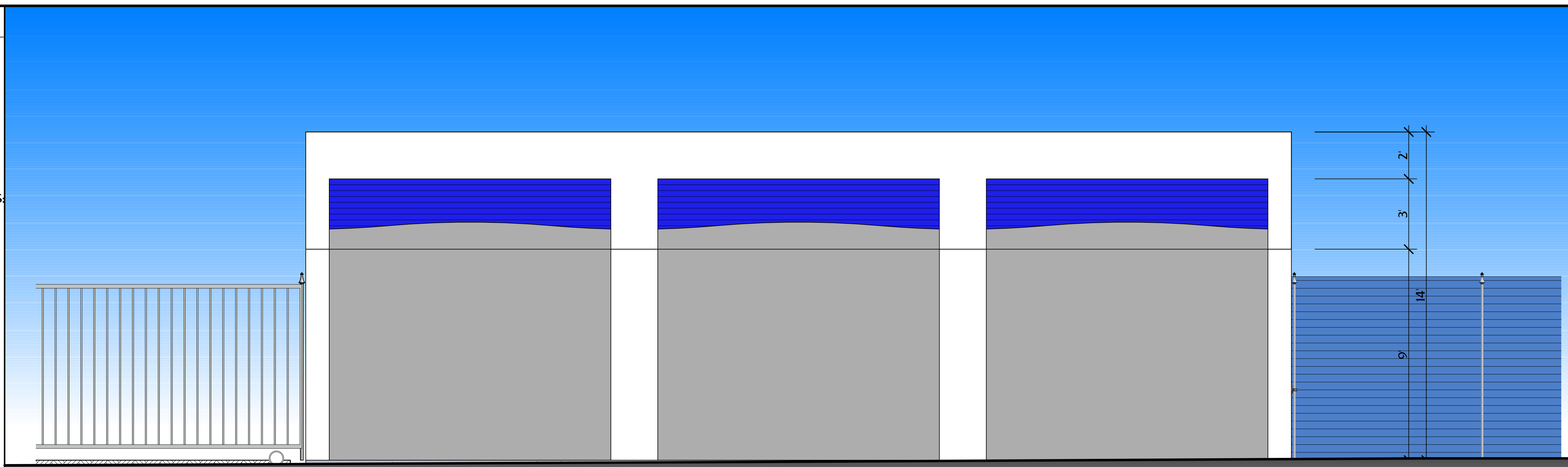
LEFT SIDE EAST ELEVATION

SCALE 3/8" = 1'-0" 3



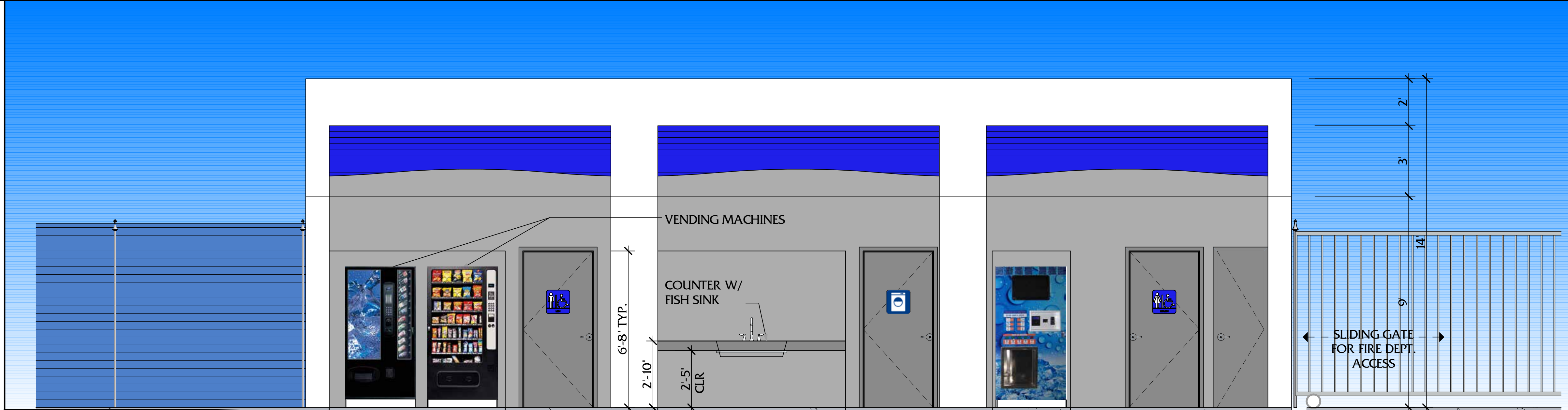
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- COLUMN & PARAPET: WHITE STUCCO W/ SMOOTH FINISH
- WALLS LIGHT GREY STUCCO W/ LIGHT SAND FINISH
- ROLLUP & ENTRY DOORS DARK GREY SEMIGLOSS PAINT
- ACCENT WAIVE: CORRUGATED SHEET METAL W/ COBALT BLUE ELECTROSTATIC PAINT
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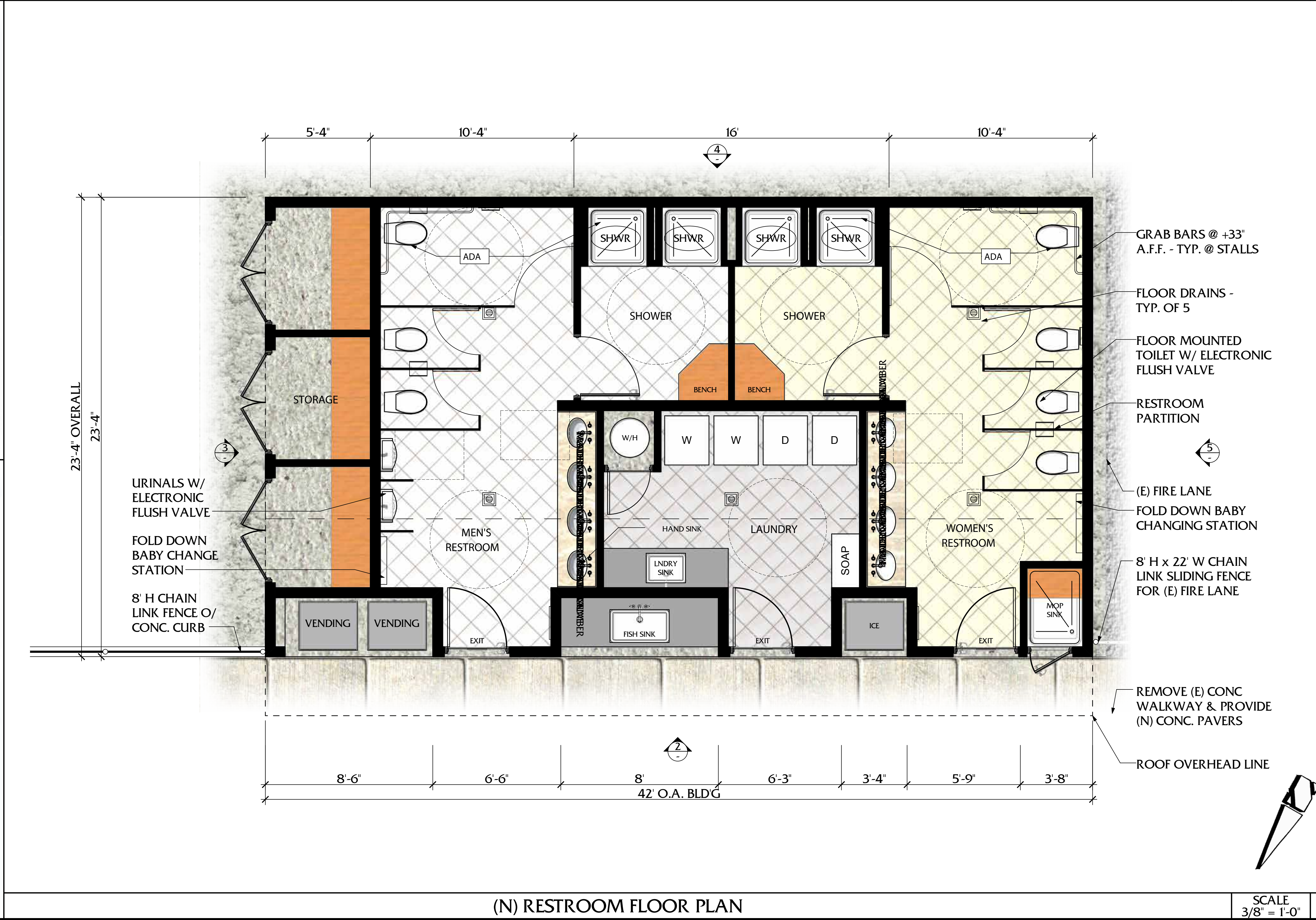
REAR SOUTH ELEVATION

SCALE 3/8" = 1'-0" 4



NORTH ELEVATION FACING THE PROMENADE

SCALE 3/8" = 1'-0" 2



REVISIONS


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THE BOATYARD RENOVATION  
**RESTROOM PLAN & ELEVATIONS**

13555 FIJI WAY  
 MARINA DEL REY, CA 90292  
 PHONE: (310) 823-8904  
 FAX: (310) 821-0569

**BoatYard**

DATE: 4/01/2013  
 SCALE: 3/8" = 1'-0"  
 DRAWN: RD/AG/PC  
 JOB # 1310

**A3**

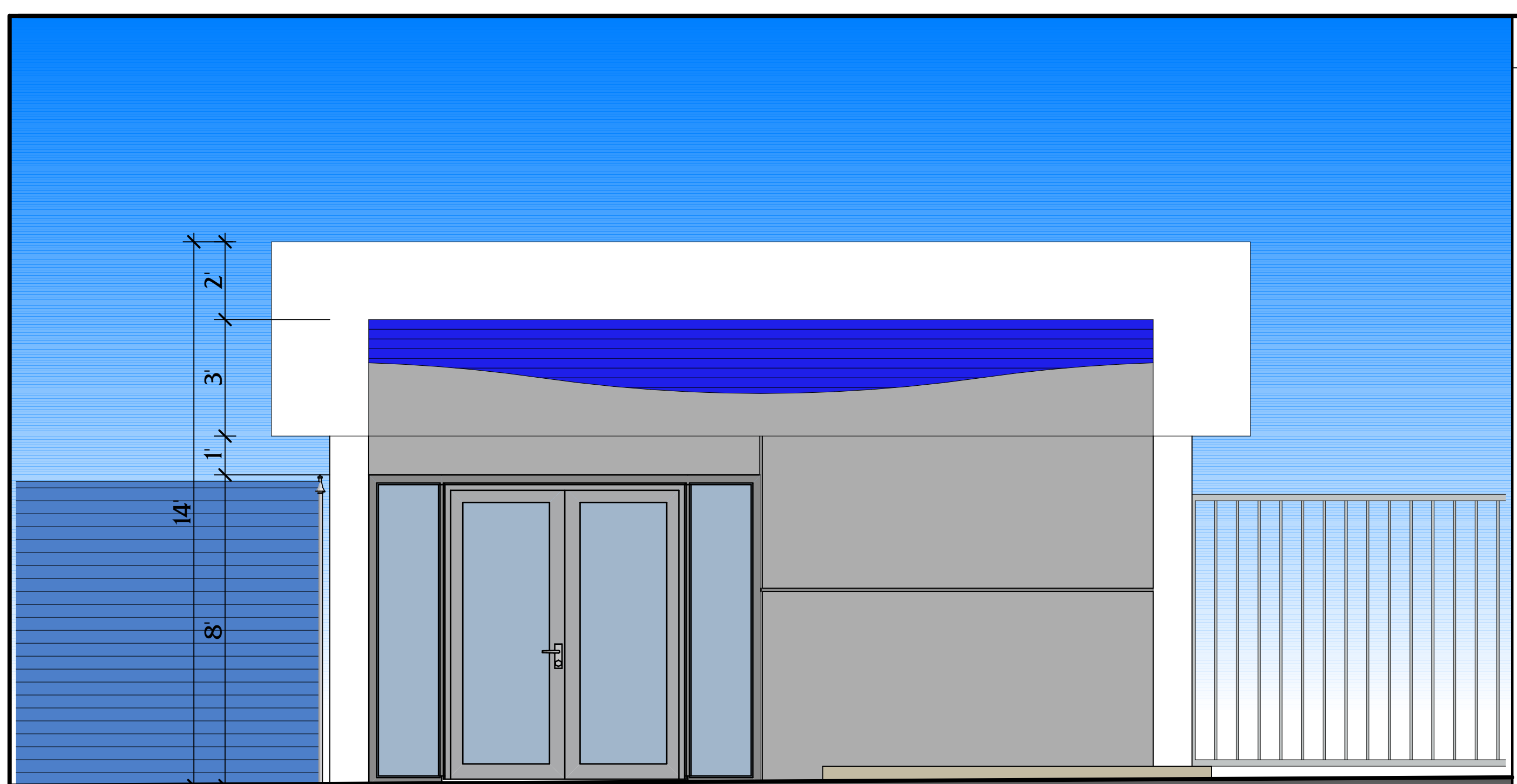
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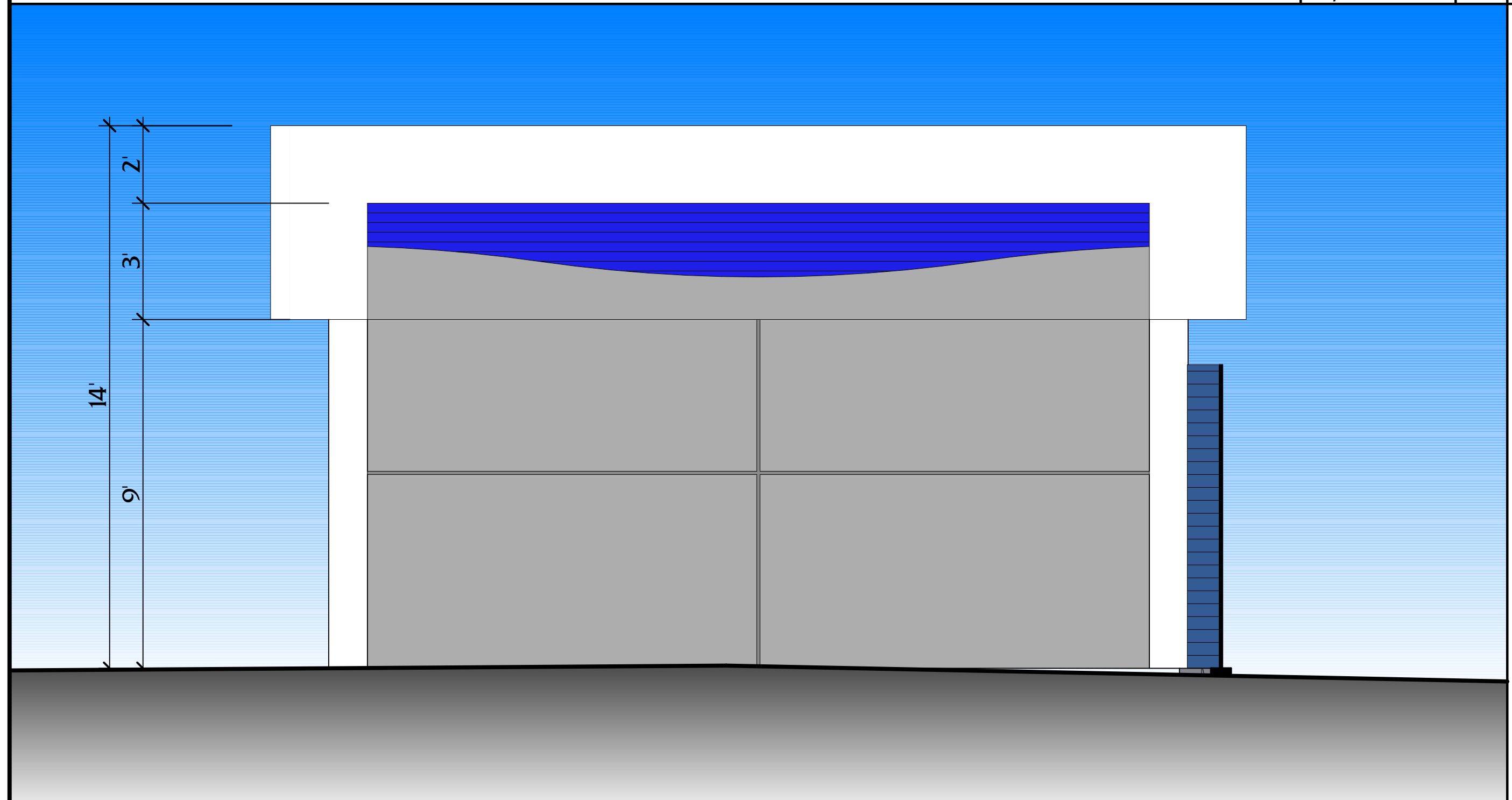


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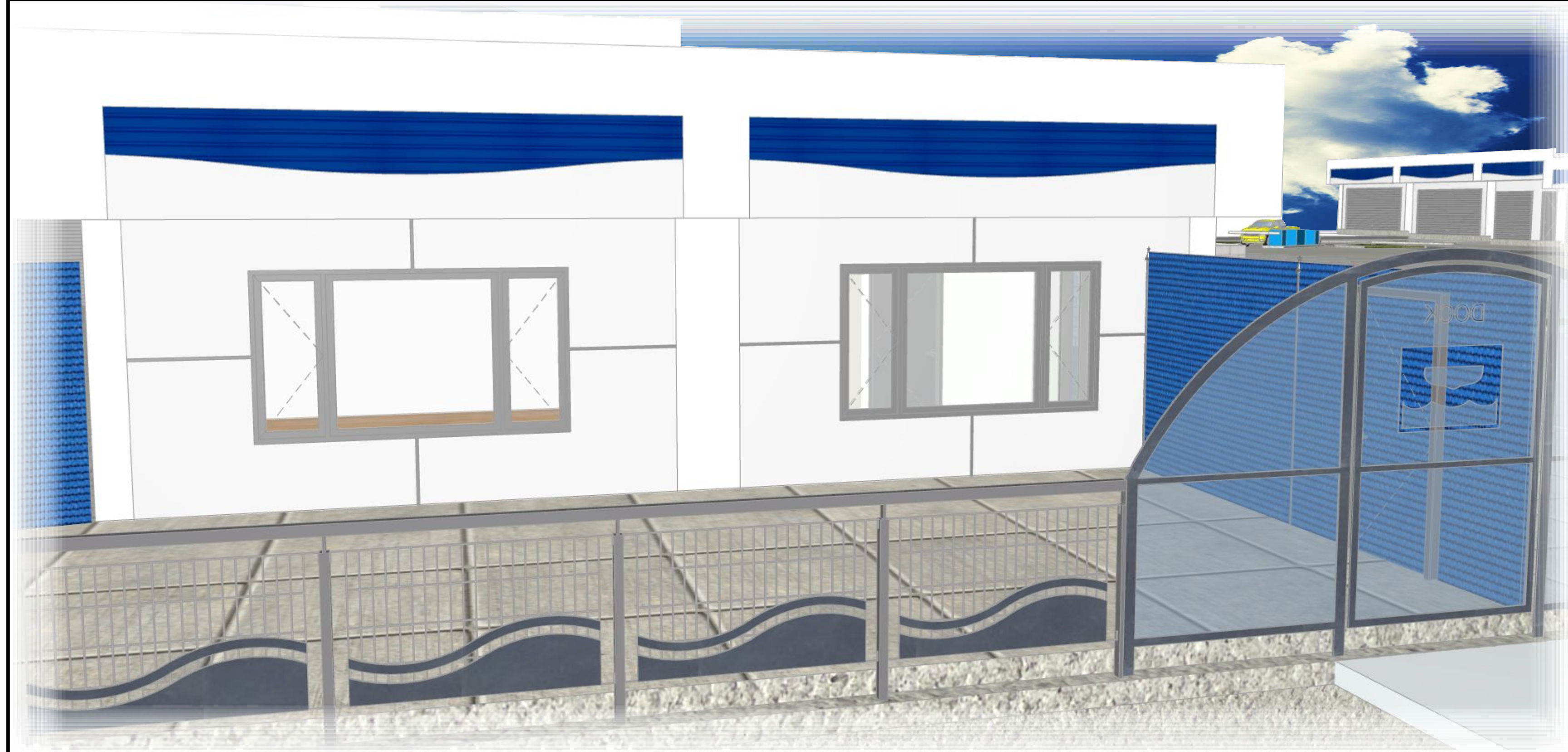
RIGHT SIDE WEST ELEVATION

SCALE 3/8" = 1'-0" 5



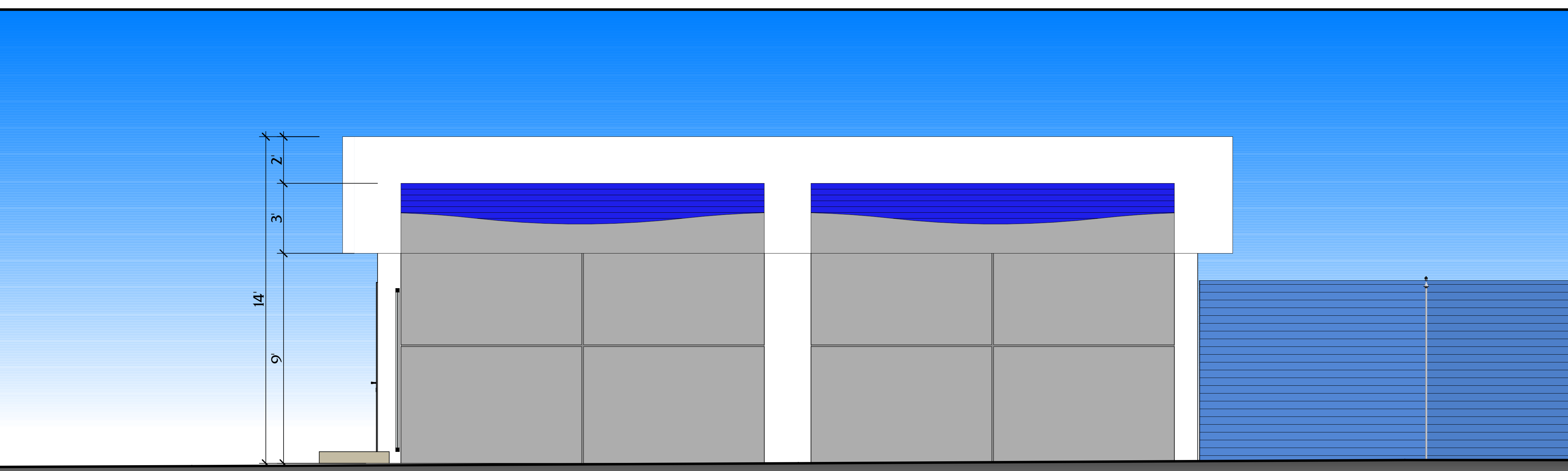
LEFT SIDE EAST ELEVATION

SCALE 3/8" = 1'-0" 3



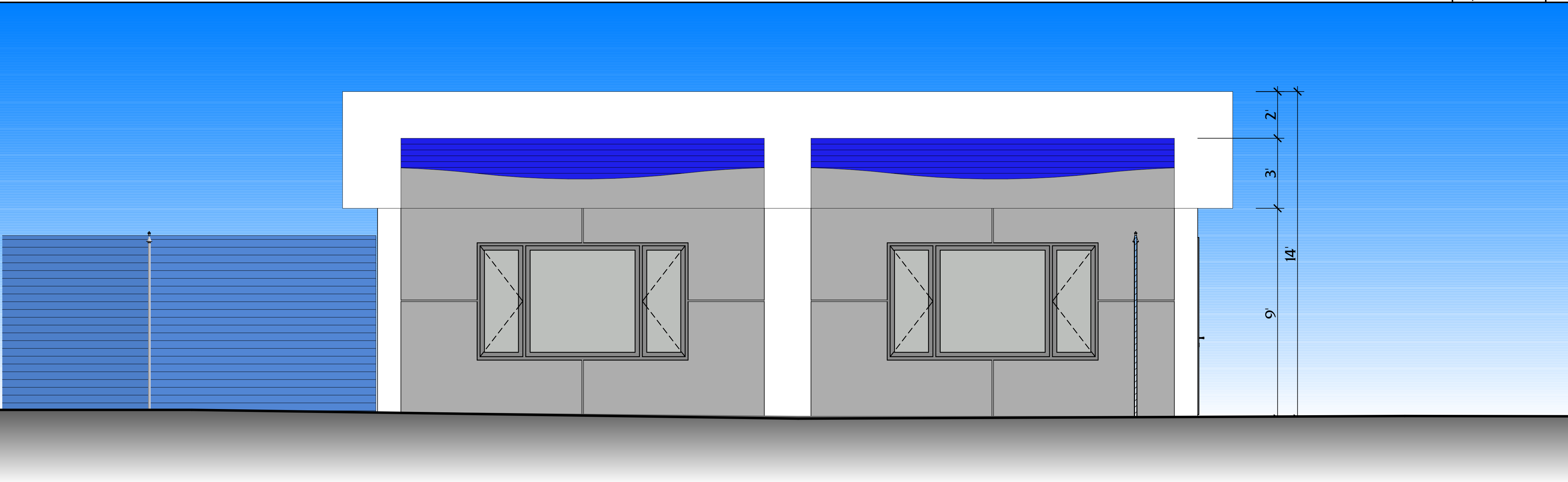
**MATERIALS LEGEND**

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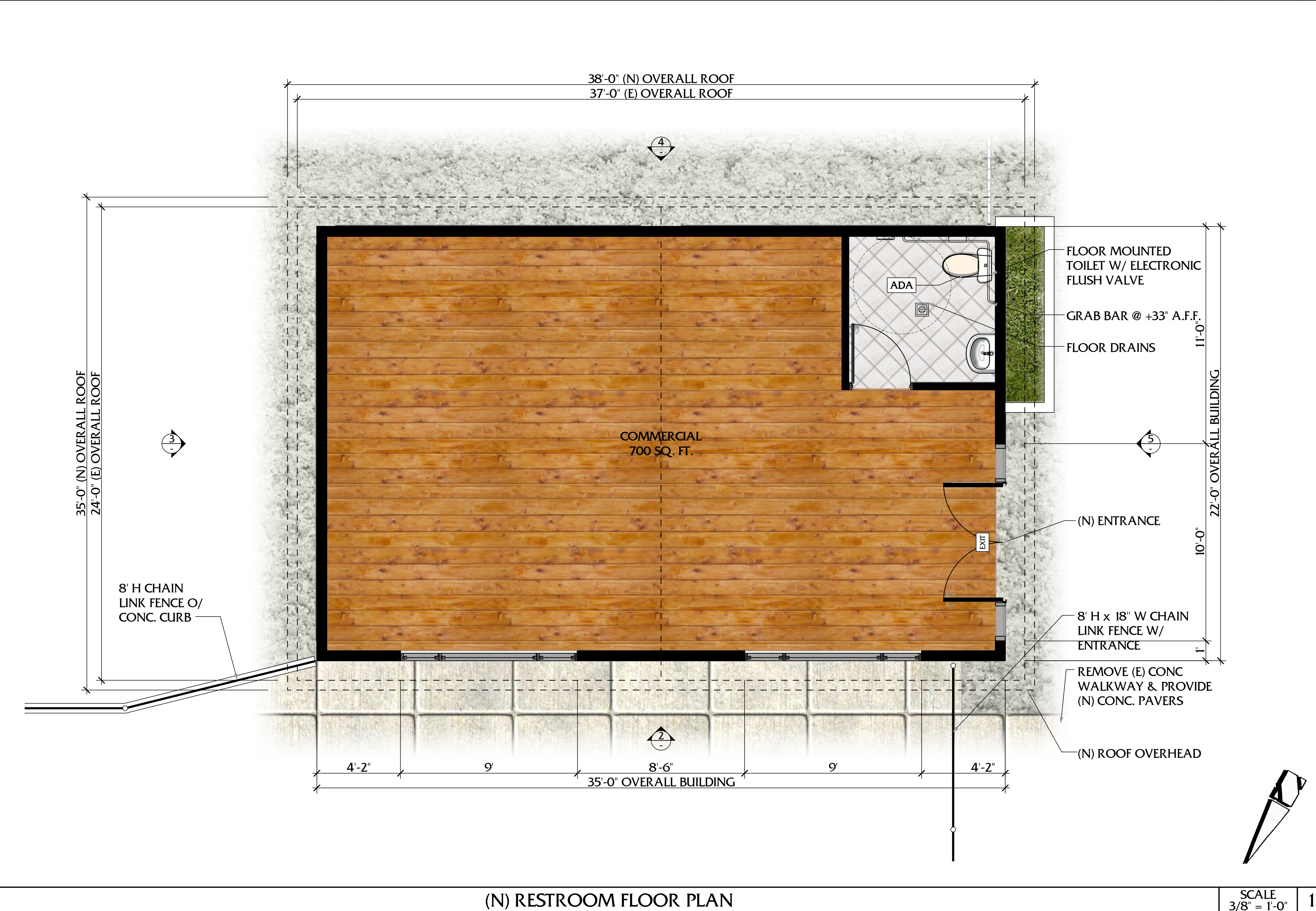
REAR SOUTH ELEVATION

SCALE 3/8" = 1'-0" 4



NORTH ELEVATION FACING THE PROMENADE

SCALE 3/8" = 1'-0" 2



REVISIONS


**PAC**  
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 LONG BEACH, CA 90813

THE BOATYARD RENOVATION  
**COMMERCIAL RENOVATION**

13555 FIJI WAY  
 MARINA DEL REY, CA 90292  
 PHONE: (310) 823-8904  
 FAX: (310) 821-0569

**BoatYard**

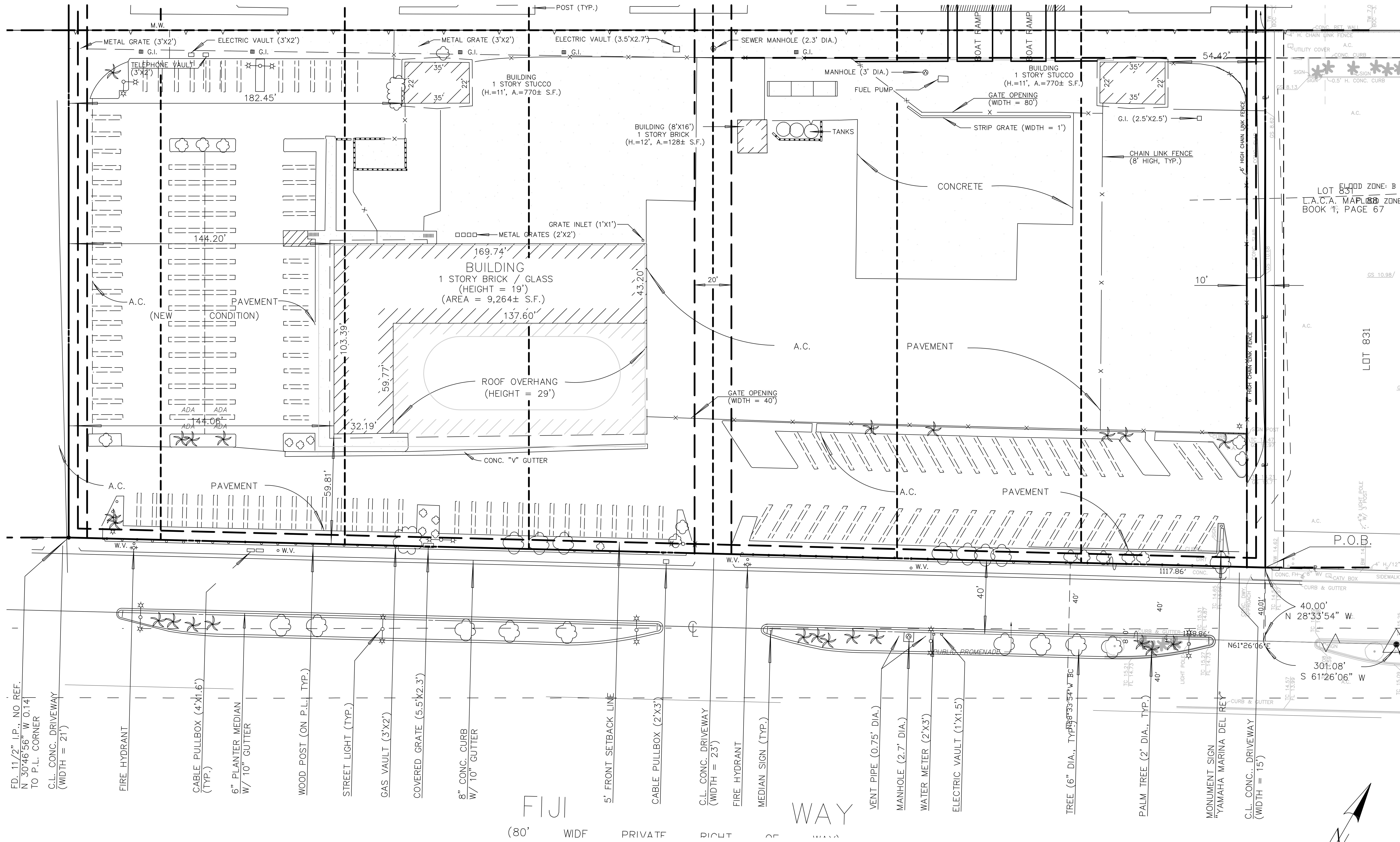
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 JOB # 1310

SHEET  
**A5**  
 6 OF 6

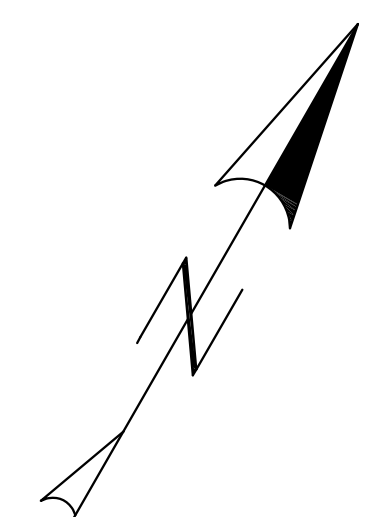


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EXISTING PARKING COUNT	
Total Parking Spaces	168
ADA Spaces	4
Compact Spaces (C)	0



NOTES:  
 SURVEY PROVIDED BY THE MARINA DEL REY BOATYARD CIRCA 1999 AND HAS NOT BEEN VERIFIED FOR ACCURACY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ITEMS, CONDITIONS, AND LOCATIONS SHOWN IN THESE DRAWINGS PRIOR TO CONSTRUCTION.



DRAWN BY:

<p>BLUE WATER Design Group</p> <p>Planning and Engineering Services For Marinas and Waterfront Resorts</p>	2500 Via Cabrillo Marina, Suite 200 San Pedro, CA 90731 Tel: 310 548 3132 Fax: 310 548 1924
	DESIGNED BY: -
	DRAWN BY: -
	CHECKED BY: -

REVISIONS 1 2 3 4	<p>PAC Professional Architectural Consulting</p> <p>OFFICE: 565 455 4311 WWW.PAC-DESIGN.COM LONG BEACH, CA 90813</p>
THE BOATYARD RENOVATION (E) LANDSITE PLAN	13555 FIJI WAY MARINA DEL REY, CA 90792 PHONE: (310) 823-8904 FAX: (310) 821-0569
	DATE: 4/01/2013 SCALE: 1" = 20' DRAWN: RD/AG/PC JOB # 1310 SHEET <b>C1</b> 2 OF 5