

VIA HAND-DELIVERY

July 24, 2013

Mr. Santos H. Kreimann, Director  
LA County Department of Beaches & Harbors  
13837 Fiji Way  
Marina Del Rey, CA 90292

Re: Design Control Board Submittal for the Planned Rehabilitation of Villa del Mar Apartments, 13999 Marquesas Way, Marina del Rey, CA 90292

Dear Director Kreimann:

We are pleased to submit our plans for the rehabilitation of the Villa del Mar Apartments and Marina leasehold to the Marina del Rey Design Control Board ("DCB") for its review and conceptual approval at its August 21, 2013 meeting. Following the DCB's conceptual approval of our rehabilitation plans, and after our receipt of the required approvals for the proposed rehabilitation project by the Department of Regional Planning, we look forward to seeking the DCB's future approval of our final design and detailed exterior improvements, landscape and hardscape detail, and signage.

As described in further detail below, our proposed rehabilitation of Villa del Mar Apartments and Marina encompasses substantial renovations to the exterior and interior of the entire existing apartment community. This will include the phased renovation of the apartment unit interiors as well as the interior common areas. In addition, the exteriors of the buildings will be clad with new materials, given a completely new, fresh look with new architectural details and finishes, as well as new landscaping, hardscaping, and waterfront pedestrian promenade improvements. The narrative below describes the rehabilitation project in the following segments:

1. Existing Building & Site information
2. Façade Renovation
3. Exterior Common Areas Renovation and Landscape
4. Interior renovation of 198 unit Apartments and Common Area

### **1. Existing Building & Site Information**

Villa del Mar is a 198-unit multifamily rental property with a 209-slip boat anchorage located at 13999 Marquesas Way in Marina del Rey. Villa del Mar marina was constructed in 1962 and the apartments were constructed in 1972. The entire property was purchased by the current ownership, Villa del Mar Properties, Ltd, in 1972. The property is managed by Far West Management Corporation. Richard Silver, President of Far West Management, became a General Partner of Villa del Mar Properties in 1976 and has maintained that position ever since.

Villa del Mar Apartments and Marina is located on parcel 13, and is bordered by basin "C" on the north, Esprit apartments on the east, Neptune Apartments on the south and County lot FF to the west. Parcel 13 contains approximately 5 acres of land area and 6.5 acres of water area. (Please see Sheet 1 Vicinity Map and Arial Views)

The existing apartment unit mix is 117 one-bedroom units and 81 two-bedroom units. The apartment units are contained in four buildings of three stories constructed over open-air parking garages. There is also a 3-story parking structure on the site for guest and boater parking. (Please see Sheet 2 Existing Building Photos)

Landside amenities serving the apartment tenants include (all numbers are approximations): 1,400 sq. ft. gym with saunas, and a 5,000 sq. ft. recreation building including billiards, kitchen, and social areas. Additionally, the property has a pool, spa and barbeque area. The site contains 572 parking spaces, with 318 of these located in the semi-subterranean parking garage underlying the apartment units, 178 in the 3-story parking structure, and 76 spaces in the surface parking lots. (Please see Sheets 3 and 4 Existing Site Plans)

The Villa Del Mar anchorage contains 190 boat slips and 19 end-ties. Although the current rehabilitation plan does not involve redevelopment of the anchorage at this time, anchorage replacement will be done no later than January 2029.

## **II. Building Façade Renovation**

The Villa del Mar complex was developed as a comfortable, residential apartment community with natural open access to the outdoor environment and the recreational opportunities offered within the Marina del Rey harbor. The property has a quiet, friendly quality, underscored by lush mature landscaping, tall trees and well-appreciated common amenity areas. The focus of our design approach to the renovation of the existing buildings and facilities at Villa del Mar aims at enhancing this experience. The proposed design includes improvements to the building exterior which are intended to honor the integrity of this existing development while substantially building upon the simple, modern forms of the architecture with new surface materials and finishes, reconfiguration of the roof profiles, improved balconies, new doors and windows, and new building entries. We believe that this approach will create a fresh, classically modern aesthetic with subtle textures, clean lines and muted natural color.

a. The façades of each of the existing apartment buildings, which are currently surfaced in rough textured plaster and painted wood banding, will be entirely resurfaced. Large portions of the existing textured plaster will be replaced with a modular pattern of integrally colored cementitious plaster with a smooth trowel finish. In accent areas, the rough plaster will be replaced with a new skin system of flat textured cement panels that will clad the surface with muted earth tones reflecting the quality of light in the seaside marina environment.

b. To improve the experience of the building against the skyline and to emphasize a lean modern quality in the architecture, the existing tiled mansard roof detail will be completely removed and replaced by the clean lines of a lower vertical parapet wall with a smooth, integrally colored cement plaster finish. Metal trellis awnings will be added as a continuous decorative element along the parapet of each apartment building. This treatment will have the effect of both simplifying and reducing the visual mass of the building while extending a higher level of finish and detail to the appearance of the roof line of the structures. The trellis element will add crisp modern detail and dynamic shadow patterns across the façades of the buildings.

c. Existing rooftop mechanical equipment will be enclosed with new perforated metal screening set back from the edge of the roof parapet and thus further minimizing the apparent height and mass of the buildings.

d. The exterior façades will be further enhanced by the replacement of all windows and sliding doors and new balcony decking. The wood panels on the existing balconies will be replaced with a combination of grooved cement panel siding with a metal railing which, together, improves the view and visual experience from within the apartment while preserving the privacy of each unit.

e. The entry area to each of the buildings from Marquesas Way will be renovated to create an elegant, open entrance through the use of new large pane windows, entry doors, lighting, and signage. Tall metal trellis structures will accent the entry to the lobby area, creating shade on the south façade of the buildings and enhancing the experience of arrival from the street.

#### **4. Amenity Building Renovation**

There are several smaller buildings on this property that provide service amenities to the marine tenants and apartment residents at Villa del Mar, all of which will undergo substantial interior and exterior renovations. These structures contribute to the sense of community in this project and provide important transitions between the mass of the residential buildings and the waterfront promenade or street. Our design intent is to reduce the aesthetically functional quality of these buildings by integrating them into the broader landscaped environment through the use of both intensive and extensive green roof gardens, vertical gardens and trellises.

The Leasing Office located at the main entry to the property will be completely renovated with new cement panel siding, a new roof, new exterior stairs, and an elevator. The street front of the building will be covered with a new "green wall" vertical garden system.

The Fitness Center will be remodeled to provide new state of the art equipment and new locker room facilities located under the leasing office and connected with a covered arbor structure.

The Clubhouse will have access to the new outdoor grill and fire pit area. The roof of this building supports a large terrace entry to Building C that will be re-paved with new modular concrete pavers and an extensive rooftop green roof over the existing roof area. This green roof area will be planted with low maintenance, drought tolerant sedums and groundcovers.

There are two existing bathhouses for use by the marina tenants which will be thoroughly renovated with new intensive green roof systems, lattice trellises on the building façades, and new exterior smooth finish cement plaster, in addition to the thorough ADA compliant upgrades including new interior fixtures and appliances and finishes.

## **5. Common Amenity Areas and Landscape Renovation**

Each gateway into the Villa del Mar property, the main entry gate and courtyard, and the existing pool, spa and outdoor amenity areas at the clubhouse will all receive extensive hardscape and lighting renovations which are designed to meet the modern aesthetic of the new architectural improvements. Elegant new courtyard amenity areas will be created by removing excess parking spaces in underused areas between the leasing office and Building C and along the main entry drive from Marquesas Way. New hardscape materials and finishes will complement the neutral tones and organic quality of the proposed building materials.

a. Currently, each vehicular point of entry to the Villa del Mar property is poorly distinguished from the street experience on Marquesas Way and lacks a sense of arrival into our property. Our design will create new low walls and gates, new signage and lighting, and enhanced, concrete paving on the entry drive to replace the existing asphalt paving. At the main entry at the Leasing Office, the entry drive will be fully re-paved with new concrete paving to provide an improved connection to the new promenade at the seawall. A new fountain and an arbor structure add a distinct landscape experience in the approach to the new fountain court at the leasing office and the fitness center facilities.

b. The clubhouse terrace will be upgraded with a new fire pit and seating area, new stainless steel gas grills, new contemporary dining tables and a pergola shade structure.

c. Because the shape of the existing pool is simple and extends the architectural style of the buildings into the landscape, we will refurbish the pool with a new cast-in-place concrete coping, new waterline tile and plaster. The deck surface around the entire pool area will be enhanced with new integrally colored concrete with exposed aggregate bands, new planting areas, and new pool furniture.

d. The areas around each of the bathhouse facilities are currently crowded by parking spaces and narrow planting strips. Our design will remove a few spaces at each bathhouse in order to create a broader, ADA accessible connection to the promenade and easy access from the docks with benches, public drinking fountains

and trash receptacles. We will also provide much-needed bicycle parking at each of these facilities. Parking on the site will continue to meet/exceed code requirements after the removal of these few parking spaces.

e. The seaside promenade will undergo extensive redevelopment aimed to provide the public with a safe, well articulated and quality pedestrian experience. Our goal is to create a visually exciting, varied experience which extends the design of new promenade sections occurring along the adjacent properties while offering a distinguished character specifically tied to the nature of the Villa del Mar property. The paving material and colors are the same as those used for the Esprit promenade, however, given the length of this section of the promenade, we have altered the rhythm and design of the paving patterns to synthesize with the architecture of our project. The environment along our portion of the promenade will be shaded by the canopies of large existing eucalyptus trees and will be further softened by the introduction of planter areas with turf stone paving and low grasses. In order to comply with emergency access requirements, we are limited in the placement of amenity furnishings between the buildings and the seawall. However, we have placed new seating areas whenever possible, primarily at the points of connection to our driveways into the project and at the bath house facilities. These new seating areas create gateways to the promenade, enhancing the connection to the marina and the docks. Special finish concrete paving further accentuates the distinct style of the Villa del Mar property.

New cable and metal post railings matching the new railing along the Esprit Marina will extend along the top of the bulkhead on our marina frontage. New post lighting will provide safe, aesthetic lighting and will shield light from the neighboring apartments. Each dock entry will have new metal gates in a style consistent with the new trellis structures around the buildings.

f. Existing planting areas between the open, outdoor parking lots and the promenade will be retained and re-landscaped, as there are many tall mature trees within them and the shrub planting in these areas provides important screening of the parking lot. Asphalt paving in the open parking lots will be resurfaced. New accent paving at across the driveways provide the opportunity to integrate permeable paving materials and new subsurface stormwater structures.

g. The Villa del Mar property is graced with a well maintained and mature existing landscape including many tall eucalyptus, pine, ficus, and palm trees. They provide shade, screening and generally improve the context and environment of this community. Our planting approach to the new landscape renovations seeks to retain as many of these existing trees as feasible. Additional new trees and selective removal of existing trees will bring form and structure to their arrangement within the landscape, creating a more cohesive composition and comprehensible aesthetic.

The existing shrub and groundcover plantings were enhanced in 2006 with new drought tolerant and native species that have been highly successful on the property. New planting will incorporate many of these same species, in fresh new

arrangements. New planting will also include succulents, sedums, flax, ceanothus, bird of paradise and ornamental grasses.

## **6. Rehabilitation of Apartment Units and Common Area Interiors**

Though the DCB's review purview is on the exterior elements of the apartment complex, please know that the planned renovation will also include the phased rehabilitation and remodel of all of the apartment unit interiors including the complete reconstruction of the kitchen and bathrooms. The interior renovation work will include new cabinets and countertops, new floors, wall finishes and ceilings, light fixtures and plumbing fixtures with new contemporary materials and design. Common areas will be renovated with new floor and wall finishes, new lighting, new athletic equipment and locker room facilities, and a new leasing office.

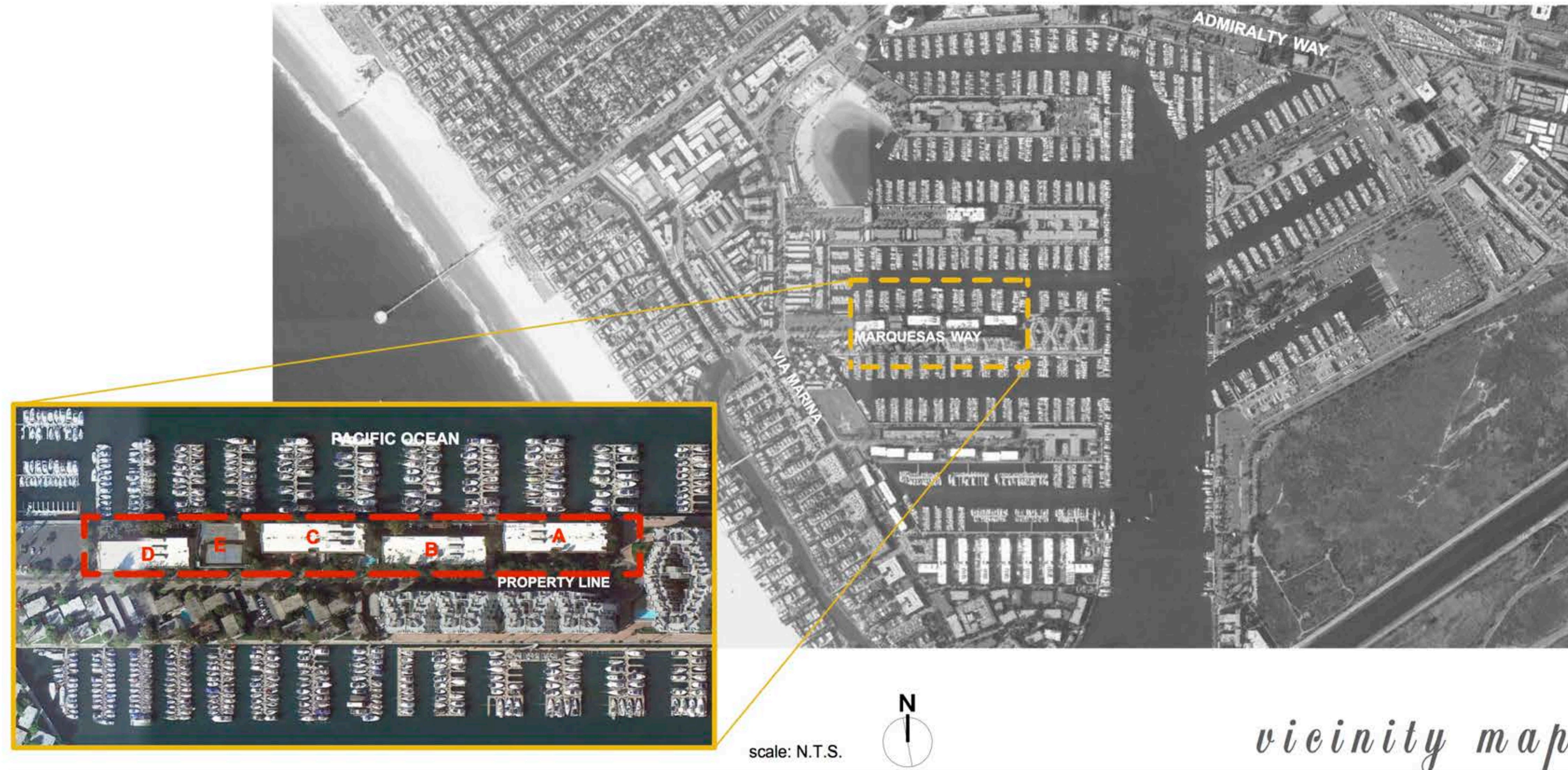
We anticipate that the planned rehabilitation project will take approximately 24 months to complete with each of the 4 phases taking approximately 6 months each. Since we will be completing one building remodel at a time (approximately 50 units), we expect to have approximately 70-75% of the units available for rent throughout the rehabilitation project. During each interior phase, the renovation plan for the affected common areas will be completed.

We trust this information is helpful in explaining the scope and intent of our planned rehabilitation project. We look forward to the commencement of this improvement project and look forward to presenting these plans to the DCB for its conceptual approval. Please do not hesitate to contact me if you would like to discuss any of these elements prior to the DCB meeting.

Very truly yours,

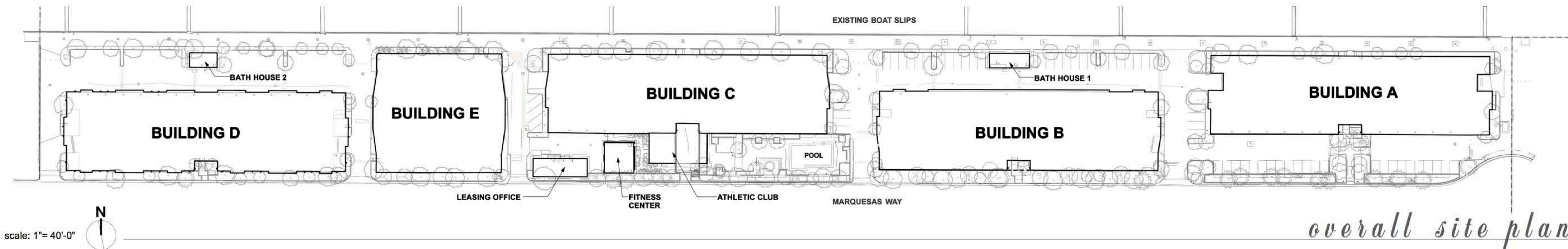


David A. Canzoneri  
Vice President



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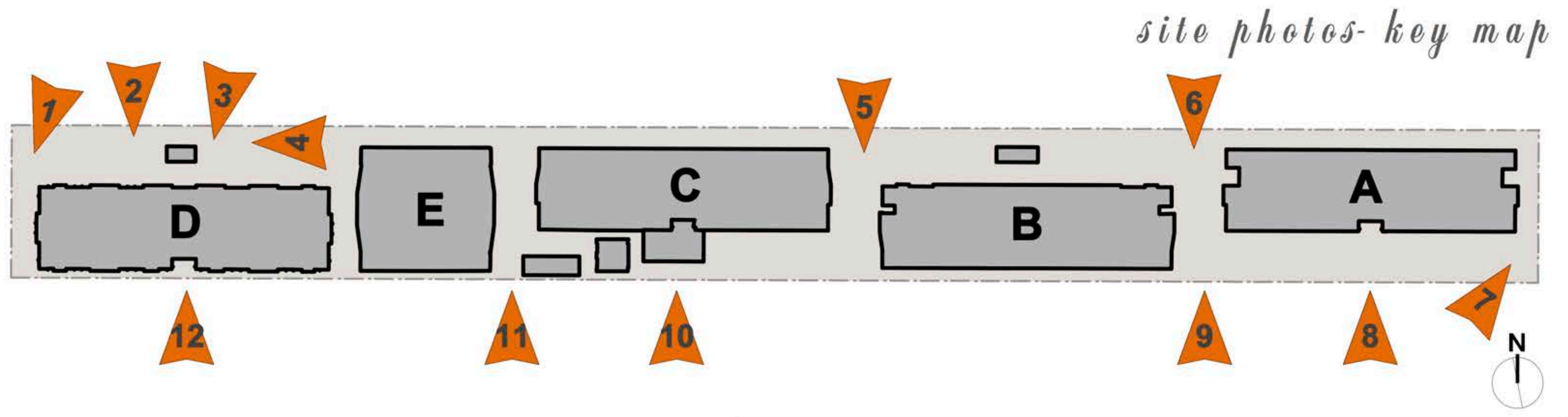
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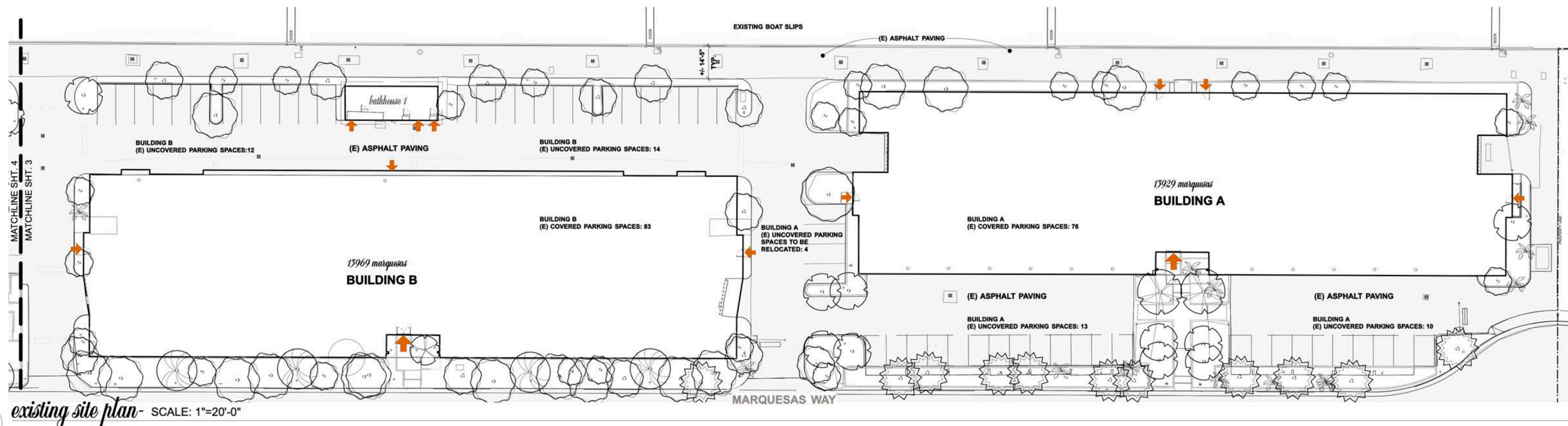
APPLICANT/ LEASEHOLDER:  
FAR WEST MANAGEMENT CORPORATION

DESIGN CONTROL BOARD PRESENTATION

EXISTING SITE PHOTOS  
2

*villa del mar*  
13999 marquesas way, marina del rey, ca 90292





### LEGEND

- BUILDING ENTRIES:**
- ↑ PRIMARY BUILDING ENTRANCES
  - ↑ SECONDARY BUILDING ENTRANCES

**PARKING SURVEY:**

ACTUAL PARKING	A BUILDING		B BUILDING		C BUILDING		D BUILDING		PARKING STRUCTURE	TOTAL
	COV	UNCOV	CON	UNCOV	CON	UNCOV	CON	UNCOV		
APARTMENT	76	23	83	26	76	0	83	27		394
SLIP										178
										572

TOTAL COVERED SPACES	496
TOTAL UNCOVERED SPACES	76
TOTAL ALL SPACES	572

**CODE REQUIREMENTS**

CURRENT COUNTY PARKING CODE FOR MARINA del REY  
(Presuming No Variance)

BOAT SLIPS:	Required Parking	
	Covered	Other
0.6 per boat slip (revised from 3/4 space per slip)	=	125
APARTMENTS:		
1.5 Covered per One Bed	=	175.5
1.5 Covered per Two Bed	=	121.5
0.5 Uncovered per Two Bed	=	40.5
0.25 for each apartment unit	=	49.5
	Total	297
	Total Required Parking	512

**BUILDING INFORMATION:**

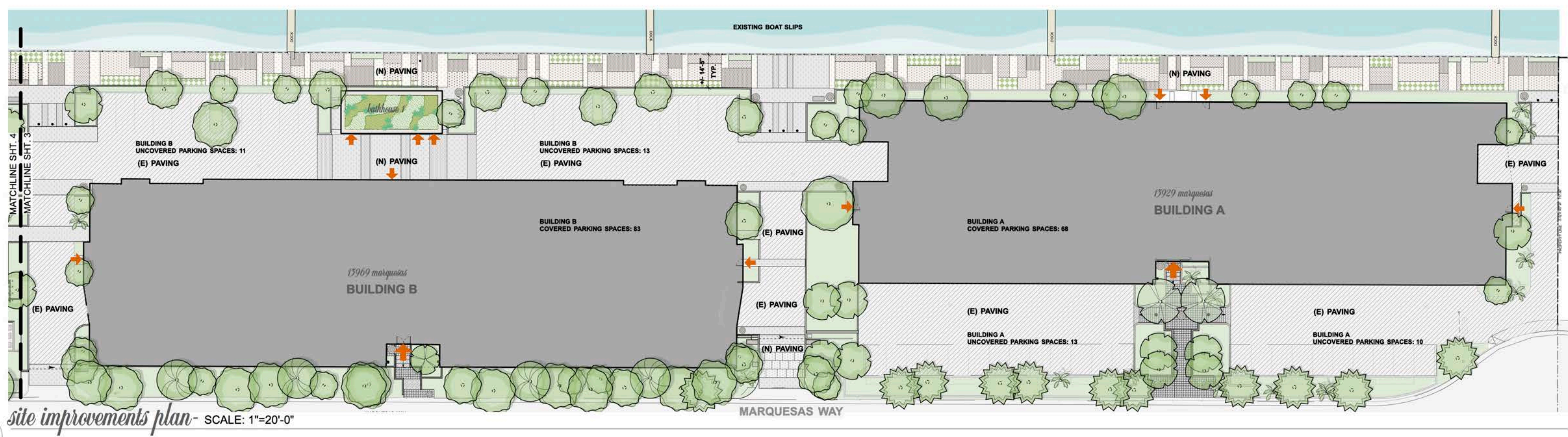
Building Name	Building Area Sq. Ft. **	# of 1 bedrm units	# of 2 bedrm units	Total units per bldg	Building Height***	Parapet wall height*	Promenade Min. Width	Overall Dimensions	Entrance location †
Building A	65,855.07	30	21	51	38'-11"	4'-6"	12'-0"	289'-6" x 80'-0"	Plan South
Building B	65,944.55	30	21	51	38'-11"	4'-6"	12'-0"	289'-6" x 80'-0"	Plan South
Building C	66,035.65	18	27	45	38'-11"	4'-6"	12'-0"	289'-6" x 80'-0"	Plan South
Building D	65,944.55	36	15	51	38'-11"	4'-6"	12'-0"	289'-6" x 80'-0"	Plan South
Rental Office	1,923.16	N/A	N/A	N/A	29'-3"	N/A	N/A	31'-5" x 55'-0"	Plan North
Fitness Center	932.30	N/A	N/A	N/A	9'-0"	N/A	N/A	31'-0" x 30'-2"	Plan East & West
Clubhouse	1,779.05	N/A	N/A	N/A	17'-0"	30"	N/A	30'-9" x 58'-6"	Plan South
Bath House @ Bldg B	610.35	N/A	N/A	N/A	14'-0"	30"	12'-0"	40'-8" x 15'-0"	Plan South
Bath House @ Bldg D	423.00	N/A	N/A	N/A	14'-0"	30"	12'-0"	28'-3" x 15'-0"	Plan South
Pool	897.26	N/A	N/A	N/A	N/A	N/A	N/A	41'-5" x 25'-8"	N/A
Parking Structure	76,775.60	N/A	N/A	N/A	50'	N/A	12'-0"	120'-10" x 134'-8"	Plan North &

**Existing Parking:** All of the 572 existing parking stalls are standard stalls. Zero are compact and zero are accessible.

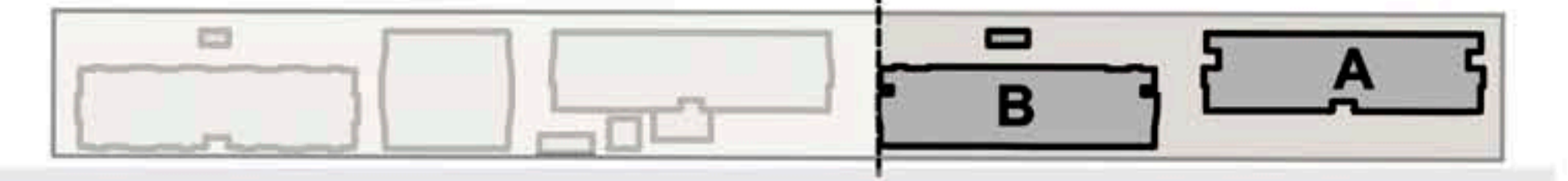
**Proposed Parking:** Please see the attached parking survey. The numbers provided in the survey will be reduced by a total of 25 stalls during the renovation. 9 of those 25 lost stalls will be covered and 16 of those lost stalls will be open to the sky. One of the nine covered stalls lost will be lost to the creation of an Accessible Van stall.

**NOTE:** PARKING TO BE REMOVED FOR LANDSCAPE IMPROVEMENTS AND TO PROVIDE ADDITIONAL BIKE PARKING AT BATHHOUSE FACILITIES

† Based on the Plan North, Marquesas runs east west and will be used as a datum  
 \* As measured from top of roof structure to top of parapet and matching the existing mansard height.  
 \*\* As based on information provided by others and not verified.  
 †† Measured from grade at the Promenade to top of existing roof.



**KEY MAP:**



**EXISTING PLAN AND PROPOSED SITE PLAN**

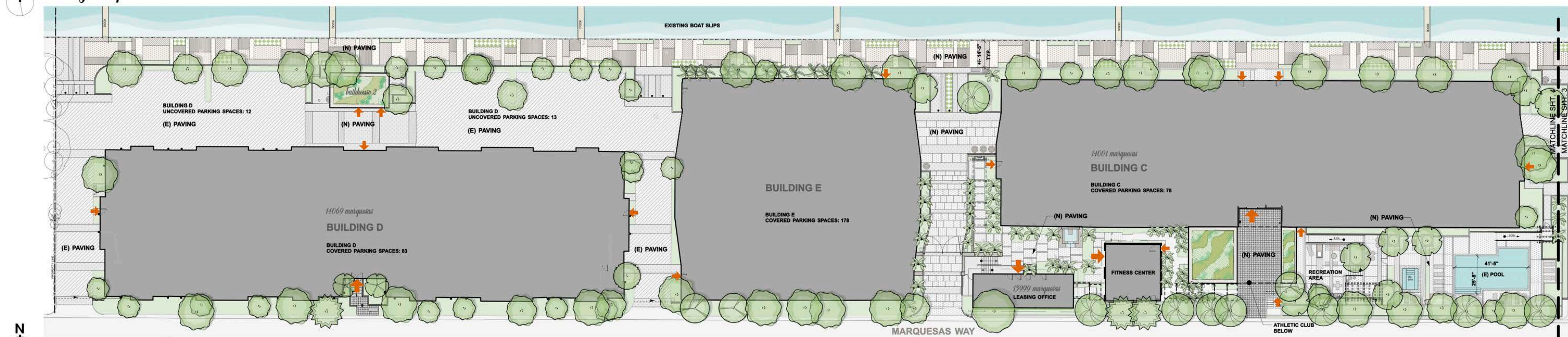
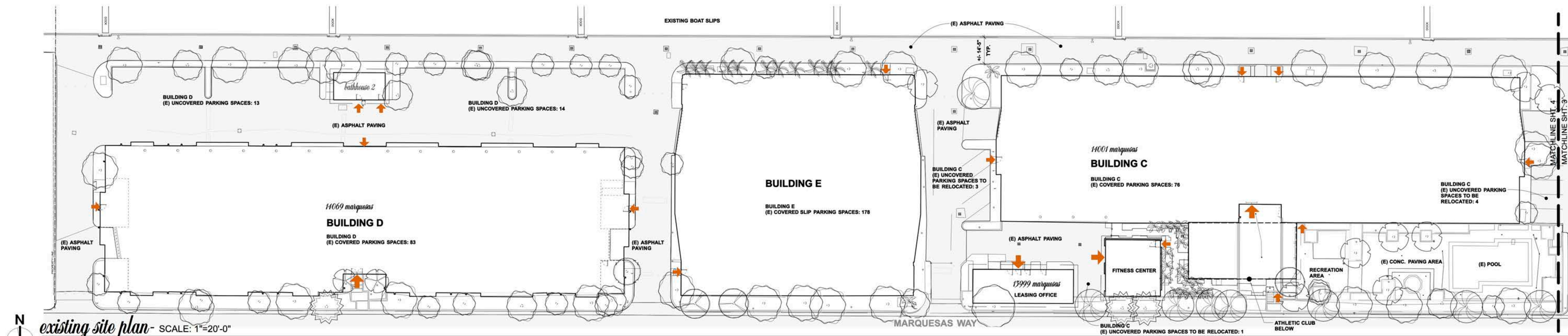
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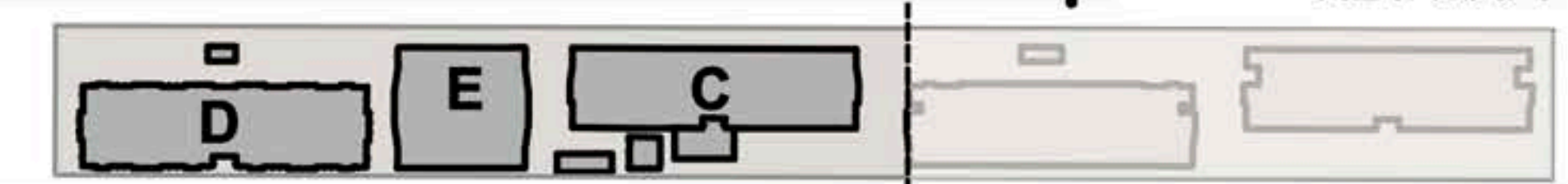
APPLICANT/ LEASEHOLDER:  
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DESIGN CONTROL BOARD PRESENTATION

*villa del mar*  
13999 marquesas way, marina del rey, ca 90292



NOTE: SEE SH. 3 FOR LEGEND, BUILDING AND PARKING INFORMATION



EXISTING PLAN AND PROPOSED SITE PLAN

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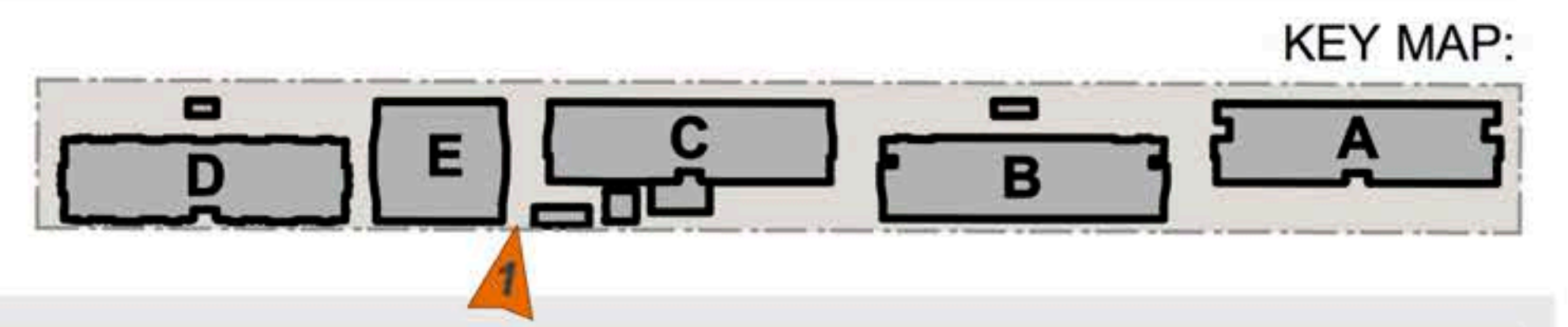
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*existing view of leasing office*



*proposed view of leasing office*



PERSPECTIVE VIEW 1 - LEASING OFFICE  
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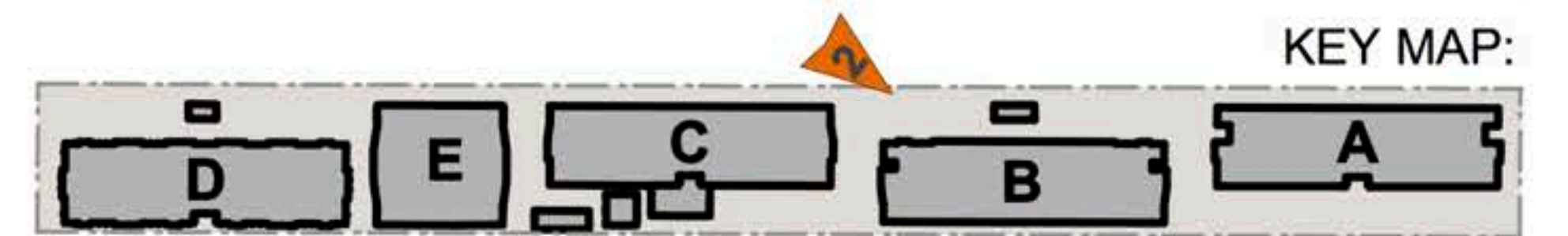
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*existing view of promenade*



*proposed view of promenade*



PERSPECTIVE VIEW 2 - BOARDWALK AND BUILDING 6

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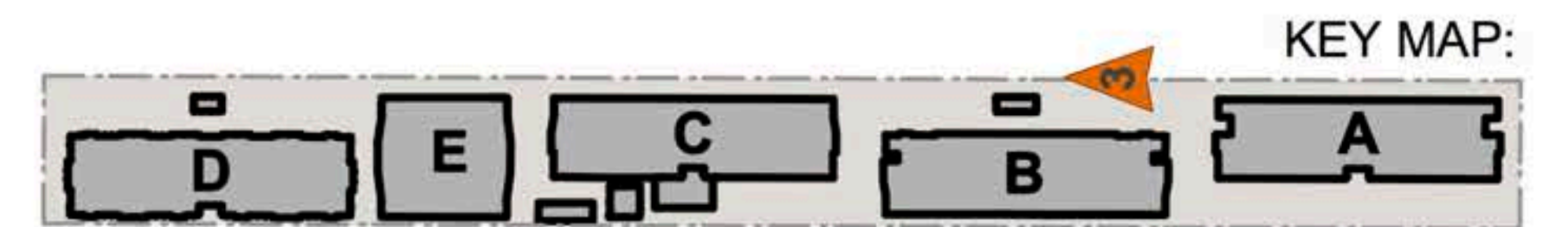
*villa del mar*  
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*existing view of bath house*



*proposed view of improved bath house*



PERSPECTIVE VIEW 3 - BATH HOUSE AND BOARDWALK

7

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LANDSCAPE ARCHITECT:  
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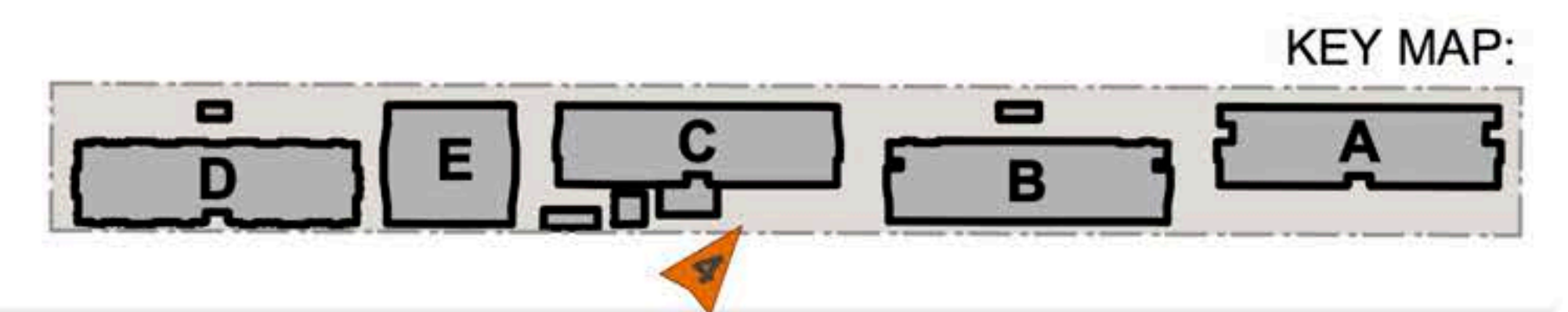
*villa del mar*  
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*existing view of pool area*



*proposed view of improved pool area*



PERSPECTIVE VIEW 4 - POOL AREA  
8

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DESIGN CONTROL BOARD PRESENTATION

*villa del mar*  
13999 marquesas way, marina del rey, ca 90292



*existing view of leasing court yard*



*proposed view of leasing court yard*



PERSPECTIVE VIEW 5 - LEASING COURTYARD  
9

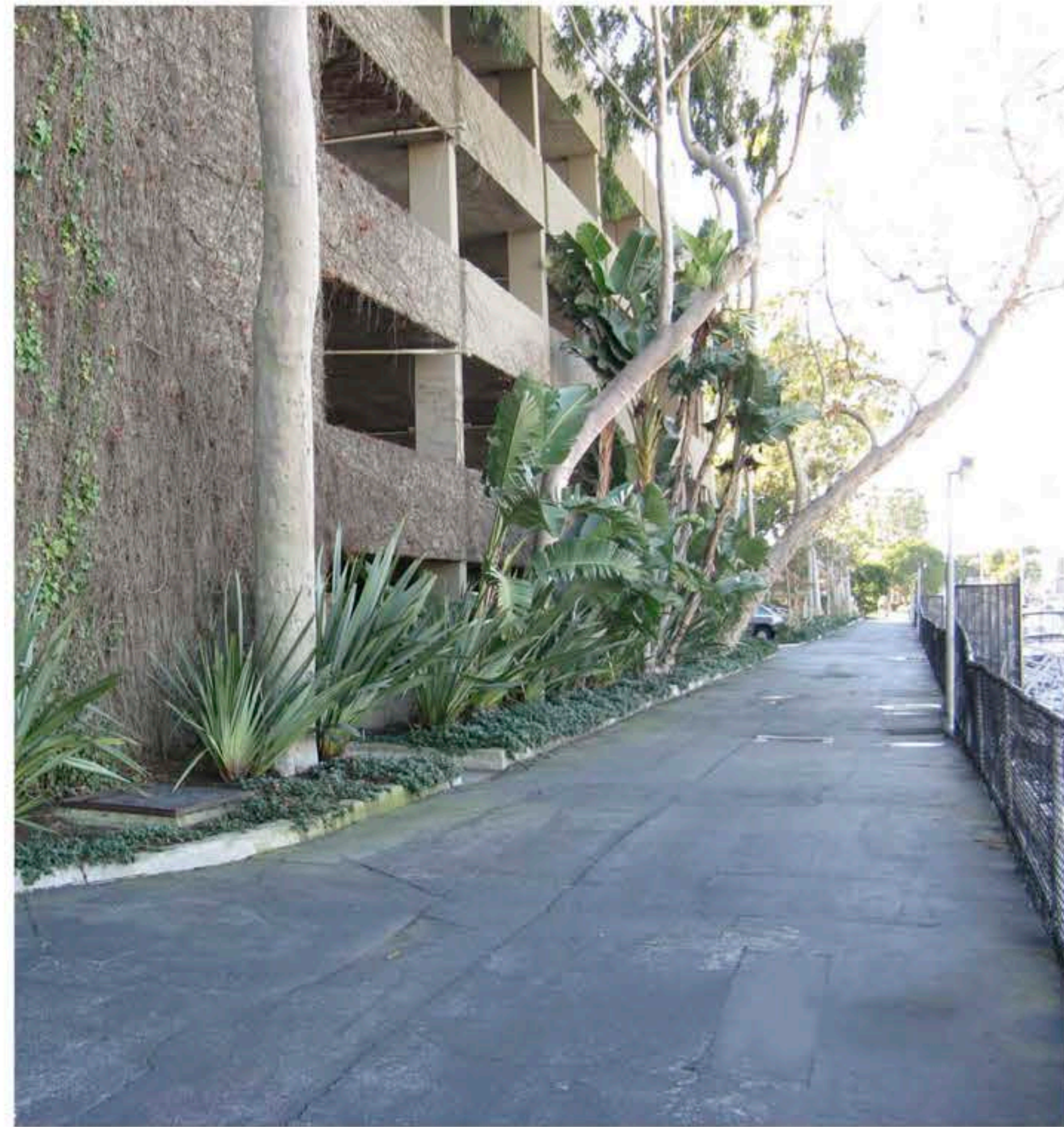
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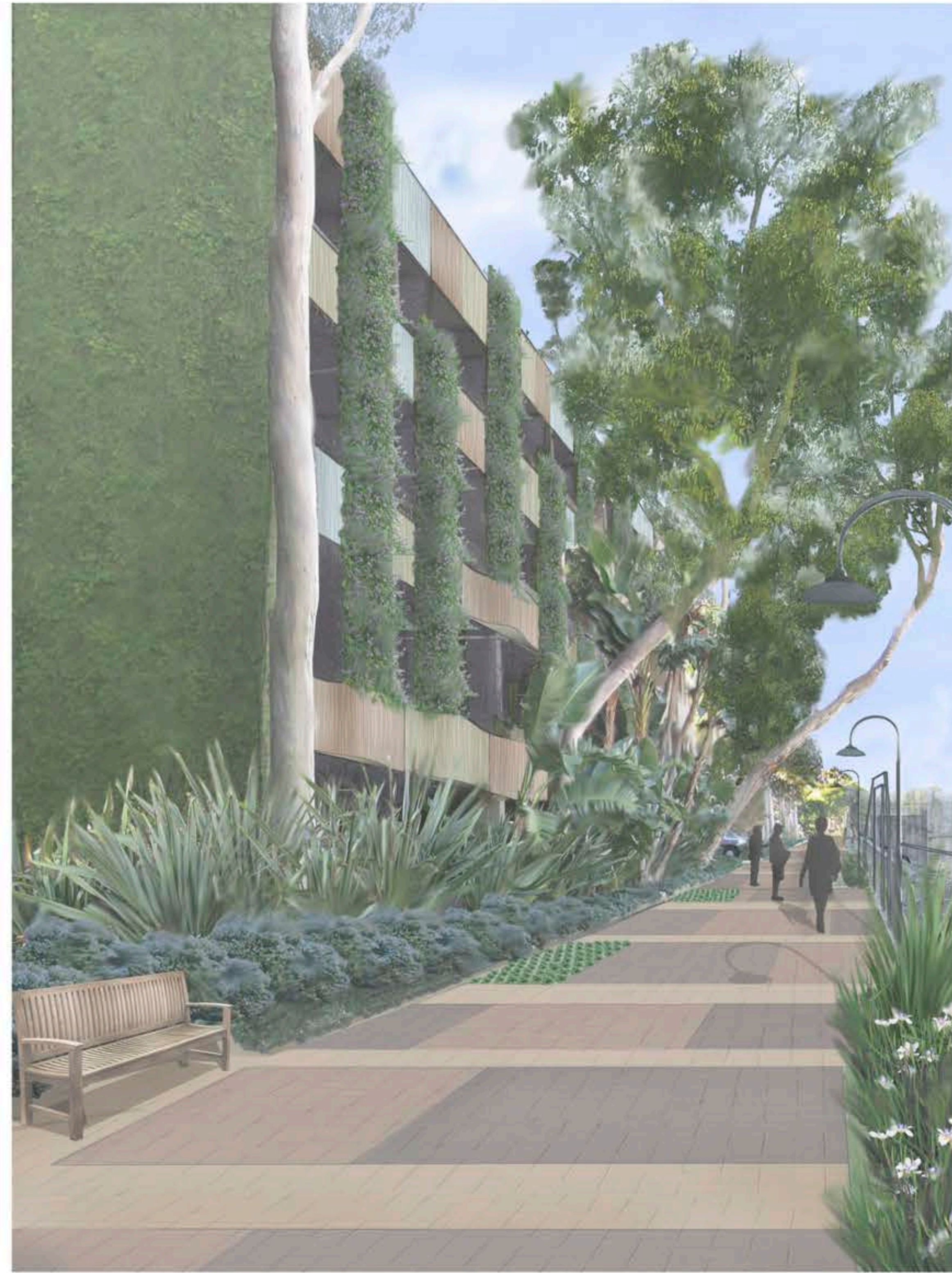
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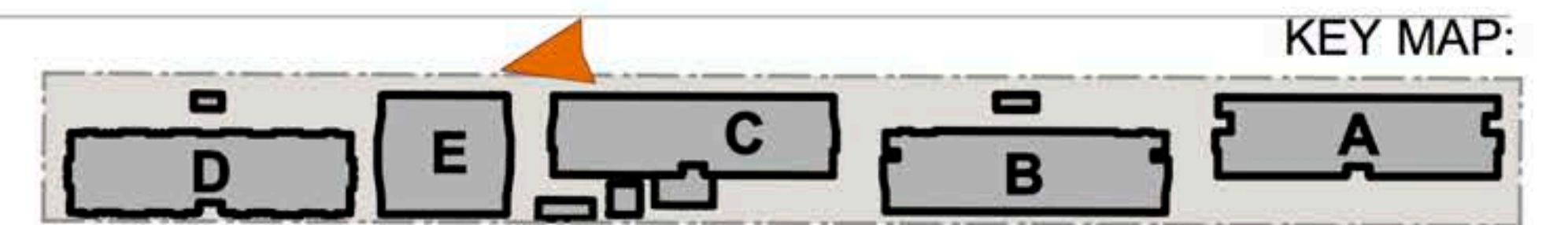
*villa del mar*  
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*existing view of parking garage*



*proposed view of parking garage*



KEY MAP:

PERSPECTIVE VIEW 6 - PARKING GARAGE IMPROVEMENTS

10

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LANDSCAPE ARCHITECT:  
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DESIGN CONTROL BOARD PRESENTATION

*villa del mar*  
13999 marquesas way, marina del rey, ca 90292





*proposed building improvements- side elevation*

scale: 1/4" = 1'-0"

BUILDING ELEVATION AT MAIN ENTRY

11

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LANDSCAPE ARCHITECT:  
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DESIGN CONTROL BOARD PRESENTATION

*villa del mar*

13999 marquesas way, marina del rey, ca 90292

DATE: 07. 24. 2013



*proposed building a - south elevation*  
 scale: 1/8" = 1'-0"



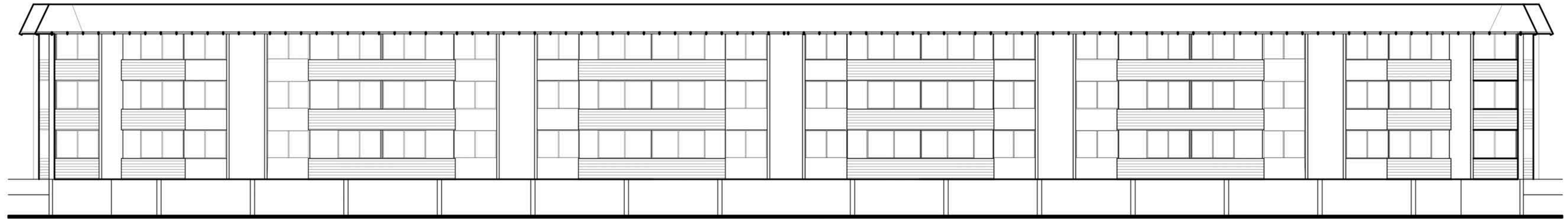
*proposed leasing building improvements - north elevation*  
 scale: 1/8" = 1'-0"

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 DATE: 07. 24. 2013

LANDSCAPE ARCHITECT:  
 TICHENOR & THORP ARCHITECTS

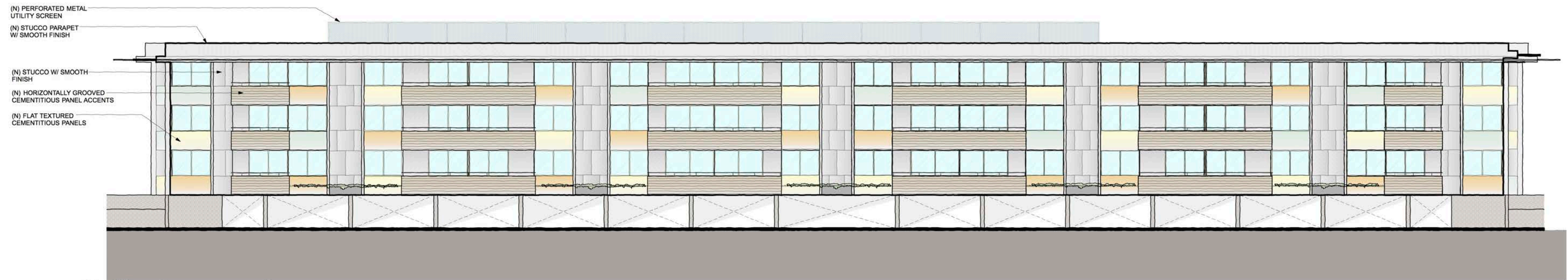
APPLICANT/ LEASEHOLDER:  
 FAR WEST MANAGEMENT CORPORATION

DESIGN CONTROL BOARD PRESENTATION



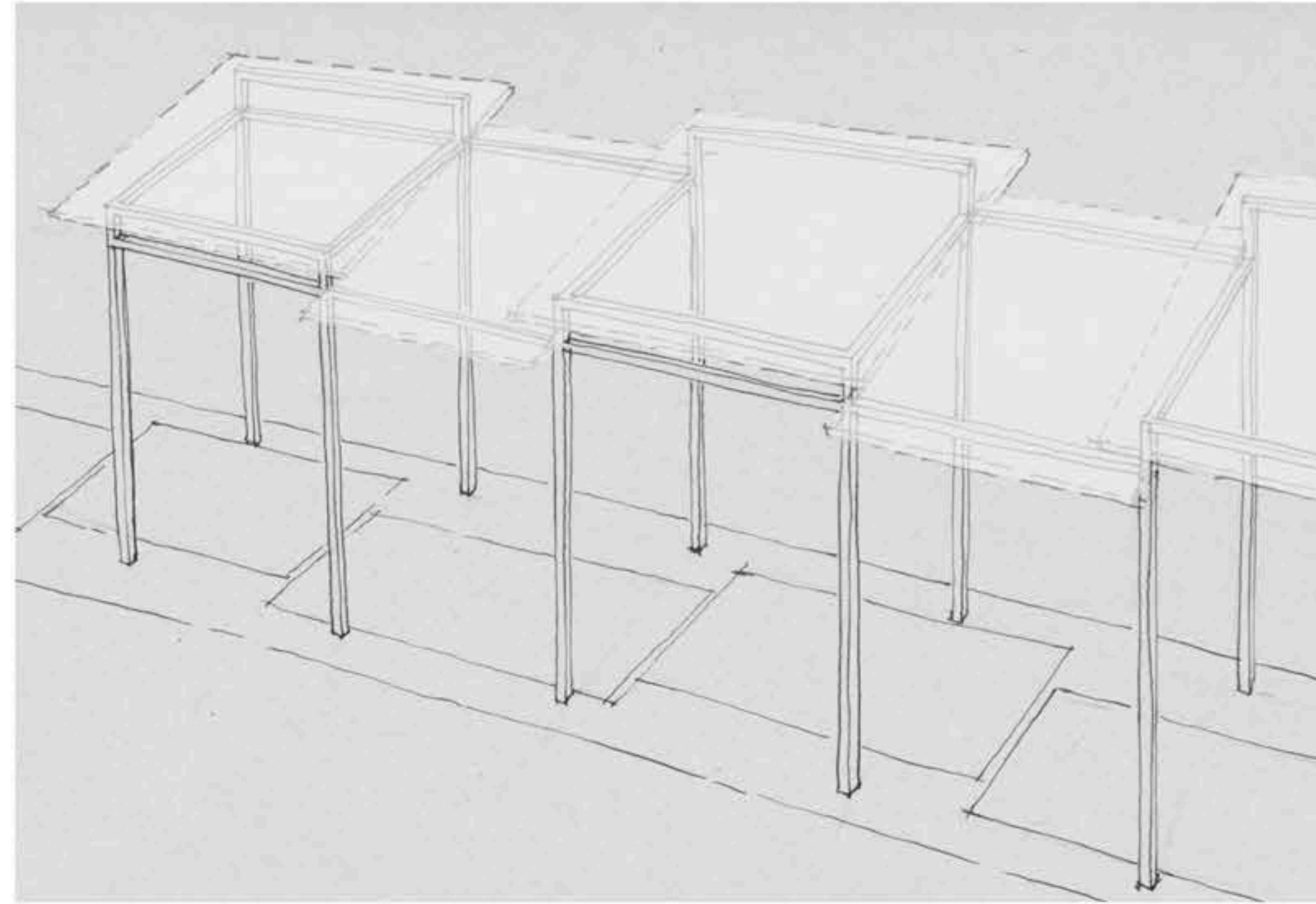
*existing building elevation; typical*

scale: 1/8" = 1'-0"

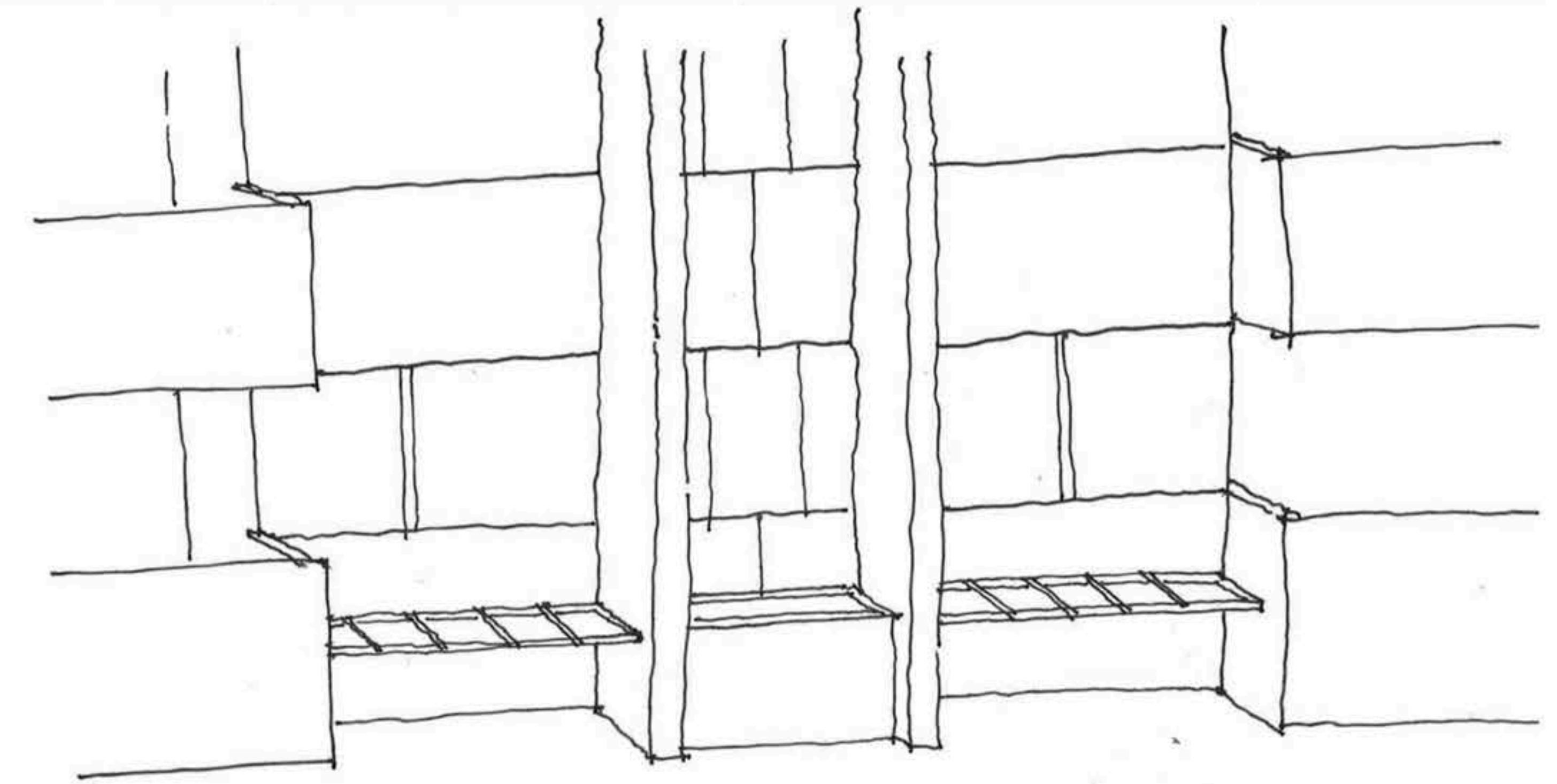


*proposed building elevation; typical*

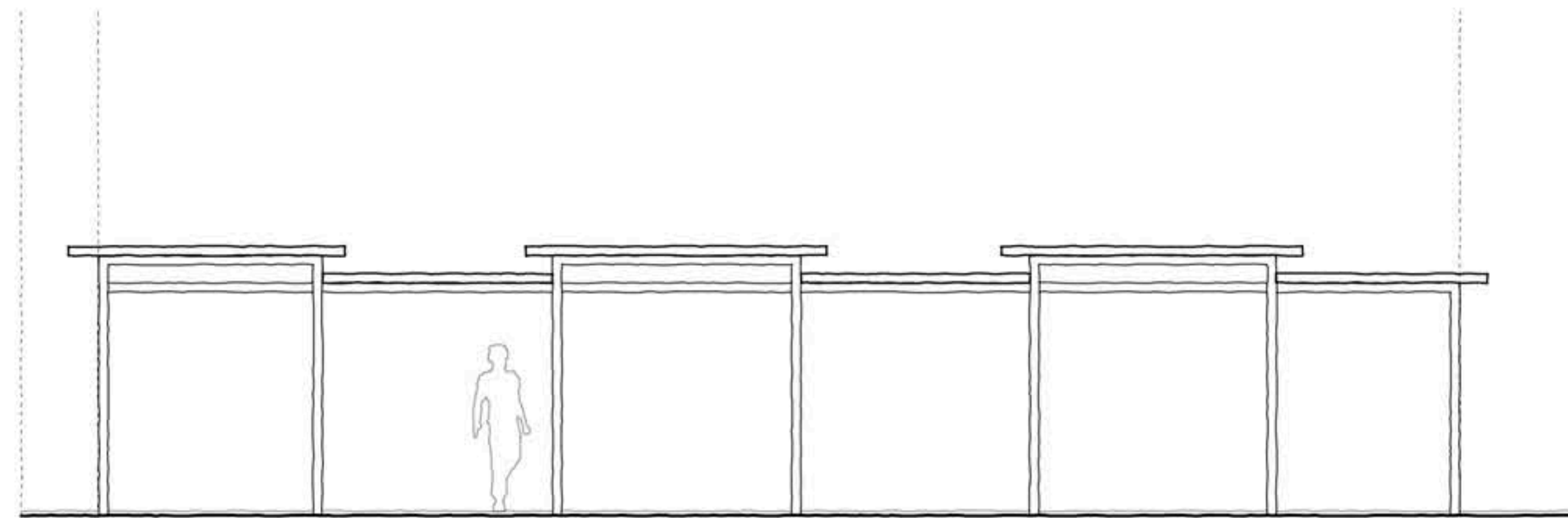
scale: 1/8" = 1'-0"



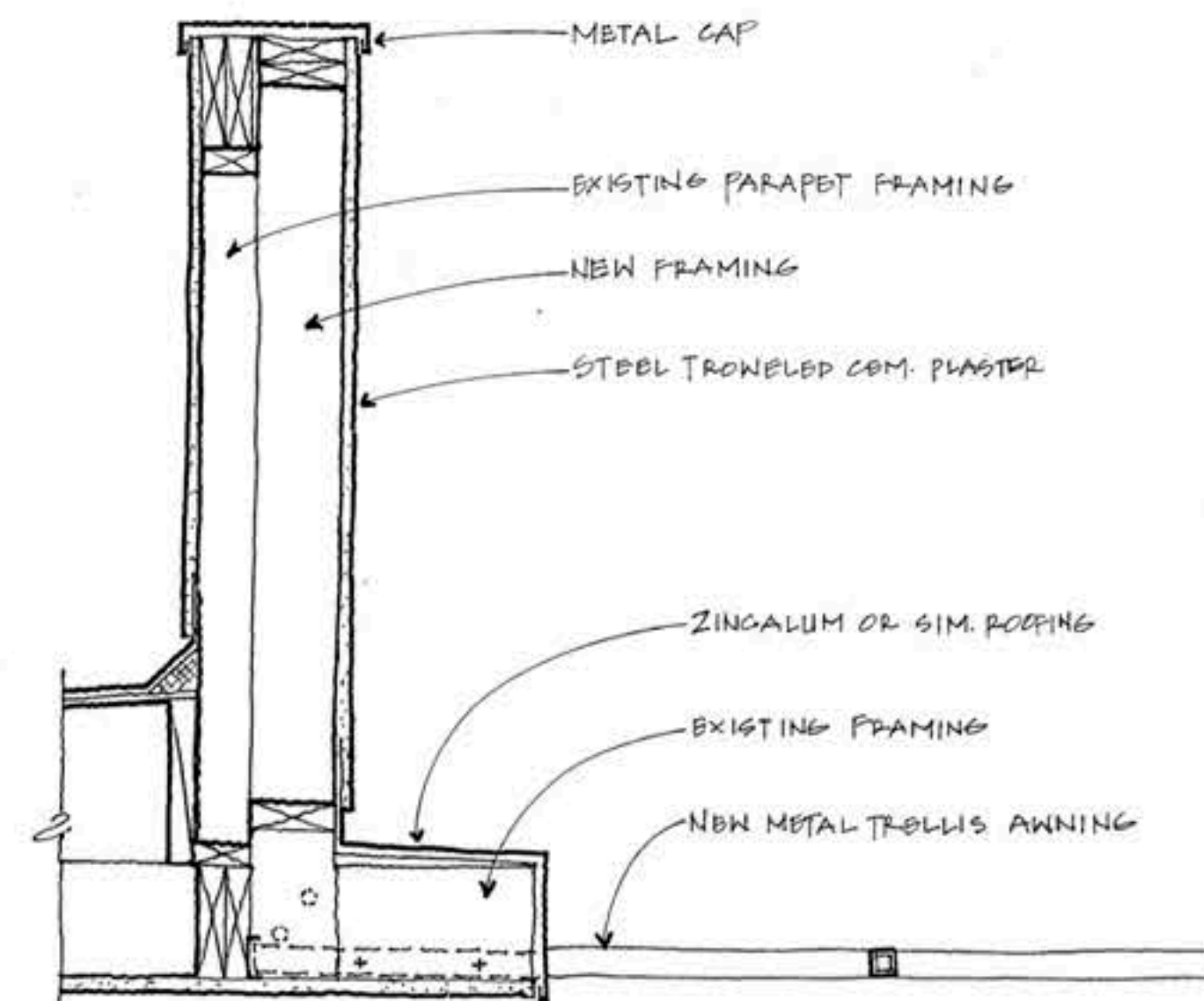
sketch- new pergola over walk



axon sketch- new trellis and planters at building wall



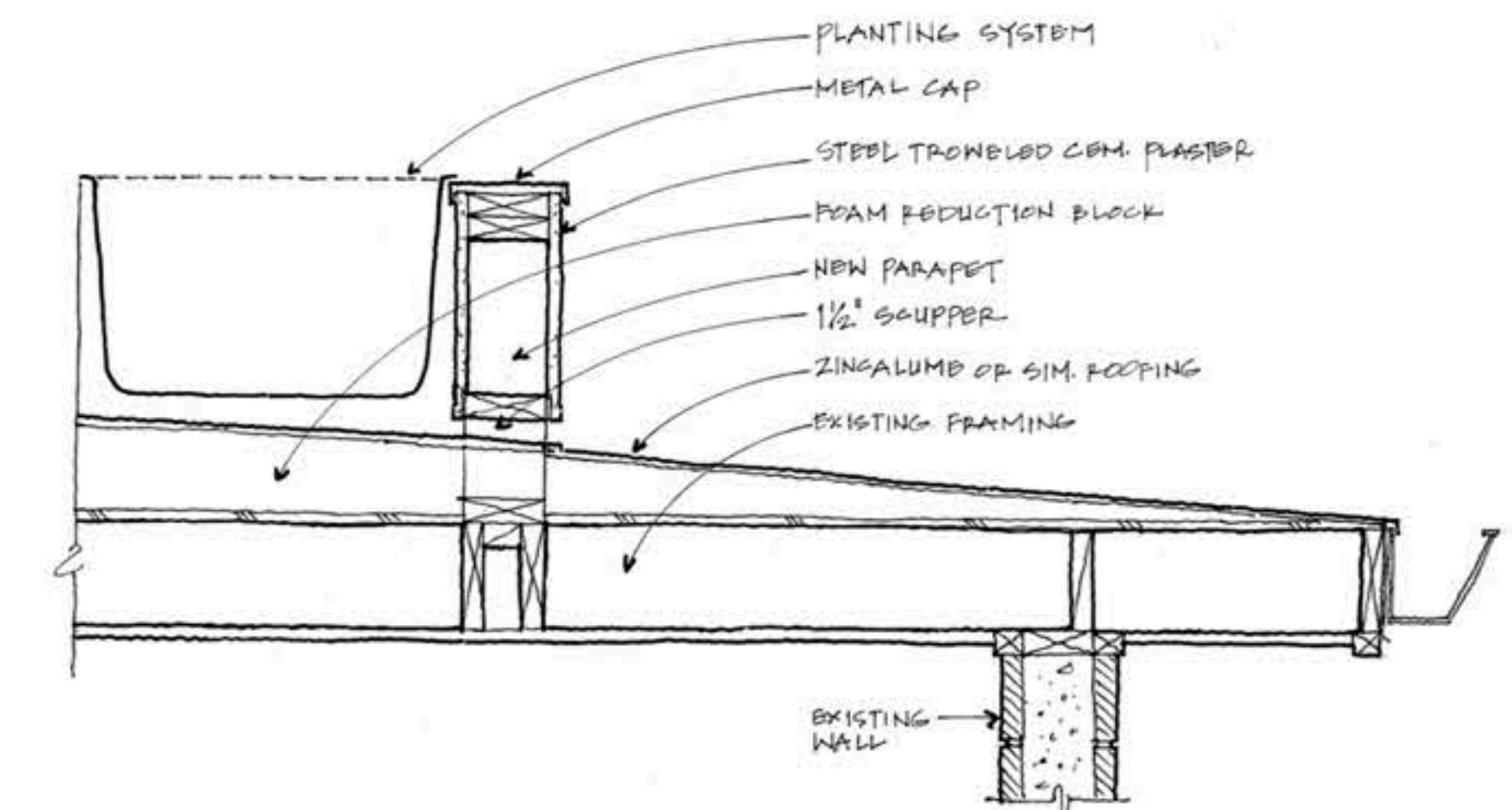
elevation new pergola over walk



DTL-A

NEW AWNING AT ROOF EDGE  
1/8" = 1'-0"

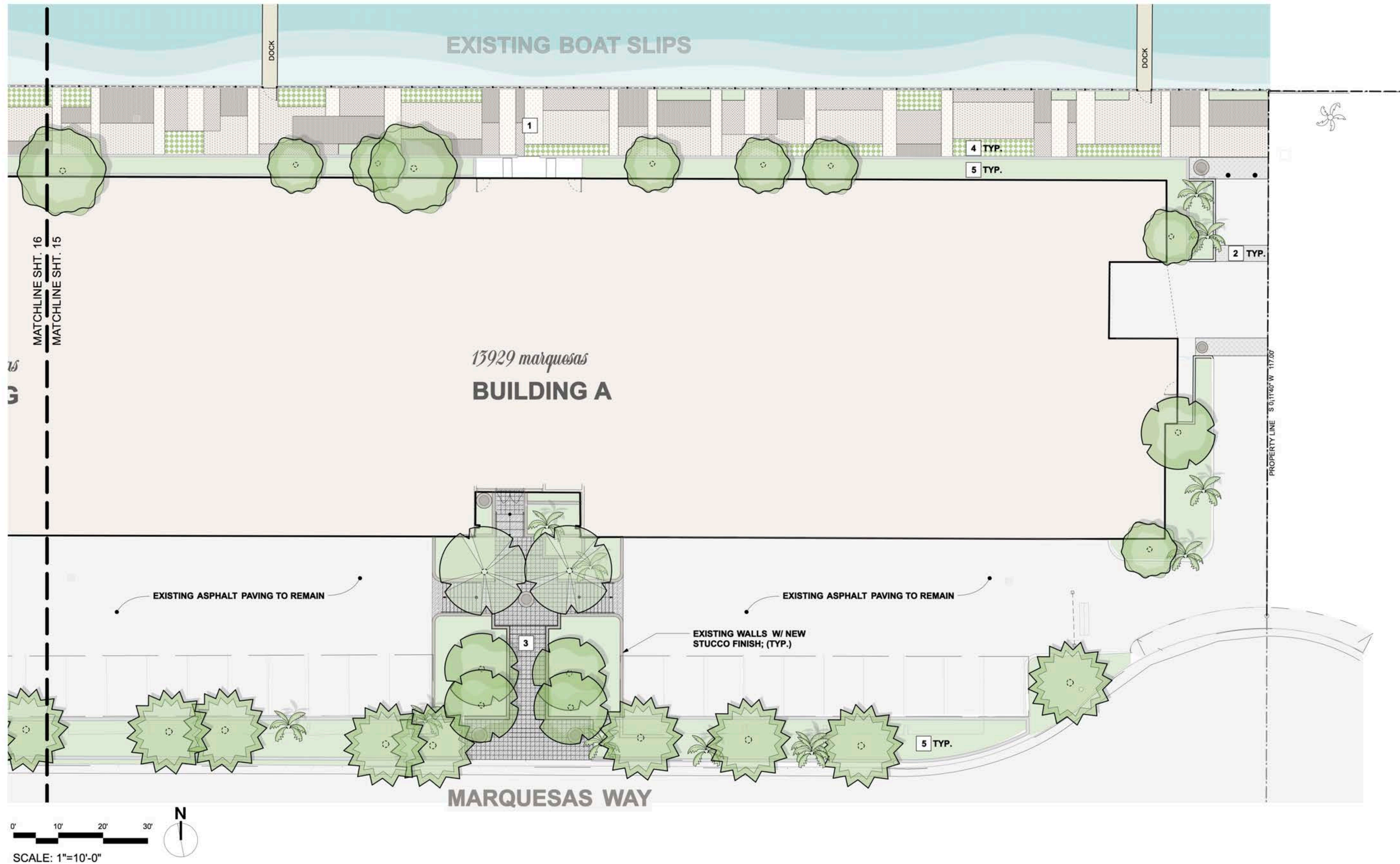
sketch- new awning at roof edge



DTL-C

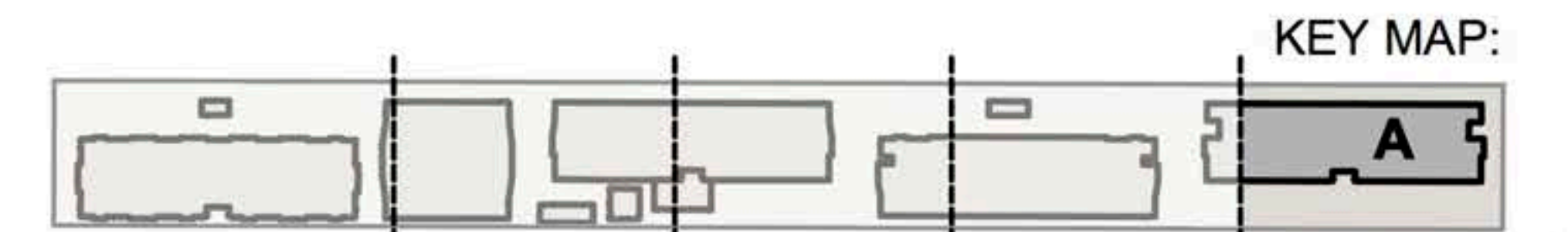
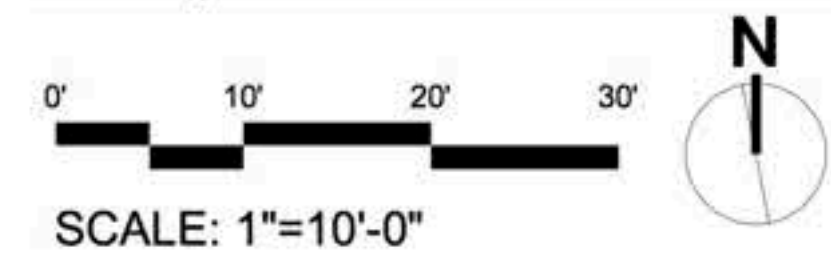
ROOF SECTION AT BLDG B AND D RESTROOM BLDGS.  
1/8" = 1'-0"

sketch detail- roof cross section at restroom buildings  
(b + d restrooms)



**LEGEND**

KEYNOTE	PATTERN	DESCRIPTION
1	[Pattern: 4 colors of concrete pavers]	NEW CONCRETE PAVERS BY WHITACRE-GREER 4 COLORS: 50) IVORY 52) MAJESTIC 53) CIMMEREAN 54) CHOCOLATE
2	[Pattern: 3 finishes of concrete paving]	NEW CONCRETE PAVING OF VARYING FINISHES 3 FINISHES TO BE DETERMINED. COLOR/FINISH 1 COLOR/ FINISH 2 COLOR FINISH 3
3	[Pattern: Arto Brick pavers]	NEW CONCRETE PAVERS BY ARTO BRICK COLOR TO BE DETERMINED
4	[Pattern: Pavers with planting]	NEW PAVERS W/ PLANTING SUCH AS TURFSTONE
5	[Pattern: Planting area]	PLANTING AREA; SEE LANDSCAPE PLANS



HARDSCAPE PLAN - BUILDING A  
15

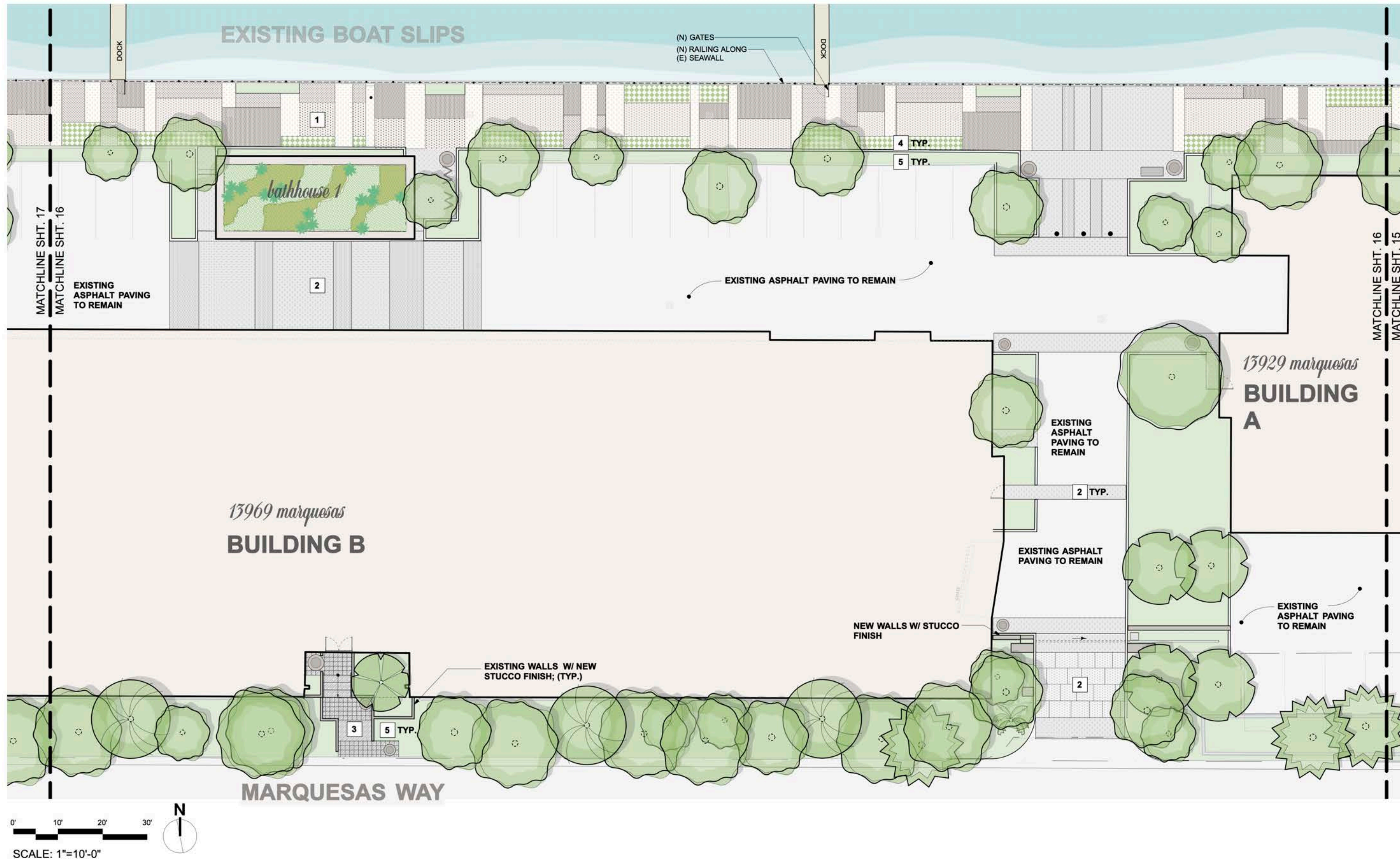
ARCHITECT:  
NADEL ARCHITECTS  
DATE: 07. 24. 2013

LANDSCAPE ARCHITECT:  
TICHENOR & THORP ARCHITECTS

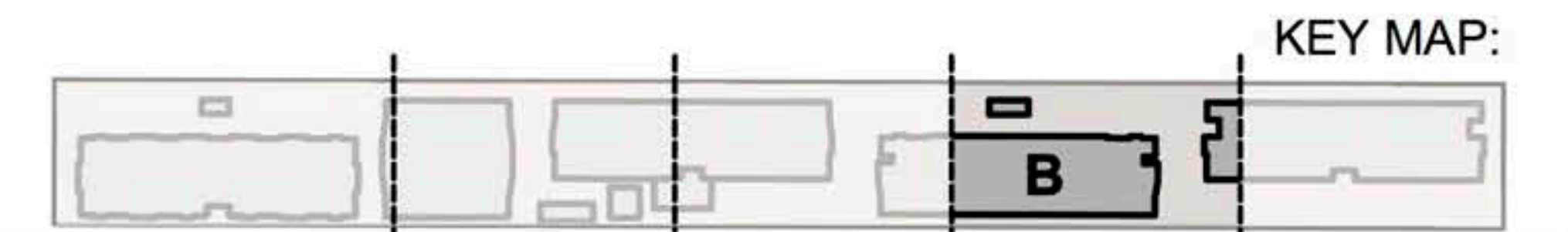
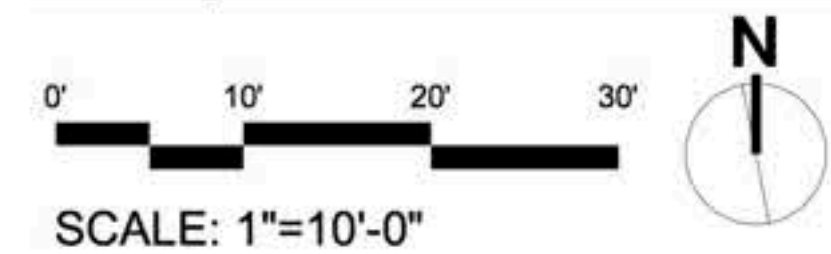
APPLICANT/ LEASEHOLDER:  
FAR WEST MANAGEMENT CORPORATION

DESIGN CONTROL BOARD PRESENTATION

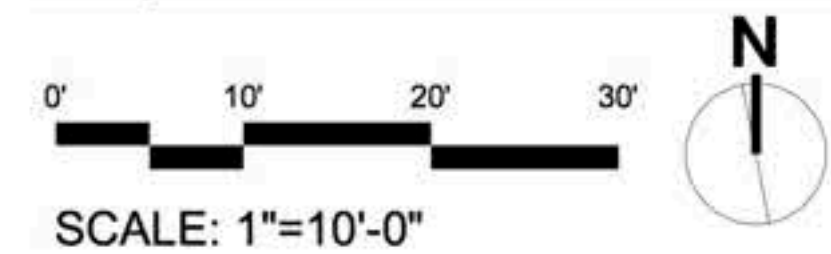
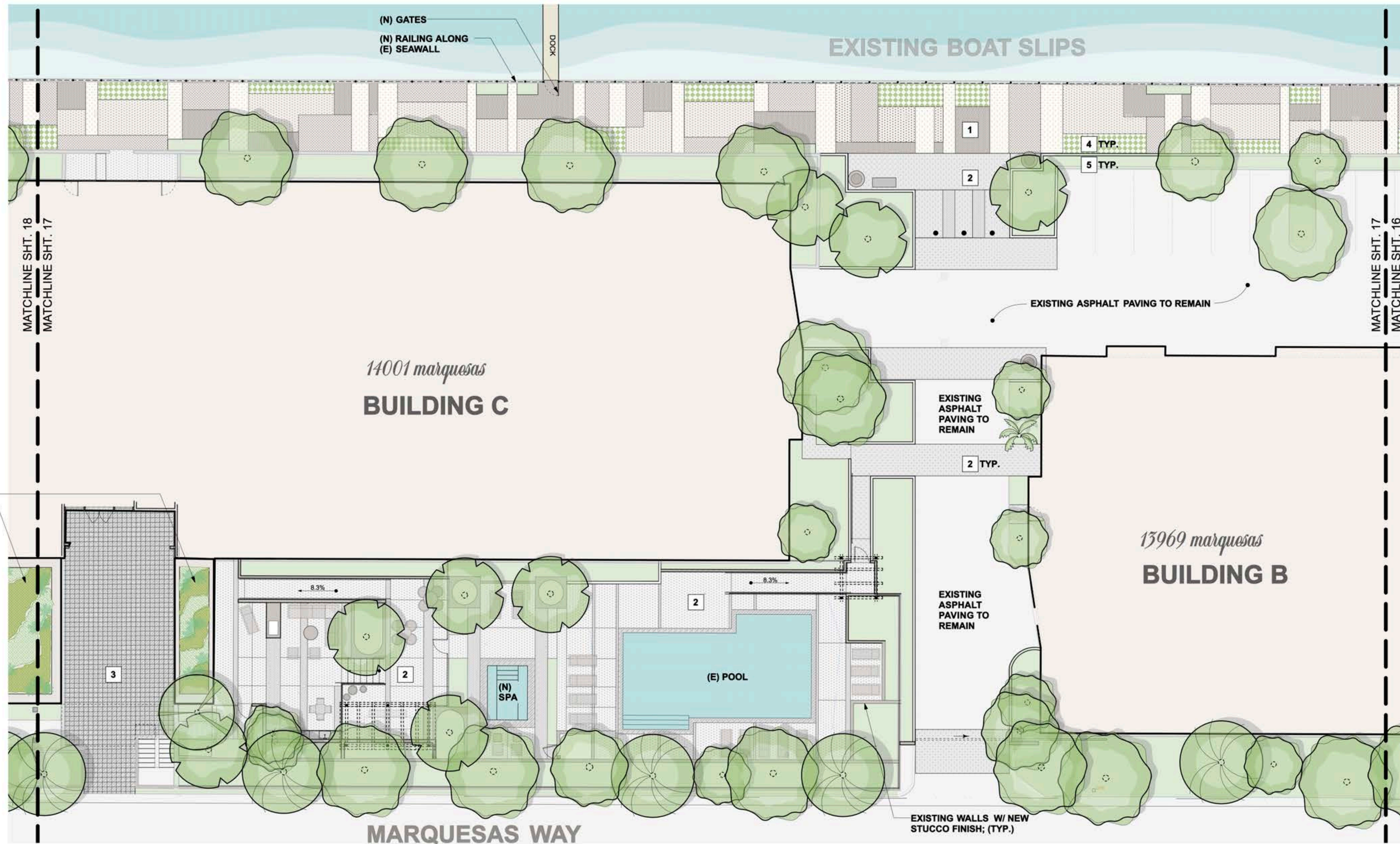
*villa del mar*  
13999 marquesas way, marina del rey, ca 90292



KEYNOTE	PATTERN	DESCRIPTION
1	[Pattern: Dotted grid]	NEW CONCRETE PAVERS BY WHITACRE-GREER 4 COLORS: 50) IVORY 52) MAJESTIC 53) CIMMEREAN 54) CHOCOLATE
2	[Pattern: Horizontal lines]	NEW CONCRETE PAVING OF VARYING FINISHES 3 FINISHES TO BE DETERMINED. COLOR/FINISH 1 COLOR/ FINISH 2 COLOR FINISH 3
3	[Pattern: Grid]	NEW CONCRETE PAVERS BY ARTO BRICK COLOR TO BE DETERMINED
4	[Pattern: Green grid]	NEW PAVERS W/ PLANTING SUCH AS TURFSTONE
5	[Pattern: Solid green]	PLANTING AREA; SEE LANDSCAPE PLANS

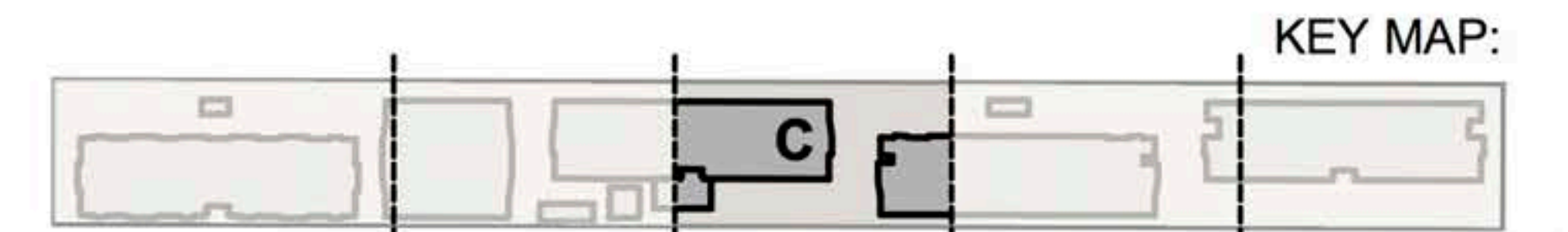


HARDSCAPE PLAN - BUILDING B  
16



**LEGEND**

KEYNOTE	PATTERN	DESCRIPTION
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2	[Pattern: Horizontal lines]	NEW CONCRETE PAVING OF VARYING FINISHES 3 FINISHES TO BE DETERMINED. COLOR/FINISH 1 COLOR/ FINISH 2 COLOR FINISH 3
3	[Pattern: Grid]	NEW CONCRETE PAVERS BY ARTO BRICK COLOR TO BE DETERMINED
4	[Pattern: Green grid]	NEW PAVERS W/ PLANTING SUCH AS TURFSTONE
5	[Pattern: Solid green]	PLANTING AREA; SEE LANDSCAPE PLANS



HARDSCAPE PLAN - BUILDING B & C  
17

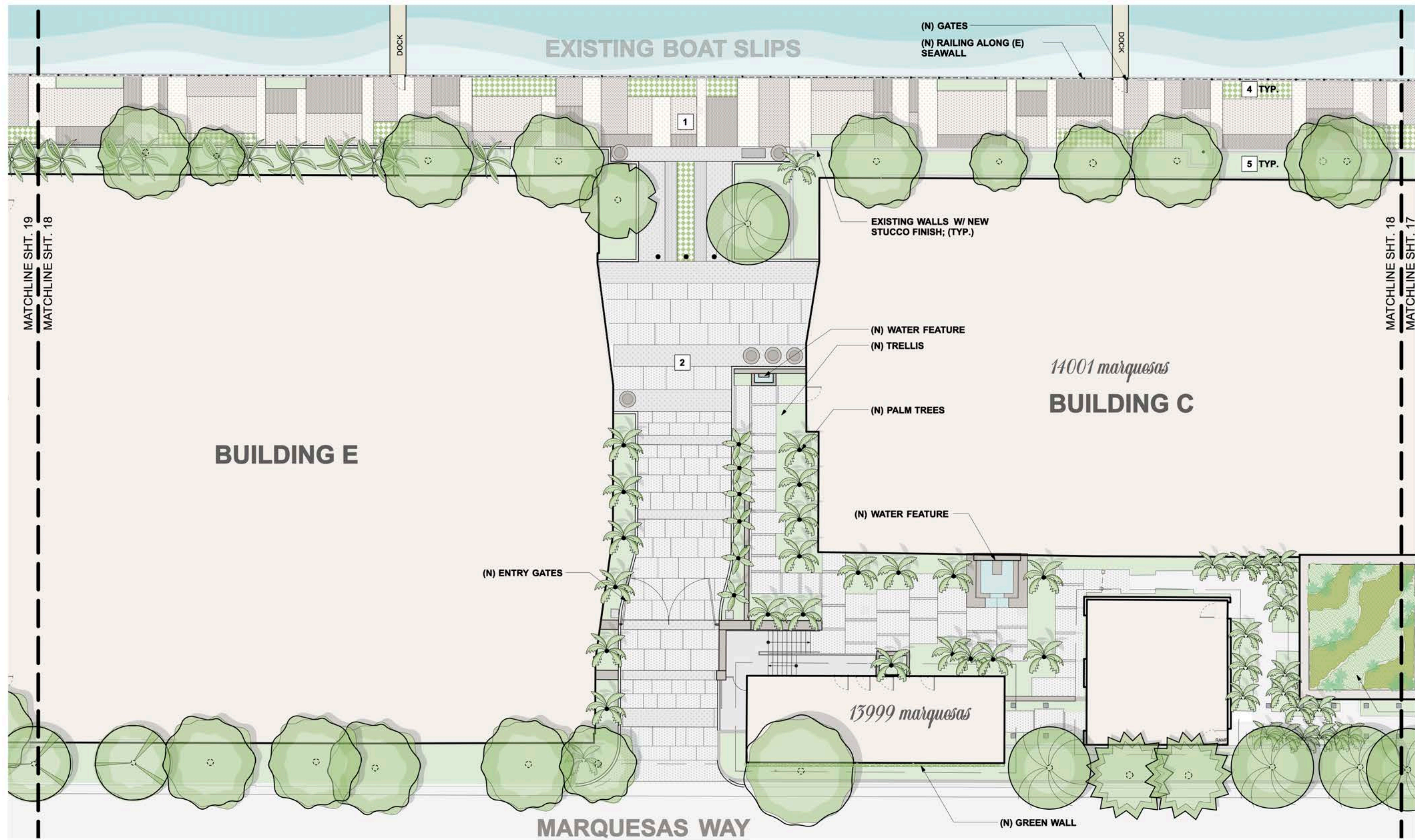
ARCHITECT:  
NADEL ARCHITECTS  
DATE: 07. 24. 2013

LANDSCAPE ARCHITECT:  
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:  
FAR WEST MANAGEMENT CORPORATION

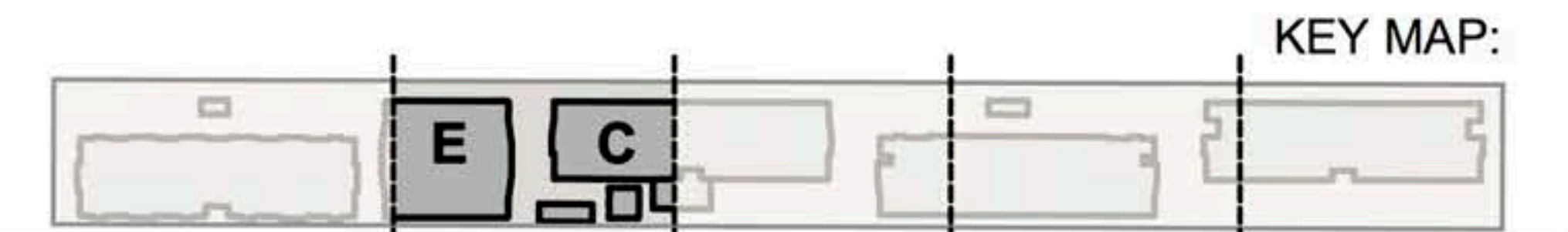
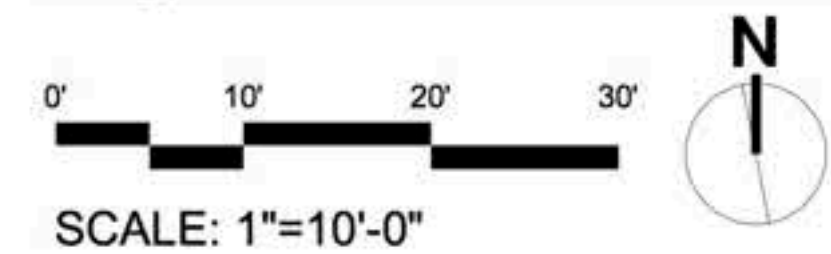
DESIGN CONTROL BOARD PRESENTATION

*villa del mar*  
13999 *marquesas way*, marina del rey, ca 90292



**LEGEND**

KEYNOTE	PATTERN	DESCRIPTION
1	[Pattern: Dotted grid]	NEW CONCRETE PAVERS BY WHITACRE-GREER 4 COLORS: 50) IVORY 52) MAJESTIC 53) CIMMEREAN 54) CHOCOLATE
2	[Pattern: Horizontal lines]	NEW CONCRETE PAVING OF VARYING FINISHES 3 FINISHES TO BE DETERMINED. COLOR/FINISH 1 COLOR/ FINISH 2 COLOR FINISH 3
3	[Pattern: Grid]	NEW CONCRETE PAVERS BY ARTO BRICK COLOR TO BE DETERMINED
4	[Pattern: Green grid]	NEW PAVERS W/ PLANTING SUCH AS TURFSTONE
5	[Pattern: Solid green]	PLANTING AREA; SEE LANDSCAPE PLANS



HARDSCAPE PLAN - BUILDINGS C & E  
18

ARCHITECT:  
NADEL ARCHITECTS  
DATE: 07. 24. 2013

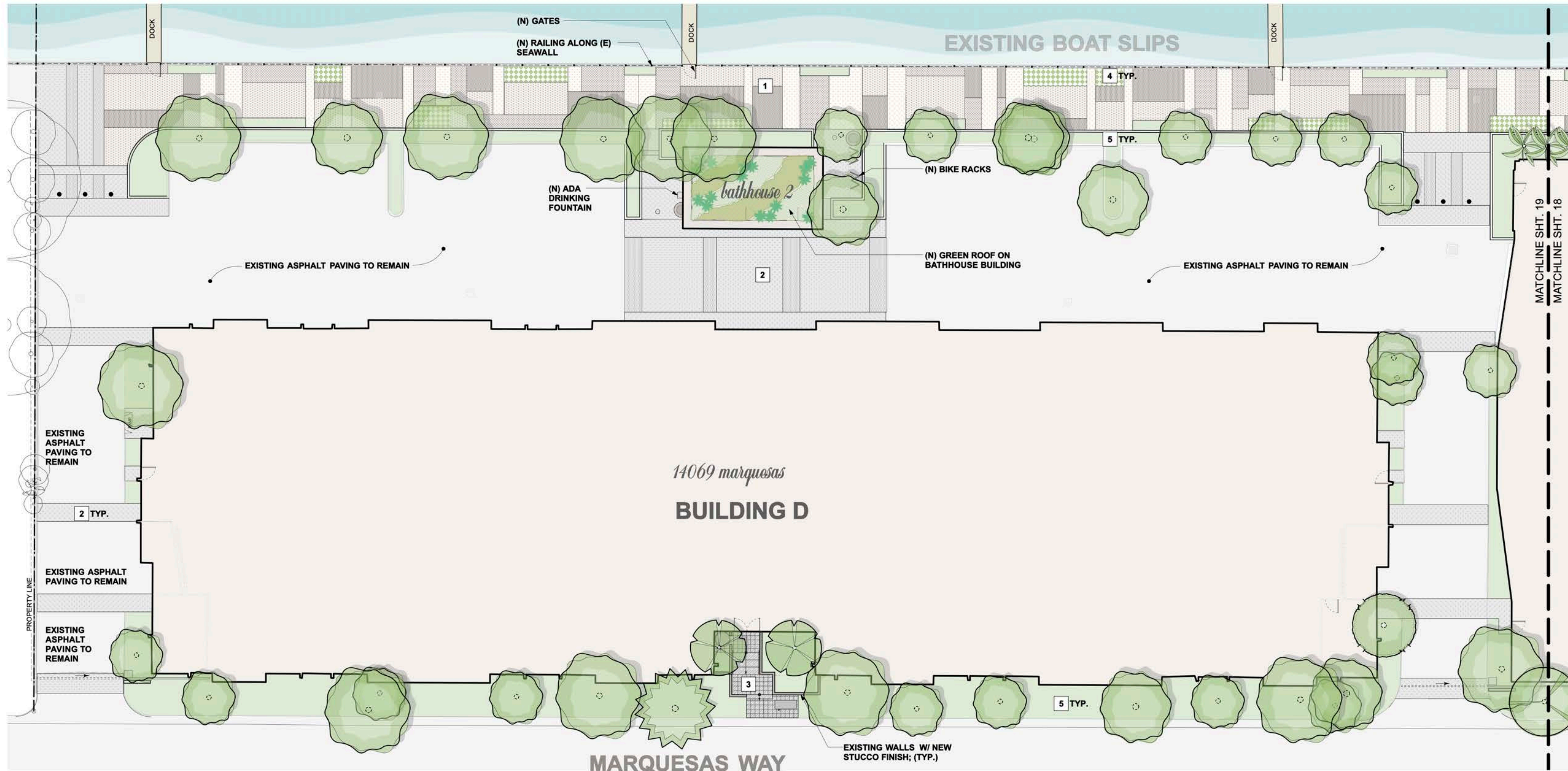
LANDSCAPE ARCHITECT:  
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:  
FAR WEST MANAGEMENT CORPORATION

DESIGN CONTROL BOARD PRESENTATION

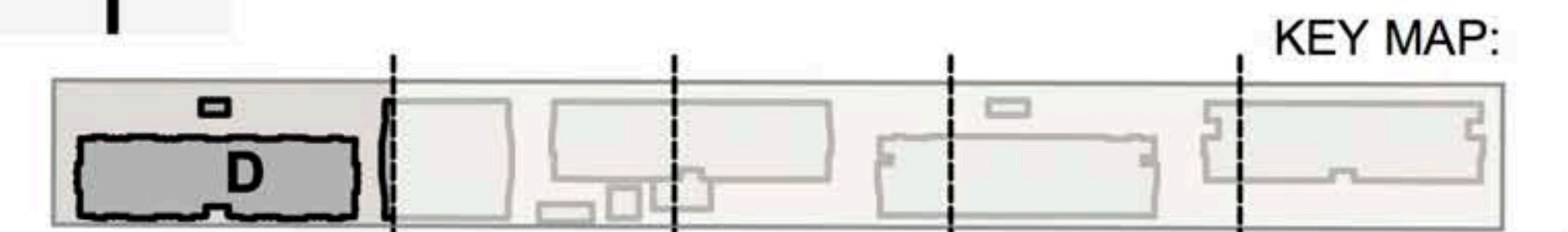
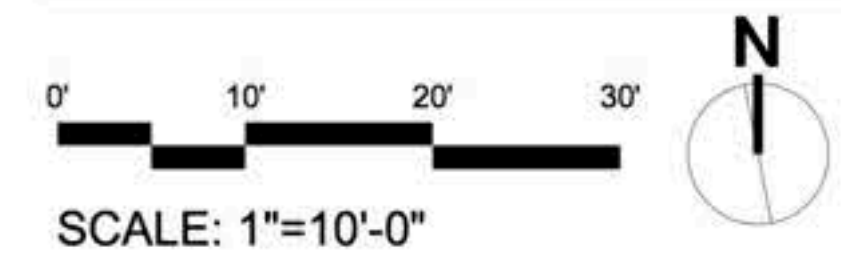
*villa del mar*  
13999 marquesas way, marina del rey, ca 90292





### LEGEND

KEYNOTE	PATTERN	DESCRIPTION
1	[Pattern: Dotted grid]	NEW CONCRETE PAVERS BY WHITACRE-GREER 4 COLORS: 50) IVORY 52) MAJESTIC 53) CIMMEREAN 54) CHOCOLATE
2	[Pattern: Horizontal lines]	NEW CONCRETE PAVING OF VARYING FINISHES 3 FINISHES TO BE DETERMINED. COLOR/FINISH 1 COLOR/ FINISH 2 COLOR FINISH 3
3	[Pattern: Grid]	NEW CONCRETE PAVERS BY ARTO BRICK COLOR TO BE DETERMINED
4	[Pattern: Green grid]	NEW PAVERS W/ PLANTING SUCH AS TURFSTONE
5	[Pattern: Solid green]	PLANTING AREA; SEE LANDSCAPE PLANS



HARDSCAPE PLAN - BUILDING E & D  
19

ARCHITECT:  
NADEL ARCHITECTS  
DATE: 07. 24. 2013

LANDSCAPE ARCHITECT:  
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:  
FAR WEST MANAGEMENT CORPORATION

DESIGN CONTROL BOARD PRESENTATION

*villa del mar*  
13999 marquesas way, marina del rey, ca 90292



WWW.BLOCKSANDROCKS.COM  
PAVERS WITH PLANTING SUCH AS TURFSTONE

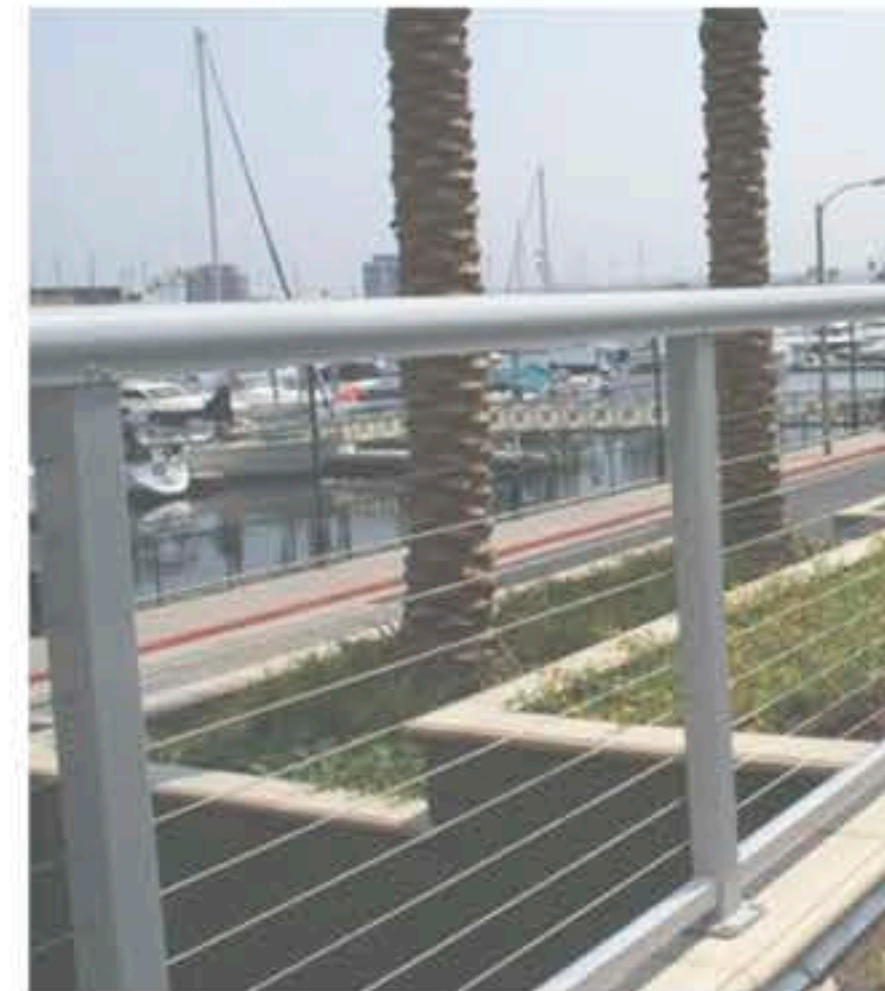


WWW.WEPAVER.COM  
WHITACRE-GREER PERMEABLE CONCRETE PAVERS  
COLORS: 50 IVORY, 52 MAJESTIC, 53 CIMMERIAN, AND 54 CHOCOLATE



LARGE GARDEN POTS  
1960'S STYLE, MODEL/ COLOR/FINISH T.B.D.

*hardscape materials*



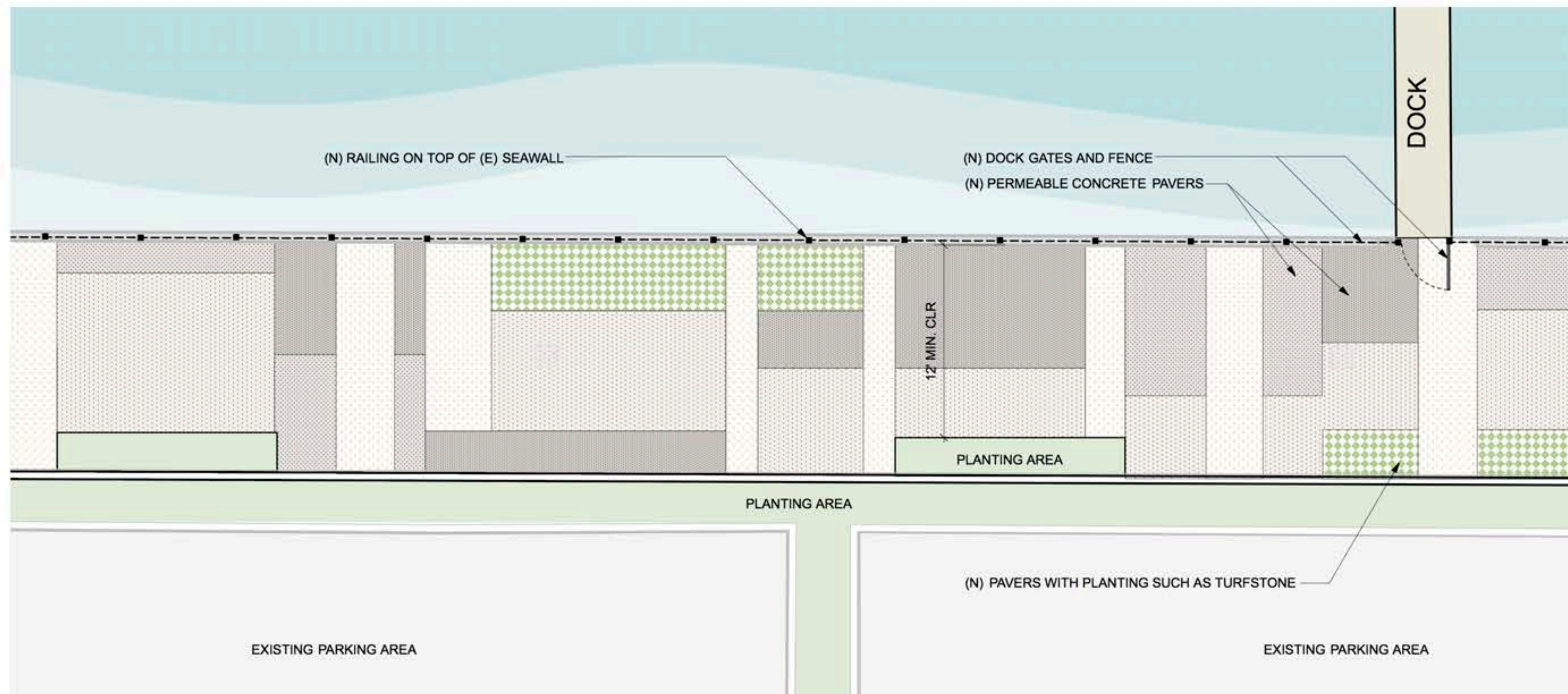
CABLE FENCE/ RAILING



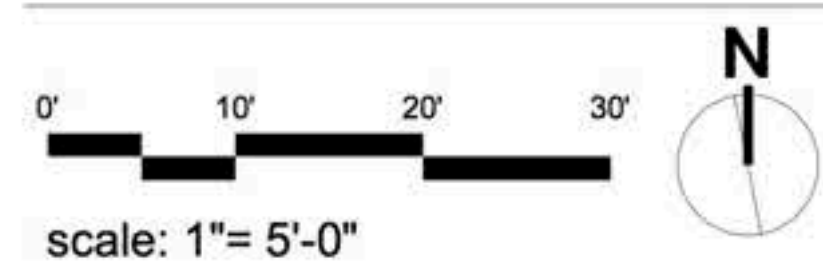
WWW.BICYCLE.COLUMBIA-CASCADE.COM  
BIKE RACKS



*site amenities*



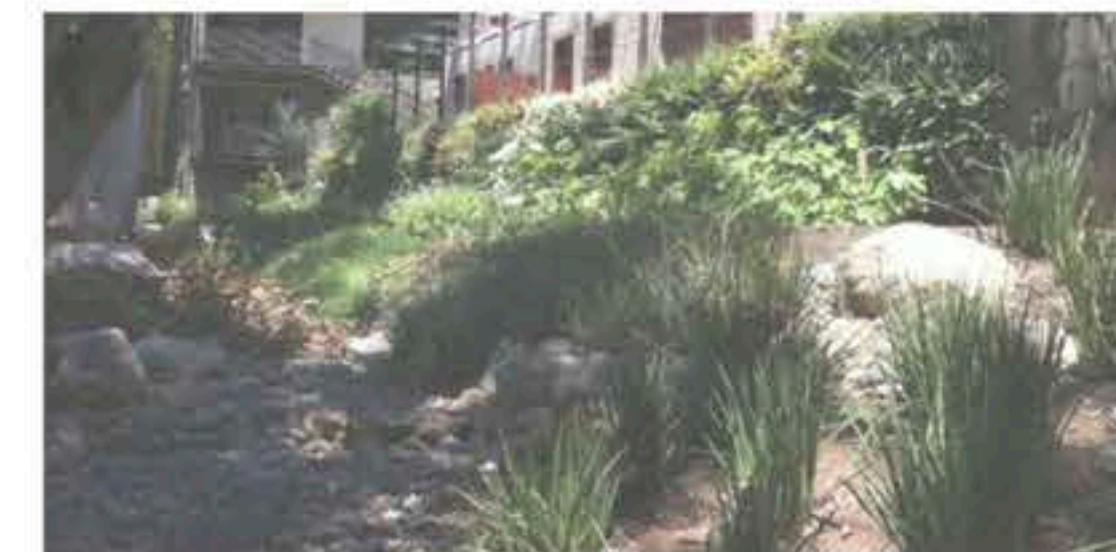
*enlarged plan- promenade*



WWW.HAWSCO.COM  
DRINKING FOUNTAIN  
HAW'S 1011 HI-LO BARRIER-FREE  
STAINLESS STEEL



WWW.ALLSCAPE.COM  
LIGHT FIXTURE



VERTICAL GARDENS  
WITH PRODUCTS SUCH AS ROOT POUCH

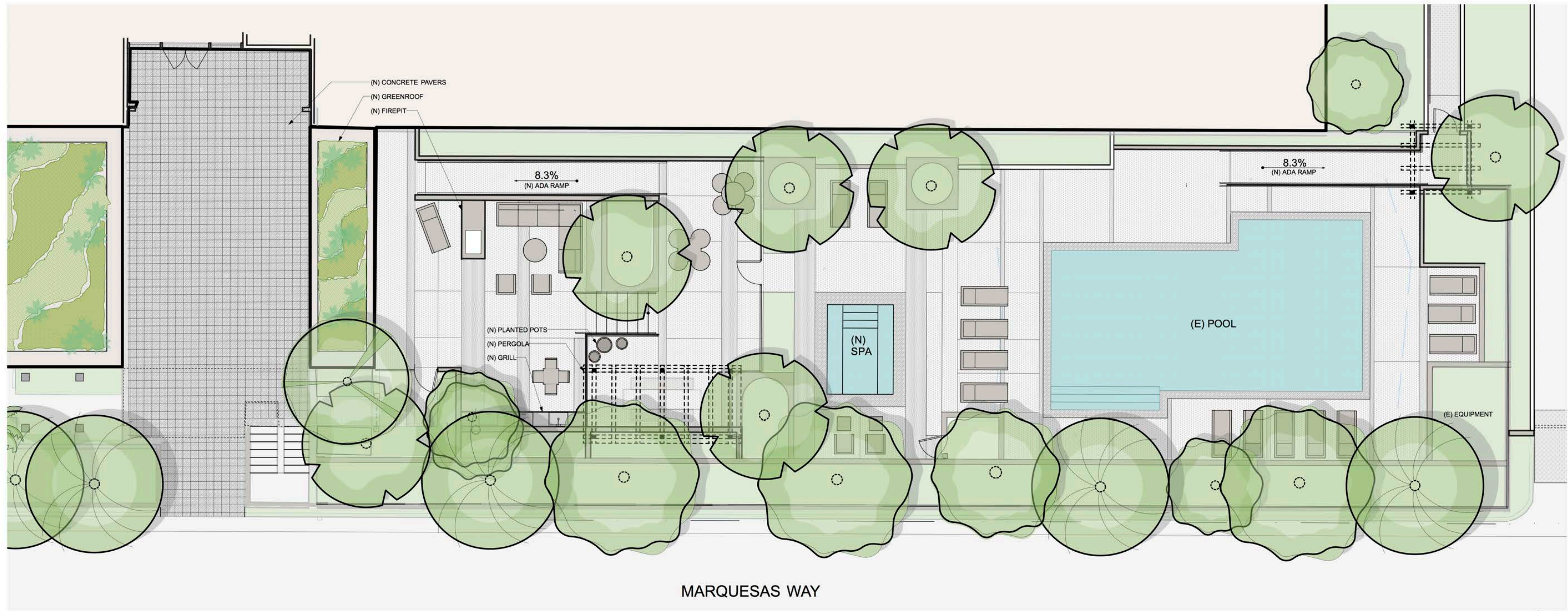


WWW.GREENSCREEN.COM  
VERTICAL GARDENS  
WITH PRODUCTS SUCH AS GREENSCREEN

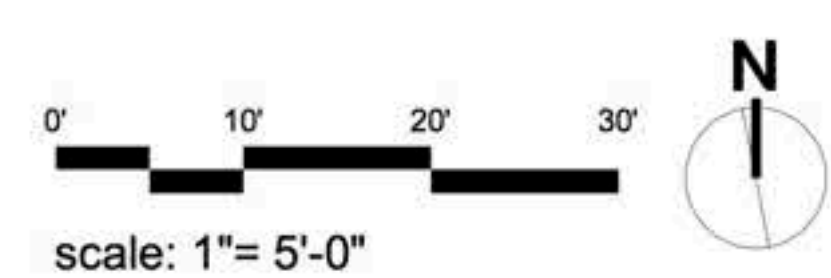


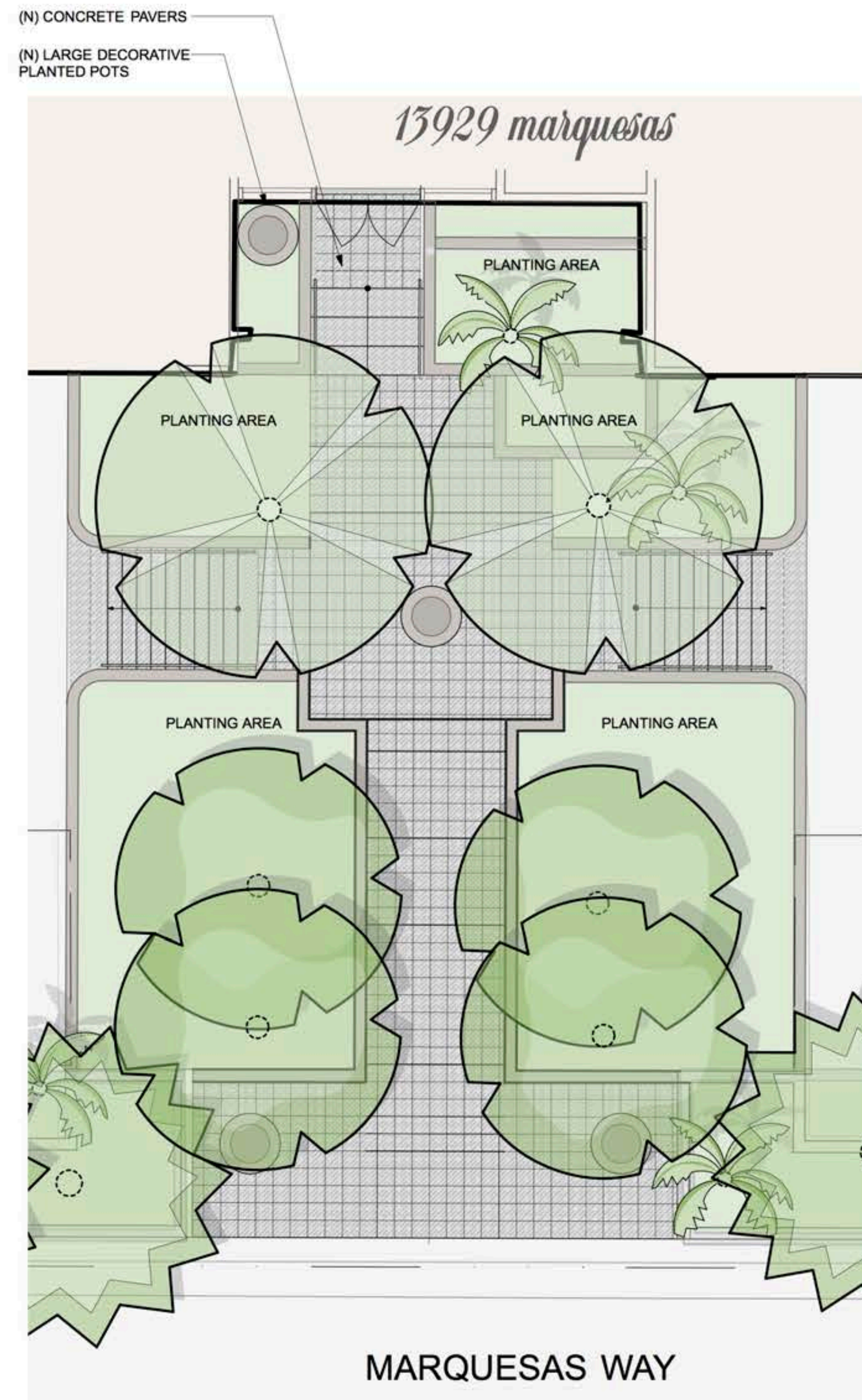
WWW.LIVEROOF.COM  
GREEN ROOF PLANTED MODULAR SYSTEMS  
SUCH AS LIVEROOF

*planting amenities*

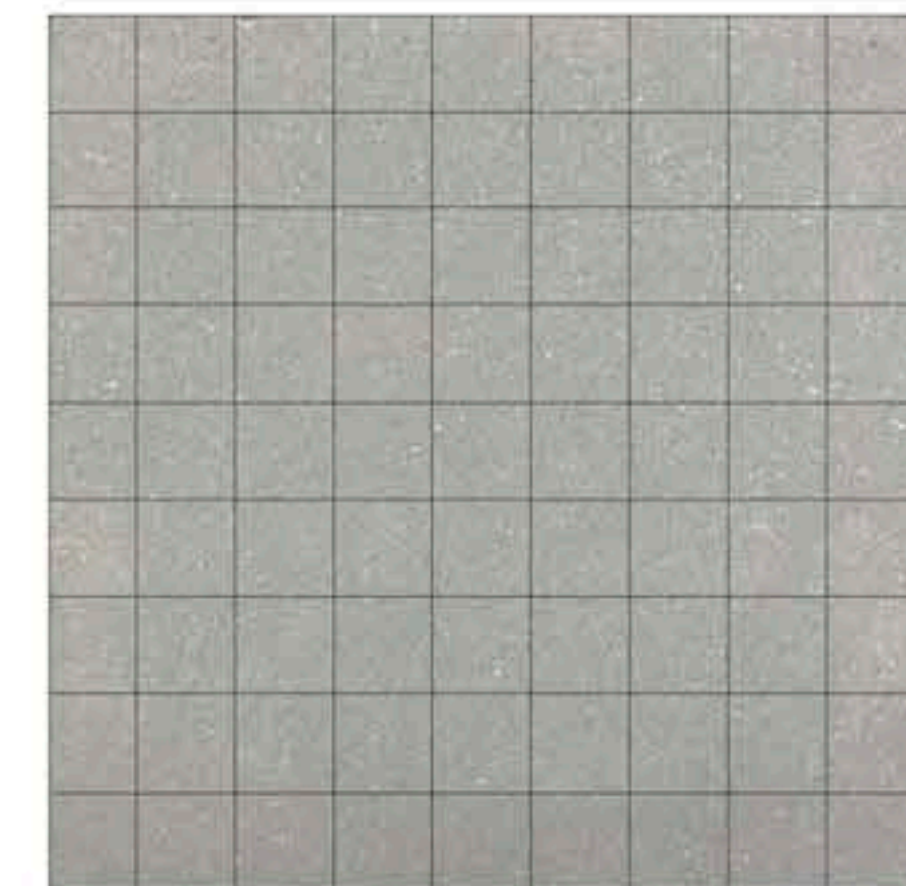
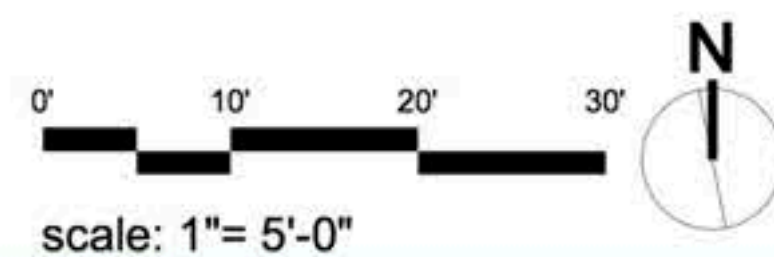


*site improvements- pool plan*





*enlarged plan- improved building entry*



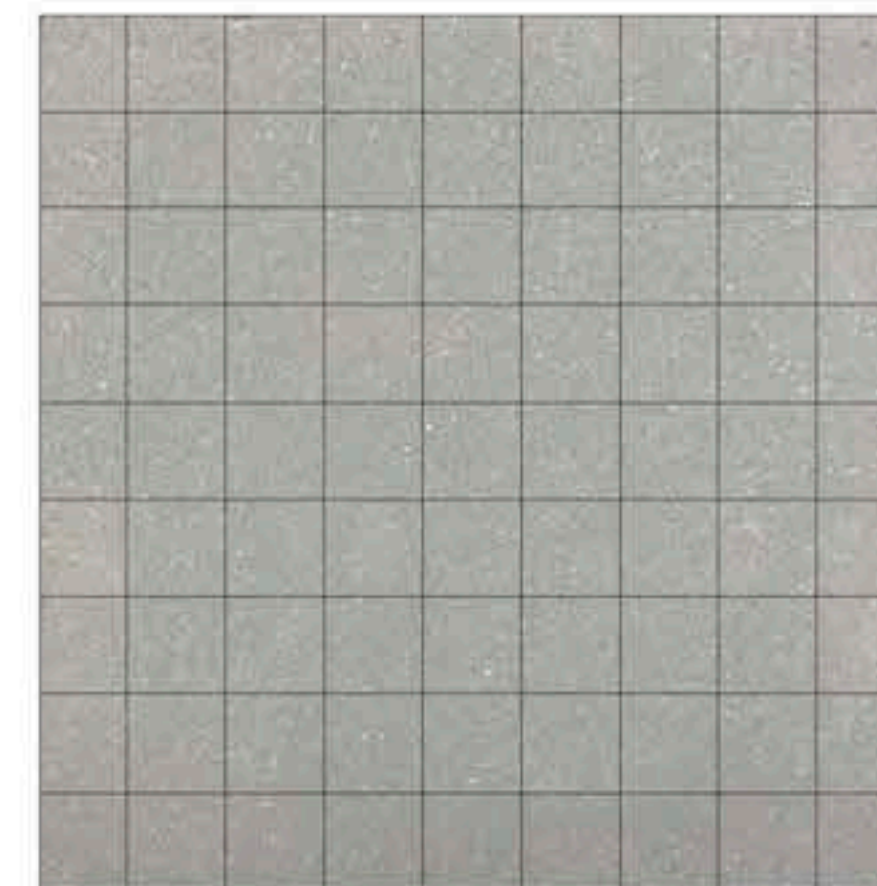
CHARCOAL GRAY  
WWW.ARTOBRIK.COM  
ARTO BRICK PRECAST CONCRETE PAVERS  
COLORS: CHARCOAL GRAY WITH ACID WASH FINISH

*improved building entries-  
hardscape materials*



LARGE GARDEN POTS  
1960'S STYLE; MODEL/ COLOR/FINISH T.B.D.

*improved building entries- site  
amenities and features*



CHARCOAL GRAY  
WWW.ARTOBRIK.COM  
ARTO BRICK PRECAST CONCRETE PAVERS  
COLORS: CHARCOAL GRAY WITH ACID WASH FINISH



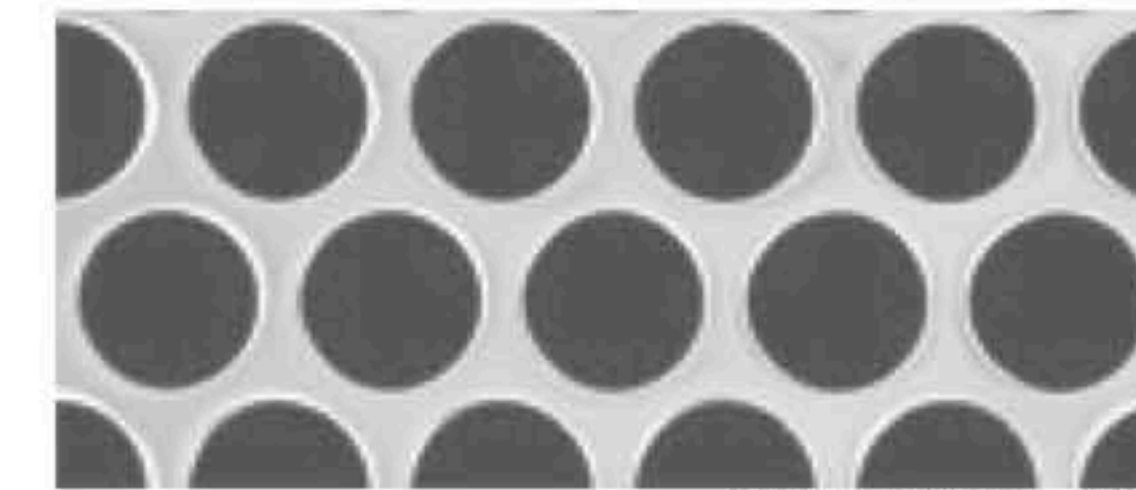
COLORS/ FINISHES T.B.D.  
WWW.ARTOBRIK.COM  
CONCRETE WITH CONTRASTING  
FINISHES COLORS AND TEXTURES

*pool area- hardscape materials*

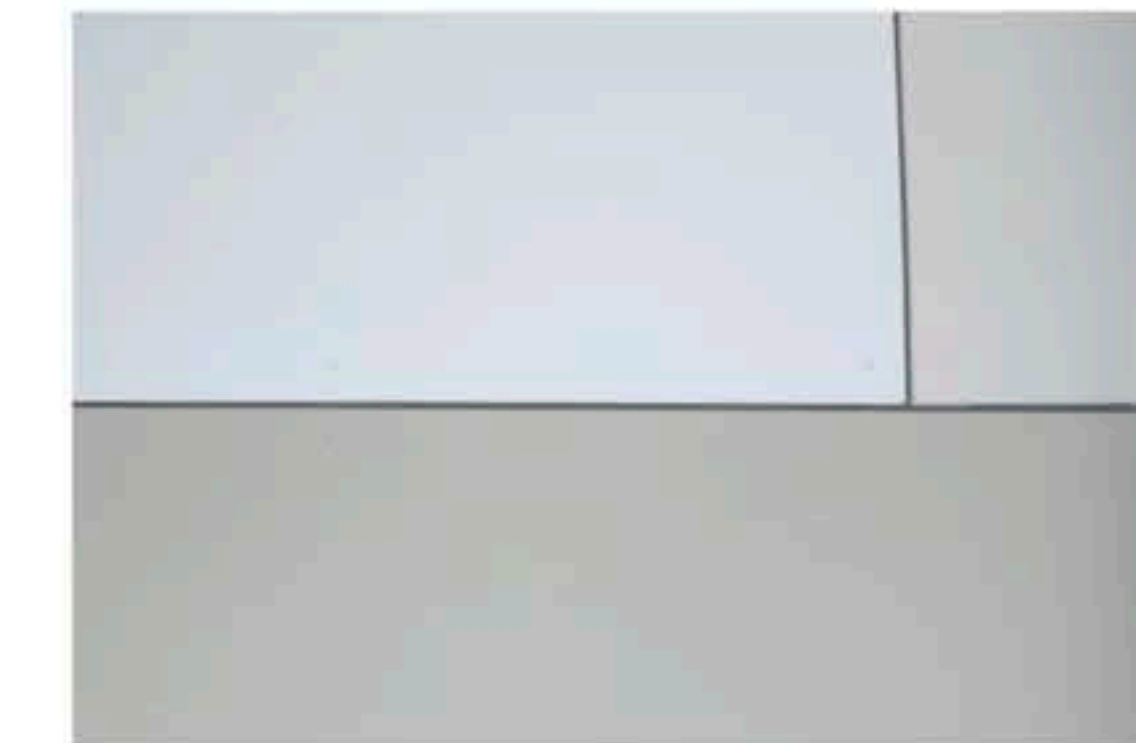


www.landscapelforms.com  
BENCHES  
WOOD OR CONCRETE

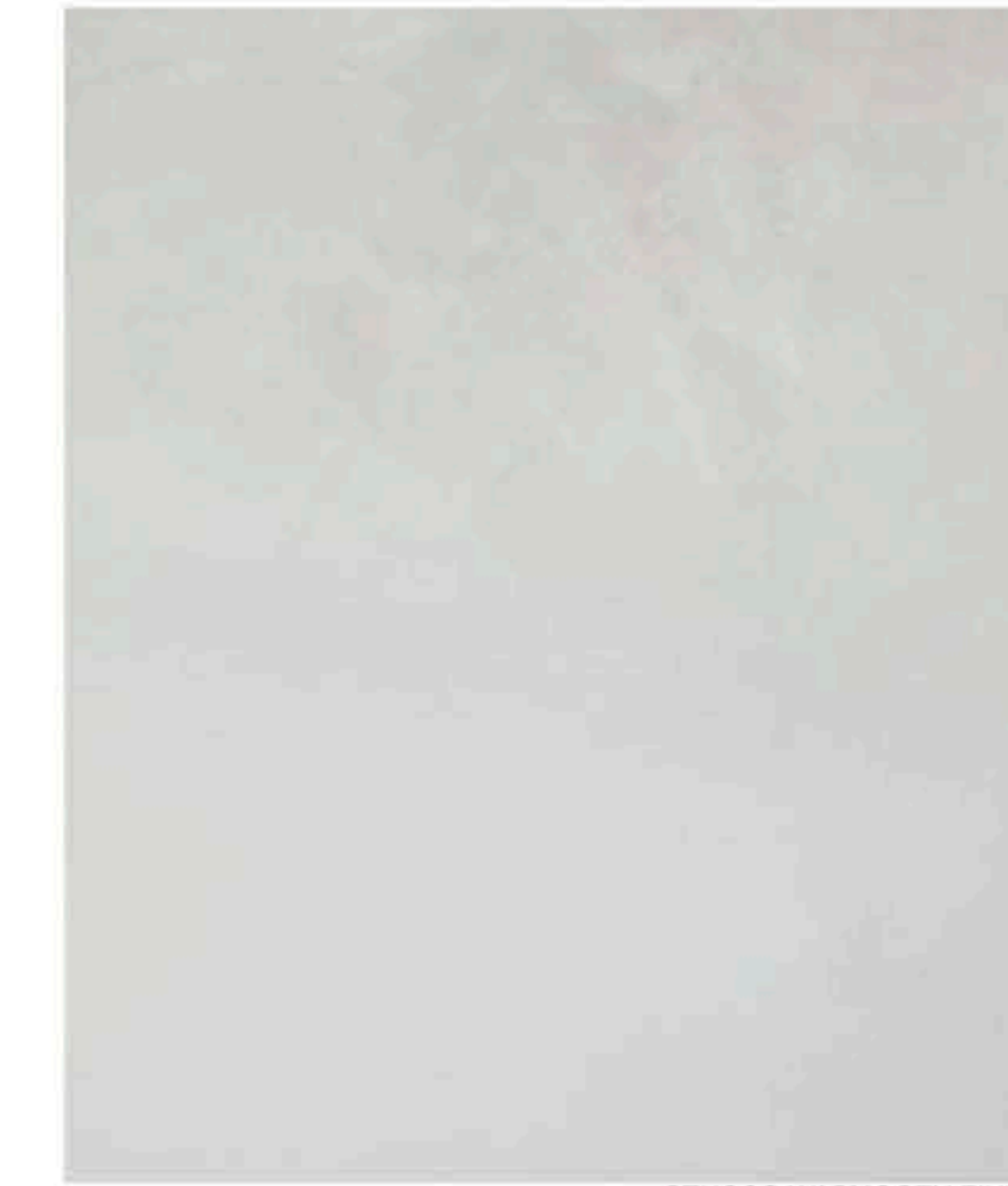
*site furniture*



PERFORATED METAL PANEL

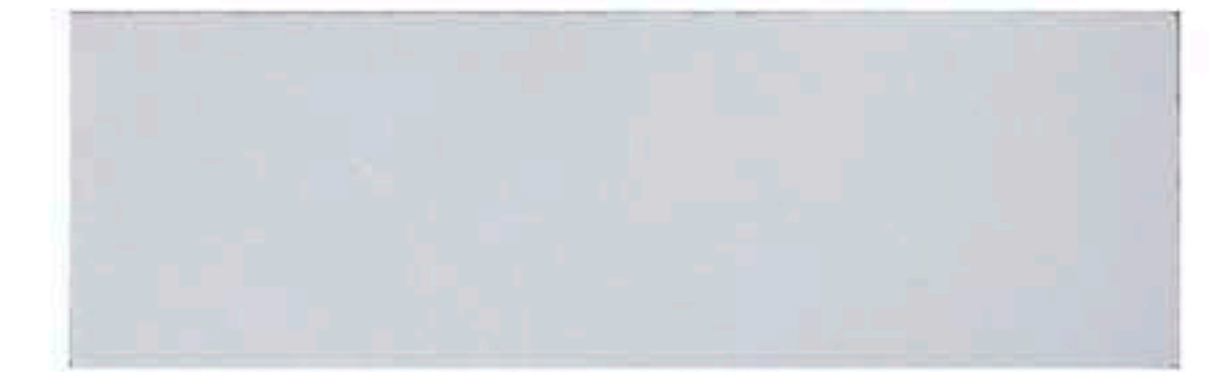


FLAT TEXTURED CEMENTITIOUS PANELS- VARIOUS COLORS T.B.D.



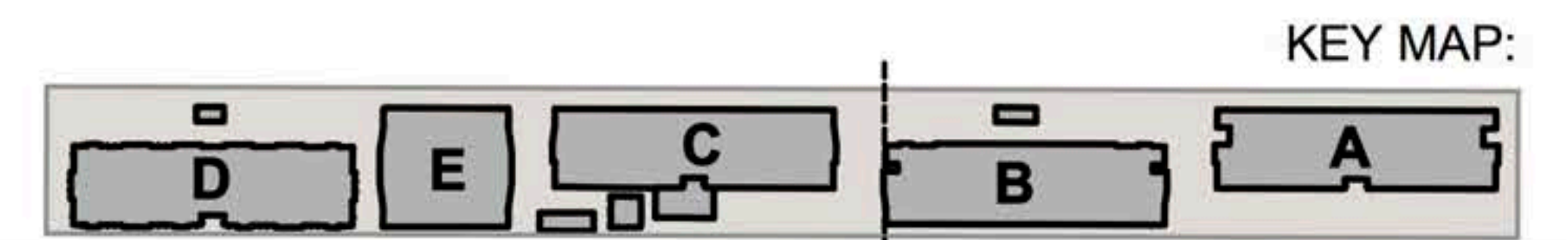
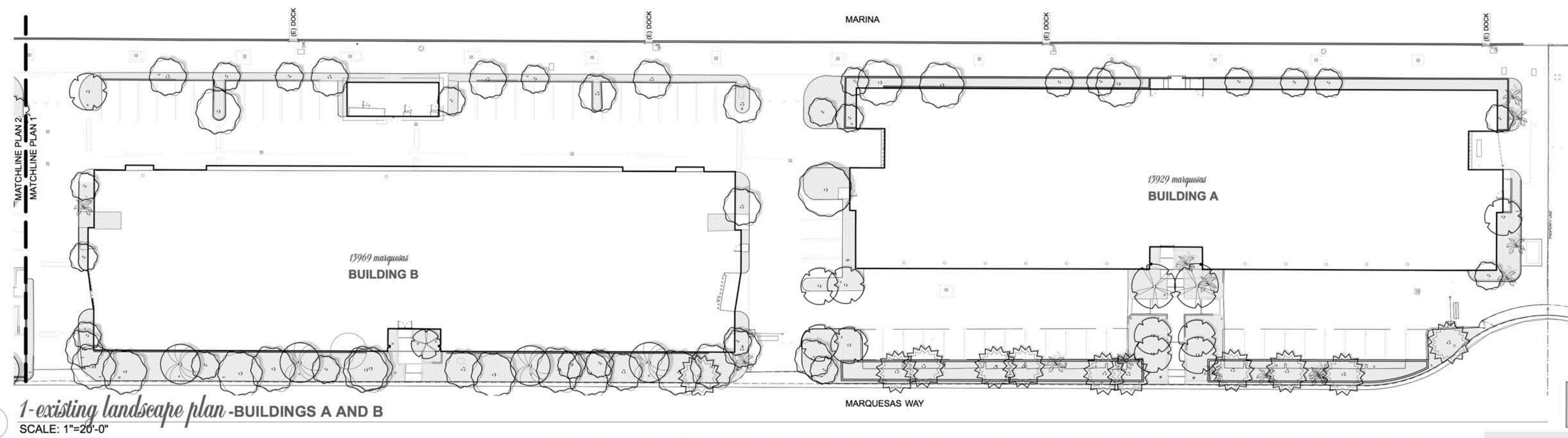
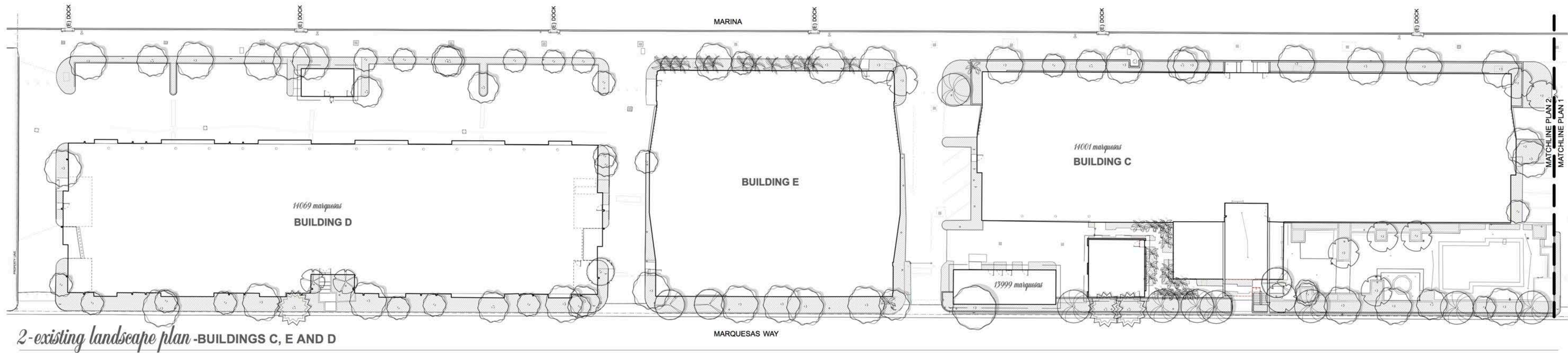
STUCCO W/ SMOOTH FINISH

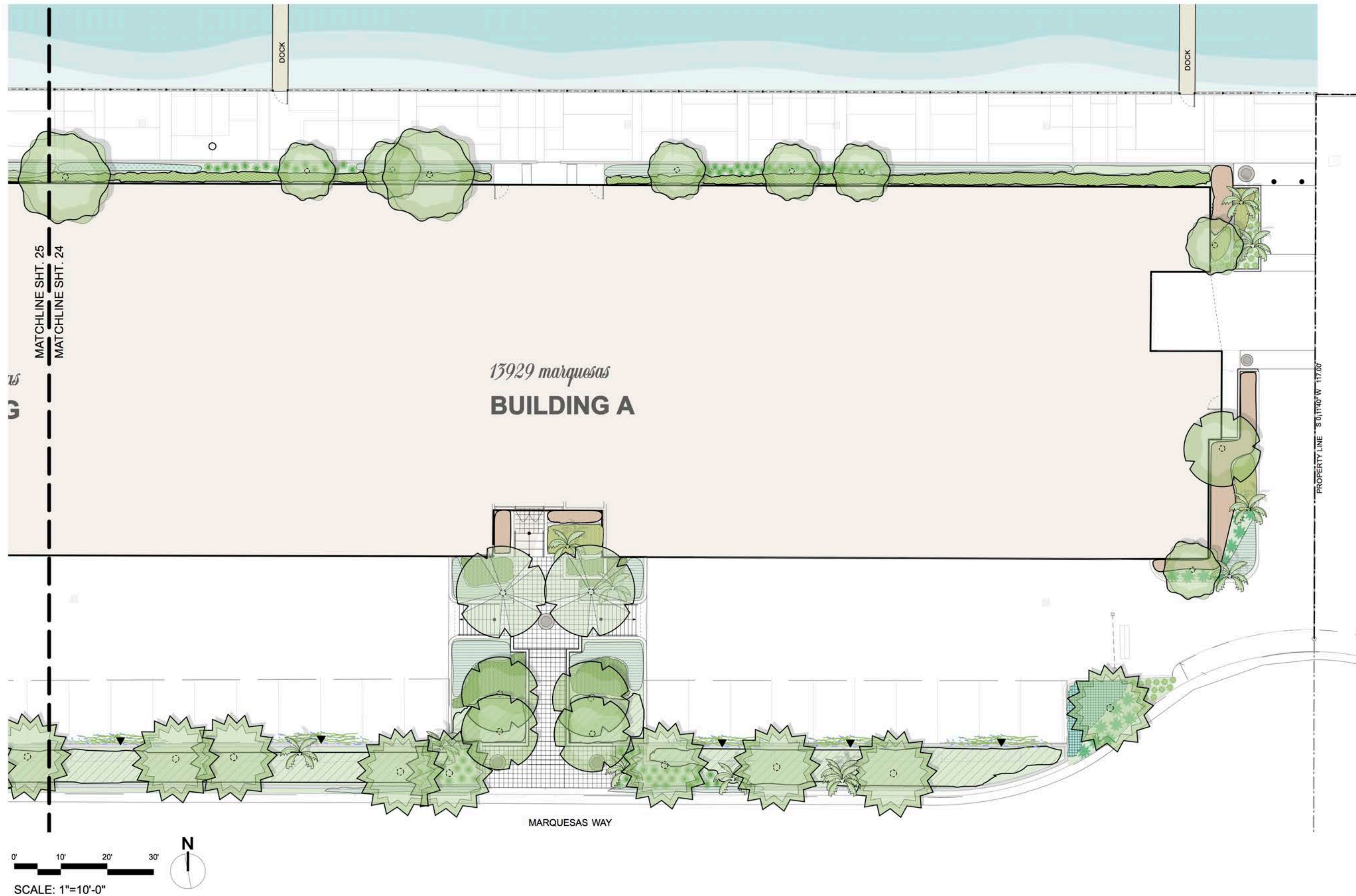
REVITALIZATION OF EXTERIOR BUILDING SURFACE



FLAT TEXTURED CEMENTITIOUS PANELS- VARIOUS COLORS T.B.D.

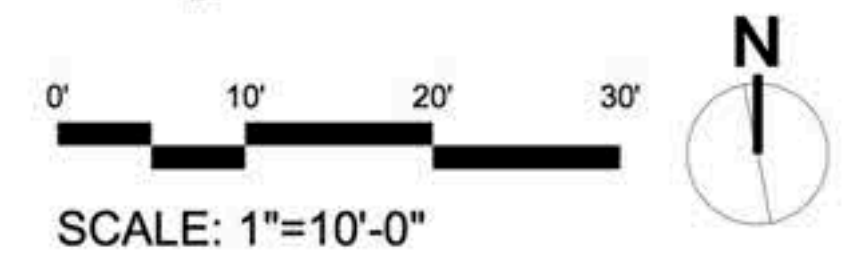
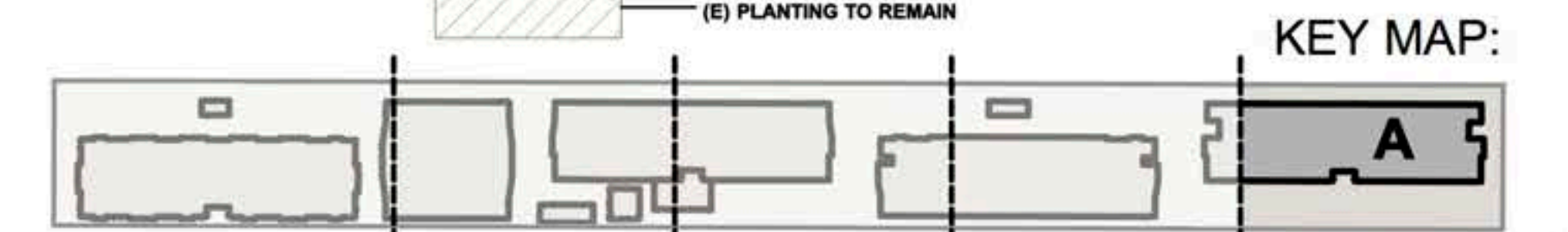
*exterior building improvements materials*





### LEGEND

KEYNOTE/ PATTERN/SYMBOL	DESCRIPTION BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
<b>SHRUBS</b>		
	AEONIUM 'MINT SAUCER'	MINT SAUCER AEONIUM
	AGAVE ATTENUATA	FOXTAIL AGAVE
	ALOE SPECIES	TREE ALOE
	CHONDROPETALUM TECTORUM	CAPE RUSH
	CLIVIA MINIATA	KAFFIR LILY
	DIETES IRIDIODES	AFRICAN LILY
	ECHIUM FASTUOSUM (CANDICANS)	PRIDE OF MADERA
	LAVANDULA ANGUSTIFOLIA	LAVENDER
	LIRIOPE GIGANTEA	GIANT LILY TURF
	MYOPORUM PARVIFOLIUM	MYOPORUM
	PITTOSPORUM TOBIRA	TOBIRA
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PHORMIUM COOKIANUM	FLAX VARIETY
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIA F. 'ROSMARINIFORMIS'	COAST ROSEMARY
<b>GROUNDCOVERS + VINES</b>		
	CAREX SPP.	FIND NAME
	CEANOTHUS G. HORIZONTALIS	CARMEL CREEPER
	DISTICTUS SPECIES	TRUMPET VINE
	SEDUM SPECIES	STONECROP
	SEDUM SPECIES	STONECROP
	SENECIO CYLINDRICA	SENECIO
	SOLANDRA MAXIMA	CUP-OF-GOLD VINE
	WISTERIA SINENSIS	WISTERIA
	(E) PLANTING TO REMAIN	



### PROPOSED LANDSCAPE PLAN - BUILDING A 24

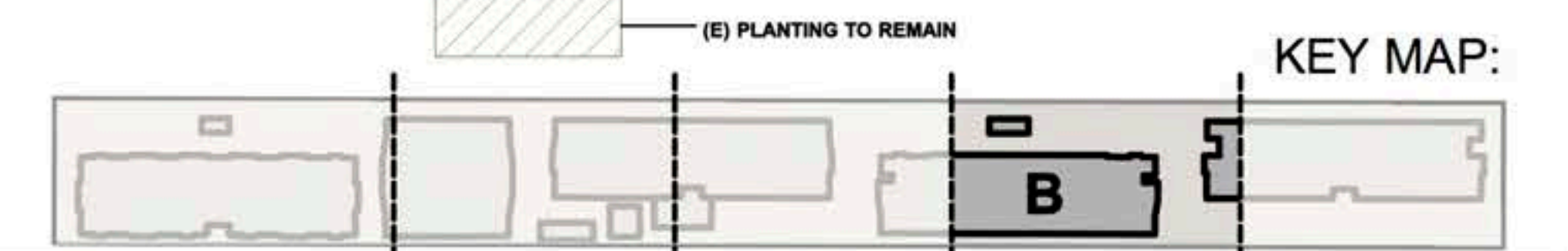
ARCHITECT: NADEL ARCHITECTS  
 LANDSCAPE ARCHITECT: TICHENOR & THORP ARCHITECTS  
 APPLICANT/ LEASEHOLDER: FAR WEST MANAGEMENT CORPORATION  
 DESIGN CONTROL BOARD PRESENTATION  
 DATE: 07. 24. 2013

*villa del mar*  
 13999 marquesas way, marina del rey, ca 90292



### LEGEND

KEYNOTE/ PATTERN/SYMBOL	DESCRIPTION BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
<b>SHRUBS</b>		
	AEONIUM 'MINT SAUCER'	MINT SAUCER AEONIUM
	AGAVE ATTENUATA	FOXTAIL AGAVE
	ALOE SPECIES	TREE ALOE
	CHONDROPETALUM TECTORUM	CAPE RUSH
	CLIVIA MINIATA	KAFFIR LILY
	DIETES IRIDIODES	AFRICAN LILY
	ECHIUM FASTUOSUM (CANDICANS)	PRIDE OF MADERA
	LAVANDULA ANGUSTIFOLIA	LAVENDER
	LIRIOPE GIGANTEA	GIANT LILY TURF
	MYOPORUM PARVIFOLIUM	MYOPORUM
	PITTOSPORUM TOBIRA	TOBIRA
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PHORMIUM COOKIANUM	FLAX VARIETY
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIA F. 'ROSMARINIFORMIS'	COAST ROSEMARY
<b>GROUNDCOVERS + VINES</b>		
	CAREX SPP.	FIND NAME
	CEANOTHUS G. HORIZONTALIS	CARME CREEPER
	DISTICTUS SPECIES	TRUMPET VINE
	SEDUM SPECIES	STONECROP
	SEDUM SPECIES	STONECROP
	SENECIO CYLINDRICA	SENECIO
	SOLANDRA MAXIMA	CUP-OF-GOLD VINE
	WISTERIA SINENSIS	WISTERIA
	(E) PLANTING TO REMAIN	



PROPOSED LANDSCAPE PLAN - BUILDING B  
25

ARCHITECT:  
NADEL ARCHITECTS  
DATE: 07. 24. 2013

LANDSCAPE ARCHITECT:  
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:  
FAR WEST MANAGEMENT CORPORATION

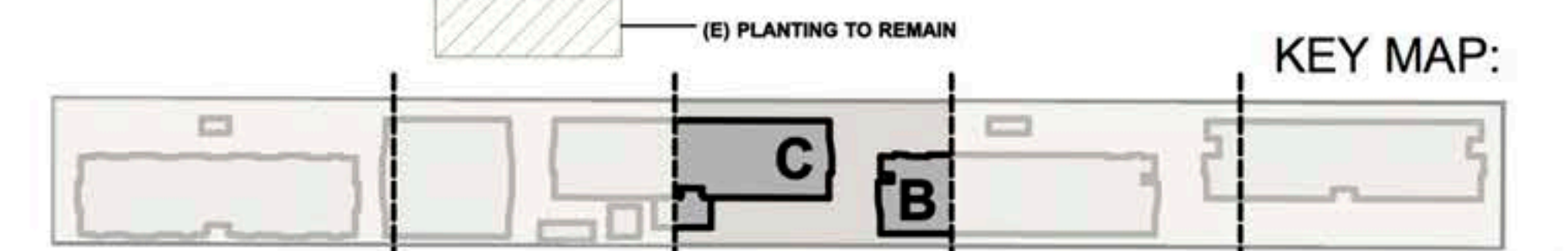
DESIGN CONTROL BOARD PRESENTATION

*villa del mar*  
13999 *marquesas way*, marina del rey, ca 90292



### LEGEND

KEYNOTE/ PATTERN/SYMBOL	DESCRIPTION BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
<b>SHRUBS</b>		
	AEONIUM 'MINT SAUCER'	MINT SAUCER AEONIUM
	AGAVE ATTENUATA	FOXTAIL AGAVE
	ALOE SPECIES	TREE ALOE
	CHONDROPETALUM TECTORUM	CAPE RUSH
	CLIVIA MINIATA	KAFFIR LILY
	DIETES IRIDIODES	AFRICAN LILY
	ECHIUM FASTUOSUM (CANDICANS)	PRIDE OF MADERA
	LAVANDULA ANGUSTIFOLIA	LAVENDER
	LIRIOPE GIGANTEA	GIANT LILY TURF
	MYOPORUM PARVIFOLIUM	MYOPORUM
	PITTOSPORUM TOBIRA	TOBIRA
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PHORMIUM COOKIANUM	FLAX VARIETY
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIA F. 'ROSMARINIFORMIS'	COAST ROSEMARY
<b>GROUNDCOVERS + VINES</b>		
	CAREX SPP.	FIND NAME
	CEANOTHUS G. HORIZONTALIS	CARMEL CREEPER
	DISTICTUS SPECIES	TRUMPET VINE
	SEDUM SPECIES	STONECROP
	SEDUM SPECIES	STONECROP
	SENECIO CYLINDRICA	SENECIO
	SOLANDRA MAXIMA	CUP-OF-GOLD VINE
	WISTERIA SINENSIS	WISTERIA
	(E) PLANTING TO REMAIN	



### PROPOSED LANDSCAPE PLAN - BUILDING B & C 26

ARCHITECT:  
NADEL ARCHITECTS  
DATE: 07. 24. 2013

LANDSCAPE ARCHITECT:  
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:  
FAR WEST MANAGEMENT CORPORATION

DESIGN CONTROL BOARD PRESENTATION

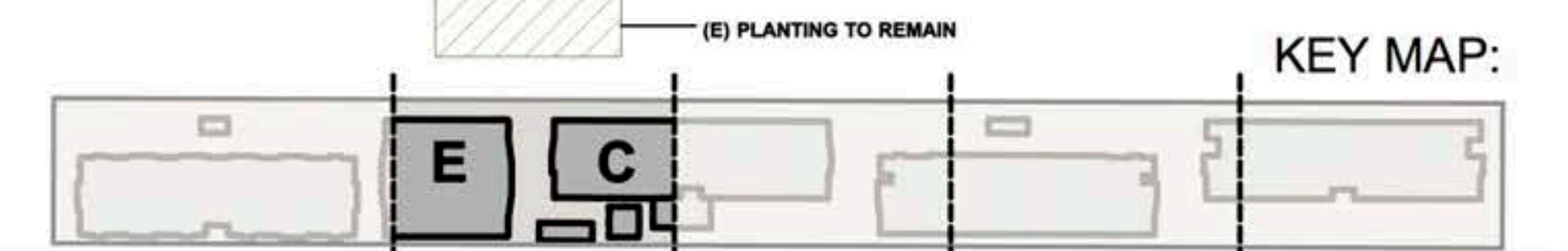
*villa del mar*  
13999 marquesas way, marina del rey, ca 90292





### LEGEND

KEYNOTE/ PATTERN/SYMBOL	DESCRIPTION BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
<b>SHRUBS</b>		
	AEONIUM 'MINT SAUCER'	MINT SAUCER AEONIUM
	AGAVE ATTENUATA	FOXTAIL AGAVE
	ALOE SPECIES	TREE ALOE
	CHONDROPETALUM TECTORUM	CAPE RUSH
	CLIVIA MINIATA	KAFFIR LILY
	DIETES IRIDIODES	AFRICAN LILY
	ECHIUM FASTUOSUM (CANDICANS)	PRIDE OF MADERA
	LAVANDULA ANGUSTIFOLIA	LAVENDER
	LIRIOPE GIGANTEA	GIANT LILY TURF
	MYOPORUM PARVIFOLIUM	MYOPORUM
	PITTIOSPORUM TOBIRA	TOBIRA
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PHORMIUM COOKIANUM	FLAX VARIETY
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIA F. 'ROSMARINIFORMIS'	COAST ROSEMARY
<b>GROUNDCOVERS + VINES</b>		
	CAREX SPP.	FIND NAME
	CEANOETHUS G. HORIZONTALIS	CARMELE CREEPER
	DISTICTUS SPECIES	TRUMPET VINE
	SEDUM SPECIES	STONECROP
	SEDUM SPECIES	STONECROP
	SENECIO CYLINDRICA	SENECIO
	SOLANDRA MAXIMA	CUP-OF-GOLD VINE
	WISTERIA SINENSIS	WISTERIA
	(E) PLANTING TO REMAIN	



### PROPOSED LANDSCAPE PLAN - BUILDINGS C & E 27

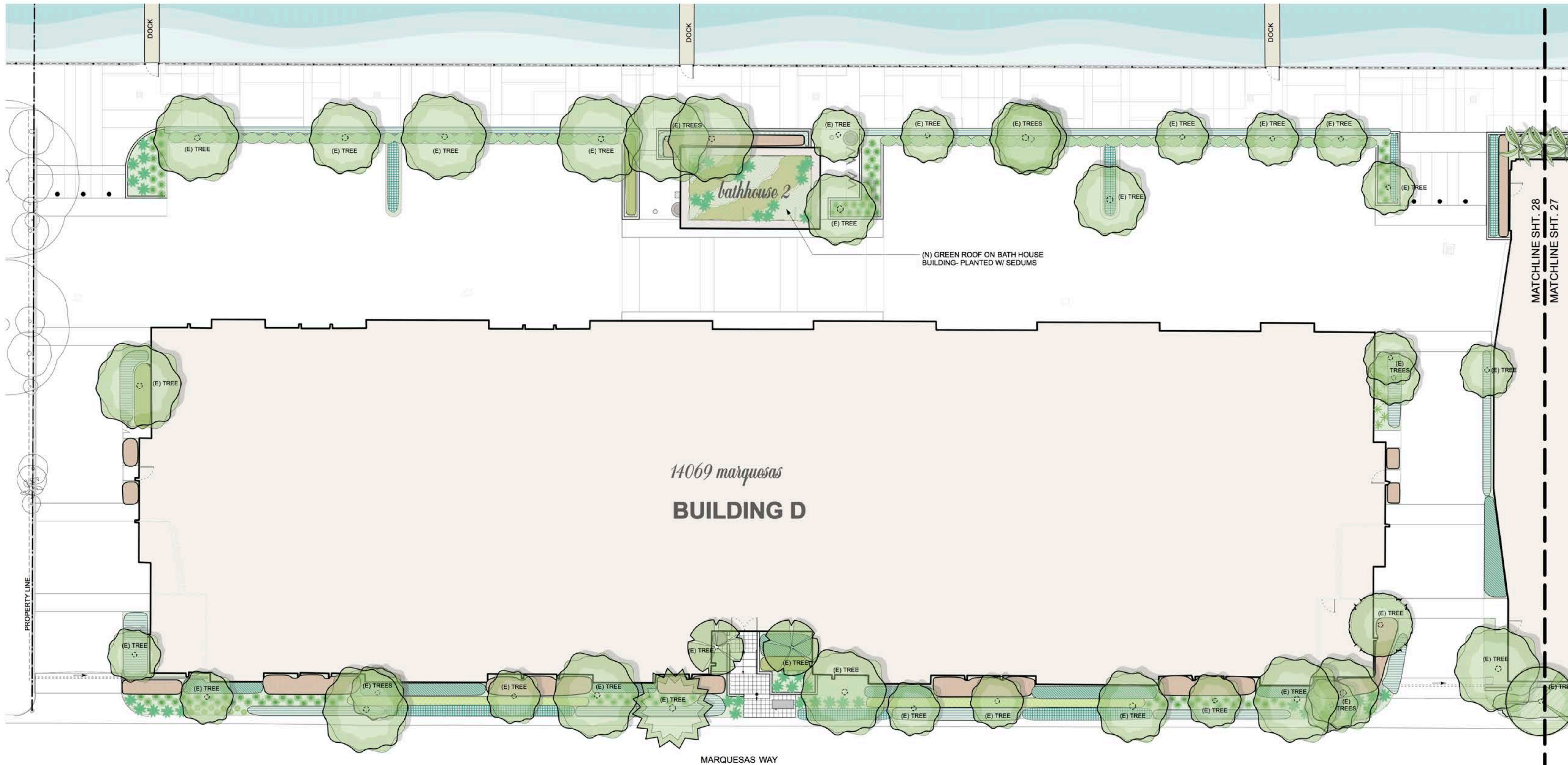
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NADEL ARCHITECTS  
DATE: 07. 24. 2013

LANDSCAPE ARCHITECT:  
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:  
FAR WEST MANAGEMENT CORPORATION

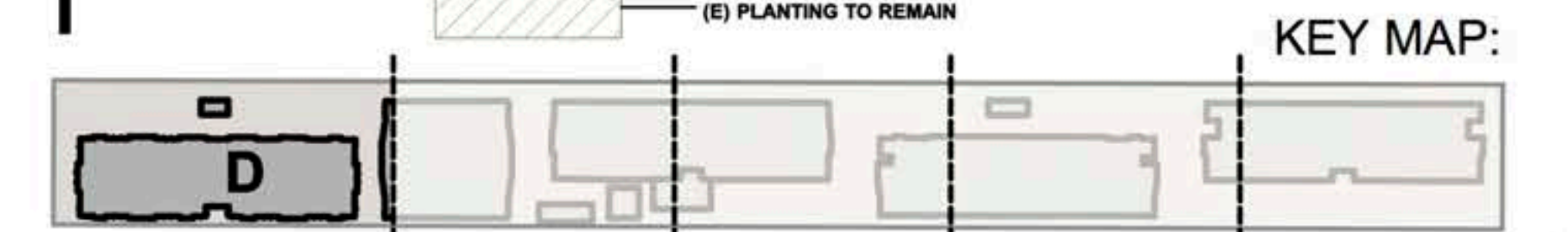
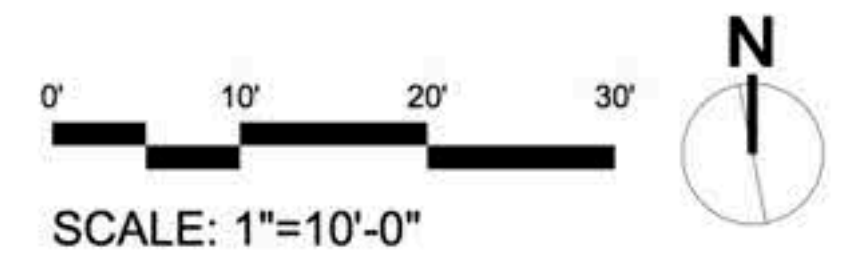
DESIGN CONTROL BOARD PRESENTATION

*villa del mar*  
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# LEGEND

KEYNOTE/ PATTERN/SYMBOL	DESCRIPTION BOTANICAL NAME	COMMON NAME
<b>TREES</b>		
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
<b>SHRUBS</b>		
	AEONIUM 'MINT SAUCER'	MINT SAUCER AEONIUM
	AGAVE ATTENUATA	FOXTAIL AGAVE
	ALOE SPECIES	TREE ALOE
	CHONDROPETALUM TECTORUM	CAPE RUSH
	CLIVIA MINIATA	KAFFIR LILY
	DIETES IRIDIODES	AFRICAN LILY
	ECHIUM FASTUOSUM (CANDICANS)	PRIDE OF MADERA
	LAVANDULA ANGUSTIFOLIA	LAVENDER
	LIRIOPE GIGANTEA	GIANT LILY TURF
	MYOPORUM PARVIFOLIUM	MYOPORUM
	PITTOSPORUM TOBIRA	TOBIRA
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PHORMIUM COOKIANUM	FLAX VARIETY
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIA F. 'ROSMARINIFORMIS'	COAST ROSEMARY
<b>GROUNDCOVERS + VINES</b>		
	CAREX SPP.	FIND NAME
	CEANOTHUS G. HORIZONTALIS	CARMEL CREEPER
	DISTICTUS SPECIES	TRUMPET VINE
	SEDUM SPECIES	STONECROP
	SEDUM SPECIES	STONECROP
	SENECIO CYLINDRICA	SENECIO
	SOLANDRA MAXIMA	CUP-OF-GOLD VINE
	WISTERIA SINENSIS	WISTERIA
	(E) PLANTING TO REMAIN	



PROPOSED LANDSCAPE PLAN - BUILDING E & D  
28

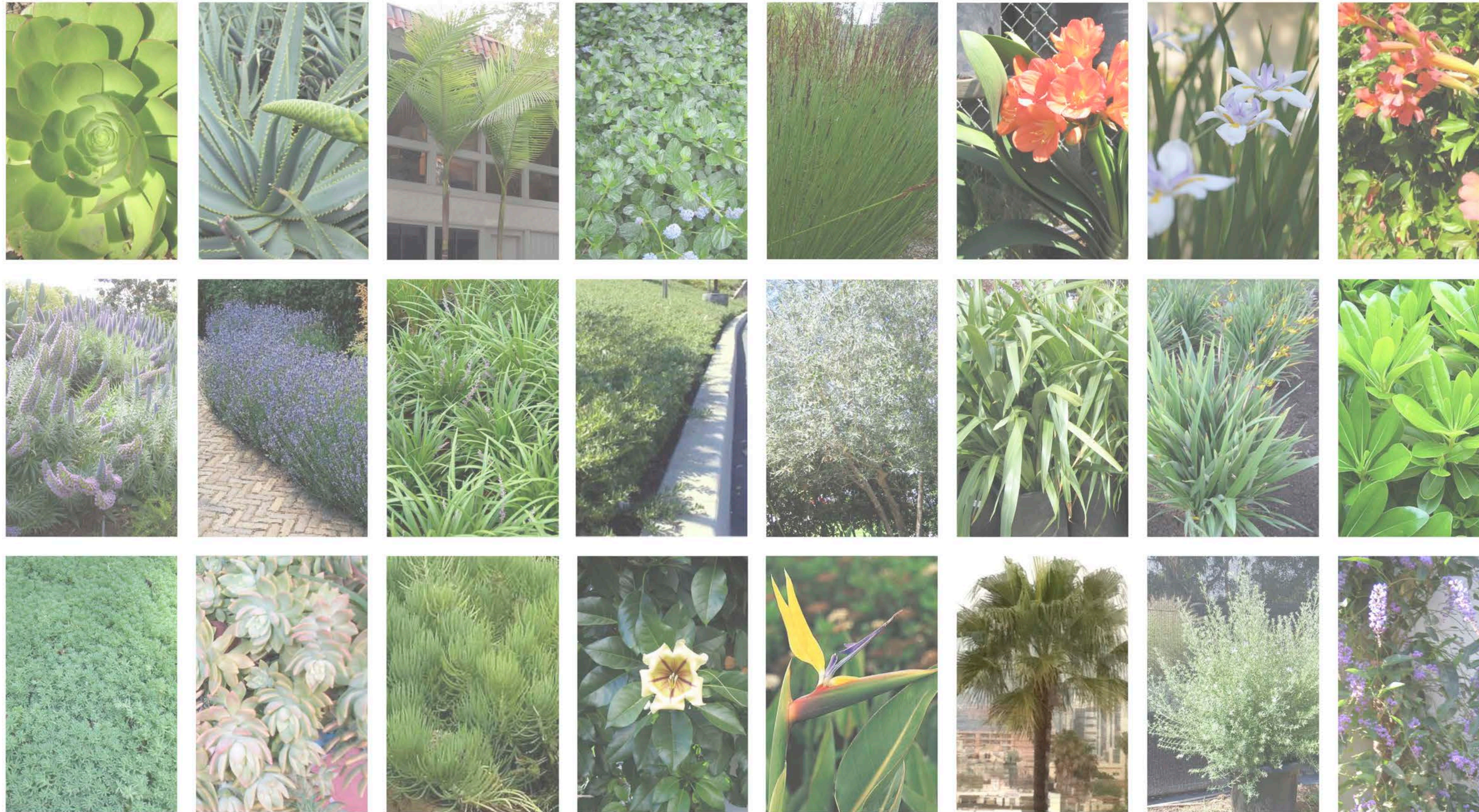
ARCHITECT:  
NADEL ARCHITECTS  
DATE: 07. 24. 2013

LANDSCAPE ARCHITECT:  
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:  
FAR WEST MANAGEMENT CORPORATION

DESIGN CONTROL BOARD PRESENTATION

*villa del mar*  
13999 marquesas way, marina del rey, ca 90292



*planting palette*

**BOTANICAL NAME**

**COMMON NAME**

AEONIUM 'MINT SAUCER'	MINT SAUCER AEONIUM
ALOE SPECIES	TREE ALOE
ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM
CEANOTHUS G. HORIZONTALIS	CARMEL CREEPER
CHONDROPETALUM TECTORUM	CAPE RUSH
CLIVIA MINIATA	KAFFIR LILY
DIETES IRIDIODES	AFRICAN LILY
DISTICTUS SPECIES	TRUMPET VINE
ECHIUM FASTUOSUM (CANDICANS)	PRIDE OF MADERA
LAVANDULA ANGUSTIFOLIA	LAVENDER
LIRIOPE GIGANTEA	GIANT LILY TURF
MYOPORUM PARVIFOLIUM	MYOPORUM
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE
PHORMIUM TENAX	NEW ZEALAND FLAX
PHORMIUM TENAX VAR.	FLAX VARIETY
PITTOSPORUM TOBIRA	TOBIRA
SEDUM SPECIES	STONECROP
SEDUM SPECIES	STONECROP
SENECIO CYLINDRICA	SENECIO
SOLANDRA MAXIMA	CUP-OF-GOLD VINE
STRELITZIA REGINAE	BIRD OF PARADISE
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
WESTRINGIA F. 'ROSMARINIFORMIS'	COAST ROSEMARY
WISTERIA SINENSIS	WISTERIA

PROPOSED PLANTING PALETTE AND IMAGES

29

ARCHITECT:

NADEL ARCHITECTS

DATE: 07. 24. 2013

LANDSCAPE ARCHITECT:

TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:

FAR WEST MANAGEMENT CORPORATION

DESIGN CONTROL BOARD PRESENTATION

*villa del mar*  
15999 marquesas way, marina del rey, ca 90292