

VIA HAND-DELIVERY

July 24, 2013

Mr. Gary Jones, 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 Jones:

On behalf of Far West Management Corporation and its design team, we wish to thank the members of the Marina del Rey Design Control Board ("DCB") for their August 21, 2013 approval without conditions of the conceptual designs for the proposed rehabilitation of the Villa del Mar Apartments and Marina.

At this time, we are very pleased to present our final designs for the proposed improvements and want to express our gratitude for the DCB's time, consideration and anticipated approval at the DCB's June 2014 meeting.

Evolution of the conceptual design over the course of the design implementation process has necessitated a few changes which we feel further enhances the aesthetic and functional contribution our property offers to the marina and which resulted from the complexity of adapting an existing structure to the new features. In substance, we believe our final design firmly expresses the intent of the approved schematic concepts and look forward to your approval of these plans.

1. Cementitious panel on the building elevations.

Upon further design development, we feel the addition of cementitious panels will provide a more cohesive, stronger visual statement if those areas are isolated within the vertical "fins" of the original structure, rather than being applied in a more piecemeal fashion between and under the balconies and windows. A random grid appearance is now expressed through alternating colors in muted neutral tones.

2. Cement plaster finishes.

The stucco finish has been changed to a light sand finish on the body of the building with a medium sand finish only on the vertical surface of upper parapet. This change resulted from a recognition of long-term maintenance issues often inherent in a smooth plaster finish. Additionally, these finishes provide a stronger visual contrast to the flat, smooth texture of the cementitious panels.

3. Rooftop awning.

Our detailed investigation into the structural integrity of the existing parapet required us to re-think the cantilevered projection of the rooftop awning structure. In order to respect the appeal of the shadow quality on the upper elevation of the buildings, we have redesigned the awning with a simplified outrigger structure and have provided a fuller-width fascia detail. This detail is mirrored with a similar feature extending between the first floor balconies just above the podium of the building.

4. Balconies.

Upon further design consideration, we felt that replacing the grooved cementitious panel planned as the façade material on the balconies with long openly spaced boards would allow more light while still offering privacy to the units. The apparent height of the balcony will still be reduced by adding a continuous metal railing on top.

5. Promenade railing and gate metalwork.

After consideration and review by the design team, we have decided that the most durable material and finish for the new cable railing system will be a combination of fabricated tubular steel posts with stainless steel cables. Through our research, we found many instances where recently fabricated stainless steel showed evidence of rusting, which is not easily repaired or arrested. Alternately, in installations where zinc coated steel has been used, the metalwork has withstood weathering for decades without erosion. Additionally, while powder coating may appear to be a lasting long-term alternative, we know that touch up or refinishing is nearly impossible. For these reasons, we are proposing that all metalwork on the site, including the promenade railing, be zinc coated, primed and painted with a Kynar-based metal paint. This will allow immediate repair of any spots damaged during the course of installation, and will allow property management to repaint the metalwork over the course of regular maintenance throughout the life of the project.

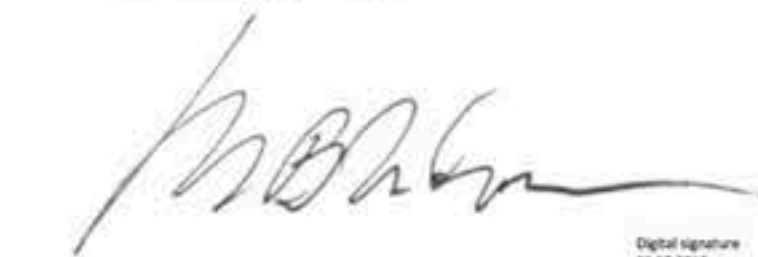
6. Live wall system.

The previously proposed Live Wall system has been replaced with a superior quality European stainless steel cable trellis system which will enable vines to provide dense coverage of the south elevation of the leasing office building. Upon review, our consensus was that the long term suitability of a trellis system offered a better solution from a maintenance standpoint and would still allow the finished appearance to be consistent with our schematic concepts.

We hope and trust the DCB will understand the nature and intent of these changes and will move to approve our final design at its June 2014 meeting. We are poised to pull building permits for all work and are anxious to commence the beautification and rehabilitation of our project.

Thank you for your consideration.

Respectfully yours,



M. Brian Tichenor, AIA
Principal Design Architect
Tichenor and Thorp Architects

COVER LETTER

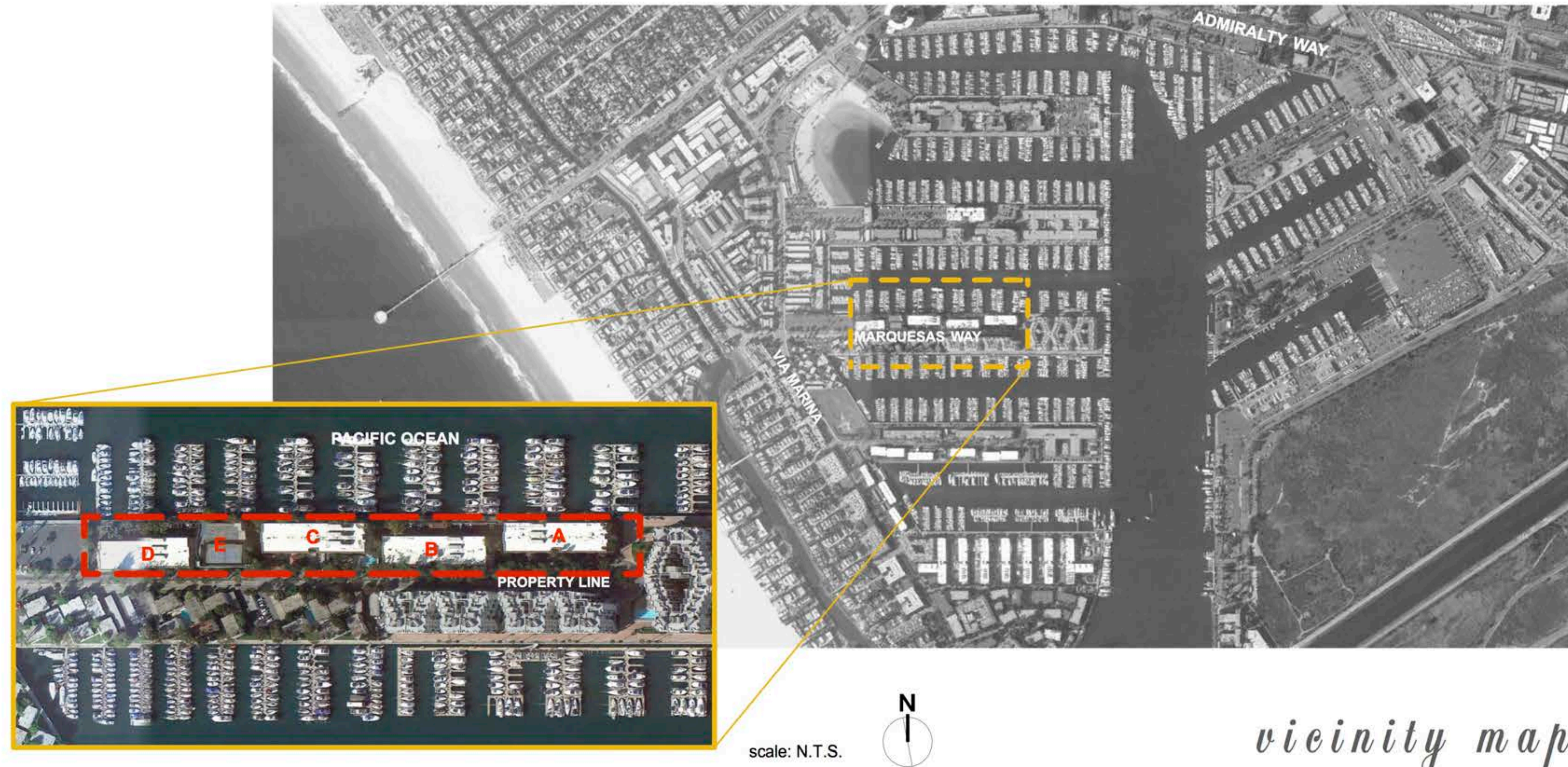
ARCHITECT:
NADEL ARCHITECTS
DATE: 05. 21. 2014

LANDSCAPE ARCHITECT:
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:
FAR WEST MANAGEMENT CORPORATION

DESIGN CONTROL BOARD PRESENTATION

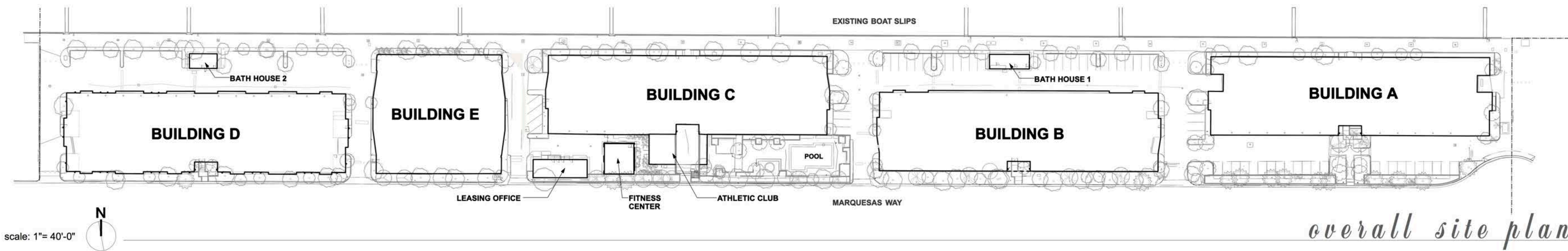
villa del mar
13999 marquesas way, marina del rey, ca 90292



vicinity map

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20	HARDSCAPE PLAN - BUILDINGS E & D		



overall site plan



1



2



3



4



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8



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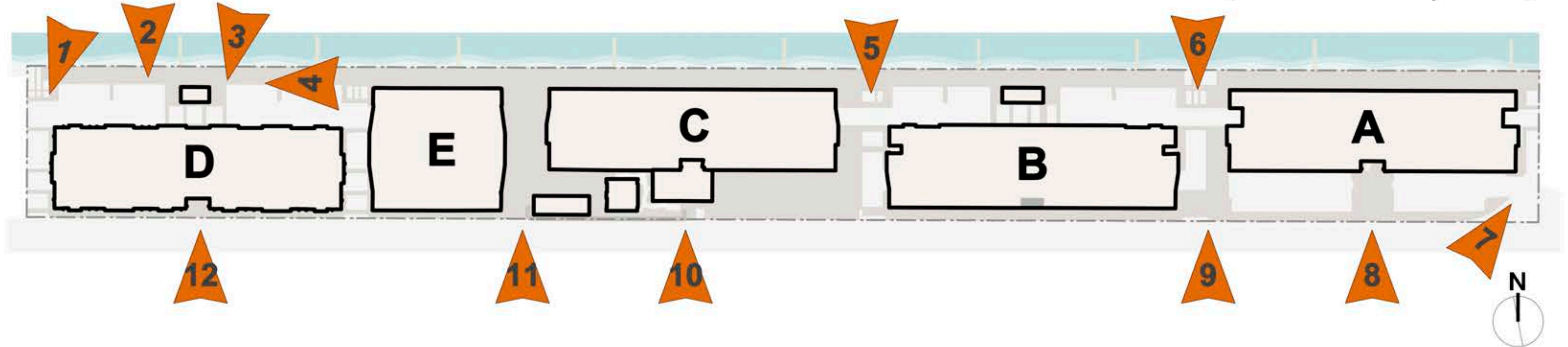


11



12

site photos- key map



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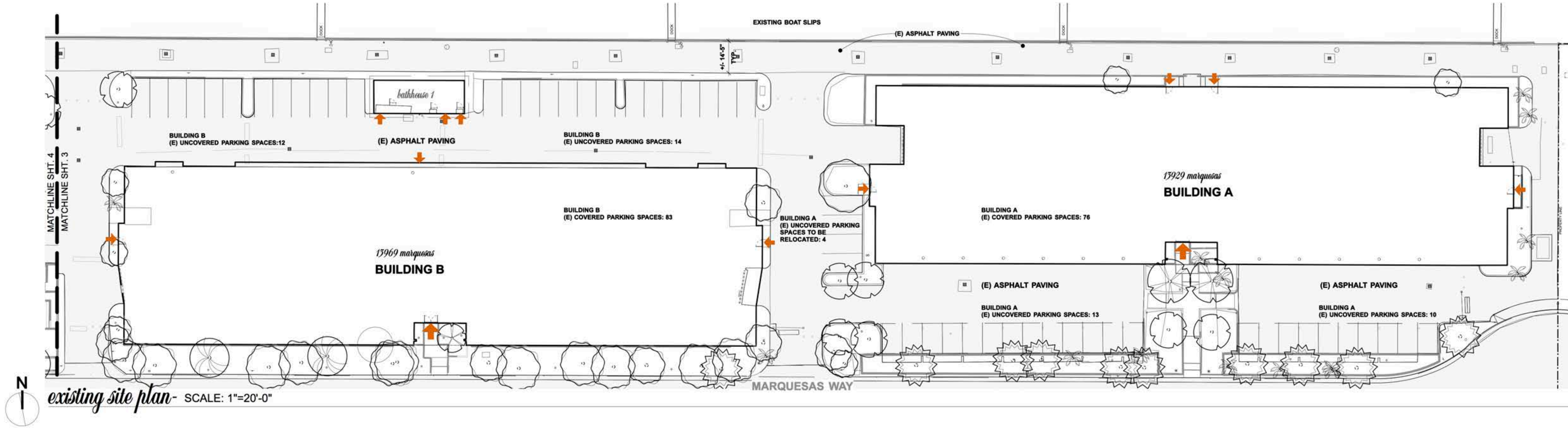
LANDSCAPE ARCHITECT:
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:
FAR WEST MANAGEMENT CORPORATION

DESIGN CONTROL BOARD PRESENTATION

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

05-2014-00014
05-2014-00014-001-FINAL KEYMAP.vwr



LEGEND

BUILDING ENTRIES:

- PRIMARY BUILDING ENTRANCES
- SECONDARY BUILDING ENTRANCES

PARKING SURVEY:

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

TOTAL COVERED SPACES	499
TOTAL UNCOVERED SPACES	76
TOTAL ALL SPACES	572

CODE REQUIREMENTS

CURRENT COUNTY PARKING CODE FOR MARINA del REY

	Required Parking	Covered	Other
BOAT SLIPS:			
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	215
	Total Required Parking	512	

BUILDING INFORMATION:

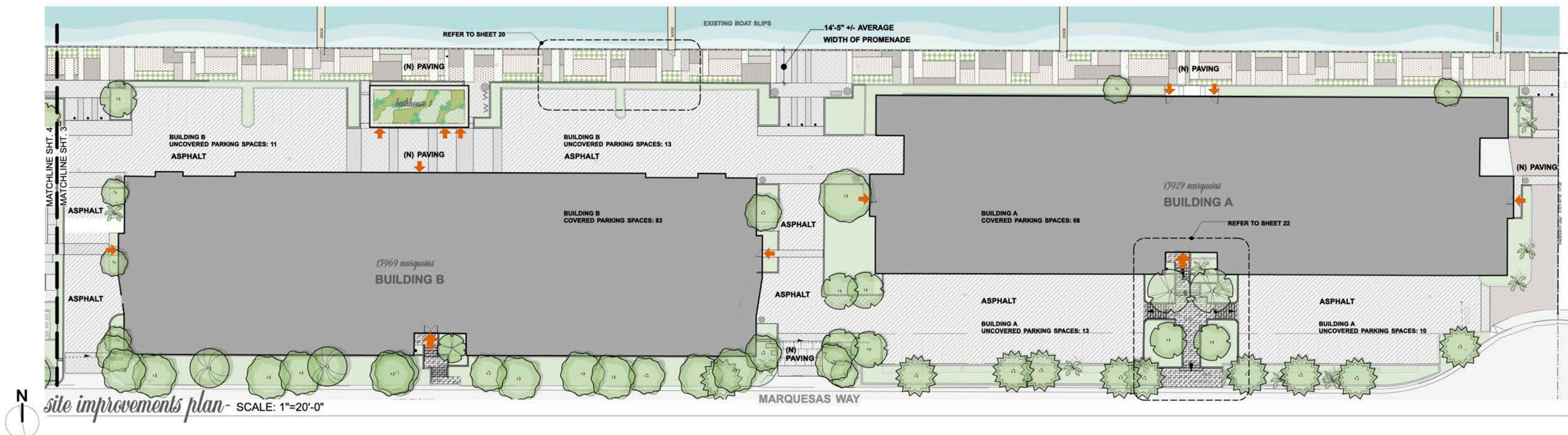
Building Name	Building Area Sq. Ft. **	# of 1 bedrm units	# of 2 bedrm units	Total units per bldg	Building Height***	Parapet wall height*	Promenade Min. Width	Overall Dimensions	Entrance location †
Building A	65,855.07	30	21	51	38'-11"	4'-6"	12'-0"	289'-6" x 80'-0"	Plan South
Building B	65,944.55	30	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	30'-9" x 58'-6"	Plan East & West
Clubhouse	1,779.05	N/A	N/A	N/A	17'-0"	30"	N/A	41'-5" x 25'-8"	Plan North
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 & East

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

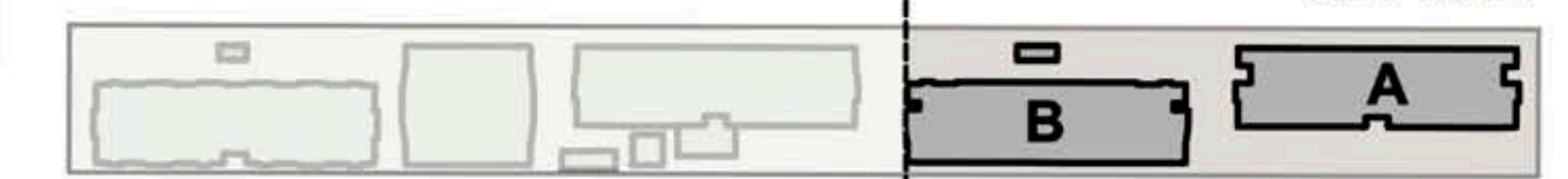
Proposed Parking: Please see the attached parking survey. The numbers provided in the survey will be reduced by a total of 25 stalls during the renovation. 9 of those 25 lost stalls will be covered and 16 of those lost stalls will be open to the sky. One of the nine covered stalls lost will be lost to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

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

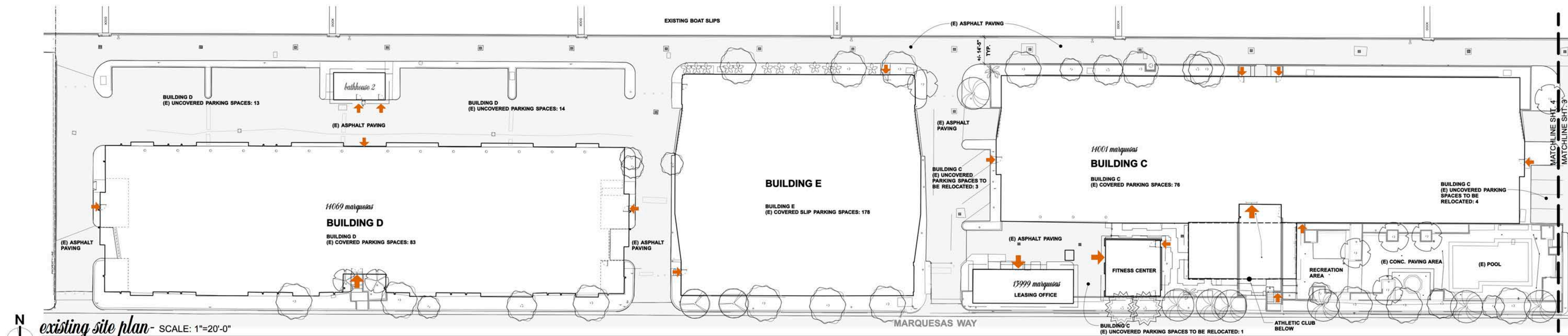
- † Based on the Plan North, Marquesas runs east west and will be used as a datum
- * As measured from top of roof structure to top of parapet and matching the existing mansard height.
- ** As based on information provided by others and not verified.
- *** Measured from grade at the Promenade to top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



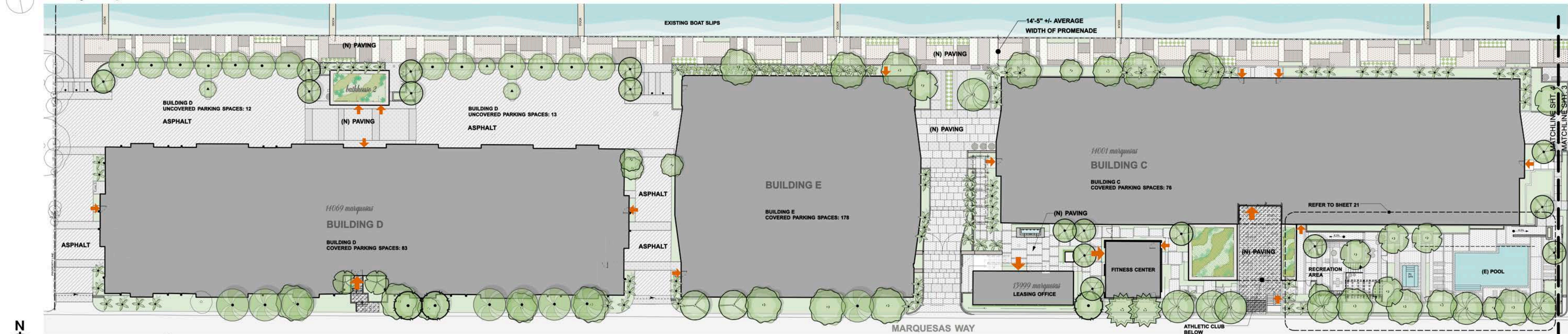
KEY MAP:



EXISTING PLAN AND PROPOSED SITE PLAN



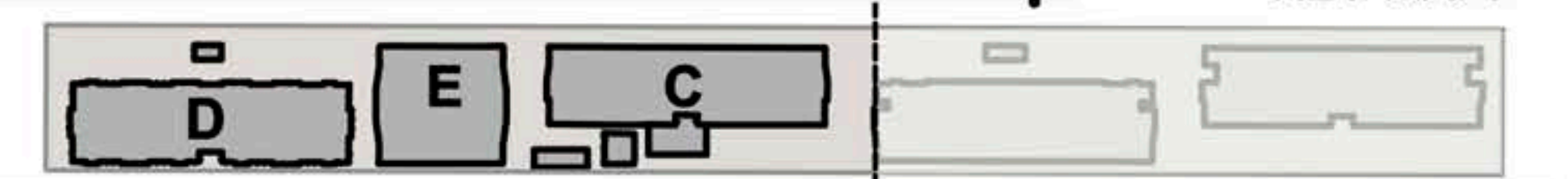
existing site plan - SCALE: 1"=20'-0"



site improvements plan - SCALE: 1"=20'-0"

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

KEY MAP:



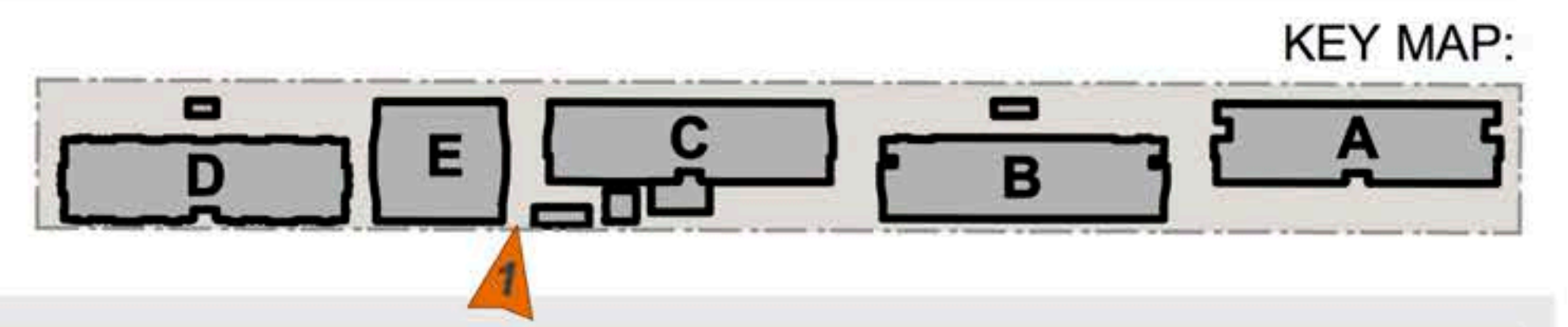
EXISTING PLAN AND PROPOSED SITE PLAN



existing view of leasing office



proposed view of leasing office



PERSPECTIVE VIEW 1 - LEASING OFFICE
5

ARCHITECT:
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LANDSCAPE ARCHITECT:
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DESIGN CONTROL BOARD PRESENTATION

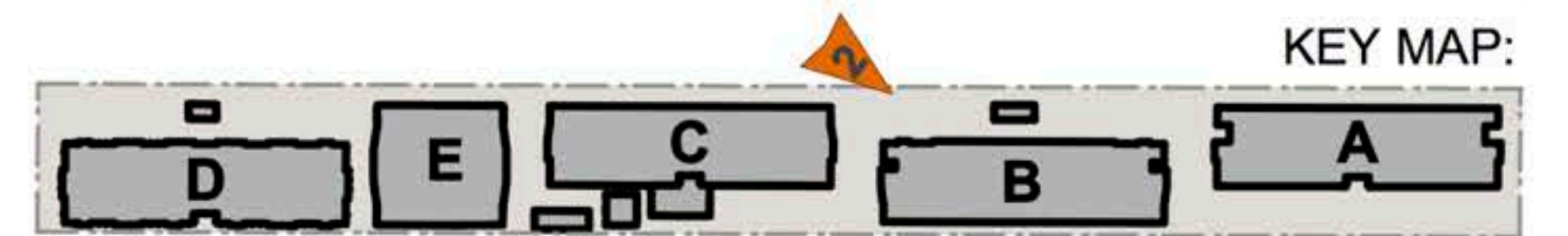
villa del mar
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existing view of promenade



proposed view of promenade



KEY MAP:

PERSPECTIVE VIEW 2 - BOARDWALK AND BUILDING 6

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APPLICANT/ LEASEHOLDER:
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DESIGN CONTROL BOARD PRESENTATION

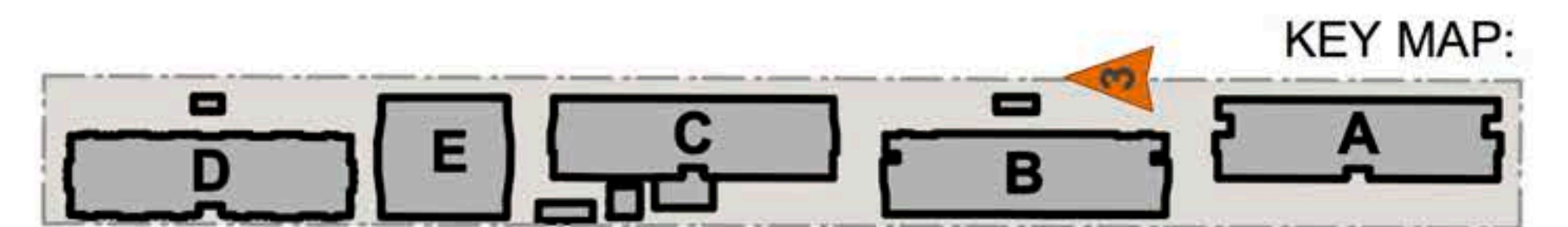
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existing view of bath house



proposed view of improved bath house



KEY MAP:

PERSPECTIVE VIEW 3 - BATH HOUSE AND BOARDWALK

7

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DATE: 05. 21. 2014

LANDSCAPE ARCHITECT:
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:
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DESIGN CONTROL BOARD PRESENTATION

villa del mar
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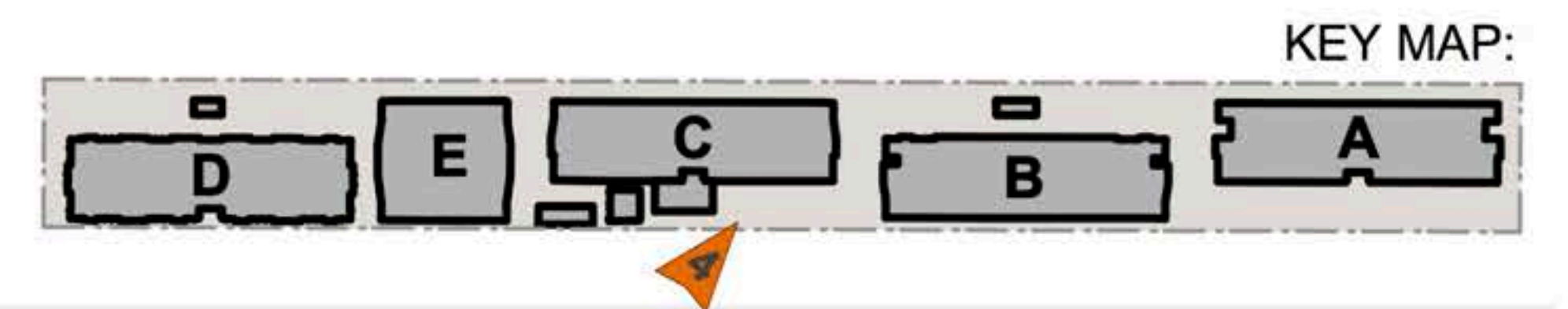
File: S:\1914
 13999 0307_DCB_FINAL_Perspective view



existing view of pool area



proposed view of improved pool area



PERSPECTIVE VIEW 4 - POOL AREA
8

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

05/21/14 10:00 AM D:\001_PNL_Images\001_v01.dwg

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DATE: 05. 21. 2014

LANDSCAPE ARCHITECT:
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:
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DESIGN CONTROL BOARD PRESENTATION



existing view of leasing court yard



proposed view of leasing court yard



PERSPECTIVE VIEW 5 - LEASING COURTYARD

9

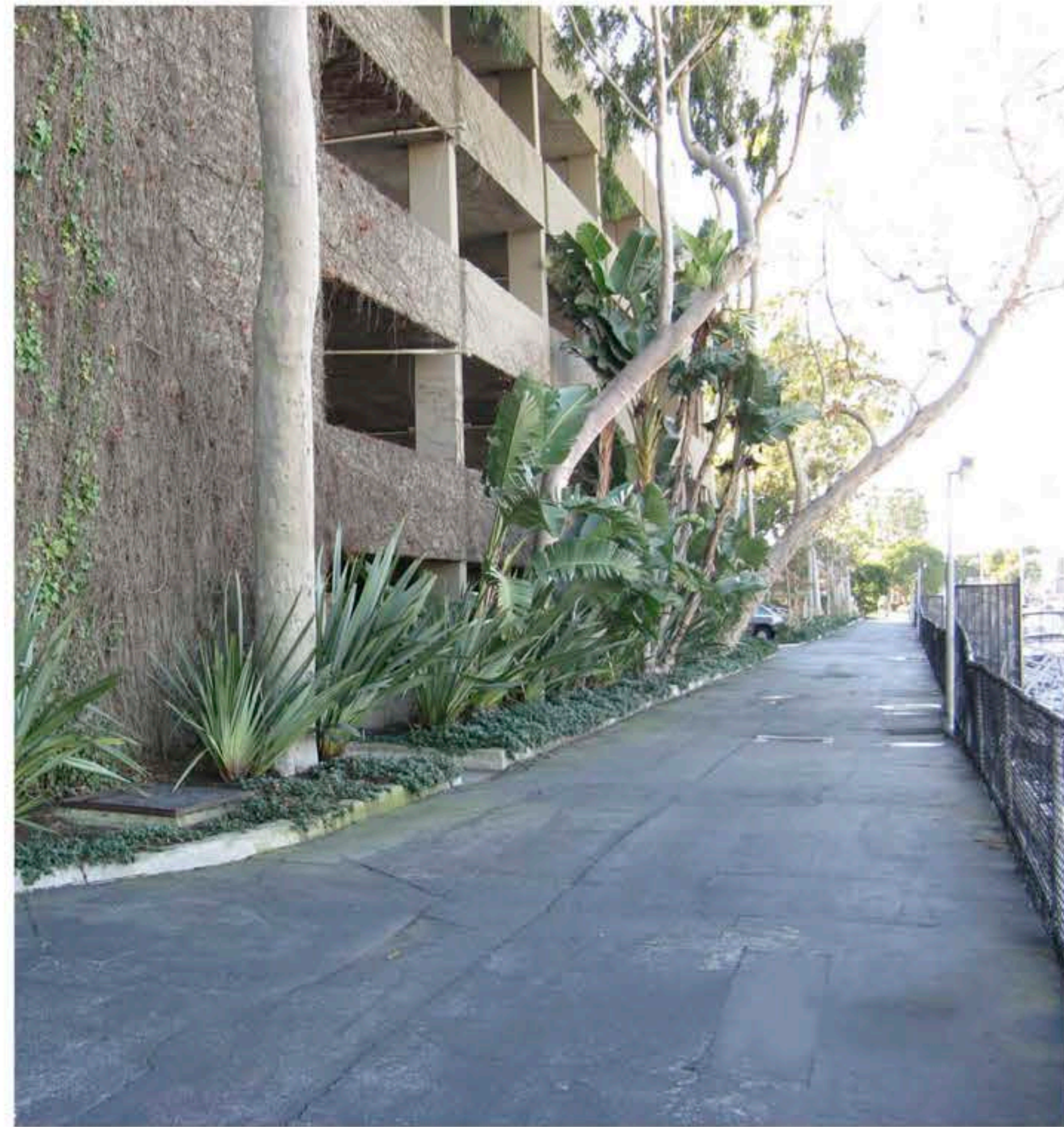
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NADEL ARCHITECTS
DATE: 05. 21. 2014

LANDSCAPE ARCHITECT:
TICHENOR & THORP ARCHITECTS

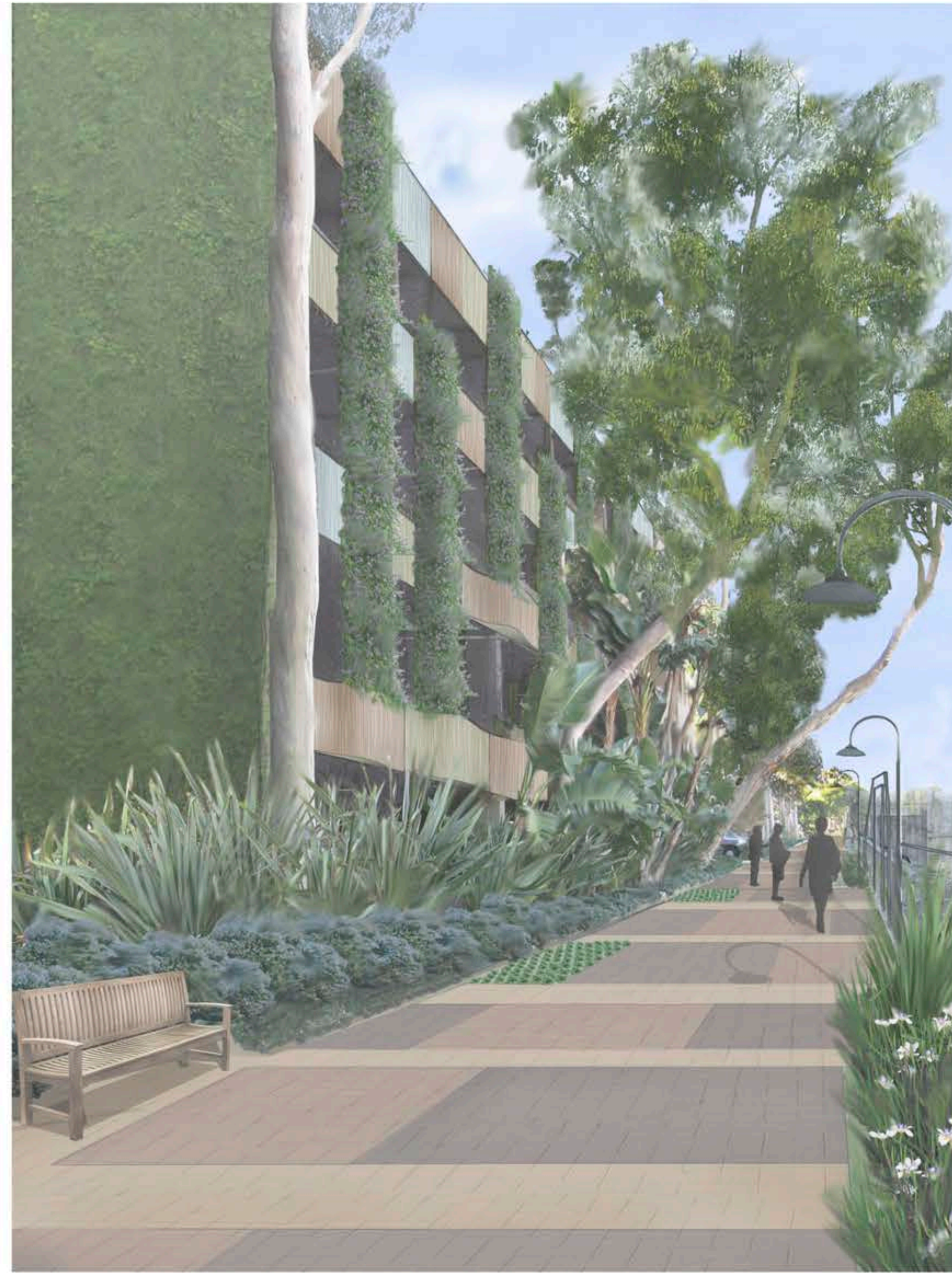
APPLICANT/ LEASEHOLDER:
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DESIGN CONTROL BOARD PRESENTATION

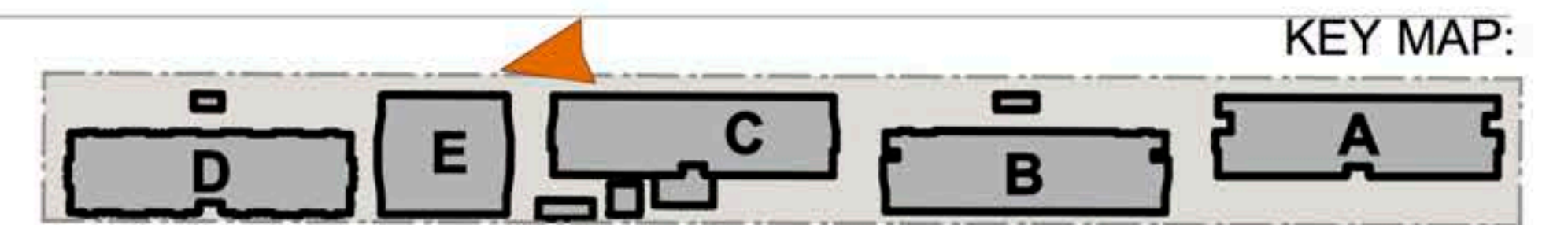
villa del mar
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existing view of parking garage



proposed view of parking garage



KEY MAP:

PERSPECTIVE VIEW 6 - PARKING GARAGE IMPROVEMENTS

10

ARCHITECT:
NADEL ARCHITECTS
DATE: 05. 21. 2014

LANDSCAPE ARCHITECT:
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:
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DESIGN CONTROL BOARD PRESENTATION

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

14-511914
14-000-0207_D01_PNL_01projecta.rvt



proposed building improvements- side elevation

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

ARCHITECT:
NADEL ARCHITECTS
DATE: 05. 21. 2014

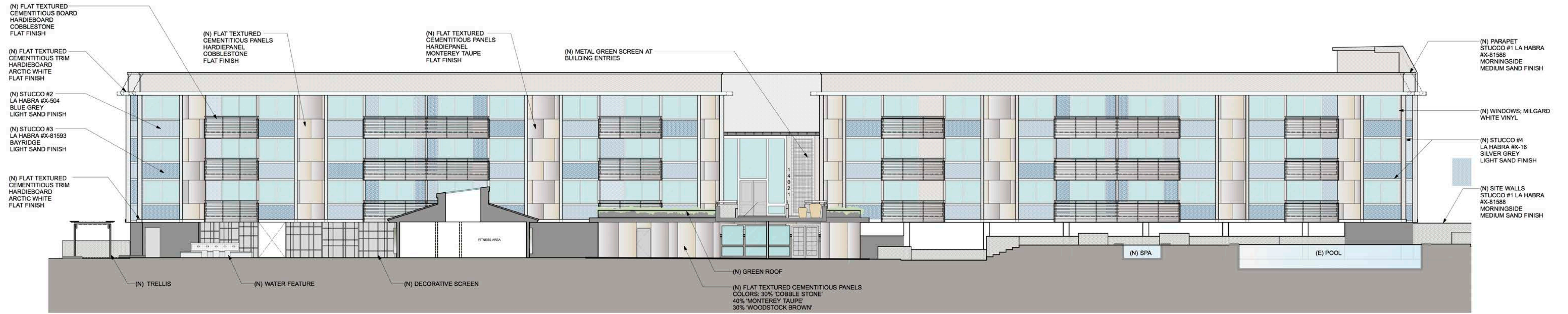
LANDSCAPE ARCHITECT:
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:
FAR WEST MANAGEMENT CORPORATION

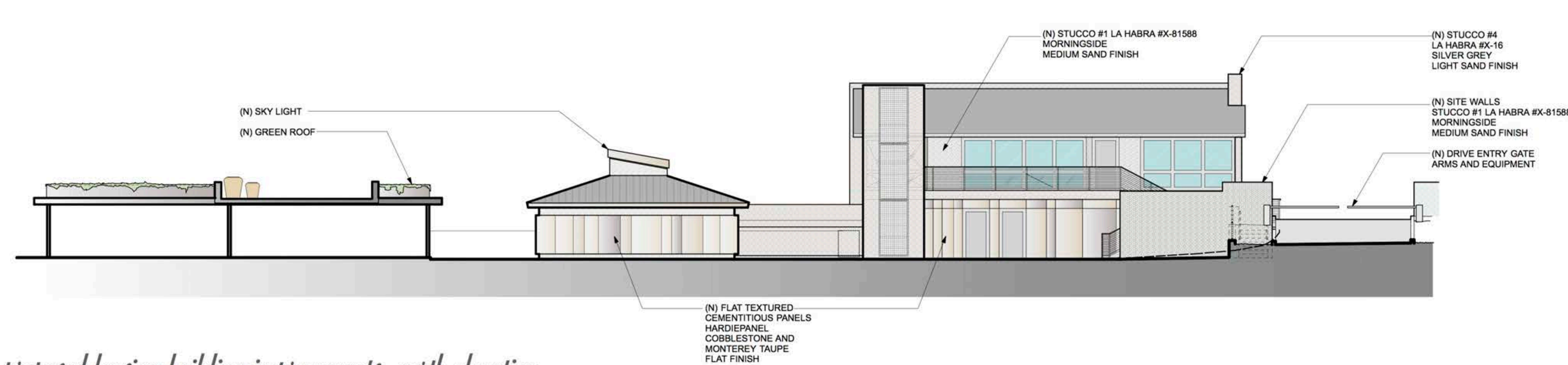
DESIGN CONTROL BOARD PRESENTATION

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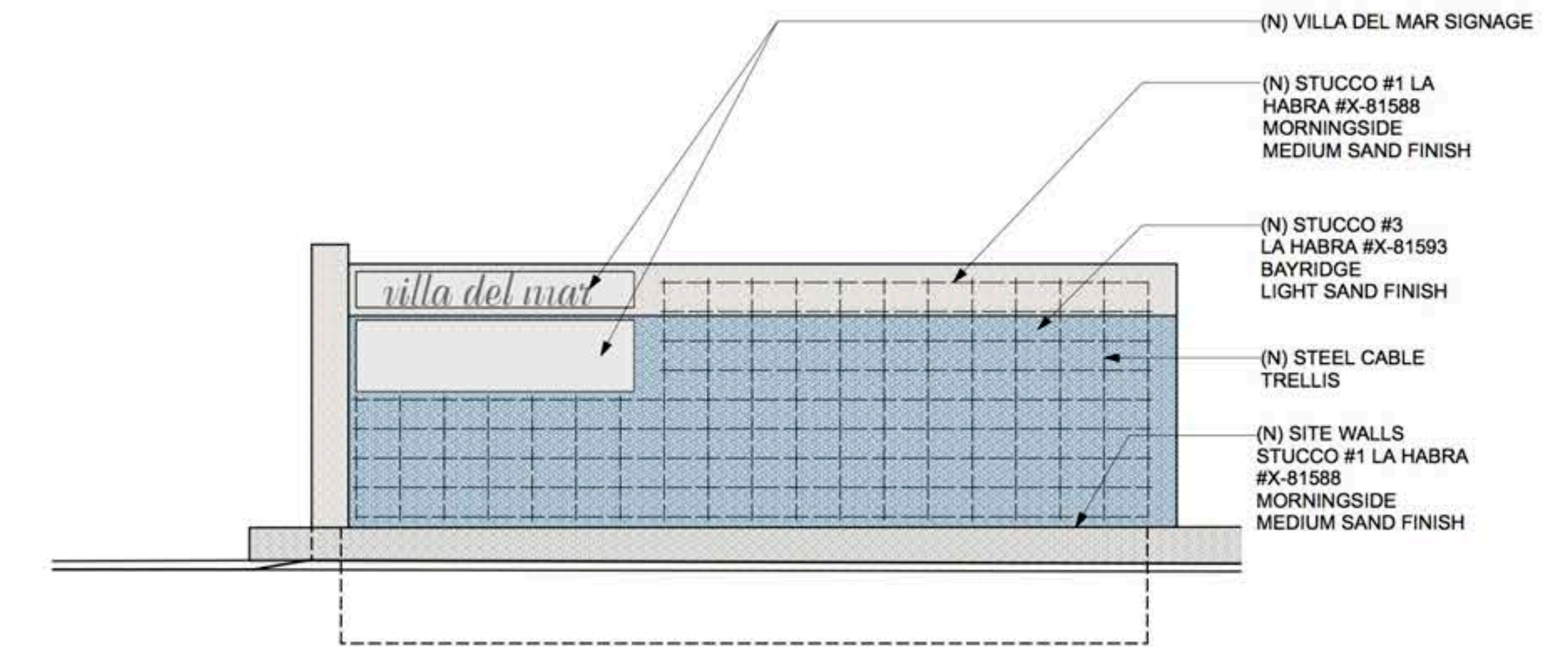
Rev: 5/20/14
File: 007_001_FINAL Elevations.rvt



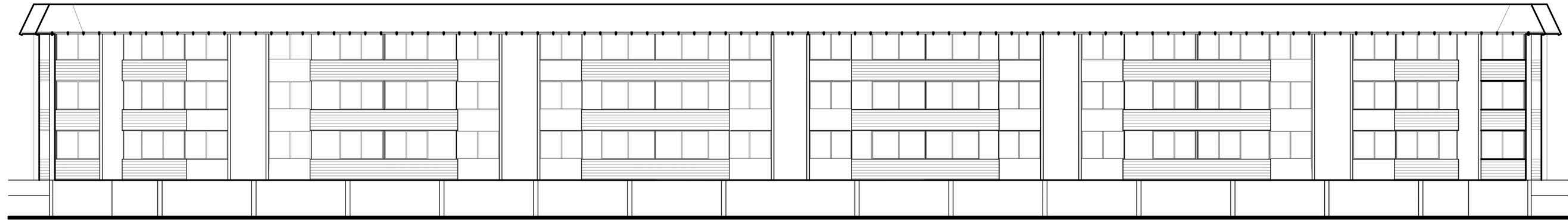
proposed building a - south elevation
scale: 1/8" = 1'-0"



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



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



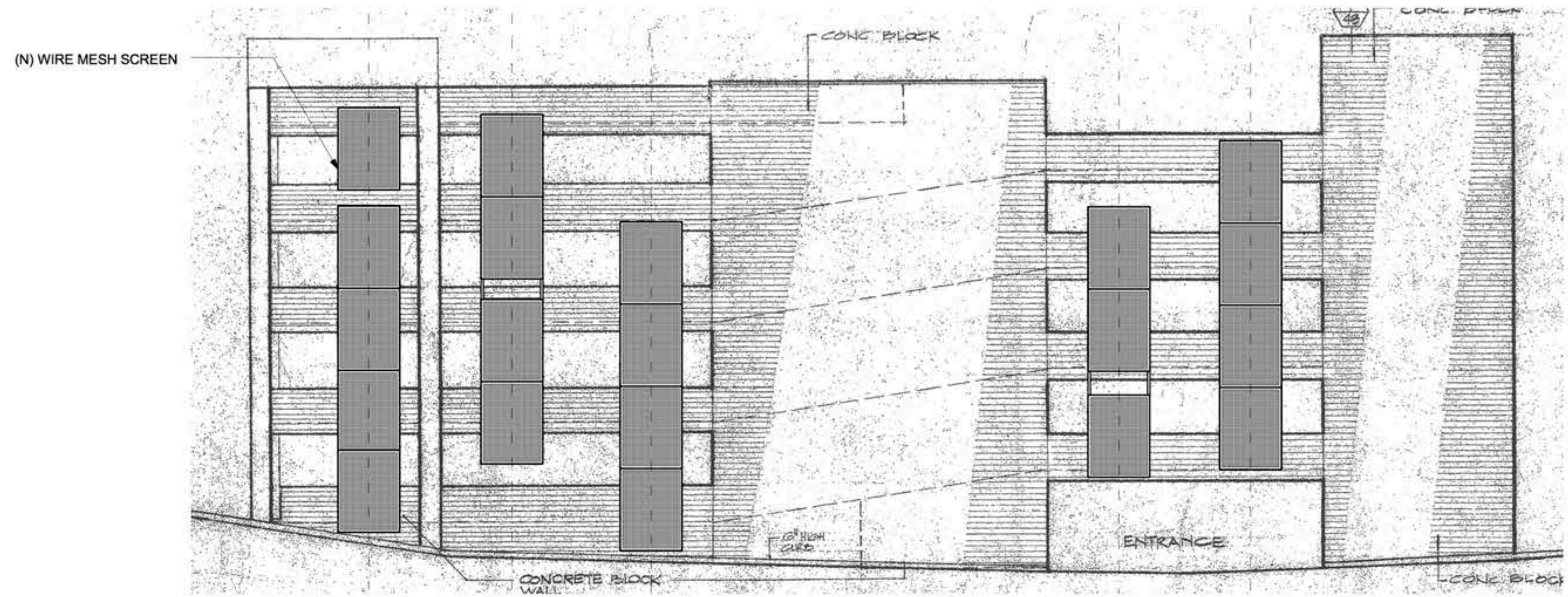
existing building elevation; typical

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

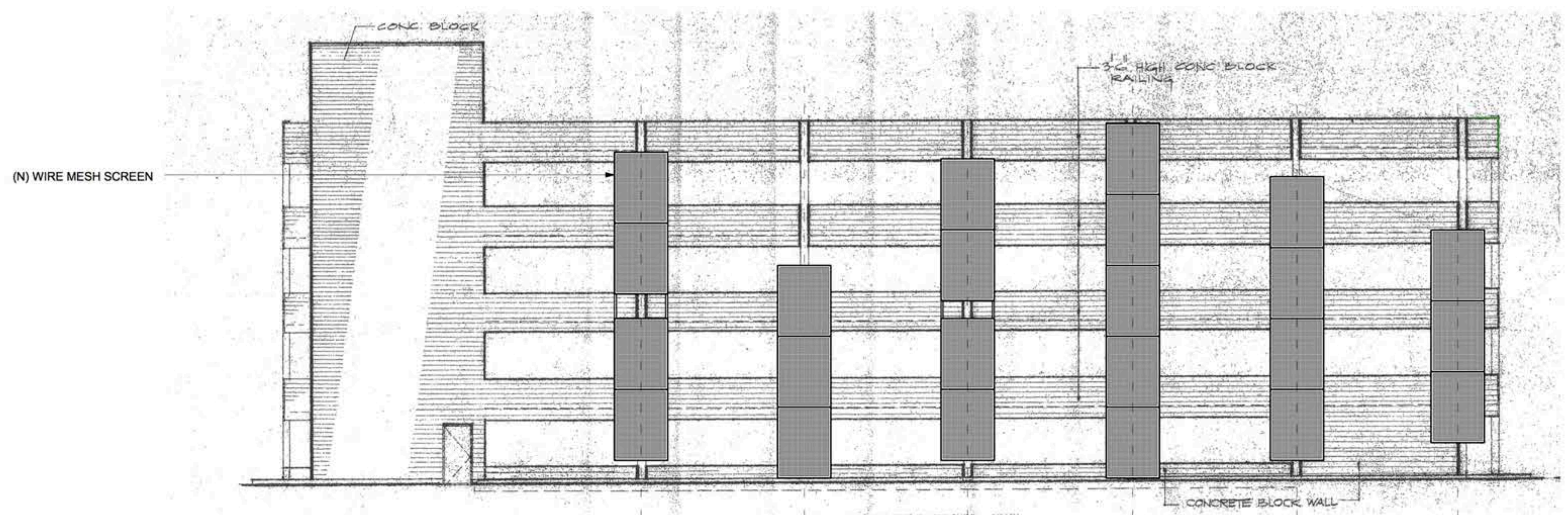


proposed building elevation; typical

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



proposed east elevation, building e
 scale: 1/8" = 1'-0"

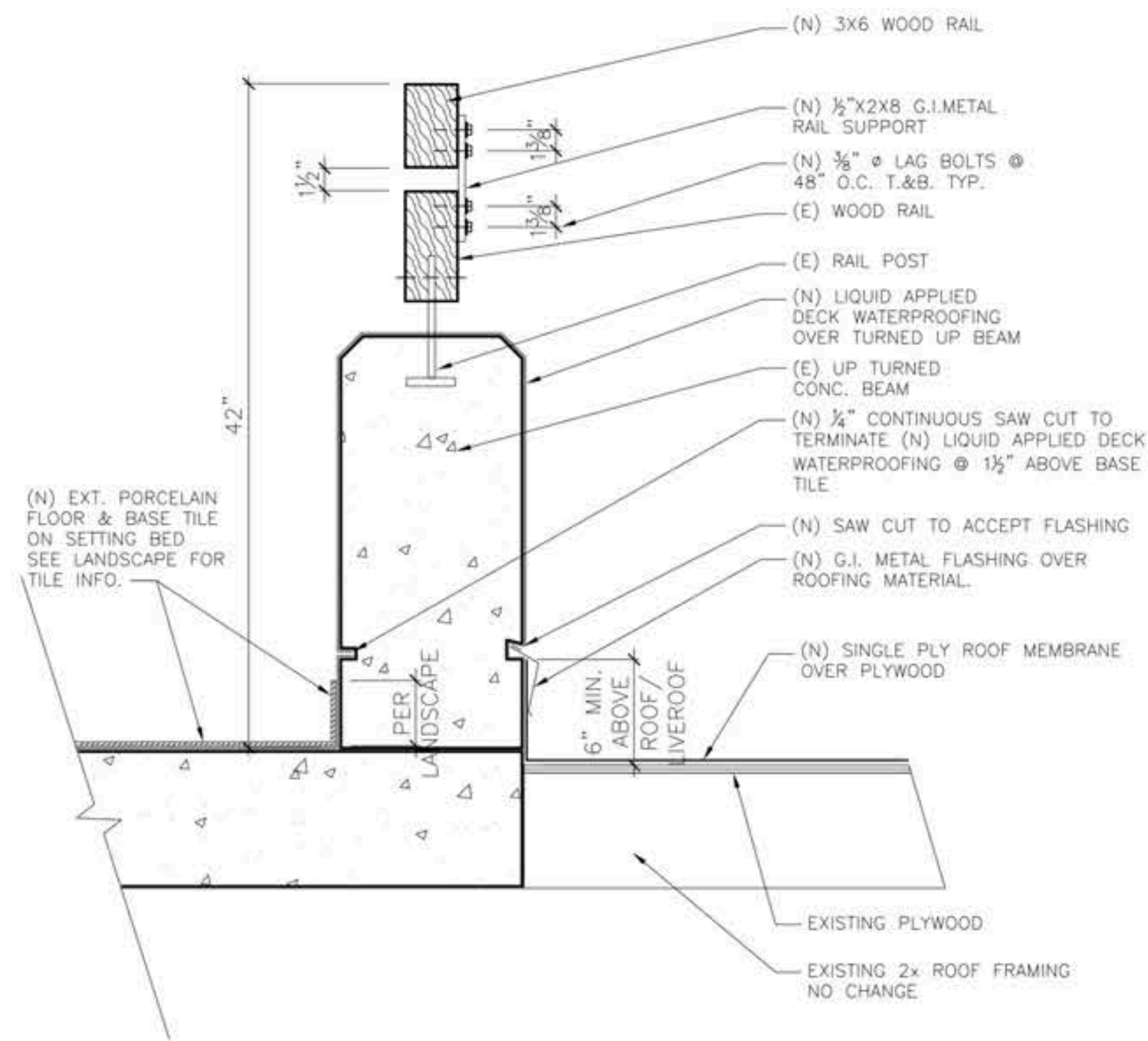


proposed north elevation, building e
 scale: 1/8" = 1'-0"

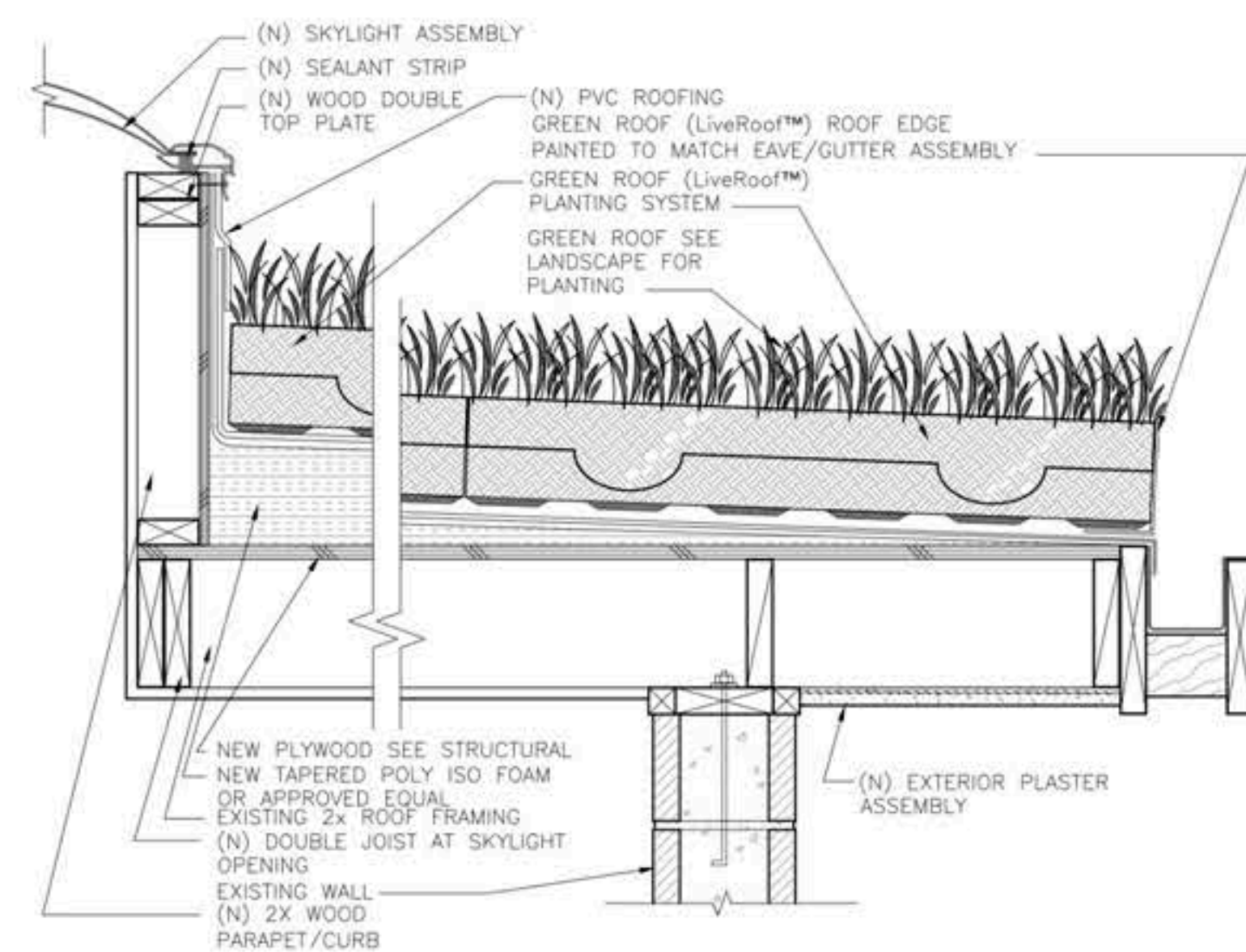
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INQUIRY #	APPROVAL	<small>McNICHOLS has based these drawings on the data provided by you, and they are intended solely for visual and conceptual information purposes as part of the order process. ANY USE OF THESE DRAWINGS INCLUDING DESIGN AND DIMENSIONS MUST BE CHECKED BY YOUR ENGINEER TO DETERMINE WHETHER THE DRAWINGS INCLUDING DESIGN AND DIMENSIONS ARE ADEQUATE FOR THE INTENDED USE. McNICHOLS makes no representation or warranty (express or implied) regarding such drawings and expressly disclaims all implied warranties regarding them, including but not limited to any implied warranties of merchantability or fitness for a particular purpose. McNICHOLS will in no event be liable for your use or the results of your use of the drawings, and you assume all risk and liability for any issues, damages, claims or expenses resulting from such use.</small>
JOB NAME	Name:	
CUSTOMER	Date:	
DATE	Signature:	
SCALE	DWG NUMBER: McNichols ECO-MESH PLANTSREEN	REV:
	DRAWN:	SHEET: of

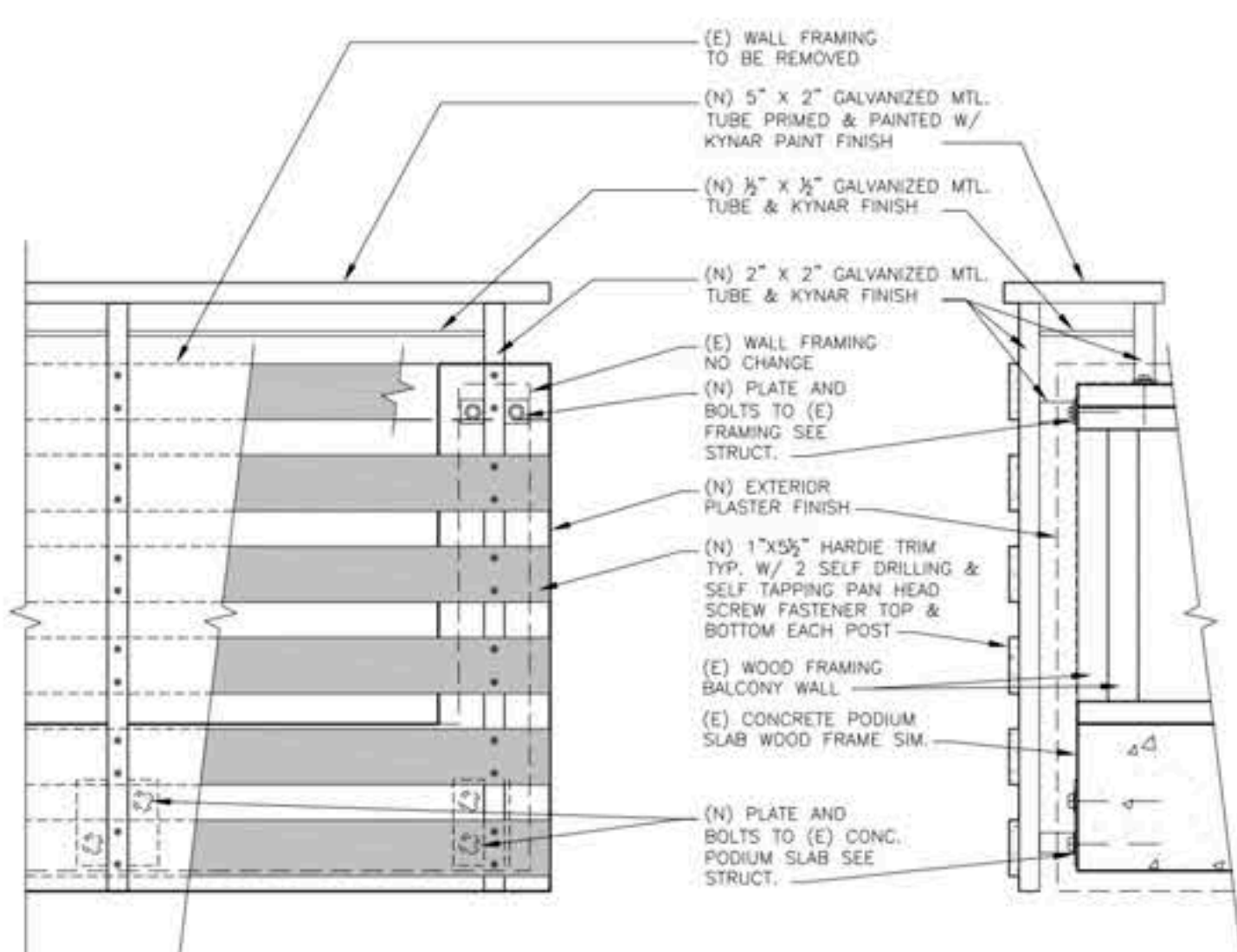
eco-mesh panel details
 scale: NTS



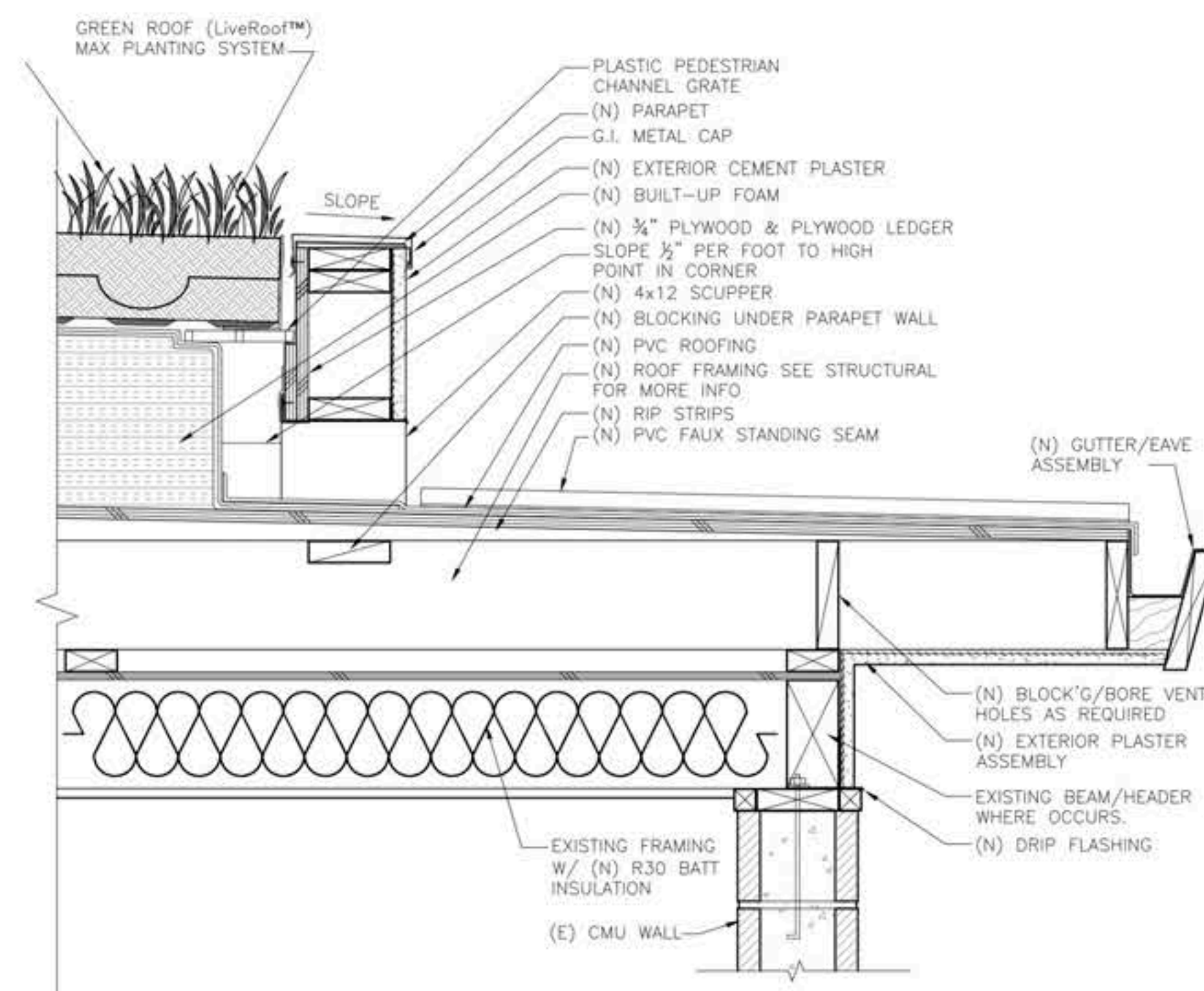
BRIDGE ROOF ASSEMBLY AT EXTERIOR CONCRETE WALL



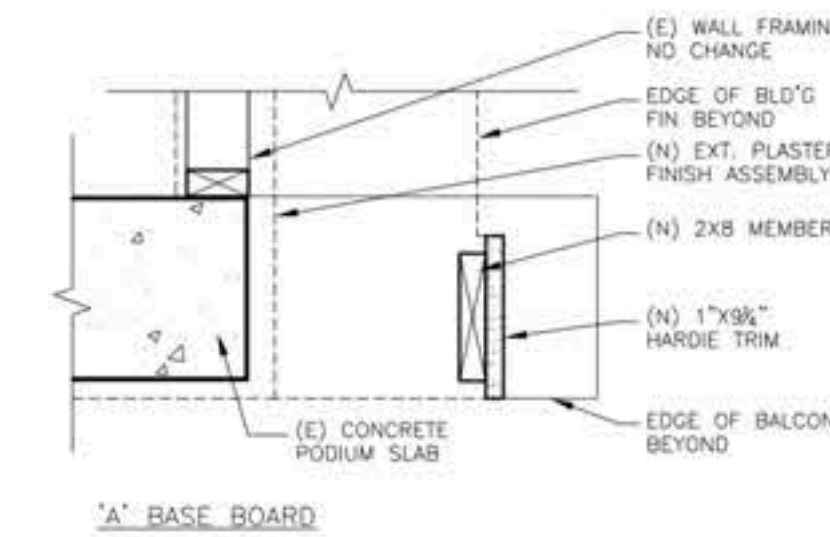
TYPICAL BATHHOUSE BUILDINGS ROOF DETAIL



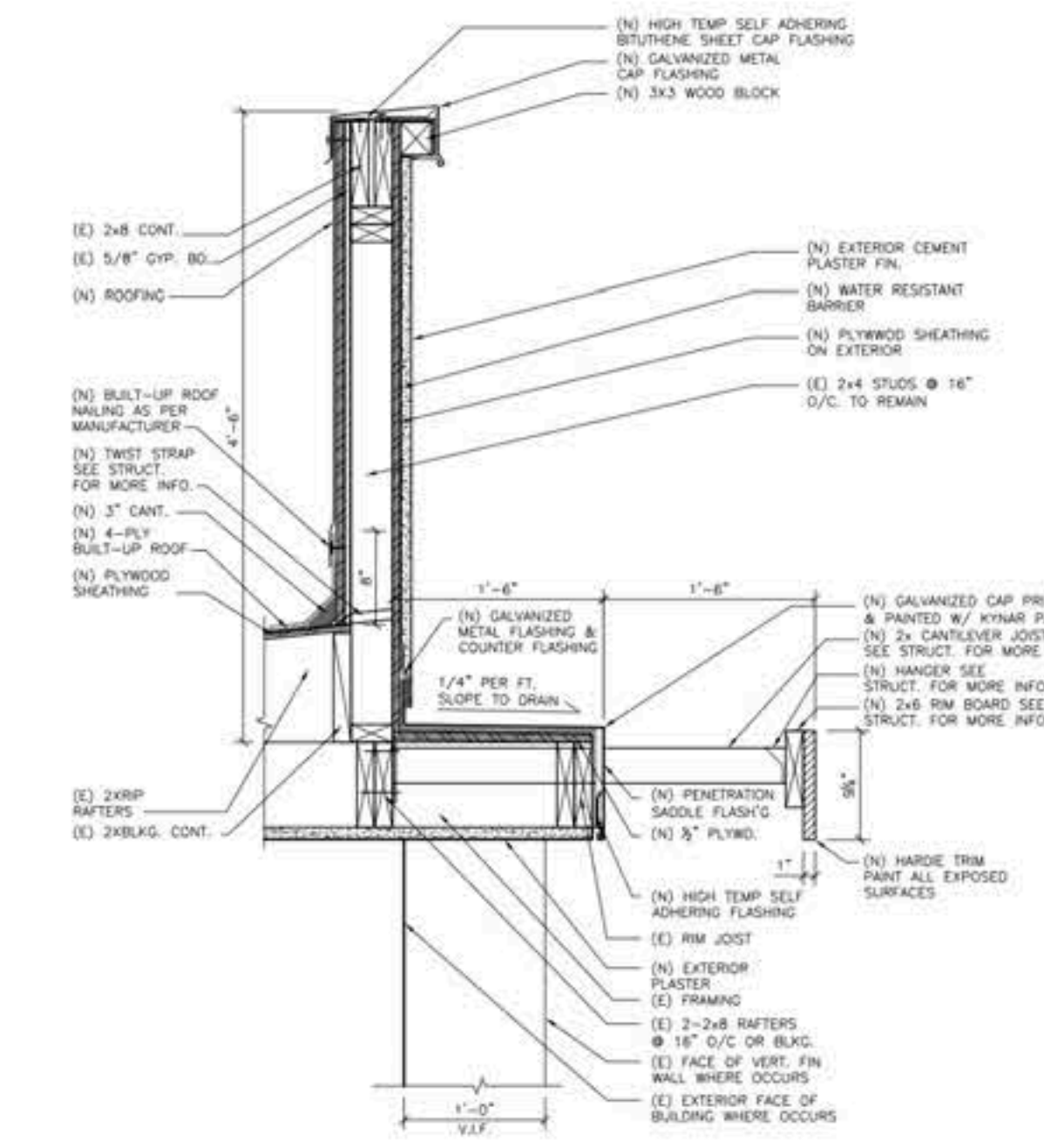
TYPICAL NEW BALCONY RAILING



GREEN ROOF ASSEMBLY AT CLUBHOUSE



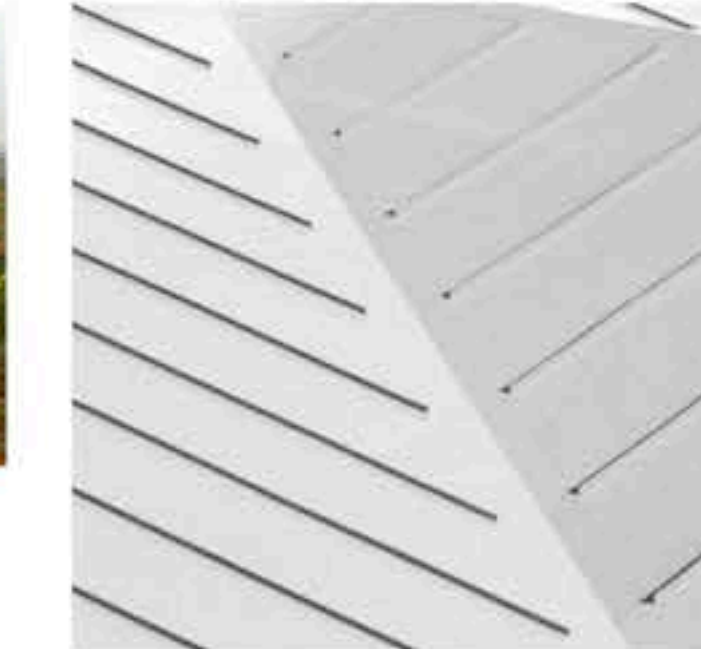
TYPICAL BASE TRIM AT BUILDING BASE DETAIL



TYPICAL ROOF EAVE DETAIL



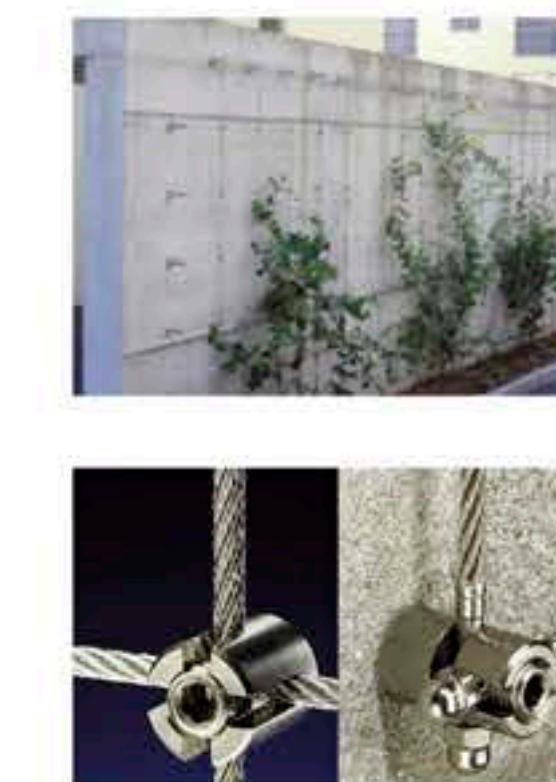
LIVEROOF GREEN ROOF MODULAR SYSTEM WITH PRE-PLANTED SEDUM GROUNDCOVERS



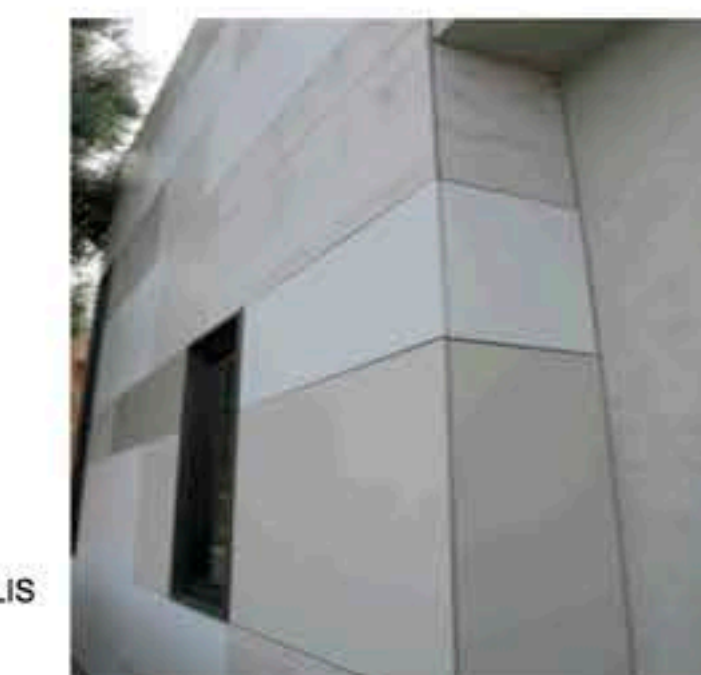
GALVALUME METAL ROOFING



ECOMESH OR GREENSCREEN PANELS



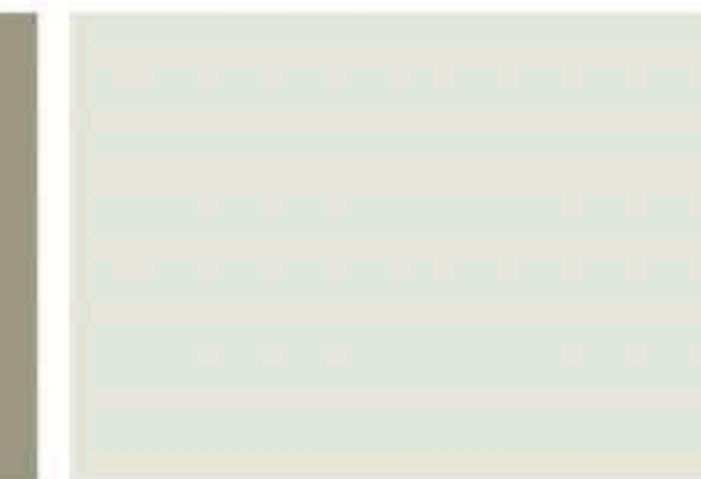
JAKOB STAINLESS STEEL CABLE TRELLIS



HARDIEPANEL #1 AND HARDIETRIM #1 COBBLESTONE FLAT FINISH



HARDIEPANEL #2 MONTEREY TAUPE FLAT FINISH



HARDIETRIM #2 ARCTIC WHITE FLAT FINISH

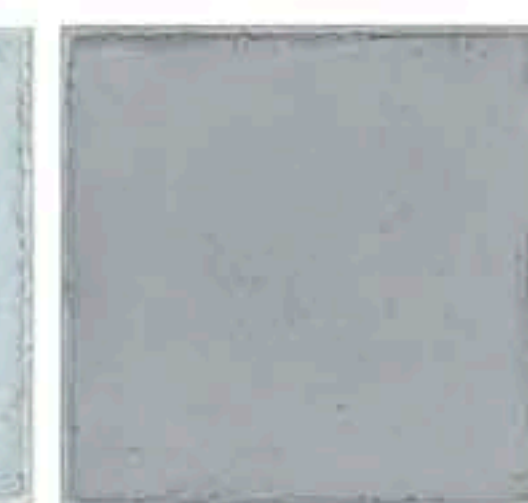
FLAT TEXTURED CEMENTIOUS PANELS



STUCCO #1 LA HABRA #X-81588 MORNING SIDE MEDIUM SAND FINISH



STUCCO #2 LA HABRA #X-504 BLUE GREY LIGHT SAND FINISH

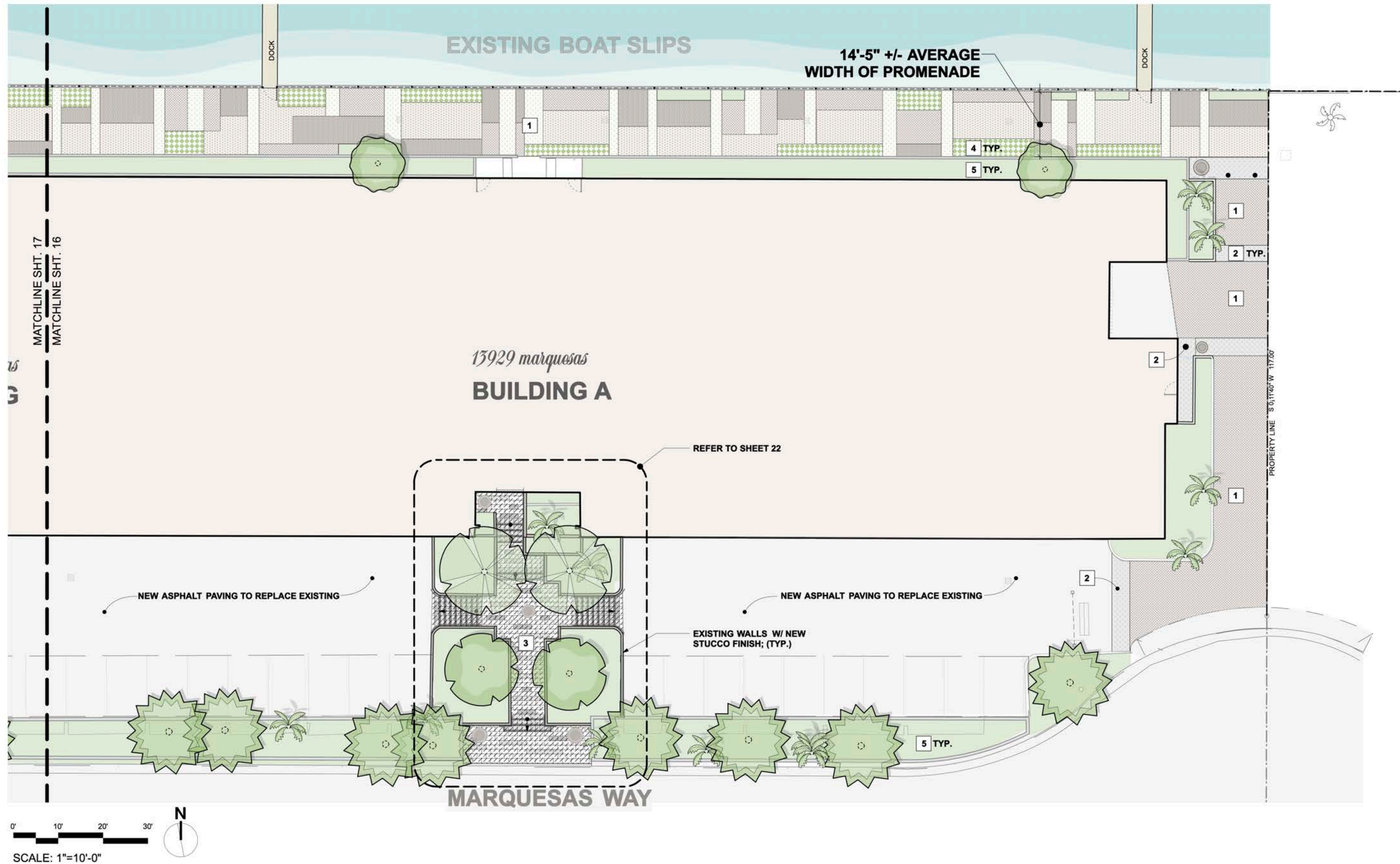


STUCCO #3 LA HABRA #X-81593 BAYRIDGE LIGHT SAND FINISH



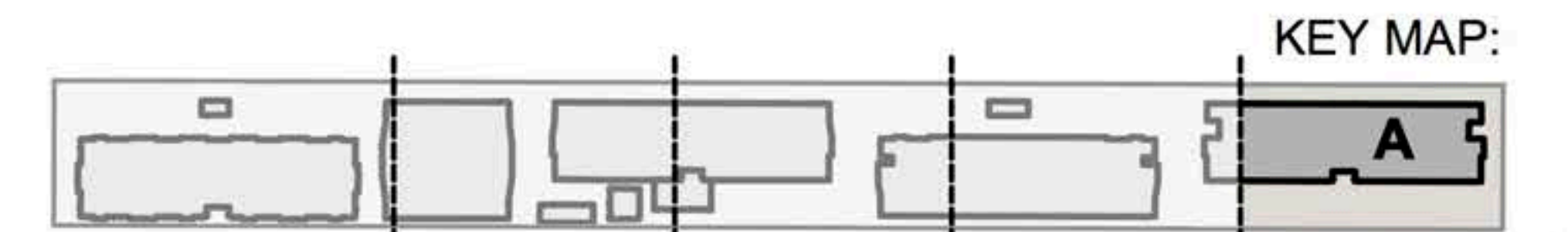
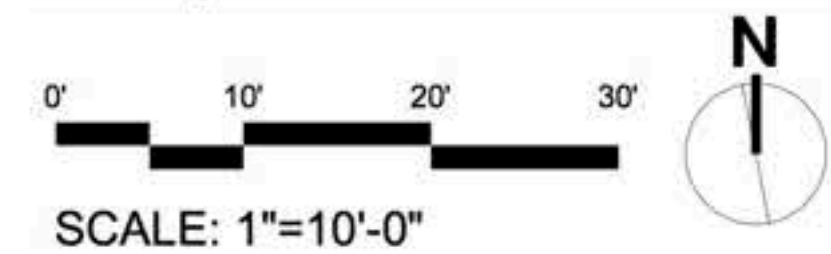
STUCCO #4 LA HABRA #X-16 SILVER GREY LIGHT SAND FINISH

EXTERIOR BUILDING FINISHES

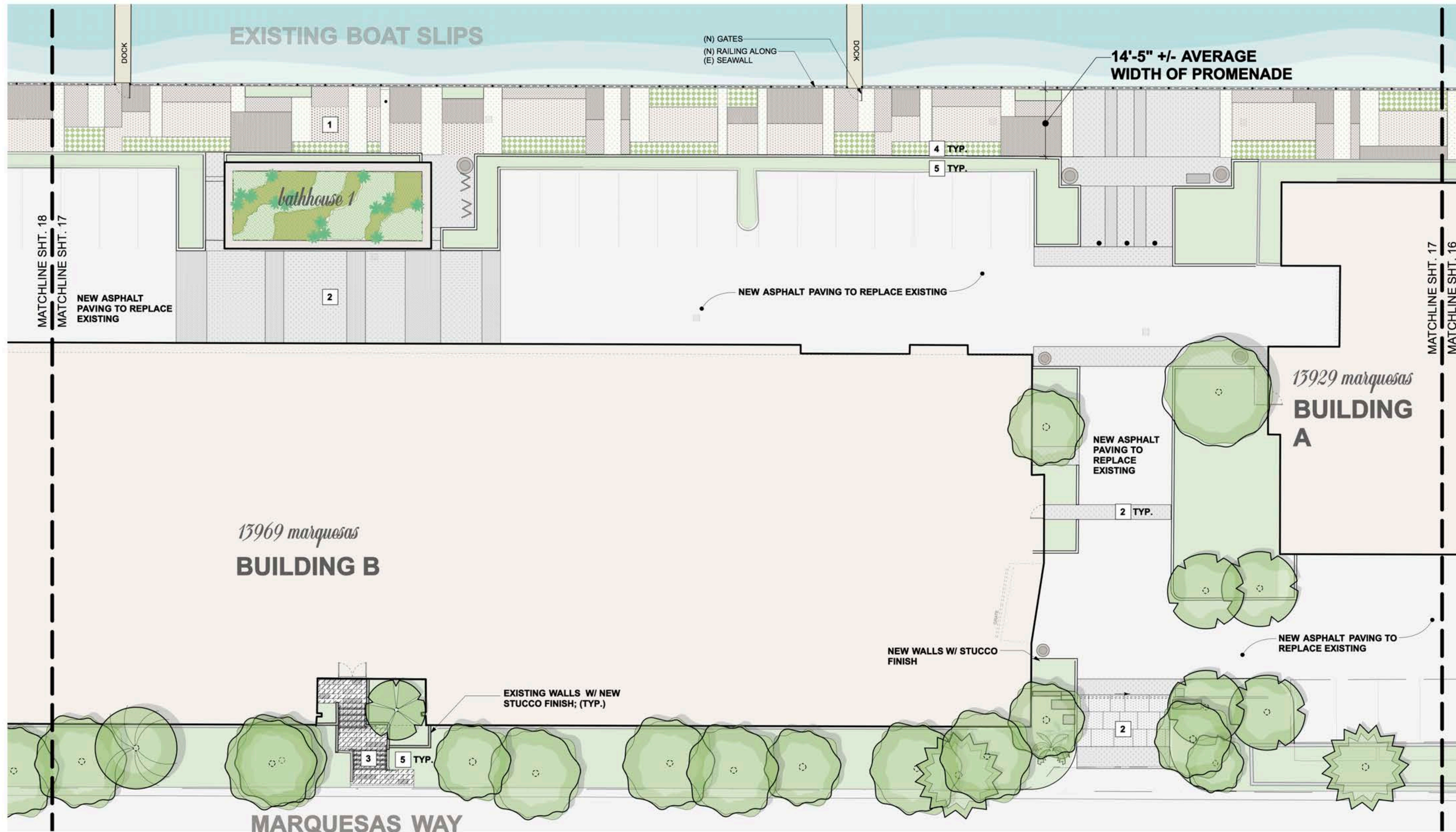


LEGEND

KEYNOTE	PATTERN	DESCRIPTION
1	[Pattern: 4 colored concrete pavers]	NEW CONCRETE PAVERS BY ANGELUS BLOCK 4 COLORS: COLOR 1 COLOR 2 COLOR 3 COLOR 4
2	[Pattern: 3 different concrete finishes]	NEW CONCRETE PAVING OF VARYING FINISHES 3 FINISHES TO BE DETERMINED. COLOR/FINISH 1 COLOR/FINISH 2 COLOR/FINISH 3
3	[Pattern: Porcelain tile]	NEW PORCELAIN TILE BY EVERSTONE COLORS: CONCRETE MATTE, STEEL GRAY BRUSHED, LAVACODE MATTE, AND CHARCOAL STREAM.
4	[Pattern: Planted turfstone paving]	NEW PLANTED TURFSTONE PAVING
5	[Pattern: Planting area]	PLANTING AREA; SEE LANDSCAPE PLANS

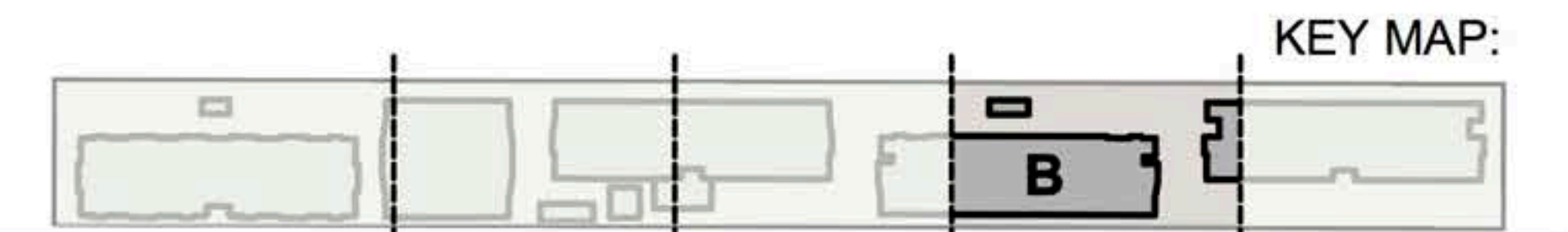
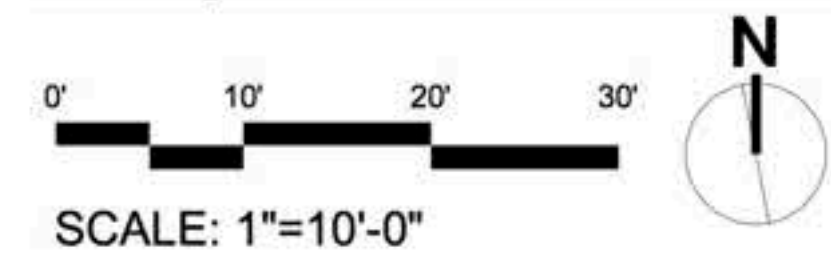


HARDSCAPE PLAN - BUILDING A
16



LEGEND

KEYNOTE	PATTERN	DESCRIPTION
1		NEW CONCRETE PAVERS BY ANGELUS BLOCK 4 COLORS: COLOR 1 COLOR 2 COLOR 3 COLOR 4
2		NEW CONCRETE PAVING OF VARYING FINISHES 3 FINISHES TO BE DETERMINED. COLOR/FINISH 1 COLOR/FINISH 2 COLOR/FINISH 3
3		NEW PORCELAIN TILE BY EVERSTONE COLORS: CONCRETE MATTE, STEEL GRAY BRUSHED, LAVACODE MATTE, AND CHARCOAL STREAM.
4		NEW PLANTED TURFSTONE PAVING
5		PLANTING AREA; SEE LANDSCAPE PLANS

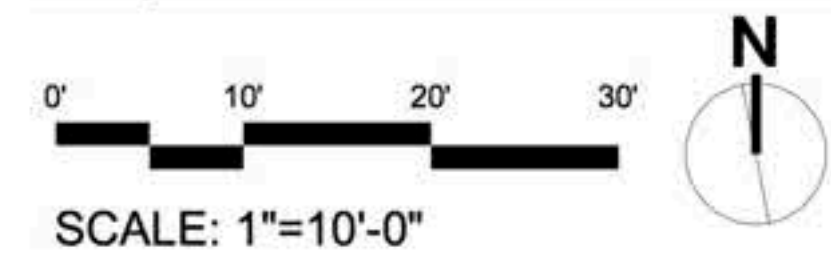
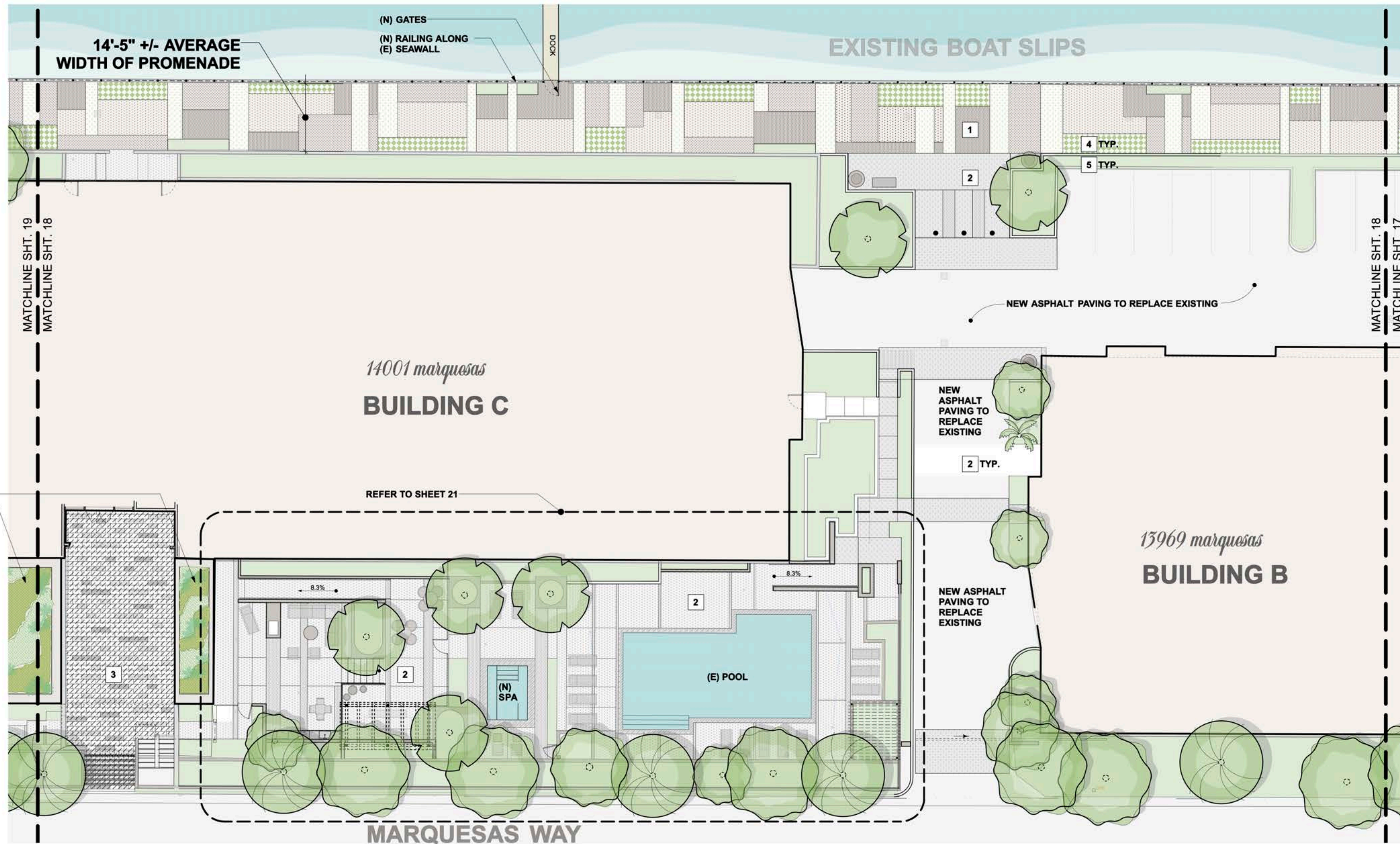


HARDSCAPE PLAN - BUILDING B
17

ARCHITECT: NADEL ARCHITECTS
 LANDSCAPE ARCHITECT: TICHENOR & THORP ARCHITECTS
 APPLICANT/ LEASEHOLDER: FAR WEST MANAGEMENT CORPORATION
 DESIGN CONTROL BOARD PRESENTATION
 DATE: 05. 21. 2014

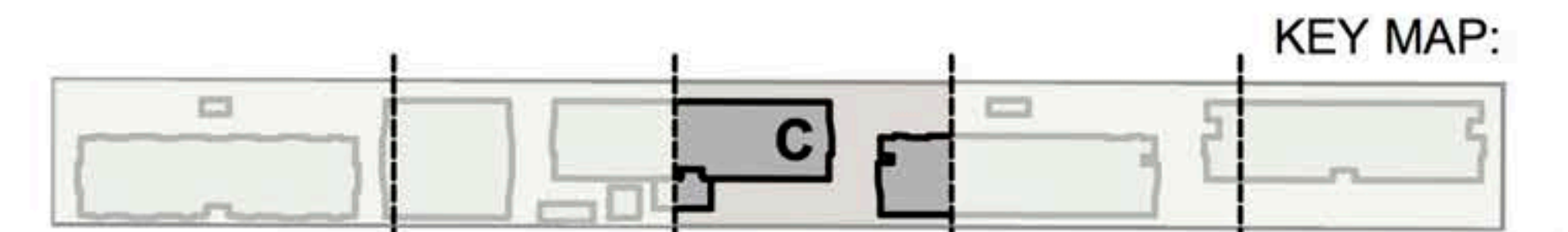
villa del mar
 13999 marquesas way, marina del rey, ca 90292

14-502914
 05/21/2014 09:07 AM
 DOJ FINAL PLANS V01

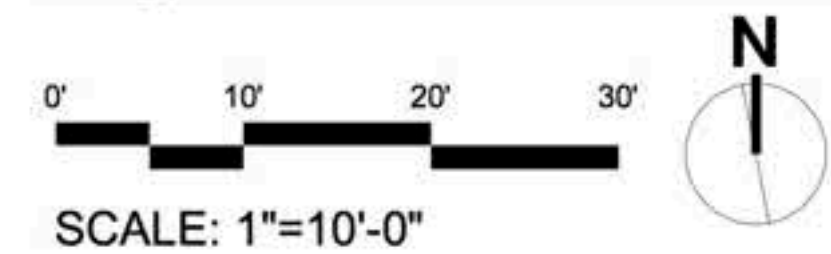
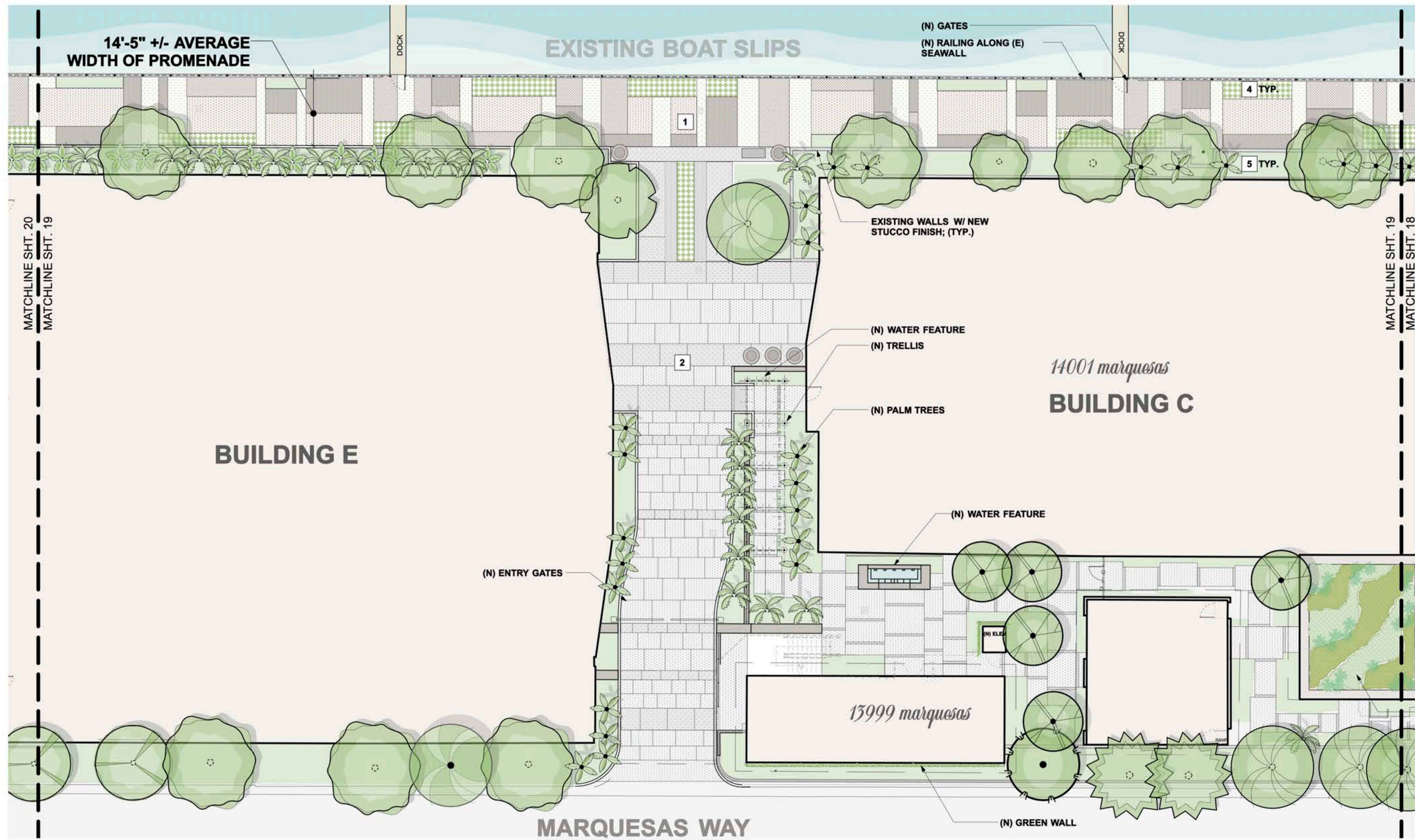


LEGEND

KEYNOTE	PATTERN	DESCRIPTION
1		NEW CONCRETE PAVERS BY ANGELUS BLOCK 4 COLORS: COLOR 1 COLOR 2 COLOR 3 COLOR 4
2		NEW CONCRETE PAVING OF VARYING FINISHES 3 FINISHES TO BE DETERMINED. COLOR/FINISH 1 COLOR/FINISH 2 COLOR/FINISH 3
3		NEW PORCELAIN TILE BY EVERSTONE COLORS: CONCRETE MATTE, STEEL GRAY BRUSHED, LAVACODE MATTE, AND CHARCOAL STREAM.
4		NEW PLANTED TURFSTONE PAVING
5		PLANTING AREA; SEE LANDSCAPE PLANS

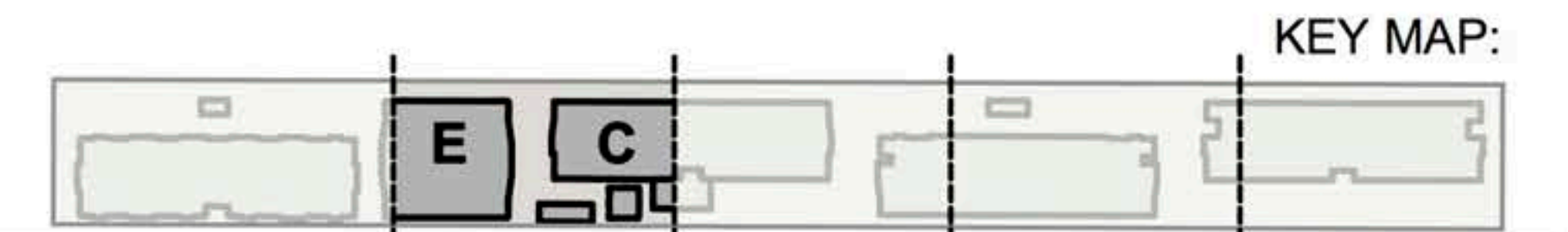


HARDSCAPE PLAN - BUILDING B & C
18

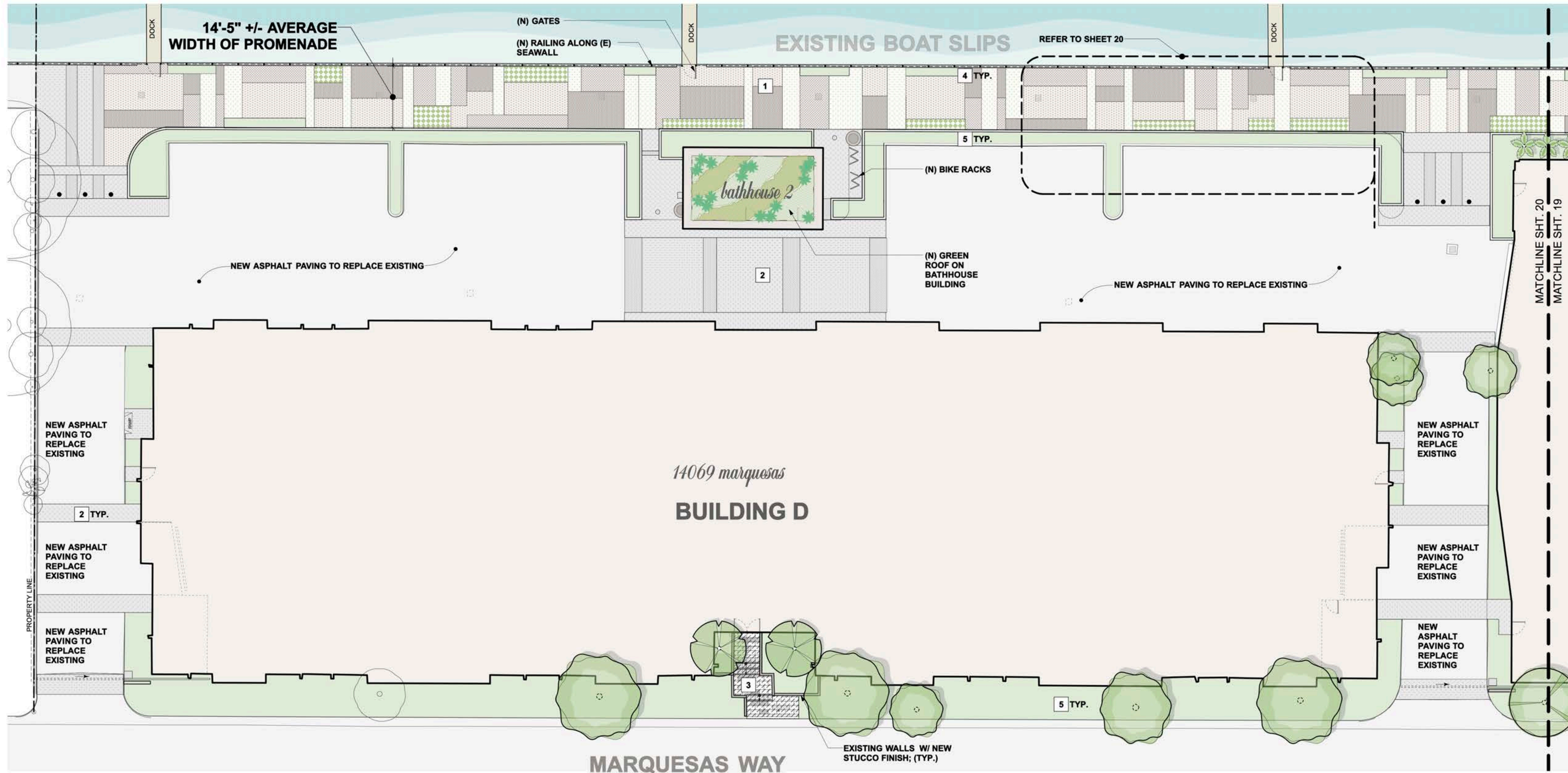


LEGEND

KEYNOTE	PATTERN	DESCRIPTION
1	[Pattern: 4 colored concrete pavers]	NEW CONCRETE PAVERS BY ANGELUS BLOCK 4 COLORS: COLOR 1 COLOR 2 COLOR 3 COLOR 4
2	[Pattern: 3 colored concrete paving]	NEW CONCRETE PAVING OF VARYING FINISHES 3 FINISHES TO BE DETERMINED. COLOR/FINISH 1 COLOR/FINISH 2 COLOR/FINISH 3
3	[Pattern: Porcelain tile]	NEW PORCELAIN TILE BY EVERSTONE COLORS: CONCRETE MATTE, STEEL GRAY BRUSHED, LAVACODE MATTE, AND CHARCOAL STREAM.
4	[Pattern: Planted turfstone paving]	NEW PLANTED TURFSTONE PAVING
5	[Pattern: Planting area]	PLANTING AREA; SEE LANDSCAPE PLANS

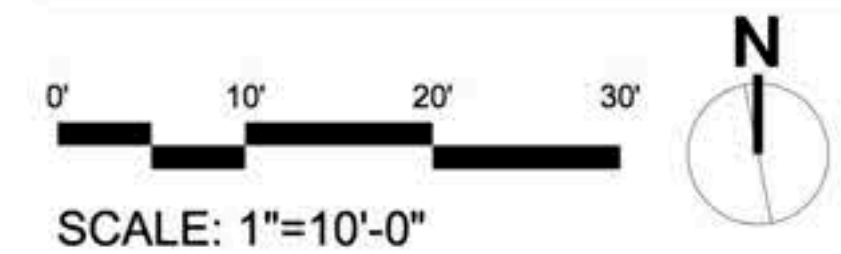
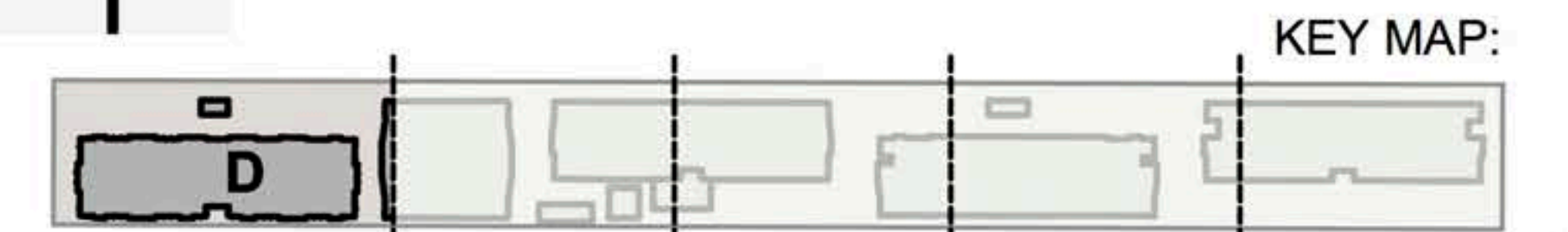


HARDSCAPE PLAN - BUILDINGS C & E
19



LEGEND

KEYNOTE	PATTERN	DESCRIPTION
1	[Pattern: Dotted grid]	NEW CONCRETE PAVERS BY ANGELUS BLOCK 4 COLORS: COLOR 1 COLOR 2 COLOR 3 COLOR 4
2	[Pattern: Solid grey]	NEW CONCRETE PAVING OF VARYING FINISHES 3 FINISHES TO BE DETERMINED. COLOR/FINISH 1 COLOR/FINISH 2 COLOR FINISH 3
3	[Pattern: Diagonal lines]	NEW PORCELAIN TILE BY EVERSTONE COLORS: CONCRETE MATTE, STEEL GRAY BRUSHED, LAVACODE MATTE, AND CHARCOAL STREAM.
4	[Pattern: Green grid]	NEW PLANTED TURFSTONE PAVING
5	[Pattern: Solid green]	PLANTING AREA; SEE LANDSCAPE PLANS



HARDSCAPE PLAN - BUILDING E & D
20



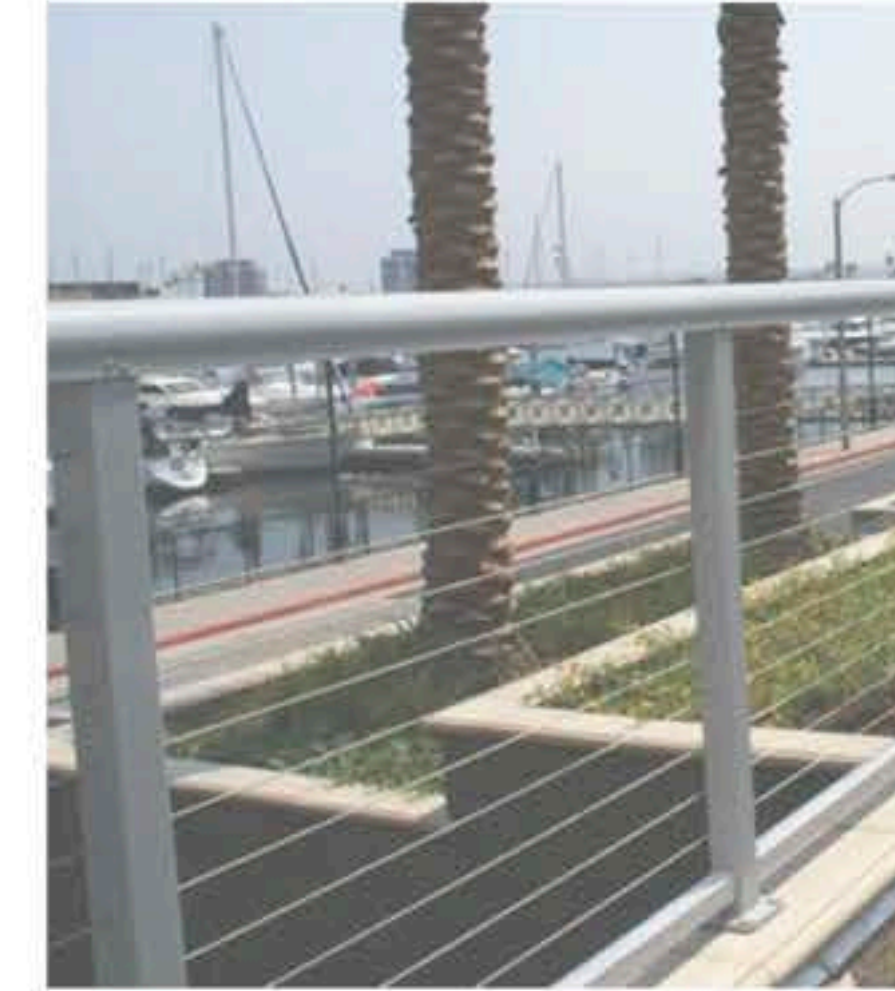
TURFSTONE PAVERS
(TO BE PLANTED WITH KOREAN GRASS)



ANGELUS HOLLAND CONCRETE UNIT PAVERS
COLORS: NATURAL GRAY, PEWTER, COBBLESTONE, AND DARK GRAY



LARGE GARDEN POTS
GREEN FORM 'KYOTO' CONCRETE POT



CABLE FENCE/ RAILING (SIM)
KYNAR PAINTED STEEL POSTS AND RAIL W/ STAINLESS
STEEL CABLE



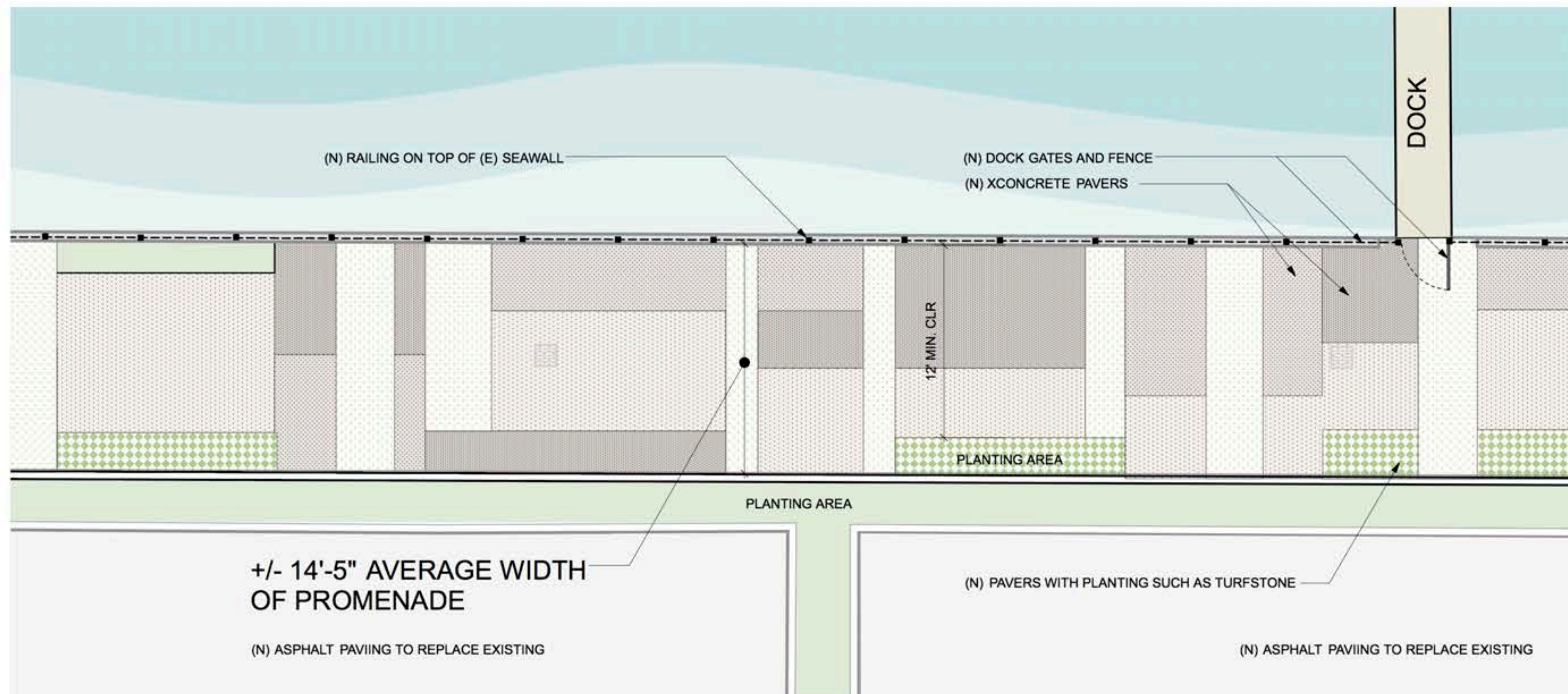
Everest Series 9-Bike 2-3/8 Heavy Duty Wave Rack
BIKE RACKS



www.thosbak.com
BENCHES
WOOD

hardscape materials

site amenities



enlarged plan- promenade



WWW.ALLSCAPE.COM
LIGHT FIXTURE (BOAT HOUSES)
EXISTING ALLSCAPE FIXTURE ON
NEW POST



WWW.HADCO.COM
LIGHT FIXTURE (PROMENADE)
HADCO RF6 LED BOLLARD



WWW.AAL.COM
LIGHT FIXTURE (PROMENADE)
ARCHITECTURAL AREA LIGHTING
UNIVERSE MEDIUM SCALE LED

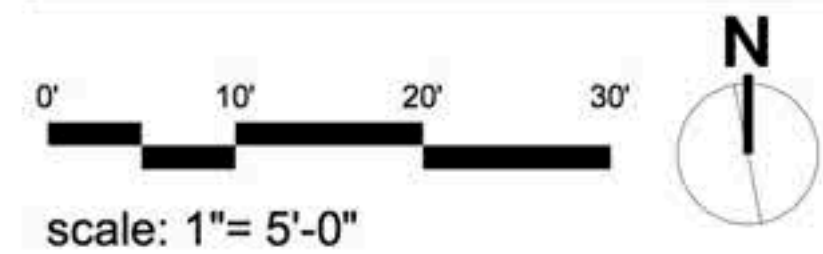


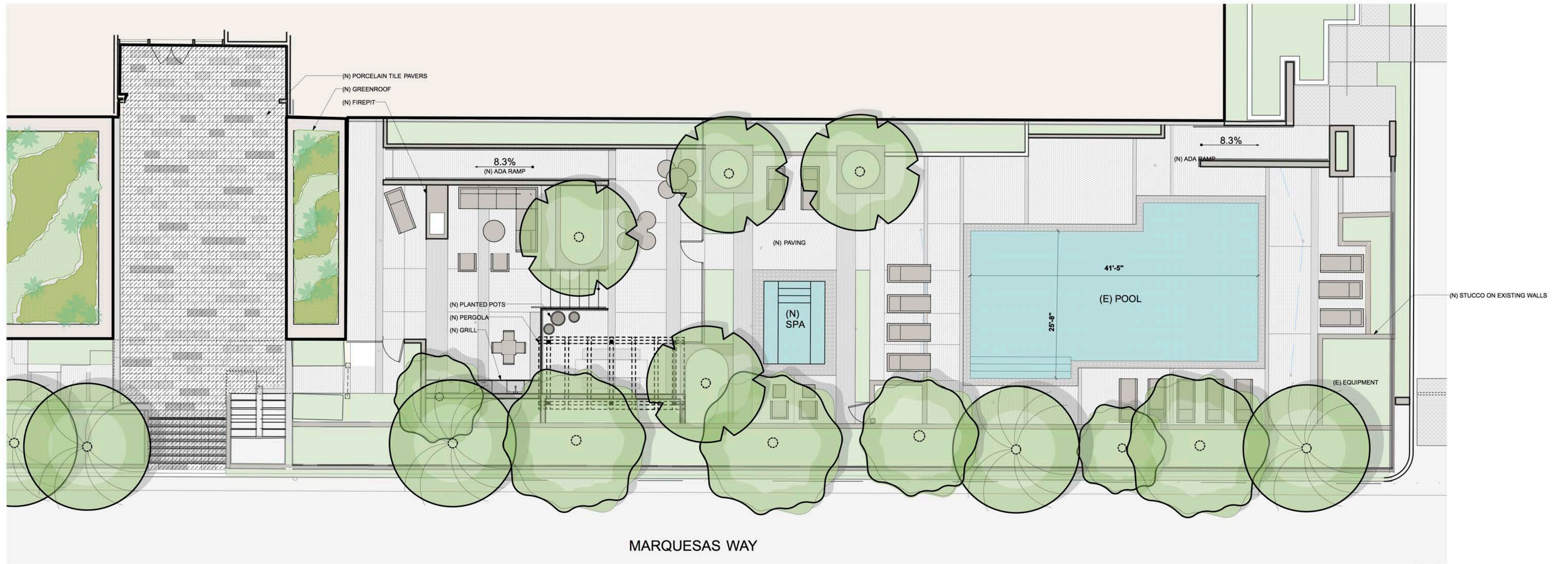
WWW.MCNICHOLS.COM
VERTICAL GARDENS
WITH ECOMESH



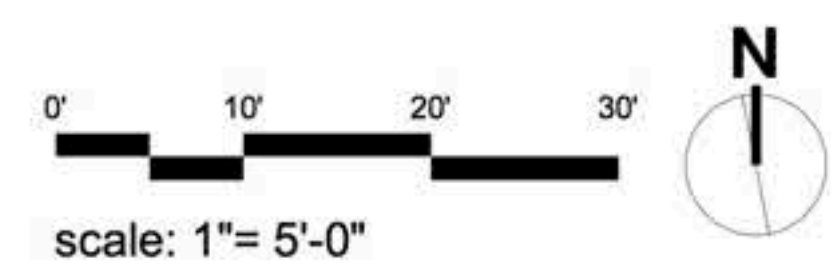
WWW.LIVEROOF.COM
GREEN ROOF PLANTED MODULAR SYSTEMS
LIVEROOF

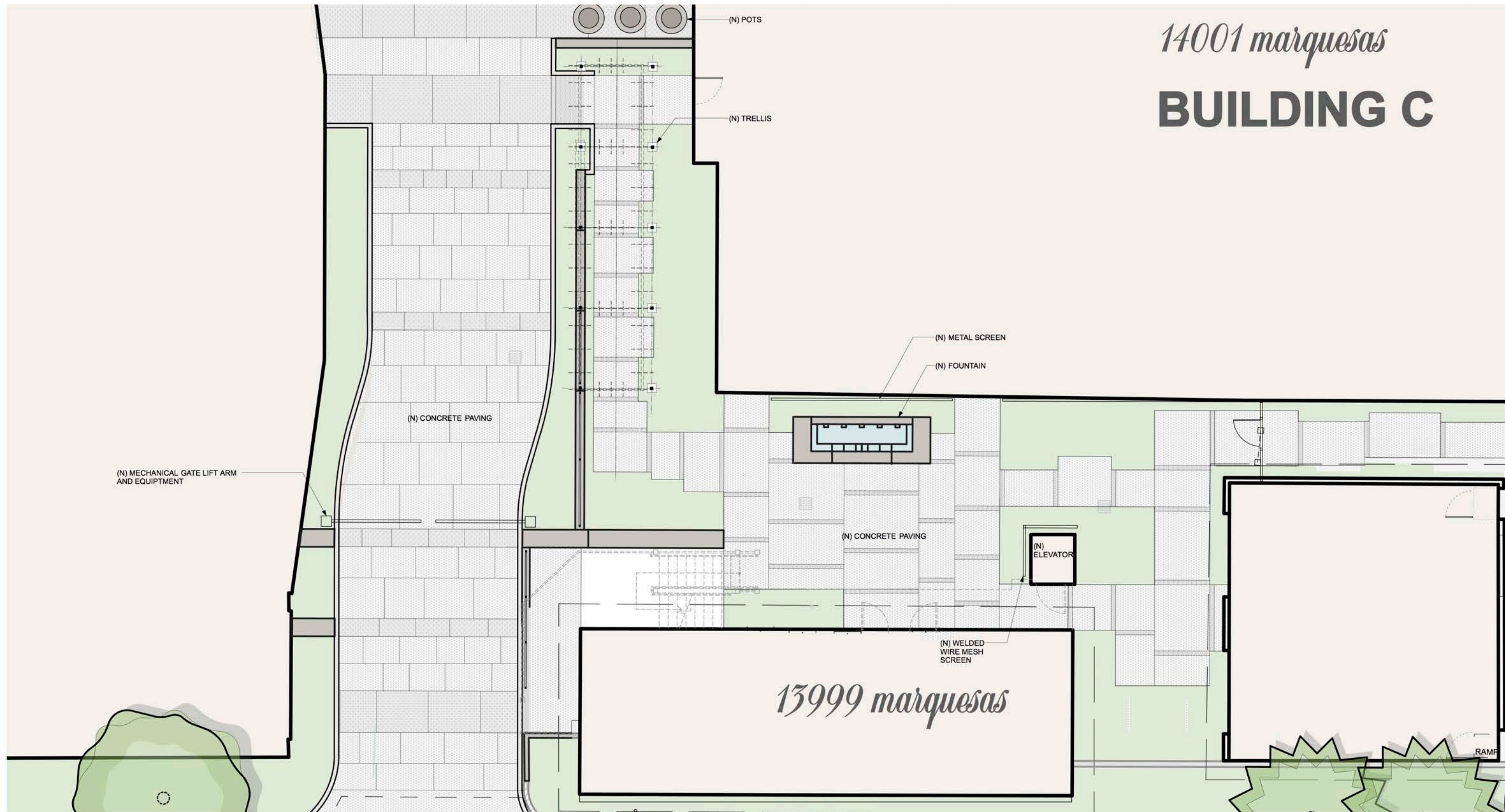
planting amenities





site improvements- pool plan

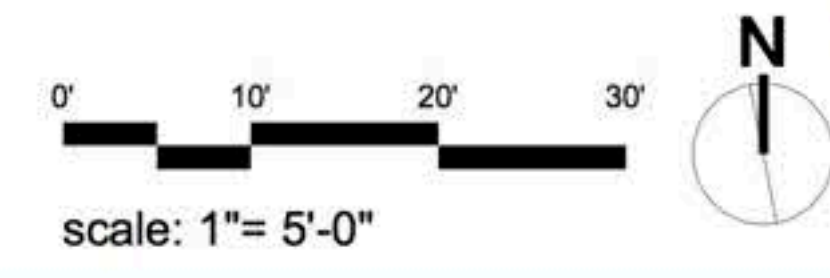




14001 Marquesas
BUILDING C

13999 Marquesas

site improvements-leasing office courtyard



HARDSCAPE PLAN- POOL AREA
 23

ARCHITECT:
 NADEL ARCHITECTS
 DATE: 05. 21. 2014

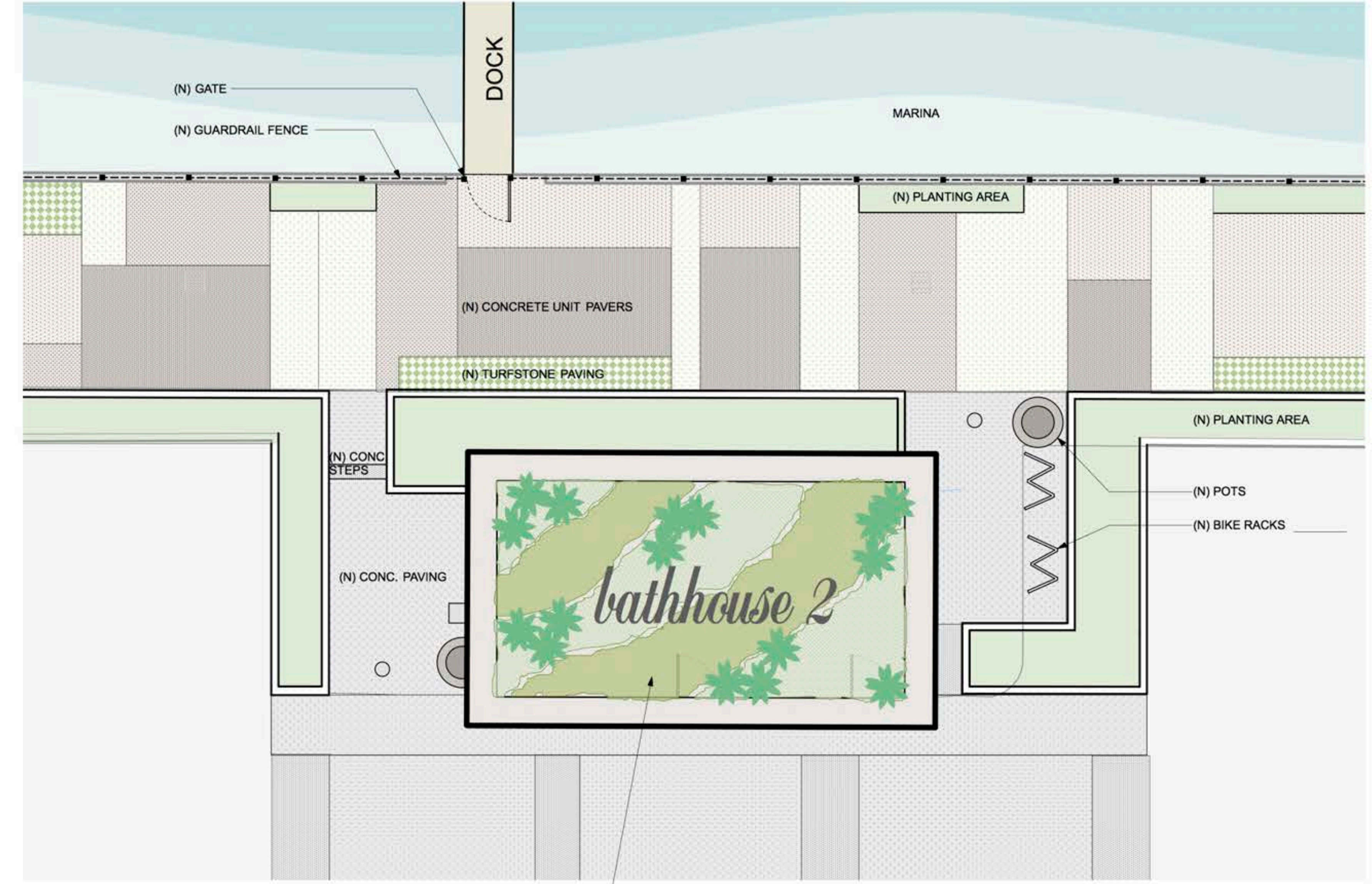
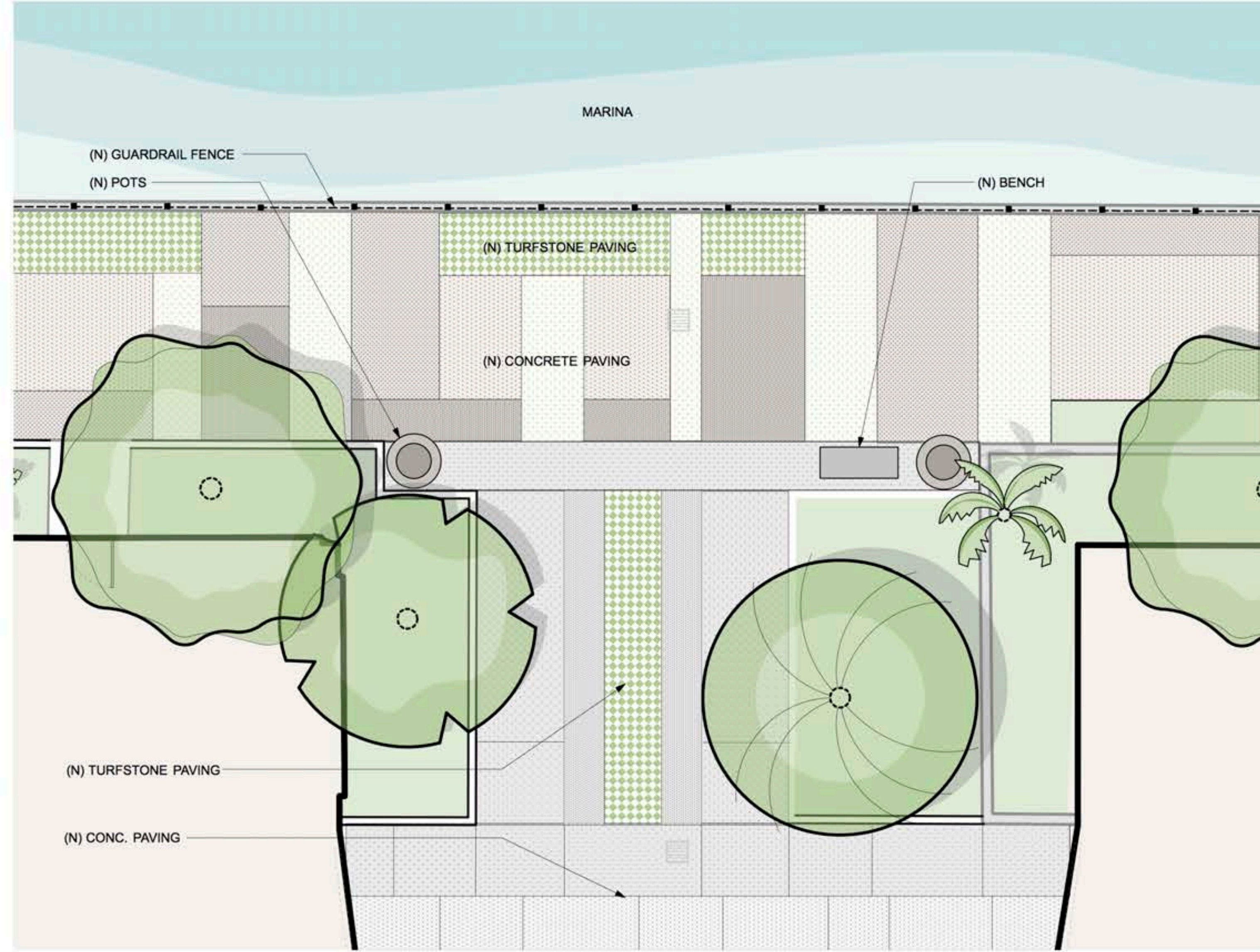
LANDSCAPE ARCHITECT:
 TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:
 FAR WEST MANAGEMENT CORPORATION

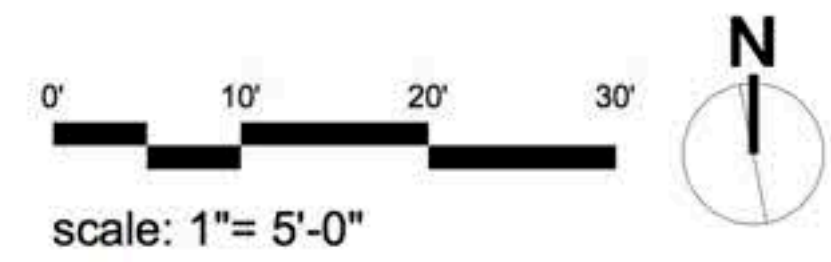
DESIGN CONTROL BOARD PRESENTATION

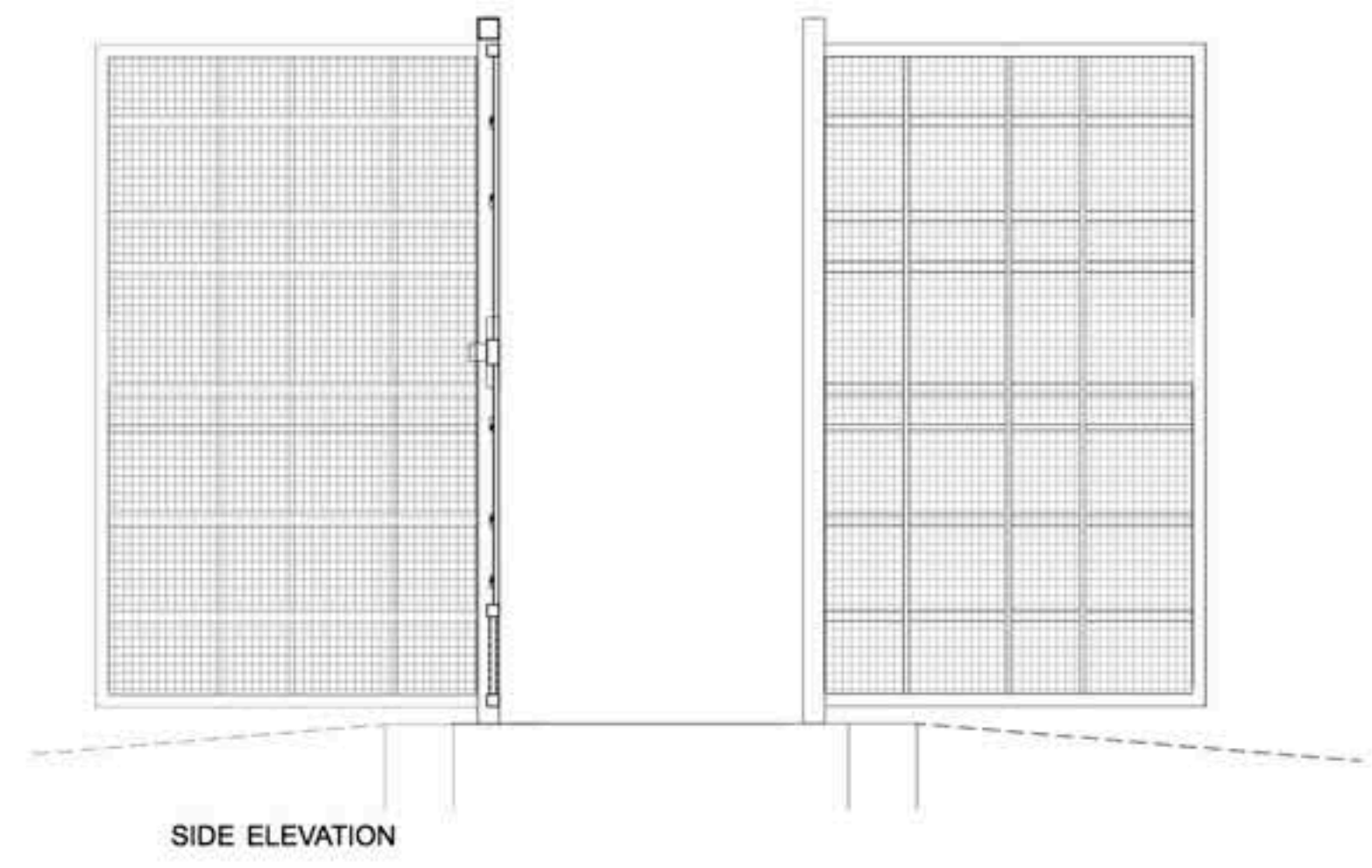
villa del mar
 13999 Marquesas way, marina del rey, ca 90292

5/20/14
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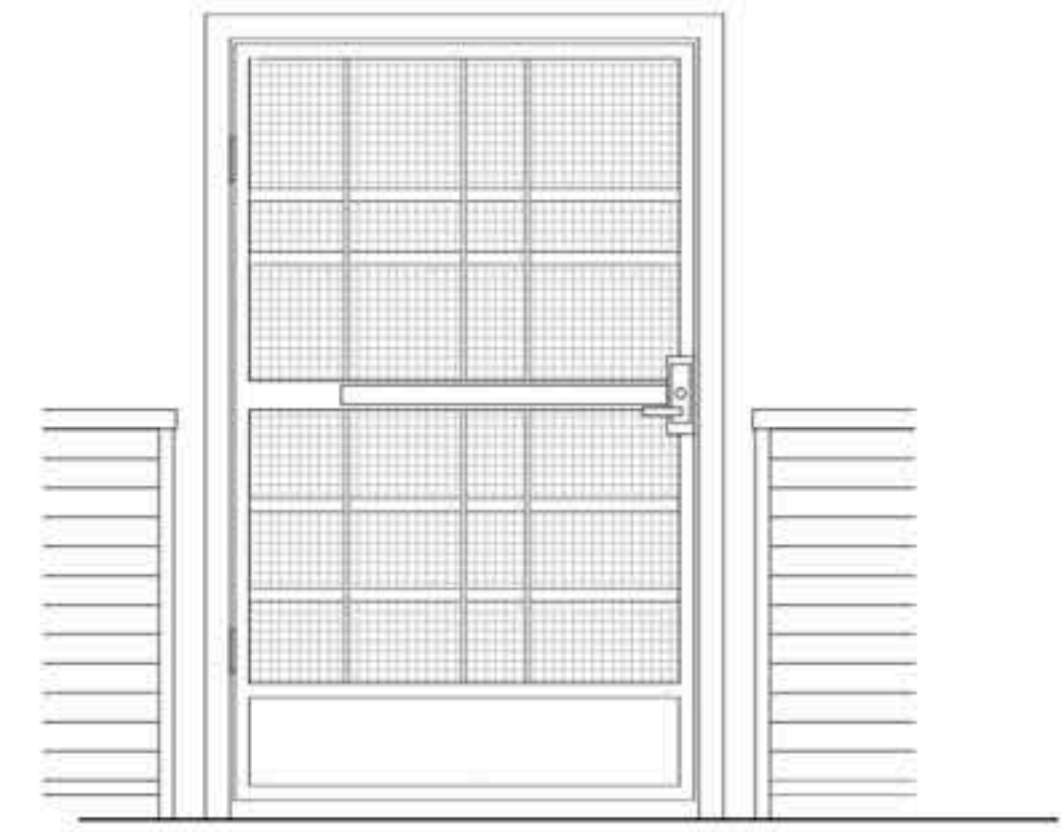


site improvements- bathhouse and promenade entry

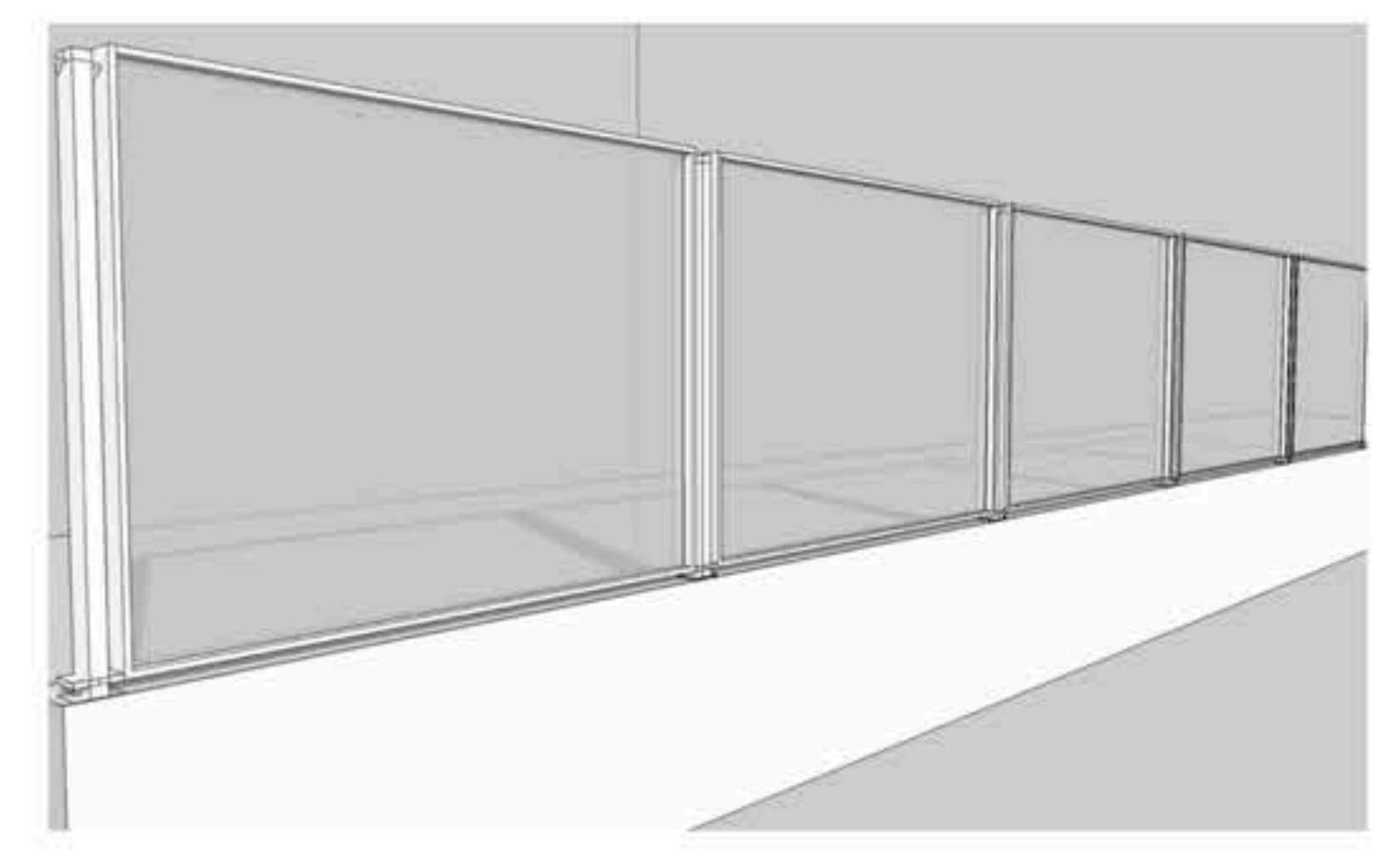




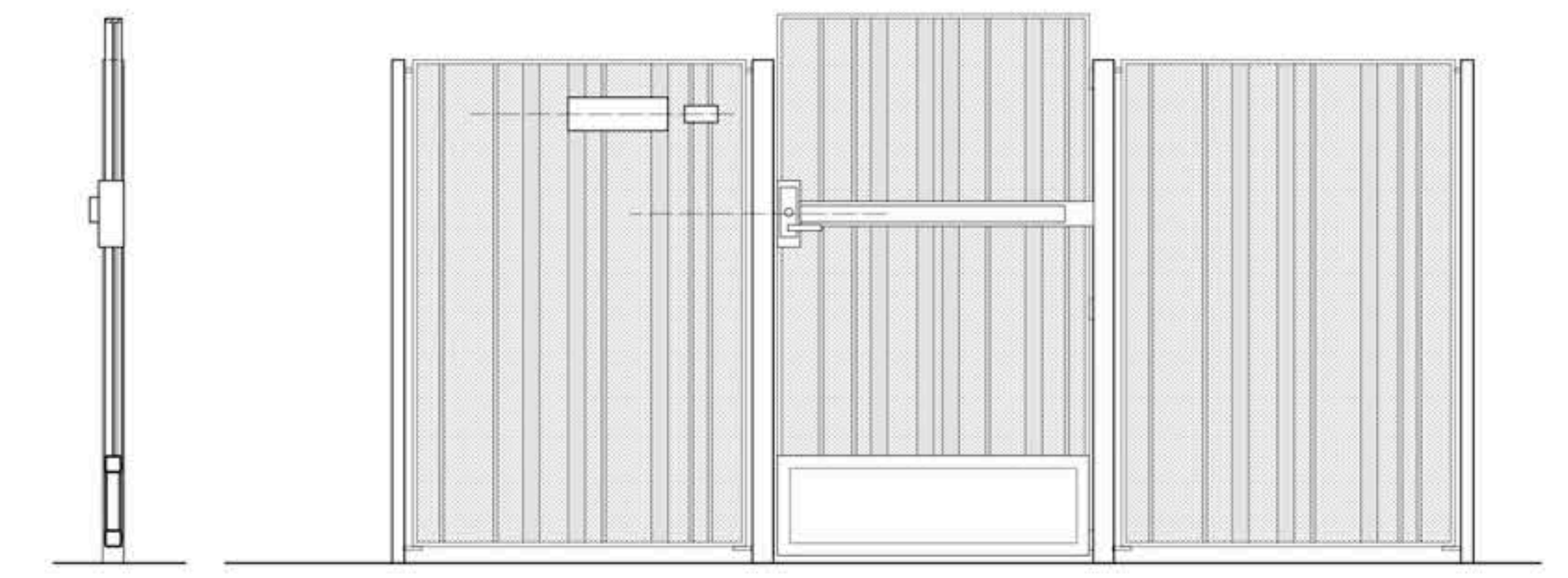
SIDE ELEVATION



FRONT ELEVATION



CUSTOM METAL POOL FENCE ALONG MARQUESAS WAY

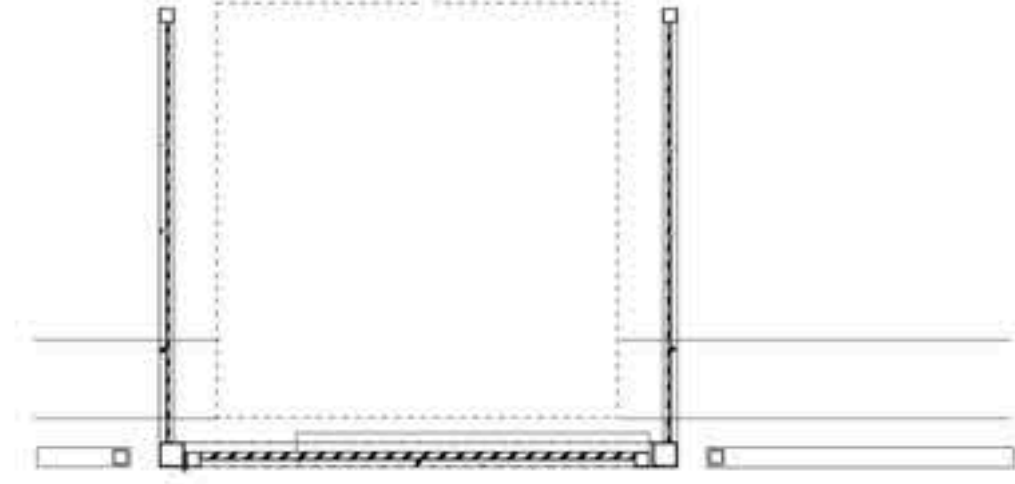


SIDE ELEVATION

FRONT ELEVATION

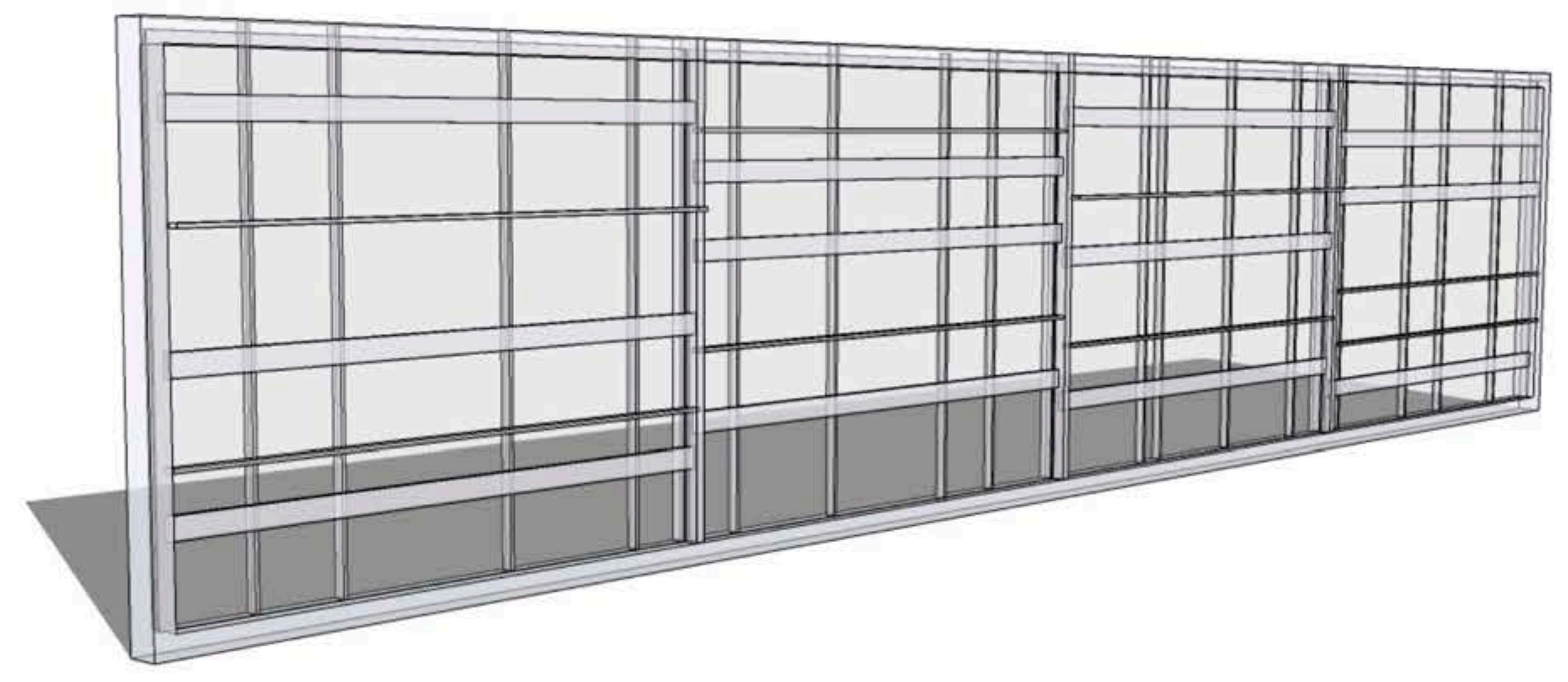
PLAN VIEW

NEW CUSTOM METAL GATES TO POOL AND COMMON AREA

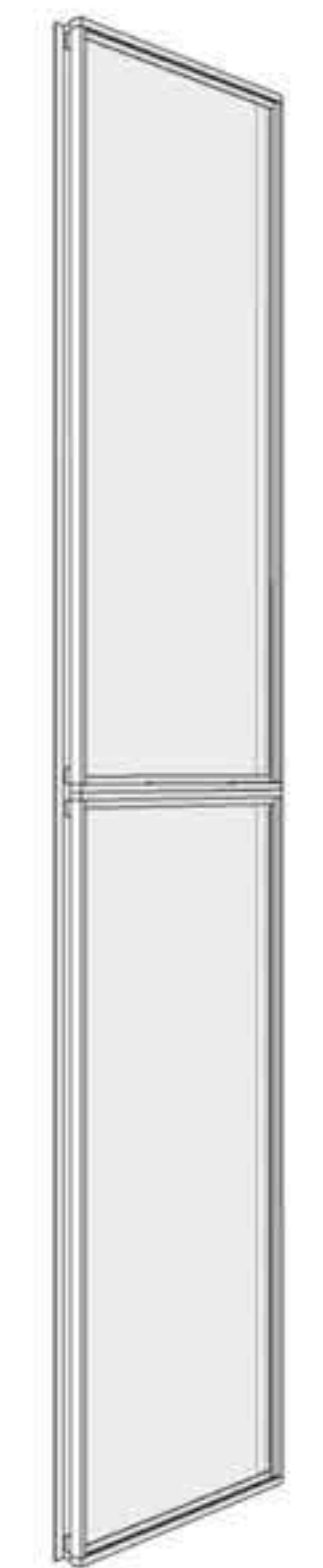
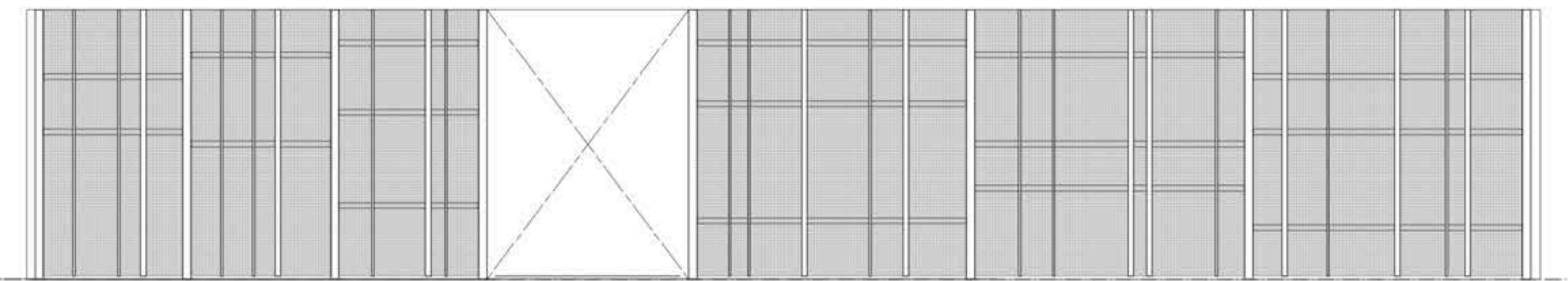


PLAN VIEW

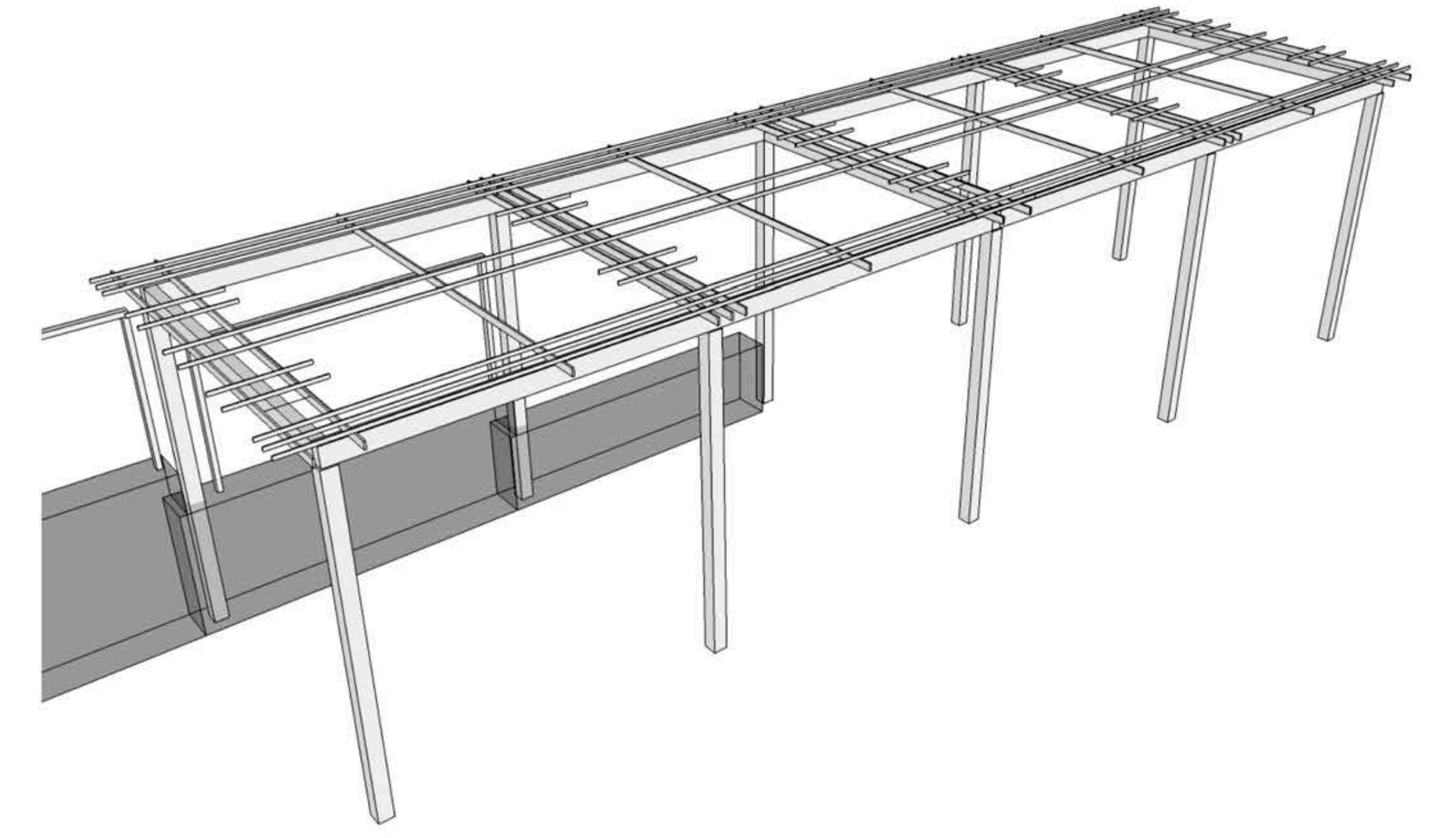
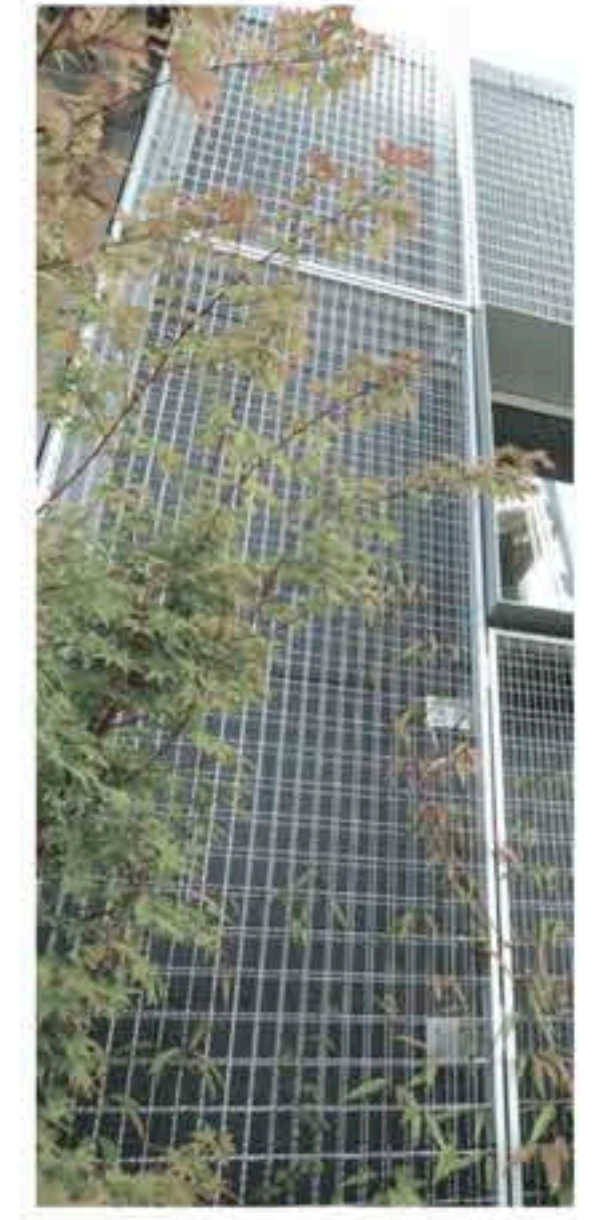
NEW CUSTOM METAL DOCK GATES



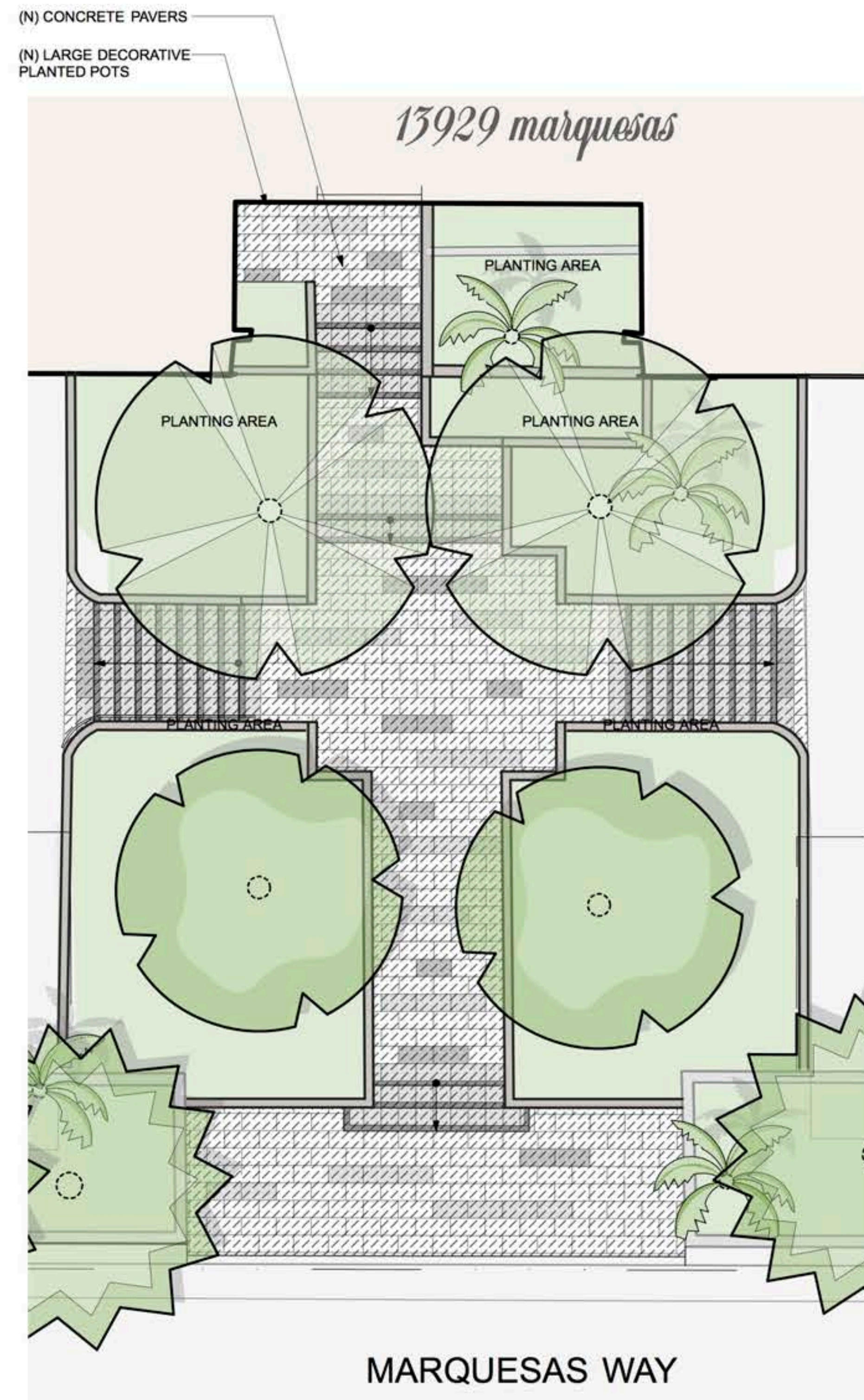
NEW CUSTOM METAL SCREEN IN LEASING COURTYARD



ECOMESH SCREEN TRELLIS ON LEASING OFFICE, BUILDING ENTRIES AND PARKING STRUCTURE



NEW METAL TRELLIS IN LEASING COURTYARD



WWW.EVERSTONE.COM
PORCELAIN TILE (12" X 24")
COLORS: CONCRETE, STEEL GREY, CHARCOAL

*improved building entries-
hardscape materials*



LARGE GARDEN POTS
GREENFORM 'KYOTO' CONCRETE POT

*improved building entries-
site amenities*



PEWTER W/ TOPCAST #3 DARK GRAY W/ TOPCAST #5 NATURAL GRAY W/ SAN GABRIEL AGGREGATE

INTEGRALLY COLORED CONCRETE WITH
CONTRASTING FINISHES COLORS AND TEXTURES

*special paving-
hardscape materials*



WWW.SUBZERO-WOLF.COM
OUTDOOR BUILT-IN GAS GRILLS
WOLF 30" (2 TOTAL)



WWW.PALOFORM.COM
OUTDOOR FIRE PIT
PALOFORM 'ROBATA'

*pool area-
amenities*



WWW.ALLSCAPE.COM
LIGHT FIXTURE (DRIVEWAYS AND
PARKING)
EXISTING ALLSCAPE FIXTURE ON
NEW POST (BRONZE FINISH)



WWW.HADCO.COM
LIGHT FIXTURE (PROMENADE)
HADCO RF6 LED BOLLARD (BRONZE FINISH)



WWW.SP.LIGHTING.COM
PATHLIGHT FIXTURE (POOL AREA
AND LEASING COURTYARD)
SPJ JTS 100 LED



WWW.SLV.LIGHTING.COM
WALL LIGHT FIXTURE (BRIDGE AT BLDG. C)
SLV THEO EXTERIOR WALL SCONCE
(ANTHRACITE FINISH)



WWW.HEVLITES.COM
WALL LIGHT FIXTURE (STEPS LIGHTS)
HEVI LITES HL-220 LED (BRONZE FINISH)

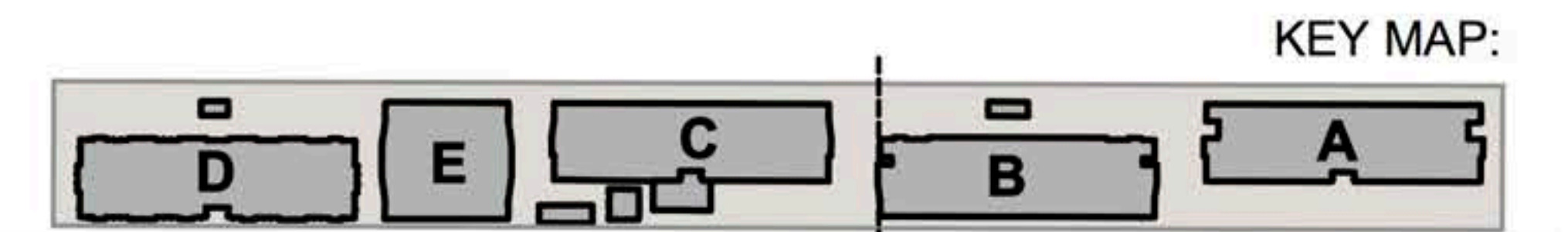
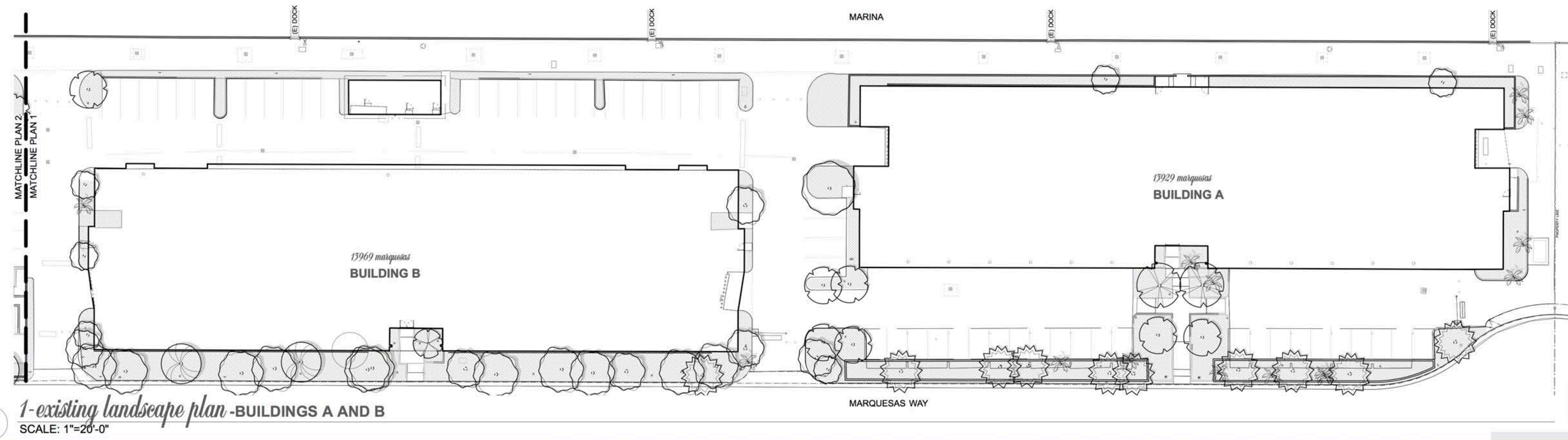
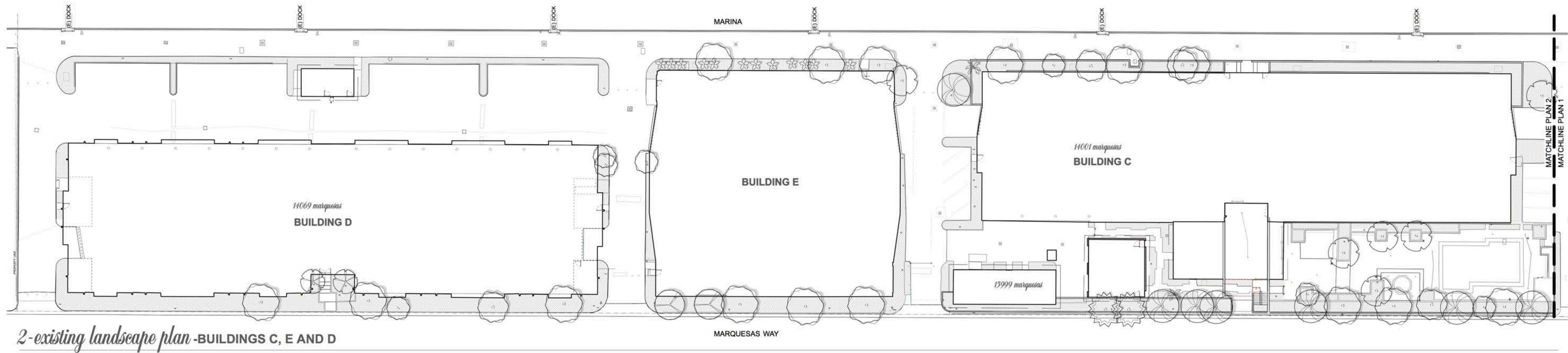


WWW.SP.LIGHTING.COM

LOW VOLTAGE ACCENT LIGHTING
SPJ LED (BRONZE FINISH)

site landscape lighting

HARDSCAPE- POOL SITE & BUILDING ENTRY AMENITIES AND MATERIALS



N
SCALE: 1"=20'-0"

EXISTING LANDSCAPE PLAN - A
27

ARCHITECT:
NADEL ARCHITECTS
DATE: 05. 21. 2014

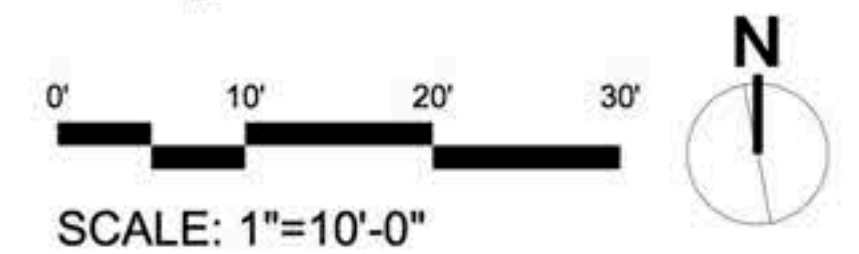
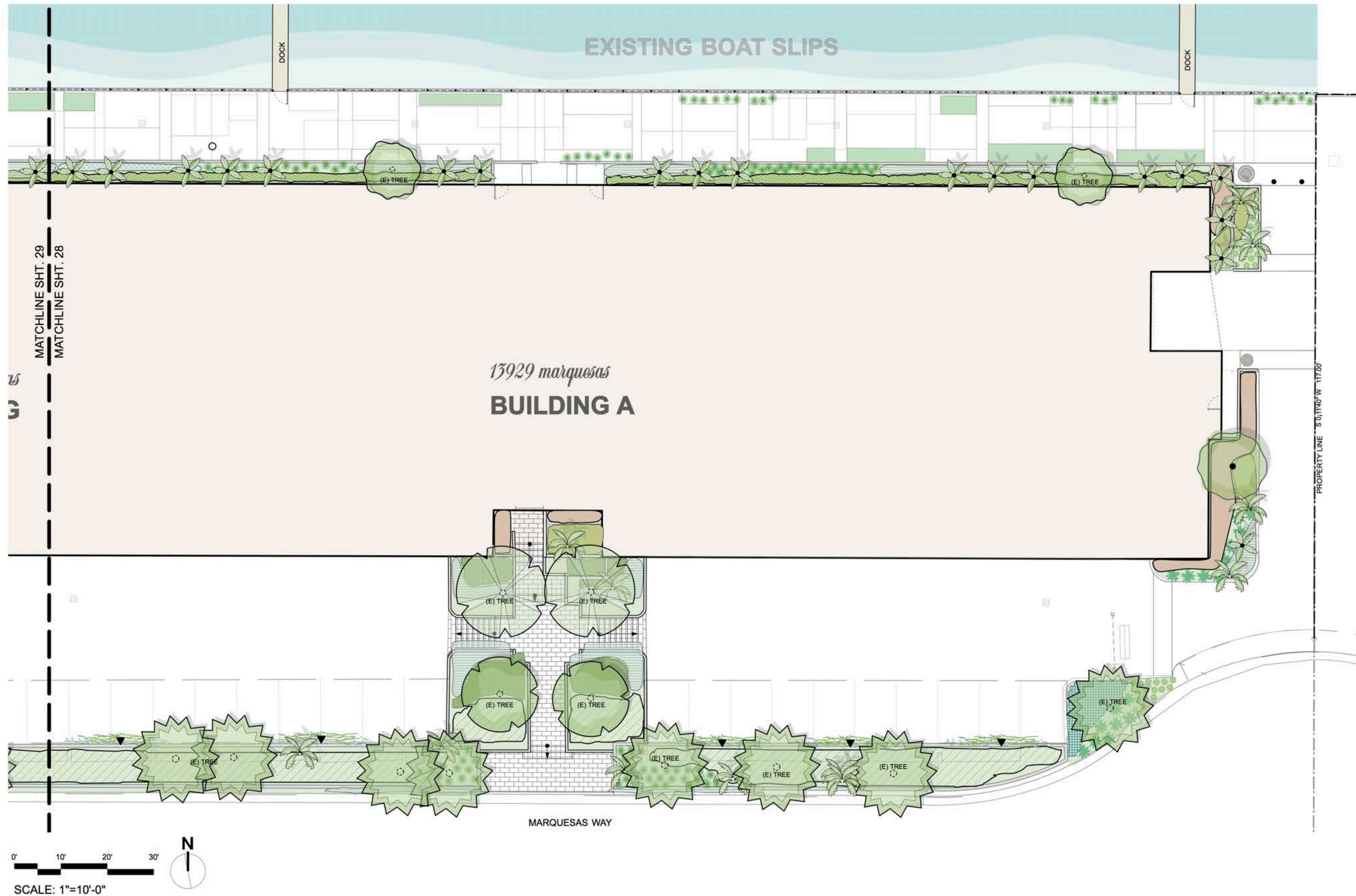
LANDSCAPE ARCHITECT:
TICHENOR & THORP ARCHITECTS

APPLICANT/ LEASEHOLDER:
FAR WEST MANAGEMENT CORPORATION

DESIGN CONTROL BOARD PRESENTATION

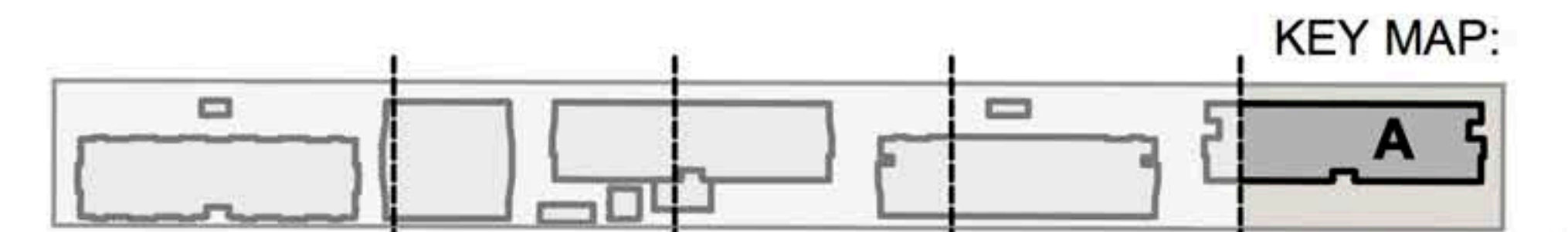
villa del mar
13999 marquesas way, marina del rey, ca 90292

DATE: 5/20/14 11:00 AM 001.DWG FINAL PLANS VIK



LEGEND

SYMBOL/PATTERN	BOTANICAL NAME	COMMON NAME
TREES		
	ARBUTUS MARINA	MARINA STRAWBERRY TREE
	PINUS HALEPENSIS	ALEPPO PINE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	OLEA EUROPAEA 'SWAM HILL'	SWAN HILL OLIVE
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
	SYAGRUS ROMANZOFFIANA	QUEEN PALM
SHRUBS AND GROUNDCOVERS		
	AEONIUM 'MINT SAUCER'	GREEN AEONIUM
	AGAVE ATTENUATA	FOXTAIL AGAVE
	ALOE ARBORESCENS	TORCH ALOE
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS
	DIETES BICOLOR	FORTNIGHT LILY
	LIRIOPE GIGANTA	GIANT TURF LILY
	LOMONDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
	OLEA EUROPEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE
	OPHIPOGON JAPONICA 'NANUS'	DWARF MONDO GRASS
	PHORMIUM COOKIANUM	MOUNTAIN FLAX
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PITTOSPORUM TOBIRA	MOCK ORANGE
	SENECIO CYLINDRICA	BLUE CHALKSTICKS
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIA FRUCTUOSA	COAST ROSEMARY
VINES		
	FICUS PUMILA	CREeping FIG
	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE
	PYROSTEGIA VENUSTA	FLAME VINE
	SOLANDRA MAXIMA	CUP-OF-GOLD
	TECOMARIA CAPENSIS	RED CAPE HONEYSUCKLE
	THUNBERGIA GRANDIFLORA	BLUE SKY FLOWER
	WISTERIA SINENSIS	WISTERIA

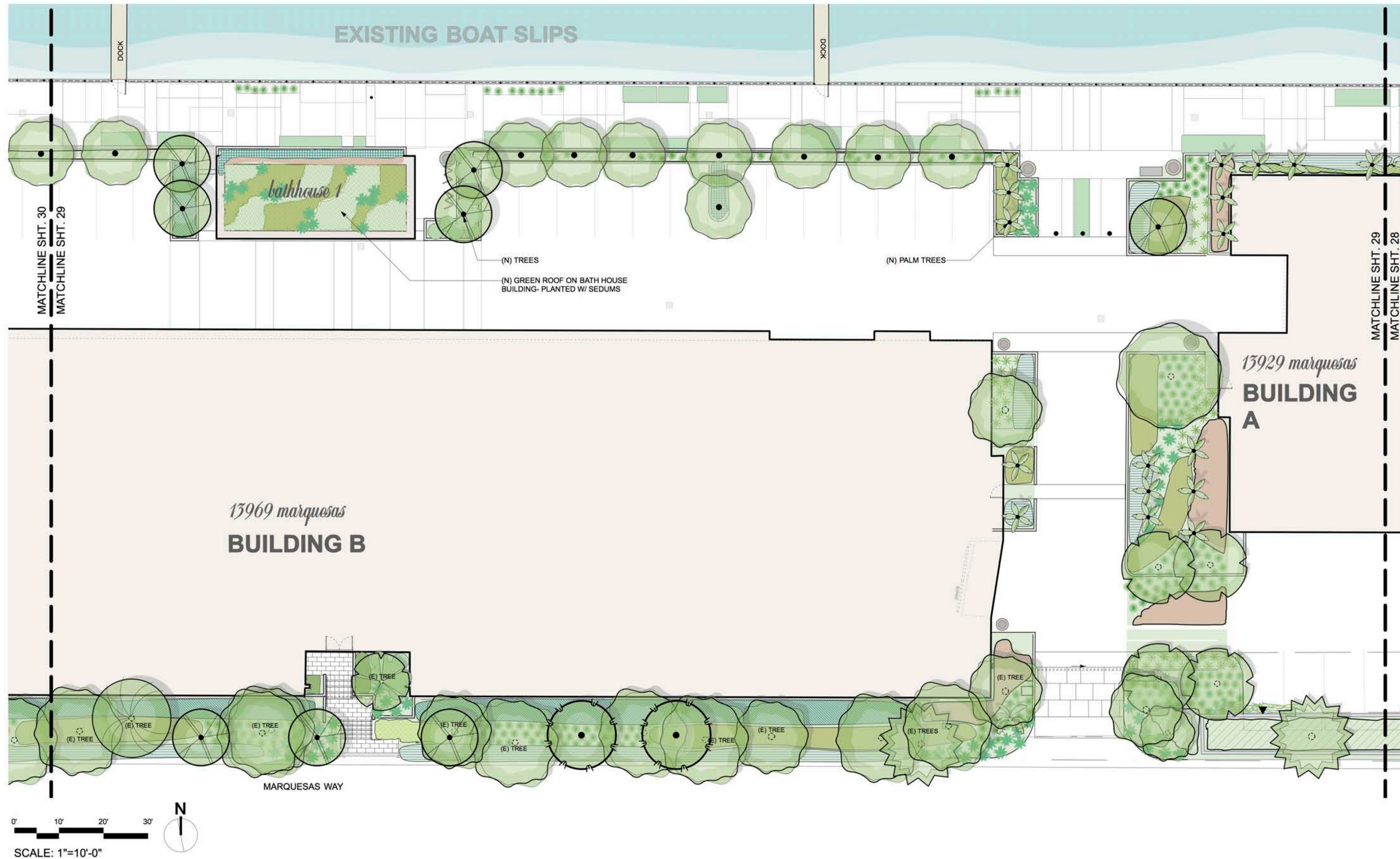


PROPOSED LANDSCAPE PLAN - BUILDING A
28

ARCHITECT: NADEL ARCHITECTS
 LANDSCAPE ARCHITECT: TICHENOR & THORP ARCHITECTS
 APPLICANT/ LEASEHOLDER: FAR WEST MANAGEMENT CORPORATION
 DESIGN CONTROL BOARD PRESENTATION
 DATE: 05. 21. 2014

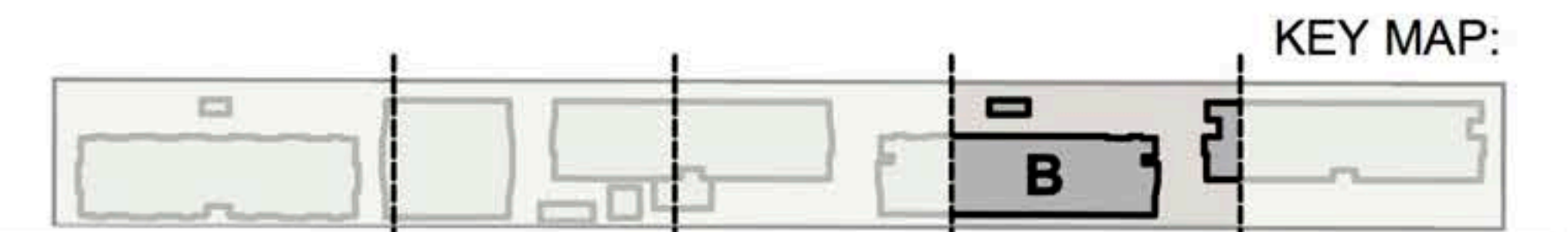
villa del mar
 13999 marquesas way, marina del rey, ca 90292

05-2014
 0507_DCFI_FINAL_PLANS_v01.rvt



LEGEND

SYMBOL/PATTERN	BOTANICAL NAME	COMMON NAME
TREES		
	ARBUTUS MARINA	MARINA STRAWBERRY TREE
	PINUS HALEPENSIS	ALEPPO PINE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	OLEA EUROPAEA 'SWAM HILL'	SWAN HILL OLIVE
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
	SYAGRUS ROMANOFFIANA	QUEEN PALM
SHRUBS AND GROUNDCOVERS		
	AEONIUM 'MINT SAUCER'	GREEN AEONIUM
	AGAVE ATTENUATA	FOXTAIL AGAVE
	ALOE ARBORESCENS	TORCH ALOE
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS
	DIETES BICOLOR	FORTNIGHT LILY
	LIRIOPE GIGANTA	GIANT TURF LILY
	LOMONDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
	OLEA EUROPEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE
	OPHIOPOGON JAPONICA 'NANUS'	DWARF MONDO GRASS
	PHORMIUM COOKIANUM	MOUNTAIN FLAX
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PITOSPORUM TOBIRA	MOCK ORANGE
	SENECIO CYLINDRICA	BLUE CHALKSTICKS
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIA FRUCTUOSA	COAST ROSEMARY
VINES		
	FICUS PUMILA	CREeping FIG
	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE
	PYROSTEGIA VENUSTA	FLAME VINE
	SOLANDRA MAXIMA	CUP-OF-GOLD
	TECOMARIA CAPENSIS	RED CAPE HONEYSUCKLE
	THUNBERGIA GRANDIFLORA	BLUE SKY FLOWER
	WISTERIA SINENSIS	WISTERIA

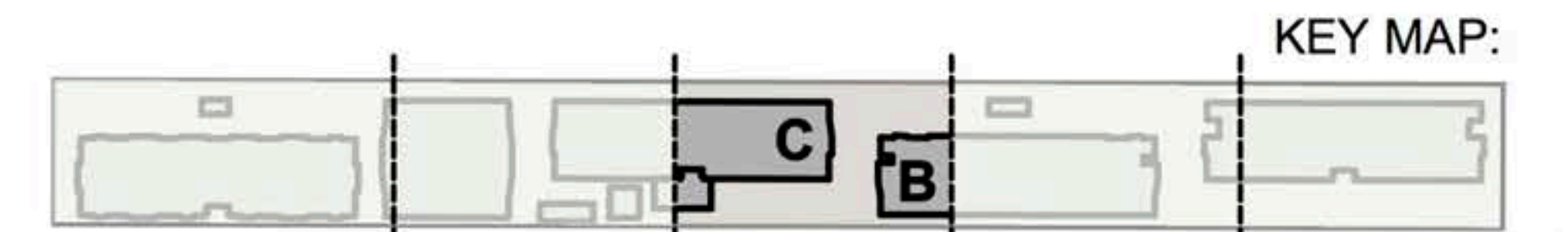


PROPOSED LANDSCAPE PLAN - BUILDING B
29

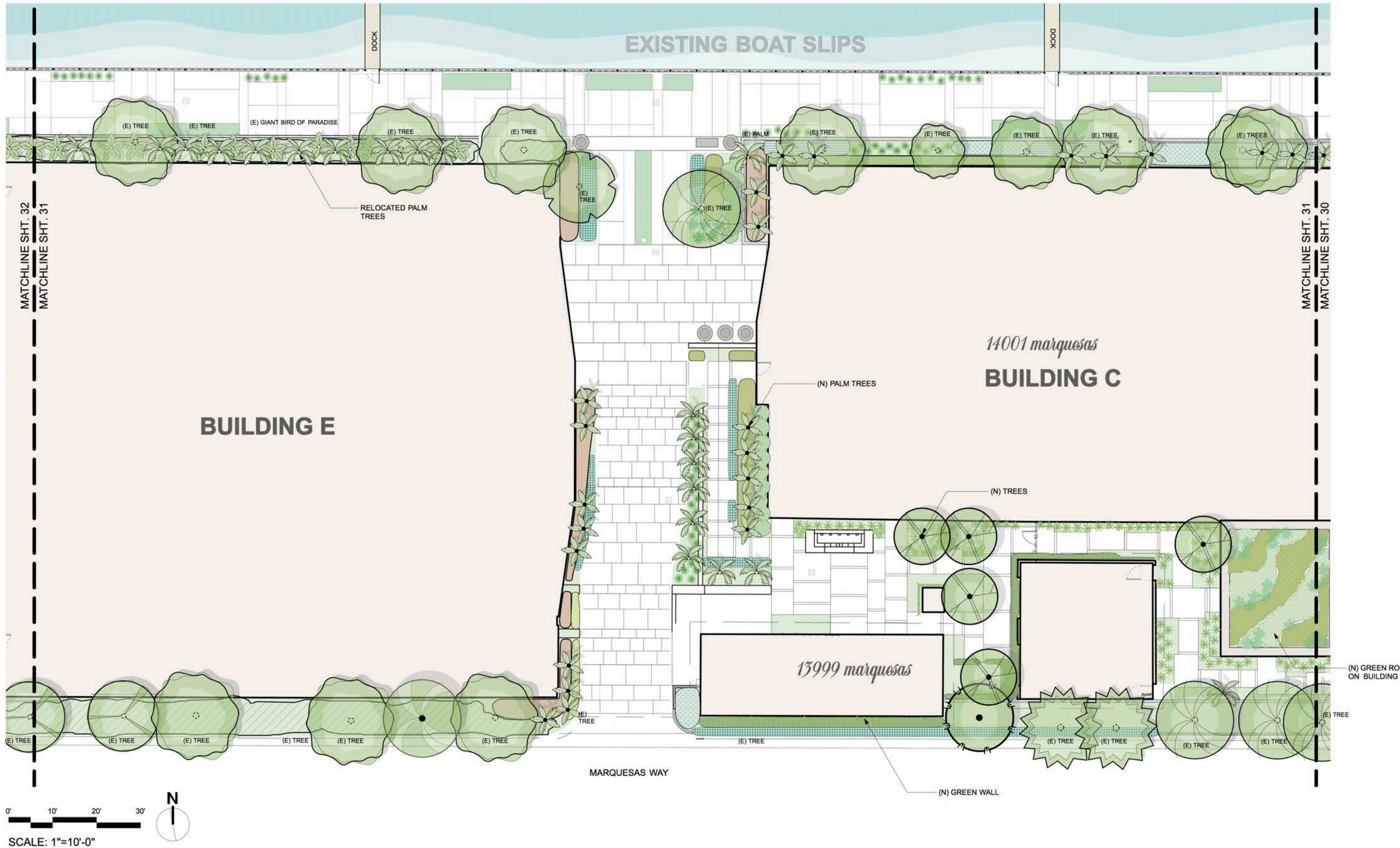


LEGEND

SYMBOL/PATTERN	BOTANICAL NAME	COMMON NAME
TREES		
	ARBUTUS MARINA	MARINA STRAWBERRY TREE
	PINUS HALEPENSIS	ALEPPO PINE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	OLEA EUROPAEA 'SWAM HILL'	SWAN HILL OLIVE
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
	SYAGRUS ROMANZOFFIANA	QUEEN PALM
SHRUBS AND GROUNDCOVERS		
	AEONIUM 'MINT SAUCER'	GREEN AEONIUM
	AGAVE ATTENUATA	FOXTAIL AGAVE
	ALOE ARBORESCENS	TORCH ALOE
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS
	DIETES BICOLOR	FORTNIGHT LILY
	LIRIOPE GIGANTA	GIANT TURF LILY
	LOMONDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
	OLEA EUROPEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE
	OPHIOPOGON JAPONICA 'NANUS'	DWARF MONDO GRASS
	PHORMIUM COOKIANUM	MOUNTAIN FLAX
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PITOSPORUM TOBIRA	MOCK ORANGE
	SENECIO CYLINDRICA	BLUE CHALKSTICKS
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIA FRUCTUOSA	COAST ROSEMARY
VINES		
	FICUS PUMILA	CREeping FIG
	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE
	PYROSTEGIA VENUSTA	FLAME VINE
	SOLANDRA MAXIMA	CUP-OF-GOLD
	TECOMARIA CAPENSIS	RED CAPE HONEYSUCKLE
	THUNBERGIA GRANDIFLORA	BLUE SKY FLOWER
	WISTERIA SINENSIS	WISTERIA

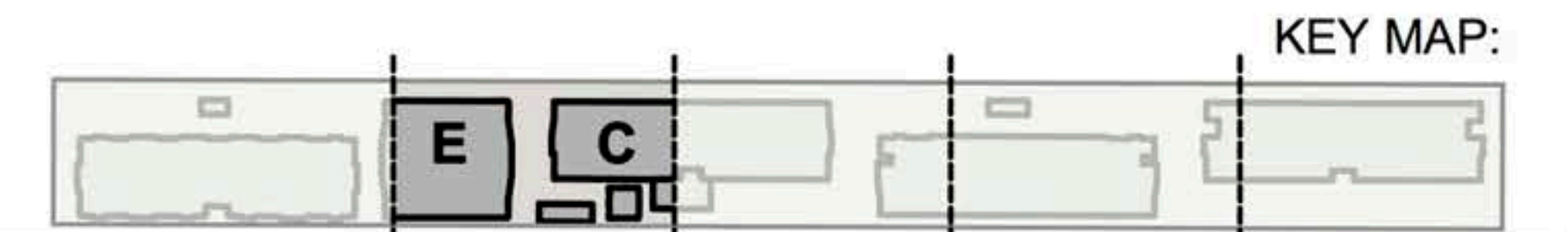


PROPOSED LANDSCAPE PLAN - BUILDING B & C



LEGEND

SYMBOL/PATTERN	BOTANICAL NAME	COMMON NAME
TREES		
	ARBUTUS MARINA	MARINA STRAWBERRY TREE
	PINUS HALEPENSIS	ALEPPO PINE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	OLEA EUROPAEA 'SWAM HILL'	SWAN HILL OLIVE
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
	SYAGRUS ROMANZOFFIANA	QUEEN PALM
SHRUBS AND GROUNDCOVERS		
	AEONIUM 'MINT SAUCER'	GREEN AEONIUM
	AGAVE ATTENUATA	FOXTAIL AGAVE
	ALOE ARBORESCENS	TORCH ALOE
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS
	DIETES BICOLOR	FORTNIGHT LILY
	LIRIOPE GIGANTA	GIANT TURF LILY
	LOMONDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
	OLEA EUROPEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE
	OPHIPOGON JAPONICA 'NANUS'	DWARF MONDO GRASS
	PHORMIUM COOKIANUM	MOUNTAIN FLAX
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PITOSPORUM TOBIRA	MOCK ORANGE
	SENECIO CYLINDRICA	BLUE CHALKSTICKS
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIA FRUCTUOSA	COAST ROSEMARY
VINES		
	FICUS PUMILA	CREeping FIG
	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE
	PYROSTEGIA VENUSTA	FLAME VINE
	SOLANDRA MAXIMA	CUP-OF-GOLD
	TECOMARIA CAPENSIS	RED CAPE HONEYSUCKLE
	THUNBERGIA GRANDIFLORA	BLUE SKY FLOWER
	WISTERIA SINENSIS	WISTERIA

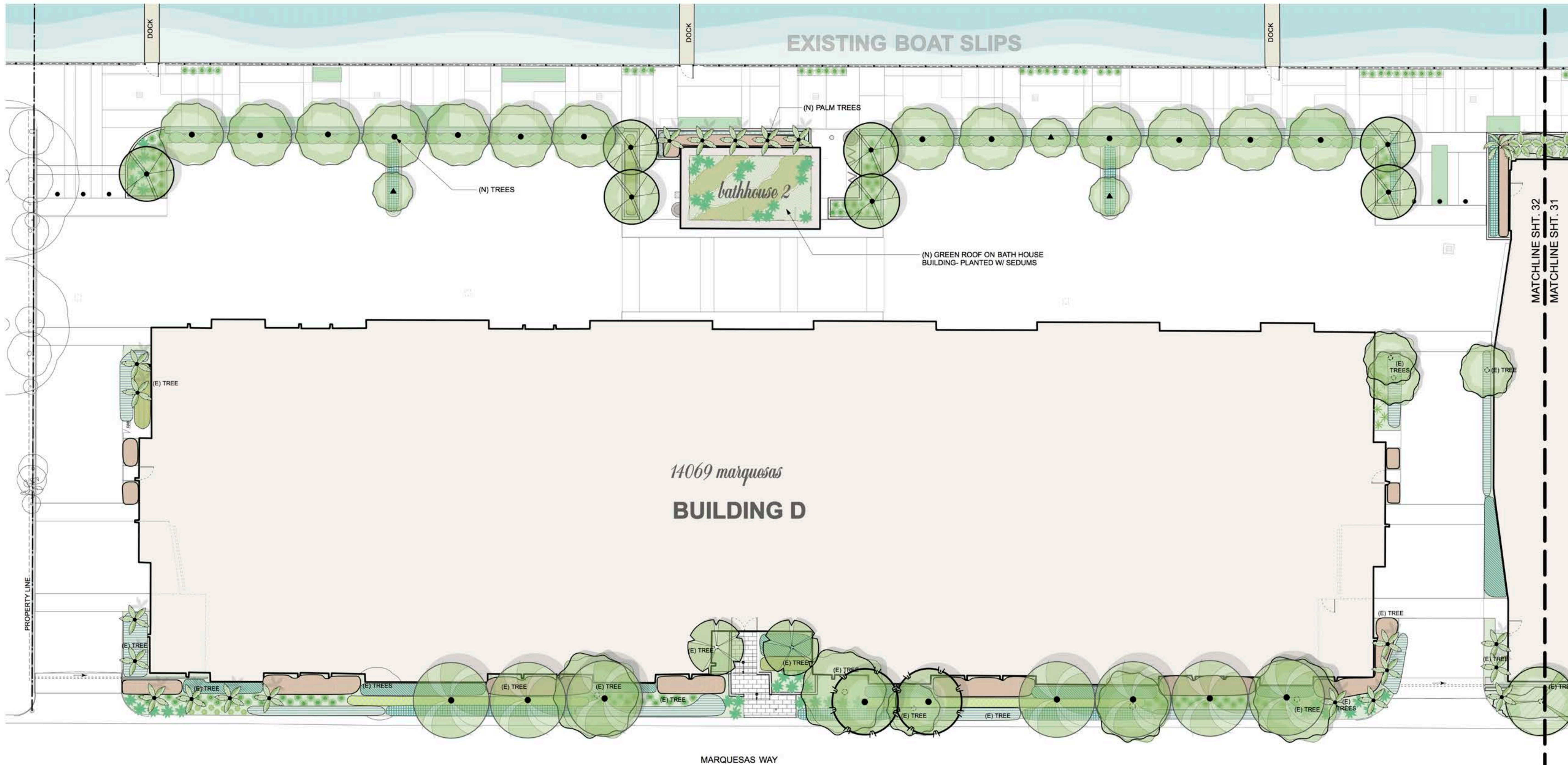


PROPOSED LANDSCAPE PLAN - BUILDINGS C & E 31

ARCHITECT: NADEL ARCHITECTS
 LANDSCAPE ARCHITECT: TICHENOR & THORP ARCHITECTS
 APPLICANT/ LEASEHOLDER: FAR WEST MANAGEMENT CORPORATION
 DATE: 05. 21. 2014
 DESIGN CONTROL BOARD PRESENTATION

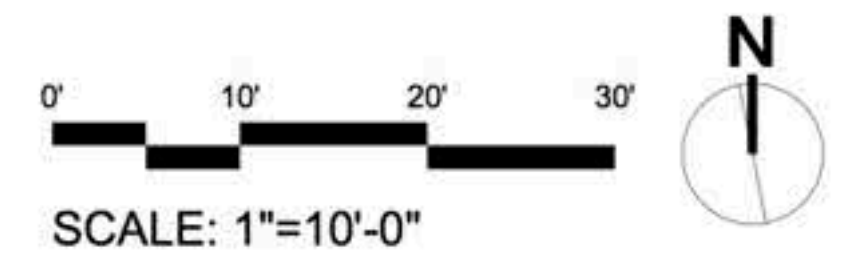
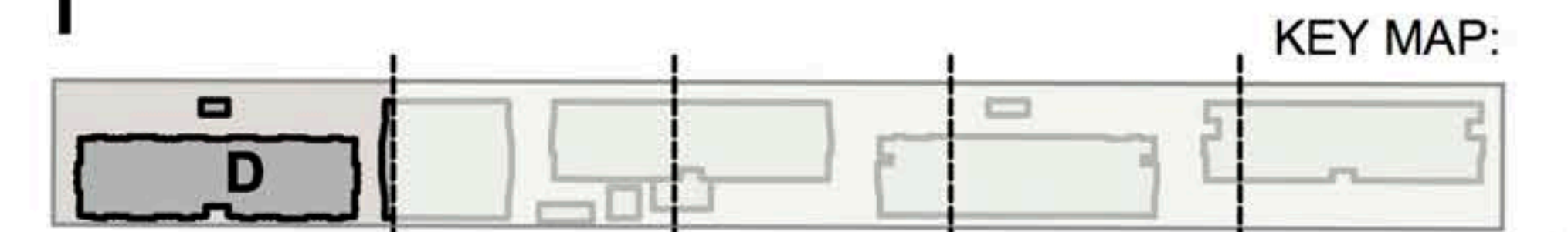
villa del mar
 13999 marquesas way, marina del rey, ca 90292

14-50074
0507_D01_FINAL_PLANS.rvt



LEGEND

SYMBOL/PATTERN	BOTANICAL NAME	COMMON NAME
TREES		
	ARBUS MARINA	MARINA STRAWBERRY TREE
	PINUS HALEPENSIS	ALEPPO PINE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	OLEA EUROPAEA 'SWAM HILL'	SWAN HILL OLIVE
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
	SYAGRUS ROMANZOFFIANA	QUEEN PALM
SHRUBS AND GROUNDCOVERS		
	AEONIUM 'MINT SAUCER'	GREEN AEONIUM
	AGAVE ATTENUATA	FOXTAIL AGAVE
	ALOE ARBORESCENS	TORCH ALOE
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS
	DIETES BICOLOR	FORTNIGHT LILY
	LIRIOPE GIGANTA	GIANT TURF LILY
	LOMONDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
	OLEA EUROPEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE
	OPHIPOGON JAPONICA 'NANUS'	DWARF MONDO GRASS
	PHORMIUM COOKIANUM	MOUNTAIN FLAX
	PHORMIUM TENAX	NEW ZEALAND FLAX
	PITOSPORUM TOBIRA	MOCK ORANGE
	SENECIO CYLINDRICA	BLUE CHALKSTICKS
	STRELITZIA REGINAE	BIRD OF PARADISE
	WESTRINGIA FRUCTIOSA	COAST ROSEMARY
VINES		
	FICUS PUMILA	CREeping FIG
	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE
	PYROSTEGGIA VENUSTA	FLAME VINE
	SOLANDRA MAXIMA	CUP-OF-GOLD
	TECOMARIA CAPENSIS	RED CAPE HONEYSUCKLE
	THUNBERGIA GRANDIFLORA	BLUE SKY FLOWER
	WISTERIA SINENSIS	WISTERIA



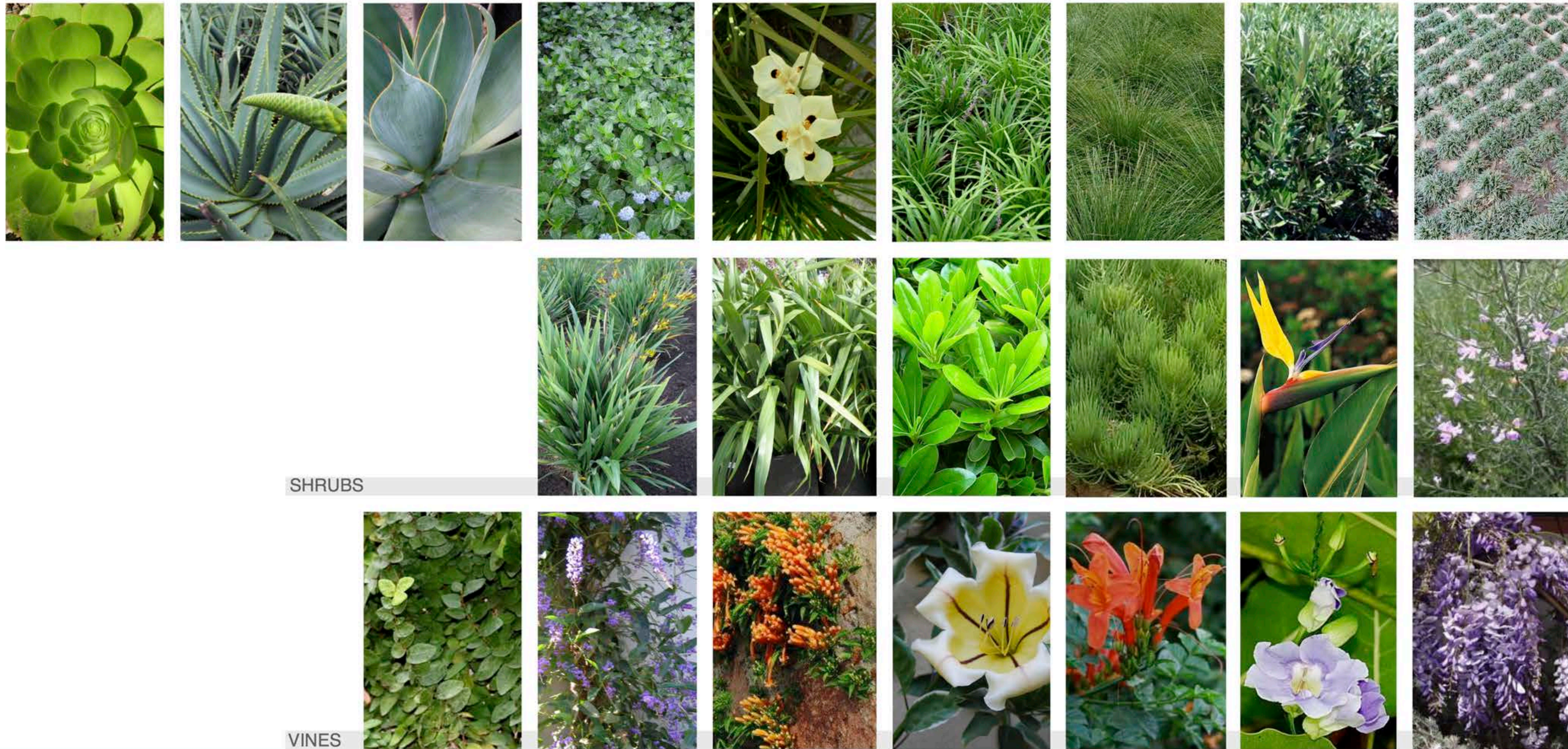
PROPOSED LANDSCAPE PLAN - BUILDING E & D

32

ARCHITECT: NADEL ARCHITECTS
 LANDSCAPE ARCHITECT: TICHENOR & THORP ARCHITECTS
 APPLICANT/ LEASEHOLDER: FAR WEST MANAGEMENT CORPORATION
 DESIGN CONTROL BOARD PRESENTATION
 DATE: 05. 21. 2014

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 13999 marquesas way, marina del rey, ca 90292

05-2014
 13999 MARQUESAS WAY
 13999 MARQUESAS WAY



TREES

SHRUBS

VINES

planting palette

IMAGE #	BOTANICAL NAME	COMMON NAME
TREES		
1	ARBUTUS MARINA	MARINA STRAWBERRY TREE
2	PINUS HALEPENSIS	ALEPPO PINE
3	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
4	OLEA EUROPAEA 'SWAM HILL'	SWAN HILL OLIVE
5	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM
6	SYAGRUS ROMANZOFFIANA	QUEEN PALM
SHRUBS AND GROUNDCOVERS		
7	AEONIUM 'MINT SAUCER'	GREEN AEONIUM
8	AGAVE ATTENUATA	FOXTAIL AGAVE
9	ALOE ARBORESCENS	TORCH ALOE
10	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS
11	DIETES BICOLOR	FORTNIGHT LILY
12	LIRIOPE GIGANTA	GIANT TURF LILY
13	LOMONDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
14	OLEA EUROPEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE
15	OPHIPOGON JAPONICA 'NANUS'	DWARF MONDO GRASS
16	PHORMIUM COOKIANUM	MOUNTAIN FLAX
17	PHORMIUM TENAX	NEW ZEALAND FLAX
18	PITTOSPORUM TOBIRA	MOCK ORANGE
19	SENECIO CYLINDRICA	BLUE CHALKSTICKS
20	STRELITZIA REGINAE	BIRD OF PARADISE
21	WESTRINGIA FRUCTIOSA	COAST ROSEMARY
VINES		
22	FICUS PUMILA	CREeping FIG
23	HARDENBERGIA VIOLACEA	PURPLE LILAC VINE
24	PYROSTEGGIA VENUSTA	FLAME VINE
25	SOLANDRA MAXIMA	CUP-OF-GOLD
26	TECOMARIA CAPENSIS	RED CAPE HONEYSUCKLE
27	THUNBERGIA GRANDIFLORA	BLUE SKY FLOWER
28	WISTERIA SINENSIS	WISTERIA