

MARINA CITY CLUB

PROMENADE IMPROVEMENTS

4333 ADMIRALTY WAY, MARINA DEL REY, CA 90292

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 - LS-18 PROPOSED PROMENADE RENDERINGS ALONG MCC APARTMENTS
- SITE CIVIL
 - C-0 GRADING PLAN
 - C-1 GRADING PLAN AREA 1
 - C-2 GRADING PLAN AREA 2
 - C-3 GRADING PLAN AREA 3
 - C-4 GRADING PLAN AREA 4

PROJECT DESCRIPTION

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

OWNER:

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

LESSEE:

ESSEX MARINA CITY CLUB
 925 EAST MEADOW DRIVE
 PALO ALTO, CA 94303
 (650) 849-1611 - MAIN
 (650) 858-0139 - FAX
 ATTN: ADAM BERRY

CIVIL ENGINEER:

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

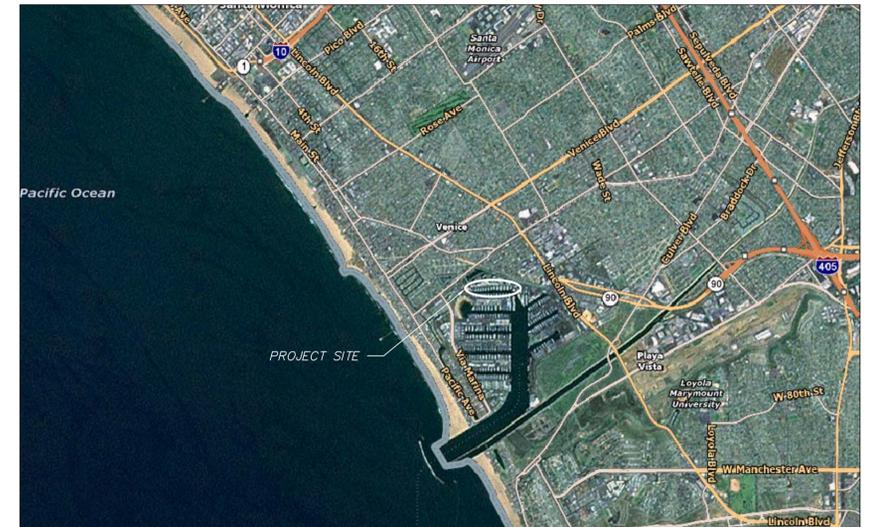
GEOTECHNICAL ENGINEER:

ASSOCIATED SOILS ENGINEERING, INC.
 2860 WALNUT AVENUE
 SIGNAL HILL, CA 90755
 (562) 426-7990 - MAIN
 (562) 426-1842 - FAX
 ATTN: LAWRENCE CHANG, P.E., G.E.

CONTRACTOR:

TBD

REVISIONS:



VICINITY MAP

PROJECT DATA:

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

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

APPLICABLE CODES:

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

NOT FOR CONSTRUCTION

TI title.dwg
 FINAL
 100%
 X
 X
 X
 STATUS
 CONCEPT
 X

PROJECT
MARINA CITY CLUB

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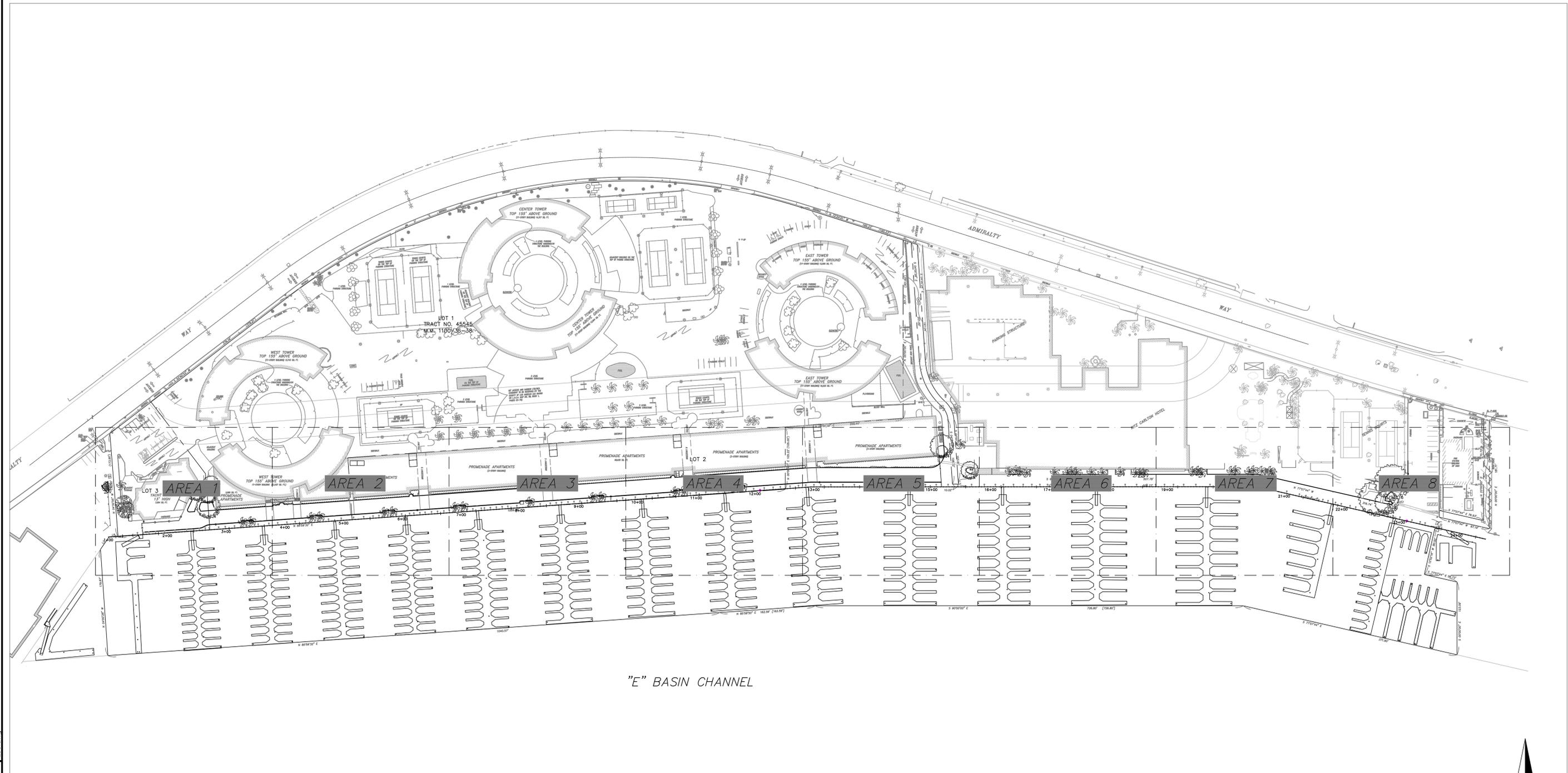
2500 Via Cabrillo Marina, Suite 200
 San Pedro, CA 90731
 Tel: 310 548 3132
 Fax: 310 548 1924



DESIGNED BY: JW/JH
 DRAWN BY: JH
 CHECKED BY: TB

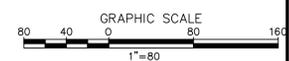
TITLE SHEET

SCALE: NTS
 DATE: 05-23-13
 JOB NO.: 2104-C
 SHEET: T-1
 SHEET #:



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"E" BASIN CHANNEL



STATUS	CONCEPT	X
	100%	

PROJECT	MARINA CITY CLUB
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CONTRACTOR	-
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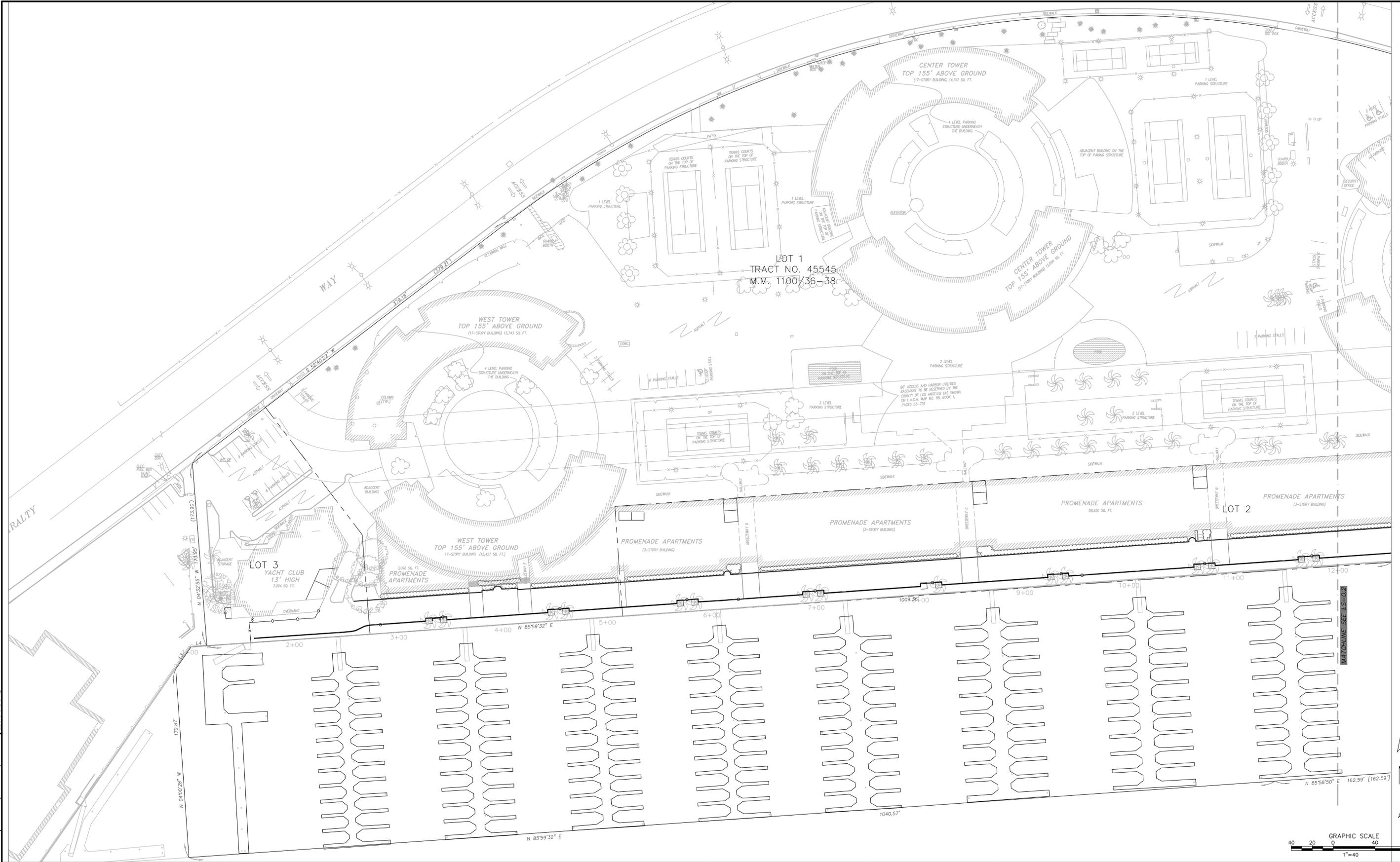
BLUEWATER
Design Group
Planning and Engineering Services
For Marinas and Waterfront Resorts

2500 Via Cabrillo Marina, Suite 200 San Pedro, CA 90731 Tel: 310 548 3132 Fax: 310 548 1924	
DESIGNED BY	JW/JH
DRAWN BY	JH
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EXISTING PROMENADE	
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SCALE	DATE
1" = 80'	05-23-13
JOB NO.	2104-C
SHEET	LS-0
SHEET #	

STATUS	CONCEPT	X
	100%	



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PROJECT
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CONTRACTOR
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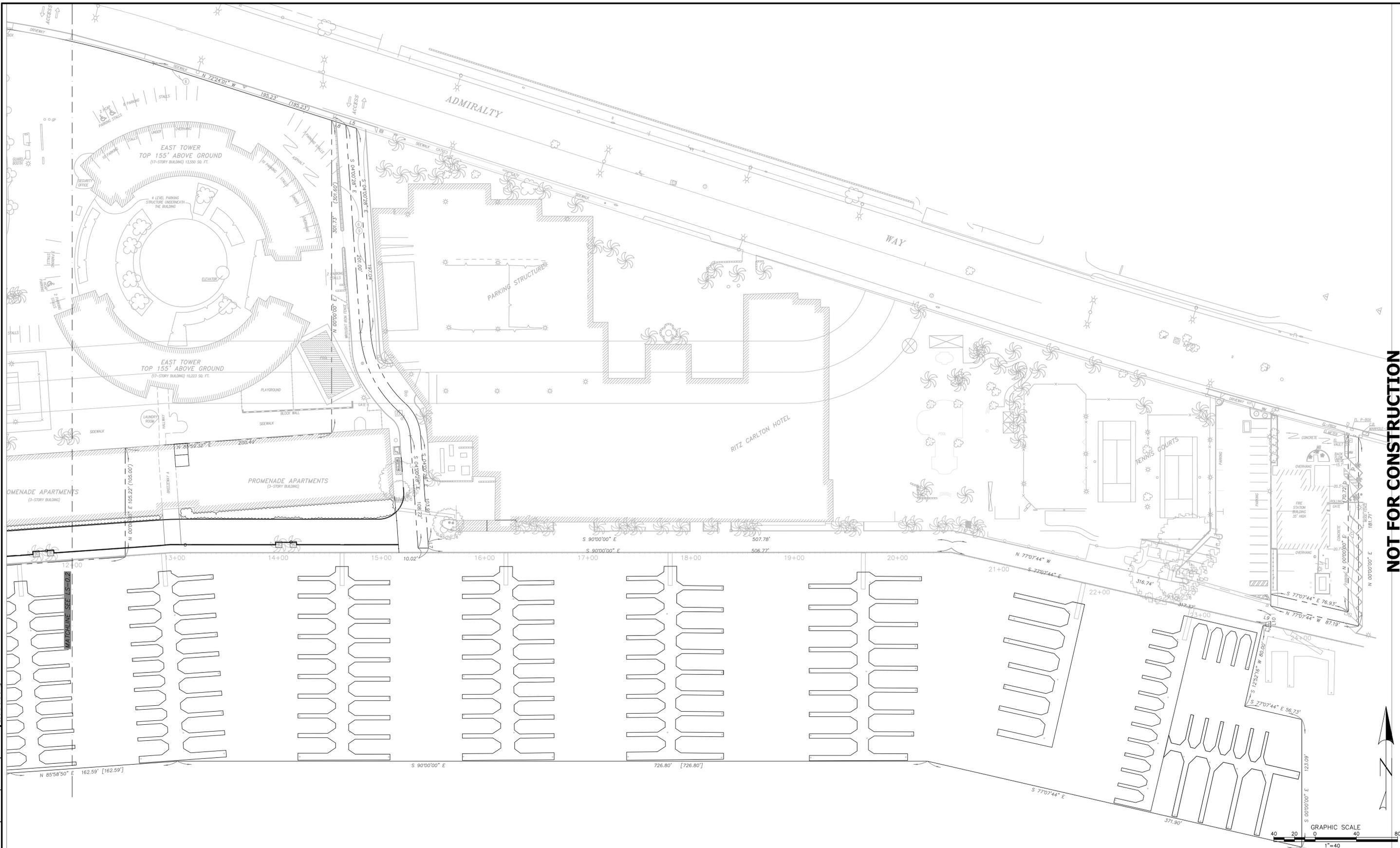
REGISTERED PROFESSIONAL ENGINEER
TIMOTHY BAILEY
No. C 50019
EXP. 6/30/15
CIVIL
STATE OF CALIFORNIA

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For Marinas and Waterfront Resorts

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DRAWN BY: JH
CHECKED BY: TB

EXISTING SITE

SCALE	DATE
1" = 40'	05-23-13
JOB NO.	2104-C
SHEET	LS-0.1
SHEET #	



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CHECKED BY: TB

SCALE	DATE
1" = 40'	05-23-13
JOB NO.	2104-C
SHEET	LS-0-2
SHEET #	



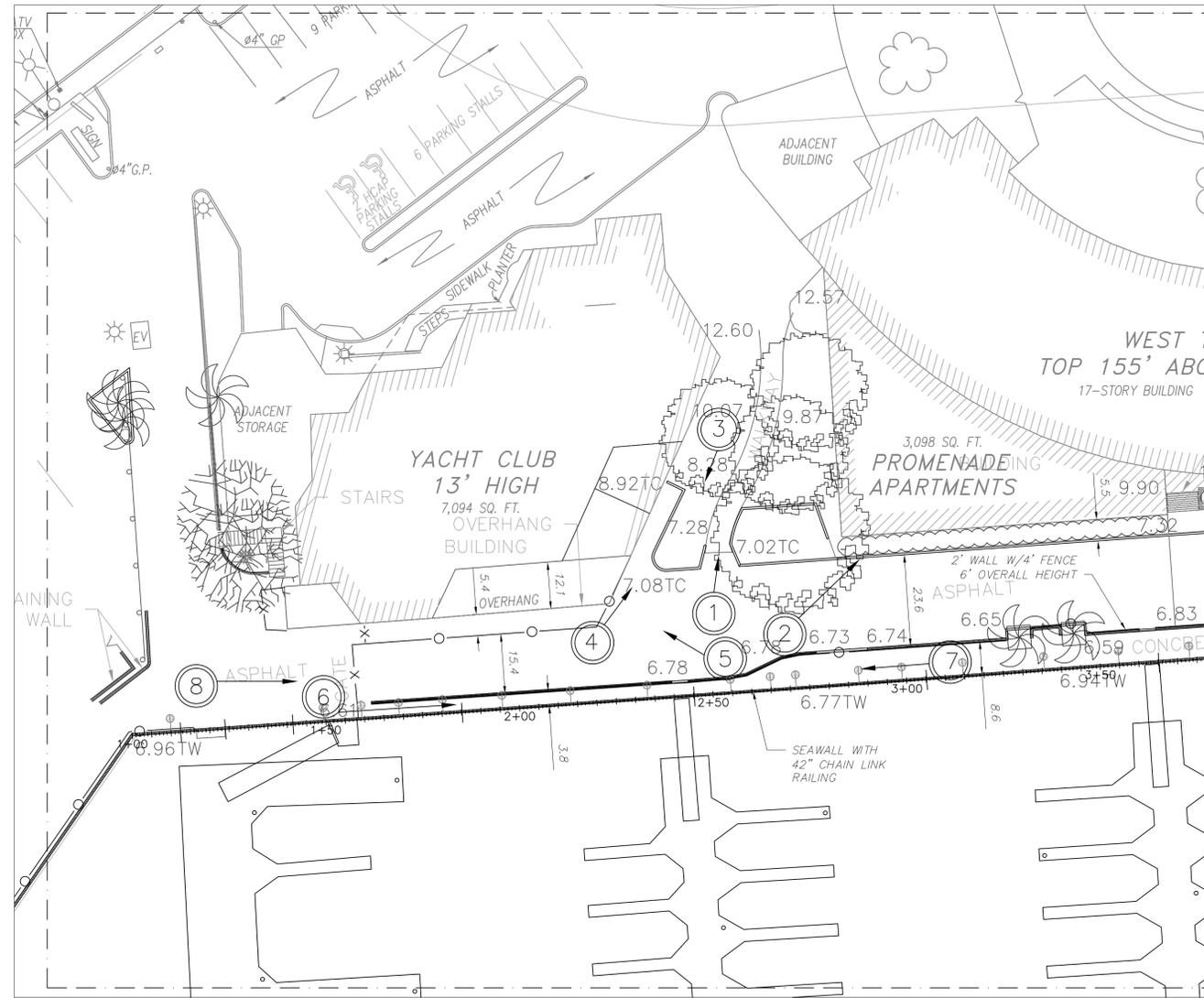
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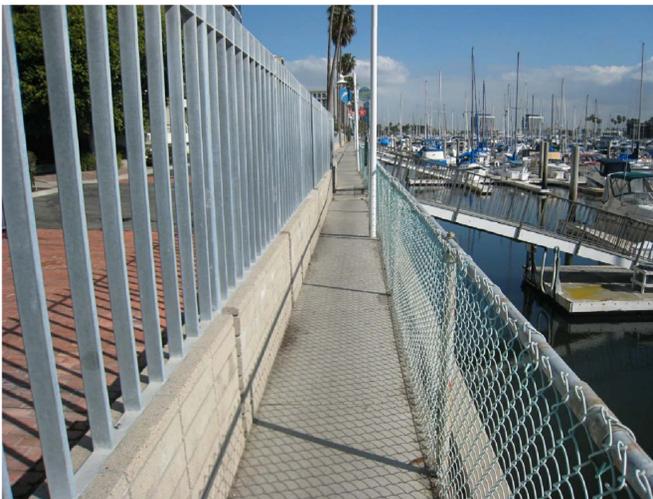
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2



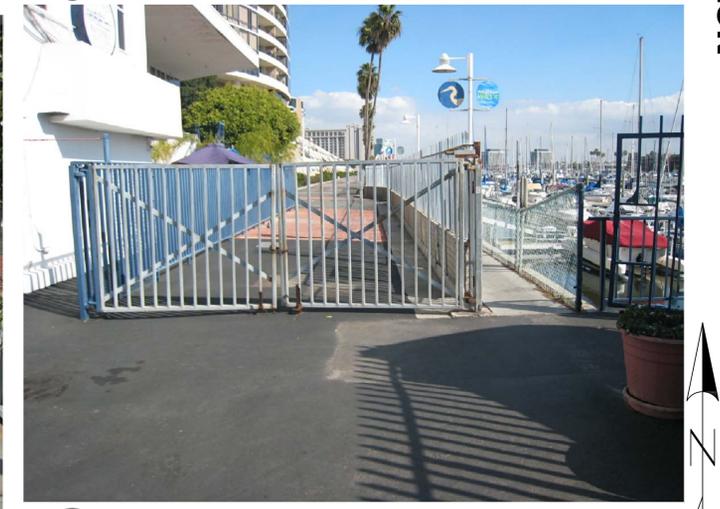
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6



7



8

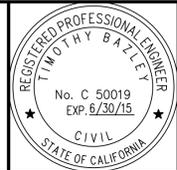
NOTES:
1. ELEVATIONS BASED ON NGVD29 DATUM.



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CHECKED BY: TB

EXISTING PROMENADE AREA 1

SCALE	DATE
1" = 20'	05-23-13
JOB NO.	2104-C
SHEET	LS-1
SHEET #	

STATUS	CONCEPT	X
	100%	
	50%	
	20%	
	FINAL	



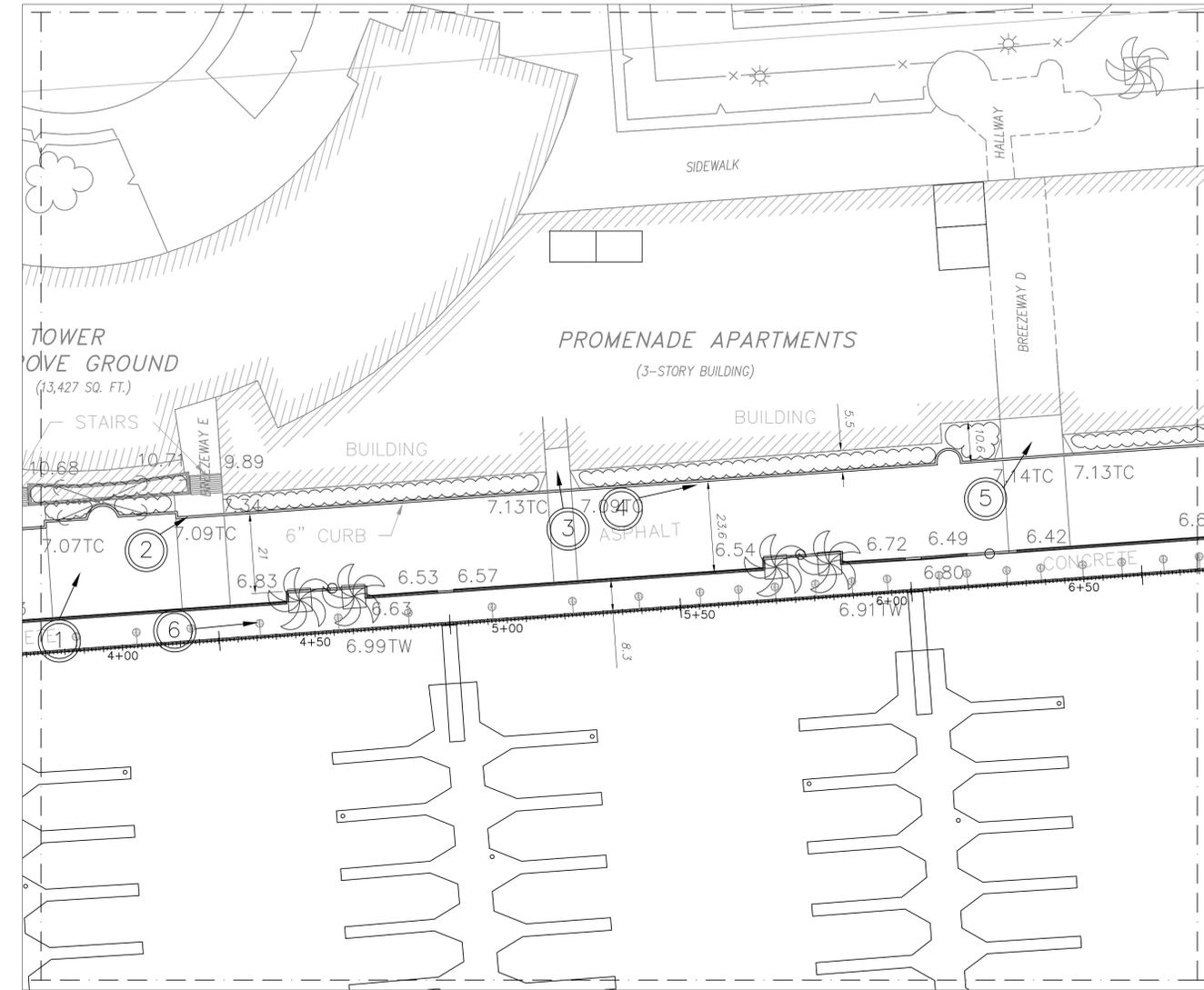
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3



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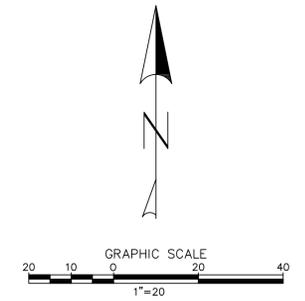
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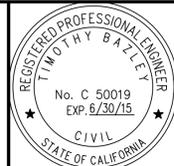
NOTES:
1. ELEVATIONS BASED ON NGVD29 DATUM.

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CHECKED BY: TB

EXISTING PROMENADE AREA 2	
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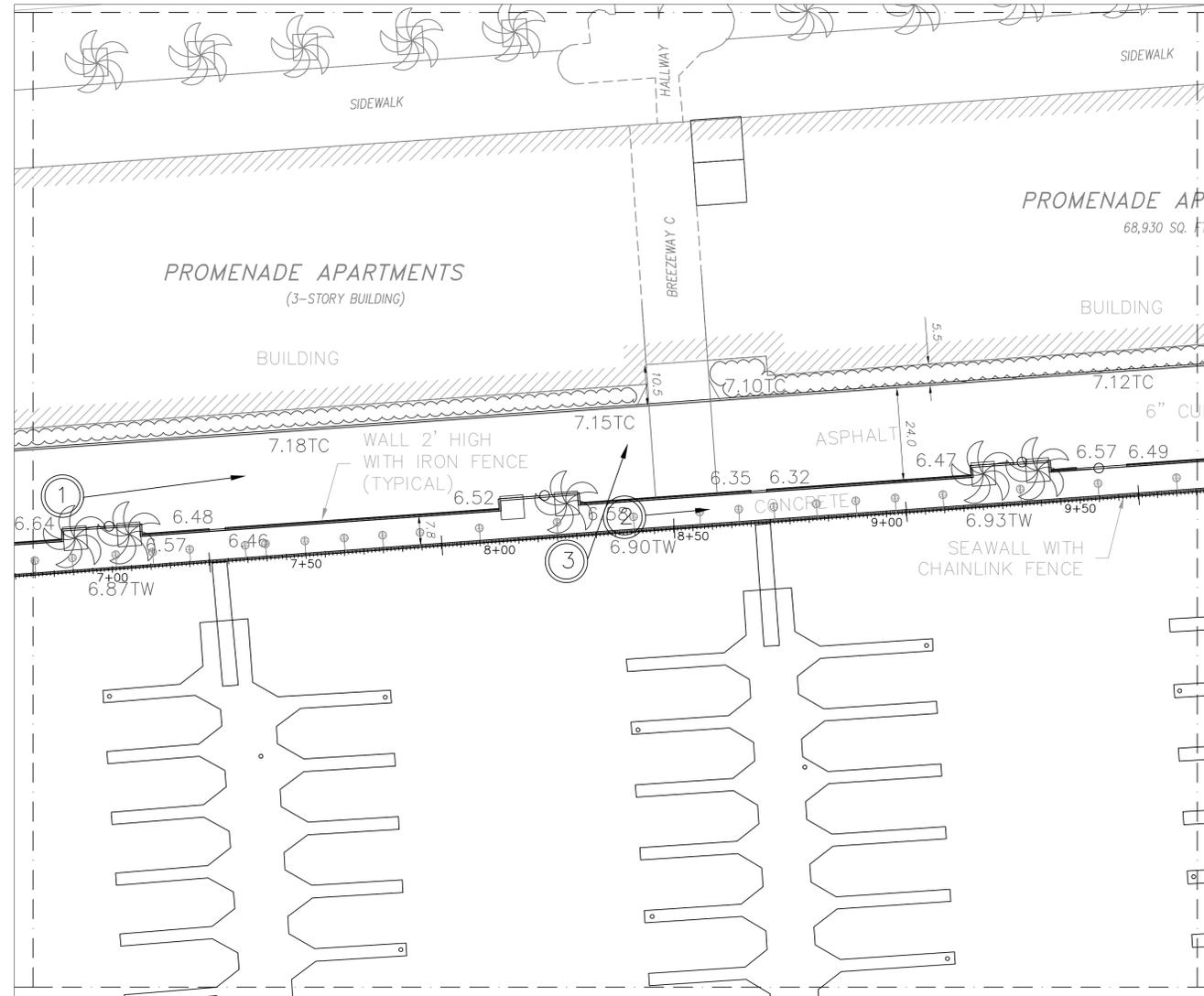
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1" = 20'	05-23-13
JOB NO.	2104-C
SHEET	LS-2
SHEET #	



1



3



2

NOT FOR CONSTRUCTION

STATUS	CONCEPT	X
	100%	
	50%	
	20%	
	FINAL	

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CHECKED BY: TB

EXISTING PROMENADE AREA 3	
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SCALE	1" = 20'
DATE	05-23-13
JOB NO.	2104-C
SHEET	LS-3
SHEET #	

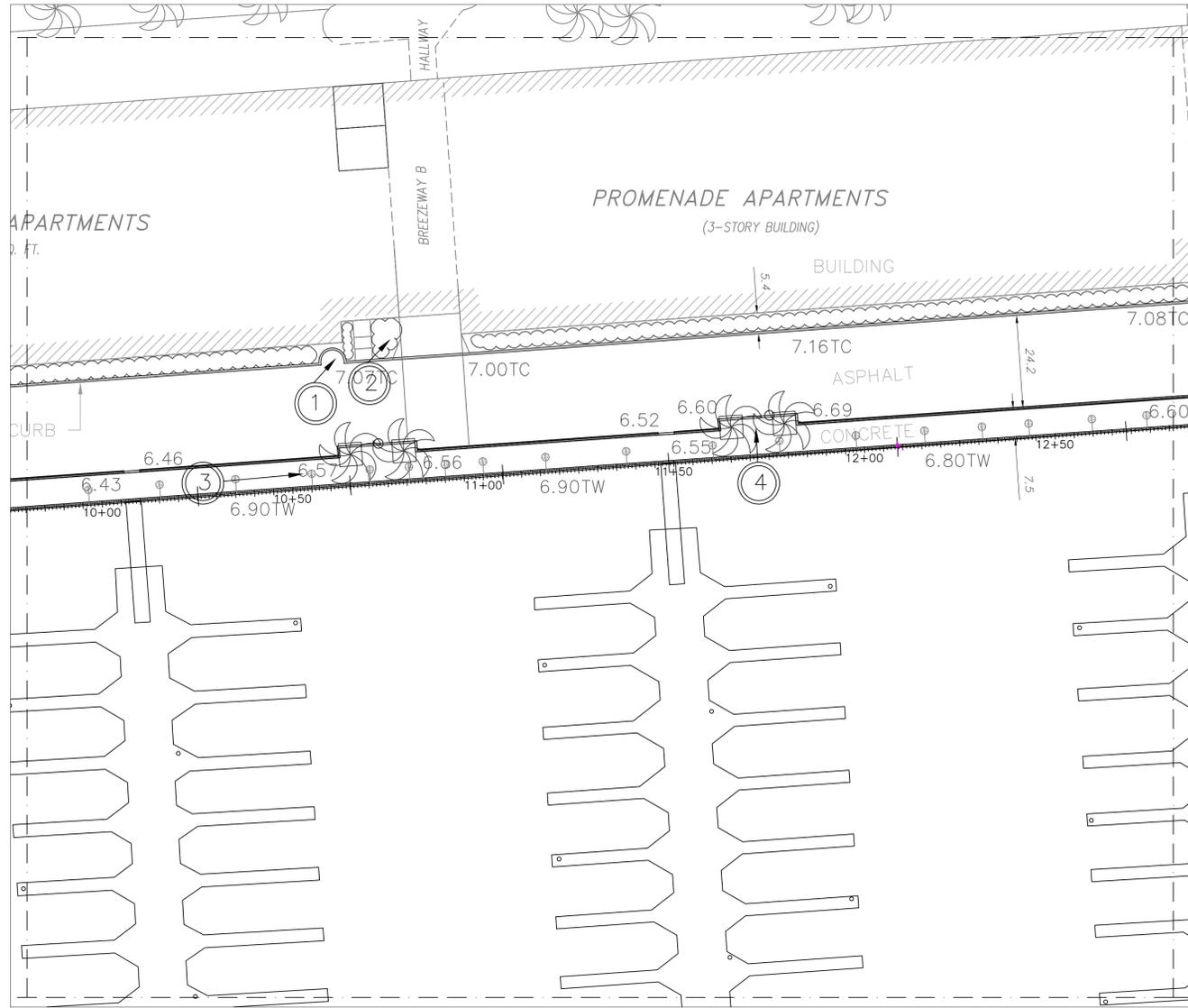
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1. ELEVATIONS BASED ON NGVD29 DATUM.



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3

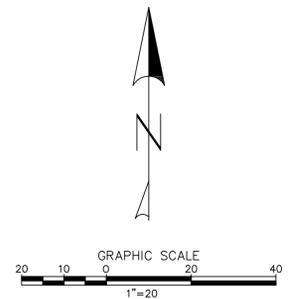


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4

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NOTES:
1. ELEVATIONS BASED ON NGVD29 DATUM.

FINAL
100%
X
X
CONCEPT
STATUS

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EXISTING PROMENADE AREA 4

SCALE: 1" = 20'	DATE: 05-23-13
JOB NO.: 2104-C	
SHEET: LS-4	
SHEET #	



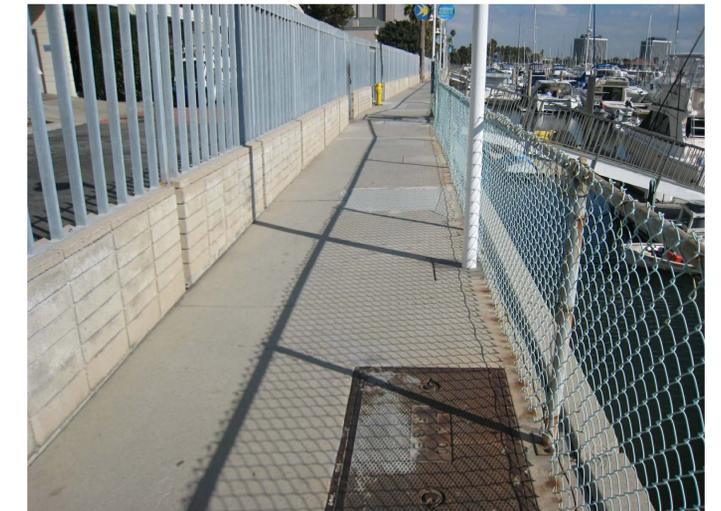
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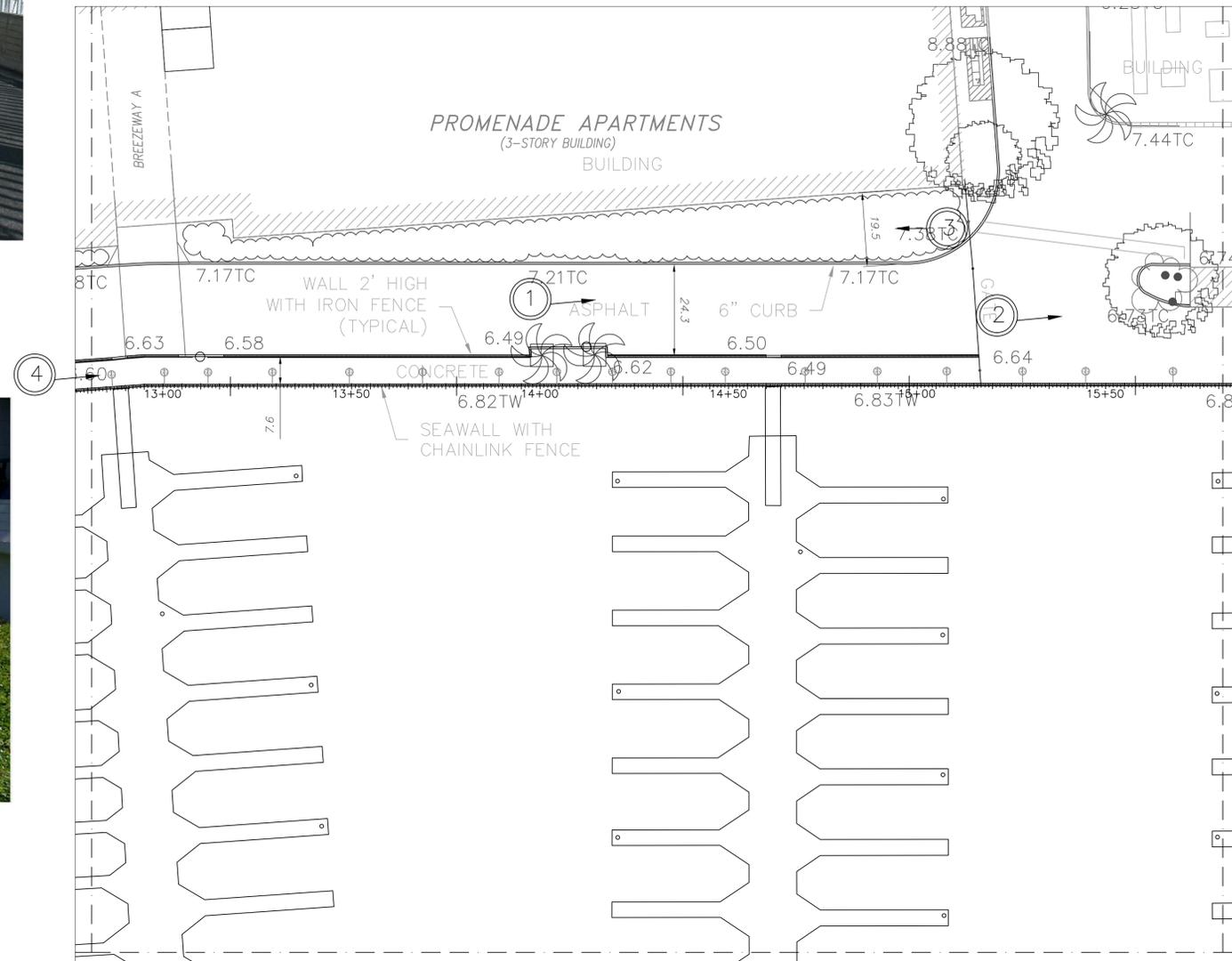
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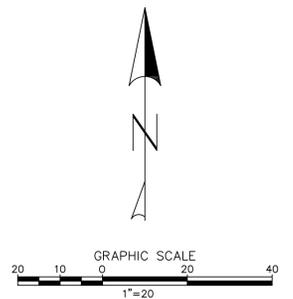
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4



NOT FOR CONSTRUCTION



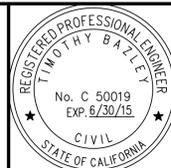
NOTES:
1. ELEVATIONS BASED ON NGVD29 DATUM.

FINAL
100%
X
X
CONCEPT
STATUS

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EXISTING PROMENADE AREA 5

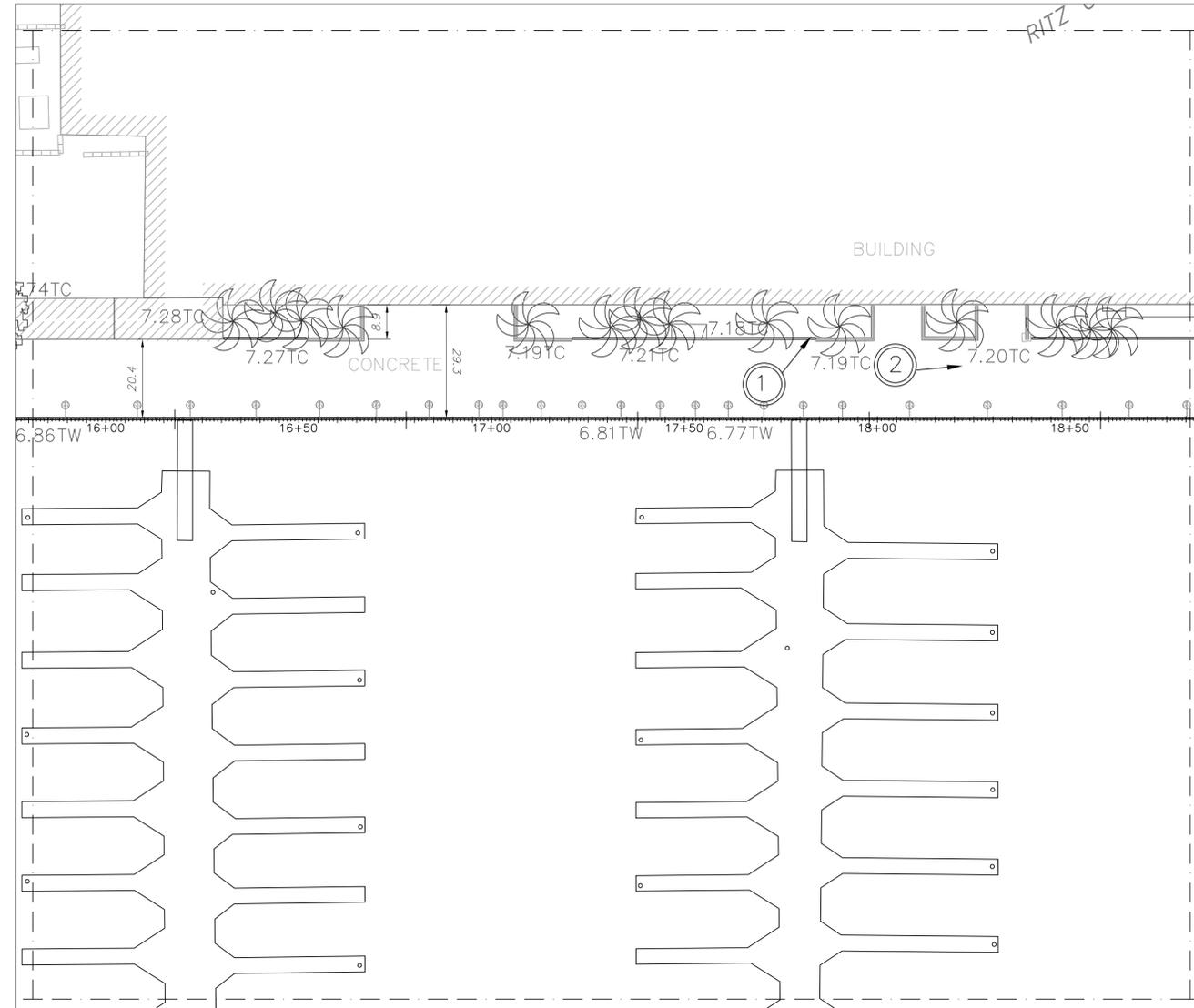
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JOB NO.: 2104-C	
SHEET: LS-5	
SHEET #	



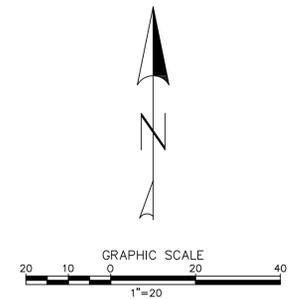
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2



NOT FOR CONSTRUCTION



NOTES:
1. ELEVATIONS BASED ON NGVD29 DATUM.

STATUS	CONCEPT	X
	100%	
	50%	
	20%	
	FINAL	

PROJECT	MARINA CITY CLUB
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DRAWN BY	JH
CHECKED BY	TB

EXISTING PROMENADE AREA 6	
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SCALE	1" = 20'
DATE	05-23-13
JOB NO.	2104-C
SHEET	LS-6
SHEET #	



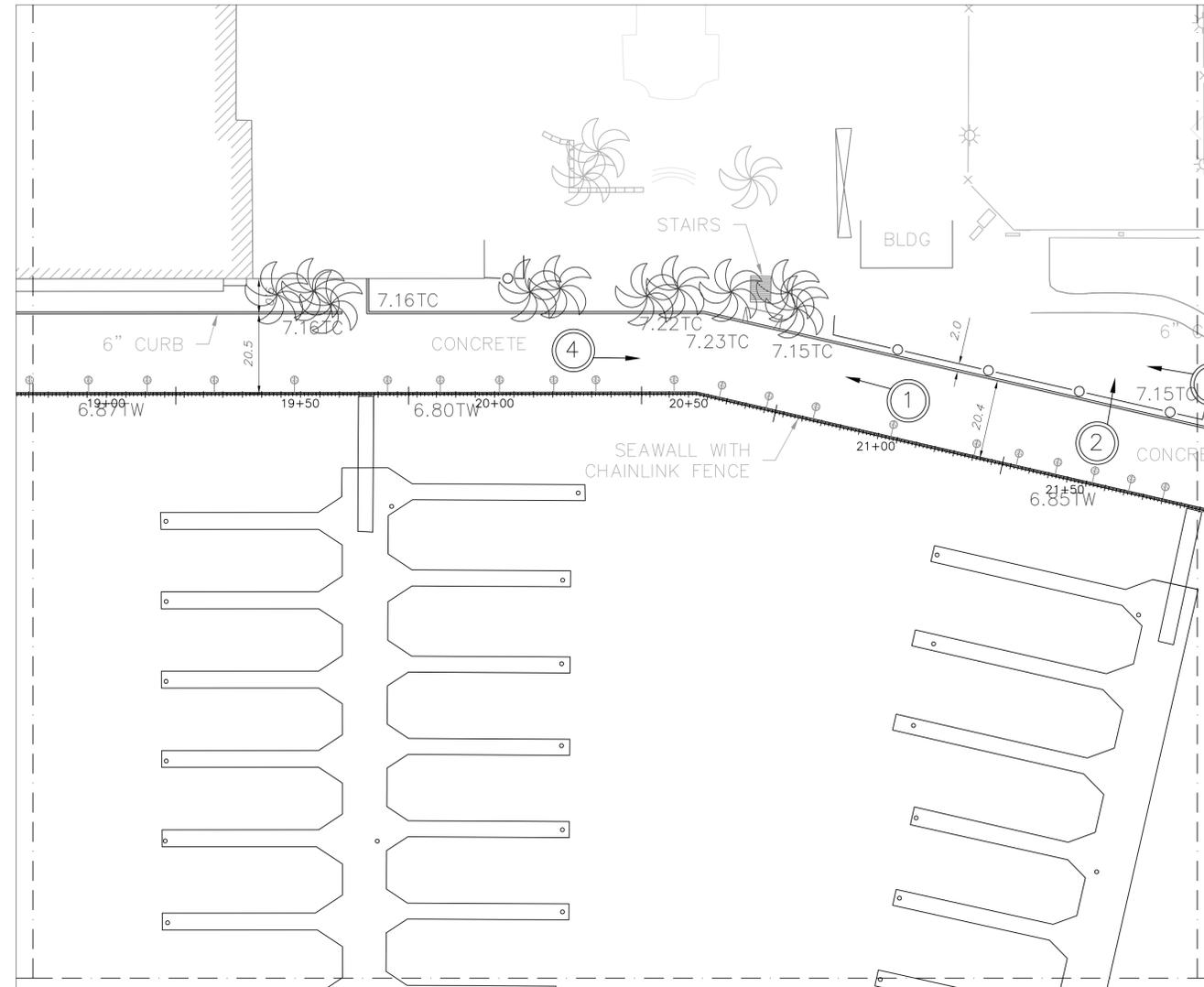
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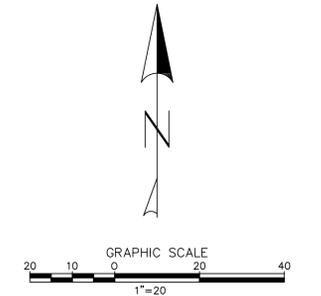


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4

NOT FOR CONSTRUCTION



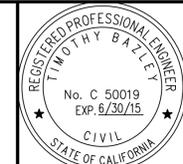
NOTES:
1. ELEVATIONS BASED ON NGVD29 DATUM.

LS1-LS8 landscaping plan existing.dwg

STATUS: CONCEPT X

PROJECT: **MARINA CITY CLUB**

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Fax: 310 548 1924

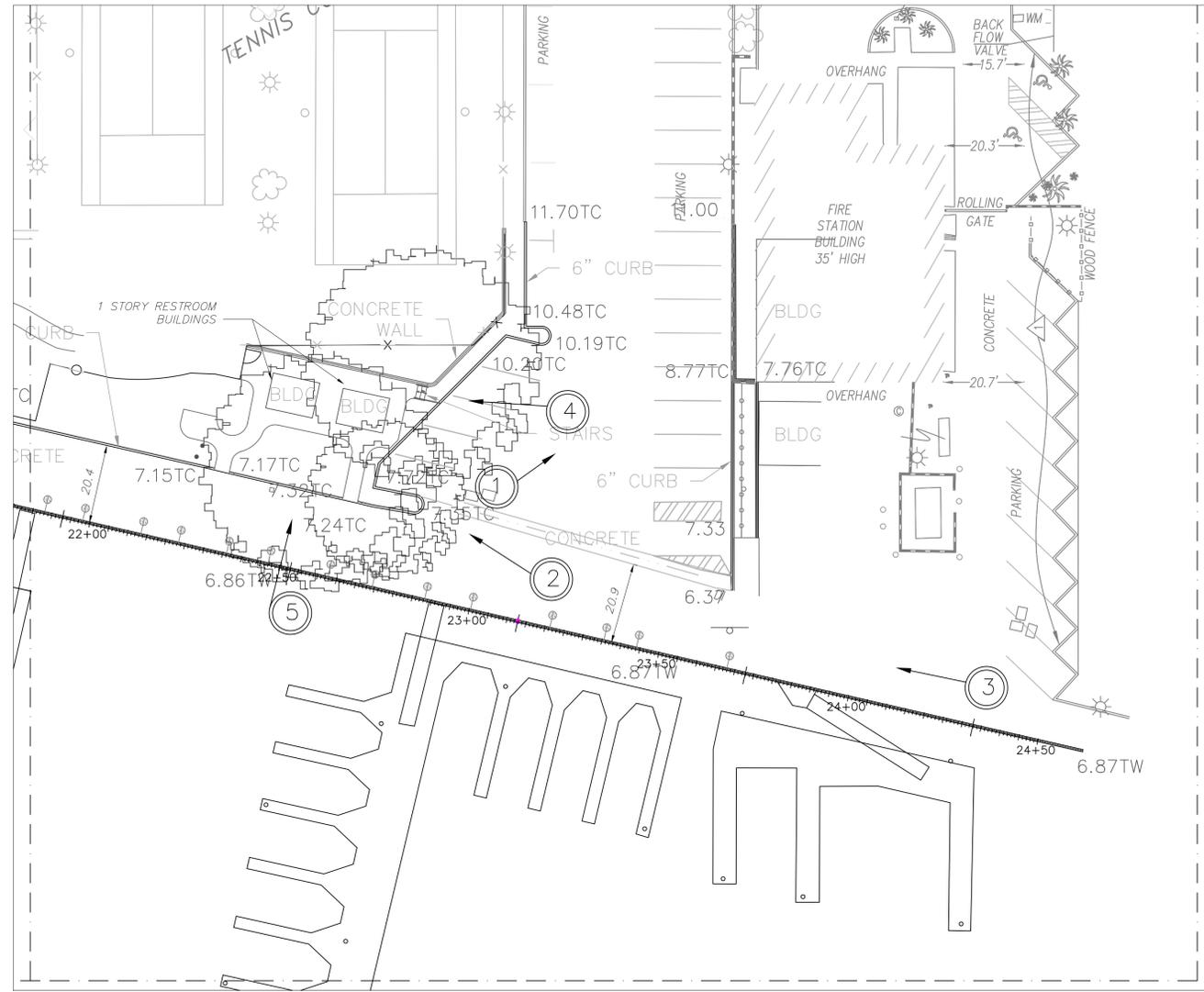
DESIGNED BY: JW/JH
DRAWN BY: JH
CHECKED BY: TB

EXISTING PROMENADE AREA 7

SCALE: 1" = 20'
DATE: 05-23-13
JOB NO.: 2104-C
SHEET: LS-7
SHEET #:



1



2



3

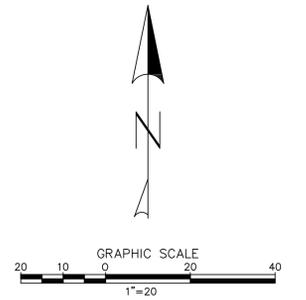


4



5

NOT FOR CONSTRUCTION



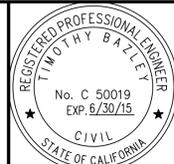
NOTES:
1. ELEVATIONS BASED ON NGVD29 DATUM.

FINAL
100%
X
X
STATUS

PROJECT
MARINA CITY CLUB

CONTRACTOR
-

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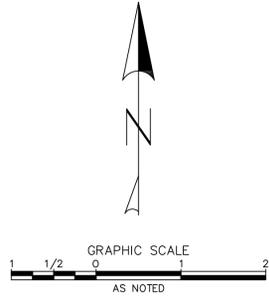


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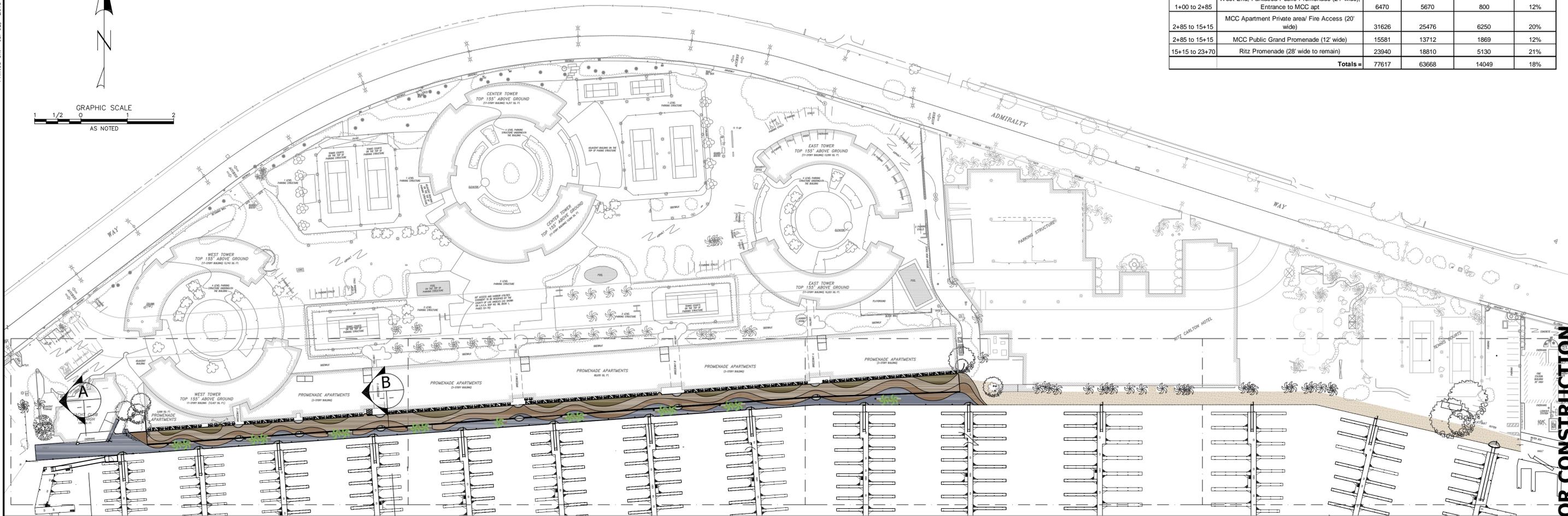
2500 Via Cabrillo Marina, Suite 200 San Pedro, CA 90731 Tel: 310 548 3132 Fax: 310 548 1924
DESIGNED BY: JW/JH
DRAWN BY: JH
CHECKED BY: TB

EXISTING PROMENADE AREA 8

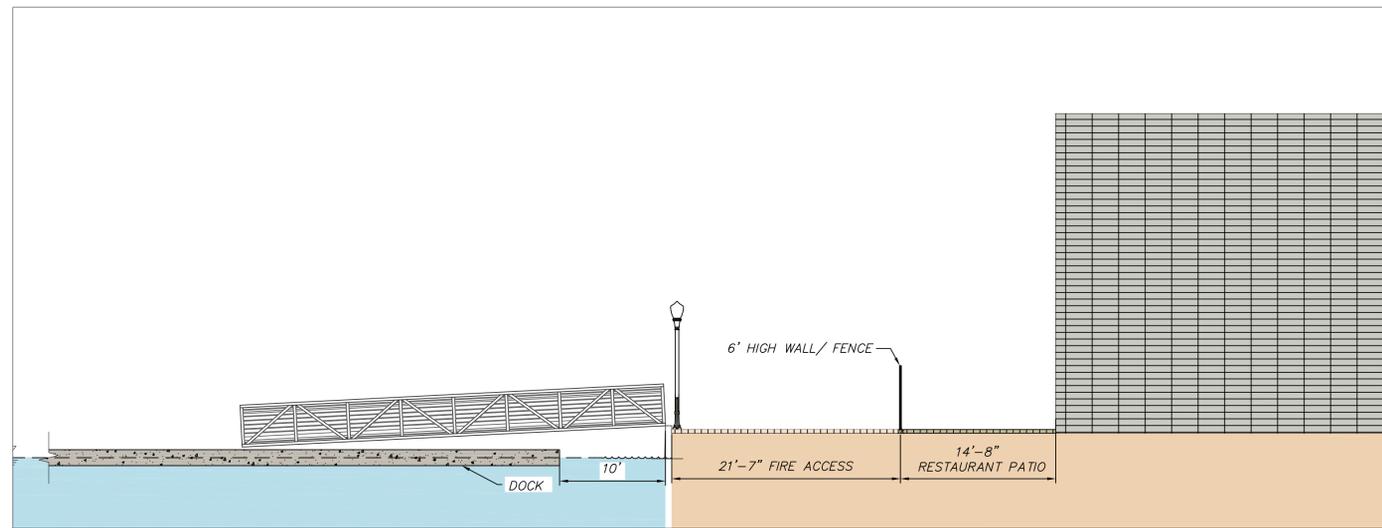
SCALE: 1" = 20'	DATE: 05-23-13
JOB NO.: 2104-C	
SHEET: LS-8	
SHEET #:	



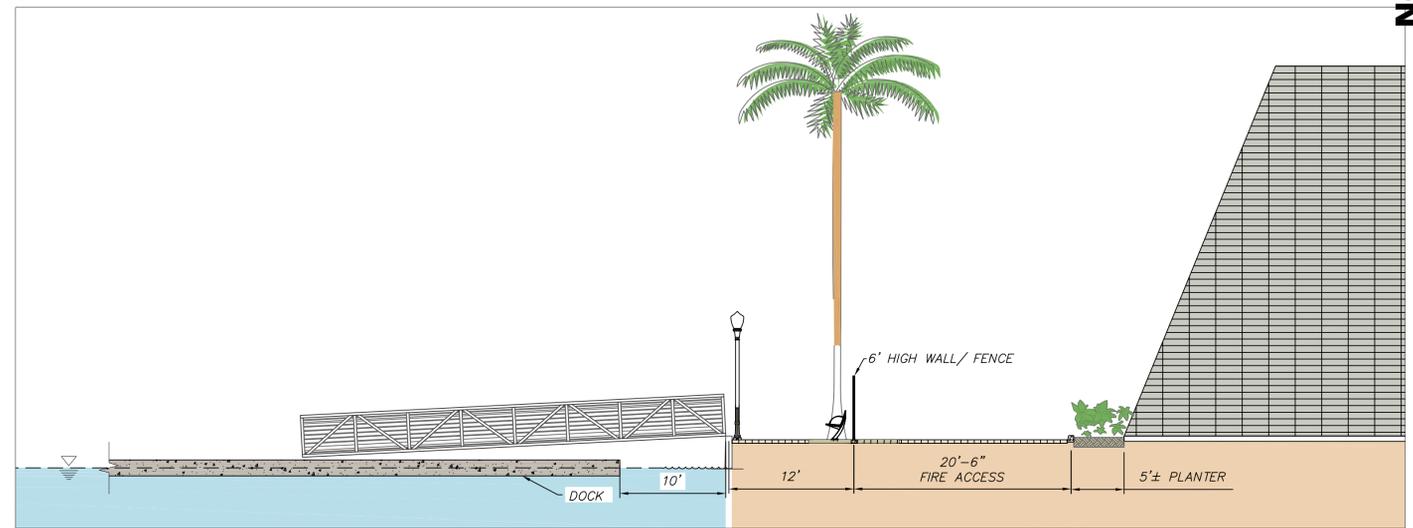
Station	Description	Total Area	Hardscape Area	Landscaped Area	LS Percent
1+00 to 2+85	West End, Fantasea Public Promenade (24' wide), Entrance to MCC apt	6470	5670	800	12%
2+85 to 15+15	MCC Apartment Private area/ Fire Access (20' wide)	31626	25476	6250	20%
2+85 to 15+15	MCC Public Grand Promenade (12'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



PROMENADE SITE PLAN
SCALE 1"=70'



SECTION "A"
SCALE 1"=8'



SECTION "B"
SCALE 1"=8'

NOT FOR CONSTRUCTION

LS9-LS19 landscaping plan proposed 2013-06-19.dwg

FINAL	
100%	
X	
X	

STATUS

PROJECT
MARINA CITY CLUB

CONTRACTOR
-

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY BAILEY
No. C 50019
EXP. 6/30/15
CIVIL
STATE OF CALIFORNIA

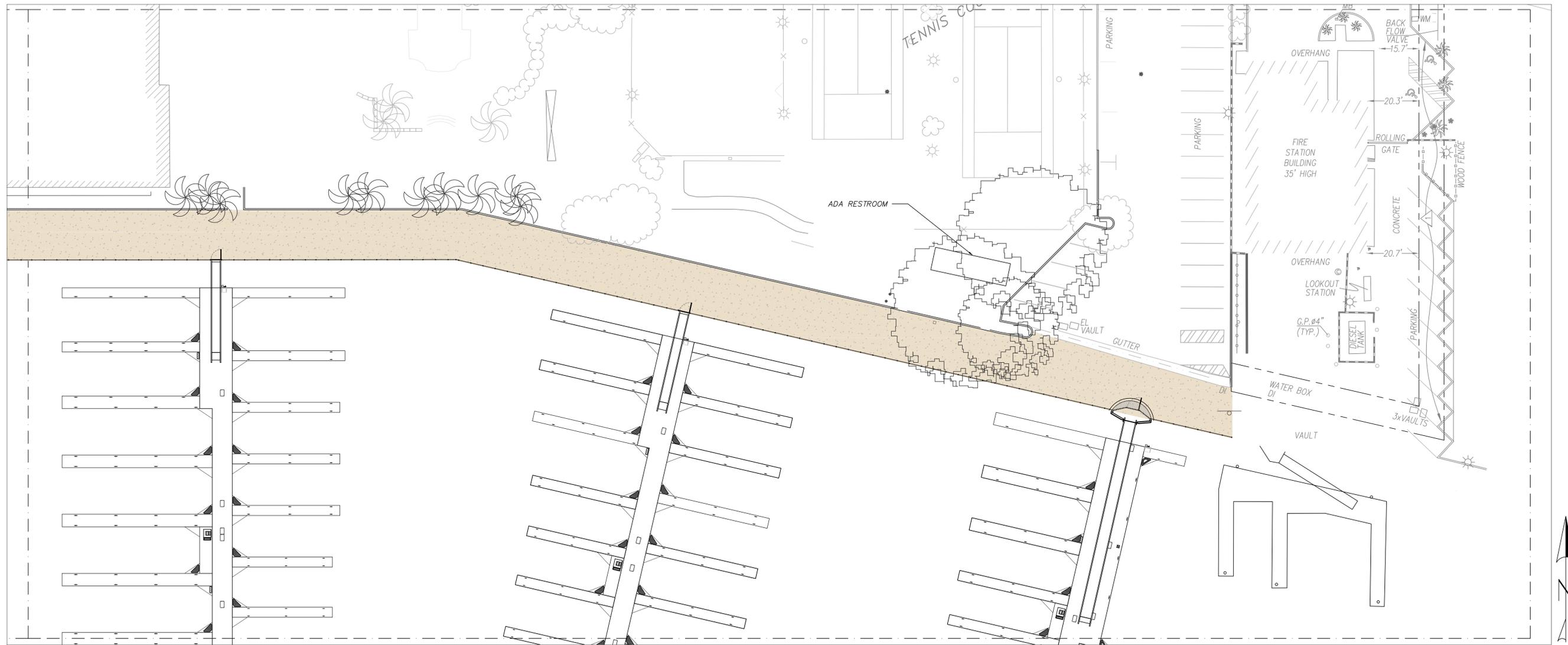


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DESIGNED BY: JW/JH
DRAWN BY: JH
CHECKED BY: TB

PROPOSED PROMENADE PLAN

SCALE	DATE
AS NOTED	05-23-13
JOB NO.	2104-C
SHEET	LS-9
SHEET #	



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STATUS	CONCEPT	X	100%	FINAL
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PROPOSED PROMENADE PLAN AREA 4

SCALE	DATE
1" = 20'	05-23-13
JOB NO.	2104-C
SHEET	LS-13
SHEET #	

STATUS	CONCEPT	X
	100%	

PROJECT	MARINA CITY CLUB
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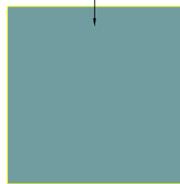


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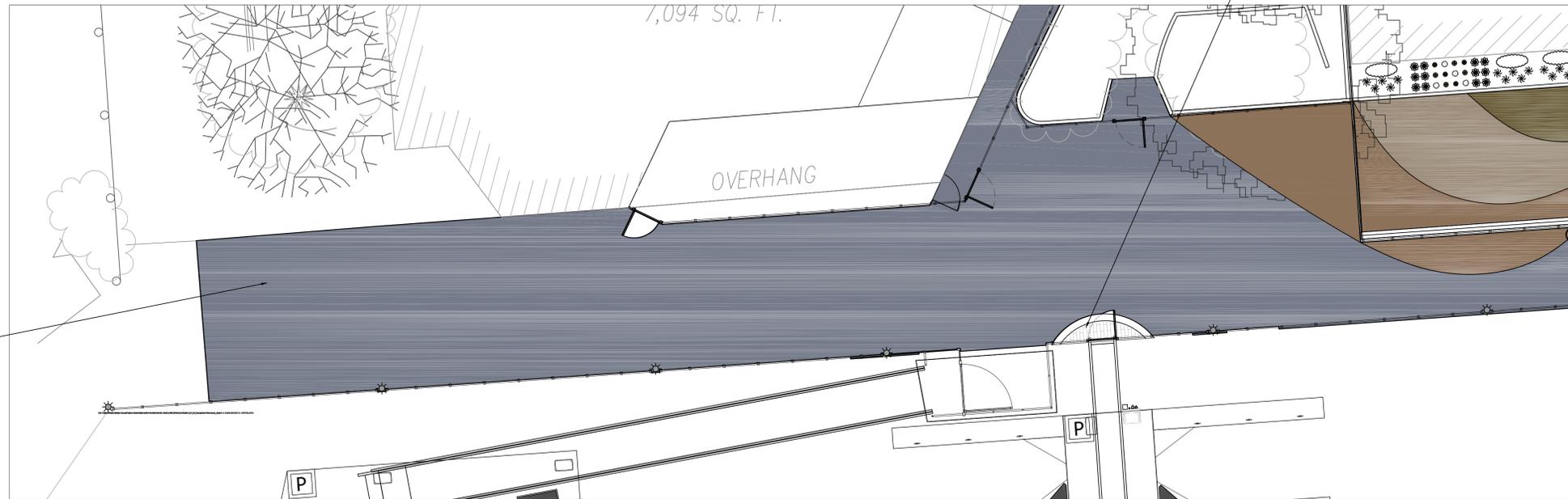
2500 Via Cabrillo Marina, Suite 200 San Pedro, CA 90731 Tel: 310 548 3132 Fax: 310 548 1924
DESIGNED BY: JW/JH
DRAWN BY: JH
CHECKED BY: TB

**PROPOSED PROMENADE DETAILS
AT FANTASEA**

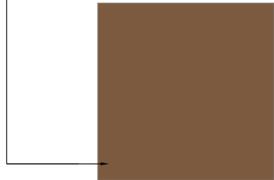
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JOB NO.	2104-C		
SHEET	LS-14		
SHEET #			



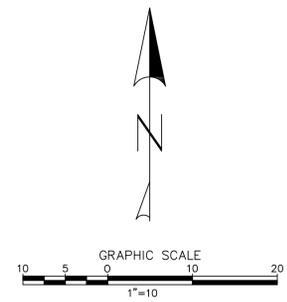
DAVIS COLOR:
NAME: EUROBLUE
NO. 418



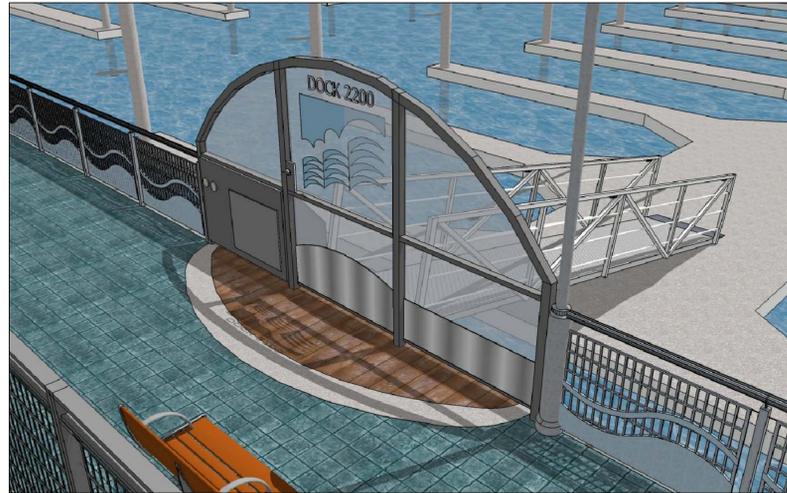
STAMPED CONCRETE



COLOR NUMBER: CUSTOM COLOR:
PANTONE COLOR: 7505C



NOT FOR CONSTRUCTION



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



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



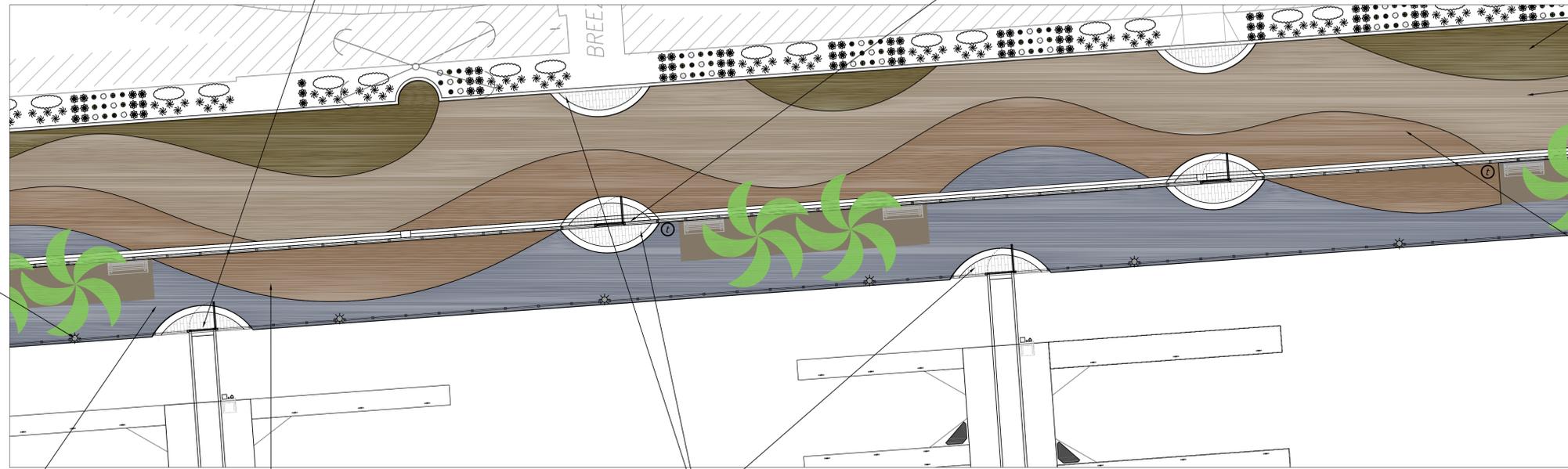
WIRE MESH EXAMPLE



WIRE MESH EXAMPLE



MAKER : HOLOPHANE
MODEL : GLASWERKS II



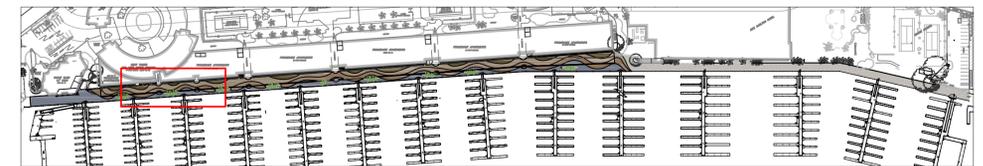
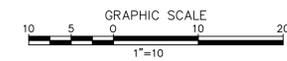
PROLINE DURA COLOR:
MOJAVE 605



PROLINE DURA COLOR:
SAGE 607



PROLINE DURA COLOR:
SADDLE SOAP 632



INDEX MAP



STAMPED CONCRETE SURFACE,
TYPICAL OF ALL COLORS.



STAMPED CONCRETE



PROLINE DURA COLOR:
MOJAVE 605



DAVIS COLOR:
NAME: EUROBLUE
NO. 418

NOT FOR CONSTRUCTION

STATUS	CONCEPT	X
	100%	

PROJECT	MARINA CITY CLUB
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CONTRACTOR	-
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BLUEWATER
Design Group
Planning and Engineering Services
For Marinas and Waterfront Resorts

2500 Via Cabrillo Marina, Suite 200 San Pedro, CA 90731 Tel: 310 548 3132 Fax: 310 548 1924	
DESIGNED BY	JW/JH
DRAWN BY	JH
CHECKED BY	TB

PROPOSED PROMENADE DETAILS AT MCC	
--	--

SCALE	1" = 10'	DATE	05-23-13
JOB NO.	2104-C		
SHEET	LS-15		
SHEET #			



HEMEROCALLIS - DAY LILY



EUPHORBIA CHARCAIAS WULFENII



PHLOMIS FRUCTICOSA - JERUSALEM SAGE



ROSMARINUS OFFICINALIS - ROSEMARY



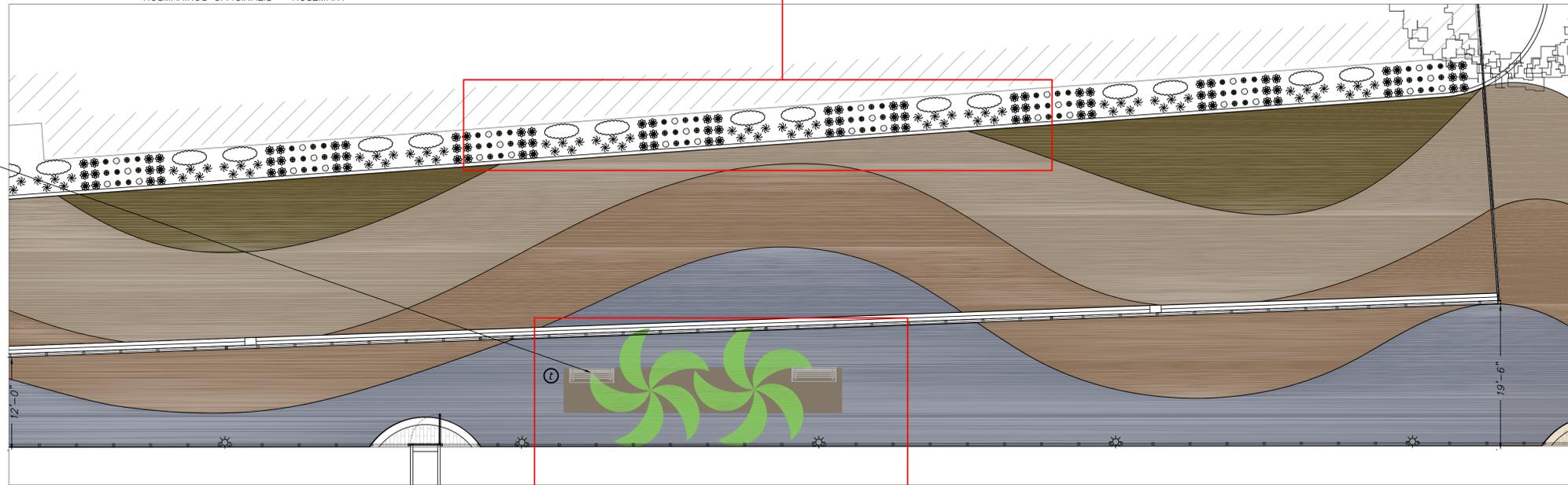
BOUGANVILLEA



PENNISETUM MESSIACUM - RED BUNNY TAILS



EXISTING PALMS TO REMAIN IN PLACE



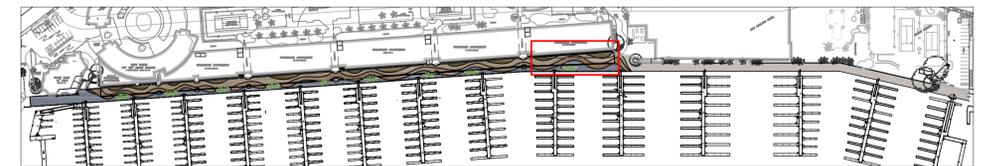
FLAG POLES DETAILS, SEE SHEET LS-17 FOR DETAILS



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



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



INDEX MAP

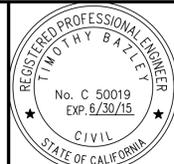
NOT FOR CONSTRUCTION

FINAL
100%
X
CONCEPT
STATUS

PROJECT
MARINA CITY CLUB

CONTRACTOR
-

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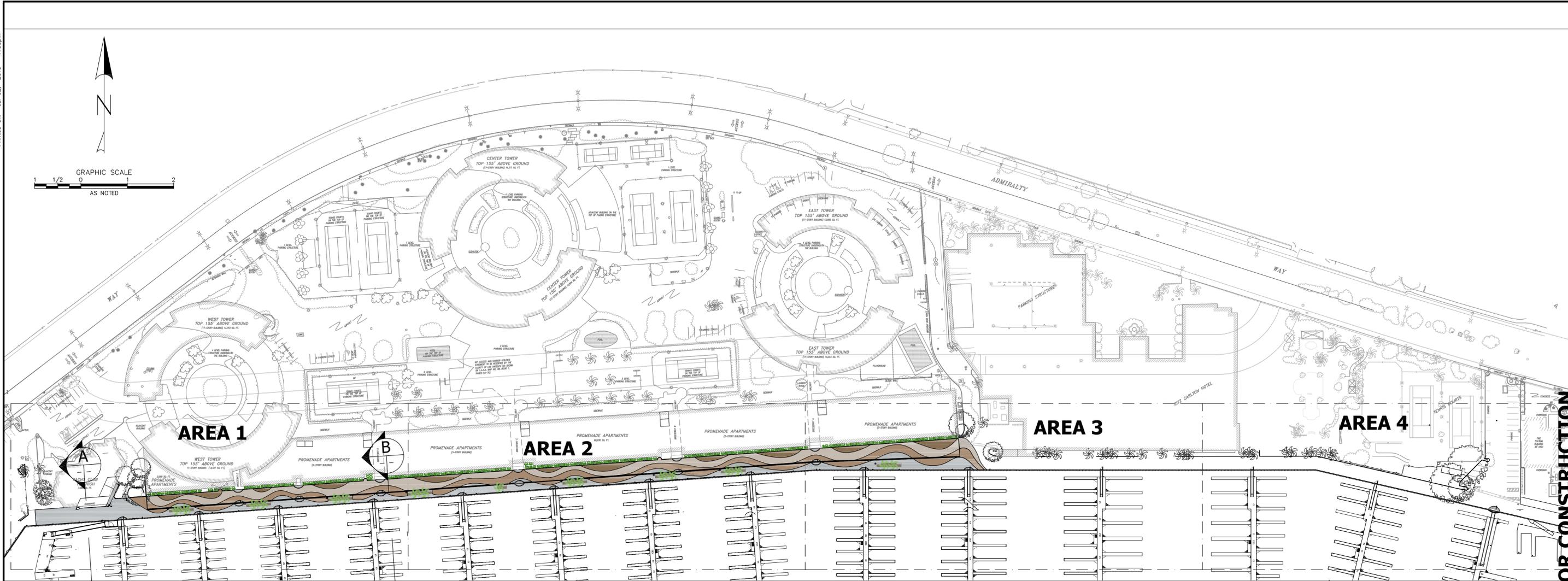
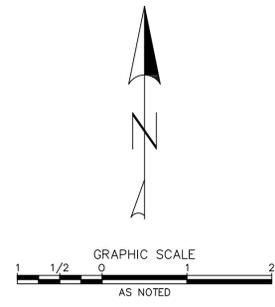
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DESIGNED BY: JW/JH
DRAWN BY: JH
CHECKED BY: TB

PROPOSED PROMENADE PLANTING DETAILS AT MCC	
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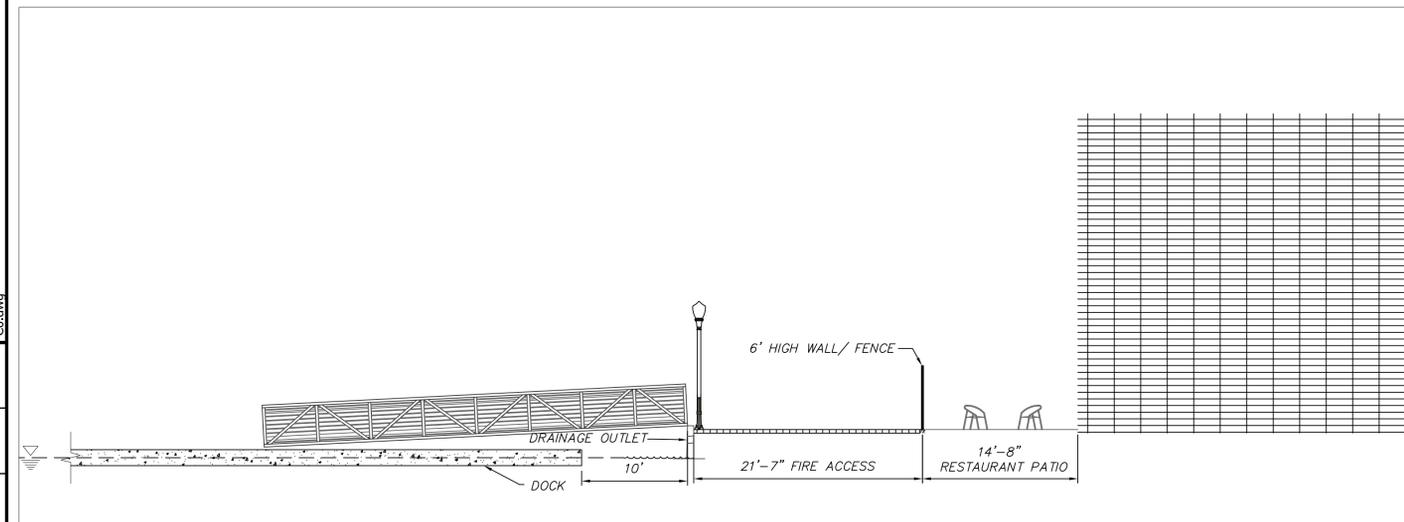
SCALE: NTS	DATE: 05-23-13
JOB NO.: 2104-C	
SHEET: LS-16	
SHEET #	

Printed On: Jul 02, 2013 - 7:38pm



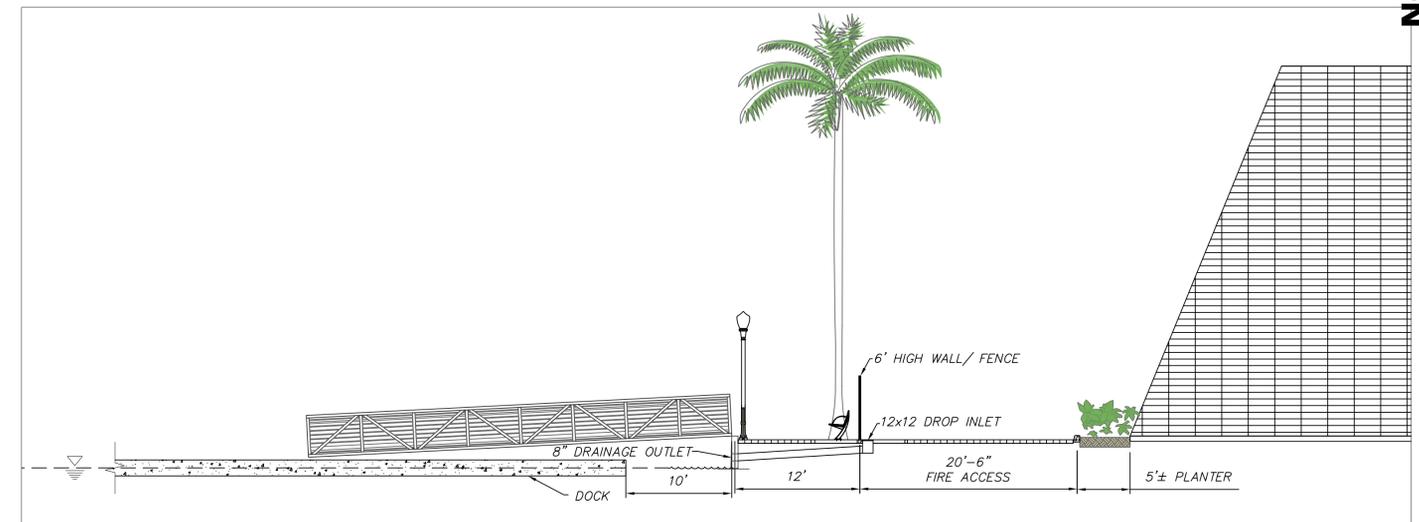
GRADING SITE PLAN

SCALE 1"=70'



SECTION "A"

SCALE 1"=8'



SECTION "B"

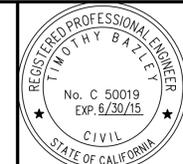
SCALE 1"=8'

NOT FOR CONSTRUCTION

STATUS: CONCEPT X, 100%, FINAL

PROJECT: **MARINA CITY CLUB**

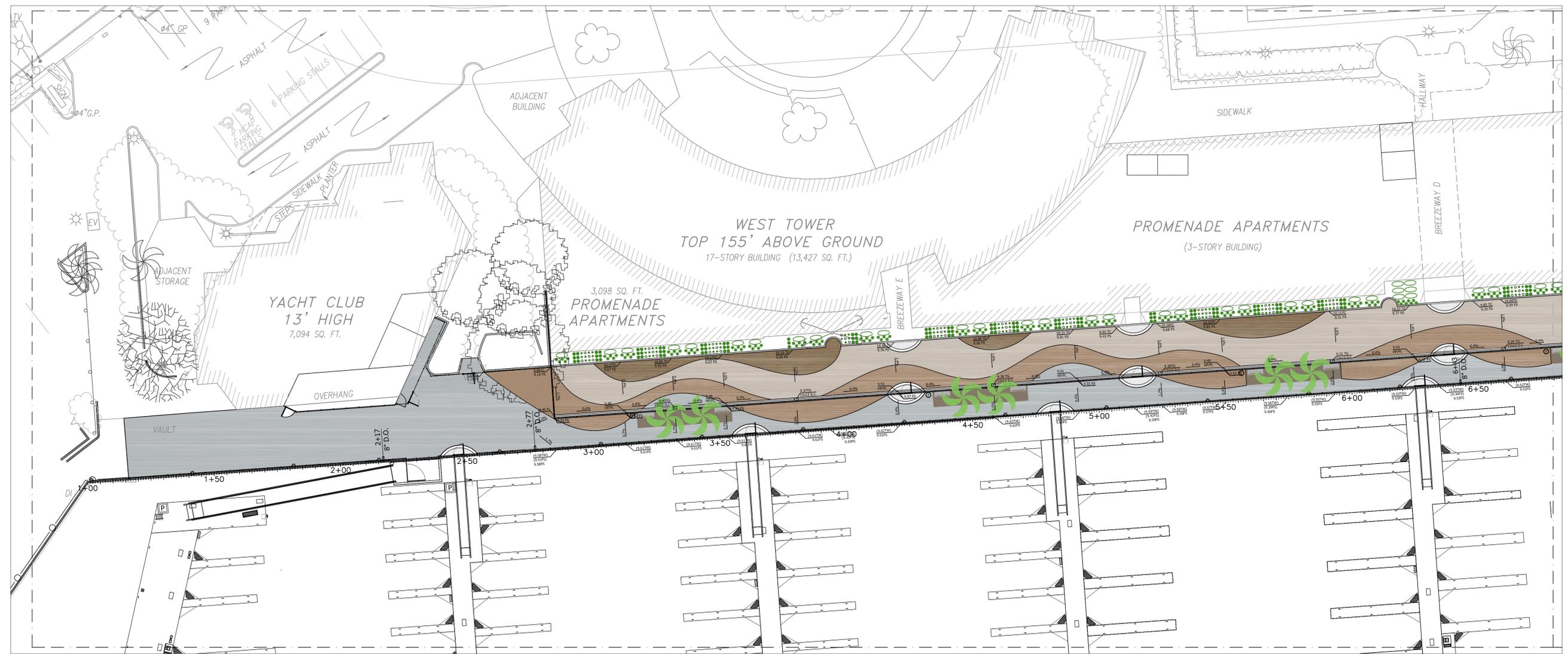
CONTRACTOR: -



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San Pedro, CA 90731
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DRAWN BY: JH
CHECKED BY: TB

GRADING PLAN

SCALE: AS NOTED
DATE: 05-23-13
JOB NO.: 2104-C
SHEET: C-0
SHEET #:



NOTES:
 1. ELEVATIONS BASED ON MLLW DATUM.
 2. (XX.X) - EXISTING ELEVATION
 XX.X - PROPOSED ELEVATION

NOT FOR CONSTRUCTION

STATUS	CONCEPT	X
	100%	
	50%	
	20%	
	FINAL	

PROJECT	MARINA CITY CLUB
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CONTRACTOR	-
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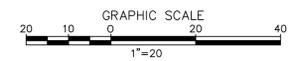
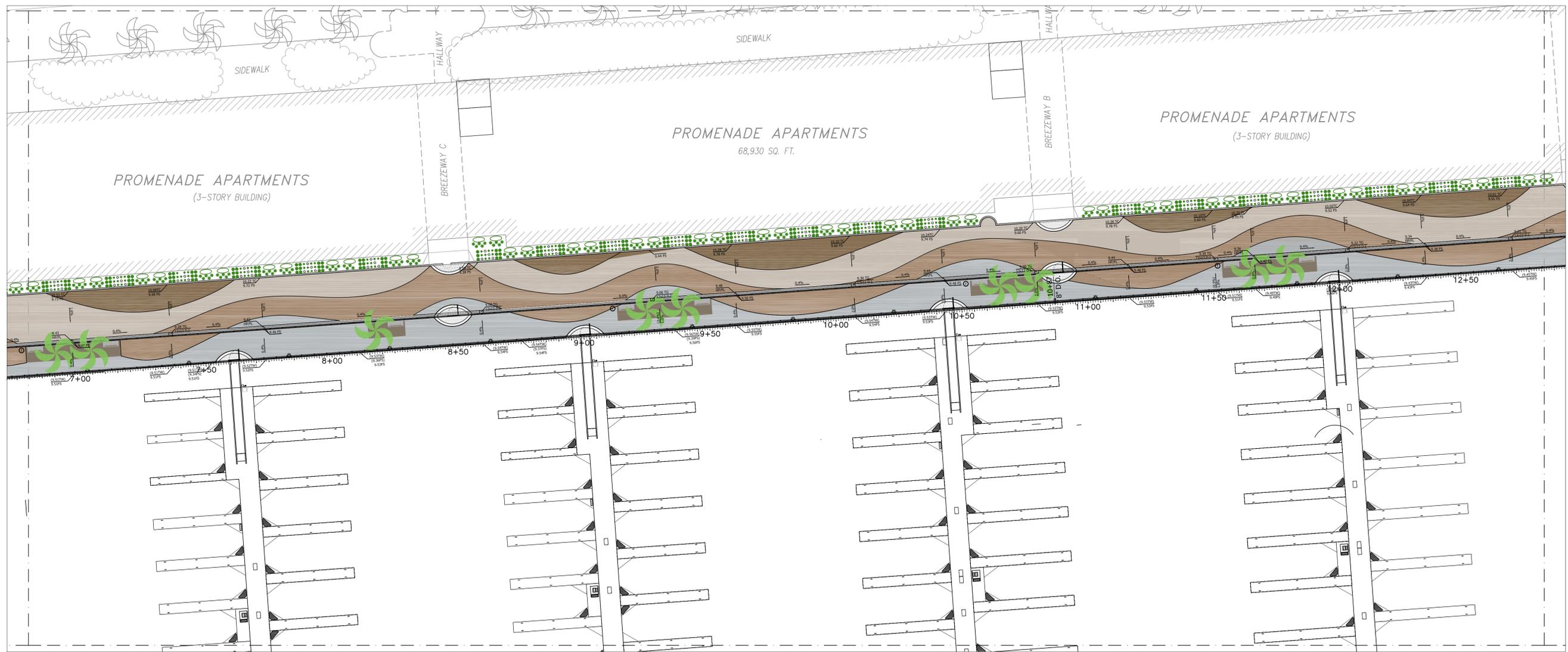


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SCALE	1" = 20'
DATE	05-23-13
JOB NO.	2104-C
SHEET	C-1
SHEET #	

**GRADING PLAN
 AREA 1**



NOT FOR CONSTRUCTION

NOTES:
 1. ELEVATIONS BASED ON MLLW DATUM.
 2. (XX.X) - EXISTING ELEVATION
 XX.X - PROPOSED ELEVATION

STATUS	CONCEPT	X
	100%	

PROJECT	MARINA CITY CLUB
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CONTRACTOR	-
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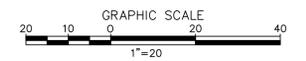
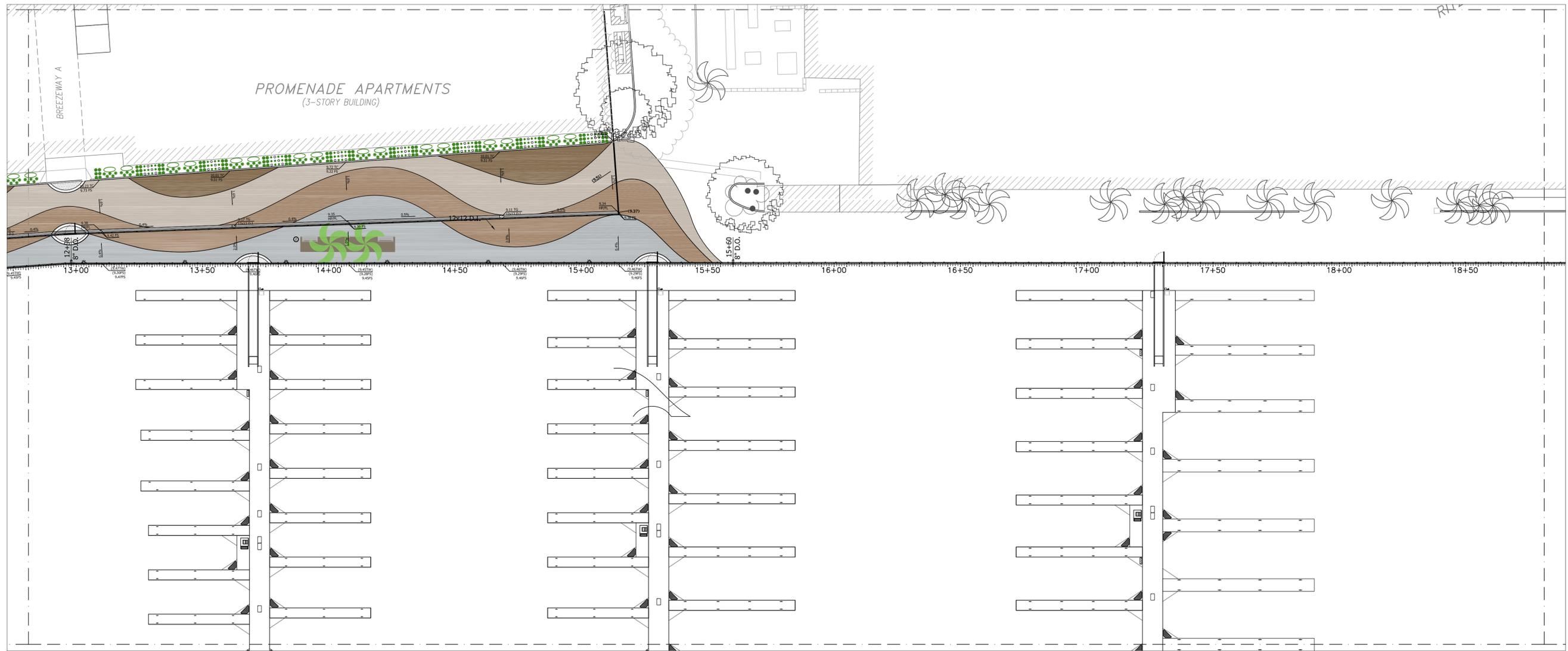


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GRADING PLAN AREA 2	
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SCALE	DATE
1" = 20'	05-23-13
JOB NO.	2104-C
SHEET	C-2
SHEET #	



NOTES:
 1. ELEVATIONS BASED ON MLLW DATUM.
 2. (XX.X) - EXISTING ELEVATION
 XX.X - PROPOSED ELEVATION

NOT FOR CONSTRUCTION

STATUS	CONCEPT	X
	100%	
	FINAL	

PROJECT	MARINA CITY CLUB
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CONTRACTOR	-
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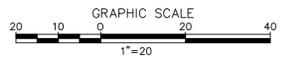
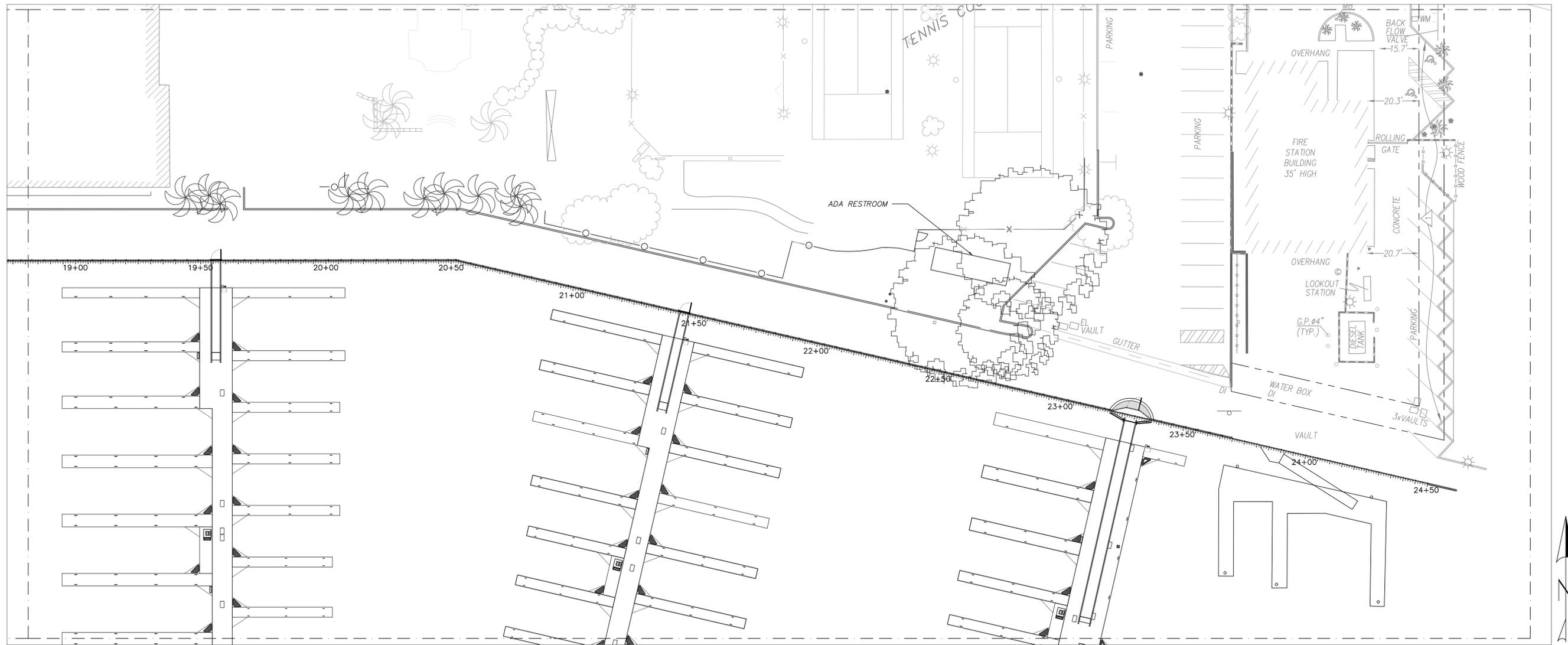
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CHECKED BY	TB

GRADING PLAN AREA 3	
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SCALE	1" = 20'	DATE	05-23-13
JOB NO.	2104-C		
SHEET	C-3		
SHEET #			

STATUS	CONCEPT	X
	100%	
	FINAL	



- NOTES:
 1. ELEVATIONS BASED ON MLLW DATUM.
 2. (XX.X) - EXISTING ELEVATION
 XX.X - PROPOSED ELEVATION

NOT FOR CONSTRUCTION

PROJECT	MARINA CITY CLUB
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CONTRACTOR	-
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DRAWN BY: JH
CHECKED BY: TB

<h2>GRADING PLAN AREA 4</h2>	SCALE	1" = 20'
	DATE	05-23-13
	JOB NO.	2104-C
	SHEET	C-4

SCALE	1" = 20'	DATE	05-23-13
JOB NO.	2104-C	SHEET	C-4
SHEET #			