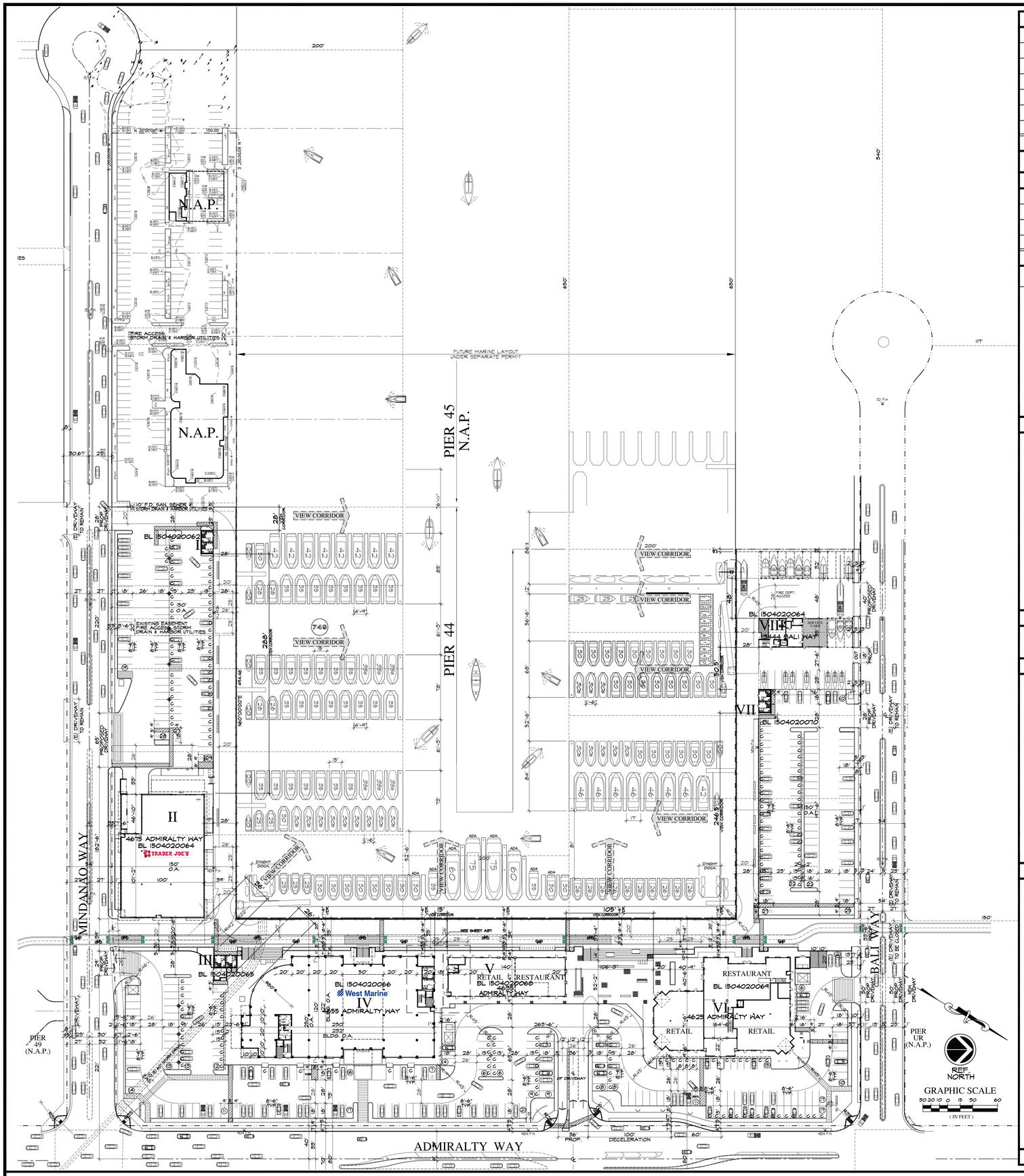
Pier - 44

MARINA DEL REY, CALIFORNIA

SHELL ONLY

PROJECT INFORMATION	
PROJECT : ADDRESS	BUILDING I (BOATER'S BATHROOM) : BL1504020062 13467U MINDANAO WAY, MARINA DEL REY, CA 90292
	BUILDING II (TRADER JOE'S) : BL1504020064 4675 ADMIRALTY WAY, MARINA DEL REY, CA 90292
	BUILDING III (BOATER'S BATHROOM) : BL1504020065 4660U ADMIRALTY WAY, MARINA DEL REY, CA 90292
	BUILDING IV (WEST MARINE) : BL1504020066 4655 ADMIRALTY WAY, MARINA DEL REY, CA 90292
	BUILDING V (RETAIL/REST.) : BL1504020068 4635 ADMIRALTY WAY, MARINA DEL REY, CA 90292
	BUILDING VI (RETAIL/REST.) : BL1504020069 4625 ADMIRALTY WAY, MARINA DEL REY, CA 90292
	BUILDING VII (BOATER'S BATHROOM) : BL1504020070 13440U BALI WAY, MARINA DEL REY, CA 90292
	BUILDING VIII (YACHT CLUB) : BL1504020071 13444 BALI WAY, MARINA DEL REY, CA 90292
APN:	ASSESSOR'S MAP BOOK NO. 4224, PAGE 8, PARCEL NO. 901 LOTS 722 THROUGH 728, 744 THROUGH 758, AND 730 THROUGH 742 UNINCORPORATED COUNTY AREA OF MARINA DEL REY
OWNER/ APPLICANT :	PACIFIC MARINA VENTURE, LLC 13737 FIJI WAY MARINA DEL REY, CA 90292 PH: 310-822-6866
ARCHITECT:	JACK HOLLANDER & ASSOCIATES, INC. 616 WALDEN DRIVE BEVERLY HILLS, CA 90212 PH: 310-205-0440 EMAIL: JACKHOLLANDER@ROADRUNNER.COM WEB: WWW.JACKHOLLANDER.COM
PIER-44 SIZE : 8.39 ACRES (LAND SIDE)	

Jack Hollander & Associates, Inc.
Architecture Planning Interiors



SITE PLAN

EXISTING BUILDING STRUCTURES ANALYSIS	AREA
BLDG. A - BOAT BROKERS	1,120 S.F.
BLDG. B - BOAT BROKERS/OFFICES	5,284 S.F.
BLDG. C - BOAT REPAIR (SEAMARK)	1,000 S.F.
BLDG. D - BOAT BROKERS (VACANT)	1,440 S.F.
BLDG. E - YACHT CLUB	1,080 S.F.
BLDG. H - OFFICE BUILDING	4,216 S.F.
BLDG. I - BATHROOMS	584 S.F.
TOTAL:	14,724 S.F.

ALL EXISTING BUILDING STRUCTURES ON PARCEL 44 TO BE DEMOLISHED (INCLUDING BUILDINGS A, B, C, D, E, H & I)

VIEW CORRIDOR STUDY

PROPERTY FACING WATER

A. MINDANAO WAY	=	495	LIN. FT.
B. ADMIRALTY WAY	=	600	LIN. FT.
C. BALI WAY	=	433.66	LIN. FT.
TOTAL		1,528.66	LIN. FT.

VIEW CORRIDOR ANALYSIS

ACCORDING TO THE SPECIFIC PLAN SECTION 22.46.1870, BALI DEVELOPMENT ZONE 8, PARCEL 44 IS IN HEIGHT CATEGORY 3 WHICH ALLOWS THE BUILDING TO EXCEED 45 FT., IF AN EXPANDED VIEW CORRIDOR IS PROVIDED BASED ON SECTION 22.46.1060.
BUILDING IV WEST MARINE BUILDING INCLUDES 2 SECTIONS WHICH EXCEEDS 45'.

VIEW CORRIDOR REQUIRED
(1528 X 20%) + (55.5 X [13X1.5/100)] + [36.5 X (11X1.5/100)]
305.6 + 10.82 + 6.02 = 322.44 LIN. FT.

VIEW CORRIDOR PROVIDED
27 + 294.5 + 36 + 26 + 15 + 105 + 243.5 + 53 + 48 + 3 = 851 LIN. FT.

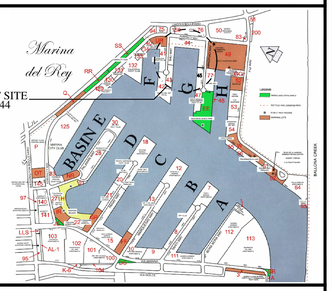
ADDITIONAL NOTES

* FOR ADDITIONAL INFO REGARDING STREET IMPROVEMENTS SEE SIGNING AND STRIPING PLAN BY "HIRSCH/GREEN TRANSPORTATION CONSULTING, INC."
* FOR ADDITIONAL INFO REGARDING SITE IMPROVEMENTS SEE CIVIL PLANS BY "BREEN ENGINEERING INC." AND SEE LANDSCAPE PLANS BY "LRM, LTD. LANDSCAPE ARCHITECT"
* CLOSE ANY UNUSED DRIVEWAYS WITH STANDARD CURB, GUTTER, AND SIDEWALK ALONG THE PROPERTY FRONTAGE ADMIRALTY WAY, BALI WAY AND MINDANAO WAY TO THE SATISFACTION OF PUBLIC WORKS. (SEE CIVIL PLANS)
* RECONSTRUCT ANY NON-ADA CONFORMING PARKWAY IMPROVEMENTS (SIDEWALK, DRIVEWAYS, CURB RAMPS, LANDINGS, ETC.) THAT EITHER SERVE OR FORM A PART OF A PEDESTRIAN ACCESS ROUTE TO MEET CURRENT ADA GUIDELINES TO THE SATISFACTION OF PUBLIC WORKS.
* RECONSTRUCT THE PAVEMENT ON ADMIRALTY WAY, BALI WAY AND MINDANAO WAY FROM THE CENTERLINE TO THE EDGE OF GUTTER ALONG THE PROPERTY FRONTAGE TO THE SATISFACTION OF PUBLIC WORKS.
* REPAIR ANY CURB, GUTTER, DRIVEWAYS, PAVEMENT AND SIDEWALK DAMAGED DURING CONSTRUCTION.

FIRE DEPARTMENT NOTES

* ALL BUILDINGS SHALL BE FULLY SPRINKLERED. SPRINKLER SYSTEM SHALL BE NFPA 13R OR GREATER.

VICINITY MAP



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PIER-44 SIZE : 8.39 ACRES (LAND SIDE)

PROPOSED NEW BUILDINGS AREA		CONSTRUCTION TYPE	AREA
BLDG. I	BOATERS BATHROOMS	TYPE V-B	386 S.F.
BLDG. II	SPECIALTY MARKET	TYPE V-B	13,625 S.F.
BLDG. III	BOATERS BATHROOMS	TYPE V-B	386 S.F.
BLDG. IV	WEST MARINE, (2 STORY BLDG.) MARINE OFFICES & BOAT BROKERS	TYPE V-B	43,792 S.F.
BLDG. V	RETAIL/RESTAURANT	TYPE V-B	6,340 S.F.
BLDG. VI	RETAIL/RESTAURANT	TYPE V-B	15,887 S.F.
BLDG. VII	BOATERS BATHROOMS	TYPE V-B	386 S.F.
BLDG. VIII	YACHT CLUB/BOAT REPAIR SHOP	TYPE V-B	1,850 S.F.
	TOTAL:		82,652 S.F.

PROPOSED NEW SPACES & USES		AREA
SPACE J	SPECIALTY MARKET	13,625 S.F.
SPACE K	RETAIL (BLDG. VI)	8,387 S.F.
SPACE K-1	RESTAURANT (BLDG. VI)	7,500 S.F.
SPACE L	BOAT BROKERS/OFFICE	1,029 S.F.
SPACE N-1	REPLACE EXIST. BLDG.H - OFFICE BLDG.	4,554 S.F.
SPACE N-2	MARINE ADMIN. OFFICES	2,935 S.F.
SPACE N-3	BOAT BROKERS OFFICES	3,068 S.F.
SPACE N-4	OFFICES	1,585 S.F.
SPACE N-5	OFFICES	3,172 S.F.
	CORRIDORS	1,241 S.F.
SPACE W/T	COMMUNITY ROOM/BOATERS LOUNGE, ETC.	840 S.F.
SPACE P	WEST MARINE	25,000 S.F.
	BOATERS BATHRMS, & BOATERS LAUNDRY- BLDG. IV	368 S.F.
SPACE Q	RETAIL (BLDG. V)	3,485 S.F.
SPACE Q-1	RESTAURANT (BLDG. V)	2,355 S.F.
SPACE Q-2	MARKET (BLDG. V)	500 S.F.
SPACE Z	BOAT REPAIR SHOP	700 S.F.
SPACE Z-1	BOATERS BATHROOMS	386 S.F.
SPACE Z-2	BOATERS BATHROOMS	386 S.F.
SPACE Z-3	BOATERS BATHROOMS	386 S.F.
SPACE Z-4	YACHT CLUB	1,150 S.F.
	TOTAL	82,652 S.F.

PARKING ANALYSIS		PARKING SPACES REQUIRED
DRY BOAT STORAGE (56)	56 X 0.3	16.8
MAST-UP BOATS	13 X 0.3	3.9
SPACE J - SPECIALTY MARKET	13,625/250	54.5
SPACE K - RETAIL	8,387/250	33.54
SPACE K-1 - RESTAURANT-DINING & BAR	3,000/45	66.66
- OUTDOOR DINING	1,500/45	33.33
- KITCHEN & SERVICE, ETC.	4,500/200/3	7.5
SPACE L - BOAT BROKERS/OFFICE	1,029/400	2.57
SPACE N-1 - REPLACE EXIST.BLDG. H - OFFICE BLDG.	4,554/400	11.38
SPACE N-2 - MARINE ADMIN. OFFICES	2,935/400	7.3
SPACE N-3 - BOAT BROKERS OFFICES	3,068/400	7.67
SPACE N-4 - OFFICES	1,585/400	3.96
SPACE N-5 - OFFICES	3,172/400	7.93
CORRIDORS	1,241/400	3.10
SPACE W/T - COMMUNITY ROOM/LOUNGE	840/250	3.36
SPACE P - WEST MARINE	25,000/250	100
SPACE Q - RETAIL	3,485/250	13.94
SPACE Q-1 - RESTAURANT (DINING)	1,000/45	22.22
KITCHEN & SERVICE FOR RESTAURANT	1,355/200/3	2.25
- OUTDOOR DINING	15 SEATS/3	5
SPACE Q-2 - "RESTAURANT" MARKET	500/250	2.00
SPACE Z - BOAT REPAIR SHOP	700/250	2.80
SPACE Z-4 - YACHT CLUB	1,150/250	4.60
- FUTURE BOAT SLIPS	148 X 0.6	88.8
SUB. TOTAL		505.11
MAX REDUCTION ALLOWABLE PER BICYCLE PROVIDED		- 25
TOTAL PARKING REQUIRED		480.11

PARKING PROVIDED : (103 + 159 + 94 + 106) 462

REGULAR	HANDICAPPED	COMPACTS	TOTAL
258	20	184	462

GREEN CODE ANALYSIS

PER GREEN CODE 8% OF TOTAL SPACES ARE REQUIRED TO BE LOW EMITTING/FUEL EFFICIENT/CARPOOL, VAN POOL STALLS PER TABLE 5.106.5.2, 506.44 X 8% = 40.5 SAY 41 SPACES
SHEET A-1.3 SHOWS CARPOOLS - 6 SPACES
SHEET A-1.3 SHOWS 30 LOW EMITTING FUEL EFFICIENT SPACES
SHEET A-1.3 SHOWS 4 ELECTRIC CARS SPACES FOR A TOTAL OF 40

BICYCLE ANALYSIS

REQ. SHORT TERM BICYCLE PARKING (PER SEC. 5.710.6.2.2.)5%x481 =25
REQ. LONG TERM BICYCLE PARKING (PER SEC. 5.710.6.2.2.)5%x481=25
ALLOWABLE BICYCLE SPACES TO REPLACE PARKING SPACES :
FOR EVERY 2 BICYCLE PARKING SPACES PROVIDED ABOVE MIN. REQUIRED, VEHICLES MAY BE REPLACED BY 1 SPACE MAXIMUM 5% REDUCTION ALLOWED
MAX. REDUCTION ALLOWED: 506.44 X 5% = 25.3 SAY 25 CAR SPACES
FOR TOTAL REDUCTION OF 25 CAR SPACES, WE NEED TO PROVIDE ADDITIONAL 50 BICYCLES SPACES.
TOTAL BICYCLE SPACES REQUIRED: 25 + 25 + 50 = 100 SPACES
(SEE SHET A1.3)

ARCHITECT

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4/01/15	PLAN CHECK
6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-26286 07/31/15 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
SITE PLAN

SCALE
1"=50'-0"

JOB NO 0611

DRAWN BY J.T.

APPROVED BY -

SHEET NO
A-1

SCALE: 1"=50'-0" A

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BASIN G

WATER-SIDE DESIGN IS FOR REFERENCE ONLY
FOR ADDITIONAL INFO REGARDING DOCKS & BOATS
SEE 'URS' PLANS (UNDER SEPARATE PERMIT)

PARCEL 44
APPLICANT:
PACIFIC MARINE VENTURES LLC

BLDG. I
Z-1
FACILITY I
TOTAL: 103 PARKING SPACES

BLDG. II
J
TRADER JOE'S
4675 ADMIRALTY WAY
1 STORY STRUCT.
F.F. 10.00

BLDG. III
Z-2

BLDG. IV
P
West Marine
4655 ADMIRALTY WAY
2 STORIES STRUCT.
F.F. 14.15'

BLDG. V
4635 ADMIRALTY WAY
F.F. 14.15

BLDG. VI
4625 ADMIRALTY WAY
1 STORY

BLDG. VII
Z-3

BLDG. VIII
Z-4
13444 BALI WAY

FACILITY II
TOTAL: 151 PARKING SPACES

FACILITY III
TOTAL: 44 PARKING SPACES

FACILITY IV
TOTAL: 106 PARKING SPACES

PIER 49 (N.A.P.)

PIER UR (N.A.P.)

MINDANAO WAY

BALI WAY

ADMIRALTY WAY

ADMIRALTY DRIVEWAY (MAIN VEHICULAR ENTRY)

VIEW CORRIDOR

PROMENADE

BICYCLE PATH

(E) DRIVEWAY TO REMAIN

PROPOSED DRIVEWAY

EXISTING EASEMENT FIRE ACCESS, STORM DRAIN & HARBOR UTILITIES

110' F.D. SAN. SEWER & STORM DRAIN & HARBOR UTILITIES EASEMENT

NOTE: PROVIDE WHEELSTOPS AS REQUIRED SEE CIVIL PLANS

EX. BOAT HOIST (TO BE REMOVED)

CONC. FILLED STL. BOLLARDS

BOATERS BATHROOMS

METAL RAILING CONC. CURB (SEE CIVIL PLANS)

CONC. PLATFORM & HOIST

FLEXI-FLOATS

YACHT CLUB SABOT RACKS (6 TYP)

8'- 0" HEADWALK

WATER TAXI, TRANSIENT DOCK/ RUMPOUT

80' LONG ADA-COMPLIANT GANGWAY

LIDO 45 (10)

YACHT CLUB

LON FREEBOARD LAUNCH FLOATS

STANDARD GANGWAY (TYP)

PUBLIC DINGHY DOCK AREA

80' LONG ADA-COMPLIANT GANGWAY W/ LANDSIDE ADA-COMPLIANT PARKING

FIRE DEPT. ACCESS

RELOCATE (E) FIRE HYDRANT

OPEN DRY-BOAT RACKS (11X4=44)

OPEN DRY-BOAT RACKS (3X4=12)

MAST-TYPE BOAT FOR YACHT CLUB

SLIDING GATE

INSTALL SIGNAGE ALONG SWALE TO REMAIN OPEN BETWEEN THE HOURS 7AM TO 6PM

COORDINATE TRANSITION OPEN DRY-BOAT RACKS & ADJACENT HOTEL PROPERTY

(E) MEDIAN ISLAND TO BE MODIFIED SEE CIVIL PLANS

(E) BIKE PATH, MARVIN BRAUDE

PAINT (N) BICYCLE PATH, GREEN

(N) BIKE PATH SIGN

MARVIN BRAUDE BICYCLE PATH

(N) CURB CUT FOR 30' FLUSH PROP. DRIVEWAY ON PARCEL-UR

ALIGN CENTER LINE OF DRIVEWAYS ON BOTH SIDES OF BALI WAY

SIGN, "MAINTENANCE/ EMERGENCY ACCESS ONLY"

MAINTENANCE & F.D. DRIVEWAY ONLY (NOT FOR PUBLIC USE)

FLASHING PLASTIC BOLLARDS

HANDICAP LIFT

25 BIKE LOCKERS; LONG TERM PARKING

SLOPE

(E) MEDIAN ISLAND TO BE REMOVED SEE CIVIL PLANS

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FOR ADDL. INFO REG OFF SITE & STREET IMPROVEMENT PLANS, SEE PLANS BY: BREEN ENGINEERING, INC.

PROPOSED (N) MEDIAN STREET IMPROVEMENT PLANS, BY: BREEN ENGINEERING, INC.

(E) MEDIAN TO BE REMOVED SEE CIVIL PLANS

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MONUMENT SIGN

NOTE: PARKING LAYOUT SUBJECT TO APPROVAL BY GOVERNMENTAL AGENCIES

REF. NORTH

1ST FLOOR PLAN/SITE PLAN

SCALE: 1"=30'-0" A

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ARCHITECT

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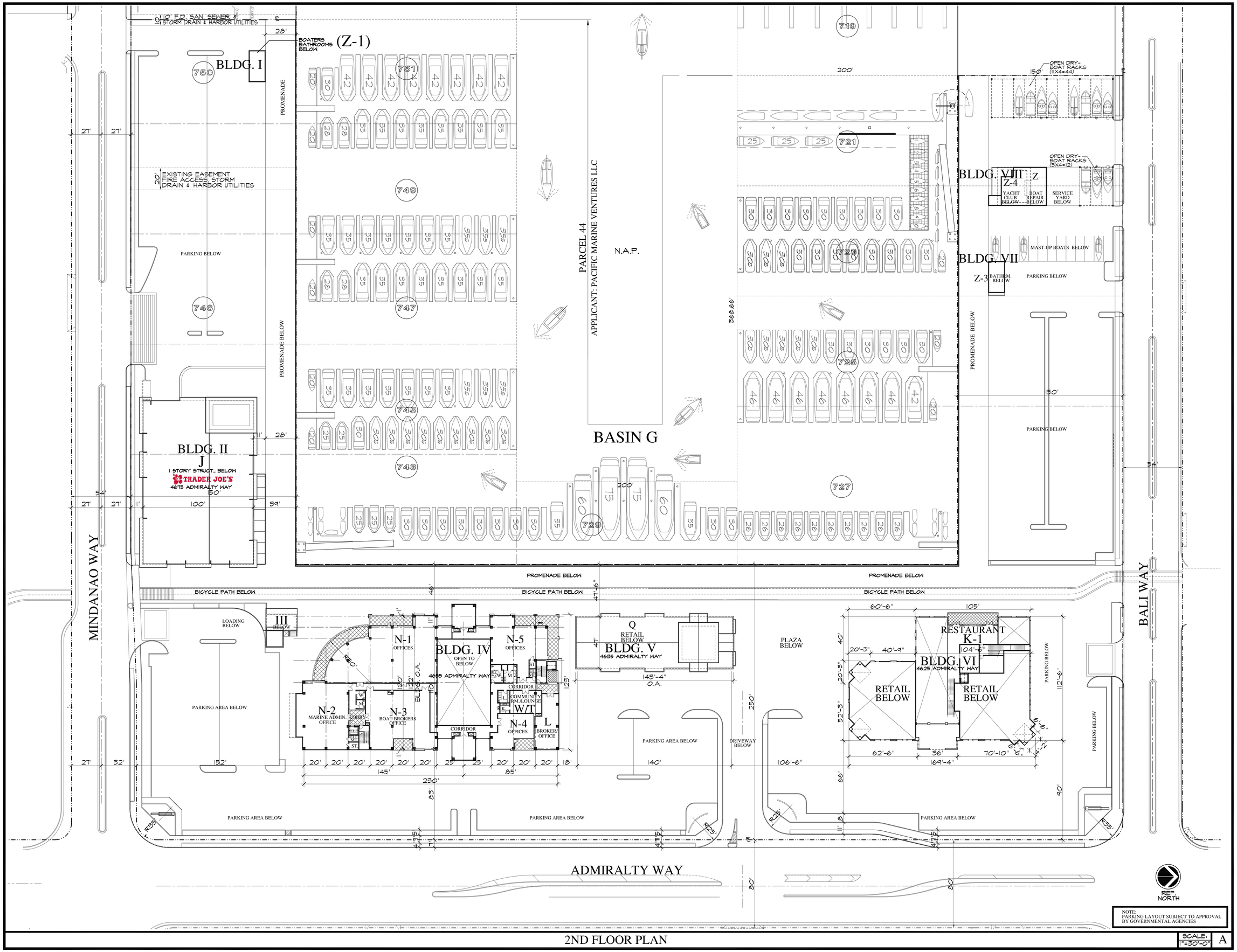
SCALE
1"=30'-0"

JOB NO 0611

DRAWN BY J.T.

APPROVED BY -

SHEET NO
A-2



NOTE:
PARKING LAYOUT SUBJECT TO APPROVAL BY GOVERNMENTAL AGENCIES

2ND FLOOR PLAN

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SHEET NO
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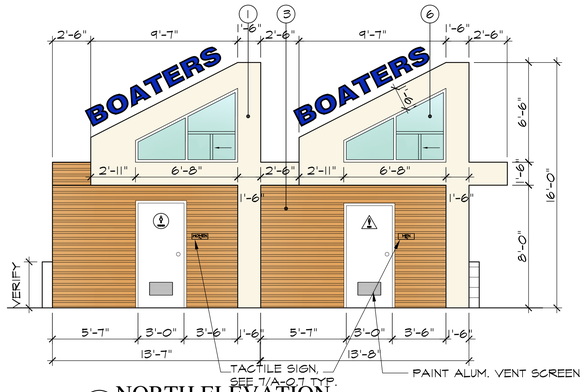
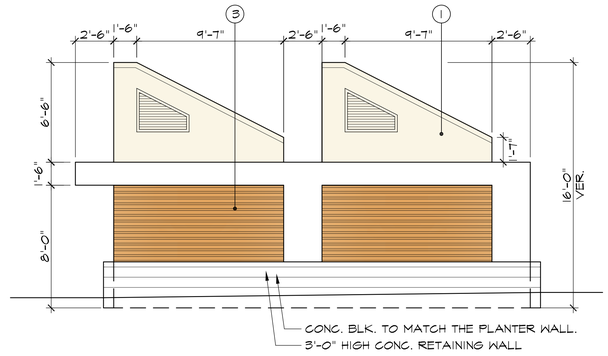
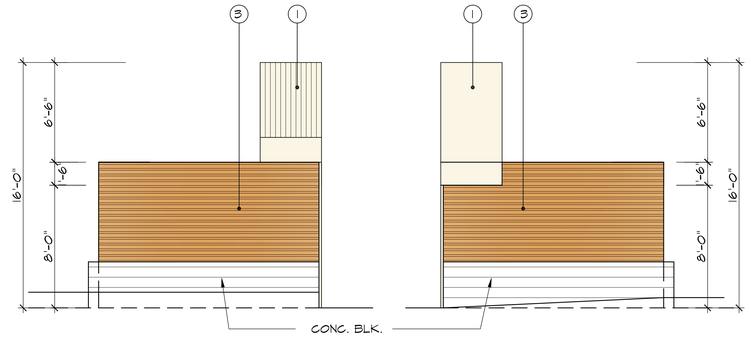


A NORTH ELEVATION
SCALE: 1/4"=1'-0"



B SOUTH ELEVATION
SCALE: 1/4"=1'-0"



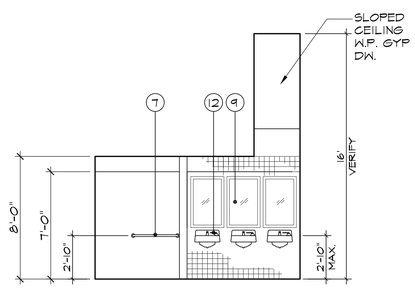
C EAST ELEVATION
SCALE: 1/4"=1'-0"

D WEST ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR KEYNOTES

1. SMOOTH EXT. PLASTER O/ PAPER BACKED METAL LATH O/ DENSGLASS O/ WOOD STUDS
2. ALUMINUM STOREFRONT-FINISH
3. ENGINEERED WOOD SIDING - CLIMATE SHIELD DETAIL, AS SELECTED BY ARCHITECT
4. BACKLIT STORE SIGN (UNDER SEPARATE PERMIT)
5. LIGHT FIXTURE AS SELECTED BY ARCHITECT
6. FIXED GLAZING
7. EXPANSION JOINT
8. METAL RAILING DETAIL AS SELECTED BY ARCHITECT
9. DARK BROWN ALUM. COVER OVER STEEL SUPPORT & ROOFING. CLIMATE SHIELD
10. METAL OVERHANG DETAIL (CONTRACTOR TO PROVIDE SHOP DRAWINGS)
11. METAL & GLASS RAILINGS (CONTRACTOR TO PROVIDE SHOP DRAWINGS)
12. STEEL ROD SUPPORT
13. WALL MOUNTED W.C.

NOTE: GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STEEL.



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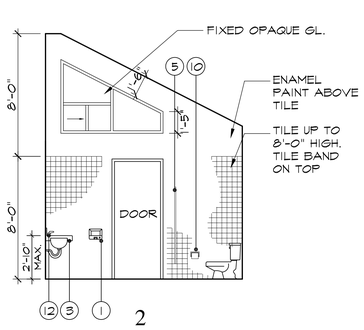

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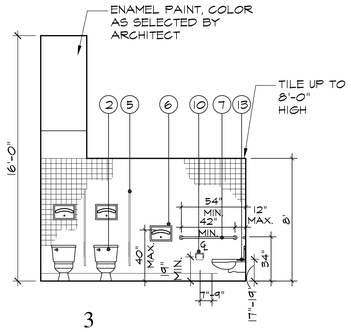

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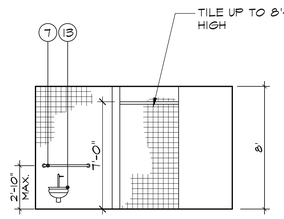

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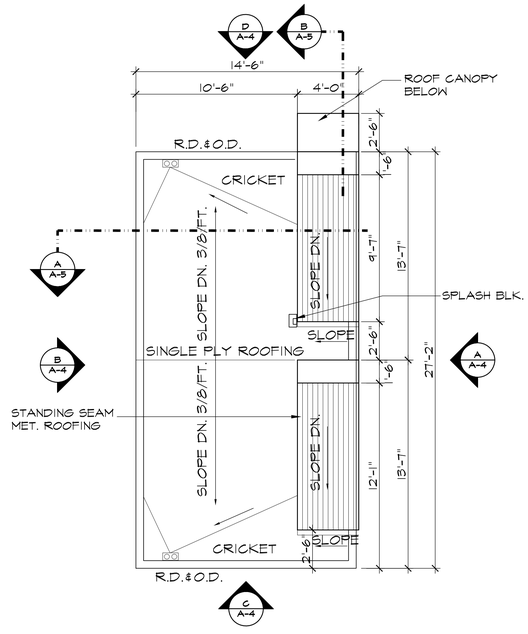
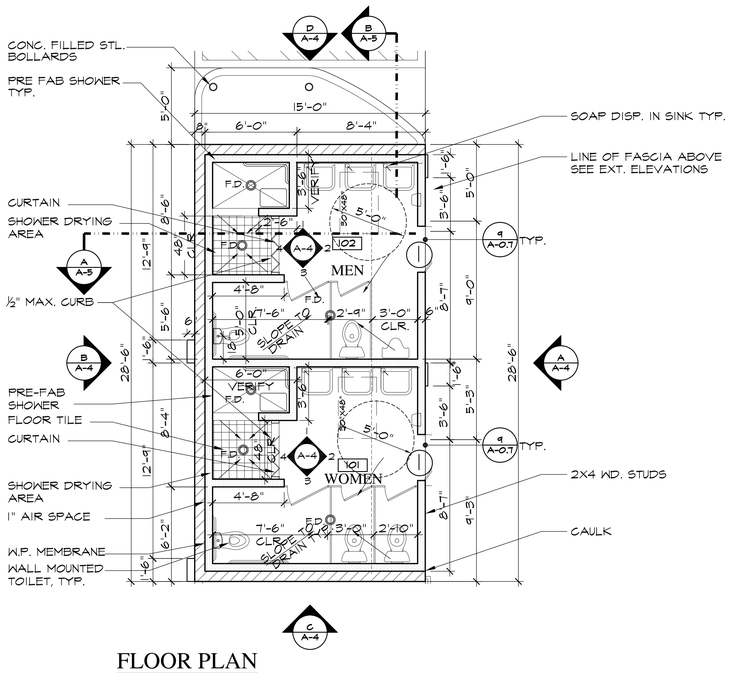
INTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"

INTERIOR KEYNOTES

1. HAND DRYER
2. W.C.
3. LAVATORY
4. URINAL
5. TOILET PARTITION
6. SEAT COVER DISPENSER
7. GRAB BAR
8. DRINKING FOUNTAIN
9. MIRROR
10. TOILET PAPER DISPENSER
11. F.N.D.
12. SOAP DISPENSER

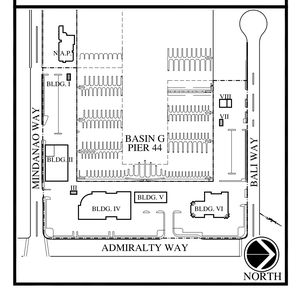


ROOF PLAN
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/4"=1'-0"

KEY PLAN



REF. NORTH

BUILDING I (VII SIM.) - FLOOR PLAN , ROOF PLAN, EXTERIOR & INTERIOR ELEVATIONS, SECTIONS (BOATER'S TOILETS)

SCALE: 1/4"=1'-0" | A

ARCHITECT

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS REMAINS WITH JACK HOLLANDER & ASSOCIATES, INC. AND THE STATUTORY RIGHTS OF THE ARCHITECT IN THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DATE	REVISION

DATE	ISSUED FOR
4/01/15	PLAN CHECK
6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-26286 07/31/15 STATE OF CALIFORNIA

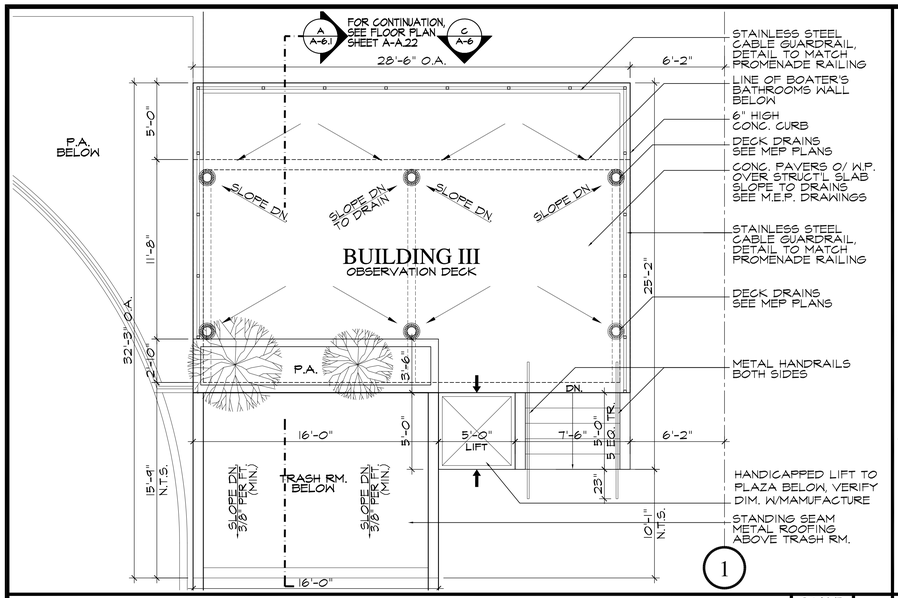
Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

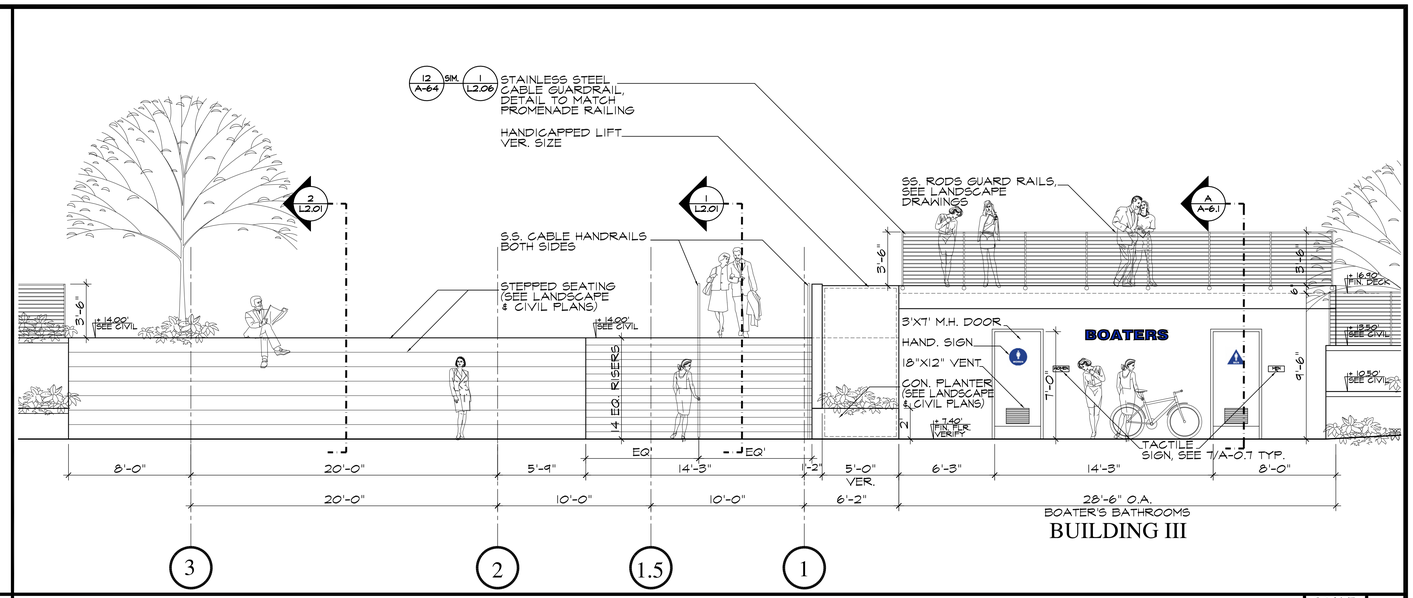
SHEET TITLE
EXTERIOR INTERIOR ELEVATIONS
FLOOR PLAN
SCALE
1/4"=1'-0"

JOB NO 0611
DRAWN BY J.T.
APPROVED BY -
SHEET NO
A-4

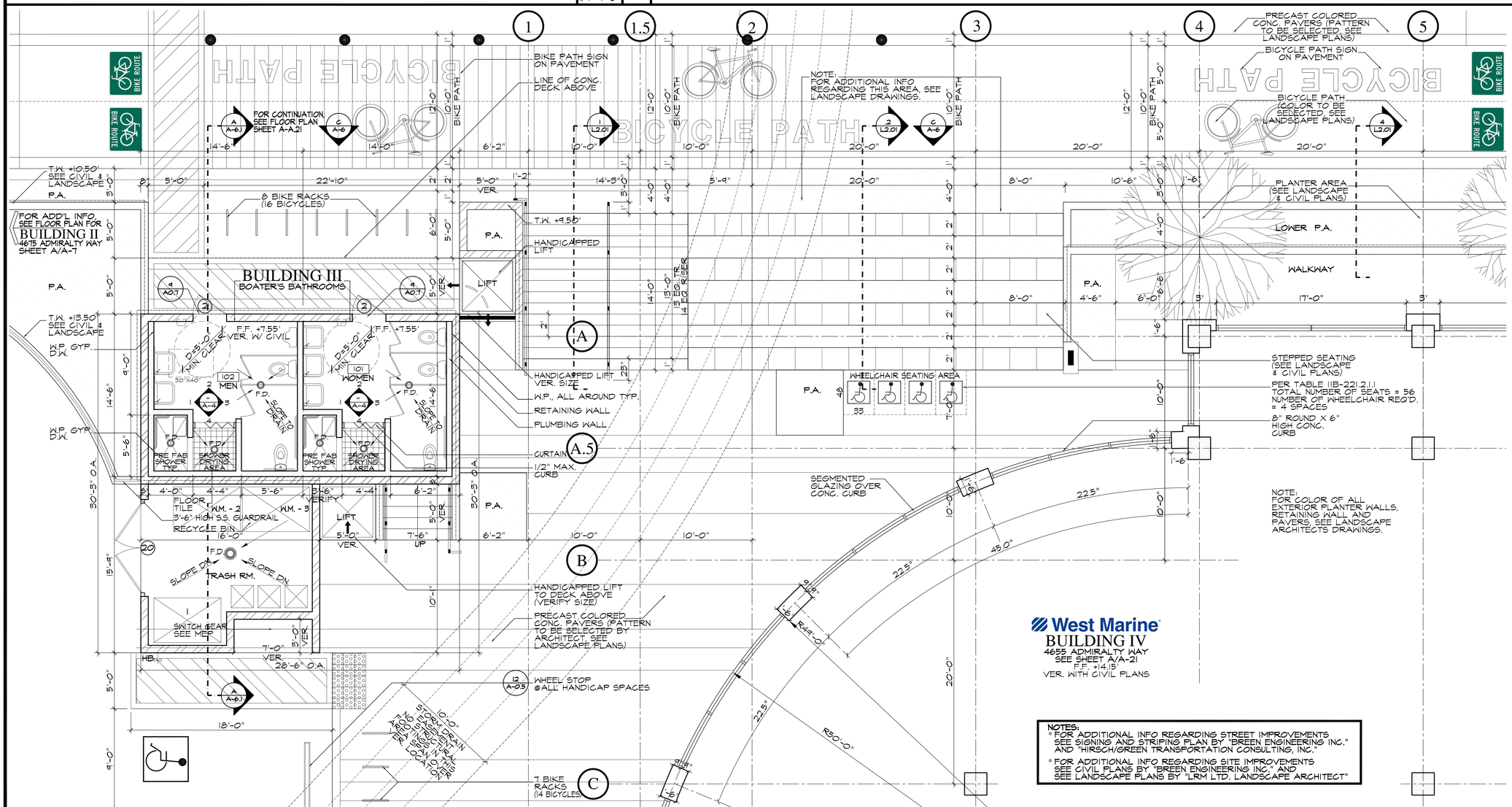
6/30/2015 3:46:05 PM



DECK FLOOR PLAN - BUILDING III "BOATER'S BATHROOMS" | SCALE: 1/4"=1'-0" | B



WEST ELEVATION - BUILDING III "BOATER'S BATHROOMS" | SCALE: 1/4"=1'-0" | C



FIRST FLOOR PLAN - BUILDING III "BOATER'S BATHROOMS" | SCALE: 1/4"=1'-0" | A

7/1/2015 9:55:50 AM

ARCHITECT

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6/17/15	NO SUBMITTAL

LICENSED ARCHITECT JOHN TODD TAYLOR C-26286 07/31/16 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
FIRST FLOOR PLAN BUILDING III
SCALE
1/8"=1'-0"

JOB NO 0611
DRAWN BY J.T.
APPROVED BY -
SHEET NO
A-6

BASIN G
PARCEL 44

PROMENADE

PROMENADE SIGN ON PAVEMENT

BICYCLE PATH SIGN ON PAVEMENT

FOR CLARIFICATION SEE FLOOR PLAN FOR BUILDING III
BOATER'S BATHROOM
SHEET A/A-6 & A/A-21

BUILDING III

BICYCLE PATH

BICYCLE RACKS

BIKE ROUTE SIGN ON PAVEMENT (SEE SITE PLAN)

LINE OF CANOPY ABOVE

(N) FIRE HYDRANT (VER. LOCATION (SEE CIVIL & SPRINKLER PLANS)

PROMENADE SIGN ON PAVEMENT

HANDICAP SIGN

PARKING AREA

VAN

NO PARKING

CONG. WHEEL STOPS, TYP. (SEE CIVIL PL.)

BIKE RACKS

CONG. PLANTER FEATURE

TRUNCATED DOME SEE CIVIL PLANS

STL. CONG. FILLED BOLLARDS

DRIVEWAY

RAILS BOTH SIDES

LINE OF CEILING ABOVE

TACTILE SIGN

CAPTAIN'S STATION

CASH REGISTERS

ENTRY

SEE 9/A-0.7

TRADER JOE'S

101
SALES AREA
F.F. +10.00' (VER. CIVIL)
4675 ADMIRALTY WAY

SHOPPING CARTS

BUILDING ENVELOPE ONLY (TRADER JOE'S INTERIOR LAYOUT FOR REFERENCE ONLY. SEE TENANT IMPROVEMENT PLANS UNDER SEPARATE PERMITS)

BLDG. II
J

EMERGENCY EXIT

TACTILE SIGN SEE 9/A-0.7 EXIT ROUTE

DEMO

DEMO RM.

TOILET

D.F.

DS. HAND SOAP

LOADING AREA
102

OVERHEAD METAL DOOR, VER. W/ TRADER JOE'S

METAL ENCL. DOORS

BY TENANT

EXIT STAIRS

TACTILE SIGN

STOCK ROOM

BEVERAGE COOLER

ROOF ACCESS

RESERVE FREEZER

SALES SUPPORT

EMERGENCY STAIR EXIT FIRE SPRINKLER ROOM

STORAGE
40'-4" CLEAR INSIDE FACE OF CURBS

TRASH AREA

GROSS TRASH AREA: 18'-10" X 17'-6" = 141.25 S.F.

PROTECTION BOARD OVER WATERPROOFING OVER 8" CONC. BLK. PLANTER WALL

METAL RAILING

DOOR HATCH @ PLATFORM ABOVE, VER. W/ TRADER JOE'S

ELECTRICAL RM. F.F. 11.50 103

LINE OF ROOF ABOVE

BIKE GRAPHIC SIGN ON PAVEMENT (SEE SITE PLAN)

BIKE PATH

BIKE ROUTE SIGN ON PAVEMENT (SEE SITE PLAN)

T.W. +10.50' SEE CIVIL & LANDSCAPE

T.W. +11.50' SEE CIVIL & LANDSCAPE

T.W. +13.50' SEE CIVIL & LANDSCAPE

T.W. +12.50' SEE CIVIL & LANDSCAPE

T.W. +12.40' SEE CIVIL & LANDSCAPE

S.S. CABLE GUARDRAIL

EMERGENCY EXIT DOOR

BICYCLE PATH (PAINTED GREEN)

PARKING AREA

PIA.

SIDEWALK

P.A.

MINDANAO WAY

EXISTING MEDIAN ISLAND TO BE REVISED (SEE CIVIL & SIGNING AND STRIPING PLAN)

(N) MEDIAN STRIPING

REVISED MEDIAN ISLAND

NOTES:
* FOR ADDITIONAL INFO REGARDING STREET IMPROVEMENTS SEE SIGNING AND STRIPING PLAN BY "BREEN ENGINEERING INC." AND "HIRSCH/GREEN TRANSPORTATION CONSULTING, INC."
* FOR ADDITIONAL INFO REGARDING SITE IMPROVEMENTS SEE CIVIL PLANS BY "BREEN ENGINEERING INC." AND SEE LANDSCAPE PLANS BY "LRM LTD. LANDSCAPE ARCHITECT"

GRAPHIC SCALE
15 10 5 0 10 20
(IN FEET)
1 INCH = 8 FT.

REF. NORTH

FLOOR PLAN

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

A

6/26/2015 9:09:22 AM

ARCHITECT

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DATE	
4/01/15	PLAN CHECK
6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-26286 07/31/16 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT

Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
FLOOR PLAN
BUILDING II
SCALE
1/8"=1'-0"

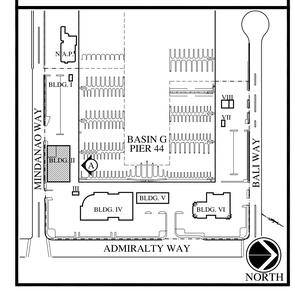
JOB NO 0611

DRAWN BY J.T.

APPROVED BY -

SHEET NO
A-7

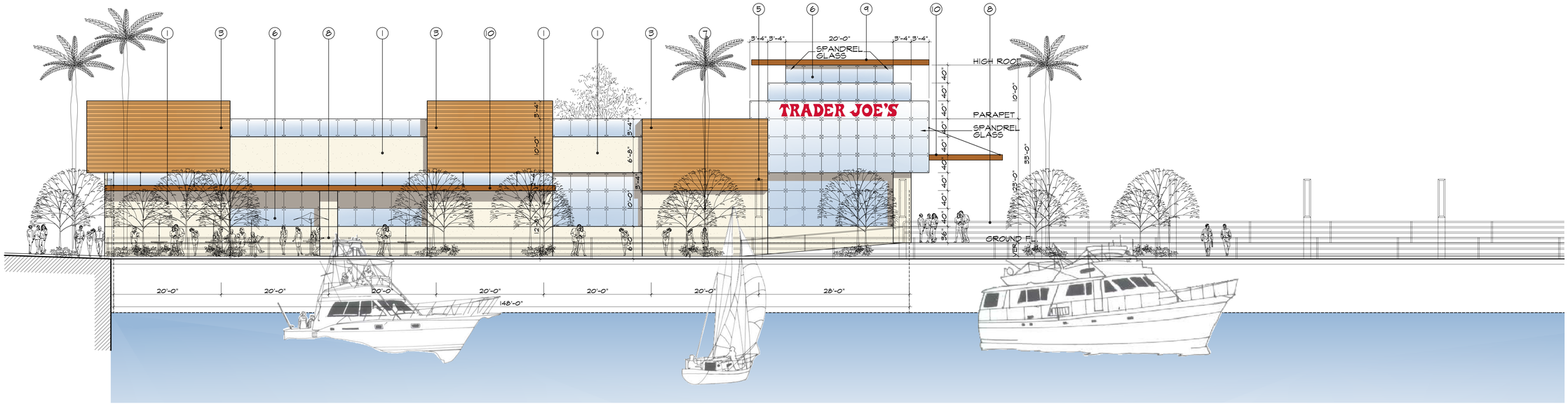
KEY PLAN



KEYNOTES

1. SMOOTH EXT. PLASTER O/ PAPER BACKED METAL LATH O/ DENSGLASS O/ METAL STUDS
2. ALUMINUM STOREFRONT-FINISH
3. ENGINEERED WOOD SIDING - CLIMATE SHIELD DETAIL, AS SELECTED BY ARCHITECT
4. BACKLIT STORE SIGN (UNDER SEPARATE PERMIT)
5. LIGHT FIXTURE AS SELECTED BY LIGHTING DESIGNER
6. FIXED GLAZING DETAIL STOREFRONT (CONTRACTOR TO PROVIDE SHOP DRAWINGS)
7. PLASTER EXPANSION JOINT
8. METAL RAILING DETAIL AS SELECTED BY LANDSCAPE ARCHITECT
9. DARK BROWN ALUM. COVER OVER STEEL SUPPORT & ROOFING. CLIMATE SHIELD
10. METAL OVERHANG DETAIL
11. METAL & GLASS RAILINGS

NOTE:
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STEEL STOREFRONT GLAZING & STAIRWAY



BUILDING - II

TRADER JOE'S

Marina Pier - 44

MARINA DEL REY, CALIFORNIA

GRAPHIC SCALE
15 10 5 0 10 20
(IN FEET)
1 INCH = 8 FT.

NORTH ELEVATION

SCALE: 1/8"=1'-0" A

6/18/2015 9:45:51 AM

ARCHITECT

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6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-26286 07/31/16 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

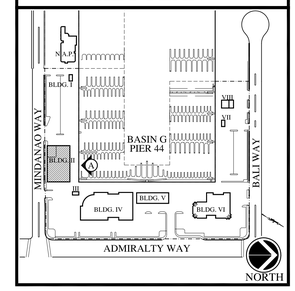
PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
NORTH ELEVATION BUILDING II
SCALE
1/8"=1'-0"

JOB NO 0611
DRAWN BY J.T.
APPROVED BY -

SHEET NO
A-10

KEY PLAN



KEYNOTES

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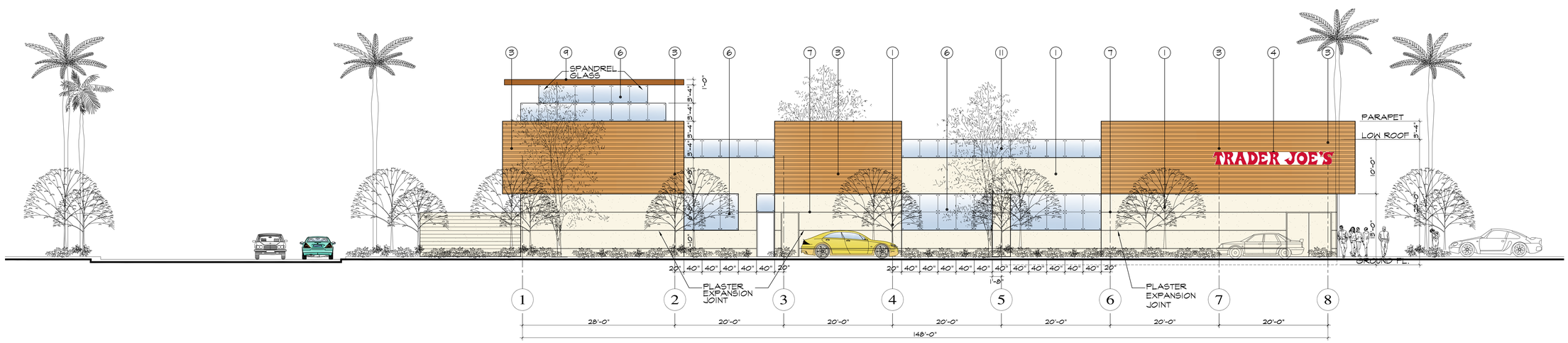
NOTE:
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STEEL STOREFRONT GLAZING & STAIRWAY



BUILDING - II

TRADER JOE'S

Marina Pier - 44

MARINA DEL REY, CALIFORNIA

GRAPHIC SCALE
15 10 5 0 10 20
(IN FEET)
1 INCH = 8 FT.

SOUTH ELEVATION — SCALE: 1/8"=1'-0" — A

6/18/2015 2:56:10 PM

ARCHITECT

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REVISION

DATE	

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DATE	
4/01/15	PLAN CHECK
6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-26286 07/31/15 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT

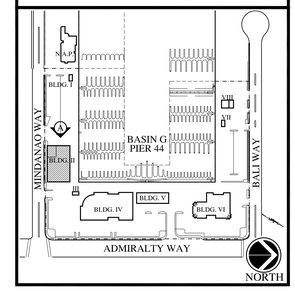
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
SOUTH ELEVATION BUILDING II
SCALE
1/8"=1'-0"

JOB NO 0611
DRAWN BY J.T.
APPROVED BY -

SHEET NO
A-11

KEY PLAN



KEYNOTES

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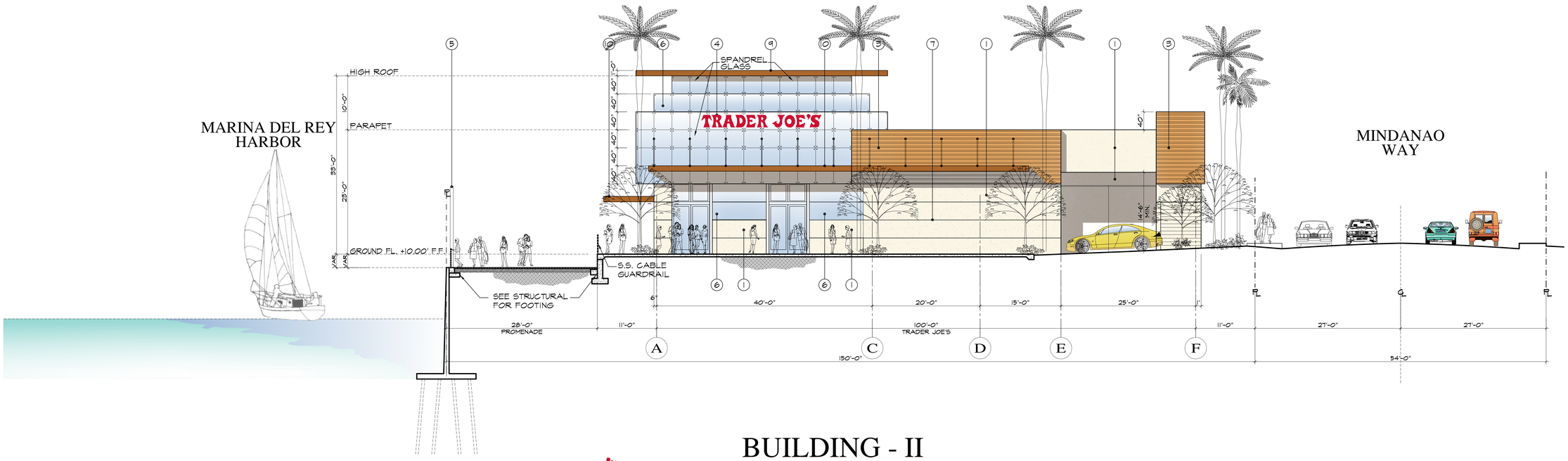
11. METAL & GLASS RAILINGS

NOTE:
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STEEL, STOREFRONT GLAZING & STAIRWAY



BUILDING - II

TRADER JOE'S

Marina Pier - 44

MARINA DEL REY, CALIFORNIA

GRAPHIC SCALE

15 10 5 0 10 20

(IN FEET)
1 INCH = 8 FT.

WEST ELEVATION

SCALE: 1/8"=1'-0" A

ARCHITECT

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REVISION	DATE

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PLAN CHECK	4/01/15
2ND SUBMITTAL	6/17/15

LICENSED ARCHITECT JACK HOLLANDER C-8288 07/31/15 STATE OF CALIFORNIA

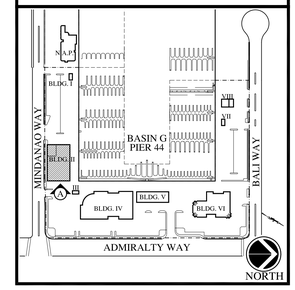
Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
WEST ELEVATION BUILDING II
SCALE
1/8"=1'-0"

JOB NO 0611
DRAWN BY J.T.
APPROVED BY -
SHEET NO
A-12

KEY PLAN



KEYNOTES

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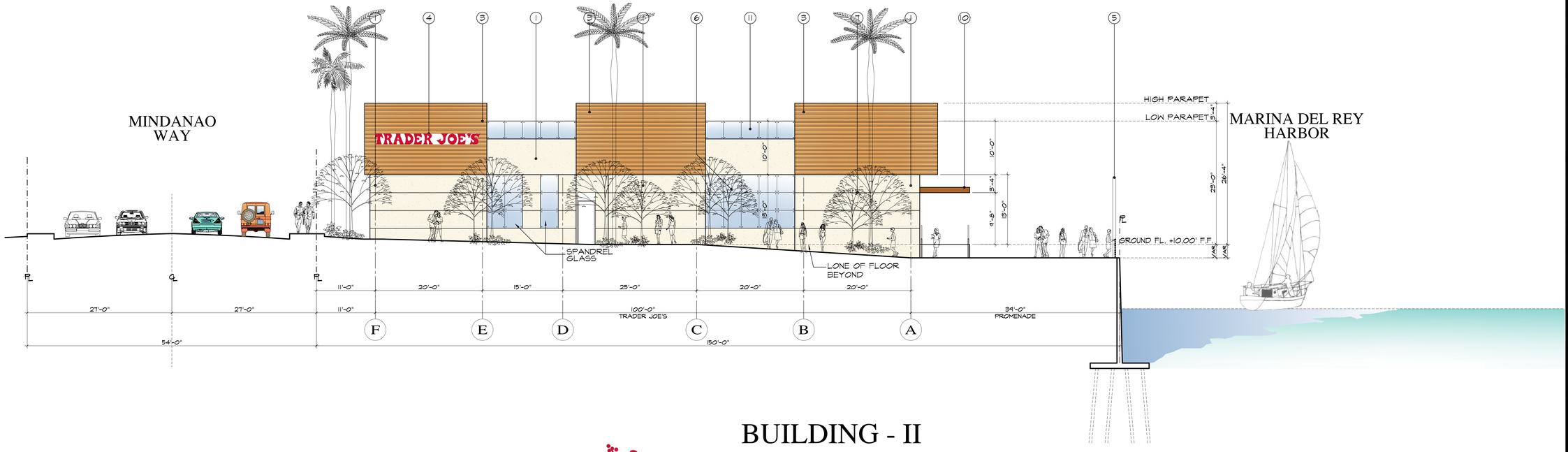
NOTE:
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STEEL, STOREFRONT GLAZING & STAIRWAY



BUILDING - II

TRADER JOE'S

Marina Pier - 44

MARINA DEL REY, CALIFORNIA

GRAPHIC SCALE

15 10 5 0 10 20

(IN FEET)
1 INCH = 8 FT.

EAST ELEVATION

SCALE: 1/8"=1'-0" | A

ARCHITECT

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6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-8286 07/31/15 STATE OF CALIFORNIA

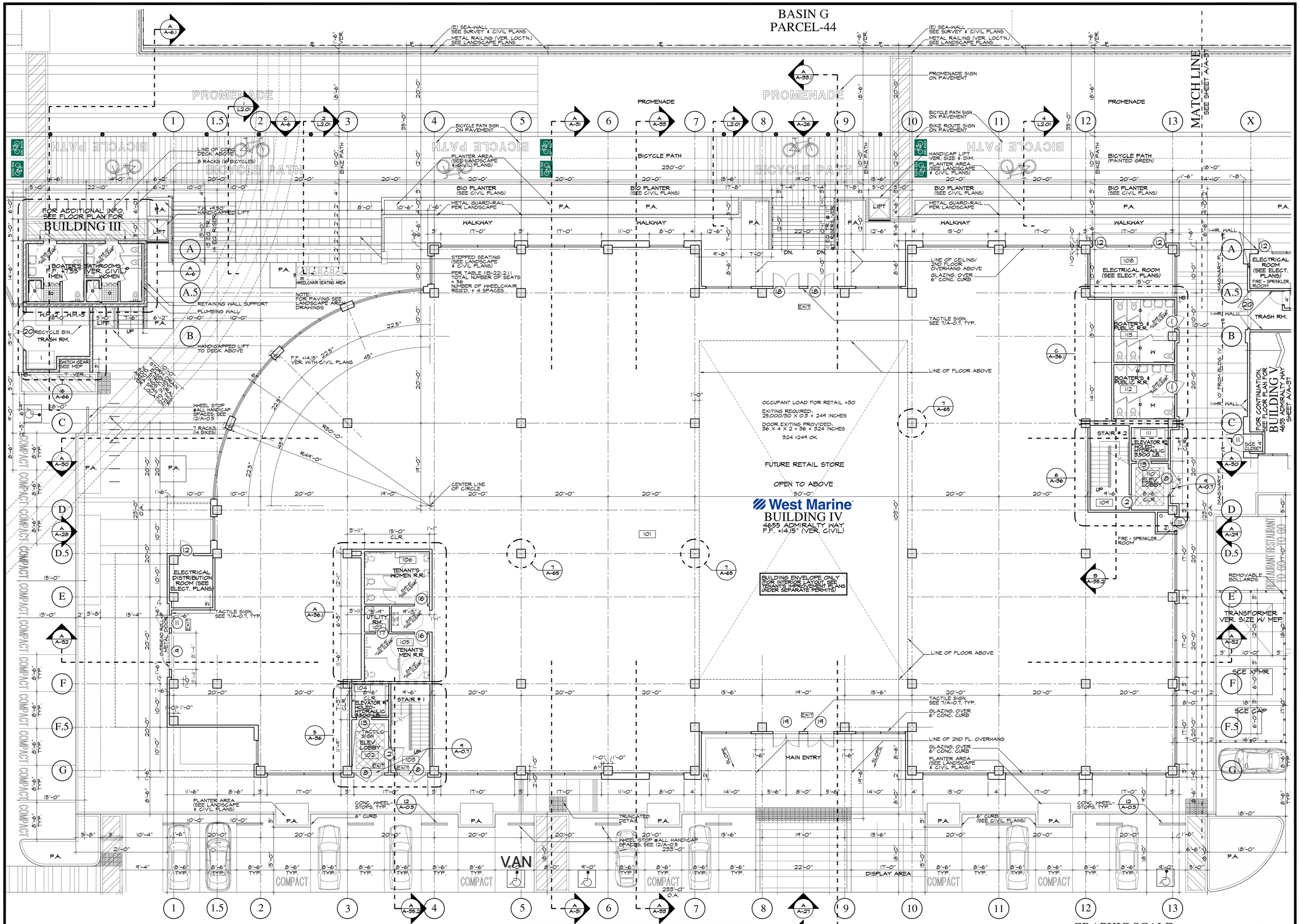
Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
EAST ELEVATION BUILDING II
SCALE
1/8"=1'-0"

JOB NO 0611
DRAWN BY J.T.
APPROVED BY -
SHEET NO
A-13

6/18/2015 9:58:15 AM



NOTES:
* FOR ADDITIONAL INFO REGARDING STREET IMPROVEMENTS SEE SIGNING AND STRIPING PLAN BY "BREEN ENGINEERING INC." AND "HIRSCH/GREEN TRANSPORTATION CONSULTING, INC."
* FOR ADDITIONAL INFO REGARDING SITE IMPROVEMENTS SEE CIVIL PLANS BY "BREEN ENGINEERING INC." AND SEE LANDSCAPE PLANS BY "LRM LTD. LANDSCAPE ARCHITECT"

FIRST FLOOR PLAN - BUILDING IV "WEST MARINE"

SCALE: 1/8"=1'-0" A

ARCHITECT
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DATE	ISSUED FOR	REVISION
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6/17/15	2ND SUBMITTAL	

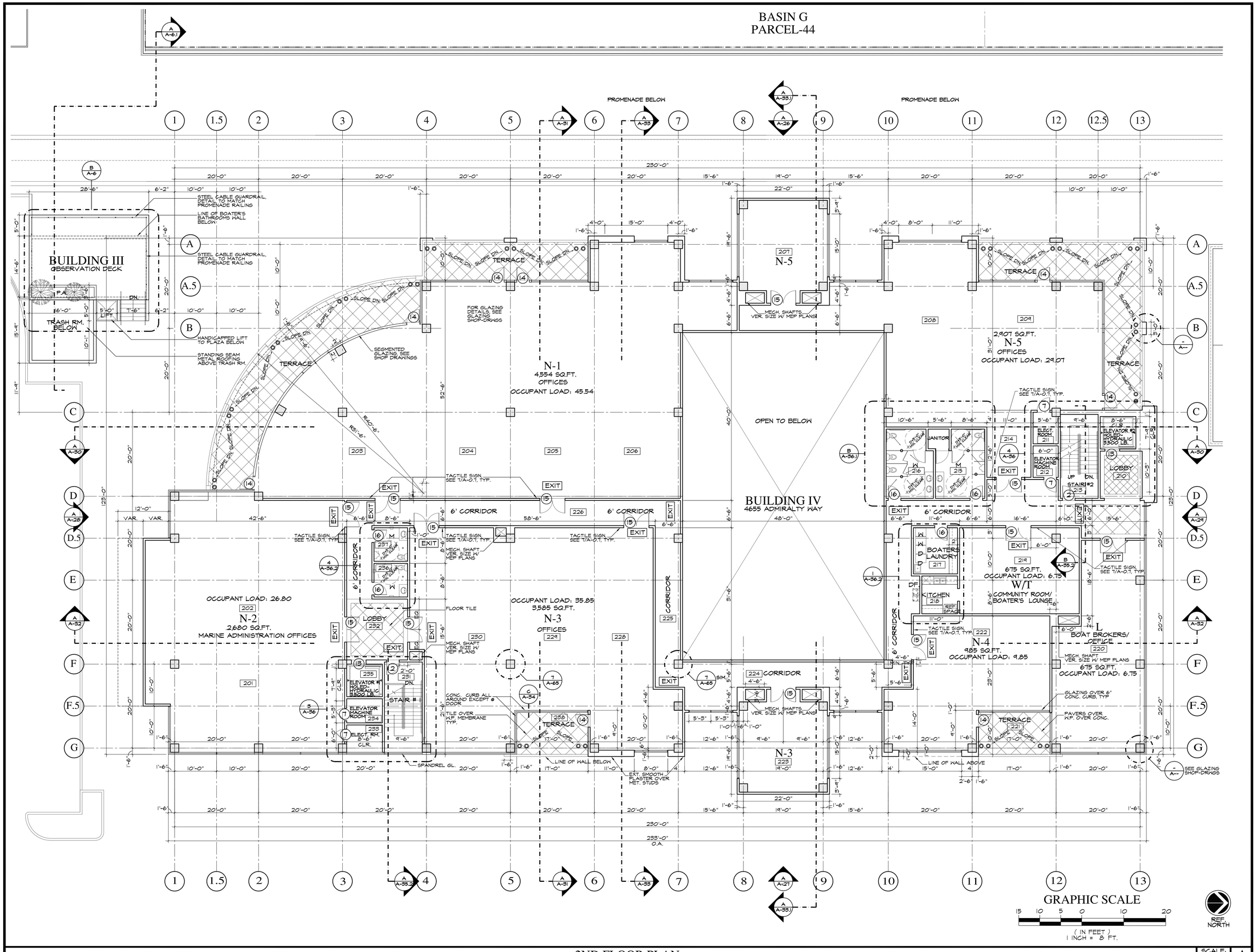
LICENSED ARCHITECT JACK HOLLANDER C-6286 07/09/15 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
FIRST FLOOR PLAN BUILDING IV
SCALE 1/8"=1'-0"
JOB NO 0611
DRAWN BY J.T.
APPROVED BY -
SHEET NO
A-21

6/26/2015 10:20:18 AM



2ND FLOOR PLAN

SCALE: 1/8"=1'-0" A

ARCHITECT

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4/01/15	PLAN CHECK
6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-8288 07/09/15 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
2ND FLOOR PLAN
BUILDING IV
SCALE
1/8"=1'-0"

JOB NO 0611

DRAWN BY J.T.

APPROVED BY -

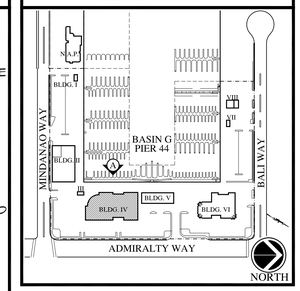
SHEET NO
A-22

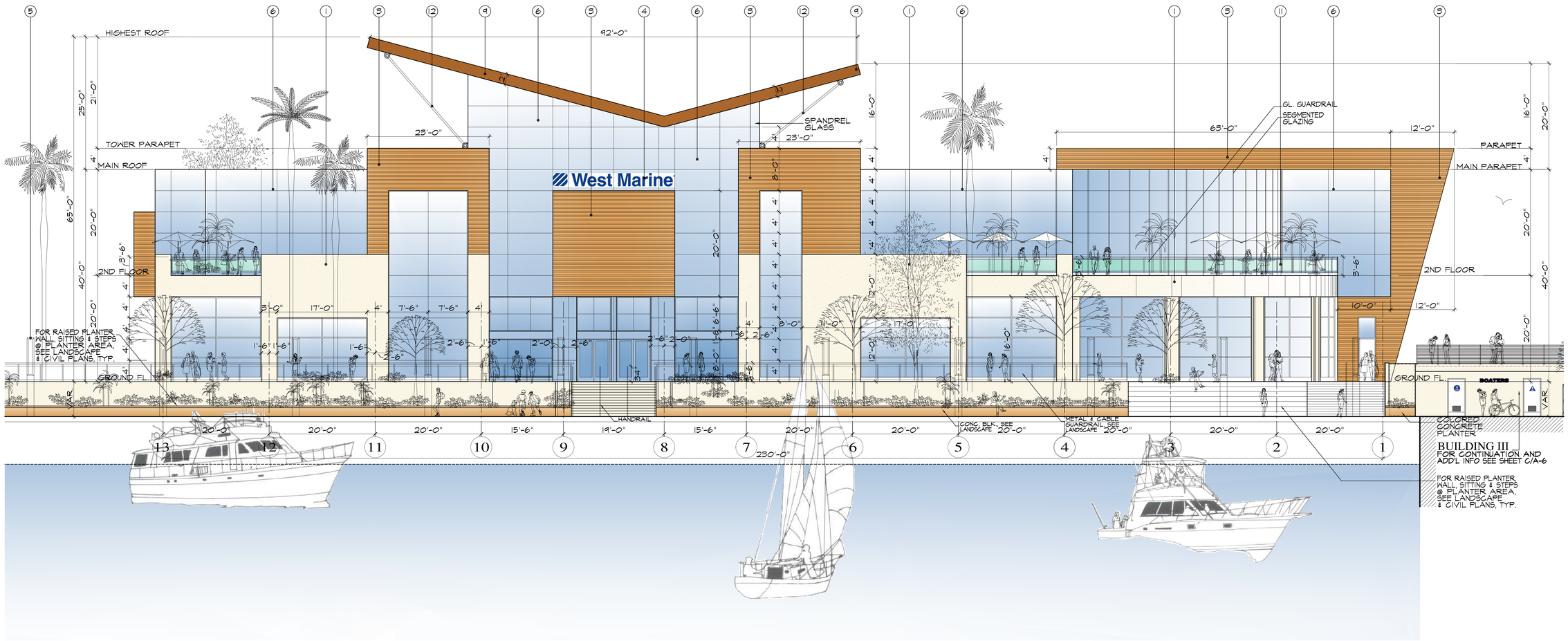
6/26/2015 10:22:15 AM

KEYNOTES

1. SMOOTH EXT. PLASTER O/ PAPER BACKED METAL LATH O/ DENSGLASS O/ METAL STUDS
2. ALUMINUM STOREFRONT-FINISH
3. ENGINEERED WOOD SIDING - CLIMATE SHIELD DETAIL, AS SELECTED BY ARCHITECT
4. BACKLIT STORE SIGN (UNDER SEPARATE PERMIT)
5. LIGHT FIXTURE AS SELECTED BY LIGHTING DESIGNER
6. FIXED GLAZING & METAL DETAIL STOREFRONT
7. EXPANSION JOINT
8. METAL RAILING DETAIL AS SELECTED BY ARCHITECT
9. DARK BROWN ALUM. COVER OVER STEEL SUPPORT & ROOFING, CLIMATE SHIELD
10. METAL OVERHANG DETAIL (CONTRACTOR TO PROVIDE SHOP DRAWINGS)
11. METAL & GLASS RAILINGS (CONTRACTOR TO PROVIDE SHOP DRAWINGS)
12. STEEL ROD SUPPORT

KEY PLAN





BUILDING - IV

West Marine®

We make boating more fun!®

Marina Pier - 44

MARINA DEL REY, CALIFORNIA

GRAPHIC SCALE

15 10 5 0 10 20

(IN FEET)
1 INCH = 8 FT.

WEST ELEVATION

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

A

ARCHITECT

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS REMAINS WITH JACK HOLLANDER & ASSOCIATES AND THE VISUAL CONTRACT WITH RESPECT TO THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DATE	REVISION

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6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-26286 07/31/15 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.

Architecture Planning Interiors

PROJECT

Pier - 44

ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
WEST ELEVATION BUILDING IV

SCALE
1/8"=1'-0"

JOB NO 0611

DRAWN BY J.T.

APPROVED BY -

SHEET NO
A-26

6/17/2015 2:48:58 PM

KEYNOTES

1. SMOOTH EXT. PLASTER O/ PAPER BACKED METAL LATH O/ DENSGLASS O/ METAL STUDS
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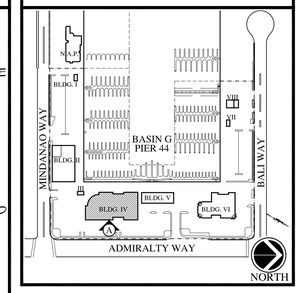
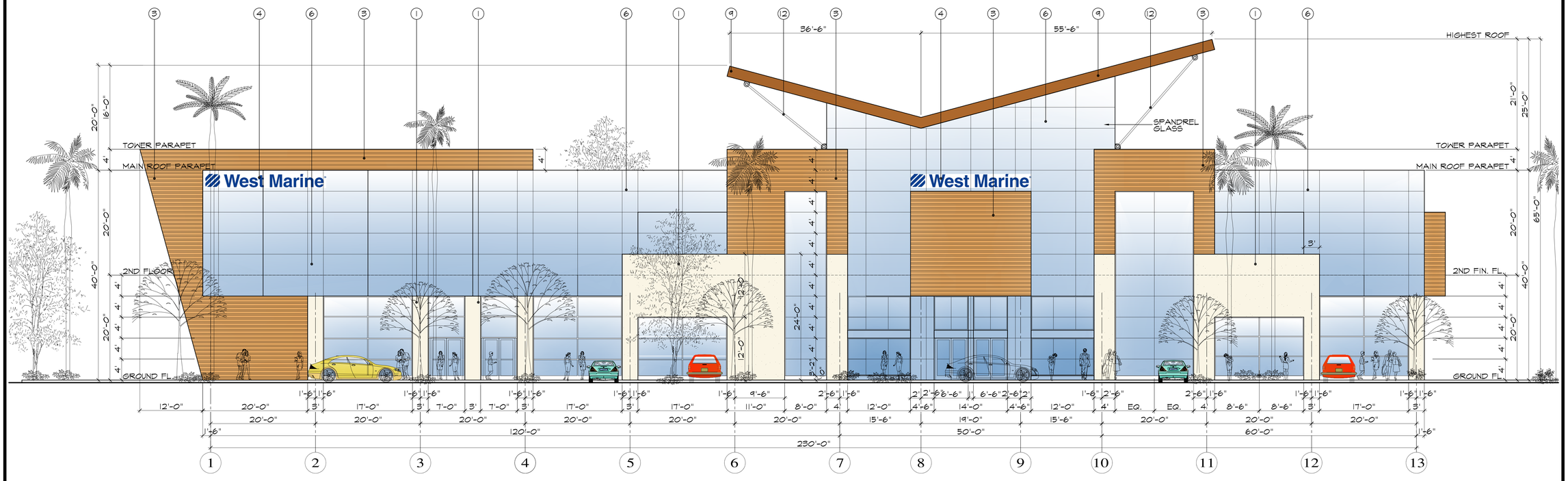
12. STEEL ROD SUPPORT

KEY PLAN





BUILDING - IV

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Marina Pier - 44

MARINA DEL REY, CALIFORNIA

GRAPHIC SCALE

15 10 5 0 10 20

(IN FEET)
1 INCH = 8 FT.

EAST ELEVATION

SCALE: 1/8"=1'-0" | A

6/17/2015 3:09:43 PM

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6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-26286 07/31/15 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT

Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
EAST ELEVATION BUILDING IV

SCALE
1/8"=1'-0"

JOB NO 0611

DRAWN BY J.T.

APPROVED BY -

SHEET NO
A-27

KEYNOTES

1. SMOOTH EXT. PLASTER O/ PAPER BACKED METAL LATH O/ DENSGLASS O/ METAL STUDS
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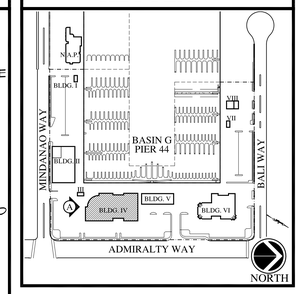
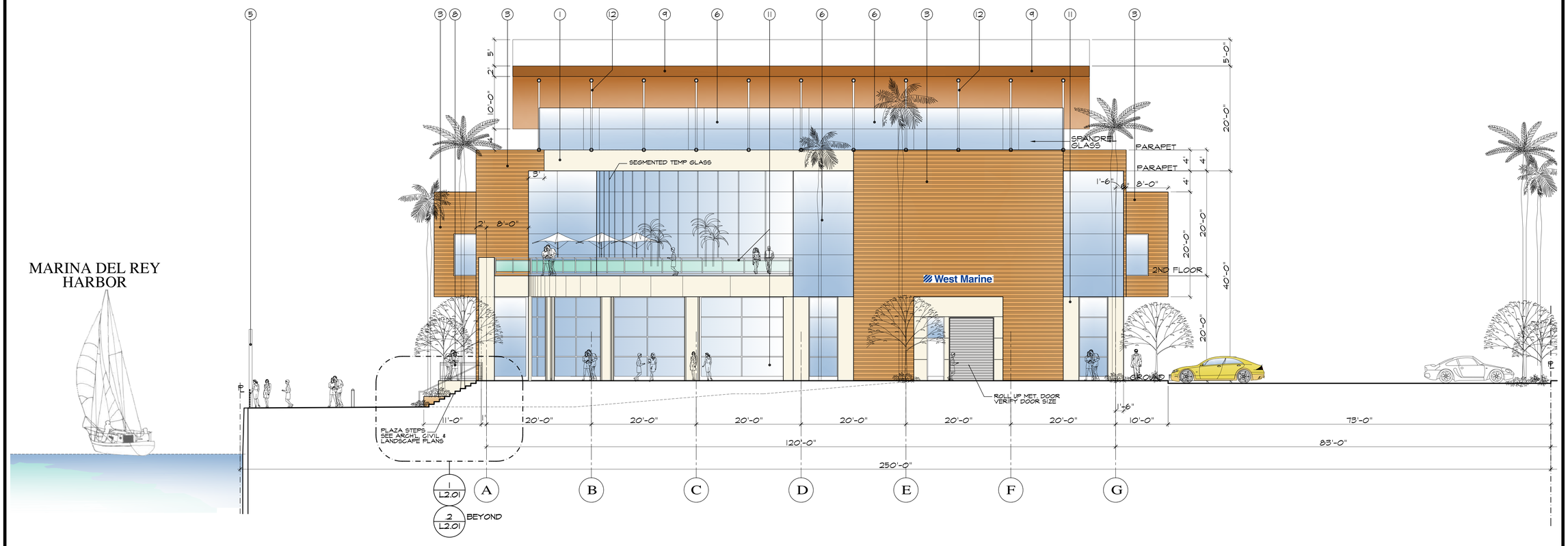
12. STEEL ROD SUPPORT

KEY PLAN





BUILDING - IV

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Marina Pier - 44

MARINA DEL REY, CALIFORNIA

GRAPHIC SCALE

15 10 5 0 10 20

(IN FEET)
1 INCH = 8 FT.

SOUTH ELEVATION

SCALE: 1/8"=1'-0" | A

6/17/2015 2:15:13 PM

ARCHITECT

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6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-26286 07/31/16 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT

Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
SOUTH ELEVATION BUILDING IV

SCALE
1/8"=1'-0"

JOB NO 0611

DRAWN BY J.T.

APPROVED BY -

SHEET NO
A-28

KEYNOTES

1. SMOOTH EXT. PLASTER O/ PAPER BACKED METAL LATH O/ DENSGLASS O/ METAL STUDS
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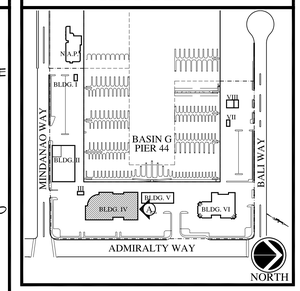
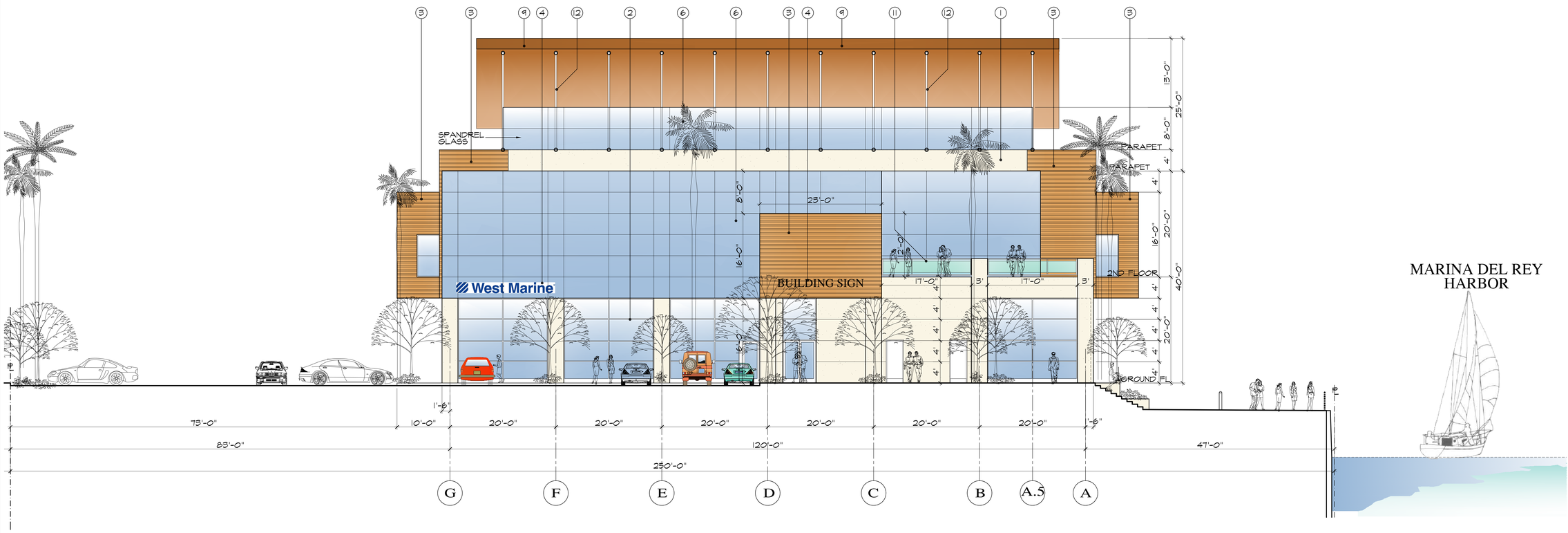
12. STEEL ROD SUPPORT

KEY PLAN





BUILDING - IV

West Marine®

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Marina Pier - 44

MARINA DEL REY, CALIFORNIA

GRAPHIC SCALE

15 10 5 0 10 20

(IN FEET)
1 INCH = 8 FT.

NORTH ELEVATION

SCALE: 1/8"=1'-0" A

ARCHITECT

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6/17/15	2ND SUBMITTAL

REVISION

DATE

LICENSED ARCHITECT JACK HOLLANDER C-62286 07/31/15 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT

Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
NORTH ELEVATION BUILDING IV

SCALE
1/8"=1'-0"

JOB NO 0611

DRAWN BY J.T.

APPROVED BY -

SHEET NO
A-29

6/17/2015 3:20:41 PM

BASIN G
PARCEL-44

MATCH LINE
FOR CONTINUATION SEE SHEET A/A-21

MATCH LINE
FOR CONTINUATION SEE SHEET A/A-46

BUILDING IV
ELECTRICAL ROOM
(SEE ELECT. PLANS)

BUILDING V
4635 ADMIRALTY WAY
F.F. +14.15" (VER. CIVIL)

OPEN PLAZA
FOR ADD'L INFO SEE LANDSCAPE PLANS

FOR CONTINUATION,
SEE FLOOR PLAN FOR
BUILDING VI
4625 ADMIRALTY WAY

FOR CONTINUATION,
SEE FLOOR PLAN FOR
BUILDING IV
4655 ADMIRALTY WAY

MATCH LINE
FOR CONTINUATION SEE SHEET A/A-46

NOTES:
* FOR ADDITIONAL INFO REGARDING STREET IMPROVEMENTS SEE SIGNING AND STRIPING PLAN BY "BREEN ENGINEERING INC." AND "HIRSCH/GREEN TRANSPORTATION CONSULTING, INC."
* FOR ADDITIONAL INFO REGARDING SITE IMPROVEMENTS SEE CIVIL PLANS BY "BREEN ENGINEERING INC." AND SEE LANDSCAPE PLANS BY "LRM LTD. LANDSCAPE ARCHITECT"

NOTE:
EVERY ROOM OR SPACE THAT IS AN ASSEMBLY-OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHORIZED AGENT (1004.3)

GRAPHIC SCALE
15 10 5 0 10 20
(IN FEET)
1 INCH = 8 FT.

REF. NORTH

FLOOR PLAN - BUILDING V: RETAIL/RESTAURANT

SCALE: 1/8"=1'-0" A

ARCHITECT
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REVISION | DATE

ISSUED FOR | DATE
PLAN CHECK | 4/01/15
2ND SUBMITTAL | 6/17/15

LICENSED ARCHITECT JACK HOLLANDER C-26286 07/2015 STATE OF CALIFORNIA

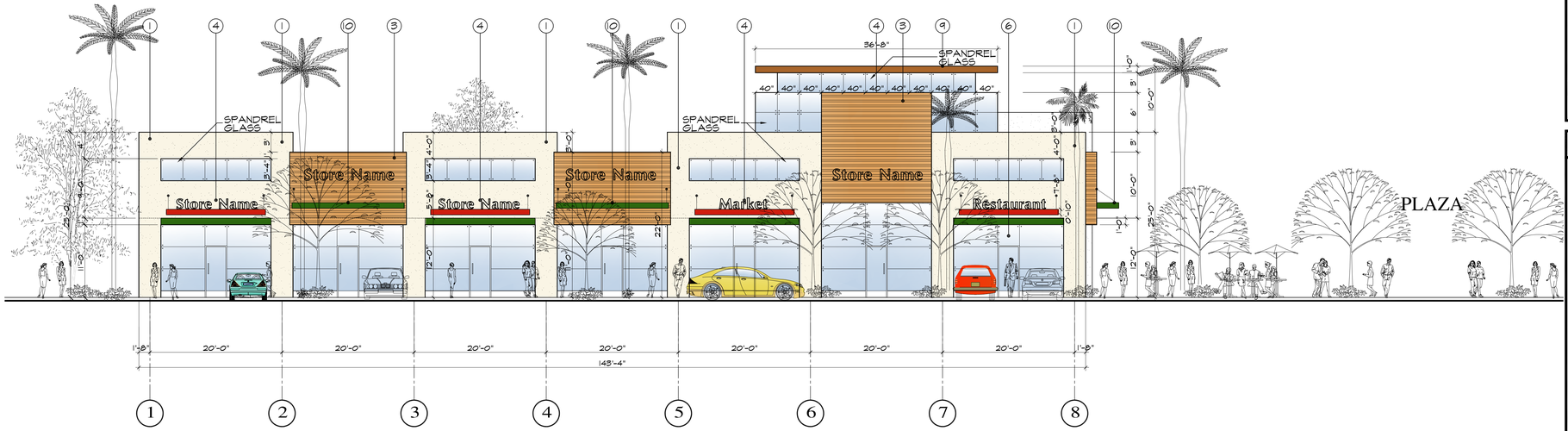
Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
FIRST FLOOR PLAN BUILDING V
SCALE
1/8"=1'-0"

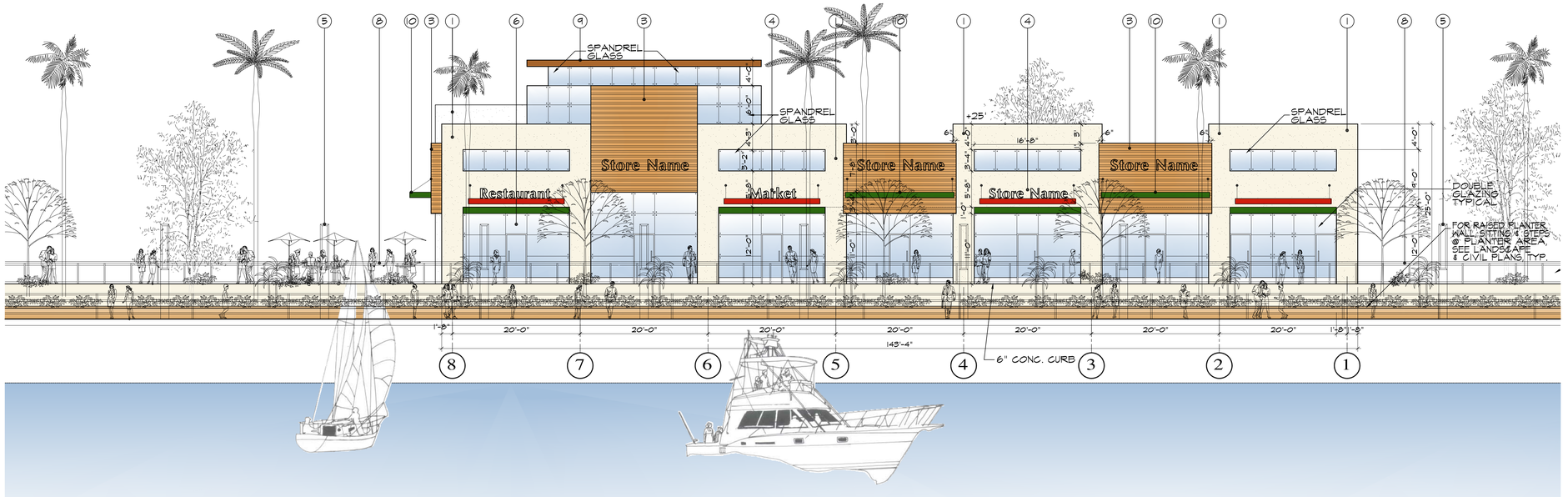
JOB NO 0611
DRAWN BY J.T.
APPROVED BY -
SHEET NO
A-37

7/1/2015 10:25:07 AM



BUILDING VI: RETAIL/RESTAURANT - EAST ELEVATION

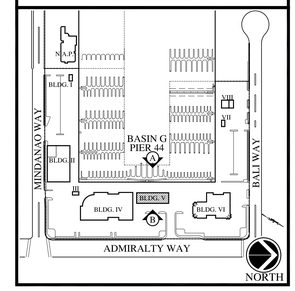
SCALE: 1/8"=1'-0" A



BUILDING V: RETAIL/RESTAURANT - WEST ELEVATION

SCALE: 1/8"=1'-0" B

KEY PLAN



KEYNOTES

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11. METAL & GLASS RAILINGS (CONTRACTOR TO PROVIDE SHOP DRAWINGS)
12. STEEL ROD SUPPORT, PER STRUCT'L

NOTE:
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STEEL, STOREFRONT GLAZING & STAIRWAYS

GRAPHIC SCALE

15 10 5 0 10 20

(IN FEET)
1 INCH = 8 FT.

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6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-8288 07/29/15 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT

Pier - 44

ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
SOUTH ELEVATION BUILDING V
SCALE
1/8"=1'-0"

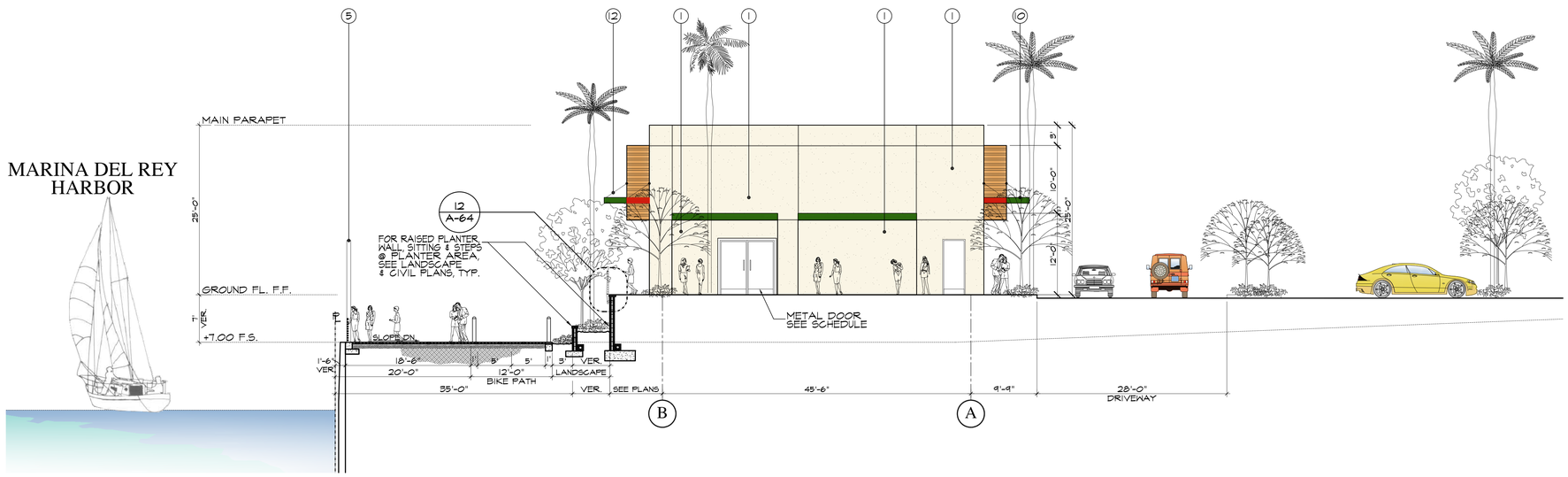
JOB NO 0611

DRAWN BY J.T.

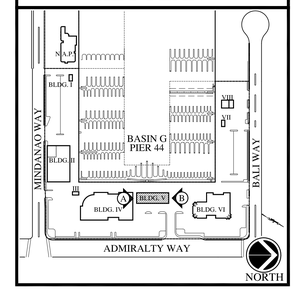
APPROVED BY -

SHEET NO
A-39

6/23/2015 1:01:51 PM



KEY PLAN



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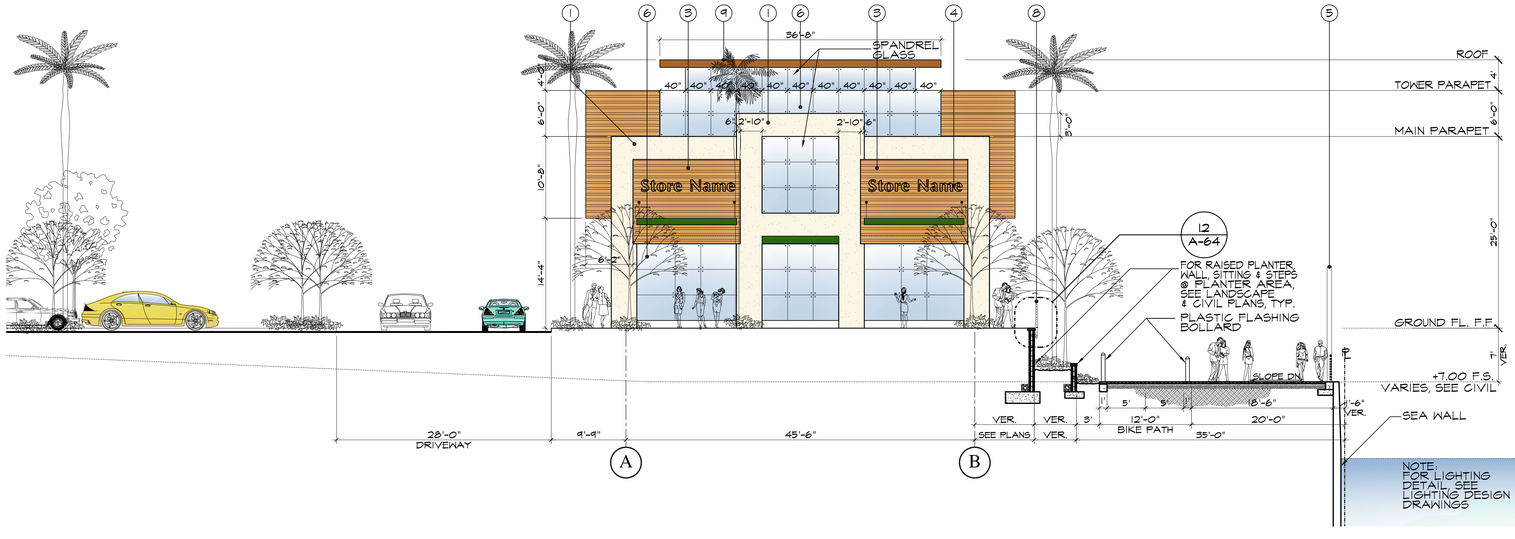
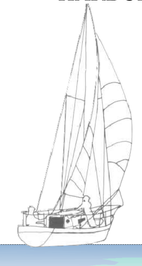
NOTE:
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STEEL STOREFRONT GLAZING & STAIRWAYS

BUILDING V: RETAIL/RESTAURANT - SOUTH ELEVATION

SCALE: 1/8"=1'-0" A



MARINA DEL REY HARBOR



BUILDING V: RETAIL/RESTAURANT - NORTH ELEVATION

SCALE: 1/8"=1'-0" B

GRAPHIC SCALE
15 10 5 0 10 20
(IN FEET)
1 INCH = 8 FT.

ARCHITECT
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LICENSED ARCHITECT JACK HOLLANDER C-26286 07/31/16 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
NORTH ELEVATION BUILDING V
SCALE
1/8"=1'-0"

JOB NO 0611
DRAWN BY J.T.
APPROVED BY -
SHEET NO
A-40

6/18/2015 2:22:04 PM

NOTE:

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MATCH LINE
FOR CONTINUATION SEE SHEET A/A-51

BASIN G
PARCEL-44

(E) SEA-WALL
SEE SURVEY & CIVIL PLANS

METAL RAILING (VER. LOCTN.)
SEE LANDSCAPE PLANS

PROMENADE

BICYCLE PATH

BALI WAY

P.A. SIDEWALK

BICYCLE PATH (PAINTED GREEN)

BIKE ROUTE SIGN ON PAVEMENT

PRECAST COLORED CONCRETE PAVERS (PATTERN TO BE SELECTED. SEE LANDSCAPE PLANS)

BICYCLE PATH SIGN ON PAVEMENT

PLANTER AREA (SEE LANDSCAPE & CIVIL PLANS)

BICYCLE LANE COLOR TO BE HIGHLIGHTED

STEPPED SEATING SEE LANDSCAPE PLANS

PROMENADE SIGN ON PAVEMENT

BICYCLE PATH SIGN ON PAVEMENT

PLANTER AREA (SEE LANDSCAPE & CIVIL PLANS)

HANDRAIL (TYP.)

CONCRETE STEPS

LIFT 5'-0" VER

25 BICYCLE LOCKERS (LONG TERM PARKING) SEE LANDSCAPE PLANS FOR ADDITIONAL INFO

TRASH ROOM
RECYCLING BIN 112

10'-0" LOADING SPACE

10'-0" LOADING SPACE

SIDEWALK

OPEN PLAZA
FOR ADD'L INFO SEE LANDSCAPE PLANS

GONG. BENCH

PER TABLE 11B-221.2.1.1
TOTAL NUMBER OF SEATS = 121
NUMBER OF WHEELCHAIR REQ'D. = 4 SPACES

49" 33" WHEELCHAIR SEATING AREA

FOR CONTINUATION, SEE FLOOR PLAN FOR BUILDING V
4635 ADMIRALTY WAY

OUTDOOR DINING

DINING

PICK UP

DISH/WASH

COLD STORAGE

DELIVERIES

FIRE SPRINKLER ROOM

STAIR #2 UP

16X8 POST

TRANSFORMER SEE MEP PLANS.

REMOVABLE STEEL BOLLARDS

CONG. CURB

KITCHEN/BOH

WOMEN 109

MEN 110

STORAGE

1 HR UNDERNEATH STAIR (5/8" TYPE X GYP DW)

ELECTRICAL ROOM (SEE ELECT. PLANS)

PROPOSED TOILETS FOR FUTURE TENANTS AS REQUIRED

COLORED CONCRETE (PATTERN TO BE SELECTED SEE LANDSCAPE PLANS)

BUILDING VI
4625 ADMIRALTY WAY

ELEVATOR HYD. HYDRAULIC 3500 LB.

107 ELEVATOR MACH. RM.

SEE DETAIL 13/A-03

LINE OF TOWER ABOVE

EQ.

PRECAST COLORED CONCRETE PAVERS (PATTERN TO BE SELECTED. SEE LANDSCAPE PLANS)

20'-0" DRIVEWAY

28'-0" DRIVEWAY

RETAIL SPACE A 101

RETAIL SPACE B 102

RETAIL SPACE C 103

RETAIL SPACE D 104

RETAIL SPACE E 105

RETAIL SPACE F 106

BAR

LOUNGE

HOSTESS

STAIR #1 UP

TACTILE SIGN

EXIT

1 HR WALL

PROPOSED TOILETS FOR FUTURE TENANTS AS REQUIRED

BUILDING ENVELOPE ONLY (FOR INTERIOR LAYOUT, SEE TENANT IMPROVEMENT PLANS UNDER SEPARATE PERMITS)

LINE OF WALL ABOVE, BOTH SIDES

3 BIKE RACKS (6 BICYCLES)

A.C. PAVING FOR ADD'L INFO SEE CIVIL PLANS

LANDSCAPE WALL SEE LANDSCAPE PLANS

SIDEWALK

P.A.

27'-0" DRIVEWAY

6" CONC. CURB

MATCH LINE
FOR CONTINUATION SEE SHEET A/A-51

GRAPHIC SCALE
15 10 5 0 10 20
(IN FEET)
1 INCH = 8 FT.

REF. NORTH

NOTES:
* FOR ADDITIONAL INFO REGARDING STREET IMPROVEMENTS SEE SIGNING AND STRIPING PLAN BY "BREEN ENGINEERING INC." AND "HIRSCH/GREEN TRANSPORTATION CONSULTING, INC."
* FOR ADDITIONAL INFO REGARDING SITE IMPROVEMENTS SEE CIVIL PLANS BY "BREEN ENGINEERING INC." AND SEE LANDSCAPE PLANS BY "LRM LTD. LANDSCAPE ARCHITECT"

FLOOR PLAN - BUILDING VI: RETAIL/RESTAURANT

SCALE: 1/8"=1'-0" A

ARCHITECT
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE PLANS AND SPECIFICATIONS REMAINS WITH JACK HOLLANDER & ASSOCIATES, INC. AND VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DATE	REVISION

DATE	ISSUED FOR
4/01/15	PLAN CHECK
6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-26286 7/31/16 STATE OF CALIFORNIA

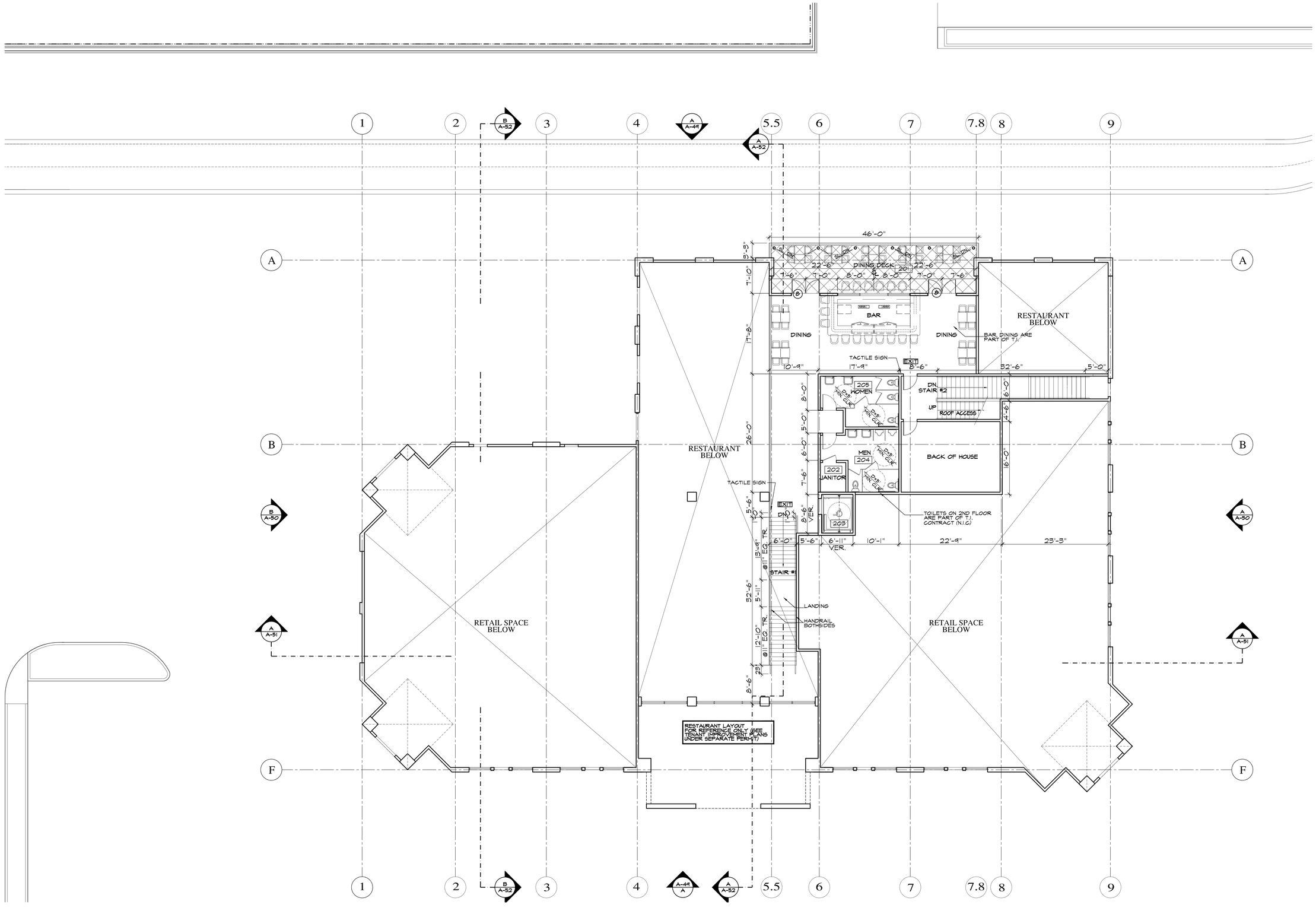
Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
FIRST FLOOR PLAN BUILDING VI
SCALE
1/8"=1'-0"

JOB NO 0611
DRAWN BY J.T.
APPROVED BY -
SHEET NO
A-46

6/26/2015 12:07:39 PM



GRAPHIC SCALE

15 10 5 0 10 20

(IN FEET)
1 INCH = 8 FT.

REF. NORTH

2ND FLOOR PLAN - BUILDING VI: RETAIL/RESTAURANT

SCALE: 1/8"=1'-0" A

ARCHITECT

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH JACK HOLLANDER & ASSOCIATES, INC. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

DATE	ISSUED FOR
4/01/15	PLAN CHECK
6/17/15	2ND SUBMITTAL

REVISION

DATE

LICENSED ARCHITECT JACK HOLLANDER C-8288 07/31/15 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT

Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
2ND FLOOR PLAN
BUILDING VI
SCALE
1/8"=1'-0"

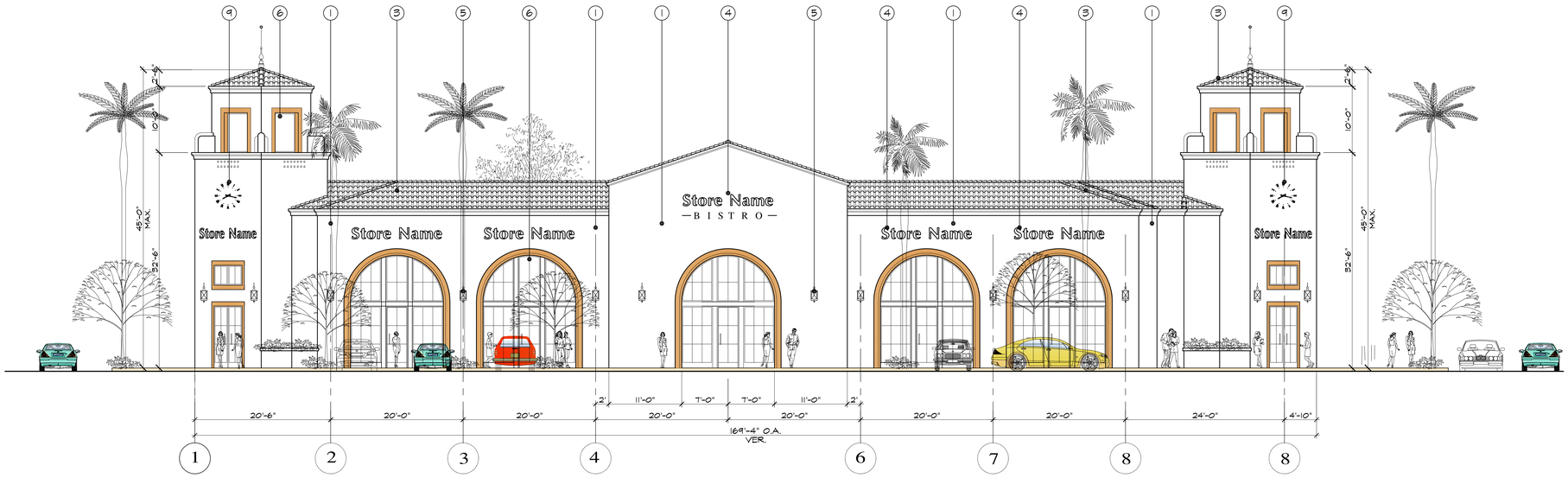
JOB NO 0611

DRAWN BY J.T.

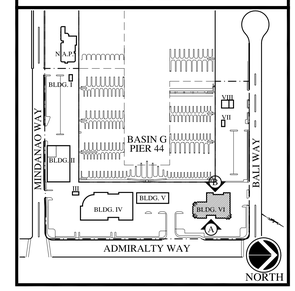
APPROVED BY -

SHEET NO
A-47

6/26/2015 12:08:22 PM



KEY PLAN



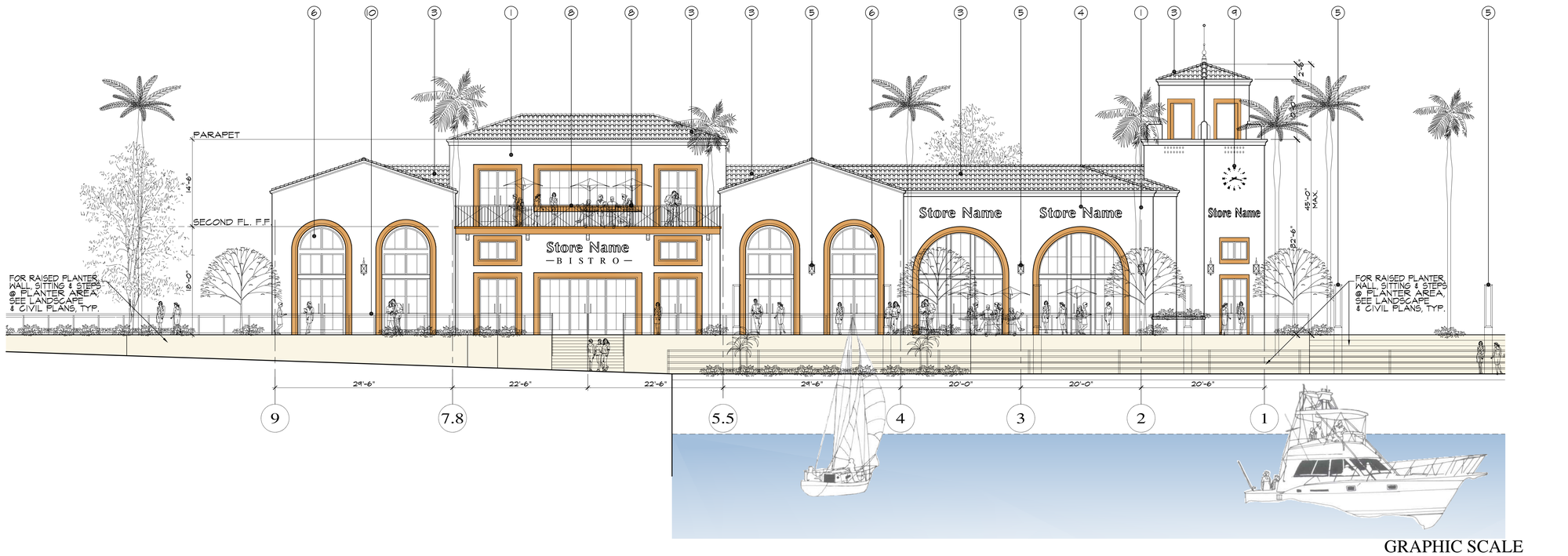
KEYNOTES

1. SMOOTH EXT. PLASTER O/ PAPER BACKED METAL LATH O/ DENSGLASS O/ WOOD STUDS
2. DARK BROWN WOOD STOREFRONT-FINISH
3. CLASS 'A' CONC. ROOF TILE AS SELECTED BY ARCHITECT
4. BACKLIT STORE SIGN (UNDER SEPARATE PERMIT)
5. LIGHT FIXTURE AS SELECTED BY LIGHTING DESIGNER
6. FIXED GLAZING & WOOD DETAIL STOREFRONT
7. EXPANSION JOINT
8. METAL RAILING DETAIL, PAINTED BLACK, AS SELECTED BY LANDSCAPE ARCHITECT
9. CLOCK FIXTURE, AS SELECTED BY ARCHITECT
10. METAL & GLASS RAILINGS (CONTRACTOR TO PROVIDE SHOP DRAWINGS)

NOTE:
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STOREFRONT GLAZING, DOORS & STAIRWAYS

BUILDING VI: RETAIL/RESTAURANT - EAST ELEVATION

SCALE: 1/8"=1'-0" A



GRAPHIC SCALE
15 10 5 0 10 20
(IN FEET)
1 INCH = 8 FT.

BUILDING VI: RETAIL/RESTAURANT - WEST ELEVATION

SCALE: 1/8"=1'-0" B

ARCHITECT
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REVISION

DATE	ISSUED FOR
4/01/15	PLAN CHECK
6/17/15	2ND SUBMITTAL

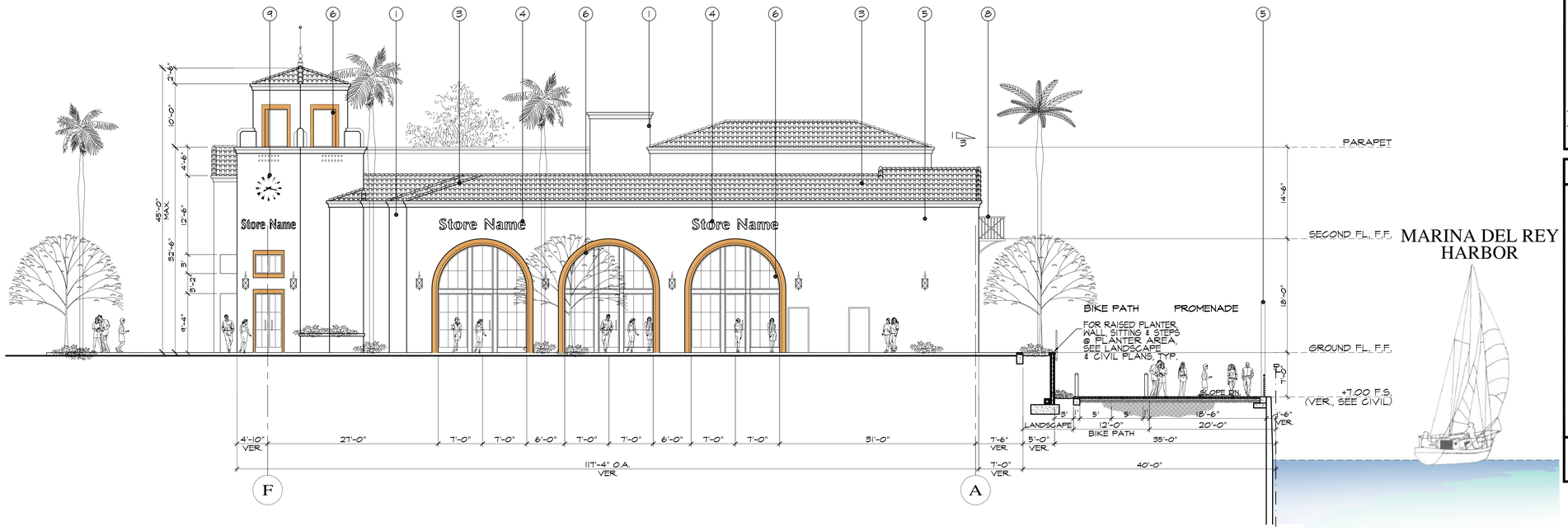
LICENSED ARCHITECT JACK HOLLANDER C-26286 07/2015 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

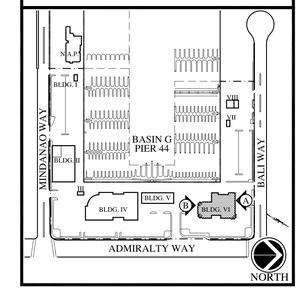
PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE: SOUTH ELEVATION
SCALE: 1/8"=1'-0"
JOB NO: 0611
DRAWN BY: J.T.
APPROVED BY: -
SHEET NO: A-49

6/17/2015 12:13:04 PM



KEY PLAN



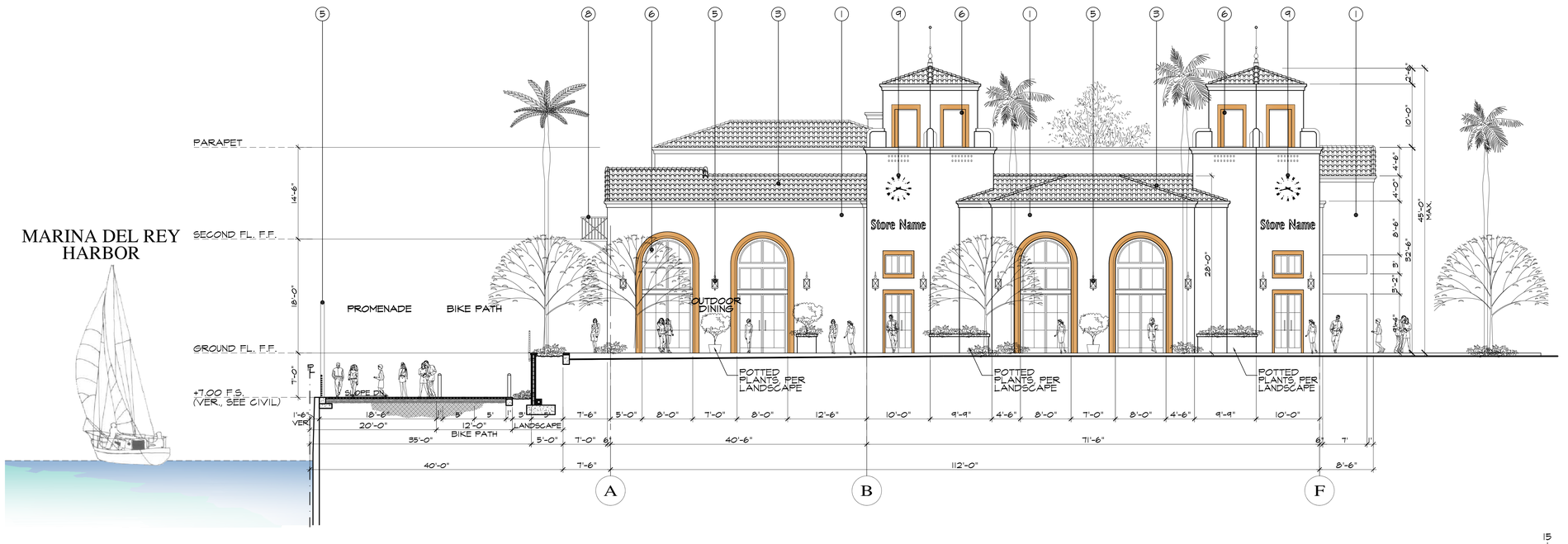
KEYNOTES

1. SMOOTH EXT. PLASTER O/ PAPER BACKED METAL LATH O/ DENSGLASS O/ WOOD STUDS
2. DARK BROWN WOOD STOREFRONT-FINISH
3. CLASS 'A' CONC. ROOF TILE, AS SELECTED BY ARCHITECT
4. BACKLIT STORE SIGN (UNDER SEPARATE PERMIT)
5. LIGHT FIXTURE AS SELECTED BY LIGHTING DESIGNER
6. FIXED GLAZING & WOOD DETAIL STOREFRONT
7. EXPANSION JOINT
8. METAL RAILING DETAIL, PAINTED BLACK, AS SELECTED BY ILANDSCAPE ARCHITECT
9. CLOCK FIXTURE, AS SELECTED BY ARCHITECT
10. METAL & GLASS RAILINGS (CONTRACTOR TO PROVIDE SHOP DRAWINGS)

NOTE:
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STOREFRONT GLAZING, DOORS & STAIRWAYS

BUILDING VI: RETAIL/RESTAURANT -NORTH ELEVATION

SCALE: 1/8"=1'-0" A



GRAPHIC SCALE

15 10 5 0 10 20

(IN FEET)
1 INCH = 8 FT.

BUILDING VI: RETAIL/RESTAURANT - SOUTH ELEVATION

SCALE: 1/8"=1'-0" B

ARCHITECT

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DATE	REVISION

DATE	ISSUED FOR
4/01/15	PLAN CHECK
6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-8288 07/31/15 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
NORTH ELEVATION

SCALE
1/8"=1'-0"

JOB NO 0611

DRAWN BY J.T.

APPROVED BY -

SHEET NO
A-50

6/17/2015 11:57:37 AM

NOTES:
* FOR ADDITIONAL INFO REGARDING STREET IMPROVEMENTS SEE SIGNING AND STRIPING PLAN BY "BREEN ENGINEERING INC." AND "HIRSCH/GREEN TRANSPORTATION CONSULTING, INC."
* FOR ADDITIONAL INFO REGARDING SITE IMPROVEMENTS SEE CIVIL PLANS BY "BREEN ENGINEERING INC." AND SEE LANDSCAPE PLANS BY "LRM LTD. LANDSCAPE ARCHITECT"
* FOR ADDITIONAL INFO REGARDING WATER SIDE, DOCKS & BOATS, SEE PLANS BY "URS"

1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

2ND FLOOR PLAN
SCALE: 1/8"=1'-0"

ROOF PLAN
SCALE: 1/8"=1'-0"

KEY PLAN

BUILDING VIII - FLOOR PLAN | SCALE: 1/8"=1'-0" | A

BUILDING VIII - 2ND FLOOR PLAN | SCALE: 1/8"=1'-0" | B

BUILDING VIII - LOWER ROOF PLAN | SCALE: 1/8"=1'-0" | C

BUILDING VIII - UPPER ROOF PLAN | SCALE: 1/8"=1'-0" | D

ARCHITECT

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6/17/15	2ND SUBMITTAL

LICENSED ARCHITECT JACK HOLLANDER C-26286 7/31/15 STATE OF CALIFORNIA

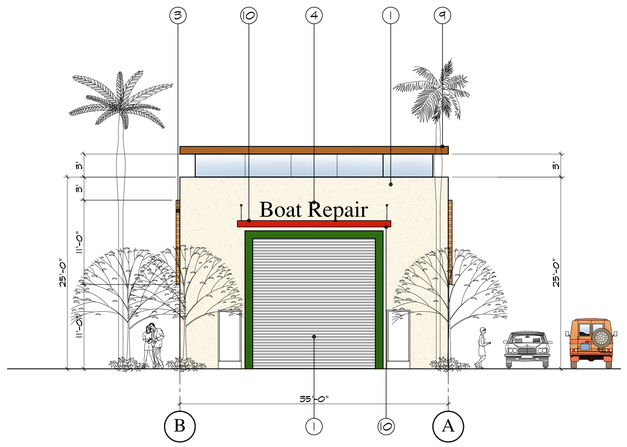
Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

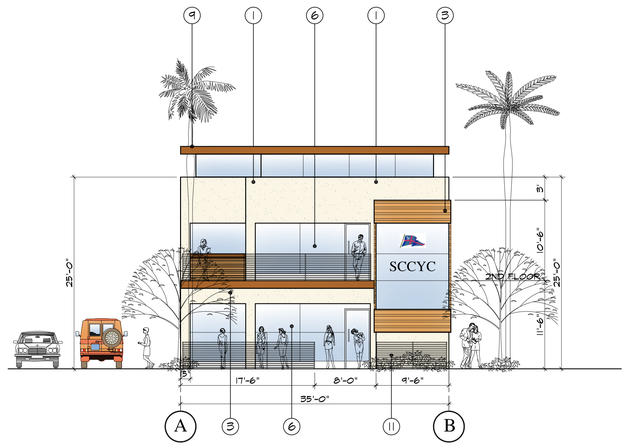
SHEET TITLE
FLOOR PLAN
BUILDING VIII
SCALE
1/8"=1'-0"

JOB NO 0611
DRAWN BY J.T.
APPROVED BY -
SHEET NO
A-55

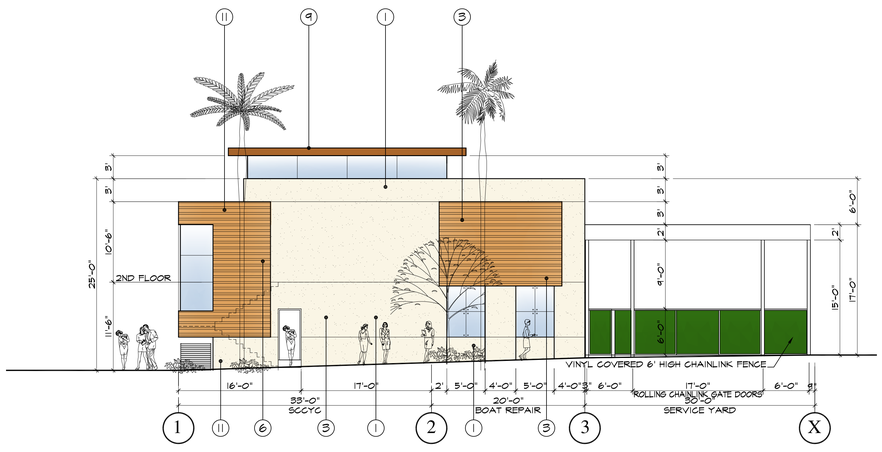
8/7/2015 2:13:19 PM



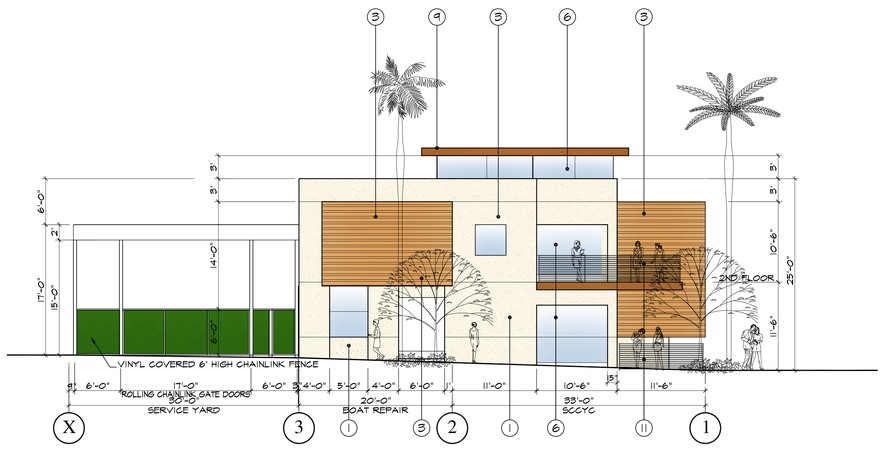
A NORTH ELEVATION
SCALE: 1/8"=1'-0"



B SOUTH ELEVATION
SCALE: 1/8"=1'-0"



D EAST ELEVATION
SCALE: 1/8"=1'-0"



C WEST ELEVATION
SCALE: 1/8"=1'-0"

South Coast Corinthian Yacht Club

BUILDING - VIII

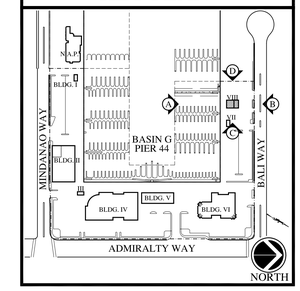
YACHT CLUB/BOAT REPAIR BUILDING

Marina Del Rey, Pier - 44

MARINA DEL REY, CALIFORNIA

GRAPHIC SCALE
15 10 5 0 10 20
(IN FEET)
1 INCH = 8 FT.

KEY PLAN



KEYNOTES

1. SMOOTH EXT. PLASTER O/ PAPER BACKED METAL LATH O/ DENSGLASS O/ METAL STUDS
2. ALUMINUM STOREFRONT-FINISH
3. ENGINEERED WOOD SIDING - CLIMATE SHIELD DETAIL, AS SELECTED BY ARCHITECT
4. BACKLIT STORE SIGN (UNDER SEPARATE PERMIT)
5. LIGHT FIXTURE AS SELECTED BY ARCHITECT
6. FIXED GLAZING & METAL DETAIL STOREFRONT
7. EXPANSION JOINT
8. METAL RAILING DETAIL AS SELECTED BY ARCHITECT
9. DARK BRONN ALUM. COVER OVER STEEL SUPPORT & ROOFING. CLIMATE SHIELD
10. METAL OVERHANG DETAIL (CONTRACTOR TO PROVIDE SHOP DRAWINGS)
11. METAL & CABLE RAILINGS (CONTRACTOR TO PROVIDE SHOP DRAWINGS)

NOTE:
GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR STEEL STOREFRONT GLAZING & STAIRWAY

ARCHITECT
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REVISION	DATE

ISSUED FOR	DATE
PLAN CHECK	4/01/15
2ND SUBMITTAL	6/17/15

LICENSED ARCHITECT JACK HOLLANDER C-26286 07/31/15 STATE OF CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

PROJECT
Pier - 44
ADMIRALTY WAY
MARINA DEL REY, CALIFORNIA

SHEET TITLE
EXTERIOR ELEVATIONS BUILDING VIII
SCALE
1/8"=1'-0"
JOB NO 0611
DRAWN BY J.T.
APPROVED BY -
SHEET NO
A-56

6/19/2015 4:10:59 PM

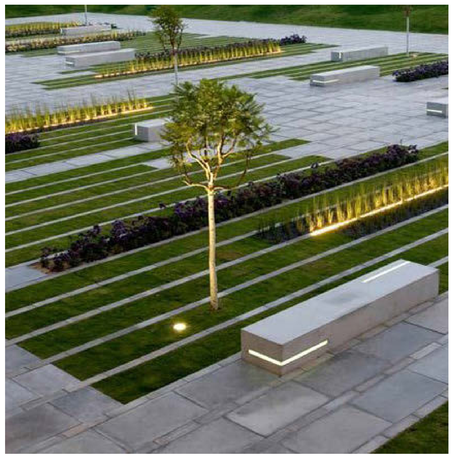
scale 3/32" = 1'-0"

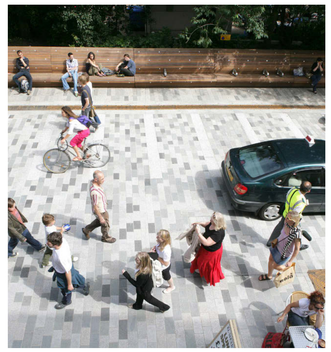
overall site illustrative

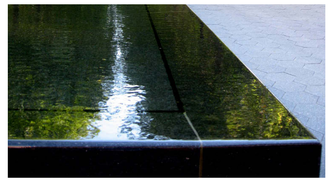
parcel 44

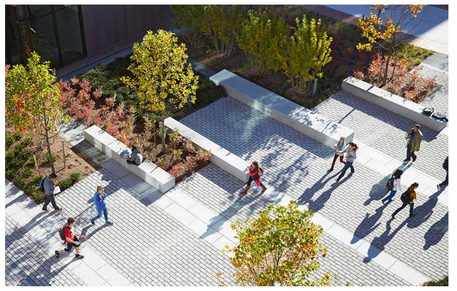
11.11.14

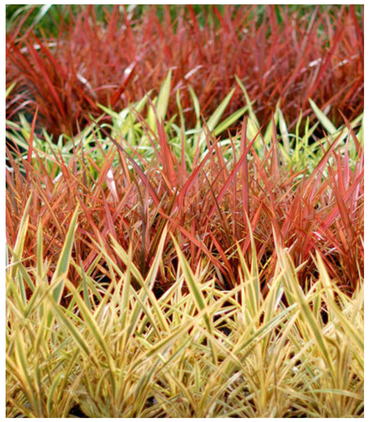
LRM
LANDSCAPE ARCHITECTURE | URBAN DESIGN

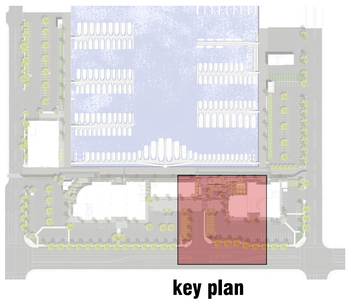












key plan

scale NTS

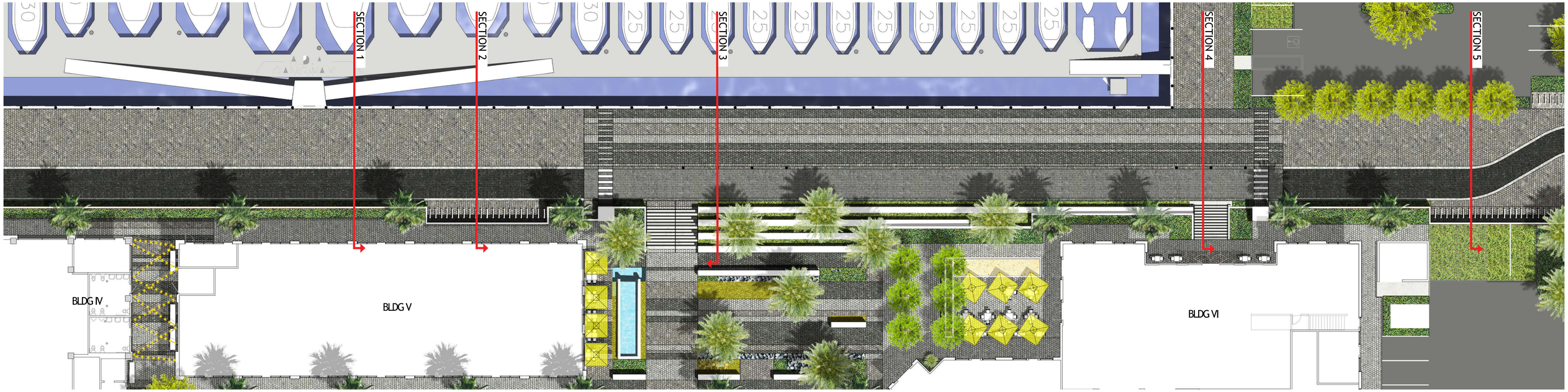
N

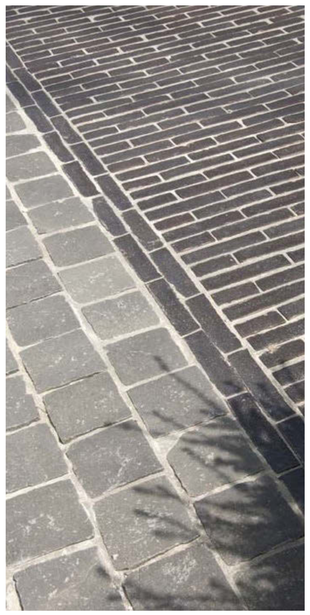
garden plaza enlargement

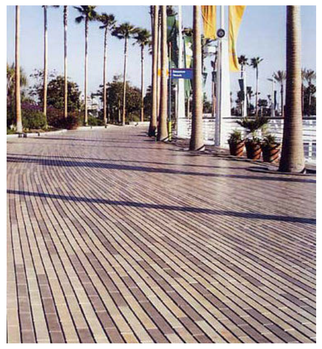
parcel 44

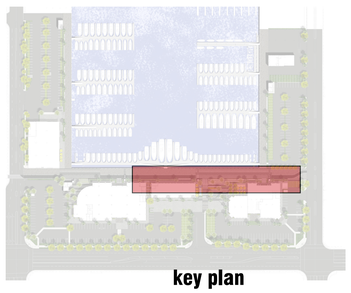
11.11.14

LRM
LANDSCAPE ARCHITECTURE | URBAN DESIGN









key plan

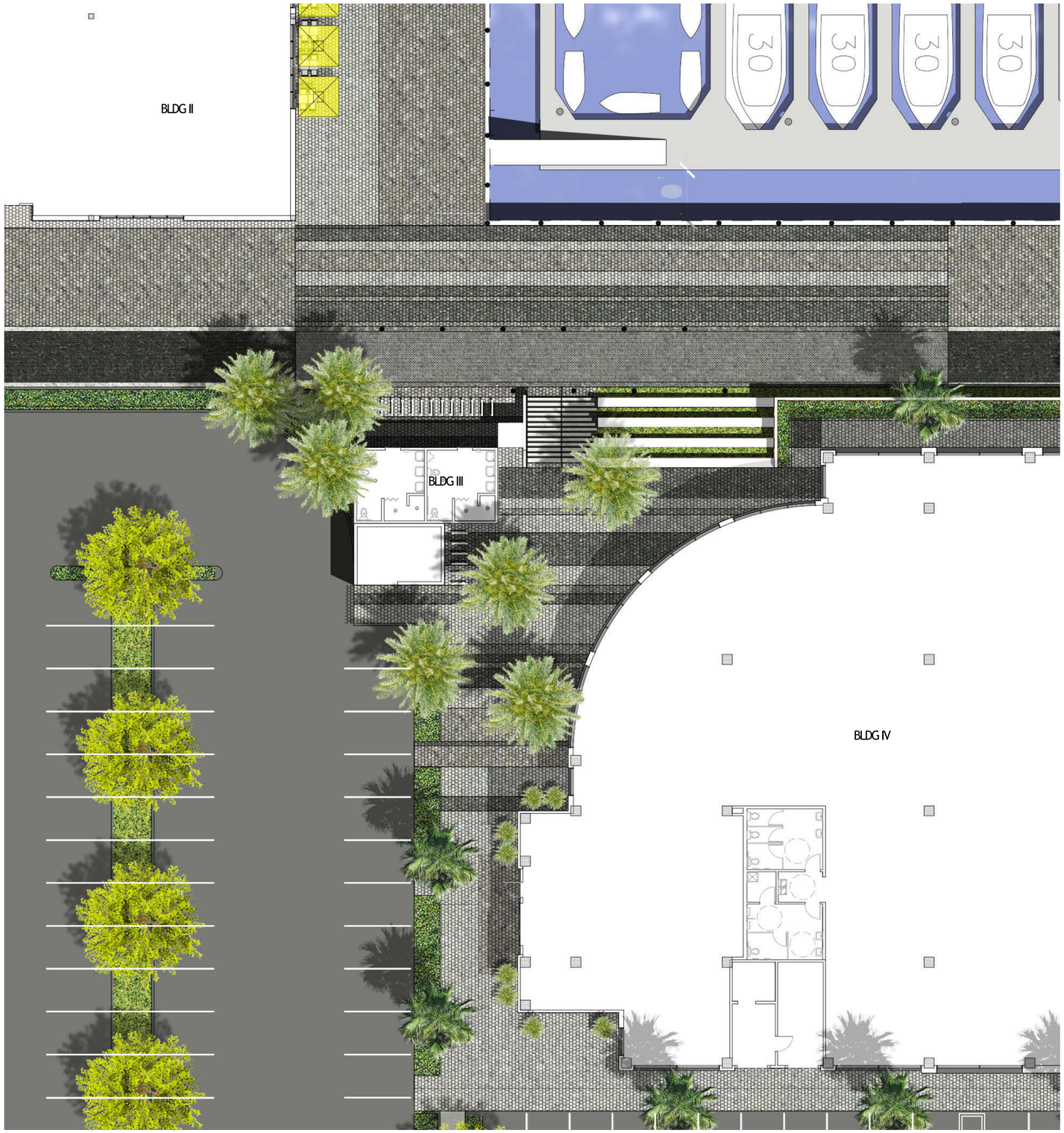
scale NTS

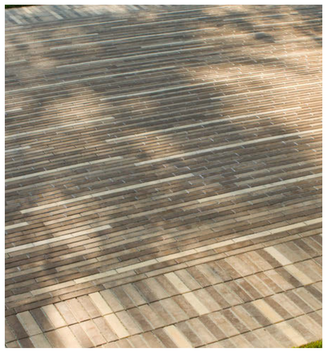
water front enlargement

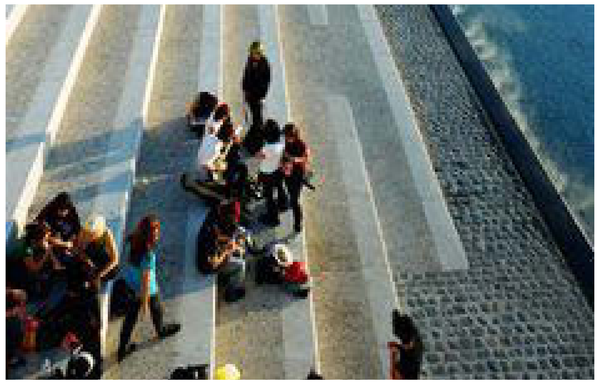
parcel 44

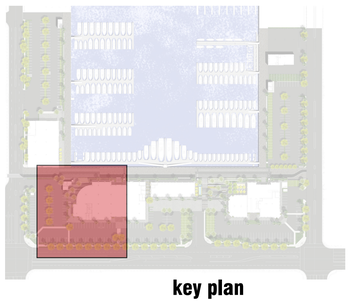
11.11.14

LRM
LANDSCAPE ARCHITECTURE | URBAN DESIGN
LRMLTD.COM CA PLA 4206









scale NTS

N

west marine plaza enlargement

parcel 44

11.11.14

LRM
LANDSCAPE ARCHITECTURE | URBAN DESIGN

BUILDING - VI

RETAIL/RESTAURANT

Marina Pier 44

WASHINGTON BOULEVARD, MARINA DEL REY, CALIFORNIA

OWNER:
PACIFIC MARINA VENTURE, LLC
13737 FIJI WAY, C-10
MARINA DEL REY, CA 90292

Jack Hollander
& Associates, Inc.
Architecture Planning Interiors

BUILDING - II

OWNER:
PACIFIC MARINA VENTURE, LLC
13737 FIJI WAY, C-10
MARINA DEL REY, CA 90292

TRADER JOE'S

Marina Pier 44

WASHINGTON BOULEVARD, MARINA DEL REY, CALIFORNIA

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

BUILDING - IV

West Marine®
We make boating more fun!®

Marina Pier 44

WASHINGTON BOULEVARD, MARINA DEL REY, CALIFORNIA

OWNER:
PACIFIC MARINA VENTURE, LLC
13737 FIJI WAY, C-10
MARINA DEL REY, CA 90292

Jack Hollander & Associates, Inc.
Architecture Planning Interiors

BUILDING - V

RETAIL/RESTAURANT

Marina Pier 44

WASHINGTON BOULEVARD, MARINA DEL REY, CALIFORNIA

OWNER:
PACIFIC MARINA VENTURE, LLC
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