



MARINERS VILLAGE

4 6 0 0 V í a M a r i n a , M a r i n a D e l R e y , C A 9 0 2 9 2

STAKEHOLDERS PRESENTATION

NADEL

APRIL 27, 2021

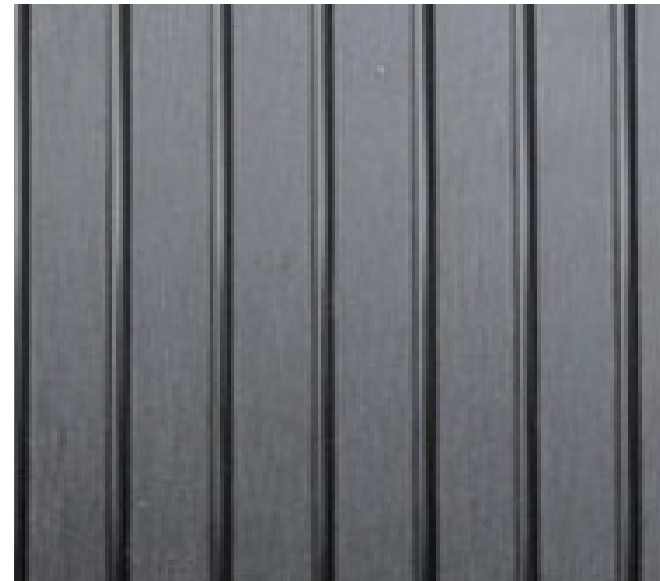
REFERENCE IMAGES



Ben's Barn, Caleb Johnson Studio



Grey-Brown wooden planks, Metal panel



Bleached drift wood

CONCEPT INSPIRATION



RESIDENTIAL EXTERIORS (BUILDING TYPE 1 SHOWN)



NEW METAL BOX GUTTER TO MATCH STANDING SEAM ROOF

NEW PAINT TO MATCH ROOF

NEW SIMULATED WOOD SOFFIT TO MATCH SIDING

NEW VERTICAL SIMULATED WOOD SIDING OVER EXISTING CEMENT PLASTER WALL

EXISTING SANDED COLUMN W/ NEW STAIN

EXISTING SANDED BEAM W/ NEW STAIN

EXISTING 3X WOOD PLANKS TO REMAIN

EXISTING CEMENT PLASTER WALL SYSTEM, PAINTED

NEW VINYL WINDOW

NEW VERTICAL STANDING SEAM METAL WALL PANEL TO REPLACE EXISTING WOOD PANELING

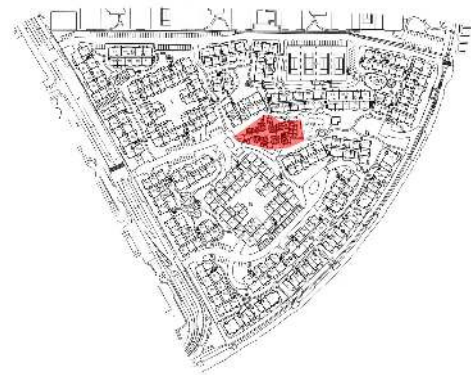
NEW SIMULATED WOOD GUARDRAIL (POLYFORCE). 2" SPACING BETWEEN HORIZONTAL MEMBERS. 1" X 4" HORIZONTALS

NEW PRIVACY SCREEN TO MATCH GUARDRAIL SYSTEM

RESIDENTIAL EXTERIORS



THE VILLAGE - PROPOSED EXTERIOR



EXISTING



PROPOSED

THE VILLAGE - ENTRY RENDERING

MATERIALS LEGEND

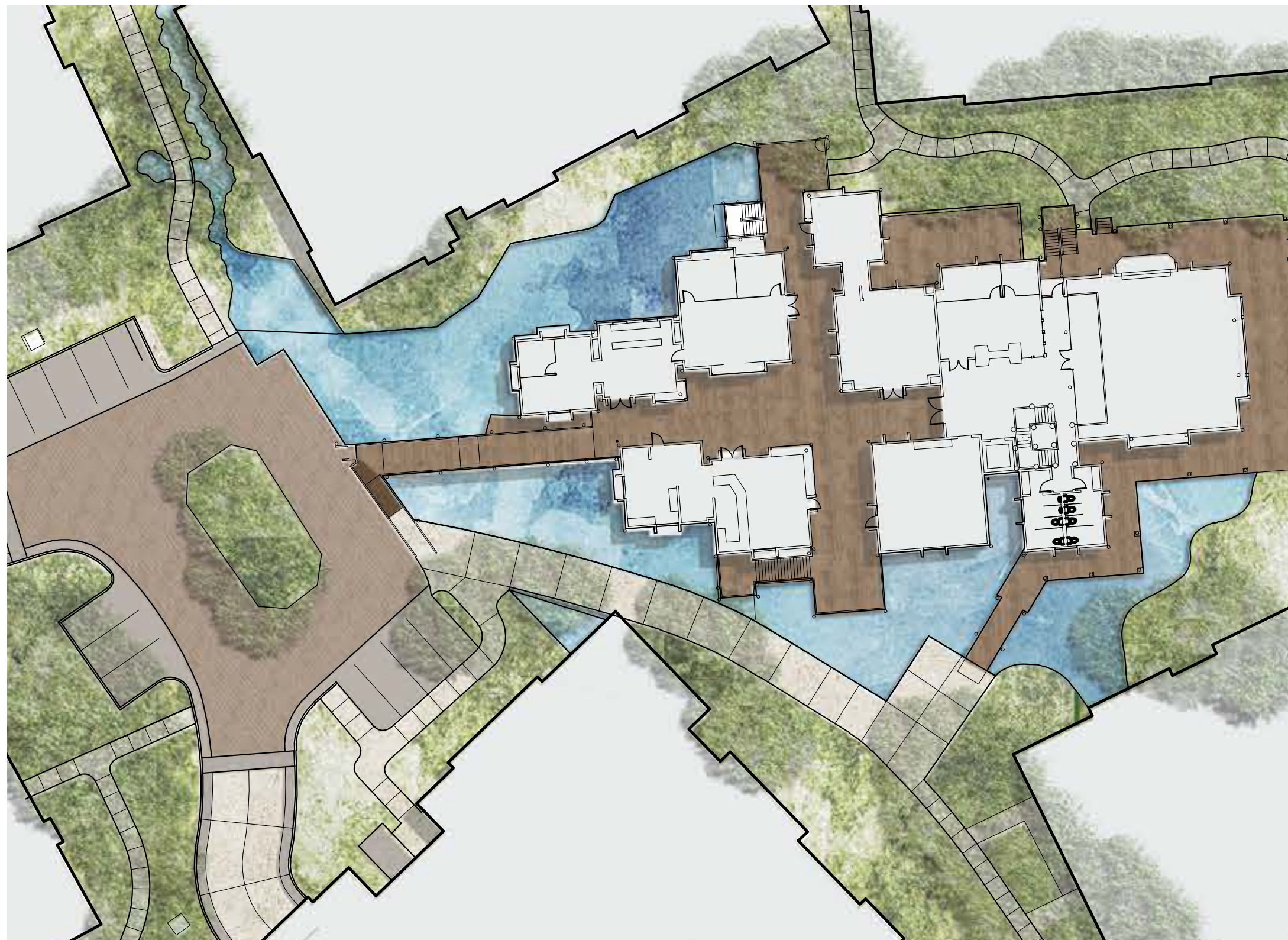
- NATURAL WATER FEATURES
- POOLS & SPAS
- PLANTING AREAS
- SYNTHETIC TURF
- CONCRETE PAVING
- CONCRETE ACCENT PAVING
- CONCRETE UNIT PAVERS
- CONCRETE POOL DECKING WITH COOL DECK FINISH
- ASPHALT PAVING
- WOOD-LIKE MATERIAL DECKING
- SAND
- SPORTS COURT SURFACING
- RUBBERIZED PLAY SURFACING
- CROSS-FIT RUBBER TILES

KEYNOTE LEGEND

- ① CHANNEL WALK
- ② OLD HARBOR LANE
- ③ CAPTAINS ROW
- ④ NORTH WEST PASSAGE
- ⑤ MAIN POOL DECK
- ⑥ THE VILLAGE
- ⑦ RESIDENT PARK
- ⑧ ACTIVITY DECK
- ⑨ COURTYARD
- ⑩ BARBECUE AREA



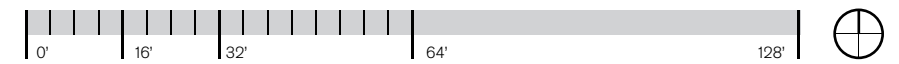
OVERALL LANDSCAPE CONCEPT PLAN



MATERIALS LEGEND

-  NATURAL WATER FEATURES
-  PLANTING AREAS
-  CONCRETE PAVING
-  CONCRETE ACCENT PAVING
-  CONCRETE UNIT PAVERS
-  ASPHALT PAVING
-  WOOD-LIKE MATERIAL DECKING

KEYMAP



THE VILLAGE - PLAN ENLARGEMENT



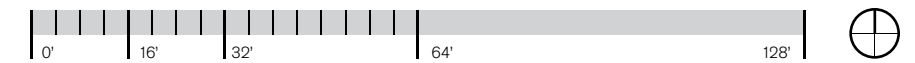
MATERIALS LEGEND

- NATURAL WATER FEATURES
- POOLS & SPAS
- PLANTING AREAS
- CONCRETE PAVING
- CONCRETE ACCENT PAVING
- CONCRETE POOL DECKING WITH COOL DECK FINISH
- WOOD-LIKE MATERIAL DECKING
- PAVILION

KEYNOTE LEGEND

- ① MAIN POOL DECK
- ② THE VILLAGE

KEYMAP



MAIN POOL DECK - PLAN ENLARGEMENT



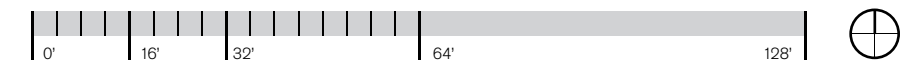
MATERIALS LEGEND

- PLANTING AREAS
- CONCRETE PAVING
- WOOD-LIKE MATERIAL DECKING
- PAVILION

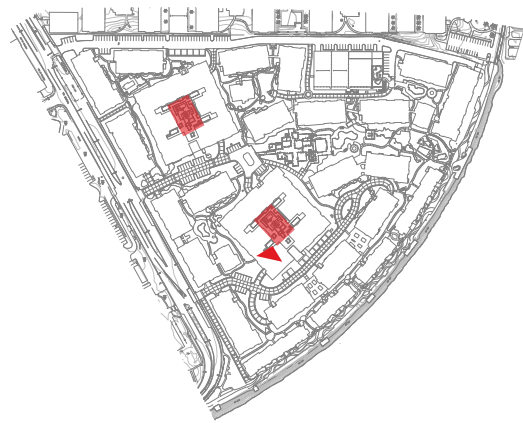
KEYNOTE LEGEND

- ① PAVILLION, TYP
- ② FIRE FEATURE, TYP
- ③ WATER FEATURE
- ④ RAISED PLANTER WITH BUILT-IN SEATING

KEYMAP



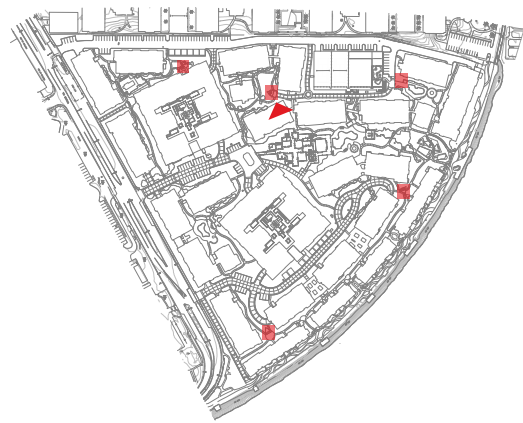
IB COURTYARD - PLAN ENLARGEMENT



EXISTING

PROPOSED

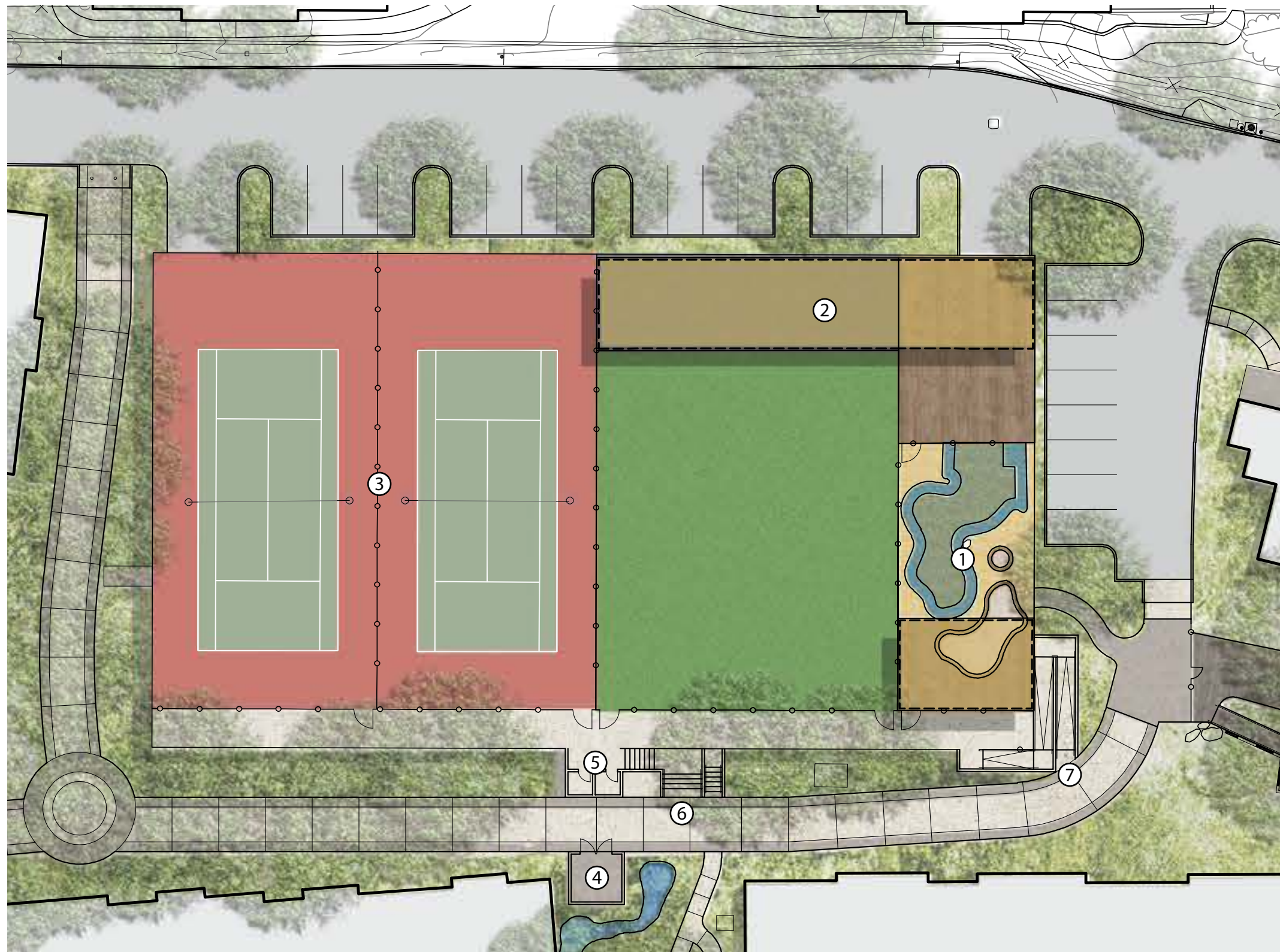
IA & IB COURTYARDS - VIEW FACING NORTH



EXISTING

PROPOSED

BARBEQUE AREA - TYPICAL ELEMENTS & LAYOUT



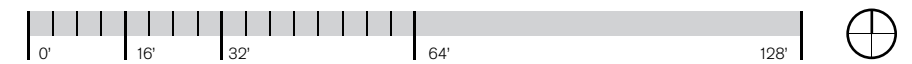
MATERIALS LEGEND

 NATURAL WATER FEATURES	 WOOD-LIKE MATERIAL DECKING
 PLANTING AREAS	 SAND
 SYNTHETIC TURF	 SPORTS COURT SURFACING
 CONCRETE PAVING	 RUBBERIZED PLAY SURFACING
 CONCRETE ACCENT PAVING	 PAVILION
 ASPHALT PAVING	 CROSS-FIT RUBBER TILES

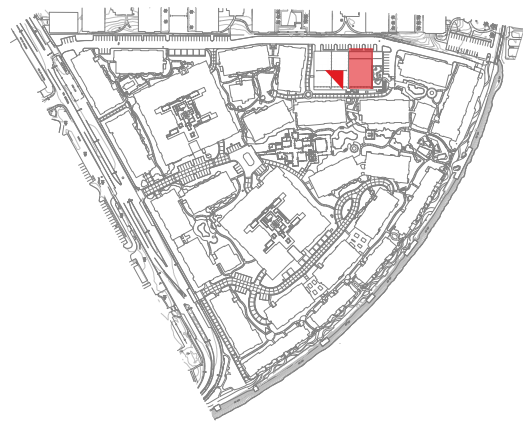
KEYNOTE LEGEND

① CHILDREN'S PLAY AREA	⑤ NEW RESTROOMS
② ADULT FITNESS AREA	⑥ NEW STAIR
③ EXISTING TENNIS COURTS	⑦ NEW ADA RAMP
④ RELOCATED TRASH ENCLOSURE	

KEYMAP



ACTIVITY DECK - PLAN ENLARGEMENT

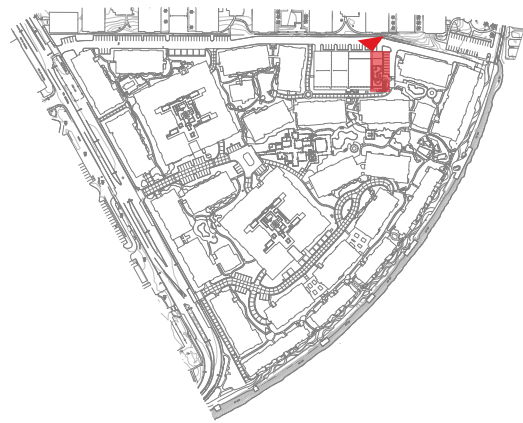


EXISTING



PROPOSED

ACTIVITY DECK - ADULT FITNESS AREA



EXISTING












PROPOSED

ACTIVITY DECK - CHILDREN'S PLAY AREA VIEW SOUTH



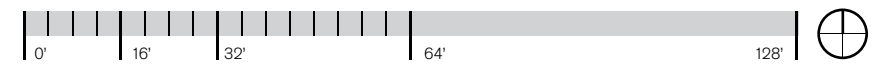
MATERIALS LEGEND

-  NATURAL WATER FEATURES
-  PLANTING AREAS
-  SYNTHETIC TURF
-  CONCRETE PAVING
-  CONCRETE ACCENT PAVING
-  CONCRETE UNIT PAVERS
-  CONCRETE POOL DECKING WITH COOL DECK FINISH
-  WOOD-LIKE MATERIAL DECKING
-  SHADE SAIL

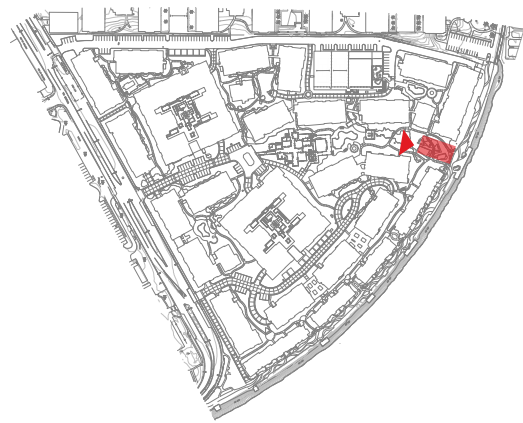
KEYNOTE LEGEND

- ① CHANNEL WALK
- ② HAMMOCK GROVE
- ③ DOG PARK
- ④ FIRE COURT

KEYMAP



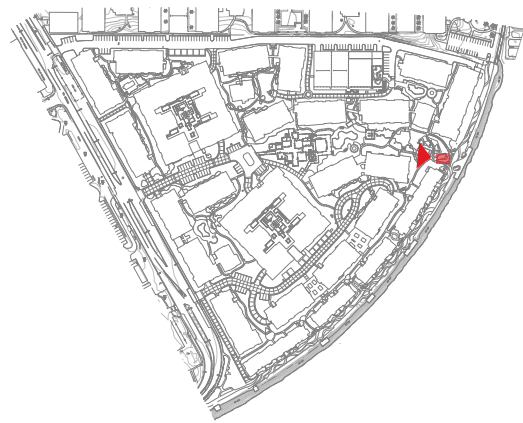
RESIDENT PARK - PLAN ENLARGEMENT



EXISTING

PROPOSED

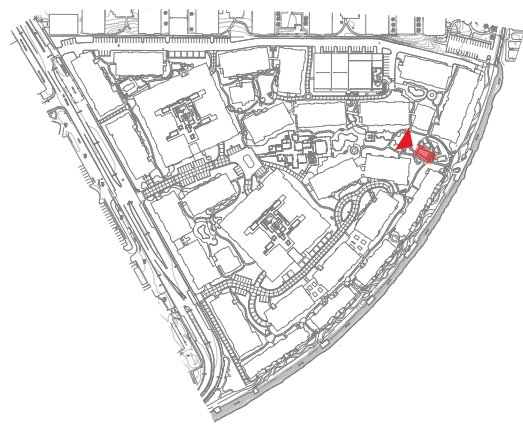
RESIDENT PARK - VIEW LOOKING TOWARDS CHANNEL



EXISTING

PROPOSED

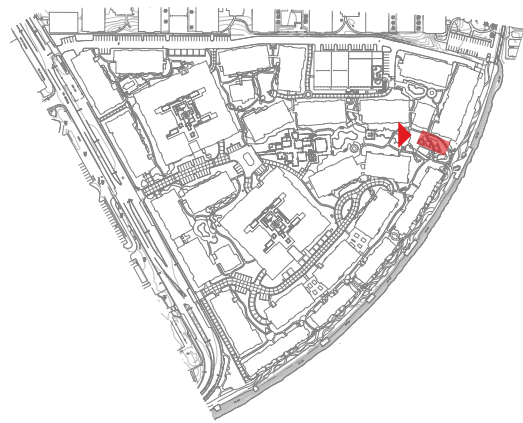
RESIDENT PARK - FIRE COURT VIEW TOWARDS CHANNEL



EXISTING

PROPOSED

RESIDENT PARK - DOG PARK VIEW TOWARDS CHANNEL

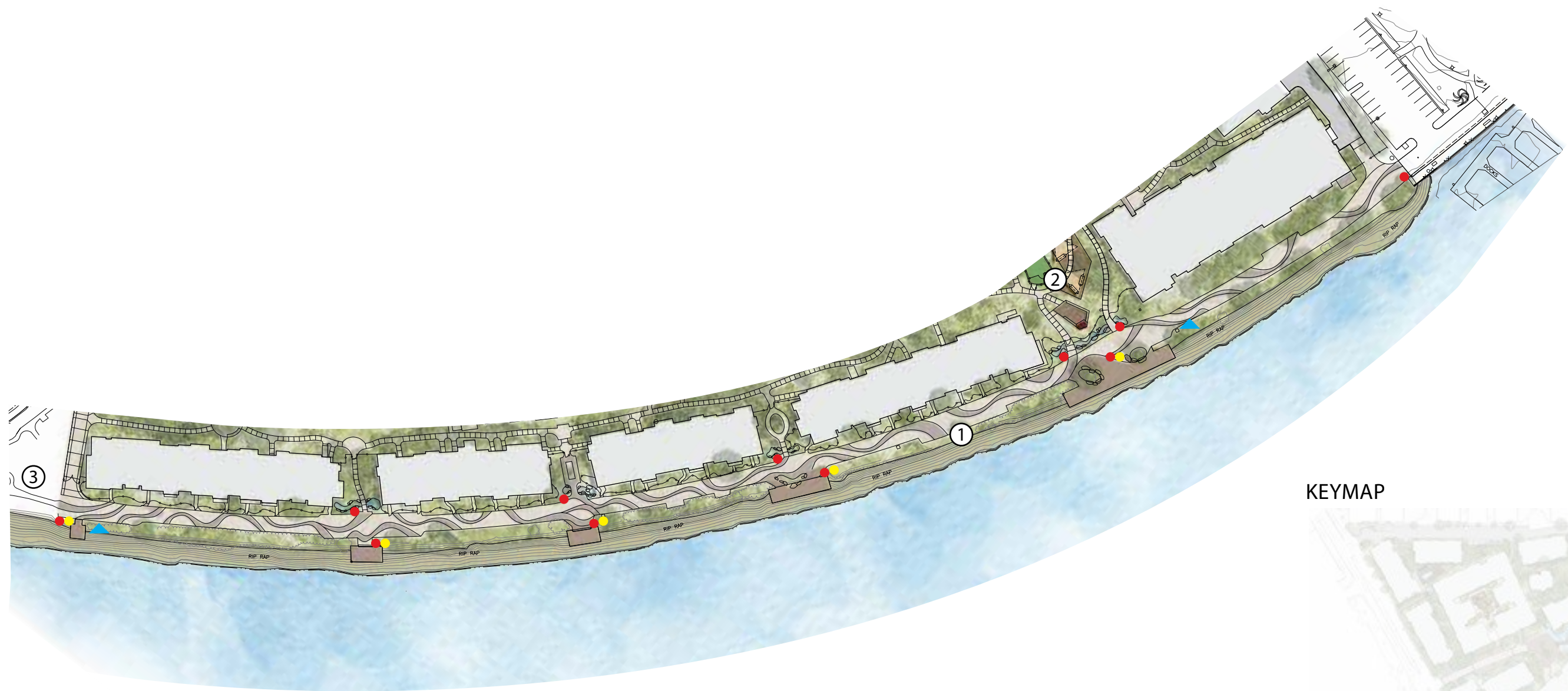


EXISTING



PROPOSED

RESIDENT PARK - HAMMOCK GROVE VIEW TOWARDS CHANNEL



KEYMAP



MATERIALS LEGEND

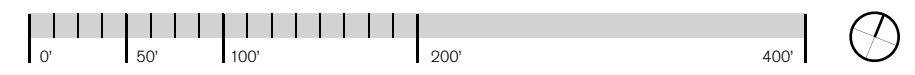
- NATURAL WATER FEATURES
- PLANTING AREAS
- CONCRETE PAVING
- CONCRETE ACCENT PAVING
- CONCRETE UNIT PAVERS
- WOOD-LIKE MATERIAL DECKING

AMENITY LEGEND

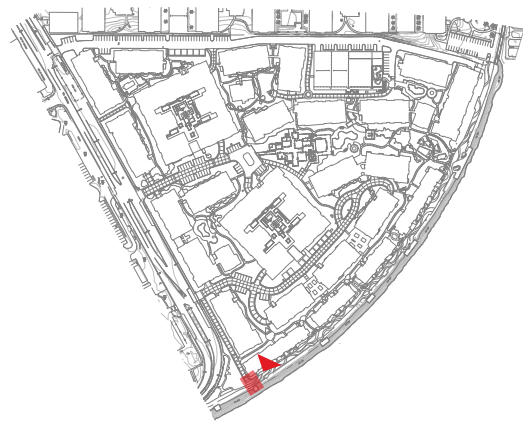
- TRASH RECEPTACLES
- PET WASTE STATIONS
- WATER BOTTLE FILLING STATIONS/DRINKING FOUNTAIN

KEYNOTE LEGEND

- ① CHANNEL WALK
- ② RESIDENT PARK
- ③ AUBREY E AUSTIN PARK



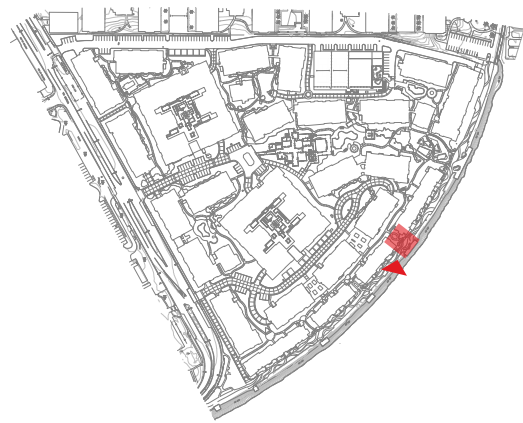
CHANNEL WALK PROMENADE - PLAN ENLARGEMENT



EXISTING

PROPOSED

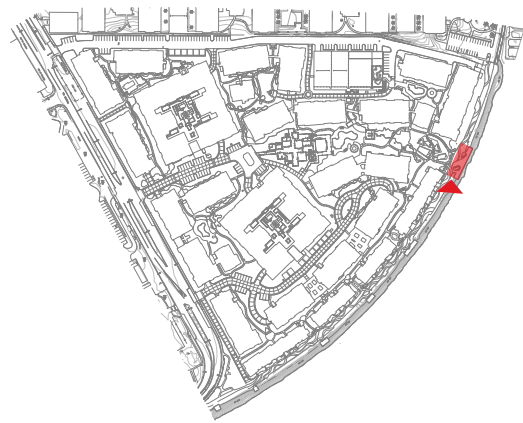
CHANNEL WALK PROMENADE - COMMUNITY GATEWAY



EXISTING

PROPOSED

CHANNEL WALK PROMENADE - PROJECT SITE THRESHOLD



EXISTING

PROPOSED

CHANNEL WALK PROMENADE - TYPICAL LOOKOUT



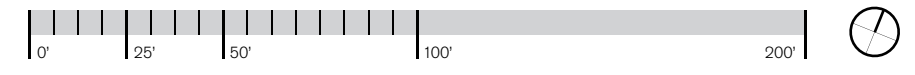
KEYMAP



LEGEND

- PATIO FENCING / GATE : 3' TALL
- PASEO FENCING / GATE: 6' TALL
- ACCESS ROAD FENCING / GATE : 8' TALL

CHANNEL WALK PROMENADE - FENCING DIAGRAM WEST



KEYMAP



LEGEND

- PATIO FENCING / GATE : 3' TALL
- PASEO FENCING / GATE: 6' TALL
- ACCESS ROAD FENCING / GATE : 8' TALL

CHANNEL WALK PROMENADE - FENCING DIAGRAM EAST



3' TALL DUNE FENCE



6' TALL VERTICAL PICKET FENCE & FOB-CONTROLLED GATE

CHANNEL WALK PROMENADE - PROPOSED FENCING IMAGERY

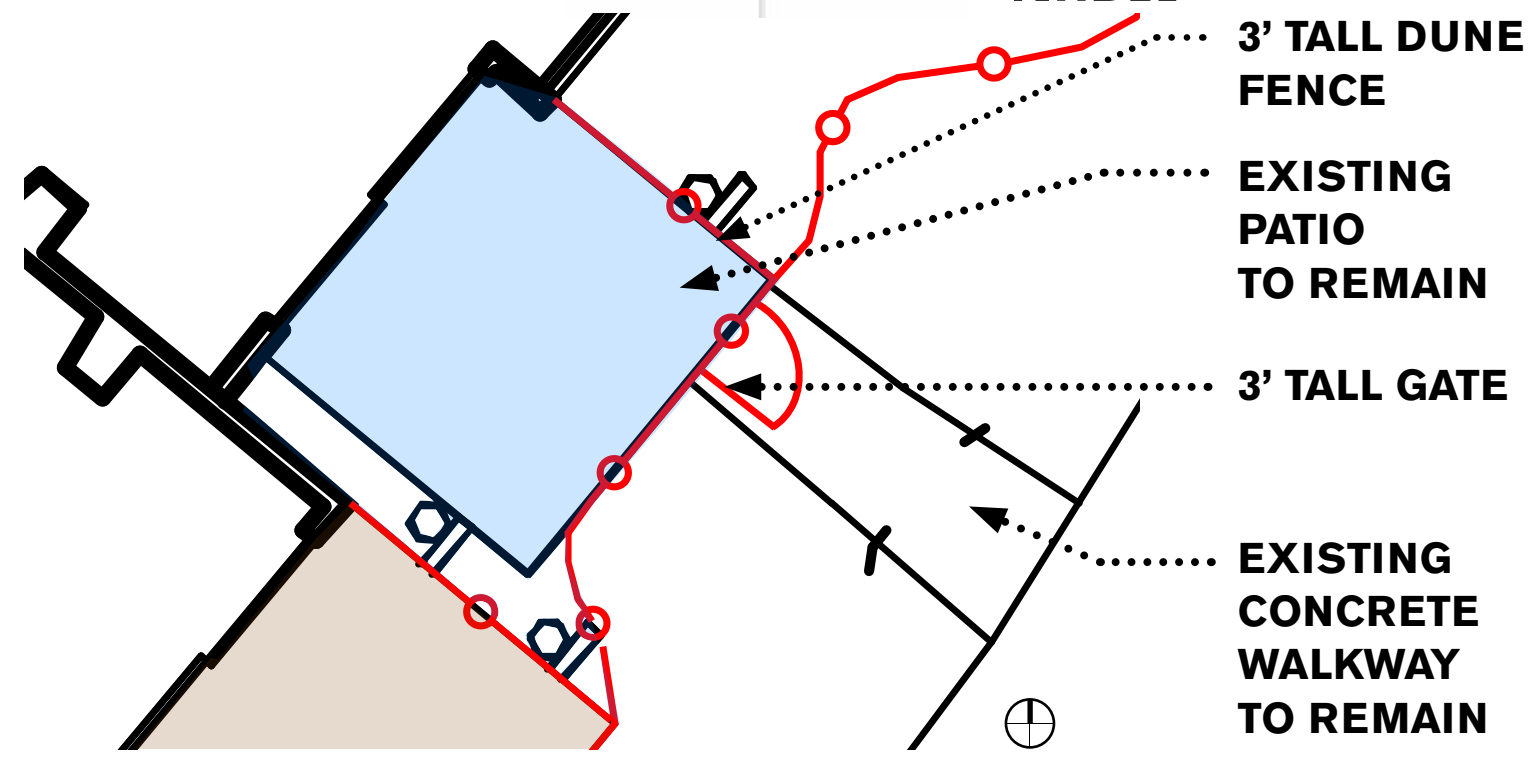
EXISTING PATIO TO REMAIN

EXISTING WOOD EDGING TO BE REMOVED

EXISTING CONCRETE WALKWAY TO REMAIN



EXISTING PATIO



PATIO FENCING PLAN ENLARGEMENT

3' TALL GATE

3' TALL DUNE FENCE



PROPOSED PATIO



PROPOSED VIEW FROM CHANNEL

PROPOSED PROMENADE FENCING AT PATIOS

6'-0" TALL
VERTICAL PICKET
FENCE

6'-0" TALL
FOB-CONTROLLED
GATE

NEW CONCRETE
WALKWAY

NEW CHANNEL
WALK PAVING



CHANNEL WALK PROMENADE - FOB-CONTROLLED GATE & FENCING

LEGEND

- GATED AUTO ENTRIES
- ▲ KEY FOBS AT GATES



PARKING ENTRY AND POOL GATE LOCATIONS