

8.1.1 DESIGN SCHEME



8.1.1 DESIGN SCHEME



8.1.1 DESIGN SCHEME



8.1.1 DESIGN SCHEME



8.1.1 DESIGN SCHEME



8.1.1 DESIGN SCHEME



8.1.1 DESIGN SCHEME



8.1.1 DESIGN SCHEME



8.1.1 DESIGN SCHEME



8.1.1 DESIGN SCHEME

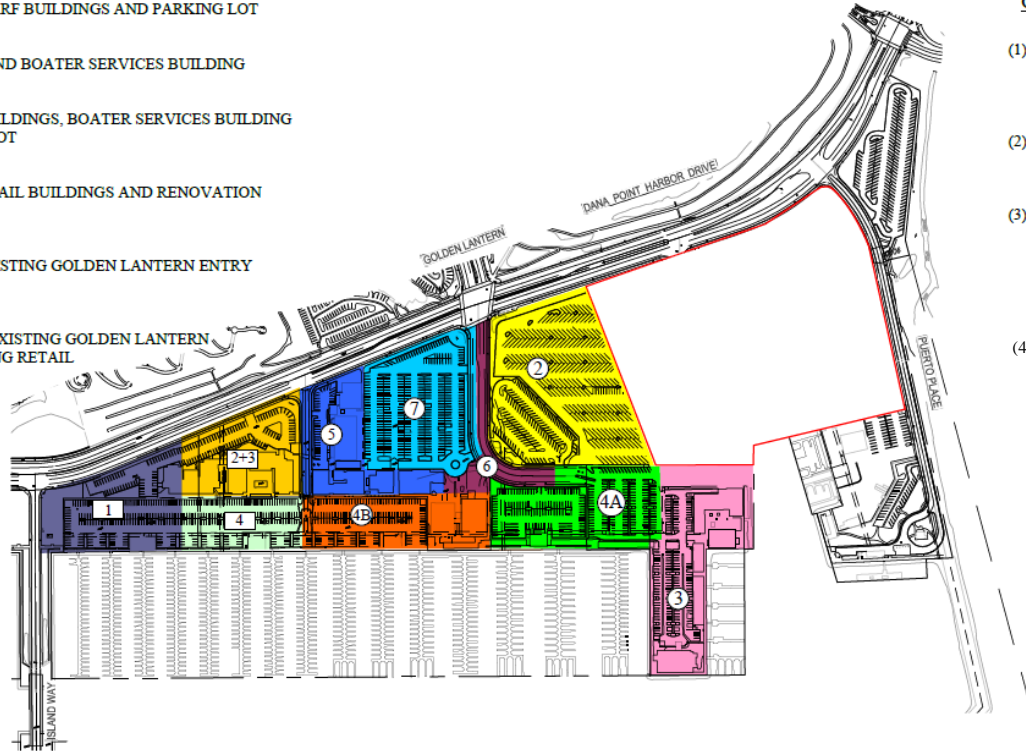


8.1.2 DEMO PLAN

COMMERCIAL CORE AREA DEMOLITION ©

NOT SHOWN	PHASE 1	PUBLIC STREET IMPROVEMENTS
	PHASE 2	DEMO EXISTING DAY-BOATER AND PARKING LOTS
	PHASE 3	RENOVATE EXISTING WHARF BUILDINGS AND PARKING LOT
	PHASE 4A	EXISTING PARKING LOT AND BOATER SERVICES BUILDING
	PHASE 4B	TWO EXISTING RETAIL BUILDINGS, BOATER SERVICES BUILDING AND EXISTING PARKING LOT
	PHASE 5	REMAINING EXISTING RETAIL BUILDINGS AND RENOVATION CASITAS PLACE
	PHASE 6	PARTIAL REMOVAL OF EXISTING GOLDEN LANTERN ENTRY ROAD
	PHASE 7	REMAINING PORTION OF EXISTING GOLDEN LANTERN ENTRY ROAD AND EXISTING RETAIL PARKING LOT.




SITE DEMOLITION PLAN COMMERCIAL CORE RETAIL AND HOTEL AREAS



CONSTRUCTION DEMOLITION PHASING NOTES

- (1) SITE ACCESS SHALL BE PROVIDED DURING DEMOLITION WORK VIA TEMPORARY ACCESS ROADWAYS COORDINATED WITH THE CONSTRUCTION EFFORTS.
- (2) WHERE POSSIBLE, EXISTING PAVEMENT MAY BE MAINTAINED AND REHABILITATED FOR REUSE AS PART OF THE CONSTRUCTION.
- (3) WITH THE COMPLETION OF THE PARKING STRUCTURE IN CONSTRUCTION PHASE 2, A NEW ACCESS ROAD FROM DANA POINT HARBOR DRIVE EAST OF THE PARKING STRUCTURE WILL BECOME AVAILABLE FOR SITE ACCESS DURING THE REMAINING CONSTRUCTION PHASES.
- (4) SEE SECTION 8.3 FOR UTILITY ELEMENTS THAT WILL BE DEMOLISHED

HOTEL DEMOLITION [H]

	PHASE 1	EXISTING PARKING LOT
	PHASE 2 + 3	EXISTING HOTEL AND STORM DRAIN
	PHASE 4	REMAINING PARKING LOT AREA

PREPARED BY:



701 N. Parkcenter Drive
Santa Ana, CA 92705

p: 714/560/8200 f: 714/560/8211
www.tait.com

Los Angeles Sacramento San Francisco Dallas Phoenix
Ontario San Diego Boise Denver Portland

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM I WARD
PROPERTIES

R.D. OLSON
DEVELOPMENT



BELLWETHER
FINANCIAL GROUP

8.1.3 PHASING PLAN

Existing Parking

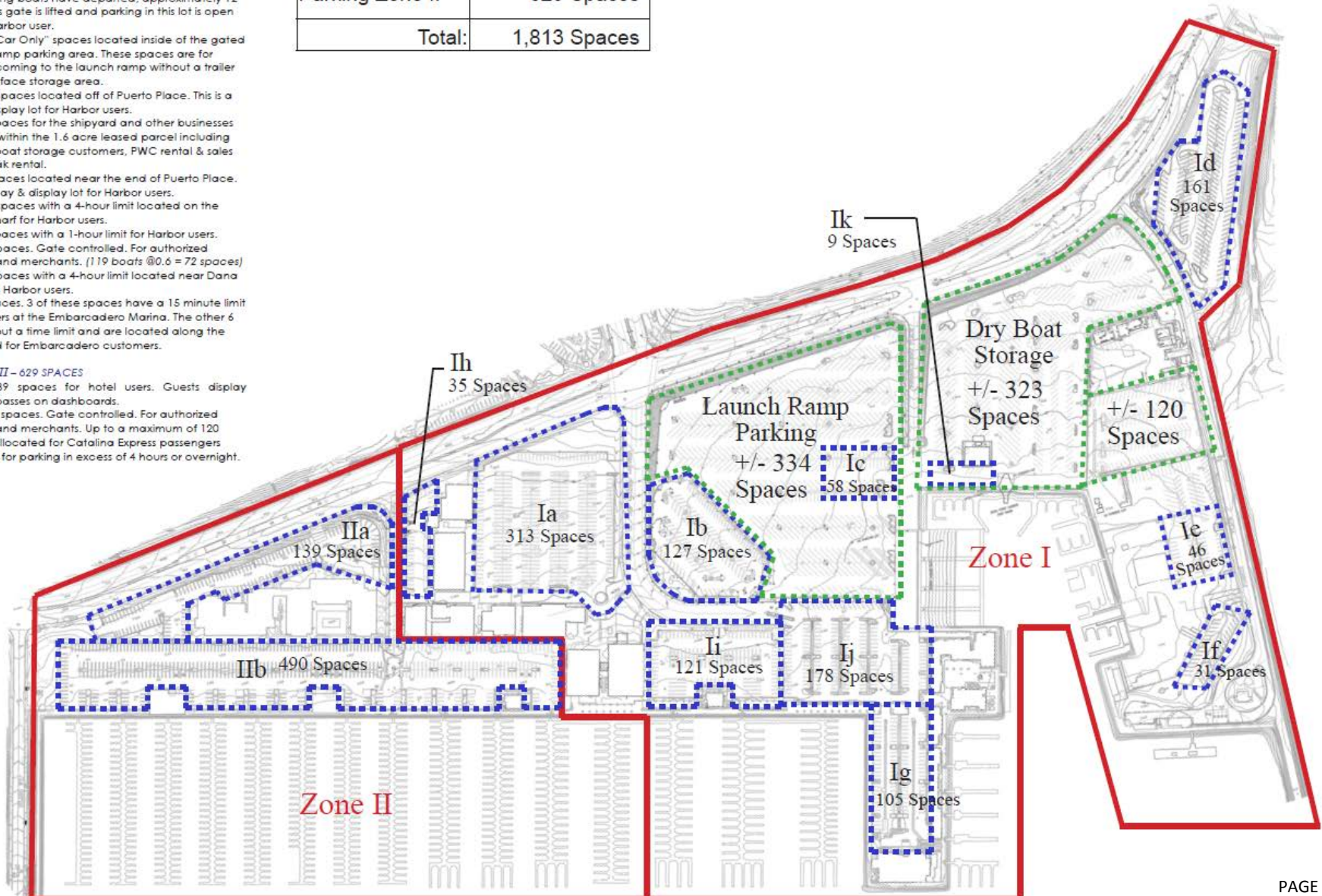
PARKING ZONE I – 1,184 SPACES

- Ia – 313 spaces with a 4-hour limit for Harbor users.
- Ib – 127 spaces. Gate controlled. This lot is currently used for sport fishing customers. Once the morning sport fishing boats have departed, approximately 12 noon, this gate is lifted and parking in this lot is open to any Harbor user.
- Ic – 58 "Car Only" spaces located inside of the gated launch ramp parking area. These spaces are for boaters coming to the launch ramp without a trailer or the surface storage area.
- Id – 161 spaces located off of Puerto Place. This is a pay & display lot for Harbor users.
- Ie – 46 spaces for the shipyard and other businesses located within the 1.6 acre leased parcel including surface boat storage customers, PWC rental & sales and kayak rental.
- If – 31 spaces located near the end of Puerto Place. This is a pay & display lot for Harbor users.
- Ig – 105 spaces with a 4-hour limit located on the Dana Wharf for Harbor users.
- Ih – 35 spaces with a 1-hour limit for Harbor users.
- Ii – 121 spaces. Gate controlled. For authorized boaters and merchants. (119 boats @ 0.6 = 72 spaces)
- Ij – 178 spaces with a 4-hour limit located near Dana Wharf for Harbor users.
- Ik – 9 spaces. 3 of these spaces have a 15 minute limit for boaters at the Embarcadero Marina. The other 6 are without a time limit and are located along the bulkhead for Embarcadero customers.

Parking Zone I	1,184 Spaces
Parking Zone II	629 Spaces
Total:	1,813 Spaces

PARKING ZONE II – 629 SPACES

- Iia – 139 spaces for hotel users. Guests display parking passes on dashboards.
- Iib – 490 spaces. Gate controlled. For authorized boaters and merchants. Up to a maximum of 120 spaces allocated for Catalina Express passengers who pay for parking in excess of 4 hours or overnight.

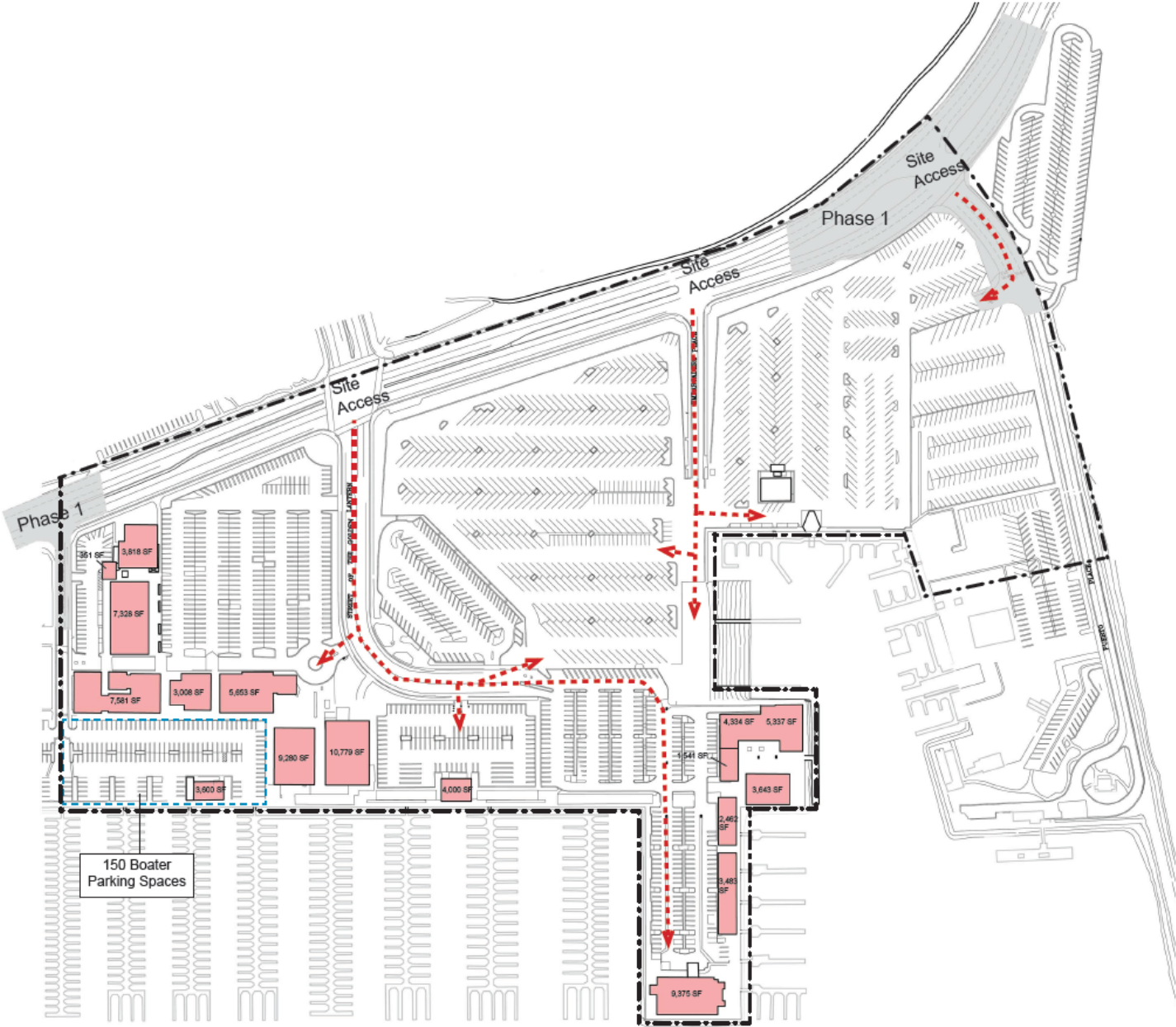


PHASE 1
County Street Improvements

8.1.3 PHASING PLAN

Tentative Construction Time Duration	
Phase 1	COMPLETED

* Construction time durations are tentative and subject to future modifications.



Building Area	SF
Existing Buildings	85,573

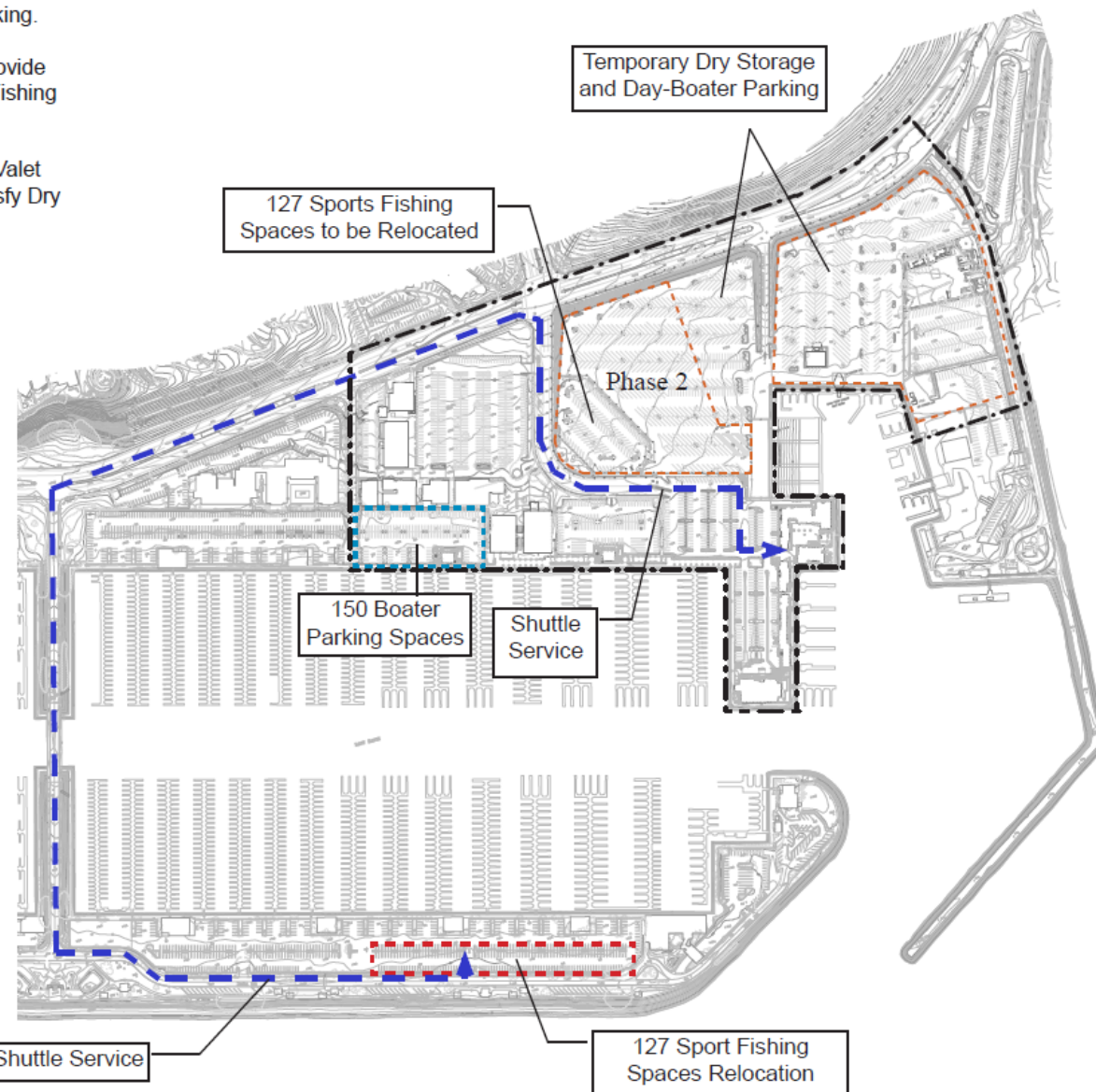
Existing Parking	Stalls
Zone I & II Existing	1,813
Total:	1,813

- Circulation
- Area Under Construction
- CDP Boundary

PHASE 2a

Relocated Day-Boater Parking to Prepare for New Parking Structure Construction.

1. Restripe Existing Day-Boater and Dry Storage Parking areas to accommodate temporary Dry Storage and Day-Boater Parking.
2. Relocate 127 Sport Fishing stalls to Island Parking. Provide shuttle service between island and Dana Warf for Sport Fishing Patrons.
3. Establish Temporary Off-site Dry Storage Facility with Valet Service for Boat pick up and delivery, if necessary to satisfy Dry Storage demand.



Phase 2a Temporary Parking during Construction

Parking	Existing Spaces	Temporary Spaces
Dry Storage	323	323
Day Boaters	334	334
Sport Fishing	127	127
Total:	784	784

*No Net Change in Parking for this Phase

--- CDP Boundary

PHASE 2b

Commercial Core

Three Level Parking Structure

Tentative Construction Time Duration

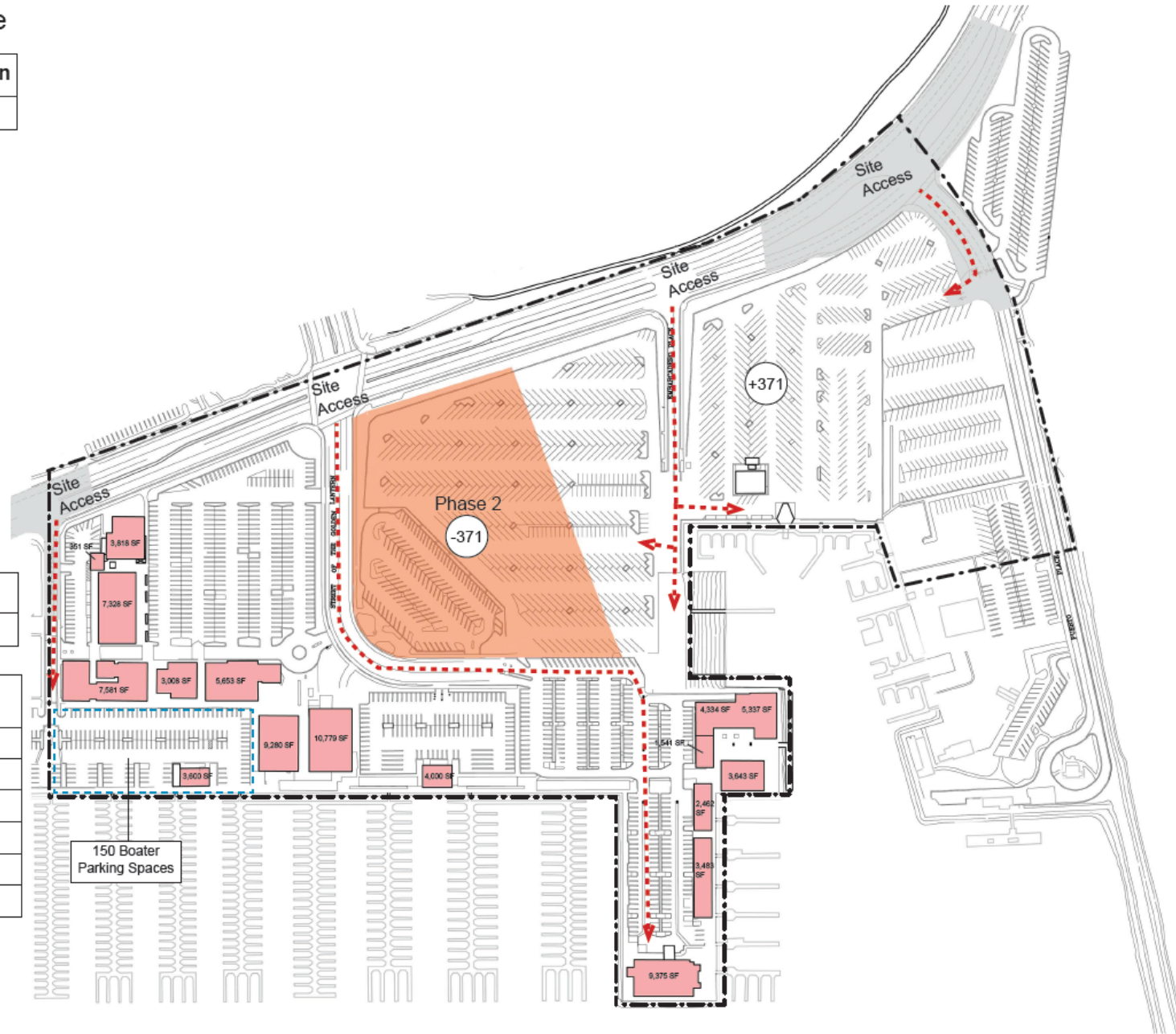
Phase 2 9 Months

* Construction time durations are tentative and subject to future modifications.

8.1.3 PHASING PLAN

Building Area	SF
Existing Buildings	85,573

Phase 2 - Parking Structure Construction	Stalls
Zone I & II Existing	1,813
Displaced by Parking Structure	-371
Temporary Dry-Storage and Boater Parking	371
Sports Fishing Relocated	127
Total:	1,940
Increased Parking:	127



PHASE 3

Commercial Core

Dana Wharf Redevelopment & Renovation of Buildings 1-5

8.1.3 PHASING PLAN

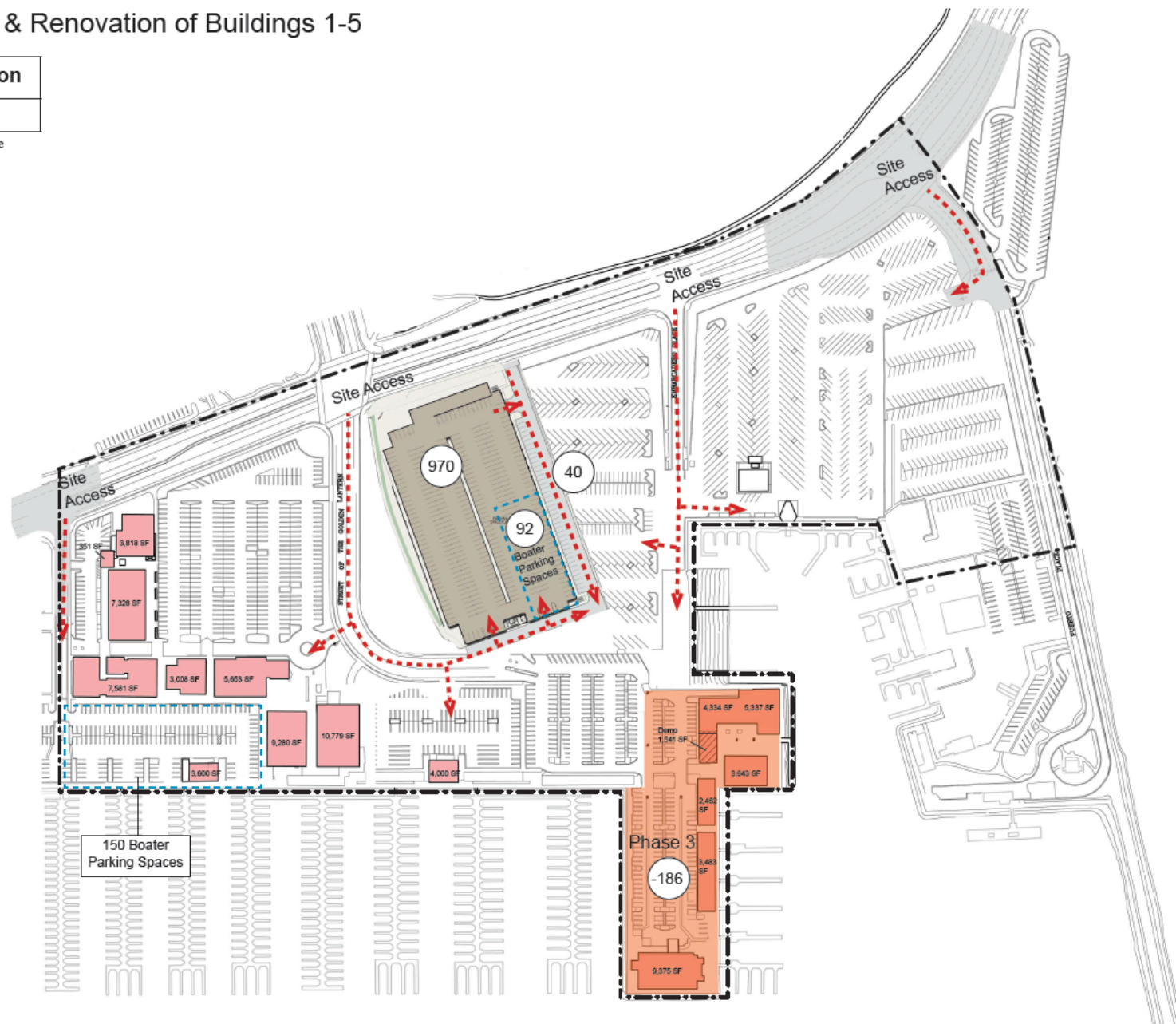
Tentative Construction Time Duration

Phase 3 10 Months

* Construction time durations are tentative and subject to future modifications.

Building Area	SF
Existing Buildings	85,573
Demo Buildings	-1,541
Total:	84,032
3 Level Parking Structure	970 Stalls

Phase 3 Parking	Stalls
Zone I & II Existing	1,813
Sports Fishing Parking Relocated	127
New Parking Structure (Including 92 Boater Parking Spaces)	970
Parking Adjacent to Parking Structure	40
Displaced by Wharf Construction	-186
Total:	2,764
Increased Parking:	951



- ➔ Circulation
- Area Under Construction
- CDP Boundary

PHASE 4a

Commercial Core

Buildings 6-8

8.1.3 PHASING PLAN

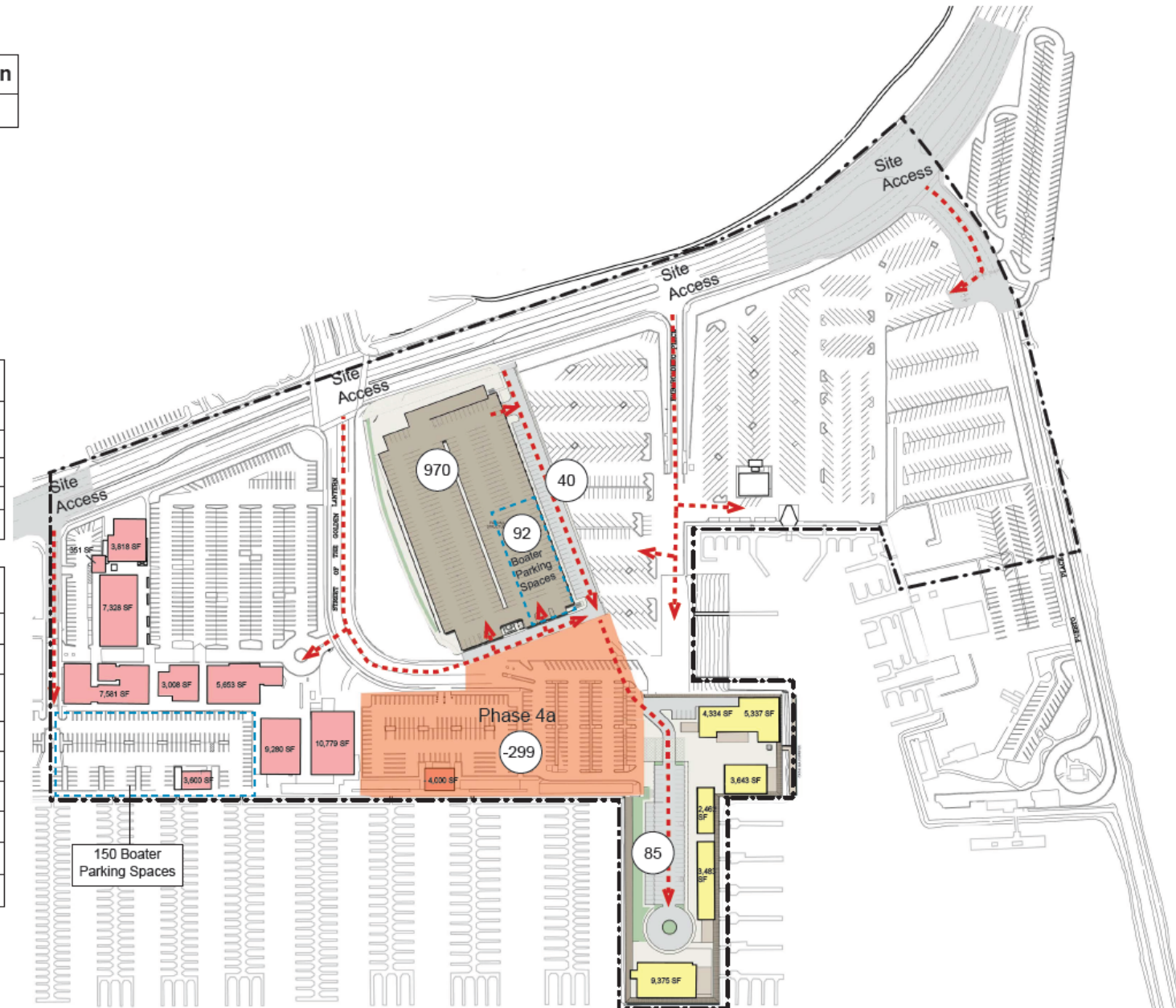
Tentative Construction Time Duration

Phase 4a 12 Months

* Construction time durations are tentative and subject to future modifications.

Building Area	SF
Existing Buildings	55,398
Remodeled Buildings	28,634
Demo Buildings	-4,000
Total:	80,032
3 Level Parking Structure	970 Stalls

Phase 4a Parking	Stalls
Zone I & II Existing	1,813
Sports Fishing Parking Relocated	127
New Parking Structure (Including 92 Boater Parking Spaces)	970
Parking Adjacent to Parking Structure	40
Displaced by Wharf Construction	-186
New Wharf Parking	85
Displaced Parking by Phase 4a Construction	-299
Total:	2,550
Increased Parking	737



PHASE 4b
Commercial Core
Buildings 9-12

Tentative Construction Time Duration	
Phase 4b	12 Months

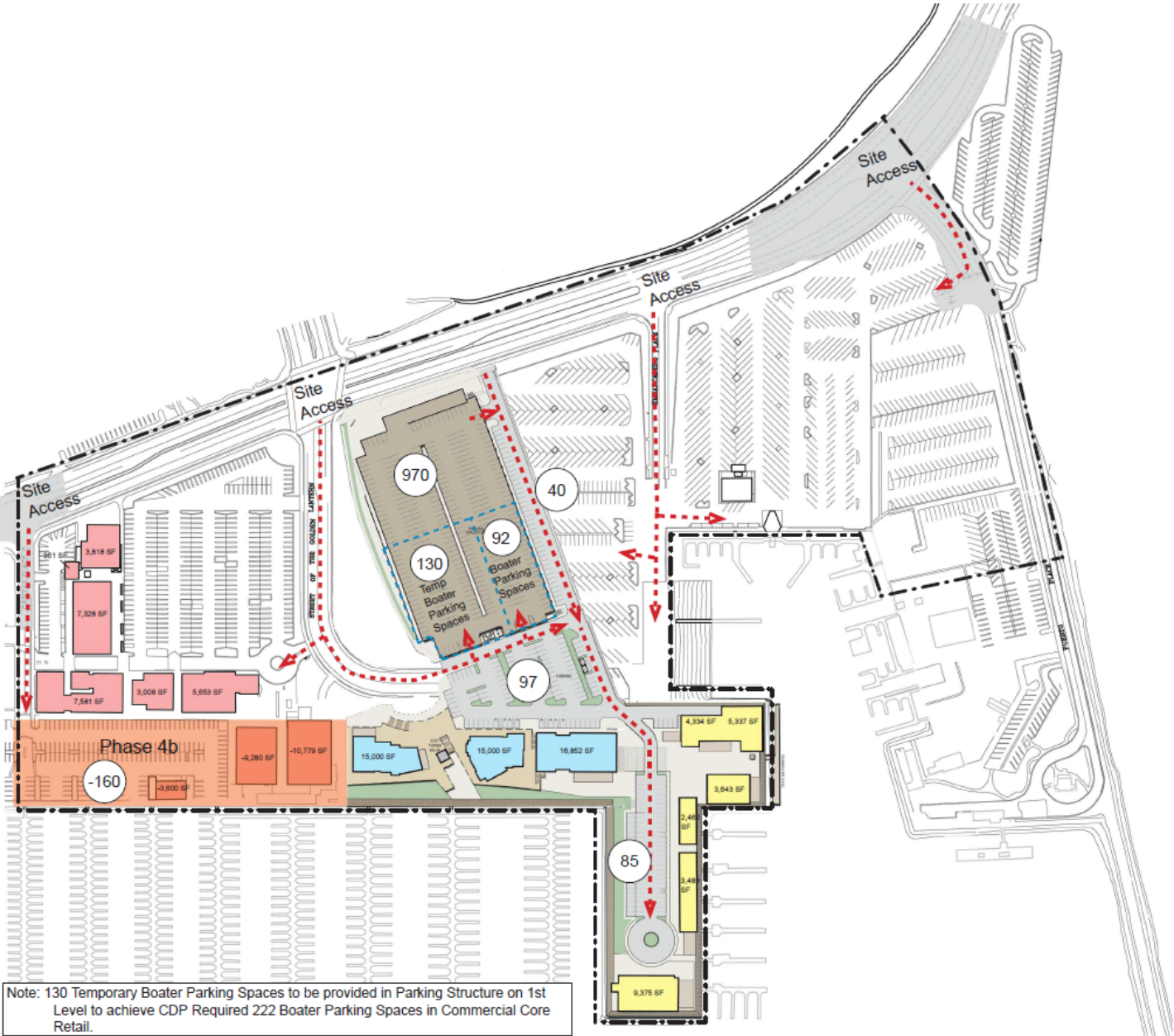
* Construction time durations are tentative and subject to future modifications.

Building Area	SF
Existing Buildings	27,739
Remodeled Buildings	28,634
Demo Buildings	-23,659
New Buildings	46,852
Total:	79,566
3 Level Parking Structure	970 Stalls

Phase 4b Parking	Stalls
Zone I & II Existing	1,813
Sports Fishing Parking Relocated	127
New Parking Structure (Including 222 Boater Parking Spaces on 1st Level)	970
Parking Adjacent to Parking Structure	40
Displaced by Wharf Construction	-186
New Wharf Parking	85
Displaced Parking by Phase 4a Construction	-299
New Parking - Phase 4a	97
Displaced Parking by Phase 4b Construction (Includes 150 Boater Spaces)	-160
Total:	2,487
Increased Parking:	674

- > Circulation
- Area Under Construction
- - - - CDP Boundary

8.1.3 PHASING PLAN



PHASE 5

Commercial Core
Parking Lot

8.1.3 PHASING PLAN

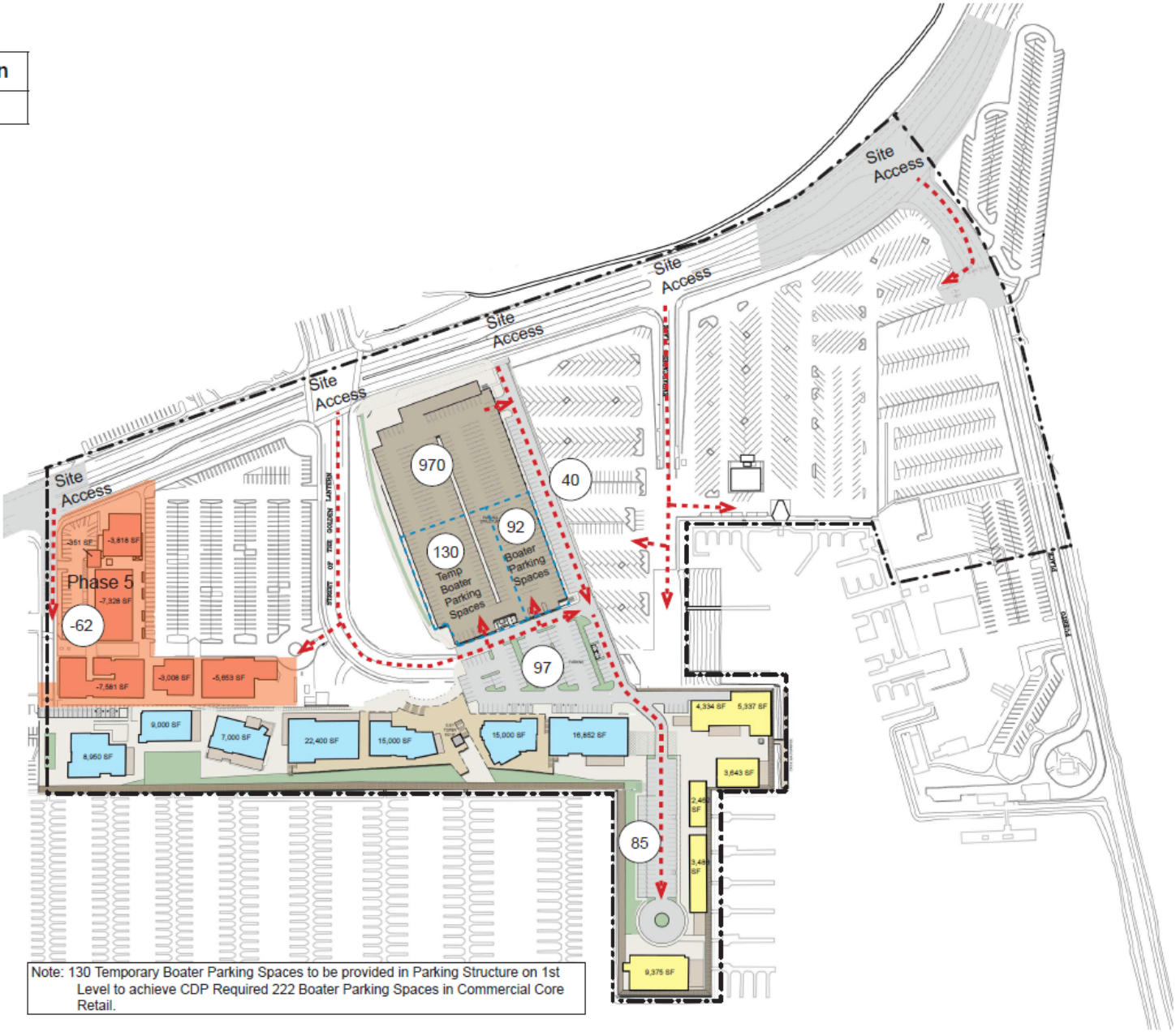
Tentative Construction Time Duration	
Phase 5	5 Months

* Construction time durations are tentative and subject to future modifications.

Building Area	SF
Existing Buildings	0
Remodeled Buildings	28,634
Demo Buildings	-27,739
New Buildings	94,202
Total:	122,836
3 Level Parking Structure	970 Stalls

Phase 5 Parking	Stalls
Zone I & II Existing	1,813
Sports Fishing Parking Relocated	127
New Parking Structure (Including 222 Boater Parking Spaces)	970
Parking Adjacent to Parking Structure	40
Displaced by Wharf Construction	-186
New Wharf Parking	85
Displaced Parking by Phase 4a & 4b Construction	-459
New Parking -Phase 4a	97
Displaced Parking by Phase 5 Construction	-62
Total:	2,425
Increased Parking:	612

- Circulation
- Area Under Construction
- CDP Boundary



PHASE 6

Commercial Core
Main Entrance

8.1.3 PHASING PLAN

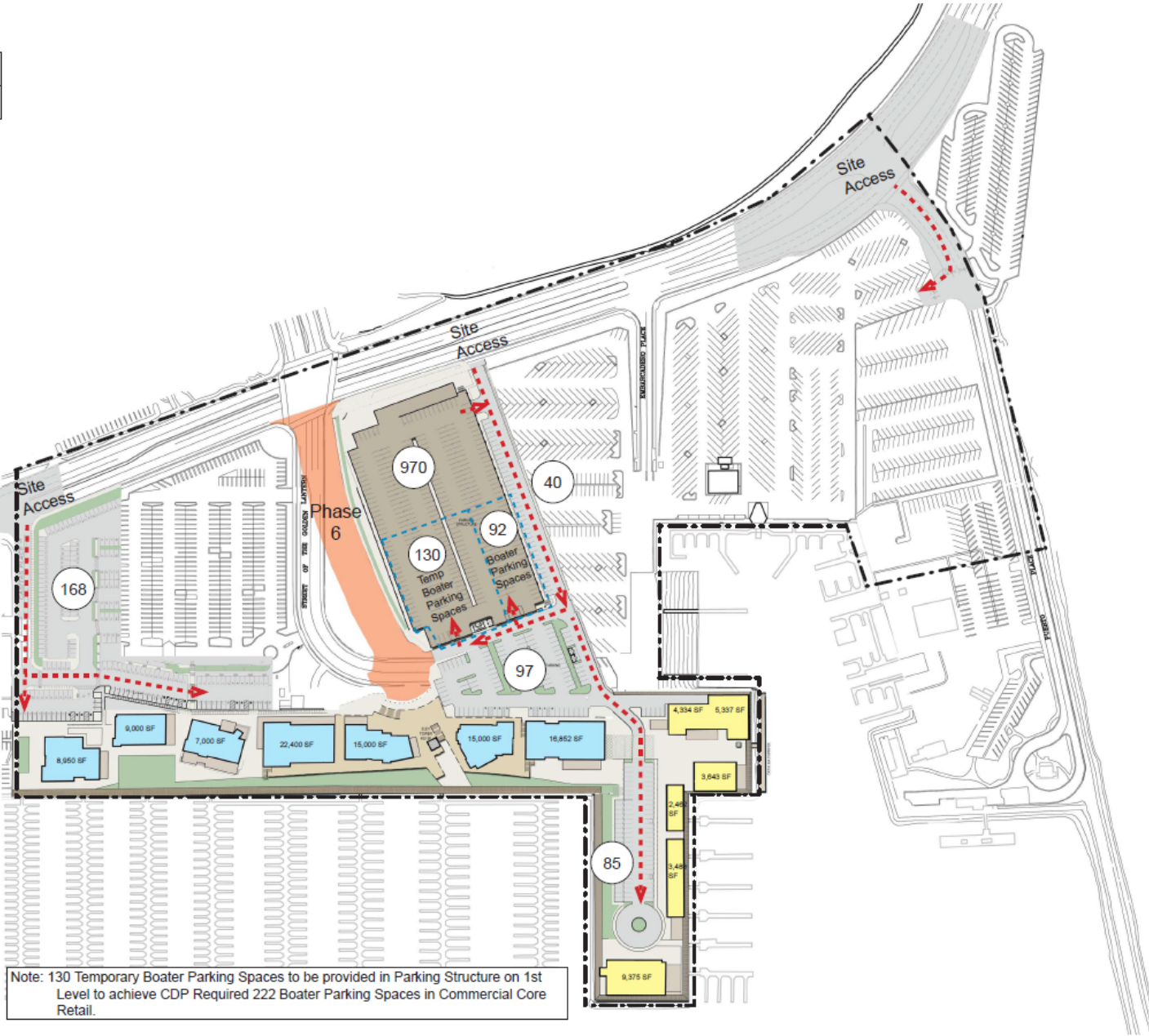
Tentative Construction Time Duration	
Phase 6	4 Months

* Construction time durations are tentative and subject to future modifications.

Building Area	SF
Remodeled Buildings	28,634
New Buildings	94,202
Total:	122,836
3 Level Parking Structure	970 Stalls

Phase 6 Parking	Stalls
Zone I & II Existing	1,813
Sports Fishing Parking Relocated	127
New Parking Structure (Including 222 Boater Parking Spaces)	970
Parking Adjacent to Parking Structure	40
Displaced by Wharf Construction	-186
New Wharf Parking	85
Displaced Parking by Phase 4a & 4b Construction	-459
New Parking - Phase 4a	97
Displaced Parking by Phase 5 Construction	-62
New Parking - Phase 5	168
Total:	2,593
Increased Parking:	780

- > Circulation
- Area Under Construction
- CDP Boundary



PHASE 7

Commercial Core
Public Parking Lot Completion

Tentative Construction Time Duration	
Phase 7	3 Months

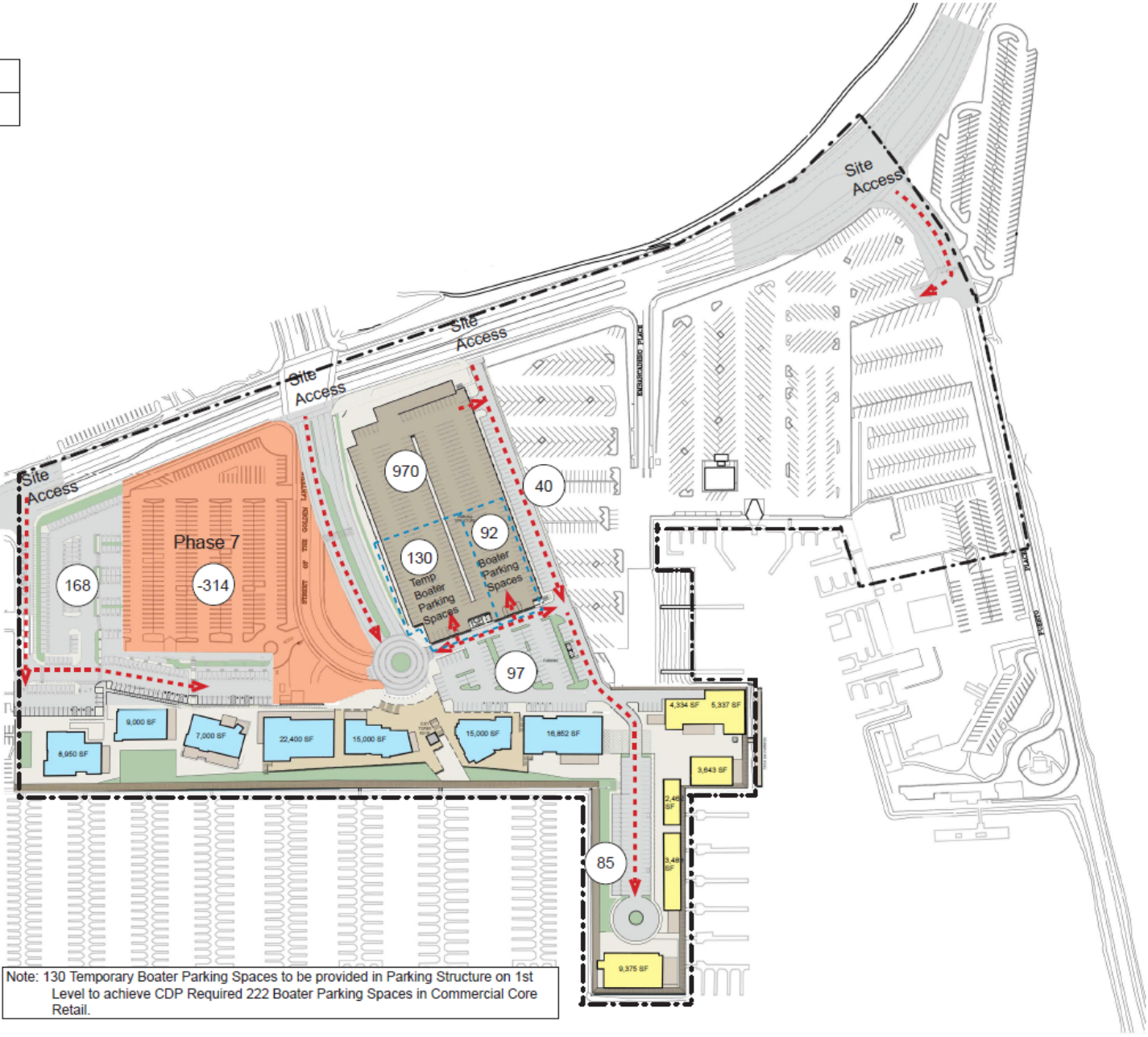
* Construction time durations are tentative and subject to future modifications.

Building Area	SF
Remodeled Buildings	28,634
New Buildings	94,202
Total:	122,836
3 Level Parking Structure	970 Stalls

Phase 7 Parking	Stalls
Zone I & II Existing	1,813
Sports Fishing Parking Relocated	127
New Parking Structure (Including 222 Boater Parking Spaces)	970
Parking Adjacent to Parking Structure	40
Displaced by Wharf Construction	-186
New Wharf Parking	85
Displaced Parking by Phase 4a & 4b Construction	-459
New Parking - Phase 4a	97
Displaced Parking by Phase 5 Construction	-62
New Parking - Phase 5	168
Displaced Phase 7 Parking	-314
Total:	2,279
Increased Parking:	466

- > Circulation
- Area Under Construction
- CDP Boundary

8.1.3 PHASING PLAN



Commercial Core Completion

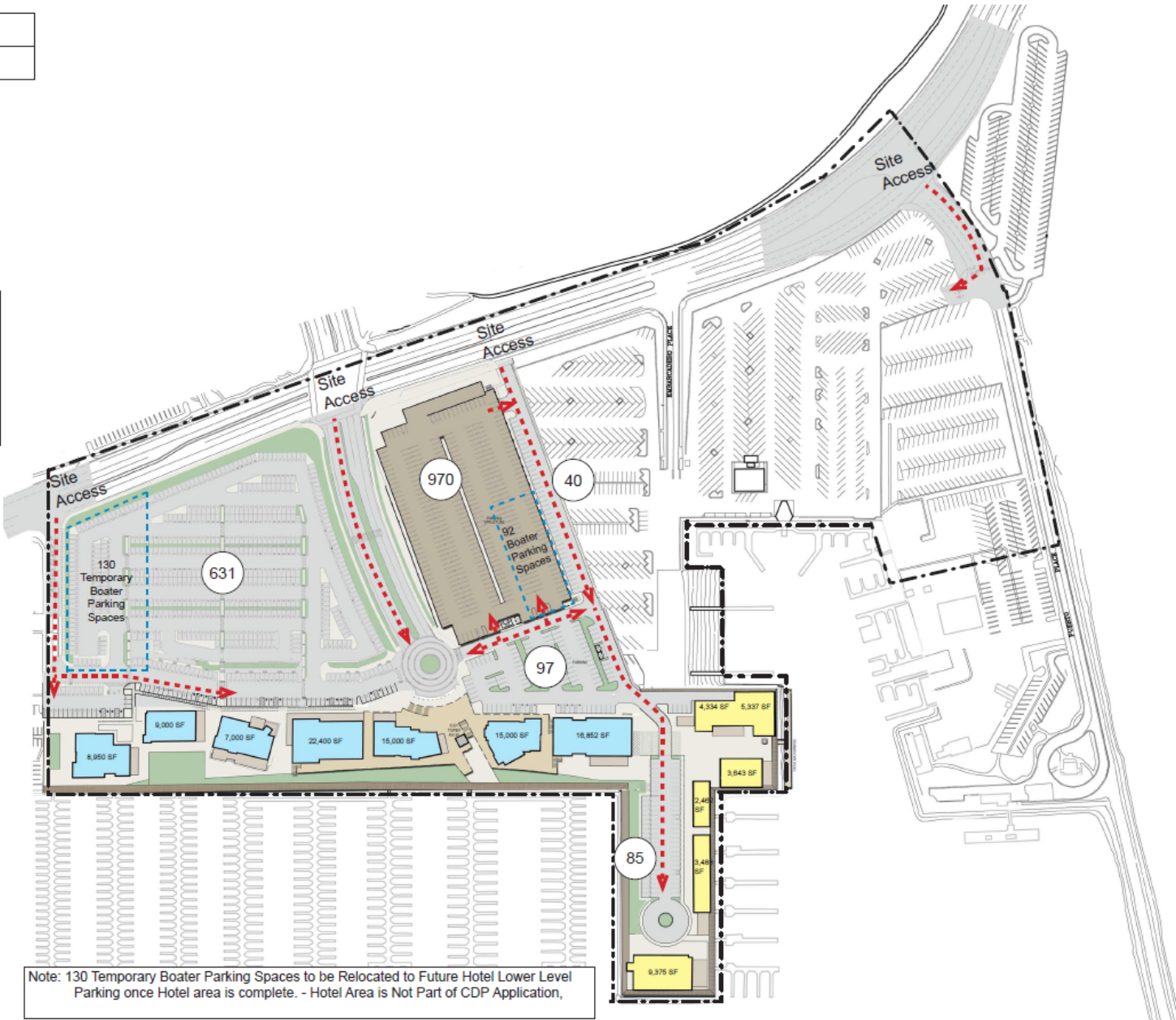
8.1.3 PHASING PLAN

Tentative Construction Time Duration
3 Years

Building Area	SF
Remodeled Buildings	28,634
New Buildings	94,202
Total:	122,836
3 Level Parking Structure	970 Stalls

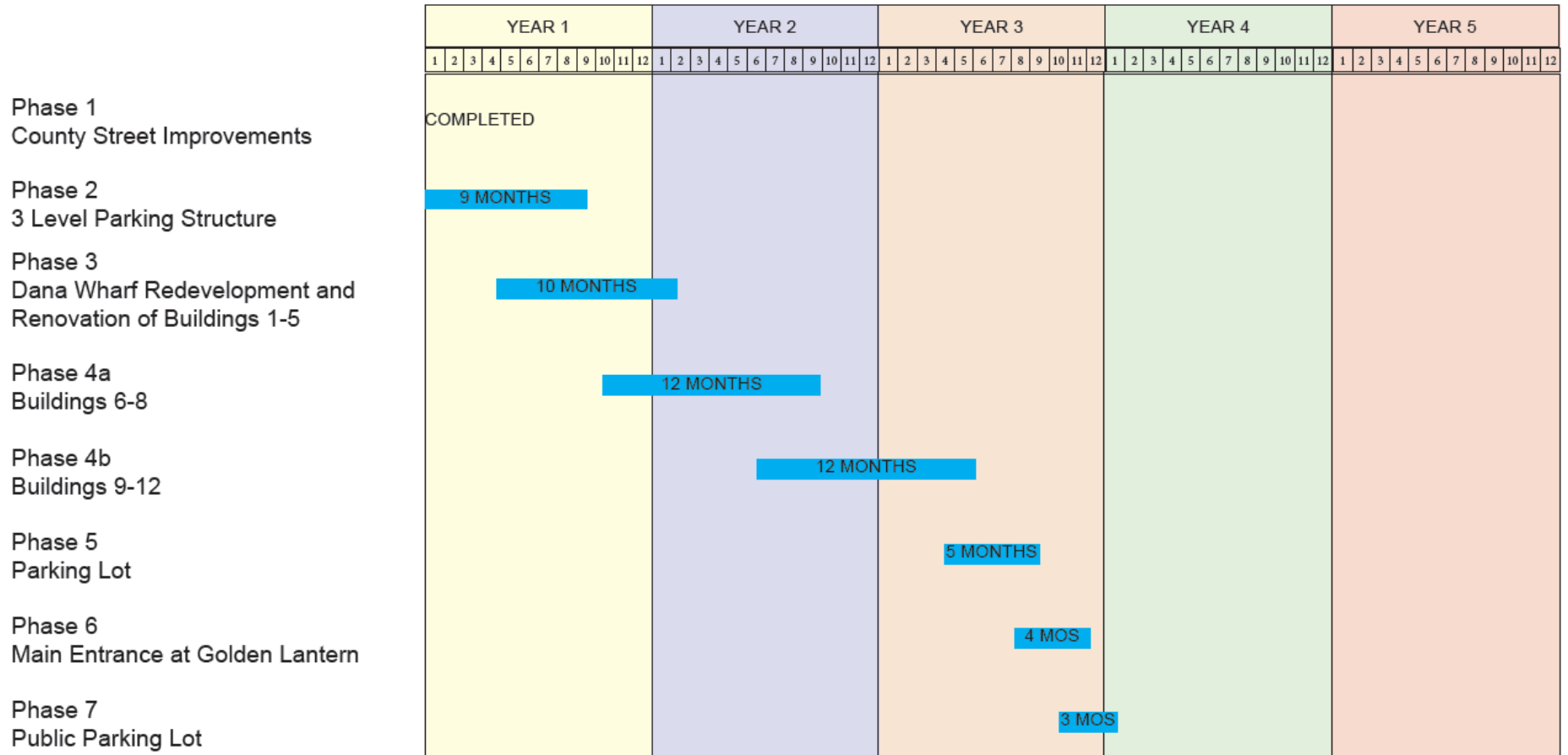
Phase 7 Parking	Stalls
Zone I & II Existing	1,813
Sports Fishing Parking Relocated	127
New Parking Structure (Including 92 Boater Parking Spaces)	970
Parking Adjacent to Parking Structure	40
Displaced by Wharf Construction	-186
New Wharf Parking	85
Displaced Parking by Phase 4a & 4b Construction	-459
New Parking - Phase 4a	97
Displaced Parking by Phase 5 Construction	-62
New Parking - Phase 5 Including 130 Temp Boater Parking Spaces	168
Displaced Phase 7 Parking	-314
New Phase 7 Parking	463
Total:	2,742
Increased Parking:	929

- > Circulation
- Area Under Construction
- CDP Boundary



8.1.3 PHASING PLAN

Dana Point Harbor Commercial Phasing Schedule



* Construction time durations are tentative and subject to future modifications.

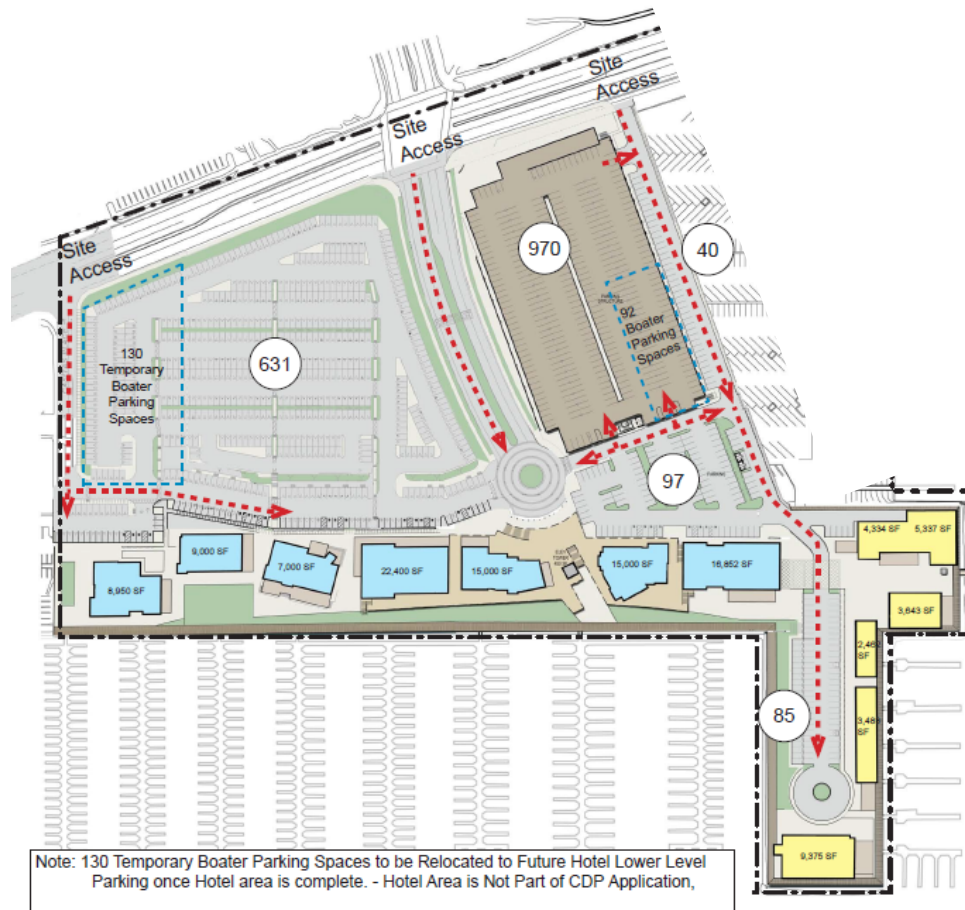
8.1.4 SITE DEVELOPMENT PLAN



NOTE: SEE SECTION 8.1.6 FOR LANDSCAPE PLAN

8.1.4 SITE DEVELOPMENT PLAN

COMMERCIAL CORE CONCEPTUAL SITE PLAN



8.1.5 BUILDING ELEVATIONS

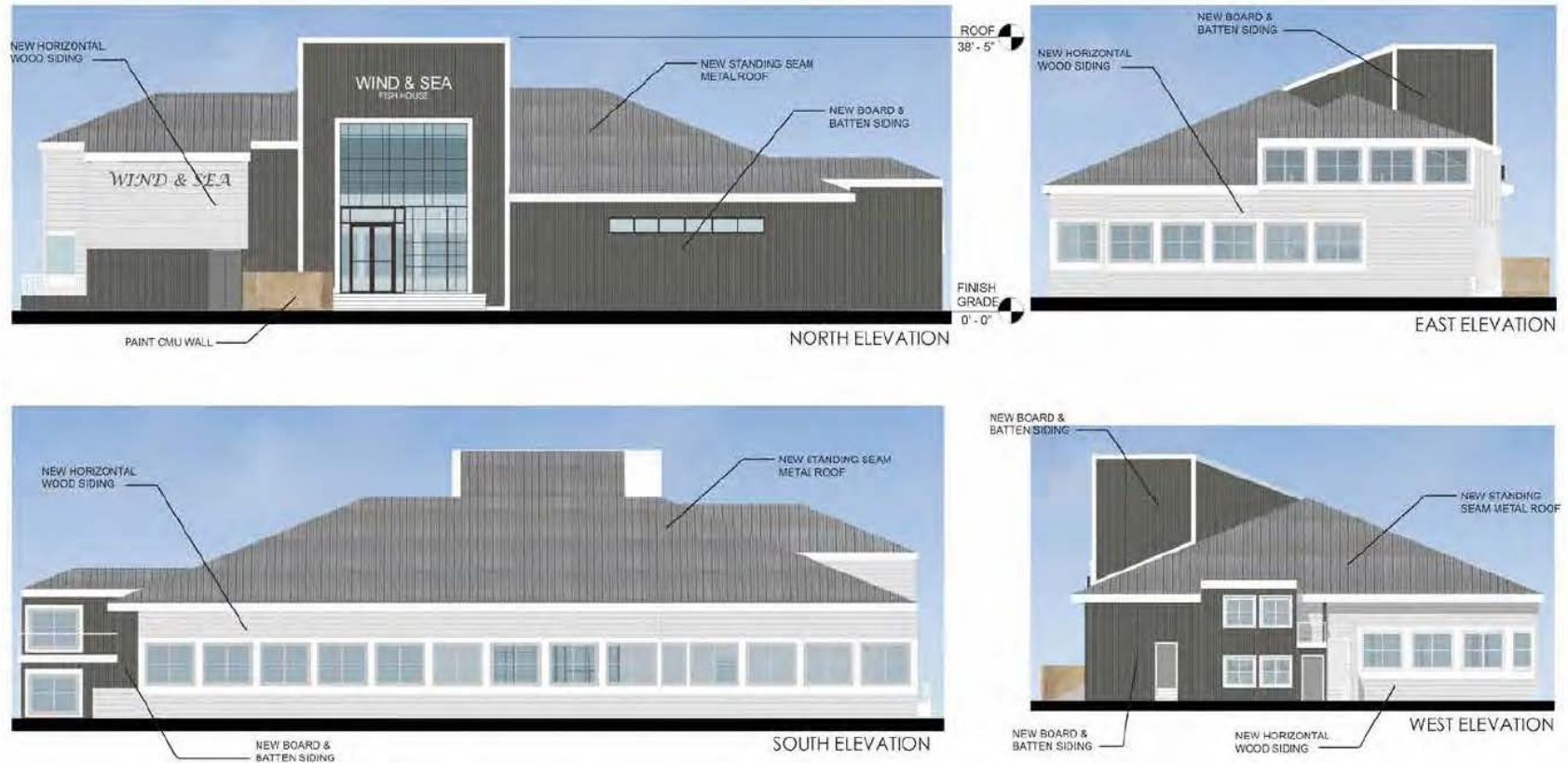


WATERFRONT ELEVATION



PARKING LOT ELEVATION

8.1.5 BUILDING ELEVATIONS



Dana Point Harbor Revitalization
Dana Point, California

BUILDING 1

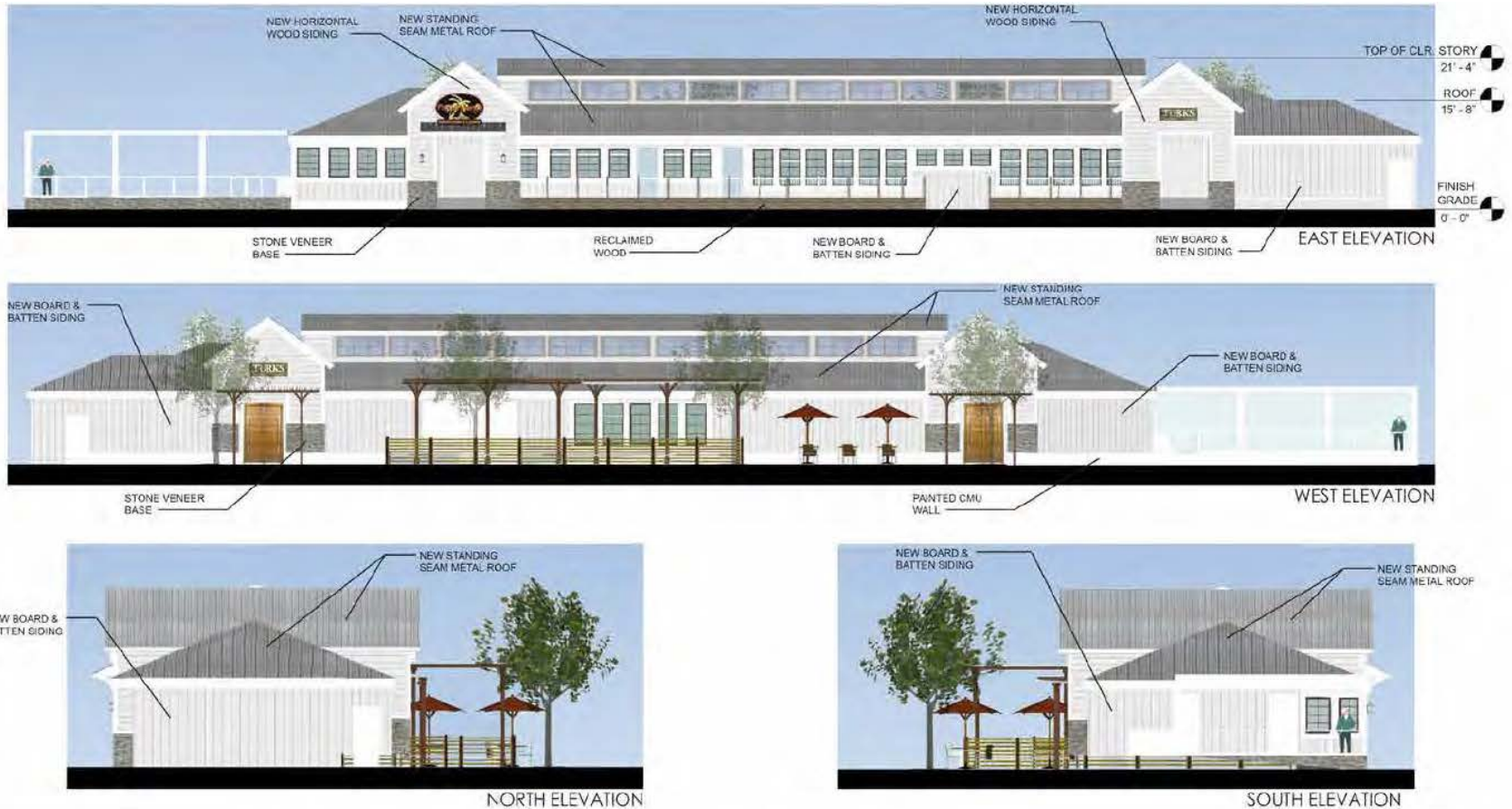
17548 Sky Park Circle
Suite B
Irvine, California 92614
949-727-3245
www.sps-arch.com
Copyright © Sam Architects



DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION
WHARF BUILDING 1

8.1.5 BUILDING ELEVATIONS



BWP
BURNHAM | WARD
PROPERTIES

Dana Point Harbor Revitalization
Dana Point, California

BUILDING 2

1794R Sky Park Circle
Suite B
Irvine, California 92614
949-751-3249
www.sms-arch.com
Copyright © 2015 Architects



DANA POINT HARBOR REVITALIZATION

REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION
WHARF BUILDING 2

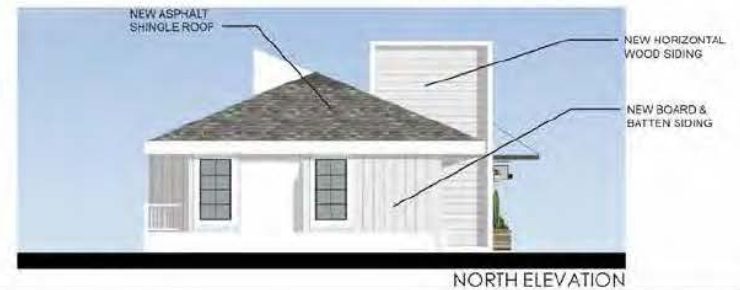
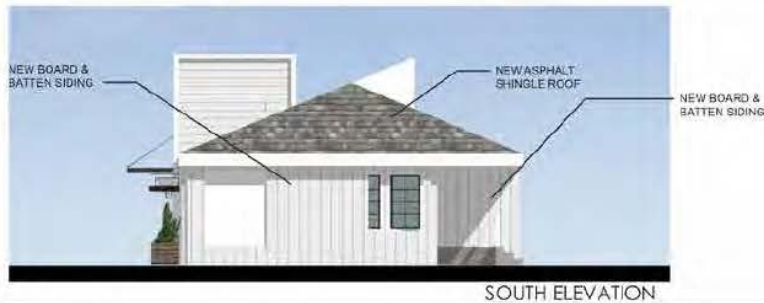
BWP BURNHAM | WARD
PROPERTIES

R.D. OLSON
DEVELOPMENT



BELLWETHER
FINANCIAL GROUP

8.1.5 BUILDING ELEVATIONS



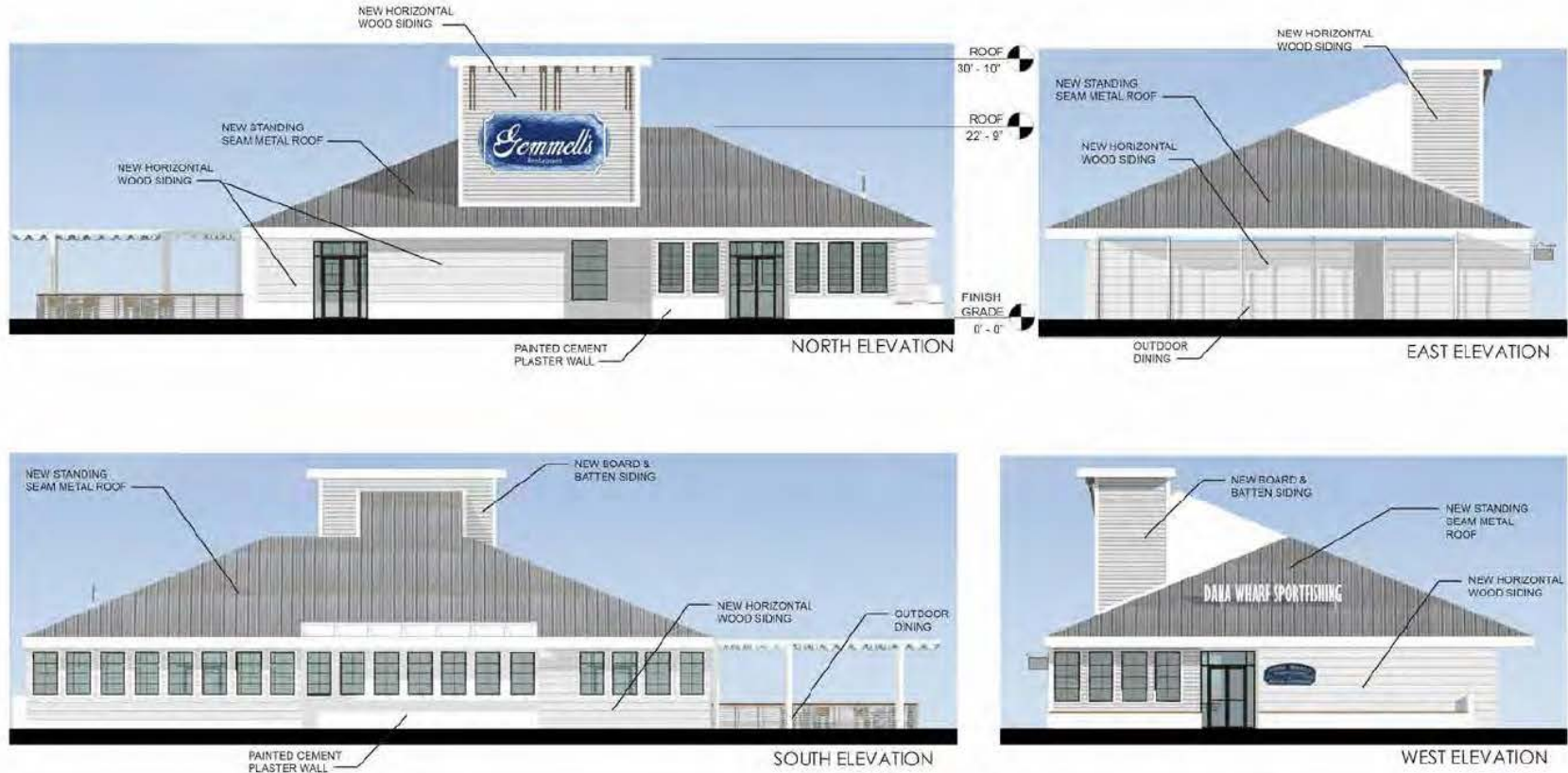
Dana Point Harbor Revitalization
Dana Point, California

BUILDING 3

17548 Sky Park Circle
Suite B
Irvine, California 92614
949-757-3240
www.bwp-arc.com
Copyright © 2016 Architects



8.1.5 BUILDING ELEVATIONS



Dana Point Harbor Revitalization
Dana Point, California

BUILDING 4

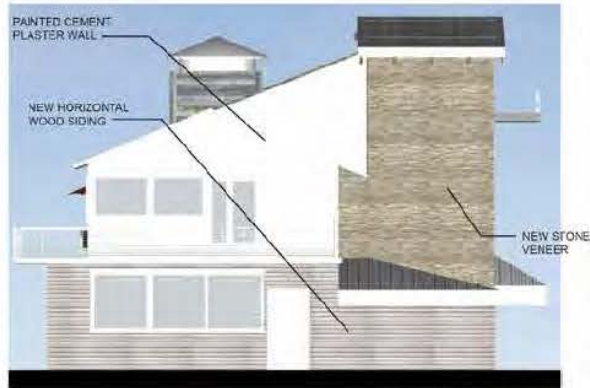
17840 Sky Park Circle
Suite B
Irvine, California 92614
949-257-3240
www.sms-arch.com
Copyright © 2015 Architects



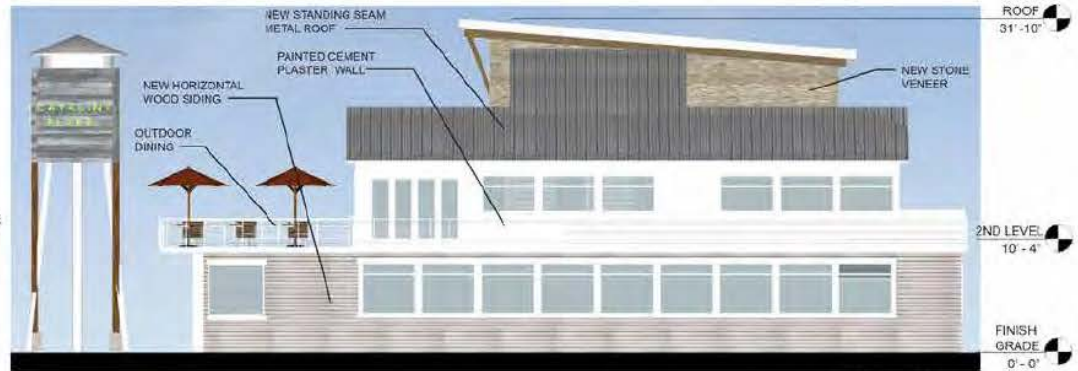
DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION
WHARF BUILDING 4

8.1.5 BUILDING ELEVATIONS



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



Dana Point Harbor Revitalization
Dana Point, California

BUILDING 5A

17040 Sky Park Circle
Suite B
Irvine, California 92614
949-757-3240
www.sms-architects.com
Copyright © SMS Architects



DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION
WHARF BUILDING 5A

8.1.5 BUILDING ELEVATIONS



Dana Point Harbor Revitalization
Dana Point, California

BUILDING 5B

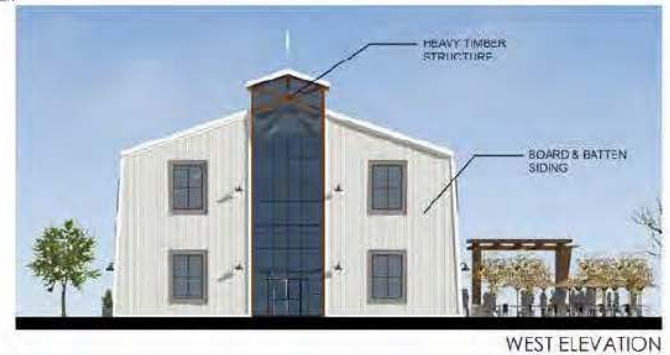
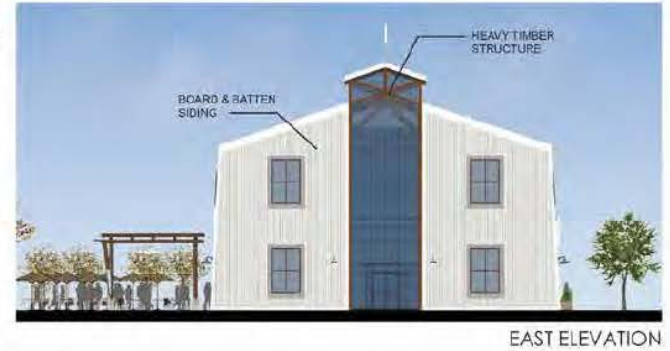
17840 Sky Park Circle
Suite B
Irvine, California 92618
949.757-3240
www.burnham-ward.com
Copyright © 2015 Architects



DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION
WHARF BUILDING 5B

8.1.5 BUILDING ELEVATIONS



BWP
BURNHAM | WARD
PROPERTIES

Dana Point Harbor Revitalization
Dana Point, California

BUILDING 6

17940 Sky Park Circle
Suite B
Irvine, California 92614
949.707.3240
www.burnhamward.com
Copyright © 2016 Architects

SMS
ARCHITECTS

BWP BURNHAM | WARD
PROPERTIES

R.D. OLSON
DEVELOPMENT

BELLWETHER
FINANCIAL GROUP

DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION BUILDING 6

8.1.5 BUILDING ELEVATIONS



Dana Point Harbor Revitalization
Dana Point, California

BUILDING 7

17545 Sky Park Circle
Suite 11
Irvine, California 92618
949-757-3240
www.burnhamward.com
Copyright © 2015, Architects



BELLWETHER
FINANCIAL GROUP

DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION BUILDING 7

8.1.5 BUILDING ELEVATIONS



BWP
BURNHAM | WARD
ARCHITECTS

Dana Point Harbor Revitalization
Dana Point, California

BUILDING 8

17040 Sky Park Circle,
Suite B
Irvine, California 92618
949-757-3240
www.bwp-arch.com
Copyright © SMS Architects

SMS
ARCHITECTS

BWP BURNHAM | WARD
PROPERTIES

R.D. OLSON
DEVELOPMENT



BELLWETHER
FINANCIAL GROUP

DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION BUILDING 8

8.1.5 BUILDING ELEVATIONS



Dana Point Harbor Revitalization
Dana Point, California

BUILDING 9

17446 Sky Park Circle
Suite B
Irvine, California 92614
949-761-3240
www.sms-dtcf.com
Copyright © 2016 Architects



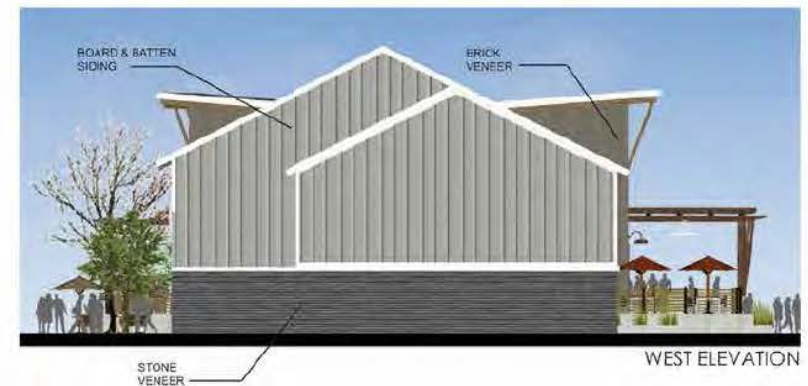
BELLWETHER
FINANCIAL GROUP

DANA POINT HARBOR REVITALIZATION

REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION BUILDING 9

8.1.5 BUILDING ELEVATIONS



Dana Point Harbor Revitalization
Dana Point, California

BUILDING 10

17940 Sky Park Circle
Suite B
Irvine, California 92614
949-751-3260
www.smsarch.com
Copyright © 2015, SMS Architects



DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION BUILDING 10

8.1.5 BUILDING ELEVATIONS



Dana Point Harbor Revitalization
Dana Point, California

BUILDING 11

17946 Sky Park Circle
Suite 0
Irvine, California 92614
949-757-3240
www.sms-arch.com
Copyright © SMS Architects



DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION BUILDING 11

8.1.5 BUILDING ELEVATIONS



BWP
BURNHAM | WARD
PROPERTIES

Dana Point Harbor Revitalization
Dana Point, California

BUILDING 12

17800 Sky Park Circle
Suite B
Irvine, California 92614
949-757-3249
www.sms-arch.com
Copyright © SMS Architects



BWP BURNHAM | WARD
PROPERTIES

R.D. OLSON
DEVELOPMENT

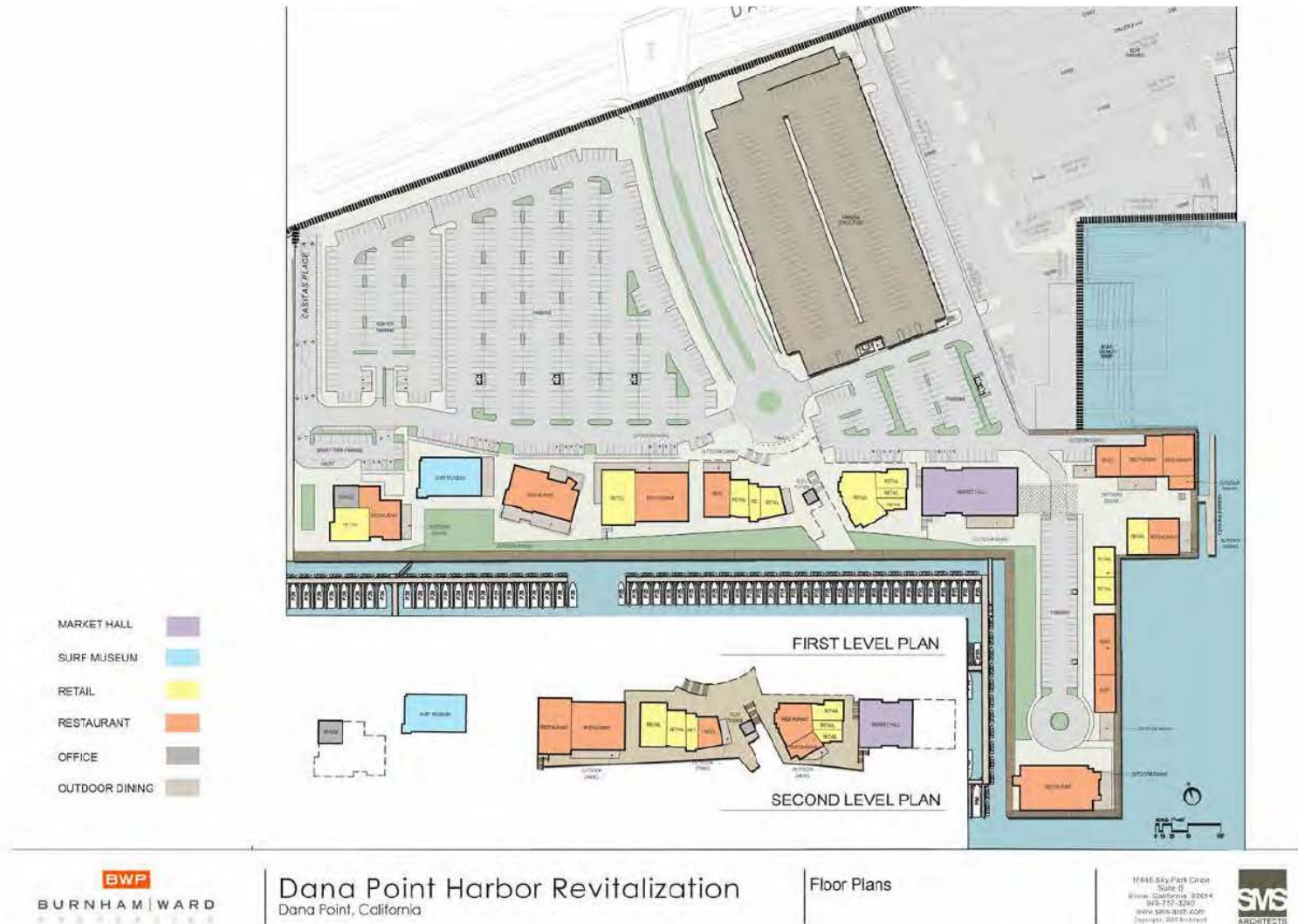


BELLWETHER
FINANCIAL GROUP

DANA POINT HARBOR REVITALIZATION
REQUEST FOR PROPOSAL: DANA POINT HARBOR PARTNERS, LLC

RETAIL/COMMERCIAL CORE ELEVATION BUILDING 12

8.1.6 SCHEMATIC FLOOR PLANS



8.1.6 SCHEMATIC FLOOR PLANS



8.1.6 SCHEMATIC FLOOR PLANS



NTS