

- DRY STORAGE - MAST UP AREA
- VEHICLE WITH TRAILER - LARGE SPACES
- VEHICLE WITH TRAILER - WASHDOWN AREA

BOAT LAUNCH RAMP

Dana Point Harbor PA 1 Plan A Dry Storage Building

4/18/2012	Original Plan	Revised Plan	Revised %
Dry Storage	493	498	
UPPER LEVEL	493	498	
Dry Stack Building	400	390	78.3%
10x25	0	7	1.4%
10x30	93	90	18.1%
10x35	0	11	2.2%
Vehicle with Trailer Spaces	334	335	
10x20	0	0	0.0%
10x25	0	0	0.0%
10x30	0	8	3.1%
10x35	0	4	1.9%
10x40	79	39	14.9%
10x45	143	210	80.2%
10x47	62	0	0.0%
Large Spaces	50	73	
10x50	0	52	71.2%
12x40	0	1	1.4%
12x45	0	2	2.7%
12x50	48	18	24.7%
12x60	2	0	0.0%

498 Boats x 0.25 =	125 Parking for boats
5,600 s.f. / 250 =	23 PA 1 Office Parking
2,800 s.f. / 200 =	10 PA 2 Small Marine Retail
	158 Required Parking Spaces

Auto Spaces	158	114
8'x12' HC	2	2
9'x18'	0	81
12x20 Tandem	0	31

44 Located in parking garage

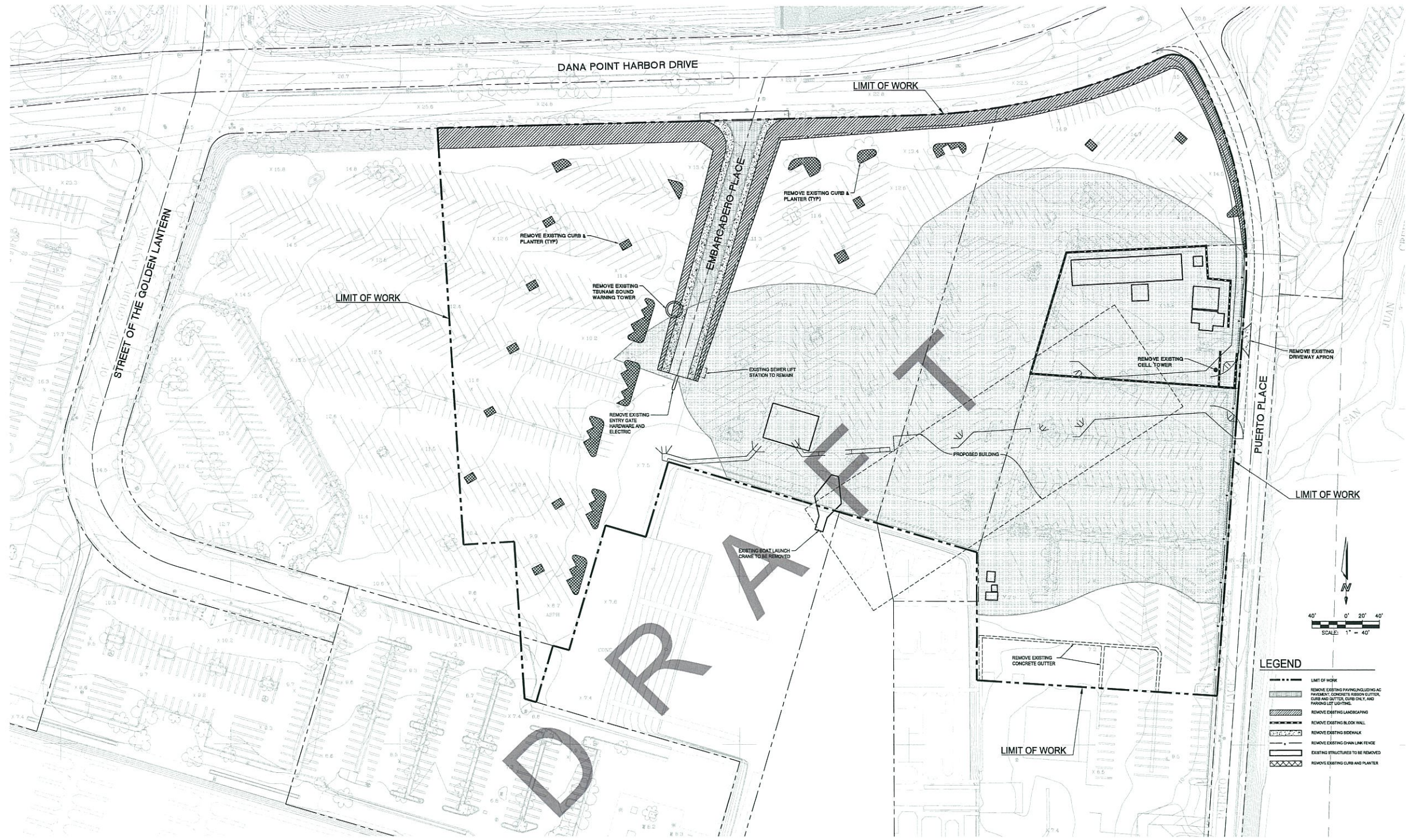
**OC DANA POINT HARBOR REVITALIZATION
DRY BOAT STORAGE BUILDING ALTERNATIVE**

COUNTY OF ORANGE
DANA POINT HARBOR DRIVE
DANA POINT, CALIFORNIA



DATE: 04/18/12
PROJECT #: 2011-02140
SCALE: 1" = 30'-0"
NORTH
SHEET #: A1.00

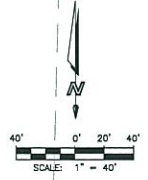
Site Plan



NOTE: FOR UNDERGROUND UTILITY REMOVALS,
PLEASE SEE UTILITY EXHIBITS

LEGEND

	LIMIT OF WORK
	REMOVE EXISTING PAVING INCLUDING AC PAVEMENT, CONCRETE, CURB, GUTTER, CURB AND GUTTER, CURB ONLY, AND PARKING OF LIGHTING
	REMOVE EXISTING LANDSCAPING
	REMOVE EXISTING BLOCK WALL
	REMOVE EXISTING SIDEWALK
	REMOVE EXISTING CHAIN LINK FENCE
	EXISTING STRUCTURES TO BE REMOVED
	REMOVE EXISTING CURB AND PLANTER



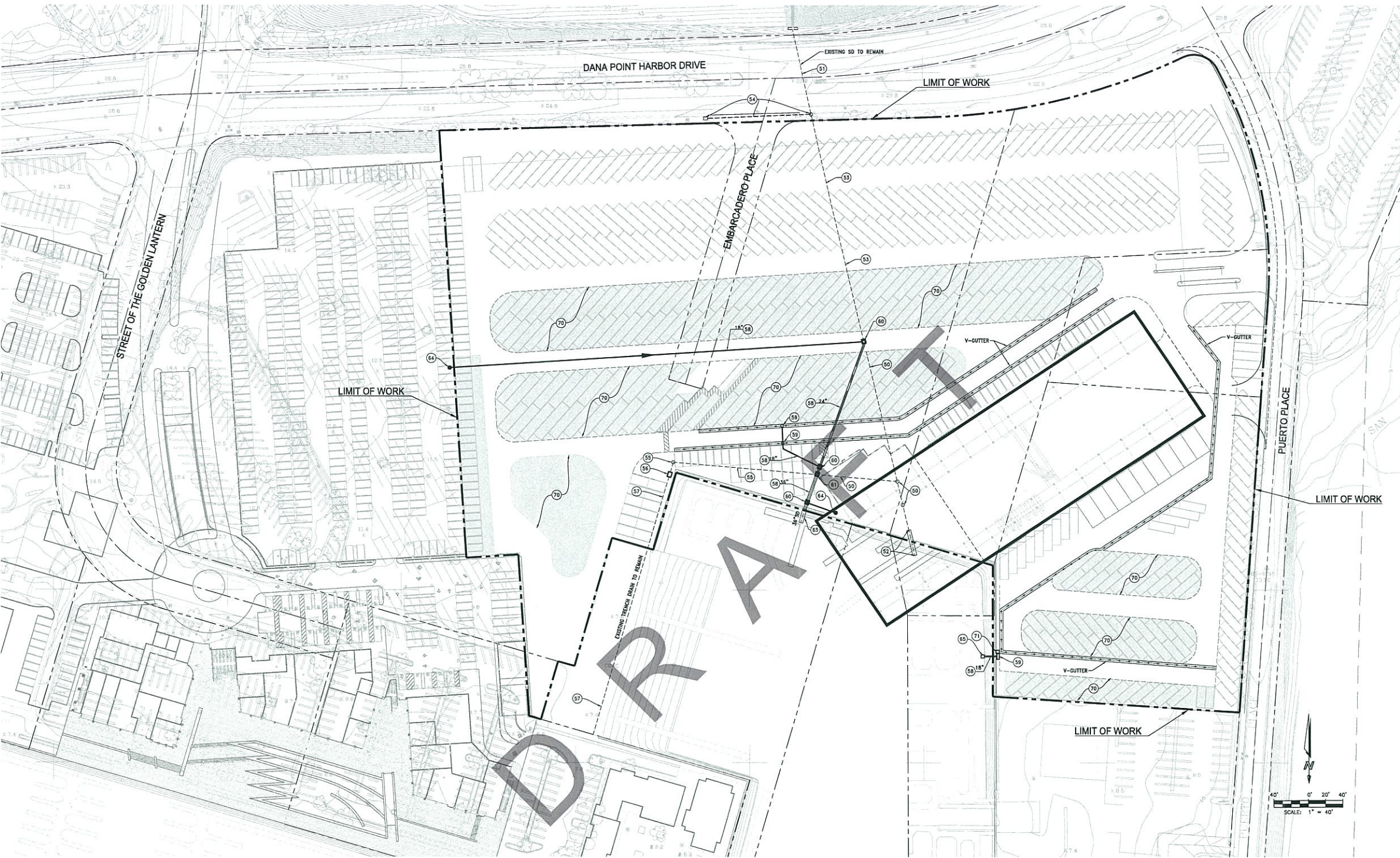
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DRY BOAT STORAGE BUILDING ALTERNATIVE**

COUNTY OF ORANGE
DANA POINT HARBOR DRIVE
DANA POINT, CALIFORNIA



DATE:	04/17/2012
PROJECT #:	337.08
SCALE:	1" = 40'
NORTH	
SHEET #:	1

**DEMOLITION
EXHIBIT**



STORM DRAIN NOTES:

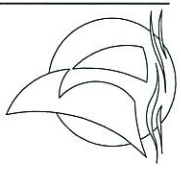
- 50 REMOVE STORM DRAIN PIPELINE AND/OR STORM DRAIN MANHOLE
- 51 PROTECT IN PLACE EXISTING STORM DRAIN PIPELINE BETWEEN INLET EAST OF DANA POINT HARBOR DRIVE AND NEW JUNCTION STRUCTURE INTERCEPT LOCATION.
- 52 ABANDON 30-FEET OF 18" RCP AND FILL WITH CONCRETE BACKFILL.
- 53 PROTECT IN PLACE EXISTING EXISTING STORM DRAIN PIPE
- 54 PROTECT IN PLACE EXISTING 15" STORM DRAIN, CATCH BASIN, AND MANHOLE JUNCTION STRUCTURE AT DANA POINT HARBOR DRIVE AND EMBARCADERO PLACE INTERSECTION.
- 55 PROTECT IN PLACE EXIST 18" RCP
- 56 PROTECT IN PLACE EXISTING STORM WATER FILTER AND DEBRIS CHAMBER
- 57 PROTECT IN PLACE EXISTING TRENCH DRAIN
- 58 CONSTRUCT RCP STORM DRAIN PIPE-SIZE PER PLAN
- 59 CONSTRUCT GRATE INLET CATCH BASIN (ASSUME W=3.5')
- 60 CONSTRUCT JUNCTION STRUCTURE W/ MANHOLE
- 61 CONSTRUCT JUNCTION STRUCTURE W/ MANHOLE AND JOIN EXIST 18" RCP.
- 62 REMOVE EXISTING 18" OUTLET PIPE AND STRUCTURE AND REPLACE WITH A 30" OUTLET PIPE AND SUBMERGED OUTLET STRUCTURE
- 64 CONNECT STORM DRAIN LATERAL TO ROOF DRAIN
- 65 CONSTRUCT 18" SUBMERGED OUTLET STRUCTURE.

WATER QUALITY NOTES:

- 70 CONSTRUCT POROUS PAVEMENT STRUCTURAL SECTIONS (4" CONCRETE PAVEMENT/2" BEDDING COURSE/4" NO 57 OPEN GRADED BASE/NO. 2 STONE BASE)
- 71 CONSTRUCT FILTERRA STORMWATER BIORETENTION FILTRATION SYSTEM

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DANA POINT, CALIFORNIA



DATE: 04/17/2012

PROJECT #: 307.08

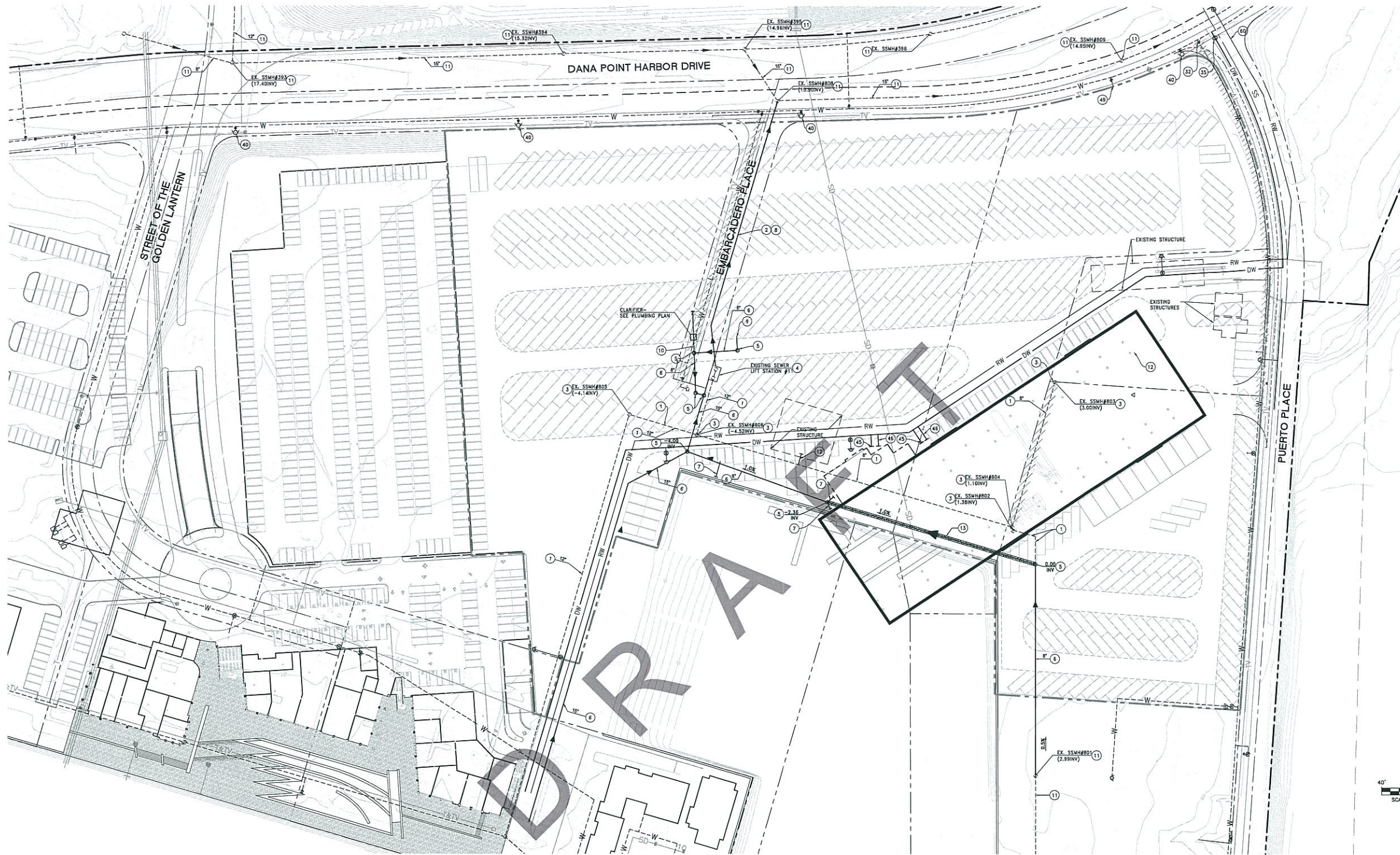
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0 20' 40'



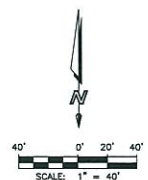
NORTH
SHEET #: 2

**DRAINAGE &
WATER
QUALITY
EXHIBIT**



**OC DANA POINT HARBOR REVITALIZATION
DRY BOAT STORAGE BUILDING REVITALIZATION ALTERNATIVE**

COUNTY OF ORANGE
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DANA POINT, CALIFORNIA



SEWER NOTES

- 1) ABANDON IN PLACE EXISTING SEWER GRAVITY MAIN (SIZE PER PLAN). REMOVE INTERFERING PORTIONS OF VCP SEWER GRAVITY MAIN. PLUG ENDS OF REMAINING VCP WITH #2 BRICK & MORTAR.
- 2) REMOVE EXISTING 8" C.I.P. SEWER FORCE MAIN.
- 3) REMOVE EXISTING MANHOLE.
- 4) UPGRADE EXISTING LIFT STATION (BY OTHERS)
- 5) CONSTRUCT NEW 48" I.D. SEWER MANHOLE
- 6) CONSTRUCT NEW VCP SEWER, SIZE NOTED ON PLAN.
- 7) CONSTRUCT NEW 4" STUB-OUTS FOR BUILDINGS
- 8) CONSTRUCT NEW 8" CIP SEWER FORCE MAIN
- 9) CONSTRUCT 8" SEWER LATERAL FOR HOLDING TANK SEWAGE PUMPOUT SYSTEM
- 10) CONSTRUCT 6" SEWER LATERAL FOR WASH-DOWN AREA CLARIFIER
- 11) PROTECT IN PLACE EXISTING SEWER GRAVITY MAIN (SIZE PER PLAN) AND GRAVITY MAIN MANHOLES
- 12) ABANDON IN PLACE EXISTING BUILDING SEWER LATERAL
- 13) CONSTRUCT CONCRETE ENCASUREMENT

DOMESTIC WATER NOTES

- 31) - ABANDON EXISTING 10" ACP WATER MAIN IN PUERTO PLACE BETWEEN DANA POINT HARBOR DRIVE AND NEW ENTRY ROAD.
- 32) - KEEP EXISTING GATE VALVE AND PROVIDE END CAP ON WEST SIDE OF GATE VALVE
- 33) - ABANDON EXISTING 2" WATER SERVICE LATERAL
- 34) - CONSTRUCT NEW 12" WATER MAIN IN PUERTO PLACE BETWEEN DANA POINT HARBOR DRIVE AND NEW ENTRY ROAD. SAWCUT, REMOVE AND REPLACE EXISTING AC PAVEMENT IN PUERTO PLACE FOR CONSTRUCTION OF WATER MAIN. PROVIDE TRAFFIC CONTROL AS NECESSARY
- 35) - CONSTRUCT 12" GATE VALVE
- 36) - CONSTRUCT NEW FIRE HYDRANT INCLUDING GATE VALVE AND T-CONNECTION
- 37) - CONSTRUCT 12" WATER MAIN
- 38) - CONSTRUCT 12" WATER MAIN TO EX 10" WATER MAIN IN PUERTO PLACE WITH 12"x12"x16" TEE. KEEP EX 10" WATER MAIN IN PUERTO PLACE WEST OF NEW ENTRY ROAD
- 39) - PROTECT IN PLACE EX 10" ACP WATER MAIN IN PUERTO PLACE WEST OF NEW ENTRY ROAD
- 40) - PROTECT IN PLACE EXISTING FIRE HYDRANT
- 41) - PROTECT IN PLACE EXISTING 12" WATER MAIN IN DANA POINT HARBOR DRIVE
- 42) - ABANDON EX 8" ACP WATER MAIN IN EMBARCADERO PLACE
- 43) - ABANDON EXISTING FIRE HYDRANT
- 44) - ABANDON EXISTING 1" WATER SERVICE LATERAL
- 45) - CONSTRUCT 8" FIRE SERVICE LATERAL WITH DETECTOR CHECK
- 46) - CONSTRUCT 2" WATER SERVICE AND 2" METER.
- 47) - CONSTRUCT 12" GATE VALVE
- 48) - CONSTRUCT 8" FIRE SERVICE WITH UNDERGROUND DETECTOR CHECK
- 49) - PROTECT IN PLACE EXISTING WATER SERVICE LINE

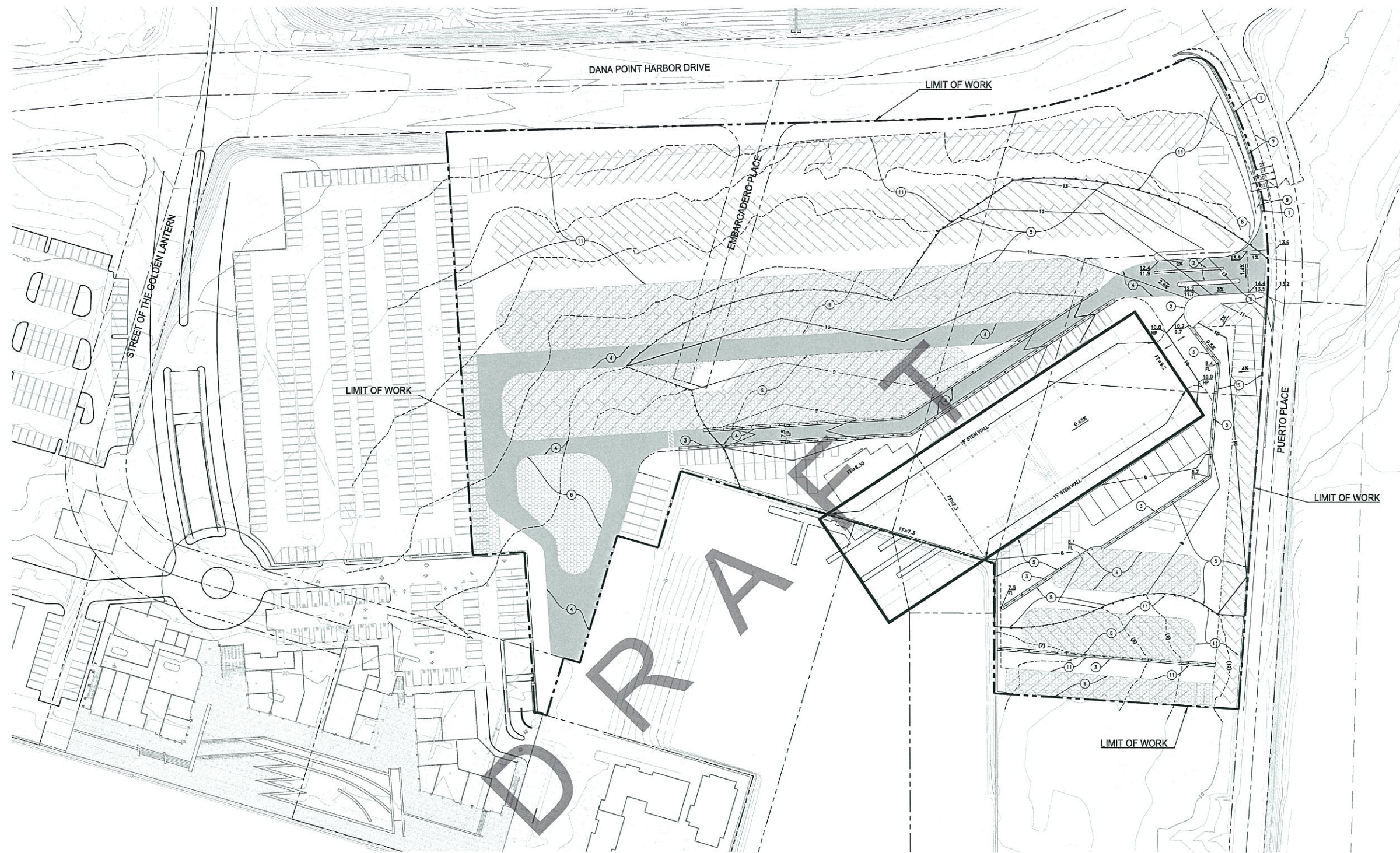
RECYCLED WATER NOTES

- 60) - CONSTRUCT 8" RECYCLED WATER LINE
- 61) - CONSTRUCT 2" WATER SERVICE AND 2" METER
- 62) - JOIN FUTURE MAIN LINE BY OTHERS

DATE:	04/17/2012
PROJECT #:	307.08
SCALE:	1" = 40'
NORTH	
SHEET #:	3

**SEWER &
WATER
EXHIBIT**





**OC DANA POINT HARBOR REVITALIZATION
DRY BOAT STORAGE BUILDING ALTERNATIVE**

COUNTY OF ORANGE
DANA POINT HARBOR DRIVE
DANA POINT, CALIFORNIA

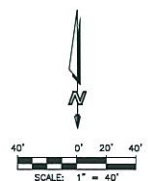


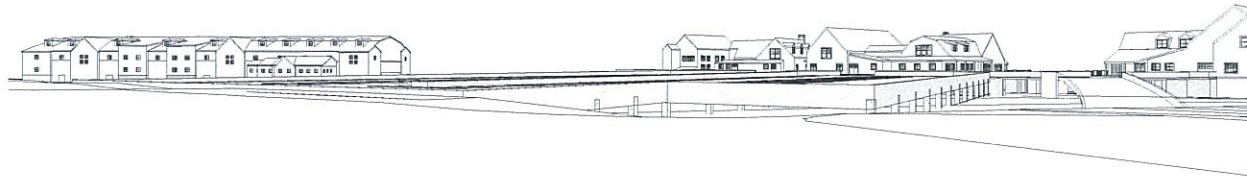
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PROJECT #:	307.08
SCALE:	1" = 40'
NORTH	4

**GRADING &
PAVING
EXHIBIT**

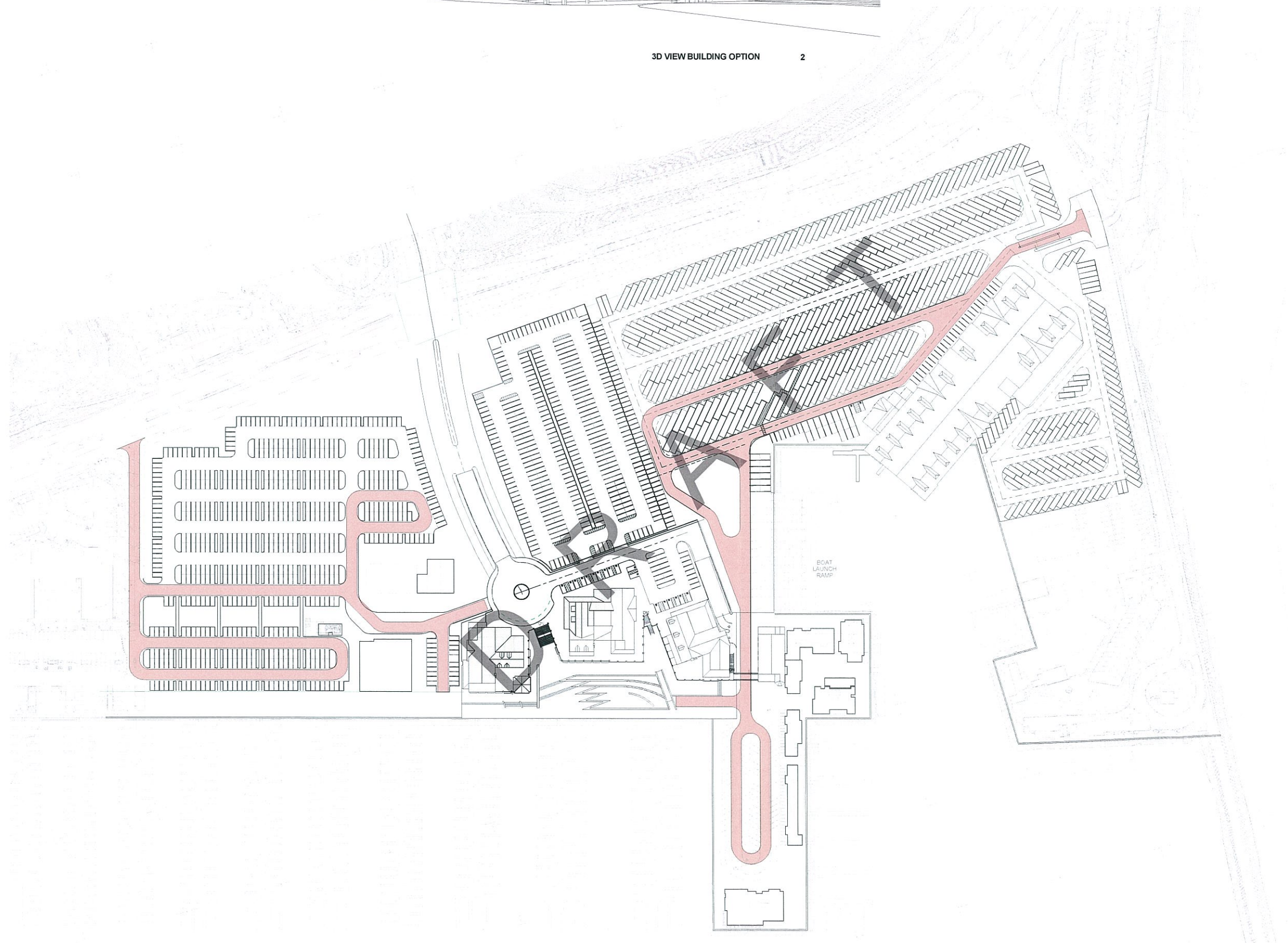
STREE NOTES

- ① CONSTRUCT 6" CURB & GUTTER
- ② CONSTRUCT 6" CURB ONLY
- ③ CONSTRUCT 4" WIDE / 6" THICK CONCRETE V-GUTTER
- ④ CONSTRUCT 6" THICK AC PAVEMENT OVER 12" THICK CMB - FIRE ACCESS
- ⑤ CONSTRUCT 4" THICK AC PAVEMENT OVER 8" THICK CMB - ON-SITE P/MT OTHER THAN FIRE ACCESS
- ⑥ CONSTRUCT POROUS PAVEMENT
- ⑦ CONSTRUCT 6" THICK AC PAVEMENT OVER 12" THICK CMB - PUERTO PLACE
- ⑧ CONSTRUCT 4" THICK P.C.C. CURB RAMP AND CURB RETURN SIDEWALK
- ⑨ CONSTRUCT 4" THICK P.C.C. SIDEWALK
- ⑩ PROTECT IN PLACE EXISTING TRENCH DRAIN AND WATER QUALITY FILTER
- ⑪ GRIND EXISTING ASPHALT PAVEMENT 1" AND INSTALL 2" OF ASPHALT PAVING
- ⑫ PROTECT IN PLACE EXISTING P.C.C. CONCRETE PAVING





3D VIEW BUILDING OPTION 2



LEGEND

PROPOSED FIRE LANES

OC DANA POINT HARBOR REVITALIZATION

COUNTY OF ORANGE
 DANA POINT HARBOR DRIVE
 DANA POINT, CALIFORNIA



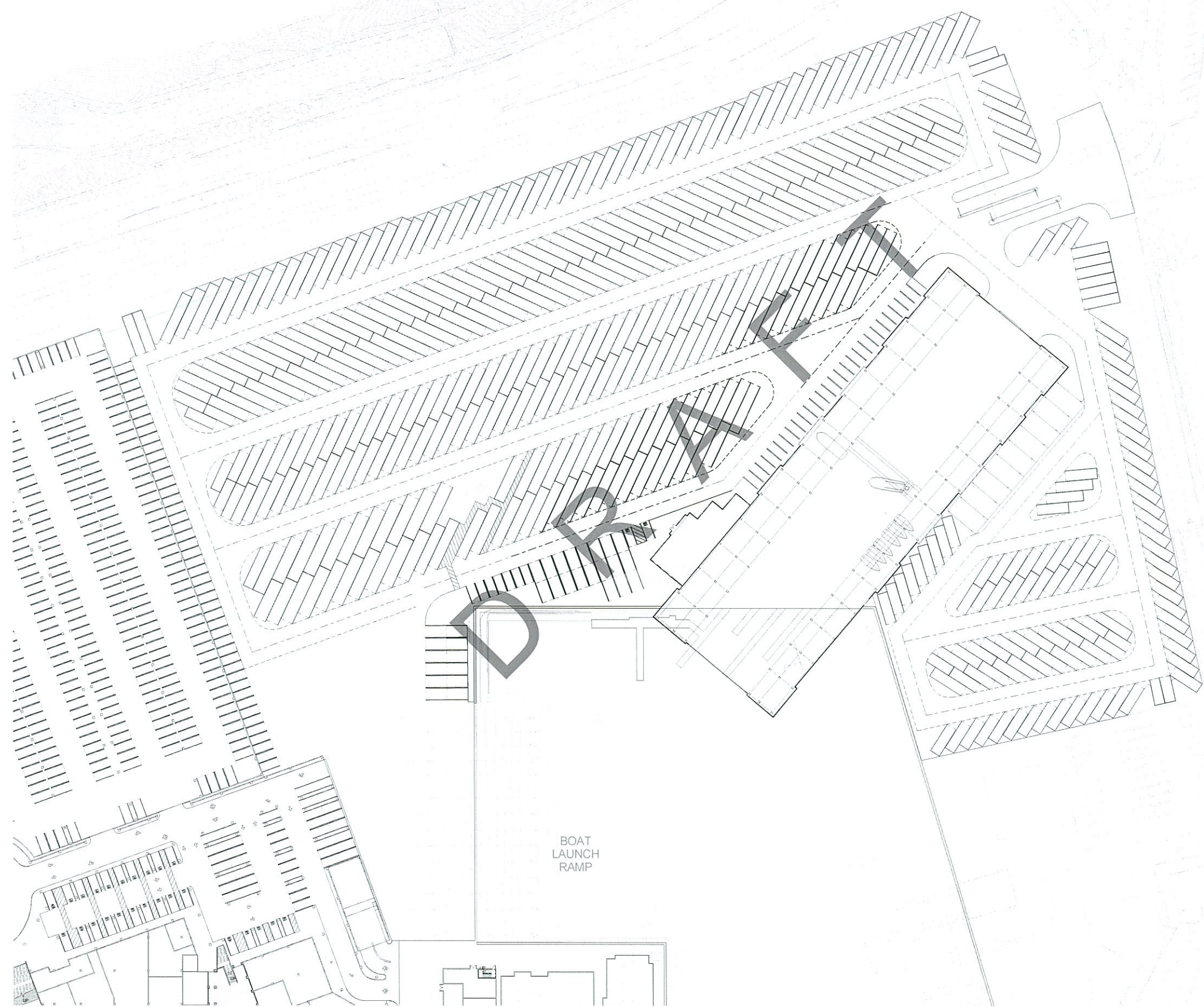
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 PROJECT #: 2011-42140
 SCALE: 1" = 60'-0"
 NORTH
 SHEET #: A-1.02

**SITE PLAN
 BUILDING
 OPTION**

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OC DANA POINT HARBOR REVITALIZATION

COUNTY OF ORANGE
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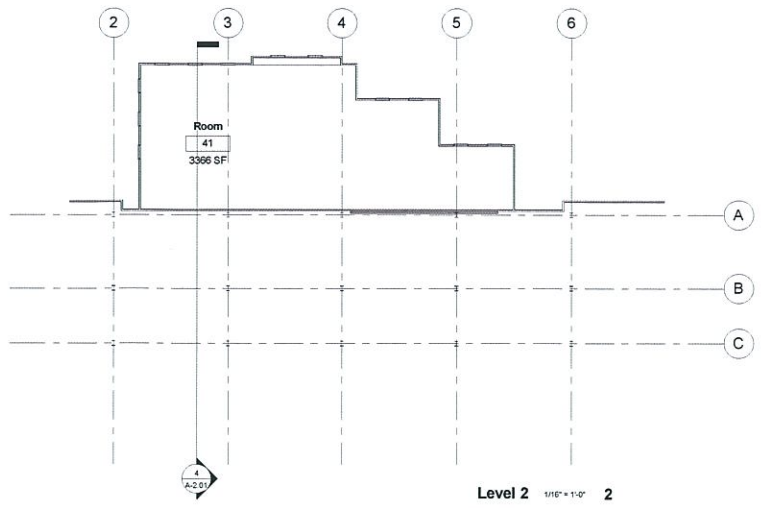
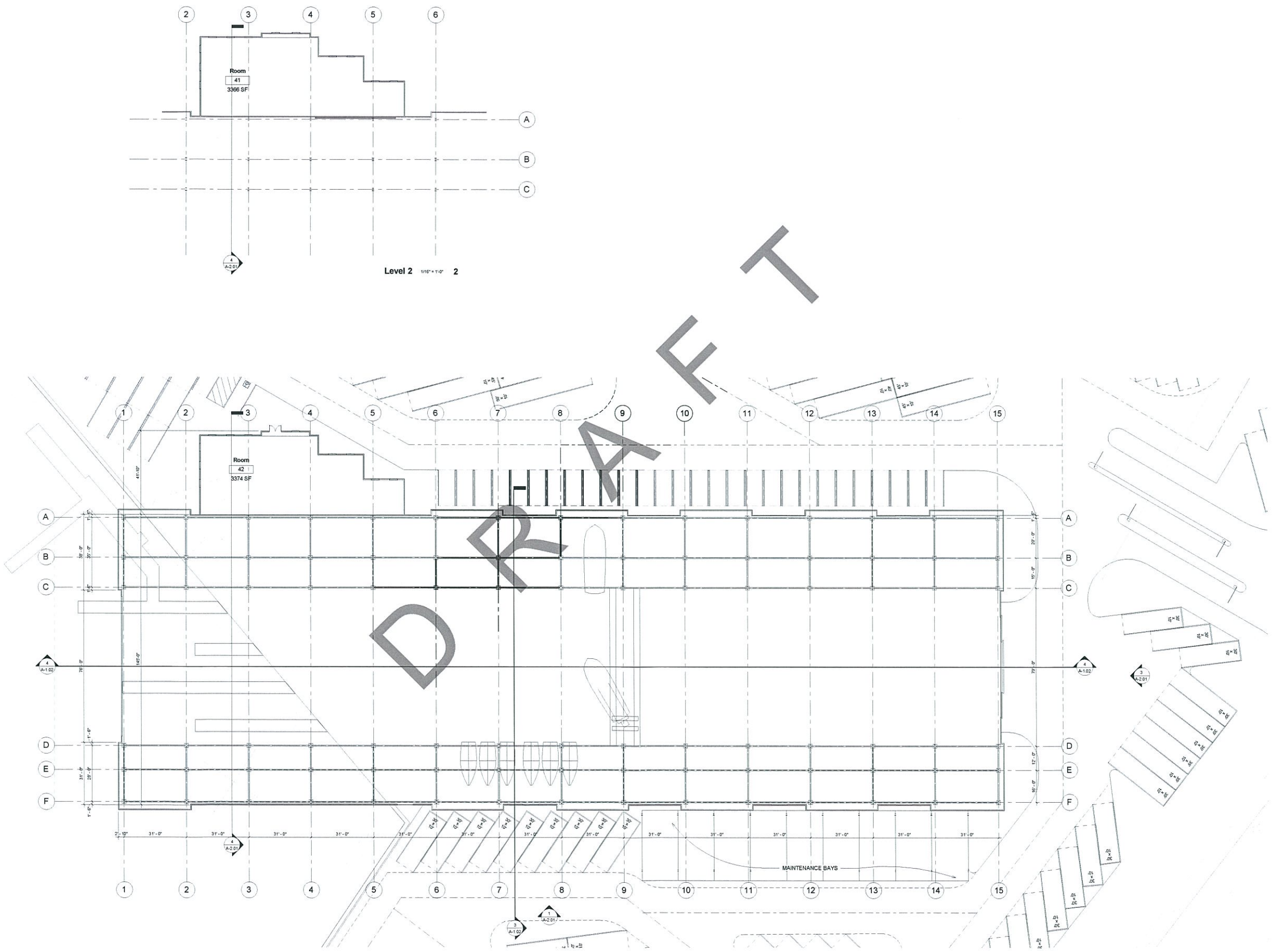
DATE: 04/17/12
 PROJECT #: 2011-02140
 SCALE: 1/32" = 1'-0"
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 NORTH
 SHEET #: A1-10

**BUILDING
 OPTION
 LEVEL 1 PA 1**

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Level 2 1/16" = 1'-0" 2

Level 1 1/16" = 1'-0" 1

DRAFT

OC DANA POINT HARBOR REVITALIZATION

COUNTY OF ORANGE
 DANA POINT HARBOR DRIVE
 DANA POINT, CALIFORNIA



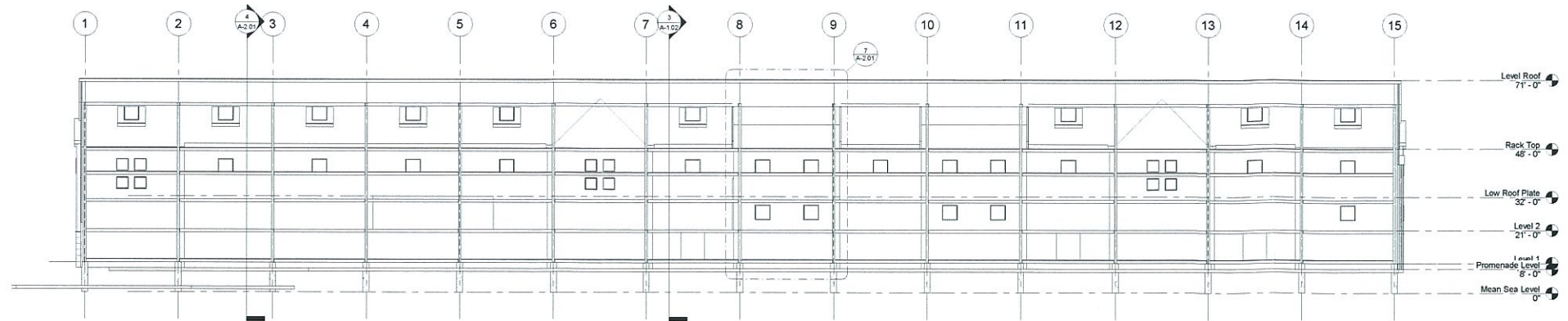
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 PROJECT #: 2011-02140
 SCALE: 1/16" = 1'-0"
 NORTH
 SHEET #: A1-01

**LEVEL ONE
 LEVEL TWO**

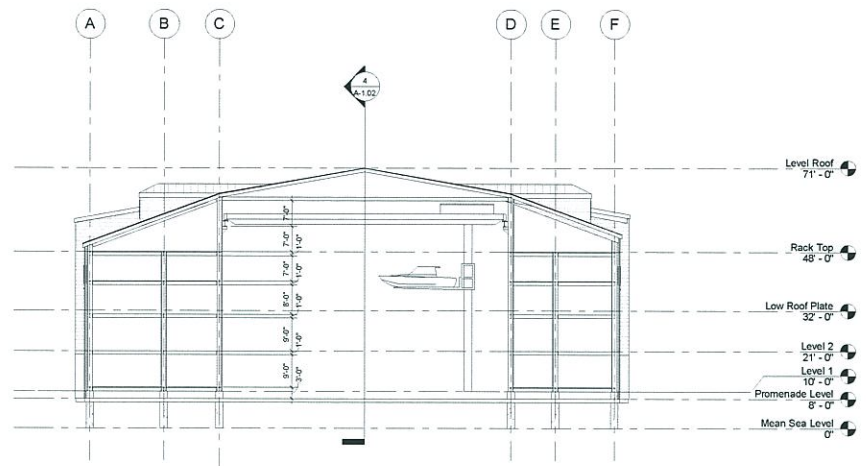
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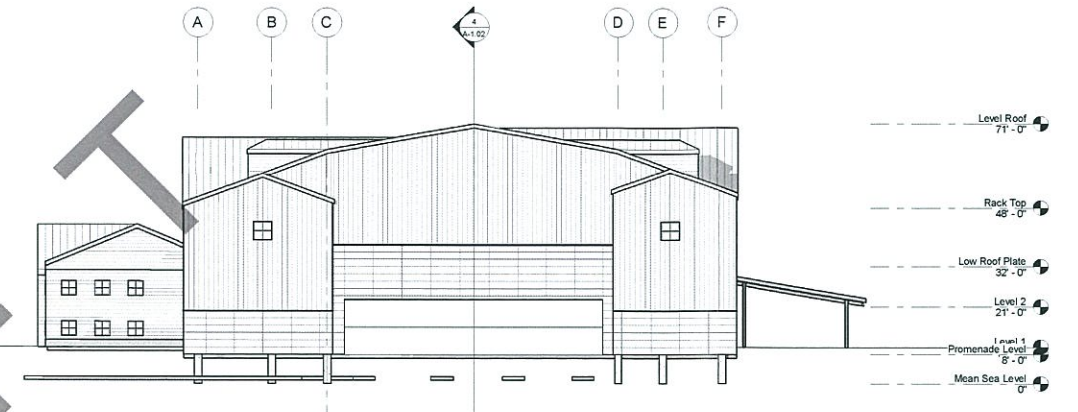
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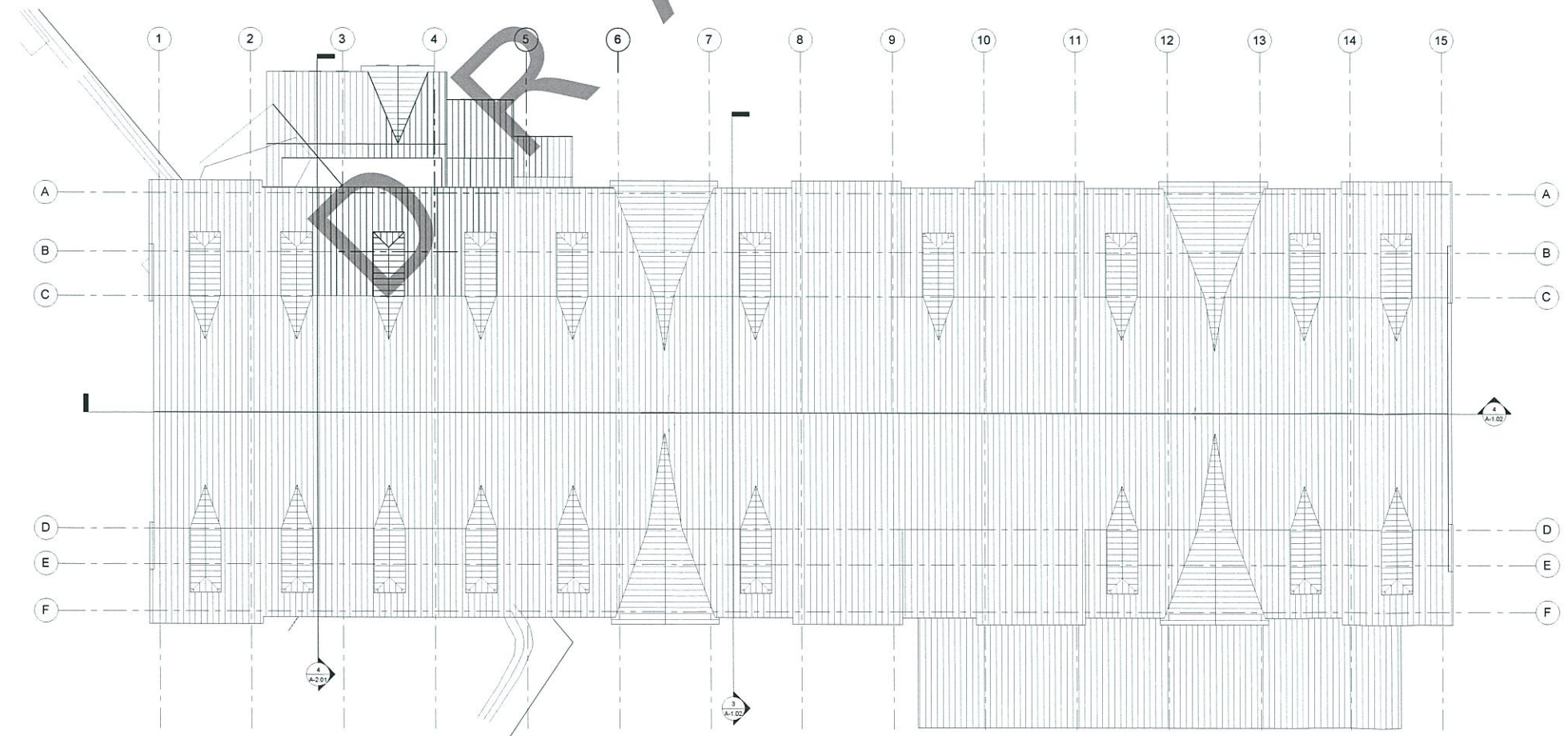
Section 3 1/8" = 1'-0" 4



Section 1 1/8" = 1'-0" 3



West 1/8" = 1'-0" 2



Level Roof 1/8" = 1'-0" 1

OC DANA POINT HARBOR REVITALIZATION

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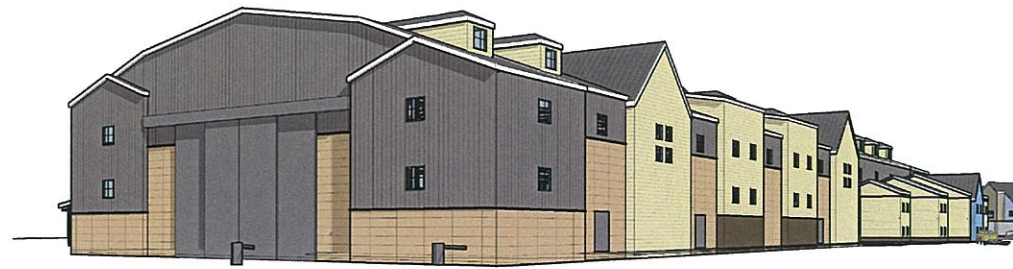
DATE:	04/17/12
PROJECT #:	2011-40140
SCALE:	1/8" = 1'-0"
NORTH	
SHEET #:	A-1.02

LEVEL ROOF

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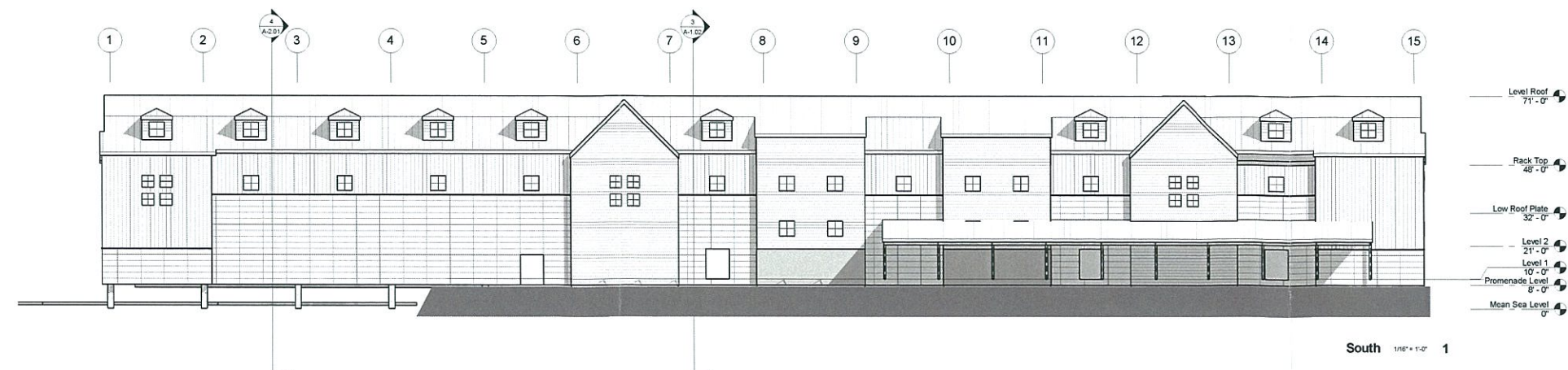
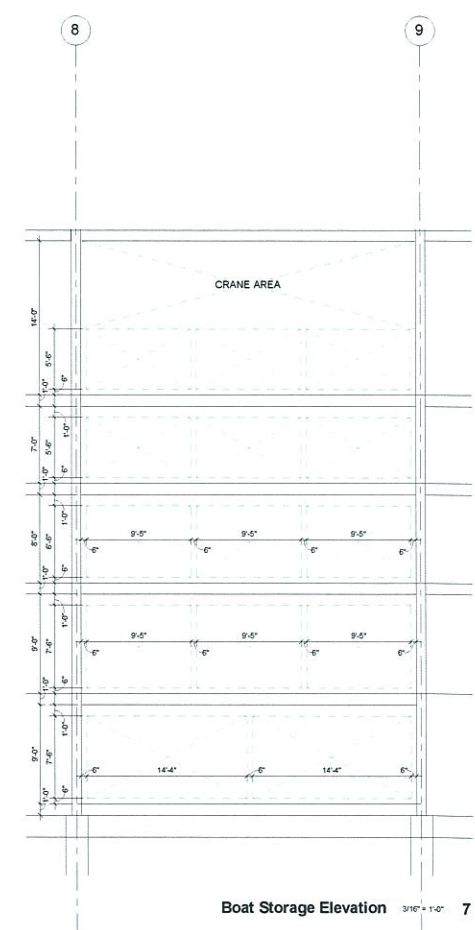
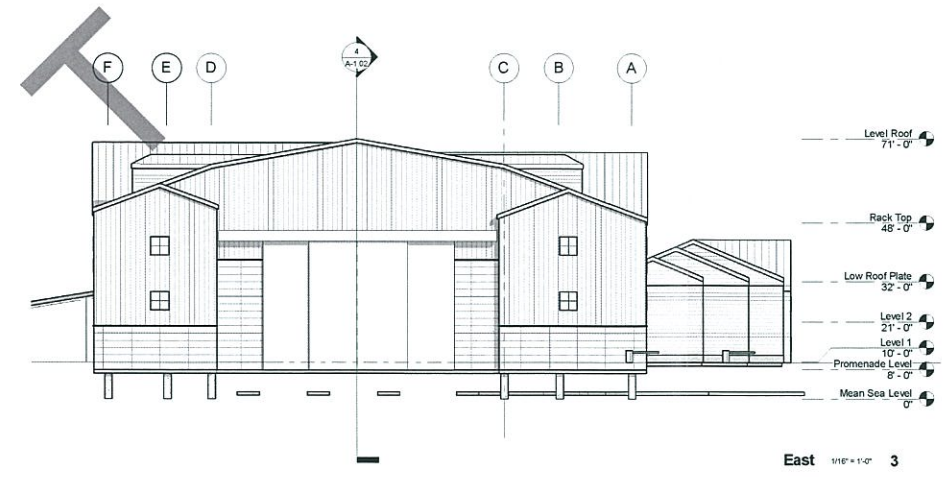
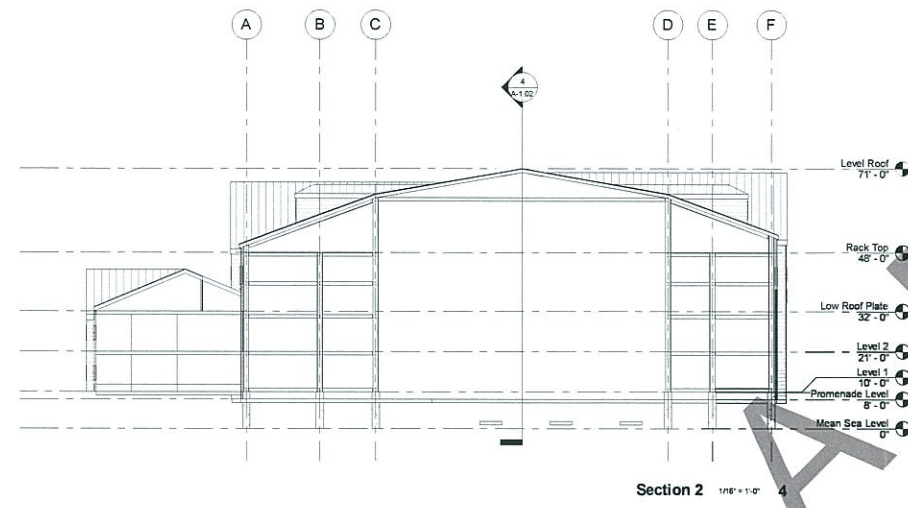
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3D View 2 6



3D View 1 5



OC DANA POINT HARBOR REVITALIZATION

COUNTY OF ORANGE
 DANA POINT HARBOR DRIVE
 DANA POINT, CALIFORNIA



DATE: 04/17/12
 PROJECT #: 2011-02140
 SCALE: As indicated

0

NORTH

SHEET #: A2.01

ELEVATIONS

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