8.1.1 Initial Design Scheme

WATG

Dana Point Harbor Hotel
Dana Point, California

PERSPECTIVE VIEW - PROMENADE NEAR FULL SERVICE HOTEL
174056 | 1 May 2017 | Concept Design

8.1.1 Initial Design Scheme

WATG

Dana Point Harbor Hotel
Dana Point, California

PERSPECTIVE VIEW - PROMENADE NEAR FULL SERVICE HOTEL
174056 | 1 May 2017 | Concept Design

8.1.1 Initial Design Scheme

WATG

Dana Point Harbor Hotel
Dana Point, California

PERSPECTIVE VIEW - FULL SERVICE HOTEL
174056 | 1 May 2017 | Concept Design

8.1.1 Initial Design Scheme

WATG

Dana Point Harbor Hotel
Dana Point, California

PERSPECTIVE VIEW - AFFORDABLE "SELECT SERVICE" HOTEL
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8.1.1 Initial Design Scheme

WATG

Dana Point Harbor Hotel
Dana Point, California

PERSPECTIVE VIEW - PROMENADE NEAR AFFORDABLE "SELECT SERVICE" HOTEL
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8.1.1 Initial Design Scheme

WATG

Dana Point Harbor Hotel
Dana Point, California

PERSPECTIVE VIEW - FROM AFFORDABLE HOTEL
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8.1.1 Initial Design Scheme

WATG

Dana Point Harbor Hotel
Dana Point, California

PERSPECTIVE VIEW - MARINA & AFFORDABLE HOTEL ARRIVAL
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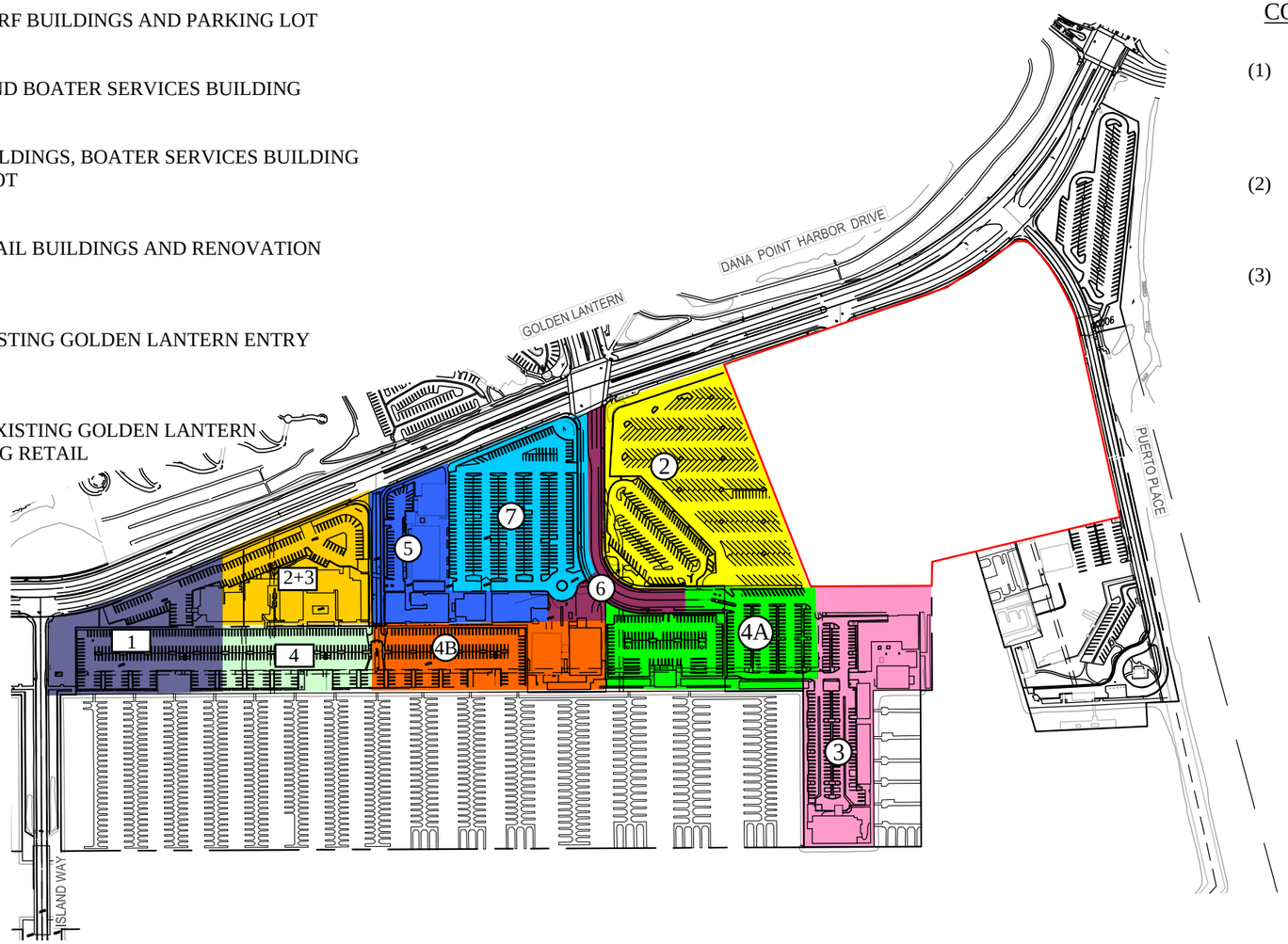
8.1.2 SITE DEMOLITION PLAN

COMMERCIAL CORE RETAIL AND HOTEL AREAS

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.



HOTEL DEMOLITION [H]

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

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.

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DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM | WARD PROPERTIES · R.D.OLSON DEVELOPMENT · BELLWETHER FINANCIAL GROUP

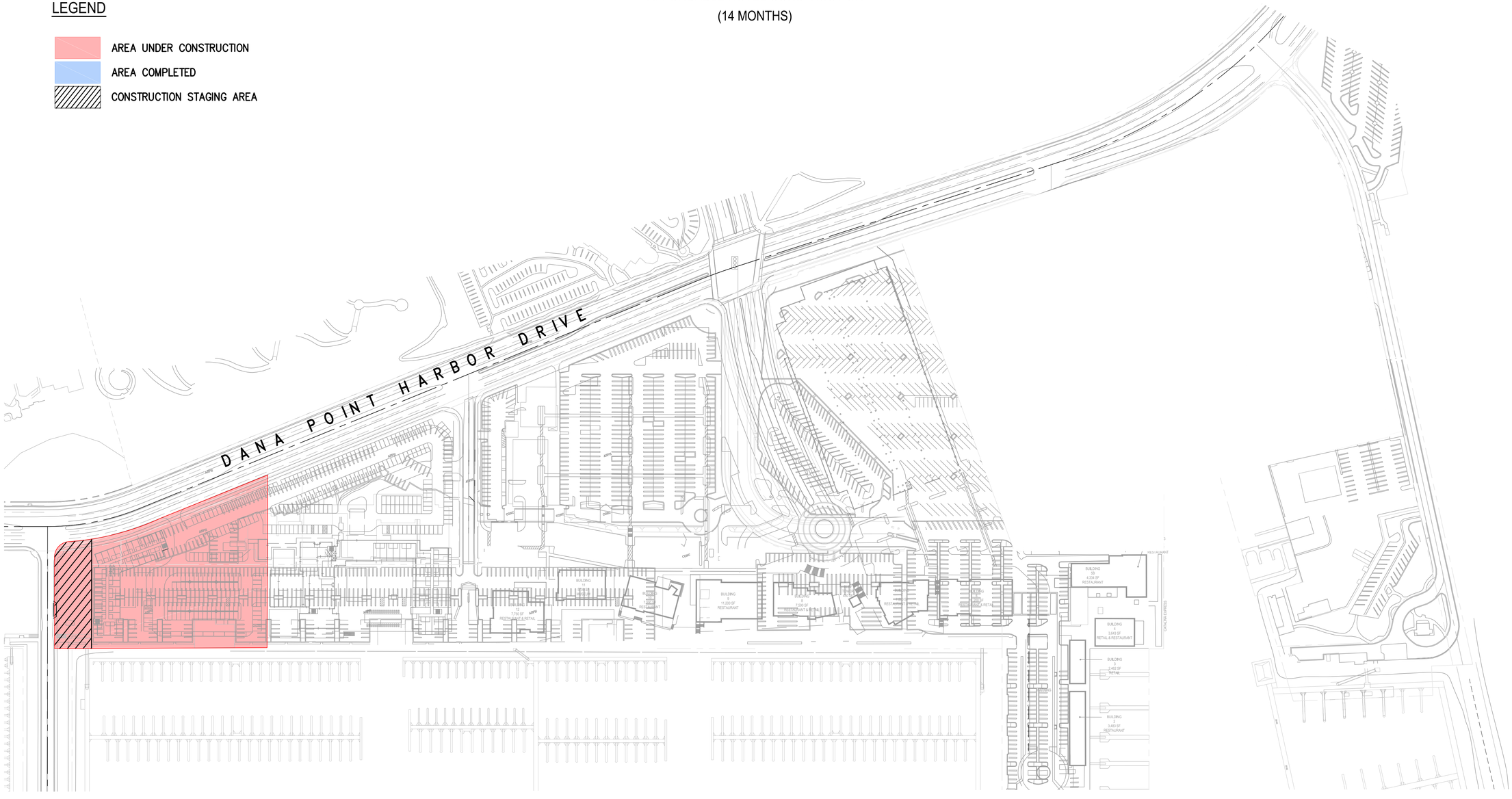
8.1.3 Construction Mobilization and Staging Plan

PHASE 1

HOTEL AREA CONSTRUCTION MOBILIZATION AND STAGING PLAN
AFFORDABLE HOTEL CONSTRUCTION
(14 MONTHS)

LEGEND

- AREA UNDER CONSTRUCTION
- AREA COMPLETED
- CONSTRUCTION STAGING AREA



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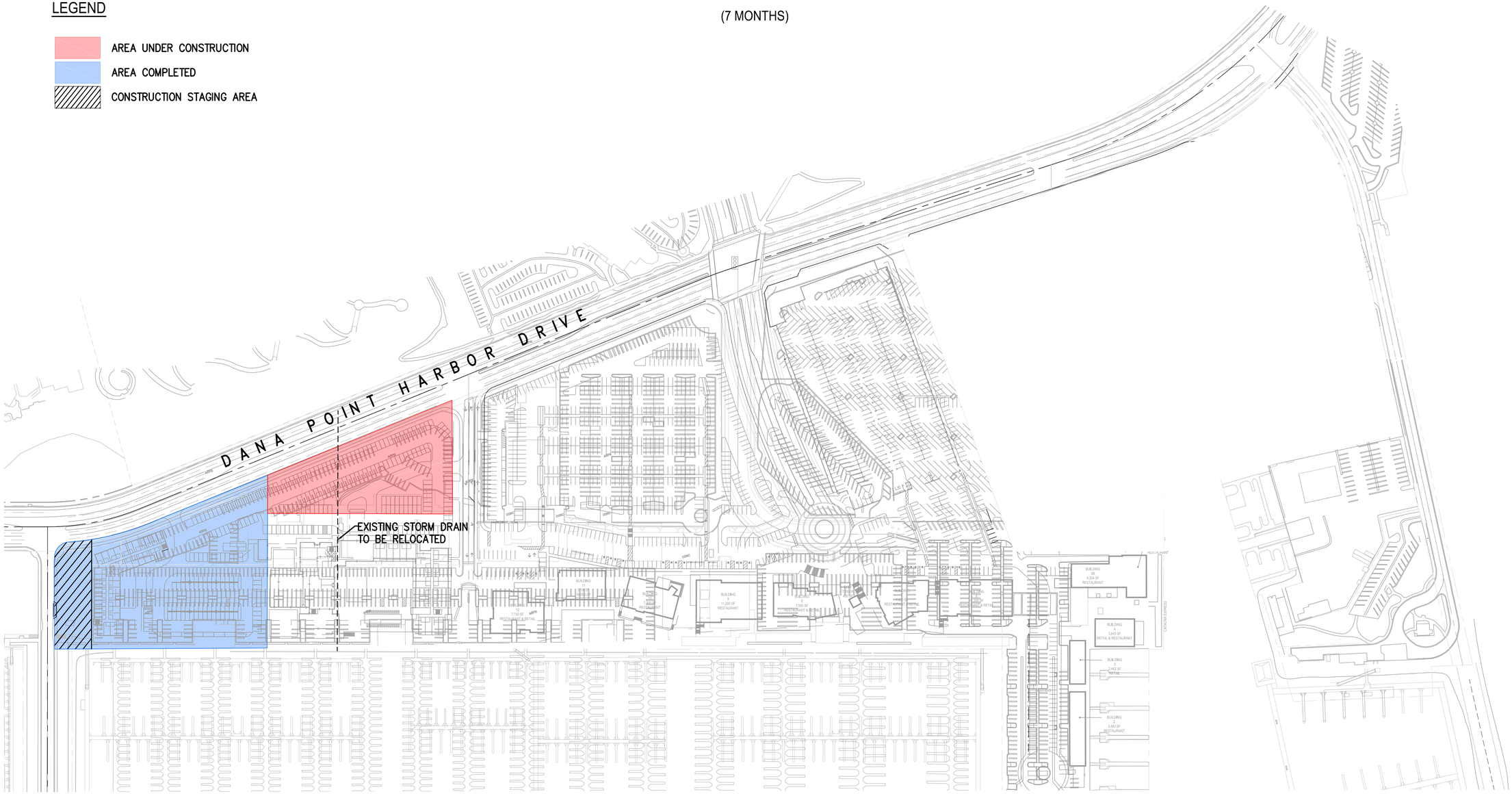
8.1.3 Construction Mobilization and Staging Plan

PHASE 2&3

HOTEL AREA CONSTRUCTION MOBILIZATION AND STAGING PLAN
DEMOLITION OF EXISTING HOTELS AND STORM DRAIN LOCATION
(7 MONTHS)

LEGEND

- AREA UNDER CONSTRUCTION
- AREA COMPLETED
- CONSTRUCTION STAGING AREA



(PHASE 3 INCLUDES RELOCATION OF THE EXISTING ON-SITE STORM DRAIN LINE)

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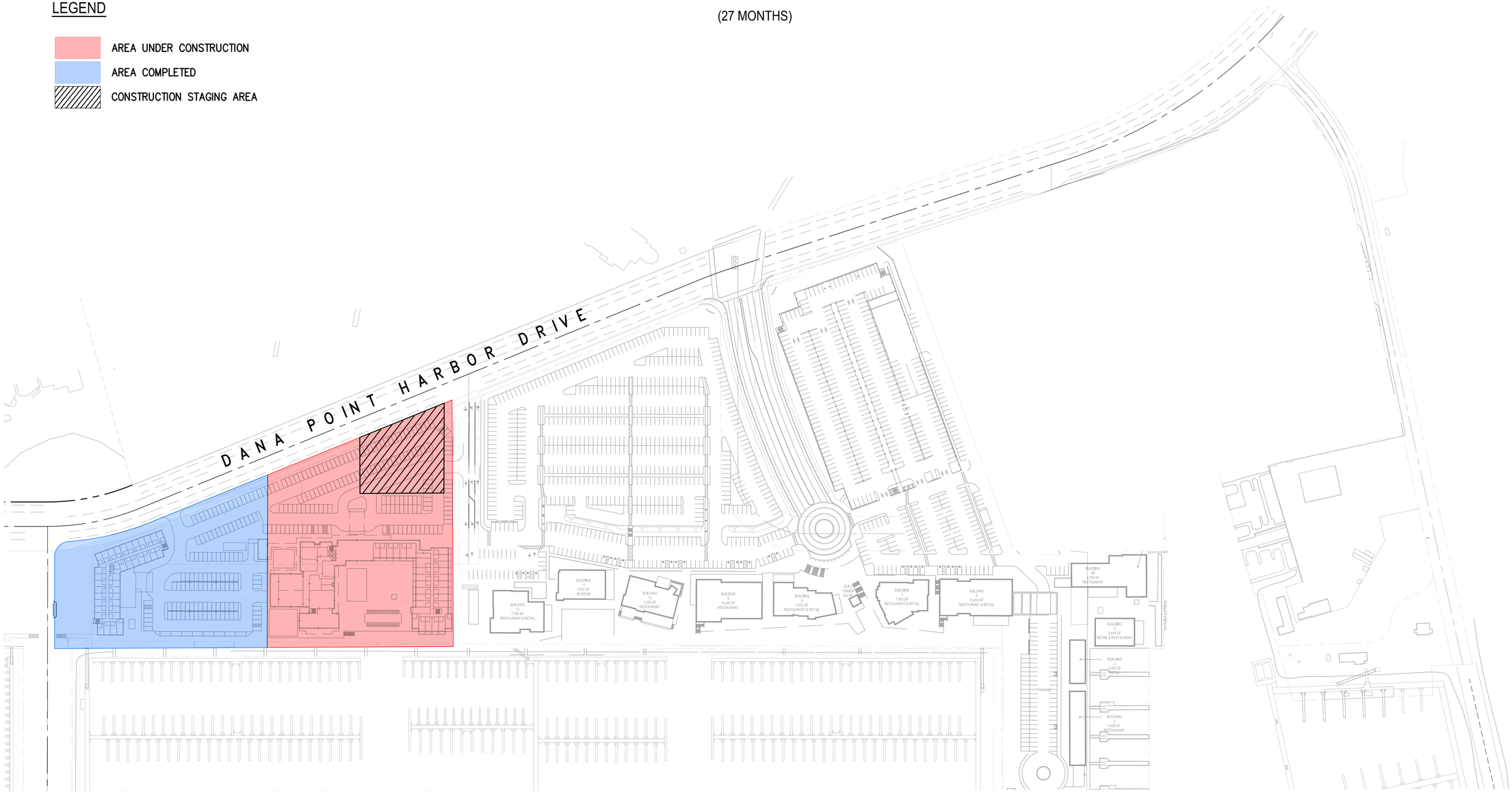
8.1.3 Construction Mobilization and Staging Plan

PHASE 4

HOTEL AREA CONSTRUCTION MOBILIZATION AND STAGING PLAN
CONSTRUCTION FULL SERVICE HOTEL AND BOATER PARKING FOR AREA 1C
(27 MONTHS)

LEGEND

- AREA UNDER CONSTRUCTION
- AREA COMPLETED
- CONSTRUCTION STAGING AREA



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SUMMARY		PARKING REQUIREMENTS	
SITE AREA (UNCONFIRMED)	275,419 SF	AFFORDABLE HOTEL 136 KEYS X 1.0 SPACE/KEY	136.0 SPACES
AFFORDABLE "SELECT SERVICE" HOTEL UNIT SIZE 13'-2"X23'-0" = 230 SF GROSS * MAY HAVE JULIET BALCONIES	136 KEYS	FULL SERVICE HOTEL 130 KEYS X 1.0 SPACE/KEY	130.0 SPACES
		FULL SERVICE MEETING 5000 S.F AT 1/100	50.0 SPACES
		MARINA SPACES REQUIRED	248.0 SPACES
FULL SERVICE HOTEL UNIT SIZE 13'-6"X30-0" = 405 SF GROSS 15 SUITES 145 MODULES * WITH BALCONIES	130 KEYS	TOTAL	564.0 SPACES
		PROVIDED	564 SPACES
MEETING ROOM	5,000 SF		
RESTAURANT	2,750 SF		
RETAIL	500 SF		
FITNESS	1,500 SF		

LEGEND:

- SERVICE ROUTE
- VEHICLE ROUTE: DROP-OFF & PARKING
- PEDESTRIAN ACCESS
- BIKE LANE
- OPEN SPACE

DANA POINT HARBOR DRIVE

CASITAS PLACE

FULL SERVICE HOTEL ARRIVAL

MARINA, SERVICE, AND AFFORDABLE HOTEL ARRIVAL

MARINA PARKING ARRIVAL BELOW

SHORT TERM PARKING 10 SPACES

ISLAND WAY

OPEN SPACE / RECREATION AREA

ROOF TERRACE

OPEN SPACE

MARINA DROP-OFF ZONE/ SHORT TERM PARKING

OPEN SPACE

OUTDOOR SEATING

HOTEL GARDEN TERRACE

OPEN SPACE / RECREATION AREA

OPEN SPACE

ROOF TERRACE

BUILDING 13

MARINA PROMENADE

SELECT SERVICE HOTEL, 136 KEYS ON 4 LEVELS

FULL SERVICE HOTEL, 130 KEYS ON 4 LEVELS

0 30 60 120

1" = 30'

WATG

Dana Point Harbor Hotel

Dana Point, California

8.1.4 Site Development Plan

OPEN SPACE AND RECREATION PLAN

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LEGEND:

- SERVICE ROUTE
- VEHICLE ROUTE: DROP-OFF & PARKING
- PEDESTRIAN ACCESS
- BIKE LANE
- OPEN SPACE

LANDSCAPE SLOPED UP TO STREET GRADE

CASITAS PLACE

MARINA, SERVICE, AND AFFORDABLE HOTEL ENTRY

BIKE LANE

MARINA AND HOTEL PARKING

BACK OF HOUSE

SERVICE ENTRY

COMBINED SCREENED TRASH

STORAGE

SERVICE DOCK

SERVICE ROUTE

GUESTROOMS

BOH

ENTRY: DROP-OFF & GUEST LOADING

EXISTING LANDSCAPE AREA

ISLAND WAY

BOH STOR.

LOBBY/ DINING

POOL DECK

MARINA DROP-OFF ZONE/ SHORT TERM PARKING

COVERED PARKING 283 SPACES

MAIN VEHICLE ACCESS

SHORT TERM PARKING 10 SPACES

VALET

BUILDING 13

MARINA FACILITIES 2,500 S.F.

FITNESS 1,500 S.F.

POOL ABOVE

POOL PUMP

PEDESTRIAN ACCESS

MARINA ACCESS

HOTEL STAIR ACCESS

MARINA FACILITIES 1,750 S.F.

MARINA PROMENADE

0 30 60 120

1" = 30'

WATG

Dana Point Harbor Hotel

Dana Point, California

8.1.4 Site Development Plan

LEVEL 1 PLAN - CIRCULATION PLAN

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LEGEND:

- SERVICE ROUTE
- VEHICLE ROUTE: DROP-OFF & PARKING
- PEDESTRIAN ACCESS
- BIKE LANE
- OPEN SPACE

SURFACE PARKING, 281 SPACES

BIKE LANE

PEDESTRIAN ACCESS & SIDEWALK/HARDSCAPE

CASITAS PLACE

HOTEL ARRIVAL

SURFACE PARKING

BIKE LANE

MARINA, SERVICE, AND AFFORDABLE HOTEL ENTRY

VALET PARKING

ENTRY: DROP-OFF & GUEST LOADING

AFFORDABLE HOTEL
136 KEYS ON 4 LEVELS

MEETING DROP-OFF WHEN REQUIRED

MEETING ROOM
500 S.F.

COMBINED SCREENED TRASH

SERVICE DOCK

ARRIVAL GARDEN

M

W

MEETING ROOM(S)
1500 S.F.

LOBBY/ RECEPTION

BOH

BOAT & HOTEL PARKING ACCESS BELOW

SHORT TERM PARKING
10 SPACES

SERVICE ROUTE

COFFEE/ RETAIL

TO RETAIL

EXISTING LANDSCAPE AREA

ENTRY: DROP-OFF & GUEST LOADING

GUESTROOMS

MEETING ROOM(S)
3000 S.F.

BOH

M

W

LAWN & GAMES

GUESTROOMS

SURFACE PARKING

KITCHEN

CABANAS

VALET

BUILDING 13

ISLAND WAY

POOL DECK

FIRE PLACE

POOL

RESTAURANT

FUNCTION LAWN

OUTDOOR SEATING

HOTEL ACCESS/ENTRY FROM MARINA(STAIRS)

TO RETAIL

+12.5

FULL SERVICE HOTEL,
130 KEYS ON 4 LEVELS

BOAT ACCESS

TO ISLAND OVER BRIDGE

0 30 60 120

1" = 30'

WATG

Dana Point Harbor Hotel

Dana Point, California

8.1.4 Site Development Plan

LEVEL 2 PLAN - CIRCULATION PLAN

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8.1.4 Site Development Plan

DANA POINT HARBOR DRIVE
GOLDEN LANTERN
CASITAS PLACE
ISLAND WAY
281 SPACES
SHORT TERM PARKING
HOTEL GARDEN TERRACE
PARKING STRUCTURE
VALET
PARKING
CATALINA EXPRESS
BUILDING 3,643 SF
BUILDING 9,373 SF
WEST BASIN
EAST BASIN
W20
W21
E1
E4
E7
E10
E11
E12
BROKER DOCK BD2
BROKER DOCK BD1
FUEL DOCK
G1
FISHING DOCK
BAIT PENS
DANA DR

8.1.5 Building Elevations

SOUTH - MARINA SIDE

NORTH - STREET SIDE

WEST

EAST

0 8' 32' 100'

1/16" = 1'

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Dana Point Harbor Hotel

Dana Point, California

ELEVATIONS - FULL SERVICE HOTEL

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8.1.5 Building Elevations

EAST

NORTH

WEST

SOUTH - PROMENADE

0 8' 32' 100'

1/16" = 1'

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Dana Point Harbor Hotel

Dana Point, California

ELEVATIONS - AFFORDABLE HOTEL

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LANDSCAPE SLOPED
UP TO STREET GRADE

CASITAS PLACE

MARINA, SERVICE, AND
AFFORDABLE HOTEL ARRIVAL

+17.0

+19.0

+18.0

BACK OF HOUSE

TRASH/ TRANS.

SERVICE
ENTRY

+9.0

+10.5

MARINA PARKING
ARRIVAL

SHORT TERM
PARKING
10 SPACES

GUESTROOMS

+13.0

BOH

DROP-OFF

+11.0

COVERED PARKING 283 SPACES

VALET

ISLAND WAY

+13.5

EXISTING
LANDSCAPE
AREA

BOH

LOBBY/
DINING

POOL

MARINA DROP-OFF ZONE/
SHORT TERM PARKING

+9.0

MARINA
FACILITIES
2,500 S.F.

FITNESS
1,500 S.F.

POOL
ABOVE

POOL
PUMP

BUILDING
13

+8.0

MARINA ACCESS

MARINA
FACILITIES
1,750 S.F.

+12.5

+7.5

MARINA PROMENADE

+7.7

P20

P38

7.0

0 30 60 120

1" = 30'

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Dana Point Harbor Hotel

Dana Point, California

8.1.6 Schematic Floor Plans

LEVEL 1 PLAN - MARINA & AFFORDABLE HOTEL ARRIVAL

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SURFACE PARKING, 281 SPACES
+22.6
CASITAS PLACE
+17.5
HOTEL ARRIVAL
SURFACE PARKING
+21.0
MARINA, SERVICE, AND
AFFORDABLE HOTEL ENTRY
+19.0
VALET
PARKING
MEETING DROP-OFF
WHEN REQUIRED
DROP-OFF
+17.0
+21.0
AFFORDABLE HOTEL
136 KEYS ON 4 LEVELS
MEETING ROOM
500 S.F.
+21.0
M
W
LOBBY/
RECEPTION
BOH
SHORT TERM
PARKING
10 SPACES
ARRIVAL
GARDEN
+21.0
MEETING
ROOM(S)
1500 S.F.
COFFEE/
RETAIL
VALET
EXISTING
LANDSCAPE
AREA
GUESTROOMS
SURFACE PARKING
+9.0
MEETING
ROOM(S)
3000 S.F.
BOH
M
W
KITCHEN
LAWN &
GAMES
GUESTROOMS
+21.0
CABANAS
ISLAND WAY
+12.5
FIRE
PLACE
M
W
BUILDING
13
+21.0
FUNCTION
LAWN
RESTAURANT
POOL
DINING TERRACE
FULL SERVICE HOTEL,
130 KEYS ON 4 LEVELS
+17.0
0
30
60
120
1" = 30'

WATG

Dana Point Harbor Hotel

Dana Point, California

8.1.6 Schematic Floor Plans

LEVEL 2 PLAN - FULL SERVICE HOTEL ARRIVAL

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CASITAS PLACE

ISLAND WAY

GUESTROOMS

GUESTROOMS

GUESTROOMS

SHORT TERM PARKING 10 SPACES

10

VALET

BUILDING 13

8

25

+22.6

+21.0

+17.5

+19.0

+17.0

+9.0

0 30 60 120

1" = 30'

WATG

Dana Point Harbor Hotel

Dana Point, California

8.1.6 Schematic Floor Plans

LEVEL 3 PLAN - GUESTROOMS

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