

DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT

COUNTY OF ORANGE
DANA POINT HARBOR DRIVE
DANA POINT, CALIFORNIA



PROJECT DIMENSIONS^{INC.}

Lynn Capouya, Inc.
LANDSCAPE ARCHITECTS

17902 MITCHELL SOUTH PHONE: (949) 756-0150
IRVINE, CA 92626 FAX: (949) 756-1655
www.lcapouya.com LICENSE: 0314

DATE: December 20, 2013
REVISED MARCH 27, 2014

PROJECT #:

SCALE: 1" = 50'

0

NORTH
SHEET #:

CERTIFICATION
Irrigation System: LCI certifies that all irrigation system controllers shall with the current adopted California Green Code and shall comply with the County and City of Orange Landscape Water Efficiency ordinance requirements per State of California Assembly Bill 1881 (AB 1881).

Landscape Plans: LCI certifies that all listed plants are in compliance with the County and City of Orange Landscape Water Regulators, Chapter 4, Section N, and shall be installed in accordance with Dana Point Harbor Revitalization Plan Master Plan.

Lynn Capouya 9/24/2013
Date

LANDSCAPE SITE PLAN



NOTES

1. PLACEMENT AND QUANTITY OF POTTED PLANTS AND SITE FURNISHINGS ARE FOR GRAPHIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

ABBREVIATION LEGEND

- (I) - INVASIVE PLANT MATERIAL
- (N) - NON-INVASIVE PLANT MATERIAL
- W.U.C.O.L.S. = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
- W.U.C.O.L.S. VALUE
- VL = VERY LOW WATER USE
- L = LOW WATER USE
- M = MEDIUM WATER USE

CONSTRUCTION LEGEND

1. DECORATIVE CONCRETE BAND
2. PEDESTRIAN NATURAL GRAY CONCRETE WITH SANDBLAST FINISH, AND SAWCUT JOINTS 4' SQUARE PATTERN.
3. CONCRETE WALK, NATURAL GRAY.
4. INTERLOCKING PAVERS, 2ND LEVEL ON STRUCTURAL SLAB.
5. INTERLOCKING PAVERS, GROUND LEVEL ON GRAVEL BASE.
6. CONCRETE STEP, NATURAL GRAY, SANDBLAST FINISH WITH STEP LIGHTS AT 4" ON CENTER.
7. HANDICAP RAMP AND RAILING, CONCRETE TO BE NATURAL GRAY, SANDBLAST FINISH.
8. TIRE WELL WITH DECORATIVE GRATE
9. 18" WIDE CONCRETE PLANTER WALL
10. 3" WIDE CONCRETE BAND, INTERIOR COLOR, SANDBLAST FINISH WITH WALL LIGHT AND ANTI-SKATEBOARD BRASS ART NOTCH AT 4" ON CENTER.
11. 24" WIDE CONCRETE SEAT WALL, NATURAL GREY, SANDBLAST FINISH WITH WALL LIGHT AND ANTI-SKATEBOARD BRASS ART NOTCH AT 4" ON CENTER.
12. HANDRAIL AT STEPS.
13. TABLES AND CHAIRS WITH UMBRELLAS.
14. 6" BENCH WITH INTERMEDIATE ARMREST
15. DECORATIVE BOLLARDS.
16. BIKE RACK, IN GROUND MOUNT.
17. TRASH RECEPTACLE
18. DOG BAG DISPENSER ALONG WATER EDGE.
19. CONCRETE CROSS WALK, INTERIOR COLOR, SANDBLAST FINISH SAWCUT JOINTS 4' SQUARE PATTERN.
20. POTTED PLANTS
21. NEW ENTRY MONUMENT SIGN PER SIGNAGE PLANS.
22. HARBOR DIRECTIONAL SIGN PER SIGNAGE PLANS.

EXISTING TO REMAIN

1. EXISTING DANA POINT HARBOR MONUMENT SIGN TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN.
3. EXISTING FOUNDATION PLANTING TO REMAIN.
4. EXISTING SEAWALL AND RAILING TO REMAIN.
5. EXISTING LANDSCAPE TO REMAIN.

EXISTING LANDSCAPE TO REMAIN

TREES, SHRUBS, AND GROUND COVER TO REMAIN.

POTTED PLANT MATERIALS

PLANT NAME	WUCOLS	VALUE
AGONIS FLEXUOSA 'JERVIS BAY AFTERDARK'	(N)	L
JERVIS BAY AFTERDARK PEPPERMENT TREE	(N)	L
AEONILUM SPP.	(N)	L
CANARY ISLAND ROSE	(N)	L
ALOE HUMULIS	(N)	L
ALOE 'HERCULES'	(N)	L
HERCULES TREE ALOE	(N)	L
ALOE RUICOLPES 'LITTLE GEM'	(N)	L
LITTLE GEM ALOE	(N)	L
ALOE STRATA	(N)	L
CORAL ALOE	(N)	L
ANIGONANTHOS FLAVIPUS	(N)	L
YELLOW MANGROVE PALM	(N)	L
CALLANDRA ERIOPHYLLA	(N)	VL
FERRY DUSTER	(N)	VL
CRASSULA SPP.	(N)	L
CRASSULA	(N)	L
DASH IRON WHEELER	(N)	L
SILVER DESERT SPOON	(N)	L
HEN AND CHICKS	(N)	L
DONDONAEA VISCOSA 'PURPUREA'	(N)	L
PURPLE HOPESSO BUSH	(N)	L
ECHINIDIA SPP.	(N)	L
PHORUM TENAX	(N)	L
NEW ZEALAND FLAX	(N)	L
PORTULACARPA AFRA 'MINIMA'	(N)	L
CORCORNIA STONECROP	(N)	L
ROSMARINUS OFFICINALIS 'PROSTRATA'	(N)	L
DWARF ROSEMARY	(N)	L
SEDUM DAUNYI	(N)	L
SEDUM SPURSUM 'TRICOLOR'	(N)	L
VARIEGATED STONECROP	(N)	L
SENECIO MANDRAKISAE	(N)	L
BLUE CHALK STICKS	(N)	L

EXISTING TO REMAIN

1. EXISTING DANA POINT HARBOR MONUMENT SIGN TO REMAIN.
2. EXISTING SIDEWALK TO REMAIN.
3. EXISTING FOUNDATION PLANTING TO REMAIN.
4. EXISTING SEAWALL AND RAILING TO REMAIN.
5. EXISTING LANDSCAPE TO REMAIN.

TREES @ DANA POINT HARBOR DRIVE

PLANT NAME	WUCOLS	VALUE
ARBITUS UNEDO	(N)	L
STRAWBERRY TREE	(N)	L
CORIS OCCIDENTALIS	(N)	L
WESTERN REDBUD	(N)	L
WHITE CHITALPA	(N)	L
X CHITALPA T. 'MORNING CLOUD'	(N)	L
LYONTHAMNUS FLORIBUNDUS	(N)	VL
CATALINA IRONWOOD	(N)	VL
PROSOPIS JULIFLORA	(N)	L
CHILEAN MESQUITE	(N)	L
MELALEUCA MESOPHILA	(N)	L
PINK MELALEUCA	(N)	L
EXISTING TREES TO REMAIN (EUCALYPTUS)	(N)	-

TREES @ SPLIT LEVEL RAMP

PLANT NAME	WUCOLS	VALUE
ARBITUS UNEDO	(N)	L
STRAWBERRY TREE	(N)	L
WHITE CHITALPA	(N)	L
X CHITALPA T. 'MORNING CLOUD'	(N)	L
KOELBUTERA PANICULATA	(N)	L
GOLDEN RAIN TREE	(N)	L
WASHINGTONIA ROBUSTA	(N)	L
MEXICAN FAN PALM	(N)	L

TREES @ DRY STORAGE FACILITY

PLANT NAME	WUCOLS	VALUE
CELESTIA PARVIFLORA	(N)	L
AUSTRALIAN WILLOW	(N)	L
MELALEUCA UNARIFOLIA	(N)	L
PAPERBARK TREE	(N)	L
PINK MELALEUCA	(N)	L
MEXICAN FAN PALM	(N)	L

TREES @ PUERTO PLACE & PARKING AREA

PLANT NAME	WUCOLS	VALUE
ARBITUS UNEDO	(N)	L
STRAWBERRY TREE	(N)	L
AGONIS FLEXUOSA	(N)	L
PEPPERMENT TREE	(N)	L
CELESTIA PARVIFLORA	(N)	L
AUSTRALIAN WILLOW	(N)	L
MELALEUCA UNARIFOLIA	(N)	L
PAPERBARK TREE	(N)	L
RHUS LANCEA	(N)	L
AFRICAN SUMAC	(N)	L

TREES @ CASITAS PLACE PARKING BUILDING 10, 11 AND 12

PLANT NAME	WUCOLS	VALUE
AGONIS FLEXUOSA	(N)	L
PEPPERMENT TREE	(N)	L
X CHITALPA T. 'MORNING CLOUD'	(N)	L
WHITE CHITALPA	(N)	L
CELESTIA PARVIFLORA	(N)	L
AUSTRALIAN WILLOW	(N)	L
LYONTHAMNUS FLORIBUNDUS	(N)	VL
CATALINA IRONWOOD	(N)	VL
MELALEUCA UNARIFOLIA	(N)	L
PAPERBARK TREE	(N)	L
RHUS LANCEA	(N)	L
AFRICAN SUMAC	(N)	L
TECOMA STANS	(N)	L
YELLOW TRUMPET FLOWER	(N)	L
WASHINGTONIA ROBUSTA	(N)	L
MEXICAN FAN PALM	(N)	L

TREES @ FESTIVAL PLAZA AND PROMENADE

PLANT NAME	WUCOLS	VALUE
ALOE BARSAM	(N)	L
TREE ALOE	(N)	L
ARBITUS UNEDO	(N)	L
STRAWBERRY TREE	(N)	L
DRACAEA DRACO	(N)	L
DRAGON TREE	(N)	L
CELESTIA PARVIFLORA	(N)	L
AUSTRALIAN WILLOW	(N)	L
MELALEUCA UNARIFOLIA	(N)	L
PAPERBARK TREE	(N)	L
TECOMA STANS	(N)	L
YELLOW TRUMPET FLOWER	(N)	L
WASHINGTONIA ROBUSTA	(N)	L
MEXICAN FAN PALM	(N)	L

SHRUBS @ ALL LOCATIONS

PLANT NAME	WUCOLS	VALUE
AGAVE AMERICANA	(N)	L
CENTURY PLANT	(N)	L
AGAVE ATTENUATA	(N)	L
FOX TAIL AGAVE	(N)	L
AGAVE DESMETIANA 'VAREGATA'	(N)	L
VAREGATED DWARF CENTURY PLANT	(N)	L
AGAVE CEMINIFLORA	(N)	L
TWIN FLOWERED AGAVE	(N)	L
ALOE ABBRESCENS	(N)	L
ALOE	(N)	L
ALOE POLYPHYLLA	(N)	L
SPIRAL ALOE	(N)	L
ASPLENIUM SCOLOPENDORUM	(N)	L
HART'S TONGUE FERN	(N)	L
BERBERIS SPP.	(N)	L
BARBERY	(N)	L
CALLANDRA ERIOPHYLLA	(N)	VL
FERRY DUSTER	(N)	VL

SHRUBS @ ALL LOCATIONS (CONT.)

PLANT NAME	WUCOLS	VALUE
CISTUS X PULVERULENTUS 'SUNSET'	(N)	L
WAGNERIA ROBOROSE	(N)	L
COTONEASTER MICROPHYLLUS	(N)	L
ROCKSPRAY COTONEASTER	(N)	L
DASYDRUM LINDSAYANUM	(N)	L
MEXICAN GRASS TREE	(N)	L
ELEAGNUS PUNGENS	(N)	L
SILVERBERRY	(N)	L
EREMOPHILA MACULATA 'BREVIFOLIA'	(N)	L
SPOTTED EMU BUSH	(N)	L
ERODIUM PASCALATUM	(N)	VL
CALIFORNIA BUCKWHEAT	(N)	VL
HESPERALOE PARVIFLORA	(N)	VL
RED RICCA	(N)	VL
HETEROMELES ARBUTIFOLIA	(N)	L
TOTON	(N)	L
KNIPHOFIA LAVARIA 'FLAMENCO'	(N)	L
FLAMENCO RED HOT POKER PLANT	(N)	L
LAVANDULA STOECHAS	(N)	L
SPANISH LAVENDER	(N)	L
LEONOTIS LEONJURIS	(N)	L
LEON'S TAIL	(N)	L
LEPTOSPERMUM LAEVIGATUM	(N)	L
AUSTRALIAN TEA TREE	(N)	L
LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'	(N)	L
DWARF BLUE TEXAS RANGER	(N)	L
MAHONIA REPENS	(N)	L
CREeping MAHONIA	(N)	L
MULLENBERGIA RIGENS	(N)	L
DEER GRASS	(N)	L
MIRICA CALIFORNICA	(N)	L
NEW ZEALAND FLAX	(N)	L
PACIFIC WAX MYRTLE	(N)	L
NASSella DUKICHIA	(N)	L
PURPLE NEEDLEGRASS	(N)	L
NASSella TENUSSIMA	(N)	VL
TEXAS NEEDLE GRASS	(N)	VL
PHORUM TENAX	(N)	L
NEW ZEALAND FLAX	(N)	L
PRUNUS LYONII	(N)	L
CAROLINA CHERRY	(N)	L
RHUS INTERFOLIA	(N)	L
LEMONADE BERRY	(N)	L
ROSA CALIFORNICA 'ELISE'	(N)	L
CALIFORNIA WILD ROSE	(N)	L
SALVA LELICANTHA	(N)	L
MEXICAN BUSH SAGE	(N)	L
SEYMPHOIUM BELLIUM	(N)	L
FLAME-LEAF GRASS	(N)	L
TEUCRIUM FRUTICOSUM	(N)	L
BUSH CEMANDOR	(N)	L
WESTRINGIA FRUTICOSA 'MINI'	(N)	L
COAST ROSEMARY	(N)	L
YUCCA FLAMMOSA 'GOLDEN SWORD'	(N)	L
GOLDEN SWORD YUCCA	(N)	L

GROUND COVERS @ ALL LOCATIONS

PLANT NAME	WUCOLS	VALUE
AEONILUM ARBOREUM 'KIMI'	(N)	L
N.C.A.	(N)	L
AEONILUM SPP.	(N)	L
CANARY ISLAND ROSE	(N)	L
ALOE HUMULIS	(N)	L
PACIFIC SALTBUCH	(N)	L
ARCTOSTAPHYLOS 'EMERALD CARPET'	(N)	L
EMERALD CARPET MANZANTIA	(N)	L
BACCHARIS PULVERULENTA 'TWIN PEAKS'	(N)	L
DWARF COYOTE BRUSH	(N)	L
BERBERIS AMPLECTENS	(N)	L
CREeping BERBERIS	(N)	L
CRASSULA SPP.	(N)	L
CRASSULA	(N)	L
CLYMEA MINATA	(N)	L
KAFFIR LILY	(N)	L
JUNIPERUS RIGIDA CONFERTA	(N)	L
SHORE JUNIPER	(N)	L
LAMPBRANTHUS DELTOIDES	(N)	L
ICE PLANT	(N)	L
LANTANA MONTEVIDENSIS	(N)	L
TRAILING LANTANA	(N)	L
MYOPORUM X PACIFICUM	(N)	L
PACIFIC SALTBUCH	(N)	L
PENNISTEMUM MASSIMUM 'RED BUTTONS'	(N)	L
RED BUNNY TAILS FOUNTAIN GRASS	(N)	L
PORTULACARPA AFRA 'MINIMA'	(N)	L
EMERALD ELEPHANT CARPET	(N)	L
PORTULACARPA AFRA	(N)	L
ELPHANT'S FOOT BUSH	(N)	L
ROSMARINUS OFFICINALIS 'PROSTRATA'	(N)	L
DWARF ROSEMARY	(N)	L
SEDUM DAUNYI	(N)	L
SEDUM SPURSUM 'TRICOLOR'	(N)	L
VAREGATED STONECROP	(N)	L
SENECIO MANDRAKISAE	(N)	L
BLUE CHALK STICKS	(N)	L

VINES @ ALL LOCATIONS

PLANT NAME	WUCOLS	VALUE
ANTIGONUM LEPTOPUS	(N)	L
CORAL VINE	(N)	L
BOUGAINVILLEA SPP. 'MANILA RED'	(N)	L
BOUGAINVILLEA	(N)	L
CLIMATIS LASANTHA	(N)	VL
PIPESTEM CLIMATIS	(N)	VL
MACFARLANEA LANGUIS-CATI	(N)	L
CATI'S SLAM VINE	(N)	L

TURF GRASS

PLANT NAME	WUCOLS	VALUE
RYE GRASS BLEND, GRAND SLAM 'SALINE'	(N)	M
BY STONER SEED COMPANY	(N)	M
(WUCOLS 'LOW' VALUE GRASS NOT SUITABLE FOR RECREATIONAL USE.)	(N)	M

**DANA POINT HARBOR REVITALIZATION
COMMERCIAL CORE PROJECT**
COUNTY OF ORANGE
DANA POINT HARBOR DRIVE
DANA POINT, CALIFORNIA



PROJECT DIMENSIONS^{INC}

Lynn Capouya, Inc.
LANDSCAPE ARCHITECTS

17992 MITCHELL SOUTH IRVINE, CA 92626
PHONE: (949) 756-0150
FAX: (949) 756-1655
www.lcapouya.com LICENSE: 2314

DATE: December 20, 2013
REVISED MARCH 27, 2014

PROJECT #:

SCALE: 1" = 20'

0

NORTH

SHEET #:

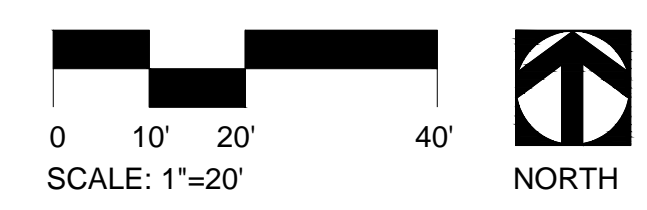
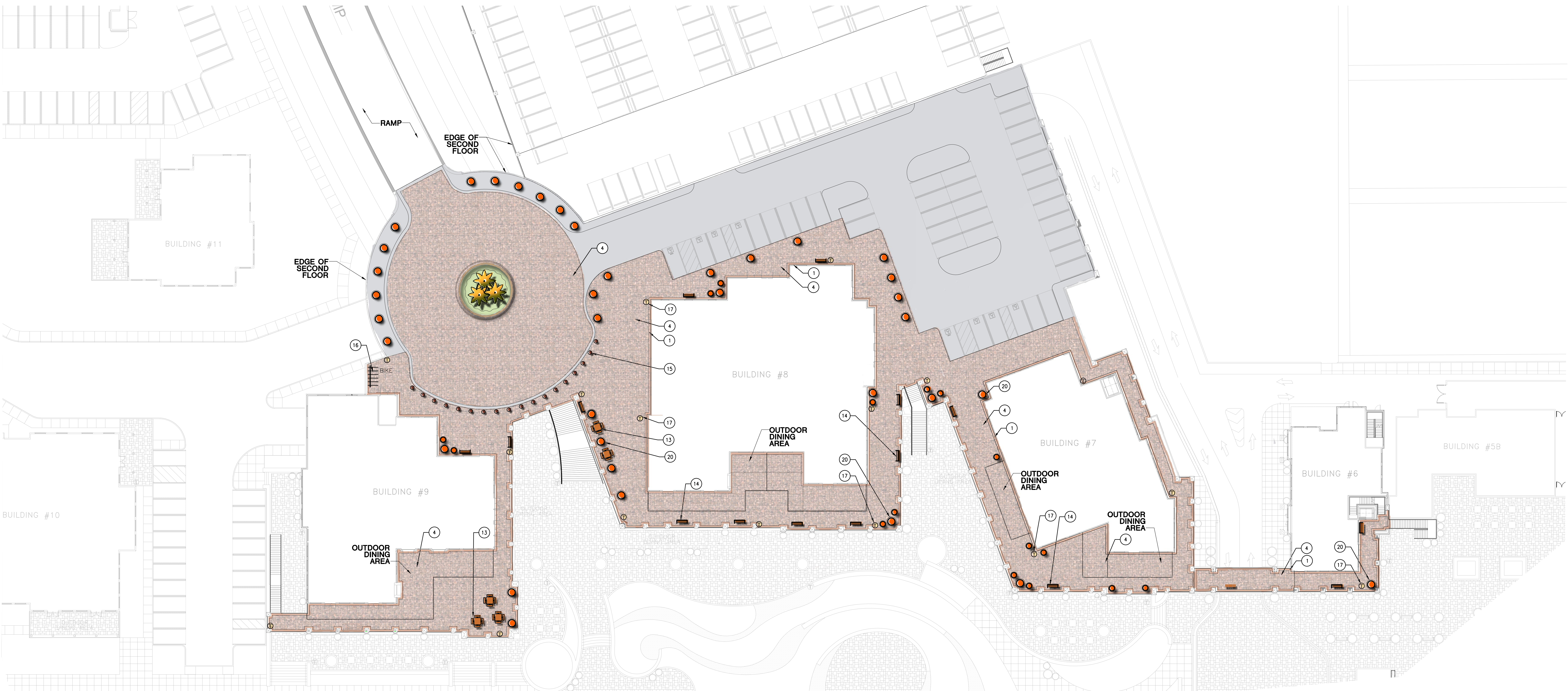
CERTIFICATION
Irrigation System: LCI certifies that all irrigation system controllers shall with the current adopted California Green Code and shall comply with the County and City's Landscape Water Efficiency ordinance requirements per State of California Assembly Bill 1881 (AB 1881).

Landscape Plans: LCI certifies that all listed plants are in compliance with the Dana Point Harbor District Regulators, Chapter 4, Section N, and shall be installed in accordance with Dana Point Harbor Revitalization Plan Master Plan.

Lynn Capouya 9/24/2013
Date

**LANDSCAPE
LEVEL 2**

L-2



CONSTRUCTION LEGEND

- | | |
|---|---|
| 1 DECORATIVE CONCRETE BAND | 12 HANDRAIL AT STEPS. |
| 2 PEDESTRIAN NATURAL GRAY CONCRETE WITH SANDBLAST FINISH, AND SAWCUT JOINTS 4' SQUARE PATTERN. | 13 TABLES AND CHAIRS WITH UMBRELLAS. |
| 3 CONCRETE WALK, NATURAL GRAY. | 14 6' BENCH WITH INTERMEDIATE ARMREST |
| 4 INTERLOCKING PAVERS, 2ND LEVEL ON STRUCTURAL SLAB. | 15 DECORATIVE BOLLARDS. |
| 5 INTERLOCKING PAVERS, GROUND LEVEL ON GRAVEL BASE. | 16 BIKE RACK, IN GROUND MOUNT. |
| 6 CONCRETE STEP, NATURAL GRAY, SANDBLAST FINISH WITH STEP LIGHTS AT 4' ON CENTER. | 17 TRASH RECEPTACLE |
| 7 HANDICAP RAMP AND RAILING, CONCRETE TO BE NATURAL GRAY, SANDBLAST FINISH. | 18 DOG BAG DISPENSER ALONG WATER EDGE. |
| 8 TREE WELL WITH DECORATIVE GRATE | 19 CONCRETE CROSS WALK, INTEGRAL COLOR, SANDBLAST FINISH SAWCUT JOINTS 4' SQUARE PATTERN. |
| 9 18" WIDE CONCRETE PLANTER WALL | 20 POTTED PLANTS |
| 10 3' WIDE CONCRETE BAND, INTEGRAL COLOR, SANDBLAST, SCORED JOINTS AT BASE OF BUILDING. | |
| 11 24" WIDE CONCRETE SEAT WALL, NATURAL GREY, SANDBLAST FINISH WITH WALL LIGHT AND ANTI-SKATEBOARD BRASS ART NOTCH AT 4' ON CENTER. | |

NOTE:
PLACEMENT AND QUANTITY OF POTTED PLANTS AND SITE FURNISHINGS ARE FOR GRAPHIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE.



CONSTRUCTION LEGEND

- 1 DECORATIVE CONCRETE BAND
- 2 PEDESTRIAN NATURAL GRAY CONCRETE WITH SANDBLAST FINISH, AND SAWCUT JOINTS 4' SQUARE PATTERN.
- 3 CONCRETE WALK, NATURAL GRAY.
- 4 INTERLOCKING PAVERS, 2ND LEVEL ON STRUCTURAL SLAB.
- 5 INTERLOCKING PAVERS, GROUND LEVEL ON GRAVEL BASE.
- 6 CONCRETE STEP, NATURAL GRAY, SANDBLAST FINISH WITH STEP LIGHTS AT 4' ON CENTER.
- 7 HANDICAP RAMP AND RAILING, CONCRETE TO BE NATURAL GRAY, SANDBLAST FINISH.
- 8 TREE WELL WITH DECORATIVE GRATE
- 9 18" WIDE CONCRETE PLANTER WALL
- 10 3' WIDE CONCRETE BAND, INTEGRAL COLOR, SANDBLAST, SCORED JOINTS AT BASE OF BUILDING.
- 11 24" WIDE CONCRETE SEAT WALL, NATURAL GREY, SANDBLAST FINISH WITH WALL LIGHT AND ANTI-SKATEBOARD BRASS ART NOTCH AT 4' ON CENTER.
- 12 HANDRAIL AT STEPS.
- 13 TABLES AND CHAIRS WITH UMBRELLAS.
- 14 6' BENCH WITH INTERMEDIATE ARMREST
- 15 DECORATIVE BOLLARDS.
- 16 BIKE RACK, IN GROUND MOUNT.
- 17 TRASH RECEPTACLE
- 18 DOG BAG DISPENSER ALONG WATER EDGE.
- 19 CONCRETE CROSS WALK, INTEGRAL COLOR, SANDBLAST FINISH SAWCUT JOINTS 4' SQUARE PATTERN.
- 20 POTTED PLANTS
- 21 NEW ENTRY MONUMENT SIGN PER SIGNAGE PLANS.
- 22 HARBOR DIRECTIONAL SIGN PER SIGNAGE PLANS.

EXISTING TO REMAIN

- 1 EXISTING DANA POINT HARBOR MONUMENT SIGN TO REMAIN.
- 2 EXISTING SIDEWALK TO REMAIN.
- 3 EXISTING FOUNDATION PLANTING TO REMAIN.
- 4 EXISTING SEAWALL AND RAILING TO REMAIN.
- 5 EXISTING LANDSCAPE TO REMAIN.

NOTE:
PLACEMENT AND QUANTITY OF POTTED PLANTS AND SITE FURNISHINGS ARE FOR GRAPHIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

SEE LANDSCAPE SITE PLAN FOR CONSTRUCTION LEGEND AND EXISTING TREES TO REMAIN.

**DANA POINT HARBOR REVITALIZATION
COMMERCIAL CORE PROJECT**

COUNTY OF ORANGE
DANA POINT HARBOR DRIVE
DANA POINT, CALIFORNIA



Lynn Capouya, Inc.
LANDSCAPE ARCHITECTS

17992 MITCHELL SOUTH PHONE: (949) 756-0150
IRVINE, CA 92626 FAX: (949) 756-1655
www.lcapouya.com LICENSE: 2314

DATE: December 20, 2013
REVISED MARCH 27, 2014

PROJECT #:

SCALE: 1" = 20'

0

NORTH

SHEET #:

CERTIFICATION
Irrigation System: LCI certifies that all irrigation system controllers shall with the current adopted California Green Code and shall comply with the County and City's Landscape Water Efficiency ordinance requirements per State of California Assembly Bill 1881 (AB 1881).

Landscape Plans: LCI certifies that all listed plants are in compliance with the Dana Point Harbor District Regulators, Chapter 4, Section N, and shall be installed in accordance with Dana Point Harbor Revitalization Plan Master Plan.

Lynn Capouya 9/24/2013
Lynn Capouya Date

**LANDSCAPE ENLARGEMENT
PLAN-LEVEL 1**

**COMMERCIAL CORE PROJECT
DANA POINT HARBOR REVITALIZATION**

DECEMBER 20, 2013
REVISED MARCH 27, 2014

FESTIVAL PLAZA AND PROMENADE



CONCEPTUAL PLAN AND PLANT MATERIALS



WASHINGTONIA ROBUSTA



ARBUTUS UNEDO



DRACAENA DRACO



HESPERALOE PARVIFLORA



TREE GRATE



PERMEABLE PAVING



COLORED CONCRETE PAVING



BENCH WITH ARMREST



BOLLARD



TRASH RECEPTACLE

COMMERCIAL CORE PROJECT
DANA POINT HARBOR REVITALIZATION

DECEMBER 20, 2013
REVISED MARCH 27, 2014

PROMENADE AND WHARF



CONCEPTUAL PLAN AND PLANT MATERIALS



ALOE BANSAI



MELALEUCA LINARIIFOLIA



SEDUM SPURIUM 'TRICOLOR'



SANSEVERIA



ECHIVERIA SPP.



ALOE STRIATA



MIX SIZE POTS



BIKE RACK



DRINKING FOUNTAIN

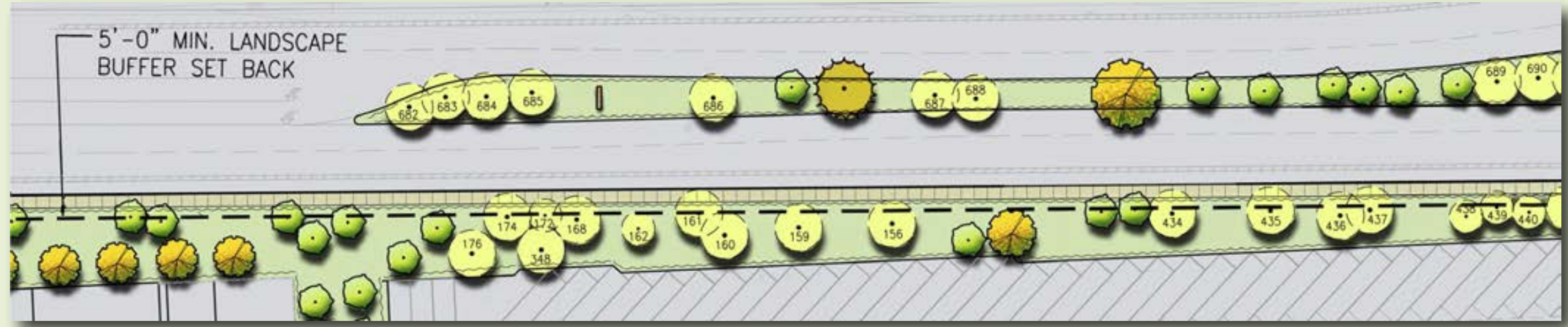
Overall Conceptual Plan: Lynn Capouya Inc. certifies that the landscape design shall be carried forward to these plans, as stated in the Schematic Plan Palette. See Sheet L-1 for Water Classification of Landscape Species (WUCOLS).

Lynn Capouya
Lynn Capouya
Date
09/24/2013

**COMMERCIAL CORE PROJECT
DANA POINT HARBOR REVITALIZATION**

DECEMBER 20, 2013
REVISED MARCH 27, 2014

DANA POINT HARBOR DRIVE



CONCEPTUAL PLAN AND PLANT MATERIALS



ARBUTUS UNEDO



X CHITALPA TASKENTENSIS



CERCIS OCCIDENTALIS



PHORMIUM TENAX 'AUTROPURPUREUM'



TEUCRIUM FRUTICANS



SALVIA LEUCANTHA



PENNISETUM M. 'RED BUNNY TAILS'



LANTANA MONTEVIDENSIS



AGAVE ATTENUATA



NASSELA TENUISSIMA

SPLIT LEVEL RAMP



CONCEPTUAL PLAN AND PLANT MATERIALS



AGONIS FLEXUOSA



KOELREUTERIA PANICULATA



WASHINGTONIA ROBUSTA



ELEAGNUS PUNGENS



LAVANDULA STOECHAS



X CHITALPA TASKENTENSIS



CISTUS X PURLVERULENTUS 'SUNSET'



ARCTOSTAPHYLOS 'EMERALD CARPET'



LEONOTIS LEONURUS

ENTRY CIRCLE AND PARKING DECK



CONCEPTUAL PLAN AND PLANT MATERIALS



WASHINGTONIA ROBUSTA



HESPERALOE PARVIFLORA



SALVIA LEUCANTHA



PHORMIUM TENAX



MACFADYENA UNGUIS-CATI



DASYLIRON WHEELERI



ANTIGONON LEPTOPUS



BOUGAINVILLEA 'MANIA RED'



CLIVIA MINATA



ASPENIUM SCOLOPENDRUIUM



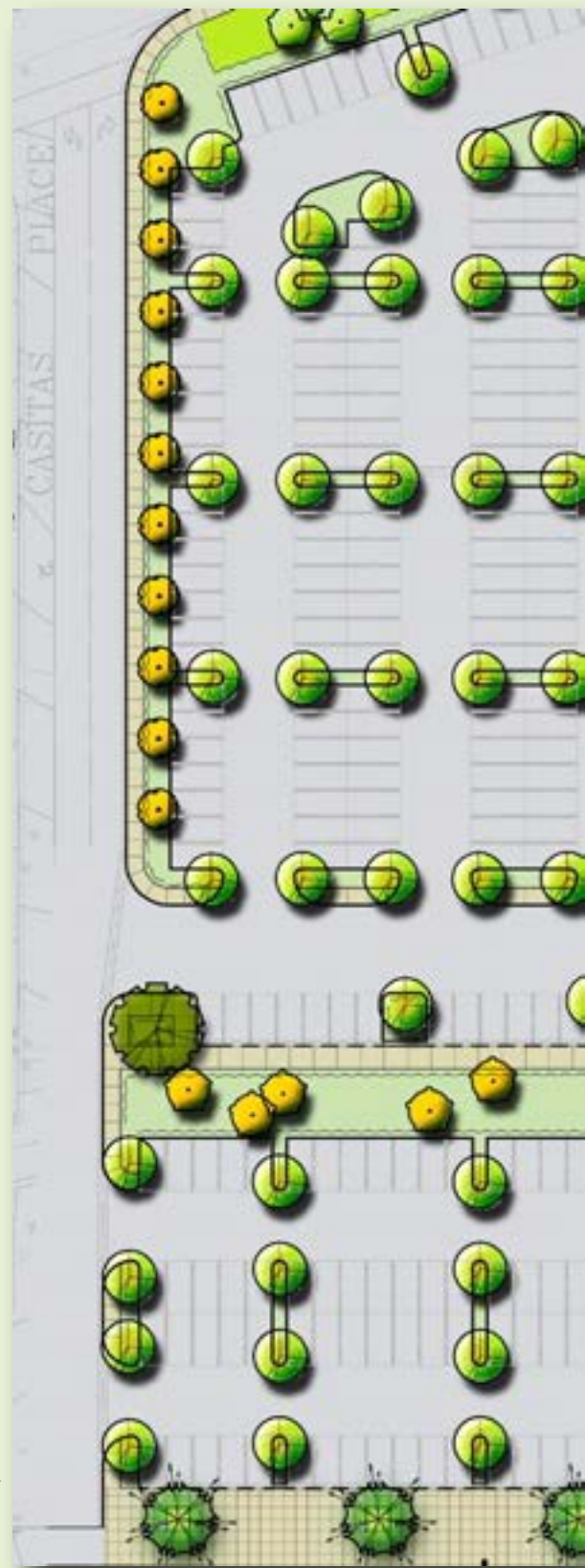
BERBERIS SP.

COMMERCIAL CORE PROJECT DANA POINT HARBOR REVITALIZATION

DECEMBER 20, 2013

REVISED MARCH 27, 2014

CASITAS PLACE STREETScape AND PARKING



CONCEPTUAL PLAN AND
PLANT MATERIALS



AGONIS FLEXUOSA



CISTUS X PURPUREULENTUS 'SUNSET'



GEIJERA PARVIFLORA



AGAVE GEMINIFLORA



LEUCOPHYLLUM Z. 'CIMARRON'



MELALEUCA LINARIIFOLIA



ROSA CALIFORNICA 'ELSIE'



LEONOTIS LEONURUS



RHUS LANCEA



SALVIA LEUCANTHA



CALLIANDRA ERIOPHYLLA

PUERTO PLACE STREETScape AND PARKING



CONCEPTUAL PLAN AND PLANT MATERIALS



AGONIS FLEXUOSA



GEIJERA PARVIFLORA



ARBUTUS UNEDO



RHUS LANCEA



PRUNUS LYONII



HETEROMELES ARBUTIFOLIA



PHORMIUM TENAX 'AUTROPURPUREUM'



CALLIANDRA ERIOPHYLLA



CISTUS X PURLVERULENTUS 'SUNSET'



KNIPHOFIA UVARIA 'FLAMENCO'



ROSA CALIFORNICA 'ELSIE'



COTONEASTER MICROPHYLLUS

DRY BOAT STORAGE FACILITIES



CONCEPTUAL PLAN AND PLANT MATERIALS



GEIJERA PARVIFLORA



WASHINGTONIA ROBUSTA



MELALEUCA LINARIIFOLIA



PINUS ELDARICA



ELEAGNUS PUNGENS



HETEROMELES ARBUTIFOLIA



WESTRINGIA F. 'MUNDI'



CALLIANDRA ERIOPHYLLA



PHORMIUM TENAX 'AUTROPURPUREUM'



LANTANA MONTEVIDENSIS



ERIOGONUM FASCICULATUM



LAVANDULA STOECHAS



SENECIO MANDRALISCAE

LEGEND

-  PREVIOUSLY REMOVED TREE
-  TREES TO BE REMOVED
-  TREES TO REMAIN
-  TREES WITH NEST(S)
-  PREVIOUSLY REMOVED TREE WITH NEST(S)



**DANA POINT HARBOR REVITALIZATION
COMMERCIAL CORE PROJECT**

COUNTY OF ORANGE
DANA POINT HARBOUR DRIVE
DANA POINT, CALIFORNIA



DATE: 08/04/24
PROJECT #: 20-004
SCALE: 1/4" = 1'-0"
NORTH
SHEET #

**TREE
REMOVAL
PLAN**

MVE Institutional
PLANNING & ARCHITECTURE

MVE Institutional, Inc.
1000 W. ORANGE AVENUE, SUITE 200
DANA POINT, CALIFORNIA 92629
TEL: 949.261.1111 FAX: 949.261.1112



DANA POINT HARBOR REVITALIZATION COMMERCIAL CORE PROJECT

COUNTY OF ORANGE
DANA POINT HARBOR DRIVE
DANA POINT, CALIFORNIA



Lynn Capuya, Inc.
LANDSCAPE ARCHITECTS

17992 MITCHELL SOUTH PHONE: (949) 756-0150
IRVINE, CA 92626 FAX: (949) 756-1655
www.lcapuya.com LICENSE #2314

DATE: December 20, 2013
REVISED MARCH 27, 2014

PROJECT #:

SCALE: 1" = 50'

0

NORTH

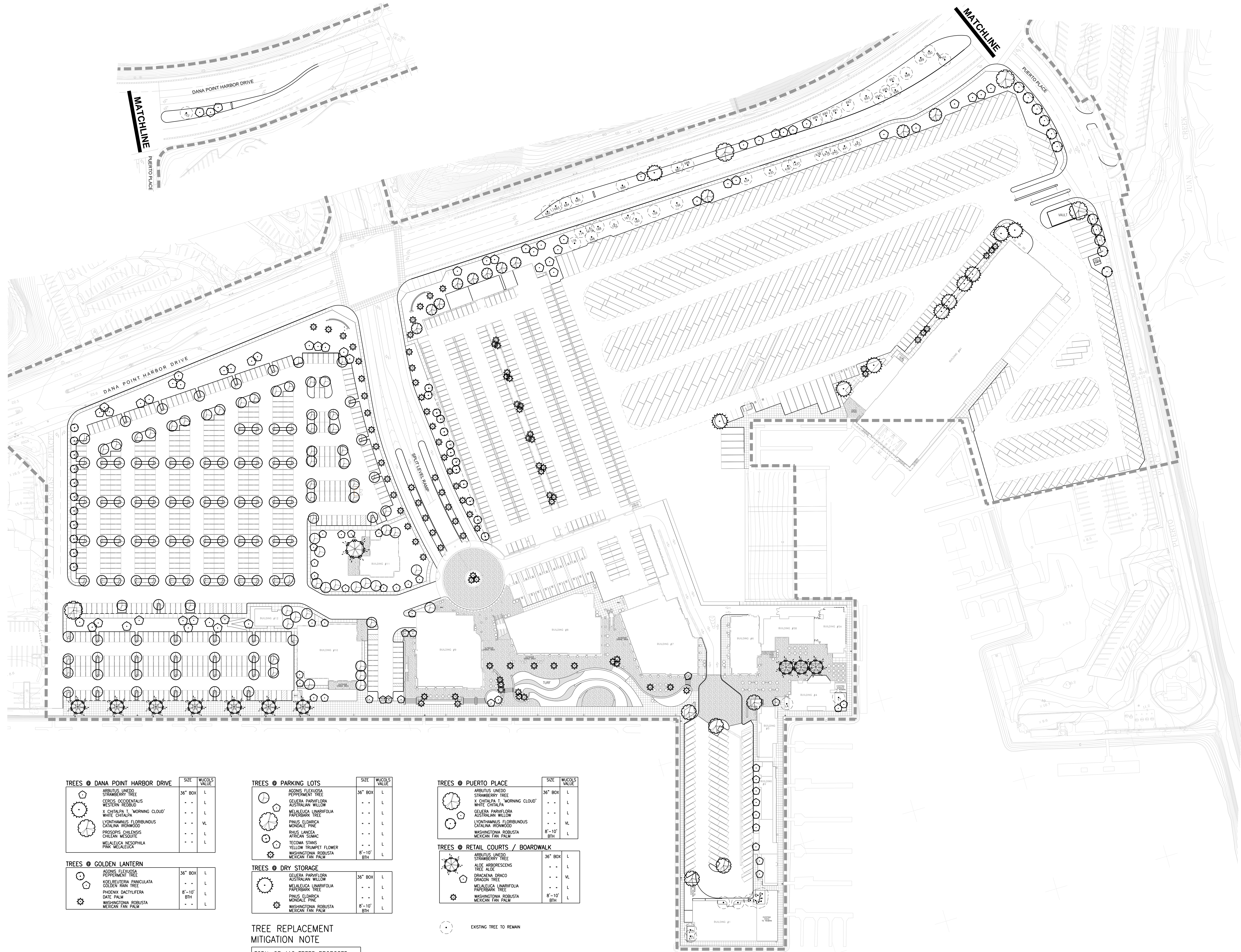
SHEET #:

CERTIFICATION
Irrigation System: LCI certifies that all irrigation system controllers shall with the current adopted California Green Code and shall comply with the County and City's Landscape Water Efficiency ordinance requirements per State of California Assembly Bill 1881 (AB 1881).

Landscape Plans: LCI certifies that all listed plants are in compliance with the Dana Point Harbor District Regulators, Chapter 4, Section N, and shall be installed in accordance with Dana Point Harbor Revitalization Plan Master Plan.

Lynn Capuya 9/24/2013
Lynn Capuya Date

TREE REPLACEMENT MITIGATION PLAN



TREES • DANA POINT HARBOR DRIVE

TREE SYMBOL	SIZE	MUCOLS VALUE
ARBUTUS UNEDO	36" BOX	L
STRAWBERRY TREE	- -	L
CERCIS OCCIDENTALIS	- -	L
WESTERN REDBUD	- -	L
X CHITALPA T. 'MORNING CLOUD'	- -	L
WHITE CHITALPA	- -	VL
LYONTHAMNUS FLORIBUNDUS	- -	L
CATALINA IRONWOOD	- -	L
PROSOPIS JULIFLORIS	- -	L
CHILEAN MESQUITE	- -	L
MELALEUCA NESOPHILA	- -	L
PINK MELALEUCA	- -	L

TREES • GOLDEN LANTERN

TREE SYMBOL	SIZE	MUCOLS VALUE
ACONITIS FLEXUOSA	36" BOX	L
PEPPERBERRY TREE	- -	L
KOELBUTERIA PANICULATA	- -	L
GOLDEN RAIN TREE	8'-10' BTH	L
PHOENIX DACTYLIPEA	- -	L
DATE PALM	- -	L
WASHINGTONIA ROBUSTA	- -	L
MEXICAN FAN PALM	- -	L

TREES • PARKING LOTS

TREE SYMBOL	SIZE	MUCOLS VALUE
ACONITIS FLEXUOSA	36" BOX	L
PEPPERBERRY TREE	- -	L
CERCIS OCCIDENTALIS	- -	L
AUSTRALIAN WILLOW	- -	L
MELALEUCA LINARIFOLIA	- -	L
PAPERBARK TREE	- -	L
PHINUS ELIARICA	- -	L
MONDALE PINE	- -	L
PHINUS LANCEA	- -	L
AFRICAN SUMAC	- -	L
TECOMA STANS	- -	L
YELLOW TRUMPET FLOWER	- -	L
WASHINGTONIA ROBUSTA	8'-10' BTH	L
MEXICAN FAN PALM	- -	L

TREES • DRY STORAGE

TREE SYMBOL	SIZE	MUCOLS VALUE
CERCIS OCCIDENTALIS	36" BOX	L
AUSTRALIAN WILLOW	- -	L
MELALEUCA LINARIFOLIA	- -	L
PAPERBARK TREE	- -	L
PHINUS ELIARICA	- -	L
MONDALE PINE	- -	L
WASHINGTONIA ROBUSTA	8'-10' BTH	L
MEXICAN FAN PALM	- -	L

TREES • PUERTO PLACE

TREE SYMBOL	SIZE	MUCOLS VALUE
ARBUTUS UNEDO	36" BOX	L
STRAWBERRY TREE	- -	L
X CHITALPA T. 'MORNING CLOUD'	- -	L
WHITE CHITALPA	- -	L
CERCIS OCCIDENTALIS	- -	L
CELESTRA PARVIFLORA	- -	VL
AUSTRALIAN WILLOW	- -	VL
LYONTHAMNUS FLORIBUNDUS	- -	L
CATALINA IRONWOOD	- -	L
WASHINGTONIA ROBUSTA	8'-10' BTH	L
MEXICAN FAN PALM	- -	L

TREES • RETAIL COURTS / BOARDWALK

TREE SYMBOL	SIZE	MUCOLS VALUE
ARBUTUS UNEDO	36" BOX	L
STRAWBERRY TREE	- -	L
ALOE ARBORESCENS	- -	L
TREE ALICE	- -	L
DRACAENA DRACO	- -	VL
DRAGON TREE	- -	L
MELALEUCA LINARIFOLIA	- -	L
PAPERBARK TREE	- -	L
WASHINGTONIA ROBUSTA	8'-10' BTH	L
MEXICAN FAN PALM	- -	L

**TREE REPLACEMENT
MITIGATION NOTE**

TOTAL OF 416 TREES PROPOSED.
BOXED TREES SHALL BE SIZE 36"
BOX OR LARGER AND ALL PALMS
SHALL BE 8'-10' BTH OR LARGER.

EXISTING TREE TO REMAIN



**DANA POINT HARBOR REVITALIZATION
COMMERCIAL CORE PROJECT**
COUNTY OF ORANGE
DANA POINT HARBOR DRIVE
DANA POINT, CALIFORNIA



Lynn Capouya, Inc.
LANDSCAPE ARCHITECTS

17902 MITCHELL SOUTH PHONE: (949) 756-0150
IRVINE, CA 92614 FAX: (949) 756-1655
www.lcapouya.com LICENSE #2314

DATE: December 20, 2013
REVISED MARCH 27, 2014

PROJECT #:

SCALE: 1" = 50'

0

NORTH

SHEET #:

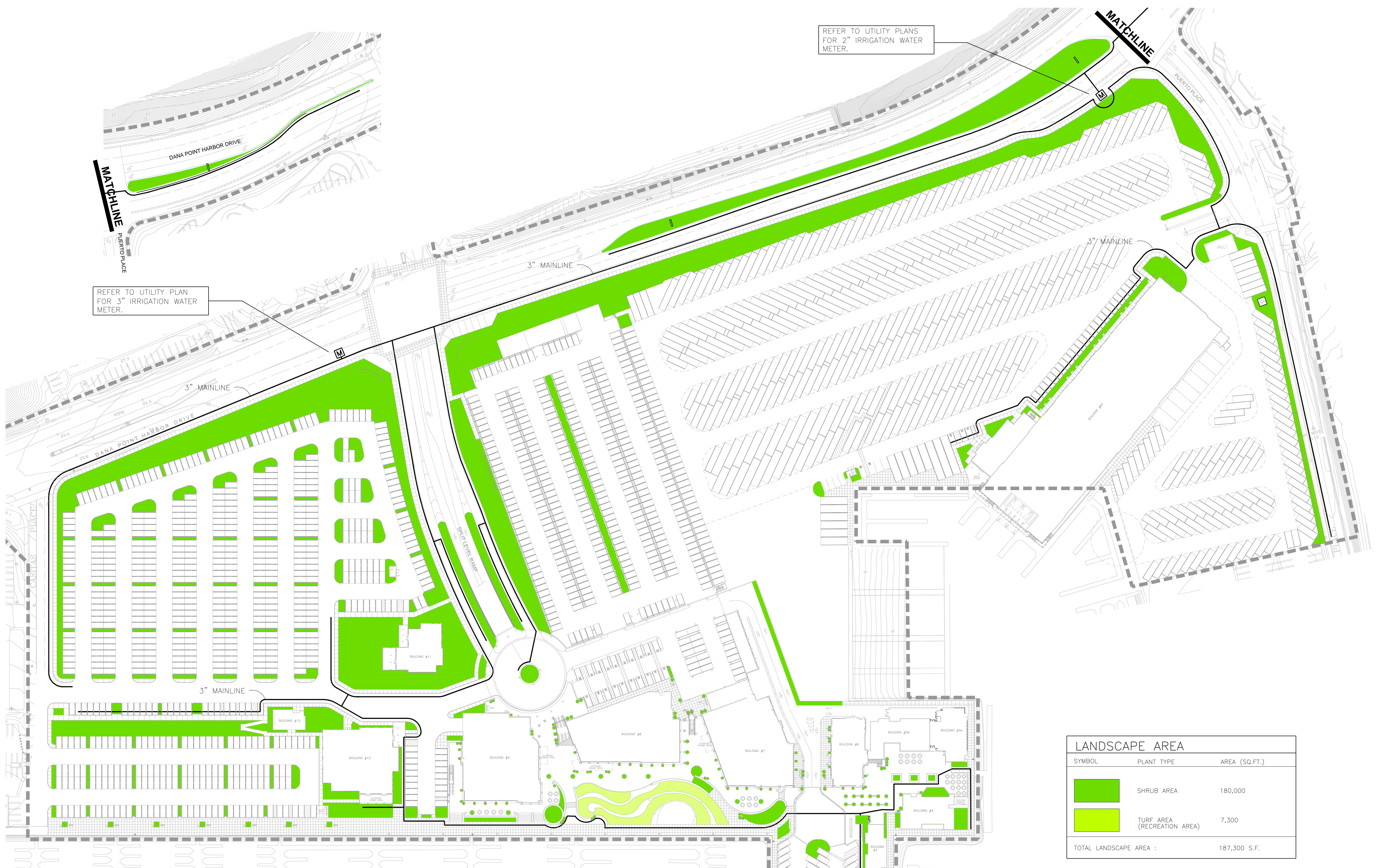
CERTIFICATION

Irrigation System: LCI certifies that all irrigation system controllers shall with the current adopted California Green Code and shall comply with the County and City's Landscape Water Efficiency ordinance requirements per State of California Assembly Bill 1881 (AB 1881).

Landscape Plans: LCI certifies that all listed plants are in compliance with the Dana Point Harbor District Regulators, Chapter 4, Section N, and shall be installed in accordance with Dana Point Harbor Revitalization Plan Master Plan.

Lynn Capouya 9/24/2013
Date

IRRIGATION PLAN



REFER TO UTILITY PLANS FOR 2" IRRIGATION WATER METER.

REFER TO UTILITY PLAN FOR 3" IRRIGATION WATER METER.

LANDSCAPE AREA		
SYMBOL	PLANT TYPE	AREA (SQ.FT.)
	SHRUB AREA	180,000
	TURF AREA (RECREATION AREA)	7,300
TOTAL LANDSCAPE AREA :		187,300 S.F.

IRRIGATION NOTE
ALL IRRIGATION SYSTEMS SHALL COMPLY WITH CURRENT ADOPTED CALIFORNIA GREEN CODE AND THE COUNTY OF ORANGE "LANDSCAPE IRRIGATION CODE", ORDINANCE NO. 09-010 FOR WATER EFFICIENCY.

SPRINKLER HEAD LIST	
MANUFACTURE	MODEL
TURF SPRAY POP-UP	
RAINBIRD	1806-SAM-PRS W/ ROTARY NOZZLE
SHRUB SPRAY POP-UP	
RAINBIRD	1812-SAM-PRS W/ ROTARY NOZZLE
SHRUB SPRAY ON RISER	
RAINBIRD	PA-85-PRS W/ ROTARY NOZZLE
SHRUB ROTOR ON RISER	
RAINBIRD	5000-S-PL-PC-SAM-R-NP
SHRUB ROTOR POP-UP	
RAINBIRD	5012-PL-PC-SAM-R-NP-SS
BUBBLER	
RAINBIRD	1401 (SHRUB)
RAINBIRD	RWS-M-B-1401 MINI (TREE)

IRRIGATION EQUIPMENT LIST			
SYMBOL	MANUF.	MODEL NO.	DESCRIPTION
	WATER METER - REFER TO CIVIL'S PLAN		
	EATON	SIMPLEX MODEL 72	BASKET STRAINER (FUTURE RECLAIMED)
	FEBCO	825YD	BACKFLOW PREVENTER WITH WYE STRAINER ENCLOSED IN STAINLESS STEEL ENCLOSURE.
	GRISWOLD	2250 SERIES	MASTER CONTROL VALVE - NORMALLY CLOSE
	CALSENSE	FM / FM-B SERIES	FLOW METER - INSTALL PER MANUFACTURER SPECIFICATION
	NIBCO	T-113	GATE VALVE
	RAINBIRD	44-NP	QUICK COUPLER- LOCKING RUBBER COVER, 2-PIECE BODY
	NIBCO	PESB-R	REMOTE CONTROL VALVE ASSEMBLY w/ BRASS BALL VALVE.
	NIBCO	1-FP-600A	TWO WIRES DECODE AT EACH VALVE LOCATIONS.
	CONTROLLER: CAL SENSE ET2000e - TWO WIRES SYSTEM CONTROLLER SHALL BE INSTALLED IN STAINLESS STEEL PEDESTAL ENCLOSURE WITH ON/ OFF SWITCH. CONTROL WIRE SHALL BE TWO WIRES SYSTEM IN 1" ELECTRICAL CONDUIT BURY WITH MAINLINE.		
	MAINLINE PIPE: PURPLE (FUTURE RECLAIMED) P.V.C. SCHEDULE 40 FOR PIPE 2" SIZE AND SMALLER, CLASS 315 FOR PIPE 2 1/2" AND LARGER BURY 18" BELOW FINISH GRADE.		

