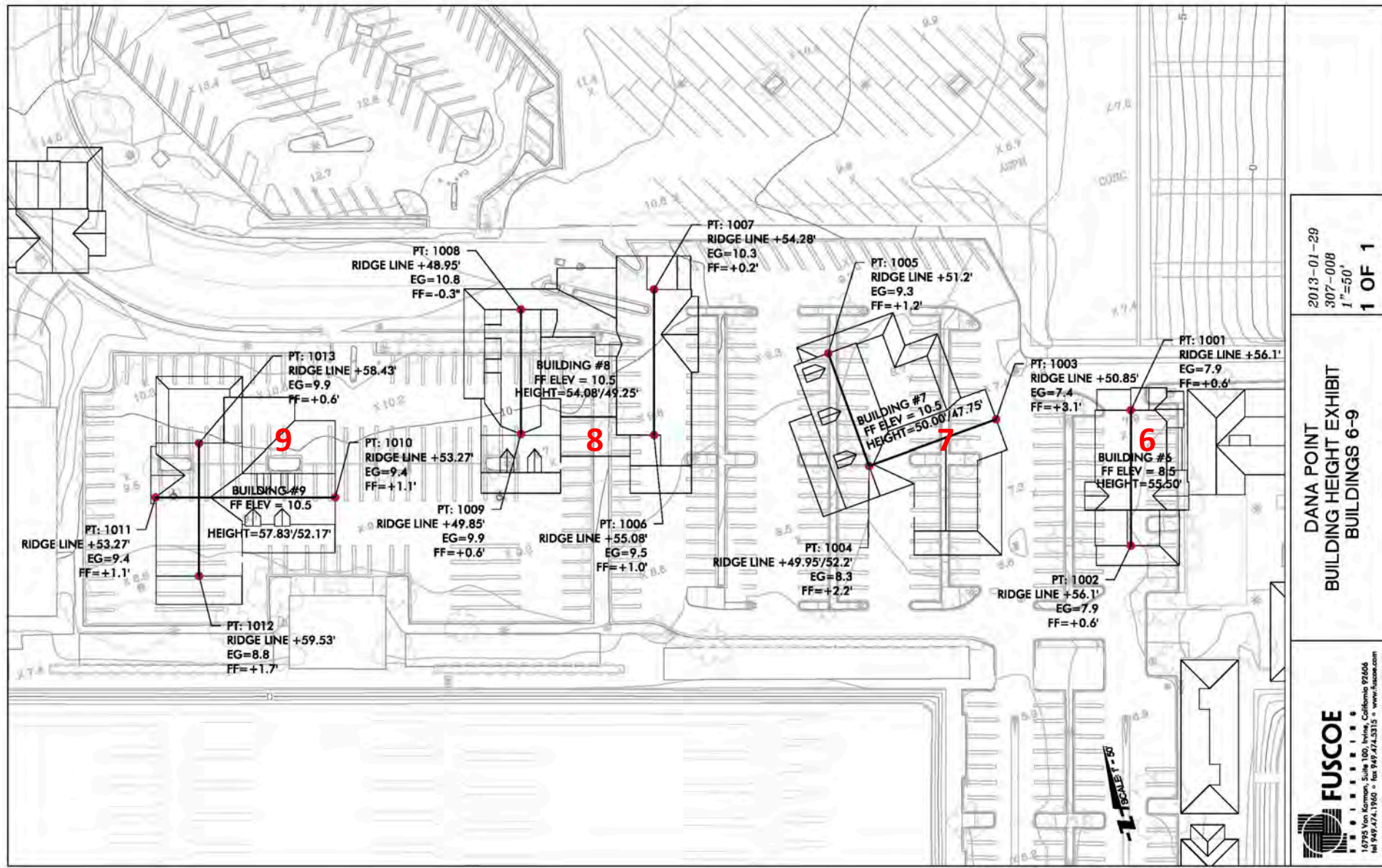


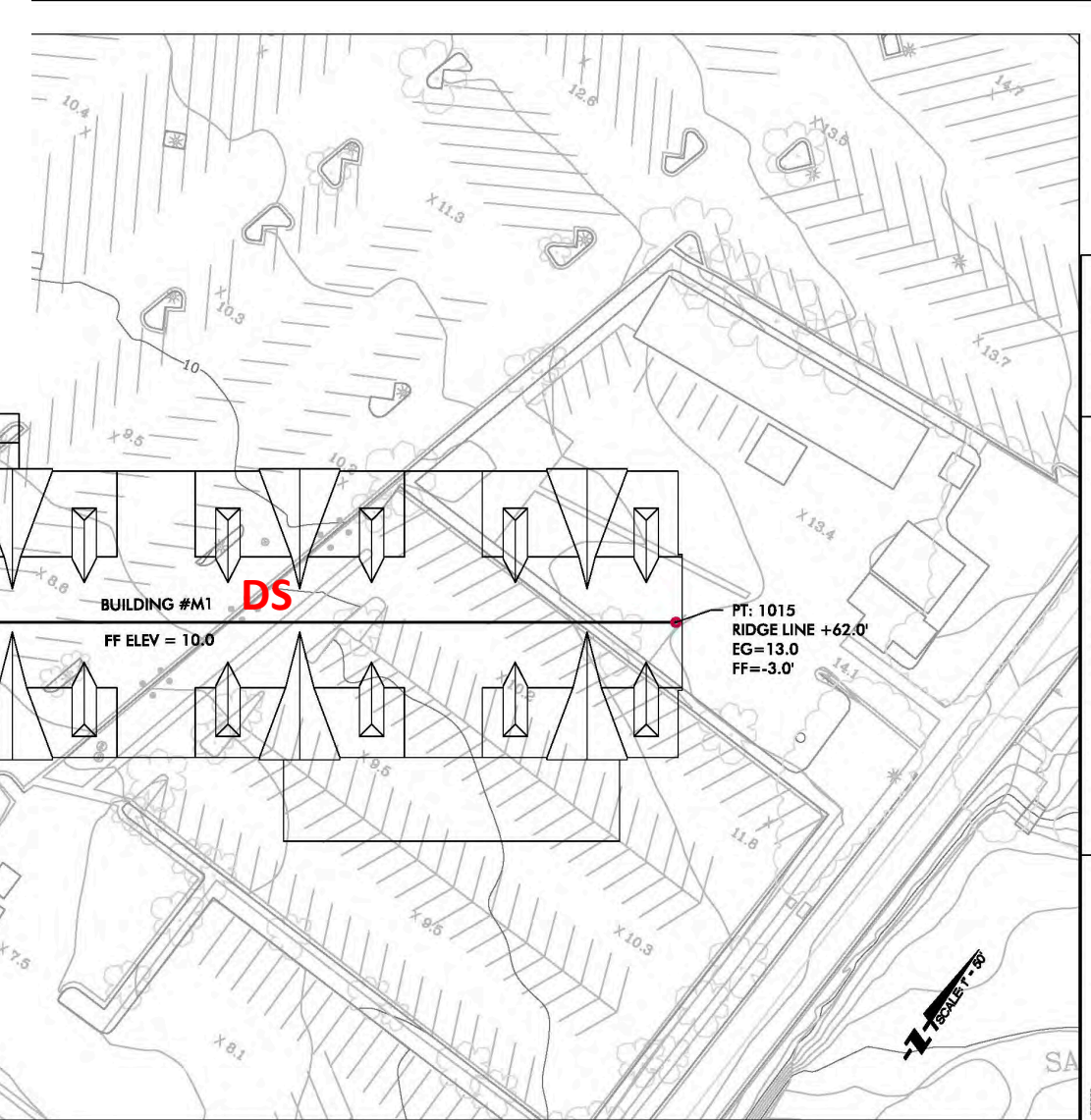
Story Pole Staking Plan January 2013



2013-01-29
307-008
1"=50'
1 OF 1

DANA POINT
BUILDING HEIGHT EXHIBIT
BUILDINGS 6-9

P:\PROJECTS\307\08\ENG\EXHIBITS\30708XH-BUILDING STAKING.DWG (01-29-13)



2013-01-24
307-008
1"=50'
1 OF 1

DANA POINT
BUILDING HEIGHT EXHIBIT
BUILDING M1

FUSCOE
16795 Von Karman, Suite 100, Irvine, California 92606
Tel 949.474.1960 • Fax 949.474.3315 • www.fusco.com

Dana Point Harbor Revitalization Commercial Core Project



Community Notice

Notice of Story Poles in Dana Point Harbor

Please be advised that story poles will be erected on January 31, 2013, to illustrate the heights and locations of the proposed Commercial Core Buildings and Dry Boat Storage Building. These story poles will be placed to show the ridgelines and peaks of the proposed buildings in the conceptual Dana Point Harbor Revitalization Plan.

The story poles will be certified by the County's Land Surveyor, and will remain in place for one week. The poles will be removed on February 7, 2013. If you have any questions, please feel free to contact OC Dana Point Harbor at 949-923-2236.

Festival of Whales On The Horizon: March 9-10 and 16-17

If you wish to unsubscribe from future mailings, please call OC Dana Point Harbor (949) 923-2236.

www.OCDPH.com



Community Notice

Story Poles in Dana Point Harbor January 31 - February 7, 2013

Story Poles will be erected this week to identify building ridgelines as currently proposed in the conceptual plans for the Harbor Revitalization Plan. The story poles will remain in place for one week, including throughout this weekend, to give those interested ample time to view them and once again see how the new buildings will be situated. OC Dana Point Harbor will be taking photos of the ridgeline display to be used in exhibits to be included in the Coastal Development Permit (CDP) application.

As necessary, parking spaces in certain lots will be impacted to accommodate the forklifts and cranes required to hold the story poles in place, this includes some space in the launch ramp area. This process will be similar to when the story poles were used in 2006, however, those were only in place for a couple of days. To minimize the circulation and parking impacts, OC Dana Point Harbor has scheduled this current display to be in place only over one weekend and has scheduled their removal on February 7, 2013.

If you have any questions please contact
OC Dana Point Harbor at 949-923-2236.

If you wish to unsubscribe from future mailings, please call OC Dana Point Harbor (949) 923-2236.

www.OCDPH.com



Dana Point Harbor Revitalization Commercial Core Project

Story Pole Photo Locations

March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number

4



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 4



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 4
with story poles



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 4
without simulation



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 4
with simulation



Dana Point Harbor Revitalization Commercial Core Project

Story Pole Photo Locations

March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number

8



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 8



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 8
with story poles



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 8
without simulation



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 8
with simulation

Dana Point Harbor Revitalization Commercial Core Project



Story Pole Photo Locations

March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number

9



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 9



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 9
with story poles



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 9
without simulation



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 9
with simulation



Dana Point Harbor Revitalization Commercial Core Project

Story Pole Photo Locations March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number

16



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 16



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 16
with story poles



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 16
without simulation



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 16
with simulation



Extended Shot

Dana Point Harbor Revitalization Commercial Core Project



Story Pole Photo Locations

March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number

24





Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 24
with story poles



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 24
without simulation



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 24
with simulation

Dana Point Harbor Revitalization Commercial Core Project



Story Pole Photo Locations

March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number

26



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 26



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 26
with story poles







Simulation of building locations not visible due to land form

Dana Point Harbor Revitalization Commercial Core Project



Story Pole Photo Locations

March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number

29



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 29



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 29
with story poles



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 29
without simulation



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 29
with simulation

Dana Point Harbor Revitalization Commercial Core Project



Story Pole Photo Locations

March 2013

- 3** Photo Location
- 4** Photo Location w/ Simulation
-** Ridgeline Indication Ribbon
- 9** Building Name or Number

37





Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 37
with story poles





Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 37
with simulation

Dana Point Harbor Revitalization Commercial Core Project



Story Pole Photo Locations

March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number

48



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 48



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 48
with story poles



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 48
without simulation



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 48
with simulation



Dana Point Harbor Revitalization Commercial Core Project

Story Pole Photo Locations March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number

69





Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 69
with story poles



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 69
without simulation



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 69
with simulation





Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 79
with story poles



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 79
without simulation

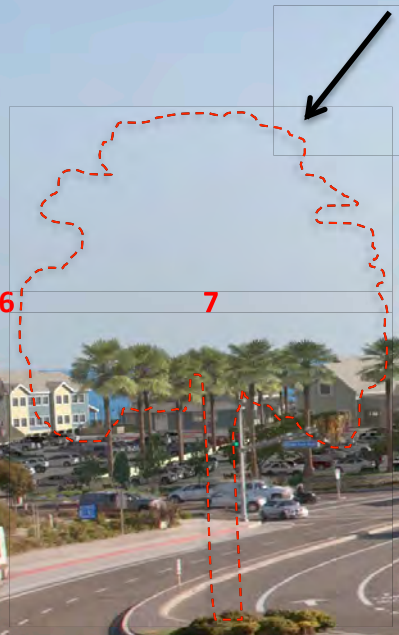


Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 79
with simulation

OF Easter Lantern 34300

Shown without existing palm tree



Other story pole photo locations
without simulations



Old Golden Lantern

Shore Lantern
Starboard Lantern
Port Lantern
Cove Lantern

Golden Lantern

Dana Point Harbor Drive

Puerto Place

Island Way

Dana Point Harbor Revitalization Commercial Core Project

Story Pole Photo Locations March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 51



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 51
with story poles

Golden Lantern
Shore Lantern
Starboard Lantern
Port Lantern
Cove Lantern

Old Golden Lantern

Dana Point Harbor Drive

Puerto Place

Island Way



Story Pole Photo Locations March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number

Dana Point Harbor Revitalization Commercial Core Project



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 86



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 86
with story poles



Golden Lantern

Old Golden Lantern

Shore Lantern

Starboard Lantern

Port Lantern

Cove Lantern

Dana Point Harbor Drive

Puerto Place

Island Way

Dana Point Harbor Revitalization Commercial Core Project

Story Pole Photo Locations March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number

82



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 82



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 82
with story poles

Old Golden Lantern

Golden Lantern

Shore Lantern

Starboard Lantern

Port Lantern

Cove Lantern

Dana Point Harbor Drive

Puerto Place

Island Way

Dana Point Harbor Revitalization Commercial Core Project



Story Pole Photo Locations

March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 80



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 80
with story poles



Old Golden Lantern

Shore Lantern

Starboard Lantern

Port Lantern

Cove Lantern

Golden Lantern

Dana Point Harbor Drive

Puerto Place

Island Way

Dana Point Harbor Revitalization Commercial Core Project

Story Pole Photo Locations March 2013

- 3 Photo Location
- 4 Photo Location w/ Simulation
- Ridgeline Indication Ribbon
- 9 Building Name or Number



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 41



Dana Point Harbor Revitalization
Commercial Core Project

Photo Location 41
with story poles