

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

**F5a**

Staff: Zach Rehm – LB  
Date: February 19, 2015

**ADMINISTRATIVE PERMIT**

**Application No.** 5-14-1690

**Applicant:** City of Long Beach

**Project Description:** Install 180-foot by 15-foot concrete floating dock supported by six new 24-inch concrete piles and 80-foot by 6-foot aluminum gangway supported by existing seawall on east side of existing Pine Avenue Pier. Install new lighting.

**Project Location:** East side of Pine Avenue Pier, City of Long Beach (Los Angeles County);  
APN 7278-010-914

**EXECUTIVE DIRECTOR'S DETERMINATION**

The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

**March 13, 2015, 9:00 a.m.**  
**Chula Vista Council Chambers**  
**276 Fourth Street**  
**Chula Vista, CA 91910**

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

**BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.**

CHARLES LESTER  
Executive Director

by: Zach Rehm  
Coastal Program Analyst

**STANDARD CONDITIONS:**

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any term or condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**SPECIAL CONDITIONS:** See pages four through eight.

**EXECUTIVE DIRECTOR'S DETERMINATION (continued):**

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

## **FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:**

### **A. PROJECT DESCRIPTION**

The proposed project, which will encourage public recreational boating use, involves the creation of 180 linear feet of public transient docking area on the eastern side of Pine Avenue Pier in Rainbow Harbor, Downtown Long Beach (**Exhibit 1**). The City proposes to construct a 180-foot long by 15-foot wide concrete floating dock supported by six 24-inch octagonal concrete piles. Access to the dock will be provided by an 80-foot by 6-foot aluminum gangway supported by the existing seawall on east side of Pine Avenue Pier (**Exhibit 1**). New signs will be posted to designate the new dock for transient public use. The dock will also be used for temporary events (boat shows, races, etc.). The proposed project will not interfere with public access on the existing pier.

Strip LED lighting will afford public safety along the gangway and six approximately 3-foot high power and light pedestals will be installed along the western edge of the dock. No overhead lighting is proposed or permitted. The dock features hose bibs to supply fresh water to recreational boaters, but sewage pump-outs are not proposed or permitted. The nearest pump-outs are located approximately 500 feet away at Dock 10 (Approved by CDP No. 5-12-026), seaward of Parker's Lighthouse. Pine Avenue Dock will also feature a fire extinguisher cabinet and an emergency phone. All features will be located on the western edge of the floating dock, adjacent to the existing pier where taller elements already exist (**Exhibit 1**). The project will not adversely affect public views.

On October 28, 2014, a diver from Tetra Tech conducted an eelgrass survey and found no eelgrass in a large area (24,300 square feet) around the proposed dock location or in the area where construction activities will take place. Eelgrass habitat will not be adversely affected by the proposed project because the six new piles will be installed directly adjacent to the existing pier and no dredging is proposed. Noxious alga (*Caulerpa taxifolia*) was not observed during the same survey on October 28, 2014. The applicant has proposed a vigorous set of construction and post construction best management practices during construction in order to avoid any significant adverse effects on marine resources. Construction will take place from a portion of the east side of the existing Pine Avenue Pier and from a barge which will transport the dock in portions.

The proposed project has received an approval in concept (9/16/14) and a CEQA determination (Categorical Exemption CE-14-113) from the City of Long Beach. Permit applications have been filed with the Los Angeles Regional Water Quality Control Board and the U.S. Army Corps of Engineers. Therefore, as proposed and conditioned herein, the development will not have any substantial adverse effects on water quality, marine resources, or public access and will be consistent with Chapter 3 of the Coastal Act.

### **B. PUBLIC RECREATION/MARINE RESOURCES**

The proposed recreational boat dock development and its associated structures are an allowable and encouraged marine related use. The proposed development has been conditioned to minimize any significant adverse effect the project may have on the environment by avoiding or mitigating impacts upon sensitive marine resources, such as eelgrass. There are no feasible less environmentally damaging alternatives available. As conditioned, the project will not significantly adversely impact eelgrass beds and will not contribute to the dispersal of the invasive aquatic alga, *Caulerpa taxifolia*. Further, as

proposed and conditioned, the project, which is to be used solely for recreational boating purposes, conforms with Sections 30224 and 30233 of the Coastal Act.

### **C. WATER QUALITY**

The proposed dock work will be occurring on or within coastal waters. The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates best management practices (BMPs) to minimize the effect of construction and post-construction activities on the marine environment. These BMPs include, but are not limited to, the appropriate management of equipment and construction materials and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

### **D. PUBLIC ACCESS**

The proposed development will not affect the public's ability to gain access to, and/or to make use of, the coast and nearby recreational facilities. Therefore, as proposed the development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and Section 30252 of the Coastal Act.

### **E. LOCAL COASTAL PROGRAM**

A coastal development permit is required from the Commission for the proposed development because it is located within the Commission's area of original jurisdiction. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The City of Long Beach certified LCP is advisory in nature and may provide guidance. The Commission certified the City of Long Beach LCP on July 22, 1980. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified LCP for the area.

### **F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

This permit is granted subject to the following special conditions:

### **SPECIAL CONDITIONS:**

- 1. Water Quality.** By acceptance of this permit, the applicant agrees that the approved development shall be carried out in compliance with the BMPs submitted to the Commission's South Coast District Office on December 4, 2015. Additionally, the approved development shall be carried out in compliance with the following BMPs:

**A. Construction Responsibilities and Debris Removal**

- (1) No demolition or construction materials, equipment, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain or tidal erosion and dispersion.
- (2) Any and all debris resulting from demolition or construction activities, and any remaining construction material, shall be removed from the project site within 24 hours of completion of the project.
- (3) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- (4) Machinery or construction materials not essential for project improvements will not be allowed at any time in the intertidal zone.
- (5) If turbid conditions are generated during construction a silt curtain will be utilized to control turbidity.
- (6) Floating booms will be used to contain debris discharged into coastal waters and any debris discharged will be removed as soon as possible but no later than the end of each day.
- (7) Non buoyant debris discharged into coastal waters will be recovered by divers as soon as possible after loss.
- (8) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- (9) The applicants shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- (10) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- (11) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- (12) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.

- (13) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (14) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away as possible from the receiving waters and storm drain inlets.
- (15) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
- (16) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

**B. Best Management Practices Program**

(1) Boat Cleaning and Maintenance Measures:

- a. In-water top-side and bottom-side boat cleaning shall minimize the discharge of soaps, paints, and debris.
- b. In-the-water hull scraping or any process that occurs under water that results in the removal of paint from boat hulls shall be prohibited. Only detergents and cleaning components that are designated by the manufacturer as phosphate-free and biodegradable shall be used, and the amounts used minimized.
- c. The applicants shall minimize the use of detergents and boat cleaning and maintenance products containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates or lye.

(2) Solid and Liquid Waste Management Measures:

- a. All trash, recyclables, and hazardous wastes or potential water contaminants, including old gasoline or gasoline with water, absorbent materials, oily rags, lead acid batteries, anti-freeze, waste diesel, kerosene and mineral spirits will be disposed of in a proper manner and will not at any time be disposed of in the water or gutter.

(3) Petroleum Control Management Measures:

- a. Boaters will practice preventive engine maintenance and will use oil absorbents in the bilge and under the engine to prevent oil and fuel discharges. Oil absorbent materials shall be examined at least once a year and replaced as necessary. Used oil absorbents are hazardous waste in California. Used oil

absorbents must therefore be disposed in accordance with hazardous waste disposal regulations. The boaters will regularly inspect and maintain engines, seals, gaskets, lines and hoses in order to prevent oil and fuel spills. The use of soaps that can be discharged by bilge pumps is prohibited.

- b. If the bilge needs more extensive cleaning (e.g., due to spills of engine fuels, lubricants or other liquid materials), the boaters will use a bilge pump-out facility or steam cleaning services that recover and properly dispose or recycle all contaminated liquids.
- c. Bilge cleaners which contain detergents or emulsifiers will not be used for bilge cleaning since they may be discharged to surface waters by the bilge pumps.

2. **Permit Compliance – Public Dock.** The docking facility approved by Coastal Development Permit 5-14-1690 is for transient public docking and public recreational boating related uses only. Limited short-term berthing for the loading and unloading of passengers from non-commercial working vessels is also permitted, with the approval of the City of Long Beach Marine Bureau. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions. Any deviation from the approved plans, or any proposed intensification of use of the dock (e.g., use of the dock by commercial tour vessels or private charters) must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required pursuant to the requirements of the Coastal Act and the California Code of Regulations. No change in use or other changes to the approved development shall occur without a Commission amendment to this coastal development permit or a new coastal development permit, unless the Executive Director determines that no amendment or new permit is required.
3. **Signage – Public Dock.** Signs shall be posted on the pier clearly designating the dock for public use.
4. **Resource Agencies.** The permittee shall comply with all requirements, requests and mitigation measures from the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service with respect to preservation and protection of water quality and marine environment. Any change in the approved project that may be required by the above-stated agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require a permit amendment pursuant to the requirements of the Coastal Act and the California Code of Regulations.
5. **Assumption of Risk.** By acceptance of this permit, the applicant, on behalf of a) itself; b) its successors and assigns and c) any other holder of the possessory interest in the development authorized by this permit, acknowledges and agrees i) that the site may be subject to hazards from waves, storm waves, flooding and erosion; ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such

hazards; iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; and v) to agree to include a provision in any subsequent sublease or assignment of the development authorized by this permit requiring the sublessee or assignee to submit a written agreement to the Commission, for the review and approval of the Executive Director, incorporating all of the foregoing restrictions identified in i through v.

**ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:**

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date of Signing



PREPARED FOR:



**CITY OF LONG BEACH**  
 333 WEST OCEAN BOULEVARD  
 LONG BEACH, CA 90802

PREPARED BY:



**TETRA TECH**  
 401 EAST OCEAN BLVD, SUITE 420  
 LONG BEACH, CA 90808  
 PHONE: 562-495-0495, FAX: 562-495-5029

**CONSTRUCTION NOTES**

- 1 REMOVE AND DISPOSE OF PRECAST CONCRETE COPING AS REQUIRED FOR GANGWAY ATTACHMENT. CUT COPING ANCHOR BOLT FLUSH WITH TOP OF SEAWALL. REMOVE BEDDING MORTAR. SEE S-3, SHEET 8.
- 2 REMOVE RAILING FOR GANGWAY. COORDINATE QUANTITY REMOVED SO GANGWAY CAN BE SECURED WITH 4" MAXIMUM OPENING BETWEEN GANGWAY AND RAILING
- 3 REMOVE AND RECYCLE FLOATING FENDER, CHAIN, AND HARDWARE UP TO SUPPORT BEAM. SUPPORT BEAM AND FENDER PILES TO REMAIN

**STRUCTURAL**

- 1 INSTALL 15' X 180' FLOATING DOCK SYSTEM.
- 2 INSTALL FLOATING DOCK GUIDE PIPES.
- 3 INSTALL ALUMINUM GANGWAY.
- 4 INSTALL GANGWAY LANDING TO SEAWALL.
- 5 INSTALL ANCHOR CHAIN TO EXISTING BOLLARD. STUD LINK ANCHOR CHAIN CHAIN SIZE WIRE DIAMETER 3/4" LINK LENGTH 3 1/2" MIN, 5" MAX LINK WIDTH 2" MIN, 3" MAX

**PLUMBING**

- 1 INSTALL DRY STANDPIPE SIAMESE FIRE DEPARTMENT CONNECTION
- 2 ATTACH FIRE PIPE TO SIDE OF NEW DOCK
- 3 INSTALL FIRE EXTINGUISHER CABINET WITH STANDPIPE
- 4 ATTACH POTABLE WATER PIPE TO SIDE OF NEW DOCK

**ELECTRICAL**

- 1 CONTRACTOR TO REMOVE EXISTING DOCK PEDESTAL AND REPLACE WITH NEW DOCK PEDESTAL.
- 2 MOUNT EMERGENCY PHONE ON THE SIDE OF THE FIRE EXTINGUISHER CABINET.
- 3 PROVIDE THE LTG CONTACTOR BOX W/ BUILT-IN PHOTOCELL CONTROL, NEMA 4X TYPE.
- 4 KEEP EMERGENCY PHONE WIRING SEPARATE FROM ALL POWER WIRING.
- 5 PHONE LINE TO BE WIRED FROM EXISTING EMERGENCY PHONE ON EXISTING PINE AVENUE PIER FLOATING DOCK.

**REFERENCE DRAWINGS**

TO BE DEVELOPED

**BASIS OF BEARINGS**

SEE DWG S-1, SHEET 6

**SYMBOL LEGEND**

- FW FIRE WATER
- V POTABLE WATER
- P POWER LINE
- PEB POWER PEDESTAL WITH POTABLE WATER W/ 3/4" HOSE BIB BALL VALVE
- (110) 110V SECURED OUTLET
- FEC FIRE EXTINGUISHER CABINET
- WATER LEVEL
- ← ADA PATH OF TRAVEL
- DETAIL NO. DETAIL REFERENCE
- SHT TAKEN FROM SHT SHOWN ON

**DEFERRED SUBMITTALS:**

- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS AND CALCULATIONS FOR THE FOLLOWING DEFERRED SUBMITTALS:
- CLASS 1 DRY MANUAL FIRE PROTECTION SYSTEM (100 GPM @ 65 PSI)
  - CONCRETE FLOATING DOCK SYSTEM
  - GANGWAY, GANGWAY HINGE, FIXED RAMP SYSTEM
  - PILE GUIDES
- PROPOSED WORKER AREA AT GANGWAY LANDING APPROXIMATELY 25' X 15' = 375 SF = 0.0086 AC

**SHEET INDEX**

DWG #	SHT #	TITLE
T-1	1	TITLE SHEET, VICINITY MAP, LOCATION MAP, ABBREVIATIONS, SYMBOL LEGEND, AND SHEET INDEX
S-1	2	NEW DOCK INSTALLATION PLAN
S-2	3	CONCRETE FLOATING DOCK
S-3	4	GANGWAY DETAILS
S-4	5	DETAILS
P-1	6	PLUMBING: PLAN AND SYMBOLS

**PRIMARY PATH OF TRAVEL**

I CERTIFY THAT THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION, STRUCTURAL REPAIR OR ADDITION FROM THE PUBLIC WAY OR ACCESSIBLE PARKING SPACE AS INDICATED ON THE PLANS DOES NOT INCLUDE STEPS OR A SLOPE EXCEEDING 1:20 EXCEPT WHERE ACCESS IS PROVIDED WITH 1:12 MAXIMUM SLOPE, ACCESSIBLE ELEVATOR OR OTHERWISE GRANTED BY AN UNREASONABLE HARDSHIP EXEMPTION. I UNDERSTAND THAT IF THE PRIMARY PATH OF TRAVEL IS FOUND NOT TO BE AS INDICATED, SIGNIFICANT DELAYS MAY RESULT.

FURTHERMORE, I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE AREA OF SPECIFIC ALTERATION, STRUCTURAL REPAIR OR ADDITION, INCLUDING A PRIMARY ENTRANCE TO THE EXISTING BUILDING AND, WHEN APPLICABLE, SANITATION FACILITIES, DRINKING FOUNTAINS, SIGNS AND PUBLIC TELEPHONES SERVING THE AREA COMPLIES WITH CURRENT CA TITLE 24 ACCESSIBILITY REQUIREMENTS.

**BMP STATEMENT**

AS THE ARCHITECT/ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THE SELECTED BMP'S MUST BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMP'S NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_  
 NAME \_\_\_\_\_ LICENSE NO. \_\_\_\_\_ EXP \_\_\_\_\_

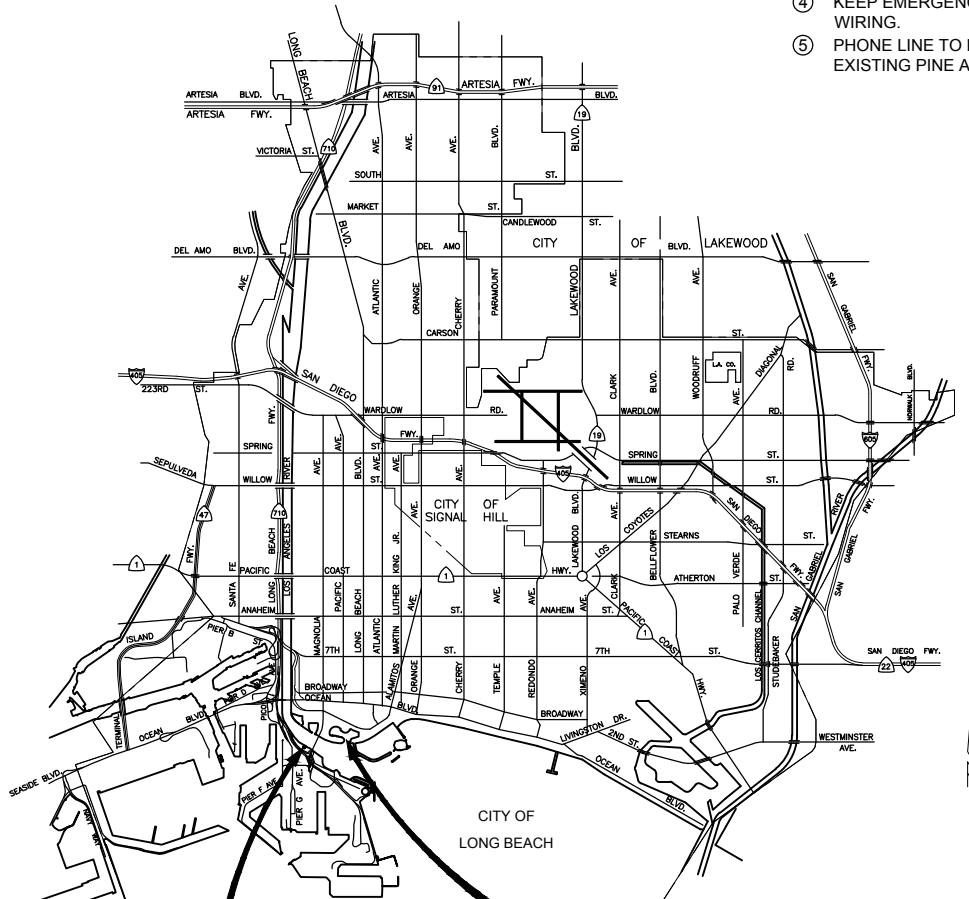
**PROJECT DESCRIPTION**

THE PROPOSED PROJECT INCLUDES INSTALLING A NEW CONCRETE FLOATING DOCK AND NEW GANGWAY. THE NEW DOCK WILL INCLUDE FIRE PROTECTION CABINETS, ELECTRICITY, POTABLE WATER, AND LIGHTING. THE PROPOSED GANGWAY WILL BE 80- FEET LONG.

THE PROPOSED DOCK WILL ADD AN ADDITIONAL 180 LINEAL FEET OF DOCK ON THE EAST SIDE OF PINE AVENUE PIER. THE WIDTH OF THE NEW DOCK WILL BE APPROXIMATELY 15 FEET.

THE FOLLOWING IS THE DEMOLITION WORK REQUIRED ON THE PROJECT. REMOVE CONCRETE COPING AND CUT ANCHOR BOLTS FOR CONCRETE COPING ON SEAWALL FOR NEW GANGWAY CONNECTION. REMOVE RAILING FOR GANGWAY. REMOVE FLOATING FENDER, CHAIN, AND HARDWARE UP TO SUPPORT BEAM. SUPPORT BEAM AND FENDER PILES TO REMAIN. PROTECT IN PLACE EXISTING PIER WOOD DECKING, PIER POWER PEDESTALS, LIGHT POLE ON ESPLANADE.

THERE WILL BE AN APPROXIMATE 15' x 80' CONTRACTOR STAGING AREA ON PINE AVENUE PIER. THE NEW GANGWAY WILL BE ATTACHED TO SEAWALL, FOR A GANGWAY LANDING. 6' TEMPORARY SCREENED SECURITY FENCE WILL BE PLACED AROUND THE STAGING AREA AND GANGWAY LANDING.



**VICINITY MAP**  
 NOT TO SCALE



**PROJECT DATA**  
 PROJECT ADDRESS: PINE AVENUE PIER WATERFRONT LONG BEACH, CA 90802  
 PROJECT SIZE: 2973 SF 0.0683 AC  
 PROPOSED CONTRACTOR STAGING AREA APPROXIMATELY 15'x80' = 1,200 SF = 0.0275 AC  
 FINAL STAGING AREA WILL BE COORDINATED AT PRE-CONSTRUCTION MEETING.  
 CONTRACTOR TO PROVIDE TEMPORARY 6' SCREENED SECURITY FENCING AROUND STAGING AREA AND GANGWAY LANDING WORK AREA.

**SITE MAP**  
 NOT TO SCALE

**PERMIT DRAWING NOT FOR CONSTRUCTION**

**TETRA TECH**  
 www.tetrattech.com  
 401 EAST OCEAN BLVD, SUITE 420  
 LONG BEACH, CA 90808  
 PHONE: 562-495-0495, FAX: 562-495-5029

**CITY OF LONG BEACH - DEPARTMENT OF PUBLIC WORKS - ENGINEERING BUREAU 333 W. OCEAN BLVD, LONG BEACH, CA 90802**

**PINE AVENUE PIER DOCK EXTENSION**  
 TITLE SHEET, VICINITY MAP, LOCATION MAP, ABBREVIATIONS, SYMBOL LEGEND, AND SHEET INDEX

DESIGNED BY: KA  
 DRAWN BY: AA  
 SECTION HEAD: PROJECT MANAGER  
 INSPECTION: SURVEY CONTROL

DRAFTING CHECK BY: KA  
 DESIGN CHECK BY: CN

APPROVALS

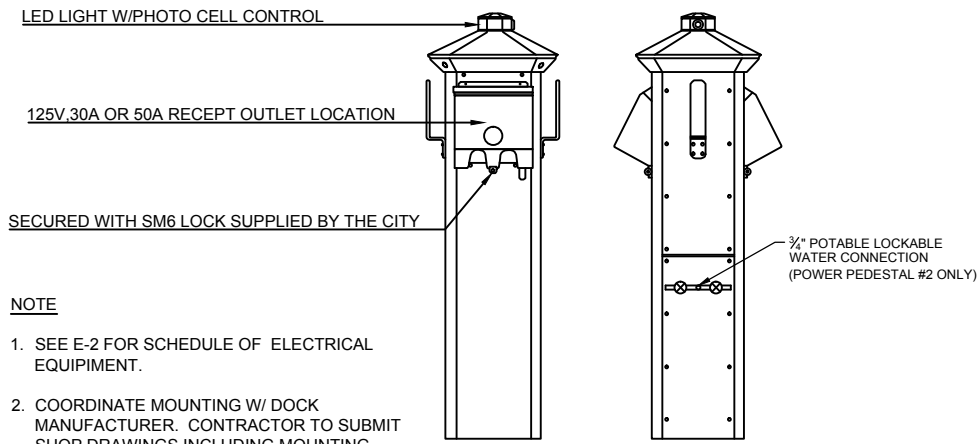
REVISIONS	SHEET	APPROVAL
No.	DATE	

DIRECTOR OF PARKS RECREATION AND MARINE \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS/CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 ASSISTANT CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 CONSTRUCTION SERVICES OFFICER \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

T-1  
 NO. R-6995  
 JOB NO. PW8360-11  
 SHEET 1 OF 6  
 DRAWING NO. B-4628

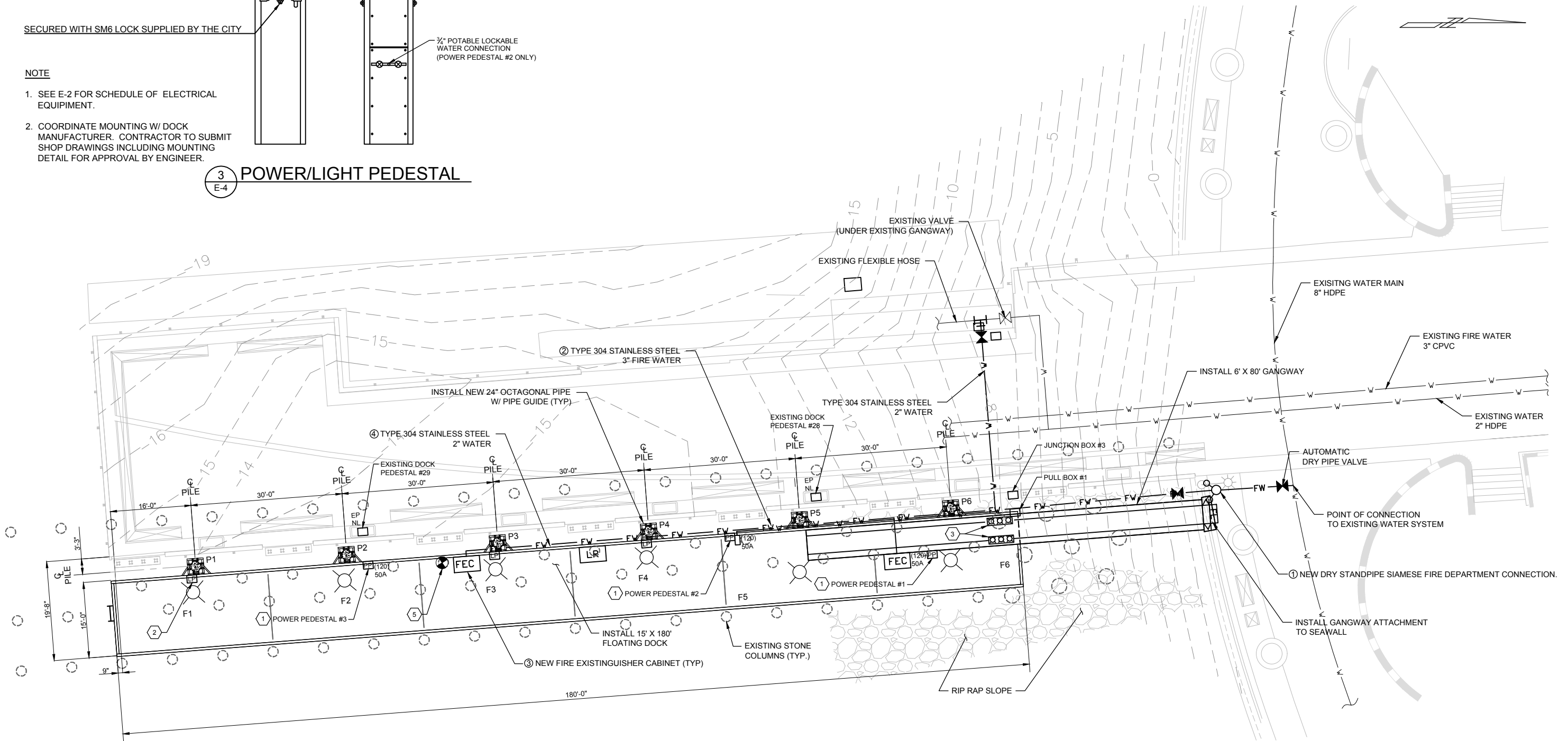
FIELD BOOK PAGE \_\_\_\_\_ GRAPHIC SCALE AS NOTED

LAST SAVED BY: lan.nguyen  
 PLOT DATE: Feb. 6, 15  
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- NOTE**
- SEE E-2 FOR SCHEDULE OF ELECTRICAL EQUIPMENT.
  - COORDINATE MOUNTING W/ DOCK MANUFACTURER. CONTRACTOR TO SUBMIT SHOP DRAWINGS INCLUDING MOUNTING DETAIL FOR APPROVAL BY ENGINEER.

**3 POWER/LIGHT PEDESTAL**  
 E-4



**SYMBOL LEGEND**

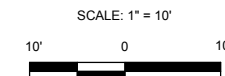
	NEW FIRE WATER PIPING		EMERGENCY PHONE
	NEW WATER PIPING		POWER PEDESTAL
	POWER PEDESTAL WITH HOSE BIB		LIGHT PEDESTAL
	NEW FIRE EXTINGUISHER CABINET		120V SECURED OUTLET
	NEW SIAMESE FIRE WATER CONNECTION		LIGHT STRIP

**NOTES:**

- CONTRACTOR TO SUBMIT SHOP DRAWING FOR FLOATING DOCK, AND GANGWAY SYSTEM FOR APPROVAL BY ENGINEER.
- PROVIDE CONTINUOUS WHALERS AND VINYL BUMPER.
- ALL DOCKS AND RAILING SHALL BE ADA COMPLIANT. JOINTS AND CONNECTIONS SHALL BE DESIGNED TO CONFORM TO ADA STANDARDS.
- PRIOR TO DOCK FABRICATION AND DEMOLITION FOR GANGWAY LANDING CONFIRM THAT EXISTING STONE COLUMNS WILL NOT INTERFERE WITH DRIVING OF NEW GUIDE PILES.

- INSTALL DRY STANDPIPE SIAMESE FIRE DEPARTMENT CONNECTION
- ATTACH FIRE PIPE TO SIDE OF NEW DOCK
- INSTALL FIRE EXTINGUISHER CABINET WITH STANDPIPE
- ATTACH POTABLE WATER PIPE TO SIDE OF NEW DOCK
- POWER PEDESTAL
- LIGHT PEDESTAL
- LIGHT STRIP
- DOCK PEDESTAL
- EMERGENCY PHONE

**1 INSTALLATION PLAN: FLOATING DOCK**  
 S-1



**PERMIT DRAWING NOT FOR CONSTRUCTION**

**PINE AVENUE PIER DOCK EXTENSION NEW DOCK INSTALLATION PLAN**

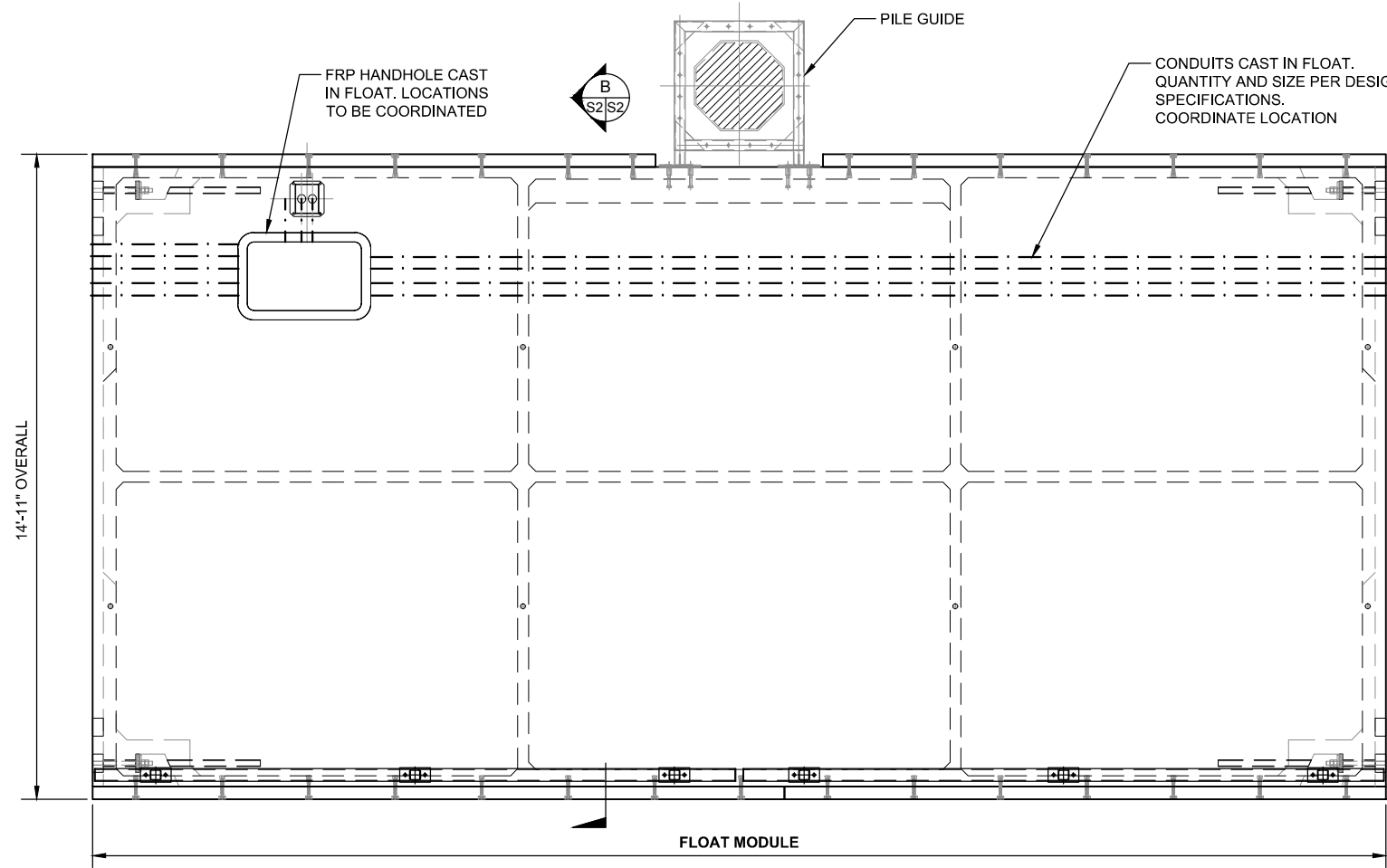
S-1

JOB NO. PW8360-11  
 SHEET 2 OF 6

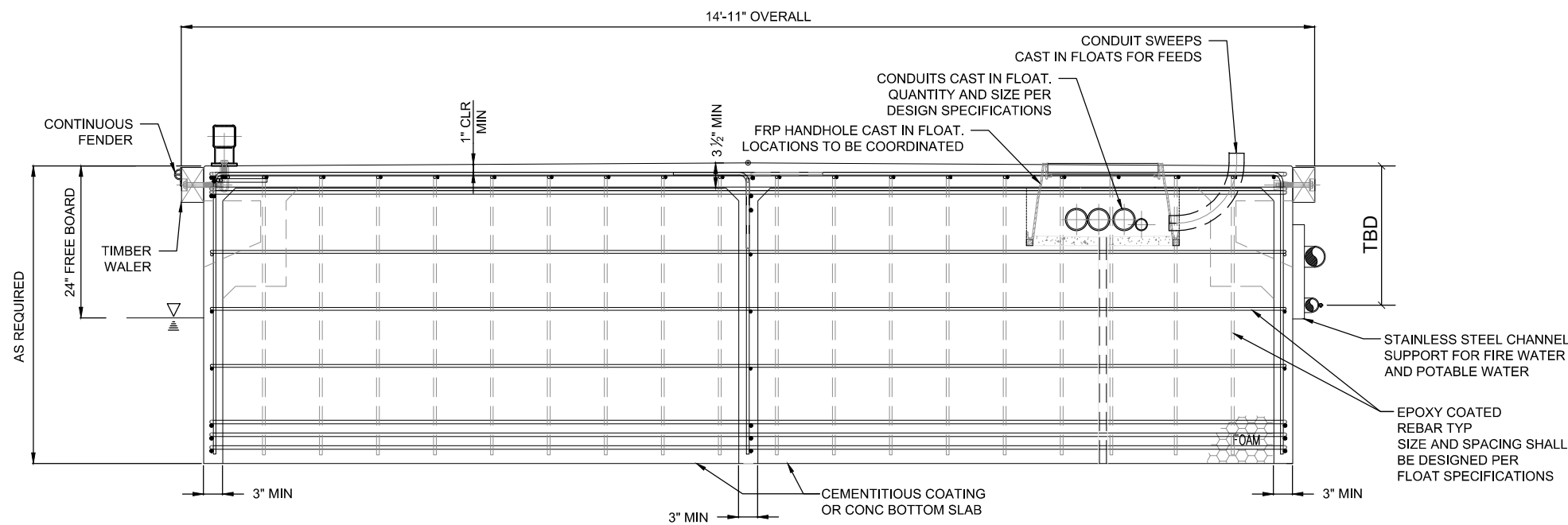
REVISIONS	DATE	DESCRIPTION
No.	DATE	DESCRIPTION

DESIGNED BY: KA  
 DRAWN BY: AA

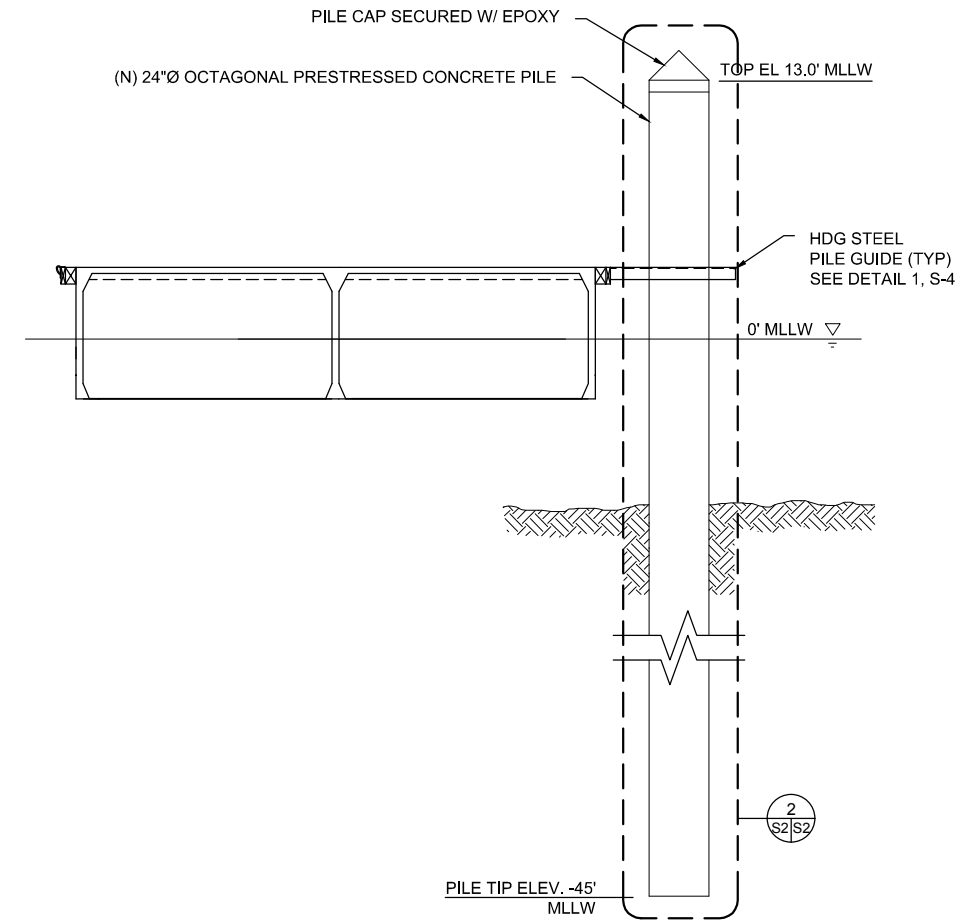
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 PLOT DATE: Feb. 6, 15  
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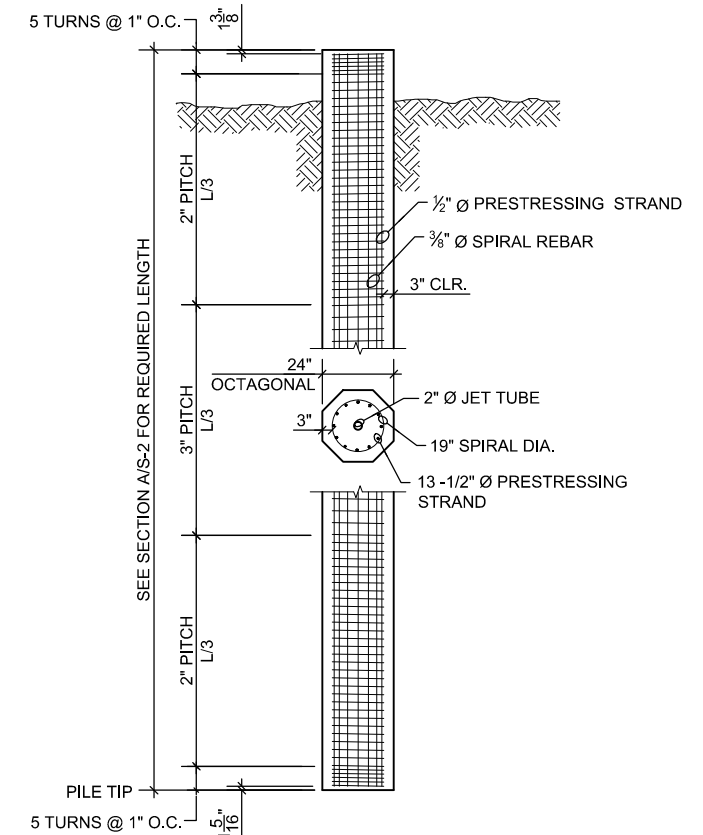
1 PLAN: CONCRETE FLOATING DOCK ASSEMBLY  
 SCALE: 1/2" = 1'-0"



B SECTION: CONCRETE FLOATING DOCK  
 SCALE: 1" = 1'-0"



A SECTION: GUIDE PILE AND PILE GUIDE  
 SCALE 3/8" = 1'



2 DETAIL: PRE-STRESSED CONCRETE GUIDE PILE  
 NOT TO SCALE

REVISIONS		APPROVAL	DESCRIPTION
No.	DATE		

DESIGNED BY: JKK	AB	DRAWN BY: AA VR	AS-BUILT:	REF.
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PINE AVENUE PIER  
 DOCK EXTENSION  
 CONCRETE FLOATING DOCK

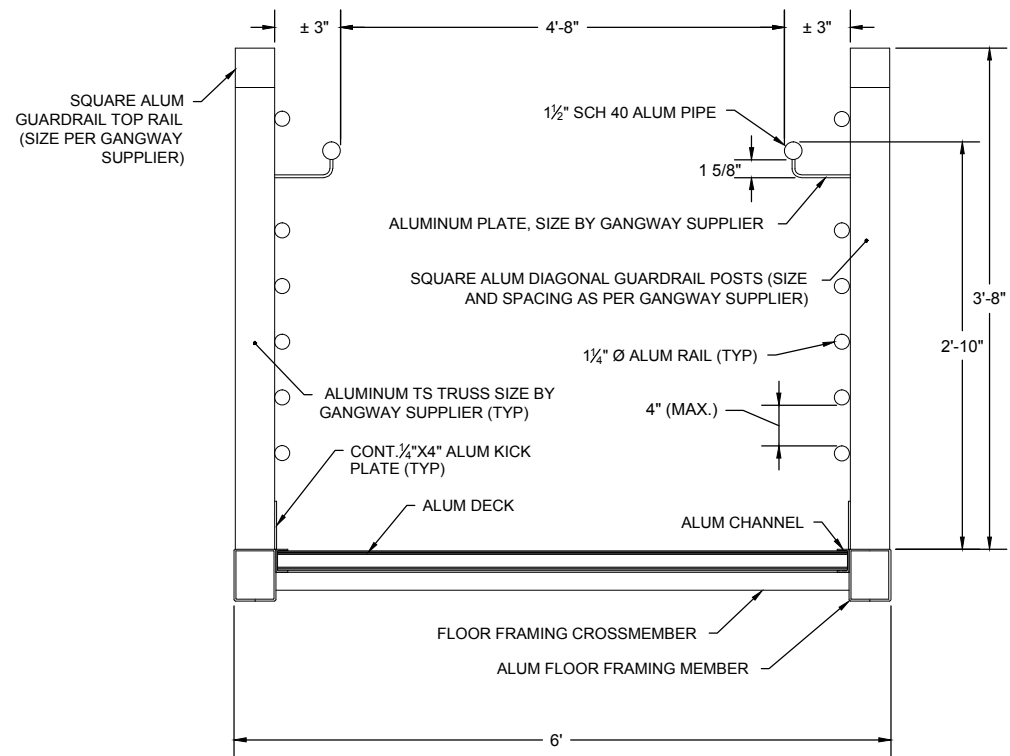
S-2	NO. R-6995
3	JOB NO. PW8360-11
6	SHEET
	DRAWING NO. B-4628



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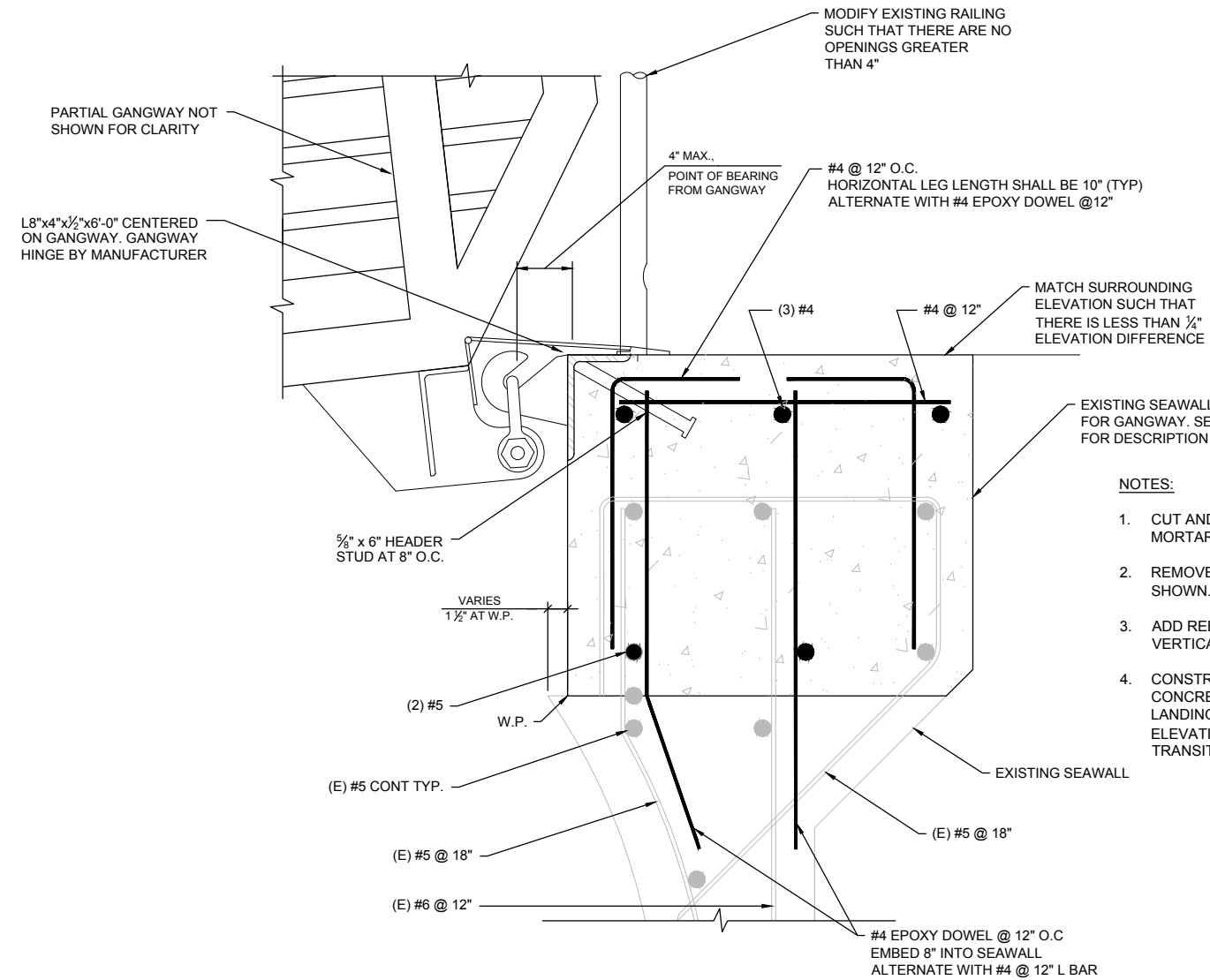
PERMIT DRAWING NOT  
 FOR CONSTRUCTION

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 PLOT DATE: Feb. 6, 19  
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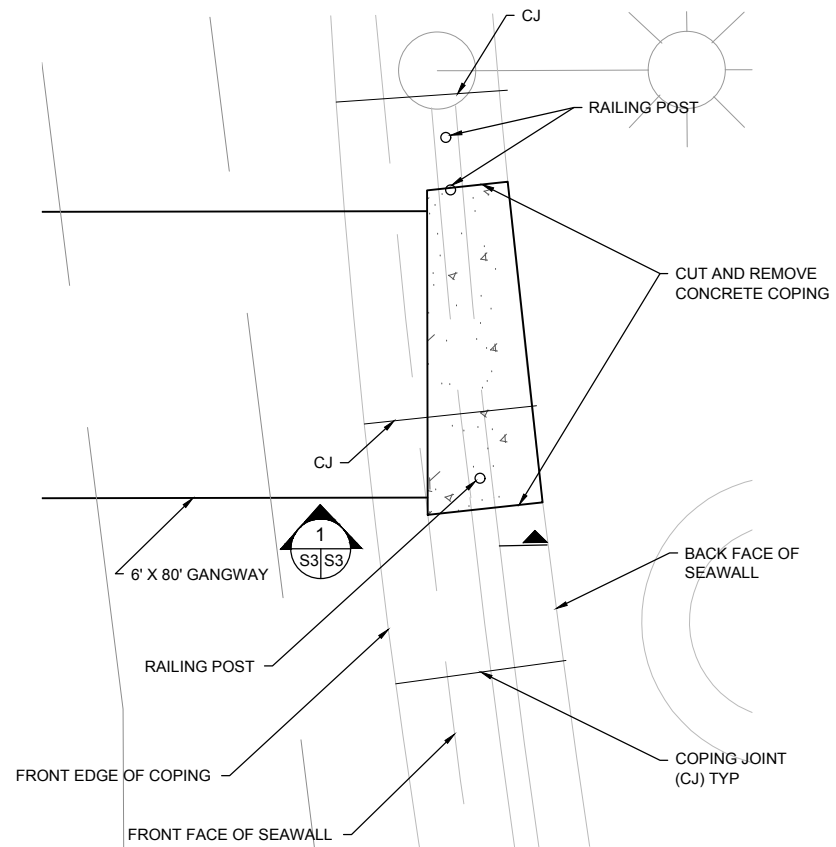


**B** DETAIL  
 SCALE: 1/8" = 1'-0"

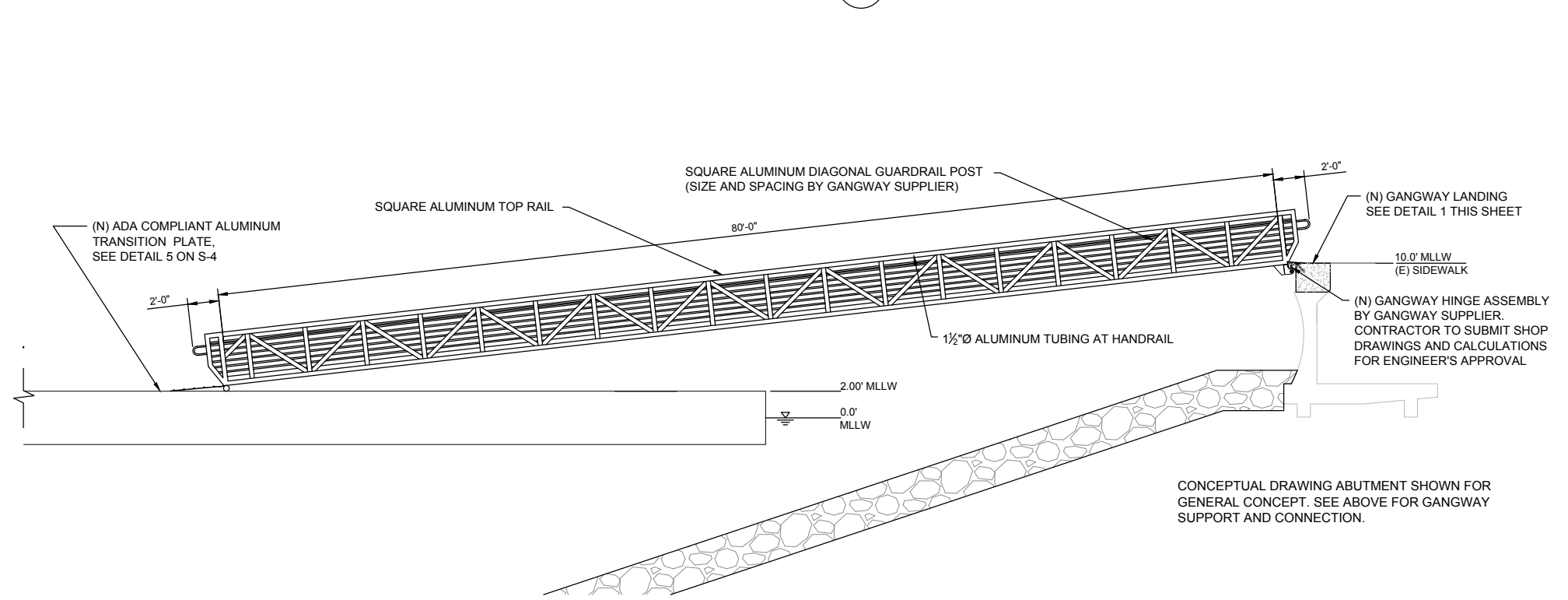
GANGWAY REQUIRES LIGHTING, SEE ELECTRICAL



**1** DETAIL: GANGWAY LANDING  
 SCALE: NONE



**2** DETAIL: GANGWAY LANDING  
 SCALE: 1/2" = 1'-0"



**C** ELEVATION: ALUMINUM GANGWAY & LANDING  
 SCALE: 1" = 5'-0"

CONCEPTUAL DRAWING ABUTMENT SHOWN FOR GENERAL CONCEPT. SEE ABOVE FOR GANGWAY SUPPORT AND CONNECTION.

- NOTES:**
- CUT AND REMOVE EXISTING CONCRETE COPING, MORTAR, AND COPING ANCHOR BOLTS.
  - REMOVE EXISTING CONCRETE DOWN TO LIMITS SHOWN. PRESERVE AND RE-USE EXISTING REBAR.
  - ADD REBAR SHOWN. ALTERNATE SPACING OF VERTICAL DOWEL AND VERTICAL BENT BAR.
  - CONSTRUCT GANGWAY LANDING WITH 4000 PSI CONCRETE. FINISH ELEVATION OF THE GANGWAY LANDING SHALL MATCH THE SURROUNDING ELEVATION, ELEVATION DIFFERENCE LESS THAN 1/4" TRANSITION TO MEET ADA GUIDELINES.

REVISIONS	SHEET	APPROVAL	DESCRIPTION

DESIGNED BY: KA  
 DRAWN BY: AA

PINE AVENUE PIER  
 DOCK EXTENSION  
 GANGWAY DETAILS

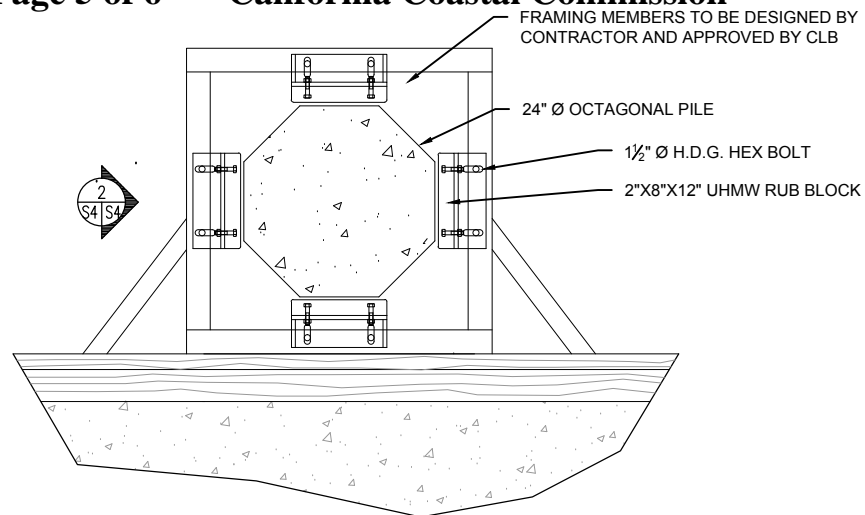
S-3

NO. R-6995
JOB NO. PW8360-11
SHEET 4 OF 6
DRAWING NO. B-4628

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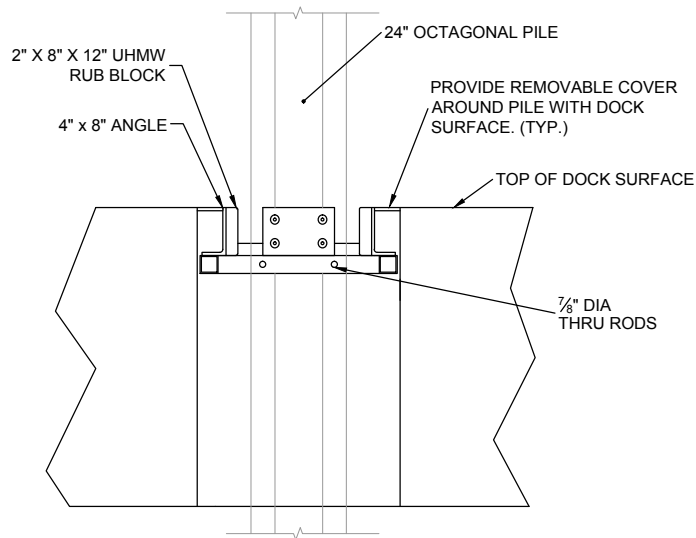
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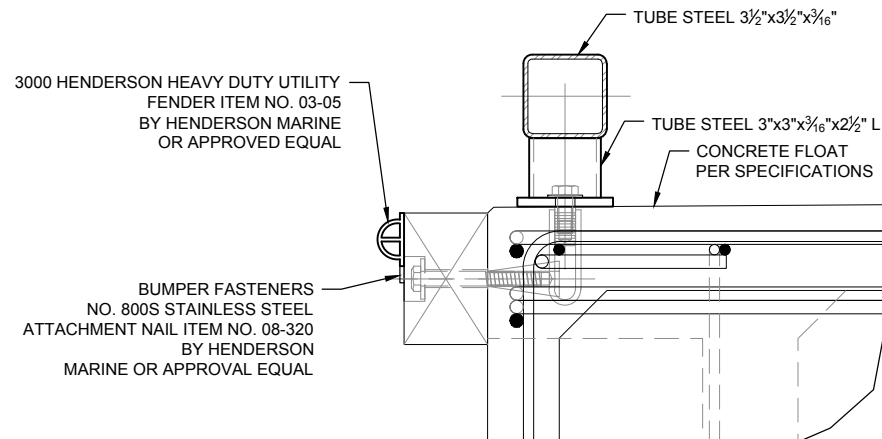


1 DETAIL: PILE GUIDE  
SCALE: 1" = 1'-0"

- NOTE:
- CONTRACTOR TO SUBMIT DETAILED SHOP DRAWINGS AND CALCULATIONS FOR THE PROPOSED PILE GUIDE DESIGN. SEE SHEET G-1 FOR REQUIREMENTS.
  - CONTRACTOR SHALL SUBMIT A SHOP DETAIL OF DIMENSION AND MATERIAL SPECIFICATIONS FOR THE UHMW RUB BLOCKS.
  - GUIDE PILE RUB BLOCKS SHALL CONSIST OF A MOUNTING BRACKET FABRICATED FROM A 1/4-INCH THICK STEEL ANGLE ATTACHED TO A RUB BLOCK MADE OF ULTRA HIGH MOLECULAR WEIGHT PLASTIC. MOUNTING BRACKET SHALL BE GALVANIZED AFTER FABRICATION.
  - CONTRACTOR TO ALIGN OCTAGONAL PILE SO FACE OF PILE AND FACE OF UHMW RUB BLOCK IS FLUSH.

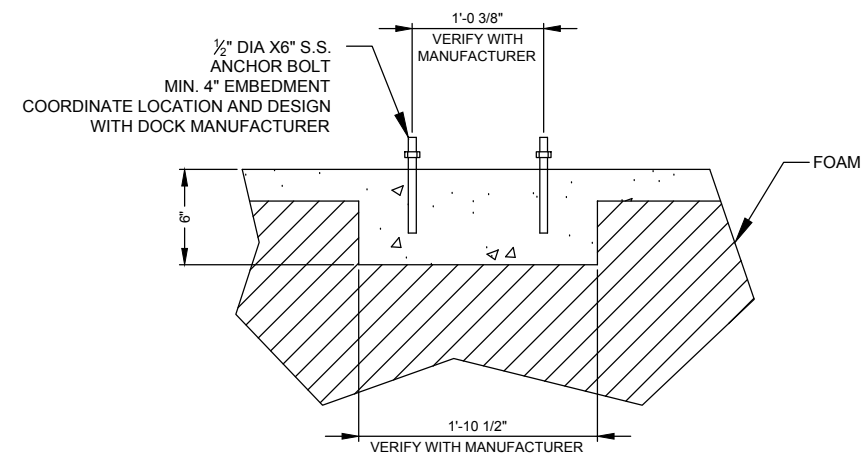


2 ELEVATION: PILE GUIDE  
NOT TO SCALE



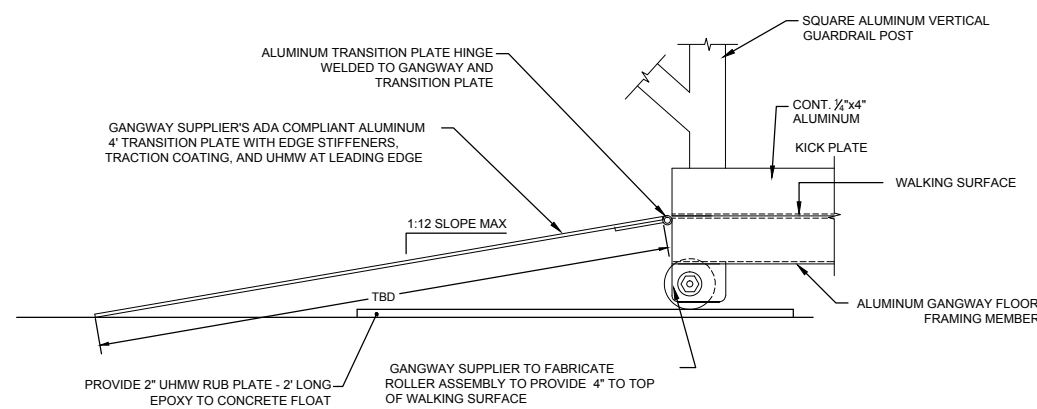
3 DETAIL: WALER/BUMPER/BULL RAIL  
NOT TO SCALE

- NOTES:
- BUMPER FASTENERS SHALL BE 304 SS AND COUNTER BORED.
  - ALL LUMBER SHALL BE DOUGLAS FIR-LARCH WITH ACQ-D TREATMENT.
  - VINYL CORNER BUMPER, ITEM NO. 03-06A BY HENDERSON MARINE (OR APPROVED EQUAL) (NOT SHOWN).

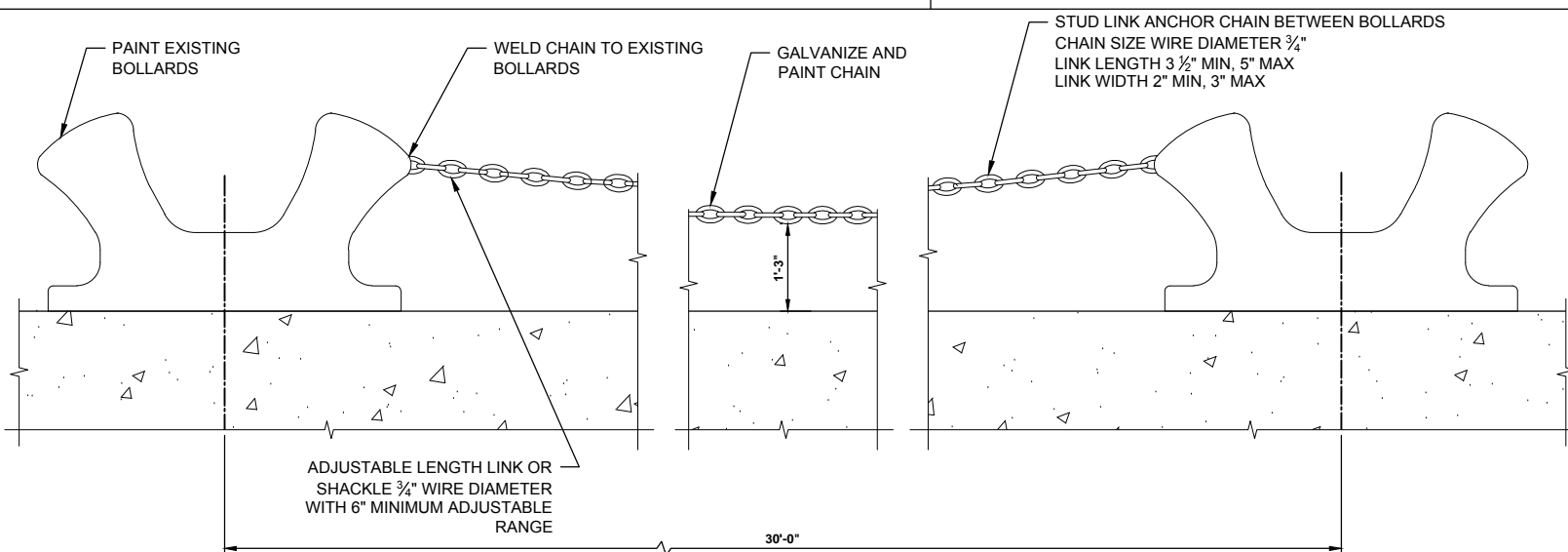


4 DETAIL: POWER PEDESTAL AND FIRE EXTINGUISHER CABINET CONNECTION  
NOT TO SCALE

- NOTES:
- COORDINATE EXACT LOCATIONS OF ANCHOR BOLTS WITH DOCK MANUFACTURER.
  - BASE SUPPORT DETAIL FOR CONCRETE DOCK TO BE SUBMITTED BY DOCK MANUFACTURER FOR APPROVAL BY ENGINEER.
  - MANUFACTURER SHALL IDENTIFY BASE SUPPORT ON FLOATING DOCK TO AVOID CONFUSION DURING DOCK INSTALLATION.



5 DETAIL: TRANSITION PLATE AND ROLLERS  
NOT TO SCALE



6 DETAIL  
SCALE: 3/4" = 1'-0"

REVISIONS	SHEET	DATE	DESCRIPTION	APPROVAL	REF.

DESIGNED BY:  
BBAK  
8/14/14

DRAWN BY:  
NSC  
AM VR

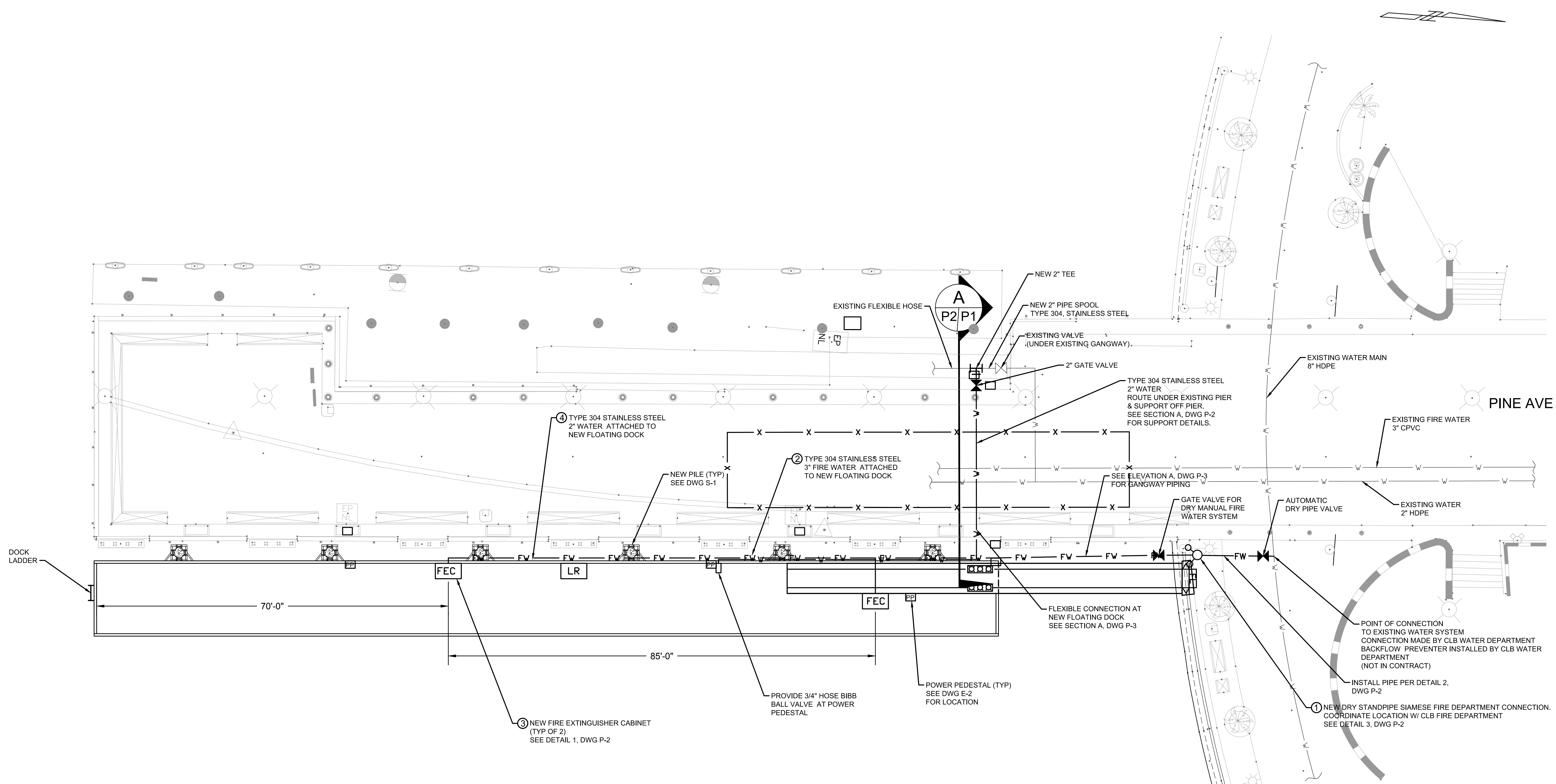
PINE AVENUE PIER DOCK EXTENSION DETAILS

S-4  
NO. R-6995  
JOB NO. PW8360-11  
SHEET 5 OF 6  
DRAWING NO. B-4628

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**GENERAL LEGEND**

- LR LIFE RING CABINET
- DOCK LADDER
- TEMPORARY 6' HIGH SCREENED SECURITY FENCING FOR CONTRACTOR STAGING SEE DWG T-1

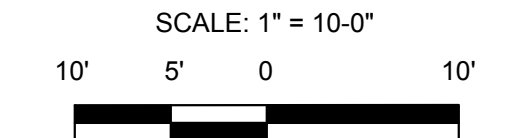
**PIPING LEGEND**

- NEW FIRE WATER PIPING MATERIAL, SEE CONTRACT SPECIFICATIONS FOR FIRE WATER PIPING MATERIAL. SEE DETAIL 2, DWG P-2 FOR UNDERGROUND INSTALLATION
- NEW WATER PIPING, SIZE AS NOTED ON PLAN
- PP POWER PEDESTAL WITH HOSE BIB
- FEC NEW FIRE EXTINGUISHER CABINET, SEE DETAIL 1, DWG P-2
- NEW SIAMESE FIRE WATER CONNECTION
- GATE VALVE
- TEE

**PLUMBING NOTES**

1. LOCATION OF SHOWN UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL AVOID DISRUPTION TO EXISTING FACILITIES.
  2. CONTRACTOR SHALL CONTACT DIG ALERT/UAS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION OR EARTH DISTURBANCE.
  3. INSTALL FIRE PROTECTION AND DOMESTIC WATER AS SHOWN OR AS PROPOSED BY DOCK MANUFACTURER.
  4. PIPING LOCATION SHOWN ARE SCHEMATIC ONLY. ALL PIPING INSTALLED OUTSIDE FLOATS SHALL BE PROTECTED FROM CORROSION AND GUARANTIED FOR A PERIOD OF 10 YEARS FROM ACCEPTANCE OF WORK. ALL LINES SHALL BE AT LEAST 4-INCHES ABOVE STILL WATER UNDER DEAD AND LIVE LOADS CONCURRENTLY.
- ① INSTALL DRY STANDPIPE SIAMESE FIRE DEPARTMENT CONNECTION  
 ② ATTACH FIRE PIPE TO SIDE OF NEW DOCK  
 ③ INSTALL FIRE EXTINGUISHER CABINET WITH STANDPIPE  
 ④ ATTACH POTABLE WATER PIPE TO SIDE OF NEW DOCK

**1 PLUMBING: PLAN AND SYMBOLS**  
P-1



**PINE AVENUE PIER DOCK EXTENSION**  
 PLUMBING: PLAN AND SYMBOLS

REVISIONS	APPROVAL	DESCRIPTION
No.	DATE	SHEET
AS-BUILT:		REF.

DESIGNED BY: **KA**  
 DRAWN BY: **AA**

<b>P-1</b>	
NO. R-6995	JOB NO. PWB360-11
SHEET	6 OF 6
DRAWING NO. B-4628	

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