

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA OFFICE
200 OCEANGATE, SUITE 1000
LONG BEACH, CA 90802-4302
(562) 590-5071



W7b

5-18-1087 (Marcia Grace)

March 6, 2019

EXHIBITS

Table of Contents

Exhibit 1 – Project Site

Exhibit 2 – Site Plans

Exhibit 3 – Eelgrass Survey Figures

Exhibit 1 – Project Location



STRUCTURAL GENERAL NOTES

GENERAL REQUIREMENTS

1. THE STRUCTURE AND CONSTRUCTION SHALL COMPLY TO PLANS & SPECIFICATIONS No. R-4858 (REVISED) OF LONG BEACH MARINA AREA AND CBC-2016 WITH LONG BEACH AMENDMENTS.
2. SITE INSPECTION: THE CONTRACTOR SHALL EXAMINE THE PROJECT SITE & SHALL VERIFY ALL DIMENSIONS, LOCATIONS & ELEVATIONS OF THE EXISTING CONSTRUCTION. THE CONTRACTOR SHALL ALSO DILIGENTLY INVESTIGATE THE SITE FOR THE POSSIBLE EXISTENCE & LOCATION OF UNDERGROUND UTILITIES, PRIOR TO ORDERING ANY MATERIAL AND/OR COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO "PMA CONSULTING, INC." HEREINAFTER CALLED "THE ENGINEER".
3. ALL LUMBER INCLUDING PLYWOOD SHALL BE SELECT STRUCTURAL, PROVIDED THAT THERE ARE NO LOOSE KNOTS OR OTHER DEFECTS. ALL LUMBER TO BE S4S, AND EXPOSED MEMBERS TO BE PICKED FOR APPEARANCE.
4. ALL LUMBER INCLUDING PLYWOOD SHALL BE COATED WITH PRESERVATIVE TREATMENT TO RETENTION LIMITS RECOMMENDED BY THE AMERICAN WOOD PRESERVERS ASSOCIATION STANDARD M4 "STANDARD FOR THE CARE OF PRESERVATIVE-TREATED WOOD PRODUCTS" AND AWPFA STANDARD C2 "LUMBER, TIMBER, BRIDGE TIES & MINE TIES - PRESERVATIVE TREATMENT BY PRESSURE PROCESSES".
5. CURRENT STATE AND FEDERAL ENVIRONMENTAL REQUIREMENTS AND GUIDELINES FOR THE TYPE AND APPLICATION OF PRESERVATIVE TREATMENTS WILL BE STRICTLY ENFORCED.
6. ALL LUMBER MUST BEAR A STAMP BY THE AMERICAN LUMBER STANDARDS COMMITTEE FOR CONFORMANCE TO THE AMERICAN PRESERVERS ASSOCIATION STANDARDS.
7. FIELD CUTS AND BORED SHALL RECEIVE FIELD-APPLIED PRESERVATIVE TREATMENT IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES. PRESERVATIVE TREATMENT CHEMICALS SHALL NOT BE ALLOWED TO ENTER HARBOR WATERS.
8. ALL METAL INCLUDING NAILS, BOLTS, WASHERS, AND METAL ITEMS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS.
9. PAINTING AND COATING APPLIED TO STRUCTURES SHALL BE SUITABLE FOR USE ON MARINE STRUCTURES.

FOUNDATIONS

1. PILING DESIGN IS BASED ON THE RECOMMENDATIONS CONTAINED IN TABLE 1806.2 OF THE CBC.

SOLID SAWN MEMBERS AND GLU-LAM BEAMS

1. ALL WOOD-CONSTRUCTION FINGERS SHALL HAVE FRAMING THAT INCLUDES CROSS-MEMBERS THAT PROVIDE RIGID CONNECTION TO THE FULL-LENGTH STRINGERS. ALL CONNECTIONS SHALL BE MADE USING THRU-BOLTS.
 - A) COMMERCIAL DOCK FRAMING:
FOR INDEPENDENT LONG DOCKS THAT FLOAT FREELY AND DO NOT HAVE DOCKS AND/OR FINGERS ATTACHED FOR STABILITY, ALL PRIMARY LOAD CARRYING FRAMING MEMBERS SHALL BE FABRICATED FROM GLUED-LAMINATED BEAM CONSTRUCTION, TO PREVENT WARPAGE OF THE MAJOR MEMBERS, CONTRIBUTING TO DOCK INSTABILITY.
 2. ALLOWABLE STRESSES FOR HARBOR STRUCTURES SHALL NOT EXCEED THOSE STATED IN THE "CALIFORNIA BUILDING CODE".
 3. TIMBER USED FOR WALKING DECKS SHALL HAVE A MINIMUM NET THICKNESS OF 1½ INCHES.
 4. TIMBER FOR WALKING SURFACES SHALL BE DOUGLASS FIR, SELECT STRUCTURAL. SAWN TIMBER FOR OTHER FRAMING MEMBERS SHALL BE DOUGLASS FIR, No.1 MINIMUM.
 5. GLUED-LAMINATED TIMBER SHALL BE DOUGLASS FIR 24F-V8, INDUSTRIAL GRADE FOR APPLICATION IN WET ENVIRONMENT. FABRICATION SHALL COMPLY WITH PRODUCT STANDARD PS 56-73, "STRUCTURAL GRADE LAMINATED TIMBER".
 6. WALKING SURFACES SHALL HAVE A NON-SKID FINISH AND BE MAINTAINED PERIODICALLY OR WHEN WORN AND UNSAFE. TREATED TIMBER DECKING REQUIRES NO FURTHER NON-SKID FINISH.
 7. DIMENSIONAL LUMBER IS NOT REQUIRED TO BE PAINTED. HOWEVER, IF THE APPLICANT CHOOSES TO PAINT, SUCH PAINT SHALL BE MAINTAINED TO GOOD CONDITION AND APPEARANCE.
 8. PLYWOOD UTILIZED WITHIN DOCK FRAMING SYSTEM SHALL BE EXTERIOR GRADE MATERIAL. PLYWOOD SHALL NOT BE USED AS THE WALKING SURFACE FOR A DOCK SYSTEM, UNLESS THE PRODUCT CAN BE DEMONSTRATED TO THE CITY OF NEWPORT BEACH BUILDING DEPARTMENT THAT IS PROVIDED WITH A FACTORY-APPLIED PROTECTIVE, NON-SKID WALKING SURFACE THAT WILL BE DURABLE AND HAS A PROVEN PROCESS FOR PATCHING AND TOUCH-UP. INTERNAL PLYWOOD MEMBERS SHALL BE PROVIDED IN SUCH A MANNER THAT WATER CAN BE EASILY CONVEYED OFF THE TOP SURFACE OF THE PLYWOOD AND NOT POND OR GET TRAPPED, LEADING TO EARLY DETERIORATION AND DRY ROT.
 9. WEIGHT OF TREATED DOUGLAS FIR SHALL BE ASSUMED TO BE 35 POUNDS PER CUBIC FOOT.
10. ALL TIMBER SHALL BE MARKED WITH THE APPROPRIATE GRADE OF MATERIAL AND PRESERVATIVE TREATMENT, OR MAY BE SUBJECT TO REJECTION BY THE CITY INSPECTOR.
 - A) ALL TIMBER PRODUCTS SHALL BE COATED WITH PRESERVATIVE TREATMENT TO RETENTION LIMITS RECOMMENDED BY THE AMERICAN WOOD PRESERVERS ASSOCIATION STANDARD M4 "STANDARD FOR THE CARE OF PRESERVATIVE-TREATED WOOD PRODUCTS" AND AWPFA STANDARD C2 "LUMBER, TIMBER, BRIDGE TIES & MINE TIES - PRESERVATIVE TREATMENT BY PRESSURE PROCESSES".
 - B) CURRENT STATE AND FEDERAL ENVIRONMENTAL REQUIREMENTS AND GUIDELINES FOR THE TYPE AND APPLICATION OF PRESERVATIVE TREATMENTS WILL BE STRICTLY ENFORCED.
 - C) ALL LUMBER MUST BEAR A STAMP BY THE AMERICAN LUMBER STANDARDS COMMITTEE FOR CONFORMANCE TO THE AMERICAN PRESERVERS ASSOCIATION STANDARDS.
 - D) FIELD CUTS AND BORED SHALL RECEIVE FIELD-APPLIED PRESERVATIVE TREATMENT IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES. PRESERVATIVE TREATMENT CHEMICALS SHALL NOT BE ALLOWED TO ENTER HARBOR WATERS.
12. ALL BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF ⅜" TO A MAXIMUM OF ⅝" LARGER THAN THE BOLT DIAMETER. WOOD MEMBERS WITH HOLES NOT MEETING THE ABOVE CRITERIA SHALL BE REMOVED AND REPLACED.

STEEL

1. STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO A.S.T.M. A572 GRADE 50 OR A992 WITH Fy = 50 KSI.
2. STEEL PIPE COLUMNS AND OTHER STEEL PIPE STRUCTURAL MEMBERS SHALL CONFORM TO A.S.T.M. A53, GRADE B.
3. STRUCTURAL STEEL TUBING SHALL CONFORM TO A.S.T.M. A500, GRADE B, Fy = 46 KSI.
4. BOLTS SHALL CONFORM TO A.S.T.M. A307, UNLESS NOTED OTHERWISE. WHERE HIGH STRENGTH (H.S.) BOLTS ARE SPECIFIED, THEY SHALL BE MINIMUM ¾" DIAMETER AND CONFORM TO A.S.T.M. A325 SC CLASS A UNLESS NOTED OTHERWISE ON THE PLANS. THE INSTALLATION OF H.S. BOLTS SHALL BE INSPECTED BY A REGISTERED DEPUTY INSPECTOR APPROVED BY THE BUILDING DEPARTMENT.
5. ALL BOLTS HOLES IN STEEL MEMBERS SHALL BE STANDARD HOLES, U.N.O.
6. STRUCTURAL STEEL "NELSON" STUDS SHALL BE MANUFACTURED FROM C1015, C1017 AND C1020 COLD DRAWN STEEL CONFORMING TO A.S.T.M. A108-S81.
7. LIGHT GAUGE STEEL MEMBERS SHALL CONFORM TO A.S.T.M. STANDARDS AS FOLLOWS:
 - A) FOR 18 GA. THICK AND LIGHTER STEEL : A446, GRADE A (GALVANIZED) OR A570, GRADE 33 OR A611, GRADE C - ALL HAVING MINIMUM OF 33 KSI YIELD STRENGTH.
 - B) FOR 16 GA. THICK AND HEAVIER STEEL : A446, GRADE D (GALVANIZED) OR A570, GRADE 50 OR A607, GRADE 50 - ALL HAVING MINIMUM OF 50 KSI YIELD STRENGTH.
8. FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST EDITION OF A.I.S.C. SPECIFICATIONS.
9. ALL HOLES FOR BOLTS IN STRUCTURAL STEEL SHALL BE DRILLED OR PUNCHED. BURNING OF HOLES SHALL NOT BE PERMITTED.
10. ALL STEEL SHALL BE STAINLESS OR HOT DIP GALVANIZED.

WELDING

1. ALL WELDING SHALL BE DONE USING THE SHIELDED ELECTRIC ARC PROCESS BY CERTIFIED WELDERS, USING E70XX ELECTRODES.
2. WELDING OF STEEL REINFORCING BARS SHALL BE DONE WITH LOW HYDROGEN ELECTRODES, A233, CLASS E70XX SERIES.
3. WELDS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSPECTION NEED NOT HAVE SPECIAL INSPECTION WHEN WELDING IS DONE BY AN APPROVED FABRICATOR'S SHOP. HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH THE SECTION 1704.2.2 OF THE CBC.
4. SPECIAL INSPECTION IS REQUIRED FOR ALL FIELD WELDINGS.

CONCRETE

1. ALL CONCRETE MIX DESIGNS, CONFORMING TO CBC SECTIONS 1904 & 1905, SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE ANY CONCRETE IS PLACED. ALL CONCRETE MIXES SHALL HAVE A MINIMUM CEMENT CONTENT OF 6.0 SACKS OF CEMENT PER CUBIC YARD OF MIX. ALL CONCRETE MIXES SHALL BE CERTIFIED BY A CONCRETE TESTING LABORATORY AND SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER.
2. CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 6000 PSI AND A 0.40 WATER-TO-CEMENT RATIO.
3. CONCRETE GROUT SHALL HAVE THE SAME COMPRESSIVE STRENGTH AS THE OTHER CONCRETE AND SHALL BE A SUITABLE MIX CONSISTING OF PEA GRAVEL, SAND, CEMENT AND WATER. MAXIMUM SLUMP SHALL BE 5 INCHES. AN APPROVED SUPERPLASTICIZING ADMIXTURE MAY BE ADDED TO INCREASE THE SLUMP TO MAXIMUM 7.5 INCHES. GROUT UNDER STEEL COLUMN BASE PLATES SHALL BE "RAPID-SET" OR "FIVE STAR GROUT" OR APPROVED EQUAL.
4. CONCRETE SHALL BE DESIGNED FOR PERMEABILITY, STRENGTH, CHEMICAL STABILITY AND ABRASION RESISTANCE, APPROPRIATE FOR ITS APPLICATION. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE I OR TYPE II MODIFIED, AND LOW ALKALI. CHEMICAL ADMIXTURES SHALL CONFORM TO ASTM C 494. CHEMICALS DESIGNED TO LIMIT CORROSION OF INTERNAL REINFORCING MAY BE USED. AIR ENTRAINMENT ADMIXTURES SHALL CONFORM TO ASTM C 260. COARSE AND FINE AGGREGATE SHALL CONFORM TO ASTM C 33, AND ASTM C 330 WHERE LIGHTWEIGHT AGGREGATES ARE USED. LIGHTWEIGHT AGGREGATE, IF USED, SHALL CONSIST OF EXPANDED AND COATED SHALE OR EQUIVALENT MATERIAL OF SUFFICIENT STRENGTH AND DURABILITY TO PROVIDE CONCRETE OF THE REQUIRED STRENGTH.
5. CONCRETE TEST SAMPLES SHALL BE TAKEN IN ACCORDANCE WITH A.S.T.M. AND CBC STANDARDS. RESULTS OF THE 7 & 28 DAY TESTS SHALL BE SUBMITTED TO THE ENGINEER FOR HIS RECORDS. SLUMP TESTS ARE REQUIRED FOR ALL TEST SAMPLES AND MUST ALSO BE REPORTED. ADDITIONALLY, ALL LIGHT WEIGHT CONCRETE SAMPLES MUST HAVE THEIR IN-PLACE DENSITIES DETERMINED AND REPORTED.
6. SIDES OF FOOTING PADS MAY BE POURED AGAINST STABLE EARTH.
7. SLURRY CONCRETE, WHERE SPECIFIED OR USED, SHALL HAVE A MINIMUM CEMENT CONTENT OF 1.5 SACKS OF CEMENT PER CUBIC YARD OF MIX.
8. SEE ARCHITECTURAL NOTES FOR COLORED OR TEXTURED CONCRETE.
9. CONCRETE FORM WORK TOLERANCES SHALL BE IN ACCORDANCE WITH CBC AND A.C.I. STANDARDS.
10. ALL STEEL REINFORCING, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR, PRIOR TO THE PLACING OF ANY CONCRETE.
11. ALL NECESSARY BRACES, STRONGBACKS, PICK-UP INSERTS, BOLTS, ETC., FOR PRECAST CONCRETE PANELS SHALL BE DESIGNED BY OTHERS FOR SAFE ERECTION OF THE PANELS.
12. NO CALCIUM CHLORIDE SHALL NOT BE USED IN ANY CONCRETE.
13. ALL CONCRETE TO BE CURED FOR A MINIMUM OF 3 DAYS BY A METHOD ACCEPTABLE TO THE ENGINEER. FORMS MAY BE STRIPPED ONLY AFTER THE CONCRETE HAS ATTAINED MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
14. CHAMFER EXPOSED CORNERS ¾" U.N.O.

NAILING AND FASTENERS

1. ALL NAILS AND FASTENERS SHALL BE CORROSION RESISTANT MEETING ASTM A153 CLASS D, HOT DIP GALVANIZED AND BE ACRYLIC ADHESIVE OR THERMAL PLASTIC RESIN LATEX ADHESIVE COATED.
2. ALL NAILS SHALL BE 16d (0.148" DIAMETER) HELICAL THREAD NAILS, WITH MINIMUM BENDING YIELD STRENGTH OF Fy = 90,000 PSI, U.N.O.
3. NAILING OTHER THAN ROOF OR FLOOR DIAPHRAGM SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH TABLE 2304.9.1 OF THE CBC.
4. NAILS FOR ROOF AND FLOOR SHEATHING SHALL HAVE A MIN OF 1½" PENETRATION INTO THE FRAMING MEMBERS.
5. ALL HARDWARE SHALL BE CORROSION-RESISTANT COMPLYING WITH HDG G185 FINISH AND BE MANUFACTURED BY "SIMPSON STRONG-TIE CO., INC." (OR APPROVED EQUAL), AND SHALL HAVE A VALID ICC NUMBER ON THE PRODUCT. ANY DEVIATION FROM THE APPROVED PRODUCTS MUST BE APPROVED BY THE BUILDING DEPARTMENT, NOT BY THE FIELD INSPECTOR.
6. ALL HARDWARE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. BLIND NAILING SHALL NOT BE ACCEPTABLE AND WILL BE REJECTED.
 - A) MECHANICAL ANCHORS SHALL BE STAINLESS STEEL HILTI KWIK BOLT KB-TZ AND BE INSTALLED IN ACCORDANCE WITH ICC ESR-1917
 - B) ADHESIVE ANCHORS SHALL BE STAINLESS STEEL HILTI "HIT-HY 200 MAX-SD" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-3187 OR STAINLESS STEEL SIMPSON STRONG-TIE "SET-XP EPOXY" ADHESIVE INSTALLED IN ACCORDANCE WITH ICC ESR-2508.
 - C) HOLES SHALL BE DRILLED WITH NON-REBAR-CUTTING DRILL BITS.
 - D) CONTINUOUS INSPECTION IS REQUIRED FOR THE INSTALLATION OF THE ALL ANCHORS/DOWELS BY A REGISTERED SPECIAL INSPECTOR APPROVED BY THE BUILDING DEPARTMENT. THE INSPECTOR SHALL VERIFY THE INSTALLATION OF ANCHORS/DOWELS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS INCLUDING CLEANLINESS OF DRILL HOLES AND PROPER EMBEDMENT.
 - E) UNLESS NOTED OTHERWISE ON THE DRAWINGS, USE MINIMUM ¾" DIAMETER AT 24" ON CENTER WITH A MINIMUM OF 5" EMBEDMENT.

ABBREVIATIONS

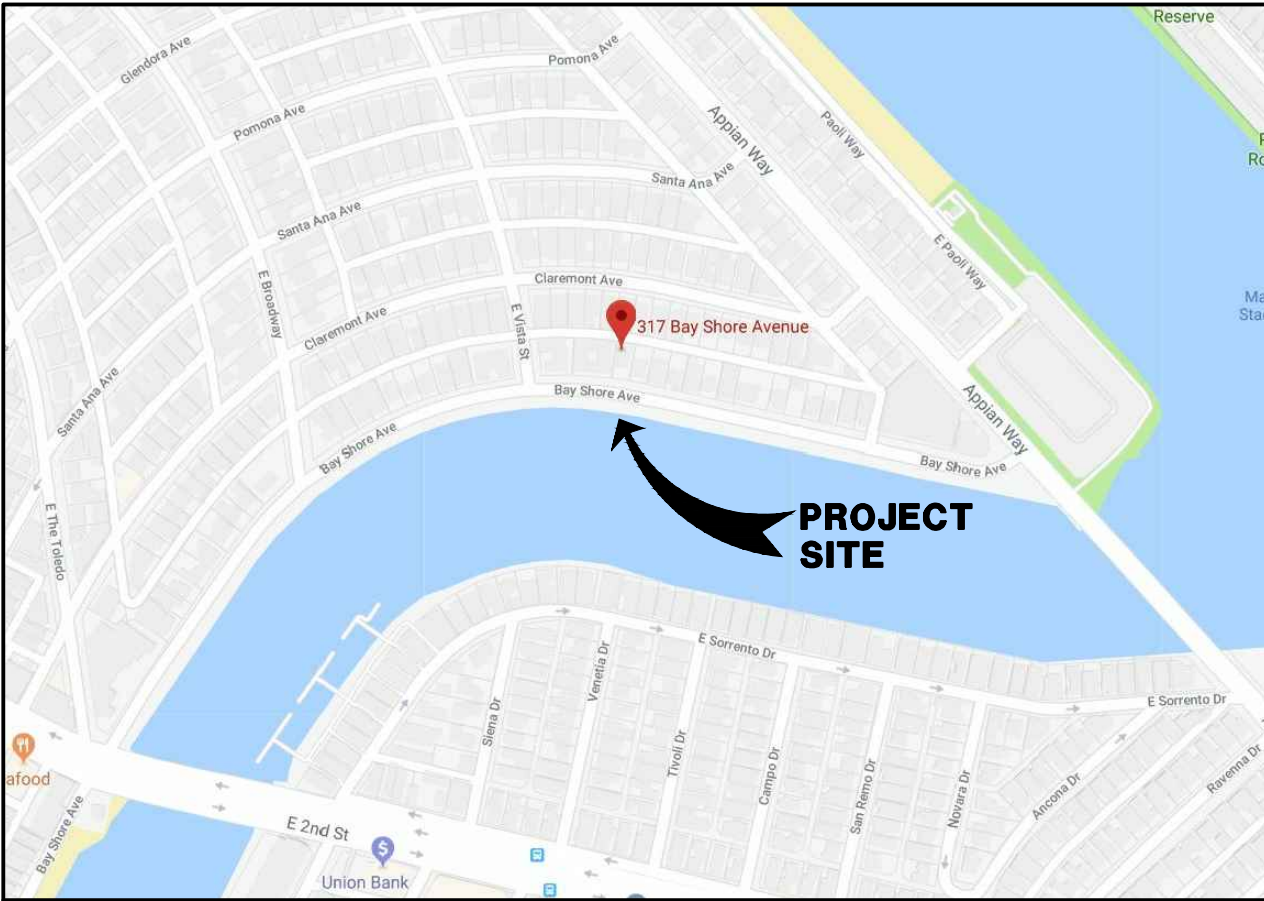
A.B. ANCHOR BOLT	DN DOWN	HT HEIGHT	OFF OFFICE	T.F. TOP OF FOOTING
A.C. ASPHALT CONCRETE	DP DEEP	H.S. HIGH STRENGTH	OPENING OPENING	T.B. TOP OF BEAM
A/C AIR CONDITIONING	D.S.G. DOWNSPOUT	HVAC HEATING/VENTILATING &	OPP HD OPPOSITE HAND	T.G. TOP OF GIRDER
A.C.P. ASPHALT CONCRETE PAVING	DWSG DRAWINGS	IN AIR CONDITIONING	O.S.F. OUTSIDE FACE	THK THICK
ADDL ADDITIONAL	(E) EXISTING	INFO INFORMATION	P.C. PIPE COLUMN	TOT THROUGH
A.F.F. ABOVE FINISH FLOOR	EA EACH	INT INTERIOR	PEN PENETRATION	TL TOP OF LEDGER
ALUM ALUMINUM	E.F. EACH FACE	J.B. JOIST BEARING	PL PLASTER	T.N. TOP OF NAILER
ALT ALTERNATE	ELEC ELECTRICAL	J.G. JOIST GIRDER	PLYWD PLYWOOD	T.O. TOP OF
ANOD ANODIZED	ELEV ELEVATION	JST JOIST	PSF POUNDS PER SQUARE FOOT	T.O.P. TOP OF PARAPET/PANEL
ARCHT ARCHITECTURAL	EMBE EMBEDMENT, EMBEDDED	JT JOINT	PSI POUNDS PER SQUARE INCH	T.O.S. TOP OF STEEL
B.B. BOTTOM OF BEAM	E.N. EDGE NAILING	K.O. KNOCK OUT	P.T. PRESERVATIVE TREATED	TOT TOTAL
BET BETWEEN	EQ EQUAL	L LONG	R.D. ROOF DRAIN	TRANSF TRANSFER
BLDG BUILDING	E.S. EACH SIDE	LAT LATERAL	REBAR REINFORCING BAR	TRANSV TRANSVERSE
BLKG BLOCKING	E.W. EACH WAY	LDR LEDGER	R.B. ROOF BEAM	TS TUBE STEEL
BM BEAM	EXIST EXISTING	LG LONG	REOD REQUIRED	T.S. TOP OF SLAB
B.N. BOUNDARY NAILING	EXP EXPANSION	LLH LONG LEG HORIZONTAL	REF REINFORCING	T.W. TOP OF WALL
BOT BOTTOM	EXT EXTERIOR	LLV LONG LEG VERTICAL	REF REFERENCE	TYP TYPICAL
B.W. BOTTOM OF WALL	F.D. FLOOR DRAIN	LONGIT LONGITUDINAL	REV REVISION	U.N.O. UNLESS NOTED OTHERWISE
C CHANNEL	FDN FOUNDATION	L.P. LOW POINT	R.J. ROOF JOIST	VERT VERTICAL
CANT CANTILEVER	F.F. FINISH FLOOR	LT LIGHT	RM ROOM	V.I.F. VERIFY IN FIELD
C.G. CENTER OF GRAVITY	F.G. FINISH GRADE	MATL MATERIAL	R.O. ROUGH OPENING	W/ WITH
C.J. CONSTRUCTION JOINT OR	FIN FINISH	MAX MAXIMUM	SCH SCHEDULE	WD WOOD
CL CENTER LINE	F.J. FLOOR JOIST	M.B. MACHINE BOLT	SECT SECTION	W WIDE FLANGE
CLG CEILING	FLG FLANGE	MATL MATERIAL	SHTG SHEATHING	W/O WITHOUT
CLR CLEAR	FLR FLOOR	MAX MAXIMUM	SHT SHEET	W.P. WORK POINT
C.M.U. CONCRETE MASONRY UNIT	F.O.C. FACE OF CONCRETE	M.B. MACHINE BOLT	SM SIMILAR	W.R. WATER RESISTANT
COL COLUMN	F.O.M. FACE OF MASONRY	MECH MECHANICAL	S.J. SAWCUT JOINT	WT WEIGHT
COMPO COMPOSITION	F.O.S. FACE OF STUD	MEZZ MEZZANINE	S.P. SPLICE POINT	W.W.F. WELDED WIRE FABRIC
CONC CONCRETE	F.N. FIELD NAILING	MFD MANUFACTURED	SPA SPACING	X EXTRA STRONG
CONN CONNECTION	F.S. FAR SIDE	MFR MANUFACTURER	SPEC SPECIFICATIONS	XX DOUBLE EXTRA STRONG
CONT CONTINUOUS	FT FEET OR FOOT	MIN MINIMUM	SO SQUARE	
CONST CONSTRUCTION	FOOTING FOOTING	MISC MISCELLANEOUS	STAGG STAGGERED	
CORR CORRIDOR	GALV GALVANIZED	M.F.O. METAL FRAMED OPENING	STD STANDARD	
CTR CENTER	GA GAUGE	MLB MICRO-LAM BEAM	STIFF STIFFENER	
DBL DOUBLE	GLB GALVANIZED IRON	M.P.H. MILES PER HOUR	STL STEEL	
DET DETAIL	GLP GLU-LAM PURLIN	MTL METAL	S.S. SELECT STRUCTURAL	
DF DOUGLAS FIR	GYP BD GYPSUM BOARD	(N) NEW	OR STAINLESS STEEL	
D.F. DRINKING FOUNTAIN	HDR HEADER	N.I.C. NOT IN CONTRACT		
DIAG DIAGONAL	HGR HANGER	NO. NUMBER		
DIAPH DIAPHRAGM	H.K. HOOK	N.S. NELSON STUD OR NEAR SIDE		
DIA DIAMETER	HORIZ HORIZONTAL	N.T.S. NOT TO SCALE		
DIM DIMENSION	H.P. HIGH POINT	O.C. ON CENTER		

GENERAL SPECIAL INSPECTIONS

1. PERIODIC (NON-CONTINUOUS) OR CONTINUOUS SPECIAL INSPECTION BY A CITY CERTIFIED DEPUTY INSPECTOR IS REQUIRED FOR THE FOLLOWING:
 - A) SITE CONCRETE WORK (COPING & ANCHOR BEAM) :NON-CONTINUOUS.
 - B) INSPECT SHEET PILE FOR LENGTH & DAMAGE :NON-CONTINUOUS.
 - C) T & G LOCKING OF PANELS :NON-CONTINUOUS.
 - D) ANCHOR ROD TENSIONING :NON-CONTINUOUS.
 - E) GROUTING OF PVC SLEEVES :NON-CONTINUOUS.
 - F) PILING INSTALLATION :NON-CONTINUOUS.
 - G) HELICAL ANCHORS INSTALLATION IN ACCORDANCE WITH SECTION 2.4.2. OF ICC ER-2794:NON-CONTINUOUS.
2. CONTINUOUS SPECIAL INSPECTIONS IS REQUIRED FOR THE INSTALLATION OF ANCHOR BOLTS, ADHESIVE ANCHOR BOLTS, ADHESIVE DOWELS AND MECHANICAL ANCHORS IN ALL CONCRETE AND MASONRY WORKS.
3. SPECIAL INSPECTIONS SHALL BE DONE BY ONE OR MORE REGISTERED DEPUTY (SPECIAL) INSPECTORS, APPROVED BY THE BUILDING DEPARTMENT ONLY, HIRED AND PAID FOR BY THE OWNER.
4. SITE VISITS CONDUCTED BY THE ENGINEER ARE MERELY FOR OBSERVATION PURPOSE ONLY AND DO NOT CONSTITUTE AN INSPECTION.
5. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION AGREEMENT MUST BE SUBMITTED TO THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
6. AS A MINIMUM, THE DEPTH OF THE SEAWALL EMBEDMENT INTO THE GROUND SHALL BE AS SHOWN ON ELEVATIONS ON (S-1) AND MUST BE ACCURATELY MEASURED BY THE DEPUTY INSPECTOR. A COPY OF THE MEASUREMENT MUST BE SUBMITTED TO THE CITY & THE ENGINEER OF RECORD.
7. SPECIAL INSPECTION IS REQUIRED FOR ALL NEW CONCRETE AND MASONRY CONSTRUCTION, INCLUDING REINFORCING STEEL.

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF LONG BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.



VICINITY MAP

SCOPE OF WORK:

1. TO REPLACE THE EXISTING DISTRESSED FLOATING DOCK WITH A NEW FLOATING DOCK OF THE SAME CONFIGURATION AS SHOWN ON S-2.
2. TO REPLACE THE EXISTING DISTRESSED PIER & GANGWAY AS SHOWN ON S-2.

NOTE TO THE BIDDERS:

AFTER THOROUGHLY EXAMINING THE CONSTRUCTION DOCUMENTS AND THE SITE:

1. NOTIFY THE ARCHITECT AND/OR THE ENGINEER IN WRITING, REGARDING ALL DISCREPANCIES REQUIRING CLARIFICATION, PRIOR TO THE "BID SUBMITTAL".
2. IF THE ARCHITECT AND/OR THE ENGINEER IS NOT NOTIFIED, AS REQUIRED PER ITEM #1 ABOVE, IT SHALL MEAN THAT THE CONTRACTOR HAS CONSIDERED ADEQUATE CONTINGENCY IN HIS BID TO COVER ALL COSTS TO COMPLY WITH THE MOST STRINGENT CONDITIONS.
3. THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION FOR ANY DISCREPANCY DISCOVERED AFTER THE "CLOSE OF THE BID".

DATE	REVISIONS
	NO
	NO
	NO



09/08/2018

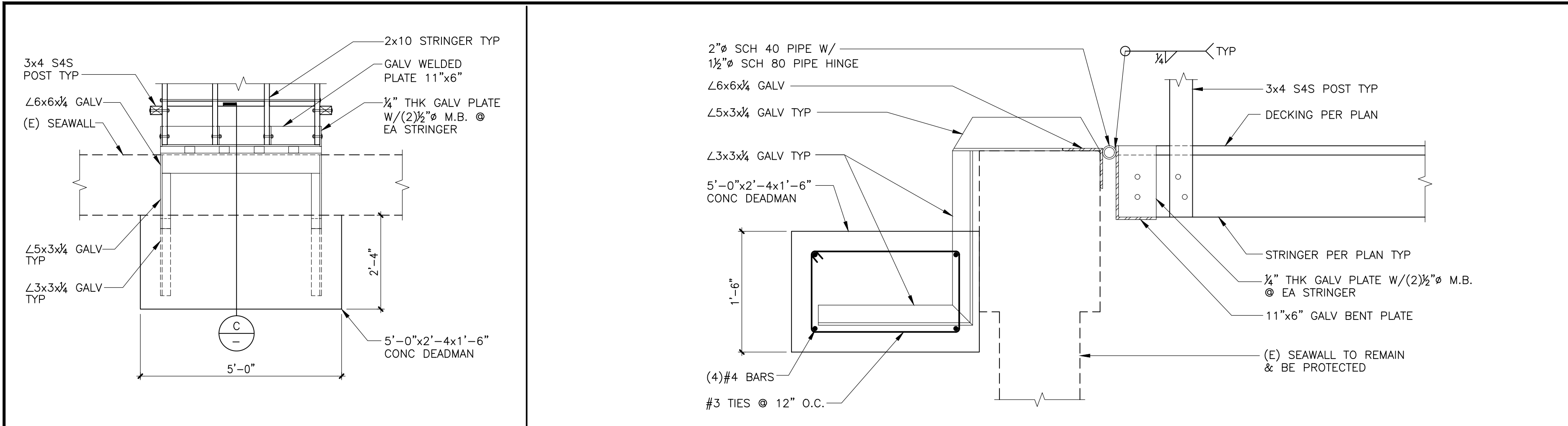
PMA Consulting, Inc.
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E-Mail: P.Petrov@PMAVBC.com

OWNER / APPLICANT
MARCIA GRACE
317 BAY SHORE AVENUE
LONG BEACH, CA 90803

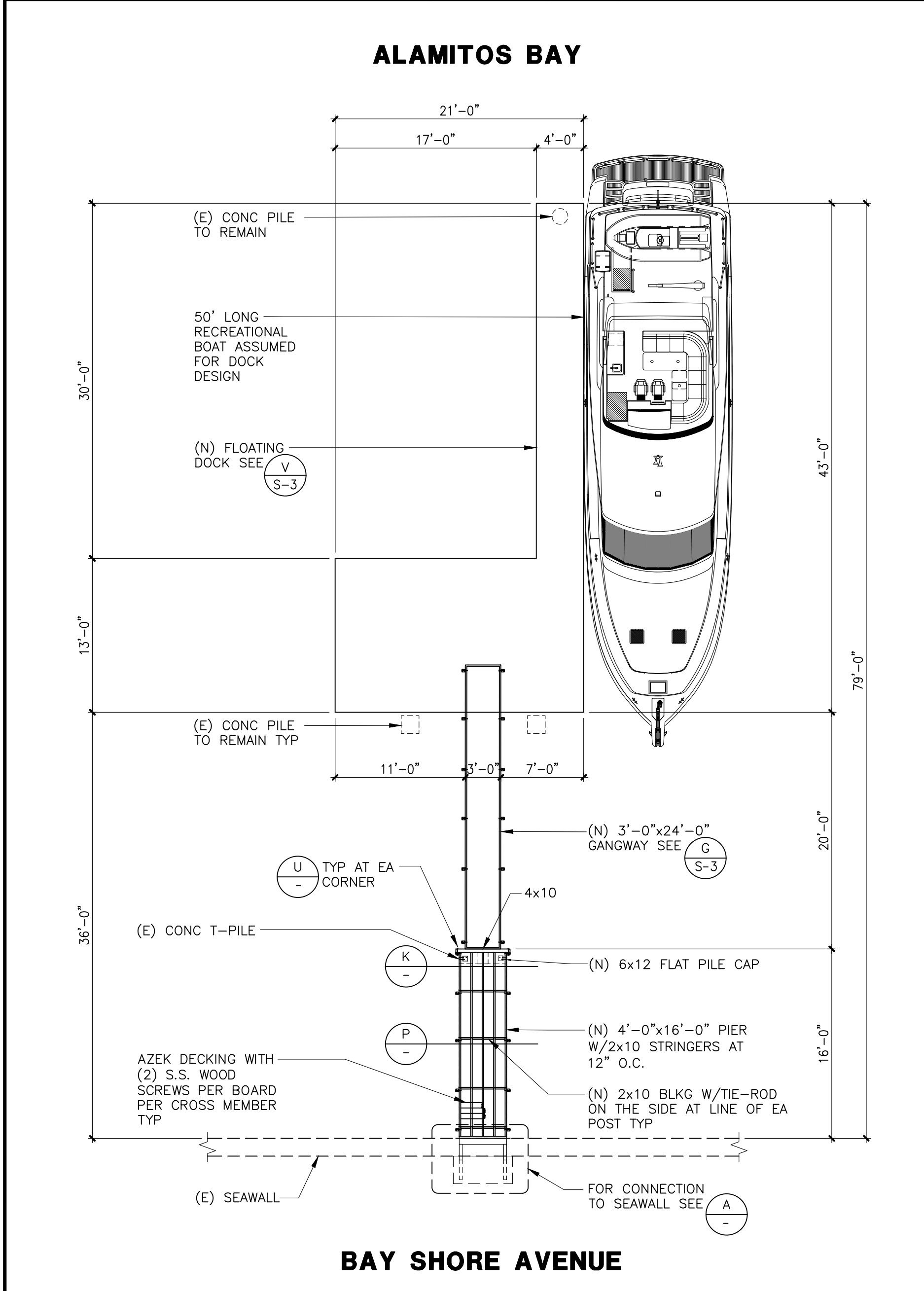
FLOATING DOCK, PIER & GANGWAY REPLACEMENT LOCATED AT:
317 BAY SHORE AVENUE
LONG BEACH, CA 90803
STRUCTURAL GENERAL NOTES & VICINITY MAP

DATE 08/29/2018	JOB NO. 24518SS	DRAWN M.PETROVA	CHECKED P.PETROV
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SHEET OF

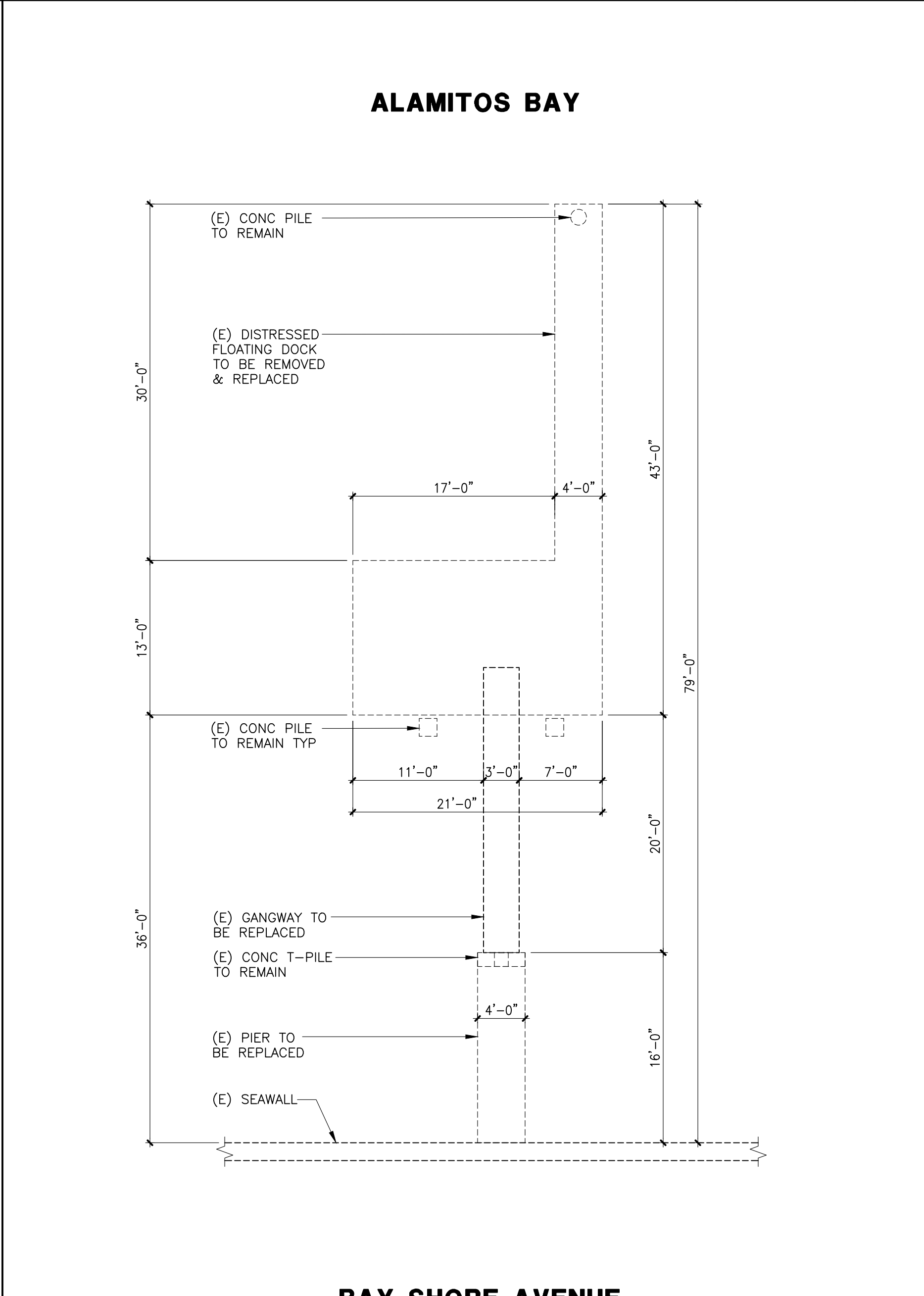


DEADMAN & HINGE PLAN	N.T.S.	A	DEADMAN & HINGE SECTION	N.T.S.	C
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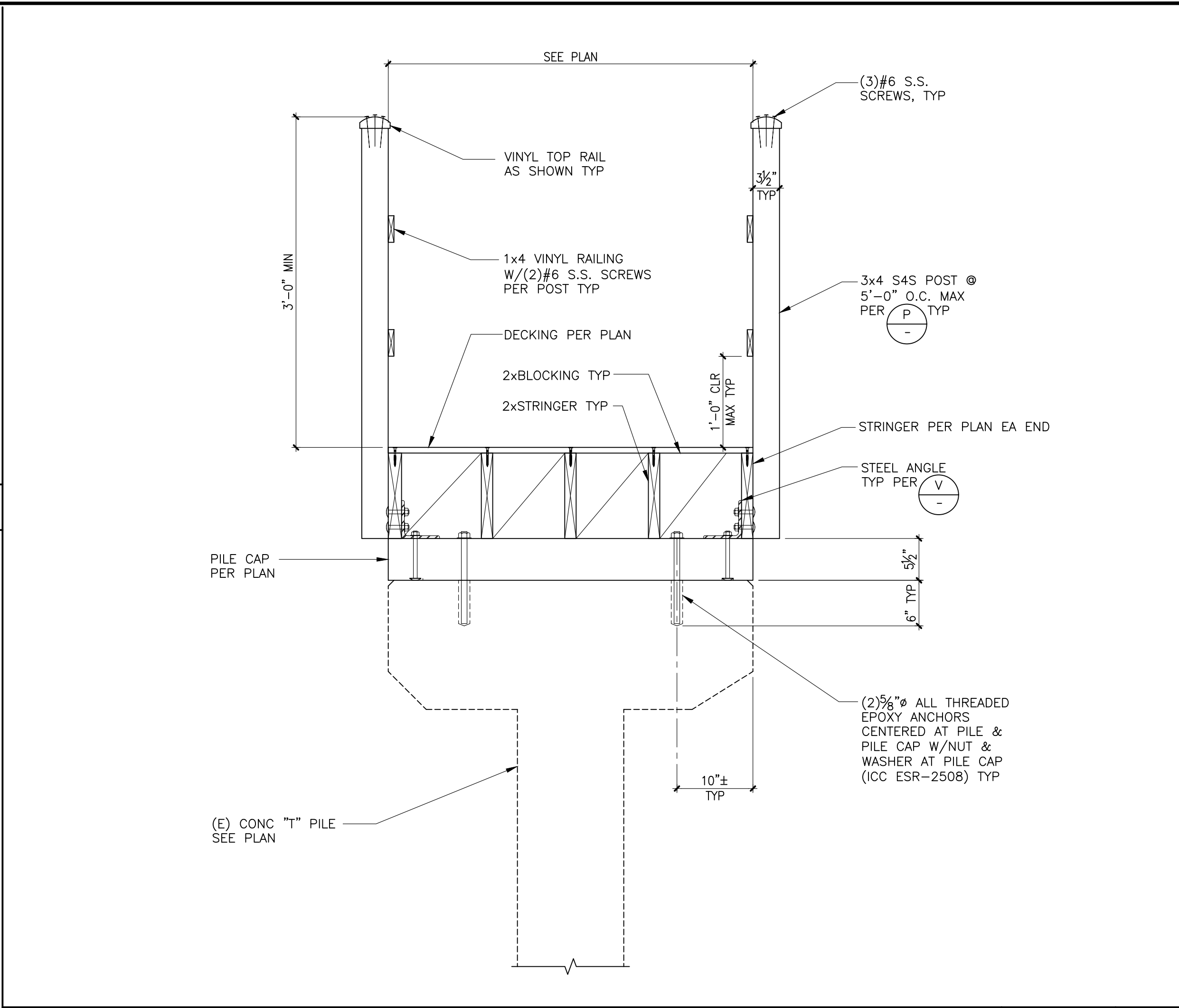


- NOTES:**
1. THE SIDEWALK, PARKWAY AND SEAWALLS ARE CITY PROPERTY AND ACCESS NEEDS TO BE MAINTAINED. ANY IMPROVEMENTS IN THE PARKWAY MAY AT SOME TIME IN THE FUTURE BE DAMAGED OR REQUIRE REMOVAL IN THE COURSE OF MAKING SEAWALL REPAIRS. IF THE CITY DETERMINES THAT SOME STRUCTURE IN FRONT OF THE WALLS IS CAUSING DAMAGE, THEY WILL REQUIRE THE HOMEOWNER TO MODIFY OR MOVE IT.
 2. THE SEAWALLS ARE SUPPORTED BY STEEL TIEBACKS AT APPROXIMATELY 10' O.C. TO AVOID ANY DAMAGE TO THESE TIEBACKS ANY EXCAVATION IN THE PARKWAY AREA SHOULD BE DONE WITH GREAT CARE. AT THE BACK FACE OF SEAWALL THE TIEBACKS ARE VERY CLOSE TO THE GRADED SURFACE. CARE SHOULD BE TAKEN NOT TO DISTURB THE TIEBACKS OR THEIR COATINGS.
 3. ANY STRUCTURE BUILT ABOVE THE CURRENT GRADE ADDS LOAD TO THE TIEBACKS. SINCE THE CONDITION OF THE TIEBACKS IS UNKNOWN, IT IS DESIRABLE TO KEEP STRUCTURES, WHETHER A DOCK OR FLOWER BED, OR OTHER IMPROVEMENT, LOW AND OF LIGHTWEIGHT MATERIALS.
 4. DRILLING INTO WALL OR FASTENING THINGS TO THE WALL WILL DAMAGE IT AND IS PROHIBITED BY THE CITY OF THE LONG BEACH.
 5. PROPERTY OWNERS CONSTRUCTING DOCKS MUST ADHERE TO THE MARINA DEPARTMENT SPECIFICATIONS FOR THE PLACEMENT OF PLATFORMS, PILES AND LADDERS. IN ADDITION OWNERS OF SUCH STRUCTURES SHOULD BE OBSERVANT AND REPAIR ANY STRUCTURE THAT IS IN ANY WAY DAMAGING OR ENDANGERING THE SEAWALL.

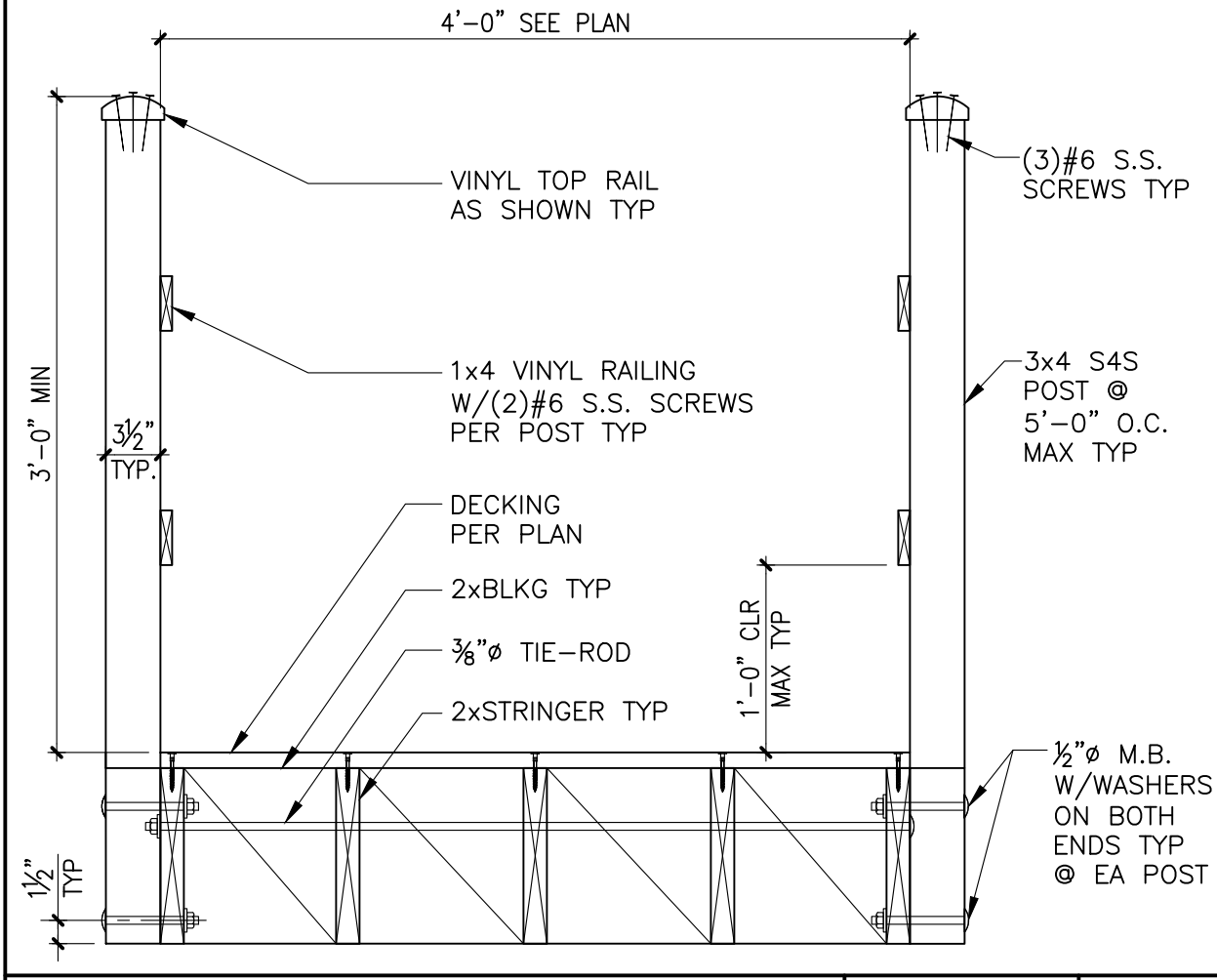
PROPOSED DOCK, GANGWAY AND PILING LAYOUT	1/8"=1'-0"	S
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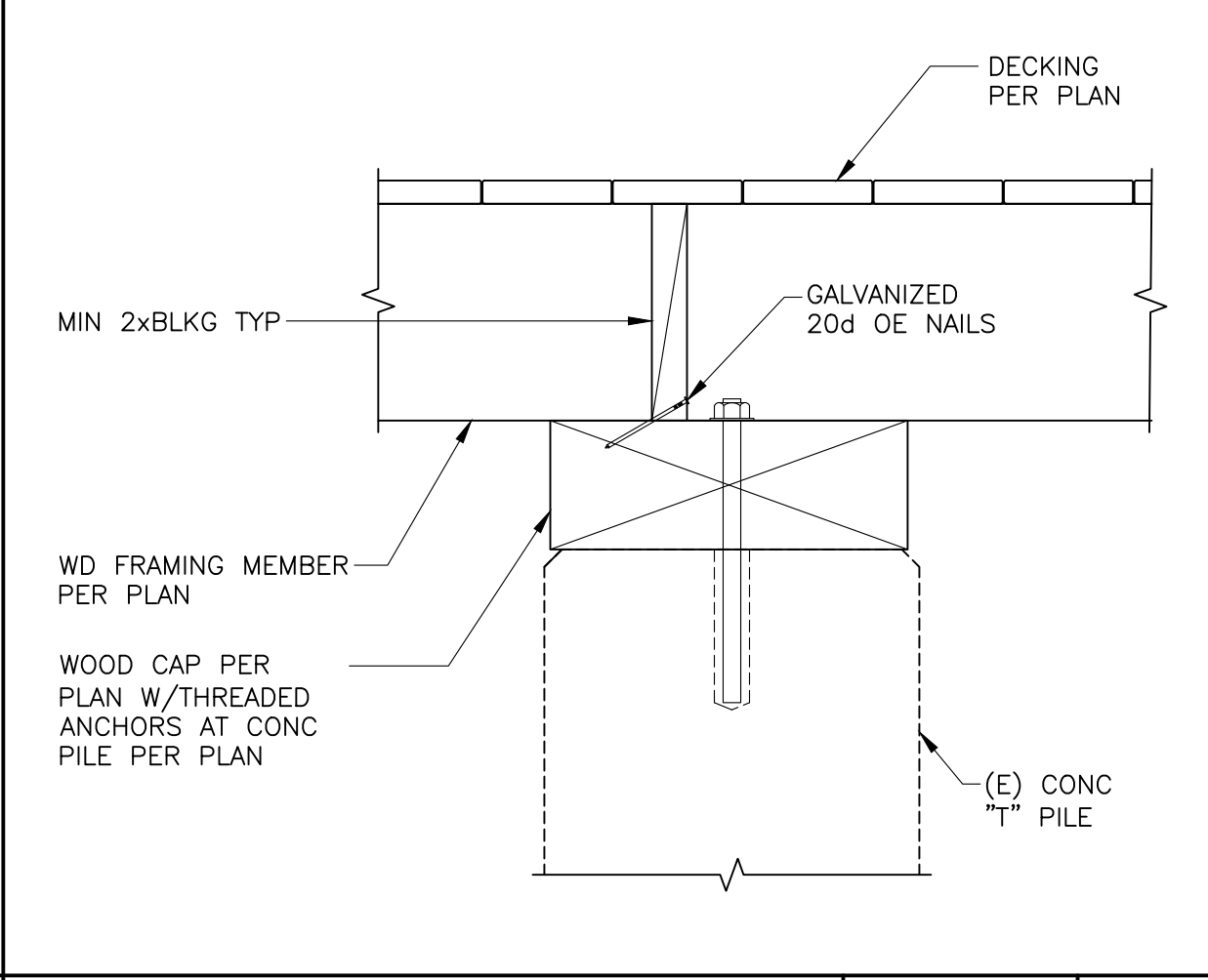
EXISTING DOCK, GANGWAY AND PILING LAYOUT	1/8"=1'-0"	T
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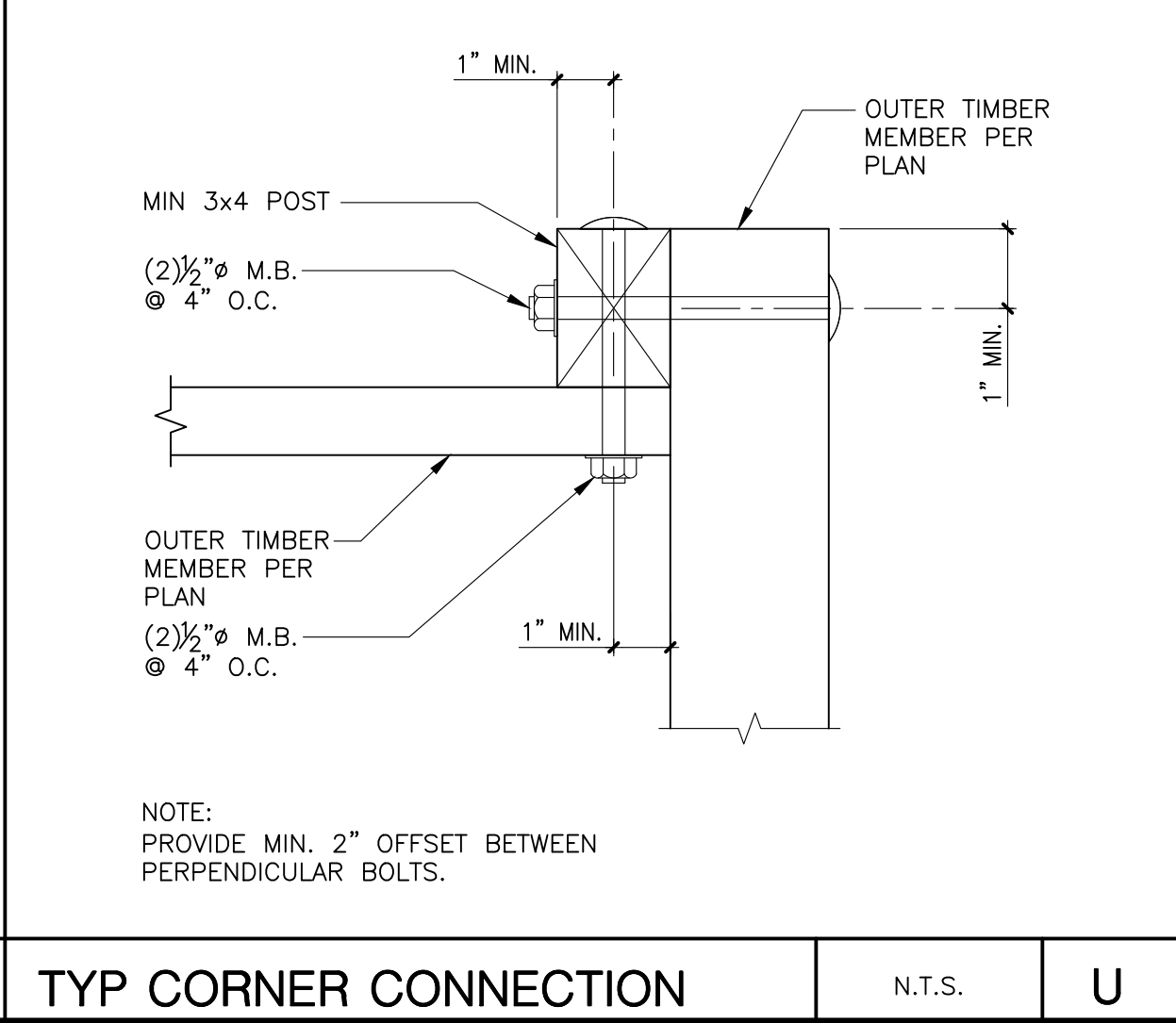
TYPICAL SECTION	N.T.S.	K
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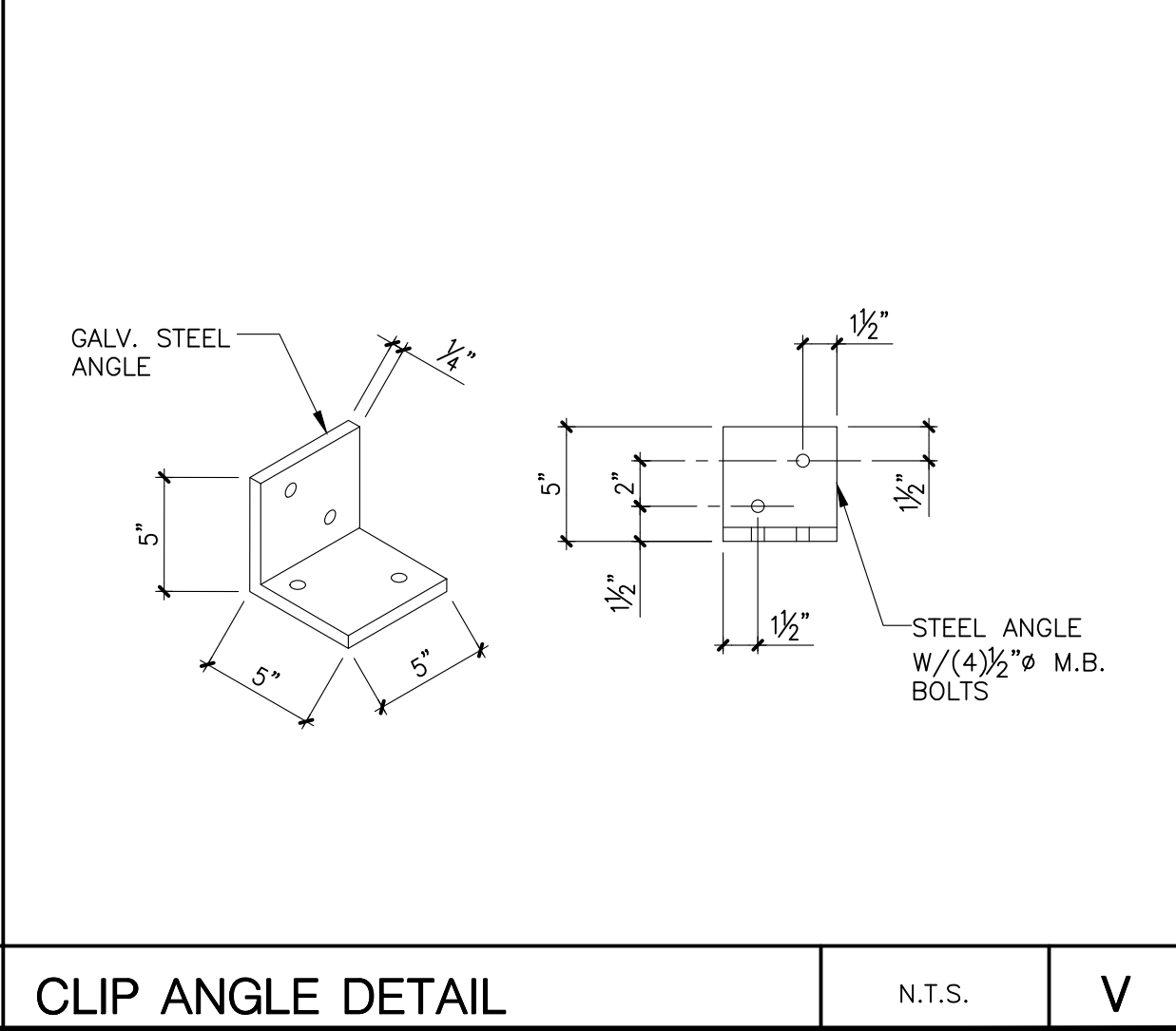
TYPICAL SECTION	N.T.S.	P
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WOOD FRAMING TO PILE CAP	N.T.S.	Q
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TYP CORNER CONNECTION	N.T.S.	U
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CLIP ANGLE DETAIL	N.T.S.	V
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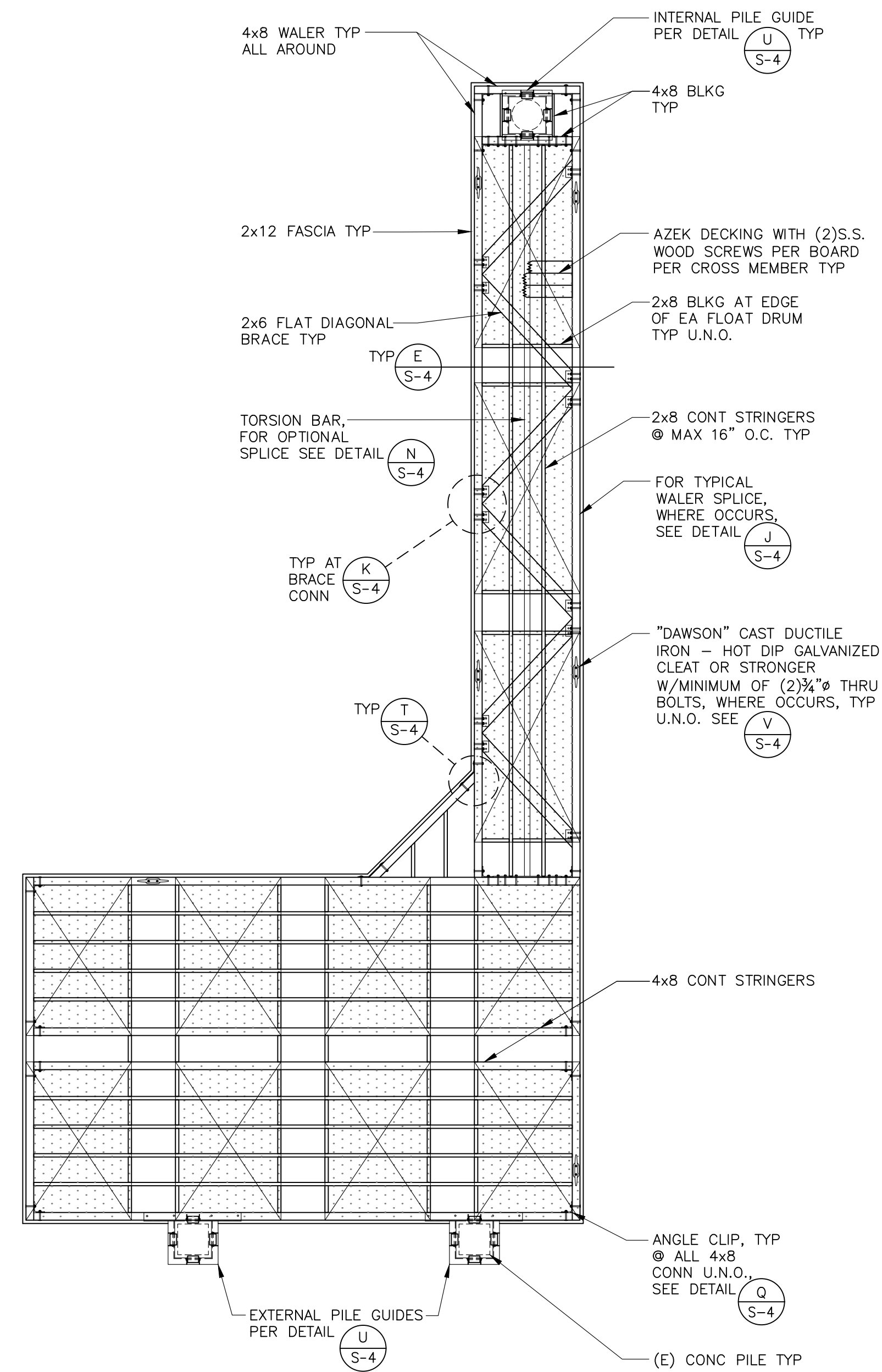
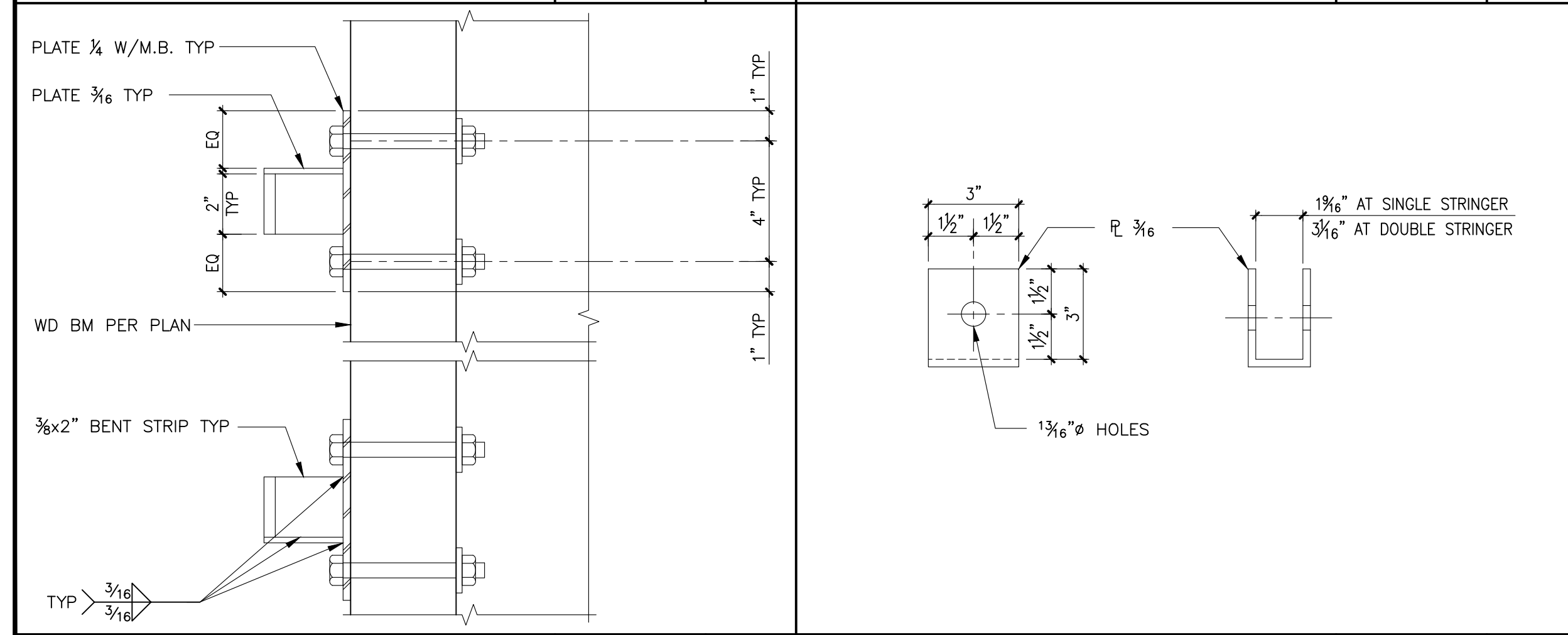
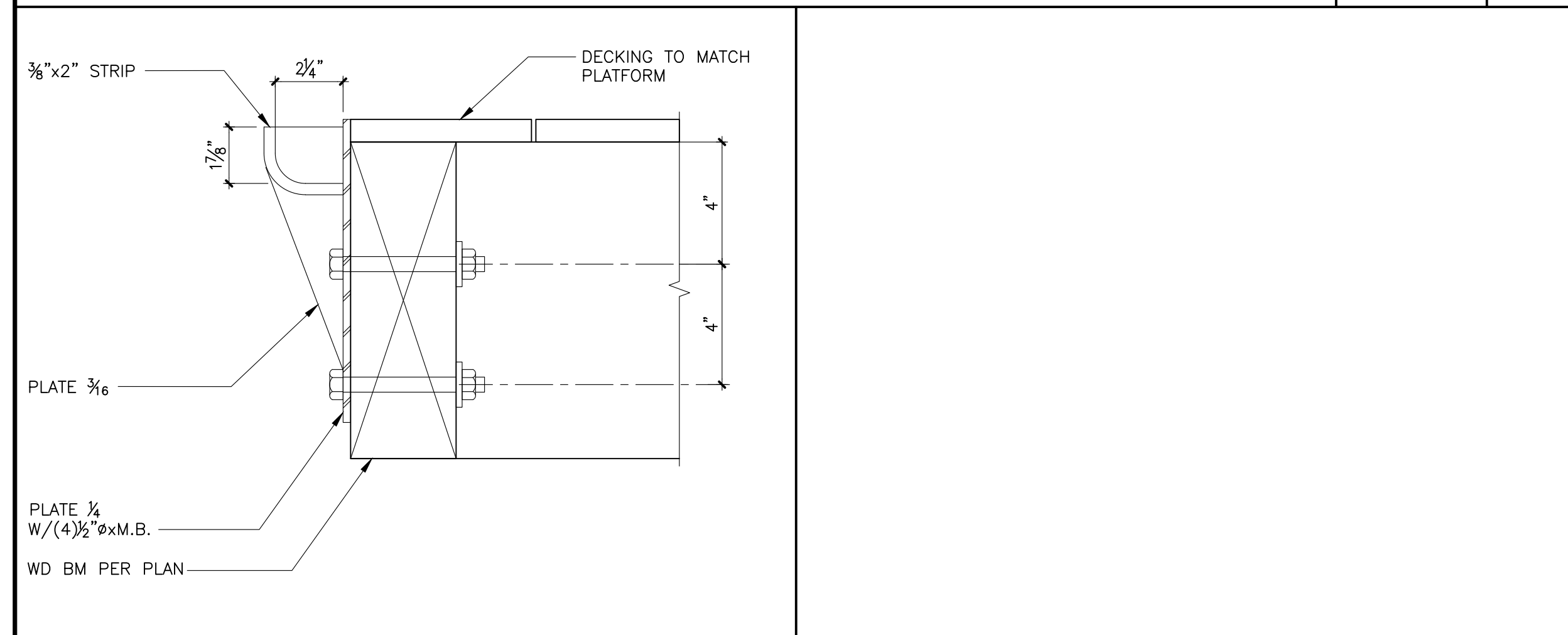
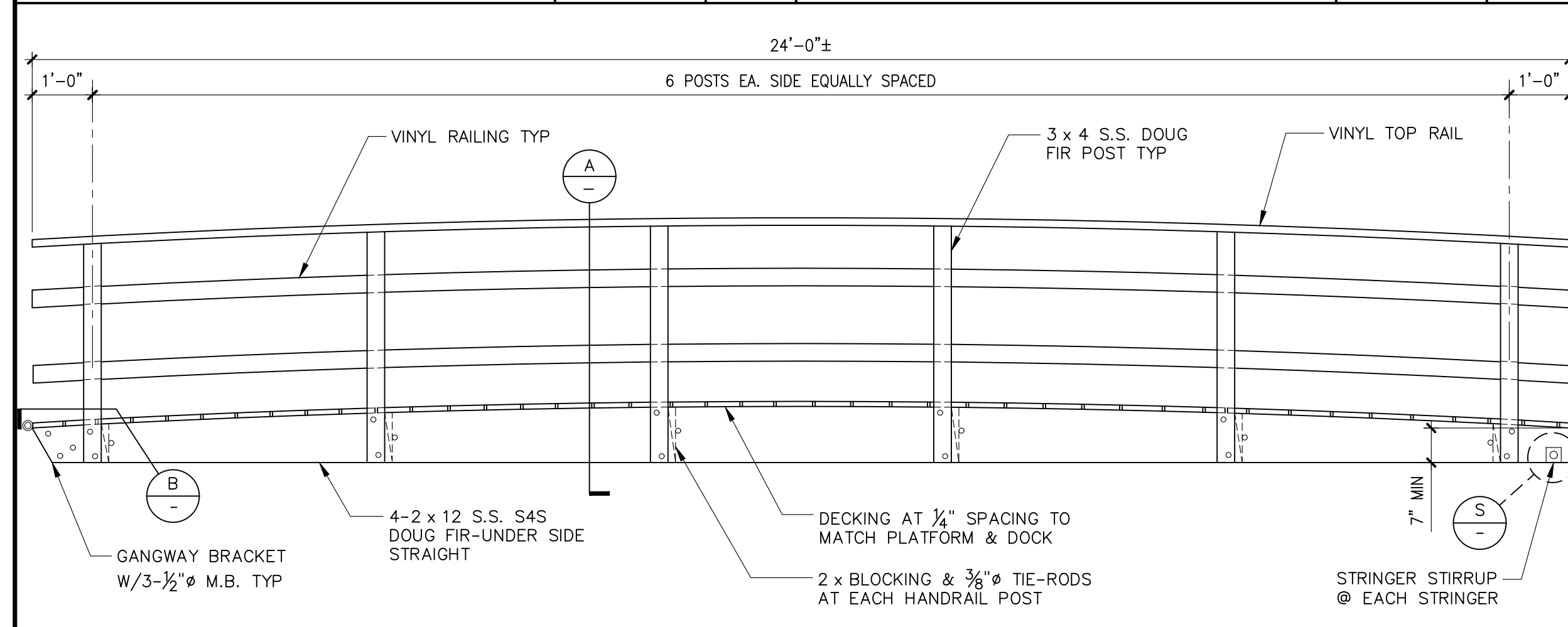
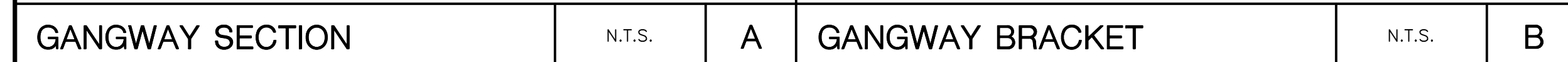
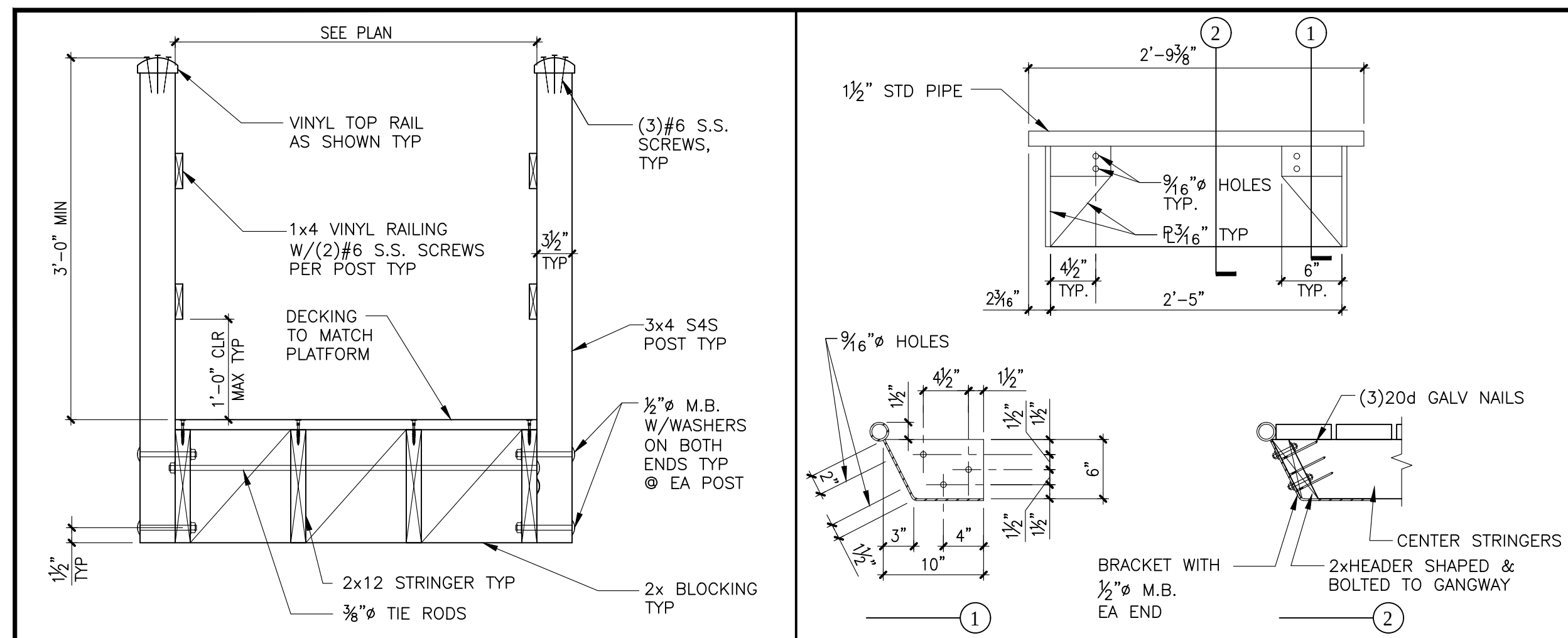
DATE	08/29/2018	REVISIONS	NO	DATE
JOB NO.	24518SS	NO. OF DOCUMENTS	1	
DRAWN	M. PETROVA	OWNERSHIP OF DOCUMENTS		
CHECKED	P. PETROV	REGISTERED PROFESSIONAL ENGINEER		
SHEET OF				
S-2				

PMA Consulting, Inc.
Consulting Structural Engineers
28161 Castles Ct., Laguna Niguel, CA 92677
Phone: (714) 712-7542
E-Mail: P.Petrov@PMAVBC.com

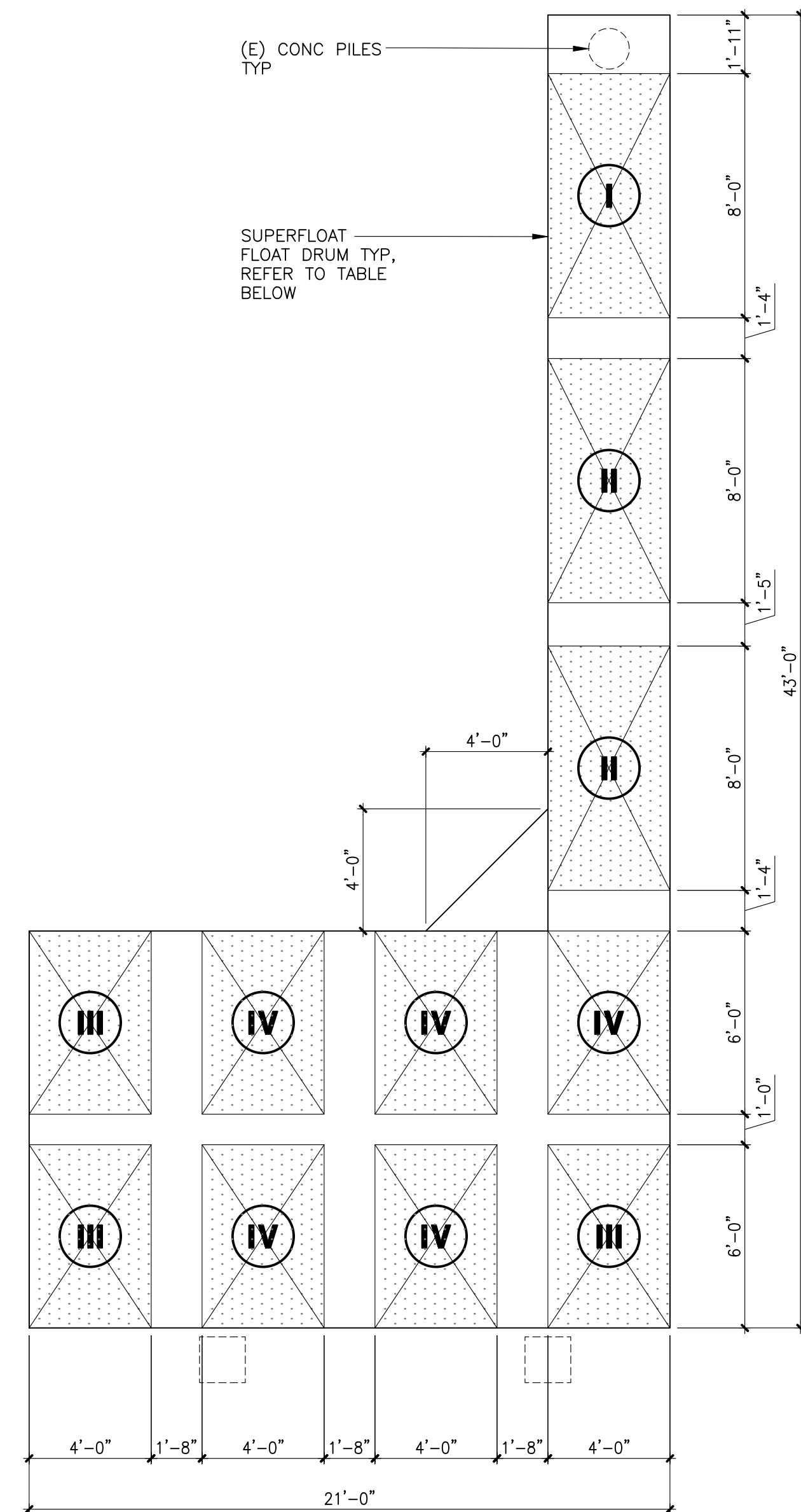
MARCIA GRACE
317 BAY SHORE AVENUE
LONG BEACH, CA 90803

FLOATING DOCK, PIER & GANGWAY REPLACEMENT LOCATED AT:
317 BAY SHORE AVENUE
LONG BEACH, CA 90803

EXISTING AND PROPOSED DOCK PLAN

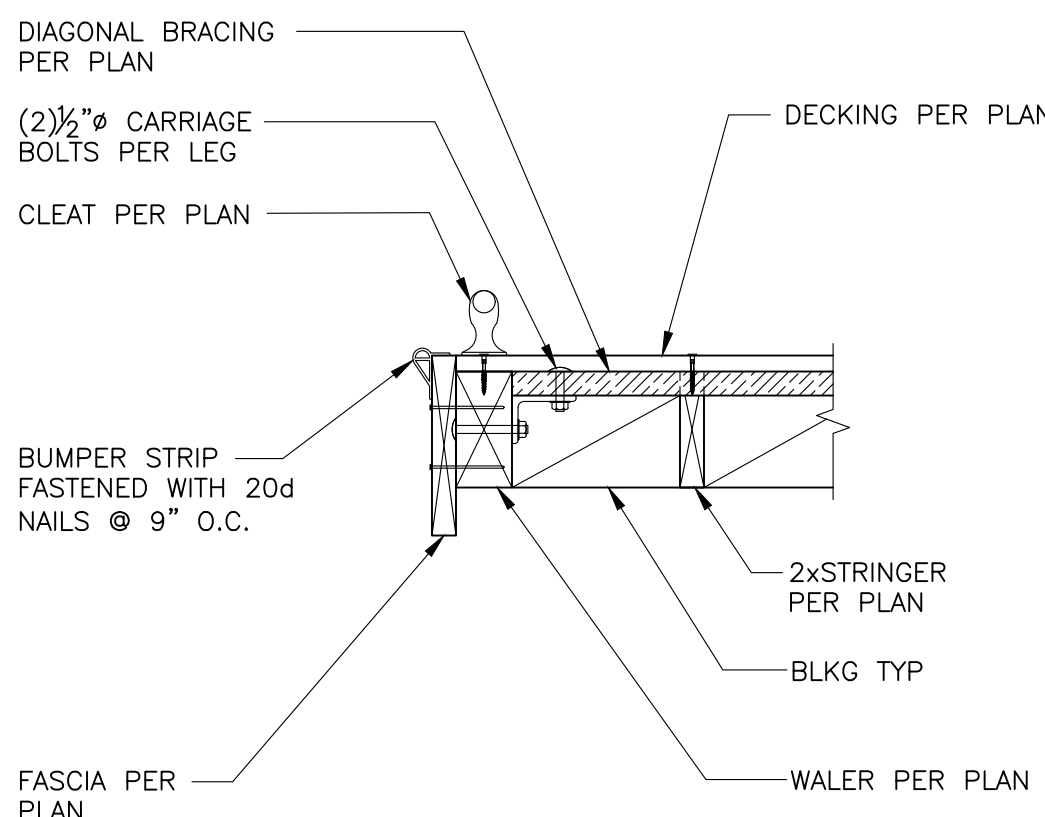
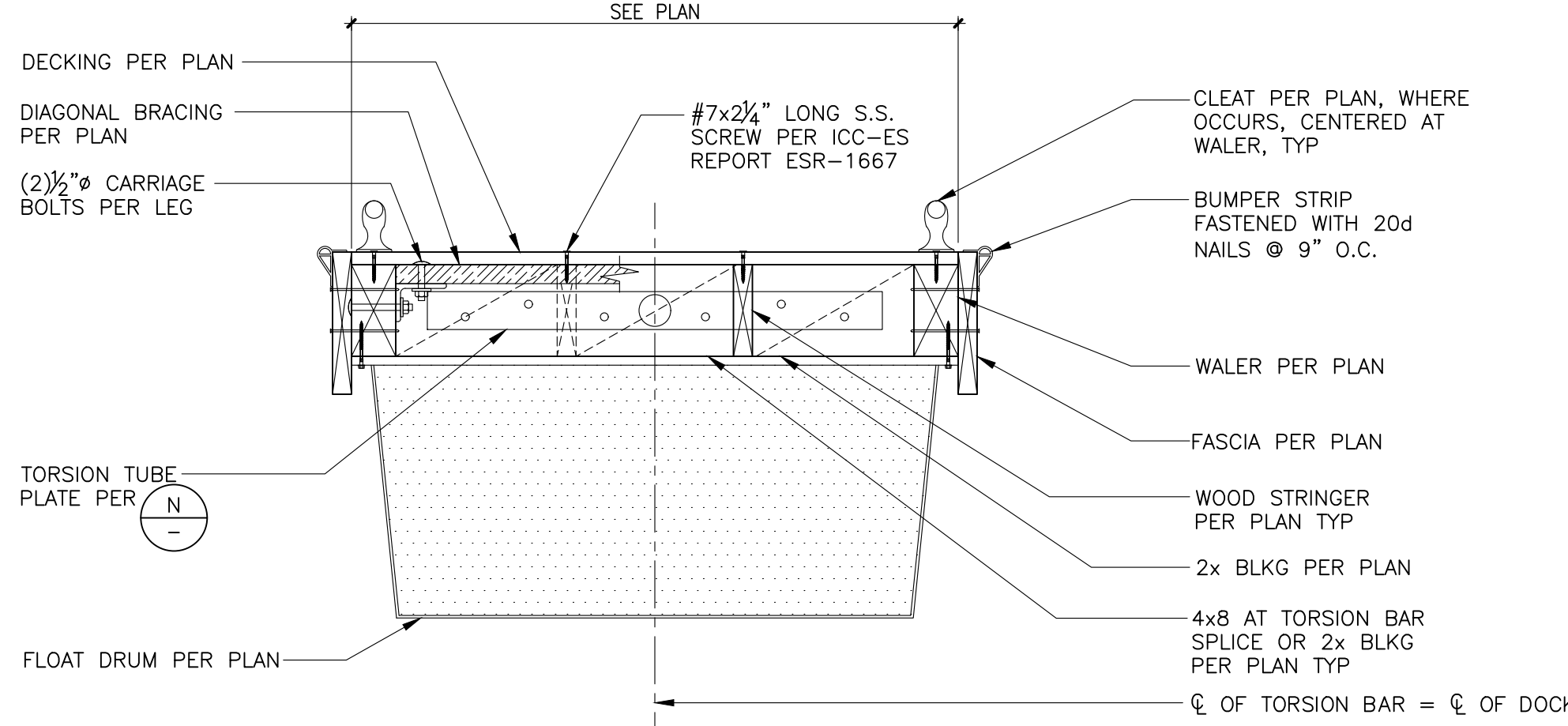
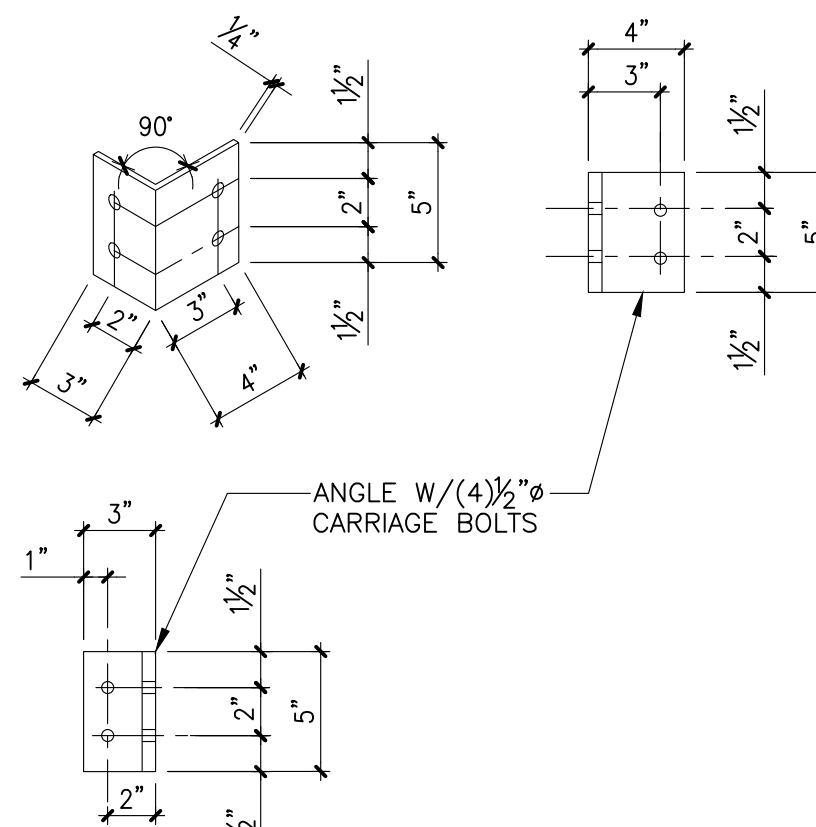
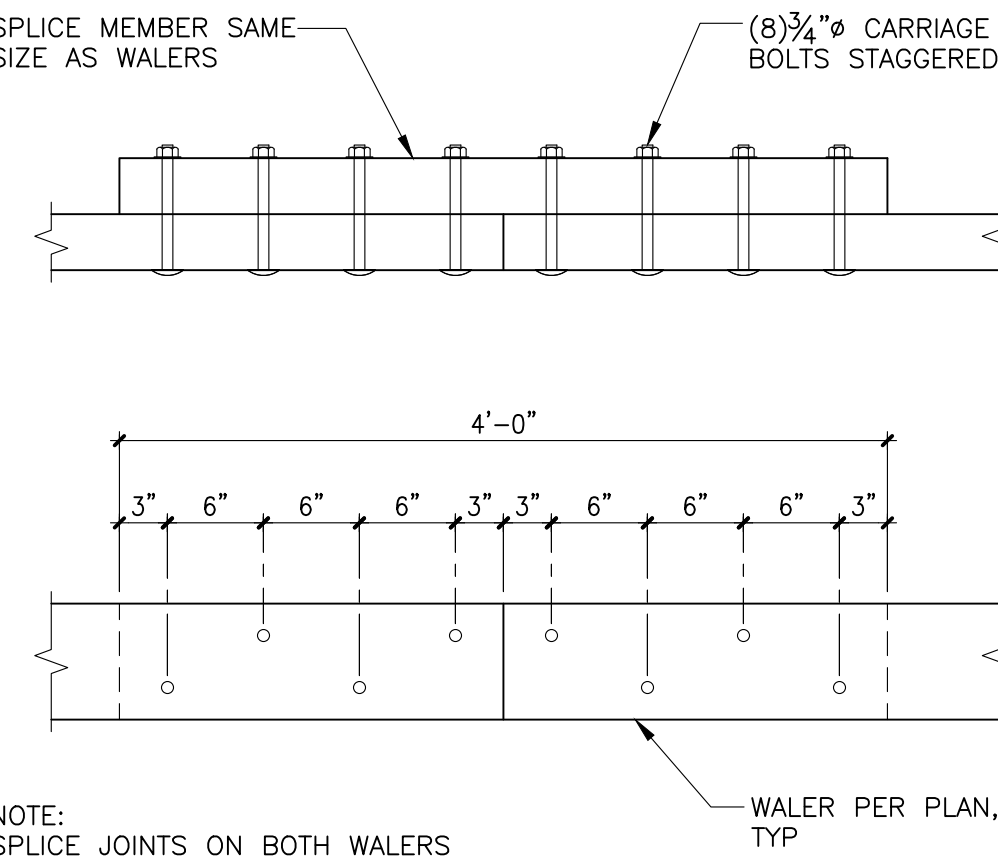
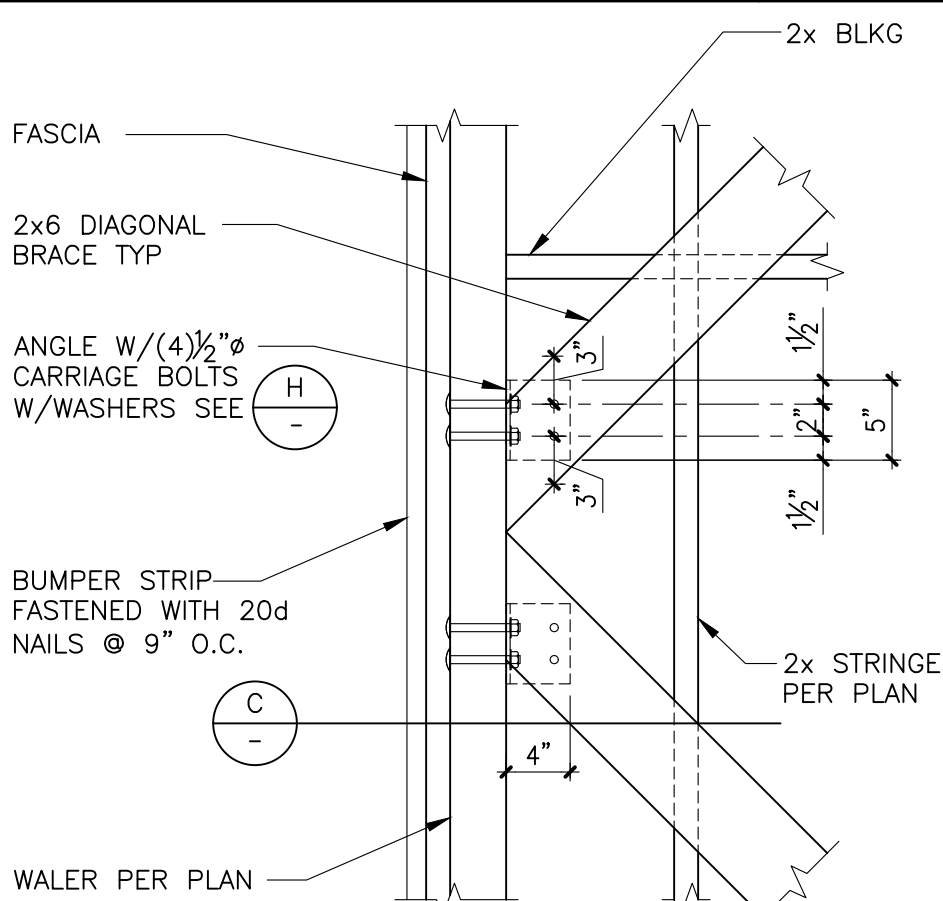
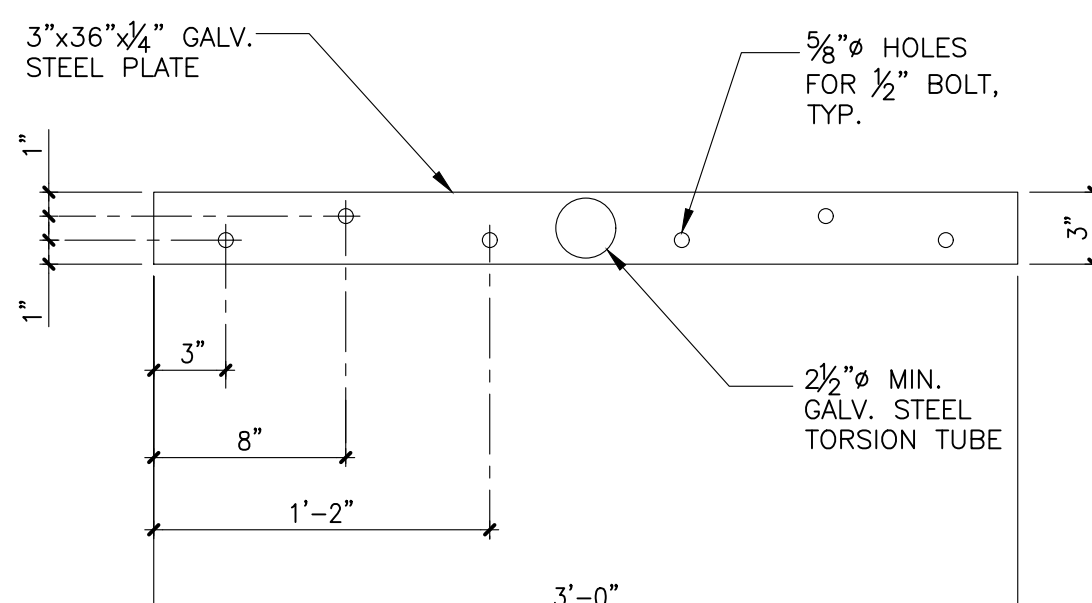
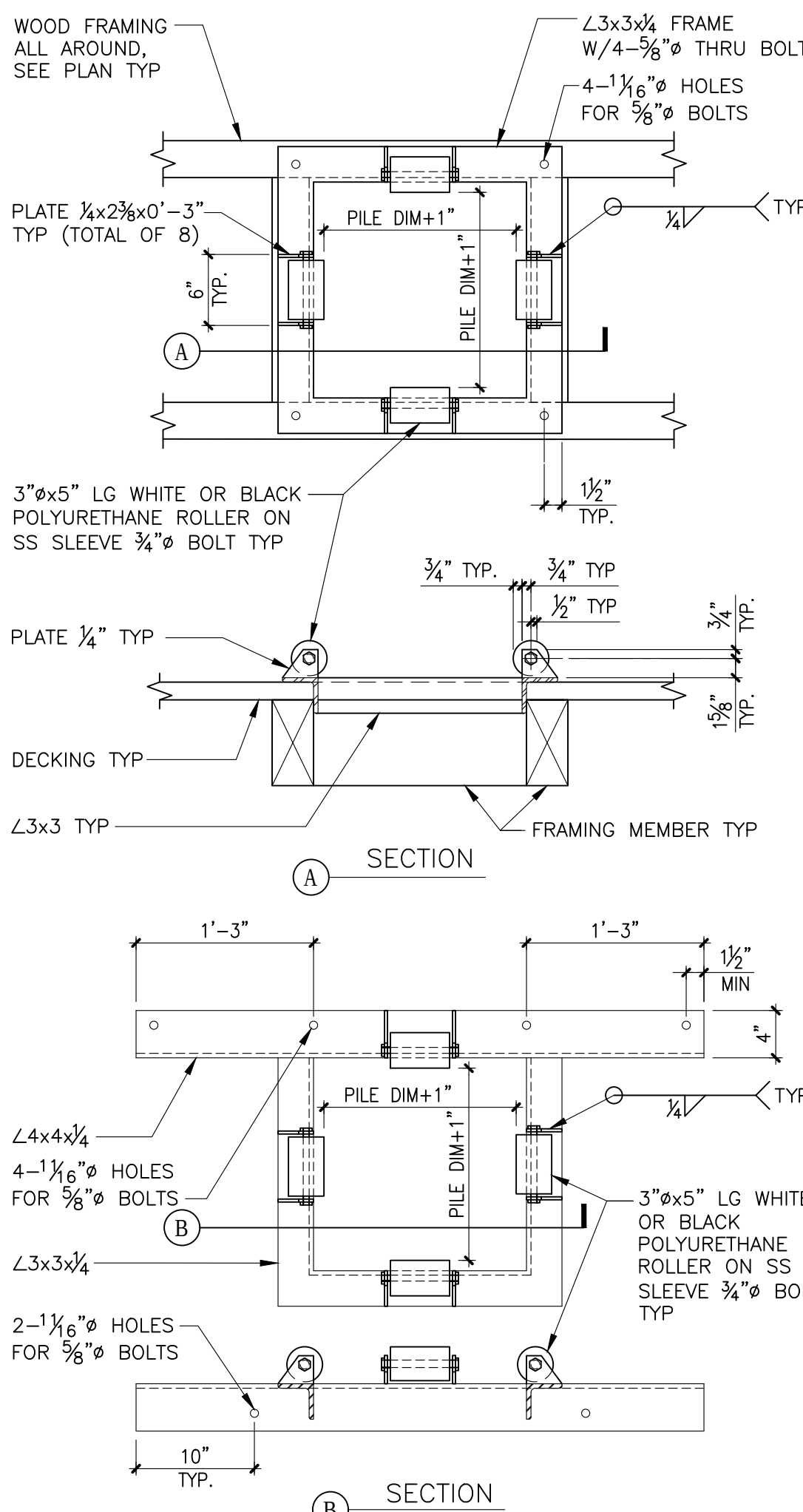
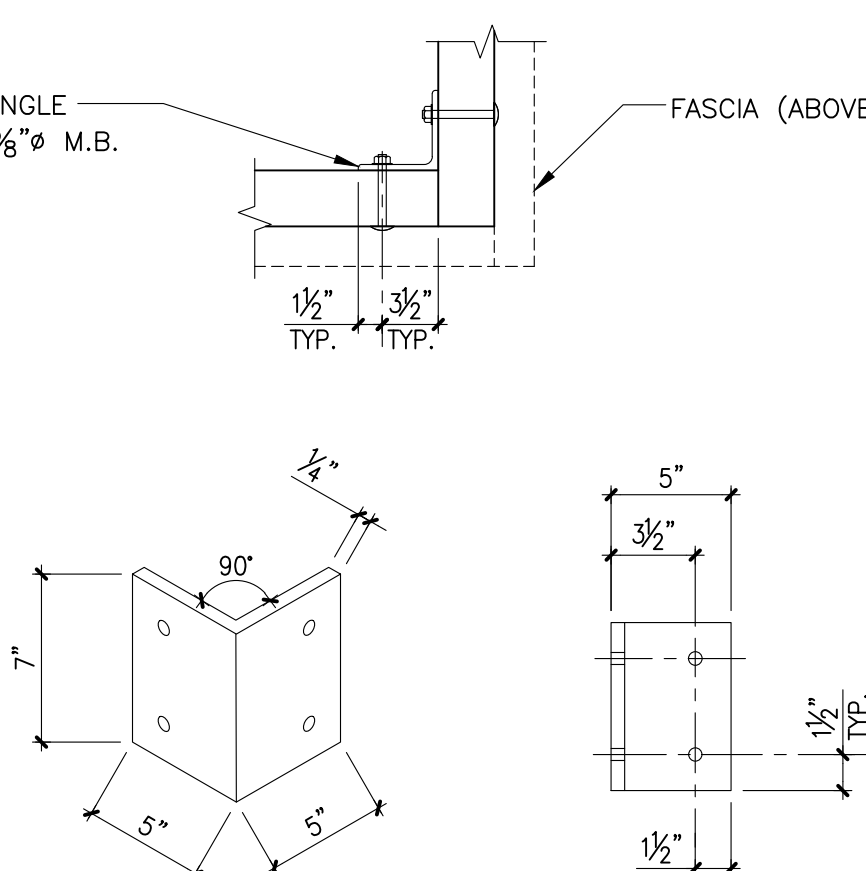
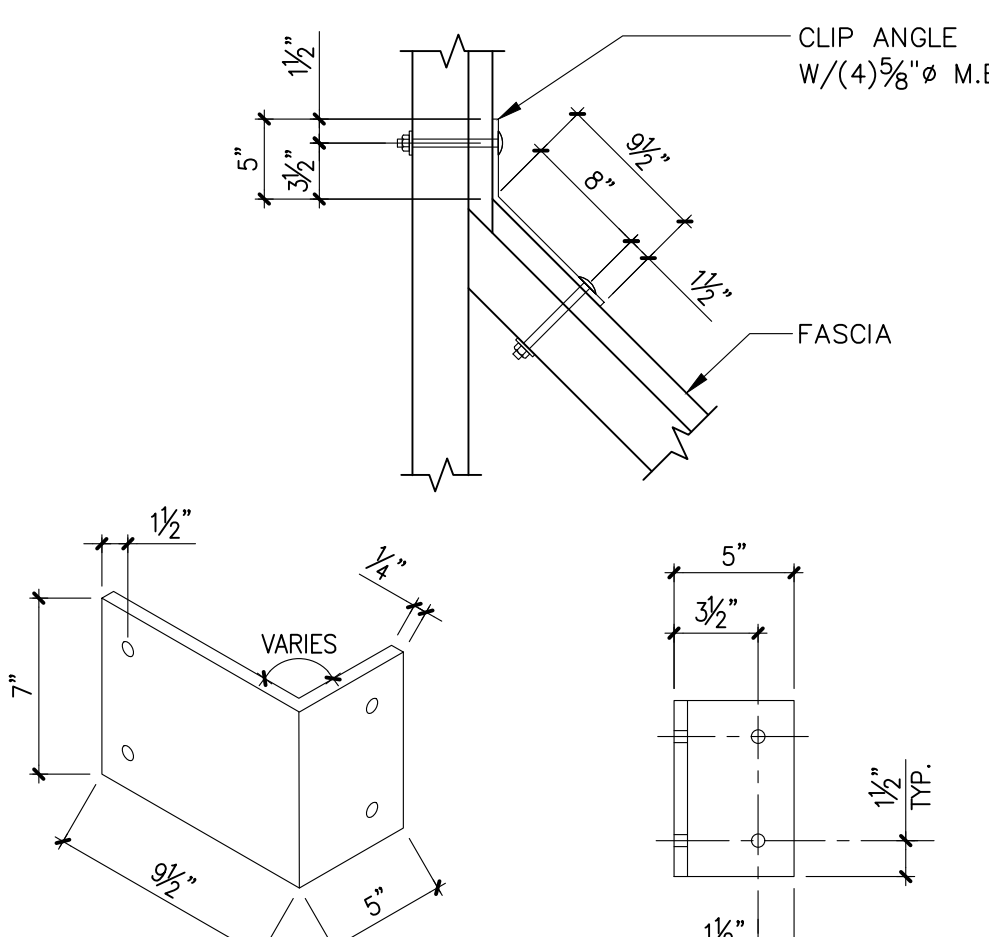
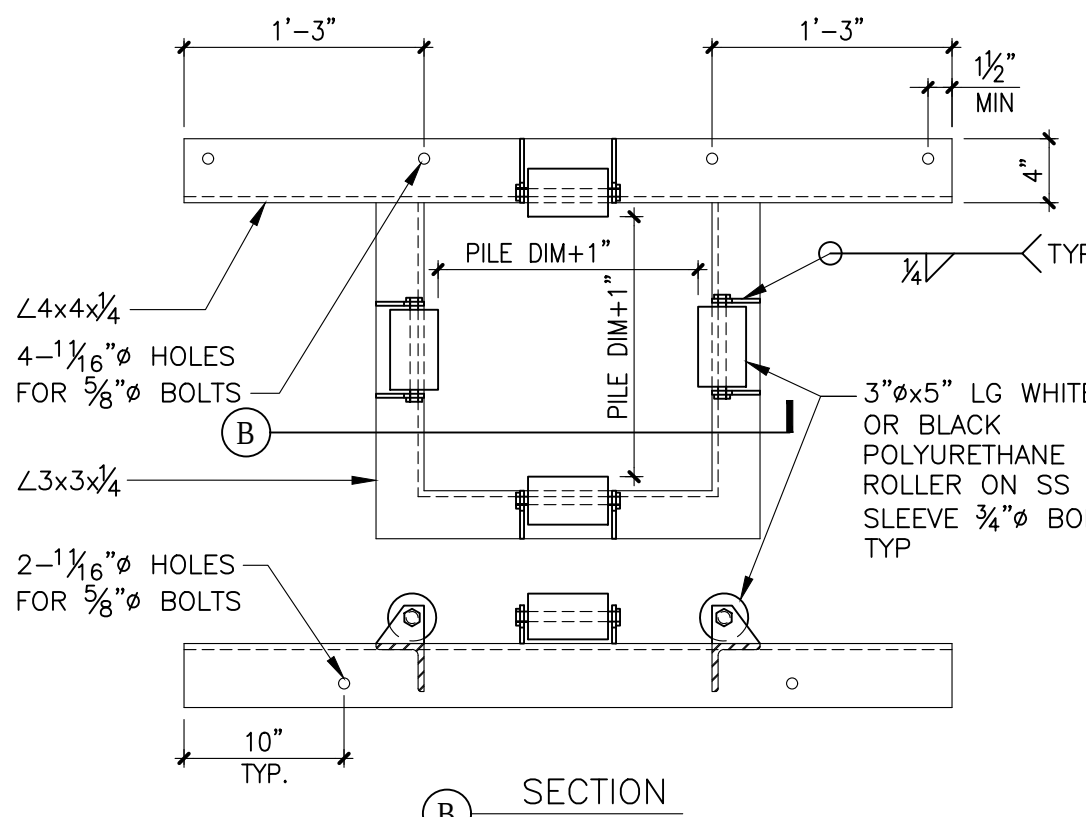
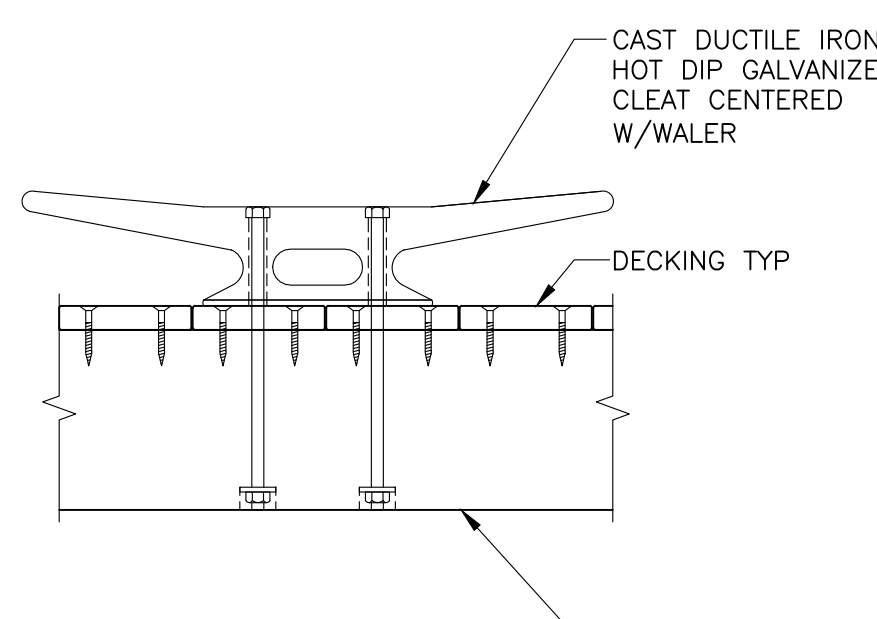


DOCK FRAMING PLAN



FLOAT DRUMS PLAN

FLOAT DRUM SCHEDULE			
FLOAT DRUM TYPE	WIDTH	LENGTH	DEPTH
①	48"	96"	20"
②	48"	96"	16"
③	48"	72"	20"
④	48"	72"	16"

												DATE REVISIONS NO																				
A			B			CONNECTION DETAIL			N.T.S.			C			SECTION AT FLOAT DRUM			N.T.S.			E											
																																
			G			CLIP ANGLE DETAIL			N.T.S. 1 1/2" = 1'-0"			H			TYPICAL SPLICE DETAIL			N.T.S.			J			CONNECTION DETAIL			N.T.S.			K		
																																
L			M			TORSION TUBE PLATE DETAIL			N.T.S.			N						CLIP ANGLE DETAIL			N.T.S.			Q								
																		NOTE: FACIA NOT SHOWN FOR CLARITY.														
R			S			CLIP ANGLE DETAIL			N.T.S.			T			PILE GUIDES DETAIL			N.T.S.			U			CLEAT DETAIL			N.T.S.			V		

REGISTERED PROFESSIONAL ENGINEER

STATE OF CALIFORNIA

NO. C 66947

PE

SEAL

09/08/2018

PMA Consulting, Inc.

Consulting Structural Engineers

28161 Canine Ct., Laguna Niguel, CA 92677

Phone: (714) 717-7542

E-Mail: P.Petrov@PMA-ENG.com

OWNER / APPLICANT

MARCIA GRACE

317 BAY SHORE AVENUE

LONG BEACH, CA 90803

DATE

08/29/2018

JOB NO.

24518SS

DRAWN

M. PETROVA

CHECKED

P. PETROV

SHEET

OF

FLOATING DOCK, PIER & GANGWAY

REPLACEMENT LOCATED AT:

317 BAY SHORE AVENUE

LONG BEACH, CA 90803

DETAILS

S-4

Exhibit 3 - Eelgrass Study Figures 5-18-1087

ECOMARINE CONSULTING LLC

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September 3, 2018

RECEIVED
South Coast Region

NOV 01 2018

WT Durant, Inc.
2706 St Louis Ave
Signal Hill, CA 90755
Attention: Jim Kruger

CALIFORNIA
COASTAL COMMISSION

Subject: Eelgrass/Caulerpa Preliminary Survey – 317 Bay Shore Avenue, Long Beach, CA

Hello Mr. Kruger,

This letter summarizes the diving eelgrass (*Zostera marina*) and *Caulerpa* survey conducted by Mr. Mike Anghera and myself (Dr. Kimo Morris) on Tuesday, August 28, 2018 in the project area of 317 Bay Shore Avenue, Long Beach, CA (Figure 1). In the attached report, we summarized the following: (1) spatial distribution of eelgrass, (2) areal extent, (3) percentage of vegetated cover, and (4) the turion (shoot) density. Additionally, this report includes similar information for a reference site that will be included in the eelgrass reporting form that will be submitted to CDFW. Also, no noxious weed (*Caulerpa taxifolia*) was observed in the project and reference areas.

Thank you for the opportunity to work with you. Feel free to contact me if you have any questions.

Cordially,

A. Kimo Morris, Ph.D.
Principal/Senior Scientist
Ecomarine Consulting LLC

Attachments: wtdurant_8-28-18.kml

ECOMARINE CONSULTING LLC • 850 TROPICANA WAY • LA HABRA, CA • 90631

310-625-5466 • ECOMARINECONSULTING.COM • KIMO@ECOMARINECONSULTING.COM

**Figure 1. Project Location.
Alamitos Bay, Long Beach, California**



**Figure 2. Project Survey Area and Diver
Transects**



Figure 3. Eelgrass bed dimensions within the study site (red polygon). No attempt was made to map any eelgrass beyond the study area.

