

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 East Ocean Blvd., Suite 300
Long Beach, CA 90802
(562) 590-5071



Th5a

**5-20-0265 (Westchester Seagate)
NOVEMBER 5, 2020**

EXHIBITS

- 1 – Vicinity Map
- 2 – Project Plans
- 3 – Eelgrass Survey Map



Figure Regional Project Area



VICINITY MAP

SOURCE: BING MAPS, 2017

GENERAL NOTE:

- FOR POTENTIAL AND PROPOSED REPAIR SEAWALL CONDITIONS, SEE SHEETS C-2, C-3, C-4 & C-5

LEGEND:

- A** Wall Segment Designation
- ⊙— Grid Line

 Priority 1 Spot Location
Moderate Void
(Grout)

 Priority 1 Lineal Location
Moderate Void
(Grout)

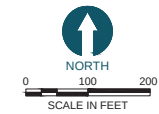


SOURCE: Aerial photograph provided by Bing, via Autodesk.

NOTES:

- Grid lines are in line with west face of gangways.
- Distances between grid lines are approximate.
- Priority 1 Conditions are taken from the report prepared by Marine Biologist Coastal Resources Management, Inc, Dated May 31, 2017.

1
C-1 **OVERALL SITE PLAN**
SCALE: 1" = 100'-0"



ONE INCH
= 100 FEET
AT ALL SCALES UNLESS
OTHERWISE NOTED



REVISIONS					DESCRIPTION
REV	DATE	BY	APPD		

DESIGNED BY: R. MASON
DRAWN BY: R. RAZONABLE
CHECKED BY: F. MASSABKI
APPROVED BY: R. MASON
SCALE: AS NOTED
DATE: 1/28/2020

**WESTCHESTER/SEAGATE HOA
SEAWALL RETROFIT PROJECT**

OVERALL SITE PLAN

C-1

SHEET NO. 4 OF 7

PRIORITY 1 DESIGN PACKAGE

WESTCHESTER/SEAGATE HOA

SEAWALL RETROFIT PROJECT

HUNTINGTON HARBOUR, CALIFORNIA

DRAWING INDEX				
REV	DATE	SHEET NO.	DRAWING NO.	DESCRIPTION
		1	T-1	TITLE SHEET
		2	GN-1	GENERAL NOTES 1
		3	GN-2	GENERAL NOTES 2
		4	C-1	OVERALL SITE PLAN
		5	C-2	POTENTIAL SEAWALL CONDITIONS
		6	C-3	PROPOSED REPAIR VARIOUS CONDITIONS
		7	C-4	PROPOSED REPAIR DETAILS OF EXISTING SEAWALL



VICINITY MAP

SOURCE: BING MAPS, 2017

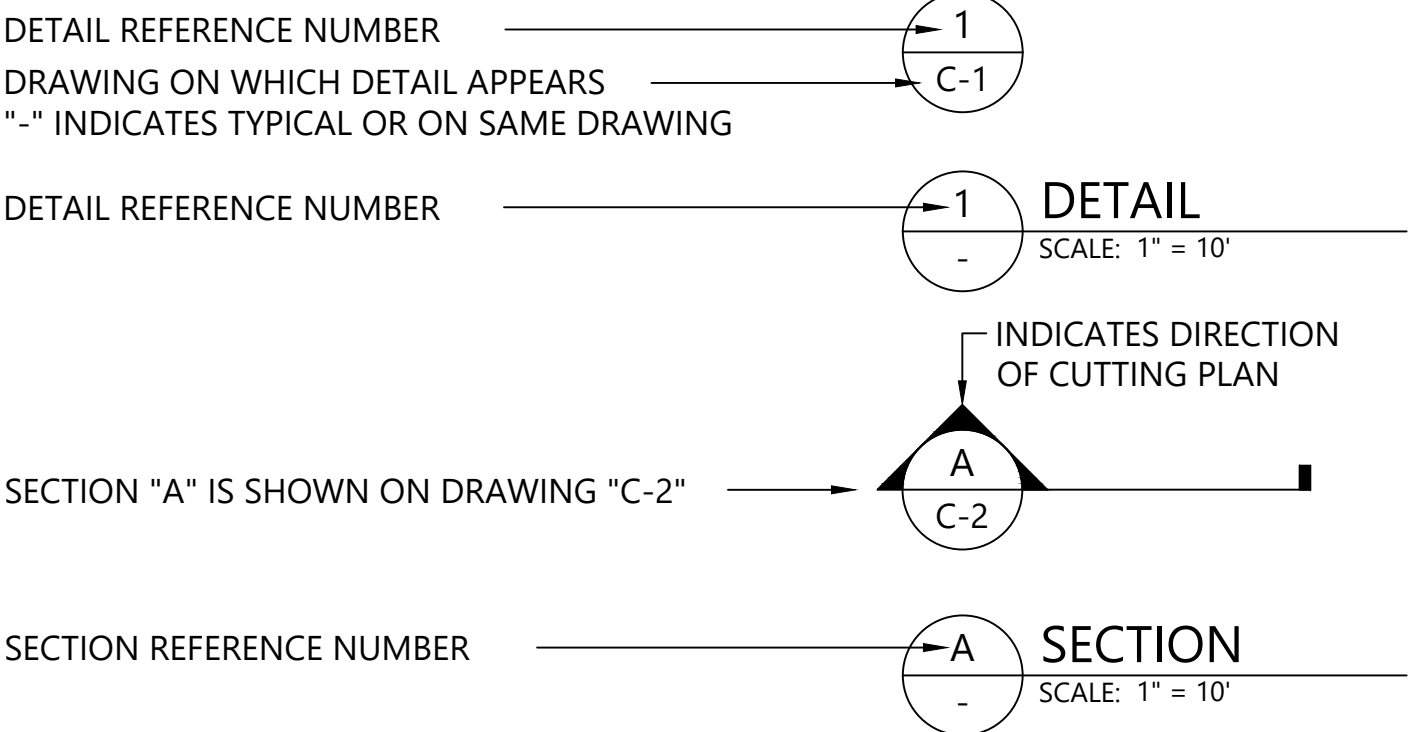
SEQUENCE OF WORK:

- PERFORM DIVE INSPECTION TO VERIFY QUANTITIES SHOWN ON THIS SHEET.
- EXCAVATE LOOSE EARTH MATERIAL BELOW WALL FOOTING.
DETERMINE IF TIMBER PILES ARE COMPROMISED (SEE SEQUENCE 6).
- INSTALL FORMWORK TO CONTAIN GROUT.
- PUMP GROUT INTO VOID SPACE.
- IF TIMBER PILES ARE COMPROMISED, RESTORE PILE INTEGRITY, THEN RETURN TO SEQUENCE 3.

CODE COMPLIANCE AND REFERENCES:

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES:

CALIFORNIA BUILDING CODE 2016
CALTRANS STANDARD SPECIFICATIONS 2015
STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) 2015



DETAIL AND SECTION REFERENCING

PRIORITY 1 REPAIR SUMMARY (QUANTITIES)			
DESCRIPTION	LENGTH	WIDTH	TOTAL
FILL	135 FT	0.75 FT	101.25 SF
OVERPOUR REMOVAL	135 FT	1.50 FT	202.50 SF
INCREASE TO SOFT BOTTOM HABITAT			101.25 SF

PROJECT ADDRESS:

WESTCHESTER BAY HOMEOWNERS, SEAGATE LAGOONS ASSOCIATION
16011 BONAIRE CIRCLE
HUNTINGTON BEACH, CA 92649
ATTN: MARTHA PERKINS

CONSULTANTS:

DESIGN ENGINEER

ANCHOR QEA
ONE PACIFIC PLAZA
7755 CENTER AVENUE, SUITE 1060
HUNTINGTON BEACH, CA 92647

RANDY H. MASON, PE - PRINCIPAL
CA LIC. # C 30661
PHONE: 657.227.7454

FRED MASSABKI - PROJECT MANAGER
CA LIC. # C 70423
PHONE: 657.227.7457

MARINE SURVEYOR/
MARINE BIOLOGIST

COASTAL RESOURCES MANAGEMENT, INC. (CRM)
RICK WARE - PRINCIPAL
144 N. LORETA WALK
LONG BEACH, CA 90803
PHONE: 949.412.9446



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WESTCHESTER/SEAGATE HOA
SEAWALL RETROFIT PROJECT

TITLE SHEET

T-1

SHEET NO. 1 OF 7

ONE INCH
↑
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY
↓

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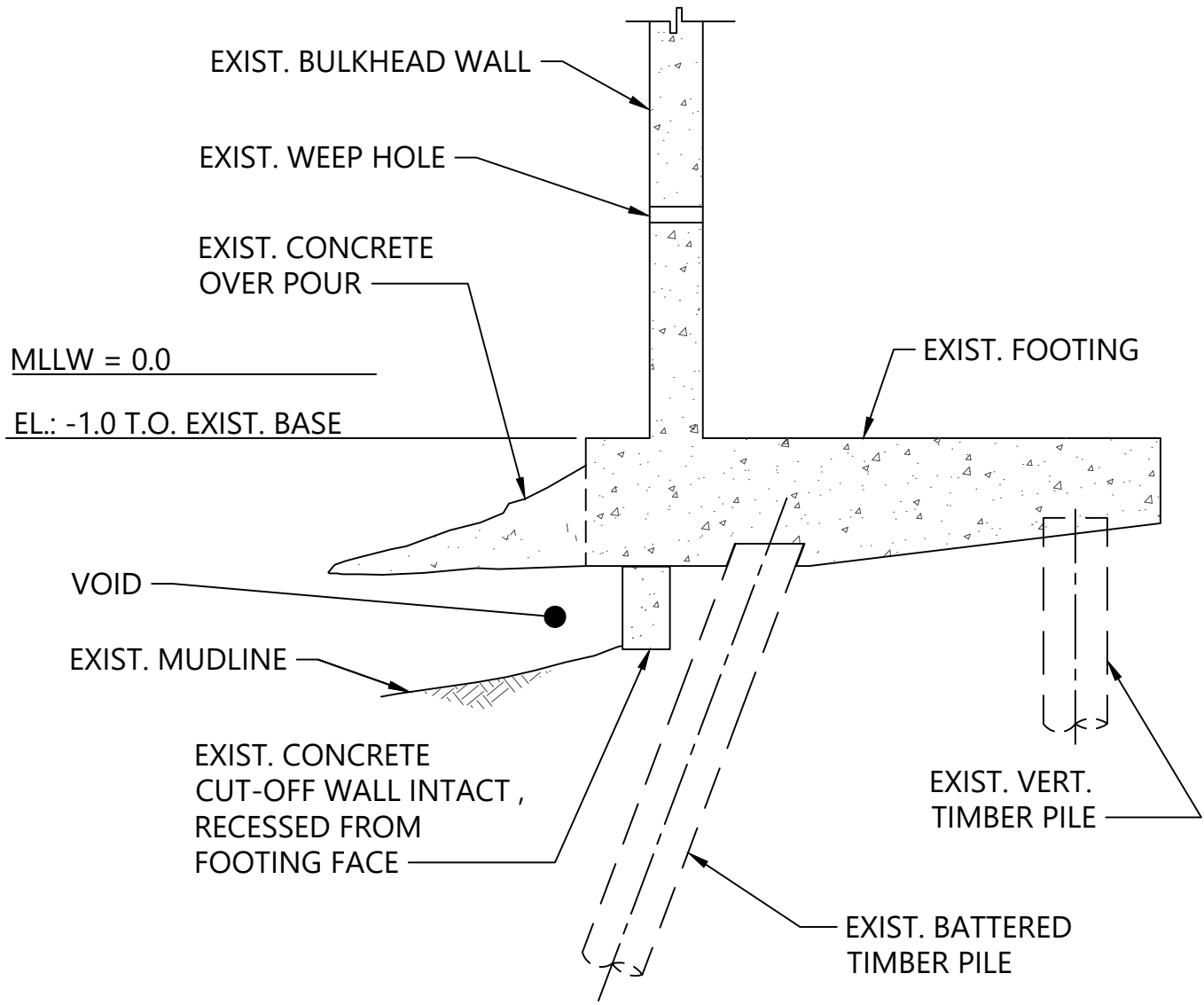
WESTCHESTER/SEAGATE HOA
SEAWALL RETROFIT PROJECT

POTENTIAL SEAWALL CONDITIONS

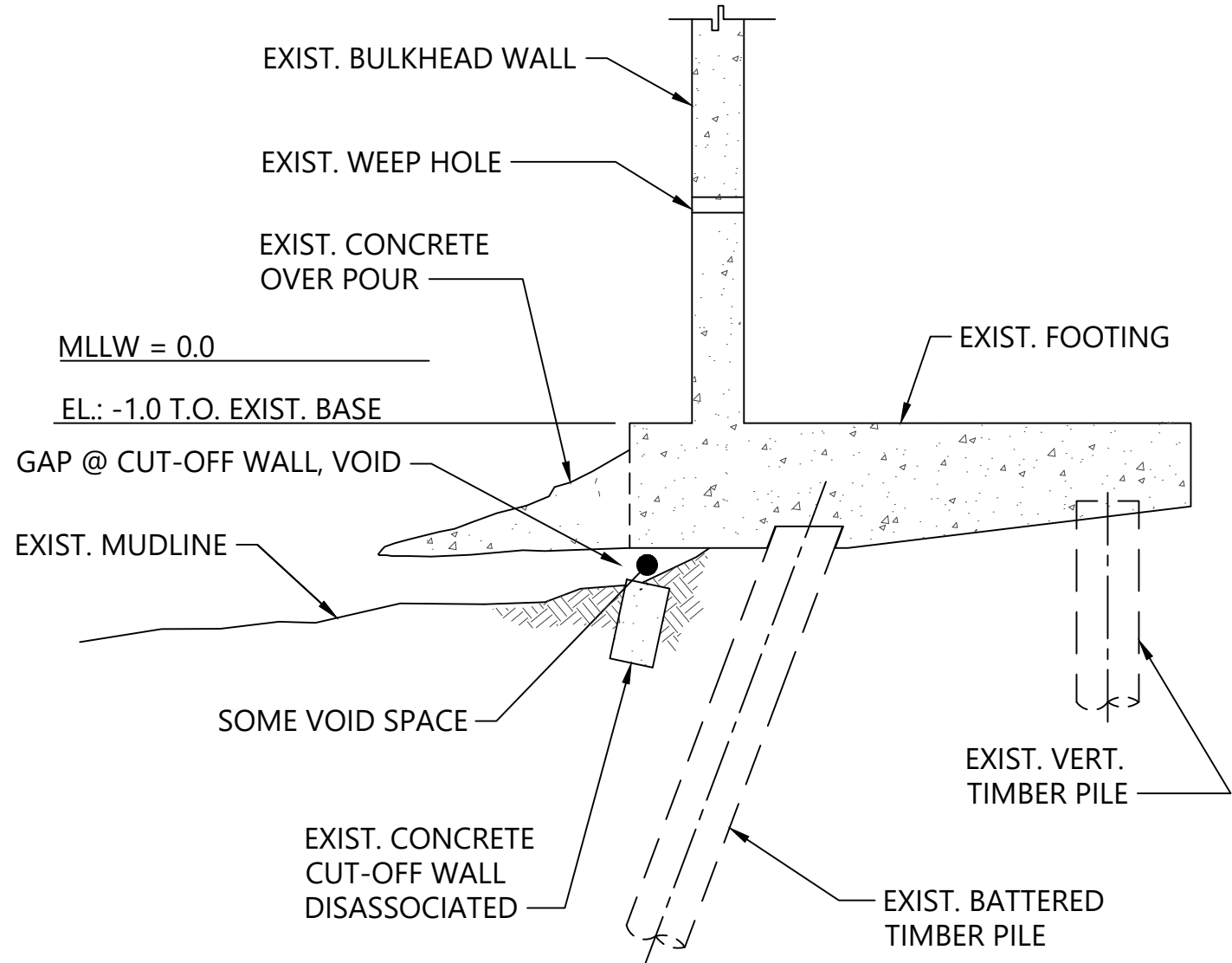
C-2

SHEET NO. 5 OF 7

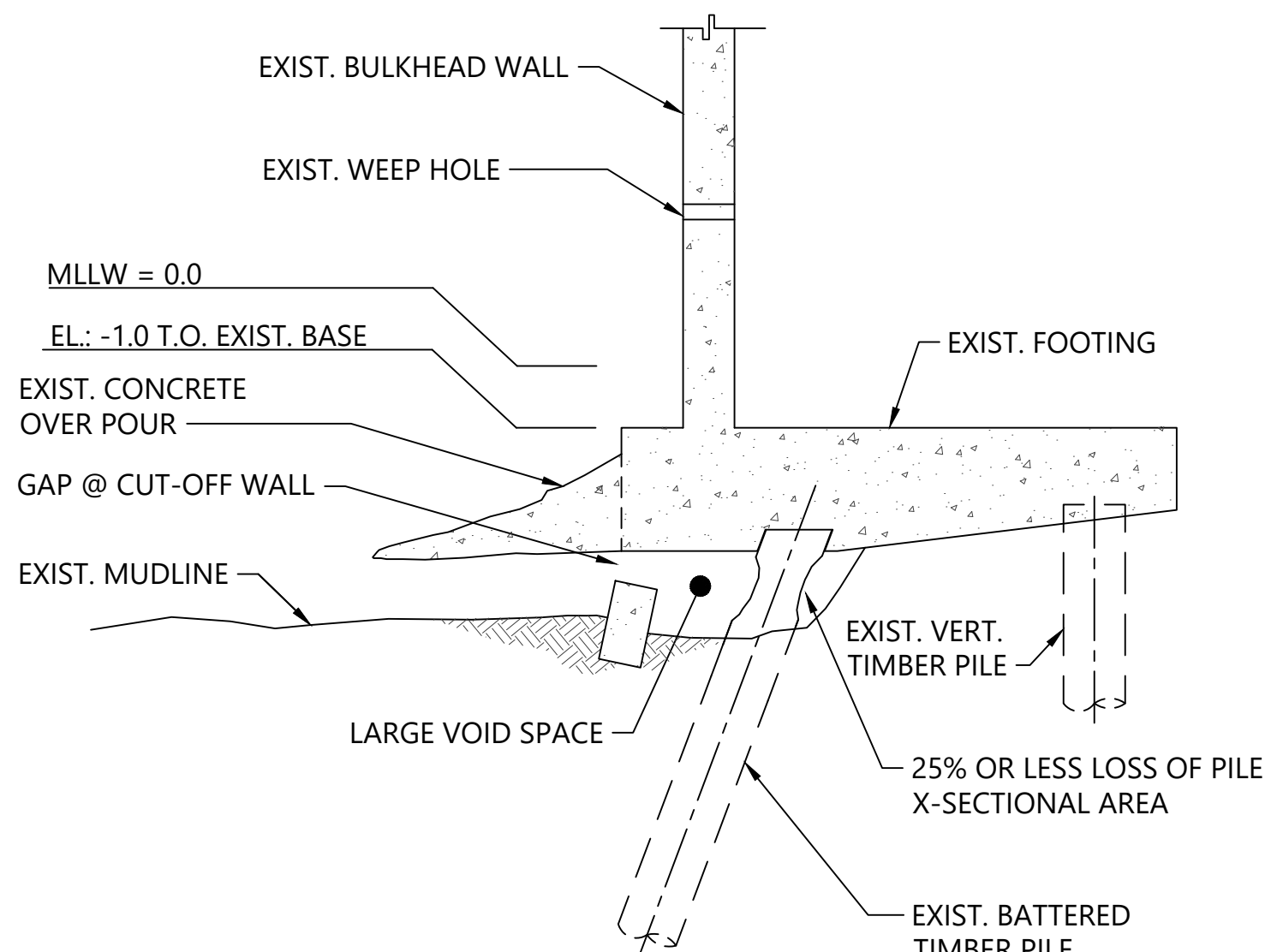
ONE INCH
↑
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AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY



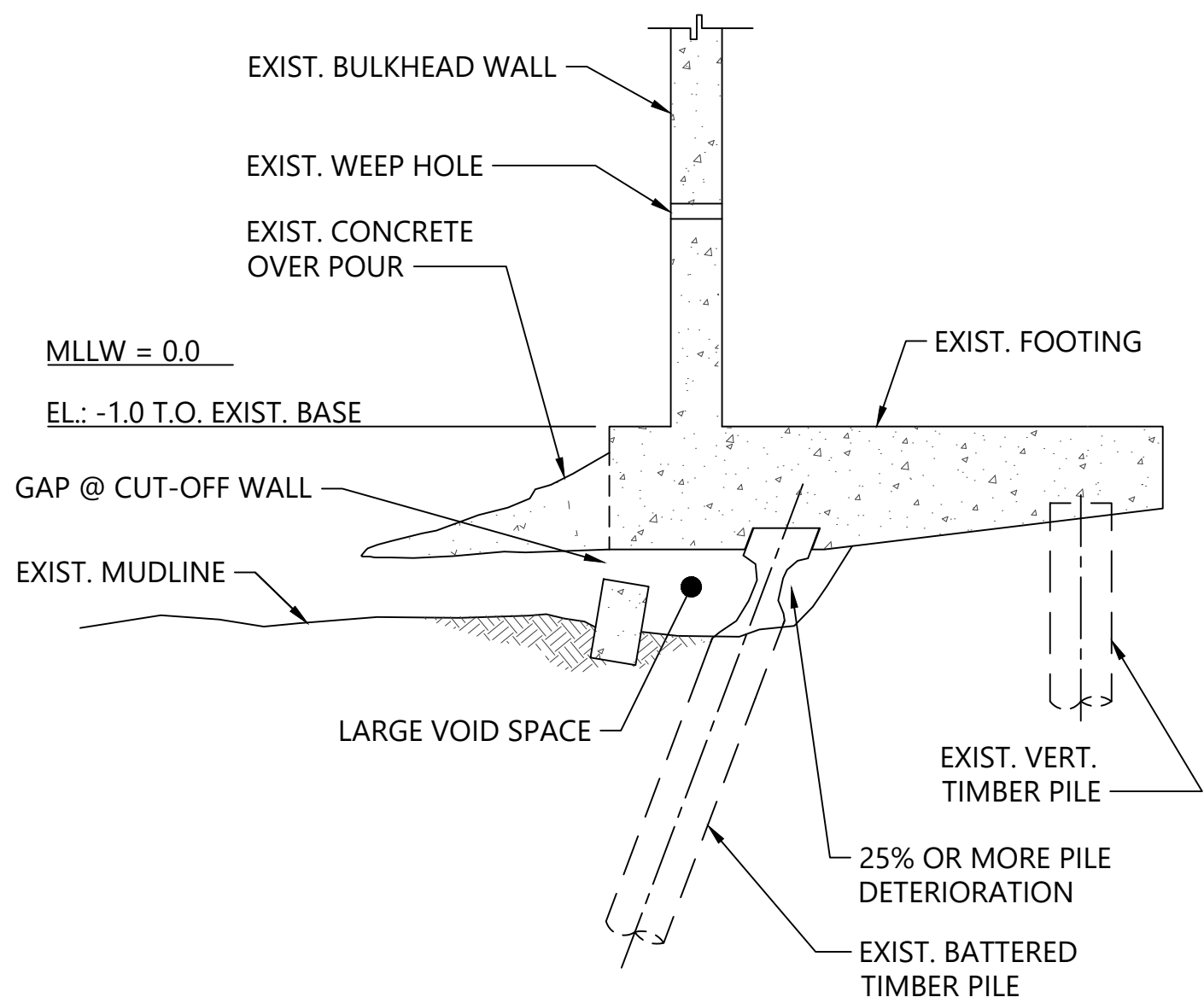
**TYPICAL CASE 1 ENCOUNTERED
FOR PRIORITY 1 REPAIRS**
A
C-2 SCALE: NTS (SEE PROPOSED REPAIR CONDITION. DET. 1/C-3)



**TYPICAL CASE 2 ENCOUNTERED
FOR PRIORITY 1 REPAIRS**
B
C-2 SCALE: NTS (SEE PROPOSED REPAIR CONDITION. DET. 2/C-3)

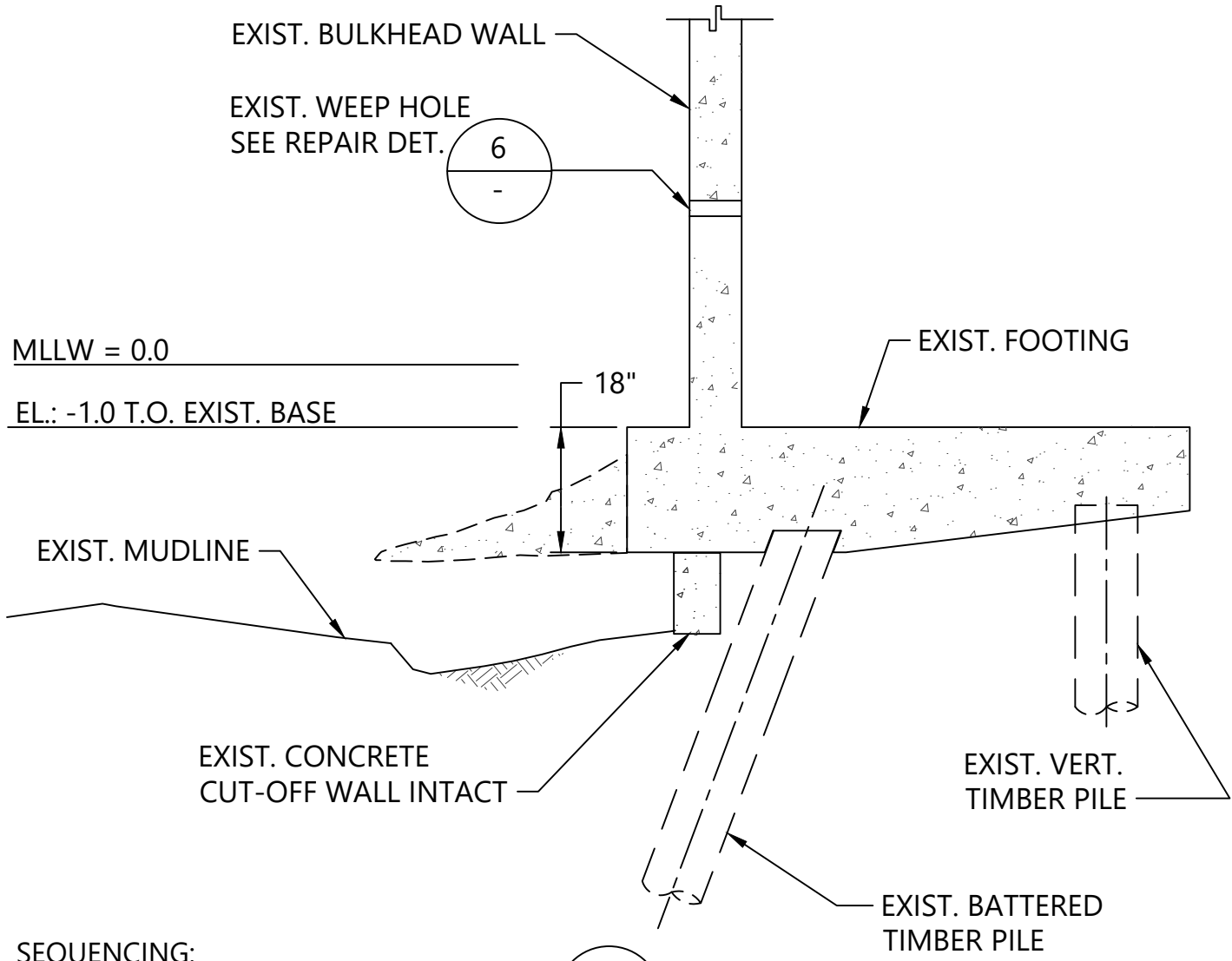


**CASE 3 - POSSIBLE DETERIORATION
(IF FOUND AFTER EXCAVATION)**
C
C-2 SCALE: NTS (SEE PROPOSED REPAIR CONDITION. DET. 1/C-4)

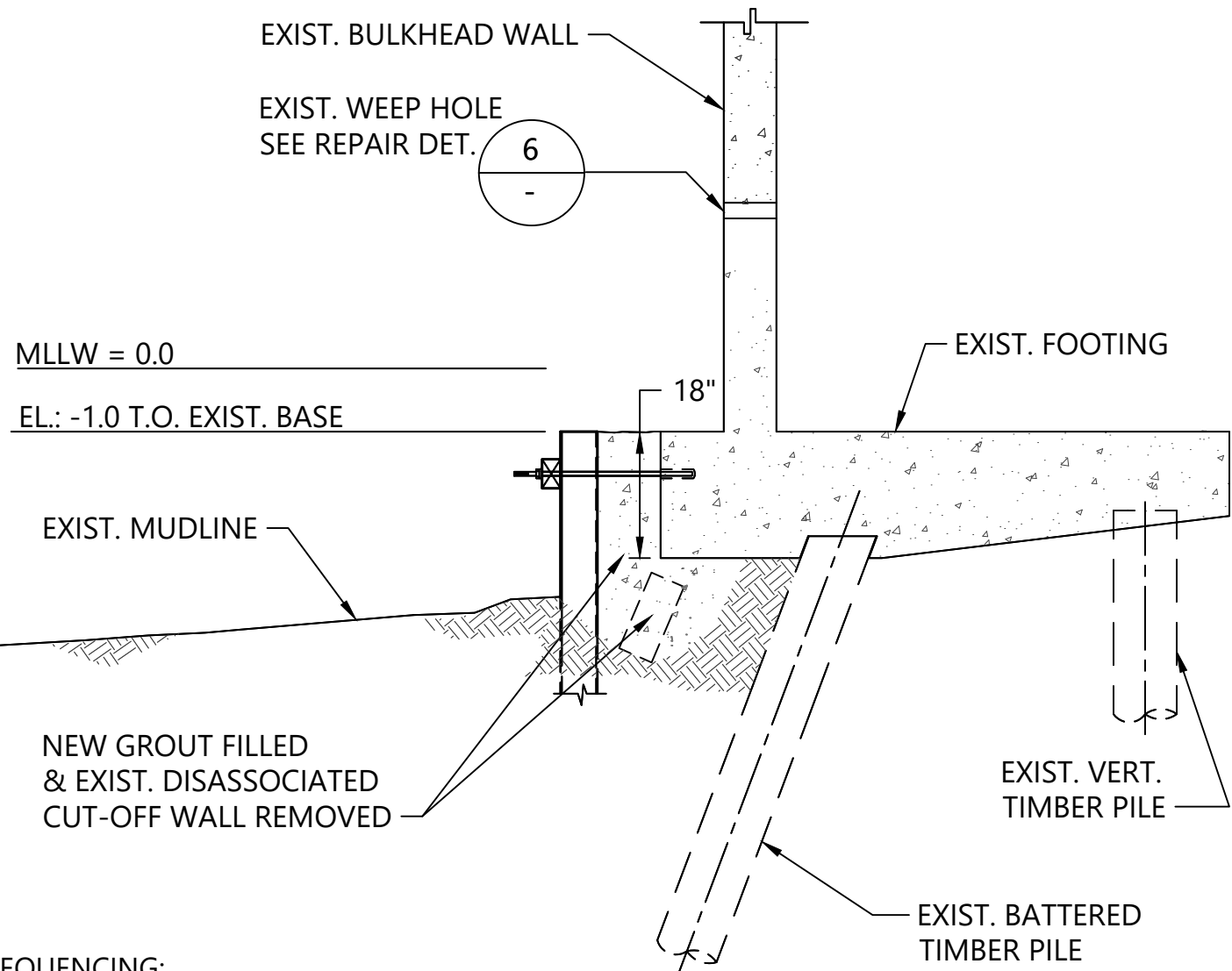


**CASE 4 - POSSIBLE DETERIORATION
(IF FOUND AFTER EXCAVATION)**
D
C-2 SCALE: NTS (SEE PROPOSED REPAIR CONDITION. DET. 2/C-4)

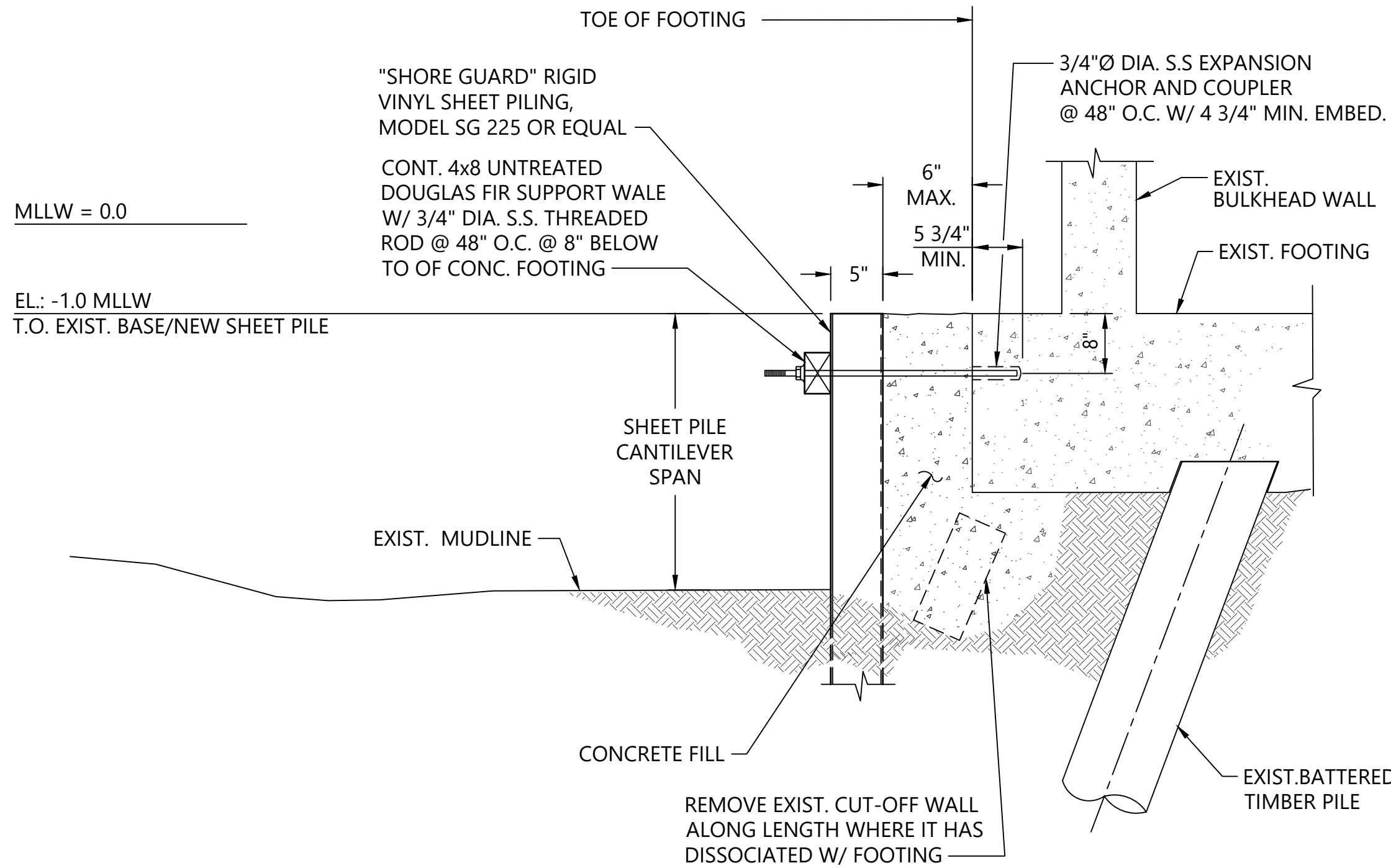
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Feb 04, 2020 2:43pm rasonable



- SEQUENCING:
- REMOVE CONCRETE OVERPOUR, PER
 - PROBE AROUND/BENEATH THE CUT-OFF WALL TO ASSURE PILES HAVE DENSE MUD PROTECTION (1)
 - SEE REPAIR DETAIL (3) THIS SHEET, W/ CUT OFF WALL LEFT IN-PLACE
- (1) IF DEEPER VOIDS ARE FOUND, GO TO REPAIR CASE 2.
- 1** REPAIR CASE 1
C-3 SCALE: NTS (CUT-OFF WALL INTACT)

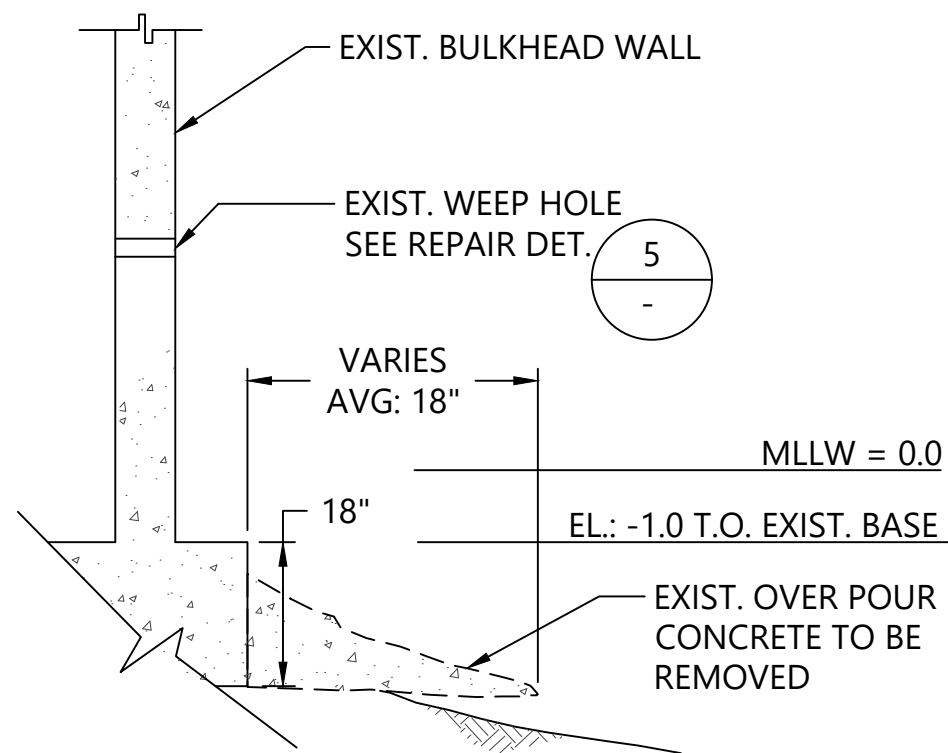


- SEQUENCING:
- OVER EXCAVATE
 - REMOVE CUT-OFF WALL ALONG LENGTH THAT HAS DISSOCIATED FROM FOOTING
 - PROBE AROUND/BENEATH THE CUT-OFF WALL TO ASSURE PILES HAVE DENSE MUD PROTECTION
 - INSTALL GROUT FORMING
 - INJECT GROUT
 - SEE REPAIR DETAIL (3) THIS SHEET
- 2** REPAIR CASE 2
C-3 SCALE: NTS (DISSOCIATED CUT-OFF WALL)



- 3** REPAIR DETAIL (CASE 1 & 2 THIS SHEET)
C-3 SCALE: NTS (FOR CANTILEVERED SPANS OF 30' OR MORE SUPPORT WALE REQUIRED)

NOTE:
DRIVE VINYL SHEET PILE NO DEEPER THAN INTERSECTION W/ BATTERED TIMBER PILES

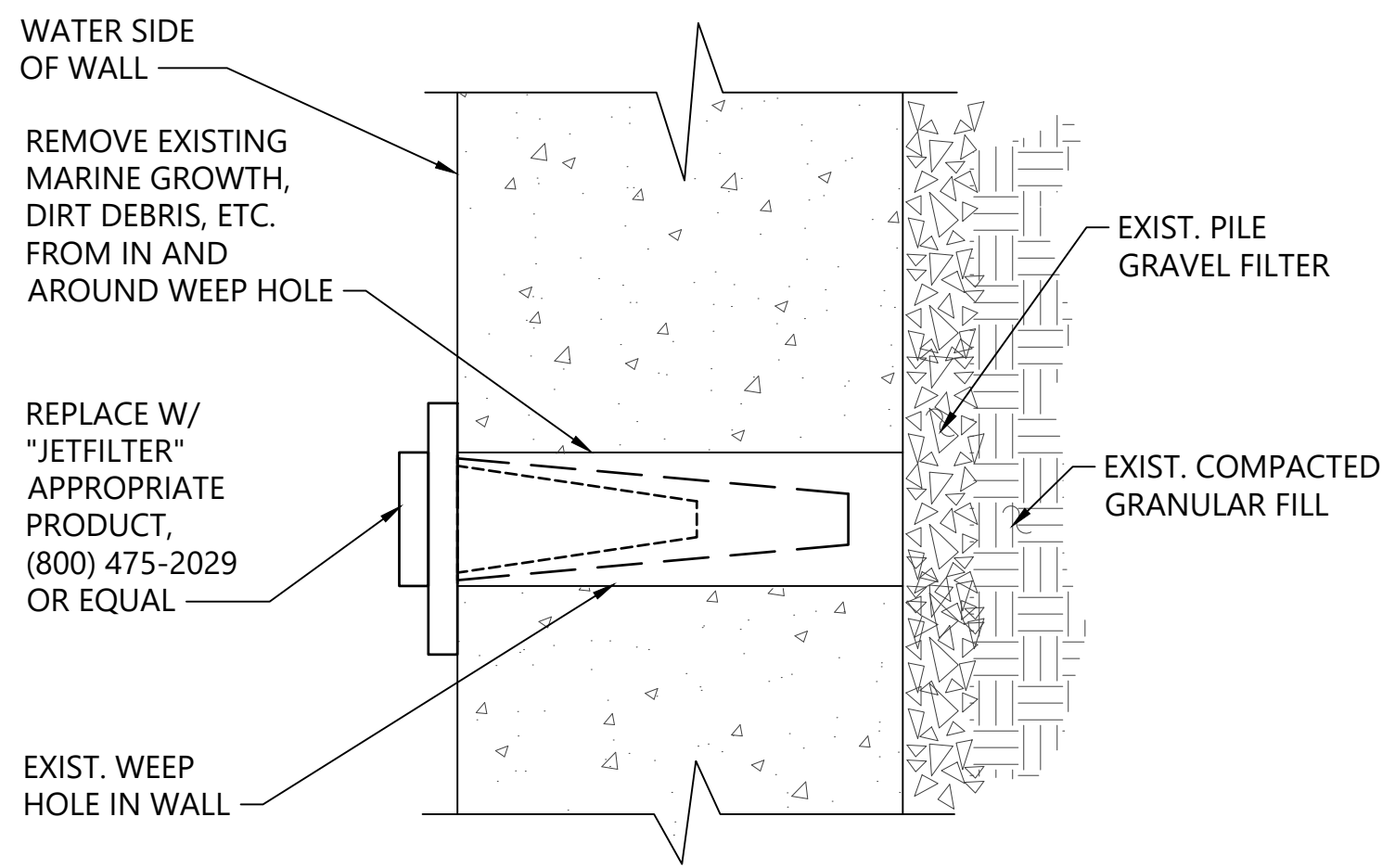


- 4** FOOTING OVER POUR
C-3 SCALE: NTS

Over-pour Condition



TYPICAL CONDITION



- 5** FOOTING OVER POUR
C-3 SCALE: NTS

NOTE:
INSTALL WEEP HOLE FILTER WITHIN PRIORITY 1 REPAIRS, IF WEEP HOLE IS WITHIN THIS ZONE



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WESTCHESTER/SEAGATE HOA
SEAWALL RETROFIT PROJECT

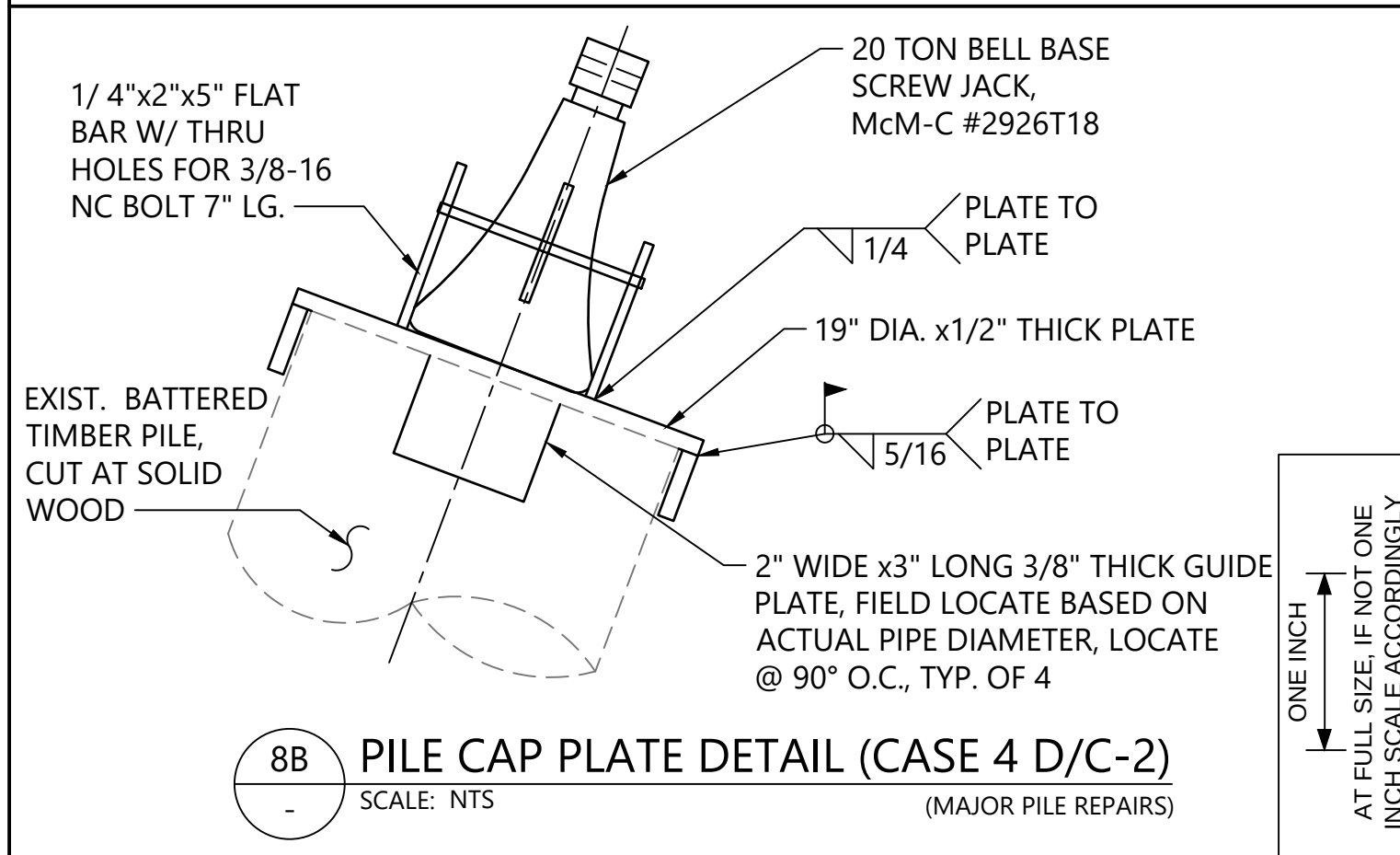
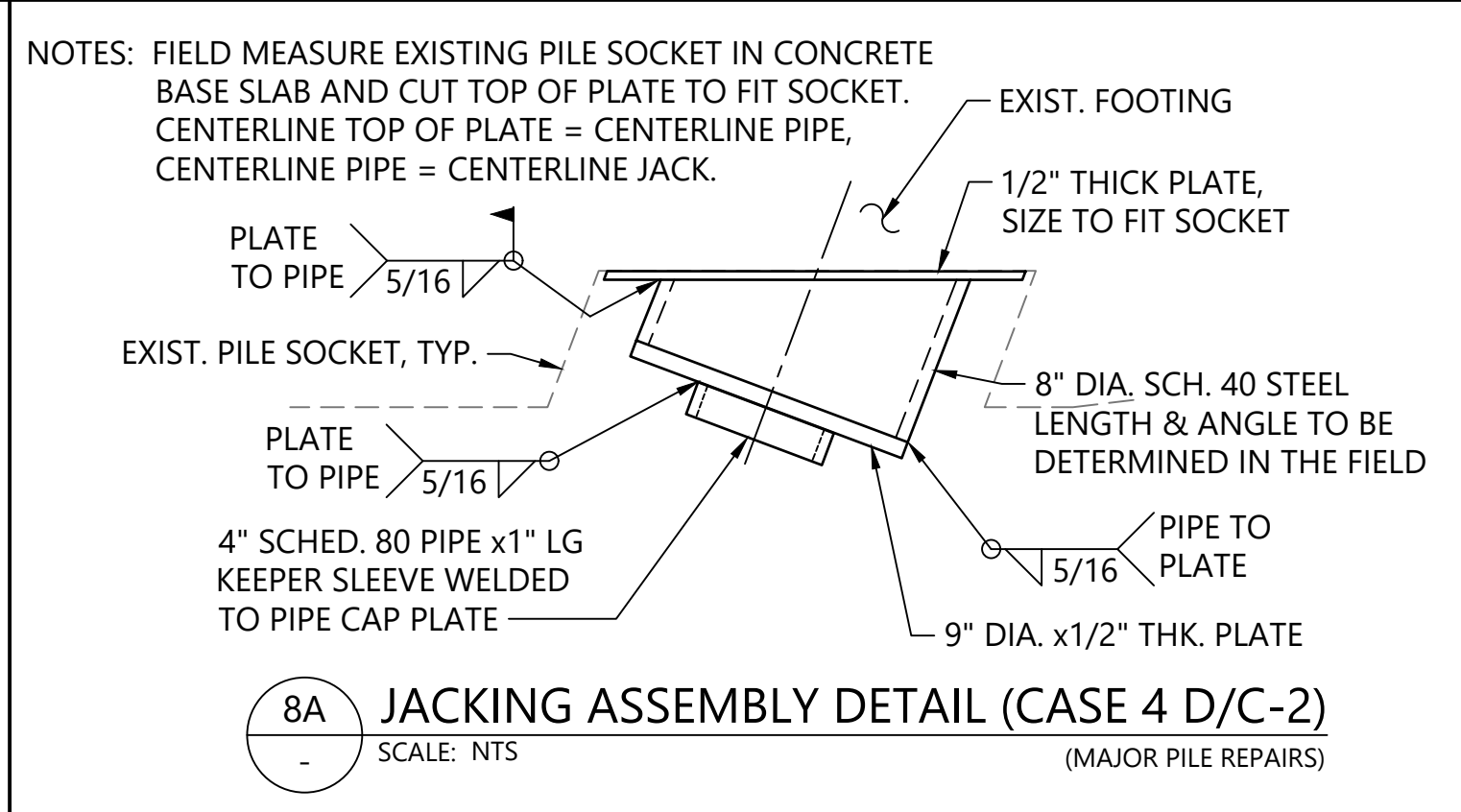
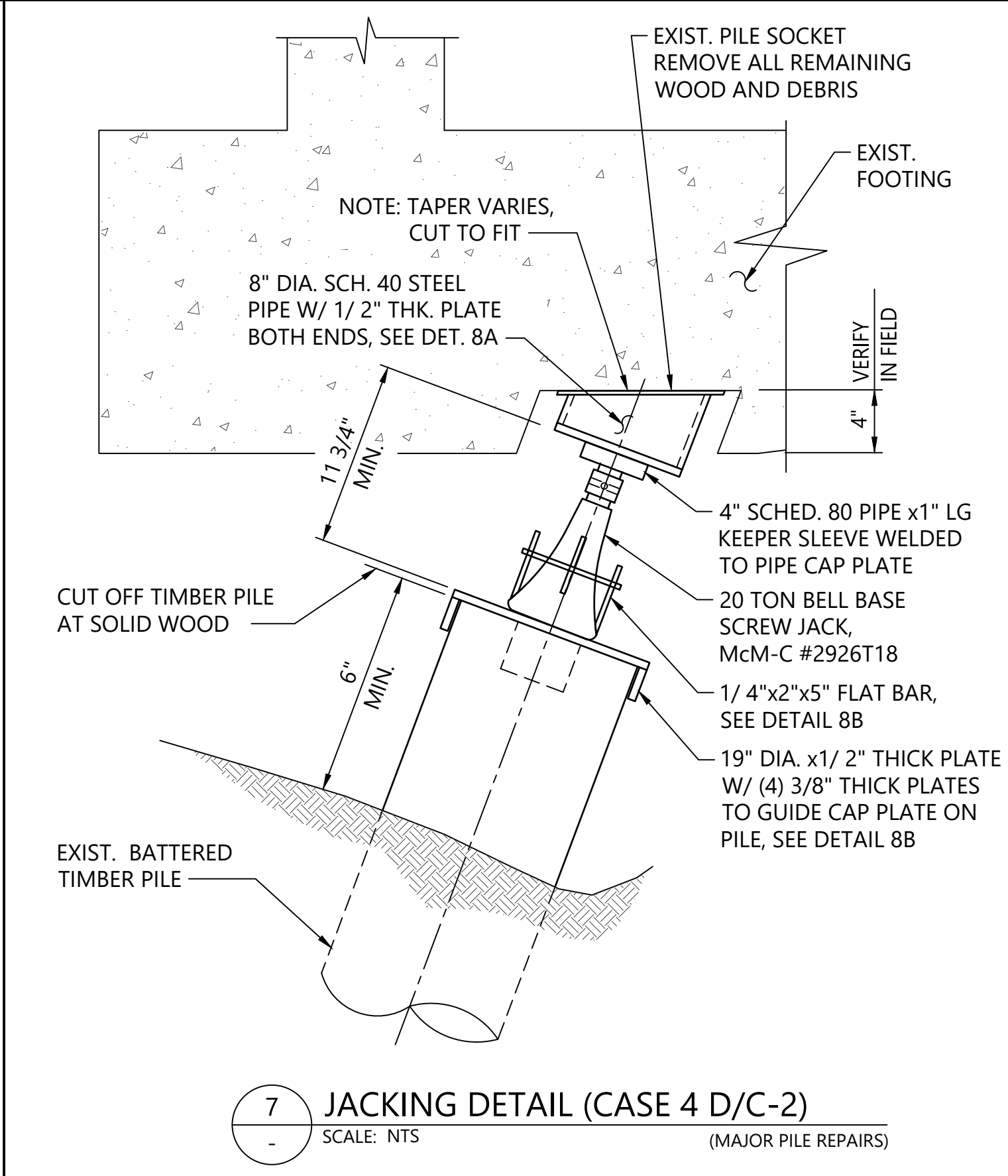
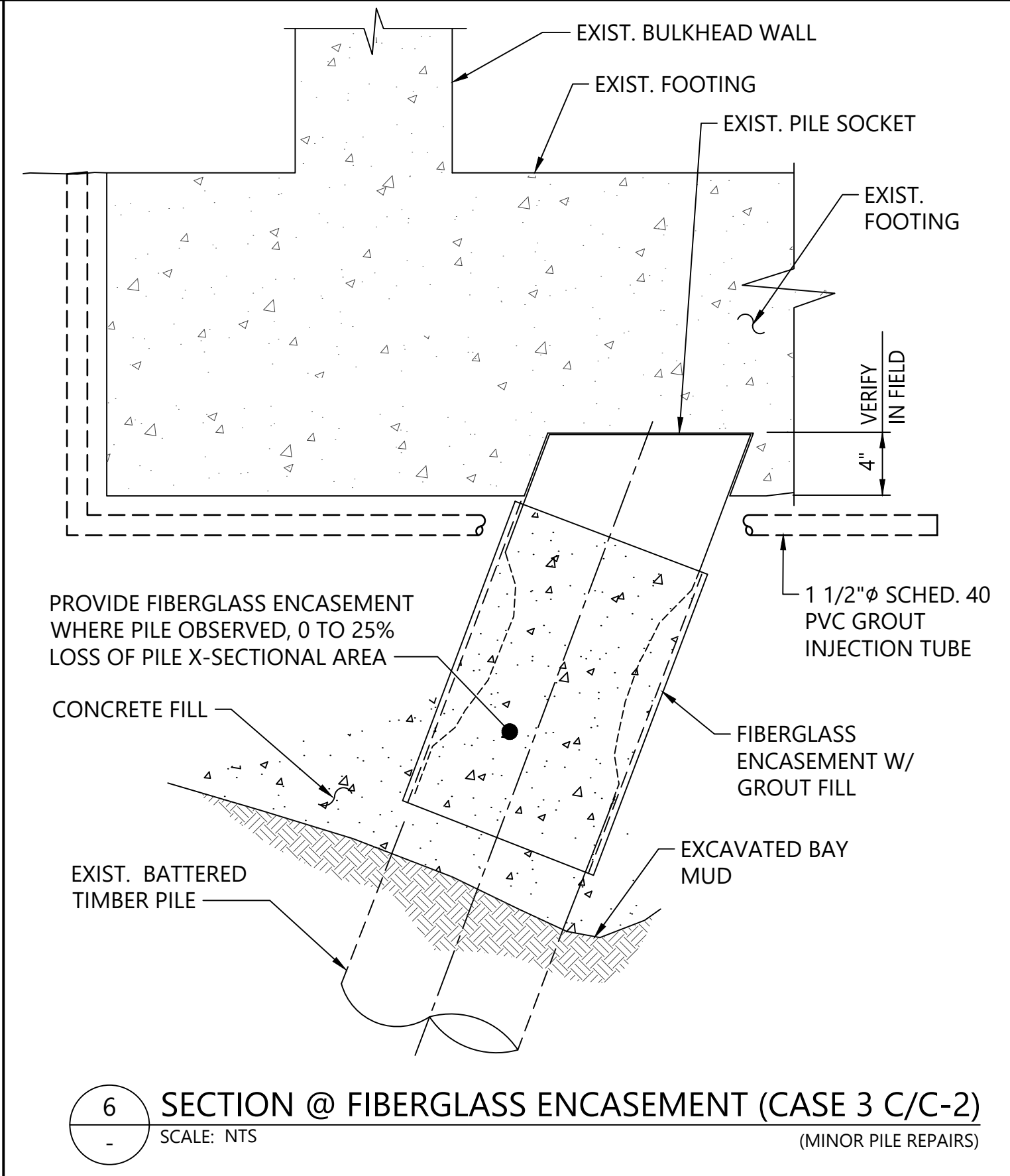
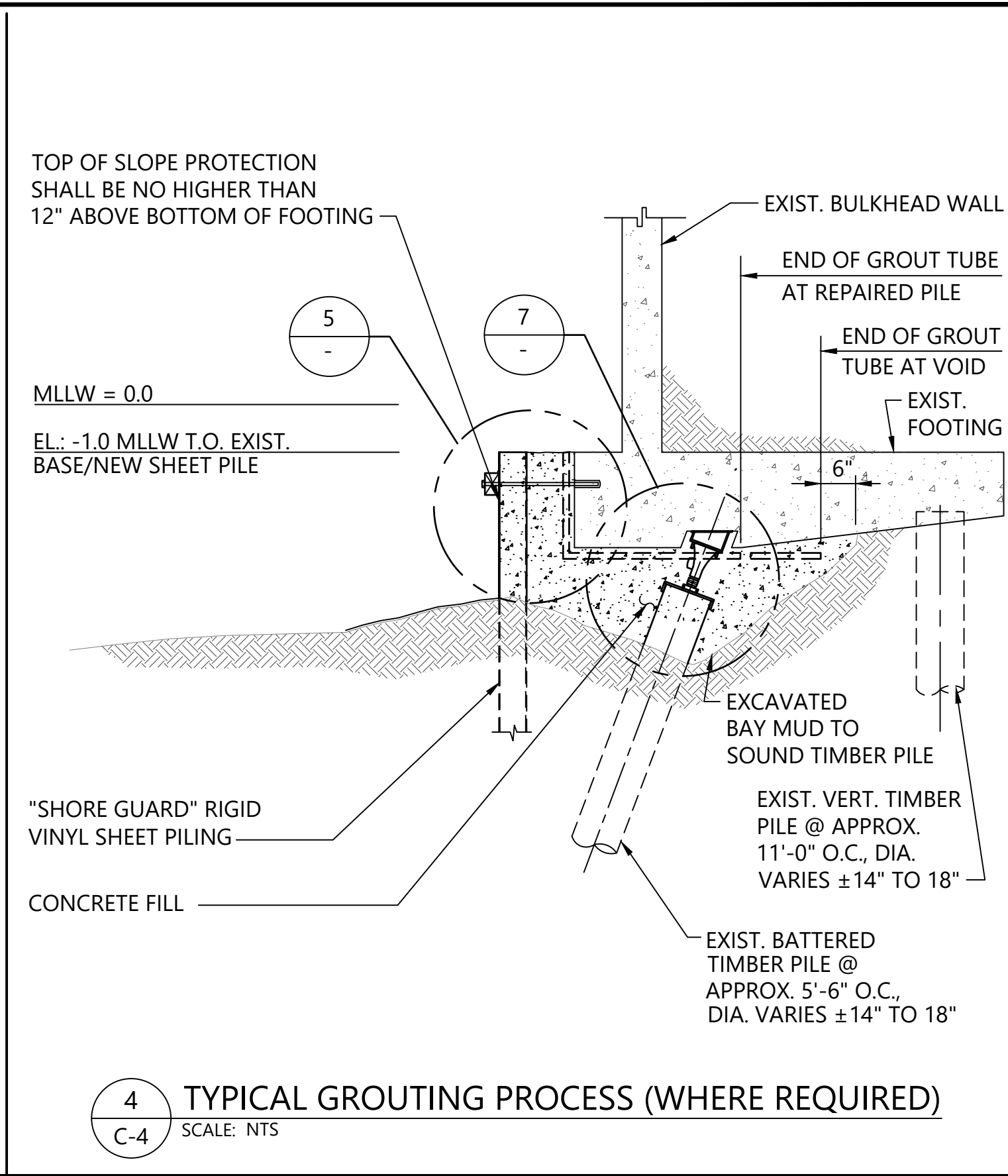
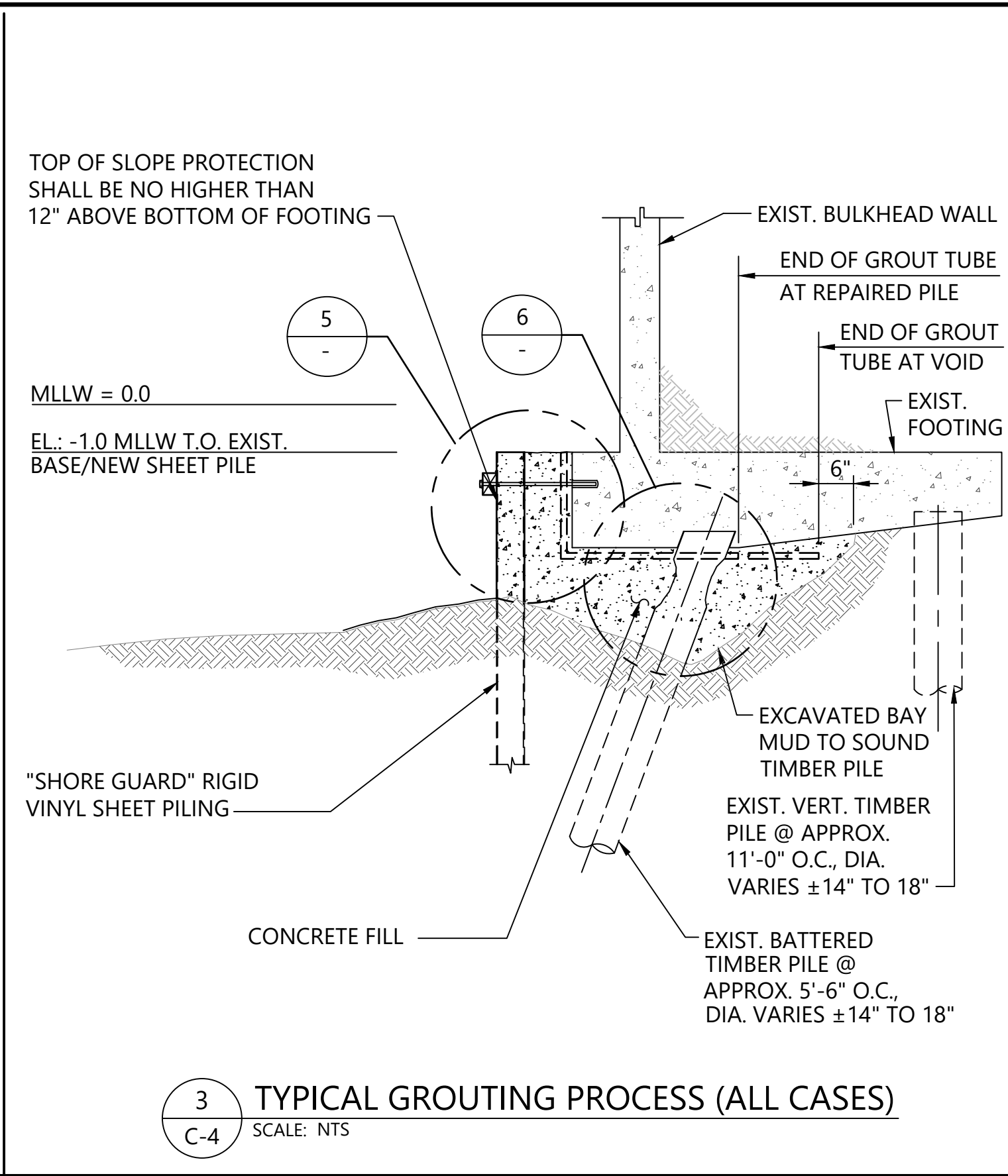
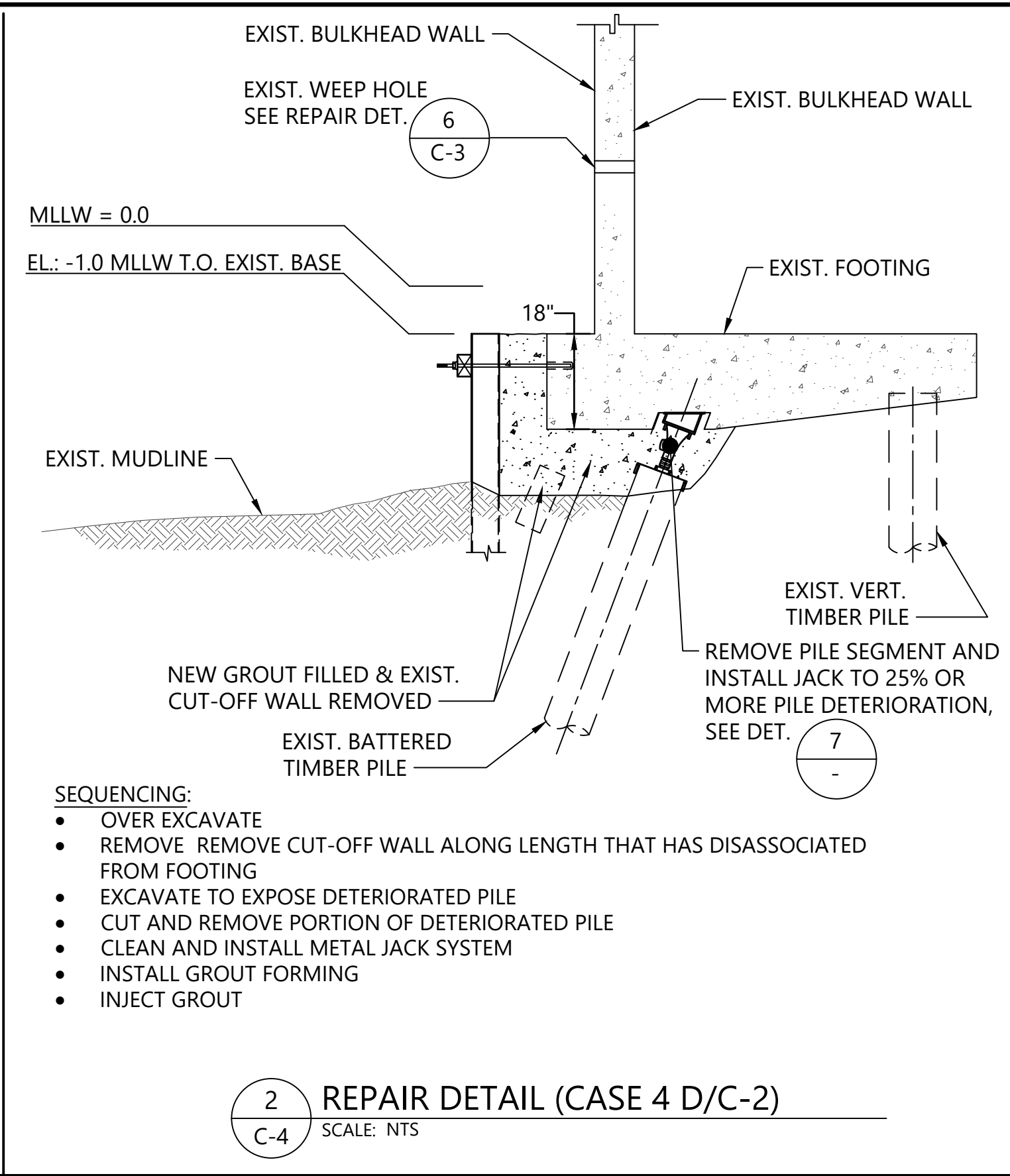
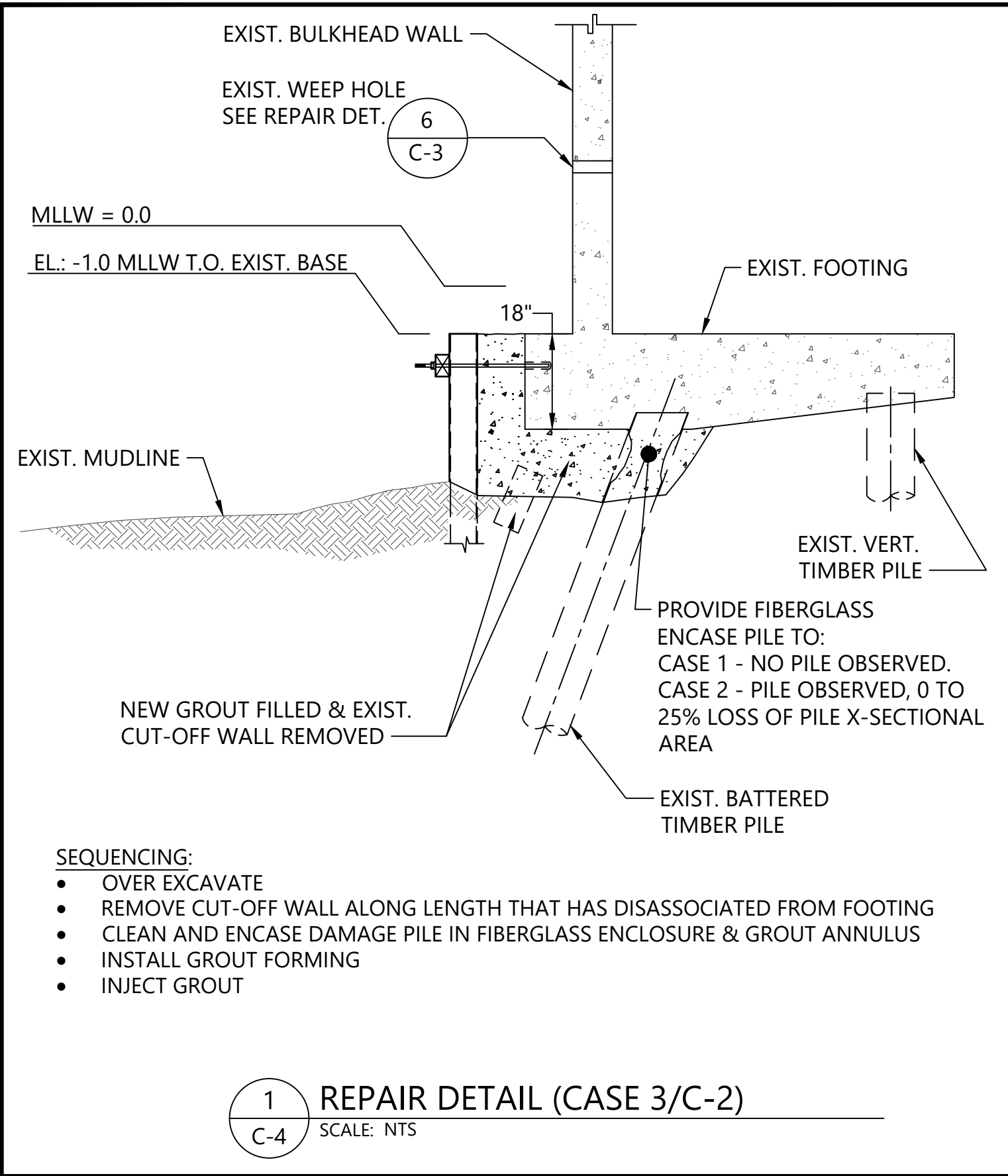
PROPOSED REPAIR VARIOUS CONDITIONS

C-3

SHEET NO. 6 OF 7

ONE INCH
AT FULL SIZE, IF NOT ONE
INCH SCALE ACCORDINGLY

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WESTCHESTER/SEAGATE HOA
SEAWALL RETROFIT PROJECT

PROPOSED REPAIR DETAILS OF EXISTING SEAWALL

C-4

SHEET NO. 7 OF 7

ONE INCH
↑
AT FULL SIZE, IF NOT ONE
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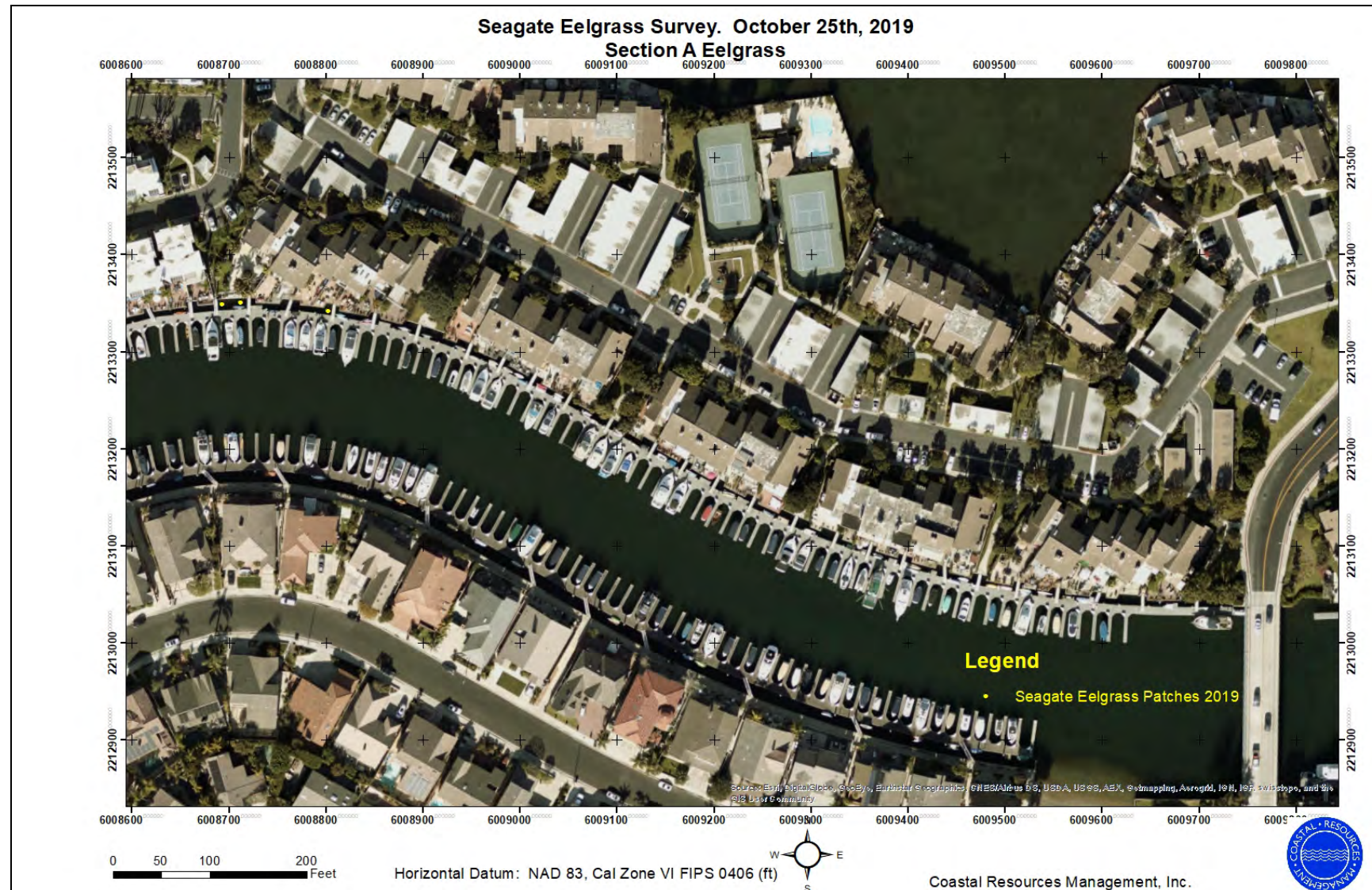


Figure 3.

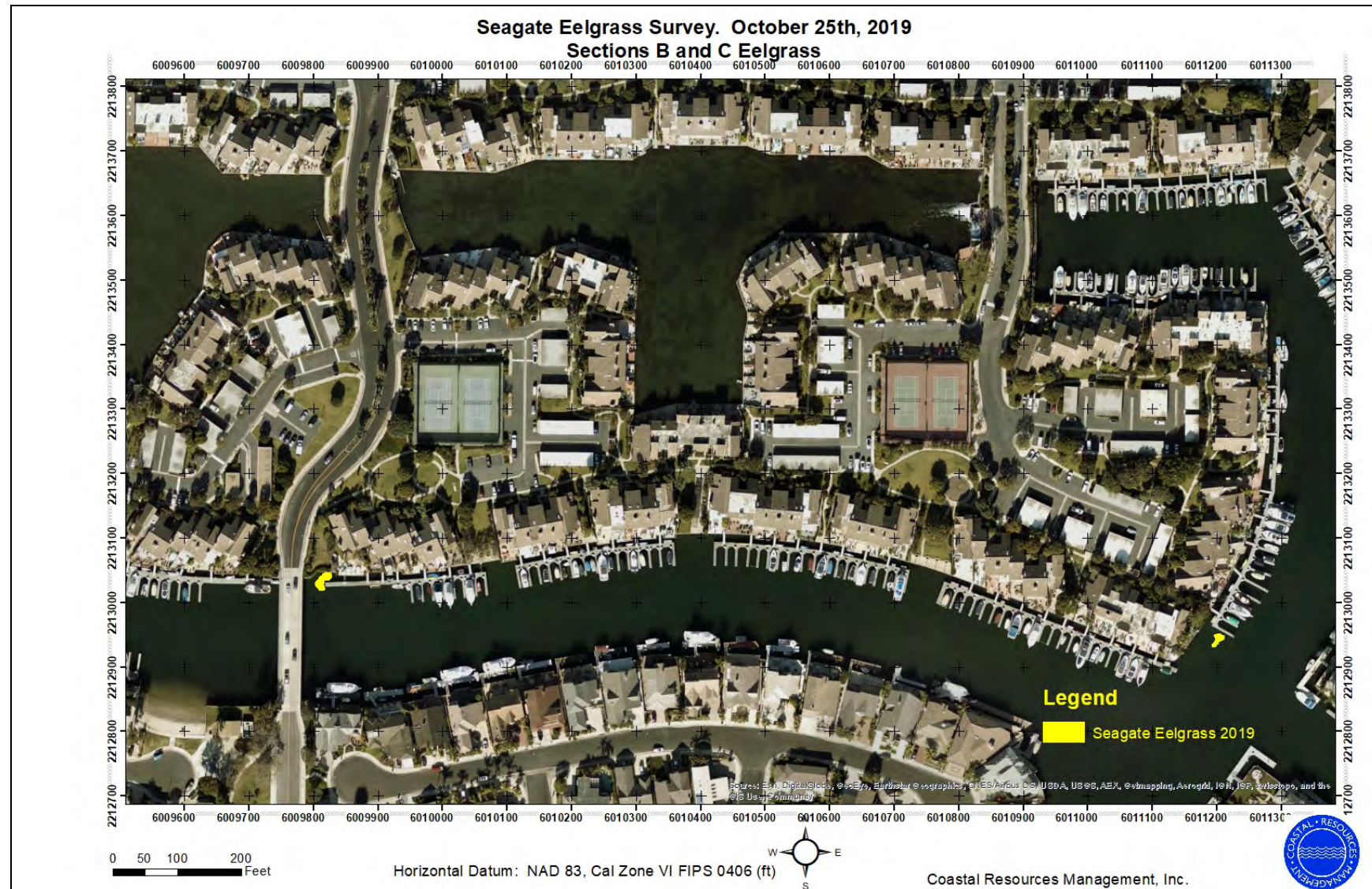


Figure 4.

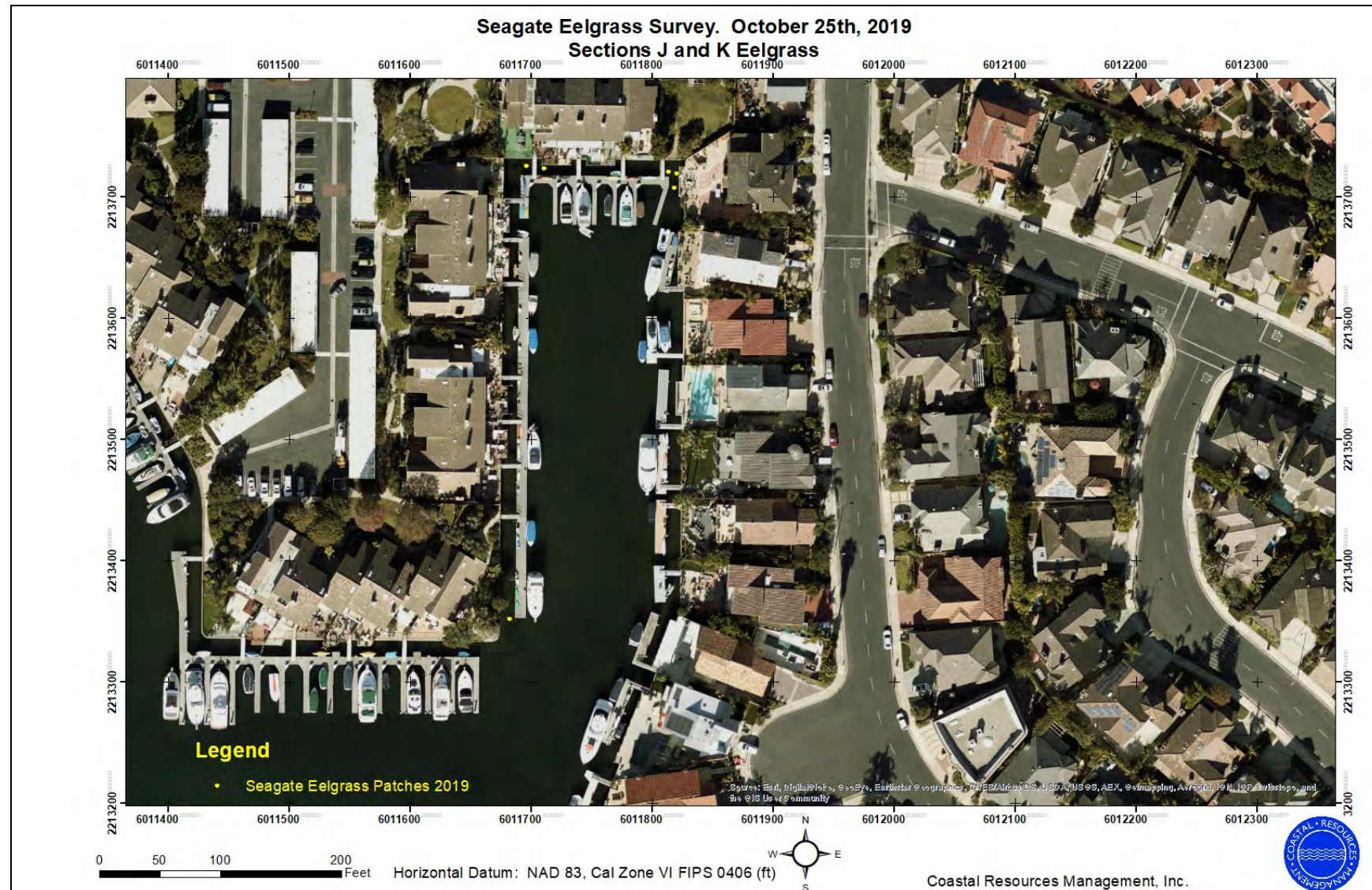


Figure 5.