

CALIFORNIA COASTAL COMMISSION

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



W13c

(CDP Amendment 5-12-214-A1, Advanced Group 99-D)

FEBRUARY 10, 2021

EXHIBITS

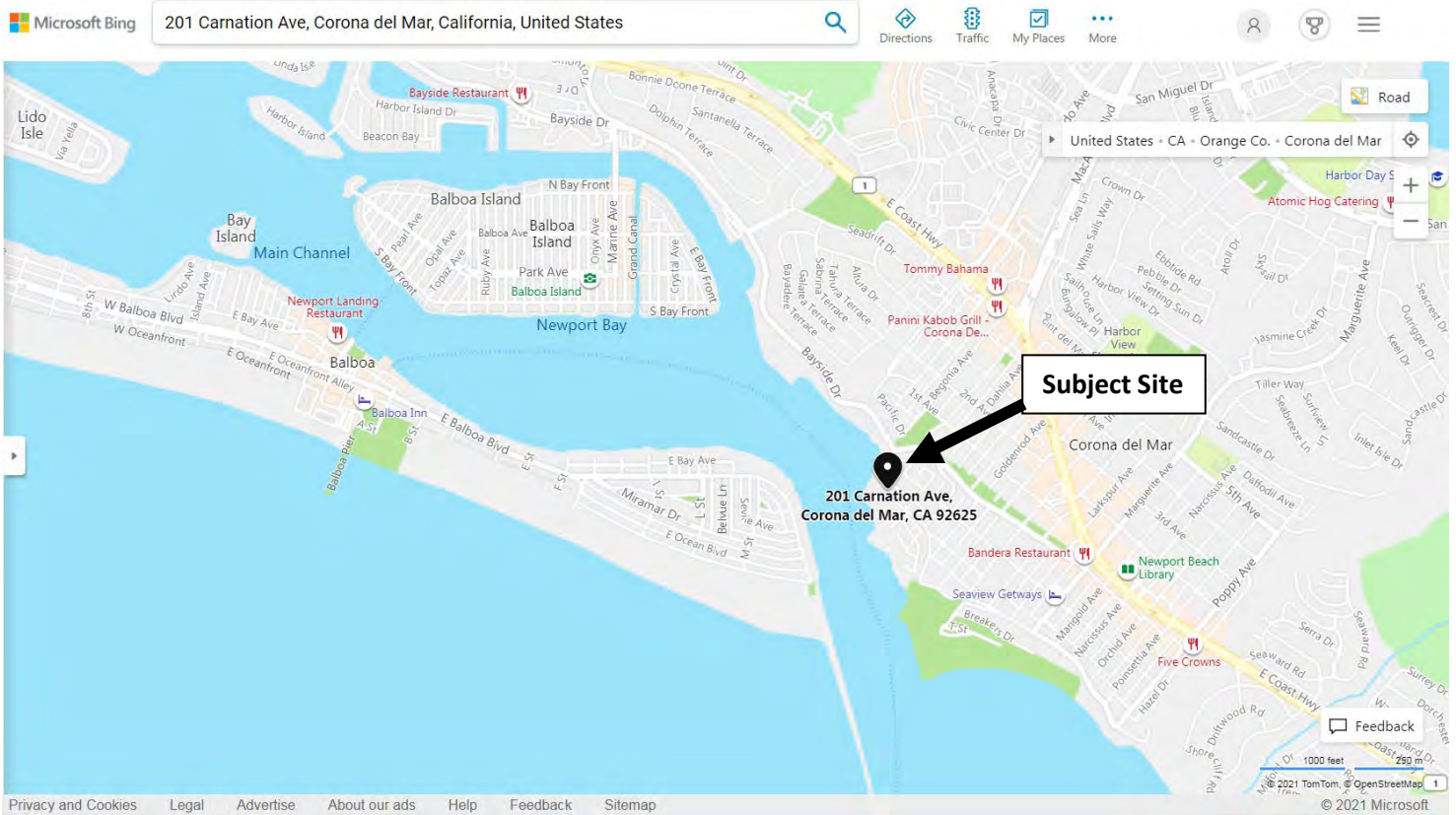
Table of Contents

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Plans

Exhibit 3 – Site Photographs

VICINITY MAP

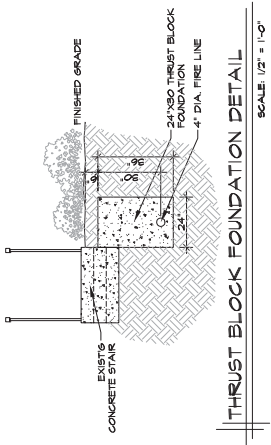
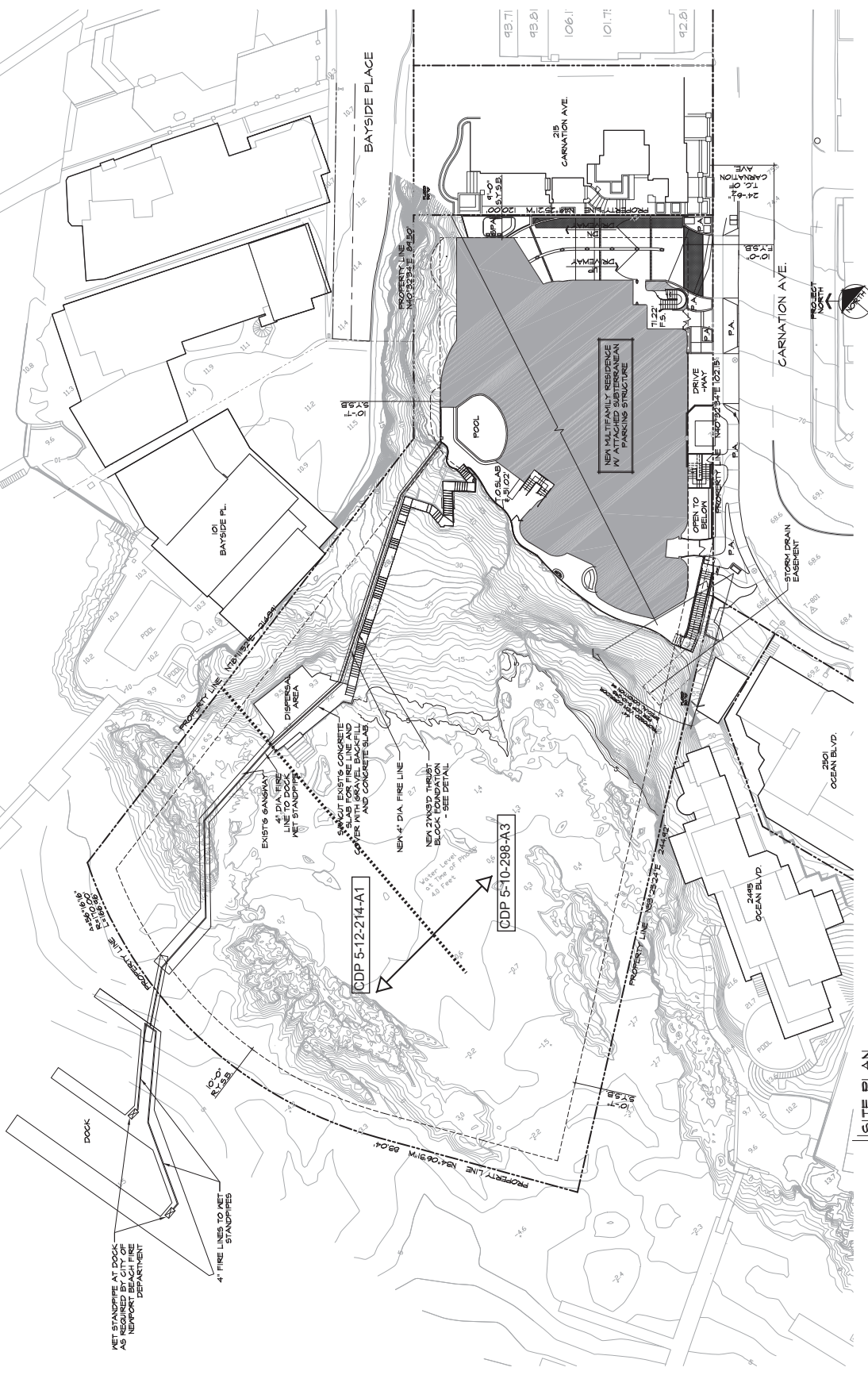


Date:	Revision:	Revision:	Revision:	Revision:	Job No. 08-026



Exhibit 2
Page 1 of 5

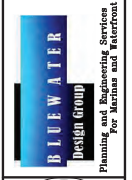
Approved in Concept
Digitally signed
by Jim Campbell
Date: 2020.08.10
08:39:08 -0700



FIRE PROTECTION GENERAL NOTES

2500 Via Cabrillo Marina, Suite 200
 San Pedro, CA 90731
 Tel: 310 546 1124
 Fax: 310 546 1924

DESIGNED BY: GH
 DRAWN BY: JH
 CHECKED BY: TB



NO.	REVISION	DATE
1	REVISED	4/23/15

CONTRACTOR: **SWIFT SLIP DOCK & PIER BUILDERS, INC. COSTA MESA, CA**

PROJECT: **AERIE FIRE PLAN 201-207 CARNATION AVE. NEWPORT BEACH, CA**

STATUS

Exhibit 2
 Page 2 of 5

GENERAL NOTES:

- A PARTIAL LIST OF THE AUTHORITIES HAVING JURISDICTION (HAJ): CITY OF NEWPORT BEACH.
- SCHEDULING, LINE SHUT-DOWN, DRAINAGE, TIE-IN, SUPPORTS, INSTALLATION OF NEW SEWER DEPARTMENT AND OTHER SHALL COMPLY WITH THE LOCAL WATER, FIRE AND OTHER HAJ SPECIFICATION REQUIREMENTS FOR EACH ITEM AND PRIOR TO INSTALLATION, MUST BE APPROVED IN WRITING BY THE ENGINEER.
- CODE CLASSIFICATION, AS WITH THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE, SHALL BE DETERMINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY (GAS, WATER, ETC.) LOCATIONS AND MATERIALS. THE CONTRACTOR SHALL FIELD VERIFY THE POINT OF CONNECTIONS AND MATERIALS AT POINT OF CONNECTION. LOCATIONS OF PIPING APPROXIMATED IT IS INTENDED THAT SUCH ITEMS BE LOCATED BASED ON EXACT LOCATIONS DETERMINED IN THE FIELD AND THE DIMENSIONS, ANCHORING REQUIREMENTS, ACCESS REQUIREMENTS, ETC., OF THE SUPPLIED MATERIALS.
- LOCATIONS OF UTILITIES, PUBLIC AND/OR PRIVATE, ARE APPROXIMATE ONLY, AND SOME EXISTING FACILITIES ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING TIE-IN PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY SUBSURFACE CONDITIONS AT THE SITES THAT MAY BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL CONDUCT NECESSARY ON-SITE INSPECTIONS, CORE DRILLINGS, AND OTHER INVESTIGATIONS TO DETERMINE THE SUBSURFACE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL FURNISH SUCH EQUIPMENT, INCLUDING BUT NOT LIMITED TO, SOIL TESTING EQUIPMENT, AND FOR FURNISHING SPECIAL COMPASSING UTILITIES FROM DAMAGE AND FOR FURNISHING SPECIAL CONSTRUCTION.
- CONSTRUCTION EQUIPMENT AND MATERIAL MAY BE STORED ONLY IN AREAS DESIGNATED FOR CONTRACTOR'S USE (STAGING AREAS).
- THE ENGINEERS WILL HAVE THE AUTHORITY TO DESIGNATE AND/OR LIMIT AREAS OF CONSTRUCTION.
- SUPPORTS AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL AND SHALL BE FROM MANUFACTURED SHAPES. FIELD BENDING IS NOT PERMITTED. VALVE, VALVE SUBMIT SHOP DRAWINGS OR CATALOG DATA FOR REVIEW AND APPROVAL. A DIELECTRIC ISOLATION SHEET SHALL BE PLACED WHERE DISSIMILAR METALS CONTACT ON THE SUPPORT.
- ALL MATERIALS SHALL BE STORED WITH U.S. COAST GUARD RESHAPE BARRIERS TO PROTECT AND MAINTAIN ALL BOAT TRAFFIC. CONTRACTOR SHALL NOT INTERFERE WITH NORMAL BOAT TRAFFIC.
- CONTRACTOR SHALL PROVIDE CLEAR, COMPLETE, AND ORGANIZED OPERATION AND MAINTENANCE INFORMATION FROM EQUIPMENT MANUFACTURERS.
- DIELECTRIC COUPLINGS SHALL BE USED AT DISSIMILAR METAL PIPING CONNECTIONS.
- CONTRACTOR SHALL PROVIDE TEMPORARY BLOW OFF VALVES AT THE END OF EACH WATER/FIRE LINE.

GENERAL NOTES:

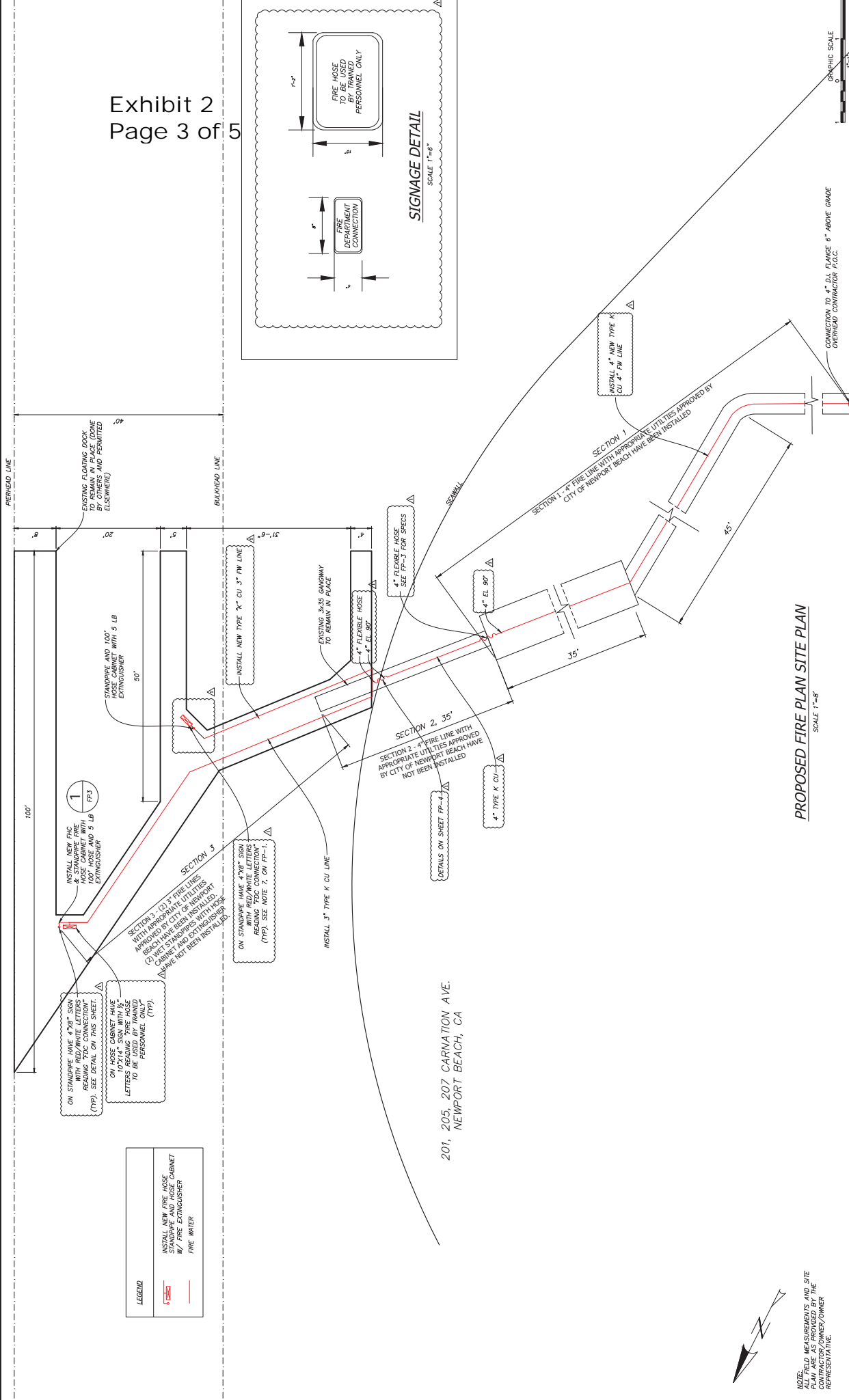
- MARINA FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NFPA CHAPTER 36.
- PLANS FOR MARINA FIRM ARE TO BE APPROVED BY THE PREVENTION ENGINEERING SECTION PRIOR TO INSTALLATION. THE WORK SHALL COMPLY WITH THE NEWPORT BEACH WATER DEPARTMENT APPROVAL OF AND NOTICE TO PROCEED WITH THE TIE-INS ARE REQUIRED BY THE LOCAL AHA FOR THE PORTABLE WATER (PW) AND THE WATER (PW) SYSTEMS. AUTHORIZED REPRESENTATIVE SHALL WITNESS TIE-IN, AS REQUIRED.
- CONTRACTOR SHALL FOLLOW THE GENERAL PRACTICE TO AVOID INTERFERENCE WITH ALL EXISTING UTILITIES, AS INDICATED, CARE BEING TAKEN TO REMAIN ABOVE ALL OTHER PIPING, CONDUIT, OR EQUIPMENT. THE LOCATION OF PIPING TO BE RUN ON ELECTRICAL STRUCTURES SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF PIPING TO BE RUN ON ELECTRICAL STRUCTURES BEFORE WORKING AND ERECTION OF PIPING. THOROUGHLY CLEAN INTERIORS OF PIPE AND COMPONENTS. MAINTAIN CLEANLINESS BY USE OF PIPE CLEANING WIPES AND COMPONENTS.
- PROVIDED FOR ALL LINES FOR THERMAL EXPANSION AND CONTRACTION. PRESSURE AND DOCK FLEWING. THE DOCK STRUCTURE AND COMPONENTS SHALL BE ANCHORED TO THE DOCK STRUCTURE. THE PIPING SHALL BE PROPERLY SUPPORTED AND NOT BECOME OVERSTRESSED. THE PIPING SHALL BE PROPERLY SHIPPED AND UNLADGED. SHORT SECTIONS OF HOSE MAY BE CONSIDERED FOR PW SERVICE, UPON APPROVAL.
- CONTRACTOR SHALL INSPECT MATERIALS DELIVERED TO THE SITE FOR DAMAGE, UNLADGED OR UNDER PROTECTIVE COVERING. SHORE PLASTIC PIPING UNDER COVER OUT OF THE DOCK STRUCTURE SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. HOSE, FITTINGS, VALVES, AND OTHER ACCESSORIES IN SUCH MANNER AS TO UNLADGED CONDITION.
- A VALVE BOX AND COVER SHALL BE PROVIDED FOR BROWED-IN-DOCK VALVES.
- ALL PW AND FW PIPING MATERIALS (PIPE, VALVES, ETC.) SHALL BE FURNISHED BY THE CONTRACTOR. ALL SUCH MATERIALS SHALL BE NEW, SHALL MEET CITY, WATER AND OTHER HAJ SPECIFICATION REQUIREMENTS FOR EACH ITEM AND PRIOR TO INSTALLATION, MUST BE APPROVED IN WRITING BY THE ENGINEER.
- CODE CLASSIFICATION, AS WITH THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE, SHALL BE DETERMINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY (GAS, WATER, ETC.) LOCATIONS AND MATERIALS. THE CONTRACTOR SHALL FIELD VERIFY THE POINT OF CONNECTIONS AND MATERIALS AT POINT OF CONNECTION. LOCATIONS OF PIPING APPROXIMATED IT IS INTENDED THAT SUCH ITEMS BE LOCATED BASED ON EXACT LOCATIONS DETERMINED IN THE FIELD AND THE DIMENSIONS, ANCHORING REQUIREMENTS, ACCESS REQUIREMENTS, ETC., OF THE SUPPLIED MATERIALS.
- LOCATIONS OF UTILITIES, PUBLIC AND/OR PRIVATE, ARE APPROXIMATE ONLY, AND SOME EXISTING FACILITIES ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING TIE-IN PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY SUBSURFACE CONDITIONS AT THE SITES THAT MAY BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL CONDUCT NECESSARY ON-SITE INSPECTIONS, CORE DRILLINGS, AND OTHER INVESTIGATIONS TO DETERMINE THE SUBSURFACE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL FURNISH SUCH EQUIPMENT, INCLUDING BUT NOT LIMITED TO, SOIL TESTING EQUIPMENT, AND FOR FURNISHING SPECIAL COMPASSING UTILITIES FROM DAMAGE AND FOR FURNISHING SPECIAL CONSTRUCTION.
- CONSTRUCTION EQUIPMENT AND MATERIAL MAY BE STORED ONLY IN AREAS DESIGNATED FOR CONTRACTOR'S USE (STAGING AREAS).
- THE ENGINEERS WILL HAVE THE AUTHORITY TO DESIGNATE AND/OR LIMIT AREAS OF CONSTRUCTION.
- SUPPORTS AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL AND SHALL BE FROM MANUFACTURED SHAPES. FIELD BENDING IS NOT PERMITTED. VALVE, VALVE SUBMIT SHOP DRAWINGS OR CATALOG DATA FOR REVIEW AND APPROVAL. A DIELECTRIC ISOLATION SHEET SHALL BE PLACED WHERE DISSIMILAR METALS CONTACT ON THE SUPPORT.
- ALL MATERIALS SHALL BE STORED WITH U.S. COAST GUARD RESHAPE BARRIERS TO PROTECT AND MAINTAIN ALL BOAT TRAFFIC. CONTRACTOR SHALL NOT INTERFERE WITH NORMAL BOAT TRAFFIC.
- CONTRACTOR SHALL PROVIDE CLEAR, COMPLETE, AND ORGANIZED OPERATION AND MAINTENANCE INFORMATION FROM EQUIPMENT MANUFACTURERS.
- DIELECTRIC COUPLINGS SHALL BE USED AT DISSIMILAR METAL PIPING CONNECTIONS.
- CONTRACTOR SHALL PROVIDE TEMPORARY BLOW OFF VALVES AT THE END OF EACH WATER/FIRE LINE.

END PRODUCTION NOTES:

- MARINA FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NFPA CHAPTER 36.
- PLANS FOR MARINA FIRM ARE TO BE APPROVED BY THE PREVENTION ENGINEERING SECTION PRIOR TO INSTALLATION. THE WORK SHALL COMPLY WITH THE NEWPORT BEACH WATER DEPARTMENT APPROVAL OF AND NOTICE TO PROCEED WITH THE TIE-INS ARE REQUIRED BY THE LOCAL AHA FOR THE PORTABLE WATER (PW) AND THE WATER (PW) SYSTEMS. AUTHORIZED REPRESENTATIVE SHALL WITNESS TIE-IN, AS REQUIRED.
- CONTRACTOR SHALL FOLLOW THE GENERAL PRACTICE TO AVOID INTERFERENCE WITH ALL EXISTING UTILITIES, AS INDICATED, CARE BEING TAKEN TO REMAIN ABOVE ALL OTHER PIPING, CONDUIT, OR EQUIPMENT. THE LOCATION OF PIPING TO BE RUN ON ELECTRICAL STRUCTURES SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF PIPING TO BE RUN ON ELECTRICAL STRUCTURES BEFORE WORKING AND ERECTION OF PIPING. THOROUGHLY CLEAN INTERIORS OF PIPE AND COMPONENTS. MAINTAIN CLEANLINESS BY USE OF PIPE CLEANING WIPES AND COMPONENTS.
- PROVIDED FOR ALL LINES FOR THERMAL EXPANSION AND CONTRACTION. PRESSURE AND DOCK FLEWING. THE DOCK STRUCTURE AND COMPONENTS SHALL BE ANCHORED TO THE DOCK STRUCTURE. THE PIPING SHALL BE PROPERLY SHIPPED AND UNLADGED. SHORT SECTIONS OF HOSE MAY BE CONSIDERED FOR PW SERVICE, UPON APPROVAL.
- CONTRACTOR SHALL INSPECT MATERIALS DELIVERED TO THE SITE FOR DAMAGE, UNLADGED OR UNDER PROTECTIVE COVERING. SHORE PLASTIC PIPING UNDER COVER OUT OF THE DOCK STRUCTURE SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. HOSE, FITTINGS, VALVES, AND OTHER ACCESSORIES IN SUCH MANNER AS TO UNLADGED CONDITION.
- A VALVE BOX AND COVER SHALL BE PROVIDED FOR BROWED-IN-DOCK VALVES.
- ALL PW AND FW PIPING MATERIALS (PIPE, VALVES, ETC.) SHALL BE FURNISHED BY THE CONTRACTOR. ALL SUCH MATERIALS SHALL BE NEW, SHALL MEET CITY, WATER AND OTHER HAJ SPECIFICATION REQUIREMENTS FOR EACH ITEM AND PRIOR TO INSTALLATION, MUST BE APPROVED IN WRITING BY THE ENGINEER.
- CODE CLASSIFICATION, AS WITH THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE, SHALL BE DETERMINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY (GAS, WATER, ETC.) LOCATIONS AND MATERIALS. THE CONTRACTOR SHALL FIELD VERIFY THE POINT OF CONNECTIONS AND MATERIALS AT POINT OF CONNECTION. LOCATIONS OF PIPING APPROXIMATED IT IS INTENDED THAT SUCH ITEMS BE LOCATED BASED ON EXACT LOCATIONS DETERMINED IN THE FIELD AND THE DIMENSIONS, ANCHORING REQUIREMENTS, ACCESS REQUIREMENTS, ETC., OF THE SUPPLIED MATERIALS.
- LOCATIONS OF UTILITIES, PUBLIC AND/OR PRIVATE, ARE APPROXIMATE ONLY, AND SOME EXISTING FACILITIES ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING TIE-IN PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY SUBSURFACE CONDITIONS AT THE SITES THAT MAY BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL CONDUCT NECESSARY ON-SITE INSPECTIONS, CORE DRILLINGS, AND OTHER INVESTIGATIONS TO DETERMINE THE SUBSURFACE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL FURNISH SUCH EQUIPMENT, INCLUDING BUT NOT LIMITED TO, SOIL TESTING EQUIPMENT, AND FOR FURNISHING SPECIAL COMPASSING UTILITIES FROM DAMAGE AND FOR FURNISHING SPECIAL CONSTRUCTION.
- CONSTRUCTION EQUIPMENT AND MATERIAL MAY BE STORED ONLY IN AREAS DESIGNATED FOR CONTRACTOR'S USE (STAGING AREAS).
- THE ENGINEERS WILL HAVE THE AUTHORITY TO DESIGNATE AND/OR LIMIT AREAS OF CONSTRUCTION.
- SUPPORTS AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL AND SHALL BE FROM MANUFACTURED SHAPES. FIELD BENDING IS NOT PERMITTED. VALVE, VALVE SUBMIT SHOP DRAWINGS OR CATALOG DATA FOR REVIEW AND APPROVAL. A DIELECTRIC ISOLATION SHEET SHALL BE PLACED WHERE DISSIMILAR METALS CONTACT ON THE SUPPORT.
- ALL MATERIALS SHALL BE STORED WITH U.S. COAST GUARD RESHAPE BARRIERS TO PROTECT AND MAINTAIN ALL BOAT TRAFFIC. CONTRACTOR SHALL NOT INTERFERE WITH NORMAL BOAT TRAFFIC.
- CONTRACTOR SHALL PROVIDE CLEAR, COMPLETE, AND ORGANIZED OPERATION AND MAINTENANCE INFORMATION FROM EQUIPMENT MANUFACTURERS.
- DIELECTRIC COUPLINGS SHALL BE USED AT DISSIMILAR METAL PIPING CONNECTIONS.
- CONTRACTOR SHALL PROVIDE TEMPORARY BLOW OFF VALVES AT THE END OF EACH WATER/FIRE LINE.

END PRODUCTION NOTES:

- MARINA FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH NFPA CHAPTER 36.
- PLANS FOR MARINA FIRM ARE TO BE APPROVED BY THE PREVENTION ENGINEERING SECTION PRIOR TO INSTALLATION. THE WORK SHALL COMPLY WITH THE NEWPORT BEACH WATER DEPARTMENT APPROVAL OF AND NOTICE TO PROCEED WITH THE TIE-INS ARE REQUIRED BY THE LOCAL AHA FOR THE PORTABLE WATER (PW) AND THE WATER (PW) SYSTEMS. AUTHORIZED REPRESENTATIVE SHALL WITNESS TIE-IN, AS REQUIRED.
- CONTRACTOR SHALL FOLLOW THE GENERAL PRACTICE TO AVOID INTERFERENCE WITH ALL EXISTING UTILITIES, AS INDICATED, CARE BEING TAKEN TO REMAIN ABOVE ALL OTHER PIPING, CONDUIT, OR EQUIPMENT. THE LOCATION OF PIPING TO BE RUN ON ELECTRICAL STRUCTURES SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF PIPING TO BE RUN ON ELECTRICAL STRUCTURES BEFORE WORKING AND ERECTION OF PIPING. THOROUGHLY CLEAN INTERIORS OF PIPE AND COMPONENTS. MAINTAIN CLEANLINESS BY USE OF PIPE CLEANING WIPES AND COMPONENTS.
- PROVIDED FOR ALL LINES FOR THERMAL EXPANSION AND CONTRACTION. PRESSURE AND DOCK FLEWING. THE DOCK STRUCTURE AND COMPONENTS SHALL BE ANCHORED TO THE DOCK STRUCTURE. THE PIPING SHALL BE PROPERLY SHIPPED AND UNLADGED. SHORT SECTIONS OF HOSE MAY BE CONSIDERED FOR PW SERVICE, UPON APPROVAL.
- CONTRACTOR SHALL INSPECT MATERIALS DELIVERED TO THE SITE FOR DAMAGE, UNLADGED OR UNDER PROTECTIVE COVERING. SHORE PLASTIC PIPING UNDER COVER OUT OF THE DOCK STRUCTURE SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. HOSE, FITTINGS, VALVES, AND OTHER ACCESSORIES IN SUCH MANNER AS TO UNLADGED CONDITION.
- A VALVE BOX AND COVER SHALL BE PROVIDED FOR BROWED-IN-DOCK VALVES.
- ALL PW AND FW PIPING MATERIALS (PIPE, VALVES, ETC.) SHALL BE FURNISHED BY THE CONTRACTOR. ALL SUCH MATERIALS SHALL BE NEW, SHALL MEET CITY, WATER AND OTHER HAJ SPECIFICATION REQUIREMENTS FOR EACH ITEM AND PRIOR TO INSTALLATION, MUST BE APPROVED IN WRITING BY THE ENGINEER.
- CODE CLASSIFICATION, AS WITH THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE, SHALL BE DETERMINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY (GAS, WATER, ETC.) LOCATIONS AND MATERIALS. THE CONTRACTOR SHALL FIELD VERIFY THE POINT OF CONNECTIONS AND MATERIALS AT POINT OF CONNECTION. LOCATIONS OF PIPING APPROXIMATED IT IS INTENDED THAT SUCH ITEMS BE LOCATED BASED ON EXACT LOCATIONS DETERMINED IN THE FIELD AND THE DIMENSIONS, ANCHORING REQUIREMENTS, ACCESS REQUIREMENTS, ETC., OF THE SUPPLIED MATERIALS.
- LOCATIONS OF UTILITIES, PUBLIC AND/OR PRIVATE, ARE APPROXIMATE ONLY, AND SOME EXISTING FACILITIES ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING TIE-IN PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY SUBSURFACE CONDITIONS AT THE SITES THAT MAY BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL CONDUCT NECESSARY ON-SITE INSPECTIONS, CORE DRILLINGS, AND OTHER INVESTIGATIONS TO DETERMINE THE SUBSURFACE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES. THE CONTRACTOR SHALL FURNISH SUCH EQUIPMENT, INCLUDING BUT NOT LIMITED TO, SOIL TESTING EQUIPMENT, AND FOR FURNISHING SPECIAL COMPASSING UTILITIES FROM DAMAGE AND FOR FURNISHING SPECIAL CONSTRUCTION.
- CONSTRUCTION EQUIPMENT AND MATERIAL MAY BE STORED ONLY IN AREAS DESIGNATED FOR CONTRACTOR'S USE (STAGING AREAS).
- THE ENGINEERS WILL HAVE THE AUTHORITY TO DESIGNATE AND/OR LIMIT AREAS OF CONSTRUCTION.
- SUPPORTS AND HARDWARE SHALL BE TYPE 316 STAINLESS STEEL AND SHALL BE FROM MANUFACTURED SHAPES. FIELD BENDING IS NOT PERMITTED. VALVE, VALVE SUBMIT SHOP DRAWINGS OR CATALOG DATA FOR REVIEW AND APPROVAL. A DIELECTRIC ISOLATION SHEET SHALL BE PLACED WHERE DISSIMILAR METALS CONTACT ON THE SUPPORT.
- ALL MATERIALS SHALL BE STORED WITH U.S. COAST GUARD RESHAPE BARRIERS TO PROTECT AND MAINTAIN ALL BOAT TRAFFIC. CONTRACTOR SHALL NOT INTERFERE WITH NORMAL BOAT TRAFFIC.
- CONTRACTOR SHALL PROVIDE CLEAR, COMPLETE, AND ORGANIZED OPERATION AND MAINTENANCE INFORMATION FROM EQUIPMENT MANUFACTURERS.
- DIELECTRIC COUPLINGS SHALL BE USED AT DISSIMILAR METAL PIPING CONNECTIONS.
- CONTRACTOR SHALL PROVIDE TEMPORARY BLOW OFF VALVES AT THE END OF EACH WATER/FIRE LINE.



LEGEND	
	INSTALL NEW FIRE HOSE STANDPIPE AND HOSE CABINET W/ FIRE EXTINGUISHER
	FIRE WATER

ON STANDPIPE HAVE 4"x8" SIGN WITH RED/WHITE LETTERS READING "FIRE HOSE CABINET" (TYP). SEE DETAIL ON THIS SHEET.

ON HOSE CABINET HAVE SIGN WITH RED/WHITE LETTERS READING "FIRE HOSE CABINET" TO BE USED BY TRAINED PERSONNEL ONLY (TYP).

INSTALL NEW FIRE HOSE CABINET WITH 100' HOSE AND 5 LB EXTINGUISHER

EXISTING FLOATING DOCK TO REMAIN IN PLACE. (DONE BY OWNER AND PERMITTED ELSWHERES)

SECTION 1 - 4" TYPE K CU LINE
ON STANDPIPE HAVE 4"x8" SIGN WITH RED/WHITE LETTERS READING "FIRE HOSE CABINET" (TYP). SEE NOTE 7, ON PP-1.

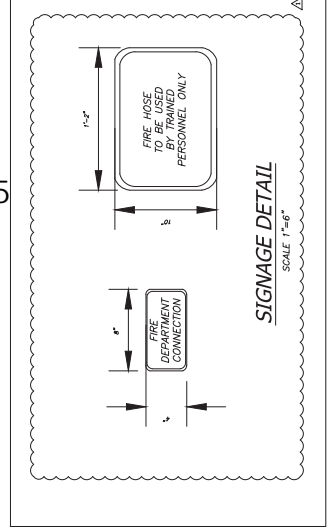
INSTALL 3" TYPE K CU LINE

SECTION 2 - 4" FIRE LINE WITH APPROPRIATE UTILITIES APPROVED BY CITY OF NEWPORT BEACH HAVE NOT BEEN INSTALLED

201, 205, 207 CARNATION AVE.
NEWPORT BEACH, CA

SECTION 3 - 4" FIRE LINE WITH APPROPRIATE UTILITIES APPROVED BY CITY OF NEWPORT BEACH HAVE NOT BEEN INSTALLED

SECTION 1 - 4" FIRE LINE WITH APPROPRIATE UTILITIES APPROVED BY CITY OF NEWPORT BEACH HAVE NOT BEEN INSTALLED



NOTE:
ALL FIELD MEASUREMENTS AND SITE PLAN ARE AS PROVIDED BY THE CONTRACTOR/OWNER REPRESENTATIVE.

PROPOSED FIRE PLAN SITE PLAN
SCALE 1"=8'

NO.	REVISION	DATE	BY
1	FIRE DEPT. CORRECTOR COMMENTS	4/22/15	

CONTRACTOR
SWIFT SLIP DOCK & PIER BUILDERS, INC.
COSTA MESA, CA

PROJECT
AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

BLUWATER
Design Group
Planning and Engineering Services
for Maritime and Waterfront Revivits

2500 Via Cabrillo Marina, Suite 200
San Pedro, CA 90731
Tel: 310 546 1924
Fax: 310 546 1924
DESIGNED BY: GH
DRAWN BY: JH
CHECKED BY: TB

FIRE PROTECTION LAYOUT

SCALE	AS NOTED	DATE	04-23-15
PROJECT NO.	2343 - K	SHEET	FP-2
SHEET #		TOTAL SHEETS	2 OF 4



STATUS	X
NO. 108	

UL LISTED FLEXIBLE HOSE INFORMATION
NOT TO SCALE

Item #	436 INCHES
Length	487 INCHES
Weight	2.3 LBS/7 FT
Max. Working Pressure	16.00 MPA
Length to Permit a 4' Loop But Not to be Submerged in Water	

Boston Royalties 1196
UL Classified Item # 2-Royalties, Boston Royalties 1196
UL Classified Item # 2-Royalties, Boston Royalties 1196
UL Classified Item # 2-Royalties, Boston Royalties 1196

SPECIFICATIONS

Material: 1.5" Female NPT
Outlet: 1.5" Male NPT
Handle Type: Wheel Handle
UL: Listed

Related Model Numbers
4910 - Female NPT Inlet and Outlet
4915 - Female NPT Inlet & Male Inlet Thread Outlet

NOTE: ANGLE ADJUSTABLE PRESSURE REGULATING VALVE IS ALSO MADE FOR 2.5".
MODEL NUMBER 4027 AND 4023.

FITTINGS USED SUMMARY

Fitting	Qty	Notes
MPTA 14-16 O-ring Standard Elbow	4	
MPTA 14-16 O-ring Elbow	2	
MPTA 14-16 Late Valve	2	
MPTA 14-16 Flare through Tee	2	

Units Summary: Inches, Pounds per Square Inch, Feet or PSI

Notes: Point of connection to seawater is up-down at the head of the pier structure. Hydraulic calculations by Hydrotech indicates a pressure of 202.3 psi and flow of 790 GPM available at the POC. Calculations show discharge line headloss for the piping and fittings that run from the POC to the hydrant(s) mounted on the dock. Extension drops from 150.2 ft between the pier surface and dock surface at low water.

Summary of Fittings Used
NOT TO SCALE

Section #	Fitting	Qty	Notes
Section #1	POC to Gangway	500	12.6
Section #2	Gangway	500	13.2
Section #3	Company to Hydrant	500	15.7

SWIFT SLIP DOCK & PIER BUILDERS, INC.
201-207 CARNATION AVE.
NEWPORT BEACH, CA

AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

CONTRACTOR
SWIFT SLIP DOCK & PIER BUILDERS, INC.
COSTA MESA, CA

PROJECT
AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

DATE
04/23/15

SCALE
AS NOTED

NO. NOTED
2343 - K

SHEET
FP-3

SHEET #
3 of 4

GRAPHIC SCALE
1" = 1'-0"

SWIFT SLIP DOCK & PIER BUILDERS, INC.
201-207 CARNATION AVE.
NEWPORT BEACH, CA

AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

CONTRACTOR
SWIFT SLIP DOCK & PIER BUILDERS, INC.
COSTA MESA, CA

PROJECT
AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

DATE
04/23/15

SCALE
AS NOTED

NO. NOTED
2343 - K

SHEET
FP-3

SHEET #
3 of 4

GRAPHIC SCALE
1" = 1'-0"

SWIFT SLIP DOCK & PIER BUILDERS, INC.
201-207 CARNATION AVE.
NEWPORT BEACH, CA

AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

CONTRACTOR
SWIFT SLIP DOCK & PIER BUILDERS, INC.
COSTA MESA, CA

PROJECT
AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

DATE
04/23/15

SCALE
AS NOTED

NO. NOTED
2343 - K

SHEET
FP-3

SHEET #
3 of 4

GRAPHIC SCALE
1" = 1'-0"

SWIFT SLIP DOCK & PIER BUILDERS, INC.
201-207 CARNATION AVE.
NEWPORT BEACH, CA

AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

CONTRACTOR
SWIFT SLIP DOCK & PIER BUILDERS, INC.
COSTA MESA, CA

PROJECT
AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

DATE
04/23/15

SCALE
AS NOTED

NO. NOTED
2343 - K

SHEET
FP-3

SHEET #
3 of 4

GRAPHIC SCALE
1" = 1'-0"

UL LISTED FLEXIBLE HOSE INFORMATION
NOT TO SCALE

Item #	436 INCHES
Length	487 INCHES
Weight	2.3 LBS/7 FT
Max. Working Pressure	16.00 MPA
Length to Permit a 4' Loop But Not to be Submerged in Water	

Boston Royalties 1196
UL Classified Item # 2-Royalties, Boston Royalties 1196
UL Classified Item # 2-Royalties, Boston Royalties 1196
UL Classified Item # 2-Royalties, Boston Royalties 1196

SPECIFICATIONS

Material: 1.5" Female NPT
Outlet: 1.5" Male NPT
Handle Type: Wheel Handle
UL: Listed

Related Model Numbers
4910 - Female NPT Inlet and Outlet
4915 - Female NPT Inlet & Male Inlet Thread Outlet

NOTE: ANGLE ADJUSTABLE PRESSURE REGULATING VALVE IS ALSO MADE FOR 2.5".
MODEL NUMBER 4027 AND 4023.

1.5" Angle, Adjustable Pressure Regulating Valve

Model Number: 4019 and 4015

Product Features:
Used as a flow action control and regulating valve for end-of-line application on high pressure sprayer, hose reel and combined systems. The valve is used to regulate inlet pressure to 400 PSI/27.5 bar.

Regularly Furnished:
Cast brass valve with inside screw wing stem. Internal parts of brass and stainless steel. Steel aluminum bracket.

Product Details:
Material: Cast Brass Valve - Red Powder Coat Aluminum Head/Wheel
Angle: Adjustable, Yes
Pressure: Up to 400 PSI
UL: Module. All models in this series.

SWIFT SLIP DOCK & PIER BUILDERS, INC.
201-207 CARNATION AVE.
NEWPORT BEACH, CA

AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

CONTRACTOR
SWIFT SLIP DOCK & PIER BUILDERS, INC.
COSTA MESA, CA

PROJECT
AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

DATE
04/23/15

SCALE
AS NOTED

NO. NOTED
2343 - K

SHEET
FP-3

SHEET #
3 of 4

GRAPHIC SCALE
1" = 1'-0"

SWIFT SLIP DOCK & PIER BUILDERS, INC.
201-207 CARNATION AVE.
NEWPORT BEACH, CA

AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

CONTRACTOR
SWIFT SLIP DOCK & PIER BUILDERS, INC.
COSTA MESA, CA

PROJECT
AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

DATE
04/23/15

SCALE
AS NOTED

NO. NOTED
2343 - K

SHEET
FP-3

SHEET #
3 of 4

GRAPHIC SCALE
1" = 1'-0"

SWIFT SLIP DOCK & PIER BUILDERS, INC.
201-207 CARNATION AVE.
NEWPORT BEACH, CA

AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

CONTRACTOR
SWIFT SLIP DOCK & PIER BUILDERS, INC.
COSTA MESA, CA

PROJECT
AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

DATE
04/23/15

SCALE
AS NOTED

NO. NOTED
2343 - K

SHEET
FP-3

SHEET #
3 of 4

GRAPHIC SCALE
1" = 1'-0"

SWIFT SLIP DOCK & PIER BUILDERS, INC.
201-207 CARNATION AVE.
NEWPORT BEACH, CA

AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

CONTRACTOR
SWIFT SLIP DOCK & PIER BUILDERS, INC.
COSTA MESA, CA

PROJECT
AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

DATE
04/23/15

SCALE
AS NOTED

NO. NOTED
2343 - K

SHEET
FP-3

SHEET #
3 of 4

GRAPHIC SCALE
1" = 1'-0"

SWIFT SLIP DOCK & PIER BUILDERS, INC.
201-207 CARNATION AVE.
NEWPORT BEACH, CA

AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

CONTRACTOR
SWIFT SLIP DOCK & PIER BUILDERS, INC.
COSTA MESA, CA

PROJECT
AERIE FIRE PLAN
201-207 CARNATION AVE.
NEWPORT BEACH, CA

DATE
04/23/15

SCALE
AS NOTED

NO. NOTED
2343 - K

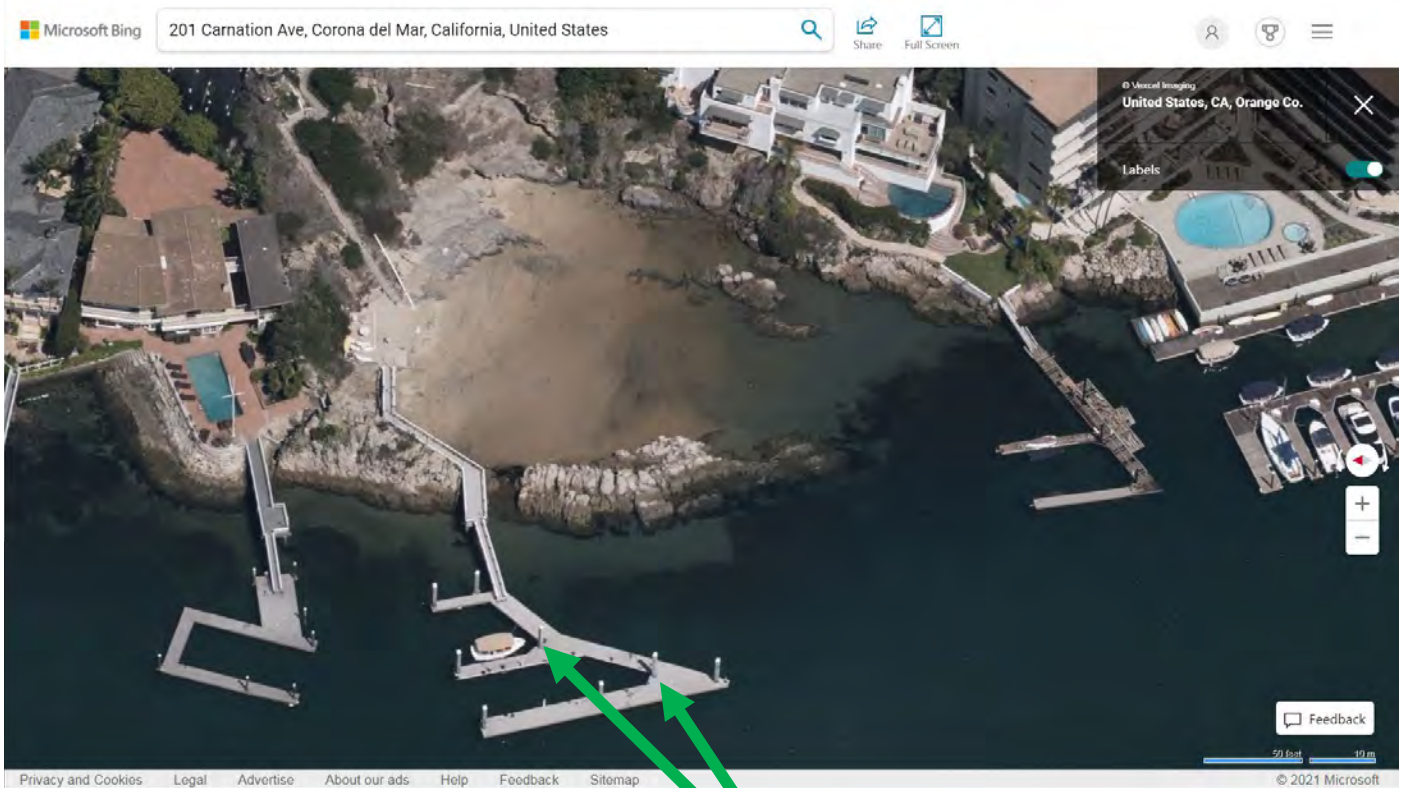
SHEET
FP-3

SHEET #
3 of 4

GRAPHIC SCALE
1" = 1'-0"

Project Site Photographs

Photo 1: Aerial Photo from Bing.com



**Location for Proposed
2 New Dock Fire Hydrants**

Photo 2: View of Pier from Carnation Cove to Floating Dock



Exhibit 3
Page 3 of 4
Photo 3: View of Pier Looking Landward from the Pier Platform, natural rock outcropping to the north of the Pier and Carnation Cove to the south of the Pier.



Photo 4: View landward from midway the double-U shaped dock float from approximately the proposed location of 1 of 2 fire hydrants.

