

CALIFORNIA COASTAL COMMISSION

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



W8b

(CDP 5-22-0306, Lido Peninsula Company, LLC)

**November 16, 2022
EXHIBITS**

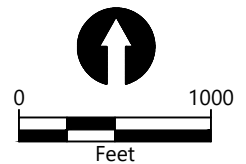
Table of Contents

Exhibit 1 – Vicinity Map

Exhibit 2 – Plans



SOURCE: Aerial provided by Bing maps.
HORIZONTAL DATUM: California State Plane, Zone 6,
 NAD83, U.S. Survey Feet



Publish Date: 2021/06/16 12:28 PM | User: mpratschner
 Filepath: K:\Projects\0470-Lido Peninsula Co, LLC\Anchorage Way Marina\0470 RP-001 VICINITY.dwg Figure 1



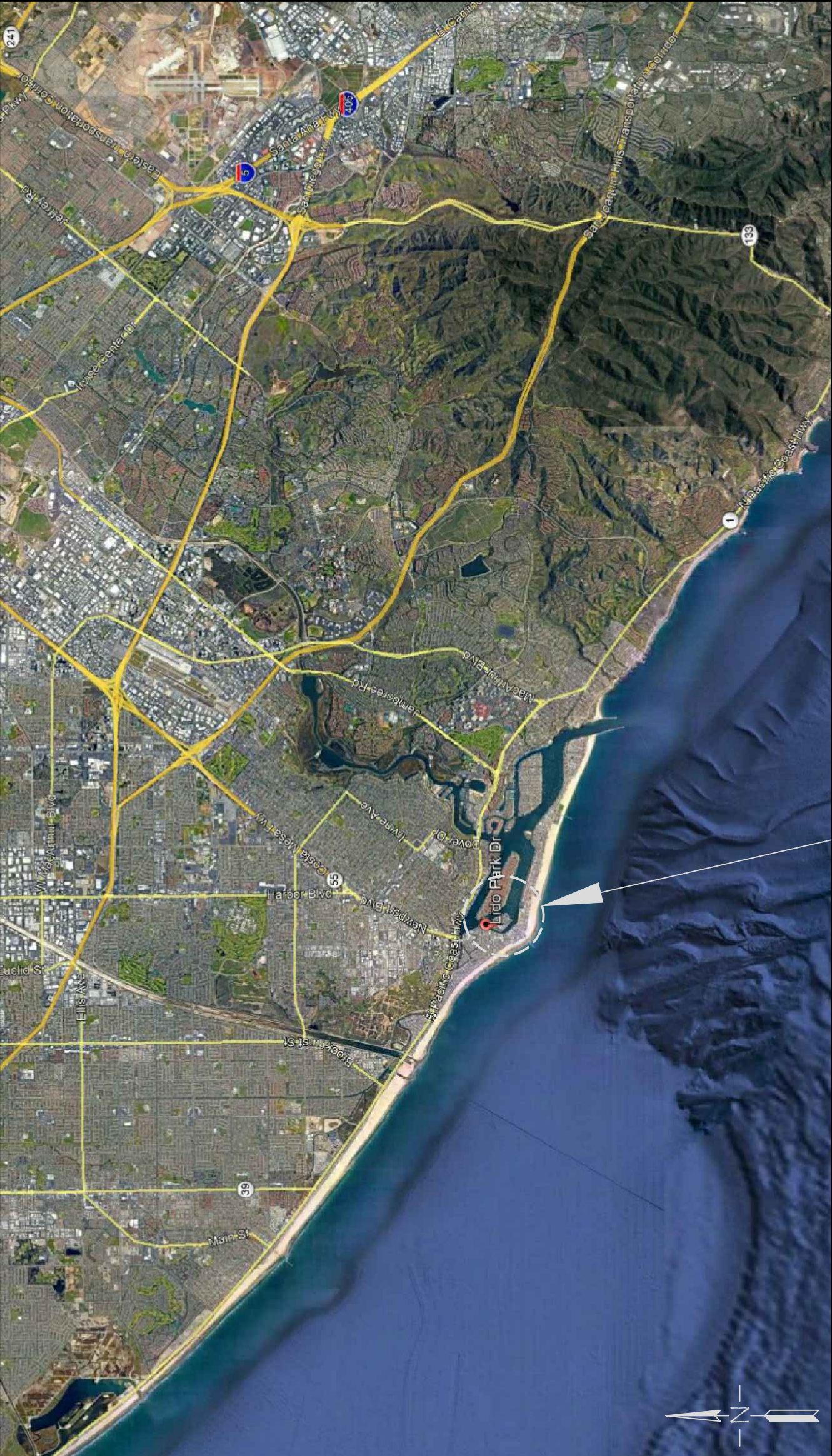
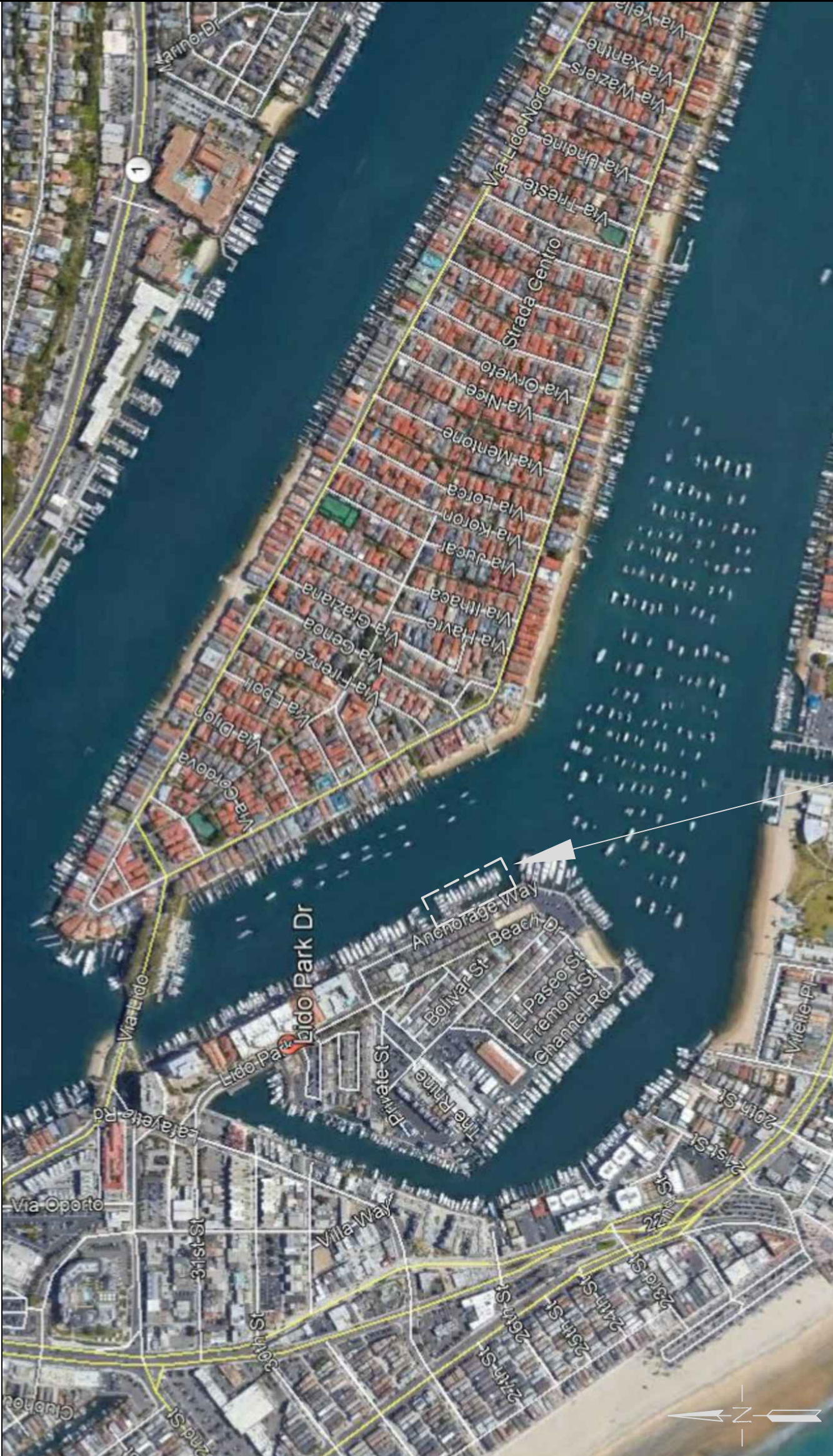
California Coastal Commission
 CDP 5-22-0306
 Exhibit 1

Figure 1
Vicinity Map

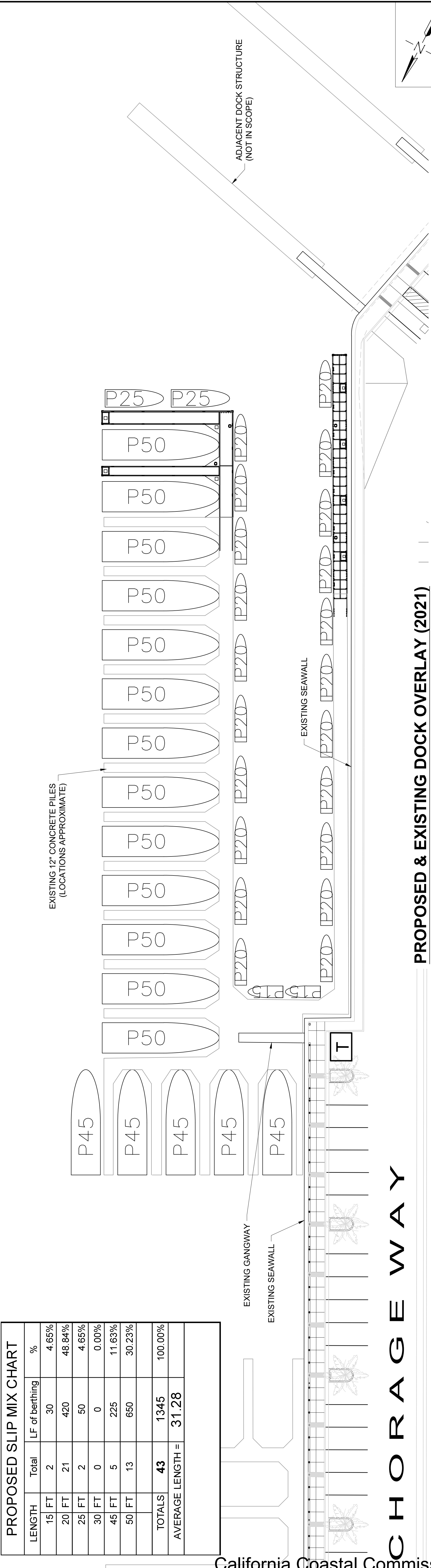
Anchorage Way Marina Dock Replacement Project
 Lido Peninsula Company, LLC, DBA Lido Peninsula Yacht Anchorage

ANCHORAGE WAY DOCK REPLACEMENT

Newport Beach, CA

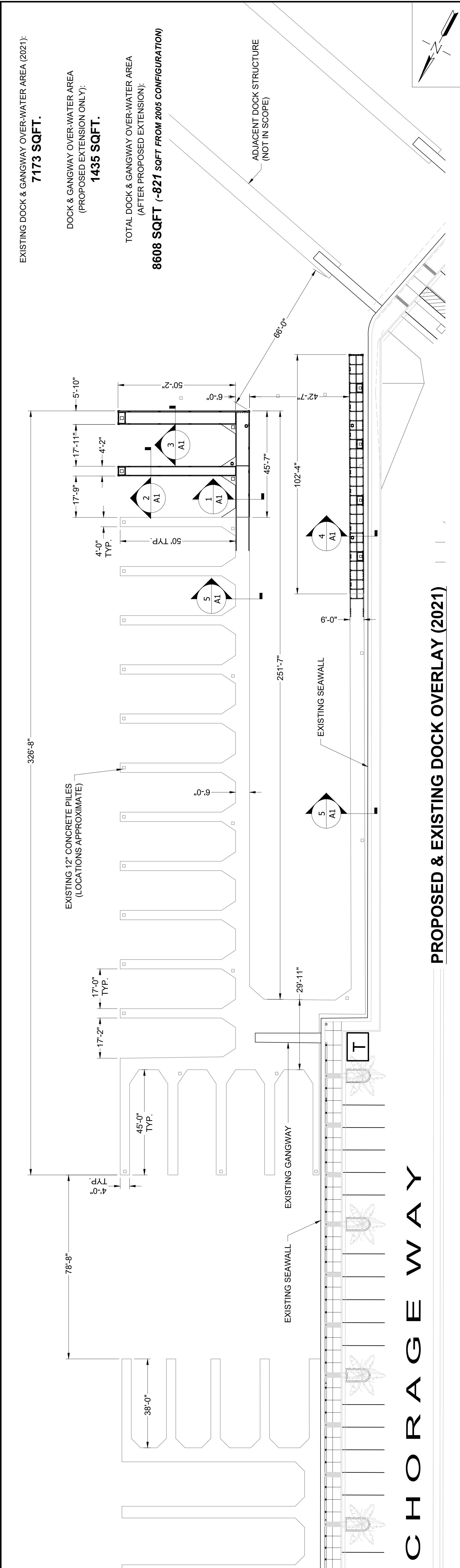
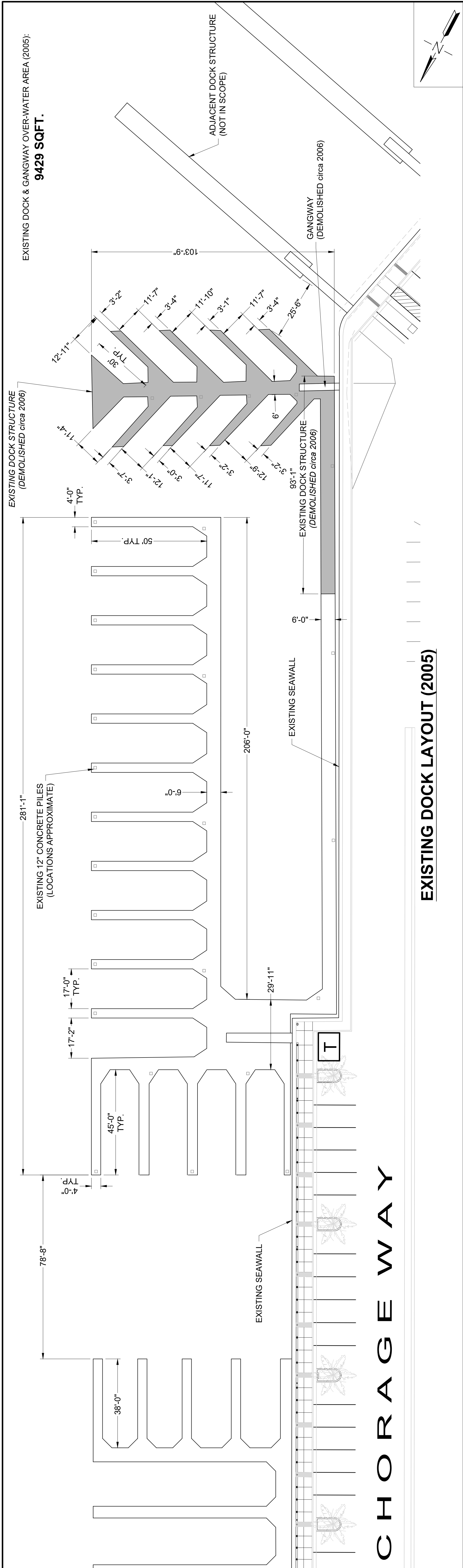
VICINITY MAP		DRAWING SET																													
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SITE MAP		ABBREVIATIONS																													
		<table><tr><th>& @ A.C.O.E. ALUM. A.S. x CB CL C-C C.I.P. CLR. CW CONC. CONT. C.Y. ° D.F. DWG D.L. DET. Ø or DIA. ELEV. or EL. EXIST. or (E) EA. Fab. F.B. FH FT. FW GA. GALV. GLB H.D. H.D.G HDPE HW HN IN. LBS. or # LAM LIN LG L.L. LW MLLW</th><th>and at Army Corps of Engineers Aluminum Anti-Skid by Carriage Bolt Center Line Center to Center Cubic Foot/Feet Cast in Place Clear Cleat Washer Concrete Continuous Cubic Yard Degrees Douglas Fir DWG Dead Load Detail Diameter Elevation Existing Each Fabrication F.B. Flat Bar Flat Head Foot Foot Flat Washer Gage Galvanized Glue Laminated Beam Heavy Duty Hot Dip Galvanized High Density Polyethylene Hardware Hex Nut Inch(es) pound(s) Laminated Linear/lineal Long Live Load Lock Washer Mean Lower Low Water</th><th>MAX. MB MDPE MFR MM MIN. N.I.C. or # (N) New NTS O.A. O.C. OPP. % ± Plate PCF P.O.C. PSI P.T. PVC PL. PW QTY. REINF. REQD REQD S.Q. S.F. S.M. SMT. S.S. T.O.C. T.O.S. T.S. TYP. THK. U.N.O. UHMW VERT. W.W.F. W.W.M. w/ W. X.H.W. X.L.W.</th><th>Maximum Machine Bolt Medium Density Polyethylene Manufacturer Millimeter Minimum Not In Contract Number New Not To Scale Overall On Center Opposite Percent Plus or Minus Plate Pounds per Cubic Foot Point of Connection Pounds per Square Inch Pressure Treated Polyvinyl Chloride Plate Plate Washer Quantity Reinforced, reinforcement Required Required Square Square Washer Square Foot Square Foot Sheet Similar Stainless Steel Top of Concrete Top of Slope Tube Steel Typical Type Thickness Unless Otherwise Noted Ultra High Molecular Weight Vertical Welded Wire Fabric Welded Wire Mesh with Wide, Width Extreme High Water Extreme Low Water</th></tr></table>		& @ A.C.O.E. ALUM. A.S. x CB CL C-C C.I.P. CLR. CW CONC. CONT. C.Y. ° D.F. DWG D.L. DET. Ø or DIA. ELEV. or EL. EXIST. or (E) EA. Fab. F.B. FH FT. FW GA. GALV. GLB H.D. H.D.G HDPE HW HN IN. LBS. or # LAM LIN LG L.L. LW MLLW	and at Army Corps of Engineers Aluminum Anti-Skid by Carriage Bolt Center Line Center to Center Cubic Foot/Feet Cast in Place Clear Cleat Washer Concrete Continuous Cubic Yard Degrees Douglas Fir DWG Dead Load Detail Diameter Elevation Existing Each Fabrication F.B. Flat Bar Flat Head Foot Foot Flat Washer Gage Galvanized Glue Laminated Beam Heavy Duty Hot Dip Galvanized High Density Polyethylene Hardware Hex Nut Inch(es) pound(s) Laminated Linear/lineal Long Live Load Lock Washer Mean Lower Low Water	MAX. MB MDPE MFR MM MIN. N.I.C. or # (N) New NTS O.A. O.C. OPP. % ± Plate PCF P.O.C. PSI P.T. PVC PL. PW QTY. REINF. REQD REQD S.Q. S.F. S.M. SMT. S.S. T.O.C. T.O.S. T.S. TYP. THK. U.N.O. UHMW VERT. W.W.F. W.W.M. w/ W. X.H.W. X.L.W.	Maximum Machine Bolt Medium Density Polyethylene Manufacturer Millimeter Minimum Not In Contract Number New Not To Scale Overall On Center Opposite Percent Plus or Minus Plate Pounds per Cubic Foot Point of Connection Pounds per Square Inch Pressure Treated Polyvinyl Chloride Plate Plate Washer Quantity Reinforced, reinforcement Required Required Square Square Washer Square Foot Square Foot Sheet Similar Stainless Steel Top of Concrete Top of Slope Tube Steel Typical Type Thickness Unless Otherwise Noted Ultra High Molecular Weight Vertical Welded Wire Fabric Welded Wire Mesh with Wide, Width Extreme High Water Extreme Low Water																								
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PROJECT DESCRIPTION		INDEX																													
1. PROCURE AND INSTALL NEW GUIDE PILINGS FOR LATERAL RESTRAINT OF NEW FLOATING DOCK EXTENSIONS. 2. MANUFACTURE AND INSTALL NEW CONCRETE FLOATING DOCK EXTENSION FOR (2) 50' SINGLE BERTHS, (2) 20' SIDE TIE SLIPS, AND (2) 25' END TIE SLIPS. 3. MANUFACTURE AND INSTALL NEW TIMBER DOCK EXTENSION FOR (4) 20' SIDE TIE SLIPS (APPROX. 100LF). 4. UPDATE DOCK ELECTRICAL TO MEET PRESENT CODE- INSTALL (1) LANDSIDE, STEP-UP TRANSFORMER AND (1) NEW WATERSIDE SUBSTATION. 5. PROCURE AND INSTALL (4) NEW ELECTRICAL POWER PEDESTALS w/ HOSE BIBS. 6. MANUFACTURE AND INSTALL NEW IPE DECKING OVER PROPOSED DOCK EXTENSIONS.		<table><tr><th>REV</th><th>DRAWING</th><th>PAGE #</th><th>DRAWING DESCRIPTION</th></tr><tr><td></td><td>T1</td><td>1</td><td>TITLE SHEET</td></tr><tr><td></td><td>SP1</td><td>2</td><td>SITE PLAN w/ VESSELS</td></tr><tr><td></td><td>DP1</td><td>3</td><td>DIMENSIONAL PLAN</td></tr><tr><td></td><td>PL1</td><td>4</td><td>PILE LAYOUT AND ELEVATION</td></tr><tr><td></td><td>CP1</td><td>5</td><td>COMPONENT PLAN</td></tr><tr><td></td><td>A1</td><td>6</td><td>ASSEMBLY DETAILS</td></tr></table>		REV	DRAWING	PAGE #	DRAWING DESCRIPTION		T1	1	TITLE SHEET		SP1	2	SITE PLAN w/ VESSELS		DP1	3	DIMENSIONAL PLAN		PL1	4	PILE LAYOUT AND ELEVATION		CP1	5	COMPONENT PLAN		A1	6	ASSEMBLY DETAILS
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CONTACT INFORMATION		ANCHORAGE WAY MARINA DOCK REPLACEMENT																													
PROJECT ADDRESS: 717 Lido Park Drive Newport Beach, CA 92663 OWNER: CURCI COMPANIES ATTN: ANN MCCARTHY 717 LIDO PARK DRIVE NEWPORT BEACH, CA 92663 CONTRACTOR: BELLINGHAM MARINE INDUSTRIES, INC. (SW) ATTN: ERIC NOEGEL, GENERAL MANAGER 8810 SPARLING LANE DIXON, CA 95620 T: 707-676-2385 CA GEN. CON. LIC. NO. 442489 ENGINEER: BELLINGHAM MARINE ENGINEERING (BME) ATTN: CRAIG FUNSTON, S.E. 1323 LINCOLN STREET BELLINGHAM, WA 98229 TEL: 360.676.2800		<table><tr><td colspan="2">PROJECT NUMBER: 7376</td><td colspan="2">ANCHORAGE WAY MARINA DOCK REPLACEMENT</td></tr><tr><td colspan="2">ENGINEER / DESIGNER:</td><td colspan="2">717 Lido Park Drive</td></tr><tr><td colspan="2">PROJECT MANAGER:</td><td colspan="2">Newport Beach, CA 92663</td></tr><tr><td colspan="2">CHECKED BY:</td><td colspan="2">TITLE SHEET</td></tr></table>		PROJECT NUMBER: 7376		ANCHORAGE WAY MARINA DOCK REPLACEMENT		ENGINEER / DESIGNER:		717 Lido Park Drive		PROJECT MANAGER:		Newport Beach, CA 92663		CHECKED BY:		TITLE SHEET													
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SOUTHWEST DIVISION CA LICENSE #442499 8810 SPARLING LANE DIXON, CA 95620 TEL: (707) 678-2385 ® FAX: (707) 678-1760		THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE INDUSTRIES, INC., AND SHALL NOT BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION FROM BELLINGHAM MARINE INDUSTRIES, INC.																													
Bellingham MARINE THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER		SCALE: NTS (Sheet Size 24" x 36") DRAWN BY: DM DATE: 9-2-2021 DRAWING: T1 SHEET NO.: 1																													
NO. DATE DESCRIPTION REVISIONS																															
-	-	-	BY																												

PROPOSED SLIP MIX CHART				
LENGTH	Total	LF of berthing		%
15 FT	2	30		4.65%
20 FT	21	420		48.84%
25 FT	2	50		4.65%
30 FT	0	0		0.00%
45 FT	5	225		11.63%
50 FT	13	650		30.23%
TOTALS	43	1345		100.00%
AVERAGE LENGTH =		31.28		



PROPOSED & EXISTING DOCK OVERLAY (2021)

[illegible]

[illegible]

PILE SCHEDULE					
PILE NO.	PILE SIZE (IN.)	TYPE	P/S STRANDS	TOP ELEVATION (ft, MLLW)	TIP ELEVATION (ft, MLLW)
1	12	SQUARE, GUIDE	6	+13	-25
2	12	SQUARE, GUIDE	6	+13	-25
3	12	SQUARE, GUIDE	6	+13	-25
4	12	SQUARE, GUIDE	6	+13	-25
5	16	SQUARE, GUIDE	10	+13	-37
6	16	SQUARE, GUIDE	10	+13	-37
7	16	SQUARE, GUIDE	10	+13	-37
8	16	SQUARE, GUIDE	10	+13	-37

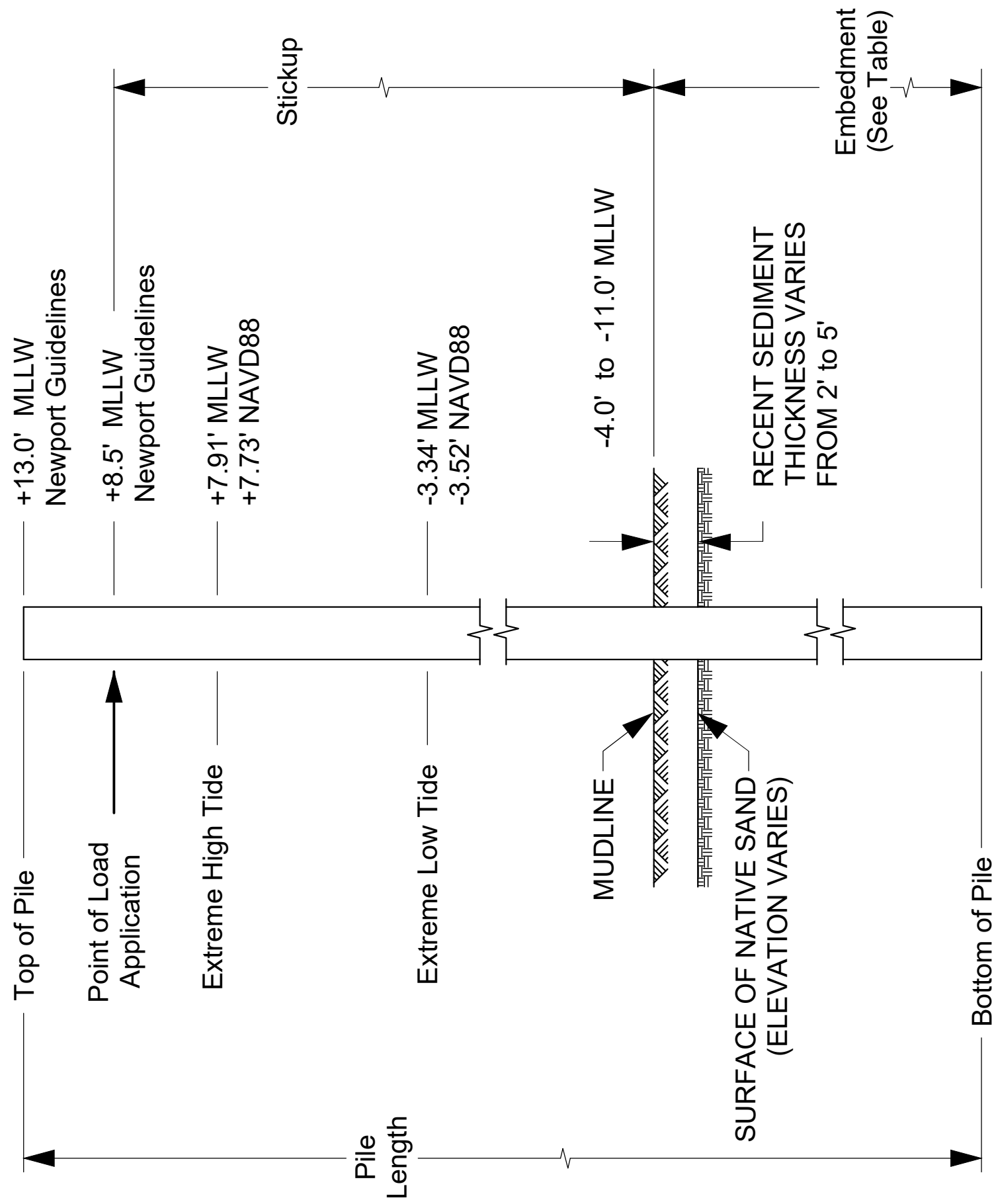
PILE SCHEDULE

LEGEND:

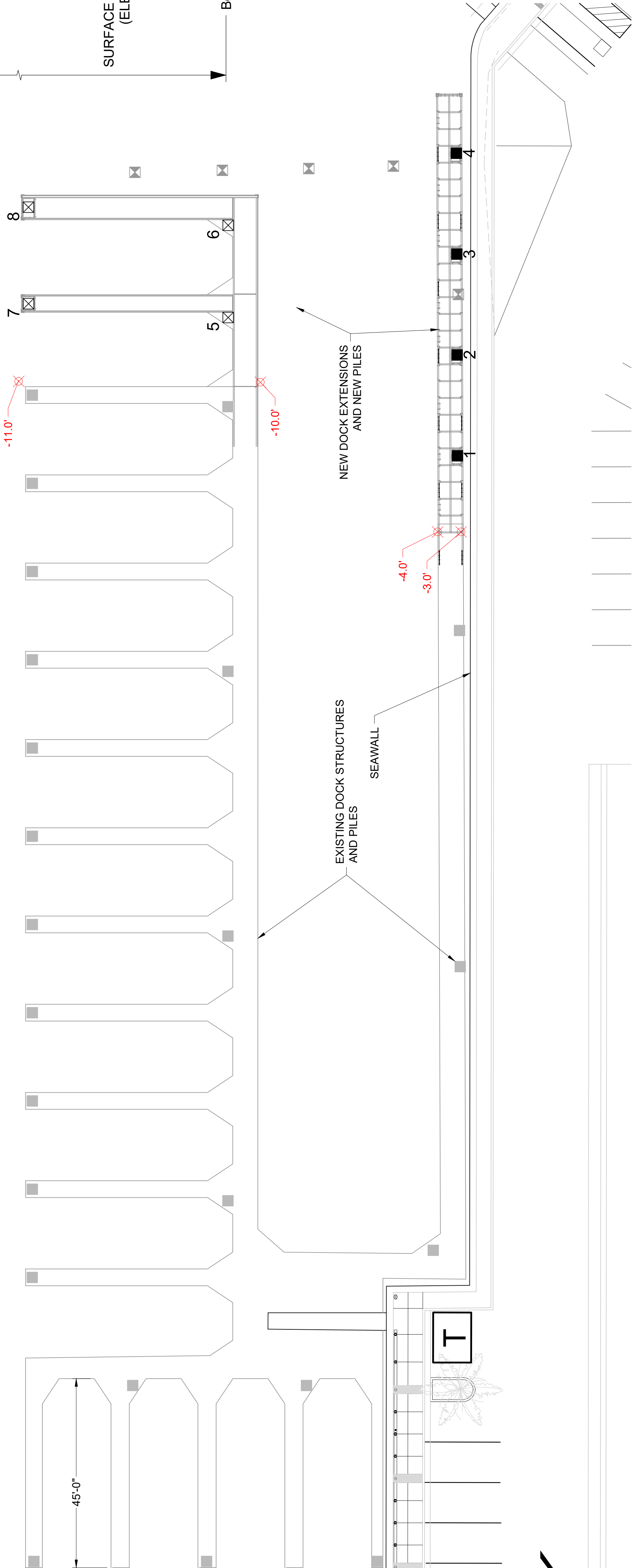
-  = (23) 12" SQUARE CONCRETE PILE (EXISTING)
 = (5) 12" SQUARE CONCRETE PILES (EXISTING, PULLED IN 2006)
 = (4) 12" SQUARE CONCRETE PILE (**NEW**)
 = (4) 16" SQUARE CONCRETE PILE (**NEW**)
 = WATER DEPTH MEASUREMENT NODE (MILLW)

Concrete Strength: min $f'_c = 6000$ psi

Ultimate lateral load estimated by BME using NAVFAC DM-7.2 and Anchor QEA geotechnical report dated July 27, 2016.



ELEVATION VIEW OF TYPICAL MARINA PILE
(N.T.S)



PILE LAYOUT

[illegible]

Bellingham

MARINE®

SOUTHWEST DIVISION
CA LICENSE #442499
8810 SPARLING LANE
DIXON, CA 95620
TEL: (707) 678-2385
FAX: (707) 678-1760

THE WORLD'S MOST
COMPREHENSIVE
MARINA BUILDER

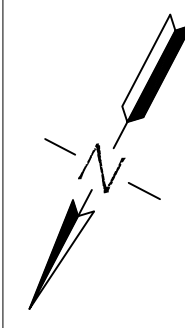
PROJECT NUMBER:	7376
ENGINEER / DESIGNER:	
PROJECT MANAGER:	
CHECKED BY:	

**ANCHORAGE WAY MARINA
DOCK REPLACEMENT**

717 Lido Park Drive
Newport Beach, CA 92663

PILE LAYOUT AND ELEVATION

SCALE:	1" = 15' (Sheet Size 24" x 36")
DRAWN BY:	DM
DATE:	9-2-2021
DRAWING:	PL1
SHEET NO.:	4



Bellingham

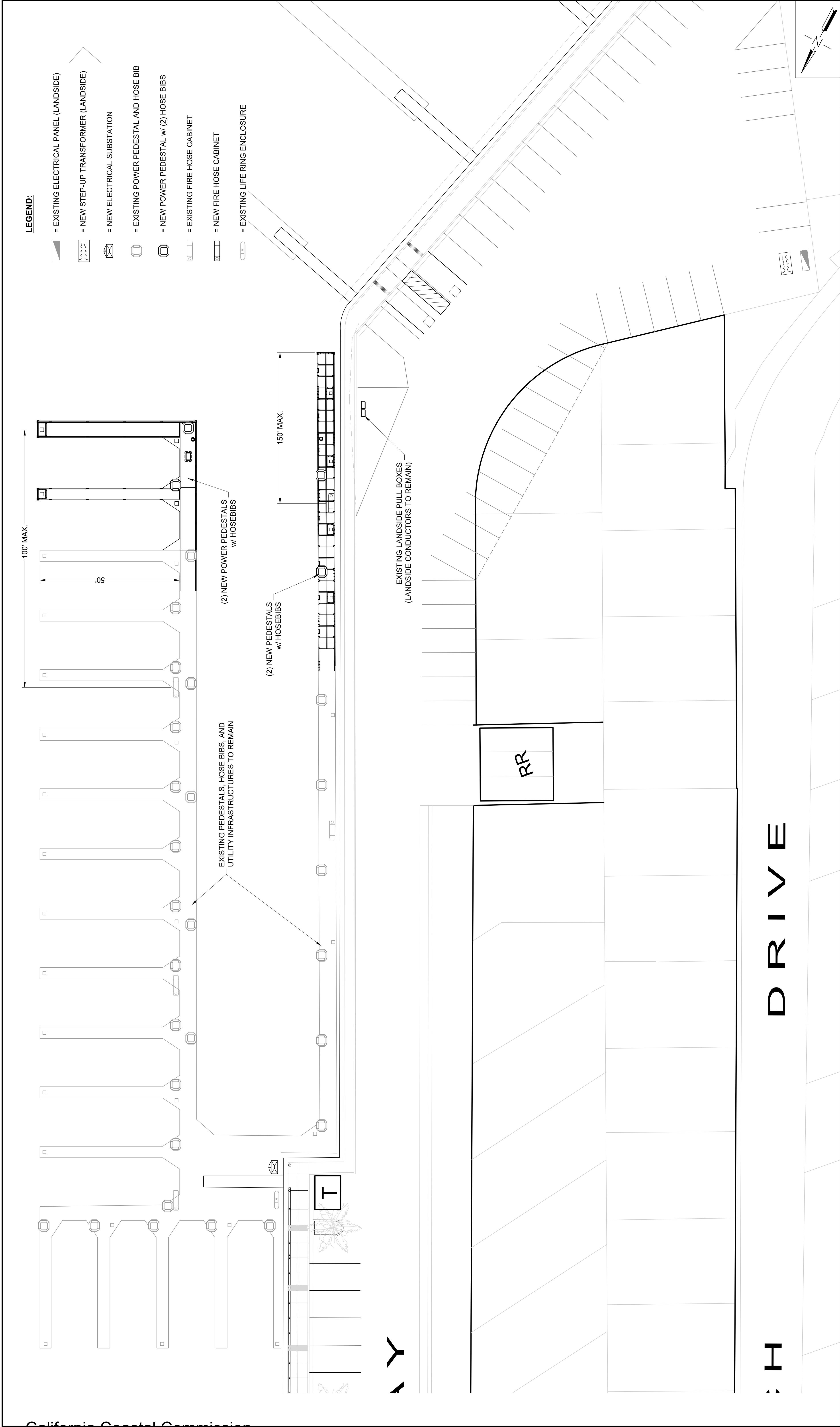
MARINE

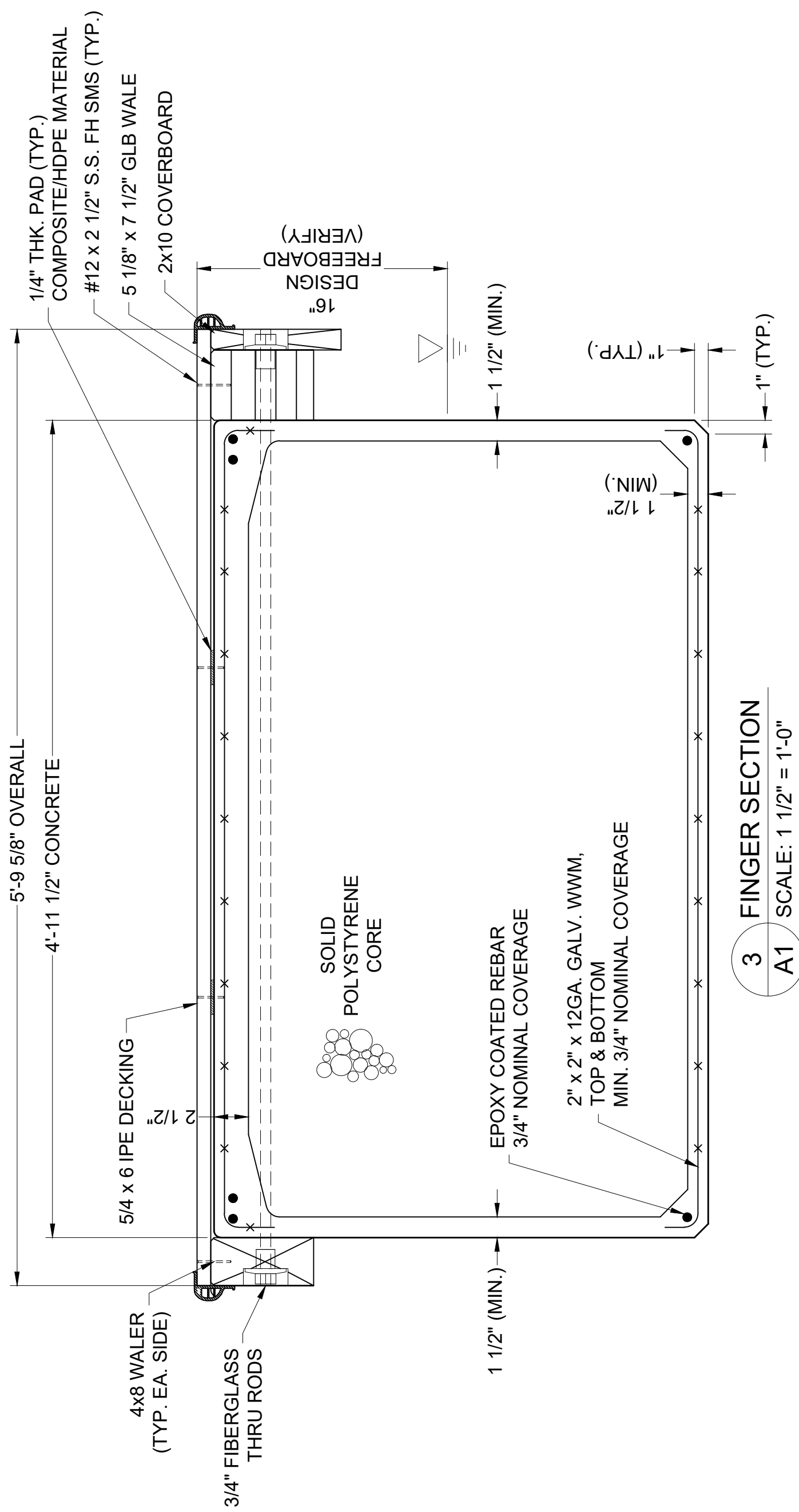
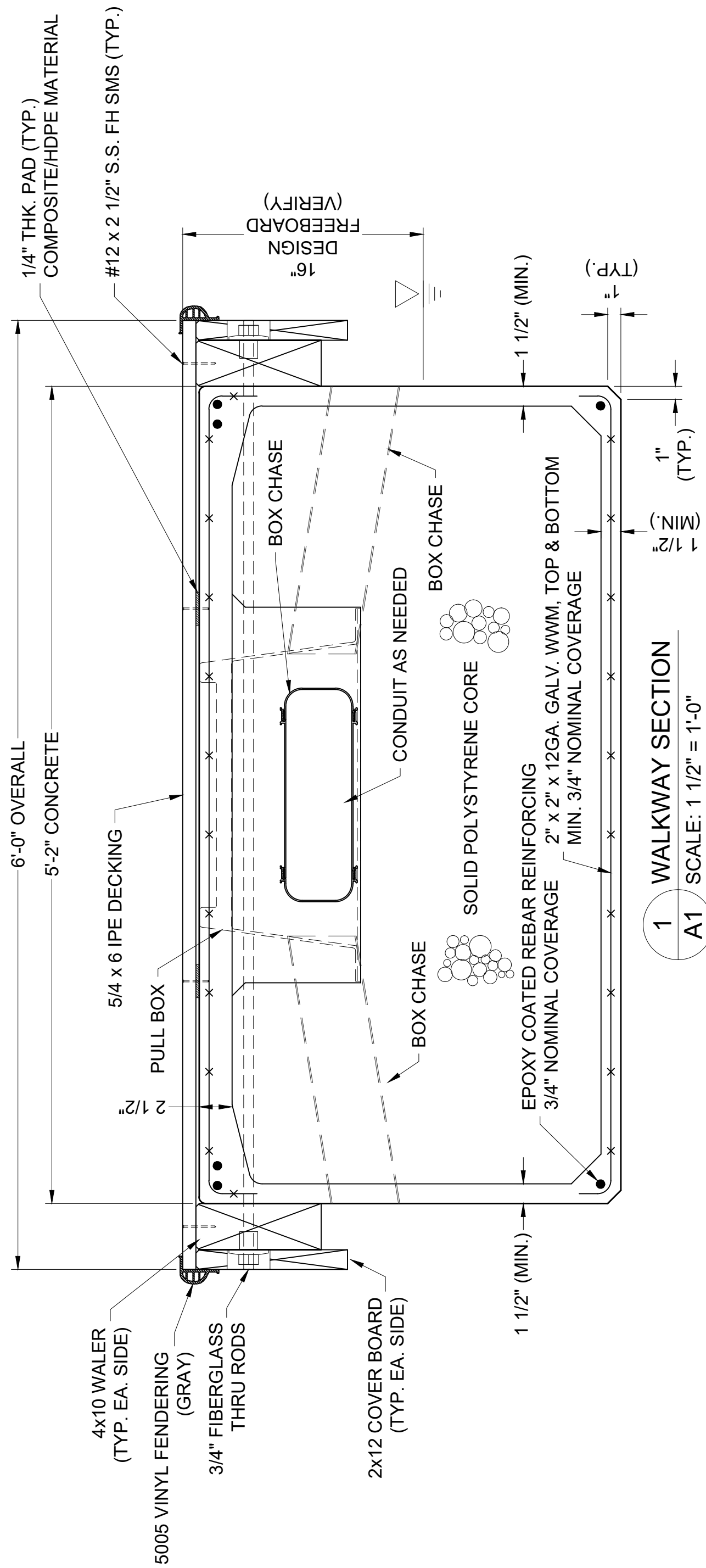
THE WORLD'S MOST
COMPREHENSIVE
MARINA BUILDER

SOUTHWEST DIVISION
CALIFORNIA LICENSE #4412690
8910 SPARKLING LANE
DIXON, CA 95620
TEL: (707) 878-2385
FAX: (707) 878-1760

PROJECT NUMBER:	7376
ENGINEER / DESIGNER:	
PROJECT MANAGER:	
CHECKED BY:	

	SCALE:	1" = 15'
	(Sheet Size 24" x 36")	
	DRAWN BY:	DM
	DATE:	9-2-2021
	DRAWING:	CP1
	SHEET NO.:	5





NOTES:

1. FREEBOARD SHOWN IS AFTER APPROX. 1 YEAR ACCLIMATION.
2. PVC PIPES / BOXES SHOWN CHASES ONLY. INSTALL CONDUIT AS NEEDED FOR ELECTRICAL SERVICES.
3. SOME HIDDEN LINES NOT SHOWN FOR CLARITY.

TYPICAL CONCRETE REINFORCING FOR ALL FLOATS:

- REBAR IS TO BE GRADE 60, EPOXY COATED
- WWM IS TO BE 2" x 2" / 12GA, H.D.G.

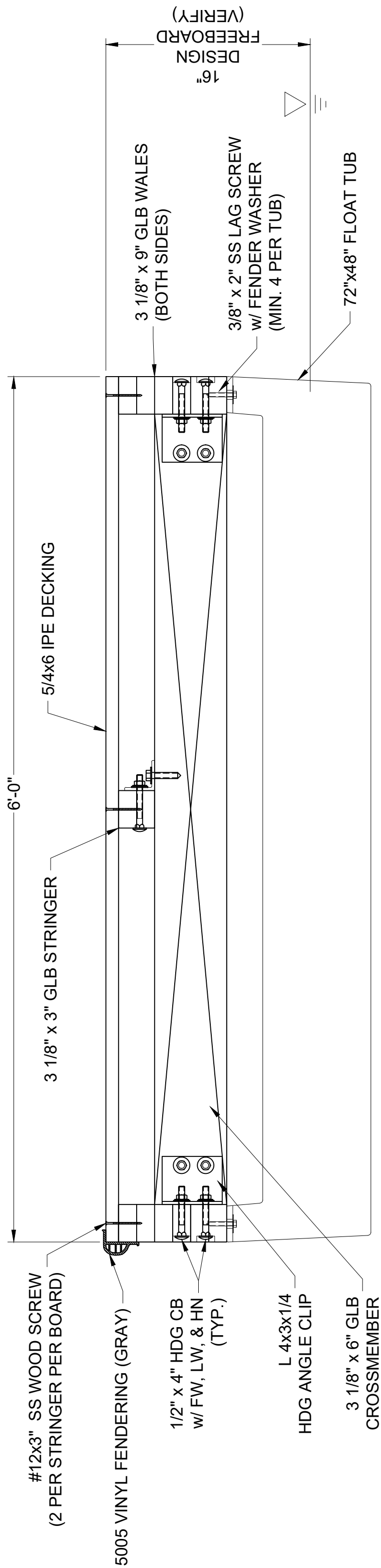
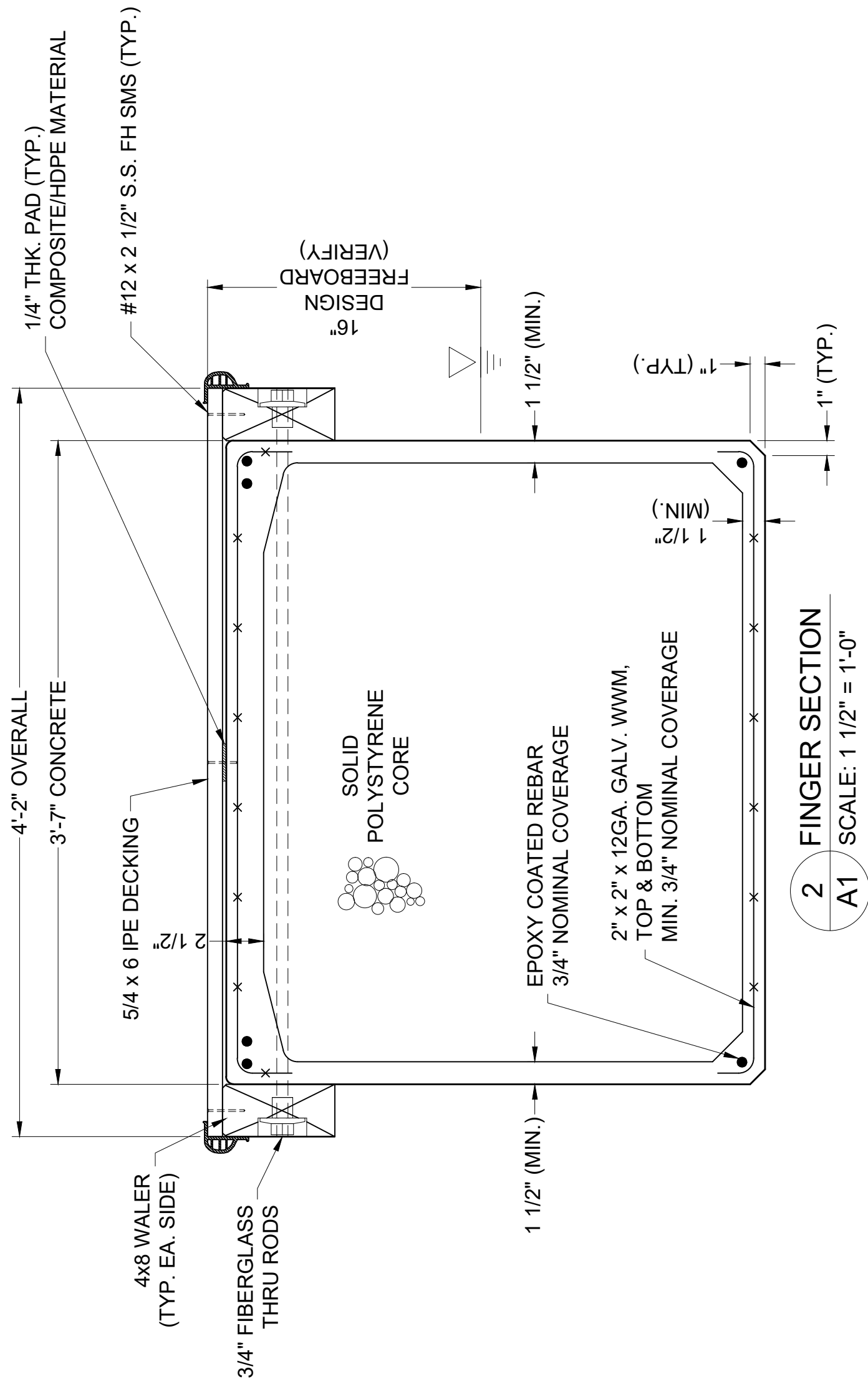
DIMENSIONAL LUMBER (WALES & COVER BOARDS/ FASCIA):

DOUGLAS FIR, SELECT FOR STRUCTURAL WALES
#1 & #2 OR APPEARANCE GRADE FOR COVER BOARDS/ FASCIA

GLU-LAM (GLB) WALES:

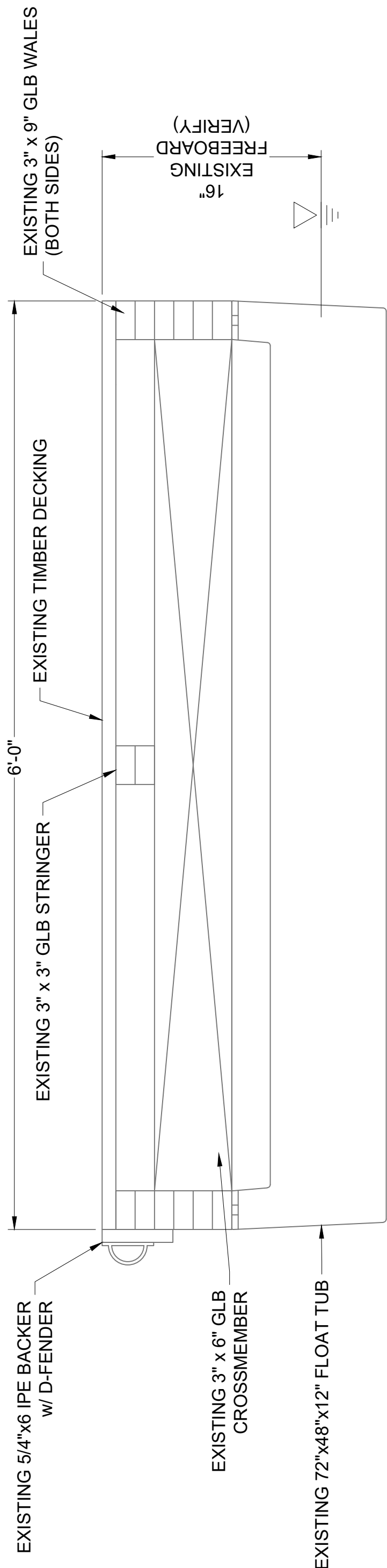
DOUGLAS FIR, COMBINATION 24F-V8

PRESSURE TREAT ALL WOOD WITH A.C.Z.A. TO 0.6 PCF MIN. RETENTION PER AWPA STANDARDS



4 TIMBER WALKWAY SECTION

A1 SCALE: 1 1/2" = 1'-0"



5 EXISTING WALKWAY SECTION

A1 SCALE: 1 1/2" = 1'-0"

		SOUTHWEST DIVISION CAL LICENSE #42489 8610 STARLING LANE FARMERSVILLE, CA 95829 TEL: (707) 878-2385 © FAX: (707) 878-1760		 Bellingham MARINE	THIS DRAWING CONTAINS PROPRIETARY INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE INDUSTRIES INC. SHALL NOT BE REPRODUCED OR MADE AVAILABLE TO THIRD PARTIES WITHOUT PRIOR WRITTEN PERMISSION FROM BELLINGHAM MARINE INDUSTRIES INC. UNIFLOAT® UNIDECK® AND © BELLINGHAM MARINE INDUSTRIES, INC.	PROJECT NUMBER: 7376 ENGINEER / DESIGNER: PROJECT MANAGER: CHECKED BY:	ANCHORAGE WAY MARINA DOCK REPLACEMENT 717 Lido Park Drive Newport Beach, CA 92663	SCALE: AS SHOWN (Sheet Size 24" x 36") DRAWN BY: DM DATE: 9-2-2021 DRAWING: A1 SHEET NO.: 6
				</				