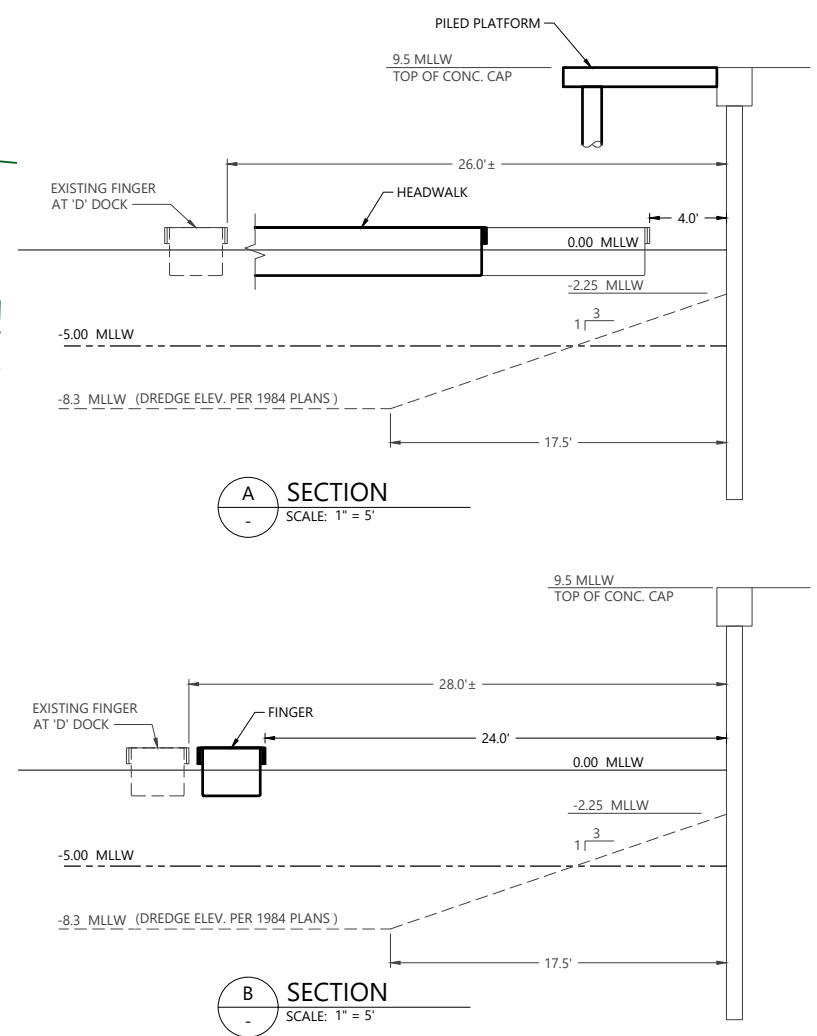
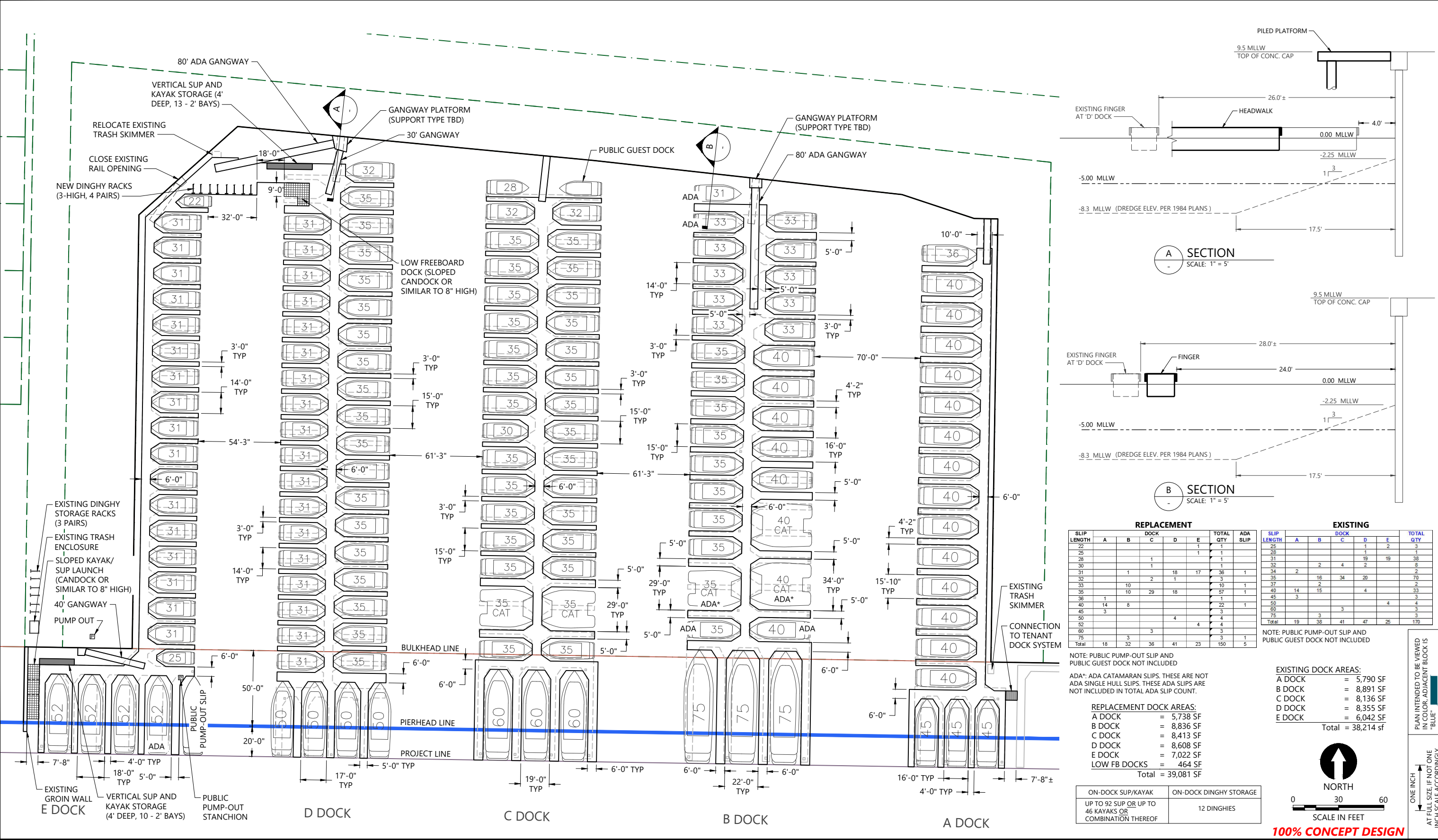


K:\Projects\0243-City of Newport Beach\Balboa Yacht Basin\0243 Replacement Dock Layout.dwg | Fig. 1
May 15, 2025 4:21pm rrazonable



REPLACEMENT						EXISTING								
SLIP LENGTH	A	B	C	D	E	TOTAL QTY	ADA SLIP	SLIP LENGTH	A	B	C	D	E	TOTAL QTY
22						1		25						1
25						1		28						1
28						1		31						1
30						1		32						1
31						1		33						1
32						1		34						1
33						1		35						1
35						10		37						1
35						10		40						1
36						1		45						1
40						14		50						1
45						3		52						1
50						4		55						1
52						4		60						1
60						3		75						1
75						3		Total	19	38	41	47	25	170
Total	18	32	36	41	23	150	5	NOTE: PUBLIC PUMP-OUT SLIP AND PUBLIC GUEST DOCK NOT INCLUDED						

NOTE: PUBLIC PUMP-OUT SLIP AND PUBLIC GUEST DOCK NOT INCLUDED

ADA*: ADA CATAMARAN SLIPS. THESE ARE NOT ADA SINGLE HULL SLIPS. THESE ADA SLIPS ARE NOT INCLUDED IN TOTAL ADA SLIP COUNT.

REPLACEMENT DOCK AREAS:
 A DOCK = 5,738 SF
 B DOCK = 8,836 SF
 C DOCK = 8,413 SF
 D DOCK = 8,608 SF
 E DOCK = 7,022 SF
 LOW FB DOCKS = 464 SF
 Total = 39,081 SF

EXISTING DOCK AREAS:
 A DOCK = 5,790 SF
 B DOCK = 8,891 SF
 C DOCK = 8,136 SF
 D DOCK = 8,355 SF
 E DOCK = 6,042 SF
 Total = 38,214 sf

ON-DOCK SUP/KAYAK UP TO 92 SUP OR UP TO 46 KAYAKS OR COMBINATION THEREOF

ON-DOCK DINGHY STORAGE 12 DINGHIES

SCALE IN FEET

100% CONCEPT DESIGN



REVISIONS				
REV	DATE	BY	APP'D	DESCRIPTION

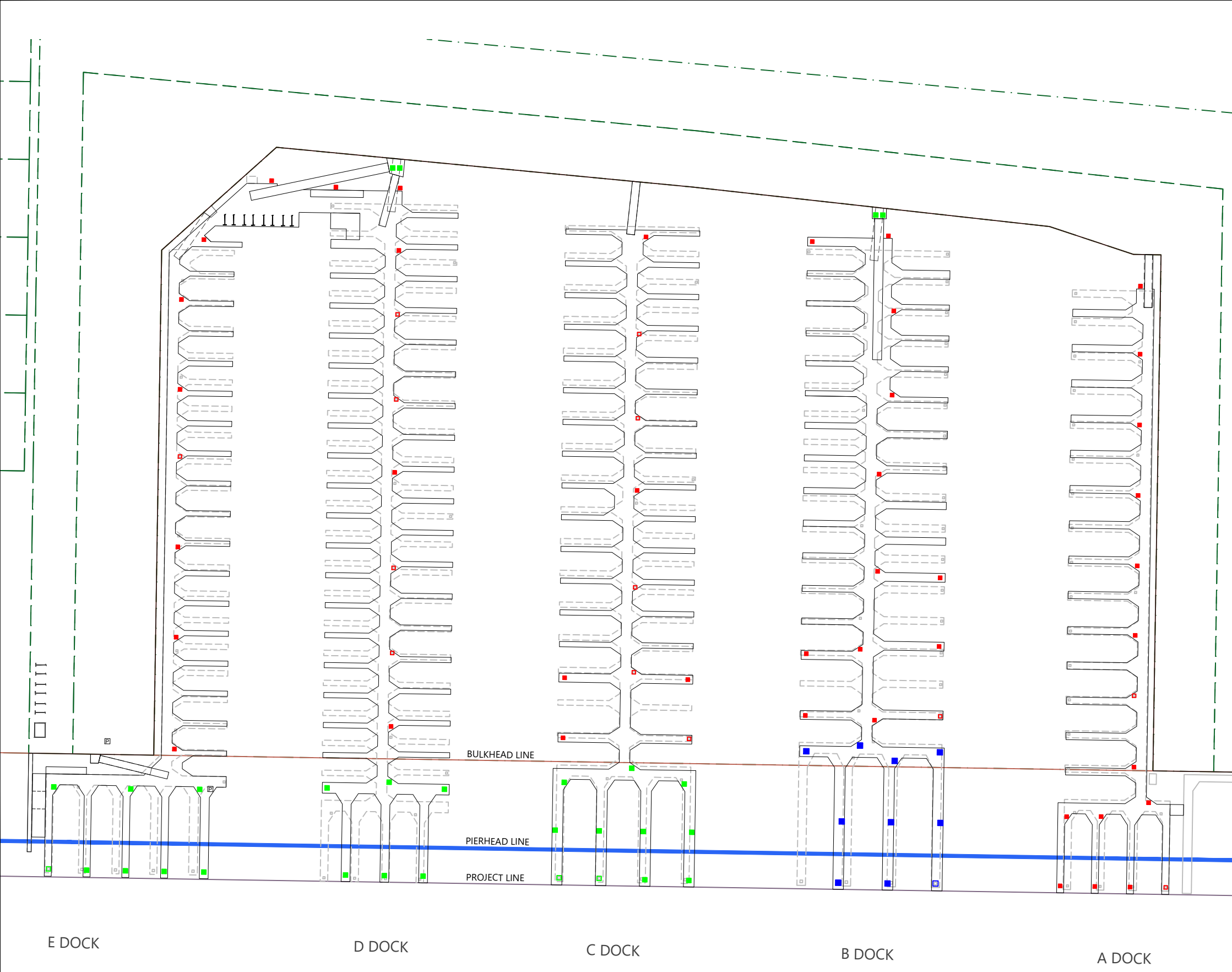
DESIGNED BY: _____
 DRAWN BY: R RAZONABLE
 CHECKED BY: F MASSABKI
 APPROVED BY: _____
 SCALE: AS NOTED
 DATE: MAY 15, 2025

BALBOA YACHT BASIN
REPLACEMENT DOCK LAYOUT

FIG. 1

SHEET # 1 OF 3

K:\Projects\0243-City of Newport Beach\Balboa Yacht Basin\0243 Replacement Dock Layout.dwg | Fig. 2
 May 15, 2025 4:21pm rrazonable

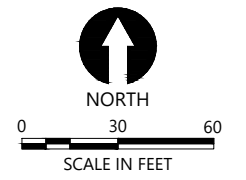


LEGEND:

- ◻ EXISTING PILE TO BE REMOVED
- ◻ EXISTING 14" SQ. PILE TO REMAIN
- NEW 14" SQ. PILE
- ◻ EXISTING 16" SQ. PILE TO REMAIN
- NEW 16" SQ. PILE
- ◻ EXISTING 18" SQ. PILE TO REMAIN
- NEW 18" SQ. PILE

EXISTING PILES:	QTY	AREA (SF)
14" SQ. PILE	84	114.33
16" SQ. PILE	9	16.00
18" SQ. PILE	4	9.00
TOTAL	97	139.33

PROPOSED PILES:	QTY	AREA (SF)
14" SQ. PILE TO REMAIN	13	17.69
14" SQ. NEW PILE	42	57.15
16" SQ. PILE TO REMAIN	3	5.33
16" SQ. NEW PILE	26	46.19
18" SQ. PILE TO REMAIN	1	2.25
18" SQ. NEW PILE	9	20.25
TOTAL TO REMAIN	17	25.27
TOTAL NEW	77	123.59
TOTAL PROPOSED PILES	94	148.86



PLAN INTENDED TO BE VIEWED
 IN COLOR. ADJACENT BLOCK IS
 "BLUE"
 ONE INCH
 AT FULL SIZE IF NOT ONE
 INCH SCALE ACCORDINGLY

100% CONCEPT DESIGN

E DOCK

D DOCK

C DOCK

B DOCK

A DOCK

BULKHEAD LINE

PIERHEAD LINE

PROJECT LINE



REVISIONS				
REV	DATE	BY	APP'D	DESCRIPTION

DESIGNED BY: _____
 DRAWN BY: R RAZONABLE
 CHECKED BY: F MASSABKI
 APPROVED BY: _____
 SCALE: AS NOTED
 DATE: MAY 15, 2025

BALBOA YACHT BASIN

PILE LAYOUT

FIG. 2

SHEET # 2 OF 3