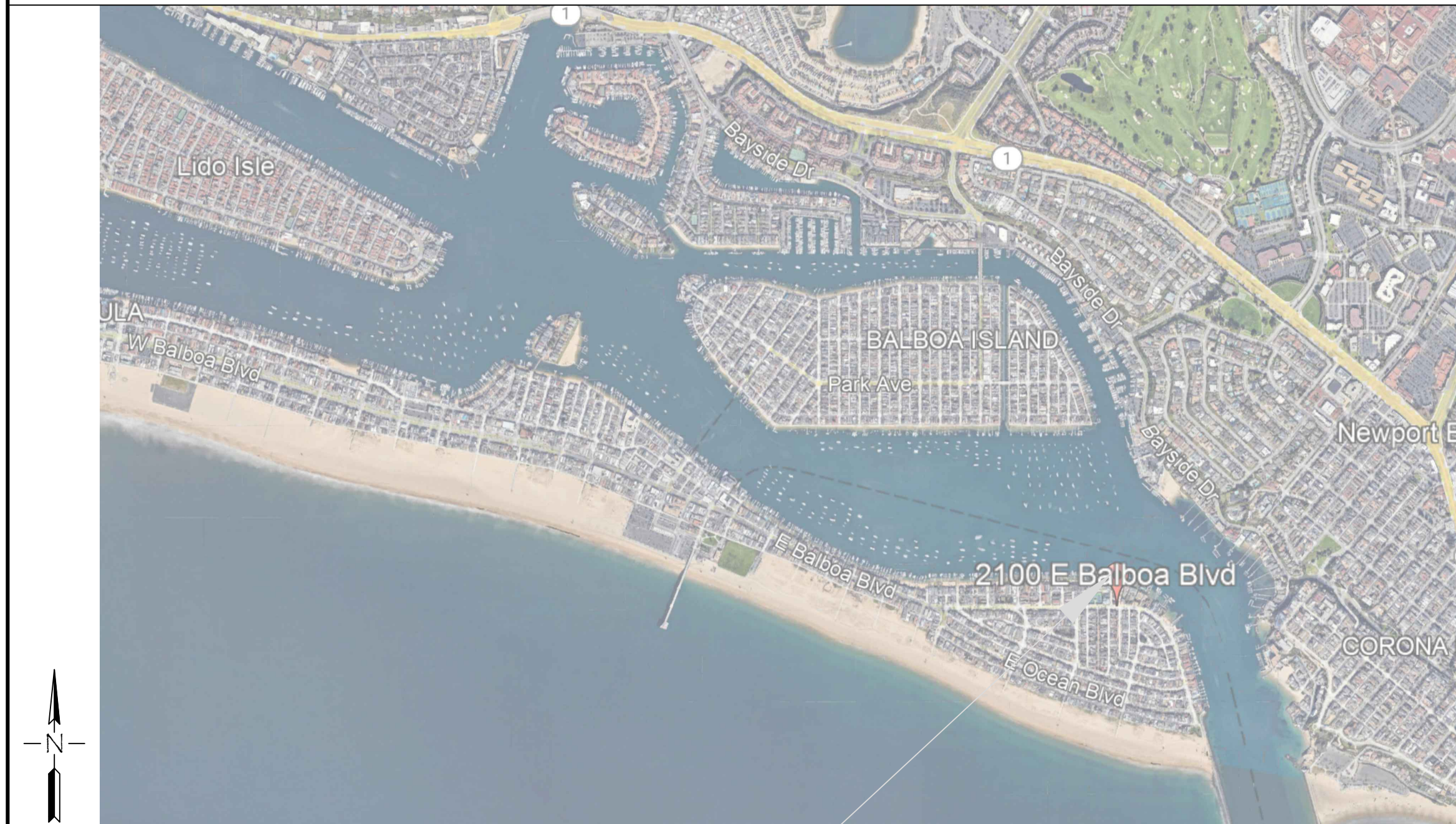


2100 / 2102 BALBOA BOULEVARD DOCK
NEWPORT BEACH, CA

APPROVAL-IN-CONCEPT SET

VICINITY MAP



PROJECT LOCATION



Precision Engineered Flotation Systems

CAUTION:

FLOAT SYSTEMS ARE UNSTABLE WHEN PLACED IN WATER PRIOR
 TO ASSEMBLY IN THEIR FINAL INTENDED CONFIGURATION.
 MODULES OR SUBASSEMBLIES SHOULD BE HANDLED WITH CARE
 DURING INSTALLATION AND SHOULD NEVER BE STOOD OR
 WALKED UPON PRIOR TO FINISHED ASSEMBLY.

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PROJECT DESCRIPTION

CONSTRUCTING NEW FLOATING DOCK SYSTEM, GANGWAY AS FOLLOWS:

1. REMOVAL & DISPOSAL OF TWO EXISTING DOCK SYSTEMS, EQUIPMENT, & WATER SYSTEM AT 2100 & 2102 BALBOA BLVD.
2. REMOVAL OF EXISTING PILES AT BOTH DOCKS.
3. SINGLE REPLACEMENT CONCRETE DOCK SYSTEM INSTALLED ACROSS BOTH EXISTING PROPERTIES (AND ENTIRELY WITHIN THE PROPERTY LINES OF THE TO-BE-MERGED NEW SINGLE LOT UPON LOT LINE ADJUSTMENT).
4. NEW ALUMINUM GANGWAY FROM EXISTING PIER FOR DOCK ACCESS.
5. NEW STEEL PILES WITH SLEEVES
6. NEW DOCKSIDE ELECTRICAL SYSTEM
7. NEW DOCKSIDE WATER SYSTEM, INCLUDING BOTH POTABLE AND SPOT-FREE WATER.

CONTACT INFORMATION

PROJECT ADDRESS:
2100 / 2102 BALBOA BOULEVARD
NEWPORT BEACH, CA

CUSTOMER (DESIGNEE):
CAA PLANNING
30900 RANCHO VIEJO ROAD, SUITE 285
SAN JUAN CAPISTRANO, CA 92675
DESIGNEE:
SHAWNA SCHAFFNER
TEL: 949-581-2888
Sschaffner@caapanning.com

CONTRACTOR:
BELLINGHAM MARINE INDUSTRIES, INC.
(SW)
ATTN: ERIC NOEGEL, GENERAL
MANAGER
8810 SPARLING LANE
DIXON, CA 95620
TEL: 707-678-2385
CA GEN. CON. LIC. NO. 442499

ABBREVIATIONS

& @	and at	HN IN.	Hex Nut Inch(es)		
A.C.O.E.	Army Corps of Engineers	LBS. or #	pound(s)	SIM.	Similar
ALUM.	Aluminum	LAM	Laminated	SS	Stainless Steel
A.S.	Anti-Skid	L.L.	Live Load	T.O.C.	Top of Concrete
x	by	LW	Lock Washer	T.O.S.	Top of Slope
CB	Carriage Bolt	MLLW	Mean Lower Low Water	TS	Tube Steel
CL	Center Line	MAX.	Maximum	TYP.	Typical
C-C	Center to Center	MB	Machine Bolt	THK.	Thick
C.F.	Cubic Foot/Feet	MDPE	Medium Density Polyethylene	U.N.O.	Unless Otherwise Noted
CW	Cleat Washer	MM	Millimeter	UHMW	Ultra High Molecular Weight
CONC.	Concrete	MIN.	Minimum	W.W.F.	Welded Wire Fabric
CONT.	Continuous	N.I.C.	Not In Contract	W.W.M.	Welded Wire Mesh
C.Y.	Cubic Yard	NO. or #	Number	w/	with
°	Degrees	(N)	New	X.H.W.	Extreme High Water
D.F.	Douglas Fir	NTS	Not To Scale	X.L.W.	Extreme Low Water
D.L.	Dead Load	O.A.	Overall		
DET.	Detail	O.C.	On Center		
Ø or DIA.	Diameter	OPP.	Opposite		
ELEV./ EL.	Elevation	%	Percent		
EXIST./ (E)	Existing	±	Plus or Minus		
EA.	Each	PL.	Plate		
Fab.	Fabrication	PCF	Pounds per Cubic Foot		
F.B.	Flat Bar	P.O.C.	Point of Connection		
FH	Flat Head	PSI	Pounds per Square Inch		
FT.	Foot	P.T.	Pressure Treated		
FW	Flat Washer	PVC	Polyvinyl Chloride		
GALV.	Galvanized	PL.	Plate		
GLB	Glue Laminated Beam	PW	Plate Washer		
HB	Hex Bolt	QTY.	Quantity		
H.D.	Heavy Duty	REINF.	Reinforced, reinforcement		
HDG	Hot Dip Galvanized	REQ'D	Required		
HDPE	High Density Polyethylene	SQ.	Square		
HH	Hex Head	SQW	Square Washer		
HW	Hardware	S.F.	Square Foot		

SITE MAP



— AREA OF WORK

[illegible]

THE WORLD'S MOST
COMPREHENSIVE
MARINA BUILDER

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

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PROJECT NUMBER:	
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1324-045

ENGINEER / DESIGNER:
MLB

PROJECT MANAGER:	
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CHECKED BY: PB

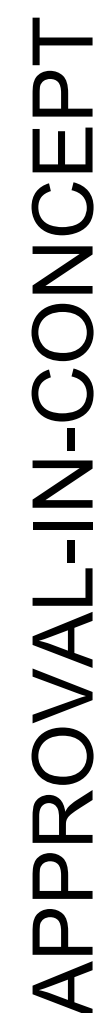
2100/2102 BALBOA BLVD,
NEWPORT BEACH, CA

TITLE SHEET & INDEX

INDEX

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APPROVAL-IN-CONCEPT



Overlay - Existing and Proposed Configuration

PILE SIZE AND NUMBER WILL BE DETERMINED
UPON FINAL DESIGN.

EXISTING OVERWATER SQ/FT - 2,545 SQ.FT

PROPOSED OVERWATER SQ/FT - 1,818 SQ.FT

EXISTING DOCKS
(REMOVE- SEE DP1)

PROPOSED NEW DOCKS

PIERHEAD LINE

PROPOSED NEW PILES

BULKHEAD LINE

EXISTING PLATFORM TO REMAIN

2100 E. BALBOA BLVD.
NEWPORT BEACH, CA

NEW 3.5' x 24'
GANGWAY

2102 E. BALBOA BLVD.
NEWPORT BEACH, CA

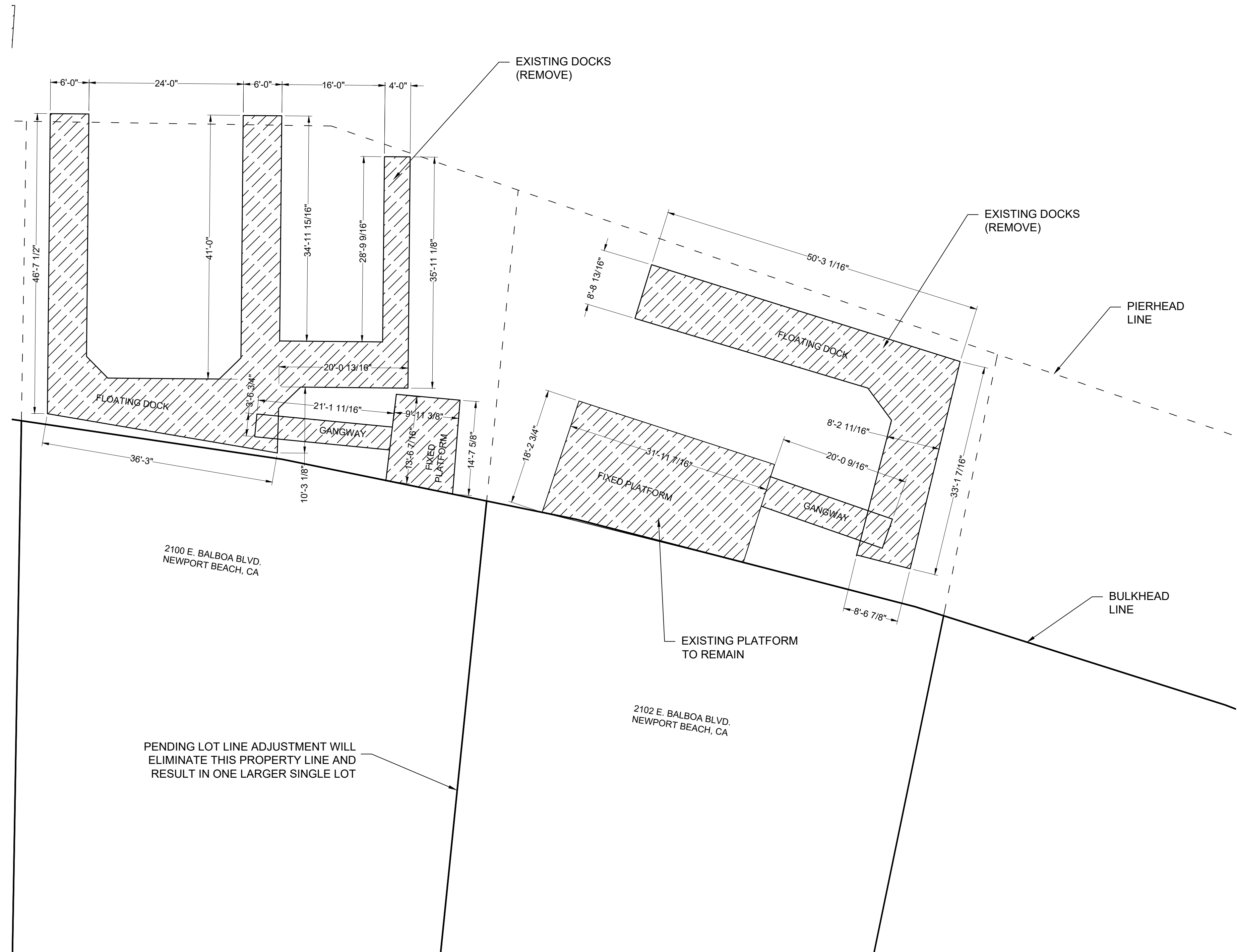
DECK STORAGE, PADDLEBOARD
& KAYAK RACKS ON DECK

PENDING LOT LINE ADJUSTMENT WILL
ELIMINATE THIS PROPERTY LINE AND
RESULT IN ONE LARGER SINGLE LOT

5'-11 1/2"

[illegible]

EXISTING (REMOVE)
2,545 s.f. TOTAL



				<div><div><div>Bellingham</div><div>MARINE</div></div><div>THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</div></div> <div>SOUTHWEST DIVISION CA LICENSE #442499 8810 SPARKLING LANE DIXON, CA 95620 TEL: (707) 678-2385 FAX: (707) 678-1760</div> <div>THIS DRAWING CONTAINS PROPRIETARY INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE INDUSTRIES, INC., AND SHALL NOT BE COPIED, REPRODUCED OR MADE AVAILABLE TO THIRD PARTIES WITHOUT PRIOR WRITTEN PERMISSION FROM BELLINGHAM MARINE INDUSTRIES, INC. UNIFLOAT®, UNIDECK® AND © BELLINGHAM MARINE INDUSTRIES, INC.</div>	PROJECT NUMBER: 1324-045	2100/2102 BALBOA BLVD, NEWPORT BEACH, CA	SCALE: 1" = 10' (Sheet Size 22" x 34")
					ENGINEER / DESIGNER:		DRAWN BY: DD
					PROJECT MANAGER:	DATE: 6-24-25	
					CHECKED BY:	EXISTING DOCKS- DEMOLITION PLAN	DRAWING: DP1
							SHEET NO.: 04

N
W E
S

EXISTING STRUCTURES
(FOR REFERENCE ONLY)

Proposed Configuration

NEW DOCK SHOWN OFFSET FROM SEAWALL.
FINAL DOCK POSITION WILL BE DETERMINED BY WATER
DEPTH (BATHYMETRIC SURVEY REQUIRED)

14'-4 3/8" 5'-9" 33'-10 3/4" 4'-4 1/2" 19'-3 13/16" 72'-6" ± 41'-6" 34'-6 7/16" 30'-11 1/2" 27'-8 9/16" 10'-0 3/4" 24'-4" 4'-0" 4'-0" 8'-7 1/4" 10'-2" 24'-9 3/8" 10'-4 3/16" 16'-0" 7'-3" 18'-2 3/4" 5'-11 1/2" 5'-4 3/16" 5'-7 3/16" 73'-5 5/16" 7'-0 3/4" 5'-9" 4'-4 1/2" 19'-3 13/16" 72'-6" ± 41'-6" 34'-6 7/16" 30'-11 1/2" 27'-8 9/16" 10'-0 3/4" 24'-4" 4'-0" 4'-0" 8'-7 1/4" 10'-2" 24'-9 3/8" 10'-4 3/16" 16'-0" 7'-3" 18'-2 3/4" 5'-11 1/2" 5'-4 3/16" 5'-7 3/16" 73'-5 5/16" 7'-0 3/4" 5'-9" 4'-4 1/2" 19'-3 13/16" 72'-6" ± 41'-6" 34'-6 7/16" 30'-11 1/2" 27'-8 9/16" 10'-0 3/4" 24'-4" 4'-0" 4'-0" 8'-7 1/4" 10'-2" 24'-9 3/8" 10'-4 3/16" 16'-0" 7'-3" 18'-2 3/4"

2100 E. BALBOA BLVD.
NEWPORT BEACH, CA


2102 E. BALBOA BLVD.
NEWPORT BEACH, CA

EXISTING PLATFORM
TO REMAIN

PIERHEAD LINE

BULKHEAD LINE

PENDING LOT LINE ADJUSTMENT WILL
ELIMINATE THIS PROPERTY LINE AND
RESULT IN ONE LARGER SINGLE LOT

			 <p>Bellingham MARINE®</p> <p>THE WORLD'S MOST COMPREHENSIVE MARINA BUILDER</p>	<p>SOUTHWEST DIVISION CA LICENSE #442499 8810 SPARLING LANE DIXON, CA 95620 TEL: (707) 678-2385 FAX: (707) 678-1760</p>	<p>THIS DRAWING CONTAINS PROPRIETARY INFORMATION WHICH IS THE PROPERTY OF BELLINGHAM MARINE INDUSTRIES, INC., AND SHALL NOT BE COPIED, REPRODUCED OR MADE AVAILABLE TO THIRD PARTIES WITHOUT PRIOR WRITTEN PERMISSION FROM BELLINGHAM MARINE INDUSTRIES, INC. UNIFLOAT®, UNIDECK® AND © BELLINGHAM MARINE INDUSTRIES, INC.</p>	PROJECT NUMBER:	<p>2100/2102 BALBOA BLVD, NEWPORT BEACH, CA</p>	<p>PROPOSED DOCKS- DIMENSIONAL LAYOUT</p>		SCALE: 1" = 10' (Sheet Size 22" x 34")
						ENGINEER / DESIGNER:				DRAWN BY: DD
						PROJECT MANAGER:				DATE: 6-24-25
						CHECKED BY:				DRAWING: DL1
REVISIONS										SHEET NO.: 05

NEW DOCK SHOWN OFFSET FROM SEAWALL.
FINAL DOCK POSITION WILL BE DETERMINED BY WATER
DEPTH (BATHYMETRIC SURVEY REQUIRED)

**Proposed Layout with Project Line
and Main Navigation Channel**

PROJECT LINE

20'-0"

EXISTING DOCKS
(REMOVE- SEE DP1)

7'-0"

PROJECT LINE /
MAIN NAVIGATION
CHANNEL

PROPOSED NEW DOCKS

20'-0"

PIERHEAD
LINE

PROPOSED NEW PILES

2100 E. BALBOA BLVD.
NEWPORT BEACH, CA

NEW 3.5' x 24'
GANGWAY

2102 E. BALBOA BLVD.
NEWPORT BEACH, CA

DECK STORAGE, PADDLEBOARD
& KAYAK RACKS ON DECK

BULKHEAD
LINE

EXISTING PLATFORM
TO REMAIN

PENDING LOT LINE ADJUSTMENT WILL
ELIMINATE THIS PROPERTY LINE AND
RESULT IN ONE LARGER SINGLE LOT

5'-11 1/2"

NOTE

PILE SIZE AND NUMBER WILL BE DETERMINED
UPON FINAL DESIGN.

STRUCTURE SHADE

EXISTING OVERWATER SQ/FT - 2,545 SQ.FT

PROPOSED OVERWATER SQ/FT - 1,818 SQ.FT

----- EXISTING

[illegible]

2100 E. BALBOA BLVD.
NEWPORT BEACH, CA

2102 E. BALBOA BLVD.
NEWPORT BEACH, CA

EXISTING PLATFORM
TO REMAIN

PENDING LOT LINE ADJUSTMENT WILL
ELIMINATE THIS PROPERTY LINE AND
RESULT IN ONE LARGER SINGLE LOT

PROPOSED LAYOUT WITH PROJECT LINE
AND MAIN NAVIGATION CHANNEL

NEW DOCK SHOWN OFFSET FROM SEAWALL.
FINAL DOCK POSITION WILL BE DETERMINED BY WATER
DEPTH (BATHYMETRIC SURVEY REQUIRED)

EXISTING STRUCTURES
(FOR REFERENCE ONLY)

PROJECT LINE

PROJECT LINE /
MAIN NAVIGATION
CHANNEL

PIERHEAD
LINE

BULKHEAD
LINE

5'-4 3/16"

5'-7 3/16"

73'-5 5/16"

5'-11 1/2"

14'-4 3/8"

5'-9"

33'-10 3/4"

4'-4 1/2"

19'-3 13/16"

41'-6"

34'-6 7/16"

30'-11 1/2"

27'-8 9/16"

10'-0 3/4"

7'-0 3/4"

24'-4"

4'-0"

4'-0"

10'-4 3/16"

16'-2 3/4"

7'-3"

16'

24'-9 3/8"

10'-2"

8'-7 1/4"

20'-0"

20'-0"

7'-0"

72'-6"

[illegible]