

January 7, 2008

Aerie

201 – 207 Carnation Ave.

Carnation Cove Dock Replacement Description

The existing floating docks (timber frame, concrete pontoons, and timber deck) are in very poor condition and require replacement. The existing docks are small and can moor four (4) small boats in the approximately 25-foot class. Eight (8) replacement slips are required for the eight (8) new residential units proposed. The new dock layout is located between the existing pierhead line and natural rock outcroppings, property line to the north and south, and an existing eelgrass bed to the south.

New docks will be composed of a concrete wave attenuator as well as timber docks supported by rotationally molded plastic pontoons, which require less draft (bottom clearance) than concrete floats, allowing the dock system to be located as close to the rock outcropping as possible. Five (5) steel dock guidepiles support the existing docks and will be replaced with 19 new guide piles supporting the new dock system. Of these 19 piles, nine (9) will be large diameter piles (approx. 2-foot diameter) to support the wave attenuator. Guidepiles may be either driven steel pipe or prestressed concrete piles set in pre-drilled augered holes. The existing 20-foot long gangway will be replaced by a safer 60-foot gangway.

The pile-supported pier walkway between the existing gangway platform and the existing terrace will be repaired/replaced with a structure in-like-kind (timber-framing system, a 2x timber deck, and timber railings all around). The existing piers supporting the walkway will require repair in the form of concrete repairs. The gangway platform repair will include the four (4) steel piles, timber framing with metal connectors, and a 2x timber deck with railings all around. The existing terrace will be covered with a timber-framing system and deck to create a level path of travel from the staircase to the elevated walkway. The steps and railings from the terrace to the beach will be repaired.