

GENERAL SPECIFICATIONS:

PRIOR TO STARTING WORK THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER TO REVIEW THE PROJECT. PILE INSTALLATION SHALL BE FIELD MONITORED BY THE DESIGN ENGINEER. IN THE EVENT THAT ANY PILE PENETRATION CANNOT BE ATTAINED THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER. THE CONTRACTOR SHALL SUBMIT PROPOSED PILE LENGTHS TO THE ENGINEER. CUTOFF LENGTHS FOR ALL PILE LOCATIONS SHALL BE RECORDED BY THE CONTRACTOR AND SUBMITTED TO THE DESIGN ENGINEER FOR RECORD PURPOSES.

ALL WOOD PILING SHALL BE 12" DIAMETER SOUTHERN PINE WITH A MINIMUM TIP DIAMETER OF 10". MINIMUM PILE DIAMETER AT MUDLINE SHALL BE 10". PRESSURE TREATMENT SHALL BE 2.5 LB/CF CCA. PILES SHALL BE DRIVEN TO DEPTHS AS INDICATED ON THE PLAN. PILES MAY BE DRIVEN USING A VIBRATORY HAMMER AS LONG AS THE MINIMUM PILE PENETRATION CAN BE ATTAINED.

ALL OTHER STRUCTURAL MEMBERS SHALL BE SOUTHERN PINE OR EQUIVALENT. MINIMUM TREATMENT FOR ALL OTHER STRUCTURAL MEMBERS SHALL BE 2.5 LB/CF OF CCA. DIAGONAL BRACING SHALL NOT BE CUT BELOW THE MHW LINE. ALL CUTTING OF SUCH MEMBERS SHALL BE DONE ON THE END ABOVE MHW. WOOD DECKING AND ANY POST OR RAILS SHALL BE 0.6 LB/CF CCA.

ALL METAL CONNECTION MATERIALS SHALL BE HOT DIPPED GALVANIZED. BOLTS SHALL BE A MINIMUM OF 36KSI STEEL. ALL BOLTED CONNECTIONS FOR HEADERS AND BRACING MEMBERS SHALL BE LOCATED A MINIMUM OF 6" FROM THE END OF THE MEMBER, AND 2" FROM THE EDGE OF THE MEMBER. MEMBERS THAT ARE SPLIT OR CRACKED IN THE AREA OF THE BOLT LOCATION SHALL NOT BE USED. FOR ALL 1/2" BOLTS PROVIDE 1/2" WASHERS BOTH SIDES.

DECKING FOR FIXED DOCK SHALL BE 3/4"x6" COMPOSITE OR WOOD MEMBERS. FASTENERS FOR DECKING SHALL BE 2 1/2" GALVANIZED STEEL SCREWS TWO AT EACH ATTACHMENT LOCATIONS.

FOR WOOD RAILINGS, POST SHALL BE 4X4 & RAILS SHALL BE 2X4. FASTENERS FOR RAIL POST SHALL BE TWO 1/2" BOLTS (STAGGERED) THROUGH STRINGERS, WITH 1" WASHERS. FASTENERS FOR RAILS TO POST AND PILING SHALL BE 3" GALVANIZED SCREWS.

CLEATS SHALL BE PROVIDED FOR "T" PORTION OF THE DOCK, TWO ON EACH SIDE 1" FROM EACH END. CLEAT SIZE SHALL BE 10" (FOLLANSBEE C-10-M OR EQUAL) AND SHALL BE FASTENED TO WOOD MEMBERS USING CLEAT ANGLES.

A VINYL BUMPER STRIP SHALL BE PROVIDED ALONG THE OUTBOARD SIDE OF THE "T" PORTION. BUMPER STRIP SHALL BE AS MANUFACTURED BY "FOLLANSBEE" MODEL VRR-2 OR EQUAL.

UTILITY SPECIFICATIONS:

ALL UTILITY WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS IN THEIR RESPECTIVE TRADES. ALL WORK SHALL MEET REQUIREMENTS OF THE CURRENT RI STATE BUILDING CODES.

ELECTRICAL WIRE SHALL BE SIZED BY THE ELECTRICAL CONTRACTOR. WIRE SHALL BE ENCASED IN PVC CONDUIT SUITABLE FOR MARINE APPLICATION. INSTALL EXTERIOR-TYPE, MARINE GRADE, DOUBLE ENCAPSULE AT END OF PIER AS INDICATED.

WATER LINE SHALL BE 3/4" POLYETHYLENE TUBING AS MANUFACTURED BY "AQUAPEX" OR EQUAL. INSTALL SUITABLE BACKFLOW PREVENTER AT EITHER EXISTING DWELLING OR PIER HEAD AS REQUIRED BY CODE. PROVIDE DRAIN AT PIER HEAD TO ALLOW REMOVAL OF WATER FROM THE LINE DURING THE WINTER MONTHS. INSTALL SPIGOT AT END OF PIER AS INDICATED.

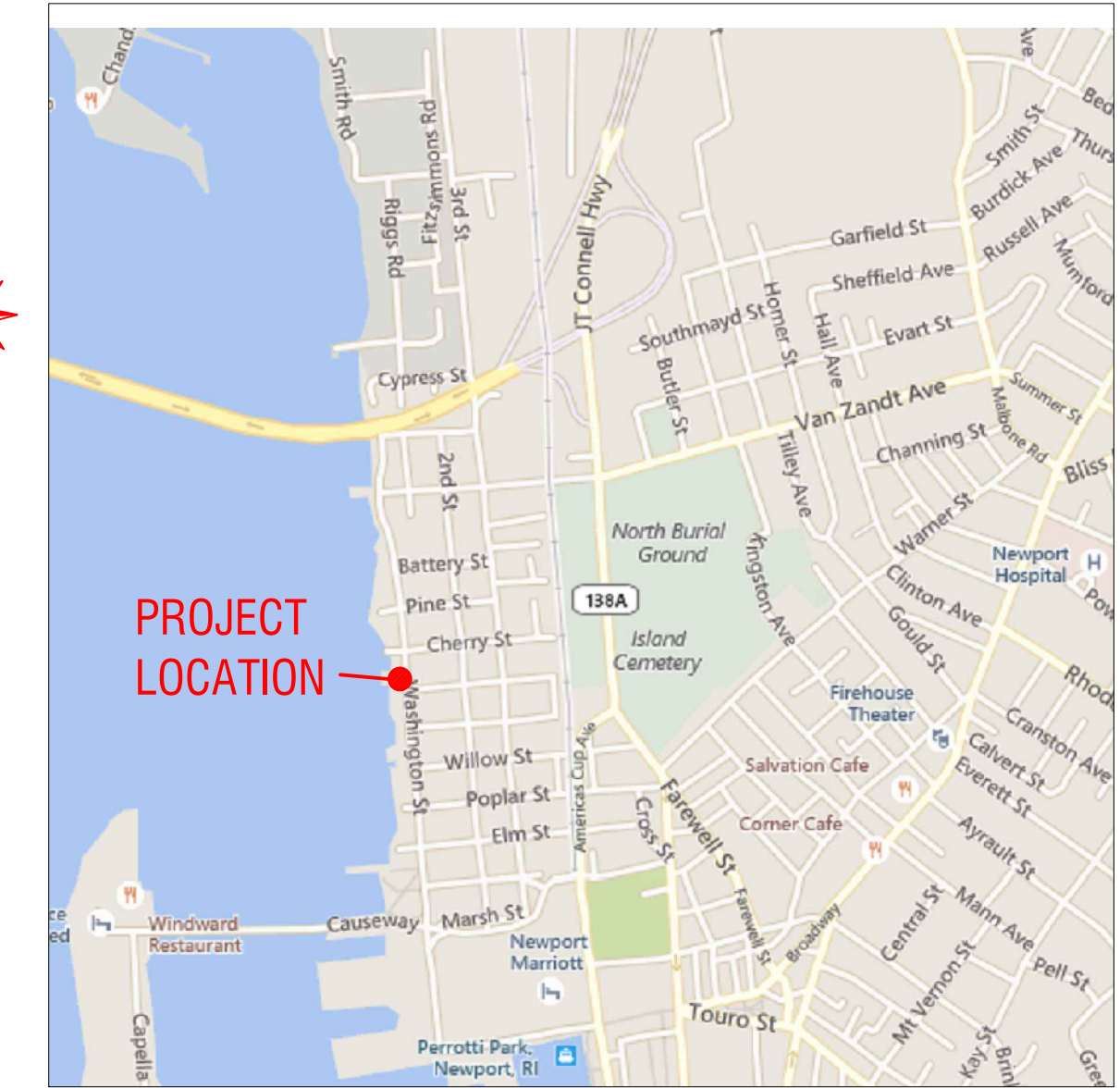
ELECTRIC/WATER UTILITY LINES SHALL BE CONNECTED AT EXISTING DWELLING. LINES SHALL BE BURIED A MINIMUM DEPTH OF 12" ACROSS EXISTING LAWN AREA AND AS REQUIRED BY TOWN REQUIREMENTS UNDER ROADWAY TO PIER HEAD. UTILITIES SHALL BE SECURED TO UNDERSIDE OF PIER AS INDICATED, WITH GALVANIZED METAL FASTENERS EVERY 5' ON CENTER.

LOW VOLTAGE LIGHTING SHALL BE PROVIDED ALONG THE DOCK AS INDICATED. LIGHTING TYPE TO BE PROPOSED BY CONTRACTOR. INCLUDE LOW VOLTAGE WIRING IN ELECTRICAL CONDUIT OR SEPARATE CONDUIT AS REQUIRED BY CODE.



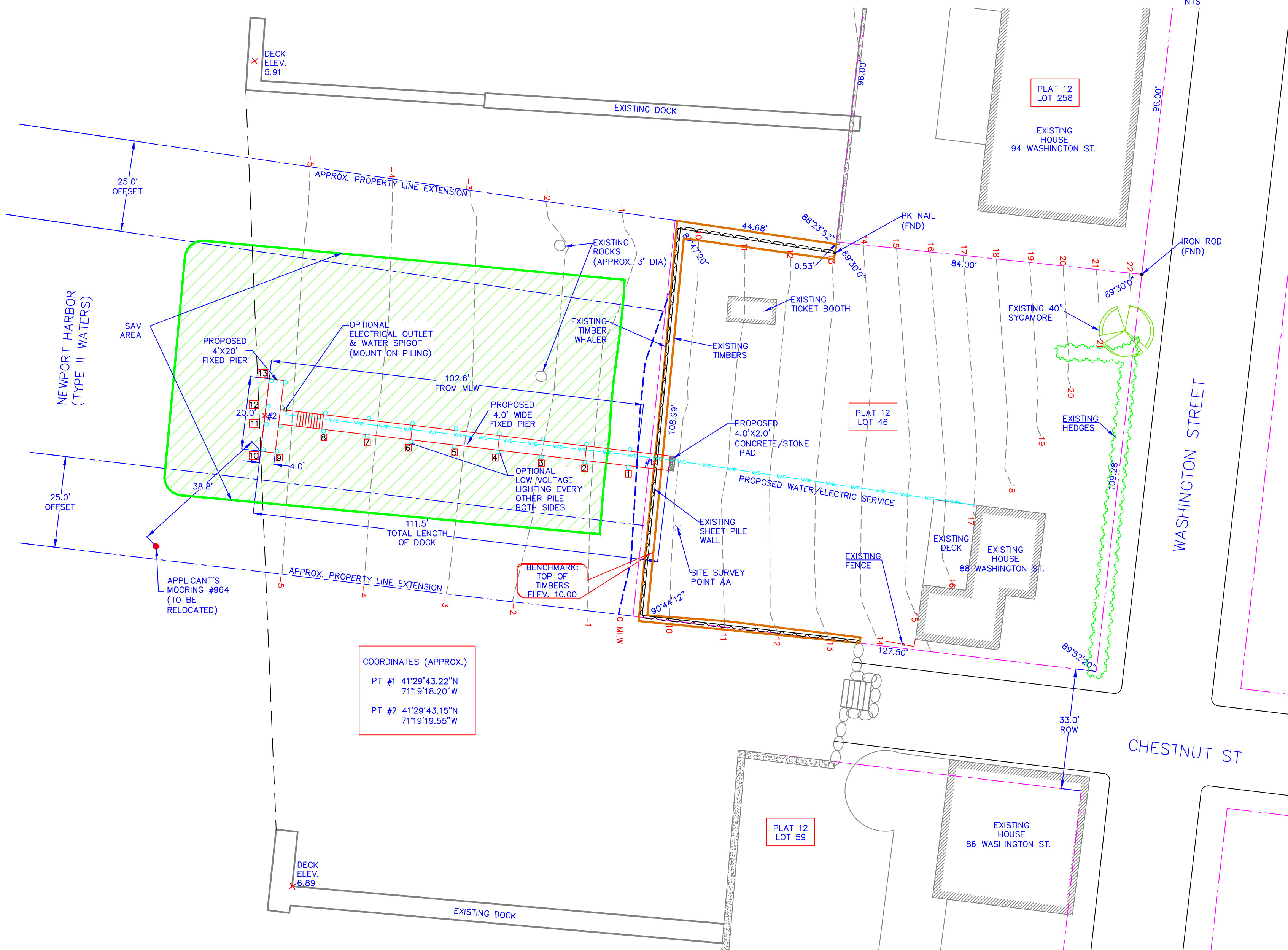
PROJECT LOCATION

AERIAL PHOTO

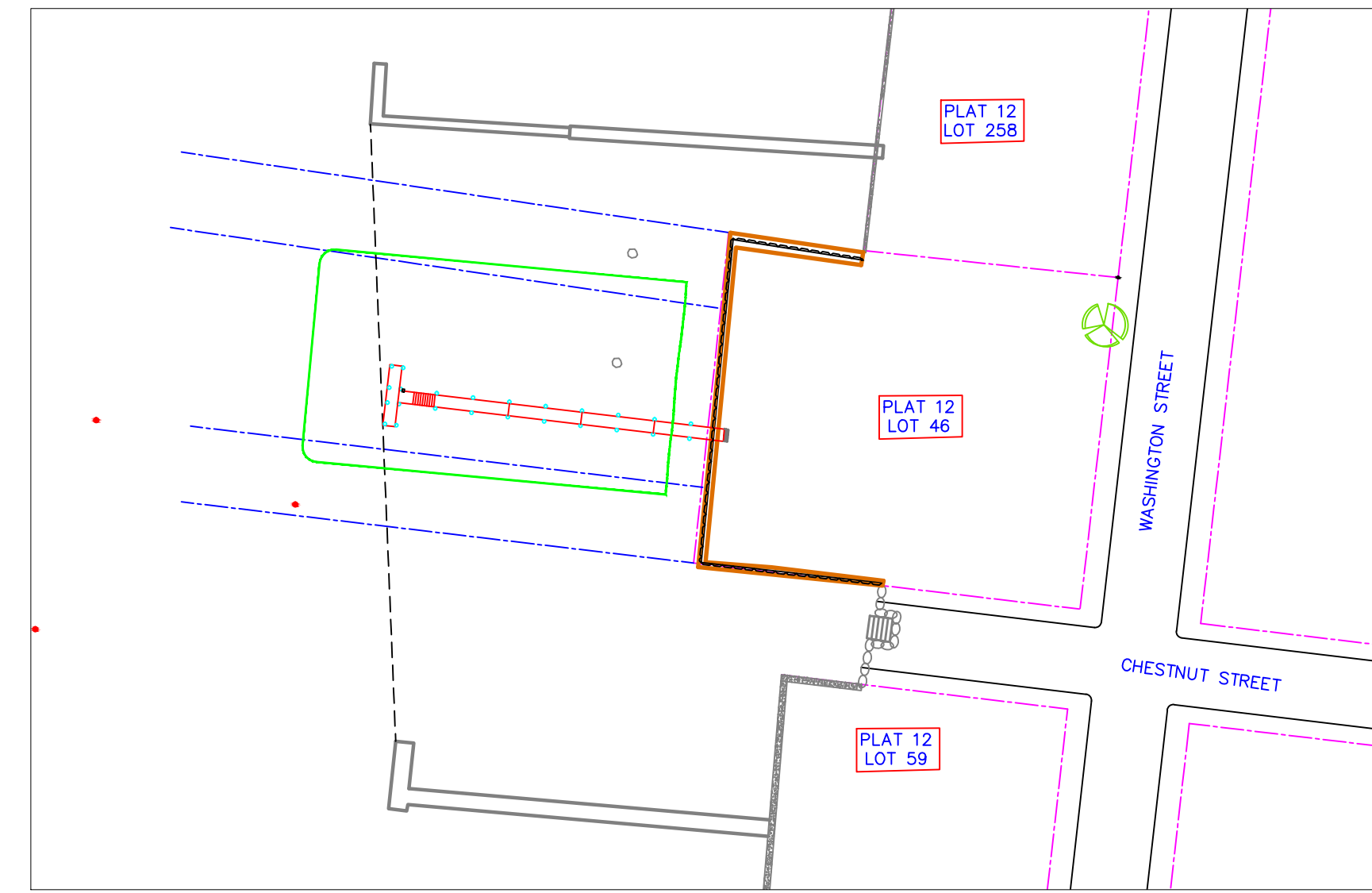
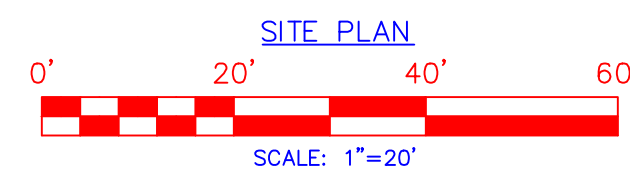


PROJECT LOCATION

LOCUS MAP



COORDINATES (APPROX.)
 PT #1 41°29'43.22"N
 71°19'18.20"W
 PT #2 41°29'43.15"N
 71°19'19.55"W



PLAT PLAN
 SCALE: 1"=50'

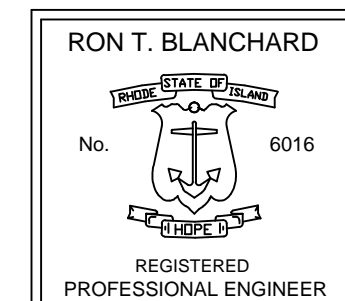
SAV NOTES:

REPORT ENTITLED "SUBMERGED AQUIATIC VEGETATION (SAV) ASSESSMENT LETTER OF FINDINGS, 88 WASHINGTON ST. AP 12 LOT 46, NEWPORT, RI. PROJECT: 17021 DATED: 7/25/17 BY: ECOTONES, IN.

DOCK IS DESIGNED TO ACCOUNT FOR PRESENCE OF SAVS. DOCK IS DESIGNED IN ACCORDANCE WITH THE BURDECK & SHORT FORMULA FOR DOCK HEIGHT

IN ORDER TO PREVENT UNNECESSARY SHADING OF SAVS, VESSEL SHALL NOT NORMALLY BE TIED UP AT DOCK. VESSEL SHALL BE MOORED ON THE APPLICANTS MOORING WHEN NOT IN USE.

DISCLAIMER:
 THIS SITE PLAN IS THE RESULT OF A LIMITED TOPOGRAPHIC SURVEY. LOT LINES ARE PER THE TAX ASSESSORS PLAT MAP AND/OR APPLICABLE REFERENCE PLANS) OR REE(S) AS MAY BE CALLED OUT. THE LOCATION OF WHICH IS ONLY APPROXIMATE. THE LOT LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY (CLASS I) SURVEY, WHICH CAN ONLY BE DONE BY A LICENSED LAND SURVEYOR.



OWNER/SITE ADDRESS:
 EDWARD REYNOLDS
 88 WASHINGTON ST.
 NEWPORT, RI 02809

- LEGEND**
- - - - - PROPERTY LINE
 - - - - - RIPARIAN LINE
 - - - - - RIPARIAN LINE OFFSET
 - - - - - EXISTING CONTOUR
 - - - - - MLW (MEAN LOW WATER)
 - - - - - MHW (MEAN HIGH WATER)
 - - - - - PROPOSED WATER/ELECTRIC SERVICE
 - - - - - SAV AREA

NOTES:
 -MOORING AREA IS APPROXIMATELY 75' BEYOND END OF EXISTING DOCK TO NORTH AND PARALLEL TO SHORELINE.
 -ALL MOORINGS FOUND WITHIN 50' OF END OF PROPOSED DOCK HAVE BEEN SHOWN ON PLAN.

DATUM:
 REFERENCE DATUM IS MEAN LOW WATER

REFERENCE PLAN:
 PLAN ENTITLED "SURVEY PLAN OF LAND SHOWING RIPARIAN LINES FOR LAND NOW OR FORMERLY BELONGING TO THE ANNE P REYNOLDS TRUST" LAND KNOWN AS ASSESSOR'S PLAT 12, LOT 46 SITUATED ON WASHINGTON STREET IN THE CITY OF NEWPORT, RHODE ISLAND DATED: FEBRUARY 7, 2012 BY: EASTERBROOKS & ASSOCIATES

SEI
SITE ENGINEERING INC.
 CIVIL • COASTAL • STRUCTURAL

75 WOOD STREET
 BRISTOL, RI 02809
 PHONE: (401) 253-8231

SITE PLAN AND SPECIFICATIONS
RESIDENTIAL BOATING FACILITY
PLAT 12, LOT 46

RHODE ISLAND

NEWPORT,

SCALE: AS NOTED
 (SHEET 1 OF 2)

DK-1

NO.	SYMBOL	DESCRIPTION	DATE	APP'VD
001		MINOR REVISIONS	2/2/17	
002		REVISED TO SHOW SAV SURVEY OVERLAY	8/9/17	
003		REVISIONS PER CIVIC COMMENTS	2/14/18	

DSGN: RB
 DR: VS
 CHK: RB
 DATE: 12/16/16