

1 LAVETA PLACE

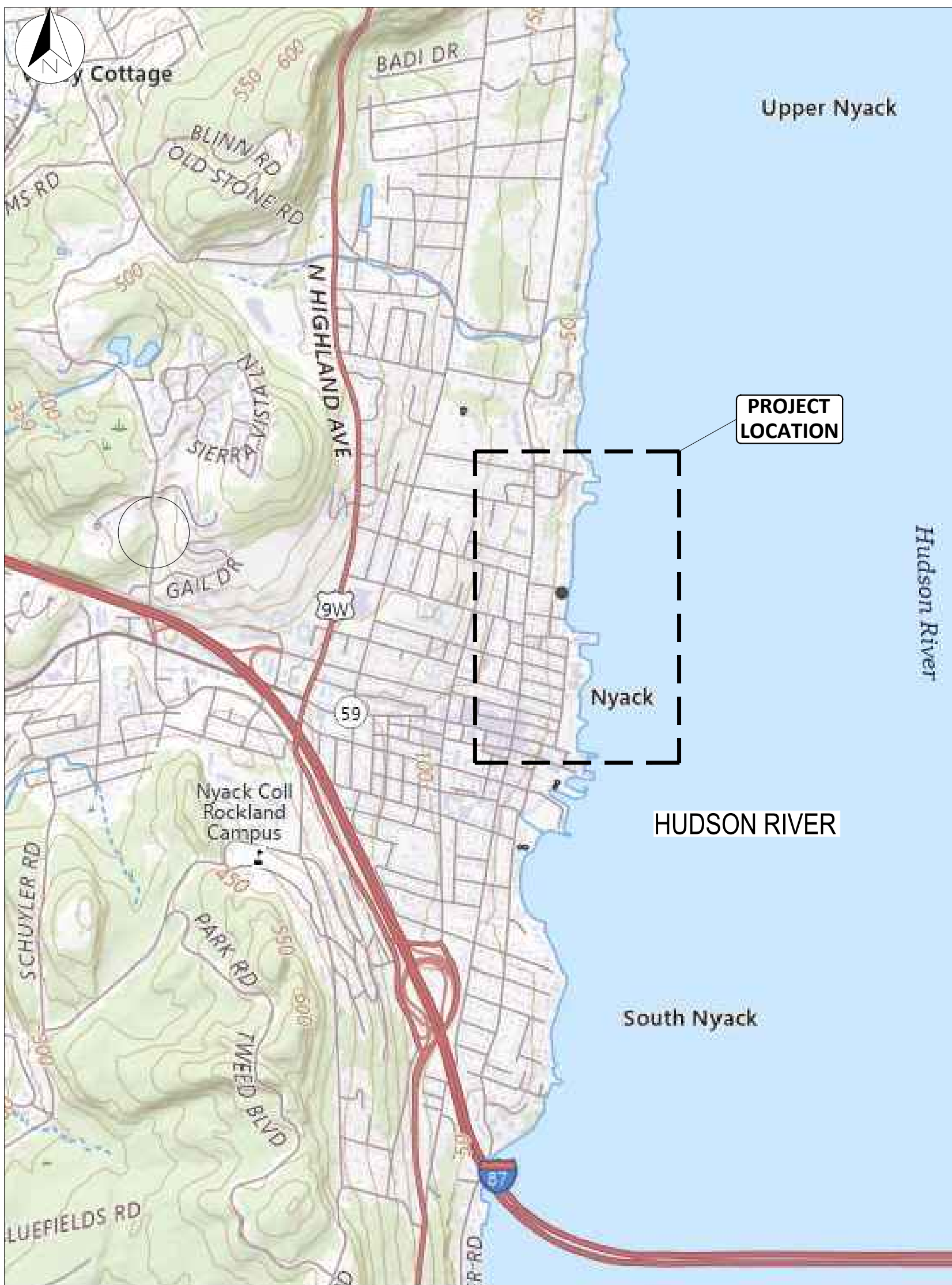
SEAWALL REHABILITATION AND DOCK INSTALLATION

JUNE 2026

PREPARED BY:
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VICINITY MAP

SCALE: N.T.S.

LOCATION MAP
SCALE: N.T.S.

1 LAVETA PLACE SEAWALL REHABILITATION AND DOCK INSTALLATION

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SHEET NAME

COVER SHEET

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JUNE 2026	AU	AA

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SHEET NO. **T-000.00**

100% CD
FOR CONSTRUCTION
JUNE 2026

THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF REPAIRS AND NEW WORK AS CALLED FOR WITHIN THE CONTRACT DOCUMENTS. THE PROJECT IS LOCATED AT 1 LAVETA PLACE, NYACK, NEW YORK. THE WORK CALLS FOR THE PERFORMANCE AND INSTALLATION OF THE FOLLOWING ITEMS:

- ALL ADDITIONAL WORK REQUIRED TO COMPLETE THE BASIC SCOPE OF WORK IS INCLUDED IN THE SCOPE OF WORK OF THIS PACKAGE, EVEN IF NOT MENTIONED EXPLICITLY.

1. CODE REFERENCES

2020 RESIDENTIAL CODE OF NEW YORK
2020 NEW YORK STATE BUILDING CODE
2022 ASCE 7
2017 UFC 4-152-01

2. **LOADING**
 - A. PEDESTRIAN LIVE LOADING = 100 PSF
 - B. DEAD LOAD = SELF WEIGHT
 - C. ASSUMED OIL WEIGHT = 25 PSF
 - D. SNOW LOAD (ASCE 7-22)
 - E. GROUND SNOW LOAD (P_g) = 48 PSF
 - F. WIND LOAD (ASCE 7-22 & NYCBC 14)
 - G. BASE WIND SPEED = 98 MPH
 - H. WAVE ANALYSIS - 100 YEAR EVENT (ASCE 7-22)
3.
 - A. THE PROJECT IS LOCATED WITHIN A FEMA-MAPPED SPECIAL FLOOD HAZARD AREA. REFER TO THE FLOOD INSURANCE RATE MAP (FIRM) AND SITE PLAN FOR APPLICABLE FLOOD ZONE DESIGNATION AND DESIGN FLOOD ELEVATION.
 - B. THE PROPOSED WORK CONSISTS OF RETAINING WALLS, STAIRS, TERRACES, SHORELINE IMPROVEMENTS, AND ASSOCIATED SITE WORK.
 - C. THE PROPOSED WORK DOES NOT INCLUDE THE CONSTRUCTION OF HABITABLE SPACE OR ENCLOSED BUILDINGS SUBJECT TO FLOODPROOFING REQUIREMENTS OF THE NEW YORK STATE RESIDENTIAL CODE OR NY STATE BUILDING CODE.
 - D. RETAINING WALLS, SITE GRADING, AND SHORELINE IMPROVEMENTS HAVE BEEN DESIGNED TO MAINTAIN SLOPE STABILITY AND SHALL NOT DIRECT FLOODWATERS ONTO ADJACENT PROPERTIES.
 - E. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 BUILDING CODE OF NEW YORK STATE, AND ALL FEDERAL, STATE AND LOCAL FLOODPLAIN REGULATIONS.
 - F. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONDITIONS OF APPROVED NYSDEC, USACE, NYSDOS PERMITS.
 - G. THE PROPOSED WORK HAS BEEN DESIGNED IN ACCORDANCE WITH ASCE 24-05.

1. THE WORK SHALL CONFORM TO FEDERAL, STATE, COUNTY, AND LOCAL PROVISIONS AND CODES HAVING JURISDICTION OVER SUCH WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT TO INSTALL THE WORK INDICATED HEREIN. ALL MATERIALS SHALL BE NEW AND UNUSED.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS AND SHALL TAKE THE NECESSARY PRECAUTIONS TO ENSURE SITE SAFETY. ALL WORK AREAS SHALL BE RESTRICTED FROM ALL UNAUTHORIZED ACCESS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA REGULATIONS AND SAFETY PROCEDURES TO ENSURE PERSONNEL HEALTH AND SAFETY. THE CONTRACTOR SHALL MAINTAIN A SAFE AND CLEAN WORKING ENVIRONMENT AT ALL TIMES AND SHALL PROVIDE ALL PERSONNEL WITH THE APPROPRIATE PERSONAL PROTECTION SAFETY EQUIPMENT OR GEAR.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY OF THEIR OPERATIONS AND SHALL TAKE REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY, LOSS TO PERSONS EMPLOYED BY THE CONTRACTOR IN PERFORMANCE OF THE WORK, AND PERSONS NEARBY THAT MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS OR THE WORK.
6. THE PRESENCE OF THE ENGINEER OR OWNER'S REPRESENTATIVES AT THE CONSTRUCTION SITE SHALL NOT CHANGE ANY RESPONSIBILITY FOR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION INCLUDING ALL SAFETY PRECAUTIONS AT THE JOBSITE.
7. ALL DIMENSIONAL INFORMATION, CLEARANCES, ELEVATIONS, AND ANY OTHER INFORMATION DEPICTED HEREIN SHALL BE VERIFIED IN THE FIELD PRIOR TO ORDERING ANY MATERIALS, COMMENCING ANY FABRICATIONS, OR PERFORMING ANY CONSTRUCTION ACTIVITY.
8. DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS ARE BASED ON FIELD OBSERVATIONS, MEASUREMENT, AND AVAILABLE HISTORICAL DOCUMENTS. THESE DRAWINGS ILLUSTRATE THE PRESENCE OF KNOWN CONDITIONS, STRUCTURES, AND ELEMENTS WITHIN THE IMMEDIATE VICINITY OF THE WORK SITE. WHERE DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE CONTRACTOR SHALL NOT MAKE ANY CLAIM FOR THE TREATMENT OF SUCH DISCREPANCIES WHETHER OR NOT THEY IMPEDE OR RESTRICT THEIR OPERATIONS.
9. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ANY OBSTRUCTIONS, INTERFERENCES, UTILITIES, STRUCTURES, OR ANY OTHER ELEMENTS NOT OTHERWISE INDICATED HEREIN, WHICH MAY IMPEDE OR RESTRICT THEIR WORK. UTILITY AND STRUCTURE RELOCATIONS, IF NECESSARY, SHALL BE COORDINATED THROUGH THE OWNER'S REPRESENTATIVE. ALL SUCH WORK SHALL BE INCLUDED IN THE CONTRACTOR'S PRICE. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL BECOME FAMILIAR WITH ALL GENERAL CONDITIONS, ENVIRONMENTAL CONSTRAINTS, AND/OR WORK RESTRICTIONS.

1. THE CONTRACTOR SHALL TAKE THEIR OWN MEASUREMENTS AT THE SITE, VERIFYING THE SAME WITH CONTRACT DRAWINGS AND EXISTING FACILITIES, AND SHALL BE RESPONSIBLE FOR THE PROPER FIT AND ALIGNMENT OF COMPLETED WORK IN FINAL POSITION.
11. ANY EXCAVATED MATERIAL AND DEBRIS SHALL BE LEGALLY DISPOSED OFF-SITE.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK ACTIVITIES THROUGH THE OWNER OR THEIR REPRESENTATIVES AND SHALL NOTIFY THE USCG FOR ALL WORK ON OR IN THE WATER.
13. THE CONTRACTOR SHALL COORDINATE ALL WORK ACTIVITIES SO AS NOT TO DISRUPT OR IMPEDE EXISTING TENANT ACTIVITIES AND SHALL MAINTAIN PEDESTRIAN/CYCLIST/VEHICULAR TRAFFIC FLOW AT ALL TIMES. THIS MAY INVOLVE THE TEMPORARY INSTALLATION OF TRAFFIC CONTROL DEVICES SUCH AS FENCES, BARRIERS, CONES, SIGNAGE, AND OTHER DEVICES, AS THE CASE MAY BE. THE CONTRACTOR SHALL DETERMINE THE MINIMUM REQUIRED DEVICES THAT WILL PERMIT SAFE PASSAGE OF VEHICLES, PEDESTRIANS, AND CYCLISTS AT ALL TIMES. SUCH DEVICES SHALL CONFORM TO THE MINIMUM REQUIREMENTS SET FORTH BY THE NYC DEPARTMENT OF TRANSPORTATION, THE NYS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND ANY SPECIAL REQUIREMENTS STIPULATED BY THE OWNER. THE CONTRACTOR SHALL INCLUDE THE PROVISION OF ALL SUCH DEVICES AND/OR DEDICATED SAFETY PERSONNEL AS PART OF THEIR BID. ALL COORDINATIONS SHALL BE MADE THROUGH THE CONSTRUCTION MANAGER AND NYCDCD AS THE CASE MAY BE.
14. THE CONTRACTOR SHALL EXERCISE EXTREME CARE SO AS NOT TO DAMAGE OR WEAKEN ANY WATERFRONT STRUCTURES OR BUILDINGS IMMEDIATELY ADJACENT TO THE PROPOSED CONSTRUCTION INCLUDING PORTIONS OF THE EXISTING BULKHEAD TO REMAIN OR ANY OTHER STRUCTURAL ELEMENT WITHIN THE IMMEDIATE VICINITY OF THE WORK. AT THE CONTRACTOR'S SOLE EXPENSE, ANY DAMAGE OR WEAKENING OF AN ELEMENT CAUSED BY OR AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE IMMEDIATELY REPAIRED, REPLACED, OR REINFORCED TO RESTORE ITS ORIGINAL FUNCTION. IF ADJACENT STRUCTURES ARE DECREPIT OR PARTIALLY DILAPIDATED, THE CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INSTRUCTIONS BEFORE PROCEEDING.
15. DEFECTIVE WORK SHALL BE REPLACED OR REPAIRED, AS DETERMINED BY THE ENGINEER, AT THE CONTRACTOR'S SOLE EXPENSE.
16. THE STABILITY OF THE VARIOUS STRUCTURES PRIOR TO COMPLETION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY EXTENDS TO RELATED ASPECTS OF THE CONSTRUCTION ACTIVITY INCLUDING BUT NOT LIMITED TO REMOVAL, ERECTION, SHORING, BRACING, CONNECTIONS, FORMWORK, FALSEWORK, SEQUENCING, USE OF EQUIPMENT, AND SIMILAR CONSTRUCTION PROCEDURES. REVIEW BY THE OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER IS ONLY FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. LACK OF COMMENT BY THE OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER SHALL NOT BE INTERPRETED AS APPROVAL OR ACCEPTANCE OF CONSTRUCTION PROCEDURES.
17. ANY SUBSTITUTIONS OR ALTERNATIVE DESIGNS MAY BE USED IF SUCH SUBSTITUTIONS OR ALTERNATIVE DESIGNS ARE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW AND ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EXPENSES IN THE DESIGN OF SUBSTITUTIONS OR ALTERNATIVE DESIGNS PROPOSED.
18. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER REGARDING THE NATURE OF SUBSURFACE GEOTECHNICAL CONDITIONS. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS AND INTERFERENCES IN PERFORMANCE OF THE WORK. OBSTRUCTIONS ARE DEFINED AS UNFORESEEN OBJECTS WHICH IMPEDE PROGRESS. OBSTRUCTIONS WHICH ARE MADE KNOWN TO THE CONTRACTOR WILL NOT BE CONSIDERED OBSTRUCTIONS. WHERE OBSTRUCTIONS ARE ENCOUNTERED, NOTIFY THE ENGINEER IMMEDIATELY. NO CONSIDERATION WILL BE GIVEN FOR ADDITIONAL COMPENSATION ON THIS ACCOUNT WITHOUT TIMELY NOTIFICATION.
19. THE CONTRACTOR SHALL MAKE NO CLAIM FOR WORK CONDUCTED OUTSIDE OF NORMAL BUSINESS HOURS, INCLUDING WEEKENDS, HOLIDAYS, AND/OR NIGHT HOURS. CONTRACTOR SHALL PROVIDE THEIR OWN ELECTRIC POWER, WATER, AND SANITARY FACILITIES IN ACCORDANCE WITH OSHA REGULATIONS.
20. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL PERMIT REQUIREMENTS. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR DEViate FROM THE PERMIT REQUIREMENTS, REGULATIONS, OR STIPULATIONS WITHOUT FIRST OBTAINING AN AMENDMENT OR MODIFICATION TO THE PERMIT(S) AS GRANTED BY THE REGULATORY AGENCY CLAIMING JURISDICTION, AND AS AGREED TO BY THE ENGINEER IN WRITING. THE CONTRACTOR SHALL BEAR THE FULL RISK AND LIABILITY IN ALL RESPECTS, INCLUDING PUNITIVE, COMPENSATORY, AND CRIMINAL DAMAGES, DUE TO THEIR ACTIONS OR INACTIONS ARISING FROM ANY DEVIATION FROM THE PERMIT REQUIREMENTS, NYS REGULATIONS, FEDERAL REGULATIONS, OR OTHER STIPULATIONS WITHOUT FIRST OBTAINING AN AMENDMENT OR MODIFICATION TO THE PERMIT(S) AS GRANTED BY THE REGULATORY AGENCY CLAIMING JURISDICTION, AND AS AGREED TO BY THE ENGINEER IN WRITING. THE CONTRACTOR SHALL RECEIVE ALL DIRECTIONS OR OTHER INSTRUCTIONS IN WRITING BEFORE PERFORMING ANY ACTIVITY THAT MAY DEVIATE FROM THE PERMIT REQUIREMENTS OR OTHER LEGAL OBLIGATIONS, INCLUDING THE LEGAL DISPOSAL OF MATERIALS. VERBAL DIRECTION FROM THE OWNER, OWNER'S REPRESENTATIVE, OR INDIGO RIVER ARCHITECTURE AND ENGINEERING DPC, SHALL NOT RELIEVE THE CONTRACTOR OF THIS RESPONSIBILITY AND LIABILITY.
21. RESEARCH AND EFFORT HAVE BEEN INCORPORATED INTO THESE DOCUMENTS TO REQUIRE THAT ALL SPECIFIED ACTIVITIES, WORK ELEMENTS, OR MATERIAL SPECIFICATIONS REMAIN COMPLIANT WITH NYS DEC REGULATIONS IN EFFECT. NEVERTHELESS, WHERE ANY SPECIFIED ACTIVITY, WORK ELEMENT, OR MATERIAL SPECIFICATION DEPICTED OR SPECIFIED IN THE CONTRACT DOCUMENTS CONFLICTS WITH ANY FEDERAL OR NYS REGULATION, LAW, OR OTHER LEGAL REQUIREMENT IN EFFECT, THE CONTRACTOR SHALL MAKE SUCH CONFLICTS KNOWN PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL BEAR ALL RISK AND LIABILITY AT THEIR SOLE EXPENSE FOR THE SATISFACTORY RESOLUTION OF SUCH CONFLICTS.
22. THE CONTRACTOR SHALL GUARANTEE TO THE OWNER ALL MATERIALS AND WORKSMANSHIP AGAINST DEFECTS, OR AGAINST INJURY FROM NORMAL WEAR AND TEAR AS USED FOR THE INTENDED PURPOSE, FOR TWELVE MONTHS AFTER THE WORK IS COMPLETE. THE CONTRACTOR SHALL MAINTAIN ALL ELEMENTS IN PERFECT CONDITION DURING THE PERIOD OF GUARANTEE. DEFECTS OR DEFICIENCIES APPEARING DURING THE PERIOD OF GUARANTEE SHALL BE MADE GOOD BY THE CONTRACTOR AT THEIR SOLE EXPENSE UPON REQUEST BY THE OWNER. IN THE EVENT OF DEFAULT BY THE CONTRACTOR, THE OWNER SHALL HAVE THE RIGHT TO MAKE GOOD ALL DEFECTS AND BILL THE CONTRACTOR FOR THE WORK PLUS TEN PERCENT ADMINISTRATIVE FEES.
23. THE OWNER RESERVES THE RIGHT TO BACKCHARGE THE CONTRACTOR FOR ADDITIONAL SERVICES IF REQUIRED DUE TO THE CONTRACTOR'S ACTIONS OR INACTIONS.
24. NO RESPONSIBILITY, LIABILITY, WARRANTY, OR GUARANTEE, EXPRESSED OR IMPLIED, IS ASSUMED BY INDIGO RIVER ARCHITECTURE AND ENGINEERING DPC THE CONSTRUCTION MANAGER, AND THE PROPERTY OWNER FOR ANY PROPRIETARY SYSTEM, ELEMENT, OR COMPONENT, THAT WAS NOT SPECIFICALLY DESIGNED AND DETAILED BY INDIGO RIVER ARCHITECTURE AND ENGINEERING DPC. SUCH PROPRIETARY SYSTEMS MAY BE ILLUSTRATED HEREIN FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE DESIGN AND INSTALLATION WITH THE RESPECTIVE MANUFACTURERS AND SHALL STRICTLY COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS.
25. THE OWNER, THE OWNER'S REPRESENTATIVES, AND CONTRACTOR SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS INDIGO RIVER ARCHITECTURE AND ENGINEERING DPC, ITS OFFICERS, MEMBERS, PRINCIPALS, PARTNERS, INDIVIDUALS, AFFILIATES, PARENT COMPANY, AND SUBCONTRACTORS/SUBCONSULTANTS FROM AND AGAINST ALL LIABILITY, LOSSES, CLAIMS, DEMANDS, PAYMENTS, COSTS, FINES, PENALTIES, SUITS, ACTIONS, RECOVERIES, AND JUDGEMENTS OF EVERY NATURE AND DESCRIPTION BROUGHT AGAINST OR RECEIVED BY INDIGO RIVER ARCHITECTURE AND ENGINEERING DPC FOR ANY REASON OTHER THAN FOR ITS GROSS NEGLIGENT ACTS.
26. ANY TERM OR PROVISION OF ANY CLAUSE OR SENTENCE IN ANY NOTE OR SPECIFICATION IN THIS SET OF DRAWINGS, OR ELSEWHERE IN THE CONSTRUCTION DOCUMENTS, FOUND TO BE INVALID UNDER ANY APPLICABLE STATUTE OR RULE OF LAW SHALL BE DEEMED OMITTED AND THE REMAINDER SHALL REMAIN IN FULL FORCE AND EFFECT.

1. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. MAPPING IS REFERENCED TO THE NYLI NAD83.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. PC, DATED DECEMBER 28, 2023, AND REPRESENTS CONDITIONS OF THE SITE AT THE TIME OF THE SURVEY.
4. EXISTING BATHYMETRIC INFORMATION IS BASED ON HYDROGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. PC, DATED DECEMBER 28, 2023.
5. HOWL, LOWL, HAT, AND ELEVATIONS ARE BASED ON NOAA TIDE STATION No 8517850 (THE BATTERY), EPOCH 1983-2001.
6. MLW, MLW, MHW, AND MHHW ELEVATIONS ARE BASED ON NOAA ONLINE VERTICAL DATUM TRANSFORMATION VALUES.
7. ELEVATION OF SPRING HIGH WATER (SHT) IS DERIVED FROM NOAA TIDE PREDICTIONS FOR DYCKMAN STREET (NEAREST STATION).

HIGHEST OBSERVED WATER LINE	(HOWL)	EL. +11.27	OBS. 10/30/2012 1:12
FLOOD PLAIN	(AE-ZONE)	EL. +7.00	
SPRING HIGH TIDE	(SHT)	EL. +2.16	
MEAN HIGHER HIGH WATER	(MHHW)	EL. +2.12	
MEAN HIGH WATER	(MHW)	EL. +1.85	
MEAN LOW WATER	(MLW)	EL. -1.69	
MEAN LOWER LOW WATER	(MLLW)	EL. -1.85	
LOWEST OBSERVED WATER LINE	(LOWL)	EL. -7.06	OBS. 02/02/1976 21:30

3. CONTRACTOR IS RESPONSIBLE FOR CONSPICUOUSLY POSTING THE PERMIT SIGN ENCLOSED WITH THE PERMIT(S) IN A PUBLIC ACCESSIBLE LOCATION AND MAINTAINING A COPY OF THE ENVIRONMENTAL PERMITS ON SITE AT ALL TIMES.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE REGULATORY AGENCIES AT LEAST SEVEN (7) DAYS PRIOR TO START OF WORK. CONTRACTOR SHALL PROVIDE OWNER WITH THE INTENDED WORK COMMENCEMENT SCHEDULE PER CONTRACT REQUIREMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE REGULATORY AGENCIES UPON COMPLETION OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS NOT SECURED BY THE OWNER AS MAY BE REQUIRED FROM STATE AND CITY AGENCIES IN ORDER TO LEGALLY EXECUTE THE WORK AT THEIR SOLE EXPENSE.

1. THE CONTRACTOR SHALL SUPPLY ALL SUBMITTALS SUBMITTED INCLUDING BUT NOT LIMITED TO THE ITEMS LISTED BELOW AND IN THE PROJECT SPECIFICATIONS.
 - A. REMOVAL PLAN SHOWING ALL PROPOSED REMOVALS AND EXCAVATIONS, S/S SOE, S/S DEMOLITION DRAWINGS, S/S LOGISTICS DRAWINGS/ CRANE PLAN, PLANS SHOWING TEMPORARY SHORING AS NEEDED
 - B. SHOP DRAWINGS & ERECTION DRAWINGS
 - C. PRODUCT DATA
 - D. TESTING RESULTS
 - E. CERTIFICATES
 - F. CONSTRUCTION SCHEDULE
 - G. PILE DRIVING RECORDS

1. THE SHOP DRAWINGS SHALL CONTAIN ALL TECHNICAL, DIMENSIONAL, AND GEOMETRIC INFORMATION REQUIRED TO VERIFY CONFORMITY WITH DESIGN INTENT. MATERIALS SHALL NOT BE ORDERED, FABRICATED OR DELIVERED TO THE PROJECT SITE PRIOR TO APPROVAL OF SHOP DRAWINGS.
2. PRIOR TO REVIEW OF SHOP DRAWING BY ENGINEER, SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE CONTRACTOR AND SHALL BE STAMPED TO INDICATE THIS BY THE CONTRACTOR. SUCH APPROVAL BY THE CONTRACTOR SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT THE CONTRACTOR HAS VERIFIED THE SHOP DRAWINGS AND SAMPLES ADHERE TO THE FOLLOWING:
 - A. QUANTITIES, DIMENSIONS, SPECIFIED PERFORMANCE CRITERIA, INSTALLATION REQUIREMENTS, MATERIALS, CATALOG NUMBERS AND SIMILAR DATA WITH RESPECT TO THE DRAWINGS AND TECHNICAL SPECIFICATIONS
 - B. COORDINATION WITH ADJACENT STRUCTURES AND OTHER SHOP DRAWINGS
3. SHOP DRAWINGS SHALL BE SUBMITTED IN COMPLETE PACKAGES SO THAT INDIVIDUAL PARTS AND ASSEMBLED UNITS MAY BE REVIEWED TOGETHER
4. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR THE ADEQUACY OF THE DESIGN OF CONNECTIONS AND ALL REQUIRED DETAILING, THE RESPONSIBILITY FOR THE PROPER FITTING OF THE WORK IN STRICT CONFORMANCE WITH THE CONTRACT REQUIREMENTS AND FROM THE NECESSITY OF FURNISHING MATERIALS AND WORKMANSHIP REQUIRED BY THE CONTRACT DRAWINGS AND SPECIFICATIONS IN ADDITION TO THAT INDICATED ON THE SHOP DRAWINGS.
5. THE CONTRACTOR SHALL KEEP A COMPLETE SET OF SHOP DRAWINGS BEARING THE ENGINEER'S ACCEPTANCE STAMP ON THE JOBSITE AT ALL TIMES SUBSEQUENT TO SUCH ACCEPTANCE.

1. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR COORDINATING THE WORK TO ENSURE THAT ALL TESTING AND INSPECTION PROCEDURES REQUIRED BY THE ENGINEER IS PROPERLY PROVIDED
2. MATERIALS WILL NOT BE ACCEPTED WITHOUT APPROPRIATE CERTIFICATES OF CONFORMANCE AND CERTIFIED TEST REPORTS. TEST REPORTS FOR MATERIAL TESTS AND ANALYSIS SHALL BE IDENTIFIED WITH SPECIFIC LOTS AND ITEMS PRIOR TO INSTALLATION.

1. THE CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE A REMOVAL SCHEDULE, AND A TEMPORARY SHORING PLAN AS MAY BE REQUIRED FOR REMOVALS. THE TEMPORARY SHORING PLAN SHALL BE DESIGNED AND PREPARED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL NOT COMMENCE WORK WITHOUT APPROVAL FROM THE OWNERS REPRESENTATIVE OF THE REMOVAL SCHEDULE AND THE TEMPORARY SHORING PLAN.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, IDENTIFYING, AND MARK-OUT OF ALL UTILITIES PRIOR TO START OF REMOVAL WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND STAGING REMOVAL WORK WITH OTHER CONSTRUCTION ACTIVITIES AT THE SITE.
4. THE CONTRACTOR SHALL PERFORM ALL WORK WITH CARE SO THAT ANY MATERIALS WHICH ARE TO REMAIN IN PLACE, OR WHICH ARE TO REMAIN THE PROPERTY OF THE OWNER OR TENANT, WILL NOT BE DAMAGED IF THE CONTRACTOR DAMAGES ANY MATERIAL WHICH IS TO REMAIN IN PLACE, OR WHICH ARE TO REMAIN THE PROPERTY OF THE OWNER OR TENANT, DAMAGED MATERIAL SHALL BE REPAIRED OR REPLACED IN A MANNER SATISFACTORY TO OWNER'S REPRESENTATIVE AT THE EXPENSE OF THE CONTRACTOR.
5. WHENEVER ITEMS IN THE CONTRACT REQUIRE MATERIALS TO BE REMOVED AND DISPOSED, THE COST OF SUPPLYING A DISPOSAL AREA AND TRANSPORTATION TO THAT AREA SHALL BE INCLUDED IN THE PRICE BID FOR THOSE ITEMS.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ALL CONSTRUCTION DEBRIS OR WASTE FROM FALLING INTO THE WATER. ANY DEBRIS FALLING INTO THE WATER SHALL BE RECOVERED AND LEGALLY DISPOSED OF AT NO ADDITIONAL COST TO THE OWNER.
8. CONTRACTOR TO LOCATE WORK POINTS SHOWN BEFORE REMOVAL OF EXISTING STRUCTURE.
9. PLAN AREA AND VOLUME VALUES SHOWN REPRESENT ASSUMED MINIMUM REMOVALS NECESSARY FOR THE INSTALLATION OF PROPOSED BULKHEAD.

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SEAL



SHEET NAME

GENERAL NOTES 1

DATE JUNE 2026		DRAWN BY AU		CHECKED BY AA	
FORMAT ANSI D		SCALE N/A			
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100% CD
FOR CONSTRUCTION
JUNE 2026

06/26/2024

EXCAVATION, BACKFILL AND COMPACTION:

- STRUCTURAL FILL SHALL CONSIST OF BROKEN OR CRUSHED STONE, BANK OR CRUSHED GRAVEL, OR MIXTURES THEREOF. BROKEN OR CRUSHED STONE SHALL CONSIST OF WELL-GRADED, SOUND, TOUGH, DURABLE STONE. BANK OR CRUSHED GRAVEL SHALL CONSIST OF WELL-GRADED, SOUND, TOUGH, DURABLE PARTICLES OF CRUSHED OR UNCRUSHED GRAVEL FREE FROM SOFT, THIN, ELONGATED OR LAMINATED PIECES AND ORGANIC OR OTHER DELETERIOUS SUBSTANCES. STRUCTURAL FILL SHALL BE WELL GRADED WITH 100% MASS PASSING THE 90 mm (3.5 INCH) SIEVE. MATERIAL SHOULD CONTAIN LESS THAN 12% FINE MATERIAL PASSING THE NO. 200 SIEVE. SUBMIT AN INDEPENDENT GRADATION ANALYSIS AND MODIFIED PROCTOR TEST FOR ENGINEER OF RECORD'S REVIEW.
- THE CONTRACTOR SHALL EXCAVATE, BACKFILL, COMPACT, AND GRADE THE SITE TO THE ELEVATIONS AND LIMITS SHOWN AND AS NEEDED TO MEET THE REQUIREMENTS OF THE WORK.
- STRUCTURAL FILL SHALL BE PLACED IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH. DO NOT PLACE FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAINING FROST OR ICE. PLACE FILL MATERIALS EVENLY ADJACENT TO STRUCTURES, TO REQUIRED ELEVATIONS. TAKE CARE TO PREVENT WEDGING ACTION OF BACKFILL AGAINST STRUCTURES BY CARRYING THE MATERIAL UNIFORMLY AROUND THE STRUCTURE TO APPROXIMATELY THE SAME ELEVATION IN EACH LIFT.
- CONTROL STRUCTURAL FILL COMPACTION DURING CONSTRUCTION TO PROVIDE THE MINIMUM PERCENTAGE OF DENSITY SPECIFIED FOR EACH AREA AS DETERMINED ACCORDING TO ASTM D1557. STRUCTURAL FILL AREAS SHALL NOT FALL BELOW 95% OF ITS DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE ABOVE TEST.
- UP TO THE TOP 3'-6" OF BACKFILL MAY BE REPLACED WITH PLANTING SOIL BASED ON THE LANDSCAPE ARCHITECT'S PLANTING LIMITS.

CONCRETE:

- ALL CONCRETE WORK SHALL CONFORM TO REQUIREMENTS OF THE ACI BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE (318-19).
- ALL CONCRETE SHALL BE AIR ENTRAINED 6% ± 1.5% BY VOLUME, OR 3/4" COARSE AGGREGATE. NO CARBONACEOUS AGGREGATES SHALL BE USED.
- ALL CONCRETE SHALL BE MIXED, TRANSPORTED AND PLACED IN ACCORDANCE WITH ACI STANDARDS 318 AND 304.
- FOLLOW ACI STANDARD 211.1 FOR MIXING WATER REQUIREMENTS.
- ALL CONCRETE SHALL HAVE COMPRESSIVE STRENGTH FC' = 5000 PSI AT 28 DAYS WITH A MAXIMUM W/C RATIO OF 0.40 MAX. UNLESS NOTED OTHERWISE ON SCHEDULE OR NOTES.
- MAXIMUM CONCRETE SLUMP SHALL BE 4", PRIOR TO THE ADDITION OF PLASTICIZING ADMIXTURES.
- TEST CYLINDERS SHALL BE TAKEN FROM THE MIXER IN ACCORDANCE WITH ASTM C172. TESTING SHALL OCCUR:
 - ONE SAMPLE TAKEN FOR EACH 100 CY OR THE FIRST DELIVERY EACH DAY OF POURING

PRECAST CONCRETE:

- RETAINING WALL COPING, AND BLOCKS SHALL BE PRECAST CONCRETE WITH CLOSELY CONTROLLED MIXING, CASTING AND CURING CONDITIONS.
- PRECAST ITEMS SHALL BE MANUFACTURED IN ACCORDANCE WITH AN APPROVED MANUFACTURER SPECIFICATION.
- PRECAST ITEMS SHALL BE MANUFACTURED IN NOMINAL WIDTHS THAT ARE EASILY SHIPPED AS REQUIRED.
- MANUFACTURE'S SHOP DRAWING SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWING MUST INCLUDE ALL DETAILS, CONFIGURATION AND SIZES FOR ALL PRECAST MEMBERS.
- PRECAST MEMBER SHALL BE LIFTED AND SUPPORTED DURING STOCKPILING, TRANSPORTATION AND INSTALLATION ONLY AT LIFTING OR SUPPORTING POINTS AS INDICATED ON THE SHOP DRAWINGS. PRECAST MEMBERS SHALL BE STORED OFF THE GROUND AND EACH MEMBER SHALL BE SEPARATED BY BATTENS ACROSS THE FULL WIDTH OF EACH UNIT. CONTRACTOR IS RESPONSIBLE FOR THE LIFTING, TRANSPORTATION AND HANDLING OF ALL PRECAST ITEMS.
- NO LIFTING MECHANISMS INSTALLED OR CAST IN PRECAST CONCRETE MEMBER SHALL BE LEFT EXPOSED AFTER FINAL INSTALLATION

REINFORCING:

- CONCRETE COVER MEASURED TO THE FACE OF THE REINFORCING BAR (INCLUDING TIES AND STIRRUPS) SHALL BE 3" UNLESS OTHERWISE INDICATED IN THE PLANS.
- ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- ALL REINFORCING BARS SHALL BE HOT DIP GALVANIZED IN CONFORMANCE WITH ASTM A767.
- USE TENSION SPLICE FOR ALL SPLICES (U.O.N.).
- THE CONTRACTOR MAY SUBMIT LESSER SPLICE LENGTHS FOR REVIEW AND APPROVAL TO THE ENGINEER OF RECORD AT THE SAME TIME PROVIDING THE FOLLOWING INFORMATION:
 - DETAILS PREPARED AND SUBMITTED BY THE CONTRACTOR INDICATING LOCATION AND PROPOSED LAYOUT OF REBARS AND LENGTHS OF SPLICES.
 - WHERE THE SIZE AND NUMBER OF TIES PERMIT THE REDUCTION OF LAP LENGTH, THOSE BARS SHALL BE INDICATED ON THE DETAILS.
 - WHERE COMPUTED STRESS VALUES PERMIT THE REDUCTION OF LAP LENGTH, COMPUTATIONS SHALL BE SUBMITTED FOR REVIEW.
 - THE APPLICABLE SECTION OF THE ACI-318-08 CODE PERMITTING THE LESSER SPLICE LENGTH SHALL BE INDICATED ON THE SUBMITTED MATERIAL.
- WHERE BARS OF DIFFERENT SIZES ARE TO BE SPLICED, THE SPLICE LENGTH FOR ALL BARS SHALL BE THAT REQUIRED FOR THE LARGEST.

STEEL PIPE PILES :

- STEEL PIPE PILES SHALL BE 18" Ø X 0.625" WALL THICKNESS UNLESS OTHERWISE NOTED.
- STEEL PIPE PILE SHALL BE A252 GRADE 3 (MOD) 50 KSI STEEL OR APPROVED ALTERNATE.
- STEEL PIPE PILES SHALL BE PROTECTED FROM CORROSION, DEFORMATION AND OTHER TYPES OF DAMAGES.
- USE SUITABLE CUSHIONS OR DRIVING HEADS TO AVOID DAMAGE TO THE PILES, IF APPLICABLE.

PILE DRIVING:

- PILES SHALL BE DRIVEN IN THE PRESENCE OF A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF NEW YORK. BLOWS PER FOOT, PILE ENERGY AND DEPTH OF PILE SHALL BE RECORDED AND SUBMITTED TO THE OWNER AND ENGINEER OF RECORD BY THE SUPERVISING PROFESSIONAL ENGINEER.
- MAXIMUM ALLOWABLE DEVIATION FOR PILES SHALL BE THREE (3) INCHES IN EACH DIRECTION. CONTRACTOR SHALL PROVIDE SURVEY OF "AS-BUILT" PILE LOCATIONS INDICATING NORTH-SOUTH AND EAST-WEST OUT OF TOLERANCE DIMENSIONS FROM THE THEORETICAL PILE CENTERLINE. PILES WHICH ARE OUT OF TOLERANCE OR DO NOT ACHIEVE THE REQUIRED STRENGTH WILL BE SUBJECT TO REDESIGN, THE ENGINEERING COSTS OF THE ANALYSIS TO VERIFY INTEGRITY AND / OR REDESIGN, ADDITIONAL PILES AND ADDITIONAL PILE CAP COST SHALL BE BORNE BY THE CONTRACTOR.
- IF REFUSAL OR ANY OBSTRUCTIONS ARE ENCOUNTERED PRIOR TO REACHING THE REQUIRED MINIMUM ALLOWABLE CAPACITY AND EMBEDMENT, NOTIFY ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS TO INSTALL THE PILES TO MEET THE REQUIREMENTS SUCH AS DRILLING: STEAM, PNEUMATIC, DIESEL, OR VIBRATORY HAMMER MAY BE USED TO DRIVE ALL PILING, ANY MATERIAL WHICH STOPS THE DRIVING INCLUDING EXISTING PILE STUBS SHALL BE REMOVED BY THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THE PILES ARE INSTALLED IN A LOCATION AND MANNER TO ALLOW FOR THE INSTALLATION OF THE COLLARS AND BARGE CONFIGURATION AS SHOWN IN THE CONTRACT DRAWINGS.
- THE CONTRACTOR SHALL PERFORM WEAP ANALYSIS TO MAKE SURE THE REQUIRED EMBEDMENT CAN BE ACHIEVED WITH SELECTED HAMMER AND SUBMIT THE RESULT TO ENGINEER OF RECORD FOR REVIEW.
- PILES SHALL BE DRIVEN TO A MINIMUM ULTIMATE CAPACITY OF 125 TONS AND A MINIMUM TIP ELEVATION OF -45.00 FT, NAVD88.

STEEL HARDWARE:

- STEEL FOR CONNECTIONS SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

C-CHANNELS	ASTM A36
PIPES (WALE SPLICES)	ASTM A53 GRADE B, SCH. 40
BOLTS & LAG SCREWS	ASTM F3125
NUTS	ASTM A563
WASHERS	ASTM F436
PLATES	ASTM A36
STEEL SHEAR STUDS	ASTM A1044

- STEEL HARDWARE SHALL BE HOT DIPPED GALVANIZED.
- GALVANIZING: ALL CONNECTING HARDWARE SHALL BE HOT-DIPPED GALVANIZED, AFTER FABRICATION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE SPECIFICATIONS AND OTHER REQUIREMENTS LISTED BELOW:
 - SPECIFICATIONS FOR ZINC (HOT-GALVANIZED) COATINGS ON PRODUCTS FABRICATED FROM ROLLED, DRESSED AND FORGED STEEL SHAPES, PLATES AND STRIP - ASTM A123.
 - SPECIFICATION FOR ZINC COATING (HOT-DIPPED GALVANIZED) ON IRON AND STEEL HARDWARE - ASTM F2329.
 - ZINC DUST-ZINC OXIDE PRIMER CONFORMING TO MILITARY SPECIFICATION MIL-P-21035 SHALL BE APPLIED IN TWO (2) COATS FOR REPAIRS TO DAMAGED SURFACES AFTER REMOVAL OF LOOSE OR CRACKED ZINC COATING. USE NYSDOT ZINC REPAIR RUSH ONLY.
 - PRIOR TO GALVANIZING, ALL WELDED CONNECTIONS SHALL BE SEALED ALL AROUND WITH A SEAL WELD. BOLTED CONNECTIONS SHALL NOT BE MADE PRIOR TO GALVANIZING. ALL BOLT HOLES SHALL BE FABRICATED PRIOR TO GALVANIZING.

PROTECTIVE COATING:

- COATING SHALL BE TNEMEC SERIES 46H-413 COAL TAR EPOXY MANUFACTURED BY TNEMEC COMPANY, INC OR APPROVED EQUAL.
- FIELD TOUCH-UPS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
- COATING SHALL BE BLACK IN COLOR UNLESS OTHERWISE NOTED.
- SURFACES SHALL BE PREPARED IN ACCORDANCE WITH SSPC SP10 - NEAR WHITE BLAST CLEANING.
- COATING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. COATING IS TO BE APPLIED IN TWO COATS. EACH COAT A MINIMUM OF 10 MILS FOR A TOTAL DRY FILM THICKNESS OF 20 MILS.
- HOLIDAYS AND OTHER IMPERFECTIONS IN THE COATING SHALL BE REMOVED OR REPAIRED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- COATING OF SHEET PILE TO EXTEND A MINIMUM OF 10 FEET BELOW THE MUDLINE, BOTH FACES.
- COATING OF PIPE PILE TO EXTEND A MINIMUM OF 15 FEET BELOW THE MUDLINE.

WELDING:

- ALL WELDING AND FABRICATION SHALL CONFORM WITH THE AMERICAN WELDING SOCIETY (AWS) REQUIREMENTS AND GUIDELINES.
- ALL WELDERS SHALL BE CERTIFIED BY AWS GUIDELINES.
- UNLESS OTHERWISE INDICATED, ALL FILLET WELDS SHALL BE CONTINUOUS AND DOUBLE SIDED. ALL BUTT WELDS SHALL BE COMPLETE PENETRATION WELDS.
- ALL WELDS SHALL BE SUBJECTED TO NON DESTRUCTIVE TESTING AT THE DISCRETION OF THE ENGINEER OF RECORD AT CONTRACTOR'S COST.
- ALL ELECTRODES USED SHALL COMPLY WITH AWS SPECIFICATION AND SHALL BE E70XX LOW HYDROGEN.
- ANY DEFECTS SHALL BE CORRECTED IN ACCORDANCE WITH AWS REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.

ARMOR STONE:

- ARMOR STONE SHALL BE ROUGH ANGULAR QUARRY STONE IN ACCORDANCE WITH ARMY CORPS OF ENGINEER EM 1110-2-2302 AND CONFORM TO THE SPECIFIED GRADATION.
- ARMOR STONE SHALL MEET ALL STANDARDS IN THE SPECIFICATION AND BY THE ARMY CORPS OF ENGINEERS, AND BE TESTED AS SUCH IN ACCORDANCE WITH ASTM D4992, ASTM D4312, ASTM D5313, AND ASTM D5519.
- ARMOR STONE SHALL BE PLACED IN A MANNER THAT WILL PROVIDE MINIMUM PRACTICABLE PERCENTAGE OF VOIDS, AND TO AVOID DAMAGE TO THE FILTER LAYER OR BEDDING LAYER.

- ARMOR STONE SIZING SHALL CONFORM TO THE FOLLOWING:
 - BELOW THE PILE SUPPORTED PLATFORM AND AT THE SHEET PILE COVE, STONE SHALL BE A MEDIAN DIAMETER OF 15" WITH AN AVERAGE WEIGHT OF 300LBS.
 - ALONG THE LENGTH OF THE CONCRETE BLOCK WALL, STONE SHALL BE A MEDIAN DIAMETER OF 15" WITH AN AVERAGE WEIGHT OF 300LBS.
 - TOE STONE SHALL BE PROVIDED WITH A MEDIAN DIAMETER OF 22.5" AND WEIGHT OF 450 LBS.
- THE OUTER LAYER OF ARMOR STONE SHALL BE PLACED IN A MANNER THAT WILL PROVIDE EACH SMOOTH SURFACE AT THE SPECIFIED GRADATION.

BEDDING STONE:

- GRAVEL BEDDING SHALL BE ASTM #1 SIZE STONE.

ASTM D448-12 STANDARD SIZES OF PROCESSED AGGREGATE	
SIEVE SIZE NUMBER	% PASSING
4 IN	100
3 ½ IN	90 ~ 100
3 IN	-
2 ½ IN	25 ~ 60
2 IN	-
1 ½ IN	0 ~ 15
1 IN	-
¾ IN	0 ~ 5

- BEDDING LAYER SHALL BE PLACED IN SUCH A WAY AS TO AVOID DAMAGING THE GEOTEXTILE FABRIC.
- BEDDING SHALL BE SPREAD UNIFORMLY FROM THE TOE OF THE REVETMENT UP TO THE TOP OF THE EMBANKMENT.

GEOTEXTILE FILTER FABRIC:

- GEOTEXTILE SHALL BE WOVEN FABRIC USED IN EROSION CONTROL AND FILTRATION APPLICATION AND SHALL BE ACCEPTABLE TO BE USED IN MARINE CONDITIONS.
- FABRIC SHALL MEET ALL STANDARDS SET FORTH BY THE ARMY CORPS OF ENGINEERS, AND BE TESTED AS SUCH IN ACCORDANCE WITH ASTM D4759 AND ASTM D4873.
- FABRIC SHALL BE PLACED UNDER THE CORE LAYER IN ACCORDANCE WITH THE DESIGN DRAWING SPECIFICATIONS. AT EACH SEAM, STRIPS SHALL HAVE NO LESS THAN 2 FOOT OVERLAPS.
- TEMPORARY PINNING OF THE FABRIC IS APPROPRIATE TO HOLD IT IN PLACE DURING INSTALLATION, HOWEVER, PINS SHALL BE REMOVED PRIOR TO PLACEMENT OF BEDDING TO RELIEVE ANY TENSILE STRESS.
- FABRIC PROPERTIES
 - MIN. PUNCTURE STRENGTH = 200 LBS
 - MIN. TENSILE STRENGTH = 170 LBS
 - APPARENT OPENING SIZE SMALLER THAN NO. 50 SIEVE.

ADD'L ALT. AWS. BOT. BW. CLR. COL. CONC. CY. DWG. EA. EF. EL. EQ. EXIST. FT. OR ' GALV. H.D.G. I.D. IN. OR " KSI. LBS. LONG. MAX. MIN. N. N.I.C. No. O.C. O.D. OPP. PL. PSI. PSF. R. REINF. REF. REQD. S. SECT. SIM. SPA. SS. TW. TYP. U.O.N. ± Ø +	ADDITIONAL ALTERNATE AMERICAN WELDING SOCIETY BOTTOM BOTTOM OF WALL CLEAR COLUMN CONCRETE CUBIC YARD DRAWING EACH EACH FACE ELEVATION EQUAL EXISTING FOOT GALVANIZED HOT-DIP GALVANIZED INSIDE DIAMETER INCHES KIPS PER SQUARE INCH LIBRA (POUNDS) LONGITUDINAL MAXIMUM MINIMUM NORTH NOT IN CONTRACT NUMBER ON CENTER OUTSIDE DIAMETER OPPOSITE PLATE POUNDS PER SQUARE INCH POUNDS PER SQUARE FOOT RADIUS REINFORCING REFERENCE REQUIRED SOUTH SECTION SIMILAR SPACING STAINLESS STEEL TOP OF WALL TYPICAL UNLESS OTHERWISE NOTED CENTERLINE DIAMETER PLUS OR MINUS
	NORTH ARROW

MINIMUM DEVELOPMENT LENGTH SCHEDULE						
FC=5000 PSI FY=60000 PSI		HOT-DIP GALVANIZED REINFORCING				
BAR SIZE	ℓd TOP (in)	ℓd TOP	ℓd (in)	ℓd	ℓdh (in)	ℓdh (ft)
#3	17	1'-5"	13	1'-1"	7	0'-7"
#4	23	1'-11"	17	1'-5"	9	0'-9"
#5	35	2'-11"	22	1'-10"	11	0'-11"
#6	42	3'-6"	26	2'-2"	13	1'-1"
#7	49	4'-1"	38	3'-2"	15	1'-3"
#8	56	4'-8"	43	3'-7"	17	1'-7"
#9	63	5'-3"	48	4'-0"	20	1'-8"
#10	71	5'-11"	54	4'-6"	22	1'-10"
#11	78	6'-6"	60	5'-0"	24	2'-0"
#14	94	7'-10"	72	6'-0"	29	2'-5"
#18	125	10'-5"	96	8'-0"	39	3'-3"

NOTES:

- UNLESS OTHERWISE NOTED, ALL SPLICES SHALL BE ASSUMED TO BE CLASS B LAP SPLICES, REQUIRING 1.3*ℓd LAP LENGTH.

100% CD
FOR CONSTRUCTION
JUNE 2026

1 LAVETA PLACE
SEAWALL
REHABILITATION
AND DOCK
INSTALLATION

CLIENT

ANDREAS ROY
1 LAVETA PLACE,
NYACK NY 10960

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MARINE ENGINEER



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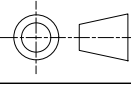
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GENERAL NOTES 2

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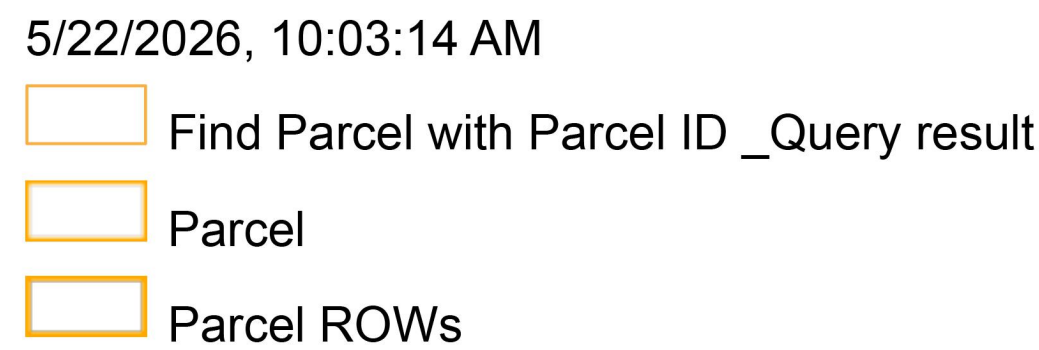


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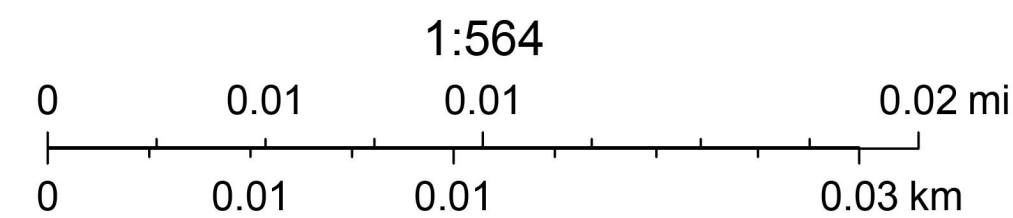
MARINE ENGINEER



**AHA MARINE
ENGINEERING. D.P.C.**
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Web AppBuilder for ArcGIS

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SEAL



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NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York State Plane East Zone (FIPS 3101). The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on the FIRMs was provided in digital format by NYSDEC. The information was derived from New York State Office of Cyber Security & Critical Infrastructure Coordination from 30-centimeter photography dated 2007.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to confirm to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Information eXchange** at 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Information eXchange may also be reached by Fax at 1-800-358-9620 and its website at <http://mssc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



This digital FIRM was produced through a unique cooperative partnership between the New York State Department of Environmental Conservation (NYSDEC) and FEMA. As part of the effort, NYSDEC has joined in a Cooperative Technical Partnership agreement to produce and maintain FEMA's digital FIRM.

100% CD
FOR CONSTRUCTION
JUNE 2026



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A No Base Flood Elevations determined.
- ZONE AE Base Flood Elevations determined.
- ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decreed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Limit of Moderate Wave Action
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18N
- 5000-foot grid values: New York State Plane coordinate system, East zone (FIPSZONE 3101), Transverse Mercator projection
- Bench mark (see explanation in Notes to Users section of this FIS report)
- River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
MARCH 3, 2014

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP

PANEL 0181G

FIRM

FLOOD INSURANCE RATE MAP

for ROCKLAND COUNTY, NEW YORK
(ALL JURISDICTIONS)

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER
CLARKSTOWN, TOWN OF	360679
NYACK, VILLAGE OF	360685
ORANGETOWN, TOWN OF	360686
UPPER NYACK, VILLAGE OF	360695

PANEL 181 OF 207
MAP SUFFIX: G

MARCH 3, 2014

FEDERAL EMERGENCY MANAGEMENT AGENCY

MARCH 3, 2014

1 LAVETA PLACE
SEAWALL
REHABILITATION
AND DOCK
INSTALLATION

CLIENT

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ARCHITECT



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FIRM MAP

DATE
JUNE 2026

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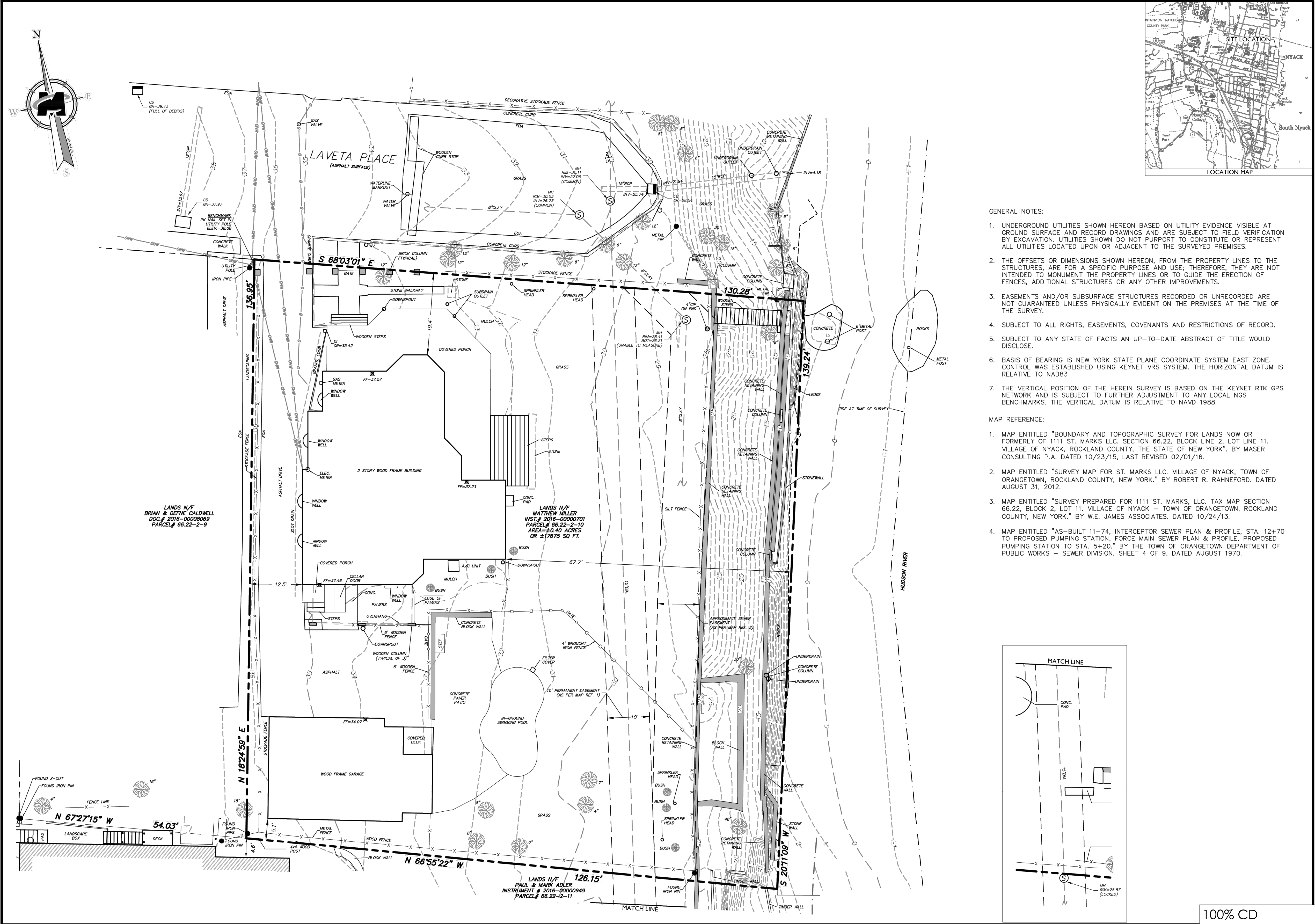
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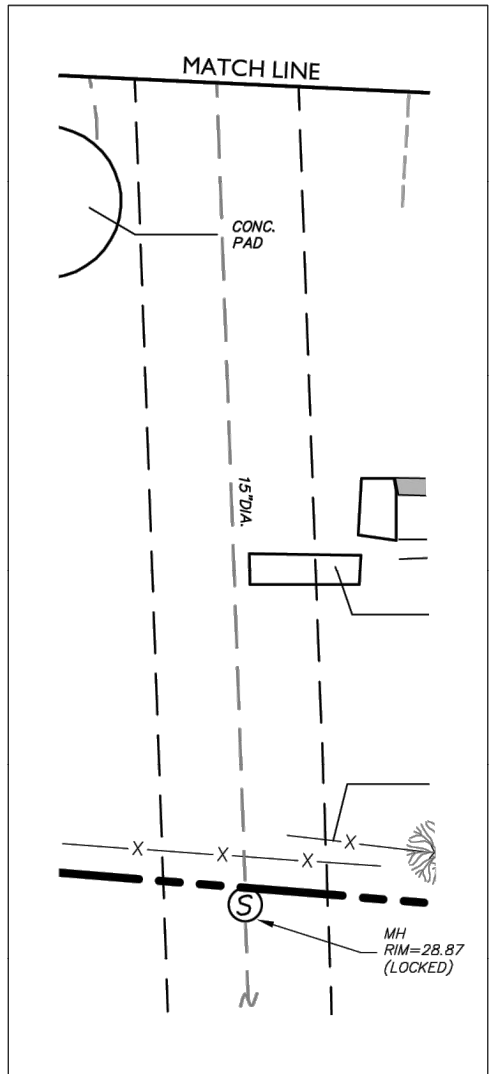


GENERAL NOTES:

1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
2. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
3. EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
6. BASIS OF BEARING IS NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE. CONTROL WAS ESTABLISHED USING KEYNET VRS SYSTEM. THE HORIZONTAL DATUM IS RELATIVE TO NAD83
7. THE VERTICAL POSITION OF THE HEREIN SURVEY IS BASED ON THE KEYNET RTK GPS NETWORK AND IS SUBJECT TO FURTHER ADJUSTMENT TO ANY LOCAL NGS BENCHMARKS. THE VERTICAL DATUM IS RELATIVE TO NAVD 1988.

MAP REFERENCE:

1. MAP ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR LANDS NOW OR FORMERLY OF 1111 ST. MARKS LLC. SECTION 66.22, BLOCK LINE 2, LOT LINE 11. VILLAGE OF NYACK, ROCKLAND COUNTY, THE STATE OF NEW YORK". BY MASER CONSULTING P.A. DATED 10/23/15, LAST REVISED 02/01/16.
2. MAP ENTITLED "SURVEY MAP FOR ST. MARKS LLC. VILLAGE OF NYACK, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK." BY ROBERT R. RAHNEFORD. DATED AUGUST 31, 2012.
3. MAP ENTITLED "SURVEY PREPARED FOR 1111 ST. MARKS, LLC. TAX MAP SECTION 66.22, BLOCK 2, LOT 11. VILLAGE OF NYACK - TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK." BY W.E. JAMES ASSOCIATES. DATED 10/24/13.
4. MAP ENTITLED "AS-BUILT 11-74, INTERCEPTOR SEWER PLAN & PROFILE, STA. 12+70 TO PROPOSED PUMPING STATION, FORCE MAIN SEWER PLAN & PROFILE, PROPOSED PUMPING STATION TO STA. 5+20." BY THE TOWN OF ORANGETOWN DEPARTMENT OF PUBLIC WORKS - SEWER DIVISION. SHEET 4 OF 9, DATED AUGUST 1970.



100% CD
FOR CONSTRUCTION
JUNE 2026

1 LAVETA PLACE SEAWALL REHABILITATION AND DOCK INSTALLATION

CLIENT

ANDREAS ROY
1 LAVETA PLACE
NYACK NY 10960

ARCHITECT



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REV DATE ISSUE

SEAL



SHEET NAME

TOPOGRAPHIC
SURVEY

DATE
JUNE 2026

FORMAT
ANSI D

SHEET NO.

V-001.00

6
OF
26

1. TIDAL DATUM ELEVATIONS OBTAINED USING NOAA DATUM VERSION 3.8, DATA SET FOR "NEW JERSEY/ NEW YORK/ CONNECTICUT-NORTHERN NJ, NY HARBOR, WESTERN LONG ISLAND SOUND, VERSION 2.2":
- COORDINATES FOR DATUM:
LAT: 41°54'6.9356" N
LONG: 73°54'55.2564" W
DATUM AVERAGE VERTICAL UNCERTAINTY: 8.81 CM (0.29')
2. *HOWL & LOWL, HAT & LAT, AND HWI & LWI DATA TAKEN FROM TIDE STATION #8518750, THE BATTERY, EPOCH 1983-2001.
3. ALL ELEVATIONS SHOWN IN FEET ARE IN REFERENCE TO NAVD88.

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JUNE 2026

1 LAVETA PLACE SEAWALL REHABILITATION AND DOCK INSTALLATION

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[illegible]

A circular professional engineer seal for the State of New York. The outer ring contains the text "STATE OF NEW YORK" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by dots. The center features a shield with a sun, a gear, and a plow. Below the shield is the license number "100793". The seal is signed with "Anand Agarwal" in cursive across the center.

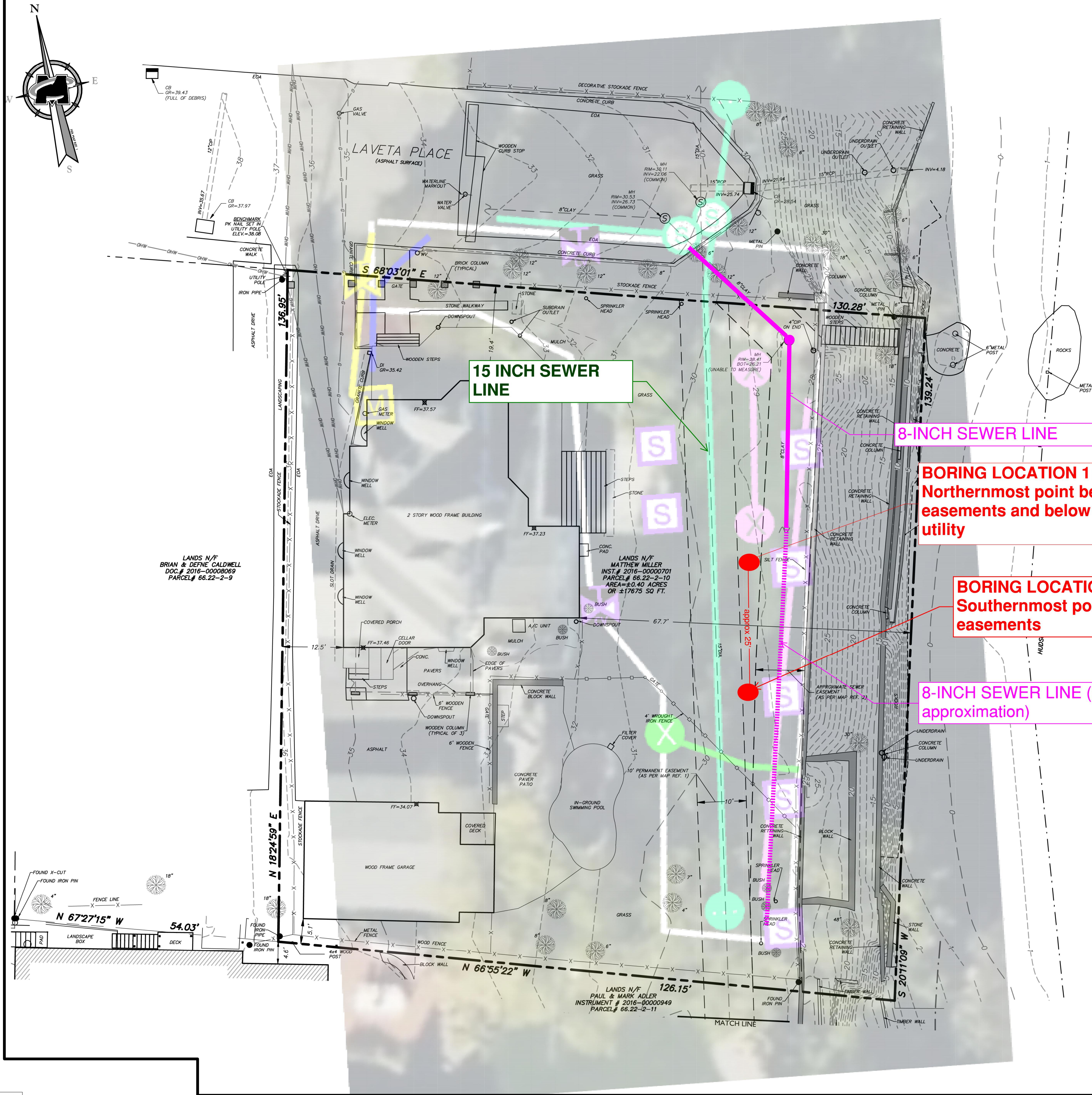
SHEET NAME

DATUM CHART

DATE	DRAWN BY	CHECKED BY
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SHEET NO.		8 OF 26
V-003.00		

06/26/2024

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- GEOTECHNICAL NOTE(S):
1. BORING SHALL BE MADE AT LOCATIONS AND THE DEPTHS INDICATED ON SITE BORING PLAN AND ON TABLE 1.
 2. IF ROCK IS ENCOUNTERED, ONE (1) 5-FOOT ROCK CORE SHALL BE OBTAINED IN ACCORDANCE WITH ASTM D2113 AT THE DISCRETION OF THE ENGINEER.
 3. THE BORING CONTRACTOR SHALL NOTIFY THE PROPER AUTHORITIES TO MARK UNDERGROUND UTILITIES BEFORE DRILLING AND OBTAIN ANY NECESSARY PERMITS.
 4. THE BORING CONTRACTOR SHALL CONTACT ENGINEER AT LEAST 48 HOURS PRIOR TO MOBILIZATION AND PRIOR TO COMMENCEMENT OF DRILLING.
 5. SAMPLES SHALL BE OBTAINED AT EACH BORING LOCATION IN ACCORDANCE WITH THE STANDARD PENETRATION TEST PROCEDURE (ASTM D-1586), LATEST EDITION, USING A SPLIT-BARREL SAMPLER AND A 140-LB HAMMER FALLING 30 INCHES.
 6. SAMPLES SHALL BE OBTAINED AT 5-FOOT INTERVALS AND AT CHANGES IN MATERIALS STRATA. ROCK CORES SHALL BE TAKEN AS DIRECTED. CONTRACTOR TO STORE ALL SAMPLES UNTIL NOTIFIED BY THE ENGINEER.
 7. THE BORING CONTRACTOR SHALL COLLECT UNDISTURBED SOIL SAMPLES AS DIRECTED.
 8. THE CONTRACTOR IS RESPONSIBLE FOR COLLECTING SOIL SAMPLES, WHILE TRANSPORTING TO THE CHOSEN LAB, COORDINATING WITH THE LAB FOR THE REQUESTED TESTS, AND PROVIDING A REPORT WITH THE LAB TEST RESULTS WILL BE THE RESPONSIBILITY OF THE ENGINEER.
 9. ALL BORING HOLES SHALL BE SEALED AS REQUIRED BY THE JURISDICTION OF THE PROJECT.
 10. ANY DAMAGE TO EXISTING CONDITIONS ON SITE SHALL BE FIXED BY THE BORING CONTRACTOR AT THEIR OWN COST.
 11. FENCE PANELS ON NORTH END OF PROPERTY AND VEGETATION WILL BE REMOVED PRIOR TO DRILLING.
 12. UTILITY FLAGS WILL BE ONSITE DURING THE TIME OF DRILLING.
 13. 48 HOURS NOTICE BEFORE DRILLING WILL BE PROVIDED TO THE TOWN OF ORANGETOWN.

- GENERAL NOTE(S):
1. BORING LOCATIONS ARE APPROXIMATE, CONTRACTOR TO MATCH THE BORING PLAN TO THE BEST OF THEIR ABILITY, ENSURING THE LATITUDE AND LONGITUDE OF THE BORING LOCATIONS ARE SUBMITTED TO THE ENGINEER.
 2. A PROPOSED SCHEDULE, AND PROPOSED EQUIPMENT SHALL BE SHARED AND APPROVED PRIOR TO CONTRACTOR MOBILIZATION.
 3. TOPOGRAPHIC INFORMATION IS REFERENCED FROM A SURVEY PERFORMED BY COLLIER'S DESIGN AND ENGINEERING (SEE ATTACHMENT).
 4. UTILITY INFORMATION IS REFERENCED FROM A UTILITY STUDY PERFORMED BY GPRS TITLED "GPRS FINDINGS REPORT FOR 1 LAVETA PLACE IN NYACK, NY" (SEE ATTACHMENT).

TABLE 1		
BORING	TYPE	DEPTH BELOW SURFACE (FT)
B1	SPT	80
B2	SPT	80

BORING LOCATION 1:
Northernmost point between
easements and below unknown
utility

BORING LOCATION 2:
Southernmost point between
easements

**8-INCH SEWER LINE (continued as
approximation)**

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FOR CONSTRUCTION
JUNE 2026

1 LAVETA PLACE SEAWALL REHABILITATION AND DOCK INSTALLATION

CLIENT

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SOIL BORING PLAN

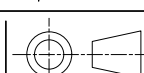
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**1 LAVETA PLACE
SEAWALL
REHABILITATION
AND DOCK
INSTALLATION**

MARINE ENGINEER

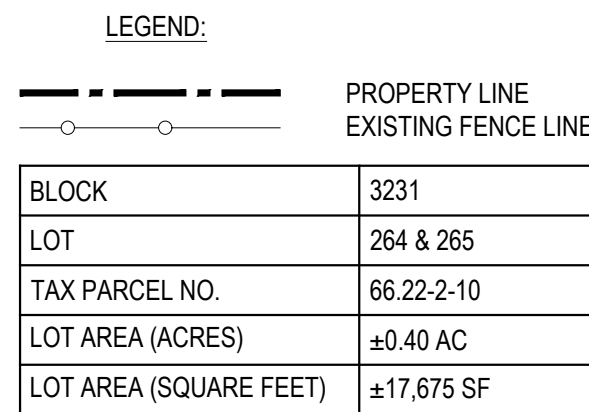
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PO BOX 56, NYACK, NY 10960
+1.917.727.6130

SEAL

STATE OF NEW YORK
ANAND AGARWAL
10567
12/31/2024
PROFESSIONAL ENGINEER

BORING LOGS 1

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SHEET NO. B-002.00		10 OF 26



WARNING - IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW, §7209.2 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY MANNER. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK STATE EDUCATION LAW, §7209.2.

SCALE: 1"=10'-0"

CLIENT

ANDREAS ROY

1 LAVETA PLACE,
NYACK NY 10960

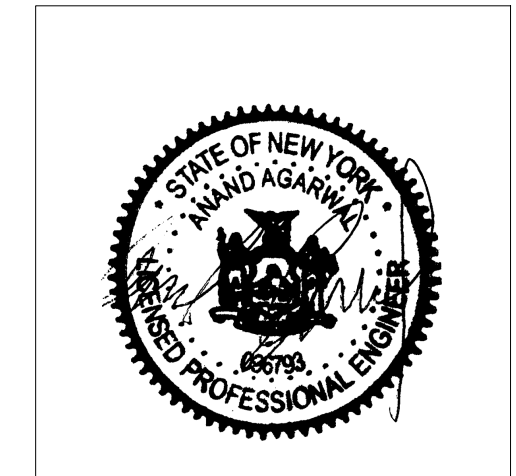
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EXISTING SITE PLAN

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JUNE 2026

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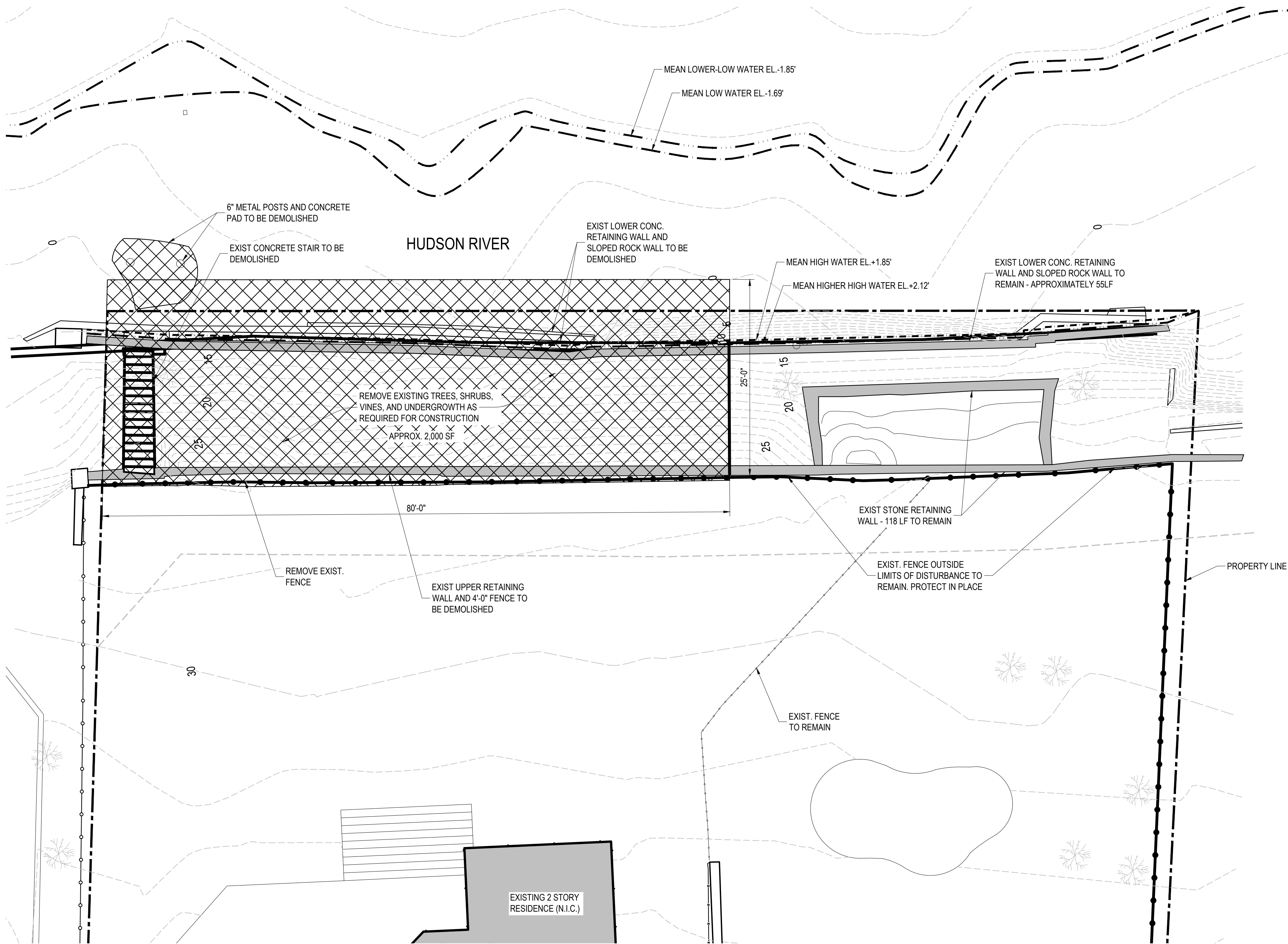
SHEET NO. **EX-100.00** 11
OF 26

08/28/2024

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NOTES: 1. THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. 2. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION. 3. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION. 4. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION. 5. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION.

LEGEND:
--- PROPERTY LINE
- - - EXISTING FENCE LINE



REMOVALS PLAN - EXISTING RETAINING WALL AND STAIRWAY
SCALE: 1"=8'-0"

- NOTES:
- EXISTING UPLAND SITE SURVEY PROVIDED IN MAP TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR LANDS NOW OR FORMERLY OF 1111 ST. MARKS LLC" AS PREPARED BY COLLIER ENGINEERING AND DESIGN CT, P.C. (DOING BUSINESS AS MASER CONSULTING), DATED 03/09/16 AND LAST REVISED 07/14/2022.
 - BATHYMETRIC SURVEY PROVIDED BY CONTROL POINT ASSOCIATED IN. P.C. IN DRAWING TITLED "HYDROGRAPHIC SURVEY" DATED 12-28-2023.
 - LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY. TEMPORARY BENCH MARKS SET: TBM-A: MAG NAIL SET IN ASPHALT, ELEVATION= 35.57' ELEVATION CONVERSIONS BASED ON NOAA ONLINE VERTICAL DATUM TRANSFORMATION VALUES.
 - BATHYMETRIC MAPPING PREPARED ON NAD83 STATE PLANE COORDINATE SYSTEM - NEW YORK EAST ZONE.

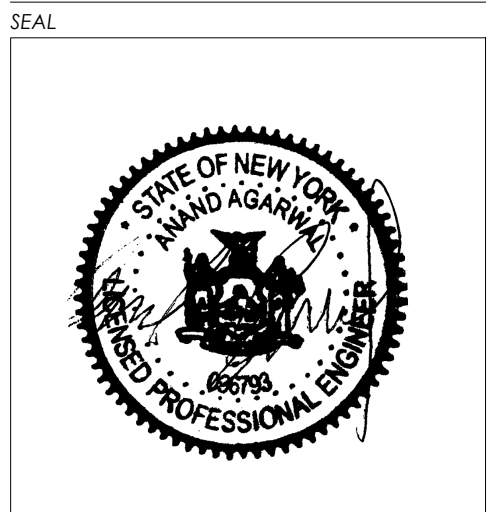
1 LAVETA PLACE SEAWALL REHABILITATION AND DOCK INSTALLATION

CLIENT
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1 LAVETA PLACE,
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REMOVALS PLAN

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13
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26



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EXISTING SEAWALL REMOVALS

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SHEET NO.				14 OF 26	

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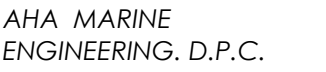
1 LAVETA PLACE,
NYACK NY 10960

ARCHITECT



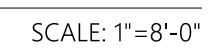
PO BOX 731
YACK, NY 10960
1.914.361.5248

MARINE ENGINEER



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NOTE:
1. NO MODIFICATIONS ARE PROPOSED TO THE EXISTING RESIDENCE. PROPOSED WORK IS LIMITED TO SHORELINE STABILIZATION, RETAINING WALLS, STAIRS, TERRACES, ASSOCIATED GRADING, AND SITE RESTORATION.



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1 LAVETA PLACE,
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MARINE ENGINEER



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PROPERTY LINE

PROPOSED EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=8'-0"

100% CD
FOR CONSTRUCTION
JUNE 2026

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JUNE 2026

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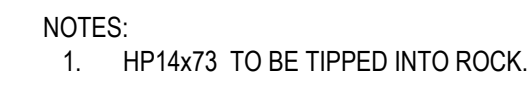
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8'-0"

4'-7"

8'-0"H x 8'-0"W PRECAST BLOCK, TYP.

6'-0"H x 12'-0"W PRECAST BLOCK

12" DIA. STEEL PIPE, TYP.

12" DIA. STEEL PIPE, TYP.

6'-0" O.C. (TYP.)

HP14x73 SOLDIER PILE

PRECAST CONCRETE PLANK INFILL, (TYP.)

33'-10"

21'-2"

PLAN - LOWER LEVEL AT CONCRETE RETAINING WALL

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FOR CONSTRUCTION
JUNE 2026

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ANDREAS ROY

**1 LAVETA PLACE,
NYACK NY 10960**

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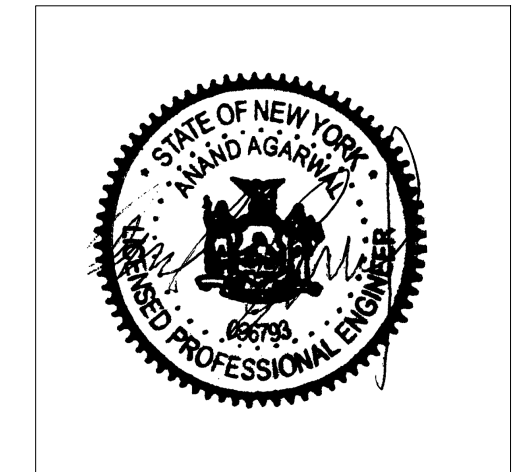
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SEAL



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**PROPOSED SEWALL
PLANS 1 OF 2**

DATE JUNE 2026		DRAWN BY AU	CHECKED BY AA
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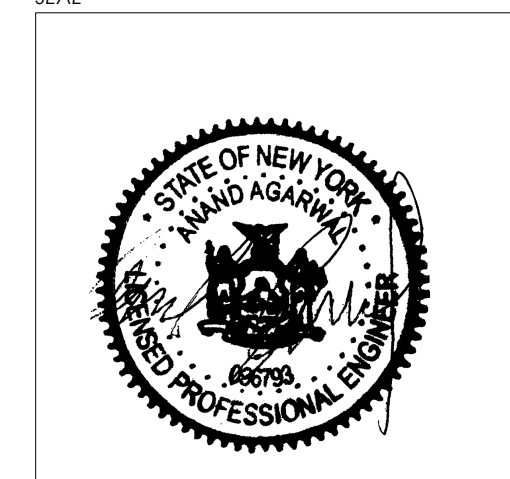
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JUNE 2026

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**PROPOSED SEWALL
PLANS 2 OF 2**

DATE JUNE 2026	DRAWN BY AU	CHECKED BY AA
FORMAT ANSI D	SCALE N/A	
SHEET NO. MR-203.00		18 OF 26

CLIENT

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SHEET NAME

PROPOSED SEAWALL SECTIONS

DATE	DRAWN BY	CHECKED BY
JUNE 2026	AU	AA

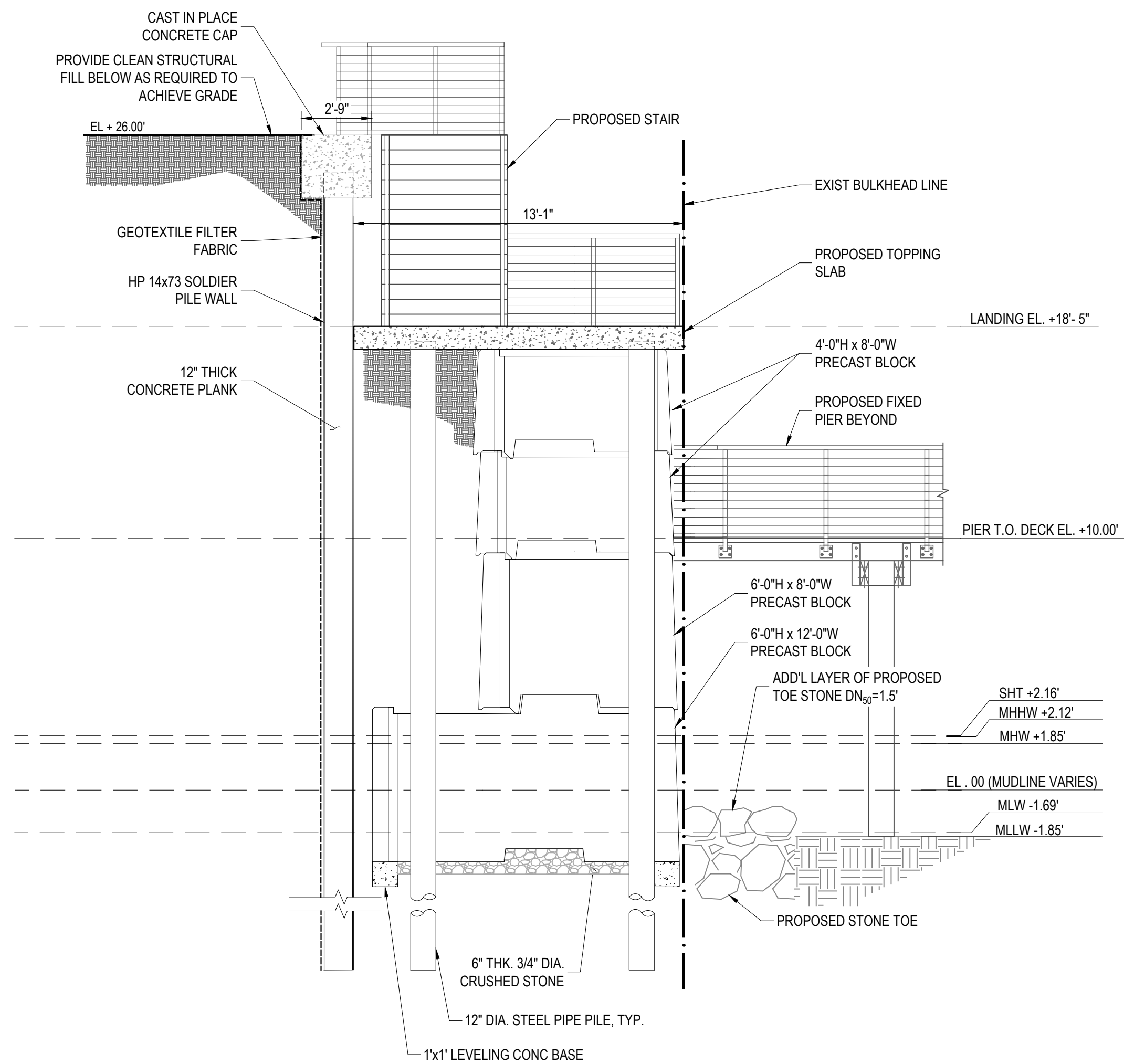
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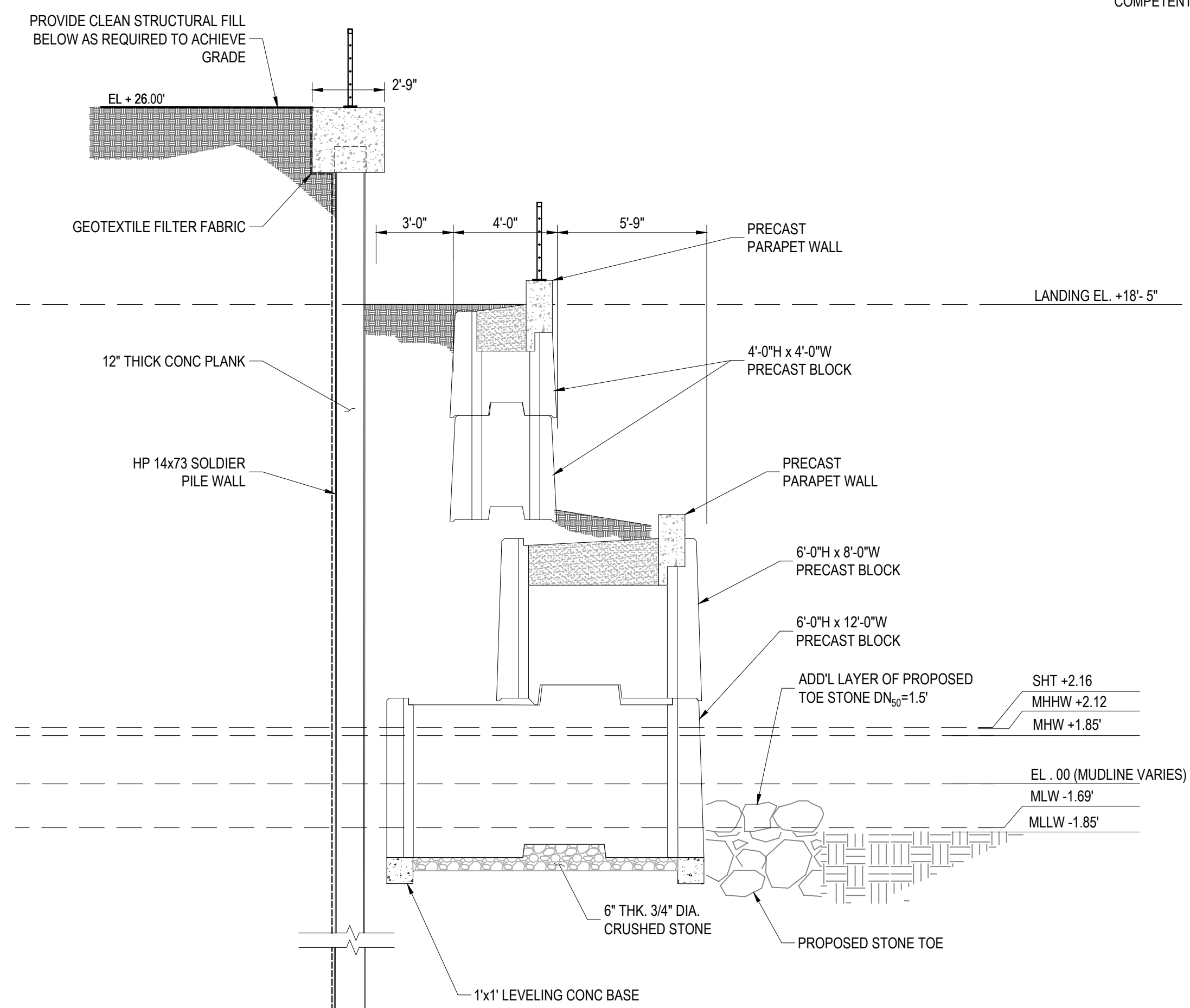
NOTE:

1. PRECAST CONCRETE RETAINING WALL SYSTEM (DOUBLEWALL OR APPROVED EQUAL), DELEGATED DESIGN. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEERING SEALED BY A NYS PROFESSIONAL ENGINEER.
2. ALL PILES FOR THE BULKHEAD AND STAIRCASE SHALL BE ANCHORED A MINIMUM OF 1'-0" INTO COMPETENT ROCK.

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FOR CONSTRUCTION
JUNE 2026

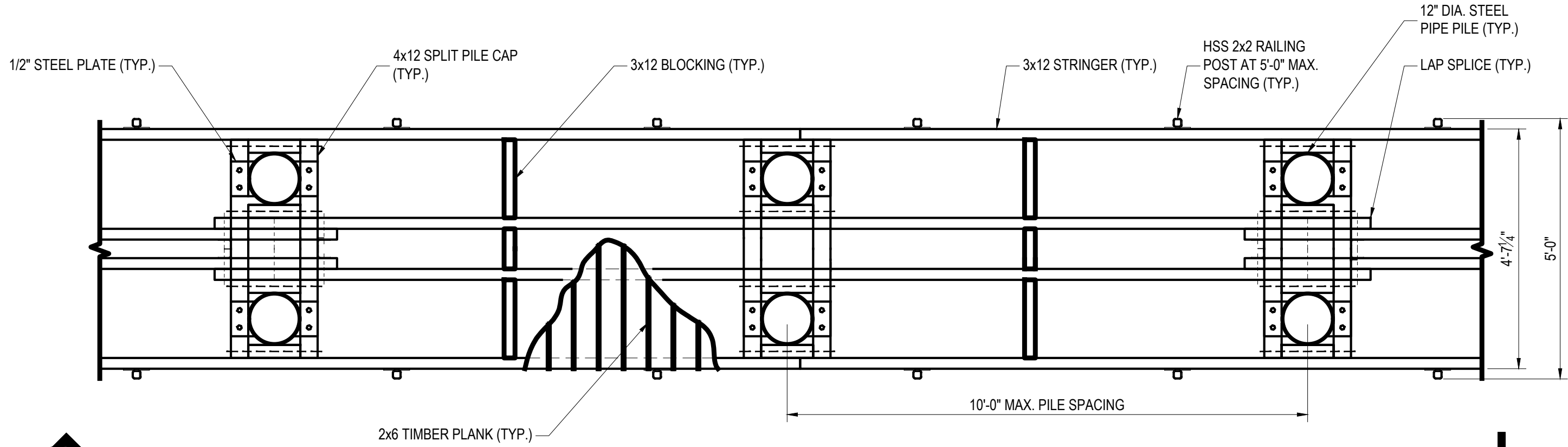


PROPOSED GRAVITY WALL SECTION @ STAIR



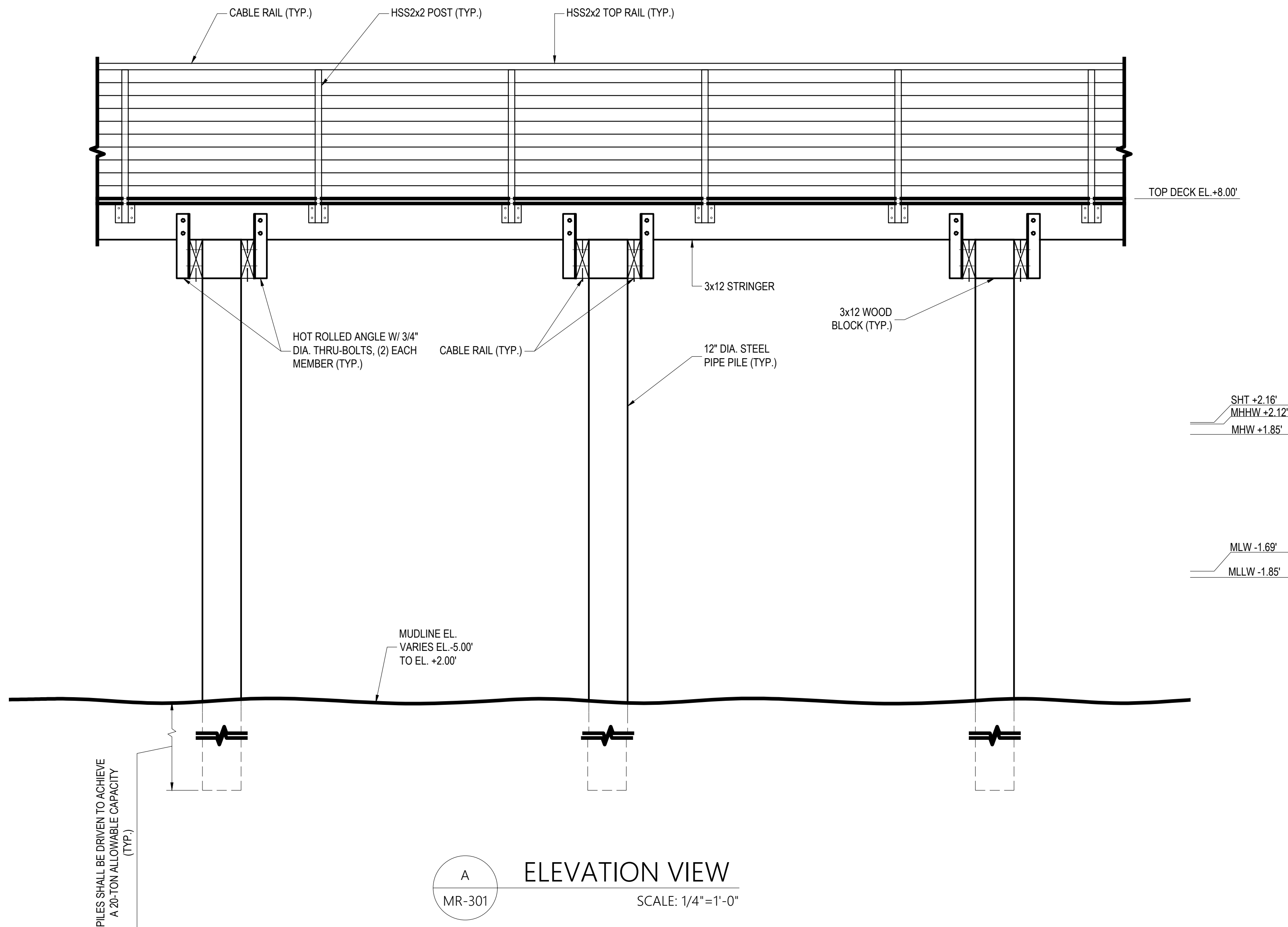
PROPOSED GRAVITY WALL SECTION @ TERRACE

06/28/2024



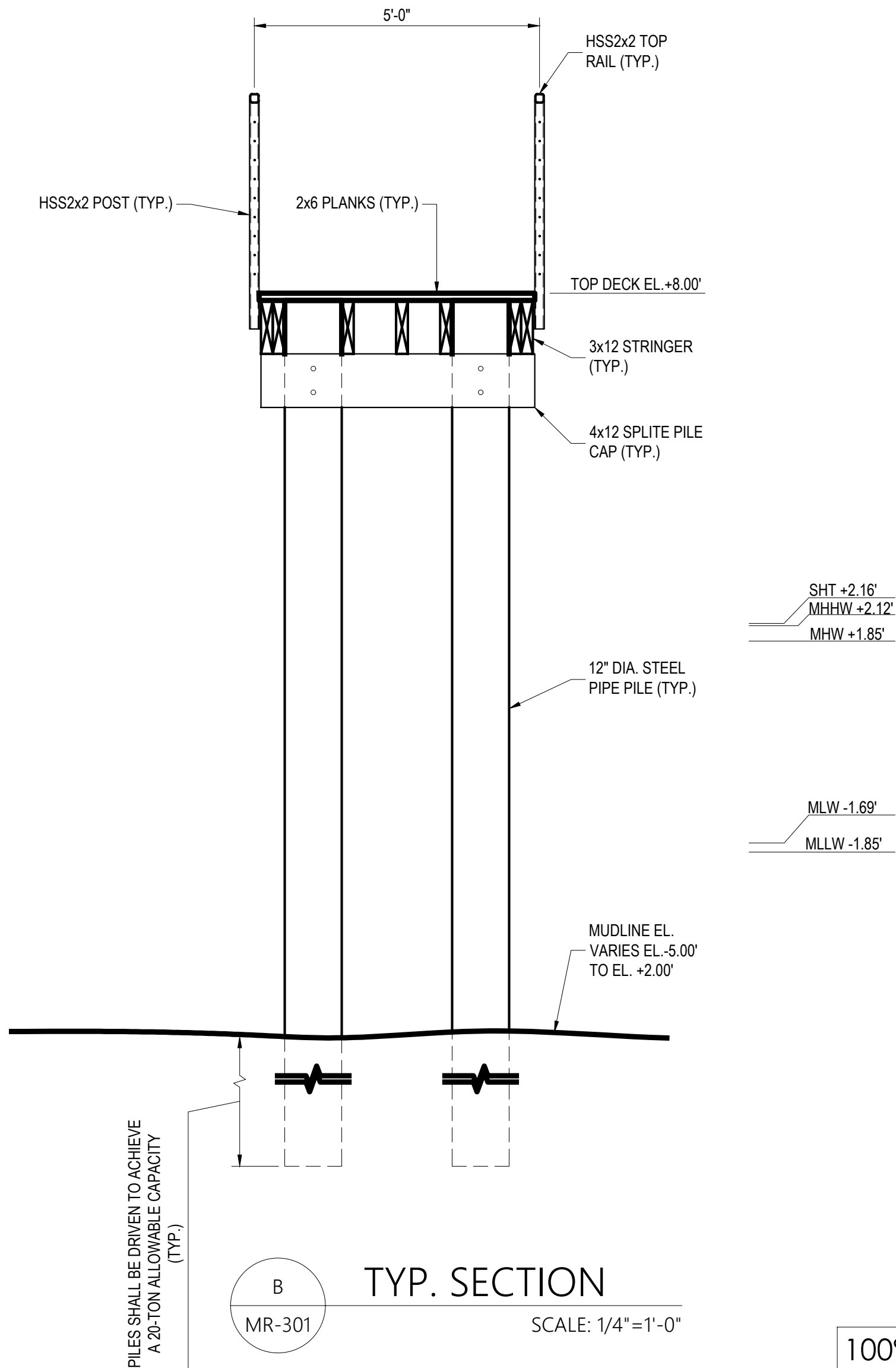
TYP. PIER FRAMING PLAN

SCALE: 1/4"=1'-0"



ELEVATION VIEW

SCALE: 1/4"=1'-0"



TYP. SECTION

SCALE: 1/4"=1'-0"

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FOR CONSTRUCTION
JUNE 2026

1 LAVETA PLACE SEAWALL REHABILITATION AND DOCK INSTALLATION

CLIENT

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PROPOSED PIER SECTIONS

DATE	JUNE 2026	DRAWN BY	AU	CHECKED BY	AA
FORMAT	ANSI D	SCALE	N/A		
SHEET NO.					

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1 LAVETA PLACE SEAWALL REHABILITATION AND DOCK INSTALLATION

CLIENT

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1 LAVETA PLACE,
NYACK NY 10960

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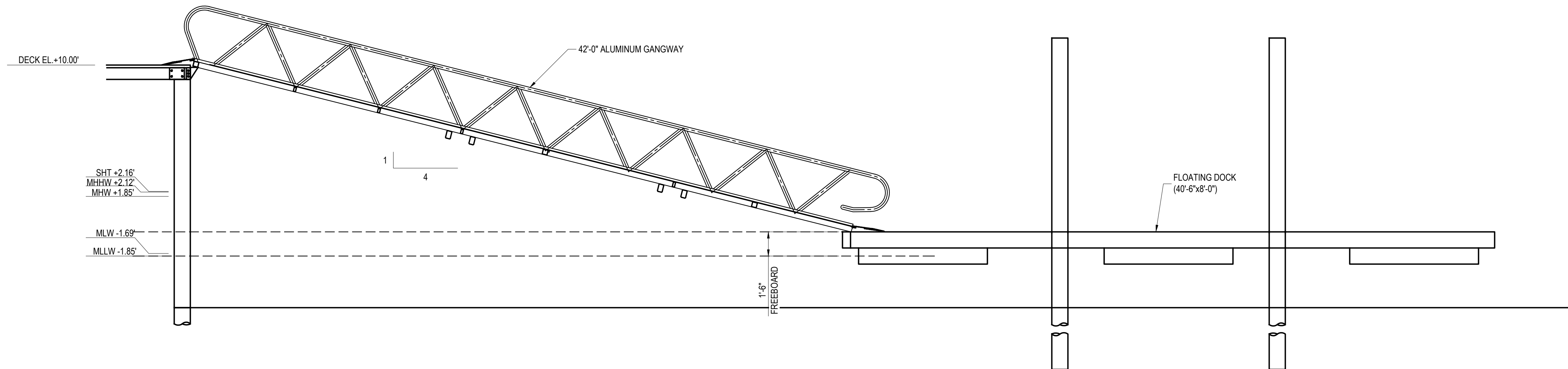
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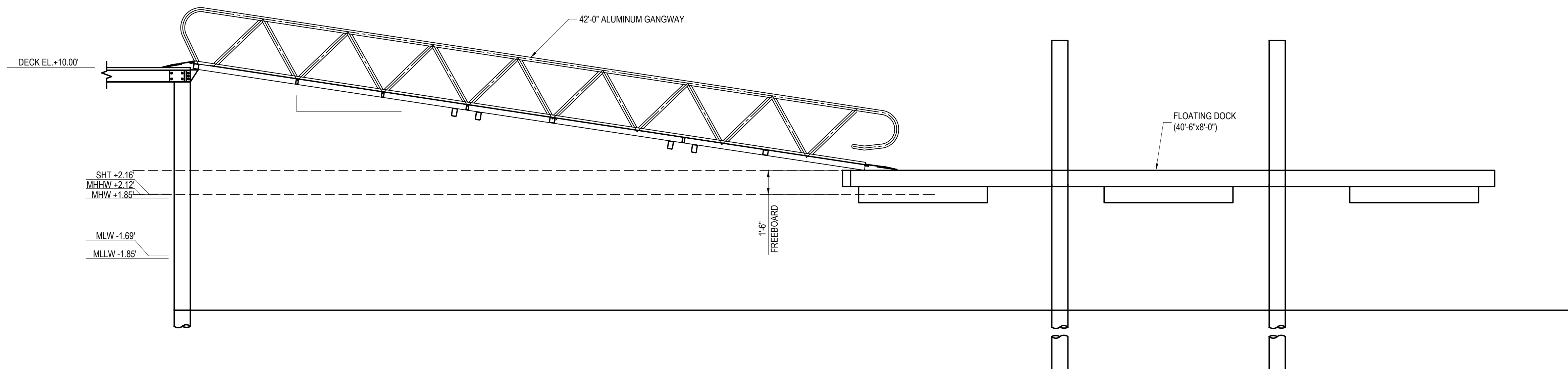


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PROPOSED DOCK ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED DOCK ELEVATION

SCALE: 1/4"=1'-0"

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JUNE 2026

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PROPOSED GANGWAY SECTIONS

DATE	DRAWN BY	CHECKED BY
JUNE 2026	AU	AA

FORMAT	SCALE	
ANSI D	N/A	

SHEET NO. _____

MR-302.00

CLIENT

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PROPOSED SEAWALL ELEVATIONS

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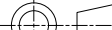
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JUNE 2026



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SHEET NO.		23 OF 26	
MR-600.00			

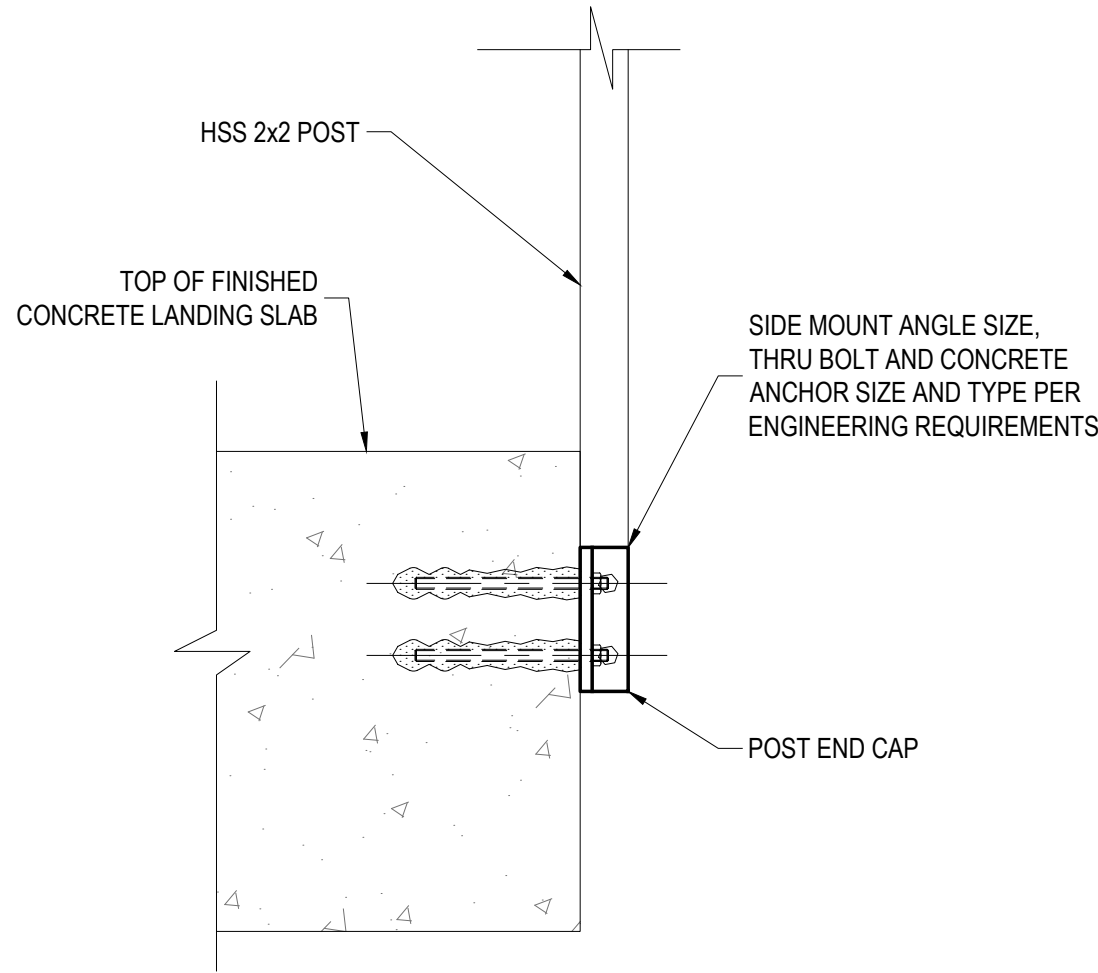
WARNINGS - IT IS A VIOLATION OF NEW YORK STATE EDUCATIONAL LAW, §3009.2 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED, THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK STATE EDUCATIONAL LAW, §3009.2.

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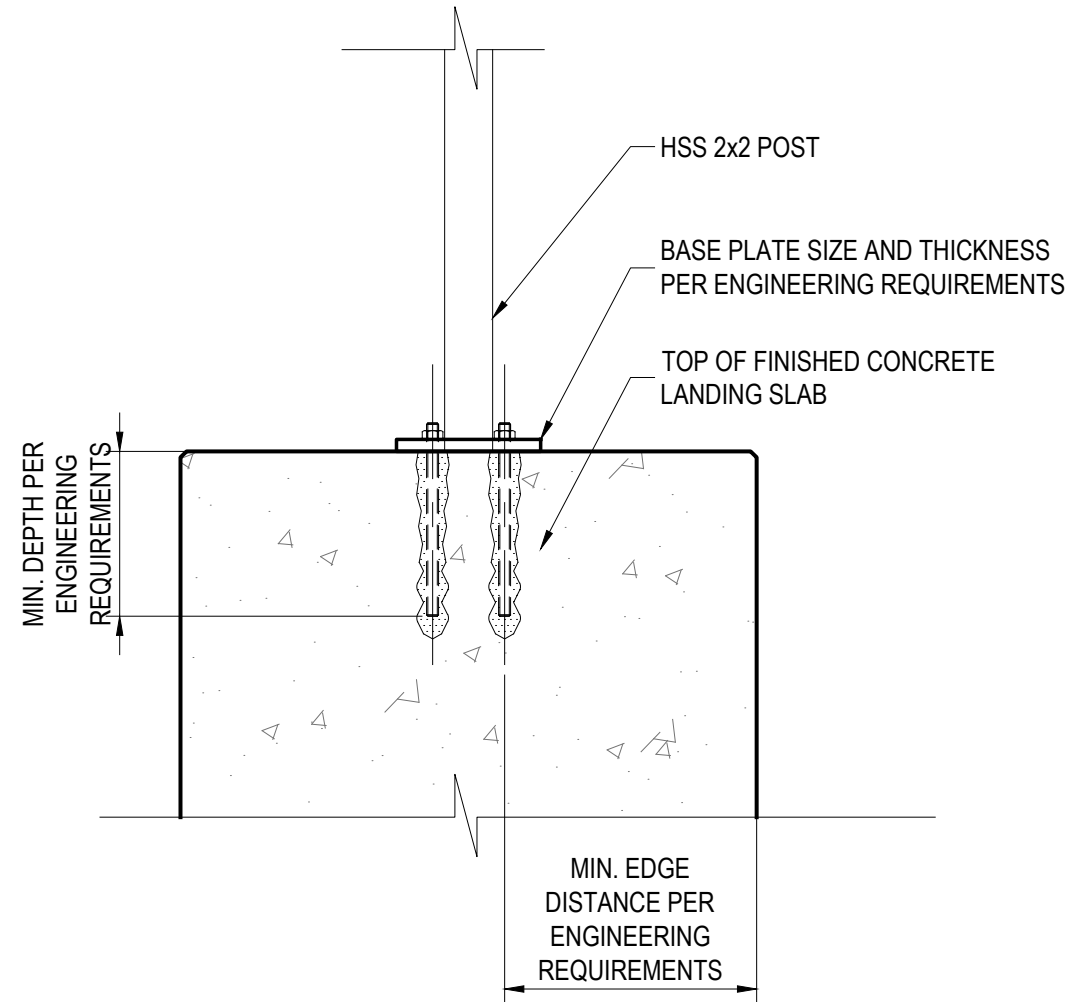
SHEET NAME			
FLOATING DOCK DETAILS			
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JUNE 2026	AU	AA	
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06/26/2024



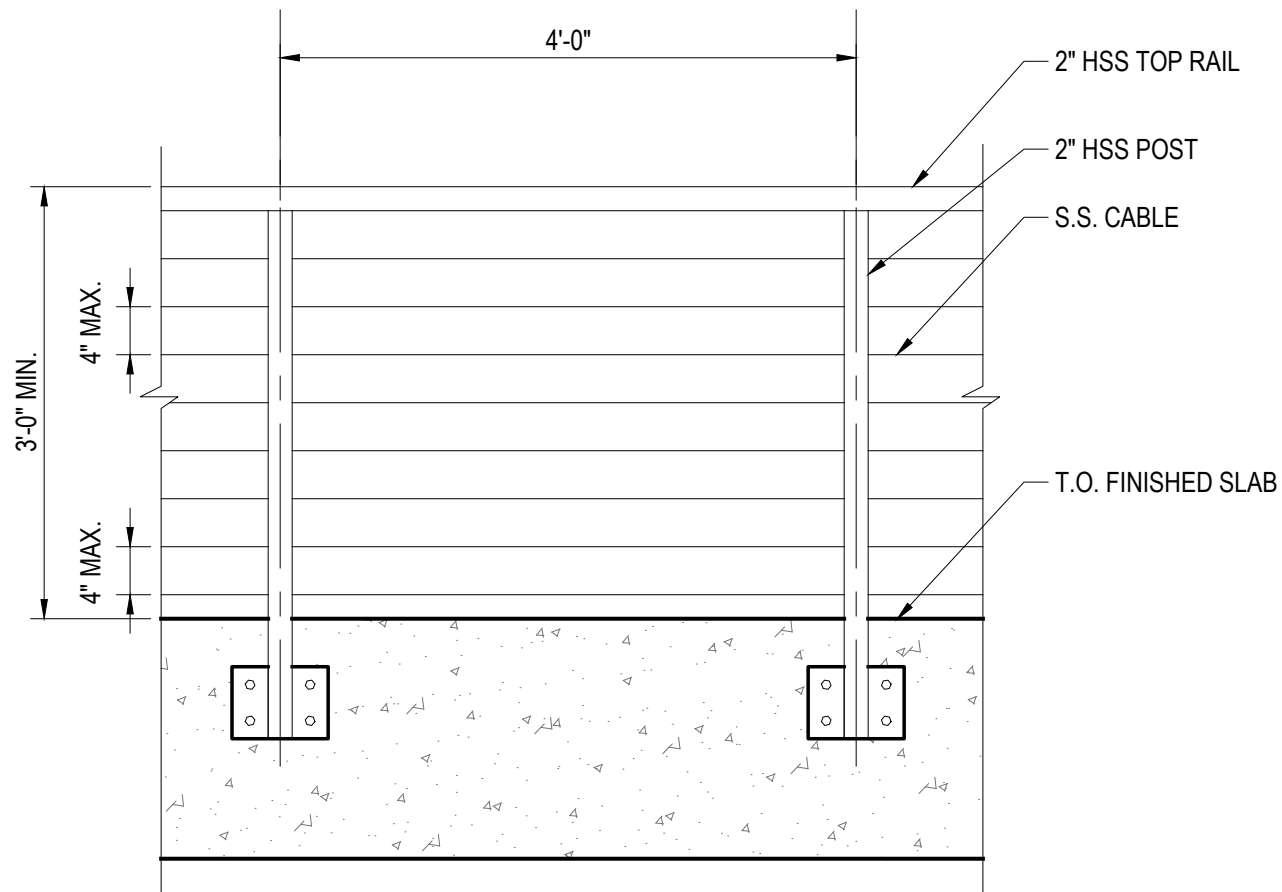
TYPICAL STAIR GUARDRAIL
POST MOUNTING DETAIL

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



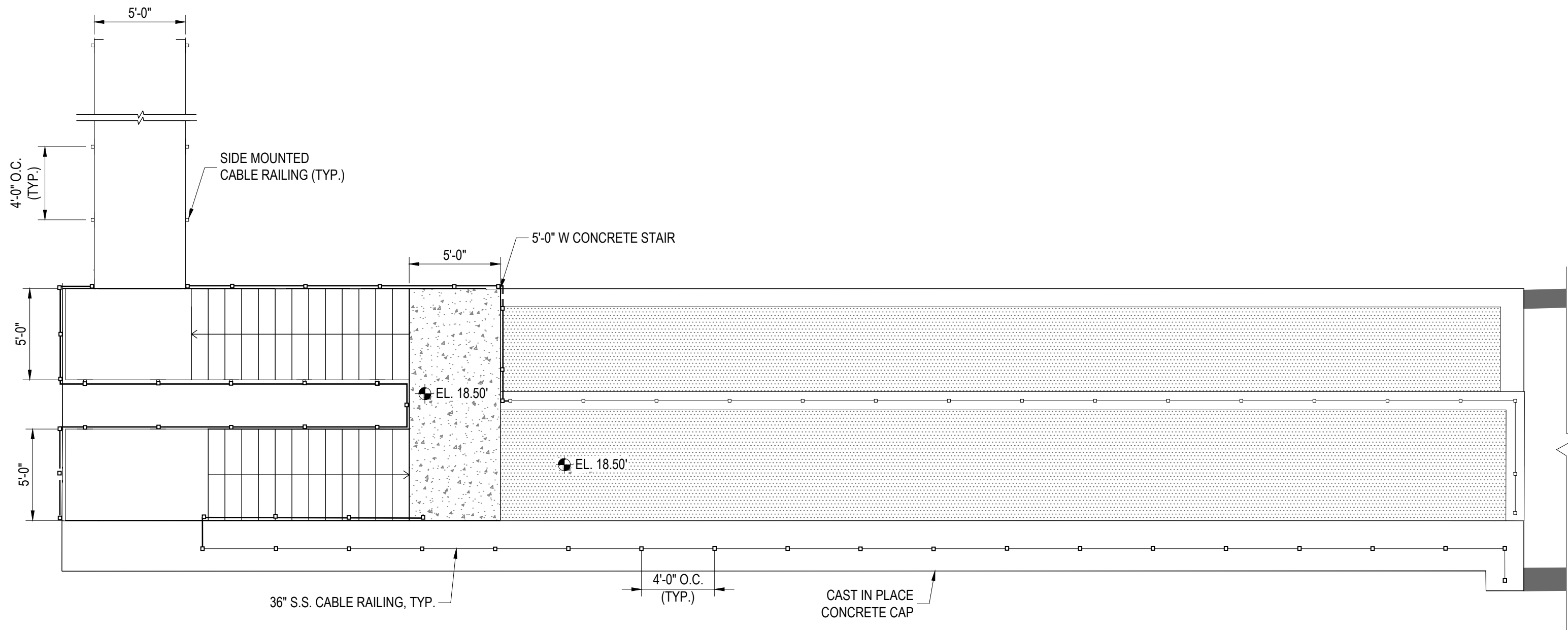
TYPICAL STAIR GUARDRAIL MOUNTING
AT RETAINING WALL CAP

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



TYPICAL CABLE GUARDRAIL ELEVATION

SCALE: 3/4"=1'-0"



STAIR AND TERRACE GUARDRAIL PLAN

SCALE: 3/16"=1'-0"

- NOTES:
1. GUARDS REQUIRED WHERE ADJACENT GRADE EXCEEDS 30" BELOW WALKING SURFACE.
 2. GUARDS SHALL COMPLY WITH RCNYS SECTION R312.
 3. OPENINGS IN GUARDS SHALL NOT PERMIT PASSAGE OF 4" SPHERE.
 4. FINAL RAILING SYSTEM, STRUCTURAL DESIGN, ANCHORAGE, AND CONNECTIONS SHALL BE DESIGNED AND SEALED BY A NYS LICENSED PROFESSIONAL ENGINEER RETAINED BY THE FABRICATOR.
 5. RAILING SYSTEM SHOWN FOR DESIGN INTENT ONLY. FABRICATOR SHALL PROVIDE SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL RAILINGS, POSTS, CONNECTIONS, ANCHORS, AND FOUNDATIONS AS REQUIRED.

1 LAVETA PLACE SEAWALL REHABILITATION AND DOCK INSTALLATION

CLIENT
ANDREAS ROY
1 LAVETA PLACE,
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REV	DATE	ISSUE



SHEET NAME

GUARDRAIL DETAILS

DATE JUNE 2026	DRAWN BY AU	CHECKED BY AA
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SHEET NO. MR-602.00	25 OF 26	

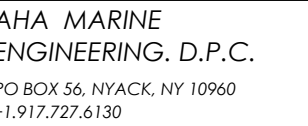
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FOR CONSTRUCTION
JUNE 2026

CLIENT

ARCHITECT



MARINE ENGINEER



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