

LAYOUT AND MATERIAL LEGEND

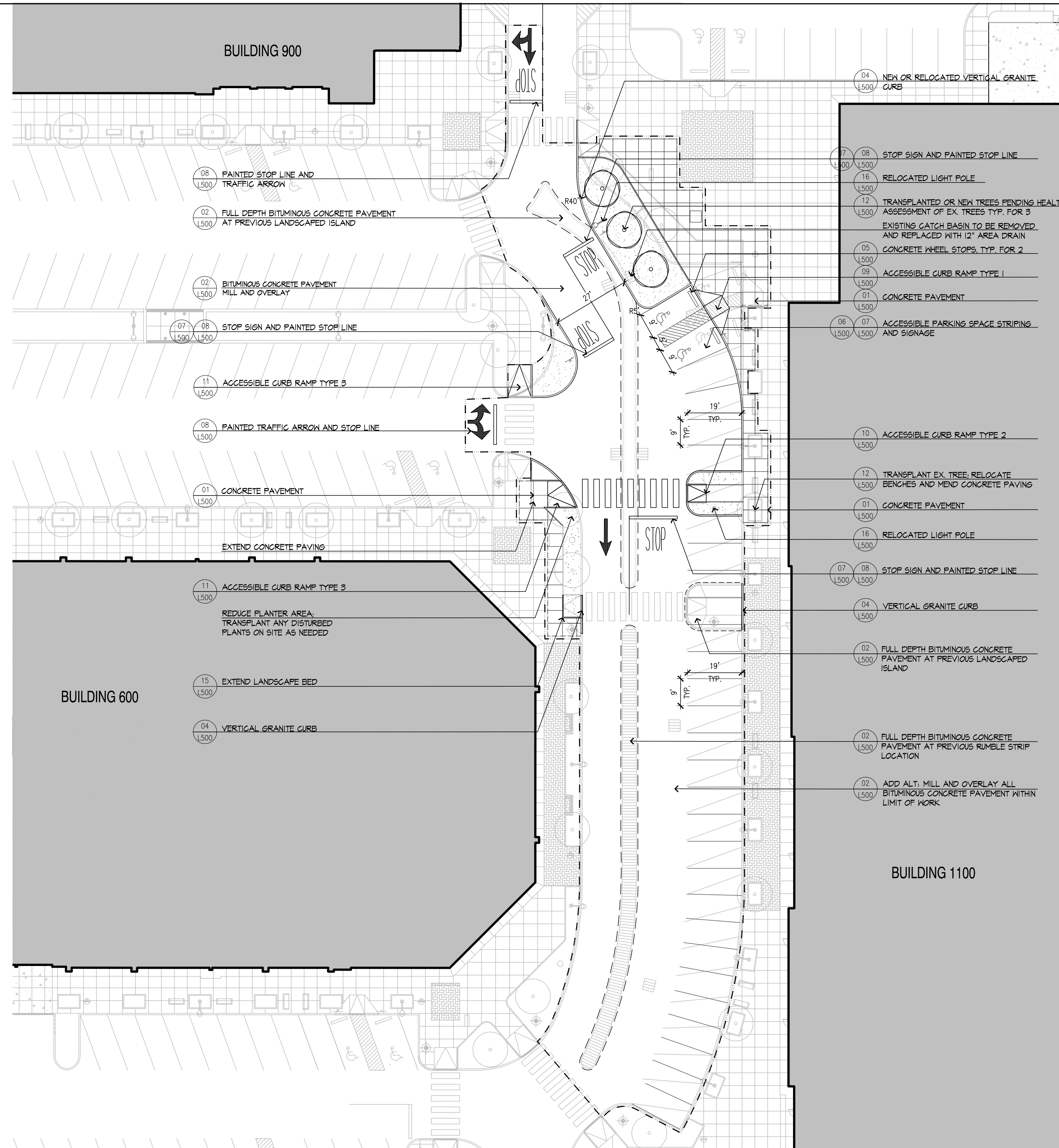
- LIMIT OF WORK LINE
- - - - EDGE OF NEW CONCRETE PAVEMENT
- ▭ CEMENT CONCRETE PAVEMENT
- ▨ PLANTING AREA
- RVGC (RESET) VERTICAL GRANITE CURB
- TGC TRANSITION GRANITE CURB
- FGC FLUSH GRANITE CURB
- SITE SIGNAGE
- TRANSPLANTED OR NEW TREE
- RELOCATED LIGHT POLE

LAYOUT AND MATERIAL NOTES

1. EXISTING CONDITIONS AND UTILITY INFORMATION FOR PHASE I IS REPRODUCED FROM THE AS-BUILT SURVEY PROVIDED BY GRANSHAW CONSTRUCTION OF NEWTON LOWER FALLS, MA AND IS DATED OCTOBER 17, 2003. EXISTING UTILITY INFORMATION FOR PHASE II IS REPRODUCED FROM THE AS-BUILT SURVEY PROVIDED BY GRANSHAW CONSTRUCTION OF NEWTON LOWER FALLS, MA AND IS DATED JUNE 1, 2017. SITE CONDITIONS MIGHT HAVE CHANGED. FIELD VERIFY ALL DIMENSIONS AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWNS OF LYNNFIELD AND HAKEFIELD, AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASSDOT).
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
7. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
8. ALL WALKWAYS AND HANDICAP PARKING SPACES SHALL COMPLY WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES. IF FIELD CONDITIONS MAKE IT IMPOSSIBLE TO COMPLY WITH THESE GUIDELINES AND REGULATIONS, A WAIVER FROM THE AAB WILL BE SOUGHT.
9. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.
ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
10. FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
11. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
12. ALL RADIAL VERTICAL GRANITE CURBING IN PARKING AREAS SHALL BE 5' RADIUS UNLESS OTHERWISE NOTED.
13. ALL PARKING SPACES ARE 9' WIDE UNLESS OTHERWISE NOTED. STRIPING SHALL BE EVENLY SPACED WITHIN TRAYS.

PLANTING NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
2. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
4. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
5. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
6. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
7. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
8. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
9. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
10. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
11. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.
12. MARKED EXISTING TREES TO BE TRANSPLANTED WITHIN THE MARKETSTREET CENTER. LOCATION TO BE COORDINATED WITH OWNER'S REPRESENTATIVE.
13. EXISTING BENCHES ALONG BUILDING 1100 TO BE RELOCATED WITHIN THE MARKETSTREET CENTER. LOCATION TO BE COORDINATED WITH OWNER'S REPRESENTATIVE.



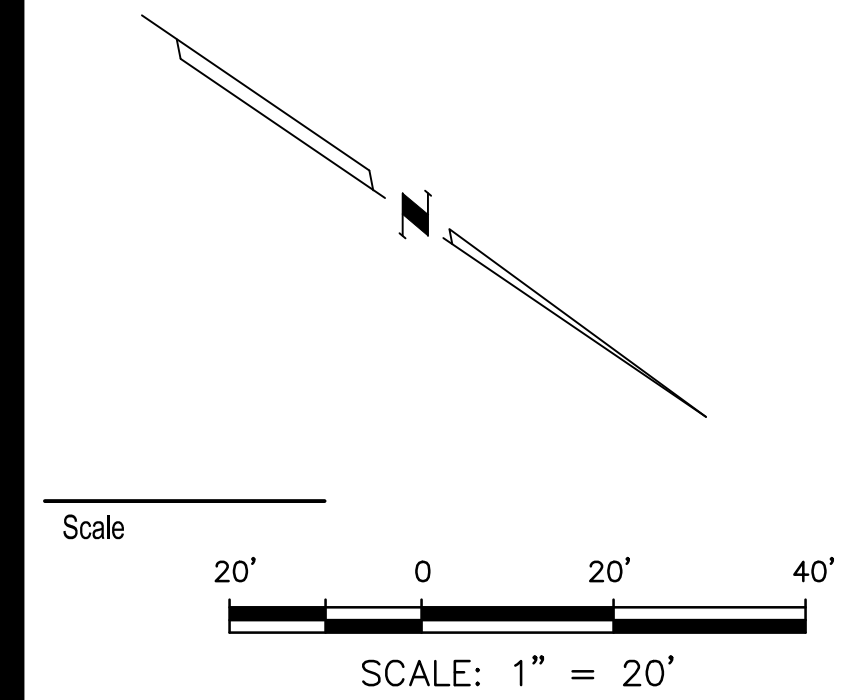
1 PARKING / ROADWAY - BUILDING 1100
SCALE: 1" = 20'-0"



40 Water Street, 3rd Floor
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North Arrow



Keymap

MARKETSTREET - PARKING/ROADWAY ADJUSTMENT	03.23.23
MARKETSTREET - PARKING/ROADWAY ADJUSTMENT	07.16.22
MARKETSTREET - PARKING/ROADWAY ADJUSTMENT	06.30.22
MARKETSTREET - OUTDOOR DINING	06.07.21
MARKETSTREET - PARKING ADJUSTMENT	02.12.21
Issued	MM.DD.YY

210801791 - layout - materials - parking.dwg
Dwn. Chkd. MM.DD.YY

Permit-Seal

Applicant/Project
Market Street South LLC
c/o National Development
2310 Washington Street
Newton Lower Falls, MA 02462
MARKETSTREET LYNNFIELD
Lynnfield, MA
Title **LAYOUT & MATERIALS PLAN**
PARKING / ROADWAY ADJUSTMENT
BUILDING 1100

Project No.
210801791

Drawing No.
L-100

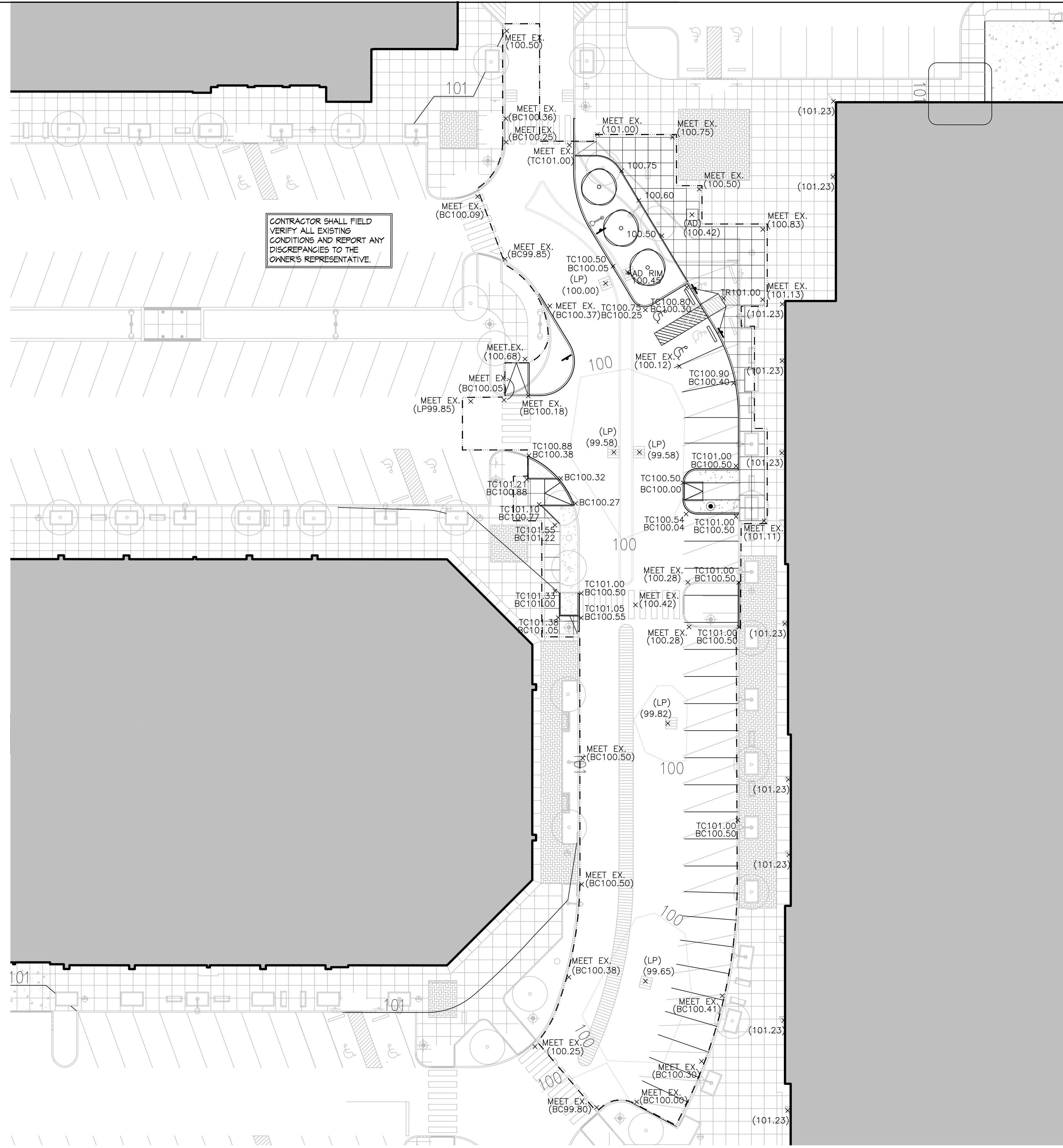
GRADING LEGEND

- LIMIT OF WORK LINE
- 100 PROPOSED CONTOUR MAJOR LINE
- 112 PROPOSED CONTOUR MINOR LINE
- x (100.20) EXISTING SPOT GRADE TO BE FIELD VERIFIED
- x 100.20 PROPOSED SPOT GRADE
- x HP/LP HIGH POINT/LOW POINT
- SINGLE CATCH BASIN
- DOUBLE CATCH BASIN
- AREA DRAIN

GRADING NOTES

- I. EXISTING CONDITIONS AND UTILITY INFORMATION FOR PHASE I IS REPRODUCED FROM THE AS-BUILT SURVEY PROVIDED BY GRANSHAW CONSTRUCTION OF NEWTON LOWER FALLS, MA AND IS DATED OCTOBER 11, 2005. EXISTING UTILITY INFORMATION FOR PHASE II IS REPRODUCED FROM THE AS-BUILT SURVEY PROVIDED BY GRANSHAW CONSTRUCTION OF NEWTON LOWER FALLS, MA AND IS DATED JUNE 1, 2017. EXISTING CONDITIONS MIGHT HAVE CHANGED ON SITE SINCE THE SURVEY; CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
5. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
6. ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
7. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. ALL WALKWAYS AND HANDICAP PARKING SPACES SHALL COMPLY WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES. IF FIELD CONDITIONS MAKE IT IMPOSSIBLE TO COMPLY WITH THESE GUIDELINES AND REGULATIONS, A WAIVER FROM THE AAB WILL BE SOUGHT.
9. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
10. CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- II. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.



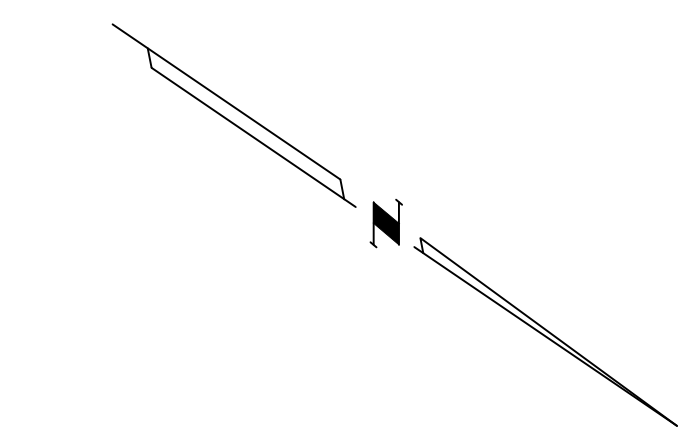
1 PARKING / ROADWAY - BUILDING 110
SCALE: 1" = 20'-0"



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North Arrow



Keymap

MARKET STREET - PARKING/ROADWAY ADJUSTMENT	03.23.23
MARKET STREET - PARKING/ROADWAY ADJUSTMENT	07.16.22
MARKET STREET - PARKING/ROADWAY ADJUSTMENT	06.30.22
MARKET STREET - OUTDOOR DINING	06.07.21
MARKET STREET - PARKING ADJUSTMENT	02.12.21

Issued	MM.DD.YY
210801791-grading-parking.dwg	
File Name:	Dwn. Chkd. MM.DD.YY
Permit-Seal	

Applicant/Project
Market Street South LLC
 c/o National Development
 2310 Washington Street
 Newton Lower Falls, MA 02462
MARKET STREET LYNNFIELD
 Lynnfield, MA

Title
GRADING PLAN
PARKING / ROADWAY ADJUSTMENT
BUILDING 1100

Project No.
210801791

Drawing No.
L-200

MARKETSTREET - PARKING/ROADWAY ADJUSTMENT	03.23.23
MARKETSTREET - PARKING/ROADWAY ADJUSTMENT	07.16.22
MARKETSTREET - PARKING/ROADWAY ADJUSTMENT	06.30.22
MARKETSTREET - OUTDOOR DINING	06.07.21
MARKETSTREET - PARKING ADJUSTMENT	02.12.21
Issued	MM.DD.YY

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Permit/Seal	Dwn.	Chkd.	MM.DD.YY

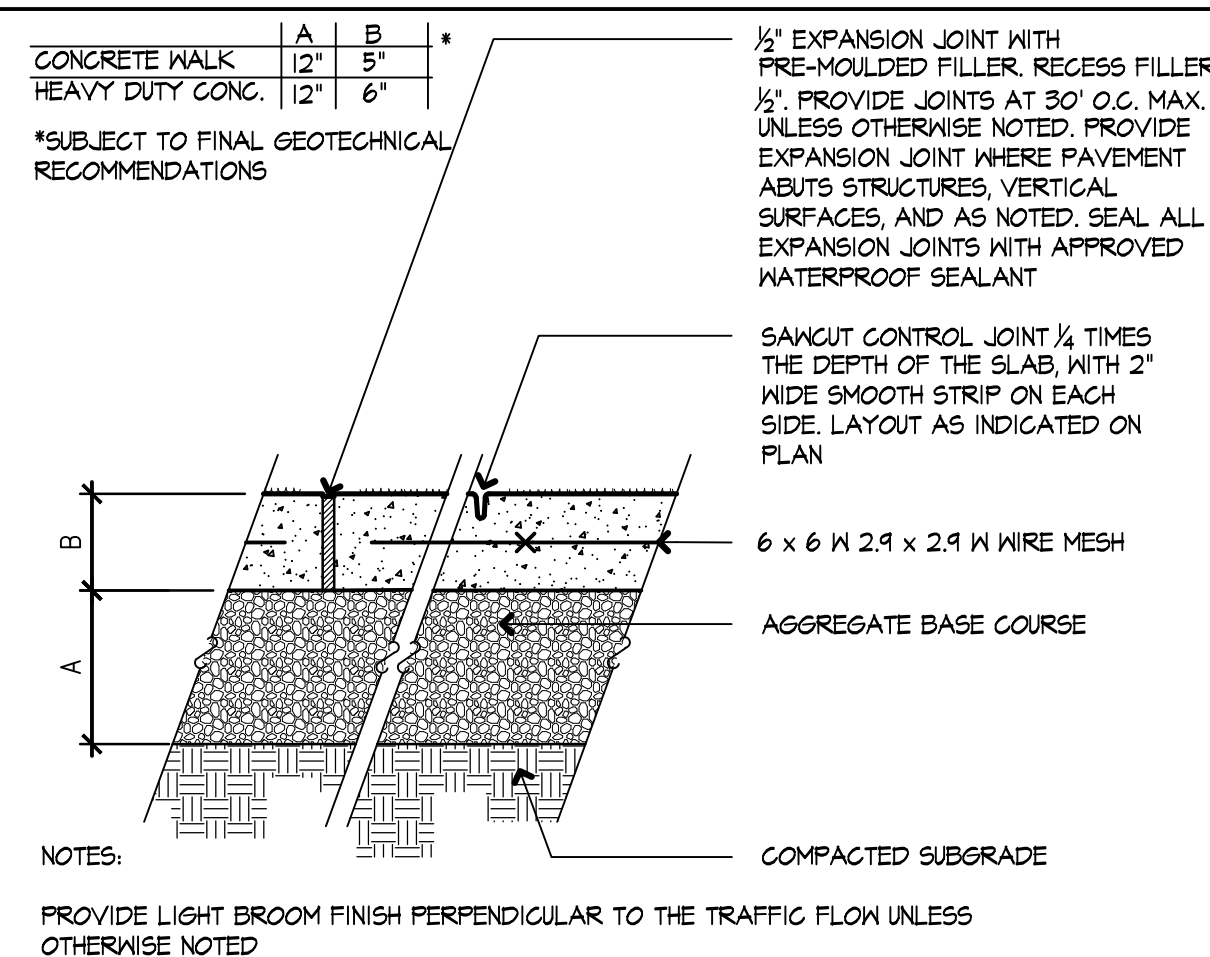
Applicant/Project
Market Street South LLC
c/o National Development
2310 Washington Street
Newton Lower Falls, MA 02462
MARKETSTREET LYNNFIELD
Lynnfield, MA

Title
SITE DETAILS
PARKING / ROADWAY ADJUSTMENT
BUILDING 1100

Project No.
210801791

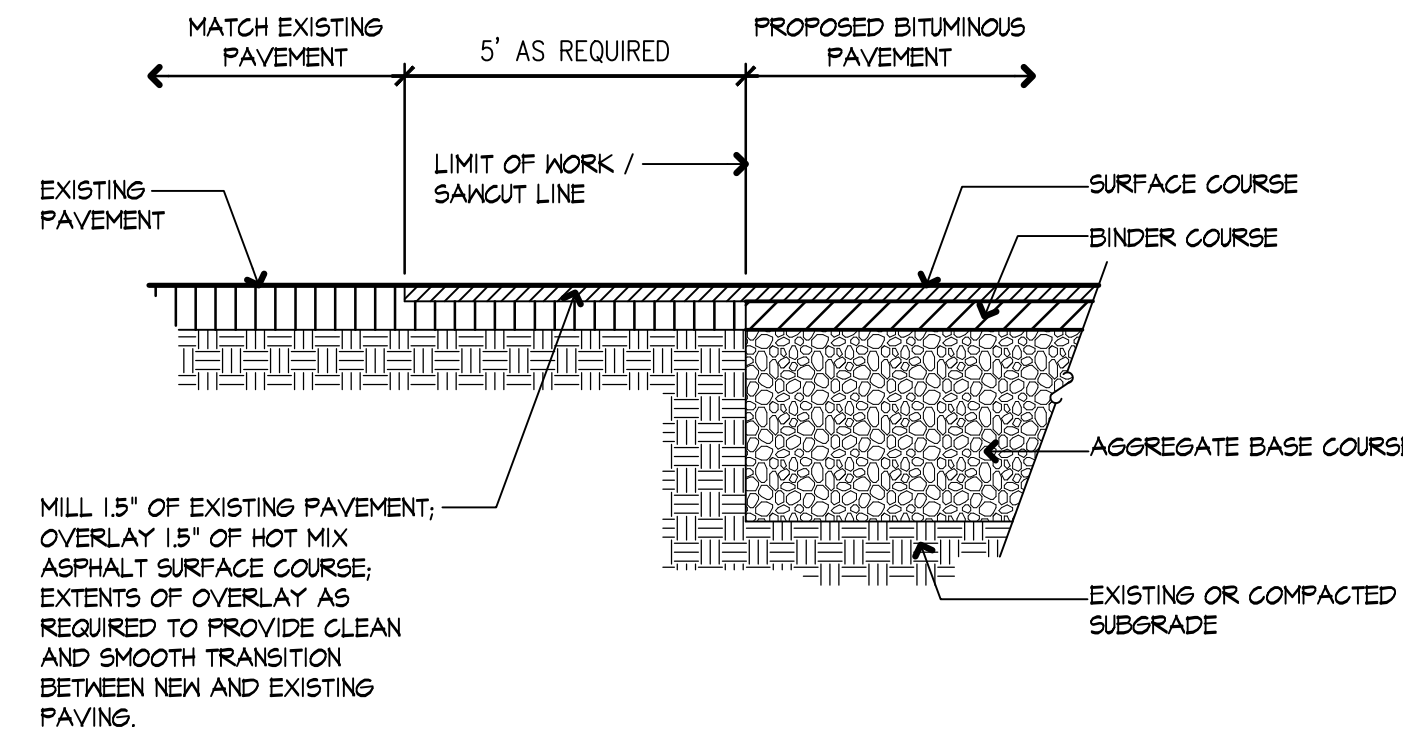
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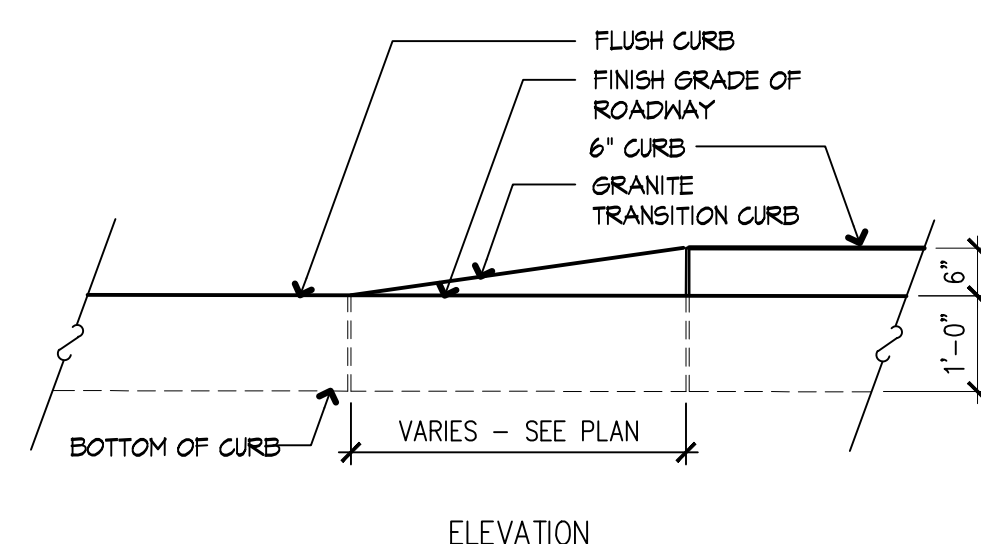
1 CEMENT CONCRETE PAVEMENT

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



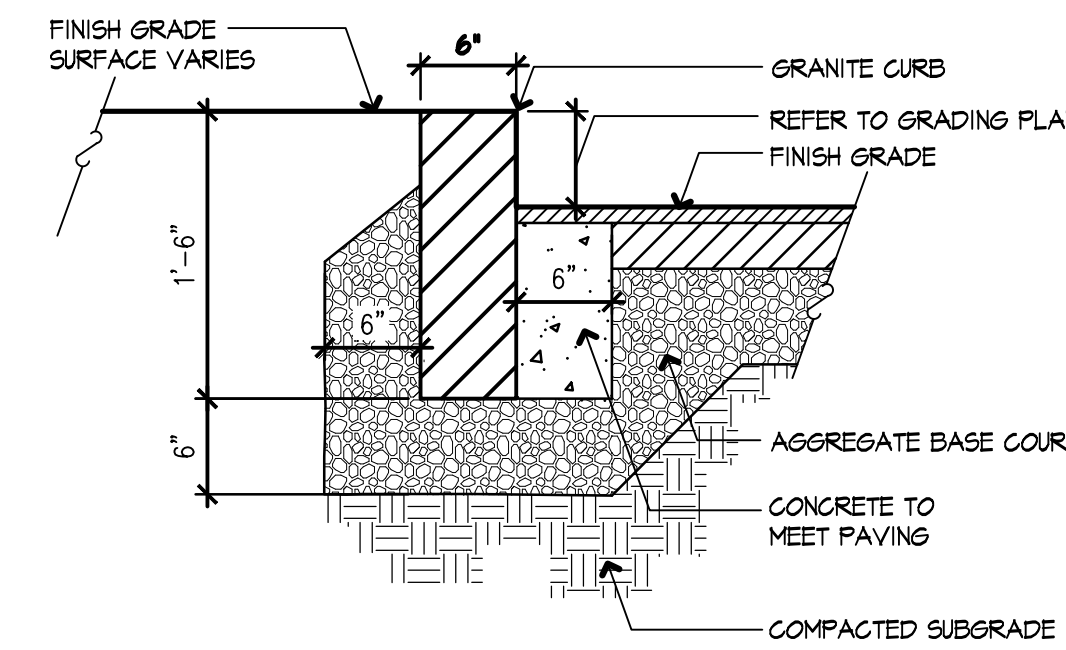
2 BITUMINOUS CONCRETE PAVEMENT OVERLAY

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



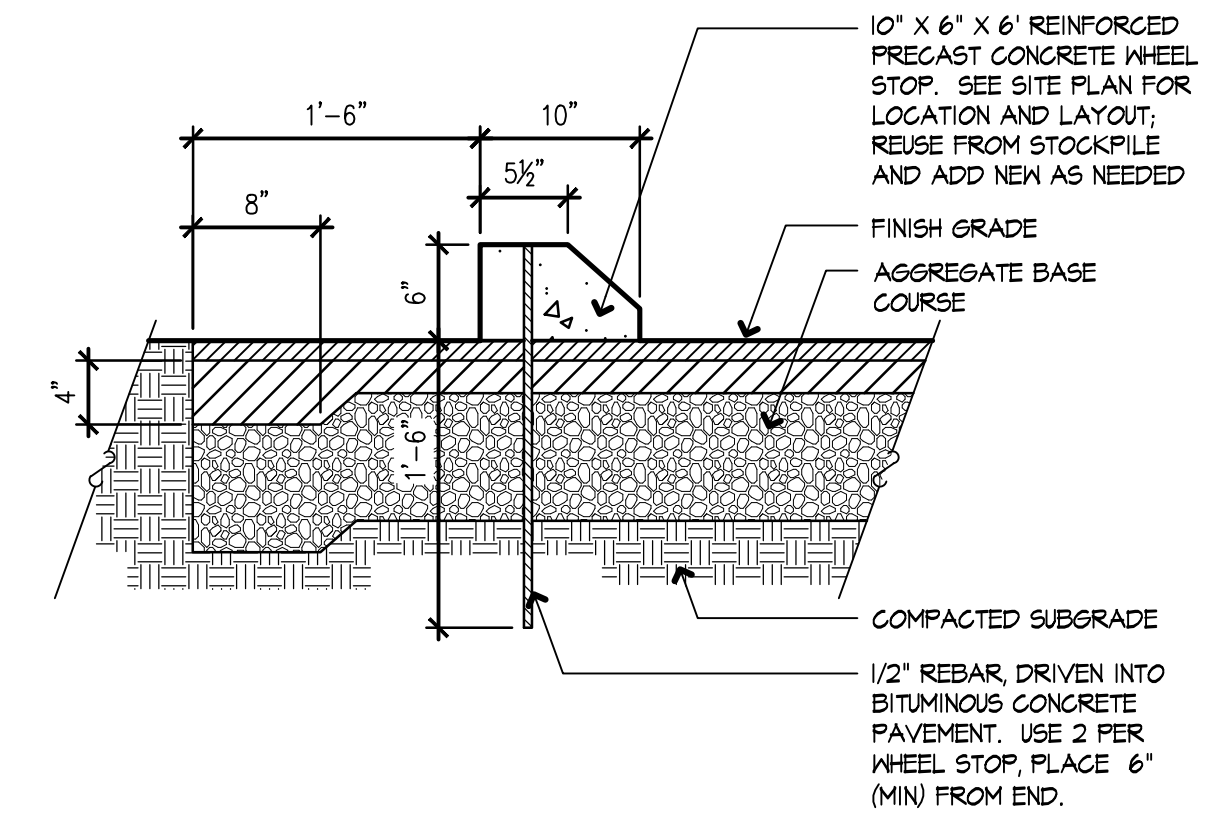
3 TRANSITION GRANITE CURB (TGC)

SCALE: 1" = 1'-0"



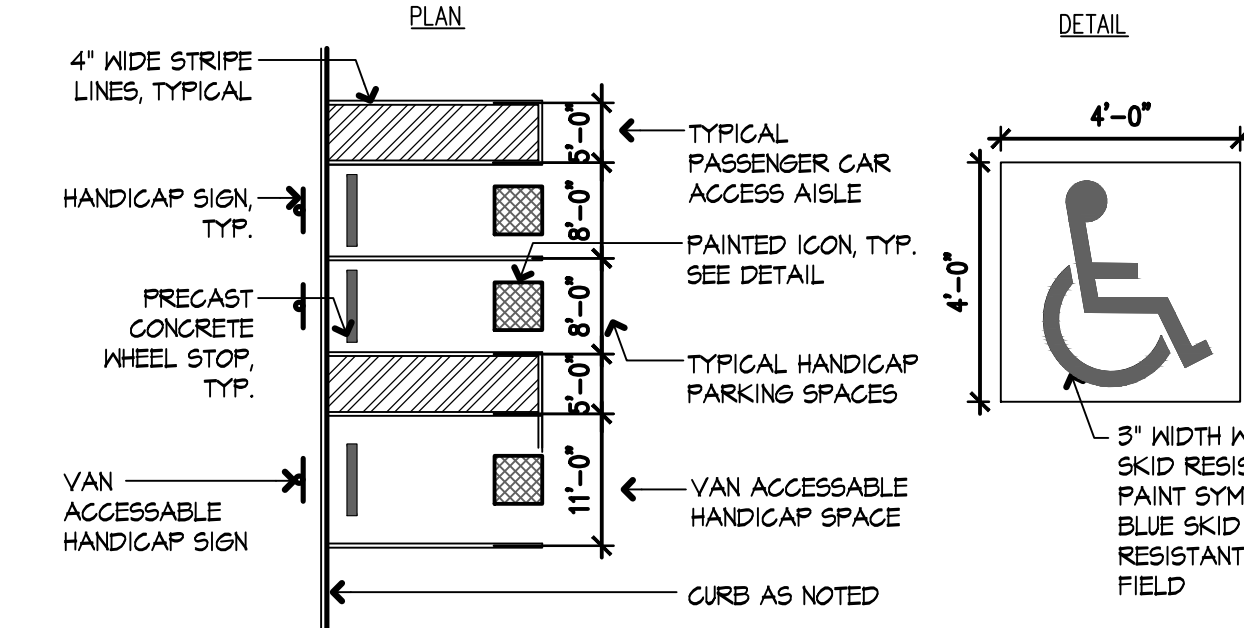
4 VERTICAL GRANITE CURB (VGC)

SCALE: 1" = 1'-0"



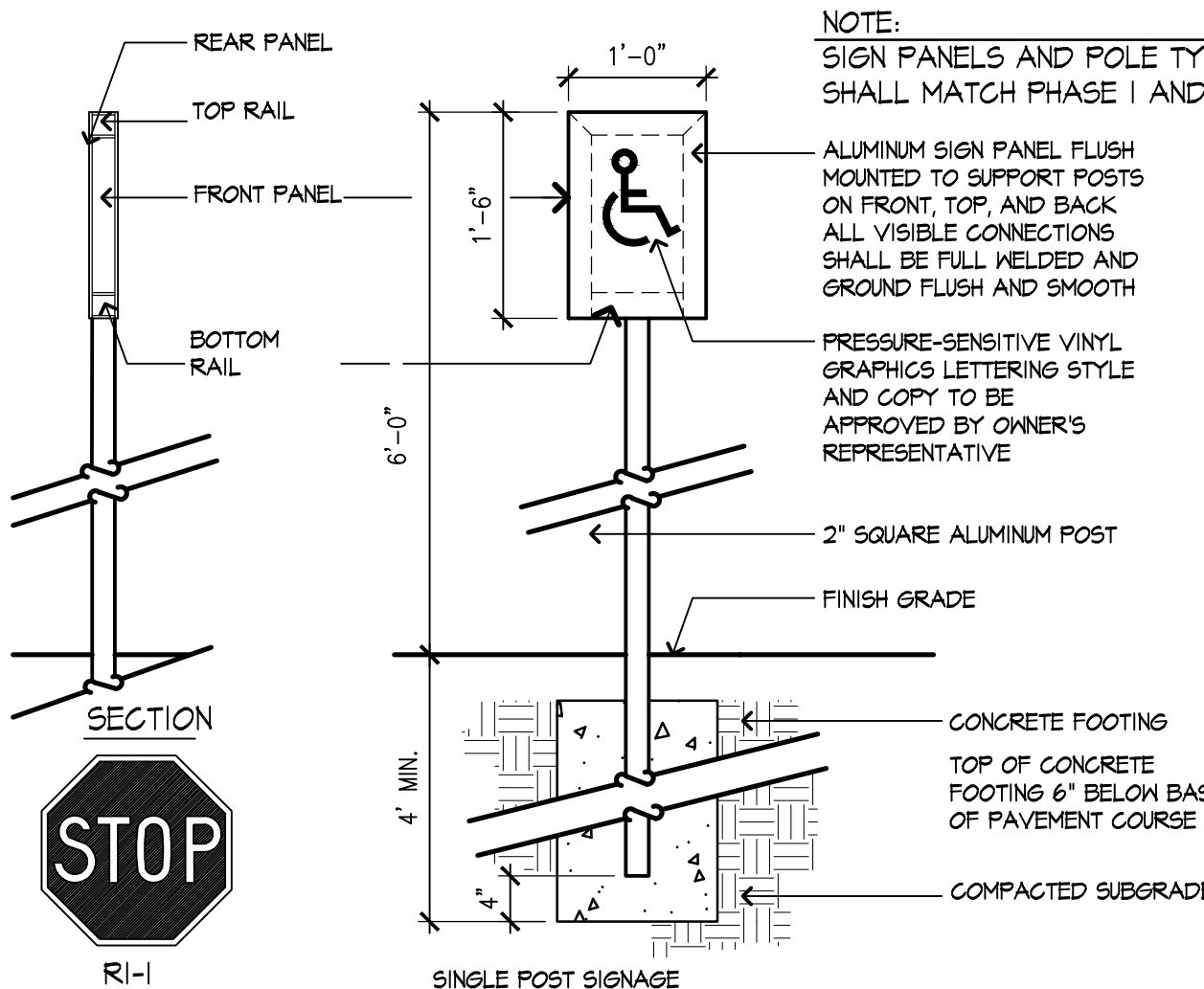
5 PRECAST CONCRETE WHEEL STOP

SCALE: 1" = 1'-0"



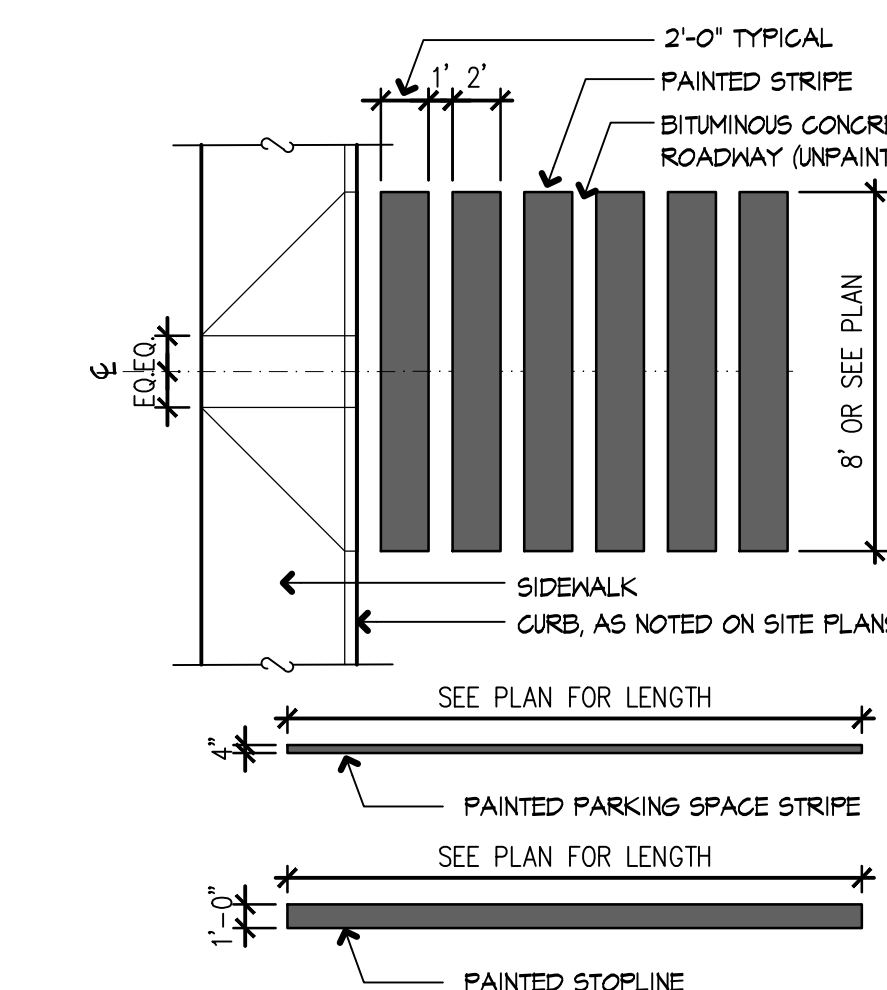
6 HANDICAP PARKING SPACE LAYOUT

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



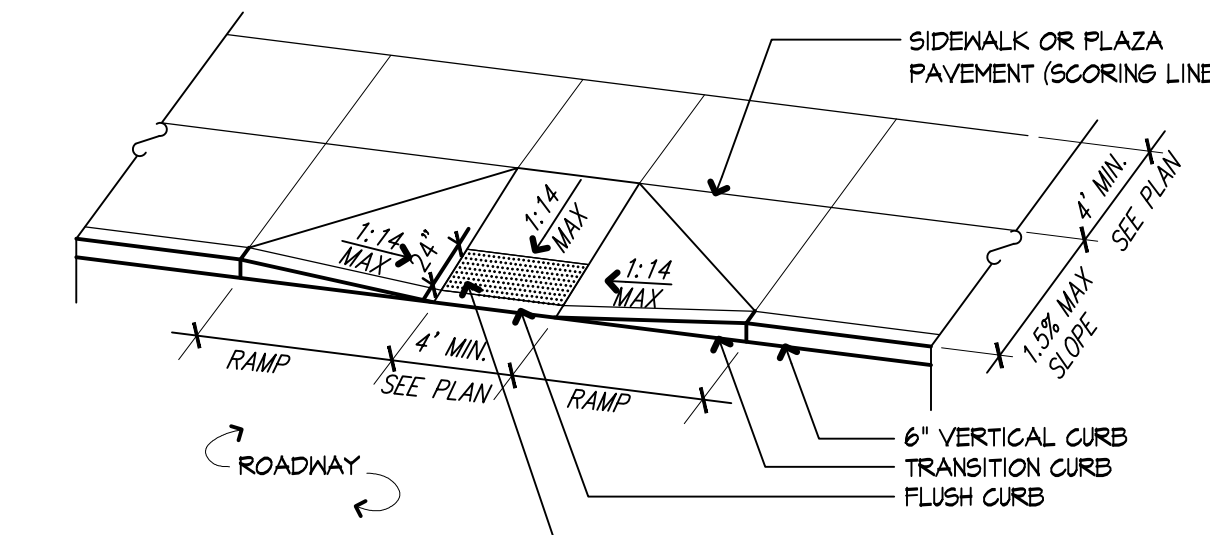
7 SITE SIGNAGE

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



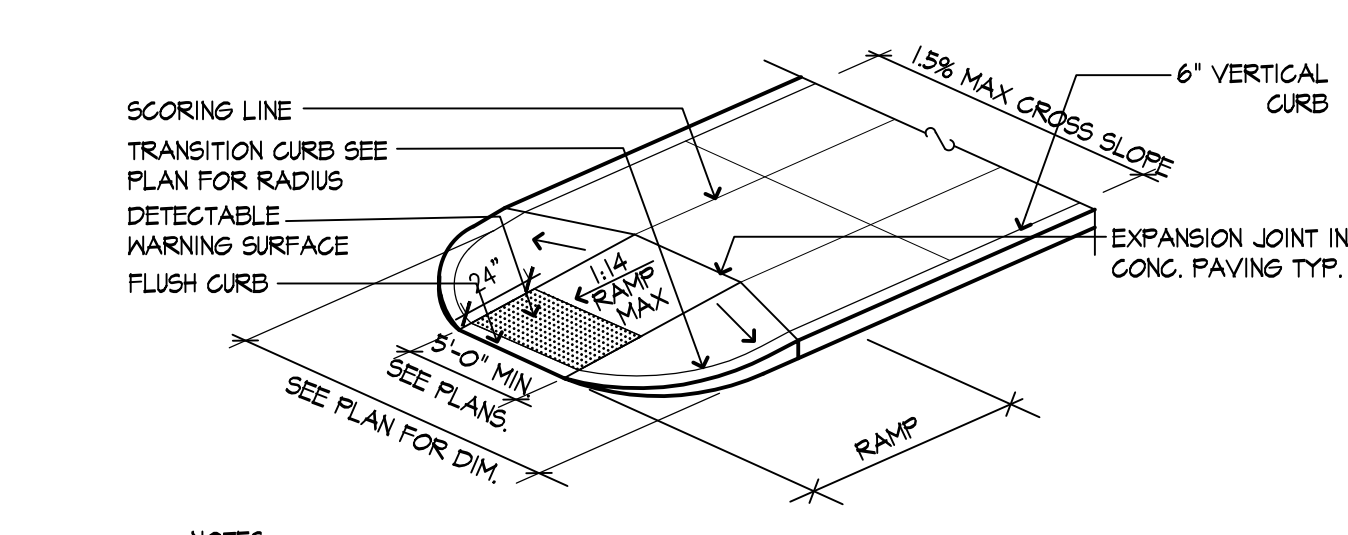
8 STRIPING - CROSSWALK AND LINES

SCALE: 1/8" = 1'-0"



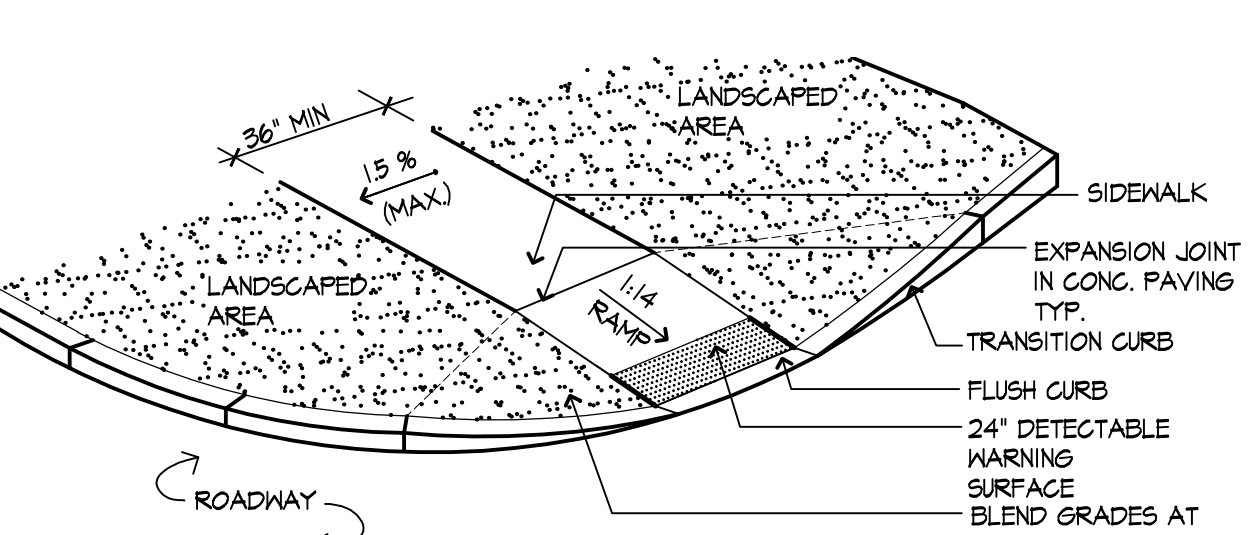
9 CURB CUT AND RAMP - TYPE 1

SCALE: NTS



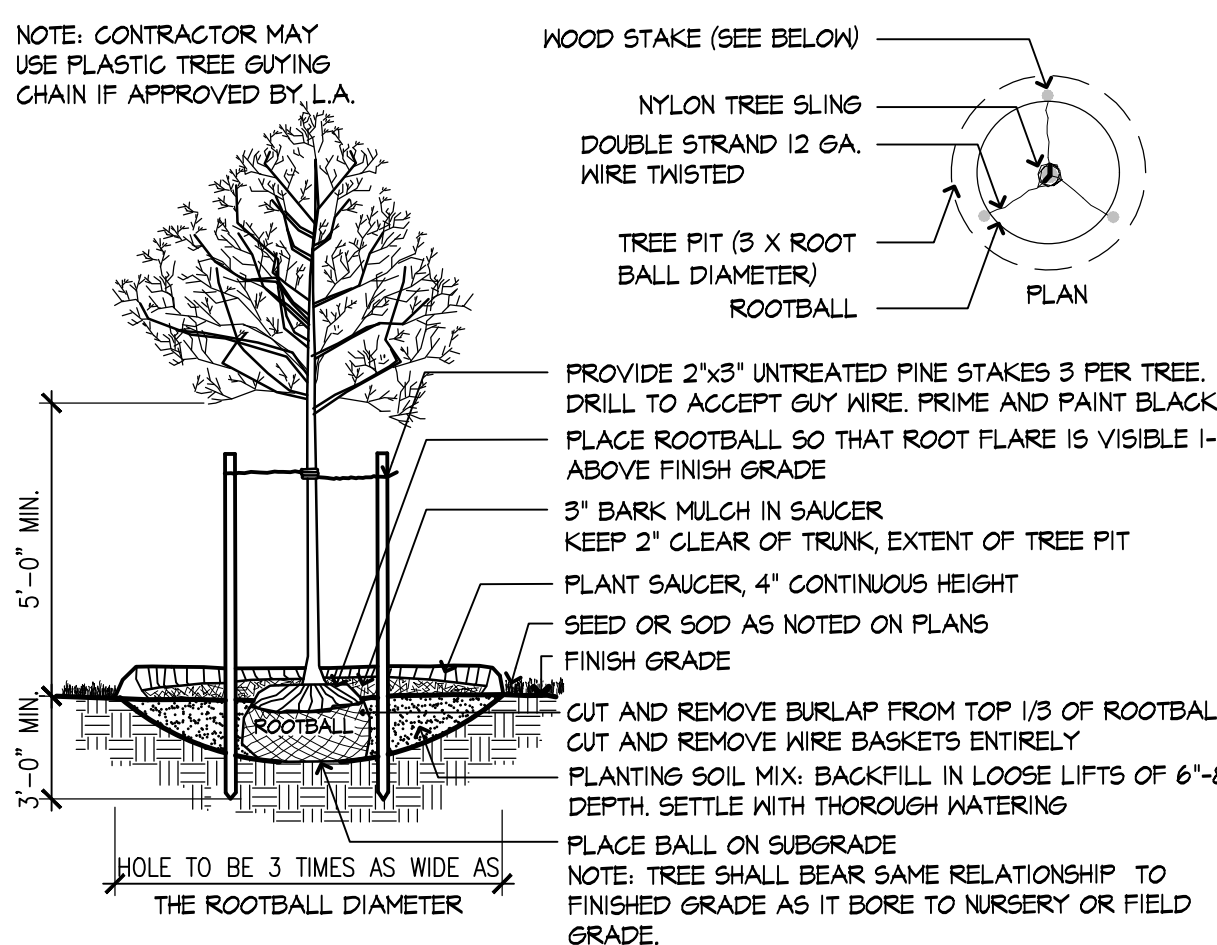
10 CURB CUT AND RAMP - TYPE 2

SCALE: NTS



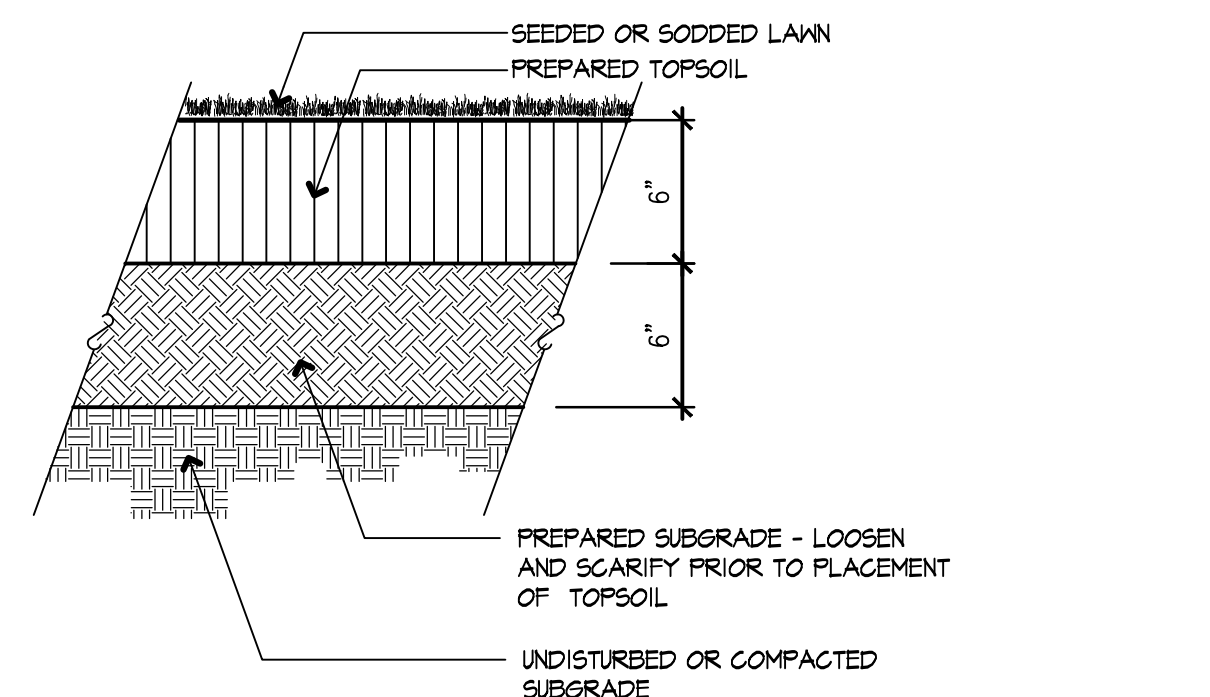
11 CURB CUT AND RAMP - TYPE 3

SCALE: NTS



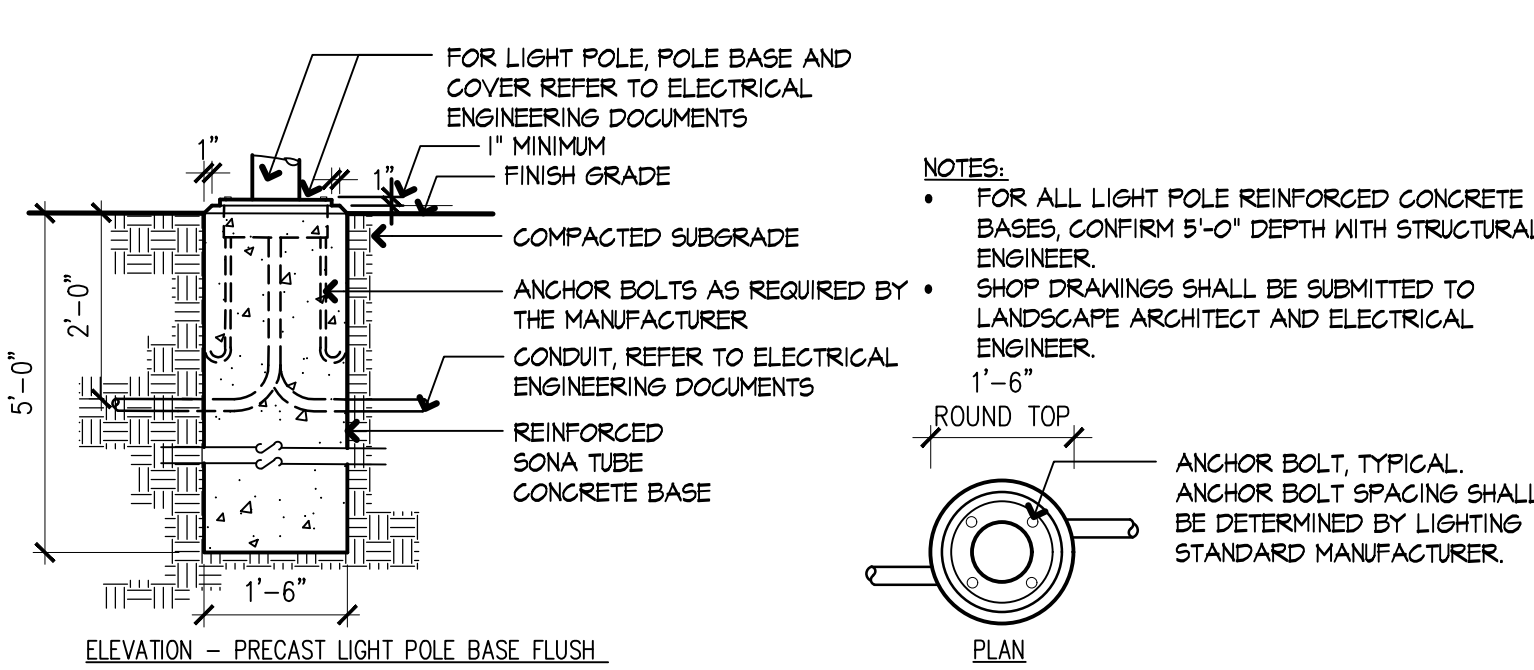
12 DECIDUOUS TREE PLANTING

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



13 LOAM AND SEED / SOD PLANTING

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



14 SITE LIGHTING

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

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