

ACCESSIBILITY NOTES

GENERAL NOTES:

1. SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. IT IS ESSENTIAL THAT CONTRACTORS BE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. THESE NOTES AND DETAILS ARE INTENDED TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE TIME WHEN THEY ARE BIDDING THE PROJECT. IF SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY BEFORE MOVING FORWARD WITH THE WORK.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CIVIL ENGINEER IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY H.W. MOORE ASSOCIATES OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).
4. AAB REGULATIONS DO NOT ALLOW ANY TOLERANCE ON SLOPE REQUIREMENTS AND THE MAXIMUM SLOPES LISTED BELOW CAN NOT BE EXCEEDED.
5. IT IS RECOMMENDED THAT THE CONTRACTOR USE A 2-FOOT DIGITAL LEVEL TO VERIFY SLOPES PRIOR TO PLACING THE FINISHED SURFACE. IT IS FURTHER RECOMMENDED THAT FORMS BE CHECKED PRIOR TO PLACING CONCRETE OR ASPHALT.
6. THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.

ACCESSIBLE ROUTE NOTES:

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS OR SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY THEY SERVE.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
3. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.
4. TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE).
5. SLOPES OF THE MANEUVERING CLEARANCE AT DOORS ON ACCESSIBLE ROUTES CANNOT EXCEED 2% IN ANY DIRECTION FOR A DEPTH OF SIXTY (60) INCHES FROM THE FACE OF THE DOOR.

WALKWAYS:

1. WIDTH OF WALKWAYS SHALL NOT BE LESS THAN 48 INCHES, EXCLUDING CURB STONES.
2. WALKWAYS SHALL PROVIDE A MINIMUM OF 36 INCHES CLEAR, UNOBSTRUCTED PATH OF TRAVEL PAST ALL OBSTRUCTIONS. (I.E. UTILITY POLES, SIGNS, FIRE HYDRANTS, ETC.)
3. WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.
4. AT THE INTERSECTION OF TWO SIDEWALKS, THERE SHALL BE A LEVEL LANDING WITH NO SLOPE GREATER THAN 2% IN ANY DIRECTION.
5. ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS CONSIDERED A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB CUT RAMPS.
6. ACCESSIBLE ROUTE SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
7. IF CATCH BASINS OR OTHER GRATING ARE LOCATED WITHIN A ACCESSIBLE ROUTE, THEN AN ADA GRATE SHALL BE USED WITH SPACES NO GREATER THAN 1/4 INCH WIDE IN THE DIRECTION OF TRAVEL.

CURB CUT RAMPS:

1. CURB CUT RAMPS ARE REQUIRED AT THE CORNER OF EACH INTERSECTION AND WHERE A PEDESTRIAN PATH OF TRAVEL CROSSES A ROAD, DRIVEWAY OR OTHER VEHICULAR WAY.
2. THE MAXIMUM RUNNING SLOPE OF A CURB CUT RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.
3. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB CUT RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB CUT RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
4. THE MINIMUM CLEAR WIDTH OF A CURB CUT RAMP SHALL BE 36 INCHES, EXCLUSIVE OF FLARED SIDES, IF PROVIDED.
5. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB CUT RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE 48 INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB CUT RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.

ACCESSIBILITY NOTES (CONT.)

CURB CUT RAMPS (CONT.):

7. IF A CURB CUT RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES.
8. WHERE PROVIDED, CURB CUT RAMP FLARES SHALL NOT EXCEED 10%. IF THE CLEAR LENGTH OF THE LANDING IS LESS THAN FORTY-EIGHT (48) INCHES THAN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 8.33%.
9. CURB CUT RAMPS AND THE FLARED SIDES OF CURB CUT RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES. CURBS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
10. CURB CUT RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
11. CURB CUT RAMPS SHALL HAVE A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING PANEL COMPLYING WITH ADA, EXTENDING THE FULL WIDTH OF THE RAMP. REFER TO DETECTABLE WARNING DETAILS AND NOTES FOR PLACEMENT.
12. WHERE PROVIDED, STOP LINES SHALL BE LOCATED IN ADVANCE OF CURB CUT RAMPS.
13. WHERE PROVIDED, DRAINAGE INLETS SHALL BE LOCATED UPSTREAM OF CURB RAMPS AND NOT IN THE RAMP AREA.
14. CURB CUT RAMP TYPE AND LOCATION ARE SHOWN ON PLAN.

ACCESSIBLE PARKING SPACES:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTES OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE AT LEAST 8 FEET WIDE, WHERE PARKING SPACES AND ACCESS AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS SHALL BE MADE FROM CENTERLINE OF THE MARKINGS.
3. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH PROVISIONS FOR ACCESSIBLE ROUTES.
4. TWO (2) ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE.
5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACE THEY SERVE.
6. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
7. SURFACES OF PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.
8. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ANY DIRECTIONS.
9. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.
10. PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 8 FEET 2 INCHES (8'-2") MINIMUM. SIGNS SHALL BE PROVIDED AT ENTRANCES TO PARKING FACILITIES INFORMING DRIVERS OF CLEARANCES AND THE LOCATION OF VAN ACCESSIBLE PARKING SPACES.
11. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. EACH ACCESS AISLE SHALL BE CLEARLY MARKED BY MEANS OF DIAGONAL STRIPES. SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5 FEET TO THE BOTTOM OF THE SIGN AND 8 FEET TO THE TOP OF THE SIGN AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED WITH BOLLARD PROTECTION.
12. ACCESSIBLE PARKING SPACE, ACCESS AISLE STRIPING, AND INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED BLUE.

ACCESSIBILITY NOTES (CONT.)

PASSENGER LOADING ZONES:

1. PASSENGER LOADING ZONES SHALL PROVIDE VEHICULAR PULL-UP SPACE 8 FEET WIDE MINIMUM AND 20 FEET LONG MINIMUM.
2. PASSENGER LOADING ZONES SHALL PROVIDE A CLEARLY MARKED ACCESS AISLE THAT IS 5 FEET WIDE MINIMUM AND EXTENDS THE FULL LENGTH OF THE VEHICLE PULL-UP SPACE THEY SERVE.
3. ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND NOT OVERLAP THE VEHICULAR WAY.
4. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ANY DIRECTION. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE.
5. SURFACES OF VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT.
6. VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SERVING THEM, SHALL PROVIDE A VERTICAL CLEARANCE OF 9 FEET 6 INCHES (9'-6") MINIMUM.

BUILDING ENTRANCES:

1. ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.
2. THE APPROACH TO AN ACCESSIBLE ENTRANCE SHALL BE A PAVED WALK OR RAMP WITH A SLIP RESISTANT SURFACE, UNINTERRUPTED BY STEPS.
3. THE EXTERIOR LANDING AT THE ENTRANCE DOOR SHALL HAVE A LEVEL LANDING MEASURING AT LEAST 5 FEET BY 5 FEET AND SHALL NOT SLOPE MORE THAN 2% IN ANY DIRECTION.
4. THE LEVEL LANDING SHALL EXTEND A MINIMUM OF 18 INCHES WIDER THAN THE LATCH ON THE FULL SIDE OF THE DOOR.

SIGNAGE:

1. SIGNS TO CONFORM WITH AAB RULES & REGULATIONS.
2. NON-ACCESSIBLE BUILDING ENTRANCES TO HAVE SIGNAGE DIRECTING PEOPLE TO THE NEAREST ENTRANCE. DIRECTIONAL SIGNAGE SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

ADA STRIPING NOTE

TWO (2) SPACES SHALL BE STRIPED FOR ACCESSIBLE PARKING. EXISTING PAVEMENT SHALL BE EVALUATED FOR COMPLIANCE WITH MINIMUM AND MAXIMUM SLOPE REQUIREMENTS. THE PARKING LOT SHALL BE SHIMMED IN THIS AREA IF SLOPES EXCEED MAXIMUM FOR ADA COMPLIANCE OR MINIMUM FOR POSITIVE DRAINAGE. SEE ACCESSIBILITY NOTES HEREON.

PETER C. BURK
DEED BOOK 45665, PAGE 22

NOTES:

1). THE INTENT OF THIS EXHIBIT PLAN IS TO SHOW EXISTING CONDITIONS ON THE SUBJECT PARCEL AND PROPOSED SITE IMPROVEMENTS.

2). EXISTING CONDITIONS ONSITE HAVE BEEN DIGITIZED FROM MASSGIS AND ARE SHOWN APPROXIMATELY HEREON.

3). NO GUARANTEE OF EXISTING ZONING COMPLIANCE IS REPRESENTED ON THIS PLAN.

4). PARKING LOT DIMENSIONS ARE APPROXIMATE ONLY AND AN ON THE GROUND SURVEY WILL BE REQUIRED TO SHOW ZONING CONFORMANCE.

PARKING REQUIREMENTS

RETAIL STORES: ONE SPACE PER 150 SQUARE FEET OF LEASABLE FLOOR AREA
PROPOSED LEASE AREA: 5,250 SF
5,250 SF / SPACE PER 150 SF = 35 SPACES
PROPOSED LEASED SPACES = 43 SPACES

OFFICES: ONE SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA
EXISTING OFFICE AREA: 6,000 SF
6,000 SF / SPACE PER 250 SF = 24 SPACES

INDUSTRIAL, WHOLESALE: ONE SPACE PER 1.25 EMPLOYEES ON THE LARGEST SHIFT
EXISTING INDUSTRIAL: 9 EMPLOYEES (ESTIMATED)
9 EMPLOYEE x 1.25 SPACES PER EMPLOYEE = 11 SPACES

TOTAL EXISTING PARKING: 78 SPACES
TOTAL REQUIRED PARKING: 70 SPACES

RECORD OWNER

537 GREAT ROAD REALTY TRUST

REFERENCES

DEED BOOK 73154, PAGE 498
PLAN 120 OF 1978
PLAN 100 OF 1979
PLAN 1531 OF 1979
PLAN 15 OF 1976

ZONING

INDUSTRIAL, A
WATER RESOURCE PROTECTION DISTRICT
AQUIFER ZONING OVERLAY DISTRICT

EXHIBIT SITE PLAN

537 Great Road
Littleton, Massachusetts 01460

ASSESSORS:

MAP BLOCK LOT
R18 14 9

COMMUNITY CARE COLLECTIVE

37 Spartan Arrow Road
Littleton, Massachusetts 01460

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

34 CHELMSFORD STREET, CHELMSFORD, MA 01824
VOICE (978) 244-0110, FAX (978) 244-1133
WWW.HANCOCKASSOCIATES.COM

FFD LLC

DEED BOOK 69191, PAGE 337

EXHIBIT SITE PLAN

PLOT DATE: Mar 17, 2021 10:34 am
PATH: \\NashelmD\\Public\\Share\\PROJECTS\\2405-CCC-Littler\\DNO\\
DWG: 22405_Greatro SP2.dwg
LAYOUT: EXHIBIT
SHEET: 1 OF 1
EX
PROJECT NO.: 22405

