

MAXIMUM LOT COVERAGE	20% (MAX.)	6.1%
MAXIMUM HEIGHT	35'	<35'

PARKING SUMMARY

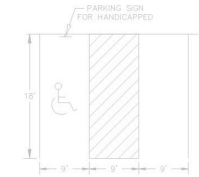
USE	REQUIRED	TOTAL
HARBOUR STORE	1 SPACE / 300 S.F. 4 SPACES (1,248 S.F.)	4
WAREHOUSE	1 SPACE / 900 S.F. 5 SPACES (4,752 S.F.)	5
TOTAL REQUIRED = 9 SPACES		
TOTAL PROVIDED = 9 SPACES		

ADA PARKING SUMMARY

per §821 CMR 33.2.1

REQUIRED:
TOTAL PARKING SPACES = 9
MIN. ACCESSIBLE SPACES REQUIRED = 1
(MIN. of 1 VAN ACCESSIBLE)

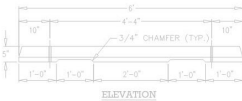
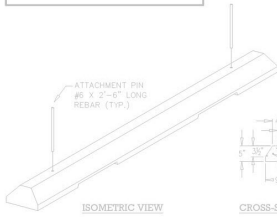
PROVIDED:
(1) VAN ACCESSIBLE SPACE



NOTE: GRADE TO BE 2% MAXIMUM IN ANY DIRECTION ACROSS HANDICAP STALLS AND LOADING AREAS.

HANDICAP PARKING DETAIL

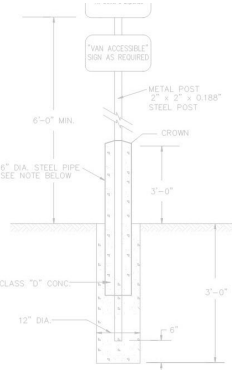
NOT TO SCALE



NOTE: PRECAST CONCRETE BUMPERS TO BE PLACED AS SHOWN ON PLAN OR WHERE PARKING SPACES ADJUT A CURB <6" ADJACENT TO THE BUILDING.

PRECAST CONCRETE BUMPER DETAIL

NOT TO SCALE



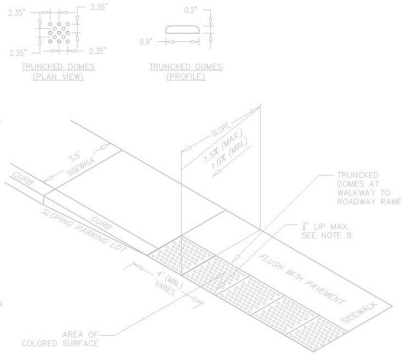
NOTE: SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.

HANDICAP PARKING SIGN

NOT TO SCALE



- NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1.0% MIN.)
 2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
 3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMP SHALL BE 7.5%.
 4. A MINIMUM DISTANCE OF 3' CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN THE ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 5. CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
 6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
 7. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 6' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200'.
 8. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWING TO BE INSTALLED AND SET FLUSH.
 9. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY AND AUDIBLY WITH ADJOINING SURFACES.



HANDICAP RAMP DETAIL

NOT TO SCALE

1. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 25001C-0538-J dated 07/16/2014.
2. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE AND PRIORITY HABITATS OF RARE SPECIES.
3. LOCUS DOES FALL WITHIN A ZONE II WELHEAD PROTECTION AREA.
4. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.
5. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER, ENGINEER, AND IF NECESSARY, ANY APPLICABLE MUNICIPAL AGENCIES.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING, OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
7. THE MASHPHEE WATER DEPARTMENT SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO ANY WORK ON, OR AFFECTING THE WATER SYSTEM.
8. PROJECT ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
9. ALL DISTURBED LANDSCAPE AND HARDSCAPE AREAS TO BE RE-ESTABLISHED UNLESS OTHERWISE STATED ON THESE PLANS.



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Sheet Title:
LAYOUT, ZONING & LANDSCAPING

Project:
PROPOSED SITE DEVELOPEMENT
IN MASHPHEE, MASSACHUSETTS
Prepared For
JOAO JUNQUEIRA
#474 MAIN STREET
PARCEL 27-001-000A
&
31 ASHMET ROAD
PARCEL 27-001-000B

No.	Date	Revision	Description	Checked	By
1	FEBRUARY 19, 2024	RED/BEI	ZLB/AMC	4 of 4	



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