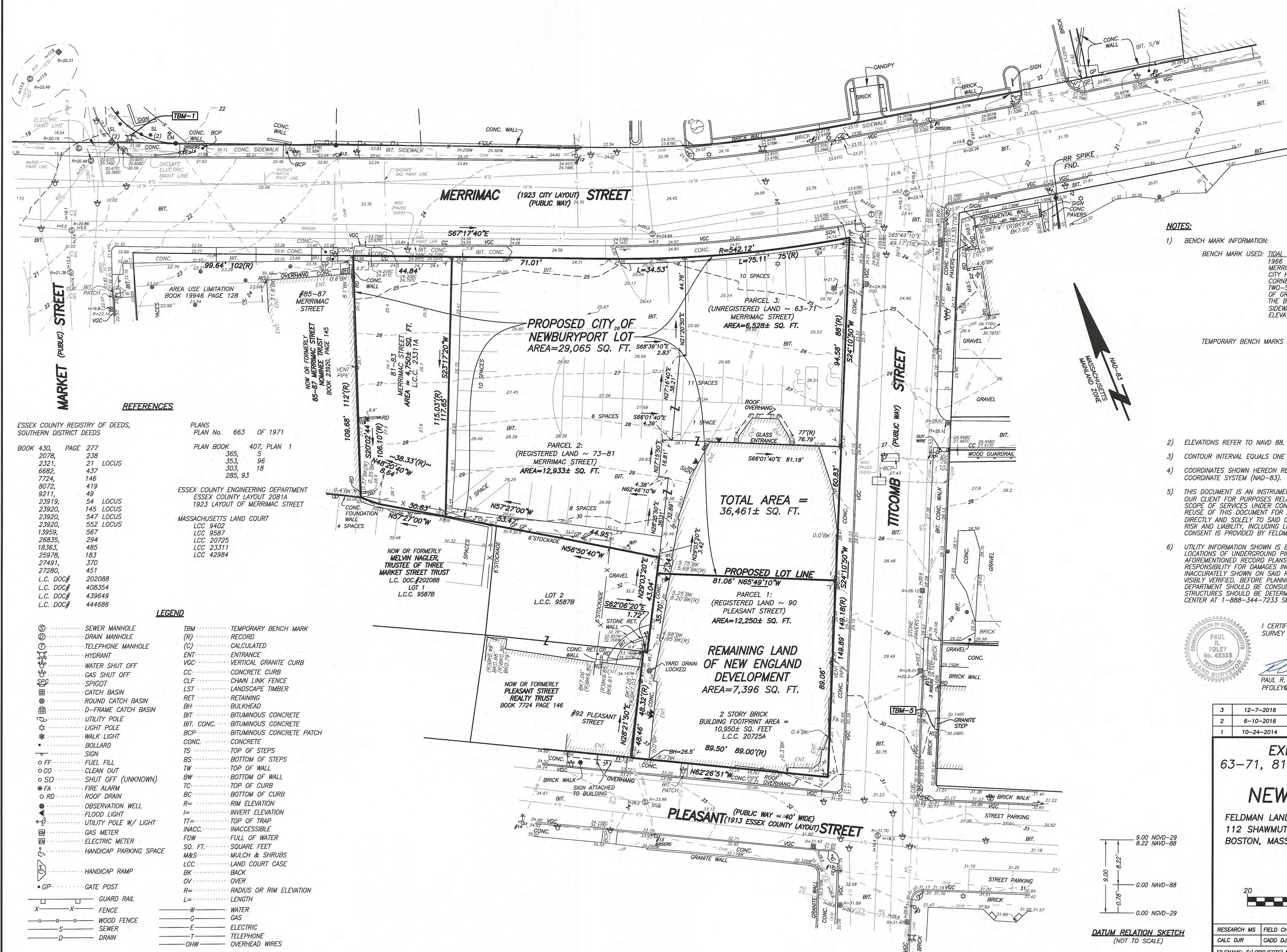
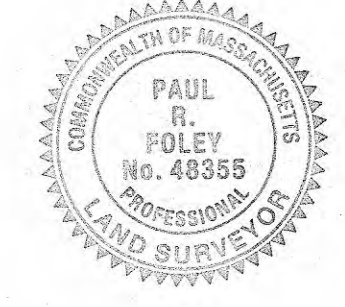




NOTES:

- BENCH MARK INFORMATION:
BENCH MARK USED: TIDAL BENCHMARK F1 DESCRIBED BY NATIONAL GEODETIC SURVEY 1966 "AT NEWBURYPORT, ALONG GREEN STREET, BETWEEN MERRIMAC STREET AND PLEASANT STREET, DIRECTLY BEHIND THE CITY HALL, SET VERTICALLY IN THE SOUTH FACE AT THE SOUTHWEST CORNER OF THE POLICE STATION AND DISTRICT COURT A TWO-STORY BRICK BUILDING, 54 FEET WEST OF THE WEST CURB OF GREEN STREET, 1.5 FEET EAST OF THE SOUTHWEST CORNER OF THE BUILDING, AND ABOUT 1.7 FEET ABOVE THE LEVEL OF THE SIDEWALK." ELEVATION = 25.85
TEMPORARY BENCH MARKS SET:
TBM-1 X-CUT SET ON THE LEFT REAR HYDRANT BOLT ON THE NORTH SIDE OF MERRIMAC STREET NEAR THE ENTRANCE TO MICHAEL'S HARBORSIDE RESTAURANT AS SHOWN ON THIS PLAN. ELEVATION = 22.58
TBM-5 RIGHT OUTER CORNER OF THE LOWEST STONE STEP AT 11 TITCOMB STREET AS SHOWN ON THIS PLAN. ELEVATION = 30.79
TBM-7 RIGHT OUTER CORNER OF THE LOWEST CONCRETE STEP AT EASTERLY ENTRANCE TO 44 MERRIMAC STREET. ELEVATION = 18.63
- ELEVATIONS REFER TO NAVD 88.
- CONTOUR INTERVAL EQUALS ONE (1) FOOT.
- COORDINATES SHOWN HEREON REFER TO MASSACHUSETTS STATE PLANE MAINLAND ZONE COORDINATE SYSTEM (NAD-83).
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS, ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.
- UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUB-SURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.



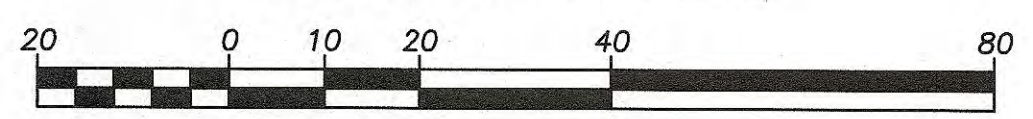
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

PAUL R. FOLEY, PLS (MA# 48355)
PFOLEY@FELDMANSURVEYORS.COM
12/7/16
DATE

3	12-7-2016	PROPOSED LOT LINE
2	6-10-2016	UPDATED SITE CONDITIONS
1	10-24-2014	UPDATED PLANS

EXISTING CONDITIONS PLAN
63-71, 81-83 & 85-87 MERRIMAC STREET
90 PLEASANT STREET
NEWBURYPORT, MASS.

FELDMAN LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
NOVEMBER 30, 2011
PHONE: (617)357-9740
www.feldmansurveyors.com

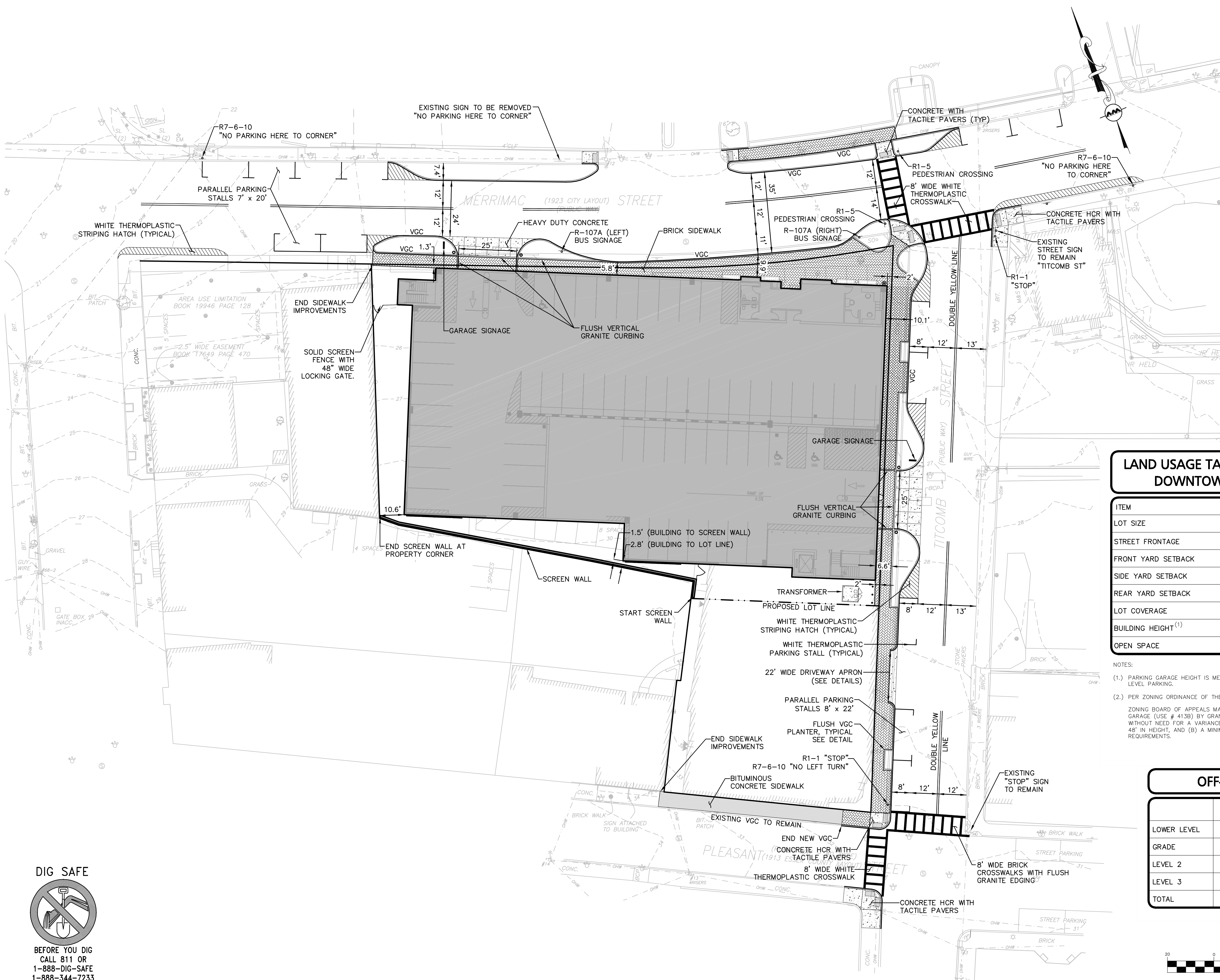


RESEARCH MS	FIELD CHIEF JM	PROJ MGR PRF	APPROVED	SHEET NO. 1 OF 1
CALC DJR	CADD DJR/JPT	FIELD CHECKED	CDD FILE	JOB NO. 14894
FILENAME: S:\PROJECTS\14894\DWG\14894-EC.dwg				

- REFERENCES
- ESSEX COUNTY REGISTRY OF DEEDS, SOUTHERN DISTRICT DEEDS
- BOOK 430, PAGE 277
2078, 238
2321, 217 LOCUS
6682, 437
7724, 146
8072, 419
9211, 49
23919, 54 LOCUS
23920, 145 LOCUS
23920, 547 LOCUS
23920, 552 LOCUS
13959, 567
26835, 294
18363, 485
25978, 183
27491, 370
27280, 451
L.C. DOC# 202088
L.C. DOC# 408354
L.C. DOC# 439649
L.C. DOC# 444686
- PLANS
- PLAN No. 663 OF 1971
- PLAN BOOK 407, PLAN 1
- 365, 5
353, 96
303, 18
285, 93
- ESSEX COUNTY ENGINEERING DEPARTMENT
ESSEX COUNTY LAYOUT 2081A
1923 LAYOUT OF MERRIMAC STREET
- MASSACHUSETTS LAND COURT
LCC 9402
LCC 9587
LCC 20725
LCC 23311
LCC 42984

- LEGEND
- TBM.....TEMPORARY BENCH MARK
(R).....RECORD
(C).....CALCULATED
ENT.....ENTRANCE
VGC.....VERTICAL GRANITE CURB
CC.....CONCRETE CURB
CLF.....CHAIN LINK FENCE
LST.....LANDSCAPE TIMBER
RET.....RETAINING
BH.....BULKHEAD
BIT.....BITUMINOUS CONCRETE
BIT, CONC.....BITUMINOUS CONCRETE
BCP.....BITUMINOUS CONCRETE PATCH
CONC.....CONCRETE
TS.....TOP OF STEPS
BS.....BOTTOM OF STEPS
TW.....TOP OF WALL
BW.....BOTTOM OF WALL
TC.....TOP OF CURB
BC.....BOTTOM OF CURB
R.....RIM ELEVATION
I.....INVERT ELEVATION
TT.....TOP OF TRAP
INACC.....INACCESSIBLE
FOW.....FULL OF WATER
SQ. FT.....SQUARE FEET
M&S.....MULCH & SHRUBS
LCC.....LAND COURT CASE
BK.....BACK
OV.....OVER
R.....RADIUS OR RIM ELEVATION
L.....LENGTH
W.....WATER
G.....GAS
E.....ELECTRIC
T.....TELEPHONE
OHW.....OVERHEAD WIRES
- SEWER MANHOLE
DRAIN MANHOLE
TELEPHONE MANHOLE
HYDRANT
WATER SHUT OFF
GAS SHUT OFF
SPIGOT
CATCH BASIN
ROUND CATCH BASIN
D-FRAME CATCH BASIN
UTILITY POLE
LIGHT POLE
WALK LIGHT
BOLLARD
SIGN
FF.....FUEL FILL
CO.....CLEAN OUT
SO.....SHUT OFF (UNKNOWN)
FA.....FIRE ALARM
RD.....ROOF DRAIN
OBSERVATION WELL
FLOOD LIGHT
UTILITY POLE W/ LIGHT
GAS METER
ELECTRIC METER
HANDICAP PARKING SPACE
HANDICAP RAMP
GATE POST
GUARD RAIL
FENCE
WOOD FENCE
SEWER
DRAIN

DATUM RELATION SKETCH
(NOT TO SCALE)



LEGEND:

SIGN

GRANITE BOLLARD

GARAGE FOOTPRINT

GARAGE OVERHANG

GARAGE INTERIOR

CURB (MATERIAL PER PLAN)

PARKING STRIPING

ROADWAY STRIPING

TRAFFIC ARROWS

HEAVY DUTY CONCRETE

BITUMINOUS SIDEWALK

BRICK SIDEWALK

TACTILE WARNING STRIP

SEAT

BENCH

SNOW STORAGE

STONE AREA

SOLID SCREEN FENCE

PROPOSED LOT LINE

- NOTES:
1. GARAGE FOOTPRINT PROVIDED TO A&M BY DESMAN ASSOCIATES, PLAN DATED 10-31-16.

2. ALL PARALLEL PARKING STALLS ARE EIGHT FEET (8') IN WIDTH AND TWENTY-TWO FEET (22') IN LENGTH.

3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

LAND USAGE TABLE - DOWNTOWN BUSINESS (B2)
DOWNTOWN OVERLAY DISTRICT (DOD)

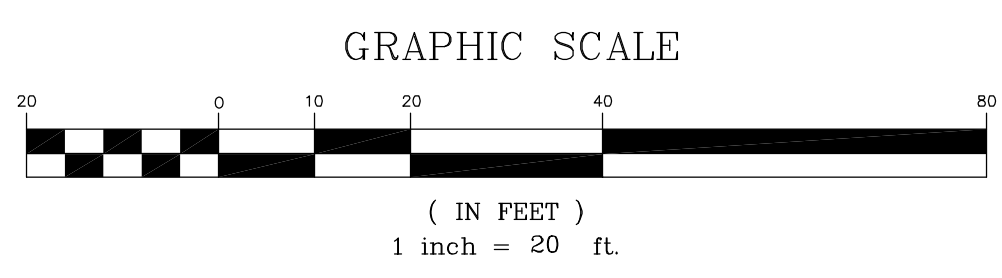
ITEM	REQUIRED/ALLOWED	PROPOSED
LOT SIZE	20,000 S.F.	29,065 S.F.
STREET FRONTAGE	60 FEET	225.49 FEET (MERRIMAC ST)
FRONT YARD SETBACK	0 FEET	1.3 FEET
SIDE YARD SETBACK	0 FEET	10.6 FEET
REAR YARD SETBACK	0 FEET	2.8 FEET
LOT COVERAGE	100%	83%
BUILDING HEIGHT ⁽¹⁾	40 FEET ⁽²⁾	T.B.D. FEET
OPEN SPACE	NO REQUIREMENT	NO REQUIREMENT

- NOTES:
- (1.) PARKING GARAGE HEIGHT IS MEASURED TO THE UPPER PLANE OF THE TOP FLOOR OF THE UPPER LEVEL PARKING.

(2.) PER ZONING ORDINANCE OF THE CITY OF NEWBURYPORT, SECTION VI, SUBSECTION VI-A, FOOTNOTE L): ZONING BOARD OF APPEALS MAY WAIVE OR REDUCE THE DIMENSIONAL REQUIREMENTS FOR A PARKING GARAGE (USE # 413B) BY GRANT OF A SPECIAL PERMIT, ISSUED PURSUANT TO SECTION X-H(7), WITHOUT NEED FOR A VARIANCE OR ANY OTHER RELIEF, AND MAY ALLOW (A) UP TO A MAXIMUM OF 48' IN HEIGHT, AND (B) A MINIMUM OF 0' FOR FRONT, SIDE AND/OR REAR YARD SETBACK REQUIREMENTS.

OFF-STREET PARKING SUMMARY

	STANDARD (9' x 18')	COMPACT (8.5' x 18')	ACCESSIBLE (12' x 18')	TOTAL
LOWER LEVEL	38	—	1	39
GRADE	44	—	2	46
LEVEL 2	57	10	2	69
LEVEL 3	46	10	2	58
TOTAL	185	20	7	212



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DESMAN
Design Management

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ASSOCIATES, INC.
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environmental consulting
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MVRTA NEWBURYPORT
INTERMODAL PARKING FACILITY

NEWBURYPORT, MA

60% COST
ESTIMATOR
PACKAGE

ISSUE

3 LOBBY LAYOUT 07-05-17

2 PER CITY REVIEW 06-20-17

1 PER CITY REVIEW 05-26-17

NO DESCRIPTION DATE

DRAWING TITLE:
LAYOUT &
MATERIALS
PLAN

DRAWING NO:
C-02

SCALE: 1"=20'

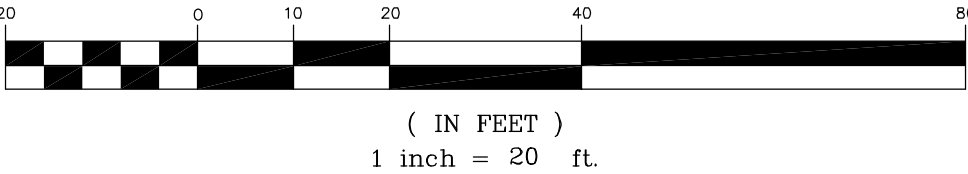
DATE: 05/16/2017

PROJECT NO: 1873-01 (A&M)

DES. DRWN. CHKD.

BDJ BDJ BDJ

R:\PROJECTS\1873-03\CIVIL\DRAWINGS\CURRENT\C-1873-03 - LAYOUT & MATERIALS.DWG



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES

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[illegible]

NO.	DESCRIPTION	DATE
DRAWING TITLE: GRADING & DRAINAGE PLAN		

DRAWING NO.

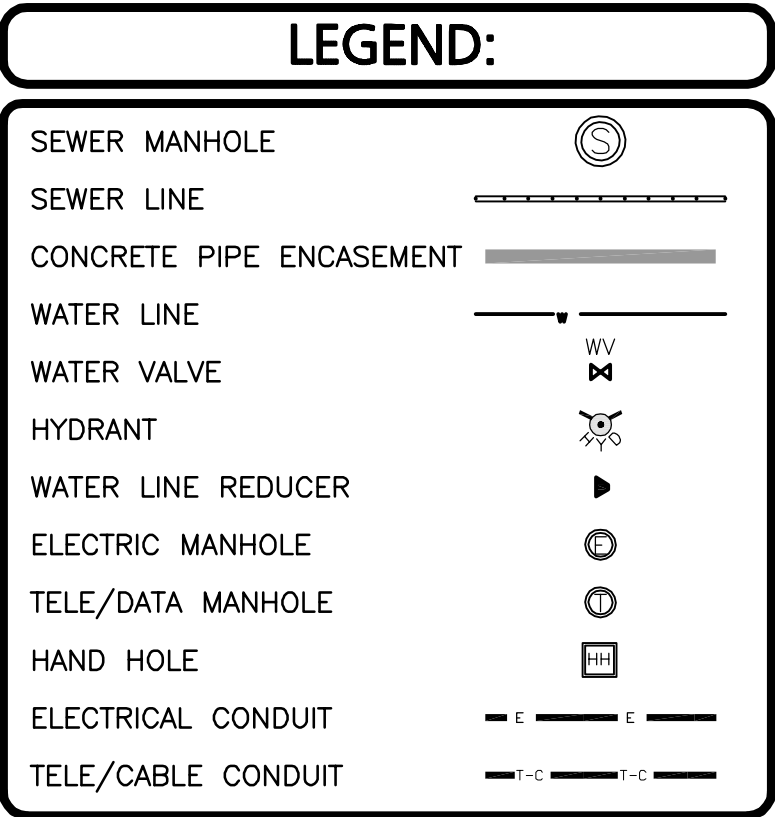
C-03

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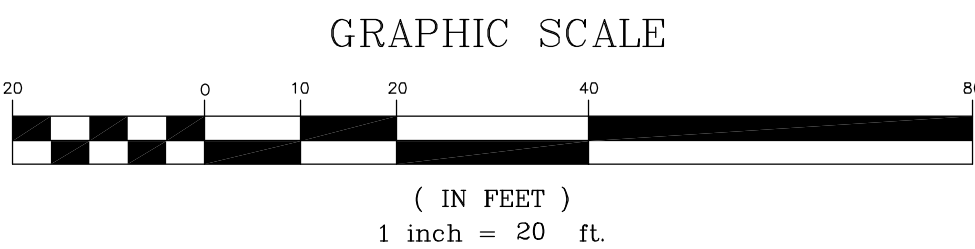
DATE: 12/9/2016

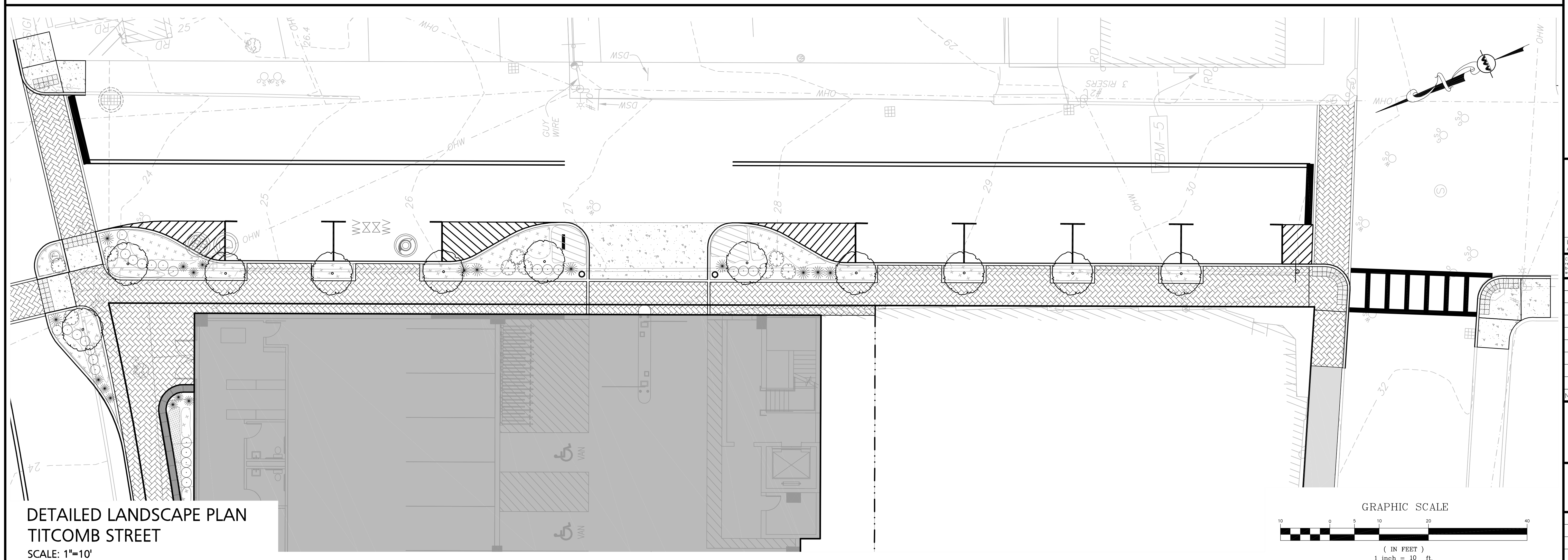
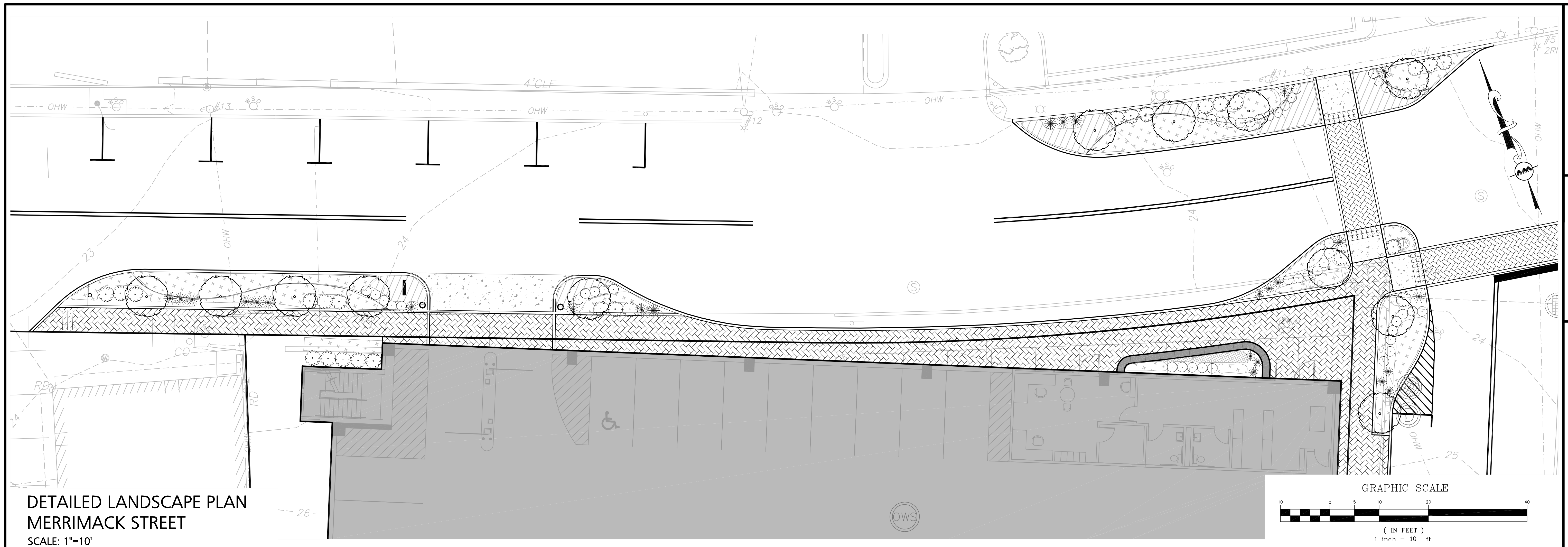
PROJECT: 1873-03

DES. BDJ	DRWN. BDJ	CHK'D. BDJ
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1. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS AND INFORMATION REGARDING THE SITE ELECTRICAL REQUIREMENTS.
2. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL A ELECTRIC PROVIDER APPROVED CONCRETE TRANSFORMER PAD AND GROUND.
3. SEE PLUMBING DRAWINGS FOR ADDITIONAL DETAILS AND REQUIREMENTS REGARDING THE SANITARY SEWER AND OIL WATER SEPARATOR.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. ALL ELEVATIONS REFER TO NAVD 88.
6. PIPE DIMENSIONS ARE MEASURED FROM THE INSIDE FACE OF THE STRUCTURE.
7. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

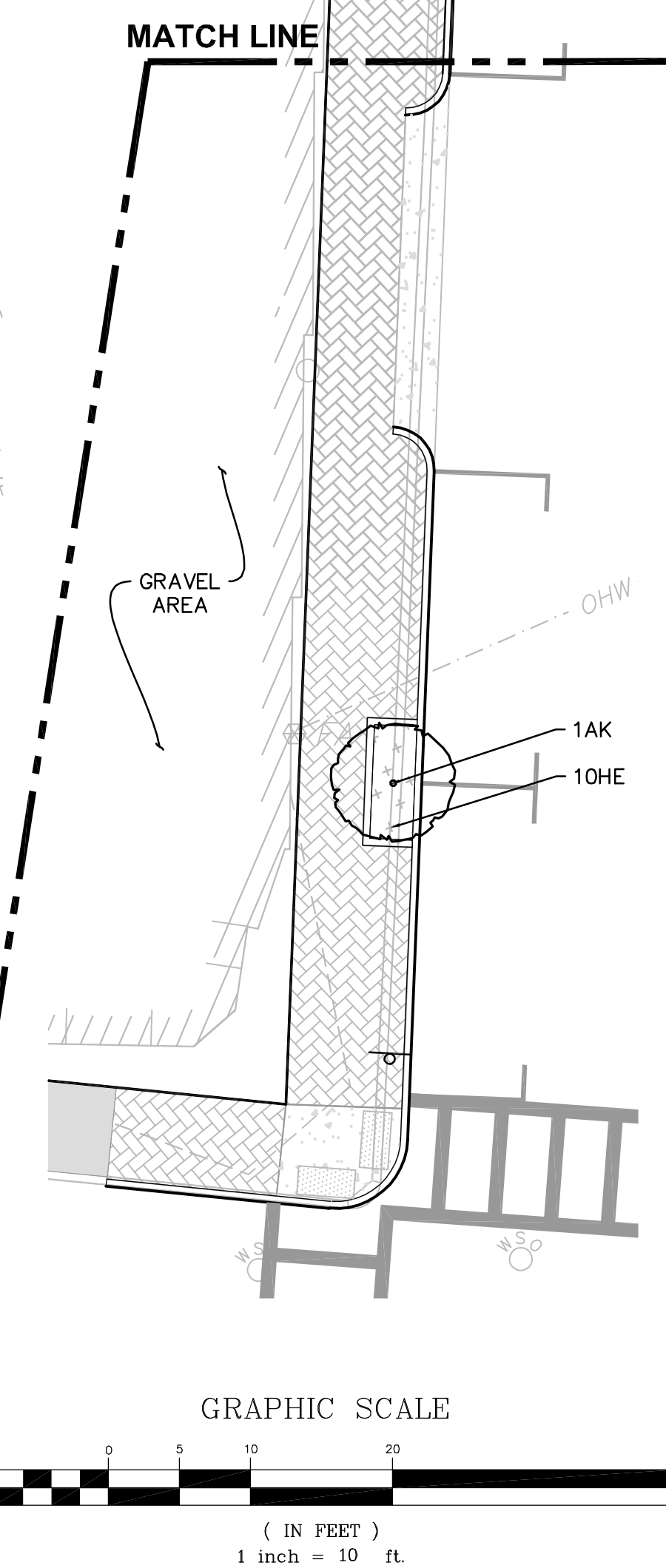


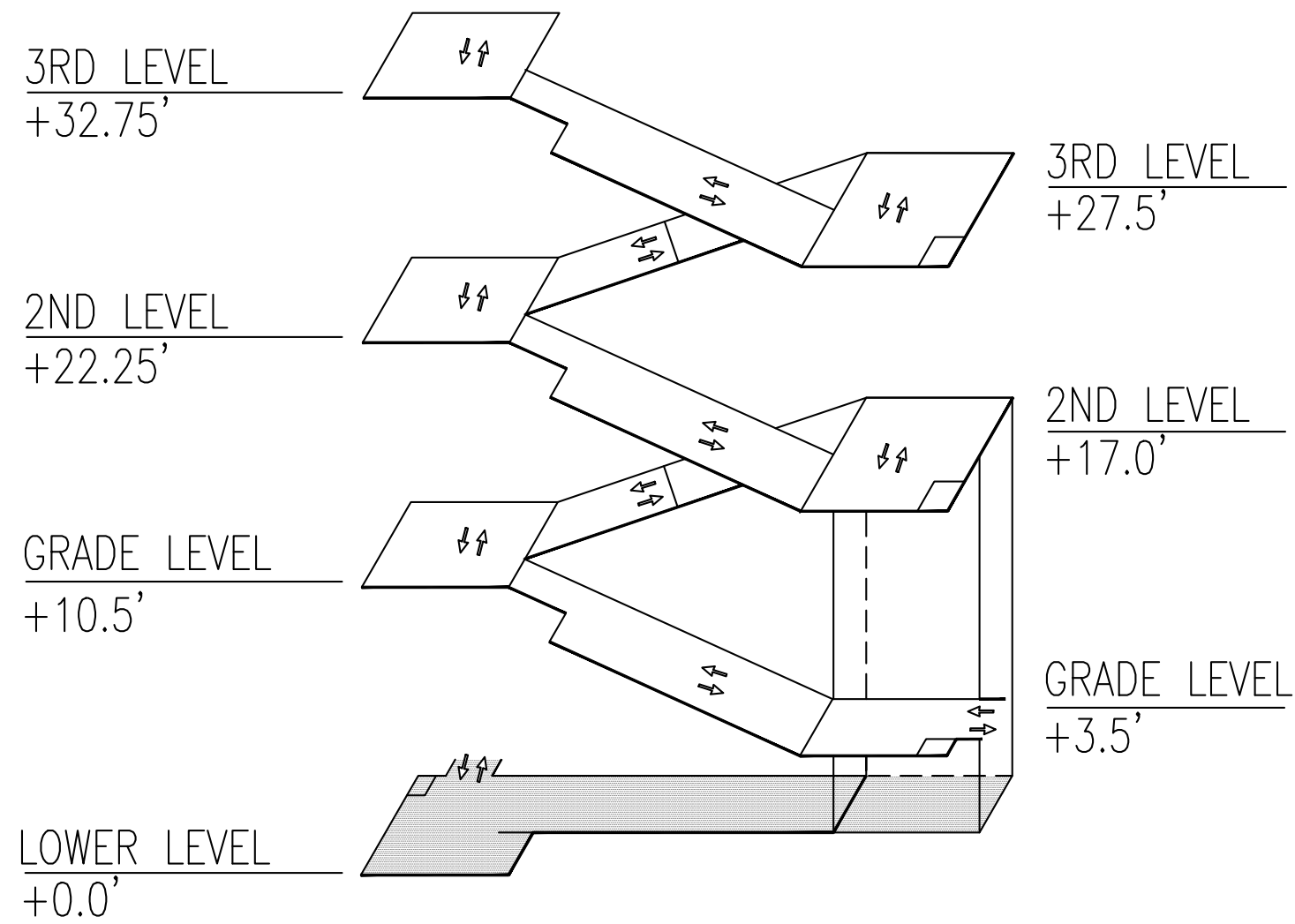
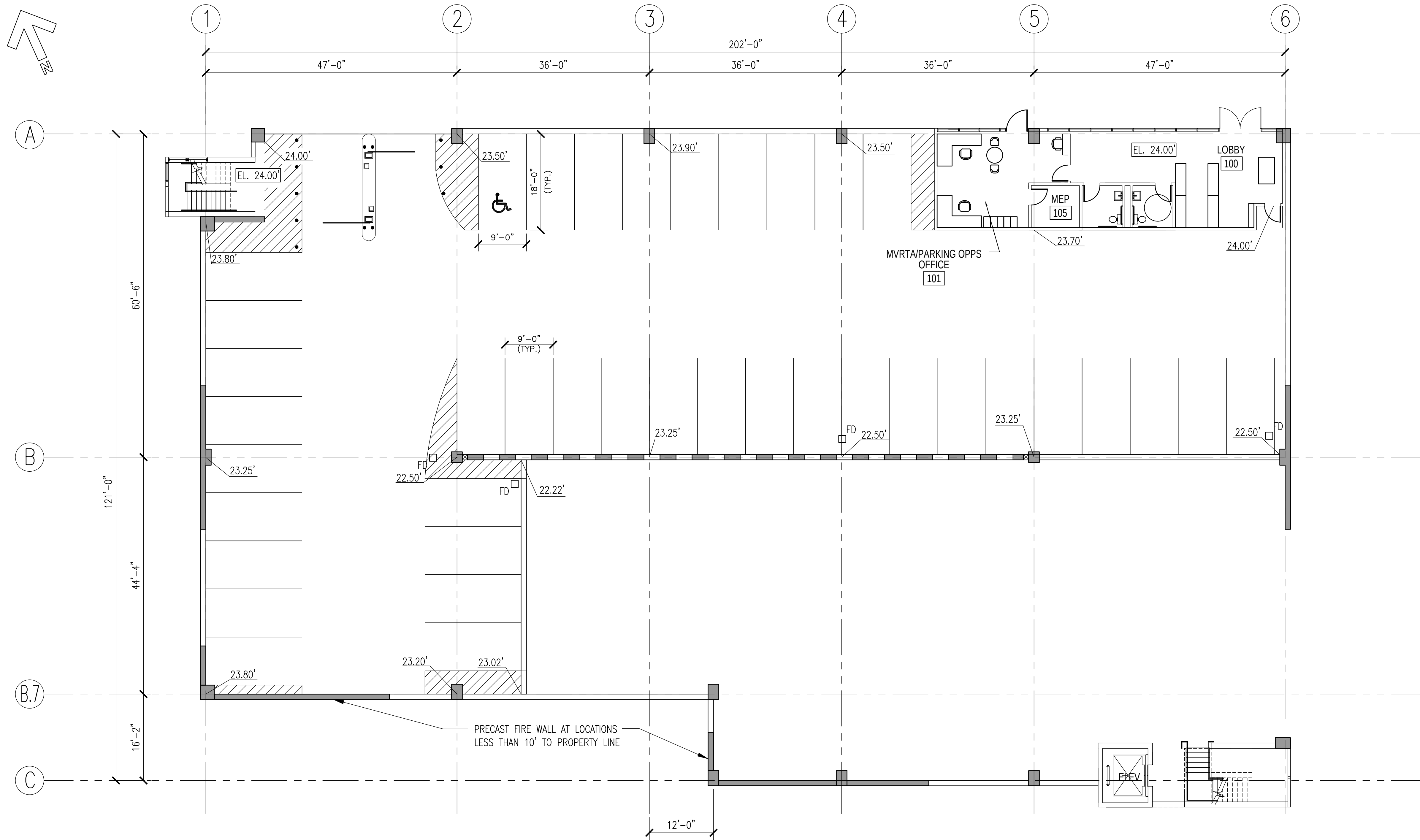




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- GENERAL NOTES:**
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR REGULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
 3. ALL LANDSCAPED AREAS WITH SHRUBS, TREES, AND PERENNIALS TO HAVE 2 FEET MINIMUM DEPTH OF TOPSOIL. TWO FEET OF TOPSOIL AROUND TREES AND SHRUBS DOES NOT INCLUDE AMENDED PLANTING SOIL WITHIN TREE / SHRUB PIT FOR FULL DEPTH OF ROOTBALLS SEE PLANTING DETAILS FOR PLANTING DEPTH AT SHRUBS AND TREES. ALL AREAS OF LOAM AND SEED TO HAVE 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL TO BE TESTED BY CONTRACTOR, AND APPROVED BY A&M PRIOR TO PURCHASE AND OR PLACEMENT. GENERAL CONTRACTOR, DEMOLITION CONTRACTOR, AND LANDSCAPE CONTRACTOR TO COORDINATE PROPER DEPTH OF EXISTING MATERIAL REMOVAL ACROSS SITE SO THAT 2 FEET MINIMUM AND 6" MINIMUM DEPTHS OF PROPOSED TOPSOIL NOTED ABOVE ARE MET AT NO ADDITIONAL COST TO OWNER. SEE TOPSOIL DETAIL.





- GENERAL NOTES:
- ELEVATIONS SHOWN THUS XX.XX' ARE TOP OF SLAB ELEVATIONS EXCLUSIVE OF CANTS, CURBS, FLOW LINES, ETC.
 - ELEVATIONS SHOWN THUS +XX.XX' ARE TOP OF CURBS, WASHES, ETC.
 - ELEVATIONS NOT SHOWN ARE STRAIGHT LINE INTERPRETATIONS BETWEEN ELEVATIONS INDICATED.
 - MINIMUM FLOOR TO FLOOR HEIGHT=10'-6"
 - ELEVATIONS SHOWN RELATIVE FELDMAN SURVEY DATED 12-7-16
 - C DESIGNATES COMPACT PARKING STALLS @ 8'-6" X 18'-0"

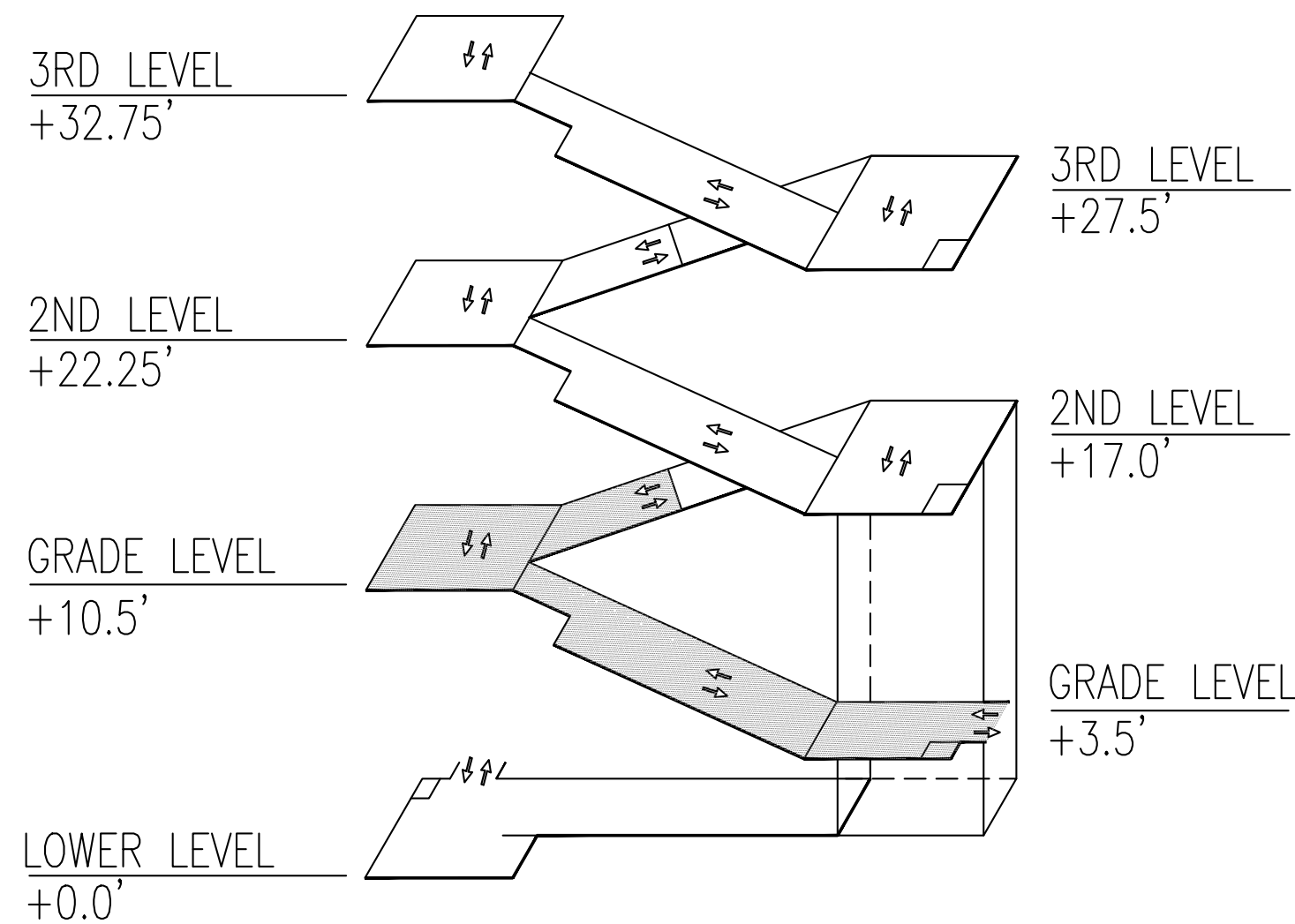
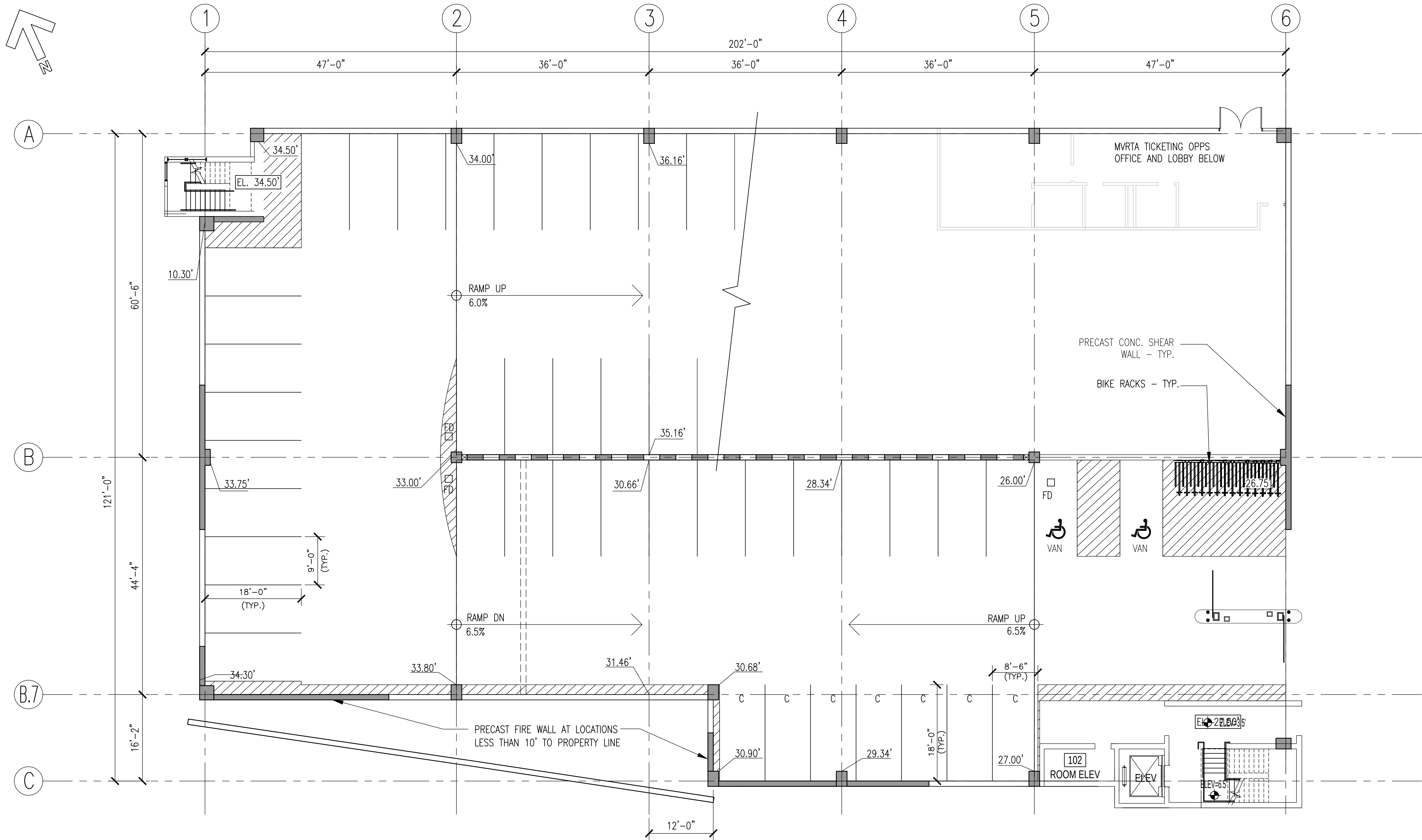
1 LOWER LEVEL PLAN
A-100 SCALE: 1/16" = 1'-0"

Parking Summary						
	Standard	Compact	Accessible	Total		
Floor Level	9'-0" Spaces	8'-6" Spaces	Spaces	Spaces	Area SF	
Lower	38	0	1	39	15,427	
Grade	34	7	2	43	17,155	
2nd	58	8	2	68	23,555	
Roof	47	8	2	57	20,297	
Total	177	23	7	207	76,434	369.25 SF/CAR

I S S U E		
1	30% SD	12/9/16

NO.	DESCRIPTION	DATE
DRAWING TITLE:		
LOWER LEVEL PLAN		

DRAWING NO.		
A-100		
SCALE: AS NOTED		
DATE: 12/9/16		
PROJECT: 20-15133.00-1		
DES. WW	DRWN. WF	CHK'D. WW



- GENERAL NOTES:
- ELEVATIONS SHOWN THUS $\sqrt{XX.XX'}$ ARE TOP OF SLAB ELEVATIONS EXCLUSIVE OF CANTS, CURBS, FLOW LINES, ETC.
 - ELEVATIONS SHOWN THUS $\pm XX.XX'$ ARE TOP OF CURBS, WASHES, ETC.
 - ELEVATIONS NOT SHOWN ARE STRAIGHT LINE INTERPRETATIONS BETWEEN ELEVATIONS INDICATED.
 - MINIMUM FLOOR TO FLOOR HEIGHT=10'-6"
 - ELEVATIONS SHOWN RELATIVE FELDMAN SURVEY DATED 12-7-16
 - C DESIGNATES COMPACT PARKING STALLS @ 8'-6" X 18'-0"

1 FIRST LEVEL PLAN
A-101 SCALE: 3/32" = 1'-0"

Parking Summary						
	Standard	Compact	Accessible	Total		
Floor Level	9'-0" Spaces	8'-6" Spaces	Spaces	Spaces	Area SF	
Lower	38	0	1	39	15,427	
Grade	34	7	2	43	17,155	
2nd	58	8	2	68	23,555	
Roof	47	8	2	57	20,297	
Total	177	23	7	207	76,434	369.25 SF/CAR

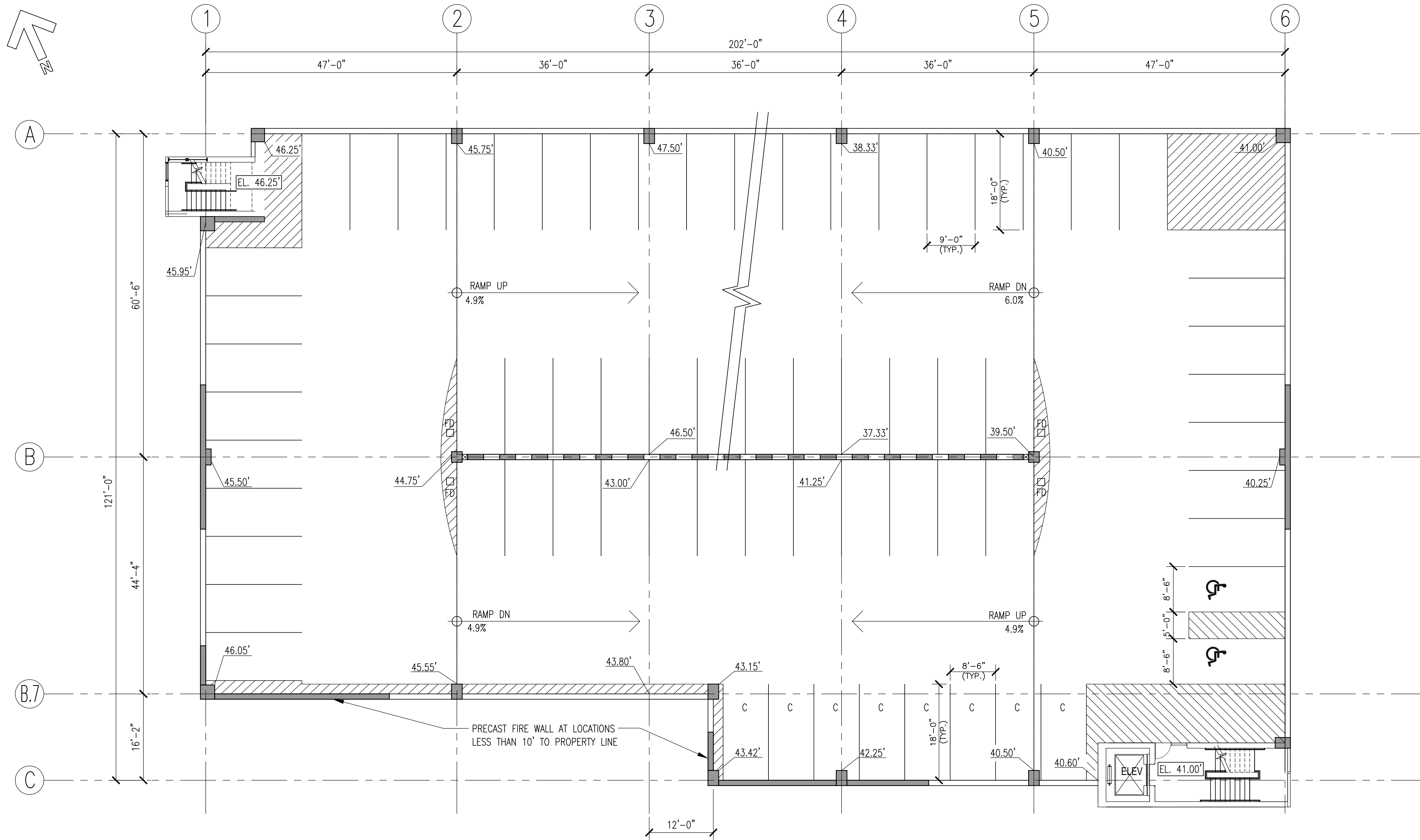
I S S U E		
1	30% SD	12/9/16

NO.	DESCRIPTION	DATE
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DRAWING TITLE:
FIRST LEVEL PLAN

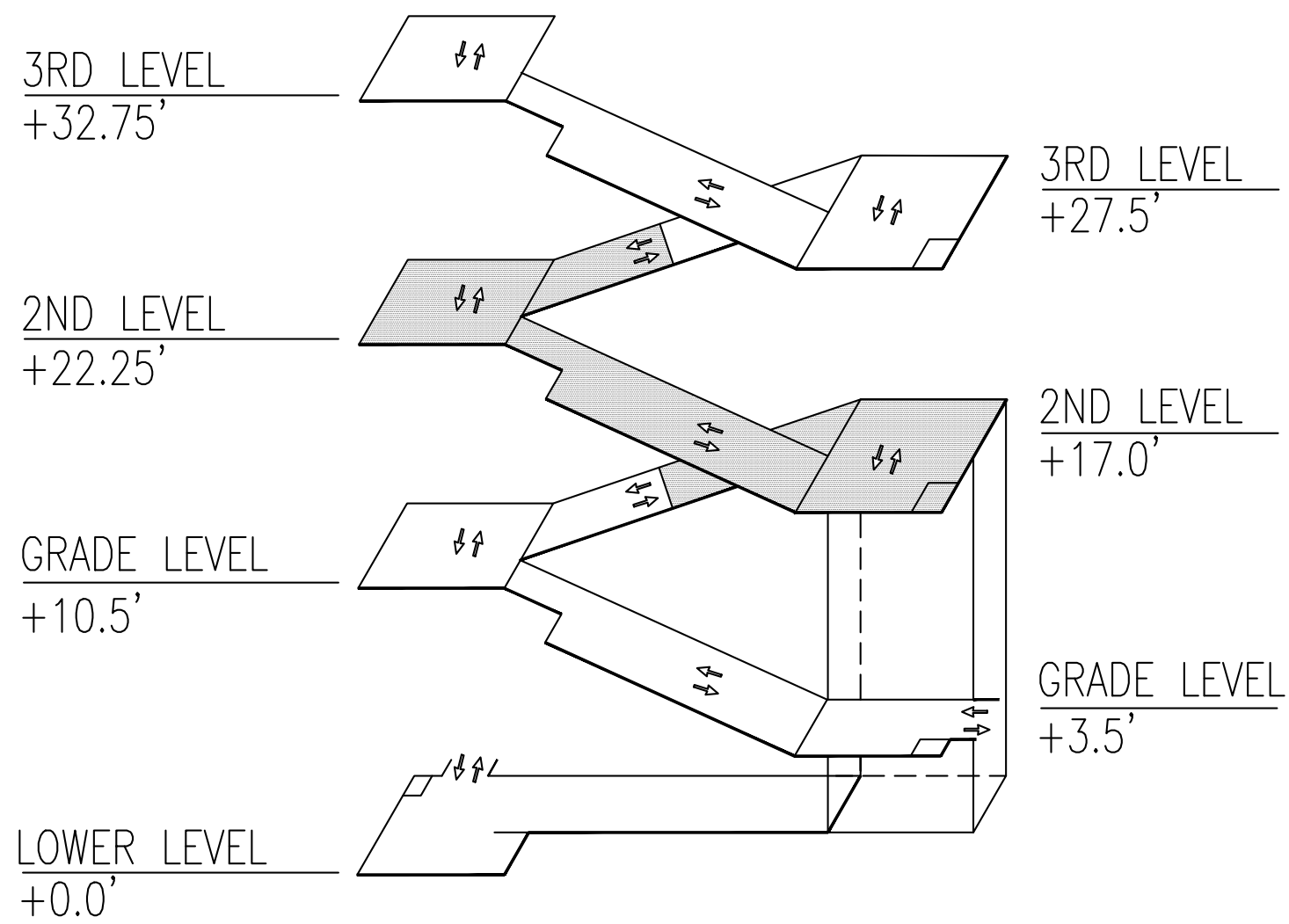
DRAWING NO.
A-101

SCALE: AS NOTED		
DATE: 12/9/16		
PROJECT: 20-15133.00-1		
DES. WW	DRWN. WF	CHK'D. WW

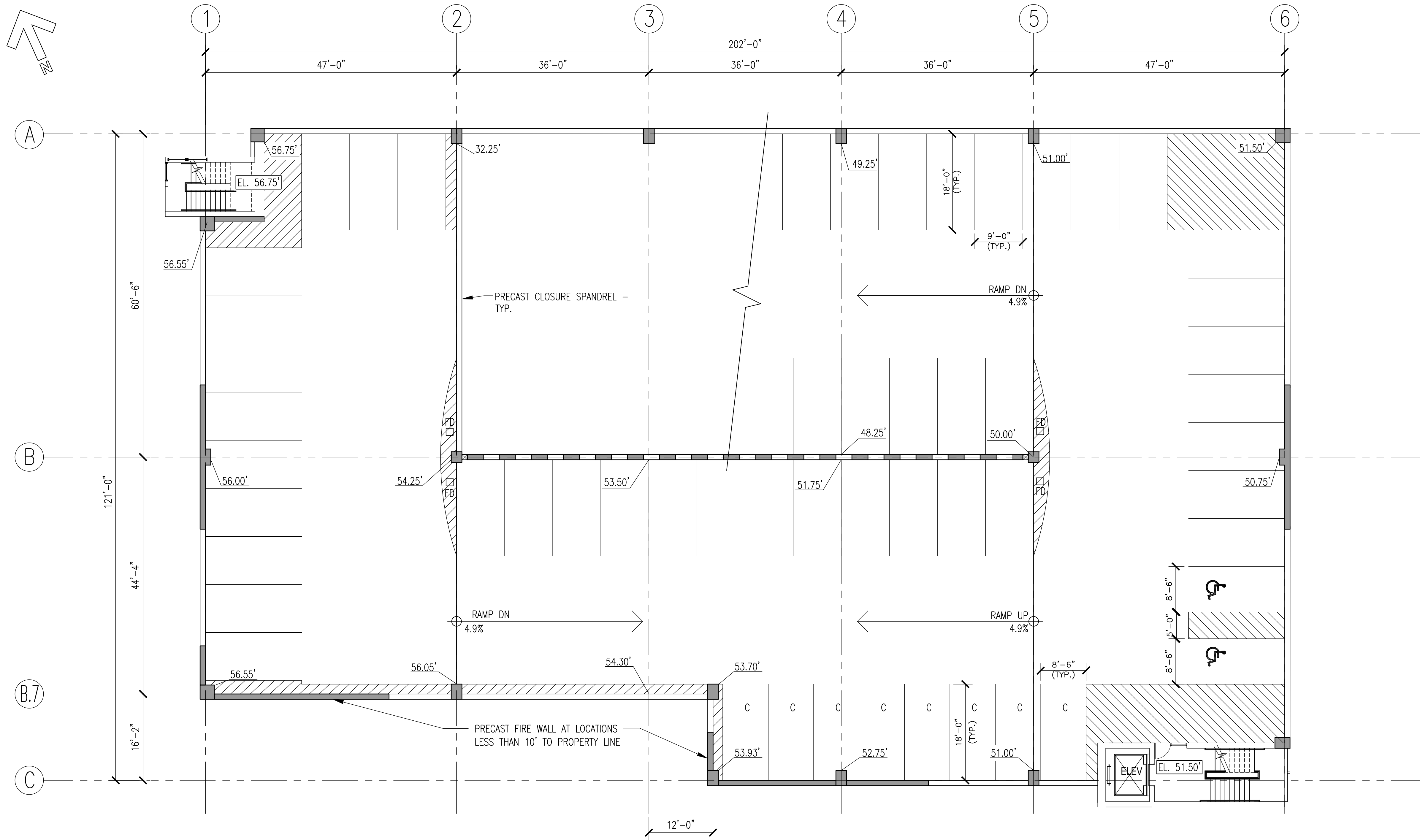


- GENERAL NOTES:
- ELEVATIONS SHOWN THUS XX.XX' ARE TOP OF SLAB ELEVATIONS EXCLUSIVE OF CANTS, CURBS, FLOW LINES, ETC.
 - ELEVATIONS SHOWN THUS [+XX.XX'] ARE TOP OF CURBS, WASHES, ETC.
 - ELEVATIONS NOT SHOWN ARE STRAIGHT LINE INTERPRETATIONS BETWEEN ELEVATIONS INDICATED.
 - MINIMUM FLOOR TO FLOOR HEIGHT=10'-6"
 - ELEVATIONS SHOWN RELATIVE FELDMAN SURVEY DATED 12-7-16
 - C DESIGNATES COMPACT PARKING STALLS @ 8'-6" X 18'-0"

1
A-102 SECOND LEVEL PLAN
SCALE: 3/32" = 1'-0"



Parking Summary							
	Standard	Compact	Accessible	Total			
Floor Level	9'-0" Spaces	8'-6" Spaces	Spaces	Spaces	Area SF		
Lower	38	0	1	39	15,427		
Grade	34	7	2	43	17,155		
2nd	58	8	2	68	23,555		
Roof	47	8	2	57	20,297		
Total	177	23	7	207	76,434	369.25	SF/CAR



- GENERAL NOTES:
- ELEVATIONS SHOWN THUS XX.XX' ARE TOP OF SLAB ELEVATIONS EXCLUSIVE OF CANTS, CURBS, FLOW LINES, ETC.
 - ELEVATIONS SHOWN THUS [+XX.XX'] ARE TOP OF CURBS, WASHES, ETC.
 - ELEVATIONS NOT SHOWN ARE STRAIGHT LINE INTERPRETATIONS BETWEEN ELEVATIONS INDICATED.
 - ELEVATIONS SHOWN RELATIVE FELDMAN SURVEY DATED 12-7-16
 - C DESIGNATES COMPACT PARKING STALLS @ 8'-6" X 18'-0"

1 ROOF LEVEL PLAN
A-103 SCALE: 3/32" = 1'-0"

Parking Summary						
	Standard	Compact	Accessible	Total		
Floor Level	9'-0" Spaces	8'-6" Spaces	Spaces	Spaces	Area SF	
Lower	38	0	1	39	15,427	
Grade	34	7	2	43	17,155	
2nd	58	8	2	68	23,555	
Roof	47	8	2	57	20,297	
Total	177	23	7	207	76,434	369.25 SF/CAR

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I S S U E		
1	30% SD	12/9/16

NO.	DESCRIPTION	DATE
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DRAWING TITLE:
ROOF LEVEL
PLAN

DRAWING NO.

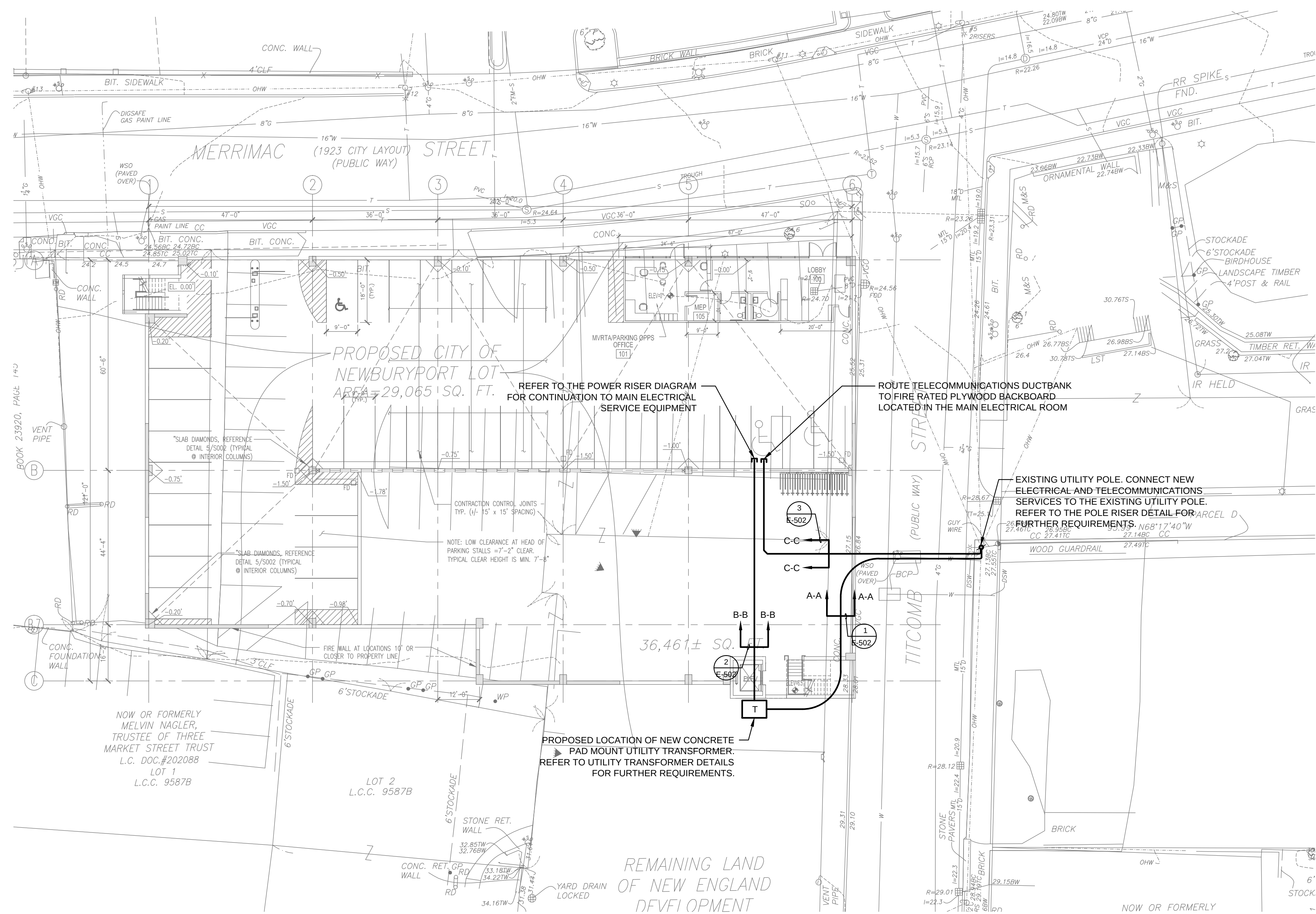
A-103

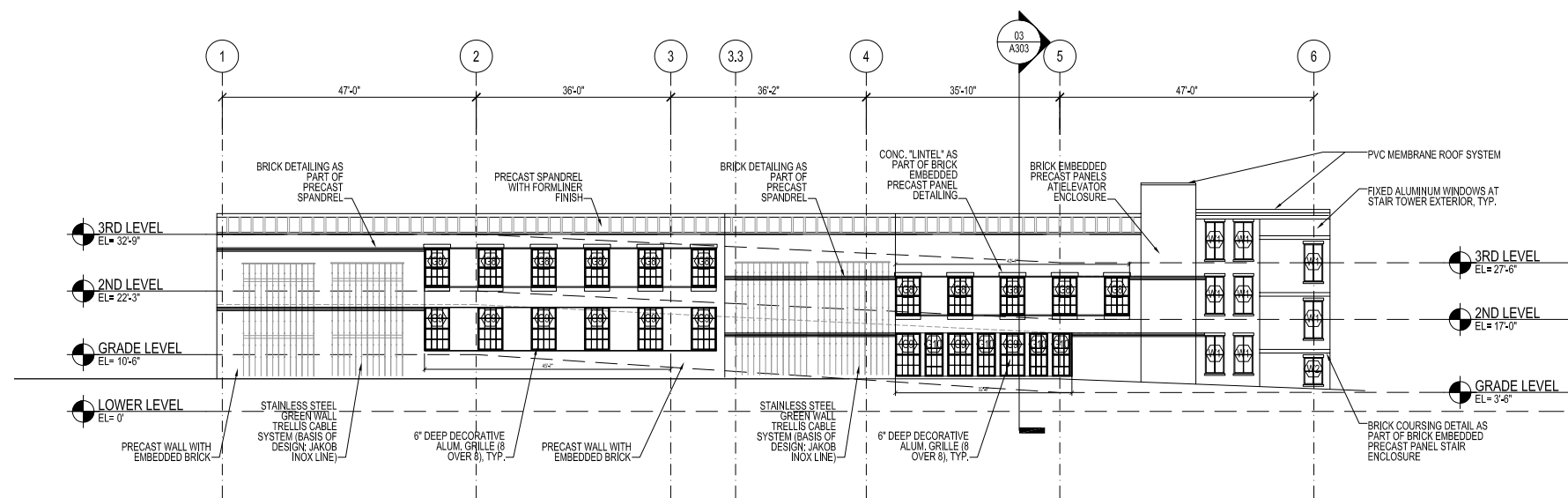
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DATE: 12/9/16

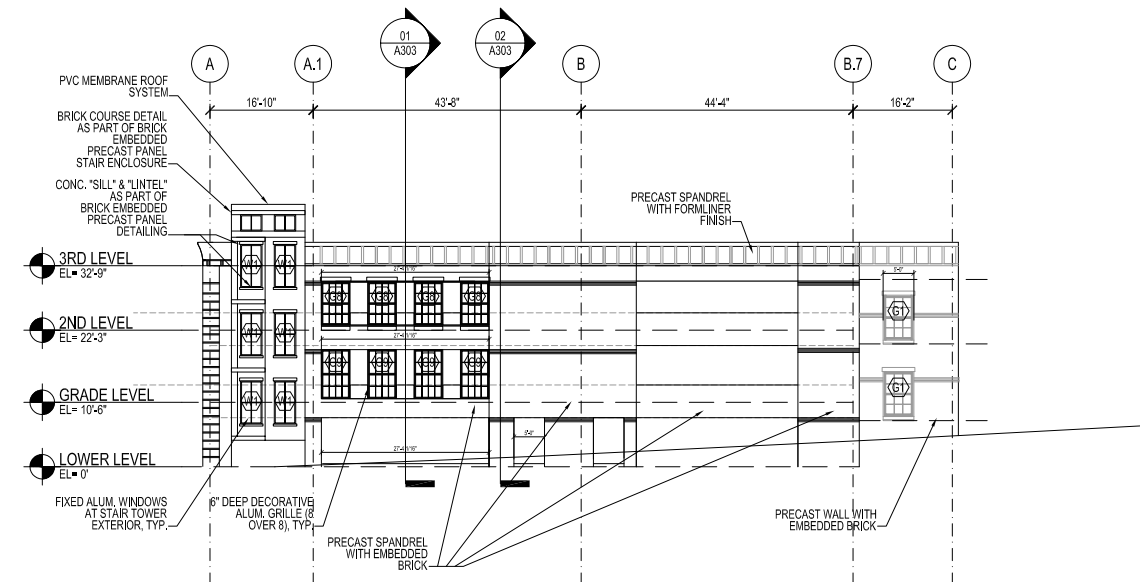
PROJECT: 20-15133.00-1

DES. DRWN. CHK'D.
WW WF WW

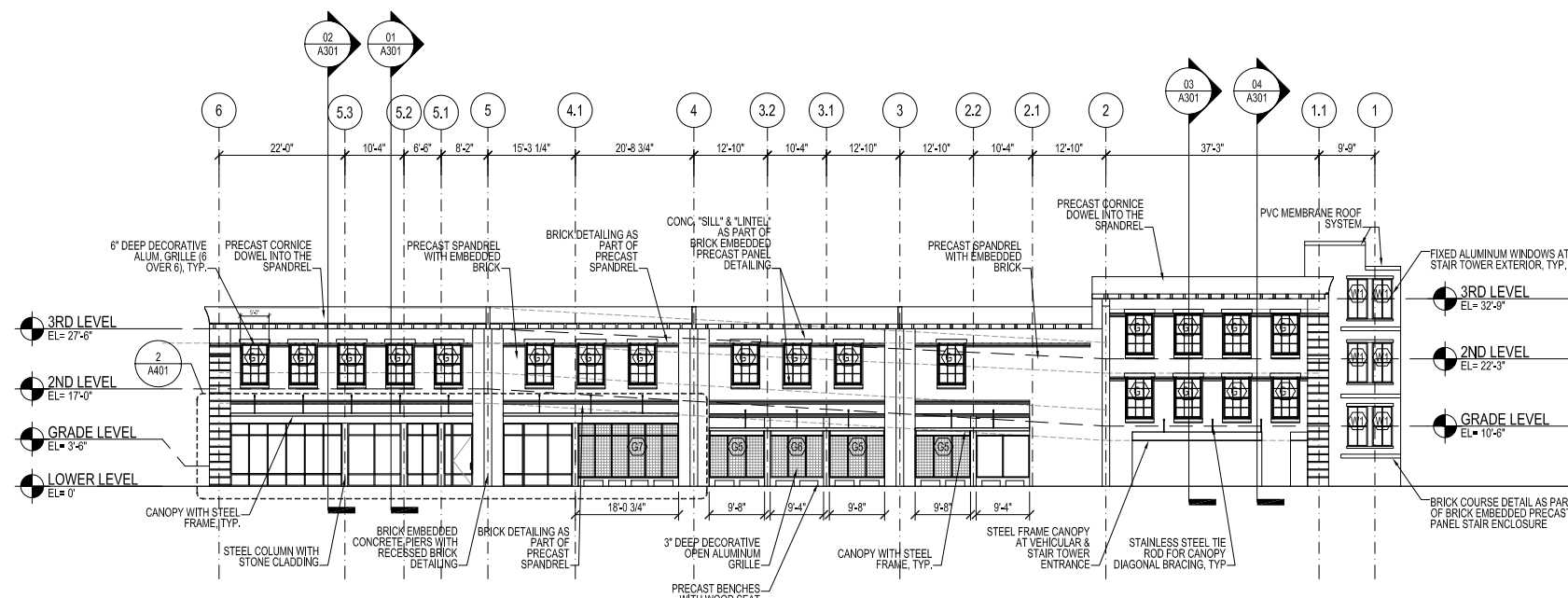




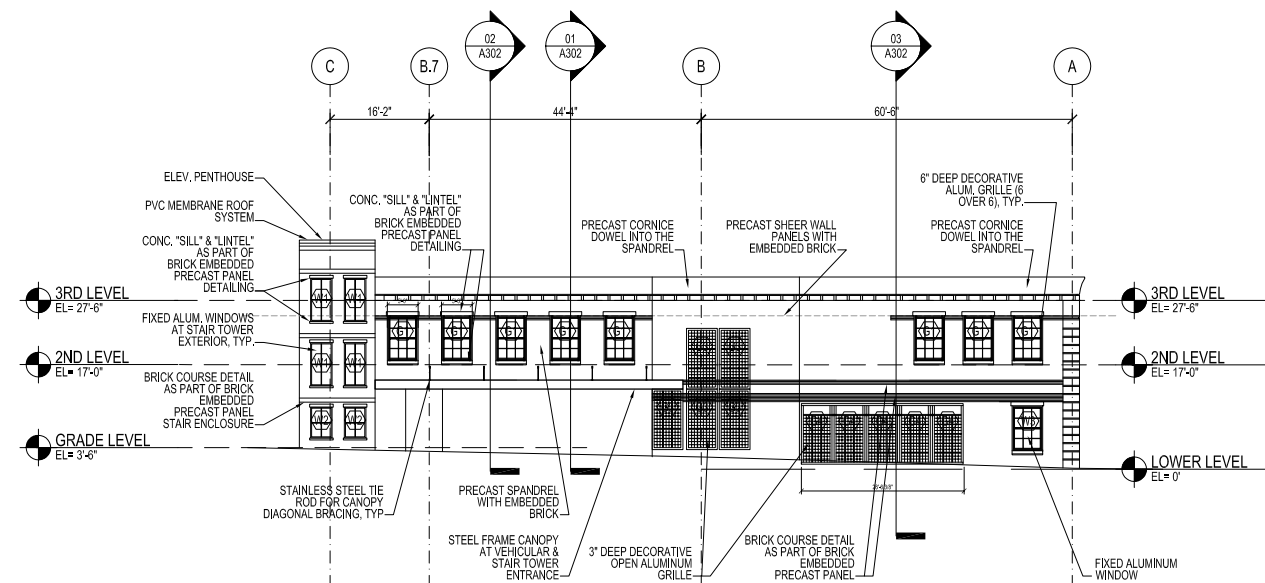
04 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



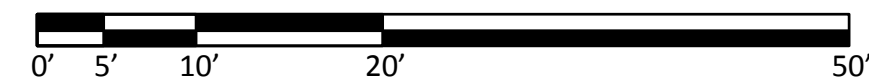
03 WEST ELEVATION
SCALE: 1/16"=1'-0"



02 NORTH ELEVATION
SCALE: 1/16"=1'-0"

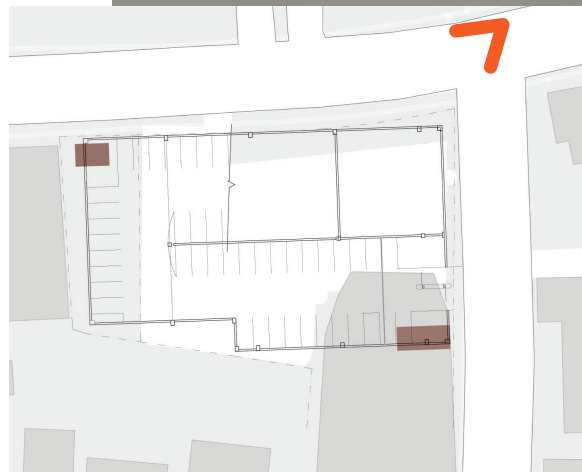


01 EAST ELEVATION
SCALE: 1/16"=1'-0"



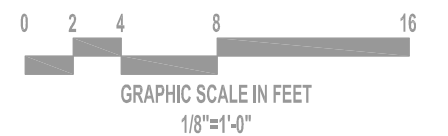
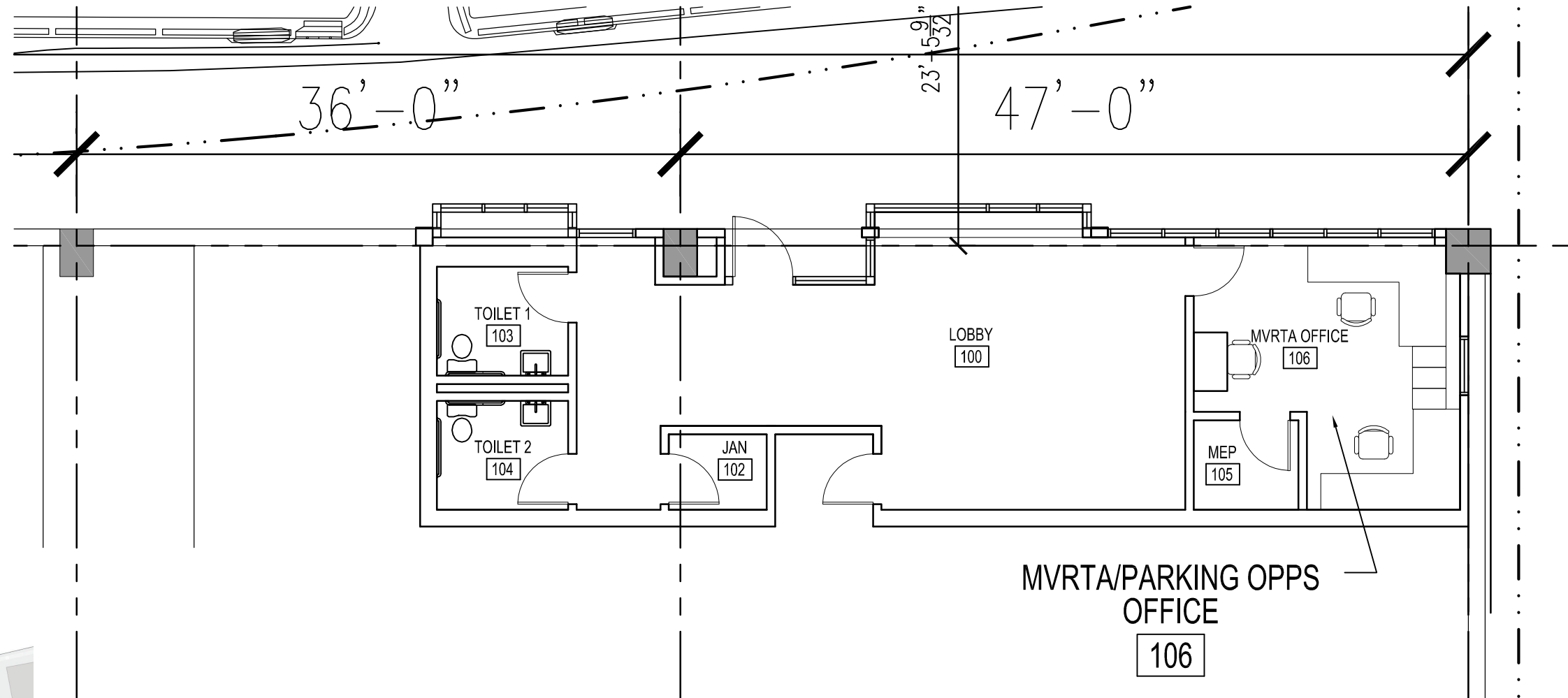


STOREFRONT STUDIES IN NEWBURYPORT











Merrimack St Partial Elevation

MVRTA / Newburyport Intermodal Parking Facility

Newburyport, MA

July 5, 2017

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architecture ltd

DESMAN
Design Management