

- The existing site access driveway provides adequate Approach Stopping Sight Distance in both directions.
- The Project is expected to generate 369 vehicle trip ends on the average weekday with 22 AM peak hour trip ends and 28 PM peak hour trip ends.
- The Project will not have a significant adverse impact on Level of Service (LOS) as it results in a decrease in projected **peak** hour trips from previous use.

TRAFFIC

Warren St Ext
Proctor Brook



Table 3: Trip Generation Comparison

<u>Time Period</u>	<u>LUC 110 Estimated Vehicle Trip Ends⁽¹⁾</u>	<u>LUC 221 Estimated Vehicle Trip Ends⁽²⁾</u>	<u>Change Vehicle Trip Ends</u>
Weekday Daily	175	369	+194
Weekday AM Peak Hour	32	22	-10
Weekday PM Peak Hour	29	28	-1
Saturday Daily	70	334	+264
Saturday Peak Hour	14	30	+16
Sunday Daily	177	278	+101
Sunday Peak Hour	24	27	+3

⁽¹⁾ — Based on 35,316± square feet of GFA

⁽²⁾ — Based on 68 Dwelling Units

TRAFFIC



- Project is a redevelopment project resulting in a net increase of 1,312 sf of new impervious surfaces
- Comprehensive Stormwater Design that infiltrates clean roof top runoff with underground chambers
- Designed to meet or exceed the Massachusetts Department of Environmental Protection's Stormwater Standards, including:

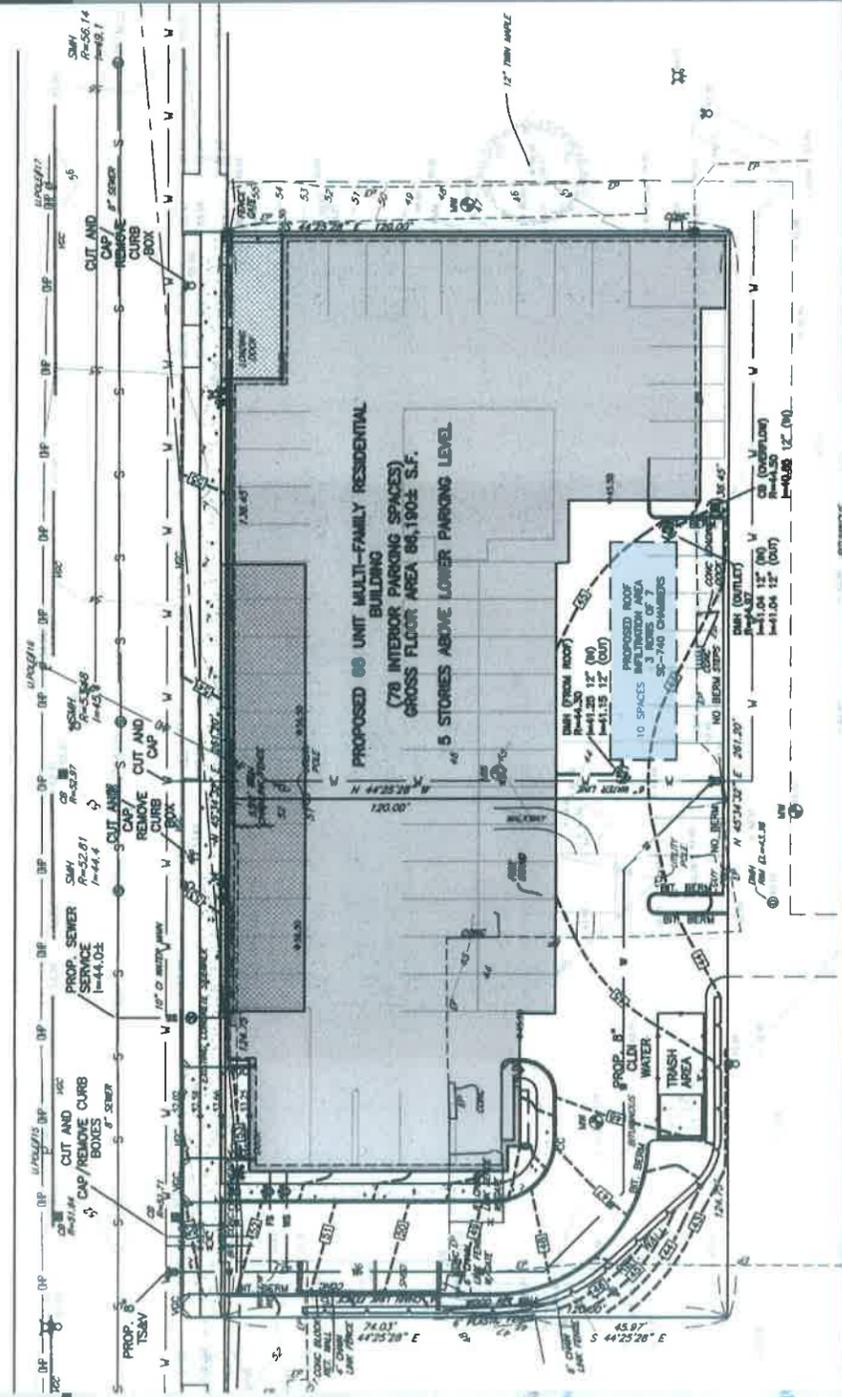
- No increase in rate or volume of runoff from the site through the 100-year storm event
- Infiltration of clean roof runoff
- Decrease in “untreated” runoff from impervious surfaces
- Recharge to groundwater

STORMWATER

Warren St Ext
Proctor Brook



ENDICOTT STREET



CS

Ampet Gas

SITE DESIGN



CS

- Public Water and Sewer
- 10,890 GPD of wastewater resulting from 99 bedrooms.
- Existing infrastructure under site access driveway includes sleeve for force main sewer.
- Relocation and upgrade of existing water main.

UTILITIES

Warren St Ext
Proctor Brook



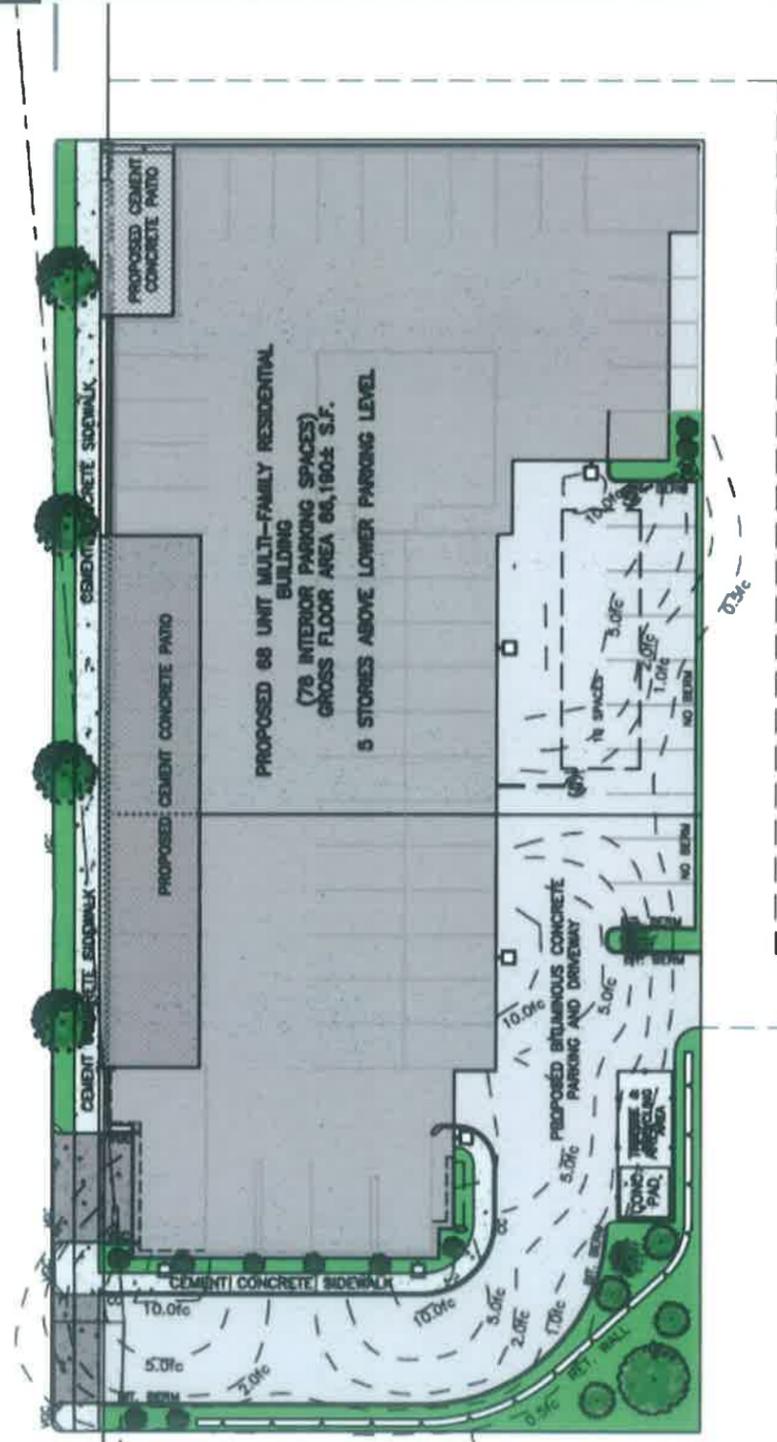
- Proposed Landscaping to consist of a mix of deciduous and coniferous plantings interspersed with shrubs and grasses to provide layered, multi-seasonal screening
- Proposed lighting is shielded and dark-sky compliant
- Minimum of 1.0-foot candles over parking and circulation areas
- Nominal spill over at property lines

LANDSCAPING AND LIGHTING

Warren St Ext

Proctor Brook





Warren St. Ext

Proctor Brook

Industrial Solutions

Lowell St

John S

Ampet Gas

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LANDSCAPING

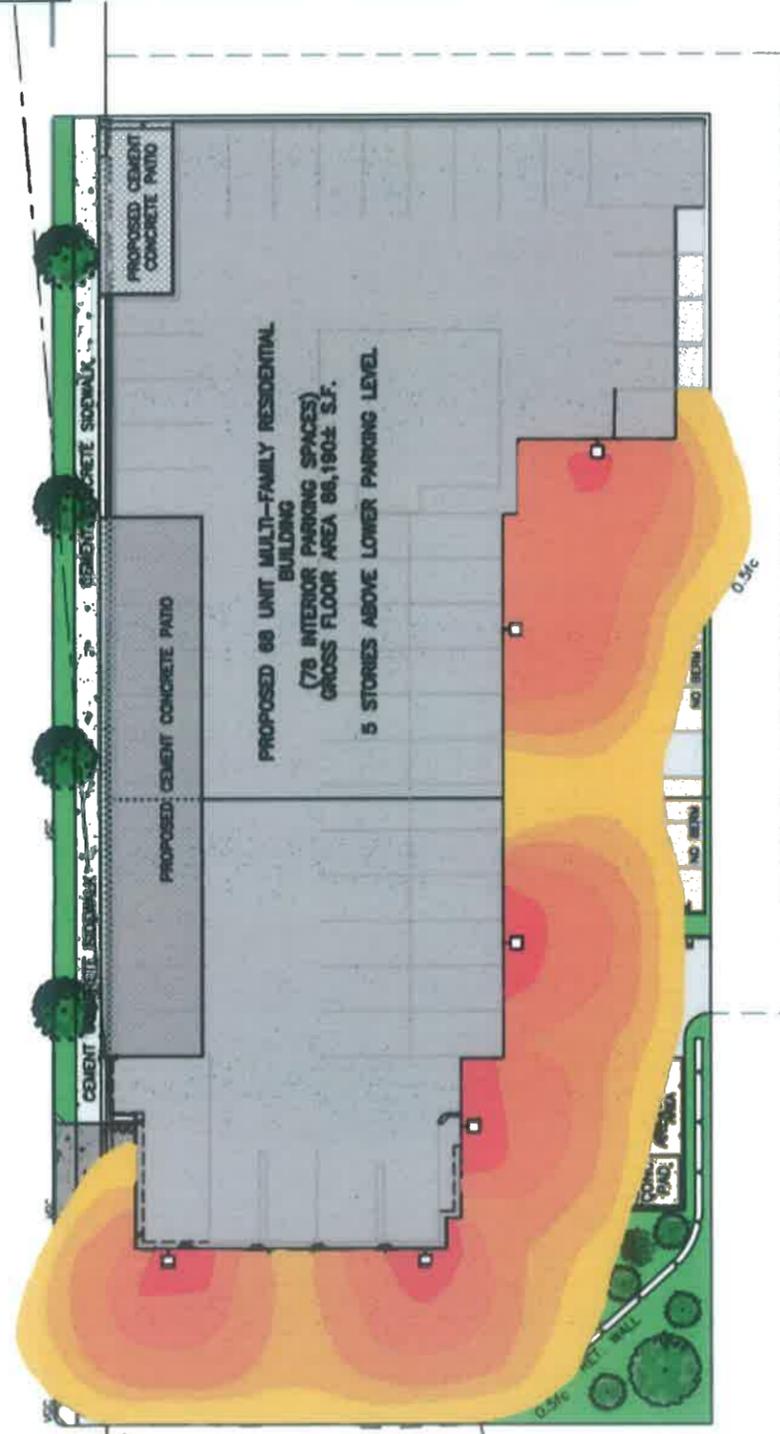
Warren St

Q Nails & Spa



1111 MORE ST

Poodles N' Pais Sty



Warren St Ext
Proctor-Brook

Industrial Solutions

Lowell St

John St



LIGHTING

Jill's Way



ARCHITECTURE

BKA Architects



- The proposed development is designed to be architecturally consistent with equally scaled designs found in surrounding properties which feature variety of exterior materials, including stucco, architectural block, metal panel and clapboard with trim.
- An architectural decorative block base is proposed at the ground levels to provide a secure exterior base and a durable material to endure New England winters.
- The exterior massing is modulated in and out for scaled variety and situated away from the Endicott Street line to defer to the existing adjacent structures.
- These bump-outs along with multi-story bays, material changes, mix of fenestration and trim serve to break down the massing of the proposed project.
- This project will meet and, in some instances, exceed the current energy code requirements for building envelope performance for air and vapor penetration by utilizing products such as closed cell insulation, double pane low e glass windows as well as high efficiency heating & cooling systems.
- Parking Areas are sheltered from view along the main public street and an open space plaza brings relief to the front elevation.
- Further environmentally friendly aspects of the project include energy star appliances, LED lighting not only inside but on the exterior of the building and drought resistant landscaping.

Warren St Ext

Proctor-Brook

ARCHITECTURE





Warren St Exit

Proctor Brook

Industrial Solutions

John Lowell St

Ampet Gas

ARCHITECTURE

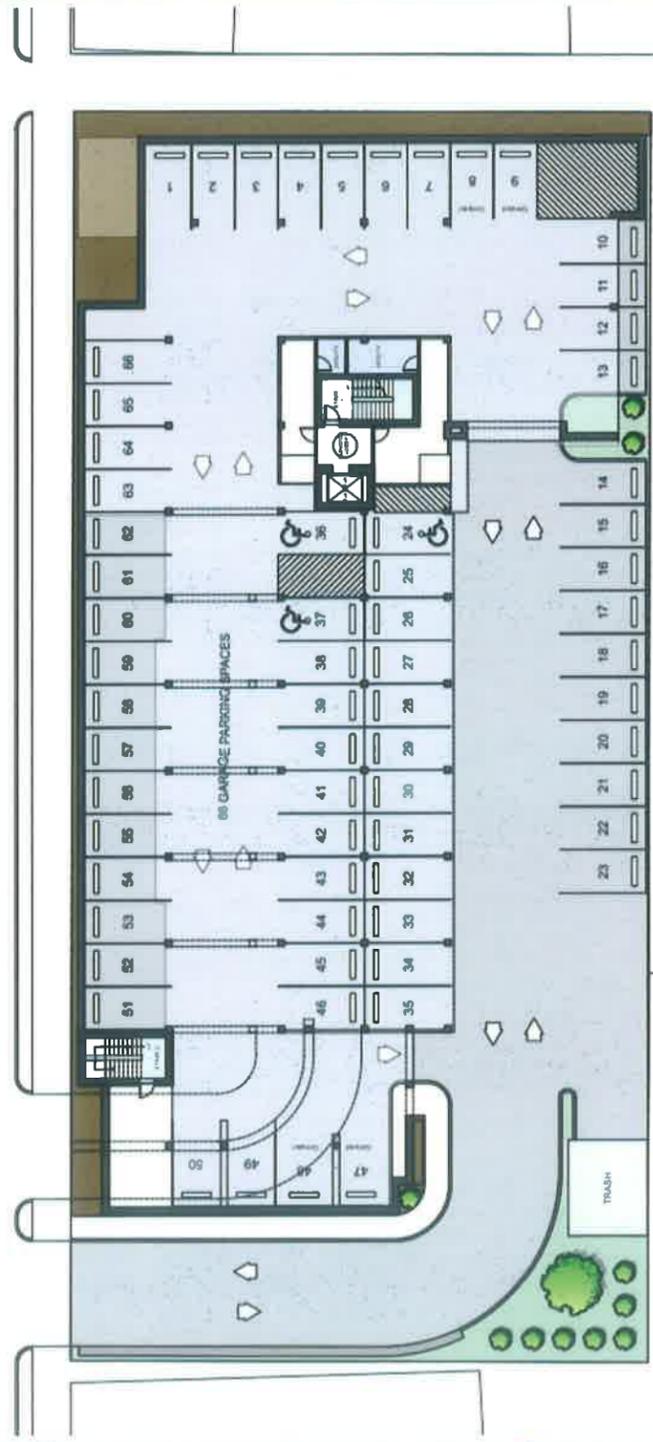
Warren St

Q Nails & Spa

Warren St

Poodles N' Pals St

ENDICOTT STREET



Proposed Parking Level Floor Plan - 882 Total Square Feet
Scale: 1/8" = 1'-0"

8 Total Units this Floor
 48 Total Units
 88 Total Parking Spaces

Floor Level	Area
Parking Level	882 SF
Street Level	13,238 SF
1st Floor	13,238 SF
2nd Floor	13,238 SF
3rd Floor	13,238 SF
5th Floor	13,238 SF
Total Building Area	64,182 SF



Warren St Exit

Proctor Brook

Industrial Solutions

Lowell St

John So

CS

Ampet Gas

ARCHITECTURE

Warren St

Q Nails & Spa

Poodles N' Pals St

Warren St

ENDICOTT STREET



Typical 2nd, 3rd, 4th & 5th Level Floor Plan - 17,218 Total Square Feet per Floor
Scale: 1/8" = 1'-0"

14 Total Units this Floor (Typical 4.4 Floors)
48 Total Units
88 Total Parking Spaces

Floor Level	Area
Working Levels	88,218 SF
Storage Levels	12,150 SF
3rd Floor	10,218 SF
4th Floor	10,218 SF
5th Floor	10,218 SF
TOTAL BUILDING AREA	110,514 SF

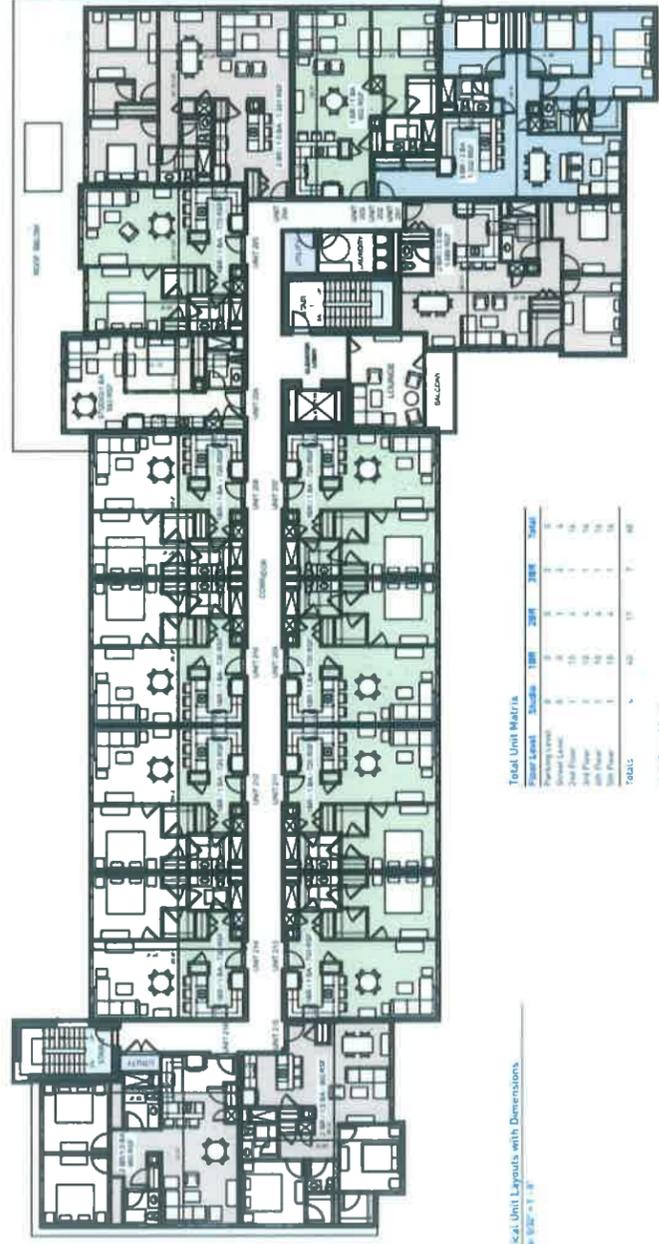


John Southwick

Industrial Solutions

ARCHITECTURE





Typical Unit Layouts with Dimensions
Scale: 1/8" = 1'-0"

Total Unit Matrix

Room Level	Studio	1BR	2BR	3BR	Total
Permitted Levels	0	0	0	0	0
Second Level	0	0	0	0	0
Third Level	0	0	0	0	0
4th Floor	0	0	0	0	0
5th Floor	0	0	0	0	0
6th Floor	0	0	0	0	0
7th Floor	0	0	0	0	0
8th Floor	0	0	0	0	0
9th Floor	0	0	0	0	0
10th Floor	0	0	0	0	0
11th Floor	0	0	0	0	0
12th Floor	0	0	0	0	0
13th Floor	0	0	0	0	0
14th Floor	0	0	0	0	0
15th Floor	0	0	0	0	0
16th Floor	0	0	0	0	0
17th Floor	0	0	0	0	0
18th Floor	0	0	0	0	0
19th Floor	0	0	0	0	0
20th Floor	0	0	0	0	0
21st Floor	0	0	0	0	0
22nd Floor	0	0	0	0	0
23rd Floor	0	0	0	0	0
24th Floor	0	0	0	0	0
25th Floor	0	0	0	0	0
26th Floor	0	0	0	0	0
27th Floor	0	0	0	0	0
28th Floor	0	0	0	0	0
29th Floor	0	0	0	0	0
30th Floor	0	0	0	0	0
31st Floor	0	0	0	0	0
32nd Floor	0	0	0	0	0
33rd Floor	0	0	0	0	0
34th Floor	0	0	0	0	0
35th Floor	0	0	0	0	0
36th Floor	0	0	0	0	0
37th Floor	0	0	0	0	0
38th Floor	0	0	0	0	0
39th Floor	0	0	0	0	0
40th Floor	0	0	0	0	0
41st Floor	0	0	0	0	0
42nd Floor	0	0	0	0	0
43rd Floor	0	0	0	0	0
44th Floor	0	0	0	0	0
45th Floor	0	0	0	0	0
46th Floor	0	0	0	0	0
47th Floor	0	0	0	0	0
48th Floor	0	0	0	0	0
49th Floor	0	0	0	0	0
50th Floor	0	0	0	0	0
51st Floor	0	0	0	0	0
52nd Floor	0	0	0	0	0
53rd Floor	0	0	0	0	0
54th Floor	0	0	0	0	0
55th Floor	0	0	0	0	0
56th Floor	0	0	0	0	0
57th Floor	0	0	0	0	0
58th Floor	0	0	0	0	0
59th Floor	0	0	0	0	0
60th Floor	0	0	0	0	0
61st Floor	0	0	0	0	0
62nd Floor	0	0	0	0	0
63rd Floor	0	0	0	0	0
64th Floor	0	0	0	0	0
65th Floor	0	0	0	0	0
66th Floor	0	0	0	0	0
67th Floor	0	0	0	0	0
68th Floor	0	0	0	0	0
69th Floor	0	0	0	0	0
70th Floor	0	0	0	0	0
71st Floor	0	0	0	0	0
72nd Floor	0	0	0	0	0
73rd Floor	0	0	0	0	0
74th Floor	0	0	0	0	0
75th Floor	0	0	0	0	0
76th Floor	0	0	0	0	0
77th Floor	0	0	0	0	0
78th Floor	0	0	0	0	0
79th Floor	0	0	0	0	0
80th Floor	0	0	0	0	0
81st Floor	0	0	0	0	0
82nd Floor	0	0	0	0	0
83rd Floor	0	0	0	0	0
84th Floor	0	0	0	0	0
85th Floor	0	0	0	0	0
86th Floor	0	0	0	0	0
87th Floor	0	0	0	0	0
88th Floor	0	0	0	0	0
89th Floor	0	0	0	0	0
90th Floor	0	0	0	0	0
91st Floor	0	0	0	0	0
92nd Floor	0	0	0	0	0
93rd Floor	0	0	0	0	0
94th Floor	0	0	0	0	0
95th Floor	0	0	0	0	0
96th Floor	0	0	0	0	0
97th Floor	0	0	0	0	0
98th Floor	0	0	0	0	0
99th Floor	0	0	0	0	0
100th Floor	0	0	0	0	0

Unit Type Matrix

Type	Studio	1BR	2BR	3BR	Total
Accessories	0	0	0	0	0
Accessories (S/2)	0	0	0	0	0
Total	0	0	0	0	0

Accessible Unit Matrix

Room Level	Studio	1BR	2BR	3BR	Total
Permitted Levels	0	0	0	0	0
Second Level	0	0	0	0	0
Third Level	0	0	0	0	0
4th Floor	0	0	0	0	0
5th Floor	0	0	0	0	0
6th Floor	0	0	0	0	0
7th Floor	0	0	0	0	0
8th Floor	0	0	0	0	0
9th Floor	0	0	0	0	0
10th Floor	0	0	0	0	0
11th Floor	0	0	0	0	0
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14th Floor	0	0	0	0	0
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16th Floor	0	0	0	0	0
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22nd Floor	0	0	0	0	0
23rd Floor	0	0	0	0	0
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26th Floor	0	0	0	0	0
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29th Floor	0	0	0	0	0
30th Floor	0	0	0	0	0
31st Floor	0	0	0	0	0
32nd Floor	0	0	0	0	0
33rd Floor	0	0	0	0	0
34th Floor	0	0	0	0	0
35th Floor	0	0	0	0	0
36th Floor	0	0	0	0	0
37th Floor	0	0	0	0	0
38th Floor	0	0	0	0	0
39th Floor	0	0	0	0	0
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42nd Floor	0	0	0	0	0
43rd Floor	0	0	0	0	0
44th Floor	0	0	0	0	0
45th Floor	0	0	0	0	0
46th Floor	0	0	0	0	0
47th Floor	0	0	0	0	0
48th Floor	0	0	0	0	0
49th Floor	0	0	0	0	0
50th Floor	0	0	0	0	0
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52nd Floor	0	0	0	0	0
53rd Floor	0	0	0	0	0
54th Floor	0	0	0	0	0
55th Floor	0	0	0	0	0
56th Floor	0	0	0	0	0
57th Floor	0	0	0	0	0
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80th Floor	0	0	0	0	0
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83rd Floor	0	0	0	0	0
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85th Floor	0	0	0	0	0
86th Floor	0	0	0	0	0
87th Floor	0	0	0	0	0
88th Floor	0	0	0	0	0
89th Floor	0	0	0	0	0
90th Floor	0	0	0	0	0
91st Floor	0	0	0	0	0
92nd Floor	0	0	0	0	0
93rd Floor	0	0	0	0	0
94th Floor	0	0	0	0	0
95th Floor	0	0	0	0	0
96th Floor	0	0	0	0	0
97th Floor	0	0	0	0	0
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99th Floor	0	0	0	0	0
100th Floor	0	0	0	0	0

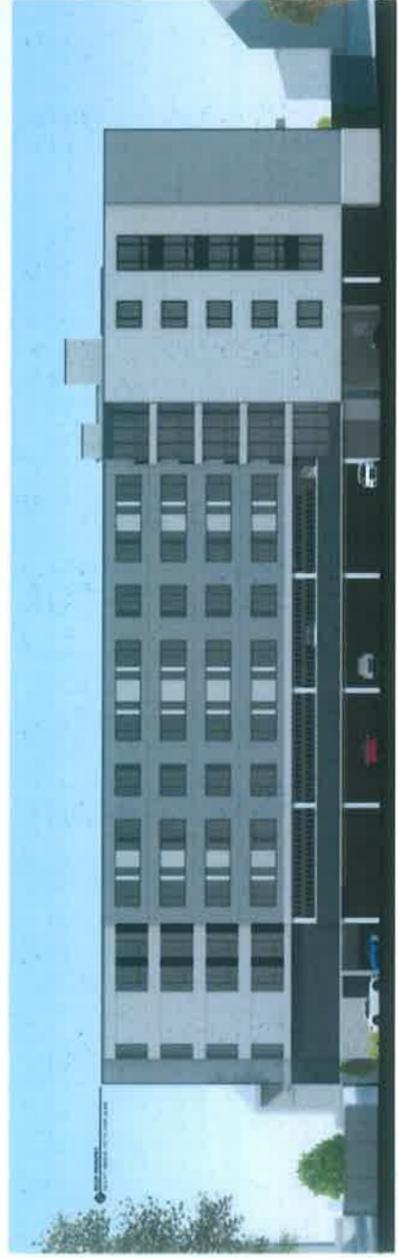
Warren St. Ext
Proctor Brook
Industrial Solutions
Lowell St
John Southw

Warren St
Q Nails & Spa

Ampet Gas

REINHOLD ST
Poodles N' Pals St

ARCHITECTURE



Proposed East Elevation

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



Proposed West Elevation

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



Peal
Ligh
Tery

Warren St. Ext.

Proctor-Brook

Warren St

Industrial Solutions

Lowell St

John Southwick

Ampet Gas

CS

15th

ARCHITECTURE

Warren St

Q Nails & Spa

Poodles N' Pals St

REIMOUNT ST



Proposed North Elevation
Scale: 1/8" = 1'-0"



Proposed South Elevation
Scale: 1/8" = 1'-0"



Peal
Light
Term

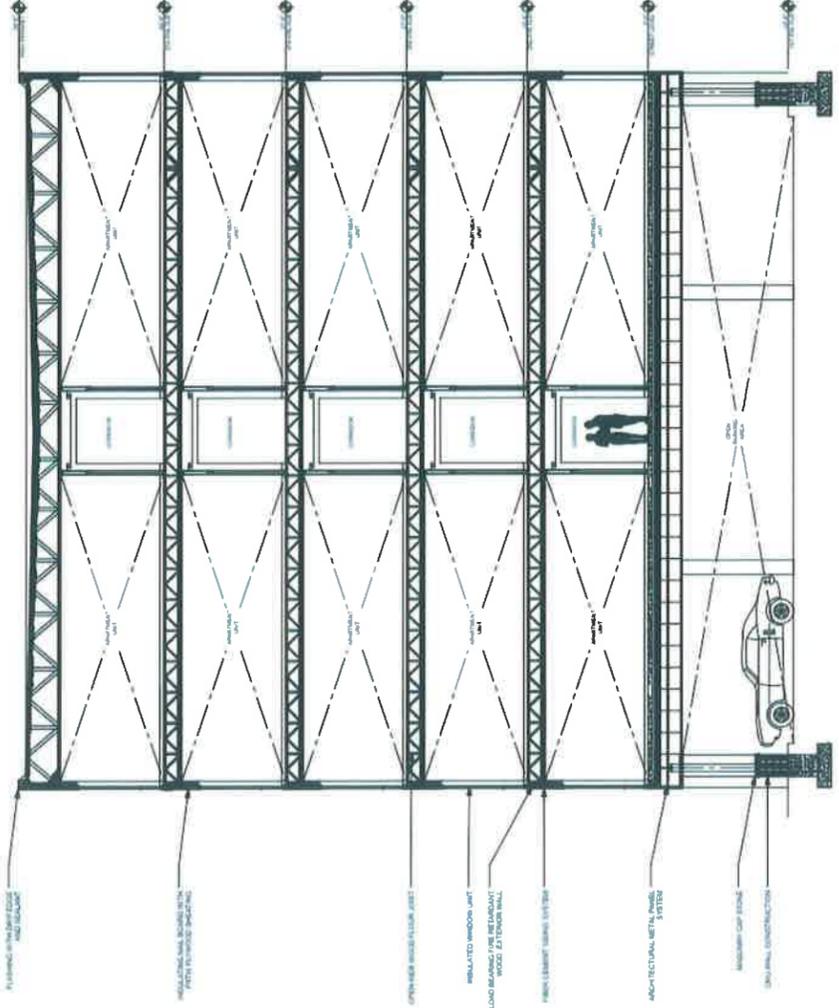


cs Ampet Gas

ARCHITECTURE



Warren St
Q Nails & Spa
Poodles N' Pals S



Schematic Building Section
Scale: 1/4" = 1' - 0"

Peabody IV
Light Plant
Temporarily c

Warren St Ext
Proctor Brook
Warren St Ext

Industrial Solutions
Lowell St
R.N.B. AI
John Southwick House
Ampet Gas

Warren St
Q Nails & Spa
Poodles N' Pals St

ARCHITECTURE





Rendering from Endicott Street looking North



US

ARCHITECTURE





May 2021

Local Approval Process Begins



April 2022

Construction start



June 2023

Construction Completion

Begin marketing affordable units



All Permits Granted



March 2022

Begin marketing market rate units



January 2023

Initial Occupancy



August 2023

PROJECT TIMELINE



PERMIT SITE PLAN

The Residences at O'Shea Field

40 Oak Street
Peabody, Massachusetts 01960

Prepared for
40 Oak Development, LLC

THE
RESIDENCES
AT
O'SHEA FIELD

40 Oak Street
Peabody, Massachusetts 01960

ASSESSOR'S
PARCEL ID
Map 95 Parcel 089X

PREPARED FOR
**40 Oak Street
Development, LLC**
P.O. Box 129
Medfield, Massachusetts 02052

**HANCOCK
ASSOCIATES**

Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
2	DW	JP	4/6/21	BEALS COMMENTS REVISIONS
1	DW	JP	2/8/21	ZBA COMMENTS REVISIONS
DATE: 3/3/20 DESIGN BY: ESS/DTW SCALE: 1" = 20' DRAWN BY: JJP/DTW APPROV. BY: JP CHECK BY: ESS				

TITLE SHEET

PLOT DATE: Apr 06, 2021 2:53 pm
 PATH: \\VAD021\resources\proj\21_04_30\Project\20312 - Layout.dwg
 DWG: 20312\Title.dwg
 LAYOUT: TS
 SHEET: 1 OF 7
 PROJECT NO.: 20312

EXISTING	LEGEND	PROPOSED
	SURFACE CONTOUR	
	METAL GUARDRAIL	
	EDGE OF PAVEMENT	
	CHAIN LINK FENCE	
	PRIVACY FENCE	
	CURB WITH TOP AND BOTTOM CURB ELEVATION	
	EDGE OF WOODED AREA	
	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	
	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN	
	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	
	UNDERGROUND ELECTRIC/TELEPHONE/CABLE LINES	
	LIMIT OF BORDERING VEGETATED WETLAND	
	LIMIT OF 100-FOOT WETLAND BUFFER ZONE	
	SPOT ELEVATION	
	LIGHT POLE	
	SIGN	
	INVERT	
	PARKING SPACE COUNT	



VICINITY MAP
SCALE: 1"=2000'

OWNER:

40 OAK STREET DEVELOPMENT, LLC
P.O. BOX 129
MEDFIELD, MASSACHUSETTS 02052

APPLICANT:

40 OAK STREET DEVELOPMENT, LLC
P.O. BOX 129
MEDFIELD, MASSACHUSETTS 02052

PROJECT TEAM

CIVIL ENGINEERS:

HANCOCK ASSOCIATES
185 CENTRE STREET
DANVERS, MASSACHUSETTS 01923

LAND SURVEYORS:

EASTERN LAND SURVEY ASSOCIATES, INC.
104 LOWELL STREET
PEABODY, MASSACHUSETTS 01960

and

HANCOCK ASSOCIATES
185 CENTRE STREET
DANVERS, MASSACHUSETTS 01923

ARCHITECTS:

THE MZO GROUP
335 MAIN STREET, SUITE 201
STONEHAM, MASSACHUSETTS 02180

SHEET INDEX

SHEET 1.....	TITLE SHEET
SHEET 2.....	EXISTING CONDITIONS PLAN (BY OTHERS)
SHEET 3.....	LAYOUT & MATERIALS PLAN
SHEET 4.....	GRADING AND UTILITIES PLAN
SHEET 5.....	LIGHTING AND LANDSCAPE PLAN
SHEET 6.....	SITE DETAILS 1
SHEET 7.....	SITE DETAILS 2

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
- CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
- SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SITE CONSTRUCTION SHALL COMPLY WITH THE PEABODY DEPARTMENT OF PUBLIC WORK STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
- ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
- THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
- PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL SUBSURFACE STRUCTURES. THIS INFORMATION SHALL BE REPORTED TO THE ENGINEER.
- HANDICAP PARKING SPACES AND RAMPS SHALL MEET ADA AND MASSDOT REQUIREMENTS.
- SUBJECT PROPERTY IS LOCATED IN THE SPECIAL FLOOD HAZARD AREA (ZONE AE - EL. 27), AS SHOWN ON FLOOD INSURANCE RATE MAP, PANEL 25009C0418G, REVISED JULY 16, 2014.
- EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HERE IS TAKEN FROM AN EXISTING CONDITIONS PLAN PREPARED BY EASTERN LAND SURVEY ASSOCIATES OF PEABODY, MA, DATED JUNE, 15, 2016.
- UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- THIS PLAN SET IS INTENDED TO SUPPORT THE REQUEST FOR A COMPREHENSIVE PERMIT, AND IS PRELIMINARY ONLY.
- APPROXIMATE RESOURCE AREA BOUNDARY DETERMINATION MADE BY WILLIAM MANUEL ON MARCH, 2014.

REGULATORY NOTES

- CONTRACTOR SHALL CONTACT "DIG-SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
 - CONTRACTOR SHALL MAKE THEMSELVES AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
 - ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
 - CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
 - CONTRACTOR SHALL INSTALL ALL PARKING AREAS AND WALKWAYS IN ACCORDANCE WITH APPLICABLE ADA AND MAAB REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - HANDICAPPED SPACES AND STRIPED AREA SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - HANDICAPPED RAMPS SHALL NOT EXCEED 8% FOR A MAXIMUM VERTICAL DISTANCE OF 6 INCHES.
 - SIDEWALKS SHALL HAVE A MAXIMUM SLOPE IN THE PATH OF TRAVEL OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.
- CONTRACTOR SHOULD NOT LAYOUT SLOPES EXCEEDING 4.5% AND 1.5% RESPECTIVELY TO ALLOW FOR CONSTRUCTION TOLERANCES. IF THE CONTRACTOR DETERMINES THAT THE REQUIRED SLOPES CANNOT BE ACHIEVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING THE INFORMATION TO THE ENGINEER FOR RESOLUTION.