

Plans for the  
SITE IMPROVEMENTS TO

# McPHERSON PARK TRAFFIC PLAYGROUND

189 HILDRETH STREET

LOWELL, MASSACHUSETTS 01850

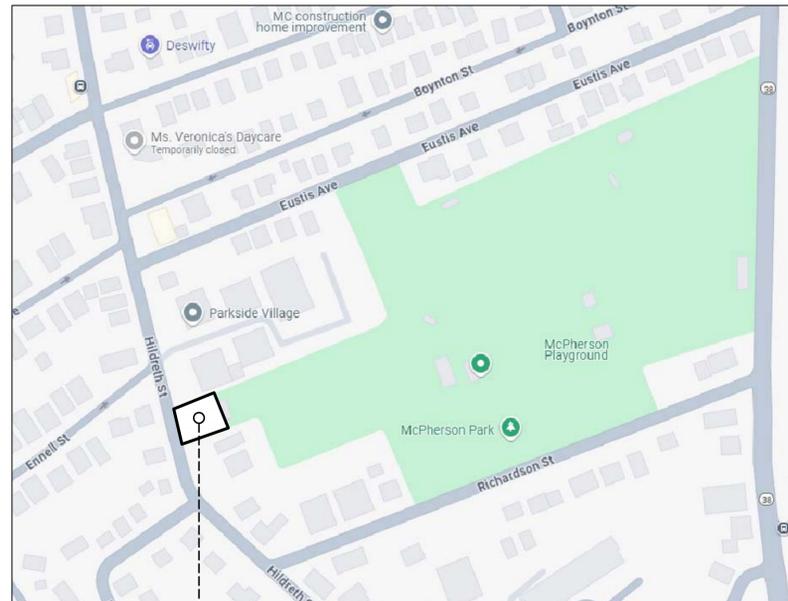
Daniel P. Rourke, Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

Yovani Baez-Rose, Assistant City Manager / Department Director

## 100% CONSTRUCTION DOCUMENTS

### LOCUS PLAN:



SITE

CBA | Landscape Architects LLC

24 THORNDIKE STREET | CAMBRIDGE MA 02141  
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com  
landscape architecture  
urban design  
master planning

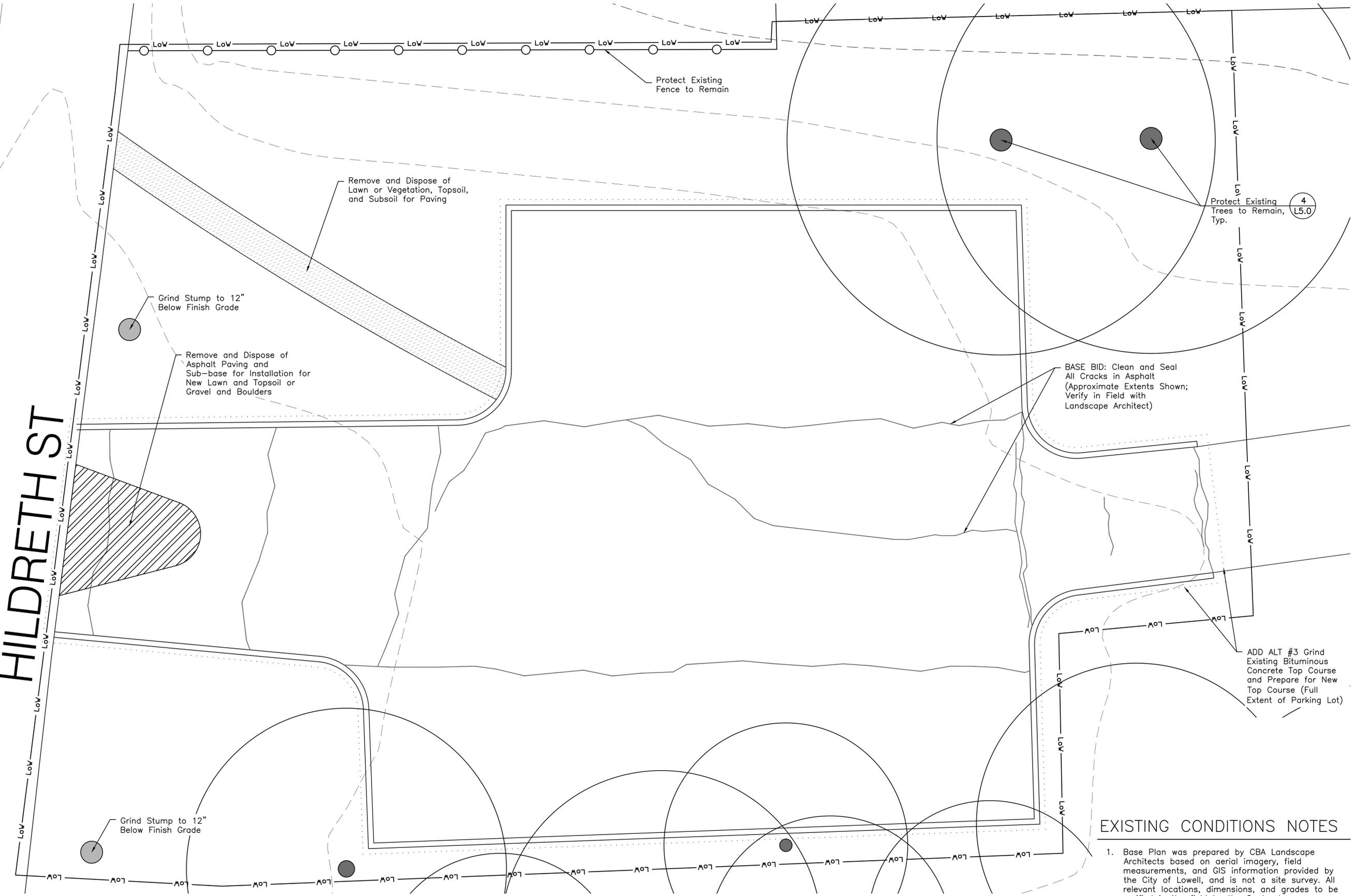
### DRAWING LIST - Project No. 2409

- |       |                                      |
|-------|--------------------------------------|
| L-1.0 | Demolition and Site Preparation Plan |
| L-2.0 | Materials Plan                       |
| L-3.0 | Layout Plan                          |
| L-4.0 | Planting Plan                        |
| L-5.0 | Site Details                         |
| L-5.1 | Pavement Graphics Details            |



December 26th, 2024

# HILDRETH ST



## LEGEND

- Limit of Work
- Seal Cracks in Asphalt
- Remove and Dispose of Lawn or Vegetation, Topsoil, and Subsoil for Paving
- Remove and Dispose of Bituminous Concrete Paving for Installation of New Planting and Topsoil or Gravel and Boulders

## DEMOLITION NOTES

1. The Landscape Contractor shall verify location of and protect all utilities and drainage structures, prior to starting construction. Call DIG-SAFE.
2. Landscape Contractor shall review items to be removed with Landscape Architect prior to commencement of work.
3. All materials slated for disposal shall be disposed of off-site properly and in accordance with all local and state regulations.
4. Protect from damage all trees, walls, curbs, paving, building, fencing, and any other site feature that is not designated for removal.

## EXISTING CONDITIONS NOTES

1. Base Plan was prepared by CBA Landscape Architects based on aerial imagery, field measurements, and GIS information provided by the City of Lowell, and is not a site survey. All relevant locations, dimensions, and grades to be verified in the field by the Contractor.



# McPherson Traffic Playground

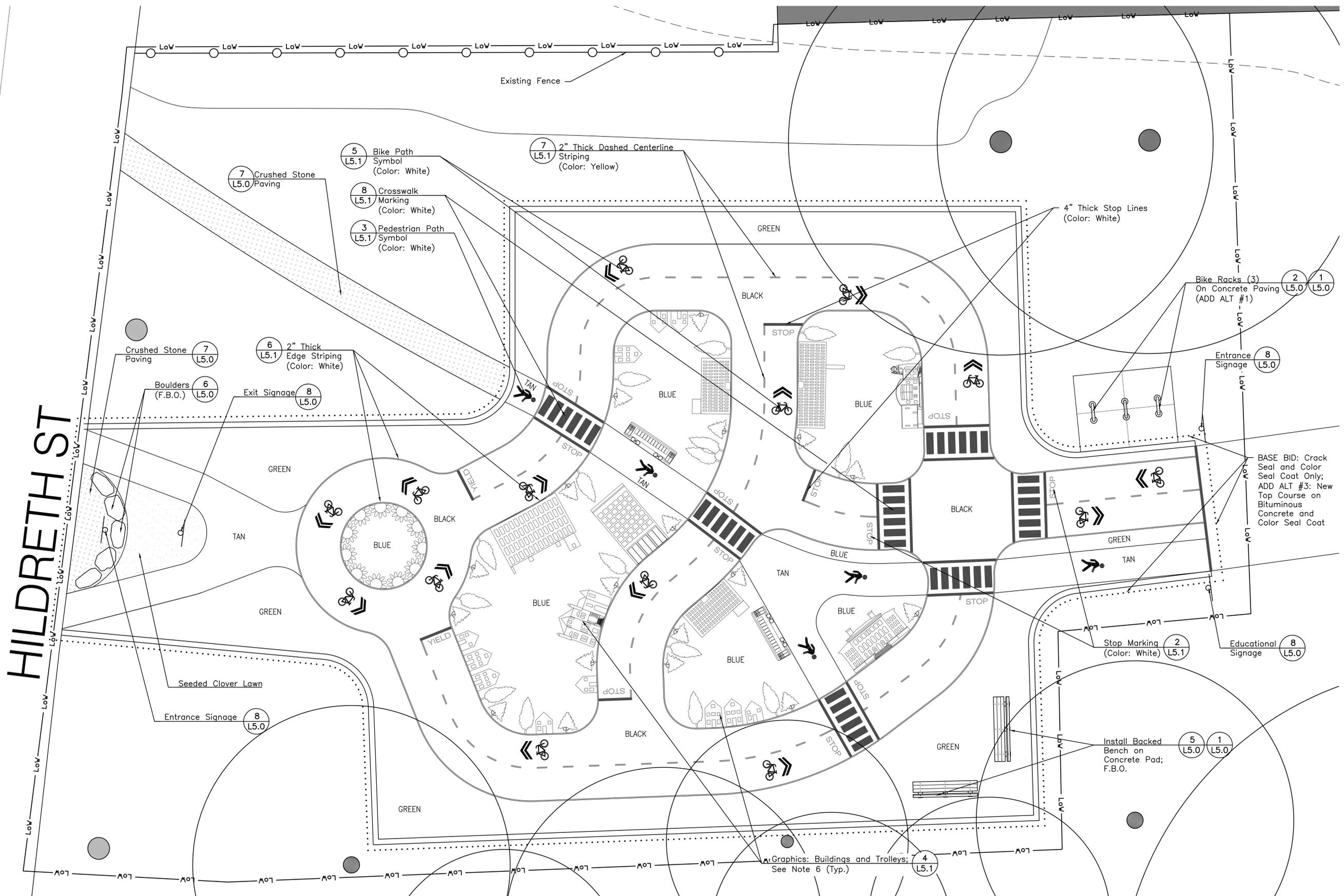
Lowell, MA

## DEMOLITION AND SITE PREPARATION PLAN

DATE: 12-26-2024  
 SCALE: 1/4" = 1' - 0"  
 FILE: McP\_Demo.dwg  
 DWN BY: CD  
 CKD BY: DJC  
 PROJ. #: 2409



# L1.0

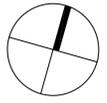
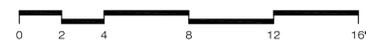


**LEGEND**

- Limit of Work
- Center Line Striping
- Edge Striping
- Crushed Stone Surfacing
- Seeded Clover Lawn
- Concrete Paving

**MATERIALS NOTES**

1. The Contractor shall verify locations of and protect all utilities, drainage, and sub-drainage structures prior to commencing work. The Contractor will take sole responsibility for the cost incurred due to damage and replacement of all utilities damaged on the site.
2. Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
3. All utility & drain lines to be coordinated with footings for site features.
4. Repair any damage to existing site features to remain and to any disruption beyond the limit of work.
5. All items marked F.B.O. are to be furnished by the owner and installed by the contractor. See the relevant specification sections for additional information.
6. Templates for painted graphics (buildings, trolleys, and trees) will be provided by the Landscape Architect to the Contractor during construction. Approximate complexity & level of detail shown. Graphics are based on Lowell landmarks. Graphics shall be painted with line striping paint provided by color seal coating manufacturer; see specifications for paint and seal coat system information. See Sheet L-5.1 for more information and enlargements.



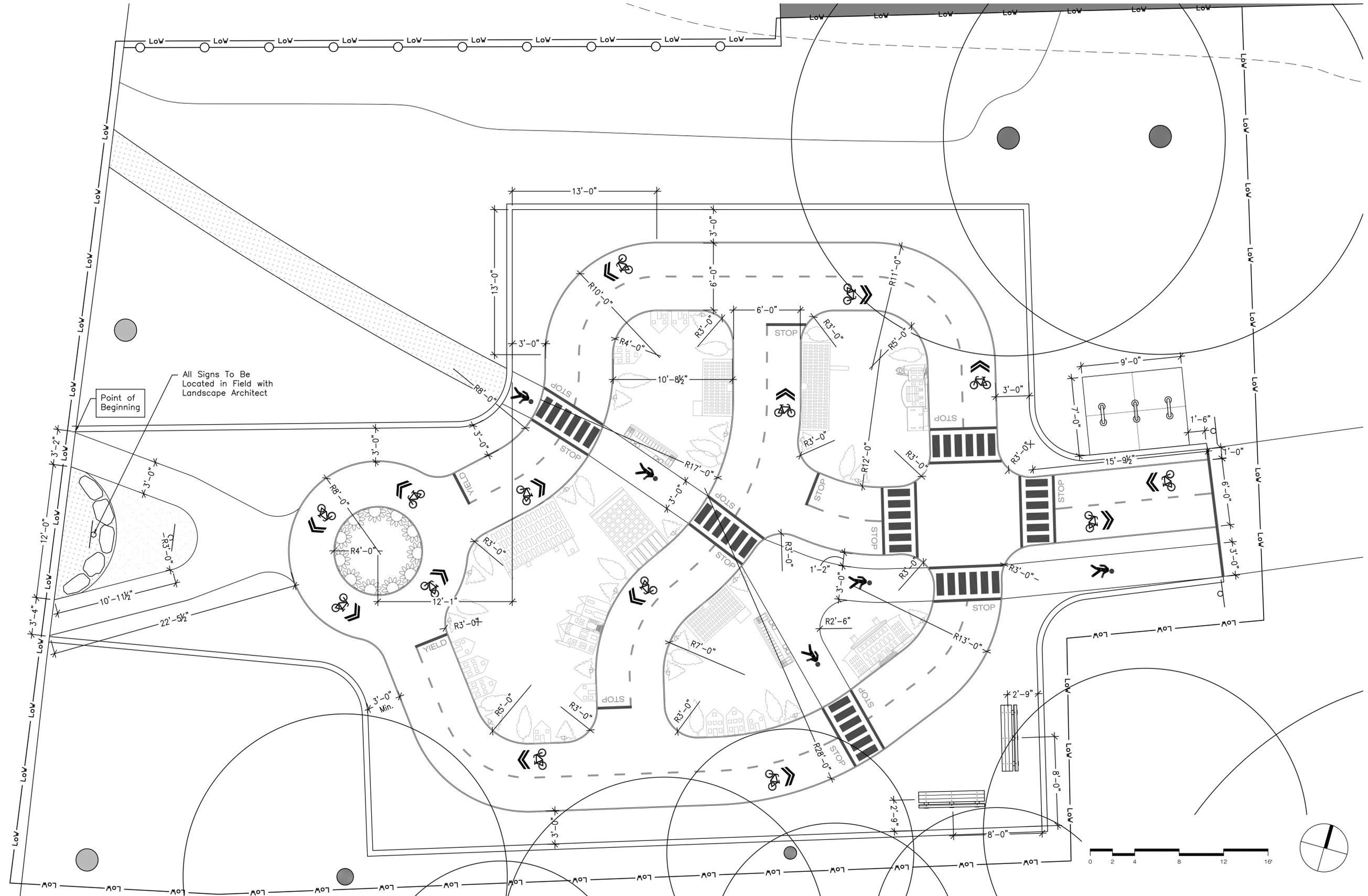
CBA | Landscape Architects LLC  
 24 THORNDIKE STREET | CAMBRIDGE MA 02141  
 phone 617.945.9760 | www.cbaland.com | cba@cbaland.com  
 landscape architecture  
 urban design  
 master planning

**McPherson Traffic Playground**  
 Lowell, MA  
**MATERIALS PLAN**

DATE: 12-26-2024  
 SCALE: 1/4" = 1'-0"  
 FILE: McP\_MA.dwg  
 DWN BY: CD  
 CKD BY: DJC  
 PROJ. #: 2409



**L2.0**



**LEGEND**

	Limit of Work
	Center Line Stripping
	Edge Stripping
	Gravel
	Seeded Clover Lawn
	Concrete Paving

- LAYOUT NOTES**
1. The Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
  2. Confirm layout in field with Landscape Architect prior to beginning color seal coating.
  3. Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect before commencement of construction.
  4. Contractor shall mark layout of plan on the site for approval of Landscape Architect before commencement of construction. All curves shall be marked with markers at a minimum of one every two feet.
  5. Where not otherwise indicated, all dimensions are to the faces of curbs and walls and to the centerlines of paths or other items shown. Dimensions are measured perpendicular to guidelines, centerlines, and features unless otherwise indicated.
  6. All Layout shall be by the dimensions noted; do not scale directly from the plan. If clarification regarding a dimension or layout order is required, the Contractor shall contact the Landscape Architect.
  7. Dimensions marked with "±" and/or "(confirm)" are intended for confirmation of conformance to the expected conditions and (where applicable) that acceptable slopes and clearances are provided. Once layout has been established using other dimensions, the Contractor shall verify these dimensions (to within a tolerance of 1/2") and report any discrepancy to the Landscape Architect for acceptance or instruction regarding adjustment. These dimensions should not be used to lay out elements.

CBA | Landscape Architects LLC  
 24 THORNDIKE STREET | CAMBRIDGE MA 02141  
 phone 617.945.9760 | www.cbaland.com | cba@cbaland.com  
 landscape architecture  
 urban design  
 master planning

# McPherson Traffic Playground

Lowell, MA

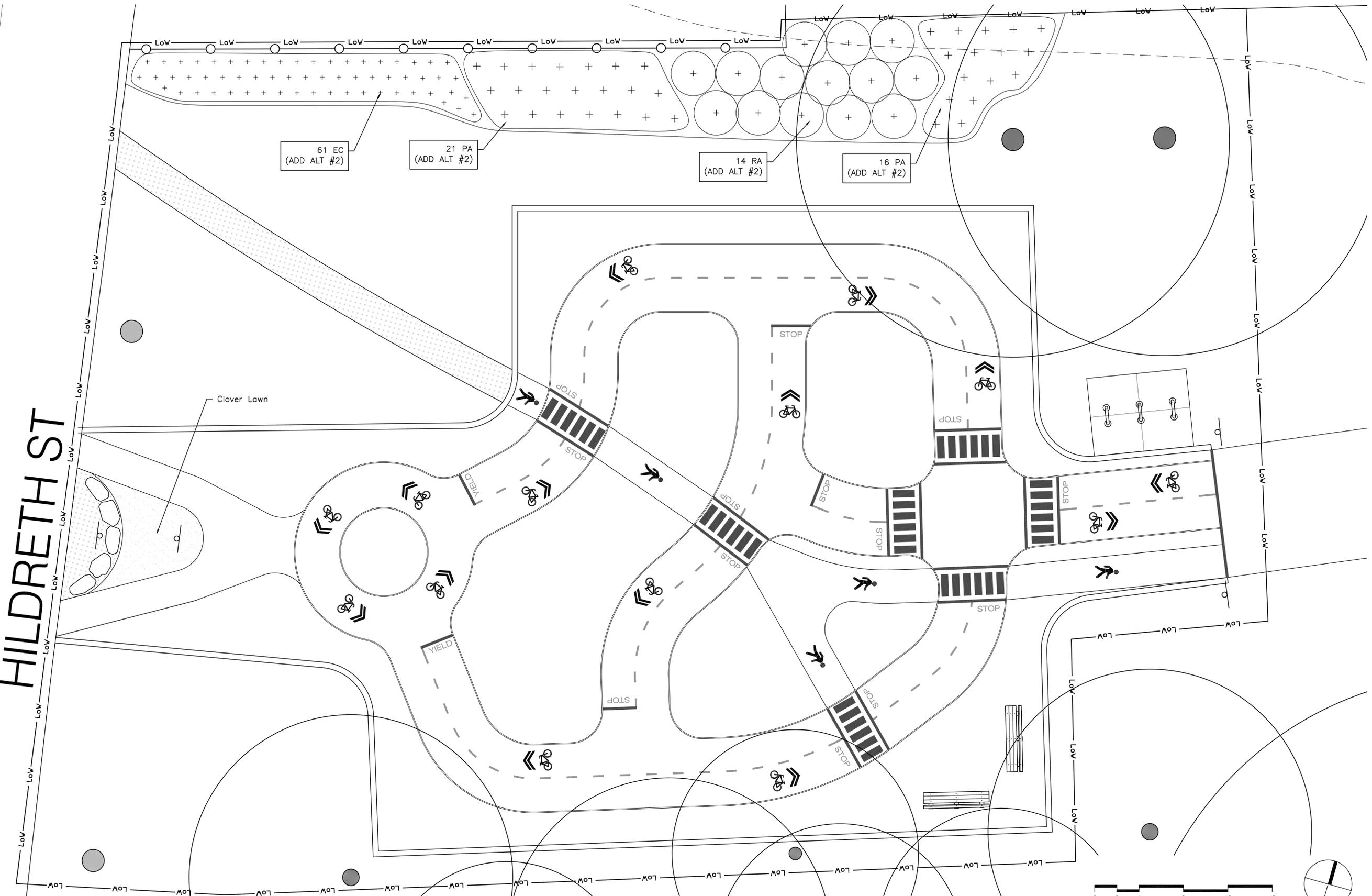
## LAYOUT PLAN

DATE: 12-26-2024  
 SCALE: 1/4" = 1'-0"  
 FILE: McP\_LA.dwg  
 DWN BY: CD  
 CKD BY: DJC  
 PROJ. #: 2409



# L3.0

# HILDRETH ST



## LEGEND

- LoW — Limit of Work
- Existing Tree
- Proposed Shrub/Perennial
- ▨ Seeded Clover Lawn
- ▩ Gravel

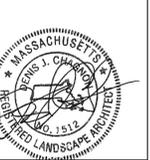
## PLANTING NOTES

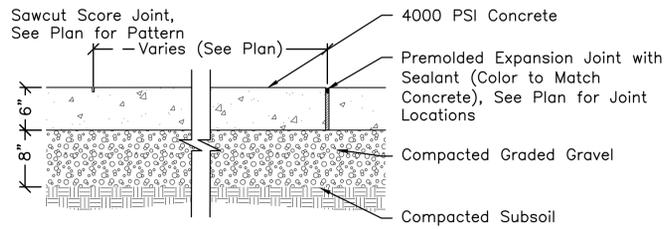
1. The Contractor shall protect all utilities prior to starting construction.
2. The Contractor shall supply all plant materials in quantities sufficient to complete all planting shown on this drawing.
3. All plant materials to conform to guidelines established by the American Standard for Nursery Stock published by the American Assn. of Nurserymen.
4. All plant materials to be selected by the Landscape Architect at the nursery unless otherwise directed by the Landscape Architect.
5. All plants to be located on the site for approval of the Landscape Architect prior to installation.
6. If the Plant List does not agree with the Planting Plan, the Plan shall be followed.
7. The Contractor shall guarantee all plant materials for one year following installation.
8. All lawn areas disturbed during construction to be hydroseeded. See specs for soil and hydroseeding requirements, maintenance and warranty.
9. No substitution of plant materials shall be allowed without approval of Landscape Architect.
10. See Detail 9/ L-5.0 for planting details.

## PLANT LIST (ADD ALT #2)

### SHRUBS/PERENNIALS

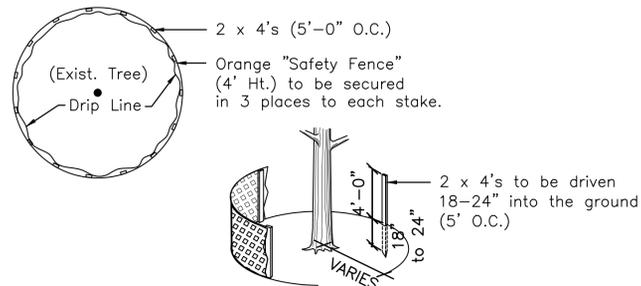
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
EC	61	Echinacea x 'Cheyenne Spirit'	Coneflower (Mixed)	#1 Pot, 18" O.C.
PA	37	Pennisetum alupecuroides 'Hameln'	Dwarf Fountain Grass	#3 Pot, 30" O.C.
RA	14	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	24"-30"Ø, 48" O.C.





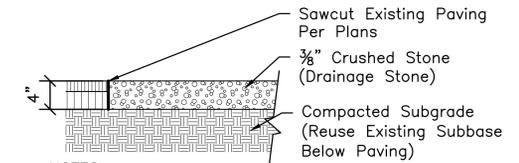
- NOTES:**
1. For score joint spacing, see plans. Space between score joints never to exceed 6' (maximum), both directions. Score Joints to be Sawcut, 1" depth.
  2. Locate expansion joints where paving abuts structures, curbs, walls, or existing paving.
  3. Concrete to be 4000 PSI (28 days).
  4. Light broom finish perpendicular to path of travel.
  5. All walks and plazas shall slope to drain (1.8% maximum cross slope). Running slopes on walkways not to exceed 4.8%. No ponding will be permitted. Coordinate with adj. grades.

**1 CONCRETE PAVING**  
Scale: 1" = 1'-0"



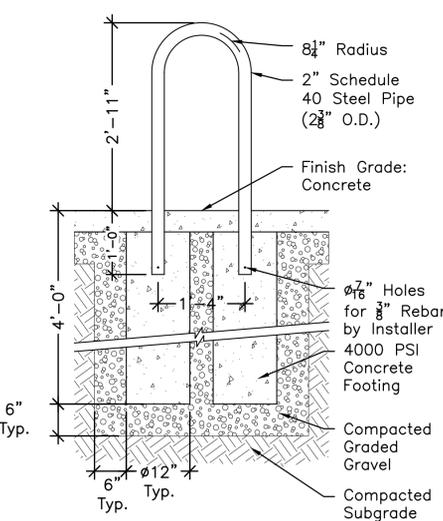
- NOTES:**
1. Maintain fence protection in sound condition until project completion.
  2. Protective fence to run outside dripline unless otherwise required to install improvements. Spray or stake layout of all proposed paving edges and site features within the dripline of existing trees before beginning any demolition work in order to determine the maximum extents of site fencing.
  3. Landscape Architect and City of Lowell to approve fence placement in field before construction begins.

**4 TREE PROTECTION**  
Scale: 1/2" = 1'-0"



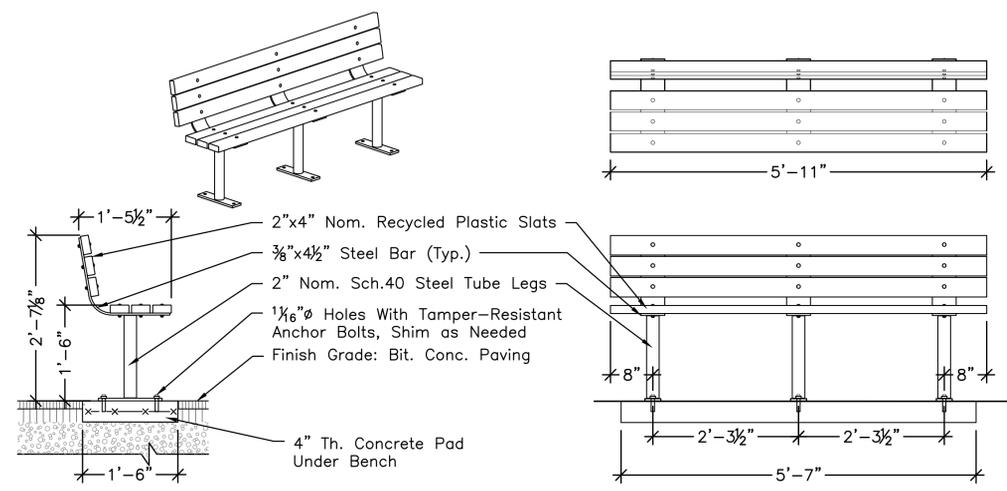
- NOTES:**
1. See Specifications. Provide sample for approval.

**7 CRUSHED STONE PAVING**  
Scale: 1" = 1'-0"



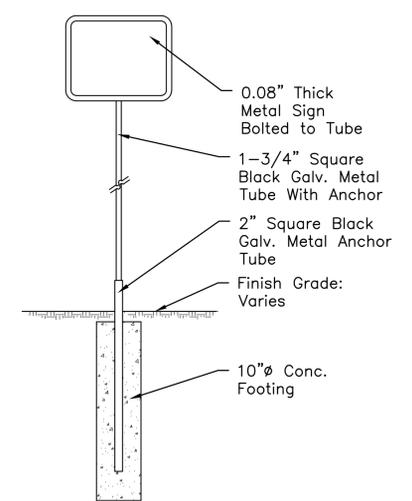
- NOTES:**
1. Bike Rack to be 83 Series by Dumor or Approved Equal.
  2. Finish to be powdercoat. Landscape Architect to select color from Manufacturer's full color range.
  3. Install bike rack according to Manufacturer's Specifications.

**2 BIKE RACKS (ADD ALT #1)**  
Scale: 3/4" = 1'-0"



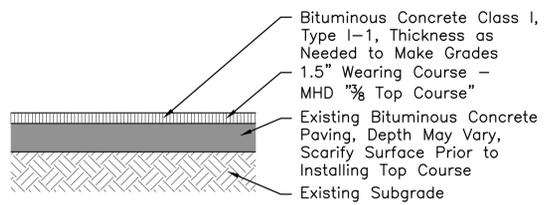
- NOTES:**
1. Backed Bench to be FURNISHED BY OWNER. Contractor to install.
  2. All steel members to be polyester powder coated. Touch-up paint kit to be provided.
  3. Benches to be surface mounted with 1/2 inch (12.5 mm) by 3-3/4 inch (95 mm), stainless steel anchor bolts (or per Manufacturer).
  4. Set benches directly on pad. Shim to make level. Cut off bolts and point to match bench supports. Pad to be level with finish grade of surrounding bit. conc. paving.

**5 BACKED BENCH (F.B.O.)**  
Scale: 3/4" = 1'-0"



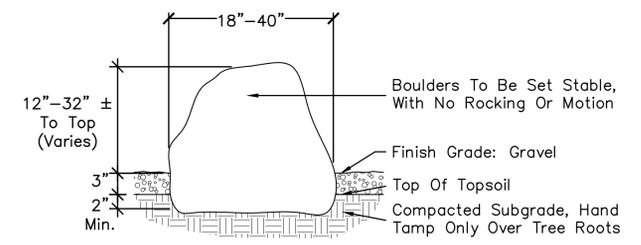
- NOTES:**
1. Signs to be 30" x 24"; see spec section 10 14 00 for additional information.
  2. Sign graphics (3 sign layouts, 4 signs total) to be provided by Landscape Architect during construction.

**8 SIGNAGE**  
Scale: 1/2" = 1'-0"



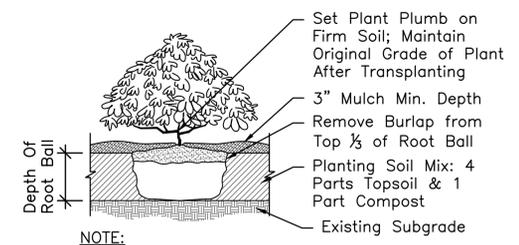
**RESURFACE VEHICULAR BIT. CONC. TOP COURSE (ADD ALT #3)**

**3**  
Scale: 1" = 1'-0"



- NOTES:**
1. Boulders/Large Stones shall be Furnished by Owner as selected by Landscape Architect, and Installed by Contractor.
  2. Final layout of stones to be approved by Landscape Architect in the field.

**6 BOULDERS (F.B.O.)**  
Scale: 1" = 1'-0"



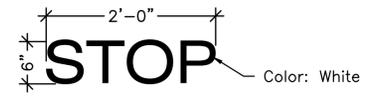
- NOTE:**
1. New planting beds to have a minimum of one foot planting soil.

**9 PLANTING (ADD ALT #2)**  
Scale: 3/8" = 1'-0"



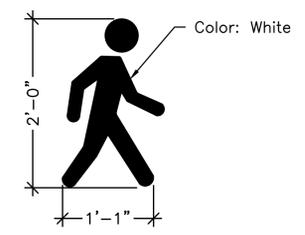
- Notes:**
- All Graphics to be painted from templates provided by Landscape Architect to Contractor. Landscape Architect will provide an AutoCAD File to Contractor. Submit color samples to Landscape Architect for approval.
  - See Specifications Section 32 10 00 for Color Sealcoating requirements.

**1 GENERAL GRAPHICS NOTES**  
 Scale: 1" = 1'-0"



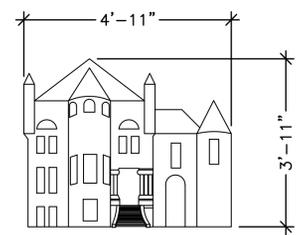
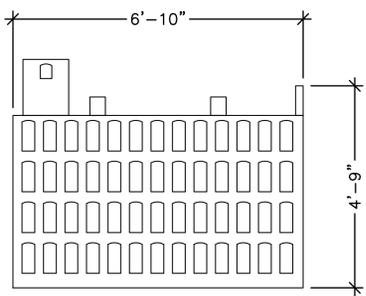
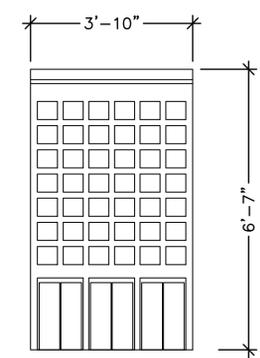
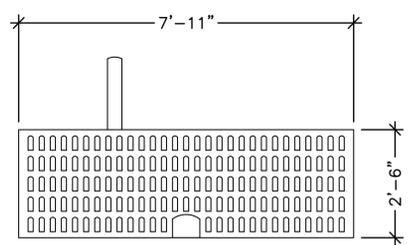
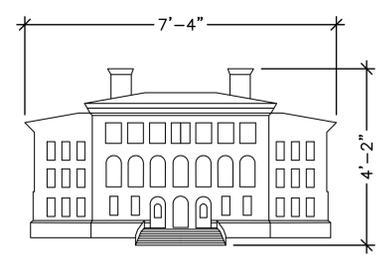
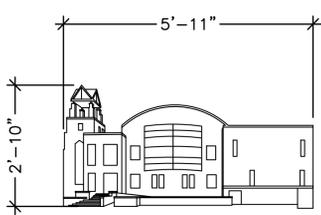
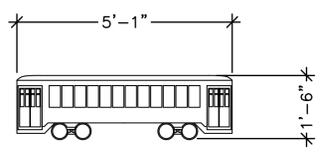
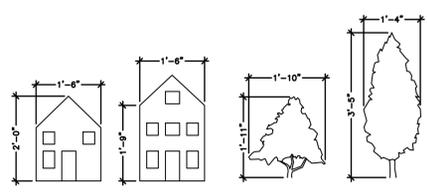
- NOTES:**
- See Detail 1/L5.1 for General Graphics Notes

**2 STOP MARKING**  
 Scale: 1" = 1'-0"



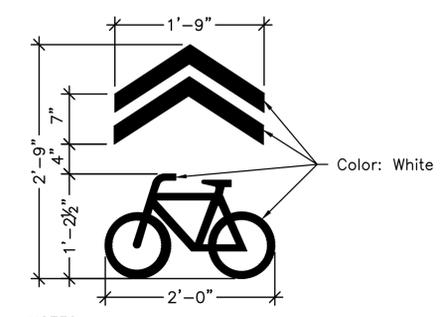
- NOTES:**
- See Detail 1/L5.1 for General Graphics Notes

**3 PEDESTRIAN PATH SYMBOL**  
 Scale: 1" = 1'-0"



- NOTES:**
- See Detail 1/L5.1 for General Graphics Notes

**4 BUILDINGS AND TROLLEYS**  
 Scale: 1/2" = 1'-0"



- NOTES:**
- See Detail 1/L5.1 for General Graphics Notes

**5 BIKE PATH SYMBOL**  
 Scale: 1" = 1'-0"



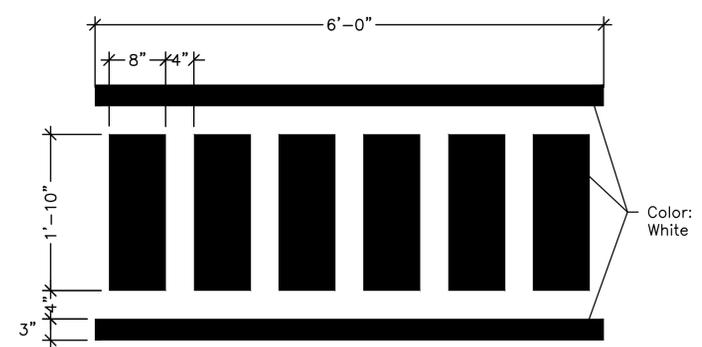
- NOTES:**
- See Detail 1/L5.1 for General Graphics Notes

**6 EDGE STRIPING**  
 Scale: 1" = 1'-0"



- NOTES:**
- See Detail 1/L5.1 for General Graphics Notes

**7 DASHED CENTERLINE STRIPING**  
 Scale: 1" = 1'-0"



- NOTES:**
- See Detail 1/L5.1 for General Graphics Notes

**8 CROSSWALK MARKING**  
 Scale: 1" = 1'-0"