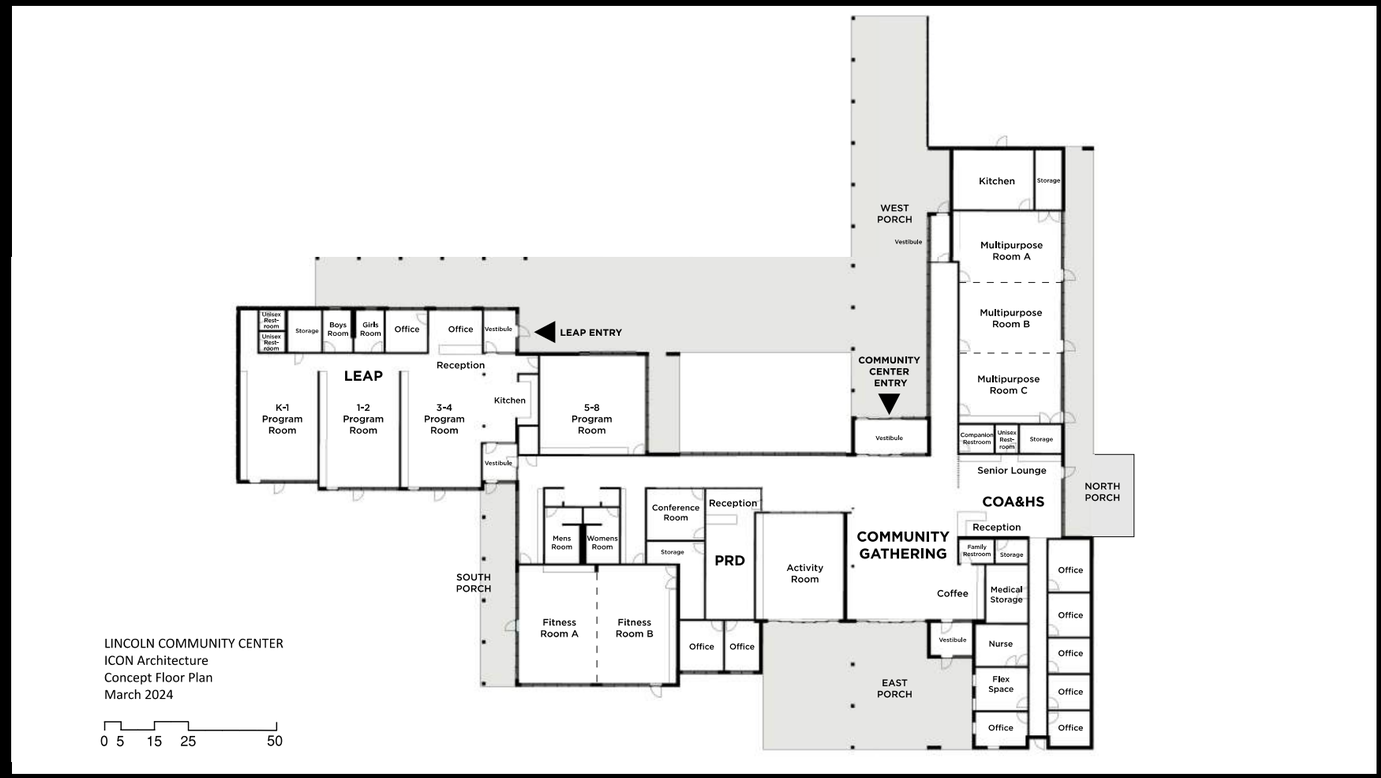
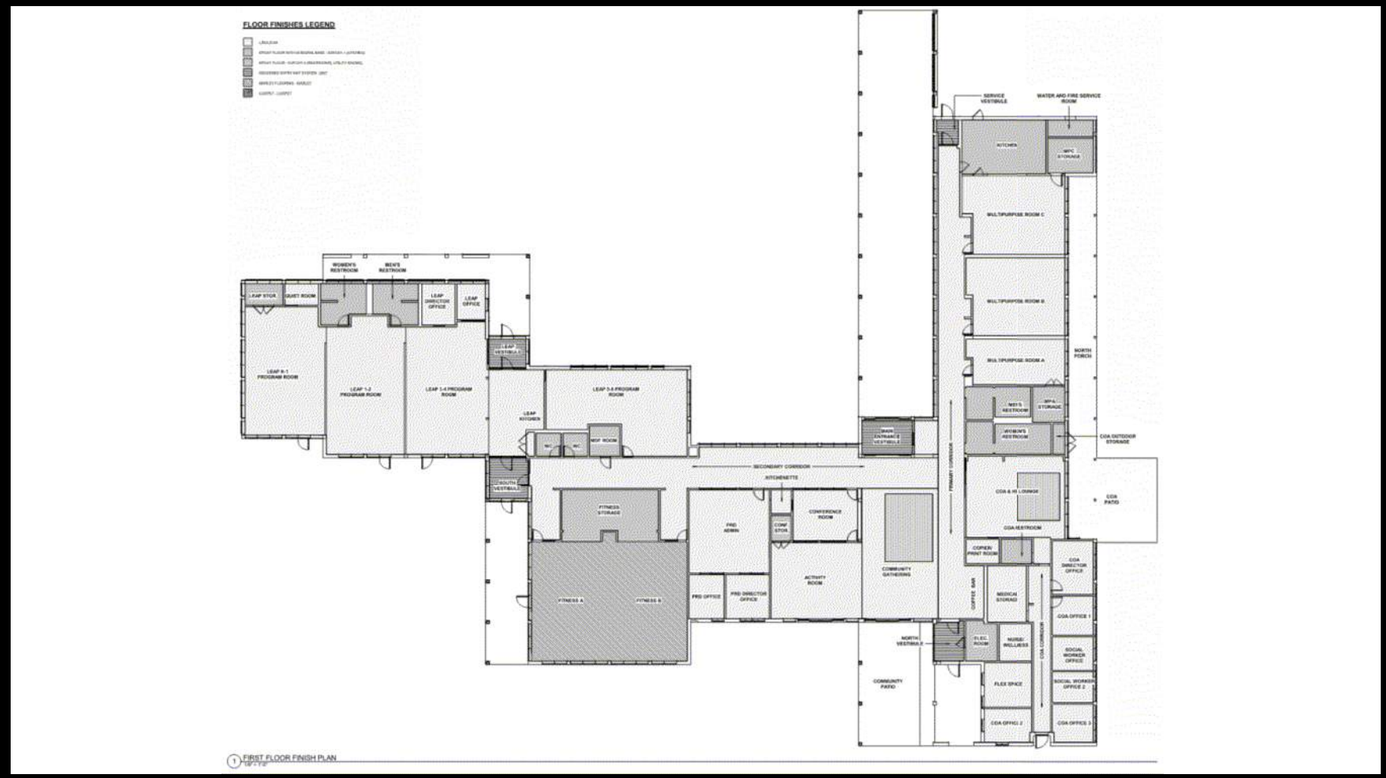
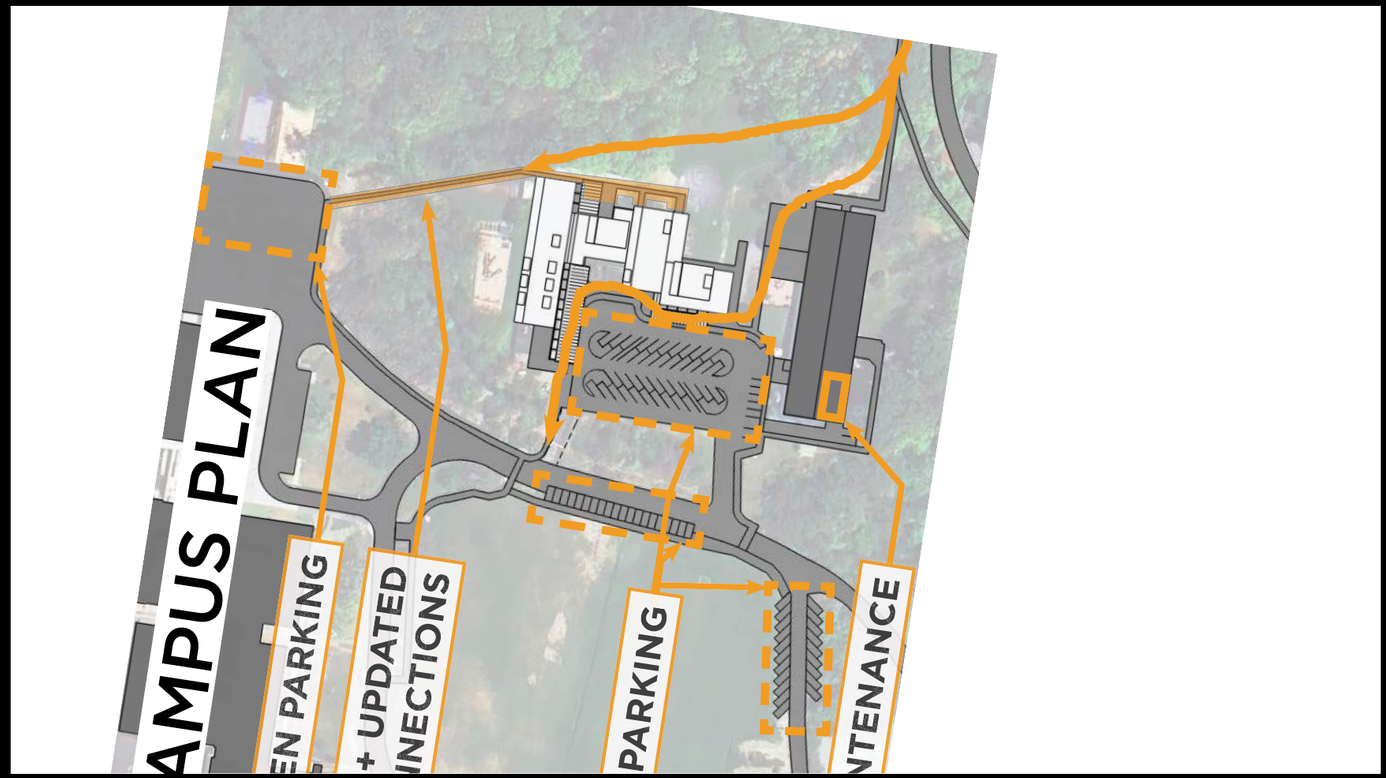
LINCOLN COMMUNITY CENTER
FEASIBILITY STUDY PLAN
03/23/2024



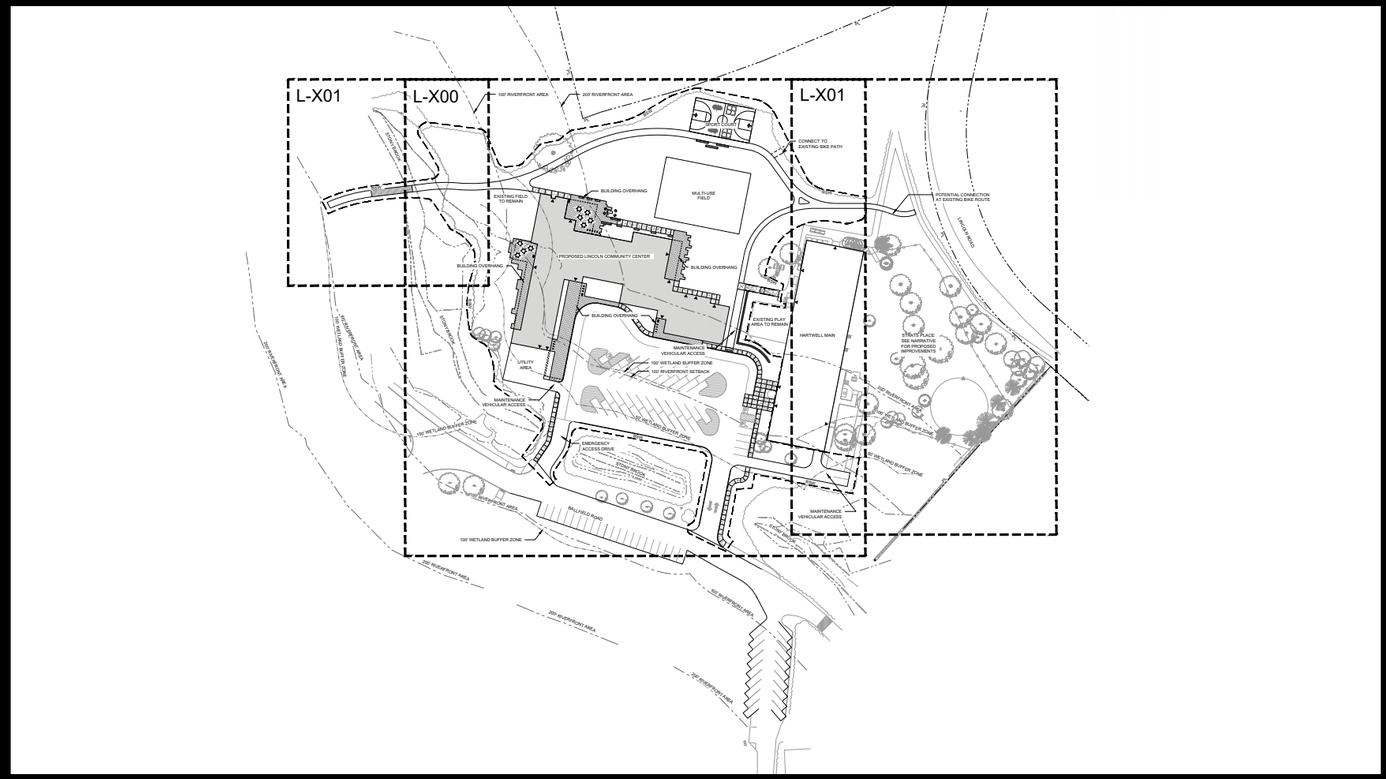
SCHEMATIC DESIGN PLAN
07/24/2024



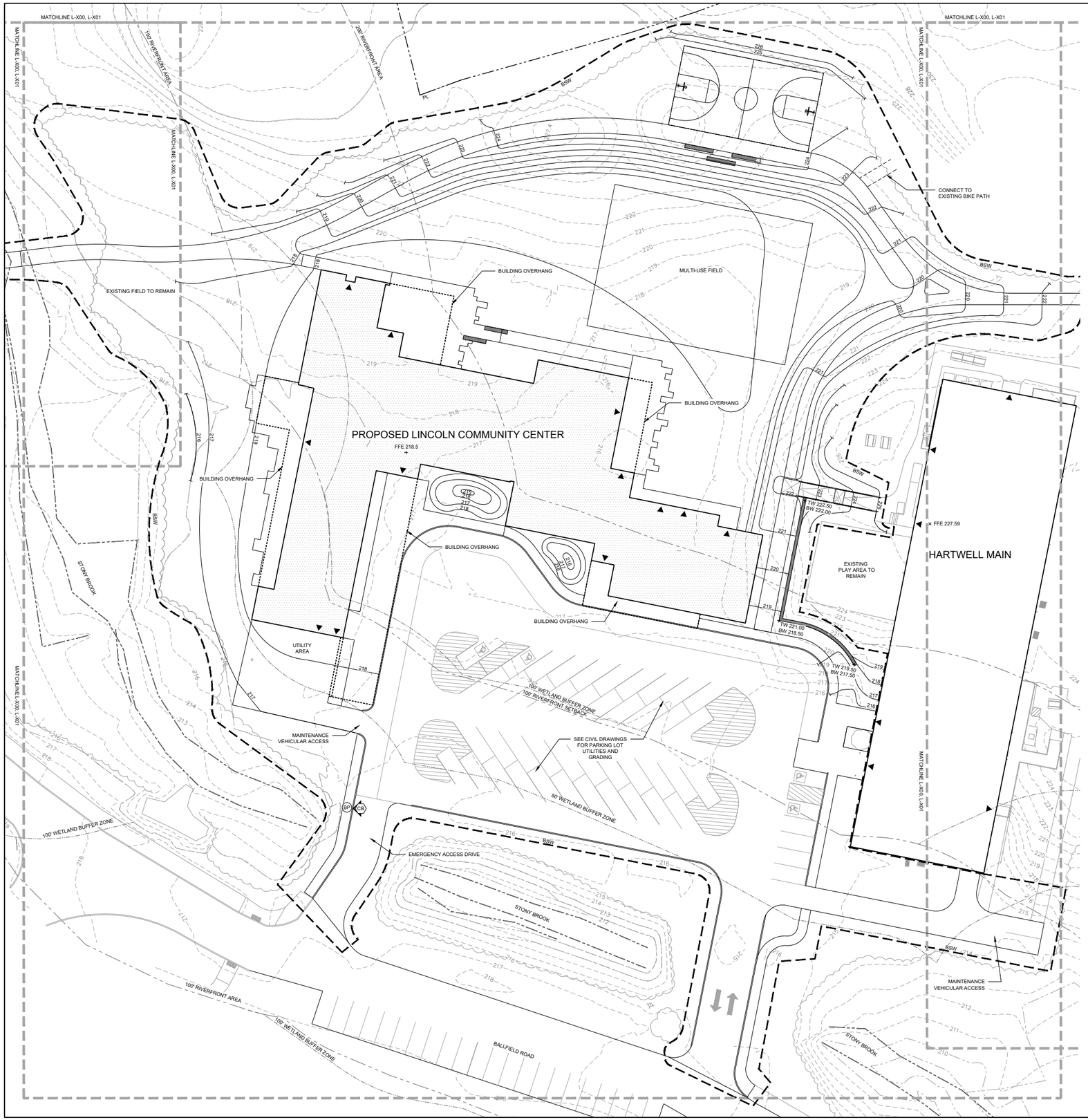
FEASIBILITY STUDY
CAMPUS PLAN
03/23/2024



SCHEMATIC DESIGN
CAMPUS PLAN
07/24/2024



ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02210



GRADING LEGEND

SYMBOL	DESCRIPTION
100.00 ×	EXISTING GRADE
100.00 +	PROPOSED GRADE
TW100.00 +	PROPOSED GRADE AT TOP OF WALL
BW100.00 +	PROPOSED GRADE AT BOTTOM OF WALL

NOTES:

1. GENERAL/SITE CONTRACTOR TO PREPARE SUBGRADE TO SPECIFIED LEVELS PER GRADING PLAN AND DEPTHS SPECIFIED IN PLANTING DETAILS.
2. PREPARED SUBGRADE TO BE REVIEWED BY LANDSCAPE ARCHITECT AND LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION OF PLANTING SOILS BY LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY CONDITIONS ARE TO BE CORRECTED BY SITE CONTRACTOR PRIOR TO LANDSCAPE CONTRACTOR COMMENCING WORK.
3. ALL SUBGRADES BELOW PLANTING AREAS ARE TO BE DECOMPACTED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE. DECOMPACTED SUBGRADE MUST ALLOW WATER INFILTRATION AT A RATE OF MINIMUM 1" PER HOUR.
4. NO MATERIALS, TOOLS, EQUIPMENT OR STOCKPILES ARE TO BE PLACED OR STORED BELOW ANY EXISTING TREES THAT ARE TO REMAIN. THE FULL EXTENT OF THE TREE CANOPY OR DRIPLINE OF THE TREE MUST BE KEPT FREE AND CLEAR OF ANY MATERIALS.
5. LANDSCAPE CONTRACTOR TO PREPARE FINAL GRADING PER GRADING PLAN AND SOIL DEPTHS INDICATED ON PLANTING DETAILS AND/OR IN SOILS SPECIFICATIONS. LANDSCAPE CONTRACTOR IS TO REVIEW FINISH GRADING WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF HARDSCAPE OR PLANT MATERIAL. ALL FINISH GRADES TO BE WITHIN 1" OF GRADING PLAN.
6. THE FINISH GRADES OF ALL LANDSCAPE AREAS ARE TO BE HELD MINIMUM 1" BELOW THE FINISH GRADES OF ADJACENT HARDSCAPES AND PAVEMENTS.
7. ALL LAWN AREAS TO BE PREPARED WITH FINISH RAKES AND REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO RECEIVING SEED OR SOD.

LINCOLN COMMUNITY CENTER

6 BALLFIELD ROAD LINCOLN, MA 01773

TOWN OF LINCOLN, MA

ARCHITECT

ICON ARCHITECTURE
101 SUMMER ST BOSTON MA 02110

CONSULTANT

studio 2112 LANDSCAPE ARCHITECTURE
705 CENTRE STREET UNIT 4,
BOSTON, MA 02130
Tel: 857-350-3856
www.studio2112la.com

STAMP

NOT FOR CONSTRUCTION

KEY PLAN

NO.	DATE	DESCRIPTION
1	7/24/24	100% SCHEMATIC DESIGN

PROJECT NUMBER: 223002.000
DRAWN BY: AL, DP
CHECKED BY: DC,LG

SHEET TITLE

GRADING

L-400

TCI PROJECT BUDGET (FROM FEASIBILITY STUDY): $20.015 M
(TCI = TORTORA COST ESTIMATING)

SD TCI DRAFT ESTIMATE: $23.9 M

CURRENT SD TCI ESTIMATE: **$21.16 M**

CURRENT OVERAGE: **$1.15 M**
CURRENT DESIGN/ESTIMATING CONTINGENCY: **$1.87 M**

TCI PROJECT BUDGET (FROM FEASIBILITY STUDY): $20.015 M
(TCI = TORTORA COST ESTIMATING)

SD TCI DRAFT ESTIMATE: $23.9 M

WHAT CHANGED?
- **CORRECTIONS/CLARIFICATIONS**
- **ITEMS NEEDING CCBC APPROVAL**

CURRENT SD TCI ESTIMATE: $21.16 M

CURRENT OVERAGE: $1.15 M
CURRENT DESIGN/ESTIMATING CONTINGENCY: $1.87 M

WHAT CHANGED?
ITEMS NEEDING CCBC APPROVAL

BUILDING:

- BUILDING HEIGHT (24” LOWER)
- SLATE TO TERRACOTTA TILE, WOOD-LOOK TO PAINT
- STANDING SEAM METAL ROOF TO ASPHALT SHINGLE
- PORCELAIN TILE TO LINOLEUM
- EMERGENCY GENERATOR TO BATTERY BACKUP

CIVIL/LANDSCAPE:

- INCREASED PERVIOUS SURFACE/REDUCED RETENTION
- GRANITE CURBS TO CONCRETE
- MULTIPLE POTENTIAL LANDSCAPE ALTERNATES
  - SHRUBS & PERENNIALS, SITE FURNISHINGS, UNIT PAVERS, BASKETBALL COURT, SITE LIGHTING SCOPE

FEASIBILITY STUDY
03/23/2024

SCHEMATIC DESIGN
with VE
08/21/2024

Unfading Green
Vermont Slate

Montpelier Green
Terracotta Tile

FEASIBILITY STUDY
03/23/2024

SCHEMATIC DESIGN
with VE
08/21/2024

FEASIBILITY STUDY
03/23/2024

SCHEMATIC DESIGN
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FEASIBILITY STUDY
03/23/2024

SCHEMATIC DESIGN
with VE
08/21/2024