

# HANCOCK ASSOCIATES

March 16, 2015

Jeffrey Ribeiro  
Regulatory Officer I  
Cape Cod Commission  
3225 Main Street, PO Box 226  
Barnstable, MA 02630

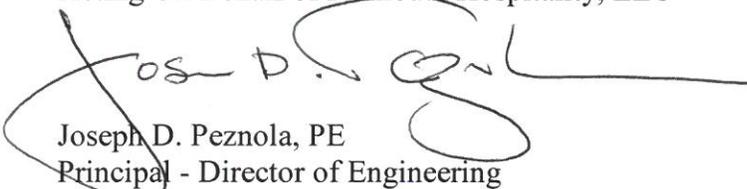
Subject: Springhill Suites by Marriot  
556 Main Street Falmouth  
DRI Application

Mr. Ribeiro:

Hancock Associates is pleased to Development Regional Impact (DRI) Application for the Springhill Suites by Marriot project in accordance with the Limited DRI Scoping Decision dated January 22, 2015. You should be in receipt of a referral from the Town of Falmouth as we have submitted an application for Special Permit and Site plan Review to the Planning Board. We believe the application fully addresses the items outlined in the Scoping Decision.

Please do not hesitate to contact us with any additional comments or questions.

Sincerely,  
Hancock Associates,  
Acting On Behalf of Falmouth Hospitality, LLC



Joseph D. Peznola, PE  
Principal - Director of Engineering

cc: Falmouth Hospitality, LLC



# Application Cover Sheet

**Cape Cod Commission**  
3225 Main Street, PO Box 226  
Barnstable, MA 02630  
Tel: (508) 362-3828 • Fax: (508) 362-3136

For Commission Use Only

Date Received:  
Fee (\$):  
Check No:  
File No:

## A Type of Application (check all that apply)

- Development of Regional Impact (DRI)       Hardship Exemption       Limited DRI Review  
 Jurisdictional Determination       DRI Exemption       Request for Joint MEPA/DRI Review

## B Project Information

Project Name: Springhill Suites by Marriott, Falmouth MA      Total Site Acreage: 2.03  
 Project/Property Location: 556 Main Street Falmouth, MA      Zoning: Business Redevelopment

### Brief Project Description:

Include total square footage of proposed and existing development, gross floor area, number of lots existing or to be created, specific uses, description of existing conditions, as applicable (attach additional sheets if necessary).

The Project proposes the redevelopment of an existing site at 556 Main Street with the construction of a 110 room Springhill Suites by Marriott hotel with associated parking, on-site amenities, and the necessary infrastructure improvements

## C Owner(s) of Record

List the following information for all involved parcels. Provide copies of each Deed and Purchase and Sale Agreement and/or evidence of leasehold interest, if applicable, for all involved parcels. Proof of ownership/legal rights for Applicant(s) to proceed with the proposed development must be documented prior to the Commission deeming any application complete (attach additional sheets if necessary).

Map/Parcel	Owner's Name	Lot & Plan	Land Court Certificate of Title #	Registry of Deeds Book/Page #
47B-02-005-001	John J. Fay III & Robert A. Fay			Bk4774 Pg078 & Bk 4806 Pg89
47B-03-17-002 & 17A-004				
47B-03-016				

There ARE **ARE NOT** (circle one) court claims, pending or completed, involving this property (if yes, please attach relevant information).

## D Certification

I hereby certify that all information provided on this application form and in the required attachments is true and accurate to the best of my knowledge. I agree to notify the Cape Cod Commission of any changes on the information provided in this application, in writing, as soon as is practicable. I understand failure to provide the required information and any fees may result in a procedural denial of my project.

NOTE: For wireless communication facilities, a licensed carrier should be either an applicant or a co-applicant.

APPLICANT	Applicant(s) Name: <u>Falmouth Hospitality, LLC</u> Tel: <u>978-692-9450</u> Fax: <u>978-692-4450</u>
	Address: <u>7 Lyberty Way Westford, MA 01886</u>
	Signature: <u>[Signature]</u> Date: <u>3-11-15</u>
CO-APPLICANT	Co-Applicant(s) Name: _____      Tel: _____      Fax: _____
	Address: _____
	Signature: _____      Date: _____
CONTACT	Contact: <u>Joseph D. Peznola, PE Hancock Associates</u> Tel: <u>508-460-1111</u> Fax: <u>508-460-1121</u>
	Address: <u>315 Elm Street Marlborough MA 01752</u>
	Signature: _____      Date: _____
PROPERTY OWNER	Property Owner: <u>John J. Fay III &amp; Robert A. Fay</u> Tel: <u>508-509-3764</u> Fax: <u>508-548-0430</u>
	Address: <u>12 Cannapitt Drive - East Falmouth, MA 02536</u>
	Signature: <u>John J. Fay - Robert A. Fay</u> Date: <u>3-11-2015</u>
BILLABLE ENTITY	Name: <u>Falmouth Hospitality, LLC (see above)</u> Tel: _____      Fax: _____
	Address: _____

## REQUIRED FILING MATERIALS

The following must be attached to the Application Form at the time of its filing:

- Certified List of Abutters (required for all application types except Attachment 5, Jurisdictional Determination). A list of abutting property owners within 300 feet of the boundaries of the development site and their addresses. Include both local and off-Cape addresses when applicable.
  - This list **must** be formatted in three columns consistent with the Standard Label Format designed to print on Avery Labels #5160.
  - List must be certified by the Town Assessor's office. Note: Assessor's offices may take up to 10 days to certify an abutter's list.
  - If there are more than 50 abutters, applicants must provide **three sets** of the certified list on self-adhesive labels.
- Required Filing Fee. Please calculate according to the Schedule of Fees (see Enabling Regulations, Section 14). Please make check payable to **BARNSTABLE COUNTY TREASURER**.
- An 8 1/2"x 11" copy of the U.S.G.S. quadrangle map of the area, containing sufficient information for the Commission to locate the site of the proposed development.
- Development Plans. File as required for each application type you are making. See list of Attachment(s) below for specific instructions.
- Permits or Actions. List of local, state, or federal agencies or boards from which a permit or other actions have, will, or may need to be sought. Include agency/board name, type of permit, date filed, and file number. If one of the listed permits or actions requires the filing of an Environmental Notification Form under the Massachusetts Environmental Policy Act (MEPA), please contact the Commission's Chief Regulatory Officer to discuss the potential for joint Commission and MEPA review. For information on MEPA regulations contact the Executive Office of Energy and Environmental Affairs, MEPA Unit, at (617) 626-1020. Please attach all relevant MEPA documents and describe the status of the MEPA filing.

Applicants must also submit the necessary attachment(s) based on the type of application(s) being made:

- Attachment 1: DRI Application Filing Procedures & Requirements
- Attachment 2: DRI Exemption Application Filing Procedures & Requirements
- Attachment 3: Hardship Exemption Application Filing Procedures & Requirements
- Attachment 4: Limited DRI Review Application Filing Procedures & Requirements
- Attachment 5: Jurisdictional Determination Application Filing Procedures & Requirements
- Attachment 6: Joint MEPA/DRI Review Application

# JD

LaGrasse & Associates, Inc.  
Architects, Engineers, & Land Planners

*Architects*

Joseph D. LaGrasse, AIA  
Thomas F. Galvin, AIA  
Juliana E. Hoch, RA

Development of Regional Impact Application  
*for*  
SpringHill Suites by Marriott  
*556 Main Street*  
*Falmouth, MA*



*Prepared By:*  
JD LaGrasse & Associates  
2404

*Prepared For:*  
Falmouth Hospitality, LLC

11 March 2015

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## Project Description

### Introduction

Falmouth Hospitality, LLC proposes the redevelopment of an existing site at 556 Main Street in Falmouth, MA constructing a 110 room Springhill Suites by Marriot Hotel. The project is located in the Falmouth Business Redevelopment District and has been designed in compliance with Chapter 240-240 of the Falmouth Zoning Bylaw.

JD LaGrasse & Associates, Inc. and Hancock Associates have completed this report in support of an Application pursuant to Section 5 of the Cape Cod Commission Chapter A, *Enabling Regulations Governing Review of Developments of Regional Impact* (DRI) of a proposed extended stay hotel to be located at 556 Main Street (Route 28) in Falmouth, Massachusetts (the "Project"). The purpose of this report is to provide sufficient information to meet the scoping requirements outlined in the DRI Scoping Decision issued by the Cape Cod Commission on January 15, 2015.

### Existing Conditions

The exiting site is comprised of several parcels acquired by the Fay Family starting in the 1940s (Assessor's 47B03-017A-004, 47B-02-005-001, 47B-03-017-002, 47B-02-004-003 and 47B-03-016). The site was bifurcated by Lantern Lane, a 40 foot wide private way created in 1947. The Falmouth Planning Board recently voted favorably to modify the original subdivision plan to eliminate a section of the Lantern Lane Right of Way from Main Street to the northern extent of the Fay property while maintaining an access and utility easement thus making the parcel a single parcel for development. The site is bounded to the south by Main Street, to the west by Pondview Park Commercial Condominiums, to the north by 5 and 6 Lantern Lane, which are single family residential properties and to the west by lands of the Correia Family Trust, which is a retail center containing a Dunkin Donuts, Anytime Fitness, Hair Essentials and Stone's Barber Shop. The property is also bounded to the east by land of Harriet Dugan where Dugan Real Estate resides.

The 2.03 acre site itself is fully developed consisting of commercial and accessory buildings, compacted gravel parking and material storage areas. Additionally, the 7,814 square foot property at 3 Lantern Lane owned by the Fay Family is included in the application for the purposes of meeting local zoning Lot Coverage requirements. However, no work is proposed on this lot that contains a small single family house. It is envisioned the house will continue to be rented on a seasonal basis. A triangular section of the site in the north abutting Lantern Lane and the home at 6 Lantern Lane is vegetated with grass and some trees. Elevations on-site range from elevation 10 at a depression in Lantern Lane to 18 at the northern corner. Four buildings exist on the main commercial site with a total floor area of 19,058 square feet. The main building is a two story gambrel wood framed building built in the 1940s and features storefront windows on the street level with six dormered windows facing Main Street. The building also features a one story showroom building on lantern Lane and a two story "L" wing off the northwest corner of the main structure. This building has been expanded over the years and connected to a one story masonry block building in the back serving as a warehouse with loading dock doors. Additional accessory building include a 400 square foot one story concrete block garage, a 5,000 square foot, one story concrete block building and a 120 square foot shed. The buildings on site are currently being utilized by several commercial entities including; Fay's Gallery Antique Co-op, Clover Landscaping contractor's yard and Pristine Spring, a self-serve water dispensary that occupies the shed. The buildings are in varied states of disrepair and could be classified as a general blight on the area streetscape. The site is located 1500 to the east of the Falmouth Village Historic District. While not in the district, the area is considered part of Falmouth Center as evidenced by its inclusion in the Business Redevelopment (BR) Zoning District which runs east to 704 Main Street. The area is therefore considered an Economic Center as the Falmouth Zoning Bylaw the purpose of this article is to

promote the revitalization of commercial centers. None of the buildings on site are listed on the Massachusetts Historical Commission's inventory or listed by the Town of Falmouth on their list of significant structures per the Town Clerk's Office.

Vehicular access to the site is currently provided via a 40 foot wide access easement (formerly a section of Lantern Lane) which runs from Main Street to the south and continues Lantern Lane to the north to a residential neighborhood abutting the property. The old section of Lantern Lane is in serious disrepair and experiences flooding during major rain events. The roadway drops from an elevation of 15 at Main Street to a catch basin a low point 200 feet from Main Street at an elevation of 10, then rises to an elevation of 17 near the homes at 3 and 6 Lantern Lane. This catch basin as well as one just to the north appear to be leaching basins with no outlet. Other utilities in the area include a 6" water main in Lantern Lane connected to a 10" main in Main Street, sewer services servicing just the commercial buildings on site and overhead electric which do pass through to the northern section of Lantern Lane. Sewer, drainage, water and overhead electric, cable and telephone utilities exist within Main Street and are available to the project.

### **Proposed Conditions**

The proposal calls for the demolition of all structures on site except the dwelling at 3 Lantern Lane and redevelopment of the parcel constructing a Springhill Suites by Marriot hotel with associated parking, on site amenities and necessary infrastructure improvements.

The hotel will be divided into two buildings with a upper level connectors on the second and third levels and will have 110 guest rooms and an approximate net floor area of 65,000 square feet. The building has been designed in keeping with the Town Falmouth design principles with regard to redevelopment fostering pedestrian-friendly streetscapes by providing sheltered, rear and side yard parking, and allowing shared parking between businesses and uses. The project also takes advantage of the districts relaxed front and side yard setbacks to encourage sidewalk development and pedestrian-friendly buildings offering street side gathering places in front of redeveloped property, rather than front yard parking fields. The Project meets the Cape Cod Commission's Regional Policy Plan's preference for locating new development and redevelopment in existing village centers, economic centers, or concentrated development areas because of the efficiencies of providing infrastructure in more densely developed areas and because it supports the regional development pattern of dense village centers and outlying rural areas. The Commission's design manual supports this pattern in its opening pages, stating: "Locate new development in or immediately adjacent to town, village, and growth centers to reinforce such centers and to preserve surrounding rural areas."

The architectural design has also kept the town and Cape Cod Commission's directives. The design addresses the street and to maintain established setback patterns, consistent with traditional village design. Although a street-oriented entrance is not possible given the need for vehicle access for check-in, a faux entrance is included on Main Street with principal windows on the street elevation to reinforce the building's primary relationship to the street. Windows, second floor decks and multiple articulated roof lines and architectural detailing on all street-facing elevations as well as pedestrian amenities have been included. The form and scale of the buildings should be consistent with their surroundings and should incorporate pedestrian-scaled amenities such as porches and stoops and doors and windows that are consistent with the pedestrian nature of the building.

Associated site improvements will include paved parking, driveway, recreation, and pedestrian areas, landscaped areas, utilities, and a stormwater management system. Vehicular access to the project site will be provided via a driveway located in approximately the same location as the abandoned portion of Lantern Lane. The driveway will provide an entrance and exit onto Main Street as well as a connection to the

remaining portion of Lantern Lane. Parking areas will be provided on surface lots under the eastern building, along the driveway, in the northern portion of the site partially under the western building; an additional 37 spaces of parking needed for the hotel is provided within surplus parking within a proposed parking lot associated with a small retail building proposed at 587 Main Street approved by the Falmouth Planning Board on October 14, 2014 and located within 300 feet of the hotel lobby entrance as allowed by Falmouth By-laws as a matter of right (no Special Permit required).

New sanitary sewer, gas, and domestic and fire protection water services will be provided for each of the proposed buildings. The services will connect to the existing sewer, gas, and water mains in Main Street. The proposed stormwater management system has been designed in accordance with the Standards described in the Massachusetts Stormwater Handbook. It will include subsurface stormwater storage and treatment systems.

## Neighborhood Character Narrative

**Project: SpringHill Suites by Marriott, 556 Main Street, Falmouth, MA**

### Existing Neighborhood 'Village' Character

The character of the surrounding neighborhood to the East and West of 556 Main Street is single lot buildings of varying sizes between one and three stories in height. In keeping with the "village" Cape Cod design values, massing for larger complexes are broken down with building setbacks, varied roof lines, varied roof heights and dormers. The typical construction materials are asphalt shingles (dark gray/charcoal/tan), white pier/pilasters with built up trim boards, white accent trim boards such as entablatures and brick facades. The larger multi-story residential buildings have porches on multiple levels with white picket railings. The same picket railings can be seen as accent / screens on commercial buildings with flat roofs. All the residential buildings have shutters associated with the residential style double hung windows. Roof trims are kept simple with little ornate detailing. A few of the larger structures have 2 story columns accenting the entry locations.

The larger all brick buildings along Main Street to the West are the firehouse and Verizon communication buildings and to the East along Main Street the largest brick building is a bank building which reflect the more civic and public role they play in the 'village'. The commercial retail buildings or the ground floor retail in the mixed use building East along Main Street incorporate larger fixed glazing windows along the ground floor which opens the buildings up to pedestrian interaction.

The largest building to the East of the site is a 2 1/2 story mixed use building— retail ground floor with 2 floors of residential above. The 2 1/2 floor is generally contained within the roof "zone" with occasional 3 story elements appearing with a flat roof. Materials are neutral toned clapboard siding and flat panel siding with battens. Larger commercial windows are used on the ground floor with ganged or single residential windows used on the upper floors. No shutters are used on this building. Residential porches are incorporated into the Main Street façade for the 2 residential floors. White trim boards are used as accents and broken down building massing is accented by either flat clapboard siding or shake siding.

The streetscape to the West of the project location has concrete pedestrian sidewalks on both sides of the street. Public benches for pedestrian use are located periodically off the sidewalk either in small sitting areas just off the sidewalk or in a pocket park as by the firehouse. A 2' grass strip is used typically to separate the sidewalk from the street. This zone is where utility poles are located or alternatively mature trees line the street. In those locations where the sidewalk abuts the street typically a landscape area is provided creating a buffer zone between the sidewalk and the parking for the particular lots. The landscaping consists of smaller

trees, shrubs, continuous hedges, grass, mulch, flowering plantings, low walls and split rail fencing. The variety of plantings provides a unique pedestrian experience on Main Street. Along the wider sidewalks adjacent to retail buildings smaller trees are lined up at regular intervals set in decorative metal tree gratings flush with the sidewalk. Property signage is located in landscaped areas at lower pedestrian levels 3' – 7' AFG or on the building façade and not internally illuminated. Both building and signage coloring is kept relatively neutral in color, tone and intensity. There are a variety of building setbacks from the road with larger parking lots off to the side of buildings which have their 'short' end facing the street, though some modest parking areas do exist in front of their respective buildings.

The streetscape to the East of the project location has concrete pedestrian sidewalks on both sides of the street. A 2' grass strip is used to separate the sidewalk from the street. This zone is typically where utility poles are located or alternatively mature trees line the street. No public benches are provided in the immediate neighborhood in this direction from the project site until the larger mixed use property further down the street. At the mixed use building 5 public benches are located just off the sidewalk in grass areas. At the open grass area in front of the cemetery additional public benches are located in grass several feet off the sidewalk. Landscaping consists of smaller trees, shrubs, continuous hedges, grass, mulch and flowering plantings. The variety of plantings reinforces the pedestrian experience along Main Street. Picket railings can be seen as roof accents on commercial buildings. Property signage is located in landscaped areas at lower pedestrian levels 3' – 7' AFG or on the building façade except in the case of the liquor store which is larger (over 10') but appears to have been in place for quite some time. Both building and signage coloring is kept relatively neutral in color, tone and intensity. There are a variety of building setbacks from the road with larger parking lots off to the side or rear of the buildings though some parking areas do exist in front of their respective buildings.

#### **Summary of proposed project fit with existing Main Street 'Village' Character**

The proposed SpringHill Suites by Marriot at 556 Main Street incorporates, enhances and reinforces the Main Street 'village' character of Falmouth. Characteristic neighborhood building elements that are incorporated into the project are the broken down building massing, incorporating building setbacks, varied roof lines and varied roof elevations. Residential porches with white picket railings are located on Main Street similar to the other larger multistory and multifamily structures along Main Street. Simple roof lines and trim are reflective of the surrounding building landscape, as are the built up trim at piers/pilasters and accent bands such as the entablature. The larger ground floor windows are consistent with the mixed use and retail buildings up and down Main Street. The scale of the project is consistent with the larger projects along Main Street such as the retail/residential mixed use project to the East as well as the commercial and civic buildings in the area. This project provides additional variety in building scale along Main Street to reinforce the character of the 'village'.

The street scape in front of the buildings of this project reinforces the pedestrian travel zone with regularly spaced trees in decorative metal sidewalk gratings with periodically spaced public use benches. Use of a metal

railing system at the patron patio separates public and private uses while still promoting pedestrian interaction at street level. With the building utilizing minimal setbacks from the street and having more public use space on the ground floor of the East building that faces the Main Street sidewalk the pedestrian interaction between building and the street is reinforced. Use of indigenous plantings ranging from grass, ground cover, shrubs, shade trees and screening trees provide consistency with the existing landscaping on Main Street. Parking is kept away from the front of the building and moved to the side, under the structure or to the rear of the property.

Because the use of the project is a year round hotel, the pedestrian nature of Main Street is reinforced through the concentration of a number of people on Main Street that will utilize the local neighborhood businesses on a regular basis. Pedestrian travel is encouraged by having bicycle racks provided close to the Main Street sidewalk as well as further back of the site for patron only use. With this project located in close proximity with local amenities again the pedestrian nature of the 'village' is reinforced.

For further description of Cape Code design guideline standards incorporation into this project refer to the ***Development of Regional Impact Compliance Narrative*** which outlines adherence to:

*Designing the Future to Honor the Past: Design Guidelines for Cape Cod* -March 1988

*Contextural Design on Cape Cod: Design Guidelines for Large Scale Development* – Technical Bulletin 96-001 - October 2009 (addendum to *Designing the Future to Honor the Past: Design Guidelines for Cape Cod* - March 1988)

*Heritage Preservation and Community Character – Cape Cod Regional Policy Plan*

*Development of Regional Impact Guidelines for Exterior Lighting Design* - Technical Bulletin 95-001 - October 1995 (revised February 2002 and June 11, 2009)

## Development of Regional Impact Compliance Narrative

**Project: SpringHill Suites by Marriott, 556 Main Street, Falmouth, MA**

### Compliance References:

*Designing the Future to Honor the Past: Design Guidelines for Cape Cod* -March 1988

*Contextural Design on Cape Cod: Design Guidelines for Large Scale Development* – Technical Bulletin 96-001 - October 2009 (addendum to *Designing the Future to Honor the Past: Design Guidelines for Cape Cod* - March 1988)

*Heritage Preservation and Community Character – Cape Cod Regional Policy Plan*

*Development of Regional Impact Guidelines for Exterior Lighting Design* - Technical Bulletin 95-001 - October 1995 (revised February 2002 and June 11, 2009)

### Introduction

This narrative uses the *Designing the Future to Honor the Past: Design Guidelines for Cape Cod* as the basis for describing compliance with the design goals for new projects as established in this document. There are recurring design theme goals in the additional references of the Technical Bulletin 96-001, Technical Bulletin 95-001 as well as in the *Heritage Preservation and Community Character – Cape Code Regional Policy Plan* and are listed under the major headings as outlined in *Designing the Future to Honor the Past: Design Guidelines for Cape Cod*. If the design goals Technical Bulletin 96-001, Technical Bulletin 95-001 or in *Heritage Preservation and Community Character – Cape Code Regional Policy Plan* do not overlap the goals in *Designing the Future to Honor the Past: Design Guidelines for Cape Cod* these are then listed at the end of each major section separately.

## 1. Preservation of existing village forms

The guidelines note the desire that projects that are close to or within village centers enhance and/or restore the economic and social vitality found around the traditional village center. The vitality of the village center revolves around interdependent mixed uses that are mutually supportive and provide access to these uses by bicycle and foot.

### 1a. Preserve the natural, historical, and cultural patterns of the surrounding landscape.

The project is located on Main Street in Falmouth and preserves/incorporates the cultural and historical landscape elements such as pedestrian seating along the sidewalk of Main Street. These pedestrian benches are set along the sidewalk and surrounded with a backdrop of indigenous landscape plantings and lawn. Along the eastern edge of the site a private recreation garden for patron use provides an area for lawn games such as horseshoes and shuffle-board.

**1b. Locate new development in or adjacent to town/village/growth center**

Having this project along Main Street in Falmouth supports this design guideline principal. By providing a hospitality use group along Main Street it plays a complimentary and mutually supportive role to other businesses in the area. The development is compact and provides pedestrian traffic to local businesses through foot traffic as well as bicycle access which is in keeping with the culture of the Cape and the landscape of its villages.

**1c. Site Selection with minimal physical limitations and environmental constraints**

The project is located on a site that is relatively flat and utilizes all areas of the site with either building elements or landscape elements and is suitable for this type of development. The site is not located near steep slopes, barrier beaches, dunes, coastal banks, wetlands or other environmentally sensitive areas. Minimal impact is placed on existing systems as subsurface storm-water detention systems are used on site. In consideration of vehicular traffic entering and leaving the site via the two way entry on Main Street, the hotel drop off is located on the side of the building with its own drop off lane so as not to back up any vehicular queuing onto Main Street and to also allow non-drop off traffic to pass freely to the parking areas below and behind the proposed buildings.

**1d. Retain the maximum amount of existing vegetation on the site**

The project maintains the existing mixed deciduous and evergreen buffer along the Western edge of the site and deciduous shade trees at the rear (North) edge of the site. For this development it was not feasible for the size of the lot, its location and for the size of the development to maintain any other existing vegetation on site. Indigenous landscape plantings will be used throughout the site to preserve the environmental culture as typical of the Cape.

**1e. Cluster development in less sensitive areas where possible.**

The project is not located in a rural location and not near environmental resources in need of conservation. The development is compact and utilizes open space that is contiguous around the South, East and North edges of the property, incorporating lawn areas, shade trees, evergreen screen trees, a private recreation garden, and indigenous soft-scape landscape plantings.

**2. Developing the Site**

**2a. Minimize the impact of development on site &  
HPCC2.16 Specimen Trees and Original topography**

The project is located in a village setting on a site that is relatively flat therefore cuts and fills are already minimized. Due to the nature and density of the development the entire site will be disturbed in some fashion. The project will provide and implement an erosion control plan to minimize erosion, sedimentation and re-establishing the original topography. Existing deciduous shade trees are preserved at the rear of the site. The existing site currently is in need of repair in terms of both drainage as well as visual appeal. The proposed project development will improve the site both visually and technically to enhance the Falmouth Main Street character.

**2b. Layout buildings, roads, parking lots after sensitive areas and buffers zones are established**

Buffer zones were established along the perimeters of the site or took advantage of existing tree buffers. Screening along property lines are accomplished with a combination of solid fencing in conjunction with natural screening by one or two rows of 6' evergreen trees and 3' indigenous shrubbery. A lawn area is used at the rear of the site to provide an additional space as buffer zone. Parking for the development was divided in to two areas that are primarily under the buildings being proposed with minimal exterior parking which is well screened with evergreen trees. The lower areas of the open parking areas are screened with living "green screens" and with indigenous landscape plantings as well to shield the view of parked cars.

**2c. Site buildings to respect the horizon line**

Not applicable

**2d. Minimize site and front setbacks to respect traditional village center forms &**

**1a. Tech Bulletin 96-001 – Siting strategies – follow established setbacks &**

**1b Tech Bulletin 96-001 – Siting strategies – orient narrow façade to street &**

**1c Tech Bulletin 96-001 – Siting strategies – Vary long facades &**

**1d Tech Bulletin 96-001 – Siting strategies – Accommodate public areas &**

**HPCC2.1 Strip Development &**

**HPCC2.5 Footprints over 15,000 SF &**

**HPCC2.6 Building Forms and Facades**

Enhancing the sense of enclosure of the street the buildings on the site take advantage of the minimal front and side yard setbacks to maintain and enhance the traditional public village center forms/spaces found in Falmouth. This project is not a strip development. The East and West building footprints are over 15,000 SF. The fronts of the buildings maintain the current public "edge" of the street by keeping the main façade line with the adjacent buildings. The side yards are minimized with appropriate soft-scape indigenous landscape plantings. Taking advantage of the existing utility easement the design team proposes using 2 buildings on this site thus breaking down the massing of the development and maintain/enhance the traditional village environment (creating 2 separate smaller building masses in lieu of one larger building mass). The form and scale of the building is consistent with Main Street buildings. The narrow façade of both buildings is oriented to Main Street. The narrow Main Street facades are further broken down in massing by 10' setbacks, varied

roof lines as well as roof heights to continue the street 'rhythm'. These setbacks and reduced massing are in keeping with façade variation guidelines that for every 50' of façade there is a 10' minimum variation of plane. In no location is a single wall plane longer than 75'.

The buildings also incorporate pedestrian scale amenities such as porches on the buildings facing Main Street and windows that are in keeping with the 'residential feel' of the buildings. Although not officially the entry to the building, the Main Street façade incorporates entry 'patio' doors and appropriately scaled windows that open onto a patron patio that offers pedestrian activity along the Main Street sidewalk. This patio is separated by a decorative metal railing enclosure with shade trees in metal sidewalk grating. Public benches are interspersed between the trees along the Main Street to engage the public in interaction along the sidewalk, offer an opportunity for the public to rest and to soften the street edge.

#### **2e. Define the sense of entry and arrival into the development**

The project development provides an entry/arrival point in between the two proposed buildings on the site. This type of arrival to the site with a 'side alley' approach to the front door drop off of the hotel creates the anticipation of 'what is down this way' of a side street. Once entering the site, the canopy over the drop off lane clearly identifies 'entry' to the building and provides an easily identifiable way-finding reference point. The same approach is used for the private recreation garden located on the East side of the property as a meandering path through a garden setting of and indigenous soft-scape landscape plantings creates a sense of 'wonder' as it leads out from the landscaped recreation area to the Main Street sidewalk.

### **3. Special Considerations for the Coast**

Not applicable

### **4. Planning Open Space**

Open spaces on this project site are used as part of the street scape along Main Street, as a lawn buffer at the rear of the site and as a private recreation garden recreation area for patrons with lawn games such as horseshoes and shuffle-board.

#### **4a. Plan open space to maintain separation between existing village centers/growth centers**

Not applicable

#### **4b. Maintain and reinforce open space networks**

Not applicable

#### **4c. Preserve key views and focal points that are important to the character of the area &**

**HPCC2.3 Avoid Adverse Visual Impacts &  
HPCC2.15 Conservation Restrictions for Landscapes and Viewsheds**

Not applicable

**4d. Open space should be contiguous within the site**

The East building development utilizes open space that is contiguous around the South, East and North edges of the property, incorporating lawn areas, shade trees, evergreen screen trees, a private recreation garden, and indigenous soft-scape landscape plantings. Around the West building the landscape is contiguous around the South, West and North edges of the property utilizing lawn areas, evergreen screen trees, and indigenous low soft-scape landscape plantings. Living “green screens” and with indigenous landscape plantings are also used at the West building’s Main Street ground floor façade. Site sidewalks link open areas from Main Street back into the rear of the site.

**4e. Design open space to protect the most important attributes of the site**

Not applicable

**4f. Provide a variety of open space types within the development to meet different needs**

The different types of open spaces provided on the site are open lawn areas, private recreational garden area, public facing landscaped areas and a publicly exposed, fenced in, patron only patio area. These different types of open space provide areas for visual enjoyment of the open areas with landscaped backdrops, patron recreation as well as public enjoyment and interaction along Main Street. These needs satisfy the needs from the most public to the most private of individuals.

**4g. Public use of open space to be encouraged where use will not interfere with preservation of important environmental attributes of the site**

Not applicable

**4h. Provide highly visible public spaces with commercial areas for people to gather, rest, socialize &  
HPCC2.18 Public open spaces, Public Art and Related Amenities**

The project provides for and encourages public use along Main Street by providing benches for resting and public interaction along the sidewalk. Several benches may potentially be open to the public to sponsor in honor of local personalities. Also, if possible the benches will be made by local craftsman. The community will be engaged to participate in this development by potentially allowing the benches to be donated / dedicated in honor of local personalities. Patrons are offered a public patio along the Main Street sidewalk (with a pedestrian friendly metal railing) which encourages ‘people watching’, letting the ‘world pass by’ with a friend or welcome a controlled social gathering along the public sidewalk. A public message board noting community events and activities would be available in the public lobby space.

**4i. Provide spatial definition with compatible materials**

Along the Main Street sidewalk the patron patio is defined by a pedestrian scale metal railing as well as a decorative paving pattern along the East Building street front. Shade trees along Main Street with decorative metal grates define the public way at the sidewalk along with smaller lawn areas that separate the public bicycle racks from the sidewalk area. Plantings and solid wood screens define the private recreation garden along the East side of the property. Finally, a distinct paving pattern at the drop off lane helps define the entry to the building.

**4j. Designate a minimum amount of permanent open space to be provided**

Per the Regional Policy Plan – a minimum of 40% open space is provided for on this site.

**4k. In Perpetuity maintenance of open space – conservation restriction or conservation commission care**

Not applicable

**5. Streetscapes and Roadways**

The overall project development maintains/enhances the village streetscape by reinforcing the established street edge through aligning the building Main Street facades with a limited setback from the road, lining up shade trees along the Main Street sidewalk at regular intervals and through the use of pedestrian scale elements such as metal fence area at the patron patio and public benches along Main Street frontage.

**5a. Reflect the form of the land in new road layouts to minimize environmental and visual impact to the landscape**

Not applicable.

**5b. Design roadways that are scaled to reflect the intensity of use**

The entry drive between the East and West buildings is sized appropriately for the 2 way traffic to enter and leave the site. This minimal roadway width is used due to the minimal number of vehicles being served as well as to visually control speeds as drivers instinctually slow down when in a more confined roadway. A brick crosswalk is located approximately 2 car lengths in from the Main Street entry with the change in material creating a visual awareness that there is a pedestrian crossing to be aware of. Vertical granite curbing is used along the entry drive off of Main Street then along both sides of the entry drive to the rear parking entries of the East and West buildings. The remainder of the parking lot edges are flush with either abutting sidewalks or lawn. Sidewalks located along the entry drive lane coming off Main Street are adjacent to the curb to allow for larger landscaped locations near the entry particularly by the front bicycle racks.

**5c. Preserve the feeling of enclosure that wooded roadways provide by maintaining or replanting wooded road edges.**

Not applicable.

**5d. Maintain the existing road width, material and layout when improving streetscapes.**

The project maintains the existing Main Street road width and sidewalk edge. Similar materials of the existing sidewalk and Main Street road way are used when continuing both the sidewalk and connecting the entry drive lane with Main Street.

**5e. Site new buildings to reinforce the existing building setbacks which help define the streetscape building edge. &**

**3a. Tech Bulletin 96-001 – Siting strategies – Move closer to the street &  
HPCC2.2 - Protection of Existing Roadway Character**

Enhancing the sense of enclosure of the street the buildings on the site take advantage of the minimal front and side yard setbacks to maintain and enhance the traditional public village center forms/spaces found in Falmouth. The fronts of the buildings maintain the current public “edge” of the street by keeping the main façade line with the adjacent buildings that creates the character of the streetscape. The effect of the proposed 2 buildings on this site serves to break down the massing of the development and maintain/enhance the traditional village environment by creating 2 separate smaller building masses in lieu of one larger building mass. The form and scale of the building is consistent with Main Street buildings. The narrow façade of both buildings is oriented to Main Street. The narrow Main Street facades are further broken down in massing by 10’ setbacks, varied roof lines as well as roof heights to continue the street ‘rhythm’. These setbacks and reduced massing are in keeping with façade variation guidelines that for every 50’ of façade there is a 10’ minimum variation of plane. In no location is a single wall plane longer than 75’.

**5f. Line streets with trees and shrubs to define the street edge, provide shade and contribute to a comforting sense of enclosure &**

**3b. Tech Bulletin 96-001 – Siting strategies – Use landscape elements to continue the building line &  
3c. Tech Bulletin 96-001 – Siting strategies – Use street trees to further define the street edge &  
HPPCC2.9 Landscaping Improvements for Redevelopment &  
HPPCC2.10 Landscape Plan requirements**

The development proposes using landscape elements as well to reinforce the street edge. By lining up deciduous shade trees along the Main Street sidewalk, in decorative metal sidewalk grating, at regular intervals, through the use of pedestrian scale elements such as a metal fenced area at the patron patio and public benches along Main Street frontage the traditional street edge is reinforced. These landscape elements are then complimentary to the building façade setback alignment to more fully harmonize the street composition. There will be an overall landscape maintenance program established to maintain the health of all the landscape plantings. The civil drawings and landscape plans address the functional aspects of drainage and the on-site storm water mitigation. Landscape visual buffers are proposed to be 1 or 2 layers of 6’

evergreen trees and 3' indigenous shrubs. Existing deciduous shade trees are preserved at the rear of the site with additional shade trees provided along the entry drive and along the Main Street sidewalk.

**5g. Provide sidewalks along village roadways.**

The Main Street curb and sidewalk is continued along this edge of the site from the adjacent properties. Similar durable materials will be used to match the existing adjacent materials. Decorative brick paving areas are used along the Main Street sidewalk to create visual interest and pedestrian scale elements to further enhance the character of the village. On site, the pedestrian crosswalk is made of a decorative brick elements that are flush with the roadway. The drop off lane at the main entry to the East building is also paved with a decorative paving pattern. All sidewalks and walkways will be ADA/MAAB compliant.

**5h. Bury utilities underground except where in the presence of natural features &  
10a. Tech Bulletin 96-001 – Siting strategies – Relocate overhead utilities &  
HPCC2.13 Underground utilities &  
HPCC2.20 Underground utilities (roadway improvements)**

All utilities for the project are underground in appropriate piping or conduit per utility requirements. Existing overhead utilities along Main Street are not planned to be moved below grade for the length of this projects property line as a project of that magnitude should incorporate several properties or blocks of properties to be effective in achieving a less cluttered streetscape.

**5i. Minimize pollution from road runoff near water or wetland areas.**

Not applicable.

**5j. Provide traffic signage within the streetscape that is clear, directional, simple and non-repetitive &  
HPPCC2.12 Signage**

Provided signage along Main Street – speed limits, etc – will be coordinated with local officials and federal guidelines to determine what particular town signage will be required, maintained or removed along this property frontage. A single proposed limited directional signage noting the entry drive lane will be located in the streetscape to limit visual clutter of the streetscape. Billboards, internally lit or flashing signs will not be proposed. The size, color and material of the proposed sign(s) will be in keeping with the scale and character of Main Street and Falmouth.

**5k. Provide site furnishings that are comfortable, consistent with the character of the area, reflect local craftsmanship and located where needed.**

Pedestrian benches will be located along the Main Street sidewalk. The benches are set back from the main walking aisles of the sidewalk and surrounded by either lawn with a landscaped backdrop or between the deciduous shade trees planted at regular intervals in decorative metal sidewalk grates. The benches will be

consistent with other street furnishing in Falmouth and if possible will be made by local craftsman. The community will be engaged to participate in this development by potentially allowing the benches to be donated / dedicated in honor of local personalities. An outdoor patron patio within a decorative metal railing will offer gathering area along the Main Street that is both functional and pleasant to relax, 'people watch' and just let 'the world go by'.

**5l. Local trash disposal and recycling containers in central locations to avoid multiple dumpsters and trashcans &**

**11a. Tech Bulletin 96-001 – Siting strategies – Screen delivery / loading areas**

The dumpster location is located at the side rear yard of the east building and will contain a trash dumpster and a recycling dumpster. These dumpsters will be contained/screened in a 6' high wood slat dumpster enclosure. The dumpster enclosure and parking in this area will also be screened by 6' high evergreen trees from the neighbor's views. Any local deliveries to the property will be temporary in nature and would occur under the canopy at the front entry. For longer wait deliveries this activity would occur under the rear of the East building and follow either the path past the private recreation garden area to the side door entry or through the stair entry at the rear of the ground floor. Parking spaces at the rear of the East building would be temporarily blocked during this time.

**Additional Siting Design Goals**

These additional siting design goals are outlined in *Contextural Design on Cape Cod: Design Guidelines for Large Scale Development* – Technical Bulletin 96-001 or in *Heritage Preservation and Community Character – Cape Code Regional Policy Plan*

**2a. Tech Bulletin 96-001 – Siting strategies – Add small tenant spaces**

Not applicable

**4a. Tech Bulletin 96-001 – Siting strategies – Place larger structures behind frontage buildings**

Not applicable

**5a. Tech Bulletin 96-001 – Siting strategies – Add a second story to reduce the building footprint**

Both the East and West builds incorporate additional stories to reduce the overall building footprint to maximize openness on the site and to support the goal of smaller, broken down building masses along the street edge. The building massing reinforces and closely matches regional building forms.

**5b. Tech Bulletin 96-001 – Siting strategies – Add a second story to accommodate a mix of uses & HPCC2.19 Multiple Stories to reduce building footprint**

The two upper floors of the East and West buildings provide hotel accommodations while the ground floors of both buildings incorporate accessory uses to the hotel use.

The ground floor of the West building provides grade level parking. This building form reflects typical Cape Cod residential construction as the 2 stories of hotel accommodations are raised up on “stilts” to allow for the parking below the living levels. The view into the lower level parking of the West Building from Main Street and as one turns into the entry drive lane is blocked by a living “green screen” that incorporates indigenous planting materials.

The East building presents 2 1/2 stories as it fronts Main Street. The ground floor incorporates the typical hotel amenity spaces of– lobby, registration, lounge area, mechanical spaces, storage, laundry facilities, work out room, enclosed pool and office areas. The lounge area, that will also accommodate the continental breakfast seating, opens out to the patron patio area that is along the Main Street sidewalk. The ground floor occupies 2/3 of the overall East building footprint. The rear 1/3 of the building footprint is elevated off the ground to allow ground floor parking and that again reflects a typical building form found in Cape Cod.

**6a. Tech Bulletin 96-001 – Siting strategies – Use landscaped berms to screen buildings**

Not applicable

**6b. Tech Bulletin 96-001 – Siting strategies – Build structures into a slope**

Not applicable

**7a. Tech Bulletin 96-001 – Siting strategies – Use Buffers to screen development that is out of context**

Not applicable

**7b. Tech Bulletin 96-001 – Siting strategies – Buffer access points**

Not applicable

**HPCC2.14 Roadway Appurtenances**

Not applicable

## **6. Architecture / Building Strategies**

The project architecture of this development is a mix of Classic Cape and Greek Revival forms to reinforce the traditions and characteristics of the architecture on the Cape and particularly in Falmouth. These simple forms

help break down the larger building mass into smaller masses with significant setbacks that reflect the distinctive Cape character. Along the Main Street frontage the buildings use prominent gable roof lines and shed roofs over the porches which support the design guidelines and enhance the overall character of a village center. Instead of building one large massive structure the development design divides the site into 2 separate and smaller East and West buildings. Each building has its narrow end facing Main Street to mimic the classic Cape approach to building and to provide the appropriate scale and proportion facing the street. A rhythm of window openings, porches and gable elements are evenly spaced along the façade. Along the street level – pedestrian scale elements such as ornamental piers form a steady rhythm along both buildings Main Street façade. Larger storefront type windows are located in between the piers/pilasters on the East building to allow a visual interaction between the pedestrian on the sidewalk with the activity inside the building. The exterior facades of both the East and West buildings are traditional Cape materials – painted clapboards with white painted corner boards, white built up rake and eave trim boards, ganged double hung residential windows with simple trim boards, window shutters and traditional porch railings. Roof shingles will be asphalt but will be of a neutral color to mimic weathered wood shake shingles. The building is sited perpendicular to Main Street in traditional Cape fashion with its short end facing the street. Placed with minimal set-backs this building placement reinforces the building street edge.

#### **6a. Compliment surrounding architecture**

The building forms compliment the architecture of Main Street in Falmouth. The scale, proportion and building forms are appropriate for the surrounding architecture. The broken down massing along Main Street further reinforces the typical character of the village center. In addition, the rhythm created by the architectural elements along with the rhythm of the street landscape elements (trees, benches, patio paving patterns) are in character with the existing Main Street. The built up rake, eave and simple trim details with the traditional clapboard siding are in keeping with the traditional vernacular style of the Cape.

#### **6b. Harmonize roof pitches and types within a single building or group of buildings &**

**2a. Tech Bulletin 96-001 –Building strategies – Use functional roof forms and features &**

**5a. Tech Bulletin 96-001 –Building strategies – Alter roof forms to break down large roof masses &**

**6a. Tech Bulletin 96-001 –Building strategies – Bring down the edges with smaller attached masses**

The roof elements along the Main Street facades are a key element in defining how the buildings complement the existing architecture of the area. The gable roof pitches used as the primary roof elements are between 7:12 and 12:12. The shed roofs over the raised porches along Main Street are the same pitch as the main roof between 7:12 and 12:12. Out of sight and off of Main Street the remainder of the buildings utilizes a flat roof to minimize the building height. Small roof top mechanical equipment will be screened with traditional fence type materials. The East and West buildings use a combination of shed roofs over the open air porches, perpendicular gable roofs to Main Street (incorporated into building mass setbacks) as well as parallel gable roofs to Main Street to assist in breaking down the building massing and promote a more pedestrian scale to each of the buildings. The shed roofs over the porches are at a lower level to further vary the roof lines of the

buildings while at the same time visually bringing down the overall higher edges of each the East and West building masses. Additionally, the canopy at the East Building lobby helps bring down the building edge along this elevation. The arcaded “green screen” between the building piers of the West Building visually lower the relative height of the building massing while simultaneously screening the ground level parking from Main Street views.

**6c. Use small building masses that typify the buildings found in the historic villages &**

- 1a. Tech Bulletin 96-001 –Building strategies – Separate structures into massings of 15k SF or less &**
- 2a. Tech Bulletin 96-001 –Building strategies – Create a main building mass with attached submass &**
- 3a. Tech Bulletin 96-001 –Building strategies – Create variation in setback of façade &**
- HPCC2.4 – Consistency with Regional Context or Surrounding distinctive areas**

The effect of the proposed 2 buildings at this site is to break down the massing of the development and maintain/enhance the traditional village environment by creating 2 separate smaller building masses in lieu of one larger building mass. The West building is under 15k SF footprint. The East building is over 15k SF footprint. The form and scale of the building is consistent with Main Street buildings. The narrow façade of both buildings is oriented to Main Street. The narrow Main Street facades are further broken down in massing by 10’ setbacks, varied roof lines as well as roof heights to continue the street ‘rhythm’. These setbacks and reduced massing are in keeping with façade variation guidelines that for every 50’ of façade there is a 10’ minimum variation of plane. In no location is a single wall plane longer than 75’. The smaller building masses have a strong relationship between each other and create the building rhythm along Main Street.

**6d. Establish a rhythm of windows, doors, and other design elements – compatible with surroundings**

A rhythm of residential windows are created along all facades of both the East and West buildings. To create additional pedestrian level detail a rhythm of storefront windows between pilaster trim work is also established. A traditional ratio of wall area to window area is maintained and a symmetrical balance of architectural elements - windows, massing elements and porches - are created along Main Street adding to the character of the street and surrounding Main Street architecture.

**6e. Provide functional accessory structures to enhance and enliven the building and site &**

- 3b. Tech Bulletin 96-001 –Building strategies – Incorporate open wall elements &**
- 9a. Tech Bulletin 96-001 –Building strategies – Incorporate pedestrian scale elements &**
- 9a. Tech Bulletin 96-001 –Building strategies – Incorporate pedestrian scale structures**

The building and site incorporates a rich variety of traditional Cape elements to create a rich vocabulary that is pedestrian scale and in keeping with Main Street Falmouth. The elements utilized are an open metal fence surrounding the patron patio, solid wood fencing at either side of the front façade to continue the building edge to the adjacent property lines. A gate is incorporated into the wood fence adjacent to the East building which provide egress from the private recreation garden path to the Main Street sidewalk. Open wall porches are incorporated into the Main Street elevation at the first floor of lodging and have shed roofs over and also

incorporate a building massing set back at these locations. One of the two bicycle stations is a sheltered structure at the rear of the site for patrons and is a separate shed roofed element adjacent to the private recreation garden at the side of the East building. The front public bicycle amenity area at the east building is under shelter and screened by a landscape island. The ground floor of the East building incorporates larger windows to maintain the pedestrian relationship with the Main Street sidewalk.

The East and West buildings are designed to present a pedestrian oriented articulated first floor with an entablature to separate the public ground floors from the transient residential floors above. Along the Main Street facades the buildings incorporate open air porches on the first transient residential floor which allows the building mass to be set back. At the second transient residential floor there are no porches but the building mass is also set back. The massing set-backs preserve the pedestrian scale of Main Street while still incorporating the required density for the project. The entry canopy at the entry drive lane between the East and West buildings provides a clearly identifiable patron entry to the building. The glass lobby wall under the entry canopy visually creates a direct visual link between the inside and outside for easy identification of entry.

The project also provides for and encourages public use along Main Street by providing benches for resting and public interaction along the sidewalk. The five benches may potentially be open to the public to sponsor in honor of local personalities. If possible the benches will be made by local craftsman. The community will be engaged to participate in this development by potentially allowing the benches to be donated / dedicated in honor of local personalities. Patrons are offered a public patio along the Main Street sidewalk (with a pedestrian friendly metal railing) which encourages 'people watching', letting the 'world pass by' with a friend or welcome a controlled social gathering along the public sidewalk.

#### **6f. Use durable, traditional materials of Cape Cod &**

##### **8a. Tech Bulletin 96-001 –Building strategies – Use traditional materials that weather naturally & HPCC2.7 Non-Traditional Materials and Designs**

The proposed buildings are designed to incorporate traditional materials, forms and roof lines. The exterior building materials are painted composite shingle siding, simple built up composite trim boards, entablatures, eaves and rakes. The color palate will reflect the earth tones found traditionally on Cape Cod and will be low reflective. Renewable and sustainable materials will be utilized as appropriate, achievable and financially feasible for the project. Asphalt composition shingles are to be used on all pitched roofs and will be neutral in color in keeping with the look of weathered wood shingles. At all flat roof locations a fully adhered EPDM roof system over tapered roof insulation to roof drains will be used. The benches along Main Street will be consistent with other street furnishing in Falmouth and if possible will be made by local craftsman. The community will be engaged to participate in this development by potentially allowing the benches to be donated / dedicated in honor of local personalities.

Connecting the East and West buildings is a 2 level bridge over the main entry drive off Main Street. The use of less-traditional Cape Cod materials was chosen for the bridge so as to make the bridge appear as light as

possible as it spans over the main entry drive acting as a development gateway to the project. Also, the use of the less traditional materials on the bridge accentuates the traditional nature of the East and West buildings. Setting the bridge back approximately 35' from the East and West building facades along Main Street allows the traditional East and West buildings to play a dominant design role in the project – in keeping with the character of Main Street. As a pedestrian or as vehicular traffic travels along Main Street this bridge link only become visible as one nears the site itself and turning into the entry drive. The bridge, being set back from the Main Street building facades, does not appear as a dominant design element but as a visual link between the main structures of the development. The finish materials for the bridge are curtain-wall glass framing, transparent glazing, spandrel glazing and painted white trim board accent elements (similar to the frieze board trim used on the East and West buildings). The use of curtain-wall glazing as the major façade element was chosen to allow the bridge to be as transparent as possible. Trim board detailing and spandrel glazing are used to shield the bridge's horizontal structural elements from view. The white trim board elements also tie the bridge back to the East and West building detailing. A metal solar shade element is used as a slim decorative design element along the roof line to provide solar shading for the bridge during the summer months.

**6g. Promote maximum energy efficiency &**

**11a. Tech Bulletin 96-001 –Building strategies – Incorporate energy-saving features**

Building orientation is primarily a function of Main Street orientation to maintain the building streetscape edge. The building will meet current MA State Energy Code requirements and will look to exceed these requirements where feasible in building insulation, window efficiency, utilization of efficient HVAC equipment at lodging units and common areas. Interior and exterior lighting will utilize LED light fixtures to minimize electrical and heating loads for the entire development. The north end of the site is planted with a combination of single and double rows of 6' evergreen trees to help break the predominately northerly winds in winter. The main entry to the building off the entry drive lane will utilize a vestibule to minimize heat /air conditioning loss through the lobby area during year round operations. Shade trees are provided along Main Street's south exposure to provide relief for pedestrians and help create shadow against the building. Renewable and sustainable materials will be utilized as appropriate, achievable and financially feasible for the project. The bridge element utilizes a solar shade element to help reduce cooling loads in the bridge during the summer months and during the winter months less heating loads are anticipated due to the more desired solar heat gain.

## **Additional Building Design Goals**

These additional siting design goals are outlined in *Contextural Design on Cape Cod: Design Guidelines for Large Scale Development* – Technical Bulletin 96-001.

**2c. Tech Bulletin 96-001 –Building strategies – Create a subordinate entry**

The project development provides an entry/arrival point in between the two proposed buildings on the site. This type of arrival to the site with a 'side alley' approach to the front door drop off of the hotel creates the anticipation of 'what is down this way' of a side street. Once entering the site, the canopy over the drop off lane clearly identifies 'entry' to the building and provides an easily identifiable way-finding reference point.

#### **4a. Tech Bulletin 96-001 --Building strategies – Create a variety of wall height along facades**

The two upper floors of the East and West buildings provide hotel accommodations while the ground floors of both buildings incorporate accessory uses to the hotel use.

The East and West buildings are designed to present a pedestrian oriented articulated first floor with an entablature to separate the public ground floors from the transient residential floors above. Along the Main Street facades the buildings incorporate open air porches on the first transient residential floor which allows the building mass to be set back. At the second transient residential floor there are no porches but the building mass is also set back. The massing set backs preserve the pedestrian scale of Main Street while still incorporating the required density for the project.

Traditionally lodging facilities tended to present themselves as larger buildings within a village center and clearly a landmark within the village setting - a gathering location for those visiting or working in the area. These lodging facilities provide for a melting pot of cultures and people – sharing stories and experiences while providing a place of rest. This development carries on the tradition that Cape Cod has developed over the years as a vacation destination associated closely with the sea and seacoast accommodating visitors from around the world.

The development compliments the overall Main Street character by creating varied building wall heights within the East and West buildings as well as continuing the varied building wall heights along Main Street itself.

The area below the West building provides at grade parking. This building form reflects typical Cape Cod residential construction as the 2 stories of hotel accommodations are raised up on "stilts" to allow for the parking below the living levels. The view into the lower level parking of the West Building from Main Street and as one turns into the entry drive lane is blocked by a living "green screen" that incorporates indigenous planting materials.

The East building presents 2 1/2 stories as it fronts Main Street. The ground floor incorporates the typical amenity spaces of a hotel facility – lobby, registration, lounge area, toilets, mechanical spaces, storage, laundry facilities, workout room, indoor pool and office areas. This ground level of activity is pedestrian level, provides activity and reinforces Main Street activity. The ground floor occupies 2/3 of the overall East building footprint. The rear 1/3 of the building footprint is elevated off the ground to allow ground floor parking and that again reflects a typical building form found in Cape Cod.

**7a. Tech Bulletin 96-001 –Building strategies – Use a variety of materials to add depth &  
10a. Tech Bulletin 96-001 –Building strategies – Add depth to facades with landscaping**

The exterior building materials are painted composite shingle siding, simple built up composite trim boards, eaves and rakes. The built up trim of the entablature between the ground level and the first floor of hotel accommodations adds a visual break between the pedestrian level interactive space and the private upper levels of the buildings with a level of detail to add depth to the facades. Asphalt composition shingles are to be used on all pitched roofs and will be neutral in color in keeping with the look of weathered wood shingles. The benches along Main Street will be consistent with other street furnishing in Falmouth and if possible will be made by local craftsman. Porch railings and residential shutters provide a depth of color and detail to the elevations. The arcaded “green screen” between the building piers of the West Building visually lowers the relative height of the building massing while simultaneously screening the ground level parking from Main Street views. This living wall provides depth in both color and texture to the West building. The pier/pilaster detailing at the ground floor level creates a rhythm with the windows or “green screen” at the Main Street pedestrian level to be in keeping with the Main Street character. Deciduous shade trees planted along Main street help soften and screen the building massing from views along Main Street. Landscaped areas located adjacent to the base of the West building soften the building mass as it meets the ground. The landscaped areas adjacent to the East building by the entry drive off Main Street as well as adjacent to the patron entry to the East Building creates an inviting entry that must be passed through to enter the development both in a vehicle and as a pedestrian.

**12a. Tech Bulletin 96-001 –Building strategies – Industrial/Warehouse – Orient narrow façade to street**

Not applicable.

**12b. Tech Bulletin 96-001 –Building strategies – Industrial/Warehouse – offset modular buildings to break down the mass**

Not applicable.

**12c. Tech Bulletin 96-001 –Building strategies – Industrial/Warehouse – Maintain wide buffer**

Not applicable.

**12d. Tech Bulletin 96-001 –Building strategies – Industrial/Warehouse – Incorporate traditionally scaled masses**

Not applicable.

## **7. Adaptive Reuse**

Not applicable

## **8. Infill Construction**

Not applicable

## **9. Landscaping**

### **9a. Preserve the natural landscape**

The project is located in a village setting on a site that is relatively flat therefore cuts and fills are already minimized. Due to the nature and density of the development the entire site will be disturbed in some fashion. The project will provide and implement an erosion control plan to minimize erosion and sedimentation. Existing deciduous shade trees are preserved at the rear of the site. Indigenous landscape plantings will be used throughout the site to preserve the environmental culture as typical of the Cape.

### **9b. Provide adequate natural buffers when designing new development**

Buffer zones were established along the perimeters of the site or took advantage of existing tree buffers. The project maintains the existing mixed deciduous and evergreen buffer along the Western edge of the site and deciduous shade trees at the rear (North) edge of the site. Screening along abutting property lines are accomplished with a combination of solid fencing in conjunction with natural screening by one or two rows of 6' evergreen trees and 3' indigenous shrubbery. A lawn area is used at the rear of the site to provide an additional space as buffer zone. Parking for the development was divided in to two areas that are primarily under the buildings being proposed with minimal exposed parking, which is well screened with evergreen trees to the adjacent abutting property.

The East building development utilizes open/landscaped space as a buffer that is contiguous around the South, East and North edges of the property, incorporating lawn areas, shade trees, evergreen screen trees, a private recreation garden and indigenous soft-scape landscape plantings. Around the West building the landscape is contiguous around the South, West and North edges of the property utilizing lawn areas, evergreen screen trees, and indigenous low soft-scape landscape plantings. The lower areas of the open parking of the West building are screened with living "green screens" and with indigenous landscape plantings to shield the view of parked cars and to provide a landscape backdrop to smaller landscape plantings along Main Street.

### **9c. Include the Planting Plan as an integral part of site planning**

Landscape plans are included as part of submission for approval.

**9d. Use plants that are characteristic of the region in natural masses**

Appropriate indigenous landscape plantings are utilized in this development as screens, buffers and to create attractive landscaped areas along Main Street. Where larger expanses of landscape plantings are utilized they are planted in diversified and natural massing.

**9e. Use a variety of species to assemble new landscaping masses**

A variety of indigenous landscape plantings are used in complimentary fashion with each other to create a harmonious landscape plan. A variety of planting heights are used - from grassy lawn spaces, to ground cover, to 3' shrubs, to 6' evergreen screening trees, to "green screens", to shade trees – creating a rich variety and visual depth to the landscaping. These grouped landscaping masses create edges, buffer zones, define recreation areas and reinforce the streetscape in the development. The rear of the East building utilizes a diverse planting schedule to more naturally reflect a more organic landscape.

**9f. Integrate existing mature trees and vegetation into the landscape plan**

Existing deciduous shade trees are preserved at the rear of the site.

**9g. Use plantings to enhance the relationship of buildings to their surroundings**

A layered landscape approach at the West building Main Street façade helps reduce the perceived size of the building. From the sidewalk there is a lawn area with a backdrop of low ground cover, 6' tall evergreen screen trees set against a living "green screen" element between building piers. Larger deciduous shade trees near the building provide additional depth to the landscape plan in this area. This layered landscape creates a green backdrop against the building where public benches are located between deciduous shade trees just off the main sidewalk walking area. This landscape buffer zone softens the building mass along Main Street while at the same time provides screening of the parked cars under the West building. Along the entry drive lane shrubs, low plantings and shade trees provide a pedestrian buffer to control pedestrian walking areas preventing "cut thru's" out of the parking area as well providing a balance of screening cars and providing a level of visual openness for a sense of personal security.

Landscaping at the East building along Main Street consists of evenly spaced deciduous shade trees with public benches and smaller shrubs against the building to accent window openings along the ground floor at the patron patio. Slightly denser landscaping island areas are used near the public bicycle racks. The landscape plan compliments the village setting of this development.

**9h. Use low-lying plantings to preserve views of the horizon, particularly along the coast**

Not applicable.

**9i. Mitigate high winds with hedges, walls, or fences carefully chosen for durability and aesthetic harmony**

The north end of the site is planted with a combination of single and double rows of 6' evergreen trees which will help break the predominately northerly winds in winter. Shade trees are provided along Main Street's south exposure to provide relief for pedestrians and help create shadow against the building. Traditional solid fencing along the east property line serves as a windbreak, visual screen for the adjacent abutting property and as backdrop for the recreational garden landscape plantings in this area.

**9k. Minimize lawn area, as most lawn grasses require supplemental irrigation, and fertilizer maintenance**

Minimal lawn areas are used along the Main Street portion of the site only occurring in front of the West building. Limited lawn areas also located along the entry drive lane and at the rear of the site around the parking areas. The private recreation garden area to the side of the East building utilizes permeable synthetic turf system in areas as accents through the private recreation garden.

## **10. Alternatives to the Automobile**

**10a. Provide accessible sidewalks and paths to link popular areas within the community**

The Main Street sidewalk is continued past the site and enriched with public benches, decorative landscaping, accent paving areas, and decorative tree gratings. The sidewalk is ADA/MAAB accessible and will provide HC curb cuts or ramps as necessary to transition from the sidewalk elevation to road level. This sidewalk provides a valuable link to other Main Street attractions to either side of the development.

**10b. Establish bicycle ways to link developed areas**

Though no dedicated bicycle path is developed on this site – bicycle racks are provided just off Main Street and in a sheltered bicycle rack area for patron use located at the rear of the East building near the private recreation garden.

**10c. Link open spaces with pedestrian and bicycle circulation networks to provide recreational opportunities**

Open space on the site is connected to the public Main Street via pedestrian pathways particularly from the East building main entry off the entry drive lane and the patron private recreation garden.

**10d. Provide crosswalks at road crossings**

A decorative patterned crosswalk is provided crossing from the East building main entry to the West building parking area to provide a visual indicator to slow vehicular traffic slightly when entering the property off Main Street.

### **10e. Provide facilities for alternate modes of transportation**

Bicycle racks are provided just off Main Street and a sheltered bicycle rack area for patron use is located at the rear of the East building near the private recreation garden. Seasonal shuttle vans may possibly be provided to connect patrons to other village centers, destination locations in Falmouth or other local attractions.

## **11. Accessibility**

Careful attention has been made to provide an accessible route into and through the development site including along the Main Street sidewalk. The building will comply with ADA/MAAB accessibility requirements.

### **11a. Make new and existing public buildings fully accessible to all persons.**

The building will comply with ADA/MAAB accessibility requirements.

### **11b. Extend accessibility to outdoor environments wherever possible**

An ADA/MAAB accessible route through the site is provided along the Main Street sidewalk, the sidewalk leading from Main Street to the front entry of the East building, sidewalks leading to the parking areas behind the East building and under the West building and the pathway through the East building private recreation garden.

## **12. Parking**

Adequate parking is provided on the site for the number of designed hotel units in the development.

### **12a. Locate parking to the side or rear of buildings or commercial complexes where possible &**

**7b. Tech Bulletin 96-001 – Siting strategies – Place Parking to side or rear &**

**7b. Tech Bulletin 96-001 – Siting strategies – Place parking underneath a structure &**

**9a. Tech Bulletin 96-001 – Siting strategies – Incorporate landscape islands &**

**HPCC2.8 Parking to the side and rear of buildings &**

**HPCC2.17 Impervious Parking Areas**

The parking lots for this development are located under the West building behind a living “green screen” and also behind and under the East building. The land devoted to parking is reduced by providing the parking under the West building and partially under the rear of the East building. After passing through the under structure parking of the East building an additional side surface parking lot is provided that is screened with natural indigenous landscape plantings. The level of architectural detail of the ground floor of the East building is carried through to the West building ground level with its pilasters/piers and frieze trim board detailing. The infill between the piers of the West building is a living “green screen” to shield the parking from view and to also provide an indigenous planting backdrop to other landscape plantings in the green buffer

zone between the Main Street sidewalk and building. To the side of the West building is a proposed solid wood fence 6' high to block the view between the existing mixed deciduous and evergreen buffer along the west property line and the ground level parking. Landscaped areas are incorporated at the zones between the building and parking spaces as well as between the parking areas and abutting properties. The parking is not large enough for landscaped islands between parking lanes.

**12b. Design parking lots to accommodate average not peak volume to reduce the amount of paved area**

The on-site parking lots have been designed to accommodate an average volume of parking. Summertime peak parking loads will be accommodated at off-site parking located 1 block away on Nye Road. Total provided parking is per Falmouth Zoning Requirements for Hotel Use.

**12c. Allow reduced parking requirements for compatible land uses**

Not applicable

**12d. Limit parking in growth centers and encourage the use of alternate modes of transportation**

Bicycle racks are provided just off Main Street and a sheltered bicycle rack area for patron use is located at the rear of the East building near the private recreation garden. Seasonal shuttle buses may possibly be provided to connect patrons to other village centers, destination locations in Falmouth or other local attractions. Parking is adequate for the number of designed hotel units in the development as required by zoning.

**12e. Consider alternate materials, particularly for seasonal parking requirements**

This village center development does not lend itself to use of alternative paving materials. A sub-surface storm water retention system has been incorporated into the site design. The sub-surface storm water retention system is located at the rear of the site under the rear grass buffer zone and under the open parking area by the East building.

**12f. Treat and discharge on site all runoff generated from parking areas**

All storm water on the site is collected on site and discharged through sub-surface storm water retention system. Catch basins are designed with a sump to capture and separate sand and grit from the water. There is no direct discharge into a body of water. A maintenance program will be developed and instituted as part of the ongoing building operations.

**12g. Design parking lots as attractive landscapes in their own right.**

The small open parking lot located to the rear of the East building is shielded by 1 or 2 rows of 6' tall evergreen screen trees or a solid fence to abutting neighbors with lawn provided directly adjacent to the parking.

**12h. Clearly define the internal circulation system for parking areas to improve safety and circulation for both pedestrians and drivers**

Pedestrian islands are clearly located and protected in the parking area under the West building. A pedestrian crosswalk is marked and will be clearly designated with signage. A decorative patterned crosswalk is located across the main entry drive lane to provide a visual indicator to slow vehicular traffic and define the pedestrian access. One way traffic into the West building parking area is located near the rear of the building. One way traffic exiting the West building parking area is located near the Main Street access point. Clearly posted "One Way" and "Do not Enter" signage will be provided. Two way parking traffic is provided at the rear of the East building. Pedestrian walkways are along designated sidewalks in landscaped areas. HC access aisles are clearly marked and HC parking spaces will be clearly identified with signage.

**12i. Design parking spaces according to the type of land use**

HC parking is located near entrances to the East building and sized as per requirements in ADA/MAAB. General parking spaces are minimally sized as the parking area is not high turnover. Short term check in parking is located near the East building front entry just beyond the drop off lane under the entrance canopy.

**12j. In areas with heavy year round parking demand consider alternatives to on-grade parking**

Not applicable

## **13. Utilities**

**13a. Require new development to bury utility lines underground**

All utilities for the project are underground in appropriate piping or conduit per utility requirements. The development team will be working with the local utility companies to bury the existing overhead lines coming down Lantern from Main Street to the end of this development.

**13b. Where above ground utility lines already exist towns should consider entering utility company agreements to progressively remove overhead poles and wires to underground**

Existing overhead utilities along Main Street are not planned to be moved below grade for the length of this projects property line as a project of that magnitude should incorporate several properties or blocks of properties to be effective in achieving a less cluttered streetscape.

**13c. Conceal heating, ventilation, air conditioning and other mechanical equipment**

The roof elements along the Main Street facades are a key element in providing screening from Main Street view lines of any roof top equipment. Out of sight and off of Main Street the remainder of the buildings utilizes a flat roof to minimize the building height. Small roof top mechanical equipment for building common areas, offices, storage areas and utility areas will be screened from view (if required) with traditional fence

type materials. Mechanical units in the hotel rooms are self-contained through wall units and do not have any roof top or site mounted condensing equipment.

## **14. Outdoor lighting**

**14a. Design outdoor lighting to provide uniform distribution of light without compromising safety and security &**

**HPCC2.11 Exterior Lighting &**

**2.2 Tech Bulletin 95-001 – Pole Mount or Wall Packs &**

**2.6 Tech Bulletin 95-001 – Initial Max FC directly below fixture**

All under building parking will be lit with LED lighting mounted in/on the ceiling of parking areas. Lighting under the East building entry canopy will be lit with LED recessed “can” fixtures. Landscape lighting fixtures will be low level and no higher than 42” in height.

Exterior site lighting is going to include: pedestrian scale 12’ LED street light poles (dark sky compliant), illuminated LED bollards, and decorative wall mounted LED dark sky compliant lighting fixtures (Full cut off). The wall mounted and pole mounted light fixtures will incorporate a prismatic lens to reduce glare. Fixture lamps will not be visible unless viewed from underneath the fixture.

Lighting at the private recreation garden to the side of the East building will have low level bollard pathway LED lighting no higher than 36” in height. Exterior egress doors will have small full cut off LED wall packs mounted just above the doors. The lighting levels will meet the requirements established in the guidelines of a minimum 1FC at 4’ above ground level where vehicular and pedestrian travel occurs and maximum 7FC at 4’ above ground level directly below the light fixture. Per Tech Bulletin 95-001 – Initial maximum horizontal FC level of 8FC directly under the light fixture at grade will be achieved (exceptions: landscape and safety light fixtures). HPCC2.11 with more stringent requirements will be followed.

**14b. The total cutoff of light should occur within the property lines of the development &**

**2.3. Tech Bulletin 95-001 – lighting cut off &**

**2.4 Tech Bulletin 95-001 – Reflectors**

The lighting for the project will be designed so as to provide OFC of light at the property line. A photometric lighting plan will be submitted. All lighting fixtures will have a total cut off less than 90 degrees from vertical with the lamp only visible unless viewed from underneath the fixture. Lighting fixtures used will utilize reflectors to provide proper IES distribution of light with maximum efficiency as possible.

**14c. Select lighting and posts that are complimentary to the general architectural style of the development and surrounding neighborhood**

The decorative wall mounted LED light fixtures along the Main Street building facades are in keeping with the development and the Main Street character.

**14d. Select light poles that are in scale with the proposed or surrounding buildings & 2.4 Tech Bulletin 95-001 – Light poles abutting residential areas**

Site lighting will be primarily achieved via pedestrian scale, dark sky compliant, 12' LED pole light fixtures. The light pole fixtures will incorporate a prismatic lens to reduce glare. Fixture lamps will not be visible unless viewed from underneath the fixture.

**14e. Lighting should not conflict with shade trees within landscape islands**

Not applicable.

**14f. Accent unique or special features of the site or building with landscape lighting.**

Lighting along pathways and sidewalks will be low level illuminated bollards. Appropriate accent lighting will be used to illuminate the East building entry canopy and the bridge element.

## **Additional Building Design Goals**

These additional lighting design goals are outlined in *Development of Regional Impact Guidelines for Exterior Lighting Design* - Technical Bulletin 95-001.

### **3.1 Tech Bulletin 95-001 – Site lighting design drawings**

Electrical site plan will be submitted noting location and type of fixture. The lighting fixture schedule will note manufacturer, model number, lamp type, number of lamps, and electrical requirements. If pole fixtures are provided, diagrams will be included showing the typical relationship between roadway/sidewalk and height of the fixtures. Wall pack mounting heights will be noted on the plans and shown on the Architectural building elevations.

### **3.2 Tech Bulletin 95-001 – Light Manufacturer Cut Sheets**

Manufacturer cut sheets will be provided.

### **3.3 Tech Bulletin 95-001 – Photometric Plan**

A photometric plan will be submitted noting location of fixtures and FC o 25' beyond the property lines.

## 15. Signage

### 15a. Use the smallest size and least number of signs.

Signage for the site identifying the property use and vehicular traffic will occur on either side of the entry drive in the landscaped areas along Main Street. These low level monument signs are 4'-3" high, 3'-7" wide and 10" deep and the sign lettering will be internally illuminated by white LEDs. One on-building sign will occur on the West building Main Street façade. This sign is 8'-6" wide, 3'-6" high and 5" deep with individual lettering and will be internally illuminated by blue and red LEDs. The signs reflect the character and brand of the hotel provider while taking into consideration the guidelines desire for simplicity. All three signs are in keeping with the type and scale of the project's architecture. A Signage package will be submitted as a separate package for approval with local sign ordinances and these guidelines. See attached signage drawings.

### 15b. Place signs either flush or perpendicular to the building wall.

The on-building sign is flush, surface mounted, individual letters on the West building Main Street façade. Signage identifying the property use and directing vehicular traffic will be low level monument signs placed on either side of the entry drive in the landscaped areas along Main Street.

### 15c. Sign design should complement the building on which it is placed

Building signage is sized appropriately to the scale of the project architecture. In addition the low level entry monument signs set in the landscaped areas uses plantings as a backdrop.

### 15d. Commercial strip development and new development should focus on improving the quality and reducing the quantity of signage in these areas.

Minimal site and building signage has been proposed for this project. Please see attached.

### 15e. Sign materials, color, lettering style and shape should be compatible with surrounding building materials, colors and textures &

#### HPCC2.12 Signage

The signage for the project reflects the character and brand of the hotel provider while taking into consideration the guidelines desire for simplicity. The entry monument sign will be in keeping with the type and scale of the project's architecture. Low level monument signage materials are aluminum panels painted gray and blue with white polycarbonate letters illuminated by white LEDs. The flush mounted building signage is individual letters with painted aluminum frames and blue or red polycarbonate facing, illuminated by white LED lighting modules.

### 15f. Sign lighting should complement sign design and placement for both night and day effect.

There Internal sign illumination only.

**15g. Signs incorporating brand names, symbols or slogans of nationally distributed products should adhere to the same guidelines with respect to scale, placement, proportion, material, lighting, and content as signs for local businesses.**

All three signs are in keeping with the type and scale of the project's architecture. A Signage package will be submitted as a separate package for approval with local sign ordinances and these guidelines. See attached signage drawings.

**Appendix 1: Neighborhood Contextual Photographs**

(FAST) DOWN MAIN ST.



Google earth

feet 10  
meters 3





Google earth





Google earth

feet 10  
meters 3





Google earth





Google earth

feet  
meters





Google earth

feet  
meters





Google earth

feet  
meters





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meters





Google earth





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Google earth





Google earth





Google earth





Google earth

feet  
meters





Google earth

feet  
meters

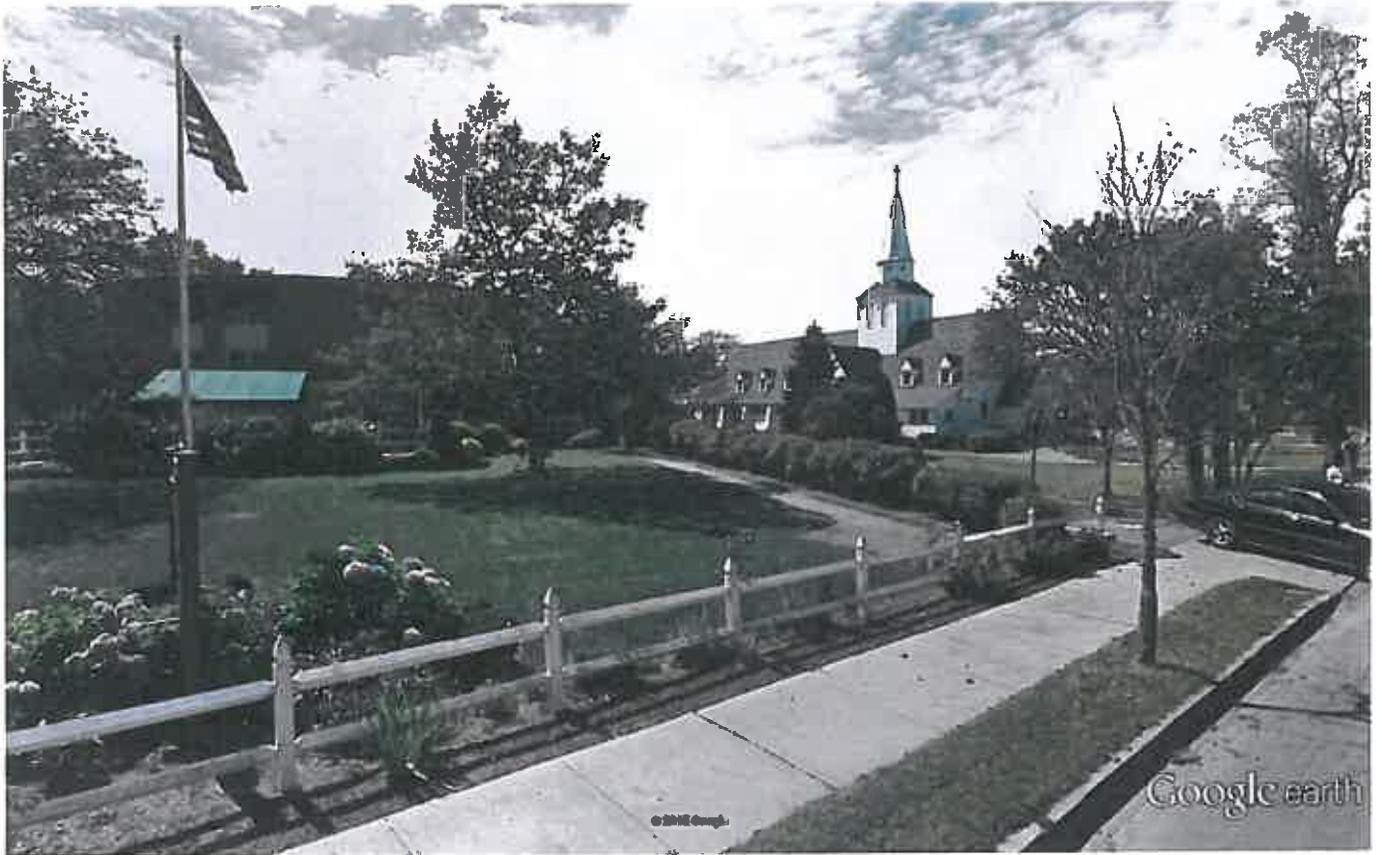


(WEST) DOWN MAIN ST.



Google earth





Google earth

feet  
meters





Google earth





Google earth





Google earth





Google earth

feet  
meters





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Google earth





Google earth





Google earth

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Google earth

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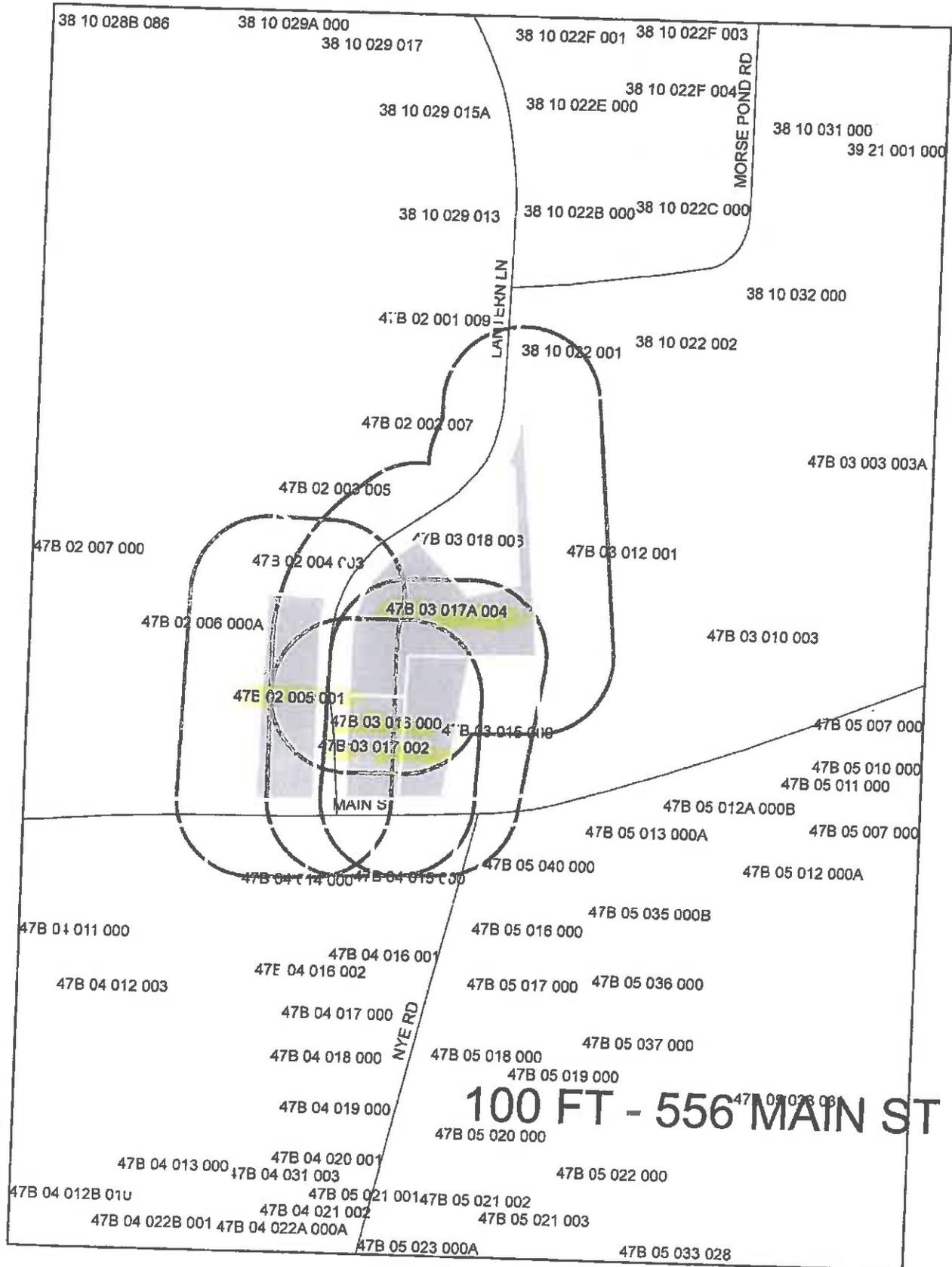


**Appendix 2: Required Plans (Rendered Elevations, Floor Plans, Civil Engineering Site Plans, Landscape Plans)**

Appendix 3: USGS Locus Map



**Appendix 4: Certified Abutters List**



38 10 028B 086

38 10 029A 000  
38 10 029 017

38 10 022F 001 38 10 022F 003

38 10 029 015A

38 10 022E 000  
38 10 022F 004

38 10 031 000  
39 21 001 000

38 10 029 013

38 10 022B 000 38 10 022C 000

MORSE POND RD

38 10 032 000

47B 02 001 009

38 10 022 001 38 10 022 002

LANTERN LN

47B 02 002 007

47B 03 003 003A

47B 02 003 005

47B 03 018 003

47B 03 012 001

47B 02 007 000

47B 02 004 003

47B 02 006 000A

47B 03 017A 004

47B 03 010 003

47E 02 005 001

47B 03 013 000

47B 03 016 008

47B 05 007 000

47B 03 017 002

47B 05 010 000  
47B 05 011 000

MAIN ST

47B 05 012A 000B

47B 05 007 000

47B 04 014 000 47B 04 015 000

47B 05 040 000

47B 05 012 000A

47B 04 011 000

47B 05 035 000B

47B 05 016 000

47B 04 012 003

47B 04 016 001  
47E 04 016 002

47B 05 017 000 47B 05 036 000

47B 04 017 000

NYE RD

47B 04 018 000

47B 05 018 000 47B 05 037 000

47B 04 019 000

47B 05 019 000

100 FT - 556 MAIN ST

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47B 05 022 000

47B 04 012B 01U

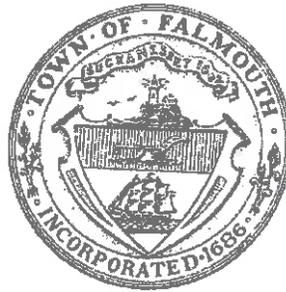
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47B 04 022B 001 47B 04 022A 000A

47B 05 021 003

47B 05 023 000A

47B 05 033 028



Town of Falmouth Assessing Department  
59 Town Hall Square  
Falmouth, MA 02540  
508-495-7380

Certification of Abutters

Subject parcel identification number or location: \_\_\_\_\_  
556 MAIN ST  
47B - 02 - 005 - 001  
47B - 03 - 016 - 000  
47B - 03 - 017 - 002  
47B - 03 - 017A - 004

The following parcels are:

\_\_\_\_\_ Direct abutters to subject (includes parcels directly across the street)

\_\_\_\_\_ Immediate abutters plus churches and schools within 500'

\_\_\_\_\_ Within 300' of subject

Within 100' of subject

Other \_\_\_\_\_

38 10 022 001

TAYLOR TRUSTEE KATHLEEN C  
KATHLEEN C TAYLOR TRUST  
16801 SANIBEL SUNSET CT  
UNIT 401  
FORT MYERS FL 33908

47B 02 001 009

CAVICCHIO RICHARD S  
RIZZI CORINNA L  
9 ELIZABETH WAY

NORTH EASTON MA 02356

47B 02 002 007

TILLIER PIERRE  
TILLIER GISELA  
7 LANTERN LN  
FALMOUTH MA 02540-3323

47B 02 004 003

FAY JR TRUSTEE JOHN J  
FAY TRUSTEE ELEANOR M  
12 CANAPITSIT DR  
E FALMOUTH MA 02536-6211

47B 02 006 000A

PONDVIEW CONDO OWNERS  
536 MAIN ST  
FALMOUTH MA 02540-3165

47B 02 006 001U

GOLDRICK TRUSTEE DANIEL E  
BOURNES POND TRUST  
536 MAIN ST UNIT 1A  
FALMOUTH MA 02540-3165

47B 02 006 003U

EGAN VERONICA T  
536 MAIN ST  
UNIT 3  
FALMOUTH MA 02540-3165

47B 02 006 005U

HAVILAND ONEIL LINDA  
536 MAIN ST  
UNIT 5  
FALMOUTH MA 02540

47B 02 003 005

GOULD DAVIEN B  
GOULD MATTHEW R  
5 LANTERN LN  
FALMOUTH MA 02540-3323

47B 02 005 001

FAY JR TR ETAL JOHN J  
FAYS REALTY TRUST  
12 CANAPITSIT DR  
E FALMOUTH MA 02536-6211

47B 02 006 001AU

GOLDRICK TRUSTEE DANIEL E  
BOURNES POND TRUST  
536 MAIN ST UNIT 1A  
FALMOUTH MA 02540-3165

47B 02 006 002U

MARBLE JAMES H  
536 MAIN ST UNIT 2  
FALMOUTH MA 02540-3159

47B 02 006 004U

HERLIHY TRUSTEE MICHAEL W  
HERLIHY TRUSTEE DONNA G  
139 WALKER ST  
FALMOUTH MA 02540-2723

47B 02 006 006U

SISSON ALAN T  
CANNON JOYCE  
536 MAIN ST  
UNIT 6  
FALMOUTH MA 02540-3165

47B 02 006 007U

MCGOWAN MAUREEN  
536 MAIN ST  
UNIT 7  
FALMOUTH MA 02540-3165

47B 02 006 009U

GOLDRICK TRUSTEE DANIEL E  
BOURNES POND TRUST  
536 MAIN ST UNIT 1A  
FALMOUTH MA 02540-3165

47B 02 006 011AU

DEMU MARCIA DENISE  
DEMU CARA NICA  
97 PINECREST BEACH DR  
EAST FALMOUTH MA 02536

47B 02 006 012AU

BAUMANN RUDOLPH  
BAUMANN WENDY  
39 COLERIDGE DR  
FALMOUTH MA 02540-2929

47B 03 012 001

CORREIA TRUSTEE AMANCIO S  
CORREIA FAMILY TRUST  
10 HILL & PLAIN RD  
E FALMOUTH MA 02536

47B 03 016 000

FAY TR ETAL JOHN J  
FAYS REALTY TRUST  
12 CANAPITSIT DR  
E FALMOUTH MA 02536-6211

47B 02 006 008U

ALFERES MAUREEN E  
28 MORSE POND RD  
FALMOUTH MA 02540

47B 02 006 010U

HINDS TRUSTEE DAVID L  
ALDLUC REALTY TRUST  
PO BOX 425719  
CAMBRIDGE MA 02142

47B 02 006 011BU

SCHUMAN MADELEINE A  
33 TOMAHAWK DR  
CENTERVILLE MA 02632

47B 02 006 012BU

BUTCHER ROBERT B  
BUTCHER VALERIE T  
76 ALLEN AVE  
FALMOUTH MA 02540-3104

47B 03 015 000

DUGAN HARRIET M  
DUGAN ROBERT B  
596 MAIN ST  
FALMOUTH MA 02540-3257

47B 03 017 002

FAY JR TR ETAL JOHN J  
FAYS REALTY TRUST  
12 CANAPITSIT DR  
E FALMOUTH MA 02536-6211

47B 03 017A 004

FAY JR TR ETAL JOHN J  
FAYS REALTY TRUST  
12 CANAPITSIT DR

E FALMOUTH MA 02536-6211

47B 04 012 003

MAMARY SR TRUSTEE JAMES S  
ROYAL NURSING CENTER I RLTY TR  
8 LEWIS POINT RD

BOURNE MA 02532

47B 04 014 000

JOHNSON TRUSTEE ROBERT E  
NICHOLS TRUSTEE SUSAN E  
PO BOX 1508

SAGAMORE BEACH MA 02562

47B 05 040 000

HATEM ENTERPRISE NYE RD LLC

94 E FALMOUTH HWY

E FALMOUTH MA 02536

47B 03 018 006

KAVANAGH MARY WILLIAMS

39 BURNHAM DR

FALMOUTH MA 02540-2307

47B 04 013 000

BLUM 7 REAL ESTATE HOLDING LLC

555 MAIN ST

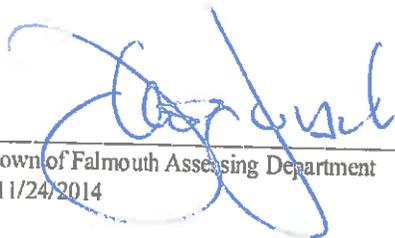
FALMOUTH MA 02540-3160

47B 04 015 000

MCKNIGHT KANDY L

10 LANTERN LN

FALMOUTH MA 02540



Town of Falmouth Assessing Department  
11/24/2014

<b>ARCHITECT</b>
Joseph D. LaGrasse and Assoc., Inc. One Elm Square Andover, MA 01810 PHONE: (978)470-3675 FAX: (978)470-3670
<b>CIVIL / SURVEY ENGINEER</b>
Hancock Associates 315 Elm Street Marlborough, MA 01752 PHONE: (508)460-1111 FAX: (508)460-1121
<b>LANDSCAPE DESIGN</b>
Elliot Brundage 190 High Plain Road Andover, MA 01810 PHONE: (978)-470-4970
<b>STRUCTURAL ENGINEER</b>
<b>MEP ENGINEER</b>

# SpringHill Suites by Marriott

556 MAIN STREET FALMOUTH, MA



**DEVELOPER:**  
FALMOUTH HOSPITALITY, LLC.  
2 LAN DRIVE  
WESTFORD, MA

DRAWING LIST		ISSUE DATE
T1.0	TITLE SHEET	11 MAR 2015
	LANDSCAPE	
L1.0	LANDSCAPE PLAN	26 FEB 2015
L2.0	PLANTING PLAN	26 FEB 2015
L3.0	LANDSCAPE DETAILS	01 MAR 2015
	ARCHITECTURAL	
A1	STREET PERSPECTIVE 1	01 MAR 2015
A2	STREET PERSPECTIVE 2	01 MAR 2015
A3	BRIDGE PERSPECTIVE	01 MAR 2015
A4	SOUTH AND EAST ELEVATIONS	01 MAR 2015
A5	SECTION CUTS THROUGH BRIDGE	01 MAR 2015
A6	NORTH AND WEST ELEVATIONS	01 MAR 2015
A7	DETAILED ELEVATION	01 MAR 2015
A8	GROUND FLOOR PLAN	01 MAR 2015
A9	FIRST FLOOR PLAN	01 MAR 2015
A10	SECOND FLOOR PLAN	02 MAR 2015
A11	ROOF PLAN	02 MAR 2015
	SIGNAGE	
1 of 8	SOUTH ELEVATION - MAIN STREET	10 MAR 2015
2 of 8	STACKED CHANNEL LETTERS	10 MAR 2015
6 of 8	SOUTH ELEVATION - SITE ENTRY	10 MAR 2015
7 of 8	DIRECTIONAL SIGN B	10 MAR 2015
8 of 8	DIRECTIONAL SIGN C	10 MAR 2015

## ABBREVIATIONS

&	And	BLKG	BLOCKING	CONST	CONSTRUCTION	EC	ELECTRIC CABINET	FLASH	FLASHING	HR	HANDRAIL	M/T/L	MATERIAL	OH	OVERHEAD	REINF	REINFORCE/-ED/-ING	STL	STEEL	UG	UNDERGROUND
@	AT	BLW	BELOW	CONT	CONTINUE/OUS	EF	EACH FACE	FLEX	FLEXIBLE	HT	HEIGHT	MRX	MAXIMUM	OPER	OPERATOR	RQD	REQUIRED	STN	STONE	UH	UNIT HEATER
#	Beam/ Number	BM	BEAM	CONTR	CONTRACT/OR	EIFS	EXTERIOR INSULATION	FLUOR	FLUORESCENT	HIR	HEATER	MC	MEDICINE CABINET	OPNG	OPENING	RET	RETAINING	STOR	STORAGE	UNFIN	UNFINISHED
°	Degree	BO	BOTTOM OF	COORD	COORDINATE	FO	FACE OF	FOS	FACE OF STUD	HVAC	HEATING, VENTILATING, & AIR CONDITIONING	MECH	MECHANICAL	OPP	OPPOSITE	REV	REVISE	STRUC	STRUCTURAL	UNO	UNLESS NOTED OTHERWISE
<	ANGLE	BOF	BY OWNER FUTURE	CORR	CORRIDOR	FP	FACE OF STUD	FT	FOOT/FEET			MEMB	MEMBRANE	ORD	OVERFLOW ROOF DRAIN	RH	ROOF HATCH	STS	STEEL STRUCTURE	UTIL	UTILITY
ABV	ABOVE	BR	BRICK	CPT	CARPET	EL	ELEVATION	FT	FOOT/FEET	HW	HOT WATER	MFR	MANUFACTURER	PART	PARTITION	RL	RAIN LEADER	SUPV	SUPERVISOR		
ACT	ACOUSTICAL CEILING	CR	CHAIR RAIL	CR	CERAMIC TILE	ELEC	ELECTRICAL	FTG	FOOTING	HWD	HARDWOOD	MEZZ	MEZZANINE	PC	PRECAST CONCRETE	RM	ROOM	RO	ROUGH OPENING	SW	SWITCH
ADDL	ADDITIONAL	BRG	BEARING	CT	CENTER	EMERG	EMERGENCY	FURR	FURRING	IC	INTERCOM	MH	MANHOLE	PL	PLATE	RS	ROUGH SLAB	RO	ROUGH OPENING	SYM	SYMMETRICAL
ADJ	ADJACENT	ENCL	ENCLOSURE	CTR	CENTER	ENCL	ENCLOSURE	FUT	FUTURE	ID	INSIDE DIAMETER	MIN	MINIMUM	PL	PROPERTY LINE	RS	ROUGH SLAB	RO	ROUGH OPENING	SYM	SYMMETRICAL
AFF	ABOVE FINISH FLOOR	ENTR	ENTRANCE	CUH	CABINET UNIT	ENTR	ENTRANCE			IN	INCH	MIR	MIRROR	PLAM	PLASTIC LAMINATE			S	SINK/SUPPLY FAN		
AHU	AIR HANDLING UNIT	BQ	BUILT-UP ROOFING	GW	HEATER	BQ	EQUAL			INSUL	INSULATION	MO	MONOLITHIC	PLW	PLYWOOD			SCHED	SCHEDULE		
ALT	ALTERNATE	CW	COLD WATER	CYL	CYLINDER	EWC	ELECTRIC WATER	GA	GALVE	INT	INTERIOR	MONO	MONOLITHIC	PNL	PANEL			SD	SMOKE DAMPER		
ALUM	ALUMINUM	EQIP	EQUIPMENT	D	DEPTH OR DEEP	EXF	EXHAUST FAN	GALV	GALVANIZED	JAN	JANITOR	MID	MOUNTED	FR	PAIR			SECT	SECTION		
ANUN	ANUNCIATOR	EXC	EXCAVATE/-ED/-ION	DEPT	DEPTH OR DEEP	EXC	EXCAVATE/-ED/-ION	GEN	GENERAL CONTRACTOR	JB	JUNCTION BOX	MIR	MIRROR	PRELIM	PRELIMINARY			SF	SQUARE FOOT		
AP	ACCESS PANEL	EXH	EXHAUST HOOD	DEFT	DEPARTMENT	EXH	EXHAUST HOOD	GL	GLASS	JST	JOIST	MIR	MIRROR	PRIM	PRIMARY			SH	SHOWER		
APC	ARCHITECTURAL	GR	GRADE	DIA	DIAMETER	GR	GRADE	GEN	GENERAL CONTRACTOR	JT	JOINT	MULL	MULLION	PROJ	PROJECTION			SHT	SHEET		
PRECAST CONCRETE		GWB	GYPSON WALL BOARD	DIAG	DIAGONAL	EXT	EXISTING	H	HEIGHT/HIGH			NA	NOT APPLICABLE	FT	PAINT			SHTG	SHEATHING		
APPROXIMATE		HB	HOSE BIB	DIFF	DIFFUSER	EXT	EXTERIOR	L	LONG			NIC	NOT IN CONTRACT	PVC	POLYVINYL CHLORIDE			SIM	SIMILAR		
ARCHITECTURAL/architect		HD	HAND DRYER	CL	CENTER LINE	EXP	EXPANSION	LAV	LAVATORY			NO	NUMBER					SM	SURFACE MOUNTED		
AUTO	AUTOMATIC	HDCP	HANDICAP	CLG	CEILING	EXT	EXTERIOR	LBS	POUNDS (WEIGHT)			NMC	NOMINAL					SOG	SLAB ON GRADE		
BD	BOARD	HDR	HARDWARE	CLR	CLEAR	FA	FIRE ALARM	LOC	LOCATION OR LOCATE			NRM	NOISE REDUCTION COEFFICIENT					SP	SPANDRIFE		
BFE	BOTTOM FOOTING	HWD	HARDWOOD	COB	COMBINATION/-ED	FBR	FACE BRICK	LOC	LOCATION OR LOCATE			NT	NOTE					SQ	SQUARE		
ELEVATION		HWT	HOT WATER	COL	COLUMN	FDR	FLOOR DRAIN	LTG	LOW POINT LIGHTING			NTS	NOT TO SCALE					SQ YD	SQUARE YARD		
BITUMINOUS		HWR	HANDWRAP	COMB	COMBINATION/-ED	FDN	FOUNDATION	LTG	LOW POINT LIGHTING			OD	ON OUTSIDE DIAMETER					SS	STAINLESS STEEL		
BUILDING		DR	DOOR	CONC	CONCRETE	FE	FIRE EXTINGUISHER	LTV	LIGHTING			OFF	OFFICE					ST	STREET		
		DWG	DRAWING	CONF	CONFERENCE	FIN	FINISH	HM	HOLLOW METAL			OD	ON OUTSIDE DIAMETER					STC	SOUND TRANSMISSION COEFFICIENT		
		CONN	CONNECT/-ED/-ION	CONF	CONFERENCE	FLX	FLEXIBLE	HORI	HORIZONTAL			OD	ON OUTSIDE DIAMETER					STC	SOUND TRANSMISSION COEFFICIENT		
		EA	EACH	CONN	CONNECT/-ED/-ION	FL	FLOOR	HP	HIGH POINT			OFF	OFFICE					STD	STANDARD		

**SpringHill Suites**  
by  
**Marriott**  
Falmouth, MA

556 Main Street

---

**TITLE SHEET**

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Mark	Date	Revisions
	11 MAR 2015	

Scale: NA  
 Job No.: 2404  
 Sheet No.: T1.0

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 www.jdlagrassarchitects.com E-mail: jdlagrass@jdlagrass.com



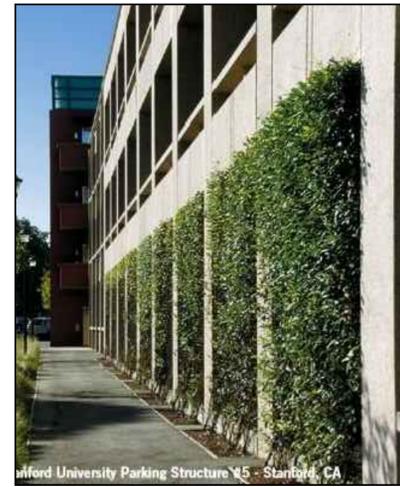




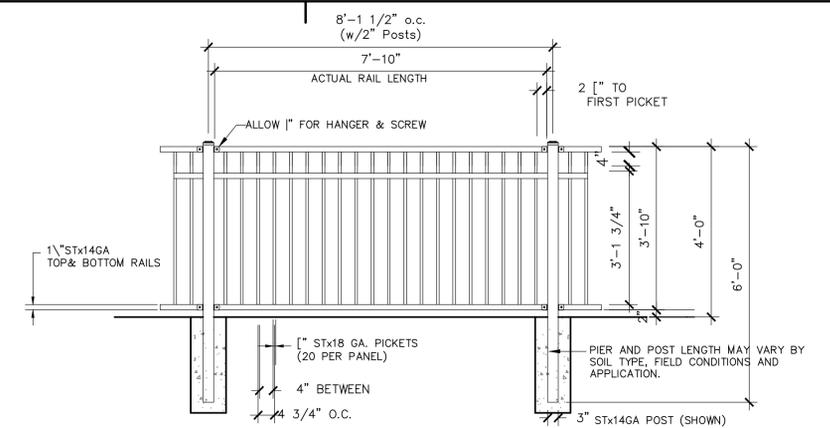
**BIKE RACK**  
SCALE: --  
11  
L3



**DECORATIVE PLANTER STYLE**  
SCALE: --  
10  
L3

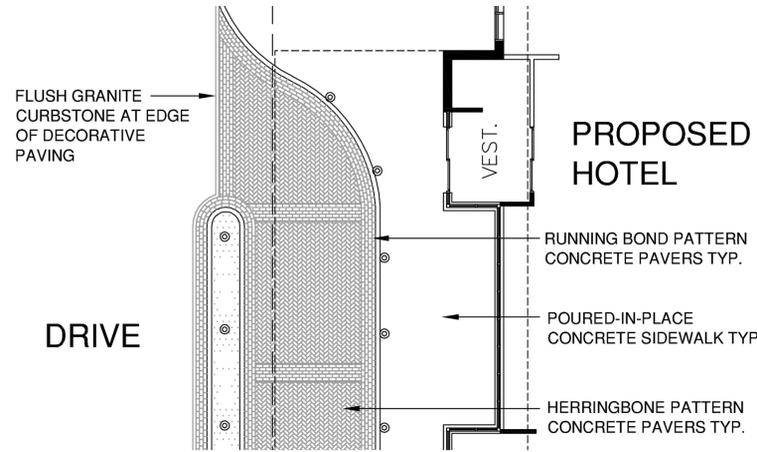


**PARKING STRUCTURE GREEN SCREEN**  
SCALE: --  
7  
L3

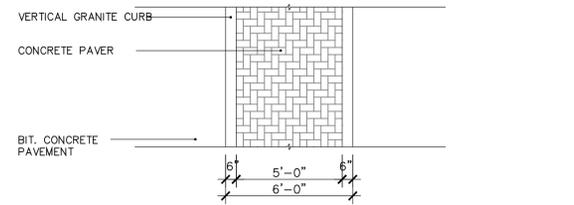


PART NUMBER 4443-8  
POWDER COAT: SEMI-GLOSS BLACK (STD.)

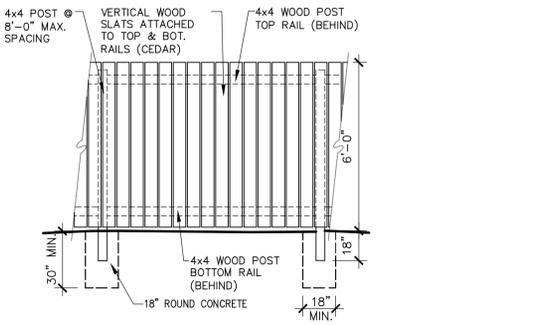
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L3



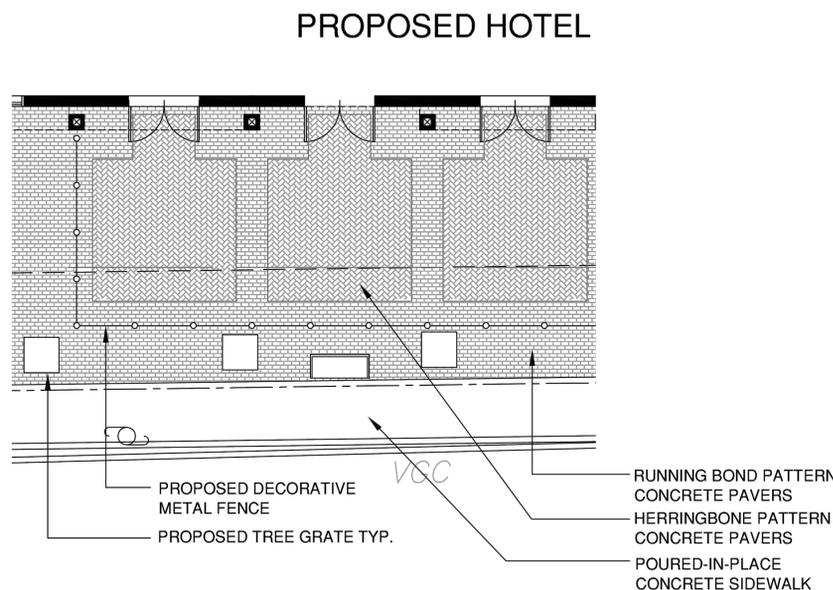
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L3



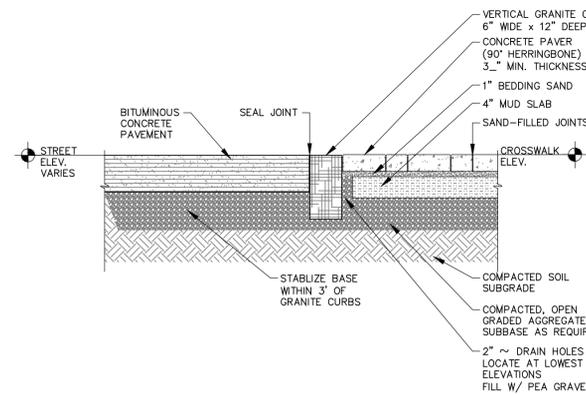
**CROSSWALK PLAN**  
SCALE: 1/4"=1'-0"  
6  
L3



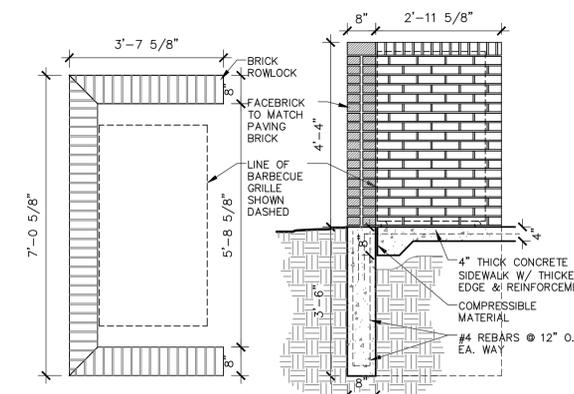
**SOLID WOOD SCREEN**  
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2  
L3



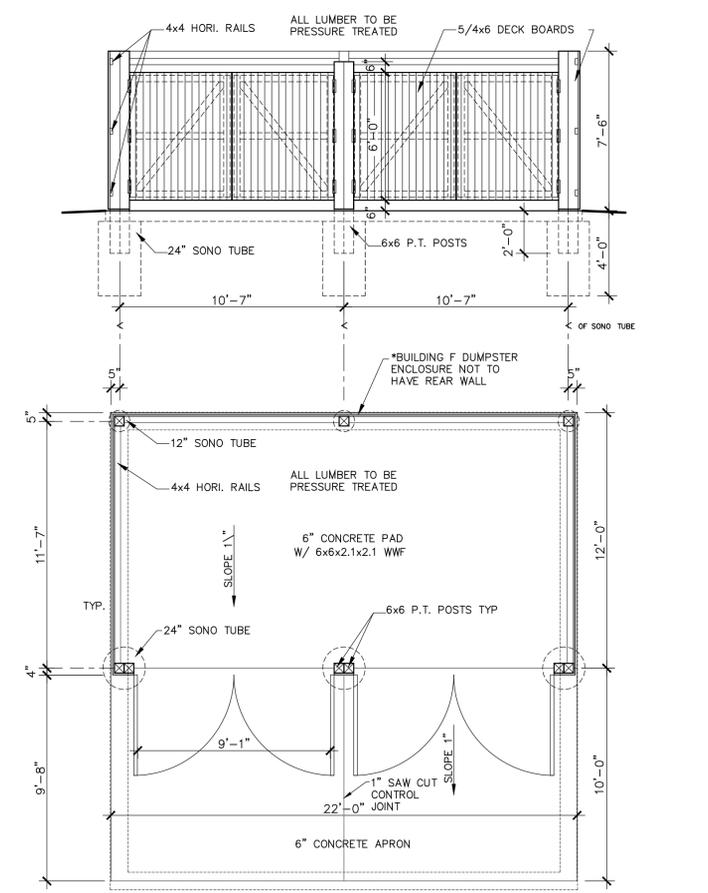
**PAVING PATTERN DETAIL AT MAIN STREET**  
SCALE: NTS  
8  
L3



**CROSSWALK SECTION**  
SCALE: 3/4"=1'-0"  
5  
L3



**GRILLING STATION**  
SCALE: 1/2"=1'-0"  
4  
L3



**TRASH ENCLOSURE**  
SCALE: 1/4"=1'-0"  
1  
L3

Mark	Date
<b>Revisions</b>	
Date	01 MAR 2015
Scale	AS NOTED
Job No.	2404
Sheet No.	



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[www.lagrassearchitects.com](http://www.lagrassearchitects.com)

Falmouth Hospitality, LLC  
 SpringHill Suites by Marriott

No.	Description	Date

Street Perspective 1		
Project number	2404	<b>A1</b>
Date	1 MARCH 2015	
Drawn by	DJM	
Checked by	JH	
Scale		12" = 1'-0"



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Falmouth Hospitality, LLC  
 SpringHill Suites by Marriott

No.	Description	Date

Street Perspective 2		
Project number	2404	<b>A2</b>
Date	1 MARCH 2015	
Drawn by	DJM	
Checked by	JH	
		Scale 12" = 1'-0"



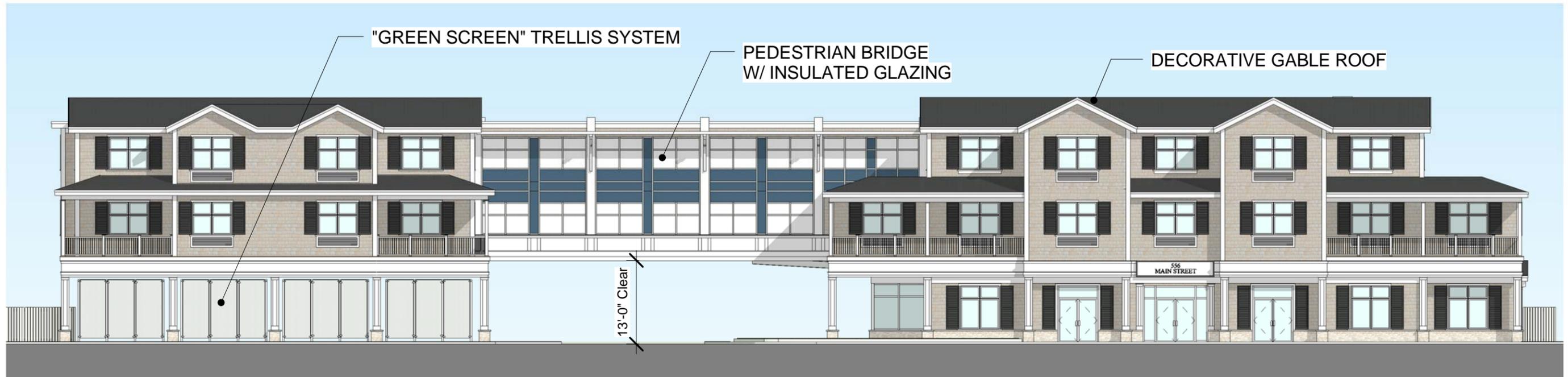
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Falmouth Hospitality, LLC  
 SpringHill Suites by Marriott

No.	Description	Date

Bridge Perspective		A3
Project number	2404	
Date	1 MARCH 2015	
Drawn by	DJM	
Checked by	JH	
Scale		12" = 1'-0"



① South (Main Street) Elevation  
1/16" = 1'-0"



② East (Right Side) Elevation  
1/16" = 1'-0"

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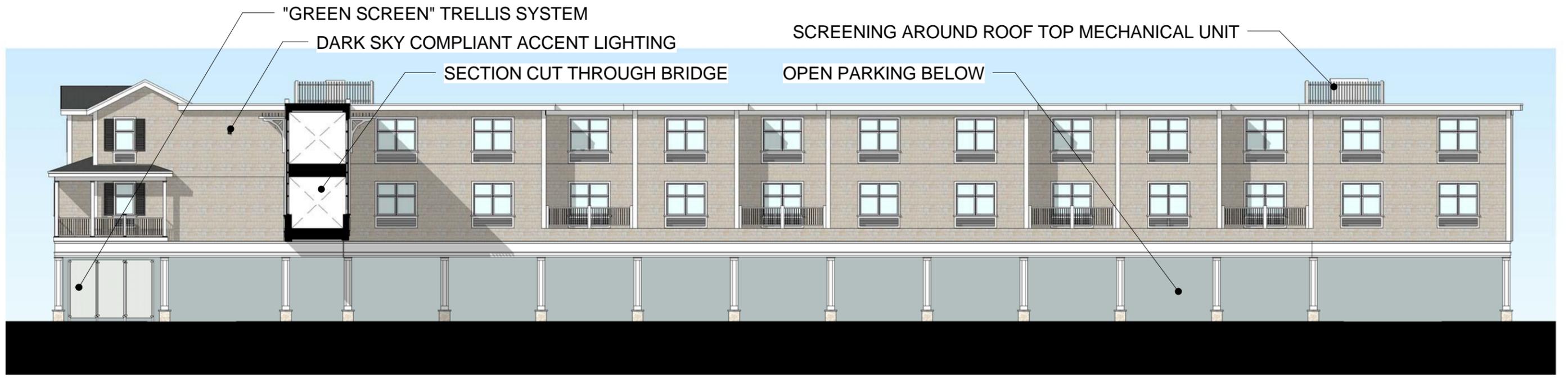
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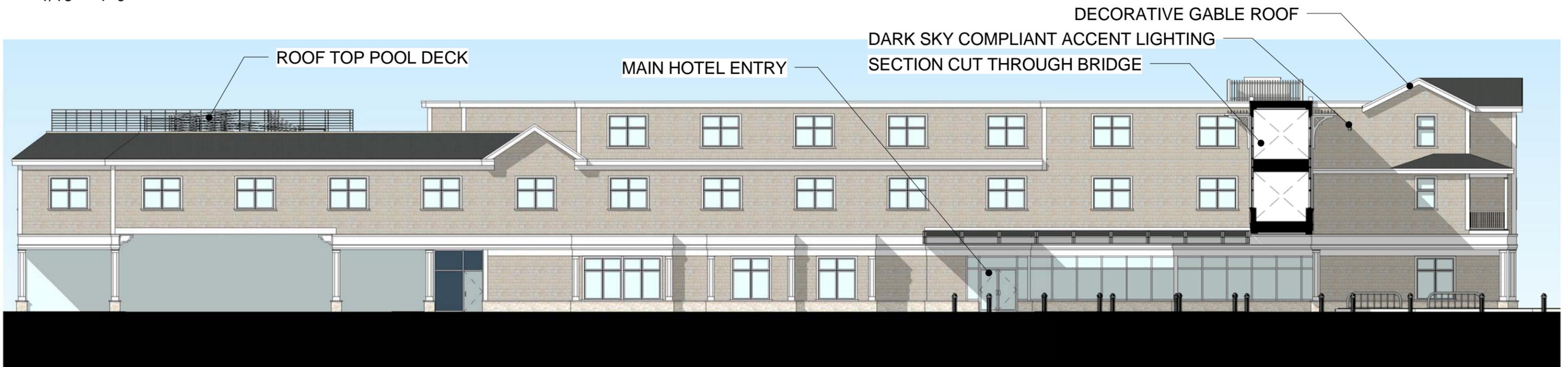
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No.	Description	Date

South and East Elevation		A4
Project number	2404	
Date	1 MARCH 2015	
Drawn by	DJM	
Checked by	JH	Scale 1/16" = 1'-0"



① Section Cut Through Bridge Looking West  
1/16" = 1'-0"



② Section Cut Through Bridge Looking East  
1/16" = 1'-0"

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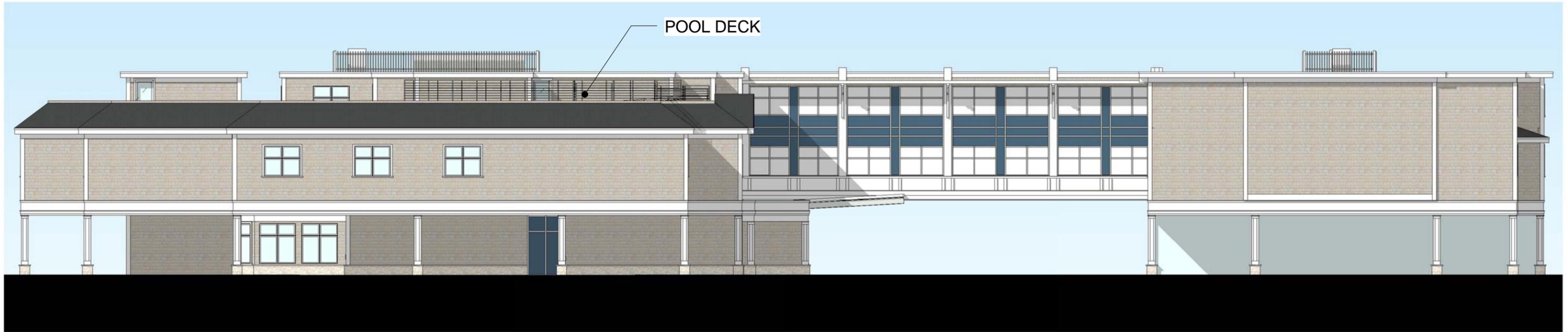
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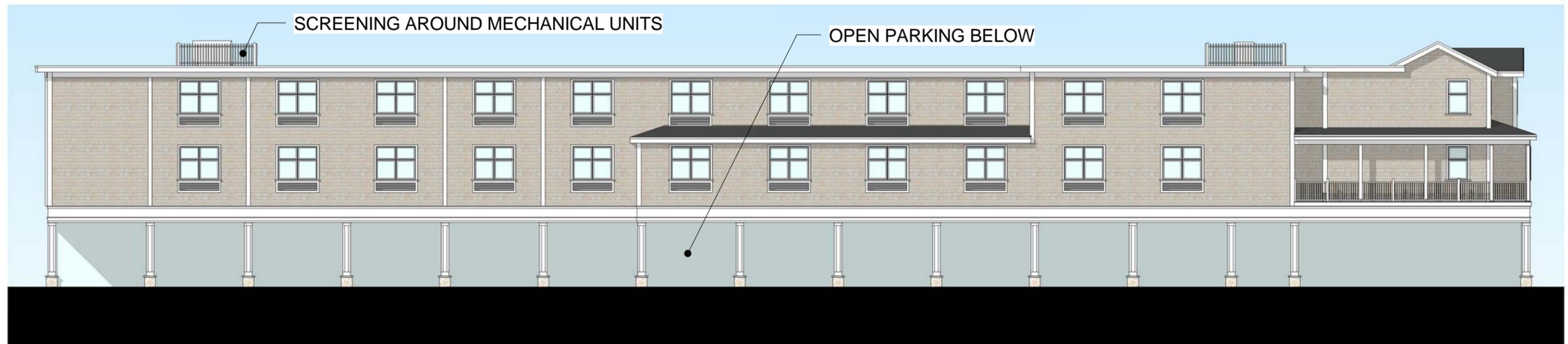
Falmouth Hospitality, LLC  
SpringHill Suites by Marriott

No.	Description	Date

Section Cuts Through Bridge		A5
Project number	2404	
Date	1 MARCH 2015	
Drawn by	DJM	
Checked by	JH	
Scale 1/16" = 1'-0"		



① North (Rear) Elevation  
1/16" = 1'-0"



② West (Left Side) Elevation  
1/16" = 1'-0"

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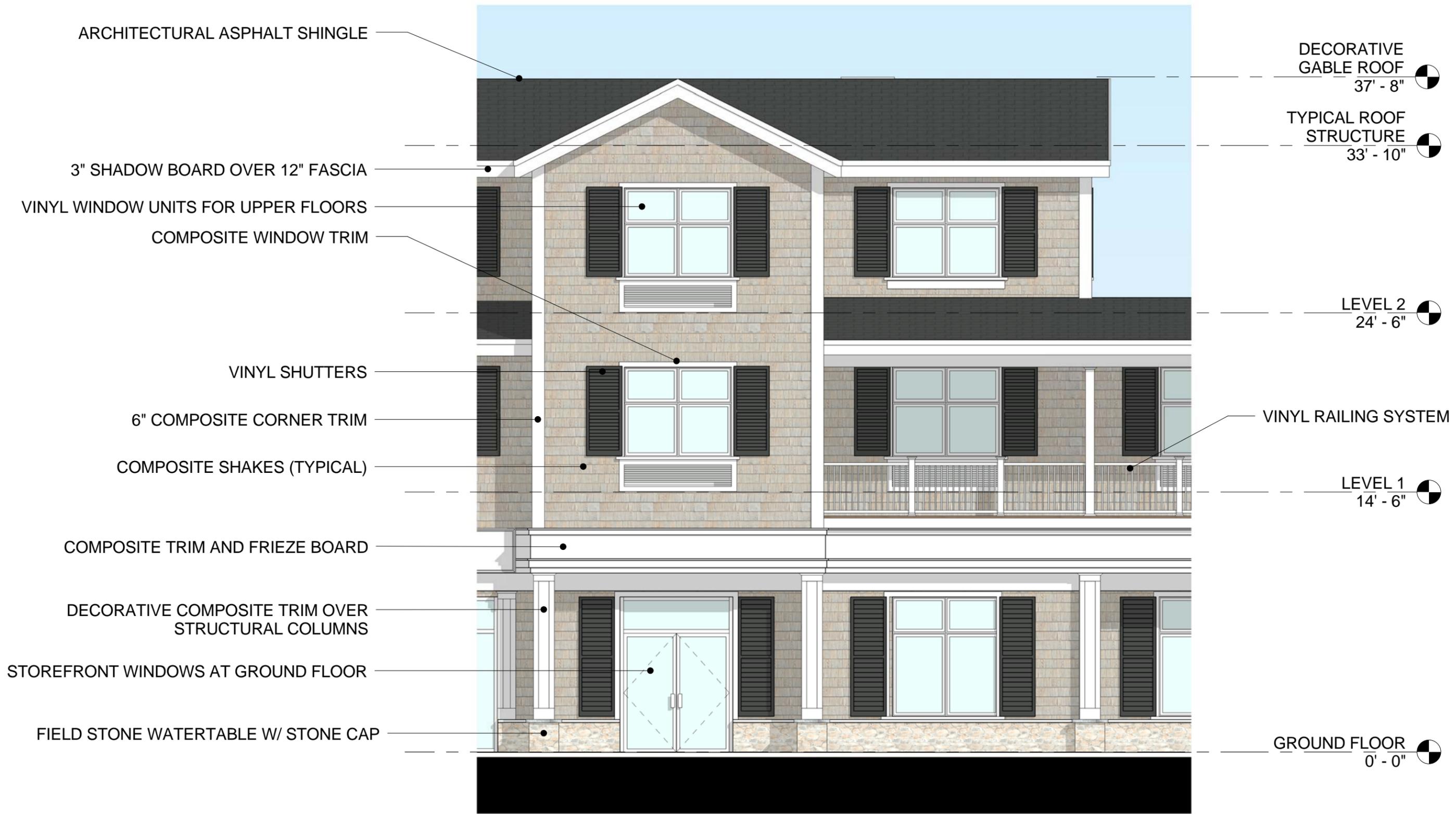
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SpringHill Suites by Marriott

No.	Description	Date

North and West Elevation	
Project number	2404
Date	1 MARCH 2015
Drawn by	DJM
Checked by	JH
<b>A6</b>	
Scale 1/16" = 1'-0"	



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Falmouth Hospitality, LLC  
SpringHill Suites by Marriott

No.	Description	Date

Detailed Elevation		A7
Project number	2404	
Date	1 MARCH 2015	
Drawn by	DJM	
Checked by	JH	
Scale 3/16" = 1'-0"		





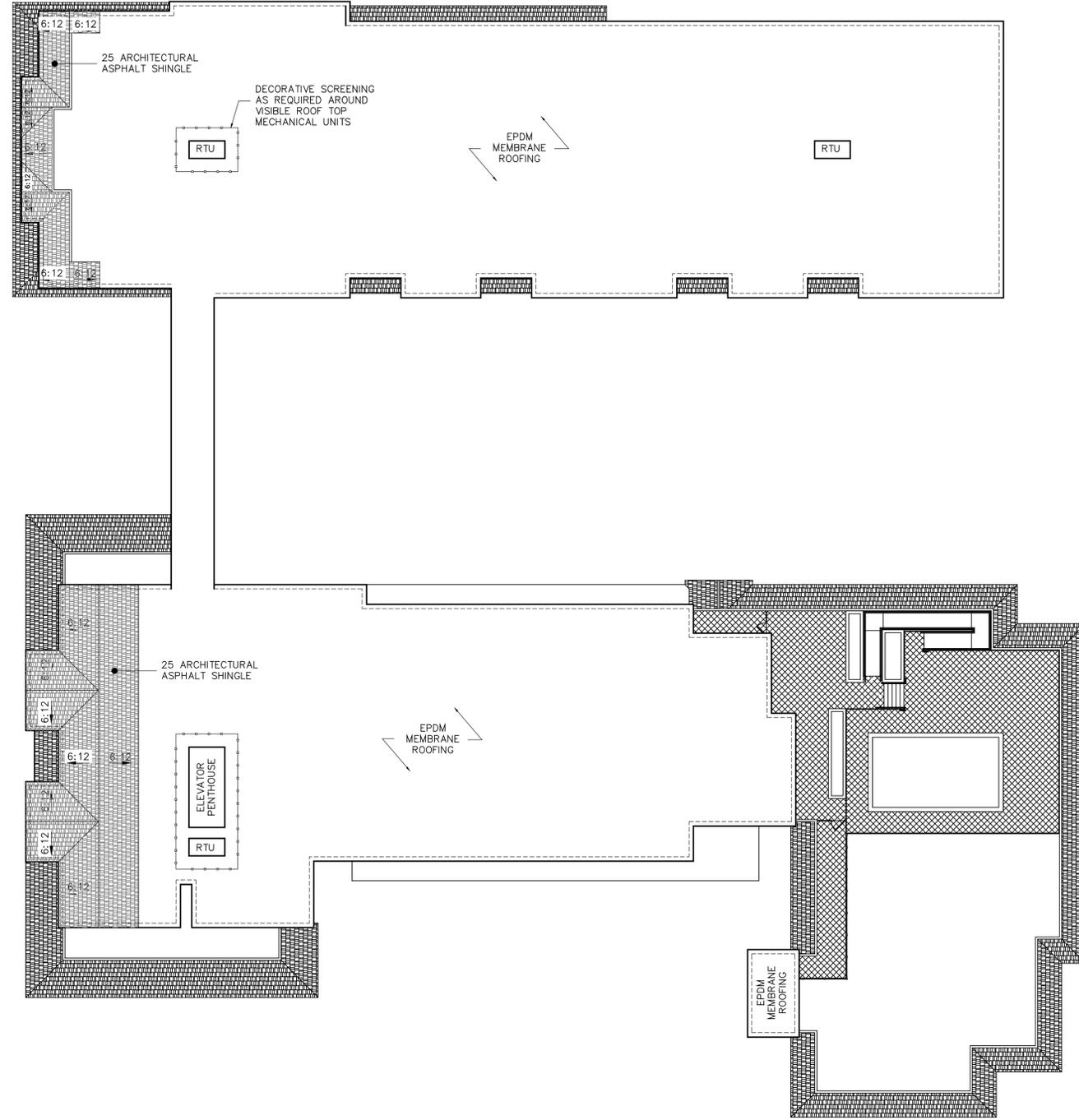


**SpringHill Suites**  
 by  
**Marriott**  
 556 Main Street  
 Falmouth, MA

Prepared for: Falmouth Hospitality, LLC  
 Location: 2 Lan Drive Westford, MA 01886  
 Title: **2ND FLOOR PLAN**

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Mark	Date
<b>Revisions</b>	
Date	02 MAR 2015
Scale	1"=20'
Job No.	2404
Sheet No.	



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Mark	Date
<b>Revisions</b>	
Date	02 MAR 2015
Scale	1"=20'
Job No.	2404
Sheet No.	

Design #

0382431A

Sheet **1** of **8**

Client

**SPRINGHILL  
SUITES**

Address

556 Main Street  
Falmouth, MA

Account Rep. DS/AN

Designer KMc

Date 3-10-15

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date


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210-349-3804 Fax 210-349-8724

1335 Park Center Drive, Unit C  
Vista, CA 92081  
760-967-7003 Fax 760-967-7033

2584 Sand Hill Point Circle  
Davenport, FL 33837  
863-420-1100 Fax 863-424-1160

965 Baxter Avenue, Suite 200  
Louisville, KY 40204  
502-479-3075 Fax 502-412-0013

37 Waterfront Park Court  
Dawsonville, GA 30534  
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**FINAL ELECTRICAL  
CONNECTION BY  
CUSTOMER**

THIS SIGN IS INTENDED TO BE MANUFACTURED  
IN ACCORDANCE WITH ARTICLE 600 OF THE  
NATIONAL ELECTRICAL CODE AND/OR OTHER  
APPLICABLE LOCAL CODES. THIS INCLUDES  
PROPER GROUNDING & BONDING OF THE SIGN.  
SIGN WILL BEAR UL LABEL(S).

EQ 8'-6" EQ  
survey required for exact  
available sign area

**A**



**SOUTH ELEVATION - MAIN STREET**

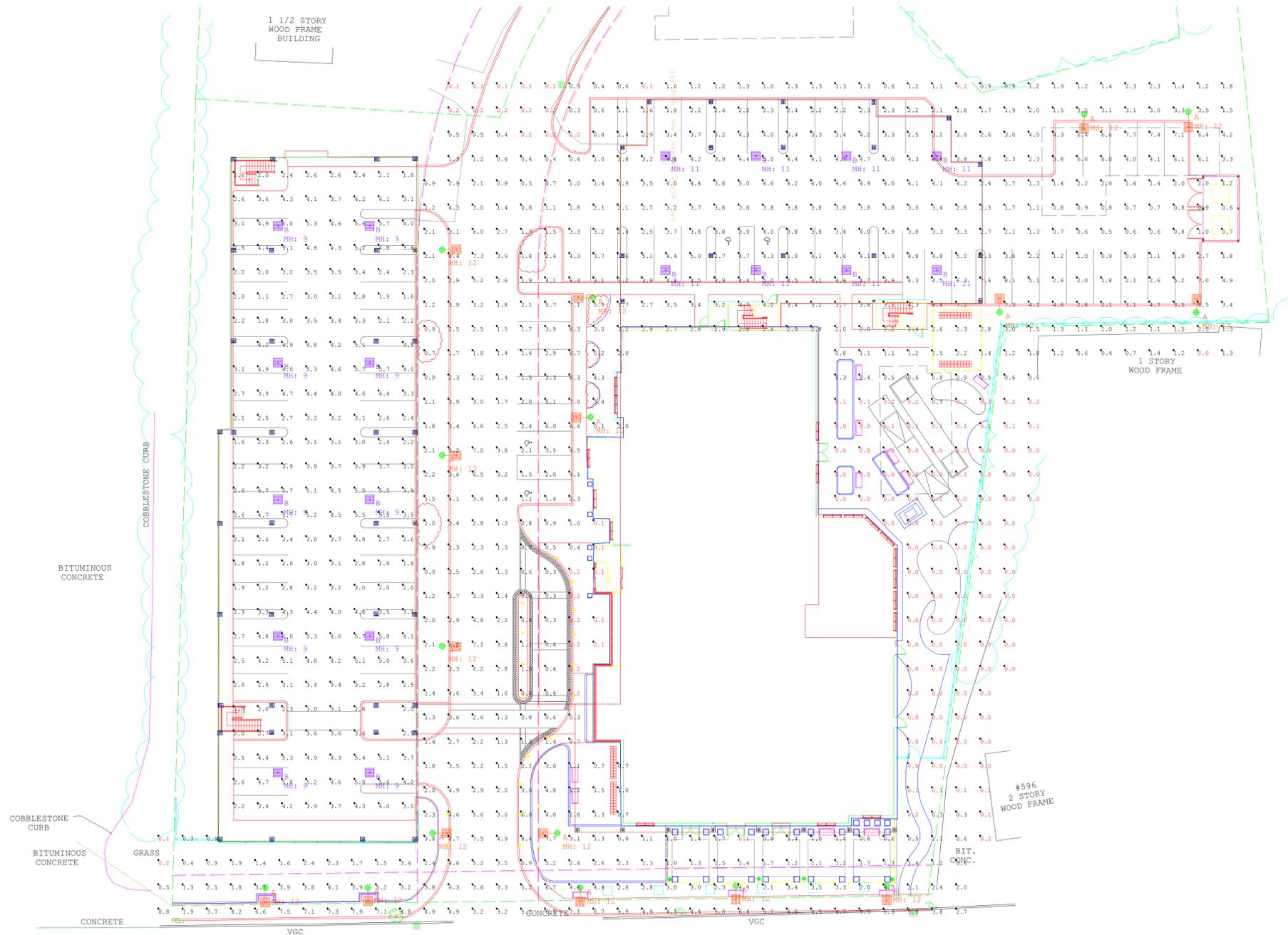
SCALE: 1/8" = 1'-0"











Scale: 1 inch = 20 Ft.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Lum. Watts	Total Watts
	16	A	SINGLE	N.A.	0.900	Sternberg 1521RLED-CFG-6ARC45T3	95.3	1524.8
	18	B	SINGLE	N.A.	0.900	Juno Acculite PGI-A04-4K-UN-SSL	54	972

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Parking Garage Floor	ILLUMINANCE	Fc	3.56	6.0	1.1	3.24	5.45	
Site	ILLUMINANCE	Fc	2.36	8.4	0.0	N.A.	N.A.	
Canopy Area	ILLUMINANCE	Fc	3.80	7.6	1.9	2.00	4.00	

These drawings are for conceptual use only and are not intended for construction. Values represented are an approximation generated from manufacturers photometric inhouse or independent lab tests with data supplied by lamp manufacturers.

#	Date	Comments
Revisions		

Drawn By: Kathy Frey  
Checked By:  
Date: 3/11/2015  
Scale: 1" = 20'

**Falmouth Springhill**  
Site and Garage Lighting

# PERMIT SET

## Springhill Suites

556 Main Street  
Falmouth, Massachusetts 02540

Prepared for

## Falmouth Hospitality, LLC

SITE ADDRESS

#556  
MAIN STREET  
  
Falmouth,  
Massachusetts  
02540

PREPARED FOR

FALMOUTH  
HOSPITALITY,  
LLC  
  
2 Lan Drive  
Westford, Massachusetts 01886

**HANCOCK**  
ASSOCIATES

Civil Engineers

Land Surveyors

Environmental  
Consultants

315 Elm Street, Marlborough, MA 01752  
Voice (508) 460-1111, Fax (508) 460-1121  
www.hancockassociates.com

### GENERAL NOTES

1. 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.
2. CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
3. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL SITE CONSTRUCTION SHALL COMPLY WITH THE FALMOUTH DEPARTMENT OF PUBLIC WORK STANDARDS.
5. 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.
6. 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.
7. 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.
8. 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.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL SUBSURFACE STRUCTURES. THIS INFORMATION SHALL BE REPORTED TO THE ENGINEER.
10. TRASH AND RECYCLING COLLECTION AREAS ARE LOCATED WITHIN THE BUILDINGS.
11. STANDARD PARKING SPACES ARE 9' X 18', TYPICAL SITE DRIVEWAYS ARE 24' WIDE. HANDICAP PARKING SPACES SHALL MEET ADA REQUIREMENTS.

### REGULATORY NOTES

1. CONTRACTOR SHALL CONTACT "DIG-SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. CONTRACTOR SHALL MAKE HIMSELF 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.
3. 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.
4. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).



**VICINITY MAP**  
SCALE: 1"=2,000'

### PROJECT TEAM

OWNER & APPLICANT:  
FALMOUTH HOSPITALITY, LLC  
2 LAN DRIVE  
WESTFORD, MASSACHUSETTS 01886

CIVIL ENGINEERS:  
HANCOCK ASSOCIATES  
185 CENTRE STREET  
ANDOVER, MASSACHUSETTS 01923

ARCHITECT:  
JD LAGRASSE AND ASSOCIATES, INC.  
ONE ELM SQUARE  
ANDOVER, MASSACHUSETTS 01810

### SHEET INDEX

- C1..... TITLE SHEET  
EC..... EXISTING CONDITIONS PLAN  
C2..... SITE PREPARATION AND EROSION CONTROL PLAN  
C3..... LAYOUT AND MATERIALS PLAN  
C4..... GRADING AND UTILITIES PLAN  
C5,C6..... SITE DETAILS  
L1.0..... LANDSCAPE PLAN

### LEGEND

EXISTING		PROPOSED
— 2.34 —	SURFACE CONTOUR	— 18 —
— x — x — x —	EDGE OF PAVEMENT	
— x — x — x —	FENCE	
— wavy —	EDGE OF WOODED AREA	
— S —	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	— S — S —
— 12" RCP —	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN	— 12" —
— W — 6" CI —	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	TSV
— G — 10" DI —	GAS MAIN WITH SIZE & GATE VALVE	W
— OHW —	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	WG
× 232.6	SPOT ELEVATION	16.60 X
⊙ 26.8	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES	
⊙ 12" M	MANHOLE (UNKNOWN UTILITY)	
⊙	BENCHMARK	
⊙	DHCB DRILL HOLE IN CONCRETE BOUND	
⊙	1. PIPE IRON PIPE	
⊙	1. ROD IRON ROD	

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
2	KAC	JP	3/9/15	MISCELLANEOUS REVISIONS
1	KAC	JP	11/6/14	MISCELLANEOUS REVISIONS

DATE: 12/02/13 DRAWN BY: KAC  
SCALE: AS NOTED CHECK BY: JP

### TITLE SHEET

PLOT DATE: Mar 12, 2015 8:35 am  
PATH: F:\GMA 30 Proj\2014\17791\DWG\

DWG: 17791title.dwg

LAYOUT: TS

SHEET: 1 OF 6

PROJECT NO.:

**C1**

17791

**REFERENCES:**

DEED BOOK 4774, PAGE 078 & CONF.  
DEED IN DEED BOOK 4806, PAGE 89; AND  
CLAUSES 6 & 11 OF TRUST IN DEED  
BOOK 4737, PAGE 136.  
PLAN BOOK 179, PAGE 59

EASEMENTS:  
DEED BOOK 730, PAGE 437, BUILDING  
LINE EASEMENT TO TOWN OF FALMOUTH;

DEED BOOK 1115, PAGE 111, (ETC.)  
PRIVATE ROAD RIGHTS IN LANTERN LA.  
DEED BOOK 1157, PAGE 257, C & V  
ELECT. COM. & NET&T

DEED BOOK 1205, PAGE 563, TOWN OF  
FALMOUTH FOR WATER

OTHER PLANS:  
PLAN BOOK 72, PAGE 77  
PLAN BOOK 81, PAGE 19  
PLAN BOOK 87, PAGE 105  
PLAN BOOK 129, PAGE 59  
PLAN BOOK 157, PAGE 133  
PLAN BOOK 253, PAGE 29  
PLAN BOOK 322, PAGE 92  
PLAN BOOK 356, PAGE 40  
PLAN BOOK 362, PAGE 45  
LAND COURT PLAN 10790-D  
LAND COURT PLAN 13871-A  
LAND COURT PLAN 36330-B  
OCTOBER 1923 LAYOUT OF A PORTION OF  
EAST MAIN ST.

**RECORD OWNER:**

JOHN J. FAY III &  
ROBERT A. FAY

**ASSESSORS:**

PARCEL ID: 47B-02-005-001  
PARCEL ID: 47B-03-017-002  
PARCEL ID: 47B-03-016-000  
PARCEL ID: 47B-03-017A-004  
PARCEL ID: 47B-02-004-003

**ZONING:**

RESIDENCE "BR" & "RC"

**NOTES:**

- PROJECT SOURCE BENCHMARK IS THE RIM AND INVERT ELEVATION OF A DRAIN MANHOLE AT THE INTERSECTION OF LANTERN LANE AND MAIN STREET. SAID RIM ELEVATION IS REPORTED TO BE 15.60 AND SAID INVERT IS REPORTED TO BE 9.06. SHOWN ON A PLAN ENTITLED "TOWN OF FALMOUTH WASTEWATER IMPROVEMENTS, MAIN STREET STATION 30+33 TO 39+40," DATED JANUARY 1983.
- FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN ENGINEERING OFFICES, TOWN D.P.W., MASS HIGHWAY DEPT. AND UTILITY COMPANIES, OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER AND THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- THE LOCATION OF UNDERGROUND STORAGE TANKS, IF ANY, ARE UNKNOWN.
- THIS TOPOGRAPHIC SURVEY WAS PREPARED TO MEET NATIONAL MAP ACCURACY STANDARDS AT A SCALE OF 1"=20' HORIZONTALLY AND A 1 FOOT CONTOUR INTERVAL VERTICALLY. ANY REPRODUCTIONS OR RE-SCALING MAY EFFECT THE MAP ACCURACY.
- THE PROPERTY IS LOCATED IN FLOOD ZONE X (OTHER FLOOD AREAS) AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NUMBER 255211 0736 J, DATED MAY 13, 2013.
- APPROXIMATE LOCATION OF ZONING LINE COMPILED FROM TOWN OF FALMOUTH GIS ON-LINE MAPPING ON NOVEMBER 18, 2013.
- LANTERN LANE (F.K.A. FAY LANE & FAYLANE ROAD) IS A PRIVATE WAY.
- EASEMENTS:  
BUILDING LINE EASEMENT TO TOWN OF FALMOUTH IN DD. BK. 730, PG. 437;  
PRIVATE ROAD RIGHTS IN LANTERN LA. IN DD. BK. 1115, PG. 111 ETC.;  
TO C & V ELECT. COM. & NET&T IN DD. BK. 1157, PG. 257;  
TO TOWN OF FALMOUTH FOR WATER DD. BK. 1205, PG. 563;
- PLANS USED IN PREPARING THIS PLAN INCLUDED: 72/77, 81/19, 87/105, 129/59, 157/133, 179/59, 253/29, 322/92, 356/40, 362/45, LC 10790-D, LC 13871-A, LC 36330-B; OCTOBER 1923 LAYOUT OF A PORTION OF EAST MAIN ST.
- AREA LISTED FOR 556 MAIN STREET INCLUDES LOTS 1, 2 & 4 FROM PLAN BOOK 179, PAGE 59; "O" MAIN STREET PARCEL BETWEEN SAID LOT 2 AND ABUTTER DUGAN; AND AREA OF PRIVATE ROAD IN FRONT OF LOCUS AND TO THE CENTER OF THE PRIVATE WAY IN FRONT PART OF LOT 4 AS DEPICTED. THE 88,222± S.F. TOTAL INCLUDES 55,063± S.F. EAST OF LANTERN LANE; 20,462± S.F. WEST OF LANTERN LANE; AND 12,697± S.F. IN THE PORTION OF LANTERN LANE AS DEPICTED.
- PLAN BOOK 179 PAGE 59 CONTAINED A 0.51' MISCLOSURE AROUND LOT 5. FRONTAGE FROM PLAN AND DEED WAS HELD AND THE NORTHERLY LOT LINE WAS ADJUSTED ACCORDINGLY.
- THE PURPOSE OF THE 6-25-14 REVISION IS TO DEPICT LOT COVERAGE FEATURES ADDED FOR #3 LANTERN LANE. NO TOPOGRAPHY OR UTILITY INFORMATION WAS COLLECTED PERTAINING TO THIS LOT.

SITE ADDRESS

#556  
MAIN STREET  
Falmouth,  
Massachusetts  
02540

PREPARED FOR:

FALMOUTH  
HOSPITALITY,  
LLC  
2 Lan Drive  
Westford, Massachusetts 01886

HANCOCK  
ASSOCIATES

Civil Engineers

Land Surveyors

Environmental  
Consultants

315 Elm Street, Marlborough, MA 01752  
Voice (508) 460-1111, Fax (508) 460-1121  
www.hancockassociates.com



NO.	BY	APP.	DATE	ISSUE/REVISION DESCRIPTION
4	CMC	JDB	6-25-14	ADD LOT 3 INFORMATION
3	CMC	JDB	5-20-14	ADD'L INFO. AT NYE RD. INT.
2	AKG	JDB	3-14-14	ASSESSORS LIST REVISED
1	JDB	JDB	12-12-13	TYPO- CMP/RCP FIXED

DATE: 12/02/13 DRAWN BY: CMC  
SCALE: 1" = 20' CHECK BY: JDB

EXISTING  
CONDITIONS  
PLAN

PLOT DATE: Jun 25, 2014 10:33 am  
PARC: L:\17791.dwg

DWG: 17791-SV-02.dwg

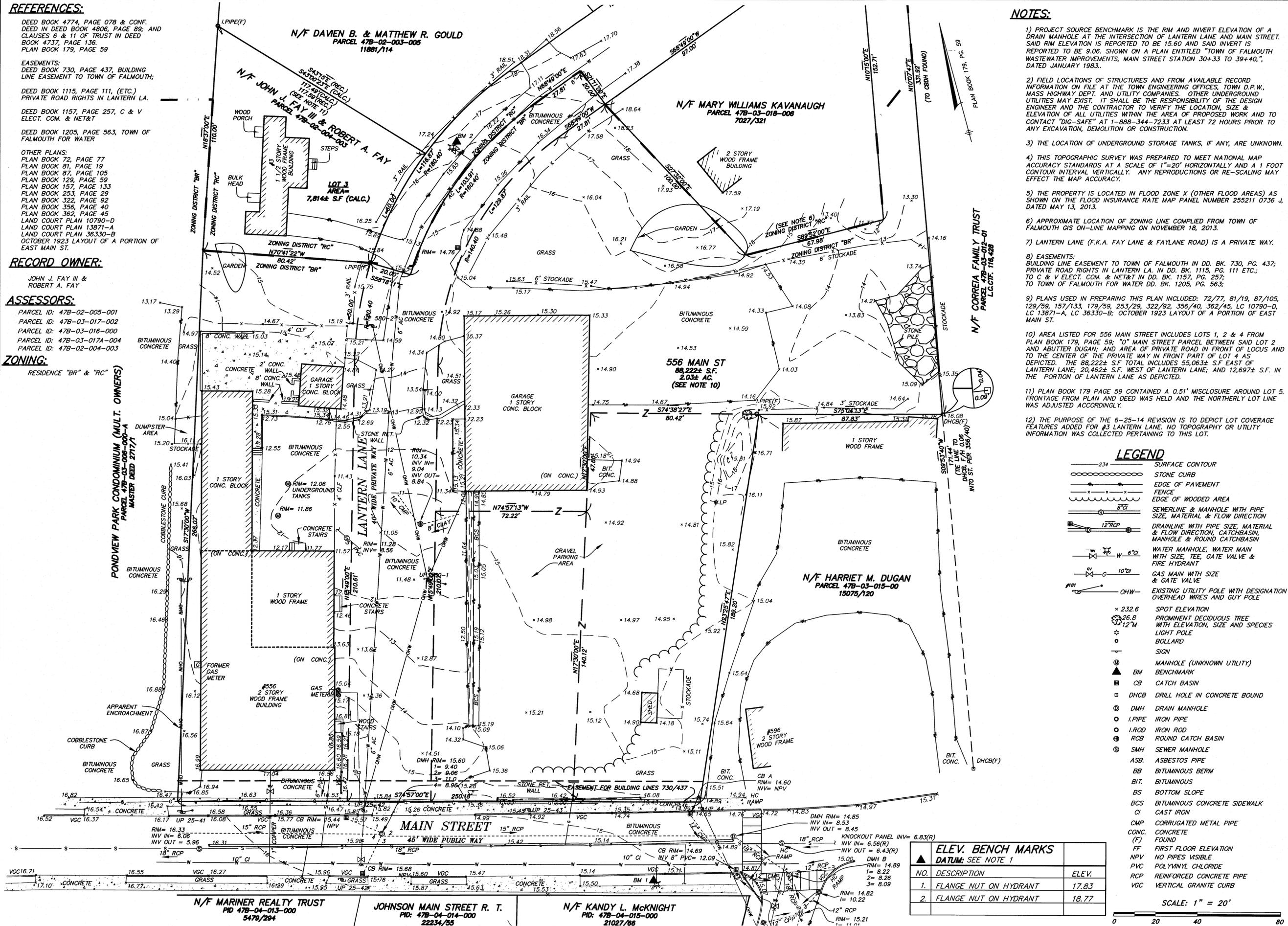
LAYOUT: EC

SHEET: 1 OF 1

PROJECT NO.:

EC

17791



**LEGEND**

- 234 SURFACE CONTOUR
- STONE CURB
- EDGE OF PAVEMENT
- FENCE
- EDGE OF WOODED AREA
- SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION
- WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT
- GAS MAIN WITH SIZE & GATE VALVE
- EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE
- SPOT ELEVATION
- PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- LIGHT POLE
- BOLLARD
- SIGN
- MANHOLE (UNKNOWN UTILITY)
- BM BENCHMARK
- CB CATCH BASIN
- DHCB DRILL HOLE IN CONCRETE BOUND
- DMH DRAIN MANHOLE
- I.PIPE IRON PIPE
- I.ROD IRON ROD
- RCB ROUND CATCH BASIN
- SMH SEWER MANHOLE
- ASB. ASBESTOS PIPE
- BB BITUMINOUS BERM
- BIT. BITUMINOUS
- BS BOTTOM SLOPE
- BCS BITUMINOUS CONCRETE SIDEWALK
- CI CAST IRON
- CMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- (F) FOUND
- FF FIRST FLOOR ELEVATION
- NPV NO PIPES VISIBLE
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- VGC VERTICAL GRANITE CURB

ELEV. BENCH MARKS		
DATUM: SEE NOTE 1		
NO.	DESCRIPTION	ELEV.
1.	FLANGE NUT ON HYDRANT	17.83
2.	FLANGE NUT ON HYDRANT	18.77

SCALE: 1" = 20'

N/F MARINER REALTY TRUST PID 47B-04-013-000 5479/294  
JOHNSON MAIN STREET R. T. PID: 47B-04-014-000 22234/55  
N/F KANDY L. MCKNIGHT PID: 47B-04-015-000 21027/66



**DIMENSIONAL REQUIREMENTS (EXISTING)**

(PER SECTION 240-240. BUSINESS REDEVELOPMENT DISTRICT OF THE TOWN OF FALMOUTH ZONING BYLAW)

	REQUIRED	PROVIDED
LOT AREA	20,000 SQ. FT.	96,036 SQ. FT.
FRONTAGE	100 FT.	250.18 FT.
LOT WIDTH	125 FT.	128.63 FT.
MAX. LOT COVERAGE BY STRUCTURES, PAVING AND PARKING	60 %	48 %
MAX. LOT COVERAGE BY STRUCTURES	20 %	16.0 %
MAXIMUM BUILDING HEIGHT	35 FT.	2.5 STORIES
FRONT YARD	20 FT.	20.25 FT.
SIDE YARD	10 FT.	12.5 FT.
REAR YARD	10 FT.	N/A FT.

**DIMENSIONAL REQUIREMENTS (PROPOSED)**

(PER SECTION 240-240. BUSINESS REDEVELOPMENT DISTRICT OF THE TOWN OF FALMOUTH ZONING BYLAW)

	REQUIRED	PROVIDED
LOT AREA	20,000 SQ. FT.	96,036 SQ. FT.
LOT WIDTH	125 FT.	128.63 FT.
MAX. LOT COVERAGE BY STRUCTURES, PAVING AND PARKING	60 %	59.1 %
MAX. LOT COVERAGE BY STRUCTURES	20 %	17 %
MAXIMUM BUILDING HEIGHT	35 FT.	2.5 STORIES*
FRONT YARD	20 FT.	21 FT.
SIDE YARD	10 FT.	12 FT.
REAR YARD	10 FT.	N/A FT.
FRONTAGE	100 FT.	250.18 FT.
PARKING	121 SPACES (110 HOTEL GUEST UNITS)	84 SPACES ON-SITE 37 SPACES OFF-SITE

\*AREA OF UPPER LEVEL OF EAST BUILDING IS 1/2 OF THE AREA OF THE MIDDLE LEVEL OF THE EAST BUILDING.

**ZONING**

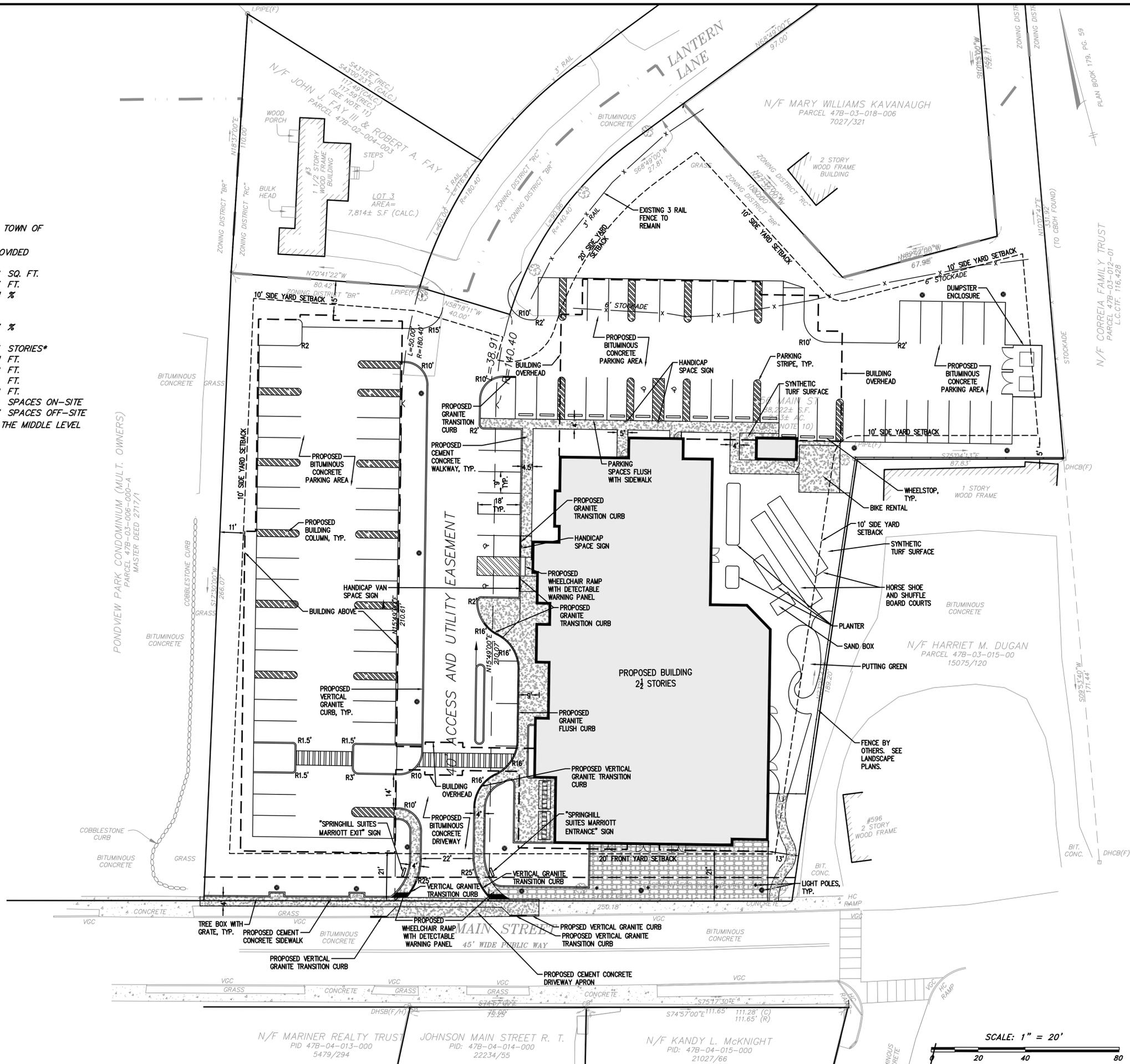
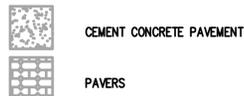
BUSINESS REDEVELOPMENT DISTRICT

**ASSESSORS**

PARCEL ID: 47B-02-005-001  
PARCEL ID: 47B-02-005-001

**LAYOUT AND MATERIALS NOTE**

1. PROPOSED PARKING STRIPES IN GRASS PAVE PARKING AREA TO BE APPLIED USING WORLD CLASS PREMIUM (ACRYLIC) FIELD PAINT BY BEACON ALTHETICS OR APPROVED EQUAL. PARKING LINES SHALL BE CAREFULLY LAID OUT AND MARKED USING A LINE MARKING MACHINE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUFFICIENT PAINT SHOULD BE APPLIED AND REAPPLIED AS REQUIRED TO ASSURE COMPLETE OPACITY AND UNIFORMITY OF COLOR.



SITE ADDRESS:

#556  
MAIN STREET  
Falmouth,  
Massachusetts  
02540

PREPARED FOR:  
**FALMOUTH HOSPITALITY, LLC**  
2 Lan Drive  
Westford, Massachusetts 01886

**HANCOCK ASSOCIATES**

Civil Engineers  
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2	KAC	JP	3/9/15	MISCELLANEOUS REVISIONS
1	KAC	JP	11/6/14	MISCELLANEOUS REVISIONS

DATE: 12/02/13  
SCALE: 1" = 20'

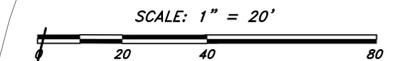
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CHECK BY: JP

**LAYOUT AND MATERIALS PLAN**

PLOT DATE: Mar 12, 2015 8:21 am  
PATH: P:\GMA 20 Projects\17791\DWG\

DWG: 17791LM.dwg  
LAYOUT: LM  
SHEET: 3 OF 6  
PROJECT NO.: 17791

**C3**

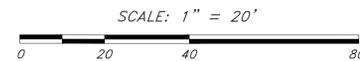
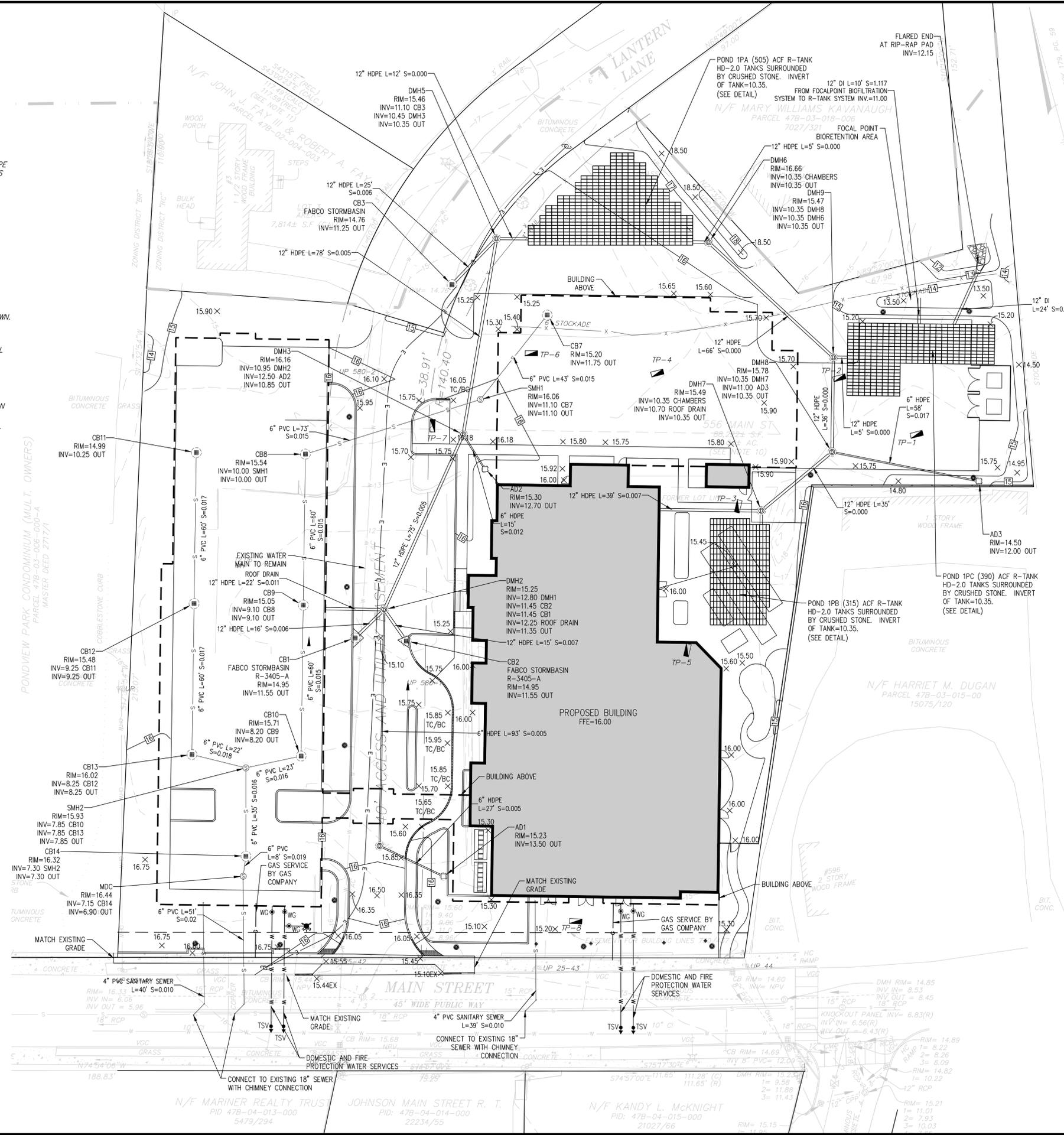


**GRADING AND UTILITY PLAN NOTES**

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
- THE CONTRACTOR SHALL ENCASE AND/OR SLEEVE SEWER AND WATER MAINS WHERE THE CROWN OF THE SEWER PIPE IS LESS THAN 18 INCHES BELOW THE INVERT OF THE WATER PIPE AND WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET, AS REQUIRED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
- 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.
- ALL PROPOSED TOP OF VERTICAL CURB ELEVATIONS ARE 6" ABOVE THE BOTTOM OF CURB UNLESS OTHERWISE SHOWN.
- WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW PAVING.
- AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL PROPOSED TOP OF CURB ELEVATIONS BEFORE PROCEEDING WITH ANY CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCY WHICH MAY IMPACT DESIGN.
- ALL DISTURBED AREAS NOT COVERED WITH PAVEMENT, STRUCTURES, INDIVIDUAL PLANTINGS, OR MULCH SHALL HAVE LOAM AND SOD, OR LOAM AND SEED AS SHOWN ON THE LANDSCAPE PLANS OR AS DIRECTED BY THE ENGINEER.
- ALL UNDERGROUND STRUCTURES AND UTILITIES SHALL BE CAPABLE OF WITHSTANDING H2O WHEEL LOADS.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY AT NO ADDITIONAL COST BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
- SILT FENCE AND/OR HAYBALES SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
- CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
- ALL POINTS OF CONSTRUCTION EGRESSOR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC ROADS.

**SOIL TEST DATA:**

- TP-1**  
 0-61" FILL LAYER  
 61-80" Bw LAYER, FINE SANDY LOAM  
 80-94" C1 LAYER, LOAMY SAND  
 94-135" C2 LAYER, LOAMY SAND  
 GROUND EL.=3.7  
 ADJUSTED E.S.H.W.T. EL.=7.4
- TP-2**  
 0-5" BITUMINOUS CONCRETE  
 5-36" FILL LAYER  
 36-76" C1 LAYER, GRAVELLY COARSE SAND  
 76-126" C2 LAYER, MEDIUM SAND  
 GROUND EL.=3.8  
 ADJUSTED E.S.H.W.T. EL.=7.5
- TP-3**  
 0-66" FILL LAYER  
 66-109" C1 LAYER, LOAMY SAND  
 109-138" C2 LAYER, SANDY LOAM  
 GROUND EL.=3.1  
 ADJUSTED E.S.H.W.T. EL.=6.8
- TP-4**  
 0-11" FILL LAYER  
 11-30" Bw LAYER, LOAMY SAND  
 30-48" C1 LAYER, SANDY LOAM  
 48-137" C2 LAYER, MEDIUM SAND  
 GROUND EL.=3.6  
 ADJUSTED E.S.H.W.T. EL.=7.3
- TP-5**  
 0-141" FILL LAYER  
 GROUND EL.=3.0  
 NO GROUNDWATER OBSERVED  
 ADJUSTED E.S.H.W.T. EL.=6.7
- TP-6**  
 0-64" FILL LAYER  
 64-94" C1 LAYER, GRAVELLY COARSE SAND  
 94-130" C2 LAYER, MEDIUM SAND  
 GROUND EL.=4.4  
 ADJUSTED E.S.H.W.T. EL.=8.1
- TP-7**  
 0-49" FILL LAYER  
 49-89" C1 LAYER, GRAVELLY COARSE SAND  
 89-139" C2 LAYER, MEDIUM SAND  
 GROUND EL.=2.9  
 ADJUSTED E.S.H.W.T. EL.=6.5
- TP-8**  
 0-55" FILL LAYER  
 55-64" Ap LAYER, FINE SANDY LOAM  
 64-74" Bw LAYER, SANDY LOAM  
 74-147" C1 LAYER, SILT LOAM  
 GROUND EL.=3.1  
 ADJUSTED E.S.H.W.T. EL.=6.8



**SITE ADDRESS:**

**#556  
 MAIN STREET**

**Falmouth,  
 Massachusetts  
 02540**

---

**PREPARED FOR:**

**FALMOUTH  
 HOSPITALITY,  
 LLC**

2 Lan Drive  
 Westford, Massachusetts 01886

---

**HANCOCK  
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2	KAC	JP	3/9/15	MISCELLANEOUS REVISIONS
1	KAC	JP	11/6/14	MISCELLANEOUS REVISIONS
NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

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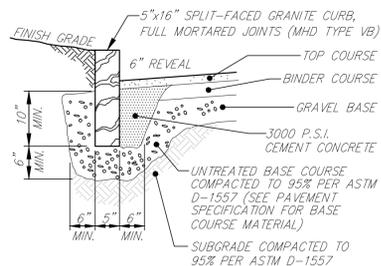
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**GRADING,  
 DRAINAGE,  
 AND UTILITY  
 PLAN**

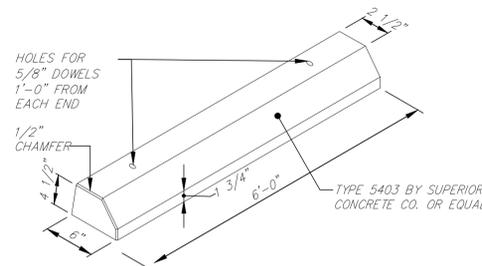
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 PROJECT NO.: 17791

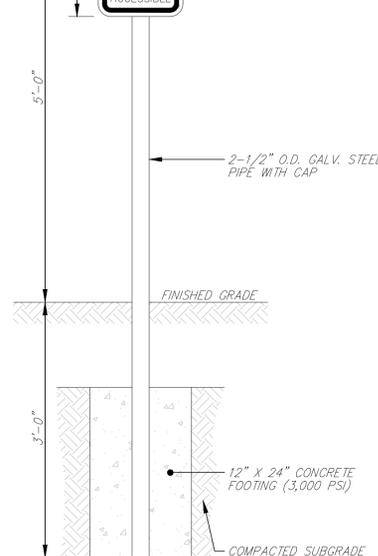
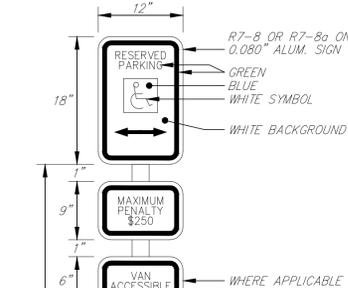
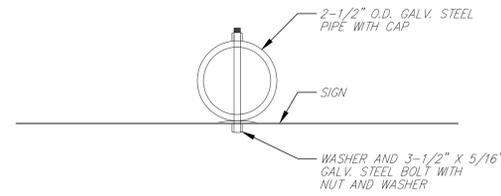
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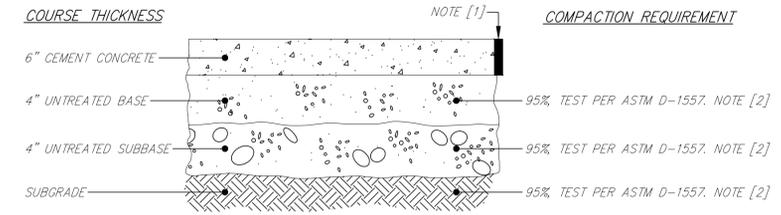
**VERTICAL GRANITE CURB**  
CROSS SECTION  
NOT TO SCALE



RECOMMENDED TO BE PINNED ON TOP OF ASPHALT PAVEMENT  
**PRECAST CONCRETE WHEEL STOP**  
ISOMETRIC VIEW  
NOT TO SCALE



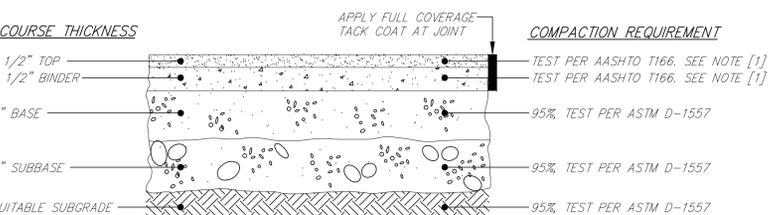
**ACCESSIBLE SIGN DETAIL**  
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**CEMENT CONCRETE PAVEMENT**  
TYPICAL CROSS SECTION  
NOT TO SCALE

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - CEMENT CONCRETE	MHD M4.02.00 4000 PSI AT 28 DAYS	3/4
BASE - SAND BORROW	MHD M1.04.0 TYPE b	3/8
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE c	2
UNSUITABLE SUBGRADE - ORDINARY BORROW	MHD M1.01.0	12

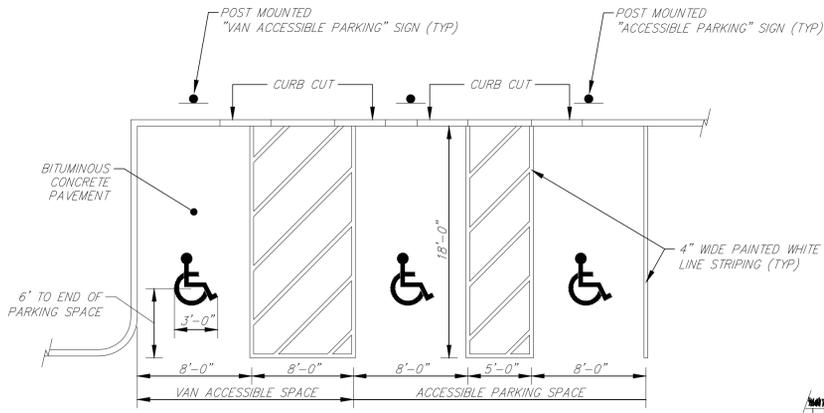
**CEMENT CONCRETE PAVEMENT**  
TYPICAL CROSS SECTION  
NOT TO SCALE



**BITUMINOUS CONCRETE PAVEMENT**  
TYPICAL CROSS SECTION  
NOT TO SCALE

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1/2
BINDER - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1
BASE - DENSE GRADED CRUSHED STONE	MHD M2.01.7	1 1/2
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2

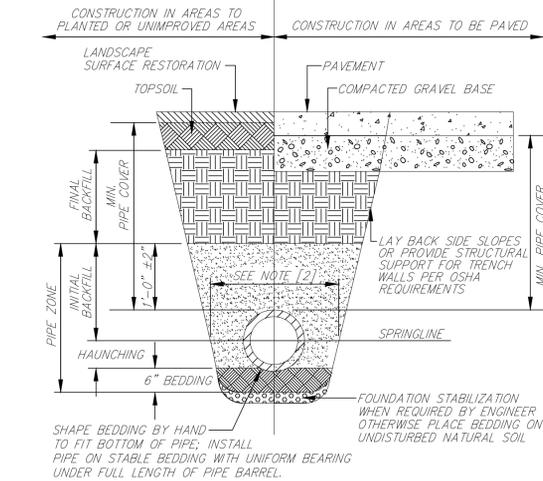
**BITUMINOUS CONCRETE PAVEMENT**  
TYPICAL CROSS SECTION  
NOT TO SCALE



**ACCESSIBLE PARKING STALL DETAIL**  
NOT TO SCALE



**LOAM AND SEED**  
NOT TO SCALE



**PIPE TRENCH**  
TYPICAL CROSS SECTION  
NOT TO SCALE

FOUNDATION, BEDDING, & BACKFILL MATERIALS

PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	[6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[1]	[1]
FINAL BACKFILL	[4]	[4]
MIN. PIPE COVER	[5]	[5]

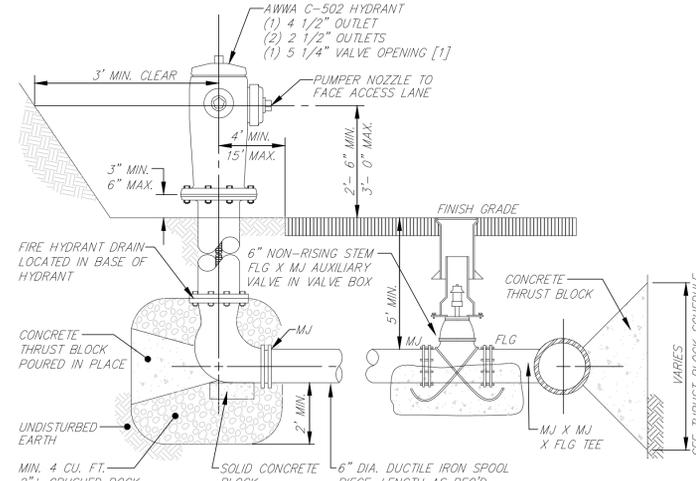
PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5'-0"	5'-0"
SEWER	4'-0"	4'-0"
DRAIN	1'-6"	1'-0"

**PIPE TRENCH**  
TYPICAL CROSS SECTION  
NOT TO SCALE

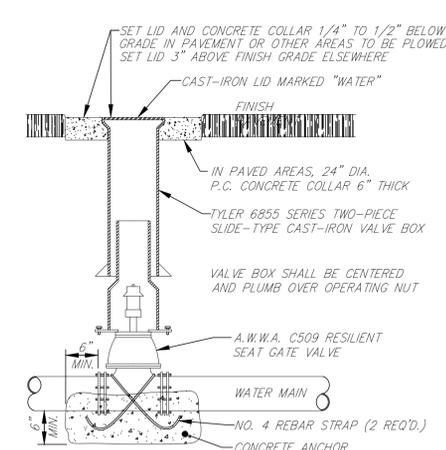
NOTES:  
[1] PLACE 3/4" GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL, 8"-DEEP, LOOSE LAYERS; COMPACT TO 95% PER ASTM D-1557.  
[2] MINIMUM WIDTH OF TRENCH MEASURED AT THE SPRINGLINE OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING.

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

[3] INSTALL PIPE IN CENTER OF TRENCH.  
[4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.  
[5] MINIMUM COVER OVER TOP OF PIPE:  
[6] FOR FOUNDATION STABILIZATION, USE 2"± CRUSHED STONE.



**FIRE HYDRANT ASSEMBLY**  
TYPICAL CROSS SECTION  
NOT TO SCALE



**GATE VALVE**  
TYPICAL CROSS SECTION  
NOT TO SCALE

SITE ADDRESS:  
**#556  
MAIN STREET  
Falmouth,  
Massachusetts  
02540**

PREPARED FOR:  
**FALMOUTH  
HOSPITALITY,  
LLC**  
2 Lan Drive  
Westford, Massachusetts 01886

**HANCOCK  
ASSOCIATES**  
  
Civil Engineers  
  
Land Surveyors  
  
Environmental  
Consultants

315 Elm Street, Marlborough, MA 01752  
Voice (508) 460-1111, Fax (508) 460-1121  
www.hancockassociates.com

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
2	KAC	JP	3/9/15	MISCELLANEOUS REVISIONS
1	KAC	JP	11/6/14	MISCELLANEOUS REVISIONS

DATE: 12/02/13 DRAWN BY: KAC  
SCALE: CHECK BY: JP

**SITE DETAILS**

PROJECT NO.: 17791  
DWG: 17791Details.dwg  
LAYOUT: Details  
SHEET: 5 OF 6  
**C5**

SITE ADDRESS:

#556  
MAIN STREET  
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Massachusetts  
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FALMOUTH  
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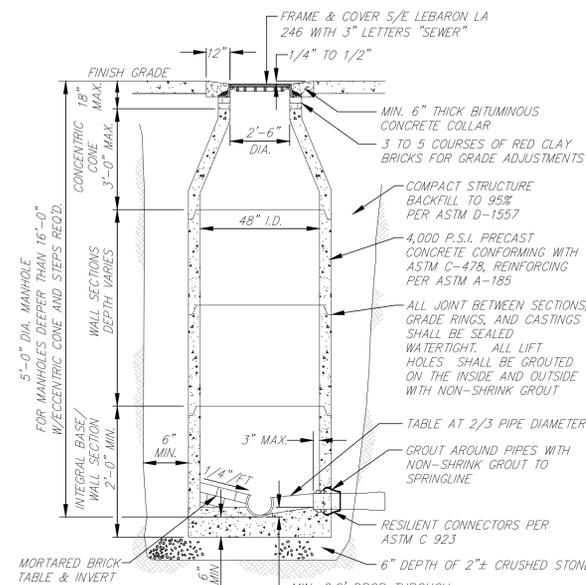
HANCOCK  
ASSOCIATES

Civil Engineers

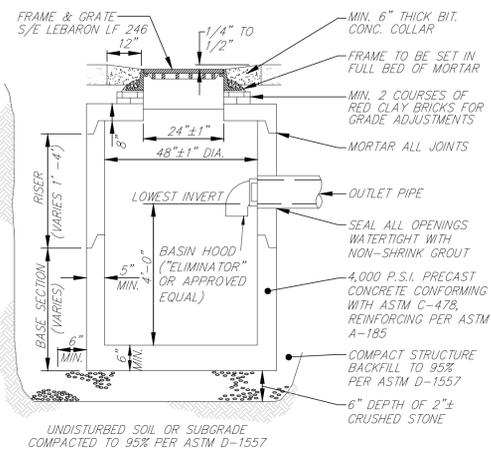
Land Surveyors

Environmental  
Consultants

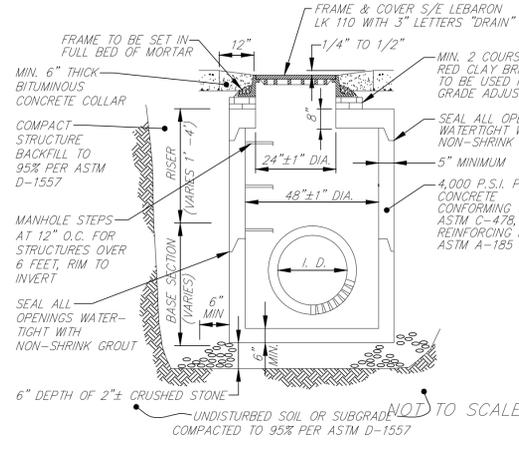
315 Elm Street, Marlborough, MA 01752  
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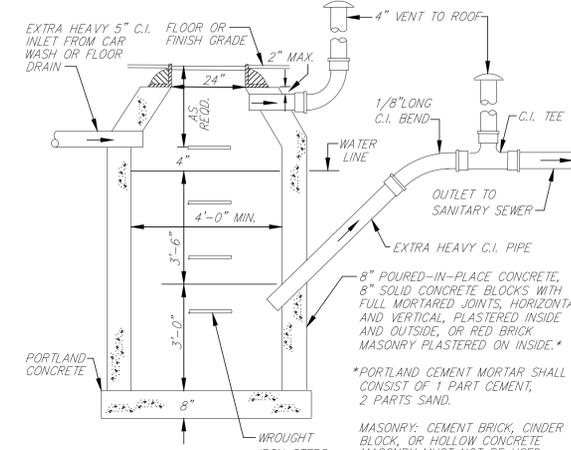
SEWER MANHOLE  
TYPICAL CROSS SECTION  
NOT TO SCALE



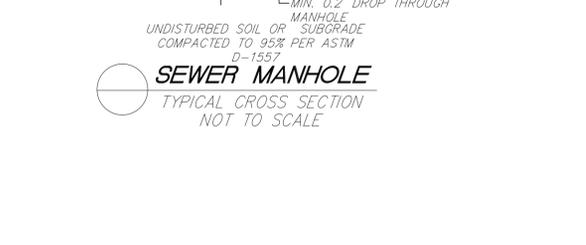
CATCH BASIN WITH HOOD  
TYPICAL CROSS SECTION  
NOT TO SCALE



DRAIN MANHOLE  
TYPICAL CROSS SECTION  
NOT TO SCALE



M.D.C. OIL SEPARATOR  
NOT TO SCALE



ROOF DRAIN DETAIL WITH CLEANOUT  
NOT TO SCALE

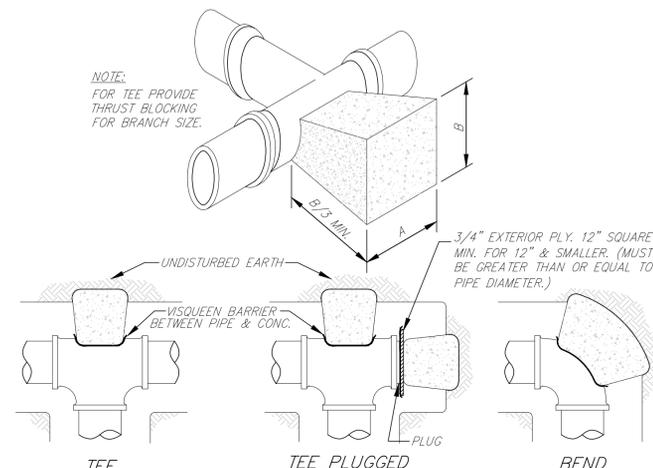
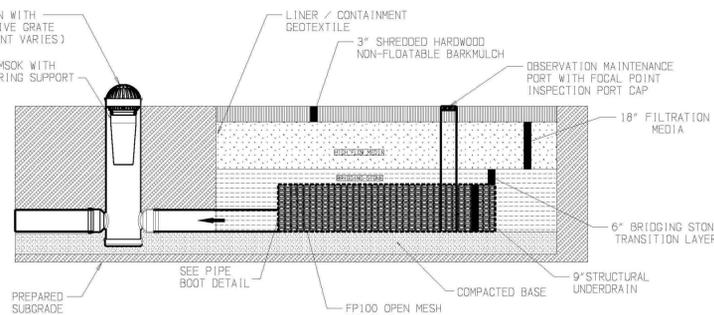


Table with 5 columns: FITTING SIZES, TEES & PLUGS, 90° BENDS, 45° BENDS & 'Y's', 22 1/2° BENDS. Rows list sizes from 4" to 14" and dimensions A and B.

- 1. THIS TABLE IS BASED ON 200 P.S.I. MAIN PRESSURE AND 2000 P.S.F. SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH SOIL CONDITIONS AND PRESSURES ENCOUNTERED.
2. USE VISQUEEN BARRIER BETWEEN PIPE AND CONCRETE AS SHOWN IN DETAIL ABOVE.
3. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
4. BLOCKING SIZE/FREQUENCY SHALL BE INCREASED IF REQUIRED BY ENGINEER.

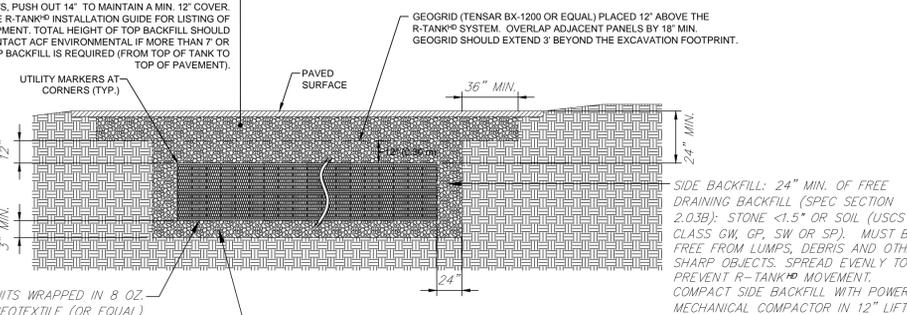
THRUST BLOCK SCHEDULE  
NOT TO SCALE



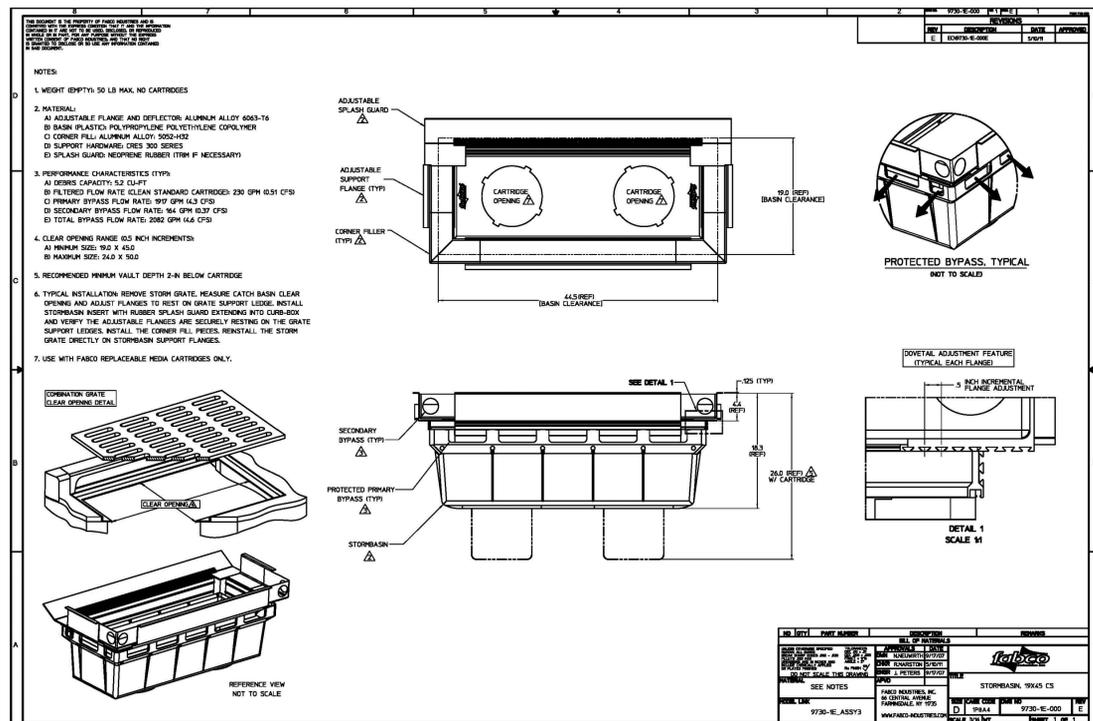
FOCAL POINT BIORETENTION  
NOT TO SCALE

TOP BACKFILL: 18" MINIMUM AND 24" RECOMMENDED. FIRST 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B). STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C). STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT <10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK® SYSTEM AT ALL TIMES. FOR BEST RESULTS, PUSH OUT 14" TO MAINTAIN A MIN. 12" COVER. REFER TO THE R-TANK® INSTALLATION GUIDE FOR LISTINGS OF ACCEPTABLE EQUIPMENT. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT ACF ENVIRONMENTAL IF MORE THAN 7' OR LESS THAN 18" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

- NOTES:
• FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK® SHEET (SINGLE MODULE, DOUBLE MODULE, TRIPLE MODULE, QUAD MODEL, OR PENTA MODEL).
• INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF H2O LOADING PER THE 1983, 13TH EDITION OF THE AMERICAN ASSOCIATION OF STATE, HIGHWAY AND TRAFFIC OFFICIALS (AASHTO) STANDARD SPECIFICATIONS.
• PRE-TREATMENT STRUCTURES NOT SHOWN.



ACF R-TANKS



SITE DETAILS

PLOT DATE: Mar 04, 2015 6:15 pm  
PATH: R:\Vial\_30\_projects\17791\DWG

DWG: 17791Details.dwg

LAYOUT: Details2

SHEET: 6 OF 6

PROJECT NO.:

C6

17791