

# JD LaGrasse & Associates, Inc.

Architects, Engineers & Land Planners

TO: SENT VIA EMAIL/Dropbox  
**Jeffrey Ribeiro**  
[jeffrey.ribeiro@capecodcommision.org](mailto:jeffrey.ribeiro@capecodcommision.org)  
**Regulatory Officer II, Cape Cod Commision**  
**3225 Main Street, P.O.Box 226**  
**Barnstable, MA 02630**

WE ARE SENDING YOU THE FOLLOWING:

QUANT.	DATE	DESCRIPTION
	04/09/15	Material Submission Response
	04/09/15	Revised Design Narrative
	04/09/15	Appendix
	04/09/15	Revised Drawing Package

ACTION REQUESTED:

Please contact me if you have any questions regarding this package.

Julianna Hoch  
[jhoch@lagrassearchitects.com](mailto:jhoch@lagrassearchitects.com)

cc:  
Kevin Eriksen, Ryan Development LLC  
Katie Cruz, Hancock Associates

COPY TO: \_\_\_\_\_

Signed: JDLaGrasse, AIA \_\_\_\_\_

## LETTER OF TRANSMITTAL

ONE ELM SQUARE  
ANDOVER, MA 01810  
TEL: (978) 470-3675  
FAX: (978) 470-3670

EMAIL:  
[JDLOFFICE@LAGRASSEARCHITECTS.COM](mailto:JDLOFFICE@LAGRASSEARCHITECTS.COM)

Date: 09 April 2015  
Project #: 2404  
Attention: \_\_\_\_\_  
Re: DRI Application  
Sent By: \_\_\_\_\_

- ENCLOSED
- SEPARATE COVER
- MAIL
- OVERNIGHT
- 2<sup>nd</sup> DAY
- MESSENGER
- FAX
- \_\_\_\_\_

WE ARE SENDING YOU:

- PRINTS
- ORIGINALS
- REPRODUCIBLES
- SHOP DRAWINGS
- SPECIFICATIONS
- SAMPLES
- CORRESPONDENCE
- \_\_\_\_\_

TRANSMITTED AS:

- FOR APPROVAL
- FOR YOUR USE
- AS REQUESTED
- FOR REVIEW AND COMMENT
- REVIEWED
- REFER TO NOTES
- RETURNED FOR

- \_\_\_\_\_
- RESUBMITTED FOR REVIEW
- FOR BIDS
- \_\_\_\_\_

**DO NOT SCALE DRAWINGS**

**IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE**

2015-04-09

As requested, additional material is being submitted for inclusion in the DRI application for the project referenced below. Please see comments for status of requested materials.

3225 MAIN STREET • P.O. BOX 226  
BARNSTABLE, MASSACHUSETTS 02630

(508) 362-3828 • Fax (508) 362-3136 • [www.capecodcommission.org](http://www.capecodcommission.org)



CAPE COD  
COMMISSION

**SENT VIA EMAIL AND REGULAR MAIL**

March 23, 2015

**From:** Jeffrey Ribeiro  
Regulatory Officer II, Cape Cod Commission  
3225 Main Street, PO Box 226, Barnstable, MA 02630  
[jeffrey.ribeiro@capecodcommission.org](mailto:jeffrey.ribeiro@capecodcommission.org)  
(508) 744-1210

**To:** Katie Cruz, P.E.  
Project Engineer, Hancock Associates  
185 Center Street  
Danvers, MA 01923  
[kcruz@hancockassociates.com](mailto:kcruz@hancockassociates.com)

**Re:** *TR14017 Springhill Suites, Main Street, Falmouth  
Additional Limited DRI Application Materials Request*

The Cape Cod Commission (Commission) received an application for Limited Development of Regional Impact (DRI) review from your client for the above-referenced project on March 17, 2015. (Note that the project is subject to and has the benefit of a DRI Scoping Decision, dated January 22, 2015, which limits the issue areas under Limited DRI review.)

Please provide the following additional application materials, which will assist Commission staff in evaluating whether the project is consistent with Commission regulations and requirements. The Commission reserves the right to request further materials throughout project review and hearing.

- A draft Landscape Maintenance/Management Agreement consistent with the Town of Falmouth's Nitrogen Management By-Law to comply with Condition WRC2 of the Scoping Decision — **See Appendix A**
- Signed/stamped documentation evidencing compliance with Energy Star standards and LEED certifiability to comply with Condition EC1 of the Scoping Decision

Response to be provided under separate cover

Response to be provided under separate cover

See revised design narrative and drawing submission

- A revised signage plan consistent with Regional Policy Plan (RPP) Minimum Performance Standard (MPS) HPCC2.12 (Signage) —
- A revised lighting plan consistent with RPP MPS HPCC2.11 (Exterior Lighting) and Technical Bulletin (TB) 95-001 (Exterior Lighting Design)
- Lighting fixture specifications including manufacturer, model, color, finish, proposed lamping, and photometric details to evidence compliance with MPS HPCC2.11 and TB 95-001 — See Appendix B
- Site and elevation plans showing basic building measurements such as heights and façade lengths — See revised drawing submission
- Exterior building material specifications including manufacturer (as applicable), color, finish, and other pertinent information — See Appendix C
- Landscape furnishing specifications including manufacturer (as applicable), model, color, finish, and other pertinent information for: — See Appendix D
  - Bike racks
  - Benches
  - Planters
  - Fencing
  - Green Screens (including proposed planting materials) — See reference on revised L2 drawing
  - Paving

Please be mindful that the Limited DRI hearing period on the project must open no later than **May 14, 2015**, and close within 90 days thereafter. If materials sufficient for Commission staff to evaluate the project and deem the application complete are not timely received, the Commission will open the hearing period for procedural purposes, but no substantive hearing on the project will be scheduled or undertaken until Commission staff receives and reviews material sufficient to deem the project application complete.

Please contact me if you have further questions regarding this request.

CC: Kevin Eriksen, Ryan Development LLC  
Brian Currie, Town Planner, Town of Falmouth

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

APPENDIX

Appendix A

draft Landscape Maintenance/Management Agreement

Appendix B

Site Light Fixture Specifications

Appendix C

Exterior Building Material Specifications

Appendix D

Landscape Furnishing Specifications

09 April 2015

-

**JD** LaGrasse & Associates, Inc.  
Architects, Engineers and Land Planners

**Joseph D. LaGrasse, AIA**  
*Principal*

**Kenneth R. Feyl, AIA NCARB**

**Mark Yanowitz, Assoc. AIA, LEED AP, UCSL**

**Thomas F. Galvin, AIA**

**Julianna E. Hoch, RA**

## Appendix A

April 7, 2015

## **Landscape Maintenance Contract/Maintenance Plan**

Springhill Suites by Marriott  
556 Main Street Falmouth, MA

### **General Requirements:**

1. The maintenance contract/plan shall take effect at the time the plantings are installed. The contractor shall maintain the specified plantings for three full growing seasons from March, 2016 through October, 2019.
2. The area to be maintained under the terms of this contract includes all landscaped areas located at the property address 556 Main Street Falmouth, MA.
3. This contract shall include the signatures of the owner and landscape contractor agreeing to the terms of the contract.
4. This contract shall include the qualifications of personnel designated to complete the scope of work.
5. Any grass, trees, or shrubs that die prior to the expiration of this contract shall be replaced. All substitutions and/or changes shall be approved by the Cape Cod Commission Staff.

### **Maintenance Specifications:**

1. Integrated pest management: An IPM system that emphasizes monitoring and use of bio-rational pesticides (see Appendix 1) and fertilizers shall be used to maintain the health of plantings. For three growing seasons, grass and new plantings shall be monitored at weekly intervals during the spring for soil moisture conditions, pest infestations and symptoms of stress, and bi-weekly thereafter, as follows:
  - A. Automated irrigation system (where installed) specifications:
    - Automated systems shall be calibrated based on soil moisture content and adjusted as necessary during the growing season.
    - Automated systems shall operate only in the morning or evening hours.
    - Automated systems shall not over-spray onto surrounding pavement.
    - Micro and drip irrigation is encouraged as the most efficient irrigation type, and is recommended for use in parking lot islands and other root zone-restricted areas.
    - The irrigation system shall be maintained to insure that all areas receive sufficient water to encourage rapid, healthy establishment and strong growth.
    - Develop an irrigation maintenance program. Routinely inspect all water lines, valves and pumps for leaks.
  - B. Hand watering specifications:
    - The root balls of shrubs and trees shall be deeply irrigated every 5 to 7 days when rainfall does not provide 1" of water per week.
    - In addition to Specifications 1A and 1B (above), all plantings shall be monitored and if showing signs of stress related to underwatering shall be deeply hand watered as needed.

C. Pesticide requirements:

- Pests shall be managed in accordance with IPM practices that emphasize use of bio-rational (non-toxic) pesticides (see Appendix 1) when necessary to prevent damage to plantings.
- Pesticides shall not be used in wellhead protection areas (if applicable, project applicant shall provide landscape contractor with a map identifying wellhead protection areas).

D. Fertilization requirements:

- Due to the nature of Cape Cod's sole source aquifer, it is recommended that maintenance staff use organic fertilizer and lawn care.
- Soil and plant tissue shall be tested and slow-release fertilizer applied as needed to maintain healthy growing conditions for shrubs, trees and grass.
- Fertilizer shall not be used in bioretention areas unless it is organic and worked into the soil under the mulch (if applicable, project applicant shall provide landscape contractor with a map identifying bioretention areas).
- Fertilizer shall not be applied in wellhead protection areas (if applicable, project applicant shall provide landscape contractor with a map identifying wellhead protection areas).
- Fertilization application and products used in maintenance practices shall conform to the Town of Falmouth's Nitrogen Management By-law (See Appendix 2).

E. Mulching requirements:

- By April 15, weather permitting, all old mulch shall be removed from the base of shrubs and the root flare of all trees and fresh mulch applied. The depth of mulching shall be 3"-4", but not to exceed 4" total.
- In bioretention areas, only composted, shredded hardwood bark mulch shall be used and shall be applied no deeper than 2 to 3" (if applicable, project applicant shall provide landscape contractor with a map identifying bioretention areas).
- Mulch shall be monitored and adjusted as necessary to ensure that it does not collect against the root collars of trees.

F. Pruning requirements:

- Trees and shrubs shall be monitored and pruned as needed to remove weak, diseased or damaged limbs/branches in order to avoid the need for pesticide applications and to maintain proper form.

2. Staking requirements:

- Trees shall be staked and guyed for the first growing season.
- Guys shall be inspected and adjusted periodically through the first year to ensure that they do not girdle or otherwise injure trees.
- Stakes and guys shall be removed after one year unless otherwise indicated.

3. Tree Wrap requirement: Any tree wraps not removed at the time of planting shall be removed when this contract takes effect.

4. Seeding requirements: Eroded or damaged lawn, naturalized areas and stormwater bio-infiltration areas shall be repaired as appropriate. They shall be overseeded or replanted, as necessary, using drought resistant or wet-tolerant erosion control/restoration seed, as appropriate for the location and function.

## APPENDIX 1

### BIO-RATIONAL PESTICIDES

by Vern Grubinger, Vegetable and Berry Specialist, University of Vermont Extension

<http://www.uvm.edu/vtvegandberry/factsheets/biorationals.html>

Pesticides vary in their toxicity and in their potential to cause undesirable ecological impacts. Pest control materials that are relatively non-toxic with few ecological side-effects are sometimes called 'bio-rational' pesticides, although there is no official definition of this term. Some, but not all, biorationals qualify for use on organic farms. The major categories of bio-rational pesticides include botanicals, microbials, minerals, and synthetic materials.

Botanicals are plant-derived materials such as rotenone, pyrethrum, sabadilla, ryania, etc. Nicotine products, although natural, are not considered bio-rational due to their high mammalian toxicity. Botanicals are generally short-lived in the environment, as they are broken down rapidly in the presence of light and air, thus they do not provide pest control for very long, perhaps a day or several. Most botanicals are broad spectrum, so they kill beneficial insects, too. They tend to be moderately toxic to people and wildlife; many are irritating to mucous membranes.

Some newer botanical insecticides have low mammalian toxicity. These include products made from extracts of Neem tree seeds, such as 'Azatin' and 'Align' which are labeled for many vegetable crops. Azadirachtin is the active ingredient. It works by inhibiting development of immature stages of many insects, and by deterring feeding by adults. Garlic and hot pepper-based materials are other low-toxicity botanicals used by some growers, although their efficacy is uncertain.

Microbial pesticides, formulated from micro-organisms or their by-products, tend to have advantages over the botanicals in that they are safer to use, and are more selective in what they kill, so beneficials are not harmed. Bt, or *Bacillus thuringiensis*, is the most widely-used microbial insecticide. There are many different Bt products which contain various crystals made by a bacterium that are toxic to specific insect pests such as caterpillars ('Dipel', 'Xentari') and Colorado potato beetle larvae ('Novodor', M-Trak). To be effective, Bt must be applied to foliage when small larvae are actively feeding.

Some microbial insecticides are entomopathogenic fungi which can infect insects and kill them. Products containing live spores of *Beauveria bassiana* are available, such as 'Mycotrol', which work best when applied at the onset of an infestation of soft-bodied insects such as whiteflies or aphids. It takes a week or more after spraying for the spores that came in contact with the pest to germinate, penetrate, and grow throughout the insect thus killing them.

Other microbials are available that work as fungicides, such as 'Mycostop', a soil drench derived from *Streptomyces* fungus, and 'Gliogard', derived from *Gliocladium* fungus. Both these products are labeled to control some root-rotting organisms that cause damping off and similar problems in greenhouse and seedling crops. Products containing *Trichoderma* are labeled for control of pathogens in greenhouse soils and potting mixes ('Root Shield') as well as on seeds and seed pieces as a planter box treatment ('T-22'). Foliar applications of this organism will soon be registered for control of powdery mildew, botrytis, etc. ('Topshield').

Some biorational pesticides are minerals, such as sulfur for control of foliar diseases and in some cases, mites. Kaolin, or white clay-based products such as 'Surround' have been developed and will eventually be registered for crop use to suppress a variety of insects and foliar diseases.

Low-toxic synthetics include soaps, or fatty acids of potassium salts, which are formulated to be both insecticides ('M-Pede') and herbicides ('Scythe'). Soaps work by suffocating soft-bodied insects and by burning the leaves of weeds. Application directly onto exposed insects is critical to good control. Soaps can be phytotoxic to some crops, and harmful to some beneficials. Horticultural oils are petroleum-based but organically-allowed means of smothering scale and other insects, and have been used to suppress aphid feeding, too.

Potassium bicarbonate is a recently registered material ('Armicarb-100', 'Kaligreen') for prevention of powdery mildew and other diseases on crops like cucurbits, and ornamentals. Just like more conventional fungicides, it must be applied to healthy tissue in advance of infection in order to be effective.

Copper compounds are fungicides and bactericides available in different formulations, including Bordeaux mixture, tri-basic copper, copper hydroxide ('Kocide'), cupric oxide, copper sulfate, elemental sulfur, calcium polysulfide (lime sulfur) and copper/zinc. Although for most foliar diseases these are not as effective as other synthetic fungicides, with a good spray program and cultural practices that maximize leaf drying, they can provide effective prevention. Caution must be used because of potential phytotoxicity, especially with temperatures over 80 degrees.

The so-called "beneficial" insects include predators and parasitoids such as lady beetles and various wasps, as well as certain nematodes that are used for insect control. These are classified by regulatory agencies as biological controls, not as pesticides. Most suppliers of these organisms provide good information on how to best use them.

With bio-rational pesticides, as with all others, read the label carefully to be sure it applies to the crop and pest in question, and to learn the most effective means of application. Remember that labels may change from year to year as crops and pests are added or withdrawn, or new application procedures developed.

(Mention of brand names is for information purposes only; no endorsement is implied nor is discrimination intended against products not mentioned).

(5/99)

Additional Information about biorational pesticides is available from University of Massachusetts Extension at:

[http://www.umass.edu/umext/ipm/ipm\\_projects/landscape/biorationals.html](http://www.umass.edu/umext/ipm/ipm_projects/landscape/biorationals.html)

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## Appendix B

# FALMOUTH SPRINGHILL SUITES SIGN LIGHT

## MEDLEY® X

REMOTE POWER

ACTIVE WHITE LIGHT, STATIC WHITE, STATIC COLORS & DIMMING

SPECIFICATION

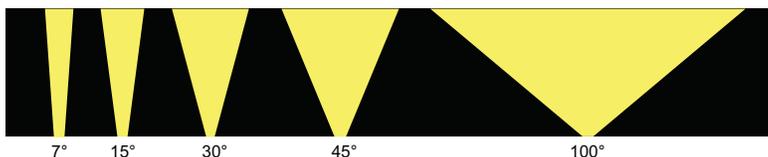
SOLID STATE LIGHTING  
EXTERIOR ARCHITECTURAL  
LED LINEAR LIGHTING



ITEM	SPECIFICATION						
OPTICS	BEAM ANGLES	7°, 15°, 30°, 45°, 100°					
	COLOR TEMPERATURES	2700 K, 3500 K, 4000 K, Static Red, Static Green, Static Blue, Static Amber					
OUTPUT	<b>WHITE LIGHT (4000K) (4 foot fixture)</b>						
		<b>FIXTURE WATTAGE (TOTAL WATTAGE)</b>	<b>OPTICS</b>	<b>LUMENS</b>	<b>EFFICACY</b>	<b>CRI</b>	<b>MAX CANDELA</b>
	- TOTAL POWER CONSUMPTION (W/ft)	3.5 (4.1 W/ft)	7°	1079	66 lm/W	82	12011
	- LUMENS	3.5 (4.1 W/ft)	15°	971	60 lm/W	82	6202
		3.5 (4.1 W/ft)	30°	987	61 lm/W	82	3559
	- EFFICACY (lm/W)	3.5 (4.1 W/ft)	45°	925	57 lm/W	82	1423
		3.5 (4.1 W/ft)	100°	1296	79 lm/W	82	522
	- CRI	6 (7.4 W/ft)	7°	1650	56 lm/W	82	19283
		6 (7.4 W/ft)	15°	1489	50 lm/W	82	9518
	- MAX CANDELA (CD / m <sup>2</sup> )	6 (7.4 W/ft)	30°	1515	51 lm/W	82	5461
		6 (7.4 W/ft)	45°	1419	48 lm/W	82	2184
		6 (7.9 W/ft)	100°	2433	77 lm/W	82	880
	(3.5W/ft fixture meets current ASHRAE requirements)	12 (14.2 W/ft)	7°	3272	54 lm/W	82	38245
		12 (14.2 W/ft)	15°	2954	52 lm/W	82	18877
		12 (14.2 W/ft)	30°	3004	53 lm/W	82	10832
		12 (14.2 W/ft)	45°	2814	50 lm/W	82	4332
		12 (16.4 W/ft)	100°	4592	70 lm/W	82	1706
	17 (21.3 W/ft)	7°	4674	55 lm/W	82	54636	
	17 (21.3 W/ft)	15°	4220	50 lm/W	82	26968	
	17 (21.3 W/ft)	30°	4292	51 lm/W	82	15475	
	17 (21.3 W/ft)	45°	4020	48 lm/W	82	6189	
	LUMEN MAINTENANCE	White: 75,000 hrs L70					
ELECTRICAL	INPUT VOLTAGE	120V to 277V - MEDLEY X: Remote Power Supply					
CONTROL		DMX Ready					
PHYSICAL	DIMENSIONS (HEIGHT X WIDTH)	MEDLEY X: 3-1/4" X 3-1/4"					
	HOUSING	Aluminum extrusion with cast aluminum end caps, powder-coated finish					
	LENS	MEDLEY X: Tempered glass					
	OPERATING TEMPERATURE	-20° C to 40° C					
CERTIFICATION	CERTIFICATION	MEDLEY X is ETL approved for wet locations. MEDLEY X with remote power supply are ETL approved Class 1					
WARRANTY	5 YEAR	Limited					

All MEDLEY® products are tested to IES LM-79, LM-80 and ANSI C78.377A standards

## OPTICS



SEE ORDERING INFORMATION ON PAGE 2



Insight Lighting  
www.insightlighting.com

04/01/15 Page 1 of 7

SOLID STATE LIGHTING  
EXTERIOR ARCHITECTURAL  
LED LINEAR LIGHTING

8 FEET

MEDLEY® X

REMOTE POWER

ACTIVE WHITE LIGHT, STATIC WHITE, STATIC COLORS & DIMMING

ORDERING INFORMATION

STEP 1 – SELECT FIXTURE									
PREFIX	WATTAGE WATTS /FT	COLOR TEMPS OR COLORS	OPTICS	LIGHT DIRECTION	MOUNTING	FIXTURE LENGTH	WIRING METHOD	FINISH	OPTIONS
<b>MX</b> MEDLEY X SERIES	STATIC WHITE LIGHT			U = Up  D = Down	<b>EAM-18</b>  CES = Close End SMS = Surface Mount  EAS-X = Extended Arm Single Fixture *  <b>EAM-X = Extended Arm Multiple Fixture Run *</b>  PNS-X = Pendant Single Fixture *  PNM-X = Pendant Multiple Fixture Run *  * X = Arm or pendant length  * See Canopy Options on mounting & dimension pages	Single Fixtures 12" 24" 36" 48"  For multiple fixture runs, specify nominal run length in feet	<b>REMOTE POWER SUPPLY</b>  <b>REM</b> = Remote power supply  • Remote power supplies must be ordered separately. See <b>STEP 2 below.</b>	TW Textured White  <b>TBL</b> Textured Black  TBR Textured Bronze  TN Textured Natural  TS Textured Sandstone  CC Custom Color *  * Contact factory, additional charges will apply	LV = Louver  CRF = Corrosion Resistant Finish  CRF is recommended for coastal or extreme exterior environments  See Canopy Options on mounting & dimension pages
	3.5	27K	7°						
	6	35K	15°						
	12	40K	30°						
	17		45°						
3.5 W/ft meets current ASHRAE requirements									
STATIC COLORS									
3.5	R = Red	7°							
6	G = Green	15°							
12	B = Blue	30°							
	A = Amber	45°							
		100°							
17	R = Red	7°							
	G = Green	15°							
	B = Blue	30°							
	A = Amber	45°							

FIXTURE ORDERING EXAMPLE: MX / 17 / 27K / 7° / SMS / 48" / INT1 / NO / LV

STEP 2 – REMOTE RPS POWER SUPPLIES, WET LOCATION - FOR WHITE LIGHT AND STATIC COLORS - ORDER SEPARATELY			
POWER SUPPLIES WHITE LIGHT & STATIC COLORS (NON-DIMMING)		DIMMING POWER SUPPLIES (0 -10V) - WHITE LIGHT	
CATALOG #	WATTAGE	CATALOG #	WATTAGE
RPS/96/PWR/WET	(1)-96W POWER SUPPLY (120V-277V), WET LOCATION	RPS/96/DIM/WET	(1)-96W DIMMING POWER SUPPLY (120-277V), WET LOCATION
RPS/100/PWR/WET	(1)-100W POWER SUPPLY (120V-277V), WET LOCATION		

NOTE: Due to remote power supply application variances, it is recommended to load the RPS Power Supplies at 80% of the wattage capacity. For specific and case by case requirements, please contact factory for assistance.

ORDERING EXAMPLE: RPS / 100 / PWR / WET

DMX DISTRIBUTION & PROGRAMMING KIT - REQUIRED FOR ALL COLOR CHANGING AND ACTIVE WHITE LIGHT INSTALLATIONS		
QTY	CATALOG #	DESCRIPTION
	CDS-PK	DMX DISTRIBUTION & PROGRAMMING KIT One CDS-PK is required per RGB installation. CDS-PK consists of four outputs. Each output accommodates up to 32 fixtures in INT/REM wiring methods and unlimited fixtures in ACV wiring method (every universe requires its own dedicated CDS-PK). The CDS-PK includes a LED programming kit for field addressing. If additional splitters are required, order CDS-A per project requirements.
	CDS-A	DMX DISTRIBUTION KIT ONLY (3 OUTPUTS) CDS-A consists of three outputs. Each output accommodates up to 32 fixtures in INT/REM wiring methods and unlimited fixtures in ACV wiring method.

For installation guidelines, please refer to the CDS DMX Splitter specification sheet: [www.insightlighting.com/pdfs/specs/CDS%20Spec%20Sheet.pdf](http://www.insightlighting.com/pdfs/specs/CDS%20Spec%20Sheet.pdf)

INSIGHT

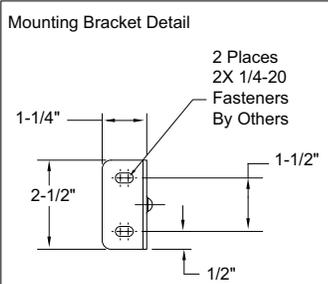
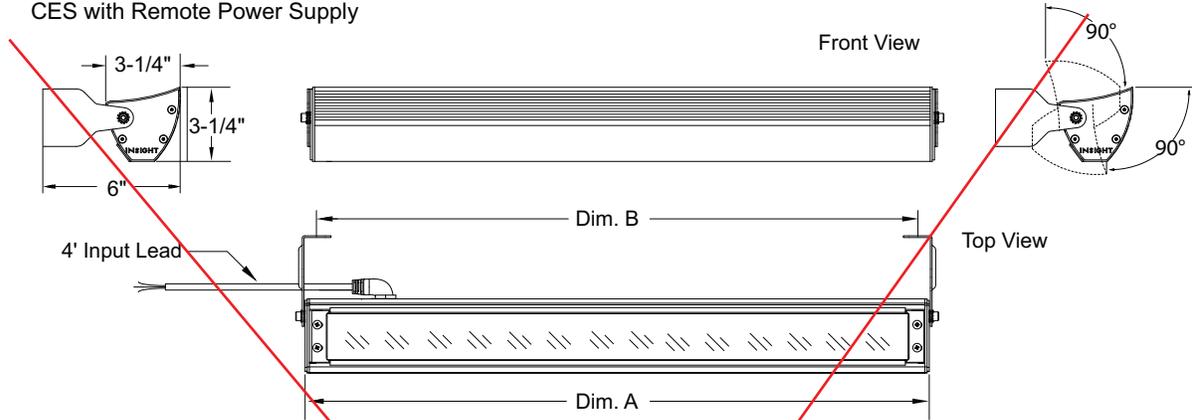
**SOLID STATE LIGHTING  
EXTERIOR ARCHITECTURAL  
LED LINEAR LIGHTING**

**MEDLEY® X**

REMOTE POWER  
ACTIVE WHITE LIGHT, STATIC WHITE, STATIC COLORS & DIMMING  
**MOUNTING & DIMENSIONS**

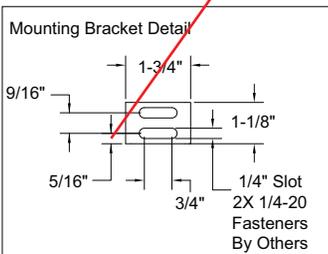
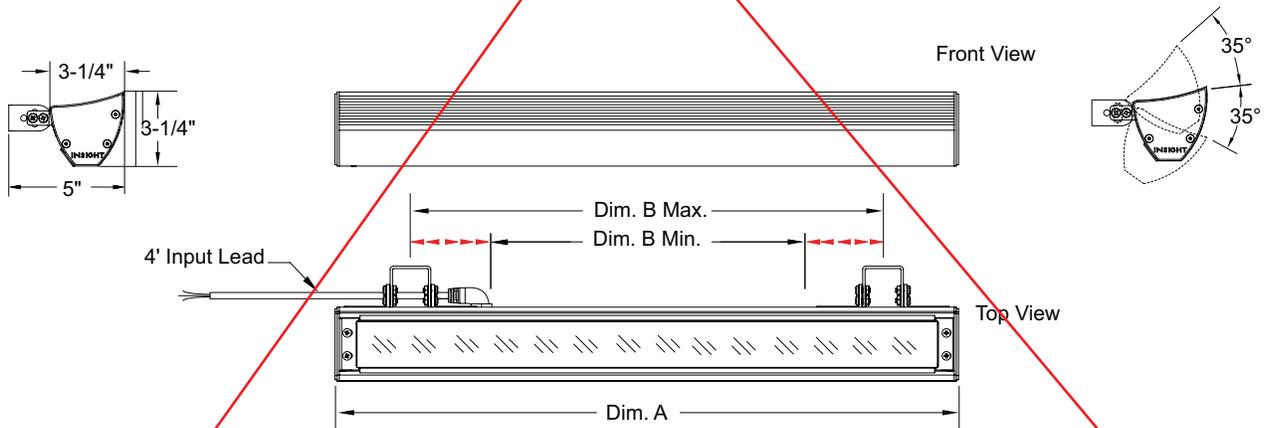
**CES - CLOSE END, REMOTE POWER SUPPLY**

CES with Remote Power Supply



Fixture Length	12"	24"	36"	48"
Dim. A	15-1/8"	27-1/8"	39-1/8"	51-1/8"
Dim. B	14-1/8"	26-1/8"	38-1/8"	50-1/8"

**SMS - SURFACE MOUNT**



Fixture Length	12"	24"	36"	48"
Dim. A	15-1/8"	27-1/8"	39-1/8"	51-1/8"
Dim. B Min. / Max.	6" / 9"	6" / 21"	12" / 33"	24" / 45"

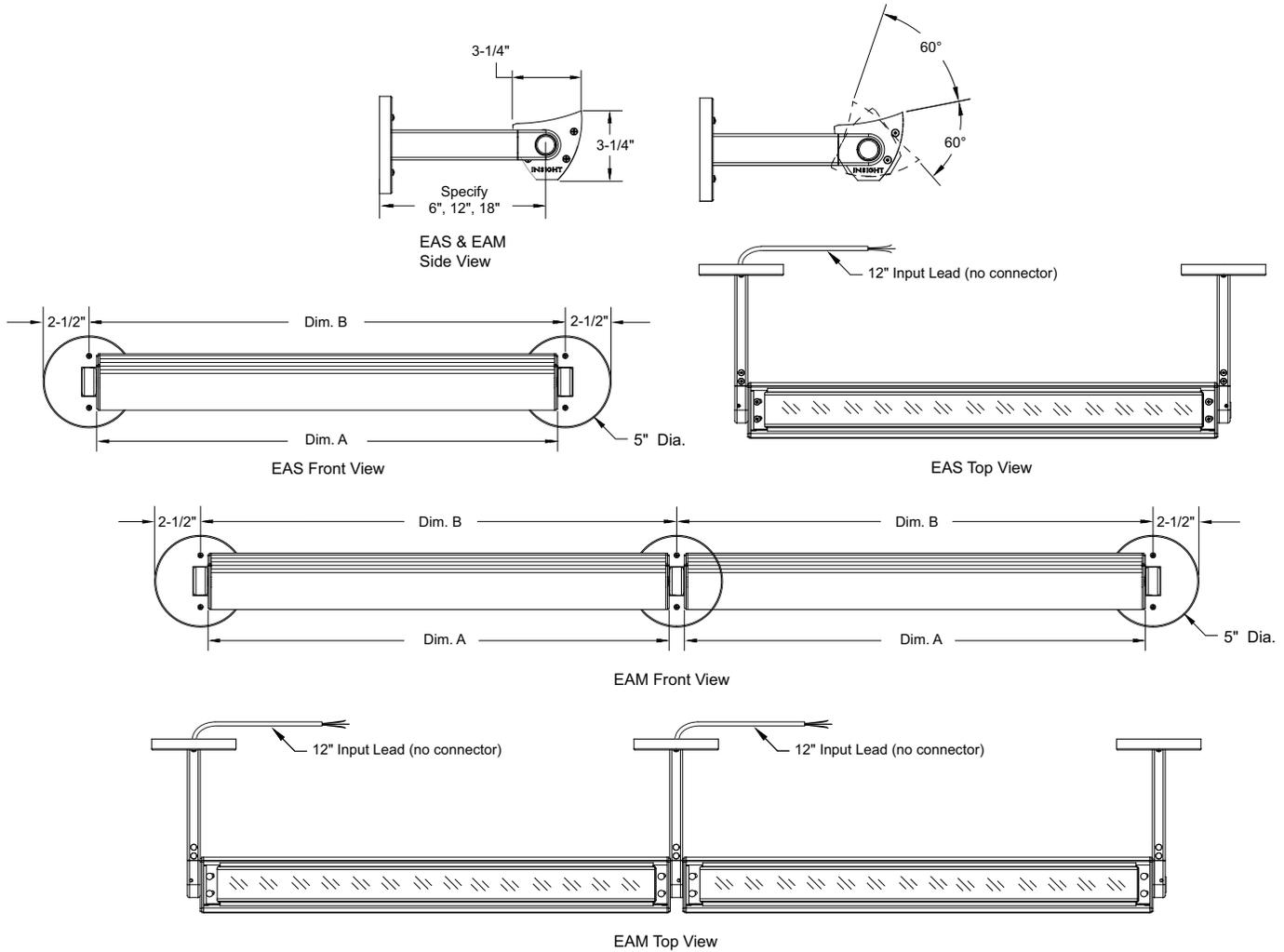
**INSIGHT**

**SOLID STATE LIGHTING  
EXTERIOR ARCHITECTURAL  
LED LINEAR LIGHTING**

**MEDLEY® X**

REMOTE POWER  
ACTIVE WHITE LIGHT, STATIC WHITE, STATIC COLORS & DIMMING  
**MOUNTING & DIMENSIONS**

**EAS & EAM - EXTENDED ARM (REMOTE POWER SUPPLY)**



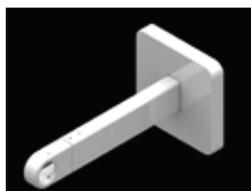
Fixture Length	12"	24"	36"	48"
Dim. A	15-1/8"	27-1/8"	39-1/8"	51-1/8"
Dim. B	15-7/8"	27-7/8"	39-7/8"	51-7/8"

**CANOPY OPTIONS - EXTENDED ARM**

**STANDARD**  
5" Round High Profile  
Cat#: RHP5



**OPTION**  
4-1/2" Square  
Cat#: SHP4.5



EAS, EAM standard canopies are a 5" round, high profile canopy and painted to match fixture. Standard canopies are provided unless otherwise specified.

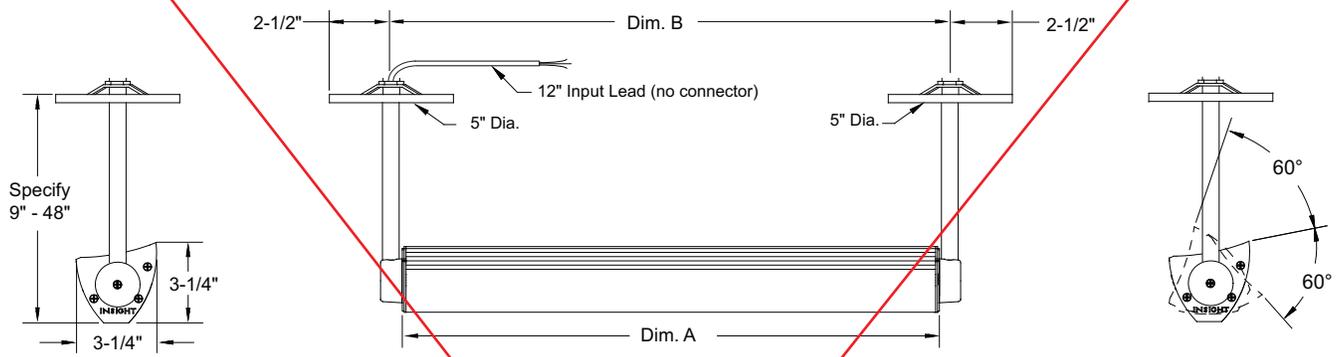
Optional 4-1/2" Square canopy is painted to match fixture.

**INSIGHT**

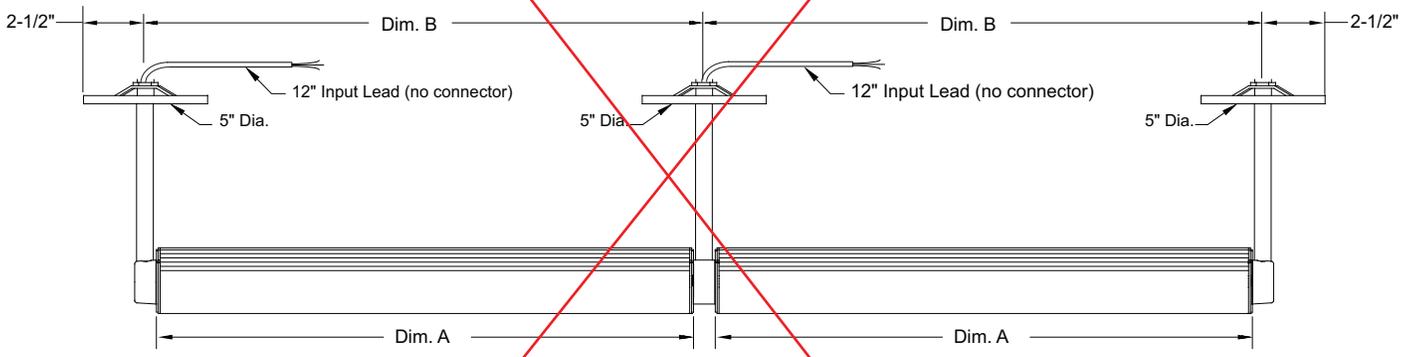
Insight Lighting  
www.insightlighting.com  
04/01/15 Page 4 of 7

SOLID STATE LIGHTING  
EXTERIOR ARCHITECTURAL  
LED LINEAR LIGHTING

**PNS & PNM - PENDANT (REMOTE POWER SUPPLY)**



**PNS FRONT VIEW**



**PNM FRONT VIEW**

Fixture Length	12"	24"	36"	48"
Dim. A	15-1/8"	27-1/8"	39-1/8"	51-1/8"
Dim. B	16-3/16"	28-3/16"	40-3/16"	52-3/16"

**CANOPY OPTIONS - PENDANT**

**STANDARD**  
5" Round Low Profile  
Cat#: RLP5



**OPTION**  
4" Round Low Profile  
Cat#: RLP4



**OPTION**  
5" Round High Profile  
Cat#: RHP5



**OPTION**  
4-1/2" Square  
Cat#: SHP4.5



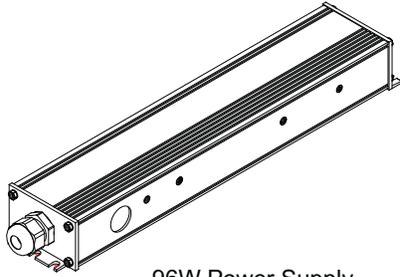
PNS, PNM standard canopies are a 5" round, low profile canopy and painted semi-gloss white. Standard canopies are provided unless otherwise specified.

Optional canopies are painted semi-gloss white.

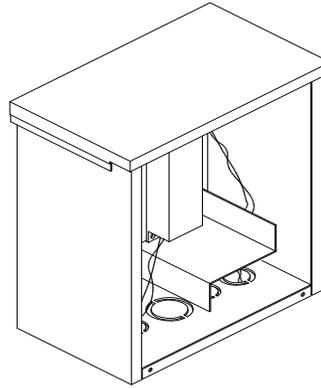
EXTERIOR  
DIGITAL POWER  
SUPPLIES

# REMOTE POWER SUPPLIES

EXTERIOR REMOTE POWER SUPPLY OPTIONS  
FOR BASIC ELECTRICAL WIRING METHODS  
WET LOCATION

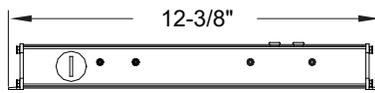
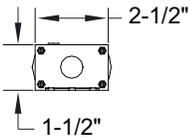
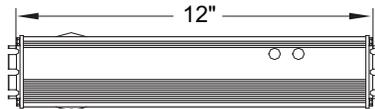
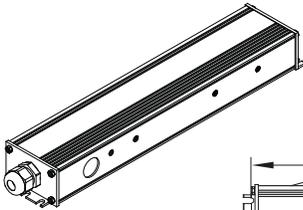


96W Power Supply



100W Power Supply

## RPS96 POWER SUPPLY

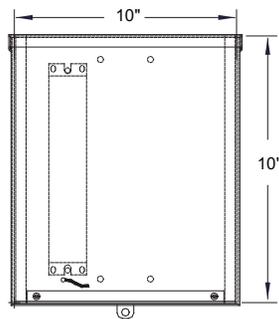
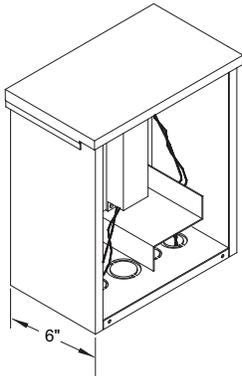


**RPS-96-PWR**  
**RPS-96-DIM**

- (1)-96W Power Supply
- (1)-96W Dimming Power Supply (0-10V Dimming)

NOT RATED FOR PLENUM INSTALLATIONS

## RPS100 POWER SUPPLY



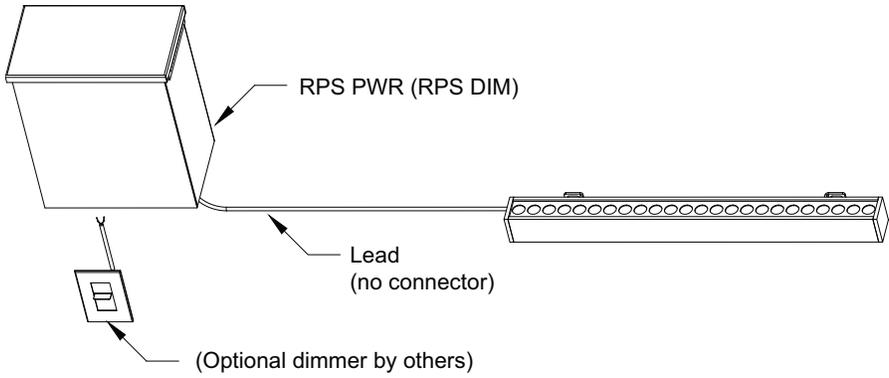
**RPS-100-PWR**  
**- (1)-100W Power Supply**

- RPS-100 is conduit ready (3/4" conduit by others)
- Contact factory for cable ready versions

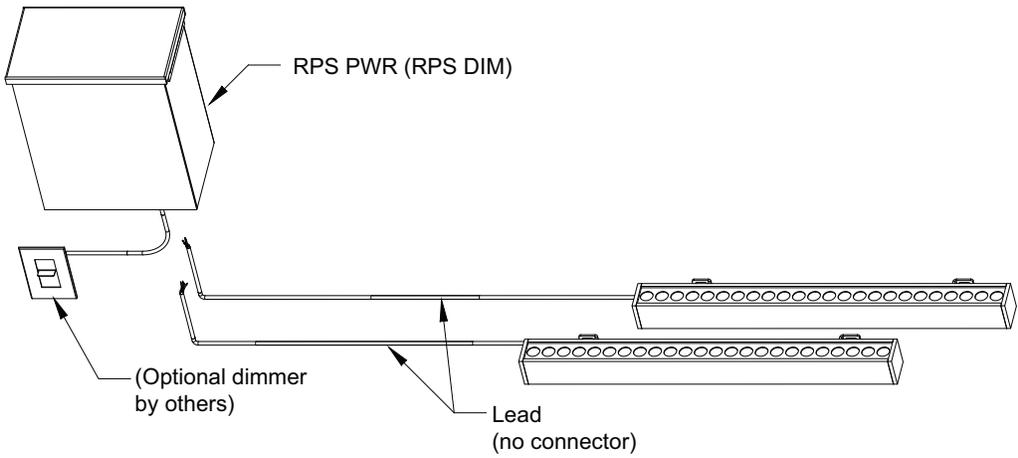
NOT RATED FOR PLENUM INSTALLATIONS

SOLID STATE LIGHTING  
EXTERIOR ARCHITECTURAL  
LED LINEAR LIGHTING  
STATIC WHITE & DIMMING

WHITE LIGHT - REMOTE POWER SUPPLY



Contact factory for additional wiring options.





# OMEGA 1521LED

The 1521LED Omega series is small scale, decorative downlight fixture with a spun aluminum bell styled dome. The dome is available with two types of shades: round edge (R) and flared edge (F) styles. The luminaire measures 21" outside diameter and 17-1/8" overall height. The luminaire has a hinged door for tool-less driver and LED access. The luminaire is supplied with the line-ground, line neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSE C62.41.2 guidelines. The luminaire is U.L. or E.T.L. listed in U.S. and Canada.



PROJECT: **Falmouth Residence Inn**  
 TYPE:

1A	1521RLED	HS-H	FG	6ARC	45	T3	F	MDL03		HSS	OD ARM		
MOUNTING CONFIG.	SERIES	MOUNTING OPTION	LENS	NO. OF LEDS	COLOR TEMP K	DISTR. TYPE	DISTR. ORIENTATION	DRIVER	CONTROLS	HOUSE SIDE SHIELD	DUAL FUSE & HOLDER	OPTIONAL FINIAL <sup>1,2</sup>	COLOR
1W	1521RLED	EZ	FG	6ARC	30(00) K	T2	F	MDL03	OPTIONS				UBKT BK
1A	1521FLED	HS-H	SG	4ARC	35(00) K	T3	R	MDH03	R <sup>1</sup>	HSS	FHD	B	UBT WH
2A		SM	FSG	3ARC	45(00) K	T3R	L		R1 <sup>1</sup>			S	ULBT PG
2A90		SH-44	SV1*	2ARC		T4	S		PEC				USLT ABZ
3A		CH-44	SV2**			T5							UWHT DB
3A90													UCHS OI
4A													UBK RT

<sup>1</sup> Only available with HS-H and SM mounting. <sup>2</sup> Not available with Twist-lock photocell.

## Product Specs

### Optical

- IP65 rated. BUG rating of U-0.
- Utilizes high output, high brightness LEDs.
- Operates at -40°C (-40°F) to +50°C (122°F) ambient air temperature range.
- Minimum CRI of 70, CCT 3000, 3500, and 4500K. Call factory for other CCT.
- LM-79 and LM-80 tests in accordance with IESNA standards.
- Lumen depreciation rating L70 > 200,000 hrs. Projected per TM-21 guideline and based on 350mA drive current.
- RoHS Compliant.

### Electrical

- 120-277 volt standard and 347-480 volt option available.
- Minimum drivers power factor: >0.9.
- Electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines (10kV).
- UL or ETL listed in U.S. and Canada.

### Mechanical

- A small scale decorative downlight fixture. The housing is a spun aluminum bell shade attached to a cast aluminum top.
- The luminaire shall be supplied with an aluminum door frame and lens with tool-less access.
- The fixture is offered with many different hangstraight mounting options to accommodate a variety of installations. See mounting options section.
- Luminaire housing is IP65 rated.

### Controls

- Optional Twist-lock receptacle only R<sup>1</sup>.
- Optional Twist-lock receptacle with photocell R1<sup>1</sup>.
- Optional electronic button photocell: PEC (120-277V).<sup>3</sup>
- <sup>3</sup>Eliminates IP rating fixture.

### Finish

- Durable, color retentive powder coat finish.

### Warranty & Standards

LED Systems and Drivers - 7 years. All fixtures shall be free from all defects in materials and workmanship for a period of 7 years from the date of manufacture. The luminaire manufacturer shall warrant the LED boards/

system, during the stated warranty period, against failure defined as more than 10 percent of non-operating LEDs.

### Drivers

#### (0-10V dimming):

MDL03: 350mA, 120-277V

MDH03: 350mA, 347-480V

### Lens:

- FG - Clear Flat Glass Lens
- SG - Clear Sag Glass Lens
- FSG - Frosted Sag Glass Lens

### Soft Vue:

- SV1\* - Flat Medium Diffuse Acrylic Lens
- SV2\*\* - Flat Heavy Diffuse Acrylic Lens

\*Provides moderate reduction in Brightness while only a minimal reduction in lumen output.

\*\*Provides maximum reduction in Brightness while only a nominal reduction in lumen output. Consult photometric files for exact lumen performance.

UBKT	BK
UBT	WH
ULBT	PG
USLT	ABZ
UWHT	DB
UCHS	OI
UBK	RT
UB	WBR
ULB	CD
USL	WBK
UWH	TT
BKT	VG
WHT	SI
PGT	OWGT
ABZT	
DBT	

## Colors

### Urbanline Finishes

- UBKT - Urban Black Textured
- UBT - Urban Bronze Textured
- ULBT - Urban Light Bronze Textured
- USLT - Urban Silver Textured
- UWHT - Urban White Textured

### Standard Finishes

- UCHS - Urban Champagne Satin Smooth
- UBK - Urban Black Matte
- UB - Urban Bronze Matte
- ULB - Urban Light Bronze Matte
- USL - Urban Silver Matte
- UWH - Urban White Matte
- BKT - Black Textured
- BK - Black
- WHT - White Textured
- WH - White
- PGT - Park Green Textured
- PG - Park Green
- ABZT - Architectural Medium Bronze Textured

### Custom Finishes

- ABZ - Architectural Medium Bronze
- DBT - Dark Bronze Textured
- DB - Dark Bronze
- OI - Old Iron
- RT - Rust
- WBR - Weathered Brown

### Sternberg Select Finishes

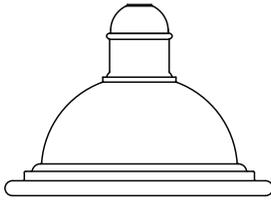
- CD - Cedar
- WBK - Weathered Black
- TT - Two Tone
- VG - Verde Green
- SI - Swedish Iron
- OWGT - Old World Gray Textured

## Distribution Orientation

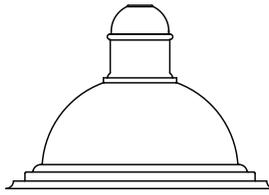


## Product Dimensions and Features

EPA: 0.72 SQUARE FT  
WEIGHT: 27 LBS



**1521RLED**  
21"W x 17-1/8"H



**1521FLED**  
21"W x 17"H

### Optional Finials\*



**B**  
Ball Finial  
3"W x 4-3/8"H



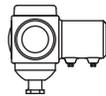
**S**  
Spiked Finial  
2-1/2"W x 6-3/8"H

\* Only available with HS-H, HS-C, and SM mounting

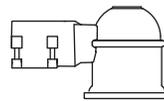
## Mounting Options



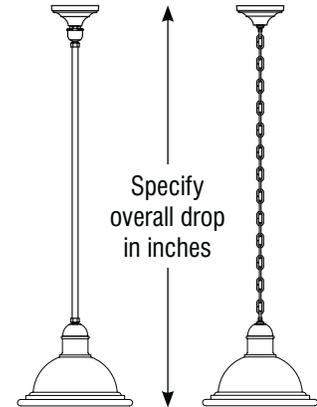
**EZ**  
EZ Hang  
Vertical  
2-3/4"W x  
4"H



**HS-H**  
Horizontal  
8-1/4"W x  
7-5/8"H



**SM**  
Side Mount  
9-1/4"W x  
4"H



**SH44**  
Stem Hung

**CH44**  
Chain Hung

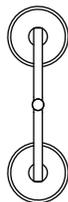
## Mounting Configurations



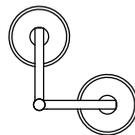
1W



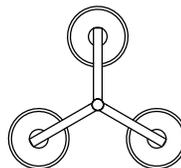
1A



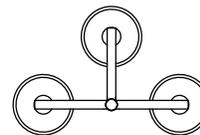
2A



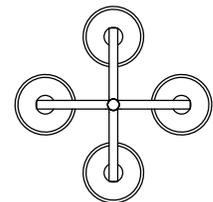
2A90



3A



3A90

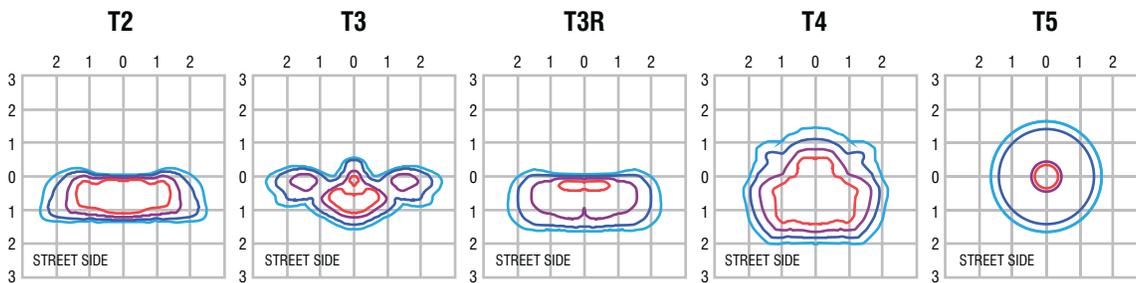


4A

## Performance (Based on FG Lens)

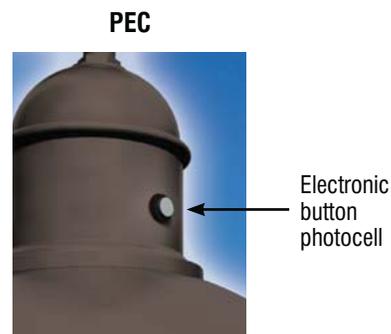
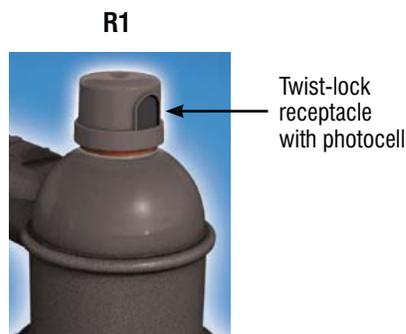
MODEL #	T2 DELIVERED LUMENS	EFFICACY (LPW)	T3 DELIVERED LUMENS	EFFICACY (LPW)	T3R DELIVERED LUMENS	EFFICACY (LPW)	T4 DELIVERED LUMENS	EFFICACY (LPW)	T5 DELIVERED LUMENS	EFFICACY (LPW)	WATT-AGE
2ARC30T	2360	69.4	2230	65.6	2320	68.2	2430	71.5	2305	67.8	34
2ARC35T	2520	74.1	2385	70.1	2480	72.9	2605	76.6	2465	72.5	34
2ARC45T	2685	79.0	2540	74.7	2645	77.8	2775	81.6	2625	77.2	34
3ARC30T	3450	65.1	3300	62.3	3360	63.4	3440	64.9	3365	63.5	53
3ARC35T	3690	69.6	3525	66.5	3595	67.8	3685	69.5	3595	67.8	53
3ARC45T	3930	74.2	3755	70.8	3830	72.3	3925	74.1	3830	72.3	53
4ARC30T	4485	68.0	4300	65.2	4355	66.0	4695	71.1	4440	67.3	66
4ARC35T	4800	72.7	4600	69.7	4655	70.5	5025	76.1	4745	71.9	66
4ARC45T	5115	77.5	4900	74.2	4960	75.2	5355	81.1	5055	76.6	66
6ARC30T	6800	70.8	6400	66.7	6760	70.4	6910	72.0	6550	68.2	96
6ARC35T	7280	75.8	6845	71.3	7225	75.3	7400	77.1	7005	73.0	96
6ARC45T	7755	80.8	7295	76.0	7700	80.2	7880	82.1	7465	77.8	96

## ISO Footcandle Plots



All published luminaire photometric testing performed to IESNA LM-79 standards by NVLAP, certified laboratory. ISO footcandle plots demonstrate the OMEGA 1521LED light patterns only. Not for total fixture output. For complete specifications and IES files, see website.

## Other Options



# 10' TO 30' ROUND STRAIGHT ALUMINUM POLES (RSA)

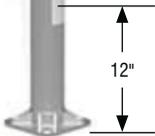
Job Name **Falmouth Residence Inn** Client Name

Job Location  Created By  Date

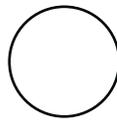
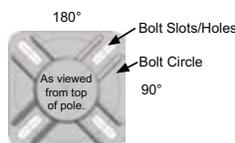
Product  Quote  Customer Approval  Date

Sternberg Model	Pole Height	Shaft Size	Wall Thickness	Slotted SQ Base Width	Hand-hole Size	Weight Lbs	Bolt Circle	Bolt Proj +/- .25	DBL Nutted Anchor bolt ASTM F1554 GRADE 55 Galv thread	Max Loading Capacities								Base Cover Options
										90 MPH w/1.3 Gust		110MPH w/1.3 Gust		130MPH w/1.3 Gust		150MPH w/1.3 Gust		
										MAX EPA 1 (SQ FT)	MAX WEIGHT (lbs)	MAX EPA 1 (SQ FT)	MAX WEIGHT (lbs)	MAX EPA 1 (SQ FT)	MAX WEIGHT (lbs)	MAX EPA 1 (SQ FT)	MAX WEIGHT (lbs)	
RSA10G400	10	4	0.125	8.91	2 x 4	34	6.5"-8.25"	3.25	0.75	4.3	100	2.6	100	1.8	100	1.2	100	2400-4, SL900-4
RSA10G500	10	5	0.125	9.61	2 x 4	39	7.5"-9.5"	3.25	0.75	8.9	100	5.8	100	4.1	100	3.0	100	2400-5, SL900-5
RSA12G400	12	4	0.125	8.91	2 x 4	38	6.5"-8.25"	3.25	0.75	3.0	100	1.7	100	1.1	100	0.7	100	2400-4, SL900-4
RSA12G500	12	5	0.125	9.61	2 x 4	44	7.5"-9.5"	3.25	0.75	6.9	100	4.4	100	3.0	100	2.2	100	2400-5, SL900-5
RSA12A500	12	5	0.156	9.61	2 x 4	50	7.5"-9.5"	3.25	0.75	8.9	100	5.8	100	4.0	100	2.9	100	2400-5, SL900-5
RSA12T500	12	5	0.188	9.61	2 x 4	57	7.5"-9.5"	3.25	0.75	10.9	100	7.1	100	4.9	100	3.6	100	2400-5, SL900-5
RSA14G400	14	4	0.125	8.91	2 x 4	41	6.5"-8.25"	3.25	0.75	1.9	100	0.9	100	-	100	-	100	2400-4, SL900-4
RSA14G500	14	5	0.125	9.61	2 x 4	48	7.5"-9.5"	3.25	0.75	5.3	100	3.3	100	2.2	100	1.5	100	2400-5, SL900-5
RSA14A500	14	5	0.156	9.61	2 x 4	56	7.5"-9.5"	3.25	0.75	7.0	100	4.4	100	3.0	100	2.2	100	2400-5, SL900-5
RSA14T500	14	5	0.188	9.61	2 x 4	63	7.5"-9.5"	3.25	0.75	8.7	100	5.6	100	3.8	100	2.8	100	2400-5, SL900-5
RSA16G400	16	4	0.125	8.91	2 x 4	45	6.5"-8.25"	3.25	0.75	1.0	100	-	100	-	100	-	100	2400-4, SL900-4
RSA16G500	16	5	0.125	9.61	2 x 4	53	7.5"-9.5"	3.25	0.75	3.8	100	2.3	100	1.5	100	1.0	100	2400-5, SL900-5
RSA16A500	16	5	0.156	9.61	2 x 4	61	7.5"-9.5"	3.25	0.75	5.3	100	3.3	100	2.2	100	1.5	100	2400-5, SL900-5
RSA16T500	16	5	0.188	9.61	2 x 4	70	7.5"-9.5"	3.25	0.75	6.7	100	4.2	100	2.8	100	2.0	100	2400-5, SL900-5
RSA18G500	18	5	0.125	9.61	2 x 4	57	7.5"-9.5"	3.25	0.75	2.7	100	1.5	100	0.9	100	-	100	2400-5, SL900-5
RSA18A500	18	5	0.156	9.61	2 x 4	67	7.5"-9.5"	3.25	0.75	3.9	100	2.3	100	1.5	100	1	100	2400-5, SL900-5
RSA18T500	18	5	0.188	9.61	2 x 4	77	7.5"-9.5"	3.25	0.75	5.1	100	3.2	100	2.1	100	1.4	100	2400-5, SL900-5
RSA18T600	18	6	0.188	10.32	2 x 4	96	8.75"-10.25"	3.50	0.75	10.5	100	6.7	100	4.6	100	3.1	100	2400-6
RSA20G500	20	5	0.125	9.61	2 x 4	62	7.5"-9.5"	3.25	0.75	1.7	100	0.8	100	-	100	-	100	2400-5, SL900-5
RSA20A500	20	5	0.156	9.61	2 x 4	73	7.5"-9.5"	3.25	0.75	2.8	100	1.5	100	0.9	100	-	100	2400-5, SL900-5
RSA20T500	20	5	0.188	9.61	2 x 4	84	7.5"-9.5"	3.25	0.75	3.8	100	2.2	100	1.4	100	0.9	100	2400-5, SL900-5
RSA20A600	20	6	0.156	10.32	2 x 4	90	8.75"-10.25"	3.50	0.75	6.7	100	4.2	100	2.8	100	1.6	100	2400-6
RSA20T600	20	6	0.188	10.32	2 x 4	104	8.75"-10.25"	3.50	0.75	8.5	100	5.4	100	3.6	100	2.3	100	2400-6
RSA25A600	25	6	0.156	10.32	2 x 4	115	8.75"-10.25"	3.50	0.75	3.6	100	2	100	1.1	100	-	100	2400-6
RSA25T600 *	25	6	0.188	10.32	2 x 4	124	8.75"-10.25"	3.50	0.75	4.9	100	2.9	100	1.8	100	0.8	100	2400-6
RSA30T600 *	30	6	0.188	10.32	2 x 4	151	8.75"-10.25"	3.50	1.0	2.3	100	1.1	100	-	100	-	100	2400-6

CROSS SECTION	MODEL NUMBER	FIXTURE MOUNTING	COLOR	BASE COVER	OPTIONS
<b>RSA</b>					
<b>RSA = Round Straight Aluminum</b>	RSA10G400 RSA14T500 RSA20A500 RSA12G500 RSA16G400 RSA20T500 <b>RSA12G400</b> RSA16G500 RSA20A600 RSA12G500 RSA16A500 RSA20T600 RSA12A500 RSA16T500 RSA25A600 RSA12T500 RSA18G500 RSA25T600* RSA14G400 RSA18A500 RSA30T600* RSA14G500 RSA18T600 RSA14A500 RSA20G500	<b>Drill Mounting</b> D1 = 1 Luminaire D2 = 2 @ 180° D3 = 3 @ 120° D4 = 4 @ 90° D5 = 2 @ 90° D6 = 3 @ 90°  <b>Tenon Mounting</b> P2 = 2.38" OD x 4.00" P3 = 3.00" OD x 3.00" P4 = 4.00" OD x 6.00"	<b>UBKT</b> - Urban Black Textured <b>UBT</b> - Urban Bronze Textured <b>ULBT</b> - Urban Light Bronze Textured <b>USLT</b> - Urban Silver Textured <b>UWHT</b> - Urban White Textured <b>UCHS</b> - Urban Champagne Satin Smooth <b>UBK</b> - Urban Black Matte <b>UB</b> - Urban Bronze Matte <b>ULB</b> - Urban Light Bronze Matte <b>USL</b> - Urban Silver Matte <b>UWH</b> - Urban White Matte	<b>2400-4</b> <b>2400-5</b> <b>2400-6</b> <b>SL900-4</b> <b>SL900-5</b>	See Accessories at <a href="http://www.sternberglighting.com">www.sternberglighting.com</a> (Please specify with code)



Anchor Base Detail



4", 5" or 6" Dia. Round Profile

### OPTIONAL BASE COVERS



**JD** LaGrasse & Associates, Inc.  
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**Joseph D. LaGrasse, AIA**  
*Principal*

**Kenneth R. Feyl, AIA NCARB**

**Mark Yanowitz, Assoc. AIA, LEED AP, UCSL**

**Thomas F. Galvin, AIA**

**Julianna E. Hoch, RA**

## Appendix C

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

**Architectural Exterior Materials Specifications:**

(All items represent design intent during the development of design documentation these items will represent the design intent with an “or equal” designation in the final specification)

**Exterior Siding: (fiber cement)**

Manufacturer: James Hardie  
Style: Shingle Siding – Select Cedar Mill (Straight Edge Panel)  
Thickness: 5/16 in.  
Length: 12 ft. planks  
Width: 6.25 in.  
Exposure: 5 in.  
Color: TBD (Iron Gray or Evening Blue)



### Exterior Trim Boards: (PVC)

Manufacturer: Certainteed  
Style: Trimboards Smooth/Smooth (sustainable cellular PVC trim)  
Thickness: 1"; 5/4"; 5/8"  
Width: 3"; 4"; 5"; 6"; 8"; 10"; 12"; 16";  
Lengths: 12'; 18'; 20'



### Exterior Storefront Windows: (Aluminum)

Manufacturer: Kawneer  
Style: 451UT  
Thickness: 2" (50.8mm) sightline x 4-1/2" (114.3mm) depth  
Color: TBD (Black, Bronze, White)

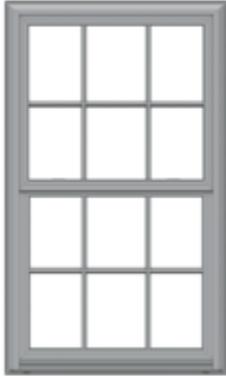


**Exterior Residential Windows: (Vinyl)**

Manufacturer: Jeld-Wen

Style: Premium Vinyl Double Hung Window (Fixed)

Color: TBD (Black, Bronze, White)



**Exterior Architectural Roof Shingles: (Asphalt)**

Manufacturer: Certainteed

Style: Landmark Series – Architectural Shingles - Landmark® Pro

Color: TBD (Max Def Moire Black)



**Exterior Architectural Balcony Railings: (Fiberglass)**

Manufacturer: Perma-Porch Railing Collection

Style: Standard Porch Railing Series – with 1 1/2” Square

Color: White



**Exterior Architectural Shutters: (PVC)**

Manufacturer: Melton Classics

Style: Vinyl Collection louver shutters (Faux Louver Shutters)

Color: Black (Color Thru PVC)



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## Appendix D

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

**Architectural Site Furnishings/Architectural Site Materials Specifications:**

(All items represent design intent during the development of design documentation these items will represent the design intent with an “or equal” designation in the final specification)

**Benches: (Metal – Black)**

Manufacturer: Witt Industries M5-BCH-BK Oakley Collection Bench

Witt Oakley Collection Black Steel Bench 60in W- M5-BCH-BK - Witt Industries

Manufacturer Name: Witt Industries

Manufacturer Model Number: M5-BCH-BK

Material: Steel

Color: Black

Width: 60.00

Height: 34.00

Alternate ID: WTT-M5BCHBK, M5 BCH BK, M5BCHBK

Depth: 24.00



**Bike Racks: (Metal – Black)**

Manufacturer: Park It Bike Racks SKU#7ZT7081 Traditional Powder Coated Bike Racks (10 Bikes)

SKU	7ZT7081
Model Name	10-Bike Rack (double sided)
Length	60"
Width	37.75"
Height	28.5"
Material	Steel
Mount Type	Portable
Weight	65.0



**Decorative Metal Fencing: (Metal – Black)**

Manufacturer: Ameristar / Assa Abloy Montage Commercial Steel Fence (Majestic Style)

Height:	4'-0"
Rails:	1 ½" (3-Rail System)
Pickets:	¾"



**Green Screen: (Metal – Black)**

Manufacturer: Greenscreen Freestanding Trellis Screen

Size: 4' wide x 12' tall x 2" thick

Finish: baked on powder coat finish in matte black



**Brick (used at grilling station): (traditional red brick)**

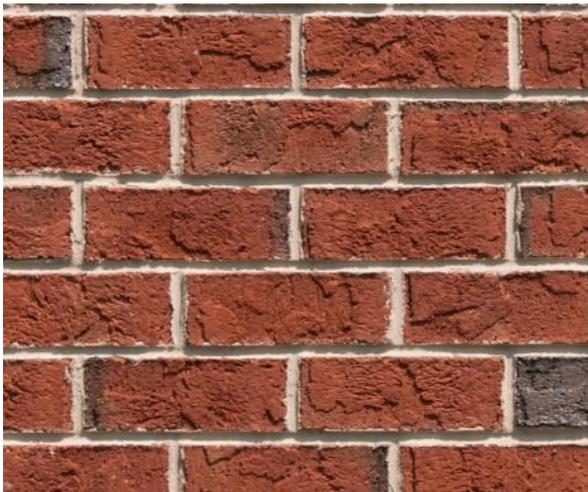
Manufacturer: Triangle Brick

Style: Village Collection, Cape Cod Red, Standard Product Tier

Size: Modular

Finish: Sand-Faced Brick

Mortar: Standard White/Gray



**Landscape Colored Concrete Pavers (used at Hotel Entry Drive and Sidewalk Accent Areas):**

Manufacturer: Pavestone

Style: Boston Pavestone: Heritage Series: Plaza Stone  
Size: Rectangle and Square Combo 60mm  
Color: Cranberry Harvest (Crosswalk)  
Color: Cape Cod Blend (Patio)

Length	Width	Height
8 13/16"	5 7/16"	2 3/8"
5 7/16"	5 7/16"	2 3/8"

Color: Cranberry Harvest (Crosswalk)



Color: Cape Cod Blend (Patio)



**Decorative Exterior Planters:**

Manufacturer: Iron Accents

Item #: 49-GAR271  
Name: Santa Fe Planters  
Dimensions: (Sm) 11"w x 11"d x 29"h (Lg) 13"w x 13"d x 35"h  
Weight: 27 lbs  
Material: Stainless Steel  
Finish: Rustic Copper  
Contains: Includes metal liner insert





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

*Architects*

Joseph D. LaGrasse, AIA

Thomas F. Galvin, AIA

Julianna 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  
REVISED 09 APRIL 2015

## 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 &  
HPCC2.12 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'.

**5I. 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 spaces 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. All exterior site and signage lighting fixtures will be black.

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 4" deep and are constructed out of painted redwood. One on-building sign will occur on the West building Main Street façade. This sign is 9'-0" wide, 3'-5" high and 2" deep painted redwood sign with sandblasted background. 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 and surface mounted 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 signs will be in keeping with the type and scale of the project's architecture. Low level monument signage and the main flush mounted building sign materials are painted redwood with a sandblasted background.

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

Main building flush mounted sign will be illuminated by a wall mounted LED linear light fixture above the sign. It is approximately 8'-0" long, about the same length as the sign. The low level monument signage will have a similar light fixture mounted to the top of both sides of the sign board.

**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.

<b>ARCHITECT</b>
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<b>CIVIL / SURVEY ENGINEER</b>
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<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	REV DATE
T1.0	TITLE SHEET	11 MAR 2015	09 APRIL 2015
LANDSCAPE			
L1.0	LANDSCAPE PLAN	26 FEB 2015	
L2.0	PLANTING PLAN	26 FEB 2015	03 APRIL 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	09 APRIL 2015
A5	SECTION CUTS THROUGH BRIDGE	01 MAR 2015	09 APRIL 2015
A6	NORTH AND WEST ELEVATIONS	01 MAR 2015	09 APRIL 2015
A7	DETAILED ELEVATION	01 MAR 2015	09 APRIL 2015
A8	GROUND FLOOR PLAN	01 MAR 2015	09 APRIL 2015
A9	FIRST FLOOR PLAN	01 MAR 2015	09 APRIL 2015
A10	SECOND FLOOR PLAN	02 MAR 2015	09 APRIL 2015
A11	ROOF PLAN	02 MAR 2015	
SIGNAGE			
1 of 8	SOUTH ELEVATION - MAIN STREET	10 MAR 2015	08 APRIL 2015
2 of 8	S/F WOODEN SIGN	10 MAR 2015	08 APRIL 2015
6 of 8	SOUTH ELEVATION - SITE ENTRY	10 MAR 2015	08 APRIL 2015
7 of 8	DIRECTIONAL SIGN B	10 MAR 2015	08 APRIL 2015
8 of 8	DIRECTIONAL SIGN C	10 MAR 2015	08 APRIL 2015

## ABBREVIATIONS

&	And	BLKG	BLOCKING	CONST	CONSTRUCTION	EC	ELECTRIC CABINET	FLASH	FLASHING	HR	HANDRAIL	MATL	MATERIAL	OH	OVERHEAD	REINF	REINFORCE/--ED/--ING	STL	STEEL	UG	UNDERGROUND
@	AT	BLM	BELOW	CONT	CONTINUE/ONS	EF	EACH FACE	FLEX	FLEXIBLE	HT	HEIGHT	MAX	MAXIMUM	OPER	OPERATOR	REQD	REQUIRED	SIN	STONE	UH	UNIT HEATER
#	Pound/ Number	BM	BEAM	CONTR	CONTRACT/OR	EIFS	EXTERIOR INSULATION	FLUOR	FLUORESCENT	HTR	HEATER	MC	MEDICINE CABINET	OPNG	OPENING	RET	RETAINING	STOR	STORAGE	UNFIN	UNFINISHED
°	Degree	BO	BOTTOM OF	COORD	COORDINATE	FO	FACE OF	FO	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	FOS	FACE OF STUD	FP	FIRE PROOFING			MEMB	MEMBRANE	ORD	OVERFLOW ROOF DRAIN	RH	ROOF HATCH	STV	STEEL STRUCTURE		
ABV	ABOVE	BOT	BOTTOM	CPT	CARPET	FT	FOOT/FEET	FW	FUTURE	HW	HOT WATER	MEZZ	MEZZANINE	PART	PARTITION	RH	RAIN LEADER	SUPV	SUPERVISOR	UTIL	UTILITY
ACT	ACOUSTICAL CEILING	BR	BRICK	CR	CHAIR RAIL	FTG	FOOTING	HW	HARDWOOD	HW	HARDWOOD	MFR	MANUFACTURER	PC	PRECAST CONCRETE	RM	ROOM	SUSP	SUSPENDED		
ADDL	ADDITIONAL	BRG	BEARING	CT	CERAMIC TILE	EMERG	EMERGENCY	IC	INTERCOM	IC	INTERCOM	MH	MANHOLE	PL	PLATE	RO	ROUGH OPENING	SW	SWITCH	VENT	VENTILATION
ADJ	ADJACENT	BSMI	BASEMENT	CTR	CENTER	ENCL	ENCLOSURE	MIN	MINIMUM	IC	INSIDE DIAMETER	MIR	MIRROR	PL	PROPERTY LINE	RS	ROUGH SLAB	SYM	SYMMETRICAL	VERT	VERTICAL
AFF	ABOVE FINISH FLOOR	BUR	BUILT-UP ROOFING	CUH	CABINET UNIT	ENTR	ENTRANCE	MO	MISCELLANEOUS	ID	INSIDE DIAMETER	MISC	MISCELLANEOUS	PLAM	PLASTIC LAMINATE	S	SINK/SUPPLY FAN	T	TEMPERED	VEST	VESTIBULE
AHU	AIR HANDLING UNIT	C	CHANNEL	CUH	CHEST UNIT	BQ	BQUAL	IN	INCH	INT	INTERIOR	MONO	MONOLITHIC	PLB	PLYWOOD	SCHED	SCHEDULE	T	TOP	W	WIDTH/WIDE
ALT	ALTERNATE	CAB	CABINET	CYL	CYLINDER	EQUIP	EQUIPMENT	INSUL	INSULATION	GA	GAUGE	MID	MOUNTED	PLW	PLYWOOD	SD	SMOKE DAMPER	T&B	TOP AND BOTTOM	W/	WIDE FLANGE
ALUM	ALUMINUM	CANIL	CANTILEVER	D	DEPTH OR DEEP	EXF	EXHAUST FAN	INT	INTERIOR	GB	GRAB BAR	MIR	MIRROR	PNL	PANEL	SECT	SECTION	TDR	TRENCH DRAIN	W/	WITH
ANUN	ANUNCIATOR	CAP	CAPACITY	DEPT	DEPTH OR DEEP	EXC	EXCAVATE/--ED/--ION	GC	GENERAL CONTRACTOR	GC	GENERAL CONTRACTOR	MID	MOUNTED	PR	PAIR	SF	SQUARE FOOT	TEL	TELEPHONE	W/O	WITHOUT
AP	ACCESS PANEL	CAT	CATEGORY	DF	DRINKING FOUNTAIN	EXH	EXHAUST HOOD	GEN	GENERAL	GR	GRADE	MIR	MIRROR	PRELIM	PRELIMINARY	SH	SHOWER	TEMP	TEMPERATURE	WC	WATER CLOSET
APC	ARCHITECTURAL	OCTV	CLOSED CIRCUIT TELEVISION	DIAM	DIAMETER	EXIST	EXISTING	GL	GLASS	JST	JOIST	MIR	MIRROR	PRIM	PRIMARY	SHT	SHEET	TG	TONGUE & GROOVE	WC	WALL COVERING
APROX	APPROXIMATE	CG	CORNER GUARD	DIA	DIAGONAL	EXP	EXPANSION	GR	GRADE	JT	JOINT	NA	NOT APPLICABLE	PROJ	PROJECTION	SHTG	SHEATHING	THRES	THRESHOLD	WD	WOOD
ARCH	ARCHITECTURAL/ architect	CUT	CUT	DIAG	DIAGONAL	EXT	EXTERIOR	H	HEIGHT/HIGH	L	LONG	NIC	NOT IN CONTRACT	FT	FOOT	SIM	SIMILAR	TO	TOP OF	WDW	WINDOW
AUTO	AUTOMATIC	CL	CENTER LINE	DIFF	DIFFUSER	EXH	EXHAUST HOOD	HB	HOSE BIB	LAV	LAVATORY	NO	NUMBER	FVC	FOLYVINYL CHLORIDE	SM	SURFACE MOUNTED	TOW	TOP OF WALL	WH	WALL HYDRANT
BD	BOARD	CLG	CEILING	DIM	DIMENSION	EXH	EXHAUST HOOD	HD	HAND DRYER	LBS	POUNDS (WIEGHT)	NOM	NOMINAL	QT	QUARRY TILE	SOG	SLAB ON GRADE	TH	TOILET PAPER	WHC	WHEELCHAIR
BFE	BOTTOM FOOTING	CLR	CLEAR	DISP	DISPENSER	FA	FIRE ALARM	HDCP	HANDICAP	LOC	LOCATION (WIEGHT)	NRC	NOISE REDUCTION COEFFICIENT	R	RADIUS	SPEC	SPECIFICATIONS	TR	TREAD	WTR	WATER
BIT	BITUMINOUS	COL	COLUMN	DIST	DISTRIBUTION	FBR	FACE BRICK	HDR	HEADER	LP	LOW POINT	NT	NOTE	R	RISER	SQ	SQUARE	TRANSF	TRANSFER	WS	WEATHERSTRIP
BLDG	BUILDING	COMB	COMBINATION/--ED	DMG	DRAWING	FDR	FLOOR DRAIN	HDR	HEADER	LOC	LOCATION OR LOCATE	NTS	NOT TO SCALE	RB	RESILIENT BASE	SQ YD	SQUARE YARD	TS	TUBE SECTION	WSC	WAINSCOT
		CONC	CONCRETE	EA	EACH	FDN	FOUNDATION	HDR	HARDWARE	LP	LOW POINT	OC	ON CENTER	RD	ROOF DRAIN	SS	STAINLESS STEEL	TV	TELEVISION	WT	WEIGHT
		CONF	CONFERENCE			FE	FIRE EXTINGUISHER	HGT	HEIGHT	LTG	LIGHTING	OD	OUTSIDE DIAMETER	ST	STREET	STC	SOUND TRANSMISSION COEFFICIENT	TYP	TYPICAL	WW	WOOD WINDOW
		CONN	CONNECT/--ED/--ION			FIN	FINISH	HM	HOLLOW METAL	LVR	LOUVER	OFF	OFFICE	REC	RECESSED	STD	STANDARD	UC	UNDERCUT	WWF	WELDED WIRE FABRIC

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

556 Main Street

**TITLE SHEET**

Prepared for: Falmouth Hospitality, LLC  
Location: 2 Lan Drive Westford, MA 01886  
Title

JDLA 2014

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1 4-9-2015 Date

Revisions

Date 11 MAR 2015

Scale NA

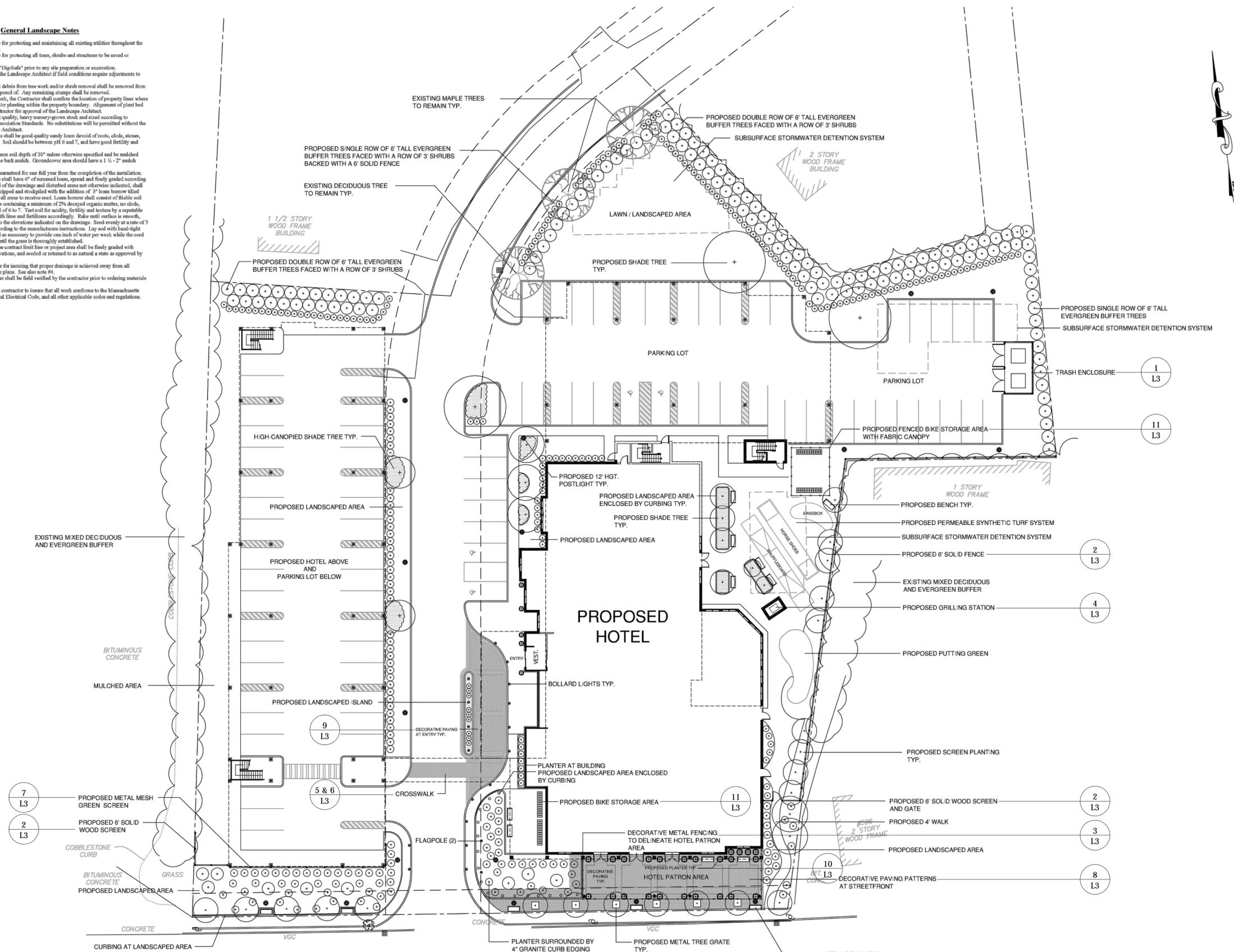
JOB No. 2404

Sheet No.

# T1.0

**General Landscape Notes**

1. The Contractor is responsible for protecting and maintaining all existing utilities throughout the duration of the contracted work.
2. The Contractor is responsible for protecting all trees, shrubs and structures to be saved or protected.
3. The Contractor shall contact "Dig-Safe" prior to any site preparation or excavation.
4. The Contractor shall contact the Landscape Architect if field conditions require adjustments to construction.
5. Unless otherwise directed, all debris from tree work and/or shrub removal shall be removed from the project site and properly disposed of. Any remaining stumps shall be removed.
6. Prior to commencement of work, the Contractor shall confirm the location of property lines where critical to building setbacks and/or planting within the property boundary. Alignment of plant bed lines shall be staked by the Contractor for approval of the Landscape Architect.
7. All plants shall be the highest quality, heavy nursery-grown stock and sized according to Massachusetts Nurseryman's Association Standards. No substitutions will be permitted without the prior approval of the Landscape Architect.
8. Topsoil for plant beds and pits shall be good quality sandy loam devoid of roots, clods, stones, rubbish, glass, brick, or asphalt. Soil should be between pH 6 and 7, and have good fertility and organic content.
9. Plant beds shall have a minimum soil depth of 10" unless otherwise specified and be mulched with 2-3" of finely shredded pine bark mulch. Groundcover area should have a 1 1/2" - 2" mulch depth.
10. All plant material shall be guaranteed for one full year from the completion of the installation.
11. All seeded and sodded areas shall have 6" of screened loam, spread and finely graded according to the plans. All areas indicated of the drawings and disturbed areas not otherwise indicated, shall receive 6" of loam previously stripped and stockpiled with the addition of 3" loam borrow filled together and finely graded over all areas to receive seed. Loam borrow shall consist of friable soil typical of locally cultivated soils containing a minimum of 2% dehydrated organic matter, no clods, sticks and debris, and have a pH of 6 to 7. Test soil for acidity, fertility and texture by a reputable soils testing lab. Amend soil with lime and fertilizers accordingly. Rake until surface is smooth, friable, and uniform in texture to the elevations indicated on the drawings. Seed evenly at a rate of 5 lbs. per 1000 square feet or according to the manufacturers instructions. Lay sod with hand-tight joints. Irrigate immediately and as necessary to provide one inch of water per week while the seed germinates and sod takes root until the grass is thoroughly established.
12. All disturbed areas within the contract limit line or project area shall be finely graded with screened loam to the proper elevations, and seeded or returned to as natural a state as approved by the Landscape Architect.
13. The contractor is responsible for insuring that proper drainage is achieved away from all buildings in accordance with the plans. See also note #4.
14. All dimensions and quantities shall be field verified by the contractor prior to ordering materials or construction.
15. It is the responsibility of the contractor to insure that all work conforms to the Massachusetts State Building Code, the National Electrical Code, and all other applicable codes and regulations.



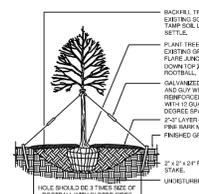
**MAIN STREET**  
45' WIDE PUBLIC WAY

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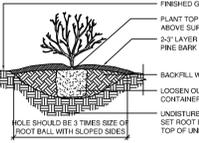
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#	REV4	06NOV2014
#	REV3	11-3-14
#	REV2	11-3-14
#	REV1	8-21-14
Mark	Date	
<b>Revisions</b>		
Date	7-23-14	
Scale	1"=20'-0"	
Job No.	2404	
Sheet No.		

**General Landscape Notes**

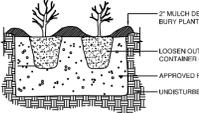
- The Contractor is responsible for protecting and maintaining all existing utilities throughout the duration of the construction work.
- The Contractor is responsible for protecting all trees, shrubs and structures to be saved or preserved.
- The Contractor shall contact "Dig Safe" prior to any site preparation or excavation.
- The Contractor shall contact the Landscape Architect if field conditions require adjustments to construction.
- Unless otherwise directed, all debris from tree work and shrub removal shall be removed from the project site and properly disposed of. Any remaining stumps shall be removed.
- From the commencement of work, the contractor shall confine the location of property lines where critical to building setbacks and/or planting within the property boundary. Alignment of plant bed lines shall be marked by the Contractor for approval of the Landscape Architect.
- All plants shall be the highest quality, heavy nursery grown stock and listed according to Massachusetts Nurseryman's Association Standards. No substitutions will be permitted without the prior approval of the Landscape Architect.
- Topsoil for plant beds and pits shall be good quality sandy loam devoid of roots, clods, stumps, rocks, glass, nails, or asphalt. Soil should be between pH 6 and 7, and have good fertility and organic content.
- Plant beds shall have a minimum soil depth of 10" unless otherwise specified and be mulched with 2" of finely shredded pine bark mulch. Groundcover areas shall have a 1 1/2" mulch depth.
- All plant material shall be guaranteed for one full year from the completion of the installation.
- All seeded and sodded areas shall have 6" of screened loam, spread and finely graded according to the plans. A 1/2" seed of the drawings and illustrated areas not otherwise indicated, shall receive 6" of loam previously stripped and replaced with the additional 1/2" loam bottom tilled together and finely graded over all areas to receive seed. Loam borrow shall consist of friable soil typical of locally subsoiled soils containing a minimum of 2% dissolved organic matter, no clods, sticks and debris and have a pH of 6 to 7. Test soil for acidity, fertility and texture by a reputable soil testing lab. Amend soil with lime and fertilizer accordingly. Rate and method to be established, uniformity in texture to the elevations indicated on the drawings. Seed evenly at rate of 5 lbs. per 1000 square feet or according to the manufacturer's instructions. Lay sod with hand-tight joints. Irrigate immediately and as necessary to provide one inch of water per week while the seed germinates and root in as root until the grass is thoroughly established.
- All sodded areas within the contract limit for or project area shall be finely graded with screened loam to the proper elevations, and seeded or returned to its natural state as approved by the Landscape Architect.
- The contractor is responsible for ensuring that proper drainage is achieved away from all buildings in accordance with the plans. See also note #1.
- All dimensions and quantities shall be field verified by the contractor prior to ordering materials or construction.
- In the responsibility of the contractor to insure that all work conforms to the Massachusetts State Building Code, the National Electrical Code, and all other applicable codes and regulations.



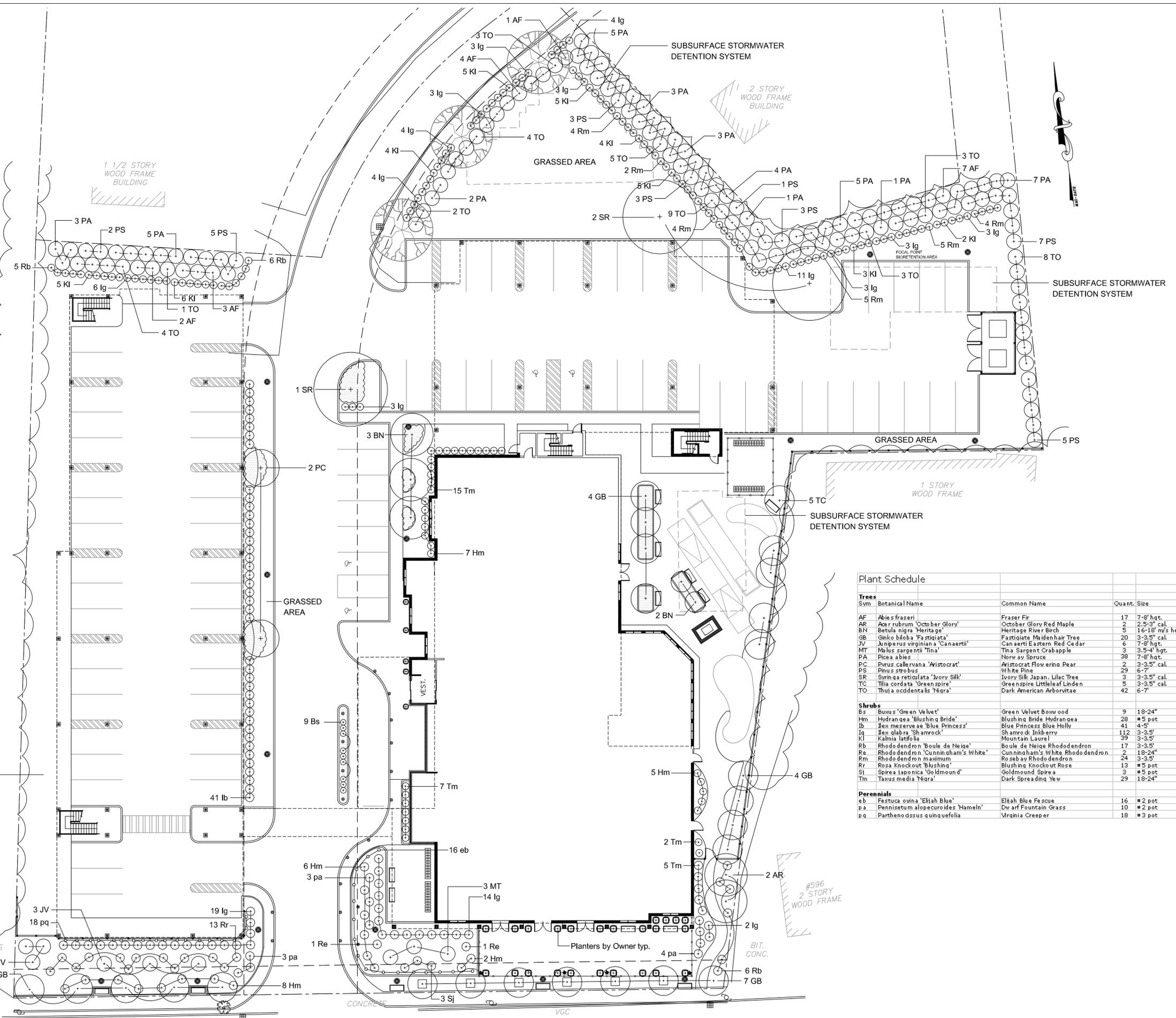
**TREE PLANTING DETAIL**



**SHRUB PLANTING DETAIL**



**GROUND COVER & PERENNIAL PLANTING DETAIL**



Plant Schedule			
Trees	Botanical Name	Common Name	Quant. Size
AF	<i>Abies fraseri</i>	Fraser Fir	17 7'-8' hgt.
AR	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2 2.5-3" cal.
BN	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	5 16-18" m/s heavy
GB	<i>Ginkgo biloba</i> 'Fastigiata'	Fastigiata Maidenhair Tree	20 3-3.5" cal.
JV	<i>Juniperus virginiana</i> 'Canaertii'	Canaertii Eastern Red Cedar	6 7-8' hgt.
MT	<i>Malus sargentii</i> 'Tina'	Tina Sargent Crabapple	3 3.5-4' hgt.
PA	<i>Picea abies</i>	Norway Spruce	38 7-8' hgt.
PC	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Flowering Pear	2 3-3.5" cal.
PS	<i>Pinus strobus</i>	White Pine	29 6-7'
SR	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Japan Lilac Tree	3 3-3.5" cal.
TC	<i>Tilia cordata</i> 'Green Spire'	Green Spire Littleleaf Linden	5 3-3.5" cal.
TO	<i>Thuja occidentalis</i> 'Nigra'	Dark American Arborvitae	42 6-7'
Shrubs			
Bs	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	9 18-24"
Hm	<i>Hydrangea</i> 'Blushing Bride'	Blushing Bride Hydrangea	28 #5 pot
ib	<i>Ilex meserveae</i> 'Blue Princess'	Blue Princess Blue Holly	41 4-5"
Ig	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	112 3-3.5"
Kl	<i>Kalmia latifolia</i>	Mountain Laurel	39 3-3.5"
Rb	<i>Rhododendron</i> 'Boule de Neige'	Boule de Neige Rhododendron	17 3-3.5"
Re	<i>Rhododendron</i> 'Cunningham's White'	Cunningham's White Rhododendron	2 18-24"
Rm	<i>Rhododendron maximum</i>	Rose av Rhododendron	24 3-3.5"
Rr	<i>Rosa Knockout</i> 'Blushing'	Blushing Knockout Rose	13 #5 pot
Si	<i>Spiraea japonica</i> 'Goldmound'	Goldmound Spirea	3 #5 pot
Tm	<i>Taxus media</i> 'Nigra'	Dark Spreading Yew	29 18-24"
Perennials			
eb	<i>Festuca ovina</i> 'Elijah Blue'	Elijah Blue Fescue	16 #2 pot
ps	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Fountain Grass	10 #2 pot
pq	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	18 #3 pot

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Mark	Date	Revisions
#	REV 03APR2015	
#	REV 06FEB2015	
#	REV 06JAN2015	
#	REV 04DEC2014	
#	REV 03DEC2014	
#	REV 06NOV2014	

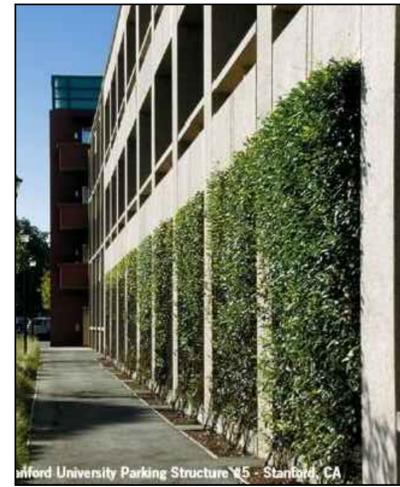
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Scale: 1/16"=1'-0"  
Job No.: 2404  
Sheet No.:



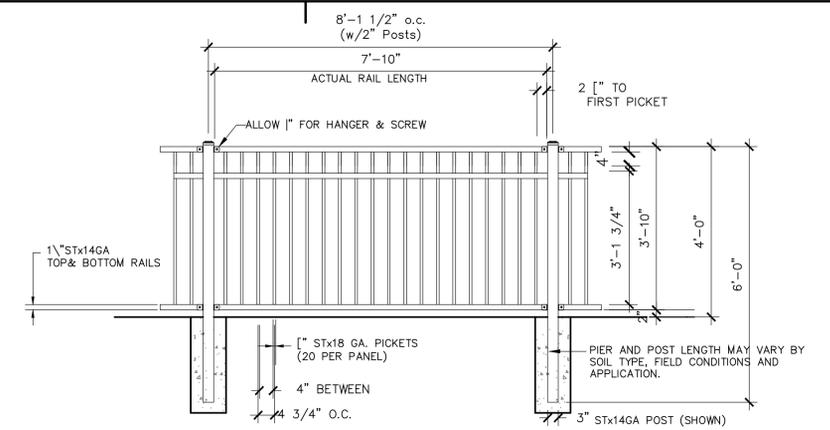
**BIKE RACK**  
SCALE: --  
11  
L3



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

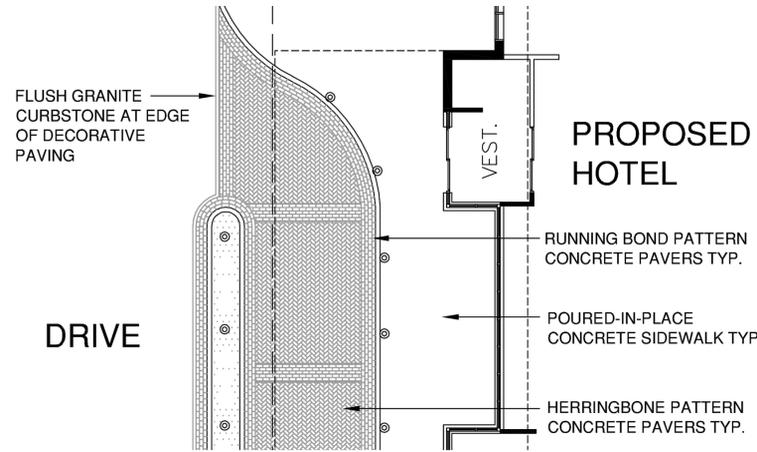


**PARKING STRUCTURE GREEN SCREEN**  
SCALE: --  
7  
L3

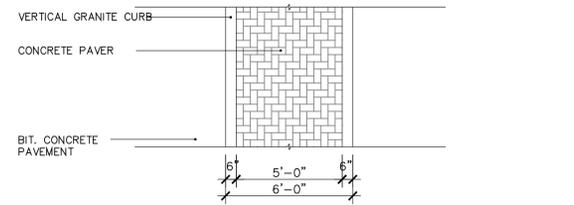


PART NUMBER 4443-8  
POWDER COAT: SEMI-GLOSS BLACK (STD.)

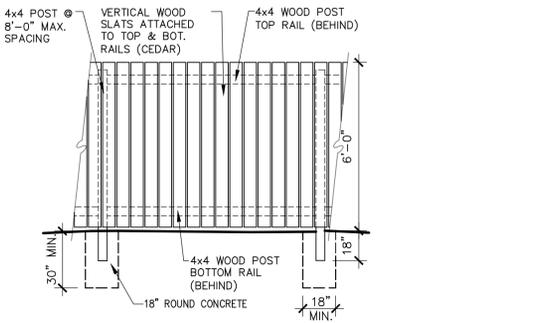
**DECO FENCE**  
SCALE: 1/2"=1'-0"  
3  
L3



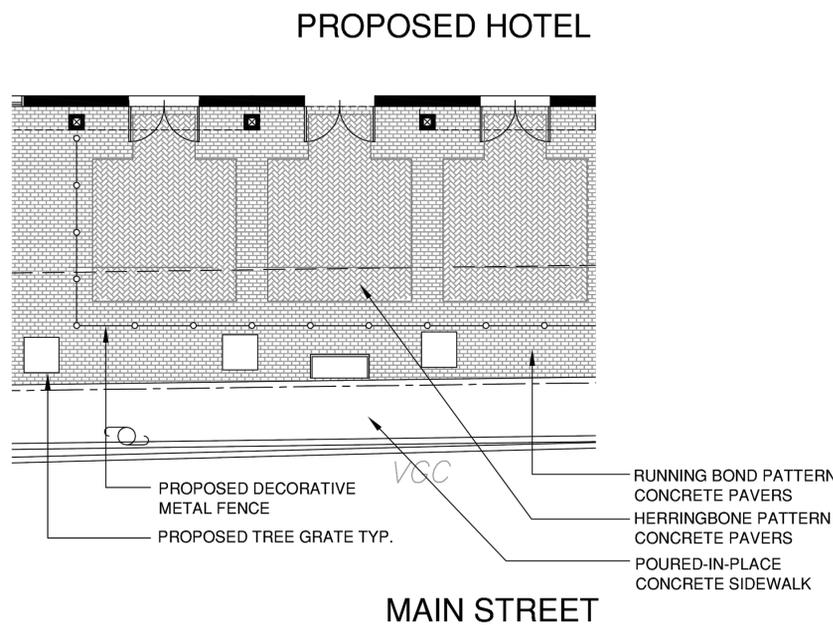
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SCALE: NTS  
9  
L3



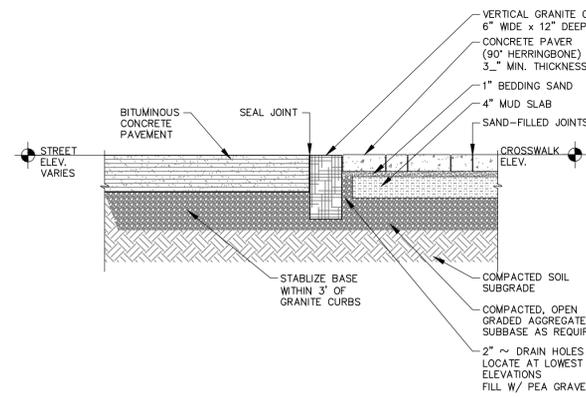
**CROSSWALK PLAN**  
SCALE: 1/4"=1'-0"  
6  
L3



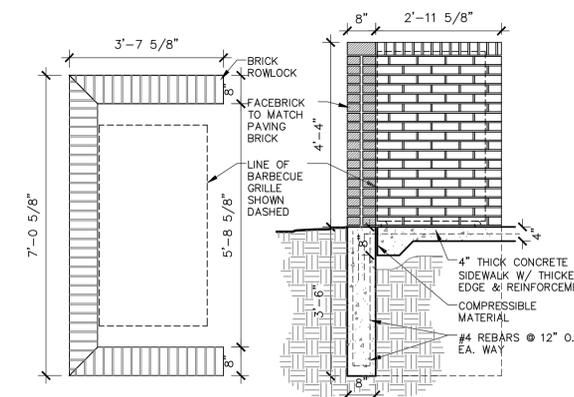
**SOLID WOOD SCREEN**  
SCALE: 1/2"=1'-0"  
2  
L3



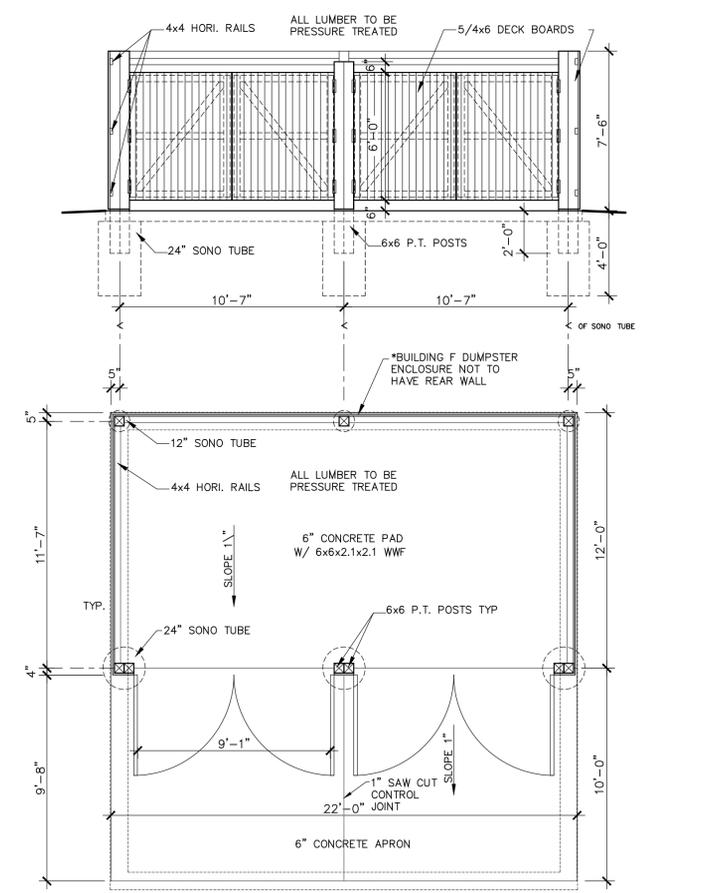
**PAVING PATTERN DETAIL AT MAIN STREET**  
SCALE: NTS  
8  
L3



**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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Falmouth Hospitality, LLC  
 SpringHill Suites by Marriott

No.	Description	Date

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



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No.	Description	Date

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



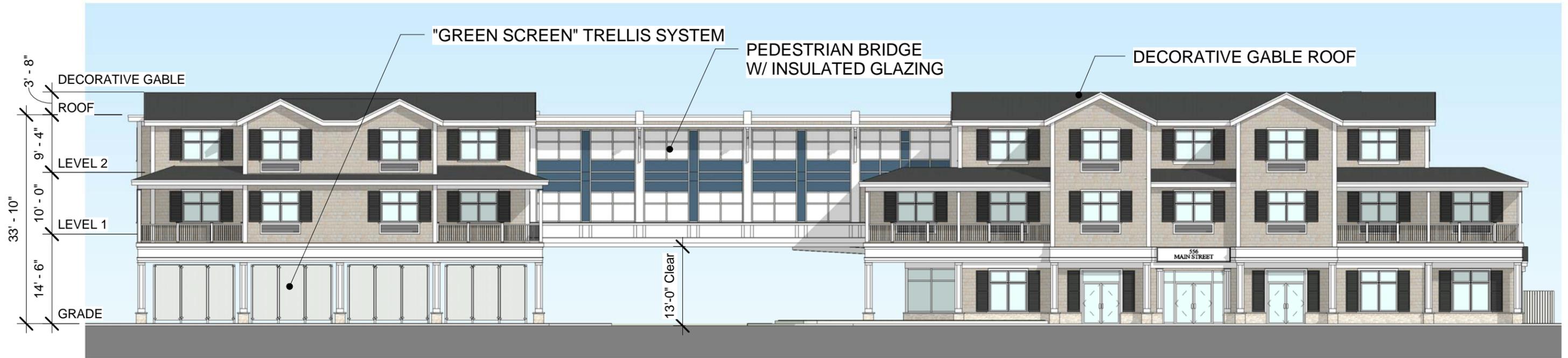
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No.	Description	Date

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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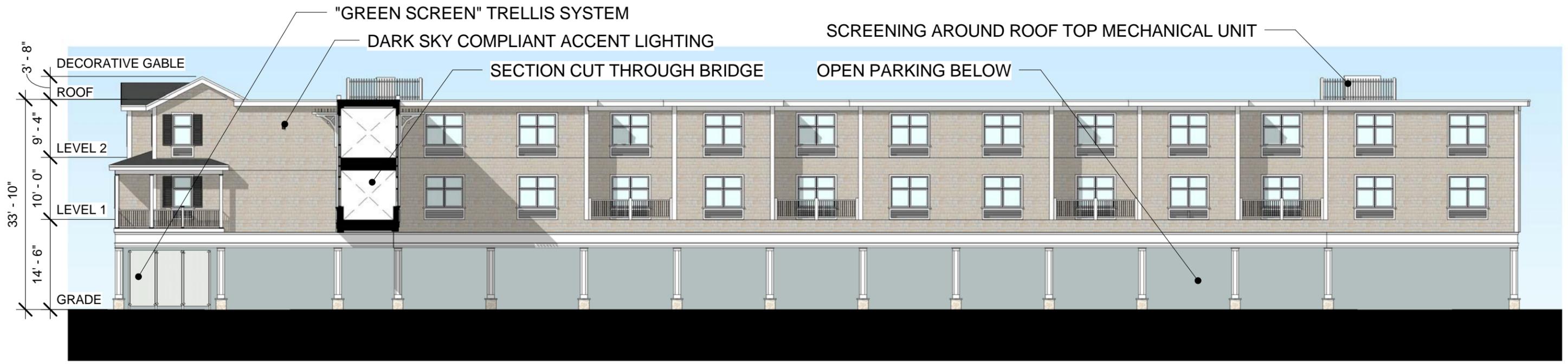
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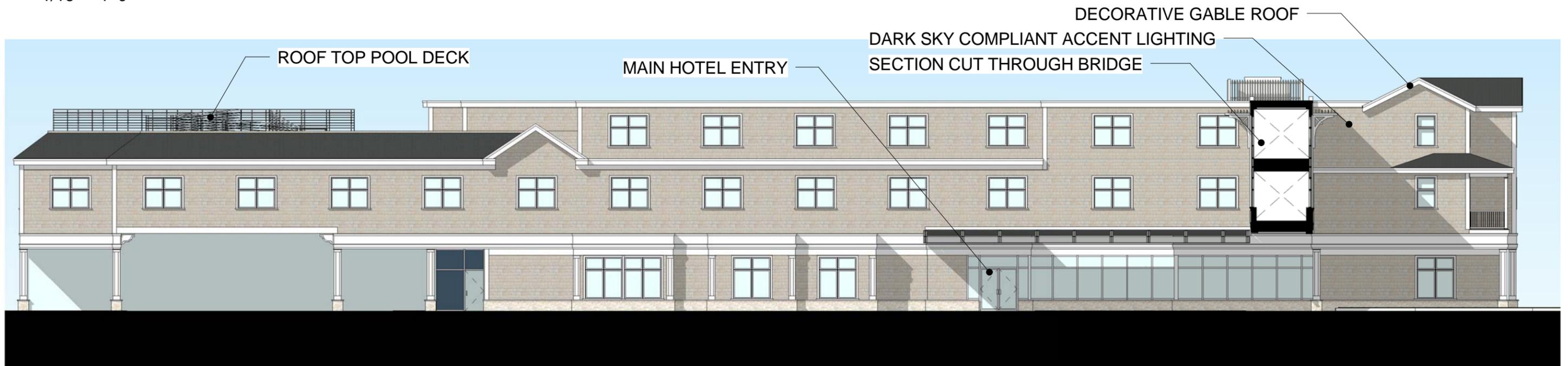
Falmouth Hospitality, LLC  
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No.	Description	Date
1	DIMENSIONS & MATERIALS	4-9-15

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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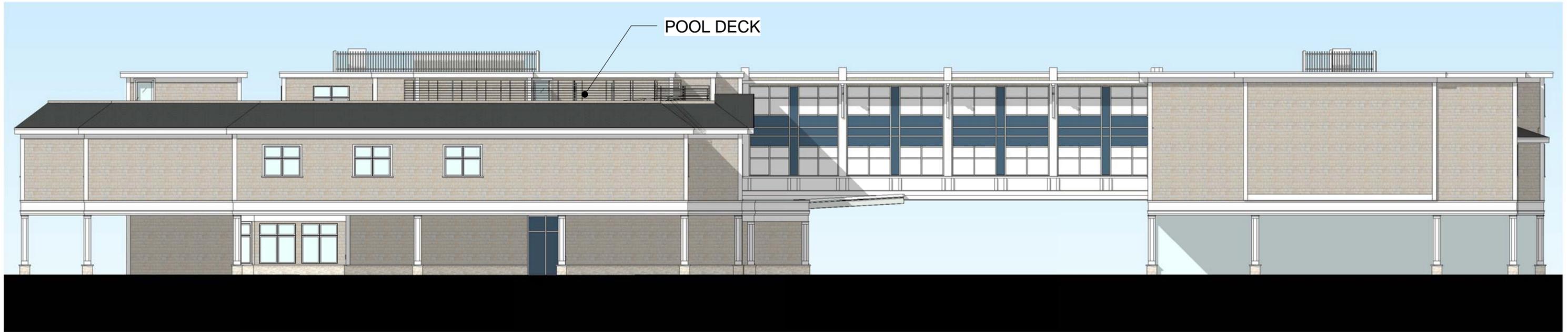
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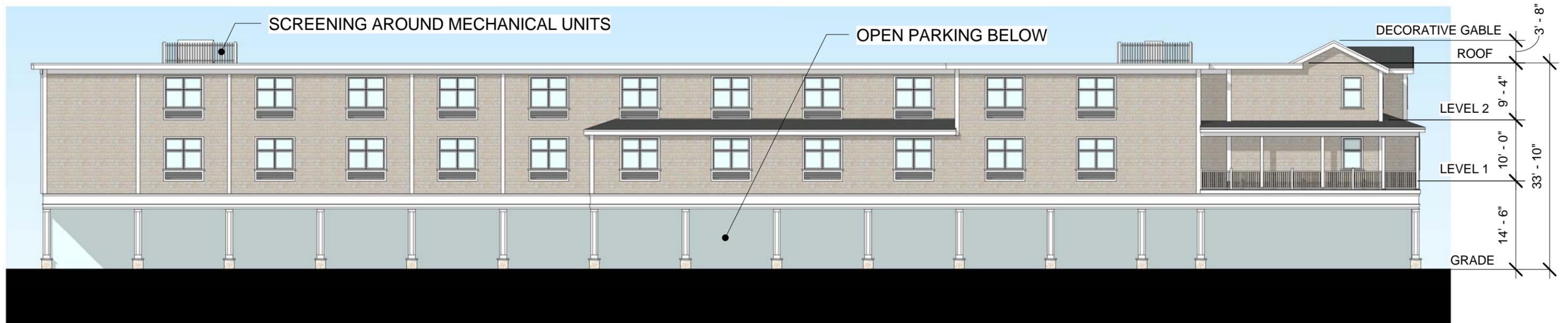
Falmouth Hospitality, LLC  
SpringHill Suites by Marriott

No.	Description	Date
1	DIMENSIONS & MATERIALS	4-9-15

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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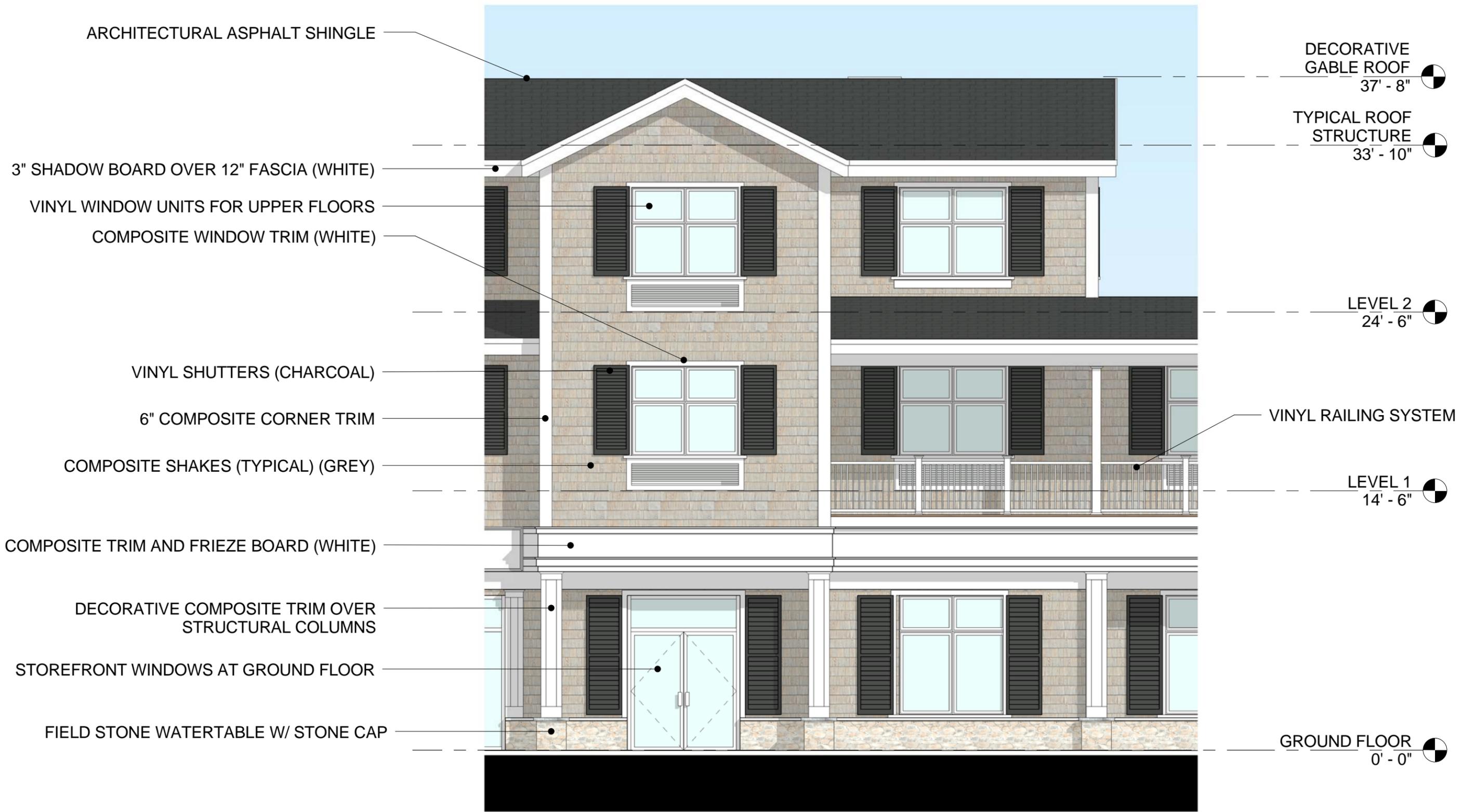
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SpringHill Suites by Marriott

No.	Description	Date
1	DIMENSIONS & MATERIALS	4-9-15

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



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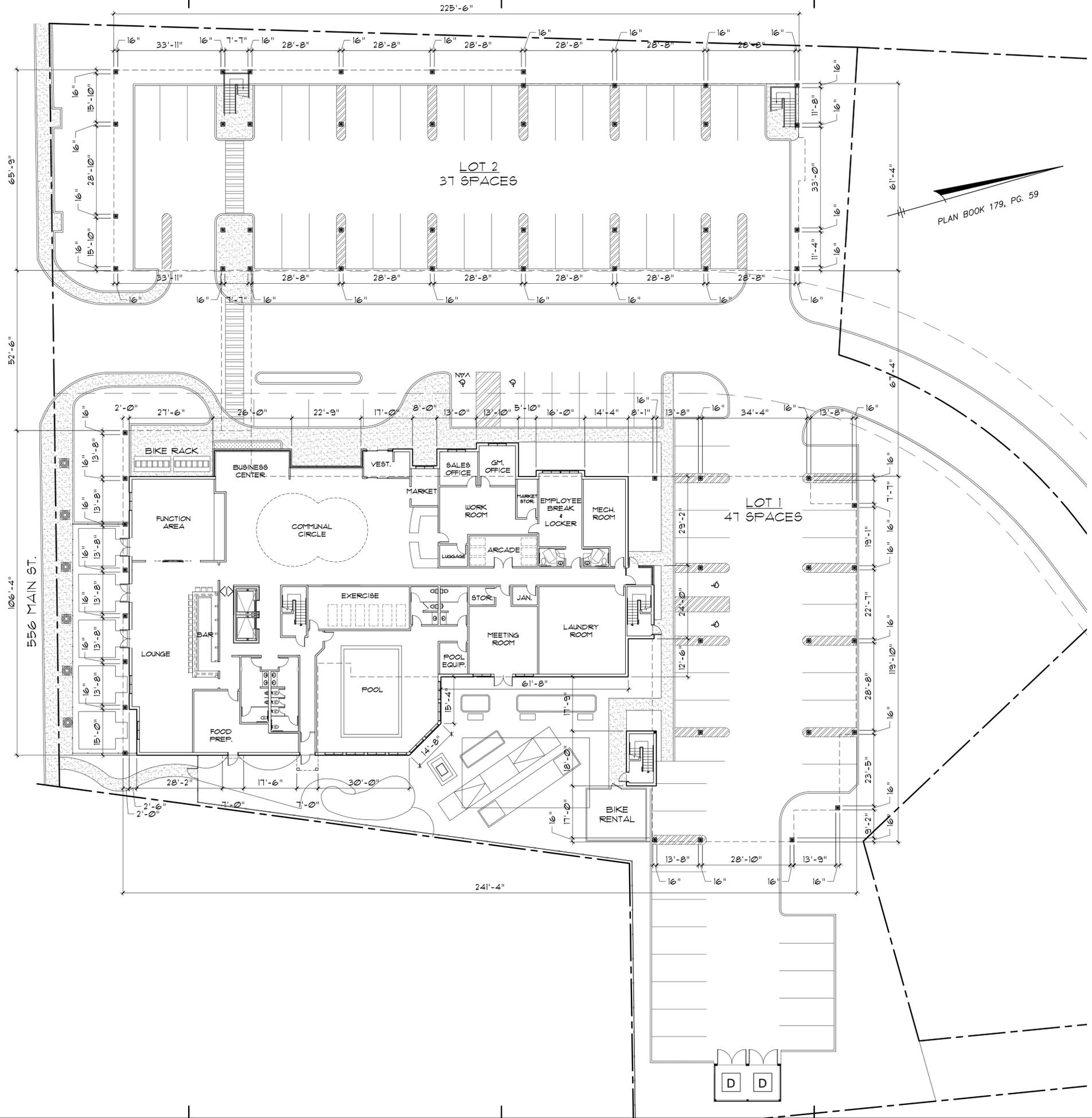
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Falmouth Hospitality, LLC  
SpringHill Suites by Marriott

No.	Description	Date
1	DIMENSIONS & MATERIALS	4-9-15

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

556 MAIN STREET



PLAN BOOK 179, PG. 59

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

**GROUND FLOOR PLAN**

Prepared for: Falmouth Hospitality, LLC  
 Location: 2 Lan Drive Westford, MA 01886

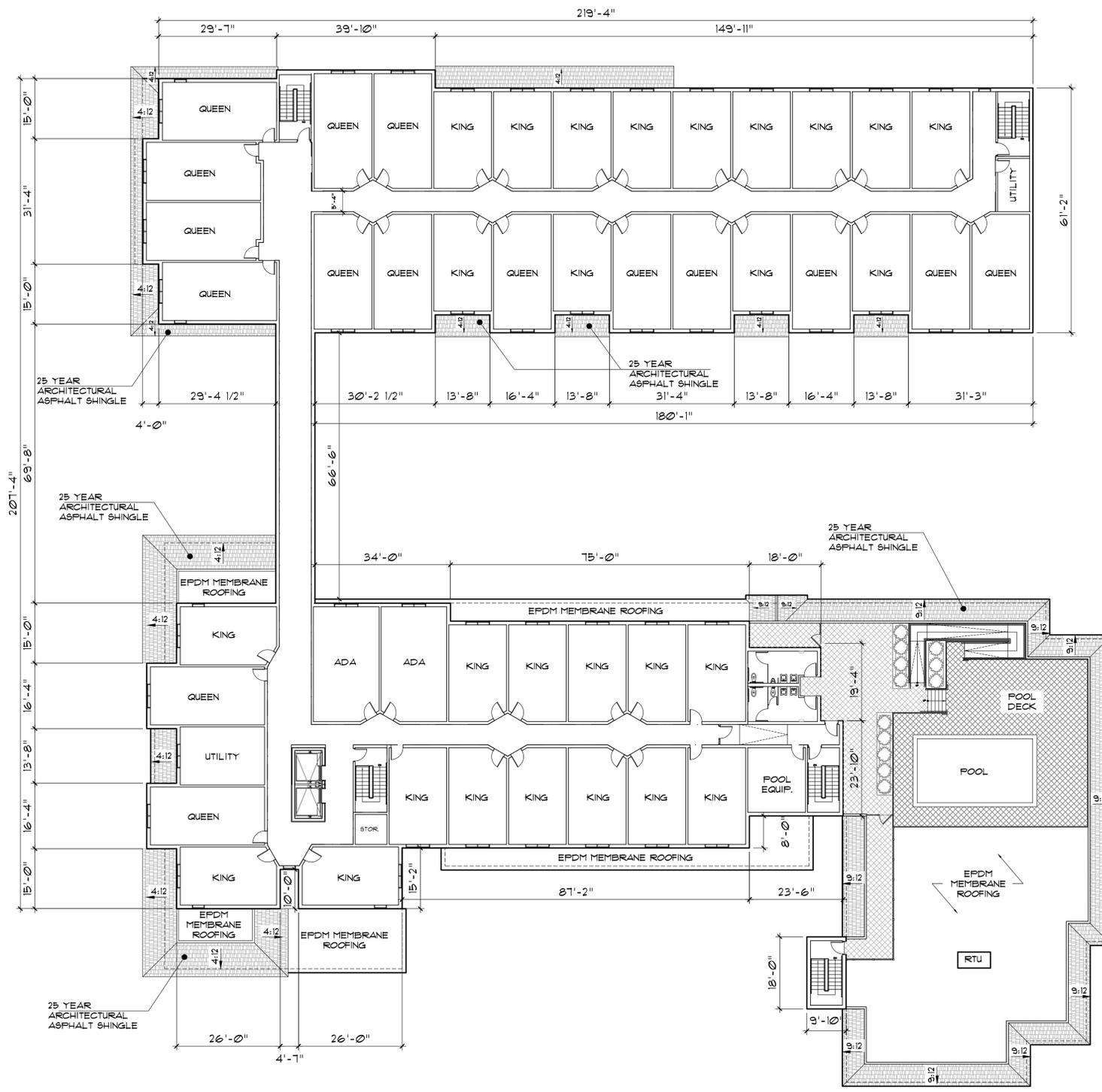
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Mark	Date
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Date: 01 MAR 2015  
 Scale: 1"=20'  
 Job No.: 2404  
 Sheet No.:

**A8**





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

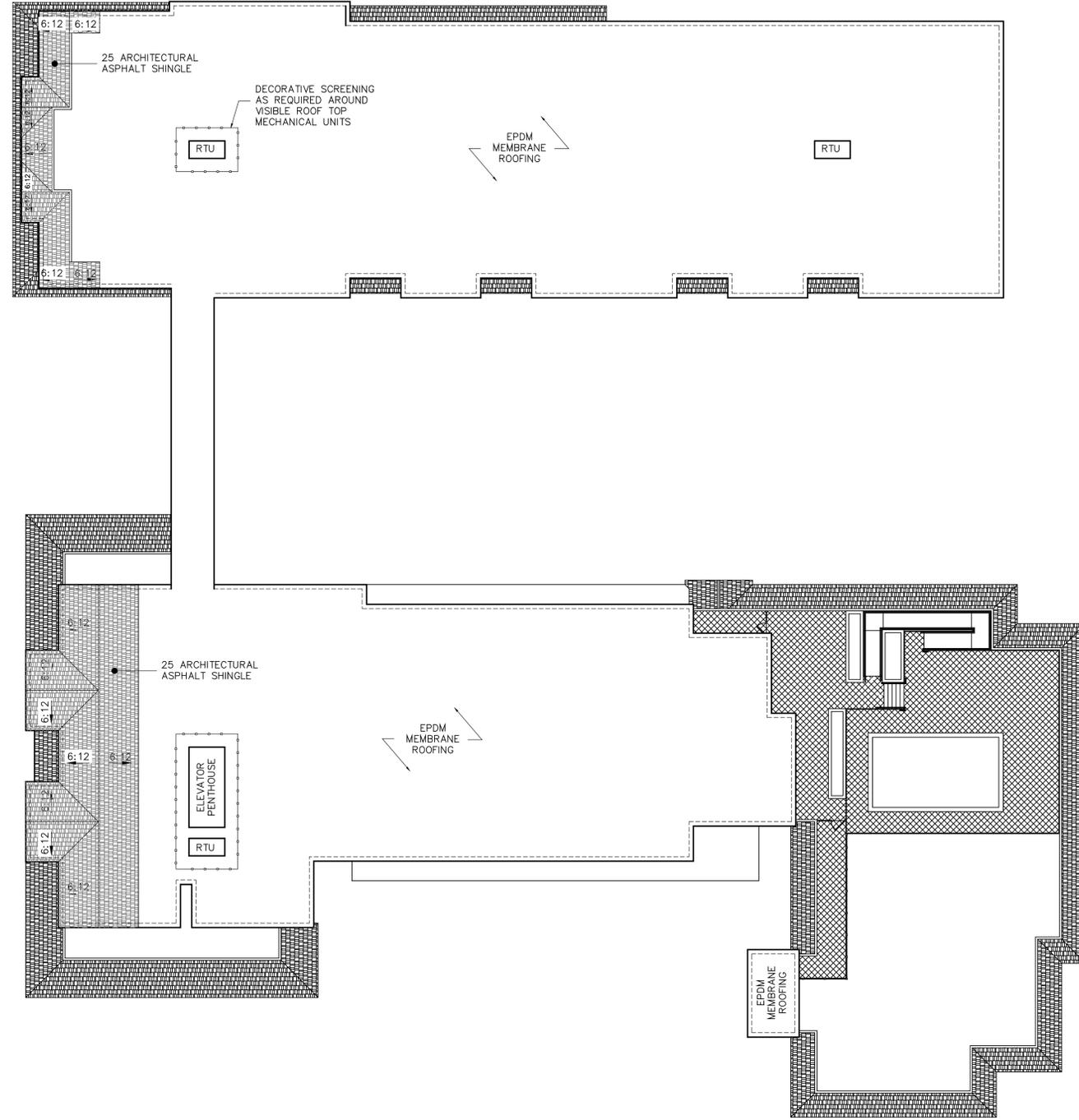
Prepared for: Falmouth Hospitality, LLC  
 Location: 2 Lan Drive Westford, MA 01886  
 Title: **2ND FLOOR PLAN**

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1	4-9-2015

Revisions

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 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 #

0382431Ar2

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

R1 KMc 4/3/15 - revise A  
R2-JP/4.8.15/revised B & C



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2584 Sand Hill Point Circle  
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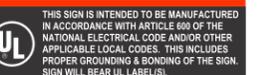
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**FINAL ELECTRICAL  
CONNECTION BY  
CUSTOMER**



EQ 9'-0" EQ  
survey required for exact  
available sign area

**A**

GOOSENECK LAMPS BY OTHERS



**SOUTH ELEVATION - MAIN STREET**

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



**A S/F WOODEN SIGN**

SCOPE OF WORK:  
MANUFACTURE AND INSTALL ( 1 ) SANDBLASTED WOODEN SIGN

3/8" = 1'-0"

40 SQ FT

2" DEEP REDWOOD SIGN w/ SANDBLASTED BACKGROUND  
LEAVING GRAPHICS AND BORDER SURFACES FLUSH

BORDER & RETURNS - PAINT WHITE THE MATCH BUILDING TRIM

SANDBLASTED BACKGROUND - PAINT TO MATCH BUILDING FASCIA (TBD)

:SPRINGHILL SUITES" - PAINT TO MATCH 3635-8926 VIOLET

"MARRIOTT" - PAINT TO MATCH 3630-2382 RED

**Design #**

0382431Ar2

Sheet 2 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**

R1 KMc 4/3/15 - revise A  
R2-JP/4.8.15/revised B & C



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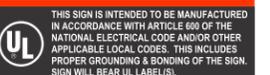
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Sheet 6 of 8

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SUITES

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Account Rep. DS/AN

Designer KMc

Date 3-10-15

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1 KMc 4/3/15 - revise A  
R2-JP/4.8.15/revised B & C



**PROPOSED ELEVATION**  
**OPTION 2**

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PROPER GROUNDING & BONDING OF THE SIGN.  
SIGN WILL BEAR UL LABEL(S).







2" DEEP REDWOOD SIGN w/ SANDBLASTED BACKGROUND  
LEAVING GRAPHICS AND BORDER SURFACES FLUSH

BORDER & RETURNS - PAINT WHITE TO MATCH BUILDING TRIM

SANDBLASTED BACKGROUND - PAINT TO MATCH BUILDING FASCIA (TBD)

"SPRINGHILL SUITES" & "EXIT" - PAINT TO MATCH 3635-8926 VIOLET

"MARRIOTT" - PAINT TO MATCH 3630-2382 RED

REDWOOD POST & DECORATIVE CAPS - PAINT WHITE TO MATCH BUILDING TRIM

EXTERNAL ILLUMINATION - (TBD)



**OPPOSITE FACE LAYOUT**

**D/F WOODEN SIGN - OPTION 2**

SCOPE OF WORK:  
MANUFACTURE AND INSTALL ( 1 ) SANDBLASTED WOODEN SIGN

1-1/2" = 1'-0"

**SPRINGHILL SUITES**  
Marriott

Design #

0382431Ar2

Sheet 8 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

R1 KMc 4/3/15 - revise A

R2-JP/4.8.15/revised B & C

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