



CAPE COD  
COMMISSION

# **Committee on Planning and Regulation**

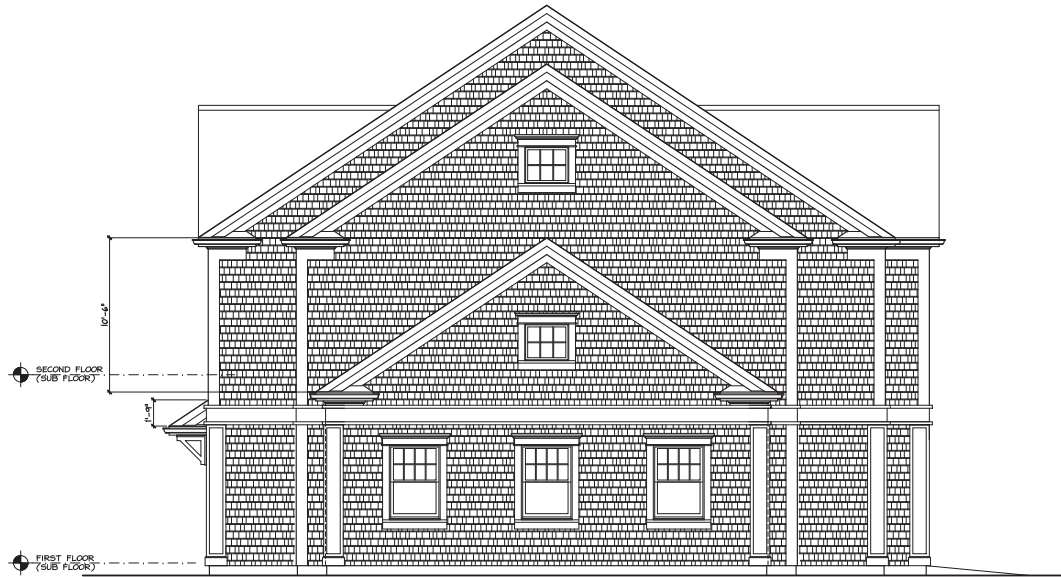
## **Lakeside Commons Minor Modification**

### **Type #2 Request**

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**Public Meeting**  
**June 8, 2017**





RIGHT ELEVATION  
SOUTHEAST



FRONT ELEVATION  
SOUTHWEST

1. ALL EXTERIOR WALLS SHALL BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS SHALL BE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL VERIFY ALL WINDOW ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY MISSING OR INCORRECT DIMENSIONS NOT BROUGHT TO THE ATTENTION OF THE DESIGNER.

#### GENERAL NOTES

NO.	REVISION	DATE

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(508) 552-2725 (FAX) 508-552-2722  
NORTHSIDEDESIGN.COM  
northside1@comcast.net

STRUCTURAL ENGINEER:  
**Philbrook  
Engineering**

STAMP:

PROJECT:  
**PROPOSED  
COMMERCIAL  
BUILDING**  
1575 IYANNOUGH ROAD  
HYANNIS, MA.

TITLE:  
**ELEVATIONS**

SCALE: 1/4"=1'-0"  
0 1 2 4 8

PROJECT #: 16-25  
DATE: 2/7/17  
SHEET  
**A.4**  
OF  
**5**



LEFT ELEVATION  
NORTHWEST



REAR ELEVATION  
NORTHEAST

1. ALL EXTERIOR WALLS SHALL BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED.
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#### BUILDER:

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**STRUCTURAL ENGINEER:**  
**Philbrook  
Engineering**

STAMP:

**PROJECT:**  
**PROPOSED  
COMMERCIAL  
BUILDING**  
**1575 IVYANNOUGH ROAD  
HYANNIS, MA.**

**TITLE:**  
**ELEVATIONS**

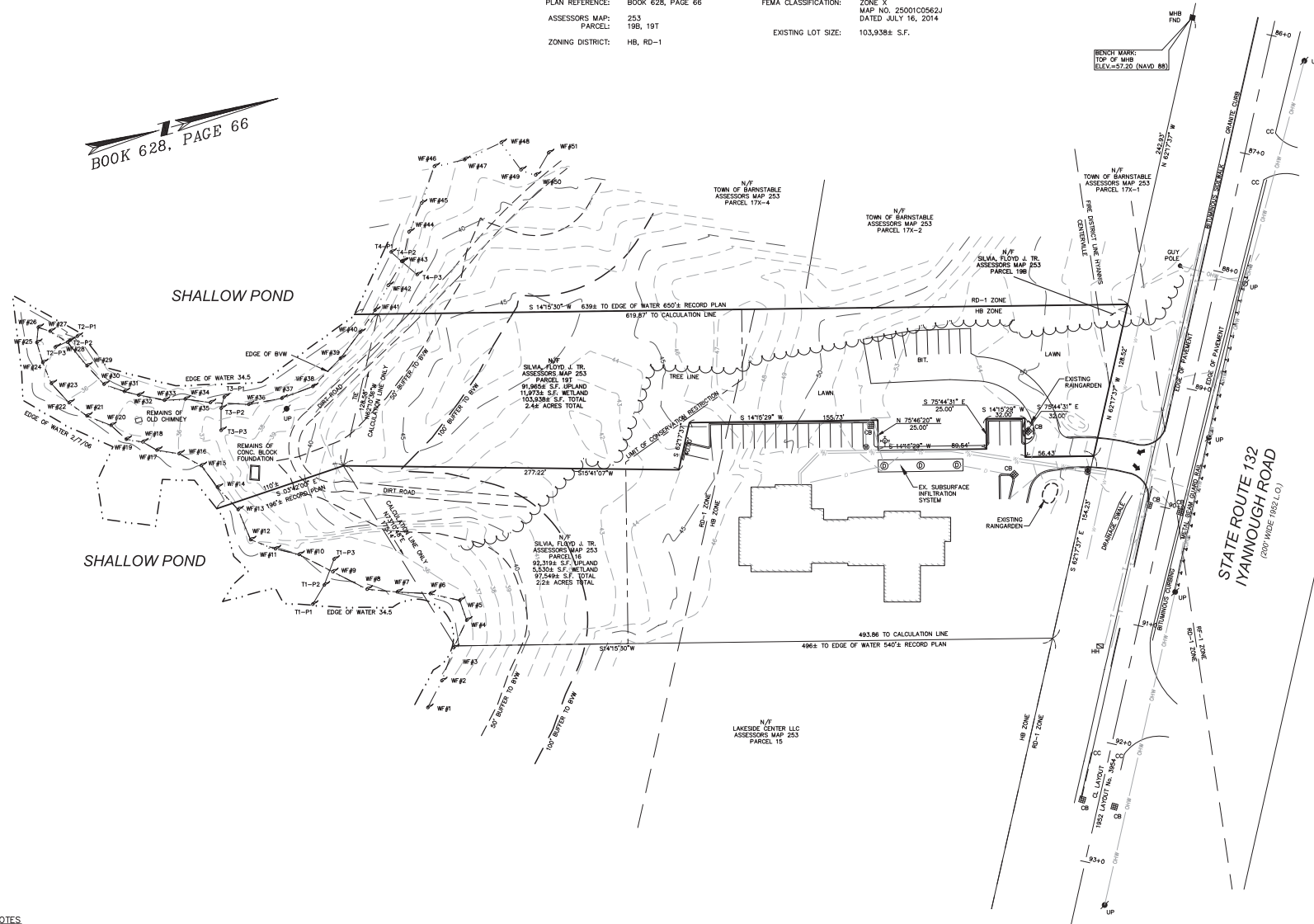
**SCALE:** 1/4"=1'-0"  
0 1 2 4 8

**PROJECT #:** 16-25  
**DATE:** 2/7/17  
**SHEET** **A.5**  
**OF** **5**

# LOCUS INFORMATION

CURRENT OWNER: SILVIA, FLOYD J. TR. OVERLAY DISTRICT: RESOURCE PROTECTION, WP  
 TITLE REFERENCE: BOOK 23358, PAGE 25 NITROGEN SENSITIVE ZONE: NO  
 PLAN REFERENCE: BOOK 628, PAGE 66 FEMA CLASSIFICATION: ZONE X  
 ASSESSORS MAP: 253 MAP NO. 25001C0562J  
 PARCEL: 198, 197 DATED JULY 16, 2014  
 ZONING DISTRICT: HB, RD-1 EXISTING LOT SIZE: 103,938± S.F.

BOOK 628, PAGE 66



## NOTES

1. WETLAND RESOURCE AREA DELINEATION PERFORMED BY MATTHEW CREIGHTON, PWS ON JANUARY 6, 2016.
2. ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON AN ASSUMED VERTICAL DATUM.



CRAIG FIELD DATE  
 PROFESSIONAL LAND SURVEYOR

## COMMERCIAL REDEVELOPMENT

1575 IYANNOUGH ROAD  
 IN  
 HYANNIS MASSACHUSETTS  
 (BARNSTABLE COUNTY)

## EXISTING CONDITIONS PLAN

APRIL 26, 2016

## REVISIONS:

NO.	DATE	DESC.

## ISSUED FOR PERMITTING NOT FOR CONSTRUCTION

PREPARED FOR:  
 SILVIA & SILVIA LLC  
 1284A MAIN STREET  
 OSTERVILLE, MA 02655



349 Main Street - Route 28  
 West Yarmouth, Massachusetts  
 02673 508 778 8919

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SCALE: 1" = 40'  
 0 20 40 80 feet

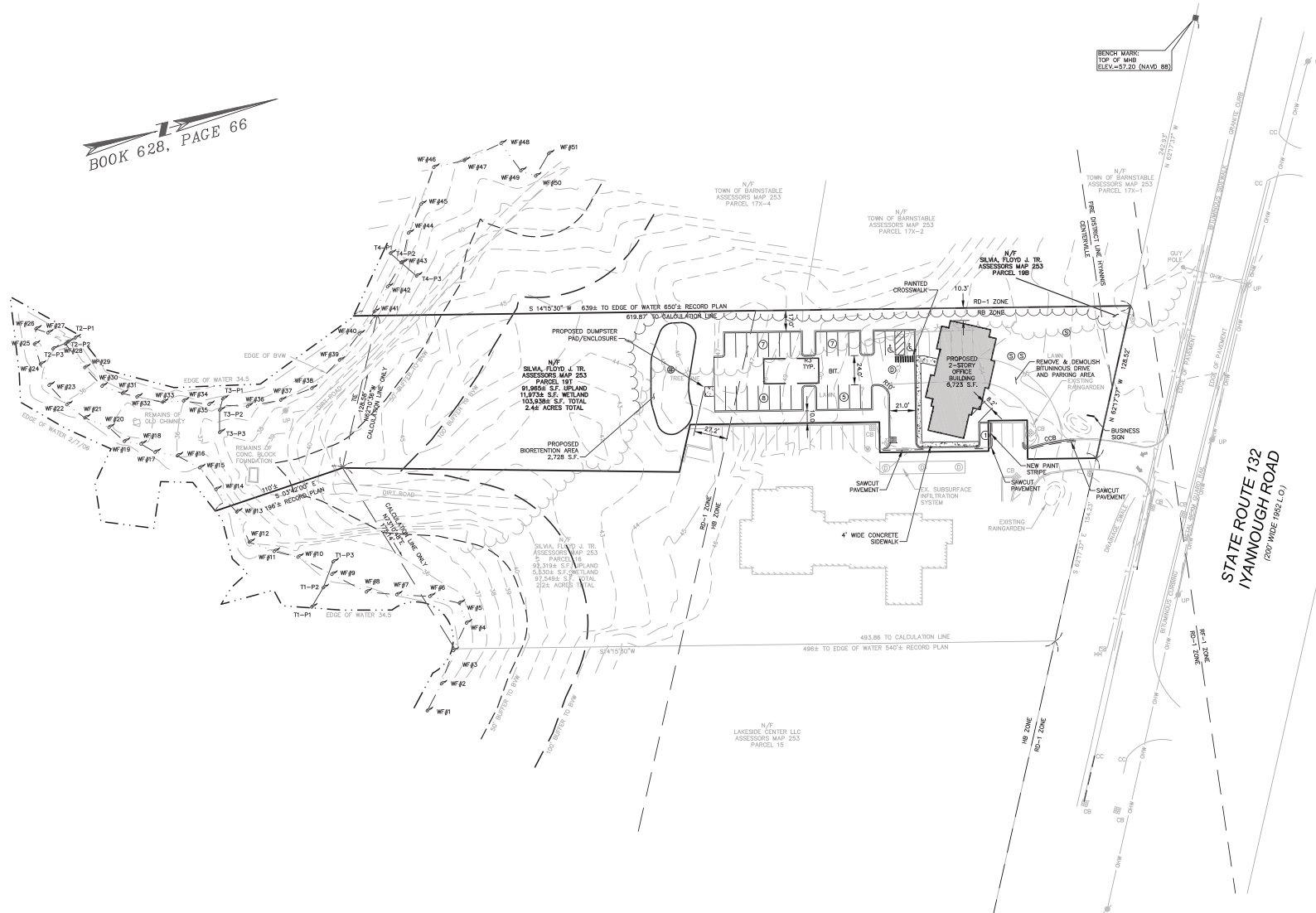
FILE: 4893002-EXC.DWG

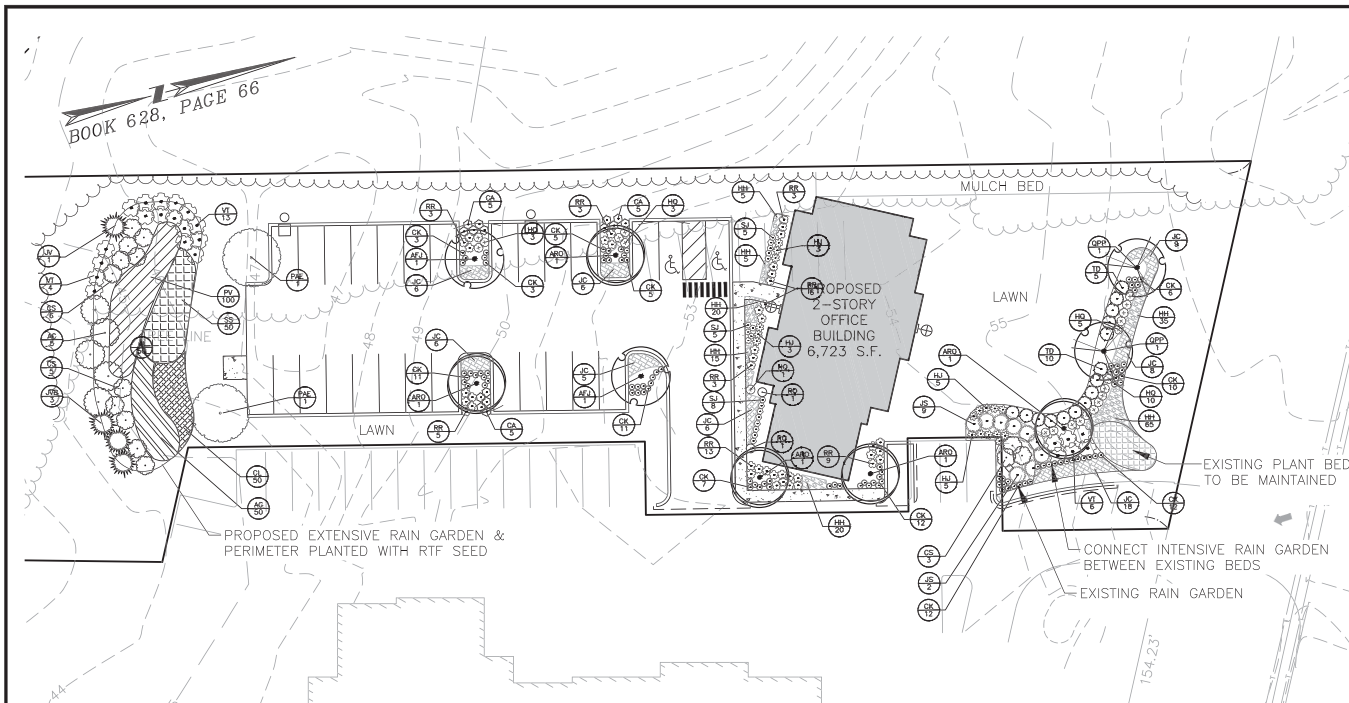
DWG. NO:

JOB. NO: 48930.02

SHEET V-100







#### PLANTING NOTES

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR THREE (3) YEARS FOLLOWING DATE OF FINAL ACCEPTANCE.

THE CONTRACTOR SHALL CLEARLY MARK LIMITS OF CLEARING AND LIMITS OF SELECTIVE PRUNING AND THINNING, FOR REVIEW BY THE A/E PRIOR TO ANY CLEARING OPERATIONS.

ALL TREES NOTED FOR CLEARING AND SELECTIVE PRUNING AND THINNING SHALL BE EXECUTED BY A LICENSED ARBORIST.

THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING VEGETATION THAT IS TAGGED BY THE A/E, "TO BE SAVED".

ALL TREES TO BE SAVED SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.

THE A/E RESERVES THE RIGHT TO ADJUST FINAL GRADES IN THE FIELD TO SAVE EXISTING VEGETATION.

PLANT QUANTITIES NOTED IN THE PLANT SCHEDULE ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS NOTED ON THE PLANTING PLAN.

LOAM AND HYDRO-SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED. "NATURAL PERFECTION" MIX BY COLONIAL SEED, IS THE REQUIRED SEED MIXTURE FOR THIS SITE.

REGRADE STOCKPILE AREA AFTER REMOVAL OF SURPLUS MATERIALS. LOAM AND SEED DISTURBED AREAS.

TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOIL, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.

THE LANDSCAPE CONTRACTOR SHALL FURNISH LOAM BORROW/ TOPSOIL. LOAM SHALL BE FERTILE, FRIABLE, NATURAL, AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TO SANDY LOAM TYPE. LOAM SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS INVASIVE SEED OR STOCK AND OTHER FOREIGN MATTER. LOAM SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.

PROVIDE SOIL TEST REPORTS FOR ONSITE TOP SOIL TO BE REUSED AND FOR LOAM BORROW TO BE IMPORTED. SOIL TEST REPORT SHALL INCLUDE USDA TEXTURAL CLASSIFICATION TEXTURAL SIEVE ANALYSIS, AS WELL AS NUTRIENT ANALYSIS, AND MICRO-NUTRIENTS.

PROVIDE SOIL AMENDMENTS AS DIRECTED BY THE A/E BASED UPON THE FINDINGS OF SOIL TESTS PROVIDED FOR EXISTING TOP SOIL TO BE REUSED AND OR IMPORTED MATERIAL.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.

CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.

EXTENSIVE RAINGARDEN TO BE SEEDED WITH (RTF MIX) RHIZOME TALL FESCUE MIX AND PLANTED WITH WARM-SEASON GRASS PLUGS AND FORBES INTENSIVE RAINGARDEN TO BE PLANTED AND MULCHED

THE LANDSCAPE CONTRACTOR SHOULD REFER TO THE "TURF MANAGEMENT AND INTEGRATED PEST MANAGEMENT PLAN" PREPARED BY BSC GROUP, INC. AND DATED JANUARY 25, 2017.

#### PLANTING SCHEDULE

##### DECIDUOUS TREES

QTY	BOTANICAL NAME / COMMON NAME	SIZE
ARO	5 ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	3-3.5" CAL.
AFJ	2 ACER X FREDMANII 'JEFFSRD' / AUTUMN BLAZE MAPLE	3-3.5" CAL.
QPP	2 QUERCUS PALUSTRIS / PIN OAK	3-3.5" CAL.
PAE	2 PLATANUS X ACERIFOLIA 'EXCLAMATION' / EXCLAMATION SYCAMORE	3-3.5" CAL.

##### SHRUBS

QTY	BOTANICAL NAME / COMMON NAME	SIZE
AC	5 AMELANCHIER CANADENSIS / SHADDBLOW TREE	4-5' HT.
CA	15 CORNUS ALBA 'IVORY HALO' TM / TATARIAN DOGWOOD	#3 CONT.
CS	14 CORNUS SANGUINEA 'ARCTIC FIRE' / REDTWIG DOGWOOD	#3 CONT.
HQ	22 HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA	3 GAL.
HJ	16 HYPERICUM KALMIANUM / KALM ST. JOHN SWORT	3 GAL.
RR	45 ROSA X 'RADSLUNNY' / SUNNY KNOCK OUT ROSE	#3 CONT.
RQ	2 RHODODENDRON 'OLGA MEZITT' / OLGA MEZITT RHODODENDRON	3 GAL.
TD	15 TAXUS CUSPIDATA 'DENSE' / DENSE JAPANESE YEW	5 GAL.
JS	9 JUNIPERUS SCOPULORUM 'WICHITA BLUE' / 'WICHITA BLUE' CEDAR	5 GAL. 4-6' HT.
JV	3 JUNIPERUS VIRGINIANA 'BURKE' / 'BURKE' RED CEDAR	5 GAL. 4-6' HT.
VT	23 VIBURNUM TRILOBUM 'SPRING RED COMPACT' / A. CRANBERRY BUSH	3 GAL. 2.5-3" HT.

##### GROUND COVERS & PERENNIALS

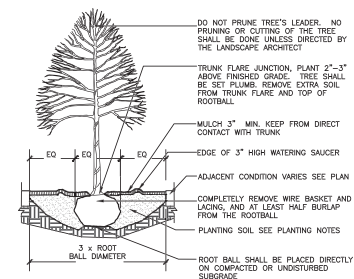
QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
CK	97 CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL.	
HH	195 HEMEROCALLIS MIX / MIXED DWARF REPEAT BLOOM DAYLILY	#1	12" o.c.
JC	64 JUNIPERUS CHINENSIS 'SARGENTII' / SARGENT JUNIPER	#3	36" o.c.
AG	50 ANDROPOGON GERARDII / BIG BLUESTEM	PLUG	36" o.c.
PV	100 PANICUM VIRGATUM / SWITCH GRASS	PLUG	36" o.c.
AT	50 COREOPSIS VERTICILLATA / WHORLED TICKSEED	PLUG	36" o.c.
CL	50 CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	PLUG	36" o.c.
AI	50 ASCLEPIAS-INCARNATA / SWAMP MILKWEED	PLUG	RANDOM THROUGHOUT

##### TOWN REQUIREMENTS

MINIMUM TREE CALIPER IS 3".

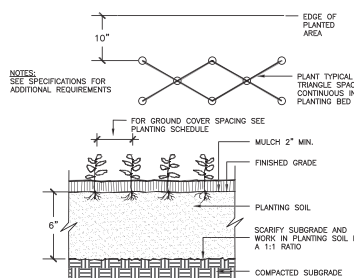
ONE STREET TREE PER 30' OF ROAD FRONTAGE. THERE IS 120.2' OF ROAD FRONTAGE. FIVE STREET TREES ARE PROPOSED WITHIN THE PROPERTY.

ONE TREE PER 8 SPACES. THERE ARE 31 PARKING SPACES. FOUR TREES ARE PROPOSED WITHIN THE PARKING AREA.



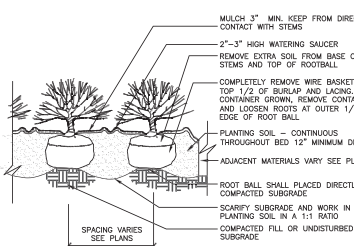
#### TREE PLANTING

SCALE: NONE



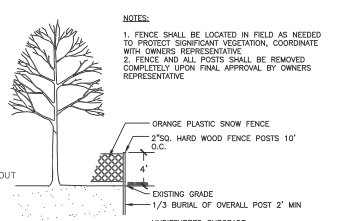
#### GROUND COVER PLANTING

SCALE: NONE



#### SHRUB PLANTING

SCALE: NONE



#### TREE PROTECTION DETAIL

SCALE: NONE



CASEY-LEE BASTIEN  
LANDSCAPE ARCHITECT

DATE

## COMMERCIAL REDEVELOPMENT

1575 IYANNOUGH ROAD

IN  
HYANNIS  
MASSACHUSETTS  
(BARNSTABLE COUNTY)

## LANDSCAPE PLAN

APRIL 26, 2016

#### REVISIONS:

NO.	DATE	DESC.
1	7/18/16	BUILDING FOOTPRINT
2	2/1/17	PER CAPE COD COMMISSION
3	3/22/17	PER CAPE COD COMMISSION
4	5/16/17	NEW BIORETENTION AREA

PREPARED FOR:  
SILVIA & SILVIA LLC  
1284A MAIN STREET  
OSTERVILLE, MA 02655



349 Route 28, Unit D  
W. Yarmouth, Massachusetts  
02673 508 778 8919

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SCALE: 1" = 20'

0 10 20 40 FEET

FILE: 4893002-SP.dwg

DWG. NO:

JOB. NO: 4893002

SHEET L-100