

**1 LANDSCAPE PLAN**  
 L1.0 SCALE: 1" = 10'-0"

**PARKING AREA - LANDSCAPE ISLANDS**

REQUIRED - 13,600 SF. X 10% = 1,360 SF.  
 PROVIDED - 368 SF. (2.7%)

PLANT SCHEDULE					
SYMBOL	QTY	COMMON NAME	SIZE	SPACING	COMMENTS
<b>EVERGREEN TREES</b>					
EC	9	OCTOBER GLORY SWAMP MAPLE	3" CAL	20' O.C.	PARKING SCREEN
<b>DECIDUOUS TREES</b>					
AR	5	OCTOBER GLORY SWAMP MAPLE	3" CAL		INT. LANDSCAPE
<b>SHRUBS</b>					
HM	2	ENDLESS SUMMER HYDRANGEA	#5		INT. LANDSCAPE
JS	4	SEAGREEN JUNIPER	2'-2.5' SPR		INT. LANDSCAPE
RV	4	SWAMP AZALEA	2.5'-3' HT		INT. LANDSCAPE
<b>ORNAMENTAL GRASSES</b>					
MS	11	MOURNING LIGHT MAIDEN GRASS	#3		INT. LANDSCAPE
<b>PERENNIALS AND ANNUALS</b>					
HH	11	HAPPY RETURNS DAYLILLY	#1		INT. LANDSCAPE
HP	4	PANDORAS BOX DAYLILLY	#1		INT. LANDSCAPE

PROJECT:  
**575 Route 28**  
**Harwich Port, MA**

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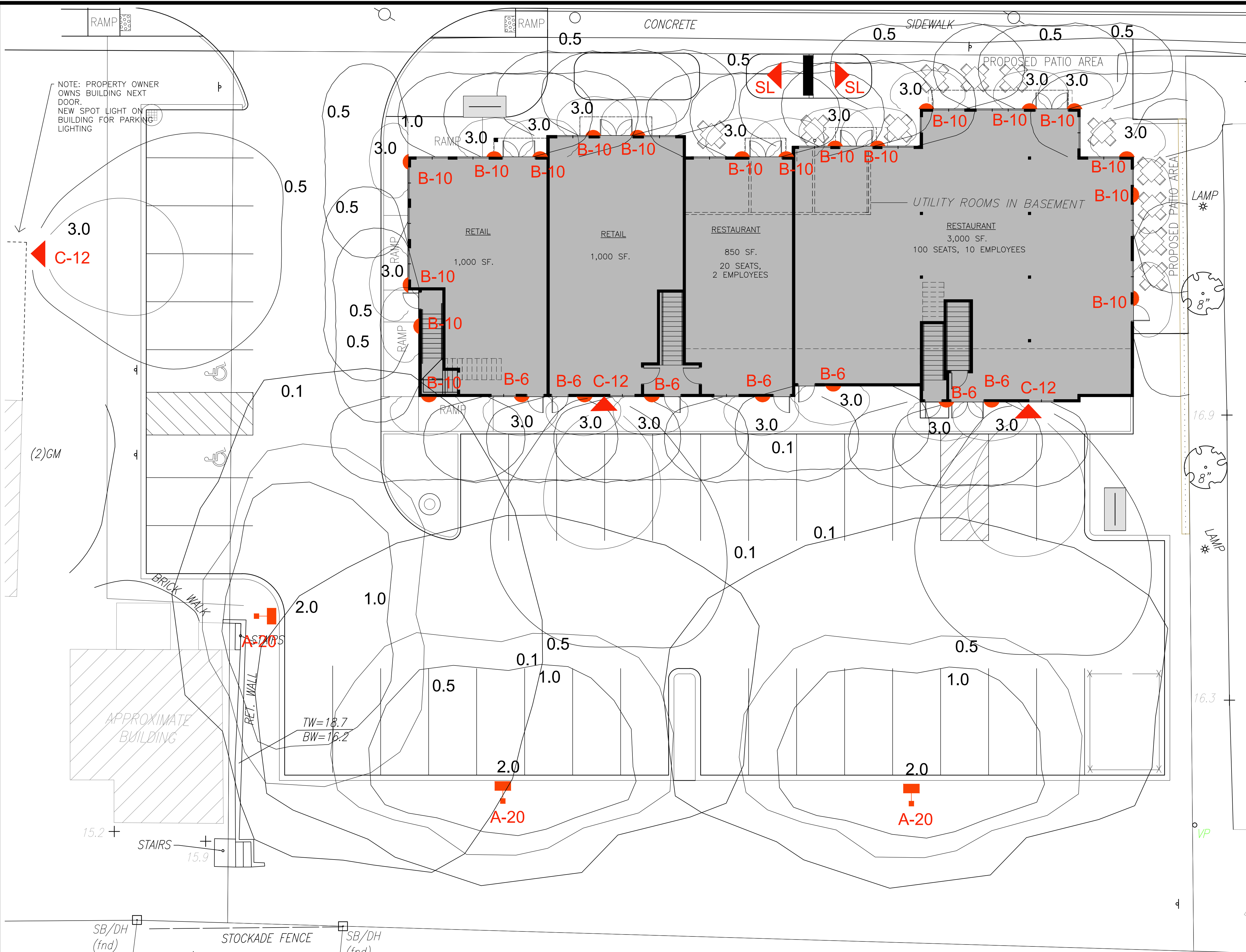
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**LANDSCAPE PLAN**

REVISIONS		
NO.	DATE	DESCRIPTION

DATE OF ISSUE: **05-19-22**

DRAWN BY: **MRH** CHECKED BY: **GBS**

DRAWING NUMBER:  
**L1.0**



d#series

TYPE A



TYPE B



TYPE C



TYPE SL

1 LIGHTING PLAN  
L1.1 SCALE: 1" = 10'-0"



TENANT SIGN LIGHTS

LIGHT FIXTURE SCHEDULE							
SYMBOL	LABEL	MANUFACTURER	DESCRIPTION	REMARKS	LAMP	WATTAGE	LUMENS
■	A	LITHONIA LIGHTING	AREA POLE LIGHT D-SERIES T4M	CUT OFF SHIELD	LED	54	6,327
◐	B	PROGRESS LIGHTING	WALL MOUNTED, WET LOCATION, TRADITIONAL FORM	GLASS, BLACK FINISH	LED	9	623
▲	C	WAC LIGHTING	ENDURANCE DOUBLE SPOT LIGHT	DUAL HEAD, BLACK FINISH	LED	30	965
◑	SL	MPL	MULTIPURPOSE AREA LIGHT-LED	FREE STANDING SIGN LIGHT	LED	15	1600

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**LIGHTING PLAN**

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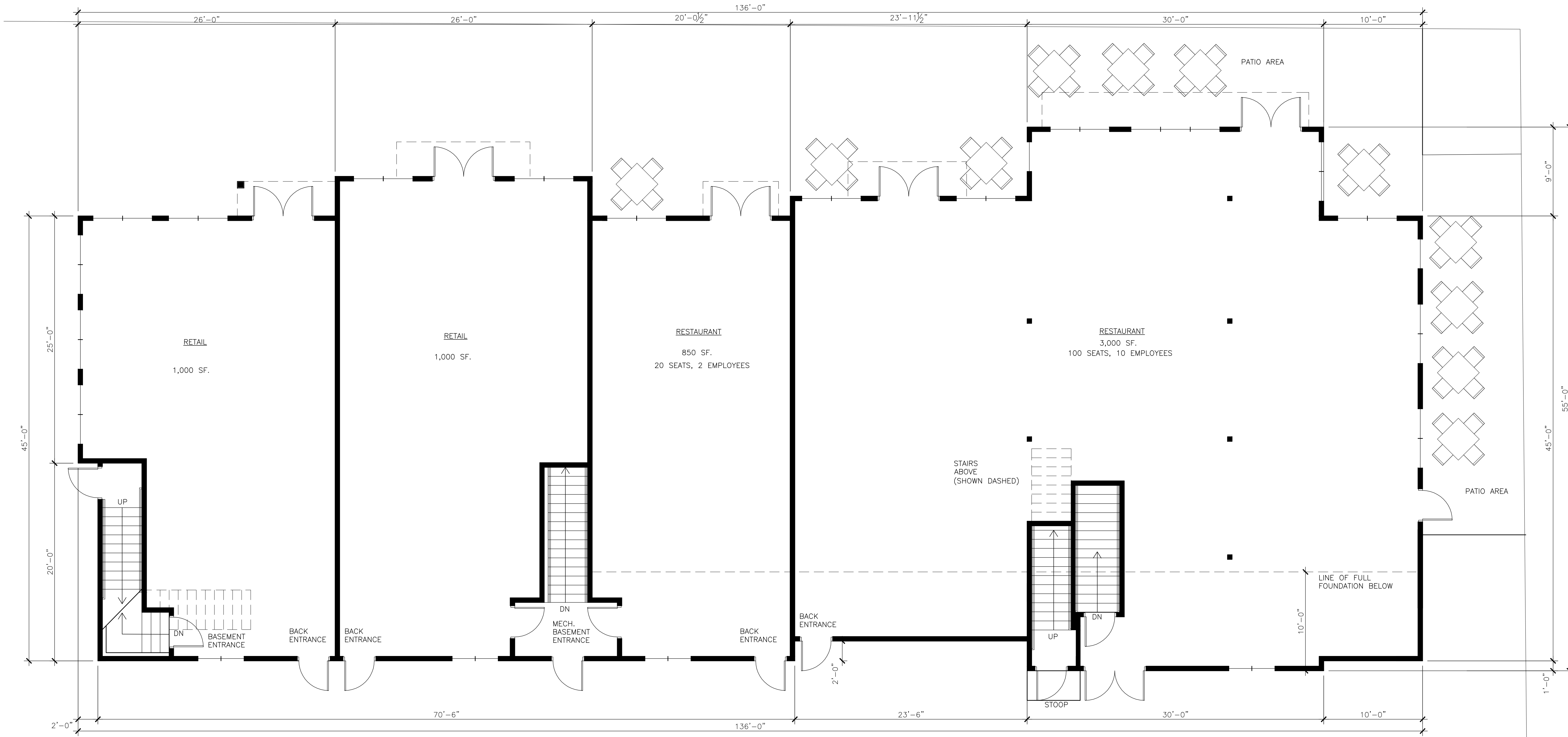
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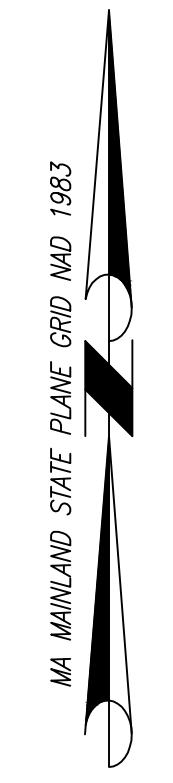
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**L1.1**

Route 28



1 FIRST FLOOR PLAN  
A.10 SCALE: 3/16" = 1'-0"

FIRST FLOOR	6,485 SF.
SECOND FLOOR	5,455 SF.
<b>TOTAL</b>	<b>11,940 SF. GROSS</b>



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**SECOND  
FLOOR PLAN**

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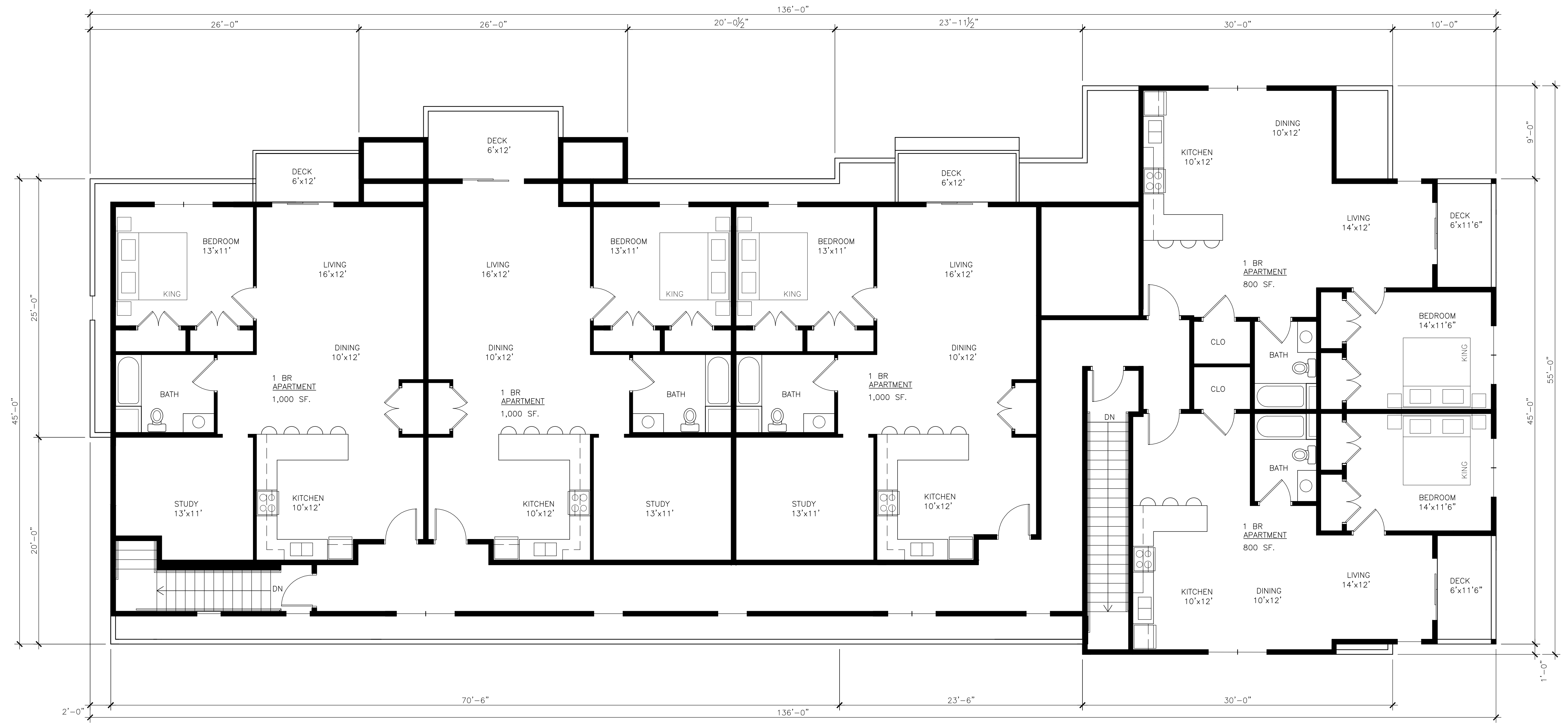
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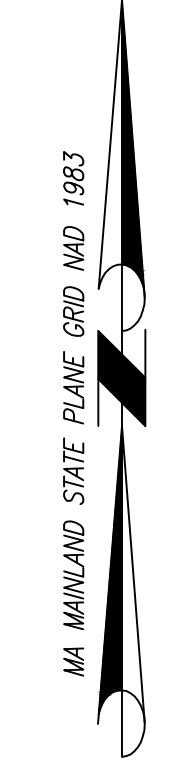
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**A1.1**



**1 SECOND FLOOR**  
A1.1 SCALE: 3/16" = 1'-0"

FIRST FLOOR	6,485 SF.
SECOND FLOOR	5,455 SF.
<b>TOTAL</b>	<b>11,940 SF. GROSS</b>



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**FOUNDATION  
FLOOR PLAN**

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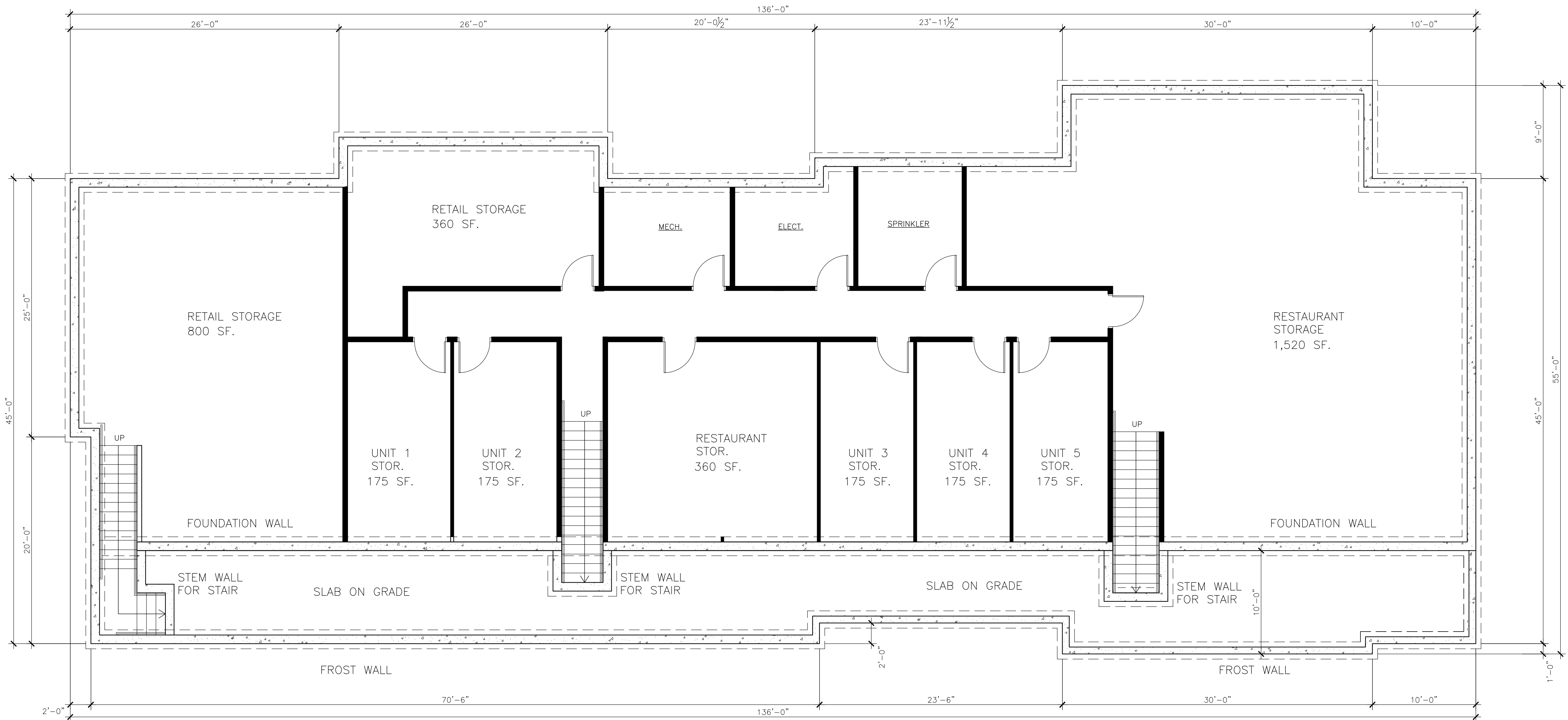
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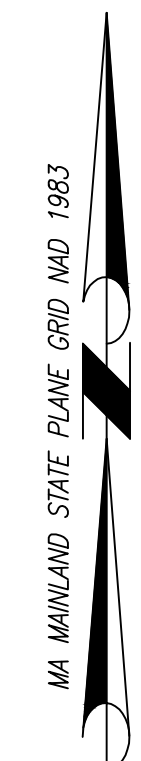
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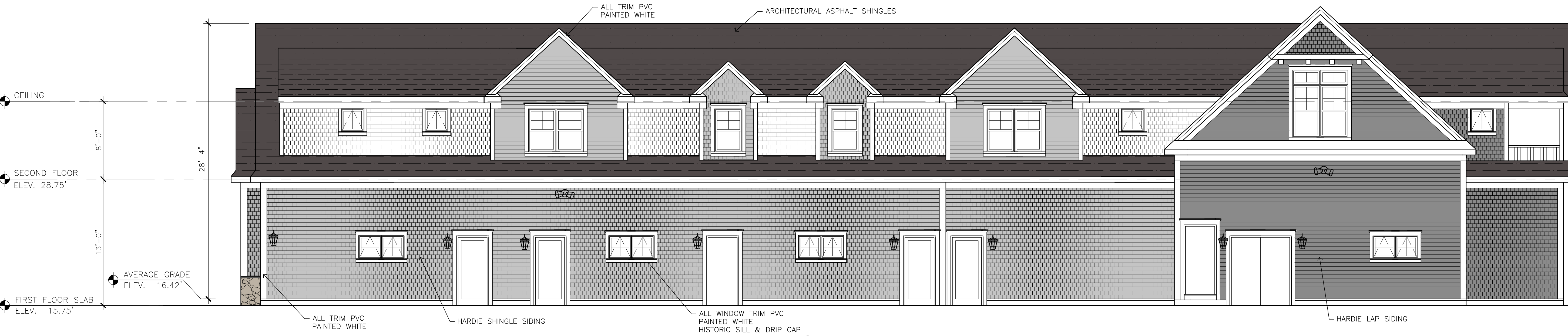


1 FOUNDATION PLAN  
A1.2 SCALE: 3/16"=1'-0"

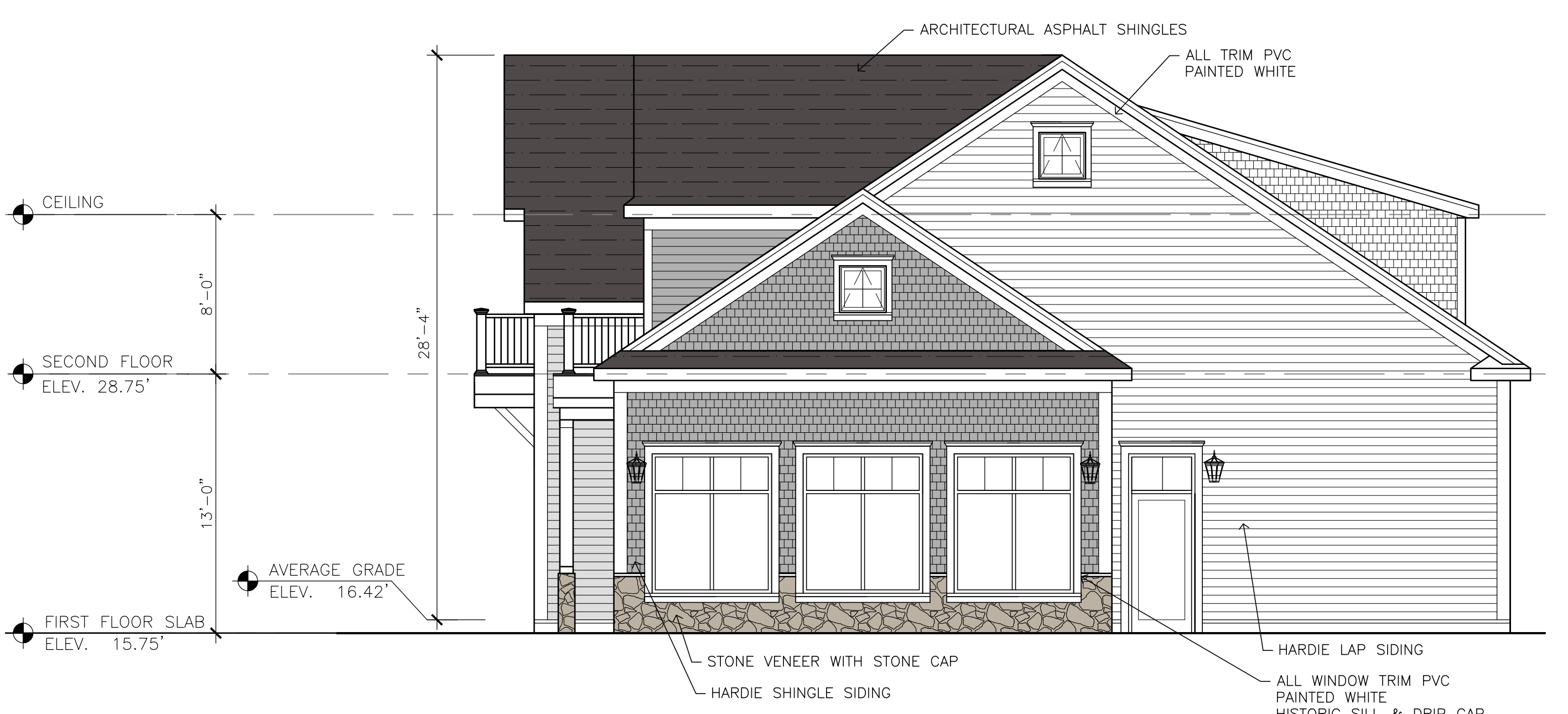




**1 FRONT STREET ELEVATION (NORTH)**  
**A1.3** SCALE: 3/16"=1'-0"



**2 REAR PARKING ELEVATION (SOUTH)**  
**A1.3** SCALE: 3/16"=1'-0"



**3 LEFT ELEVATION (WEST)**  
**A1.3** SCALE: 3/16"=1'-0"



**4 RIGHT ELEVATION (EAST)**  
**A1.3** SCALE: 3/16"=1'-0"

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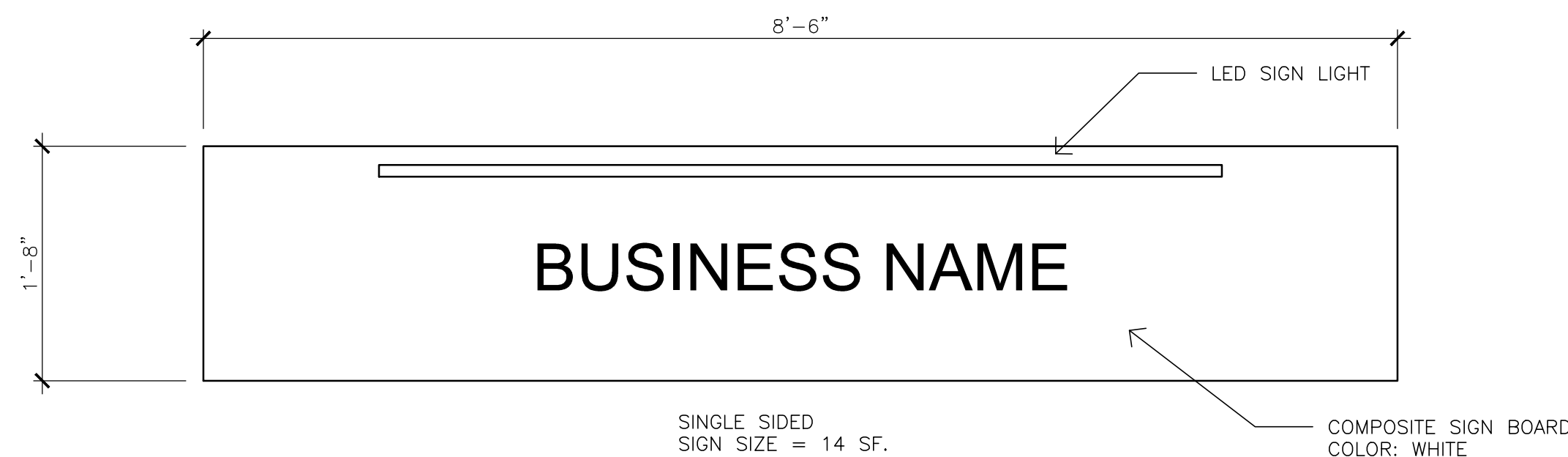
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**BUILDING**  
**ELEVATIONS**

REVISIONS

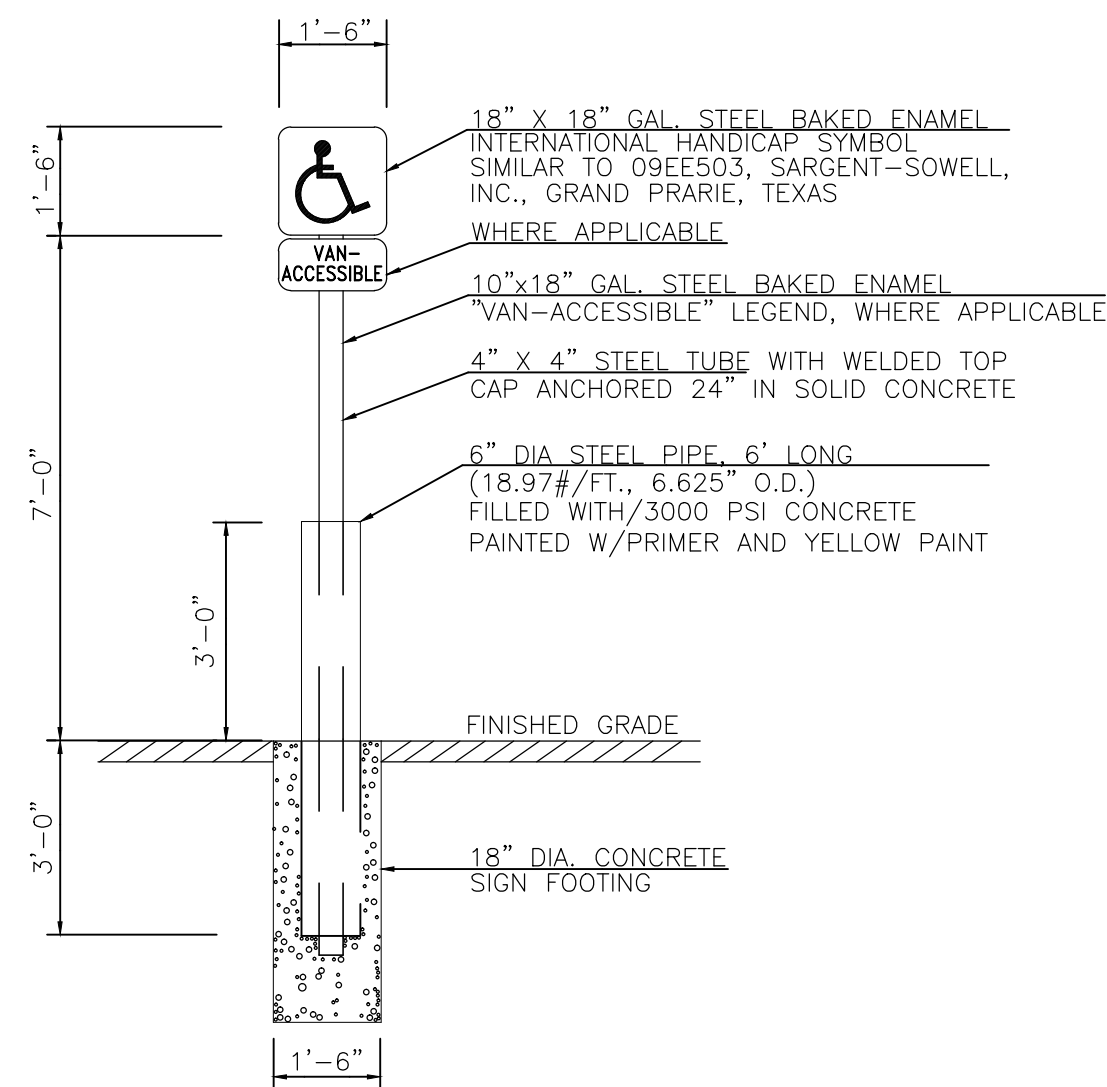
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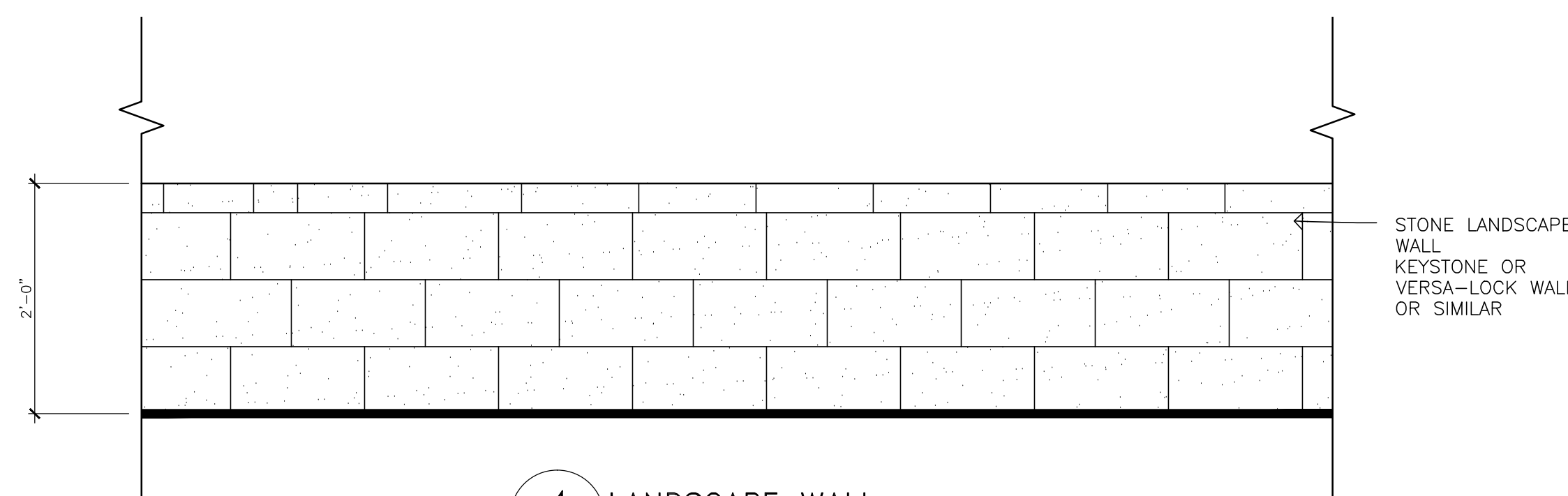
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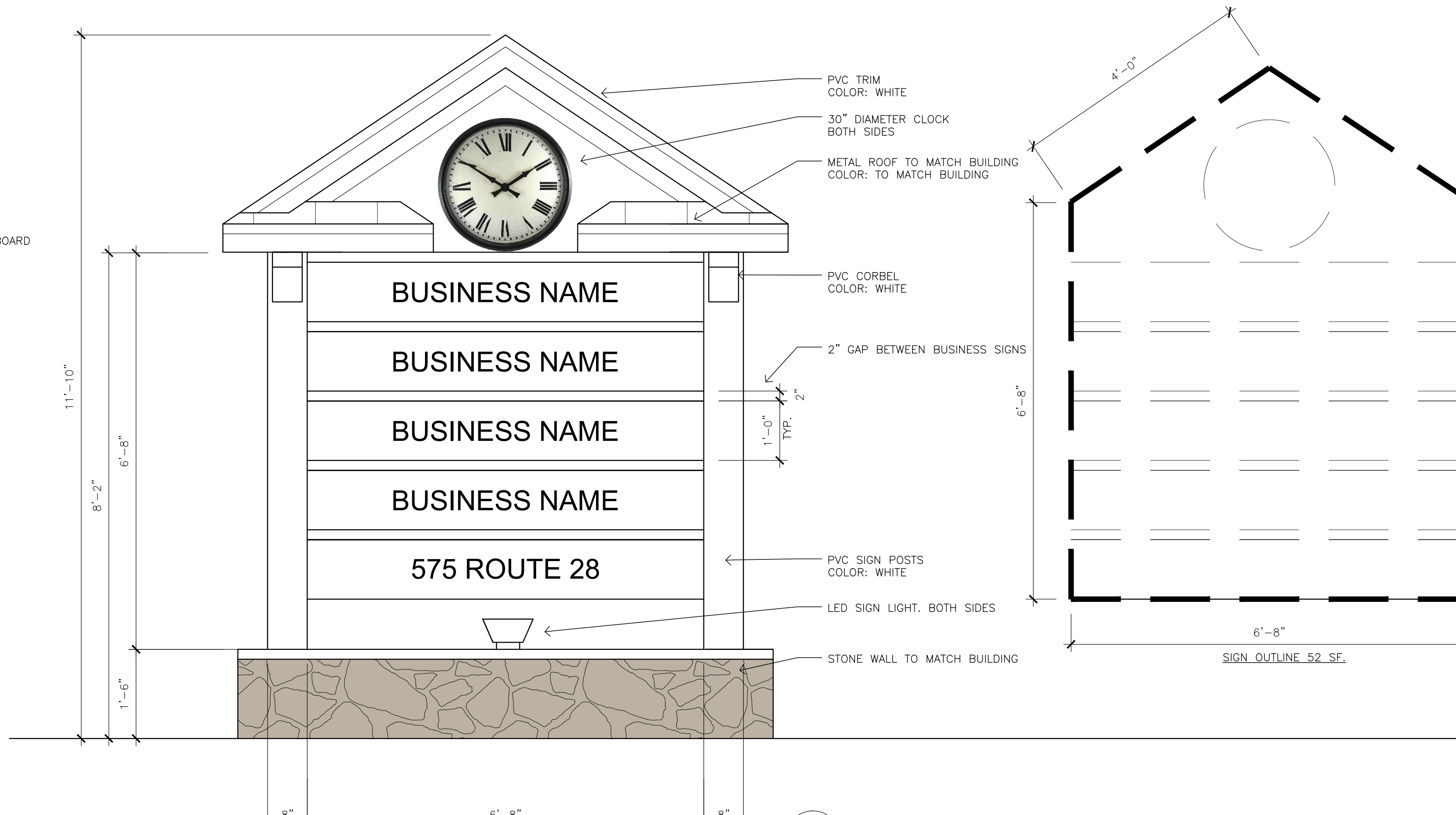
**2 WALL MOUNTED SIGN**  
A1.4 SCALE: 1"=1'-0"



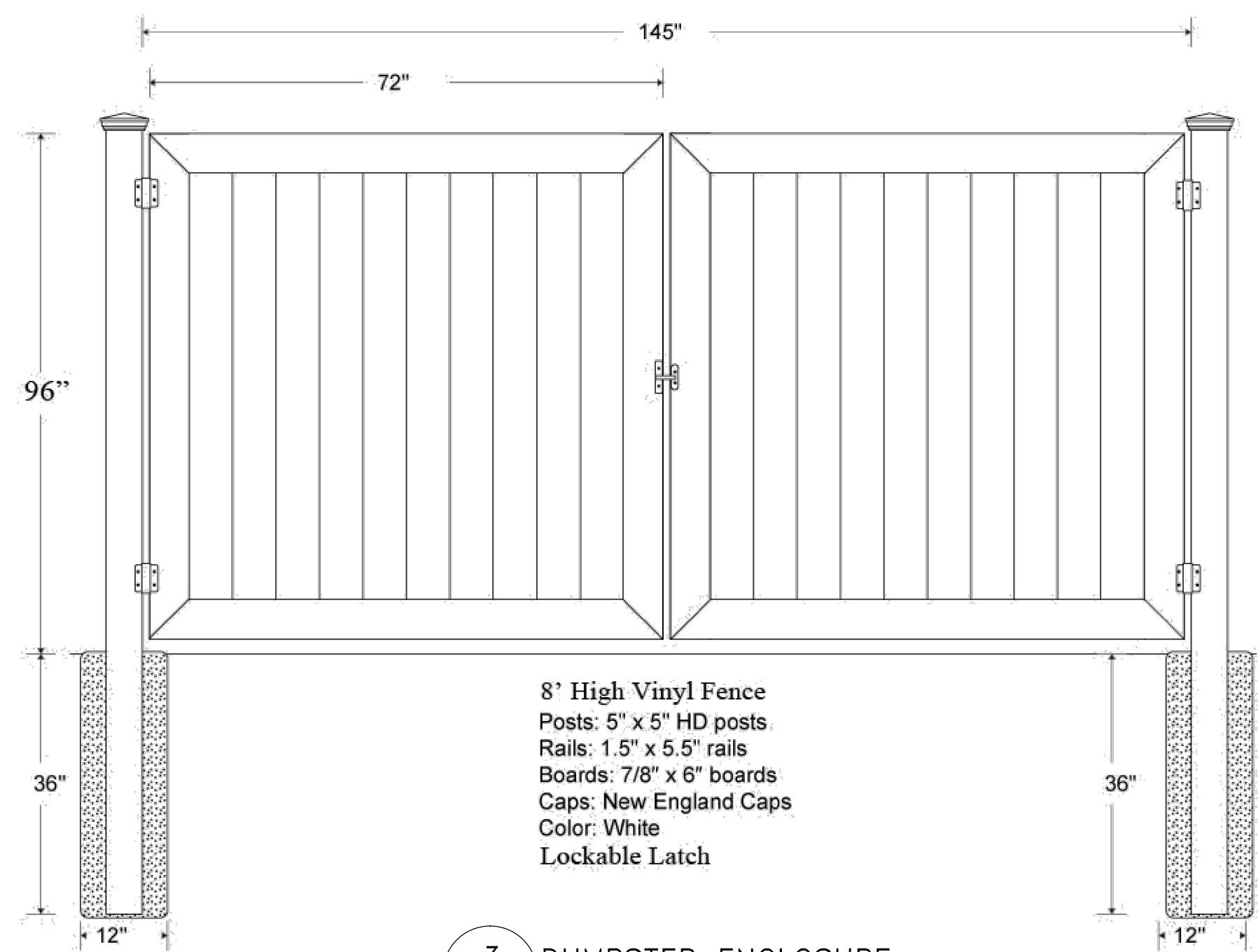
**5 ADA SIGN**  
A1.4 SCALE: N.T.S.



**4 LANDSCAPE WALL**  
A1.4 SCALE: N.T.S.



**1 STREET SIGN - CLUSTER SIGN**  
A1.4 SCALE: 3/4"=1'-0"



**3 DUMPSTER ENCLOSURE**  
A1.4 SCALE: N.T.S.

**HARWICH ZONING BYLAW**

**§ 325-27. Sign area measurement.**

- A. Unless otherwise specified in the definition, all signs shall meet the area measurement requirements of this section.
- B. The area of a sign face shall be computed by measurement of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display. This shall include any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The area calculation shall not include structural supporting framework, bracing or wall. If any advertising is present on the supports of a sign, the area of the supports will count towards the total allowable signage. Where there are two faces back to back, the total area of the largest face shall determine the area of the sign.
- C. No ground sign may exceed **12 feet** in height unless otherwise specified.
- D. For single-tenant, nonmunicipal business accessed directly from a street, right-of-way or parking area, the maximum permitted area of all nonexempt signs shall be 48 square feet per respective public entrance facade. Nonexempt signs counting towards the 48 square feet include any sign on a property at any time, including but not limited to signs put out and taken in on a daily basis, and signs in windows.
- E. Nonmunicipal developments having more than one tenant or use within a project or premises may construct one cluster sign containing the name of the development and/or listings of individual businesses, products or services within the development of up to **60 square feet**.
  - (1) Each tenant may have signage at the location of its business of up to **48 square feet** per public entrance facade. Nonexempt signs counting towards the 48 square feet include any sign on a property at any time, including but not limited to signs put out and taken in on a daily basis, and signs in windows.
  - (2) Total sign area within the master sign plan is subject to the size limitations of this section. Sign area cannot be transferred to a single building or facade from other buildings in the project. In addition, the amount of signage assigned to a specific space in a building shall be tied to that space through the lease or purchase agreement. Under no circumstances may the sign area designated for an individual space be transferred to another space in the same building or complex.
- F. Additional cluster signs may be allowed by special permit from the Planning Board. Signage in excess of 48 square feet and/or allocation of total allowed square footage over entry and nonentry facades, as referenced above in Subsections D and E(1), may also be allowed by special permit from the Planning Board.

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SITE PHOTOS

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SITE PHOTO 1



SITE PHOTO 2



SITE PHOTO 3



SITE PHOTO 4



STREET PHOTO 1



STREET PHOTO 2



STREET PHOTO 3





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CONCEPTUAL AERIAL PHOTO

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1 CONCEPTUAL AERIAL PHOTO  
A1.6 SCALE: N.T.S.