

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°: 157
Street & Number of Proposed Work: 63 Old South Road
Owner of record: Phil Pasten / Richmond Great Point Dev
Mailing Address: 20 Dawkins Ln.
Nantucket, MA 02554
Contact Phone #: 508-901-9030 E-mail: proggreen@richmondco.com
508-332-9646

AGENT INFORMATION (if applicable)

Name: Patty Roggeveen
Mailing Address: 20 Dawkins Ln.
Nantucket, MA 02554
Contact Phone #: 508-332-9646 E-mail: proggreen@richmondco.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____
Must be acted on by: _____
Extended to: _____
Approved: _____ Disapproved: _____
Chairman: _____
Member: _____
Member: _____
Member: _____
Member: _____
Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

- New Dwelling Addition Garage Driveway/Apron Commercial Historical Renovation Deck/Patio Steps Shed
- Color Change Fence Gate Hardscaping Move Building Demolition Revisions to previous Cert. No. _____
- Pool (Zoning District _____) Roof Other _____

Size of Structure or Addition: Length: 108' 9" Sq. Footage 1st floor: 5600 S.F. Decks/Patio: Size: 17' - 2" 1st floor 2nd floor
Width: 59' 10" Sq. footage 2nd floor: _____ porch Size: 5' 10" 1st floor 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 12" South 12" East 12" West 12"
Height of ridge above final finish grade: North 22' - 2" South 22' - 2" East 22' - 2" West 22' - 2"

Additional Remarks

Historic Name: _____
Original Date: _____ (describe)
Original Builder: _____
Is there an HDC survey form for this building attached? Yes N/A

- REVISIONS***
1. East Elevation
 2. South Elevation
 3. West Elevation
 4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" Block Block Parged Brick (type) _____ Poured Concrete Piers

Masonry Chimney: Block Parged Brick (type) _____ Other _____

Roof Pitch: Main Mass 7/12 Secondary Mass 7/12 Dormer /12 Other _____

Roofing material: Asphalt 3-Tab Architectural
 Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: Wood Aluminum Copper Leaders (material) _____

Leaders (material and size): 3" PVC Boxed out as PLASTER w/ 10" x 5/4" wood trim

Sidewall: White cedar shingles Clapboard (exposure: _____ inches) Front Side

Trim: A. Wood Pine Redwood Cedar Other _____

B. Treatment Paint Natural to weather Other _____

C. Dimensions: Fascia 9" Rake 10" Soffit (Overhang) 6" Corner boards 10" Frieze 8"

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10" x 10"

Windows*: Double Hung Casement All Wood Other _____

True Divided Lights (muntins), single pane SDL's (Simulated Divided Lights) Manufacturer ANDERSON

Doors* (type and material): TDL SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways asphalt Walkways asphalt Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall White Cedar Shingles Clapboard (if applicable) _____ Roof Black
Trim White Sash White Doors White
Deck _____ Foundation Concrete Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2-22-16 Signature of owner of record _____

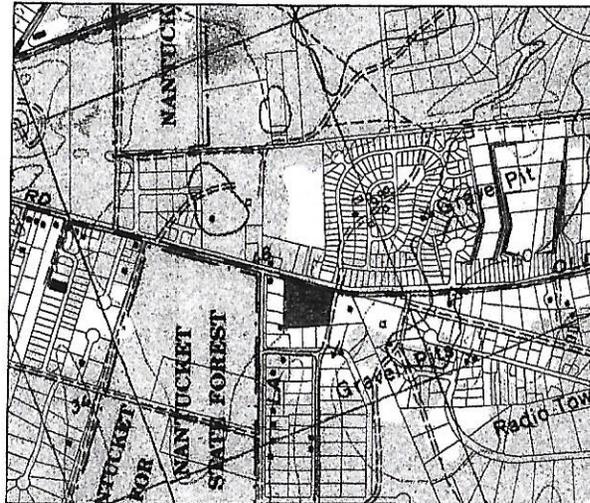
Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION SITE PLAN

AT
63 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETTS

LEGEND OF SYMBOLS & ABBREVIATIONS

EXISTING	PROPOSED



KEY MAP
SCALE: 1"=500'±



NOTES:

- LOT LINES DEPICTED HEREON ARE TAKEN FROM "SUBDIVISION PLAN OF LAND IN NANTUCKET, MASS." DATE JULY 16, 2015 REVISED THROUGH OCTOBER 5, 2016 PREPARED BY HAYES ENGINEERING, INC.
- TOPOGRAPHIC INFORMATION DEPICTED HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY HAYES ENGINEERING, INC. ON THE FOLLOWING DATES:
 - SEPTEMBER 22, 2014
 - JUNE 18, 2015
 - SEPTEMBER 17, 2015
- THE DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE ENTIRE PARCEL IS LOCATED WITHIN THE WATER RESOURCE PROTECTION DISTRICT, ZONE II WELLHEAD PROTECTION AREA.
- THE PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE (A or V) AS DEPICTED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25019C 0089G EFFECTIVE JUNE 9, 2014.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM FIELD SURVEY INFORMATION AND AVAILABLE EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING THE LOCATIONS, SIZES, AND ELEVATIONS OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS AND SHALL NOTIFY THE ENGINEER IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DESIGN AND THE APPROPRIATE REMEDIAL ACTION PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTORS ARE RESPONSIBLE FOR CONTACTING DIG SAFE AT (800) 322-4844 PRIOR TO THE START OF ANY CONSTRUCTION.

ZONE	ZONING TABLE			
	CN	LOT 1	LOT 2	LOT 3
FRONT YARD SETBACK	10 ft.	N/A	40.0 ft.	28.0 ft.
SIDE YARD SETBACK	5 ft.	N/A	44.0 ft.	15.0 ft.
REAR YARD SETBACK	10 ft.	N/A	100 ft.	77.0 ft.
MIN. FRONTAGE	50 ft.	140.77 ft.	181.78 ft.	110.00 ft.
MIN. LOT AREA	7,500 sq. ft.	91,840 sq. ft.	40,655 sq. ft.	15,500 sq. ft.
MIN. REGULARITY FACTOR (RF)	0.55	0.67	0.93	1.00
MAX. GROUND COVER RATIO	40%	0%	12%	21%
MIN. OPEN AREA	30%	72%	50%	39%

PROPERTY LIES WITHIN THE WELLHEAD PROTECTION DISTRICT.

PARKING REQUIREMENTS:

- LOT 1: NONE REQUIRED
- LOT 2: RETAIL = 1 space PER 200sf OF GROSS FLOOR AREA (GFA)
 (5,000sf GFA)(1sp/200sf) = 25 spaces REQUIRED
 HANDICAP ACCESSIBLE SPACES REQUIRED = 1sp
 PROVIDED = 25 spaces (9'x20') INCLUDING 1 HP space
- LOT 3: RETAIL = 1 space PER 200sf OF GFA
 (3,200sf GFA)(1sp/200sf) = 16 spaces REQUIRED
 HANDICAP ACCESSIBLE SPACES REQUIRED = 1sp
 PROVIDED = 16 spaces (9'x20') INCLUDING 1 HP space

WAVERS REQUESTED:

- §139-20.1.B(1) MORE THAN ONE DRIVEWAY ACCESS PER LOT: TWO DRIVEWAYS ARE PROPOSED.
- §139-20.1.B(2)(f)(1) MAXIMUM DRIVEWAY WIDTH AND CORNER ROUNDINGS: ALLOW CORNER ROUNDINGS WITH RADII UP TO 30'.

PLAN TITLE	SHEET DESIGNATION
INDEX	C1
SITE PLAN	C2



Prepared For:
 Owner / Applicant:
 RICHMOND GREAT POINT DEVELOPMENT, LLC
 6021 Salem Street
 WILMINGTON, MA 01897
 (978) 988-3500

Prepared By:
 Hayes Engineering, Inc.
 1000 Main Street
 Nantucket, MA 01906
 (508) 751-2467
 (508) 751-2468
 (508) 751-2469
 (508) 751-2470
 (508) 751-2471
 (508) 751-2472
 (508) 751-2473
 (508) 751-2474
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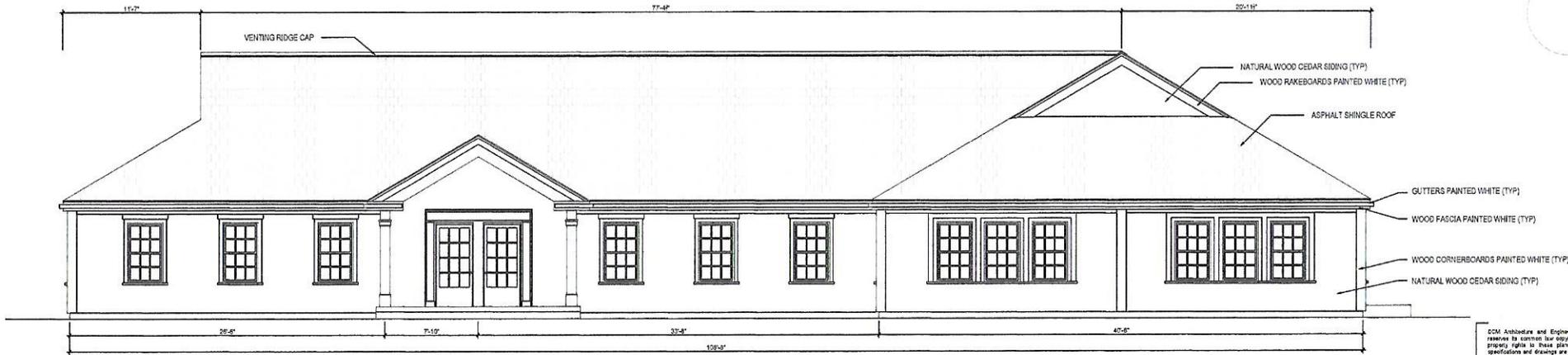
Design By: PJO
 Drawn By: AAC
 Checked By: PJO
 Project No: NNI-6107T
 Comp. No: HAYES
 Issued For Permit
 Issued For Review
 Issued For Bid
 Issued For Construction
 Not For Construction

Scale: 1"=30'
 0' 15' 30' 60'

Date: February 19, 2016

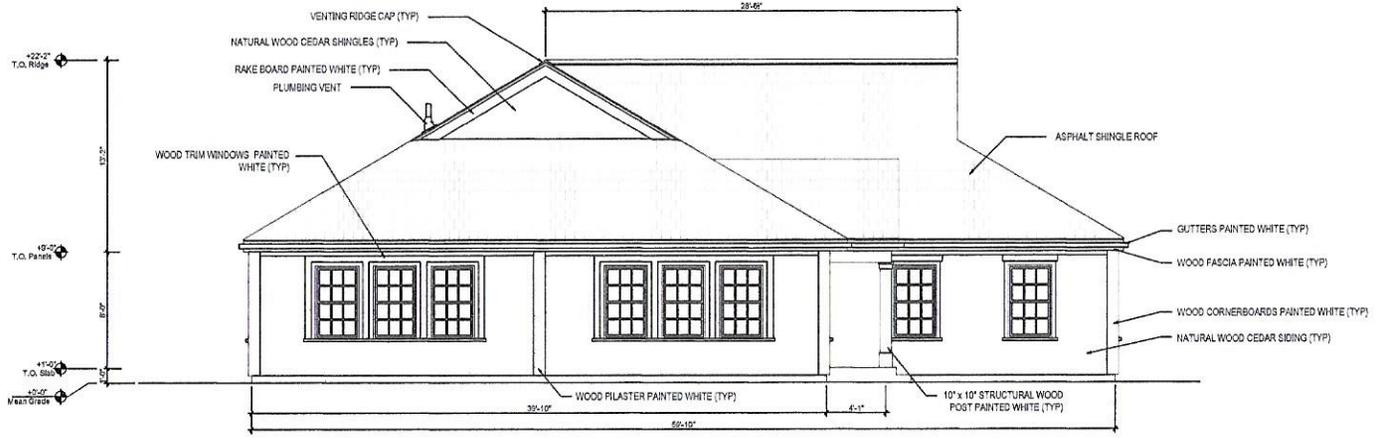
Drawing Title:
 HISTORIC DISTRICT COMMISSION
 SITE PLAN
 63 OLD SOUTH ROAD
 NANTUCKET, MASS.

Drawing No.:
 C1
 INDEX PLAN
 SHEET 1 OF 2



1 5000 SF RETAIL - FRONT ELEVATION

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



2 5000 SF RETAIL - SIDE ELEVATION

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

DCM Architecture and Engineering expressly reserves its common law copyright and other statutory rights in these plans. All design, specifications and drawings are the property of DCM Architecture and Engineering which are to be used only as issued for this project. They shall not be used on any other project in full or in part, without first obtaining the expressed written approval and consent of DCM Architecture and Engineering. These documents shall not be transferred to any third-party without the written consent.

Do not scale drawings. Contractors shall verify all dimensions prior to construction, and shall bring any discrepancies to the attention of the Architect.

The Contractor shall make no structural changes or substitutions without the written approval of the Architect.

10 YEARS
DCM

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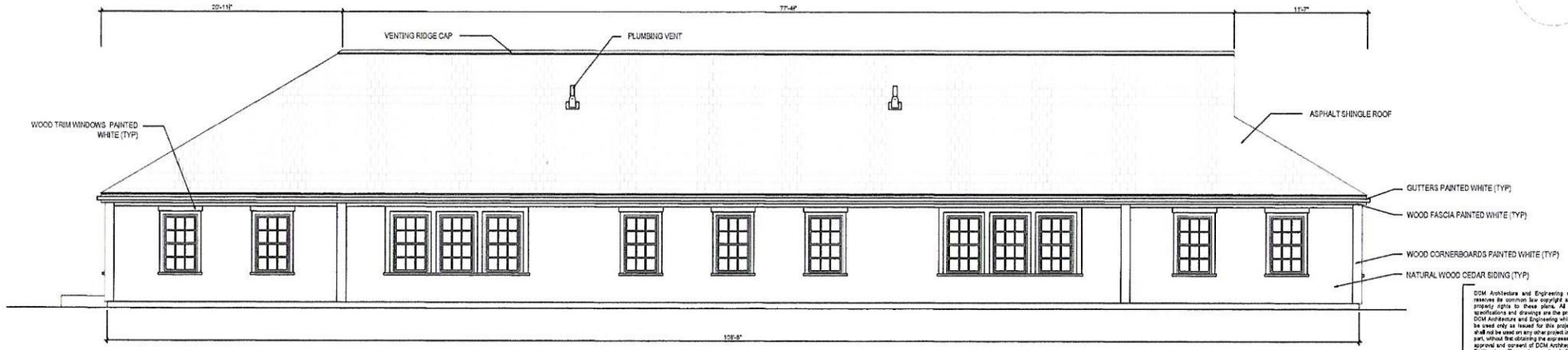
EDUARDO GUZMAN, R.A.
ROBERT BENSON, PE
Anton Lezhchenko
Andrew Hanhameyer

PRITON
RETAIL
LINER BUILDINGS
DCML 13-362
The Richmond Company
SCHEMATIC DESIGN

DRAWN BY: CHECK BY:
awh
ARCH D 1/4" = 1'-0"
FEBRUARY 2016

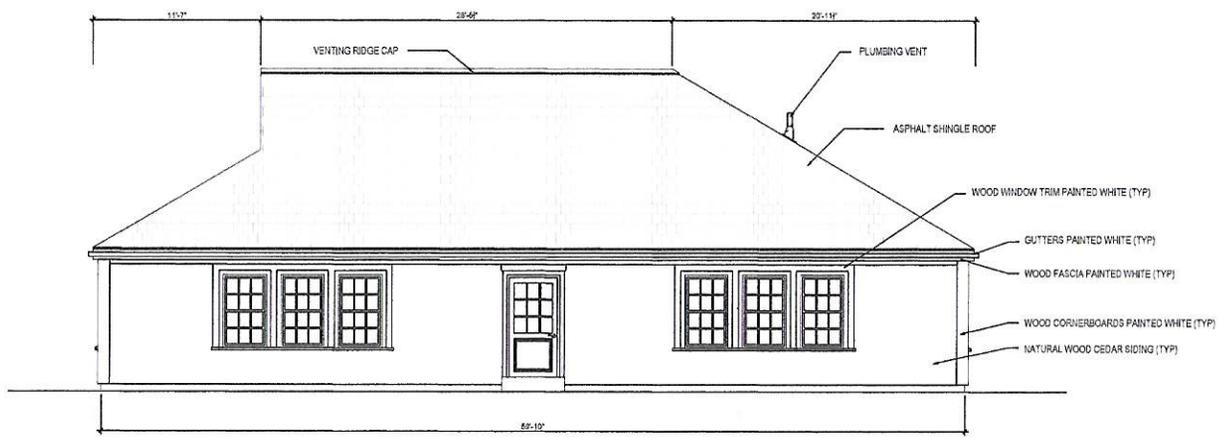
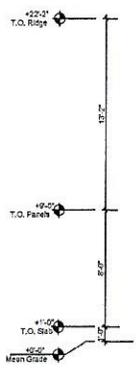
5000 SF RETAIL
A-01

Project: 13-362 Retail Liner Building
 Drawn: awh
 Checked: RB
 Date: 02/01/16



1 5000 SF RETAIL - REAR ELEVATION
A-02

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



2 5000 SF RETAIL - SIDE ELEVATION
A-02

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

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PRITON

RETAIL LINER BUILDINGS

DCML 13-342

The Richmond Company

SCHEMATIC DESIGN

DRAWN BY: awh
ARCH D 1/4" = 1'-0"

FEBRUARY 2016

5000 SF RETAIL

A-02

Project: 13-342
 Design: 13-342
 Detail: 13-342
 Date: 13-342
 Rev: 13-342



1
P-00 5000 SF RETAIL - PERSPECTIVE

SCALE: NA

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PRITON

RETAIL
LINER BUILDINGS

DCNL 13-362

The Richmond Company

SCHEMATIC DESIGN

DRAWN BY: awh CHECK BY:

ARCH D NO SCALE

FEBRUARY 2016

5000 SF RETAIL

P-00

Priton - Retail - Liner Buildings - Schematic Design - 13-362 - 02/16/2016



1
P-02 5000 SF RETAIL - REAR ELEVATION

SCALE 1/4" = 1'-0"



2
P-02 5000 SF RETAIL - SIDE ELEVATION

SCALE 1/4" = 1'-0"

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RETAIL
LINER BUILDINGS

DCML 13-362

The Richmond Company
SCHEMATIC DESIGN

△	_____
△	_____
△	_____
△	_____

DRAWN BY: awh CHECK BY:

ARCH D 1/4" = 1'-0"

FEBRUARY 2016

5000 SF RETAIL

P-02

Project: 13-362
 Sheet: P-02
 Date: 02/01/16
 Drawn: awh
 Checked: [blank]
 Title: 5000 SF RETAIL