1. Viewpack

Documents:

1 CAMBRIDGE ST- HARDSCAPING.PDF
1 W CHESTER ST- BASMNT ADDITION.PDF
2 ASH ST - REV 73273.PDF
10 EASY ST- DRIVEWAY.PDF
11 CENTRE STREET - HVAC UNITS AT REAR OF BLDG.PDF
12 BRANT PT - GUEST HOUSE.PDF
12 LINCOLN AVE - REPLACE ALL WINDOWS.PDF
17 MAIN ST- ROOF CHANGE-TRIM-COLOR.PDF
19B W CHESTER ST- DORMER.PDF
32 W CHESTER ST- NEW DWELLING.PDF
41 EASTON ST - FENCE.PDF
46 FAIR ST- ADD WINDOW.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 42.3.1 PARCEL N°. 130.2

Street & Number of Proposed Work: 1 Cambridge St

Owner of record: John West

Mailing Address: 2 Zero India St.

Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Shelter 7 / Jason Albers

Mailing Address: PO Box 1602 Nantucket MA 02554

Contact Phone #: 978-764-6802 E-mail: Shelter7llc@Gmail.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 ~~[illegible]~~ Remove window, Remove AC on street

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation New 5/6" Board Fence, New AC units, Garden Bed, 3' Arbor, red Blue Stone patio, Relocate Trees
2. South Elevation
3. West Elevation change awning color
4. North Elevation Remove window, Add 2 Awnings, Change Front door

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/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): _____

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash Brewster Gray HC-162 Sunroom Only Doors Brewster Gray HC-162 Stone Front

Deck _____ Foundation _____ 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.

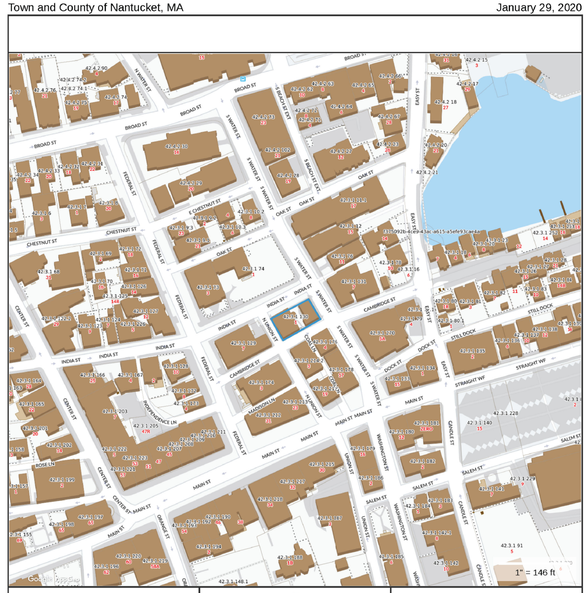
Date 2/19/2020 Signature of owner of record _____ Signed under penalties of perjury

3 Site Plan - Proposed

1 : 60

Town and County of Nantucket, MA

January 29, 2020



Property Information

Property ID	42.3.1 130.2
Location	1 CAMBRIDGE ST
Owner	WEST JOHN & KATHLEEN H TRST

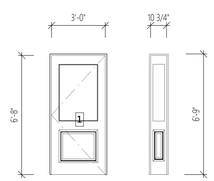
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

2 Locus Map

NTS



Single, 1 Lite/1 Panel and Side Light, 1 Lite
White, Match Existing

Door Schedule

1/4" = 1'-0"

SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE
02.10.2020
RE-ISSUE

CLIENT
Owner

MAP / 42.3.1
PARCEL / 130.2

PROJECT
1 Cambridge St

1 Cambridge St,
Nantucket, MA 02554

DESCRIPTION
Site Plan, Locus

C

100

COPYRIGHT 10/5/15

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL, OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.

1 Existing North Elevation
1/4" = 1'-0"

2 Existing East Elevation
1/4" = 1'-0"

3 Proposed North Elevation - India Street
1/4" = 1'-0"

4 Proposed East Elevation
1/4" = 1'-0"

SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE
02.10.2020
RE-ISSUE

CLIENT
Owner

MAP / 42.3.1
PARCEL / 130.2

PROJECT
1 Cambridge St

1 Cambridge St.
Nantucket, MA 02554

DESCRIPTION
Exterior Elevations

a

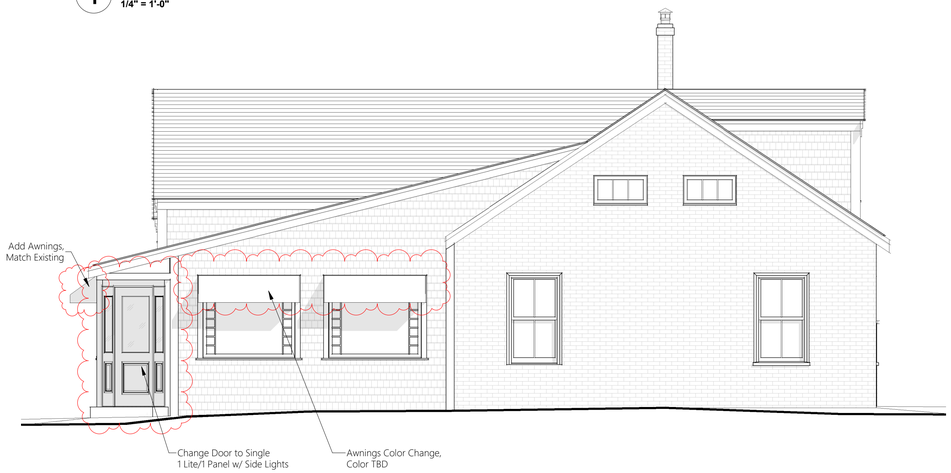
101

COPYRIGHT 10/5/15

ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7, LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7, LLC. SHELTER 7, LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY , INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH, ANY OF THESE ARCHITECTURAL DRAWING.

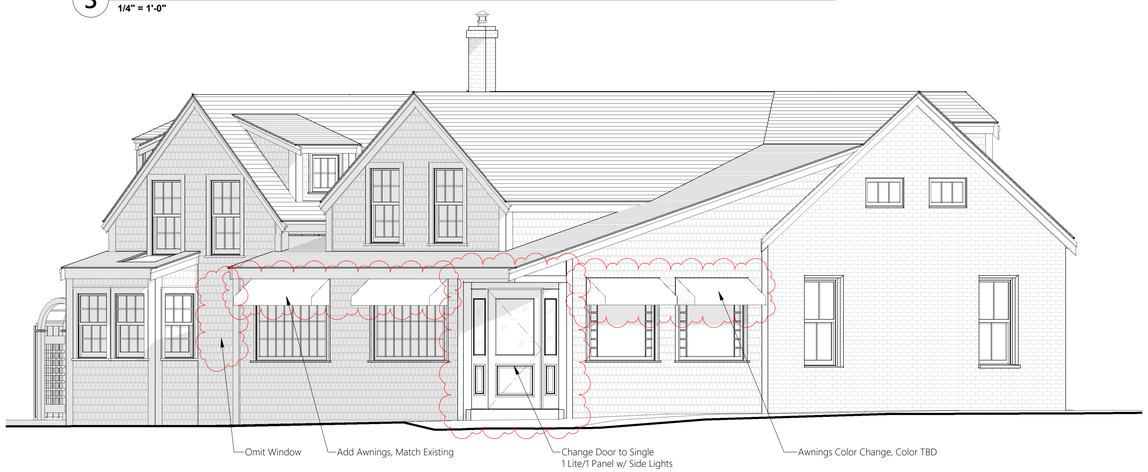
1 Existing West Elevation
1/4" = 1'-0"

2 Existing South Elevation
1/4" = 1'-0"



3 Proposed West Elevation - Union Street
1/4" = 1'-0"

4 Proposed South Elevation - Cambridge Street
1/4" = 1'-0"



5 Proposed North-West Elevation
1/4" = 1'-0"

SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE
02.10.2020
RE-ISSUE

CLIENT
Owner

MAP / 42.3.1
PARCEL / 130.2

PROJECT
1 Cambridge St

1 Cambridge St.
Nantucket, MA 02554

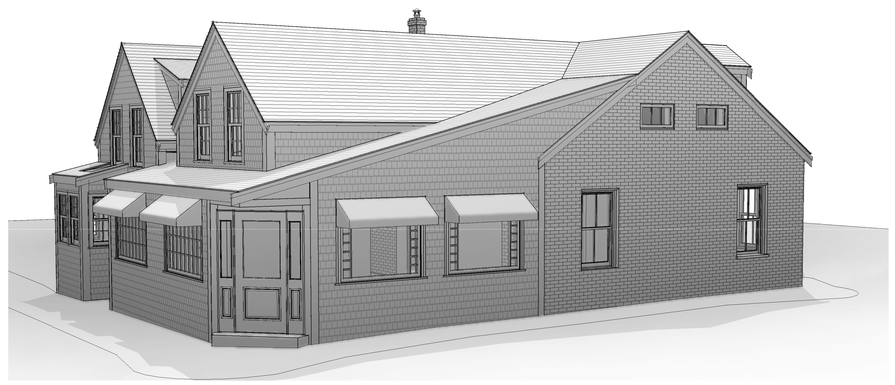
DESCRIPTION
Exterior Elevations

a

102

COPYRIGHT 10/5/15
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC. SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL LIEN, ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.

3 3D View 1



4 3D View 2

5 3D View 3

1 New North-East Elevation
1/4" = 1'-0"

2 New North-West Elevation
1/4" = 1'-0"

6 New South-East Elevation
1/4" = 1'-0"

SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE
02.10.2020
RE-ISSUE

CLIENT
Owner

MAP / 42.3.1
PARCEL / 130.2

PROJECT
1 Cambridge St
1 Cambridge St.
Nantucket, MA 02554

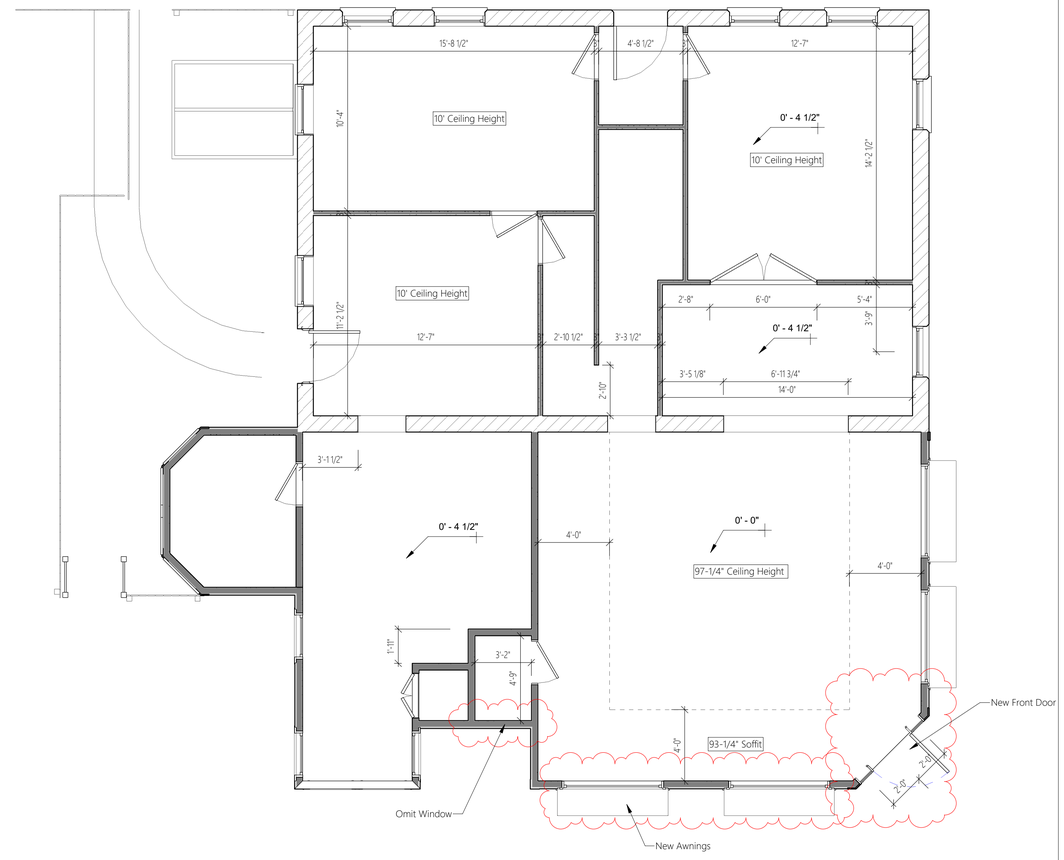
DESCRIPTION
Exterior Elevations

a

103

COPYRIGHT 10/5/15
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7, LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7, LLC.
SHELTER 7, LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL USE ARISING OUT OF, OR CONNECTED WITH, ANY OF THESE ARCHITECTURAL DRAWING.

1 Level 1 - Existing
1/4" = 1'-0"



2 Level 1 - New
1/4" = 1'-0"

SHELTER 7

SHELTER 7
PO BOX 1602
NANTUCKET, MA 02554
INFO@SHELTER7DESIGNS.COM
978 764 6802P 508 257 4001F

ISSUE
02.10.2020
RE-ISSUE

CLIENT
Owner

MAP / **42.3.1**
PARCEL / **130.2**

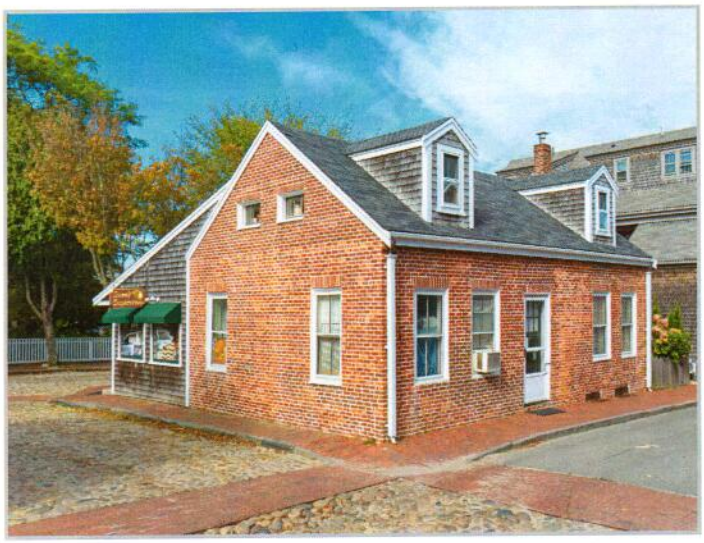
PROJECT
1 Cambridge St
1 Cambridge St,
Nantucket, MA 02554

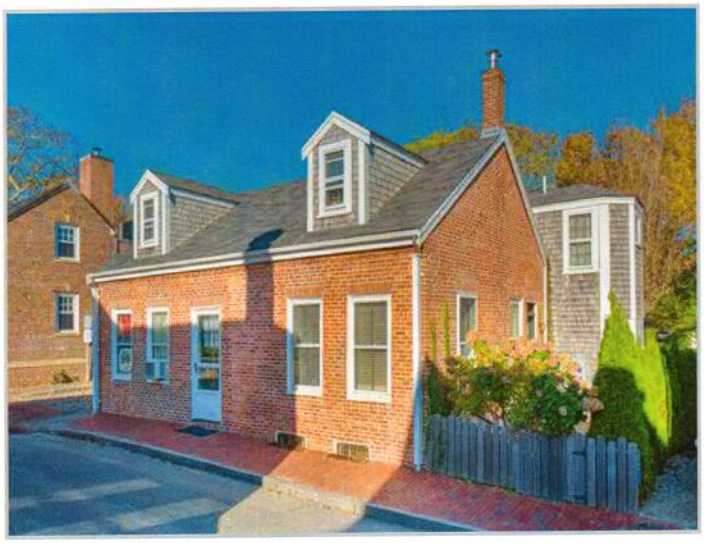
DESCRIPTION
Floor plans

a

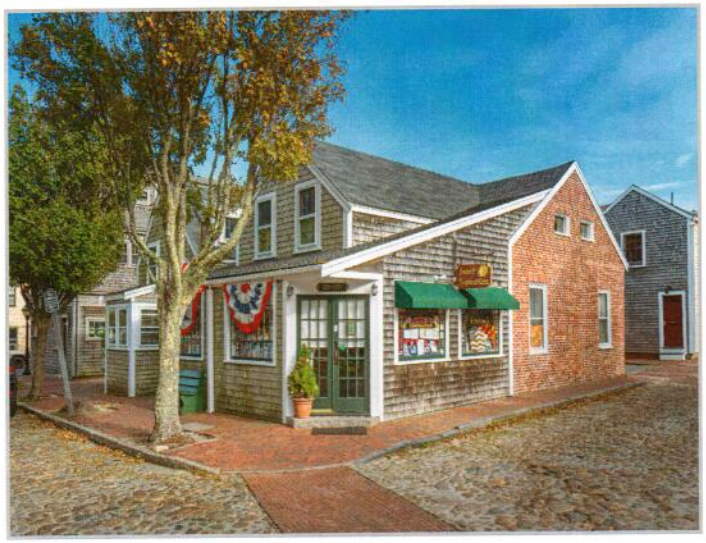
104

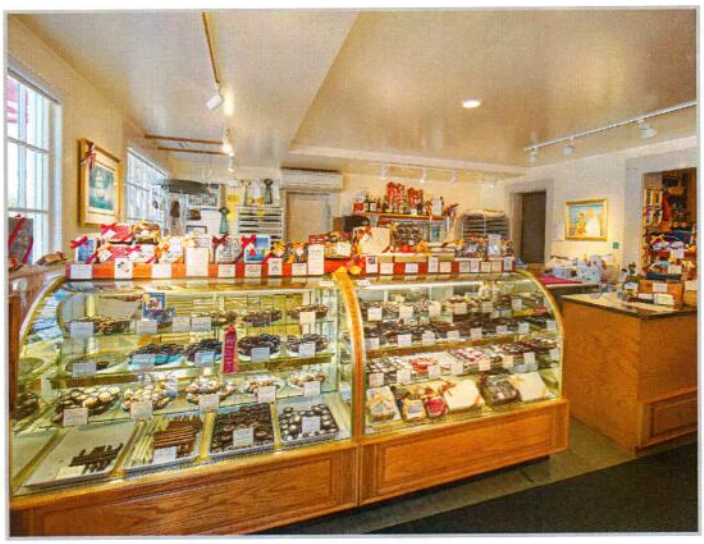
COPYRIGHT 10/5/15
ALL DRAWINGS AND DESIGNS CONTAINED ARE THE SOLE PROPERTY OF SHELTER 7 LLC. NO PUBLICATION OF THESE DOCUMENTS IS PERMITTED WITHOUT PRIOR APPROVAL OF SHELTER 7 LLC.
SHELTER 7 LLC IN NO EVENT SHALL BE LIABLE IN ANY CAPACITY, INCLUDING DIRECT, INDIRECT, CONSEQUENTIAL OR INCIDENTAL, ARISING OUT OF, OR CONNECTED WITH ANY OF THESE ARCHITECTURAL DRAWING.





Sweet
Inspirations





CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 41 PARCEL N°. 480

Street & Number of Proposed Work: 1 WESTCHESTER EXT

Owner of record: 21 CROOKED LN LLC

Mailing Address: PO BOX 23

02554

Contact Phone #: 5087355159 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673

02554

Contact Phone #: 813380 E-mail: _____

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: 74 Sq. Footage 1st floor: 3046 ft

Width: 38 Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North N/A South MINOR CUTTING East N/A West N/A

Height of ridge above final finish grade: North N/A ~~South~~ ~~East~~ ~~West~~

Additional Remarks

Historic Name:

REVISIONS* 1. East Elevation N/A

2. South Elevation BASEMENT ADDITION

Original Date: (describe) 2. South Elevation EASEMENT ADDITION

Original Builder: 3. West Elevation " "

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A 4. North Elevation N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8'-0" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other STONE VENEER

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other FLAT ROOF

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

SOD ROOF & NATURALSCAPE

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): _____

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

☒ Other STONE VENEER

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear FOLDING DOOR Side 15 LT FRENCH (NOT VIS.)

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall STONE VENEER Clapboard (if applicable) _____ Roof SOD/NATURALSCAPE

Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation _____ Fence _____ Shutters _____

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

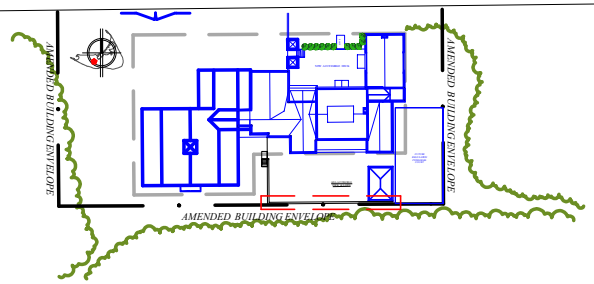
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 02.18.20 Signature of owner of record _____ Signed under penalties of perjury

21 CROOKED LANE LLC
1 W. CHESTER EXTENSION
ADDITIONS & MODS

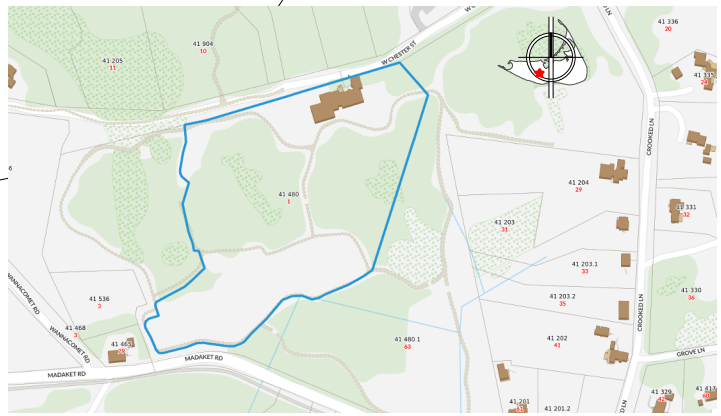
these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.

WEST CHESTER STREET



1" = 120'-0"

MADAKET ROAD

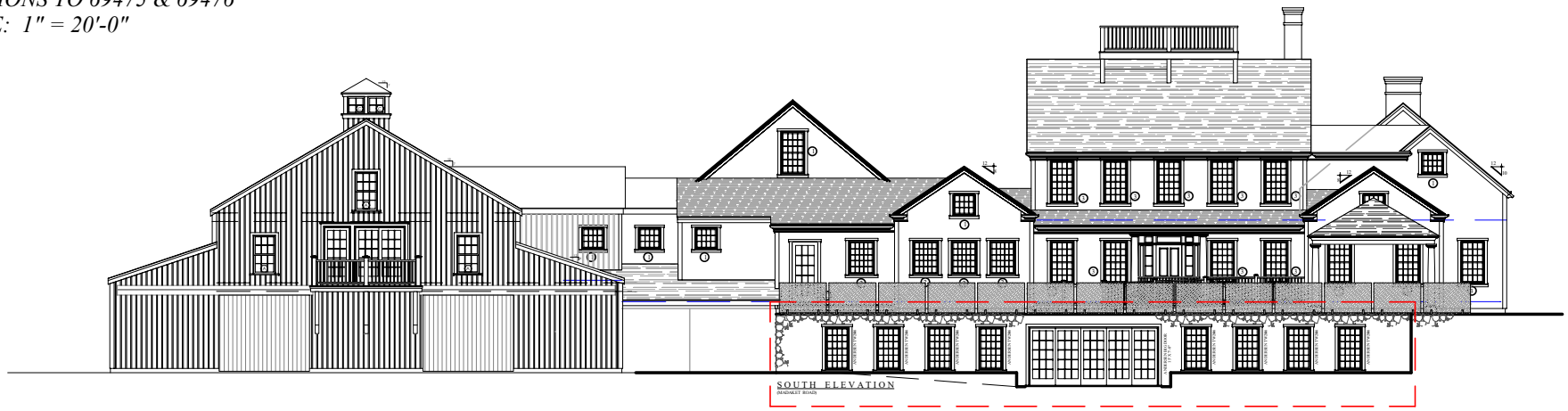


LOCUS MAP - NOT TO SCALE
21 CROOKED LANE LLC - MAP 41; PCL 480

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

21 CROOKED LANE LLC
1 W. CHESTER EXTENSION
REVISIONS TO 69475 & 69476
SCALE: 1" = 20'-0"

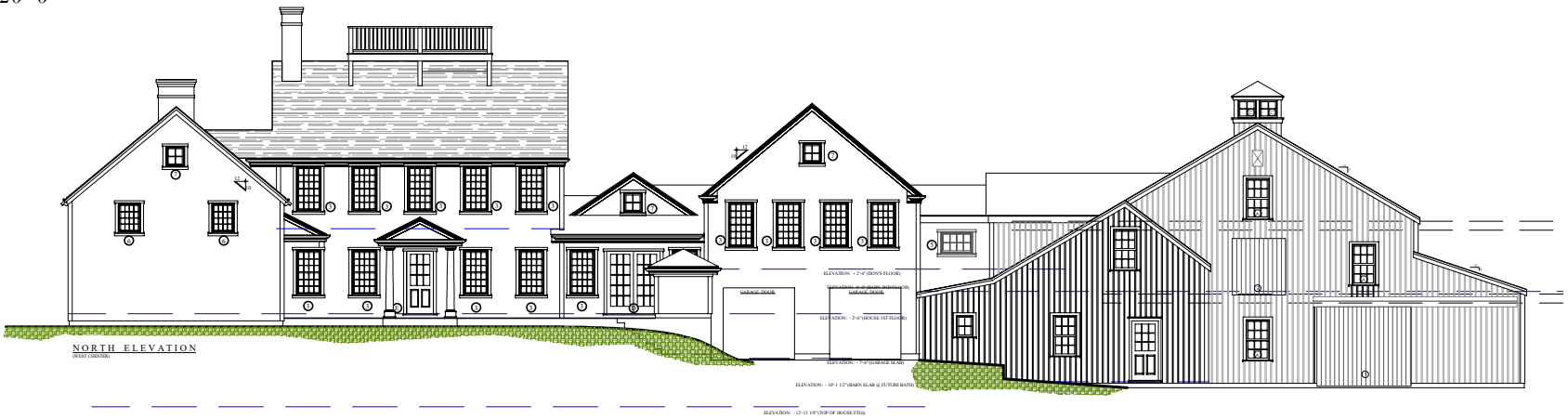
these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

21 CROOKED LANE LLC
1 W. CHESTER EXTENSION
REVISIONS TO 69475 & 69476
SCALE: 1" = 20'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



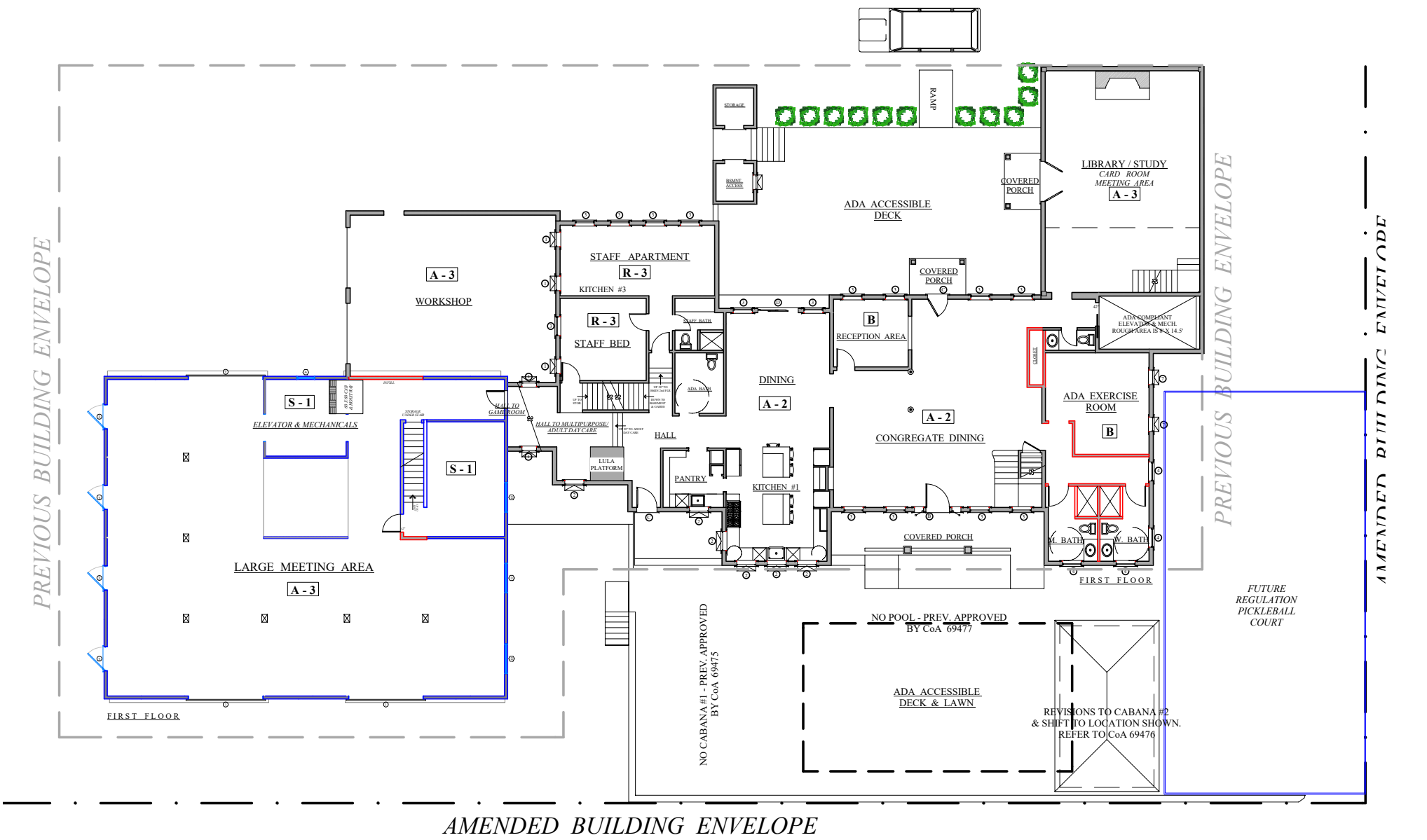
NORTH ELEVATION
(WEST CHESTER)

EAST ELEVATION
(CROOKED LANE)

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

21 CROOKED LANE LLC
1 W. CHESTER EXTENSION
REVISIONS TO 69475 & 69476
SCALE: 1" = 20'-0"

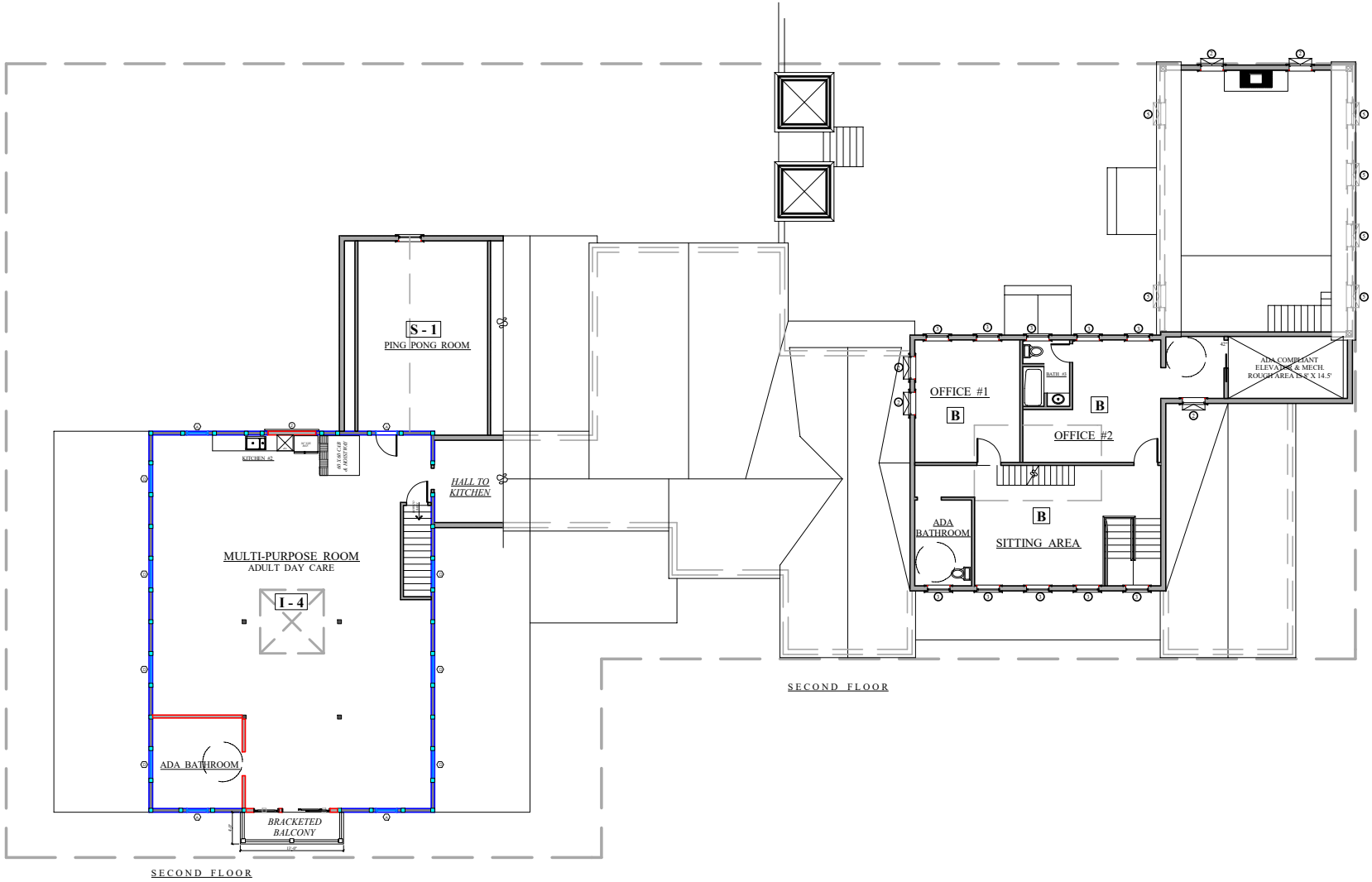
these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

21 CROOKED LANE LLC
1 W. CHESTER EXTENSION
ADDITIONS & MODS
SCALE: 1" = 20'-0"

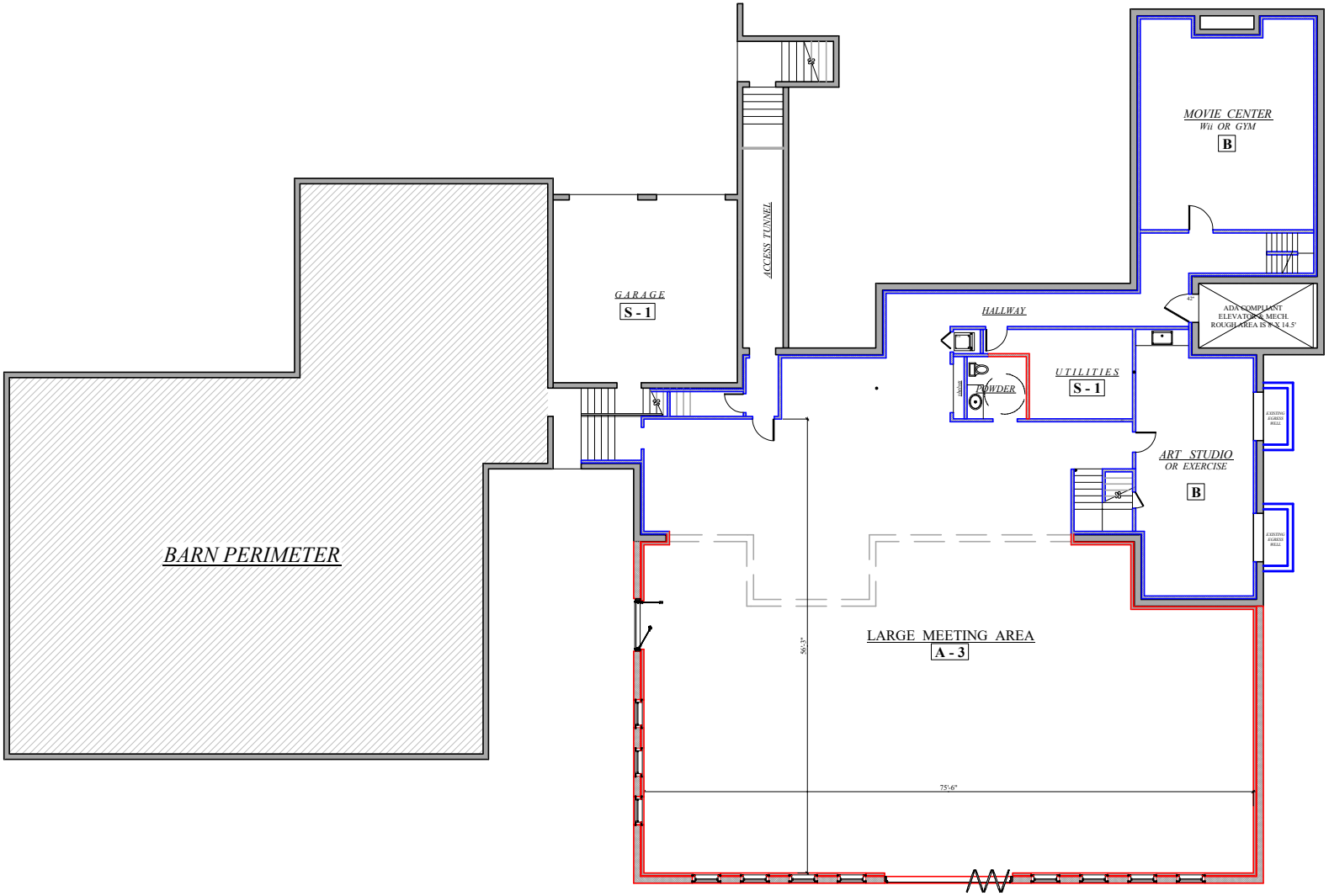
these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

21 CROOKED LANE LLC
1 W. CHESTER EXTENSION
ADDITIONS & MODS
SCALE: 1" = 20'-0"

these designs are the property of
brook meerbergen designs and may
not be reproduced electronically
or in any other manner without the express
consent of brook meerbergen.



BASEMENT PLAN AND DWELLING PERIMETER

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 42.4.2 PARCEL N°. 96

Street & Number of Proposed Work: 2 Ash Sqe.

Owner of record: Jim Feates

Mailing Address: 2 Ash Sqe
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln.
Nantucket, MA, 02554

Contact Phone #: _____ E-mail: _____

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. 73273
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: NO CHANGE Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation add dormers & omit chimney
2. South Elevation ——"——
3. West Elevation NO CHANGE
4. North Elevation add dormers & omit chimney

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

NO CHANGE

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

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/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): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

NO CHANGE MATCH EXISTING

Sidewall NATURAL Clapboard (if applicable) yellow Roof black

Trim WHITE Sash WHITE Doors WHITE + PATIO / FRONT GREEN

Deck NATURAL Foundation GREEN & white Fence N/A Shutters N/A

* 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 02/19/20 Signature of owner of record _____ Signed under penalties of perjury

Frates Residence

2 Ash Street
Nantucket, MA 02554

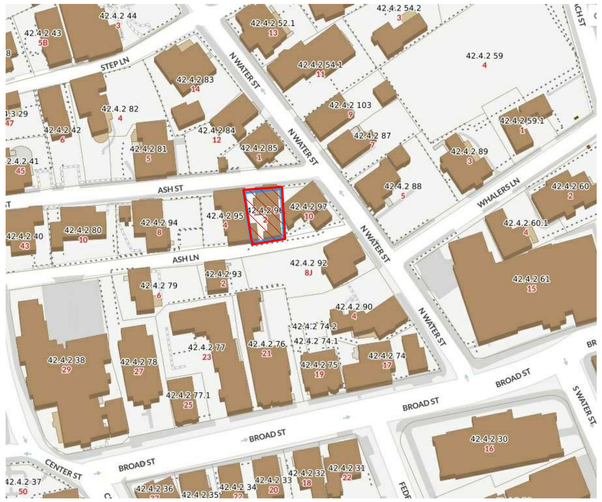
North

East

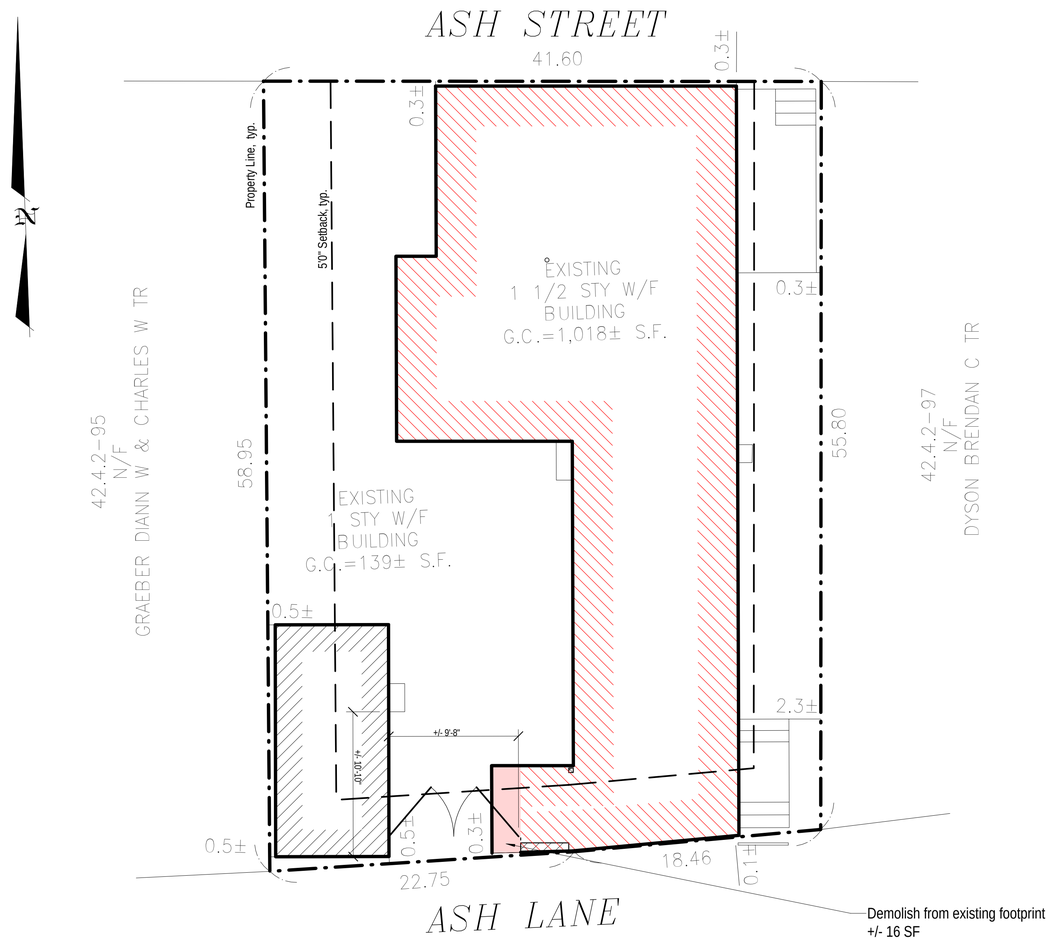
South

West

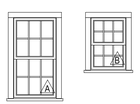
02.19.20



1 Locus map
Not to Scale

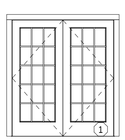


2 Site plan
3/16" = 1'-0"



Double Hung
6/6 SDL

Window Legend
1/4" = 1'-0"



Double French Door
(2) 15 Lite SDL

Door Legend
1/4" = 1'-0"

WINDOW & DOOR NOTES
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

HDC Submission Only

1903
Frates Residence

2 Ash Street
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	42.4.2 / 96
Current Zoning:	ROH
Minimum Frontage:	50 FT.
Front Setback:	O FT.
Side/Rear Setback:	5 FT.
Lot Size:	+/- 2,378 S.F.
Min. Lot Size:	5,000 S.F.
Allowable G.C.:	50 % or 1,189 S.F.
Existing G.C.:	1,018 S.F.
Proposed G.C.:	1,002 S.F.
Total Proposed G.C.:	1,002 S.F.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

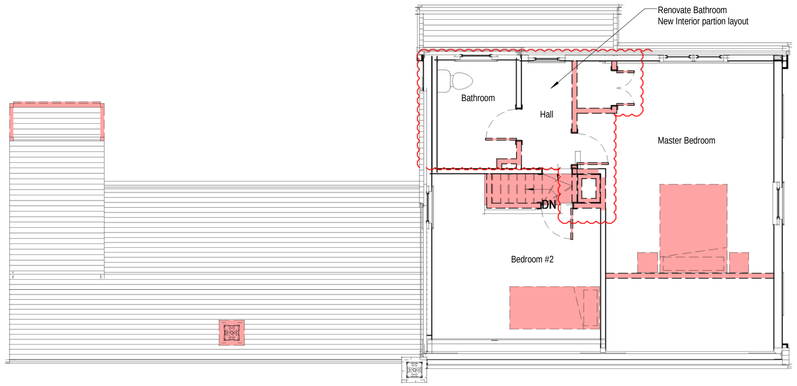
Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

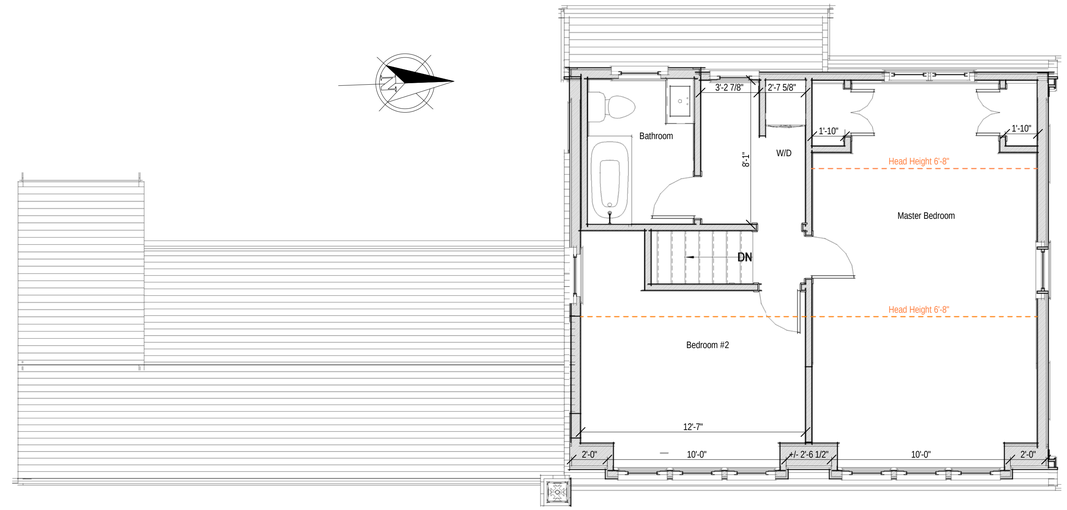
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

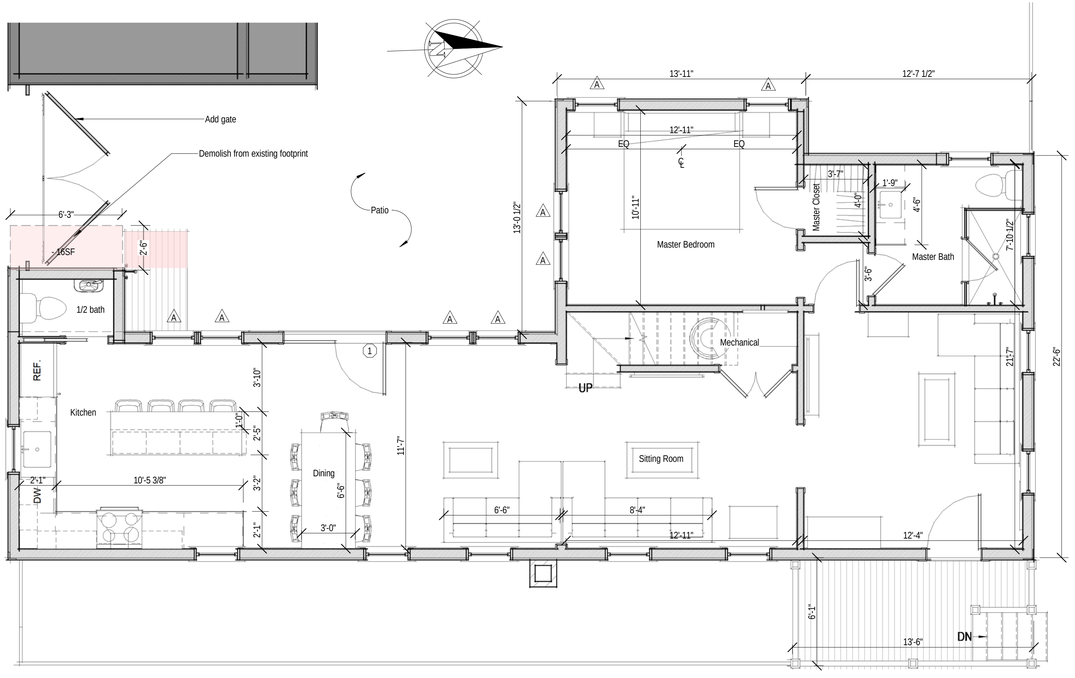
1903



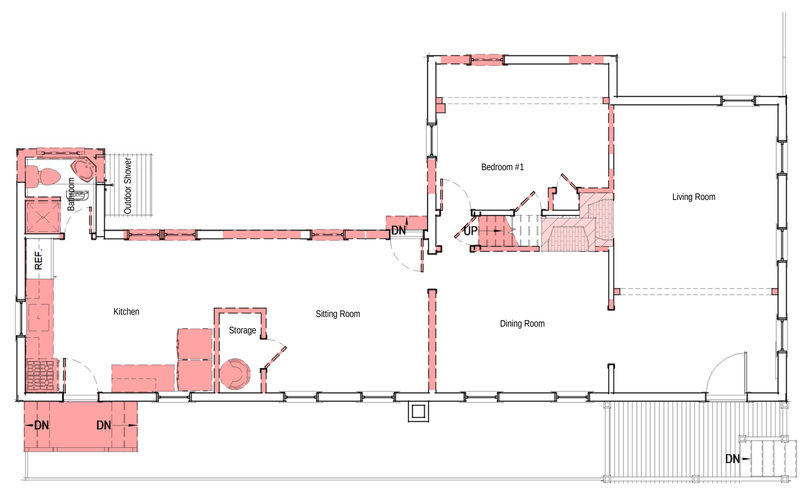
Second Floor Plan - Existing & Demo
3/16" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"



1 First Floor Plan - Proposed
1/4" = 1'-0"



First Floor Plan - Existing & Demo
3/16" = 1'-0"

02.19.20

HDC Submission Only

1903

Frates Residence

2 Ash Street
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Floor Plans

Site Information

Map & Parcel:	42.4.2 / 96
Current Zoning:	ROH
Minimum Frontage:	50 FT.
Front Setback:	O FT.
Side/Rear Setback:	5 FT.
Lot Size:	+/- 2,378 S.F.
Min. Lot Size:	5,000 S.F.
Allowable G.C.:	50 % or 1,189 S.F.
Existing G.C.:	1,018 S.F.
Proposed G.C.:	1,002 S.F.
Total Proposed G.C.:	1,002 S.F.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

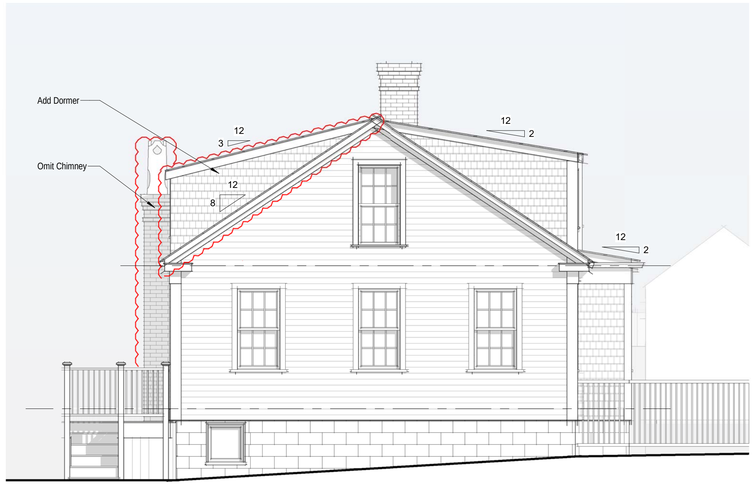
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

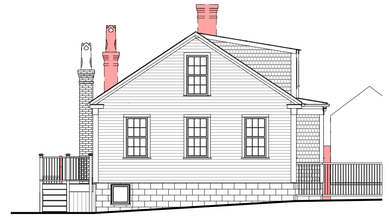
1903

02.19.20

HDC Submission Only

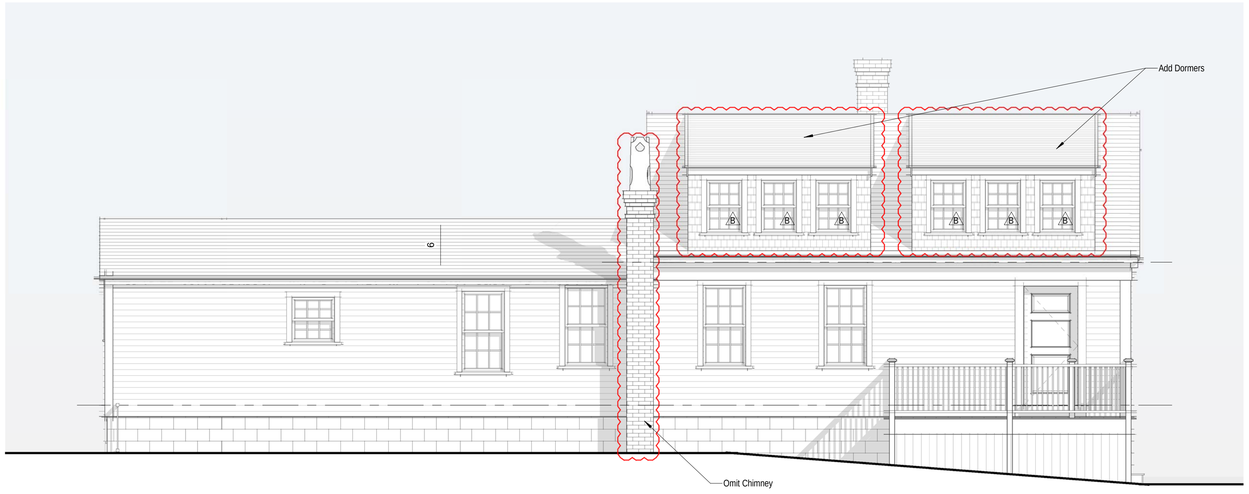


1 North Elevation - Proposed
1/4" = 1'-0"



North Elevation - Existing & Demo
1/8" = 1'-0"

Previously Approved North Elevation
1/8" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

East Elevation - Existing & Demo
1/8" = 1'-0"

Previously Approved East Elevation
1/8" = 1'-0"

1903

Frates Residence

2 Ash Street
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	42.4.2 / 96
Current Zoning:	ROH
Minimum Frontage:	50 FT.
Front Setback:	O FT.
Side/Rear Setback:	5 FT.
Lot Size:	+/- 2,378 S.F.
Min. Lot Size:	5,000 S.F.
Allowable G.C.:	50 % or 1,189 S.F.
Existing G.C.:	1,018 S.F.
Proposed G.C.:	1,002 S.F.
Total Proposed G.C.:	1,002 S.F.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

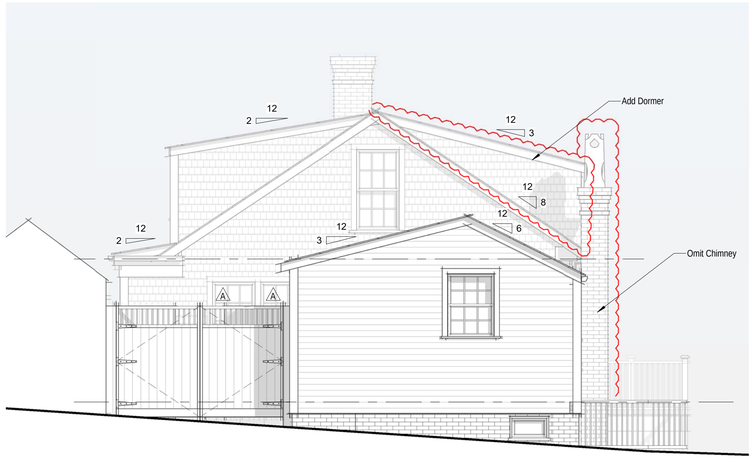
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

1903

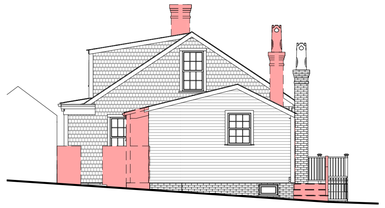
02.19.20

HDC Submission Only



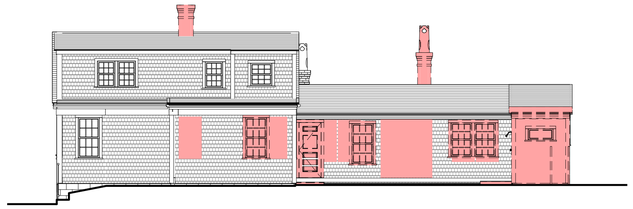
1 South Elevation - Proposed
1/4" = 1'-0"

2 West Elevation - Proposed / No Change
1/4" = 1'-0"



South Elevation - Existing & Demo
1/8" = 1'-0"

Previously Approved South Elevation
1/8" = 1'-0"



West Elevation - Existing & Demo
1/8" = 1'-0"

Previously Approved West Elevation
1/8" = 1'-0"

1903

Frates Residence

2 Ash Street
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	42.4.2 / 96
Current Zoning:	ROH
Minimum Frontage:	50 FT.
Front Setback:	O FT.
Side/Rear Setback:	5 FT.
Lot Size:	+/- 2,378 S.F.
Min. Lot Size:	5,000 S.F.
Allowable G.C.:	50 % or 1,189 S.F.
Existing G.C.:	1,018 S.F.
Proposed G.C.:	1,002 S.F.
Total Proposed G.C.:	1,002 S.F.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

1903

5

RECEIVED
BOARD OF ASSESSORS
FEB 18 2020
TOWN OF
NANTUCKET, MA

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: Richard Beaudette Tr

MAILING ADDRESS: 471 Grove St, Needham, MA 02492

PROPERTY LOCATION: 2 Ash Street, Nantucket

ASSESSORS MAP/PARCEL: 42.4.2 / 96

SUBMITTED BY: Emeritus

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

02-18-2020
DATE

Scott M. Flanagan
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

LE SELECT PROPERTIES LLC

C/O MILLER CANDICE & BERNARD EDWARD

61 OLD SOUTH RD #205

GRAEBER DIANN W & CHARLES W TR

GRAEBER DIANN W & CHARLES W TRST AGRMT

23802 CAMPLA CT

DAVISON JAMES

222 LOBLOLLY LANE

CHOUDRANT LA 71227

BEAUDETTE RICHARD P TR

ASH STREET 2 REALTY TRUST

471 GROVE ST

NEEDHAM MA 02492

COALE JOHN P & GRETA V

2901 FESSENDEN ST NW

WASHINGTON DC 20008

DYSON BRENDAN C TR

NORTH WATER ST 10 REALTY TRUST

C/O 471 GROVE STREET

NEEDHAM MA 02492

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 2 Ash Str

Tax Map Number: 42.4.2 Parcel Number: 96

Owner of Record: BEAUDETTE RICHARD P TR

Description of Proposal: Add new second floor dormers +/- 200SF

Anticipated HDC Submission Date: 02.19.20

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.228.7231.

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location	Primary Use	Internal ID
4242	85		LE SELECT PROPERTIES LLC	C/O MILLER CANDICE & BERNARD EDWARD	61 OLD SOUTH RD #205	NANTUCKET	MA	02554	1 ASH ST	1010	10468
4242	92	1	DAVISON JAMES		222 LOBLOLLY LANE	CHOUDRANT	LA	71227	8B N WATER ST	1020	10474
4242	92	9	COALE JOHN P & GRETA V		2901 FESSENDEN ST NW	WASHINGTON	DC	20008	8J N WATER ST	1020	10482
4242	95		GRAEBER DIANN W & CHARLES W TR	GRAEBER DIANN W & CHARLES W TRST AGRMT	23802 CAMPLA CT	BONITA SPRINGS	FL	34134	4 ASH ST	1010	10485
4242	96		BEAUDETTE RICHARD P TR	ASH STREET 2 REALTY TRUST	471 GROVE ST	NEEDHAM	MA	02492	2 ASH ST	1010	10486
4242	97		DYSON BRENDAN C TR	NORTH WATER ST 10 REALTY TRUST	C/O 471 GROVE STREET	NEEDHAM	MA	02492	10 N WATER ST	1010	10487
Count:	7										

7018 1830 0001 1662 9100

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To GRAEBER DIANN W & CHARLES W TR

Street a GRAEBER DIANN W & CHARLES W TRST AGRMT

City, Sta 23802 CAMPLA CT

Postmark Here

FEB 19 2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0001 1662 9063

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent DYSON BRENDAN C TR

Stree NORTH WATER ST 10 REALTY TRUST

City, C/O 471 GROVE STREET

NEEDHAM MA 02492

Postmark Here

FEB 19 2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0001 1662 9087

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To BEAUDETTE RICHARD P TR

ASH STREET 2 REALTY TRUST

Street and 471 GROVE ST

City, State, NEEDHAM MA 02492

Postmark Here

FEB 19 2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0001 1662 9070

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

Sent To COALE JOHN P & GRETA V

Street a 2901 FESSENDEN ST NW

City, St WASHINGTON DC 20008

Postmark Here

FEB 19 2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0001 1662 9094

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent DAVISON JAMES

Stree 222 LOBLOLLY LANE

City, CHOUDRANT LA 71227

Postmark Here

FEB 19 2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0001 1662 9117

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos LE SELECT PROPERTIES LLC
$

Sent To C/O MILLER CANDICE & BERNARD EDWARD

Street an

City, Stat 61 OLD SOUTH RD #205

Postmark Here

FEB 19 2020

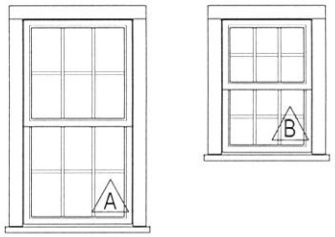
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Frates Residence

2 Ash Street
Nantucket, MA 02554

02.19.20

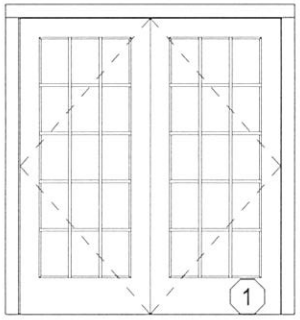
1 Locus map
Not to Scale



Double Hung
6/6 SDL

Window Legend

1/4" = 1'-0"



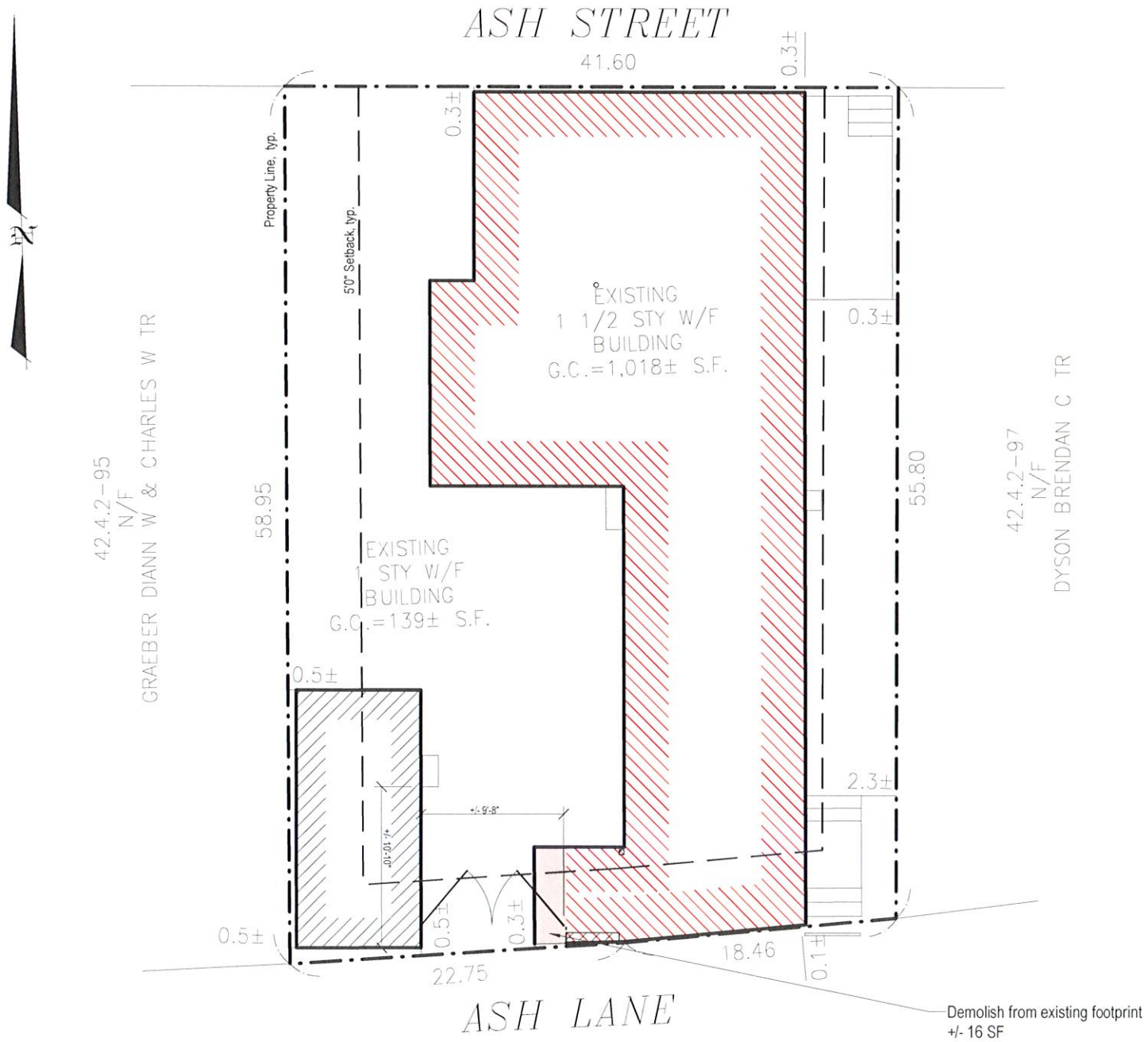
Double French Door
(2) 15 Lite SDL

Door Legend

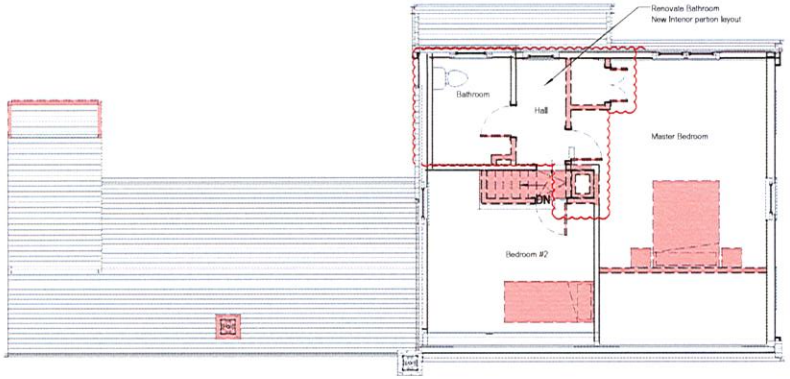
1/4" = 1'-0"

WINDOW & DOOR NOTES

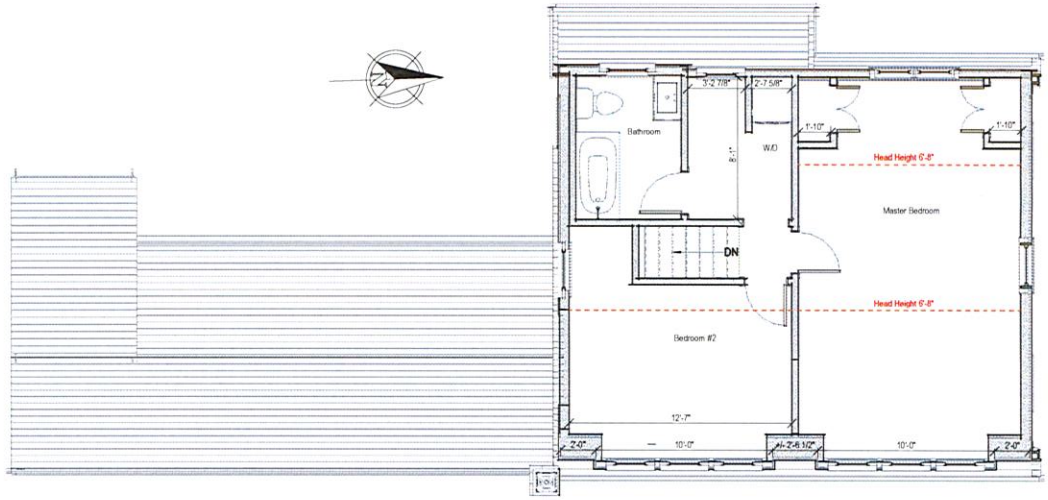
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing



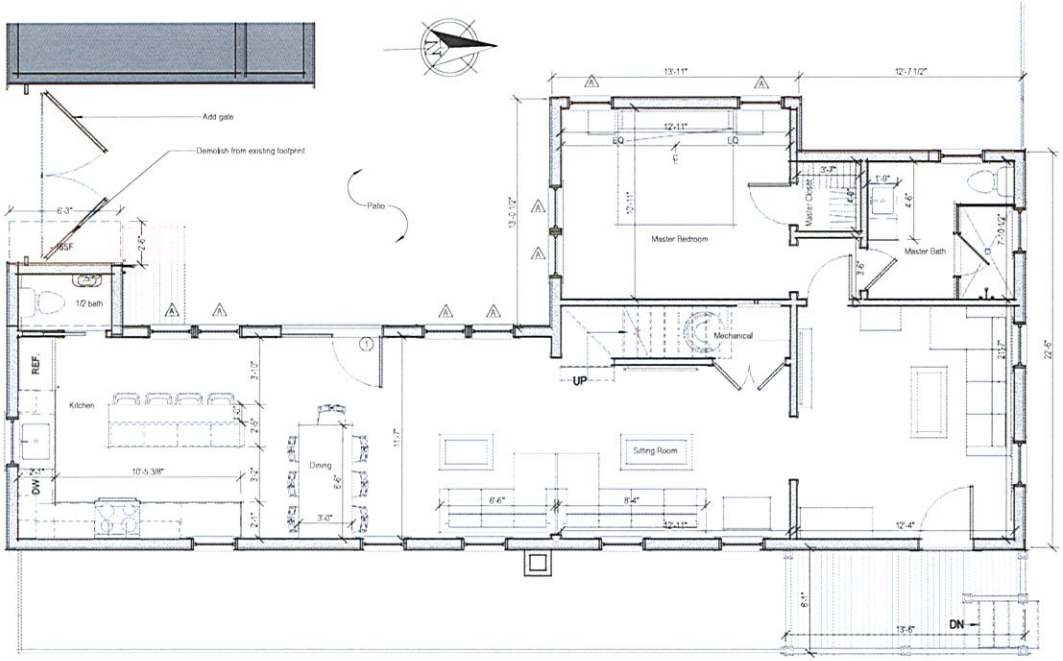
2 Site plan
3/16" = 1'-0"



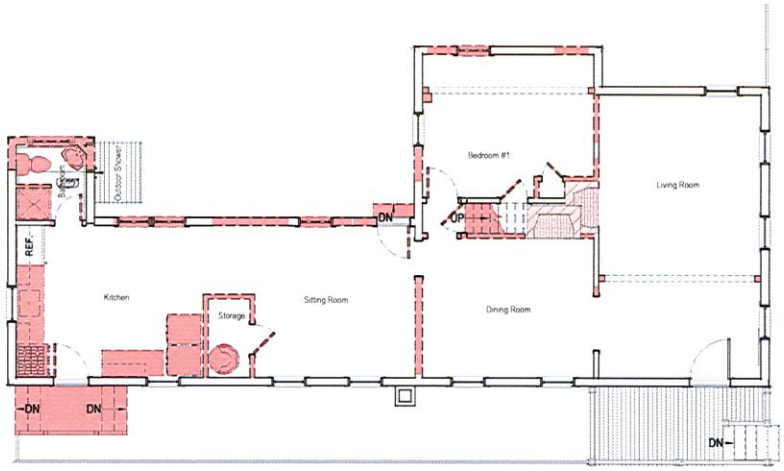
Second Floor Plan - Existing & Demo
3/16" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"



1 First Floor Plan - Proposed
1/4" = 1'-0"



First Floor Plan - Existing & Demo
3/16" = 1'-0"

1 North Elevation - Proposed

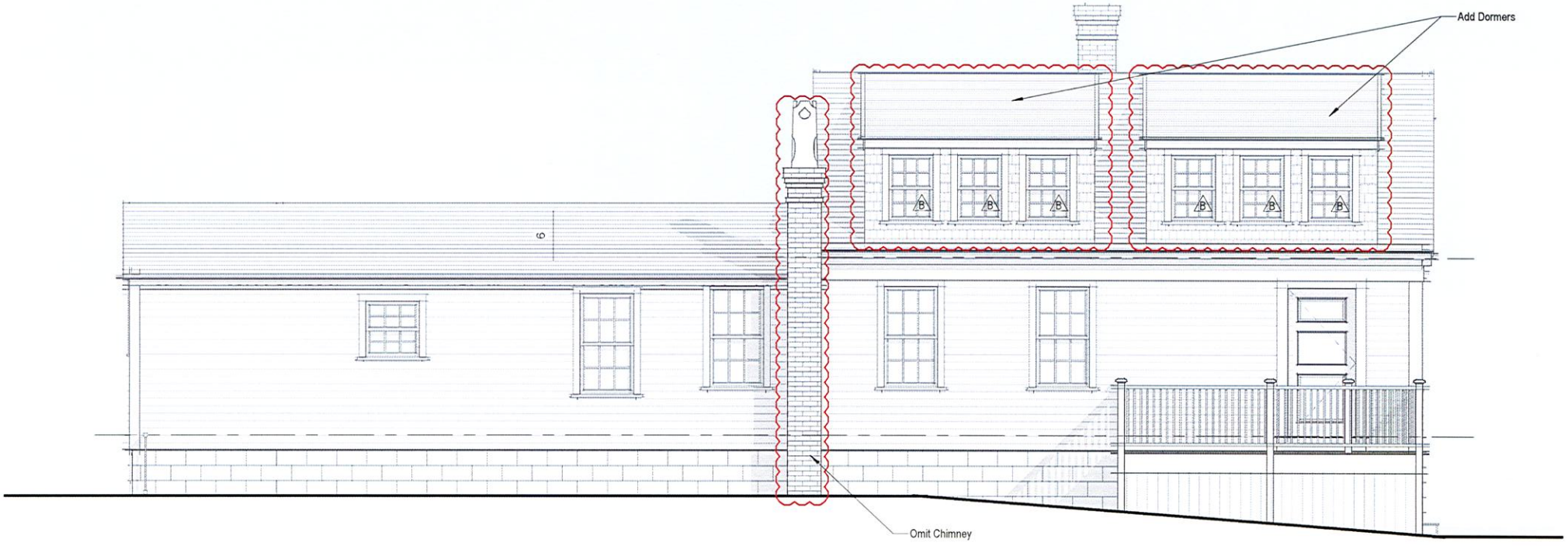
1/4" = 1'-0"

North Elevation - Existing & Demo

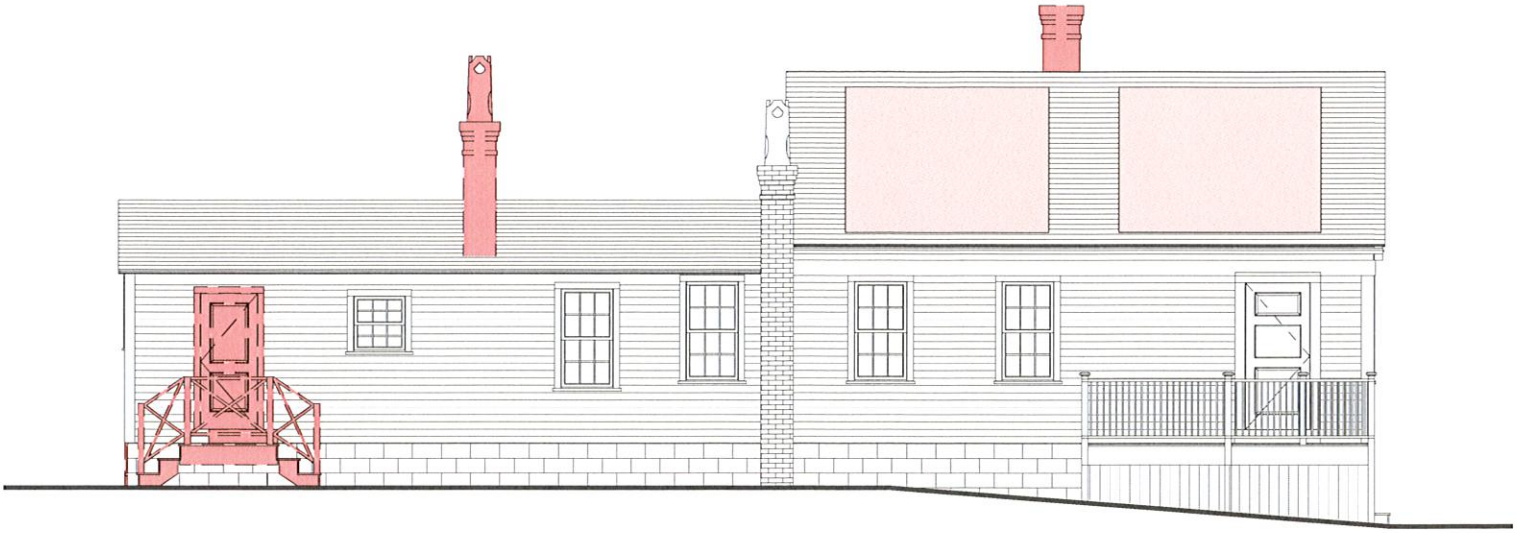
1/8" = 1'-0"

Previously Approved North Elevation

1/8" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

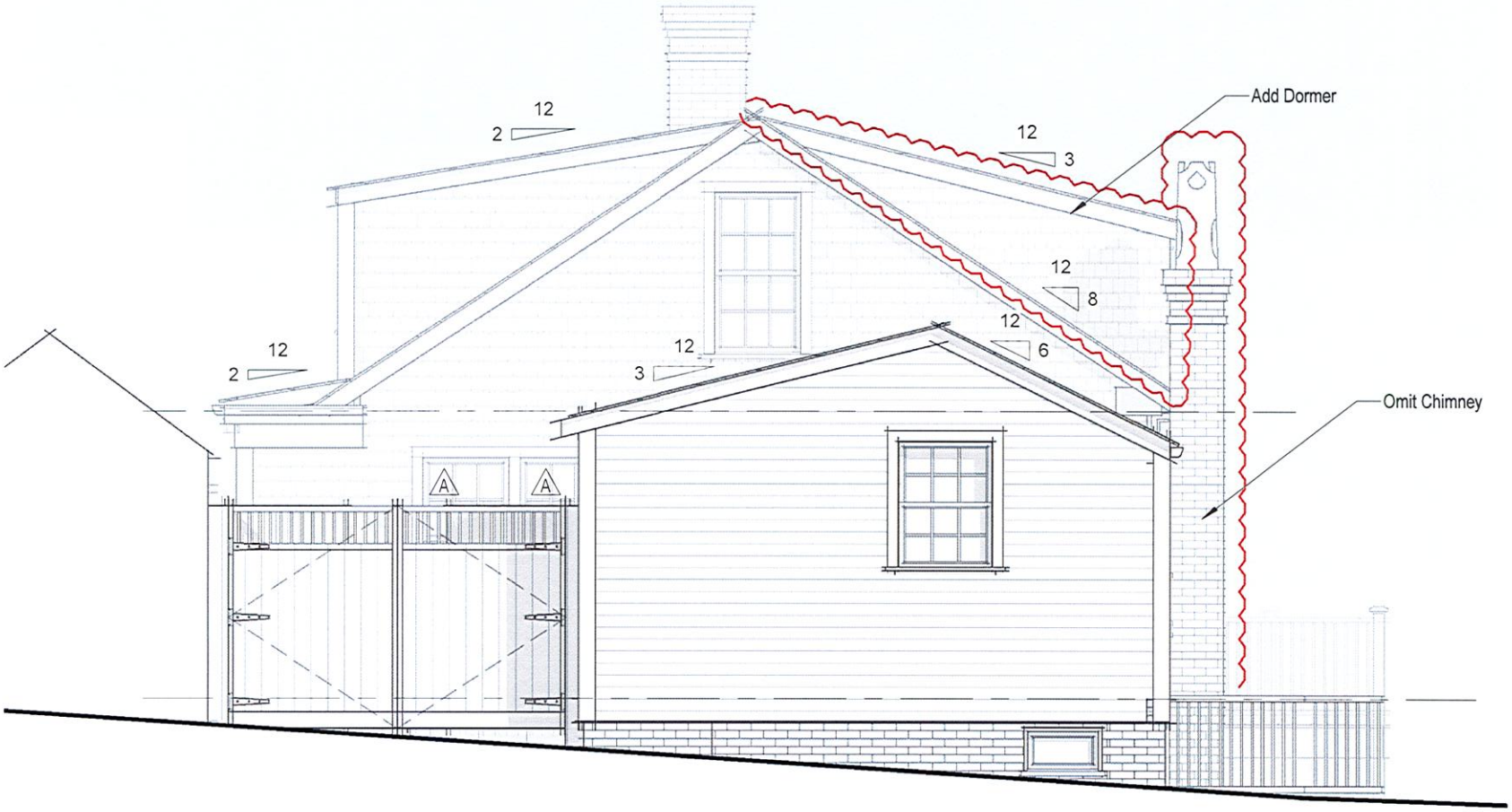


East Elevation - Existing & Demo

1/8" = 1'-0"

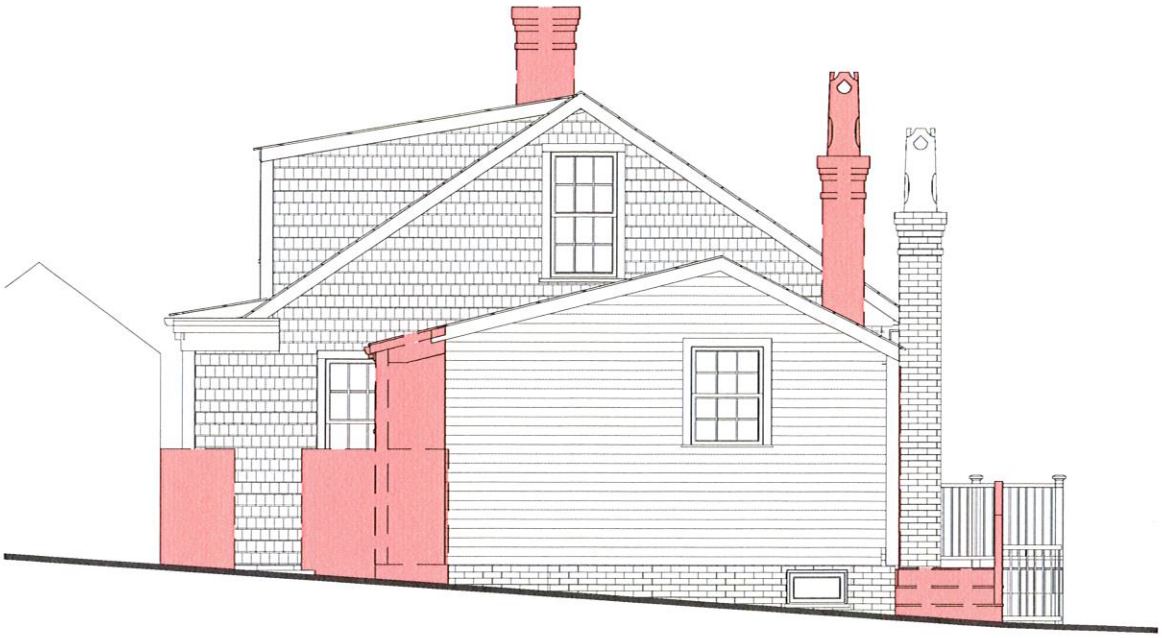
Previously Approved East Elevation

1/8" = 1'-0"



1 South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing & Demo

1/8" = 1'-0"

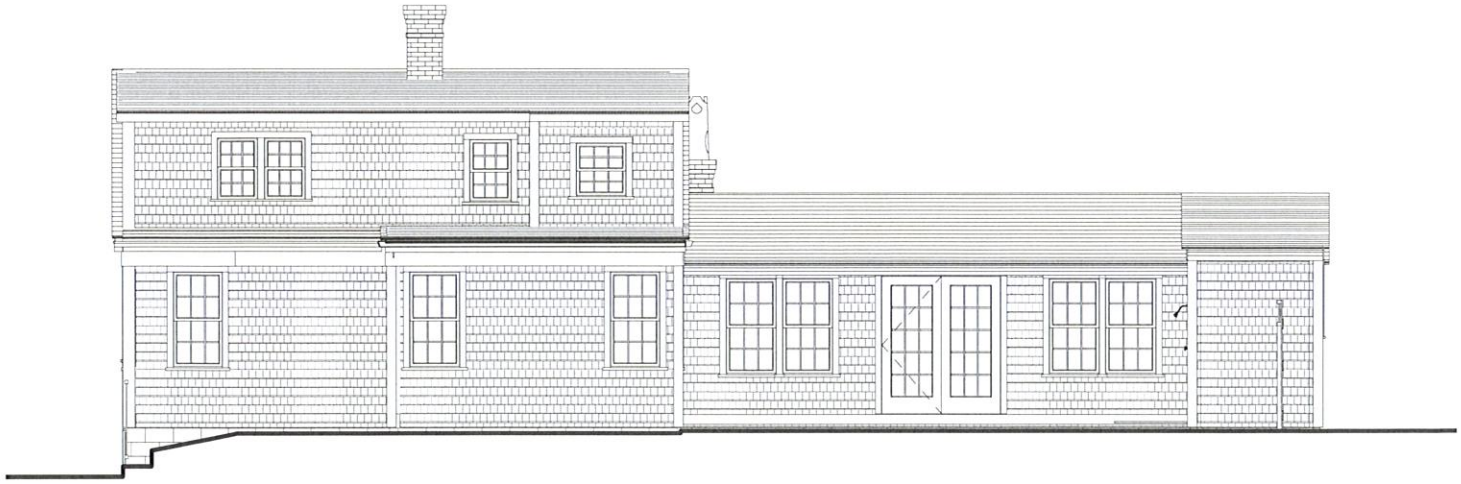
Previously Approved South Elevation

1/8" = 1'-0"

2 West Elevation - Proposed / No Change
1/4" = 1'-0"

West Elevation - Existing & Demo

1/8" = 1'-0"



Previously Approved West Elevation

1/8" = 1'-0"

8B N. Water Str.

7
8
ASH LANE

ASH STREET

10 Ash Str

45 Center Str

2 Ash Ln

Historic Photo

Historic Photo

Historic Photo

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- ✓ f. Greek Revival
- O g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- O a. Registry of Deeds: _____
- ✓ b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: _____
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 2,300 SF O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ✓ a. at sidewalk O b. 10 feet or less O c. 20 feet or less O d. other: _____

42. ORIENTATION TO STREET ADDRESS: ✓ a. gabled O b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ✓ a. densely built-up
- O b. scattered buildings
- O c. open land
- ✓ d. residential
- O e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- O g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- ✓ k. fence
- O l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: patio (w/ #4)

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-6-24
MAP/PARCEL#: 4242-096

Recorded By: AEG Date: 10/2 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 2 Ash St 2. BUILDING NAME: _____

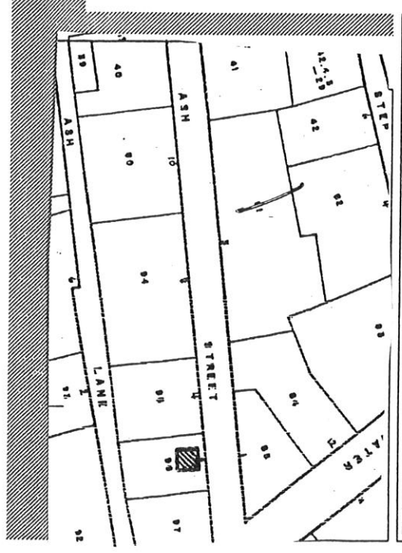
3. OWNERSHIP: O a. public O b. private 4. PRESENT OWNER: Dinan, John Thomas Jr. et ux

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
built after 1846 fire -Lancaster

6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No
Interior accessible, explain: no



DESCRIPTION:

10. FOUNDATION
O a. brick O b. rubblestone ✓ c. concrete O d. other: _____

11. STRUCTURAL SYSTEM
O a. post-and-beam O c. masonry load-bearing walls
O b. balloon wood frame O d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
O a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted ✓ d. clapboard O f. flush boarding
O g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered O c. brick O e. board and batten
✓ b. shingles - painted ✓ d. clapboard O f. flush boarding
O g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓ a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

15. NUMBER OF STORIES: O a. 1 O c. 1 3/4 O e. 2 1/2 O g. other: _____
✓ b. 1 1/2 O d. 2 O f. 3

16. ROOF SHAPE: ✓ a. gable O c. hip O e. other: _____
O b. gambrel O d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle O b. weathered cedar shinge O c. slate

18. ROOF FEATURES: O a. roof walk O e. balustrade
O b. dormers on street facade O f. skylight
✓ c. dormers on side elevations O g. roof hatch
O d. dormers on rear elevation O h. cupola
O i. other: _____

19. DORMER ROOF(S): O a. gable O b. hip ✓ c. shed O d. other: _____

20. CHIMNEY MATERIAL: ✓ a. brick, unpainted ✓ c. brick, parged O e. concrete block
O b. brick, painted O d. rubblestone O f. metal

21. CHIMNEY POSITION: ✓ a. center O b. off-center ✓ c. end wall O d. other: _____

22. NUMBER OF CHIMNEYS: O a. one O b. two ✓ c. three O d. other: _____

23. CHIMNEY FEATURES: ✓ a. corbelling ✓ b. chimney pots/owls O c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: O a. center O b. off-center on side

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
O a. sidelights O f. fanlight
O b. transom O g. blind fan
O c. plank frame O h. Greek Revival
✓ d. flush frame O i. recessed
O e. Federal O j. other: 2 long lights in door

26. NUMBER OF BAYS: ✓ a. three O c. five
O b. four O d. N/A
O e. other: _____

27. WINDOW FRAME TYPE: ✓ a. flush O c. bull-nose
O b. plank frame O d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
O a. 12/12 O d. 2/2
O b. 9/9 O e. casement
✓ c. 6/6 O f. other: _____

29. PORCH:
O a. front O b. side had - NHA Photos O c. wrap

30. DETAILS:
(check several if appropriate)
✓ a. corner boards (plain) O e. blinds
O b. corner boards (beaded) O f. watertable
O c. corner board (single) O g. pilasters
✓ d. entry stairs w. balustrade O h. trellis
O i. other: _____

31. CONDITION: O a. excellent O c. fair
✓ b. good O d. deteriorated

32. INTEGRITY: O a. original site O b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
O a. individually significant ✓ b. contributing O c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
O a. box ✓ c. gable front O e. side-gabled
✓ b. additive O d. gable ell O f. other: _____

CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 42.3.1 PARCEL N°. 78

Street & Number of Proposed Work: 10 Easy Street

Owner of record: Deborah Kilken Lothian and William R.J. Lothian Trustees

Mailing Address: PO Box 877, Nantucket, MA 02554

Contact Phone #: 508-228-0976 E-mail: office@kilkenrealestate.com

AGENT INFORMATION (if applicable)

Name: Paul J. Santos, PLS - Nantucket Surveyors

Mailing Address: PO Box 3627, Nantucket, MA 02584

Contact Phone #: 508-228-0240 E-mail: psantos@nantucketsurveyors.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: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation 9'x20' proposed parking spot
2. South Elevation
3. West Elevation 7'x17' proposed parking spot
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12 Secondary Mass _____/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): _____

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Porous pavers Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

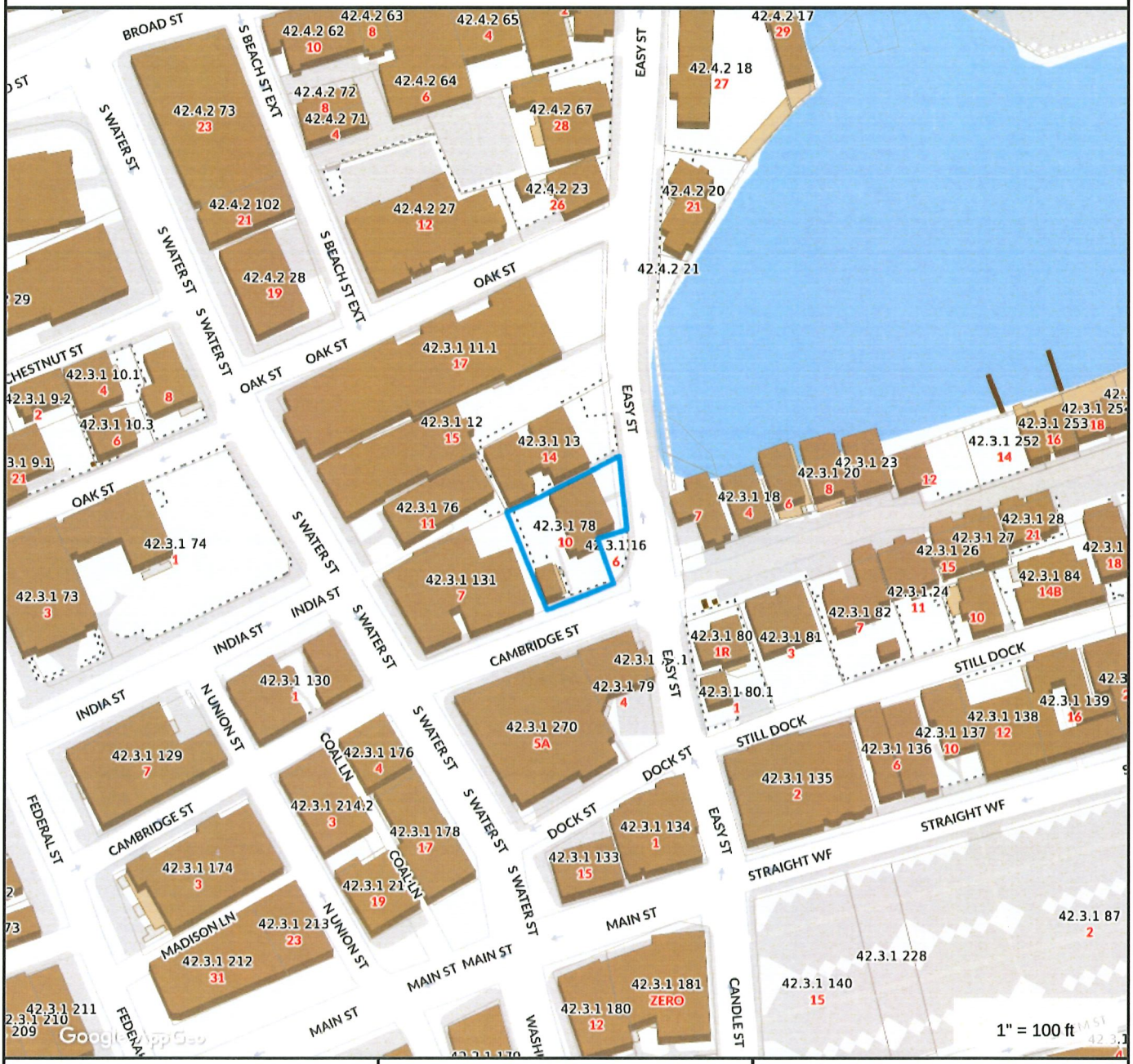
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 2/10/2020 Signature of owner of record _____ Signed under penalties of perjury

10 East Street



Property Information

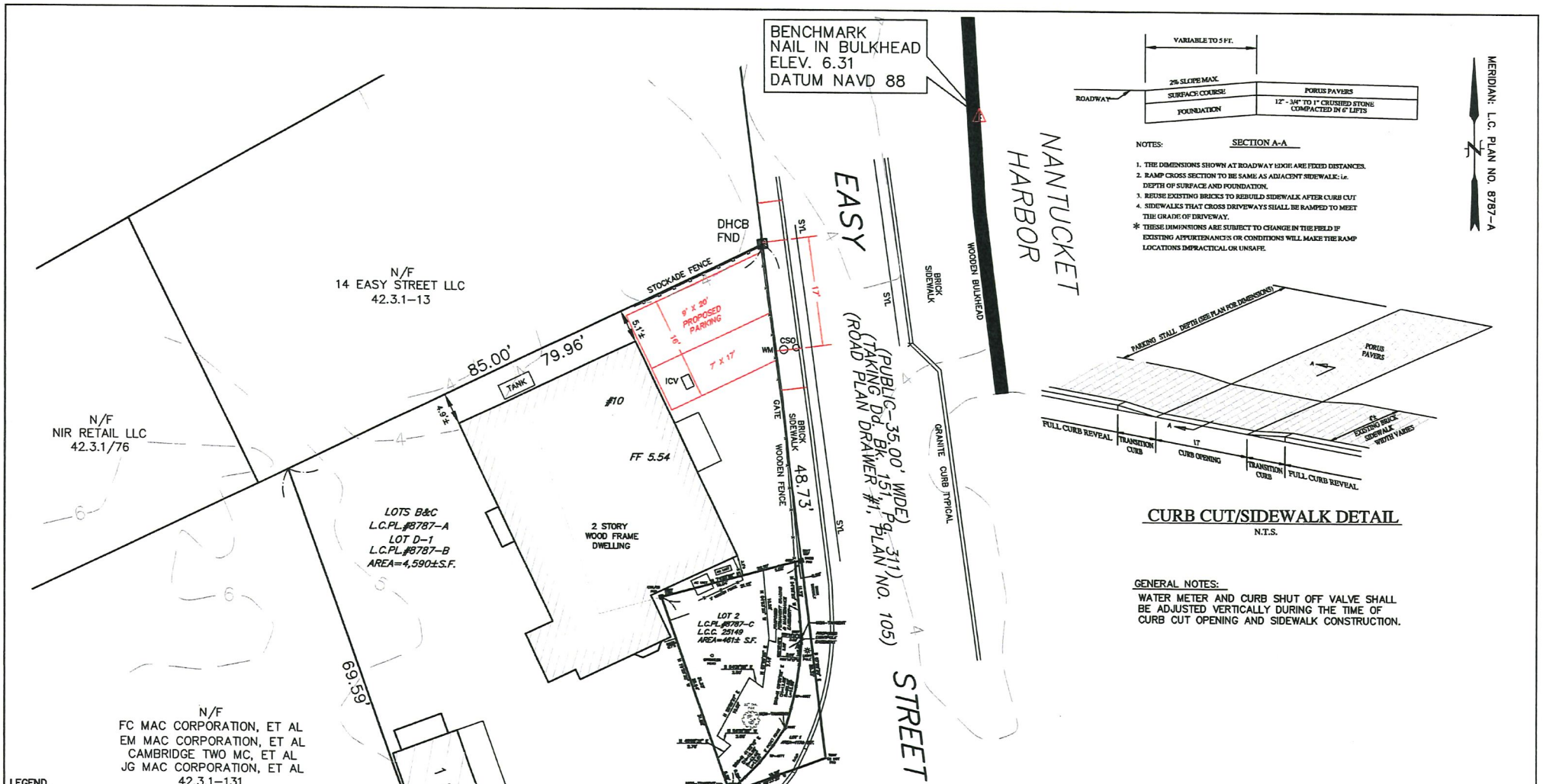
Property ID	42.3.1 78
Location	10 EASY ST
Owner	LOTHIAN DEBORAH K & WILLIAM TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

N
W E
S



NOTES:

SECTION A-A

1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK: i.e. DEPTH OF SURFACE AND FOUNDATION.
3. REUSE EXISTING BRICKS TO REBUILD SIDEWALK AFTER CURB CUT
4. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE RAMPED TO MEET THE GRADE OF DRIVEWAY.

* THESE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE.

CURB CUT/SIDEWALK DETAIL

N.T.S.

GENERAL NOTES:

WATER METER AND CURB SHUT OFF VALVE SHALL BE ADJUSTED VERTICALLY DURING THE TIME OF CURB CUT OPENING AND SIDEWALK CONSTRUCTION.

LEGEND

4	EXISTING CONTOUR
4	PROPOSED CONTOUR
x4.06	EXISTING SPOT GRADE
x4.06	PROPOSED SPOT GRADE
SYL	SOLID YELLOW LINE
BC	BOTTOM OF CURB
TC	BOTTOM OF CURB
WM	WATER METER
CSO	CURB SHUT OFF
ICV	IRRIGATION CONTROL VALVE

CURRENT ZONING: CDT
MINIMUM LOT SIZE: 3,750 S.F.
MINIMUM FRONTAGE: 35'
FRONTYARD SETBACK: NONE
SIDE AND REAR SETBACK: NONE/5'
ALLOWABLE G.C.R.: 75%

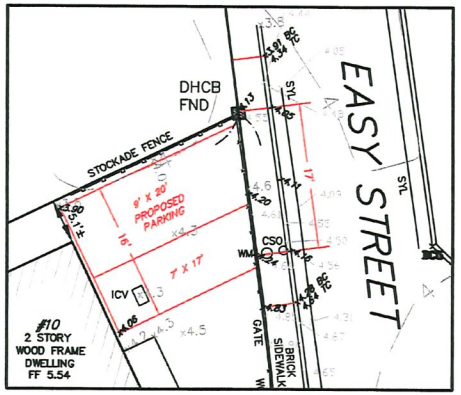
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN IS LOCATED WITHIN ZONE "AE" (EL. 9) AS DELINEATED ON "FIRM" MAP NO. 25019C0086G; EFFECTIVE DATE: JUNE 9, 2014 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 435/20

COMMONWEALTH OF MASSACHUSETTS PAUL J. SANTOS No. 36124 PROFESSIONAL LAND SURVEYOR 1/31/2020

1/31/2020 COMMONWEALTH OF MASSACHUSETTS DALE MACKINNON CIVIL No. 34575 REGISTERED PROFESSIONAL ENGINEER



CURB CUT/SIDEWALK GRADING DETAIL

N.T.S.

SITE PLAN TO ACCOMPANY A
NOTICE OF INTENT
#10 EASY STREET
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=10' DATE: 1/31/2020
REVISED 2/7/2020 DPW PERMIT DETAIL

DEED REFERENCE: L.C.C. NO. 19754
PLAN REFERENCE: L.C PLAN NO. 8787-A
ASSESSOR'S REFERENCE:
MAP: 42.3.1 PARCEL: 78

PREPARED FOR:
DEBORAH KILLEN LOTHIAN
& WILLIAM R.J. LOTHIAN, TRUSTEES
OF TEN EASY STREET NOMINEE TRUST

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

COPYRIGHT BY NANTUCKET SURVEYORS, LLC.

N-10638

10 Easy Street, Nantucket, MA
Applicant: Deborah Killen Lothian and William R.J. Lothian

View of existing conditions in location of proposed curb cut and parking spots

View of Easy Street looking north with proposed curb cut and parking spots to the west

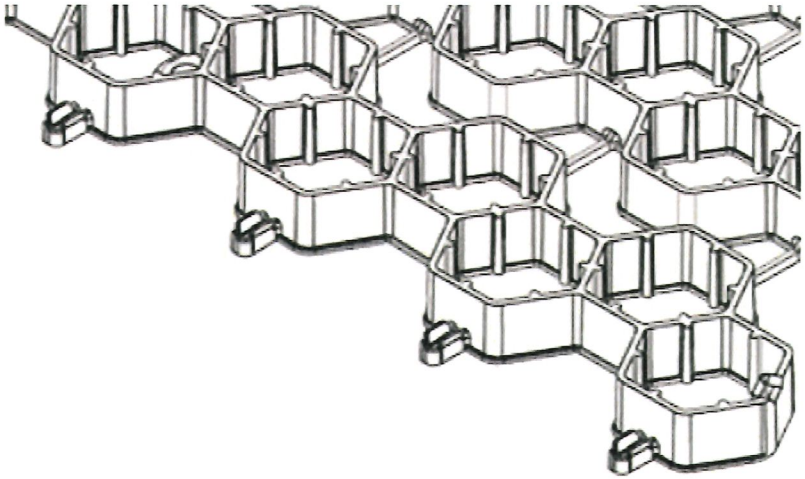
EZ-Roll Grass Pavers

NDS EZ Roll is a turf reinforcement, load transferring paving system, available in easy-to-install pre-assembled rolls.

View Products

Greatest Compressive Strength

NDS EZ Roll Grass Paver has been tested for compressive strength at 53,683 lbs. bare product, meaning that EZ Roll Grass Pavers does not rely on the fill material for load carrying. It's 25% stronger than the competition.

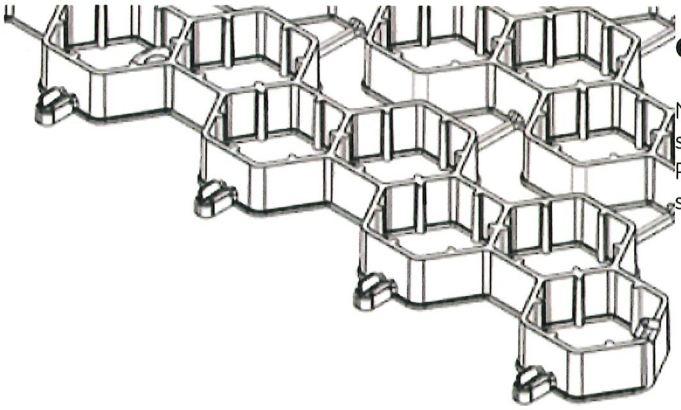


NDS
We put water in its place

EZ-Roll Grass Pavers

NDS EZ Roll is a turf reinforcement, load transferring paving system, available in easy-to-install pre-assembled rolls.

View Products



Greatest Compressive Strength

NDS EZ Roll Grass Paver has been tested for compressive strength at 53,683 lbs. bare product, meaning that EZ Roll Grass Pavers does not rely on the fill material for load carrying. It's 25% stronger than the competition.

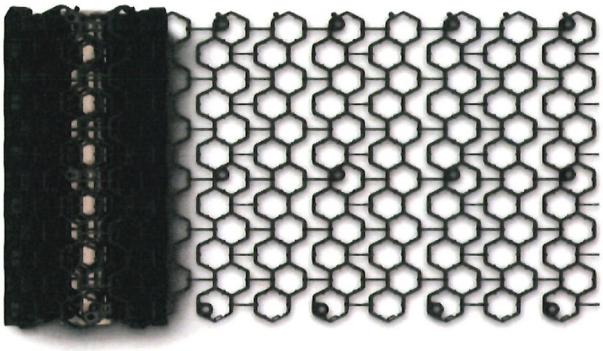
Fast Installation & Reduced Maintenance

EZ Roll Grass Paver comes in pre-assembled rolls that are easy to roll out and include a quick connect locking system reducing installation time.

EZ Roll Grass Pavers are less expensive to maintain over time than traditional hardscaping and reduces demands put on landscape drainage systems.

Strong and Durable

Compressive Strength (Empty Cells). 53,683 lbs.



Compressive Strength (Native Soil filled Pavers): 400,000 lbs.

Easy-to-Install

Environmentally Friendly

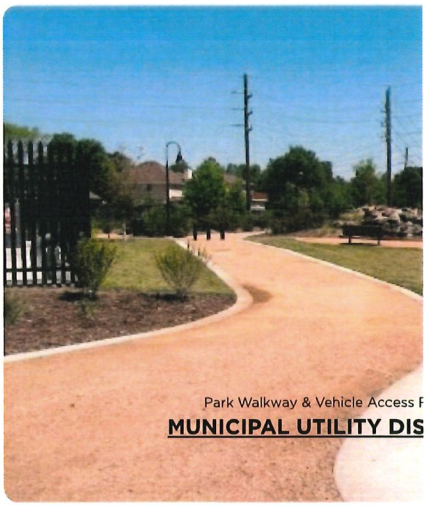
A Smart, Sustainable Solution

EZ Roll Grass Paving Systems are an alternative to traditional paving methods. EZ Roll Grass pervious paver solutions create a strong surface that can support heavy vehicles while allowing water to permeate the surface minimizing runoff.

EZ Roll Grass Pavers are ideal for:

- Golf Cart Paths
- Residential Driveways
- Parking Lots
- Roadway Shoulders
- Emergency vehicle or service access roads
- Erosion control on slopes and in swales

Featured Projects



EZ Roll™ Grass Pavers

EZ Roll Grass Pavers feature hexagonal cells that protect the root zone and prevent soil compaction, allowing healthy grass to thrive in areas that would traditionally have impervious hardscaping installed.

EZ Roll™ Grass Paver
Available in:

- **3.96 ft. x 24 ft. rolls/ 97 square feet total**
- **3.96 ft. x 152 ft. rolls/601.6 square feet total**

View Product

CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 42.3.1 PARCEL N°. 203

Street & Number of Proposed Work: 11 CENTRE STREET

Owner of record: UNIVERSITY OF FLORIDA

Mailing Address: 11 CENTRE STREET
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (If applicable)

Name: MARSHA L. FADER, AIA ARCHITECT

Mailing Address: 36 LIBERTY STREET
NANTUCKET, MA 02554

Contact Phone #: 508·228·1683 E-mail: marsha@mfader.com

FOR OFFICE USE ONLY

Date application received: 2/18/2020 Fee Paid: $ 50.00

Must be acted on by: 4/25/2020

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 HVAC UNITS AT REAR OF BLDG.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: SHERBURNE HALL

Original Date: I.O.O.F. 1847

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/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): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

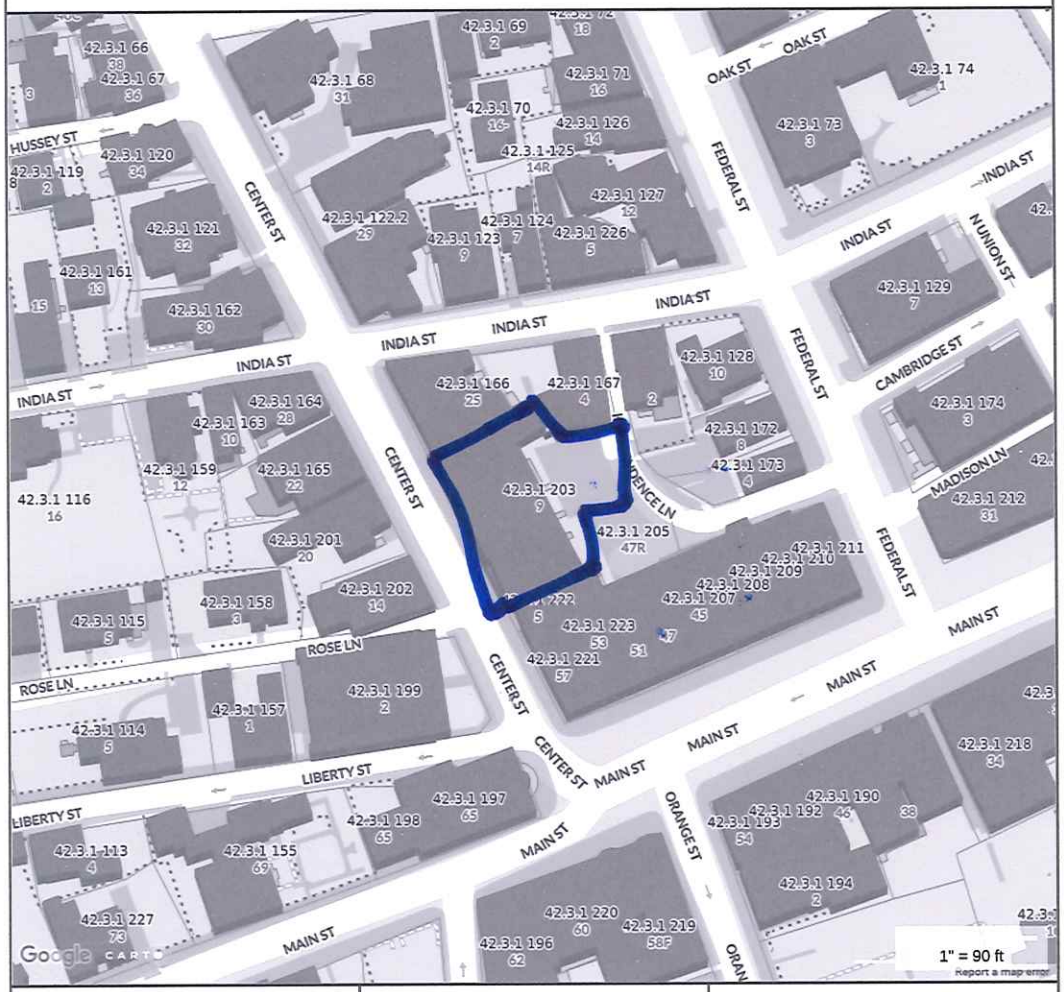
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ 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: 2/18/20 Signature of owner: Marsha L. Fader, agent Signed under penalties of perjury



Property Information

Property ID	42.3.1 203.6
Location	11 CENTER ST
Owner	PRESERVATION INSTITUTE NANTUCKET

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

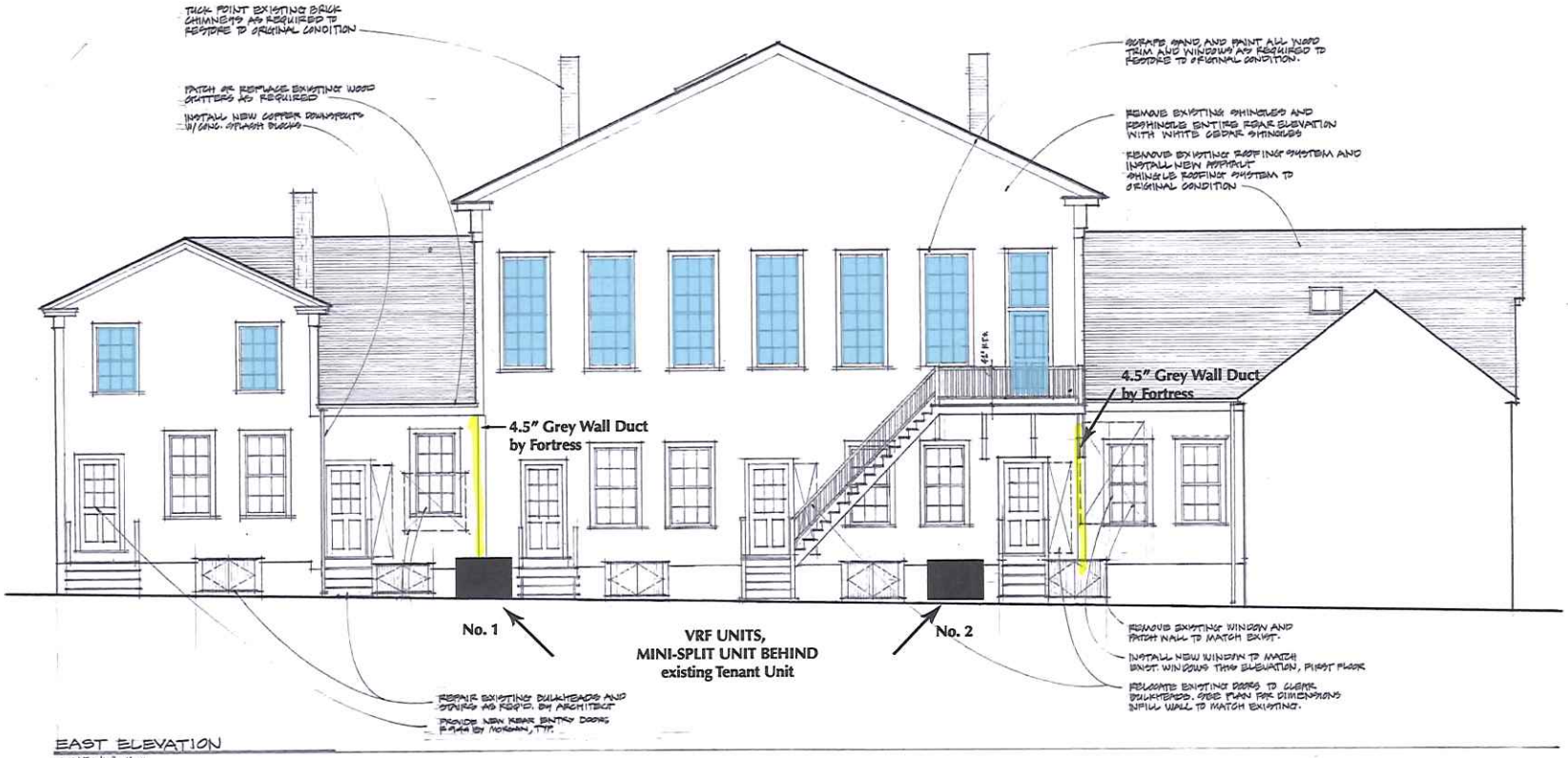
Parcels updated December, 2014
Properties updated 01/18/2018

PROJECT: Sherburne Hall
HVAC Proposed Unit Locations

11 Centre Street, Nantucket, MA

CONTACT: Marsha L. Fader
508.228.1683

marsha@mfader.com



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

DESIGN ASSOCIATES
50 MAIN STREET
NANTUCKET, MASSACHUSETTS
617.228.1683

EAST ELEVATION
SCALE: 1/4"=1'-0"
DATE: 12.20.22

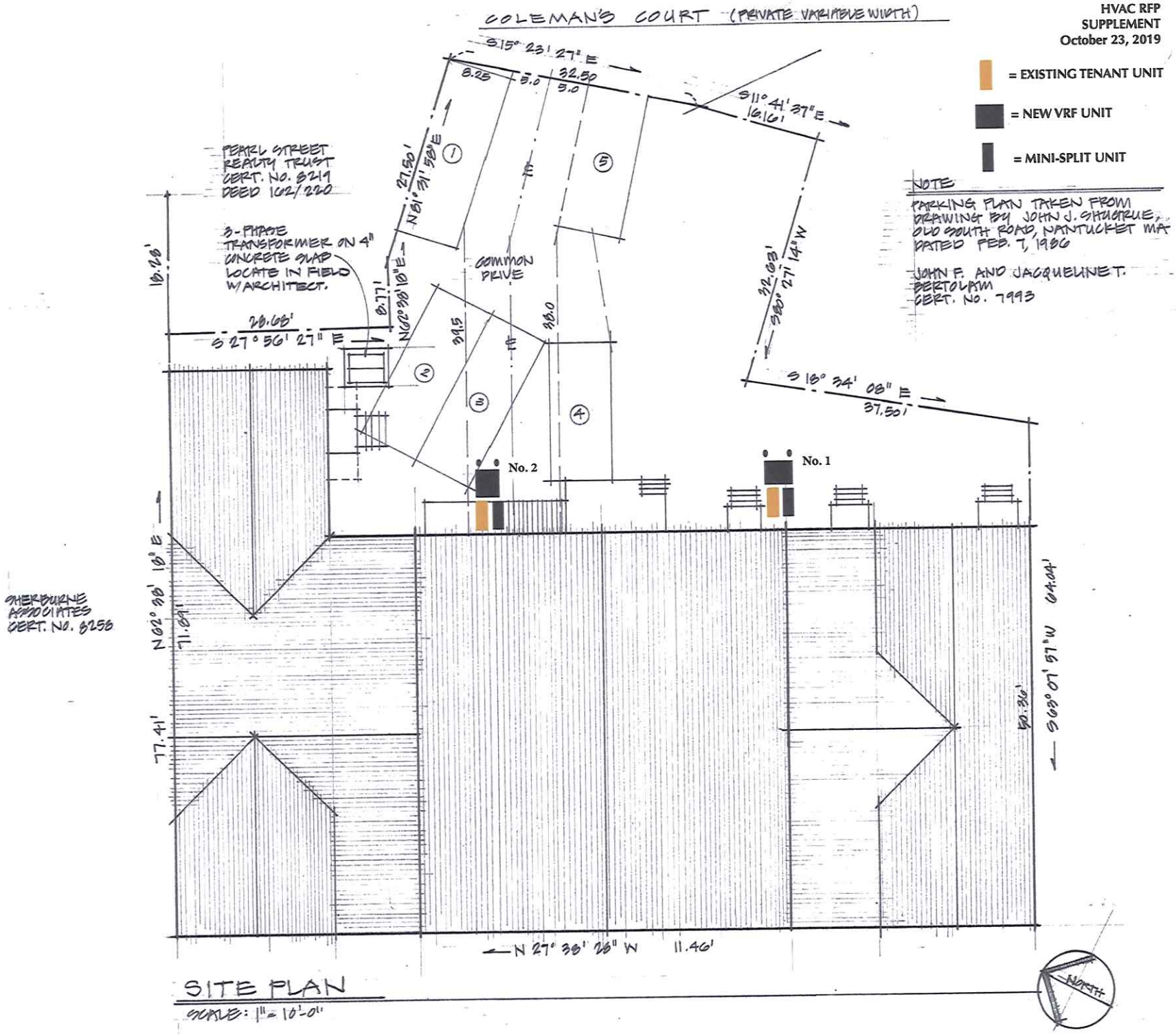
SHERBURNE HALL
CENTER STREET
NANTUCKET, MASSACHUSETTS
A-5.4

HVAC RFP
SUPPLEMENT
October 23, 2019

= EXISTING TENANT UNIT

= NEW VRF UNIT

= MINI-SPLIT UNIT



NOTE

PARKING PLAN TAKEN FROM DRAWING BY JOHN J. SHUGRUE, OLD SOUTH ROAD, NANTUCKET MA DATED FEB. 7, 1986

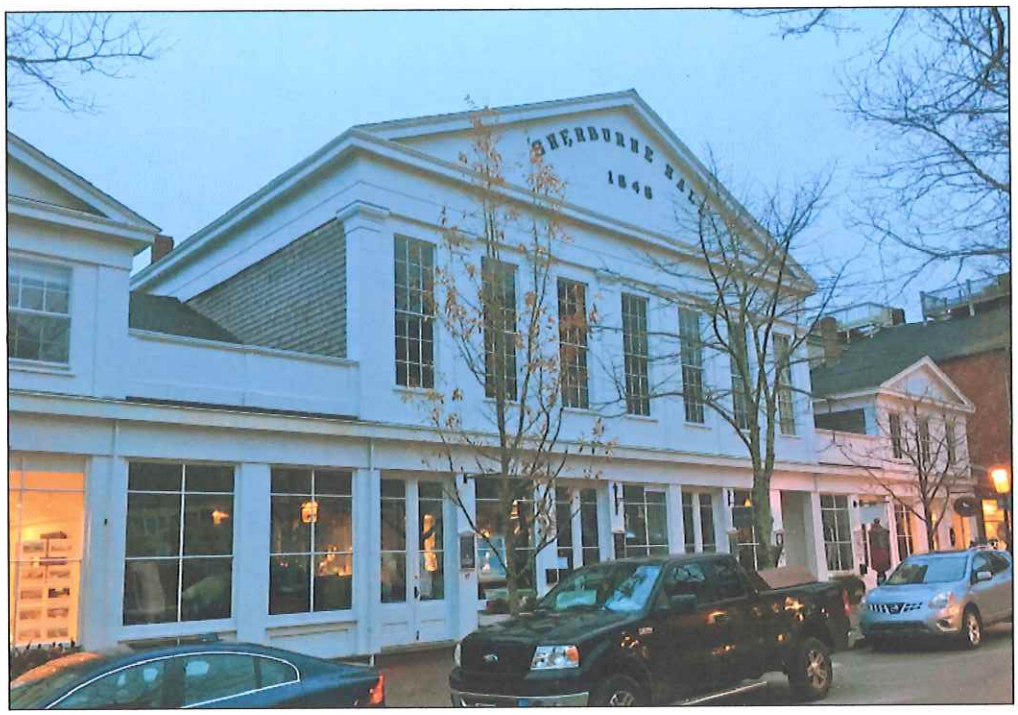
JOHN F. AND JACQUELINE T. BERTOLAM CERT. NO. 7993

SITE PLAN

SCALE: 1" = 10'-0"

Sherburne Hall HVAC
HDC Appllication
February 18, 2020

Exterior PHOTOS

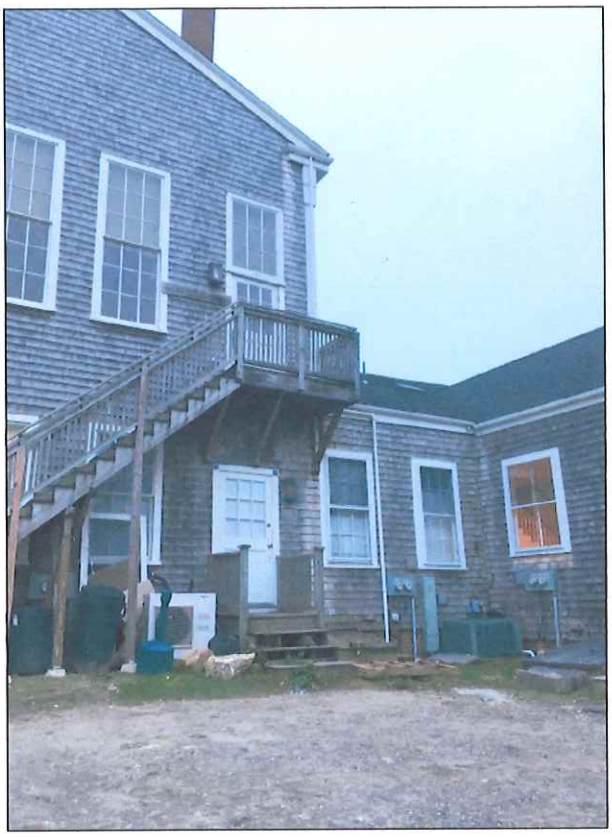


11 Centre Street Front & Back of Building

Sherburne Hall HVAC
HDC Appllication
February 18, 2020

Exterior PHOTOS

Proposed Location of new HVAC unit No. 2
at location of existing HVAC unit



Proposed Location of new HVAC unit No 1
at location of existing HVAC unit

CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 29 PARCEL N°. 149

Street & Number of Proposed Work: 12 Brant Point

Owner of record: Brant Point Real Estate LLC

Mailing Address: 421 Mendham Rd., Bernardsville, NJ, 07924

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln. Nantucket MA, 02554

Contact Phone #: 508 325 4995 E-mail: matt@emeritusdevelopment.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.

Guest House

☑ 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: 35'6" Sq. Footage 1st floor: 718 SF Decks/Patio: Size: 408 SF ☑ 1st floor ☐ 2nd floor

Width: 25'6" Sq. footage 2nd floor: 626 SF Size: 252 SF ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ±6" South ±6" East ±6" West ±6"

Height of ridge above final finish grade: North ±24'7" South ±24'7" East ±24'7" West ±24'7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

REVISIONS* (describe)

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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 5 /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): copper

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

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 4" Corner boards 4½" Frieze 4"

Window Casing 3.5" Door Frame 3.5" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall ~~white~~ Natural Clapboard (if applicable) _____ Roof Match Existing

Trim White Sash White Doors White

Deck Natural Foundation Natural / Screened Fence N/A Shutters N/A

* 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.

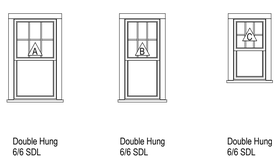
Date 02/19/20 Signature of owner of record _____ Signed under penalties of perjury

Martin Guest House

12 Brant Point Road
Nantucket, MA 02554

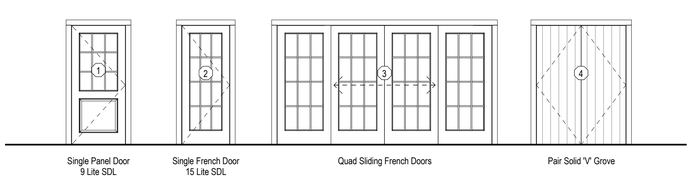
HDC Submission - Not for Construction 02.19.20

Locus Map



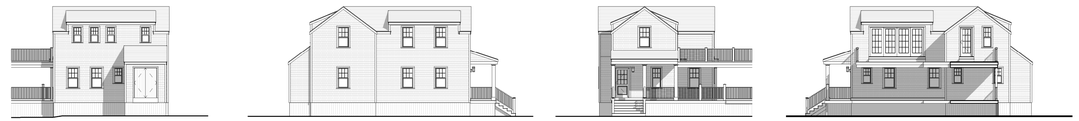
Window Legend

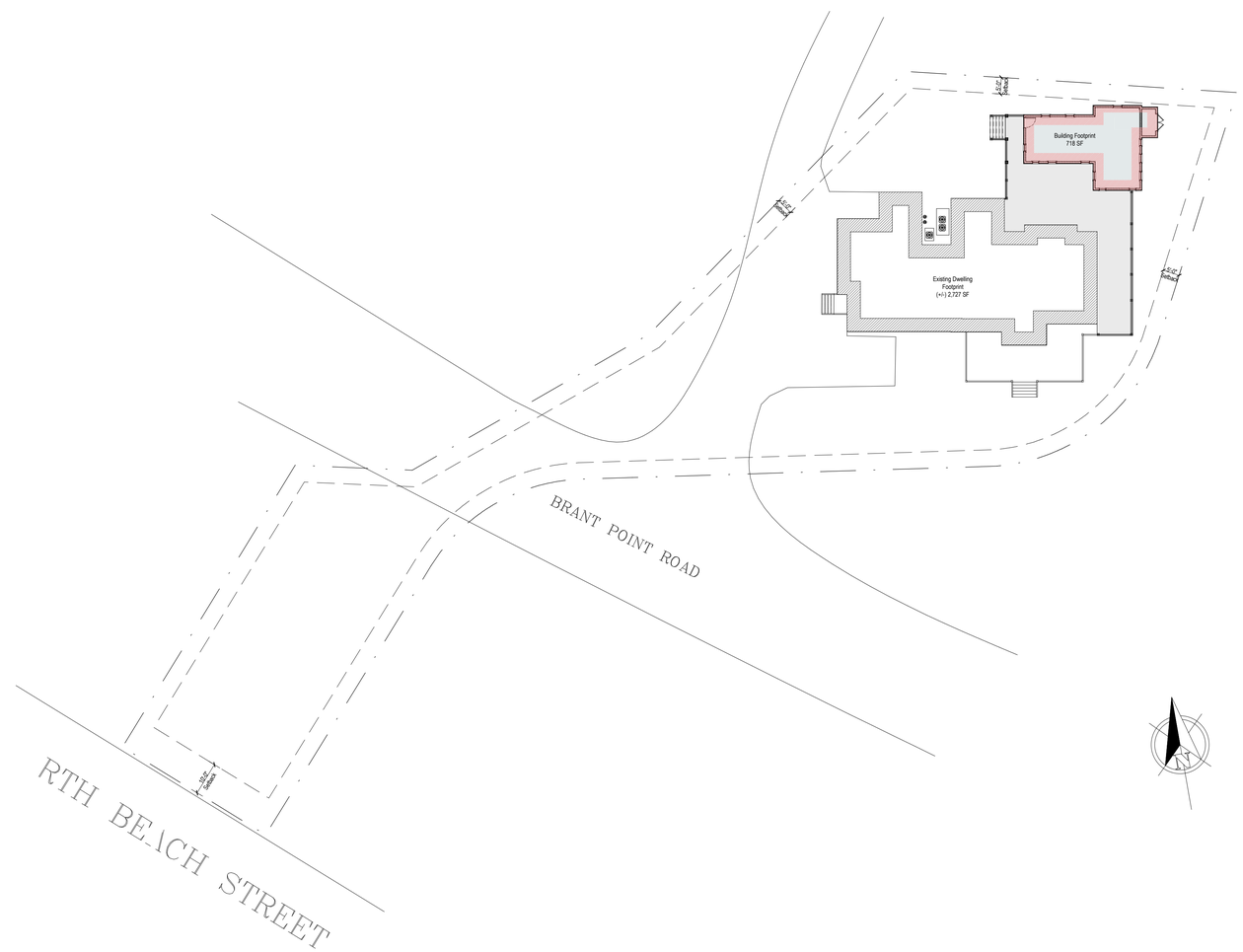
1/4" = 1'-0"



Door Legend

1/4" = 1'-0"





Site Plan

3/64" = 1'-0"

1905

Martin Guest House

12 Brant Point Road
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	29 / 149
Current Zoning:	R-1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	23,252 sq ft
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	30% = 6,975 sq ft
Existing G.C.:	2,727 sq ft
Proposed G.C.:	718 sq ft
Total Proposed G.C.:	3,445 sq ft

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Floor Plan
A.1.1 Floor Plan
A.1.2 Floor Plans
A.2.0 Exterior Elevations
A.2.1 Exterior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

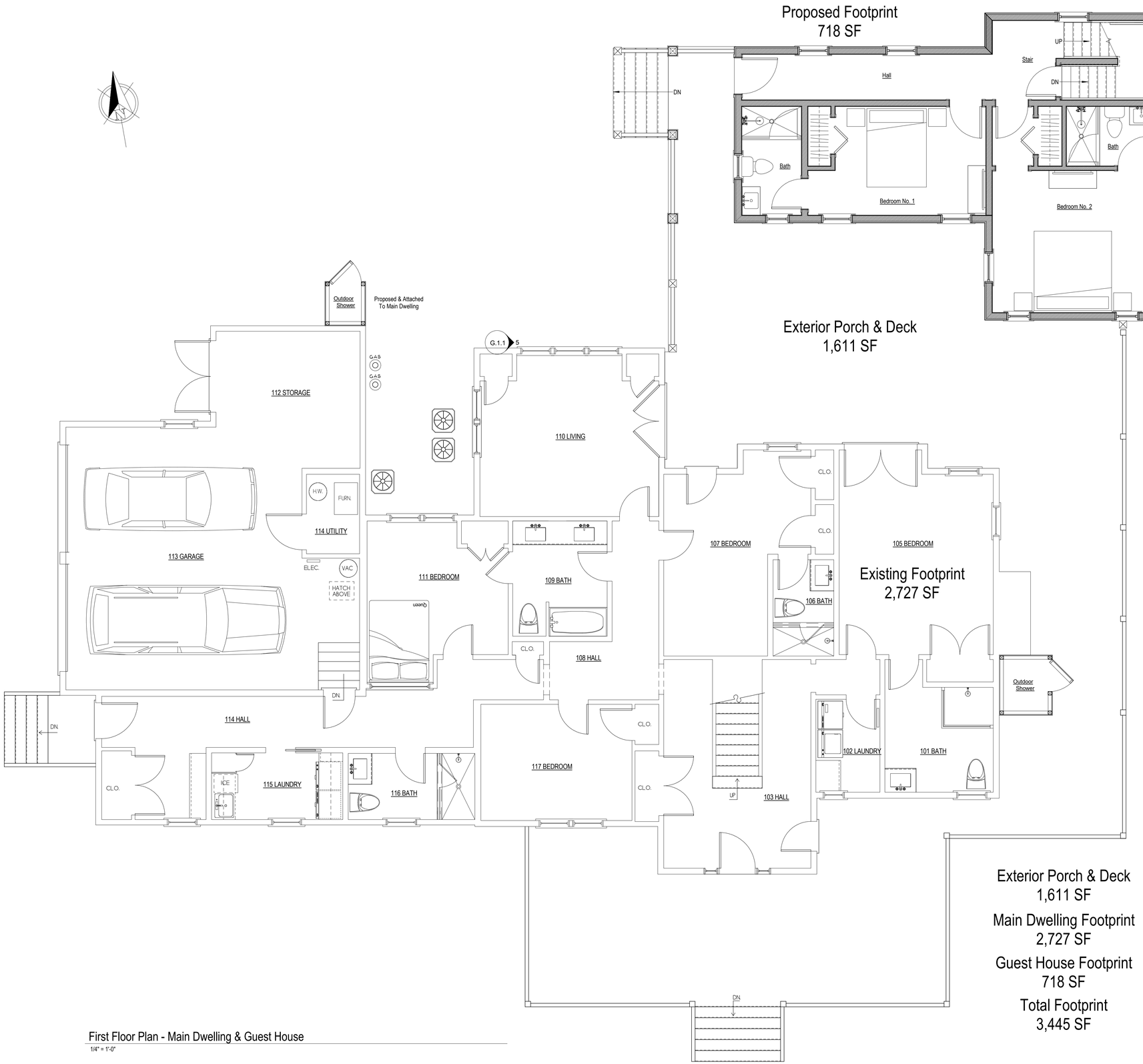
1905

Martin Guest House

12 Brant Point Road
Nantucket, MA 02554

Locus Map

HDC Submission - Not for Construction 02.19.20



Exterior Porch & Deck
1,611 SF

Main Dwelling Footprint
2,727 SF

Guest House Footprint
718 SF

Total Footprint
3,445 SF

First Floor Plan - Main Dwelling & Guest House

1/4" = 1'-0"

1905

Martin Guest House

12 Brant Point Road
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Floor Plan

Site Information

Map & Parcel:	29 / 149
Current Zoning:	R-1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	23,252 sq ft
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	30% = 6,975 sq ft
Existing G.C.:	2,727 sq ft
Proposed G.C.:	718 sq ft
Total Proposed G.C.:	3,445 sq ft

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Floor Plan
A.1.1 Floor Plan
A.1.2 Floor Plans
A.2.0 Exterior Elevations
A.2.1 Exterior Elevations

Revisions

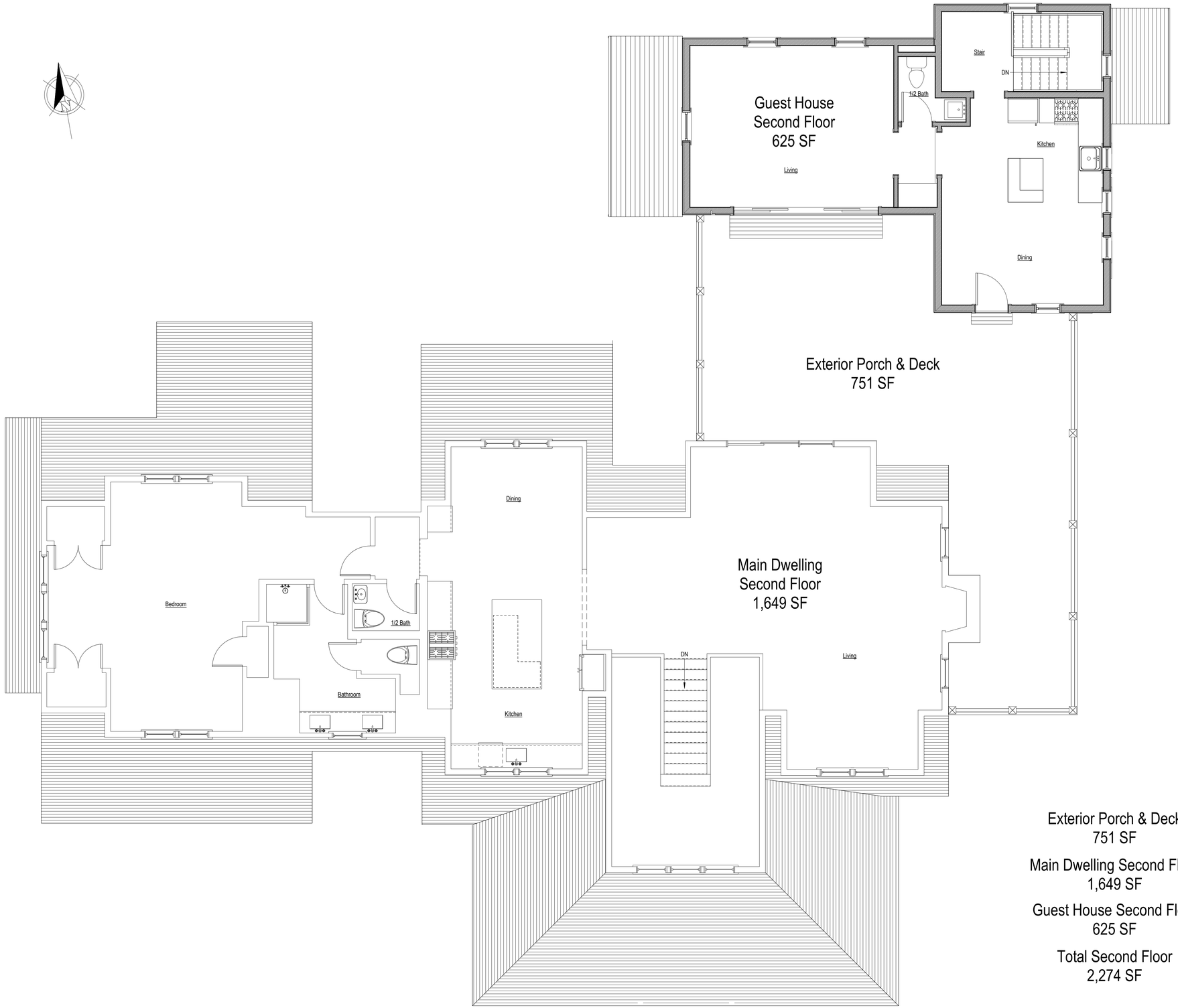
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.0

1905

HDC Submission - Not for Construction 02.19.20



Exterior Porch & Deck
751 SF

Main Dwelling Second Floor
1,649 SF

Guest House Second Floor
625 SF

Total Second Floor
2,274 SF

Second Floor Plan - Main Dwelling & Guest House

1/4" = 1'-0"

1905

Martin Guest House

12 Brant Point Road
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Floor Plan

Site Information

Map & Parcel:	29 / 149
Current Zoning:	R-1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	23,252 sq ft
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	30% = 6,975 sq ft
Existing G.C.:	2,727 sq ft
Proposed G.C.:	718 sq ft
Total Proposed G.C.:	3,445 sq ft

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Floor Plan
A.1.1 Floor Plan
A.1.2 Floor Plans
A.2.0 Exterior Elevations
A.2.1 Exterior Elevations

Revisions

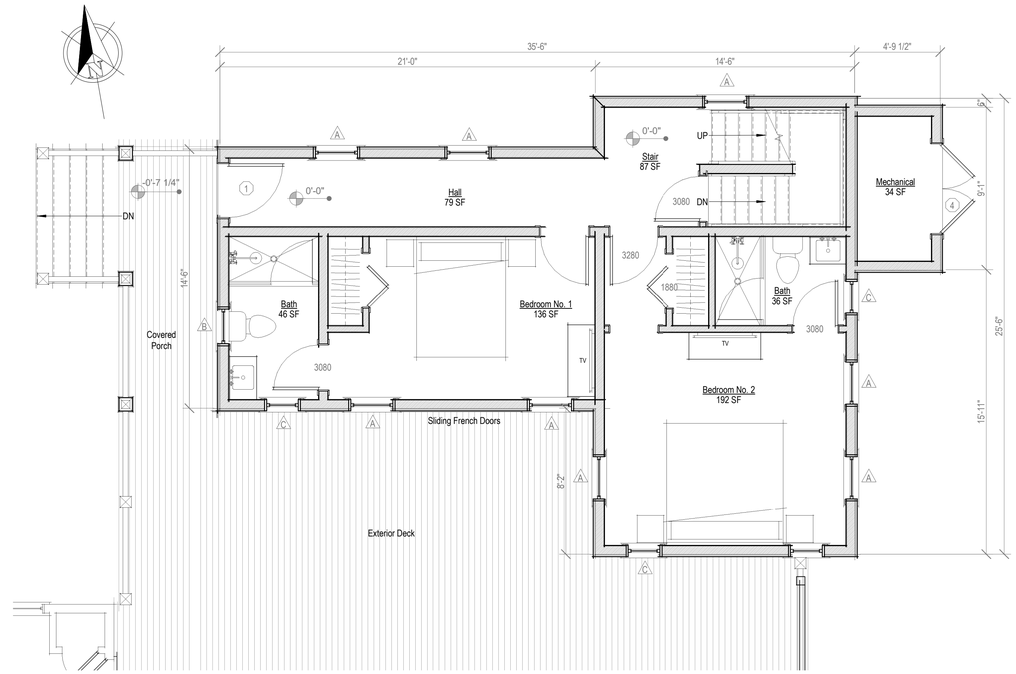
THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

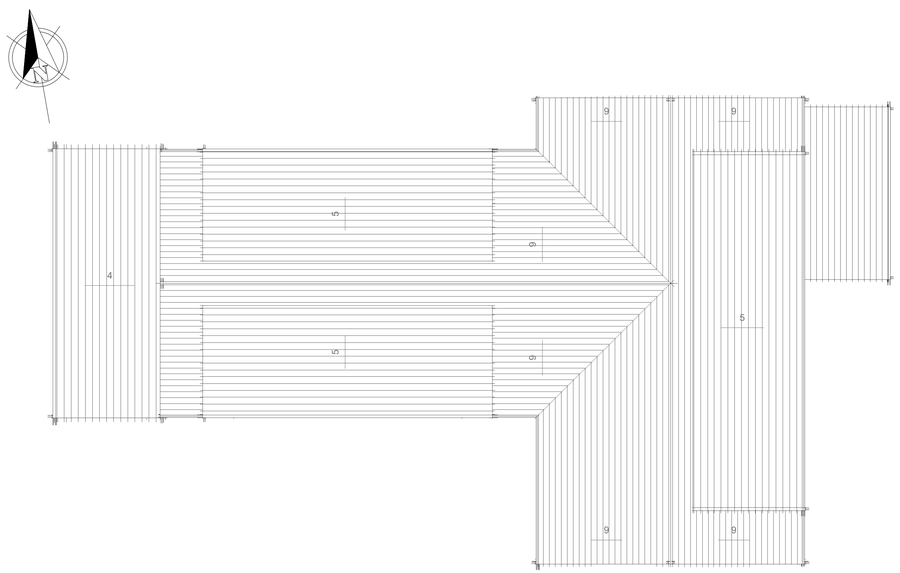
1905

HDC Submission - Not for Construction 02.19.20



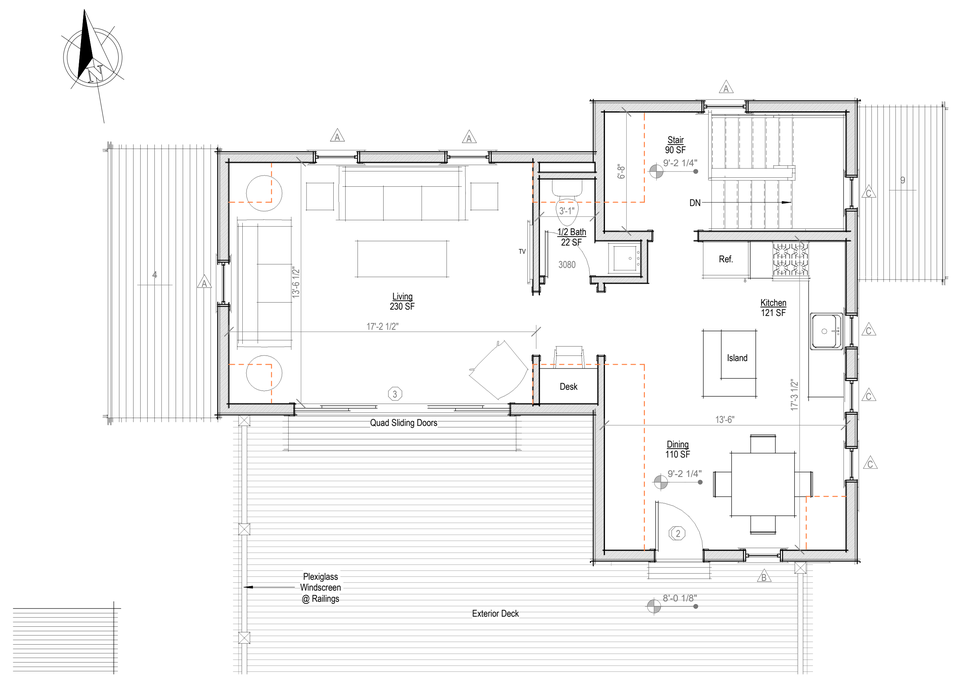
First Floor Plan - Proposed

1/4" = 1'-0"



Roof Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

1905

Martin Guest House

12 Brant Point Road
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Floor Plans

Site Information

Map & Parcel:	29 / 149
Current Zoning:	R-1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	23,252 sq ft
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	30% = 6,975 sq ft
Existing G.C.:	2,727 sq ft
Proposed G.C.:	718 sq ft
Total Proposed G.C.:	3,445 sq ft

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Floor Plan
A.1.1 Floor Plan
A.1.2 Floor Plans
A.2.0 Exterior Elevations
A.2.1 Exterior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

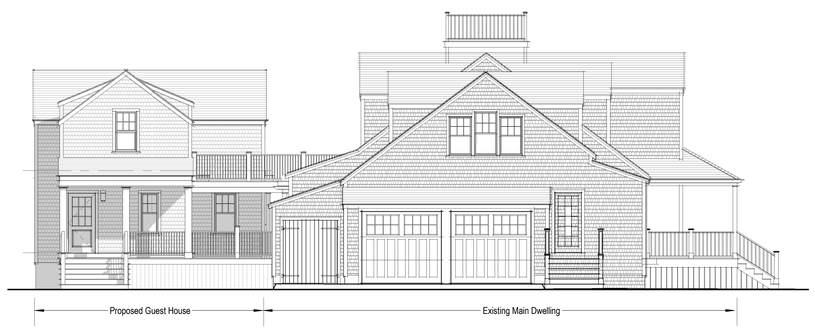
A.1.2

1905

HDC Submission - Not for Construction 02.19.20

South Elevation with Main Dwelling

1/8" = 1'-0"



West Elevation with Main Dwelling

1/8" = 1'-0"

East Elevation with Main Dwelling

1/8" = 1'-0"

North Elevation with Main Dwelling

1/8" = 1'-0"

1905

Martin Guest House

12 Brant Point Road
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	29 / 149
Current Zoning:	R-1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	23,252 sq ft
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	30% = 6,975 sq ft
Existing G.C.:	2,727 sq ft
Proposed G.C.:	718 sq ft
Total Proposed G.C.:	3,445 sq ft

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Floor Plan
A.1.1 Floor Plan
A.1.2 Floor Plans
A.2.0 Exterior Elevations
A.2.1 Exterior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.0

1905

HDC Submission - Not for Construction 02.19.20

East Elevation - Proposed

1/4" = 1'-0"

North Elevation -Proposed

1/4" = 1'-0"

West Elevation - Proposed

1/4" = 1'-0"

South Elevation - Proposed

1/4" = 1'-0"

1905

Martin Guest House

12 Brant Point Road
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	29 / 149
Current Zoning:	R-1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	23,252 sq ft
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	30% = 6,975 sq ft
Existing G.C.:	2,727 sq ft
Proposed G.C.:	718 sq ft
Total Proposed G.C.:	3,445 sq ft

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Floor Plan
A.1.1 Floor Plan
A.1.2 Floor Plans
A.2.0 Exterior Elevations
A.2.1 Exterior Elevations

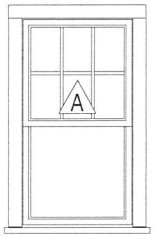
Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

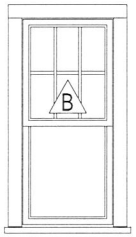
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

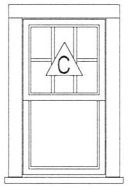
1905



Double Hung
6/6 SDL



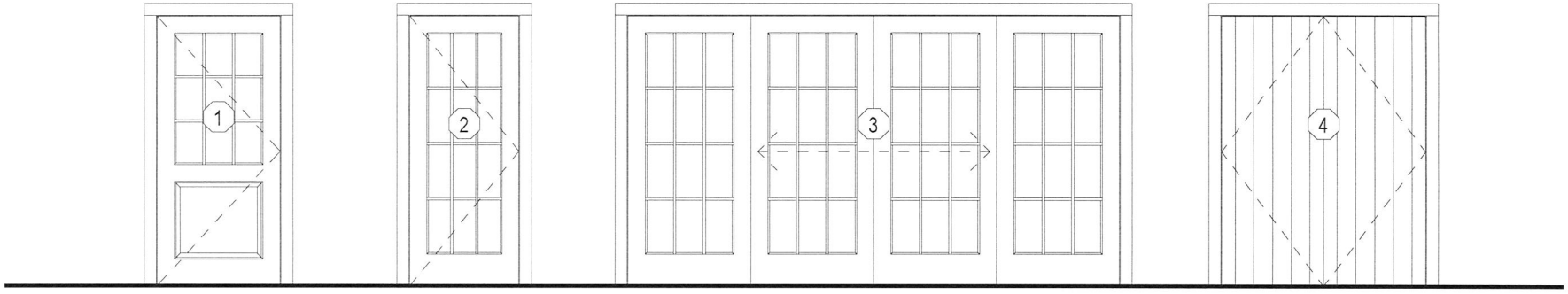
Double Hung
6/6 SDL



Double Hung
6/6 SDL

Window Legend

1/4" = 1'-0"



Single Panel Door
9 Lite SDL

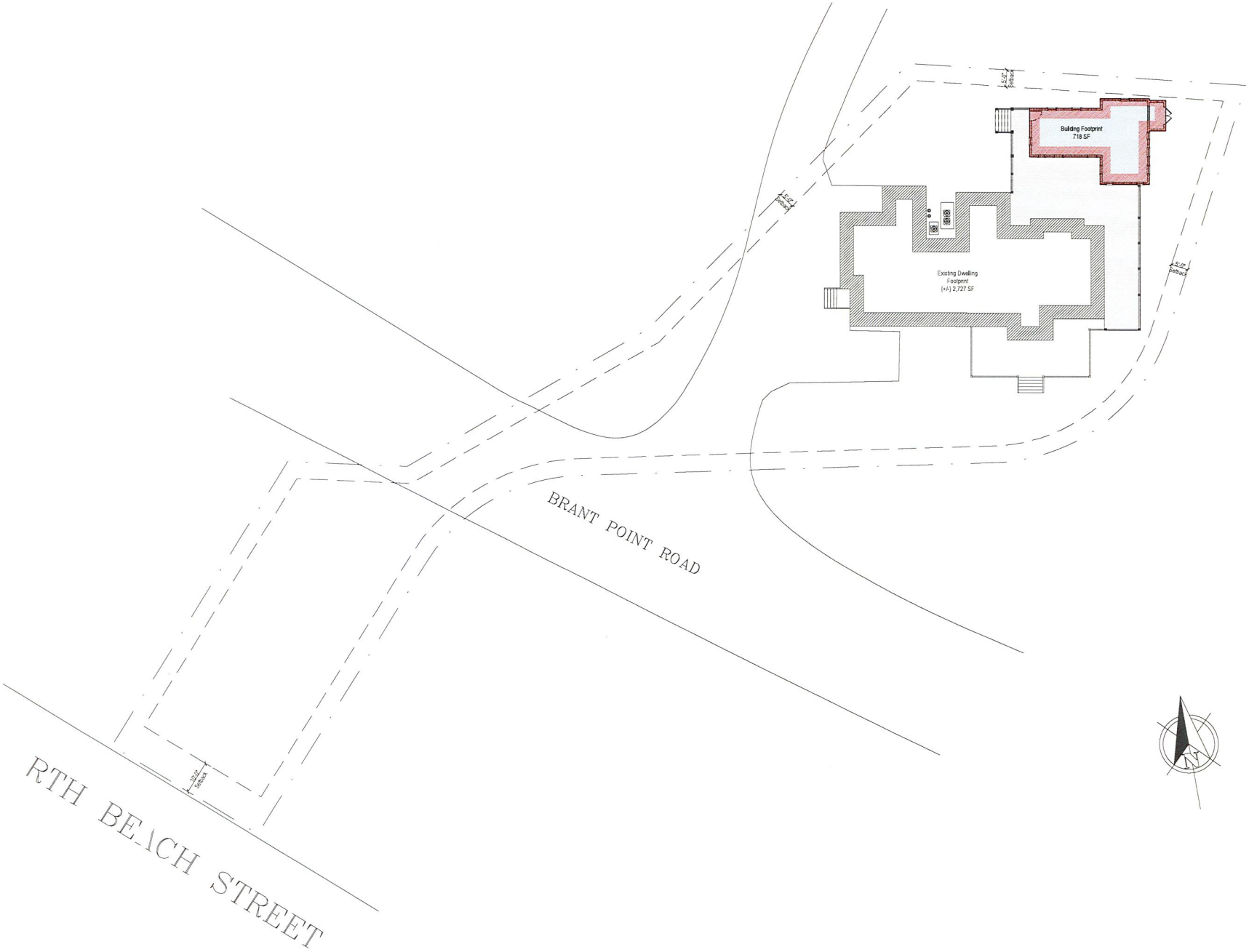
Single French Door
15 Lite SDL

Quad Sliding French Doors

Pair Solid 'V' Grove

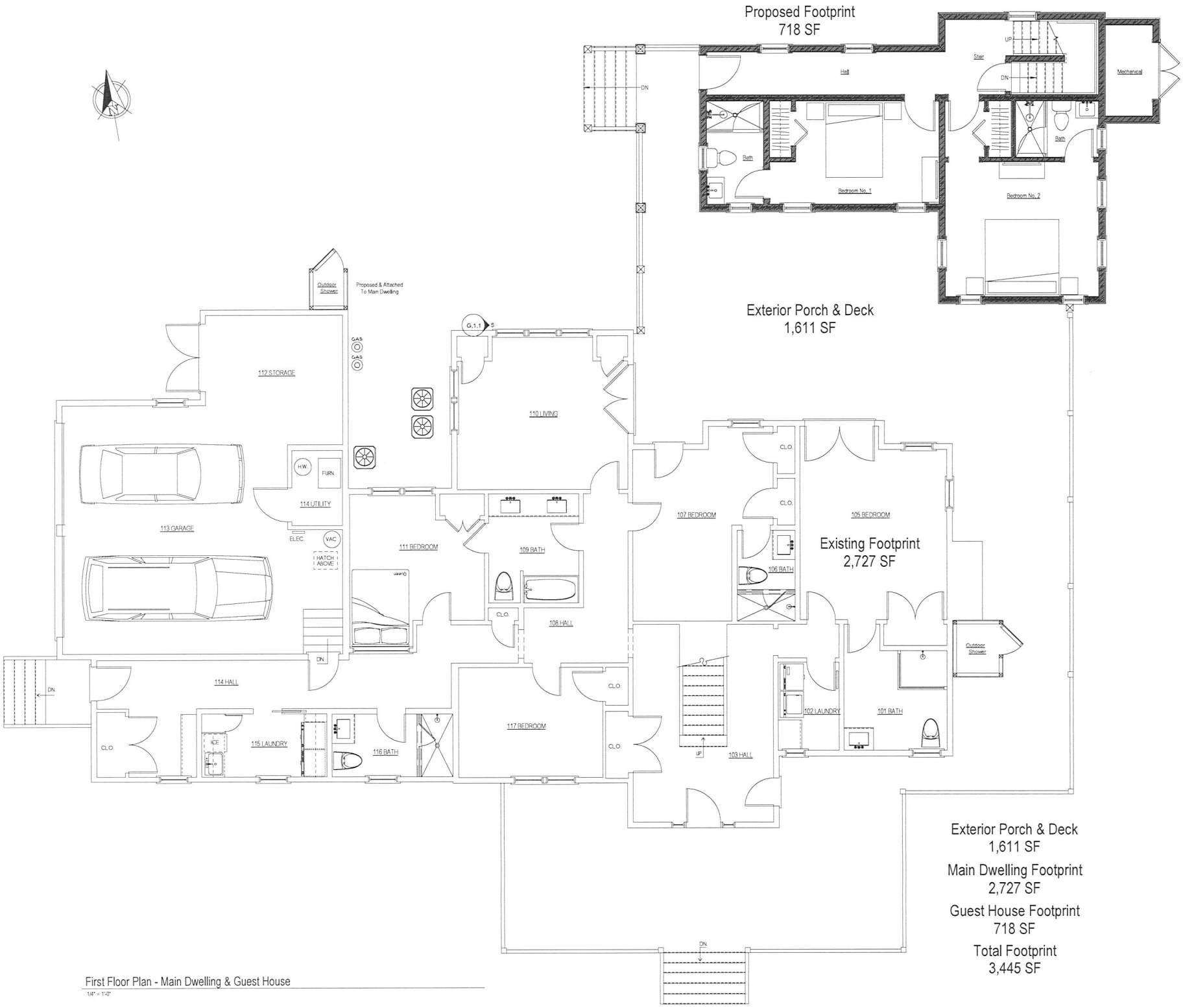
Door Legend

1/4" = 1'-0"



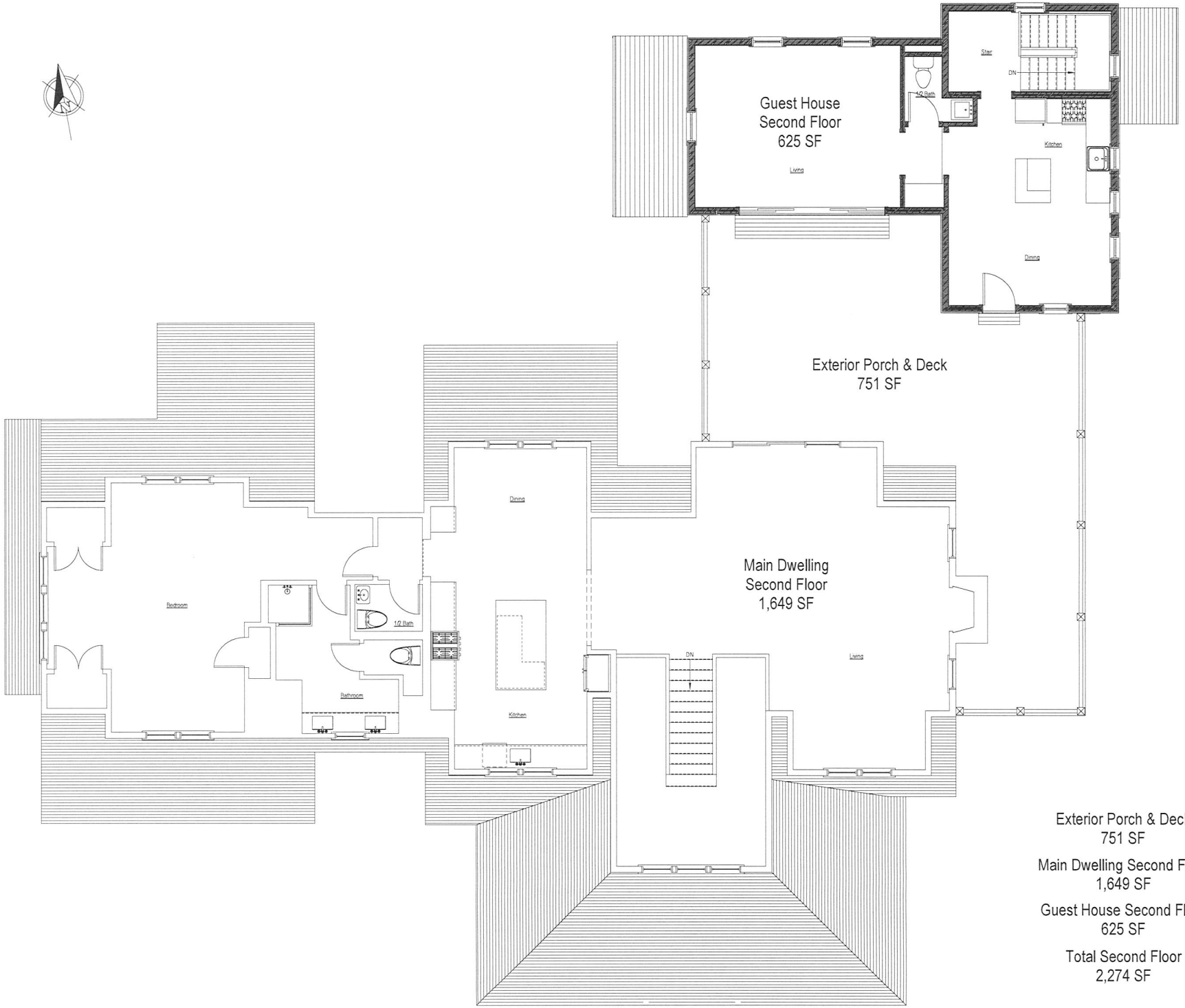
Site Plan

3/64" = 1'-0"



First Floor Plan - Main Dwelling & Guest House

1/4" = 1'-0"



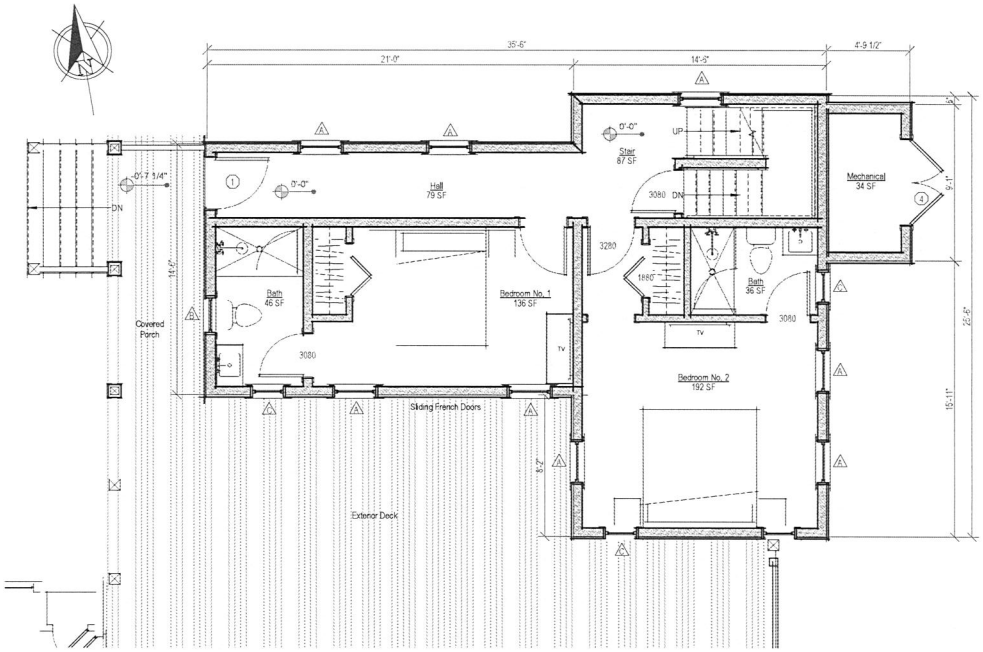
Exterior Porch & Deck
751 SF

Main Dwelling Second Floor
1,649 SF

Guest House Second Floor
625 SF

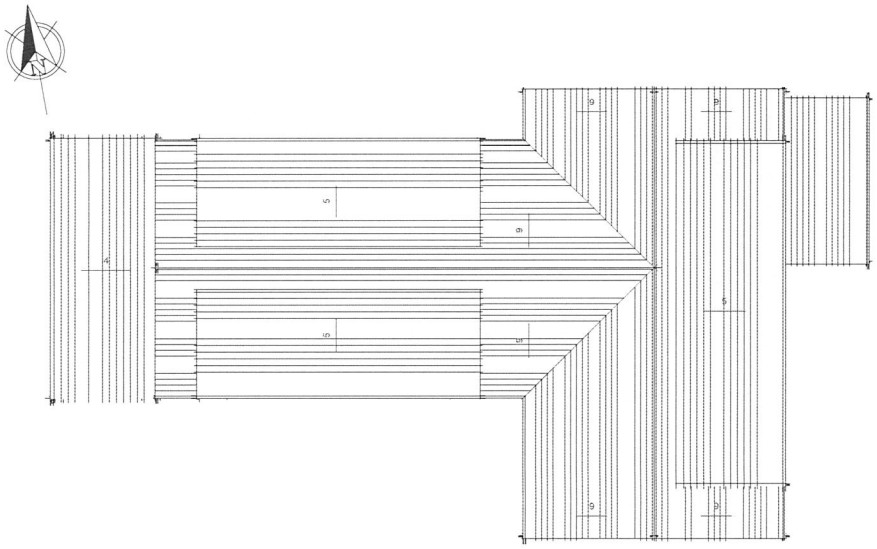
Total Second Floor
2,274 SF

Second Floor Plan - Main Dwelling & Guest House
1/4" = 1'-0"



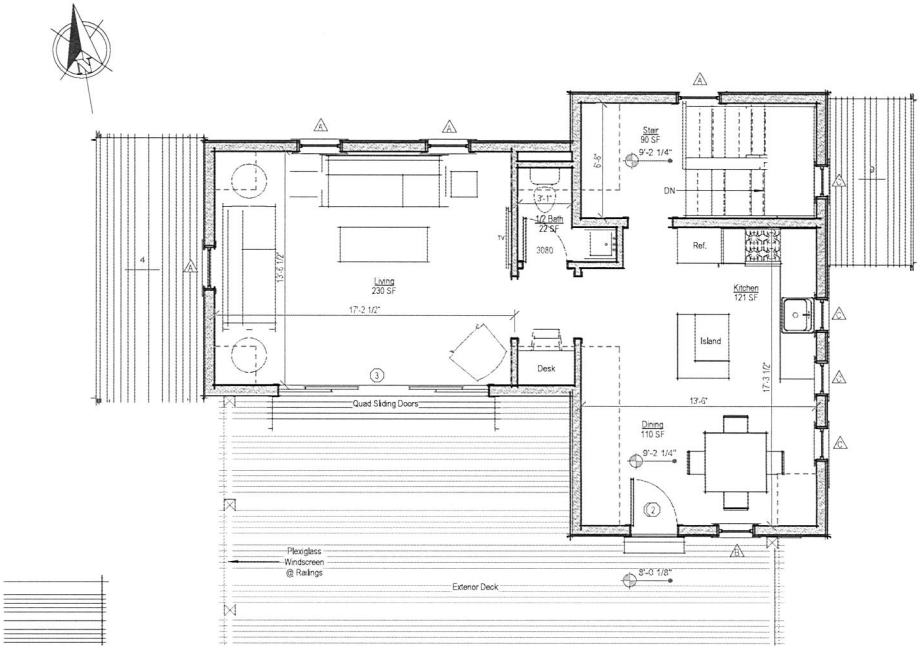
First Floor Plan - Proposed

1/4" = 1'-0"



Roof Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

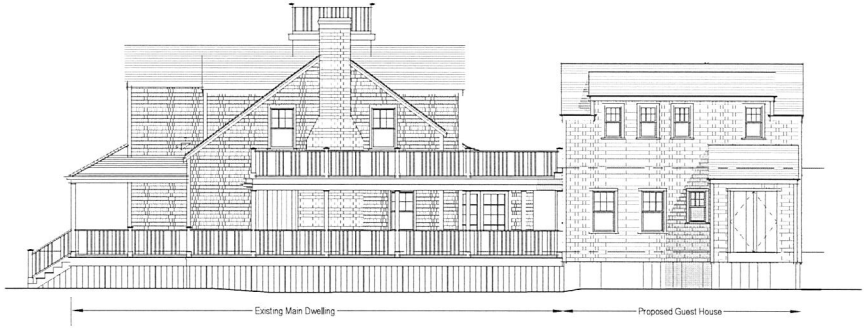
1/4" = 1'-0"

South Elevation with Main Dwelling

1/8" = 1'-0"

West Elevation with Main Dwelling

1/8" = 1'-0"



East Elevation with Main Dwelling

1/8" = 1'-0"

North Elevation with Main Dwelling

1/8" = 1'-0"

East Elevation - Proposed

1/4" = 1'-0"

North Elevation -Proposed

1/4" = 1'-0"

West Elevation - Proposed

1/4" = 1'-0"

South Elevation - Proposed

1/4" = 1'-0"

12 Brant Point Existing Conditions Photographs

HC Submission Date: 02.19.20

ACK LAST
4RUNNER
MAXMED

	A	B	C	D	E	F	G	H	I	J	K	L
1	Abutters List rranney											
3	MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location	Primary Use	Internal ID
4	29	131	1	GLIDDEN RICHARD J TRUSTEE	C/O ADANG ANTHONY	PO BOX 4580	SARASOTA SPRINGS	NY	12866	40 N BEACH ST	1300	942
5	29	132		42/44 ARB WAY LLC		101 HUNTINGTON AVE 23RD FL	BOSTON	MA	02199	9 ARBOUR WY	1300	943
6	29	148		HURD ANNETTE M ETAL		251 MAIN STREET	HUNTINGTON	NY	11743	10 BRANT POINT RD	1010	958
7	29	150		FISCH ANNA		61 HEMLOCK RD	SHORT HILLS	NJ	07078	14 BRANT POINT RD	1010	960
8	Count:	4										

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 12 Brant Point

Tax Map Number: 29 Parcel Number: 149

Owner of Record: Brant Point Real Estate LLC

Description of Proposal: Two Story Residential Guest House with Deck Connection to Existing Main Dwelling.
First Floor Area 718 SF / Second Floor Area 625 SF

Anticipated HDC Submission Date: February 25, 2020

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.228.7231.

TOWN OF NANTUCKET

$5.00

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: Brant Point Real Estate LLC

MAILING ADDRESS: 421 Mendham Rd, Bernardsville, NJ 07924

PROPERTY LOCATION: 12 Brant Point

ASSESSORS MAP/PARCEL: 29 / 149

SUBMITTED BY: EMERITUS DEVELOPMENT

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

02-06-2020
DATE

Elizabeth M. Hanayan
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

GLIDDEN RICHARD J TRUSTEE
C/O ADANG ANTHONY
PO BOX 4580
SARASOTA SPRINGS NY 12866

FISCH ANNA

61 HEMLOCK RD
SHORT HILLS NJ 07078

42/44 ARB WAY LLC

101 HUNTINGTON AVE 23RD FL
BOSTON MA 02199

HURD ANNETTE M ETAL

251 MAIN STREET
HUNTINGTON NY 11743

7018 1830 0001 1662 9162

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To GLIDDEN RICHARD J TRUSTEE

Street an C/O ADANG ANTHONY

City, Sta PO BOX 4580

SARASOTA SPRINGS NY 12866

Postmark Here

USPS NANTUCKET, MA 02584 FEB 19 2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0001 1662 9124

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

Sent To FISCH ANNA

Street a 61 HEMLOCK RD

City, Sta SHORT HILLS NJ 07078

Postmark Here

USPS NANTUCKET, MA 02584 FEB 19 2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0001 1662 9131

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To HURD ANNETTE M ETAL

Street ai 251 MAIN STREET

City, Sta HUNTINGTON NY 11743

Postmark Here

USPS NANTUCKET, MA 02584 FEB 19 2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 1830 0001 1662 9148

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To 42/44 ARB WAY LLC

Street and 101 HUNTINGTON AVE 23RD FL

City, State BOSTON MA 02199

Postmark Here

USPS NANTUCKET, MA 02584 FEB 19 2020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 36 PARCEL N°. 183

Street & Number of Proposed Work: 12 LINCOLN AVE

Owner of record: 12 LINCOLN AVE NOMINEE TRUST

Mailing Address: 12 LINCOLN AVE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS

Mailing Address: 8 WILLIAMS LANE
NANTUCKET, MA 02554

Contact Phone #: 325-4995 E-mail: _____

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. 02-0622

☐ Pool (Zoning District ____) ☐ Roof ☐ Other REPLACE ALL WINDOWS

Size of Structure or Addition: Length: NO CHANGE Sq. Footage 1st floor: NO CHANGE Decks/Patio: Size: NO CHANGE ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO CHANGE South _____ East _____ West _____

Height of ridge above final finish grade: North NO CHANGE South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

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 _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/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): _____

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other CLAD

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

NO CHANGE

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ 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 2/12/24 Signature of owner of record _____ Signed under penalties of perjury

Whale Rock
Nantucket Cliffs
SHERBURNE WY
SHERBURNE TP
KIMBALL AV
KIMBALL AV
KIMBALL AV
INDIAN AV
LINCOLN AV
LINCOLN AV
LINCOLN AV
CAPAUM RD
CAPAUM RD
N STAR LN
N STAR LN
JEFFERSON AV
JEFFERSON AV
JEFFERSON AV
JEFFERSON AV
PAWGUVET LN
HULBERT AV
HULBERT AV
HULBERT AV
HULBERT AV
HULBERT AV
BATHING BEACH RD
BATHING BEACH RD
COBBLESTONE HILL
N BEACH ST
N BEACH ST
N BEACH
CHARLES ST
WALSH ST
WALSH ST
JOHNSON ST
BRANT POINT RD
WAY
SYLVIA L
SHERBURNE TP
HAMBLIN RD
SHADY LN
CLIFF LN
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
CLIFF RD
PILGRIM RD
PILGRIM RD
KINGS WY
DERRYMORE RD
DERRYMORE RD
DERRYMORE RD
DERRYMORE RD
DERRY LN
THE CAPTIANS LN
DELANEY RD
DELANEY RD
PAUL JONES RD
PAUL JONES RD
HIGHLAND AV
MOORS AV
NANTUCKET AV
GRANT AV
CABOT LN
N LIBERTY ST
GINGY LN

Locus Map

12 Lincoln Ave Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

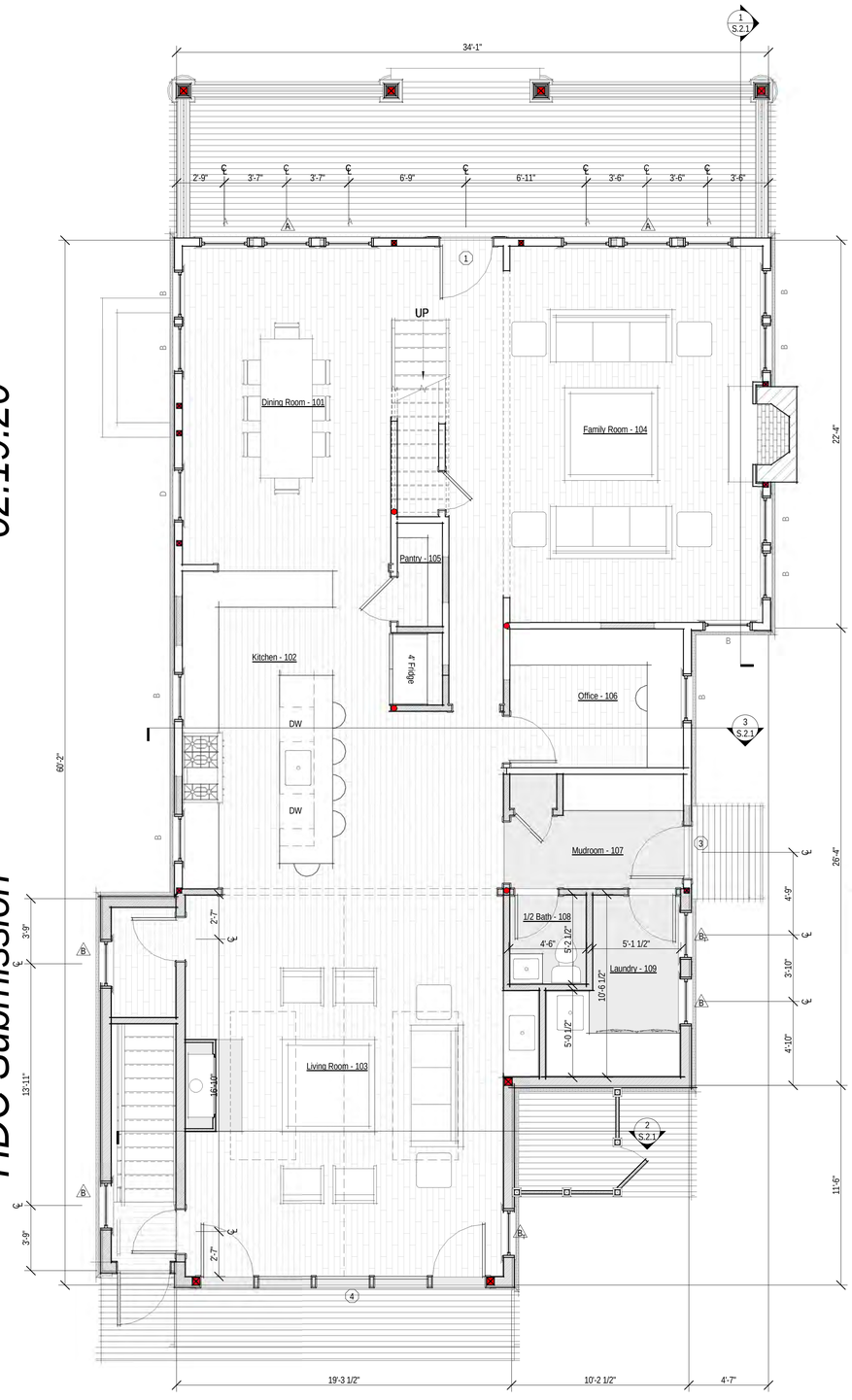
02.19.20

HDC Submission

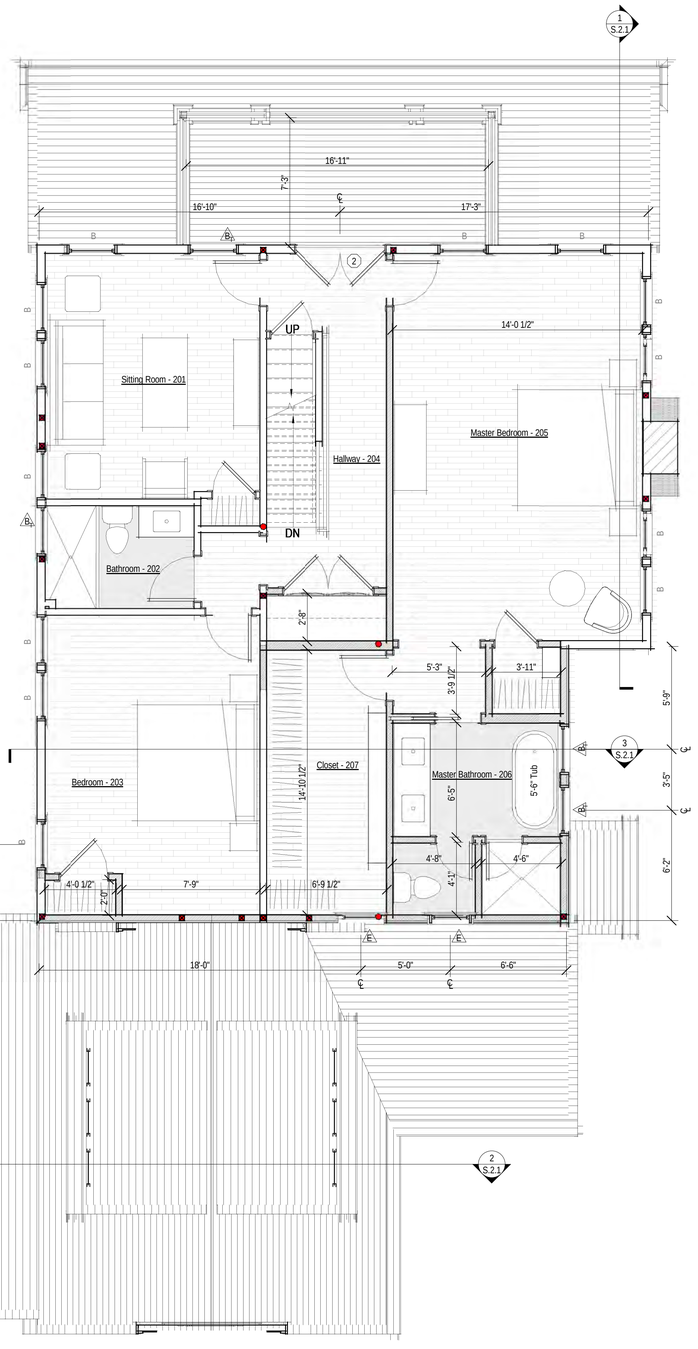
Whale Rock
Nantucket Cliffs
LINCOLN AVE
CAPAUM RD
CAPAUM PL
KIMBALL AV
SHERBURNE WY
SHERBURNE TP
HULBERT AV
NATIONAL BEACH RD
JEFFERSON PL
JEFFERSON TR
COBBLESTONE HILL
A BEACH ST
WALSH ST
BRANT POINT RD
CLIFF RD
CLIFF LN
SANDY LN
PIGGARD RD
PAUL JONES RD
DELANO RD
GERSHWIN RD
GIGUOT LN
THE CAPITAINERIE
DRIFTWOOD LN
SHELL LN
SHELL ST
SHELL RD
ALDEN RD
HOWARD RD
SHERRY LN
SHERRY RD
DRIFTWOOD RD
GIGUOT RD
DRIFTWOOD PL
DRIFTWOOD TR
GERSHWIN PL
GERSHWIN TR
PIGGARD TR
PIGGARD PL
PIGGARD LN
PIGGARD TR
PAUL JONES TR
PAUL JONES PL
DELANO TR
DELANO PL
DELANO LN
DELANO TR
CLIFF RD
CLIFF RD
CLIFF RD

02.19.20

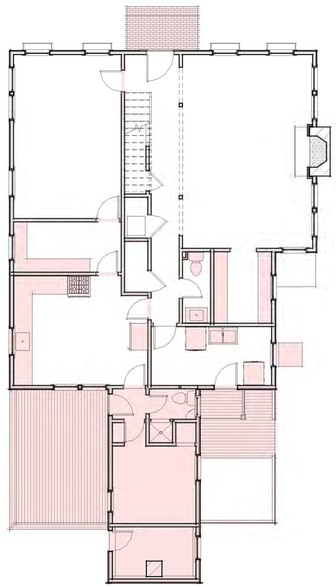
HDC Submission



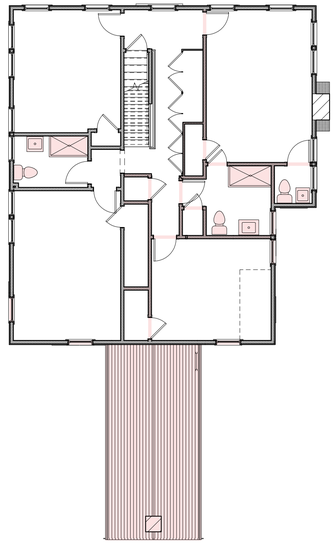
1 Proposed First Floor Plan
1/4" = 1'-0"



2 Proposed Second Floor Plan
1/4" = 1'-0"



3 Existing First Floor Plan
1/8" = 1'-0"



4 Existing Second Floor Plan
1/8" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

• Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.

• Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

1925

12 Lincoln Ave
Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

First & Second Floor Plans

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
Proposed G.C.:	1,760 SF
Total Proposed G.C.:	3,912 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First & Second Floor Plans
A.1.2 Third Floor & Roof Plan
A.2.2 Exterior Elevations
F.1.1 Foundation Plan
F.1.2 Foundation Detail
S.1.1 First & Second Floor Framing Plan
S.1.2 Third Floor & Roof Framing Plan
S.2.1 Building Sections
D.1.3 Basement Interior Elevations
D.1.4 Basement Interior Elevations
D.1.5 Entry Interior Elevations
D.1.6 Family Room 104 / Interior Elevations
D.1.7 Dining Room 101 / Interior Elevations
D.1.8 Kitchen 102 / Interior Elevations
D.1.9 Living Room 103 / Interior Elevations
D.1.10 Living Room 103 / Interior Elevations (Cont.)
D.1.11 Office 106 / Mudroom 107 / Interior Elevations
D.1.12 Half Bath 108 / Laundry 109 / Interior Elevations
D.1.13 Room 201 / Interior Elevations
D.1.14 Bedroom 203 / Bathroom 202 / Interior Elevations
D.1.15 Hallway 204 / Interior Elevations
D.1.16 Master Bedroom 205 / Interior Elevations
D.1.17 Master Closet 207 / Interior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

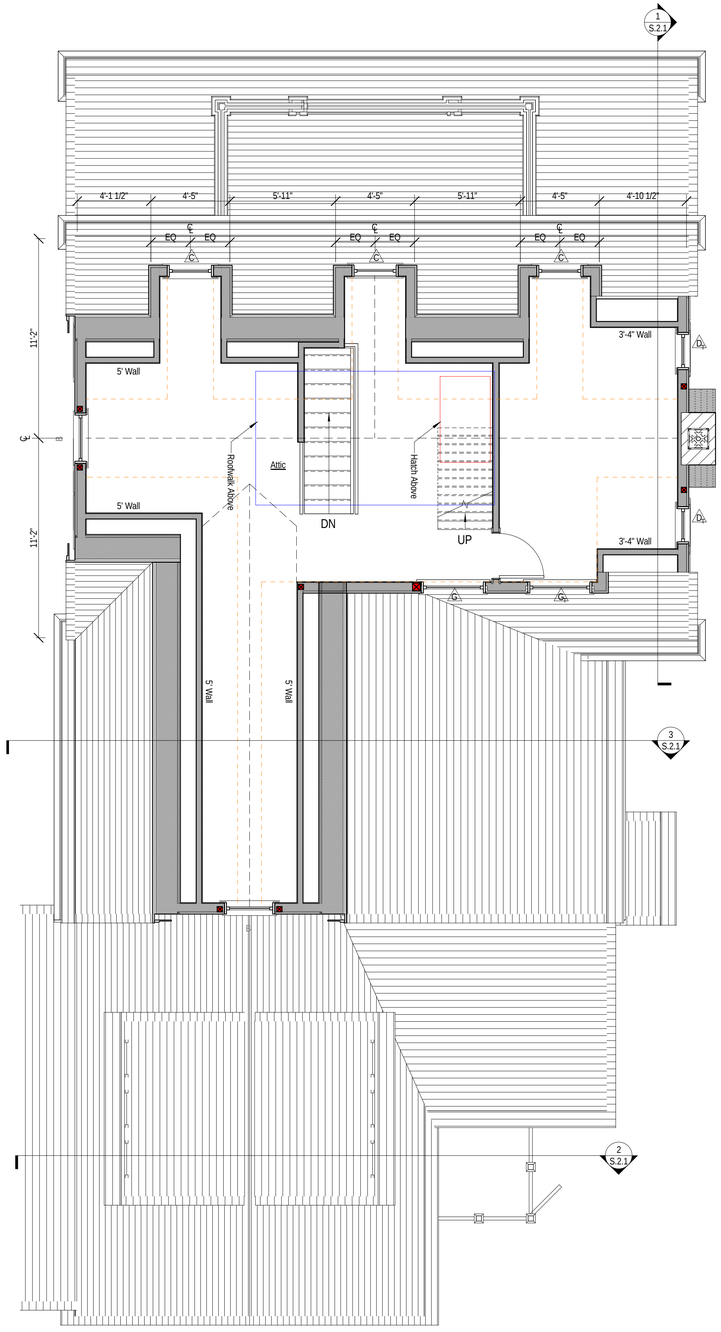
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

1925

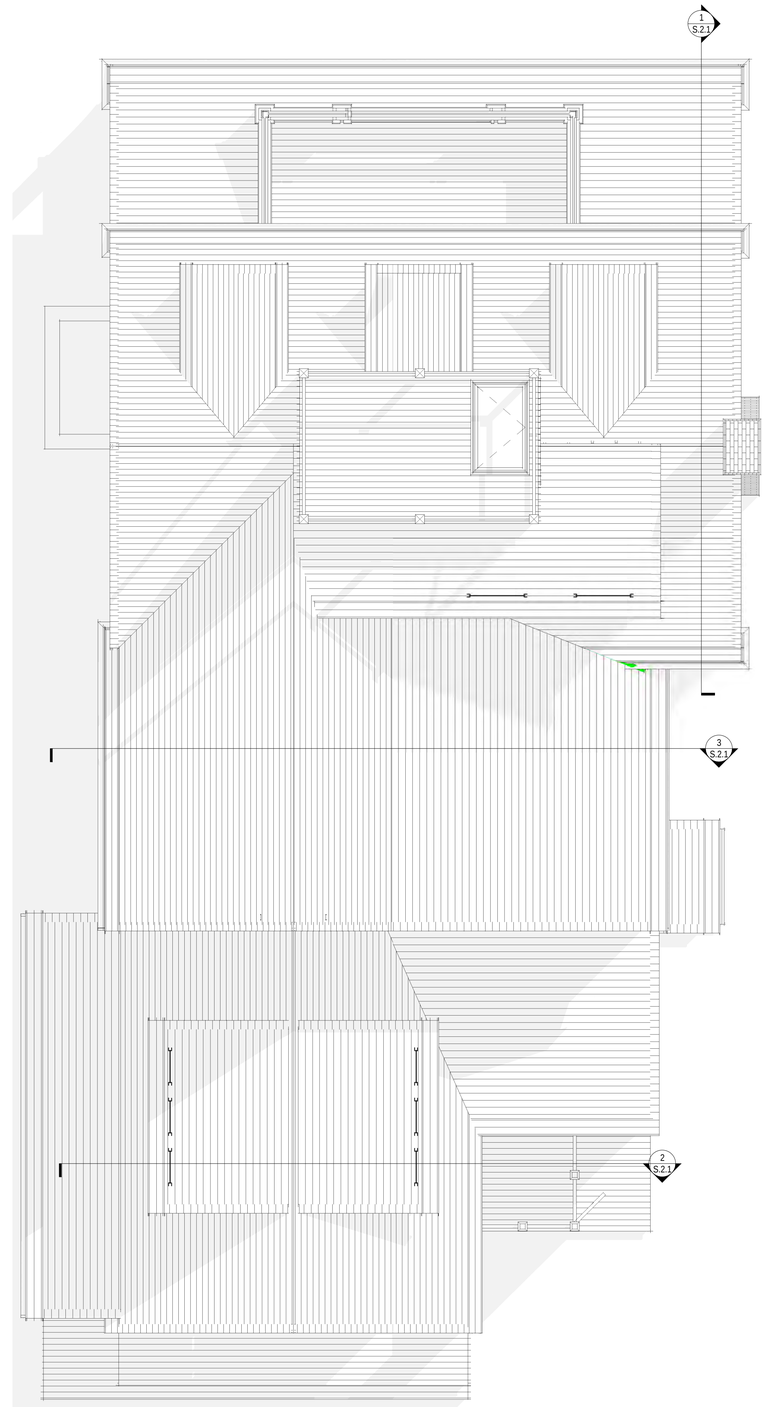
02.19.20

HDC Submission



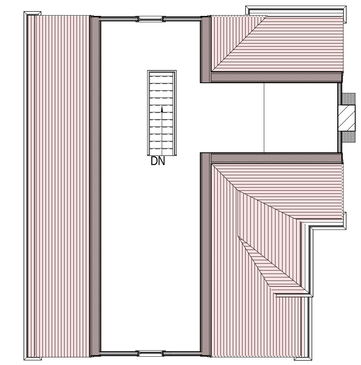
Proposed Third Floor Plan

1/4" = 1'-0"



Proposed Roof Plan

1/4" = 1'-0"



3 Existing Third Floor Plan

1/8" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

• Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.

• Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

1925

12 Lincoln Ave
Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Third Floor & Roof Plan

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
Proposed G.C.:	1,760 SF
Total Proposed G.C.:	3,912 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1	Cover Sheet
A.1.0	Basement Plan
A.1.1	First & Second Floor Plans
A.1.2	Third Floor & Roof Plan
A.2.2	Exterior Elevations
F.1.1	Foundation Plan
F.1.2	Foundation Detail
S.1.1	First & Second Floor Framing Plan
S.1.2	Third Floor & Roof Framing Plan
S.2.1	Building Sections
D.1.3	Basement Interior Elevations
D.1.4	Basement Interior Elevations
D.1.5	Entry Interior Elevations
D.1.6	Family Room 104 / Interior Elevations
D.1.7	Dining Room 101 / Interior Elevations
D.1.8	Kitchen 102 / Interior Elevations
D.1.9	Living Room 103 / Interior Elevations
D.1.10	Living Room 103 / Interior Elevations (Cont.)
D.1.11	Office 106 / Mudroom 107 / Interior Elevations
D.1.12	Half Bath 108 / Laundry 109 / Interior Elevations
D.1.13	Room 201 / Interior Elevations
D.1.14	Bedroom 203 / Bathroom 202 / Interior Elevations
D.1.15	Hallway 204 / Interior Elevations
D.1.16	Master Bedroom 205 / Interior Elevations
D.1.17	Master Closet 207 / Interior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.2

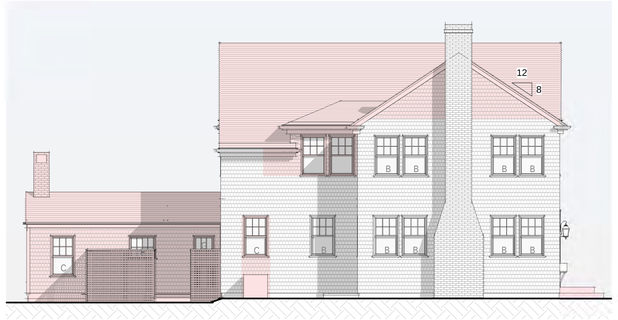
1925

02.19.20

HDC Submission

1 Proposed North Elevation
1/4" = 1'-0"

Existing North Elevation
1/8" = 1'-0"



Existing East Elevation
1/8" = 1'-0"

2 Proposed East Elevation
1/4" = 1'-0"

1925

12 Lincoln Ave
Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
Proposed G.C.:	1,760 SF
Total Proposed G.C.:	3,912 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First & Second Floor Plans
A.1.2 Third Floor & Roof Plan
A.2.2 Exterior Elevations
F.1.1 Foundation Plan
F.1.2 Foundation Detail
S.1.1 First & Second Floor Framing Plan
S.1.2 Third Floor & Roof Framing Plan
S.2.1 Building Sections
D.1.3 Basement Interior Elevations
D.1.4 Basement Interior Elevations
D.1.5 Entry Interior Elevations
D.1.6 Family Room 104 / Interior Elevations
D.1.7 Dining Room 101 / Interior Elevations
D.1.8 Kitchen 102 / Interior Elevations
D.1.9 Living Room 103 / Interior Elevations
D.1.10 Living Room 103 / Interior Elevations (Cont.)
D.1.11 Office 106 / Mudroom 107 / Interior Elevations
D.1.12 Half Bath 108 / Laundry 109 / Interior Elevations
D.1.13 Room 201 / Interior Elevations
D.1.14 Bedroom 203 / Bathroom 202 / Interior Elevations
D.1.15 Hallway 204 / Interior Elevations
D.1.16 Master Bedroom 205 / Interior Elevations
D.1.17 Master Closet 207 / Interior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.1

1925

02.19.20

HDC Submission

1 Proposed South Elevation
1/4" = 1'-0"

Existing South Elevation
1/8" = 1'-0"

Existing West Elevation
1/8" = 1'-0"

2 Proposed West Elevation
1/4" = 1'-0"

1925

12 Lincoln Ave
Nominee Trust

12 Lincoln Avenue
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	30 / 183
Current Zoning:	R-1
Minimum Frontage:	50'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	22,553 SF +/-
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% or 6,766 SF +/-
Existing G.C.:	1,460 SF +/-
Proposed G.C.:	1,760 SF
Total Proposed G.C.:	3,912 SF

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.0 Basement Plan
A.1.1 First & Second Floor Plans
A.1.2 Third Floor & Roof Plan
A.2.2 Exterior Elevations
F.1.1 Foundation Plan
F.1.2 Foundation Detail
S.1.1 First & Second Floor Framing Plan
S.1.2 Third Floor & Roof Framing Plan
S.2.1 Building Sections
D.1.3 Basement Interior Elevations
D.1.4 Basement Interior Elevations
D.1.5 Entry Interior Elevations
D.1.6 Family Room 104 / Interior Elevations
D.1.7 Dining Room 101 / Interior Elevations
D.1.8 Kitchen 102 / Interior Elevations
D.1.9 Living Room 103 / Interior Elevations
D.1.10 Living Room 103 / Interior Elevations (Cont.)
D.1.11 Office 106 / Mudroom 107 / Interior Elevations
D.1.12 Half Bath 108 / Laundry 109 / Interior Elevations
D.1.13 Room 201 / Interior Elevations
D.1.14 Bedroom 203 / Bathroom 202 / Interior Elevations
D.1.15 Hallway 204 / Interior Elevations
D.1.16 Master Bedroom 205 / Interior Elevations
D.1.17 Master Closet 207 / Interior Elevations

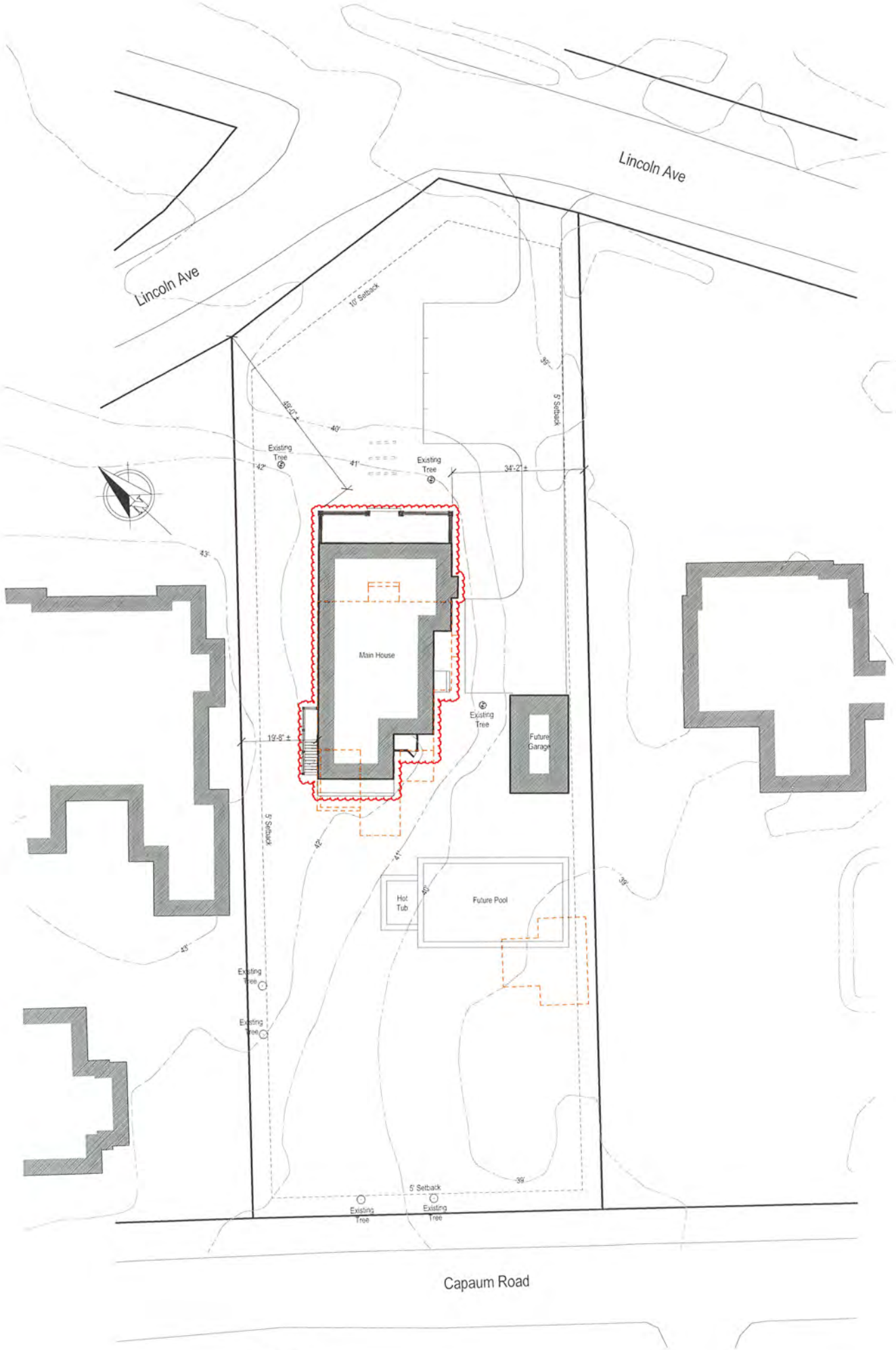
Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

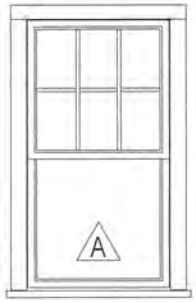
A.2.2

1925

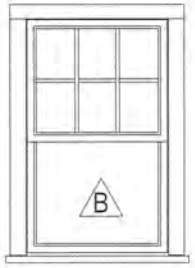


Site Plan

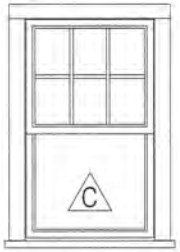
1/16" = 1'-0"



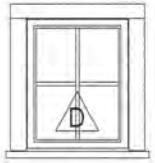
Double Hung
6/1 SDL



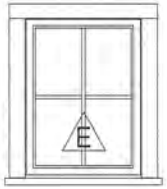
Double Hung
6/1 SDL



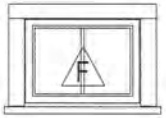
Double Hung
6/1 SDL



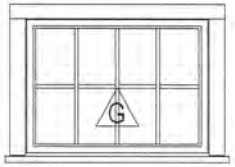
Fixed
4 Lite SDL



Fixed
4 Lite SDL



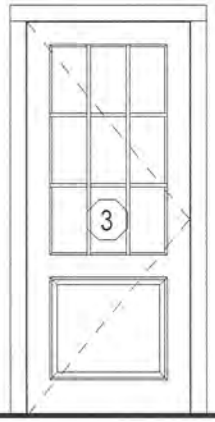
Fixed
2 Lite SDL



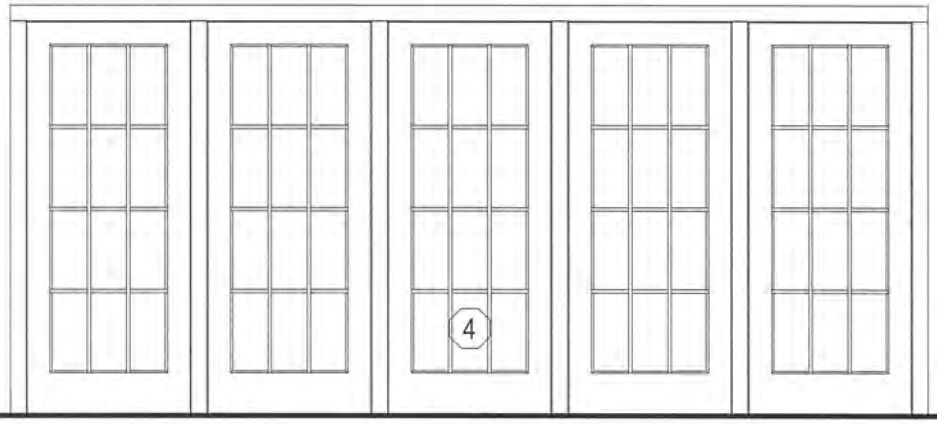
Fixed
8 Lite SDL

Front Entry Door
1 Panel + 3 Lite SDL

Double Hinged Door
4 Lite 1 Panel SDL

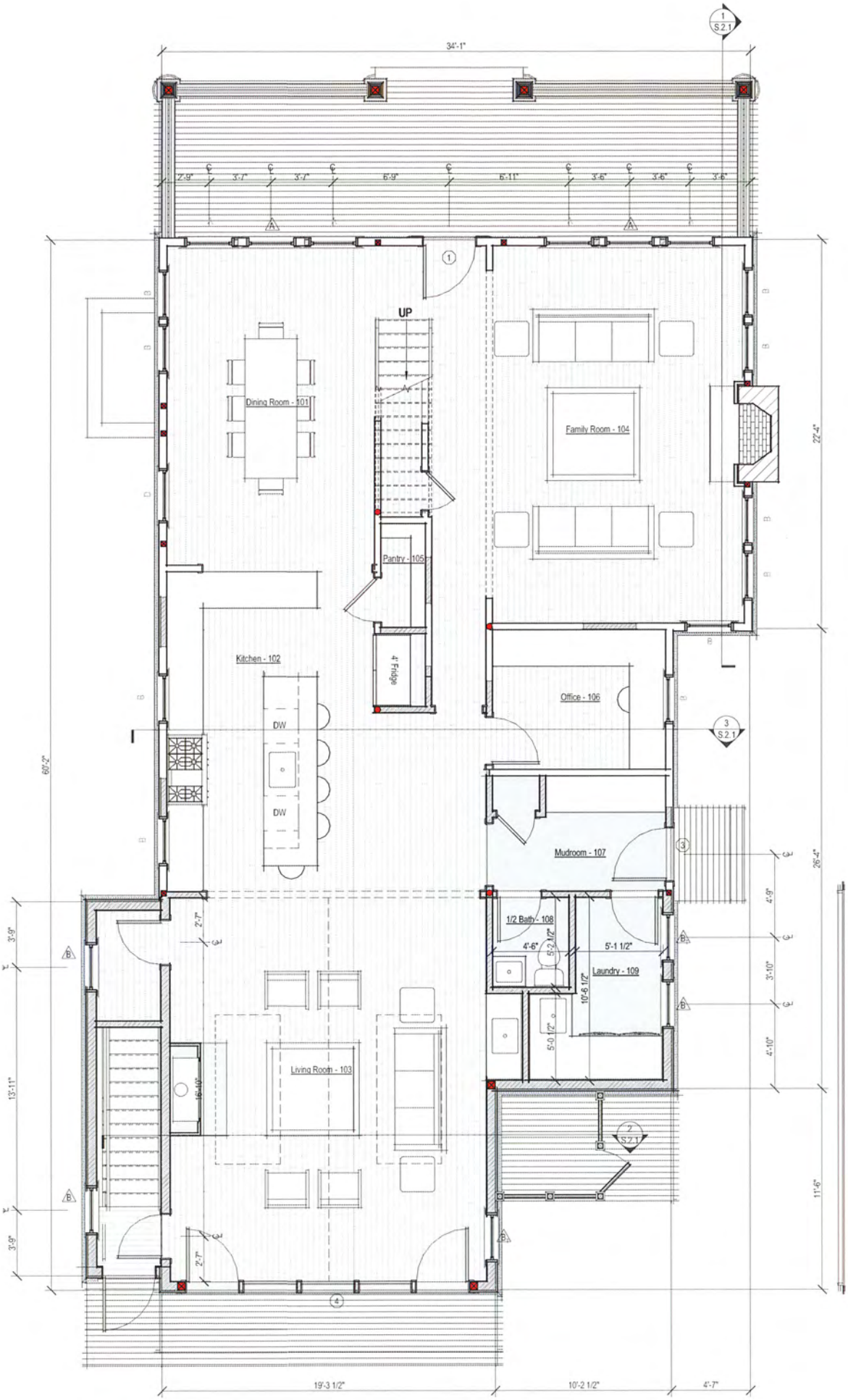


Side Hinged
9 Lite 1 Panel SDL



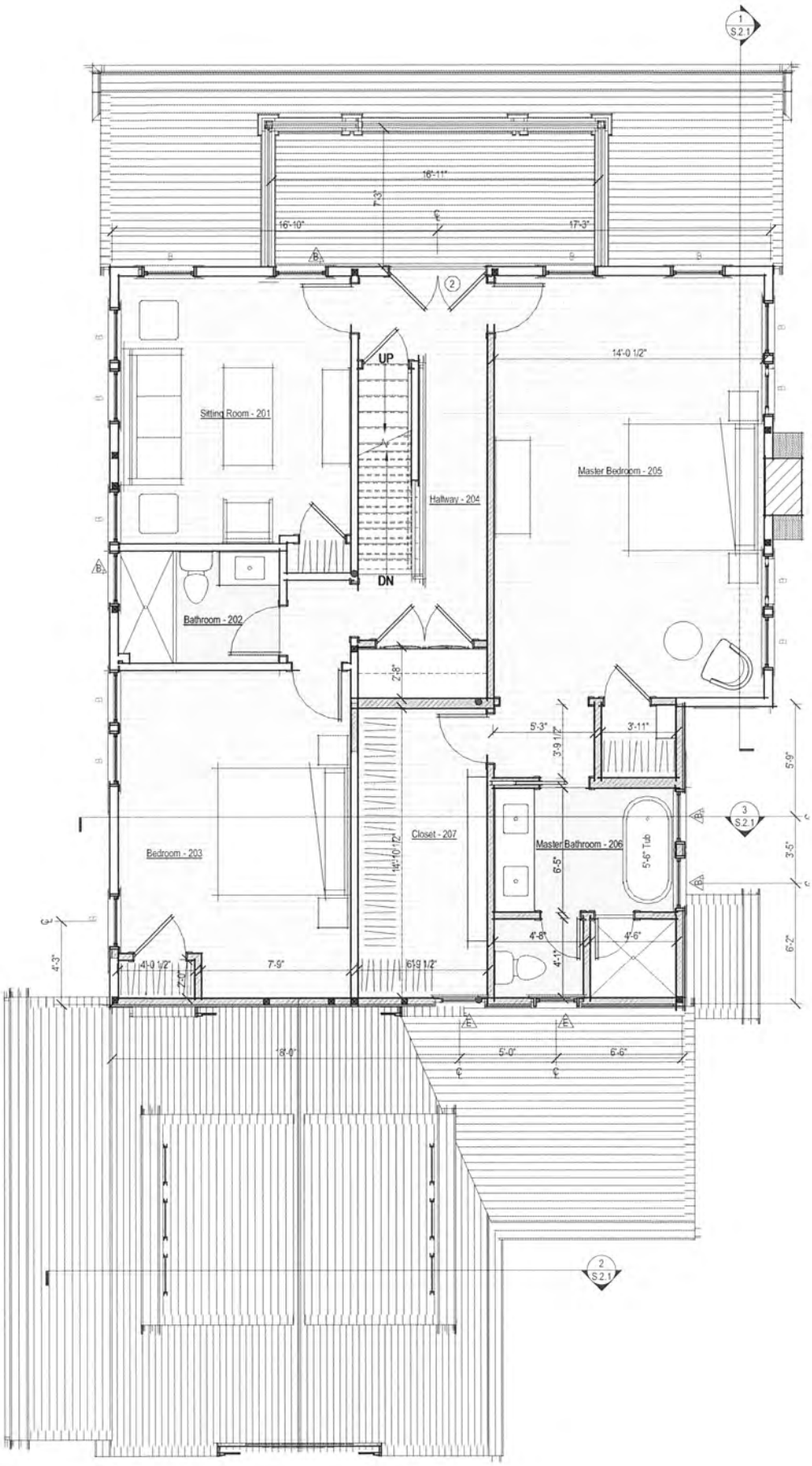
French Doors
12 Lite SDL

Window & Door Legend



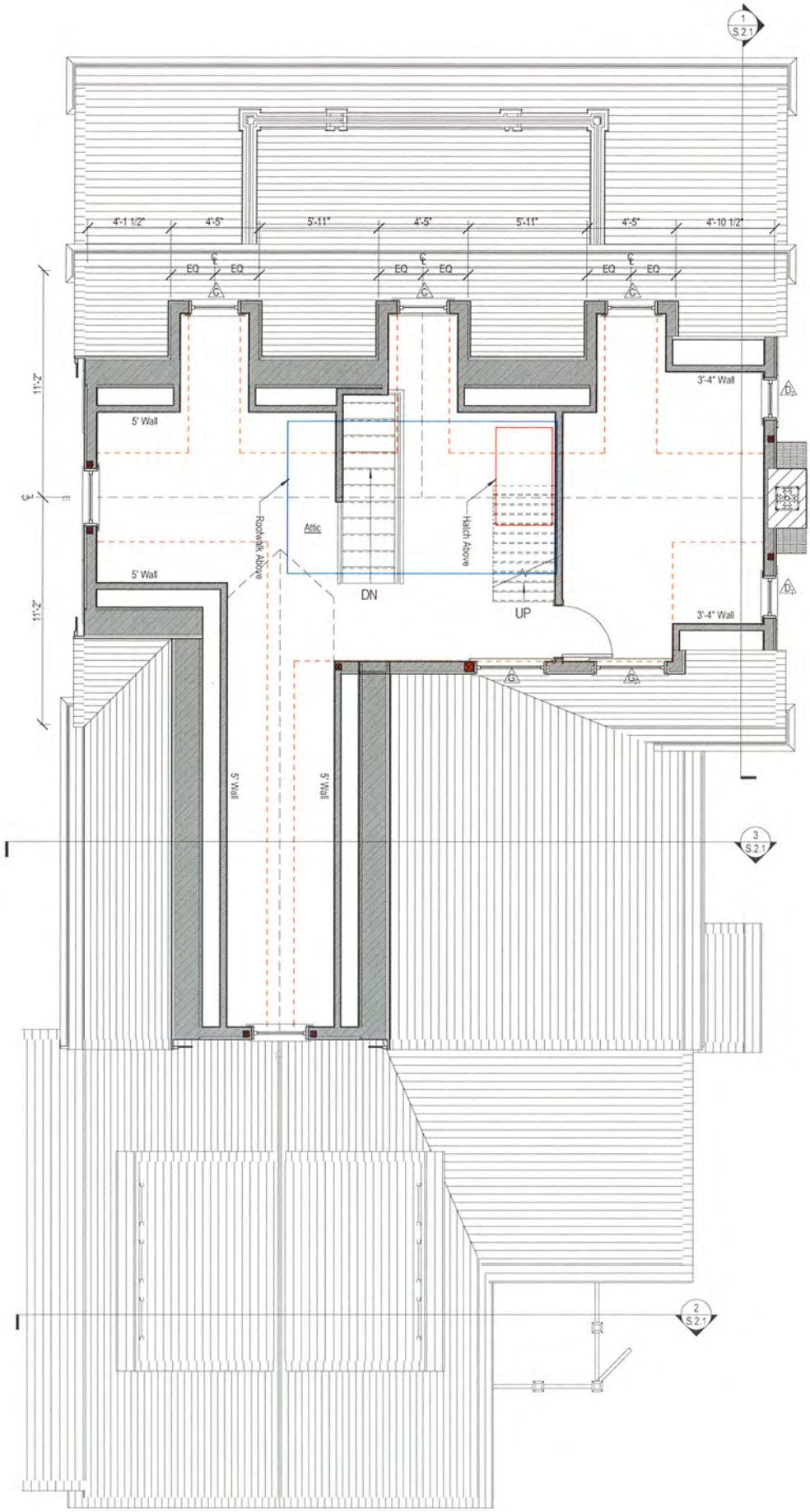
1 Proposed First Floor Plan

1/4" = 1'-0"



2 Proposed Second Floor Plan

1/4" = 1'-0"



Proposed Third Floor Plan

1/4" = 1'-0"

1 Proposed North Elevation

1/4" = 1'-0"

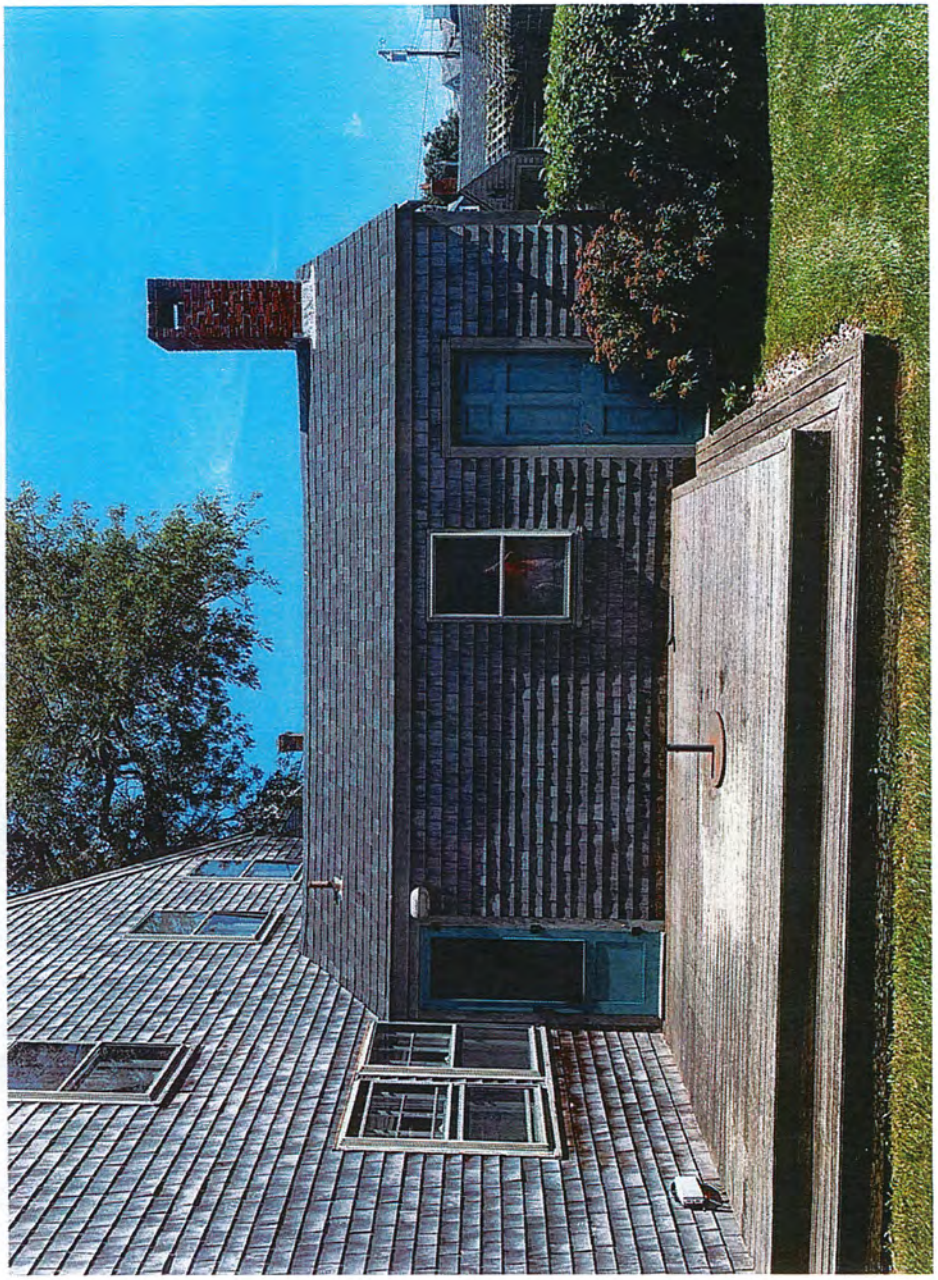
2 Proposed East Elevation

1/4" = 1'-0"

1 Proposed South Elevation

1/4" = 1'-0"

2 Proposed West Elevation
1/4" = 1'-0"



CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 42.3.1 PARCEL N°. 178

Street & Number of Proposed Work: 17 Main st

Owner of record: Michael Sloff Realty, Corp

Mailing Address: Po Box 538, Nantucket, Ma 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Russell Simpson

Mailing Address: Po Box 3860
Nantucket, Ma 02584

Contact Phone #: 508-485-5510 E-mail: russell@russellsimpsoninc.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 See attached Schedule

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

Historic Name:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Black

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☒ Leaders (material) Gutters fiberglass copper spouts

Leaders (material and size): _____

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

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) PM-2 Roof _____

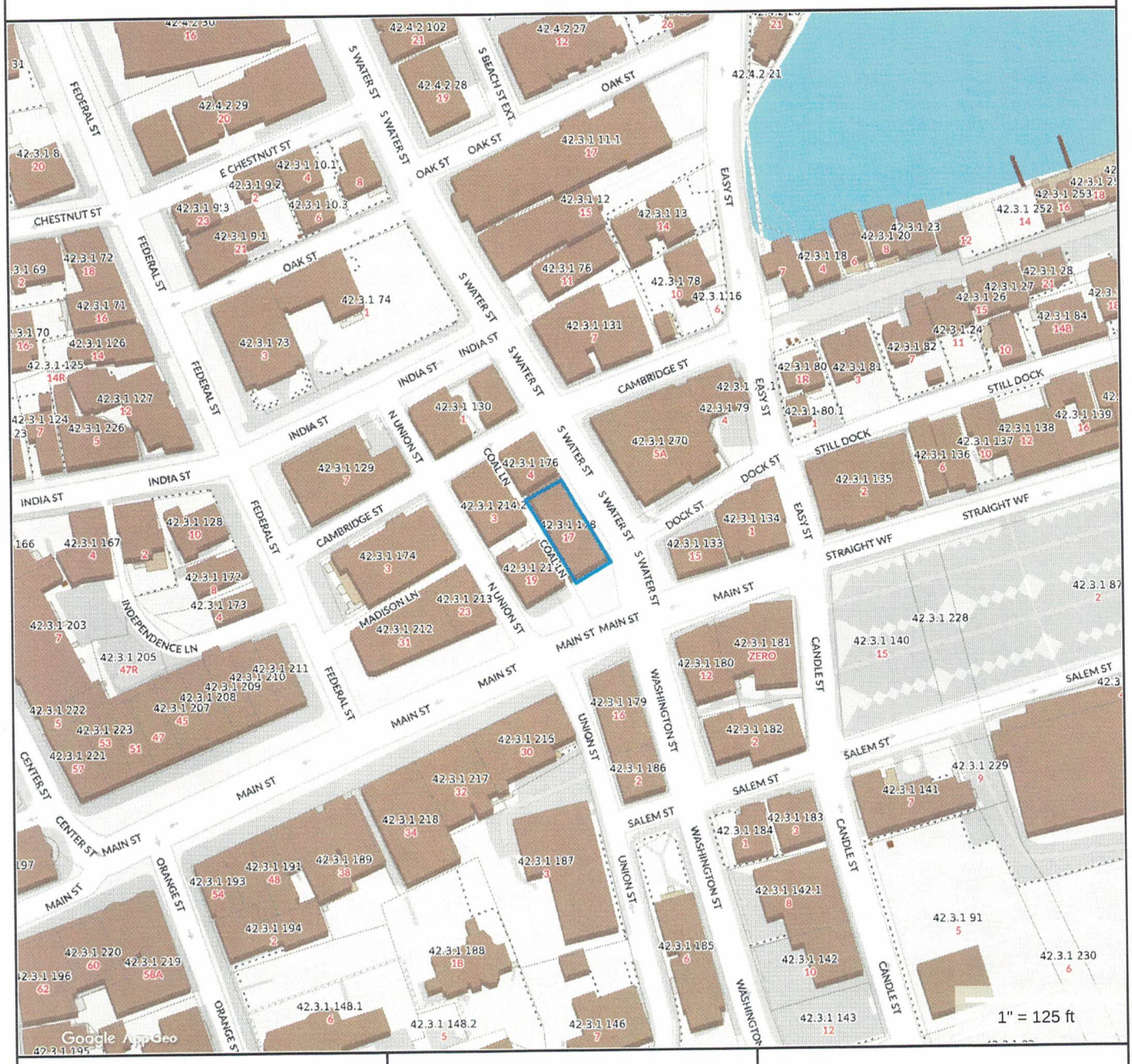
Trim PM-2, PM-9 Sash PM-9 Doors _____

Deck _____ Foundation _____ 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 2-12-20 Signature of owner of record Michael Scott Signed under penalties of perjury



Property Information

Property ID	42.3.1 178
Location	17 MAIN ST
Owner	MICHAEL SCOTT REALTY CORP

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

HDC APPLICATION FOR 17 MAIN ST

We are submitting our application to change the entire building paint colors for all trim, windows and doors. We would also like to change the roof color and type, gutter type, and down spout type. The following details are listed below.

Paint colors:

Benjamin Moore white OC-151, PM-2 & black HC-190, PM-9.

Trim colors:

White PM-2
Corner boards, fascia, soffits, rakes, friezes, panels, columns, column pediments, molding, clapboard, gutters, secondary casing, stair kicks, stair stringer, stair skirt, posts & rails display case trim on SW St. (not including sash) and both magazine boxes on Main and South Water St.

Black PM-9
Door & Window sash, jambs, casings, head casing and details, sills (thresholds on doors to be natural) and secondary casings on South Water St (where they used extra trim to build out the thickness of the walls not aligned) and the display box sash

Roof:

Existing dual grey three-tabs changed to Architectural IKO Cambridge Charcoal Gray

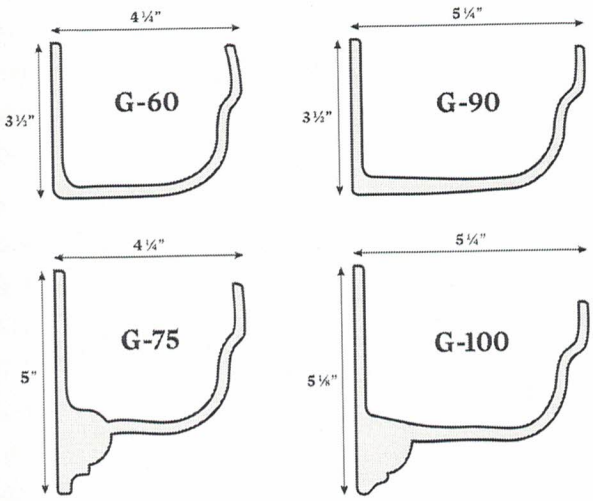
Gutters & Spouts:

Wood gutters & boxed spouts changed to Fiberglass gutters and copper spouts.
I propose to use "The Fiberglass Gutter Company". Product G-75 that has a small scotia on the bottom and looks identical to the wood fir version. See the included pamphlet.

722 Washington Street
Pembroke, MA • (781) 826-3711

Our Standard Fiberglass Gutter Profiles

Our standard fiberglass wood replacement gutter profiles are hand laid and come with genuine woodgrain texture and have a protective gelcoat shell. Our standard profiles are available in vintage white and in custom colors.



Search ...

Find Us on Facebook

The Fiberglas
1.6K likes

Like Page

Be the first of your friends to

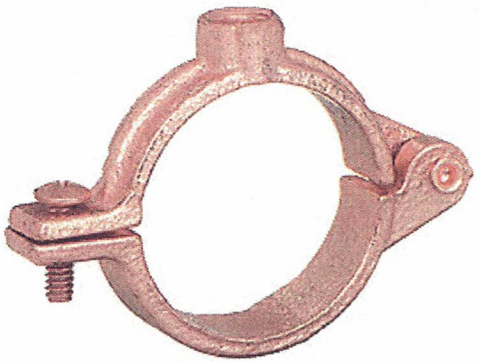
The Fiberglass Gutter Compar
on Wednesday

The Fiberglass Gutter C
is the leading manufactu
installer of wood replace
fiberglass gutters. We a
growing and have openi
year round, full-time pos
with benefits. We offer t
for experienced individu
benefits that includes pa
time to and from the job
paid time off, paid holida
health and vision benefi
uniform service, and 40

We are looking for gutte
installers with general ca

Split Ring Hanger Split Ring Hanger, Copper Electro Plated Cast Iron

Item # **1CWG8** Mfr. Model # **4560075CP** Catalog Page # 2825 UNSPSC # **31162306**



Web Price

$3.07 / each

Shipping Pickup

Categories based on your search

Plumbing

Pipe, Tubing and Fittings

Pipe and Tubing Accessories

Pipe Hangers and Clamps

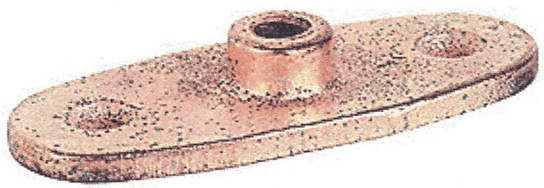
Chat with an Agent

GRAINGER APPROVED

GRAINGERCHOICE

Ceiling Or Wall Rod Hanger Plate, Copper Plated Malleable

Item # **4HYK7** Mfr. Model # **0560428500** Catalog Page # 2828 UNSPSC # **40141725**



Web Price

$4.61 / each

1

Add to Cart

+ Add to List |

Shipping Pickup

Available for pickup **Fri. Feb 14** estimated after **8:00 AM.**

Norwood Branch #088
Branch Info | Change

Shipping Weight **0.13 lbs.**

Country of Origin China | *Country of Origin is subject to change.*

Note: Product availability is real-time updated and adjusted continuously. The product will be reserved for you when you complete your order. More

360°

How can we improve our Product Images?

Compare

Product Details

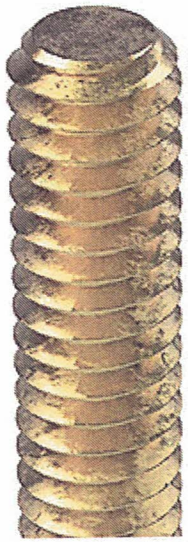
This structural attachment is intended to support a hanger rod from a ceiling or wall.

GRAINGER APPROVED

GRAINGERCHOICE

Fully Threaded Rod, Brass, 1/4"-20, 2 ft. Length

Item # **10P741** Mfr. Model # **BR.01402002.PL.DAR** Catalog Page # **N/A** UNSPSC # **31161618**



Web Price

$8.81 / each

1

Add to Cart

+ Add to List |

Shipping Pickup

Available for pickup **Tue. Feb 18** estimated after **1:30 PM.**

Norwood Branch #088

Branch Info | Change

Shipping Weight **0.4 lbs.**

Country of Origin USA | *Country of Origin is subject to change.*

Note: Product availability is real-time updated and adjusted continuously. The product will be reserved for you when you complete your order. More

3D MODEL

CAD Downloads

Select 2D or 3D file format

Download

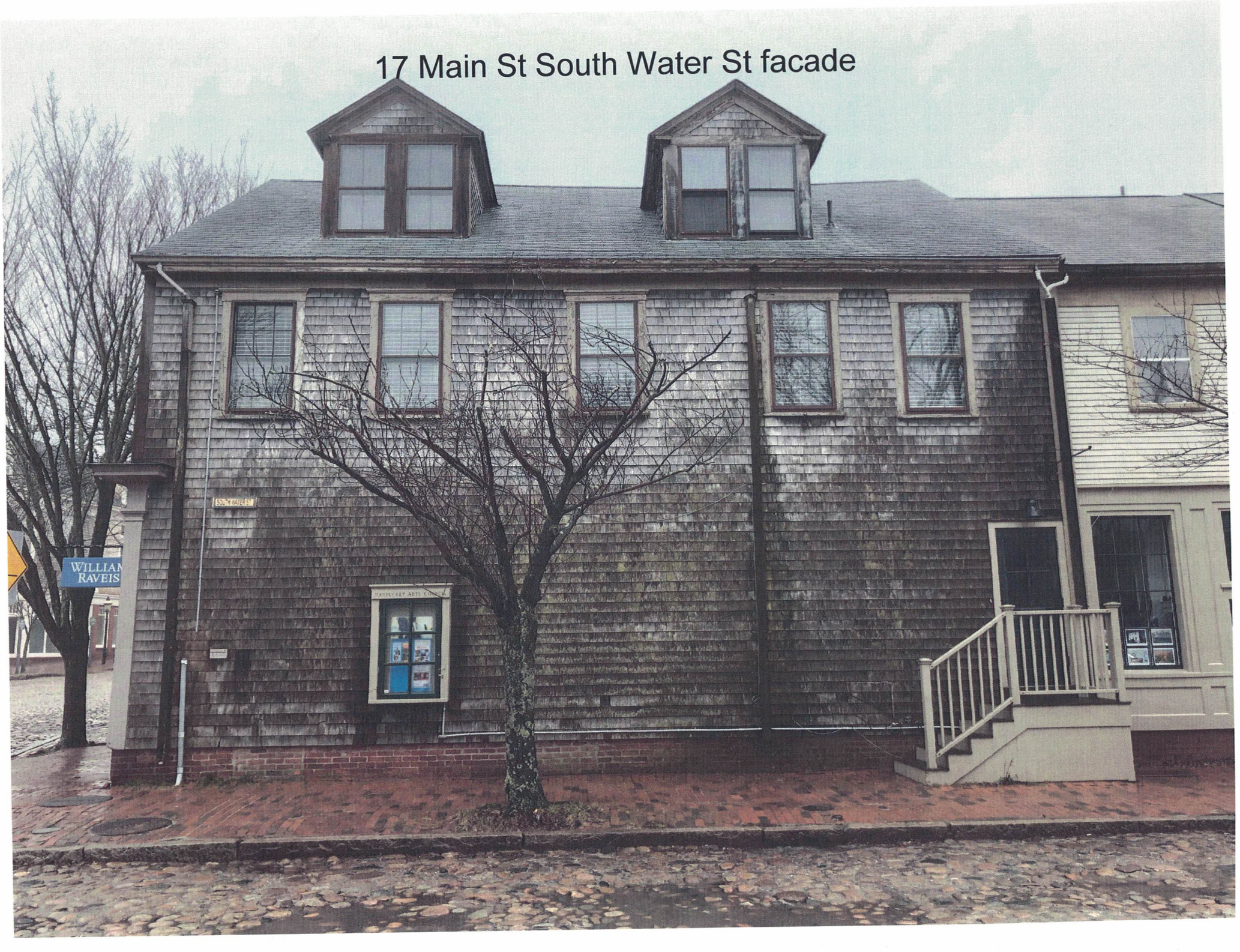
How can we improve our Product Images?

Compare

Chat with an Agent

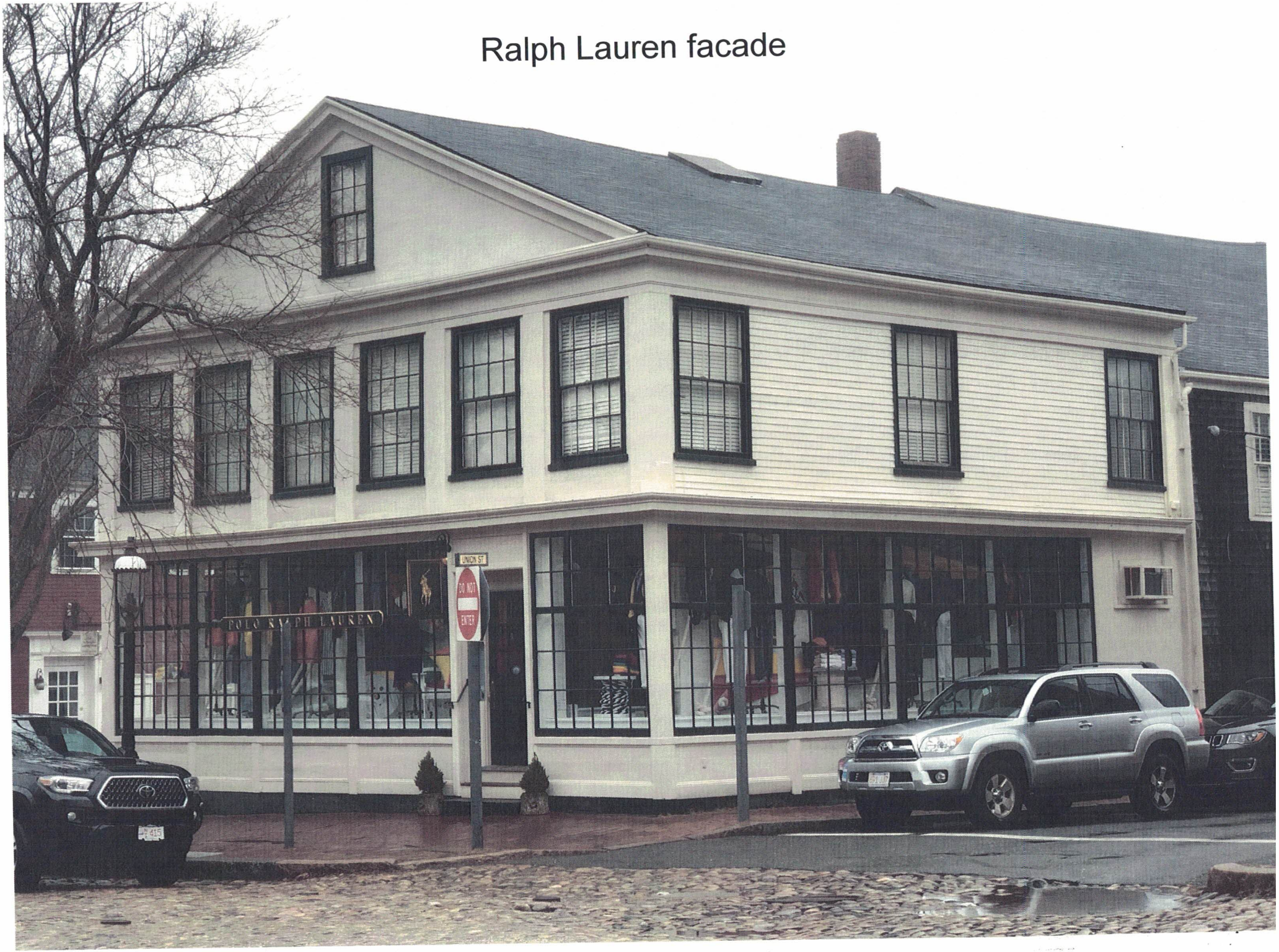
17 Main St facade
WILLIAM RAVEIS
DO NOT
ENTER

17 Main St South Water St facade



17 Main St South Water St facade

Ralph Lauren facade



Ralph Lauren facade

40 Center St facade

28 Easy St facade

CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 42.4.3 PARCEL N°. 7.1

Street & Number of Proposed Work: 19 B WEST CHESTER

Owner of record: RUD1250W NT c/o BARG

Mailing Address: 931 HARDSCRABBLE RD
CHAPPAQUA, NY 10514

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 81380 E-mail: _____

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: 8 Sq. Footage 1st floor: Ø Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

.2 x 48 ~~$9.60~~ $50 Width: 6 Sq. footage 2nd floor: 48Ø Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North NO Δ's South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

REVISIONS* (describe)

1. East Elevation ROOFLINE Δ
2. South Elevation NOT VISIBLE

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

(describe)

1. East Elevation [illegible]
2. South Elevation NOT VISIBLE
3. West Elevation NOT VISIBLE
4. North Elevation ROOFLINE △

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer 3 /12_____ Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

TME, ☐ 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): _____

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

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x6 Rake 1x6 Soffit (Overhang) Ø Corner boards 5/4x6 Frieze Ø

Window Casing 5/4x4 Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

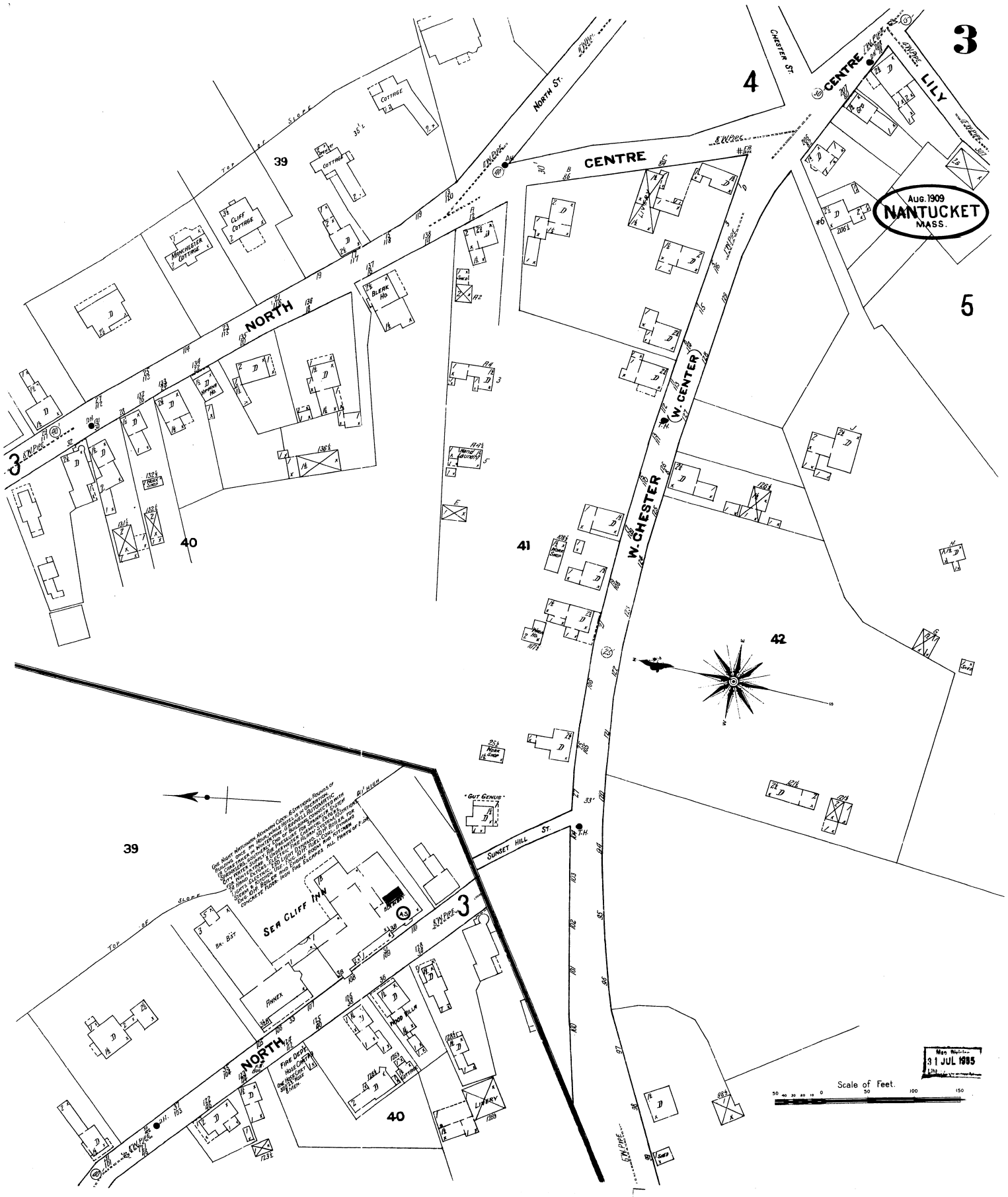
Sidewall NTW Clapboard (if applicable) _____ Roof TME (GRAY)

Trim WHITE Sash WHITE Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

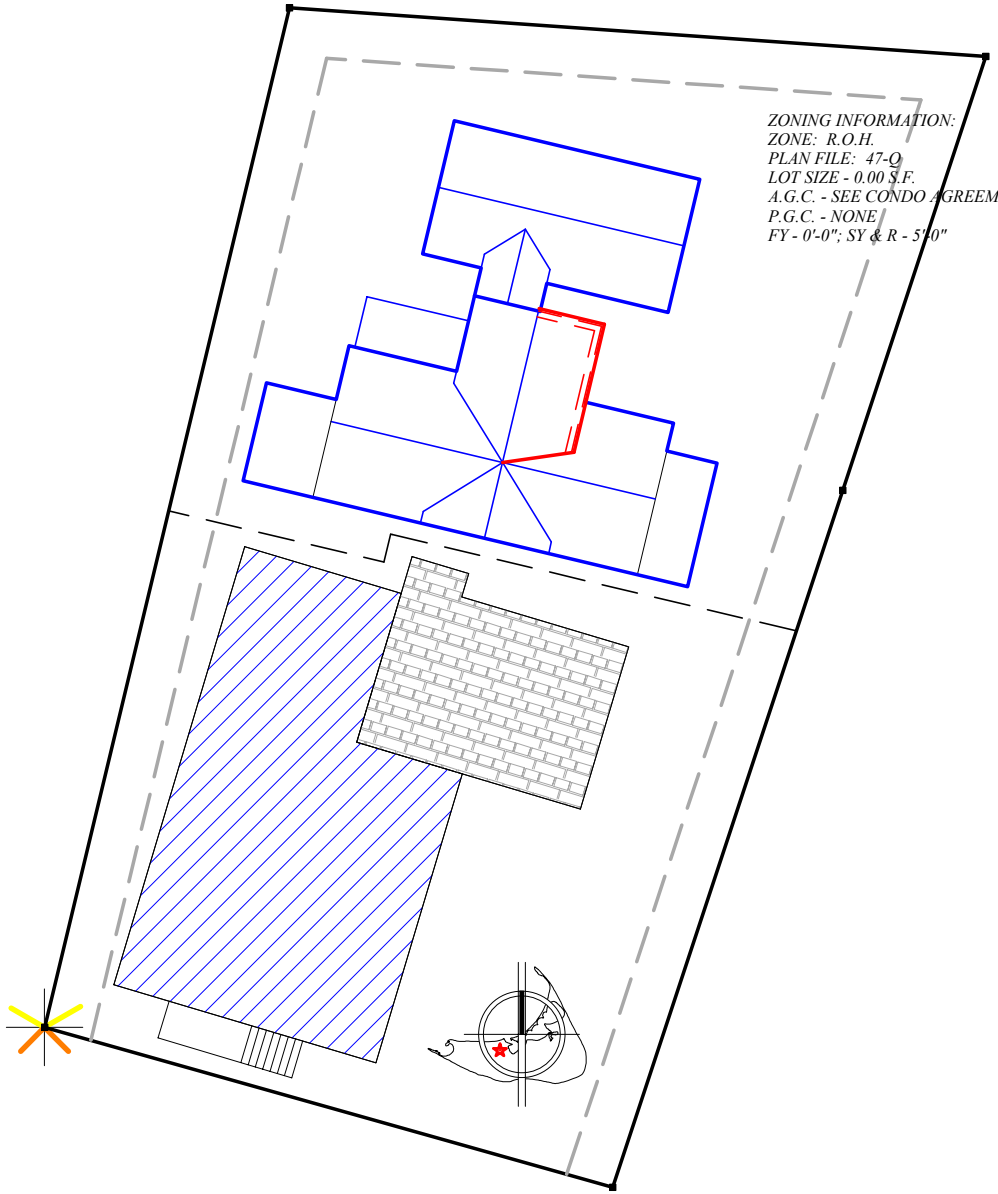
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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



Map Division
31 JUL 1985
Lib.

DORMER - BARG
19A WEST CHESTER
SCALE: 1" = 20'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



ZONING INFORMATION:
ZONE: R.O.H.
PLAN FILE: 47-Q
LOT SIZE - 0.00 S.F.
A.G.C. - SEE CONDO AGREEMENT
P.G.C. - NONE
FY - 0'-0"; SY & R - 5'-0"

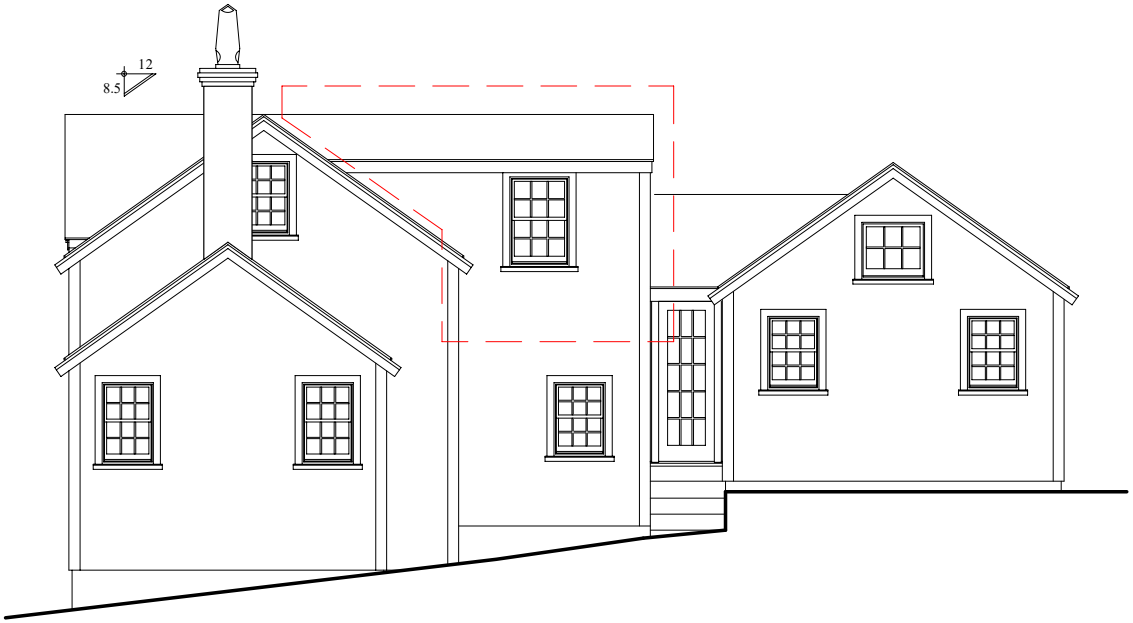
LOCUS MAP - NOT TO SCALE
MAP 42.4.3 PCL 7.1

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

DORMER - BARG
19A WEST CHESTER
SCALE: 1/8" = 1'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.

SOUTH ELEVATION
facing rear of 19 w. chester & street

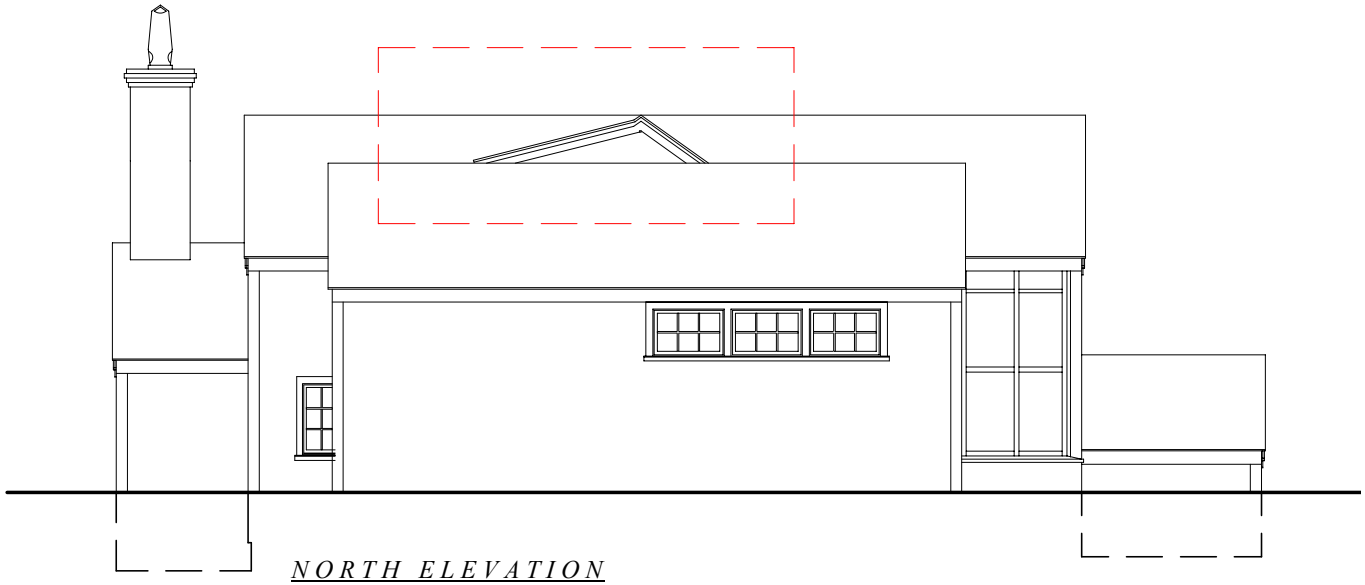


EAST ELEVATION

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

DORMER - BARG
19A WEST CHESTER
SCALE: 1/8" = 1'-0"

these designs are the property of
brook meerbergen designs and may
not be reproduced electronically
or in any other manner without the express
consent of brook meerbergen.



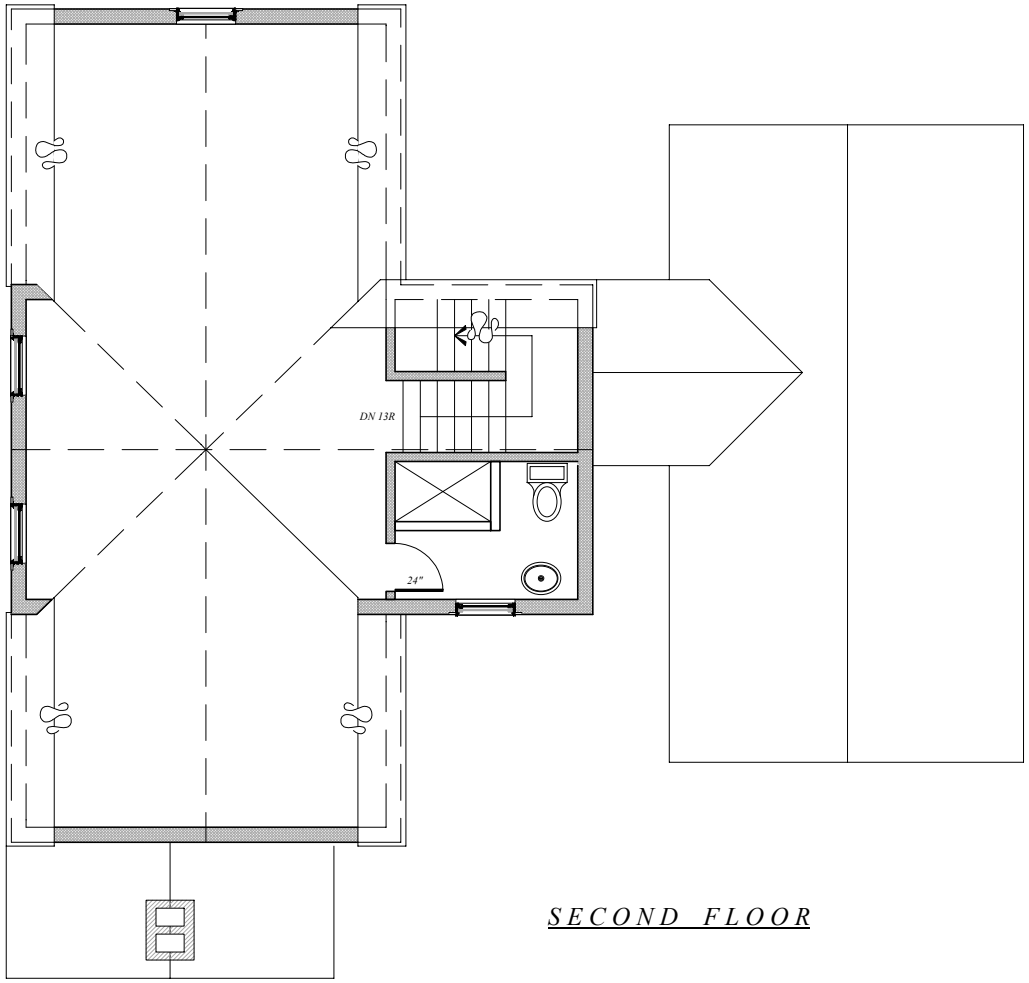
NORTH ELEVATION

WEST ELEVATION

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

DORMER - BARG
19A WEST CHESTER
SCALE: 1/8" = 1'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



SECOND FLOOR

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

AS-BUILT ELEVATIONS - BARG
19A WEST CHESTER
SCALE: 1/8" = 1'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.

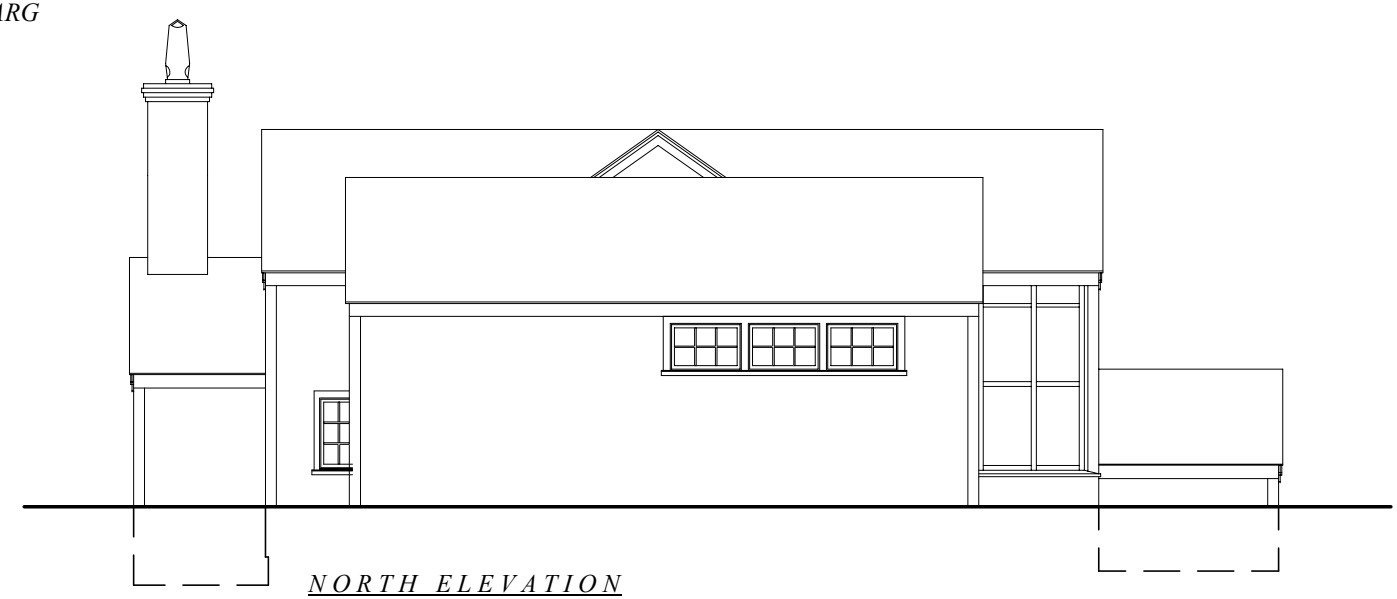
SOUTH ELEVATION
facing rear of 19 w. chester & street

EAST ELEVATION

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

AS-BUILT ELEVATIONS - BARG
19A WEST CHESTER
SCALE: 1/8" = 1'-0"

these designs are the property of brook meerbergen designs and may not be reproduced electronically or in any other manner without the express consent of brook meerbergen.



NORTH ELEVATION

WEST ELEVATION

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 42.4.3 PARCEL N°. portion of 51

Street & Number of Proposed Work: Portion of 32 W Chester on Wesco Pl.

Owner of record: Chesley, Richard + Dianna

Mailing Address: 2035 N Orleans St Unit M1
Chicago IL 60614

Contact Phone #: 228-2722 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BPC

Mailing Address: 12 Broad St
Nantucket MA 02554

Contact Phone #: 228 2722 E-mail: _____

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: _____ Sq. Footage 1st floor: 1632 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 1244 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0-12" South 0-12" East 0-12" West 0-12"

Height of ridge above final finish grade: North 29'2" South 29'2" East 29'2" West 26'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

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 8-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Water Struck - painted ☐ Other gray

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 + 6 /12 Dormer 6 /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): _____

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake 1x8 Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front 4 Lt Rear _____ Side 15 Lt

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall natural Clapboard (if applicable) _____ Roof Black

Trim light gray Sash Black Doors Black

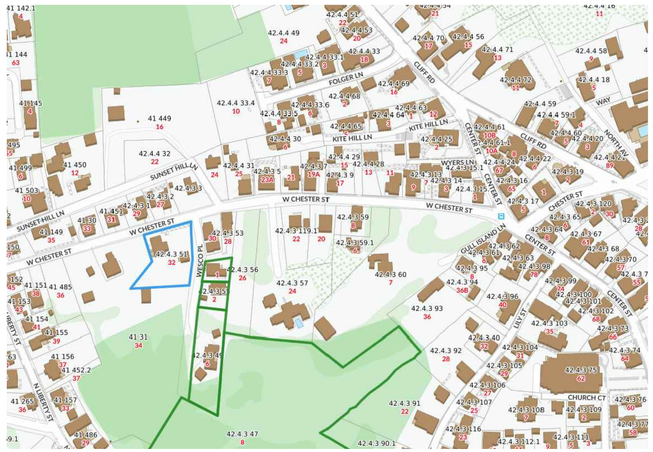
Deck _____ Foundation natural Fence _____ Shutters _____

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

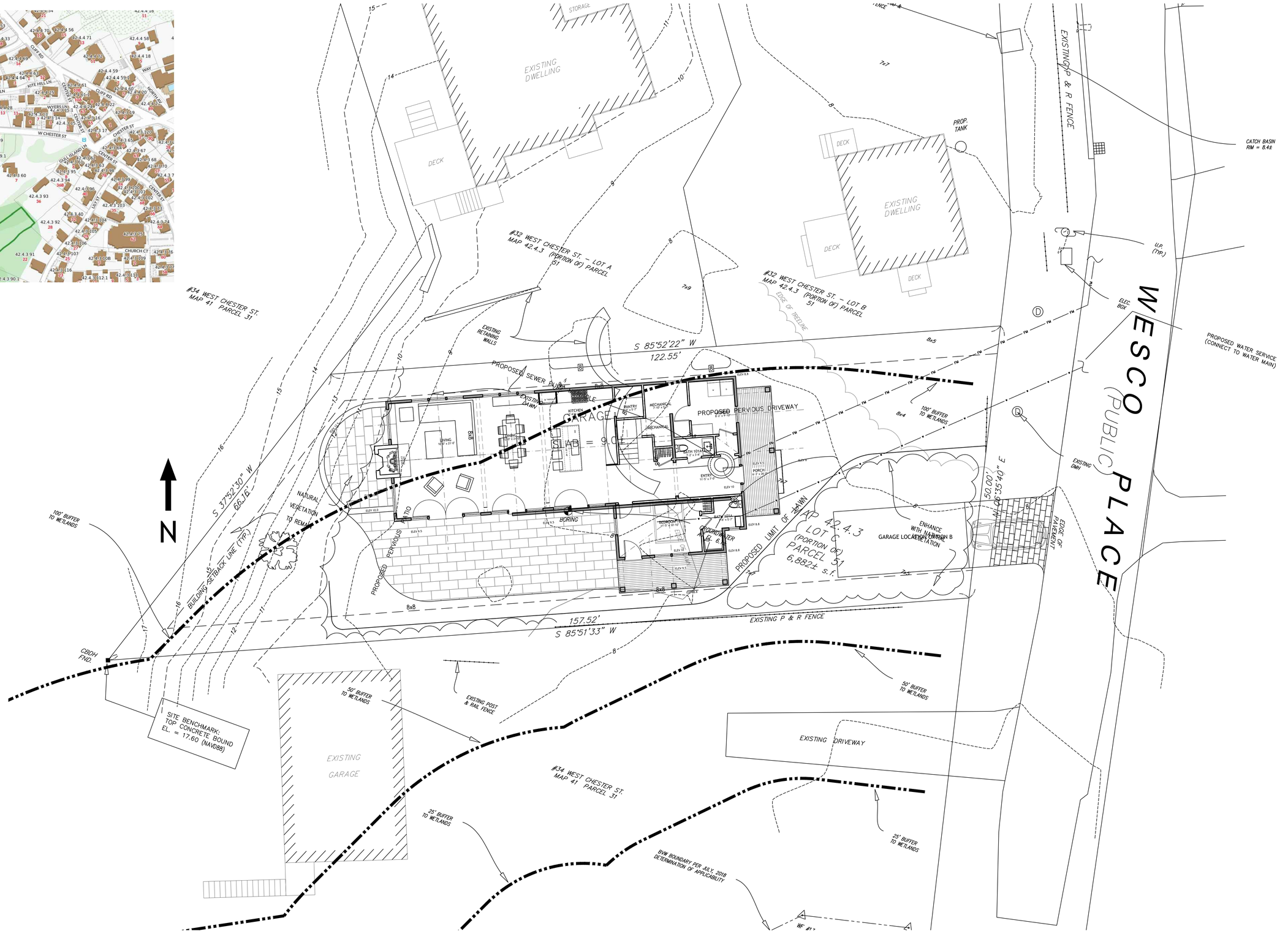
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 2/2/2020 Signature of owner of record _____ Signed under penalties of perjury

Chesley - Wesco Place



LOCUS: NTS



bpc

12 B OAK STREET
NANTUCKET, MA 02554

P 508 228 2722

Wesco Place
NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

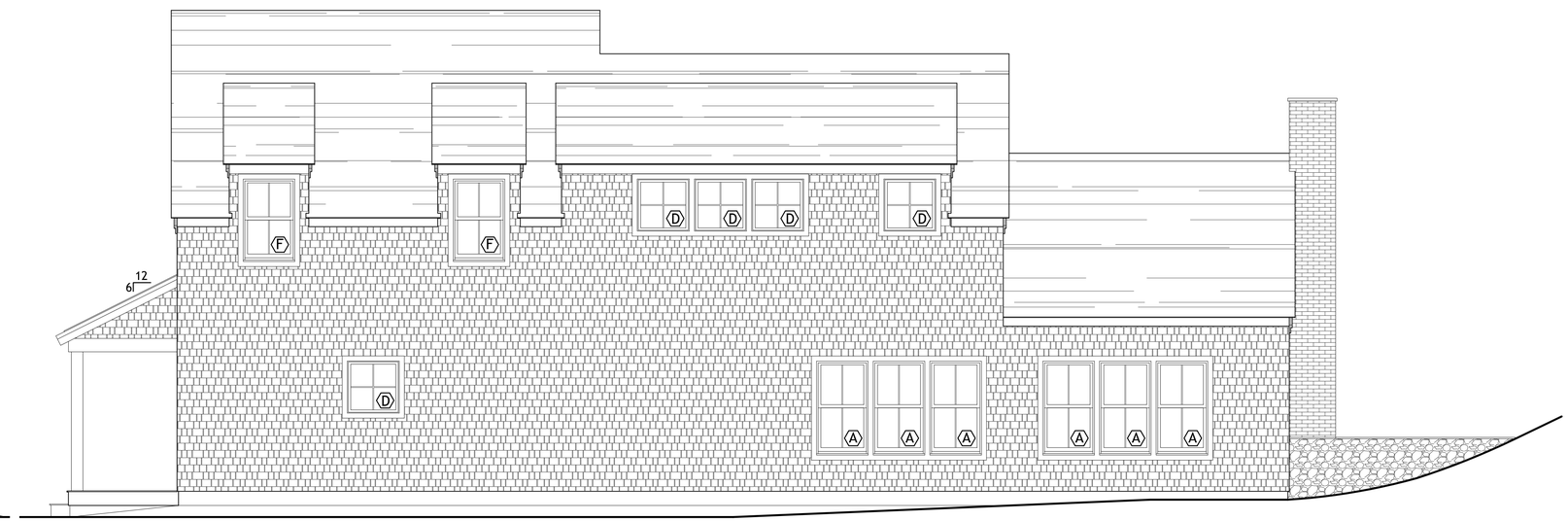
HDC

SITE PLAN: 1/8" = 1'-0"

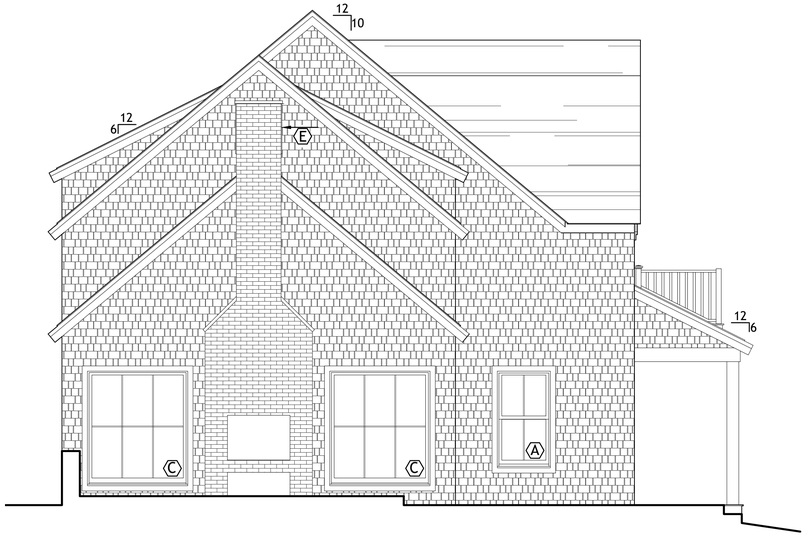
COVER SHEET

C1.1
FEBRUARY 19, 2020

EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"

SOUTH ELEVATION
1/4"=1'-0"

DOOR & WINDOW SCHEDULE

ID	MANUF.	MODEL #	UNIT SIZE	QTY.	DESCRIPTION	DP +/-
1	TBD		3'-0"x 7'-0"	1	4 LIGHT/1 PANEL W/ SIDELIGHTS	
2	ANDERSEN	FWHD31611	3'-1"x 6'-11"	3	4 LIGHT FRENCH DOOR - SINGLE	
3	ANDERSEN	FWHD60611	6'-0"x 6'-11"	1	4 LIGHT FRENCH DOORS - DOUBLE	
4	ANDERSEN	FWHD81611-3	8'-11"x 6'-11"	1	4 LIGHT FRENCH DOORS - TRIPLE	

WINDOWS

ID	MANUF.	MODEL #	ROUGH OPENING	QTY.	DESCRIPTION	
A	ANDERSEN	WDH21052		14	2/2 DBL HUNG	
B	ANDERSEN	WDH21062		6	2/2 DBL HUNG	
C	ANDERSEN	WPW5662		2	PICTURE WINDOW - 6 LIGHT	
D	ANDERSEN	AWW31		6	4 LIGHT WINDOW - AWNING	
E	ANDERSEN	AW21		2	4 LIGHT WINDOW - AWNING	
F	ANDERSEN	WDH21046		5	2/2 DBL HUNG	

bpc
12 B OAK STREET
NANTUCKET, MA 02554
P 508 228 2722

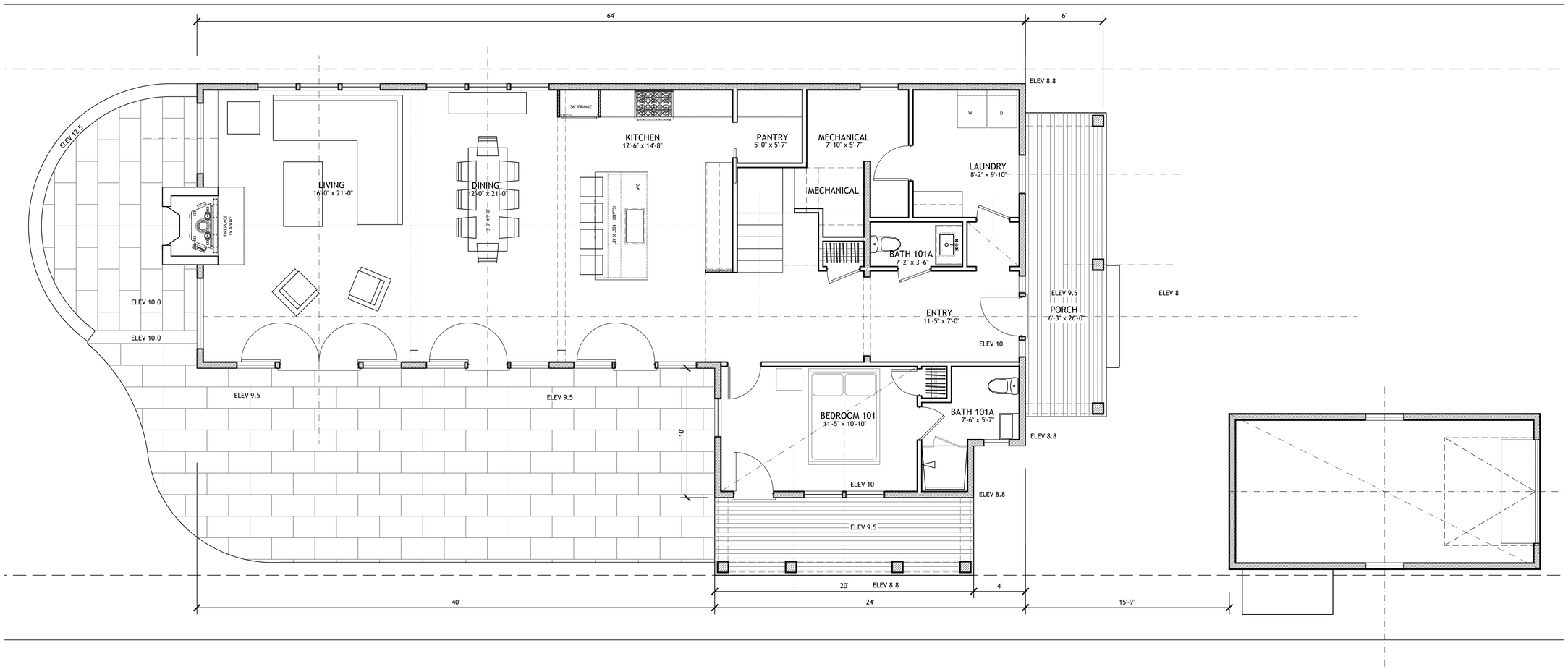
Wesco Place
NANTUCKET, MA 02554
MAP: 42.4.3 PARCEL: PORTION OF 51

HDC

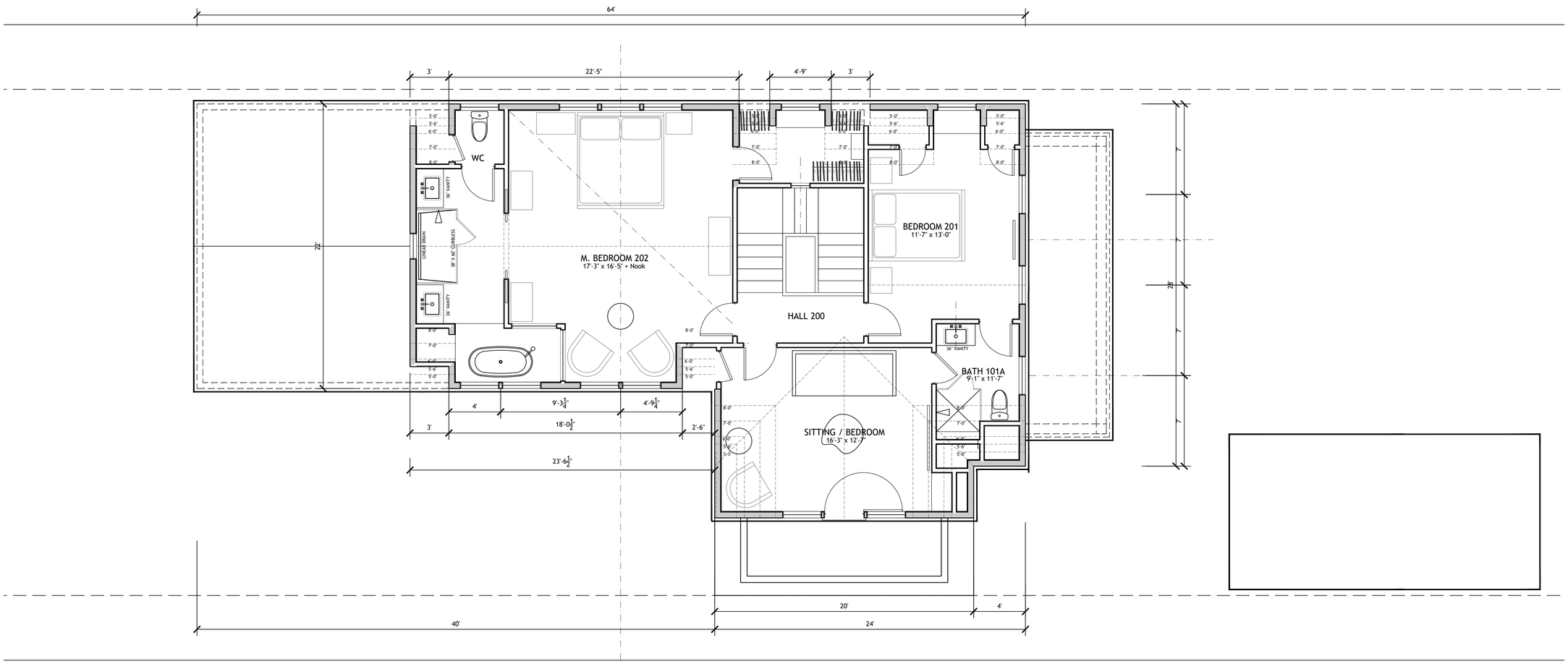
1/4" = 1'-0"

ELEVATIONS

A1.1
FEBRUARY 19, 2020



FIRST FLOOR - CURRENT "B" - 1632 SF
1/4" = 1'-0"



SECOND FLOOR - CURRENT "F" - 1244 SF
1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

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°: 42.4.1 PARCEL N°. 20

Street & Number of Proposed Work: 41 Easton St.

Owner of record: Christopher & Stephanie Roeder

Mailing Address: 15 Fernhill Ave.

Ross CA 94957

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: 15 Commercial Wharf

Nantucket MA 02554

Contact Phone #: 228-2044 E-mail: _____

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: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

5/1 fence - 6' height - along western property line

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/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): _____

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

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

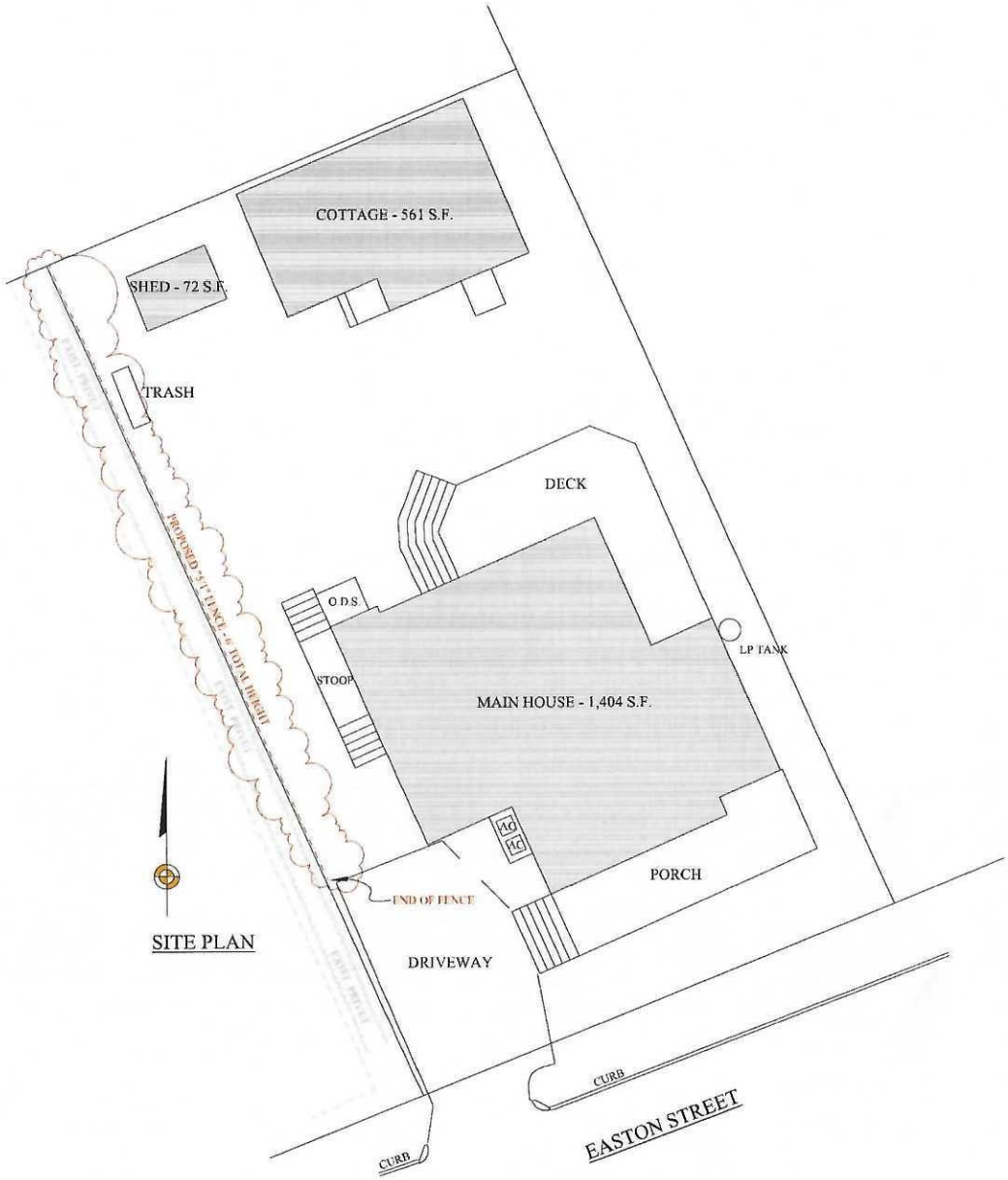
Deck _____ Foundation _____ Fence Natural Shutters _____

* 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 2/13/2020 Signature of owner of record [signature] Signed under penalties of perjury

THE ROEDER RESIDENCE
41 EASTON ST.
NANTUCKET, MA 02554



SITE PLAN

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC

15 COMMERCIAL WHARF • NANTUCKET, MA 02554
(508) 228-2064 NORMANDRESIDENTIAL.COM

These and all other plans and specifications are the property of Benjamin Normand Residential Design, Inc. and are not to be used, in whole or in part, for any purpose other than those for which they were prepared and are not to be reproduced, copied or given to any other person or entity without the written consent of Benjamin Normand Residential Design, Inc.

COVER SHEET
DATE: 02/13/2020
SCALE: AS NOTED

M/P: 42 4 1 / 20

THE ROEDER RESIDENCE
41 EASTON ST.
NANTUCKET, MA

A

West elevation across Hotel parking lot.

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

8½ x 11

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°: 42.3.2 PARCEL N°. 154

Street & Number of Proposed Work: 46 FAIR ST

Owner of record: ROBERT LECOUIS

Mailing Address: 46 FAIR ST
NANTUCKET MA. 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: NANTUCKET ARCHITECTURE GROUP

Mailing Address: PO BOX 1814
NANTUCKET MA

Contact Phone #: 228-5231 E-mail: STEVE@NANTUCKETARCHITECTURE.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: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation ADD A WINDOW IN AN EXIST AREAWAY
2. South Elevation BELOW GRADE - NOT VISIBLE FROM
3. West Elevation PUBLIC WAY
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/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): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

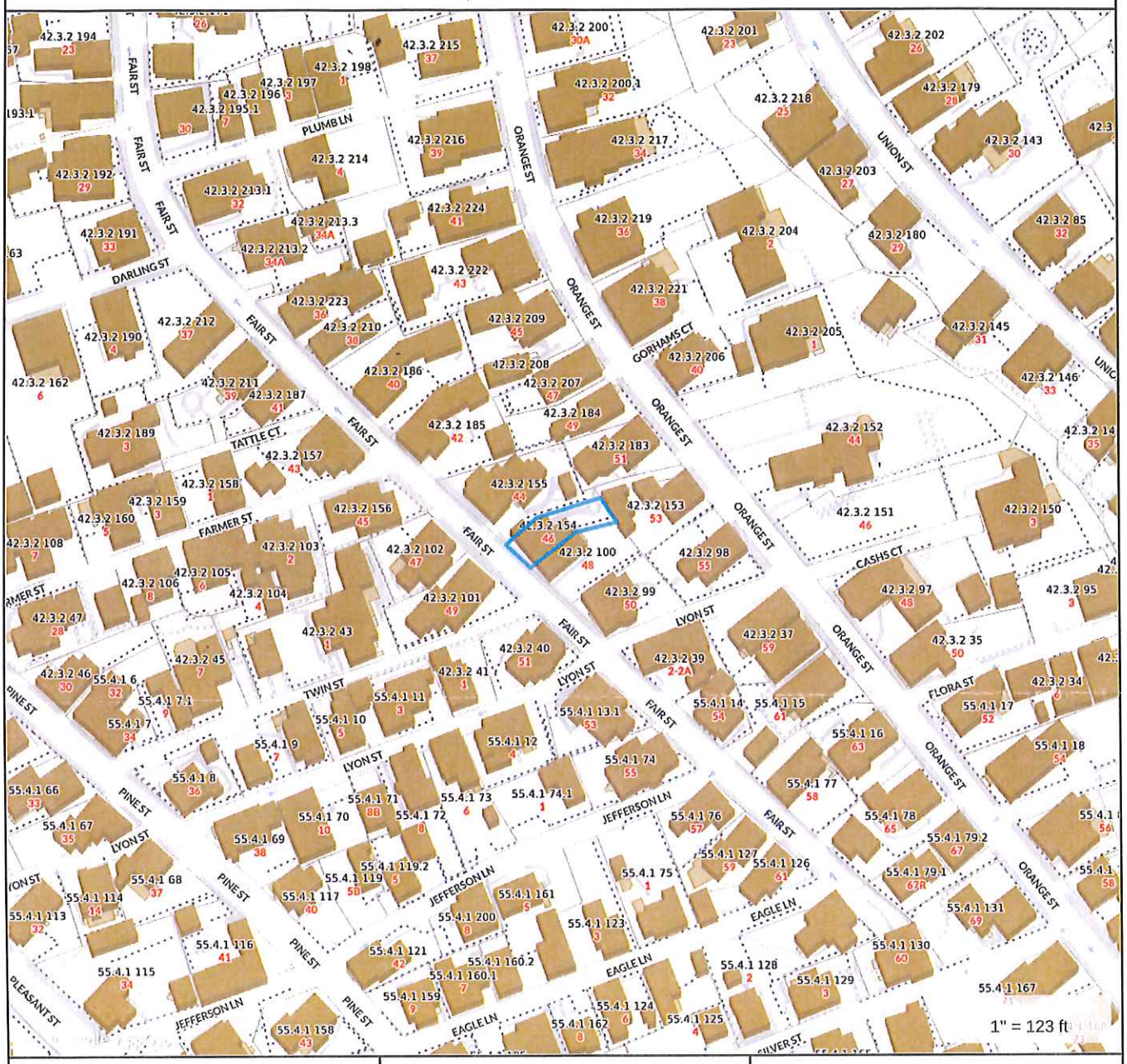
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash WHITE TRIM Doors _____
Deck _____ Foundation _____ 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 7/16/2010 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	42.3.2 154
Location	46 FAIR ST
Owner	MERSON JOHN C & BUNEVICH CAROL S

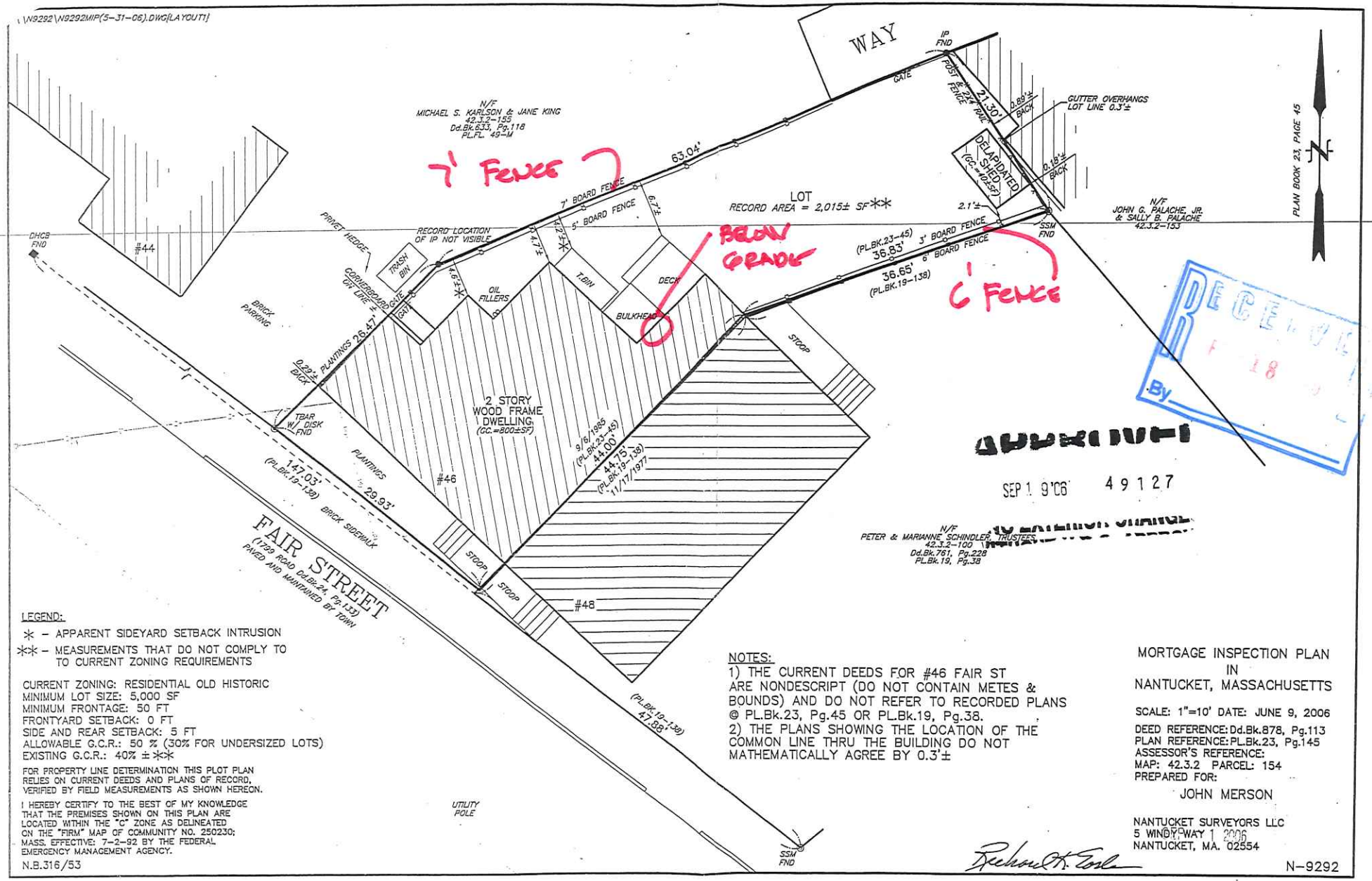
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2018
Data updated 11/19/2018

ROBERT LA

\N9292\N9292MIP(5-31-06).DWG[LAYOUT1]



RECEIVED
F 18
By

APPROVED
SEP 1 9'06 49127

LEGEND:

* - APPARENT SIDEYARD SETBACK INTRUSION

** - MEASUREMENTS THAT DO NOT COMPLY TO TO CURRENT ZONING REQUIREMENTS

CURRENT ZONING: RESIDENTIAL OLD HISTORIC
MINIMUM LOT SIZE: 5,000 SF
MINIMUM FRONTAGE: 50 FT
FRONTYARD SETBACK: 0 FT
SIDE AND REAR SETBACK: 5 FT
ALLOWABLE G.C.R.: 50 % (30% FOR UNDERSIZED LOTS)
EXISTING G.C.R.: 40% ± **

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE "C" ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 7-2-92 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.B.316/53

NOTES:
1) THE CURRENT DEEDS FOR #46 FAIR ST ARE NONDESCRIPT (DO NOT CONTAIN METES & BOUNDS) AND DO NOT REFER TO RECORDED PLANS @ PL.Bk.23, Pg.45 OR PL.Bk.19, Pg.38.
2) THE PLANS SHOWING THE LOCATION OF THE COMMON LINE THRU THE BUILDING DO NOT MATHEMATICALLY AGREE BY 0.3'±

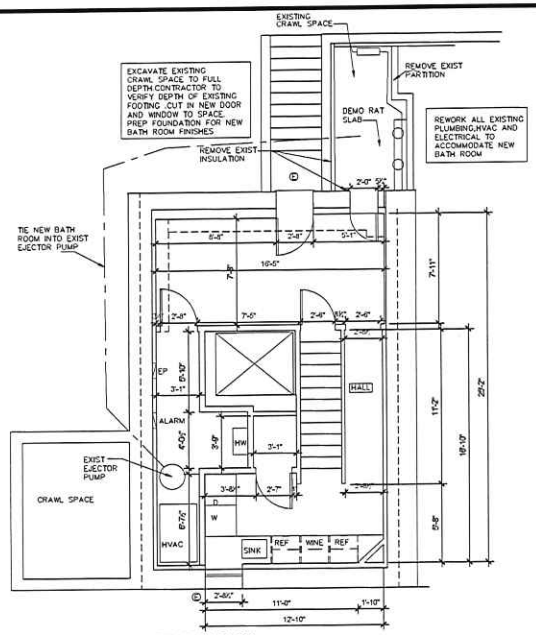
MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1"=10' DATE: JUNE 9, 2006
DEED REFERENCE: Dd.Bk.878, Pg.113
PLAN REFERENCE: PL.Bk.23, Pg.145
ASSESSOR'S REFERENCE:
MAP: 42.3.2 PARCEL: 154
PREPARED FOR:
JOHN MERSON

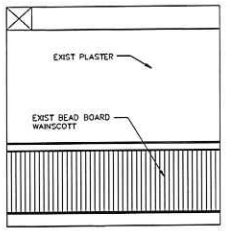
NANTUCKET SURVEYORS LLC
5 WINDYWAY
NANTUCKET, MA. 02554

Richard K. Eisele

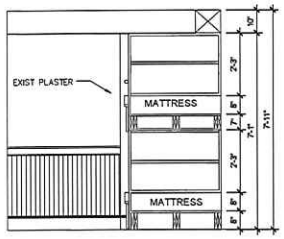
N-9292



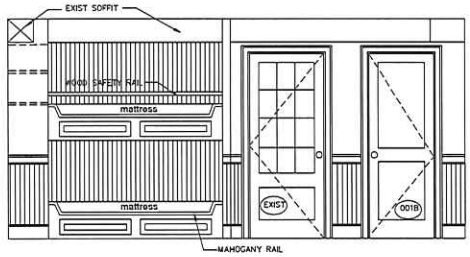
F EXISTING LOWER LEVEL PLAN
Scale: 1/4=1'-0



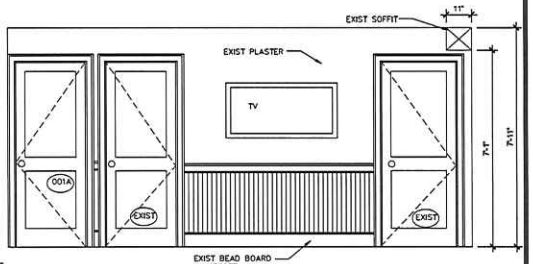
J ELEVATION BUNK ROOM
Scale: 1/2 =1'-0



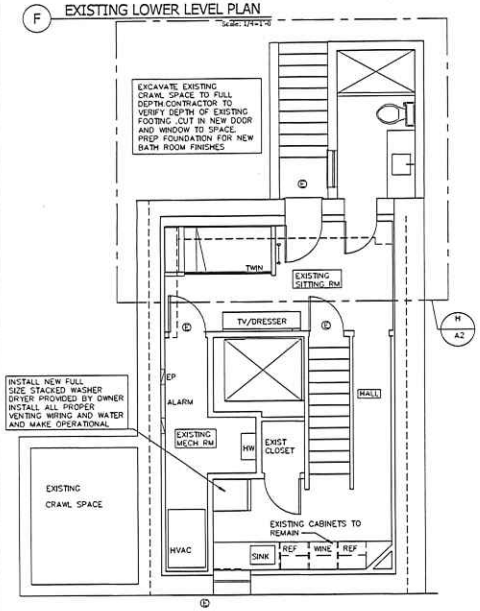
N ELEVATION BUNK ROOM
Scale: 1/2 =1'-0



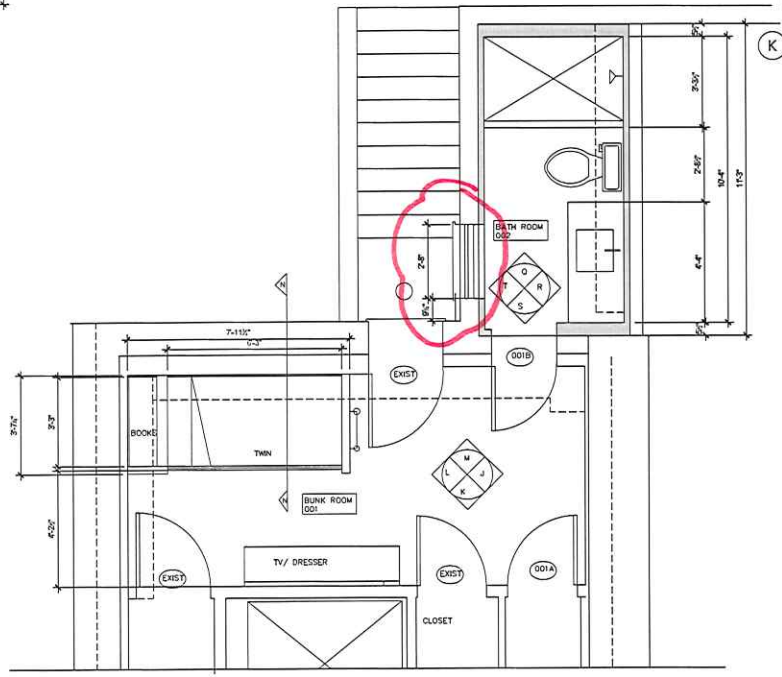
M ELEVATION BUNK ROOM
Scale: 1/2 =1'-0



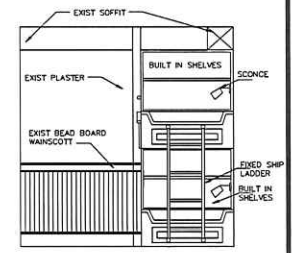
K ELEVATION BUNK ROOM
Scale: 1/2 =1'-0



G PROPOSED LOWER LEVEL PLAN OPTION A
Scale: 1/4=1'-0



H PLAN : LOWER LEVEL PLAN OPTION A
Scale: 1/2 =1'-0



L ELEVATION BUNK ROOM
Scale: 1/2 =1'-0

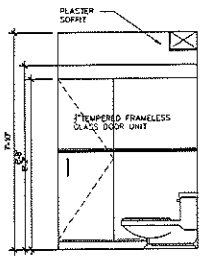
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

PLAN: RENOVATION FOR:
ELEVATION: MR BRUCE LECOURS AND MR DAVID WUNDERLICH
46 FAIR STREET
NANTUCKET, MASSACHUSETTS, 02554
MAP: 42.3.2 PARCEL: 154

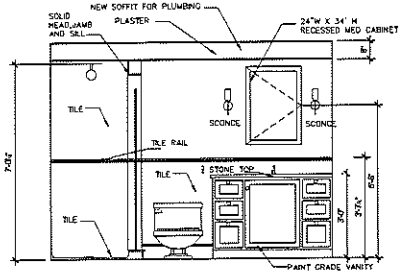
HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

1706.07

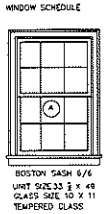
A2

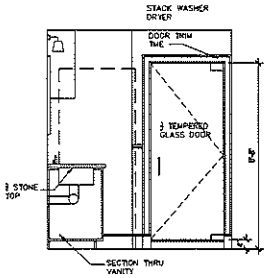


Q ELEVATION BATH RM OPTION A
Scale: 1/2 =1'-0

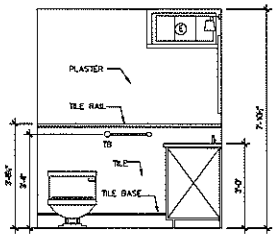


R ELEVATION BATH RM OPTION A
Scale: 1/2 =1'-0

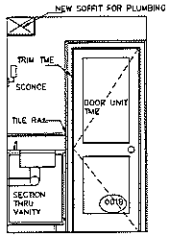




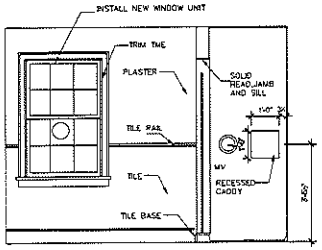
AA ELEVATION BATH RM OPTION B
Scale: 1/2 =1'-0



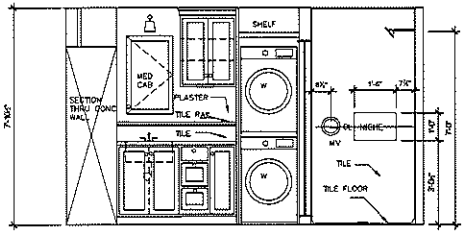
Z ELEVATION BATH RM OPTION B
Scale: 1/2 =1'-0



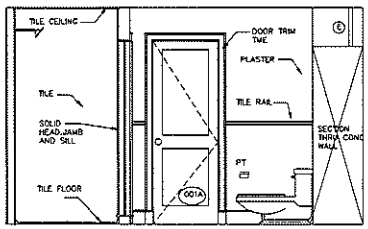
S ELEVATION BATH RM OPTION A
Scale: 1/2 =1'-0



T ELEVATION BATH ROOM OPTION A
Scale: 1/2 =1'-0



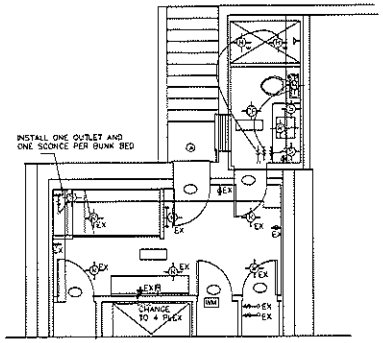
X ELEVATION BATH RM OPTION B
Scale: 1/2 =1'-0



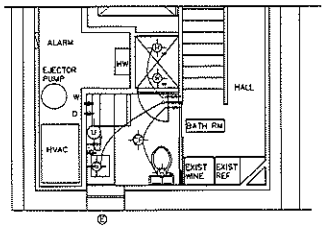
Y ELEVATION BATH RM OPTION B
Scale: 1/2 =1'-0

ELECTRICAL DRAWING LEGEND

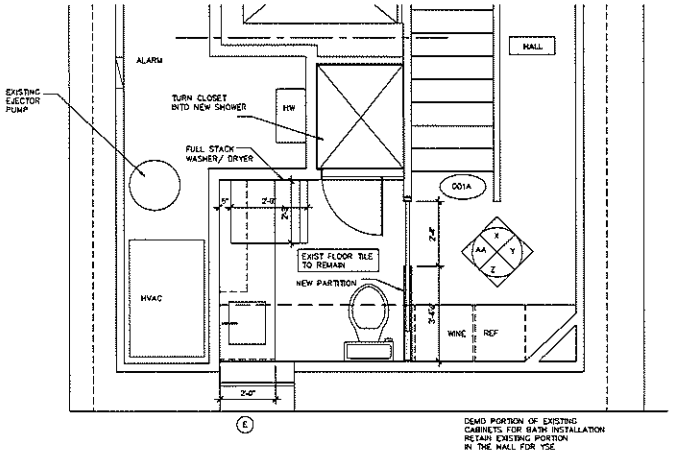
- COLD TEMPERATURE SENSOR
- RATE RISE DETECTOR
- SMOKE/CO DETECTOR
- SURFACE — SURFACE CEILING FIXTURE
- SURFACE BARE BULB IN WIRE CAGE
- IN WALL LIGHT WATERPROOF
- RECESSED WET LOCATION
- RECESSED CEILING
- EXHAUST FAN
- CEILING FAN
- WALL SCONSE
- IN WALL STEP LIGHT
- CLOSET LIGHT W/MOTION SENSOR
- PENDANT LIGHT
- UNDER CABINET LIGHT
- DUPLEX OUTLET
- 4 PLEX OUTLET
- HALF SWITCHED OUTLET
- DUPLEX OUTLET GFI
- WEATHER PROOF OUTLET
- FLOOR PLUG
- SINGLE POLE SWITCH
- SWITCH W/DRAWER
- THREE WAY SWITCH
- FOUR WAY SWITCH
- THREE WAY MOTION SENSOR SWITCH
- TELEPHONE
- TV/ CABLE OUTLET
- WIRELESS MODEM



P LOWER LEVEL ELECTRICAL PLAN OPTION A
Scale: 1/4 =1'-0



BB LOWER LEVEL ELECTRICAL PLAN OPTION B
Scale: 1/4 =1'-0



W PLAN : OPTION B BATH RM PLAN
Scale: 1/2 =1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

PLANS AND ELEVATIONS FOR RENOVATION FOR:
MR. BRUCE LECOURS AND MR DAVID WUNDERLICH
46 FAIR STREET
NANTUCKET, MASSACHUSETTS, 02554
MAP: 42.3.2 PARCEL: 154

HOC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

1708.07

A3

BELOW GRADE