1. Old Business Packet For 10/8/20

   Documents:

   5 SOUTH WATER STREET - 2ND AND 3RD FL ADDITION - OB SUB FOR 10-05-20.PDF
   7 CANNONBURY LANE - NEW DWELLING - OB SUB FOR 10-05-20.PDF
   8 CENTER CT SIAS - REV 12-0352 RELOCATE AC.PDF
   8 CENTER STREET- FOR OB 10-05-20.PDF
   8 SHEEP POND ROAD - POOL - OB SUB FOR 10-05-20.PDF
   10 BEACH STREET - DEMO - OB SUB FOR 10-05-20.PDF
   10 BEACH STREET - NEW DWELLING - OB SUB FOR 10-05-20.PDF
   10 DELANEY RD NEW DWELLING OB FOR 10-5-20.PDF
   10 DELANEY RD POOL NB FOR 10-5-20 TRACK WITH ND.PDF
   10 DELANEY RD SHED FOR OB 10-5-20 TRACK WITH ND.PDF
   11 DAVIS LANE - CABANA - OB SUB FOR 10-05-2020.PDF
   11 DAVIS LANE - POOL SPA - OB SUB FOR 10-05-2020.PDF
   26 NEW ST - ADDITION.PDF
   28 EEL POINT RD - SPORTS COURT - OB SUB FOR 10-05-2020.PDF
   30 CANNONBURY - NEW DWELLING - OB REV 10-05-20.PDF
   31 SHELL ST - HARDSCAPE - OB SUB FOR 10-05-20.PDF
   38 PROSPECT - 2ND DWELLING - OB SUB FOR 10-05-20.PDF
   45 HULBERT - BEACH SIDE REVIEW - OB SUB FOR 10 05.PDF
   45 HULBERT - NEW DWELLING REVISIONS - OB SUB FOR 10 05.PDF
   45 W CHESTER - SHED - OB SUB FOR 10-05-2020.PDF
   59B POLPIS RD - NEW DWELLING - OB SUB FOR 10-05-20.PDF
   100 LOW BEACH RD - NEW POOL HOUSE - OB SUB 10 05 2020.PDF

2. No Meeting Agenda

   There is no agenda available for this meeting. Please view the minutes.

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°. 270-275

Street & Number of Proposed Work: 55 Water Sre

Owner of record: So. Water Associates Realty Trust

Mailing Address: 180 Wells Ave Suite 100
Newton, MA, 02459

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Eugeitus

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

Contact Phone #: 508 325 4995 E-mail: Matt@Eugeitus-development.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 Alteration to Existing Two Story Structure - Existing Footprint NO CHANGE

Size of Structure or Addition: Length: ±48.5' Sq. Footage 1st floor: ETL Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: ±16.5' Sq. footage 2nd floor: 223 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 2,591

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

Height of ridge above final finish grade: North ±35'5" South ±35'5" East ±35'5" West ±35'5"

Additional Remarks

Historic Name:

Original Date: 1930

Original Builder:

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

REVISIONS* (describe)
1. East Elevation Addition Third Floor
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" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 8 /12 Secondary Mass 6 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) PAINTED MATERIAL

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other TO MATCH EXISTING
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other TO MATCH EXISTING
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 8" Corner boards 4 1/2" Frieze 4"
Window Casing 3 1/2" Door Frame 3 1/2" Columns/Posts: Round _____ Square 3 1/2"

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 / MATCH EXISTING Clapboard (if applicable) N/A Roof RED CEDAR / NATURAL
Trim Quaker Gray / MATCH EXISTING Sash Quaker Gray / MATCH EXIST Doors Cottage Red / MATCH EXISTING
Deck NATURAL Foundation NATURAL Fence _____ Shutters BLACK

* 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 02/05/20 Signature of owner of record _____ Signed under penalties of perjury

5 South Water Street : Map 42.3.1 / Parcel 270-75

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-02-0629
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 10.01.20

HDC Meeting Date: September 29h, 2020.

5 South Water Street

Emeritus Development

Map 42.3.1; Parcel 270-275

Alterations & Addition

Old Business

Updated Meeting Posting

MEETING POSTING

Original Posting Time: 2020 SEP 25 AM 10:05
Original Posting Number: T 2068
****added ePermitting numbers****

TOWN OF NANTUCKET
Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED
2020 SEP 29 AM 10:17
NANTUCKET TOWN CLERK
Posting Number:T 2074

Committee/Board/s	Historic District Commission (HDC) – NEW BUSINESS
Day, Date, and Time	Tuesday September 29, 2020 **4:30pm**
Location / Address	**REMOTE PARTICIPATION VIA ZOOM AND YouTube** Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached) Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Cathy Flynn, Land Use Specialist

To join the Historic District Commission meeting click on the Zoom Link below:
https://zoom.us/j/95560053336?pwd=UzMxaWF0N1MwVVByNGdkV1lIRHFMUT09

Meeting ID: 955 6005 3336 **Password**: 078546
Phone dial in: 646 558 8656; Meeting ID: 95560053336; Password: 078546

To watch live feed, click here: https://www.youtube.com/watch?v=yVst-gyYESU

Commissioners: Ray Pohl (Chair), Diane Coombs (Vice Chair), John McLaughlin, Abby Camp, Val Oliver
Associate Commissioners: Stephen Welch, Jesse Dutra, Carrie Thornewill
Staff: Terry Norton, Cathy Flynn, Holly Backus and Kadeem McCarthy

Historic Structures Advisory Board (HSAB), Sconset Advisory Board (SAB), Madaket Advisory Board (MAB), Sign Advisory Council (SAC).

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.
Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. PUBLIC COMMENT

3.	Patrick Carney **09-1789**	5 Wingspread Lane	Pool	27/17.5	Waterscapes
	• Pool must not be visible at time of inspection and in perpetuity				
4.	Vandelay RT **09-1814**	84 Polpis Road	Pool	44/25.5	Val Oliver
	• Pool must not be visible at time of inspection and in perpetuity				
5.	Fred Knowles ETAL **09-1779**	16 Gingy Lane	Pool and patio	41/846	Val Oliver
	• Pool must not be visible at time of inspection and in perpetuity				
6.	Maury Rugged LLC **09-1833**	18 Bayberry Lane	Pool	67/67	Val Oliver
	• Pool must not be visible at time of inspection and in perpetuity				
7.	Engle Kristen Trust **09-1868**	90 Pocomo Road	Rev 69612; pool smaller	15/43	David Bartsch
	• Pool must not be visible at time of inspection and in perpetuity				
8.	Julia Killian **09-1835**	10 Mayhew Lane	Rev 11-0154; exterior alterations	41/443	Shelter 7 LLC
	• A/C unit must be screened at time of inspection and in perpetuity				
9.	Russell Simpson **09-1794**	22 Bailey Road	Pool	55/504	BPC
	• Pool must not be visible at time of inspection and in perpetuity				
10.	Kiley Mann **09-1861**	14 Plum Street	Pool	80/325	Normand Residential
	• Pool must not be visible at time of inspection and in perpetuity				
11.	Lilymoor LLC **09-1806**	1 Maxey Pond Road	Pool	40/107	Jardins International
	• Pool must not be visible at time of inspection and in perpetuity				
12.	61 Shawkemo Rd NT **09-1770**	61 Shawkemo Road	Pool and patio	44/128	Atlantic Landscaping
	• Pool must not be visible at time of inspection and in perpetuity				
13.	Claudine Wispelway **09-1853**	25 Woodbine Street	Pool	80/275	Normand Residential
	• Pool must not be visible at time of inspection and in perpetuity				

V. SIGNS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Nantucket Basket Mus **(OB) 09-1721**	49 Union Street	Move existing sign	55.1.9/31	Karen Butler

VI. NEW BUSINESS CARRIED OVER FROM 9/22/20

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Vandelay Realty LLC **09-1669**	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
2.	Vandelay Realty LLC **09-1661**	84 Polpis Road	New DU w/ attached garage	44/25.5	Val Oliver

VII. OLD BUSINESS CARRIED OVER FROM 9/24/20

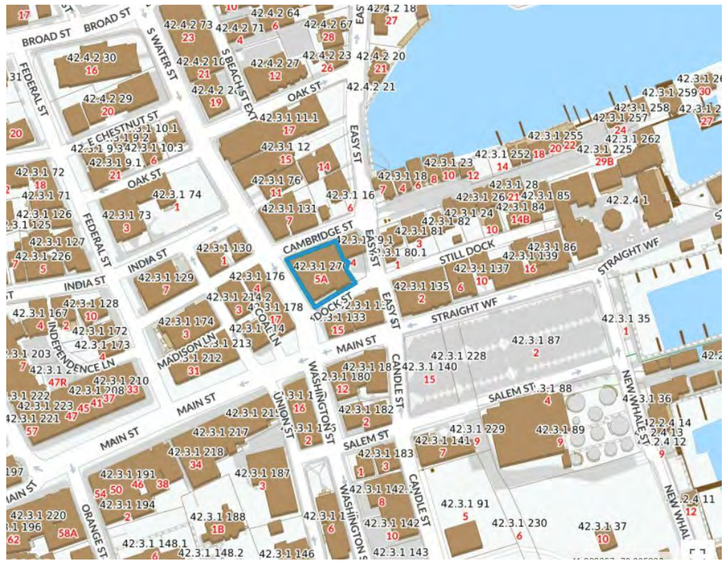
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Sea La Vie LLC **07-1408**	42 Dukes Road	Rev 67176; patio/pool	56/249	NAG
	• *Commissioners: Coombs (acting), Oliver, Welch; Alternates: None; Recused: None*				
2.	Ecklund/Furdak **08-1587**	26 W Chester Street	Hardscape	42.4.3/56	Ahern
	• *Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None*				
3.	Michelle Black **05-0953**	28 Eel Point Road	Sports court	40/49	Ahern
	• *Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: None*				
4.	Cannonbury Holdings **08-1569**	4 Sleetwing Circle	New cabana	74/23	Workshop/APD
	• *Commissioners: Pohl, Coombs, McLaughlin, Camp, Dutra; Alternates: Welch; Recused: Oliver*				
5.	Cannonbury Holdings **08-1566**	4 Sleetwing Circle	Hardscape/pool	74/23	Workshop/APD
	• *Commissioners: Pohl, Coombs, McLaughlin, Camp, Dutra; Alternates: Welch; Recused: Oliver*				
6.	Anne McGivney **08-1498**	45 West Chester Street	Shed	41/230	Structures Unlimited
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				
7.	Stephen Frohwein **07-1285**	32 N Liberty St	Addition	41/159	Emeritus
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				
8.	Hummock Pond Holdings **07-1427**	287 Hummock Pond Rd	Move to 289 HPR + addtn	83/39	Emeritus
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				
9.	John Hendricks **08-1549**	1 Jefferson Lane	Rev 73097; door change	55.4.1/74.1	Emeritus
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				
10.	South Water Assoc **02-0629**	5 South Water Street	2nd/3rd FL addition	42.3.1/270-275	Emeritus

Mixed Use Structure Alterations & Addition

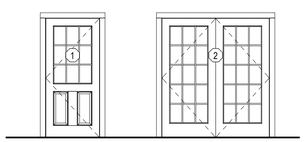
5 South Water Street Nantucket, MA 02554

10.01.20

HDC Submission



Locus Map

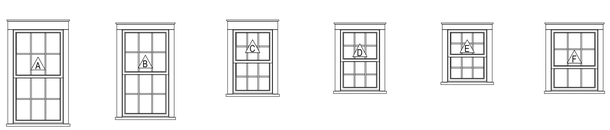


Single Door
1 Panel 9 Lite TDL

Double French Door
(2) 15 Lite TDL

Door Legend

1/4" = 1'-0"



Double Hung	Double Hung	Double Hung	Double Hung	Double Hung	Cottage
6/6 TDL	6/6 TDL	6/6 TDL	6/6 TDL	6/6 TDL	6/3 TDL

Window Legend

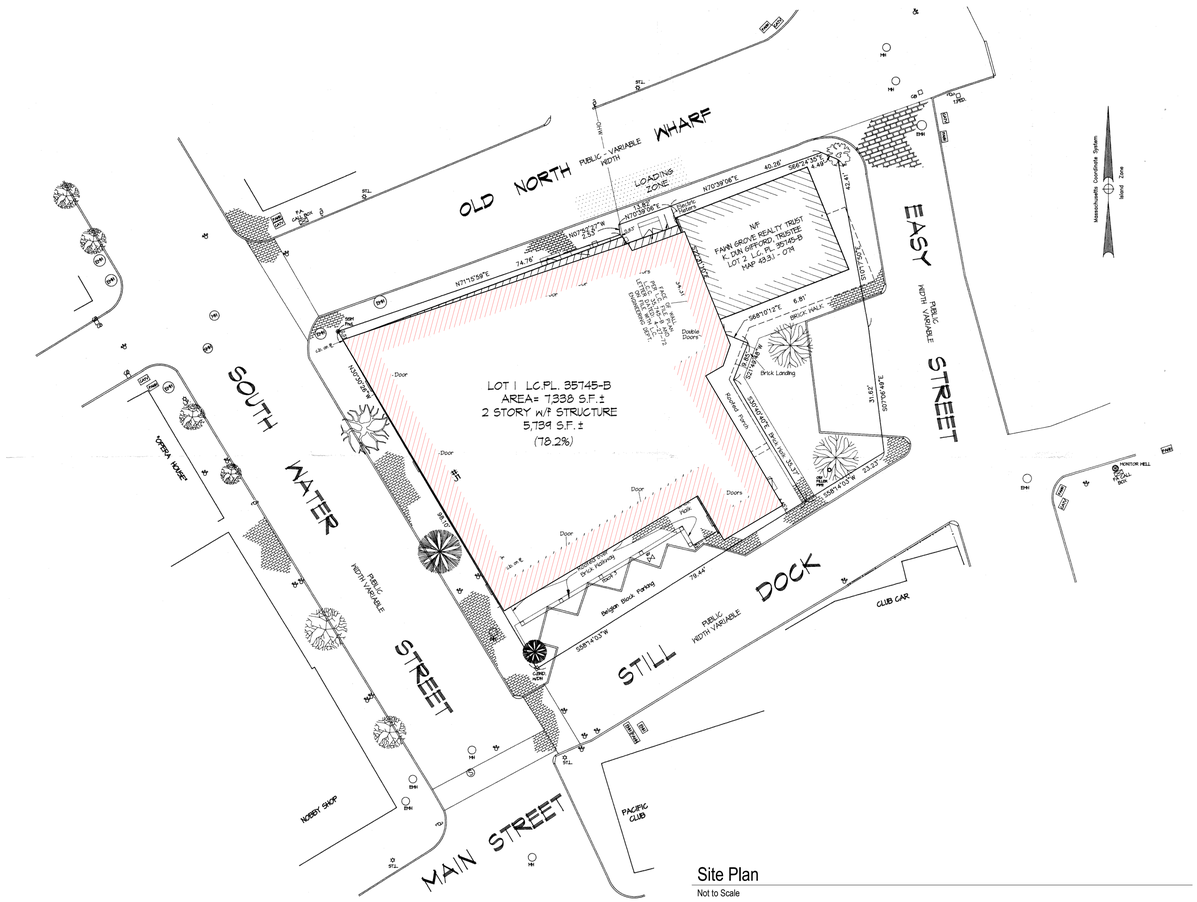
1/4" = 1'-0"

South Elevation

West Elevation

North Elevation

East Elevation



Site Plan

Not to Scale

1850

Mixed Use Structure Alterations & Addition

5 South Water 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:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 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.1.1	First Floor Plan
A.1.2	Second Floor Plan
A.1.3	Third Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations
A.2.3	Exterior Elevations
A.2.4	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

1850

10.01.20

HDC Submission

First Floor - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

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First Floor Plan

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
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A.1.1

1850

10.01.20

HDC Submission

Second Floor - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
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Second Floor Plan

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
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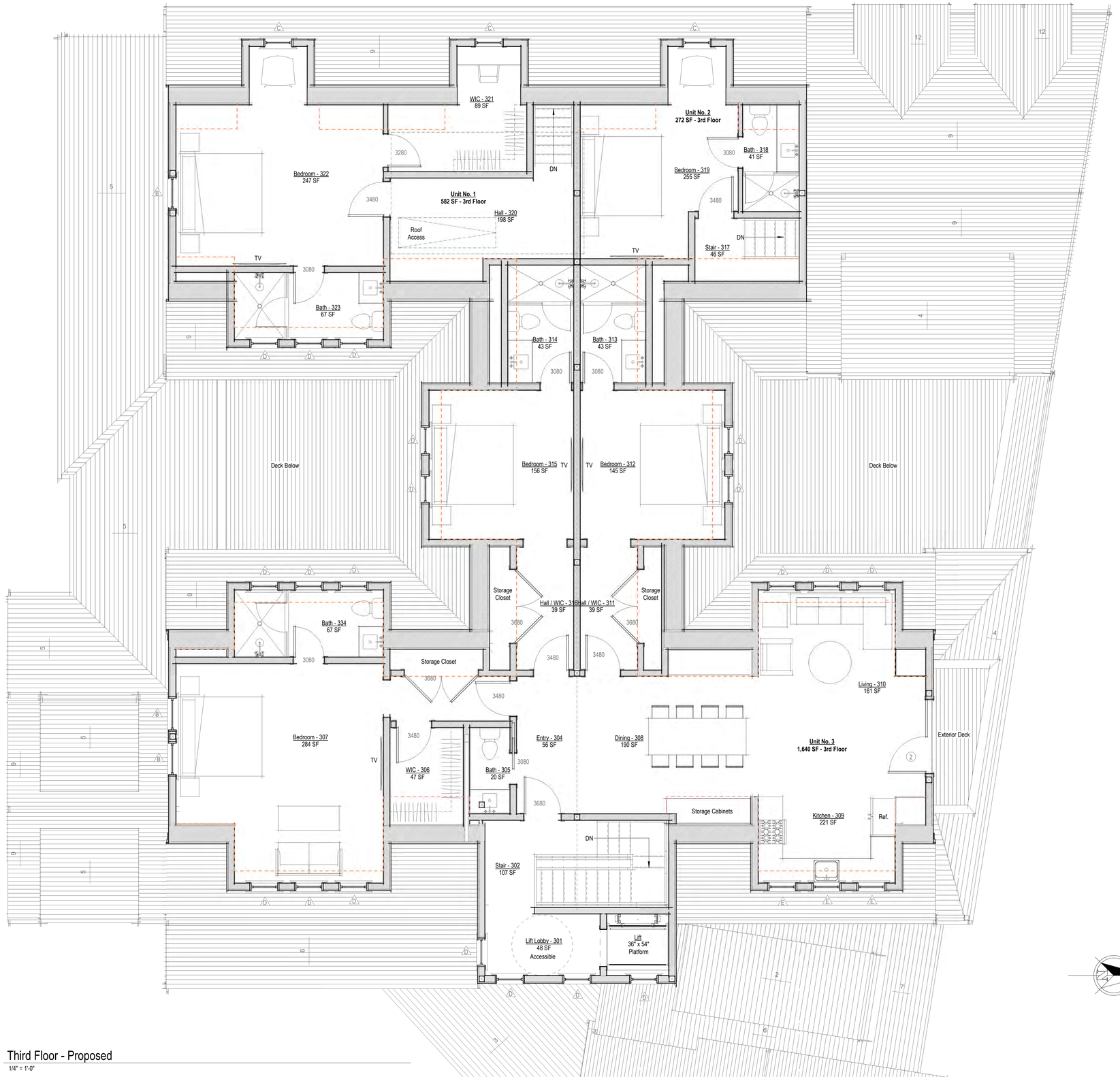
A.1.2

1850

10.01.20

HDC Submission



Third Floor - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

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emeritus

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Third Floor Plan

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
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A.1.3

1850

10.01.20

HDC Submission

West Elevation - Previously Submitted HDC

1/8" = 1'-0"

West Elevation - Existing

1/8" = 1'-0"

West Elevation - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure Alterations & Addition

5 South Water Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
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Exterior Elevations

Site Information

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Current Zoning:	CDT
Minimum Frontage:	35 FT
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Revisions

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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

1850

10.01.20

HDC Submission

North Elevation - Existing

1/8" = 1'-0"

North Elevation - Previously Submitted HDC

1/8" = 1'-0"

No Visibale Changes This View

North Elevation - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water 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:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 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.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Exterior Elevations
A.2.4 Exterior Elevations

Revisions

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A.2.2

1850

10.01.20

HDC Submission

East Elevation - Previously Submitted HDC

1/8" = 1'-0"

East Elevation - Existing

1/8" = 1'-0"

East Elevation - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water Street
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Exterior Elevations

Site Information

Map & Parcel:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
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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.

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Revisions

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A.2.3

1850

10.01.20

HDC Submission

South Elevation - Previously Submitted HDC

1/8" = 1'-0"

South Elevation - Existing

1/8" = 1'-0"

South Elevation - Proposed

1/4" = 1'-0"

1850

Mixed Use Structure
Alterations & Addition

5 South Water 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:	42.3.1 / 270
Current Zoning:	CDT
Minimum Frontage:	35 FT
Front Setback:	None
Side/Rear Setback:	0 FT / 5 FT
Lot Size:	6,060 SF
Min. Lot Size:	5,000 SF
Allowable G.C.:	30% / 1,818 SF
Existing G.C.:	0 SF
Proposed G.C.:	1,802 SF
Total Proposed G.C.:	1,802 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.

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A.2.4

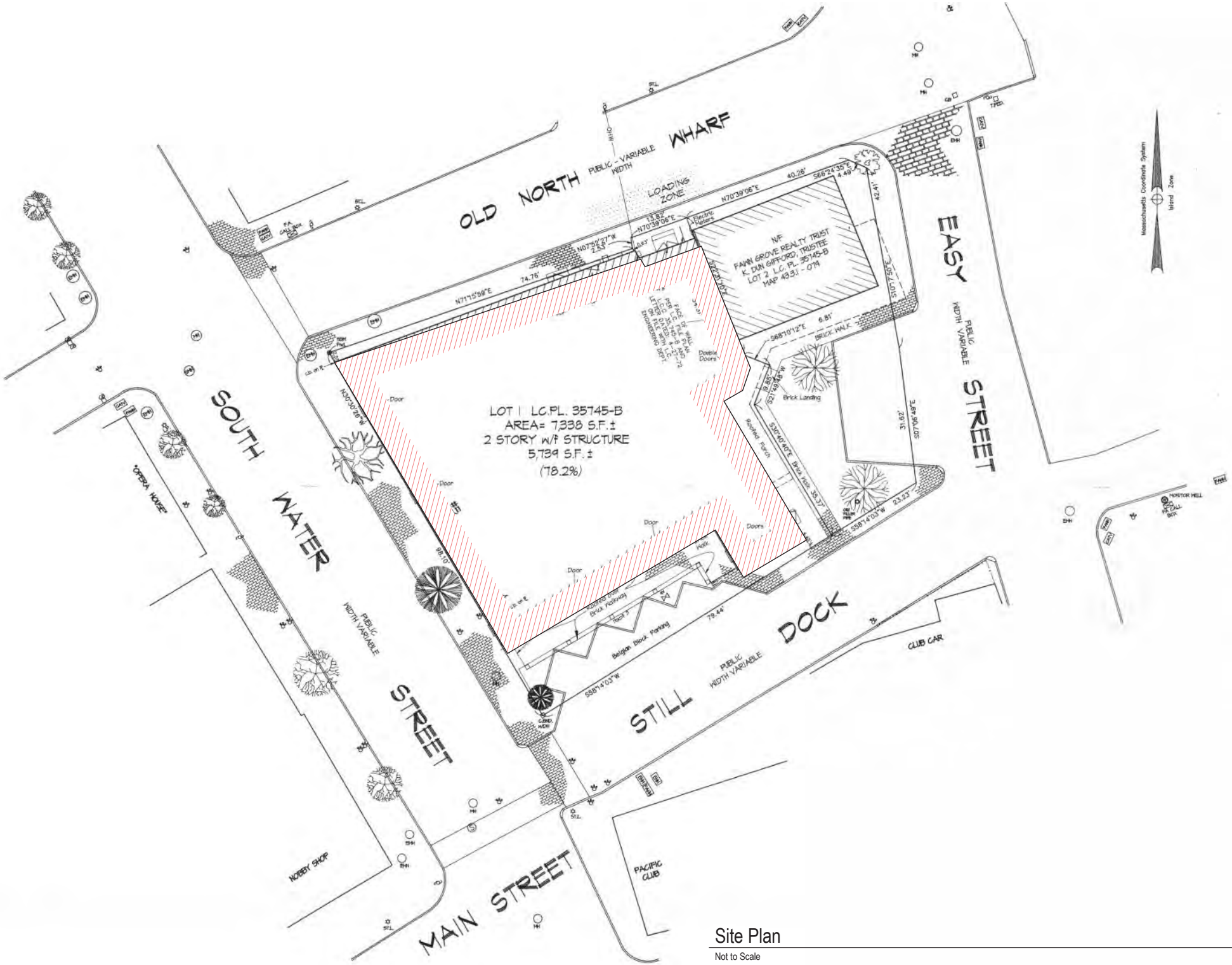
1850

Mixed Use Structure Alterations & Addition

5 South Water Street Nantucket, MA 02554

10.01.20

Locus Map



Site Plan

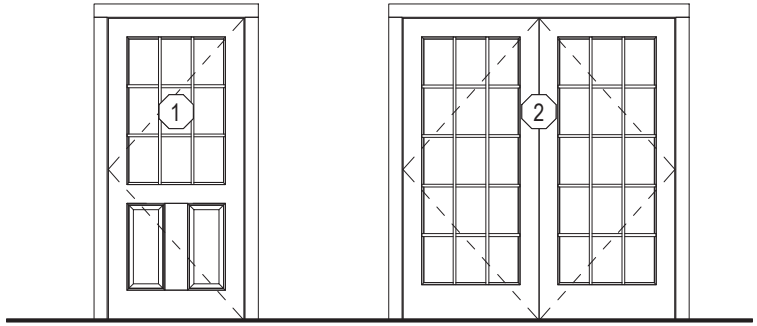
Not to Scale

South Elevation

West Elevation

North Elevation

East Elevation

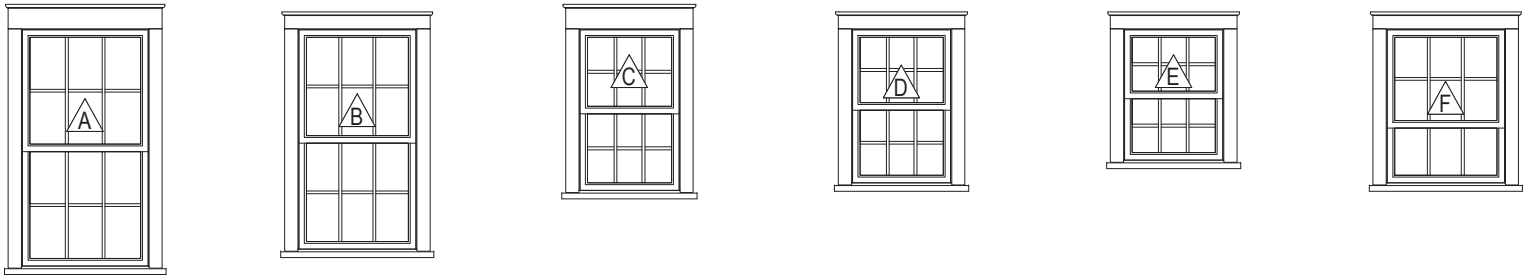


Single Door
1 Panel 9 Lite TDL

Double French Door
(2) 15 Lite TDL

Door Legend

1/4" = 1'-0"



Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Double Hung
6/6 TDL

Cottage
6/3 TDL

Window Legend

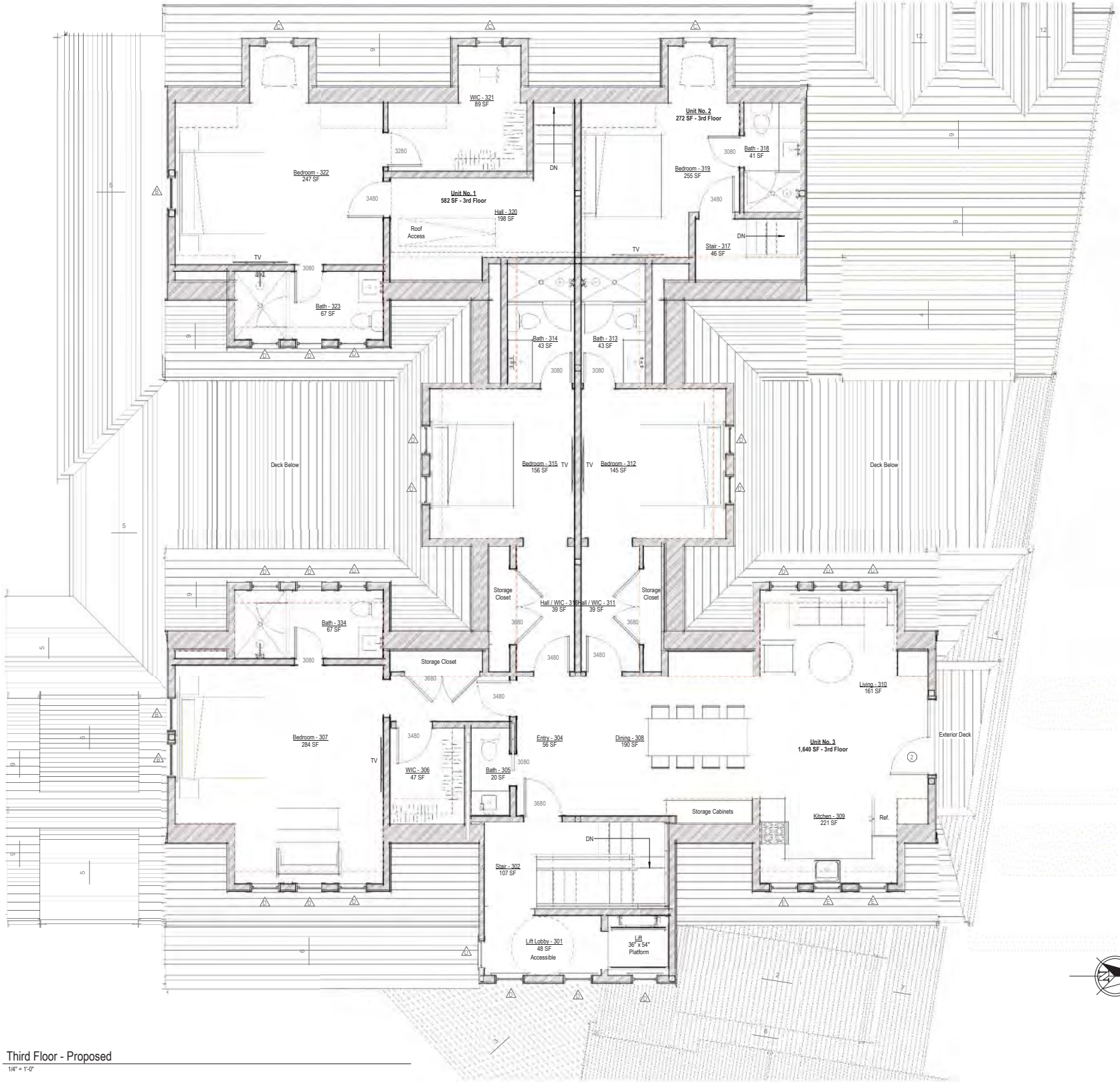
1/4" = 1'-0"

First Floor - Proposed

1/4" = 1'-0"

Second Floor - Proposed

1/4" = 1'-0"



Third Floor - Proposed

1/4" = 1'-0"

West Elevation - Proposed

1/4" = 1'-0"

West Elevation - Previously Submitted HDC

1/8" = 1'-0"

West Elevation - Existing

1/8" = 1'-0"

No Visibale Changes This View

North Elevation - Proposed

1/4" = 1'-0"

North Elevation - Previously Submitted HDC

1/8" = 1'-0"

North Elevation - Existing

1/8" = 1'-0"

East Elevation - Proposed

1/4" = 1'-0"

East Elevation - Previously Submitted HDC

1/8" = 1'-0"

East Elevation - Existing

1/8" = 1'-0"

South Elevation - Proposed

1/4" = 1'-0"

South Elevation - Previously Submitted HDC

1/8" = 1'-0"

South Elevation - Existing

1/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

BFC - EDEN ROSE

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.

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

PROPERTY DESCRIPTION

TAX MAP N°: 74 PARCEL N°. 29

Street & Number of Proposed Work: 7 CANNONBURY LANE

Owner of record: CANNONBURY LANE PARTNERS, LLC

Mailing Address: 105 NEWBURY STREET
BOSTON MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

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: 52'-0" Sq. Footage 1st floor: 1380 Decks/Patio: Size: 11'-9" x 24'-0" ☒ 1st floor ☐ 2nd floor
Width: 39'-6" Sq. footage 2nd floor: 900 Size: 8'-6" X 6'-6" ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'
Height of ridge above final finish grade: North 26'-7" South 26'-7" East 26'-7" West 26'-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 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 12 /12 Secondary Mass 6 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer ANDERSON Rough Opening _____ Size 2' X 3' Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 4 Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8 x 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 CUSTOM (PAINT) Rear FRENCH Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE Sash WHITE Doors FRONT - BLUE ; OTHERS - WHITE
Deck 1X4 MAHOGANY Foundation PARGED 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 08/25/2020 Signature of owner of record _____ Signed under penalties of perjury

5. Cannonbury Ln Hold **08-1469**	30 Cannonbury Lane	Pool/drivwy/patio	73/23	Ahern, LLC

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Landscape design plans, site plan, photos, and advisory comments
Representing	Miroslava Ahern, Ahern Design, LLC
Public	None
Concerns (5:45)	**Ahern** – Presented project. **Coombs** – Appreciates that privet isn't being overused here. **Oliver** – This is an example of how pictures of the existing would have helped. No concerns. **Camp** – Every lot is going to be a house in front with pool in back; the houses should be staggered. She's not opposed to this but wants to stay away from the "Levittown" approach. **McLaughlin** – Duplication of structures and pools is inappropriate within an old historic district (OHD). No concerns about the pool.
Motion	**Motion to Approve with the pool not to be visible at time of inspection and thereafter. (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye Certificate # **HDC2020-08-1469**

6. Cannonbury Ln Hold 1 **08-1581**	7 Cannonbury Lane	New dwelling	74/29	Workshop APD

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments
Representing	Michael Luft-Weissberg, Workshop APD
Public	None
Concerns (5:54)	**Luft-Weissberg** – Presented project; module Eden Rose; white windows and trim with Cortland blue front door. Asserts the top of chimney is 29'7"; the roof is 26'6". **Backus** – Read SAB comments: main entry with sidelights too formal; 2nd-floor deck and doors on front inappropriate; where roof meets wall looks truncated. **Camp** – Okay with the front door sidelights as long as the two bottom panels were wood. Agrees about the 2nd-floor deck and French door is out of place. This design is much more successful for this area. East elevation, the 2nd-floor French door should be a window. Chimneys should be corbelled in. **Coombs** – This is an improvement. The front door is too formal with the sidelights and triple panels. East elevation, this is 29 feet tall; too many ganged windows – the four ganged should be reduced to 2 windows aligned with the windows above; the triple ganged windows are pinched in and should be reduced to 2 windows. She thought 'Sconset was trying to cap heights at 25 feet. **Oliver** – She likes this a lot; it's more appropriate. Everyone should drive out there; there is a vast array of designs and sizes. Doesn't believe Cannonbury will be a cluster of a few designs. **McLaughlin** – West elevation deck, can't tell how large it is (68" deep). **Pohl** – From grade this is 26'7". Agrees with SAB about the front door; the sidelights should have bottom panels; there is conflicting vocabulary with the cottage style door and sidelights. This design is more sensitive than the prior design.
Motion	**Motion to Hold for revisions. (Camp)**
Roll-call Vote	Carried //Coombs, Oliver, McLaughlin, Camp, and Pohl-aye Certificate #

7. Cannonbury Ln Hold 1 **08-1568**	7 Cannonbury Lane	New garage	74/29	Workshop APD

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments
Representing	Michael Luft-Weissberg, Workshop APD
Public	None
Concerns (6:08)	**Luft-Weissberg** – Presented project; there is a single model for the garage being offered; colors match the house. **Oliver** – Pointed out that this is not 'Sconset OHD; it's out near the old Navy station. **Coombs** – This is a nice simple garage. **Camp** – Though this is outside the 'Sconset OHD, she likes seeing that vernacular being carried out here.
Motion	**Motion to Approve as submitted. (Camp)**
Roll-call Vote	Carried 5-0//Oliver, Coombs, McLaughlin, Camp, and Pohl-aye Certificate # **HDC2020-08-1568**

PROPOSED

BFC EDEN ROSE

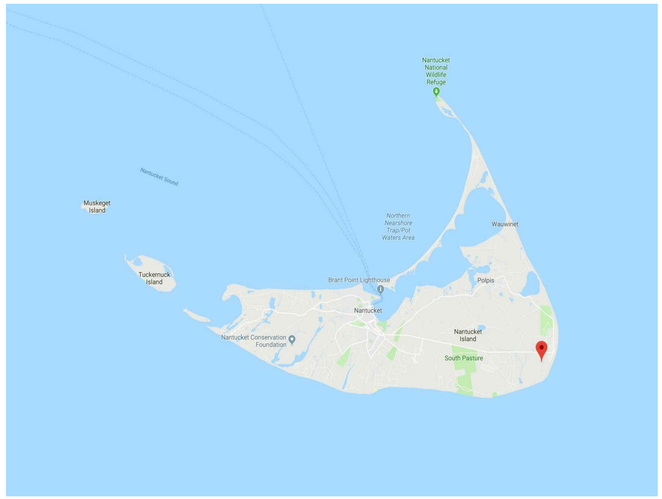
HDC REVISION
LOT 55

29 SEPTEMBER 2020

7 CANNONBURY LANE
NANTUCKET MA 02554

PROJECT NO. - 318008

LOCUS PLAN



LOCUS PLAN

NOT TO SCALE

LIST OF DRAWINGS

SHEET NUMBER	TITLE	08/25/2020 HDC SUBMISSION	09/29/2020 HDC REVISION
T-000	TITLE SHEET	•	•
G-102	GENERAL NOTES	•	•
L-100	PROPOSED SITE PLAN	•	•
A-120	FLOOR PLANS	•	•
A-121	FLOOR PLANS	•	•
A-220	ELEVATIONS	•	•

ZONING INFORMATION

Map & Parcel	74/29
Current Zoning	SR-20
Minimum Frontage	75 FT.
Front Setback	30 FT.
Side/Rear Setback	10 FT.
Lot Size	20,436 SF
Min. Lot Size	20,000 SF
Allowable G.C.	12.5 %
Max G.C.	2,554.5 SF
Existing G.C.	--
Proposed G.C. Dwelling	1,380 SF
Proposed G.C. Garage	400 SF
Proposed G.C. Cabana	280 SF
Total G.C.	2,060 SF

WINDOW, DOOR, AND TRIM COLOR

SASH : WHITE
TRIM : WHITE

BFC
EDEN ROSE

7 CANNONBURY LANE
NANTUCKET MA 02554

OWNER
CANNONBURY LANE PARTNERS, LLC
105 Newbury Street
Boston, MA 02116

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR
BLUE FLAG CONSTRUCTION, LLC
105 Newbury Street, 4th Flr
Boston, MA 02116
T: (508) 257-1325

STRUCTURAL ENGINEER
CRAFT - ENGINEERING STUDIO
39 West 38th Street, 7th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT
MIROSLAVA AHERN, LLC
PO Box 2213
Nantucket, MA 02584
T: (508) 333-5138

SURVEYOR
BLACKWELL & ASSOCIATES, INC
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	08/25/2020	HDC SUBMISSION

CONSTRUCTION DOCUMENTS	
DRAWN BY:	IZM
CHECKED BY:	TJZ/MLW
DATE:	11/30/15
SCALE:	
PROJ. NO.	318008

TITLE SHEET
T-000

COPYRIGHT © 2018 WORKSHOP/APD ARCHITECTURE

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OFDISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES:

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONTRACTOR AND SUBCONTRACTORS SHALL USE CLEAN SAND, WELL GRADED AND FREE FROM ANY DELETERIOUS SUBSTANCES, AND CLEAN WATER,TAKEN FROM A SOURCE SUITABLE FOR DOMESTIC CONSUMPTION.
11. FOR ALL BRICK OR STONE FINISHES THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE DESIGNER FOR APPROVAL, PRIOR TO INSTALLATION.
12. ANCHORS AND TIES SHALL BE CORROSION PROOF AND GALVANIZED AFTER FABRICATION.
13. COLD WEATHER INSTALLATIONS FOR CONCRETE, WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F, REQUIRE APPROVAL BY THE DESIGNER.
14. MASONRY WORK SHALL BE PLUMB, TRUE TO LINE, WITH COURSES LEVEL. BUILD IN ALL METAL TIES AND ANCHORS AS WORK PROGRESSES.
15. CONCRETE MASONRY UNIT CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS: HOLLOW UNITS - ASTM C-90; SOLID UNITS - ASTM C-145;PORTLAND CEMENT - ASTM C-150; MASONRY CEMENT - ASTM C-91 (NON-STAINING CEMENT SHALL BE USED WHERE NON-STAINING MORTAR IS REQUIRED);HYDRATED LIME - ASTM C-207. 6. C.M.U., BOTH BOTTOM AND ENDS, SHALL BE SET IN A FULL BED OF MORTAR WITH JOINTS OF UNIFORM THICKNESS ANDHEAD JOINTS IN ALTERNATE COURSES PLUMB OVER THE ONES BELOW.
16. ALL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AFTER INITIAL SET. FLUSH JOINTS SHALL NOT BE PERMITTED.
17. REFER TO DETAILS FOR FURTHER INFORMATION.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HOT WATER HEATER SHALL BE PROPANE FIRED HOT WATER HEATER, POWER VENTED, 45 GALLON CAPACITY ("SUPER STORE" OR APPROVED EQUIVALENT).
7. PLUMBER SHALL FURNISH AND INSTALL 500 GAL. UNDERGROUND PROPANE STORAGE TANK, AND ALL REQUIRED PIPING TO BOILER, CLOTHES DRYER AND KITCHEN RANGE.
8. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
9. VENT TO THE EXTERIOR ALL BATHROOMS WHICH DO NOT HAVE OPERABLE WINDOWS.

FRAMING NOTES:

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO OUTSIDE OF FRAMING MEMBERS AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES:

1. BUILDING PAPER SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WALLS SHALL HAVE MINIMUM 15#FELT PAPER, ROOFS SHALL HAVE MINIMUM 30# ASPHALT IMPREGNATED FELT PAPER, WITH NOT LESS THAN 4" OVERLAP. FELT SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
3. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
4. EXTERIOR FOUNDATION TO BE PARGE.
5. DECKS SHALL USE 1" X 4" MAHOGANY, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
6. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
7. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
8. PORCH CEILINGS SHALL BE 1X8 CEDAR NATURAL TO WEATHER, SQUARE GROVE.
9. PORCH POSTS SHALL BE 4X4 STRUCT. CORE WRAPPED W/ 5 1/4" SQ. NATURAL CEDAR TRIM.
10. SIDEWALL SHINGLES SHALL HAVE A MAXIMUM EXPOSURE OF 5", WITH DOUBLED SHINGLES AT ALL EAVES AND STARTER COURSE. BUTTS OF THE SHINGLES SHALL PROJECT 1 1/2" MINIMUM FROM THE EDGE OF THE ROOF EAVES TO ENSURE PROPER SPILLAGE.
11. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING.FLASHING FOR RED CEDAR SHINGLES SHALL BE COPPER. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPERAND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
12. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
13. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
14. SIDEWALL SHALL BE WHITE CEDAR SHINGLES, GRADE B. SHINGLES SHALL BEAR THE OFFICIAL GRADE MARKED LABEL OF THE CEDAR SHINGLE BUREAU.
15. CEDAR SHINGLES AND/OR BOARD&BATTEN SHALL HAVE NATURAL FINISH.
16. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
17. EXTERIOR TRIM SHALL BE SPECIFIED AS FOLLOWS:
   A. WINDOW AND DOOR JAMBS: 1"X5" RED CEDAR WINDOW AND DOOR HEADS: 5/4"X4" RED CEDAR, EXTENDED 3/4" BEYOND JAMB CASING. HEADS TOHAVE CONTINUOUS COPPER DRIP CAP.
   B. WINDOW SILLS: WHEN NOT WOOD BY MANUFACTURER SHALL BE PRIMED PINE 2X2 W/ 7D TOP BEVEL EXTENDED 3/4" BEYOND JAMB CASING.
   DOORSILLS: INSTALLED BY MANUFACTURER
   C. CORNER BOARDS: 6" EA. WY. RED CEDAR (IF APPLICABLE)
   D. RAKE BOARDS: 1X8 RED CEDAR
   E. FASCIA BOARDS: 1X8 RED CEDAR
   F. RAKE/FASCIA TRIM BOARDS: 1X3 RED CEDAR
   G. FRIEZE BOARDS TO BE 1X6 BLOCKED OUT 1 1/2" TO ACCOMMODATE SOFFIT VENTING & TOP OF SHINGLES (IF APPLICABLE)
   H. ALL TRIM TO BE PAINTED: SEE SCHEDULE
   DOOR AND WINDOW SASHES PAINTED : BLACK
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
20. INSULATION SHALL BE SPECIFIED AS FOLLOWS:
   A. EXTERIOR WALLS: 5" R-21 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
   B. ROOF: 9 1/4" R-38 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS
   C. INTERIOR WALLS AND CEILINGS: USG 3" TERMAFIBER SOUND ATTENUATION BLANKETS
   D. FOUNDATION INSULATION: 4" RIGID INSULATION SECURED TO EXTERIOR FACE OF WALL
   E. FIRST FLOOR INSULATION: 9 1/4" R-30 BATT INSULATION
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BEWDHEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE MASSACHUSETS STATE BUILDING CODE, NANTUCKET, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.

ABBREVIATIONS

ABOVE FINISHED FLOOR	AFF	MATERIAL	MATL.
ACCESS PANEL	A.P.	MAXIMUM	MAX.
ACOUSTICAL	ACOUS.	MECHANICAL	MECH.
ADJACENT	ADJ.	METAL	MTL.
AIR CONDITIONING	A/C	MINIMUM	MIN.
ALUMINUM	AL.	MISCELLANEOUS	MISC.
APPROXIMATE	APPROX.	MOLDING	MLDG.
ARCHITECTURAL	ARCH.	MOUNTED	MTD.
BLOCKING	BLKG	MULLION	MUL.
BY OTHER/OWNER	B.O.	NOMINAL	NOM.
CEILING	CLG.	NOT APPLICABLE	N.A.
CEILING HEIGHT	C.H.	NOT IN CONTRACT	N.I.C.
CENTER LINE	CL.	NUMBER	NO.
CERAMIC TILE	C.T.	ON CENTER	O.C.
COLUMN	COL	OPENING	OPNG
CONCRETE	CONC.	OPPOSITE/OPPOSITE HAND	OPP./OPH
CONSTRUCTION	CONST.	PAINTED	PTD.
CONTINUOUS	CONT.	PARTITION	PARTN.
DETAIL	DTL.	PLASTER	PL
DIMENSION	DIM.	PLASTIC LAMINATE	P.LAM
DOOR	DR.	PLYWOOD	PLYWD., PLY.
DOUBLE	DBL.	QUANTITY	QTY.
DOWN	DN.	RECESSED	REC.
DRAING	DWG.	REQUIRED	REQ'D
EACH	EA.	RETURN AIR	R.A.
ELECTRIC/ELECTRICAL	ELEC.	REVISE/REVISION	REV.
ELEVATION	ELEV.	ROUGH OPENING	R.O.
EMERGENCY	EMER.	SCHEDULE	SCHED.
EQUAL	EQ.	SECTION	SECT.
EQUIPMENT	EQPT.	SHEET	SHT.
EXISTING	EXIST.	SIMILAR	SIM.
EXTERIOR	EXT.	SOLID CORE	SC
FINISH	FIN	SQUARE FOOT	SQ.FT.
FINISH FLOOR	FIN. FL.	STAINLESS STEEL	S.STL.
FIREPROOF	FPRF.	STANDARD	STD.
SELF-CLOSING	S.C.	STEEL	STL.
FLOOR	FL.	STORAGE	STOR.
FLUORESCENT	FLUOR.	TELEPHONE	TEL.
FOOR/FEET	FT.	TO BE DETERMINED	T.B.D.
GLASS	GL.	TYPICAL	TYP.
GRILLE	GRL.	UNLESS OTHERWISE NOTED	U.O.N.
GROUND FAULT INTER.	GFI.	VERIFY IN FIELD	V.I.F.
GYPSUM WALLBOARD	GWB	VINYL COMPOSITION TILE	VT/VCT
HANDRAIL	HNDRL.	WITH	W/
HARDBOARD	HDBD.	WITHOUT	W/O
HARDWOOD	HDWD.	WOOD	WD.
HEATING, VENT. & A/C	HVAC		
HOLLOW CORE	HC		
HOLLOW METAL	H.M.		
HORIZONTAL	HORIZ.		
INCHES	IN.		
INSULATION	INSUL.		
JUNCTION BOX	J.B.		
LAMINATE	LAM.		
LOW VOLTAGE	L.V.		

REFERENCE SYMBOLS

- PLAN NORTH (PN, TN)
- DRAWING TITLE (DRAWING, 4, 1 1/2" = 1'-0")
- DETAIL REFERENCE (1, A101)
- ELEVATION SYMBOLS (1, 2, 3, 4, A101)
- SECTION REFERENCE
- GRAPHICAL SCALE (0, 2', 4', 8')

DRAWING SYMBOLS

- ELEVATION MARKER
- SPOT ELEVATION (+2")
- REFERENCE GRID LINE (0)
- PROPERTY LINE
- BREAK LINE
- VAPOR BARRIER
- OBJECT ABOVE
- HIDDEN OBJECT
- DIMENSION LINE (4' - 10")
- ALIGNMENT

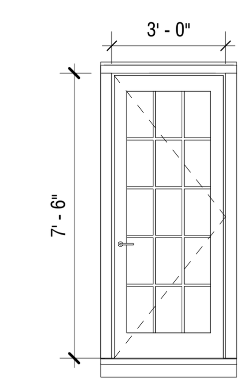
MATERIAL SYMBOLS

- CONCRETE
- STEEL
- ALUMINUM
- BRICK
- FINISHED WOOD
- CONTINUOUS BLKG/ STRUCTURAL LUMBER
- NON-CONTINUOUS BLK OR SHIM
- EXISTING EARTH
- COMPACTED FILL
- GRAVEL
- SAND
- RIGID INSULATION
- PLYWOOD
- GLASS
- PLASIC LAM. OR WATER PROOFING MEMBRANE
- GYPSUM WALL BOARD
- BATT INSULATION
- GLASS (ELEVATION)
- OPENING OR VOID

IDENTIFICATION SYMBOLS

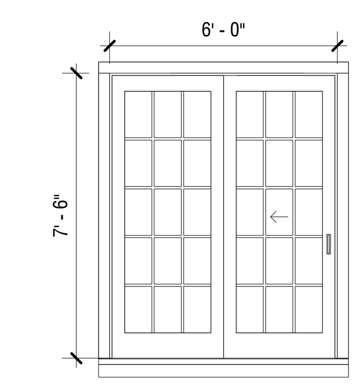
- 01 — ROOM IDENTIFICATION
- 1t — DOOR INDENTIFICATION
- 1i — WALL TYPE
- 1i — WINDOW TAG
- SD — CLG. MTD.SMOKE DETECTOR HARDWIRE 120V WITH BATTERY
- CD — CLG. MTD. COMBINED SMOKE+C02 DETECTOR HARDWIRE 120V WITH BATTERY
- 6'-10" — CLG. ELEVATION TAG
- 1 — REVISION SYMBOL AND TAG
- EP — ELECTRICAL PANEL
- FPSC — INDICATES FIREPROOF SELF CLOSING DOOR

DOOR SCHEDULE



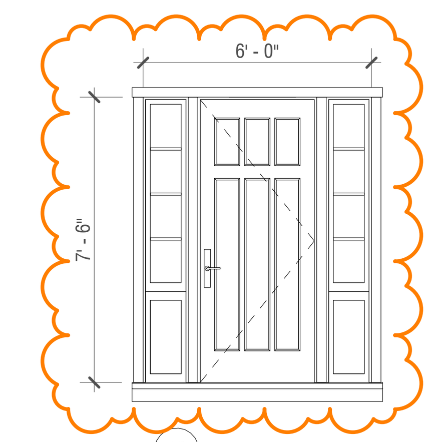
01

TYPE: SINGLE FRENCH
FINISH: WHITE
MODEL: SWING
MFGR: ANDERSEN



06

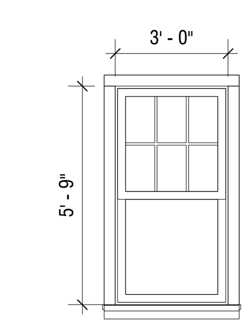
TYPE: DOUBLE FRENCH
FINISH: WHITE
MODEL: SLIDE
MFGR: ANDERSEN



10

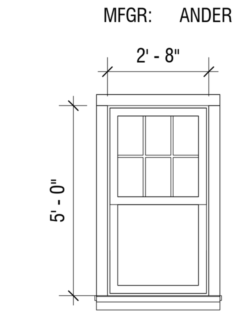
TYPE: ENTRY DOOR W/ SIDE LIGHTS
FINISH: BM VAN COURTLAND BLUE
MODEL: SWING
MFGR: CUSTOM

WINDOW SCHEDULE



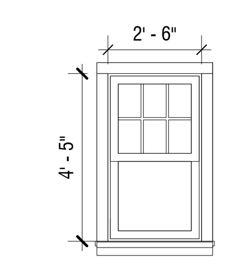
A

TYPE: 6/6 LITE
FINISH: WHITE
MODEL: DOUBLE HUNG
MFGR: ANDERSEN



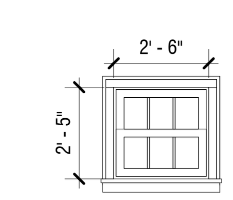
B

TYPE: 6/6 LITE
FINISH: WHITE
MODEL: DOUBLE HUNG
MFGR: ANDERSEN



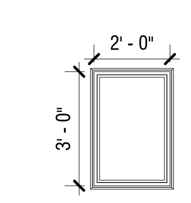
C

TYPE: 6/6 LITE
FINISH: WHITE
MODEL: DOUBLE HUNG
MFGR: ANDERSEN



F

TYPE: 6 LITE
FINISH: WHITE
MODEL: DOUBLE HUNG
MFGR: ANDERSEN



S

TYPE: SKYLIGHT
FINISH: WHITE
MODEL: FIXED
MFGR: ANDERSEN

BFC

EDEN ROSE

7 CANNONBURY LANE
NANTUCKET MA 02554

OWNER

CANNONBURY LANE PARTNERS, LLC
105 Newbury Street
Boston, MA 02116

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

BLUE FLAG CONSTRUCTION, LLC
105 Newbury Street, 4th Flr
Boston, MA 02116
T: (508) 257-1325

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 7th Flr
New York, NY 10018
T: (646) 912-9867

LANDSCAPE ARCHITECT

MIROSLAVA AHERN, LLC
PO Box 2213
Nantucket, MA 02584
T: (508) 333-5138

SURVEYOR

BLACKWELL & ASSOCIATES, INC
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

1	08/25/2020	HDC SUBMISSION
2	09/29/2020	HDC SUBMISSION REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	06/29/13
SCALE:	1/4" = 1'-0"
PROJ. NO.	318008

GENERAL NOTES

G-102

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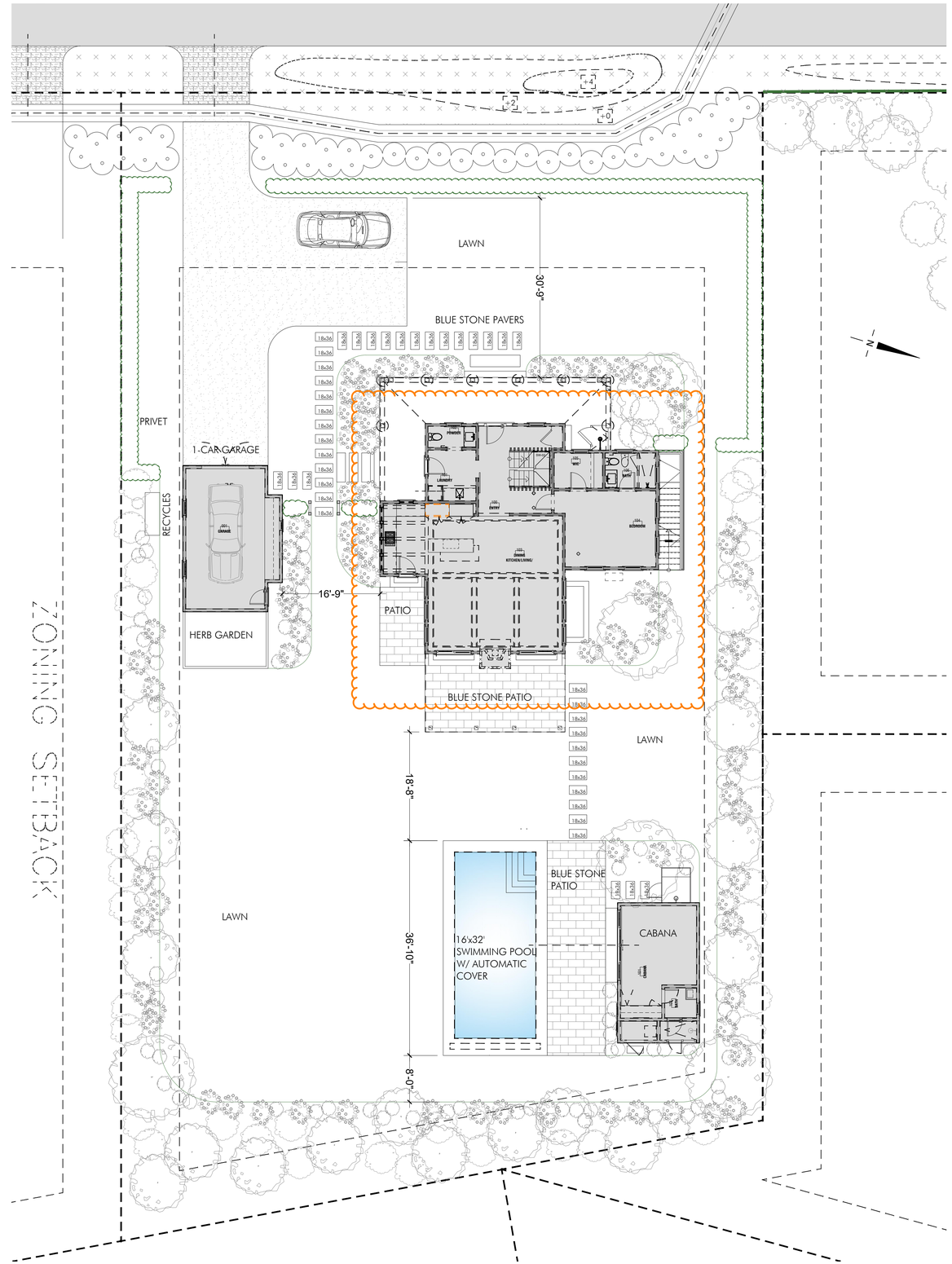

7 CANNONBURY LANE

SCALE 1" = 10'-0"

BFC

EDEN ROSE

7 CANNONBURY LANE
NANTUCKET MA 02554

OWNER

CANNONBURY LANE PARTNERS, LLC
105 Newbury Street
Boston, MA 02116

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SIGN & SEAL

ISSUES

1	08/25/2020	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MIRKA
CHECKED BY:	MLW
DATE:	03/02/16
SCALE:	
PROJ. NO.	318008

PROPOSED SITE PLAN

L-100

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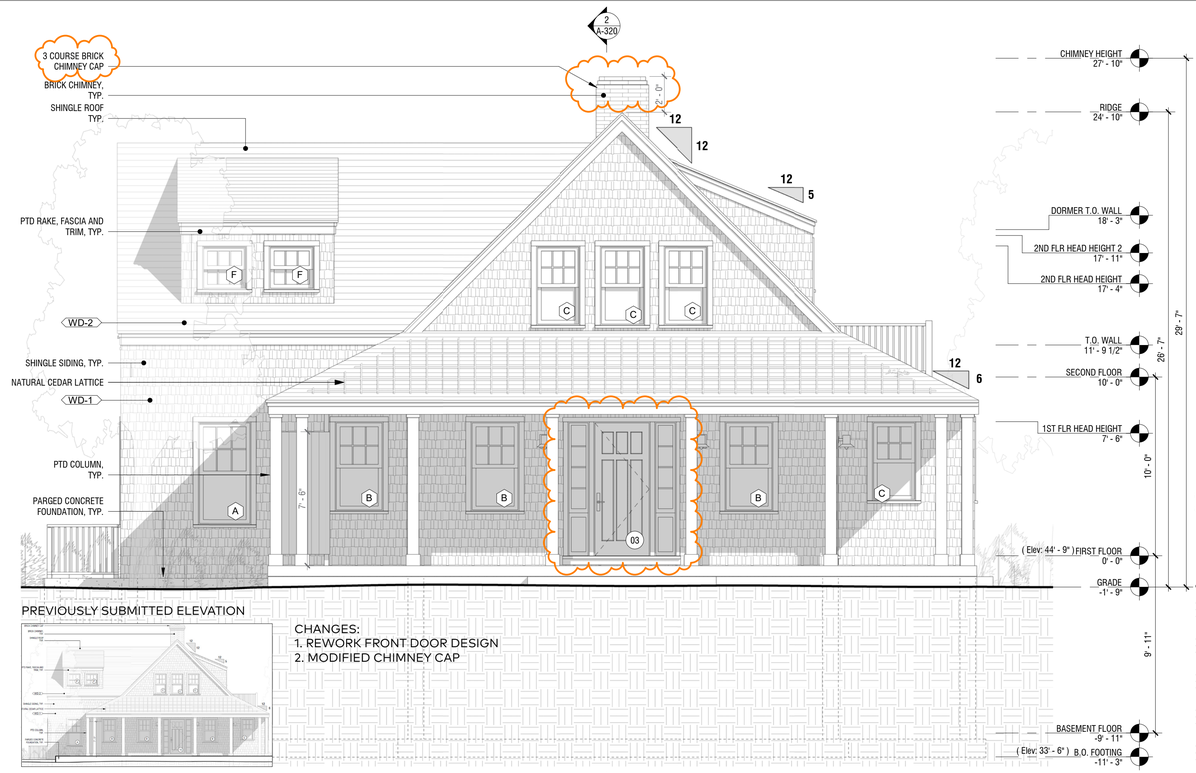
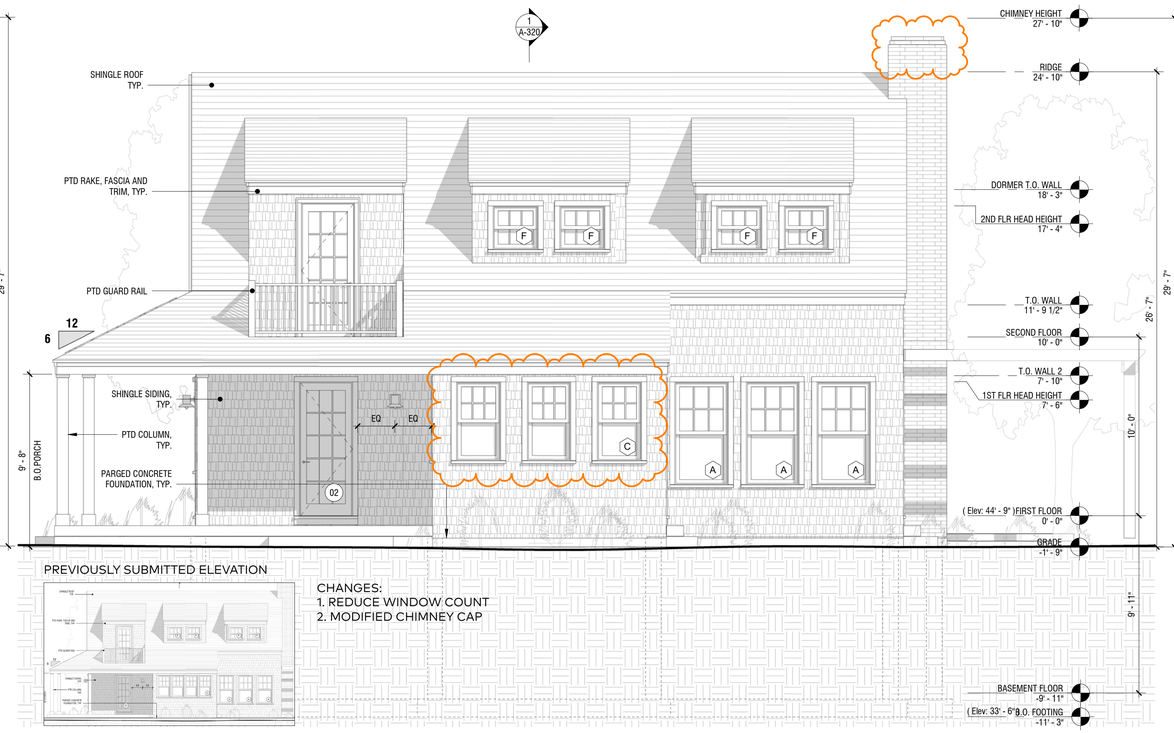


PREVIOUSLY SUBMITTED ELEVATION

CHANGES:
1. REWORK FRONT DOOR DESIGN
2. MODIFIED CHIMNEY CAP

1 FRONT ELEVATION - WEST

1/4" = 1'-0"

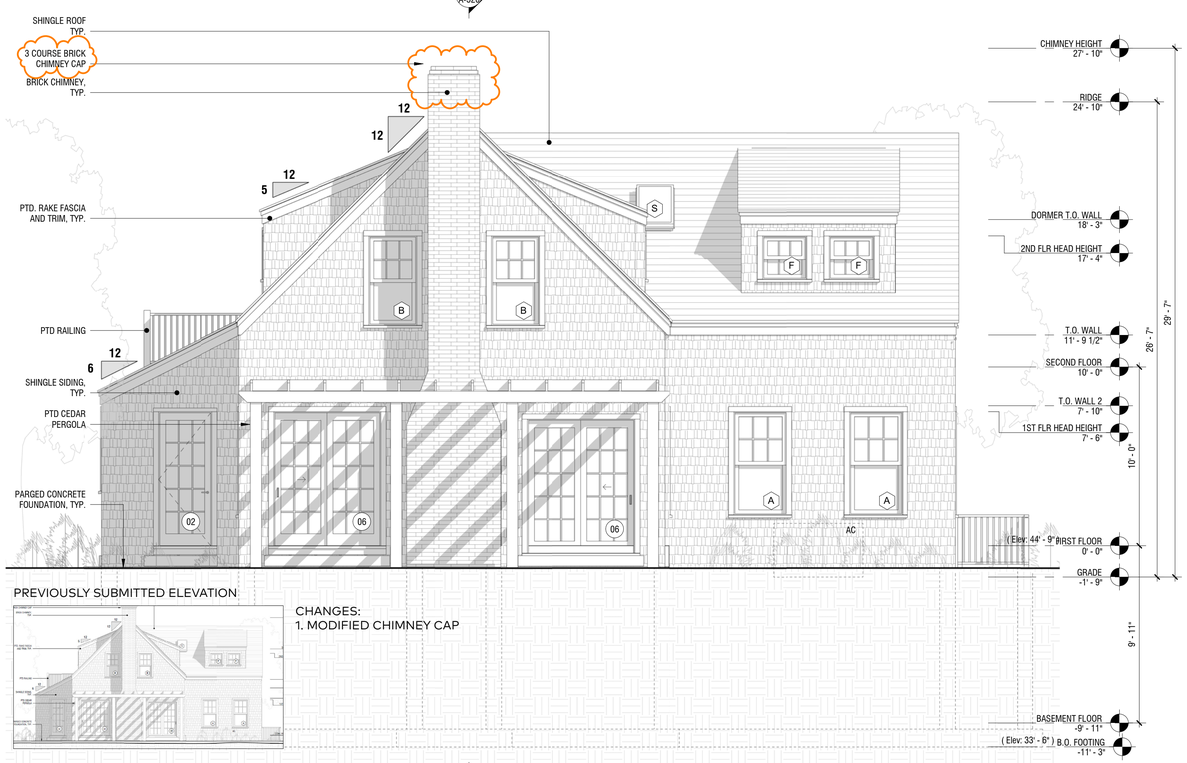


PREVIOUSLY SUBMITTED ELEVATION

CHANGES:
1. REDUCE WINDOW COUNT
2. MODIFIED CHIMNEY CAP

2 SIDE A ELEVATION - SOUTH

1/4" = 1'-0"

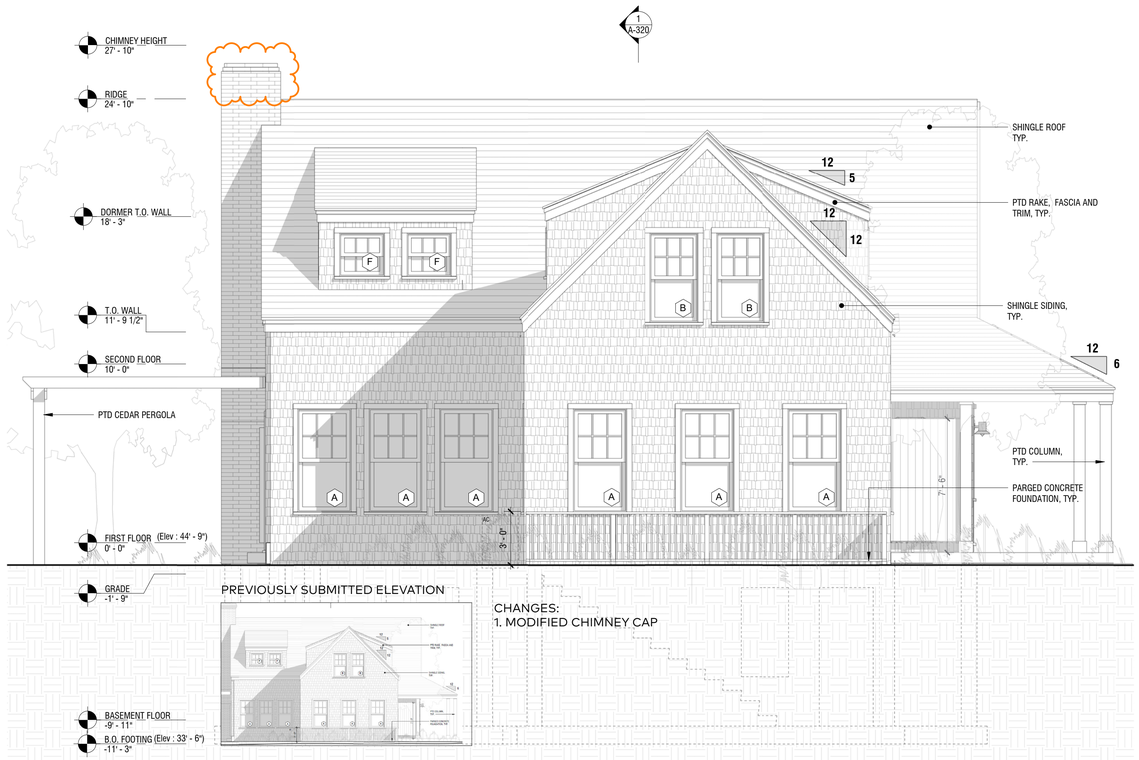


PREVIOUSLY SUBMITTED ELEVATION

CHANGES:
1. MODIFIED CHIMNEY CAP

3 BACK ELEVATION - EAST

1/4" = 1'-0"



PREVIOUSLY SUBMITTED ELEVATION

CHANGES:
1. MODIFIED CHIMNEY CAP

4 SIDE B ELEVATION - NORTH

1/4" = 1'-0"

BFC

EDEN ROSE

7 CANNONBURY LANE
NANTUCKET MA 02554

OWNER

CANNONBURY LANE PARTNERS, LLC
105 Newbury Street
Boston, MA 02116

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SIGN & SEAL

ISSUES

1	08/25/2020	HDC SUBMISSION
2	09/29/2020	HDC SUBMISSION REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MLW/IZM
CHECKED BY:	TJ2/MLW
DATE:	07/28/15
SCALE:	1/4" = 1'-0"
PROJ. NO.	318008

ELEVATIONS

A-220

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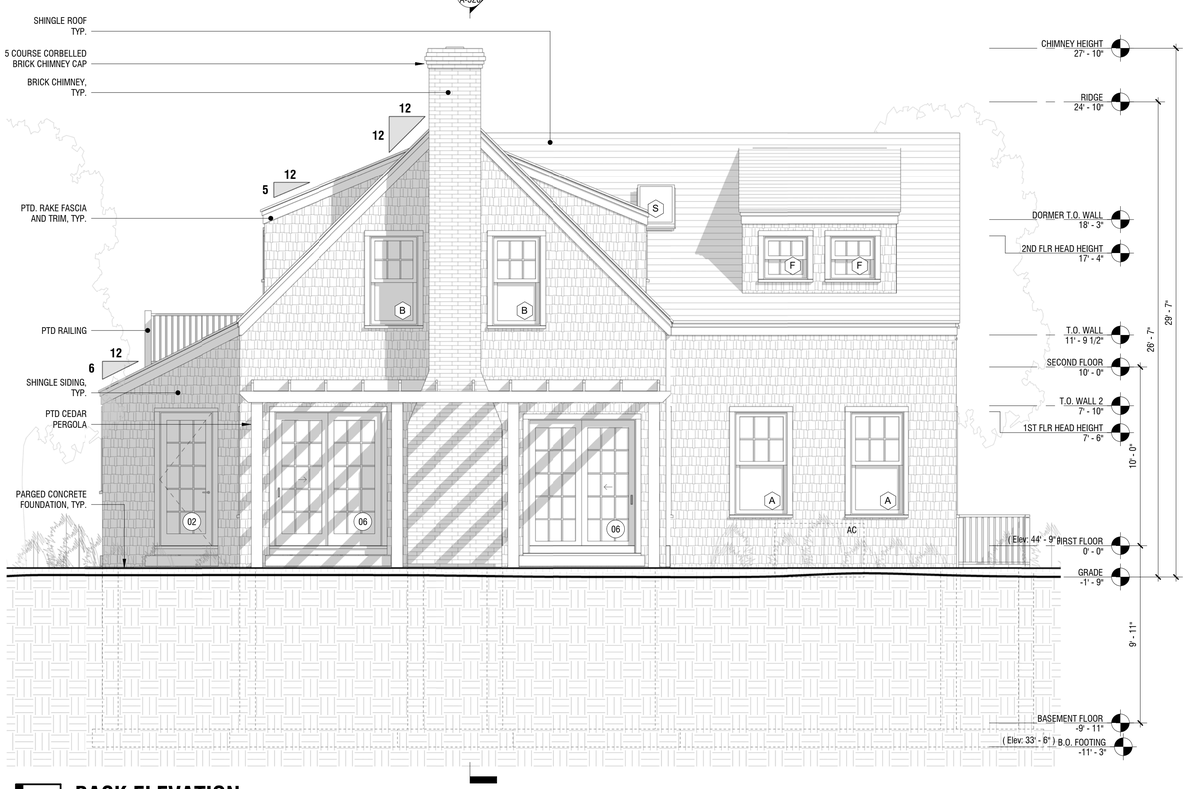
1 FRONT ELEVATION

1/4" = 1'-0"

2 SIDE A ELEVATION

1/4" = 1'-0"



3 BACK ELEVATION

1/4" = 1'-0"

4 SIDE B ELEVATION

1/4" = 1'-0"

BFC

EDEN ROSE

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NANTUCKET MA 02554

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REVISIONS

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SIGN & SEAL

ISSUES

1	08/25/2020	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MLW/IZM
CHECKED BY:	TJ2/MLW
DATE:	07/28/15
SCALE:	1/4" = 1'-0"
PROJ. NO.	318008

ELEVATIONS

A-220

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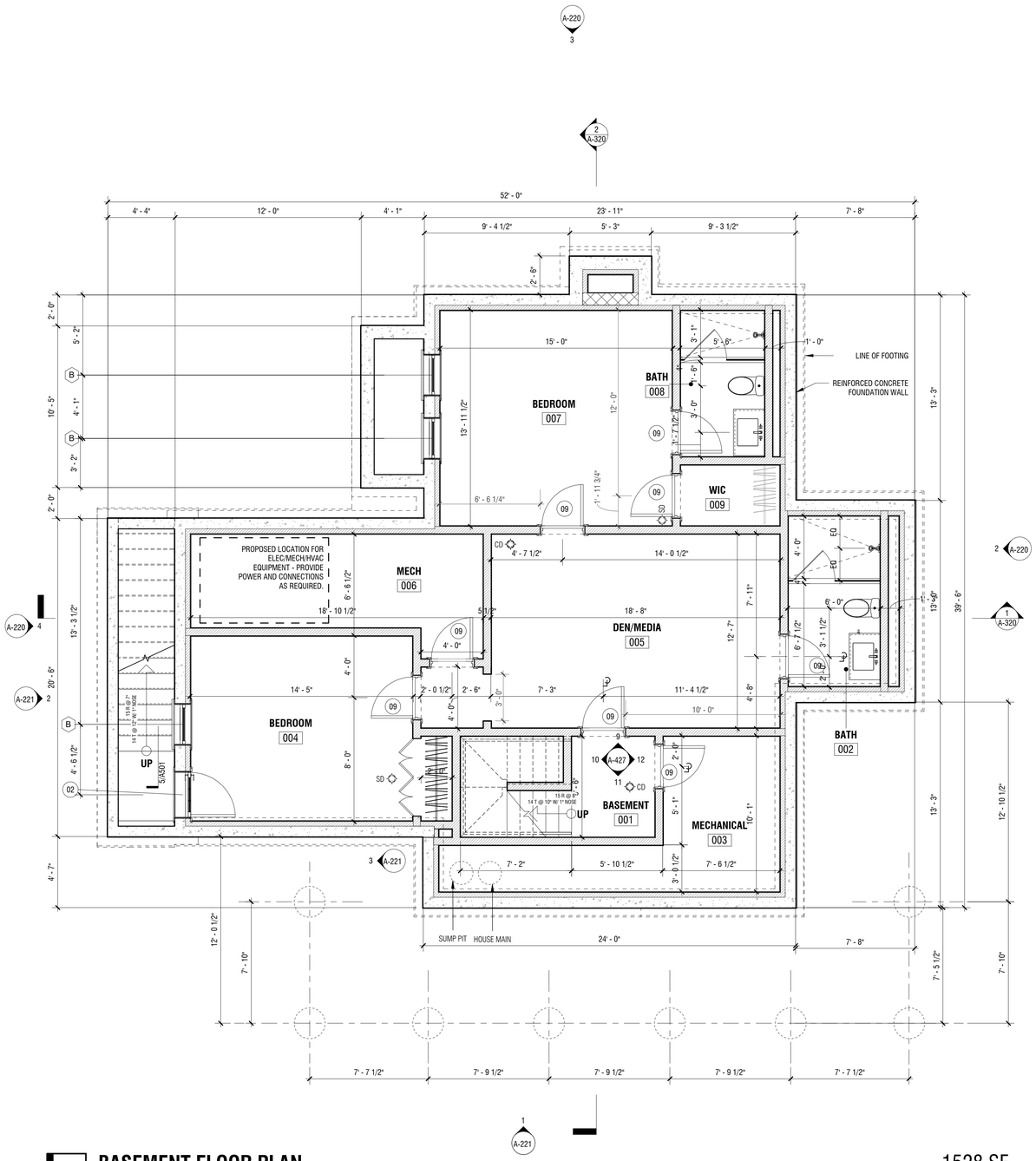
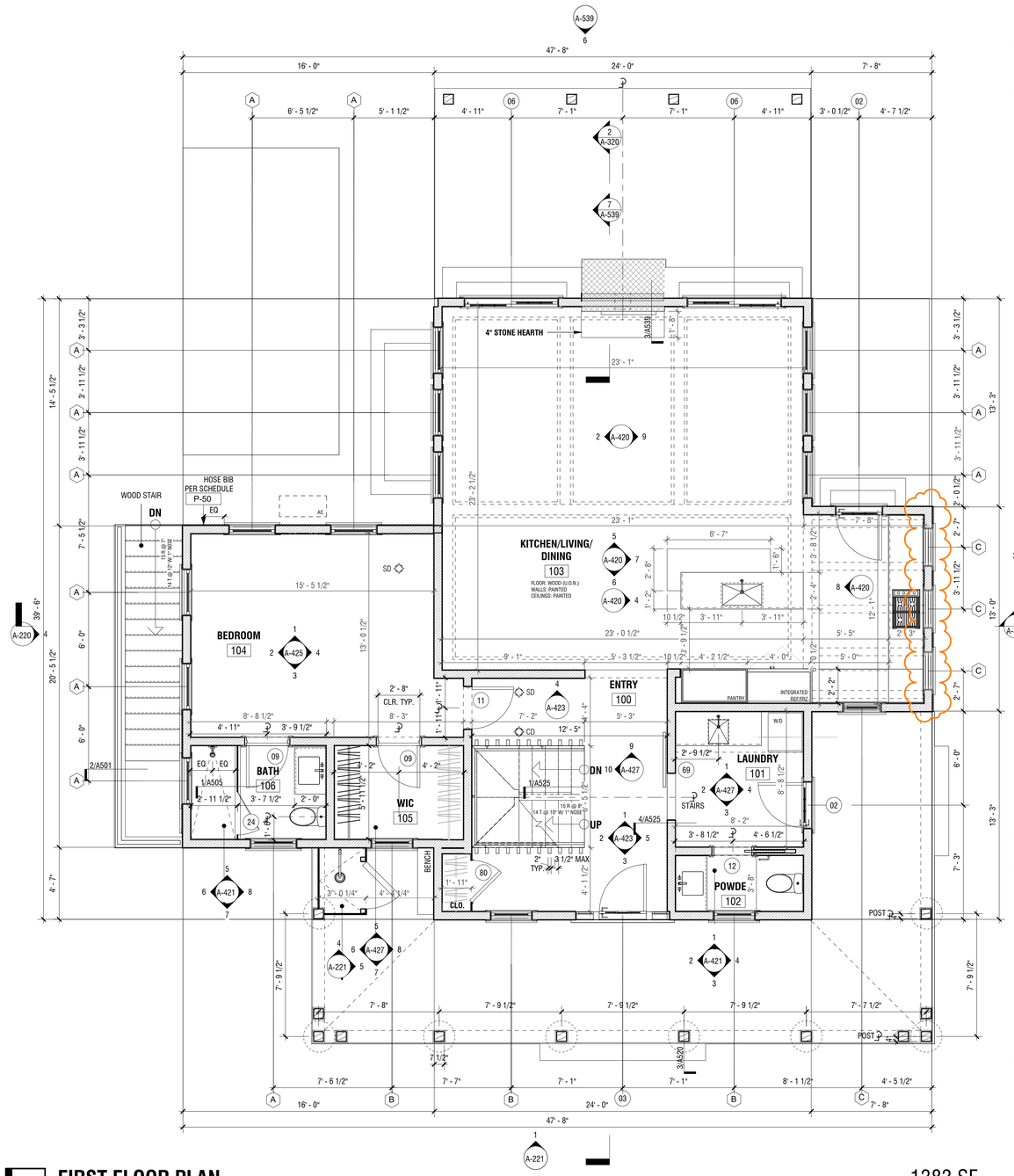


1 BASEMENT FLOOR PLAN

1/4" = 1'-0"

1528 SF



2 FIRST FLOOR PLAN

1/4" = 1'-0"

1383 SF

BFC

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SIGN & SEAL

ISSUES

2	09/29/2020	HDC SUBMISSION REVISION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MLW/IZM
CHECKED BY:	TJZ/MLW
DATE:	01/02/17
SCALE:	1/4" = 1'-0"
PROJ. NO.	318008

FLOOR PLANS

A-120

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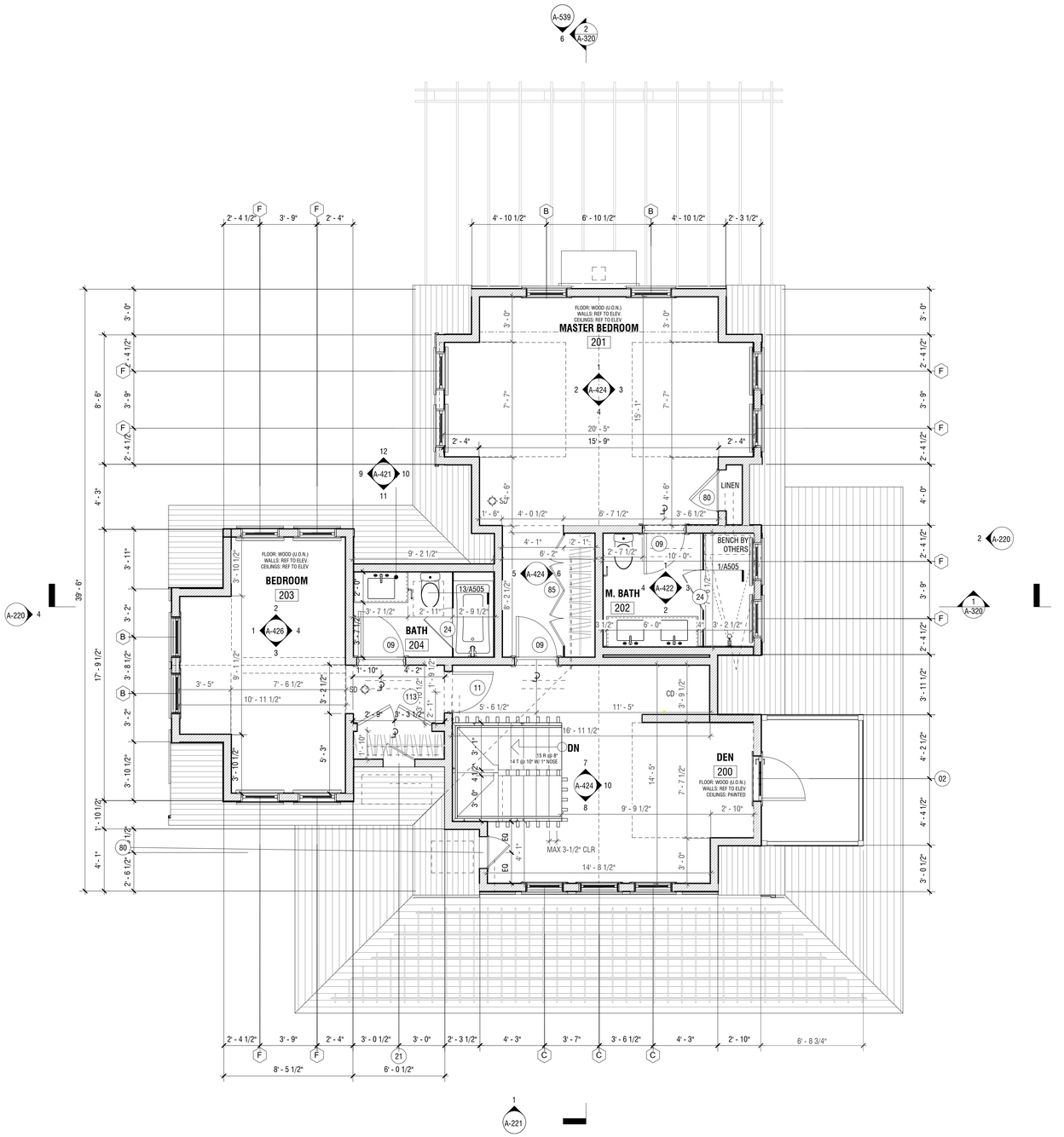
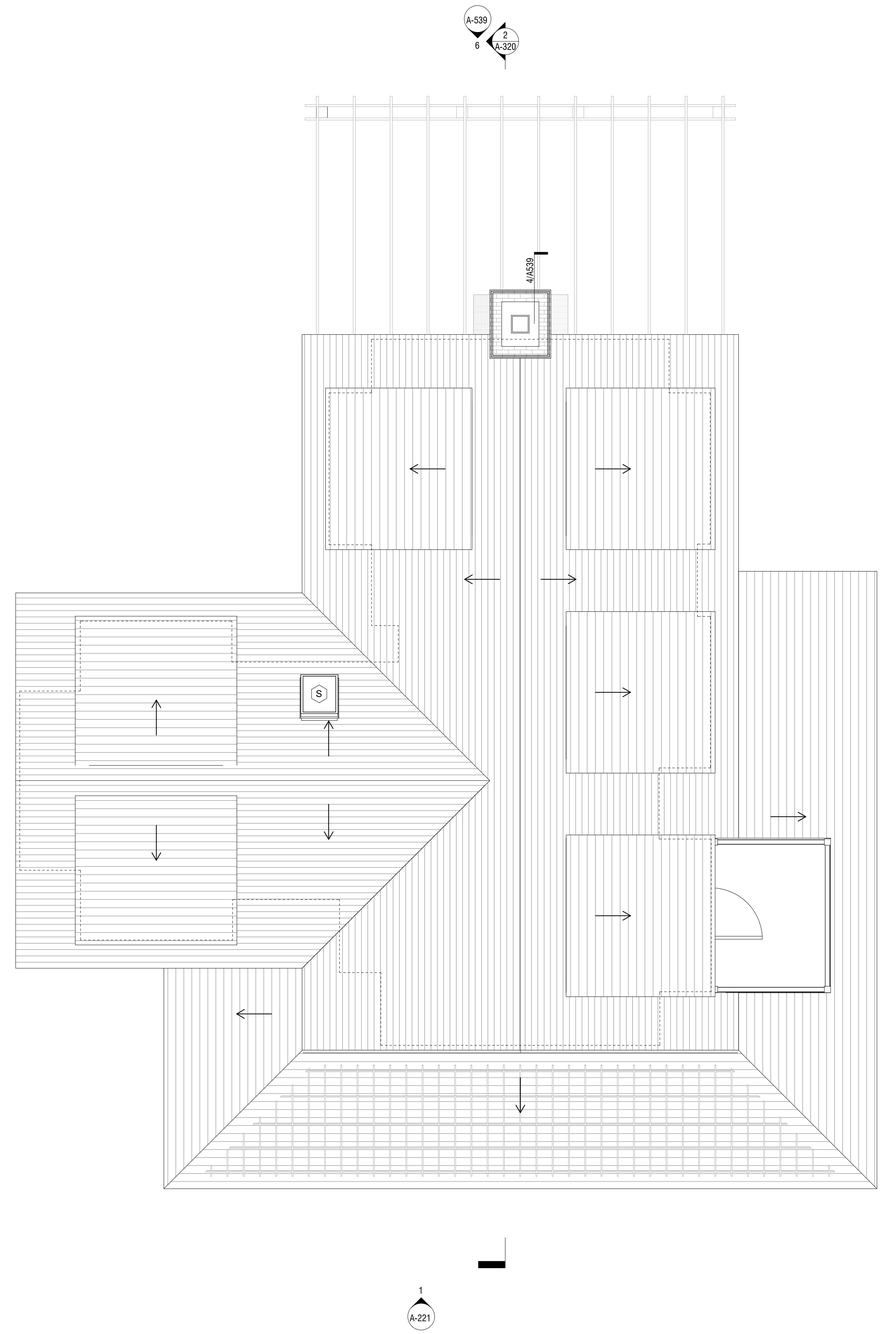


1 SECOND FLOOR PLAN

1/4" = 1'-0"

1089 SF



2 ROOF PLAN

1/4" = 1'-0"

BFC

EDEN ROSE

7 CANNONBURY LANE
NANTUCKET MA 02554

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REVISIONS

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SIGN & SEAL

ISSUES

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MLW/IZM
CHECKED BY:	TJZ/MLW
DATE:	09/26/16
SCALE:	1/4" = 1'-0"
PROJ. NO.	318008

FLOOR PLANS

A-121

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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°: 73.1.13 PARCEL N°. 76

Street & Number of Proposed Work: 8 Center St Sias

Owner of record: Mary O'Connell

Mailing Address: 8 Center St Sias
Siasconset, MA 02654

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Concept Design

Mailing Address: 33½ Vesper Lane
Nantucket MA 02554

Contact Phone #: 5082213009 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. HDC 2019-12-03 SR

☐ 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 relocate AC Condenser
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 _____

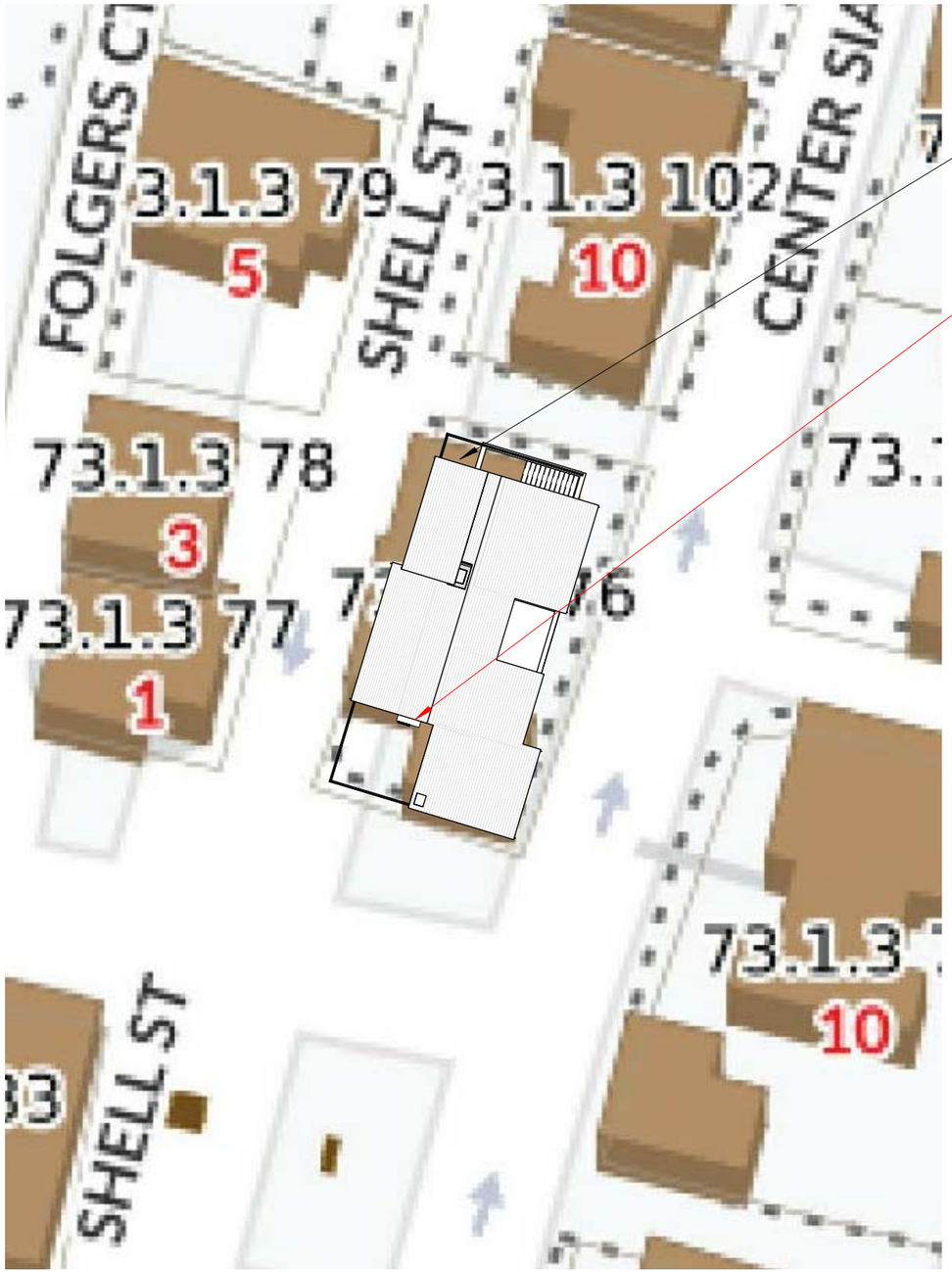
Trim _____ Sash _____ Doors _____

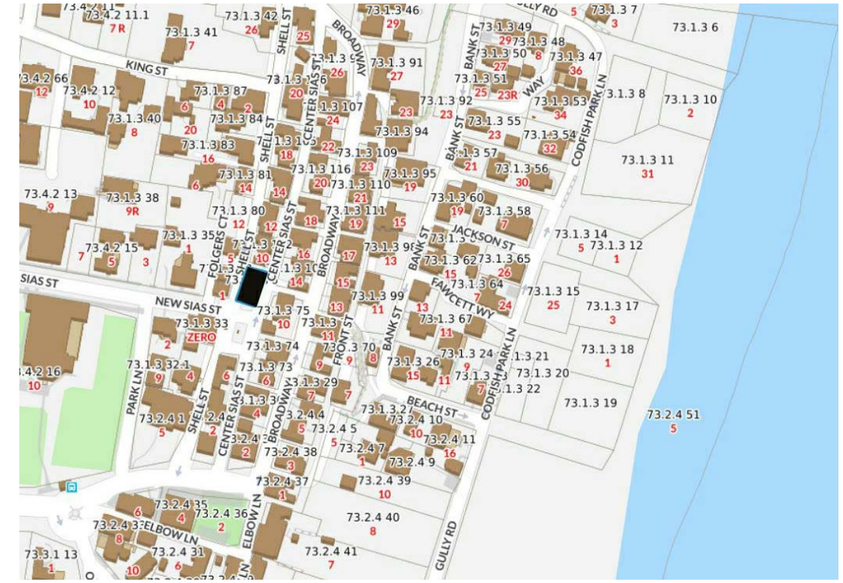
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 _____ Signature of owner of record _____ Signed under penalties of perjury





1 Site Plan

1" = 20'-0"

508.221.3009
33 1/2 Vesper Lane
Nantucket, MA 02554

Concept Design

Residential Design & Plan

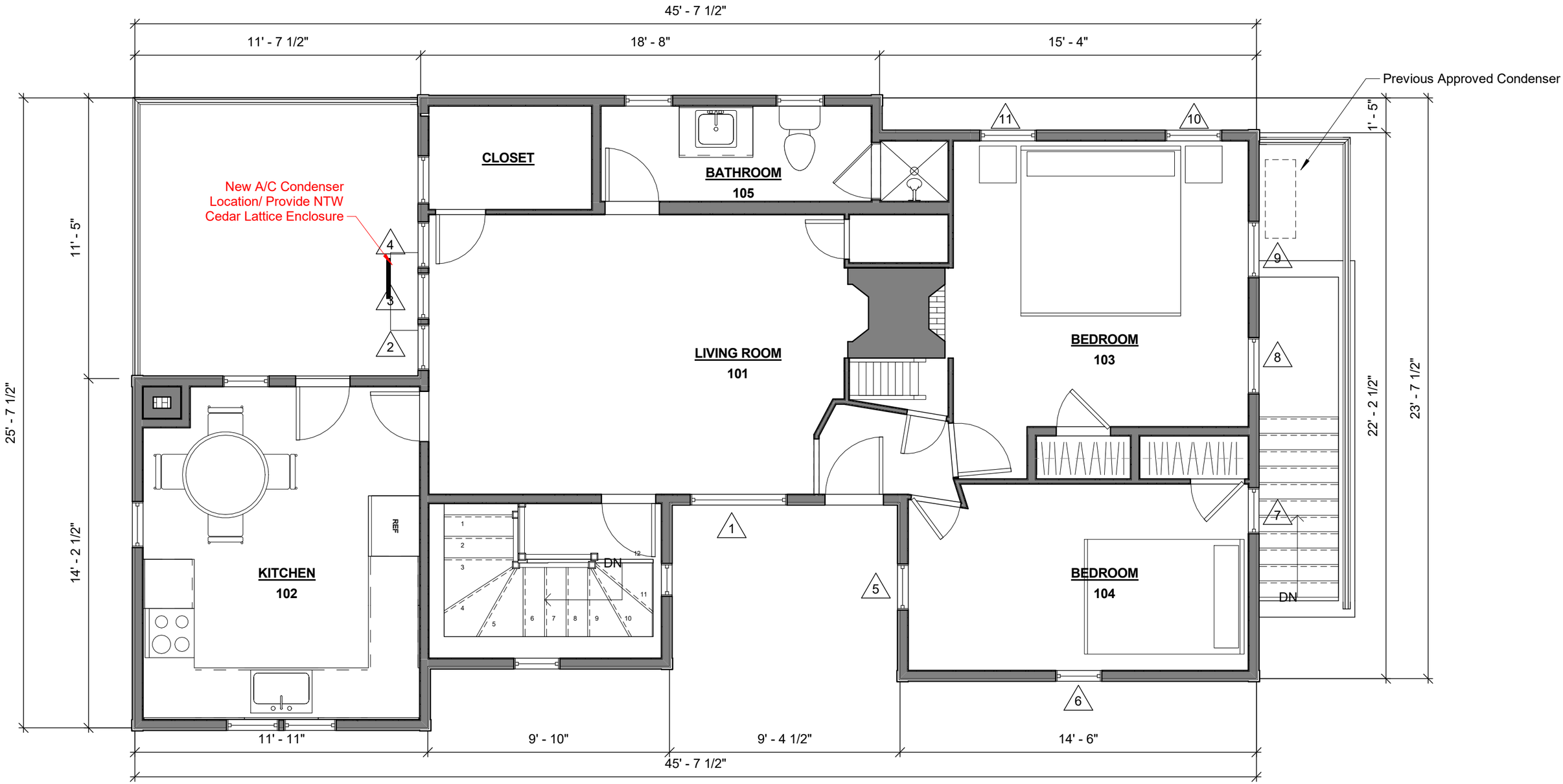
Oconnell Residence

8 Center Street Sias
Nantucket, MA 02554

Map & Parcel	73.1.13 -76	Min. Lot Size	5,000 SF
Current Zoning	SOH	Allowable G.C.	x%, or xxxx SF
Minimum Frontage	50 FT	Lot Size	1,555 SF
Front Setback	0 FT	Existing G.C.	xxxx SF
Side/Rear Setback	5 FT	Proposed G.C.	xxxx SF
		Total Proposed G.C.	xxxx SF

C1.1

#1907



1 First Floor

1/4" = 1'-0"

508.221.3009
33 1/2 Vesper Lane
Nantucket, MA 02554

Concept Design

Residential Design & Plan

Oconnell Residence

8 Center Street Sias
Nantucket, MA 02554

Map & Parcel	73.1.13 -76	Min. Lot Size	5,000 SF
Current Zoning	SOH	Allowable G.C.	x%, or xxxx SF
Minimum Frontage	50 FT	Lot Size	1,555 SF
Front Setback	0 FT	Existing G.C.	xxxx SF
Side/Rear Setback	5 FT	Proposed G.C.	xxxx SF
		Total Proposed G.C.	xxxx SF

A1.1

#1907

1 East Elevation

1/4" = 1'-0"

508.221.3009
33 1/2 Vesper Lane
Nantucket, MA 02554

Concept Design

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Oconnell Residence

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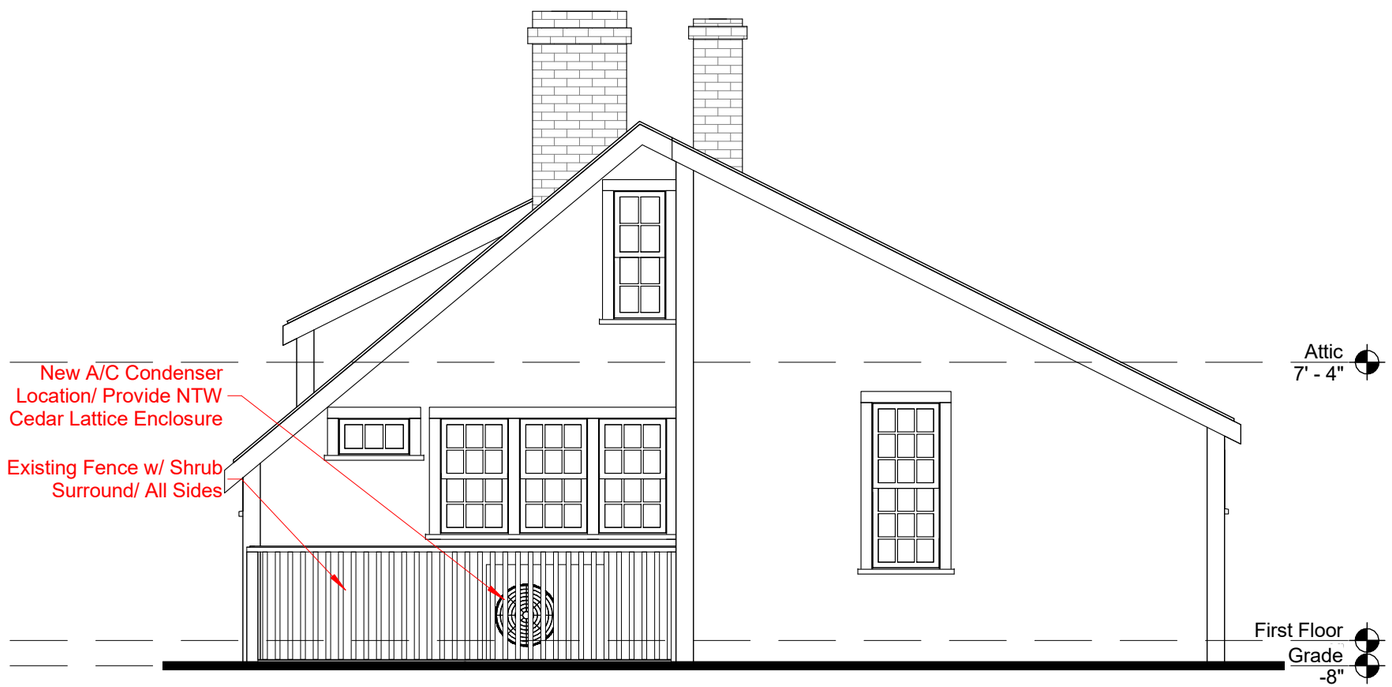
Minimum Frontage	50 FT	Lot Size	1,555 SF
Front Setback	0 FT	Existing G.C.	xxxx SF
Side/Rear Setback	5 FT	Proposed G.C.	xxxx SF
		Total Proposed G.C.	xxxx SF

A2.1

#1907



1 South Elevation

1/4" = 1'-0"

508.221.3009
33 1/2 Vesper Lane
Nantucket, MA 02554

Concept Design

Residential Design & Plan

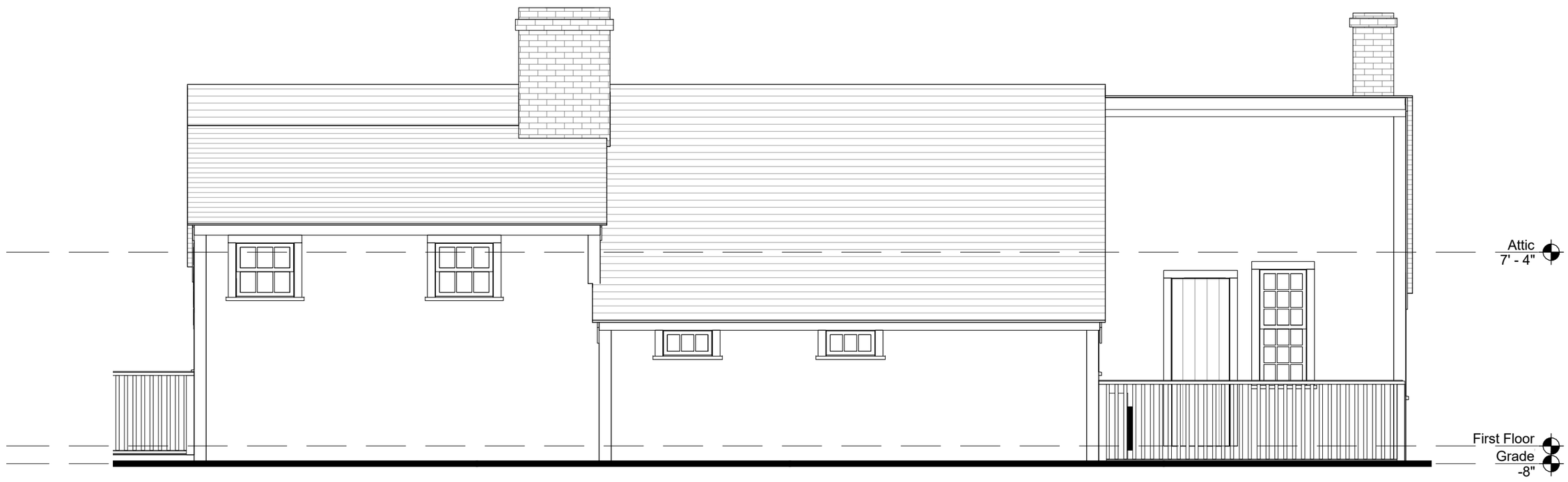
Oconnell Residence

8 Center Street Sias
Nantucket, MA 02554

Map & Parcel	73.1.13 -76	Min. Lot Size	5,000 SF
Current Zoning	SOH	Allowable G.C.	x%, or xxxx SF
Minimum Frontage	50 FT	Lot Size	1,555 SF
Front Setback	0 FT	Existing G.C.	xxxx SF
Side/Rear Setback	5 FT	Proposed G.C.	xxxx SF
		Total Proposed G.C.	xxxx SF

A2.2

#1907



1 West Elevation

1/4" = 1'-0"

508.221.3009
33 1/2 Vesper Lane
Nantucket, MA 02554

Concept Design

Residential Design & Plan

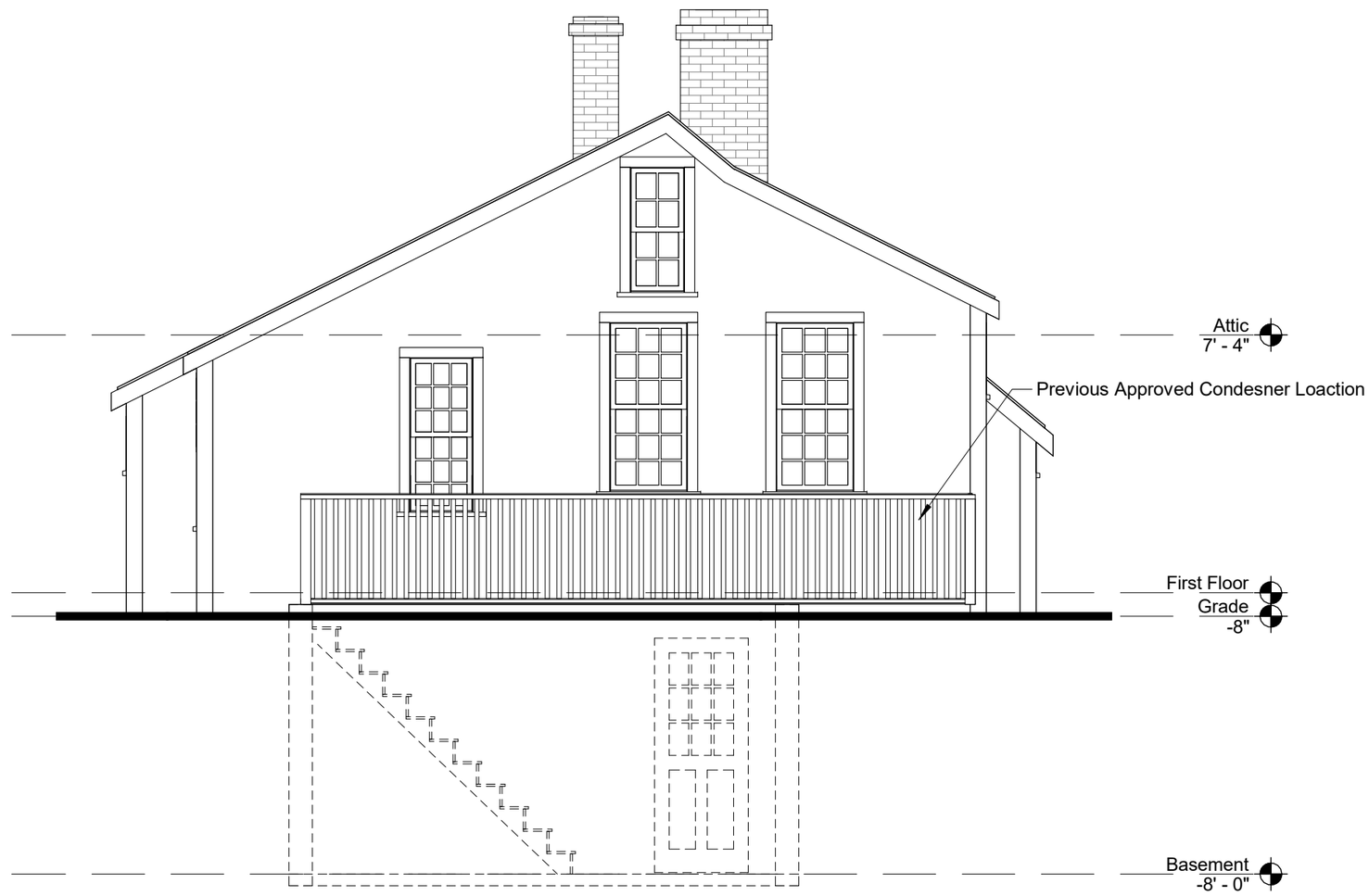
Oconnell Residence

8 Center Street Sias
Nantucket, MA 02554

Map & Parcel	73.1.13 -76	Min. Lot Size	5,000 SF
Current Zoning	SOH	Allowable G.C.	x%, or xxxx SF
Minimum Frontage	50 FT	Lot Size	1,555 SF
Front Setback	0 FT	Existing G.C.	xxxx SF
Side/Rear Setback	5 FT	Proposed G.C.	xxxx SF
		Total Proposed G.C.	xxxx SF

A2.3

#1907



1 North Elevation

1/4" = 1'-0"

508.221.3009
33 1/2 Vesper Lane
Nantucket, MA 02554

Concept Design

Residential Design & Plan

Oconnell Residence

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Nantucket, MA 02554

Map & Parcel	73.1.13 -76	Min. Lot Size	5,000 SF
Current Zoning	SOH	Allowable G.C.	x%, or xxxx SF
Minimum Frontage	50 FT	Lot Size	1,555 SF
Front Setback	0 FT	Existing G.C.	xxxx SF
Side/Rear Setback	5 FT	Proposed G.C.	xxxx SF
		Total Proposed G.C.	xxxx SF

A2.4

#1907

EAST

SOUTH

New A/C Condenser Location

WEST

NORTH

508.221.3009
33 1/2 Vesper Lane
Nantucket, MA 02554

Concept Design

Residential Design & Plan

Oconnell Residence

8 Center Street Sias
Nantucket, MA 02554

Map & Parcel	73.1.13 -76	Min. Lot Size	5,000 SF
Current Zoning	SOH	Allowable G.C.	x%, or xxxx SF
Minimum Frontage	50 FT	Lot Size	1,555 SF
Front Setback	0 FT	Existing G.C.	xxxx SF
Side/Rear Setback	5 FT	Proposed G.C.	xxxx SF
		Total Proposed G.C.	xxxx SF

C1.2

#1907

~Old Biz~

15. Jim Caulfield **08-1455** 8 Sheep Pond Road Shed 63/3 M. Cutone Architecture

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Mark Cutone, Mark Cutone Architecture
Public	None
Concerns (7:14)	No concerns.
Motion	**Motion to Approve as submitted. (Welch)**
Roll-call Vote	Carried unanimously//Oliver, Coombs, Camp, Welch, and Pohl-aye Certificate # **HDC2020-08-1455**

16. Steven L Cohen Trust **08-1521** 55 Sankaty Road Pool 49/69 Atlantic Landscaping

Voting	Pohl, Coombs, Oliver, Welch
Alternates	(Camp stepped off for a break)
Recused	None
Documentation	Landscaping design plans, site plan, photos, and advisory comments.
Representing	Lindsay Congleton, Atlantic Landscaping Inc.
Public	None
Concerns (7:14)	**Backus** – Read SAB comments: no concerns due to lack of visibility. **Congleton** – Presented project and described existing hedging, which screens the pool. **Oliver** – If SAB has no concerns, neither does she. **Coombs** – Agrees. This pool is 15X30; this is as big as the room she's in. **Welch** – Looking on google, this setting is inappropriate for a pool of this side.
Motion	**Motion to Approve with the pool to be screened at time of inspection and thereafter. (Oliver)**
Roll-call Vote	Carried 4-0//Coombs, Welch, Oliver, and Pohl-aye Certificate # **HDC2020-08-1521**

17. Mary O'Connell **08-1508** 8 Center Street (Sias) Rev. 12-0352: relocate A/C cond 73.1.3/76 Concept Design

Voting	Pohl, Coombs, Oliver, Welch
Alternates	(Camp still out.)
Recused	None
Documentation	Architectural elevation plans, site plan, photos, historic documentation, and advisory comments.
Representing	T.J. Watterson, Concept Design
Public	None
Concerns (7:20)	**Watterson** – Presented project; to be enclosed in natural-to-weather, cedar lattice. **Backus** – Circa 1790. Read SAB comments: A/C might be noisy and visible to visitors in the square; previous location preferred; want to know about screening. **Coombs** – Lattice screening has worked well on Shell Street; thinks this will work. **Welch** – Given the location, he'd like a detailed drawing in the file showing the lattice enclosure from inside the fence; some of these units need a ground clearance of 10 to 12 inches. **Oliver** – She wants to view this.
Motion	**Motion to View and hold for additional information on the lattice. (Coombs)**
Roll-call Vote	Carried 4-0//Welch, Oliver, Coombs, and Pohl-aye Certificate #

18. James Crowley **08-1532** 8 Wall Street Drvway/walkway crushed shell 82/79 Paulo Vicente

Voting	Pohl, Coombs, Oliver, Welch
Alternates	(Camp still stepped out)
Recused	None
Documentation	Landscaping design plans, site plan, and photos.
Representing	Paulo Vicente, Vincente burin Architecture, LLC.
Public	None
Concerns (7:28)	**Pohl** – This was going on consent until a neighbor voiced concern; she never expressed the concerns. **McCarthy** – This has to go to the Planning Board for the double curb cut. **Vincente** – There is no curbing; the drawing is deceptive. Went to the Planning Board, the two curb cuts are grandfathered. **Backus** – They don't need an apron on the dirt road. **Welch** – There are other properties on this road with two curb cuts. Asked the drawings be modified to eliminate what appears to be banding. The "stockade" fence should be labeled "existing split rail." **Oliver** – Curbing on a dirt road is very heavy.
Motion	**Motion to Approve through staff with drawings corrected to show the stockade fence labeled existing split rail and the banding representing curbing removed. (Welch)**
Roll-call Vote	Carried 4-0//Coombs, Oliver, Welch, and Pohl-aye Certificate # **HDC2020-08-1532**

CERTIFICATE NO: HDC2020-08-1508 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°: 73.1.13 PARCEL N°. 76

Street & Number of Proposed Work: 8 Center St Sias

Owner of record: Mary O'Connell

Mailing Address: 8 Center St Sias
Siasconset, MA 02654

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ~~Concept Design~~ Watts Heating + refrig

Mailing Address: ~~33½ Vesper Lane~~ 33 Vesper Ln
~~Nantucket MA 02559~~

Contact Phone #: ~~5082213009~~ 508-825-5333 E-mail: wattshvucr@gmail.com

FOR OFFICE USE ONLY ✓1720

Date application received: 8/10/2020 Fee Paid: $ 50

Must be acted on by: 9/26/2020, 11/24/20

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. HDC 2019-12-03 52

☐ 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 Relocate A/C Condenser
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 _____

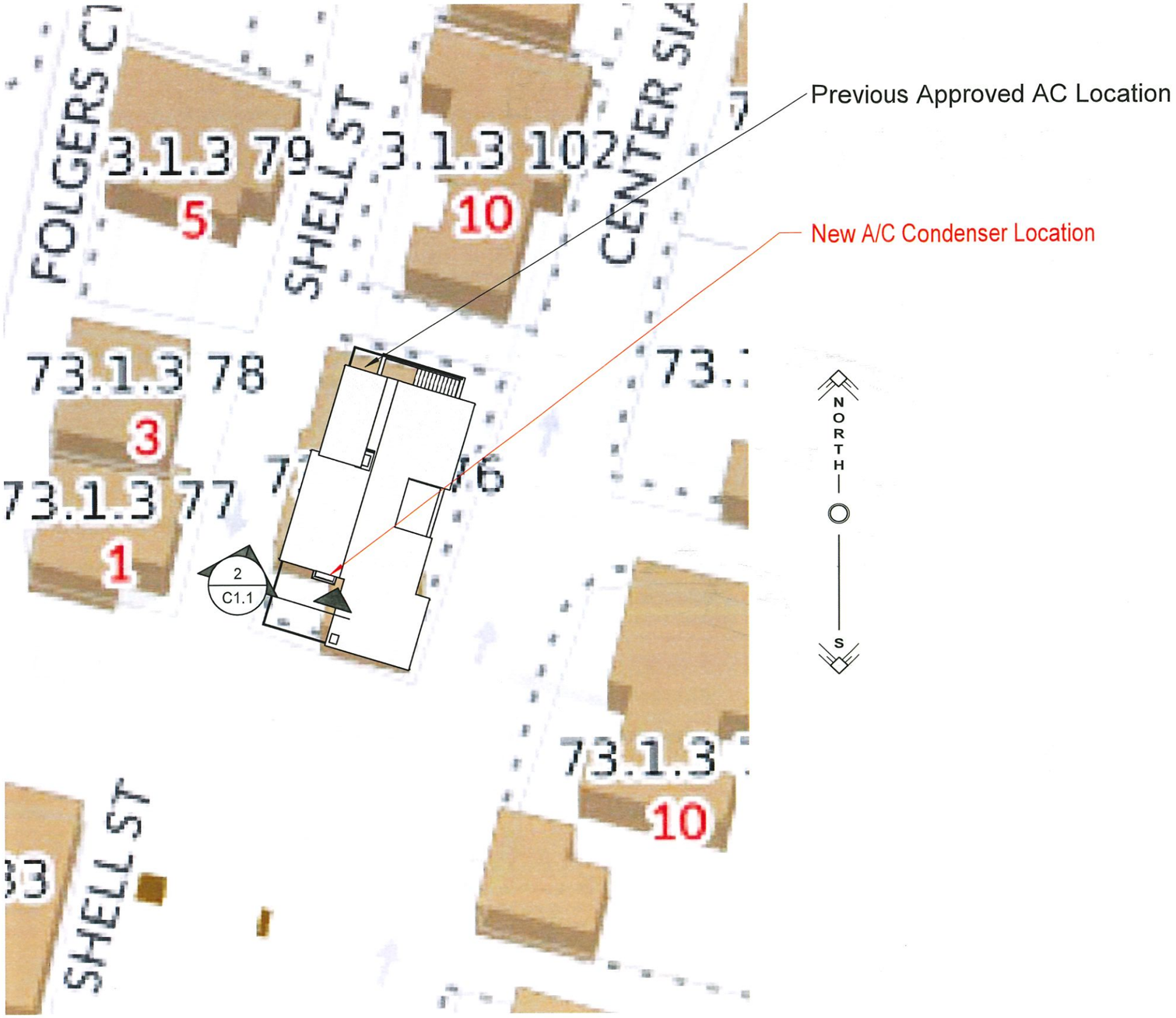
Trim _____ Sash _____ Doors _____

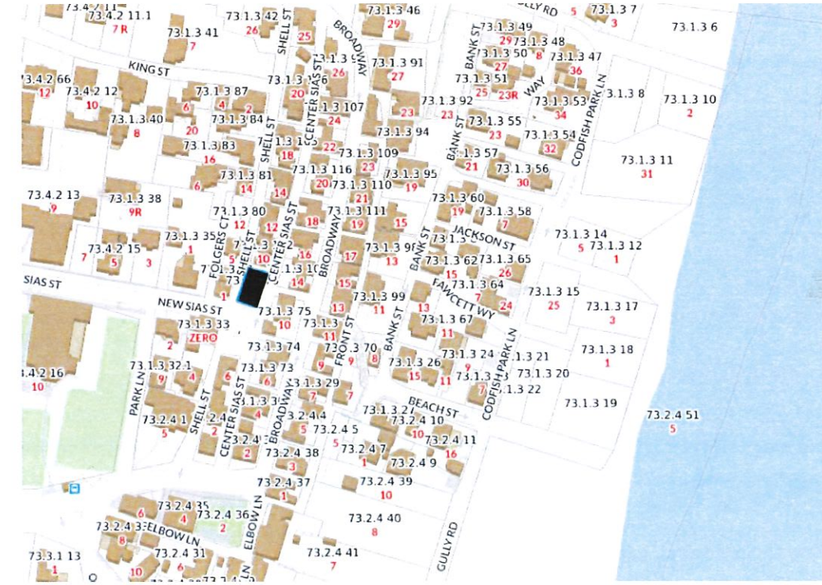
Deck _____ Foundation _____ Fence _____ Shutters _____

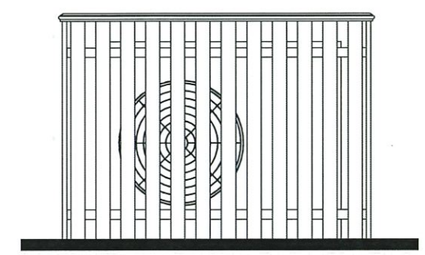
* Attach manufacturer's color samples if color is not from HDC approval list.

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







1 Site Plan
1" = 20'-0"

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

508.221.3009
33 1/2 Vesper Lane
Nantucket, MA 02554

Concept Design

Residential Design & Plan

Oconnell Residence

8 Center Street Sias
Nantucket, MA 02554

Map & Parcel	73.1.13 -76	Min. Lot Size	5,000 SF
Current Zoning	SOH	Allowable G.C.	x%, or xxxx SF
Minimum Frontage	50 FT	Lot Size	1,555 SF
Front Setback	0 FT	Existing G.C.	xxxx SF
Side/Rear Setback	5 FT	Proposed G.C.	xxxx SF
		Total Proposed G.C.	xxxx SF

C1.1

#1907

EAST

SOUTH

New A/C Condenser Location

WEST

NORTH

508.221.3009
33 1/2 Vesper Lane
Nantucket, MA 02554

Concept Design

Residential Design & Plan

Oconnell Residence

8 Center Street Sias
Nantucket, MA 02554

Map & Parcel	73.1.13 -76	Min. Lot Size	5,000 SF
Current Zoning	SOH	Allowable G.C.	x%, or xxxx SF
Minimum Frontage	50 FT	Lot Size	1,555 SF
Front Setback	0 FT	Existing G.C.	xxxx SF
Side/Rear Setback	5 FT	Proposed G.C.	xxxx SF
		Total Proposed G.C.	xxxx SF

C1.2

#1907

10. Linda Flanagan **08-1460**	19 Longwood Drive	Pool	71/41	M. Cutone Architecture

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Landscaping design plans, site plan, and photos.
Representing	Mark Cutone, Mark Cutone Architecture
Public	None
Concerns (6:59)	**Cutone** – Presented project; autocover. **Welch** – Unlike a recent application, the wooded nature of this lot makes all the difference. No concerns.
Motion	**Motion to Approve as submitted. (Oliver)**
Roll-call Vote	Carried unanimously//Welch, Coombs, Camp, Oliver, and Pohl-aye — Certificate # **HDC2020-08-1460**

11. Jim Caulfield **08-1454**	8 Sheep Pond Road	Main house addition	63/3	M. Cutone Architecture

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Mark Cutone, Mark Cutone Architecture
Public	None
Concerns (7:01)	**Cutone** – Presented project. **Welch** – This is an improvement. No concerns.
Motion	**Motion to Approve as submitted. (Camp)**
Roll-call Vote	Carried unanimously//Welch, Coombs, Oliver, Camp, and Pohl-aye — Certificate # **HDC2020-08-1454**

12. Jim Caulfield **08-1457**	8 Sheep Pond Road	Second dwelling addition	63/3	M. Cutone Architecture

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Mark Cutone, Mark Cutone Architecture
Public	None
Concerns (7:05)	**Cutone** – Presented project, circa mid-1970s. No concerns.
Motion	**Motion to Approve as submitted. (Oliver)**
Roll-call Vote	Carried unanimously//Welch, Camp, Coombs, Oliver, and Pohl-aye — Certificate # **HDC2020-08-1457**

13. Jim Caulfield **08-1453**	8 Sheep Pond Road	Cabana addition	63/3	M. Cutone Architecture

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Mark Cutone, Mark Cutone Architecture
Public	None
Concerns (7:08)	**Cutone** – Presented project. No concerns.
Motion	**Motion to Approve as submitted. (Oliver)**
Roll-call Vote	Carried unanimously//Camp, Coombs, Welch, Oliver, and Pohl-aye — Certificate # **HDC2020-08-1453**

14. Jim Caulfield **08-1452**	8 Sheep Pond Road	Pool	63/3	M. Cutone Architecture

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Landscaping design plans, site plan, and photos.
Representing	Mark Cutone, Mark Cutone Architecture
Public	None
Concerns (7:09)	**Cutone** – Presented project, autocover. There is some vegetation, but it will have to be enhanced by indigenous plants. **Welch** – Additional vegetation is appropriate; it should be close to the pool and be indigenous in an indigenous layout. We need a landscape plan for the screening. He would like to hold this pending a landscape screening plan. **Oliver** – We never ask about lighting; out there at night, asked if that is a concern. **Pohl** – According to Town Counsel, lighting is not within our purview unless it's for a commercial building; there is a Town bylaw for dark skies.
Motion	**Motion to Hold for a landscape screening plan. (Welch)**
Roll-call Vote	Carried unanimously//Oliver, Coombs, Camp, Welch, and Pohl-aye — Certificate #

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°: 63 PARCEL N°. 3

Street & Number of Proposed Work: 8 SHEEP POND RD

Owner of record: JINA JESSICA CAULFIELD

Mailing Address: 23 BUSH ISLAND ROAD

DARIEN, CT. 06820

Contact Phone #: SEE BELOW E-mail: SEE BELOW

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST

NANTUCKET MA 02554

Contact Phone #: 508 228 2725 E-mail: mikayla@markcutone.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 LUG2) ☐ Roof ☐ Other 18' x 36'

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

*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 8/12 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 NATURAL FINISH ☐ 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 PATIOS BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) — Roof NATURAL

Trim _____ Sash _____ Doors _____

Deck NATURAL 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 E. Pa. 2u Signature of owner of record [signature] - AS AGENT Signed under penalties of perjury

8 SHEEP POND ROAD

LOCUS PLAN: NTS

AERIAL VIEW: NTS

DRAWING LIST:

C1.1	COVER SHEET
L1.1	POOL

PLANT LEGEND

- EXISTING SCRUB OAK
- CJ - CRYPTOMERIA JAPONICA - JAPANESE CEDAR -MINIMUM 5 GALLON POT MIN. 6' TALL
- JV - JUNIPERUS VIRGINIANA - EASTERN RED CEDAR -MINIMUM 5 GALLON POT MIN. 4' TALL
- VD - VIBURNUM DENTATUM - VIBURNUM -MINIMUM 3 GALLON POTS 66"o.c. MIN. 3' TALL
- IG - ILEX GLABRA - INKBERRY -MINIMUM 3 GALLON POTS 36"o.c. MIN. 3' TALL
- PA - PENNISETUM ALOPECUROIDES - FOUNTAIN GRASS -MINIMUM 3 GALLON POT 48"o.c.

SITE PLAN: 1" = 30'-0"

MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

POOL

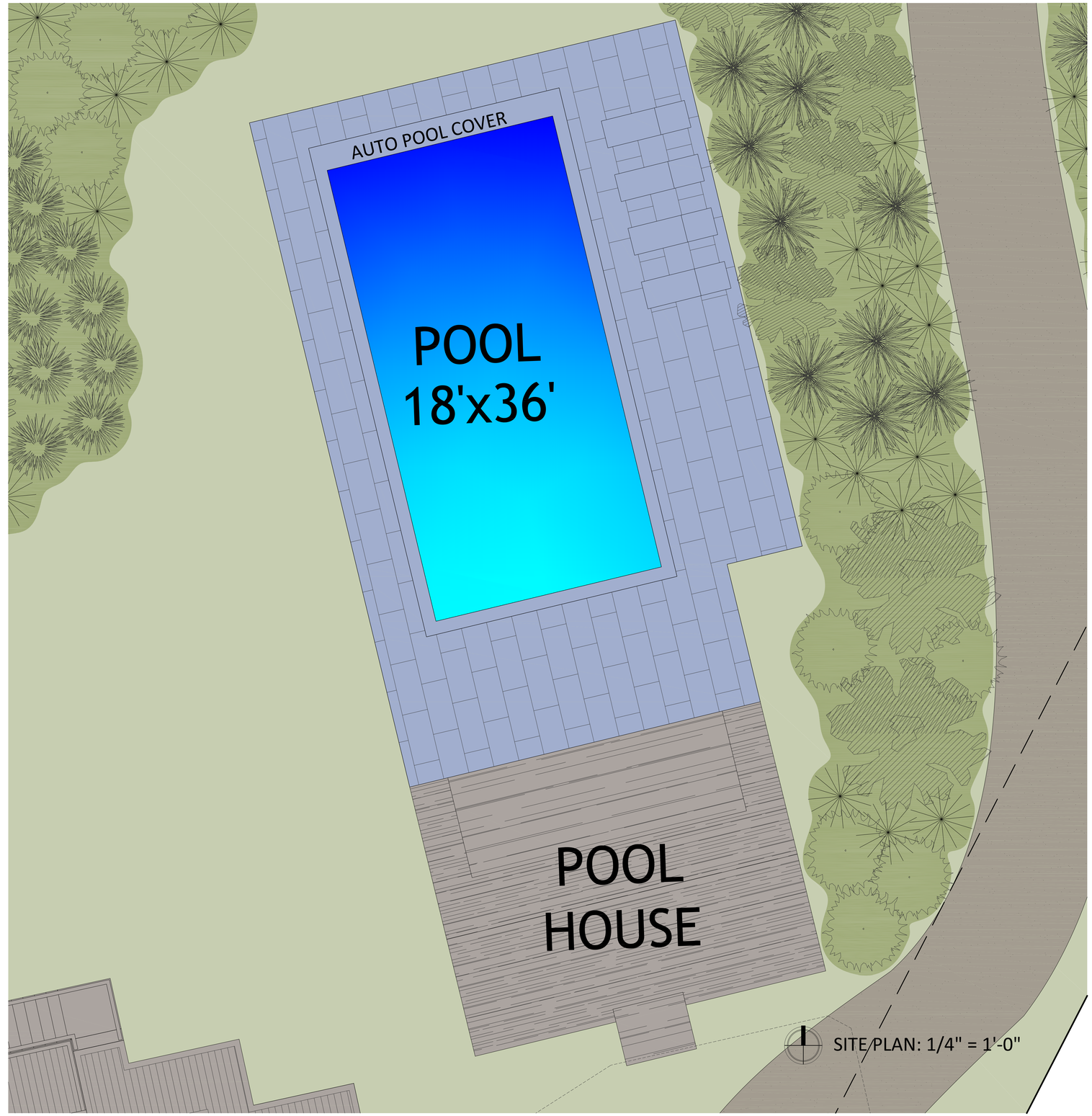
8 SHEEP POND
8 SHEEP POND ROAD
NANTUCKET, MA 02554
MAP: 63 PARCEL: 3

COVER SHEET

C1.1

17 SEPTEMBER 2020

BLUE STONE - LOCATED AROUND POOL AREA



MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

POOL

8 SHEEP POND
8 SHEEP POND ROAD
NANTUCKET, MA 02554
MAP: 63 PARCEL: 3

POOL

L1.1

17 SEPTEMBER 2020

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

	Sign in submission at Front Desk → DROP BOX DUE TO COVID PROTOCOL
N/A	HDC case number: (ex HDC2020-xx-xxxx), if applicable 05-0895
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of plans at 3/16" or ¼" scale (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see reverse side

Historic District Commission

OLD BUSINESS CHECKLIST

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 9/18/2020

10 Beach St; M: 73.2.4 P:10

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-01-0548
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) ⓐ Site Plan ⓑ North Elevation ⓒ South Elevation ⓓ East Elevation ⓔ West Elevation ⓕ Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Alex Bagmets Date: 10.01.20

HDC Meeting Date: Sept 24 , 2020.

HDC 01-0548

10 Beach Street

Emeritus Development

Map 73.2.4; Parcel 10

Partial Demo

OLD

Updated Meeting Posting
MEETING POSTING

Original Posting Time: 2020 SEP 22 AM 10:26
Original Posting Number: T 2056

RECEIVED
2020 SEP 23 AM 10:06
NANTUCKET TOWN CLERK
Posting Number:T 2062

TOWN OF NANTUCKET
Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	Historic District Commission (HDC) – OLD BUSINESS
Day, Date, and Time	Thursday, September 24, 2020; **1:00PM**
Location / Address	**REMOTE PARTICIPATION VIA ZOOM AND YouTube** Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached) Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Cathy Flynn, Land Use Specialist

To join the Historic District Commission meeting click on the Zoom Link below:
https://zoom.us/j/95560053336?pwd=UzMxaWF0N1MwVVByNGdkV1IIRHFMUT09

Meeting ID: 955 6005 3336 **Password**: 078546
Phone dial in: 646 558 8656; Meeting ID: 95560053336; Password: 078546

To watch live feed, click here: https://www.youtube.com/watch?v=RdglMDcaDIU

Commissioners: Ray Pohl (Chair), Diane Coombs (Vice-Chair), John McLaughlin, Abby Camp, Val Oliver
Associate Commissioners: Stephen Welch, Jesse Dutra
Staff: Terry Norton, Cathy Flynn, Holly Backus and Kadeem McCarthy

Historic Structures Advisory Board (HSAB), Sconset Advisory Board (SAB), Madaket Advisory Board (MAB), Sign Advisory Council (SAC).

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.
Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. PUBLIC COMMENT

II. NEW BUSINESS CARRIED OVER FROM 9/22/20

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Vandelay Realty LLC **09-1669**	84 Polpis Road	Demo/move off	44/25.5	Val Oliver
2.	Vandelay Realty LLC **09-1661**	84 Polpis Road	New DU w/ attached garage	44/25.5	Val Oliver

III. OLD BUSINESS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Mary O'Connell **08-1508**	8 Center Street Sias	Rev 12-0352; relocate A/C	73.1.3/76	Concept Design
	• *Commissioners: Pohl, Coombs, Oliver, Welch; Alternates: Camp; Recused: None*				
2.	Chris O'Connell **08-1556**	10 Sheep Commons	Pool and retaining wall	54/274	Atlantic Landscaping
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				
3.	James Conlon **09-1701 (NB)**	24 Woodbine	New dwelling	80/96	Emeritus
4.	James Conlon **09-1699 (NB)**	24 Woodbine	Shed	80/96	Emeritus
5.	James Conlon **08-1511**	24 Woodbine	New dwelling	80/96	Emeritus
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				
6.	James Conlon **08-1507**	24 Woodbine	New garage	80/96	Emeritus
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				
7.	Sheila Wilner **01-0547**	10 Beach Street	New dwelling	73.2.4/10	Emeritus
	• *Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None*				
8.	Sheila Wilner **01-0548**	10 Beach Street	Demo dwelling	73.2.4/10	Emeritus
	• *Commissioners: Pohl, Camp, Oliver, Welch; Alternates: None; Recused: None*				
9.	Nicole Whidden **08-1473**	11 Davis Lane	Cabana	82/75	Emeritus
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				
10.	Nicole Whidden **08-1472**	11 Davis Lane	Pool/spa	82/75	Ahern
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				
11.	Ecklund/Furdak **08-1587**	26 W Chester Street	Hardscape	42.4.3/56	Ahern
	• *Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None*				
12.	Michelle Black **05-0953**	28 Eel Point Road	Sports court	40/49	Ahern
	• *Commissioners: Pohl, Coombs, McLaughlin, Oliver, Welch; Alternates: None; Recused: None*				
13.	Cannonbury Holdings **08-1569**	4 Sleetwing Circle	New cabana	74/23	Workshop/APD
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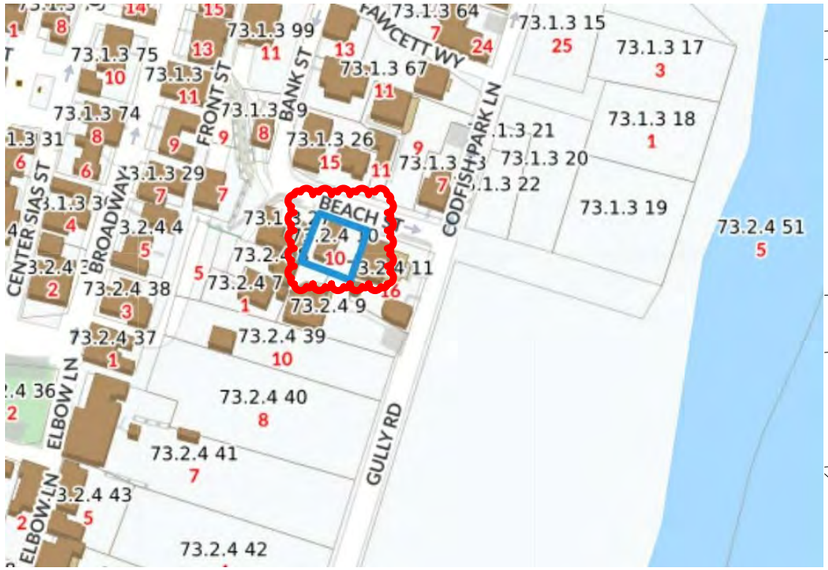
14.	Cannonbury Holdings **08-1566**	4 Sleetwing Circle	Hardscape/pool	74/23	Workshop/APD
	• *Commissioners: Pohl, Coombs, McLaughlin, Camp, Dutra; Alternates: Welch; Recused: Oliver*				
15.	Anne McGivney **08-1498**	45 West Chester Street	Shed	41/230	Structures Unlimited
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				
16.	Stephen Frohwein **07-1285**	32 N Liberty St	Addition	41/159	Emeritus
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				
17.	Hummock Pond Holdings **07-1427**	287 Hummock Pond Rd	Move to 289 HPR + addtn	83/39	Emeritus
	• *Commissioners: Pohl, Coombs, Camp, Oliver, Welch; Alternates: None; Recused: None*				

Wilner Residence

10 Beach St
Nantucket, MA 02554



Locus

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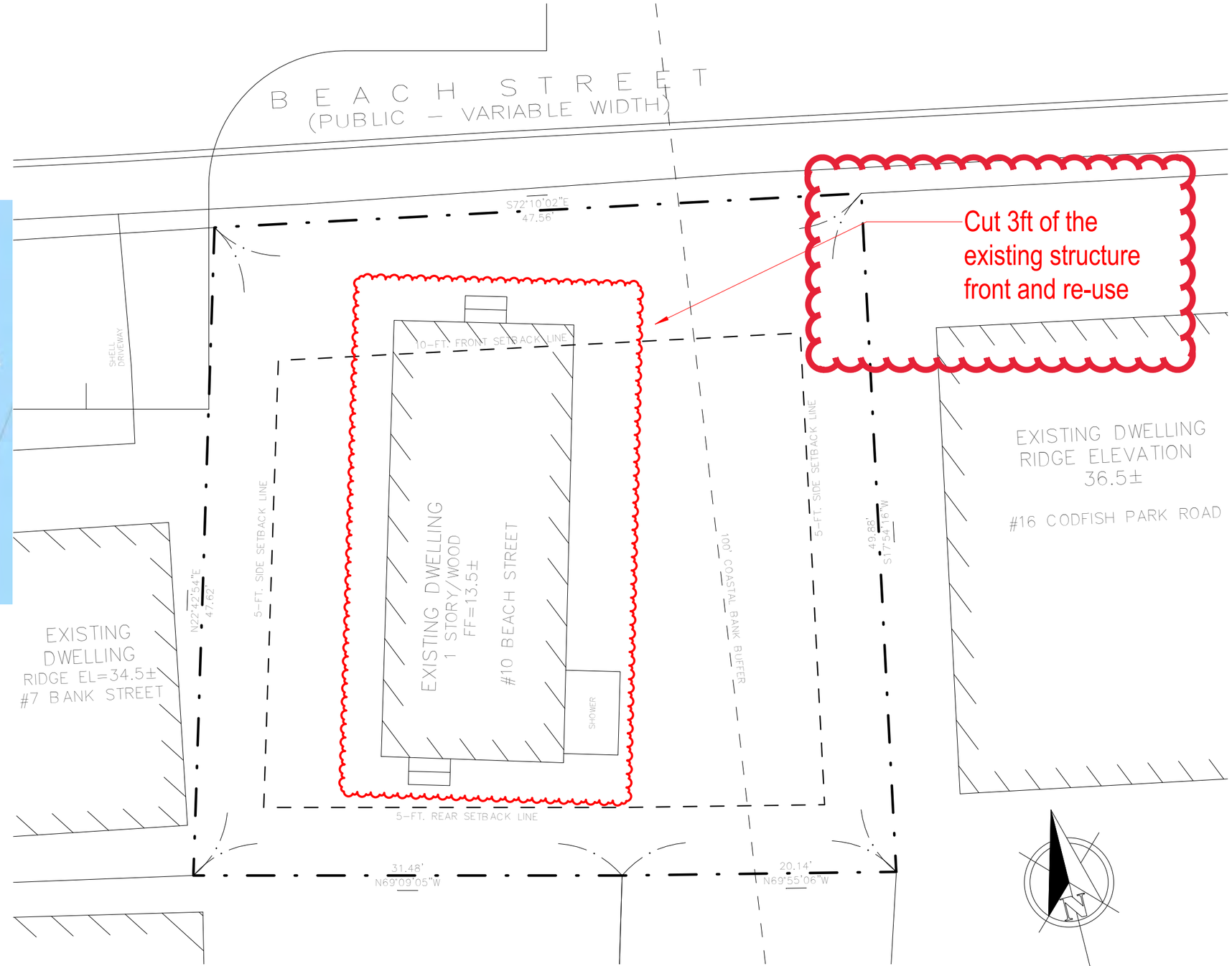

Site Plan Move Off

1/8" = 1'-0"

G.01

Wilner Residence
10 Beach St
Nantucket, MA 02554

Zoning Information

Map & Parcel:	73.2.4 / 10
Current Zoning:	SR-1
Minimum Frontage:	50'
Front Setback:	5'
Side/Rear Setback:	5'

Move-Off/ Demo HDC Application

10.01.20

emeritus

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

NORTH

EAST

SOUTH

NORTH-EAST STREET VIEW

NORTH-WEST STREET VIEW

12" = 1'-0"

G.02

Wilner Residence
10 Beach St
Nantucket, MA 02554

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Updated Meeting Posting
MEETING POSTING

Original Posting Time: 2020 SEP 22 AM 10:26
Original Posting Number: T 2056

RECEIVED
2020 SEP 23 AM 10:06
NANTUCKET TOWN CLERK
Posting Number:T 2062

TOWN OF NANTUCKET
Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	Historic District Commission (HDC) – OLD BUSINESS
Day, Date, and Time	Thursday, September 24, 2020; **1:00PM**
Location / Address	**REMOTE PARTICIPATION VIA ZOOM AND YouTube** Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached) Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
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10 Beach St; M: 73.2.4 P:10

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-01-0547
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) ⓐ Site Plan ⓑ North Elevation ⓒ South Elevation ⓓ East Elevation ⓔ West Elevation ⓕ Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Alex Bagmets Date: 10.01.20

HDC Meeting Date: Sept 24 , 2020.

HDC 01-0547

10 Beach Street

Emeritus Development

Map 73.2.4; Parcel 10

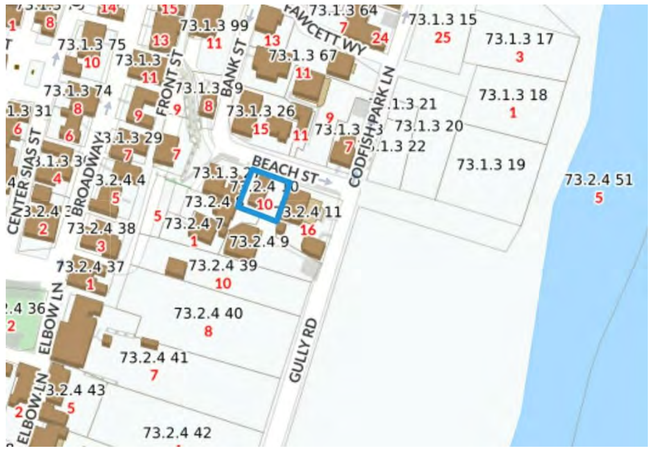
New Dwelling

OLD

Wilner Residence

10 Beach St
Nantucket, MA 02554

10.01.20



LOCUS MAP
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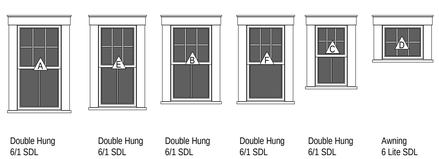
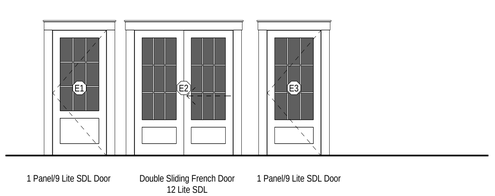
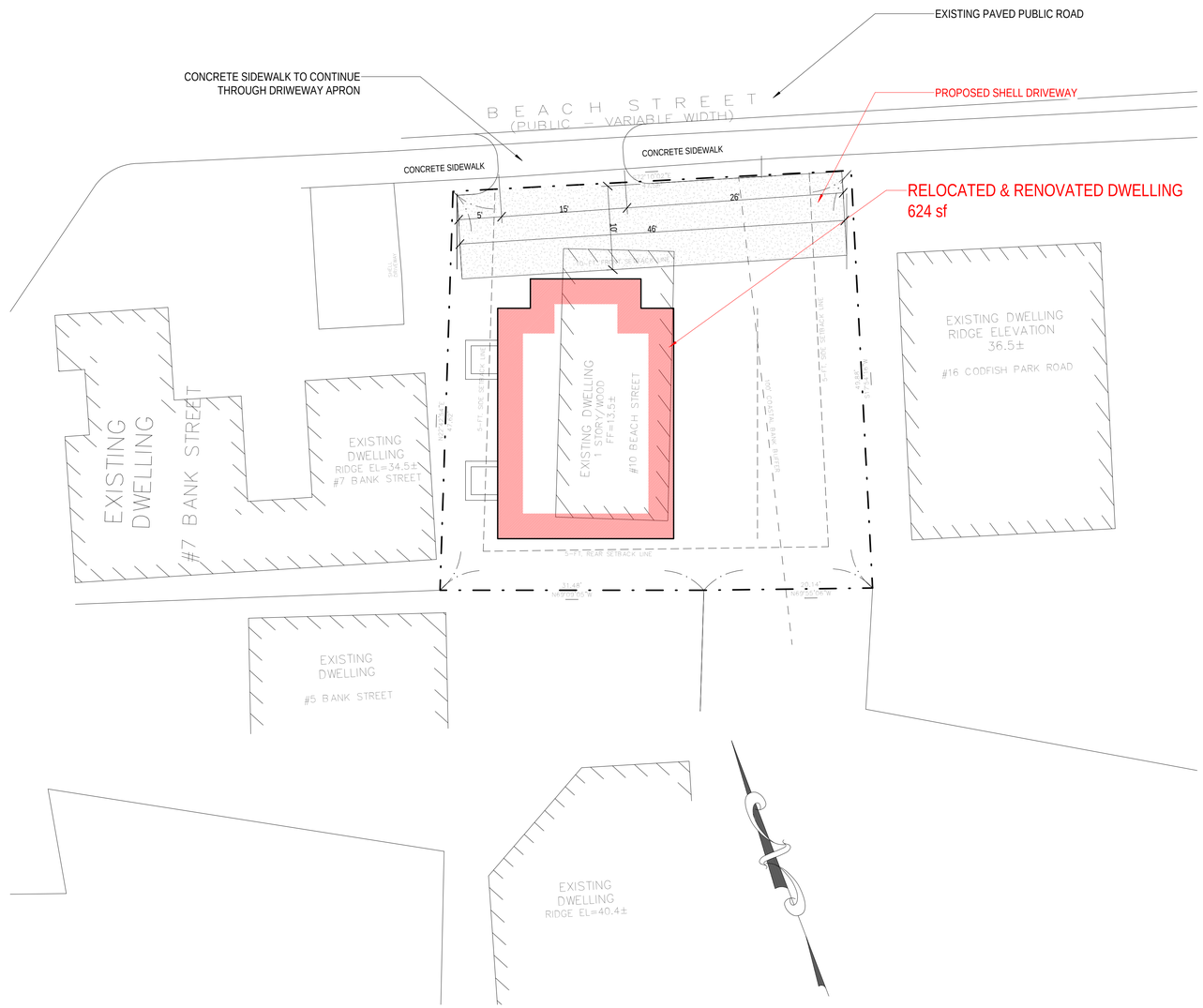


Window Legend
1/4" = 1'-0"



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



SITE
1/8" = 1'-0"

HDC SUBMISSION

1912
Wilner Residence

10 Beach St
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:	73.2.4 / 10
Current Zoning:	SOH
Minimum Frontage:	50'
Front Setback:	0'
Side/Rear Setback:	5'
Lot Size:	2,419 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	50% or 1,209 sf
Existing G.C.:	427 sf
Proposed G.C.:	624 sf
Total Proposed G.C.:	624 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.

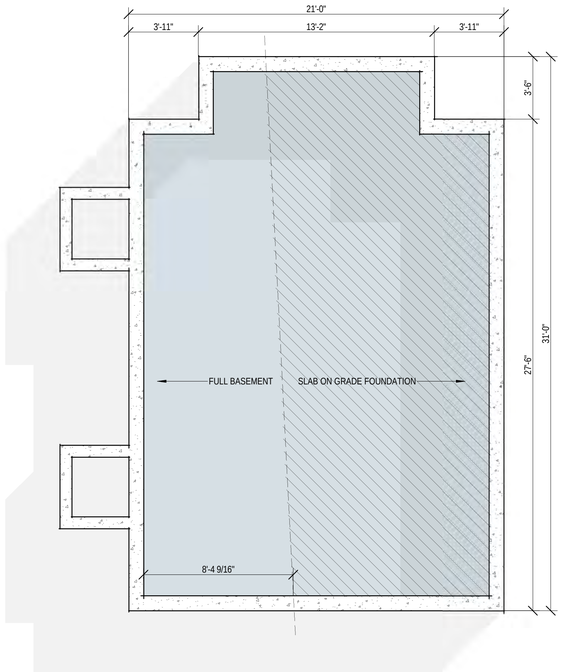
Revisions

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 FROM EMERITUS DEVELOPMENT LTD. THESE DRAWINGS MUST BE RETURNED UPON REQUEST. NECESSARY TO OBTAIN A BUILDING PERMIT. A FIXED PRICE QUOTE TO DRAWINGS WILL BE FURNISHED UPON REQUEST.

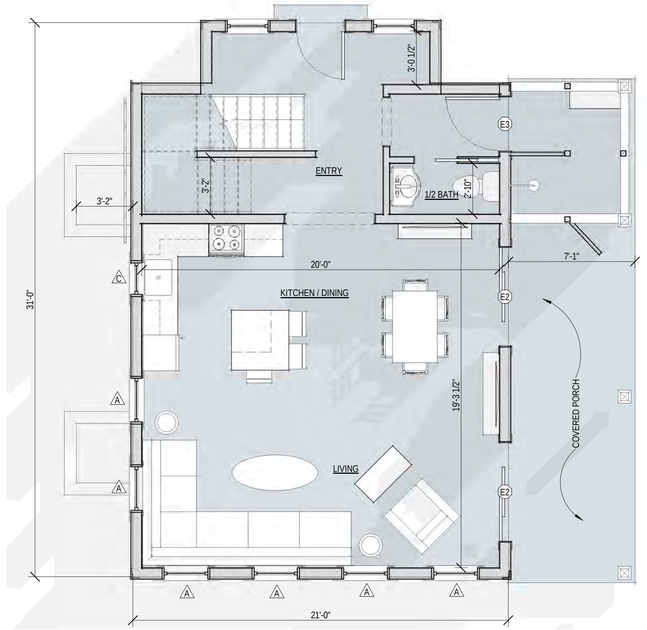
G.101
1912

10.01.20

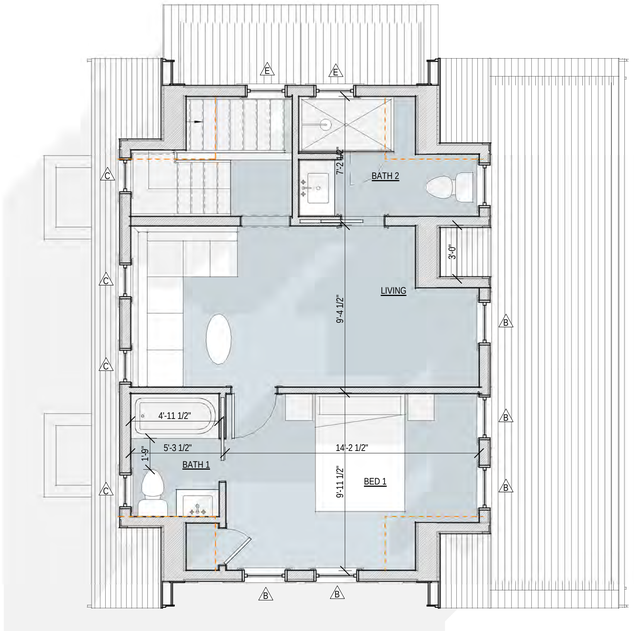
HDC SUBMISSION



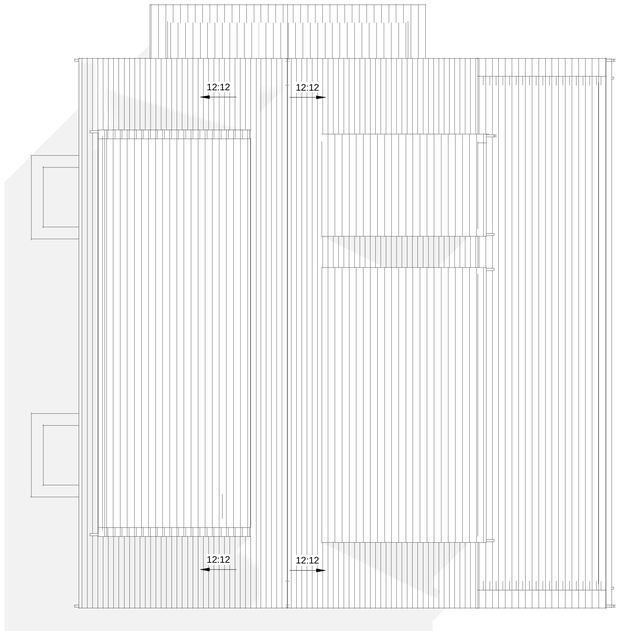
1 Basement Plan
1/4" = 1'-0"



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



3 Second Floor
1/4" = 1'-0"



4 Roof Plan
1/4" = 1'-0"

1912

Wilner Residence

10 Beach St
Nantucket, MA 02554

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

FLOOR PLANS & ROOF PLAN

Site Information

Map & Parcel:	73.2.4 / 10
Current Zoning:	SOH
Minimum Frontage:	50'
Front Setback:	0'
Side/Rear Setback:	5'
Lot Size:	2,419 sf
Min. Lot Size:	5,000 sf
Allowable G.C.:	50% or 1,209 sf
Existing G.C.:	427 sf
Proposed G.C.:	624 sf
Total Proposed G.C.:	624 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.

Revisions

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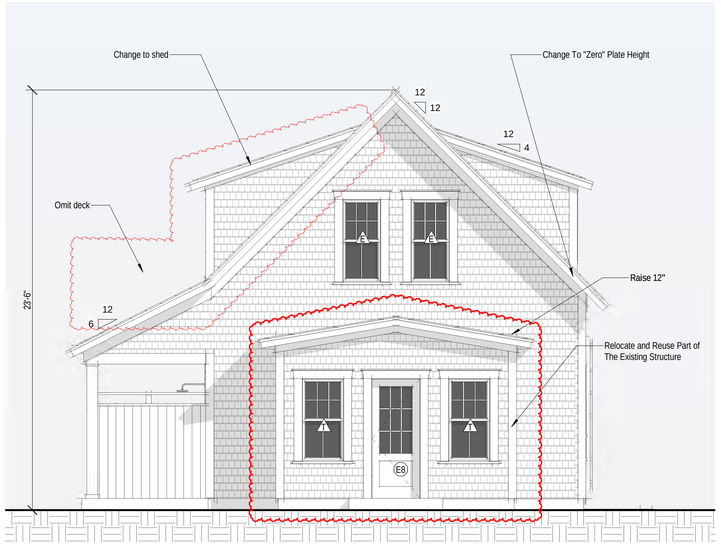
A.101

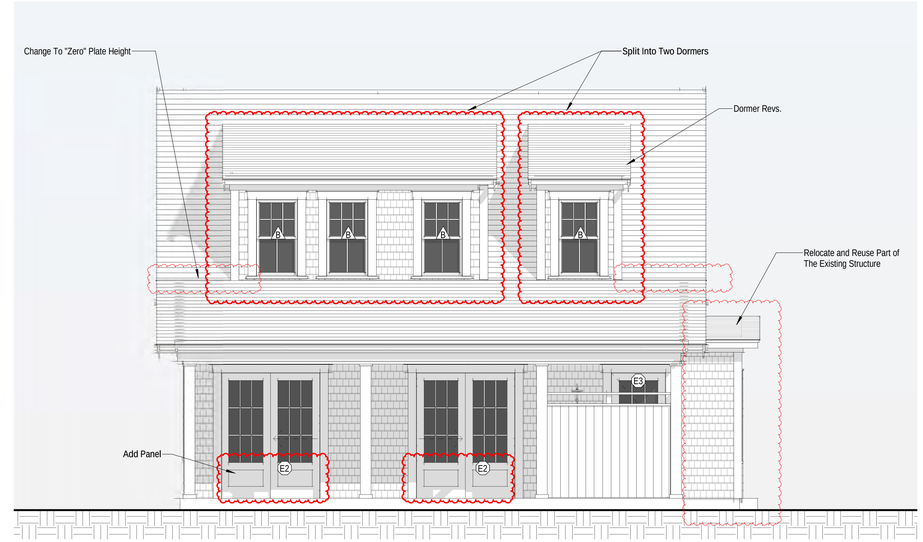
1912

10.01.20

HDC SUBMISSION



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



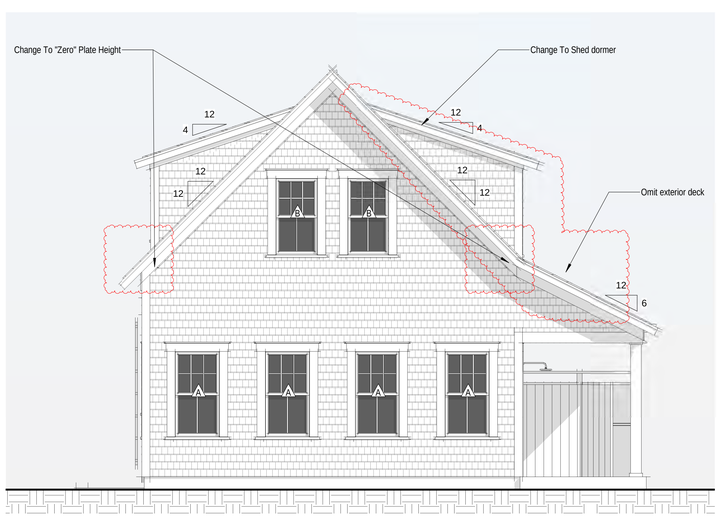
2 East Elevation
1/4" = 1'-0"

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

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

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

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



3 South Elevation
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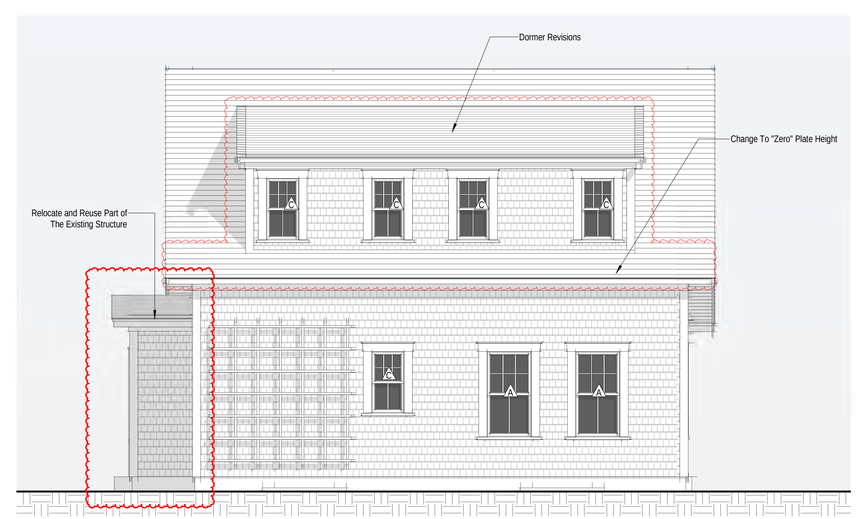

4 West Elevation
1/4" = 1'-0"

1912

Wilner Residence

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Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
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EXTERIOR ELEVATIONS

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Revision 1 Date 1

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A.201
1912

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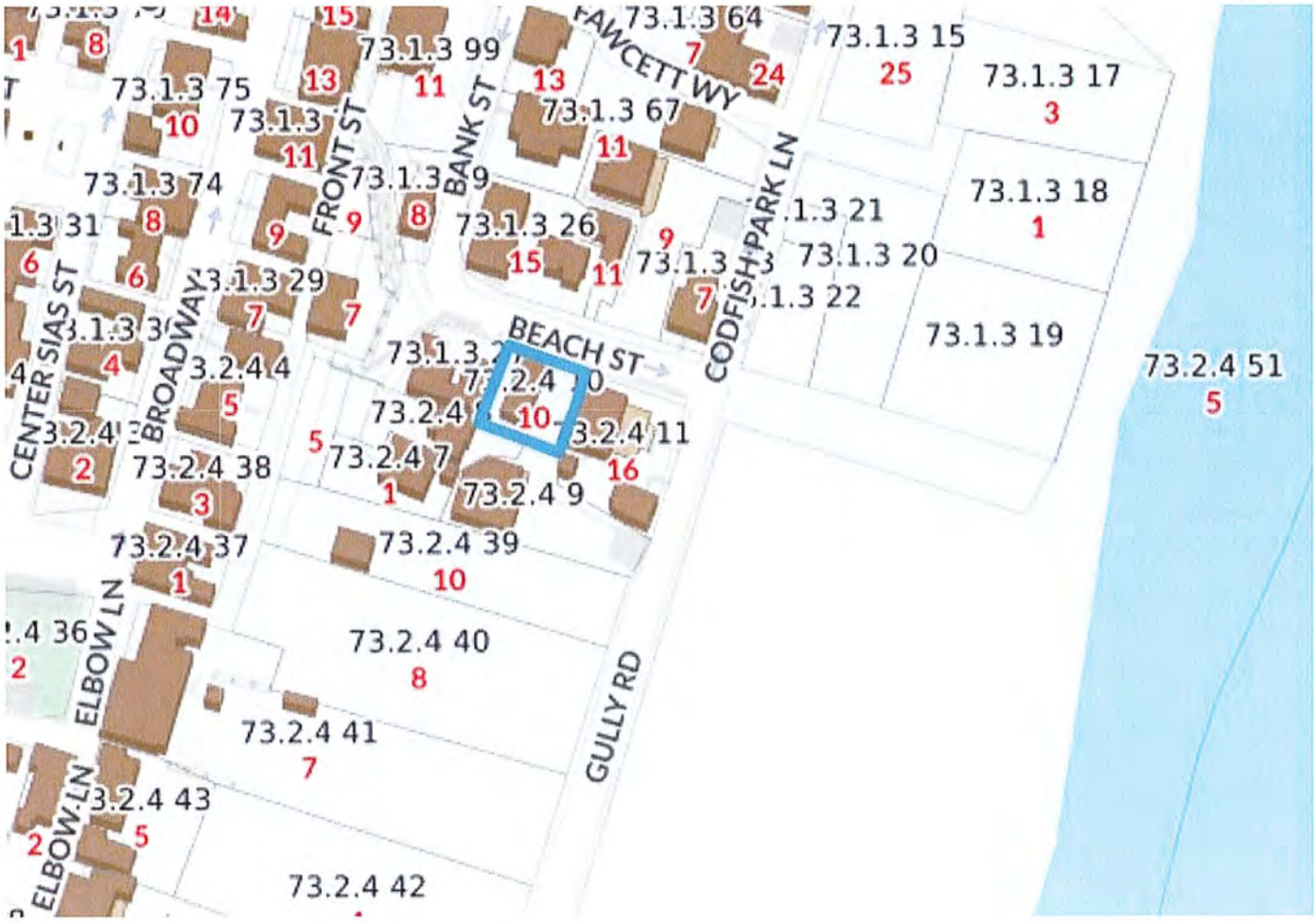
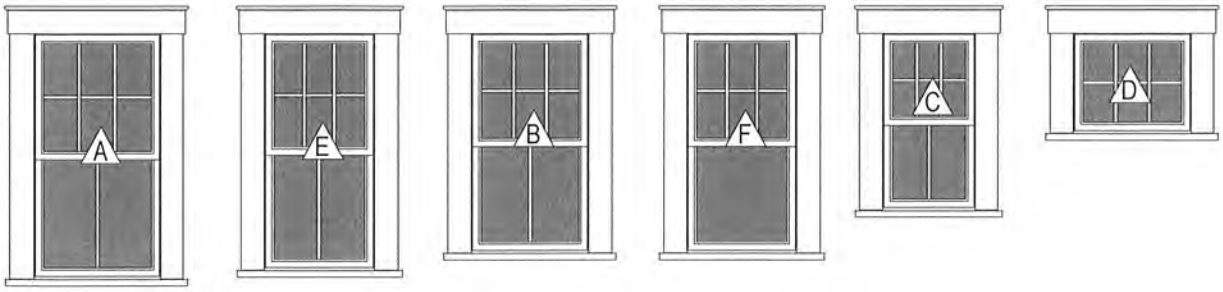


LOCUS MAP

Not to Scale



Double Hung
6/1 SDL

Double Hung
6/1 SDL

Double Hung
6/1 SDL

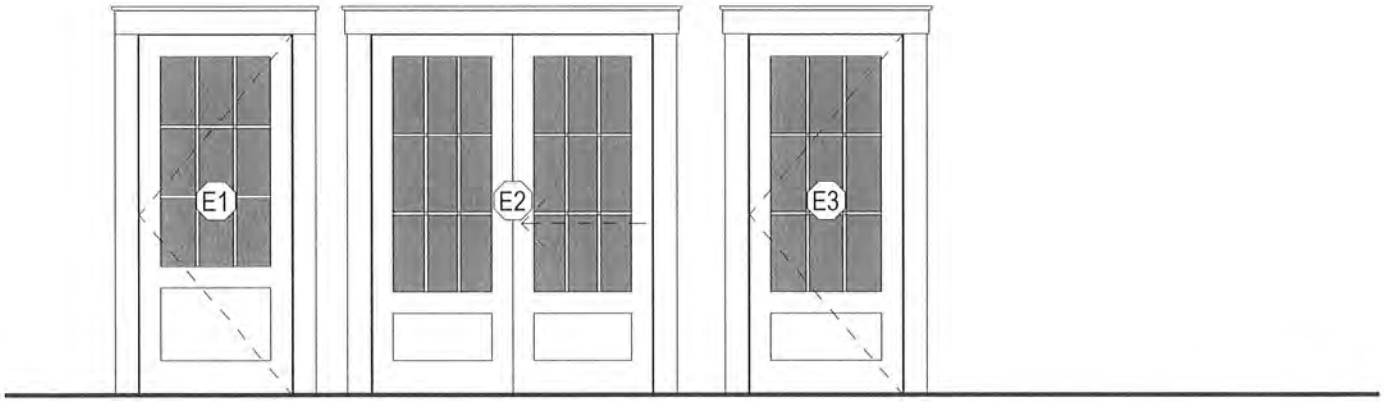
Double Hung
6/1 SDL

Double Hung
6/1 SDL

Awning
6 Lite SDL

Window Legend

1/4" = 1'-0"



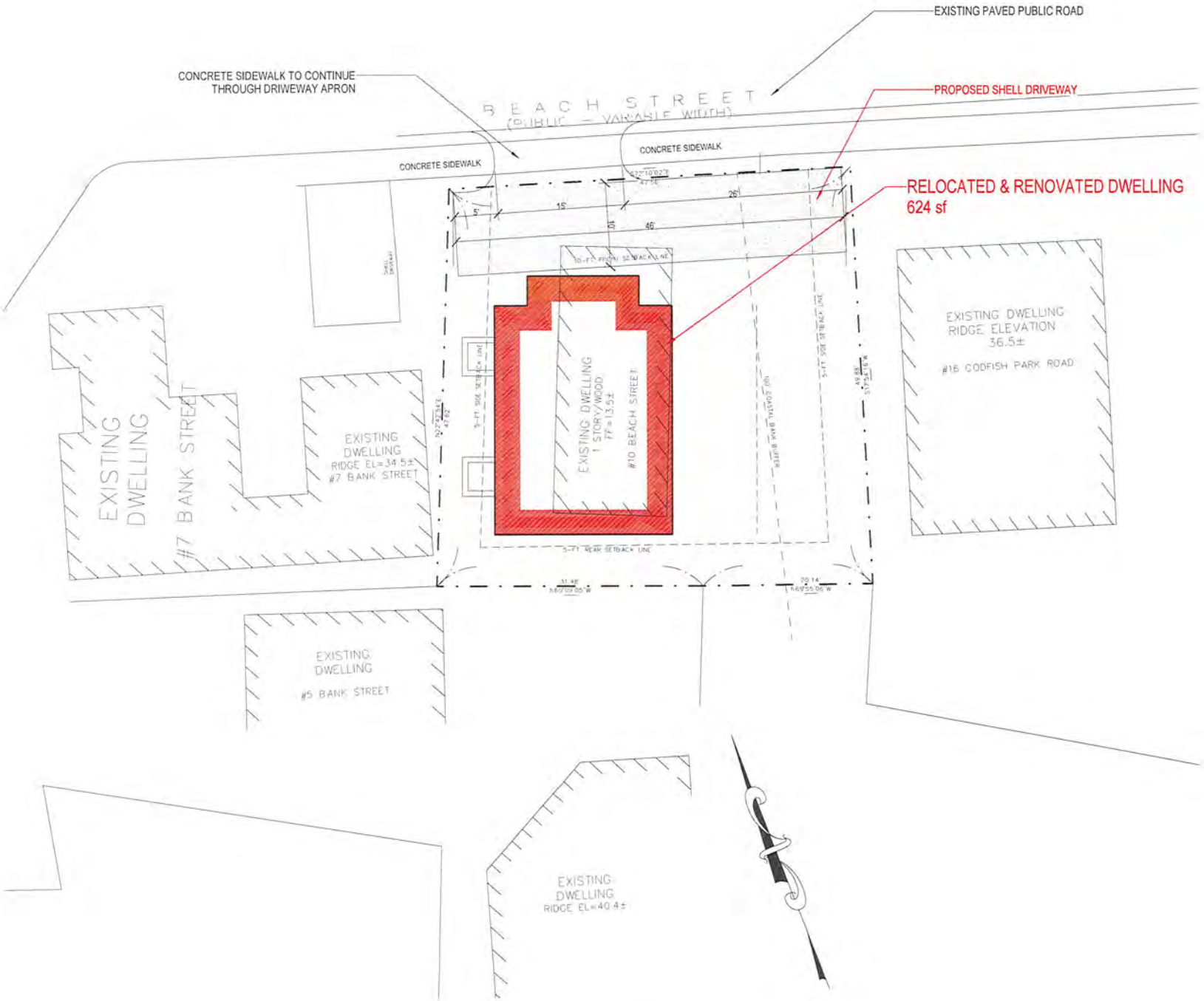
1 Panel/9 Lite SDL Door

Double Sliding French Door
12 Lite SDL

1 Panel/9 Lite SDL Door

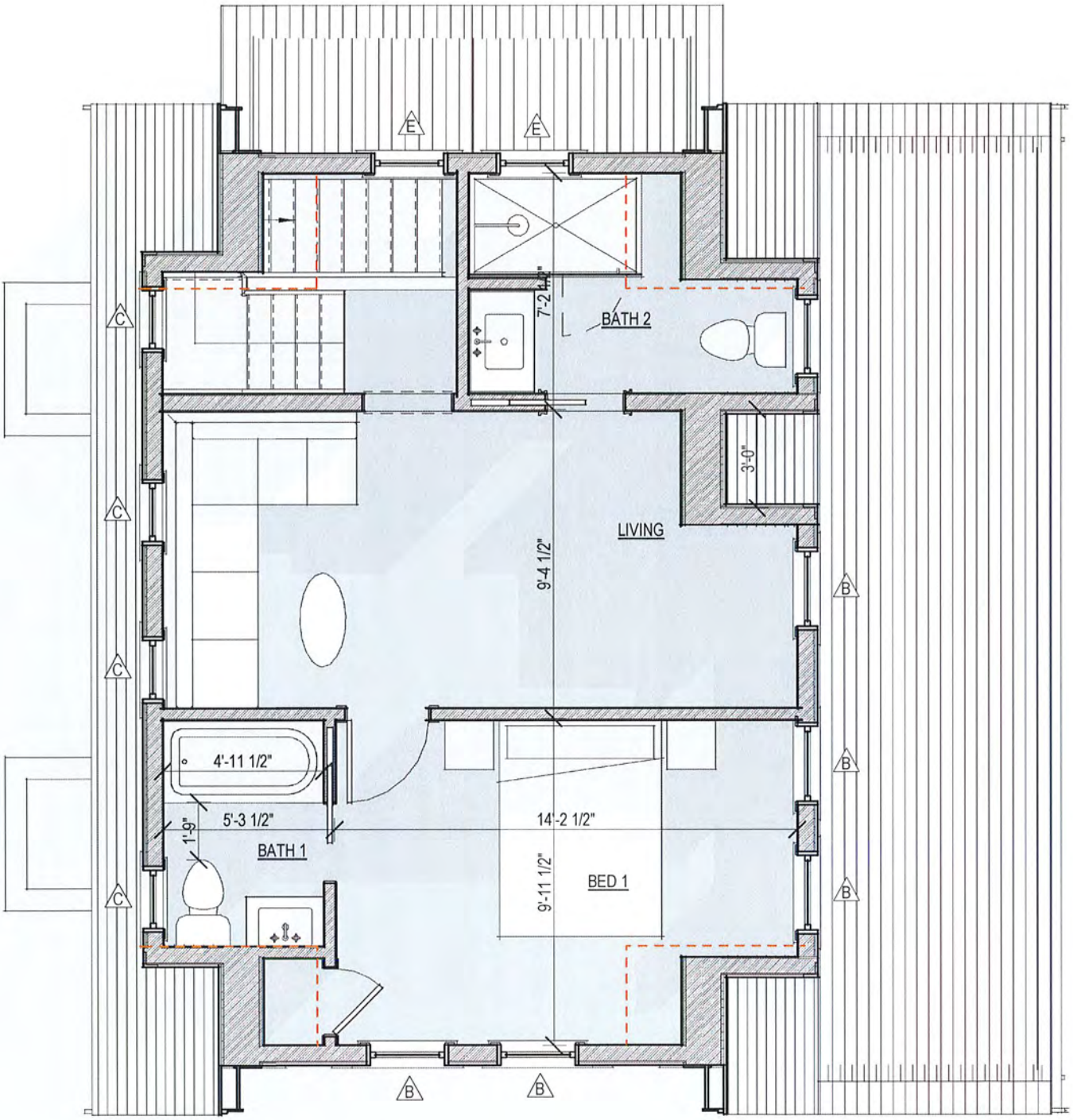
Door Legend

1/4" = 1'-0"


EXISTING PAVED PUBLIC ROAD
CONCRETE SIDEWALK TO CONTINUE THROUGH DRIWEWAY APRON
BEACH STREET
(PUBLIC - VARIABLE WIDTH)
PROPOSED SHELL DRIVEWAY
CONCRETE SIDEWALK
CONCRETE SIDEWALK
RELOCATED & RENOVATED DWELLING
624 sf
EXISTING DWELLING
#7 BANK STREET
EXISTING DWELLING
RIDGE EL=34.5±
#7 BANK STREET
EXISTING DWELLING
1 STORY/WOOD
FF=13.5±
#10 BEACH STREET
EXISTING DWELLING
RIDGE ELEVATION
36.5±
#16 CODFISH PARK ROAD
EXISTING DWELLING
#5 BANK STREET
EXISTING DWELLING
RIDGE EL=40.4±

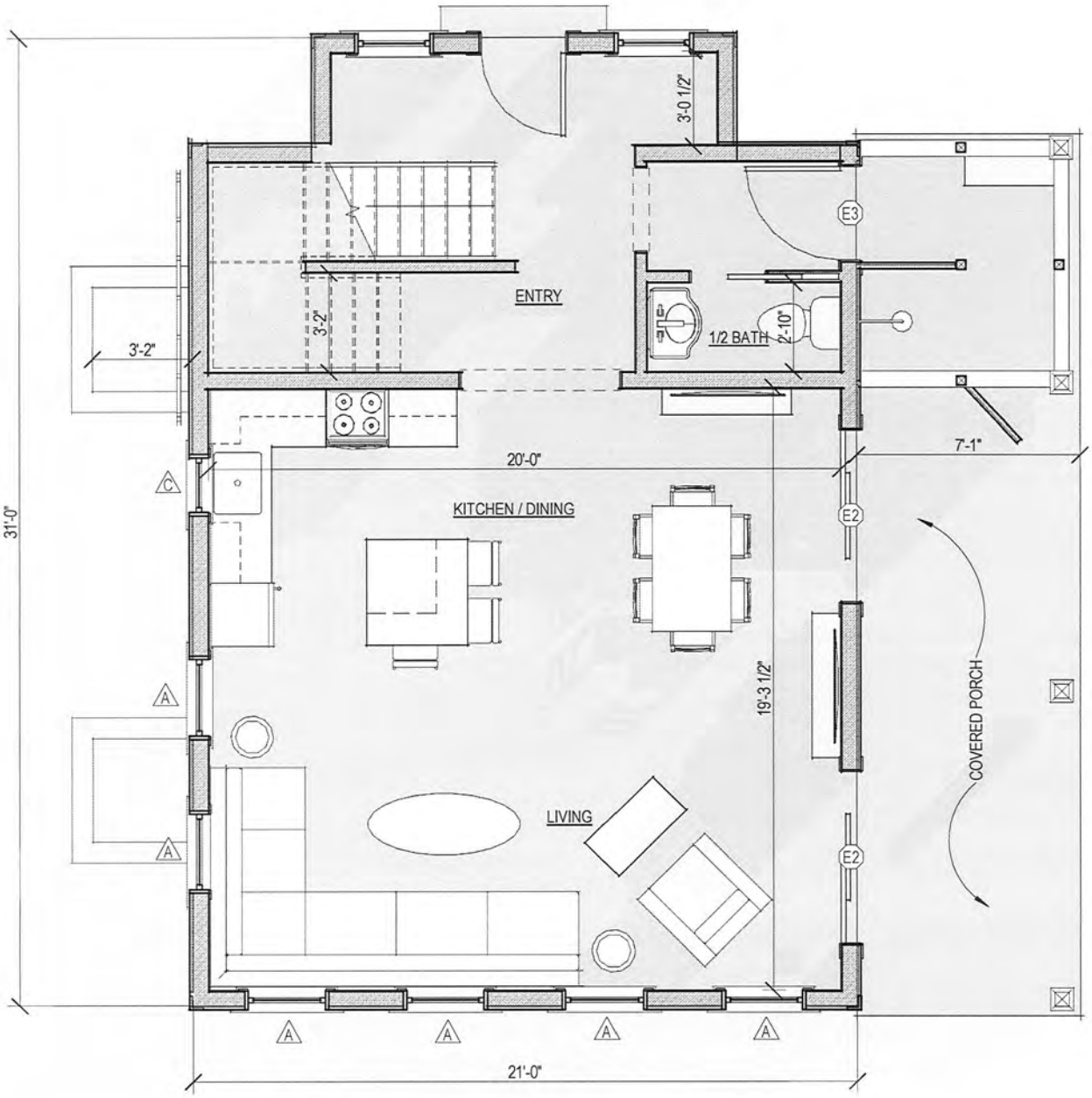
SITE

1/8" = 1'-0"



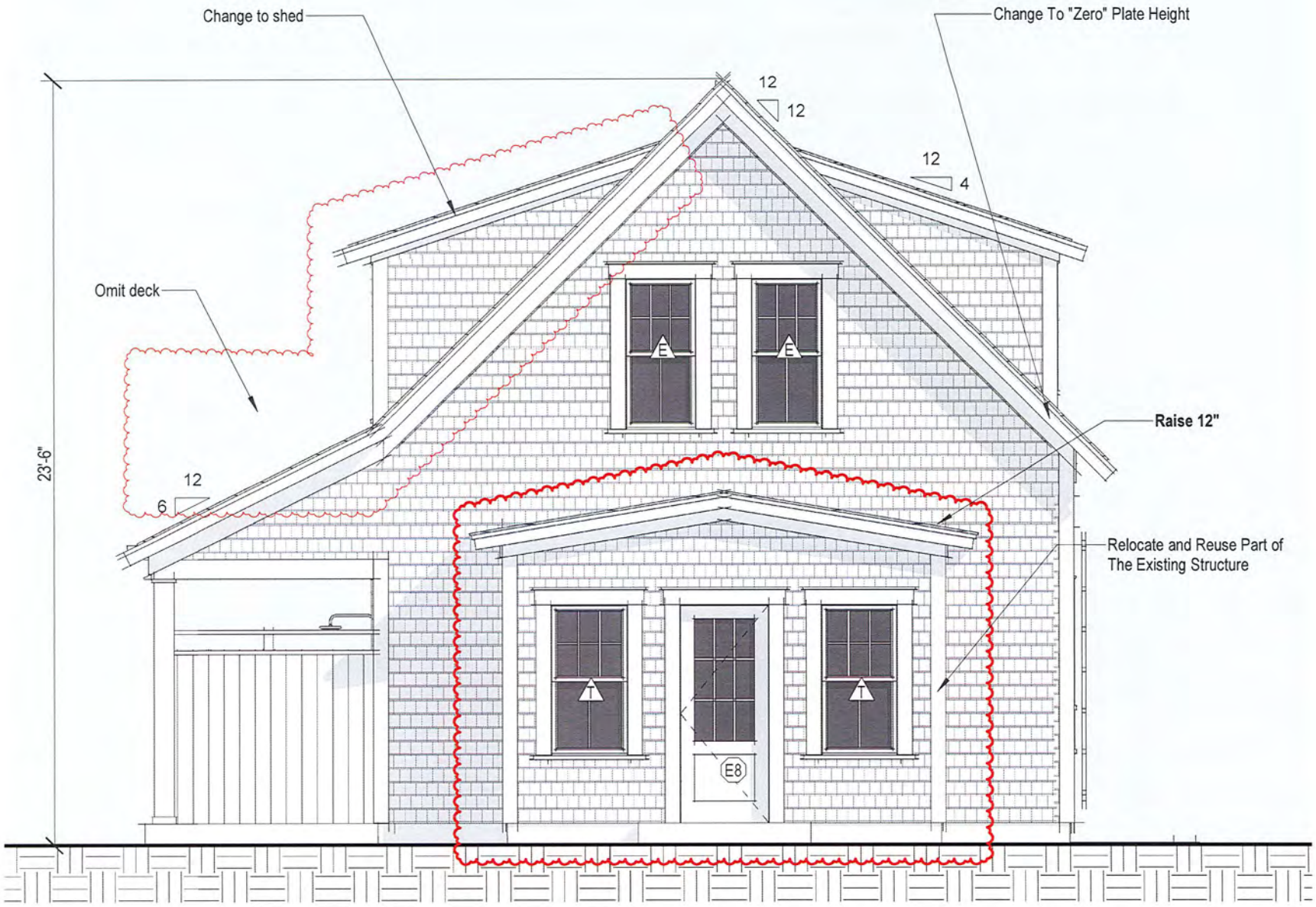
3 Second Floor

1/4" = 1'-0"



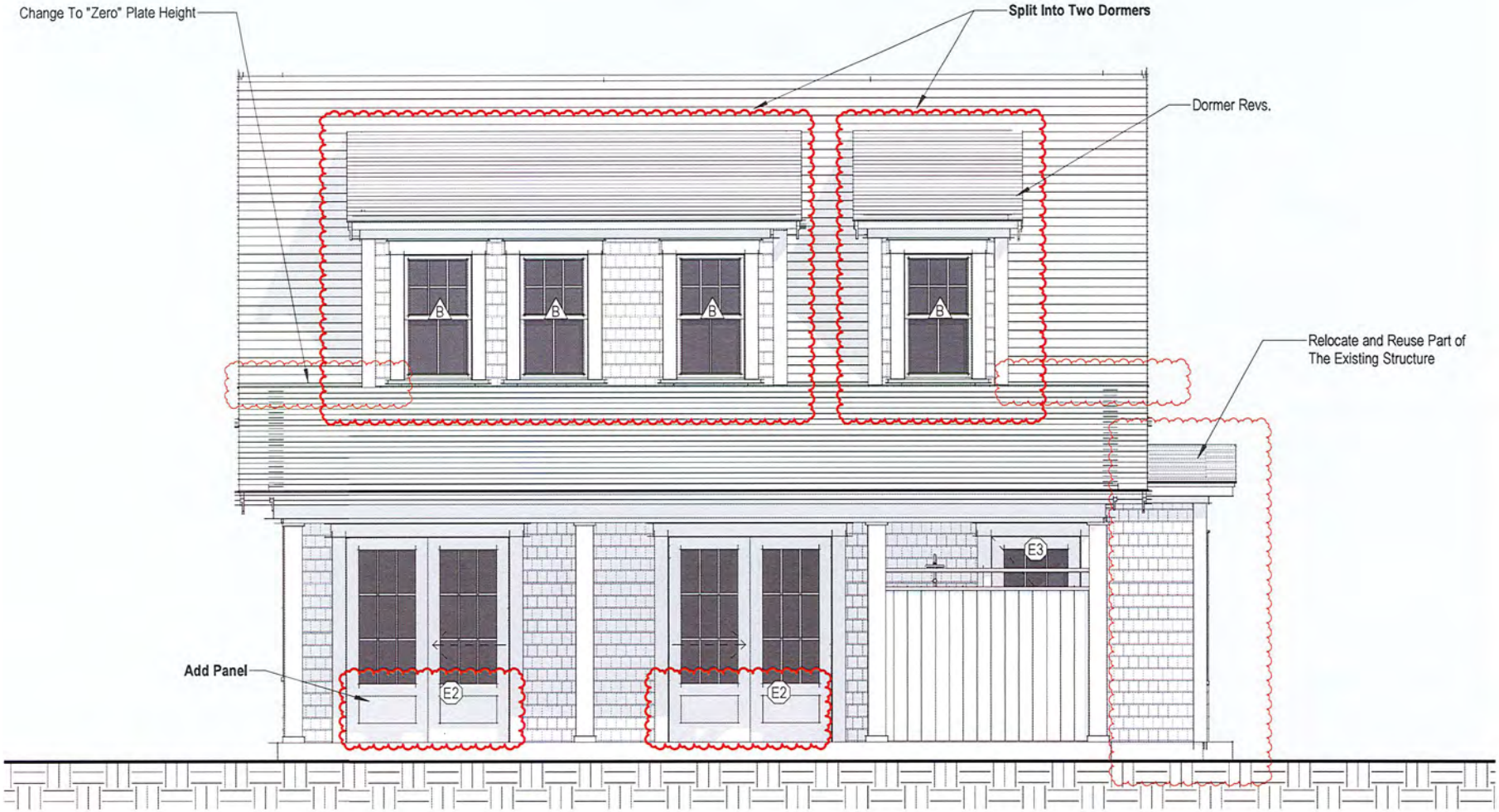
2 First Floor Plan

1/4" = 1'-0"



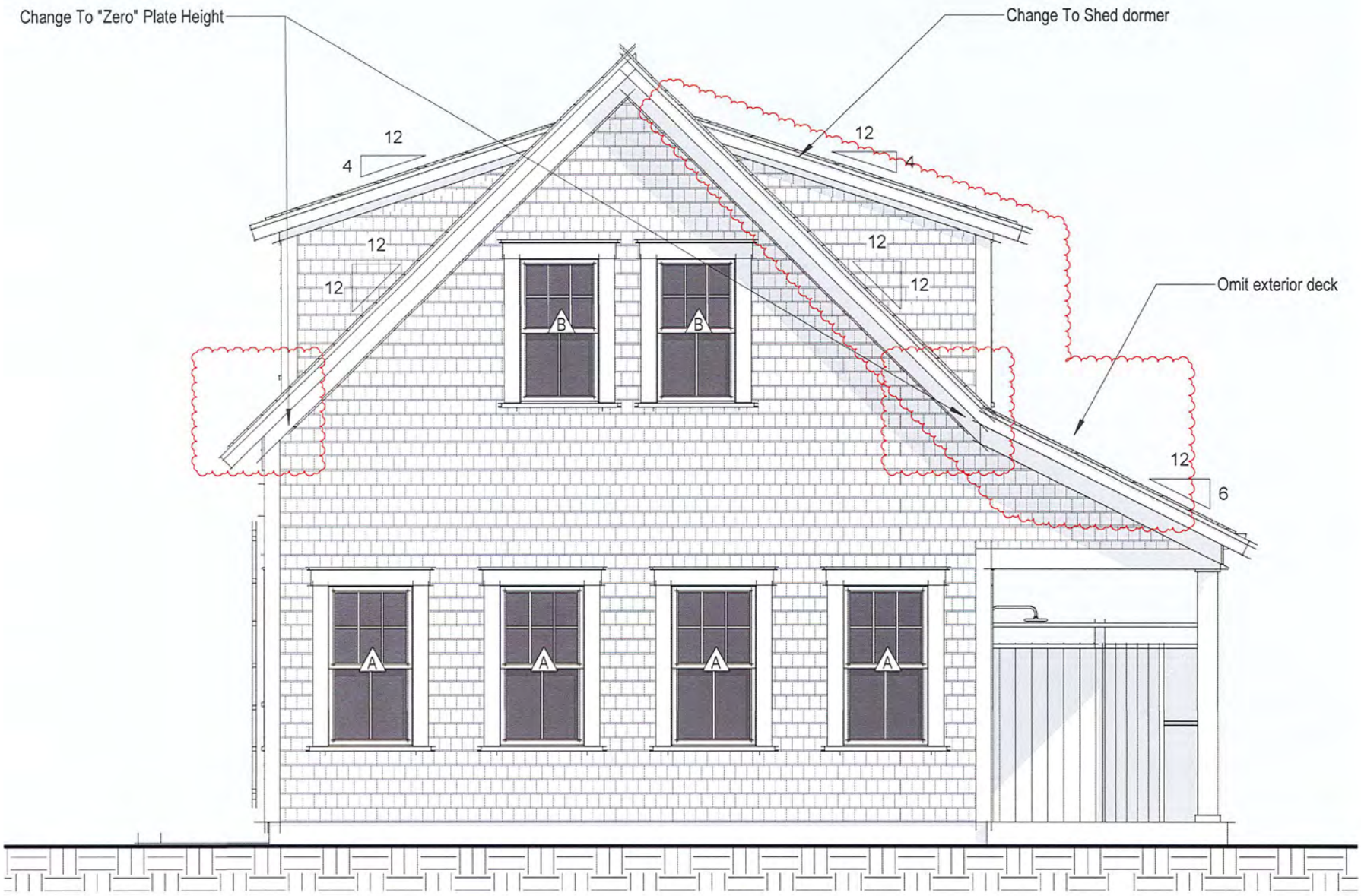
1 North Elevation

1/4" = 1'-0"



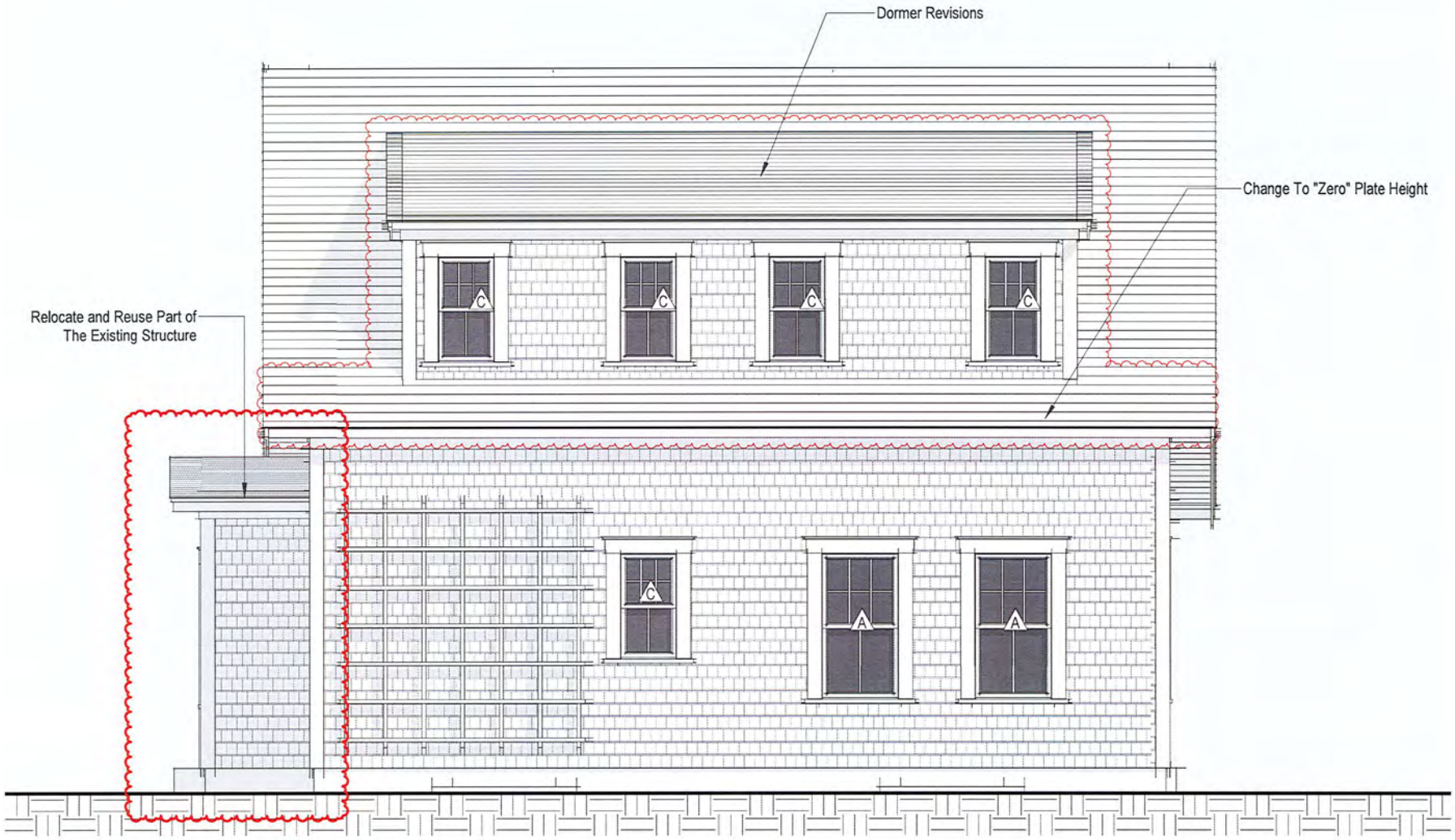
2 East Elevation

1/4" = 1'-0"



3 South Elevation

1/4" = 1'-0"



4 West Elevation

1/4" = 1'-0"

~ Old Biz ~

6. 3 Kings Way, LLC **09-1660** 17 Lincoln Avenue Move bldg. + alterations 30/118 Botticelli & Pohl

Voting	Coombs (acting chair), McLaughlin, Camp, Oliver, Welch
Alternates	None
Recused	Pohl
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (1:28)	**Botticelli** – Presented alterations; this is remaining in its current location; grade is being raised 2 feet to match the elevation at 19 Lincoln Avenue and the road. **Welch** – He has no concerns with raising to protect it. **Camp** – Okay with the grade change. **McLaughlin** – No comments. **Oliver** – Asked if raising the grade will require retainage (no). **Coombs** – 11 Lincoln Avenue has the same issue with water.
Motion	**Motion to Approve. (Camp)**
Roll-call Vote	Carried //McLaughlin, Camp, Oliver, Welch, and Coombs-aye Certificate # **HDC2020-09-1660**

7. 3 Kings Way, LLC **09-1640** 17 Lincoln Avenue Pool w/ auto cover 30/118 Botticelli & Pohl

Voting	Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	Pohl
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Lisa Botticelli, Botticelli & Pohl
Public	None
Concerns (1:37)	**Botticelli** – Presented project; pool is 20X50. **Flynn** – Ms. Backus comments: R-1 zoning. Read HSAB comments: okay due to lack for visibility. **Camp** – She's not in favor of a pool here; she considers this area as a historic district and pools are inappropriate. **Oliver** – No concerns; it's screened by a structure. **McLaughlin** – He supports this. **Welch** – He doesn't love it and a little big; however, it's behind the garage and screened by privet; any visibility would be oblique. **Coombs** – She'd prefer the pool be reduced to 20X40 as stated in the application.
Motion	**Motion to Approve as 20X40 per the application and with the pool not to be visible at time of inspection and thereafter. (Oliver)**
Roll-call Vote	Carried 4-1//Welch, McLaughlin, Oliver, and Coombs-aye; Camp-nay Certificate # **HDC2020-09-1640**

8. ARI Real Estate, LLC **09-1685** 10 Delaney Road Lot C New dwelling 41/120 John Lampe

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch
Recused	None
Documentation	Architectural elevation plans, site plan, photos and advisory comments.
Representing	John Lampe
Public	None
Concerns (1:44)	**Lampe** – Presented project; site plan and photos were provided after the initial submission; front faces Reliance Way. **Oliver** – This is confusing because we don't have sufficient information; the site plan wasn't included in the original packet. Looking at a locus map, the western lot is a wide and open lot; she questions the visibility from Derrymore. Asked if the Pewterwood color for roof shingles is an approved color. Agrees with Ms. Camp; it would help to better understand where it is and what's around it. **Coombs** – This goes from setback line to setback line. She'd like a plan, in a legible size, that shows the surrounding houses. Too much house for this property. Windows should be 6-over-6 windows to fit style better. There's paving, shed, pool, patio and house all on a small lot. **Welch** – We need to verify the approval of the roof color. **Flynn** – Ms. Backus said lots of fenestration on west and side. Read HSAB comments. **McLaughlin** – Asked if the Rose of Sharon hedge is existing or proposed (proposed). **Camp** – She has problems with how it's situated on the lot; a mature Leland Cyprus will take up five feet. Okay with the architecture. **Pohl** – (video interrupted 2: 07 to 2:11 for "Detective Emilie" video; no comments or motion.)
Motion	
Roll-call Vote	Carried // Hold for revisions Certificate # **HDC2020-09-**

PROPOSED

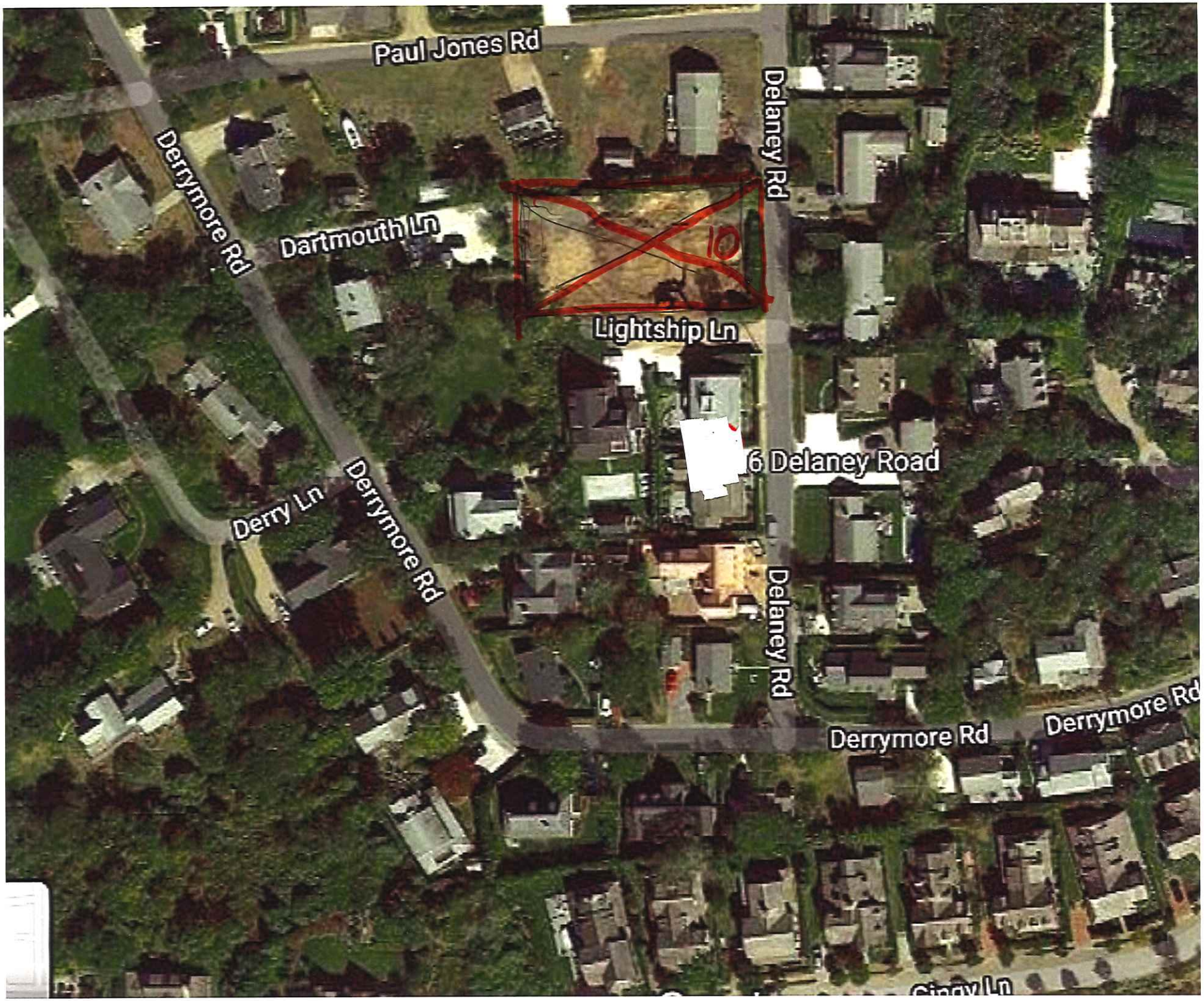
Property Information

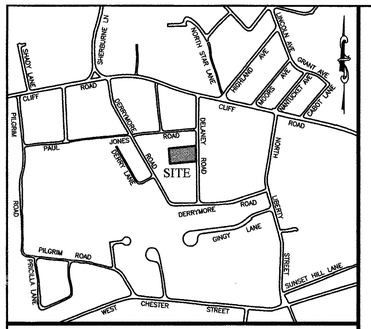
Property ID	41 120
Location	10 DELANEY RD
Owner	IRA SERVICES TRUST COMPANY

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 11/22/2017


Paul Jones Rd
Delaney Rd
Derrymore Rd
Dartmouth Ln
10
Lightship Ln
6 Delaney Road
Derry Ln
Derrymore Rd
Delaney Rd
Derrymore Rd
Derrymore Rd



LOCUS NOT TO SCALE

LEGEND

- ■ CONCRETE BOUND TO BE SET
- ⊡ CONCRETE BOUND (FOUND)
- —— x —— FENCE

CURRENT OWNER & APPLICANT

ARI REAL ESTATE, LLC.
17 SMITHS POINT ROAD
MANCHESTER, MA 01944

TITLE REFERENCE:
L.C. CERT. #27259

PLAN REFERENCES:
L.C. PLAN #13199-M (LOT 28)
L.C. PLAN #13199-25 (PARCELS B & C)

SITE LOCATION:
10 DELANEY ROAD
NANTUCKET, MA

ASSESSORS REFERENCE:
MAP 41, PARCEL 120

ZONING REQUIREMENTS

ZONING DISTRICT: RESIDENTIAL 1 (R-1)

	REQUIRED	PROVIDED		
		LOT 1	LOT 2	LOT 3
LOT AREA	5,000 S.F.	7,249 S.F.	7,251 S.F.	7,270 S.F.
LOT FRONTAGE	50 FT.	63.21 FT.	63.20 FT.	62.09 FT.
FRONT YARD SETBACK	10 FT.	36.94 FT.	–	–
REAR YARD SETBACK	5 FT.	7.86 FT.	–	–
SIDE YARD SETBACK	5 FT.	6.96 FT.	–	–
MAX. GROUND COVER RATIO	30 %	21.9 %	–	–
REGULARITY FACTOR "R"	≥0.55	0.91	0.91	0.91

REGULARITY FACTOR CALCULATIONS INCLUDE ENTIRE AREA AND PERIMETER.

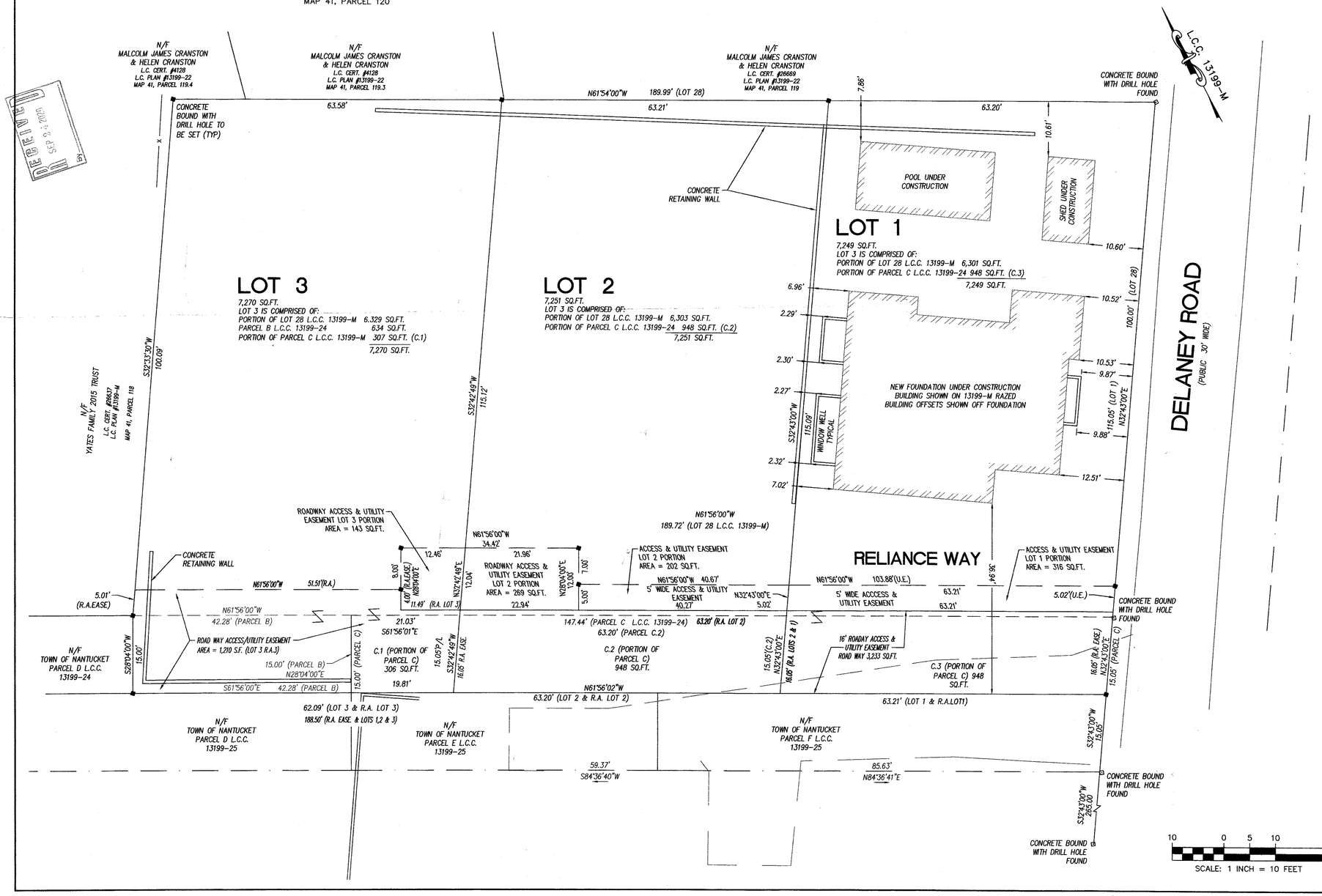
OVERLAY DISTRICT APPLICABILITY

TOWN	YES
TOWN SEWER	YES

NOTES:

1. THIS PLAN REPRESENTS A SUBDIVISION OF MAP 41, PARCEL 120 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
2. THIS PLAN REPRESENTS A SUBDIVISION OF LOT 28 ON LAND COURT PLAN 13199-M AND PARCELS B AND C SHOWN ON PLAN NO. 13199-25.
3. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0086 G (EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 896
NANTUCKET, MA. 02554
(310) 945-7054



I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I FURTHER CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 9/22/16 AND 12/6/19.

Joseph Marcklinger 1/29/20
PROFESSIONAL LAND SURVEYOR DATE

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED NOVEMBER 5, 2018 AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."
APPEAL DISMISSED APRIL 25, 2019

Laura L. Raimo 2/20/2020
ASST. TOWN CLERK, NANTUCKET, MA DATE

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

APPROVED (DATE): SEPTEMBER 10, 2018
ENDORSED (DATE): 12-09-2019
P.B. FILE NUMBER: 8254

Judith Sieger
Keith Scott
Frank H. Cleve

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	
2.	1/29/20	REVISED PER FIRE DEPARTMENT COMMENTS	DCM
1.	11/25/19	REVISED PER PEER REVIEW COMMENTS	DCM
			APPROVED

PLAN REVISIONS

DATE: JULY 16, 2018

DRAWN BY:	DESIGN BY:	CHECK BY:
AME/SKD	AME	DCM/JEM

PROJECT NO. 16111

ISSUED FOR: APPROVAL

COMMONWEALTH OF MASSACHUSETTS JOSEPH E. MARCKLINGER No. 30330 REGISTERED PROFESSIONAL LAND SURVEYOR

DEFINITIVE SUBDIVISION PLAN RELIANCE WAY SUBDIVISION

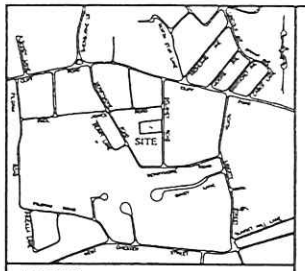
10 DELANEY ROAD
ASSESSOR'S MAP 41, PARCELS 120
NANTUCKET, MASSACHUSETTS

PREPARED FOR ARI REAL ESTATE, LLC.

DRAWING TITLE: LOTTING PLAN

SCALE: 1"=10'

SHEET NO. 2 OF 4



LOCUS NOT TO SCALE

LEGEND

- SURVEY MARKER
- CONCRETE BOUND (FOUND)
- CONCRETE BOUND TO BE SET
- FENCE

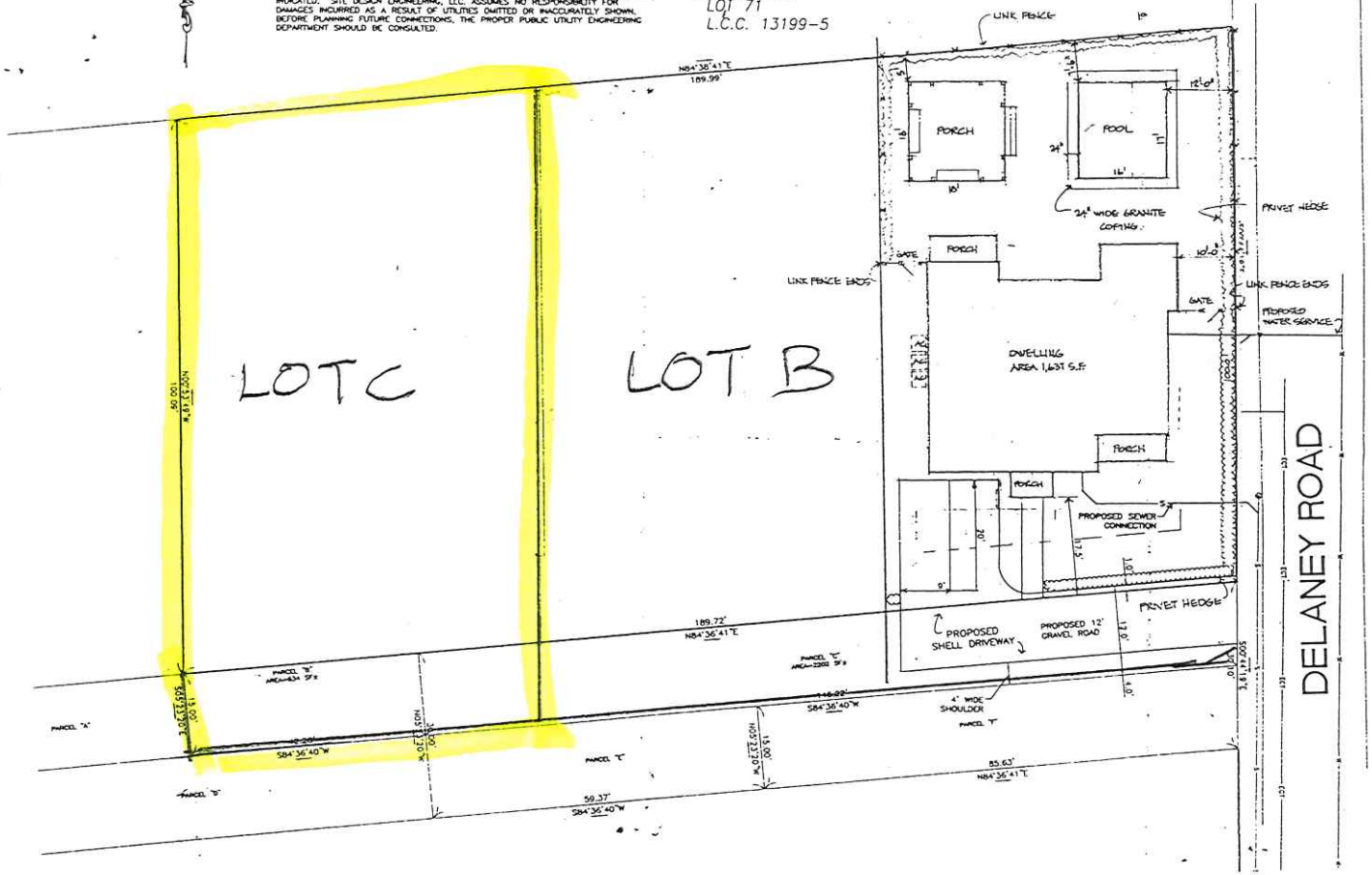
GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN-ON THE GROUND SURVEY PERFORMED BY ACKME SURVEY, LLC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. THE SITE IS NOT LOCATED WITHIN ANY KNOWN 100 YEAR FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0067 G, DATED JUNE 8, 2014.
3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
4. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND MAY BE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

ACKME SURVEY, LLC.
P.O. BOX 1448
NANTUCKET, MA. 02554
(508) 332-8067

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

N/F
KATHLEEN O'KEEFE
MAP 41, PARCEL 119
LOT 71
L.C.C. 13199-5



SCALE: 1 INCH = 10 FEET

OVERLAY DISTRICT APPLICABILITY

TOWN

ZONING REQUIREMENTS	
ZONING DISTRICT: RESIDENTIAL 1 (R-1)	
	REQUIRED
LOT AREA	3,000 S.F.
LOT FRONTAGE	50 FT.
LOT FRONTAGE ON CUL-DE-SAC	35 FT.
FRONT YARD SETBACK	10 FT.
REAR YARD SETBACK	5 FT.
SIDE YARD SETBACK	5 FT.
MAX. GROUND COVER RATIO	30 %
REGULARITY FACTOR "R"	≥0.55

NO	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: FEBRUARY 22, 2018

DRAWN BY: AME | DESIGN BY: AME | CHECK BY: DCM/EPK

PROJECT NO. 16111

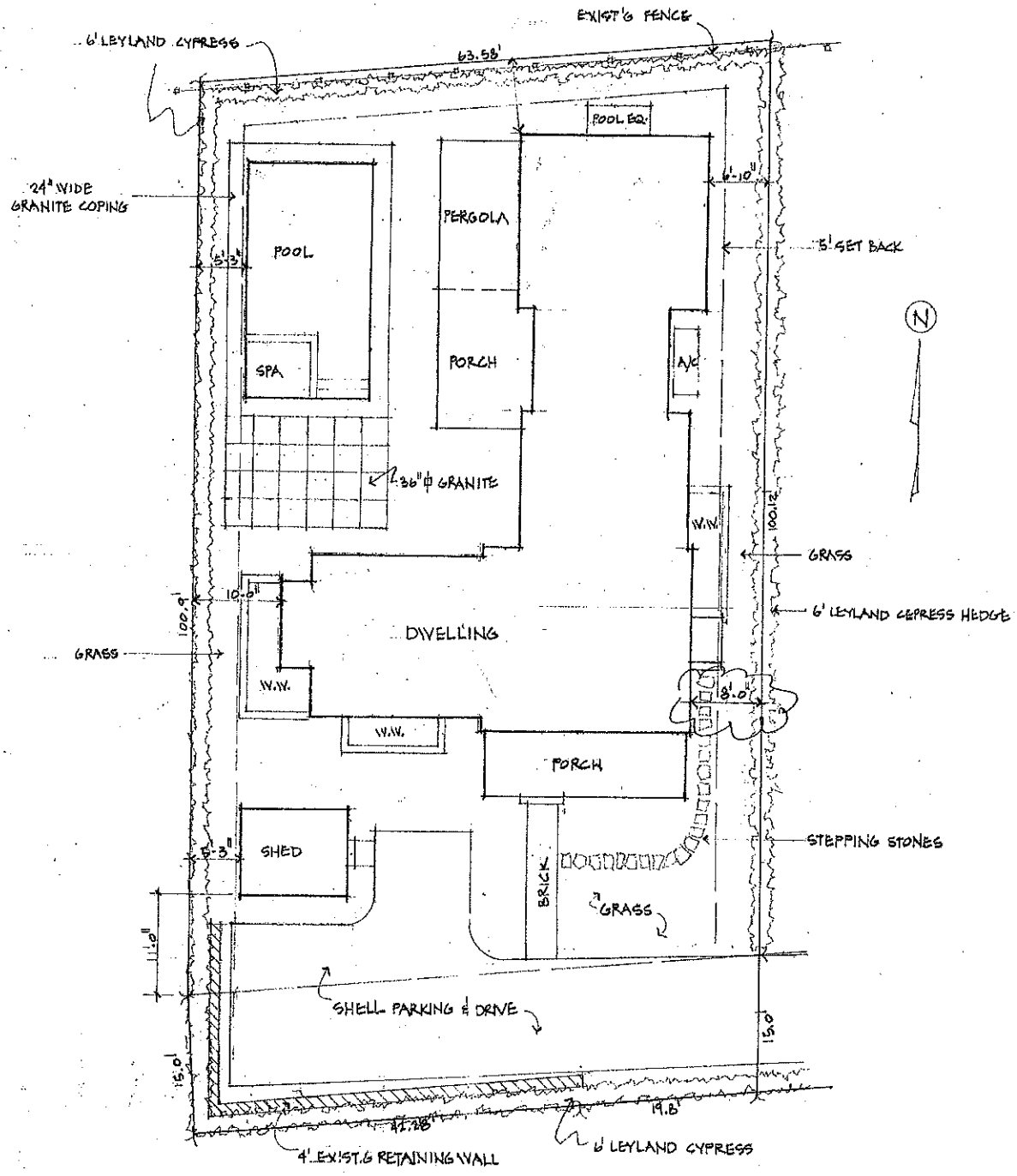
ISSUED FOR: REVIEW

10 DELANEY ROAD
NANTUCKET, MA
ASSESSORS MAP 41, PARCEL 120
PREPARED FOR 10 DELANEY, LLC.

DRAWING TITLE: —

SCALE: 1" = 10'

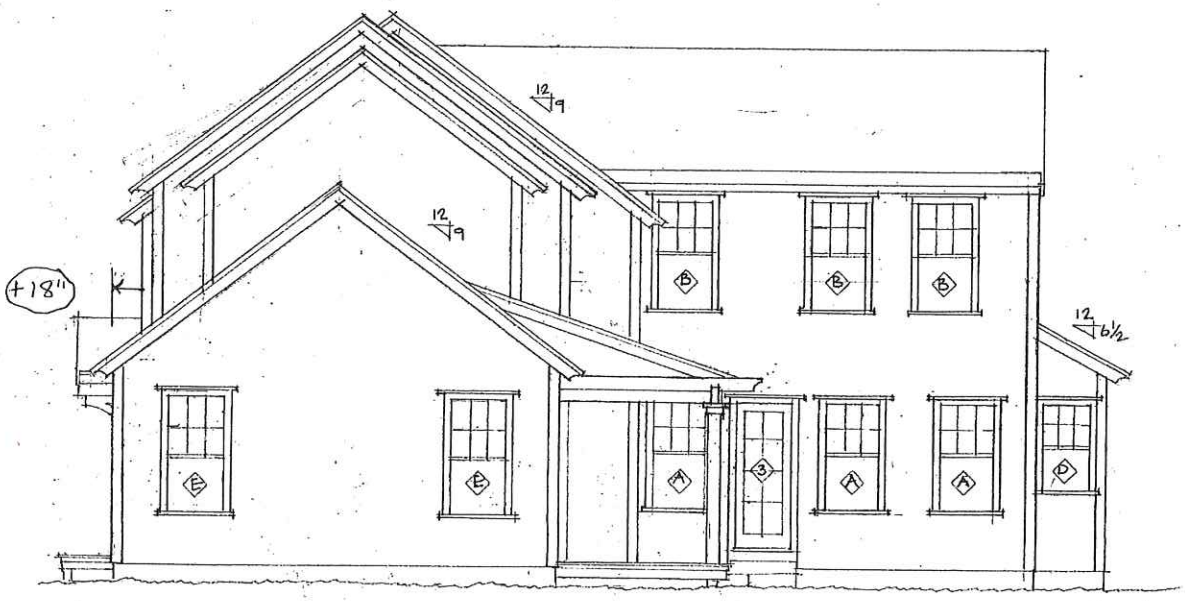
SHEET NO. 1 OF 1



SITE PLAN

SCALE 1/8" = 1'-0"

LOT C RELIANCE WAY



NORTH ELEVATION

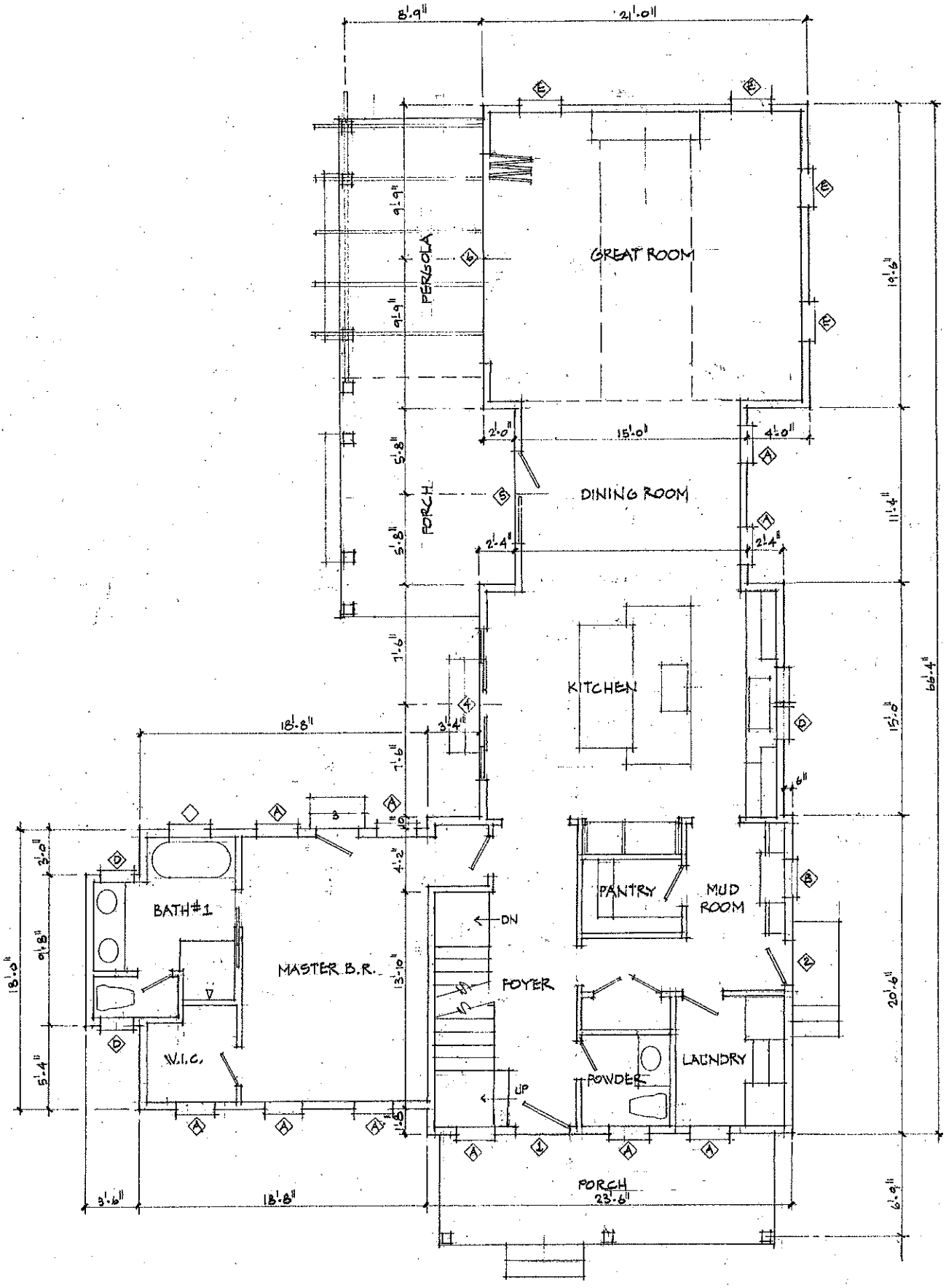
RECEIVED
SEP 23 2020
By

SOUTH ELEVATION

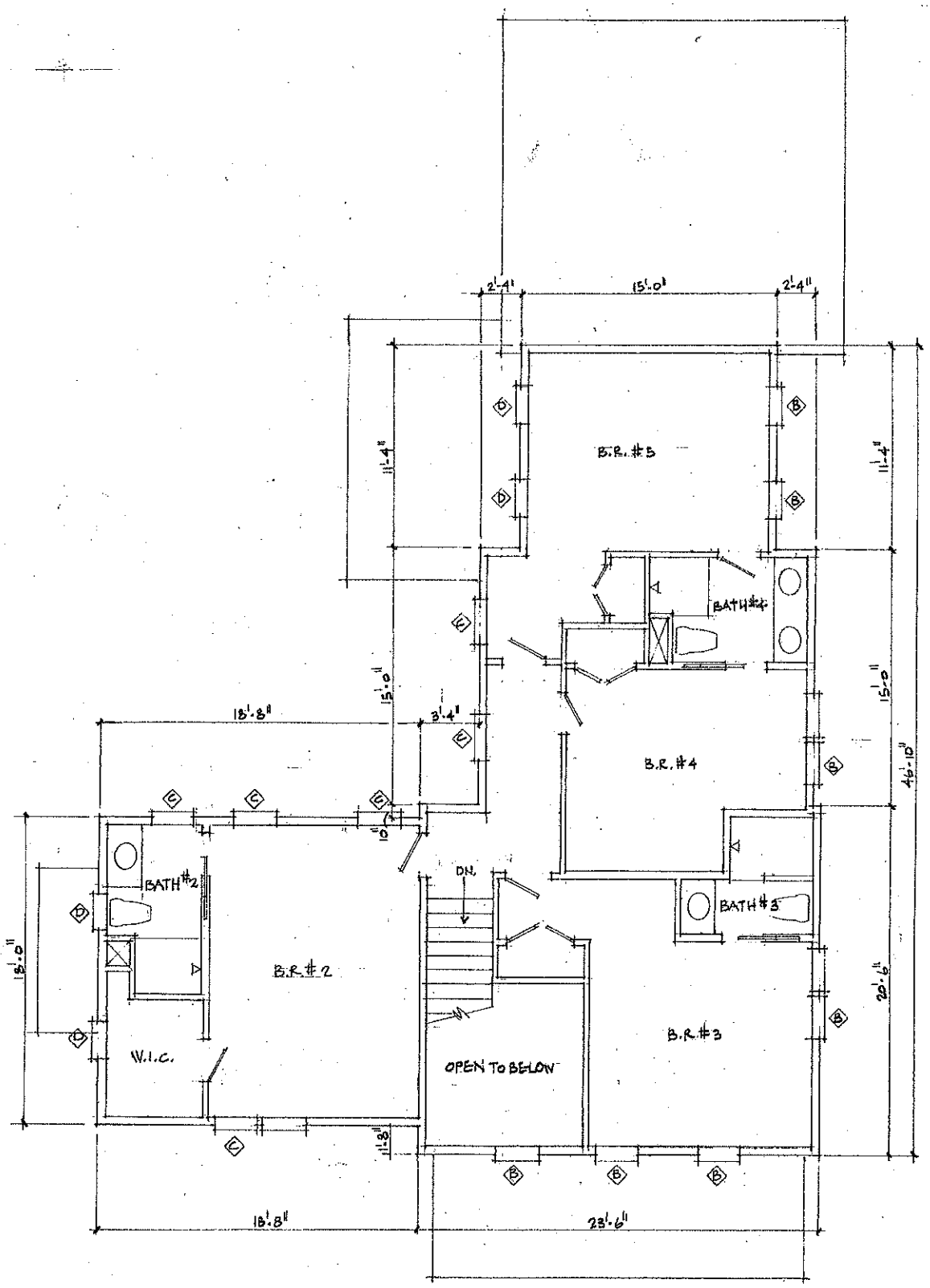
EAST ELEVATION

WEST ELEVATION

RECEIVED
SEP 23 2020
By



FIRST FLOOR PLAN



SECOND FLOOR PLAN

WINDOW & DOOR SCHEDULE

A	WDH 2452	30 1/4" x 65"	
B	24410	30 1/4" x 61"	
C	26410	32 1/4" x 61"	
D	20310	26 1/4" x 49"	
E	2652	32 1/4" x 65"	
G	WDH 2646	32 1/4" x 57"	

1	3⁶ x 6'-9"	3'-9" x 6'-11"
2	FWH2961	2'-9" x 6'-11"
3	NANO	13'-4" x 7'-2 1/2"
4	FWH6061	6'-0" x 6'-11"
5	FWG10080.4	9'-9 3/4" x 8'-0"
6	2⁸ x 6'-9"	2'-11" x 6'-11"

Lot C Reliance Way

Shutter color

Fine Paints of Europe

North Sea Blue

CLASSIC EUROPEAN ENAMEL COLORS

The 32 colors shown here in "Brilliant" finish, along with more than 10,000 colors on the fan decks, are available in all of our coatings in a full range of glosses. Please note slight color variation may occur between color chips and actual paint.

Finishes

These samples illustrate relative gloss for Matte, Satin and Brilliant.

Matte

Satin

Brilliant

White 0001	Spinnaker White 7032	White Café 2048	Royal White 2064
Grey Mist 7038	Wooden Shoes 2029	Antique Lace 2072	Saffron 2012
Winter Sky 7034	Blue Horizon 4022	Vreeland Mint 3048	Van Gogh Yellow 2070
Silverblade 7048	North Sea Blue 7025	Moorland Green 3058	Fieldstone 6043
Storm Cloud 7058	Zuider Zee Blue 4049	Bottle Green 3022	Brown Café 6038
Tulip Red 1001	Summer Sky 4026	Dutch Door Green 3015	Gingerbread 6028
Rembrandt Red 1002	Delft Blue 4003	Coach Green 3088	Dutch Chocolate 6012
Wine Red 1088	Navy Blue 1798	Black 0029	Espresso 6084

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°. 120

Street & Number of Proposed Work: 10 Delaney Rd Lot C

Owner of record: ARI Real Estate LLC

Mailing Address: 17 Smiths Pt
Manchester MA 01944

Contact Phone #: 508 954 4531 E-mail: johndlampe@yahoo.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

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. _____

☒ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 13' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

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

*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 _____

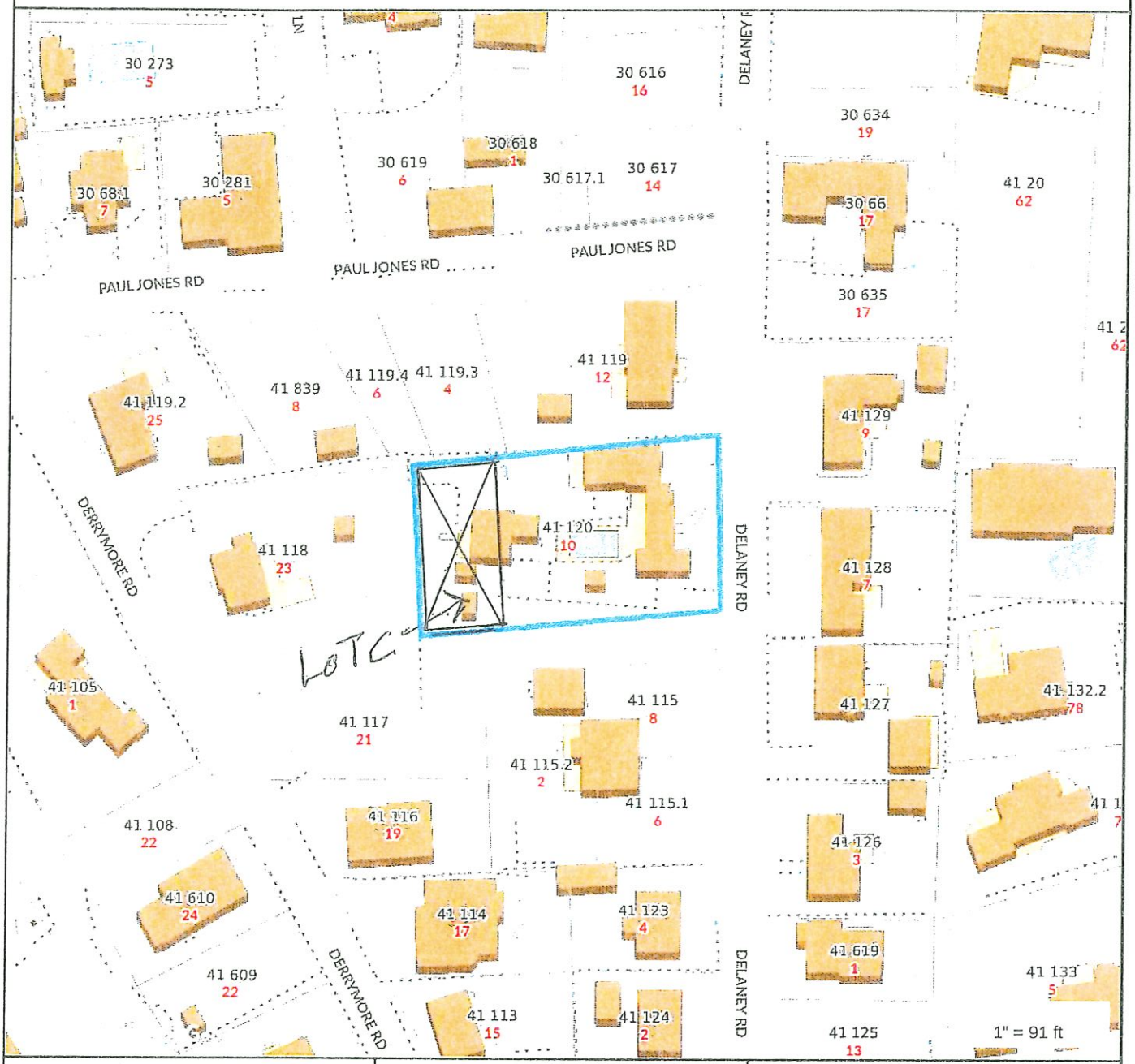
Trim _____ Sash _____ Doors _____

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 8/20/20 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	41 120
Location	10 DELANEY RD
Owner	ARI REAL ESTATE LLC

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

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John Lampe

AS AGENT FOR ARI Real Estate LLC

STREET ADDRESS 10 Delaney Rd Lot C

MAP/PARCEL 41 - 120

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

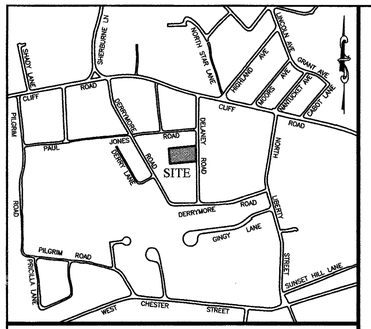
8/20/20

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 8/20/20



LOCUS NOT TO SCALE

LEGEND

- ■ CONCRETE BOUND TO BE SET
- ⊡ CONCRETE BOUND (FOUND)
- —— x —— FENCE

CURRENT OWNER & APPLICANT

ARI REAL ESTATE, LLC.
17 SMITHS POINT ROAD
MANCHESTER, MA 01944

TITLE REFERENCE:
L.C. CERT. #27259

PLAN REFERENCES:
L.C. PLAN #13199-M (LOT 28)
L.C. PLAN #13199-25 (PARCELS B & C)

SITE LOCATION:
10 DELANEY ROAD
NANTUCKET, MA

ASSESSORS REFERENCE:
MAP 41, PARCEL 120

ZONING REQUIREMENTS

ZONING DISTRICT: RESIDENTIAL 1 (R-1)

	REQUIRED	PROVIDED		
		LOT 1	LOT 2	LOT 3
LOT AREA	5,000 S.F.	7,249 S.F.	7,251 S.F.	7,270 S.F.
LOT FRONTAGE	50 FT.	63.21 FT.	63.20 FT.	62.09 FT.
FRONT YARD SETBACK	10 FT.	36.94 FT.	–	–
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SIDE YARD SETBACK	5 FT.	6.96 FT.	–	–
MAX. GROUND COVER RATIO	30 %	21.9 %	–	–
REGULARITY FACTOR "R"	≥0.55	0.91	0.91	0.91

REGULARITY FACTOR CALCULATIONS INCLUDE ENTIRE AREA AND PERIMETER.

OVERLAY DISTRICT APPLICABILITY

TOWN	YES
TOWN SEWER	YES

NOTES:

1. THIS PLAN REPRESENTS A SUBDIVISION OF MAP 41, PARCEL 120 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE TOWN OF NANTUCKET.
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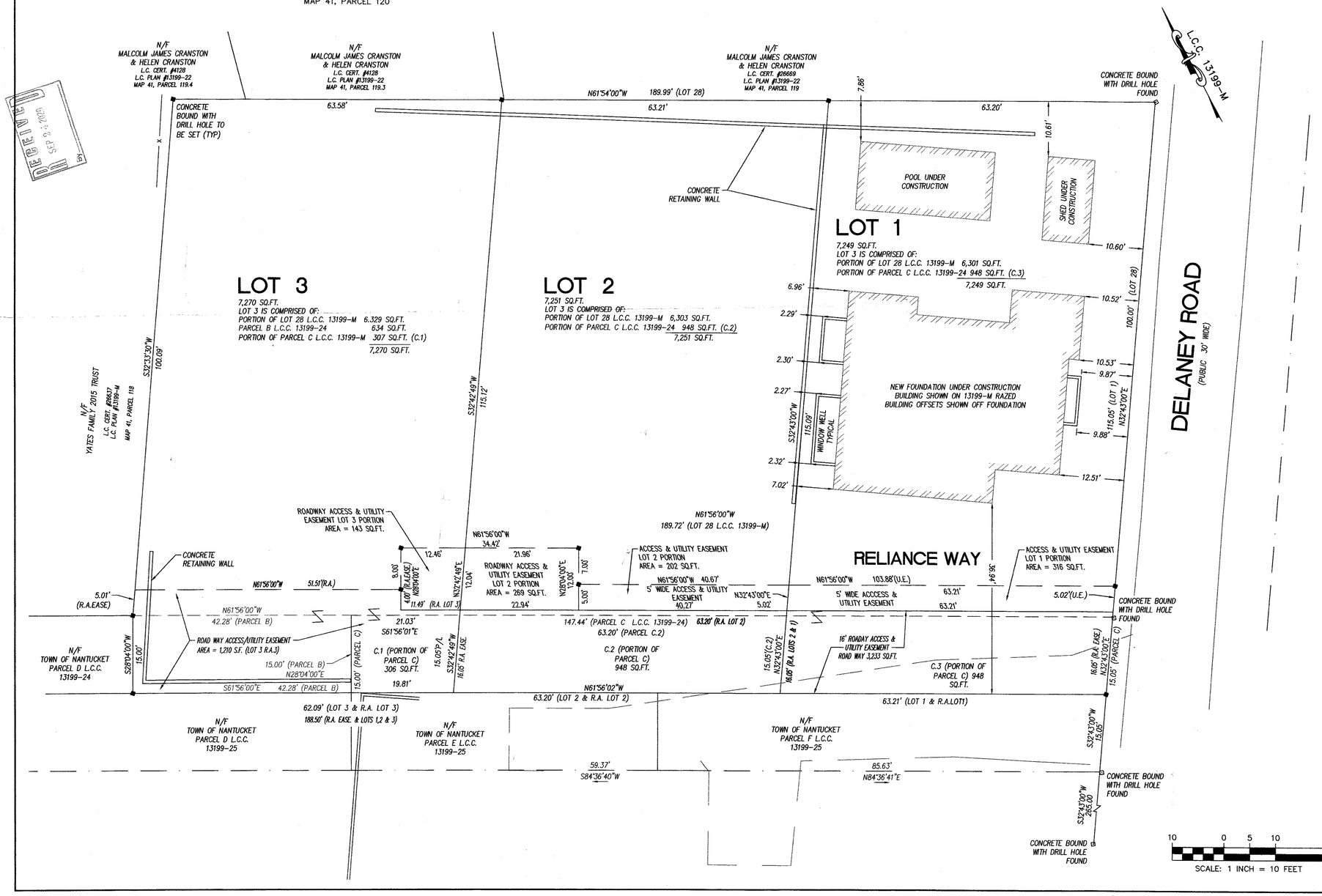
3. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0086 G (EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

J. MARCKLINGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 896
NANTUCKET, MA. 02554
(310) 945-7054



I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I FURTHER CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN 9/22/16 AND 12/6/19.

Joseph Marcklinger 1/29/20
PROFESSIONAL LAND SURVEYOR DATE

"I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE NANTUCKET PLANNING BOARD WAS RECEIVED AND RECORDED NOVEMBER 5, 2018 AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE."
APPEAL DISMISSED APRIL 25, 2019

Laura L. Raimo 2/20/2020
ASST. TOWN CLERK, NANTUCKET, MA DATE

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

APPROVED (DATE): SEPTEMBER 10, 2018
ENDORSED (DATE): 12-09-2019
P.B. FILE NUMBER: 8254

Judith Sieger
Keith Scott
Frank H. Cleve

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	
2.	1/29/20	REVISED PER FIRE DEPARTMENT COMMENTS	DCM
1.	11/25/19	REVISED PER PEER REVIEW COMMENTS	DCM
			APPROVED

PLAN REVISIONS

DATE: JULY 16, 2018

DRAWN BY:	DESIGN BY:	CHECK BY:
AME/SKD	AME	DCM/JEM

PROJECT NO. 16111

ISSUED FOR: APPROVAL

COMMONWEALTH OF MASSACHUSETTS JOSEPH E. MARCKLINGER No. 30330 REGISTERED PROFESSIONAL LAND SURVEYOR

DEFINITIVE SUBDIVISION PLAN RELIANCE WAY SUBDIVISION

10 DELANEY ROAD
ASSESSOR'S MAP 41, PARCELS 120
NANTUCKET, MASSACHUSETTS

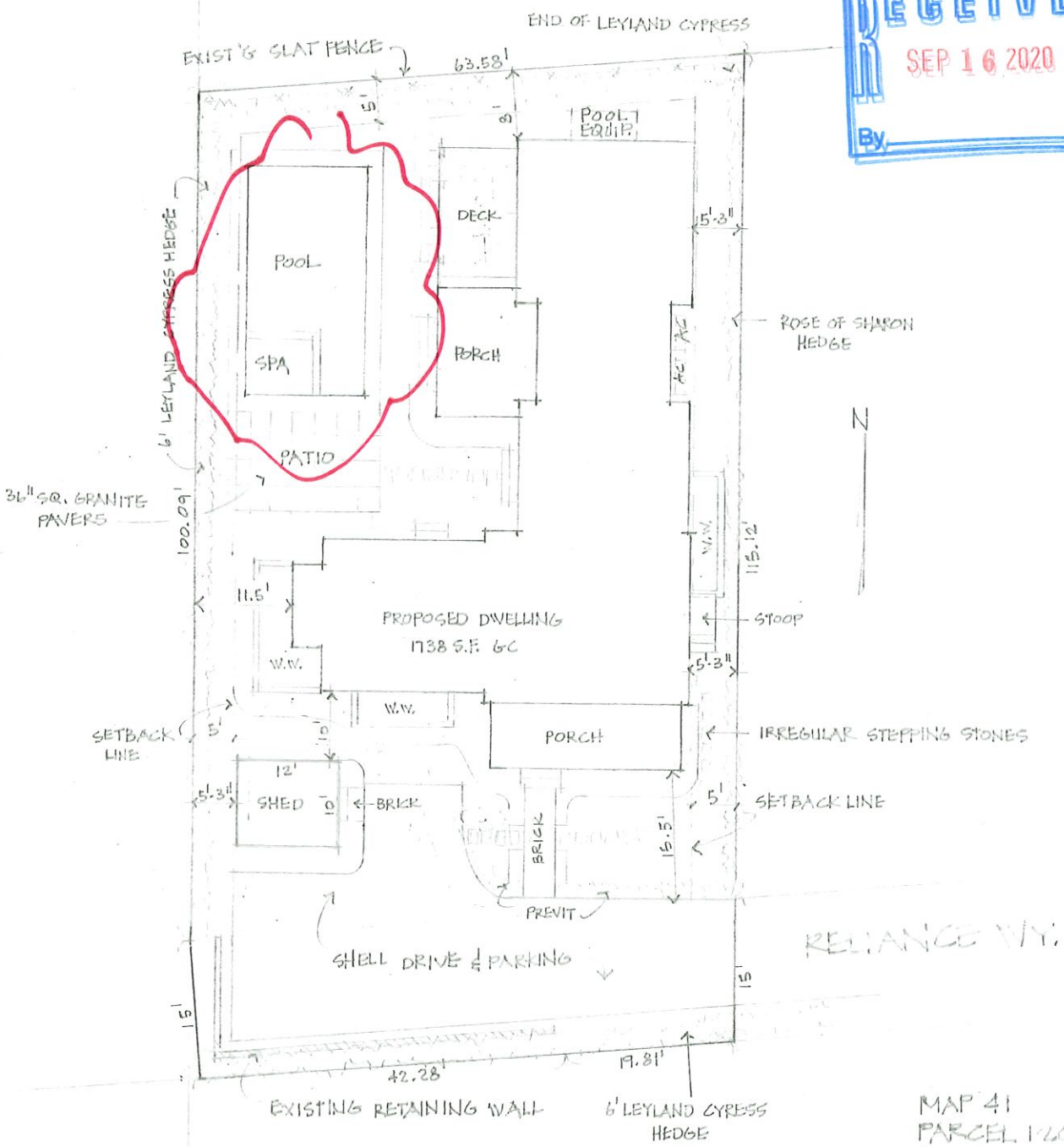
PREPARED FOR ARI REAL ESTATE, LLC.

DRAWING TITLE: LOTTING PLAN

SCALE: 1"=10'

SHEET NO. 2 OF 4

RECEIVED
SEP 16 2020
By



SITE PLAN LOT C

1"=10'

SLOW
CHILDREN
AT PLAY

LIGHTSHIP LN

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°. 120

Street & Number of Proposed Work: _____

Owner of record: ARI Real Estate LLC

Mailing Address: 17 Smith's Point Rd
Manchester MA 01944

Contact Phone #: 5089544531 E-mail: johnd/ampe@yahoo.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

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 ☐ Garage/Apartment ☐ Commercial ☐ Historical Renovation ☐ Deck ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Paving ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 12' Sq. Footage 1st floor: 120 SF Decks: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 12'-6" South 12'-6" East 12'-6" West 12'-6"

Height of ridge above final finish grade: North 0" South 0" East 0" West 0"

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

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

Roof Pitch: Main Mass 10 /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): copper 2"ϕ

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 1X8 Rake 1X8 Soffit (Overhang) 1X4 Corner boards 5/4X6 Frieze _____
Window Casing 5/4X4 Door Frame 5/4X4 Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other Fixed transom 4 lite
☐ True Divided Lights(muntins) ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson 400 series

Doors* (type and material): Front 4 lite / 1 panel Rear _____ Side _____
Garage Door(s): Type Wood Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall nat'l white cedar Clapboard (if applicable) _____ Roof _____
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 9/16/20 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Ray Pohl
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Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I John Lampe

AS ~~AGENT~~ owner FOR ARI Real Estate LLC

STREET ADDRESS Lot C Reliance Way

MAP/PARCEL 41 - 120

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/16/20

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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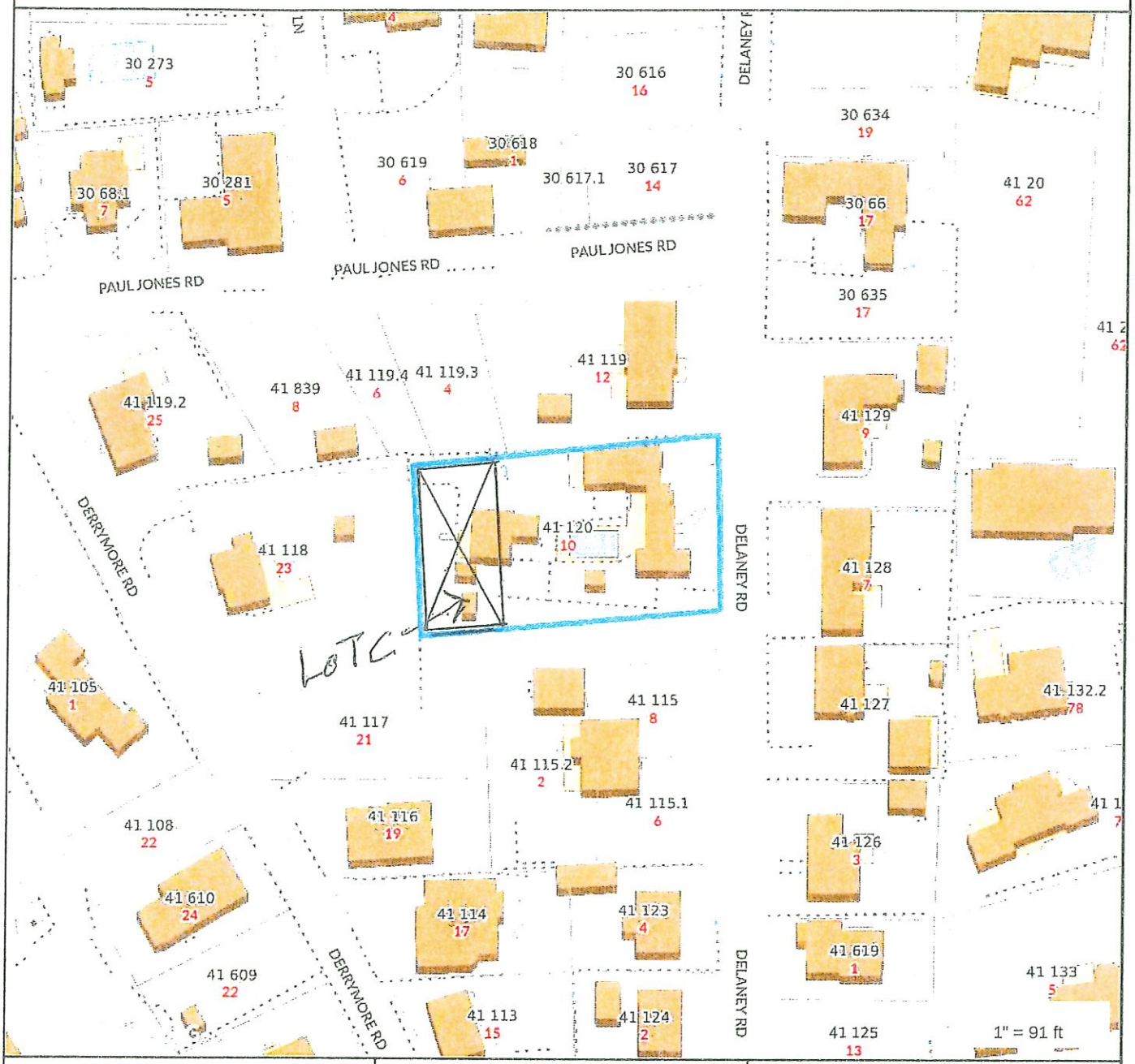
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Date 9/16/20



Property Information

Property ID	41 120
Location	10 DELANEY RD
Owner	ARI REAL ESTATE LLC

MAP FOR REFERENCE ONLY
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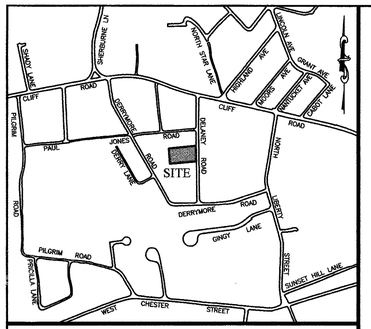
Geometry updated 11/13/2018
Data updated 11/19/2018



LOCUS NOT TO SCALE

LEGEND

- ■ CONCRETE BOUND TO BE SET
- ⊡ CONCRETE BOUND (FOUND)
- —— x —— FENCE

CURRENT OWNER & APPLICANT

ARI REAL ESTATE, LLC.
17 SMITHS POINT ROAD
MANCHESTER, MA 01944

TITLE REFERENCE:
L.C. CERT. #27259

PLAN REFERENCES:
L.C. PLAN #13199-M (LOT 28)
L.C. PLAN #13199-25 (PARCELS B & C)

SITE LOCATION:
10 DELANEY ROAD
NANTUCKET, MA

ASSESSORS REFERENCE:
MAP 41, PARCEL 120

ZONING REQUIREMENTS

ZONING DISTRICT: RESIDENTIAL 1 (R-1)

	REQUIRED	PROVIDED		
		LOT 1	LOT 2	LOT 3
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MAX. GROUND COVER RATIO	30 %	21.9 %	–	–
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REGULARITY FACTOR CALCULATIONS INCLUDE ENTIRE AREA AND PERIMETER.

OVERLAY DISTRICT APPLICABILITY

TOWN	YES
TOWN SEWER	YES

NOTES:

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J. MARCKLINGER & ASSOCIATES, INC.
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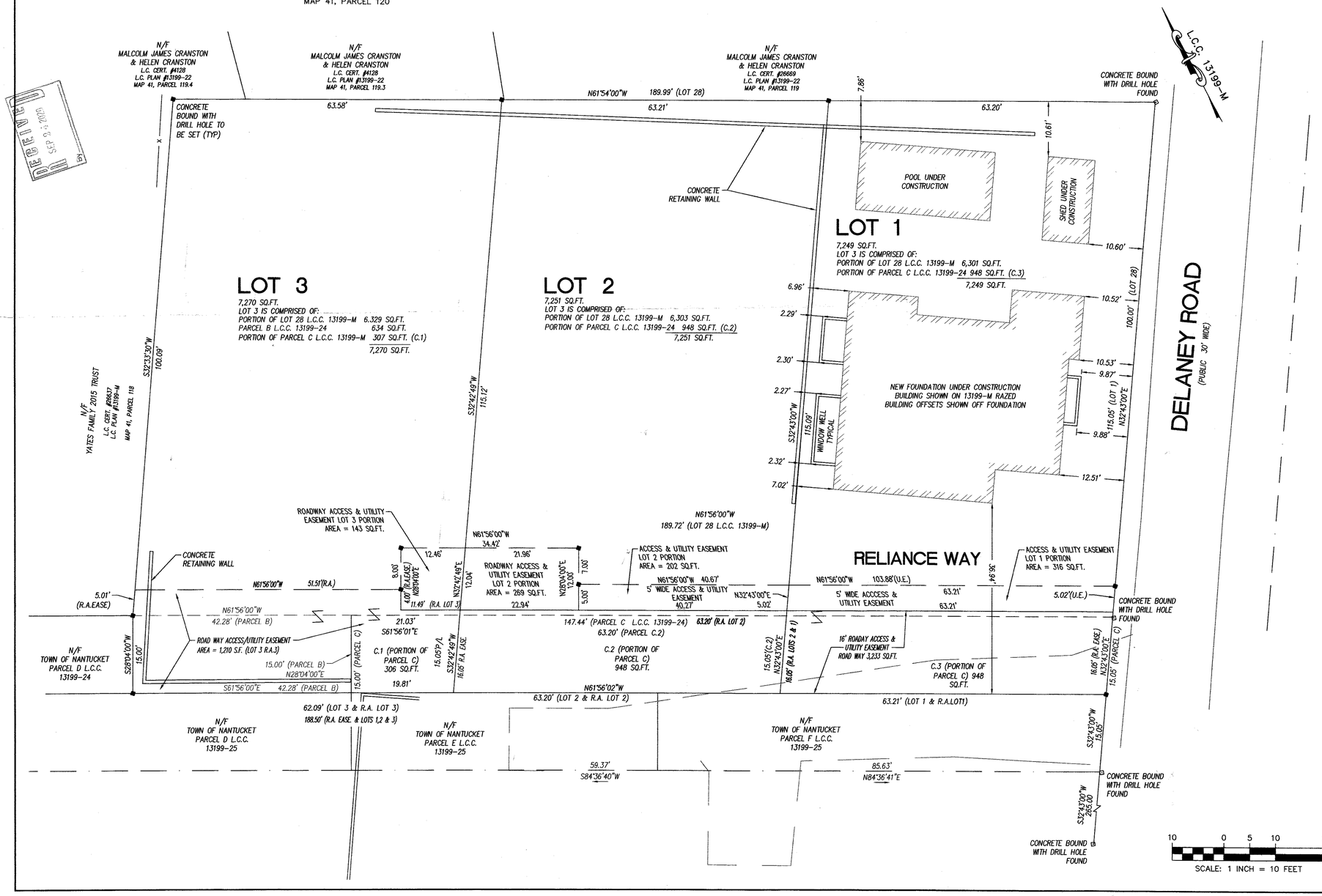

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Joseph Marcklinger 1/29/20
PROFESSIONAL LAND SURVEYOR DATE

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APPEAL DISMISSED APRIL 25, 2019

Laura L. Raimo 2/20/2020
ASST. TOWN CLERK, NANTUCKET, MA DATE

NANTUCKET PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

APPROVED (DATE): SEPTEMBER 10, 2018
ENDORSED (DATE): 12-09-2019
P.B. FILE NUMBER: 8254

Judith Sieger
Keith Scott
Frank H. Cleve

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	
2.	1/29/20	REVISED PER FIRE DEPARTMENT COMMENTS	DCM
1.	11/25/19	REVISED PER PEER REVIEW COMMENTS	DCM
			APPROVED

PLAN REVISIONS

DATE: JULY 16, 2018

DRAWN BY:	DESIGN BY:	CHECK BY:
AME/SKD	AME	DCM/JEM

PROJECT NO. 16111

ISSUED FOR: APPROVAL

COMMONWEALTH OF MASSACHUSETTS JOSEPH E. MARCKLINGER No. 30330 REGISTERED PROFESSIONAL LAND SURVEYOR

DEFINITIVE SUBDIVISION PLAN RELIANCE WAY SUBDIVISION

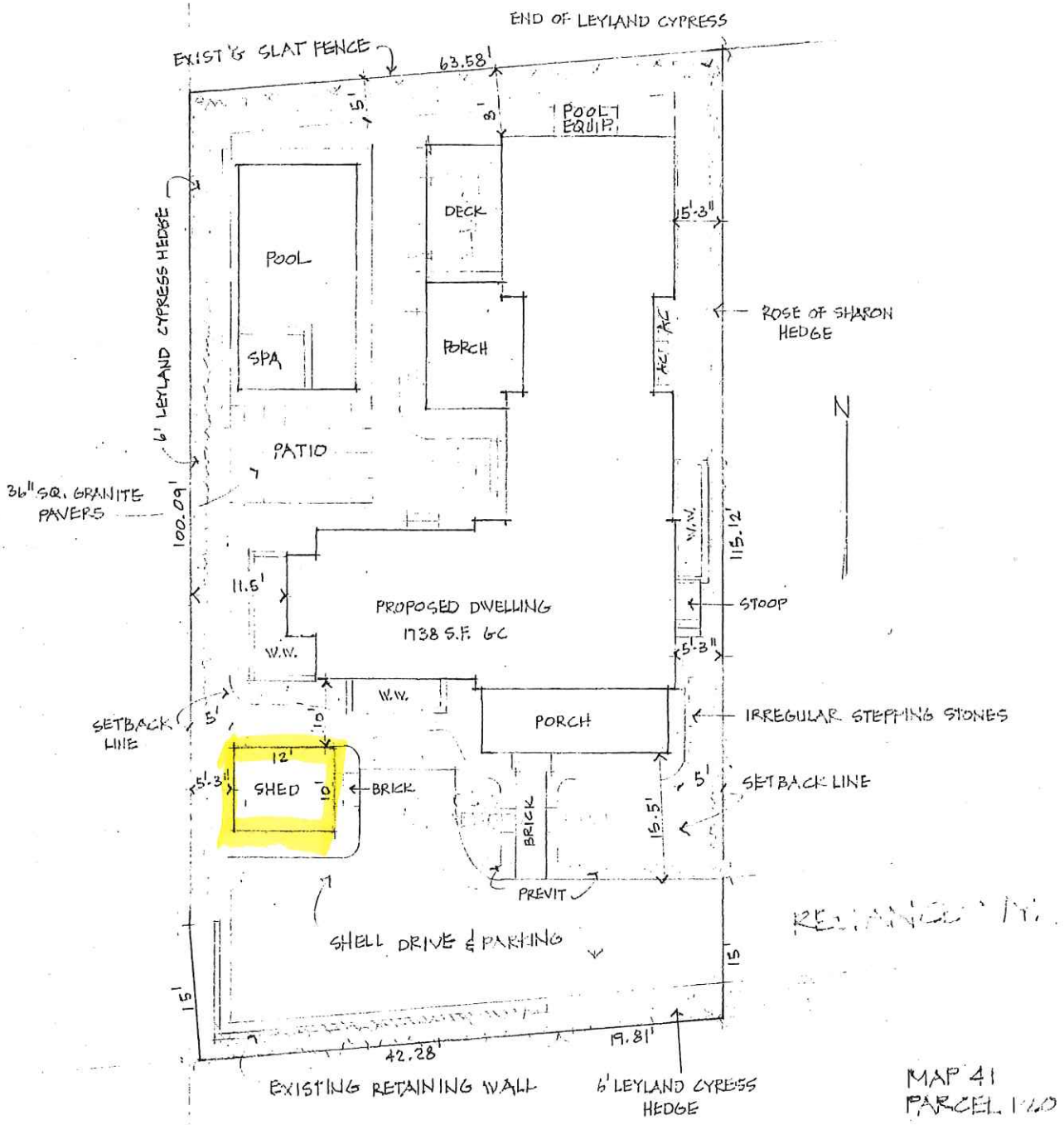
10 DELANEY ROAD
ASSESSOR'S MAP 41, PARCELS 120
NANTUCKET, MASSACHUSETTS

PREPARED FOR ARI REAL ESTATE, LLC.

DRAWING TITLE: LOTTING PLAN

SCALE: 1"=10'

SHEET NO. 2 OF 4



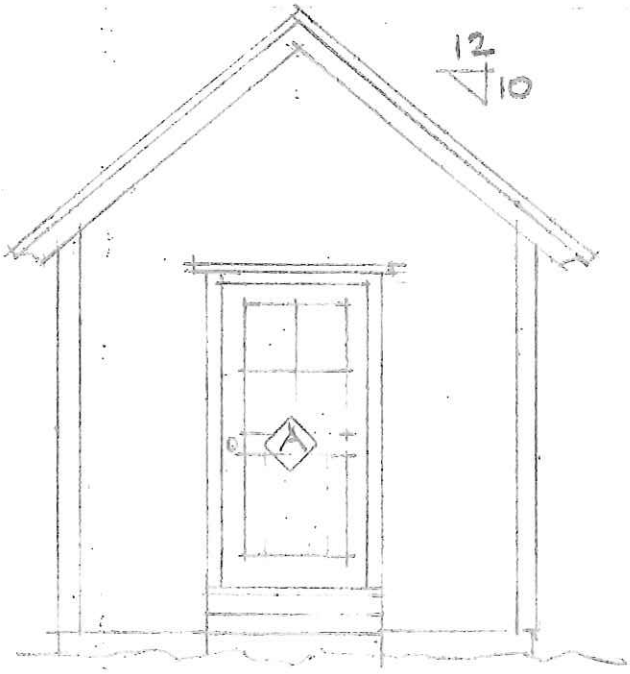
MAP 41
PARCEL 120

SITE PLAN LOT C

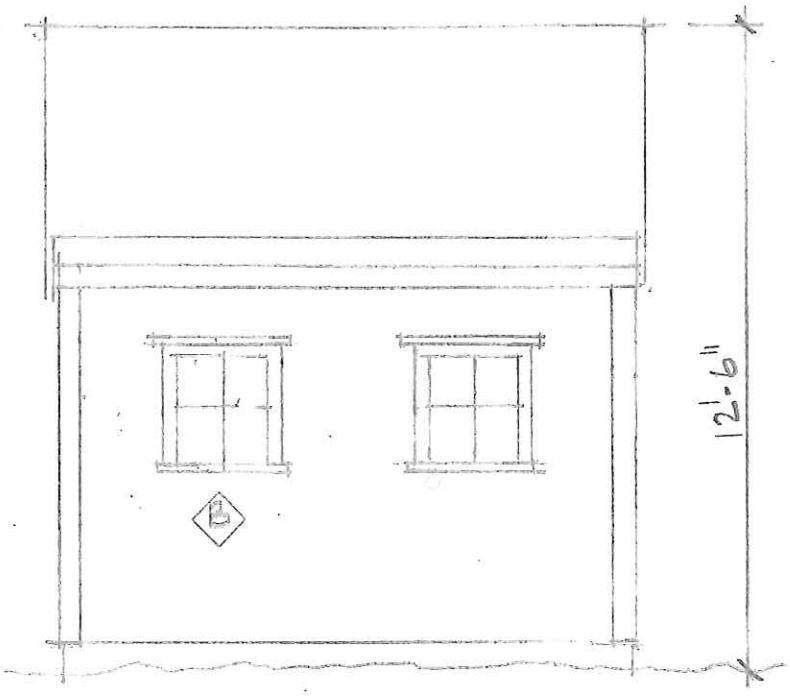
1" = 10'

(A) 3°x6° 39"x81" RO

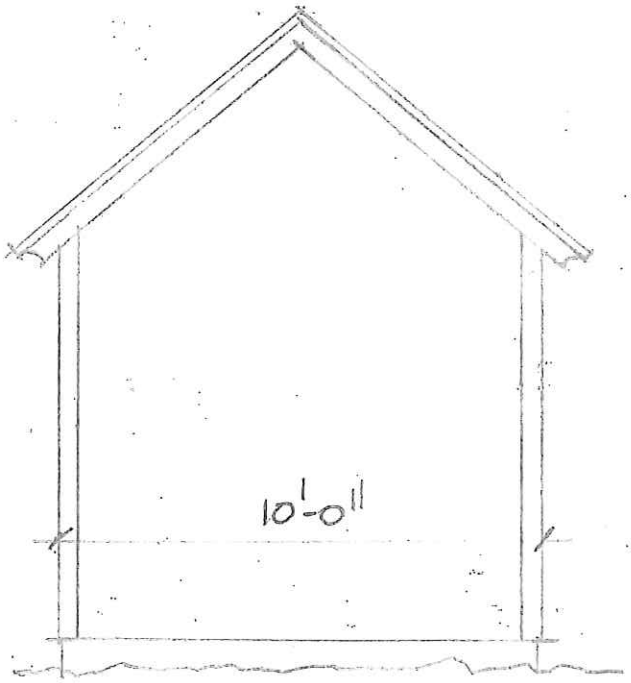
(B) TR 18111 22"x26" RO



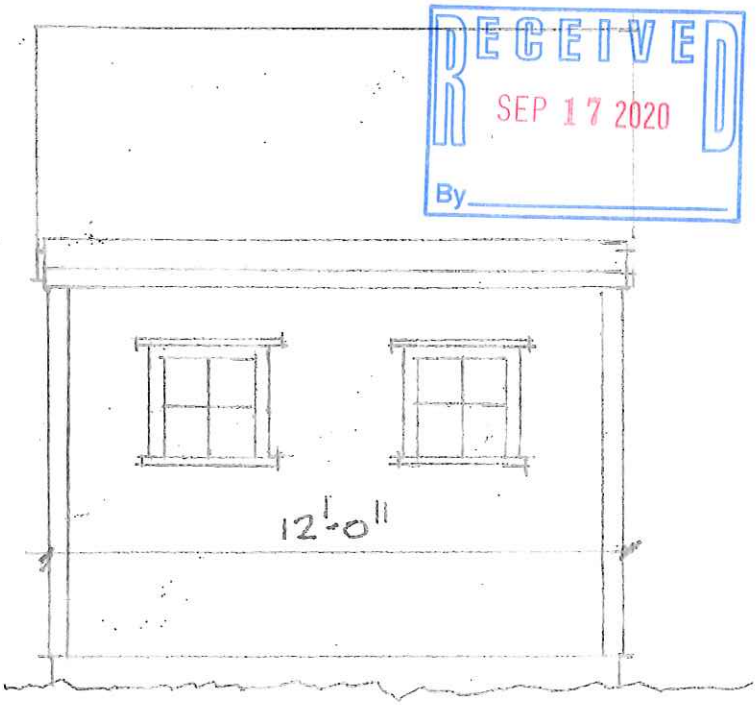
EAST ELEV.



NORTH ELEV.



WEST ELEV.

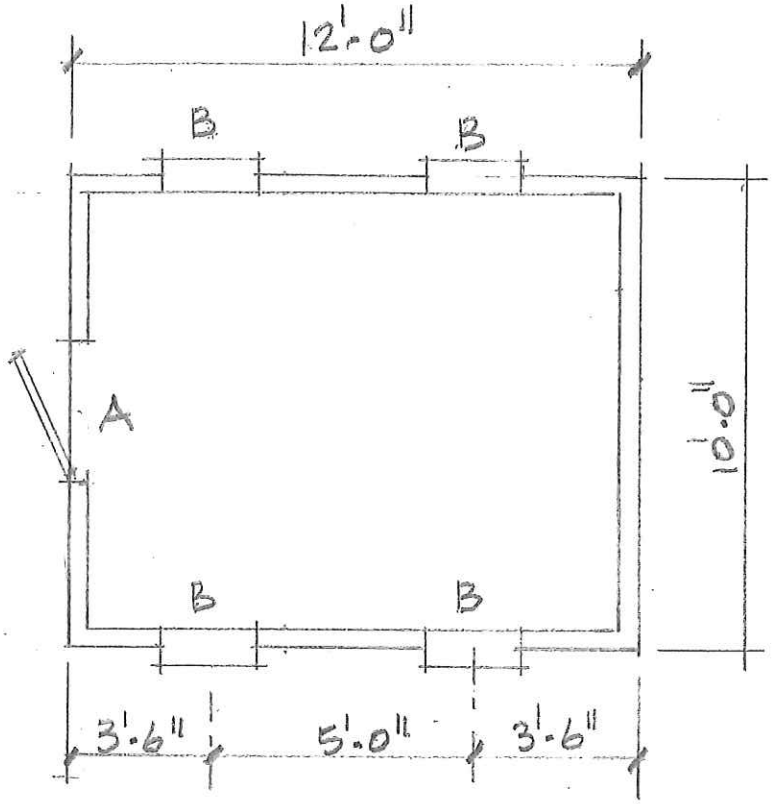


SOUTH ELEV.

RECEIVED
SEP 17 2020
By

SHED

LOT C RELIANCE WY.



FLOOR PLAN

1/4" = 1'-0"

SHED

LOT C RELIANCE WAY

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.

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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°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 DAVIS LN

Owner of record: 11 DAVIS LLC

Mailing Address: 11 DAVIS LN, NANTUCKET, MA, 02554

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.

CABANA

☐ 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 POOL HOUSE / CABANA

Size of Structure or Addition: Length: 13'0" Sq. Footage 1st floor: 48 SF Decks/Patio: Size: ≠250 SF ☑ 1st floor ☐ 2nd floor

Width: 3'8" Sq. footage 2nd floor: N/A Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: N/A

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

Height of ridge above final finish grade: North ±16'11" South ±16'11" East ±16'11" West ±16'11"

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

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

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

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

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer N/A 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 1X6 Rake 1x6 Soffit (Overhang) ±1'0" Corner boards N/A Frieze 1x4

Window Casing 5/4 x 4 Door Frame 5/4 x 4 Columns/Posts: Round _____ Square Tapered 8 1/4" TO 11 1/4"

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

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

Doors* (type and material): ☐ TDL ☐ SDL Front 1 PANEL Rear _____ Side 1 PANEL

Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof NATURAL

Trim WHITE Sash WHITE Doors WHITE

Deck NATURAL Foundation NATURAL 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 03/04/20 Signature of owner of record _____ Signed under penalties of perjury

11 Davis Ln : 82/ 75

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-08-1473
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Anton Dimov Date: 09.14.20

HDC Meeting Date: September 24th , 2020.

11 Davis Ln

Emeritus Development

Map 82; Parcel 75

New Cabana

OLD

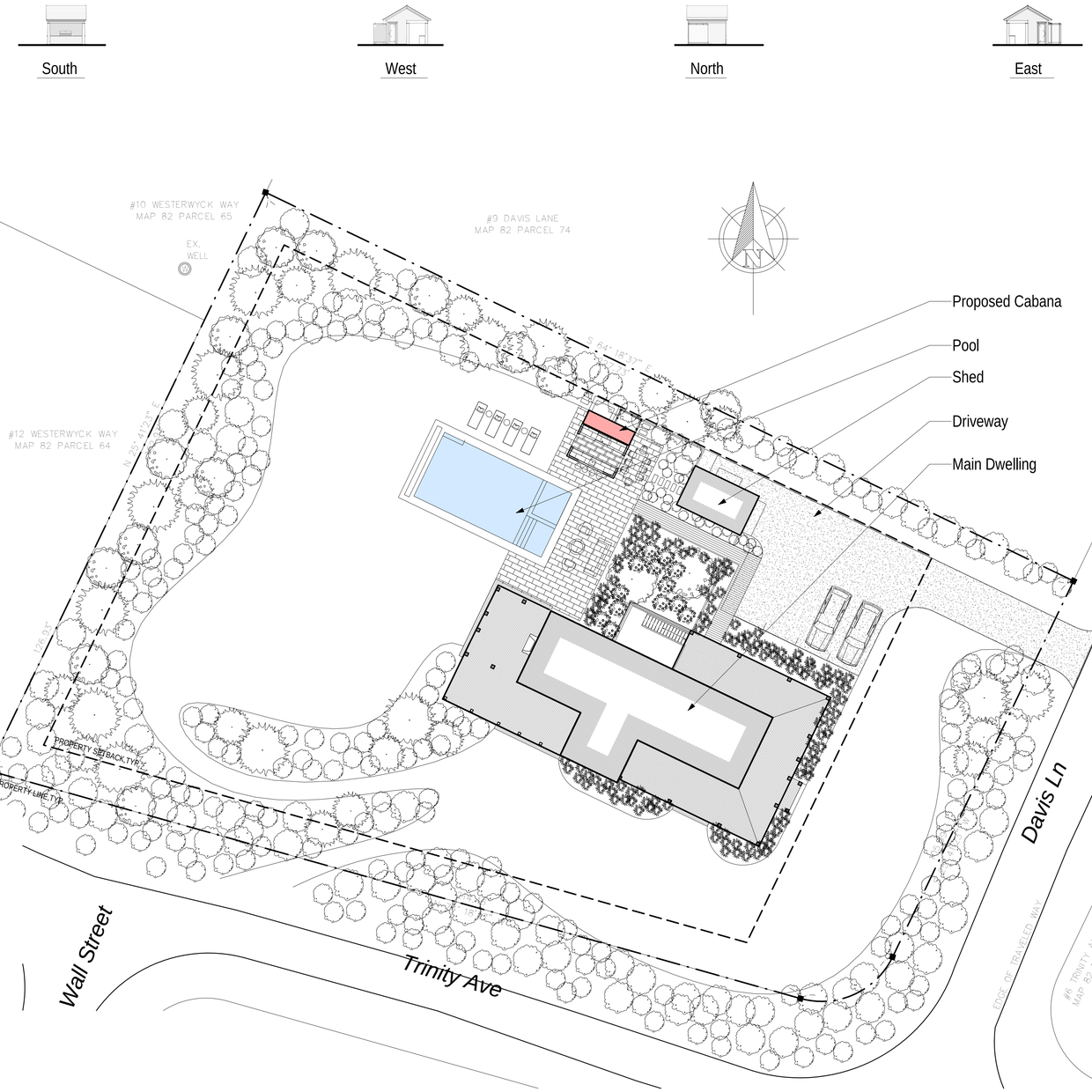
Cabana

11 Davis Ln
Nantucket, MA 02554

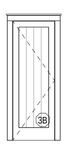
10.01.20

HDC Submission Only / For Review

1 Locus Map
Not to Scale



3 Site Plan
1/16" = 1'-0"



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

2004
Cabana

11 Davis Ln
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:	82 / 75
Current Zoning:	LUG - 2
Minimum Frontage:	150 ft.
Front Setback:	35 ft.
Side/Rear Setback:	10 ft. / 10 ft. (per 139-33E(2a))
Lot Size:	+/- 32,475 sq.ft.
Min. Lot Size:	80,000 sq.ft.
Allowable G.C.:	1,500 sq.ft. (per 139-33E(1b))
Existing G.C.:	1,351 sq.ft. (to be demolished)
Proposed G.C.:	42 sq.ft.
Total Proposed G.C.:	1,490 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.1.1 Floor Plan & 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.

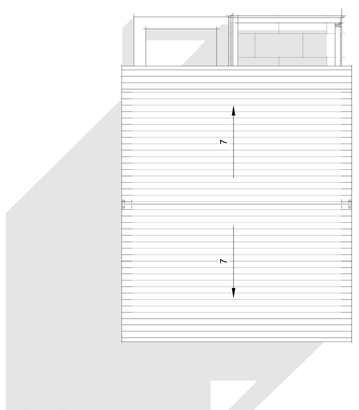
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1

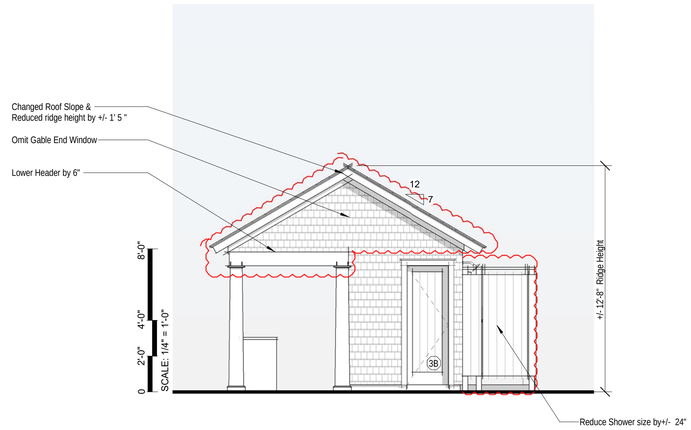
2004

10.01.20

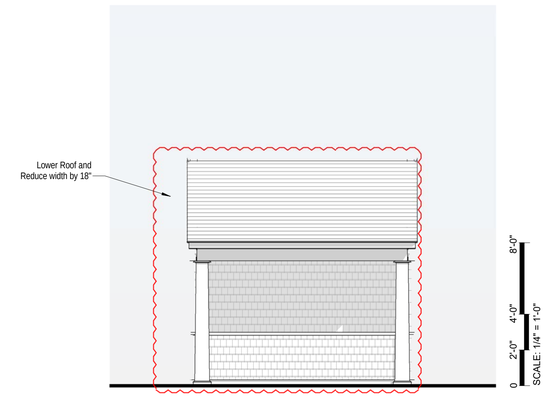
HDC Submission Only / For Review



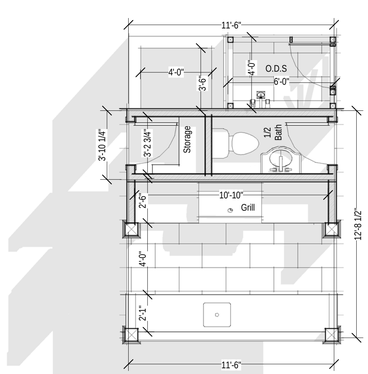
0 Roof Plan
1/4" = 1'-0"



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

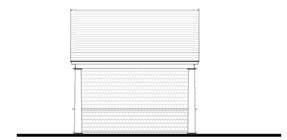


3 South Elevation
1/4" = 1'-0"



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

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



Previously Proposed South Elevation
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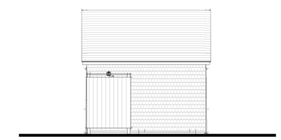
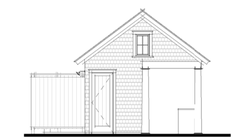
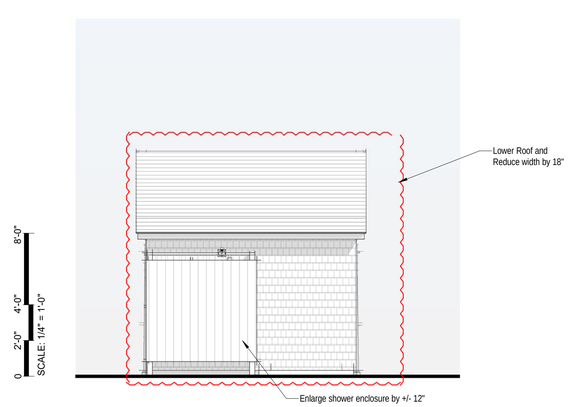


Previously Proposed North Elevation
1/8" = 1'-0"



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



4 North Elevation
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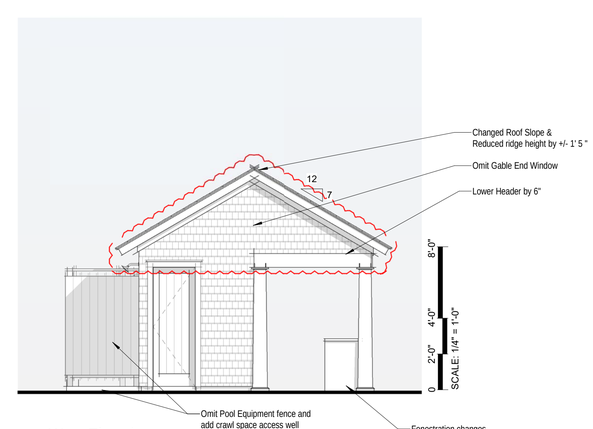

5 West Elevation
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2004

Cabana

11 Davis Ln
Nantucket, MA 02554

emeritus

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

Floor Plan & Elevations

Site Information

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A.1.1

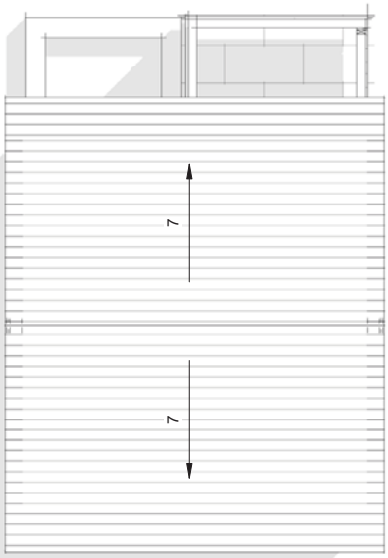
2004

Cabana

11 Davis Ln
Nantucket, MA 02554

10.01.20

1 Locus Map
Not to Scale



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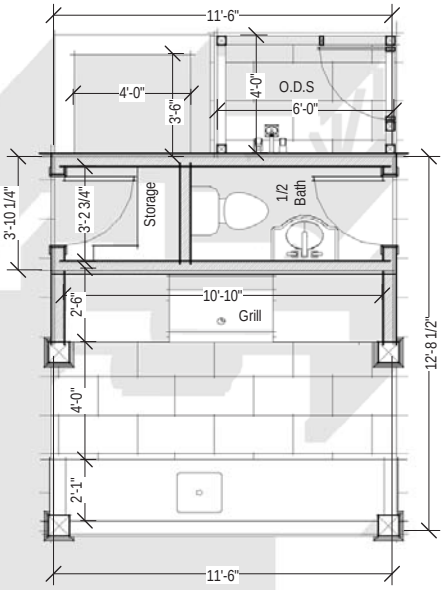

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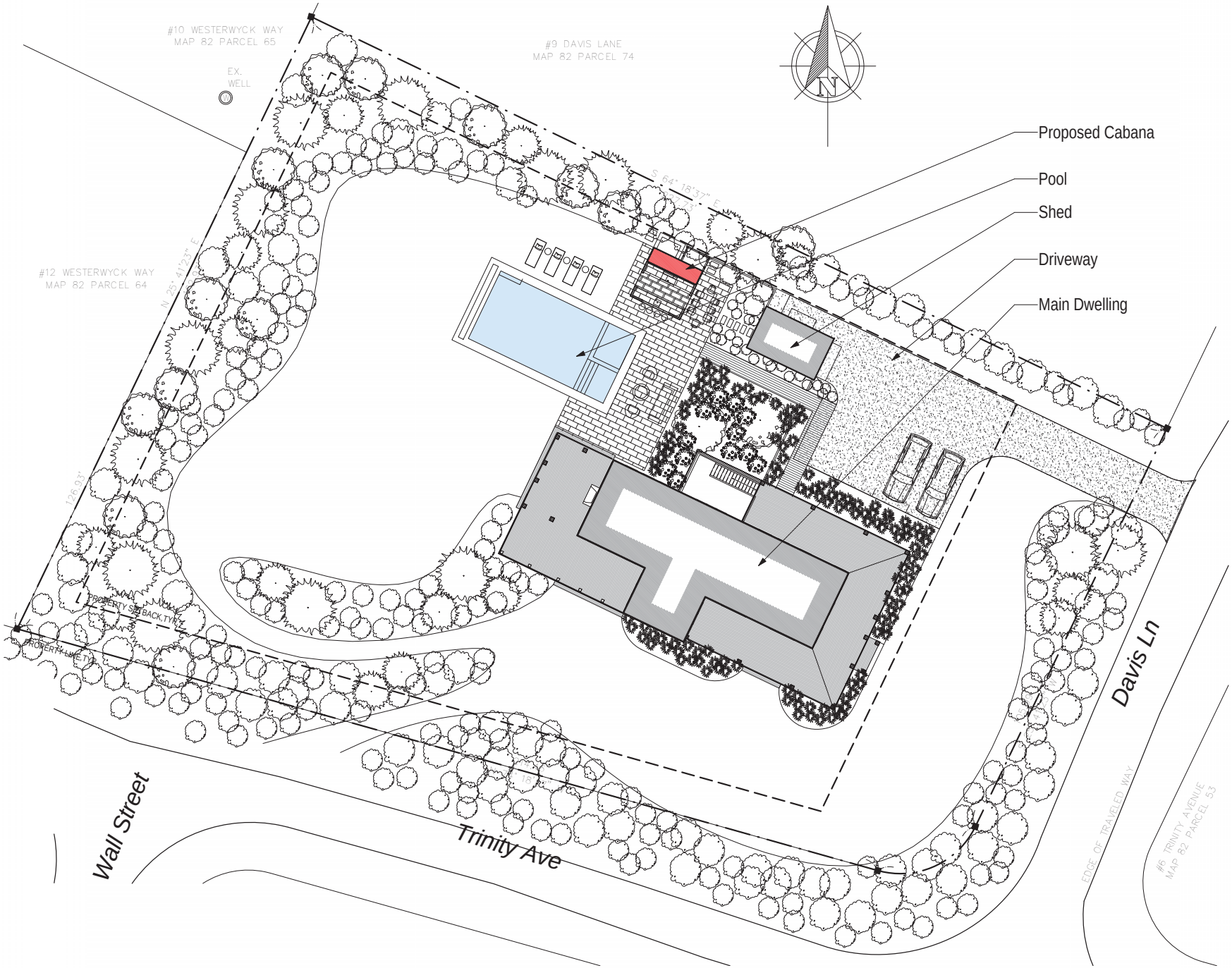
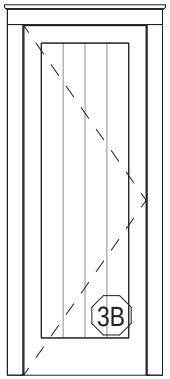


3 Site Plan
1/16" = 1'-0"



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
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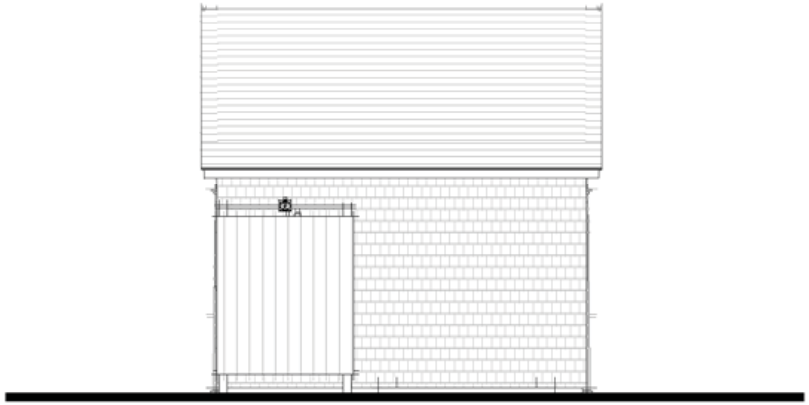
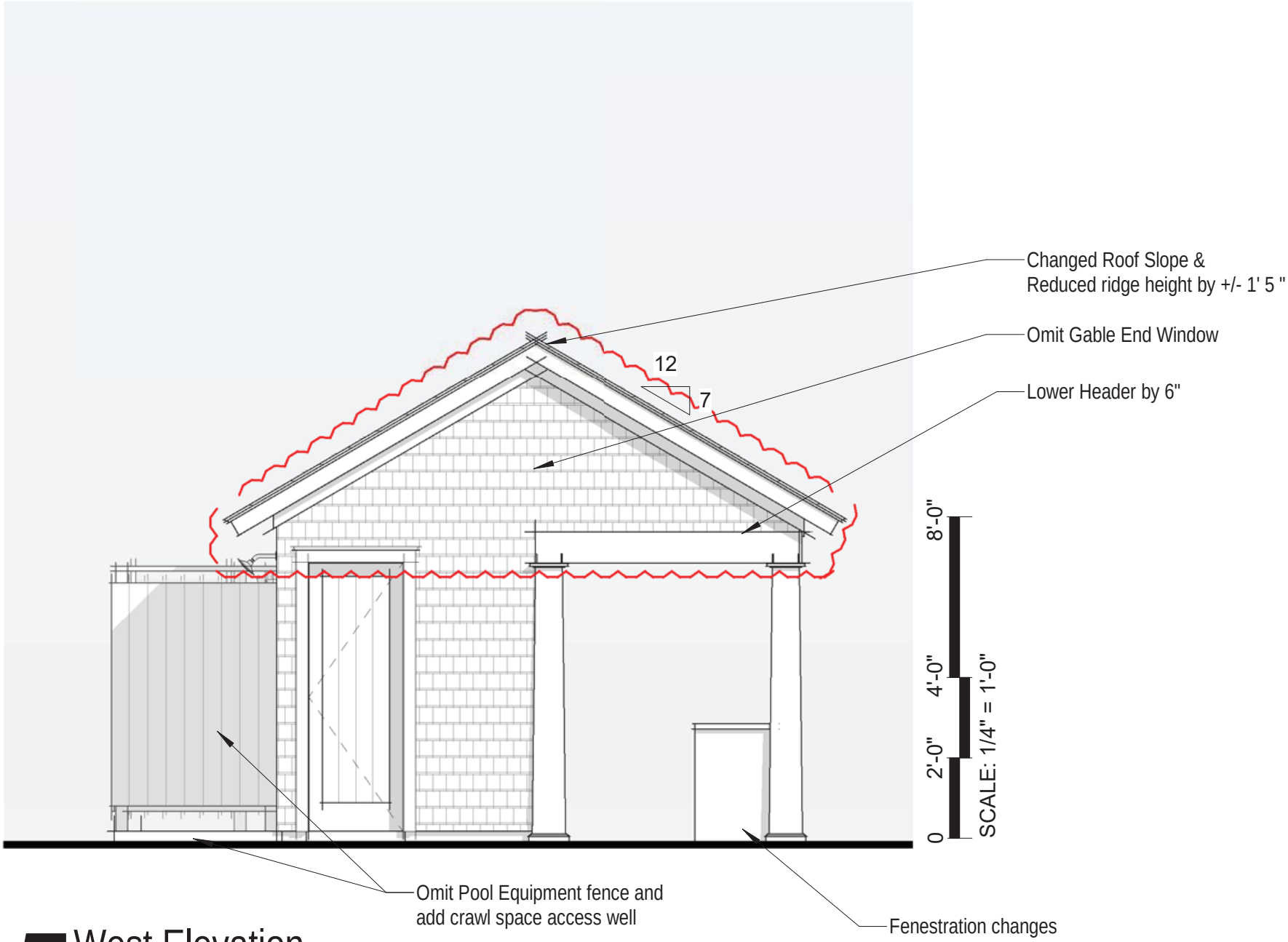


Previously Proposed North Elevation

1/8" = 1'-0"

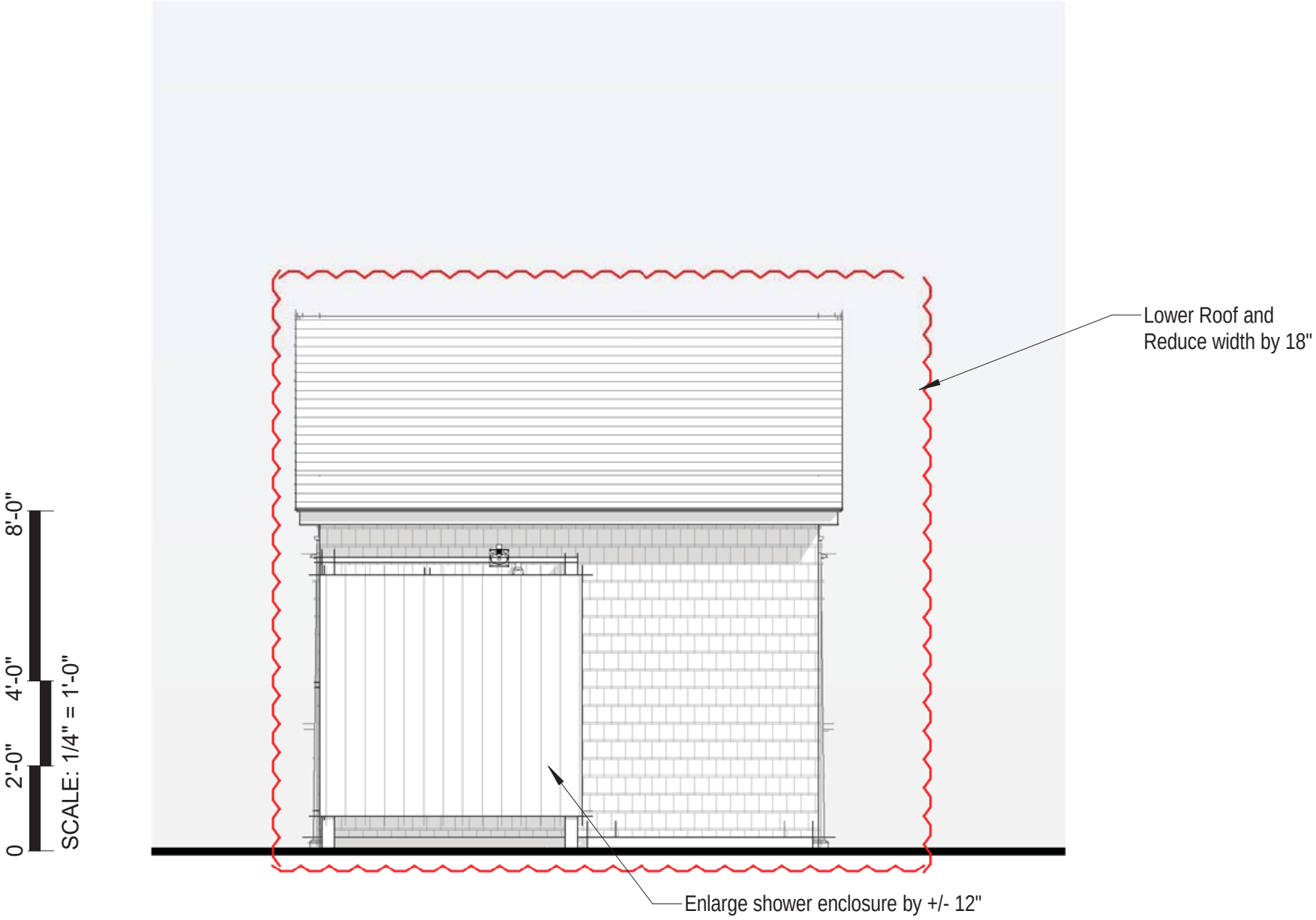
Previously Proposed West Elevation

1/8" = 1'-0"



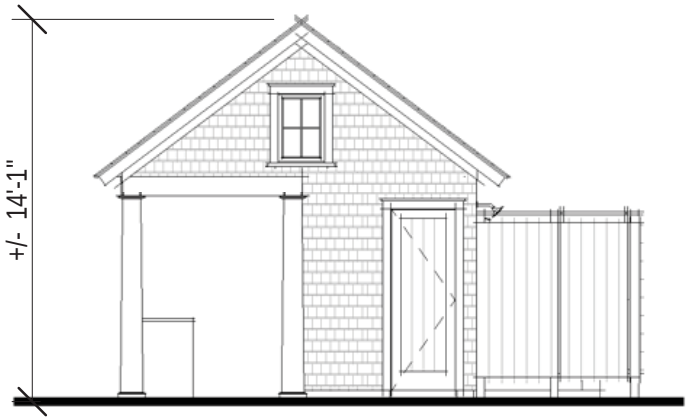
5 West Elevation

1/4" = 1'-0"



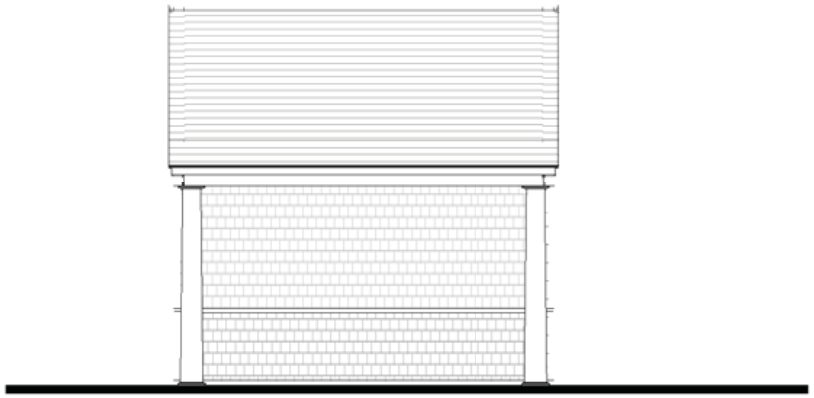
4 North Elevation

1/4" = 1'-0"



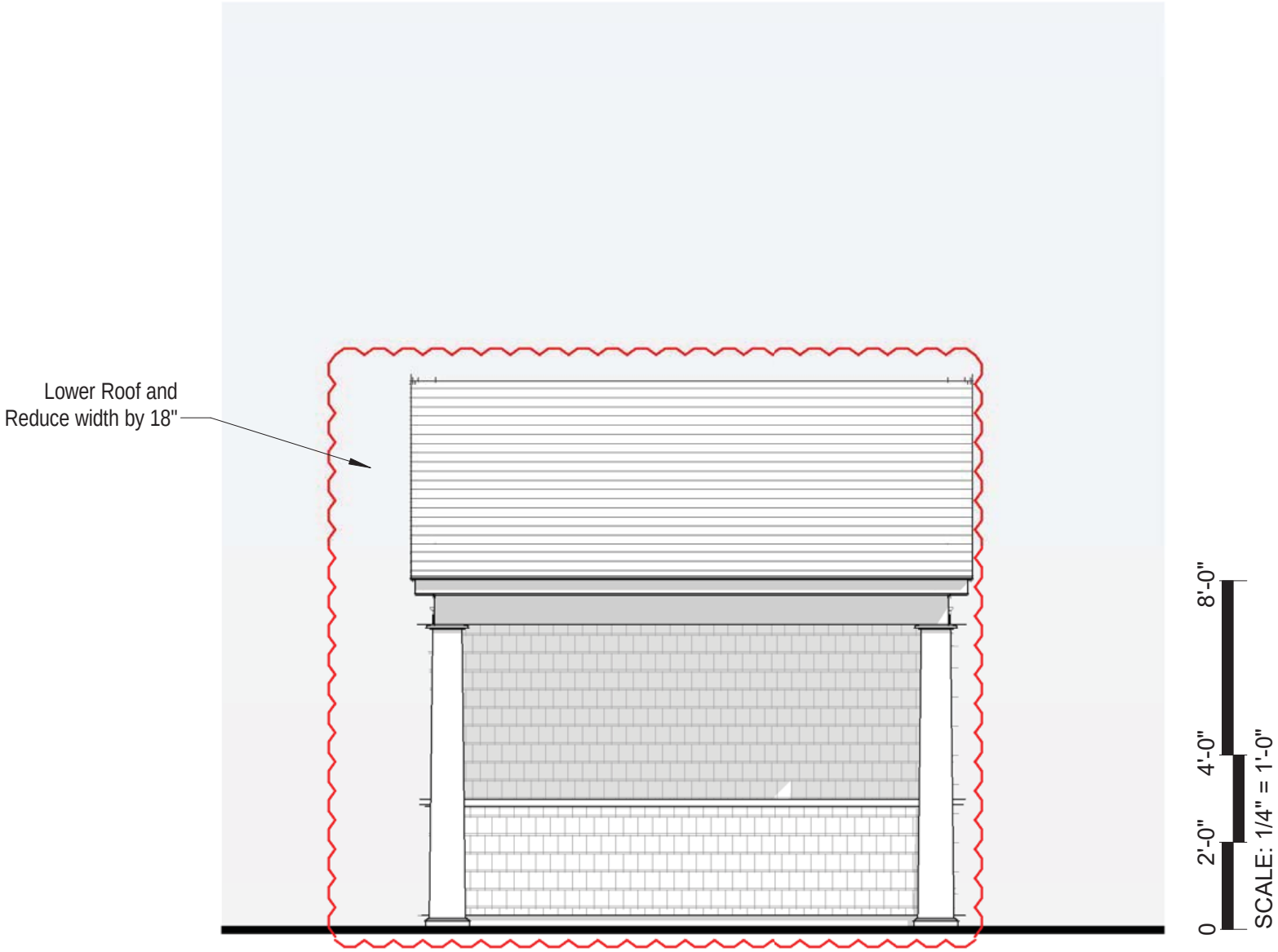
Previously Proposed East Elevation

1/8" = 1'-0"



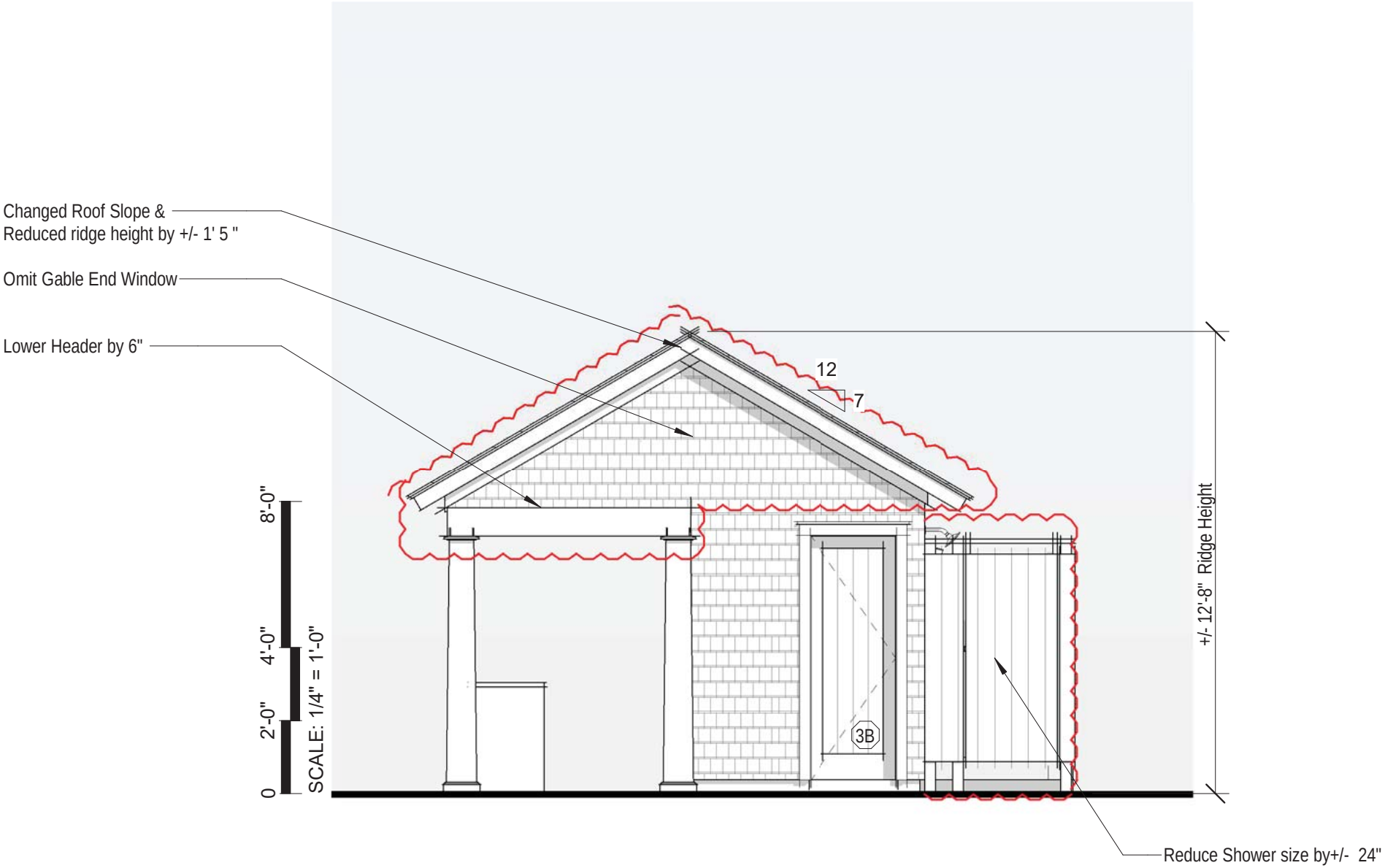
Previously Proposed South Elevation

1/8" = 1'-0"



3 South Elevation

1/4" = 1'-0"



2 East 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.

FOR OFFICE USE ONLY

Date application received: 8-11-2020 Fee Paid: $ 200

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 75

Street & Number of Proposed Work: 11 DAVIS LANE

Owner of record: NICOLE AND JOEL WHIDDEN

Mailing Address: 47 HIGH POINT RD, WESTPORT, CT 06880

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: AHERN LLC

Mailing Address: 6 WINDY WAY, NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: DESIGN@AHERNLLC.COM

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 LUG2) ☐ Roof ☒ Other SPA 10'x8', BOARDWALK @ GRADE

Size of Structure or Addition: Length: 44' Sq. Footage 1st floor: _____ Decks/Patio: Size: 930SF ☐ 1st floor ☐ 2nd floor

Width: 18' Sq. footage 2nd floor: _____ Size: 270 SF ☐ 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

*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 PEA-STONE Walkways BOARDWALK 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.

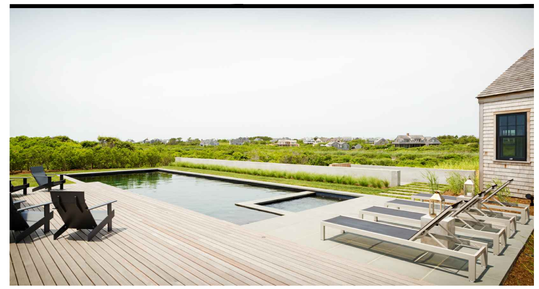
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 8-11-2020 Signature of owner of record _____ Signed under penalties of perjury

LOCUS MAP # 82 / 75

AERIAL MAP # 82 / 75

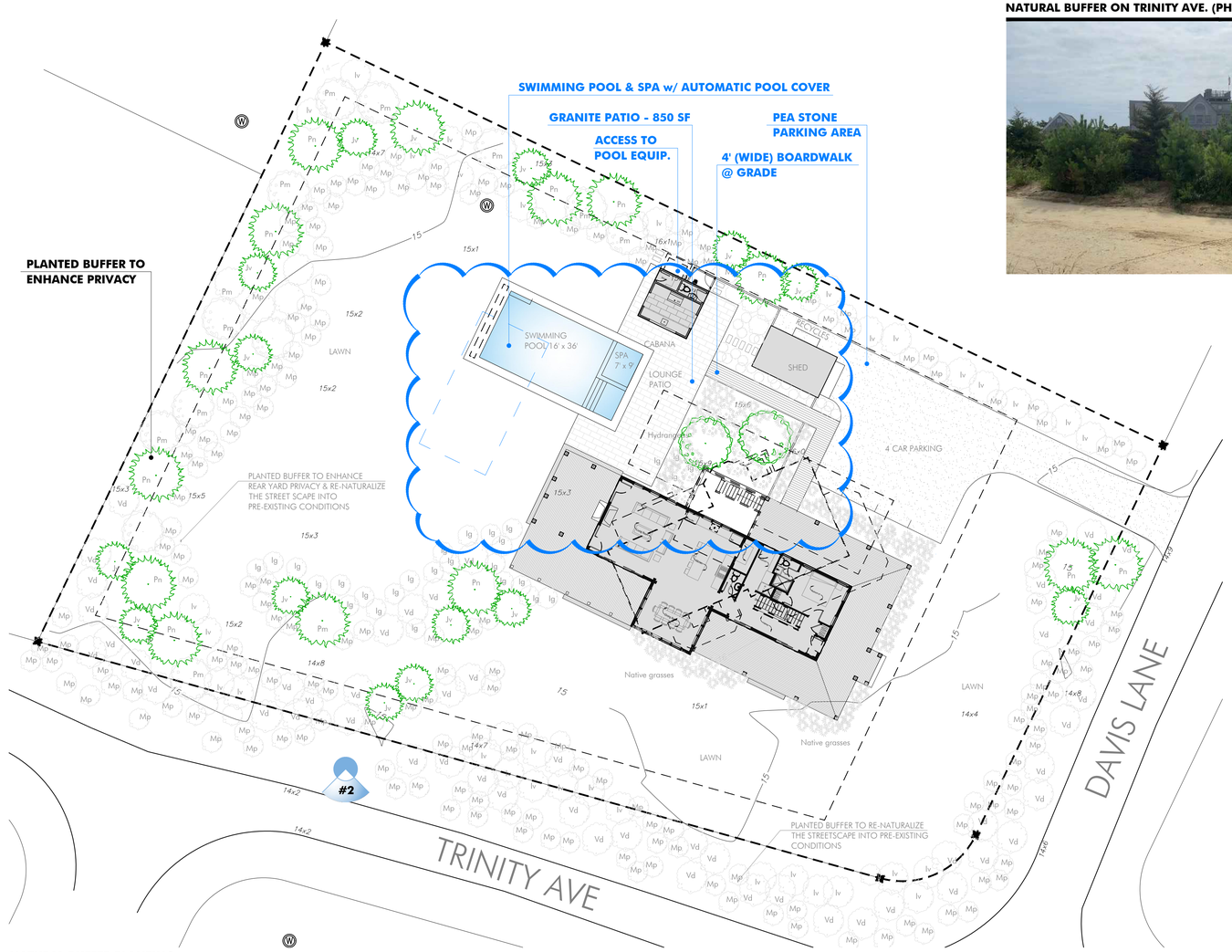
DECK AND POOL PATIO



BOARDWALK @ GRADE

EXISTING CEDAR TREES ON THE PROPERTY (PHOTO #1)

NATURAL BUFFER ON TRINITY AVE. (PHOTO #2)



NATURAL BUFFER PLANTING

PITCH PINE - Pn
average height:15-25 ft

EASTERN RED CEDAR - Jv
average height:15-25 ft

BAYBERRY - Mp
average height: 5-8 ft

WINTERBERRY - Iv
average height: 6-10 ft

VIBURNUM - Vd
average height: 6-8 ft

INKBERRY - Ig
average height: 6 ft

BEACH PLUM - Pm
average height: 6ft

AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

WHIDDEN RESIDENCE

11 DAVIS LANE NANTUCKET MA 02554

OWNER

NICOLE AND JOEL WHIDDEN

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

BRACKEN ENGINEERING, INC
18 Old South Rd. Nantucket, MA 02554
T (508)325-0044

HDC SUBMISSION for SWIMMING POOL & SPA

DRAWING INFO

DATE	SEPTEMBER 30, 2020
SCALE	1/16" = 1' - 0"

REVISIONS

HDC.01

AERIAL MAP # 82 / 75

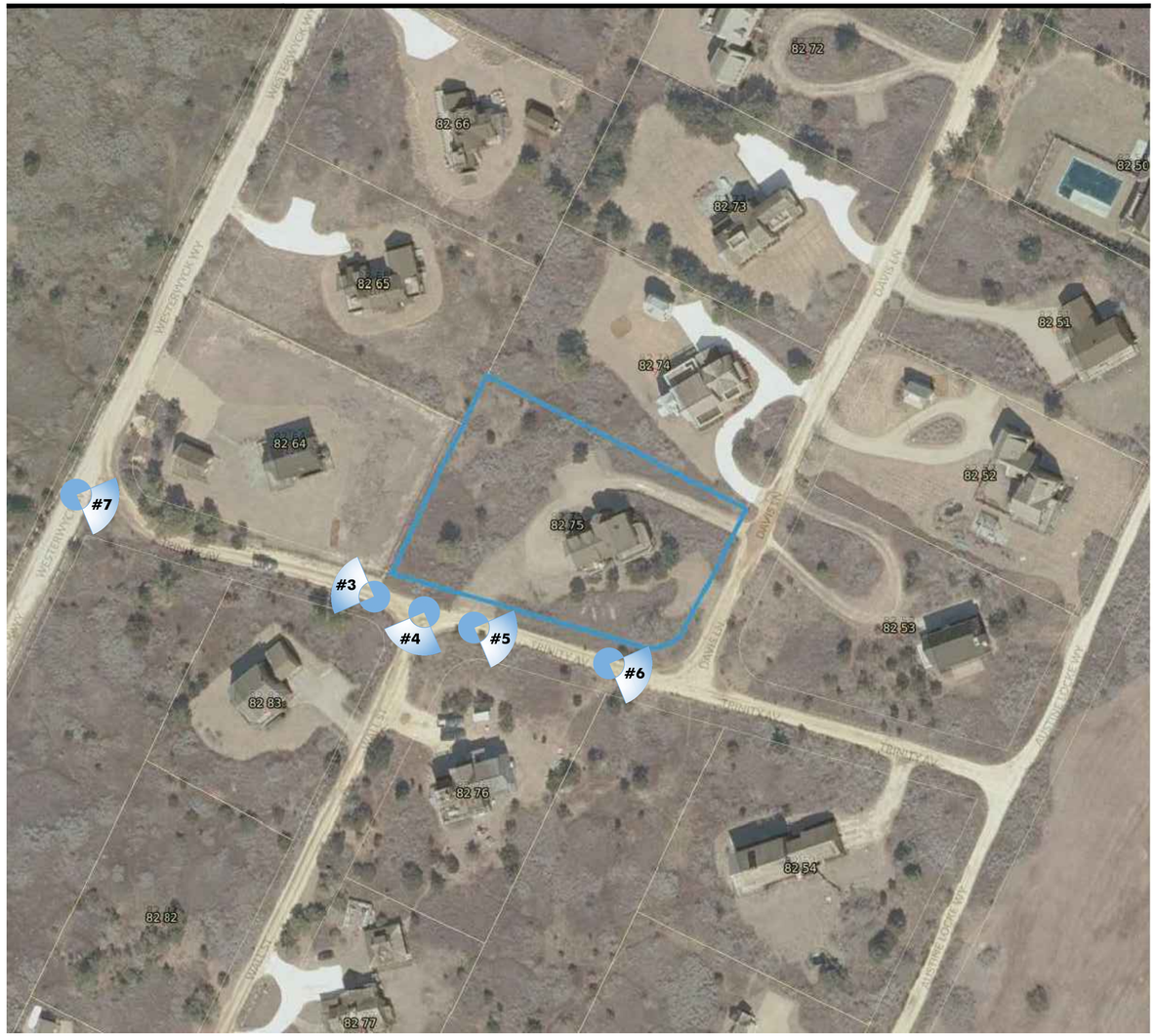


PHOTO #7

PHOTO #6

PHOTO #3

PHOTO #4

PHOTO #5

AHERN LLC
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PROJECT

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N

HDC SUBMISSION for SWIMMING POOL & SPA

DRAWING INFO

DATE	SEPTEMBER 30, 2020
SCALE	N/A

REVISIONS

HDC.02

LEGEND:

- PITCH PINE
- EASTERN RED CEDAR
- BEACH PLUM
- WINTERBERRY
- VIBURNUM
- BAYBERRY
- INKBERRY

WHIDDEN RESIDENCE

11 DAVIS LANE NANTUCKET MA 02554

PLANTING PLAN
colored version

DRAWING INFO

DATE	SEPTEMBER 30, 2020
SCALE	1" = 20' - 0"

HDC.03

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°: 55 PARCEL N°. 44

Street & Number of Proposed Work: 26 New St

Owner of record: Linda Groves

Mailing Address: 26 New St
Nantucket MA 02554

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

AGENT INFORMATION (if applicable)

Name: BPC

Mailing Address: 12 13 Oak 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: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: 916 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 Dormer

*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 4½/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
M.E. ☐ 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 _____
M.E. 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.

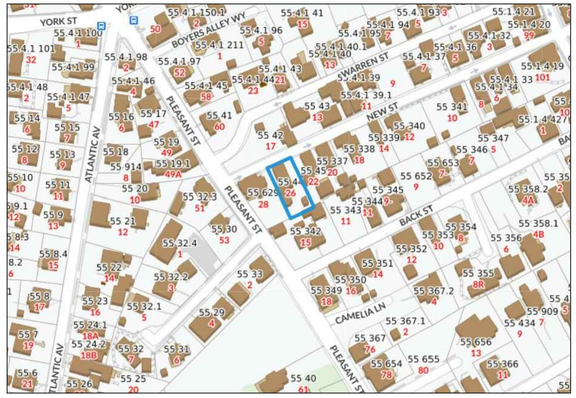
COLORS

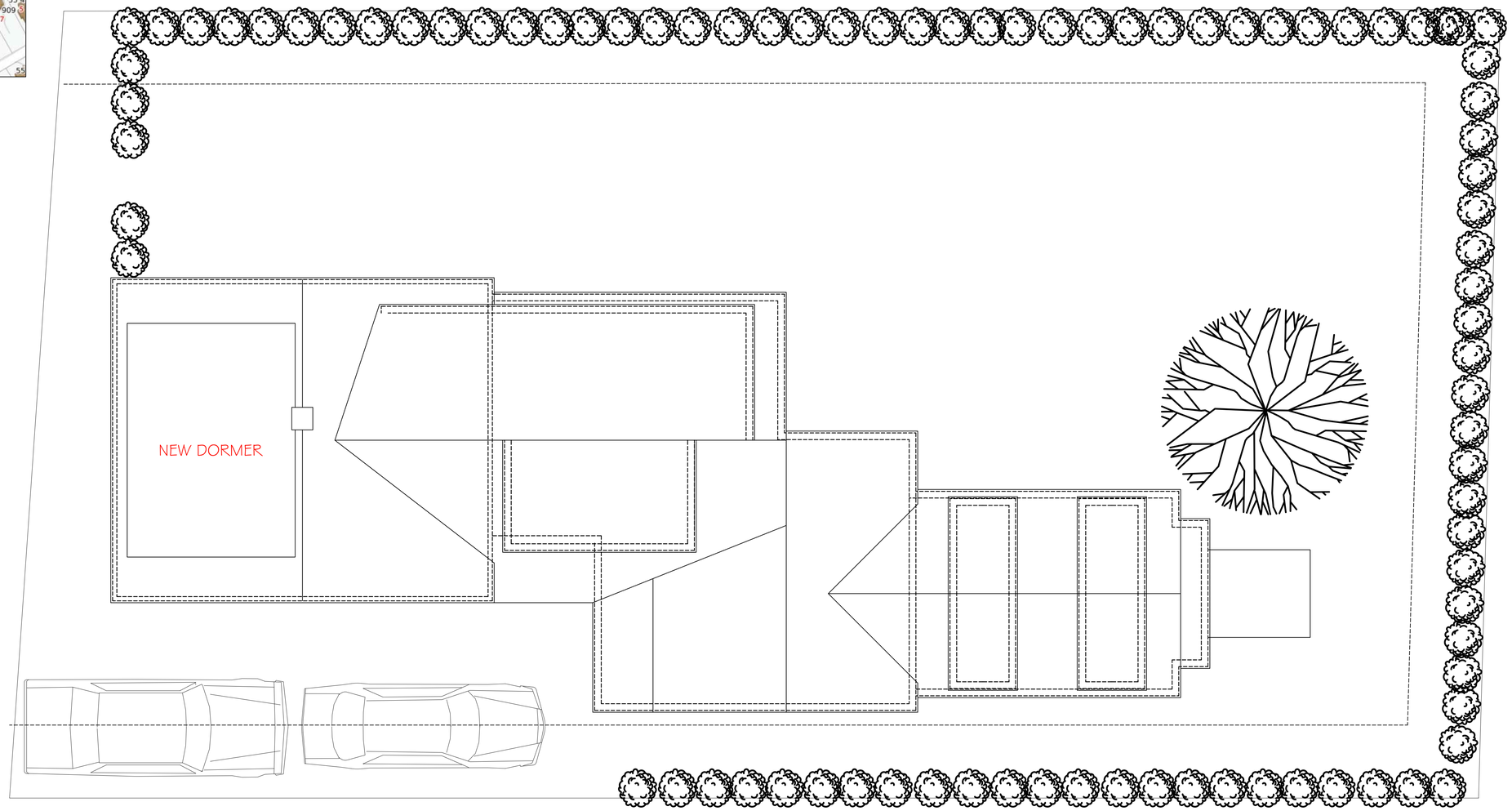
Sidewall natural Clapboard (if applicable) _____ Roof _____
Trim White Sash white Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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.

Date 9-3-2020 Signature of owner of record [signature] Signed under penalties of perjury





SITE PLAN

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

26 New Street

NANTUCKET, MA

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

C1.1
SEPTEMBER 8, 2020

EXISTING

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

OPTION 1

16' DORMER, 3 WINDOWS, NOT GANGED

BROSCO 6"X8" 12 LIGHT

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

OPTION 2

16' DORMER, 4 GANGED WINDOWS

BROSCO 6"X8" 12 LIGHT

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

OPTION 3

13' DORMER, 3 GANGED WINDOWS

BROSCO 6"X8" 12 LIGHT

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

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

26 New Street

NANTUCKET, MA

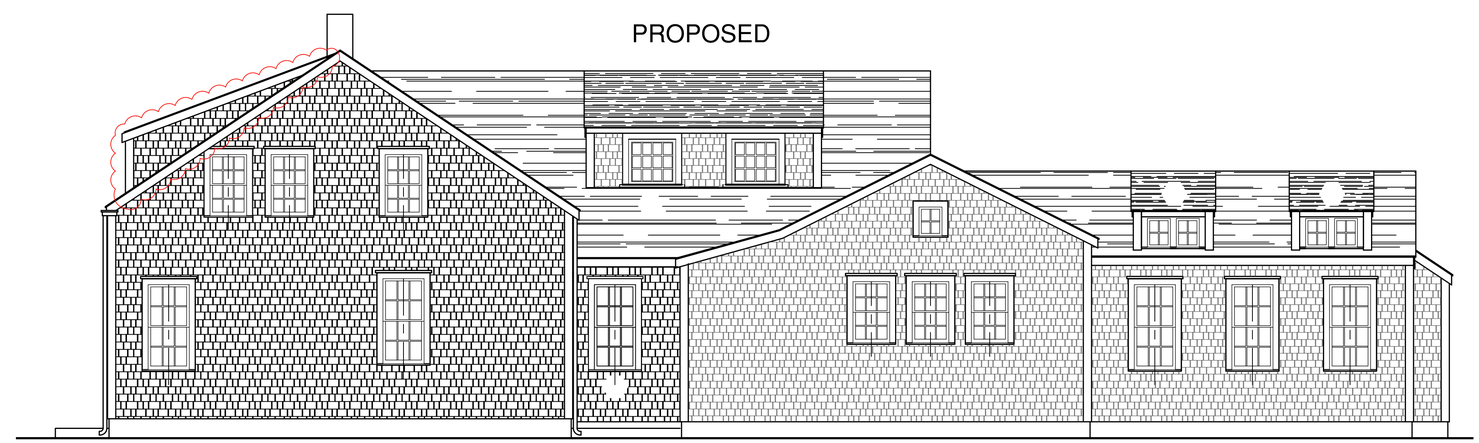
Elevations options
SCALE:1/4"=1'-0"

A1.1
SEPTEMBER 8, 2020

EXISTING

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

PROPOSED



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

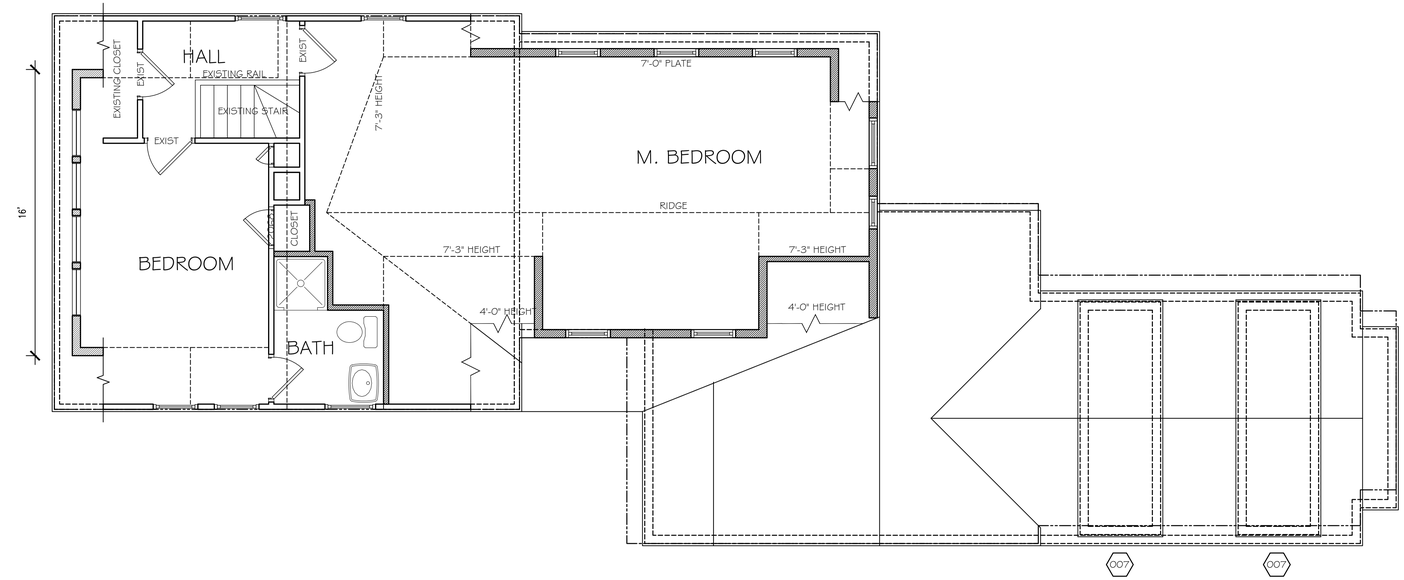
bpc
12 OAK STREET
STUDIO B
NANTUCKET, MA 02554
P 508 228 2722

26 New Street

NANTUCKET, MA

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

A1.2
SEPTEMBER 8, 2020



SECOND FLOOR PLAN
1/4" = 1'-0"

N

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

26 New Street

NANTUCKET, MA

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

A2.1
SEPTEMBER 8, 2020

CERTIFICATE NO: _____ DATE ISSUED: _____

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for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 40 PARCEL N°. 44

Street & Number of Proposed Work: 28 EEL POINT RD

Owner of record: MICHELE BLACK

Mailing Address: 28 EEL POINT RD
NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: AHERN LLC

Mailing Address: 6 WINDY WAY
NANTUCKET, MA

Contact Phone #: 508.333.5138 E-mail: DESIGN@AHERNLLC.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 MULTI GAME SPORTS COURT (GRASS)

Size of Structure or Addition: Length: 28' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 50' 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

*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: 8'
Type: WIRE MESH
Length: 148 LF

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 PT TIMBER

* Note: Complete door and window schedules are required. PIERS IN GRADE: GOSHEN STONE SPORTS COURT: GRASS

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

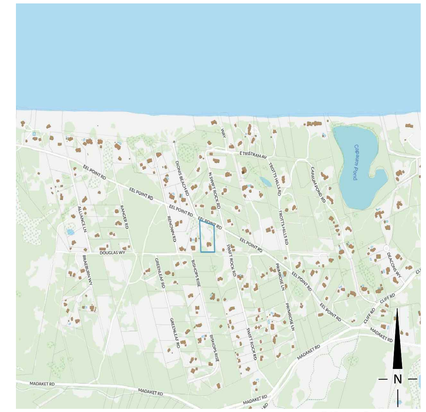
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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

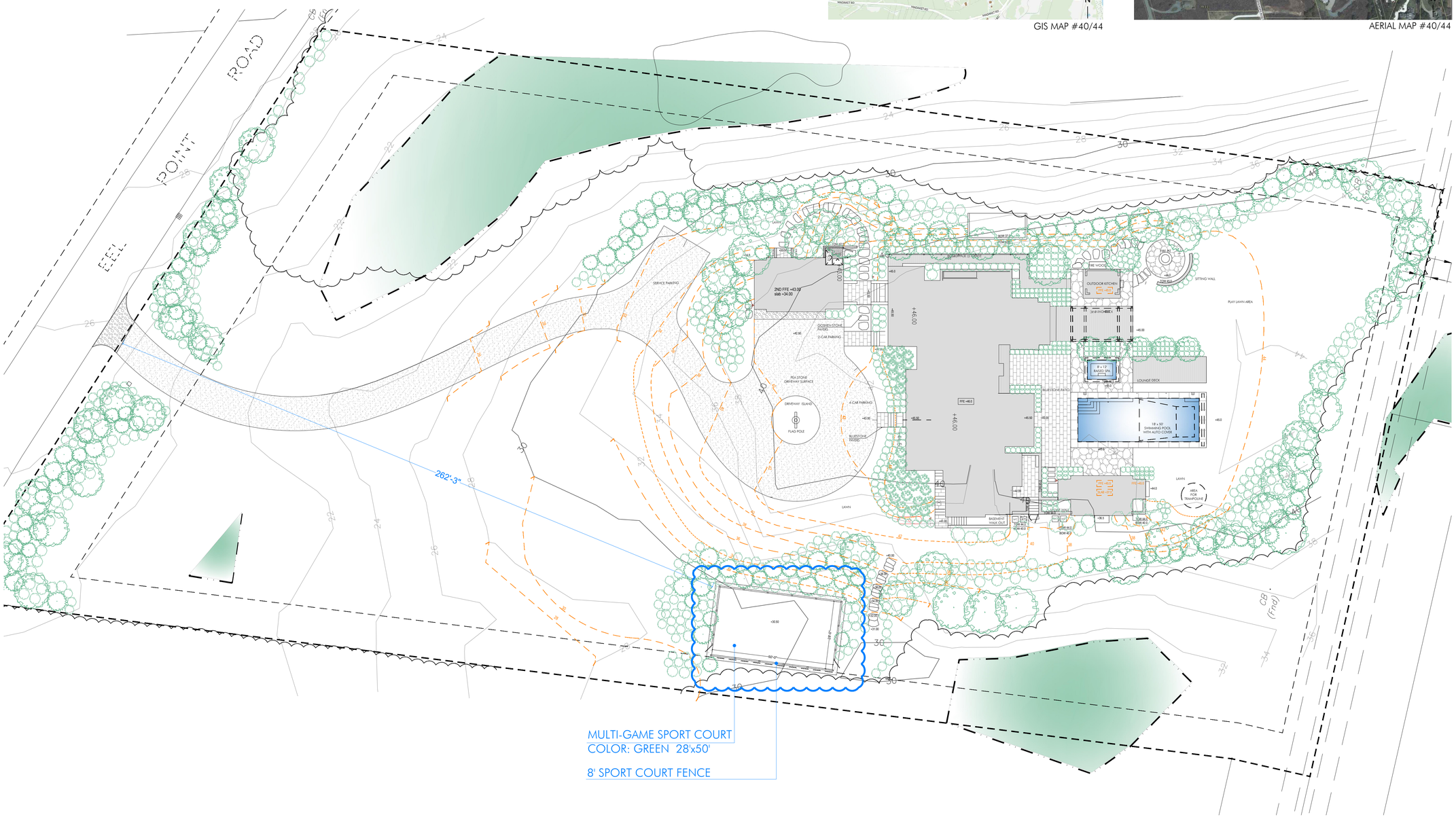
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 05.07.20 Signature of owner of record _____ Signed under penalties of perjury



GIS MAP #40/44

AERIAL MAP #40/44



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

BLACK RESIDENCE

28 EEL POINT RD NANTUCKET MA 02554

OWNER

MICHELLE AND DARREN BLACK

ARCHITECT

EMERITUS Development Ltd.
8 Williams Lane, Nantucket MA 02554
T (508) 325-4995 F (508) 325-8960

SURVEYOR

DAN MULLOY
dmulloy@sitedesignerd.com
T (508) 503-3500

BUILDER

MILL POND BUILDERS COMPANY
PO BOX 814, Nantucket MA 02554
T (508) 356-5479

LANDSCAPE CONTRACTOR

POOL CONTRACTOR

HDC SUBMISSION SPORT COURT

DRAWING INFO

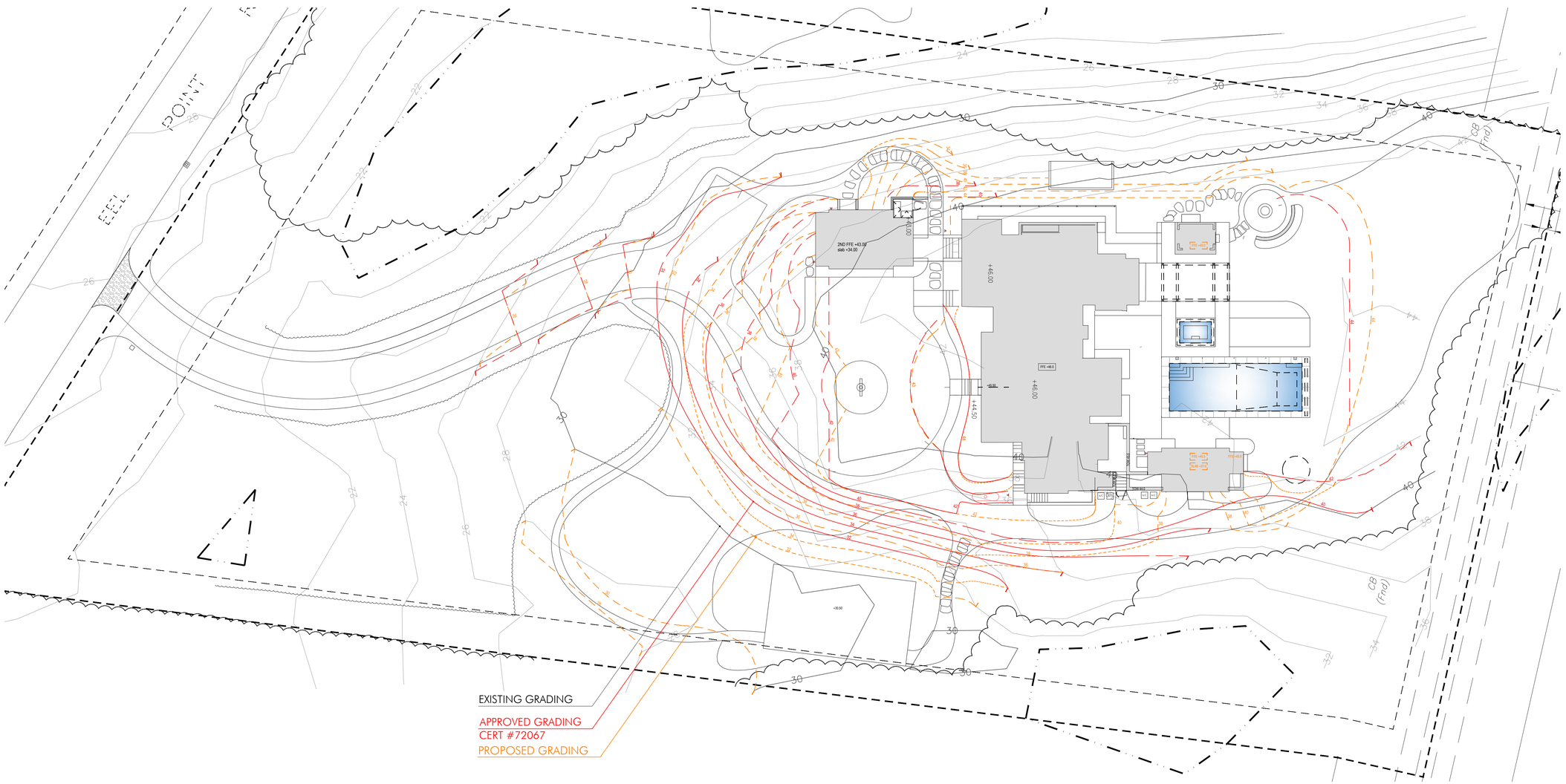
DATE	SEPTEMBER 30, 2020
SCALE	1" = 20' - 0"

PREVIOUS ISSUES

HDC.01

SPORTS COURT: CROSS SECTION

SCALE: 3/32" = 1'-0"



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design@ahernllc.com

PROJECT

BLACK RESIDENCE

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OWNER

MICHELLE AND DARREN BLACK

ARCHITECT

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BUILDER

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PO BOX 814, Nantucket MA 02554
T (508) 356-5479

LANDSCAPE CONTRACTOR

POOL CONTRACTOR

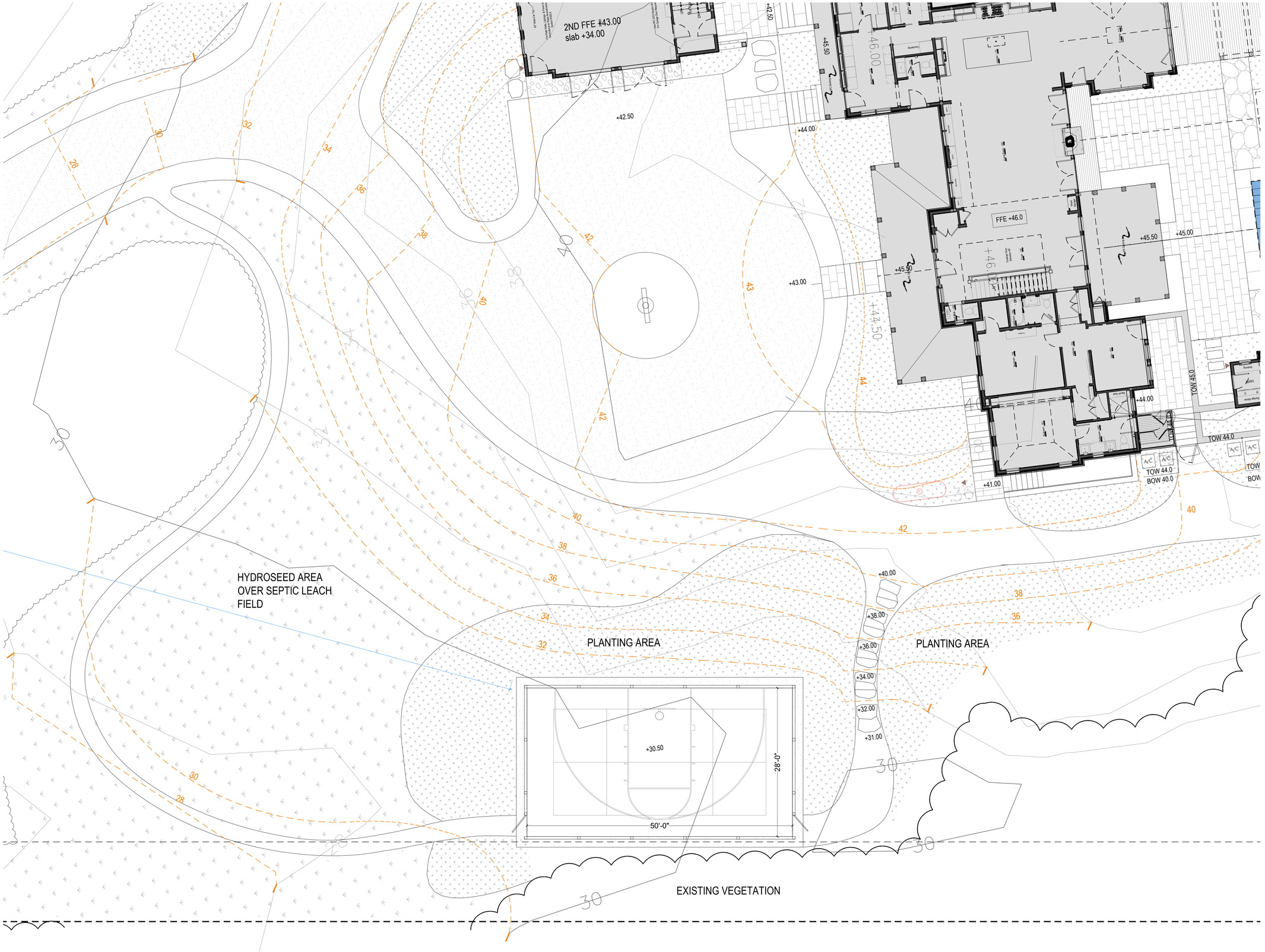
HDC SUBMISSION
SPORT COURT

DRAWING INFO

DATE	SEPTEMBER 30, 2020
SCALE	1" = 20' - 0"

PREVIOUS ISSUES

HDC.01.1



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PROJECT

BLACK RESIDENCE

28 EEL POINT RD NANTUCKET MA 02554

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BUILDER

MILL POND BUILDERS COMPANY
PO BOX 814, Nantucket MA 02554
T (508) 356-5479

LANDSCAPE CONTRACTOR

POOL CONTRACTOR

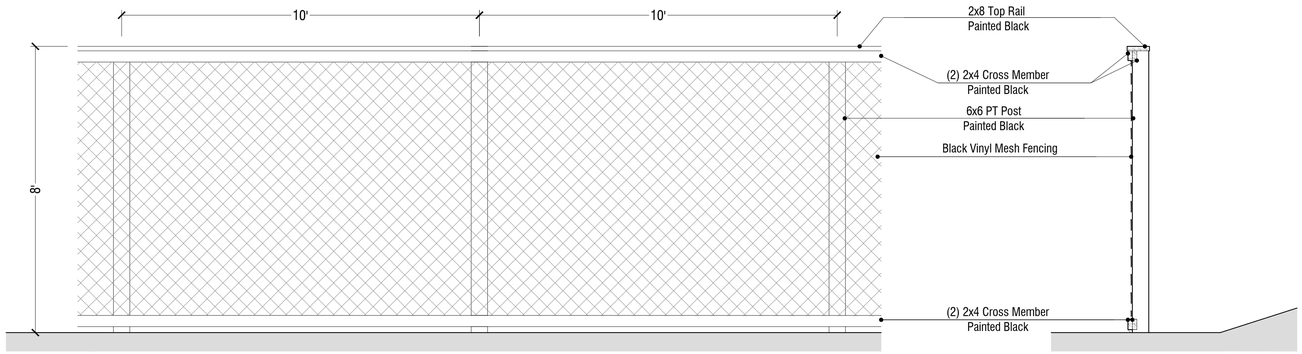
HDC SUBMISSION
SPORT COURT

DRAWING INFO

DATE	SEPTEMBER 30, 2020
SCALE	1/8" = 1' - 0"

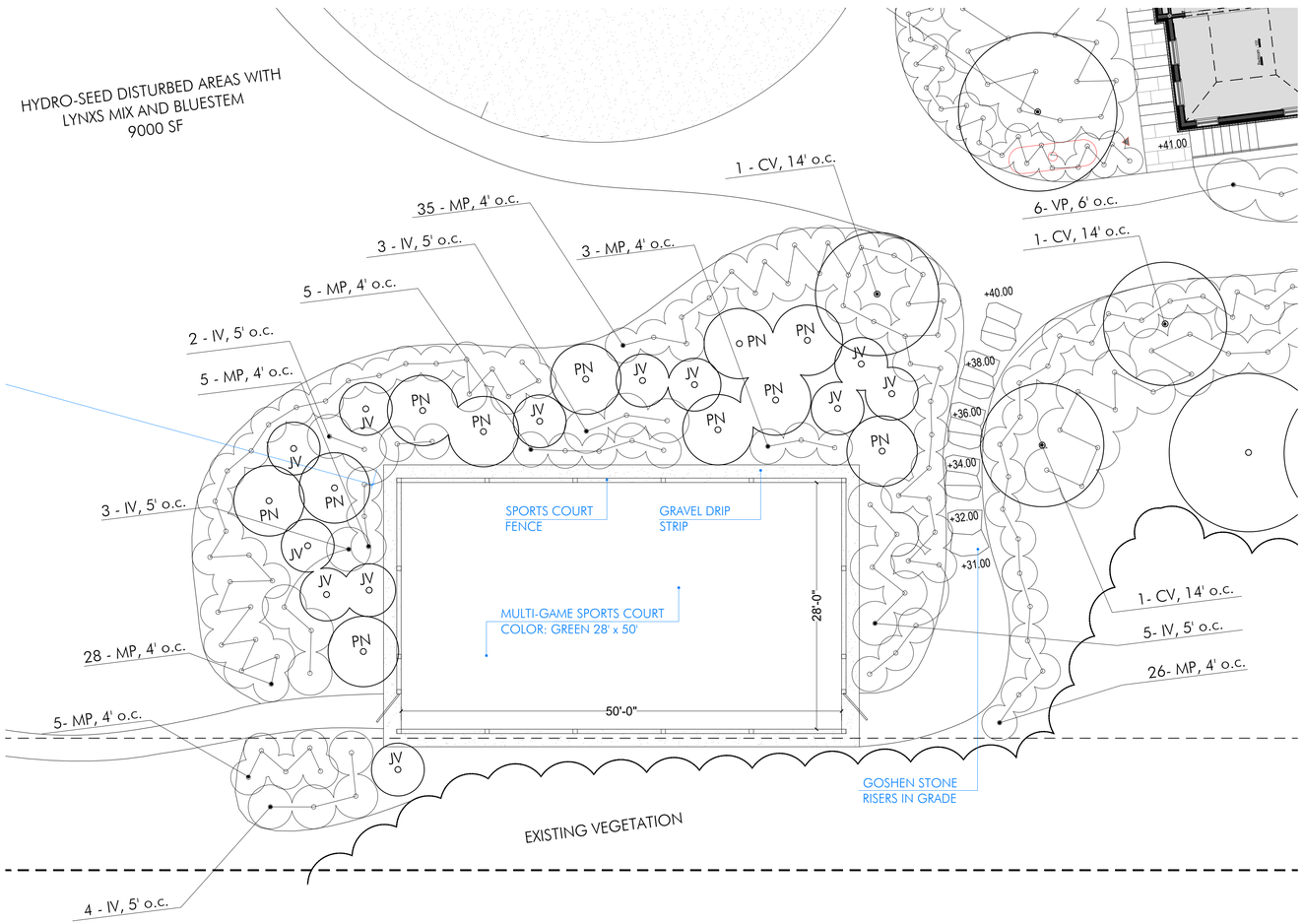
PREVIOUS ISSUES

HDC.02



SPORTS COURT FENCE PAINTED BLACK: ELEVATION

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



SPORTS COURT: SCREENING PLAN

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

PT TIMBER WALL (TYP.)

GOSHEN STONE RISERS IN GRADE

JV - EASTERN RED CEDAR

CV - WINTER KING HAWTHORN

IV - WINTER BERRY

PN -PINE

MP - BAYBERRY

AHERN LLC
LANDSCAPE DESIGN STUDIO
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design@ahernllc.com

PROJECT

BLACK RESIDENCE

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OWNER

MICHELLE AND DARREN BLACK

ARCHITECT

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BUILDER

MILL POND BUILDERS COMPANY
PO BOX 814, Nantucket MA 02554
T (508) 356-5479

LANDSCAPE CONTRACTOR

POOL CONTRACTOR

HDC SUBMISSION
SPORT COURT

DRAWING INFO

DATE	SEPTEMBER 30, 2020
SCALE	1/8" = 1' - 0"

PREVIOUS ISSUES

HDC.02.1

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

BFC - Bayberry
30 Cannonburry

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.

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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°: 73 PARCEL N°. 23

Street & Number of Proposed Work: 30 CANNONBURY LANE

Owner of record: CANNONBURY HOLDINGS 1, LLC

Mailing Address: 105 NEWBURY STREET
BOSTON MA 02116

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521
NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 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: 68'-10" Sq. Footage 1st floor: 2,208
Width: 41'-11" Sq. footage 2nd floor: 1,301
Sq. footage 3rd floor: _____

Decks/Patio: Size: 19' X 9'-6" ☒ 1st floor ☐ 2nd floor
Size: 19' X 4' ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'
Height of ridge above final finish grade: North 30' South 30' East 30' West 30'

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 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 10 /12 Secondary Mass 4 /12 Dormer _____/12 Other 5/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

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

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

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

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1 x 8 Rake 1 x 4 Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round _____ Square 8 x 8

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

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

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) NATURAL Roof NATURAL
Trim QUAKER GREY Sash WHITE Doors WHITE
Deck MAHOGANY 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 08/25/2020 Signature of owner of record _____ Signed under penalties of perjury

2. 2 Old Westmoor Farm LLC **08-1562** 2 Old Westmoor Farm Road New garage with studio 41/820.1 Workshop APD

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Michael Luft-Weissberg, Workshop APD
Public	None
Concerns (5:08)	**Luft-Weissberg** – Resubmission of an expired approval. **Oliver** – This is perfectly acceptable and appropriate to the house. **Coombs** – East elevation, drop the right-hand addition roof a foot so it looks less imposing for a garage. **Camp** – Agrees with Ms. Coombs. The west elevation doesn't look as vertical as the east. **McLaughlin** – South elevation, another window would fill the large wall space. **Pohl** – East elevation looks vertical because it is so narrow.
Motion	**Motion to Approve through staff with a center window added to the south elevation and the side addition roof dropped 6 inches. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2020-08-1562**

3. 2 Old Westmoor Farm LLC **08-1571** 2 Old Westmoor Farm Road New cabana 41/820.1 Workshop APD

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Michael Luft-Weissberg, Workshop APD
Public	None
Concerns (5:15)	**Luft-Weissberg** – Presented project. **Oliver** – Except for the horizontal siding, it's fine. **Camp** – No concerns; it's not visible. **Coombs** – The enclosed portion could be shingled to match the house. **McLaughlin** – Believes hiding pools is an unnecessary expense and questions hiding them; they are what they are. **Pohl** – This will be natural to weather and he believes will be invisible from the road.
Motion	**Motion to Approve as submitted. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, McLaughlin, Camp, Coombs, and Pohl-aye Certificate # **HDC2020-08-1571**

4. Cannonbury Ln Hold **08-1575** 30 Cannonbury Lane New dwelling 73/23 Workshop APD

Voting	Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates	Welch, Dutra
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, and advisory comments
Representing	Michael Luft-Weissberg, Workshop APD
Public	None
Concerns (5:22)	**Backus** – Read correspondence from SAB members expressing concern about the overall project and suburbanization of outskirts of 'Sconset. Read SAB Comments. **Luft-Weissberg** – Presented project; model Bayberry; the development has 5 model homes, each with a name; natural to weather siding, door & windows white, Quaker grey trim. **Camp** – In general, she is concerned that the area is naturalistic dune and here is a farmhouse; she would prefer more cottage styles. Agrees this is a suburban treatment. The 2nd-floor over the front porch feels cut off. **Coombs** – Asked how many houses will be on Cannonbury Land (30). With five models, this will end up looking like a 40B project; that is unacceptable along Low Beach Road. West elevation, the way the chimney is corbelled is not typical to Nantucket and is inappropriate; the sliders are drawn as single pane (those are screen panels); there are different pane patterns. Asked to hold this for a better image. **Oliver** – With the exception of a few changes, this is okay. They aren't the only ones building houses in Cannonbury; there will be a mix of styles. Front elevation is missing a little roof that connects the 1-story gable. Concerned about clapboard on the middle section. **McLaughlin** – West elevation, wants to know what's behind the screen panels; tops of the screens shouldn't be rounded. **Pohl** – The chimney could come down about two feet and still meet code. Scanned images of the plans are very hard to read; should coordinate with staff about getting the actual computer images for screen-sharing at the meetings. Doesn't like clapboard on the center. Like SAB, the 4-panel door should be a 6-panel. Can't picture white door and sash set into grey trim; would prefer all grey.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 5-0//McLaughlin, Camp, Oliver, Coombs, and Pohl-aye Certificate #

PROPOSED

BFC

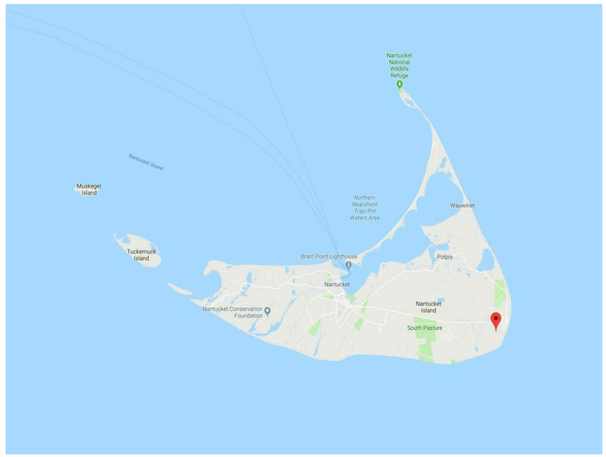
BAYBERRY - LOT 30

HDC REVISION

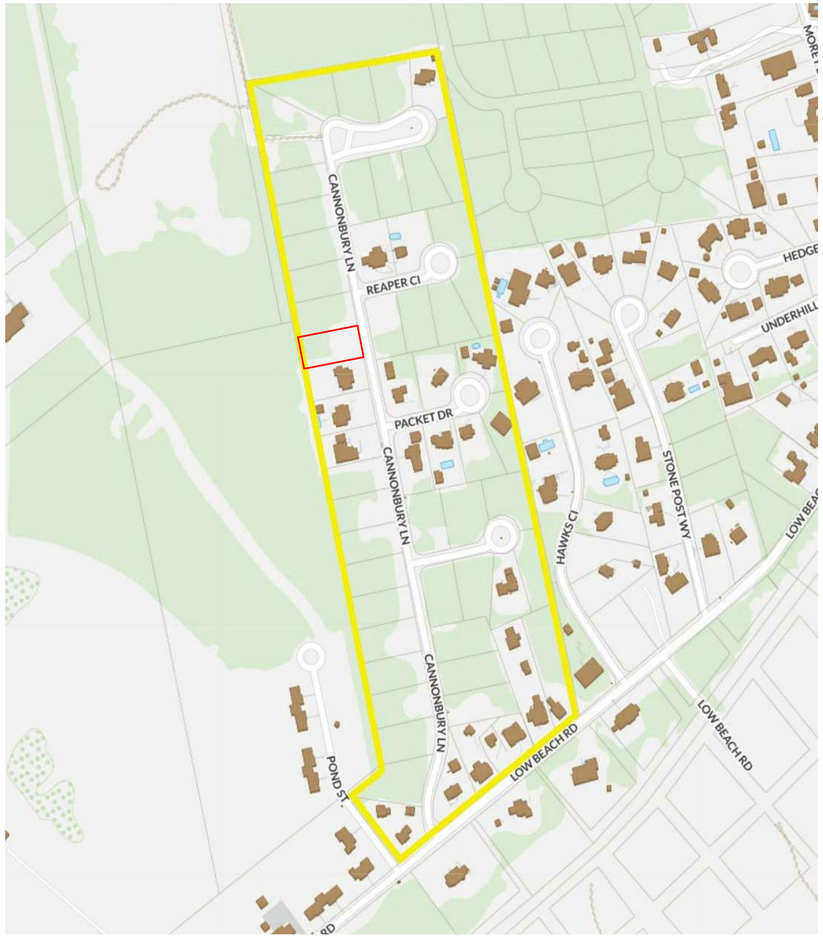
28 September 2020

30 Cannonbury Lane
Nantucket, MA 02564
PROJECT NO. - 318008

LOCUS PLAN



LOCUS PLAN



NOT TO SCALE

LIST OF DRAWINGS

SHEET LIST - LOT 30

SHEET NUMBER	TITLE	ISSUE TYPE	08/24/2020 HDC SUBMISSION	09/28/2020 HDC REVISION
T-000	TITLE SHEET	HDC	•	•
G-100	GENERAL NOTES	HDC	•	•
L-100	SITE/LOT PLAN	HDC	•	•
A-100	BASEMENT PLAN	HDC	•	
A-101	FIRST FLOOR PLAN	HDC	•	
A-102	SECOND FLOOR PLAN	HDC	•	
A-103	ROOF PLAN	HDC	•	
A-200	ELEVATIONS	HDC	•	•
A-201	ELEVATIONS	HDC	•	•
A-202	ELEVATIONS	HDC	•	•

PERSPECTIVE

01

HDC APPROVED COLORS

SASH : WHITE
TRIM : QUAKER GREY
FRONT DOOR : NEWPORT BLUE

ZONING INFORMATION

Map & Parcel	73/23
Current Zoning	SR-20
Minimum Frontage	75 FT.
Front Setback	30 FT.
Side/Rear Setback	10 FT.
Lot Size	20,000 SF
Min. Lot Size	20,000 SF
Allowable G.C.	12.5 %
Max G.C.	2,500 SF
Proposed G.C. Dwelling	2,208 SF
Total G.C.	2,208 SF

BFC

BAYBERRY

30 Cannonbury Ln
Nantucket, MA 02564

OWNER

CANNONBURY LANE PARTNERS, LLC
105 Newbury Street
Boston, MA 02116

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 West 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 7th Flr
New York, NY 10018
T: (646) 912-9867

SURVEYOR

GREEN SEAL ENVIRONMENTAL, INC
114 State Road, Building B
Sagamore Beach, MA 02562
T: (508) 888-6034

CONTRACTOR

GREY LADY CONSTRUCTION, LLC
105 Newbury Street, 4th Flr
Boston, MA 02116
T: (508) 257-1325

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

01	09/28/2020	HDC REVISION

NOT FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	08/24/2020	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MLW/IZM/JSL
CHECKED BY:	TJZ
DATE:	AUGUST 30, 2017
SCALE:	AS NOTED
PROJ. NO.	BFC - 318008

TITLE SHEET

T-000

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GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OFDISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES:

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONTRACTOR AND SUBCONTRACTORS SHALL USE CLEAN SAND, WELL GRADED AND FREE FROM ANY DELETERIOUS SUBSTANCES, AND CLEAN WATER,TAKEN FROM A SOURCE SUITABLE FOR DOMESTIC CONSUMPTION.
11. FOR ALL BRICK OR STONE FINISHES THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE DESIGNER FOR APPROVAL, PRIOR TO INSTALLATION.
12. ANCHORS AND TIES SHALL BE CORROSION PROOF AND GALVANIZED AFTER FABRICATION.
13. COLD WEATHER INSTALLATIONS FOR CONCRETE, WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F, REQUIRE APPROVAL BY THE DESIGNER.
14. MASONRY WORK SHALL BE PLUMB, TRUE TO LINE, WITH COURSES LEVEL. BUILD IN ALL METAL TIES AND ANCHORS AS WORK PROGRESSES.
15. CONCRETE MASONRY UNIT CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS: HOLLOW UNITS - ASTM C-90; SOLID UNITS - ASTM C-145;PORTLAND CEMENT - ASTM C-150; MASONRY CEMENT - ASTM C-91 (NON-STAINING CEMENT SHALL BE USED WHERE NON-STAINING MORTAR IS REQUIRED);HYDRATED LIME - ASTM C-207. 6. C.M.U., BOTH BOTTOM AND ENDS, SHALL BE SET IN A FULL BED OF MORTAR WITH JOINTS OF UNIFORM THICKNESS ANDHEAD JOINTS IN ALTERNATE COURSES PLUMB OVER THE ONES BELOW.
16. ALL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AFTER INITIAL SET. FLUSH JOINTS SHALL NOT BE PERMITTED.
17. REFER TO DETAILS FOR FURTHER INFORMATION.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HOT WATER HEATER SHALL BE PROPANE FIRED HOT WATER HEATER, POWER VENTED, 45 GALLON CAPACITY ("SUPER STORE" OR APPROVED EQUIVALENT).
7. PLUMBER SHALL FURNISH AND INSTALL 500 GAL. UNDERGROUND PROPANE STORAGE TANK, AND ALL REQUIRED PIPING TO BOILER, CLOTHES DRYER AND KITCHEN RANGE.
8. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
9. VENT TO THE EXTERIOR ALL BATHROOMS WHICH DO NOT HAVE OPERABLE WINDOWS.

FRAMING NOTES:

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO OUTSIDE OF FRAMING MEMBERS AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES:

1. BUILDING PAPER SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WALLS SHALL HAVE MINIMUM 15#FELT PAPER, ROOFS SHALL HAVE MINIMUM 30# ASPHALT IMPREGNATED FELT PAPER, WITH NOT LESS THAN 4" OVERLAP. FELT SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
3. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
4. EXTERIOR FOUNDATION TO BE PARGE.
5. DECKS SHALL USE 1" X 4" MAHOGANY, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
6. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
7. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
8. PORCH CEILINGS SHALL BE 1X8 CEDAR NATURAL TO WEATHER, SQUARE GROVE.
9. PORCH POSTS SHALL BE 4X4 STRUCT. CORE WRAPPED W/ 5 1/4" SQ. NATURAL CEDAR TRIM.
10. SIDEWALL SHINGLES SHALL HAVE A MAXIMUM EXPOSURE OF 5", WITH DOUBLED SHINGLES AT ALL EAVES AND STARTER COURSE. BUTTS OF THE SHINGLES SHALL PROJECT 1 1/2" MINIMUM FROM THE EDGE OF THE ROOF EAVES TO ENSURE PROPER SPILLAGE.
11. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING.FLASHING FOR RED CEDAR SHINGLES SHALL BE COPPER. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPERAND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
12. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
13. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
14. SIDEWALL SHALL BE WHITE CEDAR SHINGLES, GRADE B. SHINGLES SHALL BEAR THE OFFICIAL GRADE MARKED LABEL OF THE CEDAR SHINGLE BUREAU.
15. CEDAR SHINGLES AND/OR BOARD&BATTEN SHALL HAVE NATURAL FINISH.
16. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
17. EXTERIOR TRIM SHALL BE SPECIFIED AS FOLLOWS:
   A. WINDOW AND DOOR JAMBS: 1"X5" RED CEDAR WINDOW AND DOOR HEADS: 5/4"X4" RED CEDAR, EXTENDED 3/4" BEYOND JAMB CASING. HEADS TOHAVE CONTINUOUS COPPER DRIP CAP.
   B. WINDOW SILLS: WHEN NOT WOOD BY MANUFACTURER SHALL BE PRIMED PINE 2X2 W/ 7D TOP BEVEL EXTENDED 3/4" BEYOND JAMB CASING.
   DOORSILLS: INSTALLED BY MANUFACTURER
   C. CORNER BOARDS: 6" EA. WY. RED CEDAR (IF APPLICABLE)
   D. RAKE BOARDS: 1X8 RED CEDAR
   E. FASCIA BOARDS: 1X8 RED CEDAR
   F. RAKE/FASCIA TRIM BOARDS: 1X3 RED CEDAR
   G. FRIEZE BOARDS TO BE 1X6 BLOCKED OUT 1 1/2" TO ACCOMMODATE SOFFIT VENTING & TOP OF SHINGLES (IF APPLICABLE)
   H. ALL TRIM TO BE PAINTED: SEE SCHEDULE
   DOOR AND WINDOW SASHES PAINTED : BLACK
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
20. INSULATION SHALL BE SPECIFIED AS FOLLOWS:
   A. EXTERIOR WALLS: 5" R-21 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
   B. ROOF: 9 1/4" R-38 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS
   C. INTERIOR WALLS AND CEILINGS: USG 3" TERMAFIBER SOUND ATTENUATION BLANKETS
   D. FOUNDATION INSULATION: 4" RIGID INSULATION SECURED TO EXTERIOR FACE OF WALL
   E. FIRST FLOOR INSULATION: 9 1/4" R-30 BATT INSULATION
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BEWDHEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE MASSACHUSETS STATE BUILDING CODE, NANTUCKET, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.

ABBREVIATIONS

ABOVE FINISHED FLOOR	AFF	MATERIAL	MATL.
ACCESS PANEL	A.P.	MAXIMUM	MAX.
ACOUSTICAL	ACOUS.	MECHANICAL	MECH.
ADJACENT	ADJ.	METAL	MTL.
AIR CONDITIONING	A/C	MINIMUM	MIN.
ALUMINUM	AL.	MISCELLANEOUS	MISC.
APPROXIMATE	APPROX.	MOLDING	MLDG.
ARCHITECTURAL	ARCH.	MOUNTED	MTD.
BLOCKING	BLKG	MULLION	MUL.
BY OTHER/OWNER	B.O.	NOMINAL	NOM.
CEILING	CLG.	NOT APPLICABLE	N.A.
CEILING HEIGHT	C.H.	NOT IN CONTRACT	N.I.C.
CENTER LINE	CL.	NUMBER	NO.
CERAMIC TILE	C.T.	ON CENTER	O.C.
COLUMN	COL	OPENING	OPNG
CONCRETE	CONC.	OPPOSITE/OPPOSITE HAND	OPP./OPH
CONSTRUCTION	CONST.	PAINTED	PTD.
CONTINUOUS	CONT.	PARTITION	PARTN.
DETAIL	DTL.	PLASTER	PL
DIMENSION	DIM.	PLASTIC LAMINATE	P.LAM
DOOR	DR.	PLYWOOD	PLYWD., PLY.
DOUBLE	DBL.	QUANTITY	QTY.
DOWN	DN.	RECESSED	REC.
DRAING	DWG.	REQUIRED	REQ'D
EACH	EA.	RETURN AIR	R.A.
ELECTRIC/ELECTRICAL	ELEC.	REVISE/REVISION	REV.
ELEVATION	ELEV.	ROUGH OPENING	R.O.
EMERGENCY	EMER.	SCHEDULE	SCHED.
EQUAL	EQ.	SECTION	SECT.
EQUIPMENT	EQPT.	SHEET	SHT.
EXISTING	EXIST.	SIMILAR	SIM.
EXTERIOR	EXT.	SOLID CORE	SC
FINISH	FIN	SQUARE FOOT	SQ.FT.
FINISH FLOOR	FIN. FL.	STAINLESS STEEL	S.STL.
FIREPROOF	FPRF.	STANDARD	STD.
SELF-CLOSING	S.C.	STEEL	STL.
FLOOR	FL.	STORAGE	STOR.
FLUORESCENT	FLUOR.	TELEPHONE	TEL.
FOOR/FEET	FT.	TO BE DETERMINED	T.B.D.
GLASS	GL.	TYPICAL	TYP.
GRILLE	GRL.	UNLESS OTHERWISE NOTED	U.O.N.
GROUND FAULT INTER.	GFI.	VERIFY IN FIELD	V.I.F.
GYPSUM WALLBOARD	GWB	VINYL COMPOSITION TILE	VT/VCT
HANDRAIL	HNDRL.	WITH	W/
HARDBOARD	HDBD.	WITHOUT	W/O
HARDWOOD	HDWD.	WOOD	WD.
HEATING, VENT. & A/C	HVAC		
HOLLOW CORE	HC		
HOLLOW METAL	H.M.		
HORIZONTAL	HORIZ.		
INCHES	IN.		
INSULATION	INSUL.		
JUNCTION BOX	J.B.		
LAMINATE	LAM.		
LOW VOLTAGE	L.V.		

REFERENCE SYMBOLS

PLAN NORTH

DRAWING TITLE

DETAIL REFERENCE

ELEVATION SYMBOLS

SECTION REFERENCE

GRAPHICAL SCALE

DRAWING SYMBOLS

ELEVATION MARKER

SPOT ELEVATION

REFERENCE GRID LINE

PROPERTY LINE

BREAK LINE

VAPOR BARRIER

OBJECT ABOVE

HIDDEN OBJECT

DIMENSION LINE

ALIGNMENT

MATERIAL SYMBOLS

CONCRETE

STEEL

ALUMINUM

BRICK

FINISHED WOOD

CONTINUOUS BLKG/ STRUCTURAL LUMBER

NON-CONTINUOUS BLK OR SHIM

EXISTING EARTH

COMPACTED FILL

GRAVEL

SAND

RIGID INSULATION

PLYWOOD

GLASS

PLASIC LAM. OR WATER PROOFING MEMBRANE

GYPSUM WALL BOARD

BATT INSULATION

GLASS (ELEVATION)

OPENING OR VOID

IDENTIFICATION SYMBOLS

01 — ROOM IDENTIFICATION

1t / 1hr — DOOR INDENTIFICATION

1i — WALL TYPE

1t — WINDOW TAG

SD — CLG. MTD.SMOKE DETECTOR HARDWIRE 120V WITH BATTERY

CD — CLG. MTD. COMBINED SMOKE+C02 DETECTOR HARDWIRE 120V WITH BATTERY

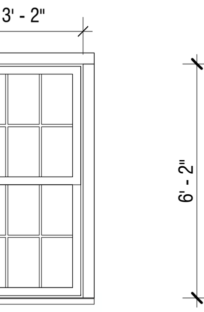
6'-10" — CLG. ELEVATION TAG

REVISION SYMBOL AND TAG

EP — ELECTRICAL PANEL

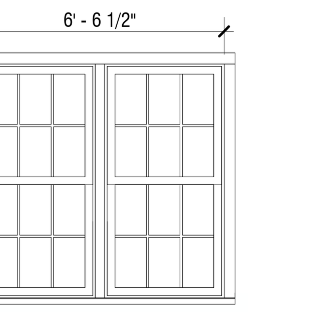
FPSC — INDICATES FIREPROOF SELF CLOSING DOOR

WINDOW TYPES



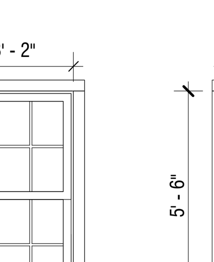
A

TYPE: 6/6 LITE
FINISH: SASH: WHITE
TRIM: QUAKER GREY
MODEL: DOUBLE HUNG
MFGR: MARVIN / INTEGRITY



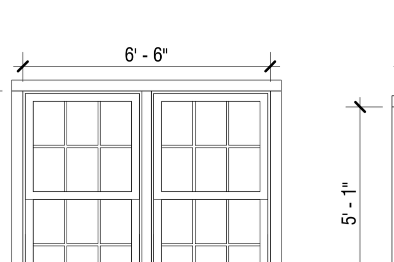
A2

TYPE: 6/6 LITE DOUBLE WINDOW
FINISH: SASH: WHITE
TRIM: QUAKER GREY
MODEL: DOUBLE HUNG
MFGR: MARVIN / INTEGRITY



B

TYPE: 6/6 LITE
FINISH: SASH: WHITE
TRIM: QUAKER GREY
MODEL: DOUBLE HUNG
MFGR: MARVIN / INTEGRITY



B2

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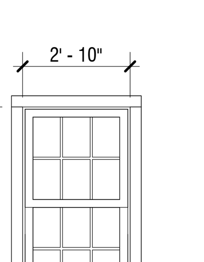
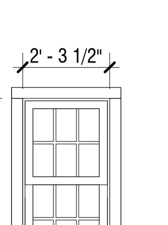
FINISH: SASH: WHITE
TRIM: QUAKER GREY
MODEL: DOUBLE HUNG
MFGR: MARVIN / INTEGRITY



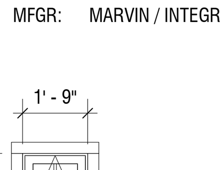
C

TYPE: 6/6 LITE
FINISH: SASH: WHITE
TRIM: QUAKER GREY
MODEL: DOUBLE HUNG
MFGR: MARVIN / INTEGRITY



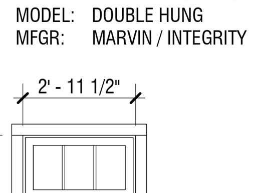
D

TYPE: 6/6 LITE
FINISH: SASH: WHITE
TRIM: QUAKER GREY
MODEL: DOUBLE HUNG
MFGR: MARVIN / INTEGRITY



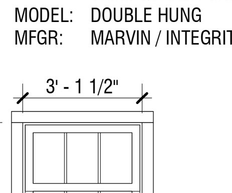
E

TYPE: 4 LITE
FINISH: SASH: WHITE
TRIM: QUAKER GREY
MODEL: AWNING
MFGR: MARVIN / INTEGRITY



F

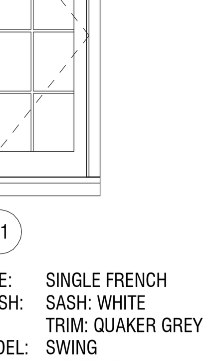
TYPE: 6 LITE
FINISH: SASH: WHITE
TRIM: QUAKER GREY
MODEL: DOUBLE HUNG
MFGR: MARVIN / INTEGRITY



G

TYPE: 6 LITE
FINISH: SASH: WHITE
TRIM: QUAKER GREY
MODEL: DOUBLE HUNG
MFGR: MARVIN / INTEGRITY

DOOR TYPES



01

TYPE: SINGLE FRENCH
FINISH: SASH: WHITE
TRIM: QUAKER GREY
MODEL: SWING
MFGR: ANDERSEN

02

TYPE: DOUBLE FRENCH
FINISH: SASH: WHITE
TRIM: QUAKER GREY
MODEL: SLIDE
MFGR: ANDERSEN

03

TYPE: ENTRY DOOR W/ SIDE LIGHTS
FINISH: SASH: WHITE
TRIM: QUAKER GREY
FRONT DOOR : NEWPORT BLUE
MODEL: SWING
MFGR: CUSTOM

01

BFC

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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

01	09/28/2020	HDC REVISION

FOR CONSTRUCTION

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ISSUES

01	08/24/2020	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

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CHECKED BY:	TJZ
DATE:	AUGUST 30, 2017
SCALE:	AS NOTED
PROJ. NO.	BFC - 318008

GENERAL NOTES

G-100

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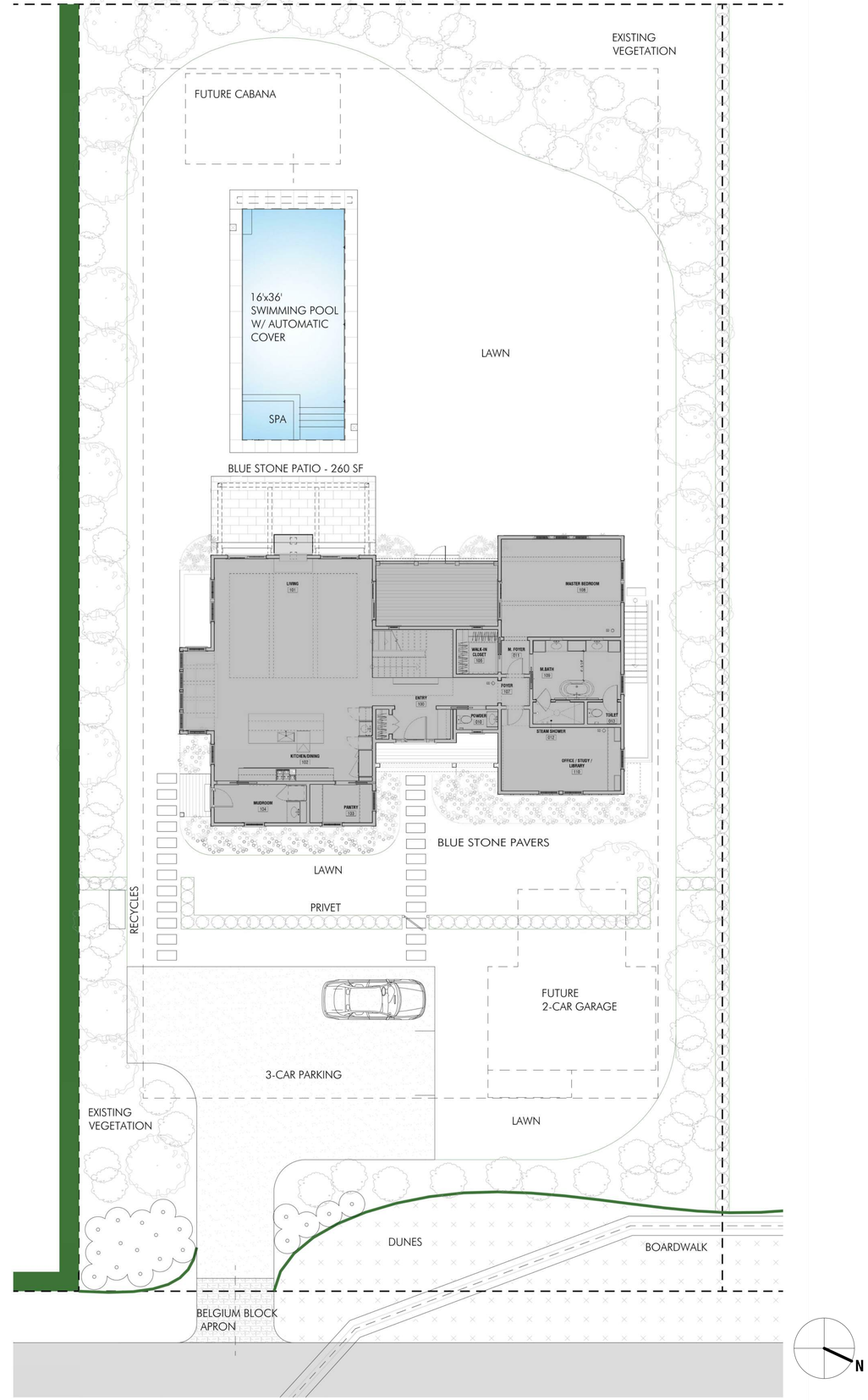

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SITE/LOT PLAN

L-100

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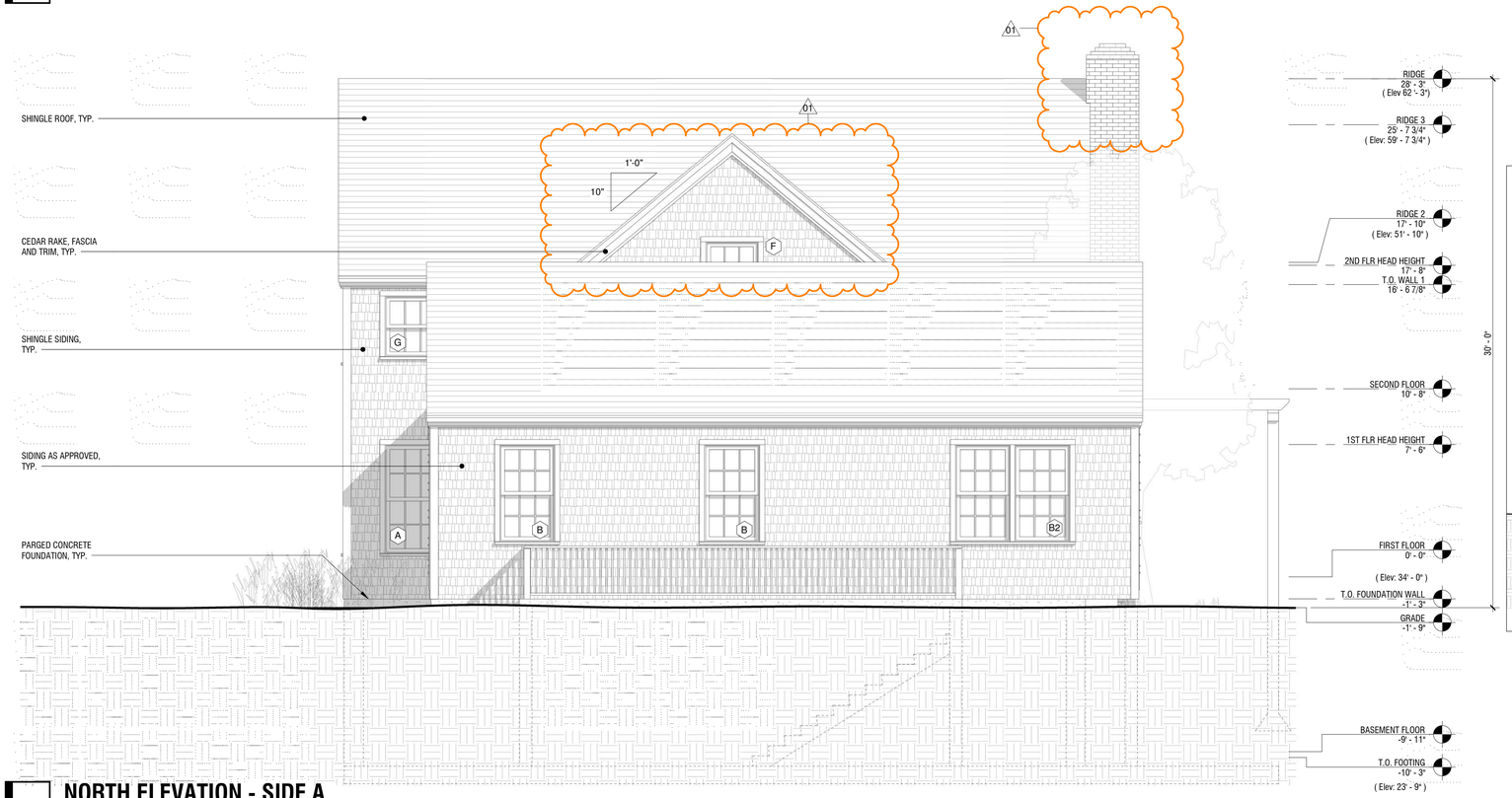
PREVIOUSLY SUBMITTED ELEVATION

CHANGES:
1. UPDATED FRONT DOOR STYLE
2. MODIFIED CHIMNEY CAP

1 EAST ELEVATION - FRONT

1/4" = 1'-0"



PREVIOUSLY SUBMITTED ELEVATION

CHANGES:
1. UPDATED FRONT DOOR STYLE
2. MODIFIED CHIMNEY CAP

2 NORTH ELEVATION - SIDE A

1/4" = 1'-0"

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ELEVATIONS

A-200

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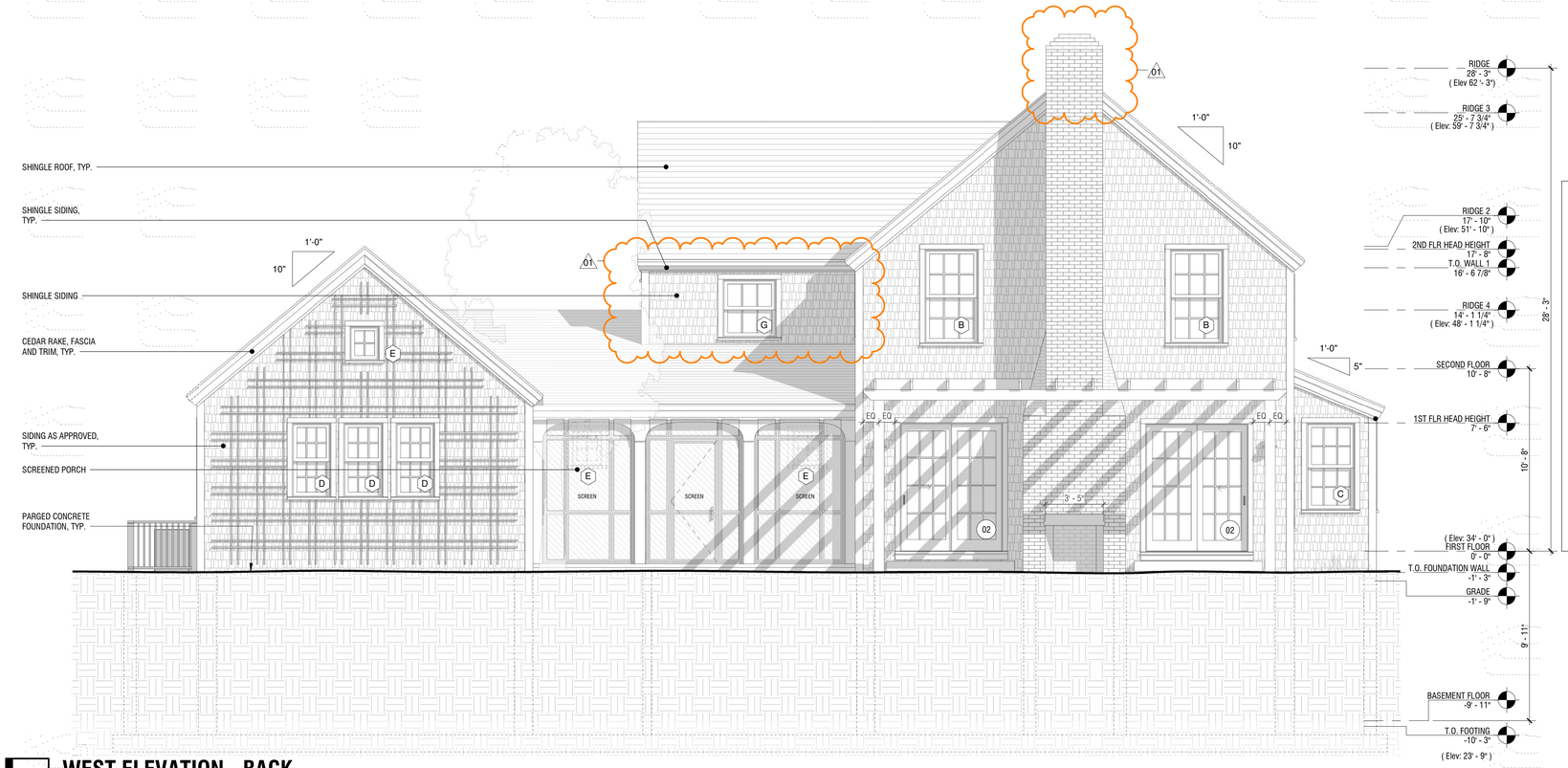

1 WEST ELEVATION - BACK

1/4" = 1'-0"

PREVIOUSLY SUBMITTED ELEVATION

CHANGES:
1. UPDATED FRONT DOOR STYLE
2. MODIFIED CHIMNEY CAP

2 SOUTH ELEVATION - SIDE B

1/4" = 1'-0"

PREVIOUSLY SUBMITTED ELEVATION

CHANGES:
1. UPDATED FRONT DOOR STYLE
2. MODIFIED CHIMNEY CAP

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ELEVATIONS

A-201

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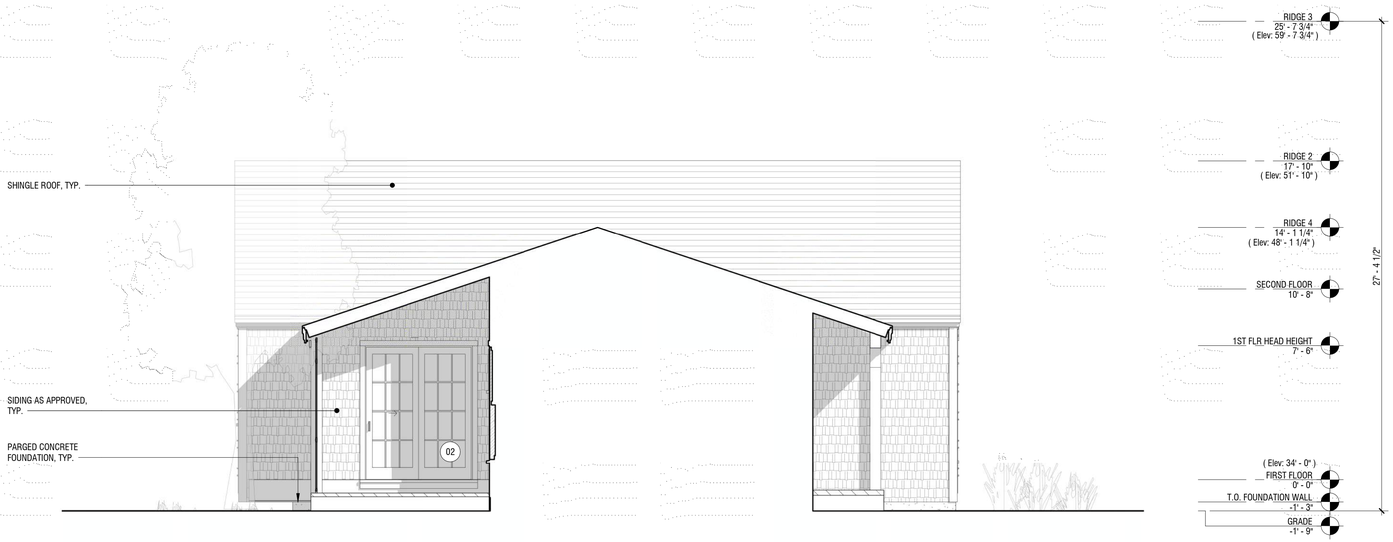
1 NORTH ELEVATION - SIDE A (PARTIAL)

1/4" = 1'-0"



2 SOUTH ELEVATION - SIDE B (PARTIAL)

1/4" = 1'-0"

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Nantucket, MA 02584
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

01	09/28/2020	HDC REVISION

FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	08/24/2020	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MLW/IZM/JSL
CHECKED BY:	TJZ
DATE:	AUGUST 30, 2017
SCALE:	AS NOTED
PROJ. NO.	BFC - 318008

ELEVATIONS

A-202

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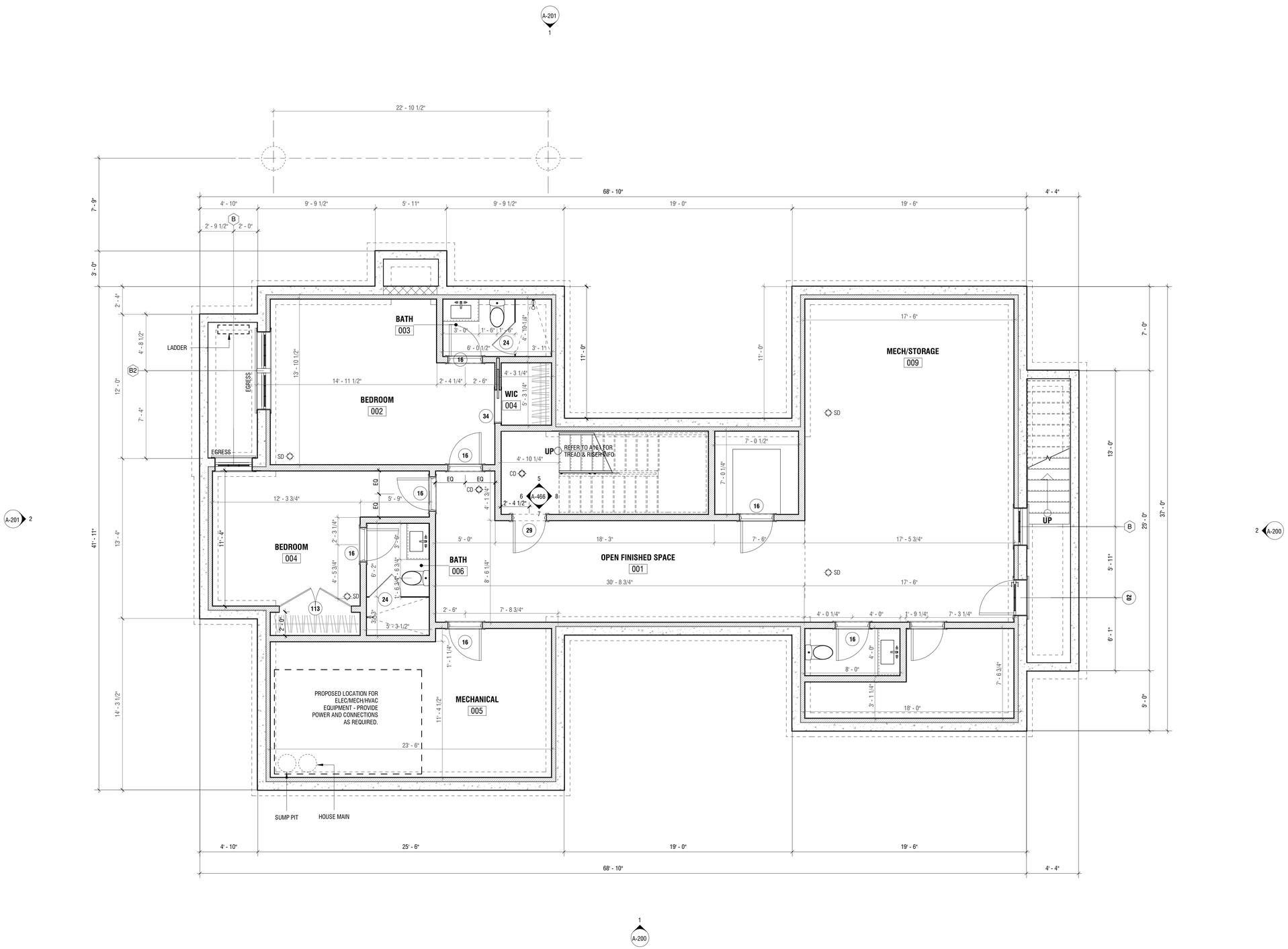

BFC

BAYBERRY

30 Cannonbury Ln
Nantucket, MA 02564

OWNER

CANNONBURY LANE PARTNERS, LLC
105 Newbury Street
Boston, MA 02116

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 West 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

CRAFT - ENGINEERING STUDIO
39 West 38th Street, 7th Flr
New York, NY 10018
T: (646) 912-9867

SURVEYOR

BLACKWELL & ASSOCIATES, INC
20 Teasdale Circle
Nantucket, MA 02554
T: (508) 228-9026

CONTRACTOR

BLUE FLAG CONSTRUCTION, LLC
105 Newbury Street, 4th Floor
Boston, MA 02116
T: (508) 257-1325

LANDSCAPE ARCHITECT

MIROSLAVA AHERN LLC
PO Box 2213
Nantucket, MA 02584
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REVISIONS

01	09/28/2020	HDC REVISION

FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	08/24/2020	HDC SUBMISSION

DRAWING INFO

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DRAWN BY:	MLW/IZM/JSL
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DATE:	AUGUST 30, 2017
SCALE:	AS NOTED
PROJ. NO.	BFC - 318008

BASEMENT PLAN

A-100

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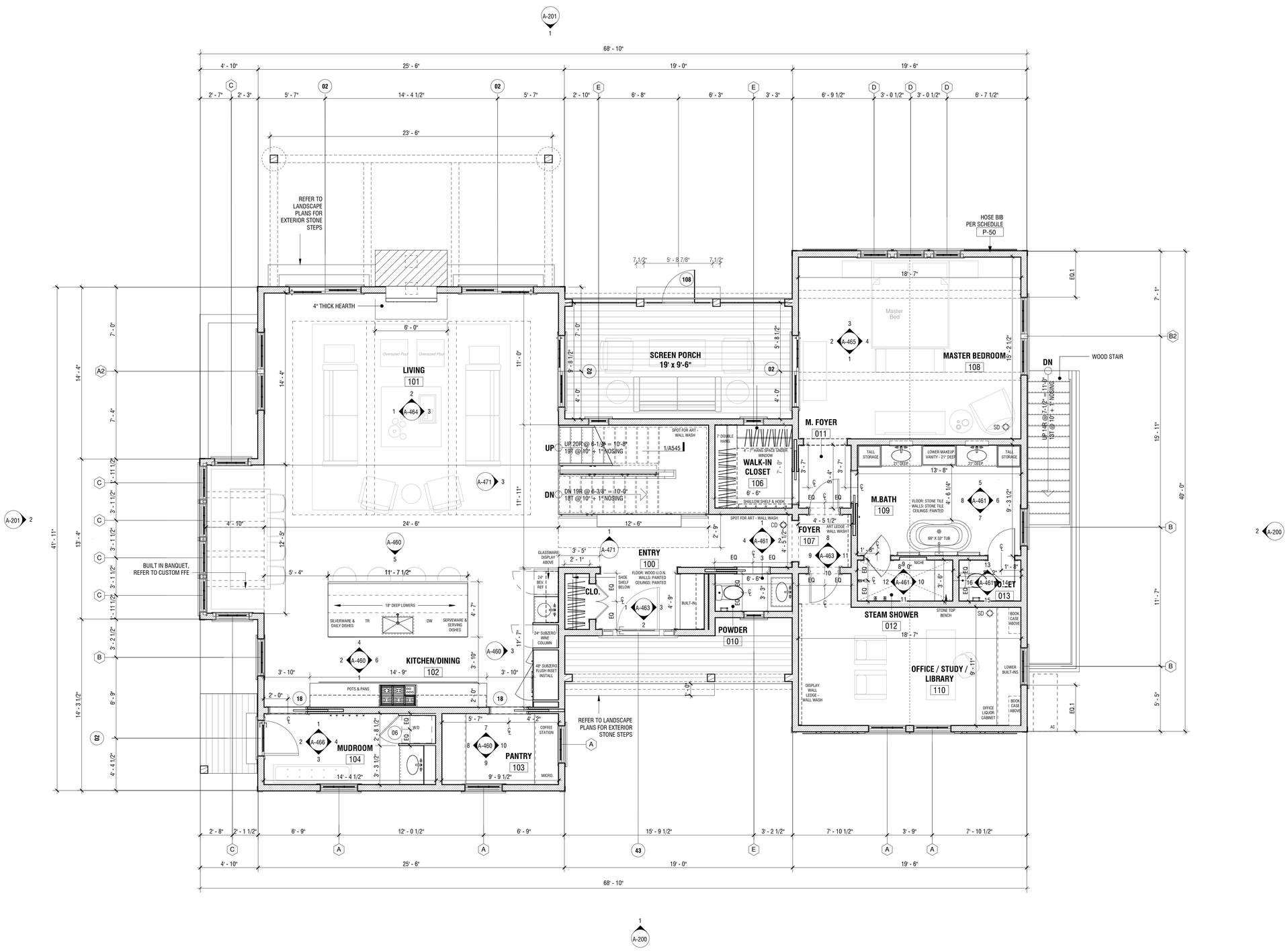
1 BASEMENT FLOOR PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

BFC

BAYBERRY

30 Cannonbury Ln
Nantucket, MA 02564

OWNER

CANNONBURY LANE PARTNERS, LLC
105 Newbury Street
Boston, MA 02116

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Nantucket, MA 02584
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ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

01	09/28/2020	HDC REVISION

FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	08/24/2020	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MLW/IZM/JSL
CHECKED BY:	TJZ
DATE:	AUGUST 30, 2017
SCALE:	AS NOTED
PROJ. NO.	BFC - 318008

FIRST FLOOR PLAN

A-101

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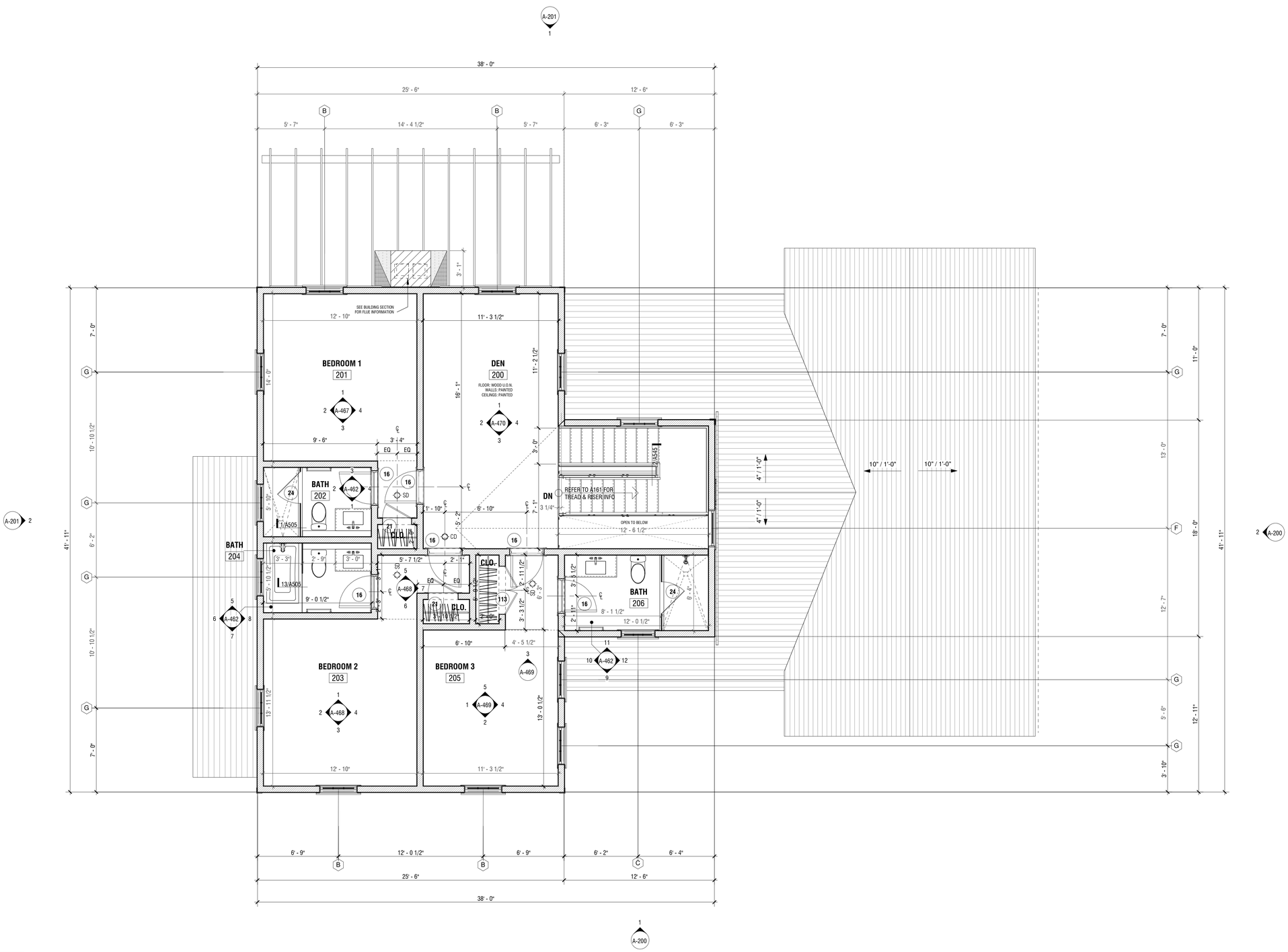

1 SECOND FLOOR PLAN

1/4" = 1'-0"

BFC

BAYBERRY

30 Cannonbury Ln
Nantucket, MA 02564

OWNER

CANNONBURY LANE PARTNERS, LLC
105 Newbury Street
Boston, MA 02116

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 West 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER

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39 West 38th Street, 7th Flr
New York, NY 10018
T: (646) 912-9867

SURVEYOR

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Nantucket, MA 02554
T: (508) 228-9026

CONTRACTOR

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105 Newbury Street, 4th Floor
Boston, MA 02116
T: (508) 257-1325

LANDSCAPE ARCHITECT

MIROSLAVA AHERN LLC
PO Box 2213
Nantucket, MA 02584
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

01	09/28/2020	HDC REVISION

FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	08/24/2020	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MLW/IZM/JSL
CHECKED BY:	TJZ
DATE:	AUGUST 30, 2017
SCALE:	AS NOTED
PROJ. NO.	BFC - 318008

SECOND FLOOR PLAN

A-102

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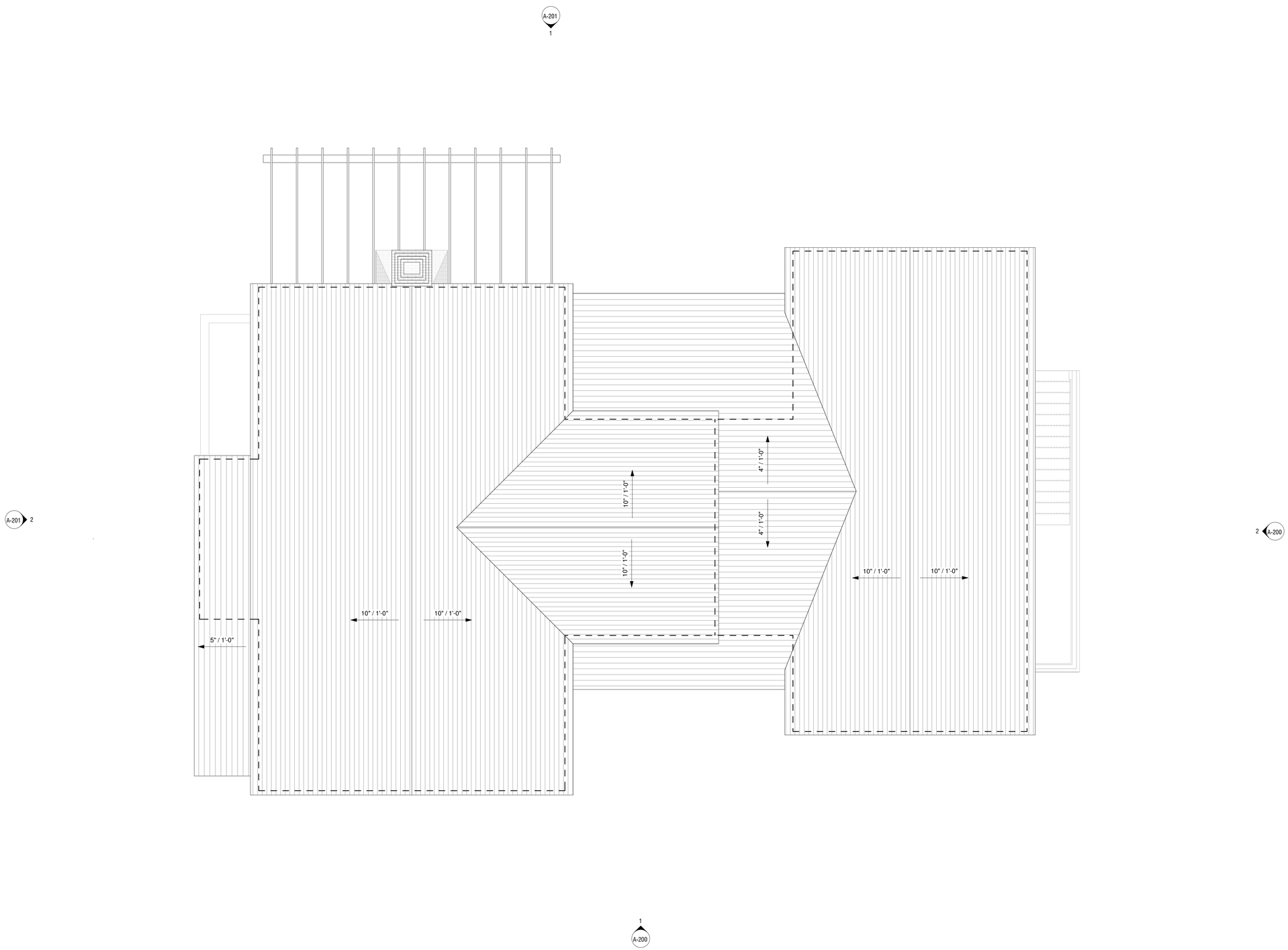

1 ROOF PLAN
1/4" = 1'-0"

BFC
BAYBERRY

30 Cannonbury Ln
Nantucket, MA 02564

OWNER
CANNONBURY LANE PARTNERS, LLC
105 Newbury Street
Boston, MA 02116

ARCHITECT
WORKSHOP/APD
WORKSHOP/APD ARCHITECTURE DPC
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T: (212) 273-9712 info@workshopapd.com

STRUCTURAL ENGINEER
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CONTRACTOR
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105 Newbury Street, 4th Floor
Boston, MA 02116
T: (508) 257-1325

LANDSCAPE ARCHITECT
MIROSLAVA AHERN LLC
PO Box 2213
Nantucket, MA 02584
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

01	09/28/2020	HDC REVISION

FOR CONSTRUCTION

SIGN & SEAL

ISSUES

01	08/24/2020	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS

DRAWN BY:	MLW/IZM/JSL
CHECKED BY:	TJZ
DATE:	AUGUST 30, 2017
SCALE:	AS NOTED
PROJ. NO.	BFC - 318008

ROOF PLAN

A-103

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CANNONBURY LANE

CANNONBURY LANE
NANTUCKET, MA 02564

NANTUCKET, MA

CANNONBURY LANE

PROJECT SITE

LOCATION

VIEW 1 - ENTRANCE GATE FROM LOW BEACH ROAD

VIEW 2 - NORTHEND OF CANNONBURY LOOKING SOUTH

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.

OTE: 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.

his 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 esolves 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.

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

PROPERTY DESCRIPTION

AX MAP N°: 73.1.3 PARCEL N°. 53

reet & Number of Proposed Work: 31 Shell St Siasconset

vner of record: Alix Keating

ailing Address: 31 Shell ST Siasconset Nantucket Ma 02584

ntact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

ame: Kent Murphy

ailing Address: PO Box 477 Nantucket Ma 02554

ntact Phone #: 508-325-3112 E-mail: Kent@nantuckethomebuilders.com

FOR OFFICE USE ONLY

Date application received: 8/25/2020 Fee Paid: $ 50.00

Must be acted on by: 10/10/2020

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 a General Landscape Plan

ze 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: _____

ference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A

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

ditional Remarks

storic Name: Wade Cottage #1

iginal Date:

iginal Builder:

here 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 2 A/C UNITS

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

utters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

aders (material and size): _____

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

☐ Other _____

im: 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 _____

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

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

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

Garage Door(s): Type _____ Material _____

ardscape materials: Driveways Belgium Block Walkways Bluestone + GRANITE STEPS. Walls _____

Note: Complete door and window schedules are required.

COLORS

dewall _____ Clapboard (if applicable) _____ Roof _____

im _____ Sash _____ Doors _____

ck _____ Foundation _____ Fence WHITE + ARBORS. Shutters _____

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

ereby 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 applica-n 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

10. NT Development **08-1517** 7 Hydrangea Lane New dwelling 73/95 Val Oliver

Voting	Pohl, Coombs, Welch
Alternates	None
Recused	Oliver
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Val Oliver, V. Oliver Design
Public	None
Concerns (8:02)	**Oliver** – Reviewed changes made per previous concerns; white trim and white sash matches the neighborhood. **Welch** – He liked the shutters on the front; made it more appropriate with the large dormer. Appreciates the changes. White everywhere is too much for this structure; the shutters and trim should be a different color. Appreciates the change to the south elevation dormer and ganged windows and same on the north. He would prefer light grey over white. **Coombs** – The changes are an improvement. Also likes the shutters. Dark green shutters and doors with white trim would be nice. **Pohl** – He too supports having shutters. Again, black shutters with white is very Main Street.
Motion	**Motion to Approve through staff with the front elevation to have the farmers porch and shutters with dark green sash, shutters, and door and light grey trim. (Welch)**
Roll-call Vote	Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye Certificate # **HDC2020-08-1517**

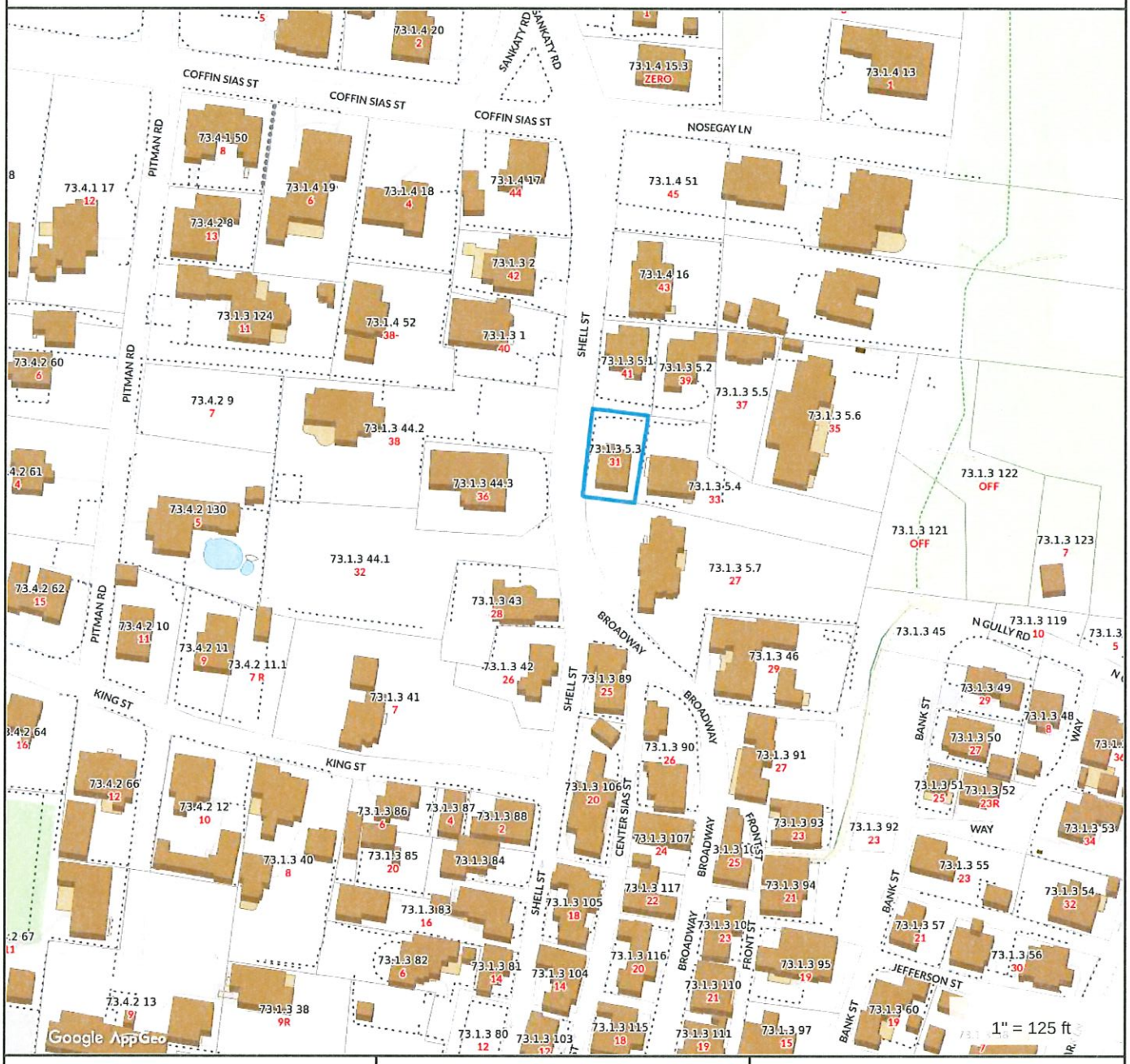
11. Mary O'Connell **08-1508** 8 Center Street Sias Rev. 12-0352: relocate A/C 73.1.3/76 Concept Design

Voting	Pohl, Coombs, Oliver, Welch
Alternates	None
Recused	None
Documentation	None
Representing	None
Public	None
Concerns (8:12)	Not opened at this time.
Motion	**Motion to Hold for representation. (Welch)**
Roll-call Vote	Carried 4-0//Coombs, Oliver, Welch, and Pohl-aye Certificate #

12. Alix Keeting **08-1592** 31 Shell Street Steps, arbor, driveway/apron 73.1.3/5.3 Kent Murphy

Voting	Pohl, Coombs, Oliver, Welch
Alternates	None
Recused	None
Documentation	Landscape design plans, site plan, photos, and advisory comments.
Representing	Kent Murphy
Public	None
Concerns (8:12)	**Murphy** – Held for a view and more photos; explained placement of the hedge; reviewed the changes made. **Backus** – Did not go back to SAB. Mr. Pohl previously said it should be less formal and that cobble was more rural **Oliver** – She viewed this; the biggest concern was the parking and apron was going to be Belgium block; parking in that area usually has a shell parking area with Belgium block apron. **Welch** – We need a complete application; there should be a copy of the minutes and a copy of the proposed. With respect to the hedge, the privet as installed at 27 Shell Street is not typical in that area. It's odd to have a 5-foot strip of shell behind a full-sized apron; the applicant should ask the Planning Board for a 5-foot apron of cobble and the rest shell. **Coombs** – Shell would be good. Discussion about the driveway apron material and parking area material: cobble apron and shell parking.
Motion	**Motion to Hold for revision and complete application. (Welch**
Roll-call Vote	Carried 4-0//Oliver, Coombs, Welch, and Pohl-aye Certificate #

PROPOSED



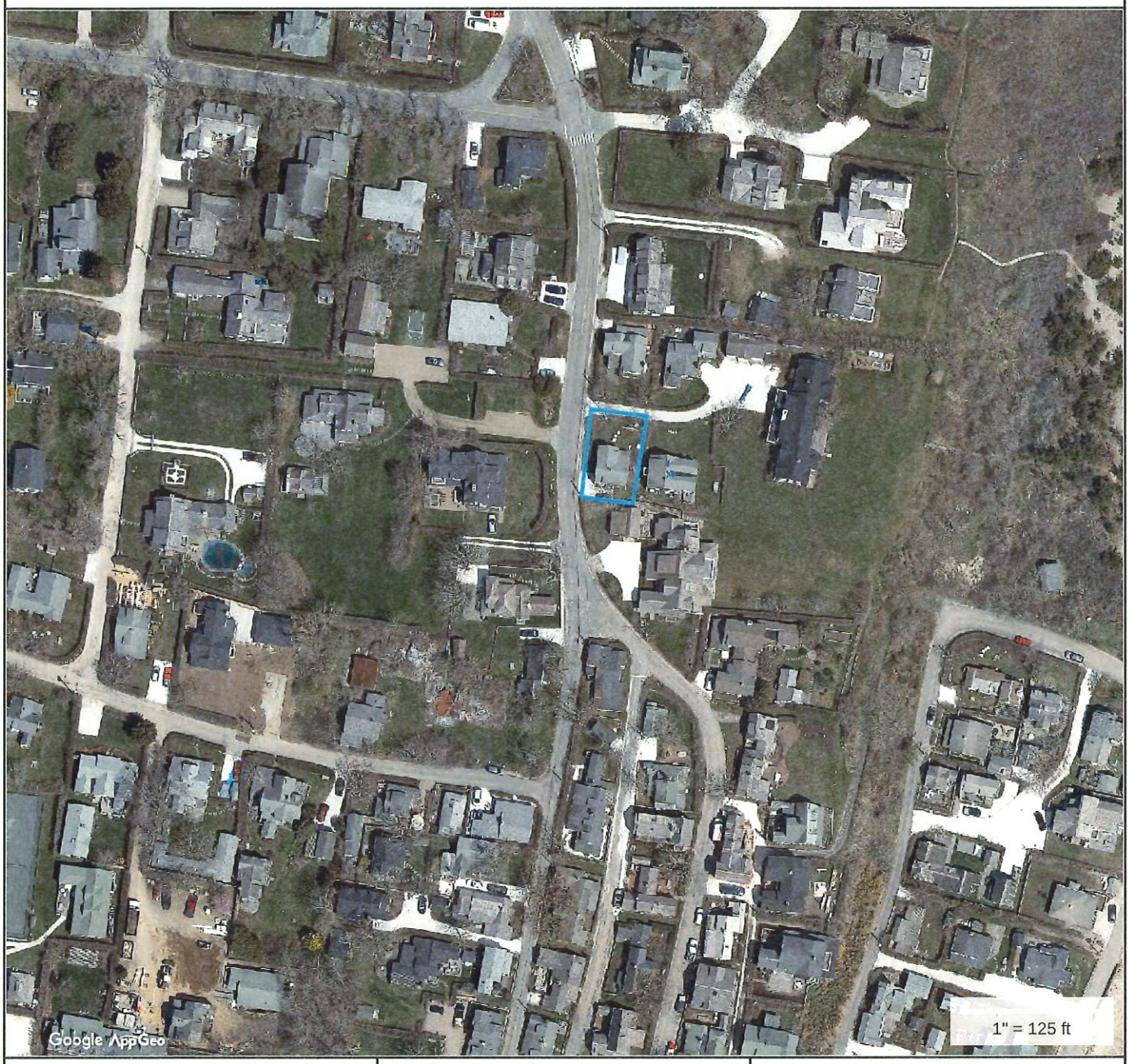
Property Information

Property ID	73.1.3 5.3
Location	31 SHELL ST
Owner	AMK LLC

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



Property Information

Property ID	73.1.3 5.3
Location	31 SHELL ST
Owner	AMK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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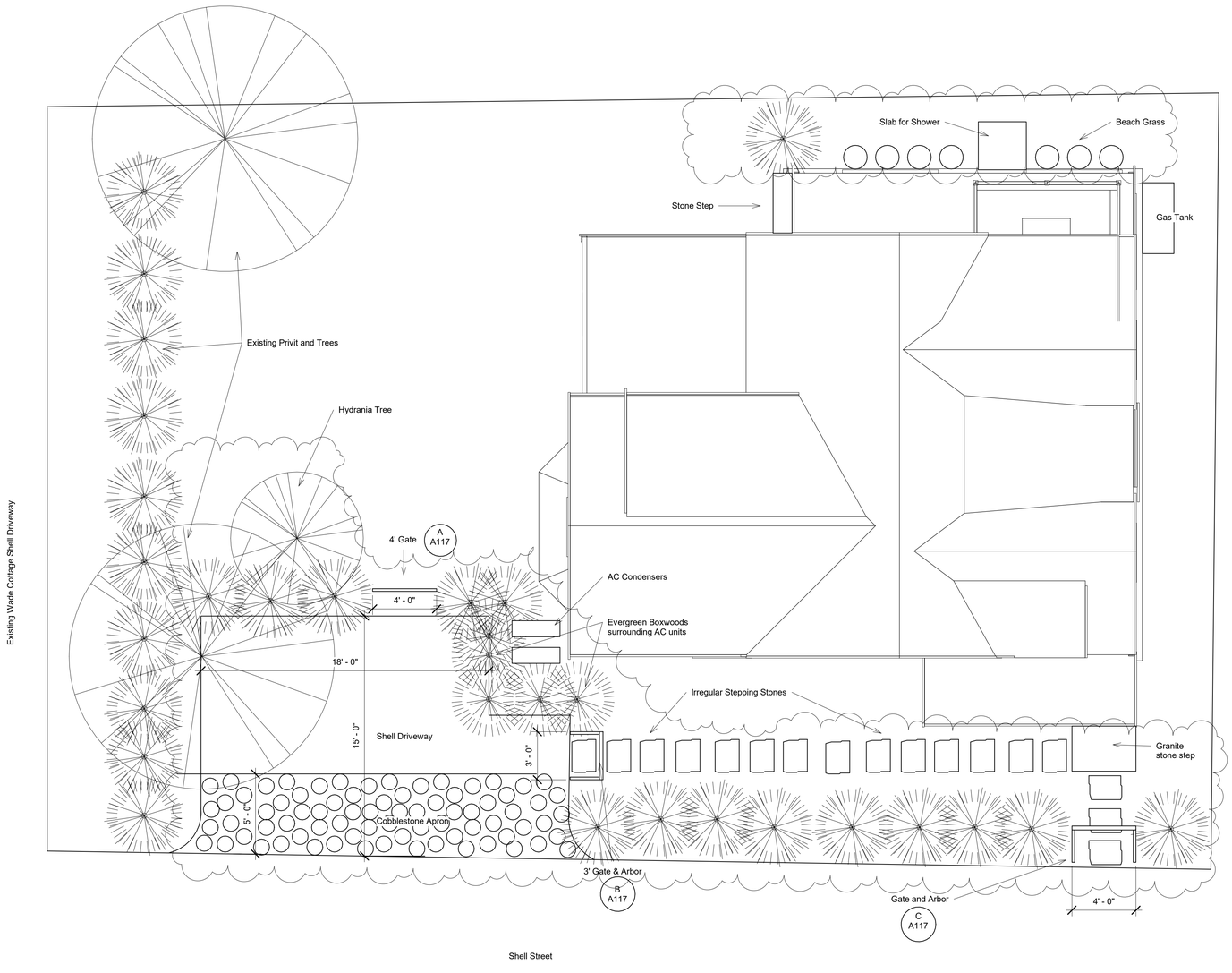
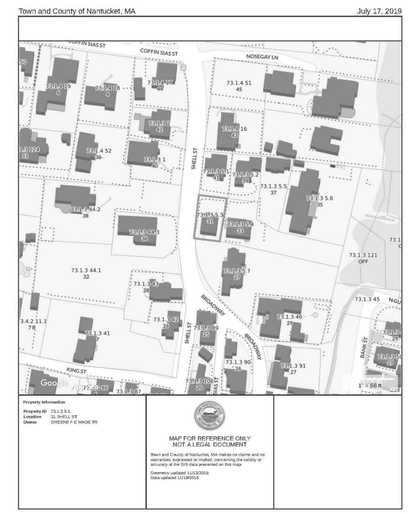
Geometry updated 11/13/2018
Data updated 11/19/2018

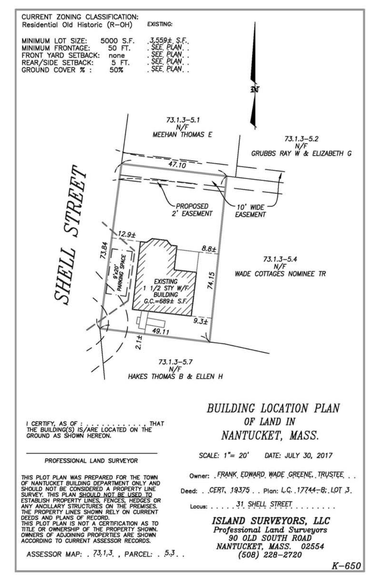
Keating Residence
31 Shell Street
Proposed Landscape

Map 73.1.3 Parcel 5.3



1 Proposed Landscape REVISED
1/4" = 1'-0"





Nantucket Design

www.Nantuckethomebuilders.com

Nantucket Design
Residential Design/Build
PO Box 477 Nantucket Ma
508-228-9730
div. KentMurphy Builders Inc.

No.	Description	Date
20	Revision 20	Date 20

Keating
Additions
Proposed Landscape

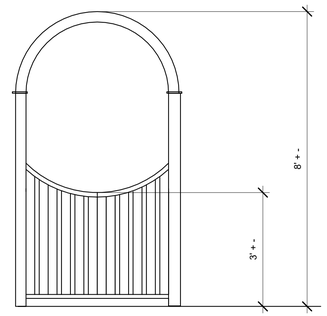
Project number	2019 122
Date	10-1-2020
Drawn by	KM
Checked by	KM

C1

Scale 1/4" = 1'-0"

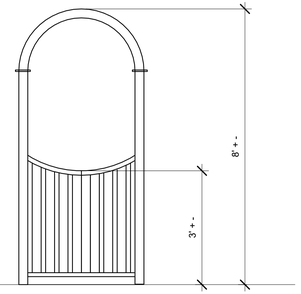
10/1/2020 9:31:41 AM

NOTE: All gates are typical
white picket 2 1/2" x 3/4" x 3'



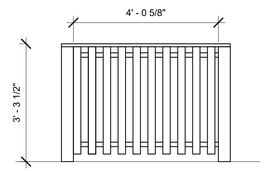
Typical 4' x 8' Arbor and 3' + high white picket fence gate

A Front Arbor and Gate



Typical 3' x 8' Arbor and 3' + high white picket fence gate

B Side Arbor and Gate



Typical 4' wide, 3' high white picket fence gate

C Yard Entry Gate

1 Arbors and Gates
1/2" = 1'-0"

Nantucket Design

www.Nantuckethomebuilders.com

Nantucket Design
Residential Design/Build
PO Box 477 Nantucket Ma
508-228-9730
div. KentMurphy Builders Inc.

No.	Description	Date

Keating
Additions

Arbors and Gates

Project number	2019 122
Date	10-1-2020
Drawn by	KM
Checked by	KM

A117

Scale 1/2" = 1'-0"

10/1/2020 9:31:41 AM

WADE
COTTAGES

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°: 55.4.4 PARCEL N°. 56 (PORTION)

Street & Number of Proposed Work: 38 PROSPECT ST (LOT 29)

Owner of record: 38 PROSPECT LLC

Mailing Address: 197 8th ST; APT 524
CHARLESTOWN, MA 02129

Contact Phone #: 781.424.8396 E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8.1388 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.

2nd

☒ 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: 28'-0" Sq. Footage 1st floor: 504 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

*1008 * .20 => $201.60*

Width: 18'-0" Sq. footage 2nd floor: 504 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North LEVEL LOT @ THE 55.5' TOPOLINE South _____ East _____ West _____

Height of ridge above final finish grade: North 22'-2" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

REVISIONS* (describe)

1. East Elevation
2. South Elevation

Original Date: (describe)

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 6" ☐ Block ☐ Block Parged ☐ Brick (type) ____ ☒ Poured Concrete ☐ Piers

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

Roof Pitch: Main Mass 9 /12 Secondary Mass ____ /12 Dormer 9 /12 Other 4/12 PENT ROOF (REAR)

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) FIBERGLASS GUTTER CO 6.75

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 1x10 Rake 1x8 Soffit (Overhang) 10" Corner boards 5/4x8 Frieze 1x6

Window Casing 5/4x4 Door Frame 5/4x4 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 6LT/PANEL Rear 9LT/2 PANEL Side ____

Garage Door(s): Type ____ Material ____

Hardscape materials: Driveways WHITE SHELL Walkways BLUESTONE STEPS Walls ____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) ____ Roof NTW

Trim WHITE Sash WHITE Doors WHITE

Deck MAHOG NTW Foundation GREY 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 09.02.2020 Signature of owner of record ____ Signed under penalties of perjury

38 PROSPECT LLC
NEW SECOND DWELLING
38 PROSPECT STREET (PORTION)
SCALE: 1" = 20'-0"

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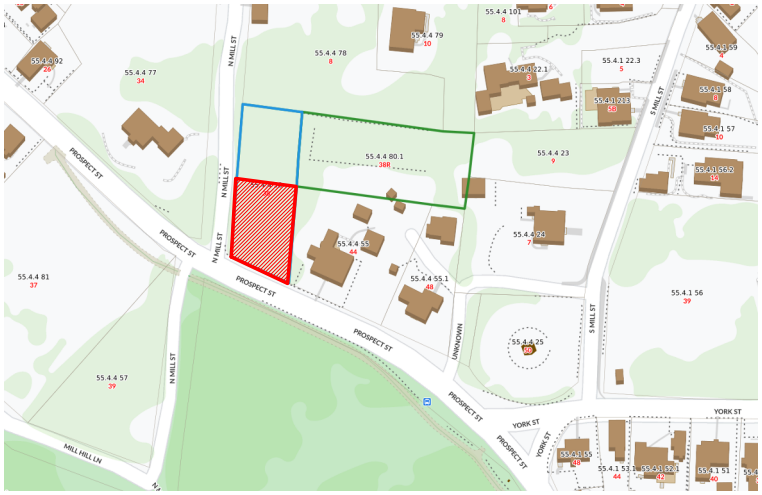
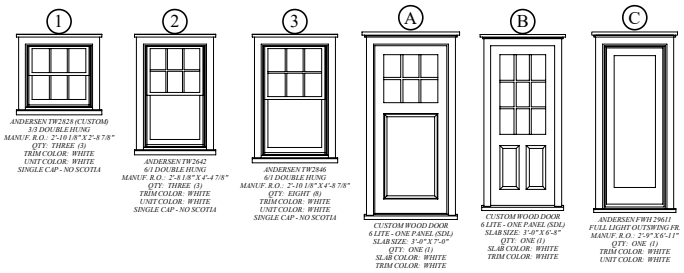
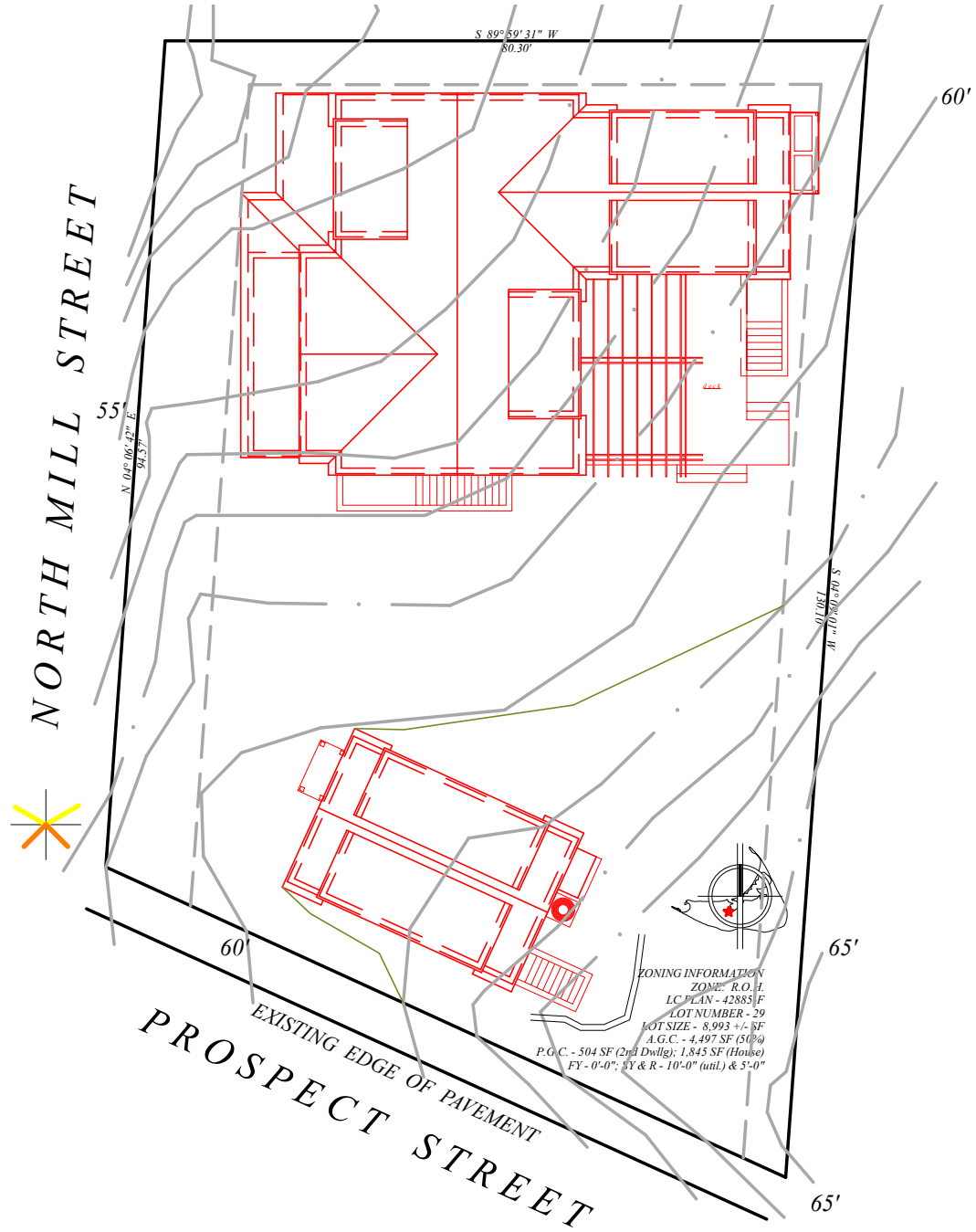


LOCUS MAP - NOT TO SCALE
38 PROSPECT LLC - MAP 55.4.4; PCL 56 (PORTION)





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PO BOX 673
NANTUCKET, MA 02554
508.228.1388

38 PROSPECT LLC
NEW SECOND DWELLING
38 PROSPECT STREET (PORTION)
SCALE: 1/8" = 1'-0"

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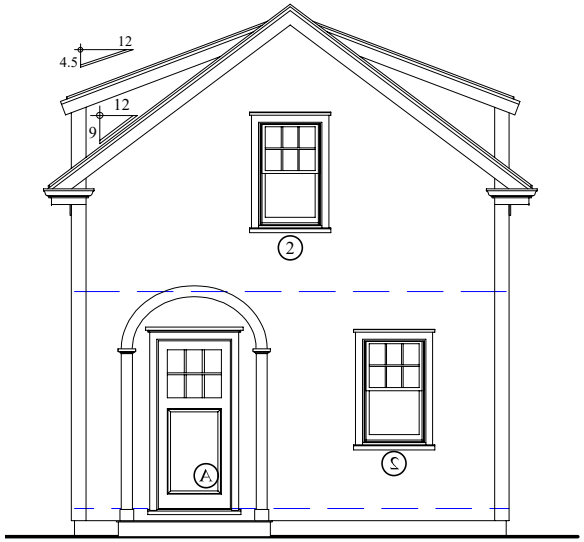
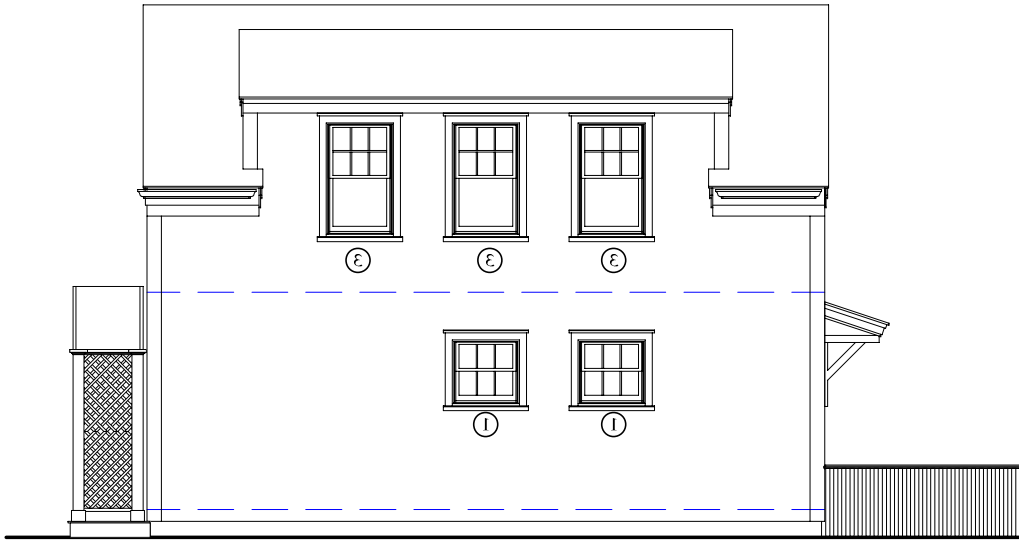
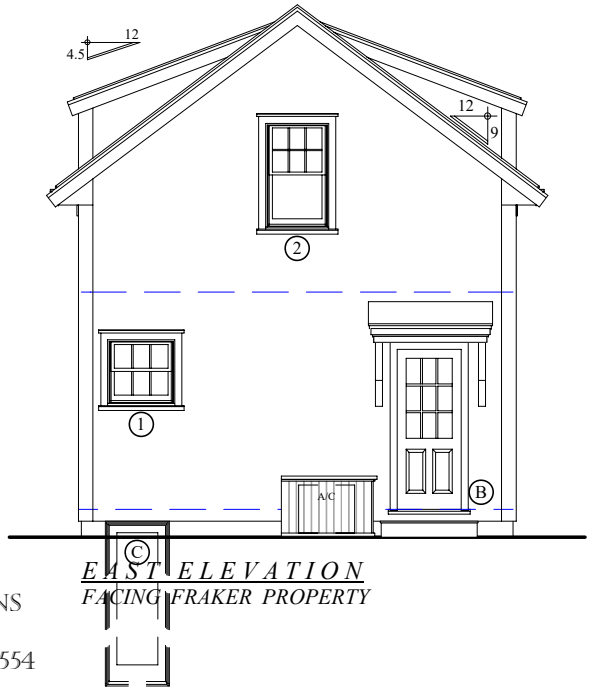


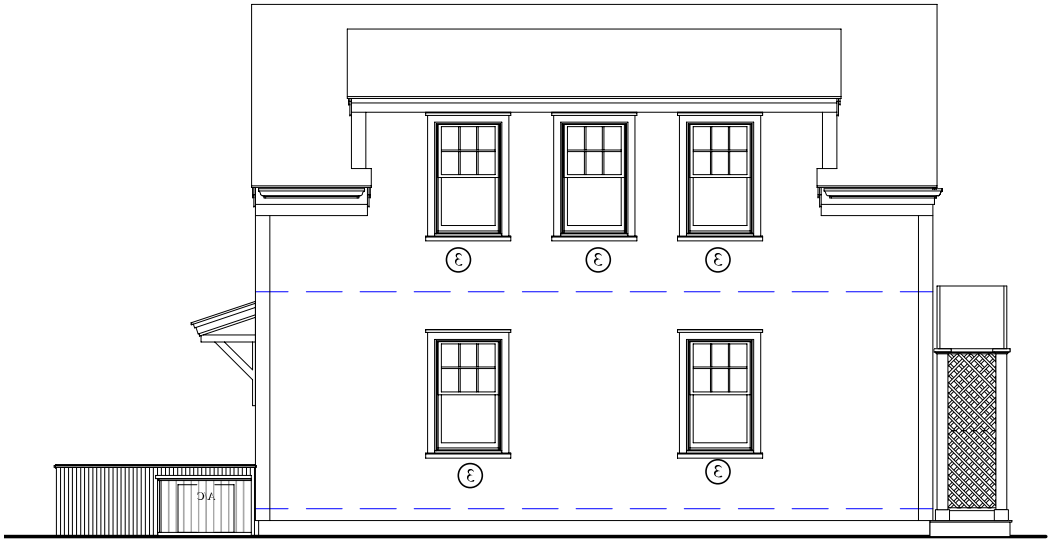
WEST ELEVATION
FACING NORTH MILL STREET



SOUTH ELEVATION
FACING PROSPECT STREET



EAST ELEVATION
FACING FRAKER PROPERTY



NORTH ELEVATION
FACING HOUSE

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

38 PROSPECT LLC
NEW SECOND DWELLING
38 PROSPECT STREET (PORTION)
SCALE: 1/8" = 1'-0"

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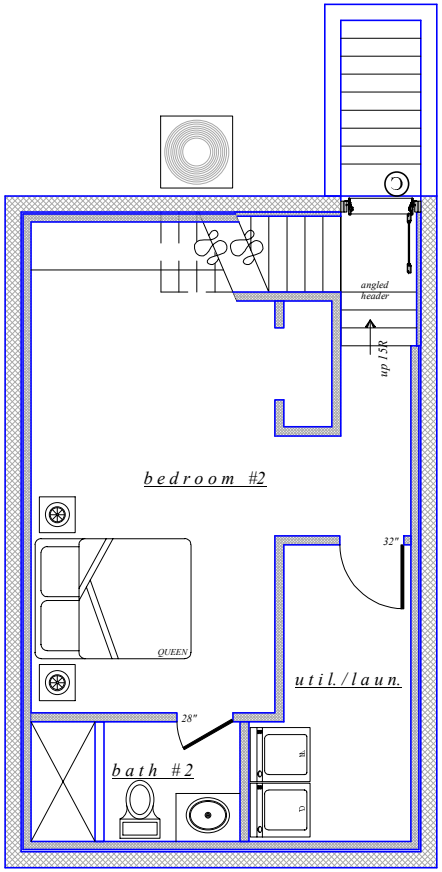
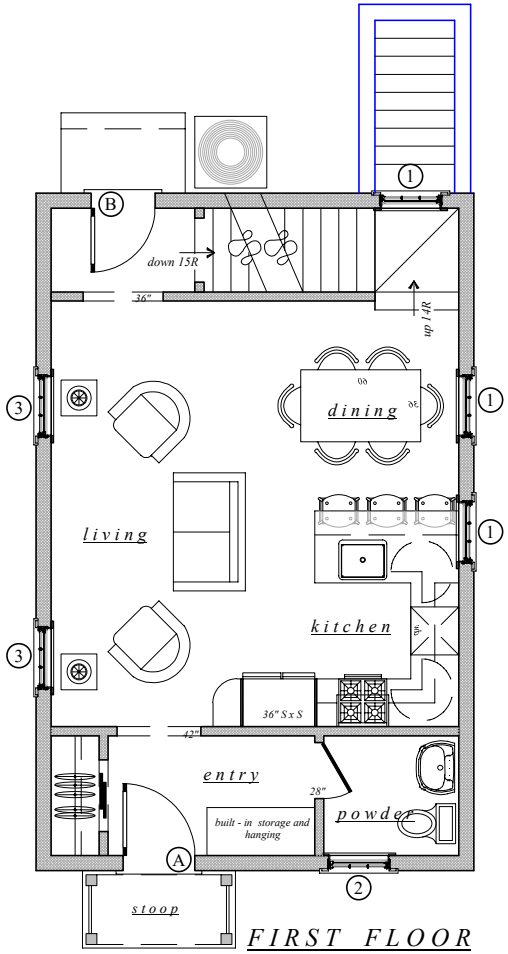
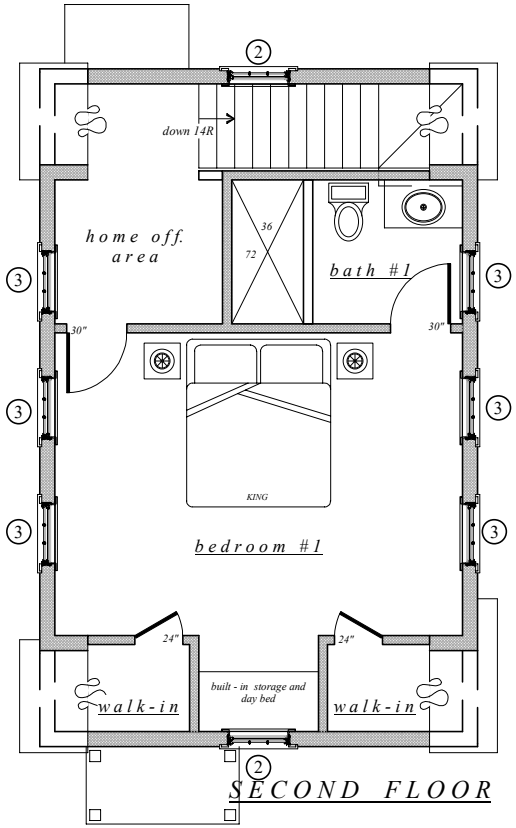


BASEMENT PLAN



FIRST FLOOR



SECOND FLOOR

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

LOT SLOPE PERSPECTIVE
38 PROSPECT LLC
38 PROSPECT STREET (PORTION)
SCALE: NO SCALE

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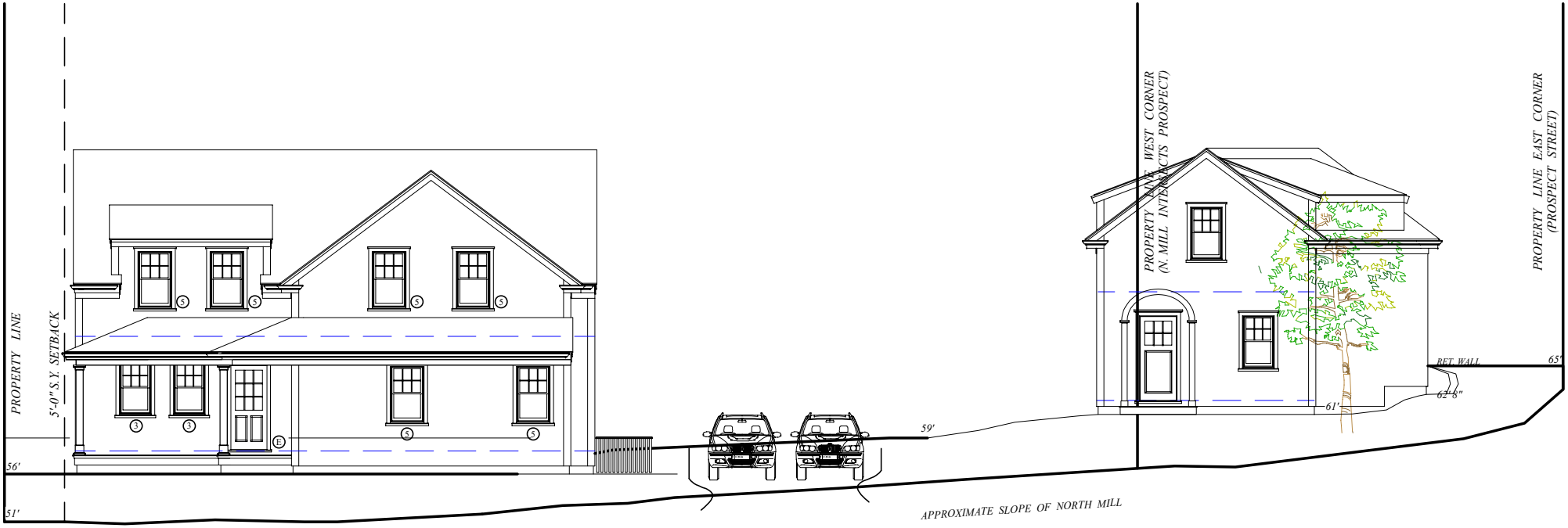
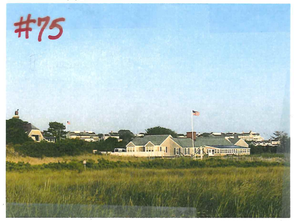


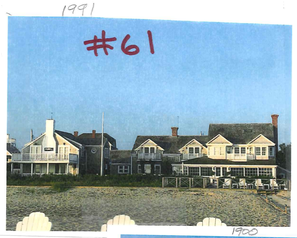
WEST ELEVATION
FACING NORTH MILL STREET

MEERBERGEN DESIGNS
PO BOX 673
NANTUCKET, MA 02554
508.228.1388

PHOTO BEACHSIDE REVIEW

THIS SHOWS THE WIDE VARIETY OF ARCHITECTURAL STYLES ALONG TH SHORELINE.

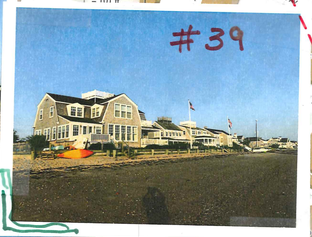


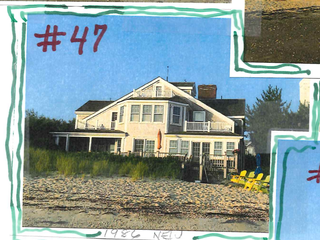


ABUTTER *

ABUTTER *

SUBJECT #45 HOUSE & CONTEXT

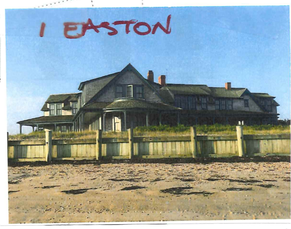




ABUTTER *

ABUTTER *

ORIGINAL HOUSE 45 HULBERT
BUILT IN 1900 - MOVED TO WILLARD ST.
IN 1939



9. A.C. Wetherill Trust **09-1655** 45 Hulbert Avenue New dwelling 29/16 Thornewill Design

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch, Dutra
Recused None
Documentation Architectural elevation plans, site plan, photos, and advisory comments.
Representing Luke Thornewill, Thornewill Design
Linda Williams
Sarah Alger, Sarah F. Alger P.C.
Public None
Concerns (8:26) **Thornewill** – Presented project; Conservation Commission wants the indoor:outdoor ratio to remain the same as the existing.
Backus – Read HSAB comments: fine with gambrel; look at other gambrel examples; make dormers smaller; lack of hierarchy; roofwalk looks lopsided; long ridge on water side; need central front door; focus should be on front door. She recommends having an outline of the existing with a floor plan to understand the changes.
Camp – Agrees about seeing how this fits on the old footprint. North elevation, if the porch went all the way across, it would unify that elevation. West elevation, there are two planes going back and no hierarchy. Not sure about the roofwalk.
Oliver – Agrees the larger mass from the south could be wider; that would make the left wing more additive. Likes the gambrel style.
Coombs – The 6-over-1 windows don't go with the 1940s feel Mr. Thornewill is going for. East and west elevations look like they belong. South elevation is just a big rectangle. The front facade is not interesting. Houses along Hulbert fronted on the water with Hulbert Avenue as the rear. This should have at least 2 chimneys.
McLaughlin – No comments at this time.
Pohl – South elevation doesn't have enough difference between the main mass and the left mass; should drop the secondary ridge 2 feet; all the windows are too small; too much horizontal boarding; bring shingles down farther.
Motion **Motion to Hold for revisions. (Oliver)** Certificate #
Roll-call Vote Carried 5-0//Coombs, McLaughlin, Camp, Oliver, and Pohl-aye

10. Nan. Westmoor Farm, LLC **09-1691** 8 Old Westmoor Farm Move off/demo red barn 41/822 Workshop APD

REVISIONS

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch, Dutra
Recused None
Documentation Architectural elevation plans, site plan, photos, and historic documentation.
Representing Michael Luft-Weissberg, Workshop APD
Public None
Concerns (8:46) **Luft-Weissberg** – Presented overall project; the Red Barn is circa 1991 and Green Barn circa 1997; we have takers for the buildings.
Oliver – Hopes these get reused; feels sinful to demolish.
Camp – This is a wonderful building.
McLaughlin – Doesn't like to see new stuff being demolished.
Coombs – She'd be sorry to see them demolished.
Pohl – We are charged with saving historic buildings and these are not; doesn't think they could be moved.
Motion **Motion to Approve the move-off/demolition. (Oliver)** Certificate # **HDC2020-09-1691**
Roll-call Vote Carried 3-2//McLaughlin, Oliver, and Pohl-aye; Coombs & Camp-nay 41/822 Workshop APD

11. Nan. Westmoor Farm, LLC **09-1690** 8 Old Westmoor Farm Move off/demo green barn

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch, Dutra
Recused None
Documentation Architectural elevation plans, site plan, photos, and historic documentation.
Representing Michael Luft-Weissberg, Workshop APD
Public None
Concerns (time) See concerns for Item 10.
Motion **Motion to Approve the move-off/demolition. (Oliver)** Certificate # **HDC2020-09-1690**
Roll-call Vote Carried 3-2//McLaughlin, Oliver, and Pohl-aye; Coombs & Camp-nay 41/822 Workshop APD

12. Nan. Westmoor Farm, LLC **09-1688** 8 Old Westmoor Farm Move off/demo gazebo

Voting Pohl, Coombs, McLaughlin, Camp, Oliver
Alternates Welch, Dutra
Recused None
Documentation Architectural elevation plans, site plan, photos, and historic documentation.
Representing Michael Luft-Weissberg, Workshop APD
Public None
Concerns (time) See concerns for Item 10.
Motion **Motion to Approve the move-off/demolition. (Oliver)** Certificate # **HDC2020-09-1688**
Roll-call Vote Carried 3-2//McLaughlin, Oliver, and Pohl-aye; Coombs & Camp-nay

PROPOSED

CERTIFICATE NO. _____

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°. 16

Street & Number of Proposed Work: 45 Hulbert Ave

Owner of record: Ackwetherill trust

Mailing Address: 45 Hulbert Ave
Nantucket Ma

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design LLC

Mailing Address: 48 Dukes Road
Nantucket Ma

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. _____

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

Size of Structure or Addition: Length: 70 Sq. Footage 1st floor: 2305 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 52 Sq. footage 2nd floor: 1772 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 30'-3" & 29" South 28'-3" & 29" East 28'-3" & 30'-3" West 29" & 28'-3"

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

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

Roof Pitch: Main Mass 24/12 Secondary Mass 24/12 Dormer 5/12 Other 5/12 GAMBREL TOP chord

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

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red cedar

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): 4x4 WOOD

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 & 3 Soffit (Overhang) 8" Corner boards 1x6 Frieze _____

Window Casing 1x5 Door Frame 1x5 Columns/Posts: Round _____ Square 8"

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

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

Doors* (type and material): ☐ TDL ☑ SDL Front 6 panel Rear 15 Light Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Nat Clapboard (if applicable) _____ Roof Nat

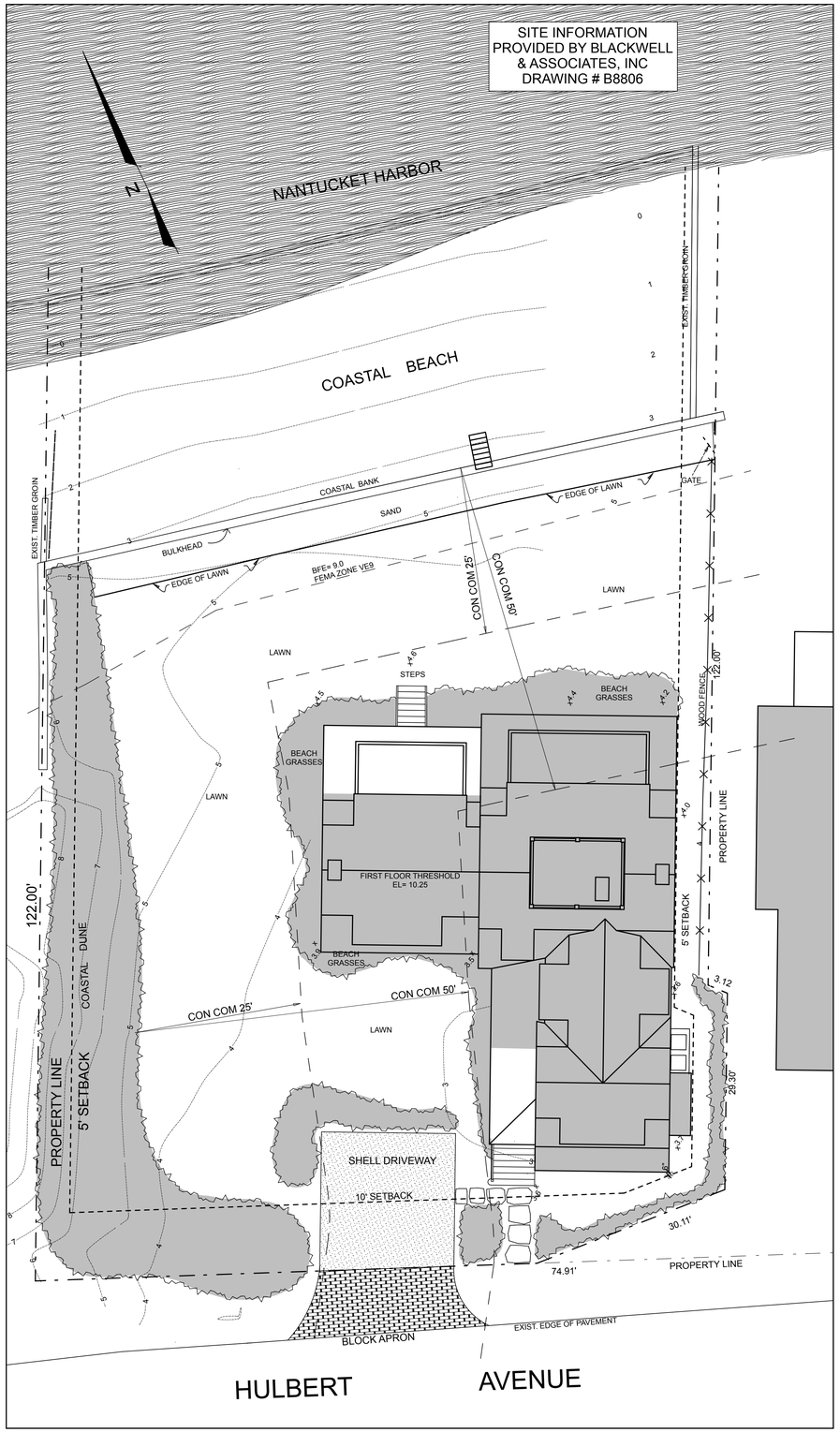
Trim White Sash White Doors White

Deck _____ Foundation Nat 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 8/21/09 Signature of owner of record Luke Stowell for Dave Wetherell Tr. Signed under penalties of perjury



Site Plan- Proposed

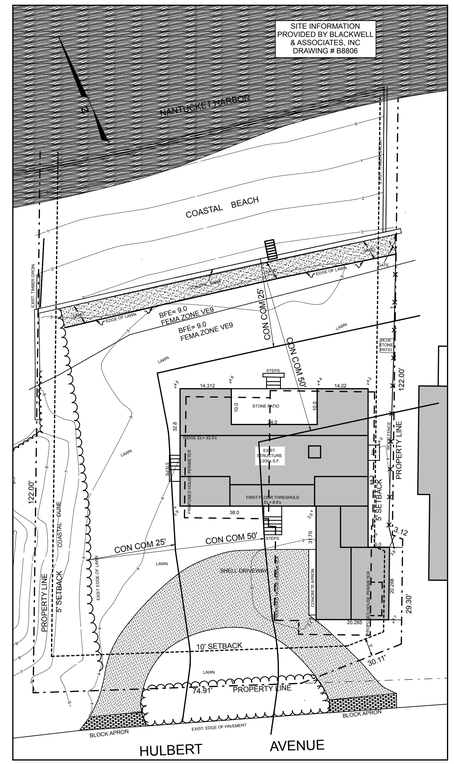
SCALE: 1" = 10'

ZONING: R-1
45 HULBERT AVE
MAP/PARCEL: MAP 29 PARCEL 16

ZONING INFO	EXISTING
MINIMUM LOT SIZE: 5000 S.F.	12,280+/- SF
MINIMUM FRONTAGE: 50 FT.	SEE PLAN
FRONT YARD SETBACK: 10 FT	SEE PLAN
REAR & SIDE SETBACK: 5 FT	SEE PLAN
ALLOWABLE G.C.R. : 30%	16.5 % +/-
PROPOSED G.C.- 2305 SF	

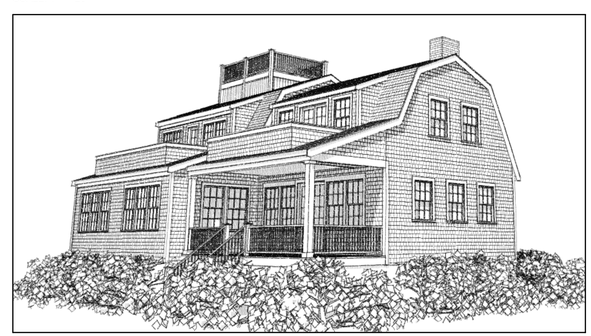
FIRST FLOOR SF- 2284 SF
SECOND FLOOR SF- 1772 SF
THIRD FLOOR SF- 140 SF
TOTAL SF- 4196 SF

FIRST FLOOR PORCHES- 321 SF
SECOND FLOOR DECKS- 300 SF
ROOF WALK- 140 SF



Existing Site Plan

SCALE: 1" = 20'

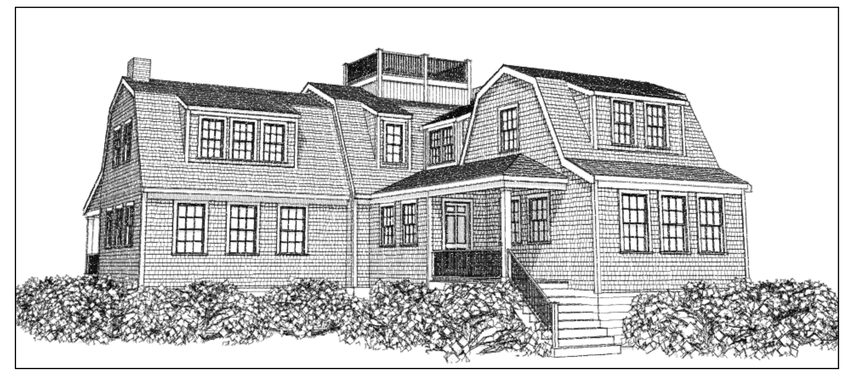


Northwest Perspective

Wallace Residence

45 Hulbert Ave
Nantucket , Massachusetts

Locus



Southwest Perspective

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.0	GROUND LEVEL FLOOR PLAN
	A1.1	FIRST FLOOR PLAN
	A1.2	SECOND FLOOR PLAN
	A1.3	ROOF PLAN
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS

ISSUES/REVISION	DATE
HDC 1	8/24/20
Con Com	8/27/20
HDC 2	9/29/20

Proposed
Wallace Residence
45 Hulbert Ave
Nantucket, Massachusetts

Map & Parcel
29- 16

USE OF DRAWING

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PM
Checked by: LT

Sheet No:
A0.0

Contents:
Cover- Main House

WINDOW SCHEDULE

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
A	18	WUDH 2828	2'-9 3/8" x 5'-5"	2'-10 3/8" x 5'-5 1/2"	6/6 DH, SDL	40	.30
B	23	WUDH 2822	2'-9 3/8" x 4'-5"	2'-10 3/8" x 4'-5 1/2"	6/6 DH, SDL	40	.30
C	9	WUDH 2422	2'-5 3/8" x 4'-5"	2'-6 3/8" x 4'-5 1/2"	6/6 DH, SDL	40	.30
D	2	WUDH 2420	2'-5 3/8" x 4'-1"	2'-6 3/8" x 4'-1 1/2"	6/6 DH, SDL	40	.30
E	1	WUDH 1622	1'-9 3/8" x 4'-5"	2'-2 3/8" x 4'-9 1/2"	4/4 DH, SDL	40	.30

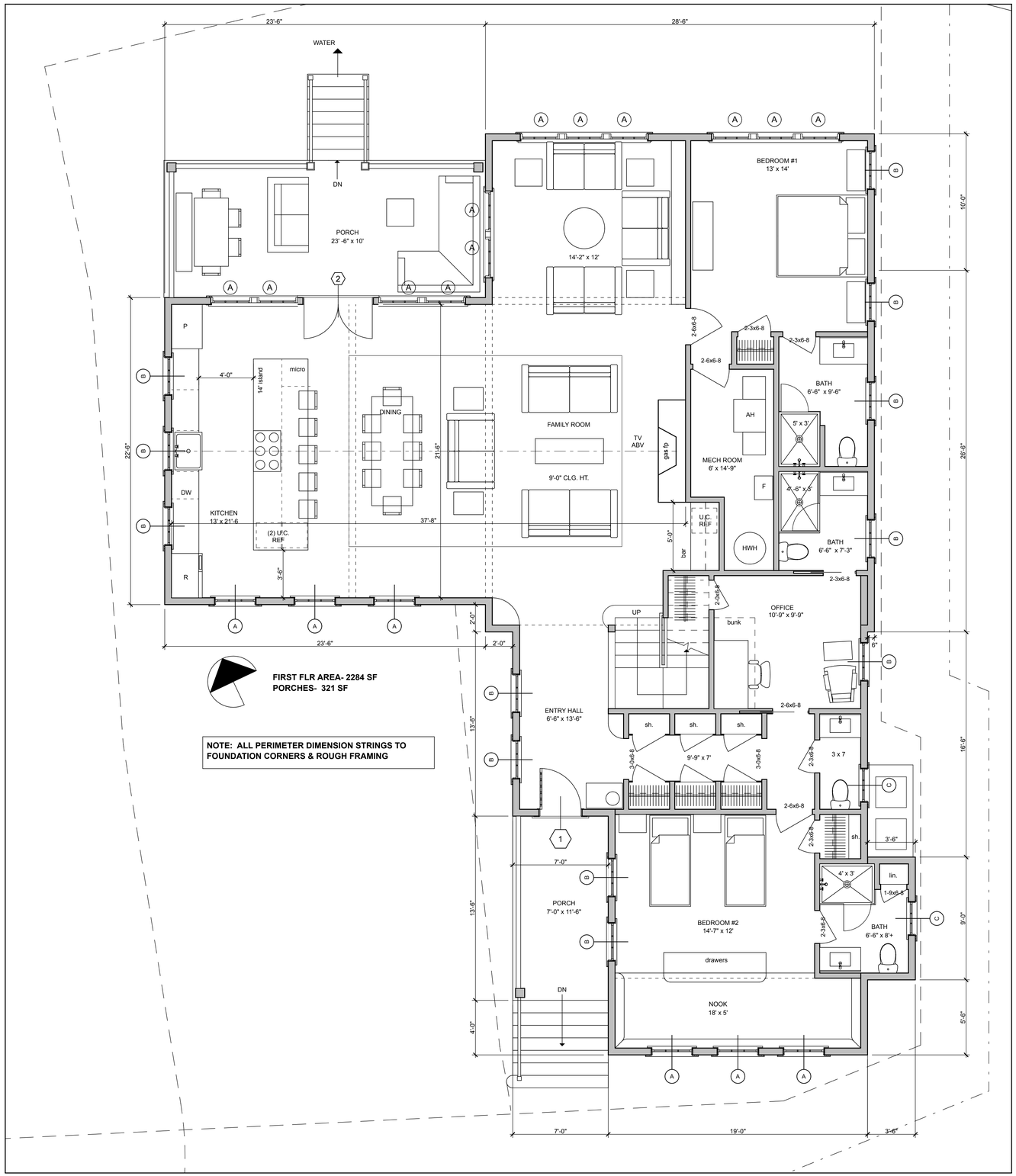
GENERAL NOTES: MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOWS, THERMAL PANED, IMPACT GLASS, 5/8 MUNTINS, LOW E4 GLASS, INTERIOR HARDWARE WHITE, WHITE EXTERIOR, EXT. TRIM CEDAR 5/4 x 5 PTD WHITE COASTAL HARDWARE, ALUM. STORM SCREEN COB. UNITS TO EXT. WINDOWS AT BATH AND IN SHOWERS TO BE TEMPERED GLASS.

DOOR SCHEDULE

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPENING	REMARKS	DP RATING	U VALUE
1	1	CUSTOM	3'-0" x 7'-6"		WOOD- 6 PANEL, 2 1/4" THK	40	.31
2	1	CUSTOM OR MARVIN	5'-0" x 7'-8 1/2"	BY CONTRACTOR	8 LITE ABV/ 1 PANEL BELOW-FRENCH INSWING	40	.31
3	1		2'-6" x 6'-8"		10 LITE -FRENCH INSWING	40	.31
4	1		5'-0" x 6'-8"		10 LITE -FRENCH INSWING	40	.31

GENERAL NOTES: MARVIN DOORS, THERMAL PANED IMPACT GLASS, 5/8" MUNTINS, LOW E4 GLASS, INTERIOR HARDWARE T.B.D.,WHITE EXTERIOR, TRM 5/4 x 5 PAINTED WD- PNT WHITE STORM/ SCREEN COMBO UNIT TO EXTERIOR

ACCESS DOORS IN BUILDING SKIRT TO APPEAR AS CONTINUATION OF NATURAL HORIZONTAL CEDAR BOARDING



First Floor Plan- Proposed

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

ISSUES/REVISION	DATE
HDC 1	8/24/20
Con Com	8/27/20
HDC 2	9/29/20

Proposed Wallace Residence

45 Hulbert Ave
Nantucket, Massachusetts

Map & Parcel 29-16

USE OF DRAWING

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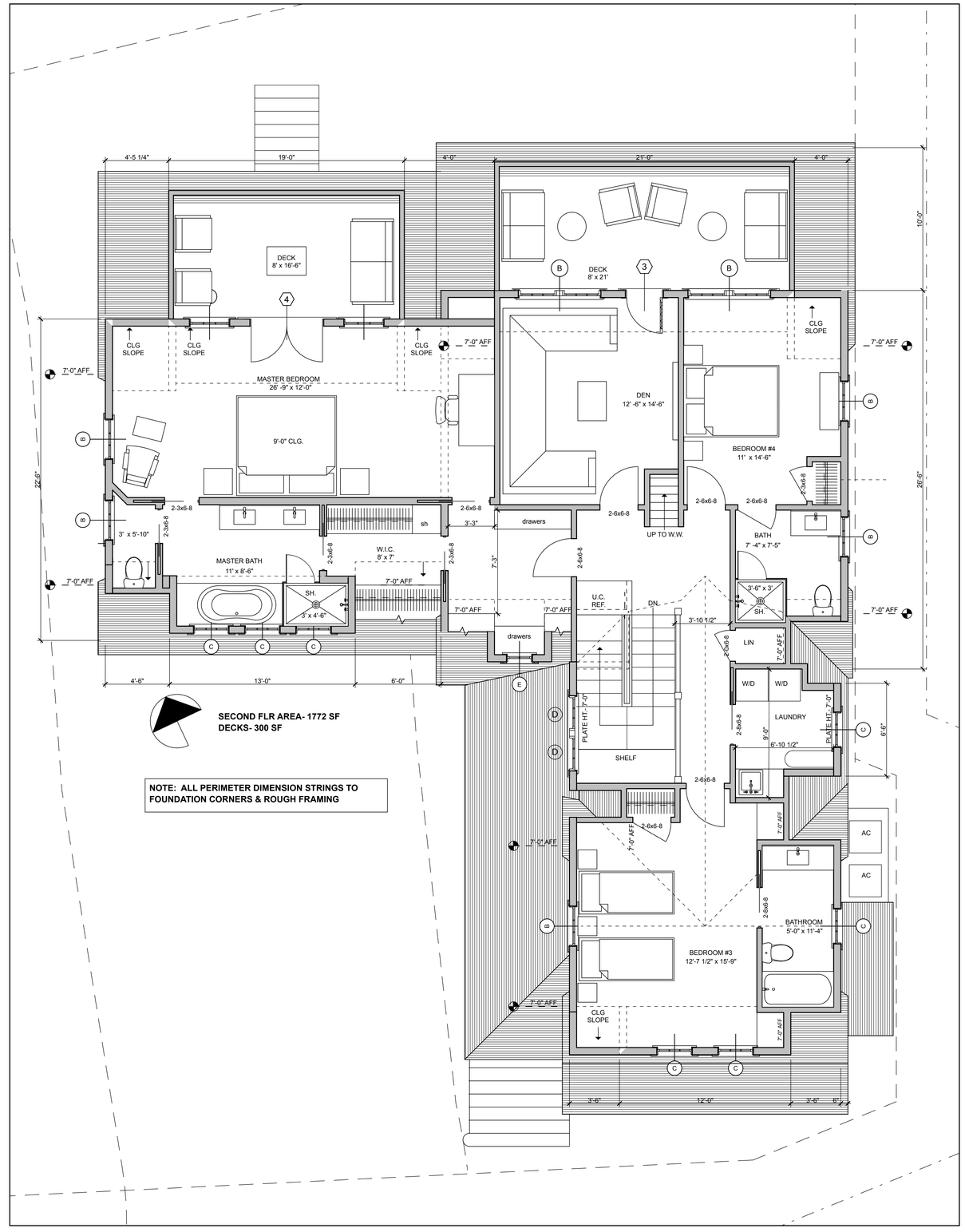
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No.:
Designed by: LT
Drawn by: PH
Checked by: LT

Sheet No:

A1.1

Contents:
First Floor Plan



Second Floor Plan- Proposed

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

ISSUES/REVISION DATE	
HDC 1	8/24/20
Con Com	8/27/20
HDC 2	9/29/20

Proposed
Wallace Residence

45 Hulbert Ave
Nantucket, Massachusetts

Map & Parcel
29- 16

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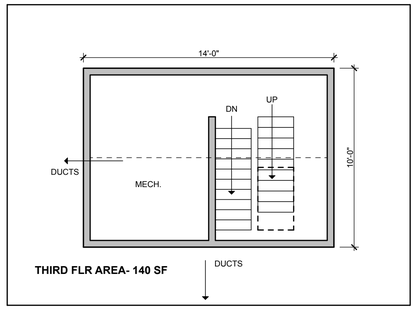
Project No:
Designed by: LT
Drawn by: PH
Checked by: LT

Sheet No:

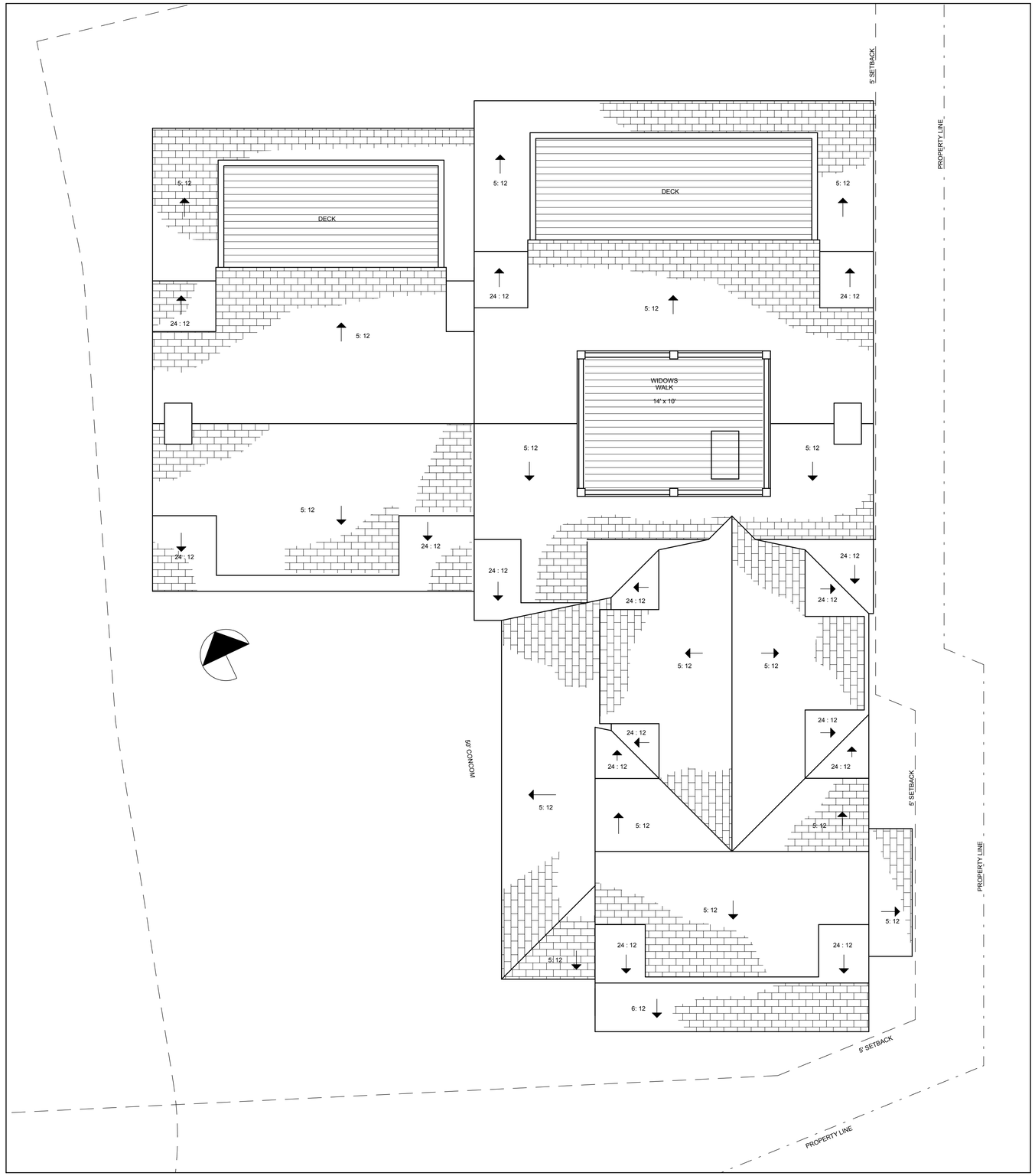
A1.2

Contents:
Second Floor Plan



Third Floor Plan

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



Roof Plan

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

ISSUES/REVISION	DATE
HDC 1	8/24/20
Con Com	8/27/20
HDC 2	9/29/20

Proposed Wallace Residence

45 Hulbert Ave
Nantucket, Massachusetts

Map & Parcel 29- 16

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Project No:
Designed by: LT
Drawn by: PM
Checked by: LT

Sheet No:

A1.3

Contents:
Roof Plan

South Elevation- Last HDC

SCALE: 3/32" = 1'-0"

South Elevation

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

GENERAL NOTES:

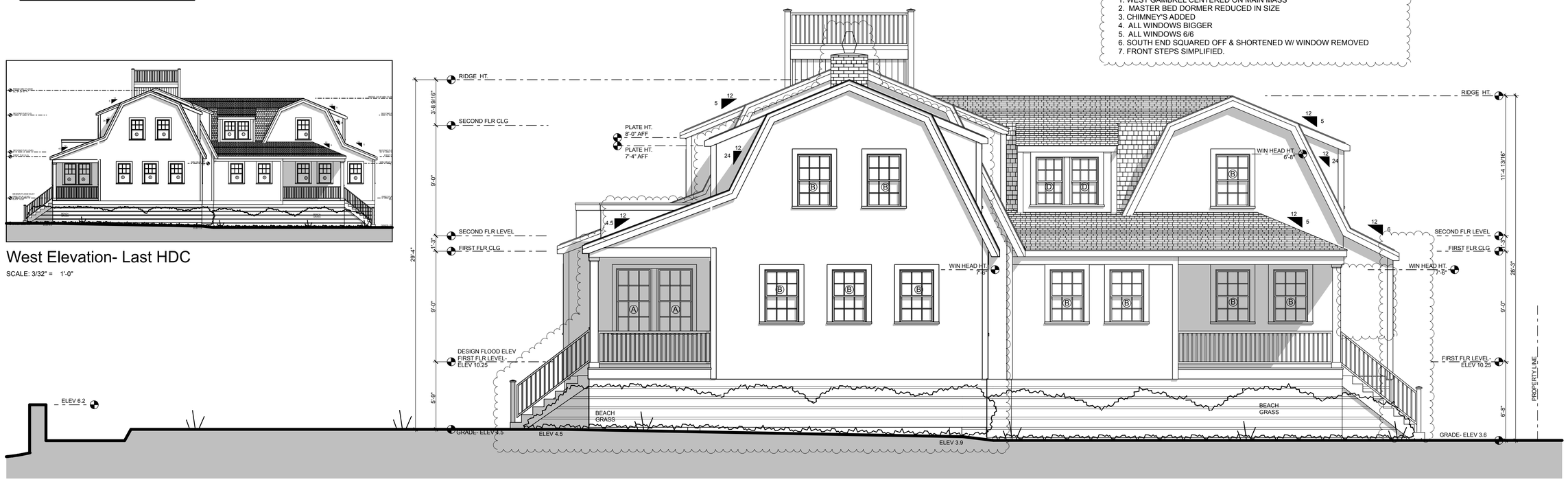
EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- 5/4" x 6" CORNER BDS.- PNT WHITE
10" RAKE W/ 3.5" SHADOW BD.
8" FASCIA
WINDOWS- WHITE
DR & WINDOW TRIM- 5/4" x 5" - PNT WHITE
ROOF- RED CEDAR
POSTS- 8 x 8- PNT WHITE
DECK- 1 x 4 MAHOGANY- NATURAL
FRONT DOOR- WD- PTD
ROOF WALK SKIRT- NATURAL CEDAR
SKIRT @ BASE OF BLDG- NATURAL CEDAR- 1 x 8's w/ 1" SPACING -CONCEALS CONCRETE FOUNDATION
HANDRAILS - PNT WHITE, 1" SQ. BALUSTERS, 4" POSTS
AC UNITS CONCEALED W/ 1 x 6 CEDAR

REVISION NOTES:

1. WEST GAMBREL CENTERED ON MAIN MASS
2. MASTER BED DORMER REDUCED IN SIZE
3. CHIMNEY'S ADDED
4. ALL WINDOWS BIGGER
5. ALL WINDOWS 6/6
6. SOUTH END SQUARED OFF & SHORTENED W/ WINDOW REMOVED
7. FRONT STEPS SIMPLIFIED.

West Elevation- Last HDC

SCALE: 3/32" = 1'-0"



West Elevation

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

ISSUES/REVISION	DATE
HDC 1	8/24/20
Con Com	8/27/20
HDC 2	9/29/20

Proposed Wallace Residence

45 Hulbert Ave
Nantucket, Massachusetts

Map & Parcel 29- 16

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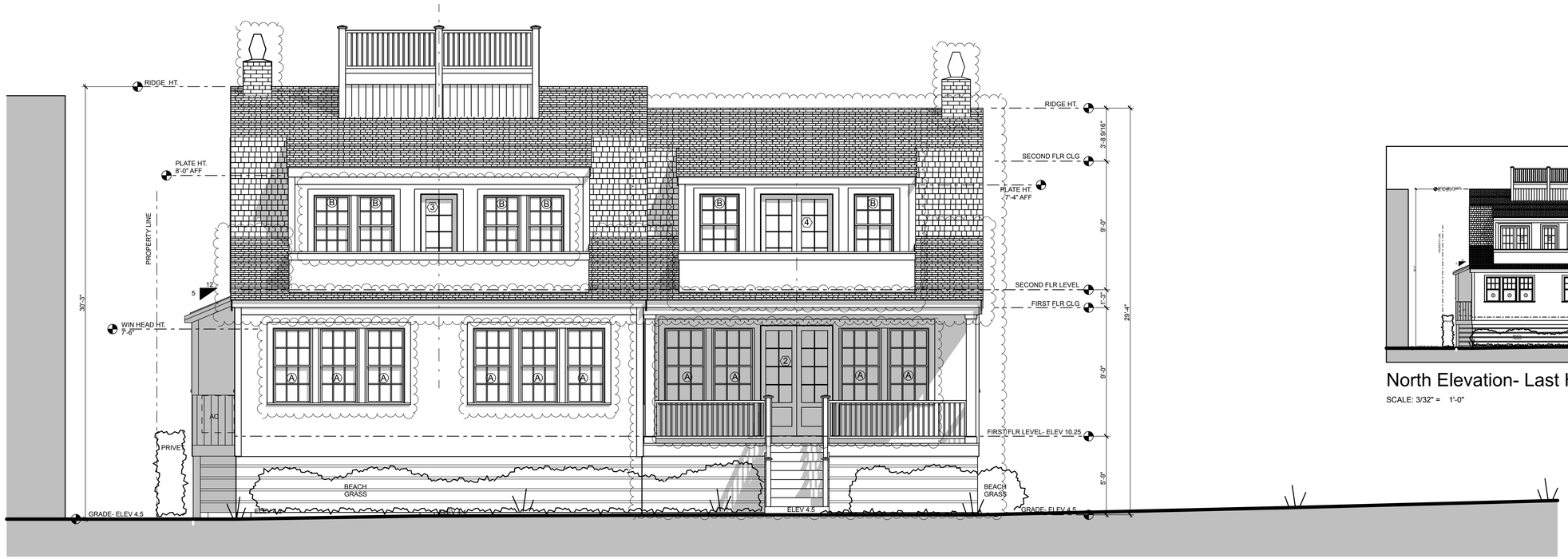
Project No:
Designed by: LT
Drawn by: PH
Checked by: LT

Sheet No:

A2.1

Contents:
Elevations



North Elevation

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

North Elevation- Last HDC

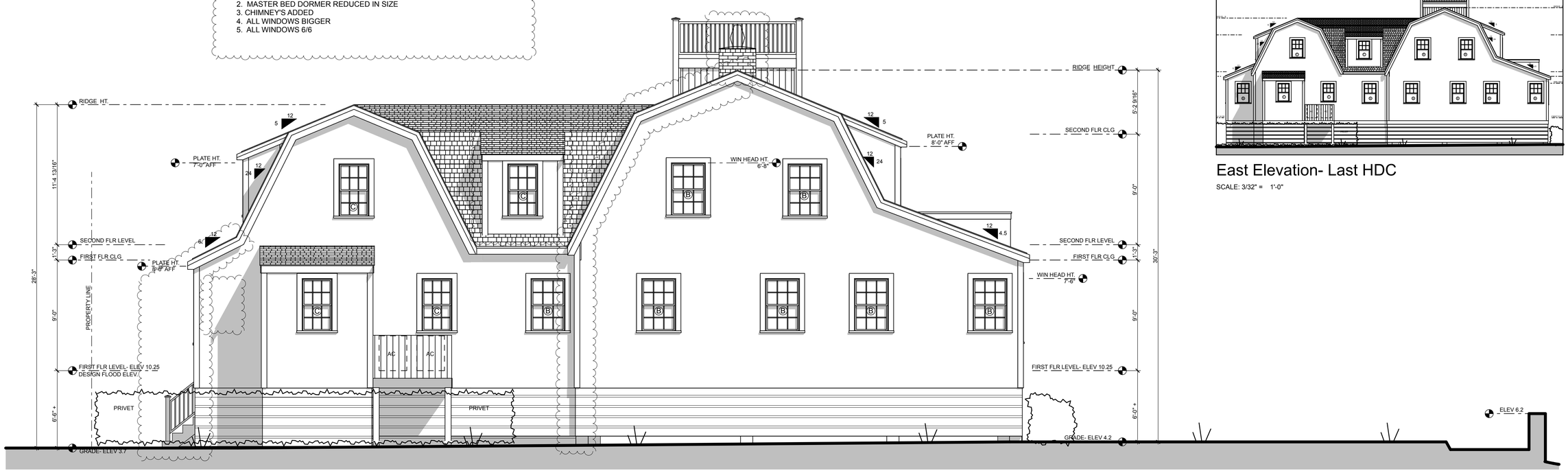
SCALE: 3/32" = 1'-0"

GENERAL NOTES:

EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- 5/4" x 6" CORNER BDS.- PNT WHITE
10" RAKE W/ 3.5" SHADOW BD.
8" FASCIA
WINDOWS- WHITE
DR & WINDOW TRIM- 5/4" x 5" - PNT WHITE
ROOF- RED CEDAR
POSTS- 8 x 8- PNT WHITE
DECK- 1 x 4 MAHOGANY- NATURAL
FRONT DOOR- WD- PTD
ROOF WALK SKIRT- NATURAL CEDAR
SKIRT @ BASE OF BLDG- NATURAL CEDAR- 1 x 8's w/ 1" SPACING -CONCEALS CONCRETE FOUNDATION
HANDRAILS - PNT WHITE, 1" SQ. BALUSTERS, 4" POSTS
AC UNITS CONCEALED W/ 1 x 6 CEDAR

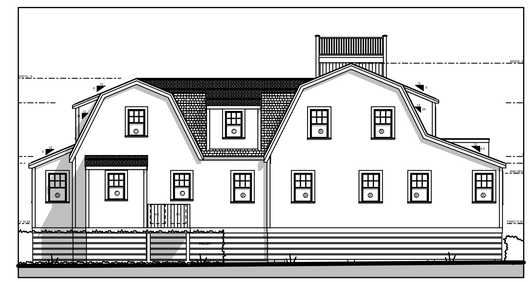
REVISION NOTES:

1. WEST GAMBREL SHIFTED SOUTH SO SEPARATION AT ROOF PLANE
2. MASTER BED DORMER REDUCED IN SIZE
3. CHIMNEY'S ADDED
4. ALL WINDOWS BIGGER
5. ALL WINDOWS 6/6



East Elevation

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



East Elevation- Last HDC

SCALE: 3/32" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	8/24/20
Con Com	8/27/20
HDC 2	9/29/20

Proposed Wallace Residence

45 Hulbert Ave
Nantucket, Massachusetts

Map & Parcel 29- 16

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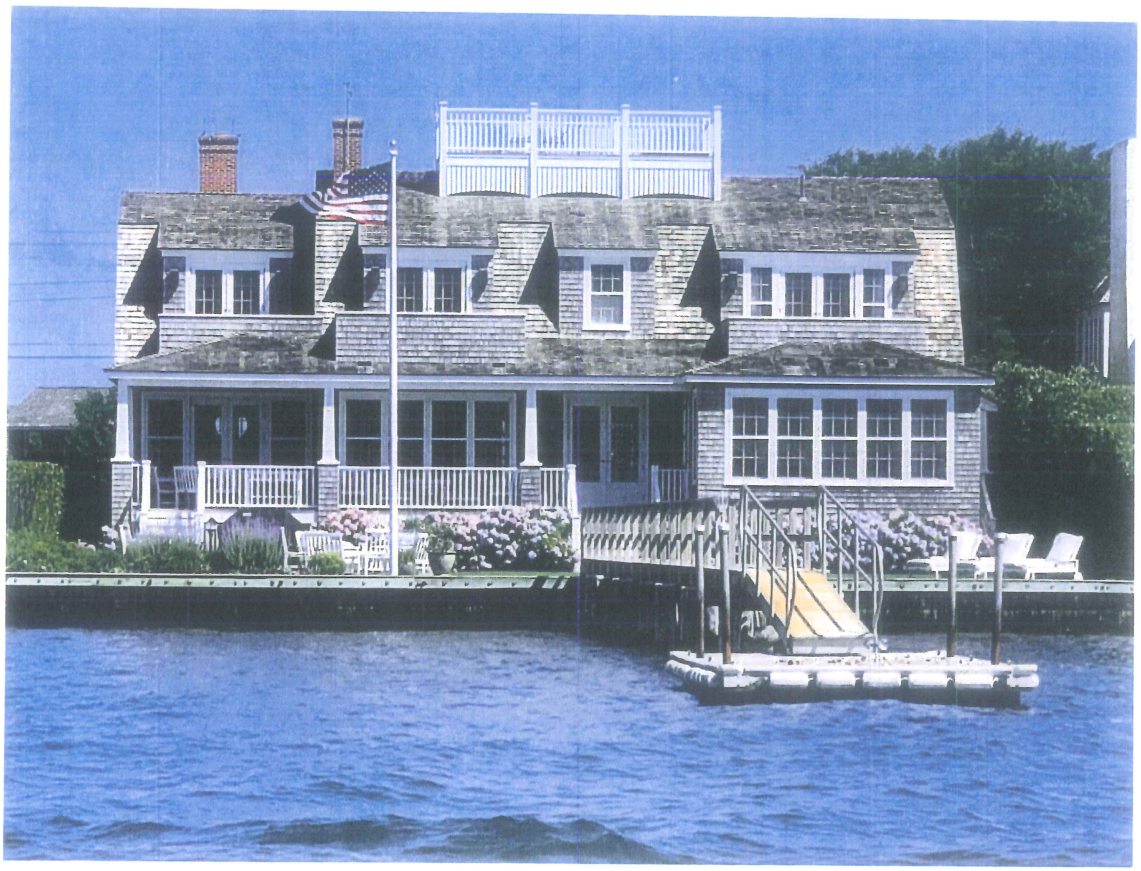
Project No:
Designed by: LT
Drawn by: PH
Checked by: LT

Sheet No:

A2.2

Contents:
Elevations



RECENT HDC APPROVED HOME, precedent for Gambrel roof, Ganged windows & doors, upper Decks with shingled walls.

Easton street

EXISTING # 45

BEACH CONTEXT STUDY

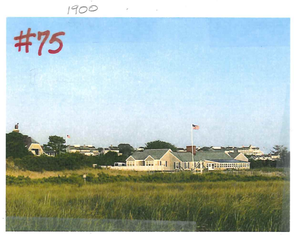
EXISTING #45

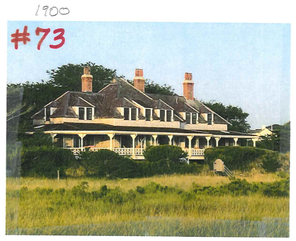
HULBERT AVENUE STREET SCAPE

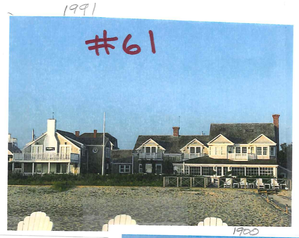
NOTE:
INFORMATION ESTABLISHED FROM BLDG DEPT RECORD DRAWINGS AND ASSUMED FLOOD PLANE ELEVATIONS 9 & 10.

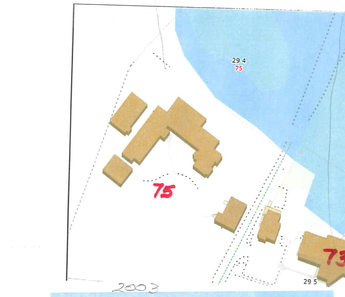
PHOTO BEACHSIDE REVIEW

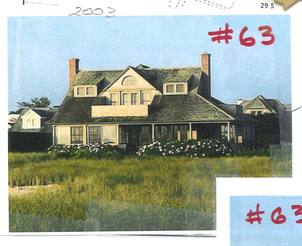
THIS SHOWS THE WIDE VARIETY OF ARCHITECTURAL STYLES ALONG TH SHORELINE.



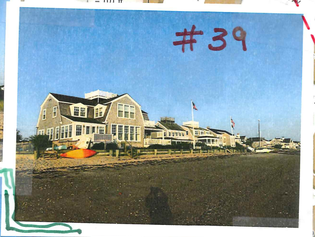








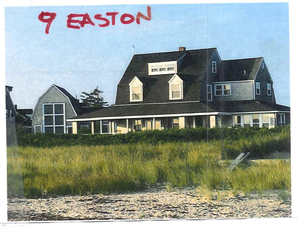
SUBJECT #45 HOUSE & CONTEXT

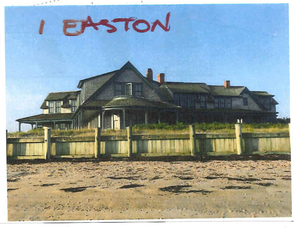


ABUTTER
*

ABUTTER
*

ORIGINAL HOUSE 45 HULBERT
BUILT IN 1900 - MOVED TO WILLARD ST.
IN 1939





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°. 230

Street & Number of Proposed Work: 45 W. Chester St.

Owner of record: Anne & William McGivney

Mailing Address: 45 W. Chester St.
NANTUCKET, MA 02554

Contact Phone #: 508-228-0689 E-mail: Structures unltd@gmail.com

AGENT INFORMATION (if applicable)

Name: NANTUCKET Structures Unltd, Inc.

Mailing Address: 20 Greglan Ave
NANTUCKET, MA 02554

Contact Phone #: 508-228-0689 E-mail: Structures unltd@gmail.com

FOR OFFICE USE ONLY V#6081

Date application received: 8/6/2020 Fee Paid: $ 50.00

Must be acted on by: 9/26/2020

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 _____

Size of Structure or Addition: Length: 10 Sq. Footage 1st floor: 70SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 7 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

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

Height of ridge above final finish grade: North 11'6" South 11'6" East 11'6" West 11'6"

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 ____/12____ Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar/Fire treated

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 Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1"X5" Rake 1"X5" Soffit (Overhang) 1"X5" Corner boards 1"X6" Frieze 1"X5"
Window Casing 1"X4" Door Frame 1"X4" Columns/Posts: Round ____ Square ____

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

Doors* (type and material): ☐ TDL ☐ SDL Front T&G/Preprimed pine Rear _____ Side T&G-Preprimed Pine

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

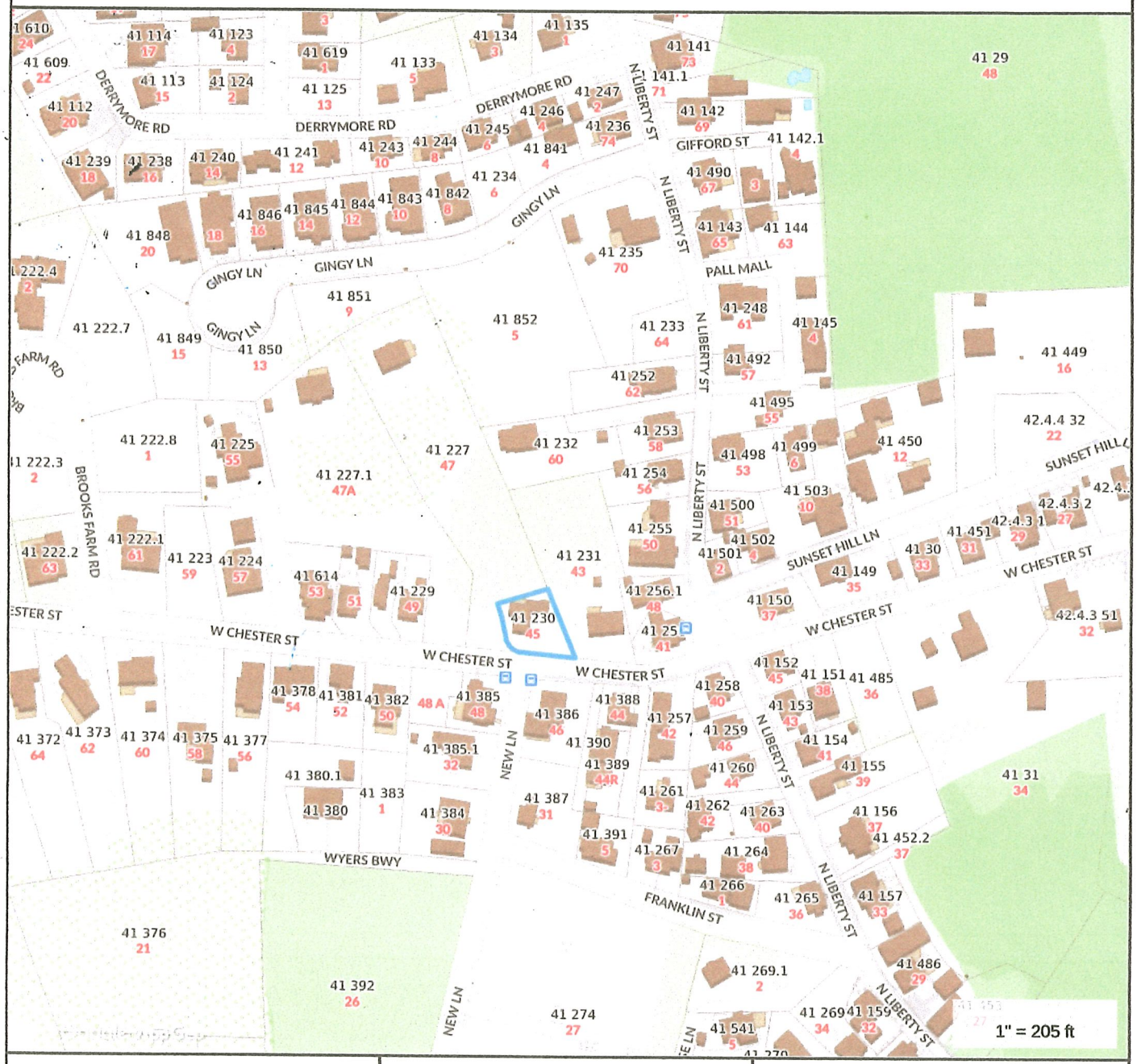
Sidewall to Weather Clapboard (if applicable) _____ Roof to weather
Trim white Sash White Doors white
Deck _____ Foundation _____ Fence _____ Shutters _____

* 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 7/31/20 Signature of owner of record Nancy L. Drulzel, agent Signed under penalties of perjury

45 WEST CHESTER STREET - LOCUS MAP



Property Information

Property ID	41 230
Location	45 W CHESTER ST
Owner	MCGIVNEY ANNE O & WILLIAM T

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

13. Dex Dog, LLC **08-1440** 6B Arrowhead Drive Solar revisions 69/58.1 SunWind, LLC

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing	Timothy Holmes, SunWind, LLC
Public	None
Concerns (6:46)	**Flynn** – This came out of a failed inspection. **Holmes** – Presented project; explained the shingles would be painted black. **Welch** – Asked for a view.
Motion	**Motion to View. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Camp, Welch, Coombs, and Pohl-aye Certificate #

14. NIR **08-1485** 29 Broad Street Hardscape – walls&A/C screen 42.4.2/38 Linda Williams

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Landscape design plans, site plan, photos, historic documentation, and advisory comments.
Representing	Linda Williams Mike Duffy, NIR.
Public	None
Concerns (6:54)	**Backus** – JC House, circa 1835. Read HSAB comments: mitigate A/C or move; significant structure/high-profile space; atrocious. **Duffy** – Presented project. **Williams** – Paid the as-built fee. A/C can't be dropped lower; explained why the idea of a fence was dropped. **Coombs** – She has a problem with one of our oldest most significant buildings having this done to it and hearing "we can't change it." Would like to see some approach that didn't look like the A/Ce is being covered. Wants to see several options. **Oliver** – It does look better than what was there. Agrees with Ms. Coombs. The as-built stuff has to stop; people have to stop work and come back in. The A/C has to be screened in perpetuity. **Welch** – Doesn't disagree with what's been said. At some point, we need to address rising as-built occurrences. The square compressor in the middle, unless there's an overwhelming issue, could be moved next to the other square unit with fences screening the group; the generator area could be screened with lower plants. He appreciates the effort to screen with plants but is concerned about throwing tall screening at this vs. having stepped planting and fencing, which will not hide the building or obstruct view from the sidewalk. Considering these are in retained areas, a fence on top of the retaining wall wouldn't have to be more than perhaps 3 feet tall. **Camp** – Agrees with Mr. Welch. Suggested a blue spruce that takes up the corner and gives the building presence. Suggested fencing be reduced as much as possible by keeping the units together – 6-foot natural to weather would be best. With revisions, suggested a photoshop view of what the building would look like from Broad Street and Centre Street. **Pohl** – Loves the idea of two-different heights – larger toward the back – of fence and vegetation.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 5-0//Welch, Camp, Oliver, Coombs, and Pohl-aye Certificate #

15. Anne McGivney **08-1498** 45 West Chester Street Shed 41/230 Structures Unlimited

Voting	Pohl, Coombs, Camp, Oliver, Welch
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.
Representing	Linda Williams, for Structures Unlimited
Public	None
Concerns (7:14)	**Backus** – Main dwelling is circa 1900; shed should be behind main dwelling. Read HSAB comments: relocate, reduce roof pitch; need better graphics; not on the street; prefer gable forward; move deeper into the yard to be more discrete. **Williams** – Presented project; asked the commissioners to view this while the applicant makes revisions. **Pohl** – It's drawn with the wrong roof pitch; application says 9/12 but drawn 12/12. **Oliver** – Likes turning it gable forward. Can't be white. **Coombs** – Not everyone can have a shed. Wants to see other proposals reducing the height and size of the shed. **Camp** – Thinks gable forward is "noisier"; prefers the eave forward. Should be behind the hedge. **Welch** – He would not want the gable forward unless it's on the far side of the privet with a small walk through to it. Suggested a lean-to shed placed instead against the front right wall of the structure, setback a few feet further from the street side.
Motion	**Motion to View and hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0//Coombs, Welch, Oliver, Camp, and Pohl-aye Certificate #

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

	Sign in submission at Front Desk
✓	HDC case number: (ex HDC2020-xx-xxxx), if applicable 05-0895 08-1498
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of plans at 3/16" or ¼" scale (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Signed Affidavit: see reverse side

Historic District Commission

OLD BUSINESS CHECKLIST

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

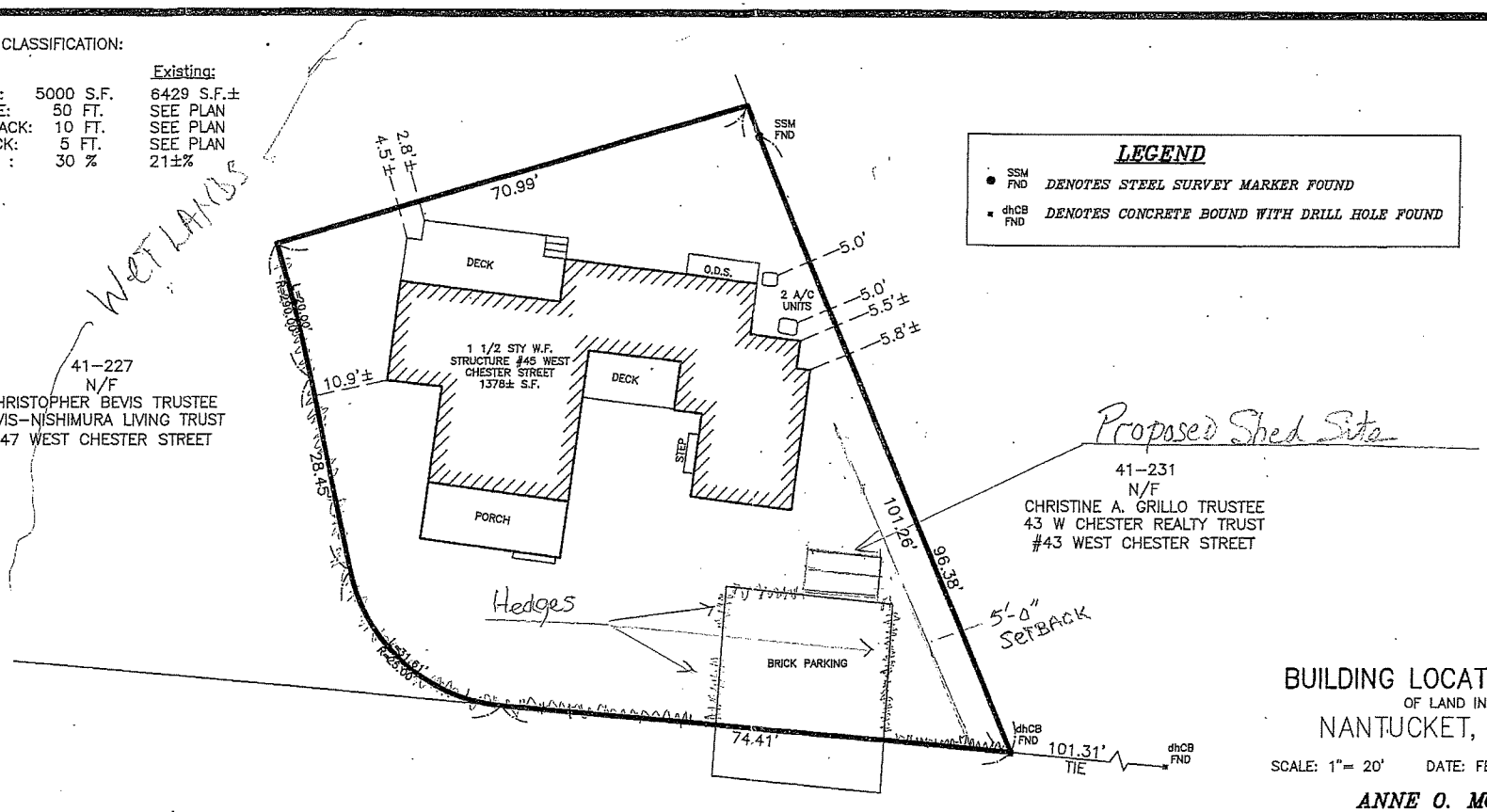
Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Nancy L. Drelzal Date: 9/16/2020

CURRENT ZONING CLASSIFICATION:
Residential (R-1)

		Existing:
MINIMUM LOT SIZE:	5000 S.F.	6429 S.F.±
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	10 FT.	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER % :	30 %	21±%



LEGEND

- SSM FND — *DENOTES STEEL SURVEY MARKER FOUND*
- dhCB FND — *DENOTES CONCRETE BOUND WITH DRILL HOLE FOUND*

N

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"= 20' DATE: FEBRUARY 16, 2016

Owner: *ANNE O. MCGIVNEY*
WILLIAM T. MCGIVNEY

Deed Bk./Pg.: 1221/44 . Plan File: 15-D (LOT 1)
24/60
Deed Bk./Pg.: 1221/44 . Bk./Pg.: (LOTS 1 & 1B)

Locus: 45 WEST CHESTER STREET

WEST CHESTER STREET

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

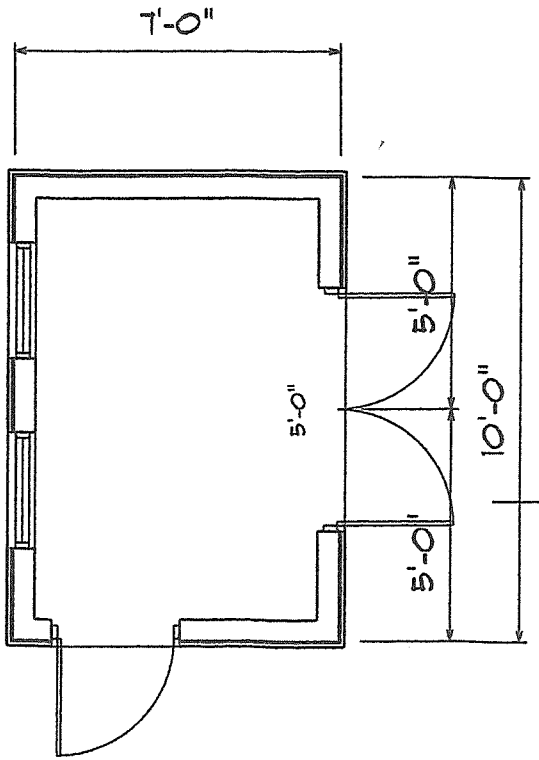
ASSESSOR MAP: 41 , PARCEL: 230

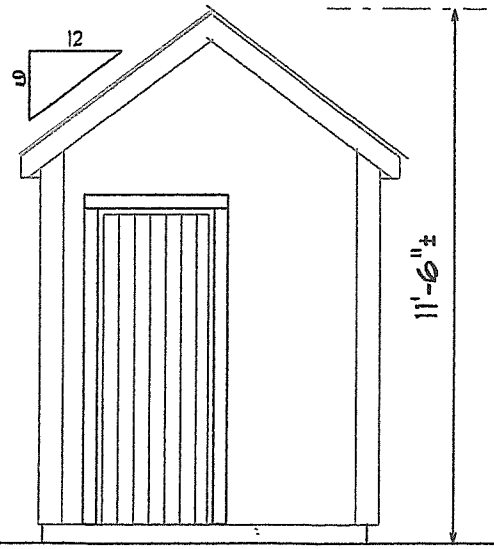
COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
PROFESSIONAL LAND SURVEYOR

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

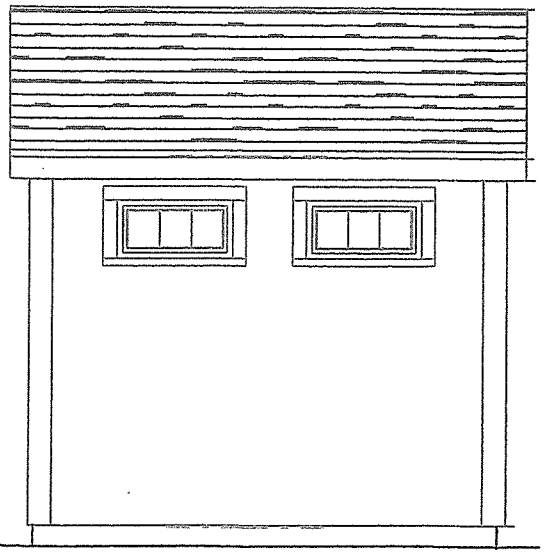
T:\CHRIS 1 JOB 54
V:\DRAWFILES\B7968\BLP.dwg 2/16/2016 3:02:12 PM EST

B7968

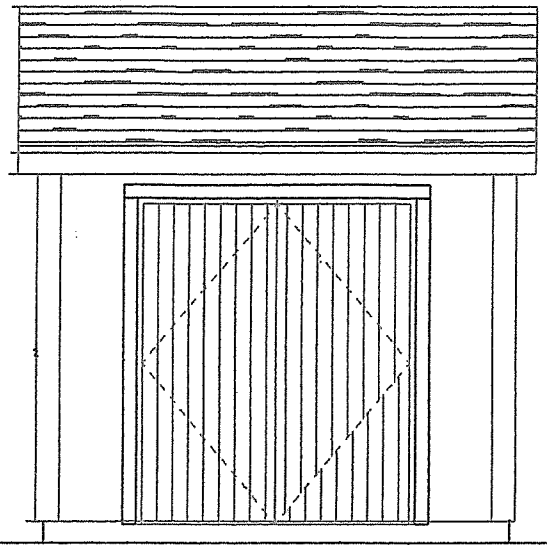




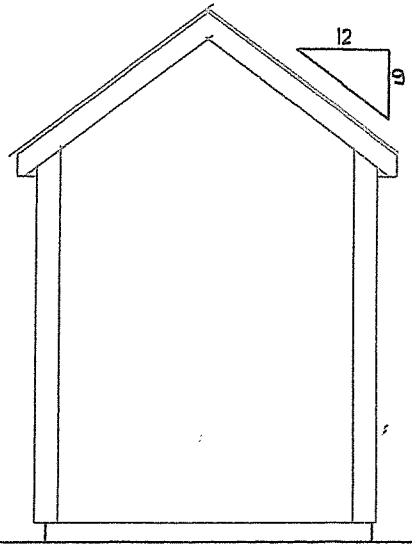
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Scale 1/4" = 1'-0"

45 W. Chestee St.

These two pictures are of a shed we did located at 81 Orange Street. Shed is sited at head of parking area and faces York St. in the ROH, hedges screen all but face of shed. During peak seasons cars are parked in front of the shed screening it mostly from direct view. This is exactly what we are proposing for 45 W. Chester Street.

Parking area at 45 West Chester St, showing surrounding hedge, and area to the right at the head of the parking area where shed is proposed. If one looks at the site map, the property does not provide any other area for a shed, due to setback requirements, including wetland setbacks as the backyard is surrounded by wetlands (refer to Locus Map)this lot does not offer options.

Example of a similar shed, size – 7' x 9', this parallels the shed we're proposing at 45 W Chester St. in living color. It should be noted that the roof proposed for W. Chester St.is to be red cedar, adding a more weathered appearance as it ages.

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-8527

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

OLD BUSINESS CHECKLIST

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx) if applicable 09-1632
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (ex pictures, FEMA flood Certificate, etc)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affadavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 9/29/20

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°: 54 PARCEL N°. 26

Street & Number of Proposed Work: 59B PERPIS RD.

Owner of record: PAUL CAGGIANO

Mailing Address: 26666 SEAGULL WAY C01
MALIBU, CA. 90265

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: adkval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 691.80

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: 42'-0" Sq. Footage 1st floor: 2168SF
Width: 52'-0" Sq. footage 2nd floor: 1291SF
Sq. footage 3rd floor: —

Decks/Patio: Size: PORCHES ☒ 1st floor ☐ 2nd floor
Size: 5X ☐ 1st floor ☐ 2nd floor

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

Height of ridge above final finish grade: North 28' MAX South 28' MAX East 28' MAX West 28' MAX

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) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 ____ Secondary Mass 12 /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 8" Rake 1X8 Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____
Window Casing 1X6 Door Frame 1X6 Columns/Posts: Round ____ Square 8"

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 4 LIGHT Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways TBD Walkways TBD Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW
Trim WHITE
Deck NTW

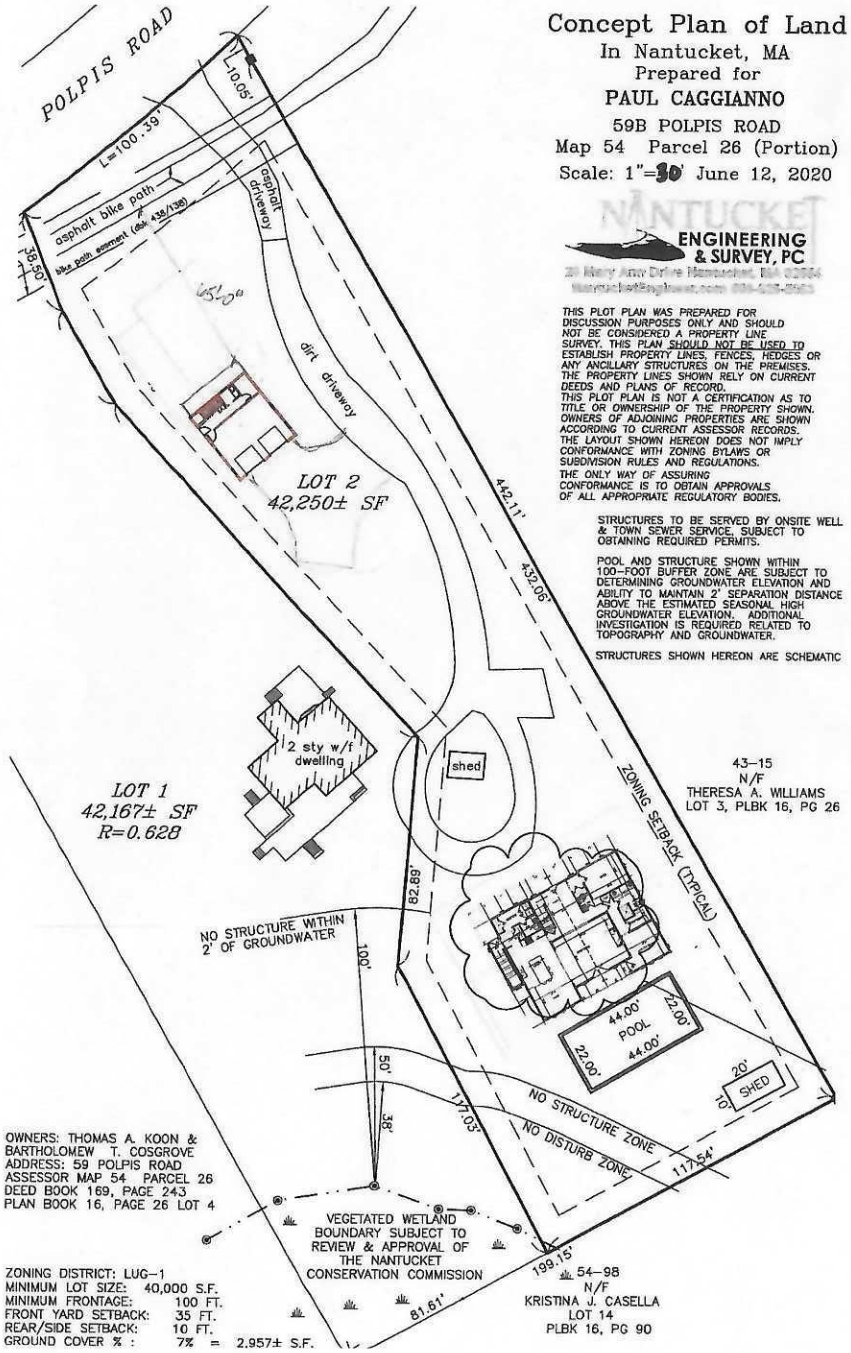
Clapboard (if applicable) _____
Sash BLACK
Foundation GREY

Roof BLACK ARCH (MOIRE BLACK) (CERTAINTEED)
Doors BLACK
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 8/27/20 Signature of owner of record [signature] Signed under penalties of perjury



Concept Plan of Land

In Nantucket, MA
Prepared for
PAUL CAGGIANNO
59B POLPIS ROAD
Map 54 Parcel 26 (Portion)
Scale: 1"=30' June 12, 2020

NANTUCKET ENGINEERING & SURVEY, PC

THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS.
THE ONLY WAY OF ASSURING CONFORMANCE IS TO OBTAIN APPROVALS OF ALL APPROPRIATE REGULATORY BODIES.

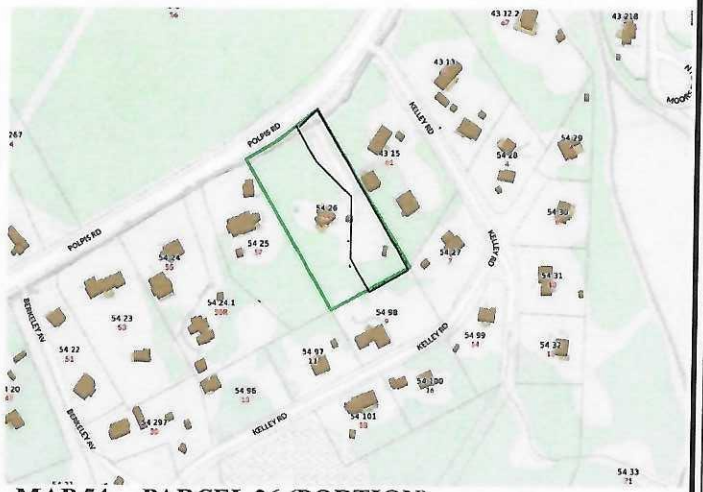
STRUCTURES TO BE SERVED BY ONSITE WELL & TOWN SEWER SERVICE, SUBJECT TO OBTAINING REQUIRED PERMITS.

POOL AND STRUCTURE SHOWN WITHIN 100-FOOT BUFFER ZONE ARE SUBJECT TO DETERMINING GROUNDWATER ELEVATION AND ABILITY TO MAINTAIN 2' SEPARATION DISTANCE ABOVE THE ESTIMATED SEASONAL HIGH GROUNDWATER ELEVATION. ADDITIONAL INVESTIGATION IS REQUIRED RELATED TO TOPOGRAPHY AND GROUNDWATER.

STRUCTURES SHOWN HEREON ARE SCHEMATIC

OWNERS: THOMAS A. KOON & BARTHOLOMEW T. COSGROVE
ADDRESS: 59 POLPIS ROAD
ASSESSOR MAP 54 PARCEL 26
DEED BOOK 169, PAGE 243
PLAN BOOK 16, PAGE 26 LOT 4

ZONING DISTRICT: LUG-1
MINIMUM LOT SIZE: 40,000 S.F.
MINIMUM FRONTAGE: 100 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 7% = 2,957± S.F.



MAP 54 PARCEL 26 (PORTION)

phoenix ARCHITECTS

PETER L. SANDORSE, AIA
WAKEFIELD, MA
781.246.0988

NOTE:
ALL DIMENSIONS TO BE FIELD VERIFIED & CHECKED. CONTRACTOR TO REPORT CHANGES AND OMISSIONS TO ARCHITECT.

CAGGIANO RESIDENCE

59B POLPIS RD
NANTUCKET, MA

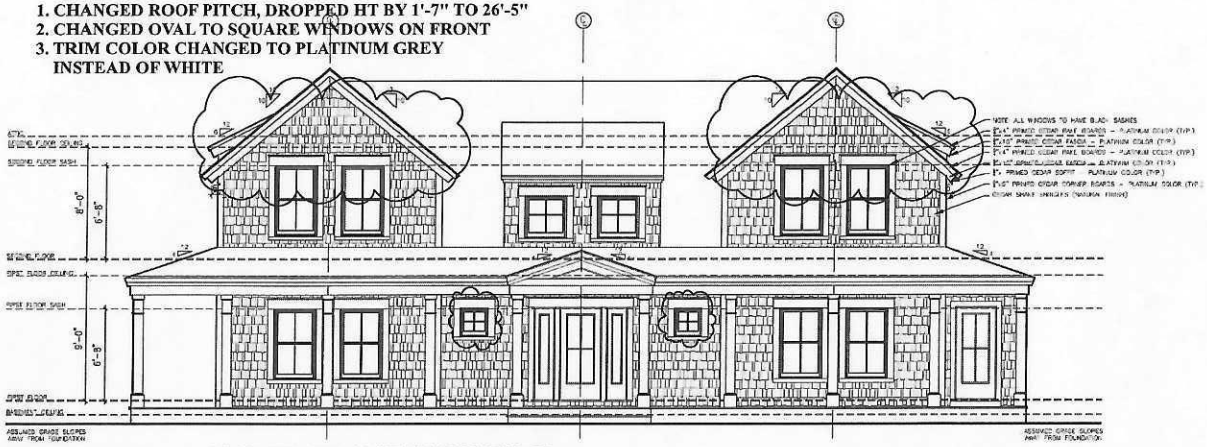
HDC RESUBMISSION FOR OLD BIZ MTG 10-05

No.	Description	Date
1		
2		
3		
4		

1/4"=1'-0"
8.26.20
1

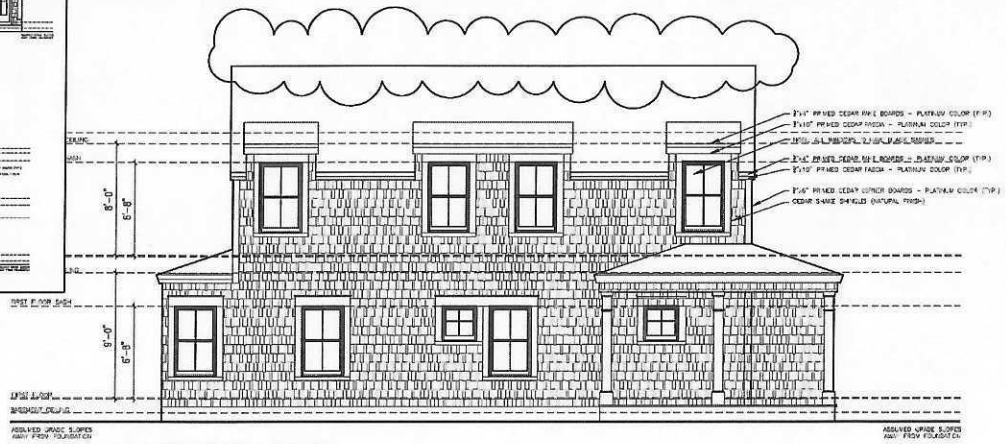
REVISIONS-

1. CHANGED ROOF PITCH, DROPPED HT BY 1'-7" TO 26'-5"
2. CHANGED OVAL TO SQUARE WINDOWS ON FRONT
3. TRIM COLOR CHANGED TO PLATINUM GREY INSTEAD OF WHITE



NORTH (FRONT ELEVATION)

PREVIOUS SUBMISSION



EAST ELEVATION

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

phoenix ARCHITECTS

PETER L. SANDORSE, AIA
WAKEFIELD, MA
781.246.0988

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CAGGIANO RESIDENCE

59B POLPIS RD
NANTUCKET, MA

PROPOSED FLOOR PLANS

No	Revisions	Date
4		
3		
2		
1		

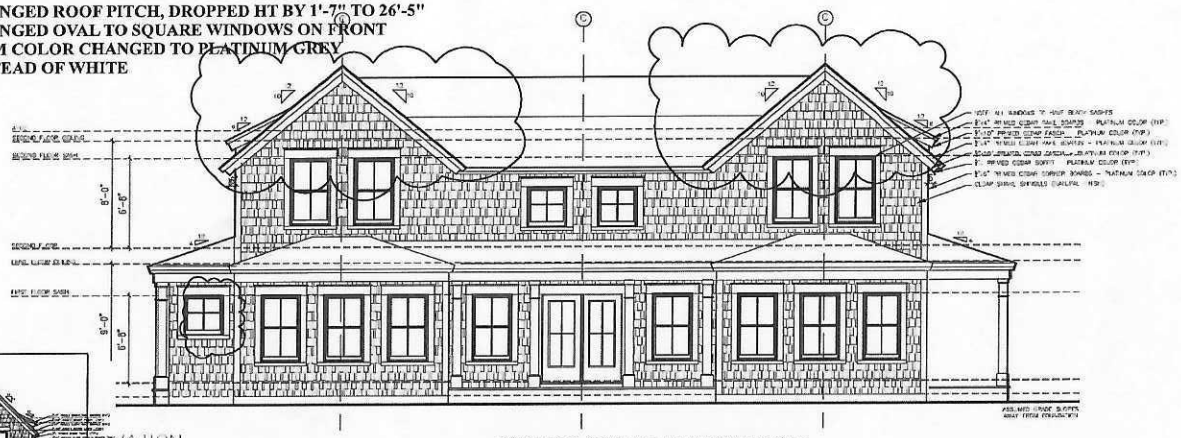
1/4"=1'-0"

9.25.20

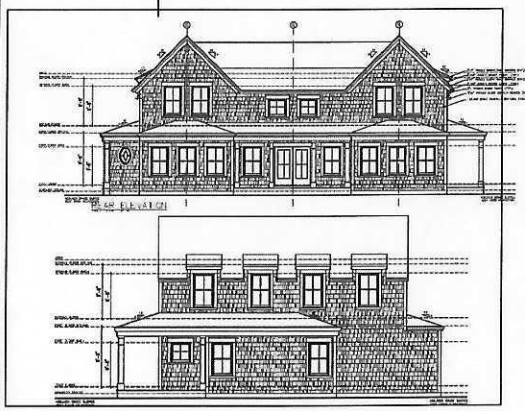
4

REVISIONS-

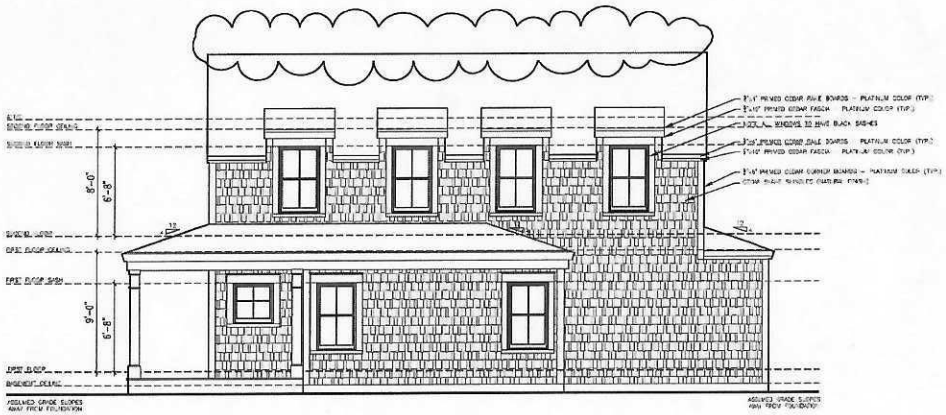
1. CHANGED ROOF PITCH, DROPPED HT BY 1'-7" TO 26'-5"
2. CHANGED OVAL TO SQUARE WINDOWS ON FRONT
3. TRIM COLOR CHANGED TO PLATINUM GREY INSTEAD OF WHITE



SOUTH (REAR ELEVATION)



PREVIOUS SUBMISSION



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

WEST ELEVATION

phoenix ARCHITECT

PETER L. SANDORSE, AIA
WAKEFIELD, MA
781.246.0988

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CAGGIANO RESIDENCE

59B POLPIS RD
NANTUCKET, MA

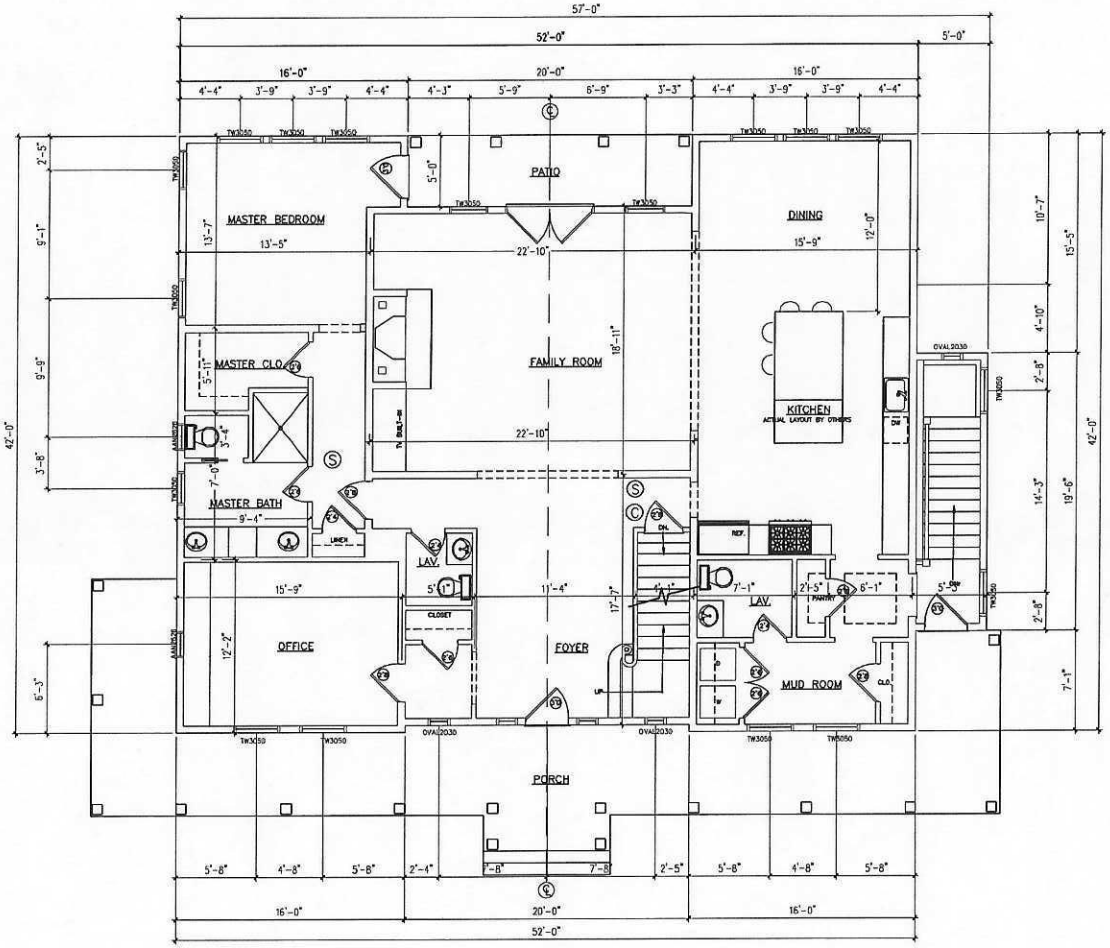
PROPOSED FLOOR PLANS

No.	Revision/Issue	Date
4		
3		
2		
1		

1/4"=1'-0"

9.25.20

5



FIRST FLOOR PLAN – 2,168 SF

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

phoenix ARCHITECTS

PETER L. SANDORSE, AIA
WAKEFIELD, MA
781.246.0988

NOTE:

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CAGGIANO RESIDENCE

59B POLPIS RD
NANTUCKET, MA

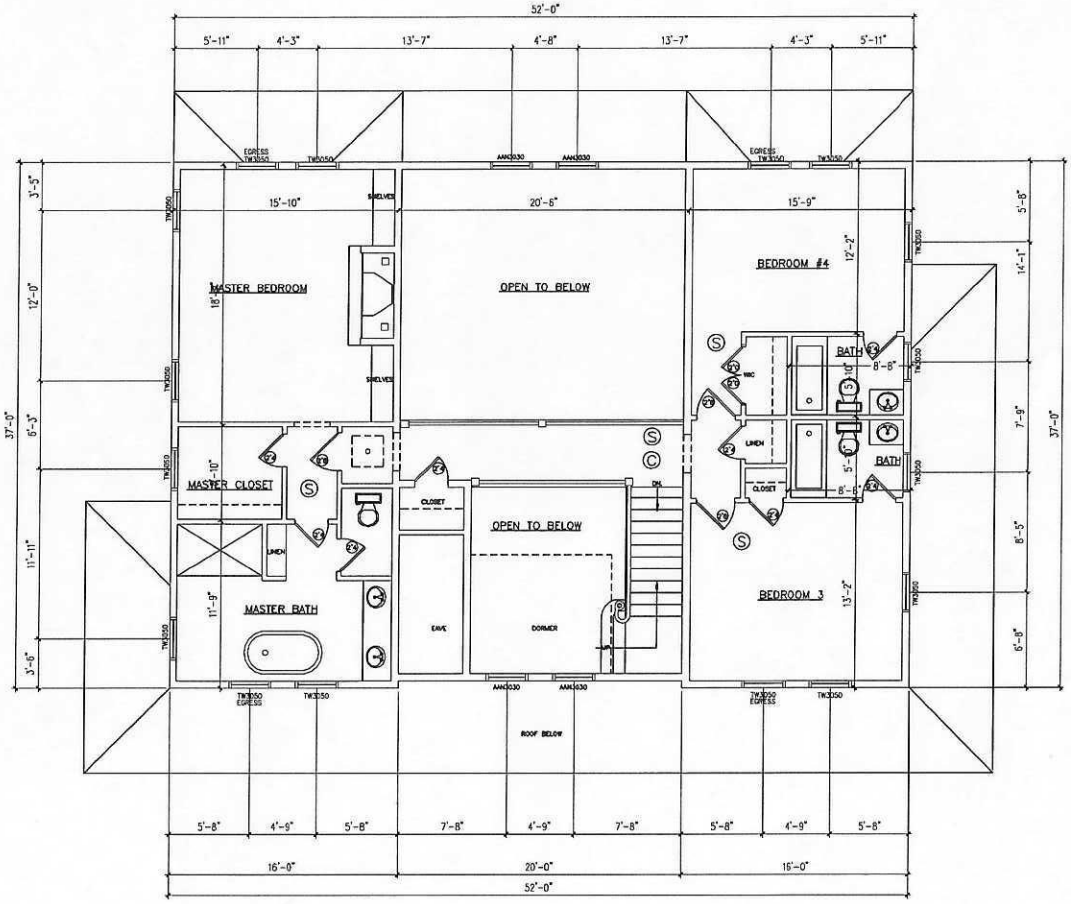
PROPOSED FLOOR PLANS

No	Revision	Date
4		
3		
2		
1		

1/4"=1'-0"

9.25.20

2



SECOND FLOOR PLAN – 1,291SF
SCALE: 1/4" = 1'-0"

phoenix
ARCHITECTS

PETER L. SANDORSE, AIA
WAKEFIELD, MA
781.246.0988

NOTE:
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CAGGIANO RESIDENCE

59B POLPIS RD
NANTUCKET, MA

PROPOSED FLOOR PLANS

No	Revision/Issue	Date
4		
3		
2		
1		

1/4"=1'-0"

9.25.20

3

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°: 75 PARCEL N°. 27

Street & Number of Proposed Work: 100 Low Beach RD

Owner of record: GREG RAIFF

Mailing Address: 100 Low Beach RD NANTUCKET MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS

Mailing Address: 8 WILLIAMS LN NANTUCKET

Contact Phone #: 3254995 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 NEW POOL HOUSE

Size of Structure or Addition: Length: 45' Sq. Footage 1st floor: 1,083 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 876 Size: _____ ☐ 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 23' South 23' East 23' West 23'

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

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

Roof Pitch: Main Mass 12 /12 Secondary Mass 4 /12 Dormer 4 /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 3 1/2 Rake 7 1/4" Soffit (Overhang) 12" Corner boards 4 1/2" Frieze 4"
Window Casing 3 1/2 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) _____ Roof NATURAL
Trim WHITE - TO MATCH EX. Sash WHITE - MATCH. EX. Doors WHITE
Deck NATURAL 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 09. 08. 20. Signature of owner of record _____ Signed under penalties of perjury

Updated Meeting Posting
MEETING POSTING

Original Posting Time: 2020 SEP 25 AM 10:05
Original Posting Number: T 2068
****added ePermitting numbers****

TOWN OF NANTUCKET
Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED
2020 SEP 29 AM 10:17
NANTUCKET TOWN CLERK
Posting Number:T 2074

Committee/Board/s	Historic District Commission (HDC) – NEW BUSINESS
Day, Date, and Time	Tuesday September 29, 2020 **4:30pm**
Location / Address	**REMOTE PARTICIPATION VIA ZOOM AND YouTube** Pursuant to Governor Baker's March 12, 2020 Order Regarding Open Meeting Law (Attached) Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
	Ray Pohl, Chairman
Please note:	If there is no quorum of members present, or if meeting posting is not in compliance with the OML statute, no meeting may be held.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Cathy Flynn, Land Use Specialist

To join the Historic District Commission meeting click on the Zoom Link below:
https://zoom.us/j/95560053336?pwd=UzMxaWF0N1MwVVByNGdkV1lIRHFMUT09

Meeting ID: 955 6005 3336 **Password**: 078546
Phone dial in: 646 558 8656; Meeting ID: 95560053336; Password: 078546

To watch live feed, click here: https://www.youtube.com/watch?v=yVst-gyYESU

Commissioners: Ray Pohl (Chair), Diane Coombs (Vice Chair), John McLaughlin, Abby Camp, Val Oliver
Associate Commissioners: Stephen Welch, Jesse Dutra, Carrie Thornewill
Staff: Terry Norton, Cathy Flynn, Holly Backus and Kadeem McCarthy

Historic Structures Advisory Board (HSAB), Sconset Advisory Board (SAB), Madaket Advisory Board (MAB), Sign Advisory Council (SAC).

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.
Some applications on this agenda may not be heard at this meeting due to time constraints. Please check with the office on Wednesday after the Tuesday meeting for further information.

I. PUBLIC COMMENT

- *Commissioners: Pohl, Coombs, Camp, Welch; Alternates: None; Recused: None*

VIII. NEW BUSINESS

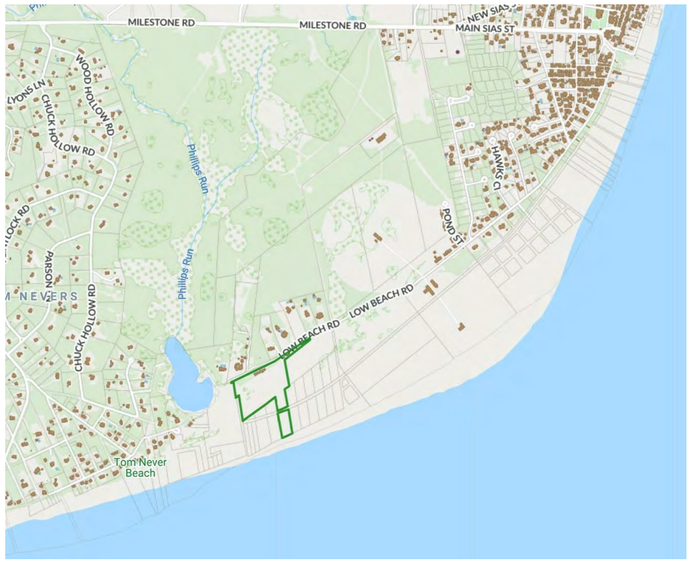
	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	S/P Norwell LLC **09-1776**	3 Mariner Way	Fence	55.1.4/72.3	Mike Duffy
2.	Peter O'Brien **09-1843**	36 Low Beach Road	Re-site structure	74/55	Emeritus
3.	Curren Huyser **09-1800**	69 Surfside Road	Storage facility	67/230	Emeritus
4.	Greg Raiff **09-1845**	100 Low Beach Road	Reno/rebuild DU + addition	75/27	Emeritus
5.	Greg Raiff **09-1857**	100 Low Beach Road	New pool house	75/27	Emeritus
6.	Dallas Piolo **09-1793**	15 Plainfield Road	Addition	49/168	Emeritus
7.	Barbara Martin **09-1797**	2 Back Street	Renovation	55/359	Brook Meerbergen
8.	38 Prospect LLC **09-1777**	38 Prospect Street	New dwelling	55.4.4/56	Brook Meerbergen
9.	38 Prospect LLC **09-1775**	38 Prospect Street	New 2nd dwelling	55.4.4/56	Brook Meerbergen
10.	Phillips Richard TR **09-1862**	19 E Tristrams	Rev 0786; re-site structure	31/4.1	Botticelli & Pohl
11.	NHA Properties INC **09-1840**	48 Okorwaw Ave	Move on from 19 Longwood	79/173	MCA+
12.	David Reilly **09-1811**	13 Primrose Lane	Roof walk	40/65.3	Jeff Morash
13.	Linda Groves **09-1809**	26 New Street	Addition	55/44	BPC
14.	Deb Hartman **09-1850**	14 Lowell Place	Pool	41/164	Atlantic Landscaping
15.	Enoch Sower **09-1866**	11 Comeau Lane	Rooftop solar panels	49.3.2/27.1	ACK Smart
16.	Benjamin Moore **09-1765**	15 Folger Ave	Rooftop solar panels	80/154	ACK Smart
17.	Hydrangea Lane LLC **09-1798**	11 Hydrangea Lot 9	Pool	73/93	Brook Meerbergen
18.	Hydrangea Lane LLC **09-1799**	11 Hydrangea Lot 9	Cabana	73/93	Brook Meerbergen
19.	Geoff Smith **09-1803**	98 Old South Road	Deck and window alteration	68/429	JB Studios
20.	Lemberg Son + Daughters **09-1768**	1 White Whale Lane	Rev to COA 12-0299	66/18	LINK
21.	Tessa Cressman **09-1781**	3 Wauwinet Road	Rev 72598; fenestration changes	20/11.1	Thornewill Design
22.	Cynthia McClintlock **09-1801**	32 Brewster Road	Move/demo building	54/84	Robert Newman
23.	Cynthia McClintlock **09-1818**	32 Brewster Road	New dwelling	54/84	Robert Newman
24.	Cynthia McClintlock **09-1774**	32 Brewster Road	New garage	54/84	Robert Newman
25.	Tom McCann **09-1836**	78 Milk Street	Pool	56/6.2	Mark Lombardi
26.	Johnson 7th Gen NT **09-1773**	250 Madaket Road	New 2nd dwelling	59.4/213	Brook Meerbergen
27.	Barbara Von Der Groeben **09-1825**	132 Main Street	Rooftop solar panels	42.3.3/45	ACK Smart
28.	Sea Hero LLC **09-1758**	7 Pilgrim Road	Rev 01-0445; exterior alterations	41/216	MCA+
29.	David Biddison **09-1784**	22 Cannonbury Lane	New dwelling	74/15	Val Oliver
30.	33 Coffin Street LLC **09-1796**	33 Coffin Street	Rev 05-1009; fenes + rail chnge	73.4.1/26.1	CWA
31.	Kris Megna **09-1831**	28 South Shore Road	New dwelling (Lot 2A)	80/178	Val Oliver
32.	Herrick Alberry**09-1841**	28 South Shore Road	New dwelling (Lot 2B)	80/178	Val Oliver
33.	Doug Carlson **09-1791**	28 South Shore Road	New dwelling (Lot 1A)	80/178	Val Oliver
34.	Doug Carlson **09-1787**	28 South Shore Road	New dwelling (Lot 1B)	80/178	Val Oliver
35.	Craig Beni **09-1838**	5 Tom Nevers Road	Rev 08-1547 enlarge cabana	77/2.2	Shelter 7 LLC
36.	Todd Cooper **09-1819**	5 Hollister Road	Rev 08-1494 chge pergola. Adj stairs	92.4/263	Shelter 7 LLC
37.	James Pallotta **09-1812**	21 Eel Point Road	Paddle court	40/4	Botticelli + Pohl
38.	P. Zernik **09-1846**	24 W Chester St	Rev 06-1234; fenes change	42.4.3/57	Emeritus
39.	Darren Black **09-1839**	28 Eel Point Road	Rev 12-0389; ext alterations	40/44	Emeritus
40.	Jonathan Raith **09-1821**	14 Easy Street	Rev 73100; fenes change	42.3.1/13	Emeritus
41.	Elizabeth Wetherell **09-1852**	10 Hickory Meadow	Rev 1167; copper roof	41/904	Emeritus
42.	Peter O'Brien **09-1843**	36 Low Beach Road	Rev 72855; relocate + omit pergola	74/55	Emeritus
43.	KTT Place LLC **09-1844**	6 North Sias St	Addition + rotate on site	73.4.1/41	MCA+
44.	KTT Place LLC **09-1859**	6 North Sias St	Shed	73.4.1/41	MCA+
45.	KTT Place LLC **09-1802**	6 North Sias St	Pool	73.4.1/41	MCA+
46.	Peter Sendelbach **09-1805**	21 Hummock Pond Road	New dwelling	56/11.2	Self
47.	450 Green Park LLC **09-1785**	2 Stone Alley	Addition	42.3.1/102	LINK
48.	22 BLVD LLC **09-1757**	22 Boulevarde	New dwelling	30/327	Normand Residential
49.	22 BLVD LLC **09-1780**	22 Boulevarde	Entertainment building	30/327	Normand Residential
50.	EPR RGH LLC **09-1842**	119 Eel Point Rd (Lot 34)	Move off/demo	33/17.2	Brook Meerbergen
51.	12 Sconset West LLC **09-1863**	12 Hydrangea Lane	New dwelling	73/90	Brook Meerbergen
52.	12 Sconset West LLC **09-1822**	12 Hydrangea Lane	New shed	73/90	Brook Meerbergen
53.	12 Sconset West LLC **09-1865**	12 Hydrangea Lane	Hardscape	73/90	Brook Meerbergen
54.	12 Lincoln Ave NT **09-1848**	12 Lincoln Ave	Rev 07-1374; hardscape revs	30/183	MCLD, LLC

Raiff Pool House

100 Low Beach Road
Nantucket, MA 02554

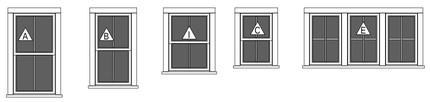
10.01.20

HDC Submission



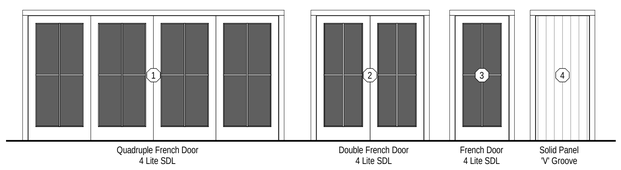
Locus Map

Not to Scale



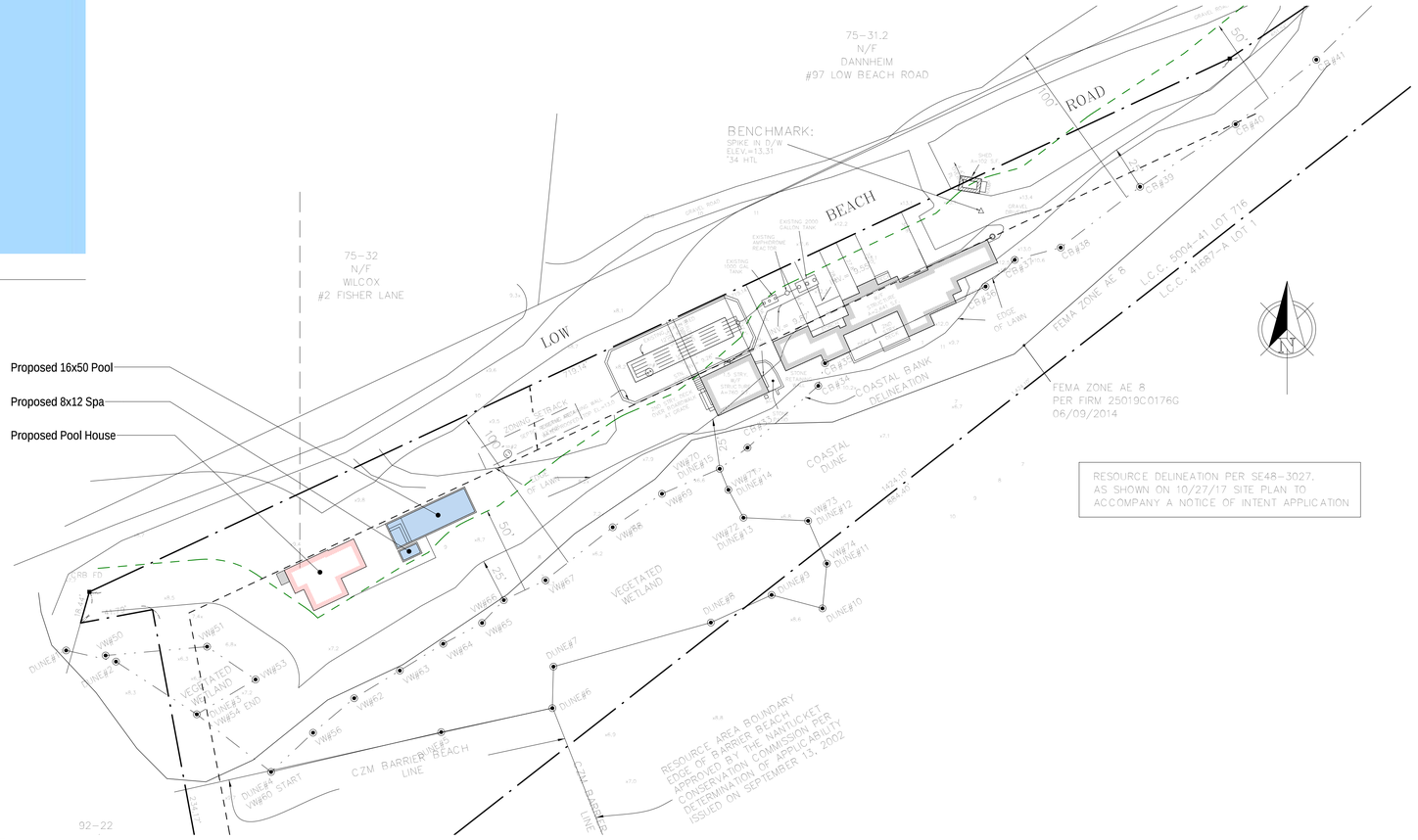
Window Legend

1/4" = 1'-0"



Door Legend

1/4" = 1'-0"



Site Plan

1" = 40'-0"

2033

Raiff Pool House

100 Low Beach Road
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	75 / 27
Current Zoning:	LUG3
Minimum Frontage:	200 FT
Front Setback:	35 FT
Side/Rear Setback:	20 FT
Lot Size:	571,832 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3% / 17,155 SF
Existing G.C.:	3,401 SF
Proposed G.C.:	978 SF
Total Proposed G.C.:	4,484 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.

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G.1.0 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.

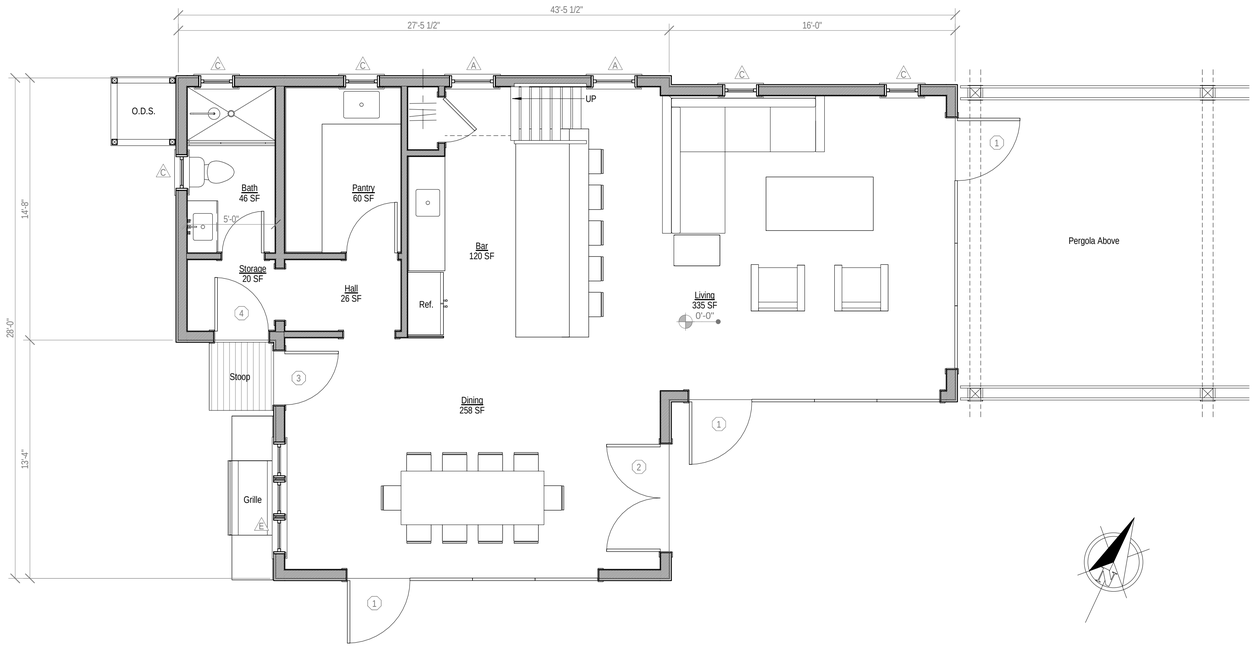
DRAWINGS THAT ARE NOT CLEARLY LABELED 'FOR CONSTRUCTION' SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.0

2033

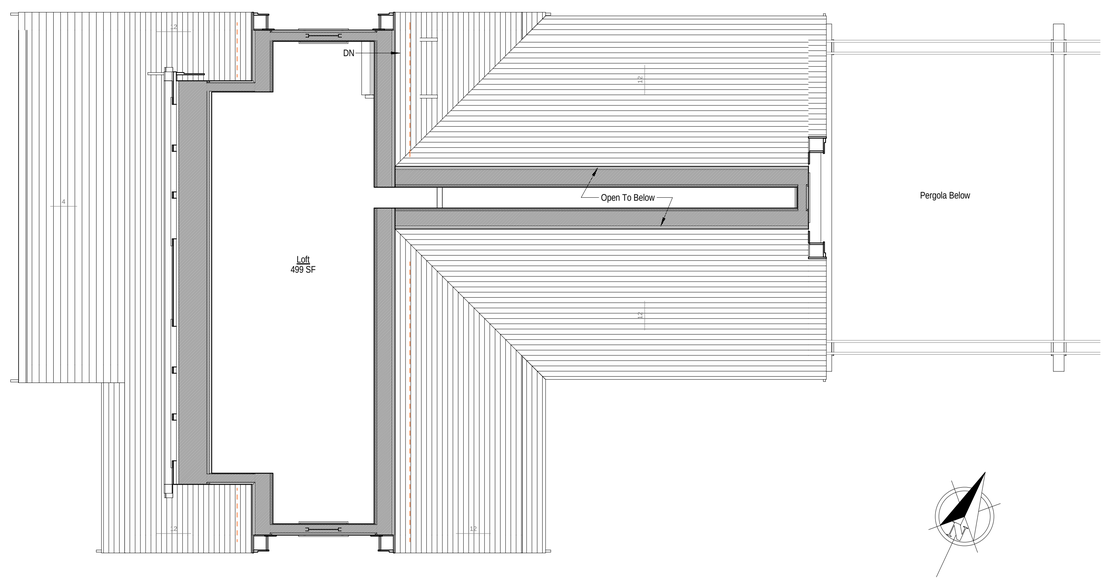
10.01.20

HDC Submission



First Floor - Proposed

1/4" = 1'-0"



Second Floor - Proposed

1/4" = 1'-0"

2033

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A.1.1

2033

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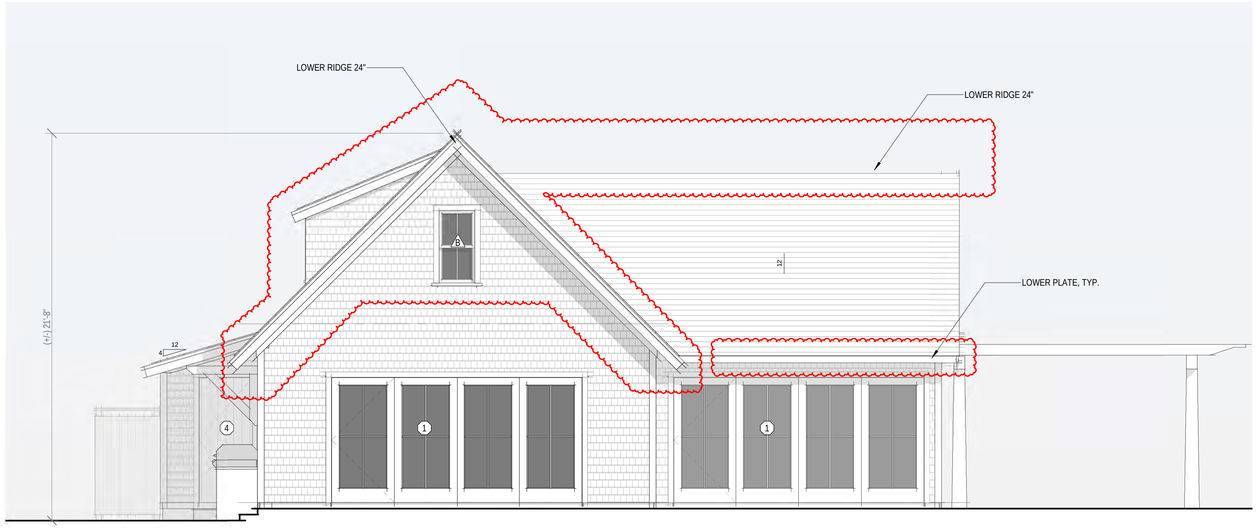
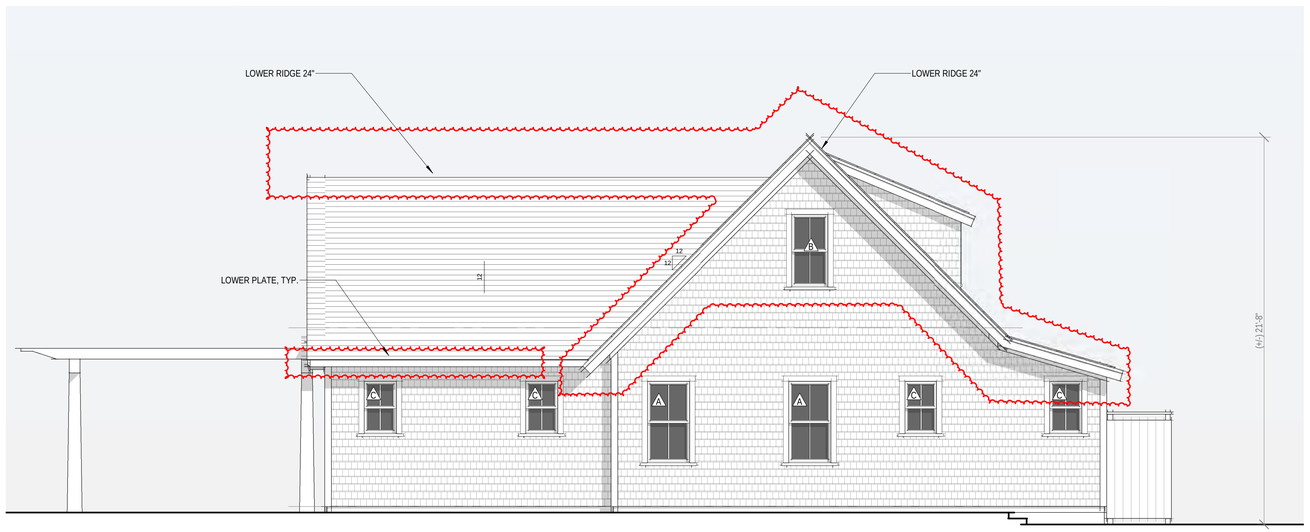


South Elevation - Proposed

1/4" = 1'-0"

Previous Subm. South Elevation

1/8" = 1'-0"



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A.2.1

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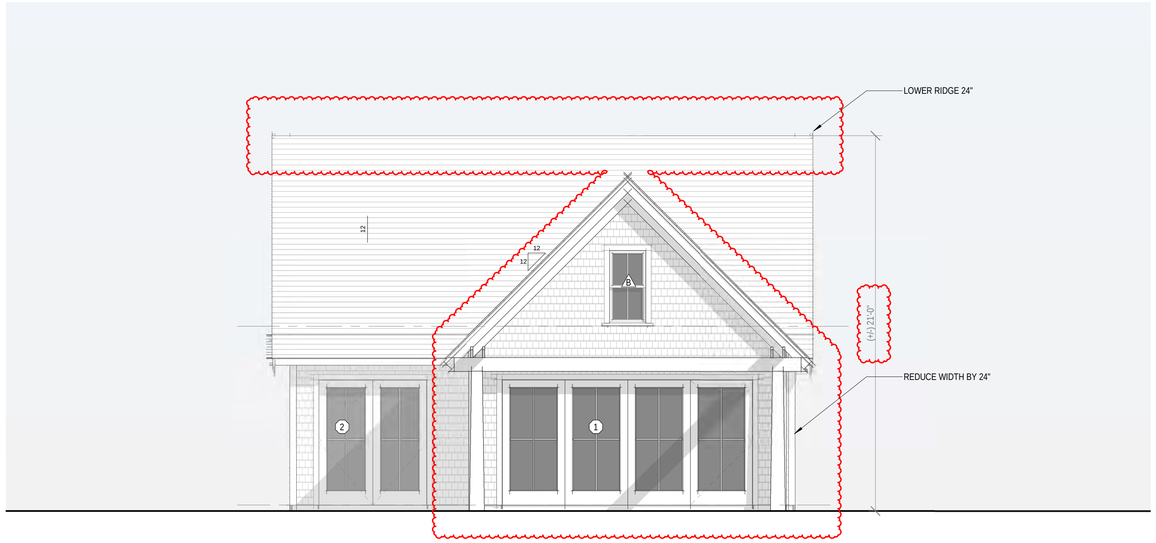
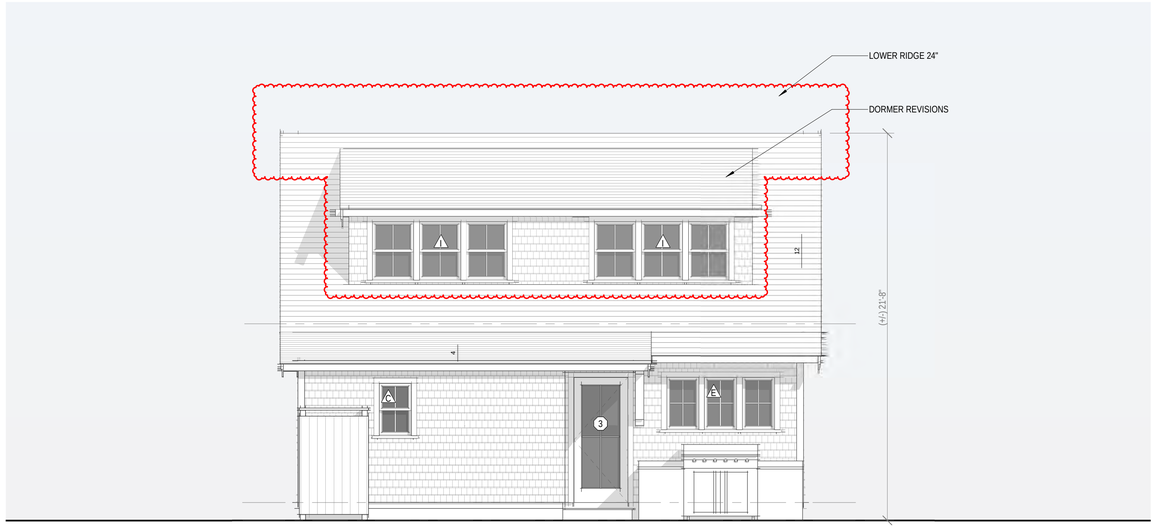


East Elevation - Proposed

1/4" = 1'-0"

Previous Subm. East Elevation

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"

Previous Subm. West Elevation

1/8" = 1'-0"

2033

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A.2.2

2033

100 Low Beach Rd M/P 75 / 27

OLD BUSINESS CHECKLIST

Planning and Land Use Services

Historic District Commission

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.

*Refer to the HDC Policies and Procedures for Applicants for further information link below:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

Failure to submit the required documents below for an Old Business meeting MAY result in delays.

X	HDC case number: (ex HDC2020-xx-xxxx), if applicable HDC2020-09-1857
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Four (4) copies of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large (24"x36") sets of plans (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Alex Bagmets Date: 10.01.20

HDC Meeting Date: Sept 29 , 2020.

HDC 09-1857

100 Low Beach Street

Emeritus Development

Map 75; Parcel 27

New Pool House

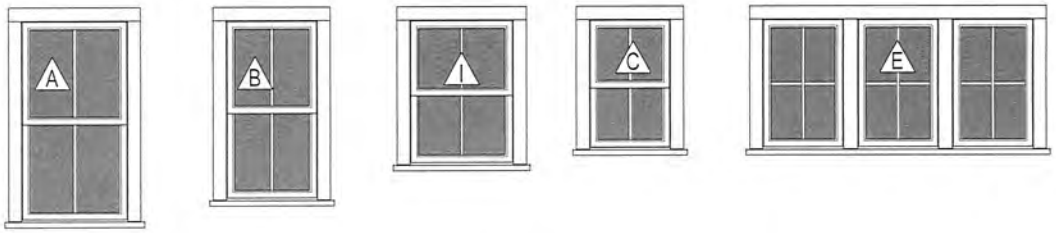
OLD

Raiff Pool House

100 Low Beach Road
Nantucket, MA 02554

Locus Map

Not to Scale



Double Hung
2/2 SDL

Double Hung
2/2 SDL

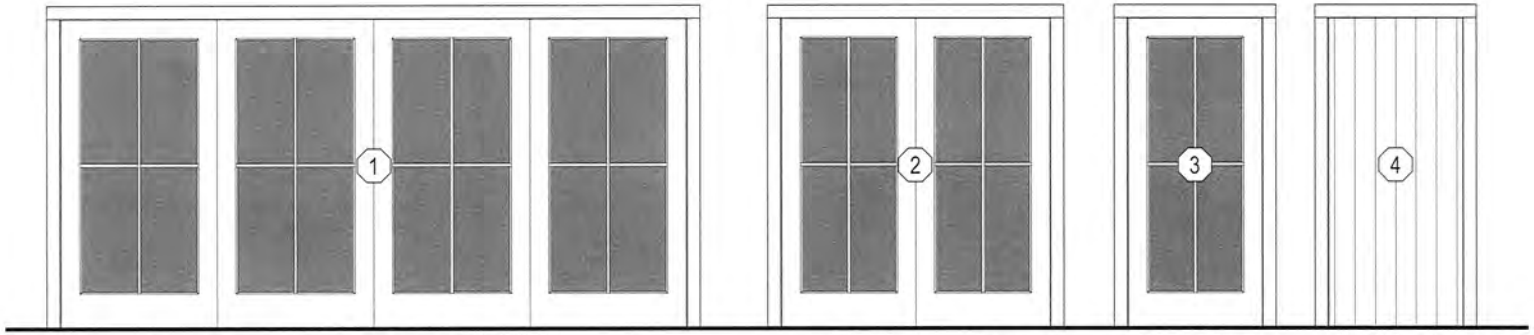
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed / Casement
4 Lite SDL

Window Legend

1/4" = 1'-0"



Quadruple French Door
4 Lite SDL

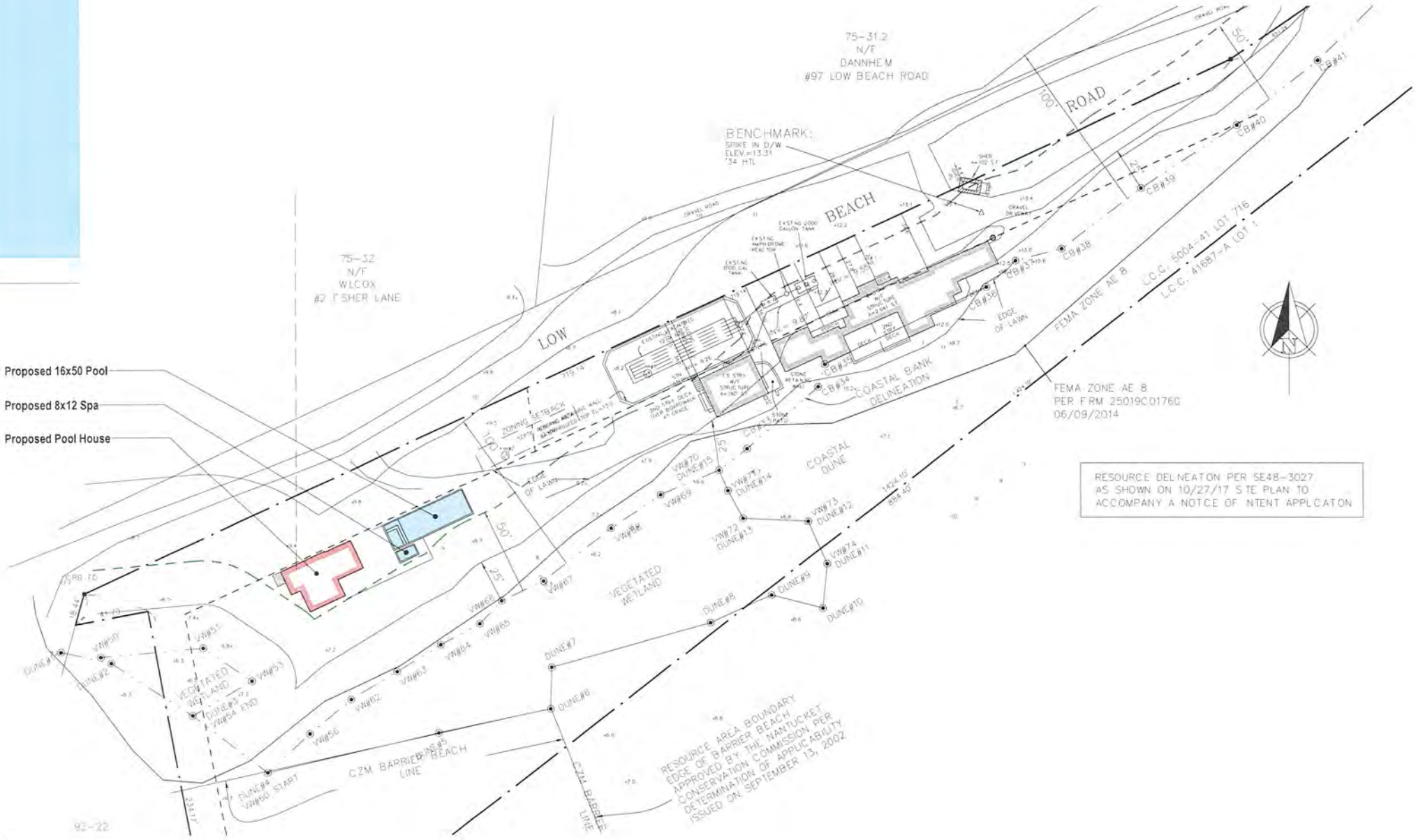
Double French Door
4 Lite SDL

French Door
4 Lite SDL

Solid Panel
'V' Groove

Door Legend

1/4" = 1'-0"



Site Plan

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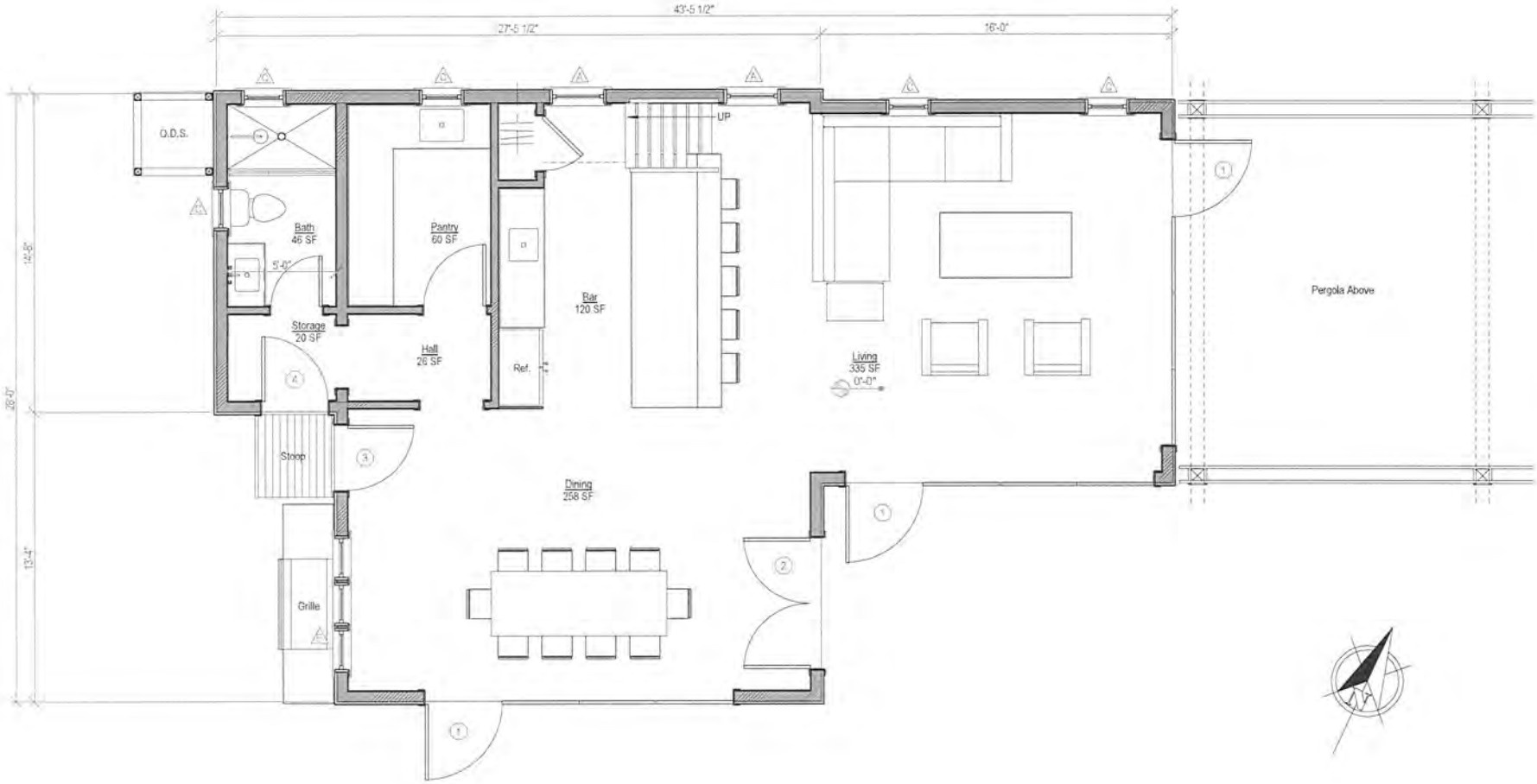
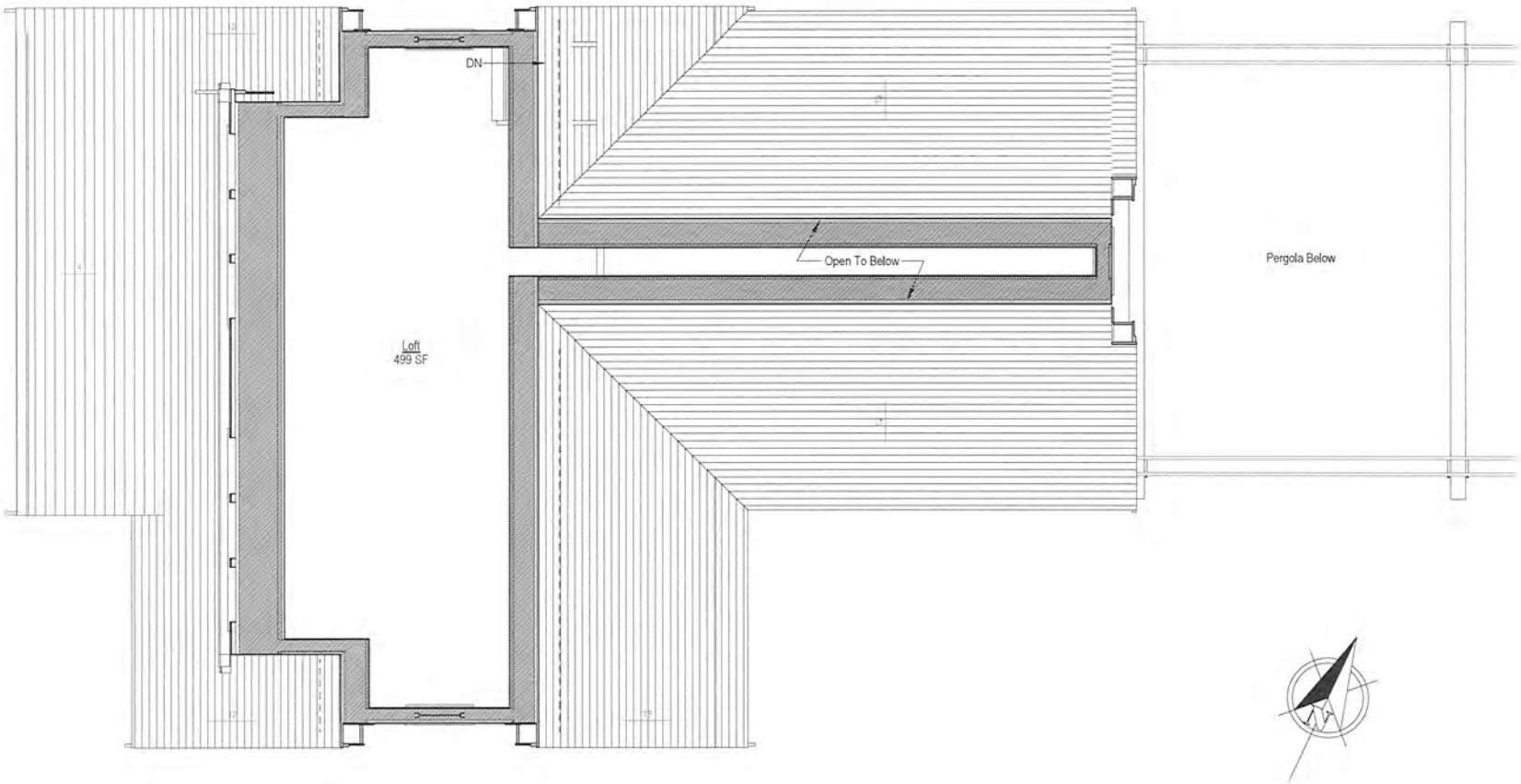


First Floor - Proposed

1/4" = 1'-0"

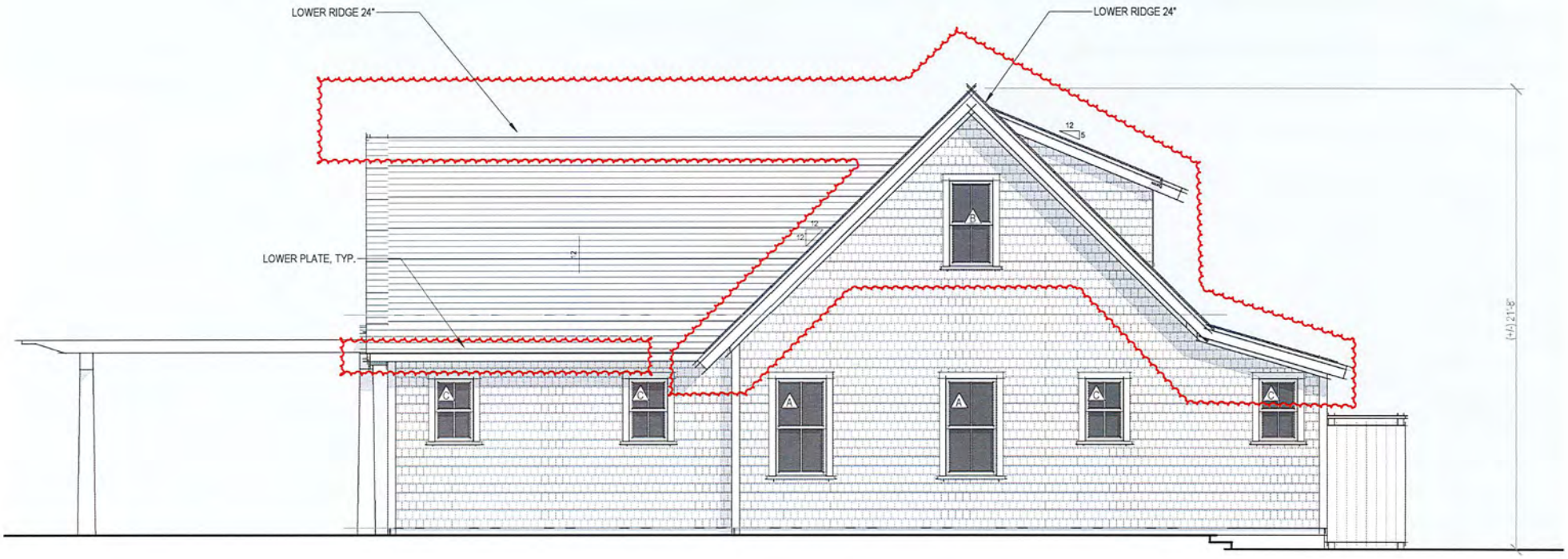


Second Floor - Proposed

1/4" = 1'-0"

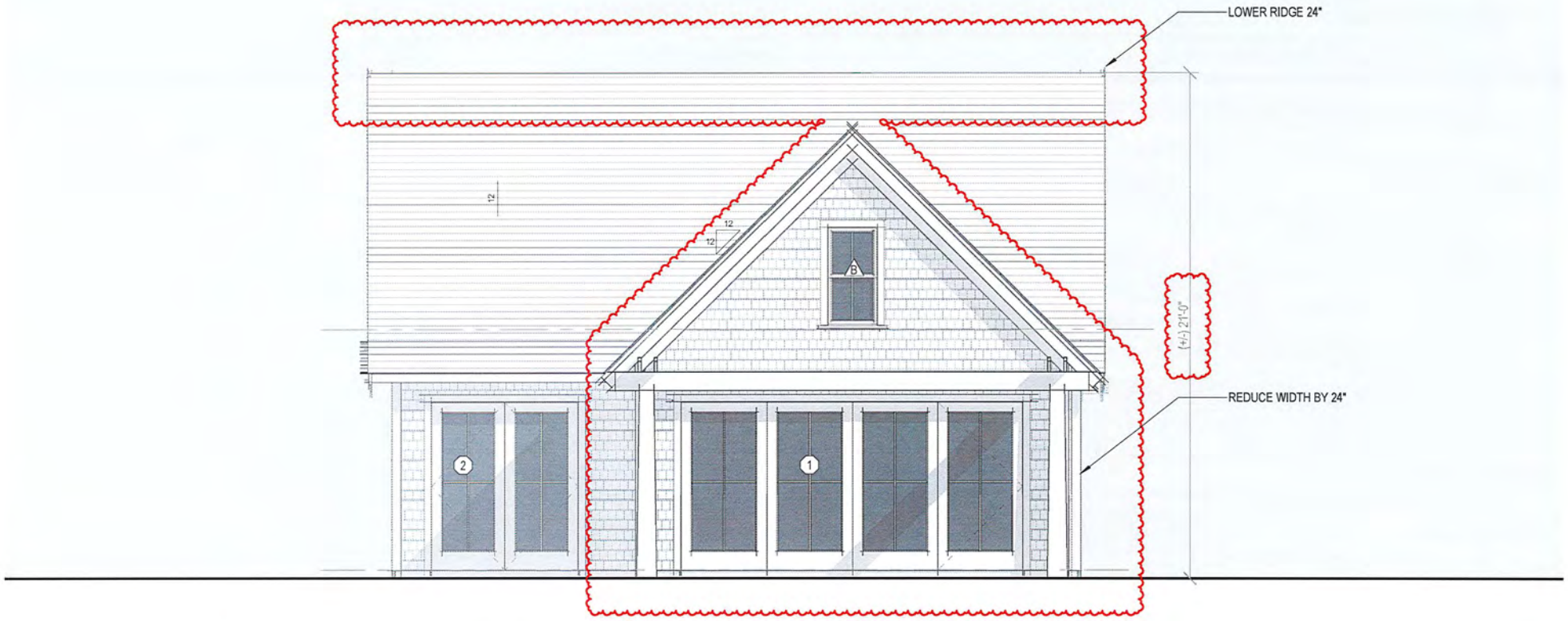
South Elevation - Proposed

1/4" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

West Elevation - Proposed

1/4" = 1'-0"