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°: 67 PARCEL N°. 267

Street & Number of Proposed Work: 27 Allens Way

Owner of record: Devin & Sarah Renick

Mailing Address: 27 Allens Way
Nantucket MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nant. Architecture Group

Mailing Address: PO box 1814
Nantucket MA

Contact Phone #: 228-5031x2 E-mail: Steve@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended _____

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. HDC2020-04-0881

☐ 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 NO CHANGE
2. South Elevation CHANGE SINGLE FRENCH TO 5'0 UNIT
3. West Elevation NO CHANGE
4. North Elevation ENLARGE 2 WINDOWS & ADD ONE WINDOW

*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 NTW Clapboard (if applicable) _____ Roof TMG

Trim NTW Sash WHITE Doors WHITE

Deck NTW 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

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 Stephen Theroux

AS AGENT FOR DEVIN & SARAH RENICK

STREET ADDRESS 27 Atlantic Way

MAP/PARCEL 67 / 267

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/2/2020

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 7/2/2020

8/2x11

Town and County of Nantucket, MA

February 28, 2020

Property Information

Property ID	67 267
Location	27 ALLENS LN
Owner	REMICK DEVIN B & SARAH H TR

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

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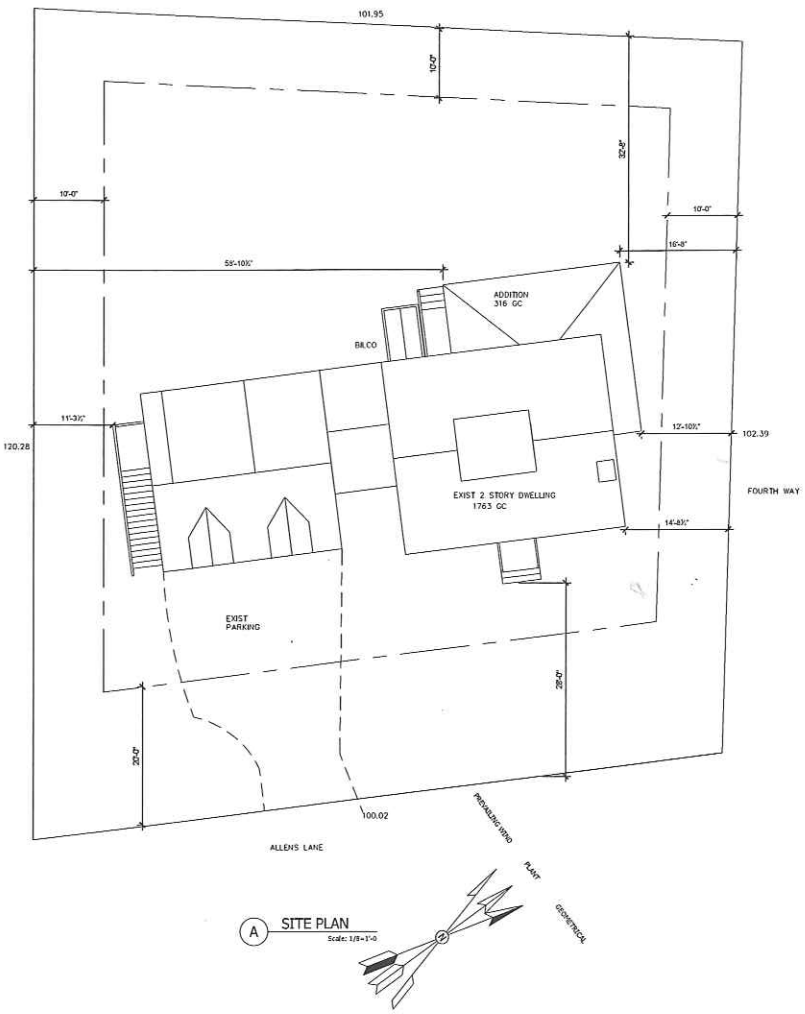
MAR 06 2020
By

8½x11



A SITE PLAN
Scale: 1/8=1'-0

GENERAL

G1 – ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 9TH EDITION OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, IRC 2015 AND ASCE7-10 AND THE REFERENCE STANDARDS INCLUDED THEREIN THAT ARE APPLICABLE TO THIS PROJECT

G-2 THE CONTRACTOR SHALL FAMILIARIZE THEMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER AND ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE DRAWINGS MAY BE MADE ONLY WITH PRIOR APPROVAL OF THE PROJECT ENGINEER.

G-3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION, MEANS, METHODS, CO-ORDINATIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

G-4 NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE PROJECT ENGINEER.

G-5 FOR EXACT LOCATION OF FLOOR & ROOF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SHOP DRAWINGS.

G-6 ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND SHOP DRAWINGS AND SPECIFICATIONS.

G-7 UNLESS OTHERWISE INDICATED, DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

G-8 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, CO-ORDINATION OF OTHER TRADES AND TECHNIQUES TO PRODUCE A SOUND AND QUALITY BUILDING. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

DESIGN LOADS

DL-1 THE BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS IN ACCORDANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE RESIDENTIAL BUILDING CODE, IRC 2015 AND ASCE7-10.

DL-2 SNOW LOAD: GROUND SNOW LOAD = 35 PSF; IMPORTANCE FACTOR I=1.0 DRIFTING SLEDING SNOW INCLUDED WHERE APPLICABLE.

DL-3 FLOOR LIVE LOAD:

DL-3.1. LIVING AREAS 40 PSF
DL-3.2. SLEEPING AREAS 30 PSF
DL-3.3. ATTIC AREAS 20 PSF
DL- 3.4. DECKS 40 PSF

WIND LOADS:
WIND VELOCITY V=140
MPH
EXPOSURE B
IMPORTANCE FACTOR
I=1.0

EXISTING CONDITIONS

THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE TO BUILDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED

FRAMING NOTES

1. EXTERIOR WALLS ARE BEARING AND SHEAR WALLS. 1/2 PLYWOOD ON 2X6@16"OC BEARING WALLS AND SHEAR WALLS. BLOCK ALL PANEL EDGES FASTEN PLYWOOD TO STUDS WITH 8D NAILS AT 4"-6"OC AT ALL PANEL EDGES,AROUND ALL OPENINGS,TOP,BOTTOM AND END WALLS.
2. (2)2x10 INSULATED HEADERS AT DOORS WINDOWS UNLESS OTHERWISE NOTED INSTALL DOUBLE KING STUD AND SINGLE JACK STUD AT EACH END. INSTALL SIMPSON CS20 (TYPICAL HEADERS) OR CWST16 (ROOF RIDGE BEAM AND POSTS) COIL STRAP AS NOTED ON TYPICAL DETAILS
3. ROOF FRAMING TO BE ½ PLYWOOD ON 2X10@16"OC RAFTERS AS NOTED. FASTEN PLYWOOD TO RAFTERS WITH 8D NAILS AT 4"OC THRU-OUT. INSTALL SIMPSON H2.5A AT ALL RAFTER TO WALL CONNECTIONS OR RAFTER TO PORCH OR LOW ROOF BEAM. INSTALL SIMPSON LSSU AT RAFTER TO RIDGE BEAM, VALLEY OR HIP BEAM CONNECTION UNLESS NOTED OTHERWISE.
4. FLOOR FRAMING TO BE ¾ ADVANTECH SUBFLOOR GLUE AND NAIL TO NEW AND OR EXISTING JOISTS.SEE PLANS FOR JOIST DESIGNATIONS.
5. LEDGERS AT ROOF RAFTERS AND SECOND FLOOR FRAMING TO BE PT 2X10 FASTENED TO THE STRUCTURE WITH (3) SIMPSON SDS25412@16"OC.GC TO VERIFY THAT SCREWS
6. ENGAGE EITHER BEAMS,BAND JOISTS OR INTO STRUDS AND NOT JUST THROUGH SHEATHING
7. SOLE PLATES TO BE FASTENED TO ROOF RAFTERS AT OVERFRAMING CONDITIONS WITH (2) SIMPSON SDS25412 SCREWS INTO RAFTERS. (16"OC)

DEMISION ONE: DEMOLITION AND SITE WORK

1. REMOVE STRUCTURES AND WALLS AS INDICATED IN SAFE, NEAT AND ORDERLY FASHION WITHOUT UNNECESSARY DISTURBANCES TO ADJACENT FINISH SURFACES AND FRAMING.
2. PROVIDE ALL NECESSARY SHORING.
3. REMOVE ALL DEMOLITION MATERIALS FROM SITE AND DISPOSE OF THEM IN AN ORDERLY AND LEGAL FASHION.
4. SHUT OFF ELECTRICITY AND WATER AS REQUIRED. CAP OFF EXISTING PLUMBING AND ELECTRICAL WORK IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE. BRING EXISTING PLUMBING AND ELECTRICAL WORK UP TO CODE AS REQUIRED.
5. MAINTAIN A WEATHER TIGHT BUILDING AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION. INSTALL PLASTIC SHEET BARRIERS TO PROTECT AREAS NOT UNDER RENOVATION FROM DIRT AND DEBRIS RESULTING FROM THE RENOVATION WORK.
6. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF PLUMBING, HEATING AND ELECTRICAL ITEMS RELATED TO DEMOLITION AND INSTALLATION OF ALL NEW WORK.
7. ALL MATERIAL, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, IRC2009 AND ASCE7-05 AND THE REFERENCE STANDARDS INCLUDING THEREIN THAT ARE APPLICABLE FOR THIS PROJECT.

EXISTING CONDITIONS

E-1 THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR COVERED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.

E-2 NO MAIN FRAMINGOR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE PROJECT ARCHITECT OR ENGINEER.

FOUNDATIONS

F-1: EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL APPROVED BY TEN PROJECT ARCHITECT. REMOVE ALL SILTY TOPSOIL OR OBJECTIONABLE MATERIAL FROM UNDER SLABS ON GRADE. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.

F-2. EXTERIOR WALL FOOTING ARE TO BE PLACED ON APPROVED SOIL, AT A MINIMUM DEPTH OF 4 FEET BELOW THE LOWEST ADJACENT GRADED SURFACE EXPOSED TO FREEZING. ANDY ADJUSTMENT OF ELEVATIONS OF FOOTINGS DUE TO FIELD CONDITIONS MUST HAVE THE EXPRESSED APPROVAL OF THE PROJECT ARCHITECT. ESTIMATED ELEVATION OF BOTTOM INDICATED THUS (0'-0"

F-3. SOIL BEARING CAPACITY=NATURAL UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL HAVING AN ALLOWABLE BEARING PRESSURE OF 2000 POUNDS PER SQUARE FOOT.

F-4: BACKFILL THE EXCAVATION WITH APPROVED GRANULAR MATERIAL PLACED IN 6 INCH LAYERS AND COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557, METHOD D AFTER BOTTOM OF EXCAVATION HAS BEEN APPROVED BY TEN PROJECT ARCHITECT.

F-5: BACKFILL AGAINST FOUNDATION FROST WALLS TO BE DONE EQUALLY AT EACH SIDE OF WALL UNLESS WALL IS BRACED ON OPPOSITE SIDE OF FILL AGAINST MOVEMENT.

CONCRETE WORK
C-1: CODE CONFORMANCE
C-1.1: COMPLY WITH THE LATEST RECOMMENDATIONS OF THE FOLLOWING STANDARDS:
C-1.3 ACI 301– SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
C-1.4 ACI 347– FORMWORK
C-1.5 ACI318– BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

C-2: MATERIALS
C-2.1.1: CONCRETE, APPROVED READY MIXED CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. SLUMP 3–5 INCHES.
C-2.1.2: CONCRETE, APPROVED READY MIXED CONCRETE HAVING AN ULTIMATE COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. SLUMP 3–5 INCHES AT GARAGE SLAB.
C-2.2. REINFORCING, DEFORMED BARS ASTM A615 GRADE 60 EXCEPT TIES AND STIRRUPS MAY BE GRADE 40. WIRE FABRIC ASTM A185
C-2.3. FORMWORK– SMOOTH PLYWOOD FORMS FOR EXPOSED SLABS OR VERTICAL SURFACES. BOARD FORMS FOR FOOTINGS ON UNEXPOSED CONCRETE SURFACES. NO EARTH FORMS PERMITTED
C-2.4. GROUT, NON–METALLIC NON–SHRINK TYPE UNDER BASE PLATES OR BEARING

PLATES
C-3. CONSTRUCTION
C3.1: CONCRETE, PLACE CONCRETE BY APPROVED METHODS OF ACI304
C3.2: REINFORCING–PLACE REINFORCING USING STANDARD BAR SUPPORTS TO PROVIDE PROPER CLEARANCE AND PREVENT DISPLACEMENT DURING CONCRETE OPERATIONS. LAP CONTINUOUS BARS 40 DIAMETERS.
C-3.3. MINIMUM CONCRETE COVER:
C-3.3.1: CONCRETE PLACED AGAINST EARTH= 3 INCHES
C-3.3.2: FORMED CONCRETE EXPOSED TO EARTH WEATHER OF WATER= 1 ½ INCH
C-3.3.3: SLABS ON GRADE= 1 INCH FROM TOP
C-3.4: FORMWORK– PROPERLY BRACE AND SHORE FORMWORK TO MAINTAIN ALIGNMENT AND TOLERANCES IN ACCORDANCE WIT ACI 347.
C-3.5: REINFORCING BARS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI " RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS."
C-3.6. ALL WELDED WIRE MESH SHALL CONFORM TO ASTM A185. LAP TWO SQUARES AT ALL JOINTS AND TIE AT 3'–0 ON CENTER
C-3.7. PROVIDE TWO #5 BARS EACH SIDE OF ALL OPENINGS IN WALLS AND SLABS. BARS TO EXTEND 24" BEYOND EDGE OF OPENINGS. (FOR SIZE AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS).
C-3.8: DETAILS NOT SHOWN ON DRAWINGS SHALL BE IN ACCORDANCE WITH THE ACI DETAILING MANUAL (ACI315).

STRUCTURAL LUMBER
SL-1: CODE CONFORMANCE.
SL-1.1: NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" INCLUDING SUPPLEMENT
SL-1.2: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" –AITC 100
SL-1.3: U.S. DEPARTMENT OF COMMERCE– PS 20 FOR LUMBER.
SL-1.4: U.S. DEPARTMENT OF COMMERCE– PS 168 FOR SOFTWOOD PLYWOOD.
SL-1.5: AMERICAN WOOD PRESERVERS INSTITUTE– ST–1 STANDARDS.

SL-2.0. MATERIALS
SL-2.1: SOLID LUMBER (19 PER–CENT MAXIMUM MOISTURE CONTENT)
SL-2.1.1: STUDS– 2X4, 2X6 SPRUCE PINE FIR, STUD GRADE.
SL-2.1.2. FRAMING, SPRUCE PINE FIR NO. 2 – 2INCHES THICK AND WIDER
SL-2.1.2.1: BASE DESIGN VALUES–Fb=875 PSI (1000 PSI REPETITIVE), Fv = 135, E = 1400 KSI
SL-2.2. LAMINATED VENEER LUMBER BEAMS–GLUE LAMINATED VENEER LUMBER OF SOUTHERN PINE WITH THE FOLLOWING MINIMUM DESIGN VALUES:
SL-2.2.1: BASE DESIGN VALUES=4V =285 PSI (1000 PSI REPETITIVE), Fb =3000 PSI, E=2,000,000 PSI
ul-2.3: parallam strand lumber (psl)– glue laminated lumber strands with the following minimum design values
SL-2.3.1: BASE DESIGN VALUES: Fv= 290 PSI, Fb = 2900 PSI, E = 1600 KSI
SL-2.4: PRESSURE TREATED OR "WOLMANIZED" PSL BEAMS HAVE ALLOWABLE STRESSES ADJUSTED FOR SERVICE LEVEL 1, 2, OR 3.
SL-2.5: BOLTS, NUTS & WASHERS– ASTM–A307
SL-2.6: NAILS–COMMON WIRE, EXCEPT BARBED NAILS AT PLYWOOD SHEATHING GALVANIZED NAILS AT EXPOSED FRAMING.
SL-2.7: METAL CONNECTORS–APPROVED ITEMS OF PROPER TYPE & GUAGE AS SHOWN ON DRAWINGS– GALVANIZED
SL-2.8. ALL CONNECTORS AND FASTENERS AT PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL RATED FOR SEACOAST INSTALLATION
SL-2.9. PLYWOOD– APA RATED WITH EXTERIOR GLUE.
SL-2.9.1: ROOF ½" THICK EXPOSURE 1, ¾ SPAN RATING.
SL-2.9.2: WALLS 1/2" THICK EXPOSURE 1, ¾ SPAN RATING
SL-2.9.3. SUBFLOORS ¾" THICK TONGUE & GROOVE ADVANTEC OR EQUAL GLUE & NAIL
SL-2.10. PRESSURE TREATED WOOD AT ALL EXPOSED FRAMING WITH APPROVED CLEAR WATER BORNE PRESERVATIVE. ALL MEMBERS TO BE STAMPED BY APPROPRIATE AGENCY.
SL-2.11. SIMPSON STRONG TIE FRAMING CONNECTORS, FASTENERS AND HARDWARE AS PER SIMPSON STRONG TIE COMPANY WOOD CONSTRUCTION CONNECTORS MANUAL C–2019
SL-2.12: SIMPSON TIEDN HD CONCRETE AND MASONRY SCREW PER SIMPSON C–SAS–2009 SPECIFICATION
SL-2.13: TIMBERLOCK HEAVY DUTY FRAMING SCREW @ FASTENMASTER.

SL-3.0. CONSTRUCTION

SL-3.1: ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH MASS STATE CODE FASTENER SCHEDULE IN APPENDIX 120.0
SL-3.2. PLYWOOD SUBFLOORS SHALL BE GLUED AND NAILED AT 6" O/C AT ALL JOINTS AND EDGES AND 10" O/C AT OTHER SUPPORTS.
SL-3.3. PLYWOOD ROOF SHEATHING SHALL BE NAILED AT 4" O/C THRU–OUT WITH 8d RING SHANK NAILS.
SL-3.4. PLYWOOD SHEAR WALL SHALL BE NAILED AT 4" O/C ALL JOINTS AND EDGES AROUND ALL OPENINGS, AT TOP, BOTTOM AND ENDS AND WALL PERIMETER. BLOCK ALL EDGES
SL-3.5. PROVIDE FASTENERS FOR ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

NOTES:
CODE 9TH EDITION MASSACHUSETTS RESIDENTIAL BUILDING CODE
LIVE LOAD =40 PSF
CONCRETE = 3000 PSI
REINFORCED STEEL :ASTM A615–60KSI
FRAMING LUMBER: PT SOUTHERN PINE #2
FRAMING HARDWARE TOO BE ASTM A304 STAINLESS STEEL
FASTENERS TO BE ASTM A304 STAINLESS STEEL
LAGS AND WASHERS FOR LAGS= GALVANIZED
GC IS RESPONSIBLE FOR ALL MEANS, METHODS, JOB SITE SAFETY AND PROTECTING EXISTING CONDITIONS FROM DAMAGE AND RELATED CONSTRUCTION SAFETY.

CONTRACTOR IS RESPONSIBLE FOR HIRING A REGISTERED LAND SURVEYOR TO LOCATE THE DECK PRIOR TO THE START OF CONSTRUCTION
ALL CONSTRUCTION TO CONFORM WITH TOWN OF NANTUCKET ZONING AND SETBACKS.

ZONING	
ZONE R10	
MIN LOT SIZE 10,000 SF	LOT SIZE 11,175 SF
FRONTAGE 75 FT	FRONTAGE 100
FRONT YARD SB 20FT	FRONT YARD SB 28 FT
REAR YARD SB 10 FT	REAR YARD SB 32 FT
SIDE YARD SB 10FT	SIDE YARD SB 12.6FT
GC RATIO 20%	GC RATIO 20%B SF 18.5 %
	ADDITION 316SF

DRAWING INDEX
A–1 SITE PLAN AND NOTES
A–2 FLOOR PLANS
A–3 EXTERIOR ELEVATIONS
A–4 EXTERIOR ELEVATIONS
A–5 FRAMING PLANS

ARCHITECTS:
NANTUCKET ARCHITECTURE GROUP LTD
1 WEST CREEK ROAD
NANTUCKET, MA 02554
508-228-5631
CONTACT: STEPHEN THEROUX
STEVE@NANTUCKETARCHITECTURE.COM

STRUCTURAL ENGINEER:
SJG ENGINEERING
6 GOLDEN GATE DRIVE
HOOKSET NH 03106
CONTACT: STEPHEN GOAN PE
603-232-6142

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

PLAN FOR:
DEVIN AND SALLY REMICK: 27 ALLENS WAY
NANTUCKET, MASSACHUSETTS, 02554

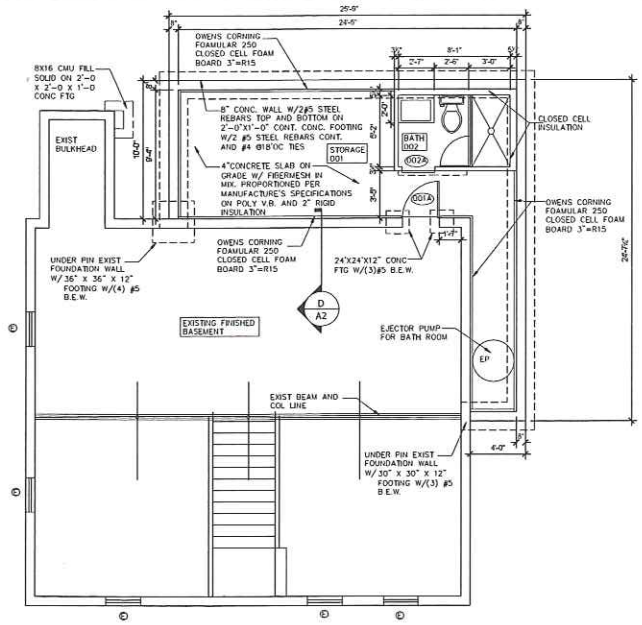
SITE PLAN AND NOTES

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

D/B:xxx copyright nag 2015

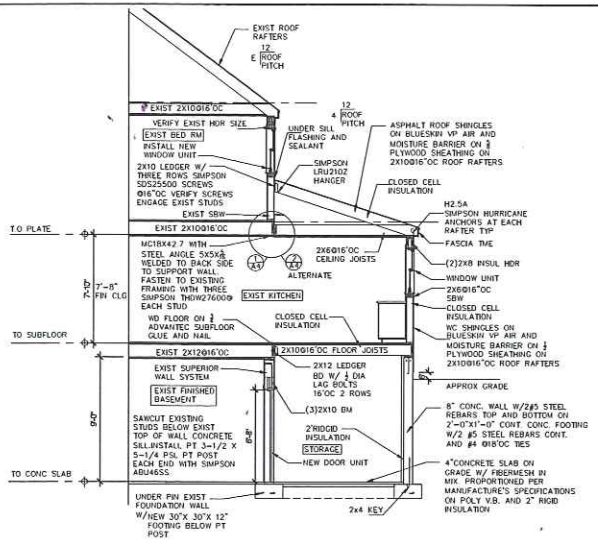
client number

A1



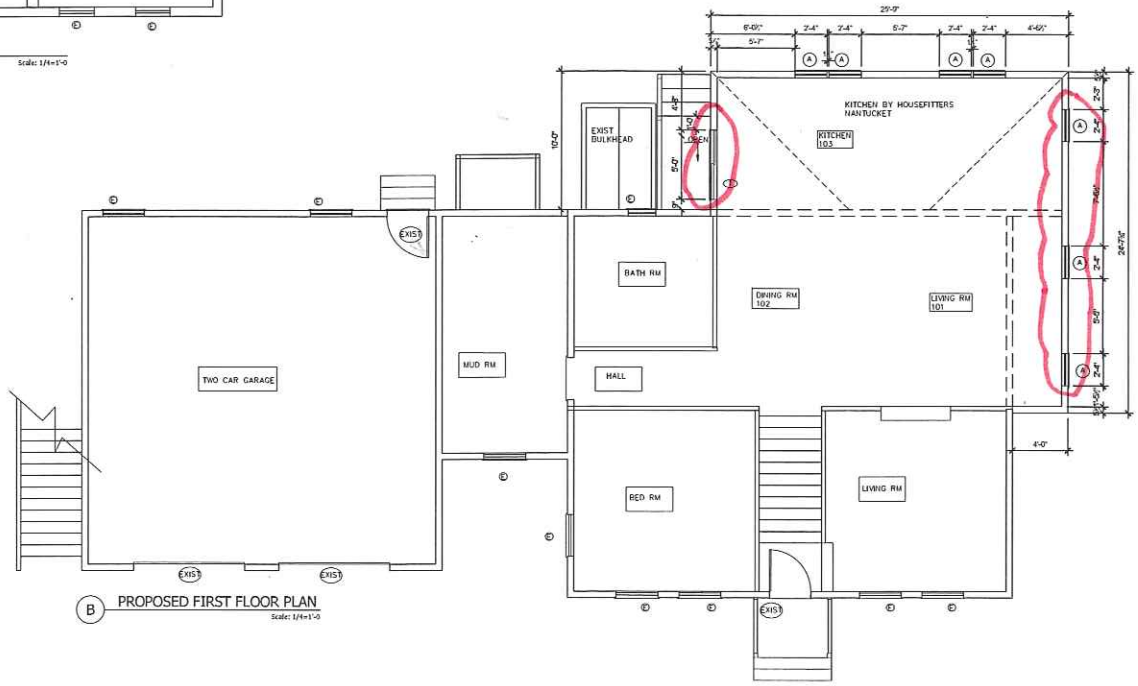
C PROPOSED FOUNDATION PLAN

Scale: 1/4=1'-0



D SECTION THRU ADDITION

Scale: 1/4=1'-0



B PROPOSED FIRST FLOOR PLAN

Scale: 1/4=1'-0

FIRST FLOOR FRAMING NOTES:
1.) INSTALL 2X10 PT LEDGER AT DECKS FASTEN WITH 2 ROWS ⅜" Dx 5 GALV. TITEN HD CONCRETE SCREWS AND WASHERS @ 16" O/C
2.) INSTALL HANGERS PER SCHEDULE NOTED ABOVE SS HANGERS AT EXTERIOR DECKS AT PT FRAMING.
3.) ⅜"
4.) HEADERS TO BE INSULATED HEADERS WITH (2) 2X10 PLUS 2.5" RIGID INSULATION BETWEEN. INSTALL 2X6 ABOVE AND BELOW HDR FOR STUD AND WINDOW FASTENING. BOTTOM 2X4 STOPS AT JACK STUDS. SEE DETAIL.
5.) INSTALL (2) 2X6KING STUD AND (1) 2X6 JACK STUD AT ALL DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE.
6.) ALL EXTERIOR WALLS ARE SHEAR WALLS WITH BLOCKED EDGES, FASTEN ⅜" PLYWOOD TO THE WALL FRAMING AT 4" O/C AT THE PERIMETER OF ALL PANELS, AROUND ALL DOOR AND WINDOW OPENINGS, AT THE TOP OF WALLS, BOTTOM AND ENDS OF ALL WALLS. INSTALL 2X WOOD BLOCKING BETWEEN STUDS AT ALL PANEL JOINTS.
7.) FASTEN 4 PLY LVL'S AND FLITCH BEAMS TOGETHER WITH 2 ROWS OF ½" DIA. CARRIAGE BOLTS @ 16" O/C WITH NUT AND WASHER EACH END.
ALTERNATE: ½" DIA. ASTM A 36 ALL THREAD WITH NUT AND WASHER EACH END.

HOLD DOWN AND STRAP SCHEDULE
HD-1: SIMPSON HDU4-SDS2.5
ST-1: CMST 16X48"

deck hanger schedule

member	simpson stainless steel hanger
with simpson #10 x 4.5" strong drive ss screw	
2x10 pt & 2x12 pt	lus210 ss
(2) 2x10pt & (2) 2x12	lus210-2ss
(3) 2x10pt & (3) 2x12	lus210-3ss

HANGER SCHEDULE:

joist/beam	face mount simpson hanger
2x10/2x12 rafter	lssu 210/h2a @ studs directly
below rafters	h2.5a at beams and headers
2x10 joists/(2) 2x10 header	lus210/ lus210-2
(2)1¼" x 9¼" lvl	hu410
(3)1¾" x 9¼" lvl	hgus 5.5/10
(4)1¾" x 9¼" lvl	hgus 7.25/10
(2) ⅞" x 11⅞" lvl	hu412
(3) ⅞" x 11⅞" lvl	hgus 5.5/12
(4) ⅞" 11⅞" lvl	hgus 7.25/12

SECOND FLOOR FRAMING NOTES:
1.) LOW ROOF FRAMING ⅜" PLYWOOD ON 2X10 @ 16" O/C RAFTERS. FASTEN PLYWOOD TO ROOF FRAMING WITH 8 @d4" o/c thru-out.
2.) simpson h2 hurricane anchor at walls and simpson hs90 at ledgers.
3.) fasten low roof 2x10 ledger to studs with (3) simpson sds25412 screws at each stud.
4.) ⅜" advantech t&g sub floor glue and nailded
5.) typical header: (2) 2x8 insulation header with (2) 2x6 king studs and (1) 2x6 jack stud.
6.) all exterior walls are shear walls ½" plywood on 2x6@16" o/c studs, block all edges. fasten plywood to studs with 8 d nails @ 4" o/c at all panel edges, around all openings, top, bottom, and ends of walls.
roof notes:

1.) ⅜" plywood roof sheathing on 2x10@16" o/c rafters with 8d NAILS AT 4" O/C THRU-OUT.
2.) TYPICAL HEADER(2) 2X8 INSULATION HEADER WITH (2) 2X6 KING STUDS AND (1) 2X6 JACK STUD EXCEPT AS NOTED.
3.) ALL EXTERIOR WALLS ARE SHEAR WALLS. ½" PLYWOOD ON 2X6@ 16" O/C STUDS, BLOCK ALL EDGES. FASTEN PLYWOOD TO STUDS WITH 8d NAILS @ 4" O/C AT ALL PANEL EDGES, AROUND ALL OPENINGS, TOP, BOTTOM, AND ENDS OF WALLS.

ROOF NOTES:
1.) 5/8"PLYWOOD ROOF SHEATHING FASTEN TO RAFTERS WITH 8D RING SHANK NAILS @4" OC THRU-OUT.
2.) RAFTERS TO BE 2x10@16" OC UNLESS NOTED OTHERWISE. USE CLOSED CELL SPRAY FOAM INSULATION FOR REQUIRED R VALUES.
3.) HEADERS TO BE INSULATED HEADERS W/ (2) 2x8 PLUS 2.5 RIGID INSULATION BETWEEN. INSTALL 2x6 ABOVE AND BELOW HDR FOR STUD AND WINDOW FASTENING. BOTTOM 2x6 STOPS AT JACK STUDS. SEE DETAIL.
4.) INSTALL DOUBLE KING STUD AND SINGLE JACK STUD (P-1) AT ALL DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE. (P-2 POSTS AT GABLE WALLS. SEE SECTIONS)
5.) ALL EXTERIOR WALLS ARE SHEAR WALLS WITH BLOCKED EDGES. FASTEN 1/2" PLYWOOD TO THE WALL FRAMING @ 4" OC. AT THE PERIMETER OF ALL PANELS, AROUND ALL DOOR AND WINDOW OPENINGS, AT THE TOP OF WALLS, BOTTOM AND ENDS OF ALL WALLS. INSTALL 2x WOOD BLOCKING BETWEEN STUDS AT ALL PANEL JOINTS.
6.) INSTALL HANGERS AT ALL FLUSH FRAMED RAFTER TO RIDGE VALLEY, HEADER AND OR TRIMMER CONNECTIONS. VALLEY, HEADER AND OR TRIMMER CONNECTIONS.
7.) INSTALL HURRICANE ANCHORS AS NOTED AT ALL RAFTER TO WALL PLATE, BEAM AND LOW ROOF CONNECTIONS AT EACH WALLS.
8.) GABLE WALL STUDS ARE TO BE FULL HEIGHT FROM TOP OF SUBFLOOR TO UNDERSIDE OF PLYWOOD ROOF SHEATHING.

FOUNDATION NOTES:
1.) SEE SHEET S001 FOR GENERAL NOTES, TYPICAL DETAILS, AND MATERIAL
2.) ALL DIMENSIONS & ELEVATIONS TO BE VERIFIED WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
3.) BOTTOM OF FOOTING ELEVATION TO BE 4'-0" MINIMUM BELOW FINISH GRADE FOR FROST PROTECTION UNLESS OTHERWISE NOTED. [0'-0"] INDICATED BOTTOM OF FOOTING ELEVATION.
4.) FIRST FLOOR FRAMING TO BE IN PLACE AND CONNECTED TO NEW FOUNDATION PRIOR TO BACK FILLING FOUNDATION WALLS.

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PLAN FOR:
DEVIN AND SALLY REMICK: 27 ALLENS WAY
NANTUCKET, MASSACHUSETTS, 02554

PLAN AND SECTION

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BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

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A2

INSULATION CHART			
LOCATION	TYPE	THICKNESS	R-VALUE
UNDER BSMT SLAB	RIGID	2"	R-20
BSMT WALLS	CLOSED CELL	3-1/2"	R-21 /R-15
FIRST FLOOR WALLS	MIXED FOAM	5-1/2"	R-25 2"CLOSED CELL 3.5 OPEN CELL
ROOF	MIXED FOAM	9-1/4	R-49 7"CLOSED CELL 2.5 OPEN CELL

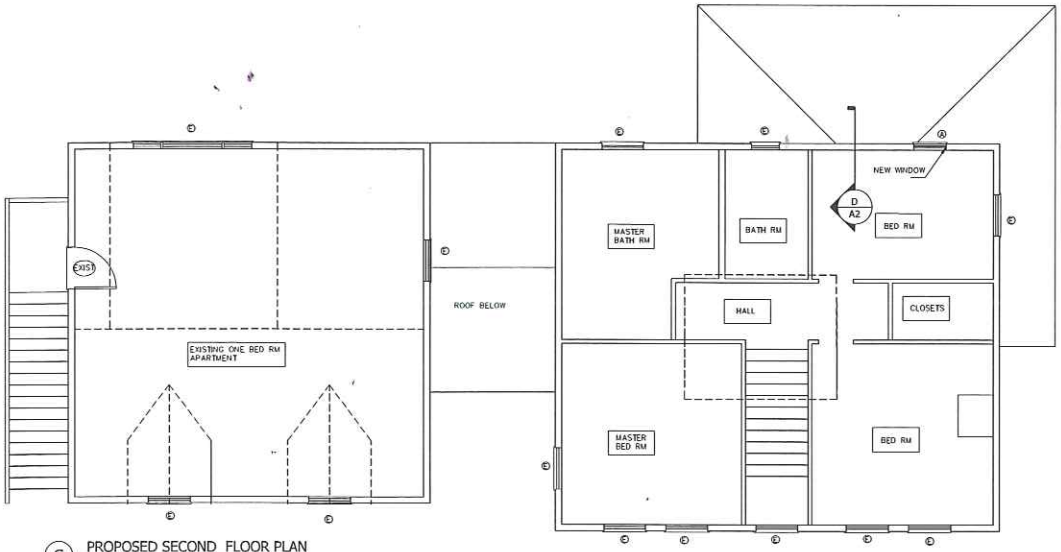
CLOSED CELL INSULATION INSTALL AS PER MANUFACTURERS SPECIFICATIONS
ALL BATH ROOM WALLS TO RECIEVE SOUND BOARD FOR NOISE CONTROLL

INTERIOR DOOR SCHEDULE				
NO	UNIT SIZE	ROUGH OPENING	STYLE	MODEL NO.
001A	2'-8 X 6'-8	2'-10 ½ X 6'-11	TME	1-3/4" THK.
002A	2'-4 X 6'-8	SLIDING BARN DOOR	TME	1-3/4" THK.
		HARDWARE		

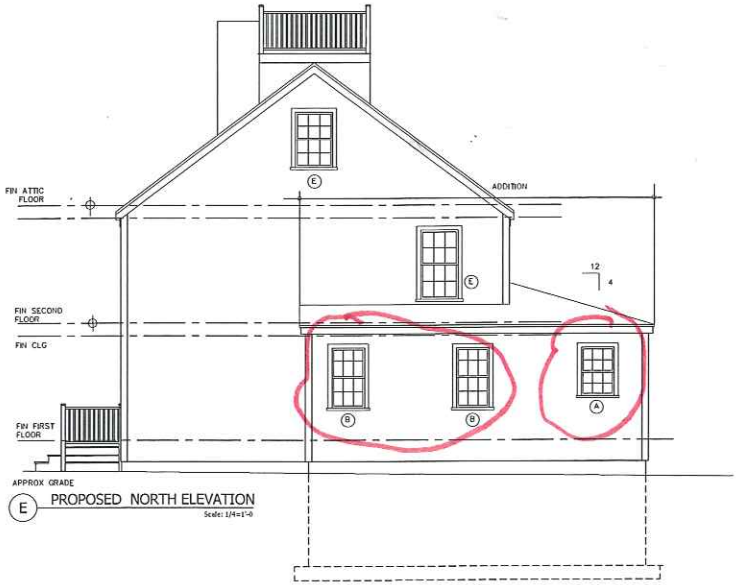
ALL INTERIOR AND EXTERIOR DOORS TO MATCH EXISTING

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE ORDERING DOOR UNITS PLEASE ALERT ARCHITECT IF ANY INFORMATION IS UNCLEAR

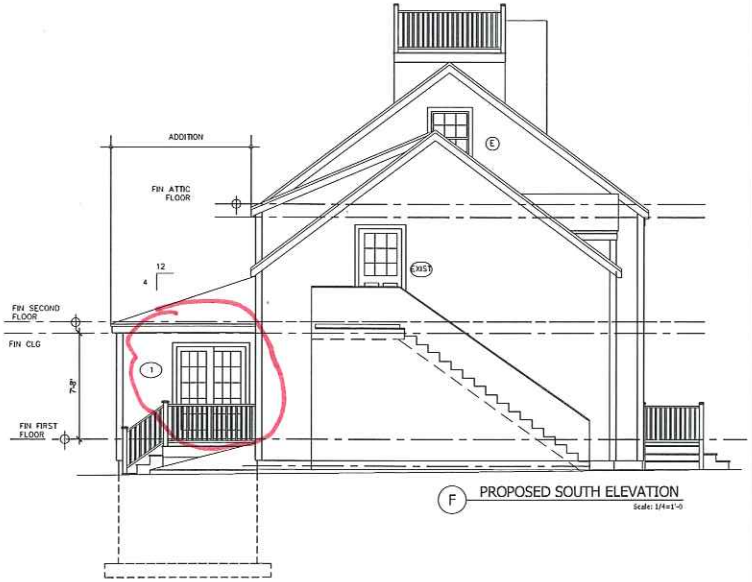
ROOM FINISH SCHEDULE							
NUMBER	ROOM NAME	FLOOR	BASE	WALLS	CEILING	TRIM	THRESHOLD
001	STORAGE	CONC	NONE	CONC	OPEN JOIST	NONE	YES
002	BATH RM	TILE	WD	PT PLAST	PT PLAST	WD	YES
101	LIVING RM	WD	WD	PT PLAST	PT PLAST	WD	NO
102	DINING RM	WD	WD	PT PLAST	PT PLAST	WD	NO
103	KITCHEN	WD	WD	PT PLAST	PT PLAST	WD	NO



G PROPOSED SECOND FLOOR PLAN
Scale: 1/4=1'-0



E PROPOSED NORTH ELEVATION
Scale: 1/4=1'-0



F PROPOSED SOUTH ELEVATION
Scale: 1/4=1'-0

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DEVIN AND SALLY REMICK: 27 ALLENS WAY
NANTUCKET, MASSACHUSETTS, 02554

PLANS AND ELEVATIONS

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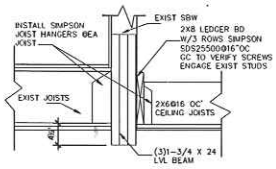
A3

J PROPOSED WEST ELEVATION
Scale: 1/4=1'-0



2 DETAIL: BEAM AT END WALL ALTERNATE
Scale: 1=1'-0

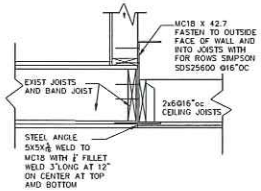
WINDOW SCHEDULE

DOOR SCHEDULE

A
ANDERSEN A SERIES
UNIT SIZE 2'-3 1/2" X 3'-3 1/2"
RO 2'-4 X 3'-4
ADH2334

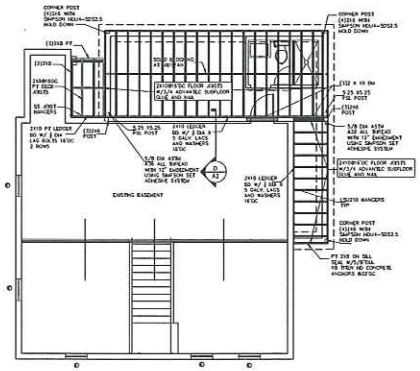
B
ANDERSEN A SERIES
UNIT SIZE 2'-3 1/2" X 4'-3 1/2"
RO 2'-4 X 4'-4
ADH2444

ANDERSEN A SERIES
FRENCHWOOD GLIDING DOOR
UNIT SIZE 4'-11 1/2" X 6'-10 1/2"
RO 5'-0 X 6'-11
FWDGS0611L



1 DETAIL: BEAM AT END WALL
Scale: 1=1'-0

H PROPOSED EAST ELEVATION
Scale: 1/4=1'-0



K FIRST FLOOR FRAMING PLAN

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ELEVATION AND FRAMING PLANS

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A4

EAST ELEVATION

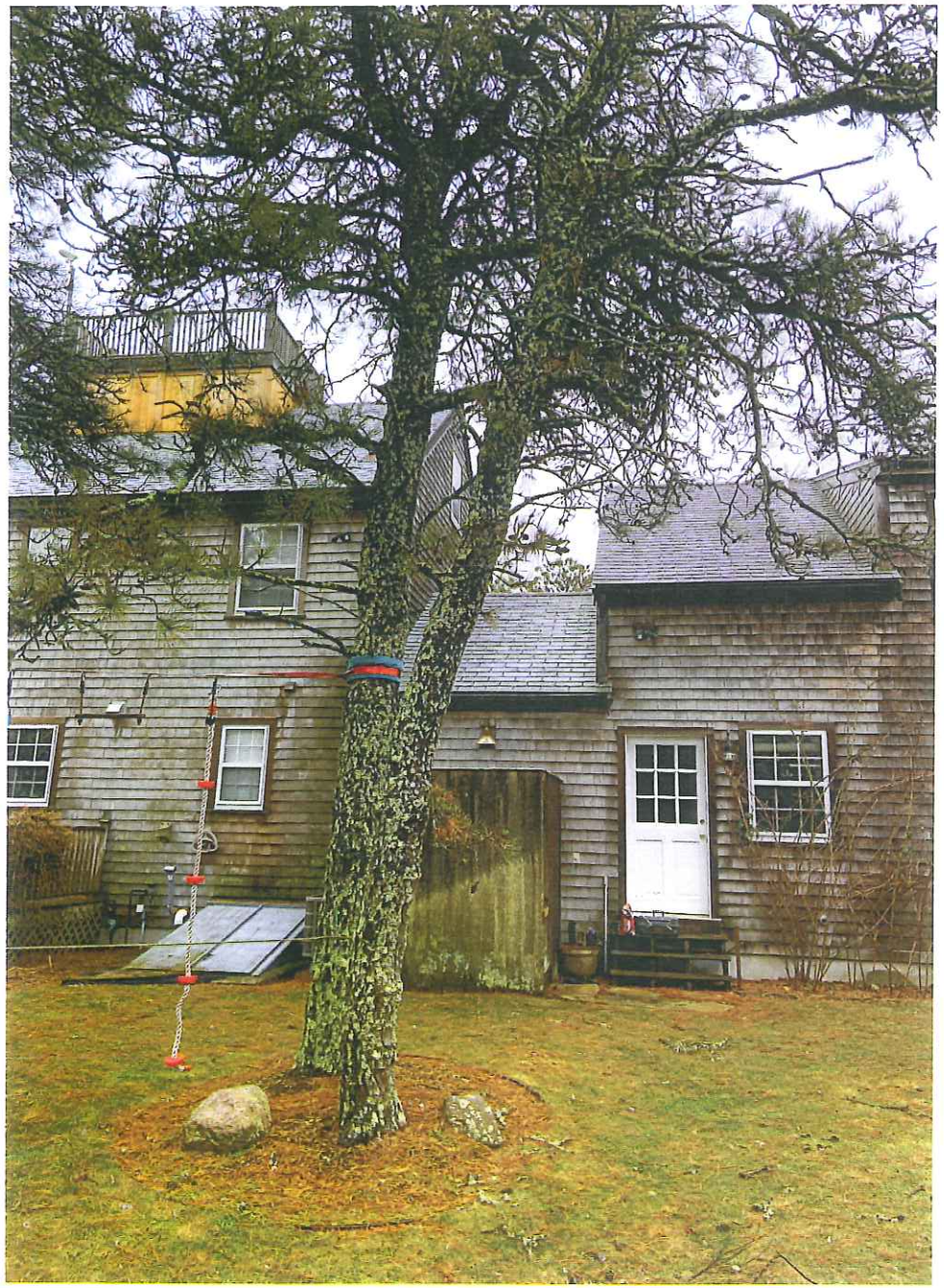
EAST ELEVATION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

WEST ELEVATION



WEST ELEVATION

CERTIFICATE NO: HDC2020-04-0881 DATE ISSUED: 4/21/2020

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

PA

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°: 67 PARCEL N°. 267

Street & Number of Proposed Work: 27 Allens Ln

Owner of record: Deuint Sarah Renick

Mailing Address: 27 Allens Ln
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nantucket Architectural Group LLC.

Mailing Address: PO Box 1811
Nantucket, MA

Contact Phone #: 225-5231 E-mail: _____
Steve@nantucketarchitectural.com

FOR OFFICE USE ONLY CHK # 2244

Date application received: 02-06-2020 Fee Paid: $ 62.50

Must be acted on by: 05-22-2020

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: ~~[illegible]~~

Member: _____

Member: Roy Rod

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: 24 Sq. Footage 1st floor: 316 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 25 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 14'-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 316 SF ADDITION FIRST FLOOR
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____ Secondary Mass 4/12 Dormer ____/12____ Other _____

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

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 2x8 Rake 1x8 Soffit (Overhang) 4" Corner boards 1x6 Frieze _____
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 Anderson

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

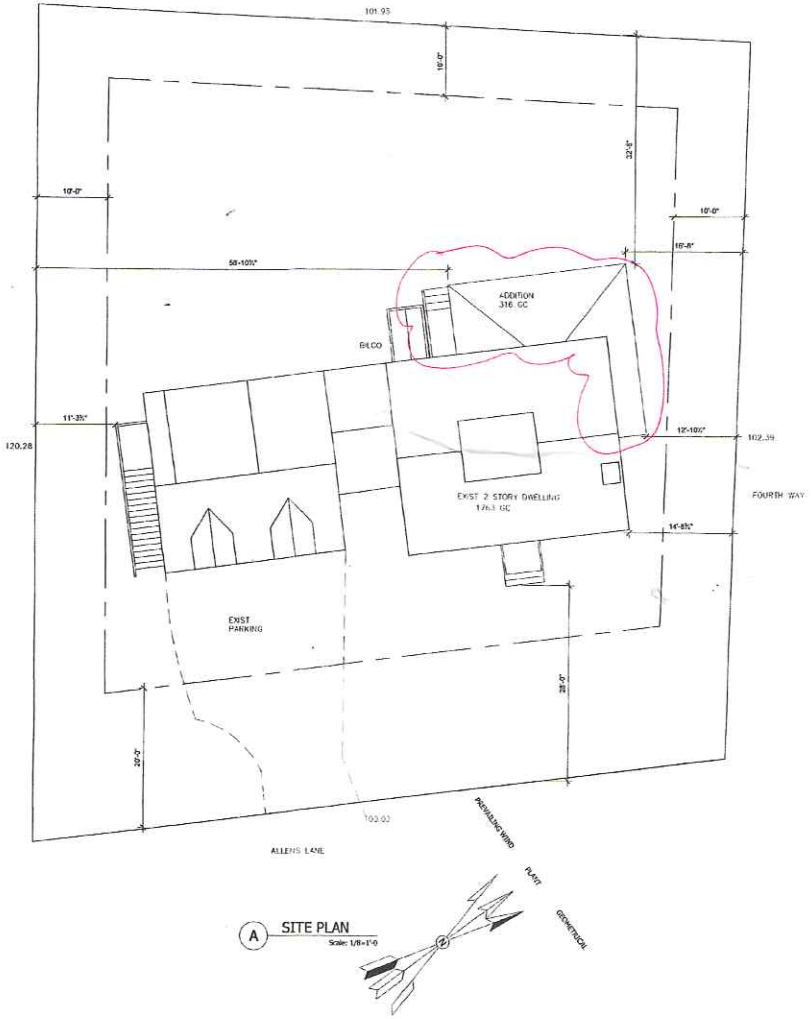
Sidewall N.T.W. Clapboard (if applicable) _____ Roof T.H.C.
Trim N.T.W. Sash White Doors White
Deck N.T.W. Foundation _____ Fence _____ Shutters _____

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

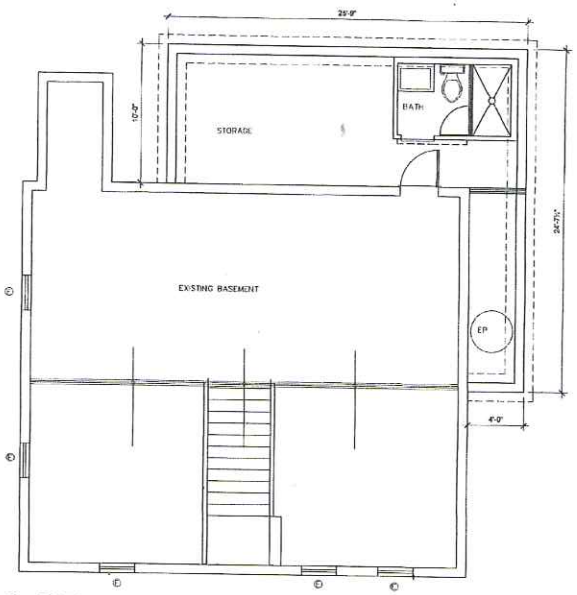
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application.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

Date 2/27/2020 Signature of owner of record _____ Signed under penalties of perjury

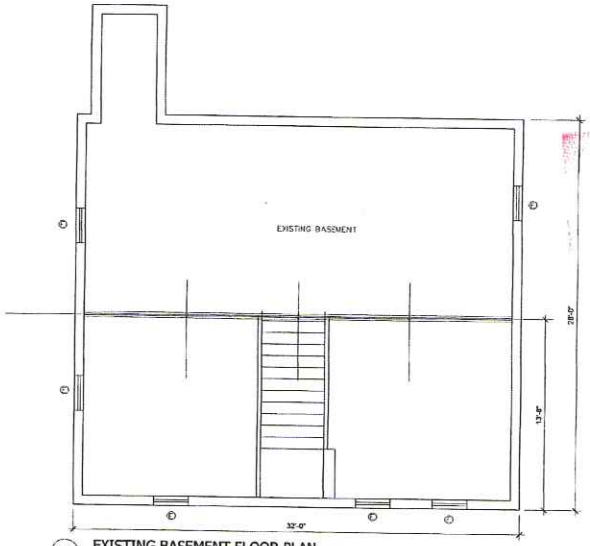
PA



A SITE PLAN
Scale: 1/8=1'-0



C PROPOSED BASEMENT FLOOR PLAN
Scale: 1/4=1'-0



B EXISTING BASEMENT FLOOR PLAN
Scale: 1/4=1'-0

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PLAN FOR:
DEVIN AND SALLY REMICK: 27 ALLENS WAY
NANTUCKET, MASSACHUSETTS, 02554

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A1

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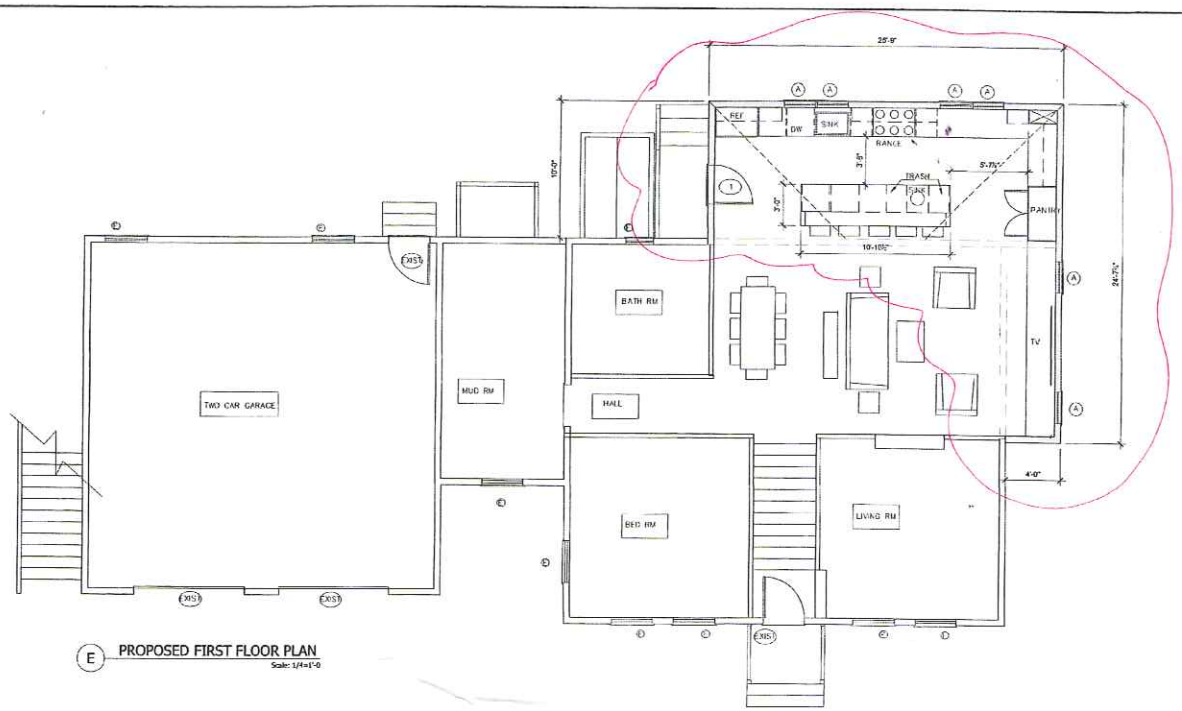


E PROPOSED FIRST FLOOR PLAN
Scale: 1/4=1'-0

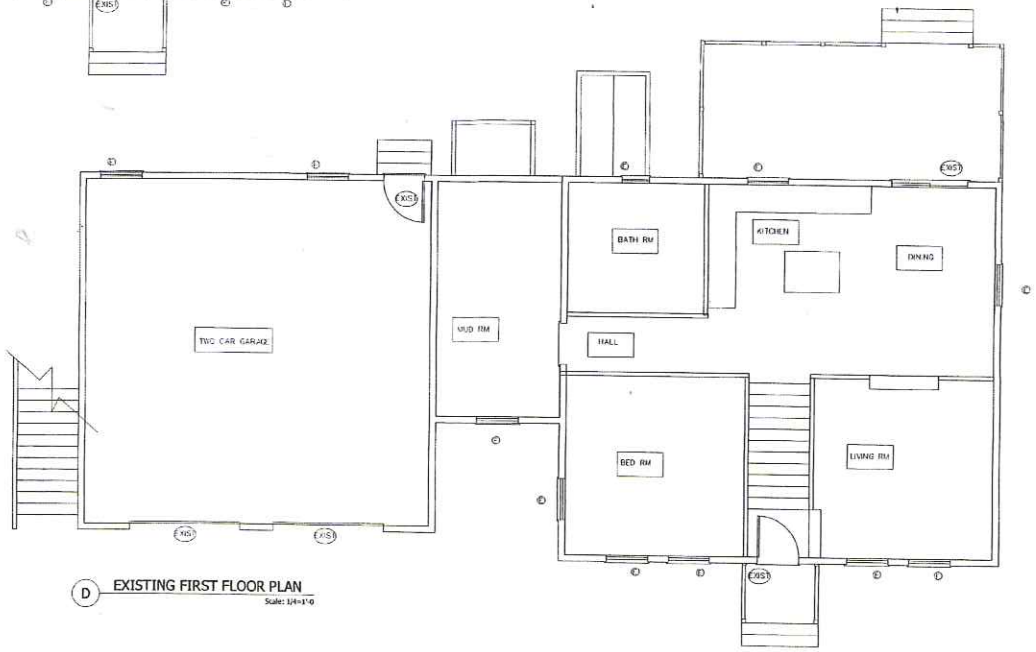
WINDOW SCHEDULE

A

ANDERSEN A SERIES
UNIT SIZE 2'-3 ½ X 3'-3 ½
H/B 2'-4 X 3'-4
AD42334

DOOR SCHEDULE

ANDERSEN A SERIES
FRENCHWOOD PATIO DOOR
2'-8 ½ X 6'-11
2'-9 ½ X 6'-11



D EXISTING FIRST FLOOR PLAN
Scale: 1/4=1'-0

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PLAN FOR:
DEVIN AND SALLY REMICK: 27 ALLENS WAY
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PLAN

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A2

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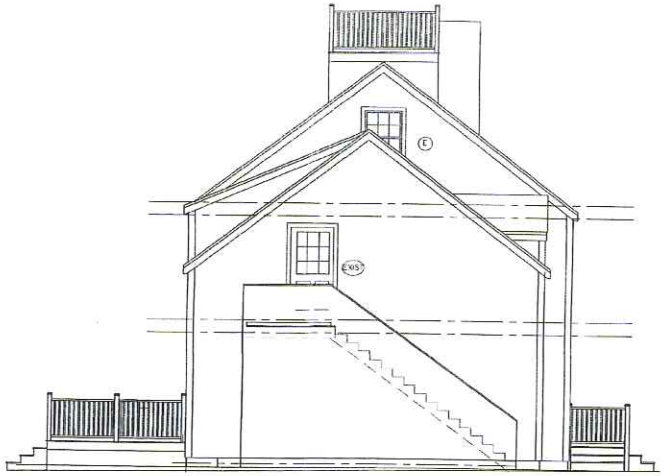
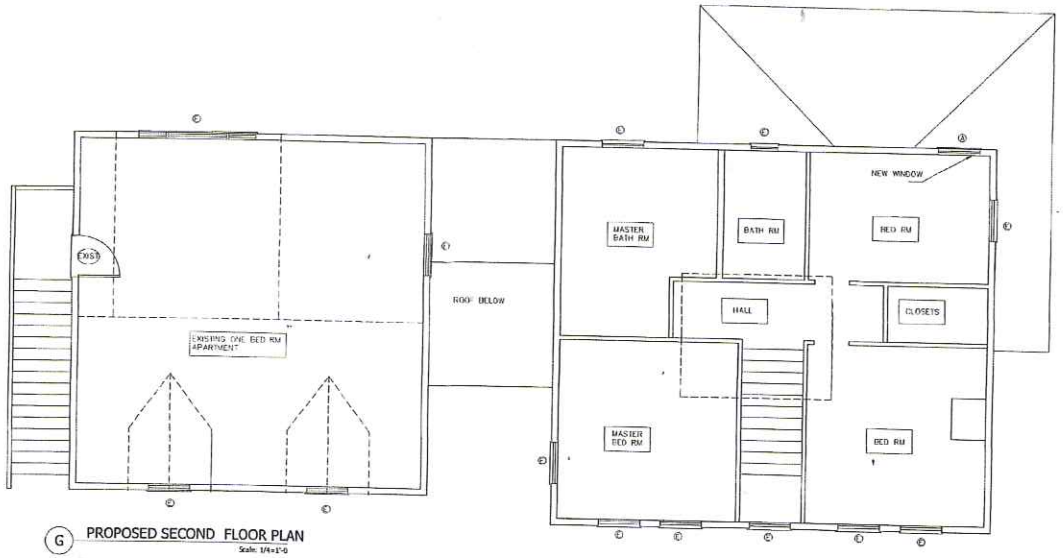
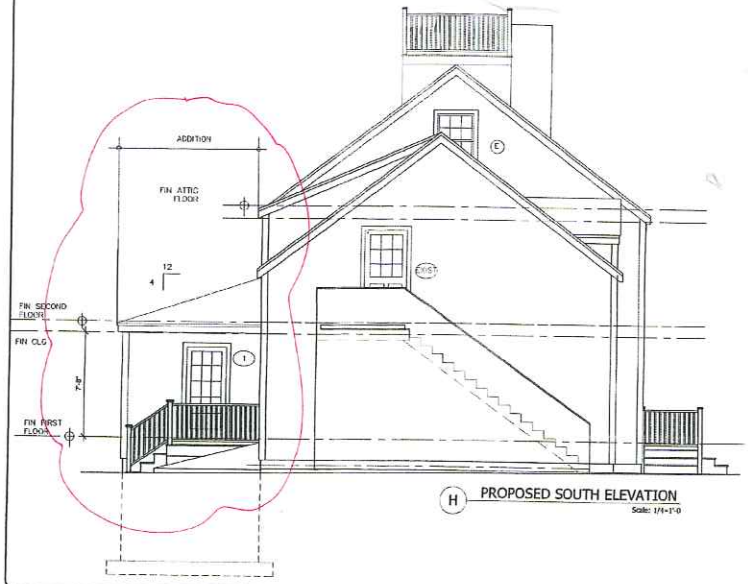


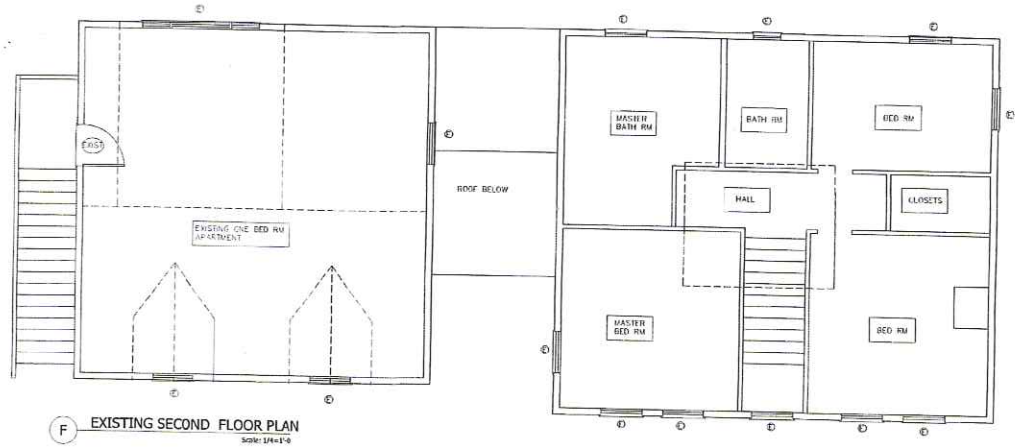
J EXISTING SOUTH ELEVATION
Scale: 1/4=1'-0



G PROPOSED SECOND FLOOR PLAN
Scale: 1/4=1'-0



H PROPOSED SOUTH ELEVATION
Scale: 1/4=1'-0



F EXISTING SECOND FLOOR PLAN
Scale: 1/4=1'-0

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PLAN

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L PROPOSED EAST ELEVATION
Scale: 1/4=1'-0

K EXISTING EAST ELEVATION
Scale: 1/4=1'-0

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PLAN

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A4

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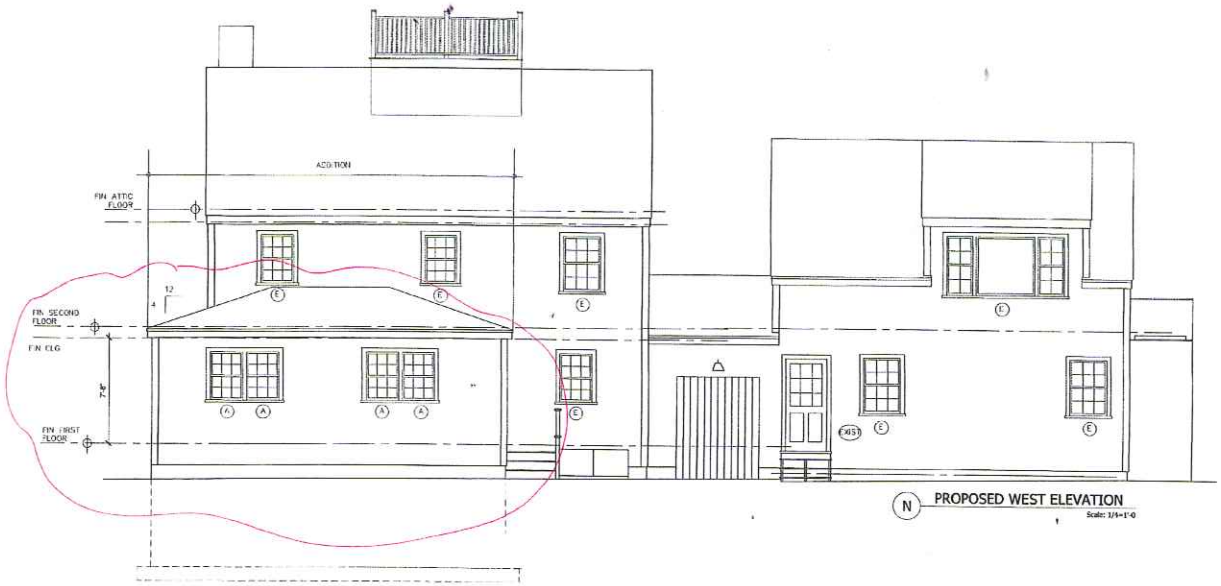

N PROPOSED WEST ELEVATION
Scale: 1/4=1'-0

M EXISTING WEST ELEVATION
Scale: 1/4=1'-0

APPROVED
HDC2020 - 014 - 0881
No Exterior Changes
Without HDC Approval

RECEIVED
MAY 06 2020

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POST OFFICE BOX 1814
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TELEPHONE 508.228.5631
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PLAN FOR:
DEVIN AND SALLY REMICK: 27 ALLENS WAY
NANTUCKET, MASSACHUSETTS, 02554

PLAN

HDC: XX/XX/XX
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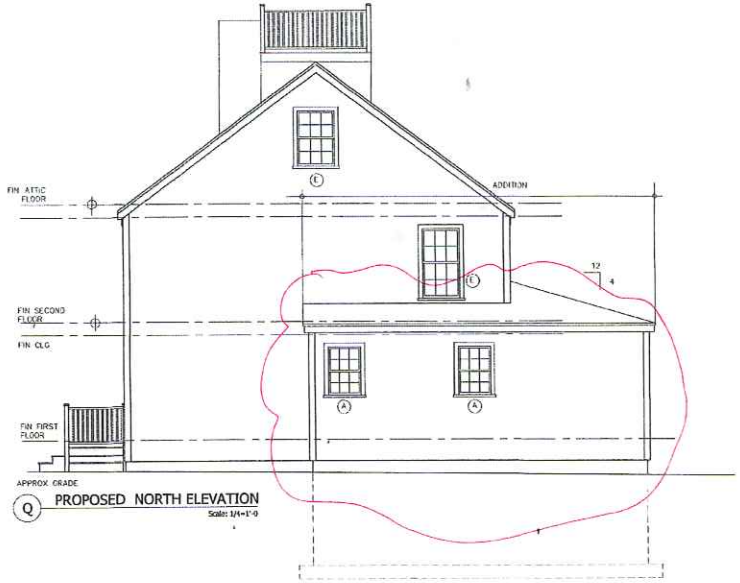
A5

PA



Q PROPOSED NORTH ELEVATION
Scale: 1/4=1'-0

P EXISTING NORTH ELEVATION
Scale: 1/4=1'-0

APPROVED
HDC2020-04-0841
No Exterior Changes Without HDC Approval

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PLAN FOR:
DEVIN AND SALLY REMICK: 27 ALLENS WAY
NANTUCKET, MASSACHUSETTS, 02554

PLAN

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