# Surfside Crossing

ZBA Presentation Materials

June 13, 2018

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

**PROJECT**

# SURFSIDE CROSSING

3, 5, 7 & 9
SOUTH SHORE RD
NANTUCKET MA 02554

**OWNER**

SURFSIDE CROSSING LLC

**ARCHITECT**

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

**ENGINEER / SURVEYOR**

BRACKEN ENGINEERING, INC
40 Herring Pond Road, Buzzard Bay MA 02532
T (508) 833-0070

**LANDSCAPE MATERIALS:**

1. ACCESS ROAD - BITUMINOUS CONCRETE
2. CURBING - GRANITE (TYP)
3. PEDESTRIAN WALKWAYS - GLEN GERY 53 DD
4. DRIVEWAY APRONS - GLEN GERY 53 DD
5. DRIVEWAYS - GRAVEL / SHELL MIX

**LEGEND:**

- GREEN SPACE
- DECIDUOUS TREE
- DECIDUOUS TREE
- EVERGREEN TREE
- HEDGE

**PROGRESS DRAWING**

## SCHEMATIC LANDSCAPE PLAN

**DRAWING INFO**

DATE FEBRUARY 15, 2018
SCALE 1" = 40'

**REVISIONS**

SHEET **11/11**

# Surfside Crossing Condominium Matrix

**Condominiums**

**Initial Units/Sales Prices**

| | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom |
|---|---|---|---|---|
| Affordable Units | 6 | 10 | 5 | 3 |
| Market Rate Units | 18 | 32 | 13 | 9 |
| Number of Sq. Ft | 350 | 625 | 834 | 1,000 |
| Sales Price (Affordable) | $180,000 | $206,000 | $232,000 | $258,000 |
| Sales Price (Market Rate) | $450,000 | $550,000 | $650,000 | $750,000 |
| Annual Condo/HOA Fee (Affordable) | 954 | 1,092 | 1,230 | 1,367 |
| Annual Condo/HOA Fee (Market Rate) | 2,385 | 2,915 | 3,445 | 3,975 |

# Surfside Crossing Single Family Home Matrix

## Single Family Homes

### Initial Units/Sales Prices

| | 3 Bedroom | 4 Bedroom | 5 Bedroom |
|---|---|---|---|
| Affordable Units | 8 | 7 | |
| Market Rate Units | | 26 | 19 |
| Average Sq. Ft (Affordable) | 1,996 | 2,424 | |
| Average Sq. Ft (Affordable) | | 3,159 | 3,357 |
| Average Sales Price (Affordable) | $258,000 | $277,000 | |
| Average Sales Price (Market Rate) | | $2,100,000 | $2,250,000 |
| Annual HOA Fee (Affordable) | 903 | 970 | |
| Annual HOA Fee (Market Rate) | | 10,000 | 10,000 |

# "SURFSIDE CROSSING"

A

# PROPOSED 40B DEVELOPMENT

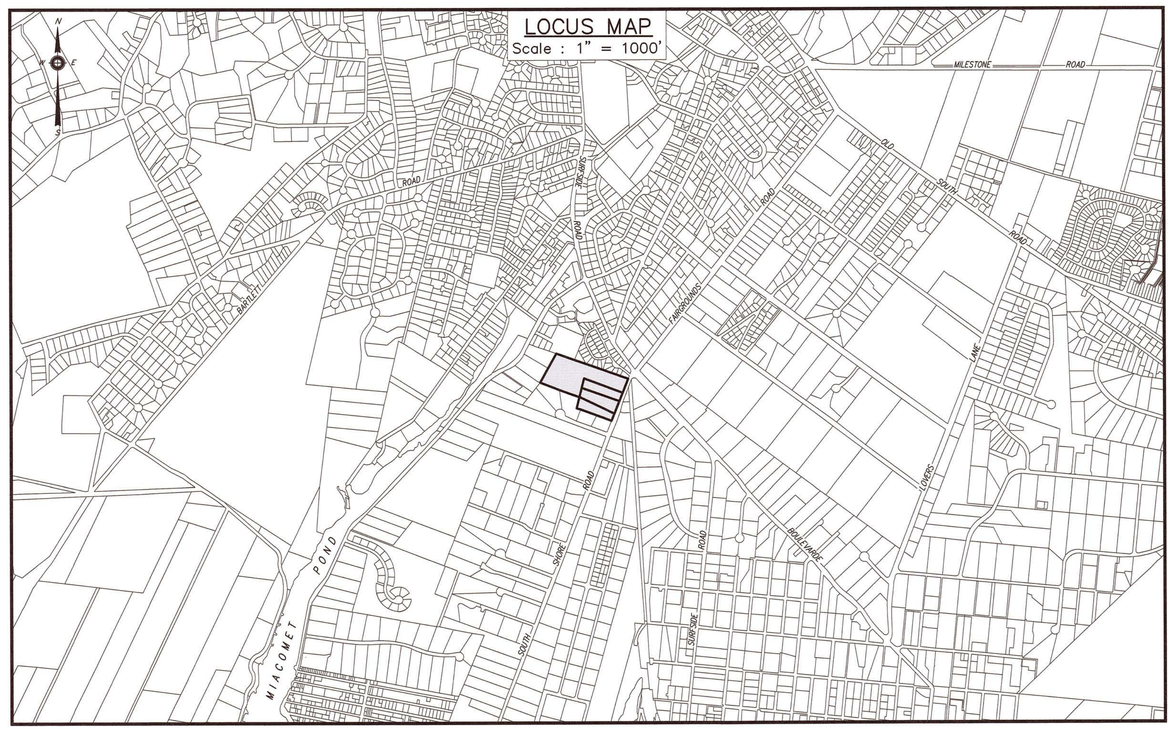
IN

# NANTUCKET, MASSACHUSETTS

## PERMITTING SET

## FEBRUARY 15, 2018


| PAGE | DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | LOTTING PLAN |
| 4 | LOTTING PLAN |
| 5 | LAYOUT PLAN MULTI-FAMILY PARCEL |
| 6 | GRADING & UTILITIES MULTI-FAMILY PARCEL |
| 7 | PLAN, PROFILE and UTILITIES |
| 8 | PLAN, PROFILE and UTILITIES |
| 9 | PLAN, PROFILE and UTILITIES |
| 10 | CONSTRUCTION DETAILS & VEHICLE TURNING ANALYSIS |
| 11 | SCHEMATIC LANDSCAPE PLAN |


### LEGEND

| EXISTING | | PROPOSED | |
|---|---|---|---|
| 100 | MINOR CONTOUR | 100 | MAJOR/MINOR CONTOUR |
| 99 | MAJOR CONTOUR | 99.99 | SPOT ELEVATION |
| 100x1 | SPOT ELEVATION | | LIMIT OF WORK/ |
| TP #1 | TEST PITS | | EDGE OF CLEARING |
| | EDGE OF CLEARING | | SILT FENCE |
| W | WATER SERVICE | W | WATER SERVICE |
| | WATER GATE | | WATER GATE |
| | HYDRANT | | HYDRANT |
| | UTILITY POLE | | UTILITY POLE |
| OHW | OVERHEAD WIRES | E | UNDERGROUND ELECTRIC |
| D | DRAIN LINE | | TRANSFORMER |
| | DRAIN MANHOLE | | ELECTRIC MANHOLE |
| | CATCH BASIN | | DRAIN LINE |
| S | SEWER MAIN | | DRAIN MANHOLE |
| | | | CATCH BASIN |
| | | | STORMCEPTOR MANHOLE |
| | | 12" CCB | 12" WIDE CAPE COD BERM |
| | | 6" VGC | 6" WIDE VERTICAL GRANITE CURB |


CIVIL ENGINEER / LAND SURVEYOR:

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19 OLD SOUTH ROAD
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ARCHITECT:

emeritus

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LANDSCAPE DESIGNER:

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TRAFFIC CONSULTANT:

MDM TRANSPORTATION CONSULTANTS, INC.
PLANNERS & ENGINEERS

26 Lord Road, Suite 280
Marlborough, MA 01752
Tel: (508) 303-0370
Fax: (508) 303-0371

APPLICANT:

SURFSIDE CROSSING LLC
c/o JAMIE FEELEY & JOSH POSNER
37 OLD SOUTH ROAD, UNIT #6
NANTUCKET, MA 02554


COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
2/15/18

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
PROFESSIONAL ENGINEER
2-15-18


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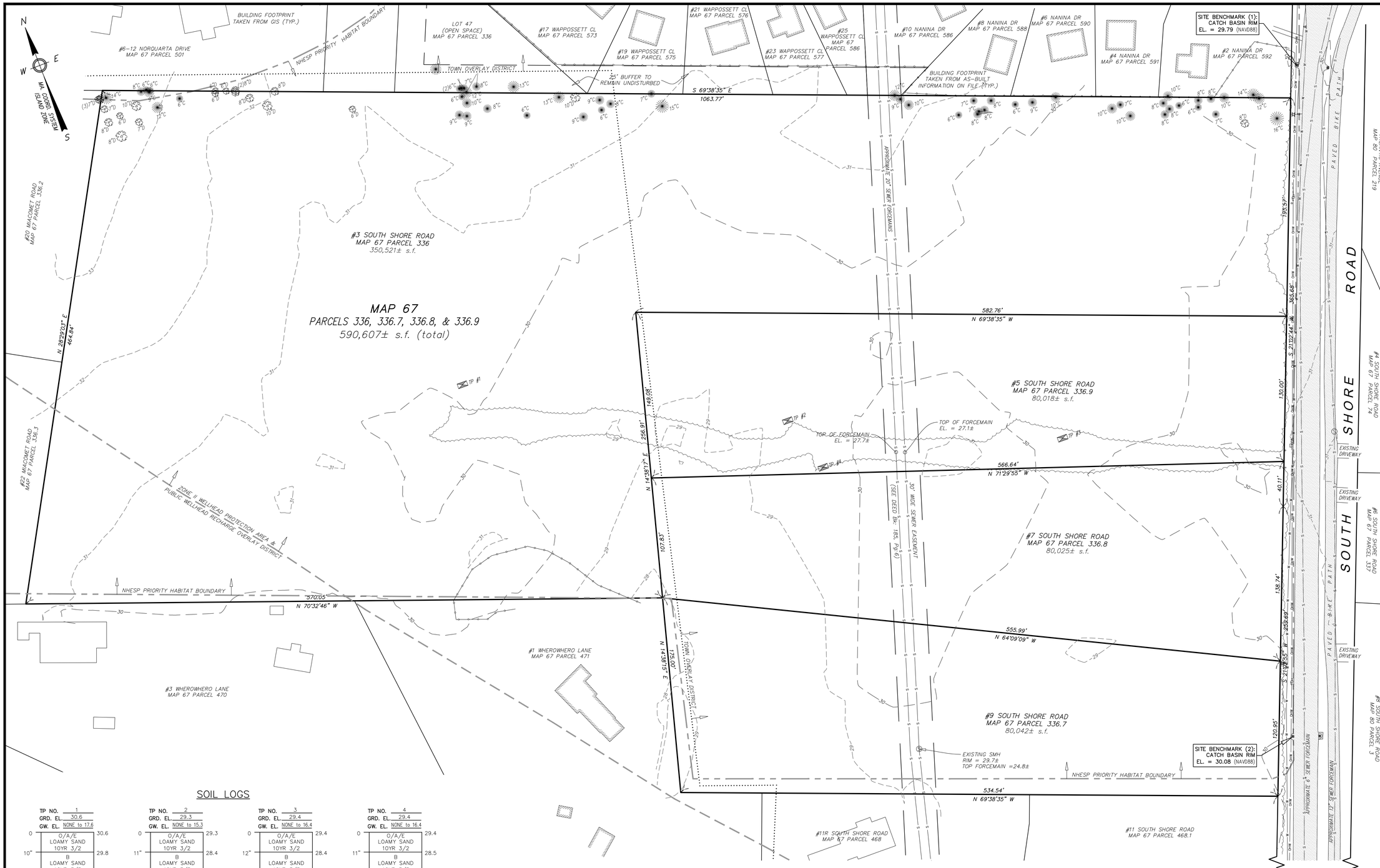


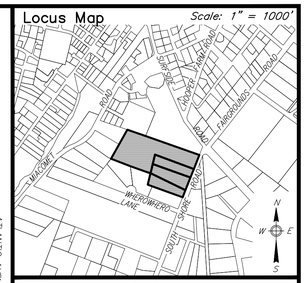

## SOIL LOGS

| TP NO. 1 | | TP NO. 2 | | TP NO. 3 | | TP NO. 4 | |
|---|---|---|---|---|---|---|---|
| GRD. EL. 30.6 | | GRD. EL. 29.3 | | GRD. EL. 29.4 | | GRD. EL. 29.4 | |
| GW. EL. NONE to 17.6 | | GW. EL. NONE to 15.3 | | GW. EL. NONE to 16.4 | | GW. EL. NONE to 16.4 | |
| 0 | O/A/E LOAMY SAND 10YR 3/2 | 0 | O/A/E LOAMY SAND 10YR 3/2 | 0 | O/A/E LOAMY SAND 10YR 3/2 | 0 | O/A/E LOAMY SAND 10YR 3/2 |
| 10" | B LOAMY SAND 10YR 3/3 | 11" | B LOAMY SAND 10YR 3/3 | 12" | B LOAMY SAND 10YR 3/3 | 11" | B LOAMY SAND 10YR 3/3 |
| 28" | C1 VERY FINE to FINE SAND 2.5Y 6/3 | 24" | C1 FINE LOAMY SAND 2.5Y 5/6 | 30" | C1 VERY FINE to FINE SAND 2.5Y 6/3 | 30" | C1 LOAMY SAND 2.5Y 6/2 |
| 78" | C2 MEDIUM to COARSE SAND 2.5Y 6/6 (TRACE GRAVEL) | 45" | C2 VERY FINE to FINE SAND 2.5Y 6/3 | 92" | C2 MEDIUM to COARSE SAND 2.5Y 6/6 | 60" | C2 FINE to MEDIUM SAND 2.5Y 6/3 |
| 156" | | 90" | C3 MEDIUM to COARSE SAND 2.5Y 6/6 (TRACE GRAVEL) | 156" | | 156" | |
| | 30.6 | | 29.3 | | 29.4 | | 29.4 |
| | 29.8 | | 28.4 | | 28.4 | | 28.5 |
| | 28.3 | | 27.3 | | 26.9 | | 26.9 |
| | 24.1 | | 25.6 | | 21.7 | | 24.4 |
| | 17.6 | | 21.8 | | 16.4 | | 16.4 |
| | | | 15.3 | | | | |

DATE: MARCH 13, 2017
SOIL EVALUATOR: DONALD F. BRACKEN, Jr., P.E.
WITNESSED BY: EDWARD PESCE, P.E. (REVIEW ENGINEER)

## Locus Map

Scale: 1" = 1000'




## Notes

1. LOCUS: #3, #5, #7, & #9 SOUTH SHORE ROAD MAP 67 PARCELS 336, 336.7, 336.8, & 336.9
2. OWNER: SURFSIDE CROSSING LLC c/o JAMIE FEELEY & JOSH POSNER 37 OLD SOUTH ROAD, UNIT #6 NANTUCKET, MA 02554
3. DEED REF: Bk: 1612 Pg: 62
4. PLAN REF: Bk: 25 Pg:50 (LOTS 1–4)
5. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0151–G dated 06/09/2014.
6. LOCUS DOES FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF PRIORITY HABITATS OF RARE SPECIES, BUT NOT ESTIMATED HABITATS OF RARE WILDLIFE.
7. LOCUS PARTIALLY FALLS WITHIN THE TOWN OVERLAY DISTRICT.
8. LOCUS FALLS WITHIN THE CORE SEWER DISTRICT.
9. LOCUS PARTIALLY FALLS WITHIN A ZONE II WELLHEAD PROTECTION AREA.
10. LOCUS PARTIALLY FALLS WITHIN THE PUBLIC WELLHEAD RECHARGE OVERLAY DISTRICT.

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

ZONE: LUG–2

| | REQUIRED |
|---|---|
| LOT AREA: | 80,000 s.f. |
| FRONTAGE: | 150' |
| FRONT YARD: | 35' |
| SIDE/REAR YARD: | 15' |
| GROUND COVER: | 4% (MAX) |


Prepared By:

BRACKEN ENGINEERING, INC.

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BUZZARDS BAY, MA 02532
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Sheet Title:

EXISTING CONDITIONS

# "SURFSIDE CROSSING"

A

PROPOSED 40B DEVELOPMENT IN NANTUCKET, MASSACHUSETTS

Prepared For:

SURFSIDE CROSSING, LLC

#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

| No. | Date | Revision Description | By |
|---|---|---|---|
| – | – | – | – |
| 1 | 6/4/18 | UPDATED ABUTTER INFORMATION | RED |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| FEBRUARY 15, 2018 | RMM/ERC/BEI | DFB/AMG | 2 of 11 |

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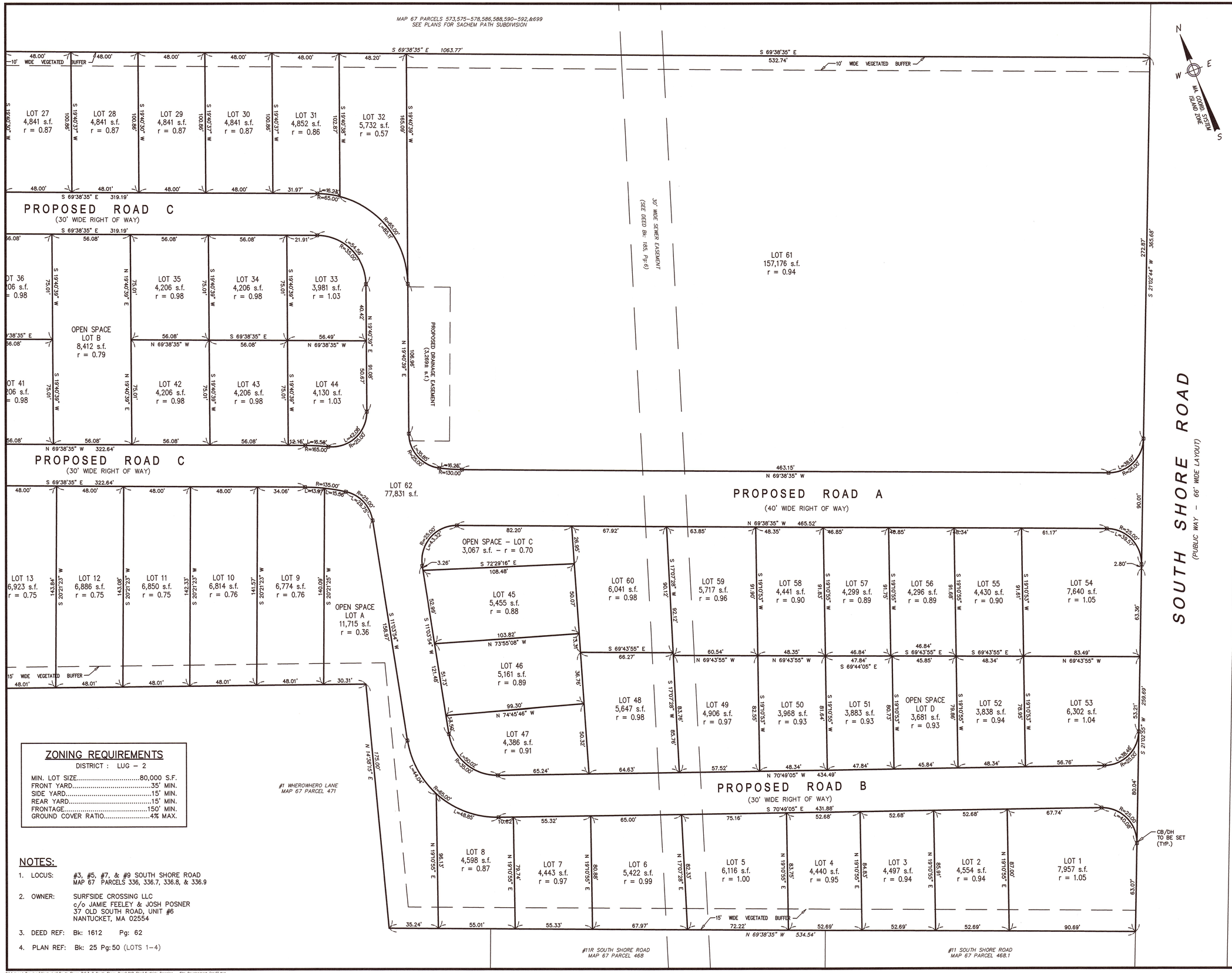


## ZONING REQUIREMENTS

DISTRICT : LUG – 2

| | |
|---|---|
| MIN. LOT SIZE | 80,000 S.F. |
| FRONT YARD | 35' MIN. |
| SIDE YARD | 15' MIN. |
| REAR YARD | 15' MIN. |
| FRONTAGE | 150' MIN. |
| GROUND COVER RATIO | 4% MAX. |

## NOTES:

1. LOCUS: #3, #5, #7, & #9 SOUTH SHORE ROAD MAP 67 PARCELS 336, 336.7, 336.8, & 336.9
2. OWNER: SURFSIDE CROSSING LLC c/o JAMIE FEELEY & JOSH POSNER 37 OLD SOUTH ROAD, UNIT #6 NANTUCKET, MA 02554
3. DEED REF: Bk: 1612 Pg: 62
4. PLAN REF: Bk: 25 Pg: 50 (LOTS 1–4)

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

2/15/18

COMMONWEALTH OF MASSACHUSETTS ALAN M GRADY No. 37732 PROFESSIONAL LAND SURVEYOR

ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

COMPREHENSIVE PERMIT:
DATE OF DECISION: _____, RECORDED WITH NANTUCKET COUNTY REGISTRY OF DEEDS IN BOOK _____, PAGE _____.
DATE OF PLAN ENDORSEMENT: _____.

ZONING BOARD OF APPEALS

THIS PLAN HAS BEEN APPROVED PURSUANT TO A COMPREHENSIVE PERMIT ISSUED BY THE NANTUCKET ZONING BOARD OF APPEALS PURSUANT TO M.G.L. 20–23, BY DECISION IN FILE NO._____.

NANTUCKET TOWN CLERK DATE

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Prepared By:
BRACKEN ENGINEERING, INC.
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Sheet Title:

LOTTING PLAN

# "SURFSIDE CROSSING"

A

PROPOSED 40B DEVELOPMENT IN NANTUCKET, MASSACHUSETTS

Prepared For:

SURFSIDE CROSSING, LLC

#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

| No. | Date | Revision Description | By |
|---|---|---|---|
| – | – | – | – |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| FEBRUARY 15, 2018 | RMM/ERC/BEI | DFB/AMG | 3 of 11 |

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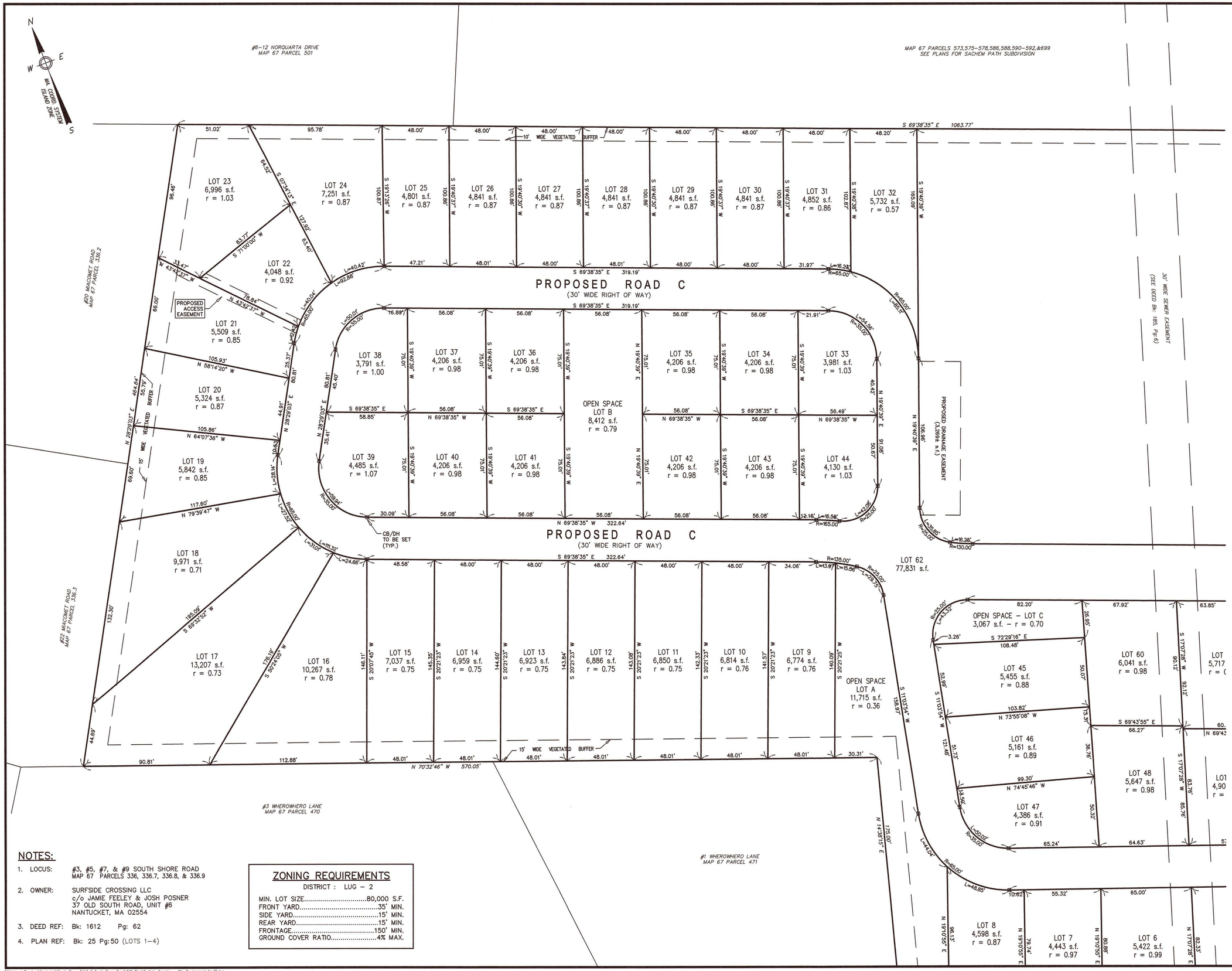


## NOTES:

1. LOCUS: #3, #5, #7, & #9 SOUTH SHORE ROAD MAP 67 PARCELS 336, 336.7, 336.8, & 336.9
2. OWNER: SURFSIDE CROSSING LLC c/o JAMIE FEELEY & JOSH POSNER 37 OLD SOUTH ROAD, UNIT #6 NANTUCKET, MA 02554
3. DEED REF: Bk: 1612 Pg: 62
4. PLAN REF: Bk: 25 Pg: 50 (LOTS 1-4)

## ZONING REQUIREMENTS

DISTRICT : LUG - 2

| | |
|---|---|
| MIN. LOT SIZE | 80,000 S.F. |
| FRONT YARD | 35' MIN. |
| SIDE YARD | 15' MIN. |
| REAR YARD | 15' MIN. |
| FRONTAGE | 150' MIN. |
| GROUND COVER RATIO | 4% MAX. |

RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS — ALAN M GRADY No. 37732 — PROFESSIONAL LAND SURVEYOR

2/15/18

ALAN M. GRADY, PLS
MASSACHUSETTS REG.
No. 37732

COMPREHENSIVE PERMIT:
DATE OF DECISION: _____, RECORDED WITH NANTUCKET COUNTY REGISTRY OF DEEDS IN BOOK _____, PAGE _____.
DATE OF PLAN ENDORSEMENT: _____.

ZONING BOARD OF APPEALS

_____
_____
_____
_____
_____

THIS PLAN HAS BEEN APPROVED PURSUANT TO A COMPREHENSIVE PERMIT ISSUED BY THE NANTUCKET ZONING BOARD OF APPEALS PURSUANT TO M.G.L. 20-23, BY DECISION IN FILE NO._____.

NANTUCKET TOWN CLERK DATE

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet


Prepared By:
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Sheet Title:

LOTTING PLAN

# "SURFSIDE CROSSING"

A

PROPOSED 40B DEVELOPMENT IN NANTUCKET, MASSACHUSETTS

Prepared For:

SURFSIDE CROSSING, LLC

#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

| No. | Date | Revision Description | By |
|---|---|---|---|
| - | - | - | - |

| Date: | Drawn: | Checked: | Sheet: |
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| FEBRUARY 15, 2018 | RMM/ERC/BEI | DFB/AMG | 4 of 11 |

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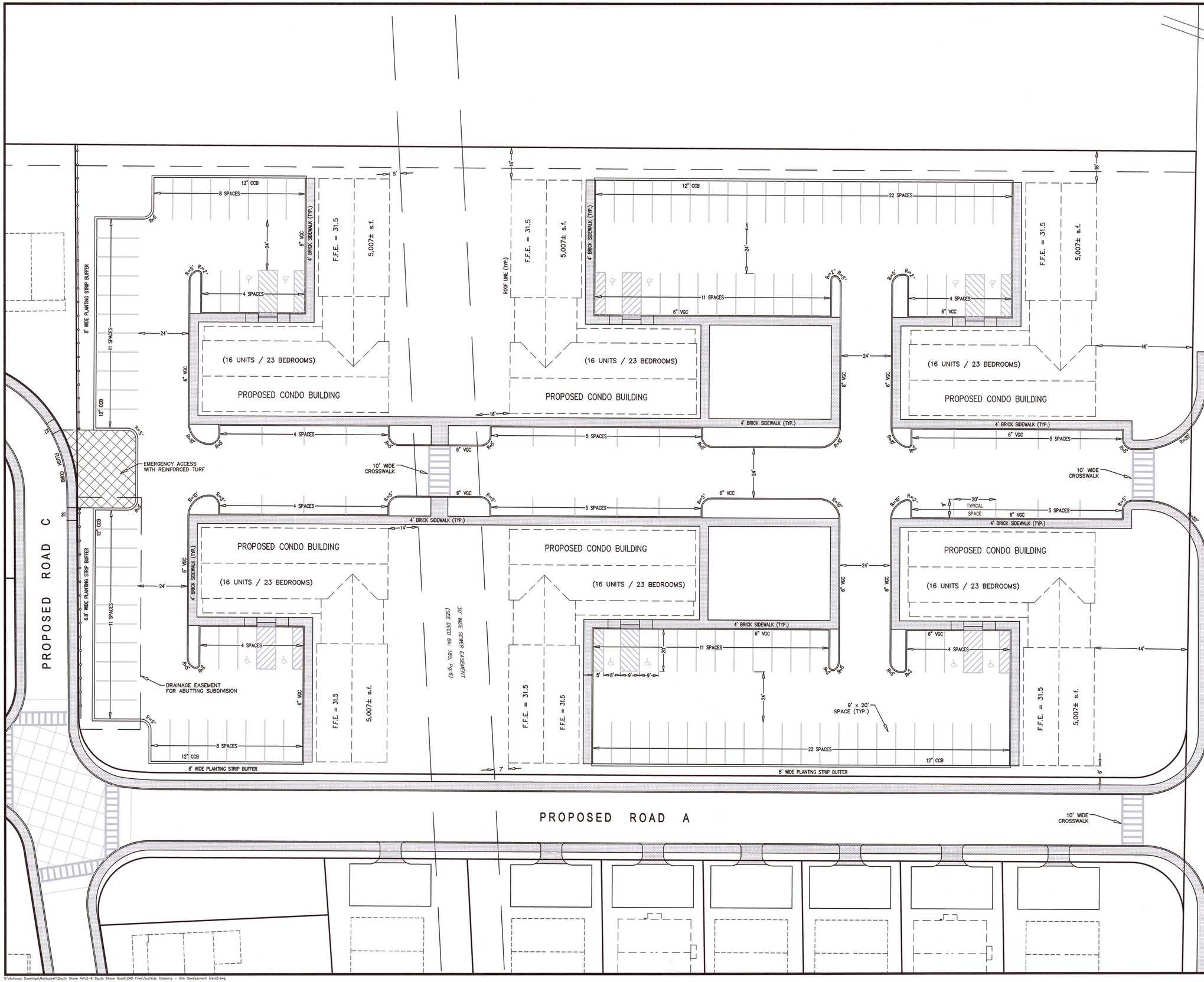


## PARKING SUMMARY
per §139–18

REQUIRED CONDO PARKING:

1 SPACE PER BEDROOM
(BASED UPON GARAGE APARTMENT PARKING REQ.)

TOTAL BEDROOMS = 138
SPACES REQUIRED = 138

TOTAL PROVIDED = 148 SPACES

## ADA PARKING SUMMARY
per §521 CMR 23.2.1

REQUIRED:
TOTAL PARKING SPACES = 148
MIN. ACCESSIBLE SPACES REQUIRED = 5
(MIN. of 1 VAN ACCESSIBLE)

PROVIDED:
(8) ACCESSIBLE SPACES TOTAL
(4) VAN ACCESSIBLE SPACE

## ZONING REQUIREMENTS
DISTRICT : LUG – 2

MIN. LOT SIZE.....80,000 S.F.
FRONT YARD.....35' MIN.
SIDE YARD.....15' MIN.
REAR YARD.....15' MIN.
FRONTAGE.....150' MIN.
GROUND COVER RATIO.....4% MAX.

## NOTE:

SEE SHEET 10 FOR VEHICLE TURNING ANALYSIS FOR THE MULTI–FAMILY PARCEL

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
PROFESSIONAL ENGINEER
2-15-18

COMMONWEALTH OF MASSACHUSETTS
ALAN M GRADY
No. 37732
PROFESSIONAL LAND SURVEYOR
2/15/18

PLAN SCALE
0 4 8 12 16 20 30 40 60
1 inch = 20 feet


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Sheet Title:
LAYOUT PLAN
MULTI–FAMILY PARCEL

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

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| FEBRUARY 15, 2018 | RMM/ERC/BEI | DFB/AMG | 5 of 11 |

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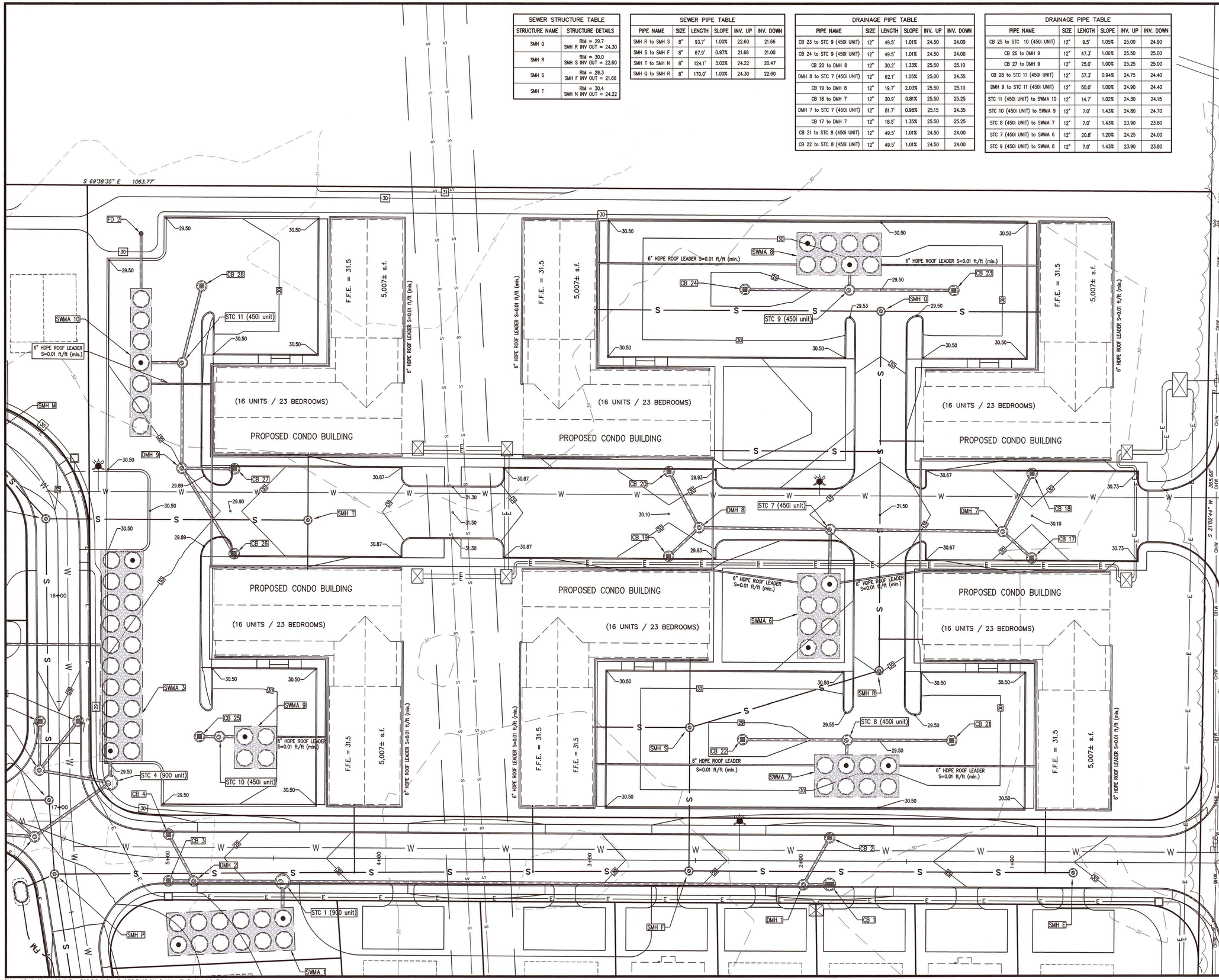
| SEWER STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME | STRUCTURE DETAILS |
| SMH Q | RIM = 29.7<br>SMH R INV OUT = 24.30 |
| SMH R | RIM = 30.0<br>SMH S INV OUT = 22.60 |
| SMH S | RIM = 29.3<br>SMH F INV OUT = 21.66 |
| SMH T | RIM = 30.4<br>SMH N INV OUT = 24.22 |

| SEWER PIPE TABLE | | | | | |
|---|---|---|---|---|---|
| PIPE NAME | SIZE | LENGTH | SLOPE | INV. UP | INV. DOWN |
| SMH R to SMH S | 8" | 93.7' | 1.00% | 22.60 | 21.66 |
| SMH S to SMH F | 8" | 67.9' | 0.97% | 21.66 | 21.00 |
| SMH T to SMH N | 8" | 124.1' | 3.02% | 24.22 | 20.47 |
| SMH Q to SMH R | 8" | 170.0' | 1.00% | 24.30 | 22.60 |

| DRAINAGE PIPE TABLE | | | | | |
|---|---|---|---|---|---|
| PIPE NAME | SIZE | LENGTH | SLOPE | INV. UP | INV. DOWN |
| CB 23 to STC 9 (450i UNIT) | 12" | 49.5' | 1.01% | 24.50 | 24.00 |
| CB 24 to STC 9 (450i UNIT) | 12" | 49.5' | 1.01% | 24.50 | 24.00 |
| CB 20 to DMH 8 | 12" | 30.2' | 1.33% | 25.50 | 25.10 |
| DMH 8 to STC 7 (450i UNIT) | 12" | 62.1' | 1.05% | 25.00 | 24.35 |
| CB 19 to DMH 8 | 12" | 19.7' | 2.03% | 25.50 | 25.10 |
| CB 18 to DMH 7 | 12" | 30.9' | 0.81% | 25.50 | 25.25 |
| DMH 7 to STC 7 (450i UNIT) | 12" | 81.7' | 0.98% | 25.15 | 24.35 |
| CB 17 to DMH 7 | 12" | 18.5' | 1.35% | 25.50 | 25.25 |
| CB 21 to STC 8 (450i UNIT) | 12" | 49.5' | 1.01% | 24.50 | 24.00 |
| CB 22 to STC 8 (450i UNIT) | 12" | 49.5' | 1.01% | 24.50 | 24.00 |

| DRAINAGE PIPE TABLE | | | | | |
|---|---|---|---|---|---|
| PIPE NAME | SIZE | LENGTH | SLOPE | INV. UP | INV. DOWN |
| CB 25 to STC 10 (450i UNIT) | 12" | 9.5' | 1.05% | 25.00 | 24.90 |
| CB 26 to DMH 9 | 12" | 47.3' | 1.06% | 25.50 | 25.00 |
| CB 27 to DMH 9 | 12" | 25.0' | 1.00% | 25.25 | 25.00 |
| CB 28 to STC 11 (450i UNIT) | 12" | 37.3' | 0.94% | 24.75 | 24.40 |
| DMH 9 to STC 11 (450i UNIT) | 12" | 50.0' | 1.00% | 24.90 | 24.40 |
| STC 11 (450i UNIT) to SWMA 10 | 12" | 14.7' | 1.02% | 24.30 | 24.15 |
| STC 10 (450i UNIT) to SWMA 9 | 12" | 7.0' | 1.43% | 24.80 | 24.70 |
| STC 8 (450i UNIT) to SWMA 7 | 12" | 7.0' | 1.43% | 23.90 | 23.80 |
| STC 7 (450i UNIT) to SWMA 6 | 12" | 20.8' | 1.20% | 24.25 | 24.00 |
| STC 9 (450i UNIT) to SWMA 8 | 12" | 7.0' | 1.43% | 23.90 | 23.80 |




| DRAINAGE STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME | STRUCTURE DETAILS |
| CB 17 | RIM = 29.6<br>DMH 7 INV OUT = 25.50 |
| CB 18 | RIM = 29.6<br>DMH 7 INV OUT = 25.50 |
| CB 19 | RIM = 29.6<br>DMH 8 INV OUT = 25.50 |
| CB 20 | RIM = 29.6<br>DMH 8 INV OUT = 25.50 |
| CB 21 | RIM = 29.0<br>STC 8 (450i unit) INV OUT = 24.50 |
| CB 22 | RIM = 28.5<br>STC 8 (450i unit) INV OUT = 24.50 |
| CB 23 | RIM = 29.0<br>STC 9 (450i unit) INV OUT = 24.50 |
| CB 24 | RIM = 28.5<br>STC 9 (450i unit) INV OUT = 24.50 |
| CB 25 | RIM = 29.0<br>STC 10 (450i unit) INV OUT = 25.00 |
| CB 26 | RIM = 29.6<br>DMH 9 INV OUT = 25.50 |
| CB 27 | RIM = 29.6<br>DMH 9 INV OUT = 25.25 |
| CB 28 | RIM = 29.0<br>STC 11 (450i unit) INV OUT = 24.75 |
| DMH 7 | RIM = 30.2<br>CB 18 INV IN = 25.25<br>CB 17 INV IN = 25.25<br>STC 7 (450i unit) INV OUT = 25.15 |
| DMH 8 | RIM = 30.1<br>CB 20 INV IN = 25.10<br>CB 19 INV IN = 25.10<br>STC 7 (450i unit) INV OUT = 25.00 |
| DMH 9 | RIM = 30.0<br>CB 26 INV IN = 25.00<br>CB 27 INV IN = 25.00<br>STC 11 (450i unit) INV OUT = 24.90 |
| STC 7 (450i unit) | RIM = 31.0<br>DMH 8 INV IN = 24.35<br>DMH 7 INV IN = 24.35<br>SWMA 6 INV OUT = 24.25 |
| STC 8 (450i unit) | RIM = 29.3<br>CB 21 INV IN = 24.00<br>CB 22 INV IN = 24.00<br>SWMA 7 INV OUT = 23.90 |
| STC 9 (450i unit) | RIM = 29.3<br>CB 23 INV IN = 24.00<br>CB 24 INV IN = 24.00<br>SWMA 8 INV OUT = 23.90 |
| STC 10 (450i unit) | RIM = 29.3<br>CB 25 INV IN = 24.90<br>SWMA 9 INV OUT = 24.80 |
| STC 11 (450i unit) | RIM = 29.5<br>CB 28 INV IN = 24.40<br>DMH 9 INV IN = 24.40<br>SWMA 10 INV OUT = 24.30 |

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

2-15-18

PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet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Sheet Title:

GRADING & UTILITIES
MULTI-FAMILY PARCEL

"SURFSIDE CROSSING"

A

PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS

Prepared For:

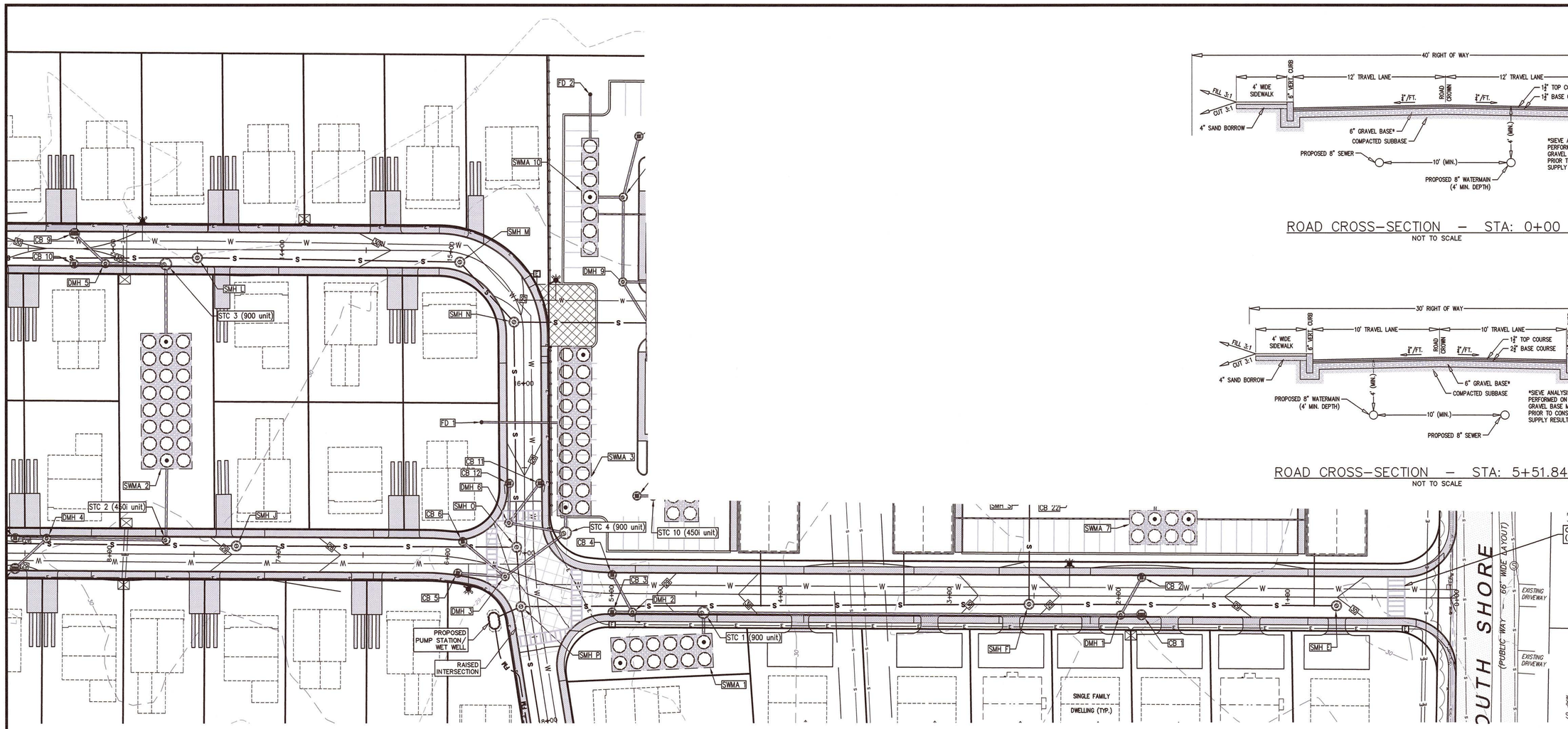
SURFSIDE CROSSING, LLC

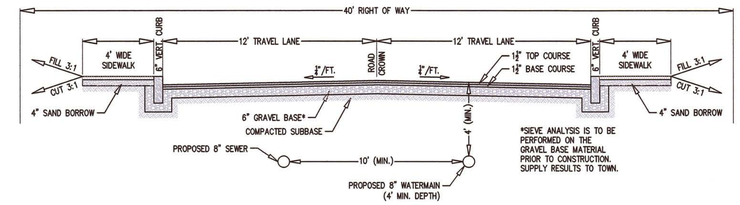
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

| No. | Date | Revision Description | By |
|---|---|---|---|
| - | - | - | - |

| Date: | Drawn: | Checked: | Sheet: |
|---|---|---|---|
| FEBRUARY 15, 2018 | RMM/ERC/BEI | DFB/AMG | 6 of 11 |

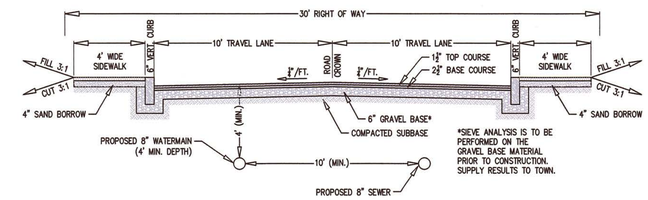
S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev2).dwg




ROAD CROSS-SECTION – STA: 0+00 TO 5+51.84

NOT TO SCALE




ROAD CROSS-SECTION – STA: 5+51.84 TO 24+39.26

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
CIVIL
No. 37071
REGISTERED PROFESSIONAL ENGINEER

2-15-18

PROFILE SCALE

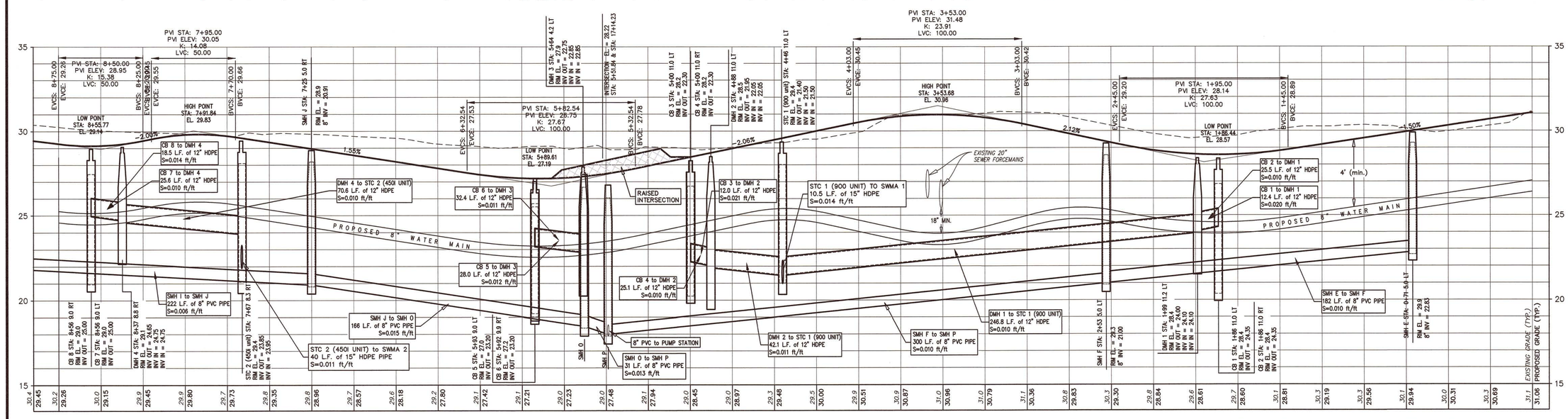
1 inch = 3 feet (vertical)

0 0.75 1.5 2.25 3 6 9

0 7.5 15 22.5 30 45 60 90

1 inch = 30 feet (horizontal)

PLAN SCALE





Prepared By:

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Sheet Title:

PLAN, PROFILE and UTILITIES

"SURFSIDE CROSSING"

A

PROPOSED 40B DEVELOPMENT IN NANTUCKET, MASSACHUSETTS

Prepared For:

SURFSIDE CROSSING, LLC

#3, 5, 7 & 9 SOUTH SHORE ROAD

MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

| No. | Date | Revision Description | By |
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| - | - | - | - |

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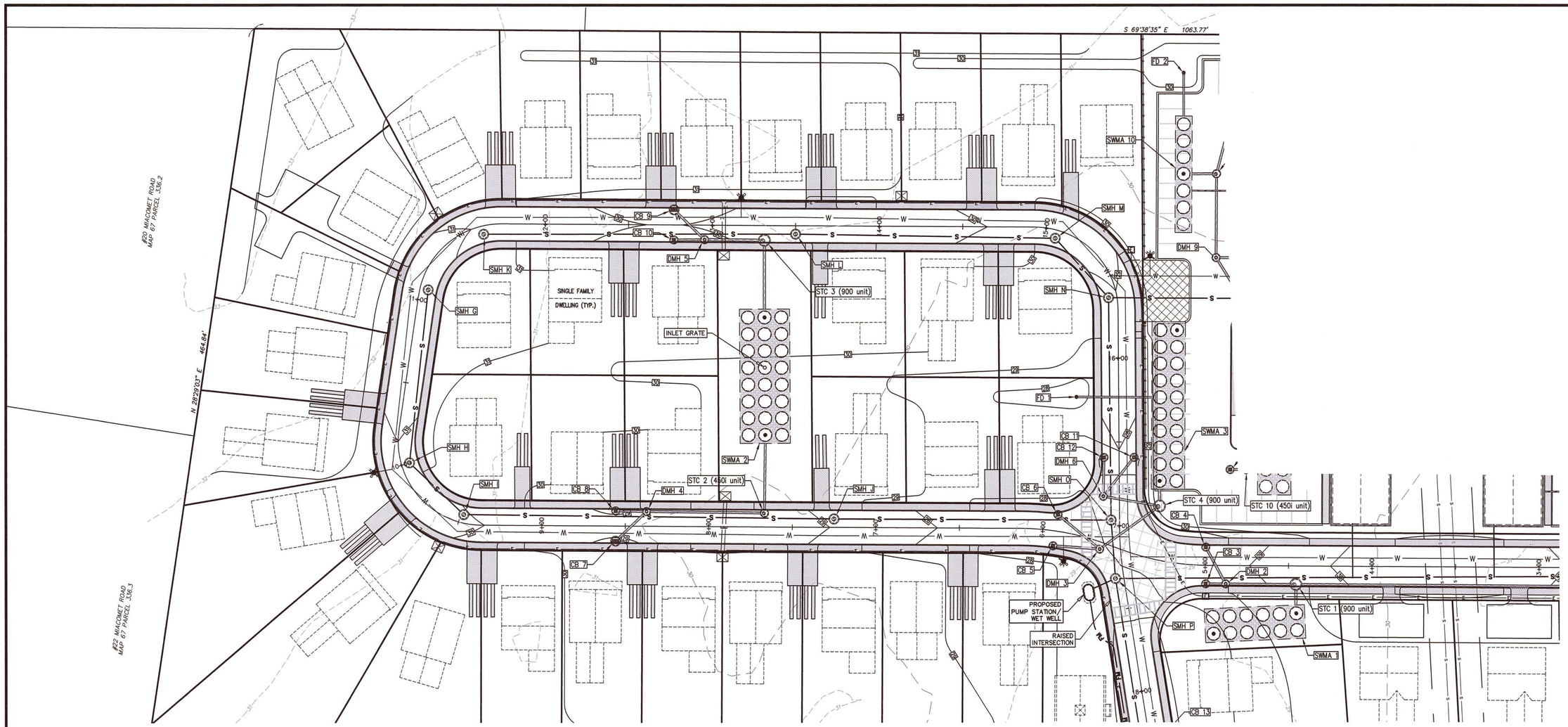
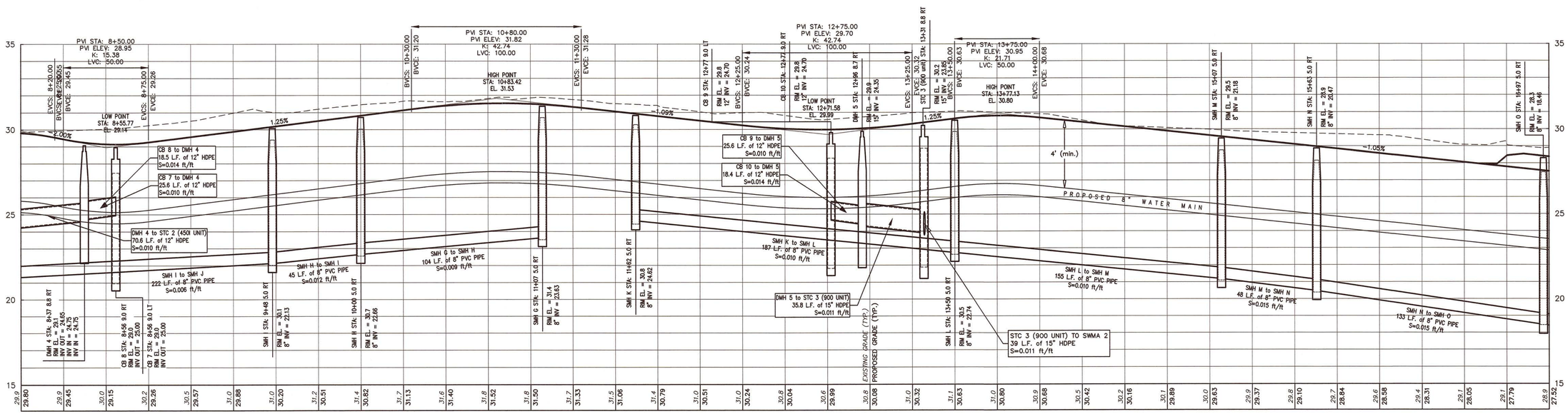
|---|---|---|---|
| FEBRUARY 15, 2018 | RMM/ERC/BEI | DFB/AMG | 7 of 11 |

S:\Autocad Drawings\Nantucket\South Shore Rd\3-9 South Shore Road\CAD Files\Surfside Crossing - Site Development (rev2).dwg




PROFILE SCALE
1 inch = 3 feet (vertical)
0 0.75 1.5 2.25 3 6 9
0 7.5 15 22.5 30 45 60 90
1 inch = 30 feet (horizontal)
PLAN SCALE

COMMONWEALTH OF MASSACHUSETTS
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PLAN, PROFILE and UTILITIES

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
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#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

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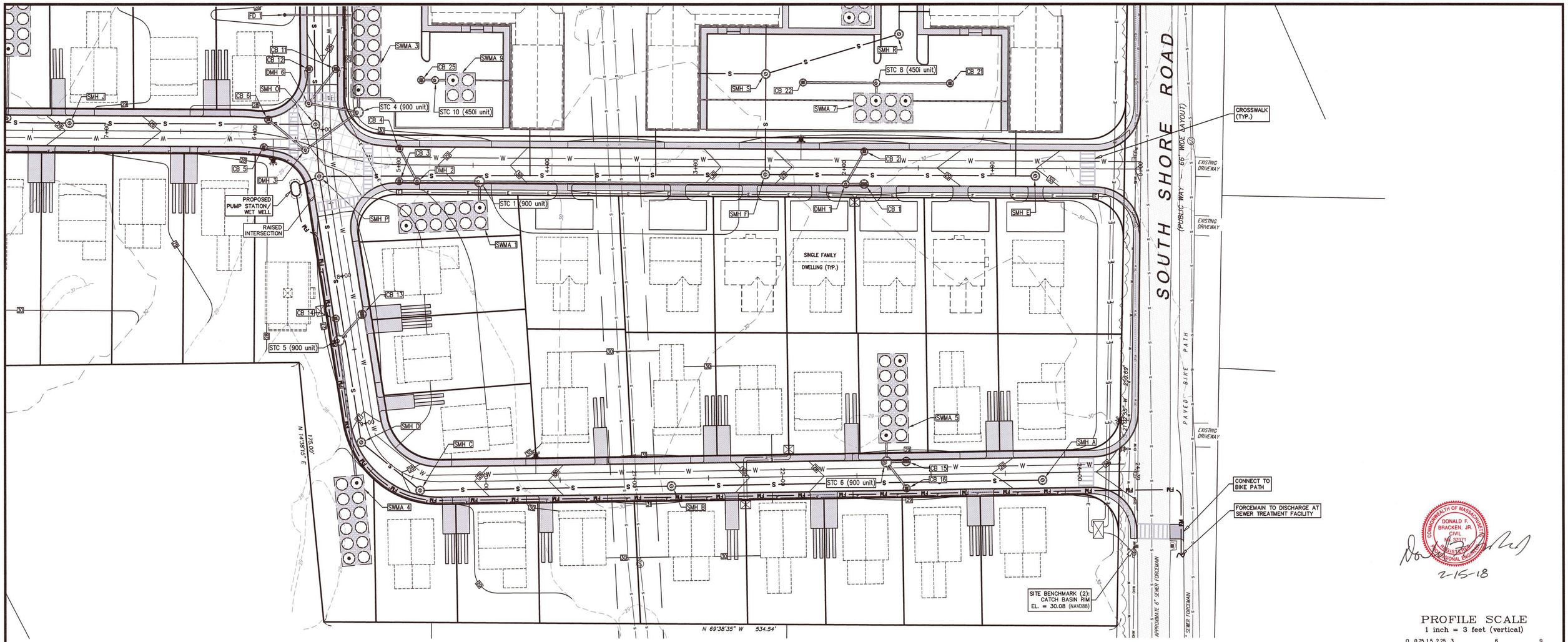


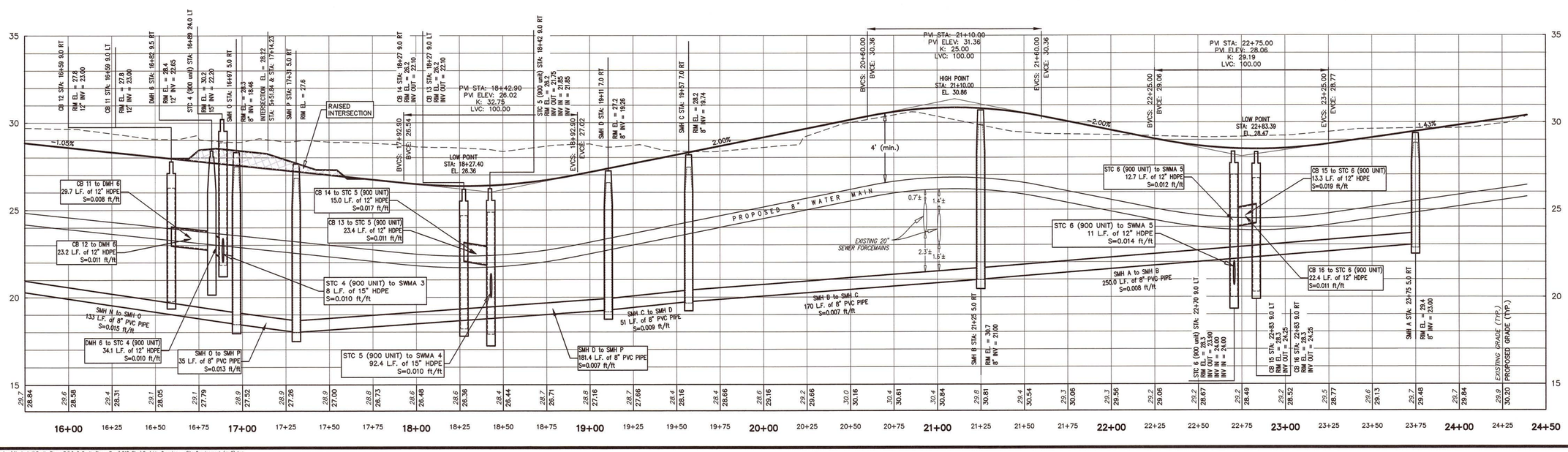


COMMONWEALTH OF MASSACHUSETTS
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Sheet Title:

# PLAN, PROFILE and UTILITIES

# "SURFSIDE CROSSING"

A

## PROPOSED 40B DEVELOPMENT IN NANTUCKET, MASSACHUSETTS

Prepared For:

## SURFSIDE CROSSING, LLC

#3, 5, 7 & 9 SOUTH SHORE ROAD

MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

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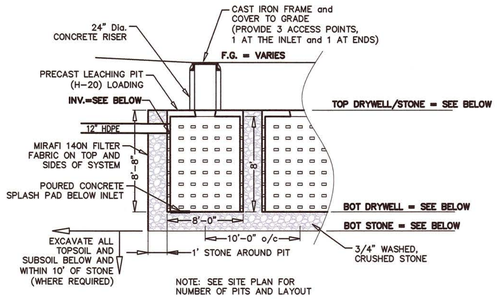
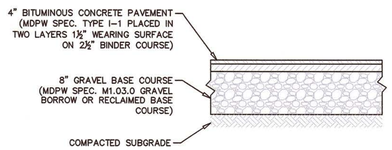



NOTE: SEE SITE PLAN FOR NUMBER OF PITS AND LAYOUT

| SWMA | TOP DRYWELL | INLET PIPE INVERT | BOTTOM DRYWELL | BOTTOM STONE | FINISHED GRADE | STONE BED DIMENSIONS | # OF DRYWELLS |
|---|---|---|---|---|---|---|---|
| 1 | 22.92 | 21.25 | 14.25 | 12.25 | 29± | 20'W x 60'L | 12 |
| 2 | 25.07 | 23.40 | 16.40 | 15.40 | 30± | 30'W x 80'L | 24 |
| 3 | 23.77 | 22.10 | 15.10 | 14.10 | 30± | 20'W x 100'L | 20 |
| 4 | 22.42 | 20.75 | 13.75 | 12.75 | 29± | 20'W x 60'L | 12 |
| 5 | 25.42 | 23.75 | 16.75 | 15.75 | 29± | 20'W x 60'L | 12 |
| 6 | 25.67 | 24.00 | 17.00 | 16.00 | 31± | 20'W x 40'L | 8 |
| 7 | 25.47 | 23.80 | 16.80 | 15.80 | 30± | 20'W x 40'L | 8 |
| 8 | 25.47 | 23.80 | 16.80 | 15.80 | 30± | 20'W x 40'L | 8 |
| 9 | 26.37 | 24.70 | 17.70 | 15.70 | 30± | 20'W x 20'L | 4 |
| 10 | 25.82 | 24.15 | 17.15 | 15.15 | 30± | 10'W x 70'L | 7 |

## STORMWATER MANAGEMENT AREA DETAIL

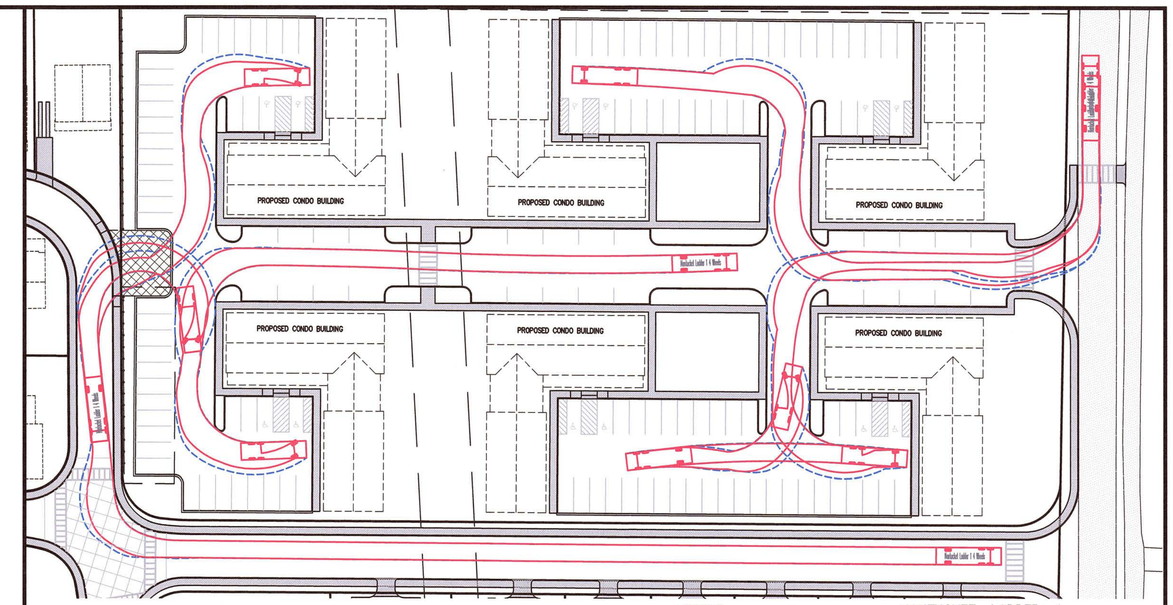
NOT TO SCALE




NOTE:
1. SANDY LOAM and/or LOAMY SAND TOPSOIL MATERIAL SHALL BE EXCAVATED FROM ALL PAVED AREAS PRIOR TO SUB-BASE INSTALLATION.
2. SUB-GRADE (EXISTING MATERIAL) SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE and/or COARSE SAND, FREE FROM LOAM and CLAY TO A DEPTH NOT LESS THAN 4 FEET BELOW THE FINISH PAVEMENT SURFACE.
3. SUBGRADE FILL SHALL BE COMPACTED TO 95% COMPACTION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH and LOCATION.
5. SEE GRADING PLAN FOR PAVEMENT SLOPE and CROSS SLOPE.
6. PRIOR TO INSTALLING THE WEARING COURSE, THE EXISTING BINDER COURSE SURFACE SHALL BE SWEPT COMPLETELY CLEAN BY A STREET SWEEPING MACHINE AND A TACK COAT SHALL BE INSTALLED TO A LEVEL APPROVED BY THE ENGINEER.

## PARKING AREA PAVEMENT SECTION

NOT TO SCALE




## VEHICLE TURNING ANALYSIS

SCALE: 1" = 40'

PLAN SCALE

0 8 16 24 32 40 60 80 120

1 inch = 40 feet

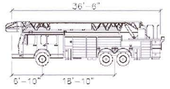
LEGEND

WHEELBASE PATH

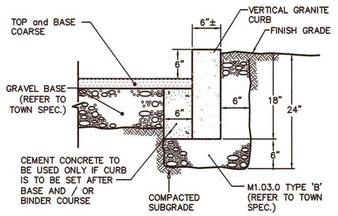
VEHICLE OVERHANG

VEHICLE NAME — VEHICLE

NANTUCKET LADDER 1

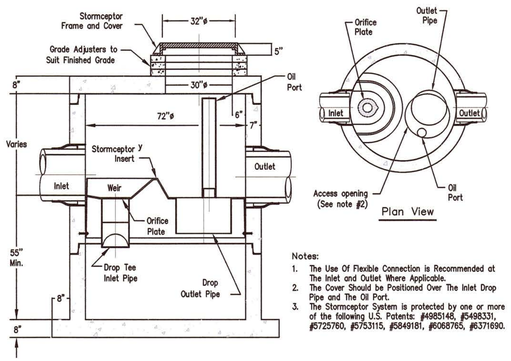



| | |
|---|---|
| WHEELBASE | :18'-10" |
| LENGTH | :36'-6" |
| WIDTH | :9'-6" |
| FRONT OVERHANG | :6'-10" |
| REAR OVERHANG | :11'-0" |
| LOCK TO LOCK TIME | :6 Sec. |
| STEERING ANGLE | :45.0° |




## VERTICAL GRANITE CURB

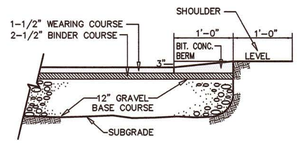
NOT TO SCALE




Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985145, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.

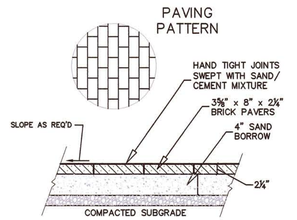
## STC 900 PRECAST CONCRETE STORMCEPTOR

NOT TO SCALE




## CAPE COD BERM

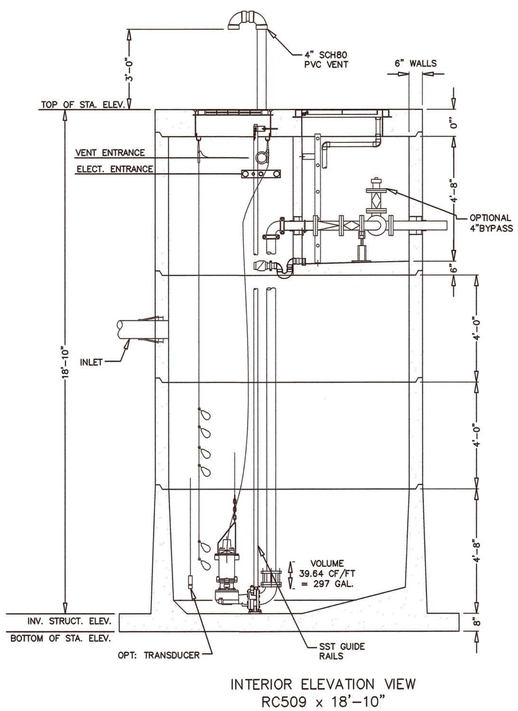
NOT TO SCALE




TYPICAL SECTION

## BRICK SIDEWALK PAVERS

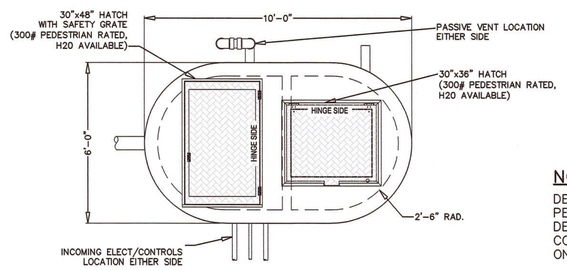
NOT TO SCALE



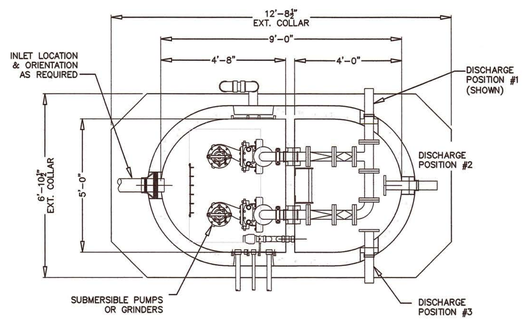

INTERIOR ELEVATION VIEW
RC509 x 18'-10"

## TYPICAL SEWER PUMP STATION DETAIL

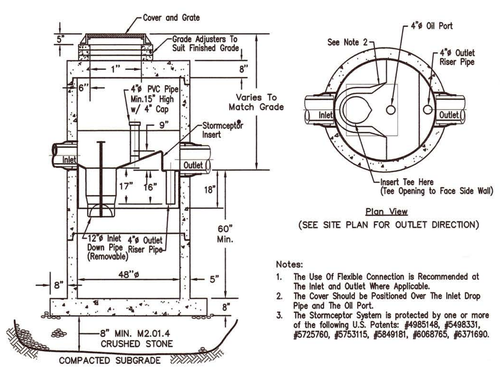
NOT TO SCALE




COVER




VAULT SECTION




Notes:
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2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
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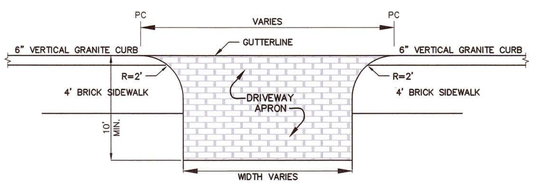
## STC 450i PRECAST CONCRETE STORMCEPTOR

NOT TO SCALE




NOTE:
ALL DRIVEWAYS TO PITCH TOWARDS ROADWAY

## DRIVEWAY ENTRANCE DETAIL

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
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CIVIL
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REGISTERED PROFESSIONAL ENGINEER
2-15-18

## NOTE:

DETAILS SHOWN FOR PLANNING AND PERMITTING PURPOSES ONLY, FINAL DETAILS, SPECIFICATIONS, AND CONSTRUCTION NOTES TO BE INCLUDED ON FINAL CONSTRUCTION DRAWINGS.


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Sheet Title:
CONSTRUCTION DETAILS & VEHICLE TURNING ANALYSIS

"SURFSIDE CROSSING"
A
PROPOSED 40B DEVELOPMENT
IN NANTUCKET, MASSACHUSETTS
Prepared For:
SURFSIDE CROSSING, LLC
#3, 5, 7 & 9 SOUTH SHORE ROAD
MAP 67 PARCELS 336, 336.7, 336.8 & 336.9

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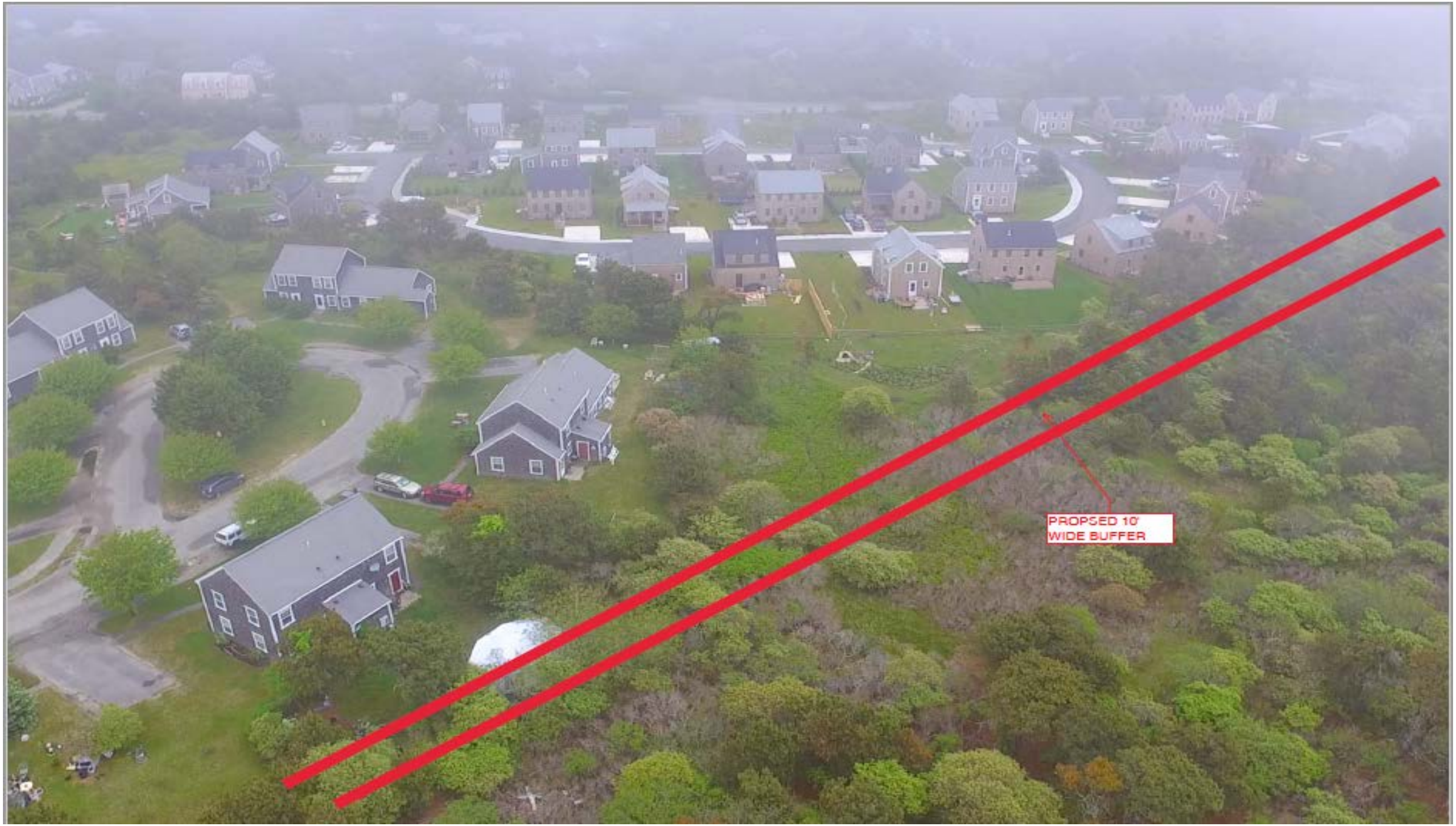
|---|---|---|---|
| FEBRUARY 15, 2018 | RMM/ERC/BEI | DFB/AMG | 10 of 11 |

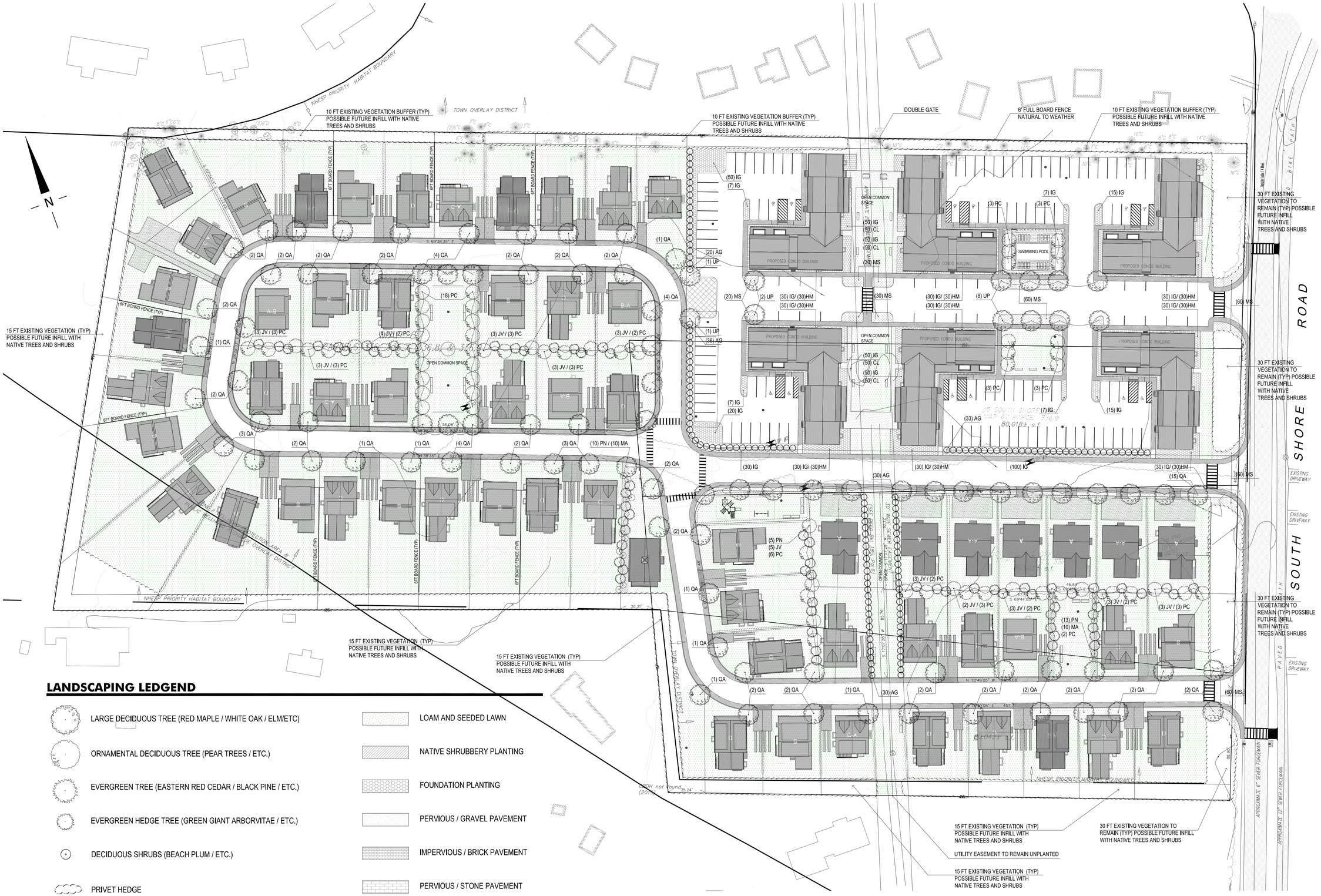
PROPOSED 10'
WIDE BUFFER
EXISTING 25'
WIDE BUFFER

PROPOSED 10'
WIDE BUFFER
EXISTING 25'
WIDE BUFFER

PROPOSED 10'
WIDE BUFFER
PROPOSED 15'
WIDE BUFFER


PROPSED 10'
WIDE BUFFER

PROPOSED 15'
WIDE BUFFER




## LANDSCAPING LEDGEND

- LARGE DECIDUOUS TREE (RED MAPLE / WHITE OAK / ELM/ETC)
- ORNAMENTAL DECIDUOUS TREE (PEAR TREES / ETC.)
- EVERGREEN TREE (EASTERN RED CEDAR / BLACK PINE / ETC.)
- EVERGREEN HEDGE TREE (GREEN GIANT ARBORVITAE / ETC.)
- DECIDUOUS SHRUBS (BEACH PLUM / ETC.)
- PRIVET HEDGE
- EDGE OF EXISTING VEGETATION
- LOAM AND SEEDED LAWN
- NATIVE SHRUBBERY PLANTING
- FOUNDATION PLANTING
- PERVIOUS / GRAVEL PAVEMENT
- IMPERVIOUS / BRICK PAVEMENT
- PERVIOUS / STONE PAVEMENT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LANDSCAPE DESIGN STUDIO
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design@ahernllc.com


**PROJECT**

# SURFSIDE CROSSING

3, 5, 7 & 9
SOUTH SHORE RD
NANTUCKET MA 02554

**OWNER**

SURFSIDE CROSSING LLC

**ARCHITECT**

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

**ENGINEER / SURVEYOR**

BRACKEN ENGINEERING, INC
40 Herring Pond Road, Buzzard Bay MA 02532
T (508) 833-0070

**PROGRESS DRAWING**

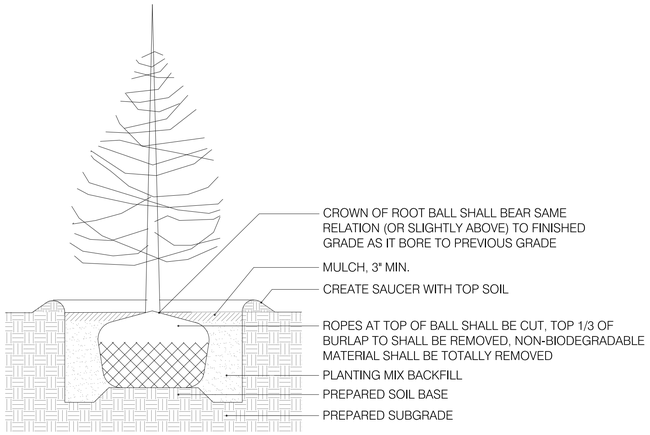
# SCHEMATIC PLANTING PLAN FOR PLANNING BOARD

**DRAWING INFO**

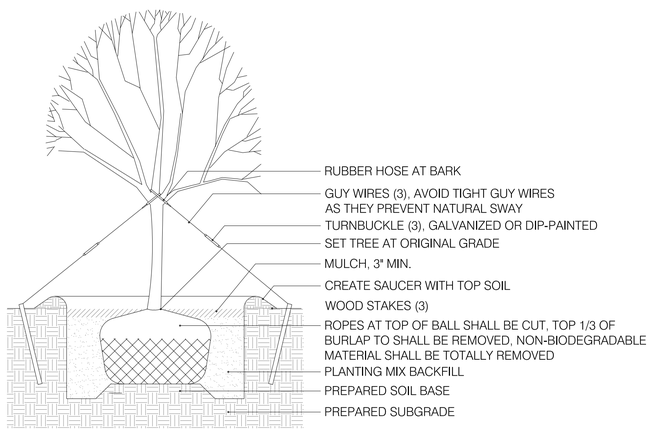
| | |
|---|---|
| DATE | JUNE 11, 2018 |
| SCALE | 1" = 40' |

**REVISIONS**

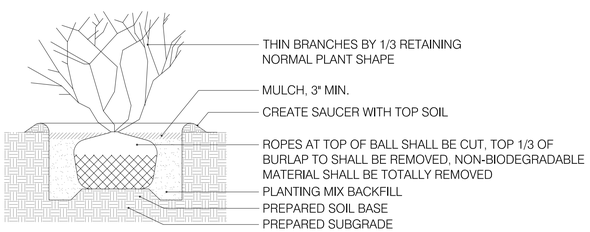
SHEET **11/11.1**



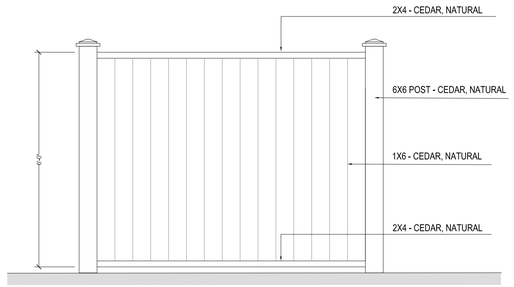

CONIFEROUS TREE PLANTING (TYP.)



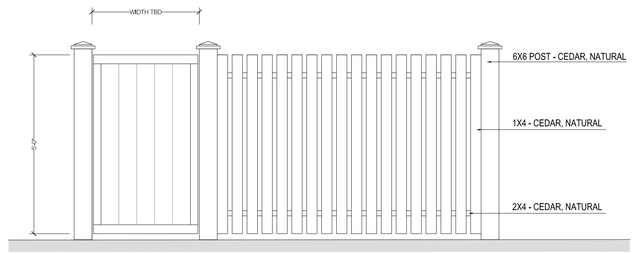

DECIDUOUS TREE PLANTING (TYP.)



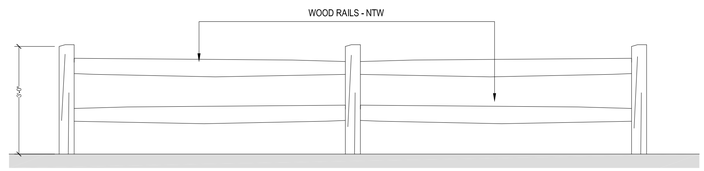

SHRUB PLANTING - BALL & BURLAP (TYP.)




6FT FULL BOARD FENCE, NATURAL TO WEATHER (TYP.)



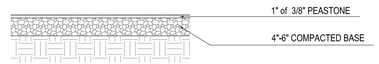

5' PICKET FENCE WITH FULL BOARD GATE FOR SEMI-PUBLIC POOL ENCLOSURE (TYP.)



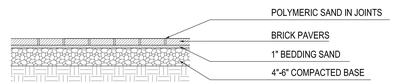

3 FOOT 2 RAIL SPLIT RAIL FENCE

EVERGREEN HEDGE -
GREEN GIANT ARBORVITAE (TYP.)

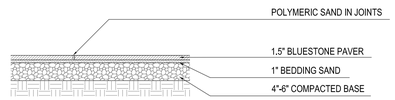
PRIVET HEDGE -
LIGUSTRUM OVALFOLIUM (TYP.)




GRAVEL / PERVIOUS PAVEMENT (TYP.)




BRICK / IMPERVIOUS PAVEMENT (TYP.)




BLUE STONE / IMPERVIOUS PAVEMENT (TYP.)

## PLANTING SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| AC | 5 | Acer rubrum 'October Glory' | Red Maple | 3"/3.5" cal. | 20' o.c. |
| CL | 200 | Clethra alnifolia | Summersweet | 3/4' b&b | 3' o.c. |
| HM | 270 | Hydrangea macrophylla | Hydrangea | 10 g. | 4' o.c. |
| IG | 728 | Ilex glabra 'Compacta' | Inkberry | 10 g. | 3' o.c. |
| JV | 93 | Juniperus virginiana | Eastern Red Cedar | 7'/8' b&b | 7' o.c. |
| LO | 2085 | Ligustrum ovalfolium | Privet | 4'/5' b&b | 2' o.c. |
| MS | 320 | Miscanthus sinensis | Maiden Grass | 1 g. | 3' o.c. |
| MP | 300 | Myrica pensylvanica | Bayberry | 3'/4' b&b | 3' o.c. |
| PN | 87 | Pinus thunbergii | Black Pine | 7'/8' b&b | 8' o.c. |
| MA | 122 | Prunus maritima | Beach Plum | 3'/4' b&b | 4' o.c. |
| PC | 64 | Pyrus calleryana 'Aristocrat' | Flowering Pear | 3"/3.5" cal. | 15' o.c. |
| QA | 83 | Quercas alba | White Oak | 3"/3.5" cal. | 20' o.c. |
| AG | 89 | Thuja plicata 'Green Giant' | Arborvitae | 7'/8' b&b | 7' o.c. |
| UP | 20 | Ulmus parviflora | Chinese Elm | 3'/3.5" cal. | 20' o.c. |
| VD | 250 | Viburnum dentatum | Arrowood Viburnum | 3'/4' b&b | 5' o.c. |

**NOTE:** The planting plan shall dictate the amount of plants.

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

**PROJECT**

**SURFSIDE CROSSING**

3, 5, 7 & 9
SOUTH SHORE RD
NANTUCKET MA 02554

**OWNER**

SURFSIDE CROSSING LLC

**ARCHITECT**

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

**ENGINEER / SURVEYOR**

BRACKEN ENGINEERING, INC
40 Herring Pond Road, Buzzard Bay MA 02532
T (508) 833-0070

**PROGRESS DRAWING**

**LANDSCAPE DETAILS**

**DRAWING INFO**

DATE JUNE 11, 2018
SCALE N/A

**REVISIONS**

SHEET **11/11.3**

ACER RUBRUM

EASTERN RED CEDAR

BLACK PINE

WHITE OAK

CHINESE ELM

FLOWERING PEAR

PRIVET HEDGE

GREAN GIANT ARBORVITAE

BEACH PLUM

VIBURNUM DENTATUM

HYDRANGEA MACROPHYLLA

INKBERRY

MISCANTHUS SINENSIS

BAYBERRY

CLETHRA ALNIFOLIA

AHERN LLC
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**PROGRESS DRAWING**

**PLANTING SPECIFICATIONS**

**DRAWING INFO**

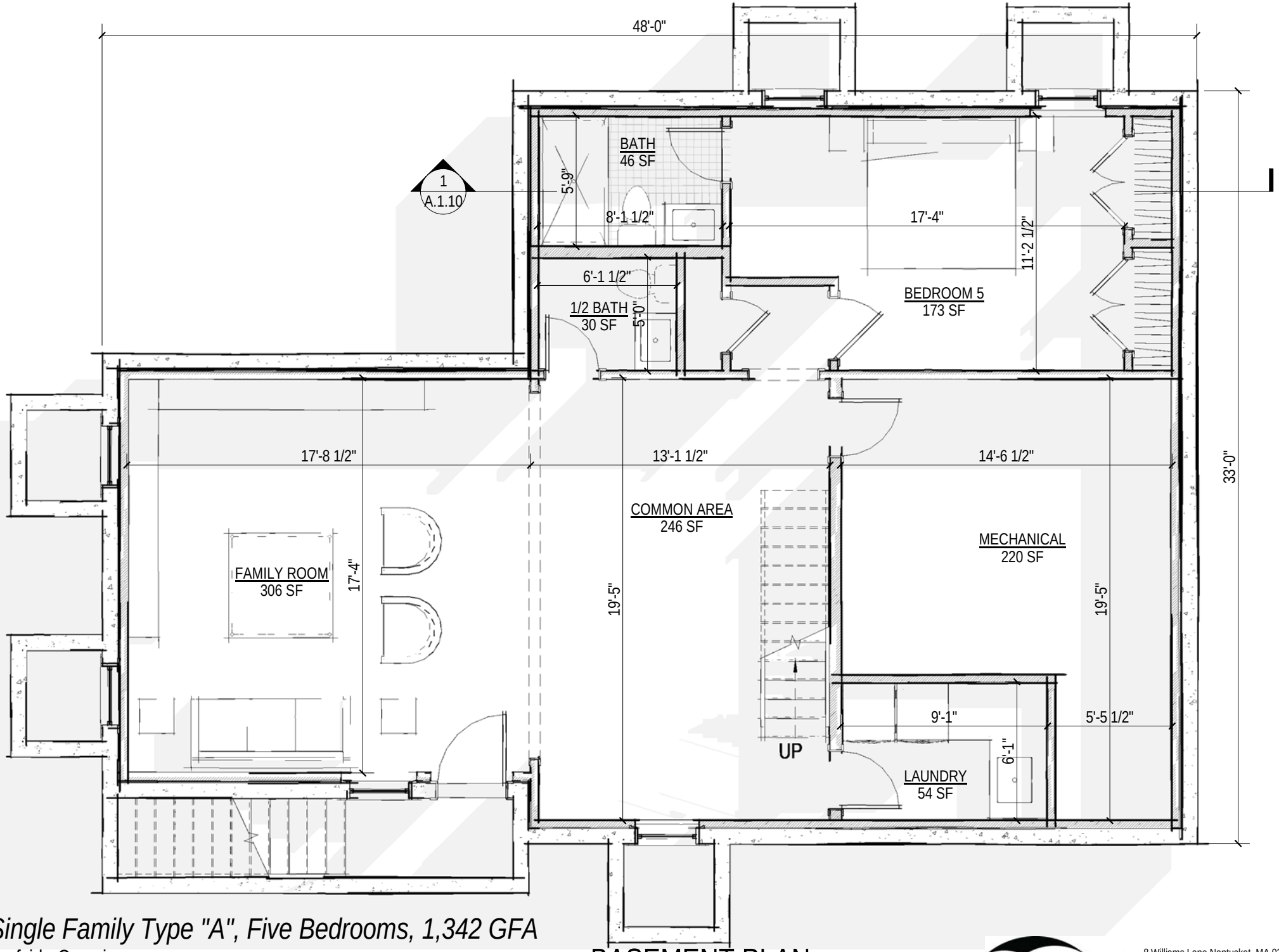
| | |
|---|---|
| DATE | JUNE 11, 2018 |
| SCALE | N/A |

**REVISIONS**

| | |
|---|---|
| DATE | JUNE 6, 2018 |

SHEET **11/11.4**

House Street Rendering




*Single Family Type "A", Five Bedrooms, 1,342 GFA*

Surfside Crossing
Nantucket, MA 02554

# BASEMENT PLAN

3/16" = 1'-0"

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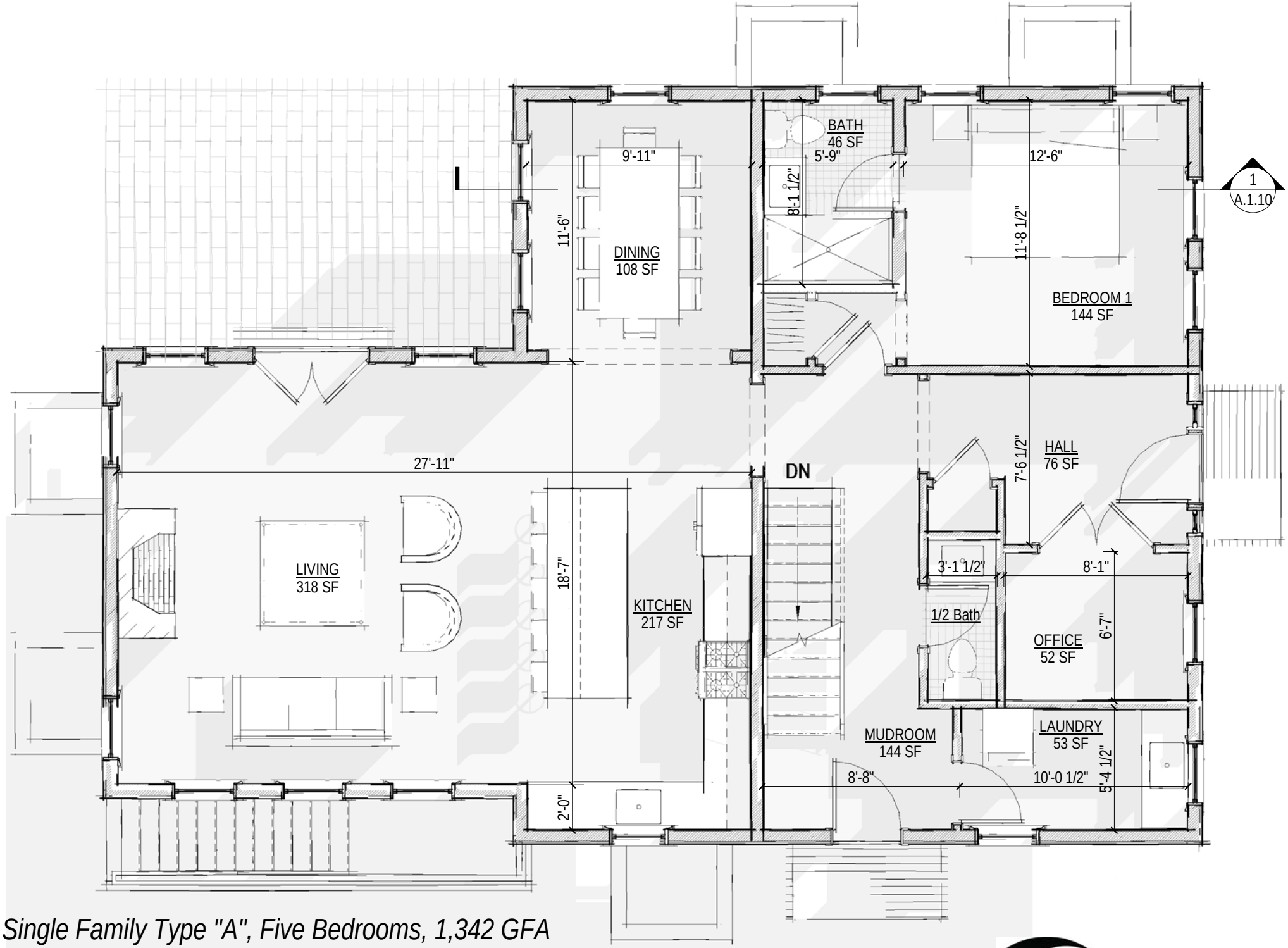


*Single Family Type "A", Five Bedrooms, 1,342 GFA*

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# 1ST FLOOR PLAN

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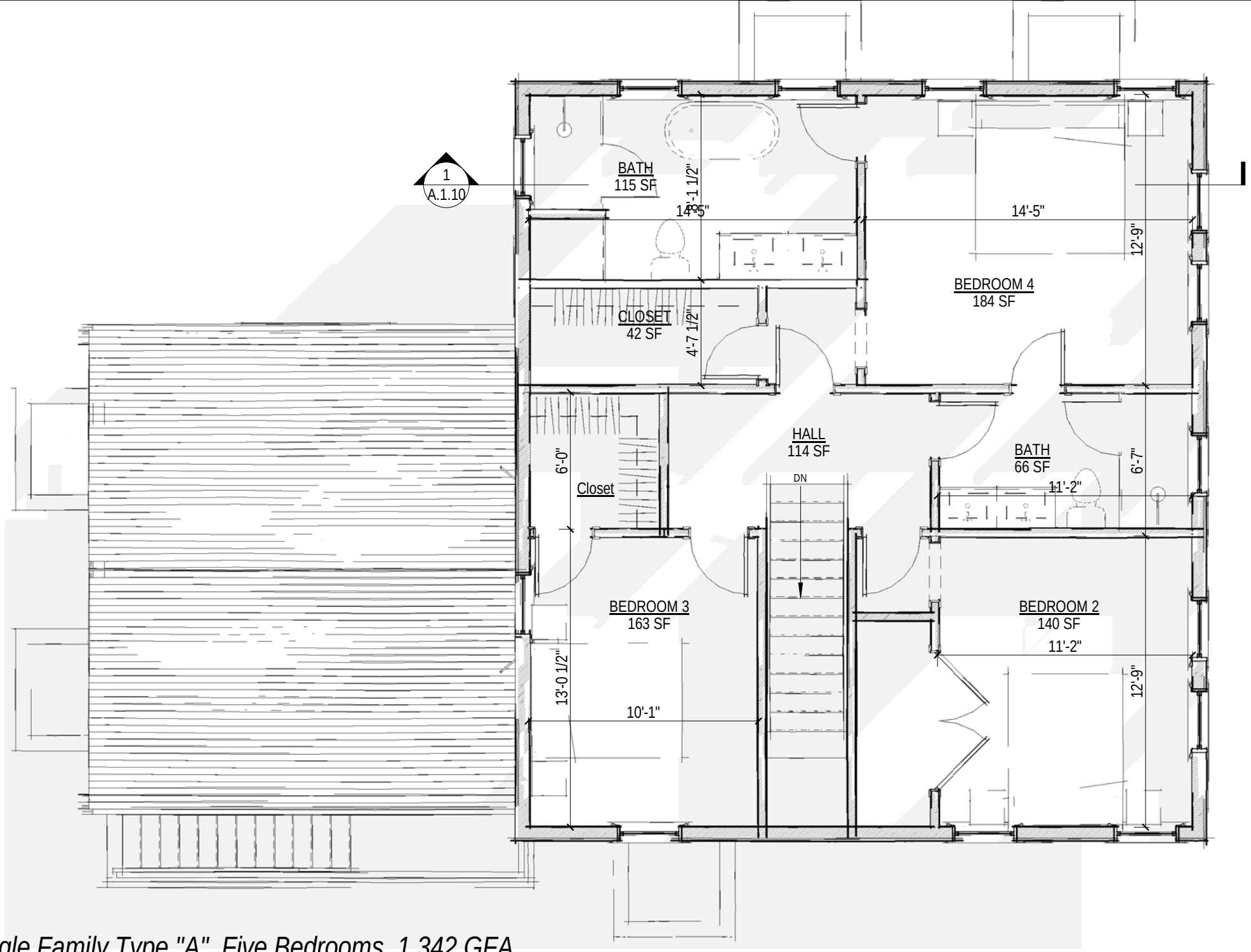


*Single Family Type "A", Five Bedrooms, 1,342 GFA*

Surfside Crossing
Nantucket, MA 02554

# 2ND FLOOR PLAN

3/16" = 1'-0"

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# FRONT ELEVATION

3/16" = 1'-0"

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# RIGHT ELEVATION

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# LEFT ELEVATION

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# REAR ELEVATION

3/16" = 1'-0"

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*Single Family Type "A", Five Bedrooms, 1,342 GFA*

Surfside Crossing
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# PERSPECTIVE VIEW

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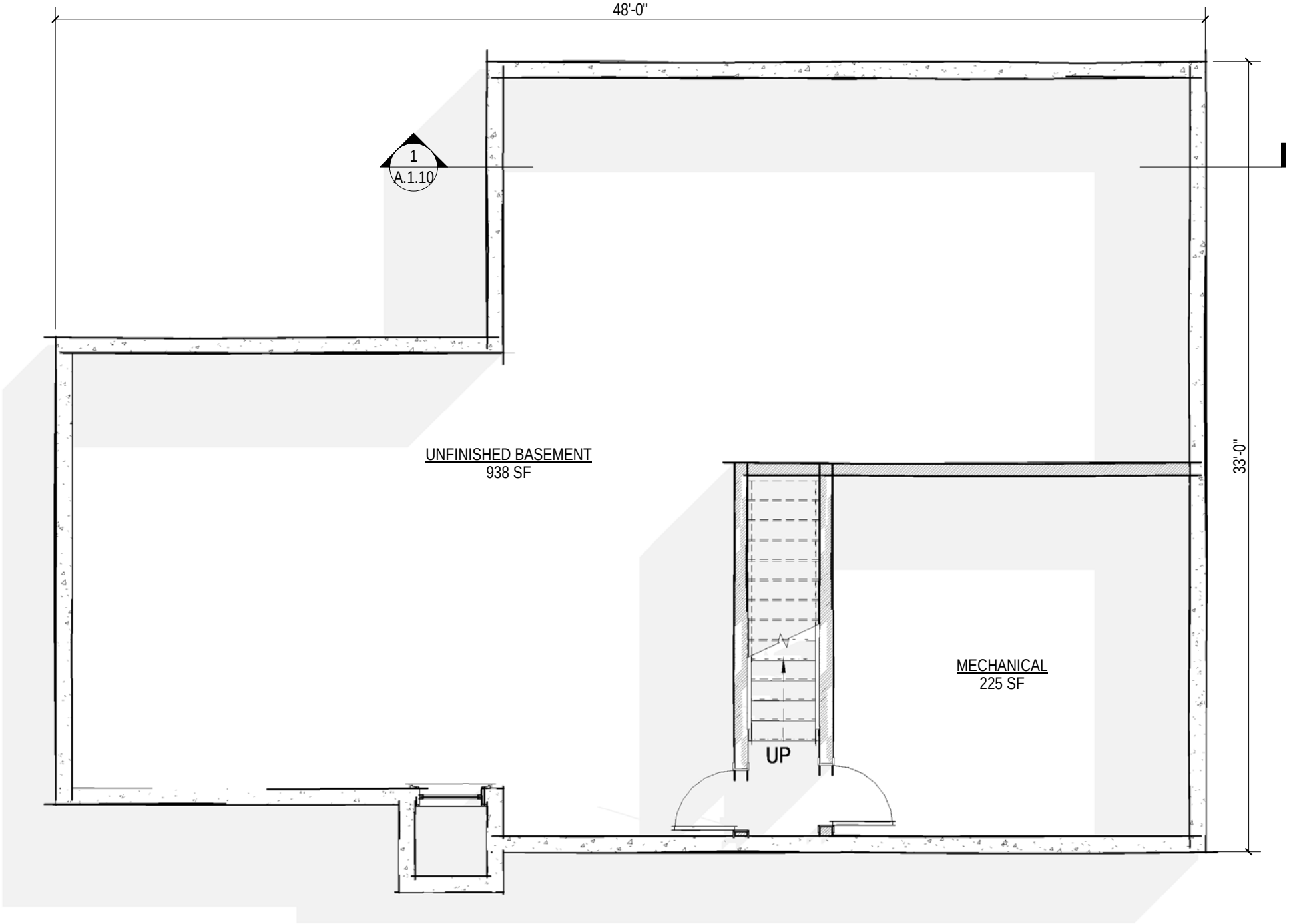


# BASEMENT PLAN

3/16" = 1'-0"

*Single Family Type "A-A", Four Bedrooms, 1,342 GFA*

Surfside Crossing
Nantucket, MA 02554

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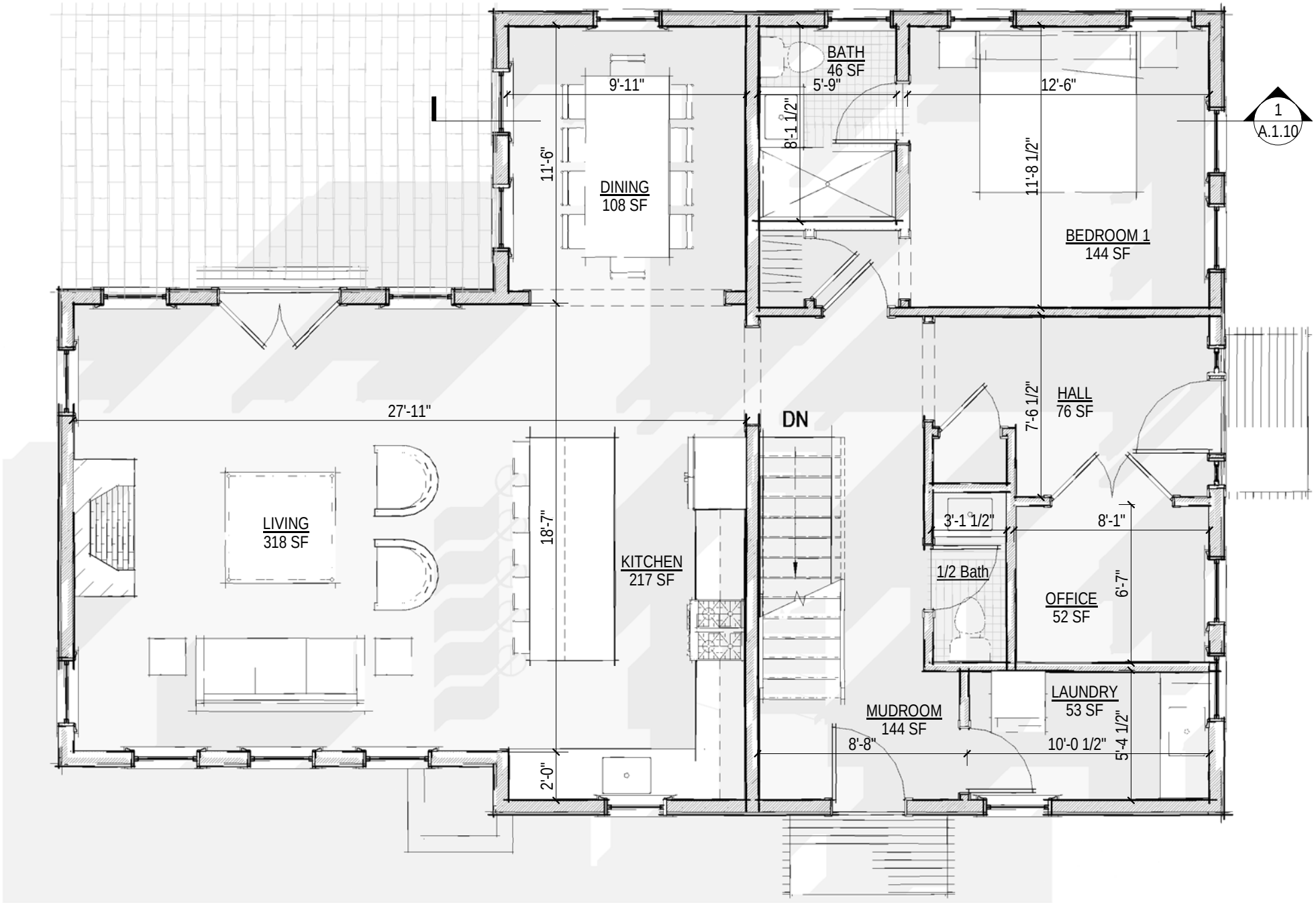


*Single Family Type "A-A", Four Bedrooms, 1,342 GFA*

Surfside Crossing
Nantucket, MA 02554

# 1ST FLOOR PLAN

3/16" = 1'-0"

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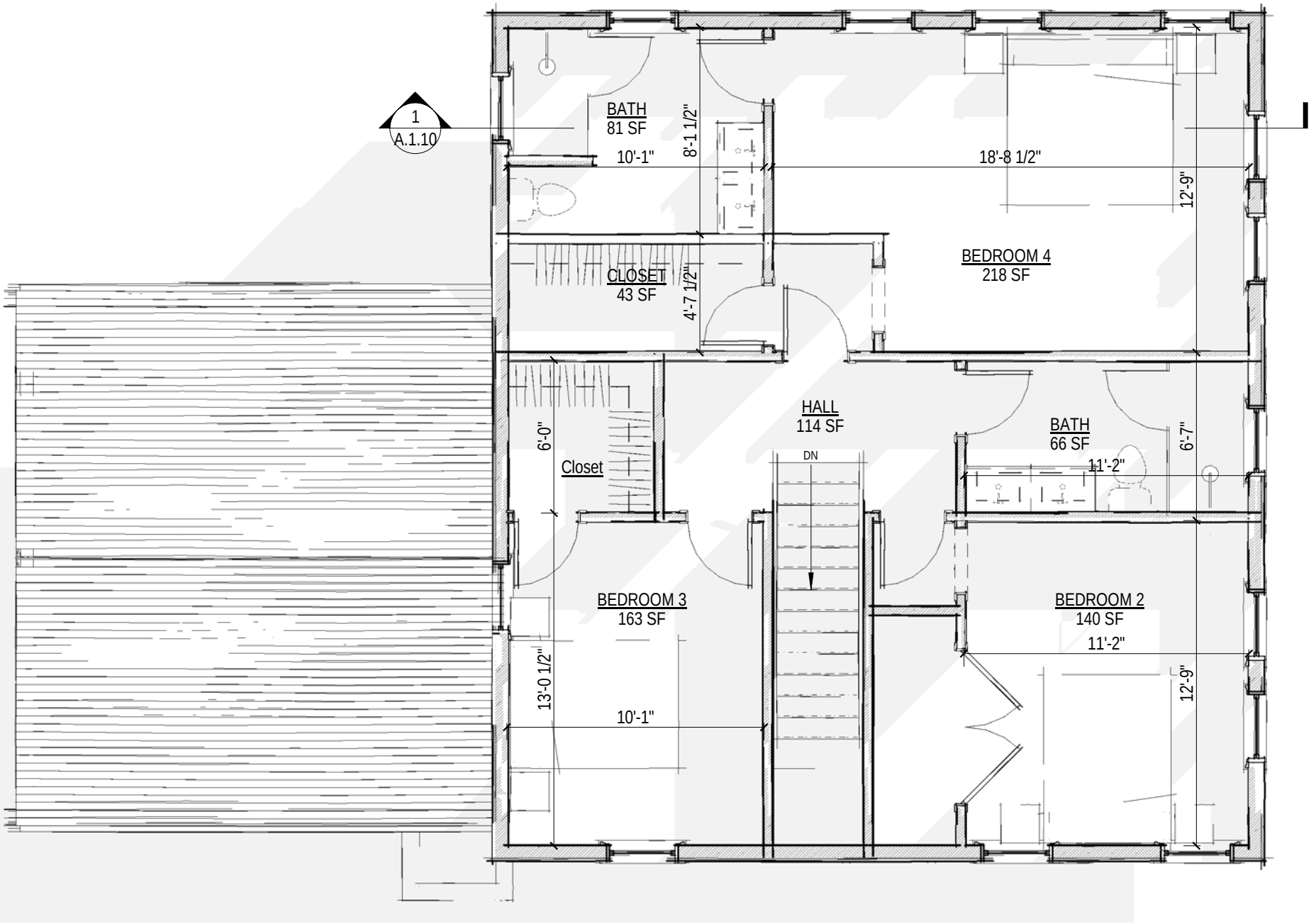


# 2ND FLOOR PLAN

3/16" = 1'-0"

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Surfside Crossing
Nantucket, MA 02554

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# FRONT ELEVATION

3/16" = 1'-0"

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# RIGHT ELEVATION

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# LEFT ELEVATION

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# REAR ELEVATION

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Surfside Crossing
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PERSPECTIVE VIEW

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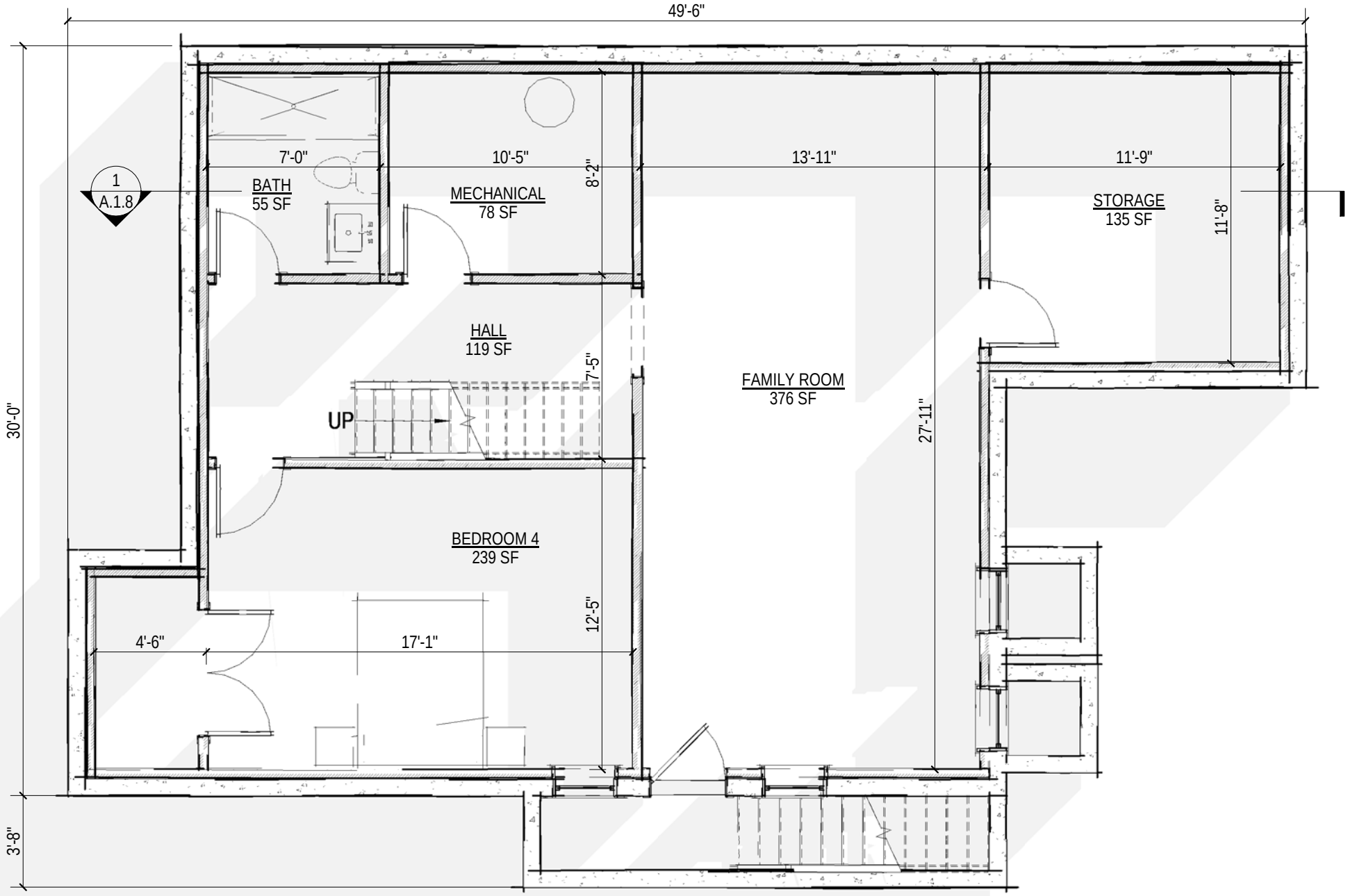


# BASEMENT PLAN

3/16" = 1'-0"

*Single Family Type "B", Four Bedroom, 1,198 GFA*

Surfside Crossing
Nantucket, MA 02554

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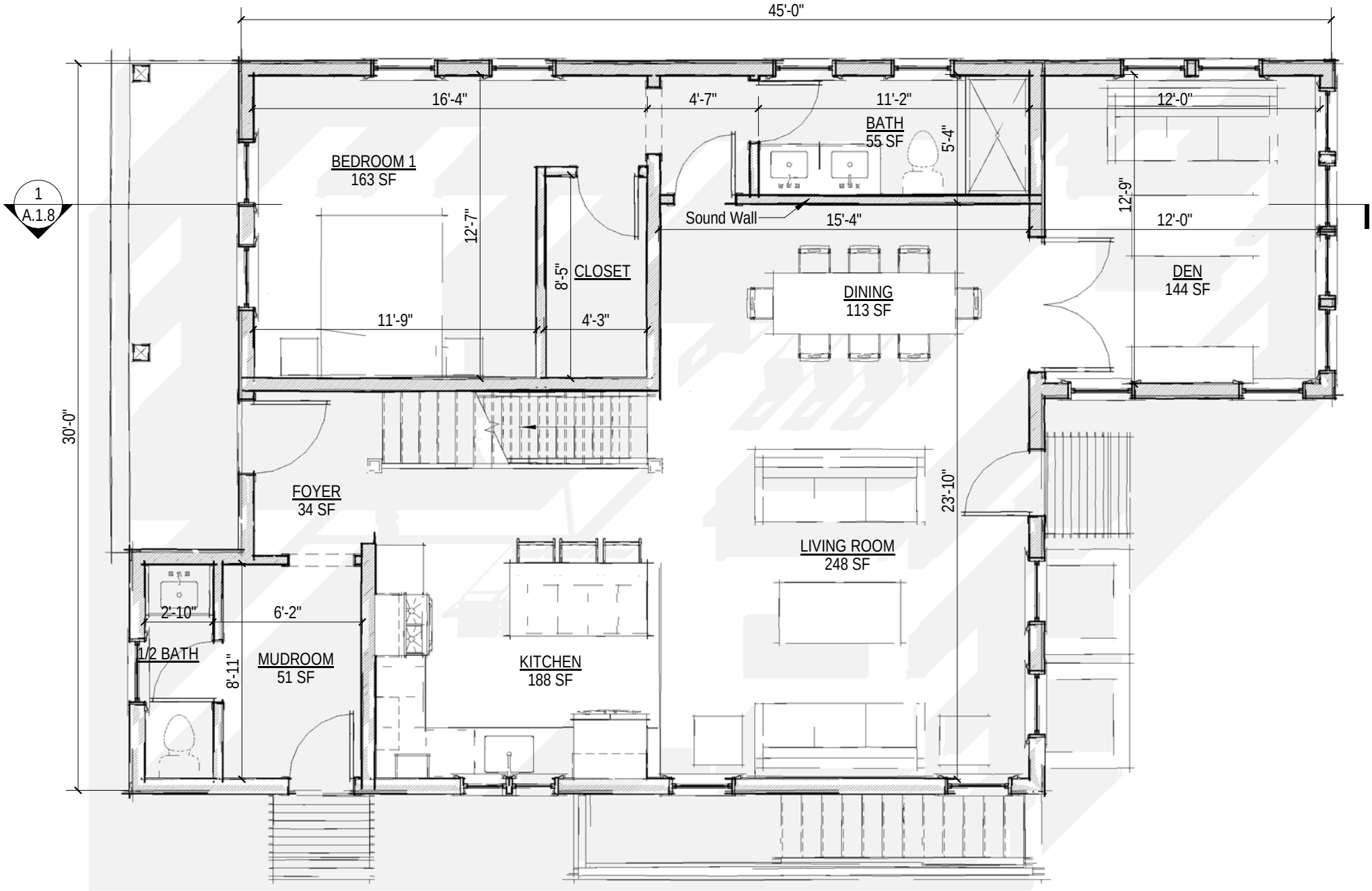


# 1ST FLOOR PLAN

3/16" = 1'-0"

*Single Family Type "B", Four Bedroom, 1,198 GFA*

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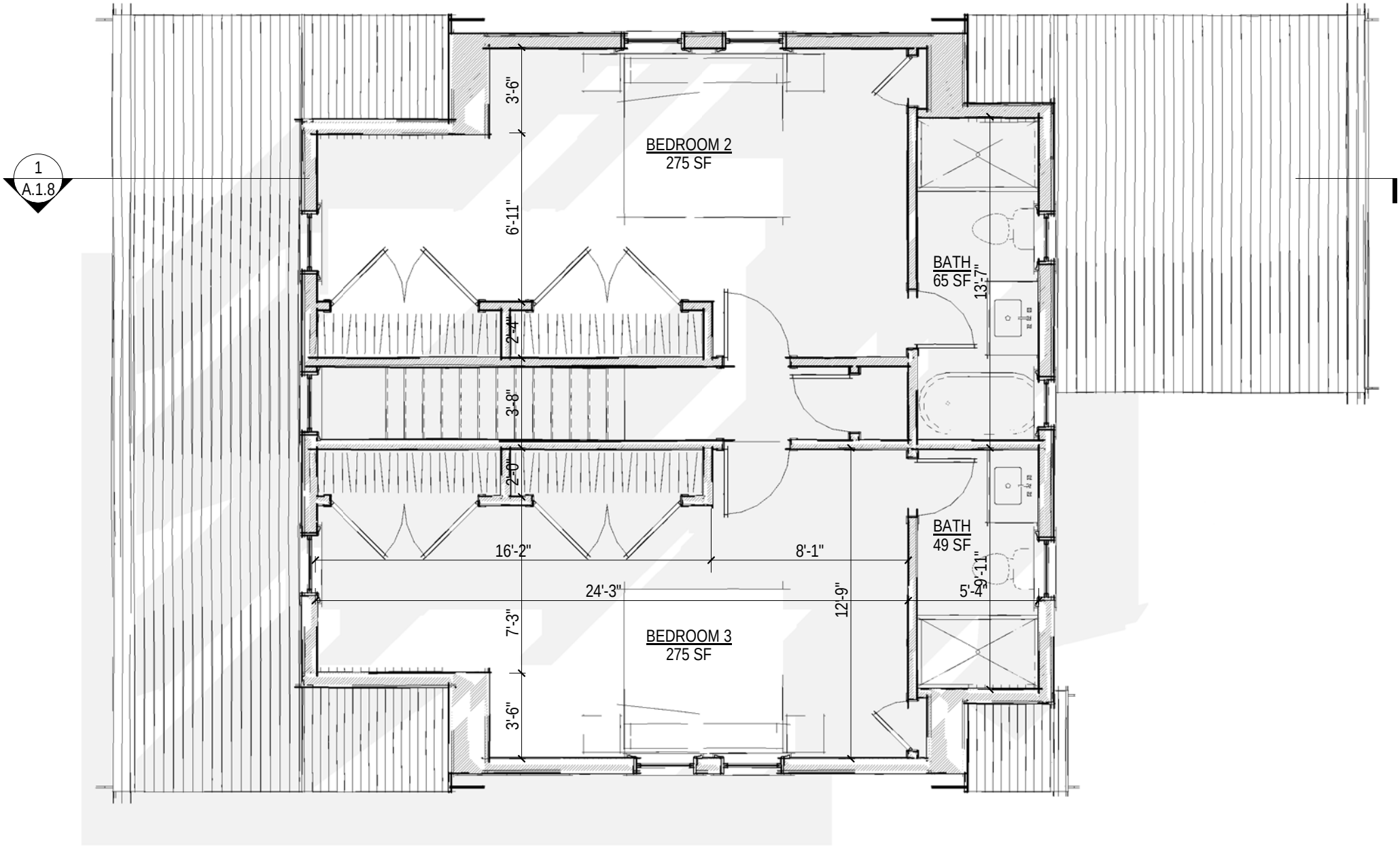


# 2ND FLOOR PLAN

3/16" = 1'-0"

*Single Family Type "B", Four Bedroom, 1,198 GFA*

Surfside Crossing
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# FRONT ELEVATION

3/16" = 1'-0"

*Single Family Type "B", Four Bedroom, 1,198 GFA*

Surfside Crossing
Nantucket, MA 02554

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# LEFT ELEVATION

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*Single Family Type "B", Four Bedroom, 1,198 GFA*

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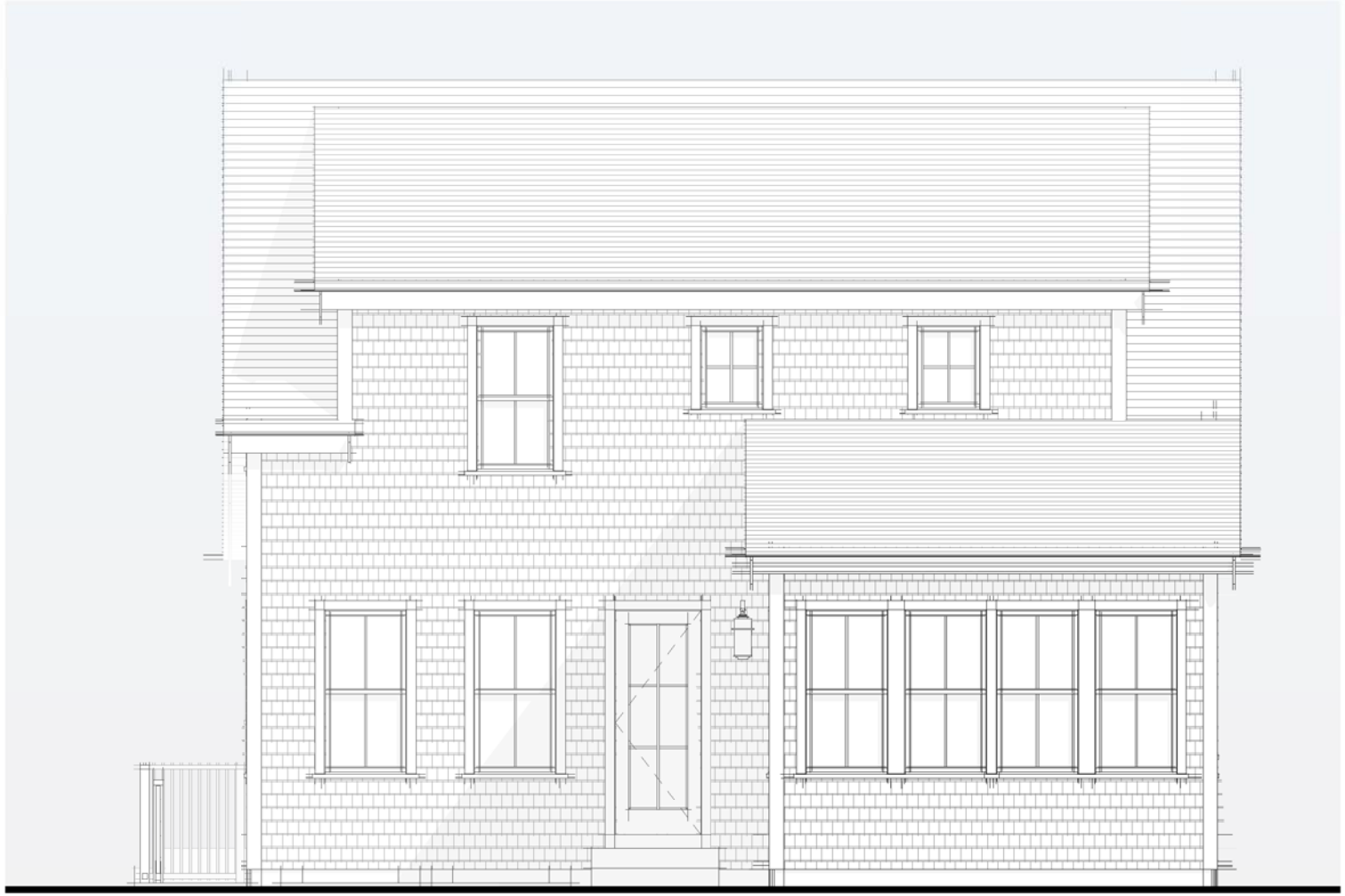

# REAR ELEVATION

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*Single Family Type "B", Four Bedroom, 1,198 GFA*

Surfside Crossing
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# RIGHT ELEVATION

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# EXTERIOR PERSPECTIVE

*Single Family Type "B", Four Bedroom, 1,198 GFA*

Surfside Crossing
Nantucket, MA 02554

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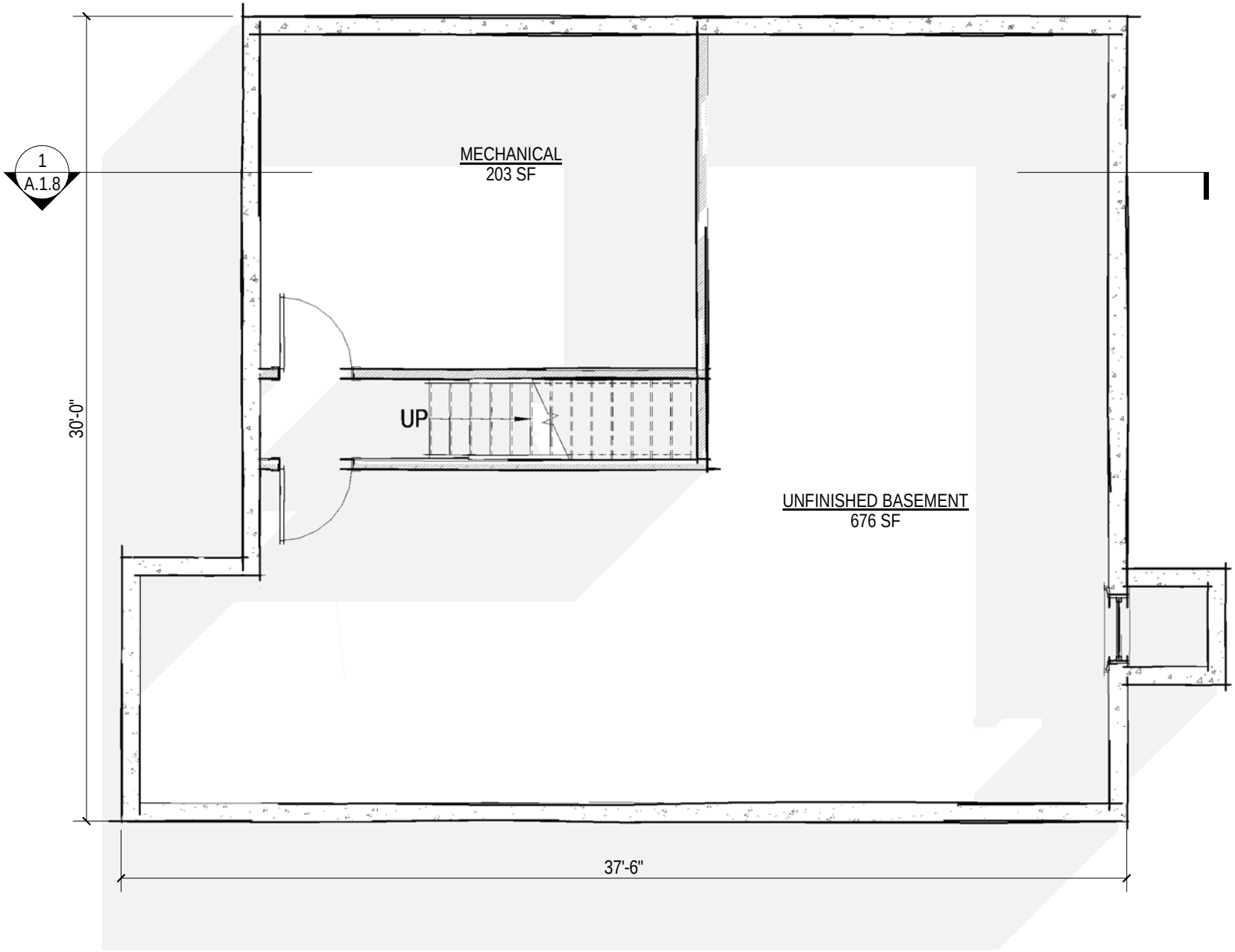


# BASEMENT PLAN

3/16" = 1'-0"

*Single Family Type "B-A", Three Bedroom, 1,035 GFA*

Surfside Crossing
Nantucket, MA 02554

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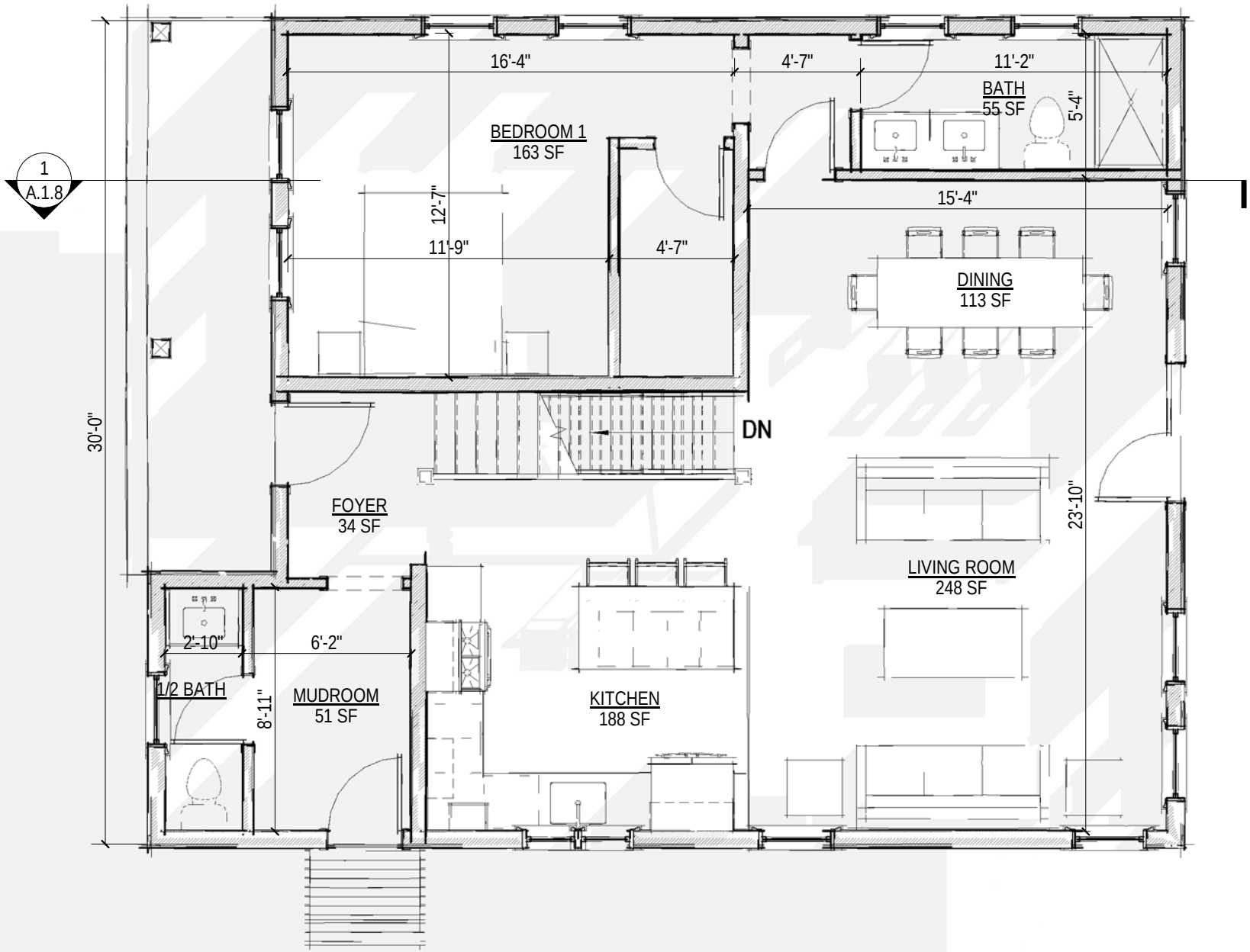


# 1ST FLOOR PLAN

3/16" = 1'-0"

*Single Family Type "B-A", Three Bedroom, 1,035 GFA*

Surfside Crossing
Nantucket, MA 02554

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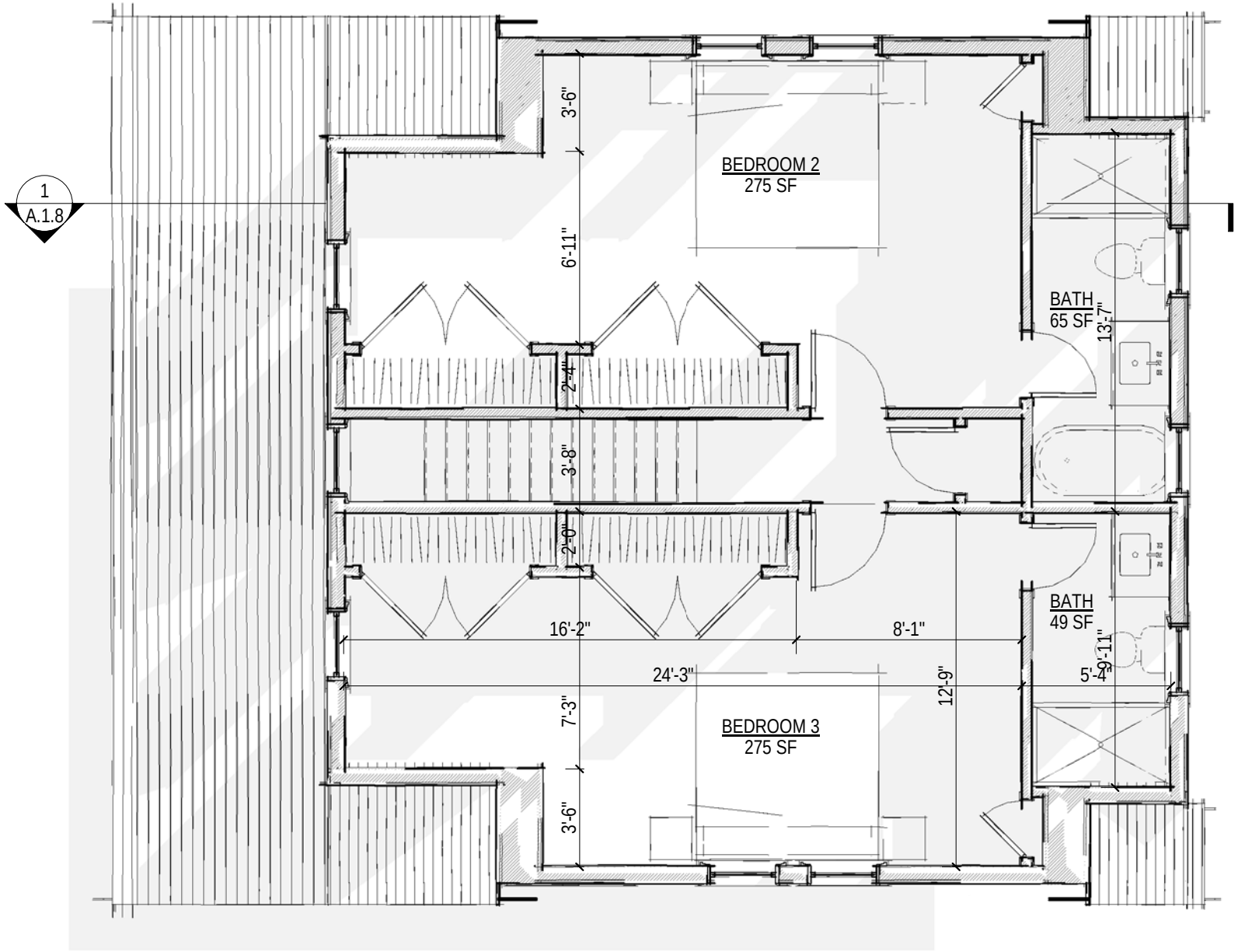


# 2ND FLOOR PLAN

3/16" = 1'-0"

*Single Family Type "B-A", Three Bedroom, 1,035 GFA*

Surfside Crossing
Nantucket, MA 02554

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# FRONT ELEVATION

3/16" = 1'-0"

*Single Family Type "B-A", Three Bedroom, 1,035 GFA*

Surfside Crossing
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# LEFT ELEVATION

3/16" = 1'-0"

*Single Family Type "B-A", Three Bedroom, 1,035 GFA*

Surfside Crossing
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# REAR ELEVATION

3/16" = 1'-0"

*Single Family Type "B-A", Three Bedroom, 1,035 GFA*

Surfside Crossing
Nantucket, MA 02554

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# RIGHT ELEVATION

3/16" = 1'-0"

*Single Family Type "B-A", Three Bedroom, 1,035 GFA*

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EXTERIOR PERSPECTIVE

*Single Family Type "B-A", Three Bedroom, 1,035 GFA*

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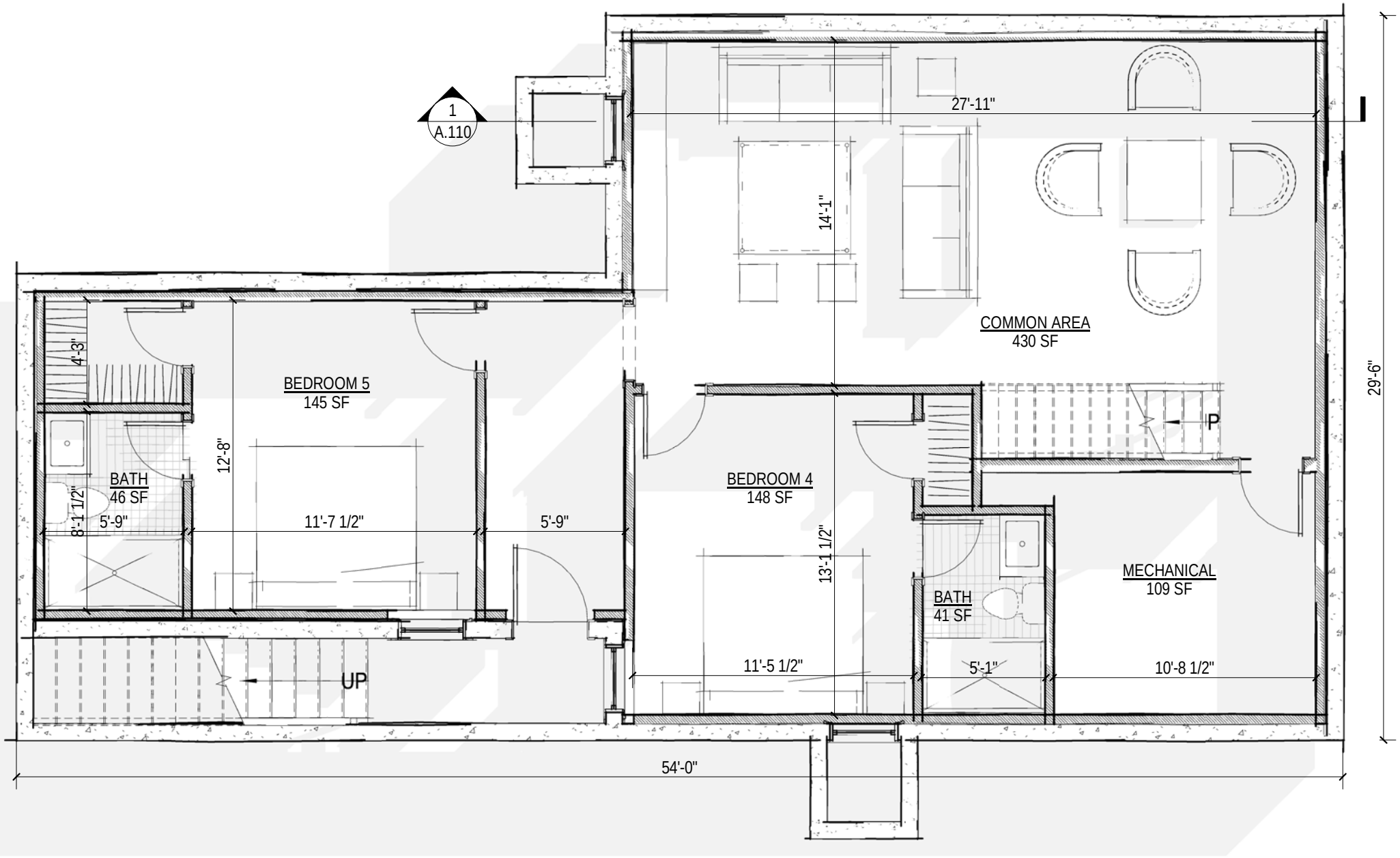


*Type "C" Five Bedroom, 1,241 GFA*

Surfside Crossing
Nantucket, MA 02554

# BASEMENT PLAN

3/16" = 1'-0"

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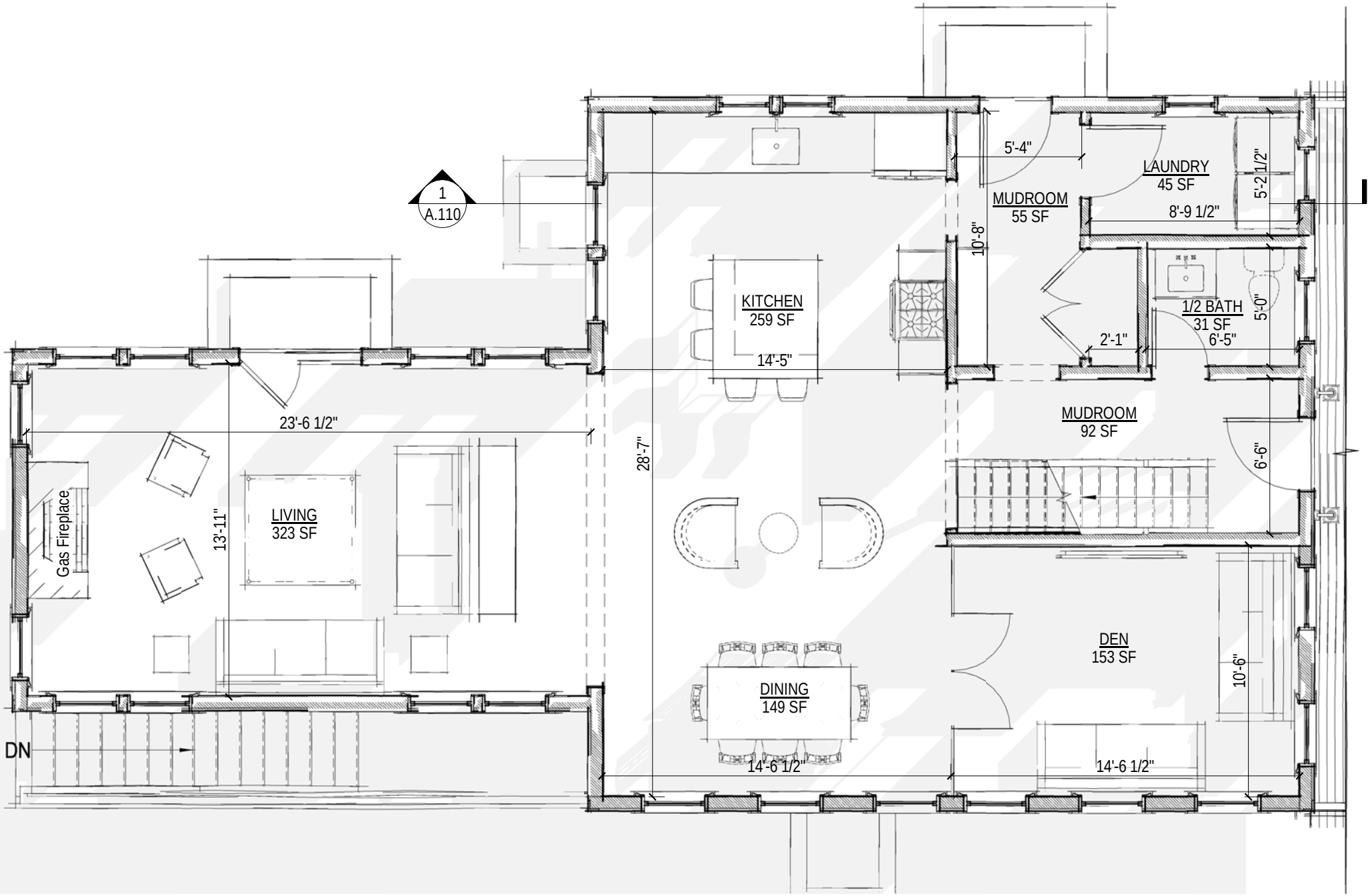


*Type "C" Five Bedroom, 1,241 GFA*

Surfside Crossing
Nantucket, MA 02554

# 1ST FLOOR PLAN

3/16" = 1'-0"

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# 2ND FLOOR PLAN

3/16" = 1'-0"

*Type "C" Five Bedroom, 1,241 GFA*

Surfside Crossing
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# STREET ELEVATION

3/16" = 1'-0"

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# LEFT ELEVATION

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# RIGHT ELEVATION

*Type "C" Five Bedroom, 1,241 GFA*

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# REAR ELEVATION

3/16" = 1'-0"

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# PERSPECTIVE VIEW

*Type "C" Five Bedroom, 1,241 GFA*

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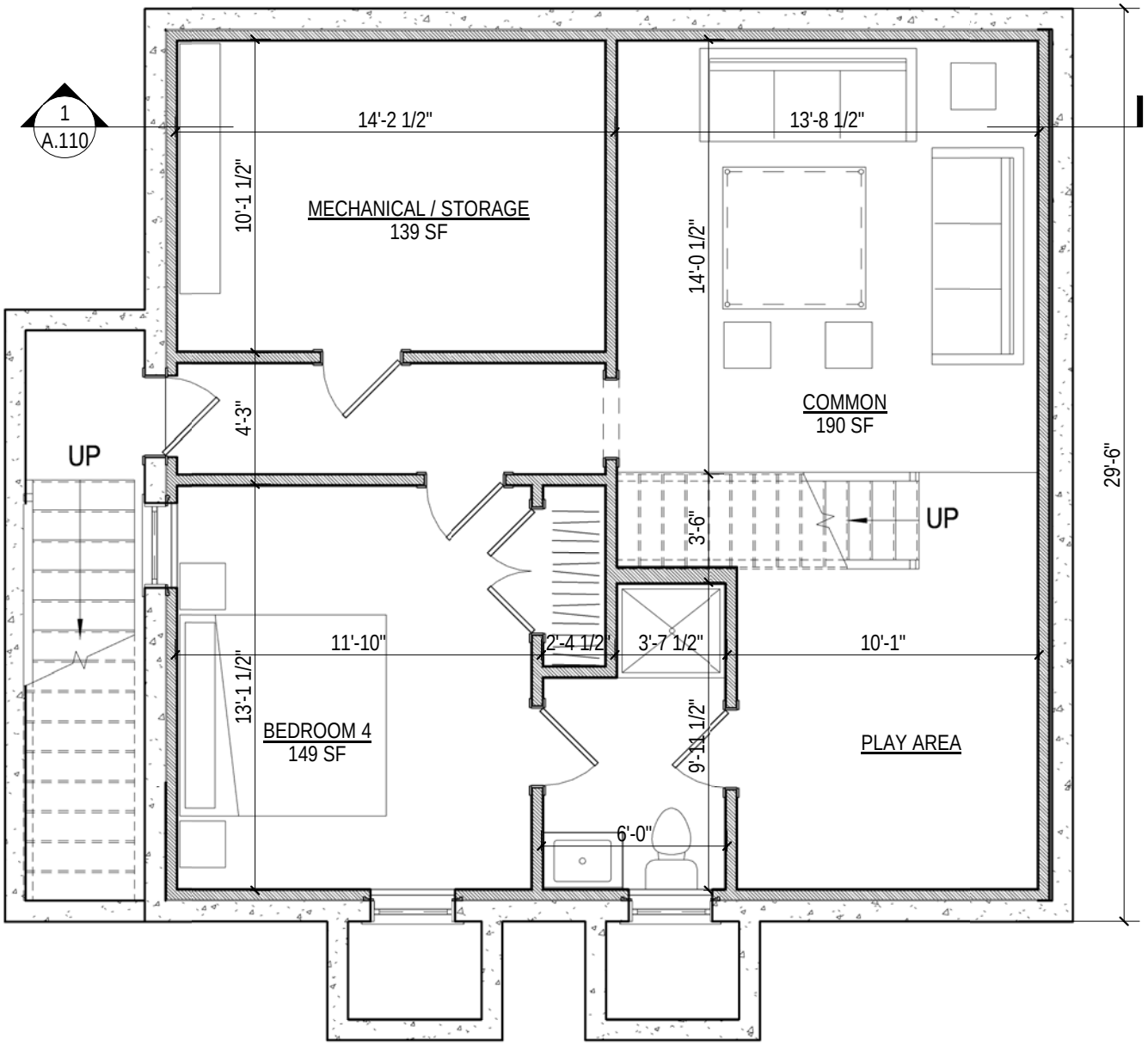


*Type "C-A" Four Bedroom, 885 GFA*

Surfside Crossing
Nantucket, MA 02554

# BASEMENT PLAN

3/16" = 1'-0"

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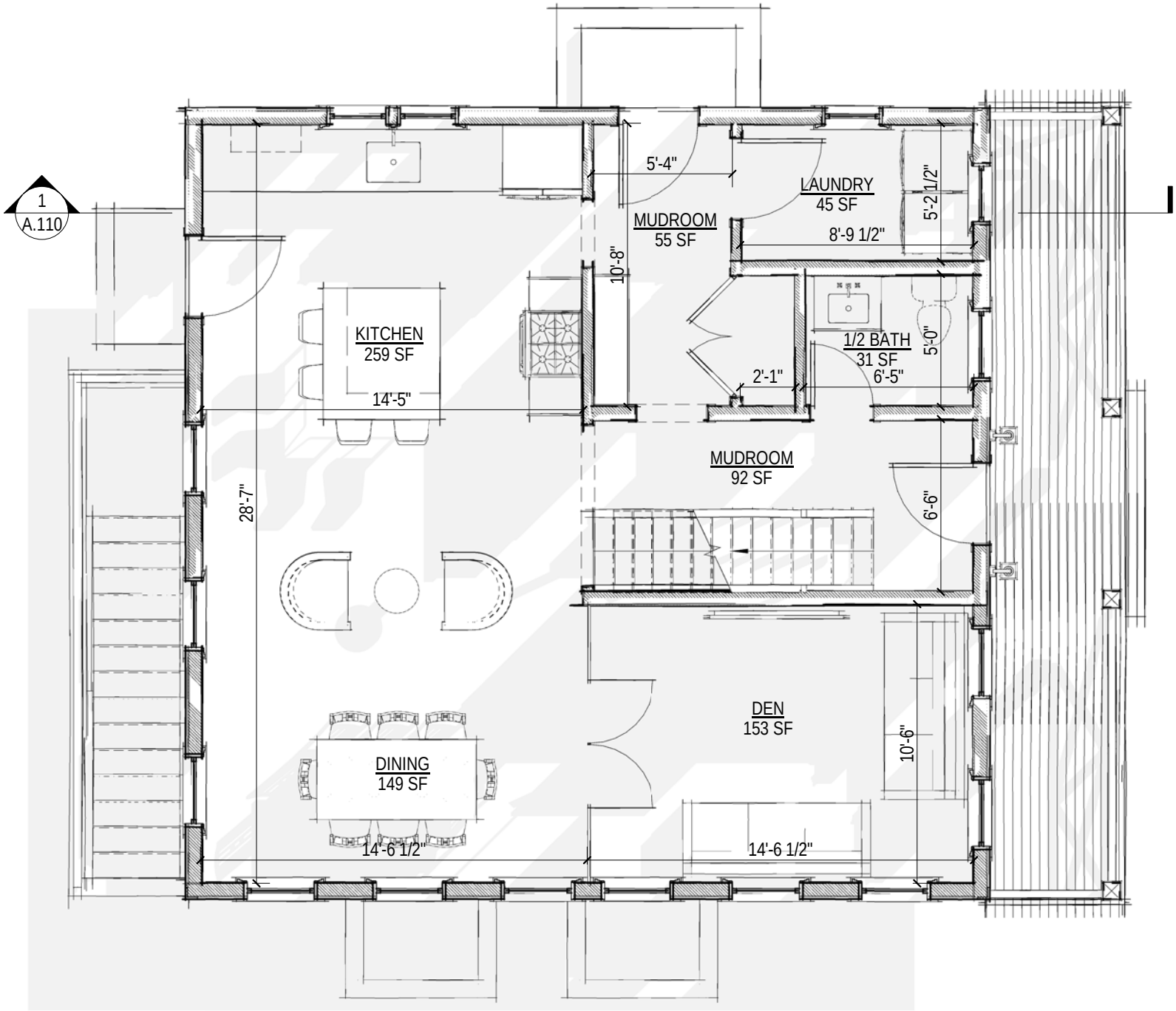


# 1ST FLOOR PLAN

3/16" = 1'-0"

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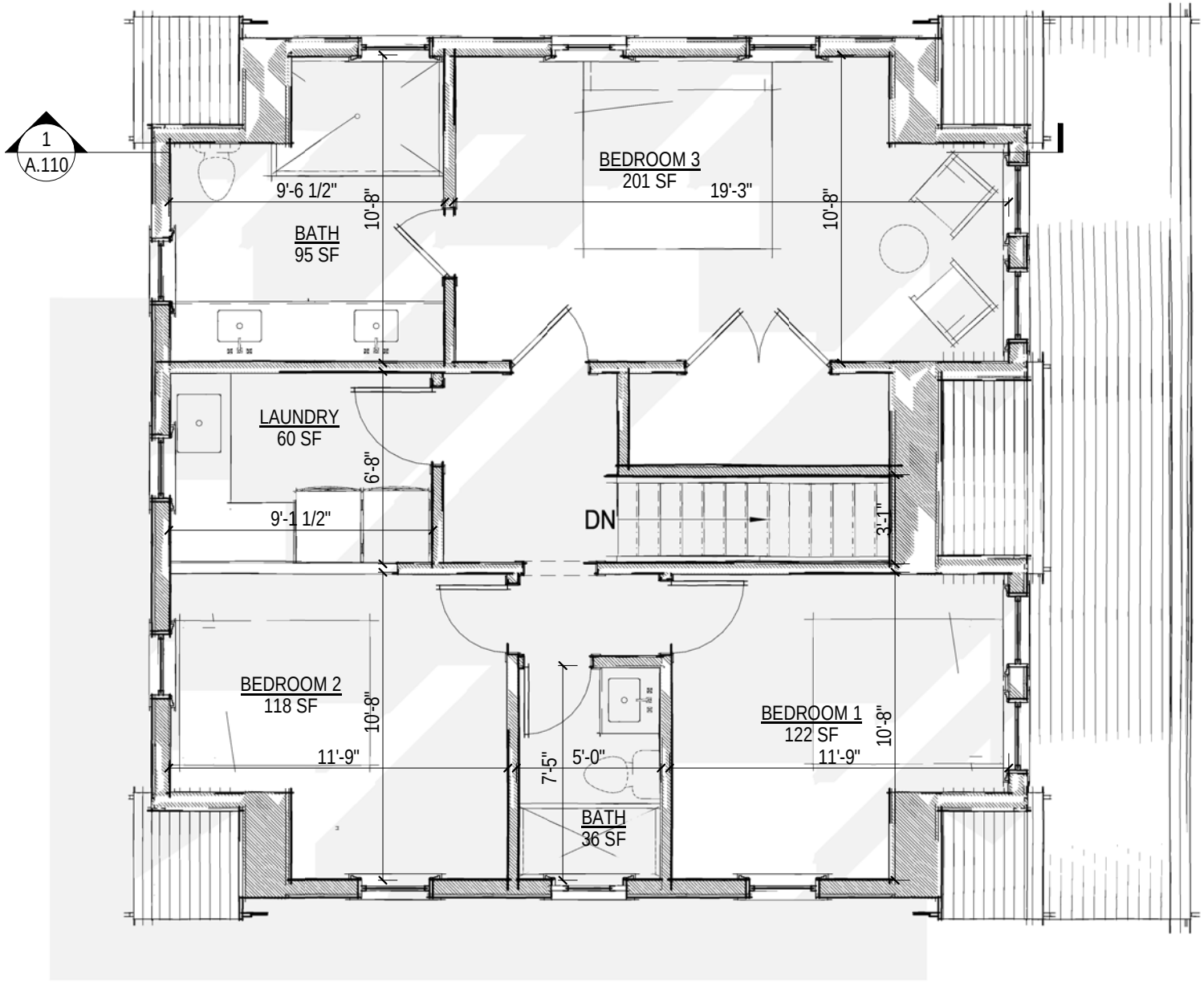


# 2ND FLOOR PLAN

3/16" = 1'-0"

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# STREET ELEVATION

3/16" = 1'-0"

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# LEFT ELEVATION

3/16" = 1'-0"

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# RIGHT ELEVATION

3/16" = 1'-0"

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# REAR ELEVATION

3/16" = 1'-0"

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# PERSPECTIVE VIEW

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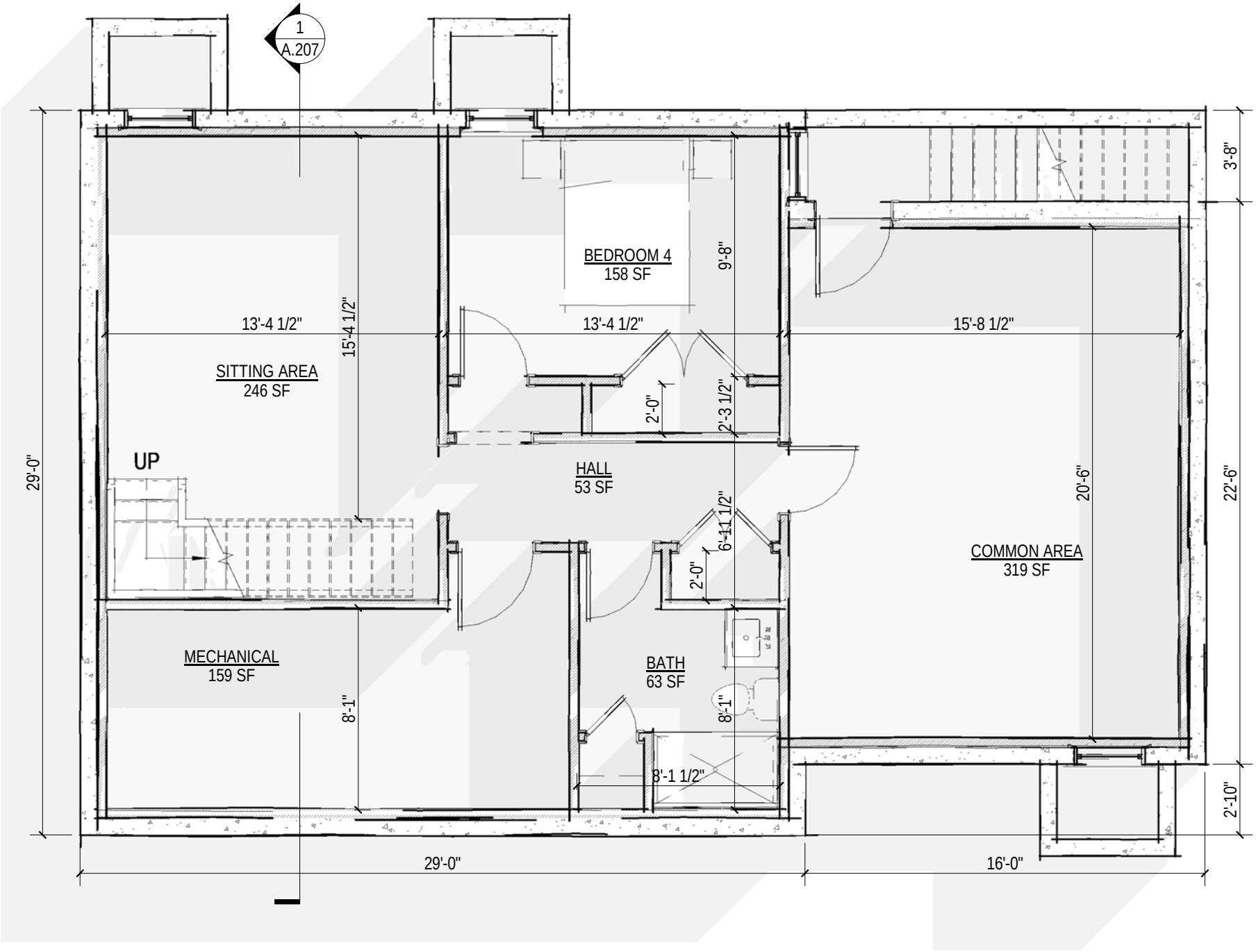


# BASEMENT PLAN

3/16" = 1'-0"

*Single Family, Type "D" Four Bedroom, 1,201 GFA*

Surfside Crossing
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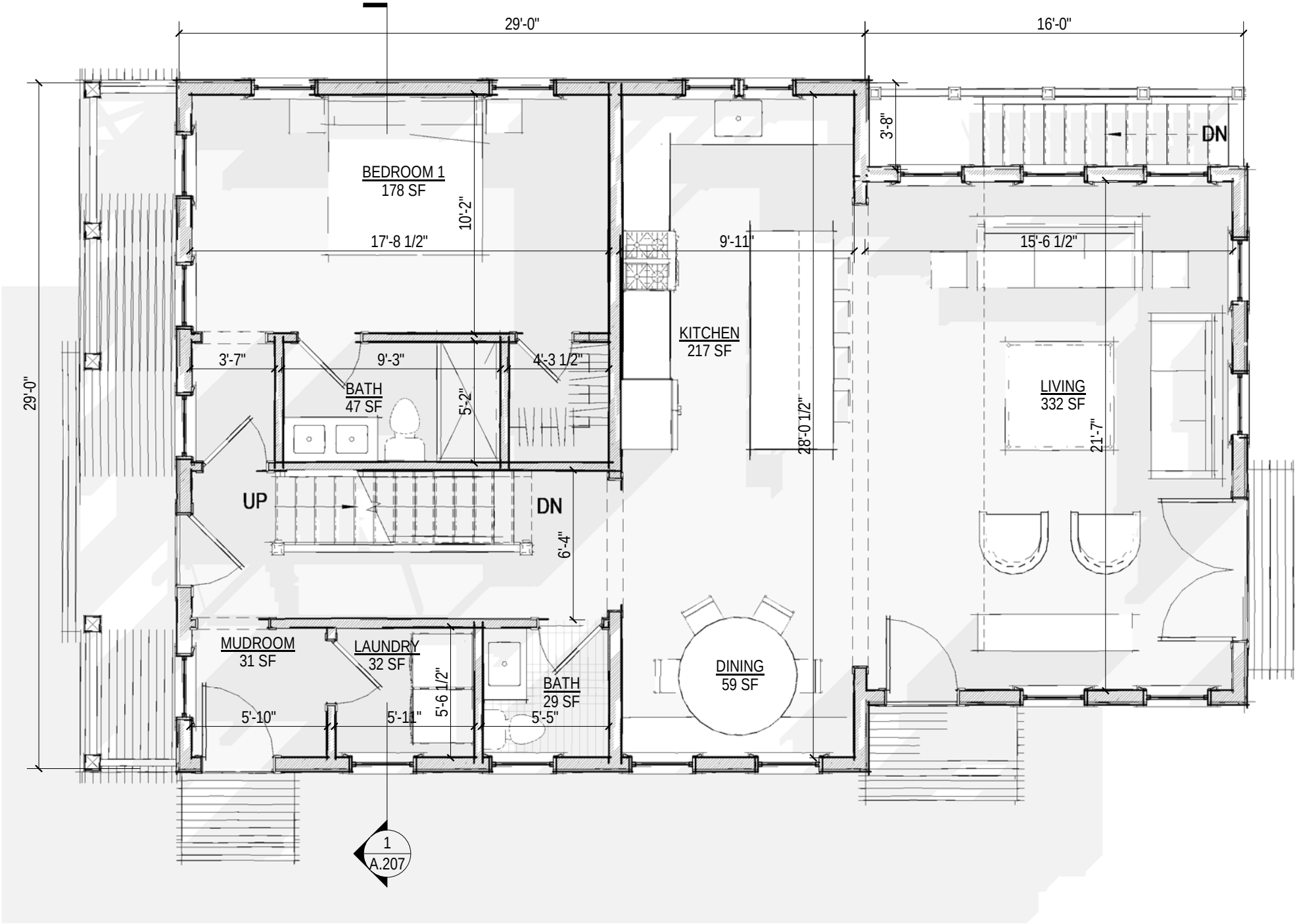


*Single Family, Type "D" Four Bedroom, 1,201 GFA*

Surfside Crossing
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# FIRST FLOOR PLAN

3/16" = 1'-0"

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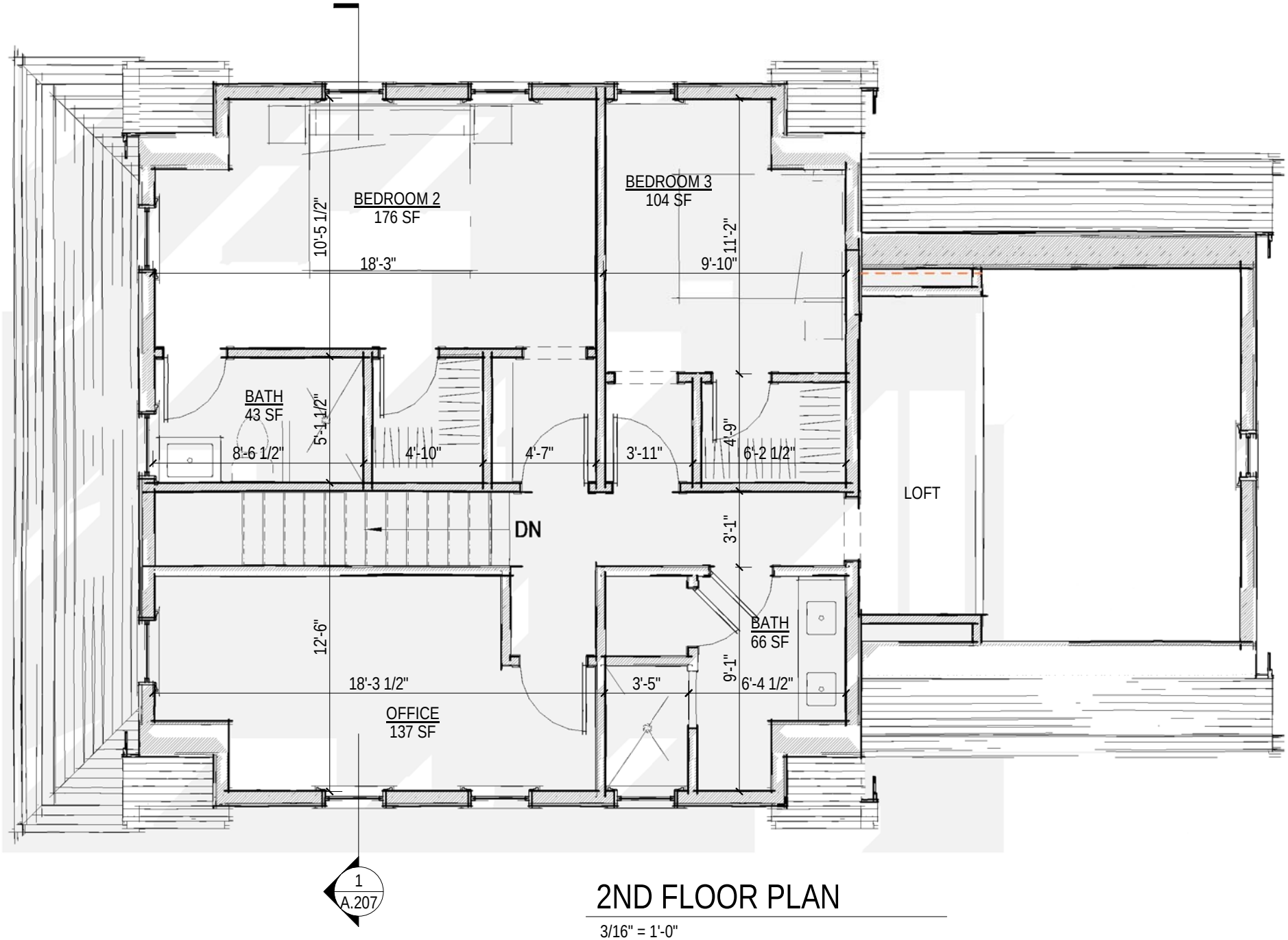


# 2ND FLOOR PLAN

3/16" = 1'-0"

*Single Family, Type "D" Four Bedroom, 1,201 GFA*

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## STREET ELEVATION

3/16" = 1'-0"

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# RIGHT ELEVATION

3/16" = 1'-0"

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# LEFT ELEVATION

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# REAR ELEVATION

3/16" = 1'-0"

*Single Family, Type "D" Four Bedroom, 1,201 GFA*

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PERSPECTIVE VIEW

*Single Family, Type "D" Four Bedroom, 1,201 GFA*

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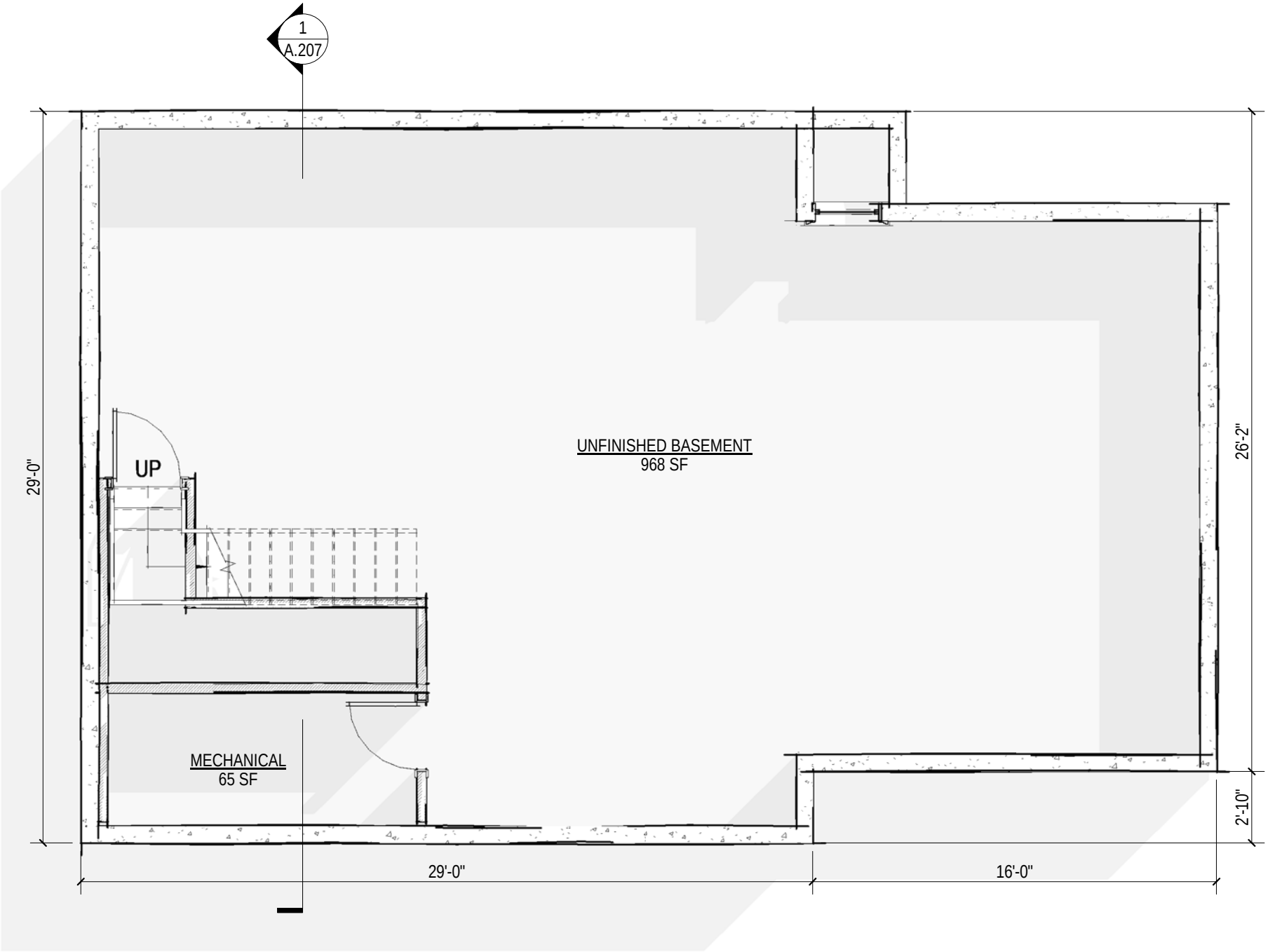


*Single Family, Type "D-A" Three Bedroom, 1,201 GFA*

Surfside Crossing
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# BASEMENT PLAN

3/16" = 1'-0"

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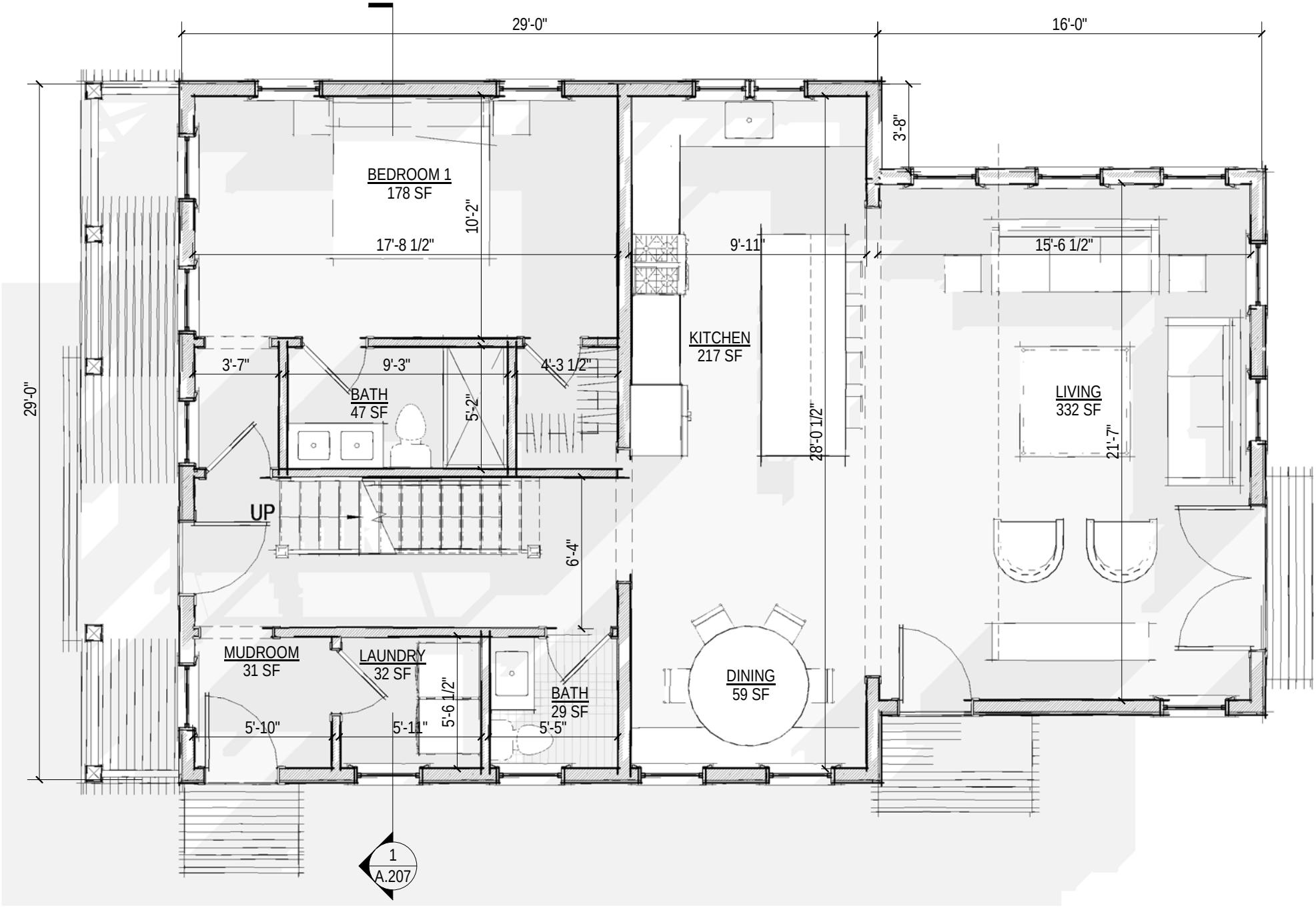


# FIRST FLOOR PLAN

3/16" = 1'-0"

*Single Family, Type "D-A" Three Bedroom, 1,201 GFA*

Surfside Crossing
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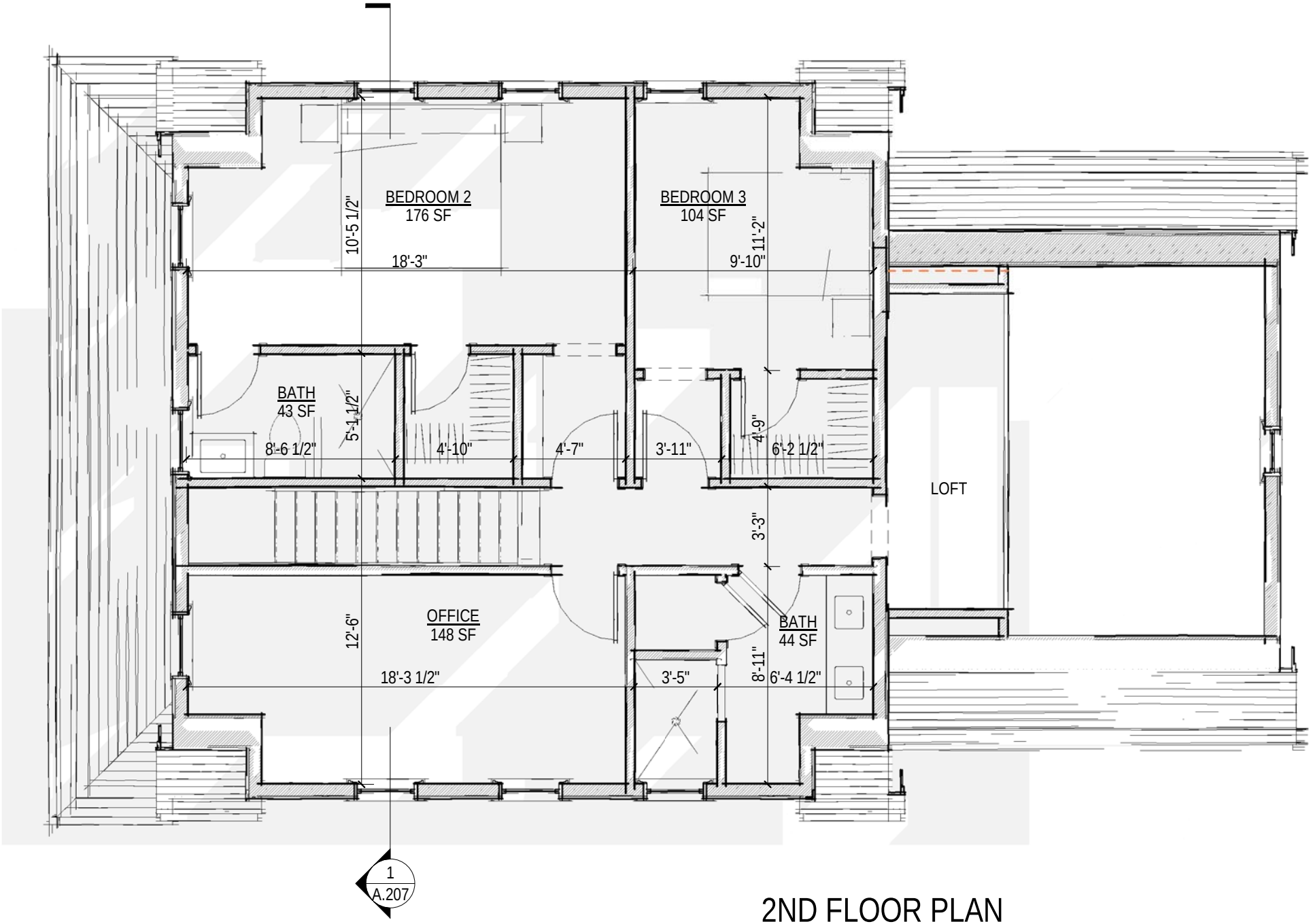


# 2ND FLOOR PLAN

3/16" = 1'-0"

*Single Family, Type "D-A" Three Bedroom, 1,201 GFA*

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## STREET ELEVATION

3/16" = 1'-0"

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# RIGHT ELEVATION

3/16" = 1'-0"

*Single Family, Type "D-A" Three Bedroom, 1,201 GFA*

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# LEFT ELEVATION

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# REAR ELEVATION

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PERSPECTIVE VIEW

*Single Family, Type "D-A" Three Bedroom, 1,201 GFA*

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Condo Street Rendering

Condo Garden Rendering

| | Base | 1st Fl | 2nd Fl | Total |
|---|---|---|---|---|
| Studio | 0 | 2 | 2 | 4 |
| 1 Bedroom | 3 | 2 | 2 | 7 |
| 2 Bedroom | 1 | 1 | 1 | 3 |
| 3 Bedroom | 0 | 1 | 1 | 2 |
| Total | | | | 16 |

*Condo Building Type "A"*

Surfside Crossing
Nantucket, MA 02554

Basement Floor Plan
1/16" = 1'-0"

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| | Base | 1st Fl | 2nd Fl | Total |
|---|---|---|---|---|
| Studio | 0 | 2 | 2 | 4 |
| 1 Bedroom | 3 | 2 | 2 | 7 |
| 2 Bedroom | 1 | 1 | 1 | 3 |
| 3 Bedroom | 0 | 1 | 1 | 2 |
| Total | | | | 16 |

*Condo Building Type "A"*

Surfside Crossing
Nantucket, MA 02554

First Floor Plan

1/16" = 1'-0"

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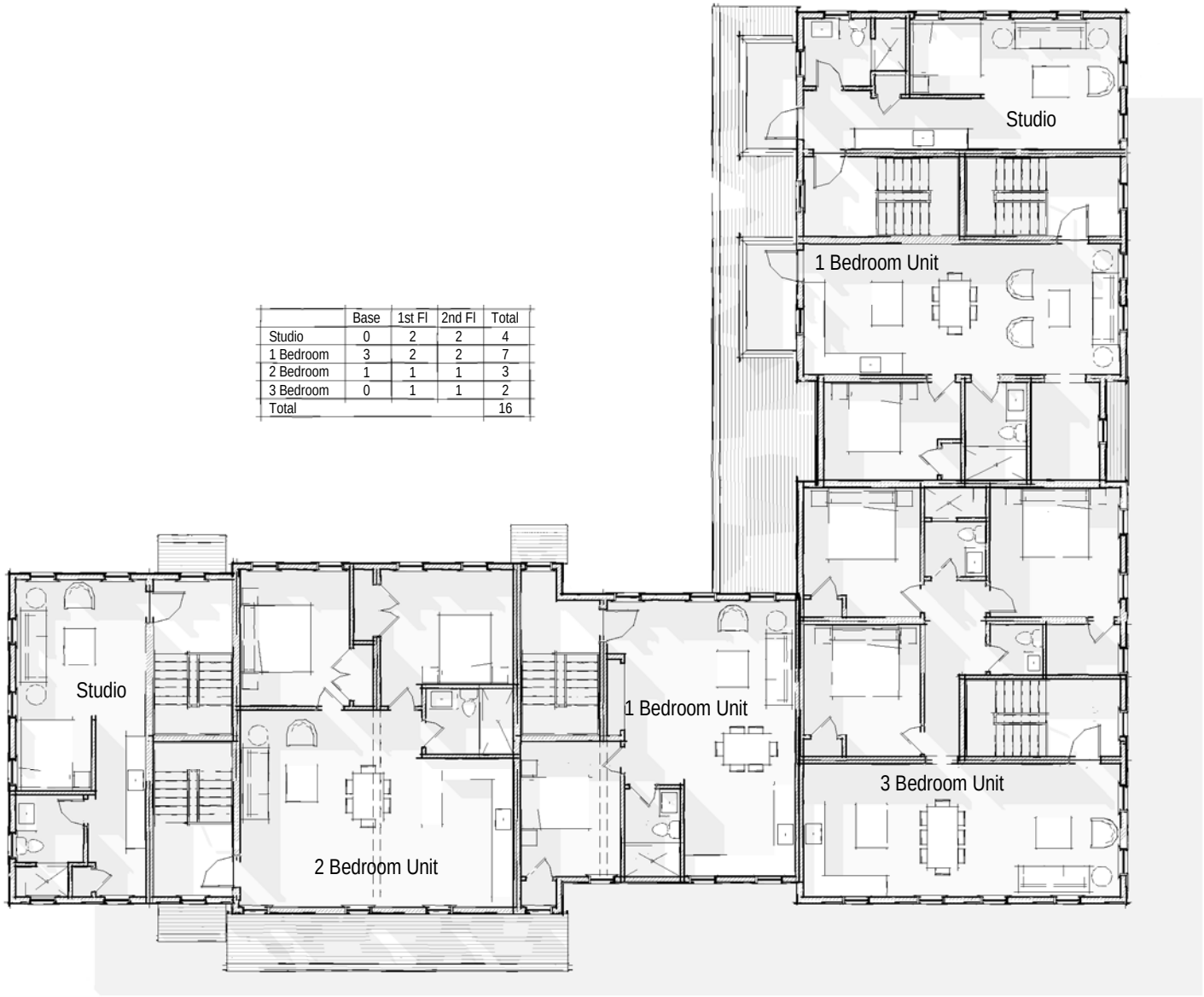
| | Base | 1st Fl | 2nd Fl | Total |
|---|---|---|---|---|
| Studio | 0 | 2 | 2 | 4 |
| 1 Bedroom | 3 | 2 | 2 | 7 |
| 2 Bedroom | 1 | 1 | 1 | 3 |
| 3 Bedroom | 0 | 1 | 1 | 2 |
| Total | | | | 16 |




*Condo Building Type "A"*

Surfside Crossing
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Second Floor Plan

1/16" = 1'-0"

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Front Elevation

3/32" = 1'-0"

Side Elevation

3/32" = 1'-0"

*Condo Building Type "A"*

Surfside Crossing

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Rear Elevation

3/32" = 1'-0"

Side Elevation

3/32" = 1'-0"

*Condo Building Type "A"*

Surfside Crossing

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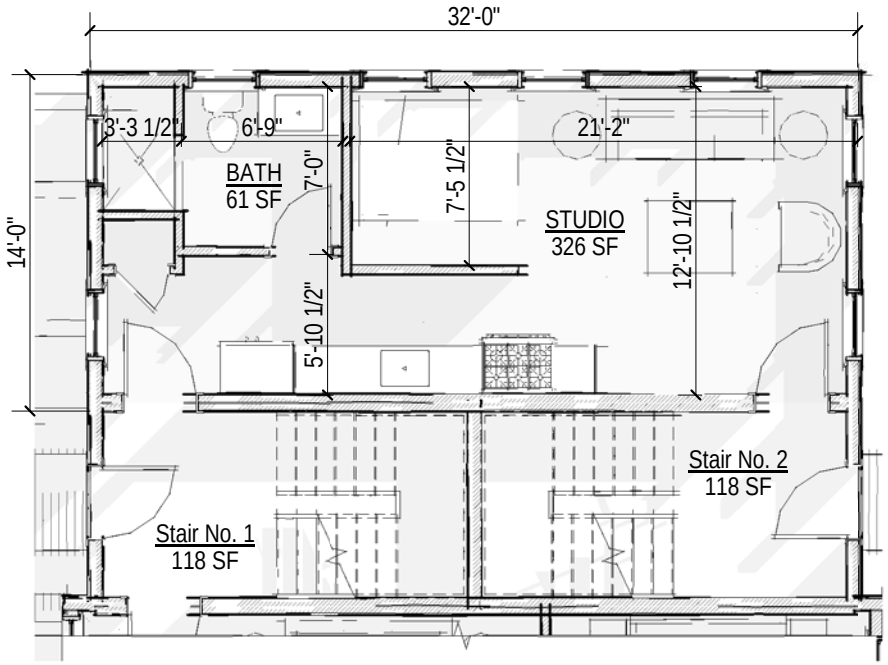


## Typical Studio Unit Plan

1/8" = 1'-0"

## Studio Key Plan

1" = 30'-0"

*Condo Building Type "A"*

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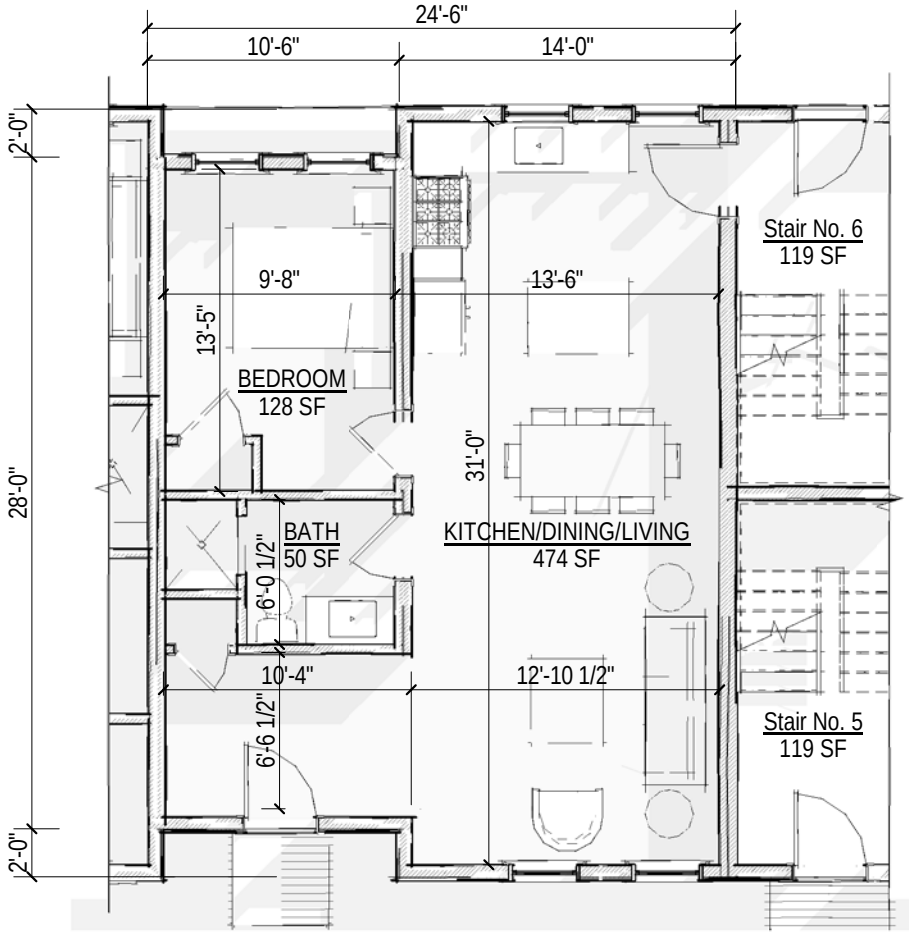


## Typical 1 Bedroom Unit Plan

1/8" = 1'-0"

## 1 Bedroom Key Plan

1" = 30'-0"

*Condo Building Type "A"*

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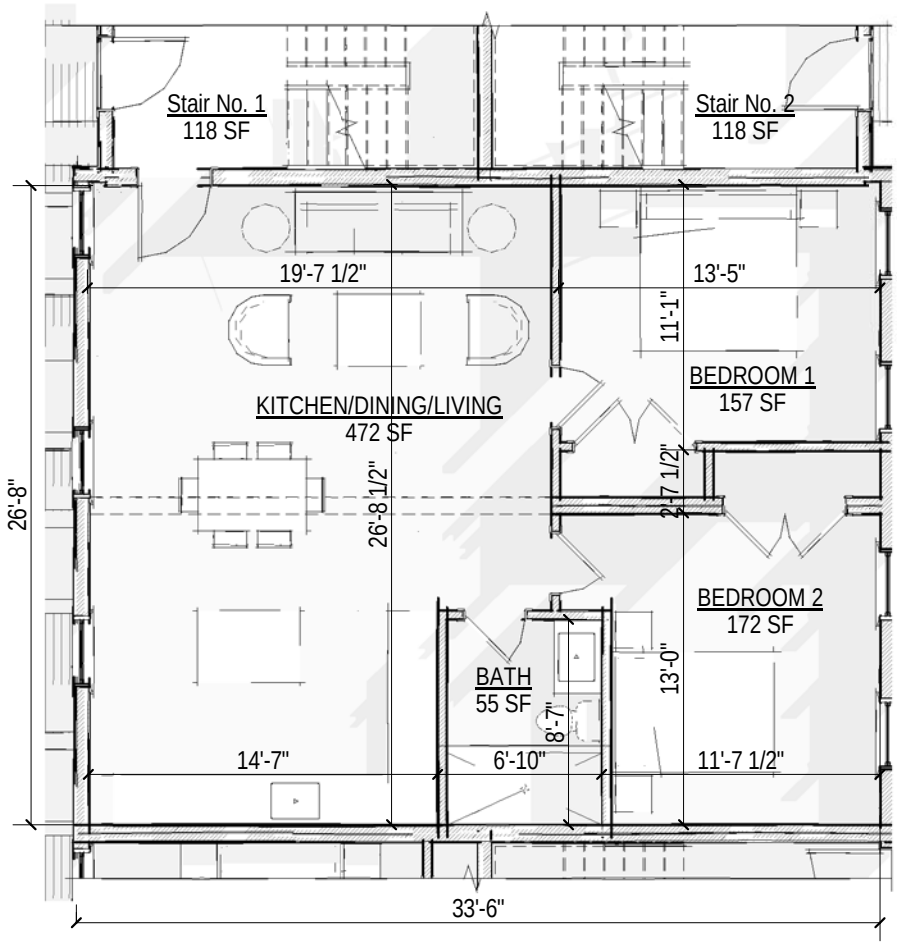
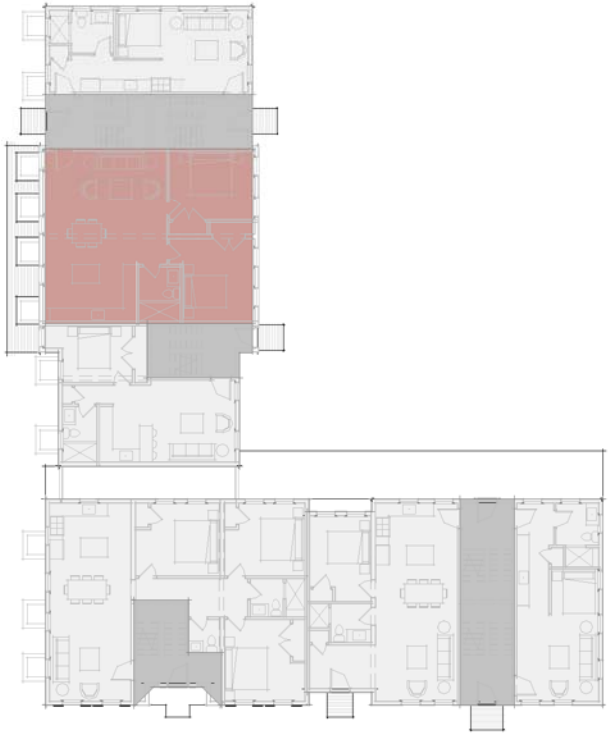



## Typical 2 Bedroom Unit Plan

1/8" = 1'-0"



## 2 Bedroom Key Plan

1" = 30'-0"

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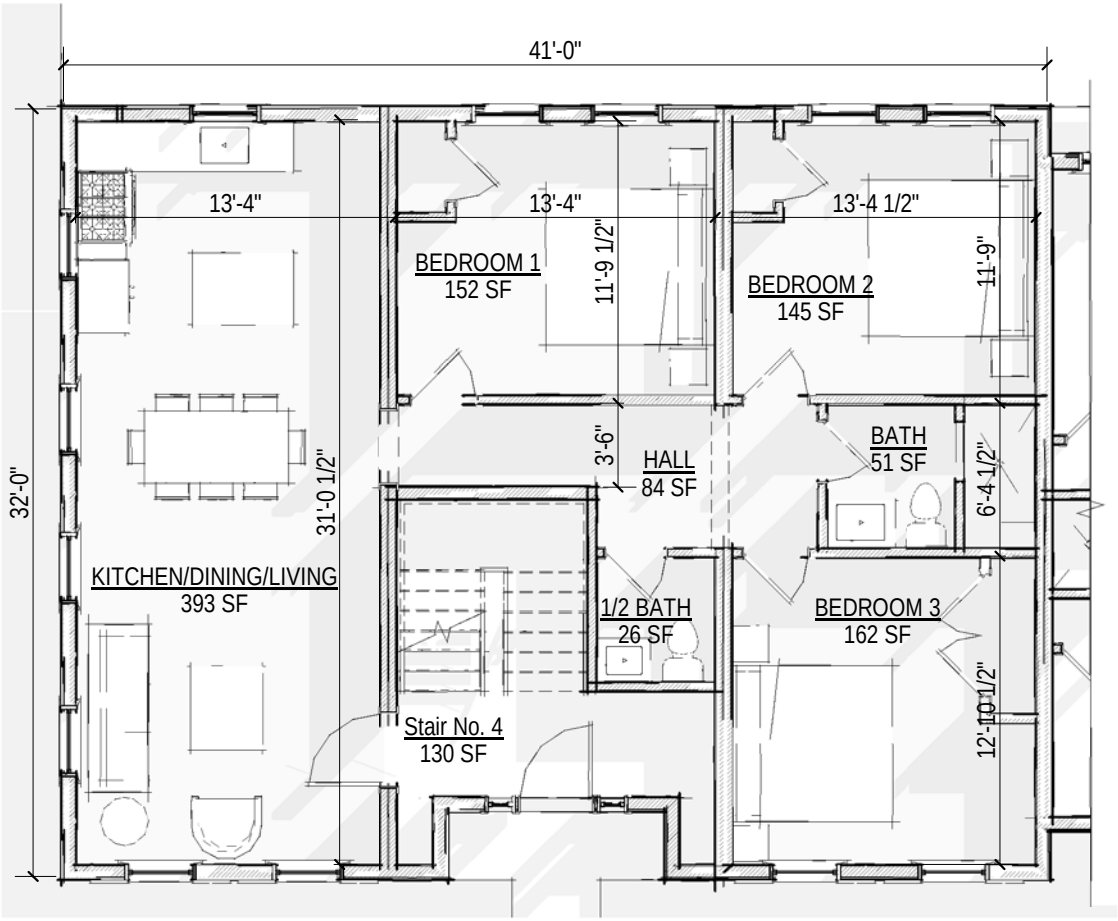


## Typical 3 Bedroom Unit Plan

1/8" = 1'-0"

## 3 Bedroom Key Plan

1" = 30'-0"

*Condo Building Type "A"*

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# FRONT ELEVATION

3/16" = 1'-0"

*Maintenance Barn, 1,120 GFA*

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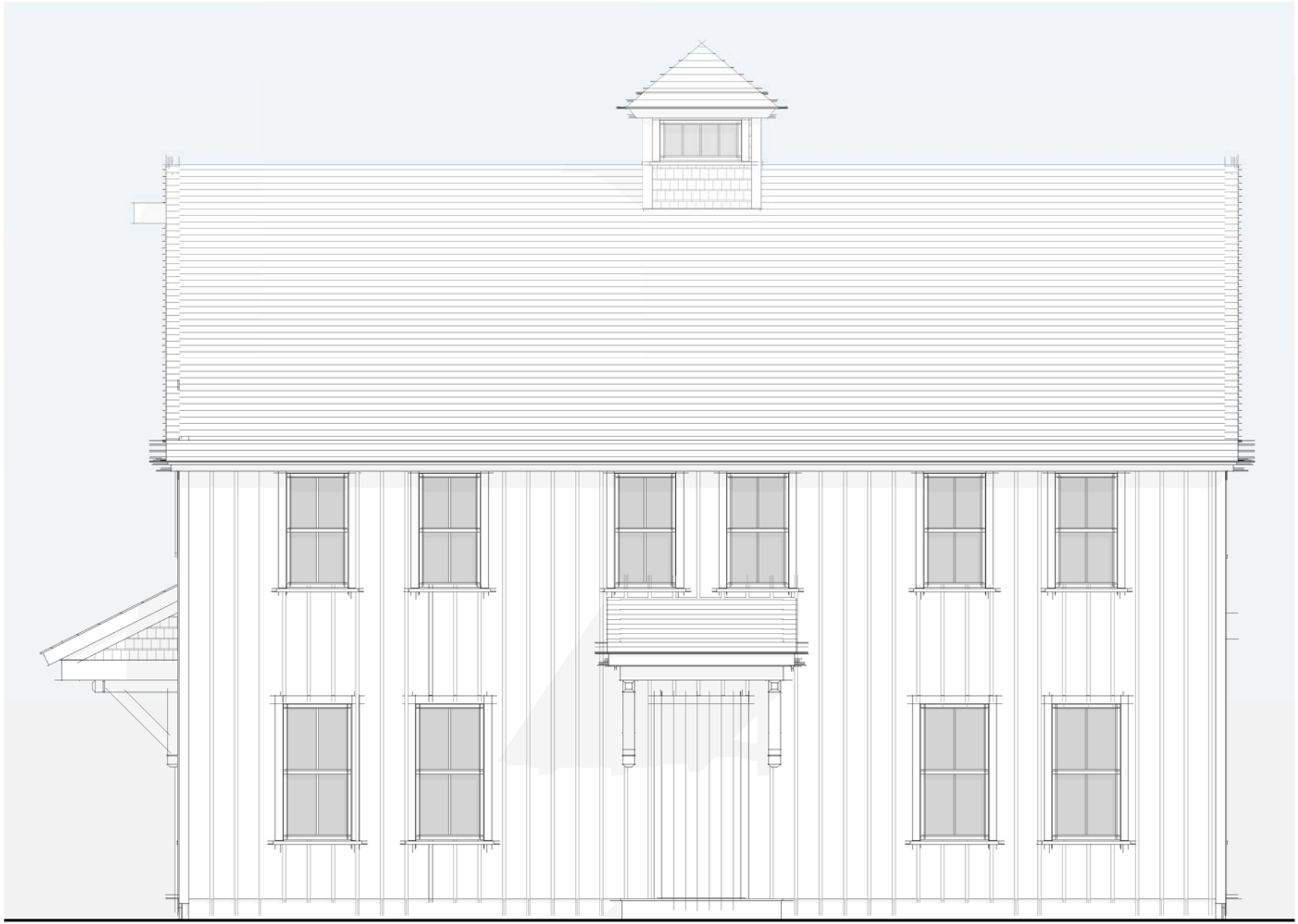

# RIGHT ELEVATION

3/16" = 1'-0"

*Maintenance Barn, 1,120 GFA*

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# REAR ELEVATION

3/16" = 1'-0"

*Maintenance Barn, 1,120 GFA*

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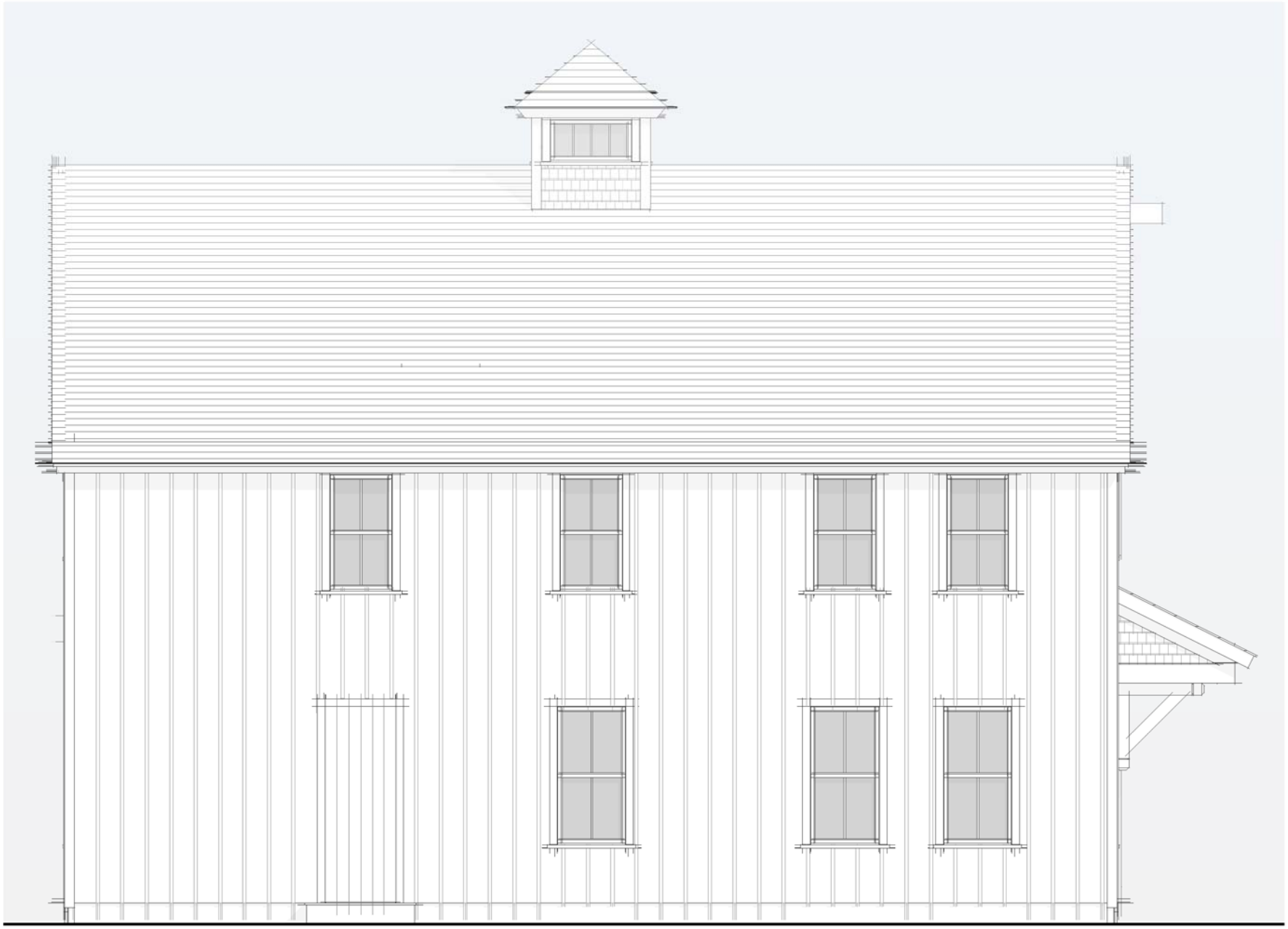

# LEFT ELEVATION

3/16" = 1'-0"

*Maintenance Barn, 1,120 GFA*

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