

1. No Meeting Agenda

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

1.1. Viewpack

Documents:

3 MARY ANN DRIVE - REV 71596 GARAGE DOOR VENEER.PDF
26 SESAPANA ROAD - SOLAR ROOFTOP.PDF
36 WASHING POND ROAD - NEW MAIN HOUSE.PDF
50 EEL POINT ROAD - NEW DWELLING - OB 02 01 21.PDF
59 S SHORE RD - POOL AND HARDSCAPE.PDF
111 SURFSIDE ROAD - NEW GUEST HOUSE.PDF
LETTER TO HDC RE 59 S SHORE ROAD - SARAH WARD.PDF
LETTER TO HDC RE 59 S SHORE ROAD - TAMARA GRENIER.PDF
PICS FOR 111 SURFSIDE SUB FROM VAL OLIVER 1-18-21.PDF

CERTIFICATE NO: _____ DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work.

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

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

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

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

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 214
Street & Number of Proposed Work: 3 MARYANN DR.
Owner of record: 3 MARYANN DR LLC
Mailing Address: 2 BROAD ST
NANTUCKET MA 02584
Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.COM

AGENT INFORMATION (if applicable)

Name: MCH+
Mailing Address: 2 BROAD ST
NANTUCKET MA 02584
Contact Phone #: 508-228-2728 E-mail: DOUG@MARKCUTONE.COM

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. # 71596
☐ 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: _____ (describe) REVISIONS 1. East Elevation
Original Date: 3. West Elevation CHANGE WOOD VENEER GARAGE DOORS TO STEEL
Original Builder: 4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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

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

Garage Door(s): Type STEEL Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. Clapboard (if applicable) _____ Roof DARK GRAY
Trim NAT. Sash WHITE Doors GARAGE DOORS TO
Deck _____ Foundation _____ Fence _____ Shutters _____

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

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

Date 1/18/21 Signature of owner of record X Signed under penalties of perjury 3 MARY ANN DR LLC



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

John Hedden
HDC Compliance
Coordinator
jhedden@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I DOUG MILLS

AS AGENT FOR 3 MARY ANN OR LLC

STREET ADDRESS 3 MARY ANN OR

MAP/PARCEL 68/214

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/19/21

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE
HOLIDAY MEETING SCHEDULE, 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 1/19/21



REQUIRED WITH ALL APPLICATIONS:

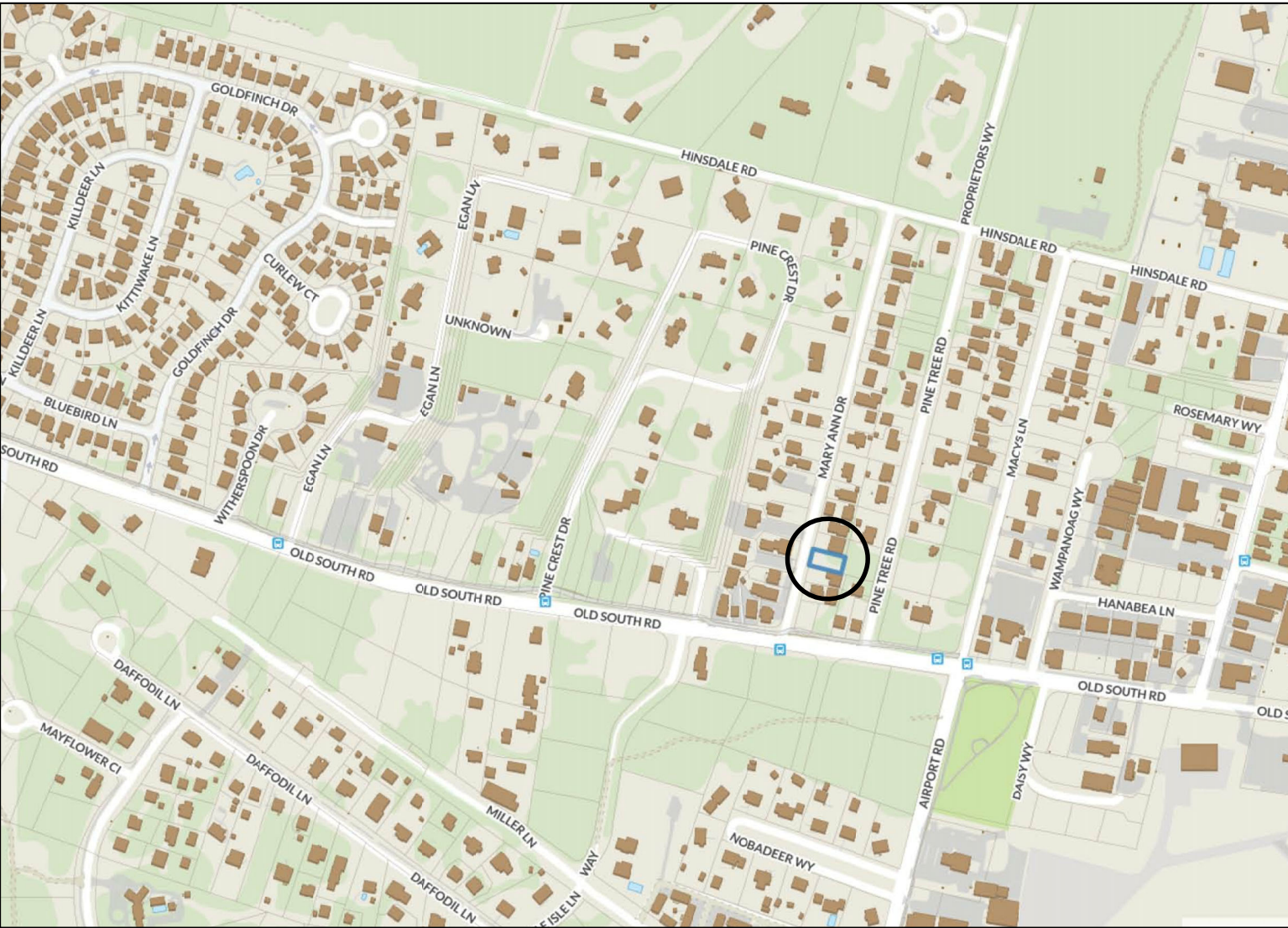
1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <https://www.nantucket-ma.gov/151/GIS-Maps>
5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*
6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be 1/4-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. As-Built Plans (1 copy): of existing elevations
4. Landscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see landscaping plan).
6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

(initial to indicate read and understand)

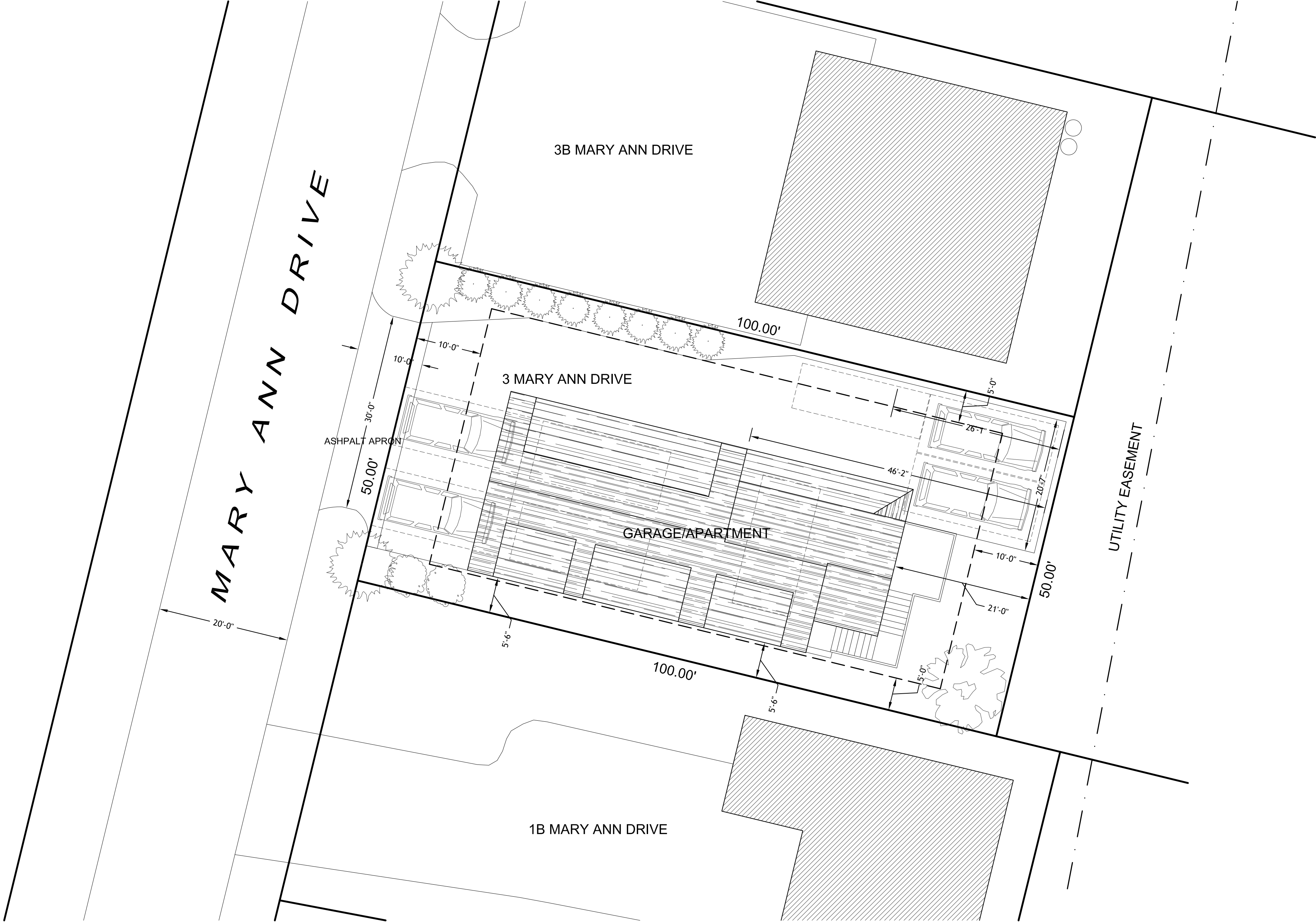
3 MARY ANN DRIVE LLC - 3 MARY ANN DRIVE



LOCUS PLAN: NTS



AERIAL VIEW: NTS



SITE PLAN: 1" = 10'-0"

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	29	ANDERSEN ADH2848	R.O.: 2'-8" x 4'-8"	6/6 DOUBLE HUNG WINDOW
B	2	ANDERSEN ADH2638	R.O.: 2'-6" x 3'-8"	6/6 DOUBLE HUNG WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	2	CUSTOM 3'-0" x 6'-8" DOOR	R.O.: 3'-3" x 6'-11"	9 LIGHT DOOR
2	3	CUSTOM 3'-0" x 6'-8" DOOR	R.O.: 3'-3" x 6'-11"	CUSTOM BOARD DOOR
3	1	ANDERSEN FWHD60611ASR	R.O.: 6'-0" x 6'-11"	(2) 15 LIGHT PATIO DOORS
4	2	CUSTOM GARAGE DOORS	R.O.: 10'-6" x 11'-0"	STEEL GARAGE DOORS
5	1	CUSTOM GARAGE DOORS	R.O.: 12'-6" x 11'-0"	GARAGE DOOR w/ CEDAR VENEER



2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

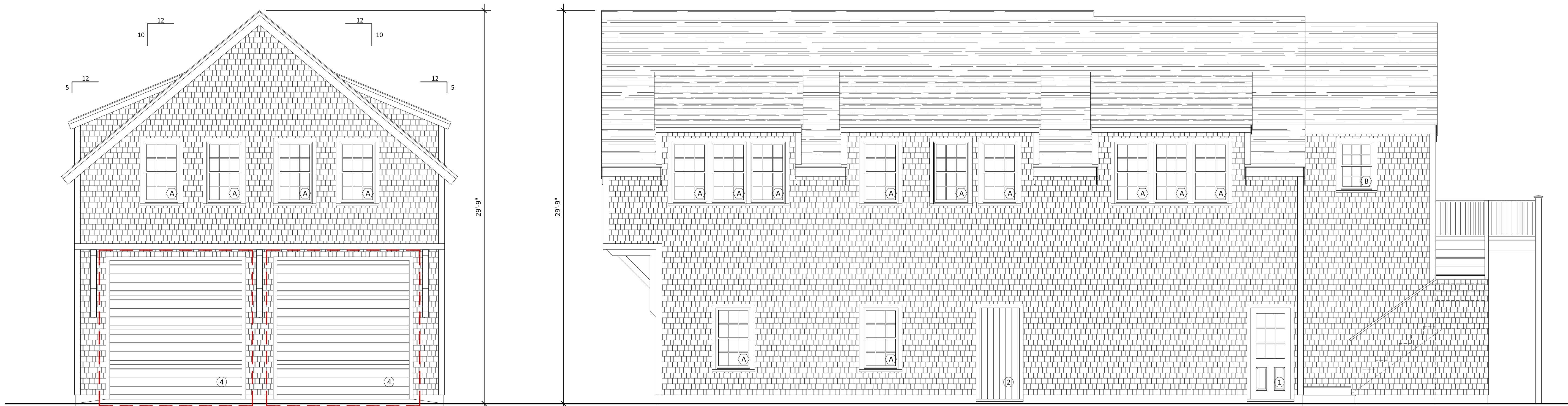
SURVEYOR
BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN
CAPE STRUCTURAL CONSULTANTS
1085 EAST WATER STREET
CHARLOTTESVILLE, VA 22902
508.457.6794

HDC
DOOR CHANGE

3 MARY ANN DRIVE LLC
3 MARY ANN DRIVE
NANTUCKET, MA 02554
MAP: 68 PARCEL: 214

COVER SHEET



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

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



DOOR SAMPLE



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

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



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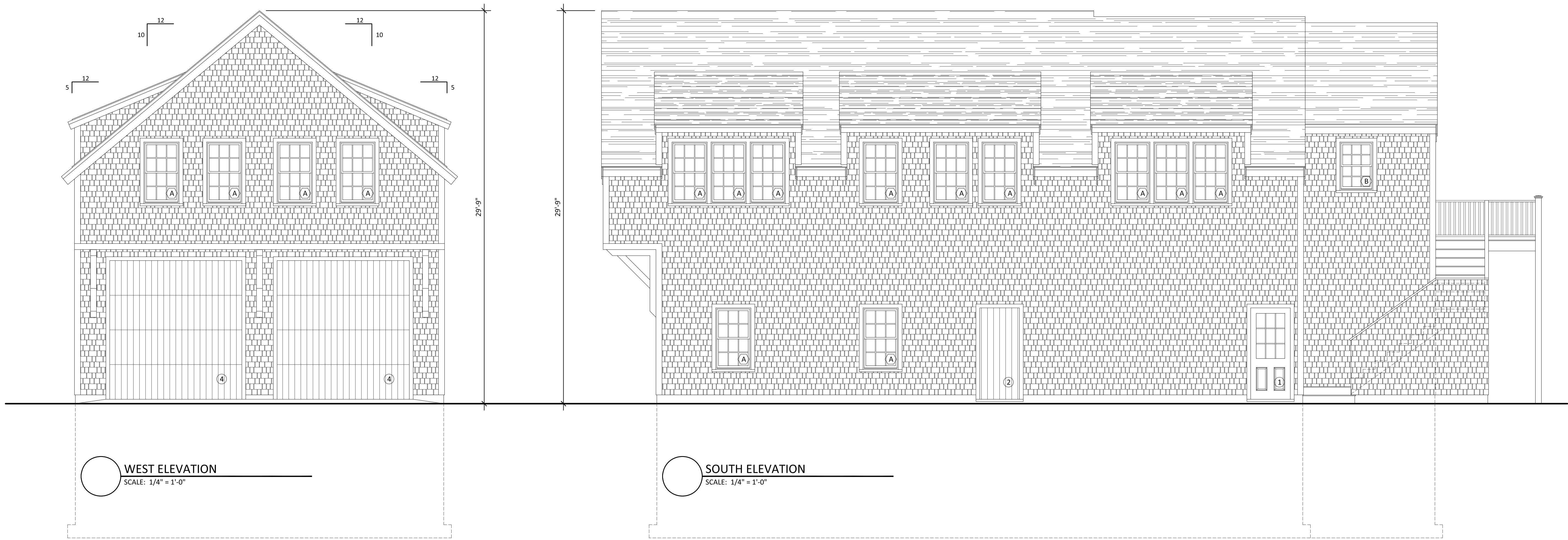
HDC DOOR CHANGE

3 MARY ANN DRIVE LLC
3 MARY ANN DRIVE
NANTUCKET, MA 02554
MAP: 68 PARCEL: 214

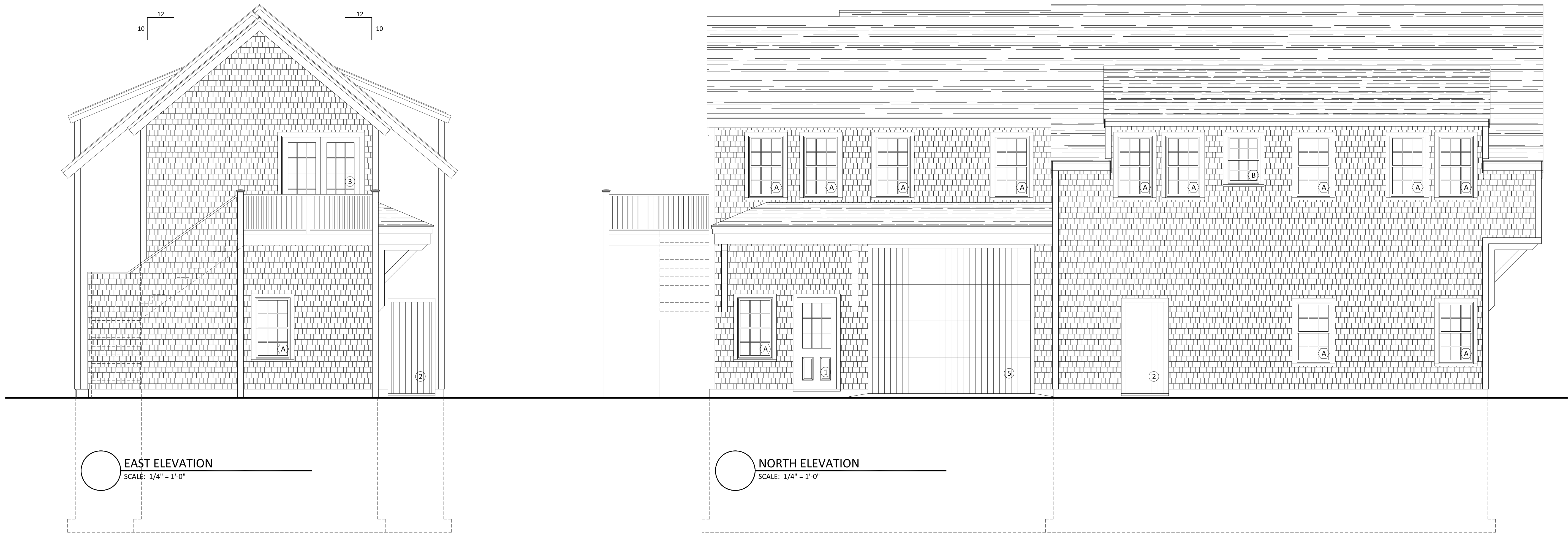
ELEVATIONS

A2.1

18 JANUARY 2021



PREVIOUS APPROVAL



2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
1085 EAST WATER STREET
CHARLOTTESVILLE, VA 22902
508.457.6794

HDC
DOOR CHANGE

3 MARY ANN DRIVE LLC
3 MARY ANN DRIVE
NANTUCKET, MA 02554
MAP: 68 PARCEL: 214

ELEVATIONS

A2.2

18 JANUARY 2021

CERTIFICATE NO. _____

DATE ISSUED _____

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

CERTIFICATE OF APPROPRIATENESS

for structural work

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines. Building with Ventstacker 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 filed out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 209B of the Acts and Resolves of Mass., 197C, 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 NO. 688 PARCEL NO. 98
 Street & Number of Proposed Work 26 Sessigons Rd
 Owner of record: Edward Hancock
 Mailing Address: 26 Sessigons Rd
North Attleboro MA 01937
 Contact Phone # 508-234-2422 E-mail ed@edhanc.com

AGENT INFORMATION (if applicable)

Name: Karen Hinkle
 Mailing Address: P.O. Box 2939
North Attleboro MA 01937
 Contact Phone # 508-234-2422 E-mail karen@edhanc.com

FOR OFFICIAL USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.

☐ Pool (Zoning District) ☐ Roof ☐ Other:

Size of Structure or Addition: Length: sq. footage 1st floor: sq. footage 2nd floor: sq. footage 3rd floor: sq. footage
 Width: sq. footage 1st floor: sq. footage 2nd floor: sq. footage 3rd floor: sq. footage

Difference between existing grade and proposed finish grade: North: ft. South: ft. East: ft. West: ft.
 Height of edge above final finish grade: North: ft. South: ft. East: ft. West: ft.

Additional Remarks

Historic Name: 26 South Elevation
 Original Date: 12.12.50
 Original Builder: 600 S.F.

*Cloud on drawings and submit photographs of existing elevations

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed: ft. ☐ Block ☐ Block Parged ☐ Brick (type) ☐ Poured Concrete ☐ Pier

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

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

Roofing material: ☐ Asphalt ☐ S-Tel ☐ Architectural

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

Fence: Height: ft.
 Type: ft.
 Length: ft.

Skylights (flat only): Manufacturer: ft. Rough Opening: ft. Size: ft. Location: ft.
 Manufacturer: ft. Rough Opening: ft. Size: ft. Location: ft.

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

Leaders (material and size): ft. ☐ Disboard (exposure) ft. inches: ft. Front: ft. Side: ft.

Sidewalk: ☐ White cedar shingles ☐ Disboard (exposure) ft. inches: ft. Front: ft. Side: ft.

☐ Other: ft.

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

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

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

Window Casing: ft. Door Frame: ft. Columns/Posts: Round: ft. Square: ft.

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

☐ True Divided Lights (muntins), single pane: ☐ SGL's (Simulated Divided Lights) Manufacturer: ft. Size: ft.

Doors* (type and material): ☐ TDL ☐ SGL: Floor: ft. Material: ft. Size: ft.

Garage Door(s): Type: ft. Material: ft. Size: ft.

Handscape materials: ft. Driveway: ft. Walkways: ft. Walls: ft.

* Note: Complete door and window schedules are required.

COLORS

Sidewalk: ft. Clapboard (if applicable): ft. Roof: charcoal/black asphalt
 Trim: ft. Sash: ft. Doors: ft.
 Deck: ft. Foundation: ft. Fence: ft. Shutters: ft.

* 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 of 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: 1/1/01 Signature of owner of record: Karen Hinkle

Signet 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 Karen Alence
AS AGENT FOR Edward Ahneman
STREET ADDRESS 26 Sesapana Rd
MAP/PARCEL 68 / 98

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON
1/19/21

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]

Signature

1/19/21

Date



Annex 26
Sesi penci

THIS CHECKLIST IS TO BE SUBMITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

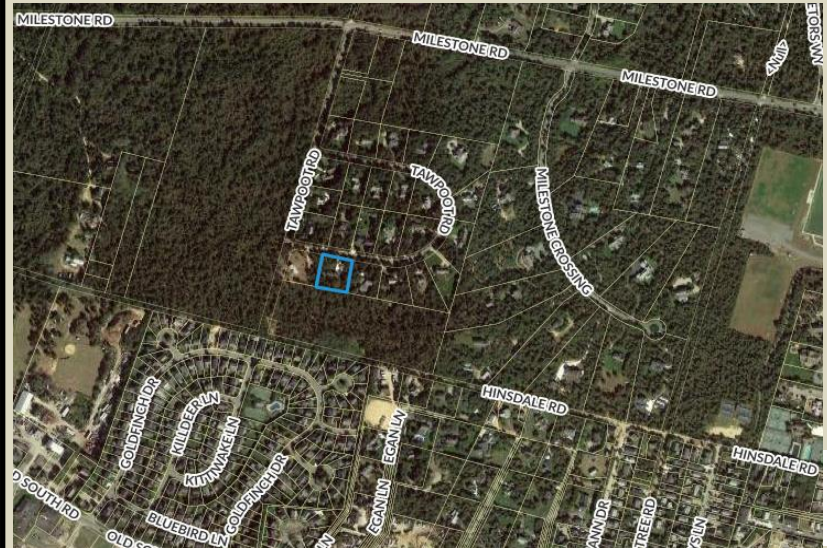
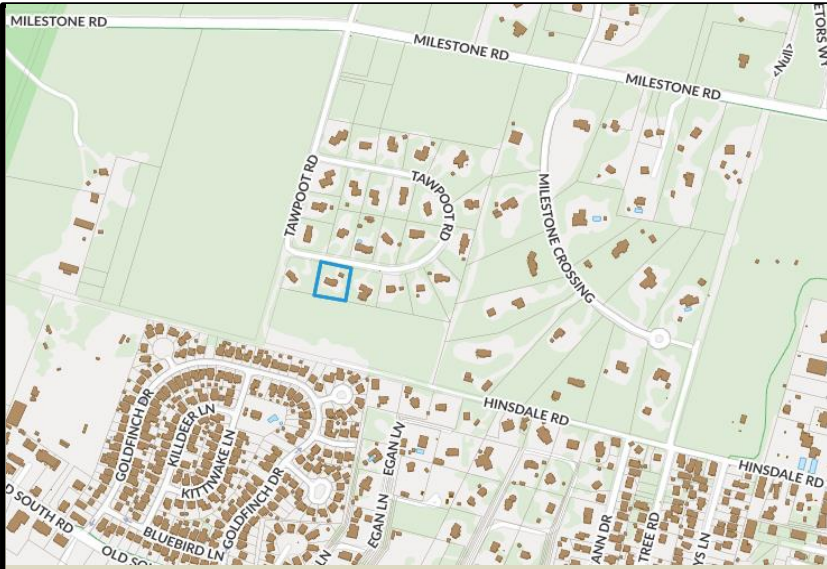
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9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

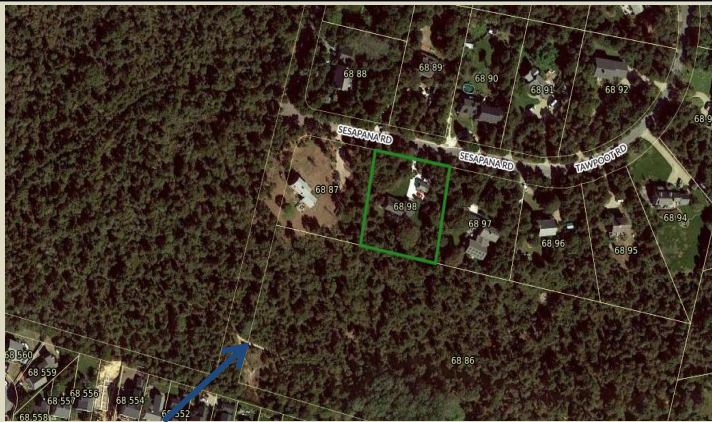
KA
(initial to indicate read and understand)



Site Locus Plan

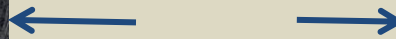


	Cotuit Solar LLC 508-428-8442 PO Box 89 Cotuit, MA 02635	Project: Edward Ahneman 26 Sesapana Rd. Nantucket, MA 02554	System: 12.425 kW DC 35 Solaria 355 W Solar Panels 32 IQ7+ Enphase Microinverters 3 IQ7 Enphase Microinverters
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Arrow points to nearest foot trail. Vegetation blocks view of house from any trails

Street View



Views from Sesapana Rd of front of house. Solar is on back side of house and not visible from road.



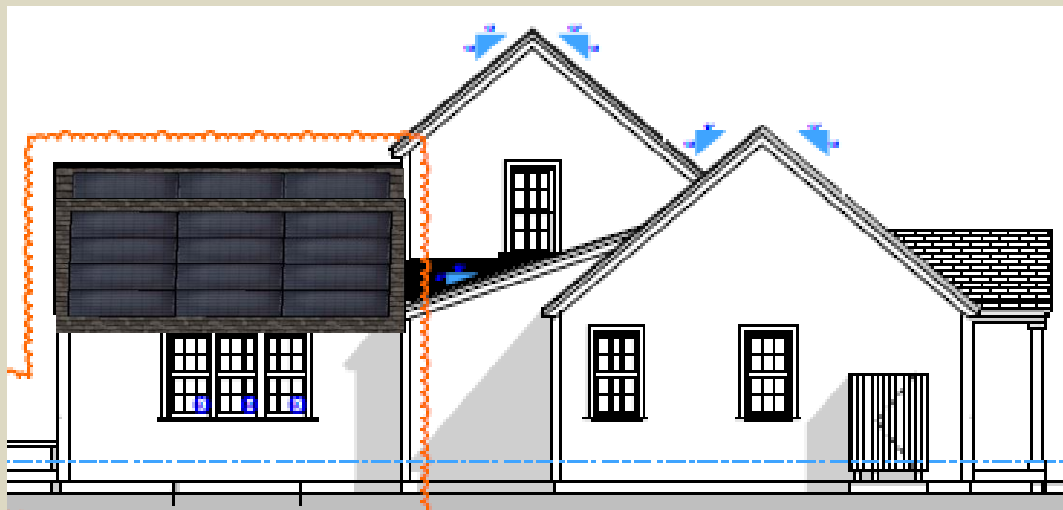
Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
 Edward Ahneman
 26 Sesapana Rd.
 Nantucket, MA 02554

System:
 12.425 kW DC
 35 Solaria 355 W Solar Panels
 32 IQ7+ Enphase Microinverters
 3 IQ7 Enphase Microinverters

Charcoal Asphalt Roof

East



South



Proposed Array Placement



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:

Edward Ahneman
26 Sesapana Rd.
Nantucket, MA 02554

System:

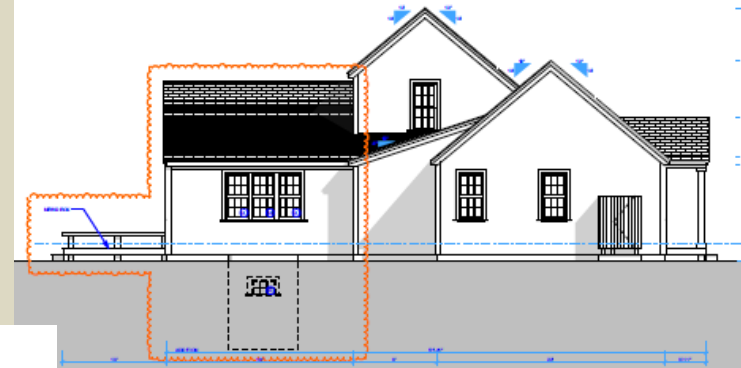
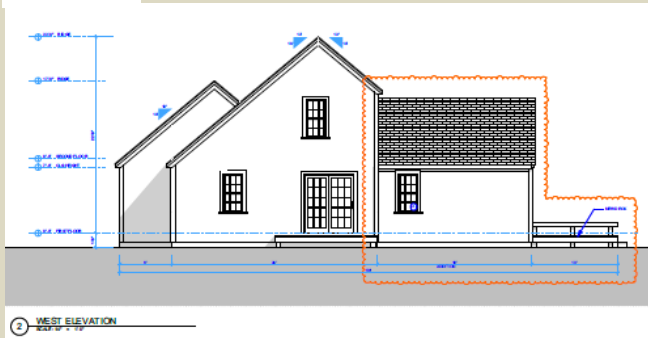
12.425 kW DC
35 Solaria 355 W Solar Panels
32 IQ7+ Enphase Microinverters
3 IQ7 Enphase Microinverters

Elevations

North

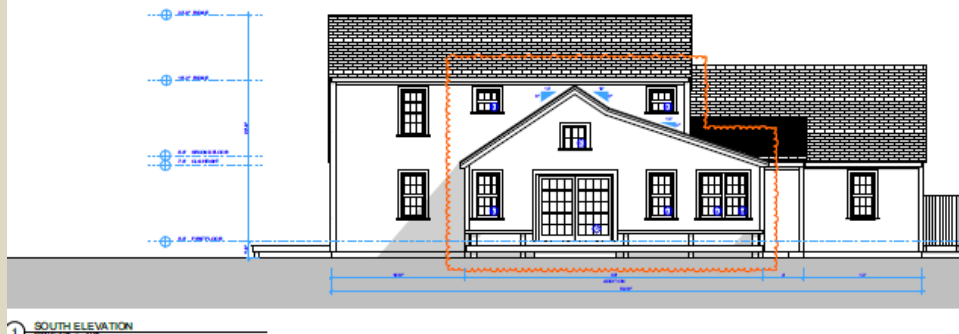


West



East

South



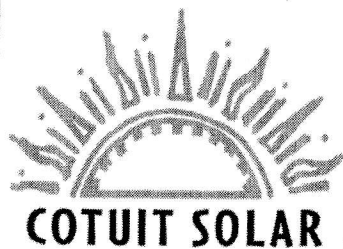
Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
Edward Ahneman
26 Sesapana Rd.
Nantucket, MA 02554

System:
12.425 kW DC
35 Solaria 355 W Solar Panels
32 IQ7+ Enphase Microinverters
3 IQ7 Enphase Microinverters



Proposed Array Placement



Cotuit Solar LLC
508-428-8442
PO Box 89
Cotuit, MA 02635

Project:
 Edward Ahneman
 26 Sesapana Rd.
 Nantucket, MA 02554

System:
 4.32 kWdc
 12 – 295W S-Energy Modules
 12 – IQ7 Microinverters



The Solaria PowerXT AC Module combines the latest cutting-edge microinverter technology from Enphase with the premium high-efficiency and superior aesthetics of the Solaria PowerXT Module. Utilizing the latest Enphase IQ7+ platform, the PowerXT AC Module puts aesthetics and performance together into an elegant user-friendly package that reduces installation time by combining the inverter, module and monitoring.

Achieving up to 20% efficiency, Solaria PowerXT solar modules are one of the highest power AC modules in the residential solar market. Compared to conventional modules, Solaria PowerXT modules have fewer gaps between the solar cells; this leads to higher power and superior aesthetics. Solaria PowerXT residential modules are manufactured with black backsheet and frames, giving them a striking appearance.

Higher Efficiency, Higher Power

Solaria PowerXT modules achieve up to 20% efficiency; conventional modules achieve 15% – 17% efficiency. Combined with Enphase IQ7+ microinverter, the Solaria PowerXT AC Modules-is one of the highest power and most efficient AC modules available.

Easy to Install

The integrated Enphase IQ7+ microinverter reduces installations costs by taking the complexity and guesswork out of designing systems and combining components in the field. It is also compliant with NEC 2014 & 2017 rapid shutdown requirements.

Smart Grid Ready

Meets CA Rule 21 and complies with advanced grid support, voltage and frequency ride-through requirements. Remotely updates to respond to changing grid requirements and is configurable for varying grid profiles.

Superior Aesthetics

Compared to conventional modules, the Solaria PowerXT AC Module has a more uniform appearance and improved aesthetics.

Durability and Reliability

Industry leading 25 year warranty with a million hours of microinverter testing.

About Solaria

Established in 2000, The Solaria Corporation has created one of the industry's most respected IP portfolios, with over 100 patents encompassing materials, processes, applications, products, manufacturing automation and equipment. Headquartered in Fremont, California, Solaria has developed a technology platform that unlocks the potential of solar energy allowing it to be ubiquitous and universally accessed.





REQUIRED WITH ALL APPLICATIONS:

- | | |
|----------|--|
| <u>X</u> | 1. Completed Application Form: Description of ALL work must be indicated on application form. |
| <u>X</u> | 2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided. |
| <u>X</u> | 3. Application Fee: See back of application for fee schedule or call the office. |
| <u>X</u> | 4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps |
| <u>X</u> | 5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and <i>placement of HVAC units, electrical boxes, fuel tanks, etc..</i> |
| <u>X</u> | 6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled. |
| <u>X</u> | 7. Photographs: Required of <u>ALL</u> applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address. |
| <u>X</u> | 8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov . |

REQUIRED WHERE APPLICABLE:

- | | |
|---|--|
| <u>NA</u> | 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and <u>ALL</u> buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application. |
| <u>X</u> | 2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. <i>All changes from approved or existing design must be clouded on drawing.</i> All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12. |
| <u>X</u> | 3. As-Built Plans (1copy): of existing elevations |
| <u>X</u> | 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled. |
| <u>X</u> | 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan). |
| <u>X</u> | 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number. |
| <u>MLW</u>
(initial to indicate read and understand) | 7. I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS. |
| <u>X</u> | 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet. |
| <u>X</u> | 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc. |

CERTIFICATE NO: _____

DATE ISSUED: _____

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

CERTIFICATE OF APPROPRIATENESS

36W - HOUSE

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^o: 31 PARCEL N^o. 13.3
Street & Number of Proposed Work: 36 WASHING POND RD.
Owner of record: 04TST36 WASHINGTON LLC
Mailing Address: 1065 WEED STREET
NEW CANAAN CT 06840
Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)
Mailing Address: PO BOX 521
NANTUCKET, MA 02554
Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Landscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____
Size of Structure or Addition: Length: 78'-0" Sq. Footage 1st floor: 2,580 Decks/Patio: Size: 8'-0" X 15'-6" ☒ 1st floor ☐ 2nd floor
Width: 96'-0" Sq. footage 2nd floor: 1,156 Size: 32'-10" X 12'-0" ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____ 12'-0" X 6'-6" ☒
Difference between existing grade and proposed finish grade: North 3' - 0" South 5' - 0" East 1' - 0" West 11' - 6"
Height of ridge above final finish grade: North 26' - 9" South 26' - 9" East 26' - 9" West 23' - 11"

Additional Remarks

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

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

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

Roof Pitch: Main Mass 9 /12 Secondary Mass 4 /12 Dormer 5 /12 Other _____

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

Fence: Height: _____
Type: _____
Length: _____

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

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

Leaders (material and size): _____

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

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim QUAKER GREY Sash BLACK Doors BLACK
Deck 1X6 IPE Foundation PARGED Fence _____ Shutters _____

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

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

Date 01/18/2021 Signature of owner of record _____ Signed under penalties of perjury

TOWN OF NANTUCKET
HISTORIC DISTRICT COMMISSION

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

PROPERTY OWNER: 04TST36 WASHINGTON LLC

MAILING ADDRESS: 1065 Weed St, New Canaan, CT 06840

PROPERTY LOCATION: 36 Washing Pond Road, Nantucket, MA 02554

ASSESSORS MAP/PARCEL: 31 / 13.3

SUBMITTED BY: ANDREW KOTCHEN - (WORKSHOP/APD)

SEE ATTACHED PAGES

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

09-01-2020

DATE

Digitally signed by Rob Ranney
DN: cn=Rob Ranney, o=Town of
Nantucket, ou=Assessor's Office,
email=rranney@nantucket-ma.gov, c=US
Date: 2020.09.01 14:22:15 -04'00'

ASSESSOR'S OFFICE

TOWN OF NANTUCKET

Abutters List

MBLU	Lot	Lot Cut	Owner Full Name	Co-Owner Full Name	Address Line 1	City	State	Zip	Location
31	13	1	NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	38 WASHING POND RD
31	13	5	GLIDDEN RICHARD J TRST	C/O SCHORR PAUL	720 PARK AVE #5A	NEW YORK	NY	10021	30 WASHING POND RD
31	22		35 WASHING POND RD LLC		1430 N LAKE SHORE DR # 23	CHICAGO	IL	60610	35 WASHING POND RD
31	29		OBRECHT EDWIN W JR & ANNE S TRUSTEES	OBRECHT NOMINEE TRUST	500 BEACH RD #107	VERO BEACH	FL	32963	31 WASHING POND RD
31	30		PUTZIGER MICHAEL T TRUSTEE	C/O FINANCE DEPT	ONE WASHINGTON MALL STE 500	BOSTON	MA	02108	27 WASHING POND RD
Coun t:	5								

7019 2970 0001 8410 8579

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\$	\$0.00	12
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.55	
Total Postage and Fees	\$4.10	

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Nantucket Island Lands Bank
22 Broad Street
Nantucket, MA 02554

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SEP 10 2020
09/10/2020

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

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New York, NY 10021

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☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.55	
Total Postage and Fees	\$4.10	

Sent To
Gladden Richard J Trust c/o Paul Scher
720 Park Ave #54
New York, NY 10021

Postmark Here
SEP 10 2020
09/10/2020

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

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Chicago, IL 60610

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☐ Return Receipt (electronic)	\$	\$0.00
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☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.55	
Total Postage and Fees	\$4.10	

Sent To
35 Wauhinig Pond Rd LLC
1430 N Lake Shore Dr #23
Chicago, IL 60610

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09/10/2020

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☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.55	
Total Postage and Fees	\$4.10	

Sent To
OBrecht Edwin W Jr + Anne S
Trustees / Obrecht Nominee Trust
500 Beach Rd #107, Vero Beach, FL 32963

Postmark Here
SEP 10 2020
09/10/2020

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

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Boston, MA 02108

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\$	\$0.00	12
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☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.55	
Total Postage and Fees	\$4.10	

Sent To
Ritziger Michael T Trustee
c/o Finance Dept / one Washington
Mail ste 500, Boston, MA 02108

Postmark Here
SEP 10 2020
09/10/2020

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



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587

Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

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

Address of Proposed Work: 36 Washing Pond, Nantucket, MA 02554

Tax Map Number: 31 Parcel Number: 13.3

Owner of Record: Brian & Sharon Libman

Description of Proposal: New Dwelling, Second Dwelling, Garage, Pool, Spa, Shed

Anticipated HDC Submission Date: 10/20/2020

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

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

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

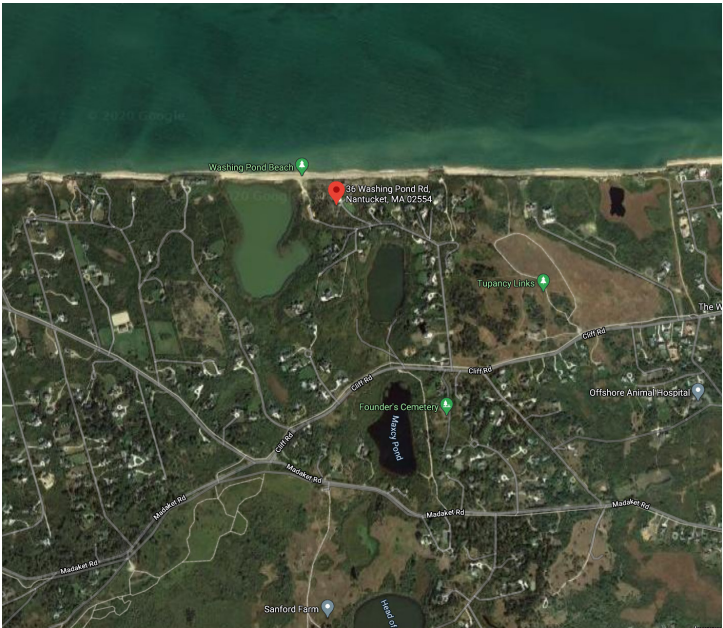
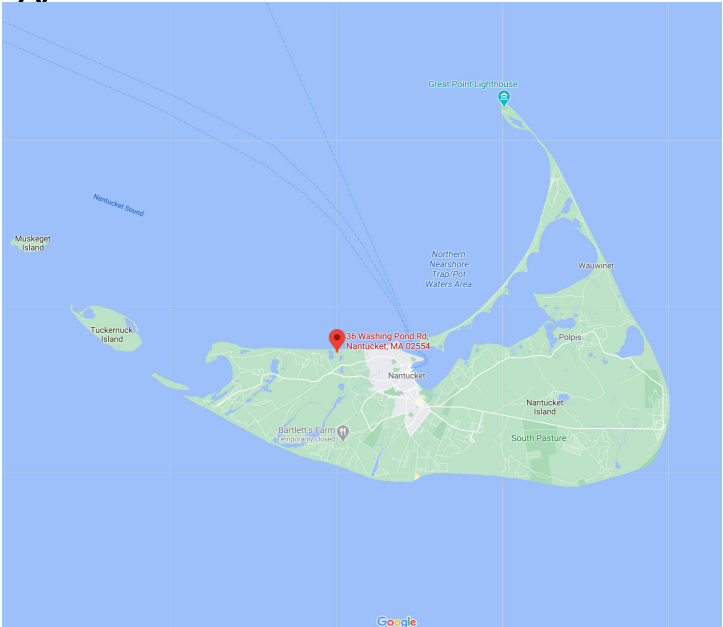
Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

36W RESIDENCE
36 WASHING POND RD.
NANTUCKET, MA 02554



PROJECT SITE



VIEW OF EXISTING WASHING POND ROAD LOOKING EAST



VIEW OF EXISTING WASHING POND ROAD LOOKING EAST AT BEACH ACCESS



VIEW OF PROPERTY ENTRANCE FROM WASHING POND RD



VIEW OF SITE - LOOKING SOUTH

36W MAIN HOUSE

HDC SUBMISSION
MAIN HOUSE
13 JANUARY 2021

36 Washing Pond Rd.
Nantucket, MA 02554
PROJECT NO. 320019

36W
MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA 02554

OWNER

04TST36 WASHINGTON LLC
1065 Weed Street, New Canaan CT 06840

ARCHITECT

WORKSHOP/APD

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

CONTRACTOR

CHENEY CUSTOM HOMES
15A North Beach St. Nantucket, MA 02554
T: (508) 325-6983 info@cheneycustomhomes.com

LANDSCAPE ARCHITECT

JARDINS INTL. LLC
53 Pleasant Street, Nantucket, MA 02554
T: (508) 325-9911 eo@jardinsintl.com

STRUCTURAL ENGINEER

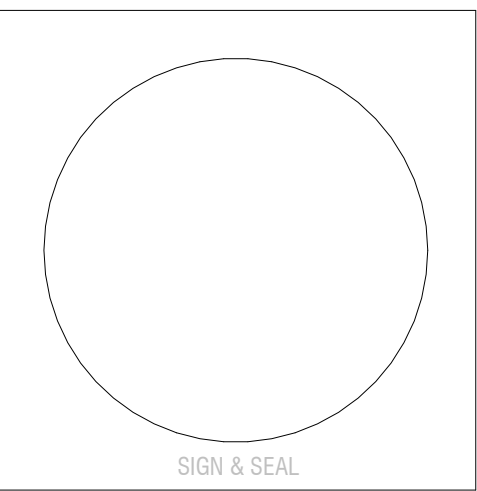
SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Dr. Nantucket, MA 02554
T: (508) 825-5053 art@nantucketengineer.com

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

REVISIONS

NOT FOR CONSTRUCTION



ISSUES

1	01/13/2021	HDC SUBMISSION

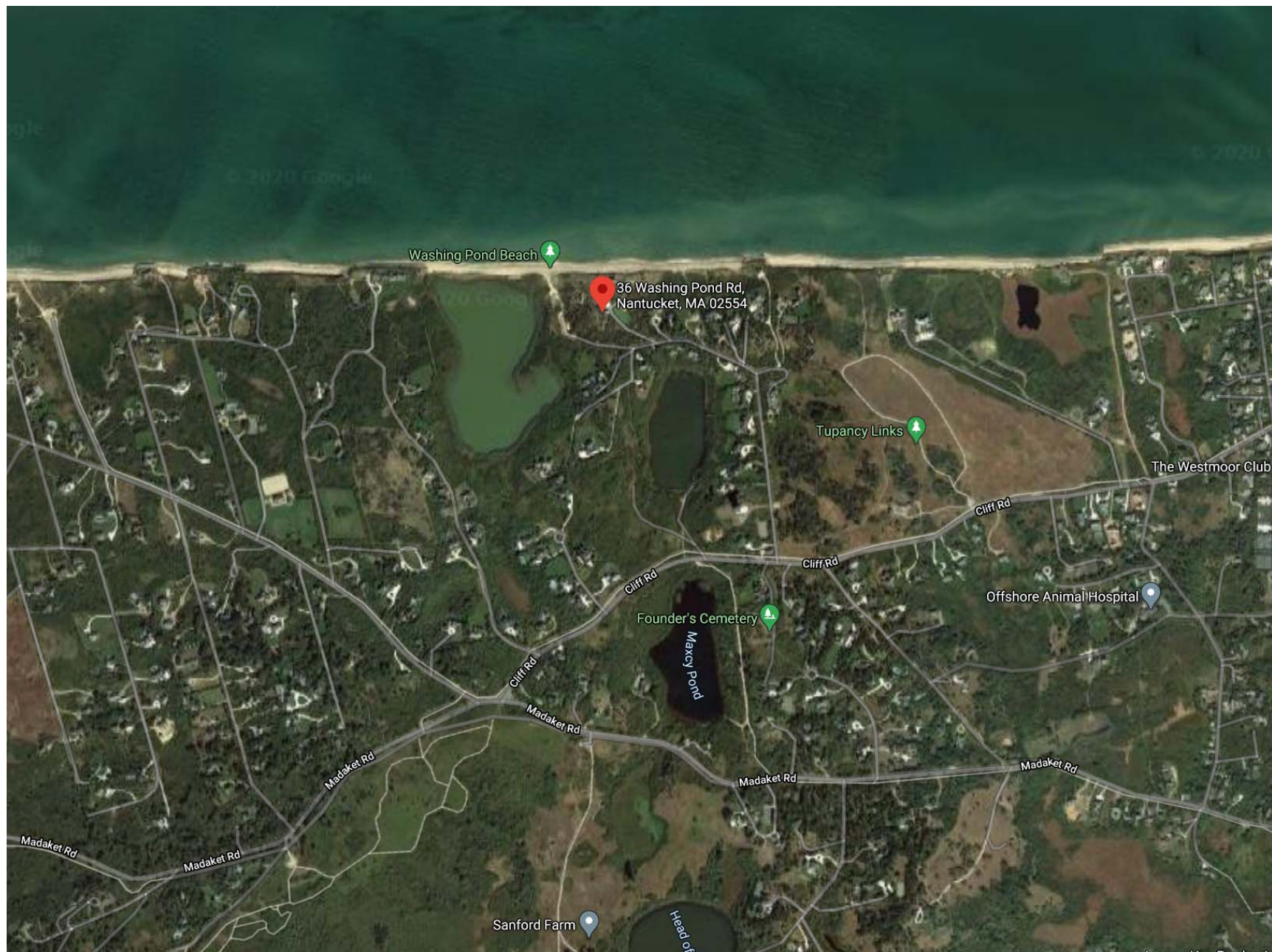
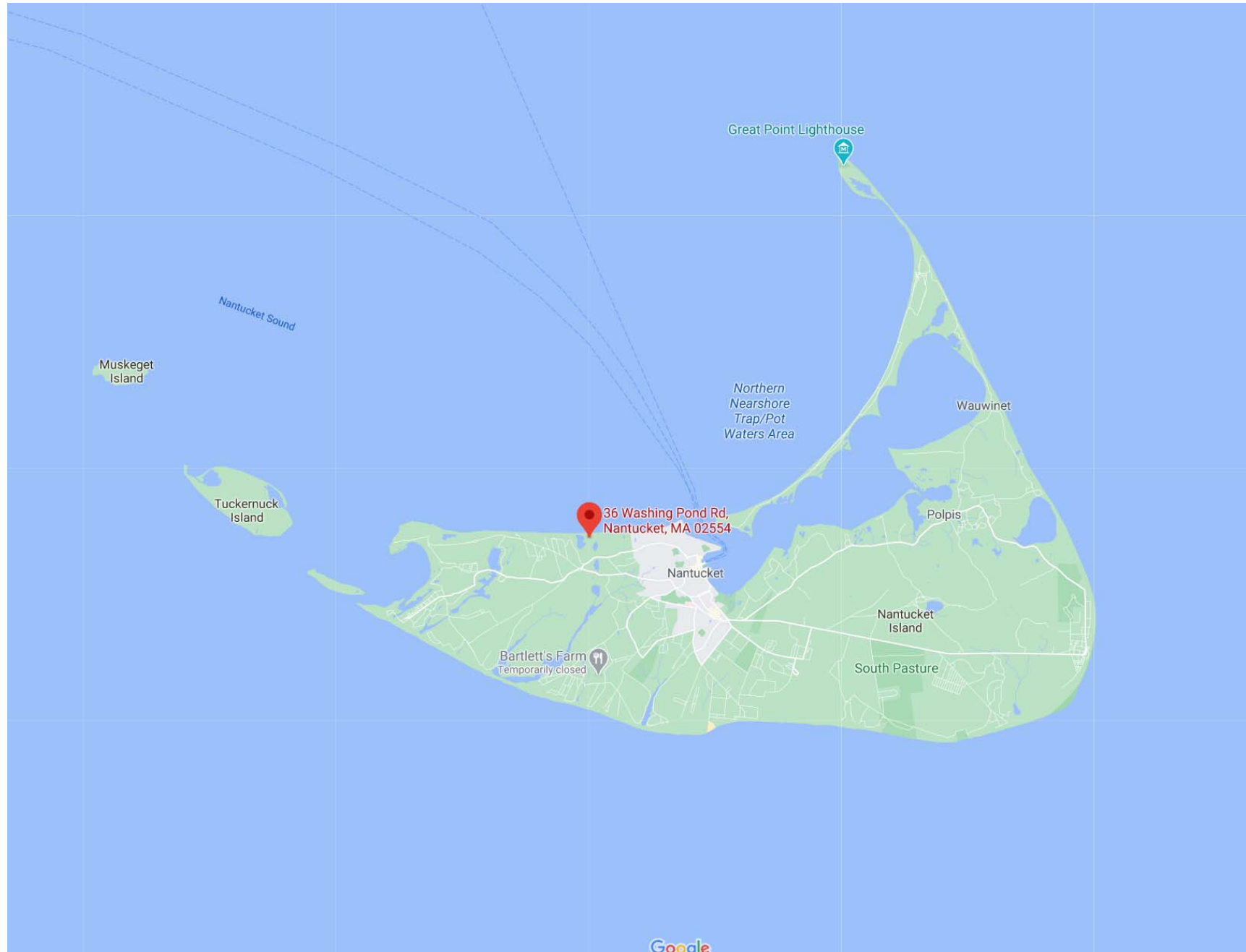
CONSTRUCTION DOCUMENTS
DRAWN BY: TJZ/MLW
CHECKED BY: TJZ/MLW
DATE: 01/13/21
SCALE: No Scale
PROJ. NO. 320019

COVER SHEET

T-000.00

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LOCUS PLAN



LOCUS PLAN



NOT TO SCALE

PERSPECTIVE VIEW



LIST OF DRAWINGS

SHEET NUMBER	SHEET NAME	01/13/2021 HDC SUBMISSION
T-000	COVER SHEET	•
G-001	GENERAL NOTES	•
G-002	EXISTING CONDITIONS	•
L-100	SITE PLAN	•
L-101	SITE REFERENCE	•
A-100	FLOOR PLANS	•
A-101	FLOOR PLANS	•
A-102	FLOOR PLANS	•
A-200	BUILDING ELEVATIONS	•
A-201	BUILDING ELEVATIONS	•

ZONING INFORMATION

Map & Parcel	31/13.3
Current Zoning	LUG2
Minimum Frontage	150 FT
Front Setback	35 FT
Side/Rear Setback	15 FT.

Lot Size	108,284 SF
Min. Lot Size	80,000 SF
Allowable G.C.	4 %
Max G.C.	4,331 SF
Proposed Dwelling G.C.	2,580 SF
Proposed Guest House G.C.	1,080 SF
Proposed Garage G.C.	400 SF
Proposed Gym G.C.	196 SF
Proposed Shed G.C.	200 SF (not included in total)

Total G.C. 4,256 SF

COLOR:

SASH: BLACK
TRIM: QUAKER GREY

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

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEPT TO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0" X 2'-0" WITH 3 #4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXCEED 4" ABOVE BELOW GRADE MINIMUM.
6. CONCRETE SLAB SHALL BE CAST IN FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER. DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO BELL EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHORS AT 32" C.C. MINIMUM. ANCHORS SHALL BE CAST IN FOOTING OF WIDOW BOLTS. SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPLICATION OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF EXCHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR BIER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE FOUNDED OVER 4" GRADE BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONTRACTOR AND SUBCONTRACTORS SHALL USE CLEAN SAND, WELL GRADED AND FREE FROM ANY DELICIOUS SUBSTANCES, AND CLEAN WATER, TAKEN FROM A SOURCE SUITABLE FOR DOMESTIC CONSUMPTION.
11. FOR ALL BRICK OR STONE FINISHES THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE DESIGNER FOR APPROVAL, PRIOR TO INSTALLATION.
12. ANCHORS AND TIES SHALL BE CORROSION PROOF AND GALVANIZED AFTER FABRICATION.
13. COLD WEATHER INSTALLATIONS FOR CONCRETE, WHEN AIR TEMPERATURE IS BELOW 40 DEGREES F, SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
14. MASONRY WORK SHALL BE PLUMB, TRUE TO LINE, WITH COURSES LEVEL, IN ALL METAL TIES AND ANCHORS AS WORK PROGRESSES.
15. CONCRETE MASONRY UNIT CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS: WUOLAC BLOCK - ASTM C490 - 80 (NON-STEAINING MORTAR) - ASTM C-150 (MASONRY CEMENT IS REQUIRED); HYDRATED LIME - ASTM C-207. 6 C.M.U., BOTH BOTTOM AND ENDS, SHALL BE SET IN A FULL BED OF MORTAR WITH JOINTS OF UNIFORM THICKNESS AND HEAD JOINTS IN ALTERNATE COURSES PLUMB OVER THE ONES BELOW.
16. ALL CURB SHALL BE TOoled AS SOON AS POSSIBLE AFTER INITIAL SET. FLUSH JOINTS SHALL NOT BE PERMITTED.
17. REFER TO DETAILS FOR FURTHER INFORMATION.

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE. NO WORK SHALL BE DONE OUT OF SEQUENCE.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SPECK CONNECTIONS. THIS INCLUDES CONNECTIONS FOR A REFRIGERATOR, DISHWASHER, CUPBOARD AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HOT WATER HEATER SHALL BE PROPANE FIRED HOT WATER HEATER, PROPANE VENTED, 45 GALLON CAPACITY ("SUPER STORE" OR APPROVED EQUIVALENT).
7. PLUMBER SHALL FURNISH AND INSTALL A PROPANE GAS PIPING, PROPANE STORAGE TANK, AND ALL REQUIRED PIPING TO BOLLER, CLOTHES DRYER AND KITCHEN RANGE.
8. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PROVIDED BY STANDARD MANUFACTURER'S SPECIFICATIONS. THE UNIT SHALL BE BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 780F AT A 00F OUTDOOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFICIENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WHO DOZENS. THERMOSTATS SHALL BE PROVIDED AND PROGRAMMED.
9. VENT TO THE EXTERIOR ALL BATHROOMS WHICH DO NOT HAVE OPERABLE WINDOWS.

2. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
3. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SPECIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNLESS OTHERWISE SPECIFIED. THE LUMBER IS PRODUCED.
4. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
5. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 15% AT THE TIME OF CONSTRUCTION.
6. ALL PLAN DIMENSIONS ARE TO OUTSIDE OF FRAMING MEMBERS AND CENTERLINE OF OPENINGS. VERIFY ALL FLOOR OPENINGS WITH WINDOW AND DOOR SCHEDULE.
7. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"x6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"x4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
8. ALL JOIST HANGERS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
9. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C. MAXIMUM.
10. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
11. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
12. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
13. ALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
14. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
15. JOISTS EXISTING UNDER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAIL JOINT TOGETHER WITH A MINIMUM OVERLAP OF 4".
16. INTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORAGE OF STRUCTURAL SHEATHING TO EXTERIOR.
17. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOWS AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION).
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE "STRUCT-INT": PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO WEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIGID BRACKETS. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

1. BUILDING PAPER SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WALLS SHALL HAVE MINIMUM 15# FELT PAPER. ROOFS SHALL HAVE MINIMUM 30# FELT PAPER. ALL FELT PAPER SHALL BE 15" WIDE. FELT PAPER SHALL BE LAPPED 6" AND LAP FELT SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. PROMPTLY REMOVE ALL MANUFACTURER'S STICKERS FROM GLASS AFTER INSTALLATION.
3. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. INSULATION SHALL BE PROTECTED FROM RAIN OR WATER BY OVERLAPPING SHEATHING OR FLASHING.
4. EXTERIOR FLOORING TO BE PARGE.
5. DECKS SHALL USE 1" X 4" MAHOGANY, CONFORM. LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED 5% BOILED LINSEED OIL/5.0% CUPRINOL AND WITH A MIXTURE OF 50% TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF 72 HOURS.
6. EXTERIOR STEPS SHALL BE MADE TO DECK CONSTRUCTION. TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
7. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURE. STEPS SHALL BE 12" WIDE. STEPS SHALL BE 6" WIDER THAN STEP AND PROJECT FROM CURB 2" TO 4" TOWARD DECK. STEPS SHALL BE 18" AWAY FROM CURB.
8. PORCH CEILINGS SHALL BE 1X8 CEDAR NATURAL, TO WEATHER, SQUARE GROVE.
9. PORCH POSTS SHALL BE 4X4 STRUCT. CORE WRAPPED W/ 5/16" SOL. NATURAL CEDAR TRIM.
10. SIDEWALL SHINGLES SHALL HAVE A MAXIMUM EXPOSURE OF 5" PLG, WITH DOUBLED SHINGLES AT EAVES AND STAIRS. ALL SHINGLES SHALL BE 1/2" THICK. MINIMUM 1 1/2" MINIMUM FROM THE EDGE OF THE ROOF EAVES TO ENSURE PROPER SPILLAGE.
11. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. FLASHING FOR RED CEDAR SHINGLES SHALL BE COPPER. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL, UNDER THE TRIM AND STAIRS. ALL FLASHING SHALL BE 1/2" THICK. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
12. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
13. MOVE STEPS TO BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
14. SIDEWALL SHALL BE WHITE CEDAR SHINGLES. GRADE B. SHINGLES SHALL BEAR THE OFFICIAL GRADE MARKED LABEL OF THE CEDAR SHINGLE BUREAU.
15. CEDAR SHINGLES SHALL HAVE NATURAL FINISH.
16. RIDGE VENTS SHALL BE "CORE VENT OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. ALL RIDGE VENTS SHALL BE 1/2" THICK. ALL RIDGE VENTS SHALL BE COVERED W/ SHINGLES.
17. EXTERIOR TRIM SHALL BE SPECIFIED AS FOLLOWS:
 - a. WINDOW AND DOOR JAMBS: 1X5 RED CEDAR WINDOW AND DOOR HEADS:

- G. FREEZE BOARDS TO BE 1X6 BLOCKED UP 1 1/2" TO ACCOMMODATE SOFFIT VENTING & TOP OF SHINGLES (IF APPLICABLE)
- H. ALL TRIM TO BE PAINTED: NATURAL.
- I. DOOR AND WINDOW CASINGS: PAINTED: BLACK
18. ALL EXTERIOR TRIM SHALL BE PLAINED ON ALL FOUR SIDES AND SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
20. INSULATION SHALL BE SPECIFIED AS FOLLOWS:
 - A. EXTERIOR WALLS: 9" R-21 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
 - B. ROOF: 9" 1/4" R-38 BATT INSULATION. INSTALL 4 MIL. POLY-VAPOR BARRIER AT INSIDE FACE OF ALL EXTERIOR WALLS.
 - C. INTERIOR WALLS AND CEILINGS: USE 3" TERMAFIBER SOUND ATTENUATION BLENKETS.
 - D. FOUNDATION INSULATION: 4" RIGID INSULATION SECURED TO EXTERIOR FACE OF WALL.
 - E. FIRST FLOOR INSULATION: 9" 1/4" R-30 BATT INSULATION
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES AND MOHAWK AIR RAYERS, TO PREVENT AIR FROM LAYING FLAT SPACE UNOBTSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

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

ABOVE FINISHED FLOOR	APP	INSULATION	INSUL.
ACCESS PANEL	APF	JUNCTION BOX	J.B.
ACOUSTICAL	ACOUST.	LAMINATE	LAM.
ADJACENT	ADJ.	LOW VOLTAGE	LV
AIR CONDITIONING	A/C	MATERIAL	MATL.
ALUMINUM	AL.	MAXIMUM	MAX
ARCHITECTURAL	ARCHIT.	MECHANICAL	MECH.
BLOCKING	BLK.	METAL	MTL
BY OTHER/OWNER	B.L.G.	MINIMUM	MIN.
CEILING	C.E.	MISCELLANEOUS	MISC.
CEILING HEIGHT	C.G.	MOLDING	M.D.B.
CENTER LINE	C.L.	MOUNTED	MTD.
CERAMIC TILE	CT	MULLION	MUL.
COLUMN	COL.	NORMAL	NOM.
CONCRETE	CONC.	NOT APPLICABLE	N.A.
CONSTRUCTION	CONSTR.	NOT IN CONTRACT	N.I.C.
CONTINUOUS	CONT.	NUMBER	NUM.
DETAIL	DTL.	ON CENTER	O.C.
DIVISION	DR.	OPENING	OPN.
DOOR	DBL.	OPPOSITE/OPPOSITE HAND	OP/OPH
DOUBLE	DBL.	PAINTED	PAINT.
DOWN	DN	PARTITION	PTN.
DRAWING	EA.	PLASTER	PL
EACH	E.A.	PLASTIC LAMINATE	P.LAM
ELECTRICAL/ELECTRICAL	ELEC.	PLYWOOD	PLYWD., PLY
ELEVATION	EMER.	QUANTITY	QTY.
EMERGENCY	EMER.	REQUIRED	REQ.
EQUAL	EQ.	RETURN AIR	R.A.
EQUIPMENT	E.Q.	REVISION/REVISION	REV.
EXISTING	EXIST.	ROUGH OPENING	R.O.
EXTERIOR	EXT.	SCHEDULE	SCHED.
FINISH	FIN	SECTION	SECT.
FINISH FLOOR	FIN. FL.	SHEET	SH.
FIREPROOF	F.P.F.	SIMILAR	SIM.
SELF-CLOSING	S.C.C.	SOLID CORE	SC
FLOOR	F.	SOLID FOOT	S.F.
FLOURESCENT	FLUOR.	STAINLESS STEEL	S.S.TL.
FOOT/FEET	FT.	STANDARD	STD.
GLASS	GL.	STEEL	STL.
GRILLE	GRI.	STORAGE	STL.
GROUND FAULT INTER.	GFI	TELEPHONE	TEL.
GYPSUM WALLBOARD	GWB.	TO BE DETERMINED	T.B.D.
HANDRAIL	HAND.	TYPICAL	TYP.
HARDBOARD	H.O.B.D.	UNLESS OTHERWISE NOTED	U.O.N.
HARDWOOD	HW.D.	VEHICLE FIELD	VEH.F.
HEAT/VENT & A/C	H.V.	VINYL COMPOSITION TILE	V.V.T.C.
HOLLOW CORE	HC	WOOD	W.
HOLLOW METAL	H.M.	W/OUT	W/O
HORIZONTAL	H.O.	WITH	W/
INCHES	IN.	WOOD	W.

PLAN NORTH

1 **DRAWING**
1 1/2" = 1'-0"

1 **A101** SIM
DETAIL REFERENCE

1 **A101**
4 2
3
ELEVATION SYMBOL

1 **A101** SIM
SECTION REFERENCE

0 2' 4' 8'
GRAPHICAL SCALE

	ELEVATION MARKER
	SPOT ELEVATION
	REFERENCE GRID LINE
	PROPERTY LINE
	BREAKLINE
	VAPOR BARRIER
	OBJECT ABOVE
	HIDDEN OBJECT
	DIMENSION LINE
	ALIGNMENT

ROOM NAME	
	ROOM TAG
	DOOR TAG
	WALL TAG
	WINDOW TAG
	CLG. MTD. COMBINED SMOKE-CO2 DETECTOR HARDWIRE 120V WITH BATTERY
	CLG ELEVATION TAG
	REVISION SYMBOL AND TAG
	ELECTRICAL PANEL
	INDICATES FIREPROOF SE E-1 RISING DOOR

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

①

TYPE: ENTRY DOOR WITH SIDE LIGHT
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: SWING
 MFRG: CUSTOM

Dimensions: 1' - 6" (width), 3' - 7 1/2" (width), 8' - 0" (height), 3 1/2" (height).

②

TYPE: SINGLE FRENCH
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: SWING
 MFRG: CUSTOM

Dimensions: 3' - 0" (width), 3 1/2" (width), 8' - 0" (height), 3 1/2" (height).

③

TYPE: 3-DOOR SLIDER
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: SLIDER
 MFRG: CUSTOM

Dimensions: 9' - 0" (width), 3" (width), 7' - 0" (height), 3" (height).

④

TYPE: 4-DOOR SLIDER
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: SLIDER
 MFRG: CUSTOM

Dimensions: 12' - 1 1/2" (width), 3 1/2" (width), 8' - 0" (height), 3 1/2" (height).

(A)
 TYPE: 2/2 LITE
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: DOUBLE HUNG
 MFGR: CUSTOM

(B)
 TYPE: 2/2 LITE
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: DOUBLE HUNG
 MFGR: CUSTOM

(C)
 TYPE: 2/2 LITE
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: SINGLE SASH FIXED
 MFGR: CUSTOM

(D)
 TYPE: 2/2 LITE
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: DOUBLE HUNG
 MFGR: CUSTOM

(E)
 TYPE: 2/2 LITE
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: DOUBLE HUNG
 MFGR: CUSTOM

(J)
 TYPE: 8 LITE
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: SINGLE SASH FIXED
 MFGR: CUSTOM

(K)
 TYPE: 1 LITE
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: SINGLE SASH FIXED
 MFGR: CUSTOM

(A2)
 TYPE: 2/2 LITE
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: DOUBLE MULLED, FIXED
 MFGR: CUSTOM

A3

TYPE: 2/2 LITE
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: DOUBLE HUNG, DOUBLE HUNG
 MFR: CUSTOM

B3

TYPE: 2/2 LITE
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: TRIPLE MULLED, DOUBLE HUNG
 MFR: CUSTOM

G

TYPE: 2/2 LITE
 FINISH: SASH: BLACK
 TRIM: QUAKER GREY
 MODEL: TRIPLE MULLED, FIXED
 MFR: CUSTOM

[illegible]

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	01/13/21
SCALE:	As indicated
PROJ. NO.	320019

G-001



AERIAL VIEW - NORTH



SITE VIEW - SOUTH WEST



STREET VIEW - WASHING POND ROAD



AERIAL VIEW - NORTHWEST



BEACH VIEW - WEST



STREET VIEW



AERIAL VIEW - SOUTH



SITE VIEW - NORTHWEST



BEACH VIEW - NORTH

EXISTING CONDITIONS

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA 02554

OWNER

04TST36 WASHINGTON LLC
1065 Weed Street, New Canaan CT 06840

ARCHITECT
WORKSHOP/APD

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

CONTRACTOR

CHENEY CUSTOM HOMES
15A North Beach St. Nantucket, MA 02554
T: (508) 325-6983 info@cheneycustomhomes.com

LANDSCAPE ARCHITECT

JARDINS INTL. LLC
53 Pleasant Street, Nantucket, MA 02554
T: (508) 325-9911 eo@jardinsintl.com

STRUCTURAL ENGINEER

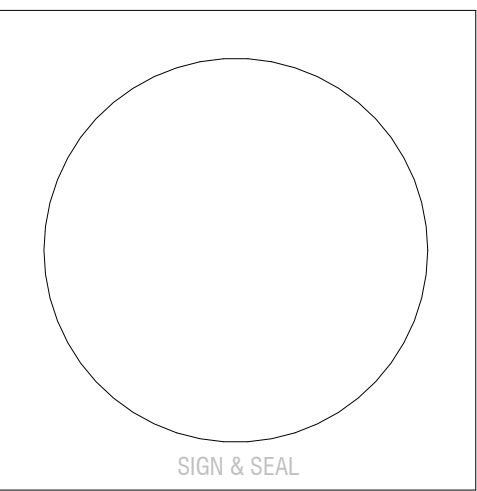
SURVEYOR

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Dr. Nantucket, MA 02554
T: (508) 825-5053 art@nantucketengineer.com

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

REVISIONS

NOT FOR CONSTRUCTION



ISSUES

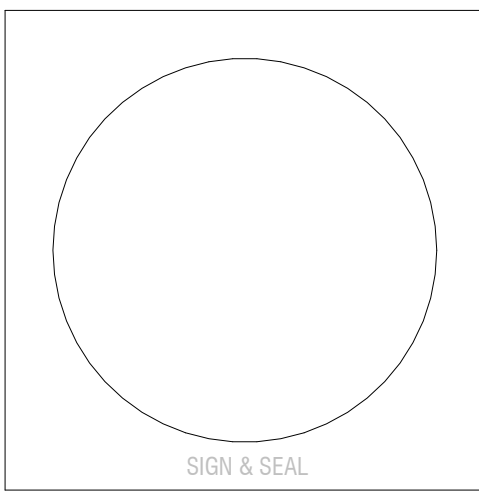
01/13/2021	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	11/19/19
SCALE:	
PROJ. NO.	320019

EXISTING CONDITIONS

G-002



CONSTRUCTION DOCUMENTS	
DRAWN BY:	IZM
CHECKED BY:	TJZ/MLW
DATE:	11/20/19
SCALE:	3/64" = 1'-0"
PROJ. NO.	320017



36W

36 WASHINGTON RD., NANTUCKET,
MA 02554

OWNER

04TST36 WASHINGTON LLC
1065 Weed Street, New Canaan CT 06840

ARCHITECT WORKSHOP/APD

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

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(508) 325-6983 info@cheneycustomhomes.com

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T: (508) 325-9911 eo@jardinsintl.com

STRUCTURAL ENGINEER

SURVEYOR

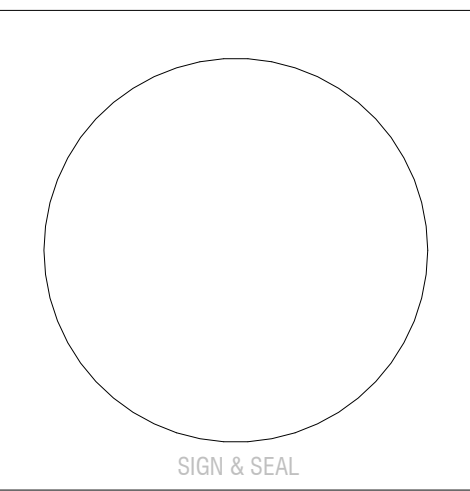
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Dr. Nantucket, MA 02554
T: (508) 825-5053 art@nantucketengineer.com

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REVISIONS

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION



ISSUES

DRAWING INFO

CONSTRUCTION DOCUMENTS
DRAWN BY: IZM
CHECKED BY: TJZ/MLW
DATE: 11/19/19
SCALE: 1" = 20'-0"
PROJ. NO. 320017

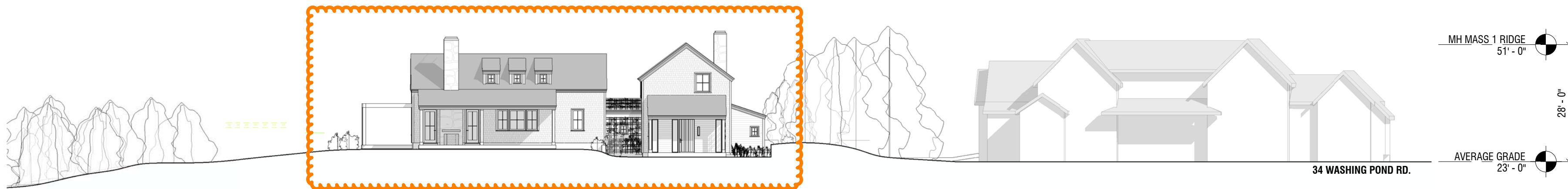
SITE REFERENCE

L-101

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1 PERSPECTIVE VIEWS



2 SOUTH SITE SECTION

1" = 20'-0"



3 WEST SITE SECTION

1" = 20'-0"

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA
02554

OWNER

04TST36 WASHINGTON LLC
1065 Weed Street, New Canaan CT 06840

ARCHITECT
WORKSHOP/APD

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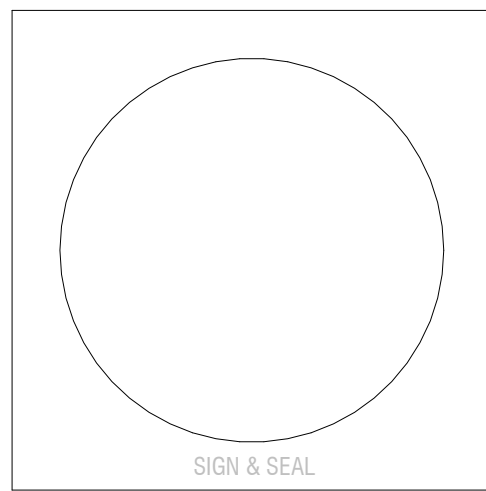
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T: (508) 825-5053 art@nantucketengineer.com

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REVISIONS

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION



ISSUES

NO.	DESCRIPTION	DATE

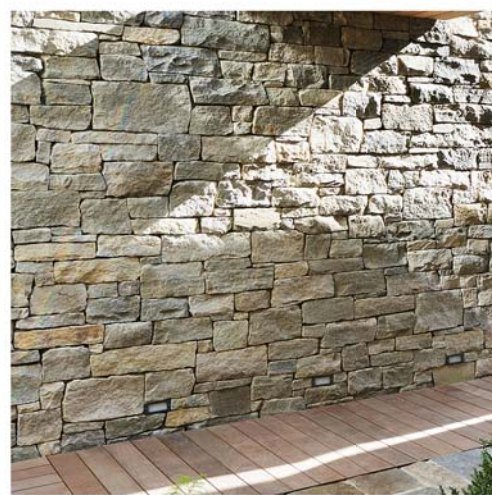
DRAWING INFO

CONSTRUCTION DOCUMENTS
DRAWN BY: IZM
CHECKED BY: TJZ/MLW
DATE: 11/19/19
SCALE: 1/4" = 1'-0"
PROJ. NO. 320019

BUILDING ELEVATIONS

A-200

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STONE EXAMPLE

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



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

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA 02554

OWNER

04TST36 WASHINGTON LLC
1065 Weed Street, New Canaan CT 06840

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SURVEYOR

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T: (508) 825-5053 art@nantucketengineer.com



ELEVATION - NORTH

2

1/4" = 1'-0"



ELEVATION - EAST

1

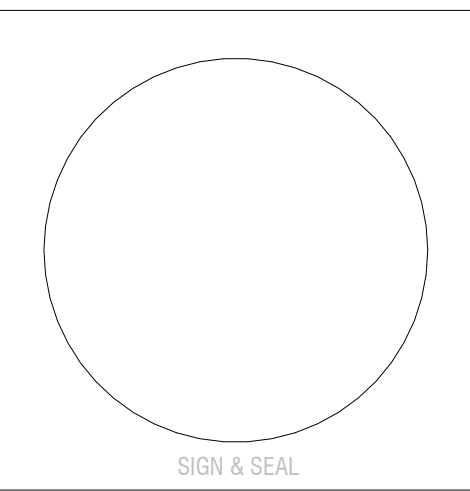
1/4" = 1'-0"

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

REVISIONS

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION



ISSUES

DRAWING INFO

CONSTRUCTION DOCUMENTS
DRAWN BY: IZM
CHECKED BY: T.JZ/MLW
DATE: 01/06/21
SCALE: 1/4" = 1'-0"
PROJ. NO. 320019

BUILDING ELEVATIONS

A-201

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA 02554

OWNER

04TST36 WASHINGTON LLC
1065 Weed Street, New Canaan CT 06840

ARCHITECT

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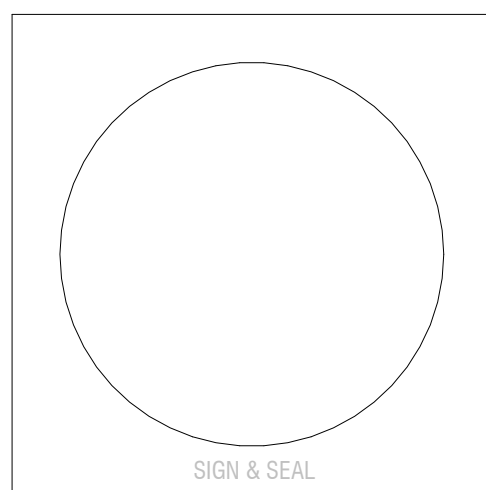
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20 Mary Ann Dr. Nantucket, MA 02554
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ALL DESIGNS & SPECS ARE SUBJECT TO
VERIFICATION OF EXG. FIELD CONDITIONS

REVISIONS

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION



ISSUES

DATE	DESCRIPTION
01/13/2021	HDC SUBMISSION

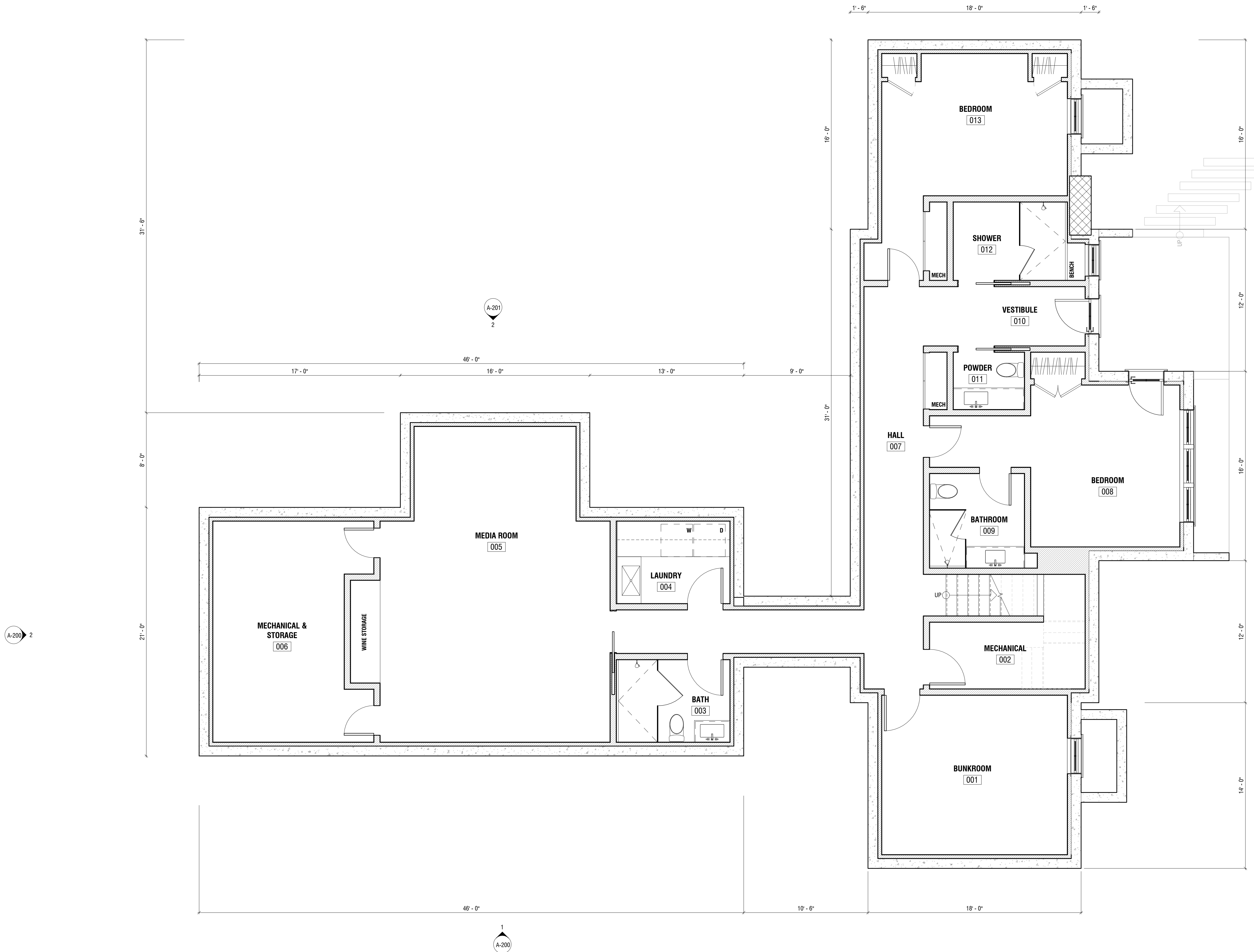
DRAWING INFO

CONSTRUCTION DOCUMENTS
DRAWN BY: IZM
CHECKED BY: T.JZ/MLW
DATE: 11/20/19
SCALE: 1/4" = 1'-0"
PROJ. NO. 320019

FLOOR PLANS

A-100

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BASEMENT - CONSTRUCTION PLAN

1

1/4" = 1'-0"

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA
02554

OWNER

04TST36 WASHINGTON LLC
1065 Weed Street, New Canaan CT 06840

ARCHITECT

WORKSHOP/APD

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

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STRUCTURAL ENGINEER

SURVEYOR

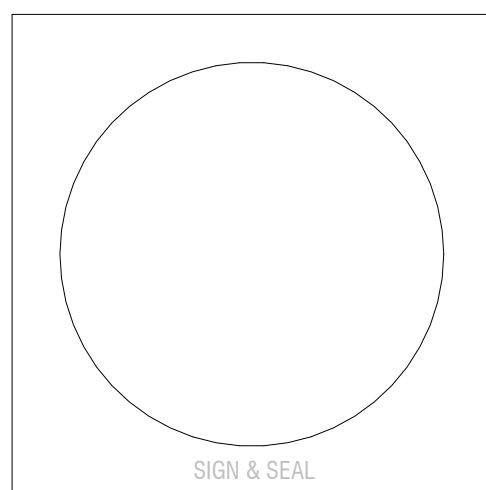
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Dr. Nantucket, MA 02554
T: (508) 825-5053 art@nantucketengineer.com

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

REVISIONS

NO.	DESCRIPTION	DATE
1		

NOT FOR CONSTRUCTION



ISSUES

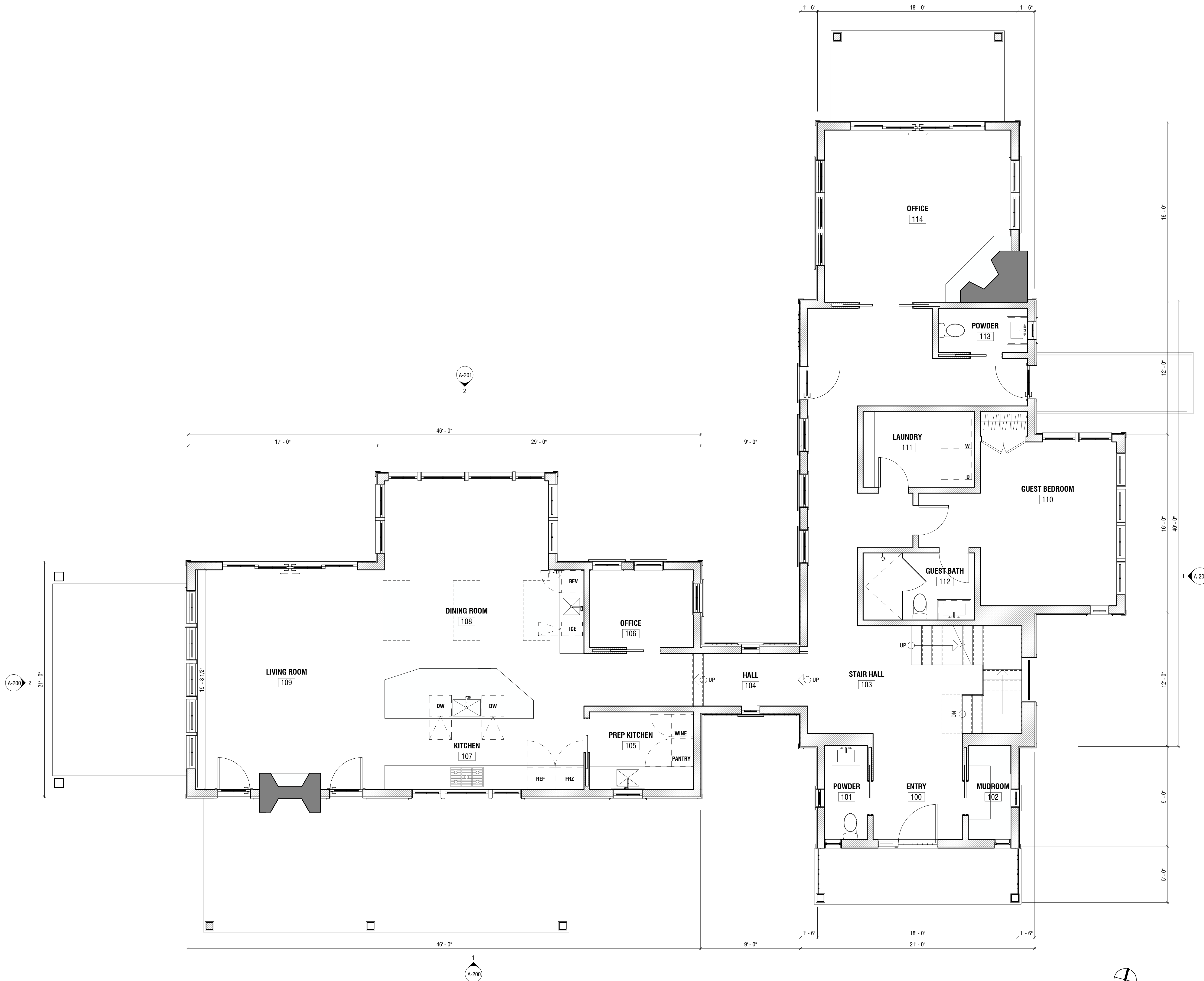
DRAWING INFO

CONSTRUCTION DOCUMENTS
DRAWN BY: IZM
CHECKED BY: T.JZ/MLW
DATE: 10/15/20
SCALE: 1/4" = 1'-0"
PROJ. NO. 320019

FLOOR PLANS

A-101

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1ST FLOOR - CONSTRUCTION PLAN

1

1/4" = 1'-0"

36W

MAIN HOUSE

36 Washing Pond Rd. Nantucket, MA 02554

OWNER

04TST36 WASHINGTON LLC
1065 Weed Street, New Canaan CT 06840

ARCHITECT

WORKSHOP/APD

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

CONTRACTOR

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(508) 325-6983 info@cheneycustomhomes.com

LANDSCAPE ARCHITECT

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53 Pleasant Street, Nantucket, MA 02554
T: (508) 325-9911 eo@jardinsintl.com

STRUCTURAL ENGINEER

SURVEYOR

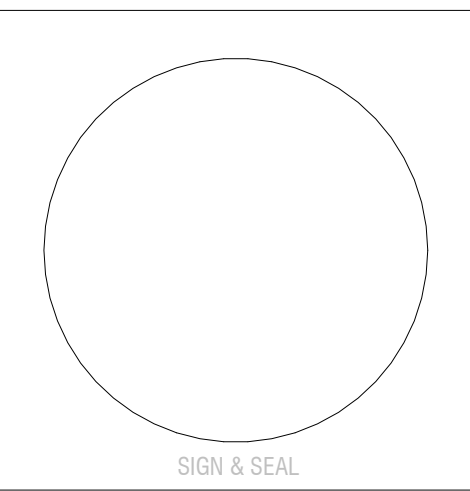
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Dr. Nantucket, MA 02554
T: (508) 825-5053 art@nantucketengineer.com

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

REVISIONS

NO.	DESCRIPTION	DATE

NOT FOR CONSTRUCTION



ISSUES

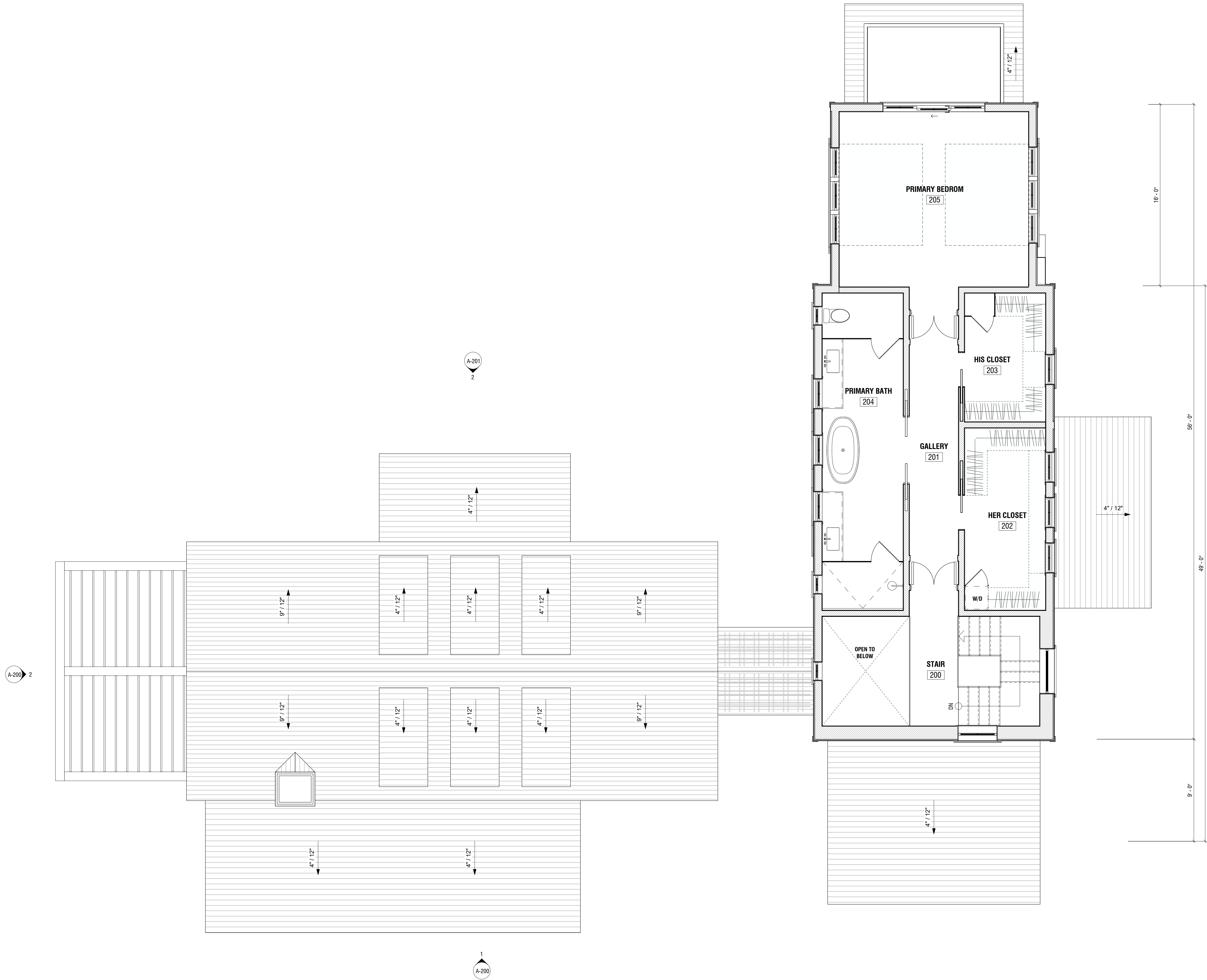
DRAWING INFO

CONSTRUCTION DOCUMENTS
DRAWN BY: IZM
CHECKED BY: TJZ/MLW
DATE: 10/15/20
SCALE: 1/4" = 1'-0"
PROJ. NO. 320019

FLOOR PLANS

A-102

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2ND FLOOR - CONSTRUCTION PLAN

1

1/4" = 1'-0"

Proposed HDC Minutes for January 14, 2021

2. Frederick Hahn 12-2618	50 Eel Point Road	New dwelling	32/25.1	EMDA
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and <i>Building with Nantucket in Mind</i>			
Representing	Ethan McMorro, E. McMorro Design Associates			
Public	None			
Concerns (6:05)	McMorro – Presented project; grey trim. Oliver – Wants to view with height poles. This is appropriate; having a view with height poles will be helpful. Welch – He'd like to see a cross section of the site with the other structure superimposed. Coombs – She'd like the height brought down. The roof walk with a skirt is overpowering; the skirt should be removed. McLaughlin – North elevation, the gable over the door should be 7/12 pitch. West elevation, the small gable to the right should also be 7/12; the left deck facing north should be squared off like the rest. Pohl – He'd like to see the 5/12 "roofettes" to have steeper pitches. He too wants to view with height poles.			
Motion	Motion to View with height poles at either end of the main gable, hold for revisions, and a cross section of the topography. (Coombs)			
Roll-call Vote	Carried 5-0//McLaughlin, Oliver, Welch, Coombs, and Pohl-aye		Certificate #	

3. Karli Hagedorn 12-2615	34 West Chester Street	Garage – chinney & roof	41/31	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, photos, and advisory comments.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (6:19)	Normand – Presented project, circa mid-1940s. Backus – Read HSAB comments: no quorum no issue with the roof, but not like the removal due to utilitarian use of structure. Not as significant as the Richard Gardner home. No concerns.			
Motion	Motion to Approve as drafted. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, Coombs, McLaughlin, Oliver, and Pohl-aye		Certificate #	HDC2020-12-2615

4. 22 BLVD 12-2614	22 Boulevard	Rev.09-1780: rmv drmr	80/327	Normand Residential
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Thornewill			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Ben Normand, Residential Design			
Public	None			
Concerns (6:25)	Normand – Presented project. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Coombs, McLaughlin, Welch, Oliver, and Pohl-aye		Certificate #	HDC2020-12-2614

5. Leanne Baker 12-2617	38 Monohansett Road	Move on & minor mods	79/60	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Oliver, Thornewill			
Alternates	Welch			
Recused	None			
Documentation	Architectural elevation plans, site plan, and photos.			
Representing	Brook Meerbergen			
Public	None			
Concerns (6:28)	Meerbergen – Presented project; skylights are existing. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Roll-call Vote	Carried 5-0//Thornewill, McLaughlin, Coombs, Oliver, and Pohl-aye		Certificate #	HDC2020-12-2617



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587

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 Ethan McMorrow Designs Inc

AS AGENT FOR Frederick Hahn

STREET ADDRESS 50 Eel Point Road

MAP/PARCEL 32 25.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

1/15/2021

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.

Ethan McMorrow

Signature

1/15/2021

Date

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°: 32 PARCEL N°. 25.1
Street & Number of Proposed Work: 50 EEL POINT ROAD
Owner of record: FREDERICK LAHN
Mailing Address: 154 COGNEWAUGH RD
COS COB CT 06807
Contact Phone #: 203 312 3345 E-mail: _____

AGENT INFORMATION (if applicable)

Name: ETHAN M'MORROW DESIGNS INC
Mailing Address: 4 SOUTH MILL STREET
NANTUCKET MA 02554
Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____
Size of Structure or Addition: Length: 62' Sq. Footage 1st floor: 2514 Decks/Patio: Size: 8' - ☒ 1st floor ☐ 2nd floor
Width: 72' Sq. footage 2nd floor: 1642 Size: 8x21 ☐ 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 28'-6"±6" South 13'-8"±6" East 28'-6"±6" West 28'-6"±6"

Additional Remarks

Historic Name: _____ (describe) _____
Original Date: _____
Original Builder: _____

*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 8/12 Secondary Mass 5/12 Dormer _____/12 Other 4/12
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) COPPER 2"
Leaders (material and size): COPPER 2"
Sidewall: ☒ White cedar shingles ☐ Clapboard (exposure: _____ inches) Front ☐ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 6" Corner boards 5x6 Frieze 8"
Window Casing 5x4 Door Frame 5x4 Columns/Posts: Round X Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN
Doors* (type and material): ☐ TDL ☒ SDL Front CUSTOM Rear ANDERSEN Side ANDERSEN
Garage Door(s): Type CUSTOM Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

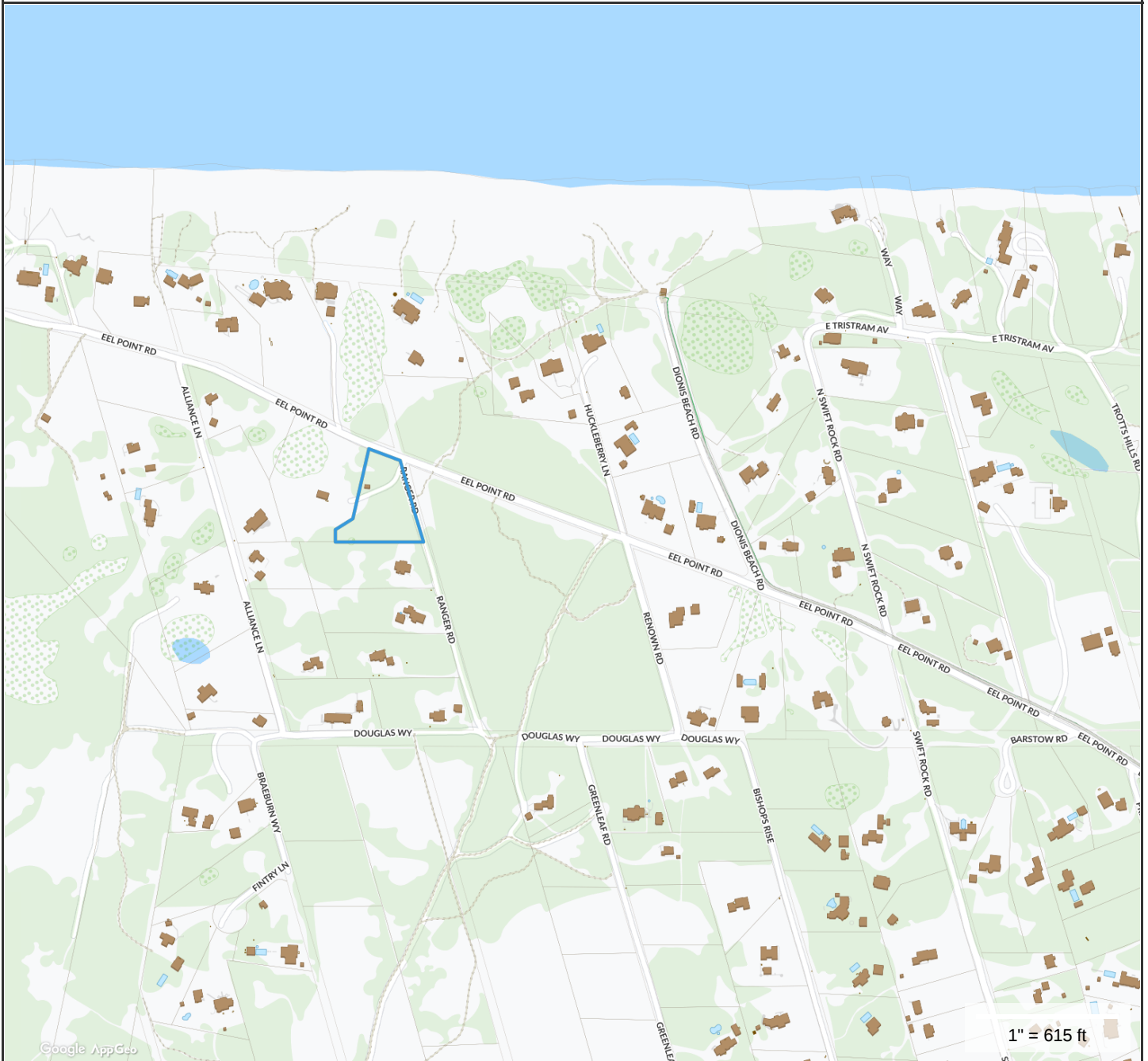
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim _____ Sash BLACK Doors BLACK
Deck NATURAL Foundation NATURAL Fence _____ Shutters _____

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

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the applica- tion 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 12.2.2020 Signature of owner of record _____ Signed under penalties of perjury _____

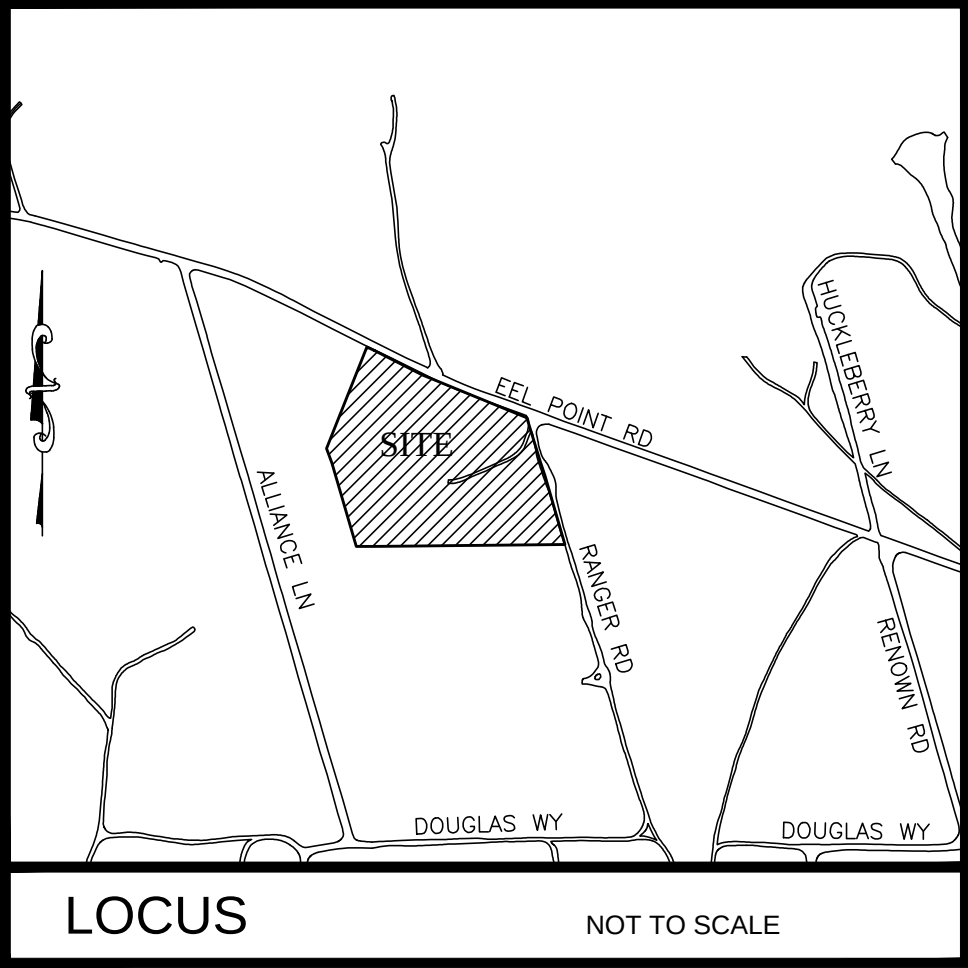
**Property Information**

Property ID 32 25.1
Location 50 EEL POINT RD
Owner HAHN FREDRICK R

**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



LEGEND

- EXISTING**
- PROPERTY LINE
 - CB CONCRETE BOUND
 - - -12- - - TOPOGRAPHIC CONTOUR
 - 7.4 x SPOT ELEVATION
 - ⊕ TEST PIT
 - · - · - LIMIT OF WETLAND
 - 25 FT. BUFFER ZONE
 - 50 FT. BUFFER ZONE
 - 100 FT. BUFFER ZONE
- PROPOSED**
- TOPOGRAPHIC CONTOUR
 - 33.0+ SPOT ELEVATION
 - PROPOSED SILT FENCE

OVERLAY DISTRICT APPLICABILITY	
DORMITORY	—
EMPLOYEE HOUSING	—
FLOOD HAZARD	—
HUMMOCK POND WATERSHED ZONE 'A'	—
HDC OLD HISTORIC	—
MADAKET HARBOR WATERSHED PROTECTION	—
MID-ISLAND PLANNED	—
MULTI-FAMILY	—
SIASCONSET SEWER	—
TOWN	—
TOWN SEWER	—
WATERCRAFT	—
WELLHEAD PROTECTION	—
MA DEP ZONE II	—

ZONING REQUIREMENTS:

THE SITE IS ZONED LIMITED USE 2 (LUG2)	
LOT AREA	REQUIRED 80,000 S.F.
LOT FRONTAGE	150 FT.
FRONT YARD SETBACK	35 FT.
REAR YARD SETBACK	15 FT.
SIDE YARD SETBACK	15 FT.
MAX. GROUND COVER RATIO	4 %

GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
- ELEVATIONS ARE REFERENCED TO NAVD88.
- THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBERS 250230 0066 G, DATED JUNE 9, 2014 AND 250230 0067 G, DATED JUNE 9, 2014.
- THIS SITE IS LOCATED WITHIN THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM (NHESP) PRIORITY HABITATS OF RARE SPECIES AND NHESP ESTIMATED HABITATS OF RARE WILDLIFE AS SHOWN IN THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 13TH EDITION, EFFECTIVE OCTOBER 1, 2008, ISSUED BY THE NHESP, MASSACHUSETTS DIVISION OF FISHERIES AND WILDLIFE.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

CURRENT OWNER

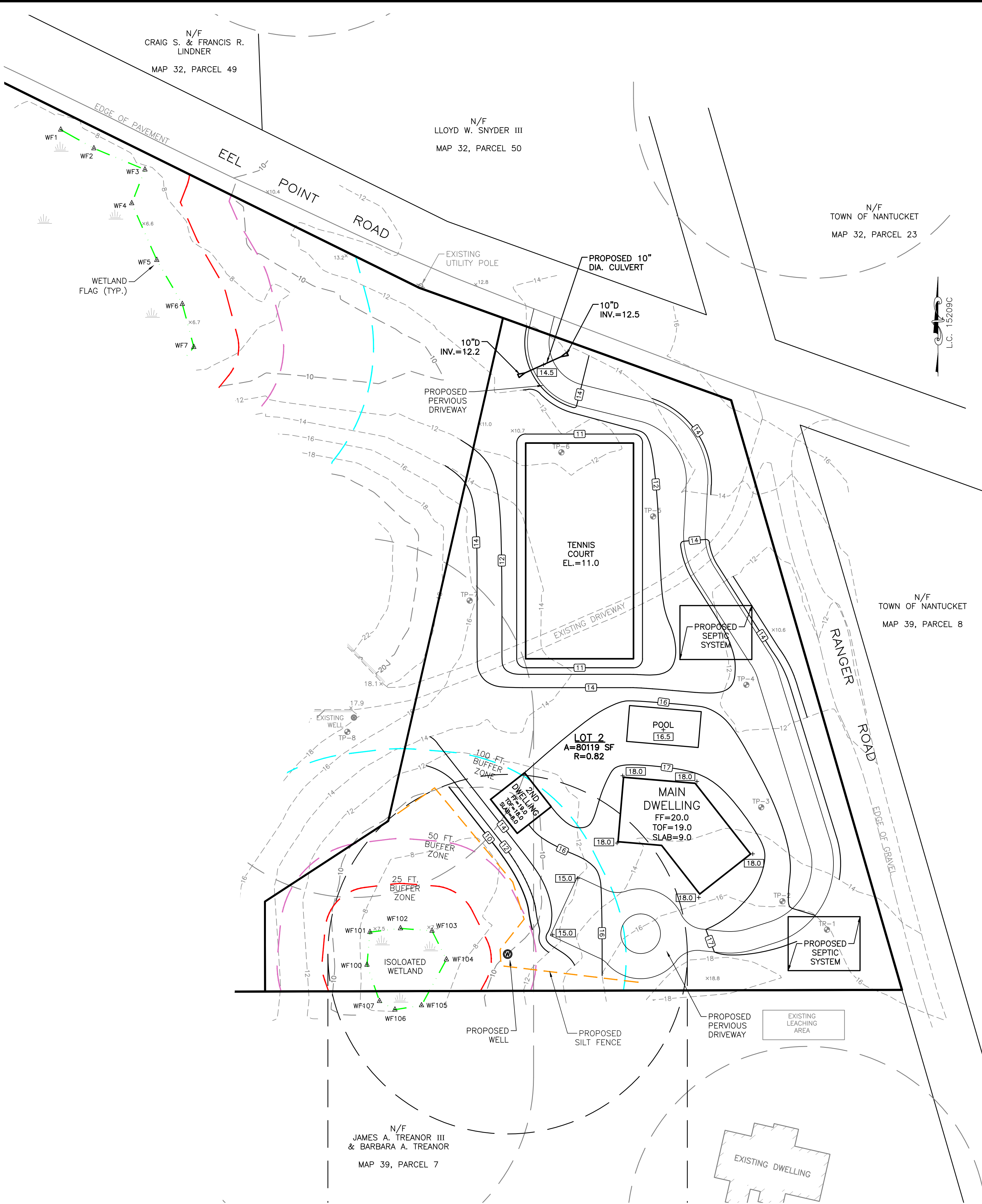
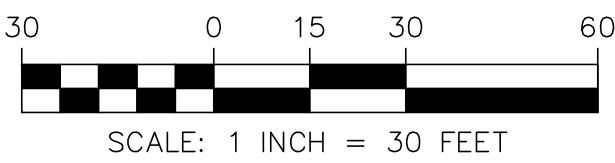
WILLIAM M. SCHAEFER, JR.
JOY C. TEAL
7 EAST RIDGE ROAD
LOUDONVILLE, NY 12211

TITLE REFERENCE:
L.C. CERT #22709

PLAN REFERENCES:
L.C. PLAN #15209-C (LOTS 37, 38, 56 & 57)

SITE LOCATION:
52 EEL POINT ROAD
NANTUCKET, MASSACHUSETTS

ASSESSORS REFERENCE:
MAP 32, LOT 25



SITE DESIGN
ENGINEERING, LLC.

11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673 F: 508-967-0674
WWW.SITEDESIGNENG.COM

APPROVED		DESCRIPTION
DATE	NO.	
9/19/16	1.	ADJUSTMENT OF WESTERLY PROPERTY LINE

PLAN REVISIONS

DATE: AUGUST 14, 2015		
DRAWN BY: SKD	DESIGN BY: DCM	CHECK BY: DCM
PROJECT NO. 15089		
ISSUED FOR: APPROVAL		

NOI SITE PLAN

52 EEL POINT ROAD
PROPOSED LOT 2
ASSESSOR'S MAP 32, PARCEL 25
NANTUCKET, MASSACHUSETTS
PREPARED FOR EDWARD BAYLISS

DRAWING TITLE:

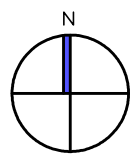
SITE PLAN
LOT 2

SCALE: 1"=30'

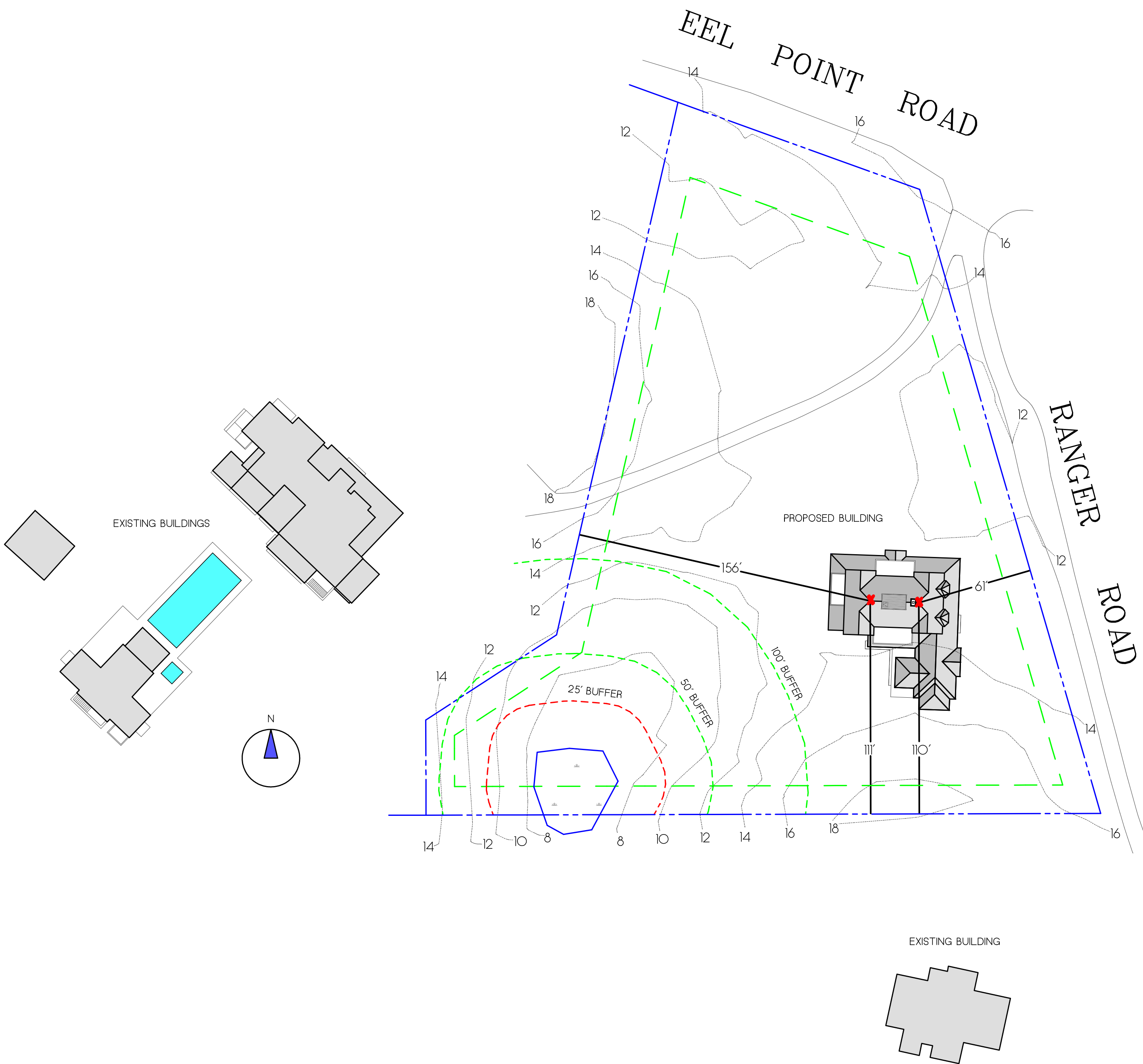
SHEET NO.

1 OF 1

ZONING CLASSIFICATION: LUG 2
MAP: 32 PARCEL: 25.1
MIN. AREA: 40,000 sqft.
MIN. FRONTAGE: 100 ft.
FRONT YARD S.B.: 35 ft.
SIDE S.B.: 15 ft.
REAR S.B.: 15 ft.
GROUND COVER (%): 4%



NANTUCKET SOUND



DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	2'-9" X 5'-0"	23	4/1 D.H.
B	ANDERSEN	2'-9" X 4'-8"	5	4/1 D.H.
C	ANDERSEN	2'-0" X 5'-0"	13	4/1 D.H.
D	ANDERSEN	4'-0" X 5'-0"	2	4/4 D.H.
E	ANDERSEN	2'-2" X 3'-9"	4	4/1 D.H.
F				
1	SIMPSON	4'-0" X 1'-0"	1	4 LT. 2 PNL. EXTERIOR WD. DR.
2	SIMPSON	3'-0" X 1'-0"	5	12 LT. (1) PNL. DOOR
3	ANDERSEN	4'-0" X 1'-0"	1	15 LT. GLIDDING DOOR
4	CUNSTOM	9'-0" X 8'-0"	3	18 LT. 3 PNL. OVERHEAD DR.
5	CUSTOM	4'-0" X 4'-8"	2	15 LT. GLIDDING DOOR
6	ANDERSEN	3'-0" X 4'-8"	1	15 LT. EXTERIOR DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
11/10/2020: PROGRESS PRINT
11/12/2020: PROGRESS PRINT
12/5/2020: PROGRESS PRINT
12/9/2020: PROGRESS PRINT
12/16/2020: PROGRESS PRINT
12/19/2020: HDC PLAN
1/15/2021: HDC REVISION

NOTE:

INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE NANTUCKET GIS MAPS AND A SUPPLIED SURVEY FROM THE LAND REGISTRATION OFFICE BY SITE DESIGN ENGINEERING, LLC, DATED: AUGUST 14, 2015. THIS DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

NOTE:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:

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NOTE:

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

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HAHN RESIDENCE

DRAWN BY: ETHAN McMORROW
P.O. BOX 1032
NANTUCKET, MA 02554
PHONE: 508-228-0456, email: ethan@hmcad.net

MAP: 32 PARCEL: 25.1

FLOOR PLANS

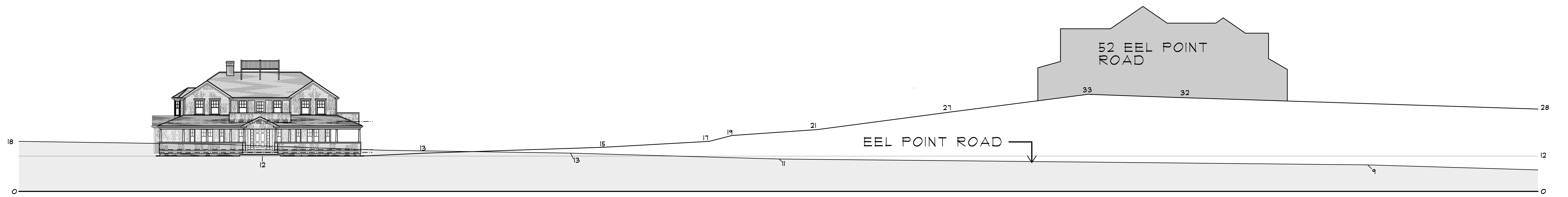
ADDRESS: 50 EEL POINT ROAD
NANTUCKET, MA 02554

DATE: 1/15/2021

SCALE: 1" = 40'

SHEET NO.

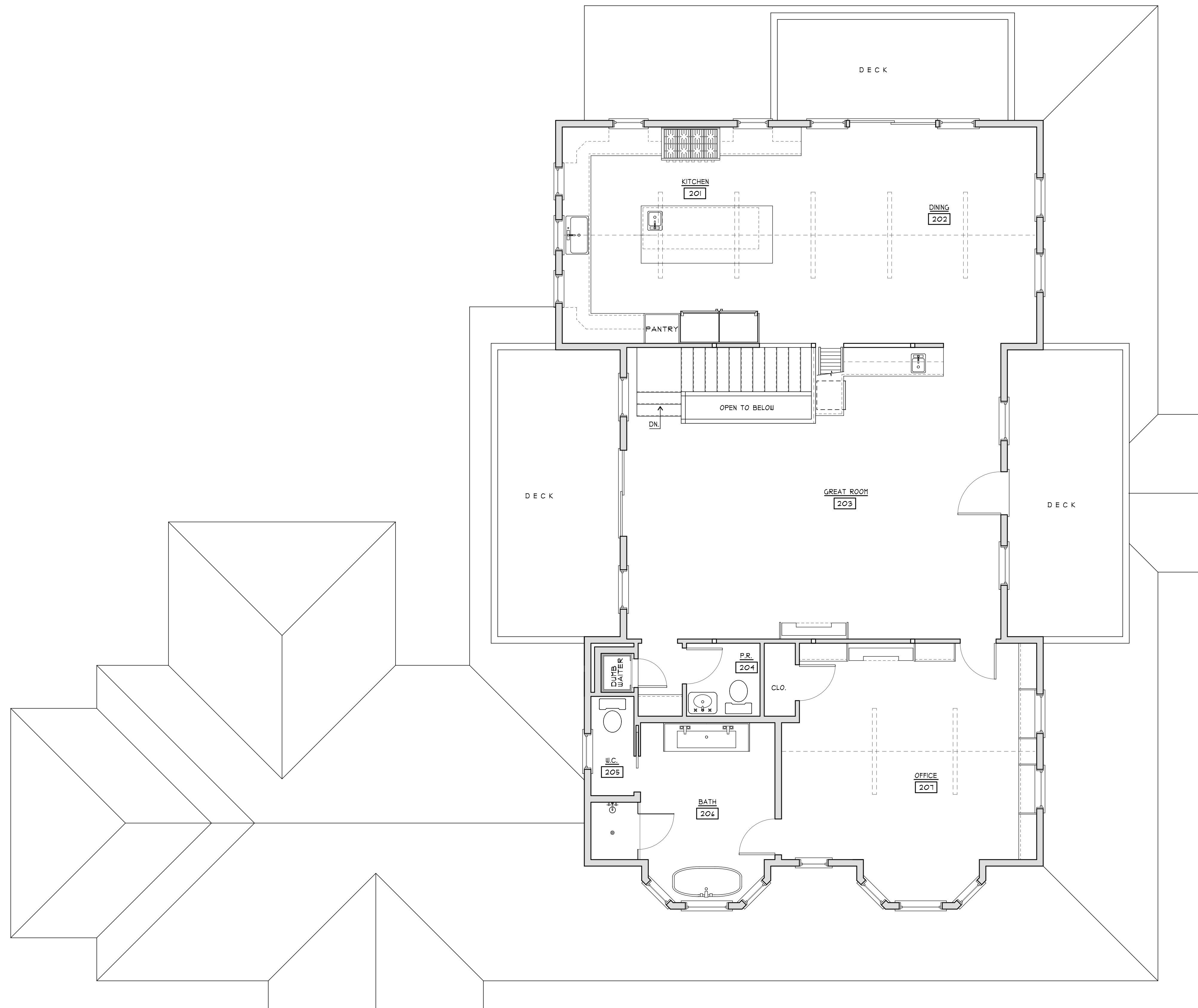
S 1



N O R T H E L E V A T I O N



E A S T E L E V A T I O N



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" 1642 SF.

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HAHN RESIDENCE
DRAWN BY: ETHAN MCMOROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE: 508-228-0456 email: ethan@comcast.net

MAP: 32 PARCEL: 251
FLOOR PLANS
ADDRESS: 50 EEL POINT ROAD
NANTUCKET, MA 02554
DATE: 1/15/2021 SCALE: 1/4" = 1'-0"

REVISIONS:
11/10/2020: PROGRESS PRINT
11/12/2020: PROGRESS PRINT
12/5/2020: PROGRESS PRINT
12/9/2020: PROGRESS PRINT
12/16/2020: PROGRESS PRINT
12/19/2020: HDC PLAN
1/15/2021: HDC REVISION

SHEET NO.
a 3



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



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

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RESIDENCE

DRAWN BY: ETHAN MCMORAN
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE: 508-228-0456 email: ethan@ethanmcmoran.com

MAP: 32 PARCEL: 251

ELEVATIONS

ADDRESS:

50 EEL POINT ROAD
NANTUCKET, MA 02554

DATE

1/15/2021

SCALE:

1/4" = 1'-0"

SHEET NO.

a 4

REVISIONS:
11/10/2020: PROGRESS PRINT
11/12/2020: PROGRESS PRINT
12/5/2020: PROGRESS PRINT
12/9/2020: PROGRESS PRINT
12/16/2020: PROGRESS PRINT
12/19/2020: HDC PRINT
1/15/2021: HDC REVISION



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



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

REVISIONS:
11/10/2020: PROGRESS PRINT
11/12/2020: PROGRESS PRINT
12/5/2020: PROGRESS PRINT
12/9/2020: PROGRESS PRINT
12/16/2020: PROGRESS PRINT
12/19/2020: HDC PRINT
1/15/2021: HDC REVISION

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RESIDENCE

DRAWN BY: ETHAN MCMORROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE: 508-228-0456 email: ethan@57homecat.net

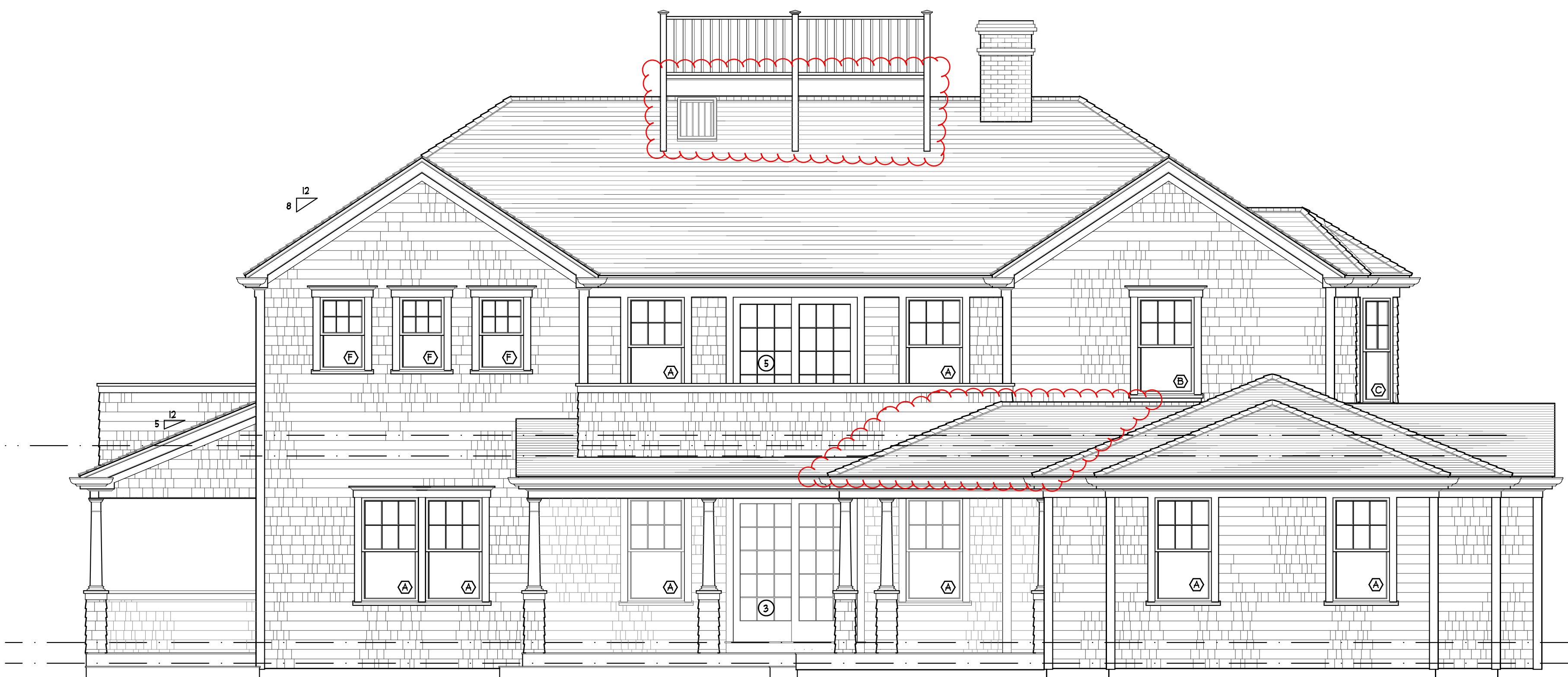
MAP: 32 PARCEL: 251
ELEVATIONS
ADDRESS: 50 EEL POINT ROAD
NANTUCKET, MA 02554
DATE: 1/15/2021
SCALE: 1/4" = 1'-0"

SHEET NO.

a 5



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



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

REVISIONS:
11/10/2020: PROGRESS PRINT
11/12/2020: PROGRESS PRINT
12/5/2020: PROGRESS PRINT
12/9/2020: PROGRESS PRINT
12/16/2020: PROGRESS PRINT
12/19/2020: HDC PRINT
1/15/2021: HDC REVISION

NOTE:
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		ELEVATIONS		
		ADDRESS: 50 EEL POINT ROAD NANTUCKET, MA 02554	DATE 1/15/2021	



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



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

NOTE:
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RESIDENCE

DRAWN BY: ETHAN MCMOROW
P.O. BOX 1052
NANTUCKET, MA 02554
PHONE: 508-228-0456 email: ethand@comcast.net

MAP: 32 PARCEL: 251

ELEVATIONS

ADDRESS:

50 EEL POINT ROAD
NANTUCKET, MA 02554

DATE:

1/15/2021

SCALE:

1/4" = 1'-0"

SHEET NO.

a 7

REVISIONS:
11/10/2020: PROGRESS PRINT
11/12/2020: PROGRESS PRINT
12/5/2020: PROGRESS PRINT
12/9/2020: PROGRESS PRINT
12/16/2020: PROGRESS PRINT
12/19/2020: HDC PRINT
1/15/2021: HDC REVISION

HOUSE













19







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°: 80 PARCEL N°: 308
 Street & Number of Proposed Work: 59 SOUTH SHORE RD
 Owner of record: 59 SOUTH SHORE RD NT
 Mailing Address: PO BOX 1659 NANTUCKET, MA 02554
NANTUCKET, MA 02554
 Contact Phone #: 508-228-4455 E-mail: RICK@VDH-LAW.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS
 Mailing Address: PO BOX 1446
NANTUCKET, MA 02554
 Contact Phone #: 508-221-0432 E-mail: CZARINA LINDA@COMCAST.NET

FOR OFFICE USE ONLY

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

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.

☒ Pool (Zoning District WGS-2) ☐ 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 grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: (describe) POOL, FENCES, STONE WALLS, PATIO, DRIVEWAY, APRON, Paddock RING - HORSES,
 Original Date: _____
 Original Builder: _____

*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: 6' BOARD - T500
 Type: 4 RAIL - HORSE Paddock
 Length: FENCE @ 200'

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 GRAVEL Material _____

Hardscape materials: Driveways STABILIZED DRIVEWAY Walkways STONE & STEPS Walls STONE - GRANITE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
 Trim _____ Sash _____ Doors _____
 Deck WOODPATIO - NTW Foundation _____ Fence NTW / BLACK STAIN - HORSE RAIL
 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 11/10/04 Signature of owner of record _____

Signed under penalties of perjury



Property Information

Property ID 80 308
 Location 59 S SHORE RD
 Owner BEAUDETTE RICHARD P 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



Property Information

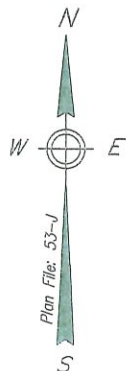
Property ID 80 308
Location 59 S SHORE RD
Owner TWEARDY MILAN P & LISA A &



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

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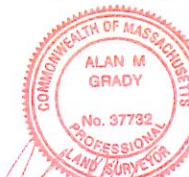
Geometry updated 11/13/2018
 Data updated 11/19/2018



I HEREBY CERTIFY THIS PLOT PLAN WAS PREPARED FOR:

VAUGHAN, DALE, HUNTER,
BEAUDETTE and SWAIN, P.C.

IN CONNECTION WITH A CONVEYANCE AND IS NOT
INTENDED TO REPRESENT A PROPERTY LINE SURVEY.
I CERTIFY THAT THE PROPERTY AS SHOWN ON THIS PLAN
IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS
SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP
No. 25019C-0151-G, dated 06/09/2014.



PROFESSIONAL LAND SURVEYOR



ZONE: LUG-2

REQUIRED

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

NOTES:

1. OWNER: LISA A. TWEARDY & MILAN
P. TWEARDY & MANETH
GRAVELL(20% INTEREST)
2. DEED REF: Bk:632 Pg:84 &
Bk:663 Pg:173.
ALSO SEE INSTRUMENT OF TAKING
IN Bk:1555 Pg:98.
3. PLAN REF: Plan File: 53-J (LOT 6)
ALSO SEE Plan No: 2003-14

PLAN SCALE

0 20 40 60 80 100 150 200 300

1 inch = 100 feet

Date:	Drawn:	Checked:
NOVEMBER 30, 2020	RMM/ERC/BEI	DFB/AMG



49 HERRING POND ROAD
BUZZARDS BAY, MA 02532

(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554

(tel) 508.325.0044
www.brackeneng.com

PLOT PLAN OF LAND IN NANTUCKET, MA

Prepared for:

VAUGHAN, DALE, HUNTER
BEAUDETTE & SWAIN, P.C.

59 SOUTH SHORE ROAD
MAP 80 PARCEL 308

59 SOUTH SHORE ROAD
RING FENCE AROUND Paddock



ROCK SITTING WALL RECLAIMED FROM 8 OLD WESTMOOR FARM ROAD GREEN BARN



6 FOOT NTW BOARD FENCE



NORTH LOCATION OF THE FENCE FOR @250 FEET



SOUTH PROPERTY LINE FOR FENCE @250 FEET



**DRIVEWAY ROCKS TO LINE REAR SECTION OF THE DRIVEWAY RECLAIMED FROM THE
FOUNDTION OF THE GREEN BARN MOVED FROM 8 OLD WESTMOOR FARM ROAD**



DRIVEWAY CUT INTO PROPERTY





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°: 80 PARCEL N°. 70

Street & Number of Proposed Work: 111 Surfside Rd.

Owner of record: Brett Fodiman

Mailing Address: 250 Dorchester Ave
South Boston, Ma 02127

Contact Phone #: _____ E-mail: fodia@stacktidedevelopment.com

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams Ln
Nantucket, Ma 02554

Contact Phone #: 508.325.4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: \$ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Proposed Guest House

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 487 sf Decks/Patio: Size: 14'x19' ☒ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 433 sf Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 6" South +/- 6" East +/- 6" West +/- 6"

Height of ridge above final finish grade: North +/- 25' 2" South +/- 25' 2" East +/- 24' 2" West +/- 25' 2"

Additional Remarks

Historic Name: _____ (describe) 2. South Elevation

Original Date: _____ 3. West Elevation

Original Builder: _____ 4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

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

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

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

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

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

Fence: Height: _____

Type: _____

Length: _____

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

Manufacturer _____ Rough Opening _____ Size _____ Location _____

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

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 4" Rake 4" Soffit (Overhang) N/A Corner boards _____ Frieze _____

Window Casing 3 1/2" Door Frame 3 1/2" Columns /Posts: Round _____ Square 9"

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

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

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

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Cedar Clapboard (if applicable) _____ Roof Red Cedar

Trim white Sash white Doors white

Deck Natural Foundation Natural Fence _____ Shutters _____

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

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

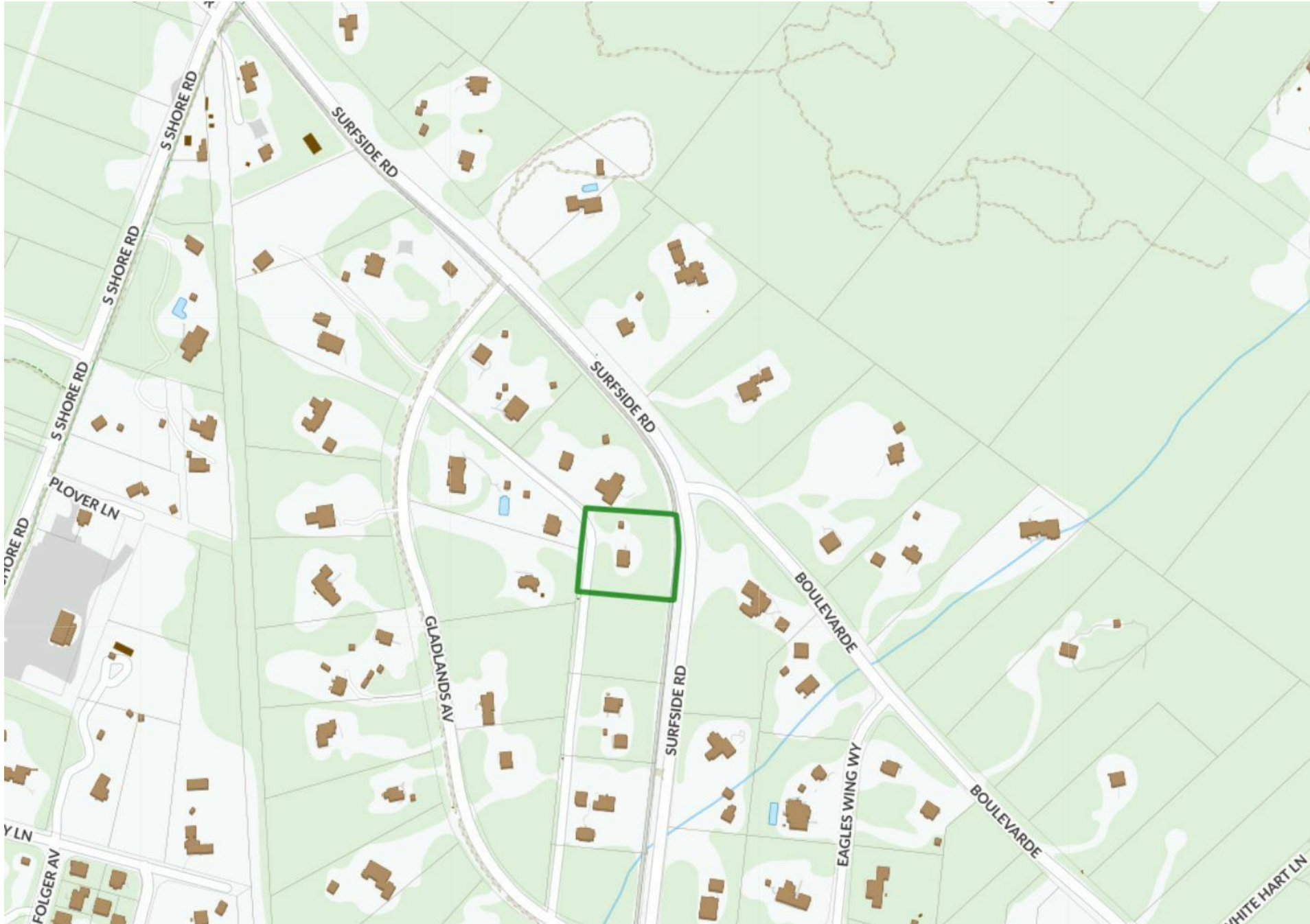
Date 1/19/21 Signature of owner of record _____ Signed under penalties of perjury

Fodiman Guest House

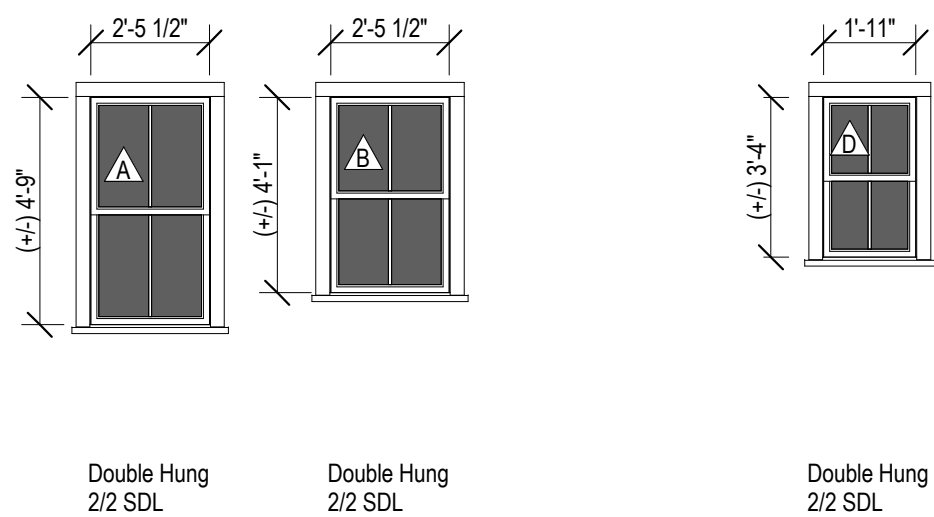
111 Surfside Road
Nantucket, MA 02554

01.19.21

HDC Submission

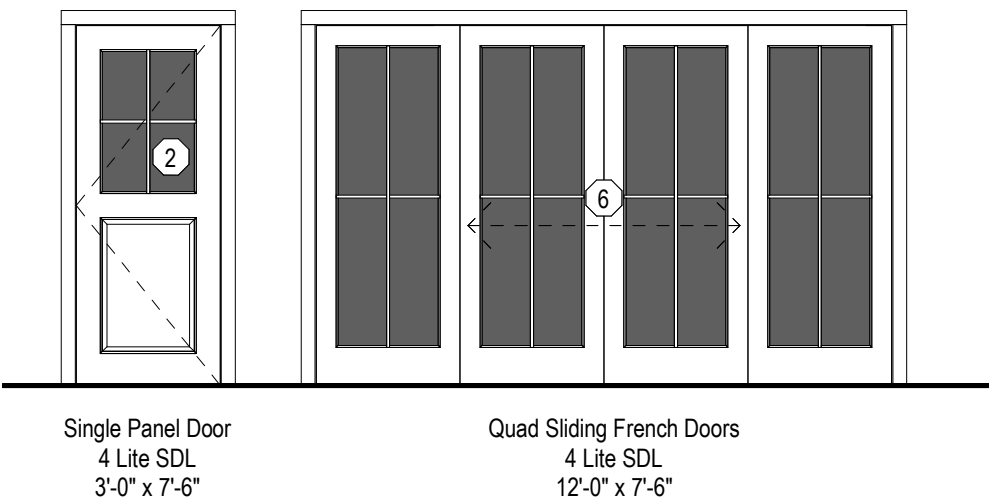


Locus Map



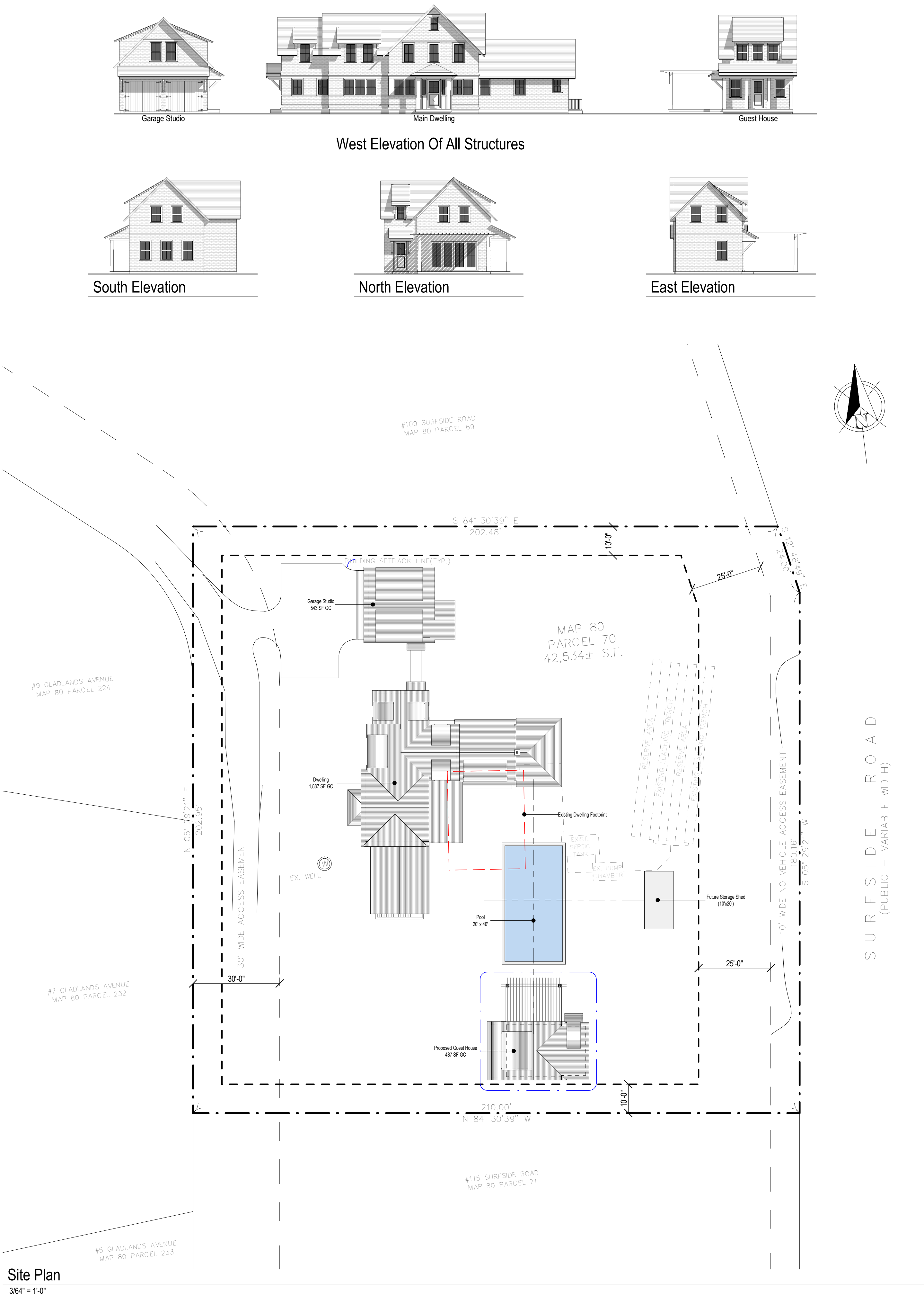
Window Legend

1/4" = 1'-0"



Door Legend

1/4" = 1'-0"



Site Plan

3/64" = 1'-0"

2036

Fodiman
Guest House

111 Surfside Road
Nantucket, MA 02554



Cover Sheet

Site Information

Map & Parcel:	80 / 70
Current Zoning:	LUG1
Minimum Frontage:	100 ft
Front Setback:	35 ft
Side/Rear Setback:	10 ft
Lot Size:	42,534 +/- sq ft
Min. Lot Size:	40,000 sq ft
Allowable G.C.:	7% = 2,977 +/- sq ft
Existing G.C.:	0 sq ft
Proposed G.C.:	487 Guest House sq ft
Total Proposed G.C.:	2,917 sq ft

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

SHEET INDEX

G.1.3	Cover Sheet
A.1.5	Floor Plans
A.2.5	Exterior Elevations

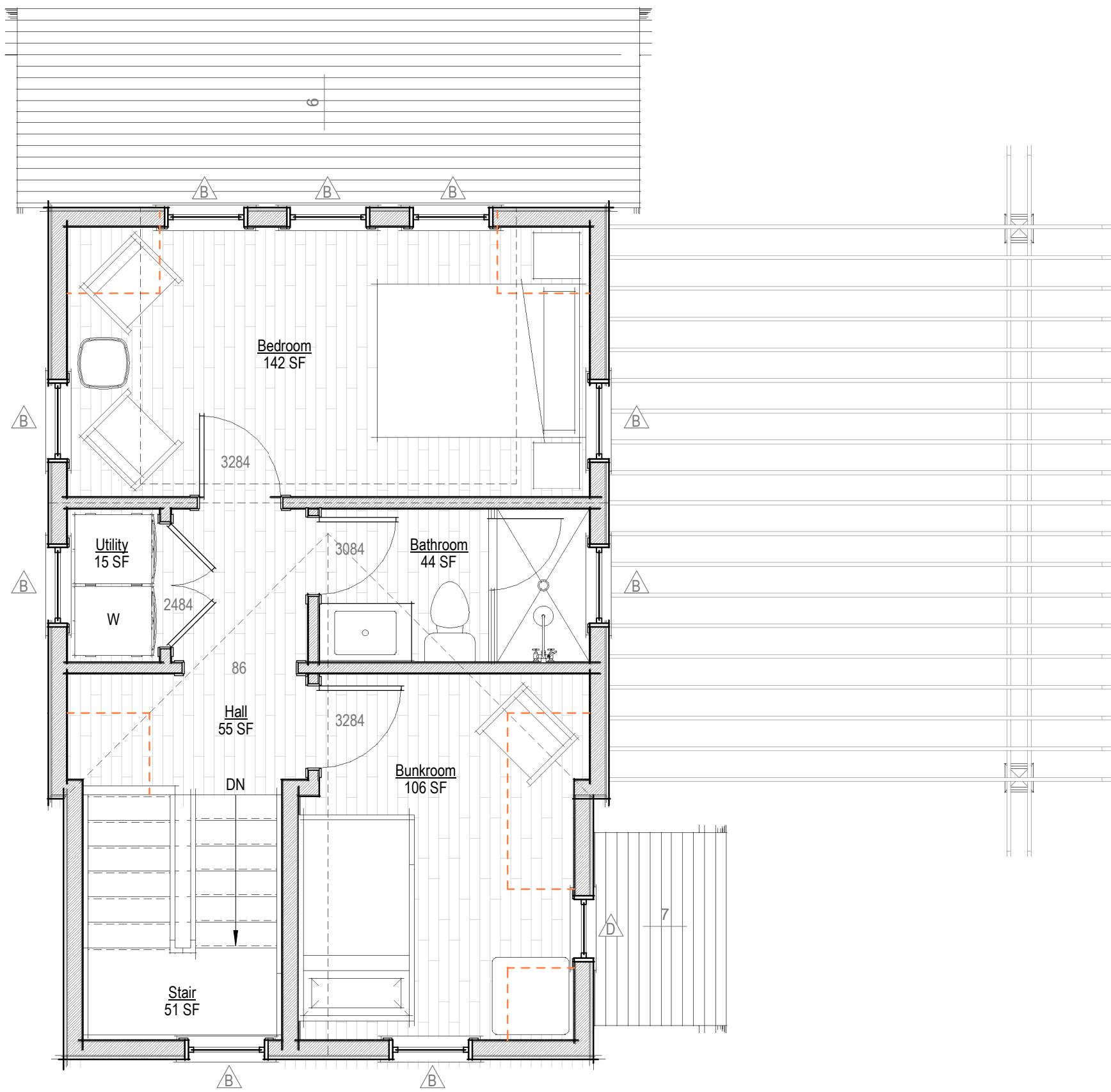
Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD. DRAWINGS THAT ARE NOT CLEARLY LABELED FOR CONSTRUCTION SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

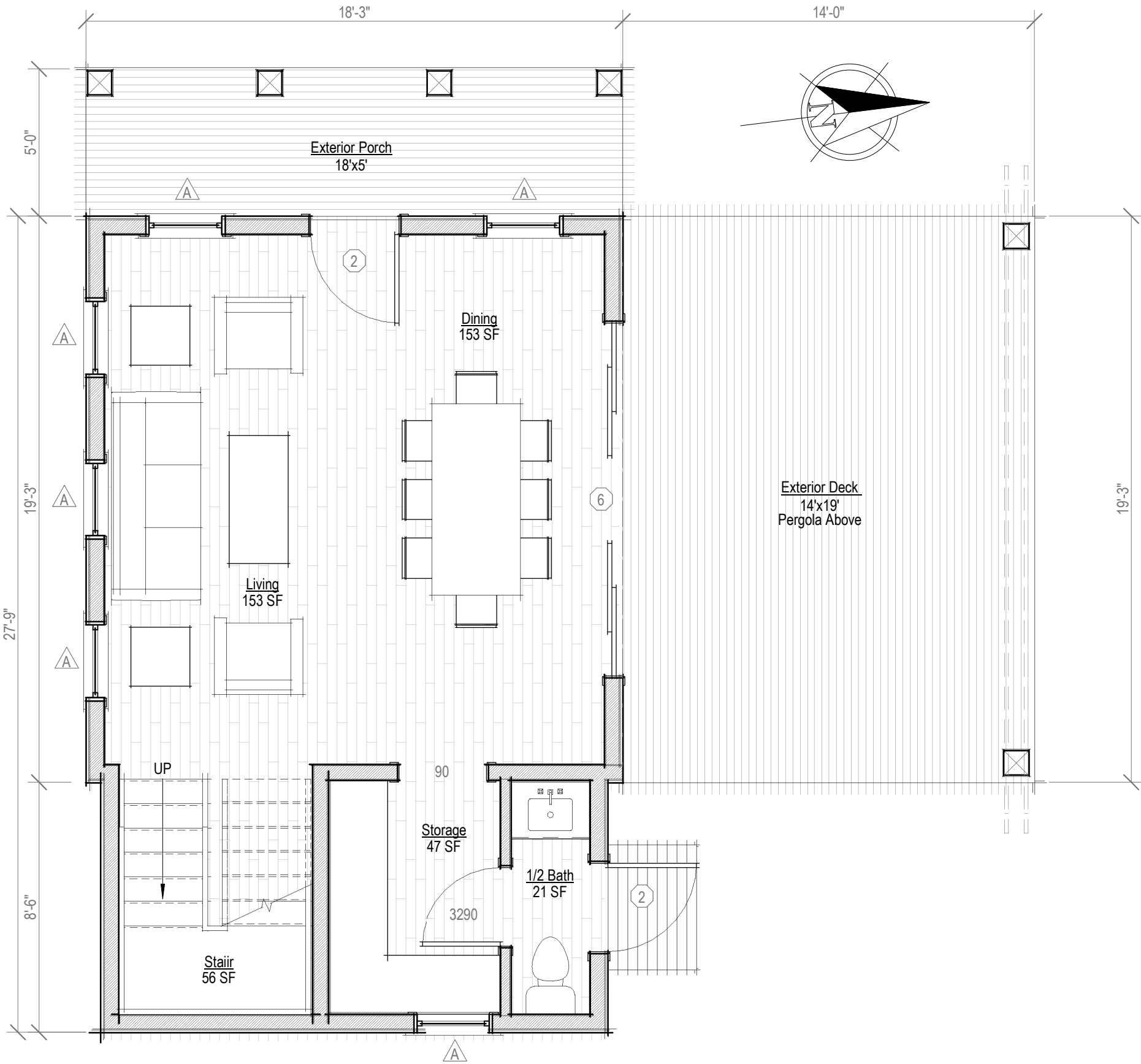
G.1.3
2036

01.19.21

HDC Submission



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



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

2036

Fodiman
Guest House

111 Surfside Road
Nantucket, MA 02554



Floor Plans

Site Information

Map & Parcel:	80 / 70
Current Zoning:	LUG1
Minimum Frontage:	100 ft
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A.1.5
2036

01.19.21

HDC Submission



East Elevation - Proposed Guest House

1/4" = 1'-0"



West Elevation - Proposed Guest House

1/4" = 1'-0"



South Elevation - Proposed Guest House

1/4" = 1'-0"



North Elevation - Proposed Guest House

1/4" = 1'-0"

2036

Fodiman
Guest House

111 Surfside Road
Nantucket, MA 02554



Exterior Elevations

Site Information

Map & Parcel:	80 / 70
Current Zoning:	LUG1
Minimum Frontage:	100 ft
Front Setback:	35 ft
Side/Rear Setback:	10 ft
Lot Size:	42,534 +/- sq ft
Min. Lot Size:	40,000 sq ft
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Total Proposed G.C.:	2,917 sq ft

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SHEET INDEX

G.1.3	Cover Sheet
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A.2.5	Exterior Elevations

Revisions

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A.2.5
2036



Fodiman Guest House
111 Surfside Road
Nantucket, MA 02554

Zoning Information

Map & Parcel:	80 / 70
Current Zoning:	LUG1
Minimum Frontage:	100 ft
Front Setback:	35 ft
Side/Rear Setback:	10 ft

Perspective View

01.19.21



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



REQUIRED WITH ALL APPLICATIONS:

- _____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.
- _____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
- _____ 3. **Application Fee:** See back of application for fee schedule or call the office.
- _____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) <http://www.mapgeo.com/NantucketMA/>.
- _____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and **placement of HVAC units, electrical boxes, fuel tanks, etc.**
- _____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
- _____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
- _____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format <http://www.adobe.com/pdf/>; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

- _____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
- _____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be 1/4-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. **All changes from approved or existing design must be clouded on drawings.** All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
- _____ 3. **As-Built Plans (1 copy):** of existing elevations
- _____ 4. **Hardscaping Plans (4 copies): To legible scale.** This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
- _____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
- _____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
- _____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)
- _____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
- _____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.



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

Jesse Dutra

STAFF

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

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR Brett Fodiman

STREET ADDRESS 111 Surfside Road - Dwelling Submission

MAP/PARCEL 80 / 70

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON
January 19, 2021

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

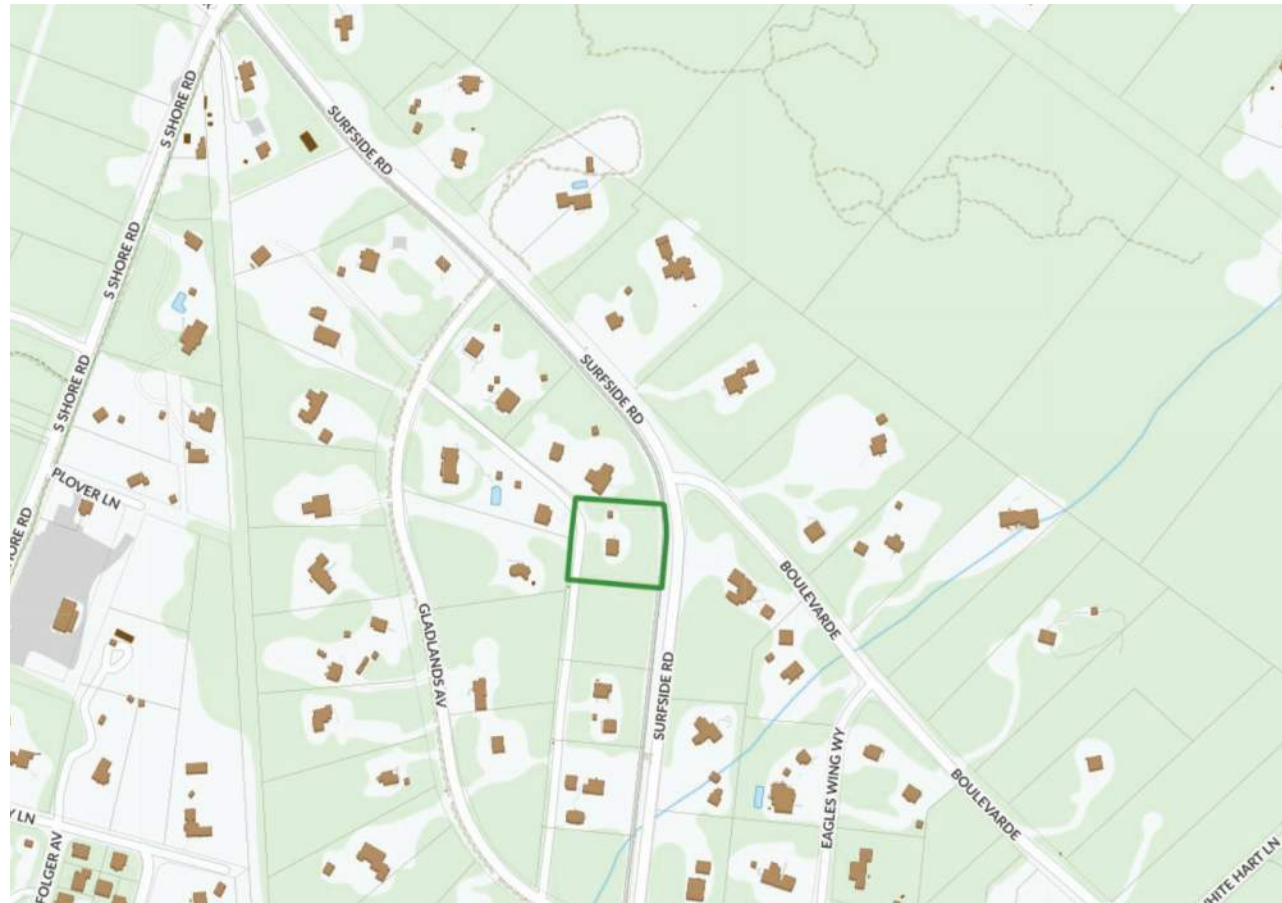
January 19, 2021

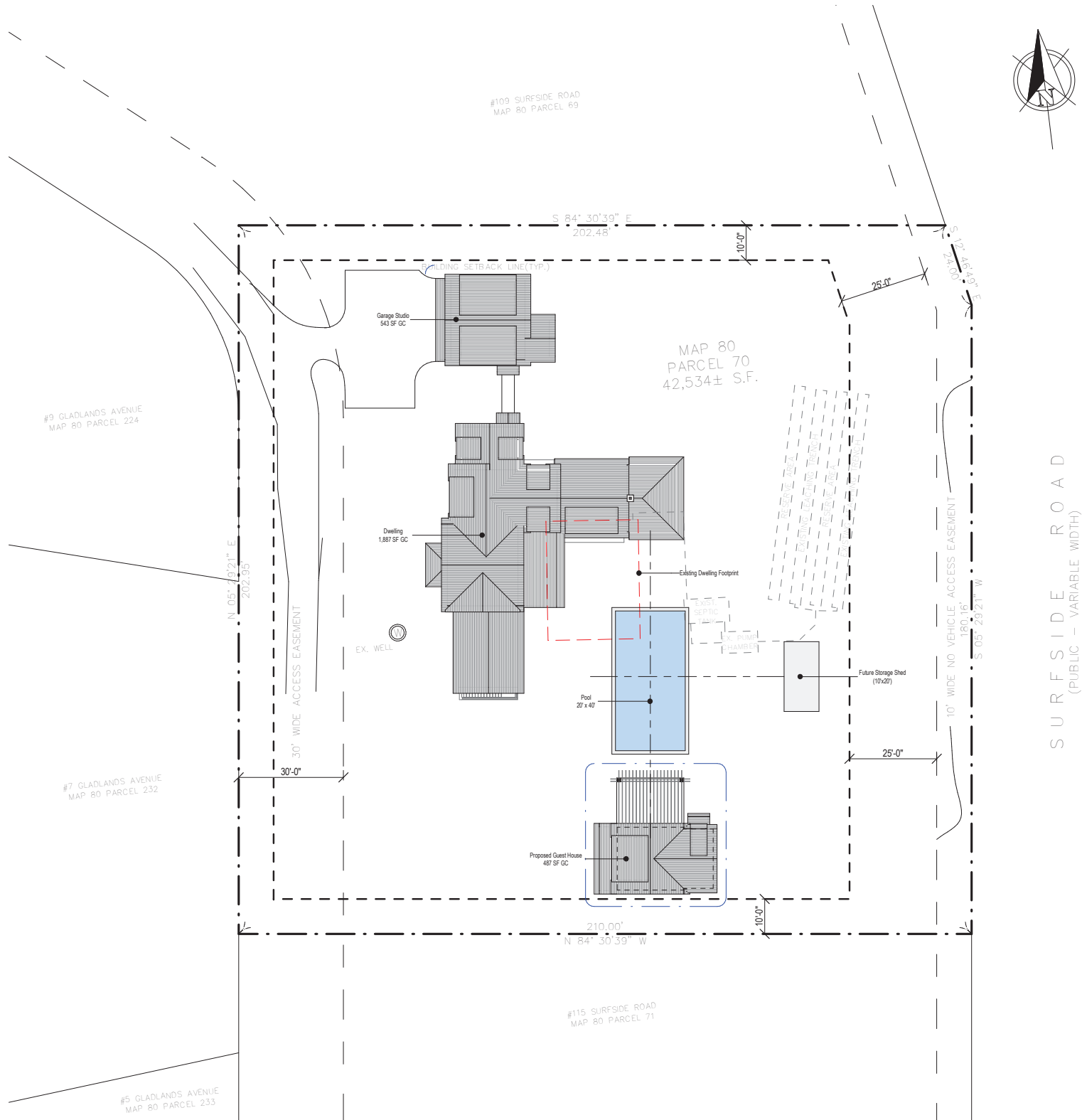
Date

Fodiman Guest House

111 Surfside Road
Nantucket, MA 02554

01.19.21





Site Plan

3/64" = 1'-0"



Garage Studio



Main Dwelling



Guest House

West Elevation Of All Structures



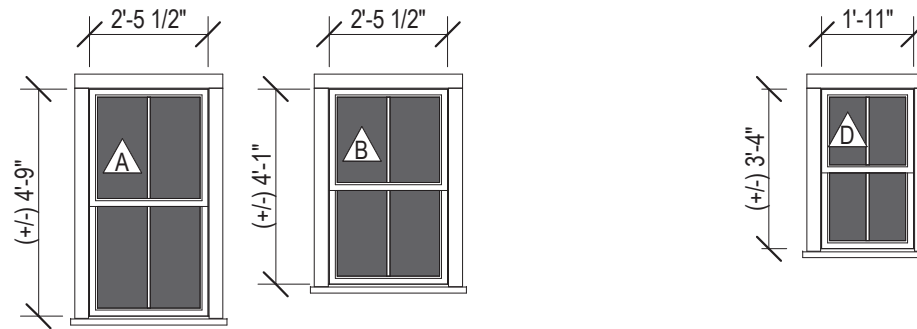
South Elevation



North Elevation



East Elevation



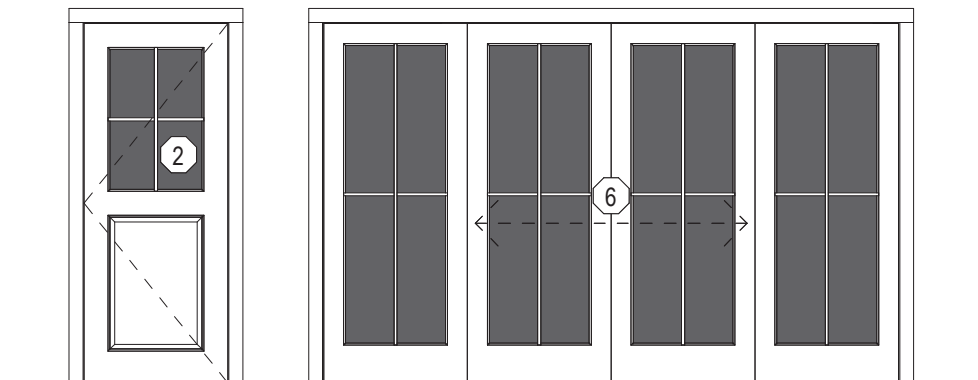
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Window Legend

1/4" = 1'-0"



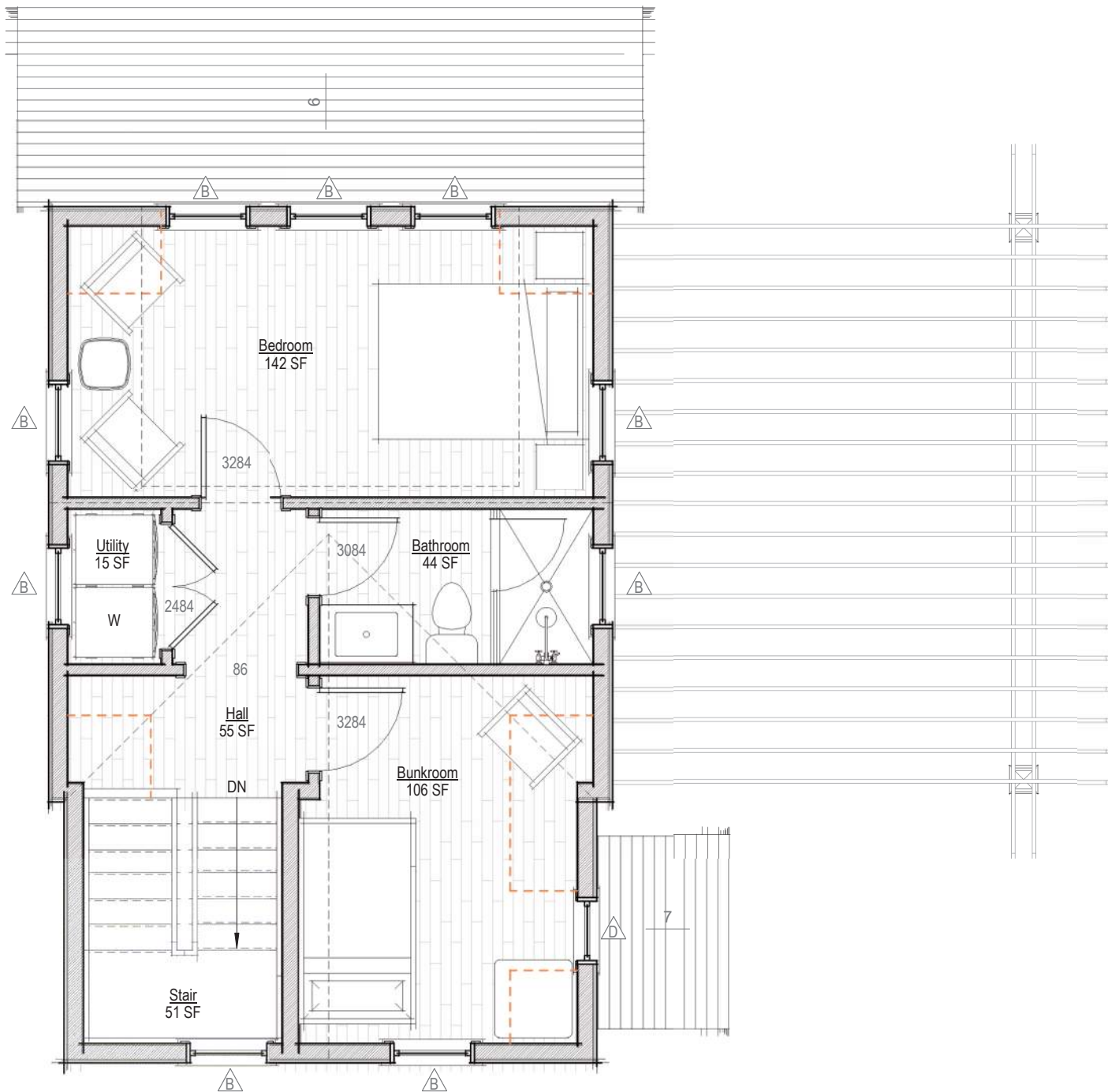
Single Panel Door
4 Lite SDL
3'-0" x 7'-6"

Quad Sliding French Doors
4 Lite SDL
12'-0" x 7'-6"

Door Legend

1/4" = 1'-0"





Second Floor Plan - Proposed Guest House

1/4" = 1'-0"



West Elevation - Proposed Guest House

1/4" = 1'-0"



South Elevation - Proposed Guest House

1/4" = 1'-0"



East Elevation - Proposed Guest House

1/4" = 1'-0"

January 22, 2021

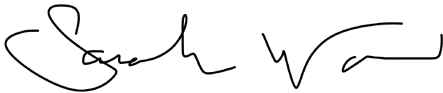
Town of Nantucket
Historic District Commission

Dear Members:

Thank you for your service to our community. I am grateful for your work in protecting our island resources.

I am writing to express some concern regarding the project at 59 S. Shore Rd. I understand some of our neighbors received notification from the HDC regarding plans of the new owner of the property, including to develop a residential "activity barn" and 14 designated parking spaces. This seems to be an unusual amount of parking spaces for a residential lot in LUG2; can you help me understand if this is customary, and if you have any information on why that many spaces would be needed for residential purposes? Are commercial activities such as events permitted on this lot?

Best regards,

A handwritten signature in black ink, appearing to read "Sarah Ward", with a stylized flourish at the end.

Sarah Ward
69 S. Shore Rd

January 15, 2021

Town of Nantucket
Historic District Commission

Dear Members:

With gratitude I acknowledge your service to our community. I place a great deal of faith and trust in our boards and commissions tasked with protecting our island resources, land and residential properties. At this time, I am writing to request some clarification relative to the project at 59 S. Shore Rd.

On October 14, 2020 I received a notification from the HDC regarding plans to move "The Green Barn and a portion of the Red Barn from 8 Old Westmore Farm Rd" onto the site at 59 S. Shore. I requested plans/elevations which were delivered to me by email on November 9. I was told by Kadeem McCarthy that *"If you have any comments or concerns please get those to me as soon as possible. As I mentioned these are consent items so the board may approve them without reviewing them unless there are issues"* I asked if the property would be screened from view due to the high elevations and it was reported *"I was told by the agent that, 'absolutely, there will be 360 degrees of screening'"*.

The plans I received on November 9, 2020 show 2 barn structures on the site and a small parking area where the driveway ends at the barns.

As construction has proceeded the scale of the project has become alarming. On January 15, 2021 I again requested information on the project and was sent updated plans which exhibit considerable additions to the original proposal. In addition to the barns, the site now includes a gazebo, inground pool, courtyard, "game field" and 3 separate parking areas totaling 14 parking spaces. With many questions in mind, I contacted the building department to request a copy of the permit (still not received). I was inquiring about ground cover and proposed use when the phone was passed to someone identified as "the agent", Linda Williams. I was told by the agent that the Green barn will be a residence and the Red barn an "activity" barn. I asked what an "activity barn" was and she stated it was for pool tables and the like. She also informed me there would be a gazebo, an in-ground pool and a horse barn "just like all the other properties out there". I inquired about ground cover and was told she would have to go back and look but the project was "way under". I then inquired about parking and was told by the agent it would be "in back" and the number of spaces would be "the usual for a residence". I am wondering if 14 designated spaces are the norm for a residential lot in LUG2?

I have several questions about this project and have yet to receive satisfactory answers. I am hoping someone will be able to respond with the information I am seeking.

- These barns were used for events at Westmoor and would that be the plan at the 59 S. Shore location? Otherwise, why would 14 designated parking spaces be necessary?
- Why is the roofing material standing seam metal? The norm is asphalt or wood shingles (As per HDC document BWNIM-Pt 5). Why the exception here? Although the barns will be located behind some trees, at their elevations, the roof material may well be visible

from the street, and will be shiny, reflective surfaces. 3 other nearby barns on the street have asphalt or wood roof shingles.

- Speaking of elevations-they are unclear on the plans. One plan shows the Green barn at 29', one at 24'11" (not including cupola) What measurements are accurate?
- The "activity" (Red) barn was questioned by one commission member as appearing to be an "entertainment center" (Oliver), and the response in the HDC minutes was "*They are moving just the little end, which is simple and the size of a child's playhouse*" (Coombs). I would hardly compare a structure that is 37 feet by 22 feet to a child's playhouse.
- With regard to the Red barn, the plan shows additions to each end and the handwritten measurements indicate they are 9.5 feet long, but one is clearly longer. What would be the accurate measurements?
- Were there reviews by the Planning Board or Zoning Board prior to HDC application submissions?

I look forward to your prompt reply.

Respectfully,

Rev. Tamara T. Grenier

Rev. Tamara Grenier
62 S. Shore Rd







A photograph of a large, multi-story house with a red roof and white trim, partially obscured by bare trees and bushes in the foreground. The house has a prominent chimney and a dormer window.

