



Nantucket Planning Board

SPECIAL MEETING

STAFF REPORT

Date: August 19, 2016

To: Planning Board

From: Holly E. Backus
Land Use Specialist

Re: Staff Report for **August 25th** Special Planning Board Meeting

Call to Order:

Approval of the Agenda:

Richmond Great Point Development – Public Hearing Items:

- **#7918 – Richmond Great Point Development, LLC, owner, 42, 46, 48, 54 Skyline Drive & 20 Davkim Lane**

FROM 02-26-16 STAFF REPORT:

The Applicant is seeking approval of a Definitive Subdivision Plan for properties along Skyline Drive and Davkim Lane. The Applicant proposes to create a new roadway known as Clay Street to access one (1) new buildable lot containing portions of 42, 46, 48 and 54 Skyline Drive and to connect Skyline Drive to Davkim Lane. A reconfiguration of the 20 Davkim Lane lot to accommodate the proposed roadway will result in the creation of an additional lot with frontage on proposed Clay Street. A copy of Ed Pesce's report is included in your packet. A letter of opposition to this proposal is also included in your packet. Staff does not have a recommendation at this time. This proposal will significantly impact future development in that area, particularly relevant to the workforce housing project that the applicant has publicly committed to building. The Board should thoroughly discuss this proposal and the future potential that will be created.

FROM 07-01-16 STAFF REPORT:

The Applicant submitted a modified plan and materials for the Board to consider. The Applicant also submitted a revised list of waivers from the Subdivision Regulations and a revised Storm Water Management Plan. One of the proposed changes to the proposed subdivision plans is that the proposed Clay Street does not continue into or through any portion of the 20 Davkim Lane property. Staff does not have a recommendation at this time.

FROM 08-01-16 STAFF REPORT:

No further update.

UPDATE:

At the last regular meeting, the Applicant did not provide any additional info. There was discussion from the Board about not allowing Clay Street to go through the rest of the development from Skyline. There was discussion on why there can't be a decision made on this application. However, there was also a point made that this plan is important to the overall proposed development. The Board was reminded that staff has not received the required traffic report yet for the Richmond Development and to wait to make a decision at the scheduled special meetings for all of Richmond's projects. The Board was also reminded of the pending litigation with Land Court regarding the ownership of Clay Street as a reason to hold this particular application. Staff does not have any further recommendations at this time.

- **#7988 Richmond Great Point Development, LLC, Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road**

FROM 07-01-16 STAFF REPORT:

The Applicant is seeking approval of a Definitive Subdivision Plan to reconfigure certain roadway segments and reconfigure existing lots in the area comprising thirteen (13) contiguous lots and 1,270 linear feet +/- of roadway segments. The Applicant is seeking approval to improve the engineering design of Nancy Ann Lane and Greglen Avenue roadways to accommodate the future mixed-use development. No buildings are proposed to be developed as part of the proposed subdivision; however most of the vacant properties will not be reconfigured until the roadway reconfiguration improvements are completed. Staff does not have any recommendations at this time.

FROM 08-01-16 STAFF REPORT:

No further update.

UPDATE:

No further update.

- **#39-16 Old South Road Crossing Retail "Liner" Buildings, 63, 67m 73, and 75(A) Old South Road**

FROM 07-01-16 STAFF REPORT:

The Applicant is requesting a Major Commercial Development Special Permit to develop a series of retail "liner" buildings that will include retail, personal services, and restaurant uses. These uses are proposed within a series of five (5) single story buildings, to be located on a combination of five (5) contiguous properties. The Applicant is further requesting waivers from Off-Street Parking; Driveway Access; and Site Plan Review. The Applicant intends to construct three (3) of the five (5) buildings first. These commercial buildings will have multiple commercial tenants in each structure, however no residential uses are proposed. One (1) structure will have outdoor display and outdoor patio area. Mr. Ed Pesce, PE provided an engineering review comments that are included in the Board's packet for consideration. One component of the proposed project is widening of Old South Road to add a center left or right turning lane between the east-west Old South Road travel lanes. Should the Board consider approving this design concept, Mr. Pesce and staff recommend that additional design details be provided to the Board for their review. This would include the relocation of the drainage and electrical infrastructure on Old South Road. Recently, town staff had a coordinated review with the Applicants to discuss the proposed project. Staff understands that the Applicant would like to hear feedback from the Board on the proposed projects as the projects represent a preliminary design concept; however Mr. Pesce left the Applicant and their engineers a list of items to include in a future revision, as outlined in his July 4, 2016 review letter. Staff does not have any other recommendations at this time.

FROM 08-01-16 STAFF REPORT:

No further update.

UPDATE:

At the last regular meeting, the Applicant requested for this application to be discussed as they have tenant commitments. The Applicant answered some past questions regarding proposed entrance lining up with the Valero's property across the street. The Board was notified that the Applicant has had discussions with the Naushop HOA about traffic and therefore the traffic study is still pending as it was redone. There was a discussion about creating a commercial village like the development across the street. There was a reminder that a sidewalk easement will be important to provide. The Board also asked the Applicant for a copy of the Landscape Plan; however the Board was notified that the HDC has only reviewed and approved a Landscape Plan for the first and second lots of the retail "liner" building project. During the discussion, the Board heard comments from the public where the Chair of the Naushop HOA pleaded for the Board to not allow Old South Road to "look like Route 132 in Hyannis!" Also, there was a question on the hours of operation for the proposed restaurant and what could be mitigated in relationship to the impact of the restaurant. Since the last meeting, staff has received the updated HDC approved elevations of two (2) of the proposed retail buildings.

▪ **#40-16 "Meadows II" Rental Apartment Development Project, 20 and 20R Davkim Lane**

FROM 07-01-16 STAFF REPORT:

The Applicant is requesting a Special Permit to allow the development of the "Meadows II," a workforce rental community project, located on a combination of two (2) contiguous properties, comprising of two hundred and twenty-five (225) rental apartment units. The proposed project will offer a mix/range of studio, one-bedroom, two-bedroom, and three-bedroom units, with a total of three hundred and sixty-three (363) individual bedrooms. The Applicant is further requesting waivers from Major Site Plan Review; Intensity Regulations; and Site Plan Review. The Applicants will be providing a Traffic Study for a future meeting. The proposed project will need to be served by new infrastructure, which will be provided by the applicant. This includes water and sewer services, drainage, street lighting, landscaping, etc. Recently, town staff had a coordinated review with the Applicants to discuss the proposed project. Staff understands that the Applicant would like to hear feedback from the Board on the proposed projects as the projects represent a preliminary design concept. Staff does not have any recommendations at this time.

FROM 08-01-16 STAFF REPORT:

No further update.

UPDATE:

See updated comments below for #43-16.

▪ **#43-16 "Sandpiper Place" Single Family home Development Project, Off Daffodil Lane, Mayflower Circle, Evergreen Way, and Old South Road**

FROM 07-01-16 STAFF REPORT:

The Applicant is requesting a Special Permit to develop the "Sandpiper Place" workforce homeownership housing development, comprised of one hundred (100) single family housing units on a combination of nineteen (19) contiguous properties. Also, the proposed project includes a major "community focal point" that will be located adjacent to the main entrance, designed to incorporate a series of public spaces for community use, including meeting the house/barn structure, an outdoor common area, an outdoor patio/stage area, and landscaping improvements. The Applicant has further submitted a conventional subdivision plan in support of the Special Permit in which a total of one hundred (100) individual single family lots are proposed. The proposed lots range from 4,000 square feet to 4,500 square feet. The Applicant is further seeking waivers from Residential Development Options; Intensity Regulations; and Site Plan Review. Recently, town staff had a coordinated review with the

Applicants to discuss the proposed project. Staff understands that the Applicant would like to hear feedback from the Board on the proposed projects as the projects represent a preliminary design concept. Staff recommends the Applicant to provide the Board a timeline of the “Phases” proposed of the project. Staff does not have any other recommendations at this time.

FROM 08-01-16 STAFF REPORT:

No further update.

UPDATE:

At the last meeting, the Board heard comments from the public asking for the Board to keep the existing neighbors in mind when making decisions on the proposed development. Cormac Collier reminded the Board about the meeting held October of 2015 regarding the lot size and creating a “transitional zone” between the existing development and the proposed. Staff does not have any recommendations at this time.

Public Comments:

Other Business:

- Discuss Special Town Meeting Warrant Articles for scheduling public hearing dates
- Next regular Planning Board meeting 9-12-2016

Adjourn:



Nantucket Planning Board

SPECIAL MEETING

Nantucket Planning Board Agenda

THURSDAY, AUGUST 25, 2016

4:00PM

4 Fairgrounds Road

Public Safety Facility Community Room

First Floor

www.nantucket-ma.gov

Video of meeting available on Town website

(AGENDA SUBJECT TO CHANGE)

The complete text, plans, application, or other material relative to each agenda items are available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM

I. Call to order:

II. Approval of the agenda:

III. Public Hearings:

- #7918 Richmond Great Point Development, LLC, 42, 48, & 54 Skyline Drive & 20 Davkim Lane, *action deadline 09-30-16*
- #7988 Richmond Great Point Development, LLC, Nancy Ann Lane, Greglen Avenue, Davkim Lane, and Old South Road, *action deadline 09-30-16*
- #39-16 Old South Road Crossing Retail “Liner” Buildings, 63, 67m 73, and 75(A) Old South Road, *action deadline 9-11-16*
- #40-16 “Meadows II” Rental Apartment Development Project, 20 and 20R Davkim Lane, *action deadline 9-11-16*
- #43-16 “Sandpiper Place” Single Family Home Development Project, Off Daffodil Lane, Mayflower Circle, Evergreen Way, and Old South Road, *action deadline 9-11-16*

IV. Public Comments:

V. Other Business:

- Discuss Special Town Meeting Warrant Articles for scheduling public hearing dates
- Next regular Planning Board meeting 9-12-2016

VI. Adjourn:

Walter Mirrione
323 Manley Street
West Bridgewater, MA 02379
(508) 510-5727 Tel
(508) 857-0751 Fax
wmirrione@mirrionelaw.com

August 22, 2016

Via Electronic Mail to lsnell@nantucket-ma.gov
Via First Class Mail

Barry G. Rector, Chairman
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: Definitive Subdivision and Special Permit Applications of Richmond Great Point Development LLC (“Applicant”) relative to Property located off Old South Road, Nantucket, MA (“Richmond Project”)

Dear Chairman Rector:

This office represents the Naushop Homeowners Association Trust (hereinafter “Naushop”), a trust representing the individual owners and residents of the residential community containing approximately 196 single family homes directly across Old South Road from the Richmond Project. Our office and Naushop have reviewed the June 2016 definitive subdivision and special permit applications of the Applicant. Based upon that review, Naushop has significant concerns with the impacts of the Richmond Project on its property interests and is therefore closely monitoring the Planning Board’s (“Board”) review of the Richmond Project. Our client will continue to attend any and all public hearings and public meetings and will advise both the Applicant and the Board of any ongoing concerns so that both will have an opportunity to address same. Our initial review reveals the following.

Application No. 1 (Retail Buildings):

The first application that we reviewed seeks approval of a major commercial development special permit and major site plan review to allow for the construction of five “retail “line” buildings” located on five contiguous lots (± 2.39 total acres) with frontage on Old South Road beginning just east of Lovers Lane. The buildings are proposed to be one story and are integrated in the sense that the parking, travel ways, vehicular access, drainage, sewer, water, etc. are all interconnected to varying degrees. The size of the buildings are proposed as 5,170 gross square feet, 3,235 gross square feet, 2,400 gross square feet, 1,500 gross square feet and

Barry G. Rector, Chairman
Nantucket Planning Board
August 22, 2016

3,200 gross square feet. Additionally, there is proposed a 1,200 square foot outdoor dining area adjacent to the 3,200 gross square feet building.

The location of the outdoor dining facility causes significant concern to Naushop due to the proximity of same in relation to the Naushop property. In order to minimize the impact, Naushop requests that the outdoor dining facility be relocated further west to the retail liner building located closest to Lovers Lane. Additionally, Naushop requests that the Board including consider the following conditions in any special permit that it may grant relative to the outdoor dining:

(a) Hours of operation be restricted as follows:

(i) Winter Season (Defined as November 1 through March 31)

Monday through Sunday: 11:00 AM to 9:00 PM

(ii) Summer Season (Defined as April 1 through October 31)

Monday through Thursday: 11:00 AM to 9:00 PM

Friday and Saturday: 11:00 AM to 10:00 PM

Sunday: 11:00 AM to 9:00 PM

- (b) Prohibit live entertainment, mechanical entertainment and so-called piped out music;
- (c) Limit use of the area to patrons being served food such that there is no use of the area for the consumption of alcoholic beverages outdoors;
- (d) Require that any outside lighting be installed so as not to interfere with the use and enjoyment of the nearby Naushop property; and
- (e) Limit the number of patrons in the area to no more than twenty-five.

Application No. 2 (Meadows II Rental Apartments):

The second application reviewed seeks approval of a special permit to create a "Workforce Rental Community" located on the southerly side of Old South Road southeast of the site referenced in Application No. 1. The project will be accessed from the "Primary Project Entrance" as shown on the Plan which is located directly across from Naushop. Specifically, the proposal includes 225 units constructed in 40 two-story structures scattered across \pm 14 acres. The proposal includes on-site parking that exceeds the requirements of the Bylaw and will be serviced by new infrastructure (water, sewer, drainage, lighting, landscaping, etc.). It includes a mix of studio units (22), one bedroom units (87), two bedroom units (94) and three bedroom units (22) which creates a total of 363 bedrooms. Fifty-six of those units, or 25%, will be so

called affordable units, restricted in perpetuity, in accordance with the requirements of the Massachusetts Department of Housing and Community Development. All fifty-six of the units will qualify for Nantucket's Subsidized Housing Inventory List. These units will count towards the State requirement that 10% of the housing stock be qualified affordable housing units.

Naushop has no specific concerns with the rental apartments at this time.

Application No. 3 (Sandpipe Place – Single Family Lots):

The third application seeks a special permit and subdivision approval to create "Workforce Homeownership Housing" located on the southerly side of Old South Road immediately east of the site referenced in Application No. 2. Like the project described in Application No. 2, this project will also be accessed from the "Primary Project Entrance" which is located directly across from Naushop. This proposal seeks to create 100 single family house lots on \pm 17 acres of land along with the necessary infrastructure (water, sewer, drainage, lighting, landscaping, etc.) to service the project. Lot sizes range from a small of 4,000 square feet to a large of 4,500 square feet. Twenty-five of the lots, or 25%, will contain so called affordable homes, restricted in perpetuity, in accordance with the requirements of the Massachusetts Department of Housing and Community Development. All twenty-five of the homes will qualify for Nantucket's Subsidized Housing Inventory List. These homes will count towards the State requirement that 10% of the housing stock be qualified affordable housing units. The project also include a "community focal point" adjacent to the main entrance and shown on the plan submitted as "Community Focal Point/Meeting House and Park". This will be community space including a meeting house, barn, outdoor common area with patio and stage area as well as other landscaping improvements.

The location of the Community Focal Point/Meeting House and Park, as well as the use thereof, causes significant concern to Naushop due to the proximity of same in relation to the Naushop property. In order to minimize the impacts, Naushop requests that the outdoor dining facility be relocated further south into the Richmond Project. Lastly, Naushop requests that the Board consider including the following conditions in any special permit that it grants relative to the Community Focal Point/Meeting House and Park:

- (a) Hours of operation be restricted to Sunday thru Wednesday - 11:00 AM to 9:00 PM and Thursday thru Saturday - 9:00 AM to 10:00 PM;
- (b) Prohibit live entertainment, mechanical entertainment and so-called piped out music;
- (c) Limit use of the area to those residents and guests of Sandpiper Place. General public assembly is prohibited;
- (d) Require that any outside lighting be installed so as not to interfere with the use and enjoyment of the nearby Naushop property;

- (e) Limit the number of occupants in the area to the less or 100 persons or as otherwise restricted by law;
- (f) Install significant live screening on the Richmond Project property to buffer the impacts of this area; and
- (g) Prohibit the consumption of alcoholic beverages outdoors.

Application No. 4 (Old South Road Crossing):

The fourth application seeks definitive subdivision approval for the series of roads and lots located immediately south of the land that makes up Application No. 1. The proposal is somewhat administrative in that there is no construction of structures proposed on this area of the Richmond Property. The primary objective of the subdivision is to reconfigure, re-route, and improve the engineering design, safety, and conditions of portions of the existing Nancy Ann Lane and Greglen Avenue roadways to better accommodate the proposals set forth above. This includes straightening, widening and improving the existing roadway layouts and the slight reconfiguration of fifteen existing lots (most of which are vacant and 13 of which appear to be owned by Richmond). Naushop has no specific concerns with this application at this time.

General Comments:

In addition to the above areas of concern, Naushop has the following general but significant areas of concern with the impacts of the overall Richmond Project.

Notwithstanding, the long term proposal to mitigate traffic impacts as set forth in the Old South Road Corridor Study, Naushop is concerned that the Richmond Project will cause significant traffic issues in this area that will impact Naushop's quality of living. Any mitigation measures offered by implementation of the aforesaid Study, will not be achieved in the near future, therefore, Naushop requests that the Board and the Applicant consider short term traffic mitigation including improvements to the roadway system located south of the Richmond Project. One specific improvement Naushop believes to be necessary is the widening of Old South Road up to Naushop's entrance at Goldfinch Drive East. The agreed upon mitigation should be completed prior to the issuance of any certificate of occupancy relative to the Richmond Project.

Additionally, Naushop is concerned with the impact of the Richmond Project on the municipal sewer system. These concerns are magnified by delays in finalizing the Sewer Connection and Dedication Agreement with Richmond Great Point Development, LLC. The lack of agreement has stalled the necessary implantation of the upgrades to the South Valley lift station which serves the area, including Naushop. Notwithstanding the lack of Agreement, the Town has allowed the Applicant to connect their new sewer main to the lift station in the area thus adding additional flow to an already troubled system. Naushop requests that the Board

Barry G. Rector, Chairman
Nantucket Planning Board
August 22, 2016

include a condition in any permits issued that the aforesaid Agreement be finalized and the contemplated upgrades be performed prior to issuance of any building permits at the Richmond Project.

Our review of the Richmond Project reveals that the resulting impacts therefrom on the Naushop community will be varied and significant. Zoning regulations are designed to, amongst other things, lessen congestion in the streets, conserve health, secure safety, provide adequate light and air, prevent overcrowding of land, avoid undue concentration of land and facilitate adequate provision of water supply, drainage and sewerage facilities. It is our opinion that the proposed Richmond Project will not accomplish the aforesaid and this will have significant negative impacts on Naushop that can only be mitigated by addressing the concerns raised herein. Accordingly, Naushop requests that the Board and the Applicant give serious consideration to our client's concerns and proposals to address same so as to mitigate the impacts on the Naushop community.

Your consideration of this matter is greatly appreciated. Should you have any questions or comments, please do not hesitate to contact the undersigned. We look forward to being involved in future public meetings.

Sincerely,

MIRRIONE LAW GROUP, LLC



Walter Mirrione, Esq

cc: Ken Gentner Via Electronic Mail
kgentner@optonline.net



1 3,235 SF RETAIL - SOUTHEAST PERSPECTIVE
P-00

SCALE: NO SCALE

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Do not scale drawings: Contractors shall verify all dimensions prior to construction, and shall bring any discrepancies to the attention of the Architect.

The Contractor shall make no structural changes or substitutions without the written approval of the Architect.



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Anton Levchenko
Andrew Hankermeyer

PRITON

RETAIL LINER BUILDINGS

DCML 13-362

The Richmond Company

SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
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DRAWN BY: AWH CHECK BY:

ARCH D SCALE: NA

JULY 2016

3,235 SF RETAIL

P-00

Project: Collaborator: Engineer: Architect: Stage: Client: Revisions: Dwg Info: Scale: Date: Plan: Plan No.:



1 3,235 SF RETAIL - SOUTH ELEVATION
P-01

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



2 3,235 SF RETAIL - WEST ELEVATION
P-01

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

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PRITON

RETAIL
LINER BUILDINGS

DCML 13-362

The Richmond Company

SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
- △

DRAWN BY: AWH CHECK BY:

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JULY 2016

3,235 SF RETAIL

P-01



1 3,235 SF RETAIL - NORTH ELEVATION
P-02

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



2 3,235 SF RETAIL - EAST ELEVATION
P-02

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

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SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
- △

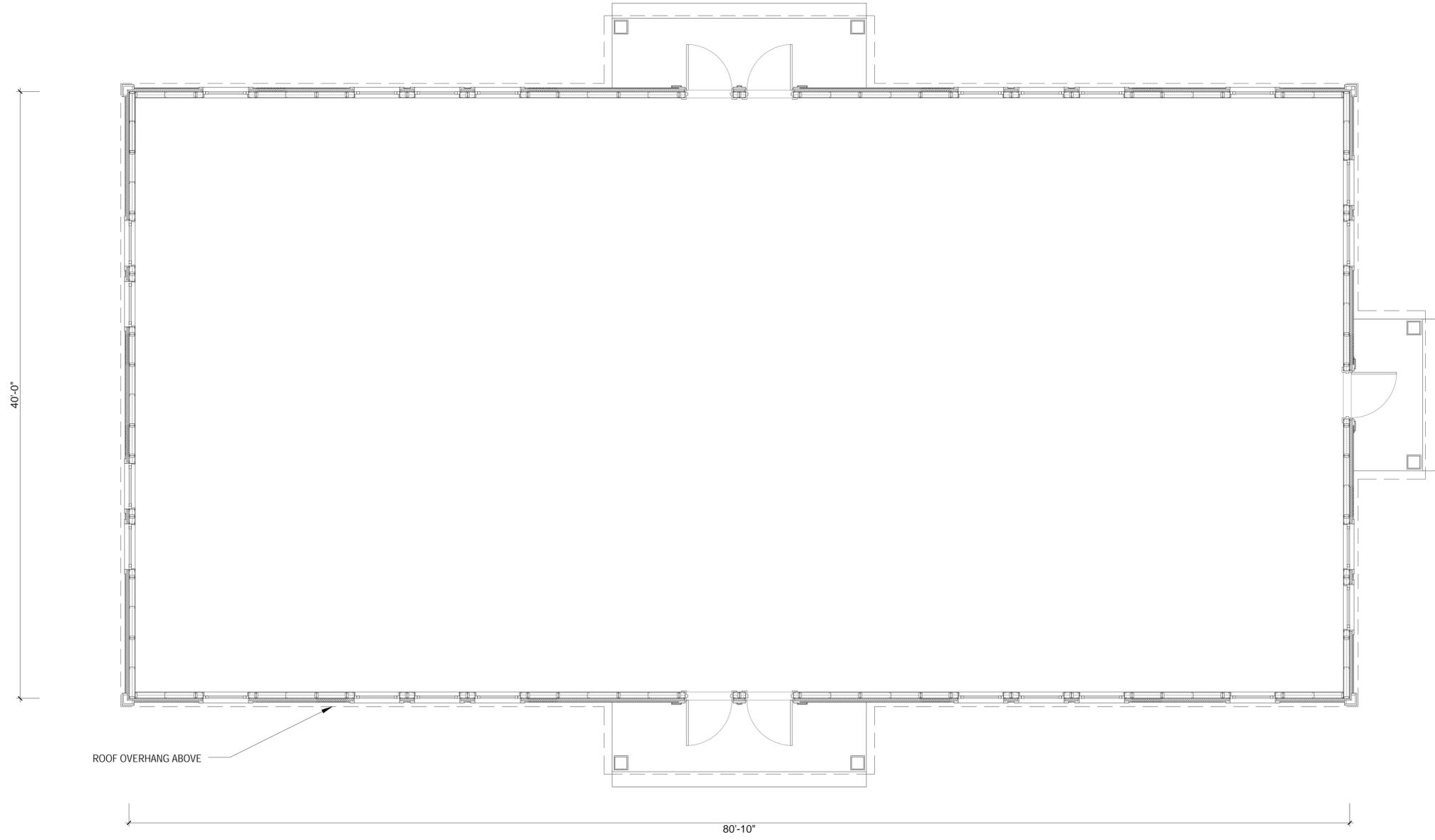
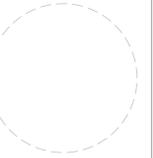
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JULY 2016

3,235 SF RETAIL

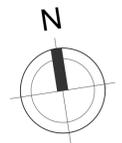
P-02



ROOF OVERHANG ABOVE

1
A-00 3,235 SF RETAIL - PLAN

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



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RETAIL
LINER BUILDINGS

DCML 13-362

The Richmond Company

SCHEMATIC DESIGN

Revision	Description
△	HDC COMMENTS
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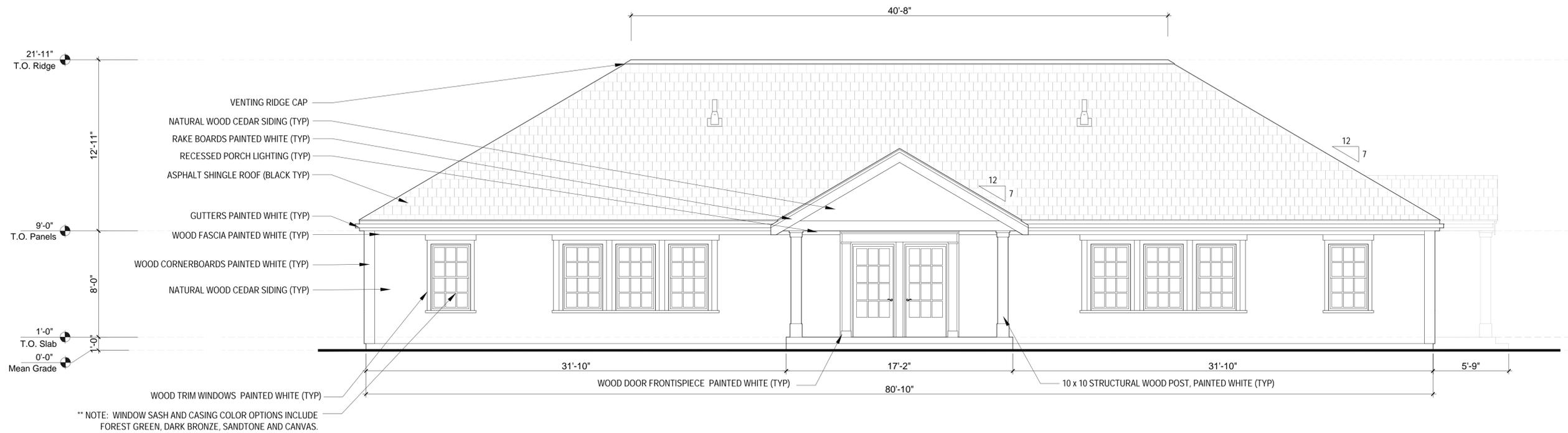
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JULY 2016

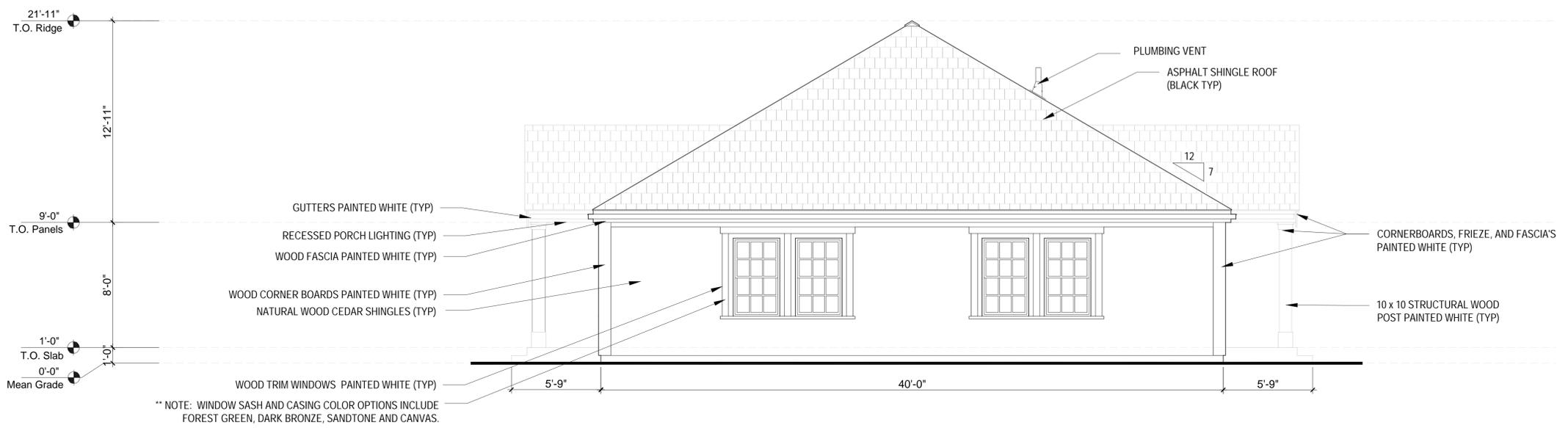
3,235 SF RETAIL

A-00



1 3,235 SF RETAIL - SOUTH ELEVATION
A-01

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



2 3,235 SF RETAIL - WEST ELEVATION
A-01

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

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10 YEARS DCM
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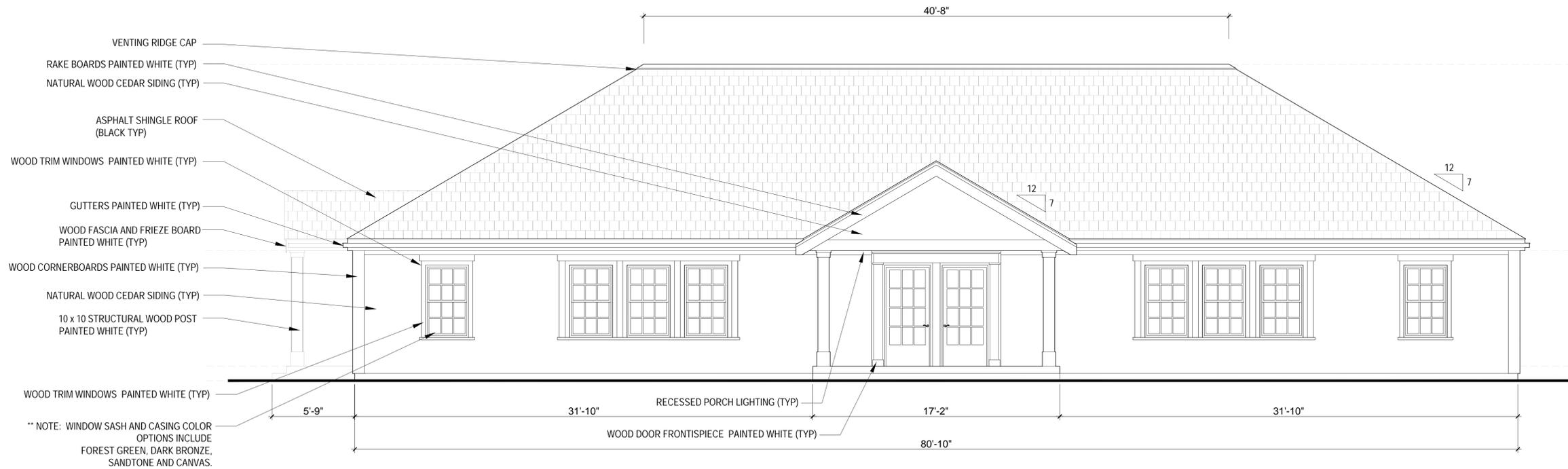
Project: Collaborator: Engineer: Architect:
Eduardo Guzman, R.A.
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Andrew Hankermeyer

PRITON
RETAIL LINER BUILDINGS
DCML 13-362
The Richmond Company
SCHEMATIC DESIGN

Revision: Stage: Client: Reviewer: Dwg Info:
△ HDC COMMENTS
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Drawn by: AWH Check by:
ARCH D 1/4" = 1'-0"
JULY 2016
3,235 SF RETAIL

Plan No.: A-01



1 3,235 SF RETAIL - NORTH ELEVATION
A-02

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

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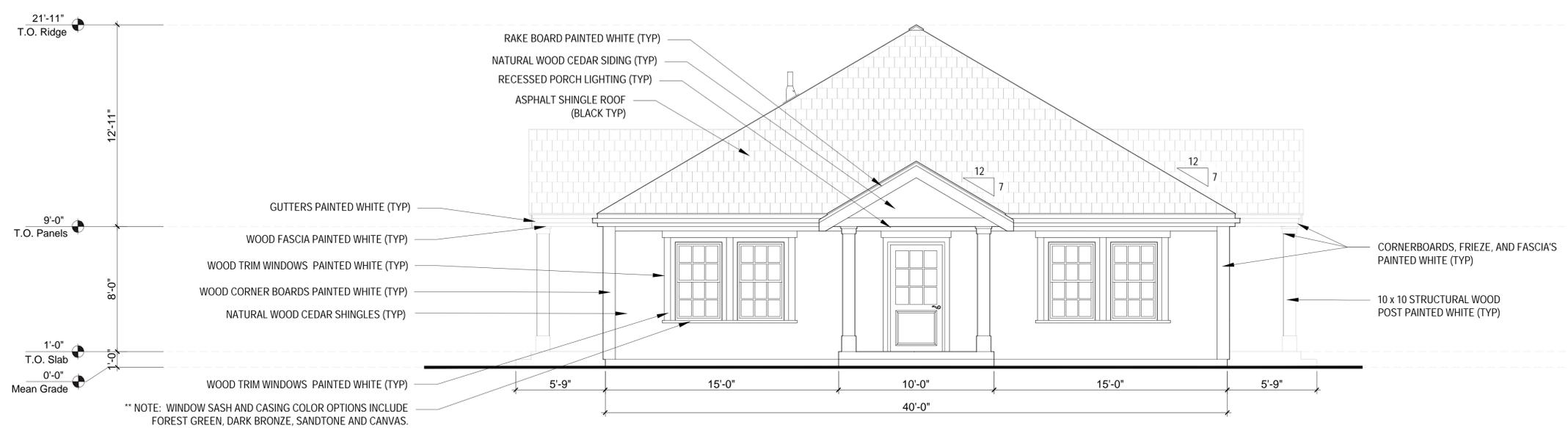
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ARCH D 1/4" = 1'-0"

JULY 2016

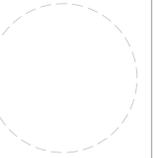
3,235 SF RETAIL

A-02



2 3,235 SF RETAIL - EAST ELEVATION
A-02

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



1 5,170 SF RETAIL - SOUTHEAST PERSPECTIVE
P-00

SCALE: NA

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ROBERT BENSON, PE

Anton Levchenko
Andrew Hankermeyer

PRITON

RETAIL LINER BUILDINGS

DCML 13-362

The Richmond Company
SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
- △

DRAWN BY: AWH CHECK BY:

ARCH D NO SCALE

JULY 2016

5170 SF RETAIL

P-00



1
P-01 5,170 SF RETAIL - EAST ELEVATION

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



2
P-01 5,170 SF RETAIL - SOUTH ELEVATION

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

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LINER BUILDINGS

DCML 13-362

The Richmond Company
SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
- △

DRAWN BY: AWH CHECK BY:

ARCH D 1/4" = 1'-0"

JULY 2016

5170 SF RETAIL

P-01



1 5,170 SF RETAIL - WEST ELEVATION
P-02

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



2 5,170 SF RETAIL - NORTH ELEVATION
P-02

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

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SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
- △

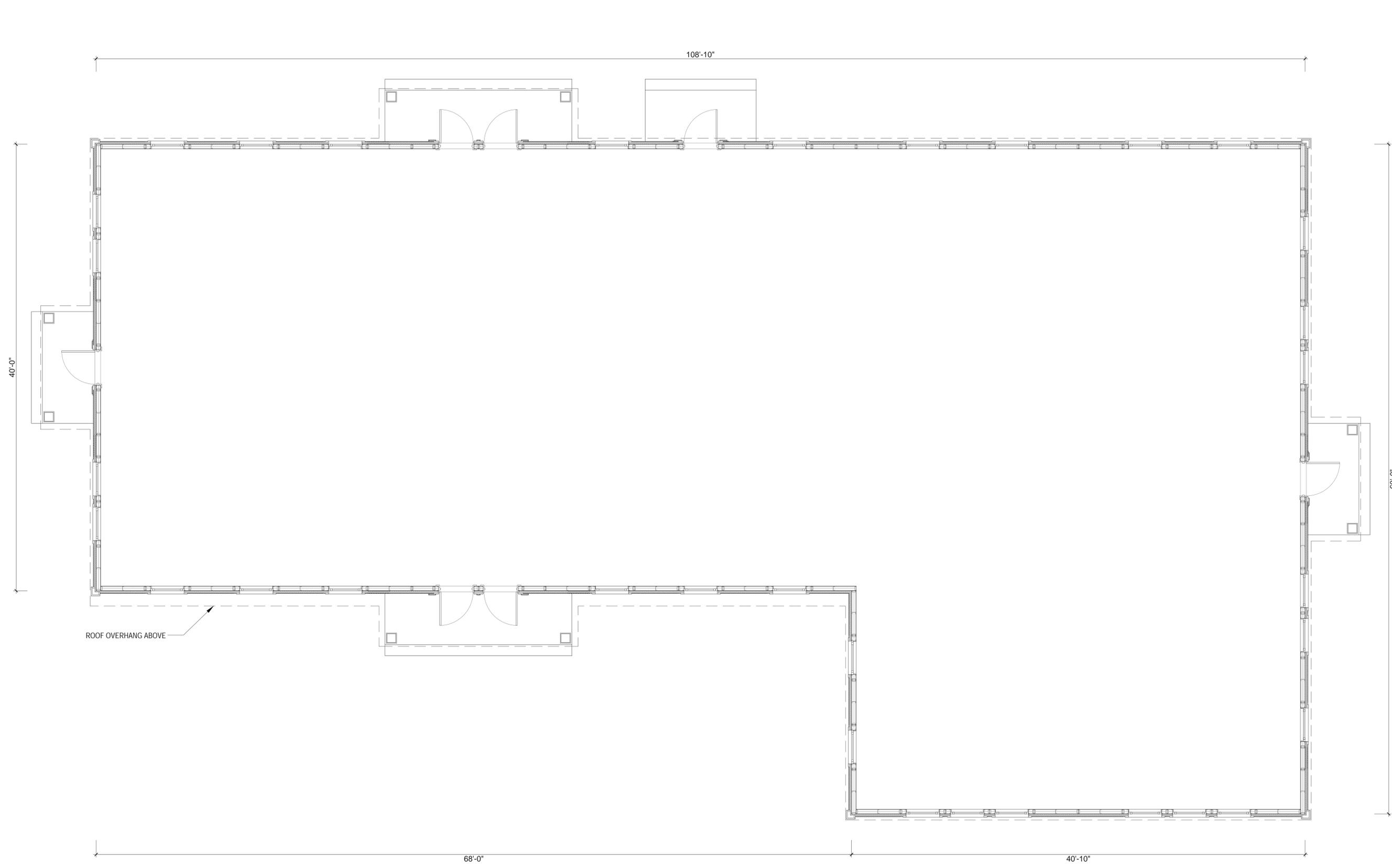
DRAWN BY: AWH CHECK BY:

ARCH D 1/4" = 1'-0"

JULY 2016

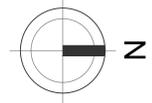
5170 SF RETAIL

P-02



1
A-00 5,170 SF RETAIL - PLAN

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



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Project: Collaborator: Engineer: Architect: EDUARDO GUZMAN, R.A.

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Andrew Hankermeyer



RETAIL
LINER BUILDINGS

DCML 13-362

The Richmond Company
SCHEMATIC DESIGN

Revision	Description
△	HDC COMMENTS
△	
△	
△	

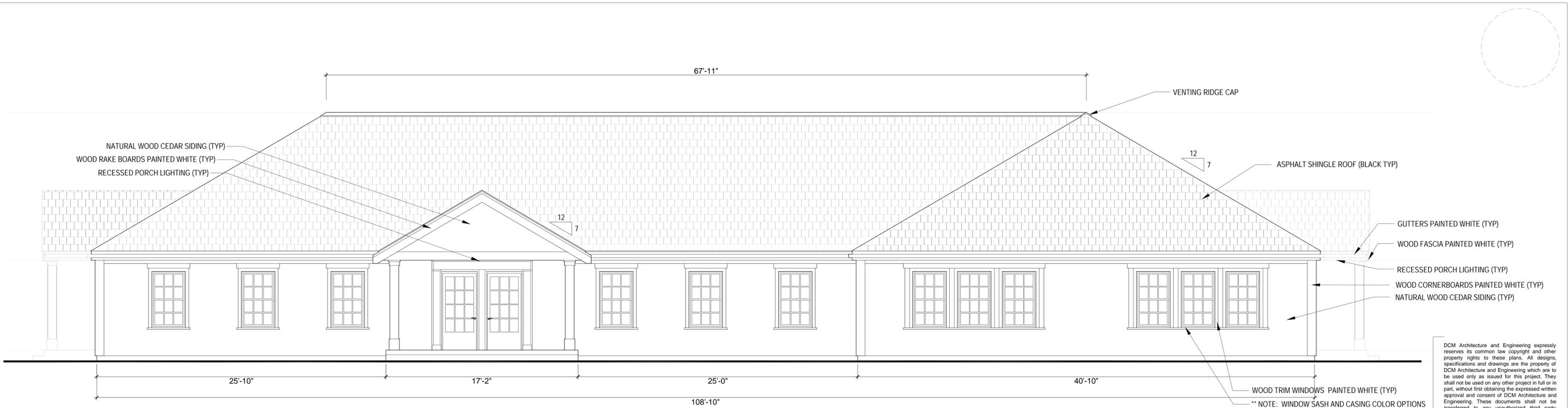
Drawn By: AWH Check By:

ARCH D 1/4" = 1'-0"

JULY 2016

5170 SF RETAIL

A-00



1 5,170 SF RETAIL - EAST ELEVATION
A-01

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

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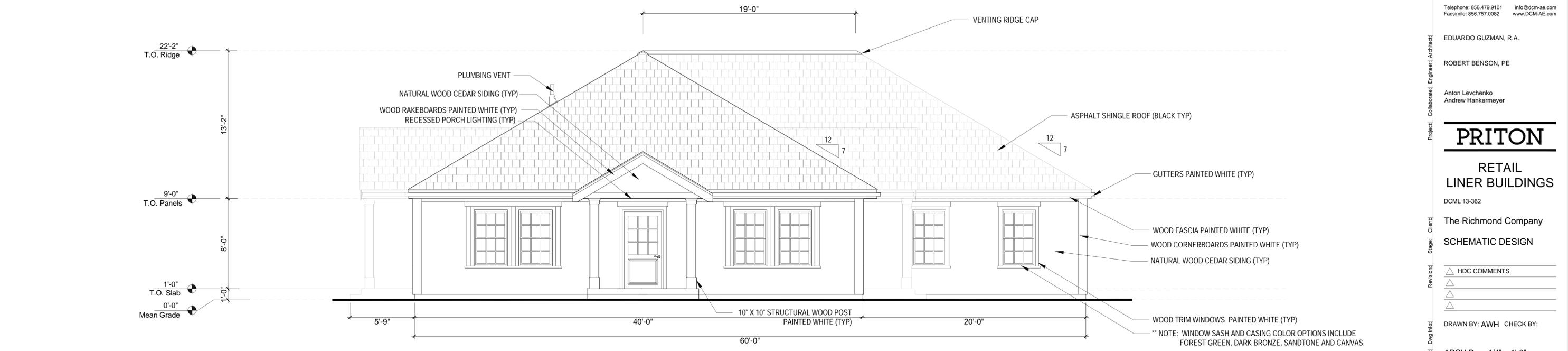
Project: Collaborator: Engineer: Architect:
 EDUARDO GUZMAN, R.A.
 ROBERT BENSON, PE
 Anton Levchenko
 Andrew Hankermeyer

PRITON
 RETAIL LINER BUILDINGS
 DCML 13-362
 The Richmond Company
 SCHEMATIC DESIGN

Revision	Stage	Client
△	HDC COMMENTS	
△		
△		
△		

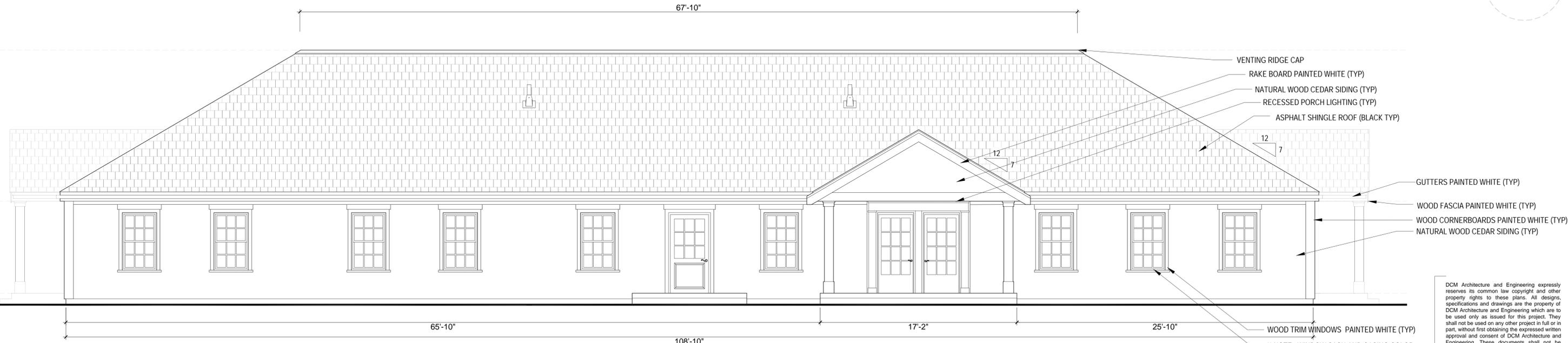
Drawn By: AWH Check By:
 ARCH D 1/4" = 1'-0"
 Date: JULY 2016
 Plan No.: 5170 SF RETAIL

A-01



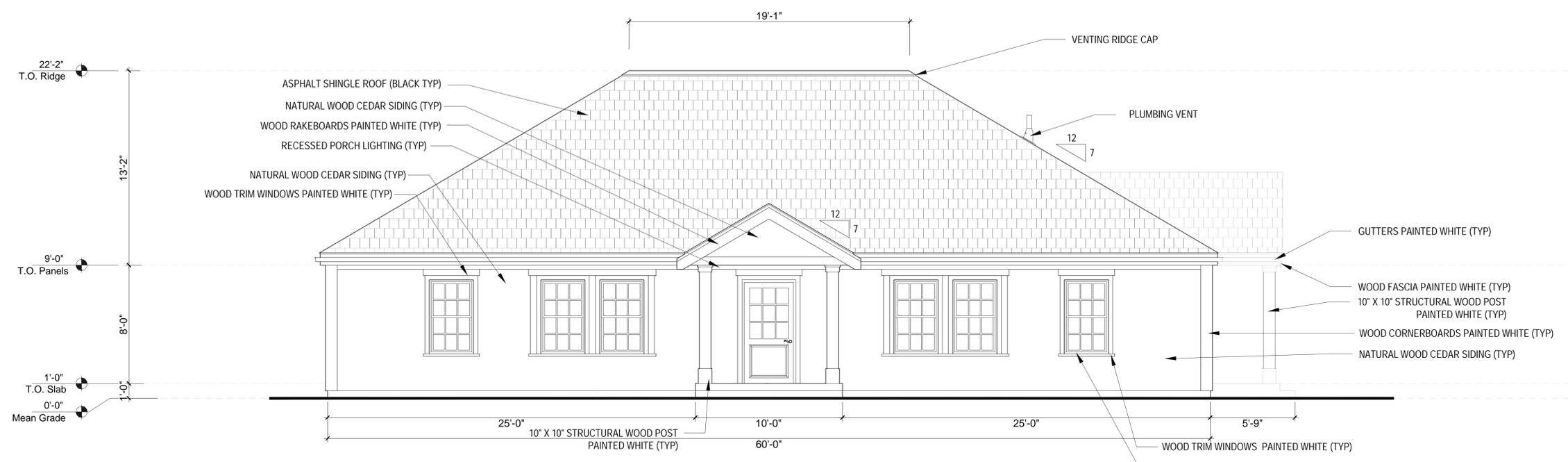
2 5,170 SF RETAIL - SOUTH ELEVATION
A-01

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



1 5,170 SF RETAIL - WEST ELEVATION
A-02

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



2 5,170 SF RETAIL - NORTH ELEVATION
A-02

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

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 The Richmond Company
 SCHEMATIC DESIGN

△	HDC COMMENTS
△	
△	
△	

DRAWN BY: AWH CHECK BY:
 ARCH D 1/4" = 1'-0"
 JULY 2016
 5170 SF RETAIL

Plan No.: A-02



1 3,235 SF RETAIL - SOUTHEAST PERSPECTIVE
P-00

SCALE: NO SCALE

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SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
- △

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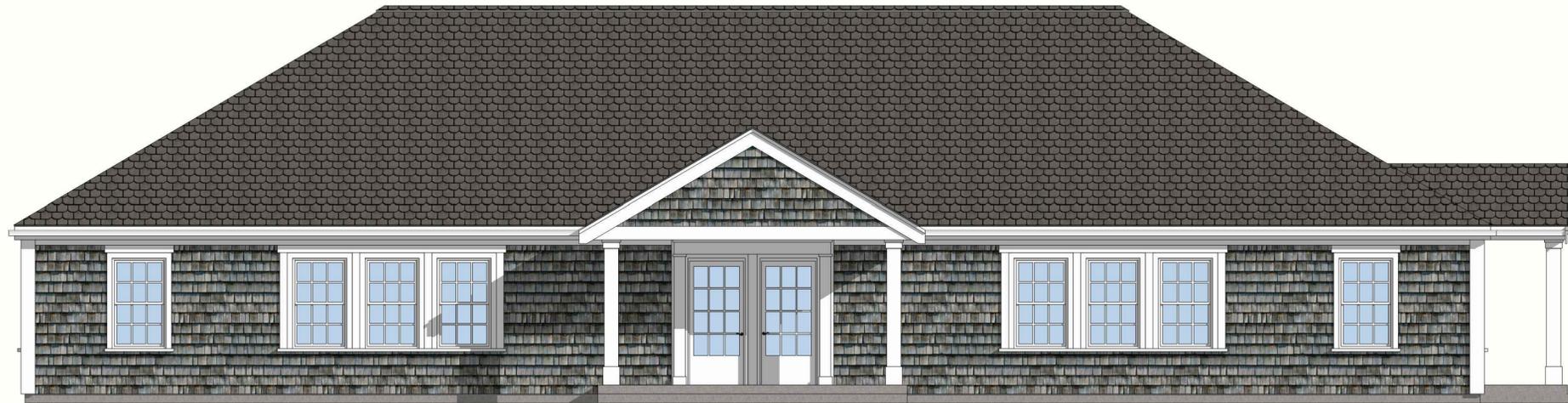
ARCH D SCALE: NA

JULY 2016

3,235 SF RETAIL

P-00

Project: Collaborator: Engineer: Architect: Stage: Client: Revisions: Dwg Info: Scale: Date: Plan: Plan No.:



1 3,235 SF RETAIL - SOUTH ELEVATION
P-01

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



2 3,235 SF RETAIL - WEST ELEVATION
P-01

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

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SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
- △

DRAWN BY: AWH CHECK BY:

ARCH D 1/4" = 1'-0"

JULY 2016

3,235 SF RETAIL

P-01



1 3,235 SF RETAIL - NORTH ELEVATION
P-02

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



2 3,235 SF RETAIL - EAST ELEVATION
P-02

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

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- △ HDC COMMENTS
- △
- △
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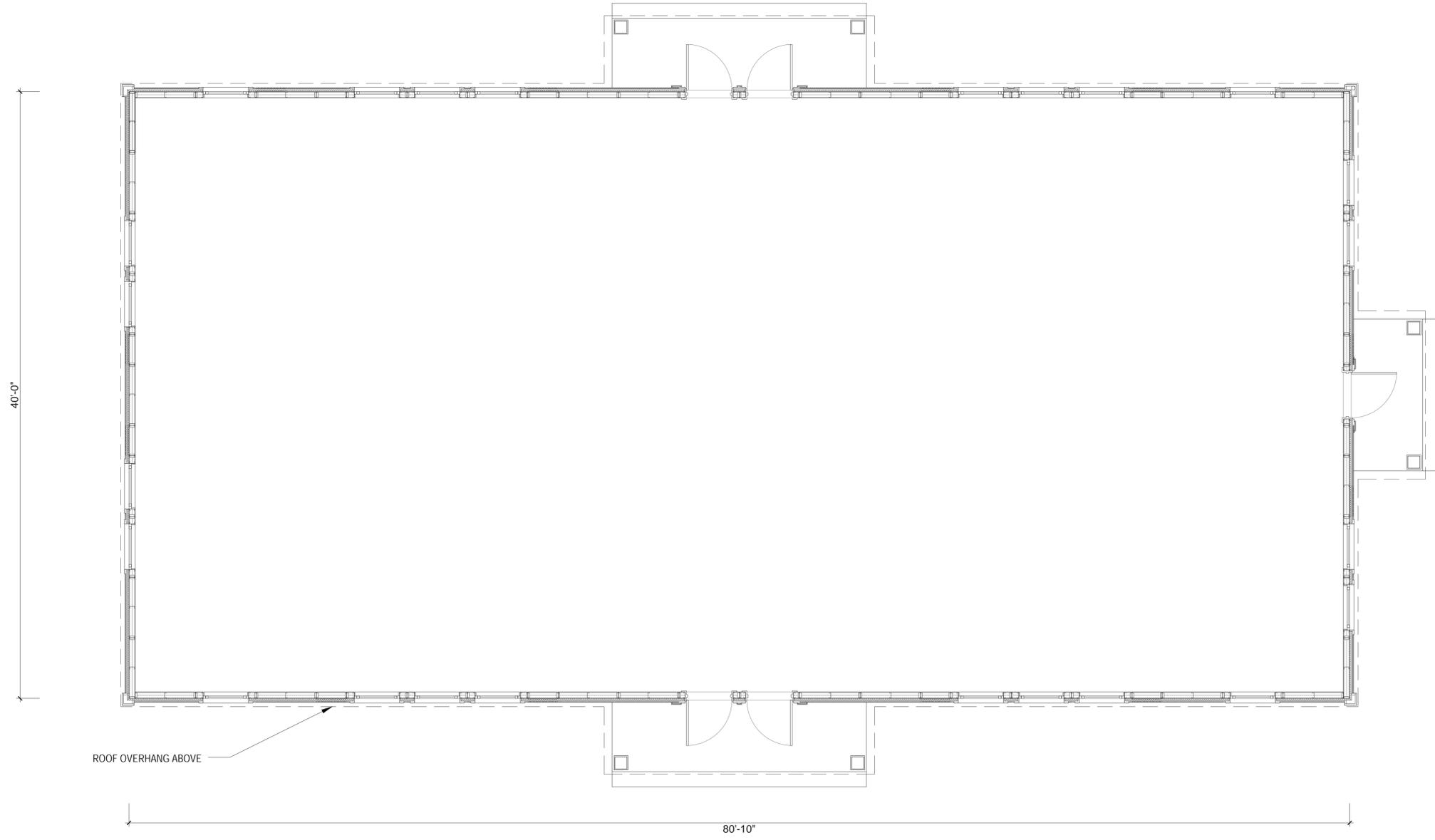
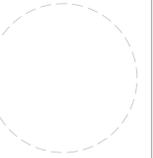
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ARCH D 1/4" = 1'-0"

JULY 2016

3,235 SF RETAIL

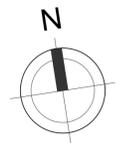
P-02



1
A-00

3,235 SF RETAIL - PLAN

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



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SCHEMATIC DESIGN

Revision:	△	HDC COMMENTS
Revision:	△	
Revision:	△	
Revision:	△	

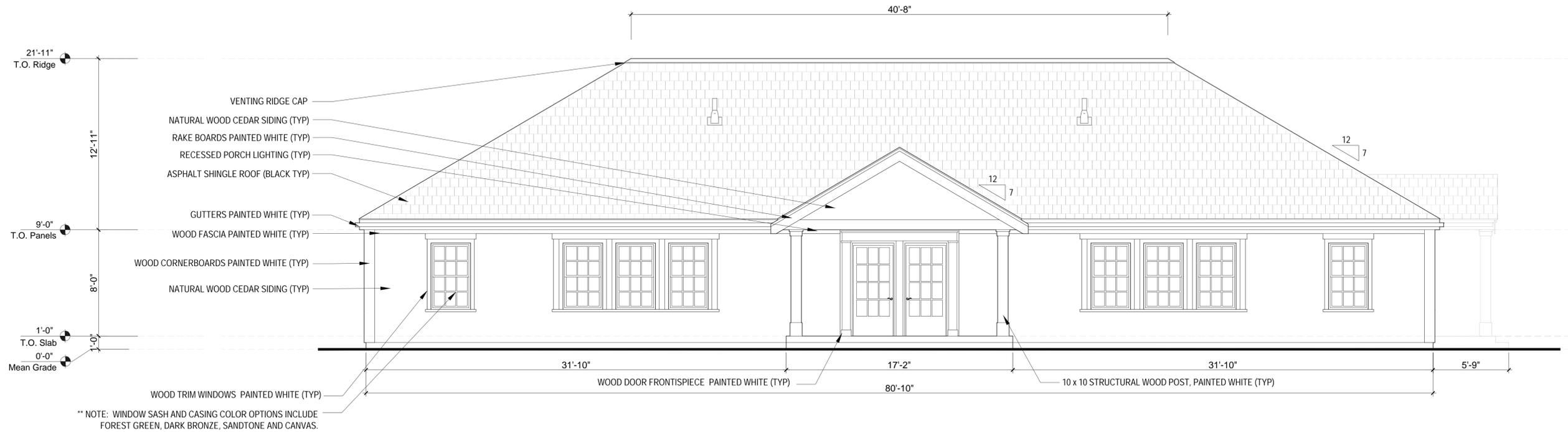
DRAWN BY: AWH CHECK BY:

ARCH D 1/4" = 1'-0"

JULY 2016

3,235 SF RETAIL

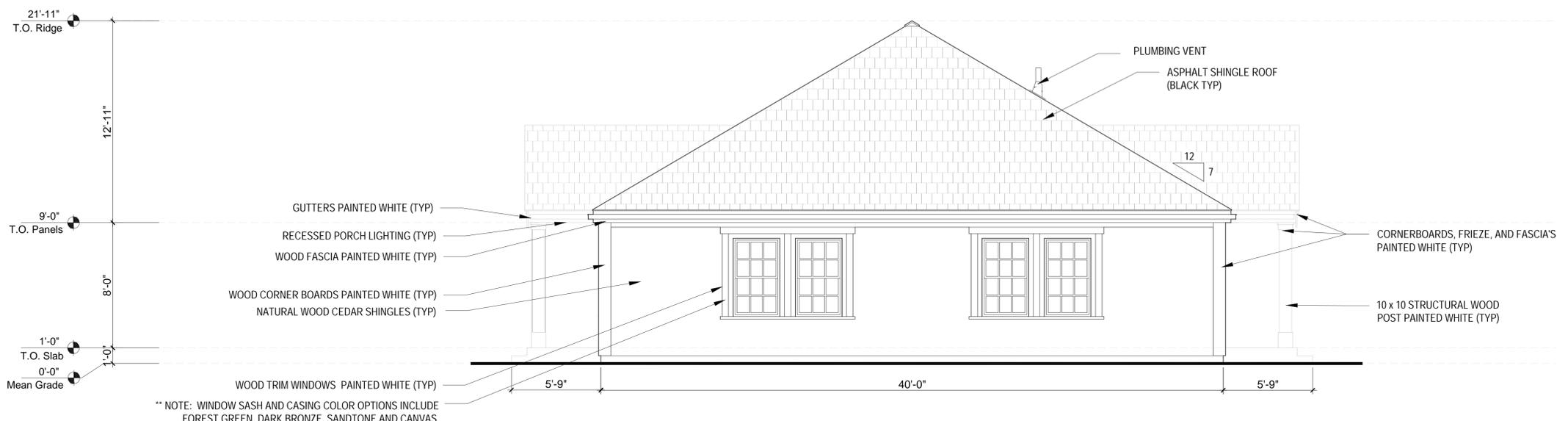
A-00



** NOTE: WINDOW SASH AND CASING COLOR OPTIONS INCLUDE FOREST GREEN, DARK BRONZE, SANDTONE AND CANVAS.

1 3,235 SF RETAIL - SOUTH ELEVATION
A-01

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



** NOTE: WINDOW SASH AND CASING COLOR OPTIONS INCLUDE FOREST GREEN, DARK BRONZE, SANDTONE AND CANVAS.

2 3,235 SF RETAIL - WEST ELEVATION
A-01

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

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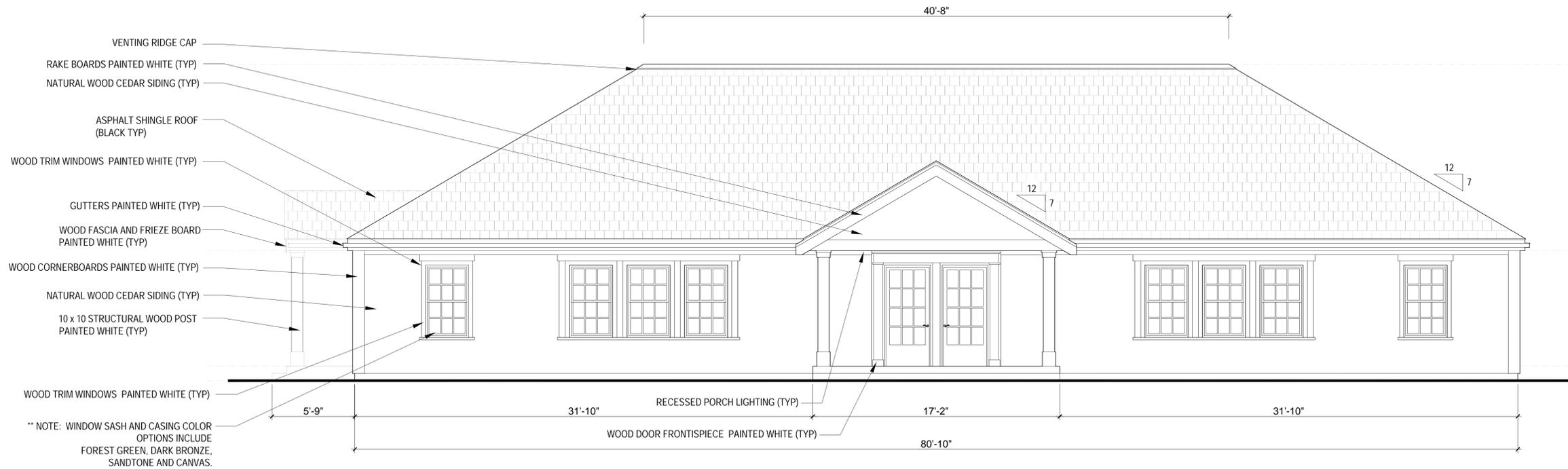
Project: Collaborator: Engineer: Architect:
 EDUARDO GUZMAN, R.A.
 ROBERT BENSON, PE
 Anton Levchenko
 Andrew Hankermeyer

PRITON
 RETAIL LINER BUILDINGS
 DCML 13-362
 The Richmond Company
 SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
- △

Drawn By: AWH Check By:
 ARCH D 1/4" = 1'-0"
 JULY 2016
 3,235 SF RETAIL

Plan No.: A-01



1 3,235 SF RETAIL - NORTH ELEVATION
A-02

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

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DCML 13-362
The Richmond Company
SCHEMATIC DESIGN

△ HDC COMMENTS
△
△
△

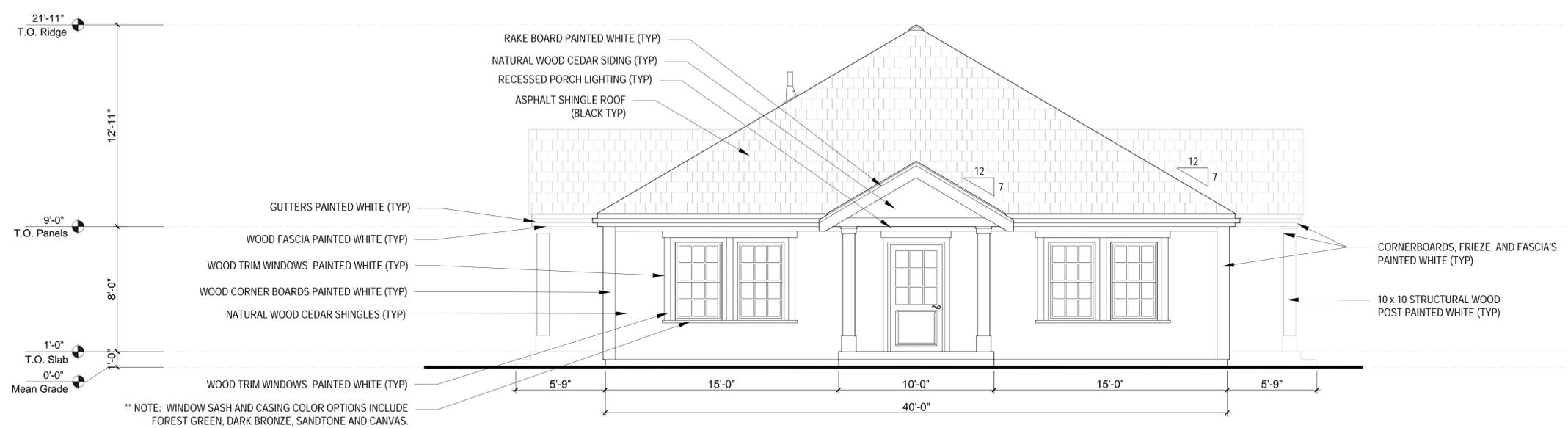
DRAWN BY: AWH CHECK BY:

ARCH D 1/4" = 1'-0"

JULY 2016

3,235 SF RETAIL

A-02



2 3,235 SF RETAIL - EAST ELEVATION
A-02

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



1 5,170 SF RETAIL - SOUTHEAST PERSPECTIVE
P-00

SCALE: NA

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DCML 13-362

The Richmond Company
SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
- △

DRAWN BY: AWH CHECK BY:

ARCH D NO SCALE

JULY 2016

5170 SF RETAIL

P-00



1
P-01 5,170 SF RETAIL - EAST ELEVATION

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



2
P-01 5,170 SF RETAIL - SOUTH ELEVATION

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

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LINER BUILDINGS

DCML 13-362

The Richmond Company

SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
- △

DRAWN BY: AWH CHECK BY:

ARCH D 1/4" = 1'-0"

JULY 2016

5170 SF RETAIL

P-01



1 5,170 SF RETAIL - WEST ELEVATION
P-02

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



2 5,170 SF RETAIL - NORTH ELEVATION
P-02

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

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The Richmond Company

SCHEMATIC DESIGN

- △ HDC COMMENTS
- △
- △
- △

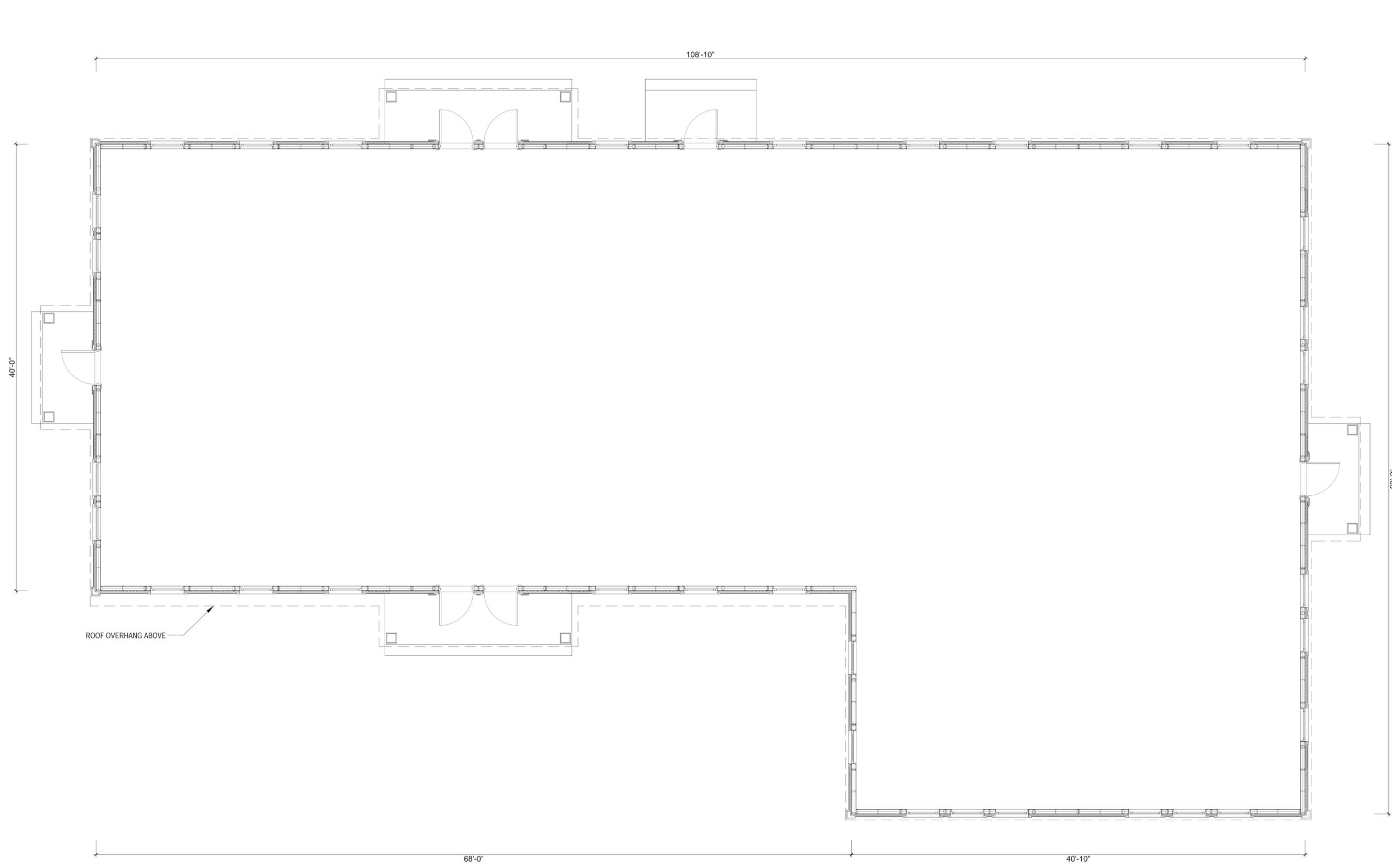
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ARCH D 1/4" = 1'-0"

JULY 2016

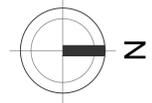
5170 SF RETAIL

P-02



1
A-00 5,170 SF RETAIL - PLAN

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



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DCML 13-362

The Richmond Company
SCHEMATIC DESIGN

Revision	Description
△	HDC COMMENTS
△	
△	
△	

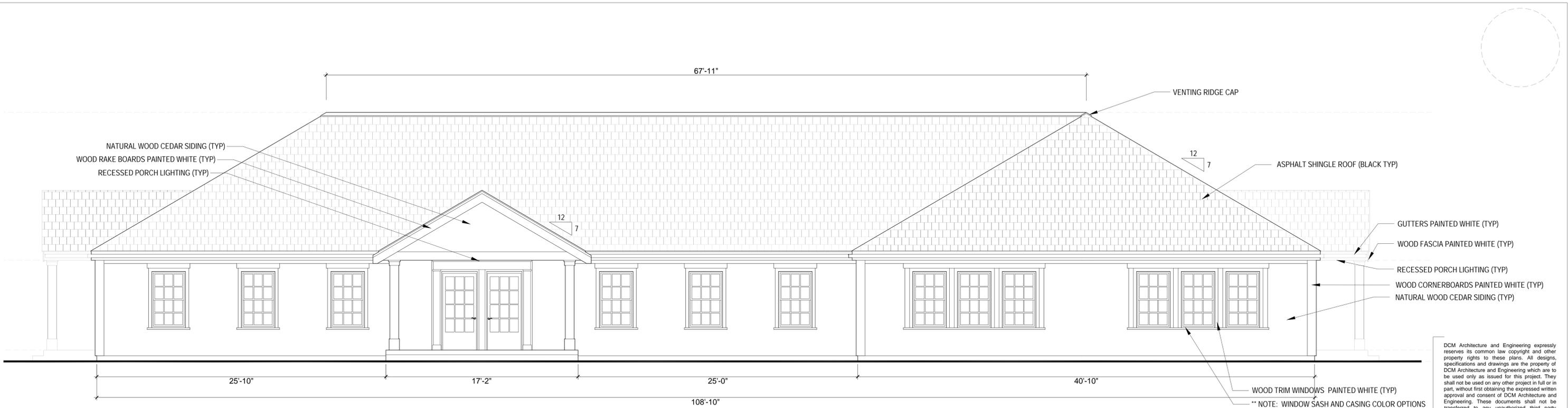
Drawn By: AWH Check By:

ARCH D 1/4" = 1'-0"

JULY 2016

5170 SF RETAIL

A-00



1 5,170 SF RETAIL - EAST ELEVATION
A-01

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

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Andrew Hankermeyer



RETAIL LINER BUILDINGS

DCML 13-362

The Richmond Company
SCHEMATIC DESIGN

Revision:	Stage:	Client:
△	HDC COMMENTS	
△		
△		

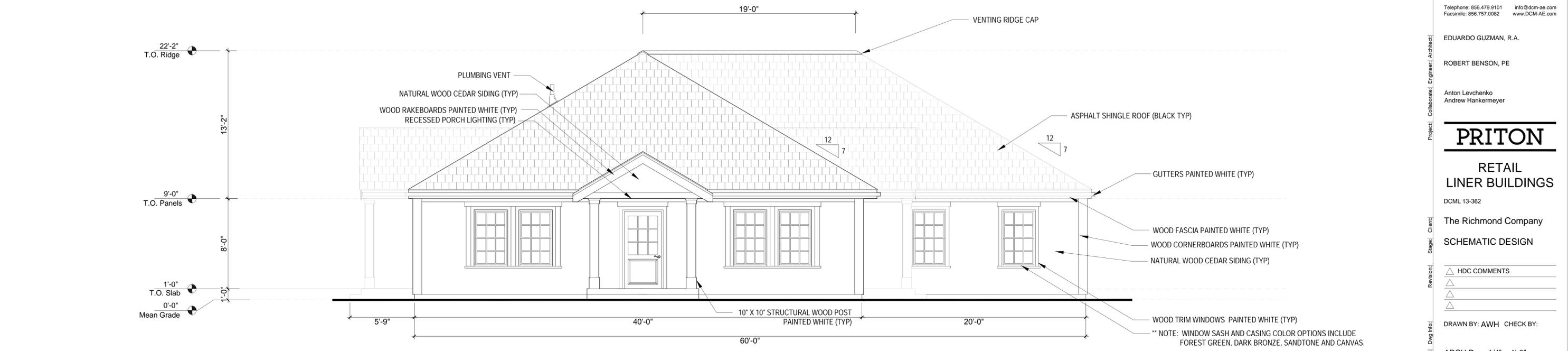
Drawn By: AWH Check By:

ARCH D 1/4" = 1'-0"

JULY 2016

5170 SF RETAIL

A-01



2 5,170 SF RETAIL - SOUTH ELEVATION
A-01

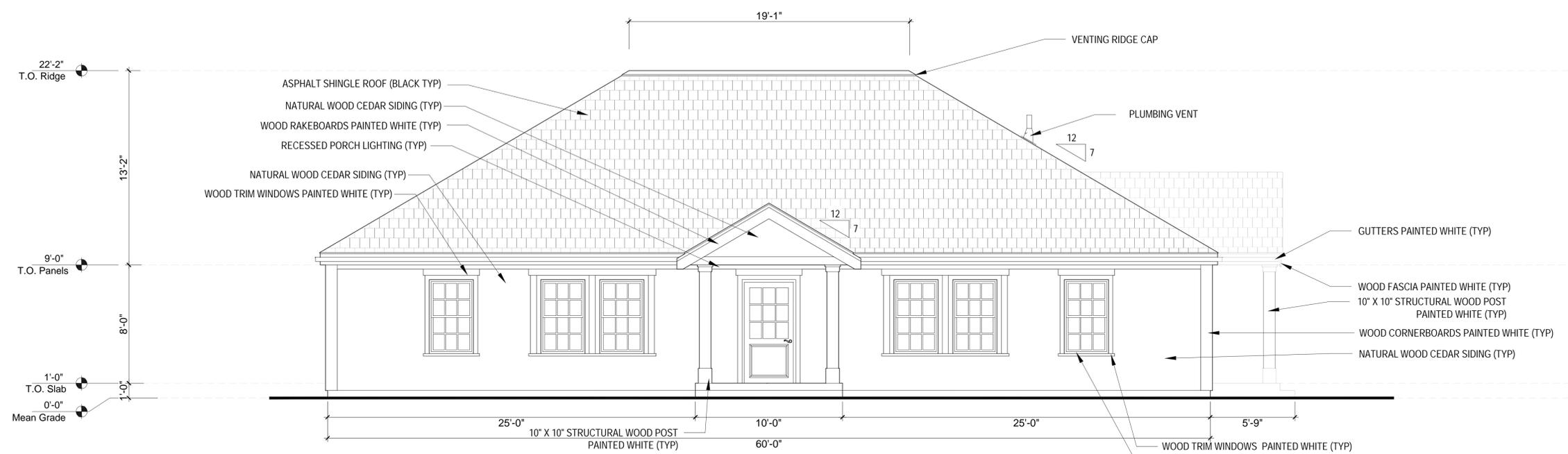
SCALE: 1/4" = 1'-0"

** NOTE: WINDOW SASH AND CASING COLOR OPTIONS INCLUDE FOREST GREEN, DARK BRONZE, SANDTONE AND CANVAS.



1 5,170 SF RETAIL - WEST ELEVATION
A-02

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



2 5,170 SF RETAIL - NORTH ELEVATION
A-02

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

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10 YEARS DCM
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PRITON
 RETAIL LINER BUILDINGS
 DCML 13-362
 The Richmond Company
 SCHEMATIC DESIGN

△	HDC COMMENTS
△	
△	
△	

DRAWN BY: AWH CHECK BY:

ARCH D 1/4" = 1'-0"

JULY 2016

5170 SF RETAIL

A-02