

# Pocket Neighborhood

06.25.15

Fairgrounds Road  
Nantucket, Massachusetts

## CAPACITY ASSESSMENT

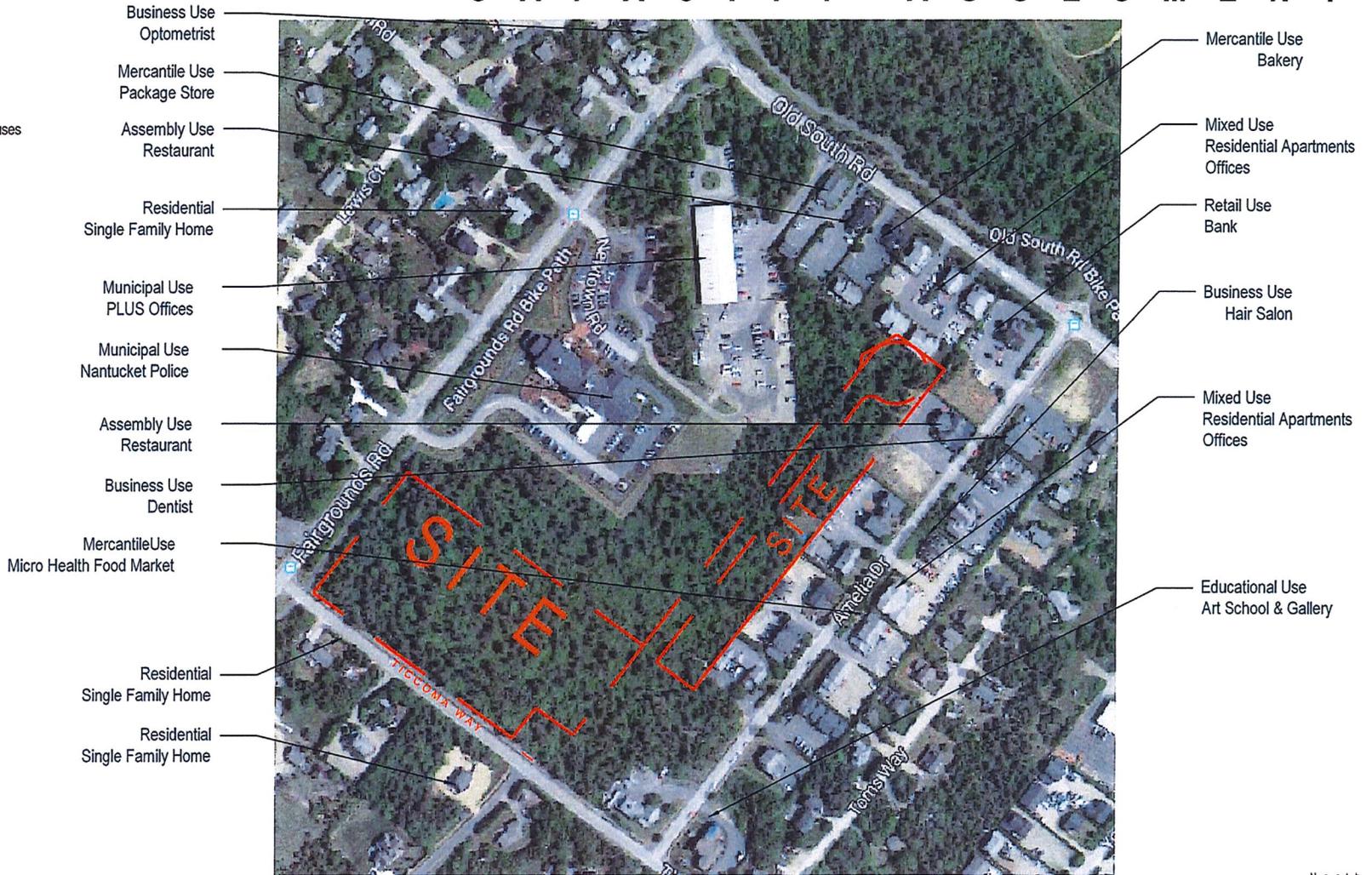
**Use Context:**  
The surrounding site includes multiple uses and typologies including residential, commercial and municipal applications.

- Municipal Uses:**
- Town of Nantucket PLUS
  - Nantucket Police Department

- Residential Uses:**
- single family residences
  - multifamily
  - apartments

- Commercial Uses:**
- Professional Offices
  - Out Patient Services
  - Retail
  - Restaurants
  - Micro Market
  - Supply Houses
  - Manufacturing

- Educational Uses:**
- Art School & Gallery



## CONTEXT AND USE ANALYSIS

Scale: 1" = 60'

North



C A P A C I T Y A S S E S S M E N T

Projected Site and Context Development:

- Nantucket Fire Station  
Current proposals include an addition to the existing Nantucket Police Station
- Municipal Employee Housing  
Three adjacent parcels proposed for municipal employee housing
- Nantucket Housing Authority & Habitat for Humanity  
Each entity has been deeded a single lot for development of a single or multifamily residence
- Public Vehicle Storage  
Current proposals locate structure as shown - alternate locations and orientation may be considered

- Existing Nantucket Police Station
- Proposed Nantucket Fire Station
- Proposed Public Safety Vehicle Storage
- "Green Belt"
- Proposed "Waitt Drive"
- Nantucket Housing Authority Proposed Residence
- Habitat for Humanity Residence

Existing T.O.N. Offices P.L.U.S.

Proposed Municipal Housing



P R O J E C T S C O P E

Scale: 1" = 60'



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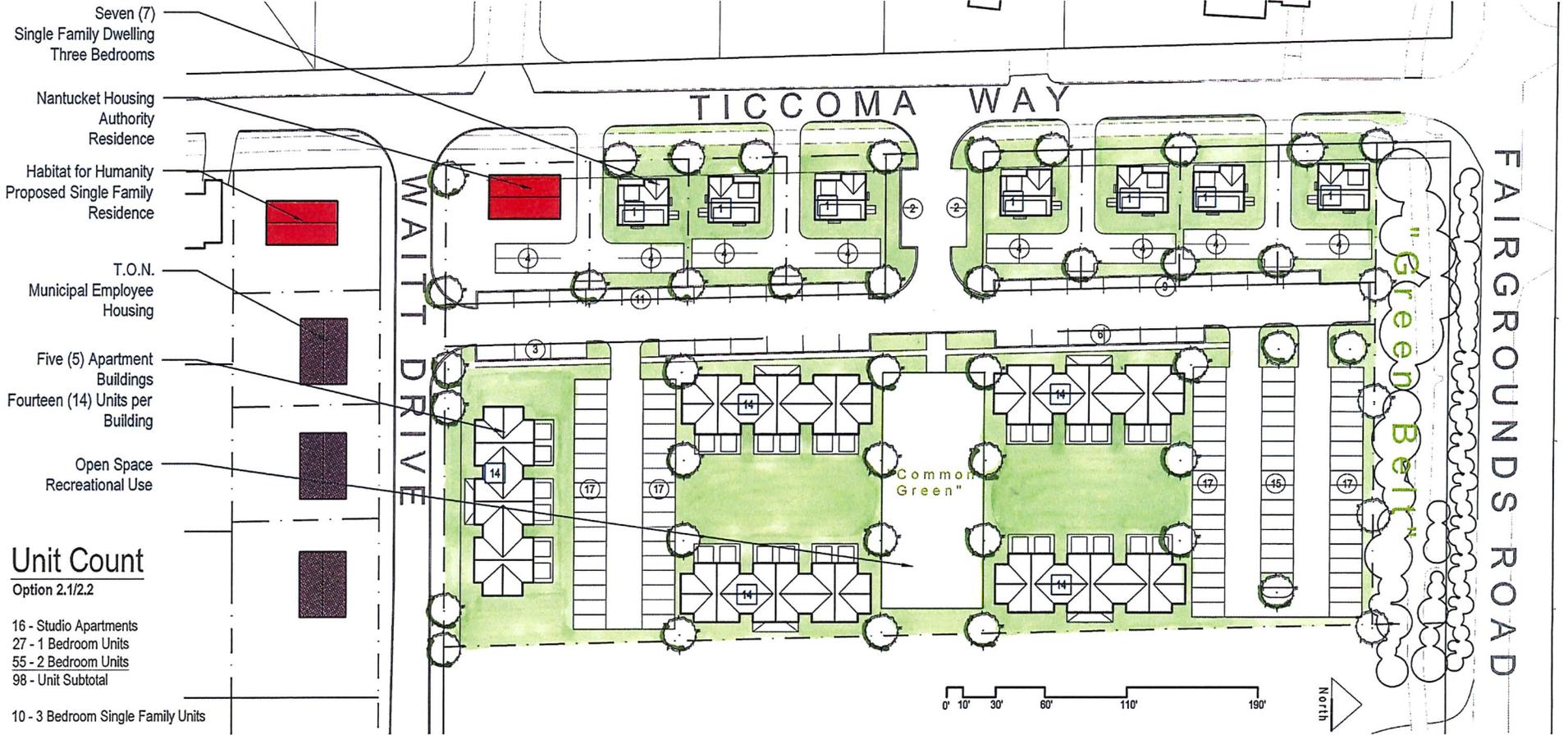
# P o c k e t N e i g h b o r h o o d

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Nantucket, Massachusetts

## C A P A C I T Y A S S E S S M E N T

4 0 B



## D E V E L O P M E N T O P T I O N 2 . 1 - 4 0 B

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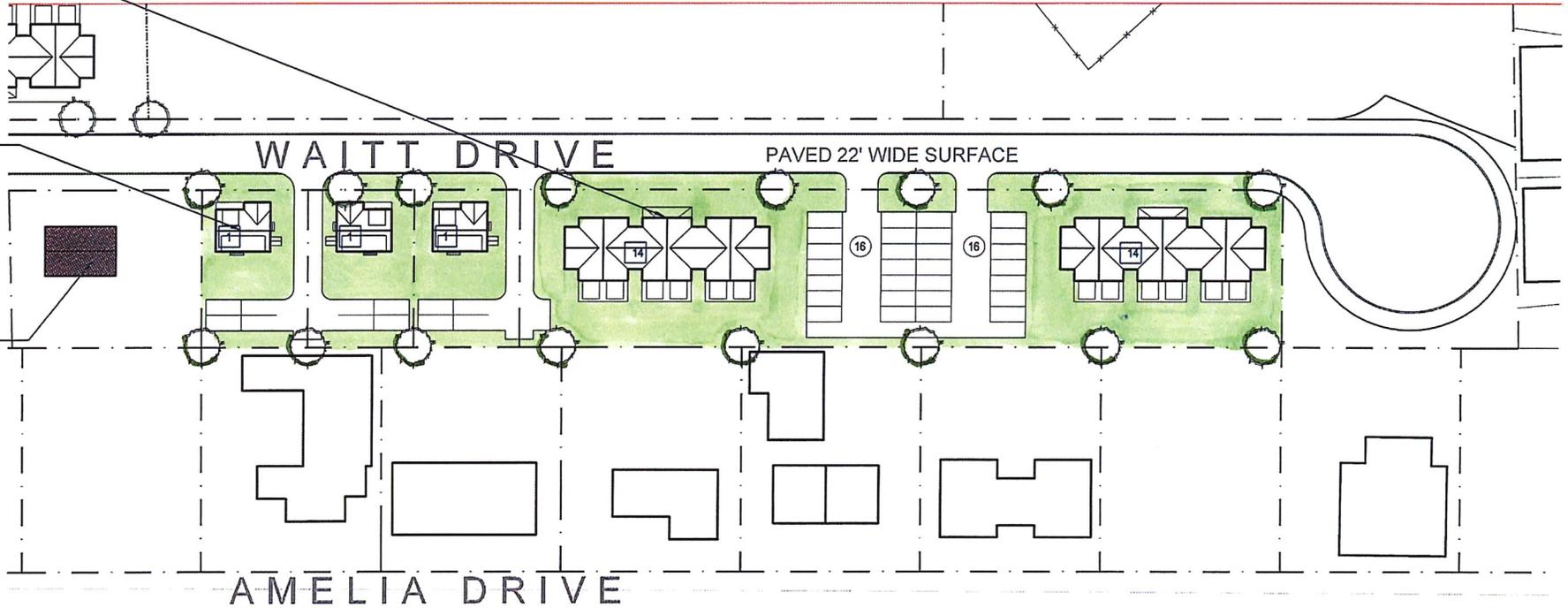
## CAPACITY ASSESSMENT

### 40B

Two (2) Apartment  
Buildings  
Fourteen (14) Units per  
Building

Three (3)  
Single Family Dwelling  
Three Bedroom

T.O.N.  
Municipal Employee  
Housing



### Unit Count

Option 2.1/2.2

- 16 - Studio Apartments
- 27 - 1 Bedroom Units
- 55 - 2 Bedroom Units
- 98 - Unit Subtotal

10 - 3 Bedroom Single Family Units

TOTAL 108 Units

## DEVELOPMENT OPTION 2.2 - 40B

Scale: 1" = 60'



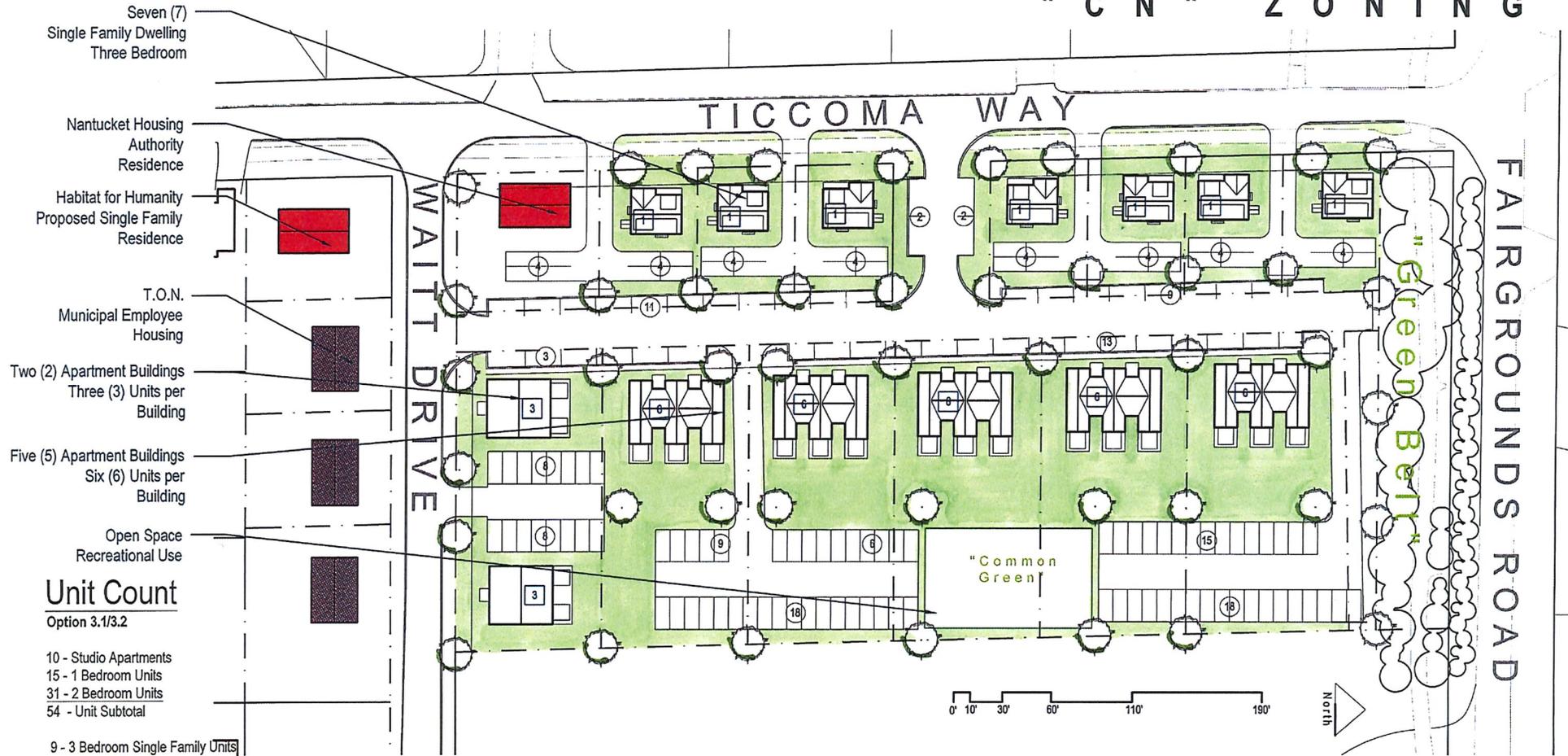
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## CAPACITY ASSESSMENT "CN" ZONING



TOTAL 63 Units

## DEVELOPMENT OPTION 3.1 - "CN" ZONING

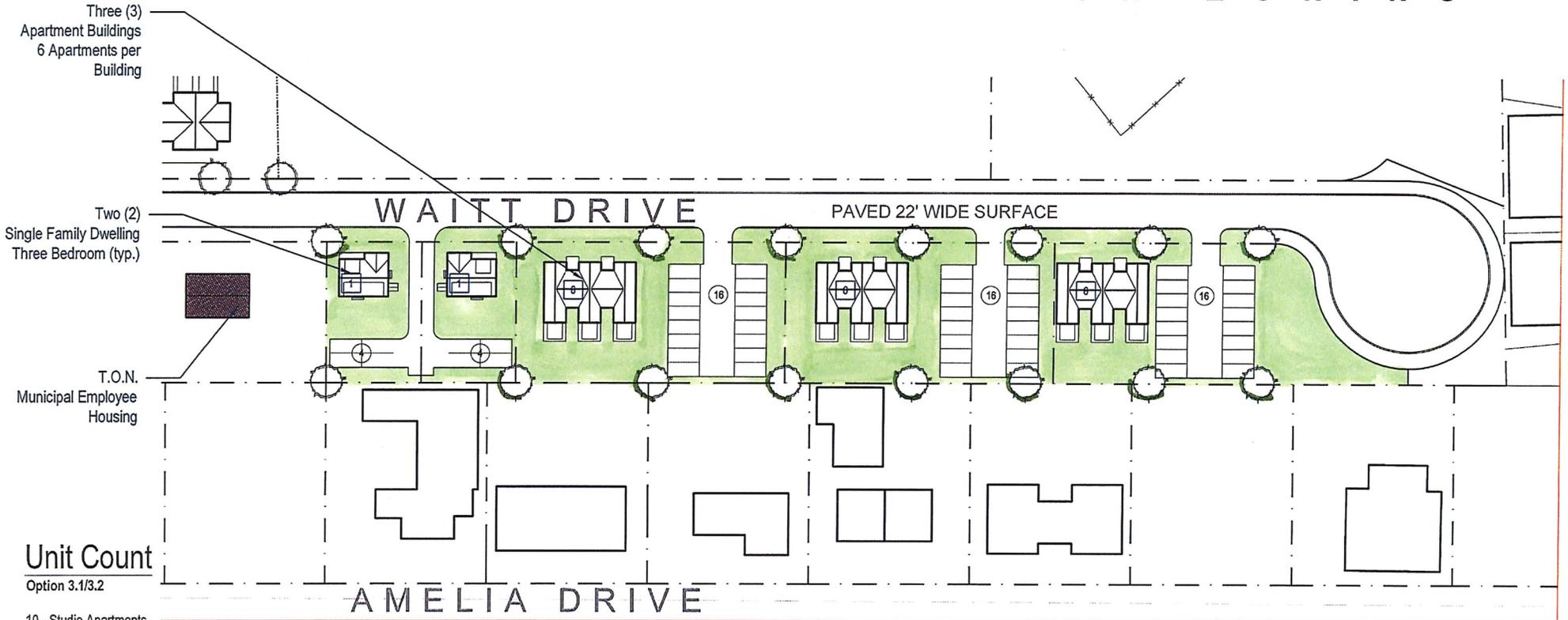
Scale: 1" = 60'

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Nantucket, Massachusetts

## CAPACITY ASSESSMENT "CN ZONING"



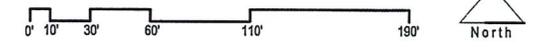
### Unit Count

Option 3.1/3.2

- 10 - Studio Apartments
- 15 - 1 Bedroom Units
- 31 - 2 Bedroom Units
- 54 - Unit Subtotal

9 - 3 Bedroom Single Family Units

TOTAL 63 Units



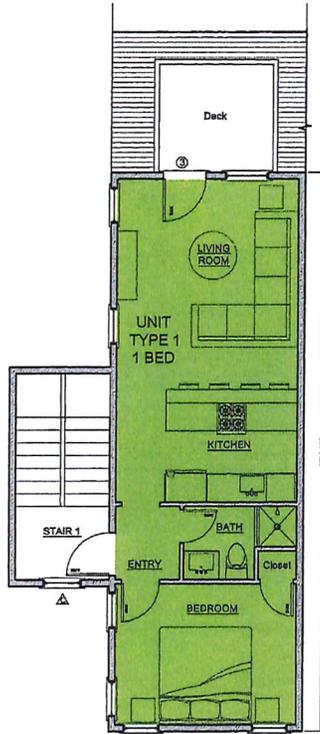
## DEVELOPMENT OPTION 3.2 - "CN" ZONING

Scale: 1" = 60'

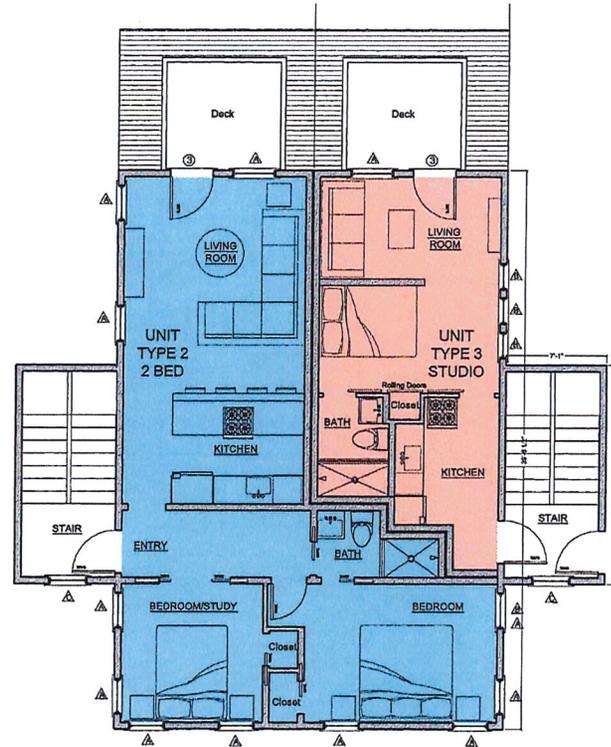


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C A P A C I T Y A S S E S S M E N T



1 B E D R O O M U N I T ( T Y P . )

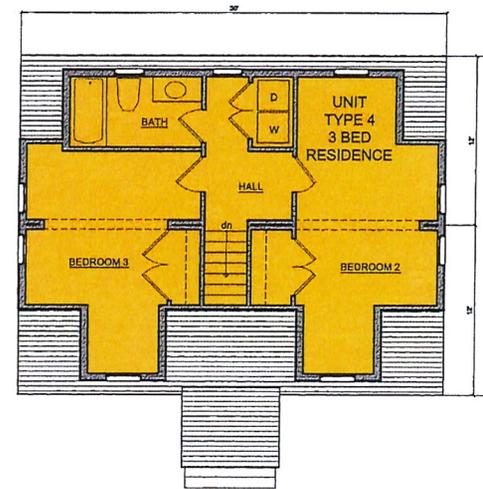
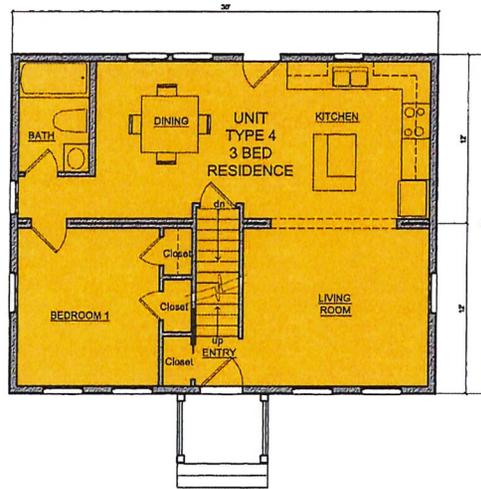


2 B E D R O O M U N I T & S T U D O U N I T ( T Y P . )

S C H E M A T I C P L A N S 4 . 1

Scale: 1" = 60'

C A P A C I T Y A S S E S S M E N T



3 B E D R O O M S I N G L E F A M I L Y  
R E S I D E N C E ( T Y P . )

S C H E M A T I C P L A N 4 . 2

Scale: 1" = 60'

# P o c k e t N e i g h b o r h o o d

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## C A P A C I T Y A S S E S S M E N T

Analysis Summary						
ZONING OPTION	TOTAL UNIT COUNT	STUDIO APT @ 15%	1 BED UNIT @ 25%	2 BED UNIT @ 50%	3 BED UNIT @ 10%	PARKING COUNT
"40-B" ZONING	108	16	27	55	10	186
"CN" ZONING	63	10	15	31	7	151

Unit Count and Area - "40-B" ZONING					
UNIT TYPE	SQ. FT./ UNIT	UNITS	TOTAL SQ. FT.	DECK / UNIT	8' FOUNDATION/UNIT
STUDIO	351	16	5,616	170	
1 BED	540	27	14,580	170	
2 BED	729	55	40,095	170	
3 BED RESIDENCE	1,165	10	11,650	70	720
DECK	VARIES				
COMMON EGRESS			26,114		
8' FOUNDATION	33,080				

Unit Count and Area - "CN" ZONING					
UNIT TYPE	SQ. FT./ UNIT	UNITS	TOTAL SQ. FT.	DECK / UNIT	8' FOUNDATION/UNIT
STUDIO	351	10	3,510	170	
1 BED	540	15	8,100	170	
2 BED	729	31	22,599	170	
3 BED RESIDENCE	1,165	7	8,155	70	720
DECK					
COMMON EGRESS			16,938		
8' FOUNDATION	16,941				

## S U M M A R Y

Scale: 1" = 60'

**CONSTRUCTION**

FOUNDATION: 8" Poured Concrete Foundation Wall on 10"x20" concrete footing. 8'-0" Foundation Wall. Basements to be unfinished and uninsulated.

FLOOR SYSTEM: 2" x 10" Floor Joist (spaced according to loads) 2" x 10" Rim Joists and LVL where required 2" x 8" Solid Block Bridging Floor Joists where needed for plumbing -all floors 3/4" T&G OSB Decking

EXTERIOR WALLS: 2" x 6" Exterior Walls (Double Top Plate & Single Bottom Plate) -16" O.C. 8' Ceiling Height All Floors

EXTERIOR SHEATHING: 5/8" Dens Glass Wall Sheathing ILO STD (Where required)

MARRIAGE WALL SHEATHING: Completely Sheath Marriage Wall: 7/16" OSB

CEILING SYSTEM: 2" x 6" Ceiling Joist 2" x 12" Rim Joists at Lower Level Ceilings with 2" x 6" Ledger 1 Layer of 1 1/2" Lay Flat installed around perimeter

ROOF: 9/12 Cape Rafter -16" O.C.

ROOF SHEATHING: 7/16" OSB Roof Sheathing

**SHEETROCK**

WALLS: 5/8" Thick Sheetrock throughout Resilient Channel for Corridor Walls Double Layer 5/8" Sheetrock at Stairwell Locations

CEILINGS: 5/8" Thick Type "C" Sheetrock at Ceilings 2 Layers of 5/8" Sheetrock at Corridor Ceilings.

FINISH: Primer: Sherwin Williams "Contractors Primer" B28WF162 Wall and Ceiling Paint: Sherwin Williams "Master Hide" Latex Flat Color: Dover White seams and screws taped and mudded. Repair all plumbing and electrical access holes at walls and/or ceilings by others All walls and ceilings are primer only (may see paint flashing) Prime coat all areas repaired by others (may see paint flashing) Finish coat of paint supplied and installed.

**INSULATION**

EXTERIOR WALLS: R-21 Fiberglass Wall Insulation

INTERIOR WALLS: Insulate All Interior Walls with R-11 or R-19 Insulate Corridor Walls with Acoustical Batt Insulation Insulate Party Walls with Fiberglass

ROOF/CEILING: R-49 Fiberglass Ceiling Insulation (Lower Floors) 6-Mil poly vapor barrier installed before RC-2 Channel 1st Layer: R-19 Unfaced run between Joists 2nd Layer: R-19 Unfaced (24" wide) run across Joists 3rd Layer: R-11 Unfaced run perpendicular to 2nd Layer R-49 Fiberglass Ceiling Insulation (Top Floor) STD X 6-Mil poly vapor barrier installed before RC-2 Channel 1st Layer: R-19 Unfaced run between Joists 2nd Layer: R-19 Unfaced run between Joists 3rd Layer: R-11 Unfaced run between Joists

Any additional insulation required in Attic/Truss area supplied and installed on site by others Insulate Floor Rim Joists with 3" of Rigid Insulation

**EXTERIOR DOORS**

STD UNIT ENTRY DOORS: 3'-0" x 6'-8" Thermo-Tru SE2DHD 6 Panel, Steel 90 Minute Fire Rated Peep Site @ 60" AFF, Public Access Sill, Spring Hdr, Exterior Lock-set: Schlage "S Series" SSIPD-JUP (Entrance) -Satin Nickel (619)

STAIRWELL TO RESIDENTIAL UNIT DOORS: 3'-0" x 6'-8" Thermo-Tru SE1D, Smooth, Steel 90 Minute Fire Rated, Public Access Sill Panic Hardware with Lever handle Door Closer

HALL TO EXTERIOR DOOR: 3'-0" x 6'-8" Thermo-Tru S262, 9 Lite, Smooth Star Fiberglass, Non Fire Rated, Public Access Sill, Outswing Panic Hardware with Lever handle Door Closer

Note: All final Door Adjustments done in field by others Master key to open all locks in entire building Unit Entry Doors all keyed different Supply key box 1 be sent with building to store and organize all unit keys

**WINDOWS:**

WINDOWS: Andersen Tilt Wash 400 Series -DPso Rated (ILO STD) Color: White Grille Pattern for Windows: 6 Over 1 SDL per Plan.

**SIDING & SHUTTERS (White Cedar Side Wall Shingles)**

SIDING: All Exterior trim cedar back primed.

Assume:

1x10 Rake and 1 x 2 shadow board

1 x 6 Facia

1 x 4 Frieze

1 x 6 Cornerboards

1x 4 exterior door window trim (typ.)

Fir Gutters

Copper Downspouts

**SHUTTERS:**

None

ROOF FINISH: Raftered Roof: High Wind Shingle Nailing (Up to 120 MPH) CertainTeed Architectural, 30 Year Warranty Color: TBD Aluminum Drip Edge Color: White One layer 15lb Felt paper Ice & Water Shield at Eaves, Valleys and Hip Ridges Roof ventilation and drainage requirements supplied and installed on site.

**PLUMBING**

Provide and install PVC Drain & Vent Lines Stubbed to PEX Supply lines for each unit stub to basement Material for Floor to Floor connections. Provide Plumbing pipe installation and hook up.

Provide and install any required fire caulking.

Provide and install all plumbing roof vents.

Provide Plumb for Washer with Water Hammer Arrestor (IPS Box #85717)

27-1/2" x 29-1/2" Plastic Washer Pan with Drain Line (Water-Tite #83200 WMP1)

**RADON MITIGATION:**

Provide and install (2) 4" PVC Pipes to Top Floor Ceiling for Radon Venting Extend Radon Pipe from Top Floor Ceiling up through roof.

**HVAC**

Provide and install All HVAC Equipment, Ductwork, Etc In Corridors, Stairs, Residential Units and Common Areas. Provide and install all Gas piping.

Provide and install Mitsubishi Mini-Split System-1 per Residential Unit.

**UNIT ELECTRICAL**

Provide and install 200 AMP Full Size Panel Box Location: Per Unit Main Lug or Main Breaker Run 2" conduit from panel box to basement Main electrical source wire from the panels to the meter box.

White Toggle Switches and Plate Covers, White Duplex Receptacles and Plate Covers All Wiring shall be Romex Type Wire for Electric Range at Residential Units Wire for Electric Dryer (Includes. Breaker) conduit to basement Photo Electric Smoke Detectors: BRK7010BC -Each Bedroom (per Code) Carbon Monoxide Detector: BRK C05120BN ATe Fault Circuits for Bedrooms (per code).

LIGHTING SCHEDULE: (Nickel Lighting) (Light Bulbs Not Included) Kitchen (Sink): Nicor #1704AR w/ 17511W Trim (6" Recessed) 1 per 1 BR & Kitchen (Ceiling): Homestylo HS31005-09 1 per 1 BR & Entry (Ceiling): Homestylo HS31004-091 per Unit Bedrooms: Homestylo HS31004-09 1 per Unit Bathroom (Ceiling): Homestylo HS31004-09 1 per Unit Exterior Doors: Progress 5862-20 1 per Door INCX

G E N E R A L S P E C I F I C A T I O N

Scale: 1" = 60'



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C A P A C I T Y A S S E S S M E N T

**CORRIDOR & COMMON AREA ELECTRICAL**

LIGHTING SCHEDULE: Corridor: Homestyle HS31004-09 1 per Floor Stairwells: Homestyle HS31004-09 3 per Stair: Homestyle HS31004-09

**FIRE PROTECTION SYSTEMS**

FIRE ALARM SYSTEM: Provide and Install all Units Single gang box (84" AFF to top of box) with 3/4" conduit run to basement for on-site Horn All fire protection equipment.

EMERGENCY LIGHTS & EXIT SIGNS: 10 Combo Exit Sign and Dual Head Emergency Light #LPXH70RWHDH 25 Dual Head Emergency Light #CC2

FIRE EXTINGUISHERS: Fire Extinguishers and Cabinets to be supplied by General Contractor Rough opening supplied for the cabinets R.O. Size: 25" I 10-1/2" W x 4" D

(See Attached Plans for Quantities and Locations)

**ENTRY/SECURITY SYSTEMS**

Provide and Install Recessed Entry Security System Unit with (2) 3/4" conduit lines to Basement

Provide and Install all Units Double gang box (55" AFF to top of box) with 3/4" conduit run to basement Entry/Security system.

SPRINKLERS (Required Per Building Code)

Provide and Install Complete CPVC wet sprinkler system to conform to NFPA-13 2007 Edition includes the following: Adequate water supply and pressure permits, fees and approval from the State Fire Marshal Work starting at a flange inside the building sprinkler zone to cover each floor White Residential Pendants and Sidewalls Throughout Heads in Allie and final tie-ins on-site. Work to include any necessary Pumps or Storage tanks Painting of piping, fittings, hangers or any parts Electrical work for sprinkler switches Underground piping or Flushing/Testing of Underground piping.

**KITCHEN**

SOFFITS ABOVE KITCHEN CABS: None

CABINETS: Merilatt: Classic Series Cabinets (Single Roll out Trays) Stock / Flat Panel / MDF or Equal Color: TBD

HARDWARE: Knobs for Doors: Amerock #BPS3014-GIO Color: Brushed Nickel Pulls for Drawers: Amerock #BPS3003-GIO Color: Brushed Nickel, ADA Compliant.

COUNTERTOP: Standard Postform Laminated Countertop (290 Wrap) Melamine Color: TBD

SINK: Double Bowl Stainless 8" -Dayton "Elite" #DSE23322-4

FAUCET: Symmons "Symmetrix" Single Lever Faucet w/ Spray #S-23-2-BH Color: Chrome

RANGE HOOD: Prep for Spacesaver Microwave Ventless Vent Hood to Exterior with Solid Rigid Pipe

**APPLIANCES**

Assume:

LG Refrigerator

Bosch Electric Cooktop

Bosch Oven

Bosch Microwave

Prep for Iceemaker at Refrigerator. Residential Units Plumb & Wire for Future DIW With Hammer Arrester (Omit Cabine) Prep for on-site Garbage Dispo At all Units.

**BATHROOMS**

SINK & FAUCET: 16 Mansfield "Alto II" Lavatory: #251 Color: White 16 Symmons "Symmetrix" Single Lever Faucet #S-20-2-BH Color: Chrome

VANITY: Color: TBD 30" Vanity (VB30FH) 42" Vanity (VB42FH)

VANITY TOP: Compressed Quartz

HARDWARE: Installed Knobs for Doors: Amerock #BPS3014-GIO Color: Brushed Nickel

MEDICINE CABINETS: 16 Nutone "Horizon" #1451 -16" x 26" (Beveled Edge)

VANITY LIGHTS: Home Style 3-Bulb Light Bar (#HS21008-15) Color: Chrome

BATH FANS: Bath Fan: Panasonic "Whisper Ceiling" FV-HVQ5 Radiation Dampener: Panasonic PC-RD05C3 Bath Fan Vented with 4" Round Rigid Pipe to Exterior Airtight 62.2 Bathroom Fan Control

TOILET: Toilet: Provide and Install Mansfield "Alto" #130 Bowl & 160 Tank Color: White S884 PTM 4" x 3" Hub Closet Flange w/ Knock out Toilets.

SHOWERS: Provide and Install Spring Valley Maple Square Spring Valley Maple Square 8 Aquatic 36" Shower: 1363C Color: White 4 Aquatic 48" Shower with Twin Seats: 1483SG Color: White 4 Aquatic 60" Shower with Twin Seats: 1603SG Color: White. Note Accessibility Requirements for Unit 1B.

Symmons "Tempro2000" Diverter and Trim Kit #25-1 Color: Chrome Test plug installed -ship loose strainer in box taped inside each tub or shower Fire rating at drain location -See plans for details

ACCESSORIES: Creative Specialties "Yorkshire" Paper Holder (#5308) Color: Chrome Creative Specialties "Yorkshire" Towel Bar 24" (#5324) Color: Chrome Creative Specialties "Yorkshire" Towel Ring (#5386) Color: Chrome

**INTERIOR DOORS & TRIM**

TRIM: Door and Window Casing: Painted 2-1/2" FJP Square Trim Color: White Baseboard Trim: Painted 3-1/2" Square PFJ Baseboard Color: Paint Grade Wood (Poplar or Pine Composite), Painted

DOORS: 1-3/8" Solid Core 6 Panel Masonite Doors Color: White Masonite Primed, Painted, see plans for locations of required ratings. All rated fire door must have closers and be positively latching

HARDWARE: Lockset: Schlage "Fisair" - Nickel Plated Lever (ADA) Style

WINDOW SILLS & SASHES: Picture Frame Window -No Sills Color: White Paint Grade Wood (Pine or Cedar), Painted

PAINT: Trim and Door Paint: Sherwin Williams Promar 400 Latex Semi-Gloss Color: Dover White low VOC or per Owner. (or Benjamin Moore).

**STAIRS**

STAIRS: Provide and Install KD Wood Framed Stairs with LVL Stringers, Plywood Risers and 1-1/2" Thick Treads Stair Tread and Riser/Landing Cover Wood Frame with (1) Hr. Rated Enclosures.

HANDRAIL: Provide and Install 1-1/2" Round Primed Wood Handrail with Wall Brackets. Painted Finish.

**FLOOR COVERINGS**

Provide and Install Flooring at Corridors, Residential Units and Public Areas. Provide Allowance. Flooring TBD.

**PORCHES**

Provide and Install Mahogany Decks or Owner approved selection, Cedar Rail & Balustrade/Shingle Rail & Cap.

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Scale: 1" = 60'

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06.25.15

## C A P A C I T Y A S S E S S M E N T

### MISCELLANEOUS

This Building requires:

- a) NFPA 13R Sprinkler System
- b) Fire Alarm System
- c) Town Sewer Application with associated Permit Documents as required
- d) Handicapped Accessible Units

- Building Construction Type: 5B
- Occupancy Type: R-2 Apartments
- Number of Units required to be Accessible: 2 (5%) see 521 CMR Requirements
- Automatic Fire Suppression System: Required per Table 903.2 (attached)
- Accessible Route from designated parking areas 3' minimum.

### 521 CMR

#### 5.00: DEFINITIONS

GROUP 2A: Applies to dwelling units that have features similar to Group 1, but have the additional feature of greater floor space to accommodate the needs of occupants who need such space due to their disability.

#### 9.4 GROUP 2 DWELLING UNITS

In multiple dwellings that are for rent, hire, or lease (but not for sale) and contain 20 or more units, at least 5% of the dwelling units must be Group 2A units.

Group 2A units must comply with 521 CMR 9.5, Dwelling Unit Interiors; and 521 CMR 44.00: GROUP 2

BATHROOMS; and 521 CMR 45.00: GROUP 2 KITCHENS; and 521 CMR 47.00: GROUP 2 BEDROOMS.

#### 9.4.2 Distribution:

Group 2A dwelling units shall be proportionally distributed across the total number of units according to number of bedrooms, size, quality, price and location.

9.4.3 Variance: The Board may consider applications for a variance from the 5% requirement if there is a greater or lesser need for Group 2A units in certain areas of the Commonwealth. A variance may be granted only if there is a sufficient factual basis, using data from the central registry of the Massachusetts Rehabilitation Commission or other sources, to establish with a reasonable degree of certainty the present and future needs for the applicable Group 2A units. The Board may not require more than 10% of the dwelling units to be Group 2A units. A variance for less than 5% shall not be granted unless the applicant can demonstrate that the units are not needed by disabled persons and cannot be readily rented, hired, or leased to other persons. Applications for variances to increase or decrease must be made to the Board before the issuance of a building permit.

### 44.00: GROUP 2 BATHROOMS

#### 44.1 GENERAL

In all dwelling units required to be Group 2A units, (see 521 CMR 9.4 Group 2A Dwelling Units) all bathrooms and half bathrooms shall comply with 521 CMR 44, exclusive of the bold and italicized text which refer to Group 2B units. In facilities required to have Group 2B bathrooms, such as hotels, motels, inns and health facilities, the bathroom shall comply with 521 CMR including the bold and italicized text which refer to Group 2B units.

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