

2 Beach Street, Edgartown Proposed Demolition

CR 4 - 2015



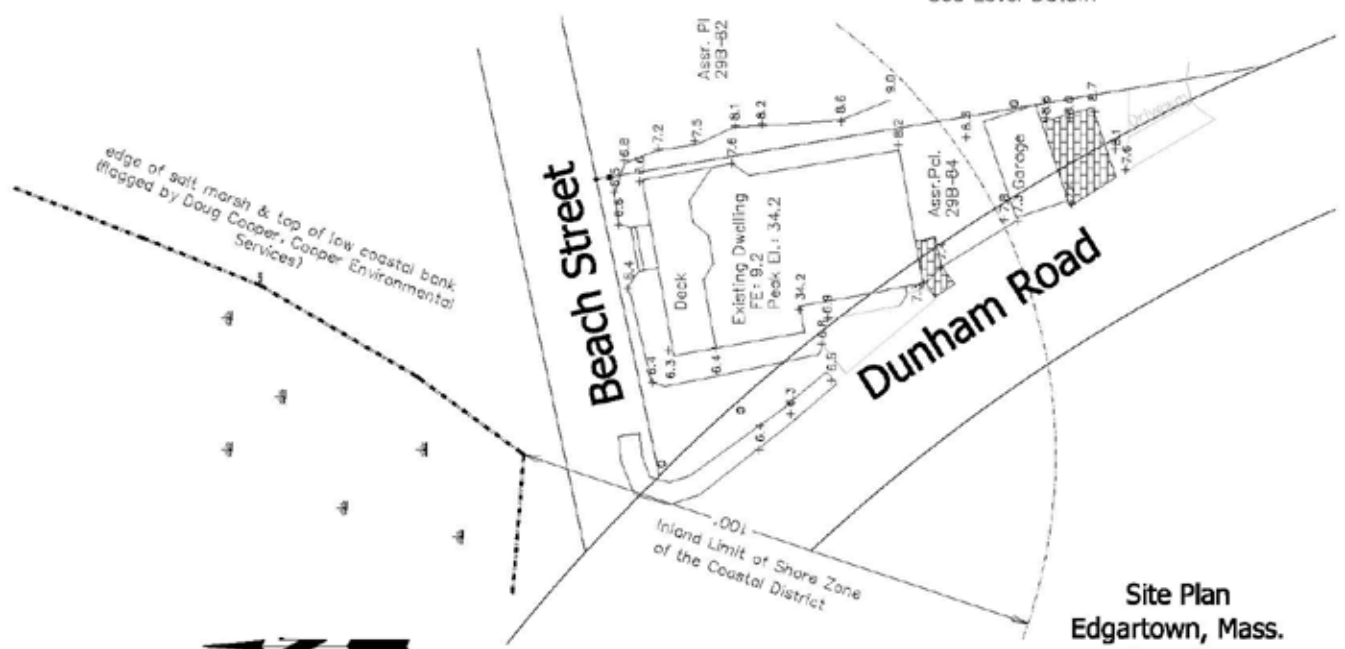


ATWOOD CIR

BEACH ST

DUNHAM RD





- Legend:
- +6.8 denotes spot grade on Mean Sea Level Datum
 - o denotes concrete bound set

- Notes:
- Elevations refer to Mean Sea Level Datum
 - Parcel lies in the AE Flood Zone 100 year flood EL: 10.0 based on Mean Sea Level Datum

**Site Plan
Edgartown, Mass.**

Prepared For
Alexander Marx

Scale: 1" = 10' November 18, 2014

Schofield, Barbini & Hoehn Inc.
 Land Surveying ◊ Civil Engineering
 12 Surveyor's Lane, Box 339
 Vineyard Haven, Mass.
 508-693-2781
 www.sbhinc.net
 MV 1175

BROOKS & FALOTICO ASSOCIATES, INC.
 EXCEPTIONAL RESIDENTIAL ARCHITECTURE
 199 Elm Street, New Canaan, CT 06840
 Phone: 203.966.8440 Fax: 203.966.3091
 WWW.BROOKSANDFALOTICO.COM

LOUISE BROOKS
VINCENT FALOTICO

Architects and interior designers. Building design, construction management, interior design, landscape architecture, and project management. 2500 hours of design and construction experience. 100% satisfaction guarantee. No other architects or interior designers in the area.

2015-05-26
 ISSUED FOR SPECIAL PERMIT

REV #	DATE	DESCRIPTION

BEACH ST. PROPERTIES LLC
 2 BEACH STREET
 EDGARTOWN, MA 02568
 PROJECT NO.

ISSUE'S SITE PLAN
 SPECIAL PERMIT

SCALE: AS NOTED

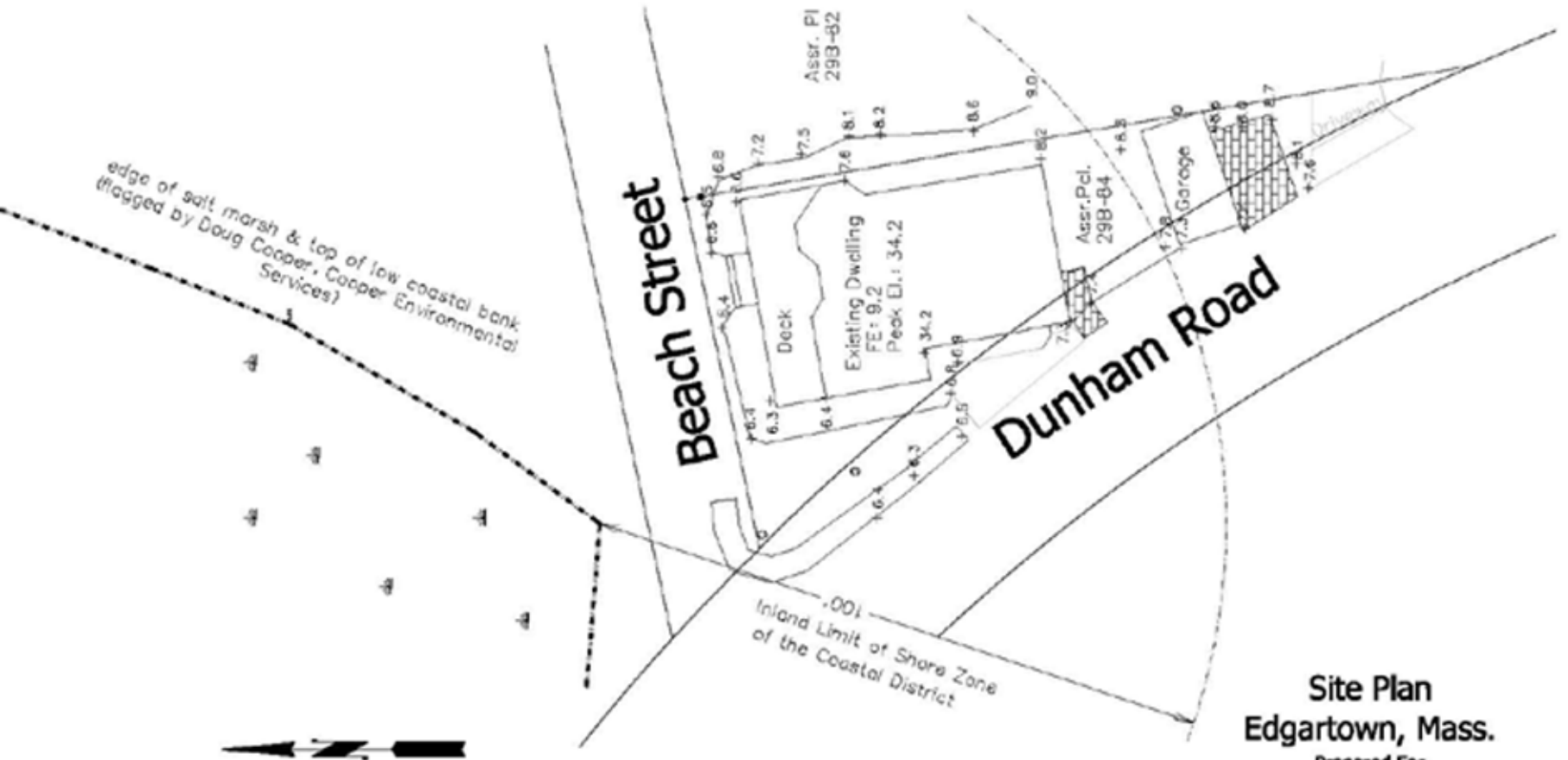
030

Legend:

- +6.6 denotes spot grade on Mean Sea Level Datum
- denotes concrete bound set

Notes:

- Elevations refer to Mean Sea Level Datum
 - Parcel lies in the AE Flood Zone
- 100 year flood EL: 10.0 based on Mean Sea Level Datum



Site Plan
Edgartown, Mass.

Prepared For
Alexander Marx

Scale: 1" = 10' November 18, 2014

Schofield, Barbini & Hoehn Inc.
Land Surveying • Civil Engineering

12 Surveyor's Lane, Box 339





PARCEL 21B-82
PETER & JOAN KUMPITCH
4 BEACH STREET
EDGARTOWN, MA 02568

EXISTING GARAGE
• GARAGE TO REMAIN AS IS. NO
PROPOSED ADDITION /
ALTERATIONS



Beach Street



PARCEL 21B-84
2 BEACH STREET
EDGARTOWN, MA 02568

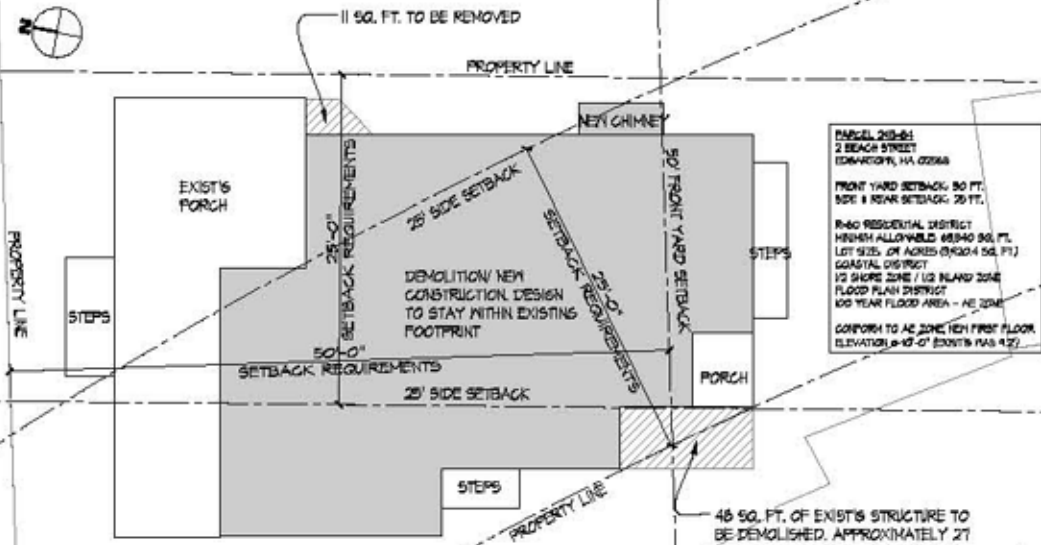
NEIGHBORS DRIVEWAY

Dunham Road

PARCEL 21B-84
2 BEACH STREET
EDGARTOWN, MA 02568

R-60 RESIDENTIAL DISTRICT
MINIMUM ALLOWABLE: 65340 SQ. FT.
LOT SIZE OR ACRES (8420.4 SQ. FT.)
COASTAL DISTRICT
1/2 SHORE ZONE / 1/2 INLAND ZONE
FLOOD PLAIN DISTRICT
100 YEAR FLOOD AREA - 45 ZONE

Beach Street

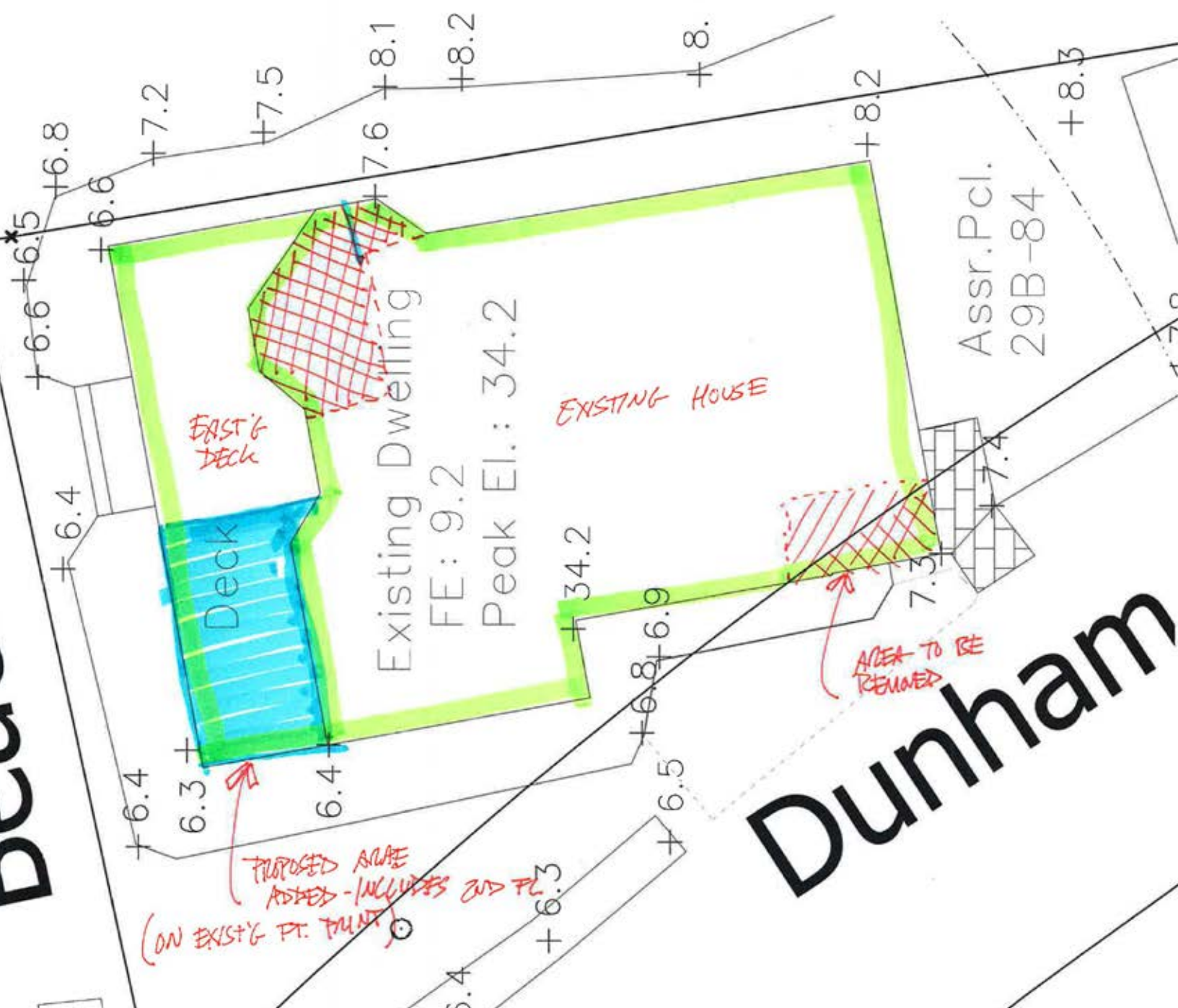


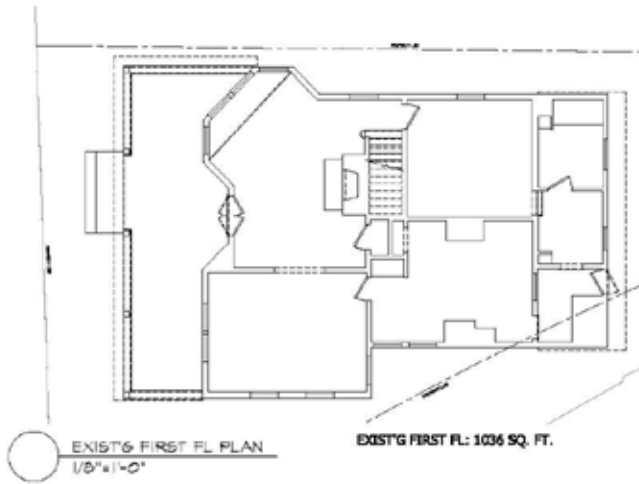
PARCEL 02-0-04
2 BEACH STREET
EDMUNTOPE, MA 02568
FRONT YARD SETBACK: 30 FT.
SIDE & REAR SETBACK: 20 FT.
R-40 RESIDENTIAL DISTRICT
HEIGHT ALLOWABLE: 48'-0" (50' FT.)
LOT SIZE: 27 ACRES (57424.56 SQ. FT.)
COASTAL DISTRICT
1/2 SHORE ZONE / 1/2 INLAND ZONE
FLOOD PLAIN DISTRICT
100 YEAR FLOOD AREA - AE ZONE
CONFORM TO AE ZONE 100 YEAR FLOOD
ELEVATION: 8'-12" (80016 HAS 4.5')

48 SQ. FT. OF EXIST'S STRUCTURE TO BE DEMOLISHED. APPROXIMATELY 27 SQ. FT. OF EXISTING SPACE WAS OVER PROPERTY LINE

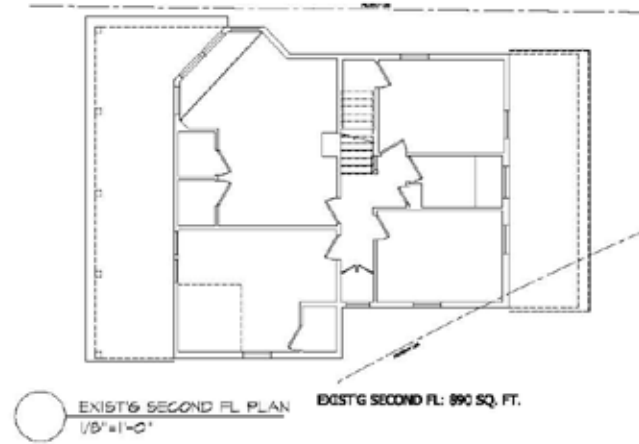
Dunham Road

Beach Street

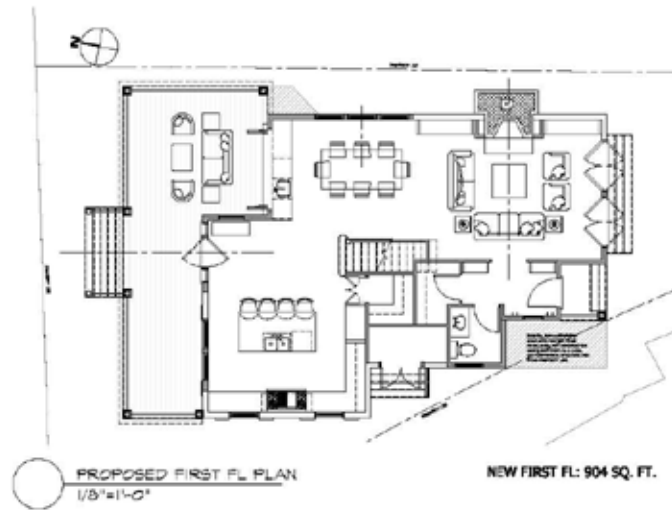




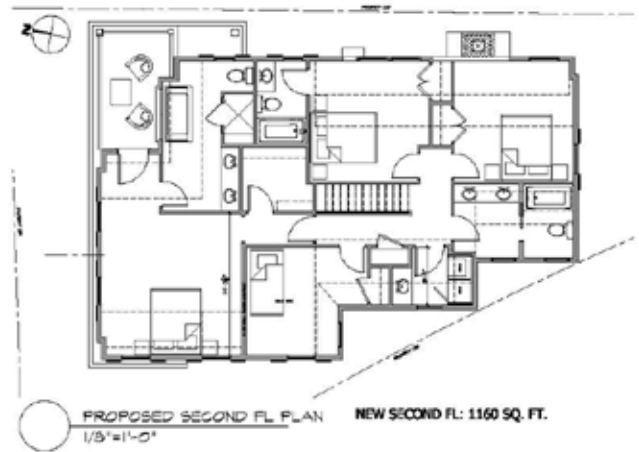
EXIST'G FIRST FL: 1036 SQ. FT.



EXIST'G SECOND FL: 890 SQ. FT.



NEW FIRST FL: 904 SQ. FT.



NEW SECOND FL: 1160 SQ. FT.

SQUARE FOOTAGE INFO:

EXISTING:

- FIRST FL: 1036
- SECOND FL: 890
- SUBT.: 1926 SQ. FT.

PROPOSED:

- FIRST FL: 904
- SECOND FL: 1160
- SUBT.: 2064

DIFFERENCE = + 138 SQ. FT.

- FOOTPRINT REMAINED AS IS, NEW SQUARE FOOTAGE ON SECOND FLOOR SHOWN ABOVE FIRST FLOOR WALK-OUT PORCH
- NEW/PROPOSED WORK SHOWS FOOTPRINT AS LESS NON-CONFORMING STRUCTURE. (EXISTING HOUSE IS OVER PROPERTY LINE)

BROOKS & FALOTICO ASSOCIATES, INC.
 EXCEPTIONAL RESIDENTIAL ARCHITECTURE
 LOUISE BROOKS
 VINCENT FALOTICO
 199 Elm Street, New Canaan, CT 06840
 Phone: 203.966.8440 Fax: 203.966.3091
 WWW.BROOKSANDFALOTICO.COM

Architects and architects-in-training are not permitted to seal or submit drawings for a permit without the professional seal of a licensed architect. The information contained in this drawing is for informational purposes only and does not constitute an offer of any financial product or service. The information contained in this drawing is for informational purposes only and does not constitute an offer of any financial product or service.

2015-05-26
 ISSUED FOR SPECIAL PERMIT

REV #	DATE	DESCRIPTION

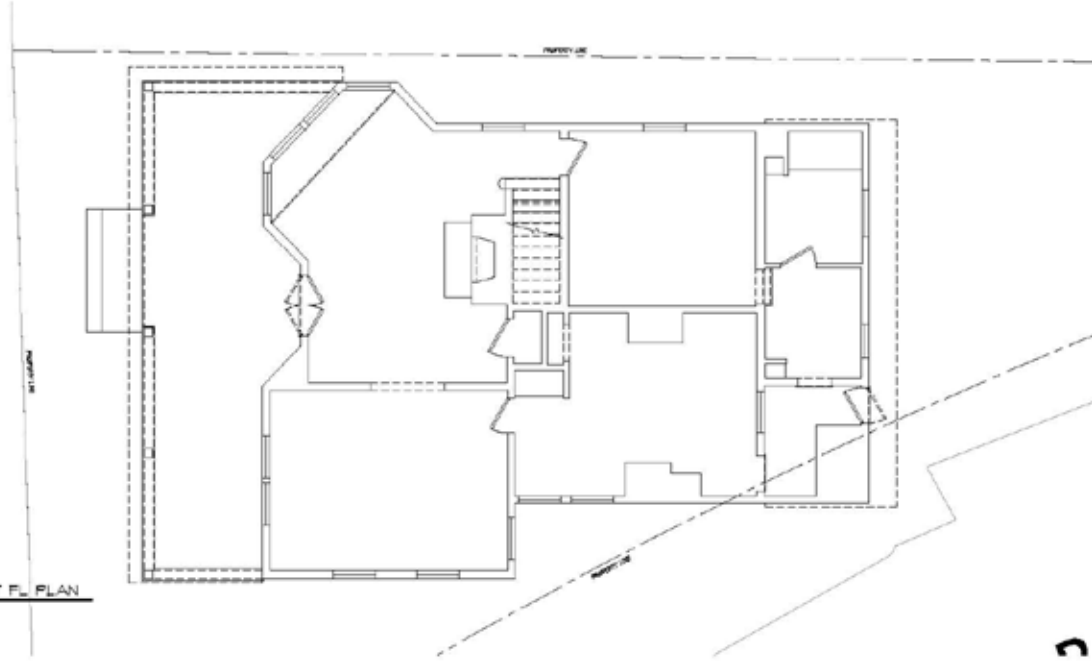
BEACH ST. PROPERTIES LLC
 2 BEACH STREET
 EDGARTOWN, MA 02568
 PROJECT NO.

SQUARE FOOTAGE
 SCALE: 1/8" = 1'-0"

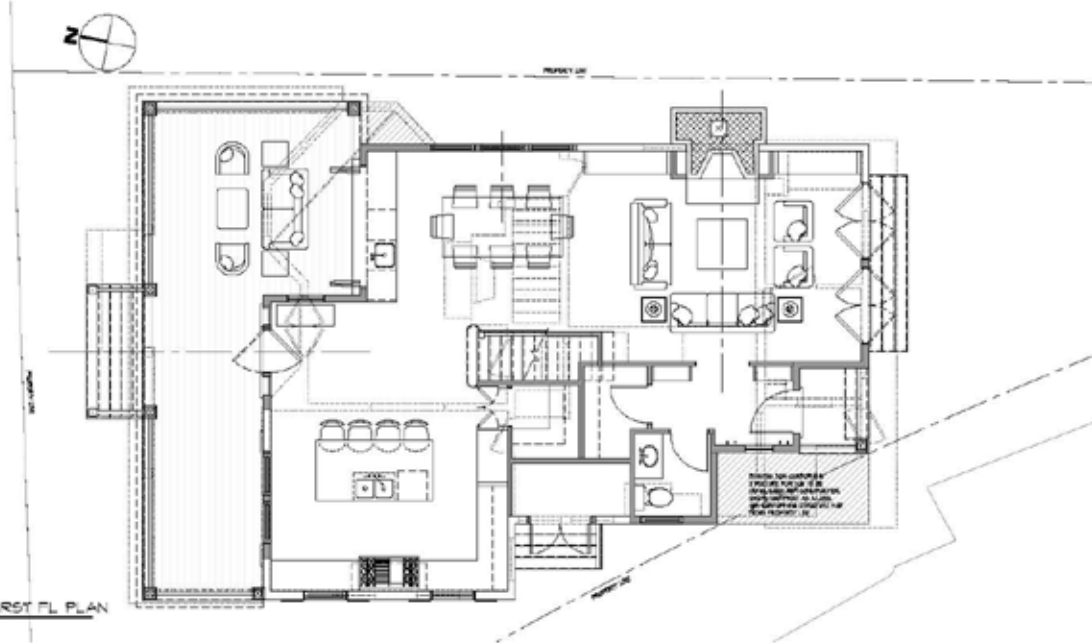
090

Beach Street

A EXISTING FIRST FL. PLAN
3/16" = 1'-0"



B PROPOSED FIRST FL. PLAN
3/16" = 1'-0"



BROOKS & FALOTICO ASSOCIATES, INC.
 EXCEPTIONAL RESIDENTIAL ARCHITECTURE
 199 Elm Street, New Canaan, CT 06840
 PHONE 203.966.8440 FAX 203.966.3091
 WWW.BROOKSANDFALOTICO.COM

LOUISE BROOKS
VINCENT FALOTICO

Architects and interior designers. All drawings are subject to change without notice. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. No representation is made by the architect or interior designer as to the accuracy of the information contained herein.

2015-05-26
 ISSUED FOR SPECIAL PERMIT

REV # DATE
 DESCRIPTION

BEACH ST. PROPERTIES LLC
 2 BEACH STREET
 EDGARTOWN, MA 02568
 PROJECT NO.

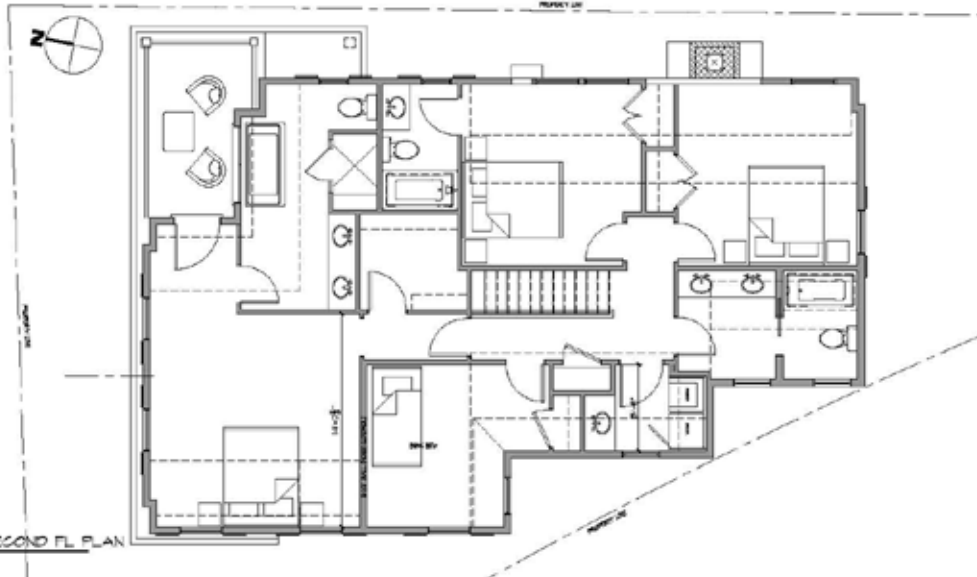
FIRST FL. PLAN

SCALE: 3/16" = 1'-0"

A EXISTING SECOND FL PLAN
3/16" = 1'-0"



B PROPOSED SECOND FL PLAN
3/16" = 1'-0"



BROOKS & FALOTICO ASSOCIATES, INC.
 EXCEPTIONAL RESIDENTIAL ARCHITECTURE
 199 Elm Street, New Canaan, CT 06840
 Phone: 203.966.8440 Fax: 203.966.3091
 WWW.BROOKSANDFALOTICO.COM
LOUISE BROOKS
VINCENT FALOTICO

Architectural and engineering drawings are prepared under contract and are not to be used for any other purpose without the written consent of Brooks & Falotico Associates, Inc. The drawings are prepared for the project and are not to be used for any other project without the written consent of Brooks & Falotico Associates, Inc. The drawings are prepared for the project and are not to be used for any other project without the written consent of Brooks & Falotico Associates, Inc.

2015-05-26
 ISSUED FOR SPECIAL PERMIT

REV #	DATE	DESCRIPTION

BEACH ST. PROPERTIES LLC
 2 BEACH STREET
 EDGARTOWN, MA 02568
 PROJECT NO.

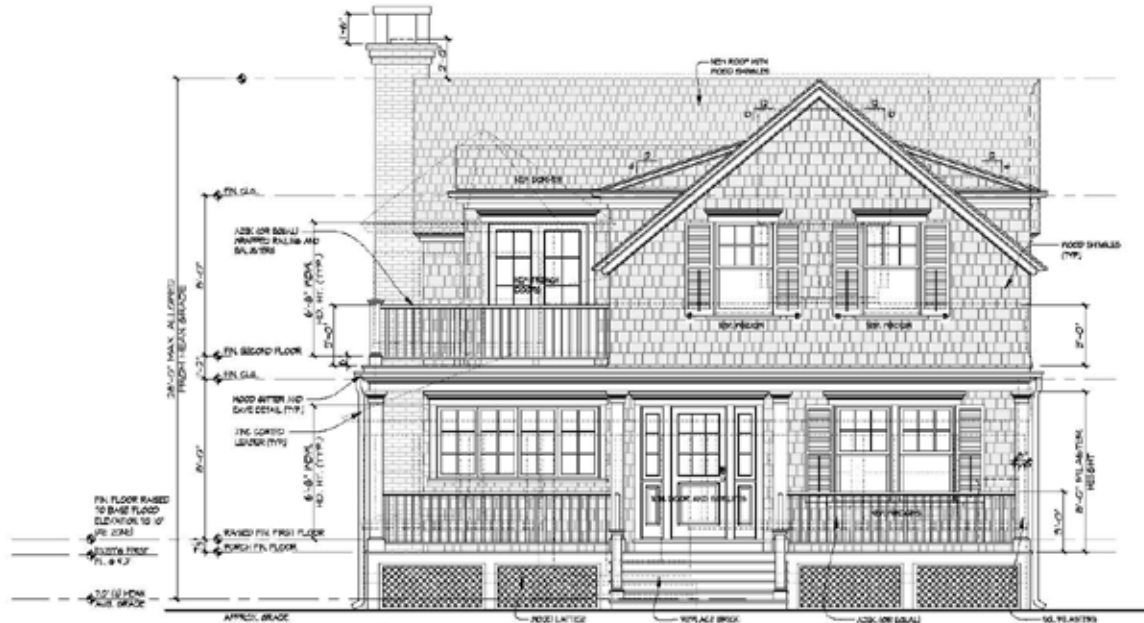
SECOND FL PLAN

SCALE: 3/16" = 1'-0"

102



1 FRONT ELEVATION
200 EXISTING



1 FRONT ELEVATION
200 PROPOSED

BROOKS & FALOTICO ASSOCIATES, INC.
 EXCEPTIONAL RESIDENTIAL ARCHITECTURE
 199 Elm Street New Canaan, CT 06840
 PHONE 203.866.8440 FAX 203.866.3091
 WWW.BROOKSANDFALOTICO.COM
LOUISE BROOKS
VINCENT FALOTICO

Architectural and engineering drawings are prepared under the supervision of the principal architect or engineer. The architect or engineer is not responsible for the construction of the project. The architect or engineer is not responsible for the construction of the project. The architect or engineer is not responsible for the construction of the project.

2015-05-26
 ISSUED FOR SPECIAL PERMIT

REV # DATE
 DESCRIPTION

BEACH ST. PROPERTIES LLC
 2 BEACH STREET
 EDGARTOWN, MA 02568
 PROJECT NO.

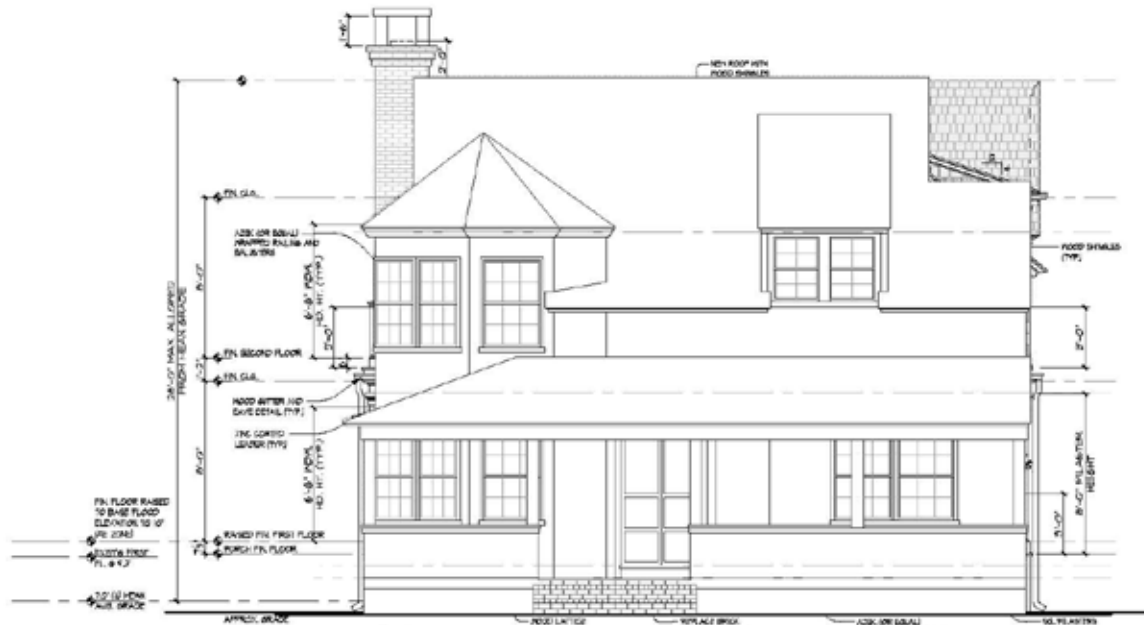
ELEVATIONS

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

200



1 FRONT ELEVATION
200 EXISTING



1 FRONT ELEVATION
200 PROPOSED

BROOKS & FALOTICO ASSOCIATES, INC.
 EXCEPTIONAL RESIDENTIAL ARCHITECTURE
 199 Elm Street New Canaan, CT 06840
 Phone: 203.866.8440 Fax: 203.866.3091
 WWW.BROOKSANDFALOTICO.COM
LOUISE BROOKS
VINCENT FALOTICO

Architectural and engineering drawings are prepared for the client's use only. They are not to be used for any other purpose without the written consent of Brooks & Falotico Associates, Inc. All dimensions shall be as shown unless otherwise noted. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

2015-05-26
 ISSUED FOR SPECIAL PERMIT

REV # DATE
 DESCRIPTION

BEACH ST. PROPERTIES LLC
 2 BEACH STREET
 EDGARTOWN, MA 02568
 PROJECT NO.

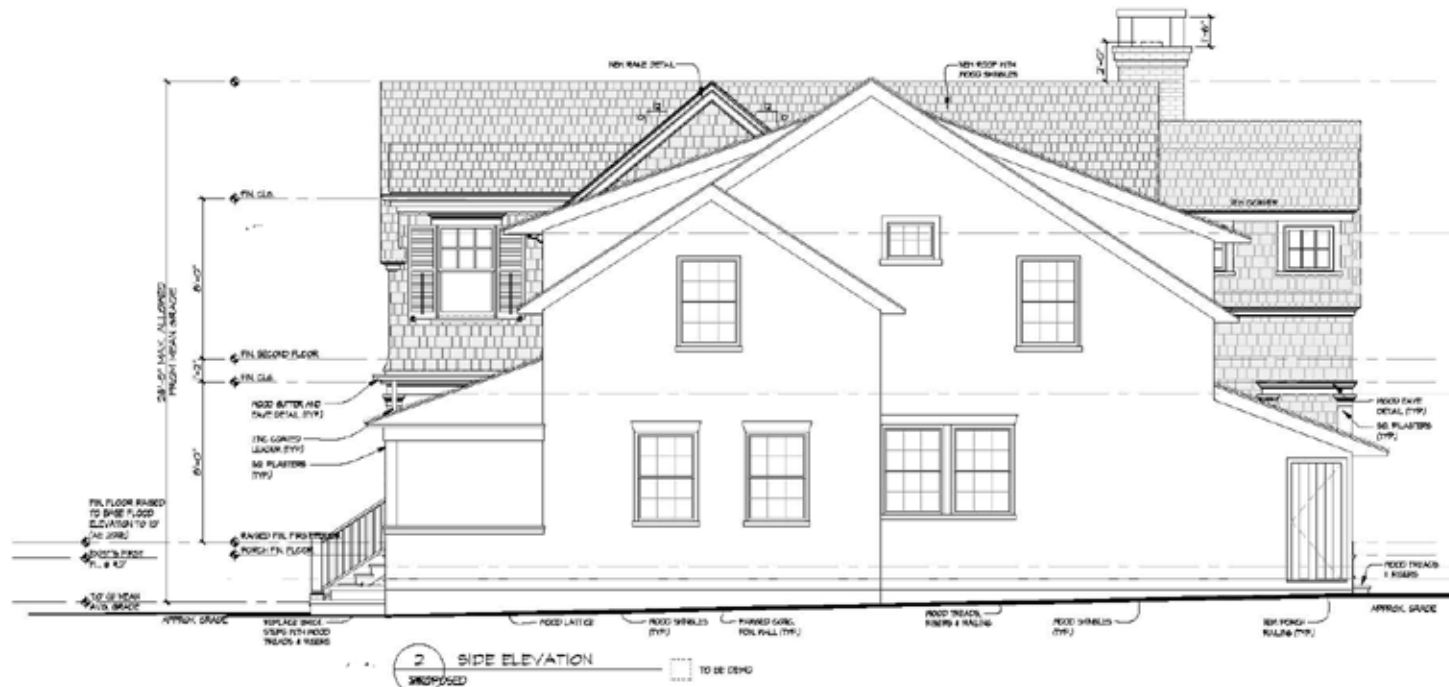
ELEVATIONS

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

200



2 SIDE ELEVATION
20 EXISTING



2 SIDE ELEVATION
20 PROPOSED

BROOKS & FALOTICO ASSOCIATES, INC.
 EXCEPTIONAL RESIDENTIAL ARCHITECTURE
 199 Elm Street, New Canaan, CT 06840
 PHONE: 203.966.8440 FAX: 203.966.3091
 WWW.BROOKSANDFALOTICO.COM

LOUISE BROOKS
VINCENT FALOTICO

Architectural and engineering drawings are prepared by the architect or engineer. The architect or engineer is not responsible for the accuracy of the information provided by the client. The architect or engineer is not responsible for the accuracy of the information provided by the client. The architect or engineer is not responsible for the accuracy of the information provided by the client.

2015-05-26
 ISSUED FOR SPECIAL PERMIT

REV # DATE
 DESCRIPTION

BEACH ST. PROPERTIES LLC
 2 BEACH STREET
 EDGARTOWN, MA 02568
 PROJECT NO.

ELEVATIONS

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

201



4 SIDE ELEVATION
203 EXISTING



4 SIDE ELEVATION
203 PROPOSED

BROOKS & FALOTICO ASSOCIATES, INC.
 EXCEPTIONAL RESIDENTIAL ARCHITECTURE
 199 Elm Street - New Canaan, CT 06840
 PHONE 203.966.8440 FAX 203.966.3991
 WWW.BROOKSANDFALOTICO.COM

LOUISE BROOKS
VINCENT FALOTICO

Architectural and engineering drawings are prepared by the architect or engineer and are subject to the laws and regulations of the state and local jurisdictions. The architect and engineer are not responsible for the accuracy of the information provided by the client. The architect and engineer are not responsible for the accuracy of the information provided by the client. The architect and engineer are not responsible for the accuracy of the information provided by the client.

2015-05-26
 ISSUED FOR SPECIAL PERMIT

REV # DATE
 DESCRIPTION

BEACH ST. PROPERTIES LLC
 2 BEACH STREET
 EDGARTOWN, MA 02568
 PROJECT NO.

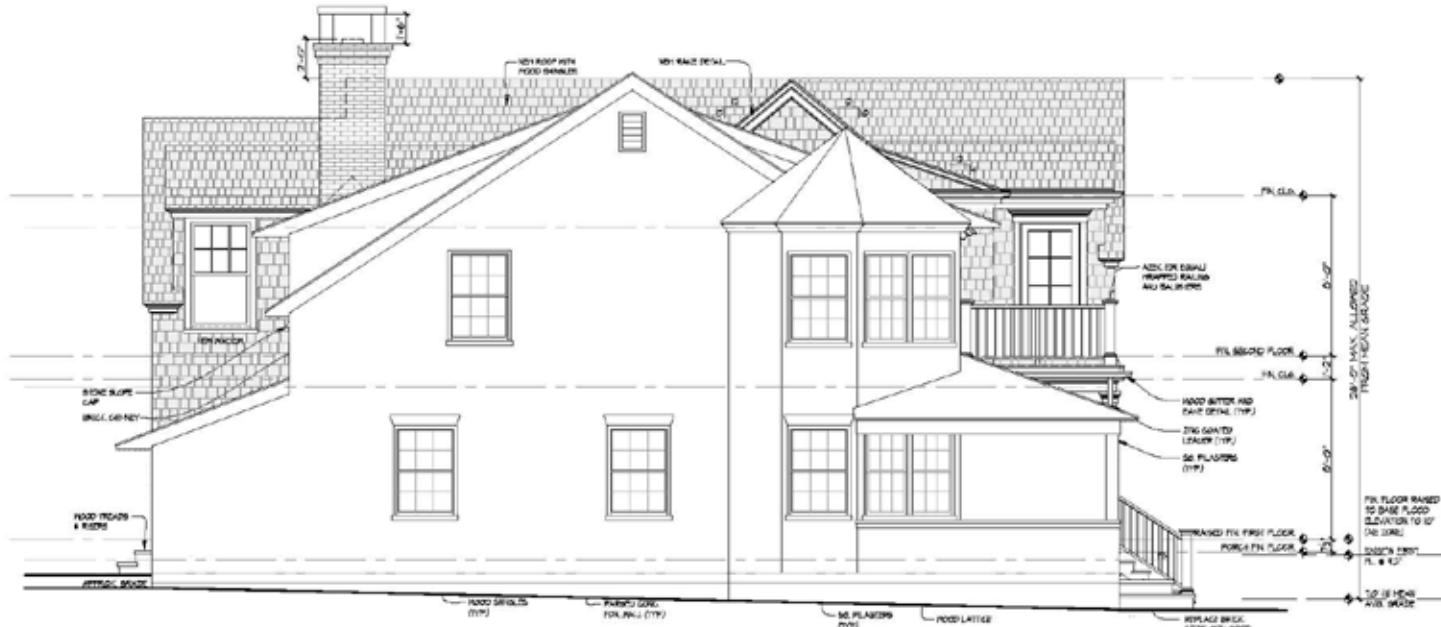
ELEVATIONS

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

203



4 SIDE ELEVATION
203 EXISTING



4 SIDE ELEVATION
203 PROPOSED

□ TO BE DEMO

BROOKS & FALOTICO ASSOCIATES, INC.
 EXCEPTIONAL RESIDENTIAL ARCHITECTURE
 199 Elm Street, New Canaan, CT 06840
 PHONE 203.966.8440 FAX 203.966.3091
 WWW.BROOKSANDFALOTICO.COM

LOUISE BROOKS
VINCENT FALOTICO

Architects and interior designers. Building drawings, interior design, landscape design, site planning, and project management. We believe in the power of good design to create a better life. Our designs are functional, beautiful, and timeless. We are committed to the highest quality of work and service. Our designs are functional, beautiful, and timeless. We are committed to the highest quality of work and service.

2015-05-26
 ISSUED FOR SPECIAL PERMIT

REV # DATE
 DESCRIPTION

BEACH ST. PROPERTIES LLC
 2 BEACH STREET
 EDGARTOWN, MA 02568
 PROJECT NO.

ELEVATIONS

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

203



B BACK ELEVATION
202 EXSTNG



B BACK ELEVATION
202 PROPOSED

BROOKS & FALOTICO ASSOCIATES, INC.
EXCEPTIONAL RESIDENTIAL ARCHITECTURE
199 Elm Street New Canaan, CT 06840
PHONE 203.966.8440 FAX 203.966.3091
WWW.BROOKSANDFALOTICO.COM
LOUISE BROOKS
VINCENT FALOTICO

2015-05-26
ISSUED FOR SPECIAL PERMIT

REV # DATE
DESCRIPTION

BEACH ST. PROPERTIES LLC
2 BEACH STREET
EDGARTOWN, MA 02568
PROJECT NO.

ELEVATIONS

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

202

Architect and architect-builder shall be jointly and severally liable for all errors and omissions on these drawings. The architect shall be responsible for all errors and omissions on these drawings. The architect shall be responsible for all errors and omissions on these drawings. The architect shall be responsible for all errors and omissions on these drawings. The architect shall be responsible for all errors and omissions on these drawings.



B BACK ELEVATION
202 EXSTNG



B BACK ELEVATION
202 PROPOSED

BROOKS & FALOTICO ASSOCIATES, INC.
EXCEPTIONAL RESIDENTIAL ARCHITECTURE
199 Elm Street New Canaan, CT 06840
PHONE 203 866 8440 FAX 203 866 3091
WWW.BROOKSANDFALOTICO.COM
LOUISE BROOKS
VINCENT FALOTICO

2015-05-26
ISSUED FOR SPECIAL PERMIT

REV # DATE
DESCRIPTION

BEACH ST. PROPERTIES LLC
2 BEACH STREET
EDGARTOWN, MA 02568
PROJECT NO.

ELEVATIONS

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

202











































