

# 223 Upper Main Street, Edgartown (2008 Aerial)



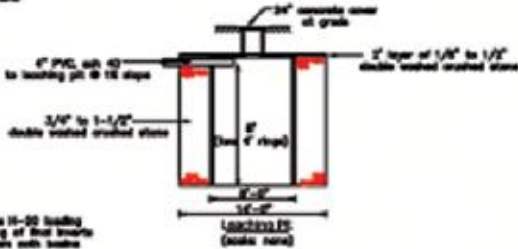
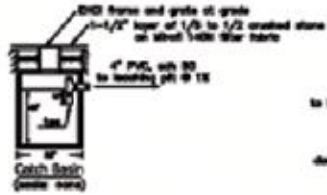
# 223 Upper Main Street, Edgartown (2008 Aerial)



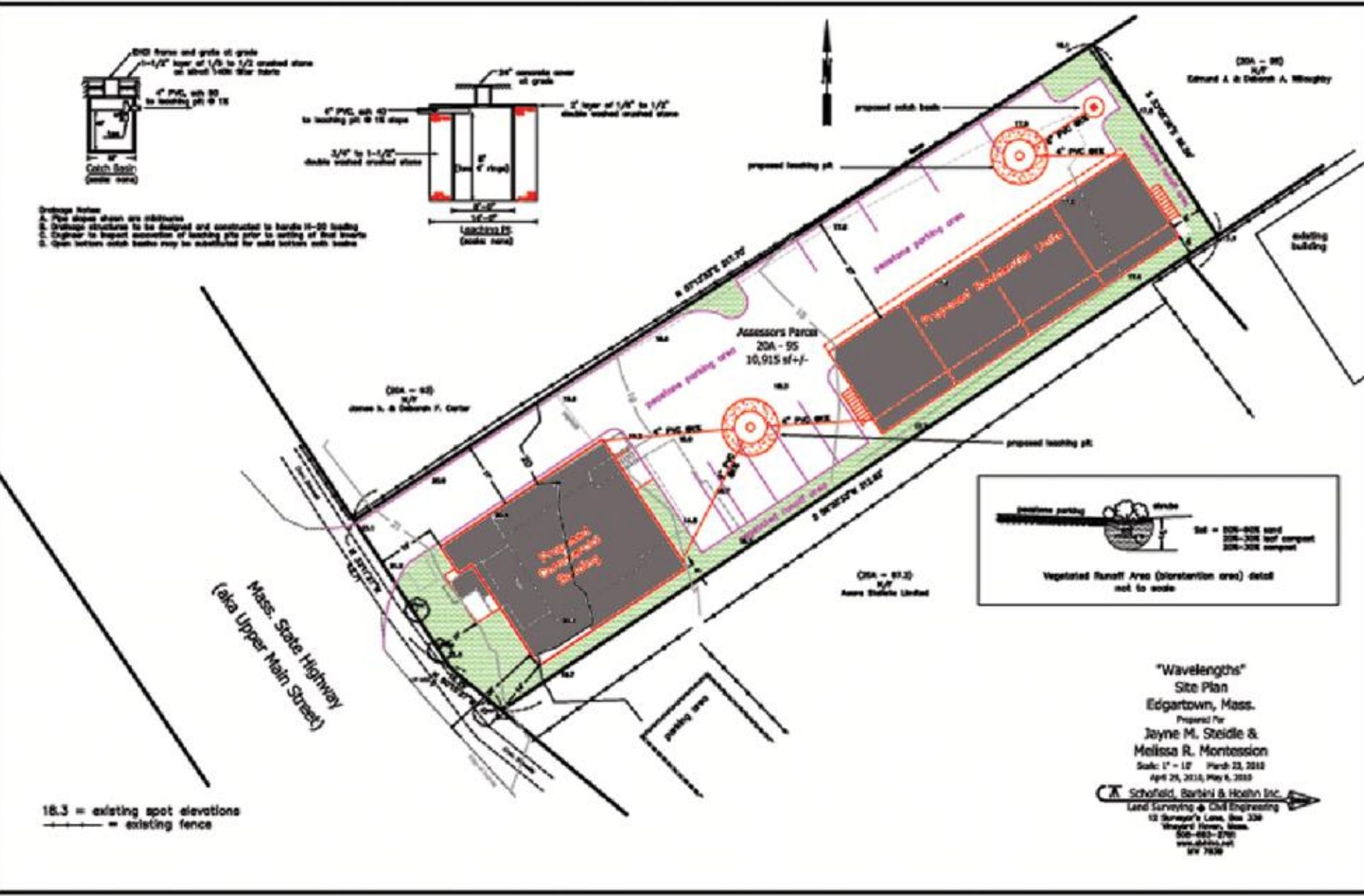
# DRI 623 – Wavelengths History

- 2010 – DRI 623 - Wavelengths
  - MVC Approved removal of an existing 1-story building & replace it with a 3-story 4,198 sf building with three offices/shops (2 on ground floor; 1 on second) & a 2-br apt. on third floor and build a new 3-story 5,381 sf building with three 2-bedroom residential units in the back of the property.
- 2011 – DRI 623-M
  - After Edg. ZBA deny rear building MVC approved the Modification for a single 3-story 5,309 sf mixed-use building with up to 5 commercial units on 1<sup>st</sup> & 2<sup>nd</sup> floor and apt. on 3<sup>rd</sup>.
- 2014 – DRI 623-M2
  - Conversion of 2 commercial units on 2<sup>nd</sup> Floor to residential.
- 2016 – DRI 623-M3
  - Proposed larger dormers; move 3<sup>rd</sup> floor balcony; 2<sup>nd</sup> floor decks

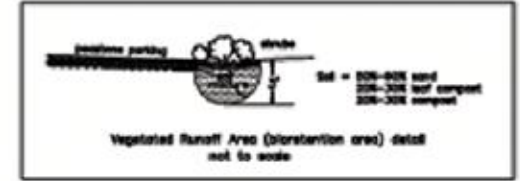
# 2010 - DRI 623 - MVC Approved – 2 Buildings



- Drainage Notes:
1. Pipe slopes shown are arbitrary.
  2. Drainage structures to be designed and constructed to handle 10-30 loading.
  3. Engineer to inspect excavation of loading pits prior to setting of final sample.
  4. Open bottom catch basins may be substituted for solid bottom catch basins.



18.3 = existing spot elevations  
 --- = existing fence

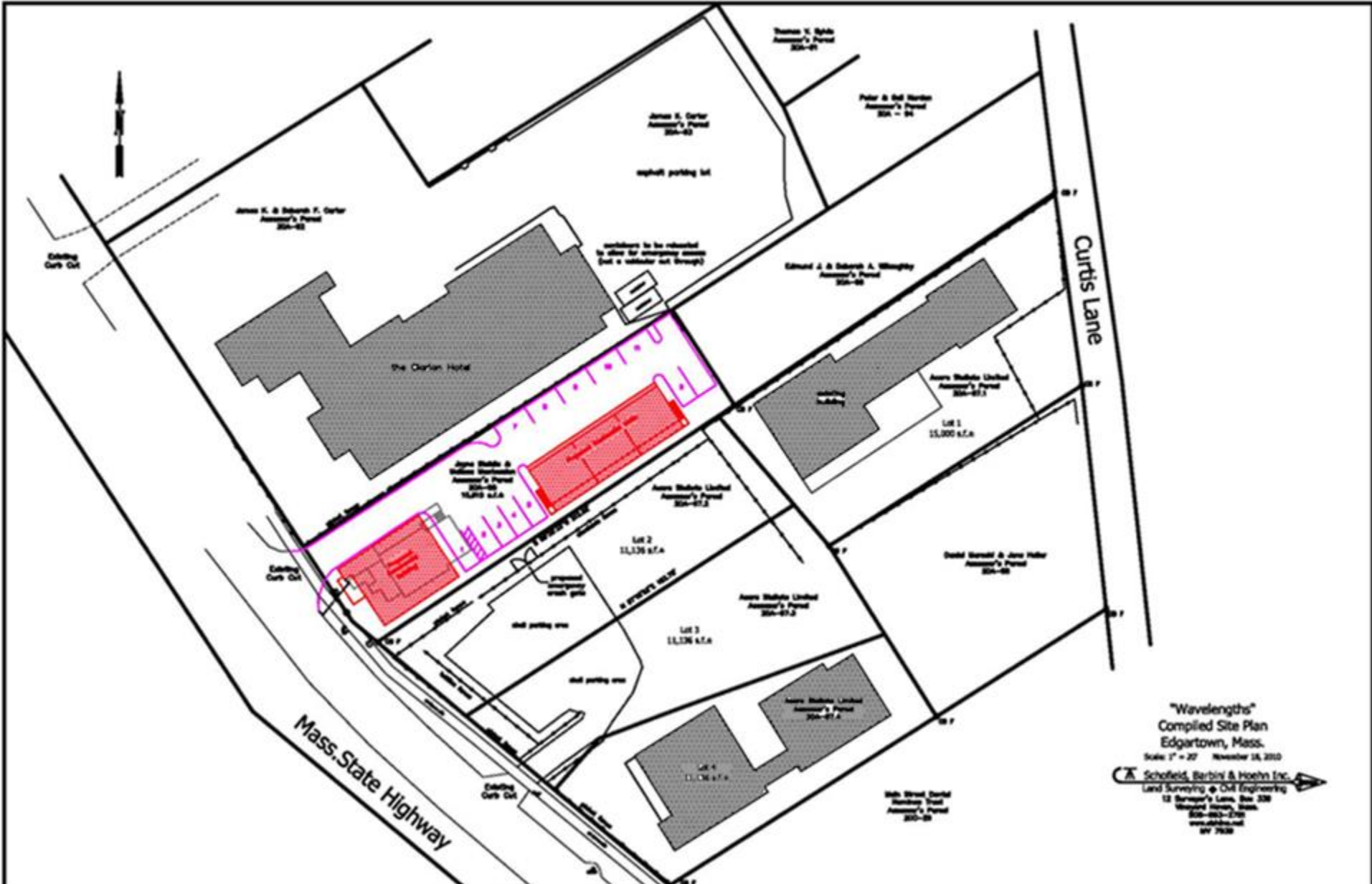


"Wavelengths"  
 Site Plan  
 Edgartown, Mass.  
 Prepared For  
 Jayne M. Steidle &  
 Melissa R. Montesson  
 Scale: 1" = 10' March 23, 2010  
 April 29, 2010; May 6, 2010

**CK** Schofield, Barbin & Hoehn Inc.  
 Land Surveying & Civil Engineering  
 12 Surveyor's Lane, Box 336  
 Weymouth Haven, Mass.  
 02093-0336  
 www.wavelengths.com  
 NY 7836

# 2010 - DRI 623 - MVC Approved

## 223 Upper Main Context



"Wavelengths"  
 Compiled Site Plan  
 Edgartown, Mass.  
 Scale: 1" = 20' November 18, 2010

 Schofield, Barbin & Hoehn Inc.  
 Land Surveying & Civil Engineering  
 12 Sawyer's Lane, Box 338  
 Westport, Mass.  
 508-853-2700  
 www.sbhinc.com  
 NY 7938

# 2010 - DRI 623- MVC Approved Rear Building (5,381 sf)



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



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



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



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

PERMIT SET  
NOT FOR CONSTRUCTION

223 UPPER MAIN ST. - RESIDENCES  
 223 UPPER MAIN ST. EDGARTOWN MA  
 EXTERIOR ELEVATIONS  
 AAJMOC  
 DATE: 10-19-10  
 REVISION: 20A/95  
 DATE: 10/01  
 DRAWING: A-03

# 2010 - DRI 623 – MVC Approved Front Building (4,198 sf)



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



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



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



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

PERMIT SET  
NOT FOR CONSTRUCTION

223 UPPER MAIN ST. - OFFICES  
 223 UPPER MAIN ST., EDGARTOWN, MA  
 EXTERIOR ELEVATIONS  
 AAJMOC  
 DATE: 10-05-10  
 REVISION: 20A-95  
 DATE: 10/01  
 DRAWING: A-03

# 2011 – DRI 623-M – One 5,309 sf building



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



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



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



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

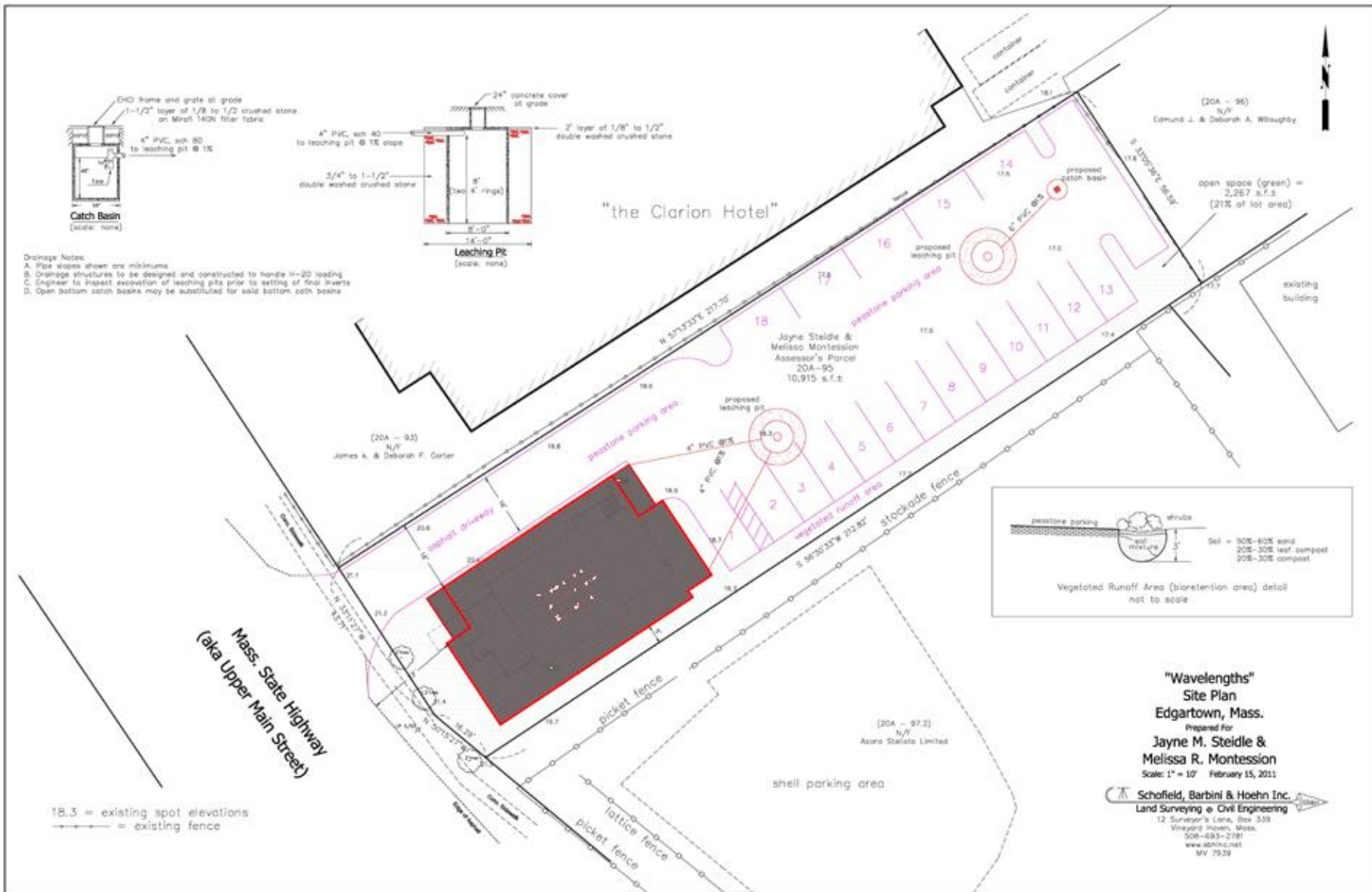
PERMIT SET  
NOT FOR CONSTRUCTION

223 UPPER MAIN ST. - OFFICES  
 223 UPPER MAIN ST., EDGARTOWN MA  
 EXTERIOR ELEVATIONS  
 AAJMOYC  
 DATE: 02-11-11  
 REVISION: 20A-05  
 SHEET: 10/01  
 DRAWING: A-03



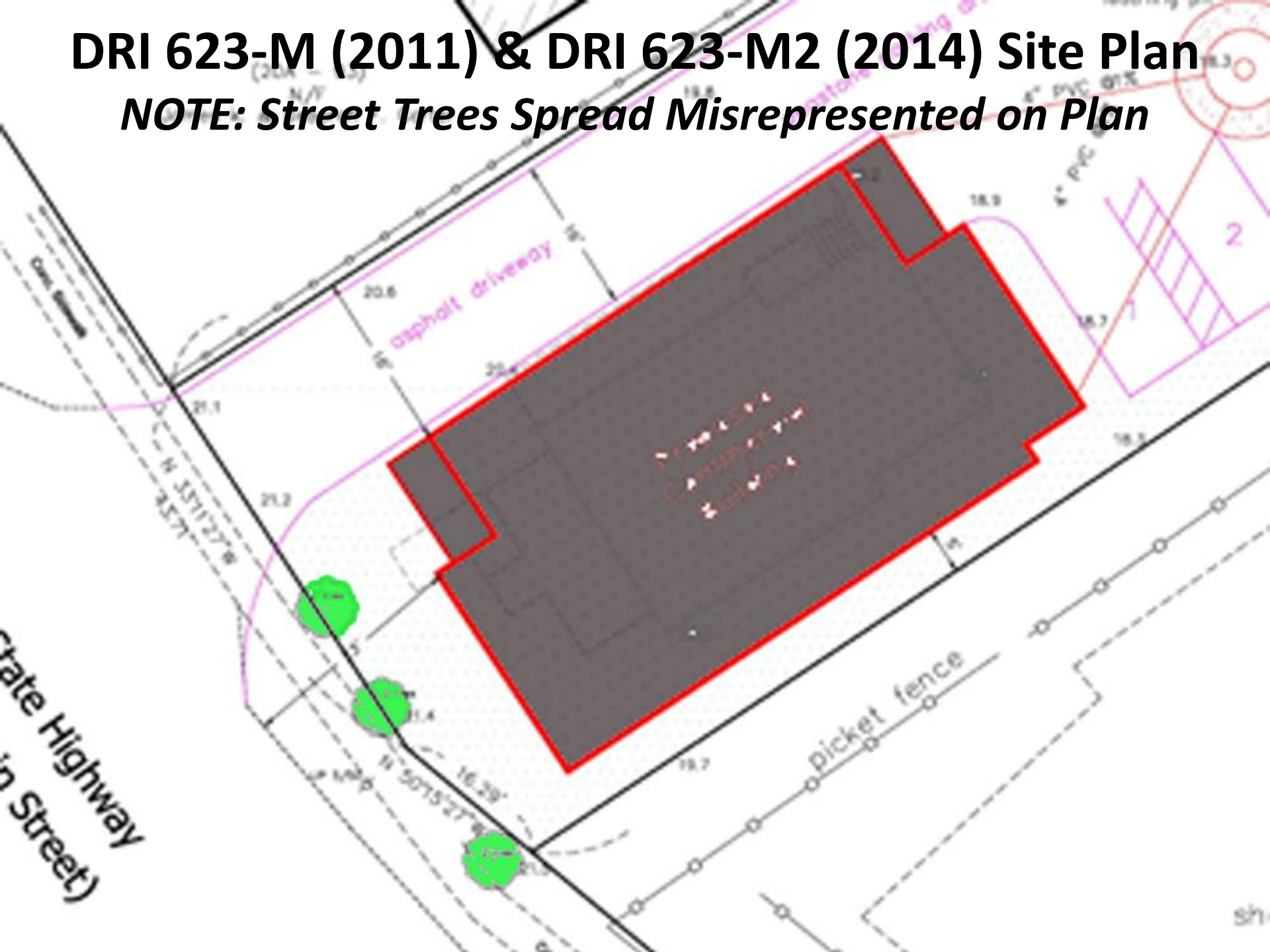
# 2011 – DRI 623-M – Wavelengths Site Plan

Edg. ZBA denied rear building with 3 residential units.



# DRI 623-M (2011) & DRI 623-M2 (2014) Site Plan

**NOTE: Street Trees Spread Misrepresented on Plan**



2016 - Tree hacked by location of Building and then by Eversource.



# DRI 623-M Approved North Side Elevation

## DRI 623-M Wavelengths Side Elevation



NORTH ELEVATION

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



**As Built Changes:**

**Side**

**Missing several windows;**

**Walk out Deck;**

**Area between gables changed;**

**Elevator Appurtenance.**

**Front**

**Two Doors; Windows changed;**

**Dormer enlarged.**

# DRI 623-M Wavelengths - Front Elevation



**WEST ELEVATION**

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

*PERMIT SET*

*NOT FOR CONSTRUCTION*

## **DRI 623-M Wavelengths - Rear and North Side Perspective**



DRI 623 – Wavelengths – Rear  
3<sup>rd</sup> floor Balcony Moved; Dormer Enlarged; 2 Doors; Windows changed.





# 2016 – DRI 623-M3 – Proposed Modifications



ORIGINAL FRONT VIEW



FRONT AS BUILT VIEW



ORIGINAL REAR VIEW



REAR AS BUILT VIEW



# 623-M Approved

# Proposed

ORIGINAL FRONT VIEW



FRONT AS BUILT VIEW



# 623-M Approved

# Proposed

ORIGINAL REAR VIEW



REAR AS BUILT VIEW



FRONT VIEW

ADDITION OF APPURTENANCE  
TO FACILITATE ELEVATOR VENT/SHAFT



REAR VIEW



PORCH MOVED FROM REAR OF BUILDING TO EAST SIDE

# Elevator Appurtenance



# Also added lift in back for A.D.A. Accessibility

## RPL Residential Platform Lift Compact 4' to 6' Lifting Heights

A safe, smooth and economical access solution for raised entries, porches or short decks, Highlander RPL lifts feature a top-mounted motor and electrical box to simplify servicing and protect from standing water.

- Small footprint fits renovations more easily
- Non-skid 36" x 48" platform
- Auto folding ramp
- Solid 36" high guard panels
- Constant-pressure paddle switch; emergency stop button
- Safety sensors stop lift at obstructions
- Electromechanical interlock gate releases only at landing
- Code-compliant: ASME A18.1; ETL listed
- Rated load: 600 lbs.



RPL600

## CPL Commercial Platform Lift Versatile 4' to 14' Lifting Heights

Feature-rich Highlander CPL lifts have an extensive accessory portfolio available to ensure the best and safest fit for your project. In addition to Standard RPL features, the CPL includes:

- Non-skid 36" x 54" straight-through platform (other sizes available)
- Three-stop capable
- 90-degree platform available
- Fixed ramp (auto-folding available)
- Solid 42" high guard panels
- Platform Gate (optional)
- Custom colors and Outdoor Package available
- Rated load: 750 lbs.



CPL1400



CPL1000 with optional platform and landing gate

**Consult the Highlander Planning Guide for more information about these features.**

# Wavelengths - DRI 623

223 Upper Main Street, Edgartown Map 20-A Lot 95 (0.29 acres)







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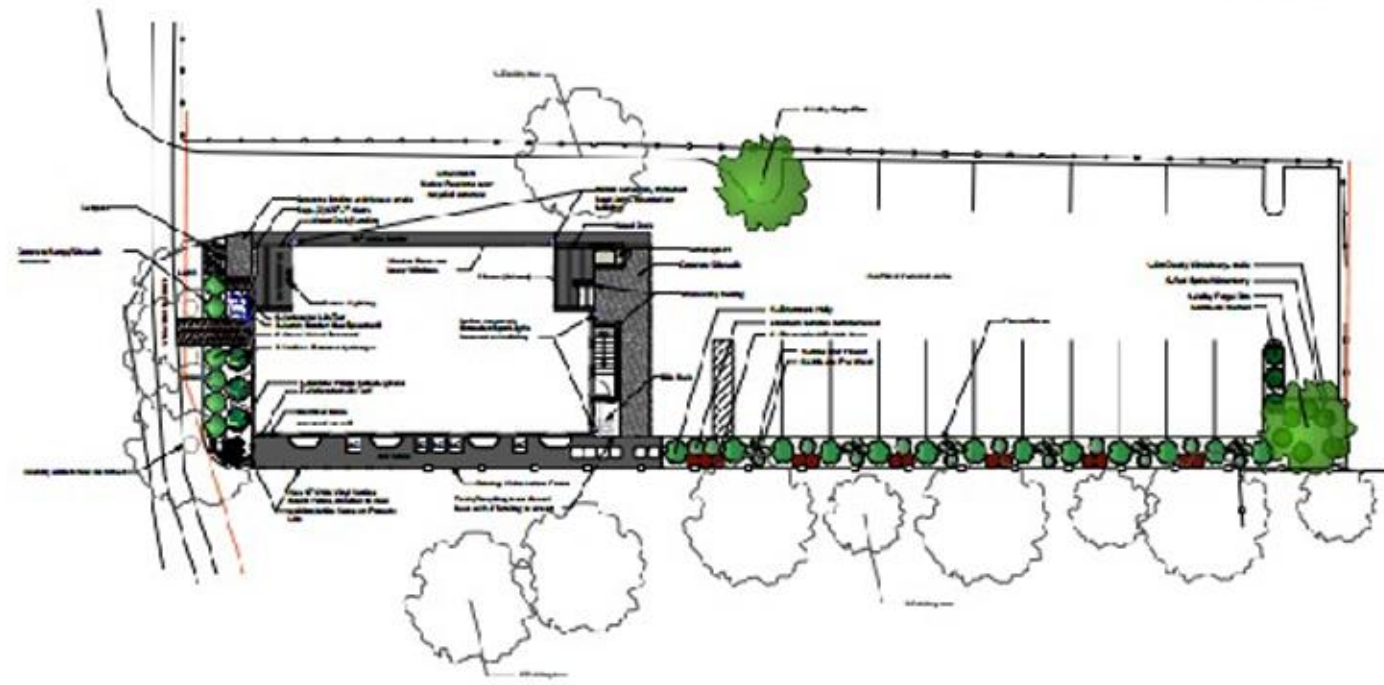
Google Earth

Report a problem  
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# Landscape Plan

COMMON NAME	SYMBOL NAME	QUANTITY	CARE/MAINT REQ
Tree	TR001	1	High
Shrub	SR001	1	Med
Plant	PL001	1	Low
Plant	PL002	1	Low
Plant	PL003	1	Low
Plant	PL004	1	Low
Plant	PL005	1	Low
Plant	PL006	1	Low
Plant	PL007	1	Low
Plant	PL008	1	Low
Plant	PL009	1	Low
Plant	PL010	1	Low
Plant	PL011	1	Low
Plant	PL012	1	Low
Plant	PL013	1	Low
Plant	PL014	1	Low
Plant	PL015	1	Low
Plant	PL016	1	Low
Plant	PL017	1	Low
Plant	PL018	1	Low
Plant	PL019	1	Low
Plant	PL020	1	Low
Plant	PL021	1	Low
Plant	PL022	1	Low
Plant	PL023	1	Low
Plant	PL024	1	Low
Plant	PL025	1	Low
Plant	PL026	1	Low
Plant	PL027	1	Low
Plant	PL028	1	Low
Plant	PL029	1	Low
Plant	PL030	1	Low
Plant	PL031	1	Low
Plant	PL032	1	Low
Plant	PL033	1	Low
Plant	PL034	1	Low
Plant	PL035	1	Low
Plant	PL036	1	Low
Plant	PL037	1	Low
Plant	PL038	1	Low
Plant	PL039	1	Low
Plant	PL040	1	Low
Plant	PL041	1	Low
Plant	PL042	1	Low
Plant	PL043	1	Low
Plant	PL044	1	Low
Plant	PL045	1	Low
Plant	PL046	1	Low
Plant	PL047	1	Low
Plant	PL048	1	Low
Plant	PL049	1	Low
Plant	PL050	1	Low

NOTES:  
Dimensional Drainage Plan located on page of Site Plan



**Sunflower Designs**  
*landscape & garden design*  
 223 Uppin Main Street  
 Edgartown, MA  
 508-625-1111  
 www.sunflowerdesigns.com

**Landscape Plan**  
 223 Uppin Main Street  
 Edgartown, MA

REVISION:  
 DATE: 8/2/11  
 DRAWN BY:  
 CHECKED BY:  
 SHEET:

**L-1**  
 1 OF 3 SHEET