AECOM

NANTUCKET REGIONAL TRANSIT AUTHORITY
GREENHOUND BUILDING
10-12 WASHINGTON ST.

CONCEPTUAL DESIGN

The Nantucket Regional Transit Authority (NRTA) has retained AECOM to develop a conceptual design and rough order of magnitude cost estimate for the Greenhound Building located at 10 Washington St. in downtown Nantucket.

Goals/Purpose

The purpose of the conceptual design is for the Alteration (renovation) of the Greenhound Building to accommodate the NRTA Administrative Offices, a Passenger Waiting Area, and an Information Center while addressing code-compliant and life/safety issues, and maintain the buildings aesthetics being in the Town of Nantucket - Old Historic Districts.

Based on several meetings and reviews of concept ideas produced by AECOM with NRTA Management and Consultants it was determined that the NRTA was looking for the following for the fit out:

- Four Offices ranging from approximately 8x8 to 10x10
- Conference Room for six
- Office Reception Area
- Small Storage Area
- Separate Office and Public Restrooms
- Passenger Waiting Area with Information Desk

NRTA was not looking for the following included in the Greenhound fit out:

- Kitchen / kitchenet

Design Criteria, Codes, and Standards

Architecture

10 Washington Street is a 2,024 square foot, one story wood structure, with an attic above. The original building was construction in 1939 with several renovations and at least one addition in the northwest corner. A CMU non-bearing party wall divides the lot and structure into 8 and 10 Washington Street. The party wall extends from the concrete floor up to the underside of the roof sheathing.

The primary construction is Type V wood construction. Exterior walls are wood framed with cedar shingles. We anticipate there are 4" wood studs with ½" interior finish, exterior sheathing and then the exterior finish applied over the sheathing. Batt insulation was observed in some of the food pantry areas, concealed by interior finish typically. The roof sheathing and framing are partially concealed with batt insulation and spray foam insulation. 2x6 and 2x8 wood framing were observed, which is typical framing for the period this building was constructed.

This code analysis is based on the Work Area Method. The proposed scope of work under consideration will be classified as a Level 2 Alteration, since not more than 50% of the building area will be reconfigured. Level 2 Alterations must comply with IEBC Chapters 7 and 8.

- Occupancy Classification: Use Group B (Offices)
- Construction Type: Existing, closely resembles V
- Interior Finishes: Class C
- Means of Egress: Four exit doors will provide egress from the renovation. Two will be egress from the office areas, the other two will be egress from the public areas.
- Energy Code Provisions: N/A
- Structural Provisions: TBD

Accessibility provisions fall under Massachusetts Architectural Access Board Regulations and Americans with Disabilities Act Guidelines. The building is considered a Commercial Building under the Massachusetts Architectural Access Board Regulations (521 CMR). In commercial buildings, only the part or parts of the building where a service or product is offered to the public and into which a member of the public may entered are subject to compliance (521 CMR 11.1). In the case of the Greenhound Building, NRTA's Public Lobby and toilet rooms need to be in compliance.

The codes and standards used in the architectural design include:

- 780 CMR – Massachusetts State Building Code 10th Edition, amended 2021 International Building Code (IBC)
- 780 CMR 34.00, amended 2021 International Existing Building Code (IEBC), herein referred to as the MEBC
- 780 CMR 13.00, amended 2021 International Energy Conservation Code (IECC)
- 521 CMR Architectural Access Board

Mechanical

The facility has a forced air HVAC system that is fueled by two propane tanks in the front of the building. Condensers for this system are located on the roof on a wood platform. Fresh air is provided by operable windows.

Applicable codes and standards for the mechanical system are the following:

- 780 CMR 28.00 amended 2021 International Mechanical Code (IMC)

The Greenhound building mechanical systems design shall include required air conditioning and ventilation to provide climate control and comfort in the new facility.

Plumbing

Applicable codes for the plumbing system are the following:

- 248 CMR 10.00 – Uniform State Plumbing Code, updated December 8, 2023

Electrical

The facility has a dedicated 200A electrical service and utilizes integral battery fixtures for emergency lighting and exit signage. There is no emergency generator.

Applicable codes and standards for the electrical system are the following:

- 527 CMR 12.00 – Massachusetts Electrical Code, amended NFPA 70, National Electrical Code, 2023 Edition
- NFPA 70E Standard for Electrical Safety in the workplace
- IEEE 1524 –2018 Guide for Performing Arc Flash Hazard Calculations.
- NEMA – National Electrical Manufacturers Association
- ANSI – American National Standards Institute.

Fire Protection & Life Safety

Applicable codes for the Fire Protection and Life Safety systems are the following:

- 527 CMR 1.00– Massachusetts Comprehensive Fire Safety Code, amended NFPA 1, Fire Code, 2021 Edition
- 527 CMR 12.00 – Massachusetts Electrical Code, amended NFPA 70, National Electrical Code, 2023 Edition
- NFPA 10 - Standard for Portable Fire Extinguishers, 2019 Edition
- NFPA 72 - National Fire Alarm and Signalling Code, 2019 Edition
- NFPA 241 - Standard for Safeguarding Construction, Alteration, and Demolition Operations, 2022 Edition

Architectural

Interior Design

The architectural design for the existing tenant fit-out at the Greenhound Building shall provide a code-compliant, safe, durable, and aesthetically pleasing environment for NRTA staff and customers.

The proposed floor plan maintains the majority of the existing walls, to minimize structural improvements. There will be modifications to the existing wood framed walls to make new door openings and run new electrical infrastructure. In the next phase of design, a study should be done to confirm if the horse hair plaster finish should be removed on one side of all existing partitions as part of the base scope. All new walls will be wood framed with gypsum wall board with at least a level 4 finish. Wall panelling or beadboard parking will provide in the toilet rooms as required by code, but could be provided elsewhere in high-traffic areas. The wall base should be explored further in the next phase to confirm where a resilient wall base or wood base would be most appropriate.

The existing plaster ceilings are envisioned to remain and be repainted as they appear in good condition. The existing ACT ceilings in the toilet rooms is planned to be demoed and replaced

with new. In areas that do not currently have ceilings, we envision installing ACT ceilings in those spaces.

All interior floor finishes are planned to be demoed and replaced with new commercial grade finishes. It is recommended to test the resilient tile to confirm if any asbestos containing materials exists, so the true cost of removing them is understood. The existing floor elevation varies within the existing Food Pantry area. We envision infilling those recessed areas with concrete, but a less expensive wood framed infill may be considered. For the new floor finishes, in the toilet rooms we are considering ceramic tile, but VCT is an option as well. In the public lobby and all office areas, we are considering carpet tile. Static dissipative VCT is planned for the electric closet.

All interior doors are planned to be demoed and replaced with new commercial grade wood doors, with new hardware. The few doors that are not impacted by the construction would otherwise clash with the new renovation. The roll-up grill that isolates the lobby area from the public toilet rooms could be manually operated or powered. It will be lockable to let after hours employees still access the toilet rooms as they do today.

In the next phase, the furniture and millwork should be explored. Would the furniture be owner provided or would the construction contract need to provide it? Are the reception desk and information kiosk furniture or something custom that is millwork scope. Either way, coordinating where power and date lines are required is important to work out during design.

Exterior Design

The exterior scope is currently limited to demoing the employee bathroom door and infiling it with wood framing and cedar shingles to match the existing. The window adjacent to the existing door will be demoed, as would the sill and the opening enlarged to allow the new exterior door. The other minor improvements mentioned in the Existing Conditions Assessment will likewise be addressed.

The estimate does provide costs for other improvements mentioned like replacing the asphalt roofing, the various types of windows, the exterior doors and the cedar shingles. If this scope is carried forward, a closer look at those items would be necessary to understand the scope required. Additionally, an analysis of what the energy code would require would need to be done as well.

Electrical

Based on the proposed floor plan, the electrical installation inside the building will require a complete replacement of the electrical features. The proposed floor plan has an electrical room located near the center of the floor plan. This electrical room is intended to house the new service main panelboard, as well as the fire alarm equipment. Moving the service panelboard to this location will require that the existing circuits from the existing panelboard will need to be replaced with new circuits from the new panelboard. The existing main panelboard is rated at 200 amps, 120/240 volt single phase and is aged past it's normal useful life. The new service should be upgraded to a 400 amp, 3 phase 208/120 volt service to power the new HVAC

equipment. It is anticipated that the following HVAC equipment will require power and control wiring:

- 8 ton multi-zone VRF heat recovery system
- Three concealed ducted indoor units (2 not each)
- One 2 ton ceiling cassette indoor unit
- Outdoor unit with motorized damper
- 3 ceiling mounted exhaust fan
- Electric unit heaters for each restroom

Most of the existing visible branch circuits are romex that is aged and, in some cases, not installed per the National Electrical Code. The existing fluorescent lighting inside the space will be removed and new LED energy efficient ceiling mounted luminaires will be installed. The lighting fixtures on the outside of the building will remain in place. The lamps inside those fixtures can be changed to screw in LED lamps to increase efficiency.

As the majority of the walls inside the building will be replaced, new receptacles will be installed throughout the renovated space. In the restrooms and at other locations where a receptacle will be installed within 6' of water, GFCI receptacles will be utilized.

In summary, the renovated space will have all new wiring, receptacles, luminaires and a new electrical service to match the power requirements of the renovation.

Mechanical

Based on the proposed floor plan, the mechanical installation inside the building will require a complete replacement of the mechanical features.

1. 8 Ton Multi-zone VRF heat recovery system.
    - Three concealed ducted indoor units. 2Ton each. Ductwork associated with ducted indoor units.
    - One 2 Ton ceiling cassette indoor unit.
    - Outside air duct to each ducted indoor unit with motorized damper as needed. Main duct goes through the roof with weather hood.
    - New controls.
    - Supply and return air outlets (diffusers and grilles) associated with ducted indoor units.
    - VRF branch box ventilation system including incline fan, ductwork, backdraft damper and controls.
2. Three ceiling mounted exhaust fans. 100cfm. Round ducts of all three fans are connected to one 10" vent duct through the roof with goose neck. Each fan is controlled by light switch.
3. Electric baseboard of ceiling unit heater for each bathroom.

Plumbing

Based on the proposed floor plan, the existing water heater and water fountain need to be relocated. Due to the relocation of the water heater, it is advised that it be replaced with a new system.

1. 20Gal. electric water heater. Cold water line to the new water heater and hot water line to existing hot water line.
2. Condensate pipe for each HVAC indoor unit.
3. Water supply and drainage pipes for new drinking fountain.

Fire Protection & Life Safety

Automatic Fire Sprinkler System

The building, 8 & 10 Washington Ave is a mixed-use non-separated occupancy building of Use Groups M, B, and R-3. The building is not currently equipped throughout with an automatic sprinkler system.

Based on an evaluation in accordance with the Massachusetts Existing Building Code (MEBC) using the Work Area Method, the project constitutes an Alteration Level 2, with the designated Work Area comprising less than 50% of the aggregate building area. This is based on the total building sq.ft. area of approximately 5065 sq.ft. and the work area being approximately 2000 sqft.

Under these conditions, the MEBC does not mandate upgrades to meet the full requirements of the currently adopted building code, including the provision of automatic sprinkler protection otherwise required for the building's R-3 occupancy classification.

Based on a review of the Massachusetts State Building Code, a two-story mercantile building constructed under today's code provisions would be required to be equipped with an automatic sprinkler system. However, the existing building is legally grandfathered and therefore not subject to the current sprinkler requirements.

Fire Alarm, Fire Detection and Notification System

The building is currently equipped with a fire alarm smoke detection and notification system although does not meet the coverage requirements of the currently adopted fire code. The existing fire alarm system protecting the NRTA portion of the building has reached obsolescence, and new or replacement components are no longer commercially available. This fire code analysis did not include a review of fire alarm systems for the Mercantile and Residential portions of the building where work is not planned.

Accordingly, the complete NRTA fire alarm system is proposed for demolition and replacement with a new, fully addressable fire alarm and occupant notification system designed in compliance with current code requirements.

- 527 CMR 1.00 – Massachusetts Comprehensive Fire Safety Code
- NFPA 72 – National Fire Alarm and Signalling Code
- Underwriter Laboratories (UL) Listing Directory

System Architecture

The new fire alarm system shall:

- Be electrically supervised.
- Include an addressable fire alarm control panel (FACP) capable of identifying alarm, supervisory, and trouble signals by individual device address and location.
- Be non-proprietary, allowing competitive service, parts availability, and long-term maintainability.

Monitoring Requirements

NFPA 72 requires two (2) independent telephone circuit connections upstream of any PBX serving the protected premises.
The latest edition of NFPA 72 also permits approved alternative communication technologies, including:

- VOIP service from a commercial carrier (not a PBX)
- A single cellular mobile communications device listed for fire alarm transmission

The fire alarm designer shall coordinate with:

- An NFPA 72 and UL-listed central station monitoring company
- The NRTA Communications Center (NCC) for required system interfaces

Initiating Devices

The design will incorporate, at minimum, the following initiating devices:

- Manual fire alarm pull stations
- Area smoke detectors (photoelectric type)
- Duct smoke detectors (ionization or photoelectric per IMC requirements)
- Heat detectors where required

Smoke Detection

- All smoke detectors shall be installed per NFPA 72 and the manufacturer's published listings.
- Photoelectric smoke detectors shall include a functional test circuit capable of simulating an acceptable smoke level without requiring actual smoke introduction.
- Remote test and reset capability will be provided for detectors not readily accessible from floor level.

Duct Smoke Detectors

- Duct detectors shall comply with the International Mechanical Code (IMC) and manufacturer installation requirements.
- All detectors will operate at 24 VDC and include remote test/reset capability.

Notification Appliances

Occupant notification will be provided by **horn/strobe combination appliances** and strobes installed throughout the facility as required. Notification appliance placement shall achieve:

- Required **audibility, intelligibility, and visibility** per NFPA 72
- Proper synchronization of all visual appliances

Manual Pull Stations

- Pull stations shall be **rugged die-cast metal**, semi-flush mounted.
- Each station will connect to a **four-wire fault-tolerant initiating circuit** through an intelligent monitor module.
- Each station shall be **addressable**.

Monitor Modules

- Provide an addressable input for normally open or normally closed devices and ancillary life-safety systems.
- Include a supervised initiating circuit supporting two-wire or four-wire configurations.
- Incorporate an LED that blinks during polling and latches on activation.
- Mount in a standard 4" x 4" deep electrical box.

Control Modules

- Provide addressable control for functions such as HVAC shutdown and other life-safety interfaces.
- Include a 24-VDC powered SPDT Form-C relay rated at 2A @ 28 VDC.
- Incorporate blinking and latched LED functionality similar to monitor modules.
- Mount in a standard 4" x 4" deep electrical box.

System Communication and Reporting

A Digital Alarm Communicator Transmitter (DACT) shall report alarm, supervisory, and trouble signals — including point-specific information — to the Amtrak off-site monitoring facility, in accordance with NFPA 72.

The system will also communicate the status of:

- Ancillary systems integrated into the fire alarm system
- Life-safety and emergency response systems and operations

Capacity and Future Expansion

- Initiating device and notification circuits shall be designed with ≥ 30% spare capacity.
- Fire alarm control panels and sub-panels shall include ≥ 25% spare capacity for each circuit type.

Cabling and Conduit

- All initiating and notification appliance circuits shall be installed in dedicated conduits, supervised for faults and shorts per NFPA 72.

- EMT conduit shall be minimum 1 inch unless otherwise permitted.
- Flexible conduits, junction boxes, and mounting hardware shall be installed to maintain continuous equipment grounding.

Cost Estimate

A **Level 4 cost estimate** or a **preliminary or feasibility-level** cost estimate has been developed based on the initial conceptual design. The recommended budget for construction based upon the cost estimate is **$1,070,109.00**. Refer to Appendix B.

This estimate drew upon the concept drawings, major equipment list, discussions with the design team, and historic pricing.

This estimate is reflective of March 2026 construction costs in Massachusetts. A 10% location factor increase has been applied to the baseline unit costs to account for the higher cost of labor and transportation of materials to the Island.

The following basis and assumptions were taken in the development of this cost estimate:

1. All works shall be done during normal hours (8 hours / day).
2. The estimate detail has been priced in 1Q 2026 dollars.
3. We assumed utility line will be tapped to existing.
4. Scope limited to listed items only.
5. Existing conditions assumed suitable for new work.
6. 6 months project construction duration.
7. Roof and façade material in kind are available in the market.
8. Floor infill assumed concrete.
9. No abatement works and hazardous disposal.
10. HVAC equipment will be installed in previous propane tank location with allowance for fencing as cover
11. Propane gas will be removed and existing pipe will be capped.
12. This estimate has been prepared according to AACE (Association for the Advancement of Cost Engineering) standards for the estimate classification as indicated, and thus inherits an expected range of accuracy according to the classification.

    Estimate Classification: Class 4
    Stage of Design: Conceptual Design
    Similar Industry Terms for this Level of Estimate:
        - Rough Order of Magnitude
        - Budget
        - Scope Development
        - Concept Study
    Accuracy Range: -30% to +50%
    Project Definition: 1%-15%
    Expected Project Contingency: 7%-20%
    Background Information Used: Based on project narrative, limited design data, and recommendations
    End Use: Reality Check, Alternate Schemes, Preliminary Project Funding, and Feasibility

Additionally, based on discussions we have included alternatives and allowances for the following items:

- Replacement of asphalt roof
- Replacement of all ceder shingles on exterior side walls
- Replacement of all windows to comply with Nantucket Historic standards and meet energy code requirements.
- Replacement of three exterior doors
- Allowance for overtime / shift work during the summer tourist season

Next Steps

The following is a list of additional items to consider as you work to determine your plan forward in advancing the project.

Historic Committee

With the Greenhound Building being located within the Town of Nantucket - Old Historic Districts and the desire to move one of the exterior doors an initial conversation with the Nantucket Historical Commission to understand their thoughts on whether the proposed changes are likely to be approved. Having their input early can prevent costly redesigns, project delays, and possible denial of the building permit.

Hazardous Material Testing

During the November 2025, site visit several possible hazardous materials were observed. Having an Industrial Hygienists trained to identify and evaluate hazards perform an initial assessment and testing could reduce future risk with building modifications.

A building the age of the Greenhound Building could contain the following:

- Asbestos (pipe insulation, flooring, plaster, ceiling tiles)
- Lead-based paint
- Silica in damaged concrete or masonry
- PCBs in caulking, light ballasts, and electrical systems
- Mercury in old switches and thermostats

Roof Condition

The initial building assessment performed by AECOM did not include a hands-on assessment of the building's roof. Based on a visual assessment from the ground it did not appear to have any areas of concern but the age of the asphalt singles is unknown. It should be notes that asphalt shingles generally have a shorter service life due to coastal wind exposure, salt air, and humidity.

Structural Review of Timber Framing

Based on the observed framing in the area of the existing stairs and food storage area, we advise a structural engineer be engaged to review the current framing and make a determination on what modifications are required. The existing 2x installed within the center of the food storage area will need to be modified to meet current building code.

Coordination with Head of Fire Department

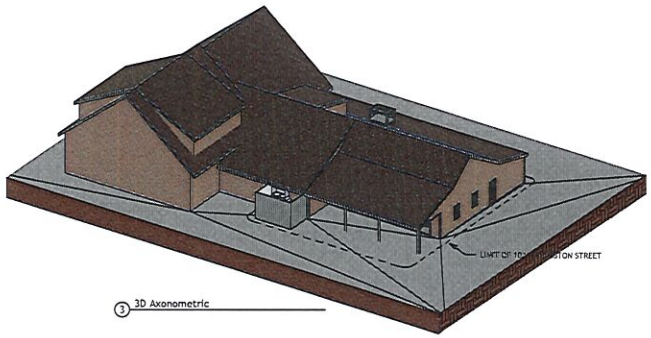
Based on 780 CMR Chapter 34 Existing Building Code, a sprinkler system is not otherwise required for the Greenhound Building. However, upon further review, Massachusetts General Laws (M.G.L.) c. 148, § 26G may apply at the discretion of the head of the fire department.

Section 26G limits the requirement for the installation of automatic sprinkler systems to new buildings and to existing buildings that are subject to major alterations or additions, provided that such buildings contain more than 7,500 gross square feet of floor area. The statute further specifies that the sprinkler requirement is determined based on the total floor area "in the aggregate."

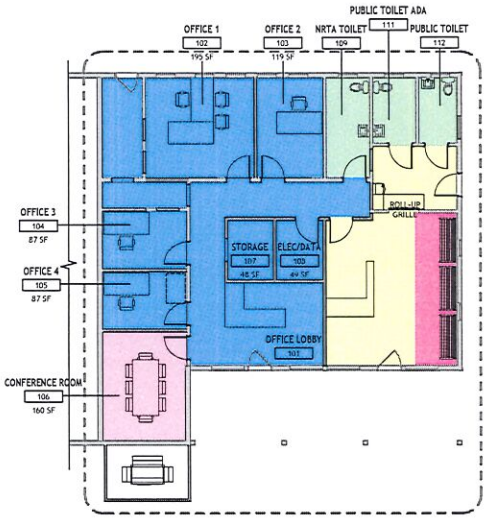
The aggregate floor area of 8 and 10 Washington Street, when considered together, exceeds 7,500 square feet. As such, the applicability of § 26G, and the corresponding sprinkler requirement, may be evaluated by the Authority Having Jurisdiction.

Appendix A : Conceptual Design Plans

1 Architectural - Site Plan
1/16" = 1'-0"



3 3D Axonometric



ASSEMBLY (1:7)	115 SQFT	17 OCC	
CORRIDOR (1:100)	340 SQFT	4 OCC	
TOILET ROOM (1:100)	186 SQFT	3 OCC	
BUSINESS (1:150)	1134 SQFT	8 OCC	
ASSEMBLY (1:15)	160 SQFT	11 OCC	
		43 OCC	

MINIMUM PLUMBING FIXTURES (248CMR - 10.10 TABLE 1
*ASSUMES GENDER EQUALITY (50% OF OCC FEMALE / 50% MALE)

BUSINESS	FEMALE TOILET / LAV 1:20 / 1:50	MALE TOILET / LAV 1:25 / 1:50	DRINKING WATER STATION 1 PER SET OF RESTROOMS
43 OCCUPANTS	2 TOILET / 1 LAV	1 TOILET / 1 LAV	1

NRTA REQUESTED TO MAKE ONE OF THE TOILET ROOMS DEDICATED TO THE OFFICE AREA, AND THE OTHER TWO AVAILABLE TO THE PUBLIC. ONLY TWO OF THE THREE ARE POSSIBLE TO BE ADA COMPLIANT WITHOUT MAJOR RENOVATION TO ALL THREE.

A REVIEW WITH AUTHORITY HAVING JURISDICTION IS REQUIRED TO CONFIRM IF:
-OFFICE AREA ADA TOILET CAN BE GENDER NUETRAL
-PUBLIC AREA ADA TOILET CAN BE GENDER NUETRAL
-PUBLIC AREA NON-ADA TOILET CAN BE GENDER NUETRAL

ALL THREE TODAY FUNCTION AS GENDER NUETRAL (NO DEDICATED MENS/WOMENS)

2 Architectural - Code Summary
1/8" = 1'-0"

1. Introduction

1.1 Existing Building
10 Washington Street is a 2,024 square foot, one story wood structure, with an attick above. The original building was construction in 1939 with several renovations and at least one addition in the northwest corner. A cmu non-bearing party wall constructed, dividing the lot and structure into 8 and 10 Washington Street. The party wall extends from the concrete floor up to the underside of the roof framing.

The facility has a dedicated 200A electrical service and utilizes integral battery fixtures for emergency lighting and exit signage. There is no emergency generator.

The facility has a forced air HVAC system that is fueld by two propane tanks in the front of the building. Condensors for this system are located on the roof on a wood platform. Fresh air is provided by operable windows.

1.2 Project Description
The project includes renovating the existing facility to provide offices space for Nantucker Regional Transit Authority, as well as to continue to function as a bus stop for the public to use.

The electrical service will be replaced in its entirety, with all new panel(s), distribution, fixtures and devices. Emergency lighting and exit signage will use integral battery type fixtures.

The fire alarm system will be replaced in its entirety with a new addressable system. Some historic initiating devices may be reused if found to be functional.

The mechanical system will be demoed and replaced with a electric multizone heat pump system. Location for the outdoor condensors to be coordinated with the Nantucket Historic Association.

2 Applicable Codes
The current codes adopted in the Commonwealth of Massachusetts are identified below. Codes of record generally vest with the date of building permit application for a project, with the exception of the Plumbing Code, Electrical Code and Elevator Code which vest with their respective installation permit applications.

Building Code	780 CMR - Massachusetts State Building Code 10th Edition, which is an amended version of the 2021 International Building Code (IBC)
Existing Building Code	780 CMR 34.00, which is an amended version of the 2021 International Existing Building Code (IEBC), herein referred to as the MEBC
Fire Safety Code	527 CMR 1.00- Massachusetts Comprehensive Fire Safety Code, which is an amended version of the 2021 Edition of NFPA 1, Fire Code
Plumbing Code	248 CMR 10.00 - Uniform State Plumbing Code, updated December 8, 2023
Electrical Code	527 CMR 12.00 - Massachusetts Electrical Code, which is an amended version of the 2023 Edition of NFPA 70, National Electrical Code
Mechanical Code	2021 International Mechanical Code (IMC), as amended by 780 CMR 28.00
Energy Code	2021 International Energy Conservation Code (IECC) as amended by 780 CMR 13.00
Accessibility	521 CMR Architectural Access Board 2010 ADA Standards for Accessible Design

Other Various National Fire Protection Association (NFPA) codes and standards as referenced by the codes listed above, including the following:
- 2021 NFPA 10: *Standard for Portable Fire Extinguishers*
- 2019 NFPA 72: *National Fire Alarm and Signaling Code*

WAVE
Nantucket Regional Transit Authority

10-12 Washington Street

AECOM
1 Federal Street, 8th Floor
Boston MA, 02110

Architectural Site Plan and Code Brief

Project number	60767467
Date	MARCH 2026
Drawn by	MM
Checked by	GM
A100	N
Scale	As indicated

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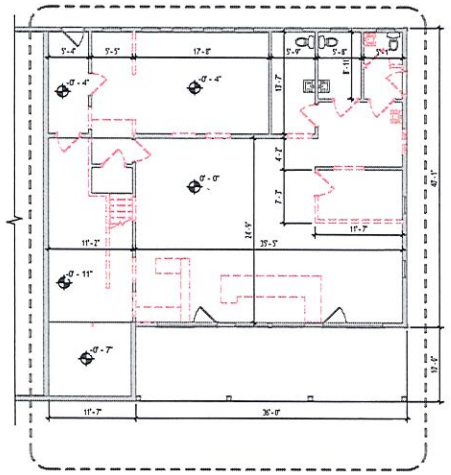
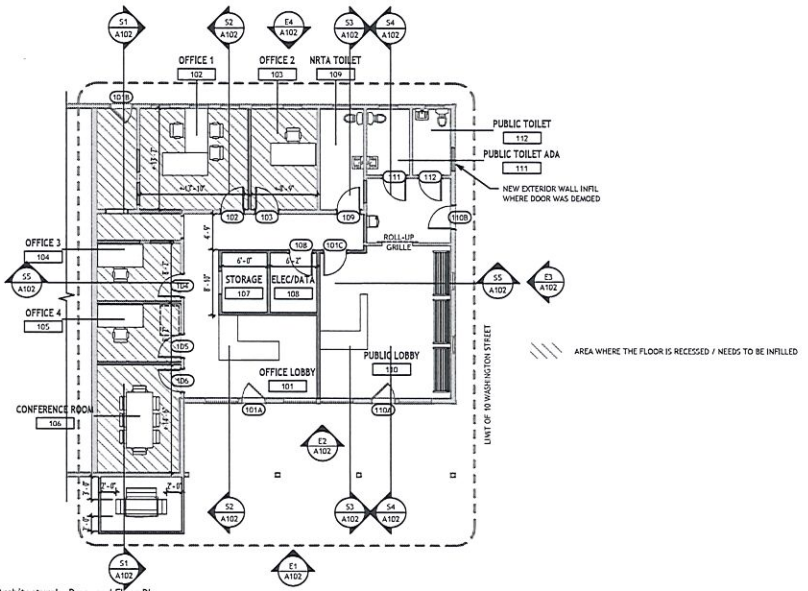
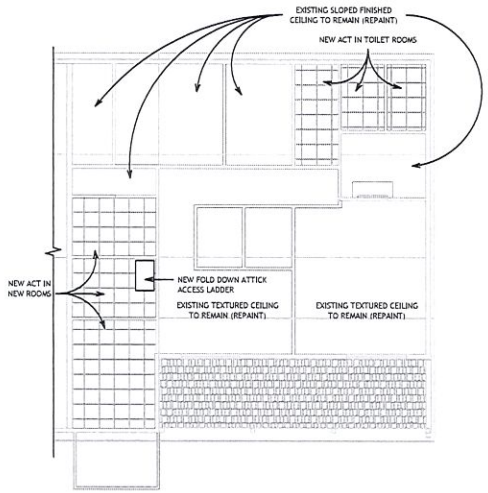


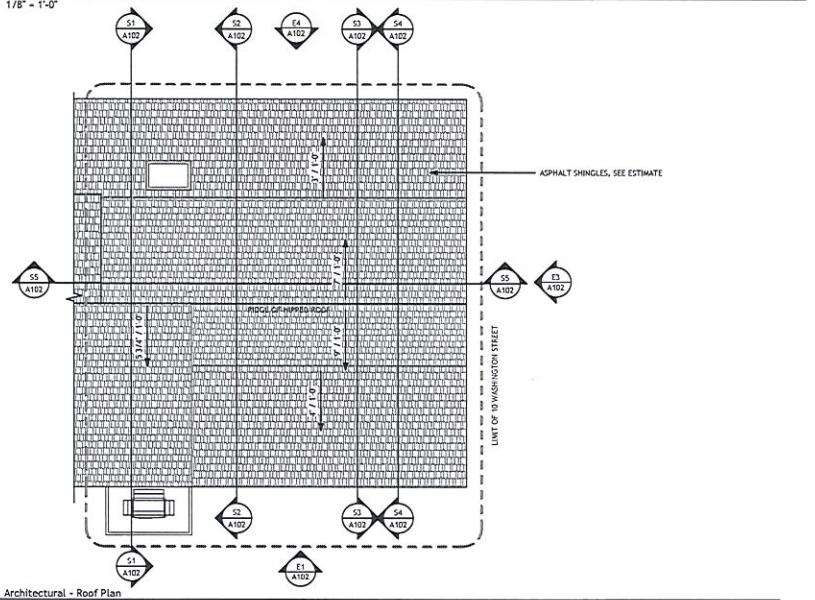
1D Architectural - Demolition Floor Plan
1/8" = 1'-0"



1 Architectural - Proposed Floor Plan
1/8" = 1'-0"



2 Architectural - Proposed Ceiling Plan
1/8" = 1'-0"



3 Architectural - Roof Plan
1/8" = 1'-0"

WAVE
Nantucket Regional Transit Authority

10-12 Washington Street

AECOM
1 Federal Street, 8th Floor
Boston MA, 02110

Architectural Floor Plans

Project number	60767467
Date	MARCH 2026
Drawn by	MM
Checked by	GM
Scale	1/8" = 1'-0"

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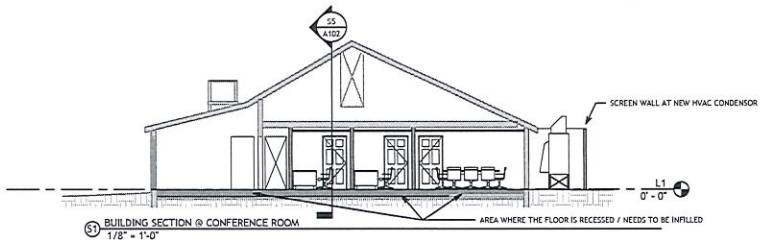
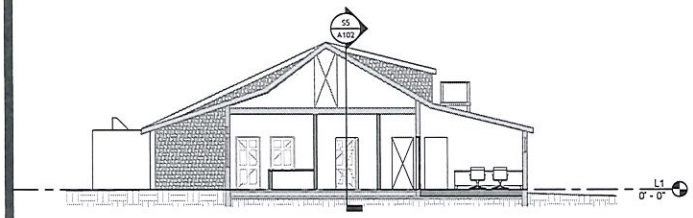
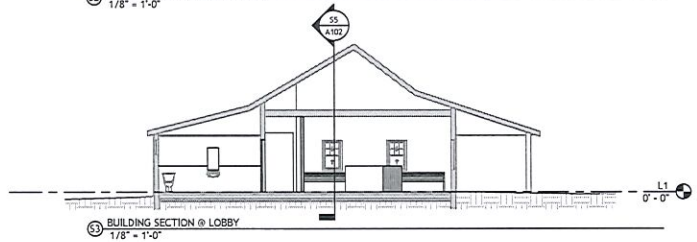


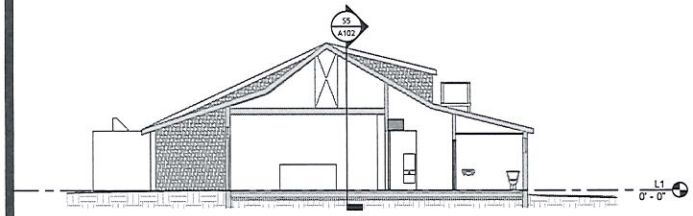
S1 BUILDING SECTION @ CONFERENCE ROOM
1/8" = 1'-0"



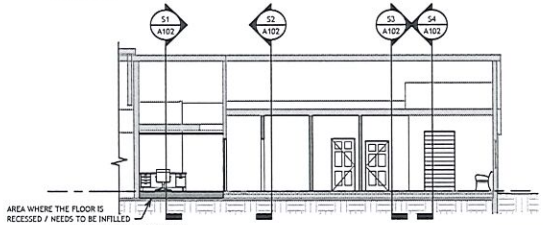
S2 BUILDING SECTION @ NRTA LOBBY
1/8" = 1'-0"



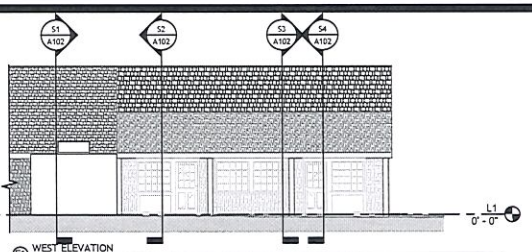
S3 BUILDING SECTION @ LOBBY
1/8" = 1'-0"



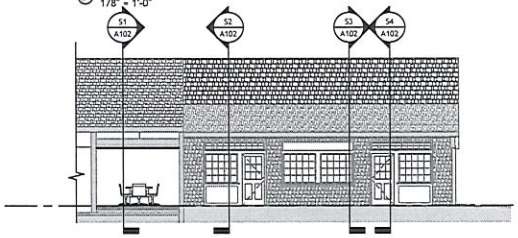
S4 BUILDING SECTION @ BUBBLER
1/8" = 1'-0"



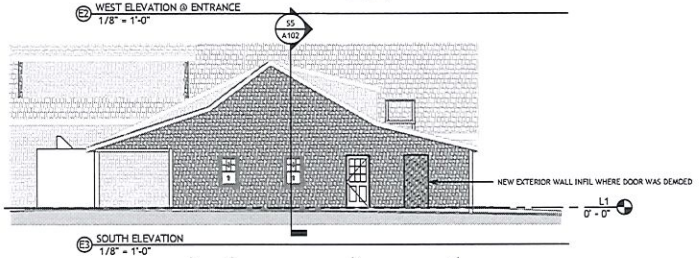
S5 BUILDING CROSS SECTION
1/8" = 1'-0"



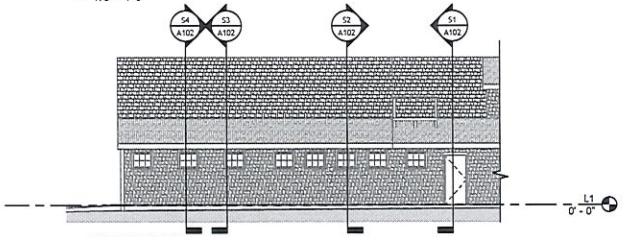
E1 WEST ELEVATION
1/8" = 1'-0"



E2 WEST ELEVATION @ ENTRANCE
1/8" = 1'-0"



E3 SOUTH ELEVATION
1/8" = 1'-0"



E4 NORTH ELEVATION
1/8" = 1'-0"

WAVE
Nantucket Regional Transit Authority

10-12 Washington Street

AECOM
1 Federal Street, 8th Floor
Boston MA, 02110

Architectural Elevation & Building Sections

Project number	60767467
Date	MARCH 2026
Drawn by	MM
Checked by	GM

A102

Scale 1/8" = 1'-0"

3/6/2026 6:08:18 PM