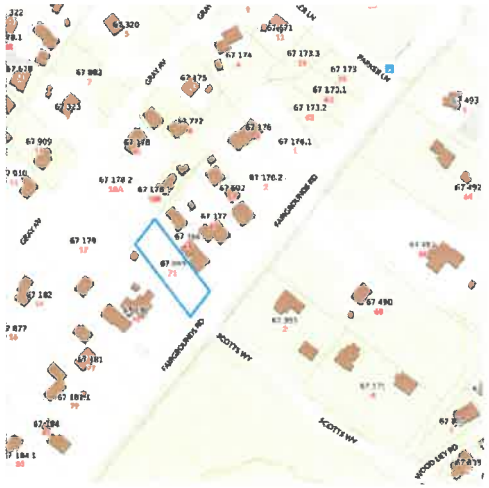
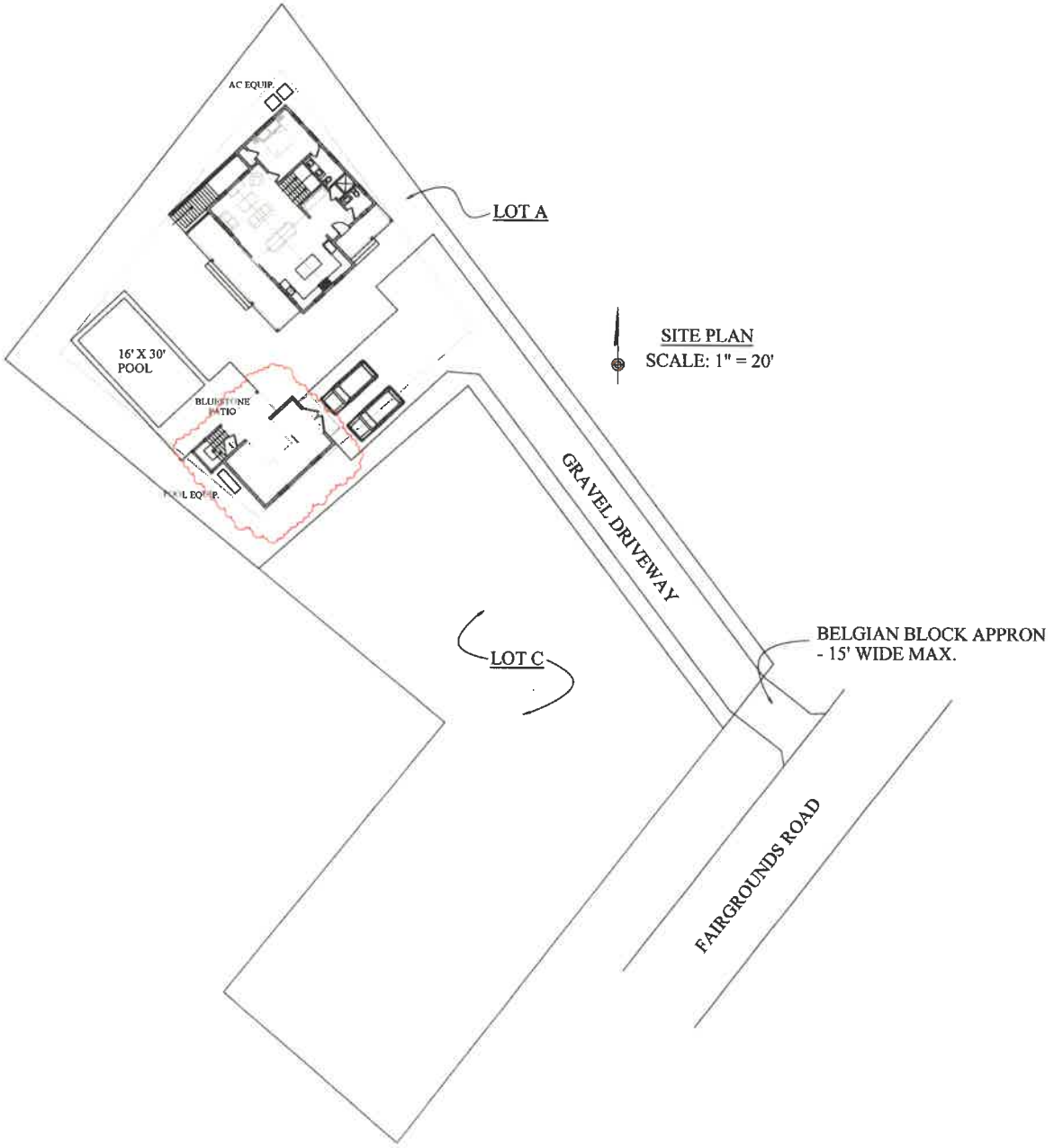
71 FAIRGROUNDS ROAD
NANTUCKET, MA 02554





MAP & PARCEL: 67/693
ZONE: R-10
FRONT / REAR SETBACKS: 20' x 10'
MINIMUM LOT SIZE: 10,000 s.f.
LOT AREA: 11,507 S.F.
GROUND COVER RATIO: 25%
PROPOSED NEW GROUND COVER:
- MAIN HOUSE; 1,150 S.F.
- GARAGE: 384 S.F.
TOTAL GROUND COVER: 1,534
ALLOWABLE GROUND COVER: 2,877 S.F.

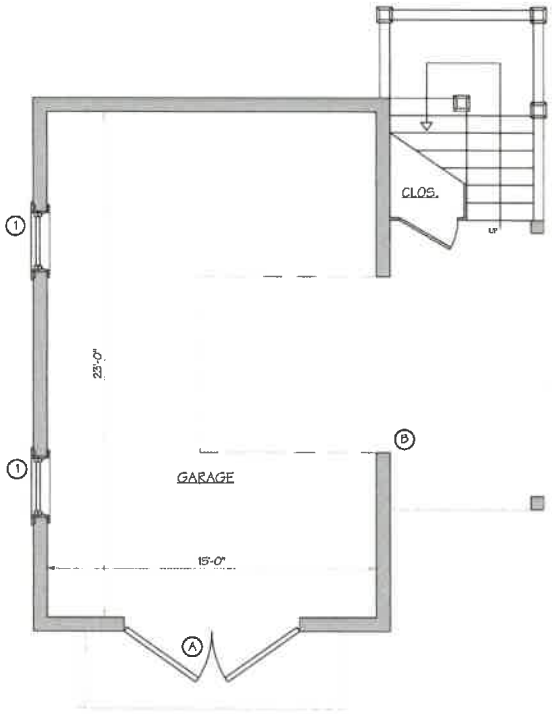
BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

SITE STUDY
DATE: 06/09/2022
SCALE: AS NOTED

M/P: 67 / 693

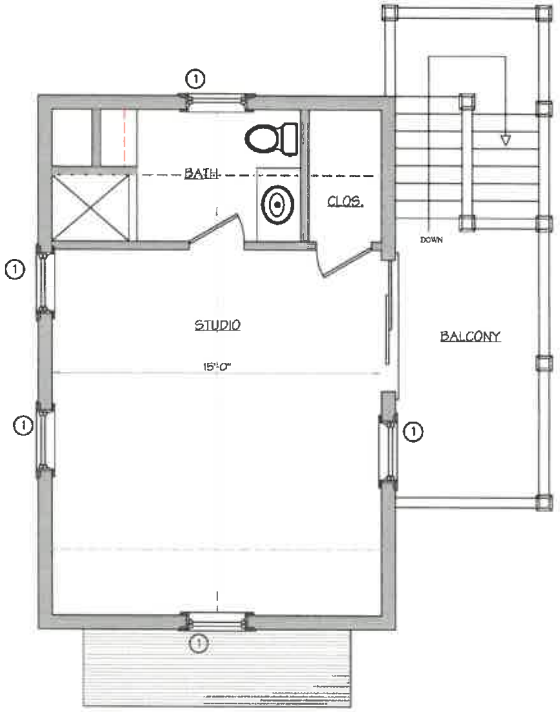
71 FAIRGROUNDS RD.
NANTUCKET, MA

A



FIRST FLOOR PLAN

384 S.F. - GROUND COVER



SECOND FLOOR PLAN

Garage 6/15/2022

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Anderson	2/2 Double hung	Single	ADH21044	7
A	(2) 4' 0" x 8' 0"	TBD	TBD	Outswing	double	garage door	1
B	8' 0" x 8' 0"	TBD	TBD	overhead	single	garage door	1

Window Notes (unless otherwise noted)

1. Jamb width to be determined on site before ordering windows
2. All window casing details to match elevations
3. All windows and doors must be D.P. rated in accordance to Building Code 780 CMR 5301.2
4. All ganged windows to have double stud pocket

Note:

Contractor is responsible for coordinating window and door sizes and for verifying and updating any inconsistencies

NOT FOR CONSTRUCTION

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC
P.O. BOX 1375 – NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc and may not be reproduced or used for any other purpose without written consent. All applicable copyright laws are and will be reserved.

FLOORS PLANS
DATE: 06/09/2022
SCALE: 1/4" = 1' 0"

M/P: 67 / 693

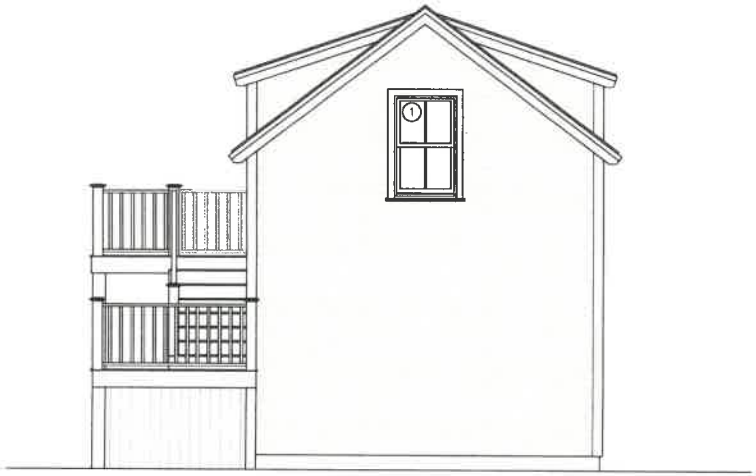
71 FAIRGROUNDS RD.
NANTUCKET, MA



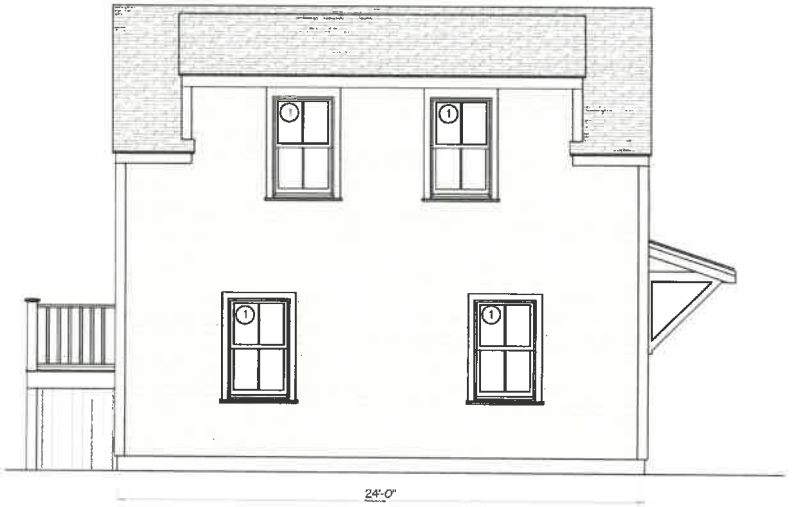
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

Designs and drawings herein are property of Benjamin Normand Residential Design, Inc. and may not be used without the express consent of Benjamin Normand Residential Design, Inc. All applicable copyright laws can and will be enforced

ELEVATIONS
DATE: 06/09/2022
SCALE: 1/4" = 1' 0"

M/P: 67 / 693

71 FAIRGROUNDS RD.
NANTUCKET, MA