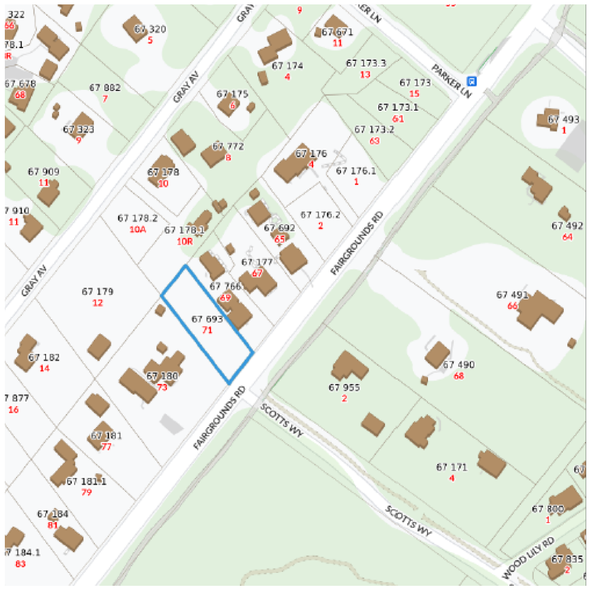
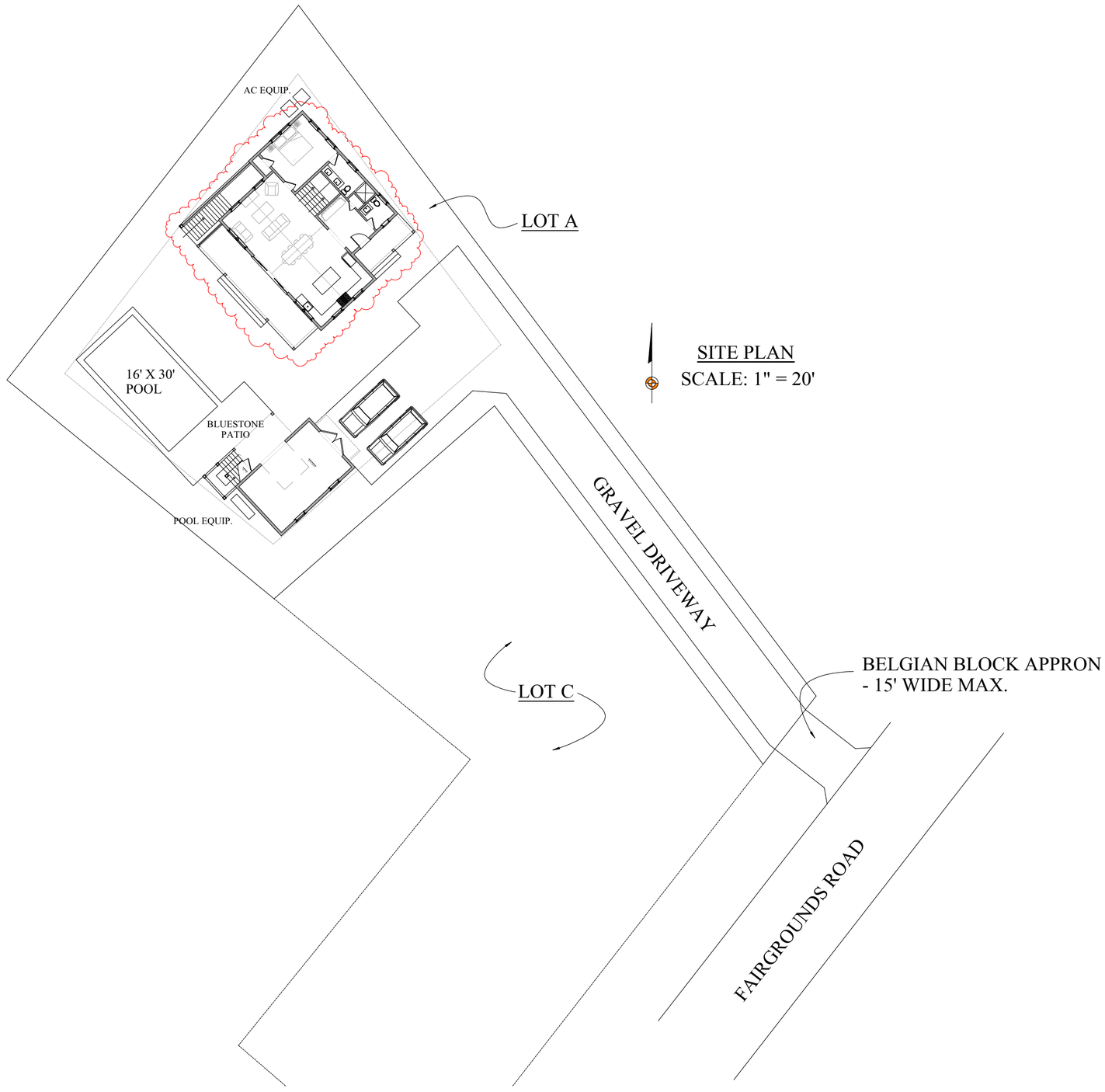
71 FAIRGROUNDS ROAD
NANTUCKET, MA 02554





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.

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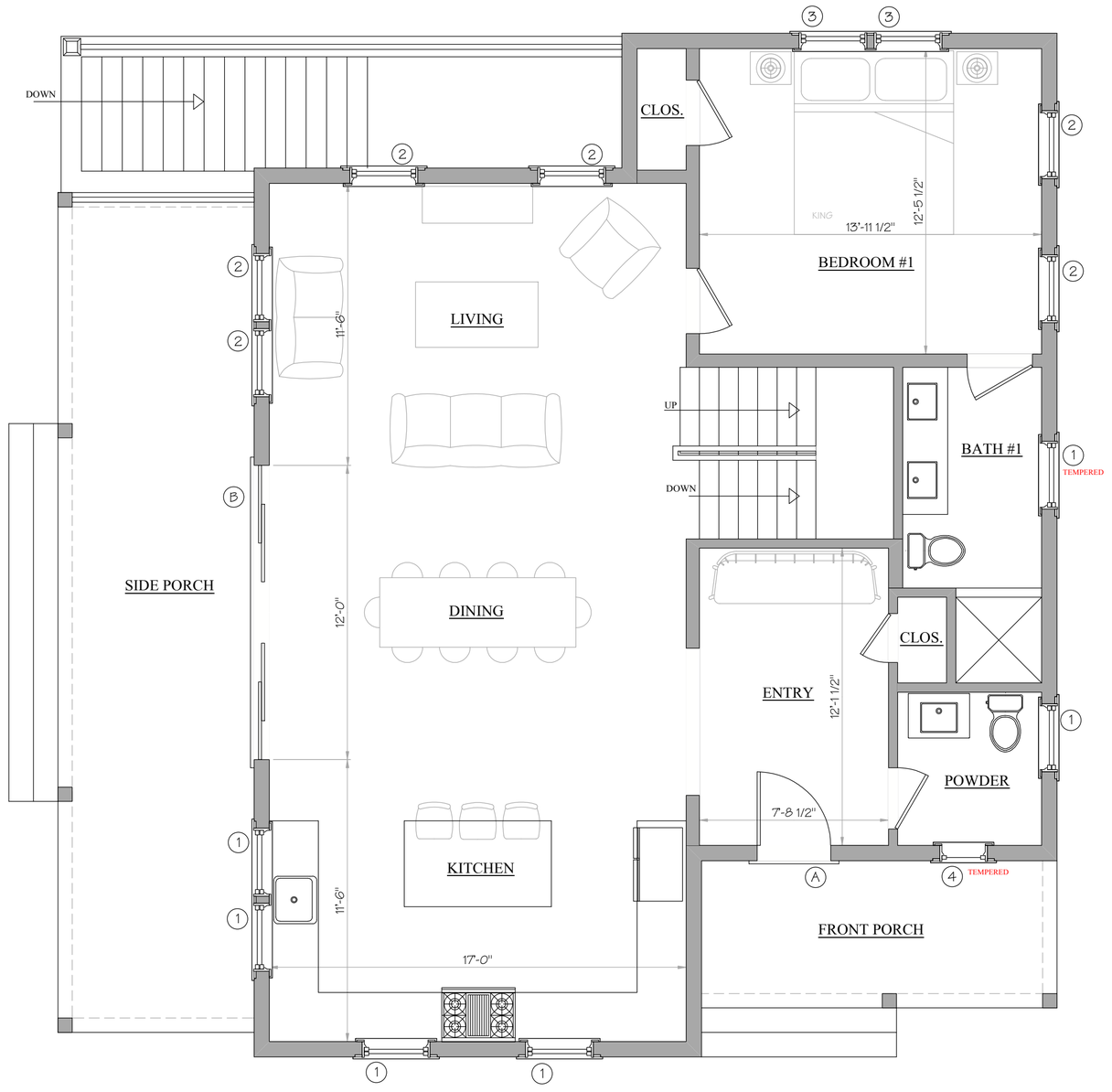
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SITE STUDY
DATE: 07/21/2022
SCALE: AS NOTED

M/P: 67 / 693

71 FAIRGROUNDS RD.
NANTUCKET, MA

A



FIRST FLOOR PLAN

1150 S.F. - GROUND COVER

NOT FOR CONSTRUCTION

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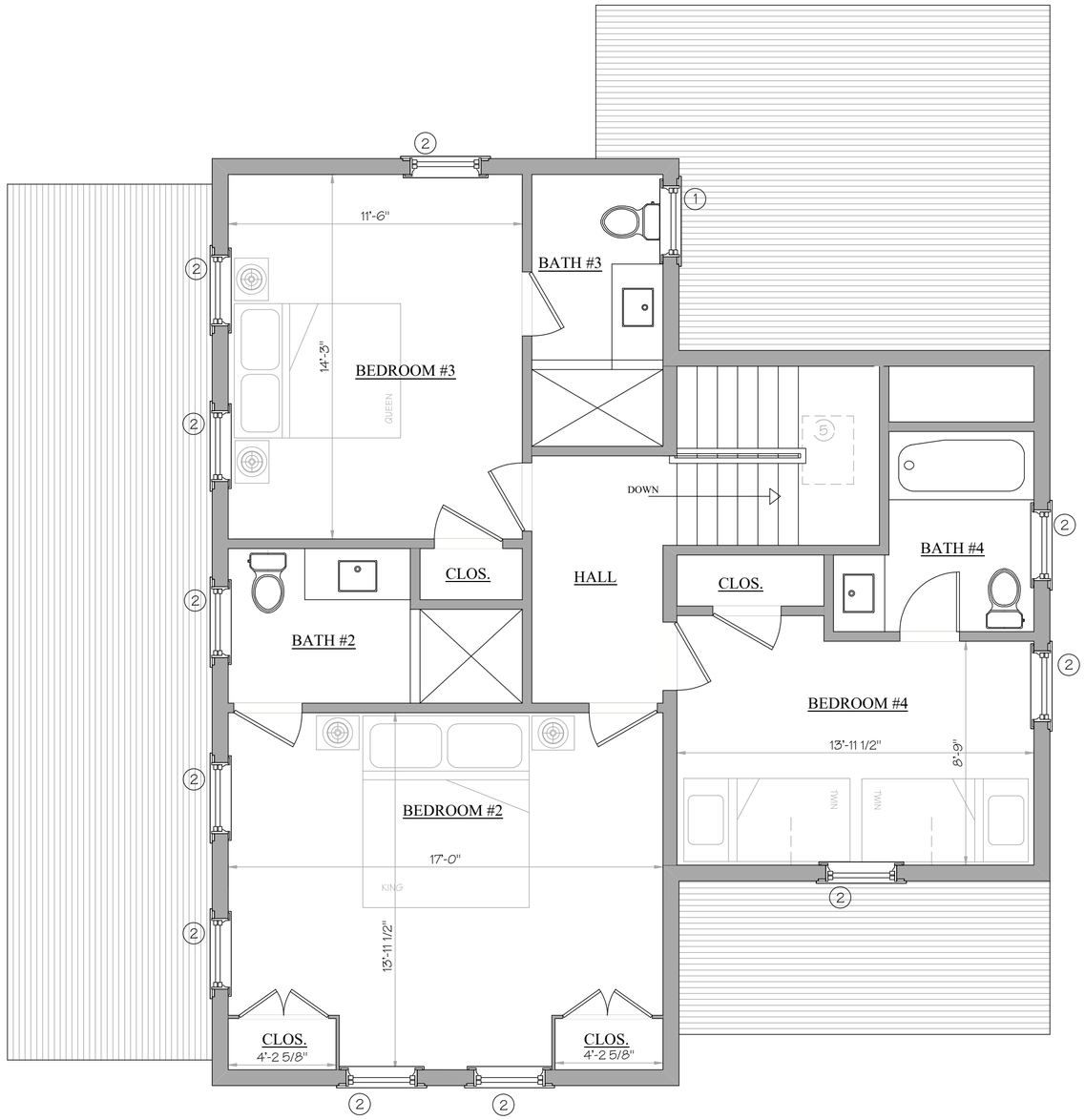
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FIRST FLOOR PLAN
DATE: 07/21/2022
SCALE: 1/4" = 1' 0"

M/P: 67 / 693

71 FAIRGROUNDS RD.
NANTUCKET, MA

1



SECOND FLOOR PLAN

962 S.F. - LIVING SPACE

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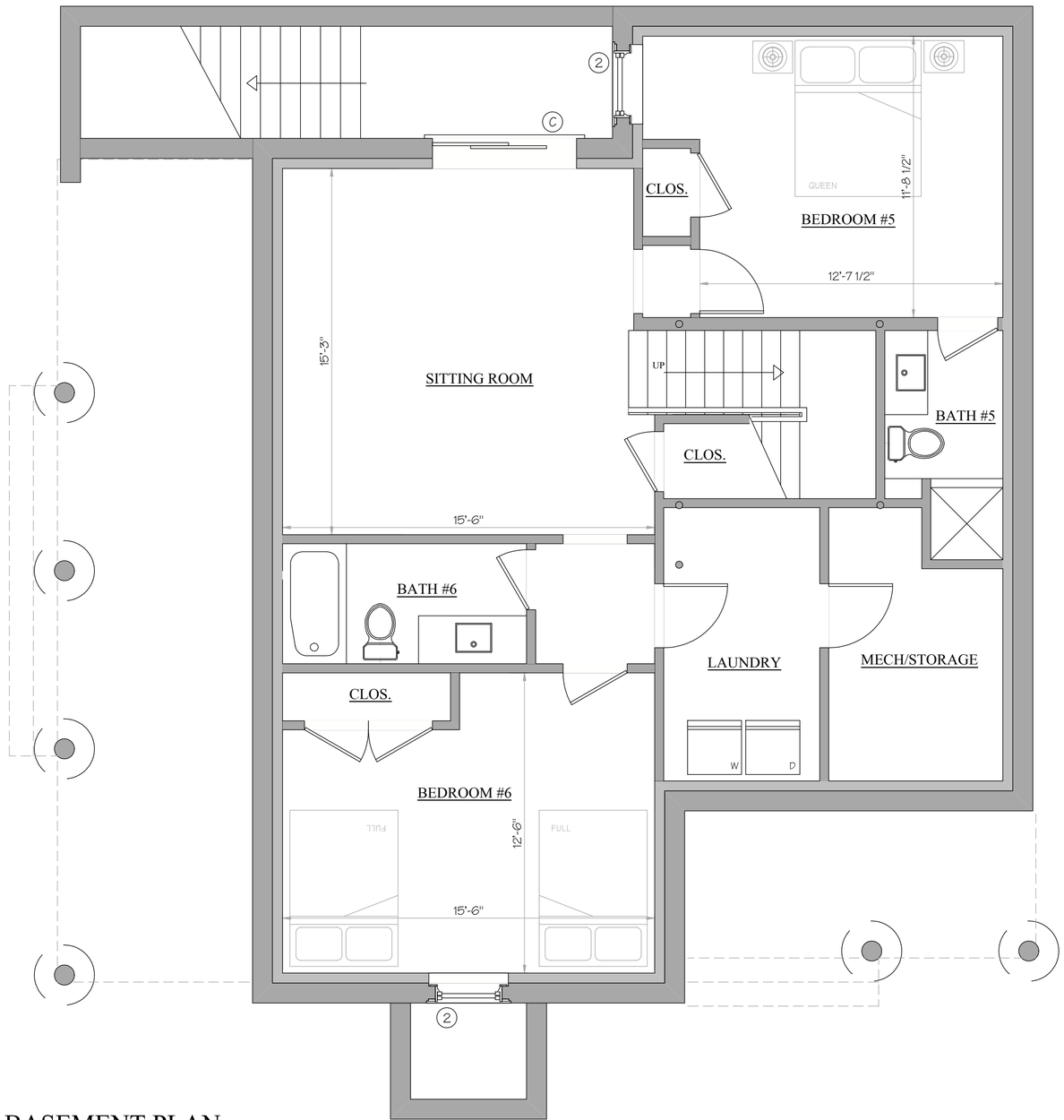
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SECOND FLOOR PLAN
DATE: 07/21/2022
SCALE: 1/4" = 1'0"

M/P: 67 / 693

71 FAIRGROUNDS RD.
NANTUCKET, MA

2



BASEMENT PLAN

1150 S.F. - GROUND COVER

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BASEMENT PLAN
DATE: 07/21/2022
SCALE: 1/4" = 1'0"

M/P: 67 / 693

71 FAIRGROUNDS RD.
NANTUCKET, MA

3



EAST ELEVATION

Main House						7/21/2022	
Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 9 1/4" x 4' 3 1/4"	2' 10" x 4' 4"	Andersen	2/2 Double hung	Single	ADH21044	7
2	2' 9 1/4" x 4' 7 1/4"	2' 10" x 4' 8"	Andersen	2/2 Double hung	Single	ADH21048	19
3	2' 9 1/4" x 2' 7 1/4"	2' 10" x 2' 8"	Andersen	2 light awning	Single	AAN21028	2
4	1' 11 1/4" x 2' 3 1/4"	2' 0" x 2' 4"	Andersen	4 light fixed	Single	APW2024	1
5	2' 0" x 3' 0"	TBD	Velux	Skiylight	Single	TBD	1
A	3' 0" x 6' 8"	TBD	TBD	4 light 1 panel	Single		1
B	12' 0" x 6' 11"	TBD	TBD	6 light	Quad		1
C	6' 0" x 6' 11"	TBD	TBD	6 light slider	double		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



SOUTH ELEVATION

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ELEVATIONS
DATE: 07/21/2022
SCALE: 1/4" = 1'0"

M/P: 67 / 693

71 FAIRGROUNDS RD.
NANTUCKET, MA

4



WEST ELEVATION



NORTH ELEVATION

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ELEVATION
DATE: 07/21/2022
SCALE: 1/4" = 1'0"

M/P: 67 / 693

71 FAIRGROUNDS RD.
NANTUCKET, MA

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