A New Home at
59 Polpis Road

Nantucket , Massachusetts

ZONING INFORMATION
MAP 54 PARCEL 26.1
ZONE: LUG-1

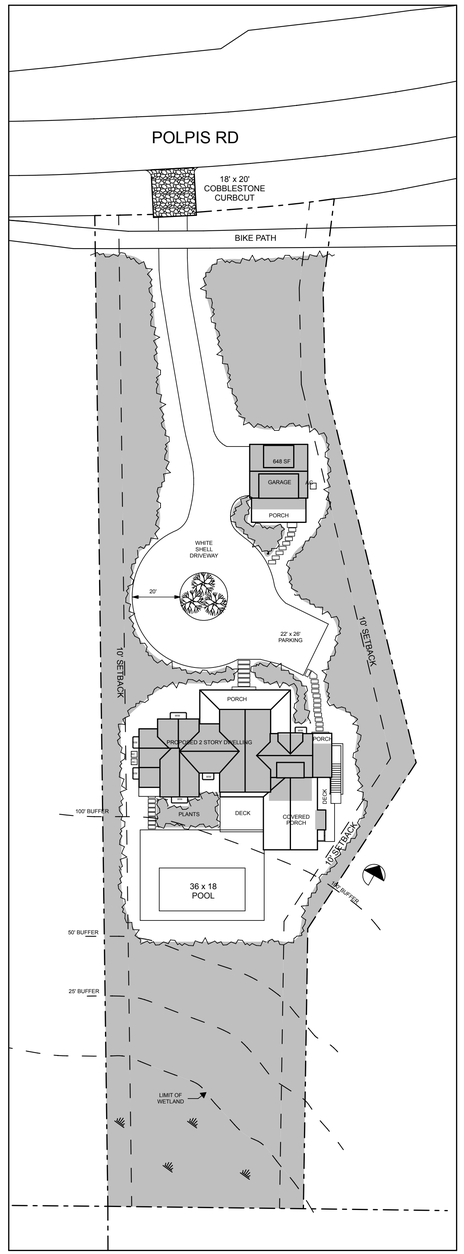
	EXISTING
MINIMUM LOT SIZE- 40,000 S.F.	42,167 S.F.
MINIMUM FRONTAGE- 100 FT	
FRONT YARD SETBACK- 35 FT	
REAR & SIDE SETBACK- 10 FT	
GROUND COVER RATIO- 7.0% or 2951 S.F.	

PROPOSED HOUSE GROUND COVER- 2246 SF
FUTURE GARAGE/ STUDIO G.C.- 618 SF
TOTAL G.C. AREA- 2864 SF

Locus

Northeast Perspective

Southwest Perspective



Site Plan- Proposed

SCALE: 1" = 30'

DRAWING INDEX

ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.0	BASEMENT FLOOR PLAN
	A1.1	FIRST FLOOR PLAN
	A1.2	SECOND FLOOR PLAN
	A1.3	ROOF PLAN
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS
	A3.1	SECTIONS
	A3.2	SECTIONS
	A3.3	SECTIONS
STRUCTURALS	S1.1	FOUNDATION PLAN

ISSUES/REVISION	DATE
HDC 1	6/11/24
STAFF APPROVAL	7/25/24
CONST. DOCS	8/07/24
OFFICE SET	9/01/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the identified project and location only. The drawing are not to be sold, altered, transferred, copied, or reused without the written consent of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2024

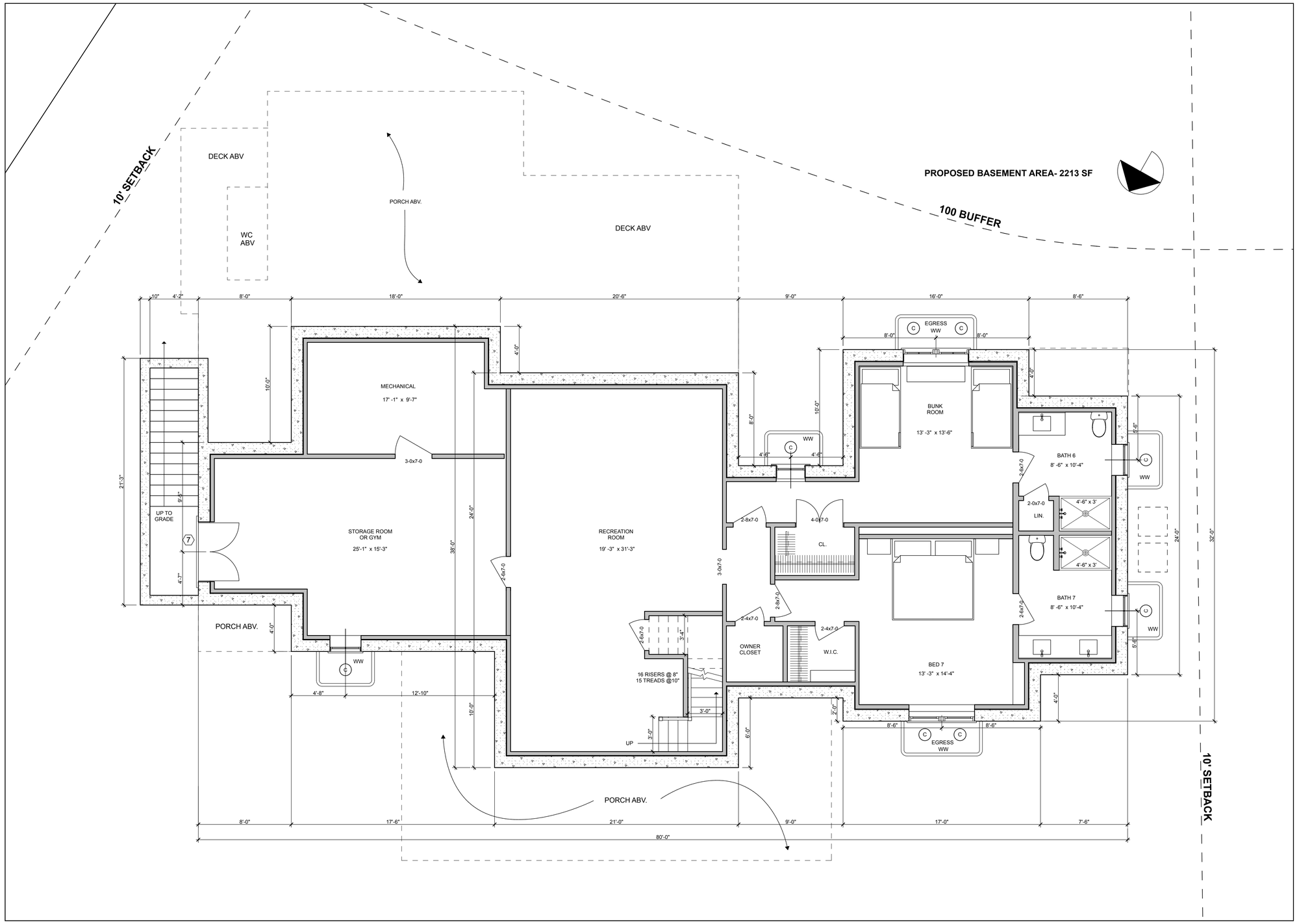
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PM
Checked by: LT

Sheet No:

A0.0

Contents:
Cover- Main House



Basement Plan-Proposed

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

ISSUES/REVISION	DATE
HDC 1	6/11/24
STAFF APPROVAL	7/25/24
CONST. DOCS	8/07/24
OFFICE SET	9/01/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the identified project and site. These drawings and designs are not to be sold, altered, transferred, copied, or reproduced without written consent and/or permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2024

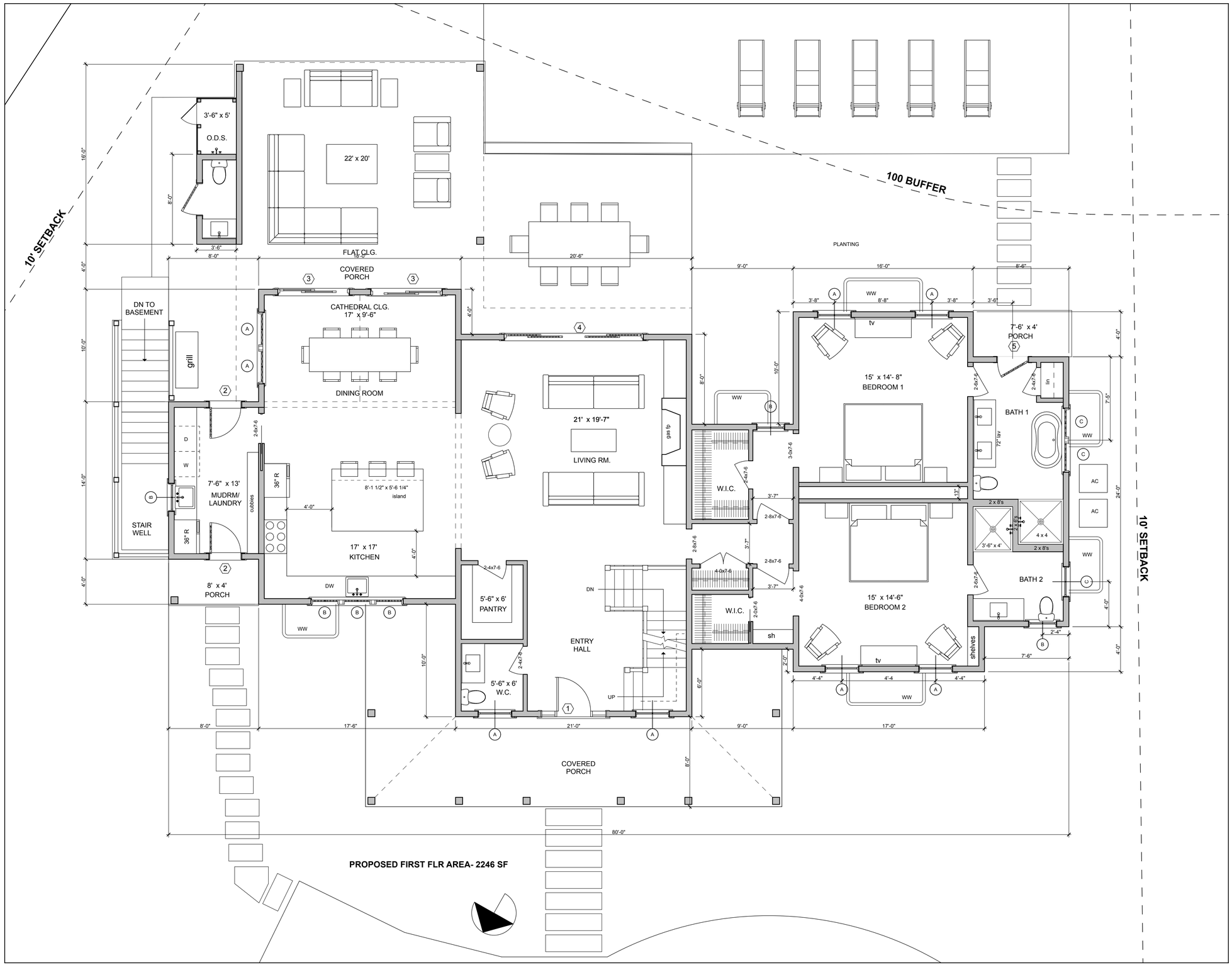
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PH
Checked by: LT

Sheet No:

A1.0

Contents:
Basement Floor Plan



First Floor Plan- Proposed

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

ISSUES/REVISION	DATE
HDC 1	6/11/24
STAFF APPROVAL	7/25/24
CONST. DOCS	8/07/24
OFFICE SET	9/01/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the identified project and site. The ideas and designs incorporated herein, as an instrument of service, are not to be sold, altered, transferred, copied, or reused in whole or in part for any purpose or on any other project without the written permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2024

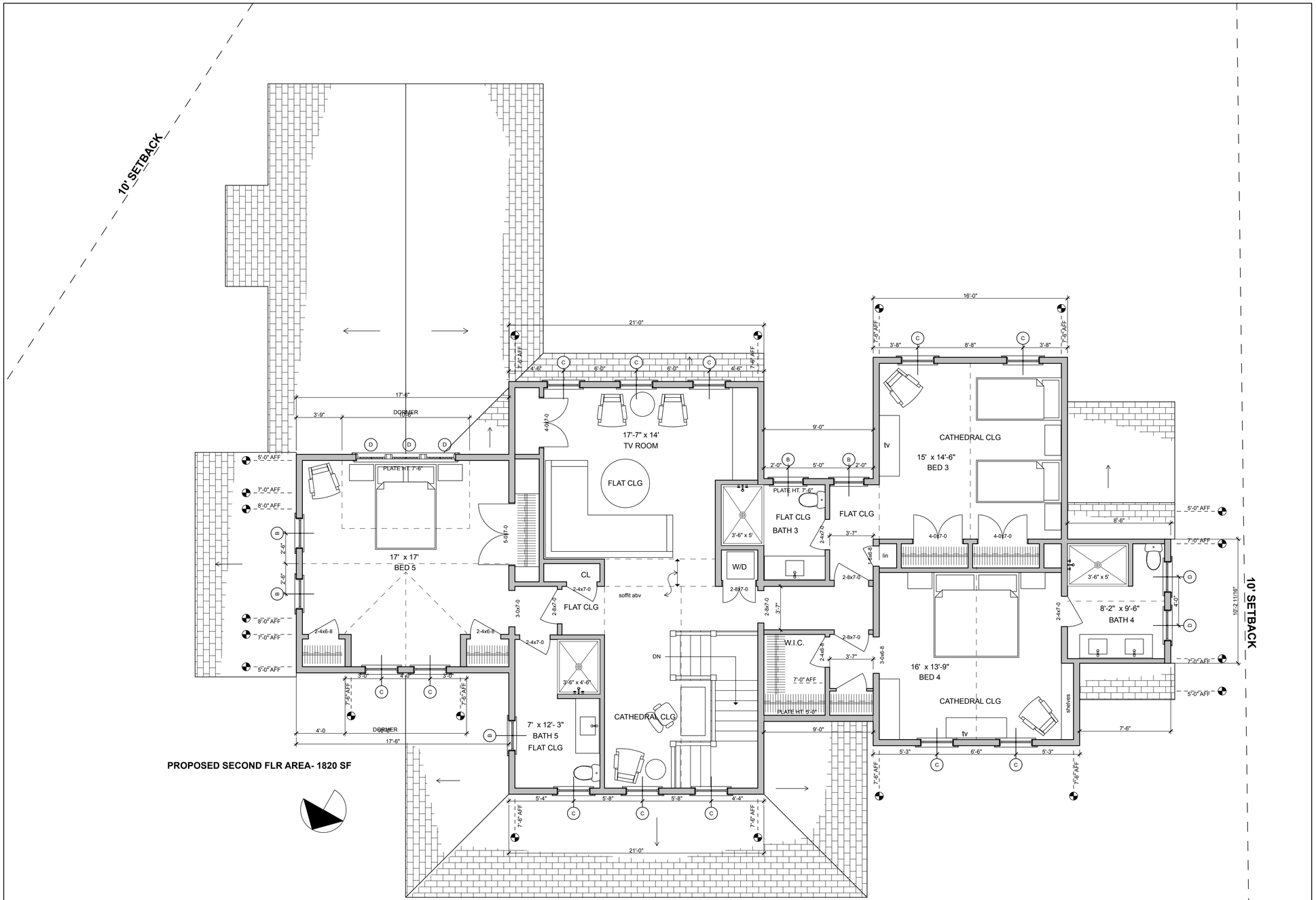
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PM
Checked by: LT

Sheet No:

A1.1

Contents:
First Floor Plan



Second Floor Plan- Proposed

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

ISSUES/REVISION	DATE
HDC 1	6/11/24
STAFF APPROVAL	7/25/24
CONST. DOCS	8/07/24
OFFICE SET	9/01/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the identified project only. Reproductions of this drawing are not to be sold, altered, transferred, copied, or assigned to any other person or used on any other project without the written permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2024

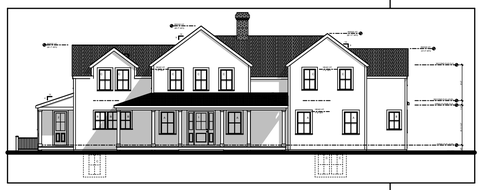
Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PM
Checked by: LT

Sheet No:

A1.2

Contents:
Second Floor Plan

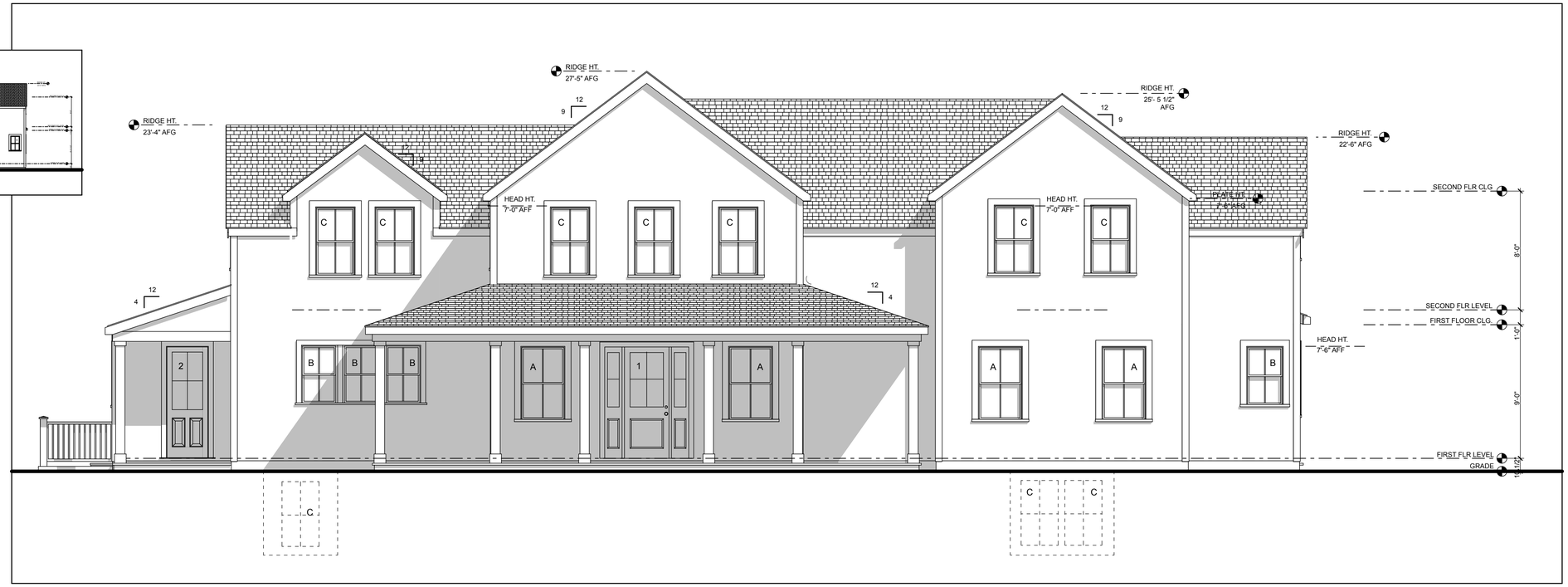


North Elevation- Staff Approved

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

GENERAL NOTES: MATERIALS

ROOF- LANDMARK WEATHERED WOOD ARCHITECTURAL SHINGLES
EXT. WALLS- WHITE CEDAR SHINGLES
CORNER BDS. - 5/4" x 6"- PNT WHITE
EAVE- 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 W/ 3" SHADOW BD.- PTD WHITE
CHIMNEY- FAUX RED BRICK
FOUNDATION WALL - POURED CONCRETE
DR & WINDOW TRIM- 1 x 4- PNT WHITE
DECK- 1 x 4 MAHOGANY- NATURAL
POSTS- 8"- PNT WHITE

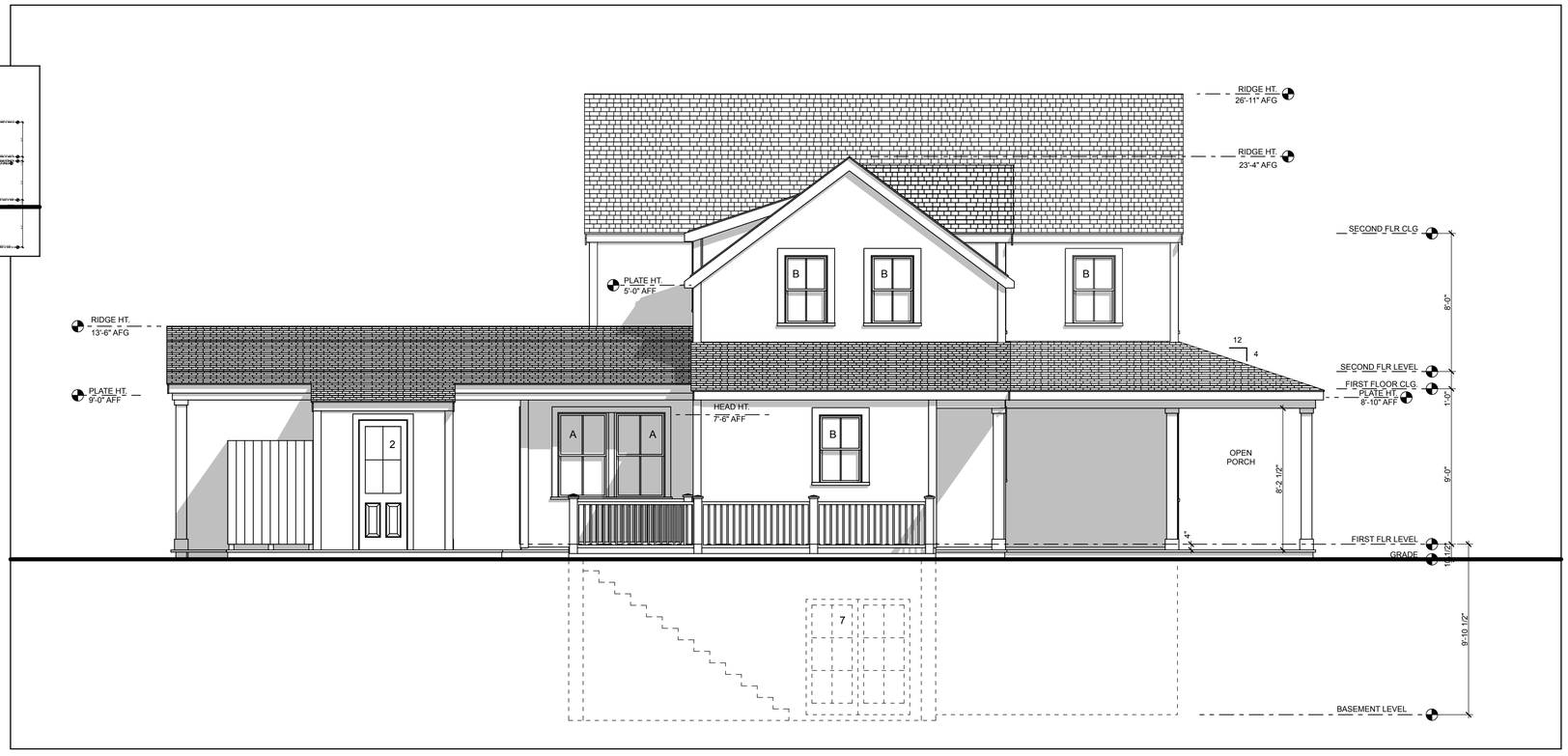


North Elevation- Proposed

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

East Elevation- Staff Approved

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



East Elevation- Proposed

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

ISSUES/REVISION	DATE
HDC 1	6/11/24
STAFF APPROVAL	7/25/24
CONST. DOCS	8/07/24
OFFICE SET	9/01/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the identified project and site. The concepts and designs shown are not to be sold, altered, transferred, copied, or reused in any manner whatsoever without the permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PH
Checked by: LT

Sheet No:

A2.1

Contents: Elevations

South Elevation- Proposed

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

South Elevation- Staff Approved

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

ISSUES/REVISION	DATE
HDC 1	6/11/24
STAFF APPROVAL	7/25/24
CONST. DOCS	8/07/24
OFFICE SET	9/01/24

A New House at
59 Polpis Road
Nantucket, Massachusetts

GENERAL NOTES: MATERIALS

ROOF- LANDMARK WEATHERED WOOD ARCHITECTURAL SHINGLES
EXT. WALLS- WHITE CEDAR SHINGLES
CORNER BDS. - 5/4" x 6"- PNT WHITE
EAVE- 1 x 8 PTD WHITE
FACIA- 1 x 8 PTD WHITE
RAKES- 1 x 8 W/ 3" SHADOW BD.- PTD WHITE
CHIMNEY- FAUX RED BRICK
FOUNDATION WALL - POURED CONCRETE
DR & WINDOW TRIM- 1 x 4- PNT WHITE
DECK- 1 x 4 MAHOGANY- NATURAL
POSTS- 8"- PNT WHITE

DOOR SCHEDULE

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
1	1	SIMPSON OR EQUAL	3'-0" x 7'-6"	5'-3" x 7'-8 1/2"	36"(4) LITE ABV/1 PANEL BELOW WITH 12" SIDELIGHTS- (2 LITE) ABV, PANEL BELOW , MAHAGONY SEALED TO WEATHER	30	.31
2	2	SIMPSON OR EQUAL	2'-8 1/8" x 7'-6"	2'-9" x 7'-8 1/2"	4 LITE ABV/ 2 PANEL BELOW	30	.31
3	2	ANDERSON	5'-11 1/4" x 7'-6"	6'-0" x 7'-8 1/2"	6 LITE (EA. PANEL) GLIDER	30	.31
4	1	ANDERSON	12'-0" x 7'-6"	12'-2" x 7'-8 1/2"	6 LITE (EA. PANEL) GLIDER	30	.31
6	1	ANDERSON FWH29611	2'-8 1/8" x 6'-10 3/8"	2'-9" x 6'-11"	6 LITE FRENCH INSWING	30	.31
7	1	ANDERSON FWH50611	4'-11 1/4" x 6'-10 3/8"	5'-0" x 6'-11"	6 LITE FRENCH INSWING	30	.31

WOOD UNIT, PNT., 1 1/2" MUNTINS, COMBINATION STORM/ SCREEN UNIT , BUILDER TO CONFIRM ALL R.O.'s.
ANDERSON DOORS CLAD WHITE, THERMAL PANED GLASS LOW E4, STANDARD HARDWARE.

WINDOW SCHEDULE

ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS	DP	U VALUE
A	9	ANDERSON TW210410	2'-11 5/8" x 5'-0 7/8"	3'-0 1/8" x 5'-0 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	.31
B	8	ANDERSON TW24310	2'-5 5/8 " x 4'-0 7/8"	2'-6 1/8" x 4'-0 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	.31
C	22	ANDERSON TW2646	2'-7 5/8 " x 4'-8 7/8"	2'-8 1/8" x 4'-8 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	.31
D	9	ANDERSON TW2436	2'-5 5/8 " x 3'-8 7/8"	2'-6 1/8 " x 3'-8 7/8"	2/2 DOUBLE HUNG,WD, TDL, PTD	30	.31

GENERAL NOTE: ANDERSON 400 SERIES DOUBLE HUNG WINDOWS. THERMAL PANED, IMPACT GLASS, 5/8 MUNTINS , LOW E4 GLASS, INTERIOR HARDWARE WHITE, WHITE EXTERIOR, EXTERIOR TRIM 5/4 X 4 PTD CEDAR. BATHROOM, CLAD COLOR WHITE COASTAL HARDWARE.
R.O's TO BE CONFIRMED BY MANUFACTURER IN ADVANCE .

West Elevation- Proposed

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

West Elevation- Staff Approved

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

USE OF DRAWING

This drawing is the sole property of the Designer and is to be used for the identified project and location only. This drawing and plans are not to be sold, altered, transferred, copied, or reproduced without the written consent and permission of the Designer. This drawing is to be returned to the Designer upon request.

© Thornewill Design LLC 2024

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by: LT
Drawn by: PM
Checked by: LT

Sheet No:

A2.2

Contents: Elevations