

ZONING INFORMATION  
MAP 54 PARCEL 26.1  
ZONE: LUG-1

MINIMUM LOT SIZE- 40,000 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.- 641 SF  
TOTAL G.C. AREA- 2887 SF

EXISTING  
42,167 S.F.



Locus



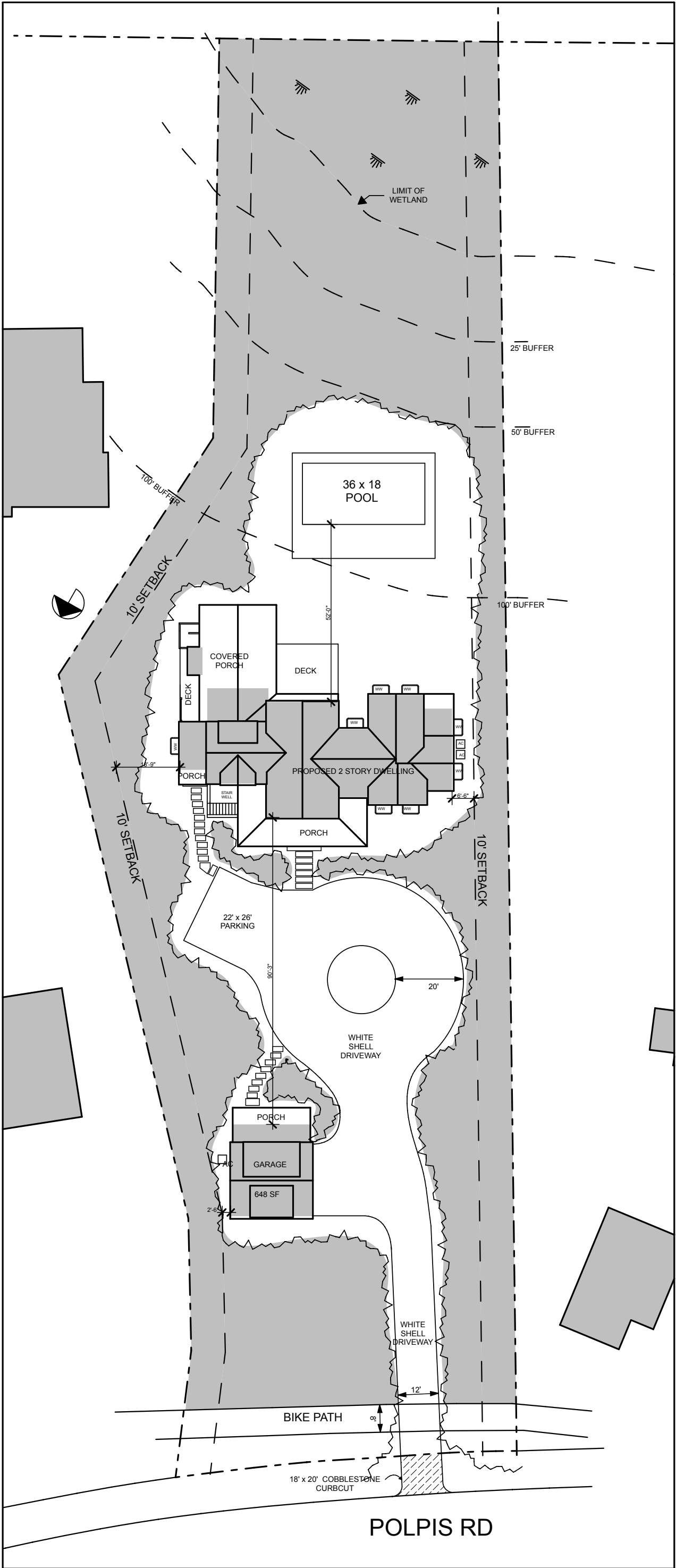
Northeast Perspective



Southwest Perspective

# A New Home at 59 Polpis Road

## Nantucket , Massachusetts



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                      |
| 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  |
| CONST SET            | 10/17/24 |
| 76'-6"               |          |
| CONST SET            | 12/13/24 |
| REVIEW               | 12/18/24 |
|                      |          |
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|                      |          |
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A New House at  
59 Polpis Road  
Nantucket, Massachusetts

USE OF DRAWING

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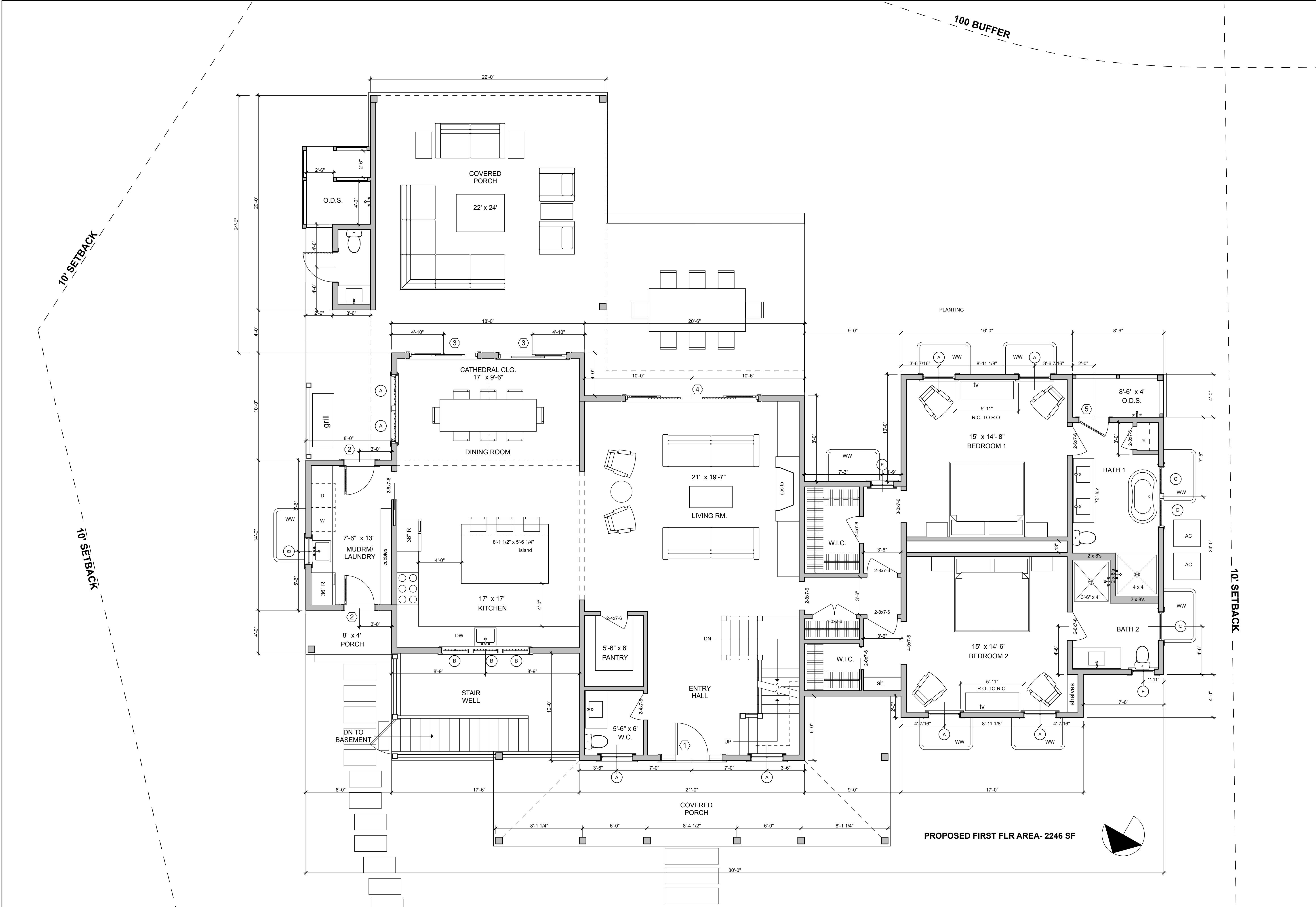
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Project No: \_\_\_\_\_  
Designed by: LT  
Drawn by: PH  
Checked by: LT

Sheet No:  
A0.0

Contents:  
Cover- Main House



First Floor Plan- Proposed

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

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|----------------------|----------|
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| STAFF APPROVAL       | 7/25/24  |
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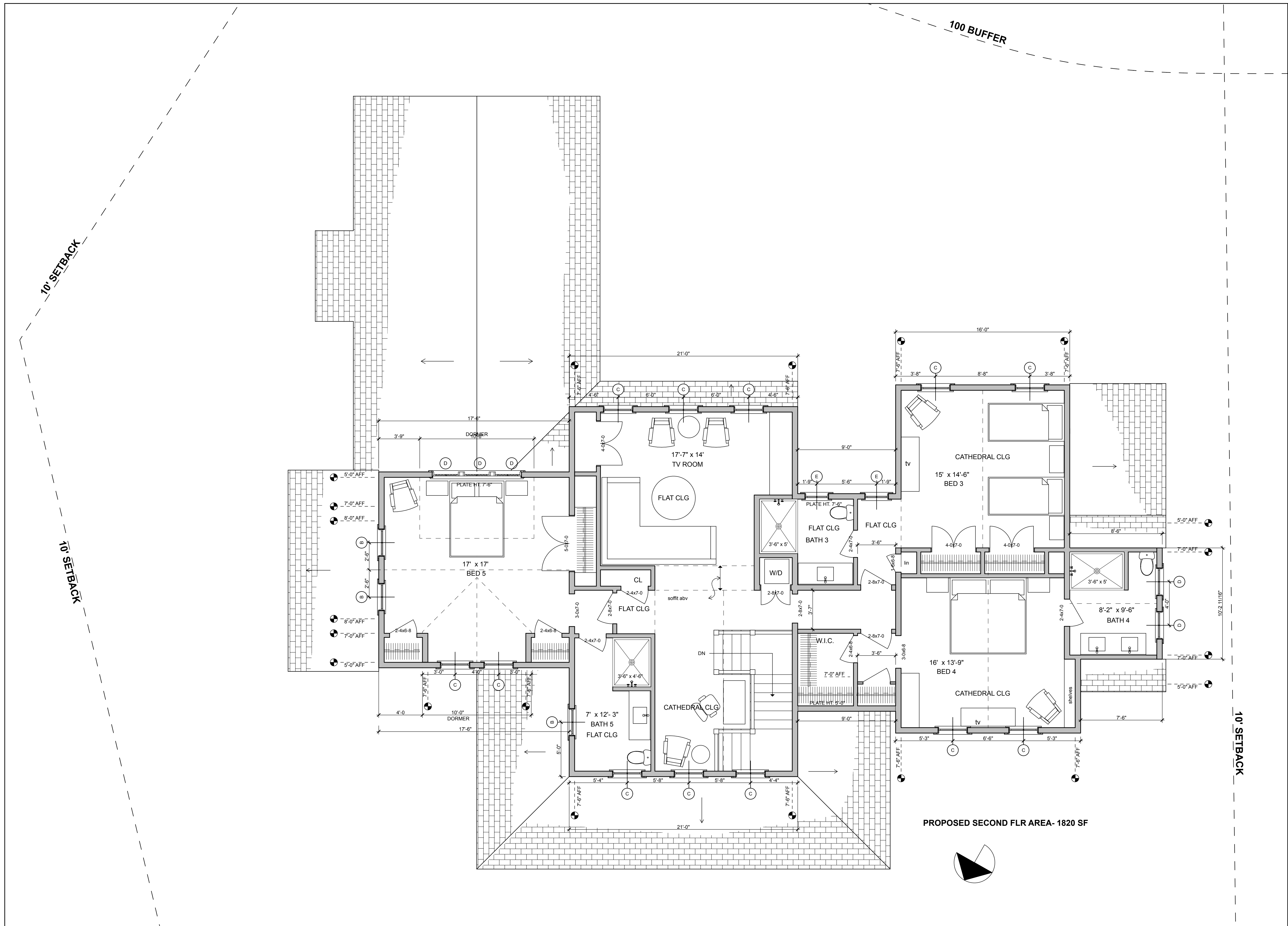
Project No: \_\_\_\_\_  
Designed by: LT  
Drawn by: PH  
Checked by: LT

Sheet No:  
A1.1

Contents:  
First Floor Plan

**A New House at  
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Nantucket, Massachusetts**

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## Second Floor Plan- Proposed



tents: \_\_\_\_\_

sement 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 BOS. - 5/4" x 6" PNT WHITE

EAVE- 1 x 8 PTD WHITE

FACIA- 1 x 8 PTD WHITE

RAKES- 1 x 8 W/ 2" SHADOW BD.- PTD WHITE

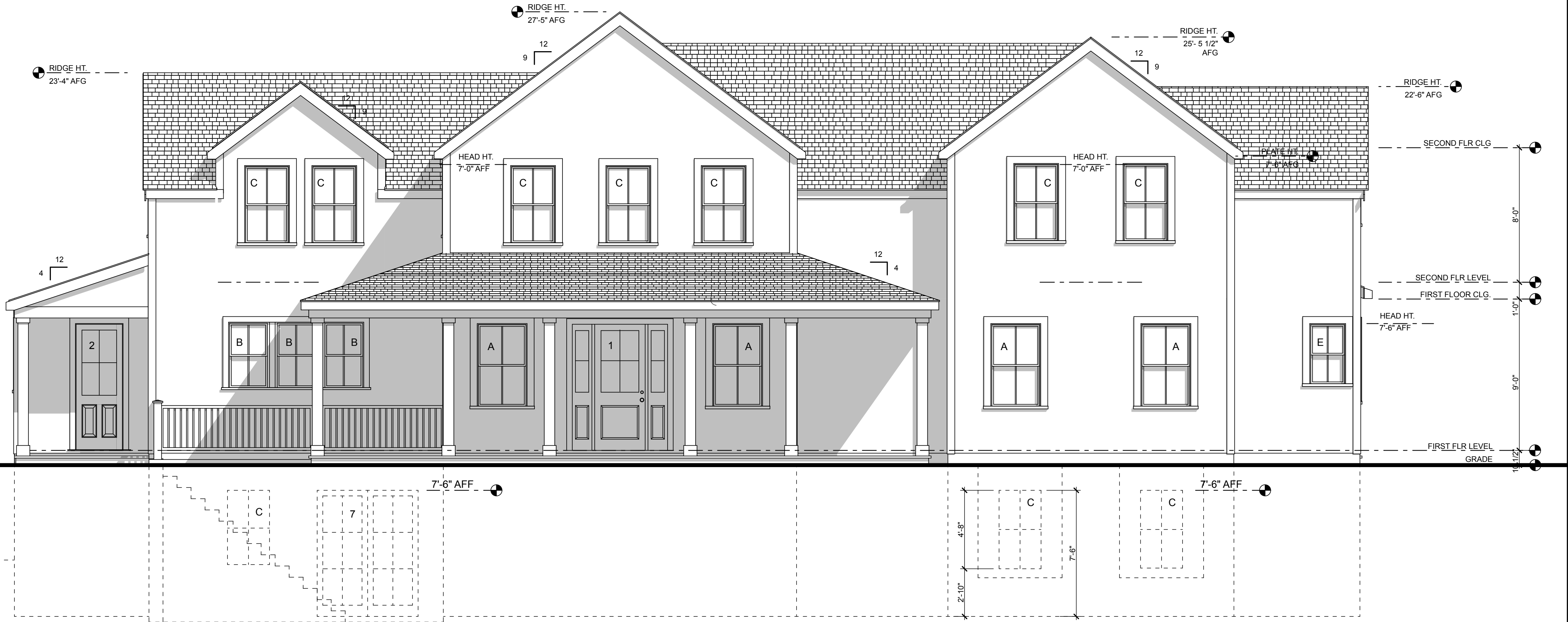
CHIMNEY- FAUX RED BRICK

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"

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Checked by: LT

Sheet No:  
A2.1

Contents:  
Elevations

