


Property Information

Property ID	67 382
Location	10 GREEN MEADOWS
Owner	P & M REIS TRUCKING INC

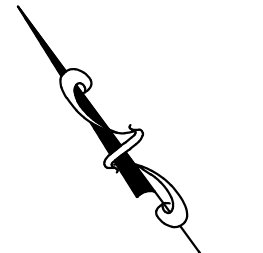
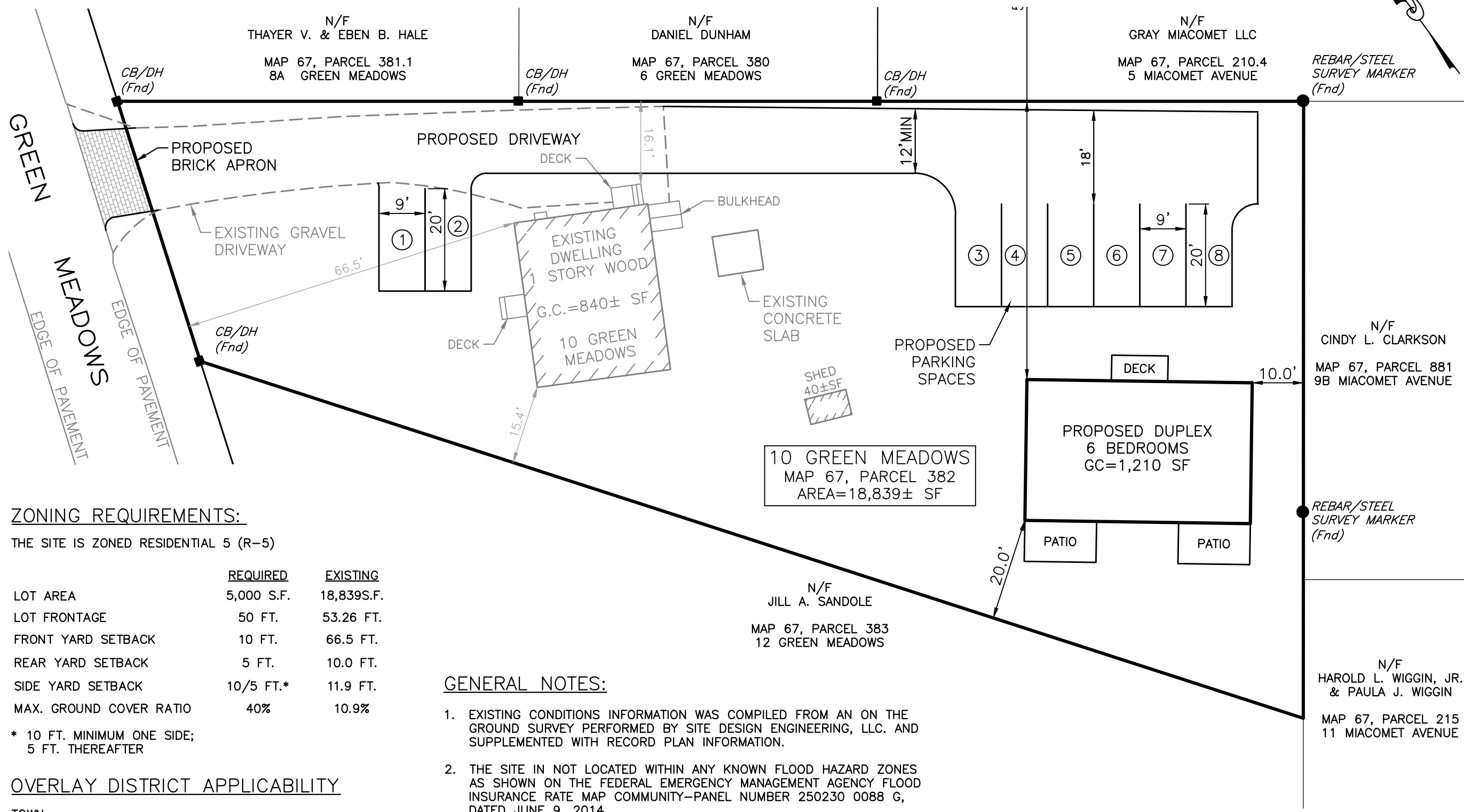


**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 5 (R-5)

	REQUIRED	EXISTING
LOT AREA	5,000 S.F.	18,839S.F.
LOT FRONTAGE	50 FT.	53.26 FT.
FRONT YARD SETBACK	10 FT.	66.5 FT.
REAR YARD SETBACK	5 FT.	10.0 FT.
SIDE YARD SETBACK	10/5 FT.*	11.9 FT.
MAX. GROUND COVER RATIO	40%	10.9%

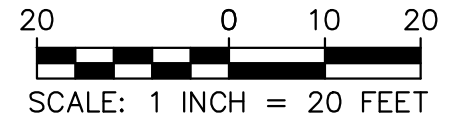
* 10 FT. MINIMUM ONE SIDE;
5 FT. THEREAFTER

OVERLAY DISTRICT APPLICABILITY

- TOWN
- TOWN SEWER
- WELLHEAD PROTECTION
- MA DEP ZONE II

GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
- THE SITE IN NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250230 0088 G, DATED JUNE 9, 2014.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



DATE: MARCH 3, 2023	REV. DATE:
PROJ#: 22113	DRAWN BY: SKD
SCALE: 1" = 20'	CHECK BY: DCM
ISSUED FOR: APPROVAL	
PREPARED FOR: P & M REIS TRUCKING, INC.	

ZONING SITE PLAN

10 GREEN MEADOWS
ASSESSOR'S MAP 67, PARCEL 382
NANTUCKET, MASSACHUSETTS

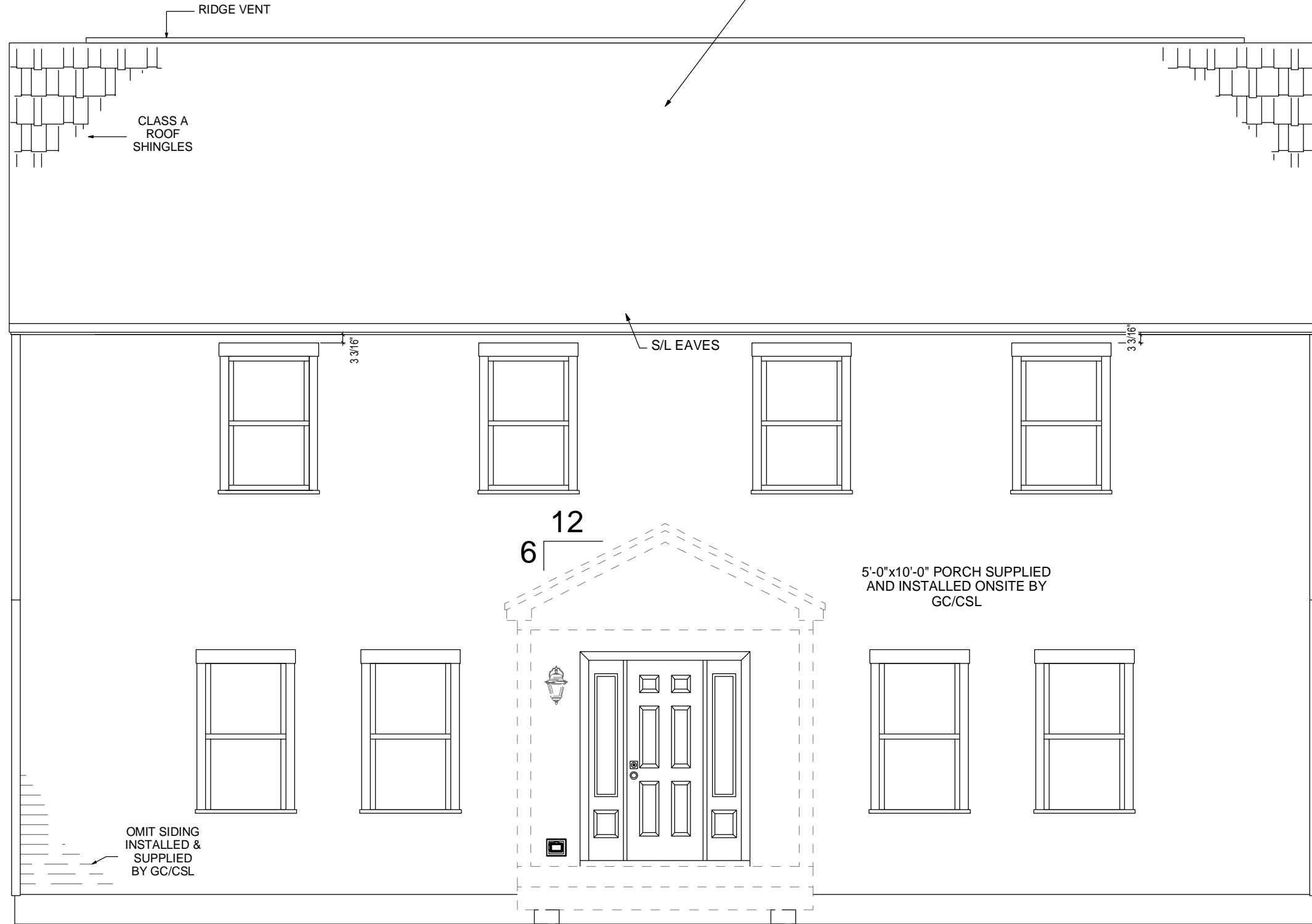
SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SDE-LDEC.COM



Radon vent note:

3" pipe to go thru the floors and stubbed into the attic and capped. GC/CSL to increase attic stub to 24" on-site or run through roof to exterior if required by local codes. Pipe is tested in the factory and labeled below 1st floor as being for future radon use.
An electrical circuit terminates in the attic in an approved box by the vent pipe for a future Depressurization System.


OMIT SHINGLE NAILS @ ATTIC DRAFT STOP WALL LOCATION BETWEEN SPREAD TRUSSES

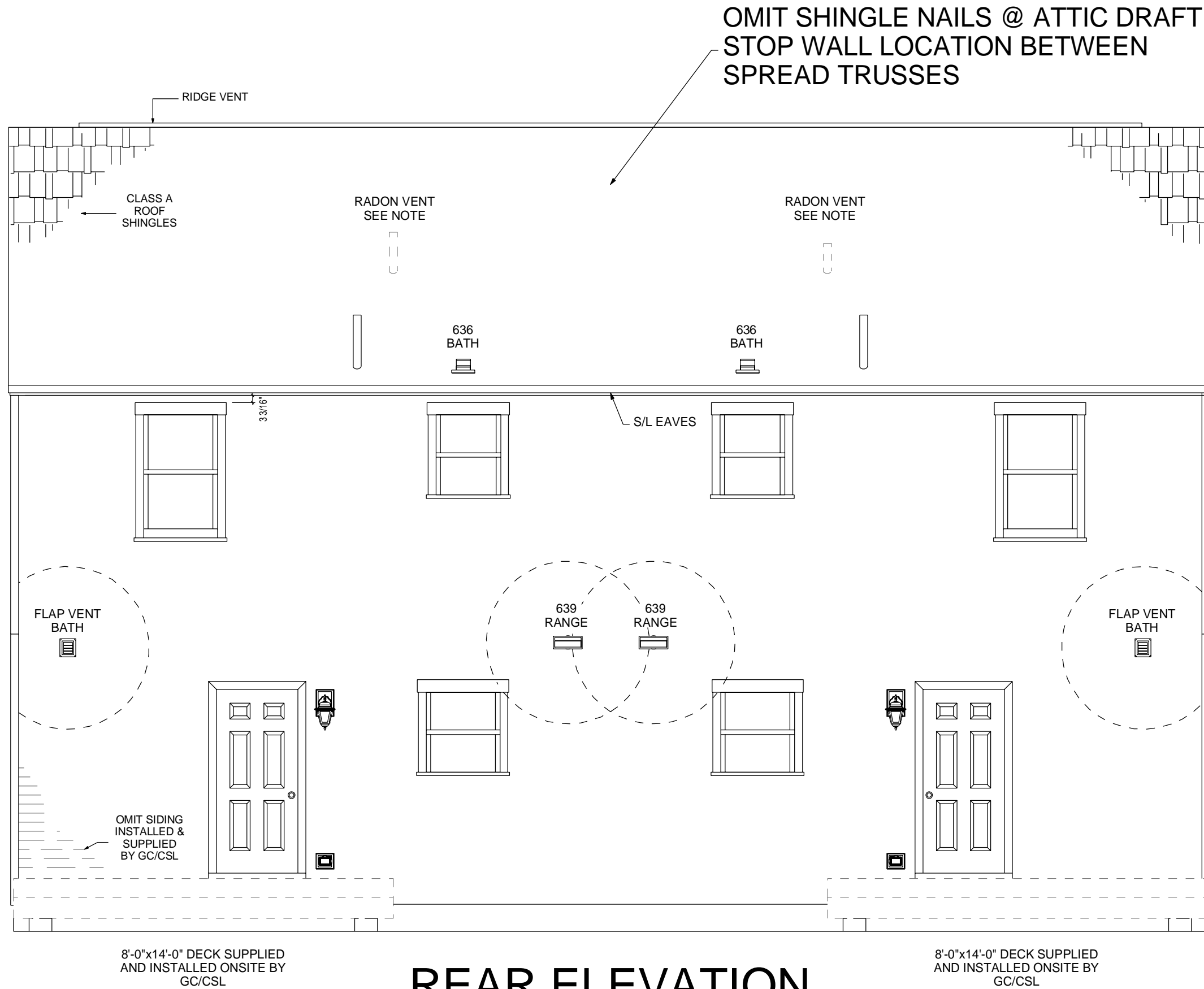


FRONT ELEVATION

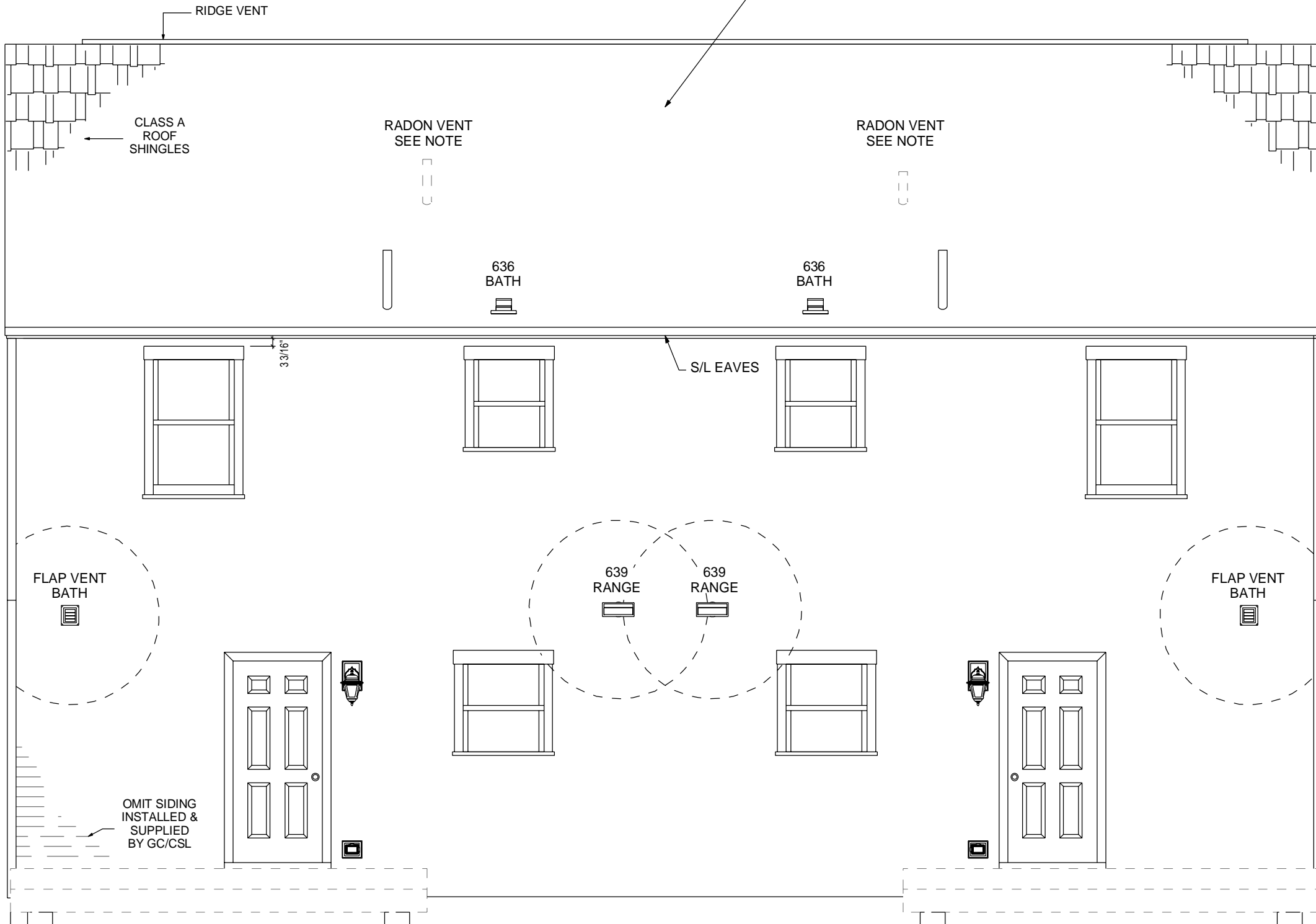
NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

BUNDLES OF SHINGLES: 43
BUNDLES OF RIDGE CAPS: 02

 <p>KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com</p>	
<p>BUILDER: J&M Realty Holding LLC 104 Miacomet Ave Nantucket, MA 02584</p>	<p>PERMIT REV# DATE:</p>
<p>JOB NAME: Duplex 10 Green Meadows Nantucket, MA</p>	<p>REV# / DATE: 6 RNS 3-27-23 3 SLP 3-14-23 4 SLP 3-20-23 5 CWW 3-23-23</p>
<p>NOTES: Colonial 25# GSL / 140 MPH (Vuit) WIND Andersen 400 Series WINDOWS 8'-0" 1st 8'-0" 2nd CLG HGT</p>	
<p>FILE: Q-22-0167-MCB SERIAL #: KBS-3726 DATE: 12/09/2022 DWN BY: RLT</p>	<p>ELEVATIONS</p>
<p>SHEET # P2</p>	
<p>SCALE: 1/4" = 1'-0"</p>	



OMIT SHINGLE NAILS @ ATTIC DRAFT
STOP WALL LOCATION BETWEEN
SPREAD TRUSSES



REAR ELEVATION

8'-0"x14'-0" DECK SUPPLIED
AND INSTALLED ONSITE BY
GC/CSL

8'-0"x14'-0" DECK SUPPLIED
AND INSTALLED ONSITE BY
GC/CSL

KBS Builders Inc.
CUSTOMER... QUALITY...

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www.kbsbuildersinc.com

BUILDER:
J&M Realty Holding LLC

JOB NAME:
Duplex
10 Green Meadows
Nantucket, MA

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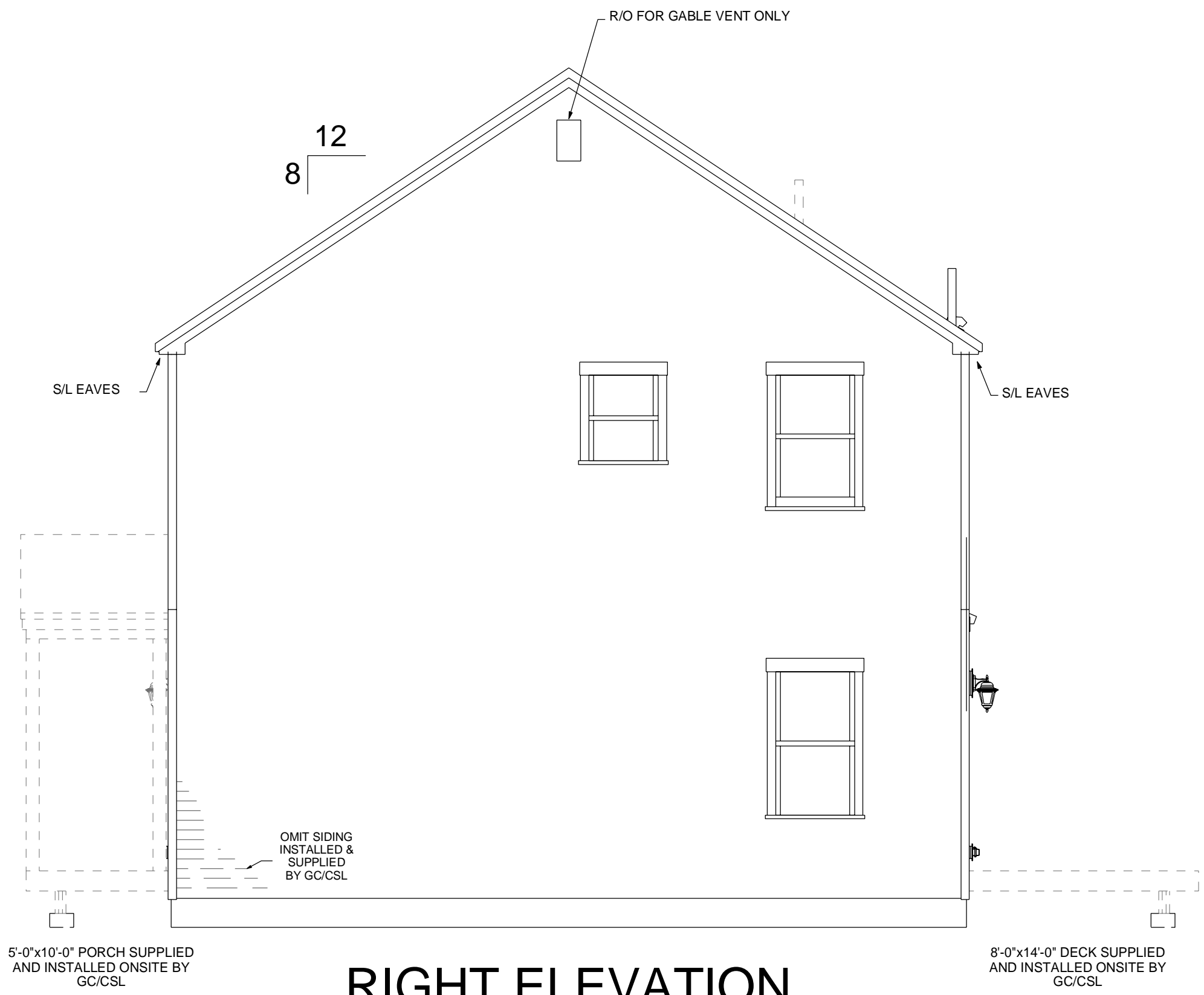
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Colonial
25# GSL/140 MPH (Vuif) WIND
Andersen 400 Series WINDOWS
8'-0" 1st 8'-0" 2nd CLG HGT

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ELEVATIONS

SHEET #
P3

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



RIGHT ELEVATION



BUILDER:
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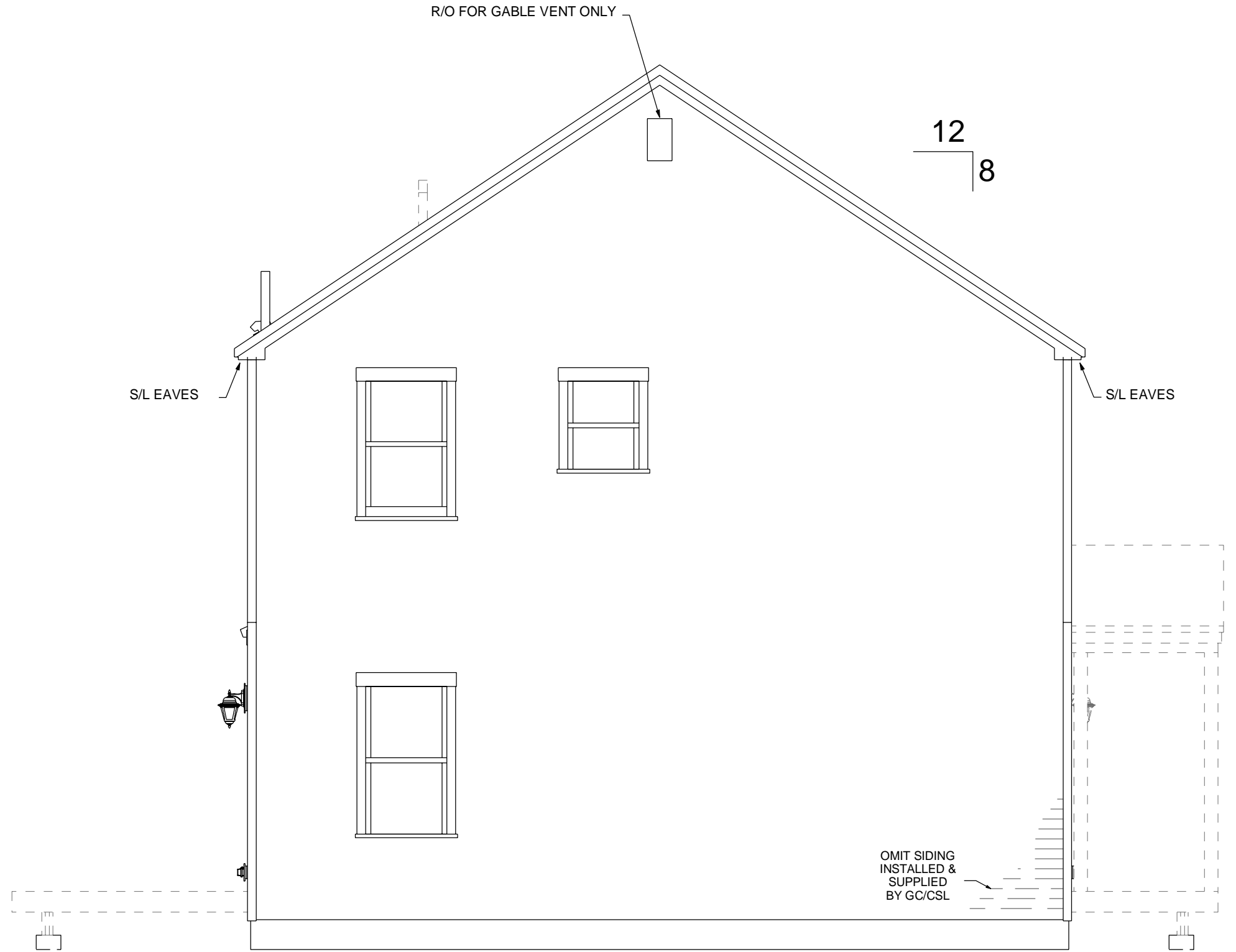
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SHEET #
P4
SCALE: 1/4" = 1'-0"

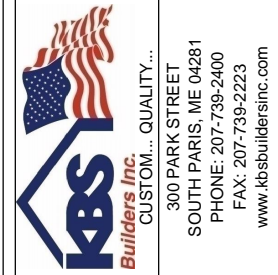
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www.kbsbuildersinc.com

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LEFT ELEVATION



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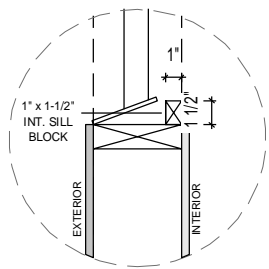
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SHEET #
P5
SCALE: 1/4" = 1'-0"

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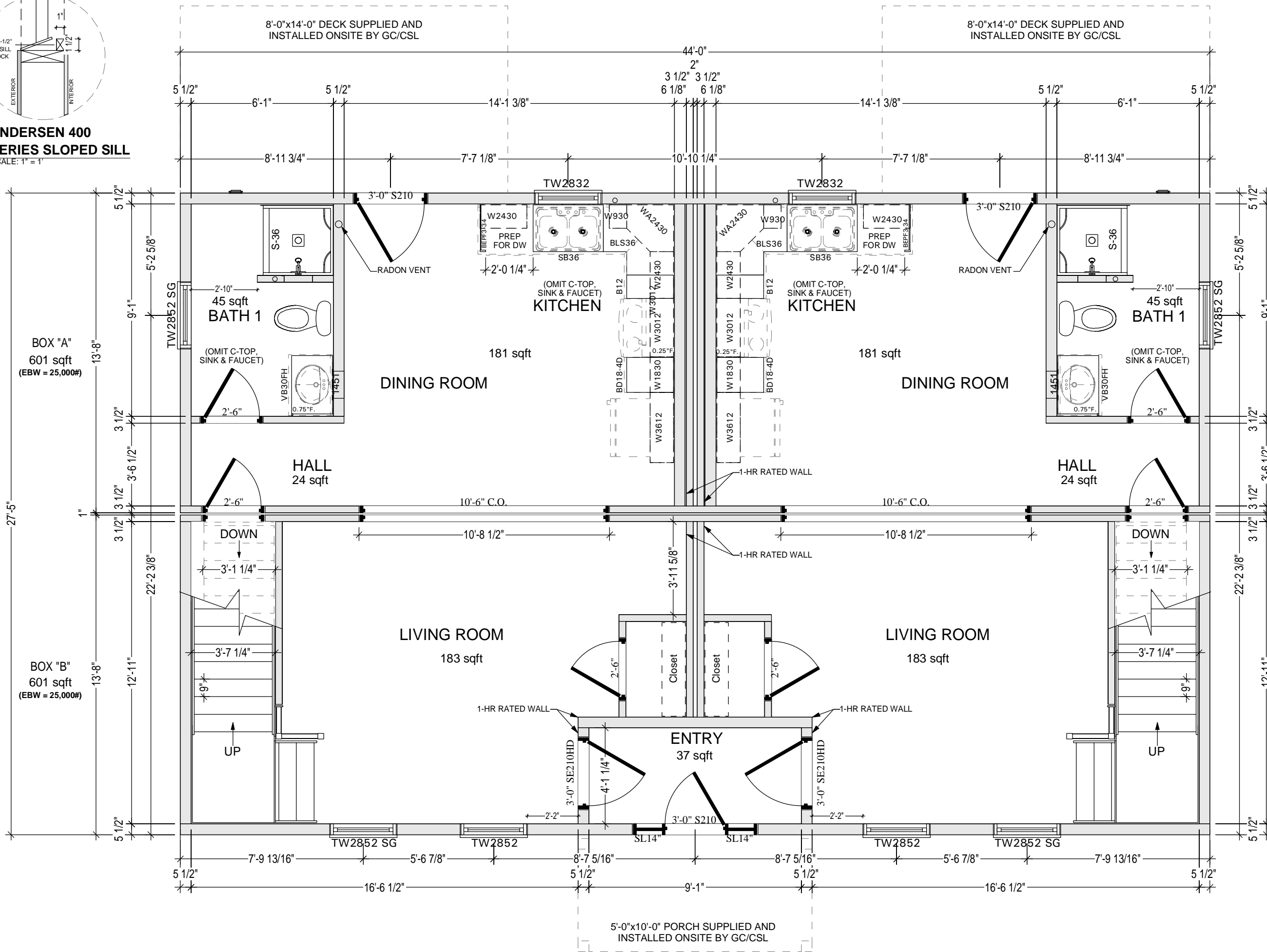
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ANDERSEN 400 SERIES SLOPED SILL
SCALE: 1" = 1'

1



BOX "A"
601 sqft
(EBW = 25,000#)

BOX "B"
601 sqft
(EBW = 25,000#)

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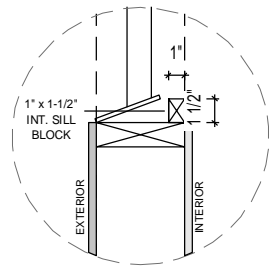
FILE: Q-22-0167-MCB
SERIAL #: KBS-3726
DATE: 12/09/2022
DWN BY: RL

1ST FLOOR PLAN

SHEET #
P6

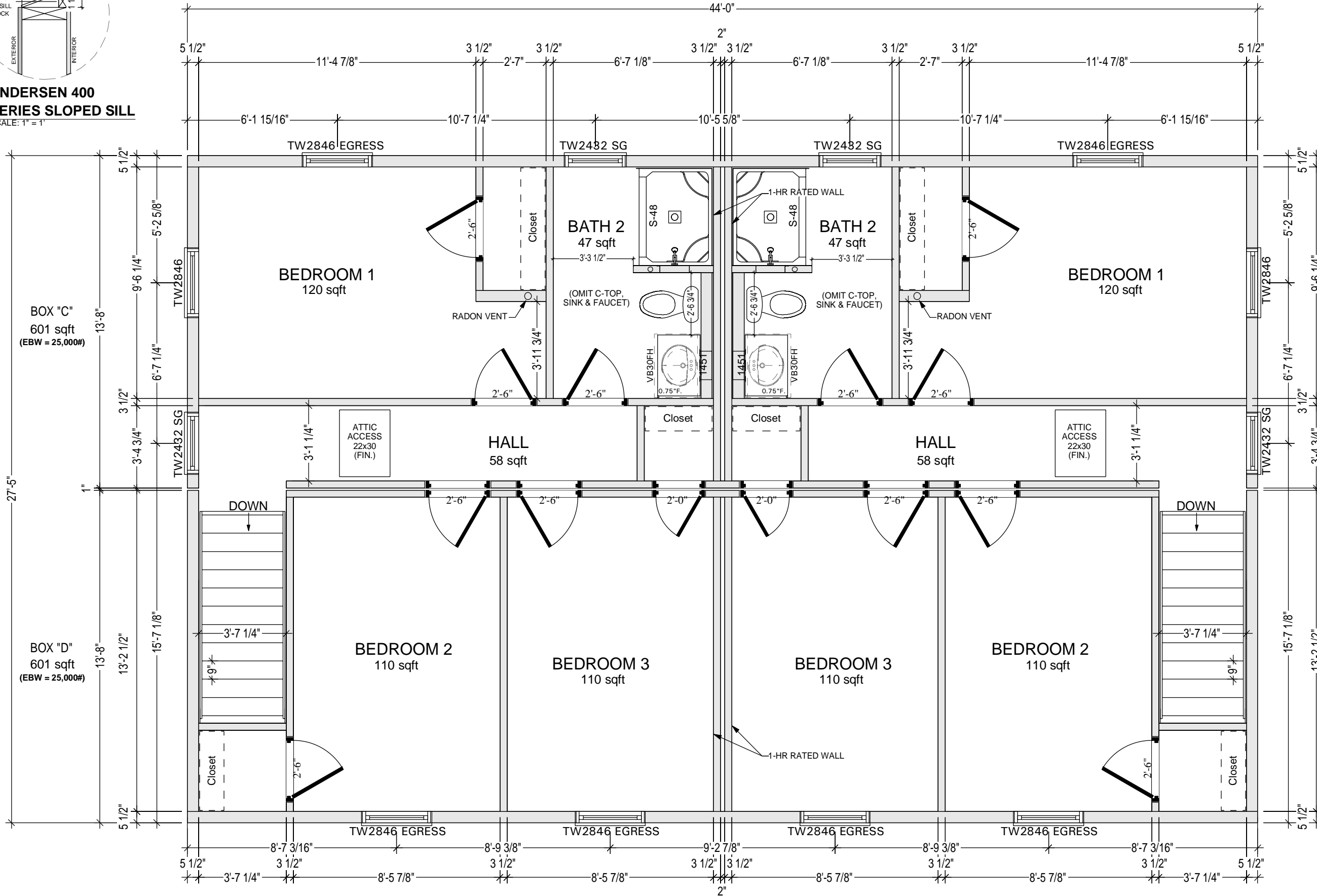
SCALE: 1/4" = 1'-0"

\\KBS2\data\Engineering\Q-22-0167-MCB (J&M Realty - Duplex)\Q-22-0167-MCB_v27.2d



**ANDERSEN 400
SERIES SLOPED SILL**
SCALE: 1" = 1'

1



BOX "C"
601 sqft
(EBW = 25,000#)

BOX "D"
601 sqft
(EBW = 25,000#)

~WINDOW HEADER HEIGHT = 88"~



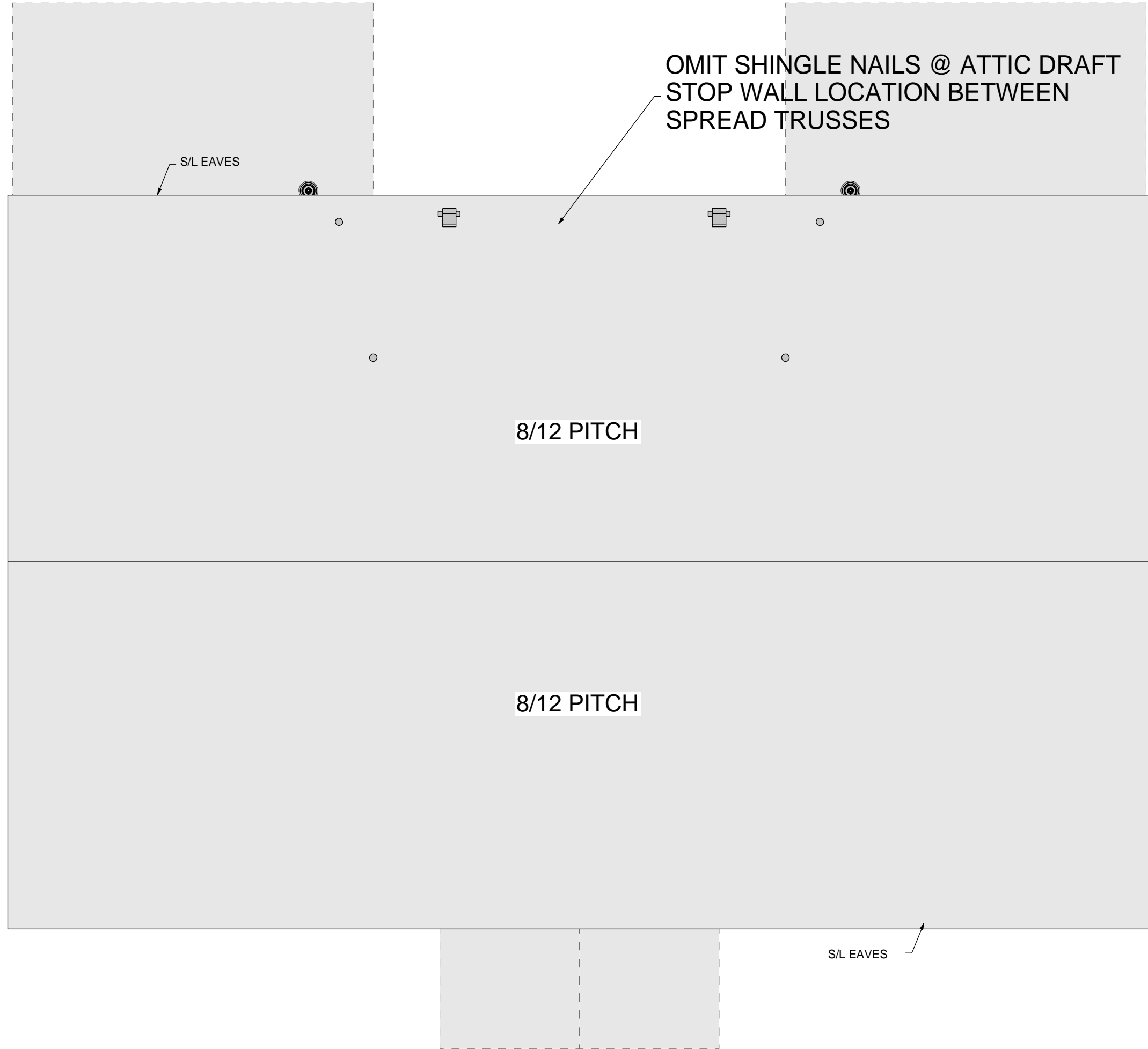
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OWN BY: RL

2ND FLOOR PLAN
SHEET #
P7
SCALE: 1/4" = 1'-0"



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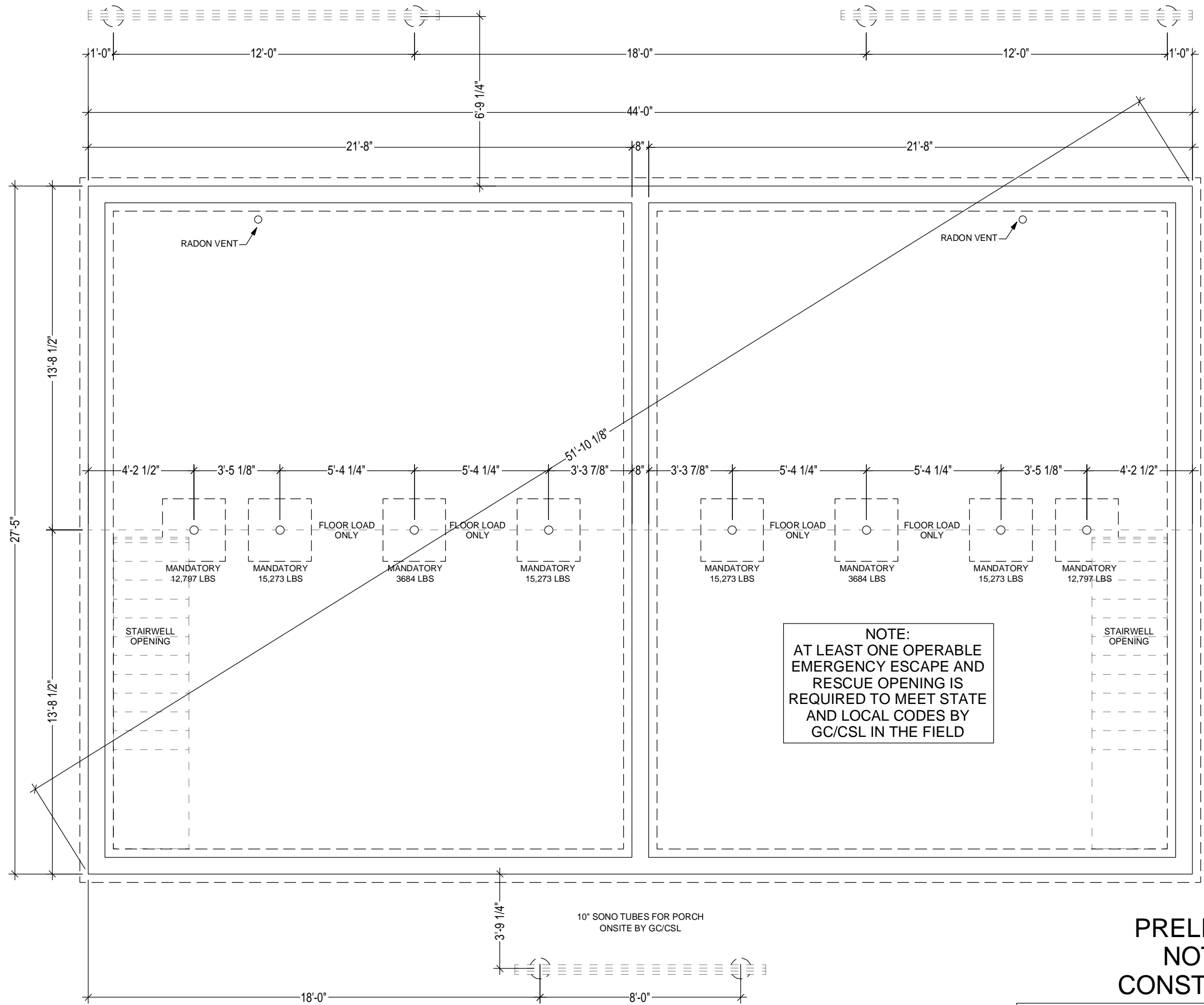
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 Nantucket, MA

BUILDER:
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 104 Miacomet Ave
 Nantucket, MA 02584



SHEET #
P9

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



NOTE:
 AT LEAST ONE OPERABLE
 EMERGENCY ESCAPE AND
 RESCUE OPENING IS
 REQUIRED TO MEET STATE
 AND LOCAL CODES BY
 GC/CSL IN THE FIELD

10" SONO TUBES FOR PORCH
 ONSITE BY GC/CSL

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

REFER TO GENERAL FOUNDATION NOTES

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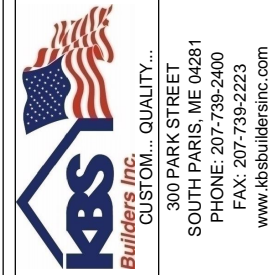
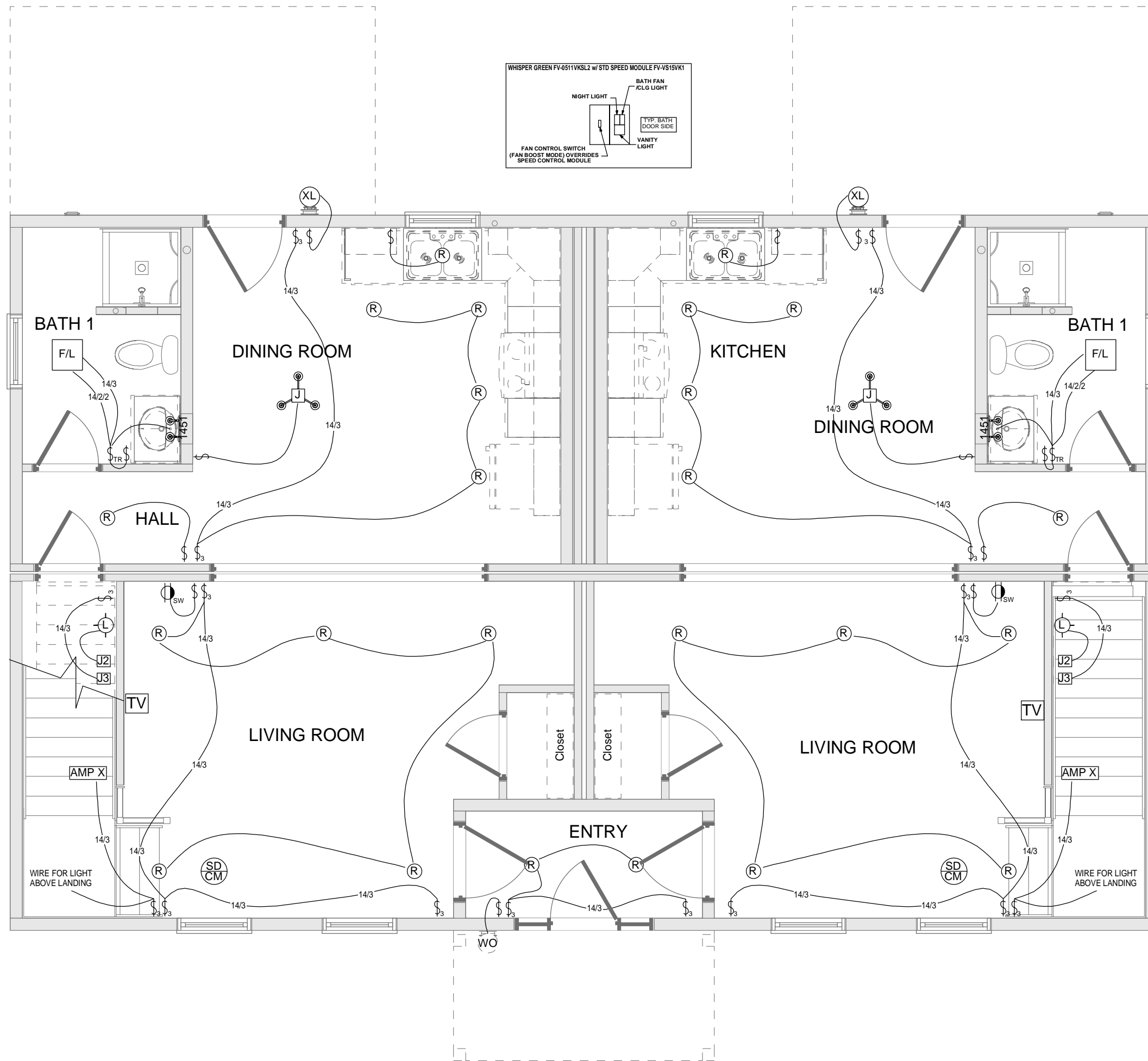
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FOUNDATION

SHEET #
P11

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



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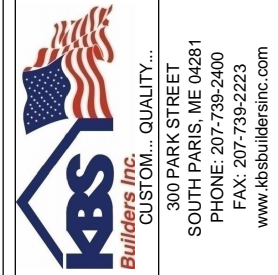
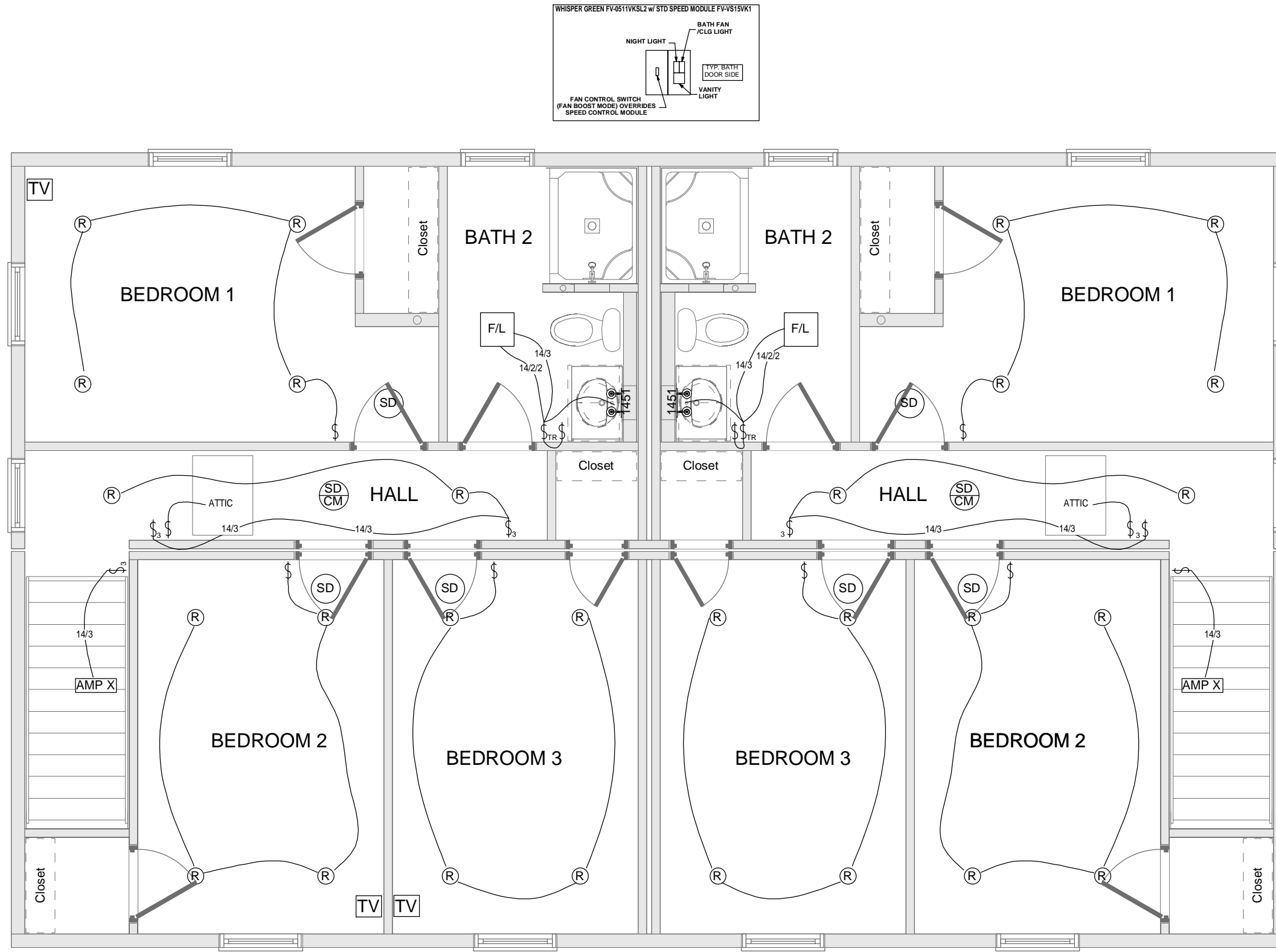
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DWN BY: RL

1ST FLR ELECTRIC
SHEET #
P12
SCALE: 1/4" = 1'-0"

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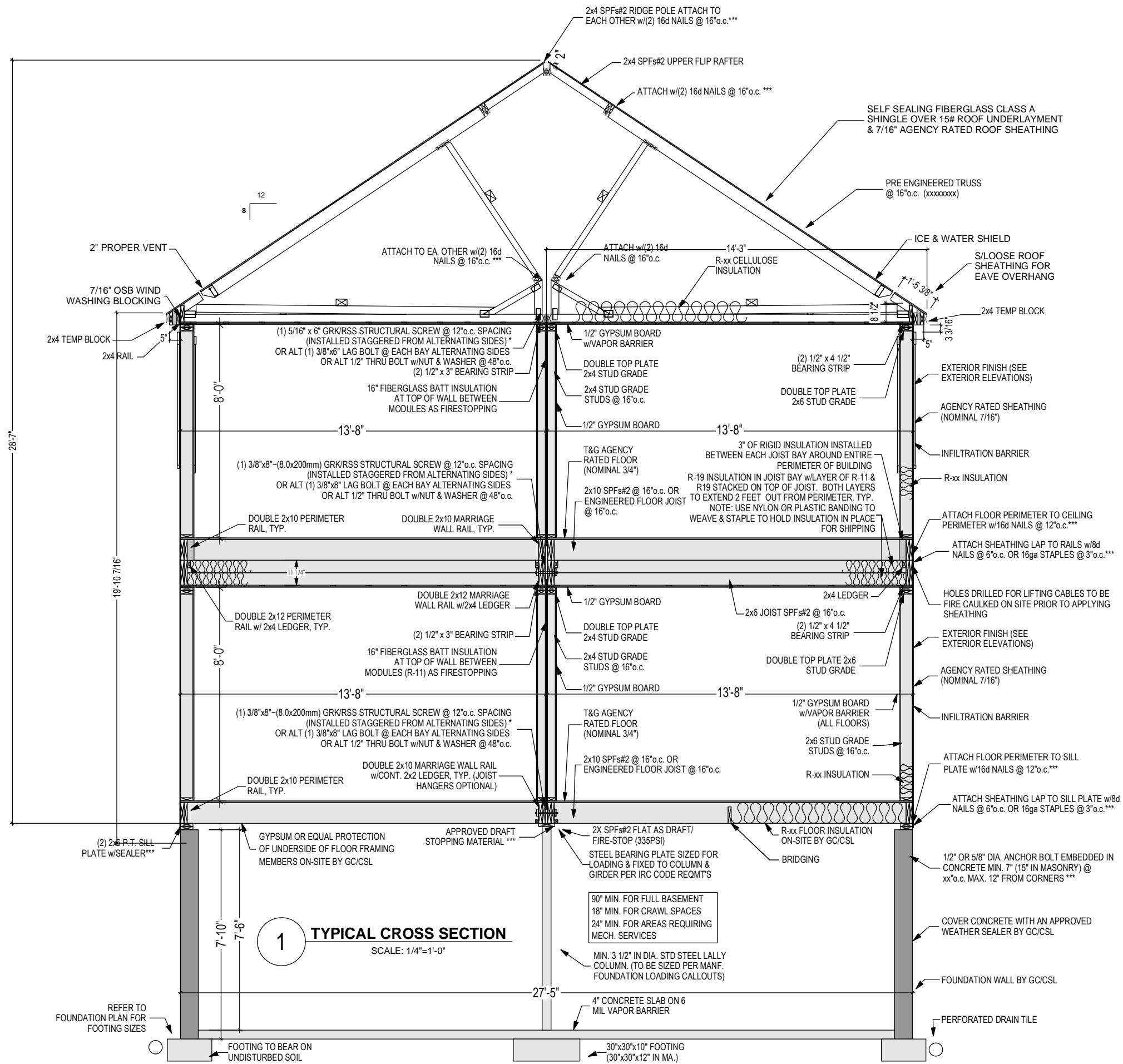
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2ND FLR ELECTRIC

SHEET #
P13

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



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