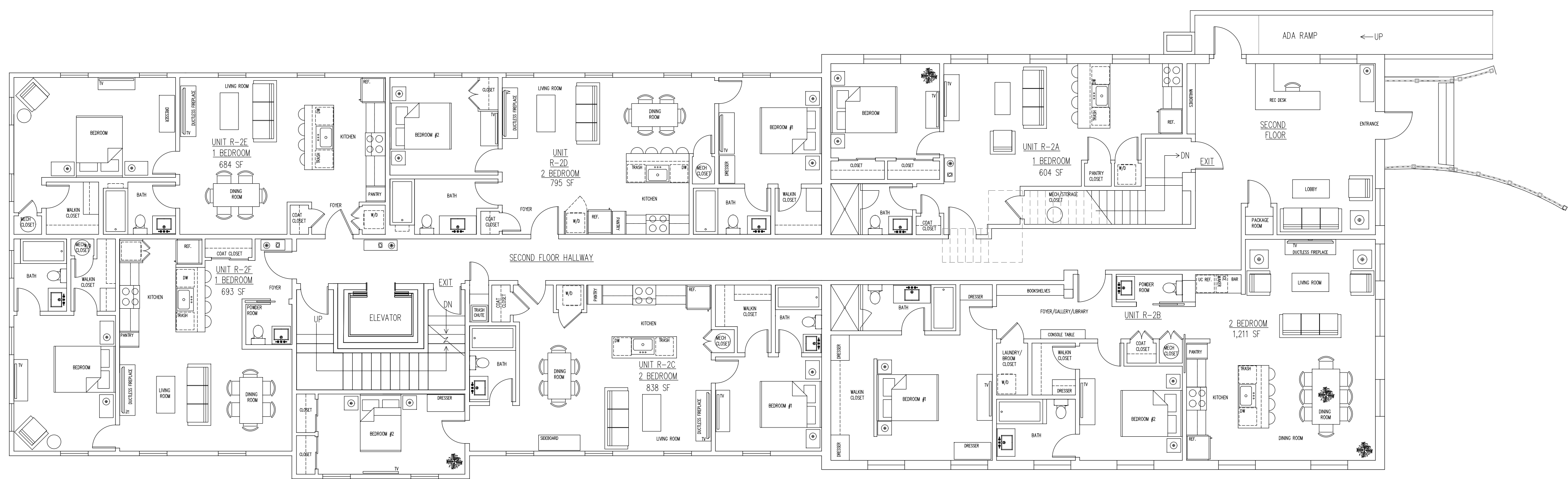
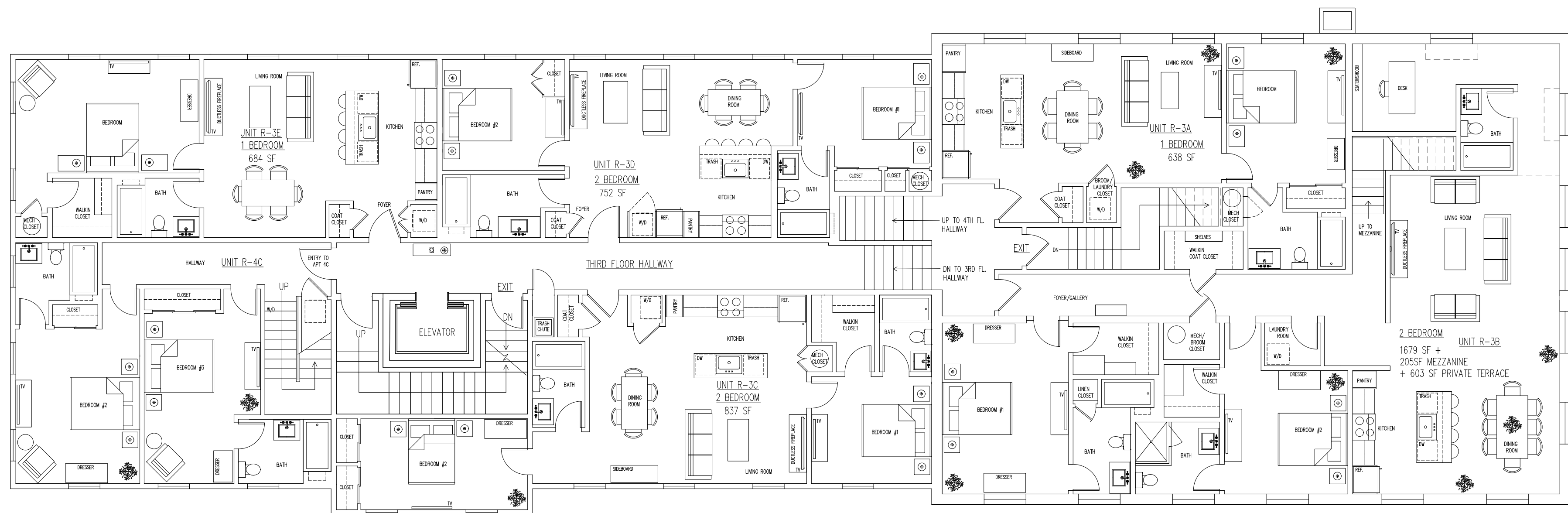


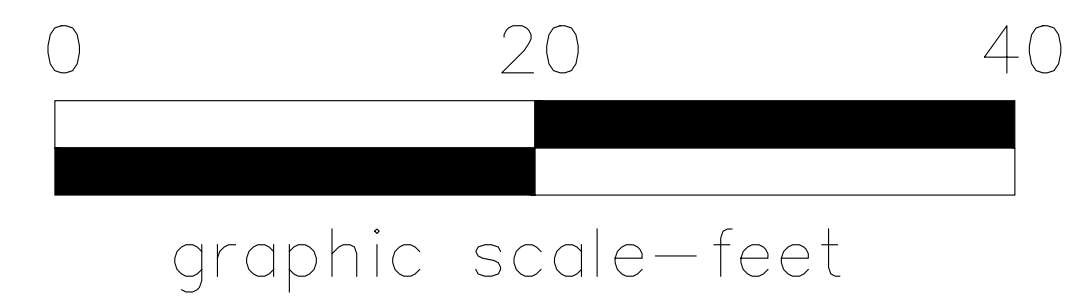
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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1 Lagoon Pond Road, #2109,
Vineyard Haven, Massachusetts



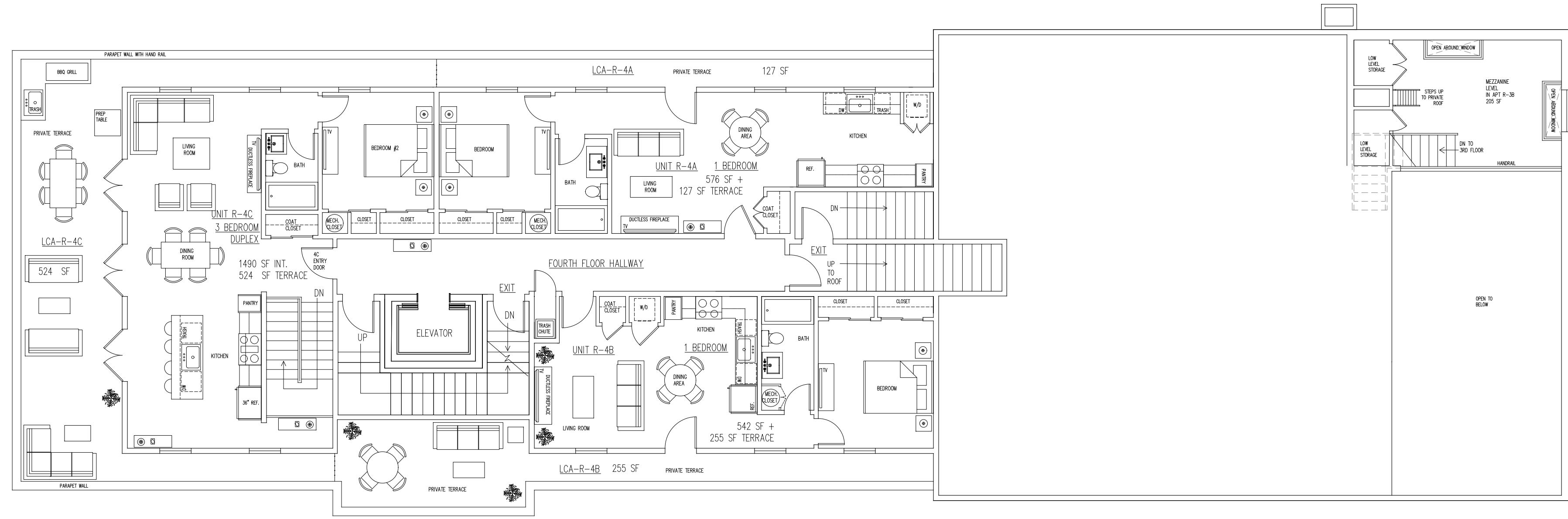
4 State Road
Tisbury, Massachusetts

1/8" = 1'-0" Scale: 02/01/2023 Date:

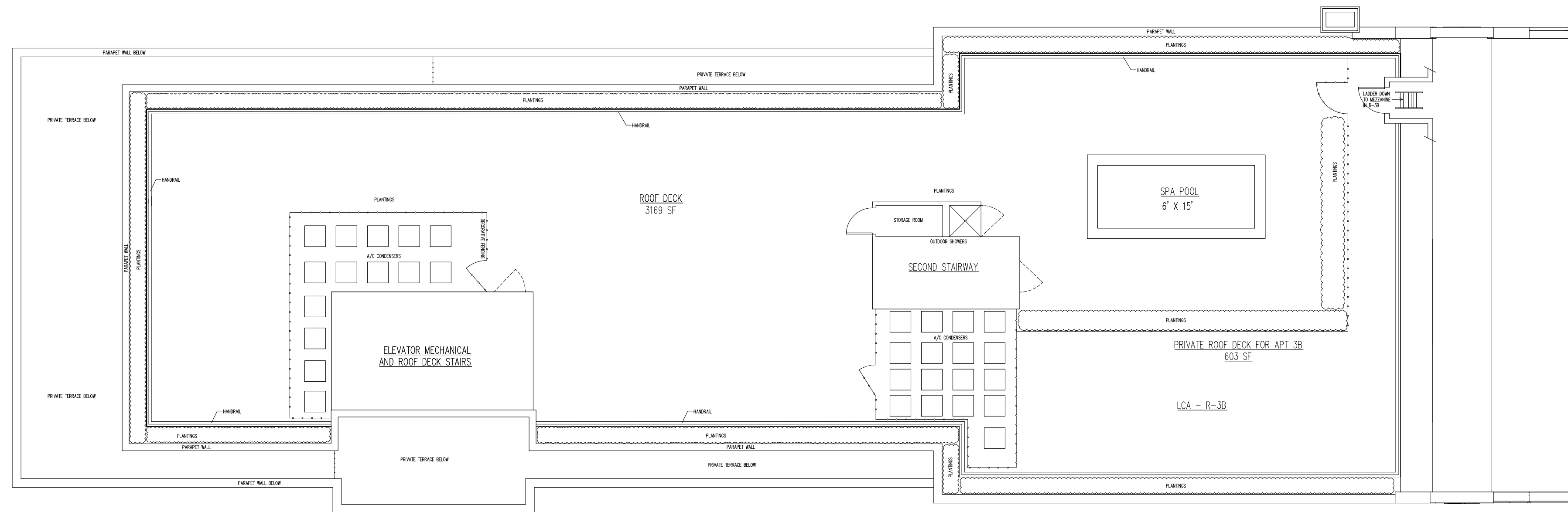
FLOOR PLANS

A-1.0

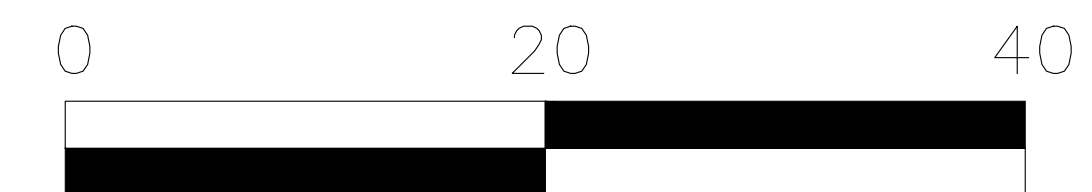
NOT FOR CONSTRUCTION



FOURTH FLOOR PLAN



ROOF PLAN



graphic scale—feet

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1 Lagoon Pond Road, #2109,
Vineyard Haven, Massachusetts



4 State Road
Tisbury, Massachusetts

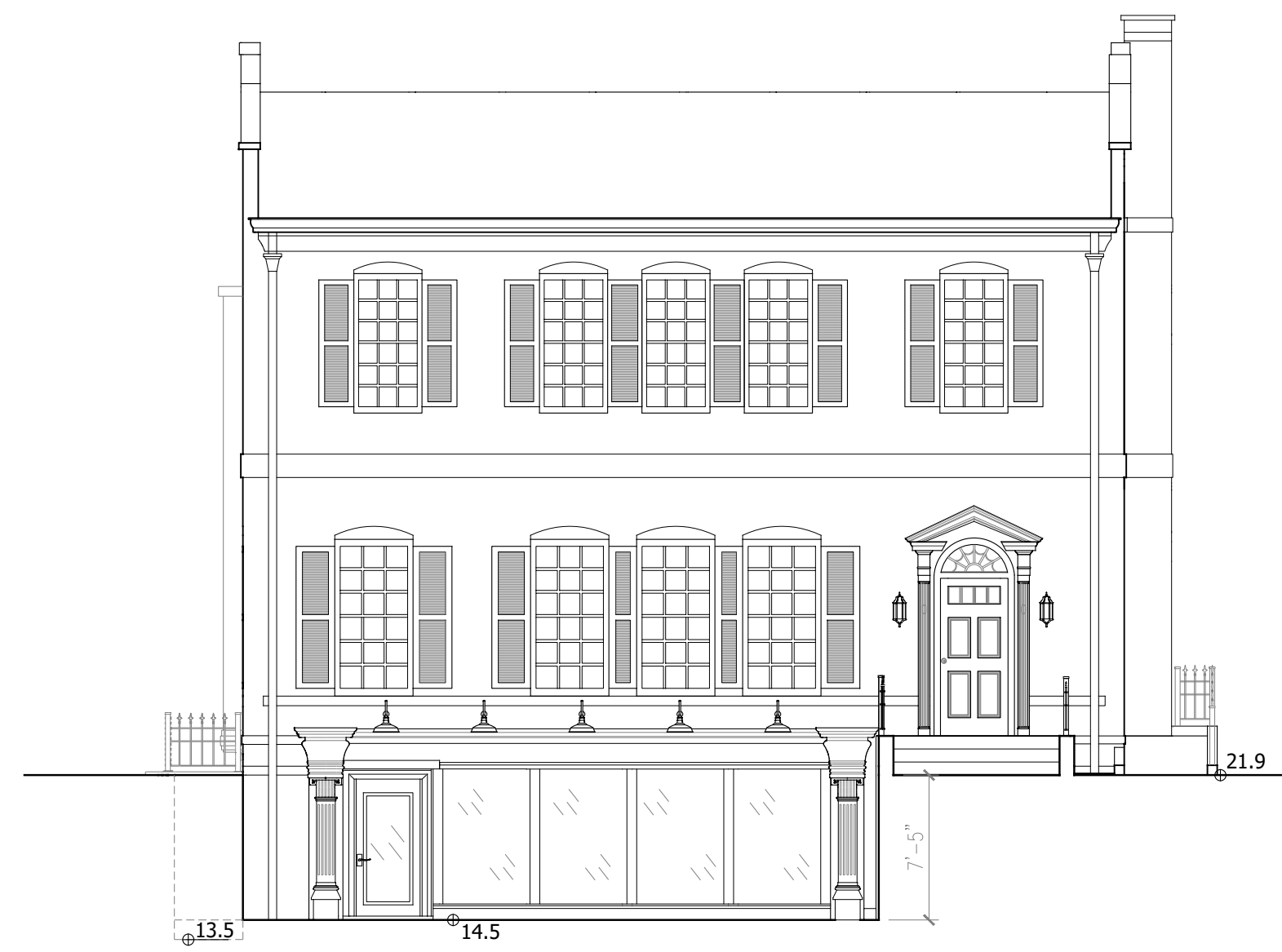
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FLOOR PLANS

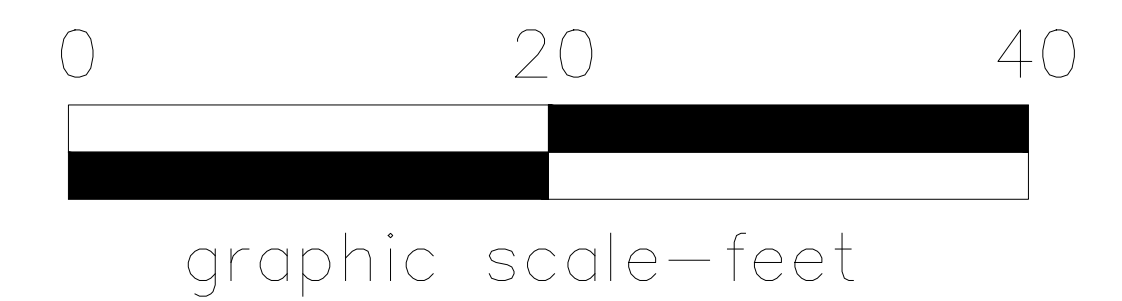
A-1.1



LEFT ELEVATION

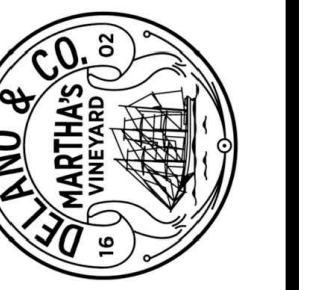


FRONT ELEVATION



PERMIT SET, NOT FOR CONSTRUCTION

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1 Lagoon Pond Road, #2109
Vineyard Haven, Massachusetts



4 State Road
Vineyard Haven
Martha's Vineyard, Massachusetts

1/8"=1'-0" Scale: 02/01/2023 Date:

ELEVATIONS

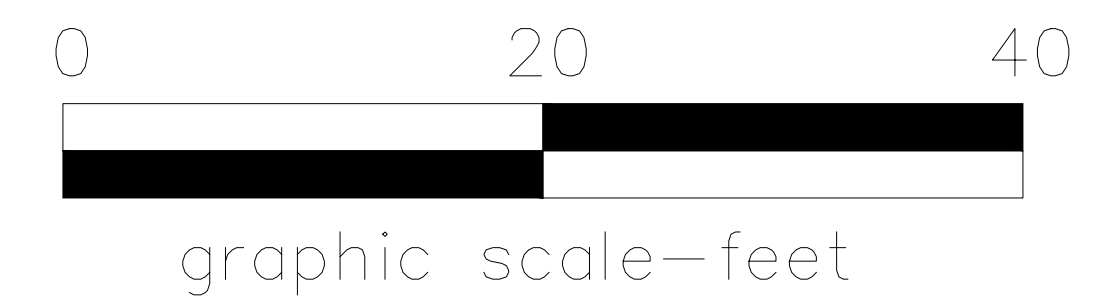
A-2.0



RIGHT ELEVATION



REAR ELEVATION



PERMIT SET, NOT FOR CONSTRUCTION

Delano & Co.
 1 Lagoon Pond Road, #2109
 Vineyard Haven, Massachusetts

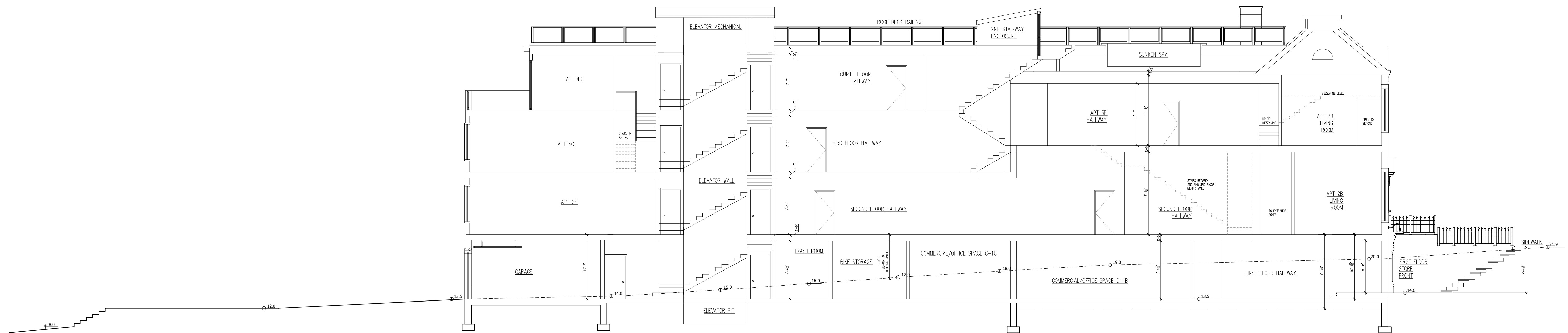


4 State Road
 Vineyard Haven
 Martha's Vineyard, Massachusetts

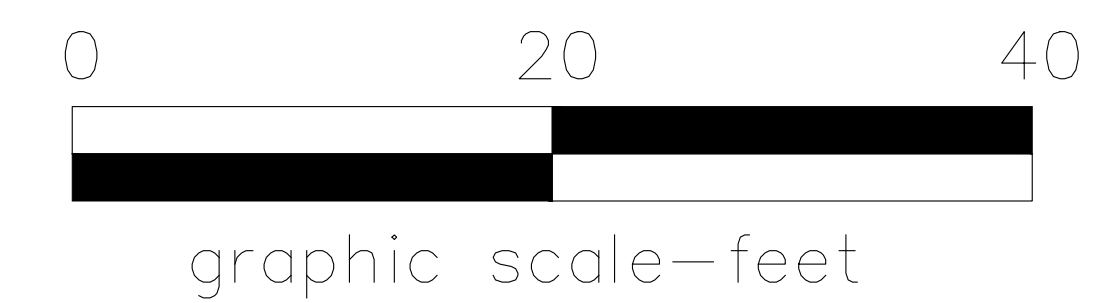
1/8"=1'-0" Scale: 02/01/2023 Date:

ELEVATIONS

A-2.1



SECTION



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Vineyard Haven, Massachusetts

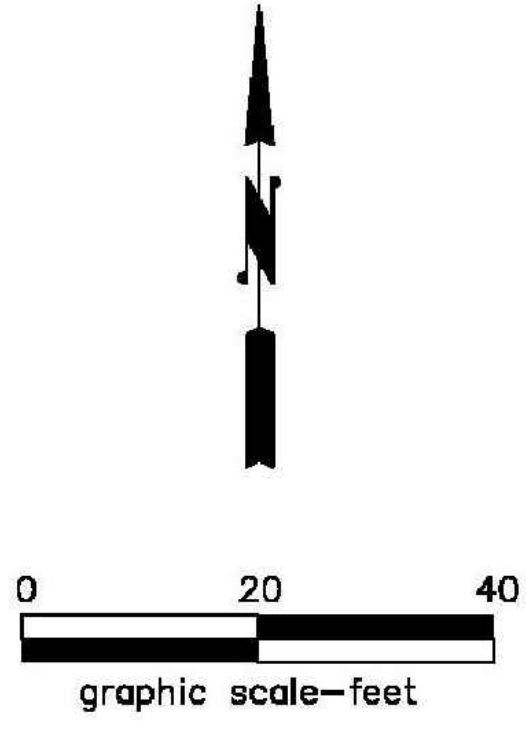


4 State Road
Vineyard Haven
Martha's Vineyard, Massachusetts

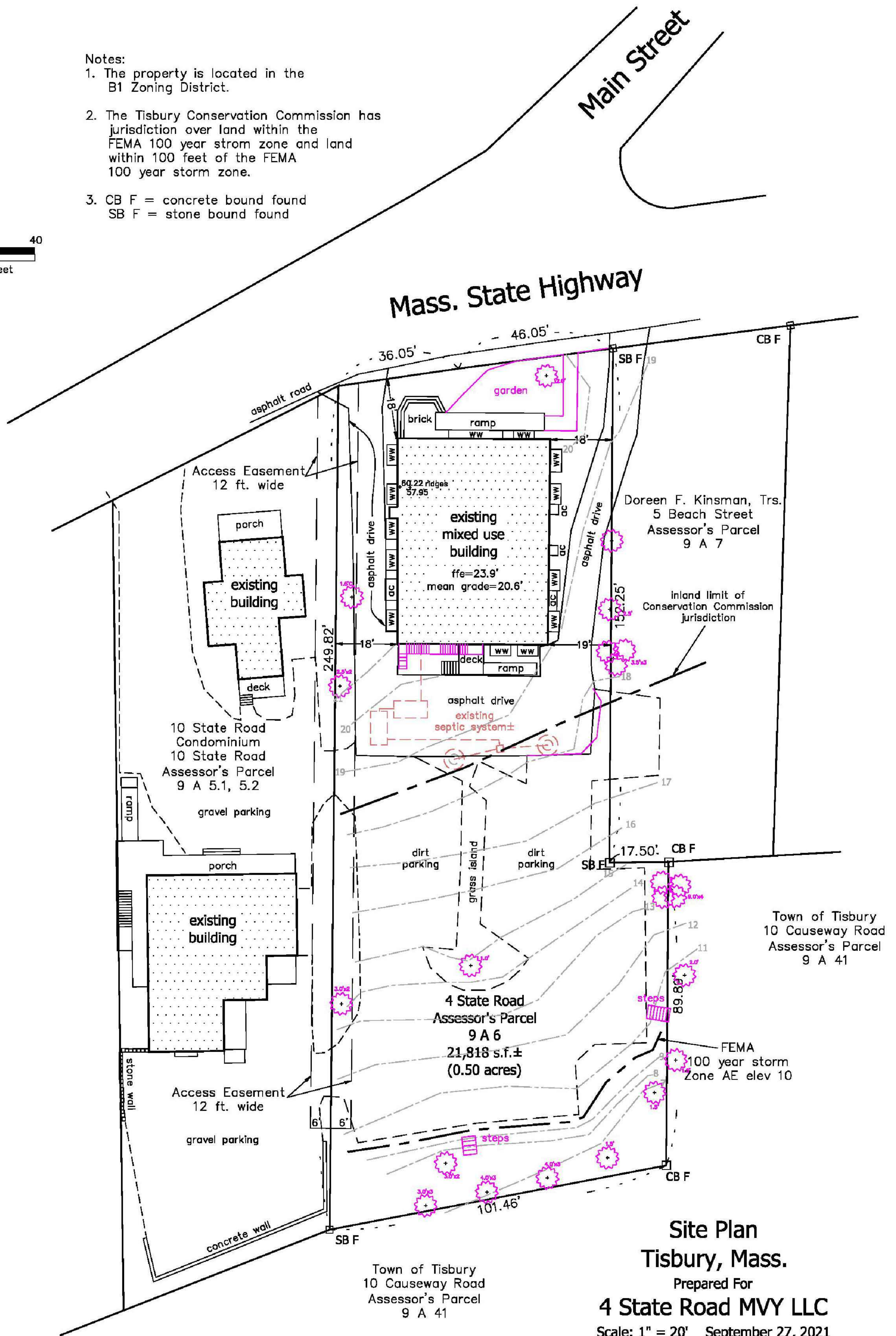
1/8" = 1'-0" Scale: 02/01/2023 Date:

SECTIONS

A-3.0



- Notes:
1. The property is located in the B1 Zoning District.
 2. The Tisbury Conservation Commission has jurisdiction over land within the FEMA 100 year storm zone and land within 100 feet of the FEMA 100 year storm zone.
 3. CB F = concrete bound found
SB F = stone bound found



Site Plan
Tisbury, Mass.

Prepared For
4 State Road MVY LLC

Scale: 1" = 20' September 27, 2021

Schofield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508-693-2781
www.sbhinc.net
MV 3736

A-100

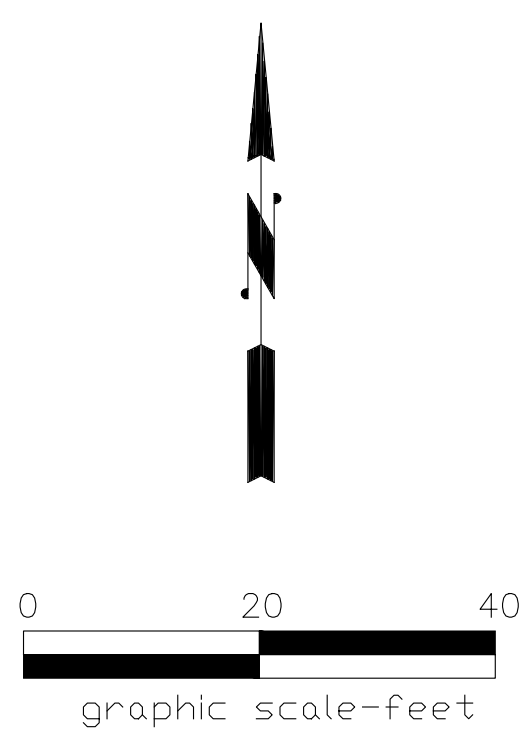
1/16"=1'-0" Scale: 02/01/2023 Date:

EXISTING PLAN

4 State Road
Vineyard Haven
Martha's Vineyard, Massachusetts

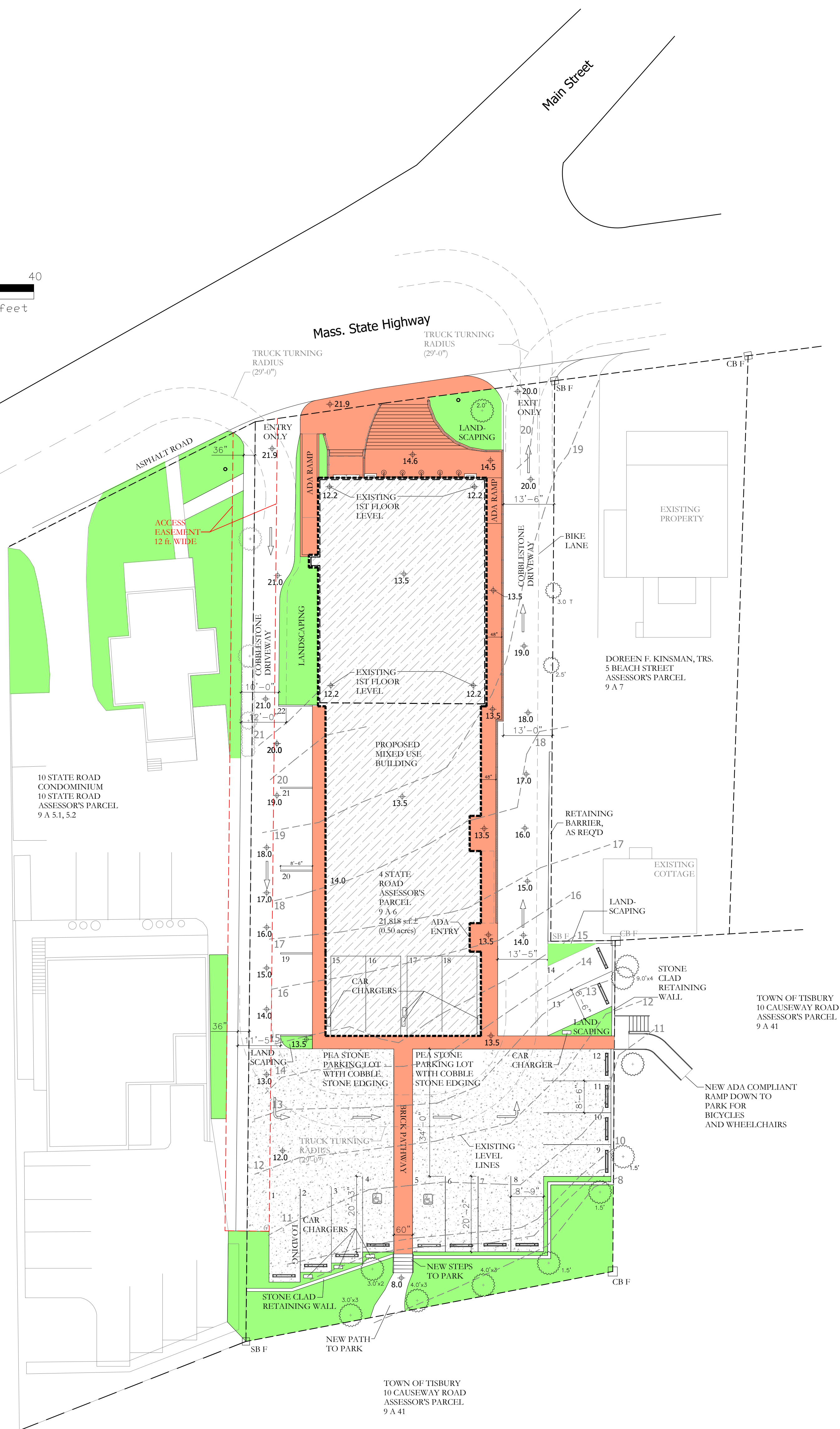
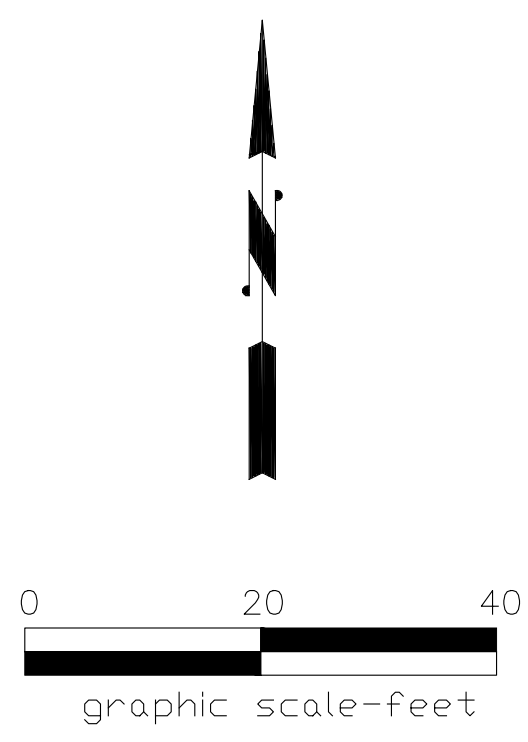


Delano & Co.
1 Lagoon Pond Road, #2109
Vineyard Haven, Massachusetts



<p>EXISTING LOT COVERAGE SUMMARY:</p> <p>TOTAL LOT - 21818+ SQ. FT.</p> <p>EXISTING IMPERVIOUS: ASPHALT DRIVEWAYS - 4162 SQ FT BRICK SIDEWALK 833 SQ FT LIGHT WELLS - 193 SQ FT BUILDING - 2650 SQ FT ASPHALT / HARDSCAPE PARKING LOT - 8425 SQ FT</p> <p>TOTAL IMPERVIOUS : 16,263 SQ FT (75% OF LOT) TOTAL PERVIOUS : 5,555 SQ FT (25% OF LOT)</p>
<p>PROPOSED LOT COVERAGE SUMMARY:</p> <p>TOTAL LOT - 21818+ SQ. FT.</p> <p>PROPOSED IMPERVIOUS: PROPOSED BUILDING - 6354 SQ FT PATIO AND SIDEWALK - 2680 SQ FT</p> <p>TOTAL IMPERVIOUS: 9,034 SQ FT (41% OF LOT) TOTAL PERVIOUS: 12,784 SQ FT (59% OF LOT)</p>

PERMIT SET
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PERMIT SET
NOT FOR CONSTRUCTION

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A-

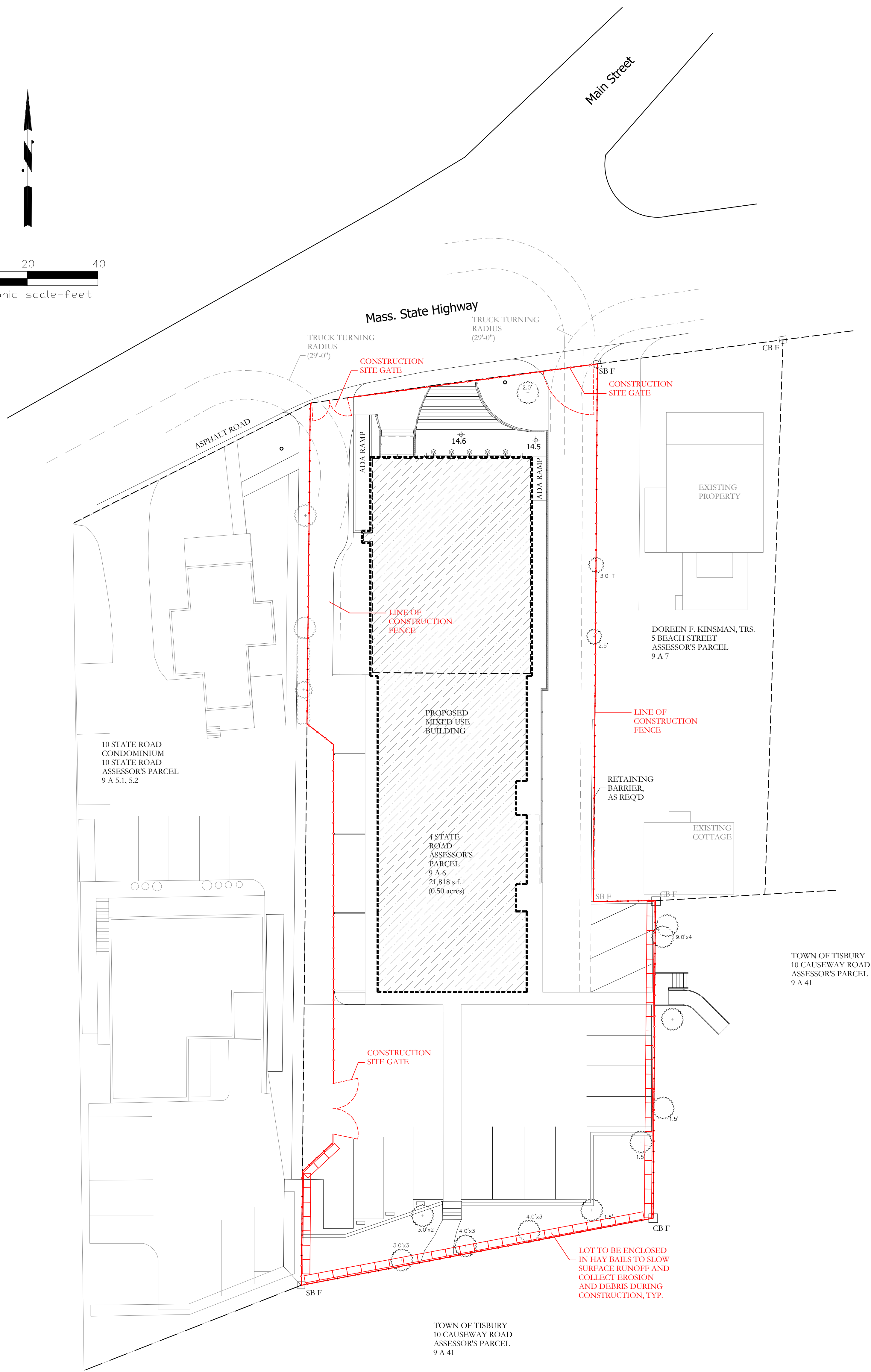
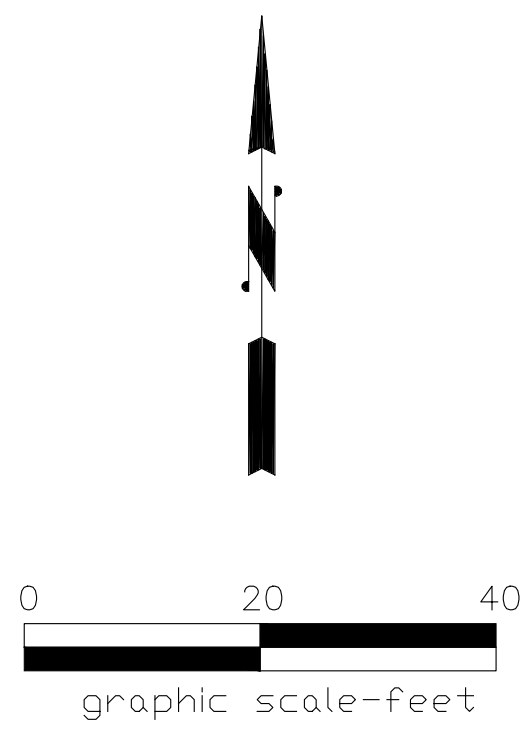
1/16"=1'-0" Scale: 02/01/2023 Date:

PARKING PLAN

4 State Road
Vineyard Haven
Martha's Vineyard, Massachusetts



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Vineyard Haven, Massachusetts



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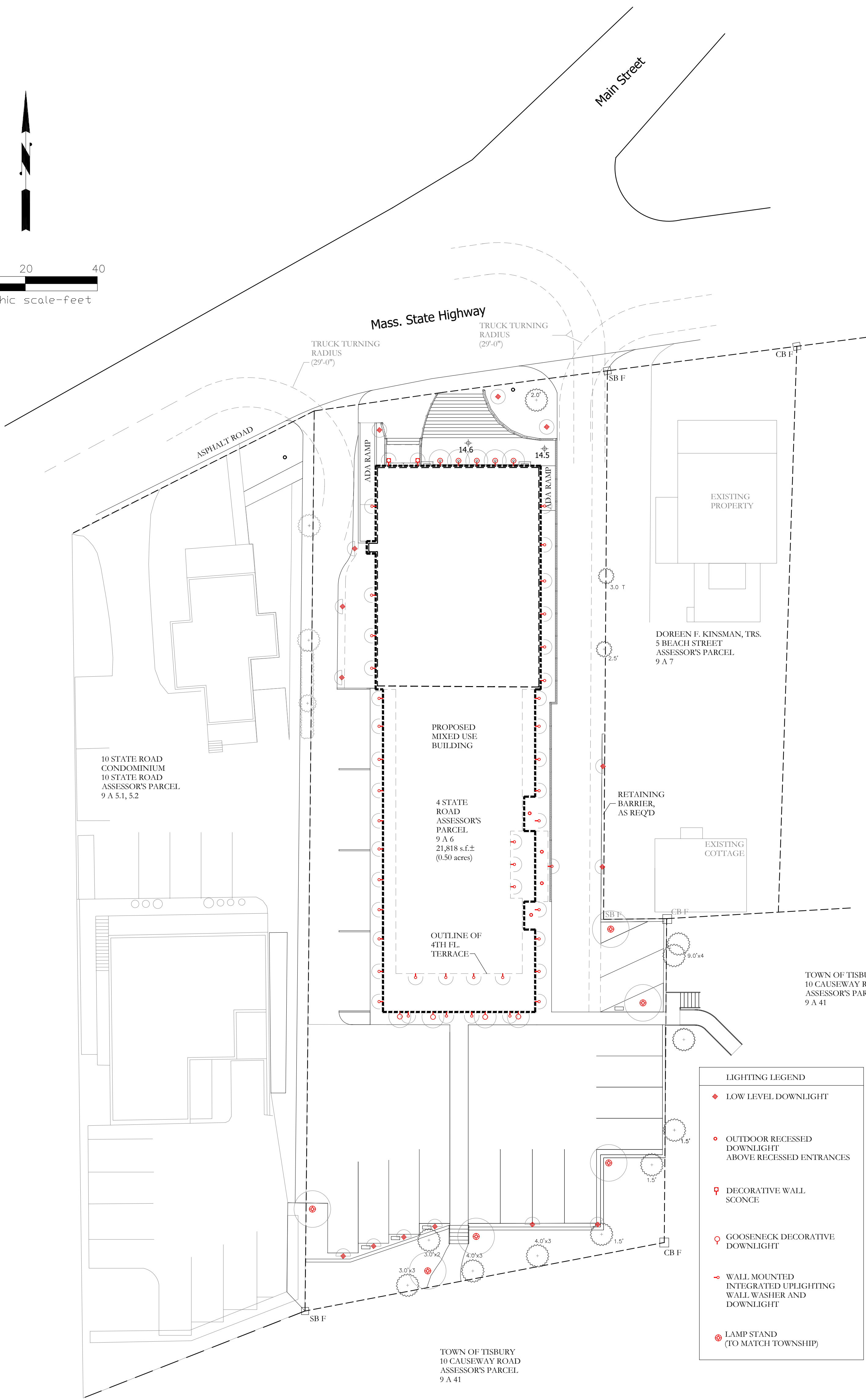
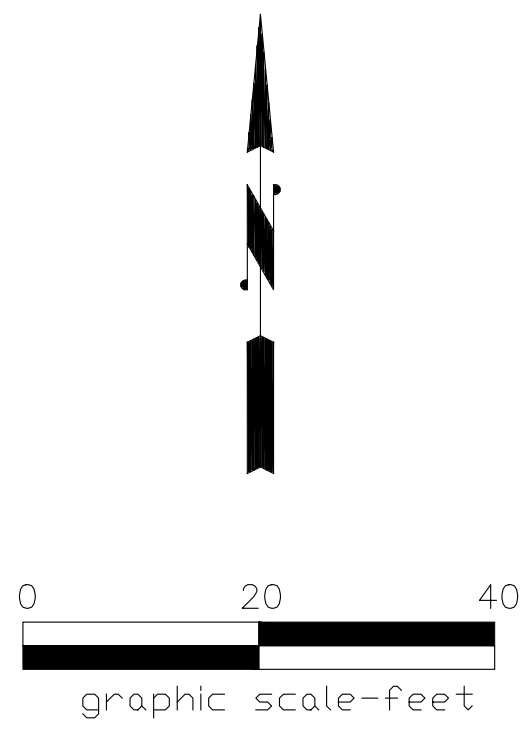
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A-

1/16"=1'-0" Scale: 02/01/2023 Date:
**CONSTRUCTION FENCE
PLAN**

4 State Road
Vineyard Haven
Martha's Vineyard, Massachusetts



Delano & Co.
1 Lagoon Pond Road, #2109
Vineyard Haven, Massachusetts



LOW LEVEL DOWNLIGHT
(FOR LANDSCAPING AND PATHWAYS)



OUTDOOR RECESSED
DOWNLIGHT
ABOVE RECESSED ENTRANCES



DECORATIVE WALL
SCONCE



GOOSENECK DECORATIVE
DOWNLIGHT



WALL MOUNTED
INTEGRATED UPLIGHTING
WALL WASHER AND
DOWNLIGHT



LAMP STAND
(TO MATCH TOWNSHIP)

LIGHTING LEGEND	
◆	LOW LEVEL DOWNLIGHT
○	OUTDOOR RECESSED DOWNLIGHT ABOVE RECESSED ENTRANCES
◻	DECORATIVE WALL SCONCE
◊	GOOSENECK DECORATIVE DOWNLIGHT
◄	WALL MOUNTED INTEGRATED UPLIGHTING WALL WASHER AND DOWNLIGHT
⊗	LAMP STAND (TO MATCH TOWNSHIP)

PERMIT SET
NOT FOR CONSTRUCTION

104
A-

1/16"=1'-0" Scale: 02/01/2023 Date:
LIGHTING PLAN

4 State Road
Vineyard Haven
Martha's Vineyard, Massachusetts



Delano & Co.
1 Lagoon Pond Road, #2109
Vineyard Haven, Massachusetts