

Property Information

Property ID 42.3.2.23
Location 26 WASHINGTON ST
Owner ACK ADVISORS LLC
 C/O DONAHUE



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Parcels updated December, 2013



CURRENT ZONING CLASSIFICATION:
Residential Commercial (R.C.)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 40 FT.
FRONT YARD SETBACK: none
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 50%

Existing:
8,257 S.F. ±
SEE PLAN
SEE PLAN
SEE PLAN
19.9% ±

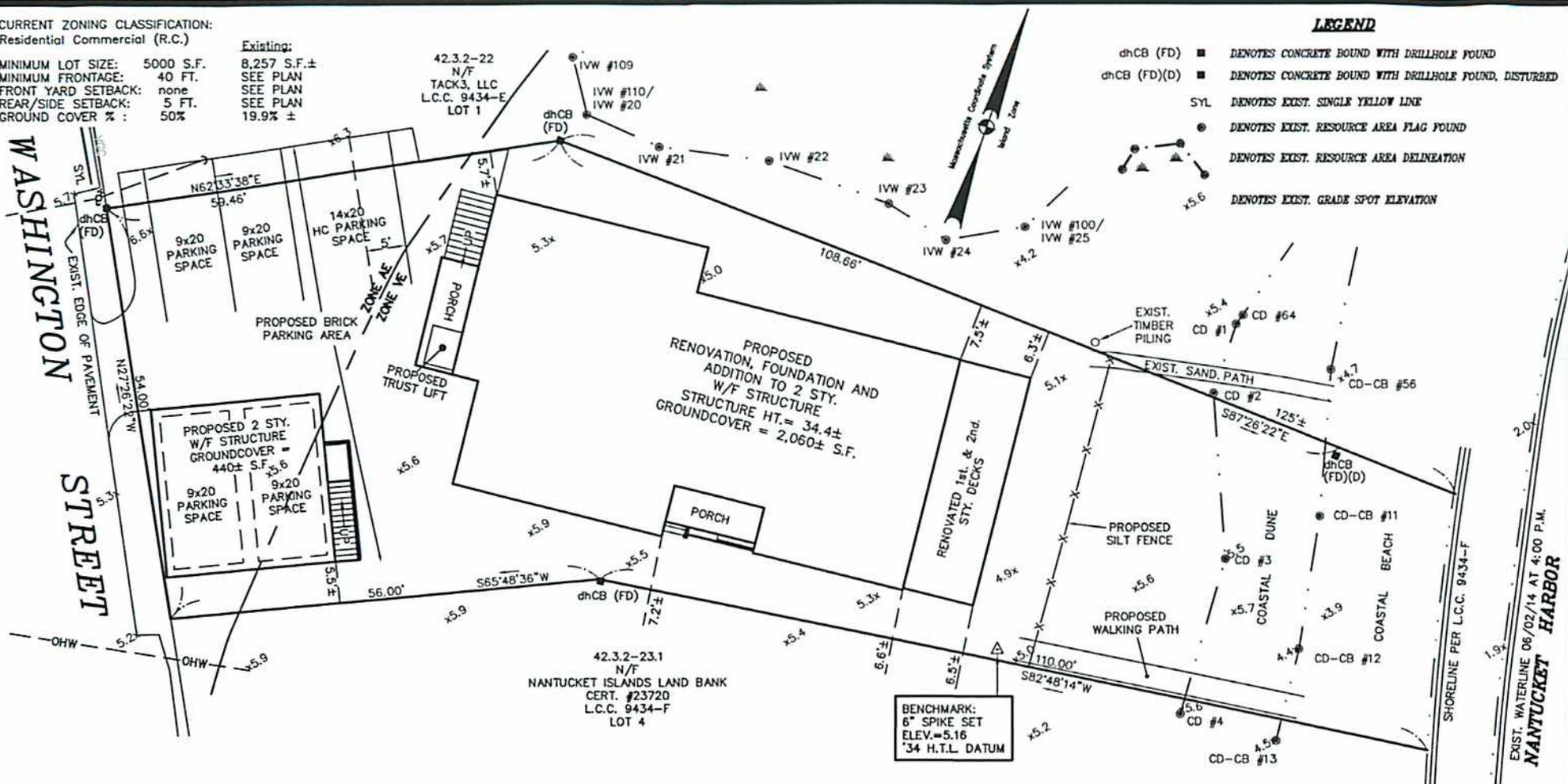
42.3.2-22
N/F
TACKS, LLC
L.C.C. 9434-E
LOT 1

42.3.2-23.1
N/F
NANTUCKET ISLANDS LAND BANK
CERT. #23720
L.C.C. 9434-F
LOT 4

LEGEND

- dhCB (FD) ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- dhCB (FD)(D) ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND, DISTURBED
- SYL DENOTES EXIST. SINGLE YELLOW LINE
- DENOTES EXIST. RESOURCE AREA FLAG FOUND
- DENOTES EXIST. RESOURCE AREA DELINEATION
- x5.6 DENOTES EXIST. GRADE SPOT ELEVATION

WASHINGTON STREET



PROPOSED RENOVATION, FOUNDATION AND ADDITION TO 2 STY. W/F STRUCTURE
STRUCTURE HT. = 34.4 ±
GROUNDCOVER = 2,060 ± S.F.

BENCHMARK:
6" SPIKE SET
ELEV. = 5.16
'34 H.T.L. DATUM

**Proposed Conditions
Site Plan to Accompany
Zoning Board of Appeals
Application
in Nantucket, MA**

PROPOSED GROUNDCOVER = 2,500 ± S.F., 30% ±
PROPOSED OPEN SPACE = 2,300 ± S.F., 28% ±

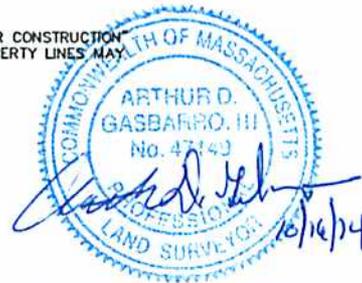
SCALE: 1" = 20' DATE: SEPTEMBER 16, 2014
REVISED: OCTOBER 16, 2014

Owners: **TACKS, LLC** LOT 3
Cert. of Title: #25266 . . Plan: L.C.C. 9434-F
Tax Map-Parcel: 42.3.2-23
Locus: #26 WASHINGTON STREET

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

NOTE:

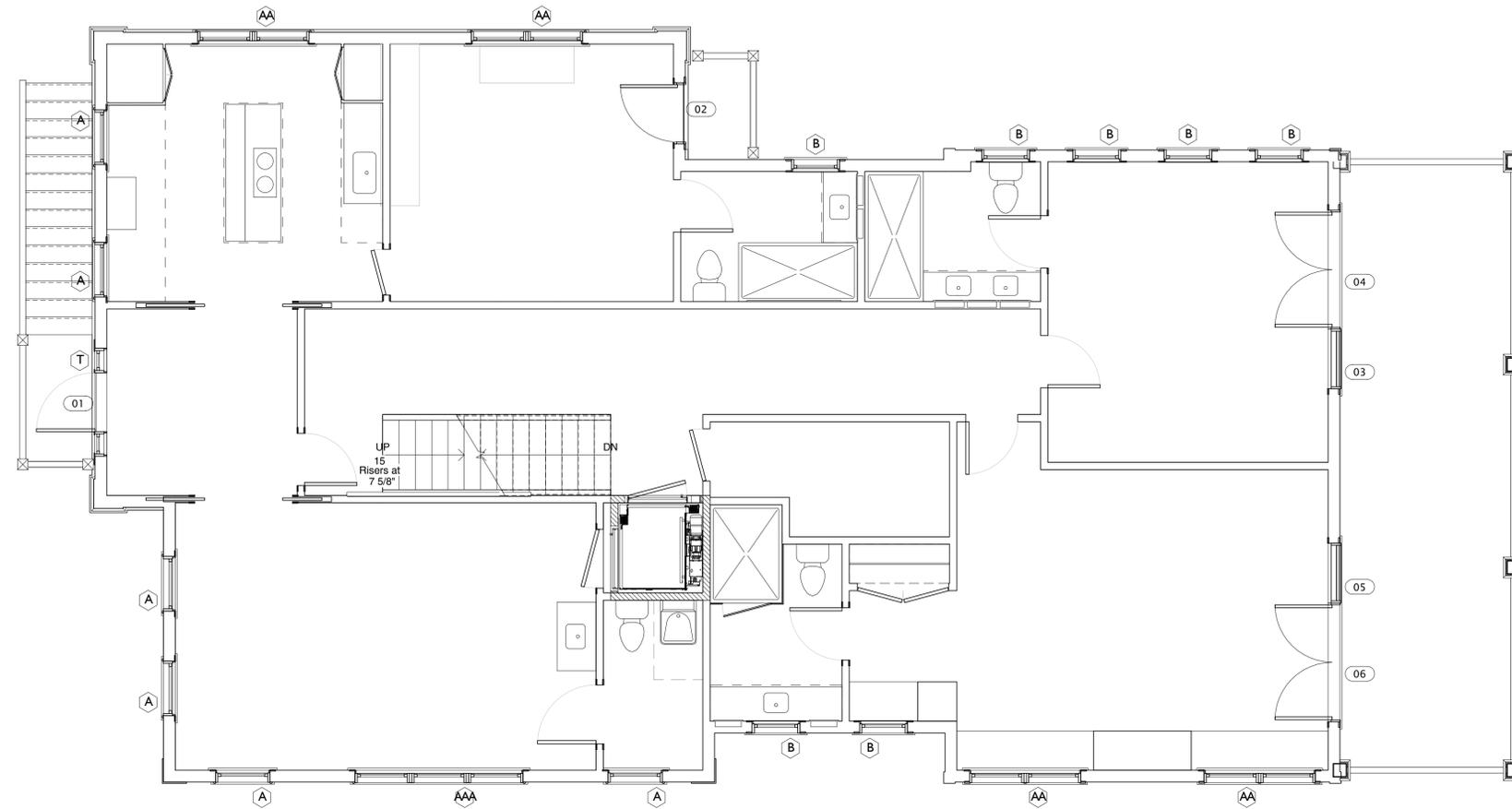
PROPOSED STRUCTURE SHOWN PER "NOT FOR CONSTRUCTION" ARCHITECTURAL PLANS. SETBACKS TO PROPERTY LINES MAY CHANGE SLIGHTLY DURING CONSTRUCTION.



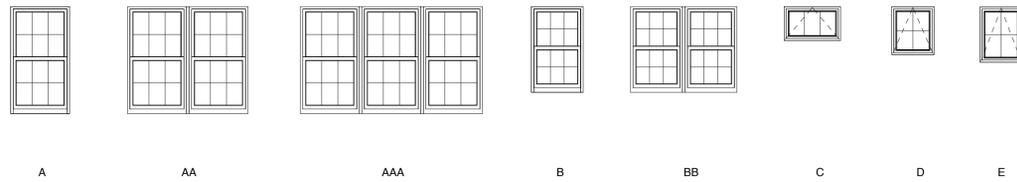
ORIGINAL SIGNED AND STAMPED COPIES OF THIS PLAN MAY BE PHOTOCOPIED BY THE BOARD OF APPEALS OR THE NANTUCKET REGISTRY OF DEEDS FOR RECORDING PURPOSES. IN CASES OF DISCREPANCIES REGARDING INFORMATION CONTAINED HEREON AND UNAUTHORIZED PHOTOCOPIES OF THIS PLAN, ONLY ORIGINALLY STAMPED AND ENDORSED COPIES SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

THIS INSPECTION PLAN WAS PREPARED TO ACCOMPANY AN APPLICATION TO THE NANTUCKET BOARD OF APPEALS AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS. THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

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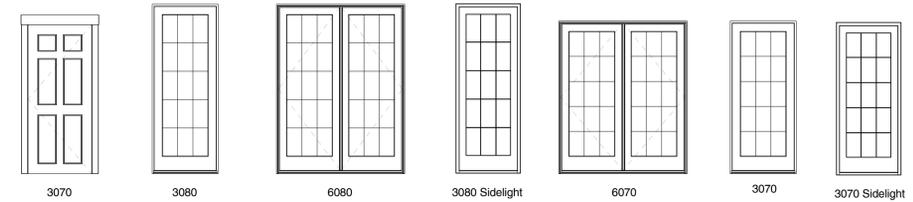
1 Floor 1 - HDC
1/4" = 1'-0"



Window Legend
1/4" = 1'-0"

Window Schedule							
Type Mark	Manufacturer	Model	Mulled Units	Rough Width	Rough Height	Cladding Finish	Comments
A	Marvin Windows and Doors	CUDH2826	2	2'-10 3/8"	5'-0 7/8"	Aluminum-Marvin-Stonewhite	
AA	Marvin Windows and Doors	CUDH2826	2	5'-9 1/4"	5'-0 7/8"	Aluminum-Marvin-Stonewhite	
AAA	Marvin Windows and Doors	CUDH2826	3	8'-8 1/8"	5'-0 7/8"	Aluminum-Marvin-Stonewhite	
B	Marvin Windows and Doors	CUDH2420	2	2'-6 3/8"	4'-0 7/8"	Aluminum-Marvin-Stonewhite	
BB	Marvin Windows and Doors	CUDH2420	2	5'-1 1/4"	4'-0 7/8"	Aluminum-Marvin-Stonewhite	
C	Marvin Windows and Doors	CUAWN3220		2'-9"	1'-7 5/8"	Aluminum-Marvin-Stonewhite	Fixed
D	Marvin Windows and Doors	CUAWN2428		2'-1"	2'-3 5/8"	Aluminum-Marvin-Stonewhite	Hopper
E	Marvin Windows and Doors	CUAWN2432		2'-1"	2'-7 5/8"	Aluminum-Marvin-Stonewhite	

Window Specifications
Interior Finish: Primed
Hardware: Traditional, ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Full screen, high transparency mesh.
Glass: Dual pane, insulated, low-E glass
Impact Protection: I23 Package by manufacturer



Door Legend
1/4" = 1'-0"

Door Schedule						
Mark	Manufacturer	Model	Rough Width	Rough Height	Cladding	Comments
01	Custom	3070	3'-2"	7'-2"		Custom Wood Entry Door, White
02	Marvin Windows and Doors	CUIFD3080	3'-2 7/16"	8'-0"		
03	Marvin Windows and Doors	3080	3'-1 1/4"	8'-0"		
04	Marvin Windows and Doors	CUIFD6080	6'-1 5/8"	8'-0"	Aluminum-Marvin-Stonewhite	
05	Marvin Windows and Doors	3080	3'-1 1/4"	8'-0"		
06	Marvin Windows and Doors	CUIFD6080	6'-1 5/8"	8'-0"	Aluminum-Marvin-Stonewhite	
07	Marvin Windows and Doors	CUIFD3070	3'-2 7/16"	7'-2 1/2"		
08	Marvin Windows and Doors	CUIFD6070	6'-1 5/8"	7'-2 1/2"	Aluminum-Marvin-Stonewhite	
09	Marvin Windows and Doors	3070	3'-1 1/4"	7'-2 1/2"		

Door Specifications
Interior Finish: Primed
Hardware: Traditional, ORB
Muntin Type: Simulated Divided Lites (SDL)
Screen: Standard swinging screen, high transparency mesh
Sill: Mahogany or gray Sill & White Weather Stripping
Glass: Dual pane, insulated, low-E glass
Impact Protection: I23 Package by manufacturer

