

CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

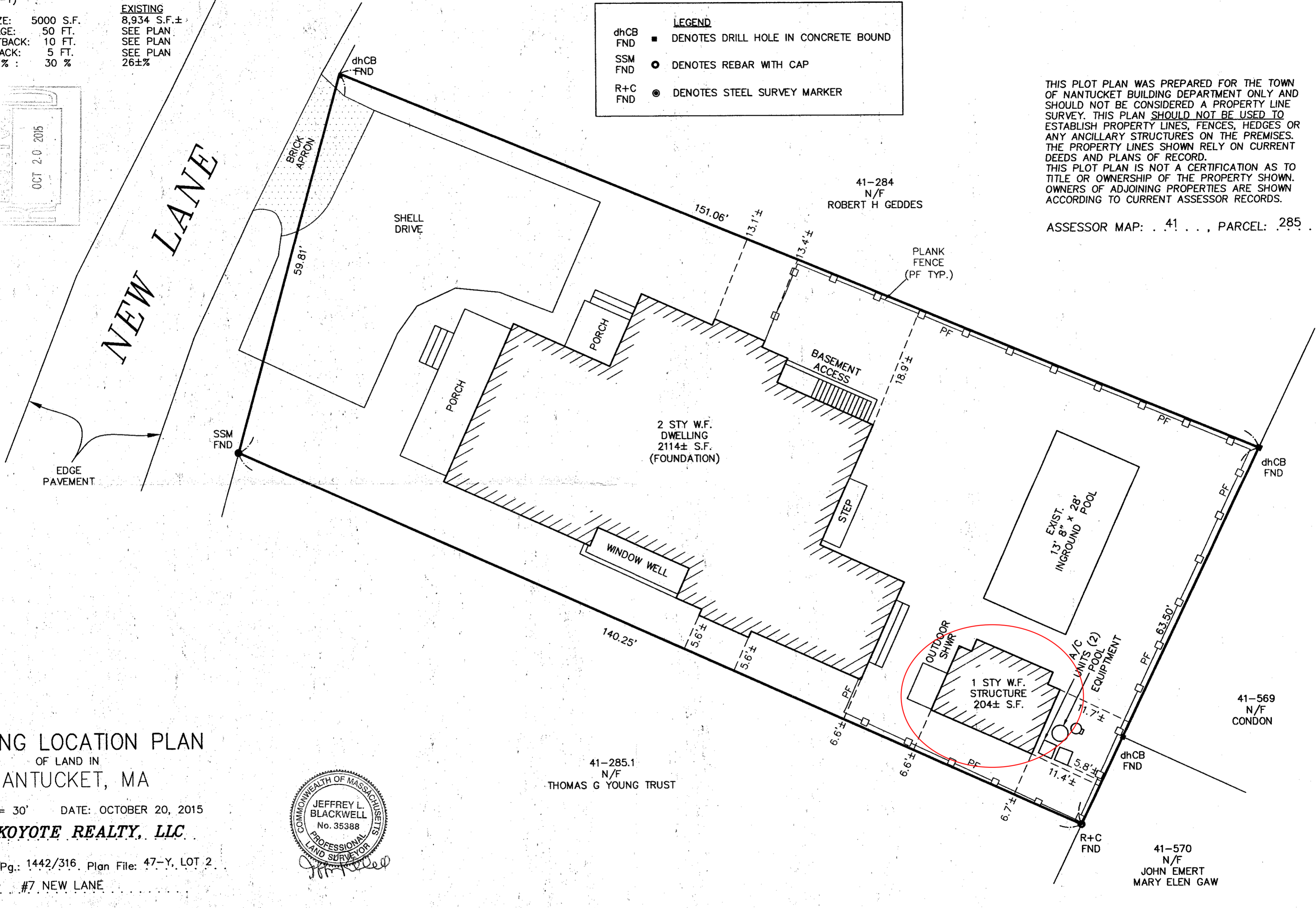
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
REAR/SIDE SETBACK: 5 FT.
GROUND COVER % : 30 %

EXISTING
8,934 S.F.±
SEE PLAN
SEE PLAN
SEE PLAN
26±%

LEGEND	
dhCB FND	■ DENOTES DRILL HOLE IN CONCRETE BOUND
SSM FND	● DENOTES REBAR WITH CAP
R+C FND	⊙ DENOTES STEEL SURVEY MARKER

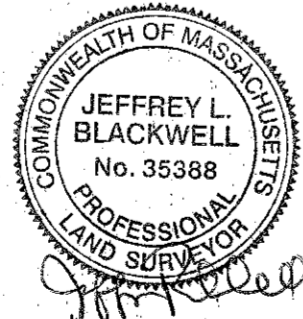
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 41 . . . , PARCEL: 285 . . .

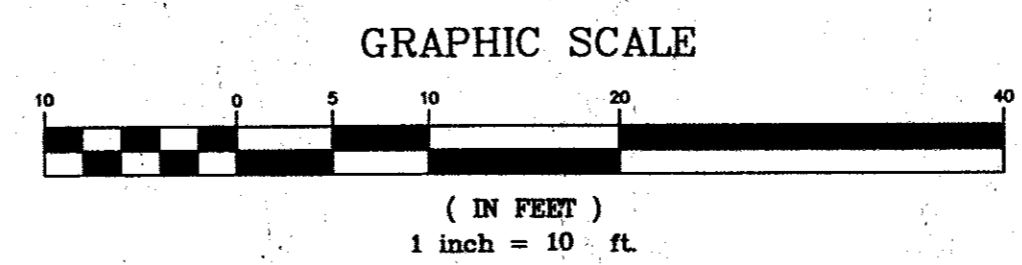


BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MA

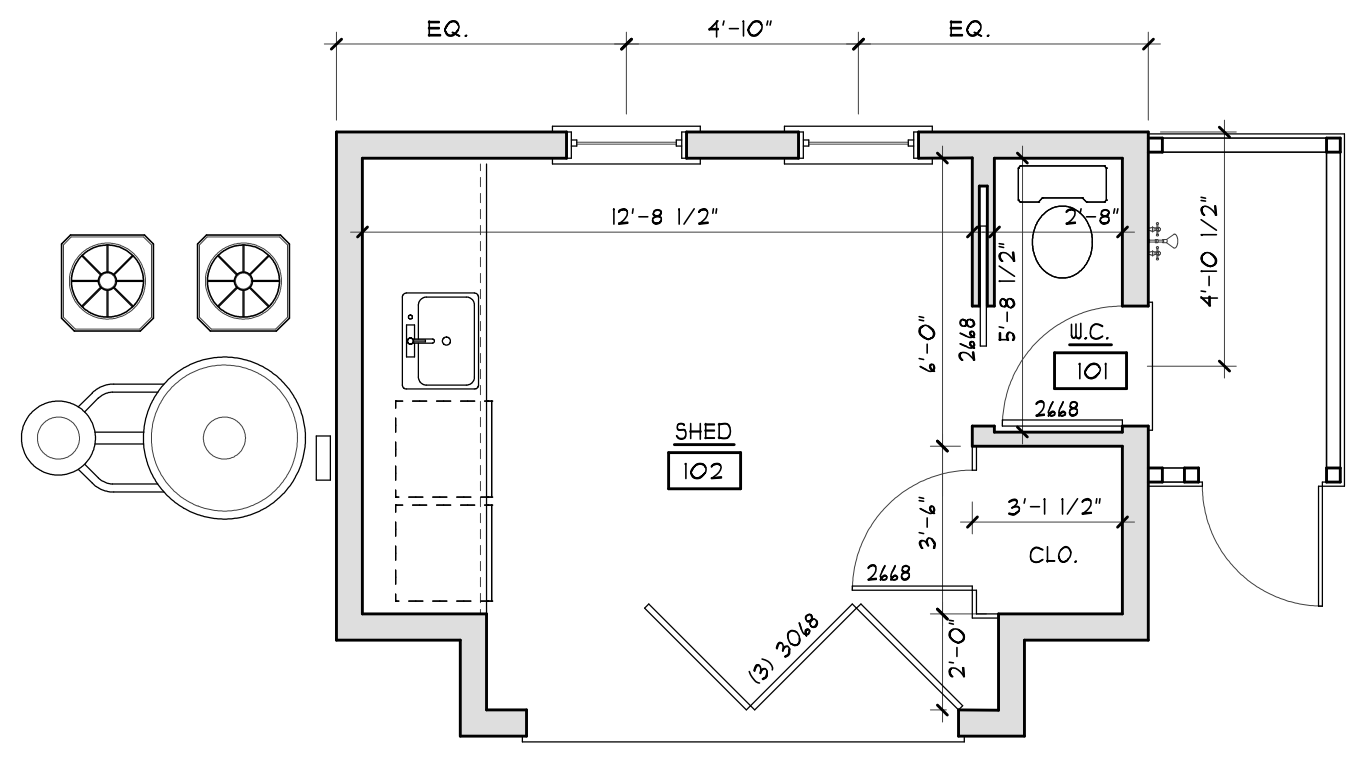
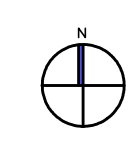
SCALE: 1" = 30' DATE: OCTOBER 20, 2015
Owner: **KOYOTE REALTY, LLC**
Deed Bk./Pg.: 1442/316 Plan File: 47-Y, LOT 2
Locus: . . . #7 NEW LANE . . .



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

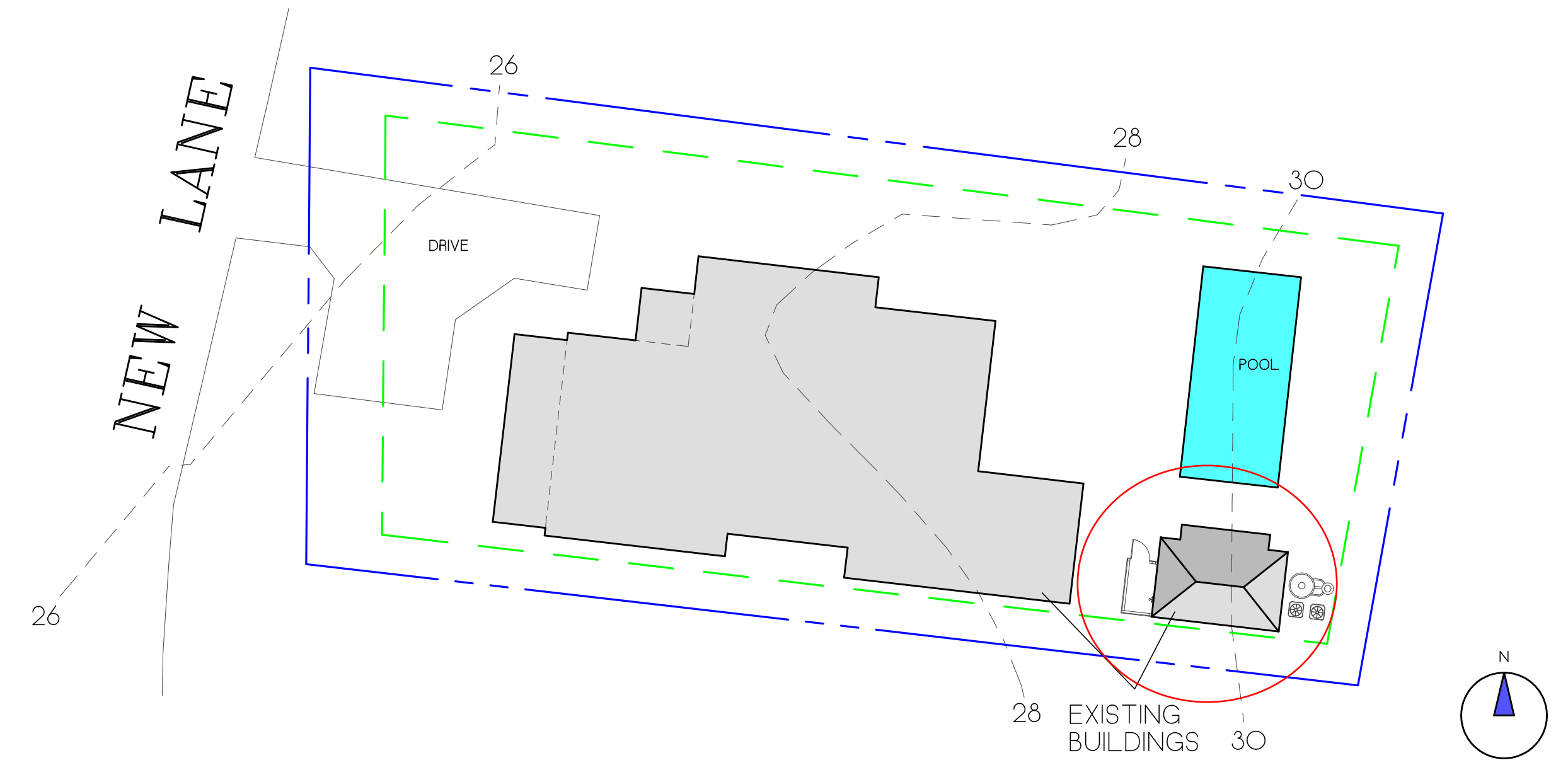


ZONING CLASSIFICATION: R-1
 MAP: 41 PARCEL: 285
 MIN. AREA: 5,000 sqft.
 MIN. FRONTAGE: 50 ft.
 FRONT YARD S.B.: 10 ft.
 SIDE S.B.: 5 ft.
 REAR S.B.: 5 ft.
 GROUND COVER (%): 30%

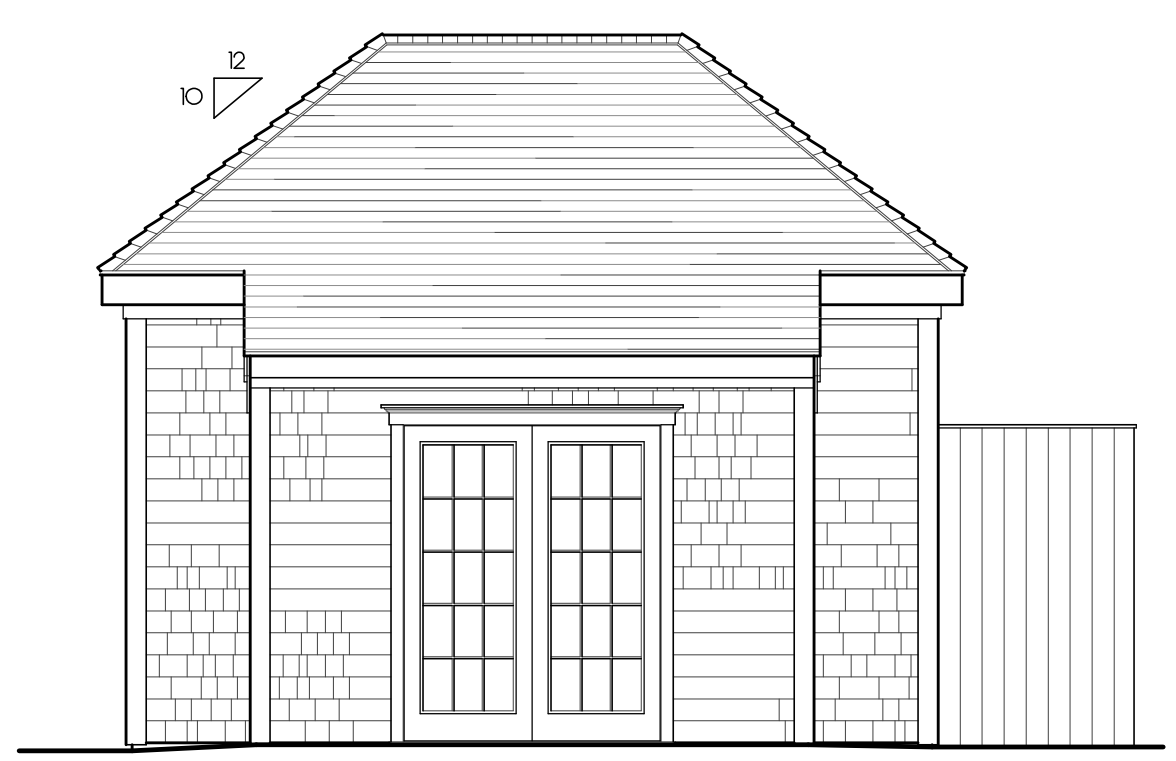


NOTE:
 ALL MEASUREMENTS ARE $\pm 1/2"$
 TO THE EXISTING INTERIOR
 FINISHED CONDITIONS.

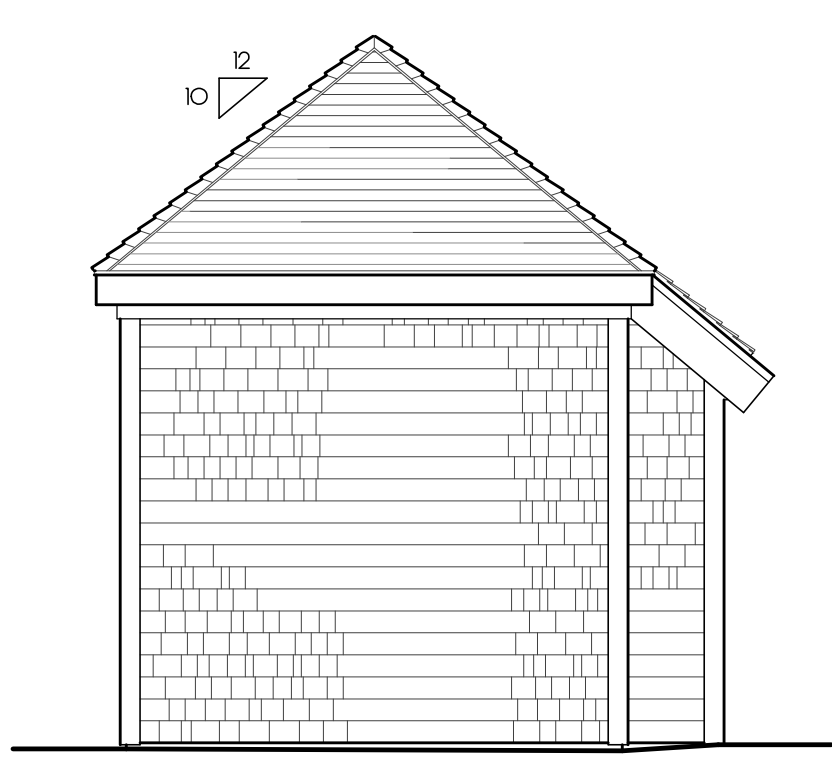
SHED PLAN
 SCALE: 1/4" = 1'-0"
 200 SF.



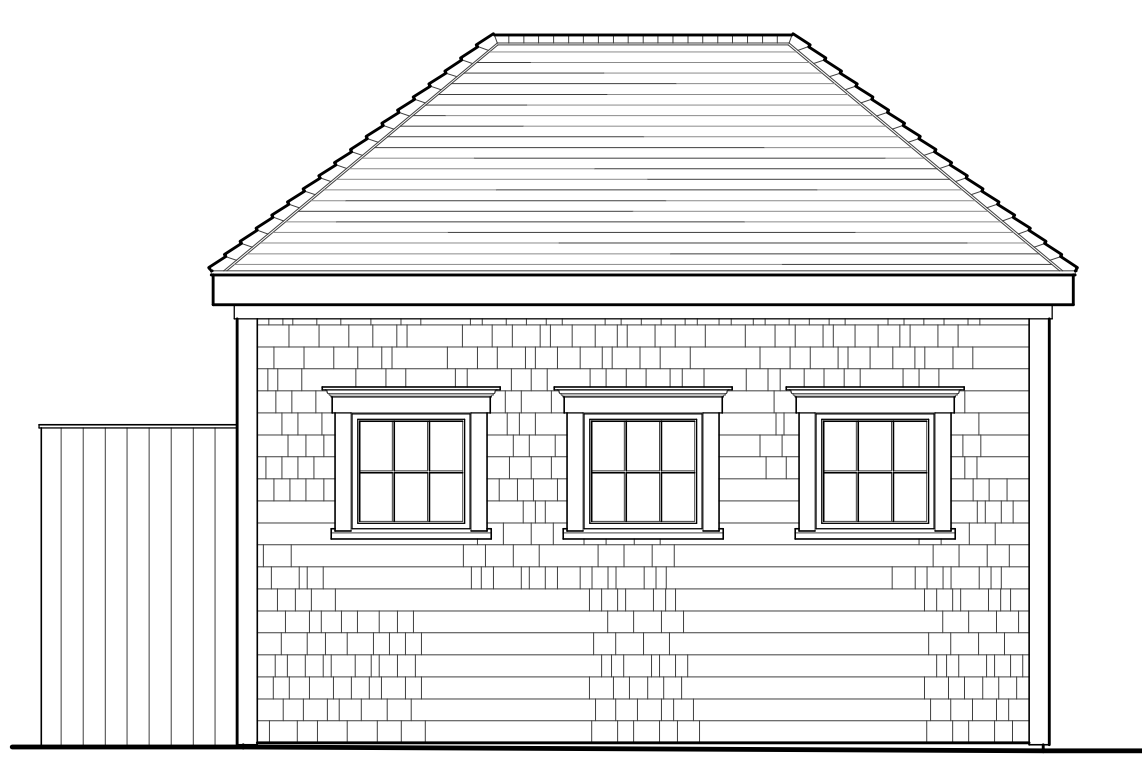
H.D.C. SITE PLAN
 SCALE: 1/8" = 1'-0"



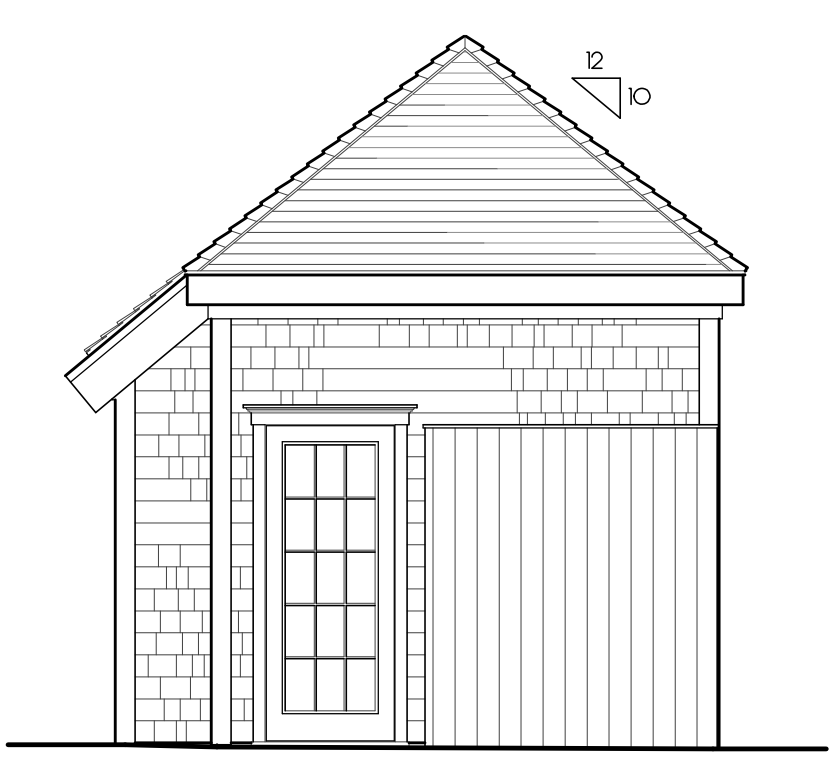
EXISTING NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



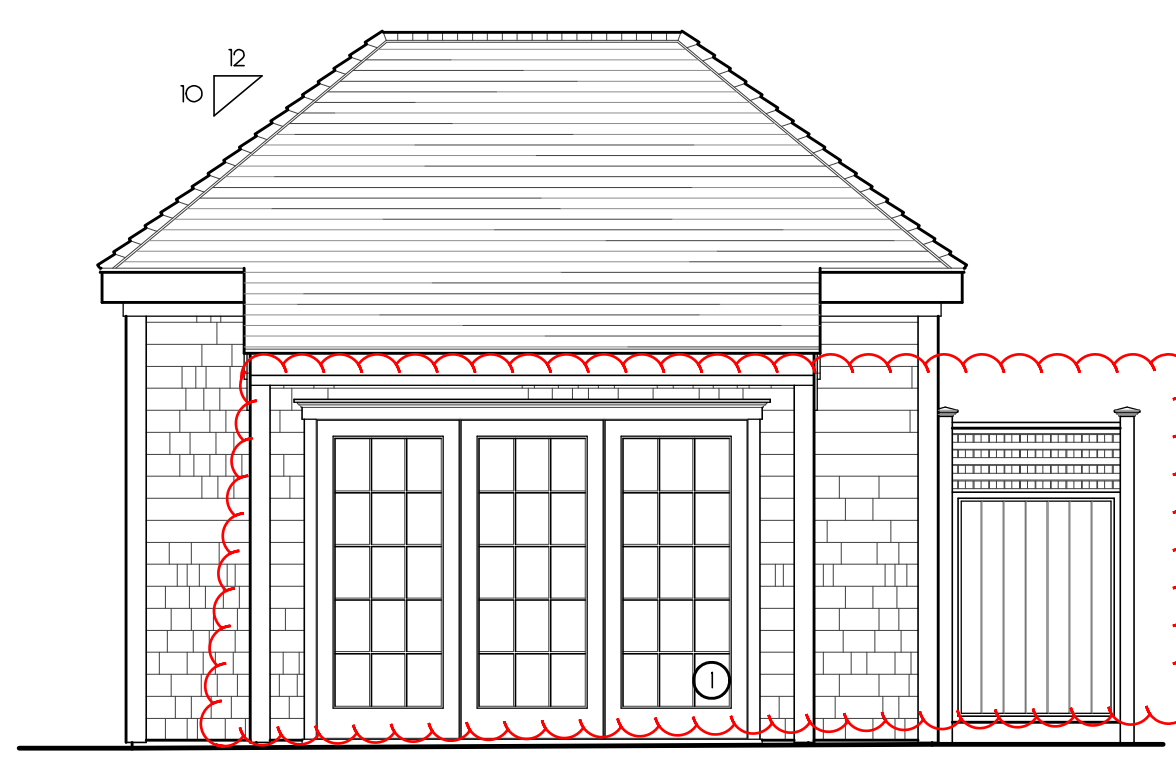
EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"



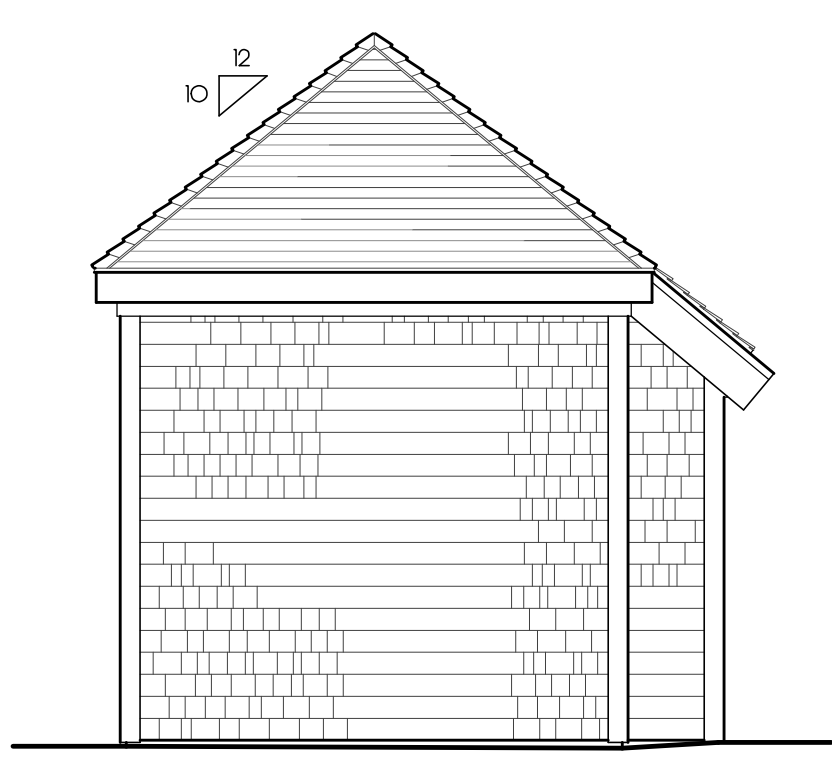
EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



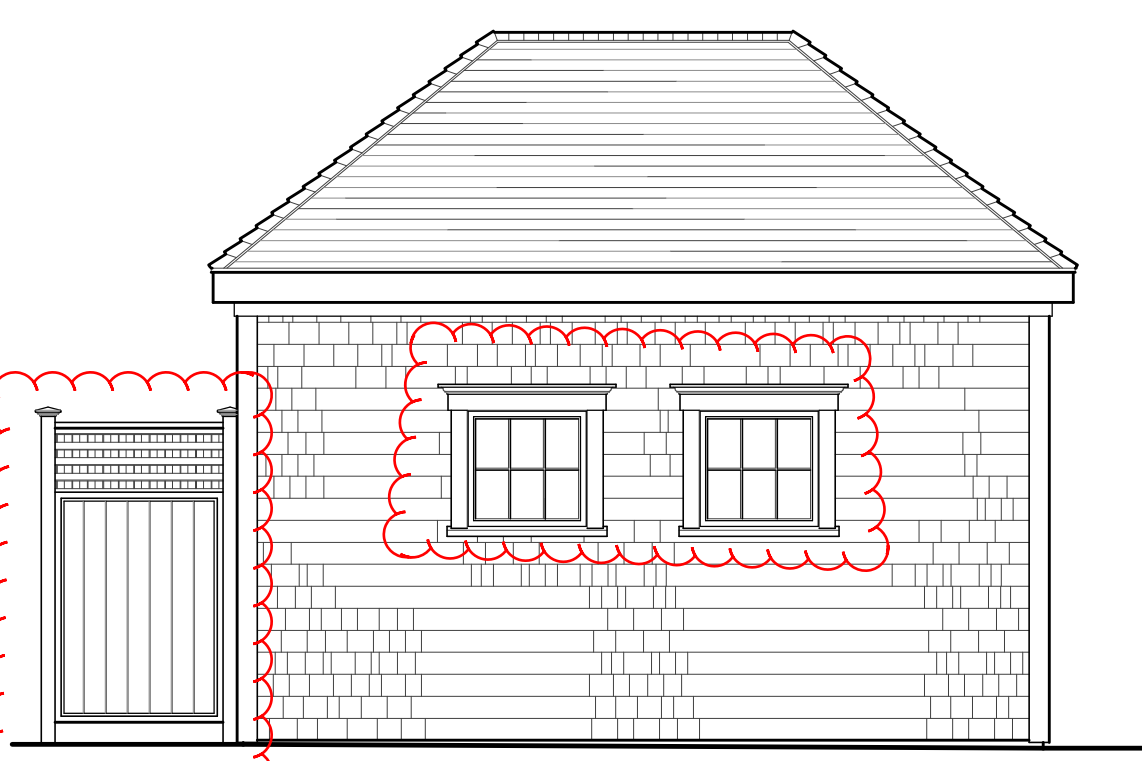
EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"



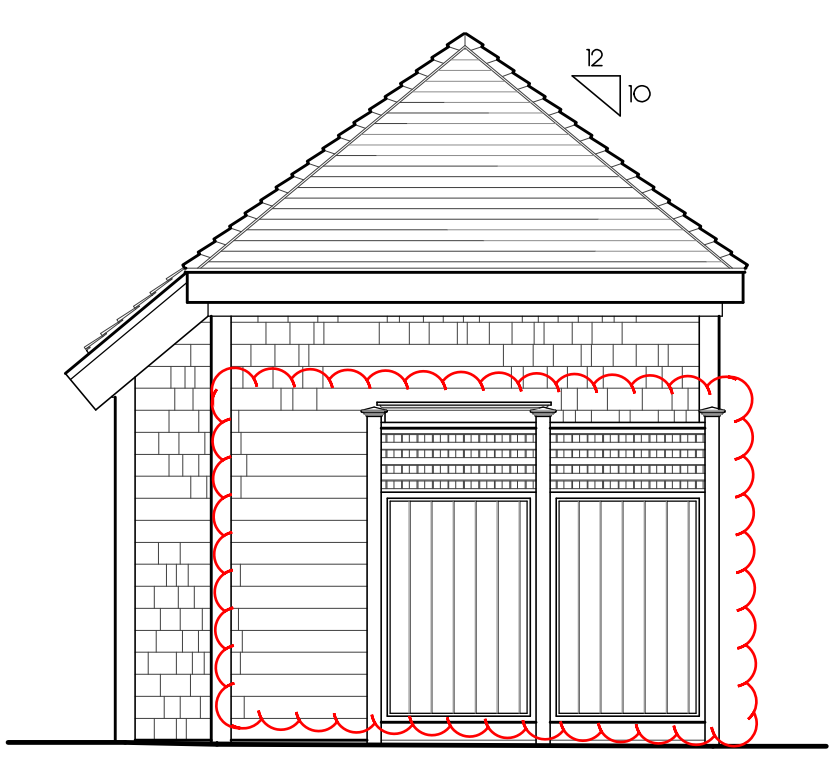
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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



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

DOOR & WINDOW SCHEDULE				
SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A				
B				
I	ANDERSEN	9'-0" X 6'-8"	1	15 LT. BIFOLD EXTERIOR DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

REVISIONS:
 8/20/2022: PROGRESS PRINT
 8/22/2022: PROGRESS PRINT

NOTE:
 ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
 ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

NOTE:
 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

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FINLEY RESIDENCE
 DRAWN BY: ETHAN MCMORROW
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 NANTUCKET, MA 02554
 PHONE: 508-228-0456 email: ethan@ethan7.com@comcast.net

MAP: 41 PARCEL: 285
 SHEED PLANS
 ADDRESS: 7 NEW LANE NANTUCKET, MA 02554
 DATE: 8/22/2022
 SCALE: 1/4" = 1'-0"

SHEET NO.
 a 1