

DRI 674 M5 Stone Bank Development

- **Taqueria Drawings**
- **Fire Feature**
- **Addition**
- **Chimney/Fireplace Proposal**
- **New Master Deed (square footage changes)**
- **Carport**





Taqueria Drawings

for dining in the restaurant must be reusable except for the paper tray liners and napkins.

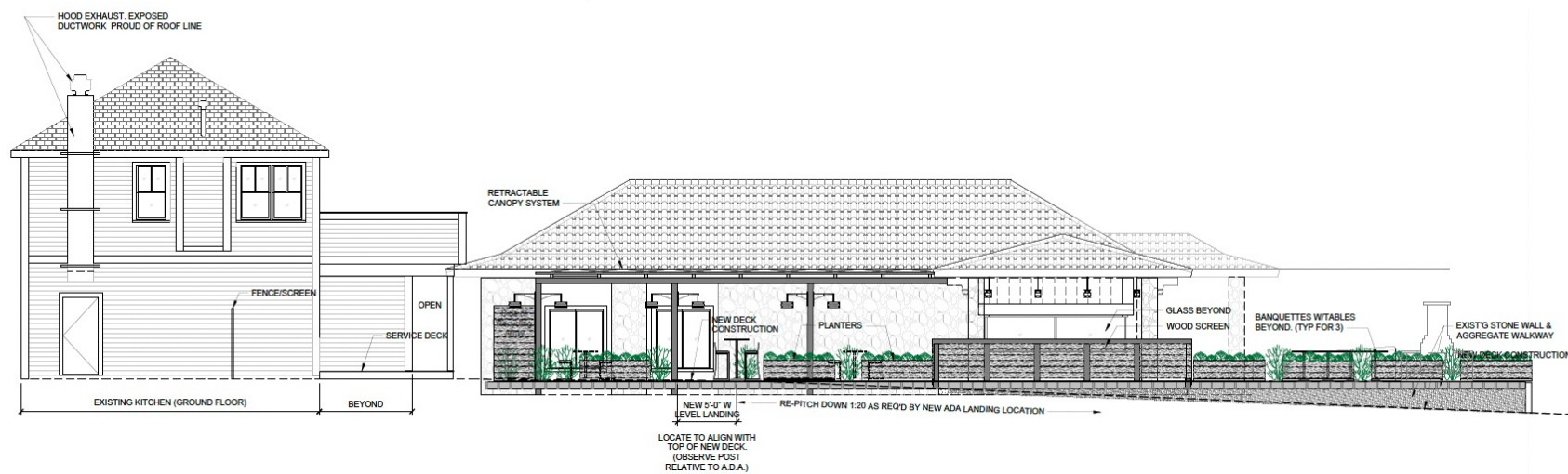
3. Within six months after one full year of operations, a pest control program shall be submitted to the LUPC for review and approval. The plan shall be developed in consultation with the immediate residential abutters, and address, at minimum, procedures for the containment of trash and the frequency of pickups. The plan may not include the use of pesticides or other toxins.
4. A final drawing set for the proposed awning, deck, fish tank, take-out window and other features of the building and seating area, included any proposed colors, prepared in accordance with the DRI application guidelines, shall be submitted to the LUPC for review and approval prior to the receipt of a Building Permit.
5. Any plan for outdoor heating shall be submitted to the LUPC for review and approval prior to the receipt of a Building Permit.
6. Any outdoor heaters shall not use fossil fuels.
7. The Applicant shall implement all of the transportation demand management and site access strategies as recommended in the Traffic Impact Study and Access Plan by Frasier Poly-Engineering Services.

Taqueria Location

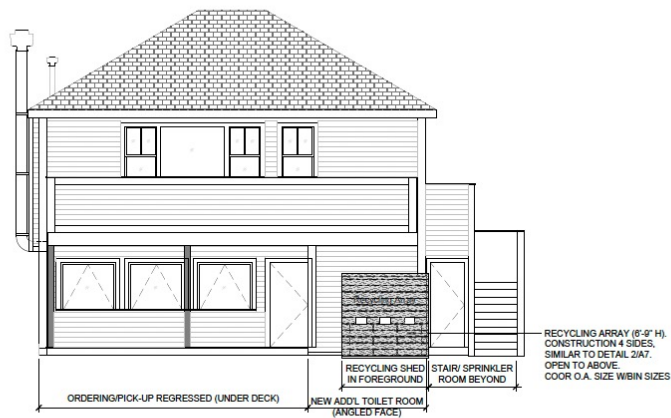


Two Areas
Involved:
Kitchen &
Outdoor
Seating with
Bar

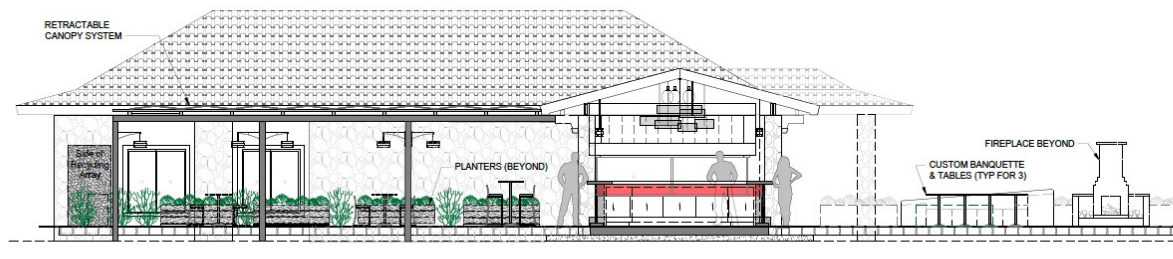




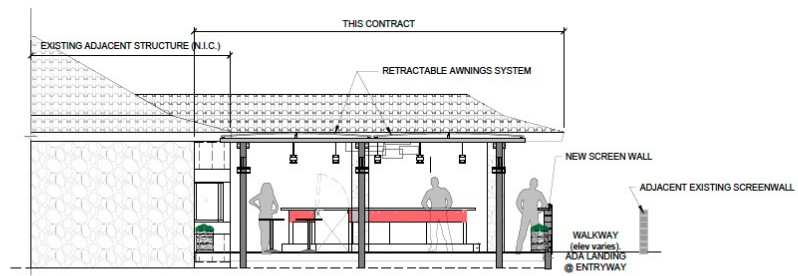
1 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



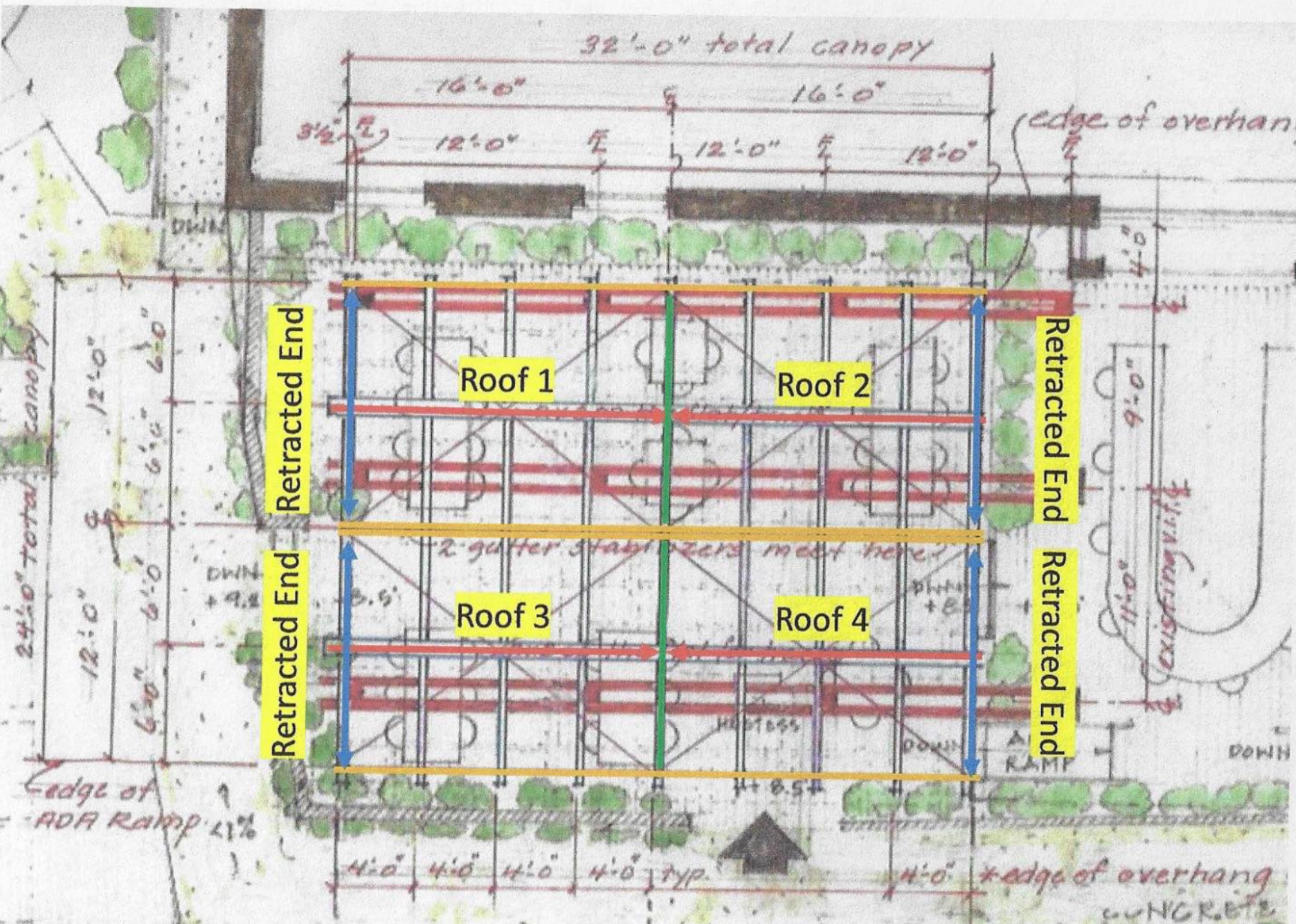
2 EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION / SECTION
SCALE: 3/16" = 1'-0"



AWNING DETAILS



Legend:

- ← Drive Beams
- Water flow
- Gutters
- Rain Hoods

(4) SFX Retractable Roof

Roof 1 = 16x12

Roof 2 = 16x12

Roof 3 = 16x12

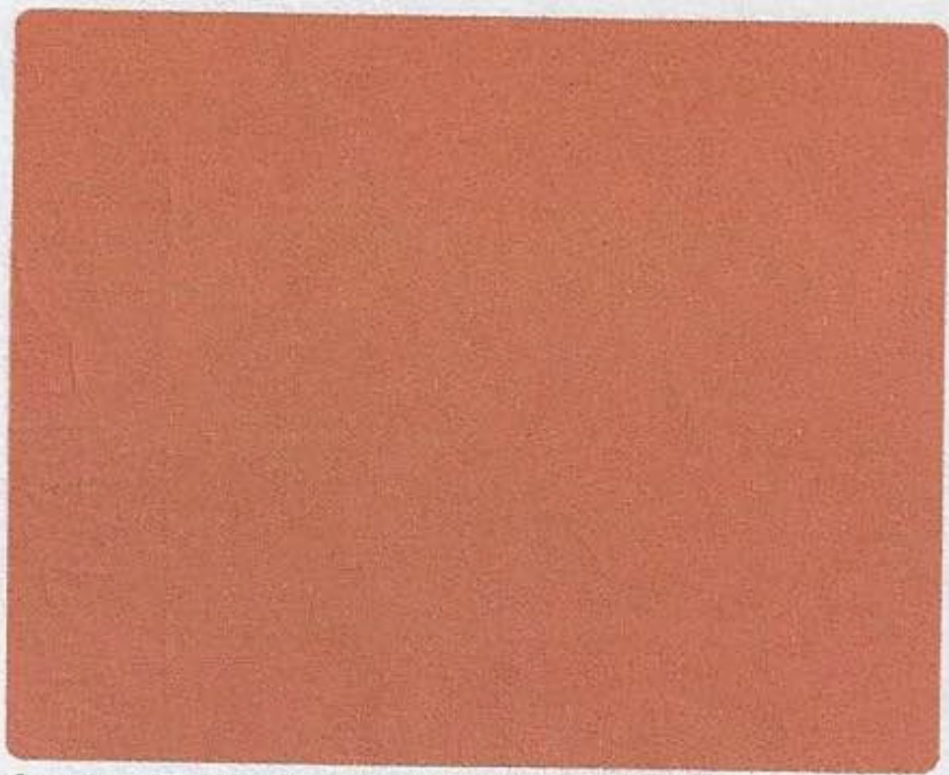
Roof 4 = 16x12

Notes:

Water to drain out which end & How?

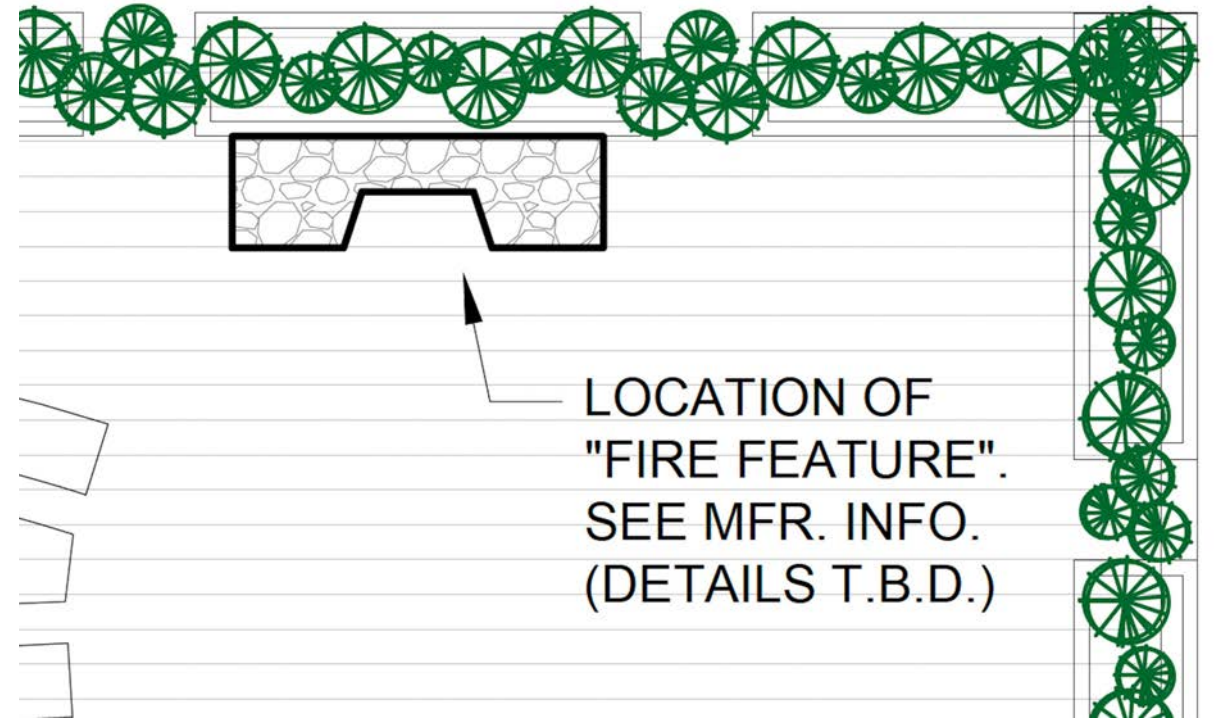
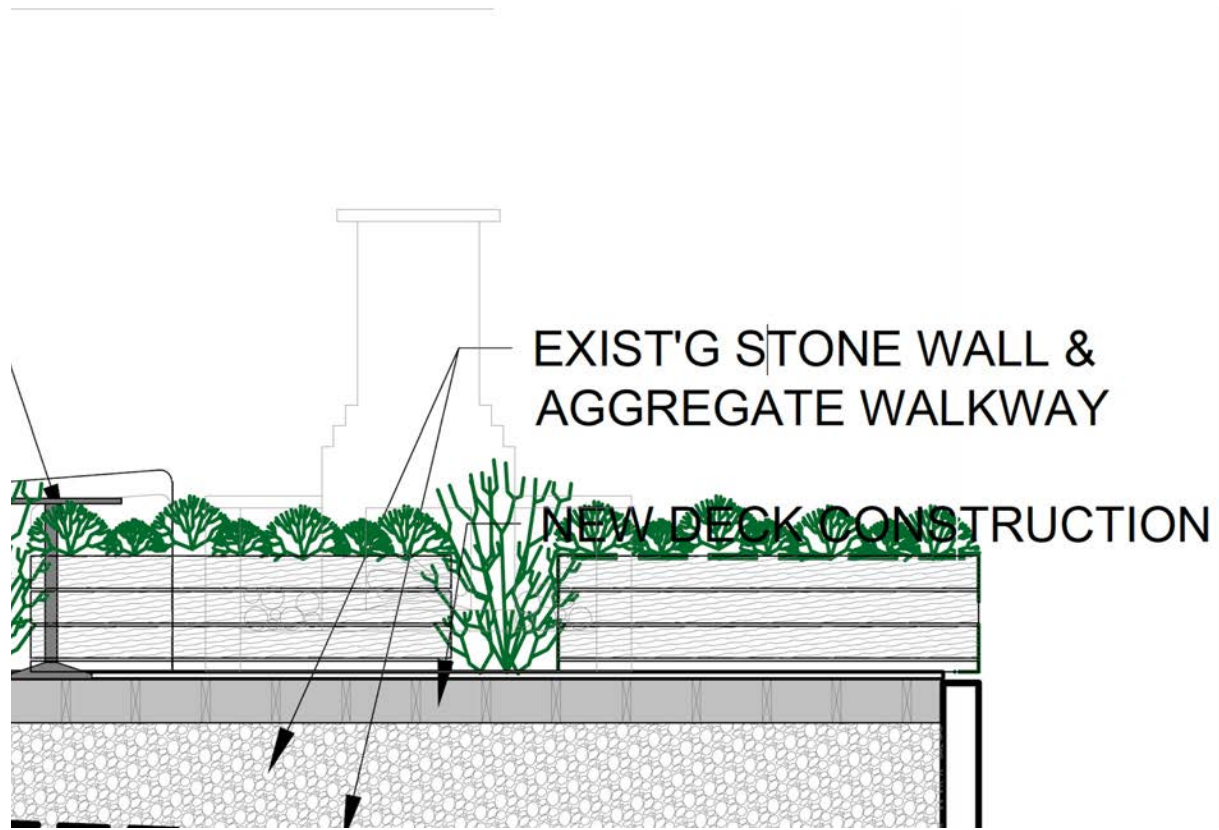
(A) Open Slot

Recently Viewed Products



**Serge Ferrari Soltis® Proof 502
(Précontraint® Satin) Awning**

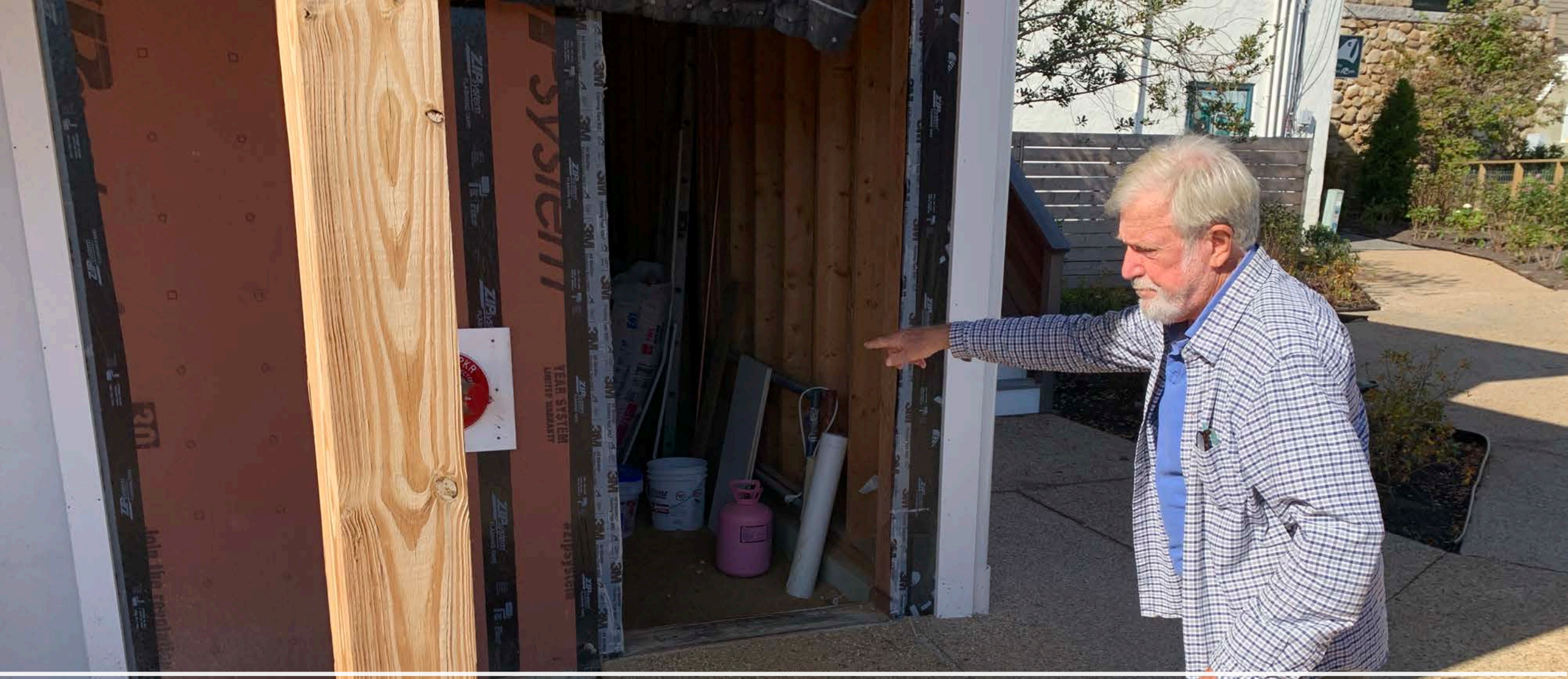
70.9" Terracotta 502V2-20185C



Fire Feature



★ MONE
★ INSURANCE



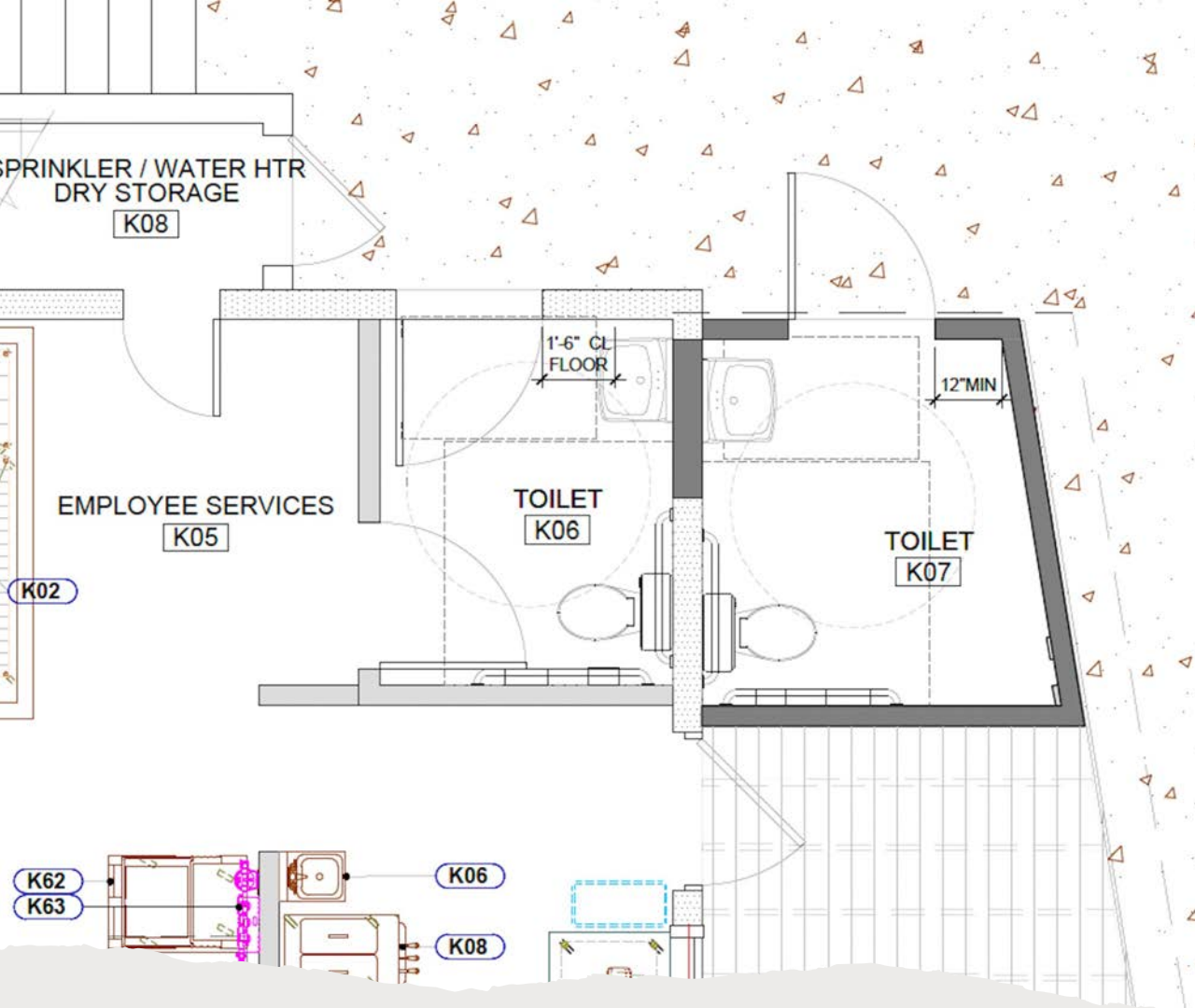
8 Union Court Addition



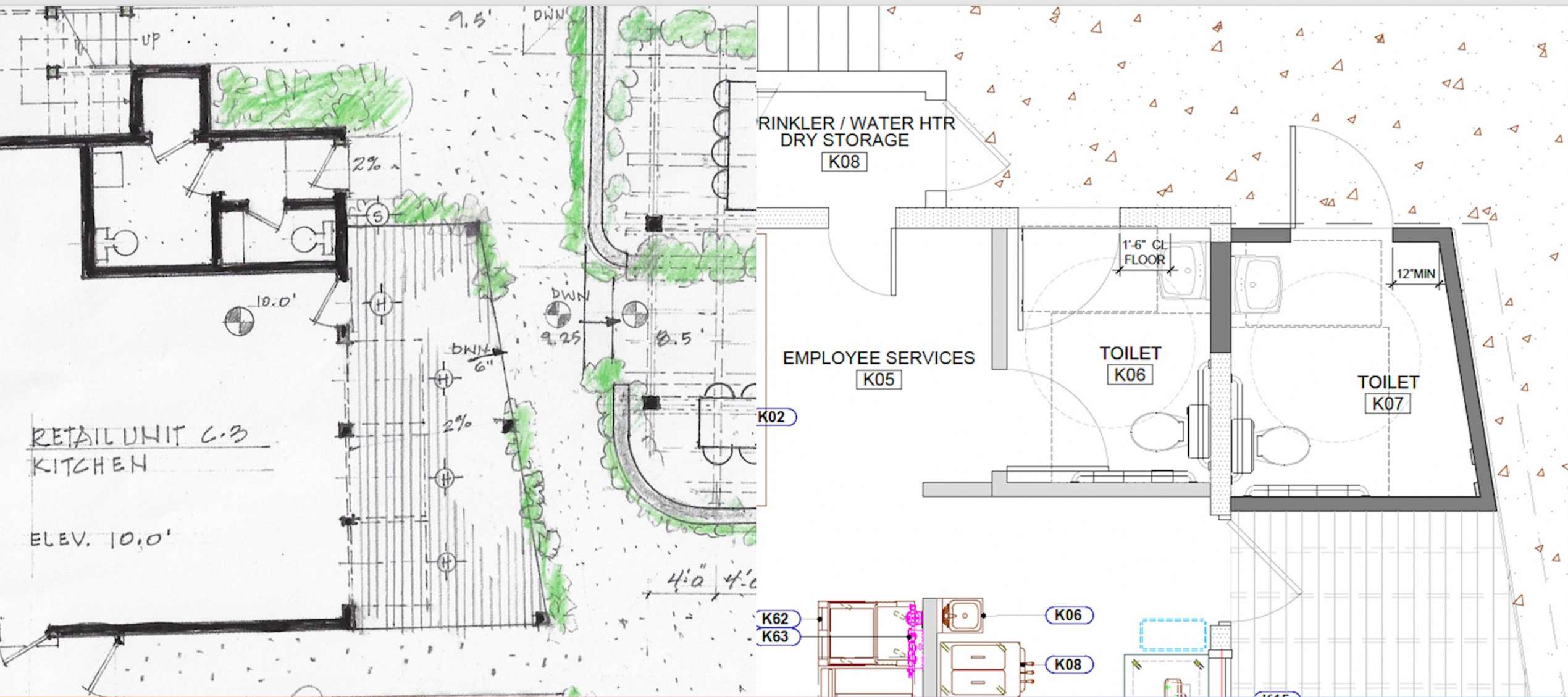
Addition Location



Addition
Location

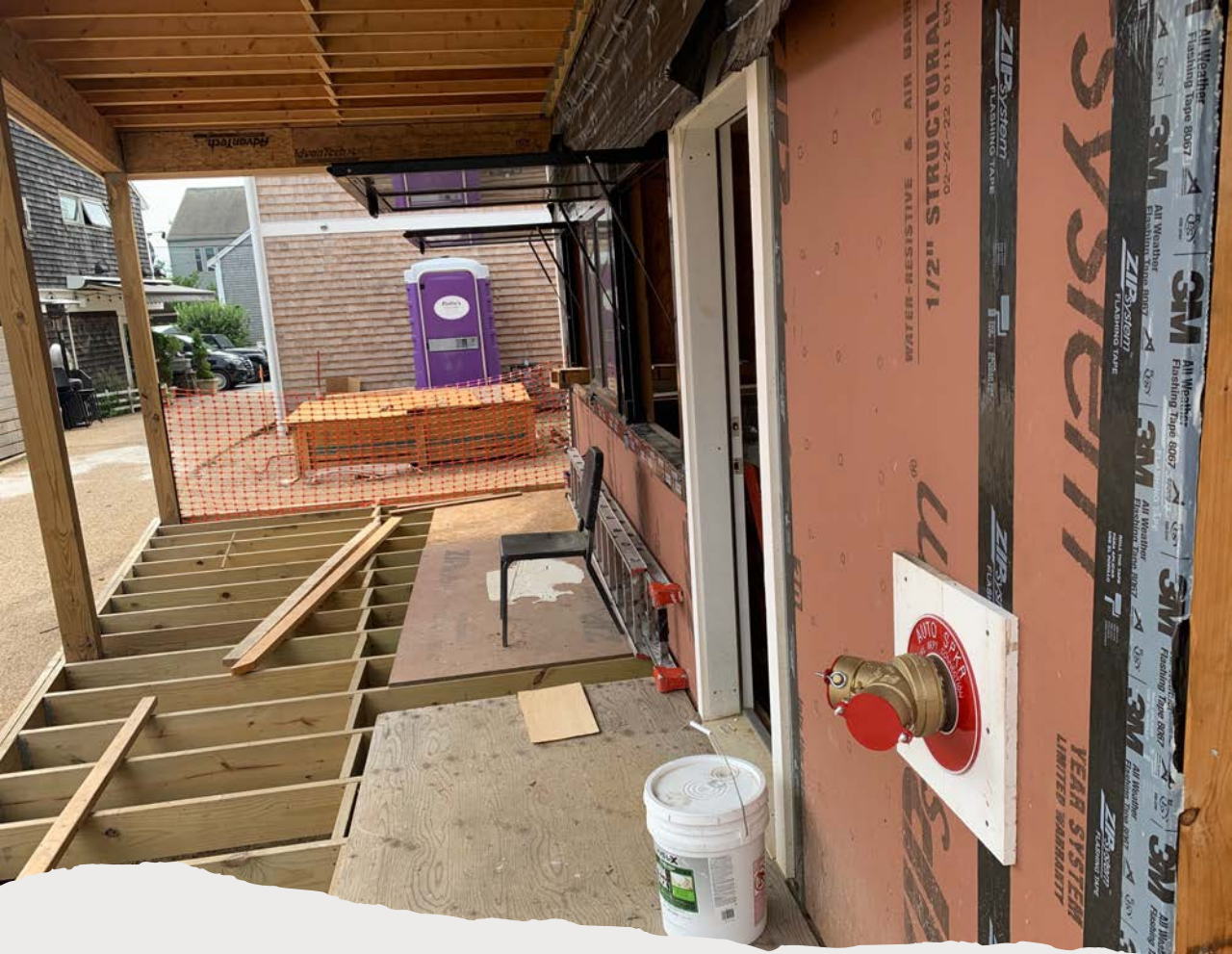


Plan & Location



DRI 674 M3 Plan

Present Plan



Fire Department Connection



Chimneys &
Fireplaces
Proposal
Following
September 7,
2023 Denial

Applicant Proposal

“I am proposing to install three gas fireplaces in the project in exchange for:”

- Using all-electric cooking instead of gas in three residential units. (R-5, R-10 and R-11)
- Using electric ovens instead of gas in four residential units. (R-4, R-7, R-8, and R-12)
- Using electric hot water instead of gas in two residential units (R-10 and R-11)
- Using electric hot water instead of gas in five commercial units (C-2, C-4, C-5, O-5 and O-1)



2 Union Court



8 Union Court



16 Union Court



Carport



Carport

06 20"W 135.98'

DH F

public pocket park

brick

deck

26 Union Court

26 UC
16 UC
D

20 UC
C D

3rd party license

26 UC

2 UC
D

8 UC
B

24 Union Court
(office, ATM)

trellis

brick

LCA

24 Union Court

ret wa

storage

8 Union Court
(A B)

2flr porch
LCA B

LCA A

2nd

low granite walls

LCA

8 Union Court A

low granite walls

54.25'
N 12°05'00"E

conc. walk

project trash

LCA A

walk

57°
E

58.79'
S 80°
E

June 2021 & June 2023 Master Deeds

Square Footage & Percent Interest Changes Throughout

Home Tools Master Deed I.pdf x

18 / 19

Exhibit "B"
Unit Interests in Common Areas and Facilities

Unit #	Area (S.F.)	% Interest	Description
C1	2260	12.38	Upper floor (Main Street level) Building A, consisting of a foyer, central room/lobby and open space
C2	1825	9.99	1 st floor Building C, containing entry foyer, two bathrooms and open space
C2A	188	1.03	ATM Kiosk Building C
C3	496	3.82	Main floor Building E, open space ... build to suit
C4	1144	6.26	Main floor Building F, open space ... build to suit
C5	1430	7.83	Ground floor Building A, open space ... build to suit
R3	809	4.43	2 nd floor Building A, 1 bedroom, bath, kitchen/living area
R4	1312	7.18	2 nd floor Building B, 1 bedroom, loft, bath, kitchen/dining/living
R5	1292	7.07	2 nd floor Building B, 1 bedroom, loft, bath, kitchen/dining/living
R6	1707	FBD	
R7	1314	7.19	2 floors Building D-1, 2 bedrooms, 2 1/2 baths, family room, kitchen, dining/living, decks
R8	2049	11.22	2 floors Building D-2, 2 bedrooms, Den, 2 1/2 baths, kitchen, dining/living, decks
R9	406	3.82	2 nd floor Building E, 1 bedroom, bath, kitchen/dining/living, deck
R10	450	N/A	Affordable Unit, 2 nd floor Building F, studio apartment, bath
R11	471	3.67	2 nd floor Building F, 1 bedroom, bath, kitchen, living/dining, deck
R12	1178	6.45	1 st floor Building F, 2 bedrooms, 2 bath, kitchen, living, dining, deck
O1	430	2.35	Ground level Building B, open space
O2	475	2.60	Ground level Building B, open space

Bk. 0104 Pg. 03

Notes:
 A. Limited Common Areas, including decks and covered porches, have not been included in the total floor area calculation or assigned any particular or extra value
 B. Immediately accessible common areas are as shown on the Plan
 C. Interior floor area was the sole determinant for % Interest in Common Areas and Facilities.

Home Tools Master Deed III .pdf x

21 / 22

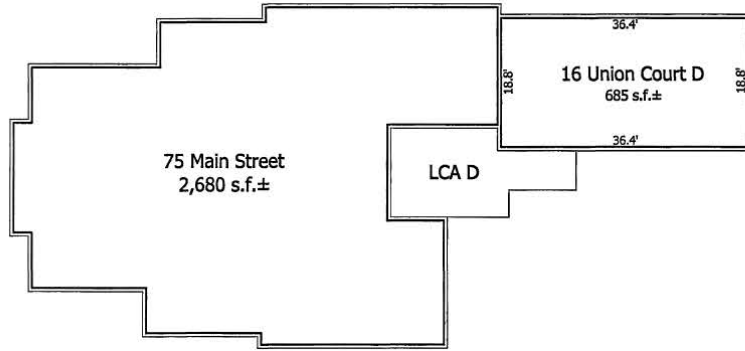
Exhibit "B"
Unit Interests in Common Areas and Facilities

Building	Unit	Area (S.F.)	% Interest	Description
16 Unit Court	75 Main Street	2680	14.18	Upper floor (Main Street level) with access direct to Main Street consisting of a foyer and open space - commercial
	Unit A	820	4.34	Ground Floor open - commercial
	Unit B	723	3.82	Ground Floor open - office
	Unit C	511	2.70	Ground Floor open - office
2 Unit Court	Unit A	1101	5.82	First Floor open - commercial
	Unit B	434	2.29	Second Floor A flexible Residential
8 Unit Court	Unit C	700	3.70	Second Floor - residential
	Unit D	1104	5.84	Third Floor - residential with covered porch LCA
	Unit A	700	3.70	First Floor open with LCA's - commercial
20 Unit Court	Unit B	700	3.70	Second Floor with LCA's - residential
	Unit A	531	2.81	First Floor open - office
	Unit B	467	2.47	First Floor open - office
	Unit C	1254	6.63	Second and Third Floor with LCA decks - residential
24 Unit Court	Unit D	1330	7.04	First, Second and Third Floor with LCA, deck and storage area - residential
	Unit A	1888	10.00	Stand alone single story building with office space
26 Unit Court	Unit B	125	0.66	Commercial space currently used as an ATM Kiosk
	26 Union Court	1532	8.10	Stand alone 2-story building with basement and some parking below the building - residential
30 Unit Court	30 Union Court	1420	7.51	Elevated stand alone 3-story building open to traffic flow below the building - residential

Bk. 0104 Pg. 03

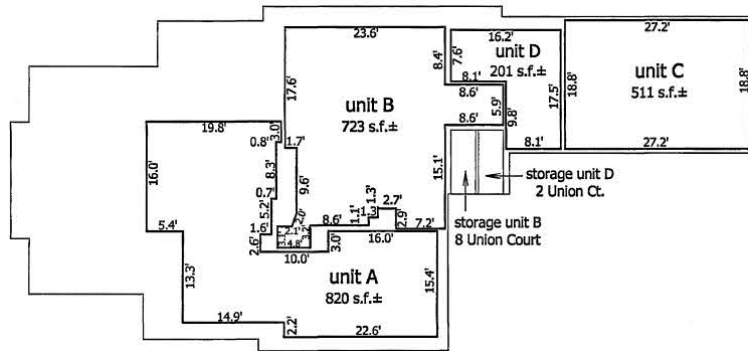
Notes:
 A. Limited Common Areas, including storage spaces, parking spaces, decks and covered porches, outdoor commercial spaces, have not been included in the total floor area calculation or assigned any particular or extra value
 B. Immediately accessible common areas are as shown on the Plan
 C. Interior floor area of each Unit was the sole determinant for % Interest in Common Areas and Facilities.

16 Union Court &
75 Main Street



Main Level

16 Union Court



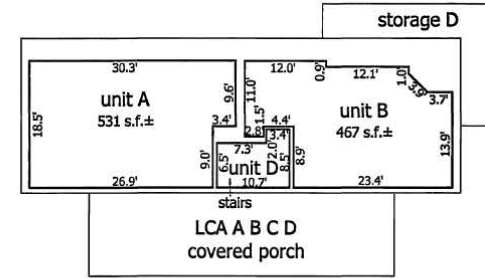
Ground Floor

I certify that these plans fully and accurately depict the layout, location, unit numbers and dimensions of the units as built.

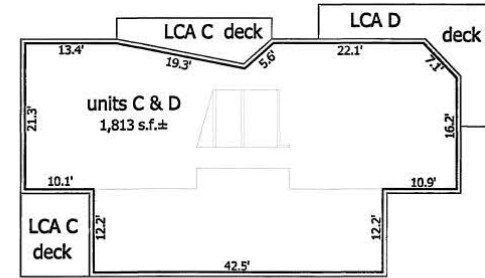
This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registers of

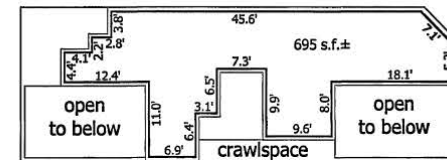
20 Union Court



First Floor



Second Floor



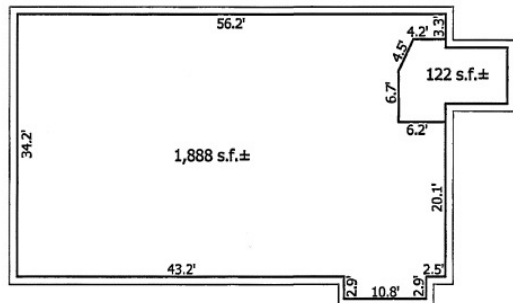
Third Floor

Plan of Land in
Tisbury, Mass.

Prepared For
Old Stone Bank Condominium

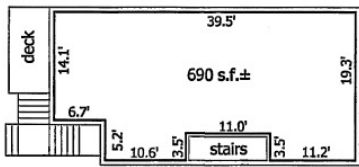
Scale: 1" = 10' May 3, 2023

24 Union Court

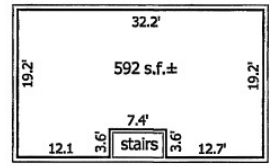


First Floor Plan

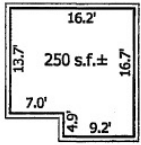
26 Union Court



First Floor Plan

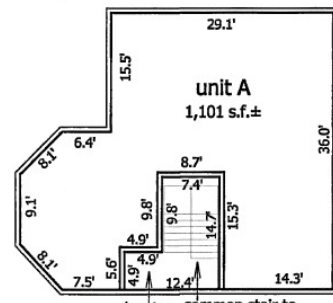


Second (Top) Floor Plan

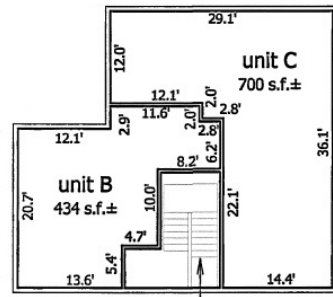


Basement (Ground) Floor Plan

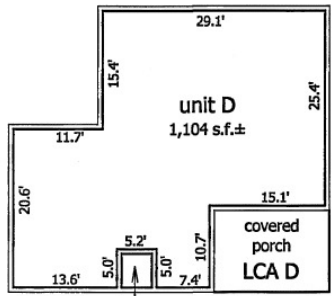
2 Union Court



First Floor Plan A

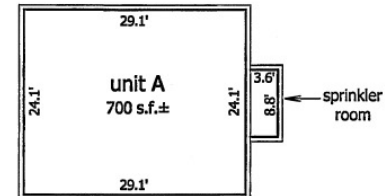


Second Floor Plan B & C

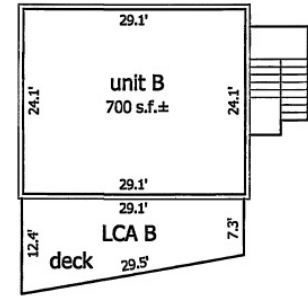


Third Floor Plan Unit D

8 Union Court

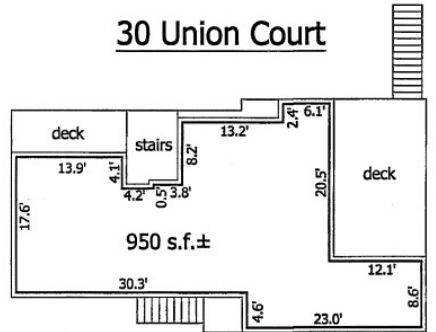


First Floor Plan Unit A

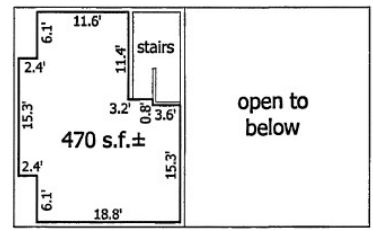


Second Floor Plan Unit B

30 Union Court



First Floor Plan



Second Floor Plan

I certify that these plans fully and accurately depict the layout, location, unit numbers and dimensions of the units as built.

This survey and plan were prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Board of Registration of Professional Land Surveyors in the Commonwealth of Massachusetts.