EXISTING PHOTOS
A-001

Revisions
SOUZA design
Architects
81 Boylston Street, 2nd Floor
Brookline, MA 02445
617 . 879 . 9100

19 Mill Square Road
Oak Bluffs,
Martha’s Vineyard, MA 02568

Job #
Drawn by Ckd by
Date
TB 08.25.2021

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify SOUSA design of any discrepancies

ISSUED FOR:

1. EXTERIOR WALL FRAMING AND DETERIORATION

2. ROOF FRAMING AND DETERIORATION

EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL TOWN OF OAK BLUFFS AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.

ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.
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ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK, REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK, AND SHALL ACCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALD. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS OR THE OWNER FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS TO BE INCLUDED IN THE WORK, PRIOR TO CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE TOWN OF OAK BLUFFS AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

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BRIAN LANE CONSTRUCTION

May 1, 2020

Chris Sage
39 Mill Square Road
Oak Bluffs, MA 02557

BRIAN LANE CONSTRUCTION
19 Mill Square Road
Oak Bluffs, MA 02557

Dear Chris,

As your agent, Webb Structural Services Inc. (WSS) evaluated the existing building at 19 Mill Square Road. WSS evaluated the structure through photographs and descriptions from you, Chris Sage, and Abby Sage, who have asked me to inspect 19 Mill Square Road to determine the feasibility of renovation vs new home construction. I would like to bring to your attention the numerous faults in the existing building.

1. There are deteriorated and failed brick and mortar piles supporting the main beam, with footings of understated size and strength.
2. Old Native log posts used for support of the main beam are failing and undersized with questionable density.
3. The current framing is undersized for span lengths for both dead and live loads. Heavy winds in recent storms have been witnessed in the shaking of the building.
4. There is no retaining wall for the slope of the grade and oil collapse is partially undermining the current foundation.
5. There is no structural detail that would not have to be replaced, revised, and what reinforcement will be required; and
6. Lastly, to evaluate whether the existing structure can remain and be reinforced and what reinforcement will be required.

The existing structural system of the existing building is not adequate to support the current structural loading imposed by the proposed use. In addition, the proposed structural loading is understated as it does not include the added loads that may be imposed by the proposed use. In order to evaluate the extent of damage to the building and the extent of repair; the building will have to be demolished and rebuilt.

I hope this answers your questions relating to the building at 19 Mill Square Road. Please contact me with any further questions.

Regards,

Brian Lane

WEBB STRUCTURAL SERVICES

508-889-3788

BRIAN LANE

REVIEW

ISSUED FOR:

GOVERNMENTAL AGENCIES HAVING HANDICAPPED ACCESSIBILITY LAWS.

TO COMPLY WITH APPLICABLE STATE BUILDING CODES. DRAWINGS ARE RECOMMENDED TO BE UPDATED TO COMPLY WITH HANDICAPPED ACCESSIBILITY LAWS.

SUBJECT TO APPROVAL BY ALL CONTRACTORS. SHALL CO-ORDINATE HIS WORK WITH NUMBER WHEN SUCH ITEMS REQUIRE.

PENDING SUBMISSION TO SOUSA DESIGN ARCHITECTS OR THE OWNER FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE MATERIALS USED SHALL COMPLY WITH ALL OTHER CONTRACTORS.

ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE SOUSA DESIGN ARCHITECTS AND SHALL NOT BE APPLICABLE. DRAWINGS AND SPECIFICATIONS, AND SCALE DRAWINGS, ALL WORK SHALL BE CARRIED OUT IN WRITING CONSENT FROM THE ANY OTHER PROJECT WITHOUT

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FOR USE IN THE TOWN OF OAK BLUFFS AND MA

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SHALL CO-ORDINATE HIS WORK WITH

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify SOUSA design of any discrepancies.

The quality of workmanship and materials used shall comply with all Town of Oak Bluffs and MA State building codes. Drawings subject to approval by all governmental agencies having jurisdiction all new construction to comply with applicable handicapped accessibility laws.
1. Contractor to verify all information and dimensions in the field prior to start of construction and is to notify SOUSA design of any discrepancies.

2. All lighting, bathroom fixtures and accessories are to be directly coordinated with the owner. Submit lighting specifications to the architect for approval. After coordination, the contractor to:

   a. All washing/dryer units per manufacturer all device locations.
   b. All electric devices shall be directly coordinated with the owner.
   c. Coordinate with the owner.

3. General Notes:

   a. All fixtures are to be coordinated with the owner. (All device locations)
   b. All electric devices shall be directly coordinated with the owner. (All device locations)
   c. Contractor to verify all washers/dryer units per manufacturer specifications (TP).
   d. See shop drawings for smoke detectors locations and specifications.

   Note: All plans and specifications are subject to change. This document is not intended to be used as a construction document. This document is for planning purposes only and may not accurately reflect the final construction outcome. The contractor shall be responsible for any discrepancies discovered during construction. The architect shall have the final say on all design decisions.
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**ELECTRICAL LEGEND**
- Recessed Can Light
- Recessed Can Wet Location
- Recessed Can Outdoor
- LED Strip
- Hall Source
- Pendent
- Switch, 1 Gang
- Switch, 2 Gang
- Switch, 3 Gang
- Switch, 4 Gang
- Receptacle
- Receptacle, Grouded
- Receptacle, Slanted
- Receptacle, Duplex
- Receptacle, Quadruplex
- Low Voltage Receptacle
- Telephone
- Intercom
- Security System
- Door Bell
- Chime
- No Work Shall Commence Without The Written Approval From Owner On

**GENERAL NOTES:**
1. All lighting, bathroom fixtures and accessories are to be coordinated with the owner.
2. All electric devices shall be directly coordinated with the owner.
3. All lighting, bathroom fixtures and accessories are to be directly coordinated with the owner.

**SPECIFICATIONS (TYP).**
- All fixture locations.
- All device locations.
- No work shall commence without the written approval from the owner.

**R1**
- Hinge Switch
- Cove Light
- GFCI
- R1
- R1

**FIRE ALARM PLANS FOR SMOKE DETECTOR LAYOUT AND SPECIFICATIONS.**
- SPECIFICATIONS (TYP).
- All device locations.
- No work shall commence without the written approval from the owner.

**SECOND FLOOR REFLECTED CEILING PLANS**
- All lighting, bathroom fixtures and accessories are to be coordinated with the owner.
- All electric devices shall be directly coordinated with the owner.

**SECOND & THIRD FLOOR REFLECTED CEILING PLANS**
- All lighting, bathroom fixtures and accessories are to be coordinated with the owner.
- All electric devices shall be directly coordinated with the owner.
PROPOSED SOUTH EXTERIOR ELEVATION

SOUTH EXTERIOR ELEVATION

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

BASEMENT FLOOR
Entry Grade
ELEV 18'-8 1/2"

FIRST FLOOR
ELEV 27'-10 1/2"

SECOND FLOOR
ELEV 37'-10 1/2"

THIRD FLOOR
ELEV 46'-10 1/2"

T.O. ROOF
ELEV 58'-4 1/2"

ENTRY GRADE
ELEV 27'-4 1/2"

BASEMENT FLOOR
ELEV 18'-6 1/2"

19 Mill Square Road
Oak Bluffs, Martha's Vineyard, MA 02568


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June 4, 2021

Obiora & Hester Agudosi
21 Mill Square Road
Oak Bluffs, MA 02557

June 4, 2021

Town of Oak Bluffs Building Department
P.O. Box 1327
Oak Bluffs, MA 02557
(via email zbaadmin@oakbluffsma.gov)

RE: Letter of Consent for Request to Rebuild and Expand House at 19 Mill Square Road

To Whom It May Concern:

Obiora and Hester Agudosi reside at 21 Mill Square Road and are the legal owners of this property (Map 3, Parcel 18) which is next to 19 Mill Square Road (Map 3, Parcel 19).

It is our understanding that the Sages plans to demolish and construct a new structure within the profile of the existing building with an addition to the rear of the building. We were provided drawings of the proposed construction for review and found the proposed house to be an improvement to the property and the neighborhood. Based on the above, we are in full support of this project and have no objection.

Sincerely,

Obiora & Hester Agudosi

Date: June 4, 2021

Cc: George Sourati via email