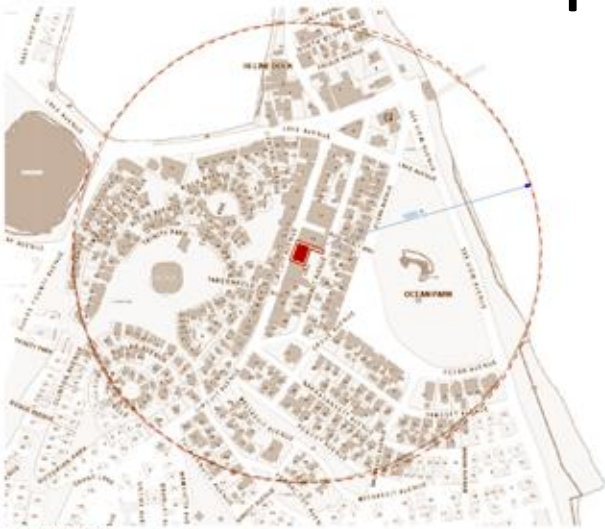


DRI 663 – Phillip’s Hardware Mixed-Use Building



LOCUS PLAN

PHILLIPS HARDWARE – 30 CIRCUIT AVENUE
 Zoning District - B1
 Lot Size - 5,396 Square Feet

| Construction Type | Existing | Proposed |
|-------------------------|------------------|------------------|
| Use Group | SB | SB |
| Basement | Storage - S1 | Storage - S1 |
| 1 st Floor | Manufacture - M | Manufacture - M |
| 2 nd Floor | Residential - R2 | Residential - R2 |
| 3 rd Floor | Residential | Residential - R2 |
| Building Height | | |
| Front Setback | | |
| Side Setbacks | | |
| Rear Setback | | |
| Building Square Footage | | |
| Basement | 298 sq ft | 4,923 sq ft |
| 1 st Floor | 1,648 sq ft | 4,923 sq ft |
| 2 nd Floor | 1,792 sq ft | 4,019 sq ft |
| 3 rd Floor | 1,381 sq ft | 4,019 sq ft |
| TOTAL | 8,020 sq ft | 17,884 sq ft |
| Automatic Sprinkler | No | Yes |
| Off Street Parking | 0 | 2 |
| Off Street Loading | 0 | 2 |
| Accessible (SCT CMR) | Yes | Yes |

Required Fire Resistance Ratings:

Exterior Wall Fire Rating by Separation (Table 602):
 2 to 5 = 2 Hour for M - 1 Hour for R2
 5 to 10 = 1 Hour for M - 1 Hour for R2
 No rating required over 10' (Table 602)

Maximum Area of Exterior Wall Openings by Separation (Table 708.4):
 0 to 2 = 0%
 2 to 5 = 10%
 5 to 10 = 25%
 10 to 15 = 40%
 15 to 20 = 75%

Open to 1 hour walls require 3/4 hour fire rating (Table 715.4)
 Storeway Enclosures: 1 hour (Sec 1022.1)
 Vertical Shaft: 1 hour (Sec 708.4)



SITE PLAN
 SCALE 1/8" = 1'-0"

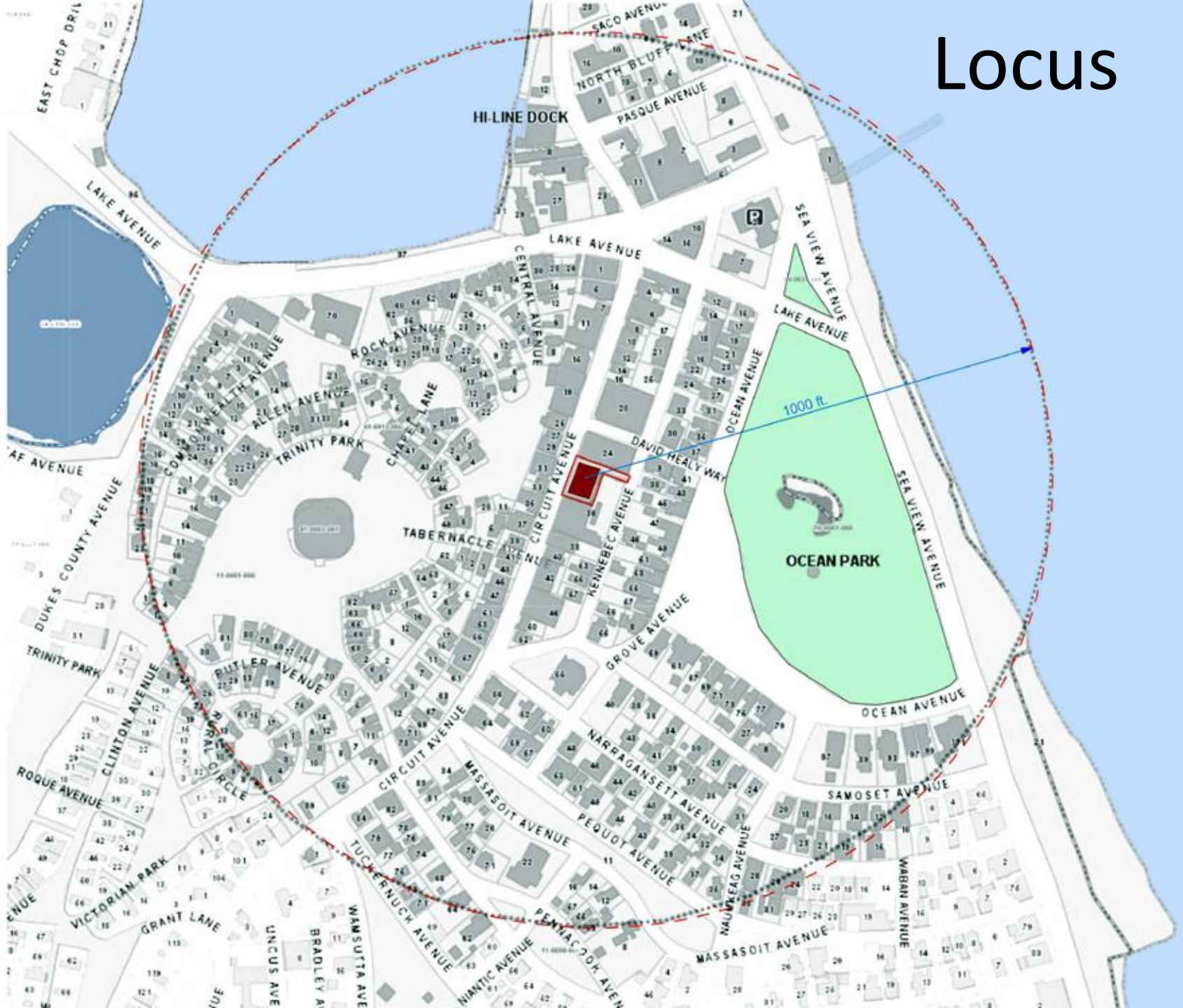
PERMIT SET
 NOT FOR CONSTRUCTION

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PHILLIPS HARDWARE
 30 CIRCUIT AVENUE, OAK BLUFFS MA
 SITE PLAN & LOCUS PLAN

PROJECT NO. 2018-07-14
 SHEET NO. S-272
 DATE 10/03
 A-01

Locus



DRI 663 Phillips Hardware Mixed-Use Building



Applicant:

- Donna Leon and Susan Phillips (Phillips Hardware);
- Chuck Sullivan (Architect/Agent)

Project Location:

- 30 Circuit Avenue, Oak Bluffs, MA
- Map 8 Lot 272 (5,990 sf/0.1375 acre)

Proposal:

- To demolish an existing 8,570 sf 1-3 story building (part of which was built in 1880) and reconstruct a 3-story 17,844 sf (with basement) mixed-use building in the historical style.

DRI 663 Phillips Hardware Mixed-Use Building

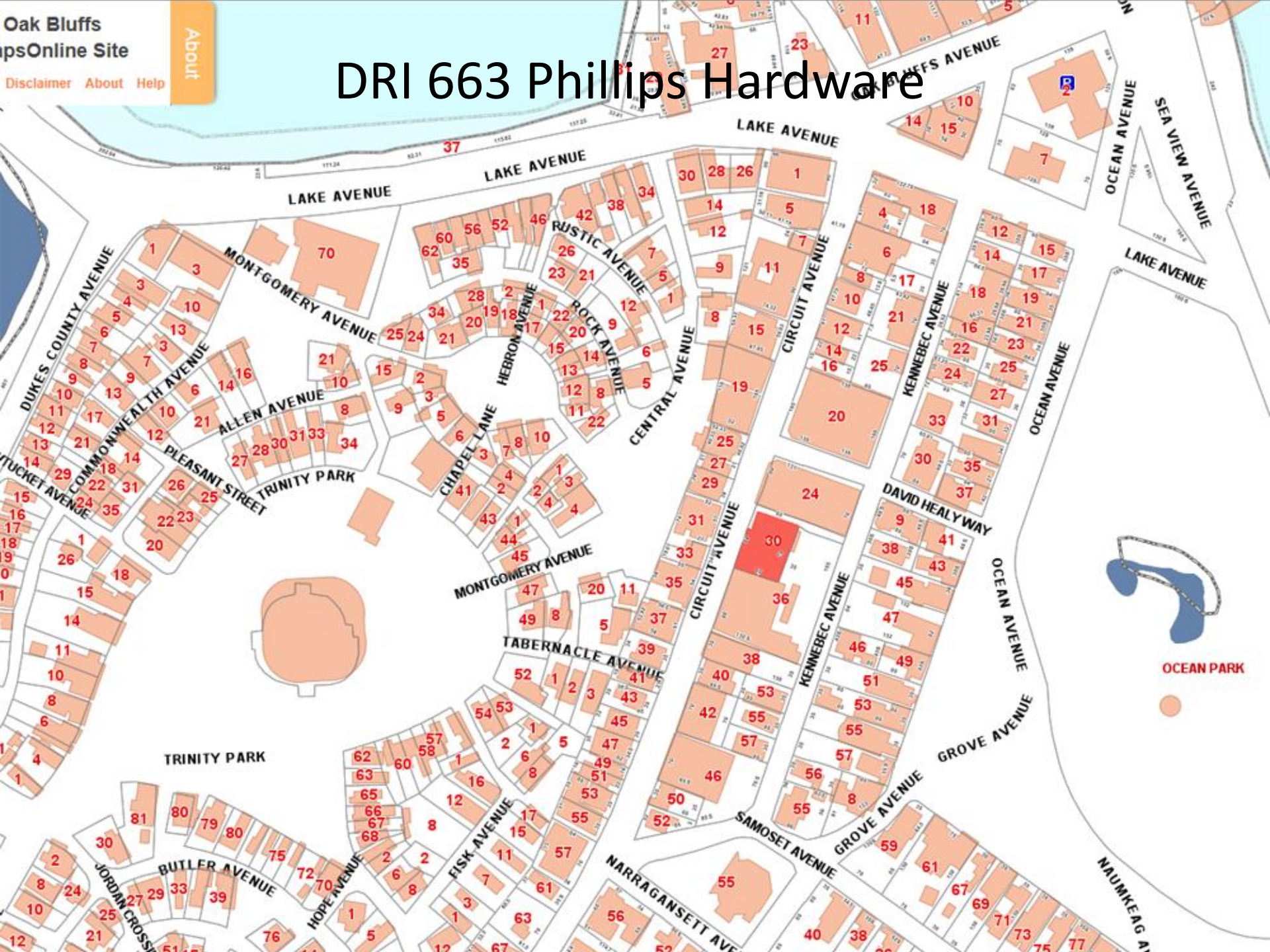
- The existing building has a footprint of 5,148 sf with 2 retail units.
- The larger of the two existing retail units is Phillips Hardware which has been in this location since 1928.
- The smaller retail unit is currently Rosebud Balloon.
- The existing 289 sf dugout basement would be replaced with a full 4,923 sf basement accessed from the Reliable parking lot.
- The three residential units would be accessed by a small lobby with stairs and an elevator off of the existing alley (to be widened) that is currently closed at night.
- A second stair would be on the opposite side of the building.
- The proposed construction schedule is to complete the shell and the first floor this winter so that the hardware store can open for business by the summer of 2017.
- The upper stories would then be completed over the next to off-seasons.
- The residential units would be rentals one of which would be for staff.

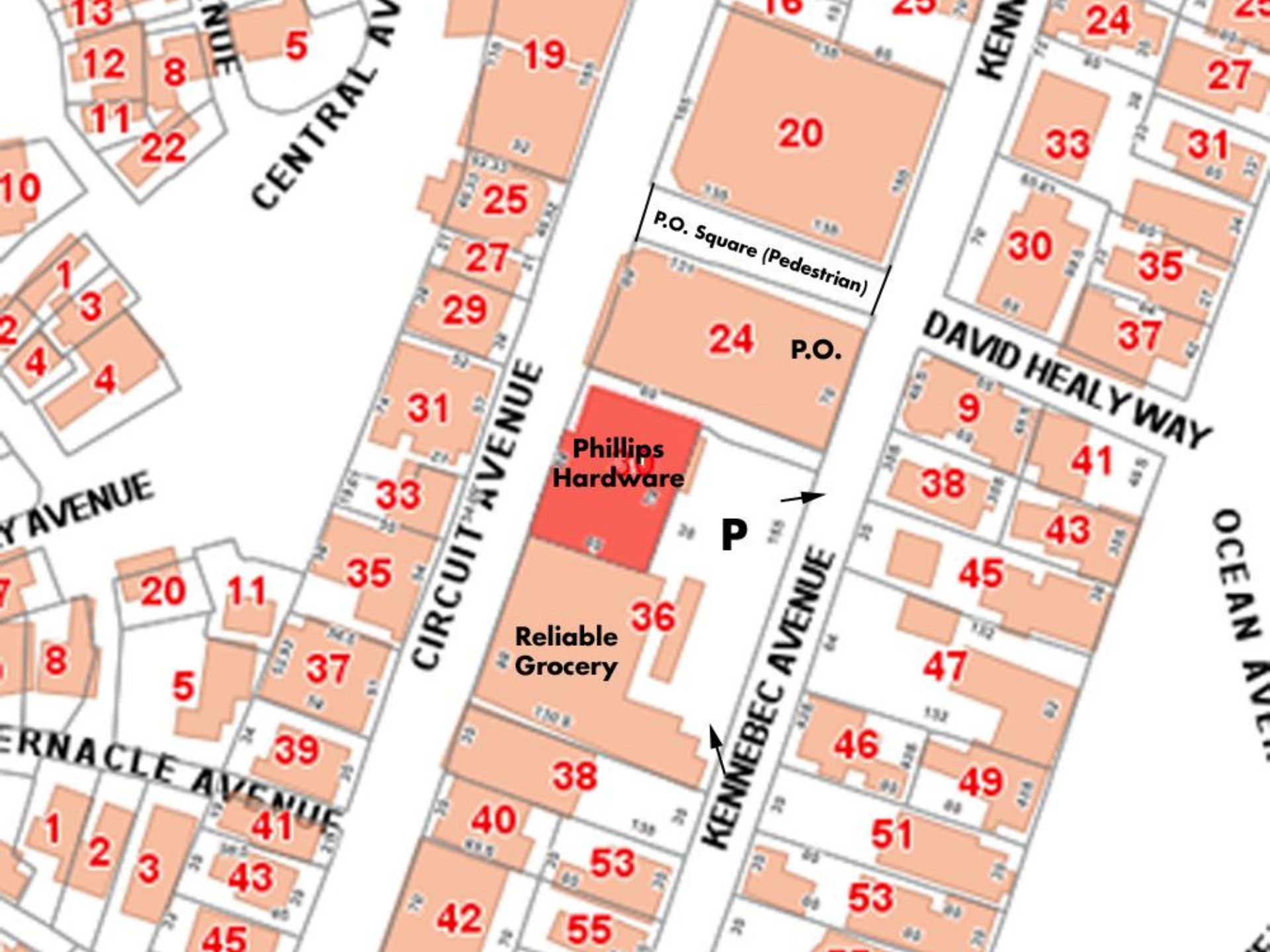
DRI 663 Phillips Hardware Mixed-Use Building

– Some Key Issues

- How much of the original historic Oakwood Hotel remains and should it be preserved? Can elements of it be preserved or re-used in the reconstruction?
- How will this ambitious downtown rebuilding proposal be accomplished without impacting other businesses?
 - Where will building materials and equipment be stored during construction?
 - How will noise, dust, and traffic be mitigated during construction process in order to minimize possible impacts to the surrounding businesses and residents?
- Will there be any impacts on public parking?
- New residences should bear in mind that there are existing businesses, including night clubs, in the neighborhood.

DRI 663 Phillips Hardware





CENTRAL AV

CIRCUIT AVENUE

KENNEBEC AVENUE

DAVID HEALY WAY

OCEAN AVENUE

P.O. Square (Pedestrian)

P.O.

Phillips
Hardware

Reliable
Grocery

P



13

12

8

11

22

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29

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37

39

41

43

45

10

7

3

4

4

Y AVENUE

7

8

20

11

5

ERNACLE AVENUE

1

2

3

40

53

42

55

38

36

46

49

51

53

47

45

38

43

41

37

35

30

33

31

24

27

KENNEBEC AVENUE

20

25

24

23

P.O. Square (Pedestrian)

24

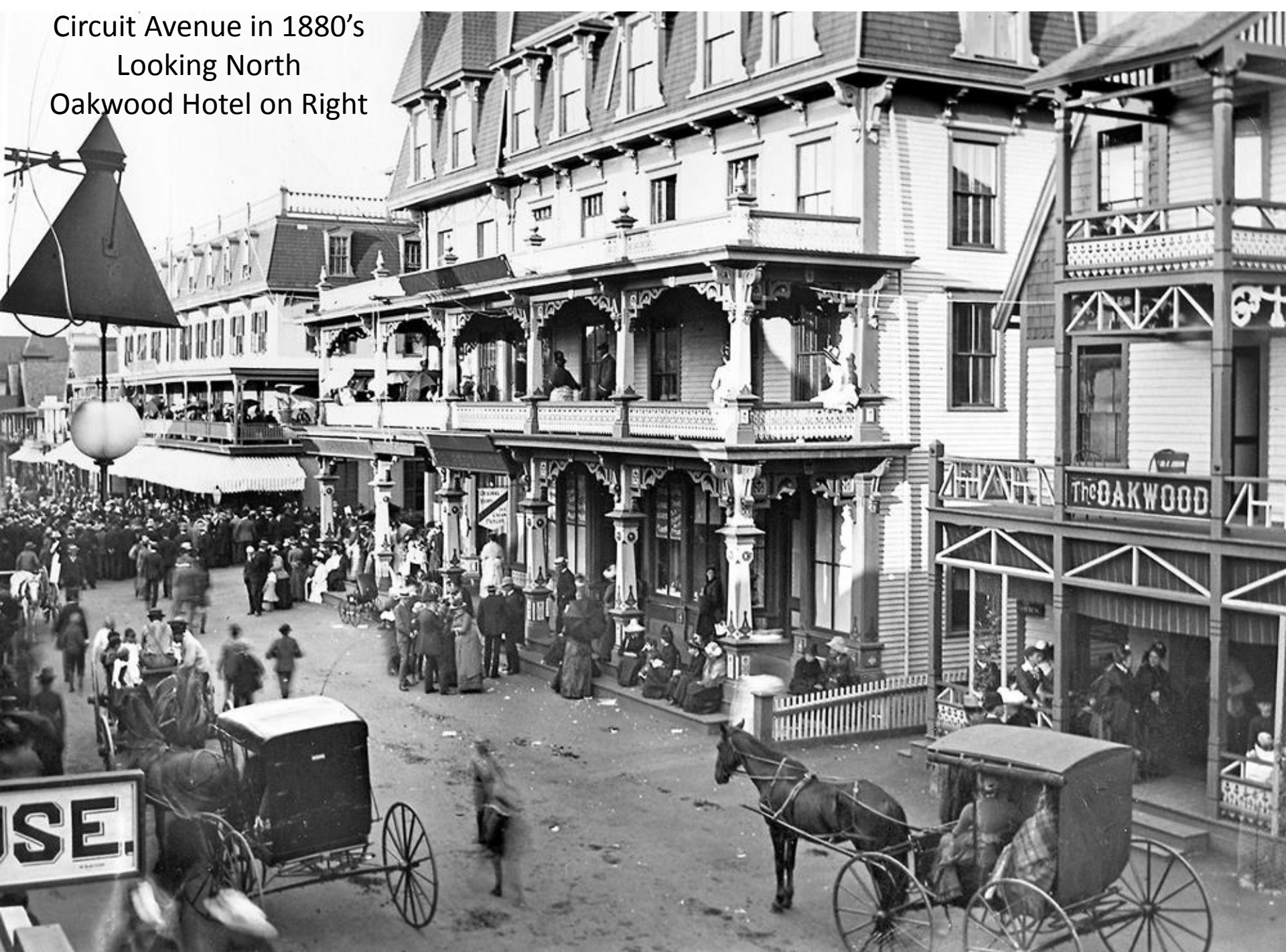
Phillips
Hardware

Reliable
Grocery

P



Circuit Avenue in 1880's
Looking North
Oakwood Hotel on Right

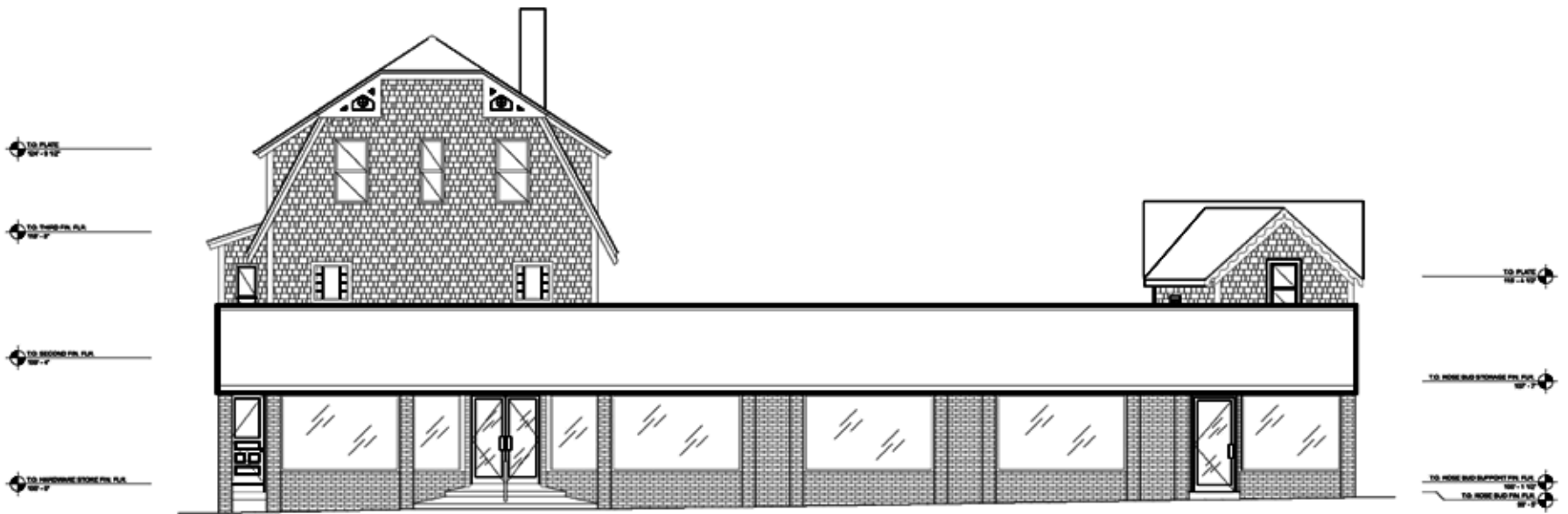


Circuit Avenue in 1880's - Looking South - Oakwood Hotel on Left



Existing Elevation (Circuit Ave.)

1880 Oakwood Hotel on left and small old house on right (in back)



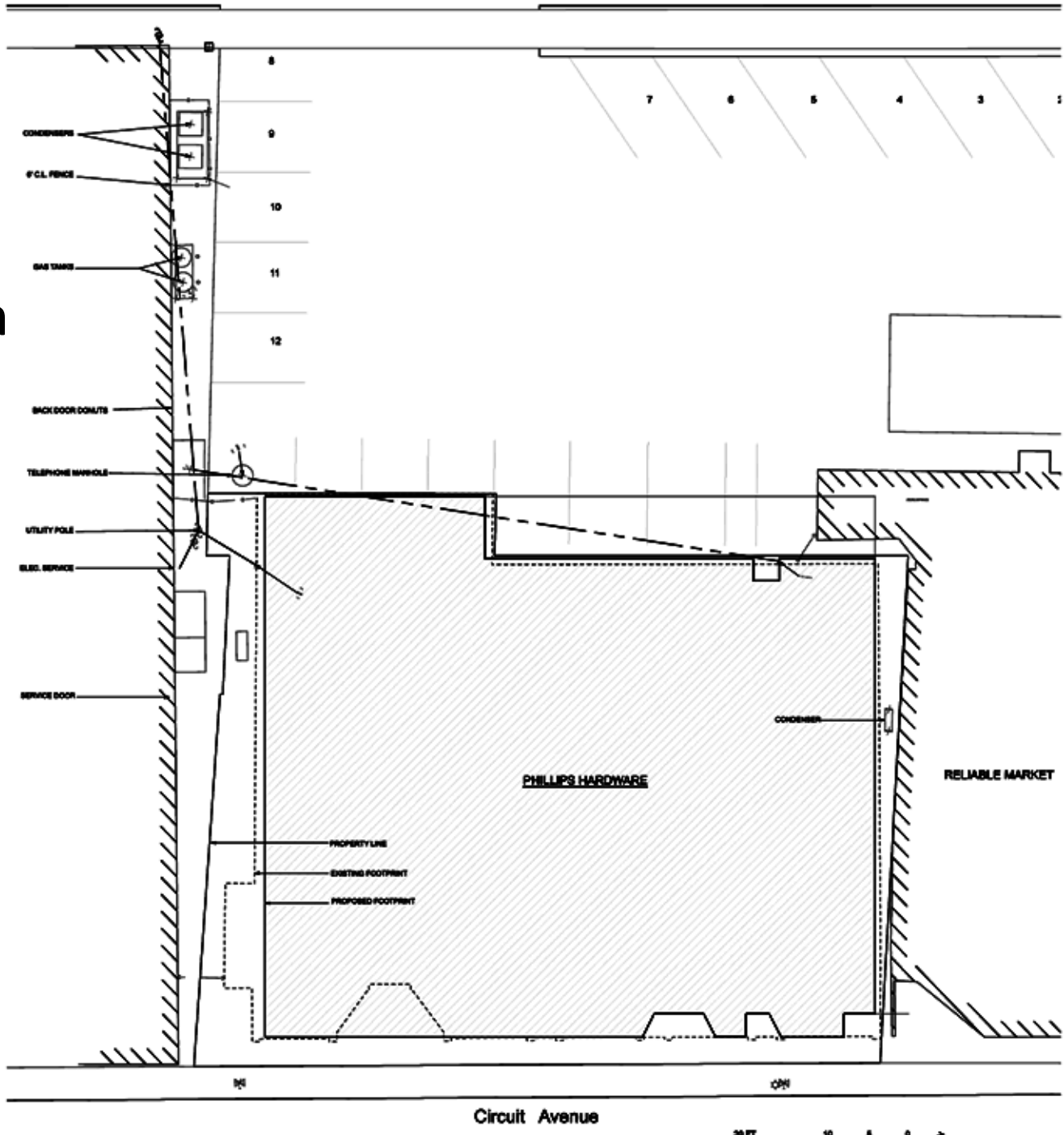
Existing Elevation (Circuit Ave.)



WEST ELEVATION - CIRCUIT AVENUE

SCALE 3/16" = 1'-0"

Existing Site Plan & Floor Plan



| REV. | DATE |
|------|------|
| | |
| | |
| | |
| | |

PROJECT NAME: **PHILLIPS HARDWARE**

ADDRESS: **30 CIRCUIT AVENUE, OAK BLUFFS MA**

SHEET TITLE: **SITE PLAN & LOCUS PLAN**

DRAWN BY: **DL**

DATE: **2016-07-14**

MAP/WACEL: **8-272**

Square Feet Changes

PHILLIPS HARDWARE – 30 CIRCUIT AVENUE

Zoning District – B1

Lot Size – 5,990 Square Feet

| | Existing | Proposed |
|------------------------------|----------------|------------------|
| Construction Type: | 5B | 5B |
| Use Group: | | |
| Basement | Storage – S1 | Storage – S1 |
| 1 st Floor | Mercantile – M | Mercantile - M |
| 2 nd Floor | Residential | Residential – R2 |
| 3 rd Floor | Residential | Residential – R2 |
| Building Height: | | |
| Front Setback: | | |
| Side Setbacks: | | |
| Rear Setback: | | |
| Building Square Footage: | | |
| Basement | 289 sq.ft | 4,923 sq.ft |
| 1 st Floor | 5148 sq.ft | 4,923 sq.ft |
| 2 nd Floor | 1782 sq.ft | 4.019 sq.ft |
| 3 rd Floor | 1351 sq.ft | 4.019 sq.ft |
| TOTAL | 8570 sq.ft | 17,884 sq.ft |
| Automatic Sprinkler | No | Yes |
| Off-Street Parking Spaces | 0 | 0 |
| Off-Street Loading Bays | 0 | 0 |
| Accessible (521 CMR) | No | Yes |

Required Fire Resistance Ratings:

Exterior Wall Fire Rating by Separation (Table 602):

0' to 5' = 2 Hour for M - 1 Hour for R2

5 to 10' = 1 Hour for M – 1 Hour for R2

No rating required over 10' (Table 602)

Maximum Area of Exterior Wall Openings by Separation (Table 705.8):

0' to 3' = 0%

3' to 5' = 15%

5' to 10' = 25%

10' to 15' = 45%

15' to 20' = 75%

Doors in 1 hour walls require 3/4 hour fire rating (Table 715.4)

Stairway Enclosures: 1 Hour (Sec 1022.1)

Vertical Shafts: 1 Hour (Sec 708.4)

Proposed Elevations



WEST ELEVATION - CIRCUIT AVENUE
SCALE 3/8" = 1'-0"



NORTH ELEVATION
SCALE 3/8" = 1'-0"



EAST ELEVATION
SCALE 3/8" = 1'-0"



SOUTH ELEVATION
SCALE 3/8" = 1'-0"

PERMIT SET
NOT FOR CONSTRUCTION

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PHILLIPS HARDWARE
 30 CIRCUIT AVENUE, OAK BLUFFS MA
 EXTERIOR ELEVATIONS

| | | |
|----------------------------------|--------------|----|
| PROJECT NAME | DATE | DL |
| 30 CIRCUIT AVENUE, OAK BLUFFS MA | 2016-07-14 | |
| ARCHITECT | 8-272 | |
| SCALE | 1/8" = 1'-0" | |
| DATE | 15F03 | |
| PROJECT | | |

A-03



4'-38 1/2"
EXISTING GROUND TO TO RIDGE
V.L.P.

WEST ELEVATION - CIRCUIT AVENUE

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

View from Alley between Phillips and Basics Clothing Store



NORTH ELEVATION

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

View from Reliable Parking Lot and Kennebec Avenue



EAST ELEVATION

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

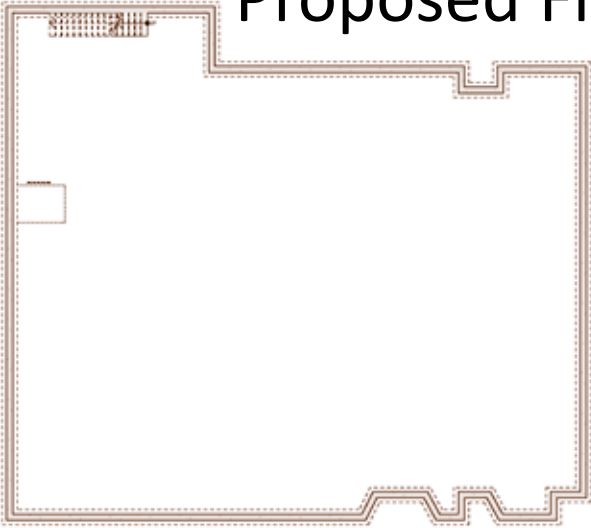
View from Alley between Phillips and Reliable Grocery Store



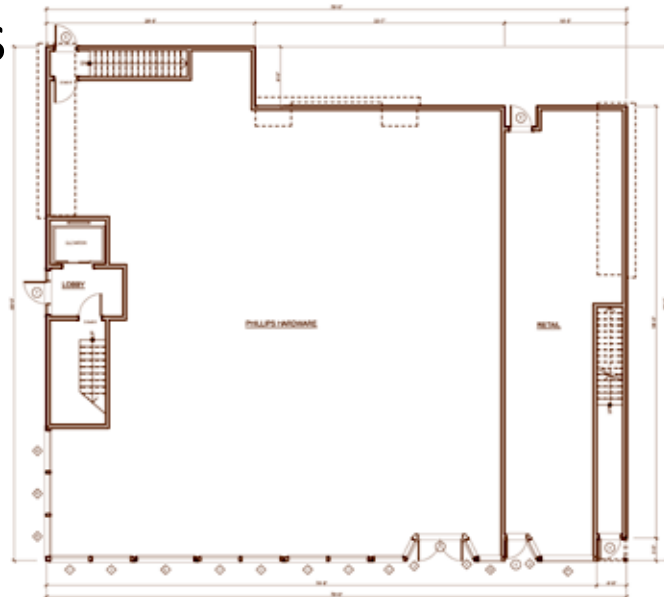
SOUTH ELEVATION

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

Proposed Floor Plans



FOUNDATION PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

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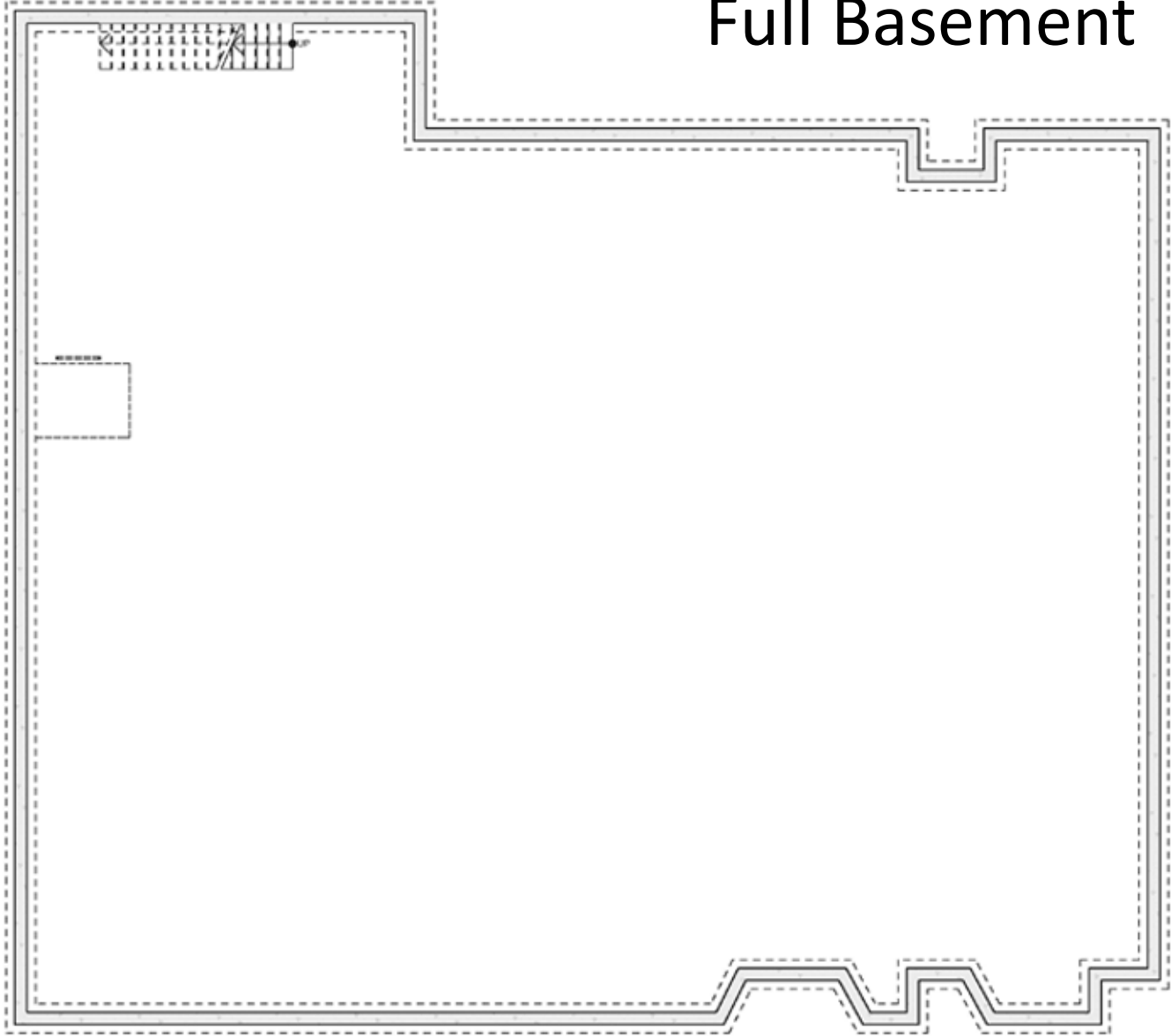
PHILLIPS HARDWARE
 30 CIRCUIT AVENUE, OAK BLUFFS MA
FLOOR PLANS

| | |
|---------------|------------|
| PROJECT NAME: | |
| ADDRESS: | |
| SHEET TITLE: | |
| DRAWN BY: | DL |
| DATE: | 2016-07-14 |
| APPARCEL: | 9-272 |
| JOB #: | 15PG0 |
| DRAWING #: | |

A-02

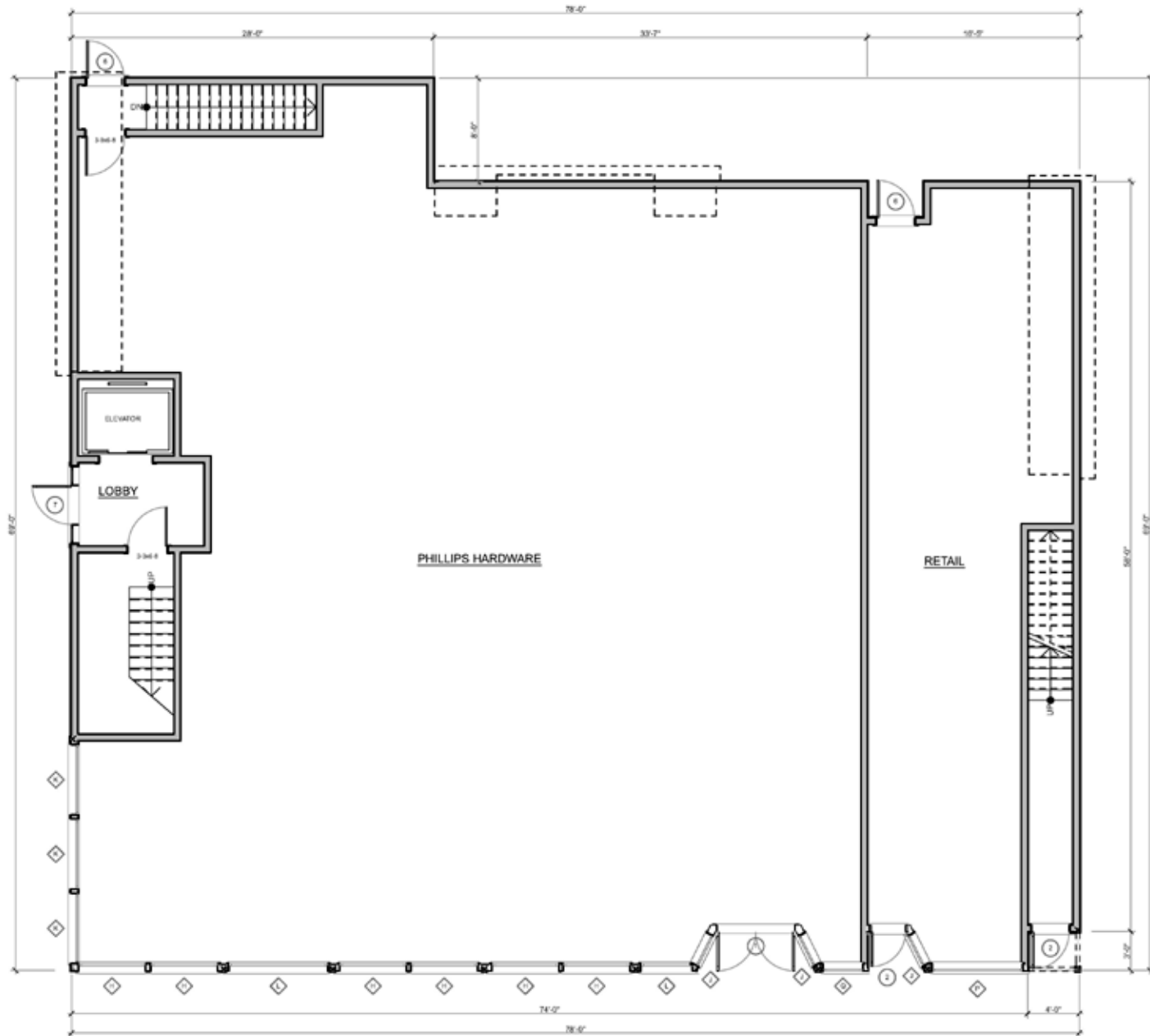
PERMIT SET
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Full Basement



FOUNDATION PLAN

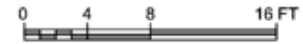
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

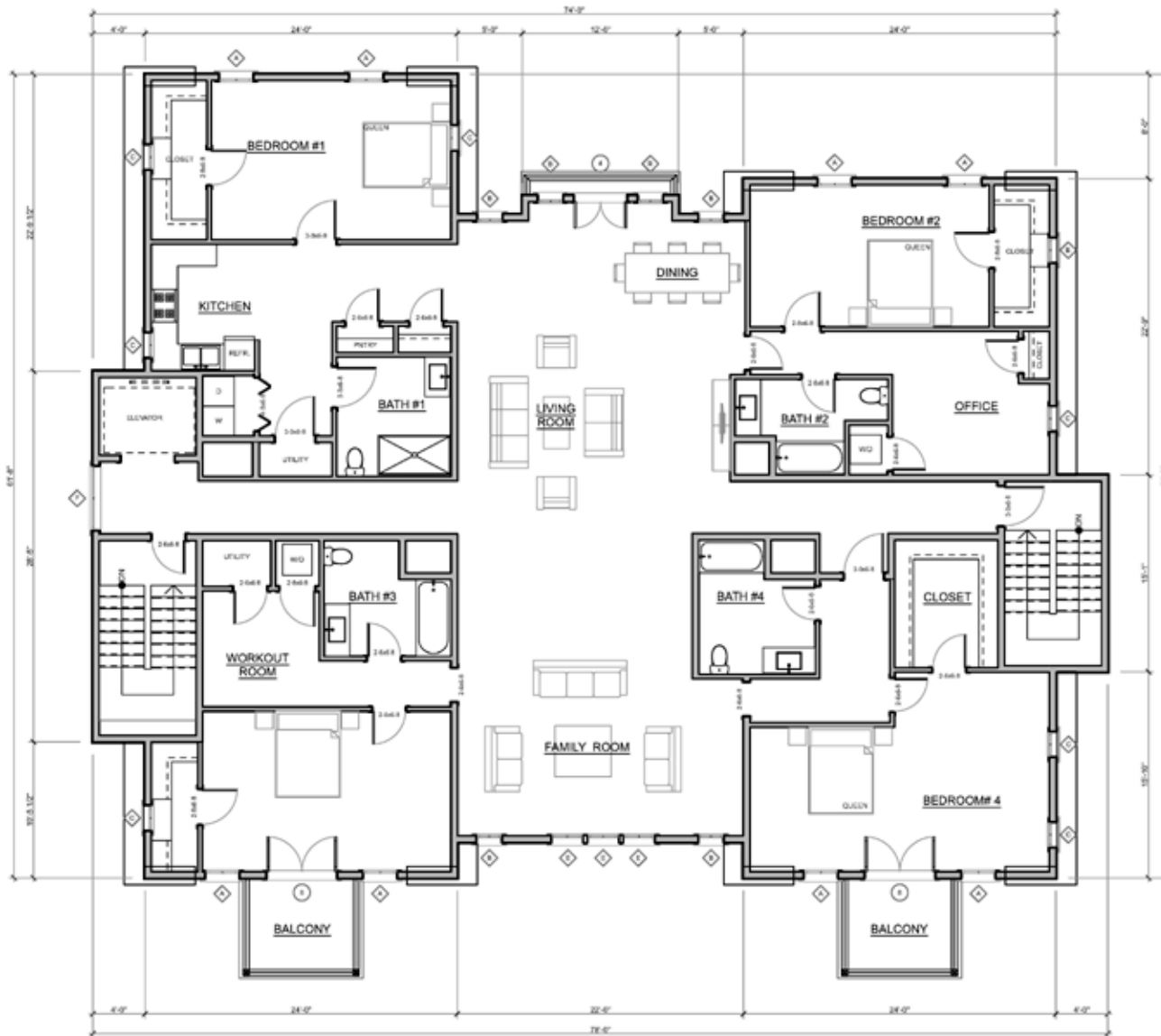
Circuit Avenue





SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

PERMIT SET
NOT FOR CONSTRUCTION

Downtown Oak Bluffs



Phillips Hardware

HEALYWAY



DRI 663

Phillip's Hardware



Circuit Avenue, Oak Bluffs

Looking West

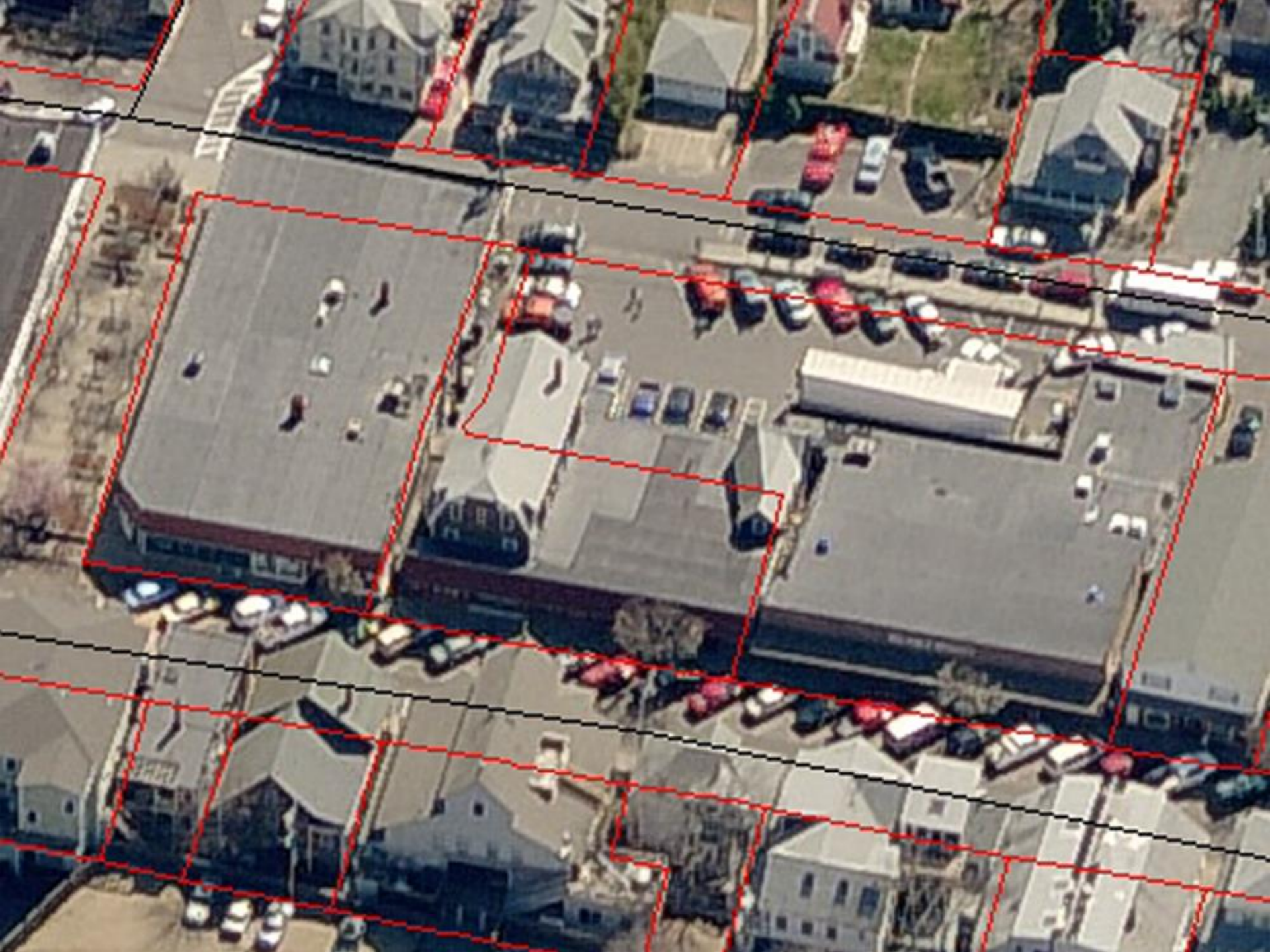




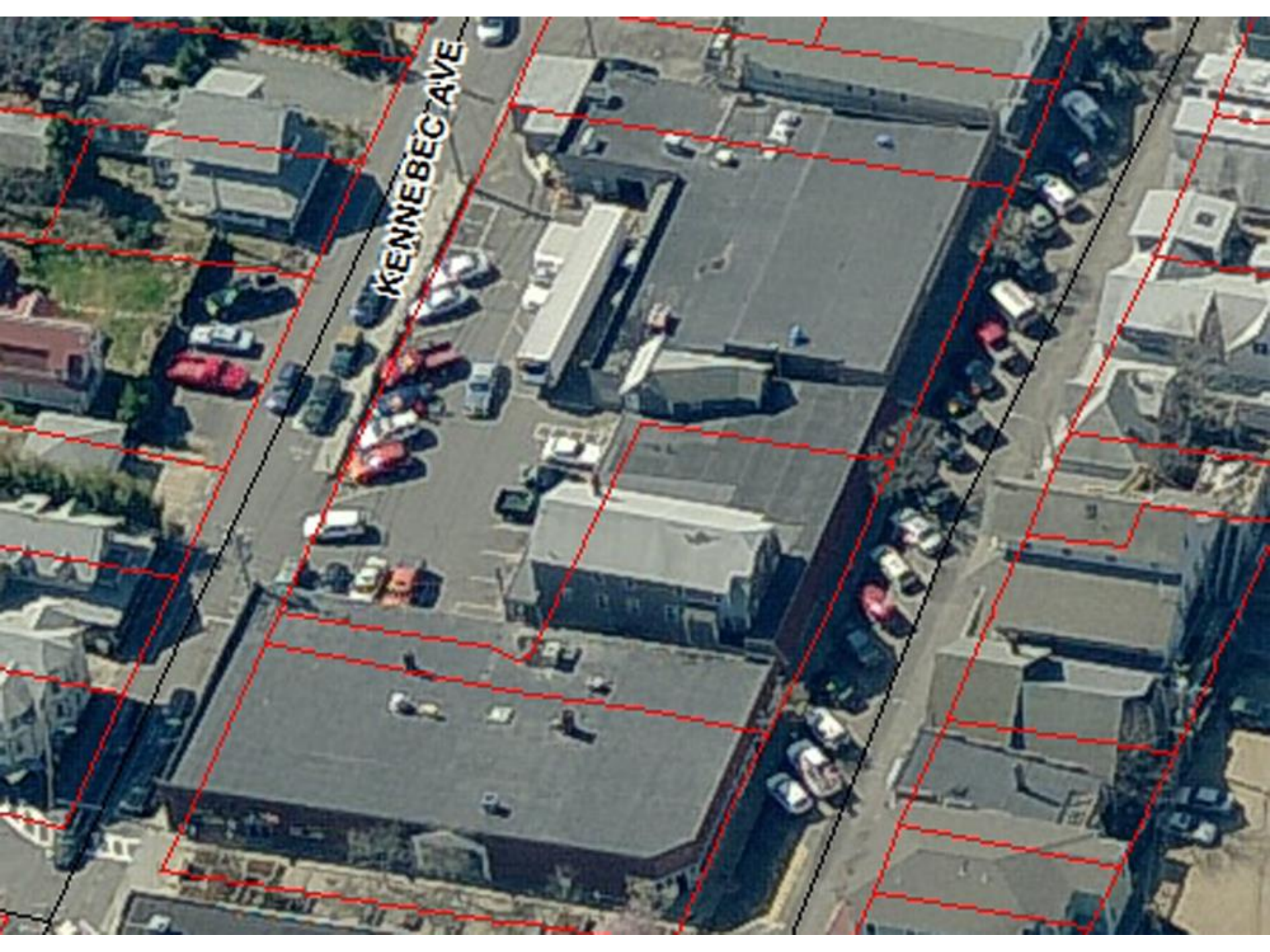
Circuit Avenue, Oak Bluffs

Looking East





KENNEBEC AVE





A vintage, sepia-toned photograph of a hardware store at night. The store is a two-story building with a prominent sign above the entrance that reads "PHILLIPS HARDWARE STORE" and "SHERWIN - WILLIAMS PAINTS" below it. The store has large display windows and a striped awning. The interior of the windows is visible, showing various hardware items. The street in front of the store is paved and has white parking lines. A street sign is visible on the left side of the building. The photograph is framed by a decorative border.

PHILLIPS HARDWARE STORE
SHERWIN - WILLIAMS PAINTS

Remnant of Oakwood Hotel
Built in 1880









Alley between
Basics Clothing Store
&
Phillips Hardware
From Circuit Avenue





basics









Existing entry to Phillips to be removed



Pase and Palooza

Handmade

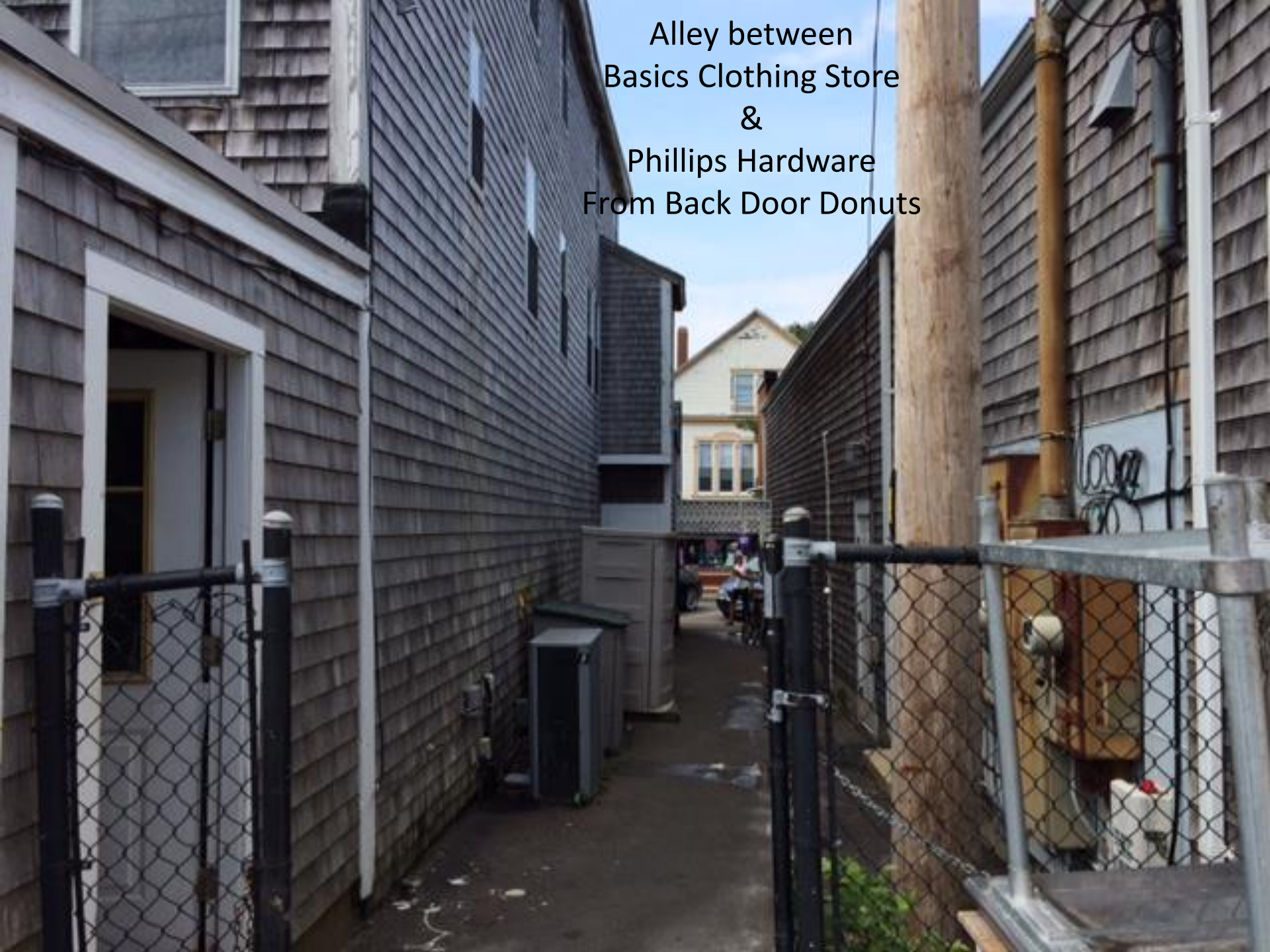
Handmade

123456

Gap between
Phillips and Reliable



Alley between
Basics Clothing Store
&
Phillips Hardware
From Back Door Donuts







Phillips Hardware and Reliable Grocery Parking from Kennebec Avenue







End of Exterior Pictures



Begin Interior Pictures

3rd Floor



3rd Floor



3rd Floor

108



3rd Floor Hallway



3rd Floor







3rd Floor View



2nd Floor



2nd Floor



2nd Floor View



2nd Floor



2nd Floor



Basement





Grade Change between Philips & Rosebud

Access to Rosebud Storage





YOU ARE NOW
ENTERING
PHILLIPS HARDWARE

BALLOON DOGS
THE DOG BALLOON
ARTISTS

OB

M&M's

Milky Way

Grab Your
Favorite

Dove

TEENY TINY

LEAD
PARTIES

Proposed Elevations



WEST ELEVATION - CIRCUIT AVENUE
SCALE 3/8" = 1'-0"



NORTH ELEVATION
SCALE 3/8" = 1'-0"



EAST ELEVATION
SCALE 3/8" = 1'-0"



SOUTH ELEVATION
SCALE 3/8" = 1'-0"

PERMIT SET
NOT FOR CONSTRUCTION

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PHILLIPS HARDWARE
 30 CIRCUIT AVENUE, OAK BLUFFS MA
 EXTERIOR ELEVATIONS

| | | |
|----------------------------------|--------------|----|
| PROJECT NAME | DATE | DL |
| 30 CIRCUIT AVENUE, OAK BLUFFS MA | 2016-07-14 | |
| ARCHITECT | 8-272 | |
| SCALE | 1/8" = 1'-0" | |
| DATE | 15F03 | |
| PROJECT | | |

A-03