

Tisbury Stop & Shop
DRI 89-M3

Latest Plans

November 7



EAST ELEVATION (Water Street)



NORTH ELEVATION (Norton Lane)



WEST ELEVATION (Cromwell Lane)



SOUTH ELEVATION

Scott Griffin
ARCHITECTS

880 Main Street 5th Floor, Waltham, MA 02451

Stop & Shop, Tibury, MA

October 25, 2013

November 7



November 7



Tisbury Stop & Shop
DRI 89-M3

Comparisons

The Issue of Size

Issue 1 – Store Size

All the enclosed space of the store including the shopping area and the back-of-house, but not including the parking garage.

Issue 2 – Building Massing

The physical volume of the entire structure including the parking garage.

Tisbury Stop & Shop – Comparative Floor Space (square feet)

	Existing	Proposed
Grocery Including food and related retail	19,014	
Other Former restaurant, T-shirt shop, house	8,188	
Grocery – sales area		16,446
Grocery – back of house		14,001
Total Enclosed Floor Area All Uses (not including garage)	27,202	30,447



Excludes other nearby Stop & Shop buildings

Edgartown Stop & Shop - 24,344 g.s.f.

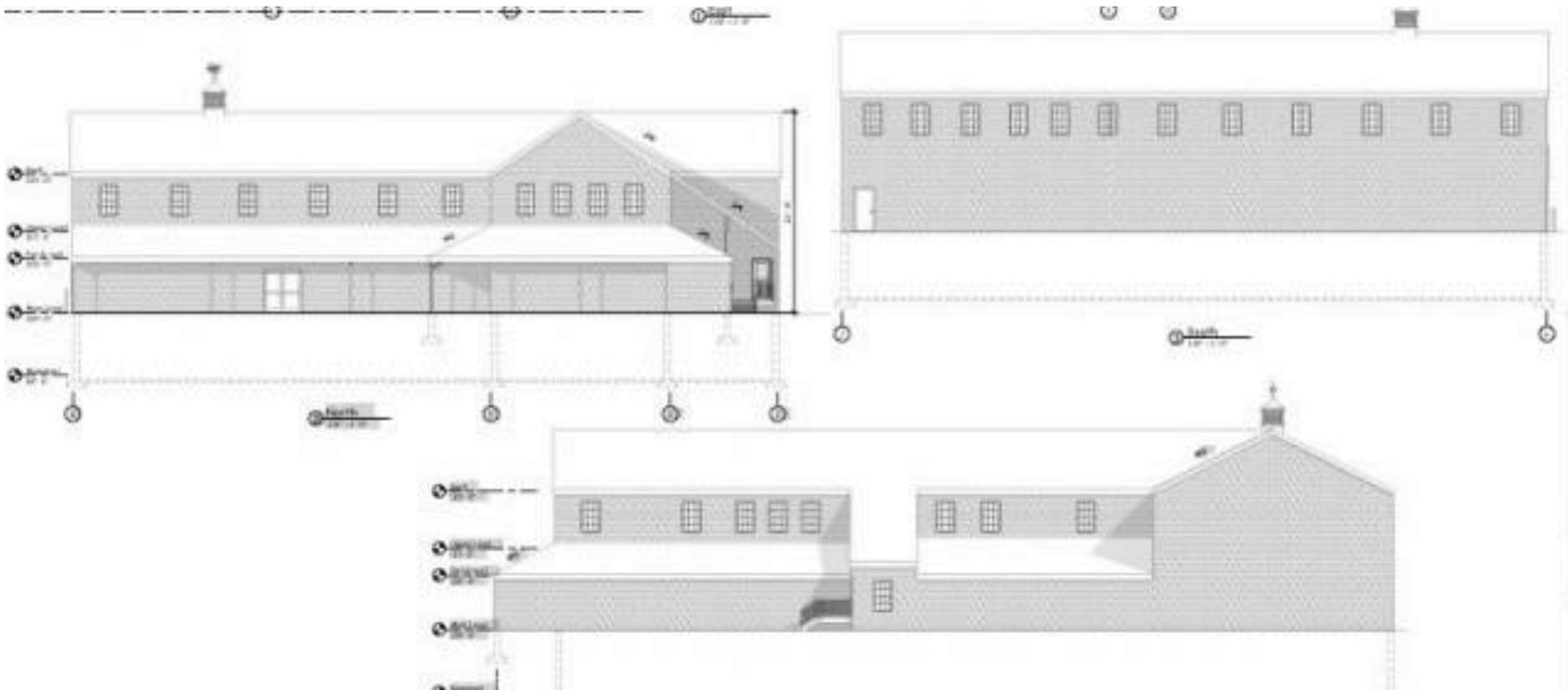


Excludes Healthy Additions and unfinished space in basement and second floor.

Down-Island Cronigs, Tisbury - 24,456 s.f.



Up-Island Cronigs, West Tisbury – 7,360 s.f.



Grocery Store Area Only

Tisbury Farm Market – 7,880 sf



Reliable Market, Oak Bluffs – 5,795 s.f.

Ten Largest Total Building Areas Per Parcel on Martha's Vineyard

	Name	Total Floor Area (s.f.)	Multiple Buildings
1	Hospital	221,766	Yes
2	Regional High School	160,000	No
3	Harbor View Hotel	138,892	Yes
4	Edgartown School	110,018	No
5	Morgan Woods Complex	99,824	Yes
6	Oak Bluffs School	87,330	No
7	Harborside Inn	66,978	Yes
8	Mansion House	52,851	No
9	Tisbury School	52,036	No
10	Community Services & YMCA	51,547	Yes

Note: If a parcel has multiple buildings, the square footage given is the total square footage sum for all the buildings on that parcel.

Source: Cartographic Associates year 2012 digital parcel data (boundaries and assessor's info). Compiled by the MVC on 9/20/13



Mansion House, Tisbury – 52,851 g.s.f.

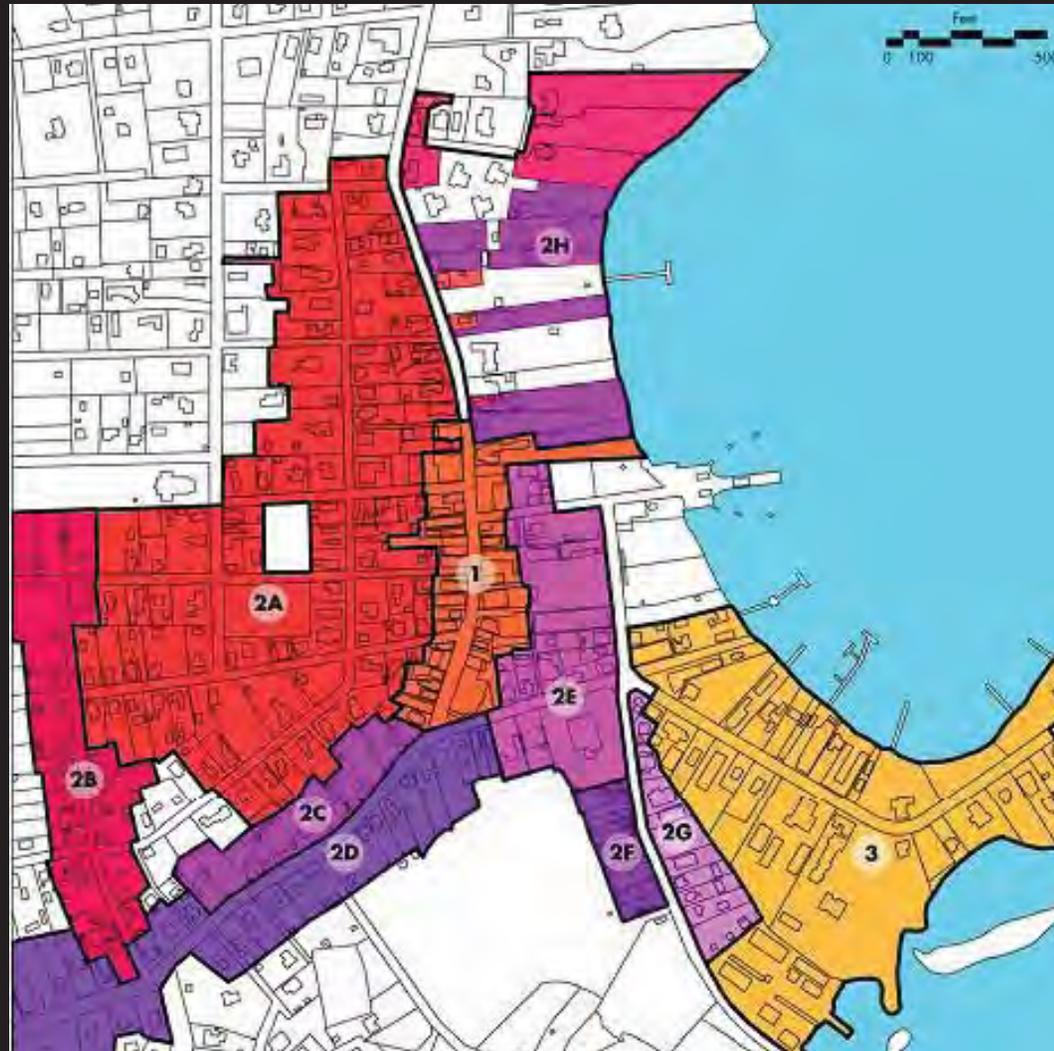


Tisbury School - 52,036 g.s.f.

Tisbury Stop & Shop
DRI 89-M3

Architecture

Tisbury Architectural Defining Characteristics



Sub-Area 2E

- Simple, large, two-and-a-half floor buildings (22-42 feet wide).
- Gabled roofs (slopes of 30-35 degrees, ridge heights of 28-35').
- Vertically oriented double-hung windows (equal to about 25-35% of façade area).
- Clad in natural wood shingles with corner boards painted white.





Main St

Brickman's

WICKMAYS

WICKMAYS

NO PARKING
ANYTIME









Recent Buildings – Beach Street





Recent Building – Beach Road





DRI 89-M3 Stop & Shop 2007 Aerial of Downtown Vineyard Haven



DRI 89-M3 Stop & Shop 2007 Aerial of DT with Existing S&S Footprint

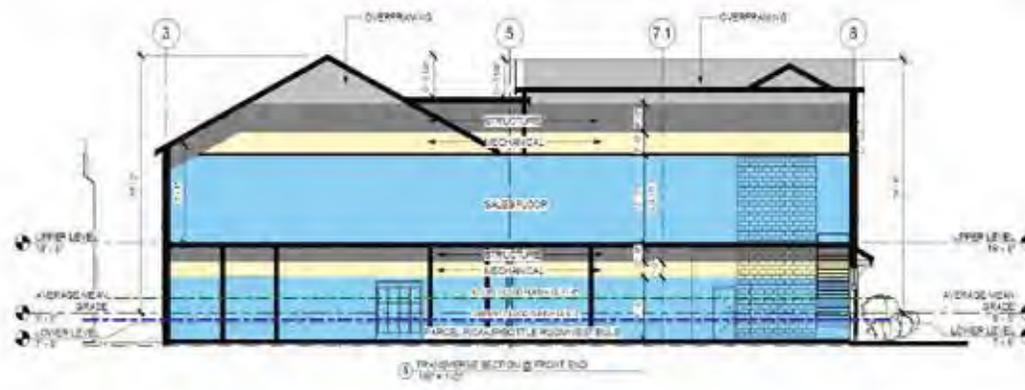
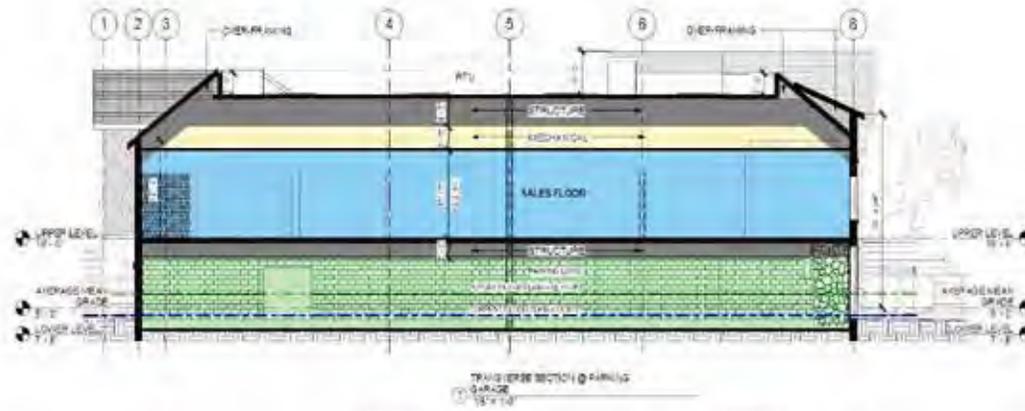
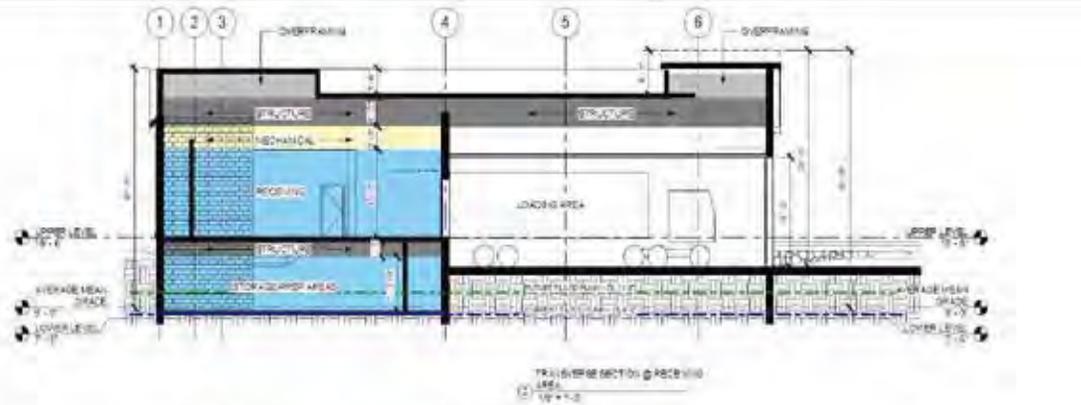


DRI 89-M3 Stop & Shop 2007 Aerial of DT with Proposed S&S Footprint





LONGITUDINAL BUILDING SECTION
1/4" = 1'-0"



Existing



July Proposal



October 3 Proposal – Nov. Not Submitted



Grading and Drainage



Vermase Hargen Brasellin, Inc.

Transportation
Land Development
Environmental Services

60 Clarence Street, Suite 400
Providence, Rhode Island 02903
401.253.8100 • FAX: 401.253.9634



No.	Revised	Date	By

Proposed Stop & Shop Store #0423

Water Street
Dorset, Massachusetts

Permitting

Not Approved for Construction

Grading, Drainage, and Erosion Control Plan

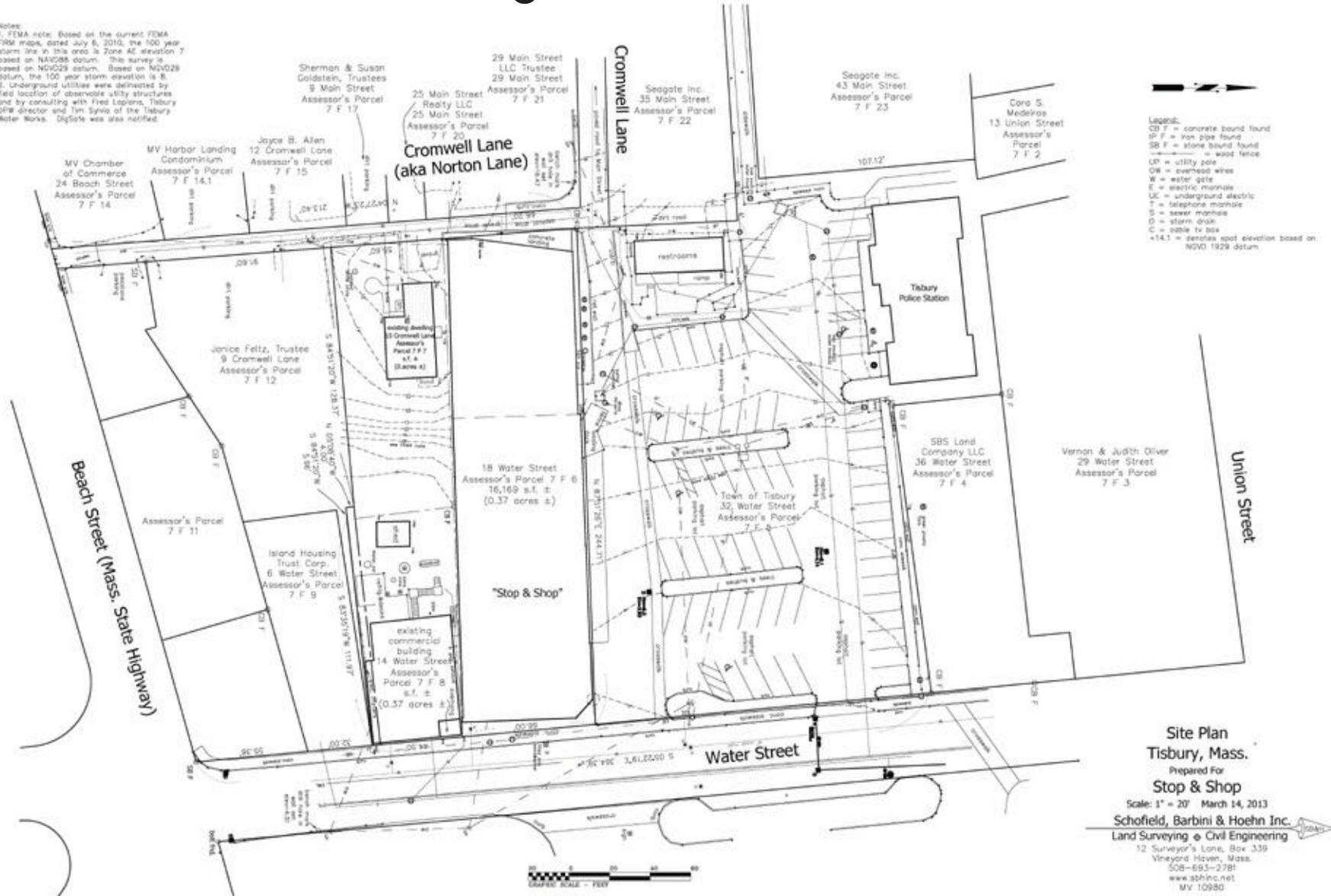
C-4

DATE: 07/15/2013

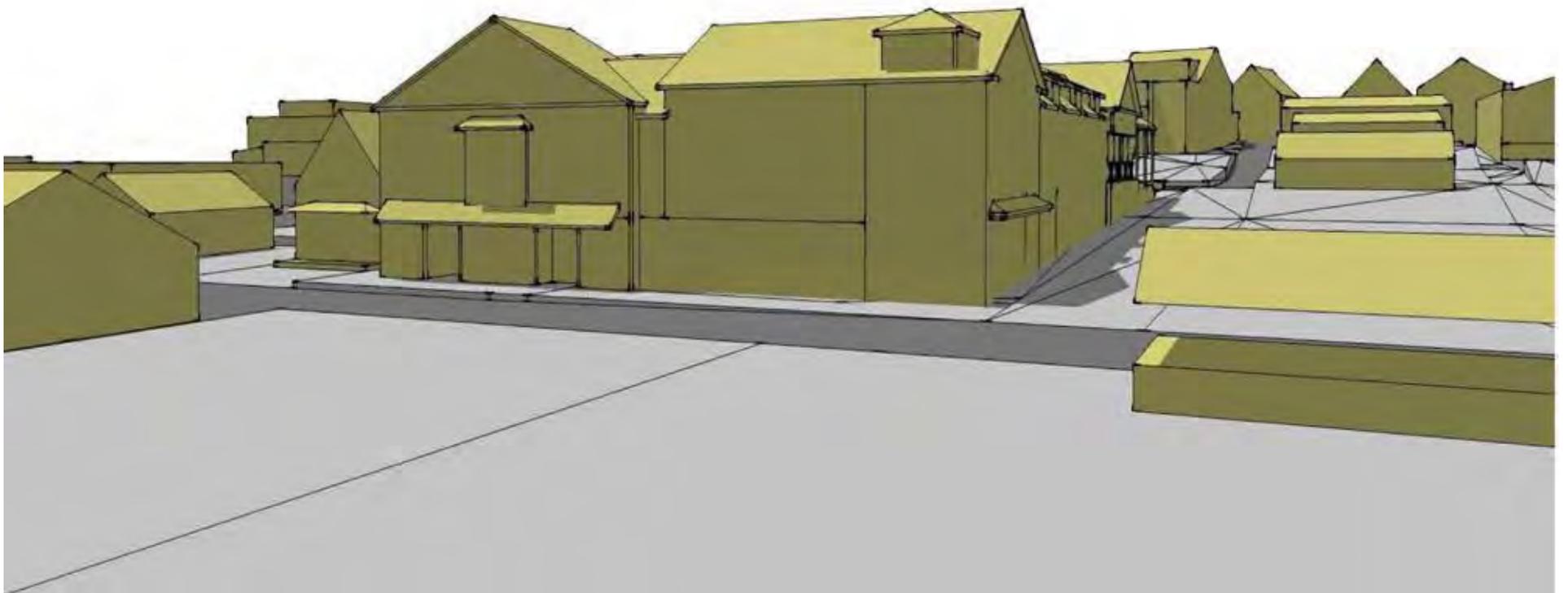
Sheet: 0423-01 Date: 07/15/2013 1:00 PM Project: Water Street Store #0423 Scale: 1/8" = 1'-0" File: 0423-01.dwg

Existing Conditions Plan

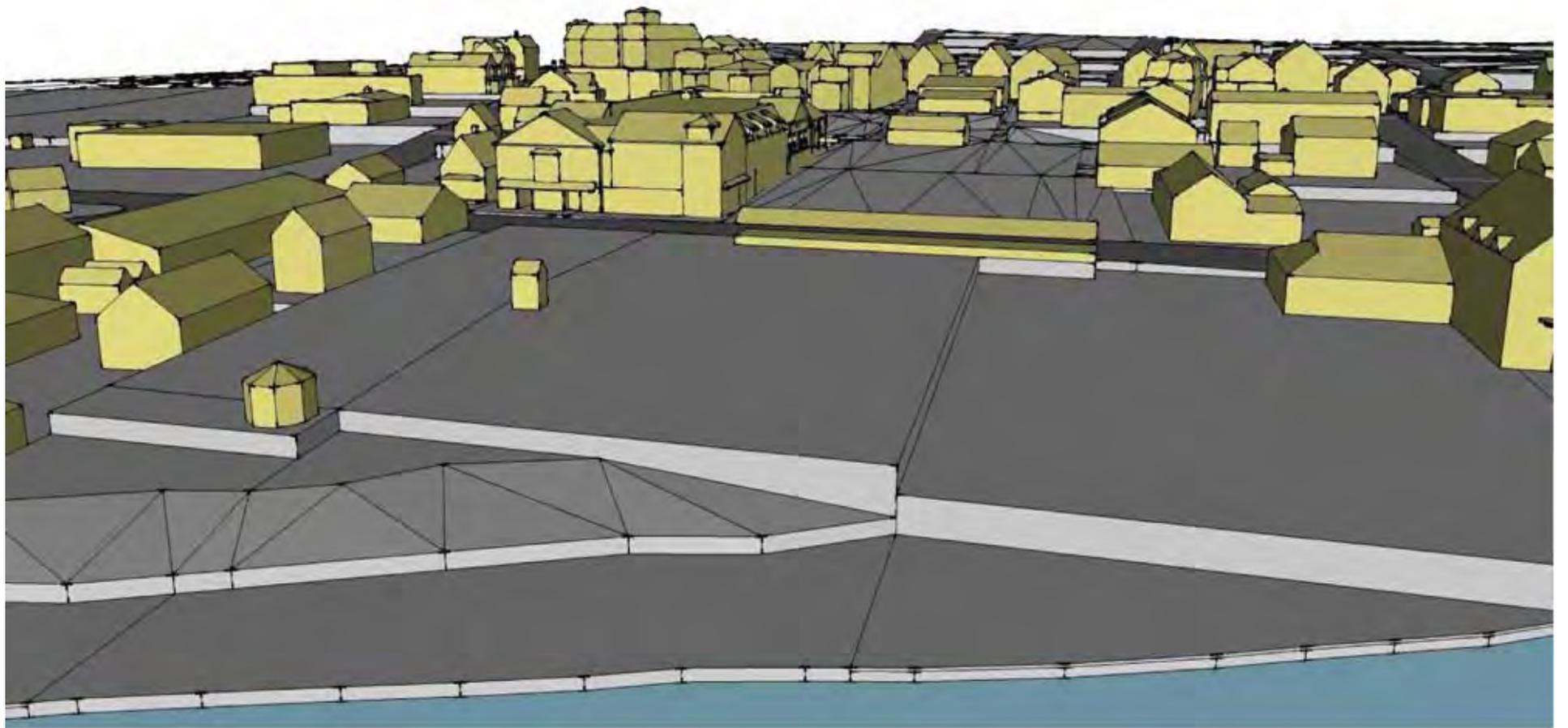
Notes:
 1. FEMA note: Based on the current FEMA FIRM maps, dated July 6, 2010, the 100 year storm surge in this area is Zone AE elevation 7 based on NAVD83 datum. This survey is based on NGVD29 datum. Based on NGVD29 datum, the 100 year storm elevation is 8.
 2. Underground utilities were delineated by field location of observable utility structures and by consulting with Fred Lapans, Tabury DPW director and Tim Syrota of the Tabury Water Works. DigSite was also notified.

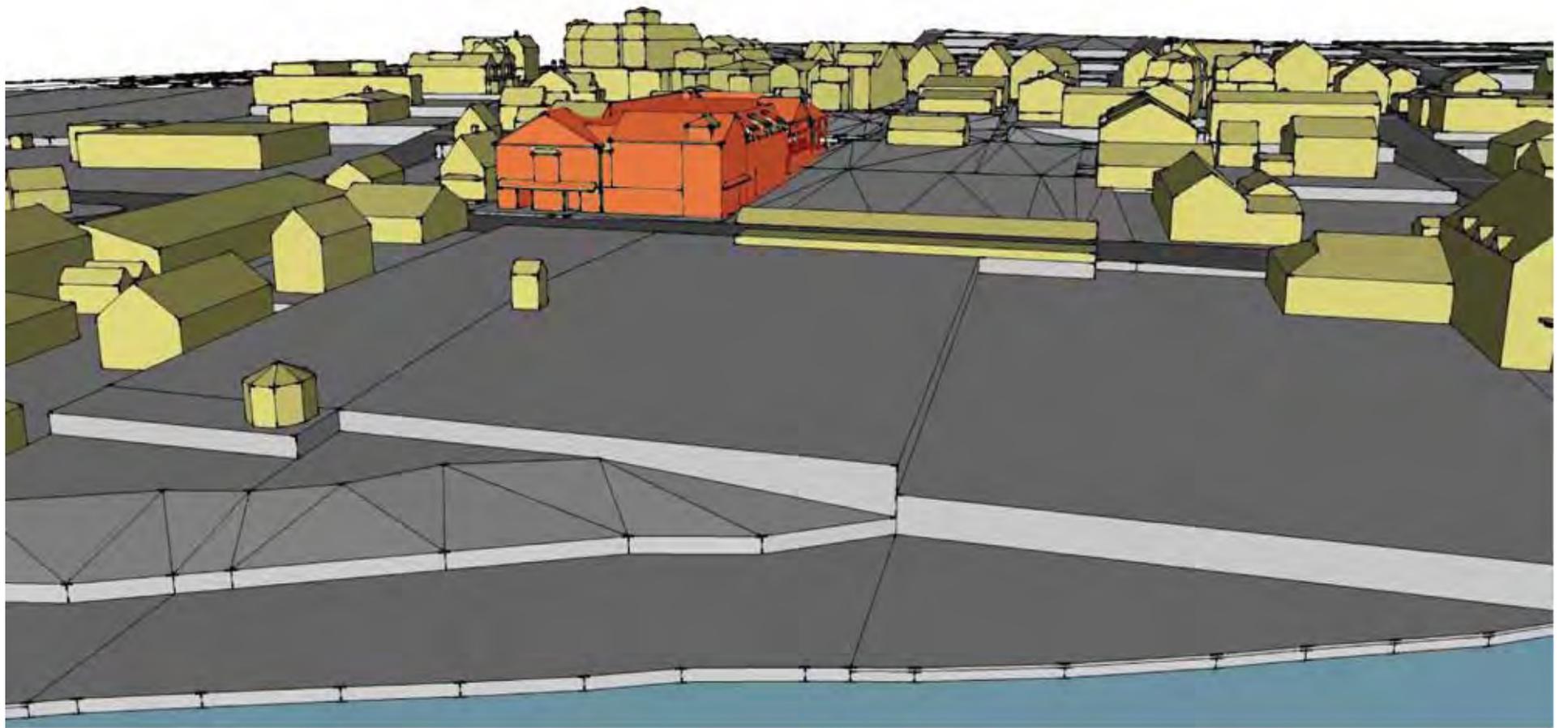


Site Plan
 Tisbury, Mass.
 Prepared For
Stop & Shop
 Scale: 1" = 20' March 14, 2013
Schofield, Barbini & Hoehn Inc.
 Land Surveying • Civil Engineering
 12 Surveyor's Lane, Box 339
 Vineyard Haven, Mass.
 508-693-2781
 www.sbhinc.net
 MV 10950

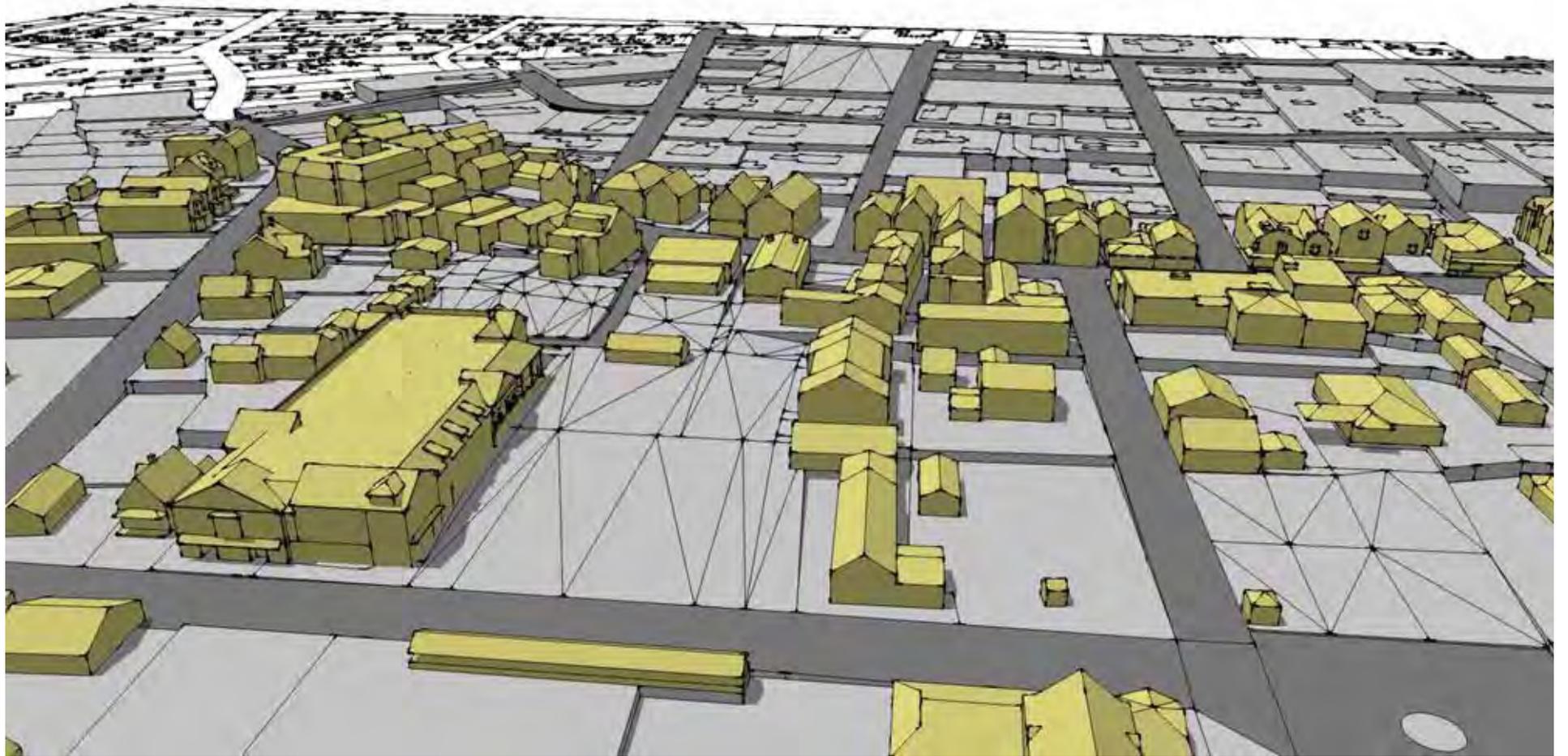


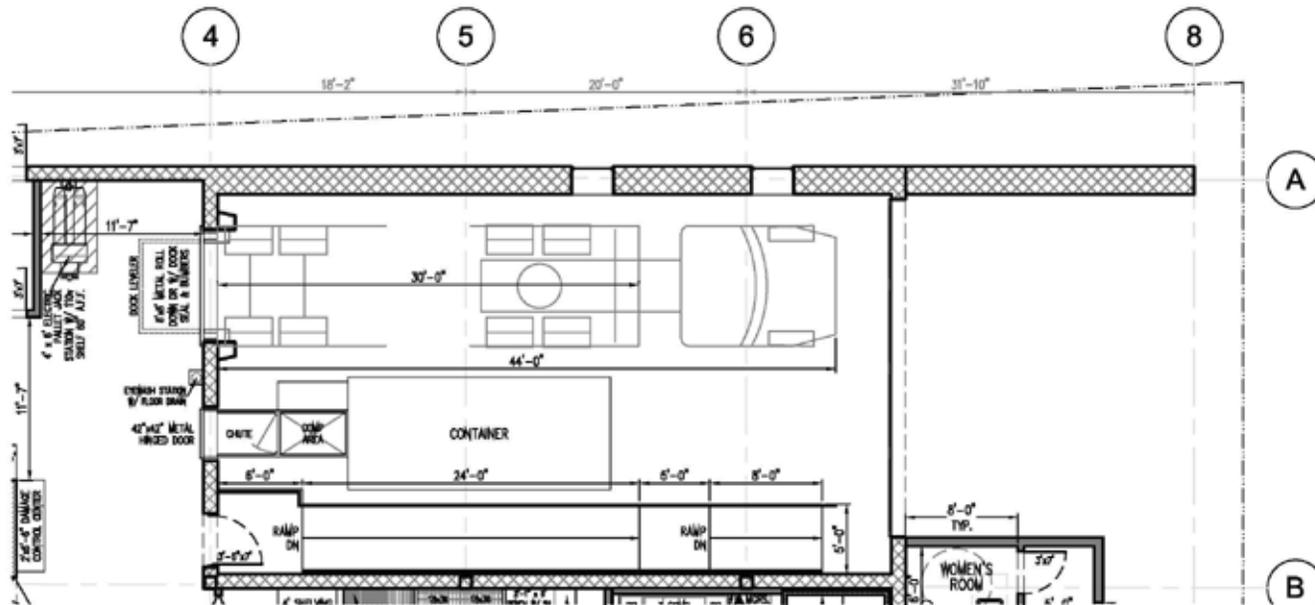












STOP & SHOP – TISBURY, MA

○ FIRST FLOOR—LOADING DOCK
 SCALE: 1/8" = 1'-0"

Proposed Truck Turning

July Proposal



Before



July Proposal



October 3 Proposal – Nov. not submitted



Before



After



October 3 Proposal





























Comparison of MV Grocery Stores

Grocery Stores and Supermarkets on Martha's Vineyard Comparison of store size, lot size, and parking									
Store	Grocery SF	Retail SF Area	Building GSF Gross Square Feet	Notes on SF	Lots	Lot Size/acres	Lot Size/S.F.	Parking Spaces surface - off St.	Sources
Existing Tis. S&S,Rx,MF	9,408	18,773	19,814	Retail:S&S,MF,Rx	1	0.37	16,117.20	0	Vision Card
Exist. W/Rest.& House	9,408	21,137	26,961	SS,MF,Rx,Rest,House	3	0.67	29,185.20	2	Vision Card
Proposed Tisbury S&S	23,800	29,555	49,670	GSF W/ Garage	3	0.67	29,185.20	42 in garage	DRI 89-M3 App
Edgar. Stop & Shop	22,330	24,334	24,334	Ret:W/Seasonal Store	2	1.7	74,052.00	99	CAI,DRI 312/429
Tisbury Cronig's	20,128	24,456	39,174	GSF W/ Basement	3	2.44	106,286.40	127	Vision Card
West Tisbury Cronig's	7,360	7,360	24,997	GSF W/Base.&Attic	1	1.44	62,726.40	58 N/I P.O.	Vision Card
Reliable Grocery OB	5,795	5,795	12,331	GSF W/Base.& Load	1	0.34	14,810.40	19 + Loading	Vision Card
Tis. Market Approved	9,220	9,220	29,040	Base., 4 apt.s, Off	1	1.01	43,995.60	51	DRI 631/631-M





Caleb Prouty House

15 Cromwell Lane

- Built Between 1810 and 1837
- Greek Revival Style
- Abuts Other Historic Homes
 - Cleghorn Tavern (1759)
 - Jireh Luce House (1803)
 - Thomas Chase House (1717)
- MHC & PAL - eligible for listing on National Register of Historic Places



Front – facing the water









Before 1960



After – 1960's expansion of site

15 Cromwell Lane



Former site of Hillman House



DRI 89-M3 Stop & Shop GIS Base



Renovating Stop & Shop requires raising the level of the building due to FEMA Flood Reg.s
The existing retail sales floor is about elevation 6'.
The level at which they must build is currently at or above elevation 9'.
Draft FEMA Regulations expected to take effect in July 2014 set the level at elev. 10'.
The proposed retail sales floor is at elevation 18'6".

Therefore the proposed building is 8'6"-9'6" higher than it would be without the garage



EAST ELEVATION

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

