Redevelopment of Edu Comp Building
DRI 710

Martha’s Vineyard Commission
October 6, 2021
Redevelopment of Edu Comp Building

Applicant: Xerxes Agassi (has property under purchase and sale agreement)

Owner: 4 State Road LLC

Permits: Special Permit, Building Permit, wastewater approval

Checklist: 3.1a (Commercial development of 2,500-3,500 ft²), 3.1b (New construction over 3,500 ft² including mixed use; mandatory review), 3.1f (Change of use or intensity of use), 4.1a (5 or more dwelling units), 4.1b (5 or more rooms for rent), 4.1c (5 or more dwelling units or rooms)

Mandatory review

LUPC: 8/9/21 (no recommendation)

Hearing: 10/6/21
Project history

• Existing Colonial brick building was constructed by the Sawyer Construction Company around 1929 as a headquarters for the New England Telephone Company.

• Vineyard converted to dial phones around 1963, and teams of operators were no longer needed.

• Housed the Island Youth Center (run by MV Community Services) in the 1970s and 1980s.

• Was the location of Edu Comp, which moved into the building in the 1980s and closed its retail operations in 2020. The building had also been the location of a telephone company.

• In 2020, the town selectmen considered using the building as temporary classroom space during the renovation of the Tisbury School, and as a future town hall.

• The building has recently housed offices for an architect, writer, interior designer, and tutoring service.
Proposal

• Gut-renovate the existing 7,686 ft² building.
• Construct a 16,800 ft² addition to the south (total of 24,486 ft²).
• Renovated portion will have three floors, and the addition will have four floors.
• 17 parking spaces in back, including 4 garage spaces.
Proposal

• First floor (extending across both portions) will have up to seven retail and/or office condo units totaling 3,156 ft², as well as 15-bike storage and garage space at the rear of the building. Housing on the upper floors.

• The upper floors will have 15 one- and two-bedroom residential condo units totaling 14,609 ft², including two affordable units restricted to 80% Area Median Income, and three workforce housing units.

• The units would range in size from 640 to 1,629 ft², with a total of 22 bedrooms.

• The roof would serve as a garden terrace with private jacuzzi and spa, and to house the HVAC and other mechanical equipment. A portion of the roof would be reserved as a private deck for one of the units.
Proposal

• The site slopes away from State Road, so the northern portion of the first floor will be below grade, although the front of the site will be excavated to create a storefront and entry facing the road.

• Areas along the sides of the building will also be excavated to allow for additional access and windows.

• The bottom floor of the building as proposed appears to qualify as a first floor and would therefore comply with Tisbury zoning bylaw 05.12, which states that residential uses are not allowed on the first floor of buildings in the B1 district.
Existing
PROPOSED MIXED-USE DEVELOPMENT

COMMERCIAL
OFFICE / RETAIL
7 UNITS

RESIDENTIAL
15 UNITS

4 STATE ROAD

DRAFT / CONFIDENTIAL
(COPY NO.)
PROPOSED BUILDING RENDERINGS
PROPOSED BUILDING RENDERINGS
Planning concerns

Wastewater
Housing
Economic development
Traffic and transportation
Character and identity
Cultural resources
Stormwater and drainage
Energy
Noise and night lighting
Landscaping
Zoning
Wastewater

• Property has paid a betterment for 652 gallons of wastewater flow per day (GPD) to the town.

• Applicant has applied to the town to connect to the sewer with the 652 GPD, and an additional 1,926 GPD, for a total of 2,578 GPD.

• The 22 bedrooms would require an allocation of 2,420 GPD.

• The proposed commercial uses would require 158 GPD if they were all retail uses, or 237 GPD if they were all office uses, so the total requested allocation may need to be adjusted in the future depending on the commercial uses.
Wastewater

The Tisbury Wastewater Department issued a letter of conditional approval to the applicant on Sept. 16, 2021, stating that the town Wastewater Commission had approved the change of use on Aug. 30, 2021, with the following conditions:

1. The applicant has 120 days to complete the MVC review process and return to the Wastewater Commission for final permission to connect to the sewer system, or request an extension.
2. The applicant will provide to the Wastewater Department a copy of the MVC Decision.
3. The applicant will provide to the Wastewater Department detailed plans for the on-site collection system, including the location of the proposed Duplex E/One grinder chamber and grease traps.
4. The applicant must pay any outstanding penalties, betterments, or fees to the town prior to any service connection.
Housing

• Five of the residential units (33%) would be designated as workforce or affordable housing and are intended for employees of the Martha’s Vineyard Hospital.

• The two affordable units would be restricted to 80% of the Area Median Income, and would be exempt from condo fees. The affordable units would be furnished, with two bedrooms each.

• The affordable and workforce housing units would be available for long-term lease by the hospital, which the applicant has proposed will work with the Dukes County Regional Housing Authority to ensure income qualifications and other certifications as needed.

• The residential units will be handicapped accessible via the side entrances on the ground floor and an elevator to the upper floors.
<table>
<thead>
<tr>
<th>Floor</th>
<th>Unit Type</th>
<th>Unit #</th>
<th>Unit Count</th>
<th>Square Footage</th>
<th>Notes</th>
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<td>C-1</td>
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<td>C-2</td>
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**TOTAL** Commercial: 3,156

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**TOTAL** Residential: 5,603

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**TOTAL** Residential: 5,771

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<td>1,629</td>
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**TOTAL** Residential: 3,235

**TOTAL** Residential: 14,609
Housing – Staff review

• The applicant has offered to designate two residential condo units for Affordable Housing, income restricted at 80% AMI in perpetuity.
• The applicant has also offered to comply with the following criteria:
• The Affordable Housing units shall be exempt from all condominium and homeowner association fees (insurance costs should be included).

• The Affordable Housing units shall comply with all Affirmative Fair Housing Laws, Universal Design Standards, and MA 521 CMR (the specialized building code requiring access for persons with disabilities for buildings in Massachusetts).
• The recipient shall be income-certified by DCRHA.
• The recipient shall be selected by DCRHA via a public lottery process.
• All DCRHA administration shall be at the applicant’s expense.
• The Affordable Housing units shall be entitled to all benefits available to other residential owners.
• All future sales of the Affordable Housing unit shall be sold to households with incomes at or below 80% AMI (all subsequent buyers will be subject to the same restrictions).
Housing – Staff review

- It should be noted that the applicant’s narrative states: “Offsite alternate may be considered if approved by boards. It is TBD if the two affordable units will be rentals or home ownership opportunities.”

- Staff recommends that the Affordable Housing units should be consistent with the majority of residential units, whether homeownership or rental.
- There has been no information relative to off-site Affordable Housing mitigations options.
Housing – Staff review

• According to the applicant, the workforce units will be year-round leases, with an Island-based business that will manage the units and tenant occupancy. Leases will limit any subleasing on these units and [tenants will] be entitled to all benefits available to other residential unit owners.”
  • It is not clear if there are income restrictions, for example incomes up to 150% AMI.
  • How will the incomes be certified and monitored?

• The monetary mitigation for the additional 4,200 ft² of commercial retail space is as follows:
  • 4,200 sq ft X 4 (Retail Use) X 8 = $134,400
  • Staff would recommend waving the monetary mitigation for the commercial space in exchange for the applicant’s offer for three year-round workforce housing units, provided there is some income restriction and information regarding monitoring.

• The applicant’s offer for two Affordable Housing units is consistent with the MVC Housing Policy.
Economic development

• Would create seven commercial units in Vineyard Haven, in the vicinity of Main Street.

• The commercial space is envisioned as “a continuation” of Main Street, with a 7-ft-wide arcade-style hallway on the bottom floor of the building, with a storefront and entry facing State Road.

• The units are proposed as office/retail, but the proposed uses may change in the future. The units are also designed to be combined by the tenant, which could lead to fewer units overall.

• Hours of operation would be consistent with other businesses in the area.
Economic development – Staff review

• The proposed residential units will have a beneficial impact on the surrounding businesses, particularly retail shops and restaurants.
• Specific commercial uses are not known.
• It is not clear if the commercial units will be for sale or rentals.
• The anticipated number of new jobs created, and hours of operation, for the seven commercial units are not known.

• The FY 2020 Assessed Value: $1,618,400
• The FY 2020 Property Tax Revenue: $15,670

• The project will generate new additional commercial and residential property taxes for the town of Tisbury.
• The project will create a small number of new temporary jobs in the professional services and construction industries.
Traffic

• Property will have 17 parking spaces (including the four garage spaces and two handicapped spaces) to the rear of the addition.

• The existing driveways along State Road will provide ingress immediately to the west of the building, and egress immediately to the east.

• The abutting property at 10 State Road (DRI 622) to the west has an easement to access its parking spaces, but the easement does not align directly with the driveway for 4 State Road, and does not include egress.

• The applicant has stated that the abutter’s request for egress via 4 State Road could be accommodated, as long as it does not negatively affect the project. A traffic study has not been provided.
Notes:

1. The property is located in the B1 Zoning District.

2. The Tisbury Conservation Commission has jurisdiction over land within the FEMA 100 year flood zone and land within 100 feet of the FEMA 100 year flood zone.

3. CB F = concrete bound finished
   SB F = stone bound finished

4. hoodie

5. 17.5' CB F

6. Access Easement
   12 ft. wide
Traffic

- Project will create 15 residential units and seven commercial units, which will lead to an increase in foot traffic in the immediate area, including the intersection of Main Street and State Road. There is currently a crosswalk at the intersection.

- The applicant has stated that the site may also be utilized to encourage access to Veterans Memorial Park to the south, which may further increase foot traffic. Access to the park currently exists via steps leading down from the parking lot, but would be improved and potentially relocated.

- A storage room for 15 bicycles will be located on the bottom floor of the building.
### Existing traffic

<table>
<thead>
<tr>
<th>Location</th>
<th>ADT (Average Daily Traffic)</th>
<th>EB</th>
<th>WB</th>
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<tbody>
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<td>9,046</td>
<td>8,691</td>
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<tr>
<td>State West of Edg-VH</td>
<td>17,939</td>
<td>8,790</td>
<td>9,149</td>
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Traffic – Staff review

Existing and proposed trip generation

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<th>Description/ITE Code</th>
<th>Units</th>
<th>Expected Units</th>
<th>Total Generated Trips</th>
<th>Total Distribution of Generated Trips</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Daily</td>
<td>AM Hour</td>
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<tr>
<td>Existing Land Uses</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Tenant Building 715</td>
<td>KSF²</td>
<td>7.7</td>
<td>89</td>
<td>14</td>
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<tr>
<td>Existing Trips</td>
<td></td>
<td></td>
<td>89 Daily Trips</td>
<td></td>
</tr>
<tr>
<td>Proposed Land Uses</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment 220</td>
<td>Dwelling Units</td>
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<td>100</td>
<td>8</td>
</tr>
<tr>
<td>General Office 710</td>
<td>KSF²</td>
<td>3.16</td>
<td>35</td>
<td>5</td>
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<td>Single Tenant Building 715</td>
<td>KSF²</td>
<td>3.16</td>
<td>37</td>
<td>6</td>
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<tr>
<td>Specialty Retail Store 814</td>
<td>KSF²</td>
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<td>Range of Combined Proposed Trips</td>
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<td></td>
<td>135 - 240 Daily Trips</td>
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</table>
Traffic – Staff review

**Sight Distances:**

- Approximately 300 feet in either direction.
- American Association of State Highway and Transportation Officials (AASHTO) requires 360 feet for a passenger vehicle to complete a safe left turn from a two-lane highway at 30 mph.
- Sight distances for this proposal are adequate.

**Safety:**

- Potential for pedestrian/vehicular conflict is minimized by the clear sight lines along the sidewalk.
- Vehicles entering and leaving the site and pedestrians passing by the site have ample views to ensure safety.
- Potential bicyclist conflicts with vehicles entering or leaving the site is minimized.
Traffic – Staff review

**Bicycle and Pedestrian:**

- No bicycle paths or routes on State Road in the vicinity of 4 State Road.
- Sidewalks on both sides of State Road at the location of the proposed improvements. The property is also situated directly between two crosswalks.

**Public Transportation:**

- Vineyard Transit Authority (VTA) provides bus service along State Road in front of 4 State Road.
- Transit Routes 2, 3, and 7 provide access to the site.
Traffic – Staff review

Access and Circulation:

• Existing access is via a one-way, 10-foot wide driveway at State Road.
• Access to the site also exists through the parking lot of the adjacent 10 State Road building.
• Applicant also has an agreement with the abutters to 10 State Road visitors to exit via the Edu Comp outbound driveway.
• Applicant has held discussions with the owner of the property at the other side of 10 State Road regarding the establishment of a circulation pattern to create a single access at State Road to serve the three properties.
  • Unclear if the applicant would have to sacrifice any parking spaces to facilitate those connections.
  • Advantage of a common access to the properties is the consolidation of the traffic patterns of four driveways at State Road.
  • Can be located and designed to minimize conflicts and congestion between State Road traffic and traffic generated by 4 State Road and its neighbors.
Traffic – Staff review

Parking:

- Total of 17 parking spaces.
- 13 outdoor parking spaces, demarcated by cobblestones.
- Four parking spaces in a garage area under the building.
- Bicycle parking is also available onsite.
- ITE Parking Generation manual does not have parking demand calculations for the proposed uses.
- B-1 District is exempt from the general parking requirements under Tisbury Bylaw 07.07.
Traffic – Staff review

**Recommendations:**

Promotes and connects all modes of transportation in the area. The traffic operations, parking, and safety issues associated with the proposed development at the 4 State Road site will not cause unmanageable conditions.

1. Ensure that pavement markings at the existing driveway are located such that drivers and pedestrians have maximum sight distances.

2. The parking areas will not be paved, and parking stalls will not be visibly defined on the parking surface. To ensure the 13 spaces will be properly occupied, some method for demarcation of the stalls should be devised.

3. The possibility of consolidating and sharing driveways at 10 State Road, Edu Comp, and the other adjacent property should be reviewed in greater depth through an access management study or agreement.
Easement discussion
Easement discussion
Easement discussion
Character and identity

• Current brick building with metal roof stands prominently at the intersection of Main Street and State Road, and is architecturally distinct from the surrounding wooden buildings.

• The addition to the south will be similar in style to the existing building, but with shorter windows, four floors instead of three, and stone exterior on the bottom floor.

• The addition will not be visible when facing the front of the building head-on.

• The existing metal roof and rooftop masonry will be repaired to match the original.
Cultural resources

• The site is potentially a sensitive archaeological resource area, and the applicant has authorized Public Archaeology Laboratory (PAL) in Rhode Island to conduct an intensive archaeological survey, as requested by the Massachusetts Historical Commission (MHC)

• An archaeological survey for the neighboring property at 10 State Road (DRI 622) was conducted in 2010.

• Hearing should be left open to consider results.
Stormwater and drainage

• There are currently no stormwater facilities on the property.
• Existing paved driveway will be replaced with pea stone set on sand hardener, increasing the amount of permeable ground surface on the site.
• Amount of permeable area overall will decrease due to the larger building footprint.
• New stormwater management system designed for a 25-year storm would direct roof runoff into a StormTech chamber under the parking area to the rear of the property, via nine catch basins around the perimeter of the building, including one near the main commercial entrance below grade.
• Walkways along the perimeter of the building would include linear trench drains that also connect to the subsurface chamber.
• Plan includes a concrete, stone-clad retaining wall at the rear of the property to help limit erosion and spill-over into Veterans Park to the south.
Energy

- Mini-splits for heating and cooling
- Electric hot water tanks within each unit
- Electric clothes drying
- Propane for cooking
Noise and night lighting

• HVAC condensers will be relocated from the side of the building to the roof.

• As proposed, the proposed lighting fixtures would be LED “up-down” lighting along the lower portion of the building, as well as landscape lighting beneath trees and shrubs, gooseneck downlighting on the retail store front and over the garage doors, and brass lantern sconce lighting for the exterior doors.

• Lighting plan and spec sheets provided.
Landscaping

• The applicant plans to retain most of the existing vegetation, including to the rear of the lot, and to add new vegetation to the front and sides of the building. A formal landscape plan has not yet been provided.

• Landscaping plan by Donaroma has been provided.
NOTES

CREATE A LANDSCAPE DESIGN FOR THE PROPERTY AT A STATE ROAD IN VINEYARD HAVEN. REMOVE EXISTING DRIVEWAY AND PARKING AREAS, AND REPLACE ALL WITH SEA STONE SET ON SAND HARDENER WITH A COBBLESTONE EDGE. COBBLESTONE TO BE SET IN MORTAR.

INSTALL 5 7" WIDE COBBLESTONE APRONS AT BEGINNING AND END OF DRIVEWAY. COBBLESTONE TO BE SET IN MORTAR AND ARRANGED IN A PUZZLE PIECE OR MOSAIC PATTERN.

ALL THE BRICK WALKWAYS WILL BE IN A RUNNING BOND PATTERN. THE EDGE OF THE WALKWAYS WILL BE SET IN MORTAR AND THE BODY WILL BE SET ON BLUESTONE DUST WITH POLYMERIC SAND JOINTS.

REPLACE THE SPLIT RAIL FENCE AT THE BOTTOM OF THE PARKING AREA WITH EITHER A NEW SPLIT RAIL FENCE OR A WROUGHT IRON FENCE TO MATCH THE RAILING ON THE BUILDING FENCE APPROXIMATELY 5 FT HIGH.

THE EXISTING CHERRY TREE ON THE FRONT SIDE OF THE BUILDING WILL REMAIN.

OTHER PLANTING SUGGESTIONS IN THIS AREA AND ALONG PARKING INCLUDE:

- JAPANESE HOLLY
- ENGLISH HOLLY
- COLUMNAR BEECH OR HORNBEAM
- HOSTA AND FERNS
- ROSE OF SHARON
- PRIVET HEDGE OR "EMERALD GREEN" ARBORETUM

CLEAN UP VEGETATION BEHIND PARKING AREA. LIMB SMALL BRANCHES AND SORBUS SPECIES ON THE BUMPER TREES. REMOVE ALL BARE PLANT MATERIAL, INCLUDING VINES. RESEED WITH VIBURNUM, OAK LEAF HYDRANGEA, AND OR CHERRY AS NEEDED.

WATER ALL PLANTING BEDS WITH AN IN-GROUND AUTOMATIC IRRIGATION SYSTEM. ALL BEDS TO BE MULCHED AFTER PLANTING. MULCH TYPE TO BE DETERMINED.

ADD PLANTERS AGAINST STORE DOORWAYS AS ABLE.

AN ADDITIONAL LIGHTING DESIGN WILL BE SUBMITTED.

IN FIELD ADJUSTMENTS AS REQUIRED.
NOTES

PLAN BASED ON ARCHITECTURAL DRAWING BY DELANO & CO. DATED AUGUST 2, 2011.

CREATE A ROOFTOP GARDEN WITH SEATING AND LOUNGING AREAS. RAISED PLANTERS ARE ARRANGED TO GIVE A SENSE OF PRIVACY IN DIFFERENT AREAS OF THE ROOFTOP. THERE IS A PRIVET HEDGE OR BOXWOOD SURROUND IN RAISED PLANTERS AS SEEN ON PLAN.

PROPOSED PLANTERS ARE APPROXIMATE 2' HIGH WITH EVERGREEN AND FLOWERING PLANT MATERIAL. PLANTERS ARE CUSTOM BUILT OUT OF MAHOGANY OR CEDAR.

PLANT MATERIAL SUGGESTIONS INCLUDE:
- BOXWOOD
- ROSE HYDRANGEA
- WAXFLOWER
- HARMONY GRASS
- MORNING LIGHT GRASS
- SONATA WHITE COSMOS
- EMERALD GREEN ARBORVITAE
- PRIVET HEDGE

FREE PIT WOULD BE FUELED BY GAS.

PERGOLA COULD HAVE STRING LIGHTS STRUNG ON MASTERS. PERGOLA COULD BE "4' X 8' V & A BY.

THERE IS A 6' HIGH PRIVACY FENCE SEPARATING THE PRIVATE SUITE ROOFTOP AREA.

LANDSCAPE LIGHTING TO BE DEVELOPED. ALL PLANT MATERIAL TO BE IRRIGATED WITH AUTOMAT SYSTEM.

IN FIELD ADJUSTMENTS AS REQUIRED.
Zoning

• The bottom floor of the building appears to comply with Tisbury zoning bylaw 05.12, which states that residential uses are not allowed on the first floor of buildings in the B1 district.

• The MA Building Code defines “Story above grade plane” as follows:

Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is:

1. More than 6 feet (1829 mm) above grade plane; or

2. More than 12 feet (3658 mm) above the finished ground level at any point.