



UNION STUDIO  
ARCHITECTURE & COMMUNITY DESIGN

MEMORANDUM

NO: 01

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TO:	Craig Nicholson		
	Affirmative Investments		
FROM:	Union Studio		
PROJECT:	Southern Tier – Oak Bluffs, MA	PROJECT #:	21-4400
DATE:	01/25/2023		
SUBJECT:	MVC Comments		

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***Comment: Elevation drawings and floorplans for the buildings with additional dormer units, including (if proposed) any revisions to the floorplans to account for the open landing as suggested by Ben Robinson.***

Response: Attached are the updated drawings of the 4-unit building layout. A shed roof configuration at the rear elevation (in lieu of the previously presented plan with rear dormer) is proposed, which provides a much larger and uninterrupted area for solar panels. The suggestion mentioned by Ben Robinson, which was to have the entry door to the third floor unit at the second floor stair landing, and for the stair to become internal to the unit, was explored. This adjustment would require the second floor stair landing depth to be increased for door swing clearance into the stairwell, requiring lengthening the stair and therefore widening the whole building footprint. With the project's apartment unit compartmentalization goals, including a portion of the common stair into the apartment will create an unnecessarily complex unit envelope. The stair is also within a rated enclosure as it serves multiple units. For these reasons, the suggestion is not feasible without significant redesign.





CEDAR SHINGLES



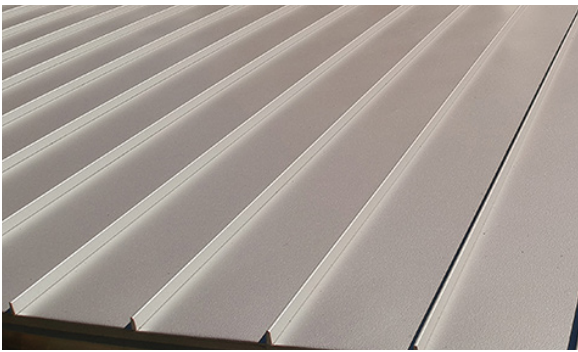
CEDAR TRIM



FIBERGLASS WINDOWS  
(SPRUCE GREEN) & DOORS



ASPHALT SHINGLES



STANDING SEAM METAL

BUILDING HEIGHT  
31'-4"

AVG. GRADE  
0'-0"



- TYPICAL EXTERIOR:
- 25 YR ASPHALT SHINGLE ROOF W/ SOLAR PANELS
  - CEDAR SHINGLE
  - CEDAR RUNNING TRIM, CORNERBOARDS, AND WINDOW TRIM.
  - TRIPLE-GLAZED WINDOWS
  - PNTD, INSULATED FIBERGLASS DOORS
  - ALUMINUM GUTTERS AND DOWNSPOUTS

- TYPICAL PORCH:
- STANDING SEAM METAL ROOF
  - ZERO-THRESHOLD ENTRY
  - CEDAR FASCIA AND FRIEZE BOARD
  - CEDAR COLUMNS AND TRIM
  - WD DECKING W/ WOOD SKIRT

TYPE  
A

# SOUTHERN TIER - MASTER PLAN - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

BUILDINGS 8, 9 & 10: 4-UNIT MANOR HOUSE - FRONT ELEVATION (TYPE B)

JANUARY 26, 2023

MVC DRI # 730

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







FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

# SOUTHERN TIER - MASTER PLAN - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

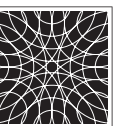
BUILDINGS 8, 9 & 10: 4-UNIT MANOR HOUSE - ELEVATIONS

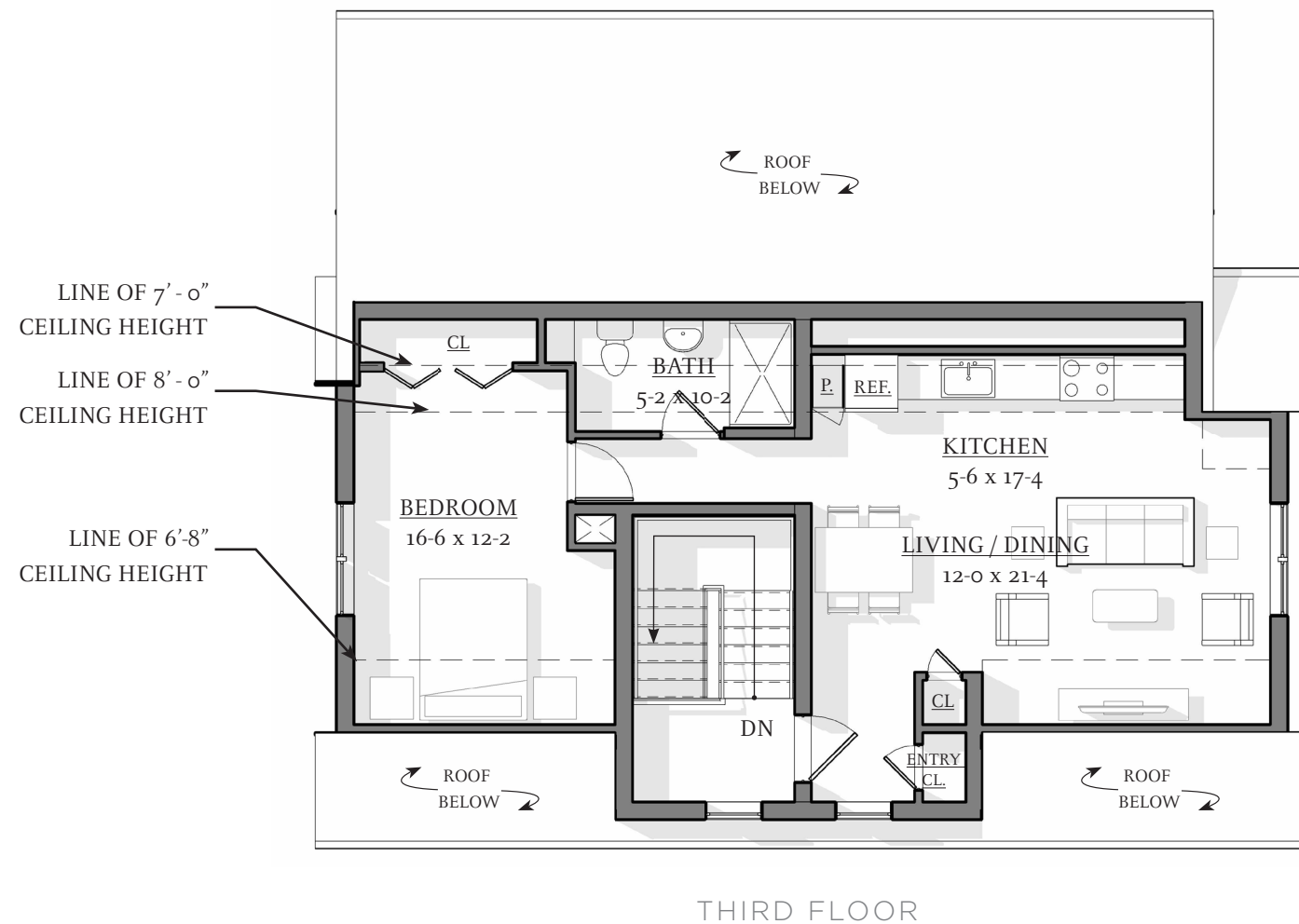
JANUARY 26, 2023

MVC DRI # 730

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

0' 1' 2' 4' 8' 16' 32'





(3) UNIT A: 1 BR / 1 BA  
 (1) UNIT C: 3 BR / 1.5 BA

# SOUTHERN TIER - MASTER PLAN - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

BUILDINGS 8, 9 & 10: 4-UNIT MANOR HOUSE - THIRD FLOOR PLAN

JANUARY 26, 2023

MVC DRI # 730

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

0' 1' 2' 4' 8' 16' 32'

