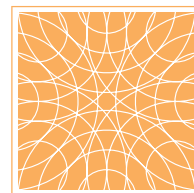


SOUTHERN TIER

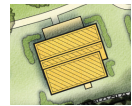
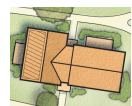

MASTER PLAN MARTHA'S VINEYARD COMMISSION - AMENDMENT SET

JUNE 29, 2023



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

PROGRAM	
Rental Units	
	(6) 3-Unit Manor Houses (2 Stories) (12) 1BR Units & (6) 3BR Units A
	(5) 6-Unit Manor Houses (3 Stories) (30) 2BR Units B
	(1) 12-Unit Manor Houses (3 Stories) (12) 2BR Units C
(60) Total Rental Units (12) 1BR, (42) 2BR, (6) 3BR	
(90) Total Parking Spaces (1.5/du)	



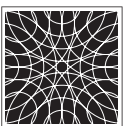
SOUTHERN TIER - MVC AMENDMENT SET - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

PROPOSED SITE PLAN

JUNE 29TH, 2023

MVC DRI # _____

SCALE: 1"=80'-0"



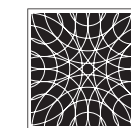
Buildings				Instances				Footprint	Flr 1 + Flr 2	Flr 3	Basement	Community	Other
	1 bed	2 bed	3 bed		1 bed	2 bed	3 bed						
Type A: 3-unit Manor	620		1184	Total: 6				1,558	2,887	-	561		
Floor 01	1	0	1		6	0	6						
Floor 02	1	0	0		6	0	0		17,322	-	3,366		
Type B: 6-unit Manor		830		Total: 5				1,958	3,708	1,854	829		
Floor 01	0	2	0		0	10	0						
Floor 02	0	2	0		0	10	0						
Floor 03	0	2	0		0	10	0		18,540	9,270	4,145		
Type C: 12-unit Manor		839		Total: 1				3,999	7,855	3,856	1,788		
Floor 01	0	4	0		0	4	0						
Floor 02	0	4	0		0	4	0						
Floor 03	0	4	0		0	4	0		7,855	3,856	1,788		
Community Building				Total: 1				1,056				1,056	
Other (Covered Bike Parking)				Total: 0									300
					12	42	6	Gross SF	43,717	13,126	9,299	1,056	300
					20%	70%	10%						

Total Units:	60	Gross Residential	56,843
Total Beds:	114	Gross Basement	9,299
ADA units:	3	Gross Community	1,056
5%		Total Gross SF	67,198

SOUTHERN TIER - MVC AMENDMENT SET - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

UNIT MATRIX
JUNE 29TH, 2023

MVC DRI # _____





CEDAR SHINGLES



CEDAR TRIM



FIBERGLASS WINDOWS (SPRUCE GREEN) & DOORS



ASPHALT SHINGLES

TYPICAL EXTERIOR:

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

TYPICAL PORCH:

- 25 YR ASPHALT SHINGLE ROOF
- ZERO-THRESHOLD ENTRY
- CEDAR FASCIA AND FRIEZE BOARD
- CEDAR COLUMNS AND TRIM
- WD DECKING W/ WOOD SKIRT



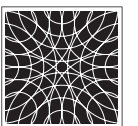
SOUTHERN TIER - MVC AMENDMENT SET - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

BUILDING 12-C: 12-UNIT MANOR HOUSE - FRONT ELEVATION

JUNE 29TH, 2023

MVC DRI # _____

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





FRONT ELEVATION



RIGHT ELEVATION



PROPOSED SOLAR
PANEL AREAS

LEFT ELEVATION



REAR ELEVATION

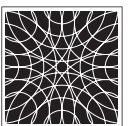
SOUTHERN TIER - MVC AMENDMENT SET - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

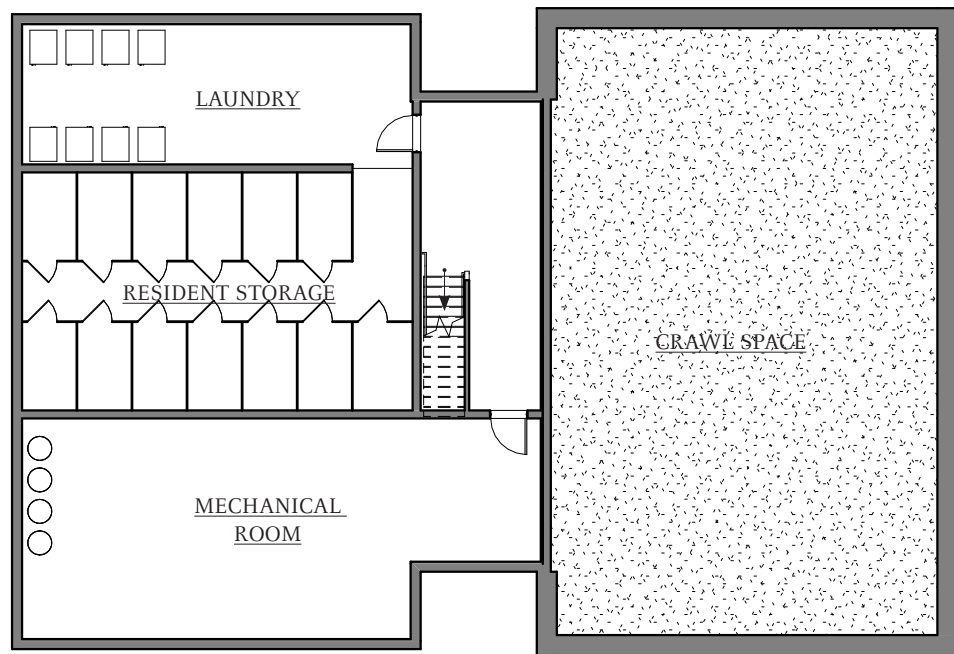
BUILDING 12-C: 12-UNIT MANOR HOUSE - ELEVATIONS

JUNE 29TH, 2023

MVC DRI # _____

SCALE: 3/32"=1'-0"





BASEMENT
SCALE 1/16" = 1'-0"



FIRST FLOOR

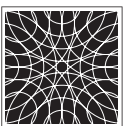
SOUTHERN TIER - MVC AMENDMENT SET - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

BUILDING 12-C: 12-UNIT MANOR HOUSE - BASEMENT & FIRST FLOOR PLAN

JUNE 29TH, 2023

MVC DRI # _____

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





SECOND FLOOR

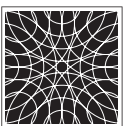
SOUTHERN TIER - MVC AMENDMENT SET - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

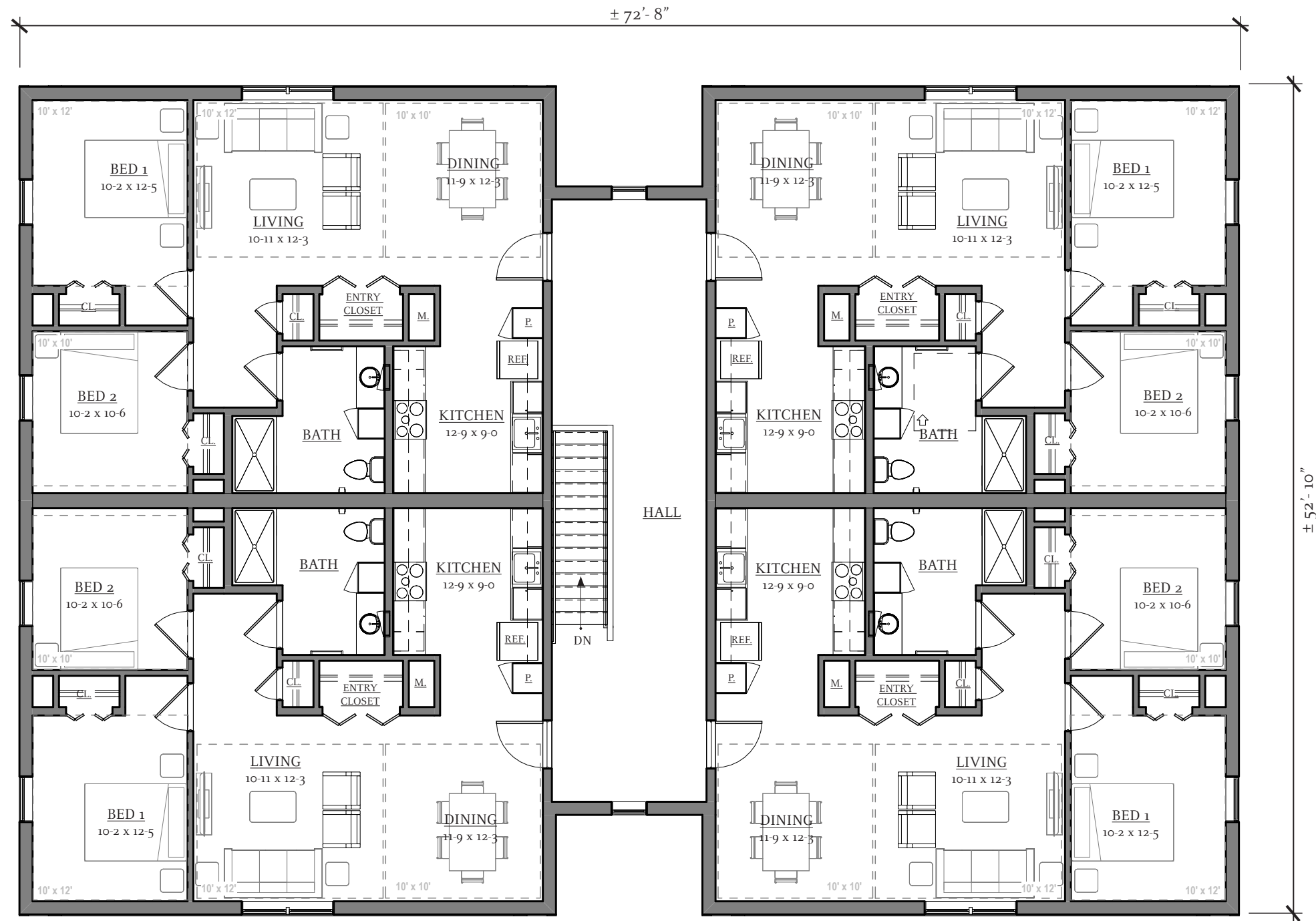
BUILDING 12-C: 12-UNIT MANOR HOUSE - SECOND FLOOR

JUNE 29TH, 2023

MVC DRI # _____

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





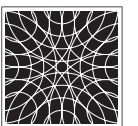
SOUTHERN TIER - MVC AMENDMENT SET - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

BUILDING 12-C: 12-UNIT MANOR HOUSE - THIRD FLOOR

JUNE 29TH, 2023

MVC DRI # _____

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



Statistics

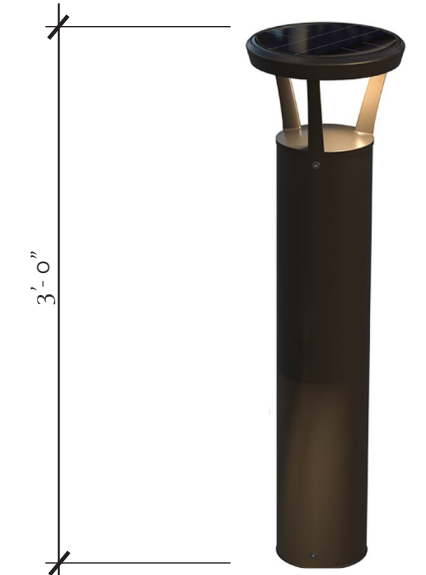
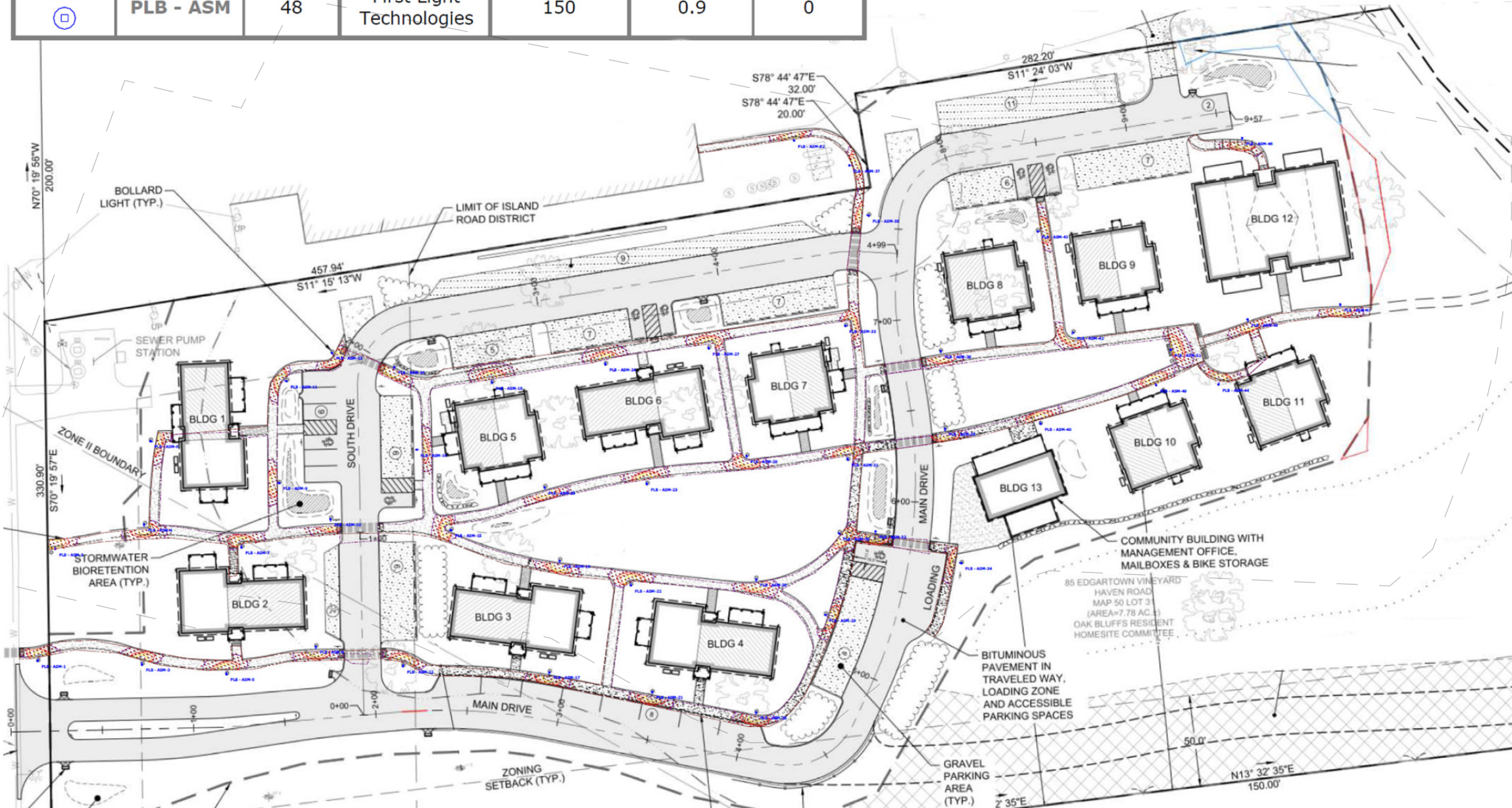
Description	Symbol	Avg	Min	Max/Min	Avg/Min	Max
Walkway Building 11	+	0.3 fc	0.0 fc	N/A	N/A	1.3 fc
Walkway Building 12	+	0.3 fc	0.0 fc	N/A	N/A	1.2 fc
Pathway	+	0.2 fc	0.0 fc	N/A	N/A	1.4 fc

Schedule

Symbol	Label	Quantity	Manufacturer	Lumens Per Lamp	Light Loss Factor	Wattage
⬆ ⊙	PLB - ASM	48	First Light Technologies	150	0.9	0

Note

1. Mounting Height = PLB 3ft
2. Calculation zone = Ground
3. Grid Spacing = Pathway 2ft
4. Pole Spacing = As Shown
5. Profile = PLB 04 5 Dim 1
6. LED Color Temp = 3000K
7. Placement contingent on light getting 2-3 hours of midday sun exposure



SOLAR BOLLARD LIGHTING



LED CEILING MOUNT PORCH FIXTURE

SOUTHERN TIER - MVC AMENDMENT SET - 85 EDGARTOWN-VINEYARD HAVEN ROAD, OAK BLUFFS MA 02568

SITE LIGHTING PLAN & FIXTURES

JUNE 29TH, 2023

MVC DRI # _____

