

Martha's Vineyard Community Services Master Plan

Prepared by South Mountain Company
September 18, 2018



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A three phase campus master plan to demolish the existing campus (with the exception of the new IWYC Building) and build a new modern more efficient campus with more than 50% more gross square footage than the existing campus.

The current campus is on a 3-acre piece leased from the High School. The proposed campus adds 1.9 acres to the campus. A new 99-year lease needs to be approved by the Legislature.



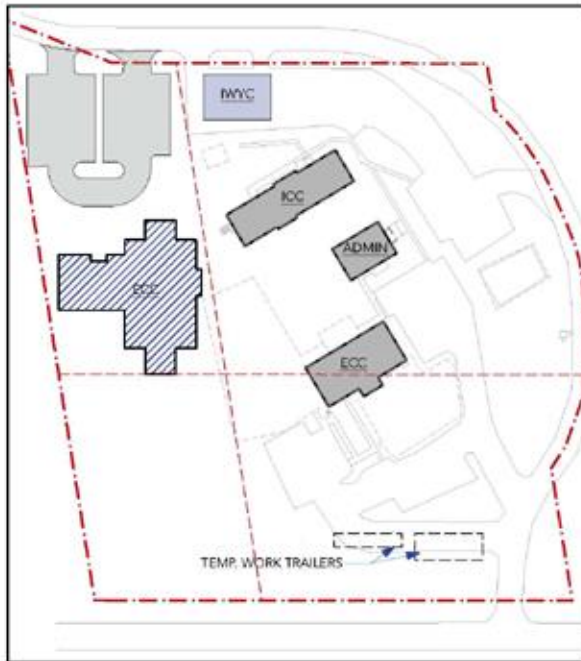
Phasing

Martha's Vineyard Community Services Master Plan

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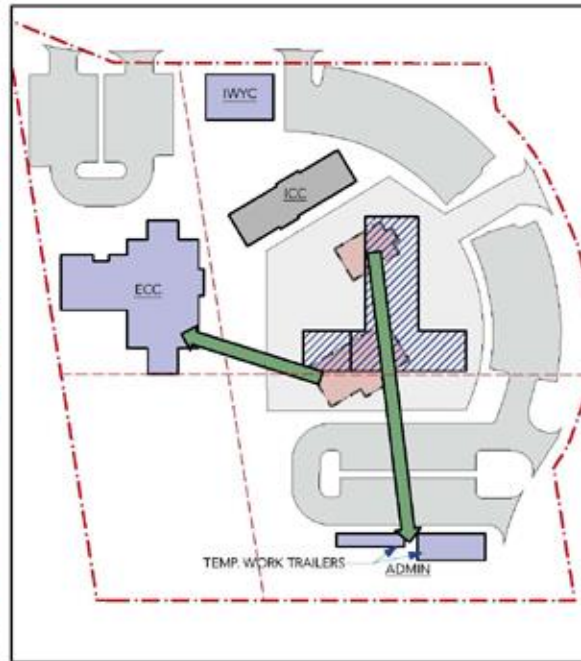
September 18, 2018

- Phase One:** Build new 10,000 sf 1-story ECC Building
- Phase Two:** Move ECC to new building;
Move Administration to temporary work trailers;
Build new parking area;
Demolish existing Admin. and ECC buildings;
Build new 17,500 sf two-story Community Services main
- Phase Three:** Move into new Community Services main building;
Demolish existing ICC Building;
Remove Work Trailers;
Finish Parking and Landscape improvements.



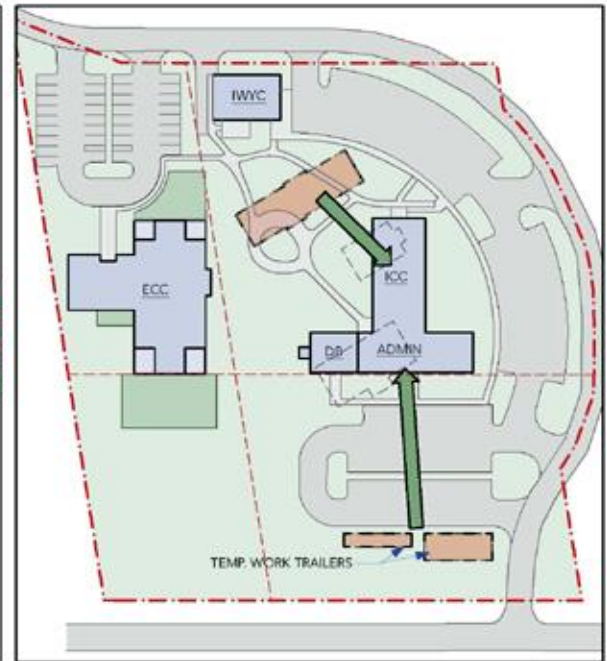
① PHASE 1

- BUILD ECC



② PHASE 2

- MOVE ECC TO NEW BUILDING
- MOVE ADMIN TO TEMPORARY WORK TRAILERS
- BUILD NEW PARKING AND DELINEATE CONSTRUCTION ZONE
- DEMO ADMIN AND ECC BUILDINGS
- BUILD NEW COMMUNITY SERVICES BUILDING



③ PHASE 3

- MOVE ICC, ADMIN, AND DAYBREAK (CURRENTLY OFF-SITE) TO NEW COMMUNITY SERVICES BUILDING
- DEMO ICC AND REMOVE WORK TRAILERS
- FINISH PARKING AND LANDSCAPE



Phasing Plans



EXISTING 2,400SF 1-STORY
ISLAND WIDE YOUTH
COLLABORATIVE (WYC)
BUILDING TO REMAIN

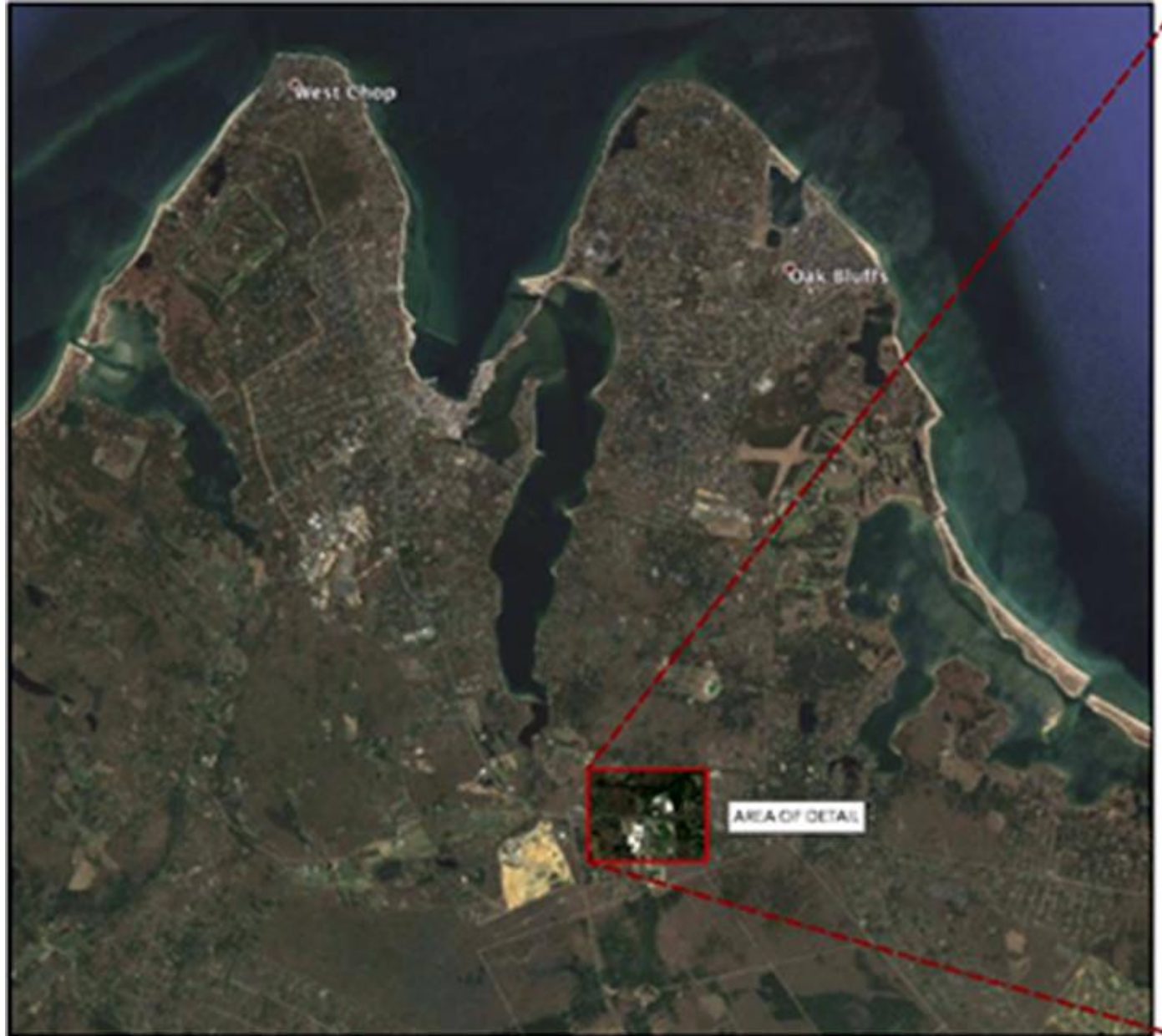
NEW 17,200SF 2-STORY
COMMUNITY SERVICES BUILDING
(INCLUDES ADMIN, ISLAND
COUNSELING CENTER,
AND DISABILITY SERVICES)

NEW 1,500SF 1-STORY
DAYBREAK WING

NEW 10,100 SF 1-STORY
EARLY CHILDHOOD CENTER



Master Plan Rendering

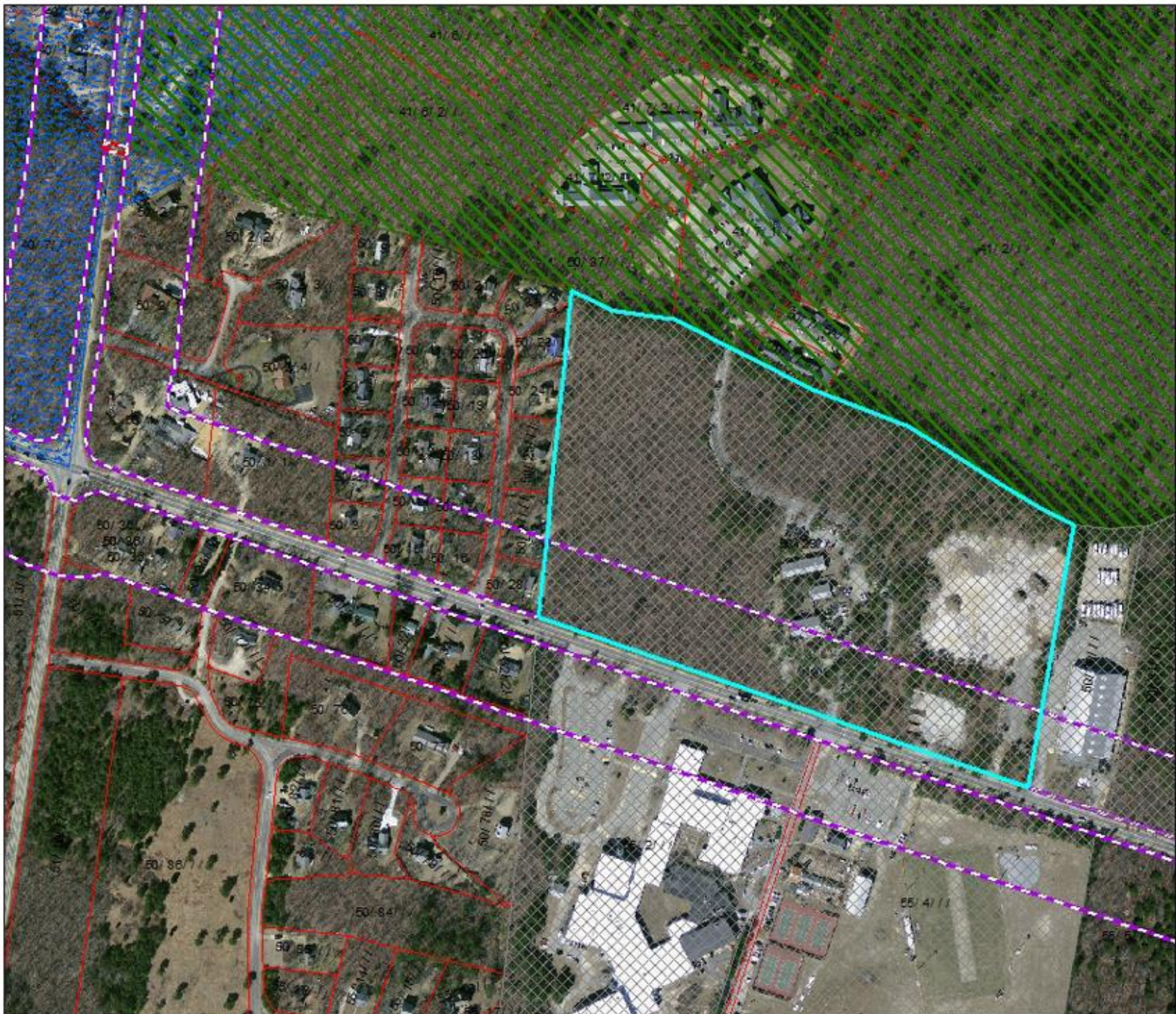


① ISLAND LOCUS MAP
NOT TO SCALE



② AERIAL VIEW OF NEIGHBORHOOD
NOT TO SCALE

**DRI 223-M3
MVCS
Campus
Master Plan
DCPC's**



Oak Bluffs Overlay Zoning

DESCRIBE

- Coastal District
- Coastal Plain District
- Floodplain District
- Land Roads District - Major Roads Zone
- Land Roads District - Special Ways Zone
- Lagoon Pond District
- Oak Bluffs Harbor District
- Sango/Kona/Outer Pond District
- Southern Woodlands District
- Special Places District
- Wireless Communication District

MV and Gosnold 2009 Aerial Photo
RDB

- Red - Band_1
- Green - Band_2
- Blue - Band_3



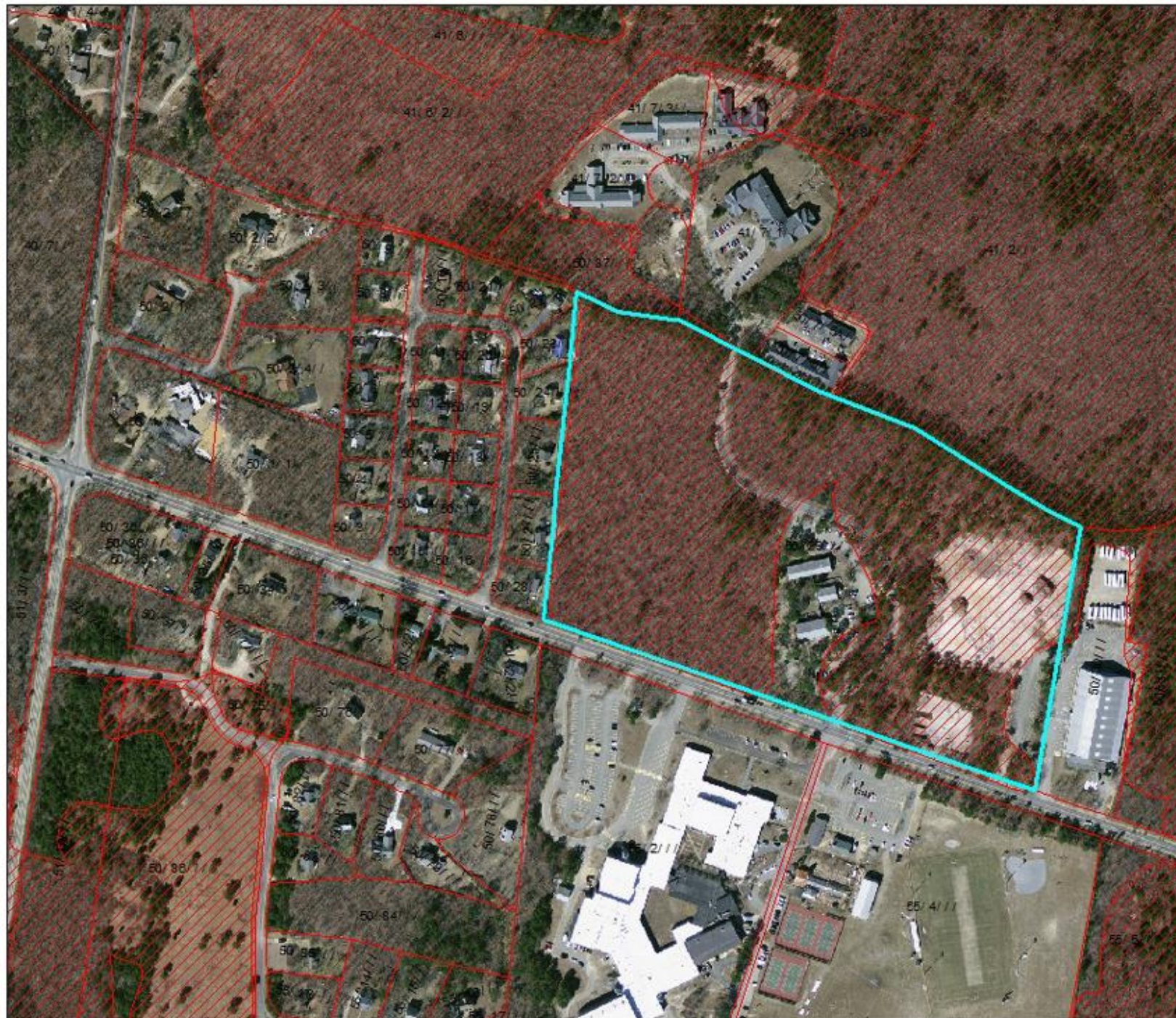
1 inch = 333 feet

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**DRI 223-M3
MVCS
Campus
Master Plan
NHESP
Habitat**

**Before 2017
Re-Mapping**



▭ Rare listed Rare Species
▭ Rare Protected Rank Wildlife
 MV and Gosnold 2009 Aerial Photo
 RDB
▭ Red: Band_1
▭ Green: Band_2
▭ Blue: Band_3



1 inch = 333 feet

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Date: 11/11/2011
 User: DRI 223-M3
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**DRI 223-M3
MVCS
Campus
Master Plan
Prime
Agricultural
Soils**



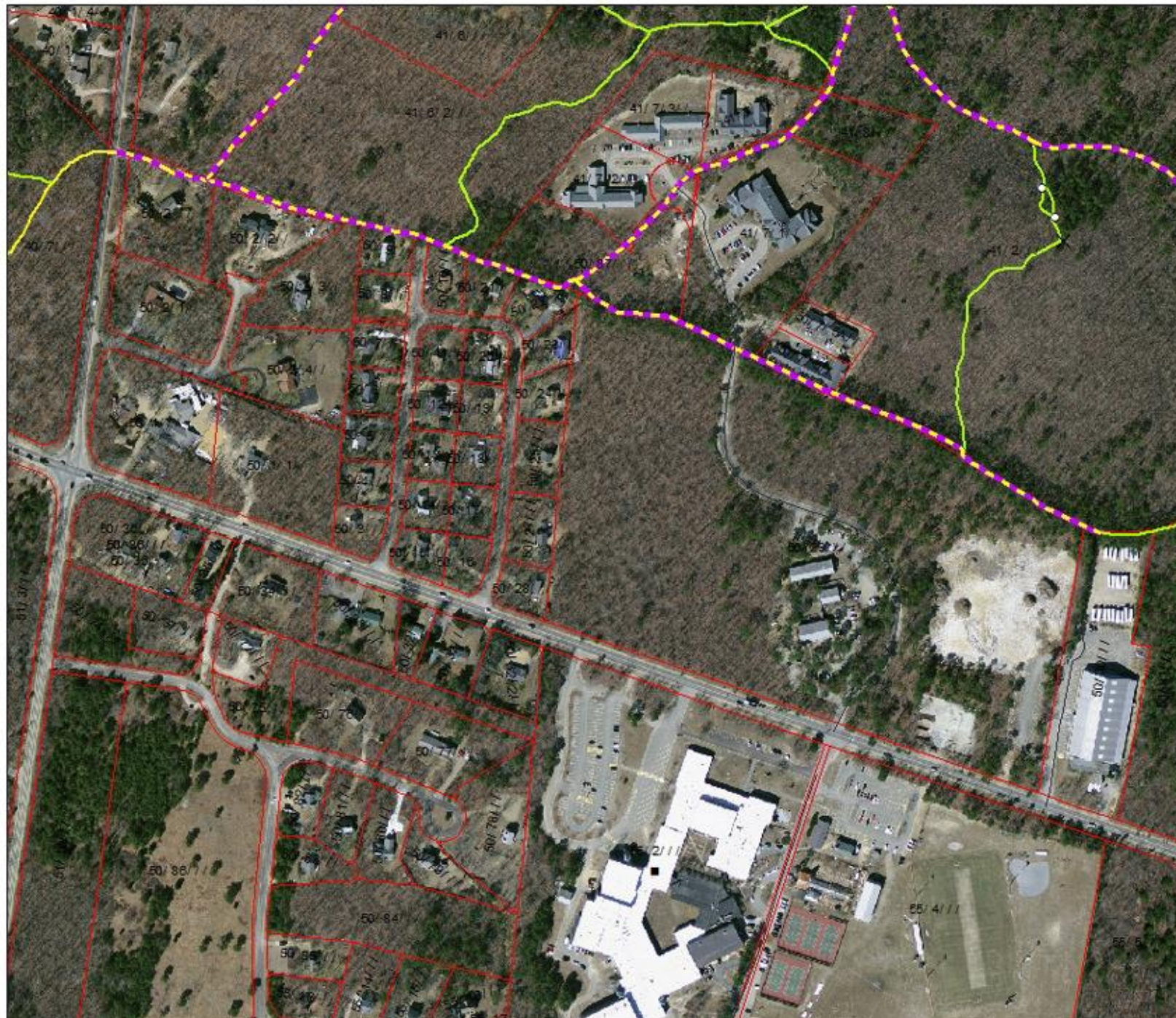
MV and Gosnold 2009 Aerial Photo
RBE
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Green: Band_2
Blue: Band_3



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DRI 223-M3 MVCS Campus Master Plan Trails



MV and Gosnold 2009 Aerial Photo
ROB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

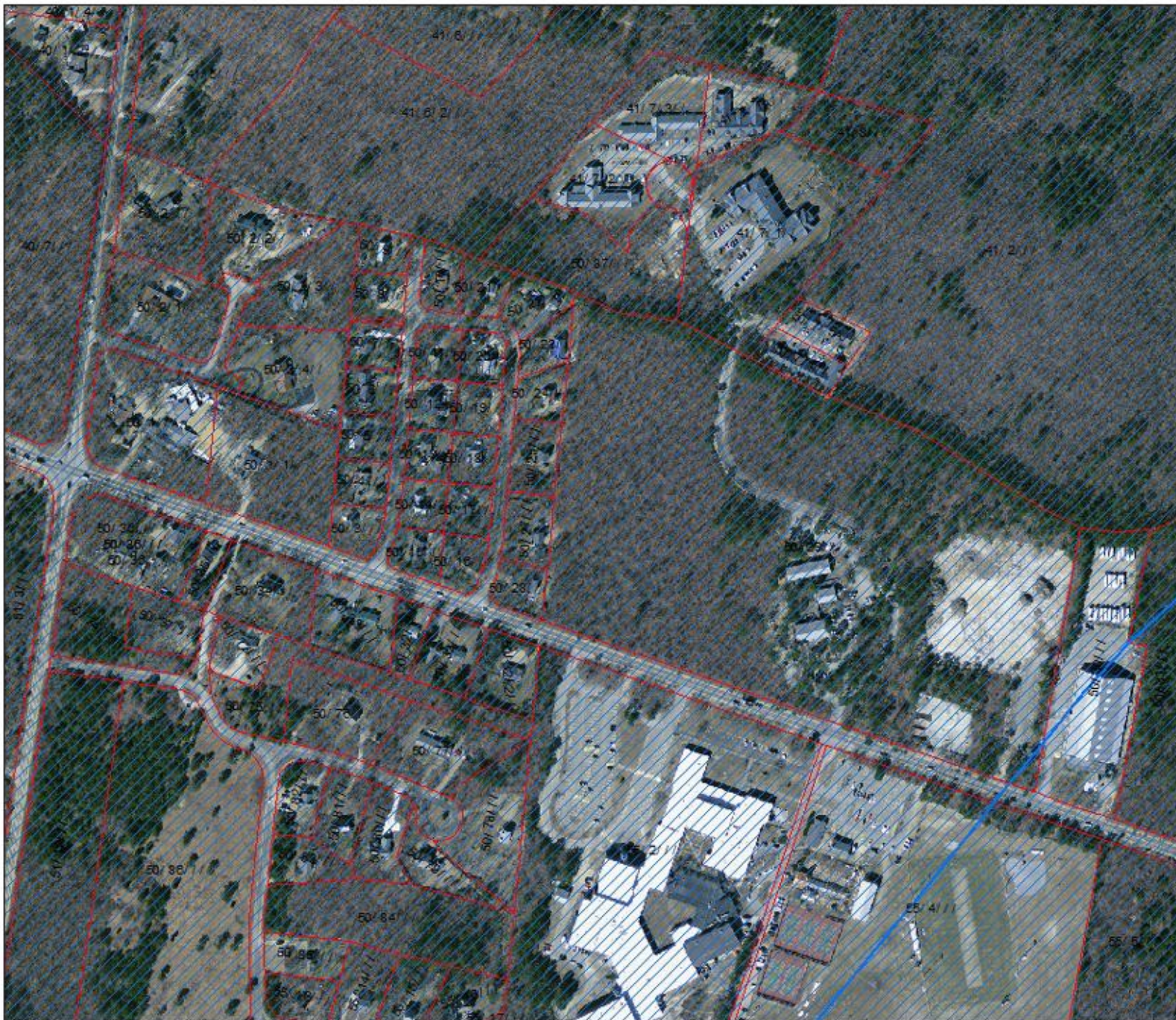


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Date:
Scale:
DRI 223-M3 Campus Master Plan Trails 10/20/2010

DRI 223-M3 MVCS Campus Master Plan Watershed



MV and Gosnold 2009 Aerial Photo
ROB

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Major Watershed



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DRI 223-M3 (Campus Master Plan) 10/20/2010

**DRI 223-M3
MVCS
Campus
Master Plan
2017 NHESP**



**MV and Gosnold 2009 Aerial Photo
RBE**

	Red_Band_1
	Green_Band_2
	Blue_Band_3



1 inch = 333 feet

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DRI 223-M3 MVCS Campus Master Plan 2017 NHESP

MV and Gosnold 2009 Aerial Photo
ROB

- Red: Band_1
- Green: Band_2
- Blue: Band_3



1 inch = 200 feet

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Date:
Scale:
DRI 223-M3 (Campus Master Plan) 10/18/17

DRI 223-M3 MVCS Campus Master Plan Site

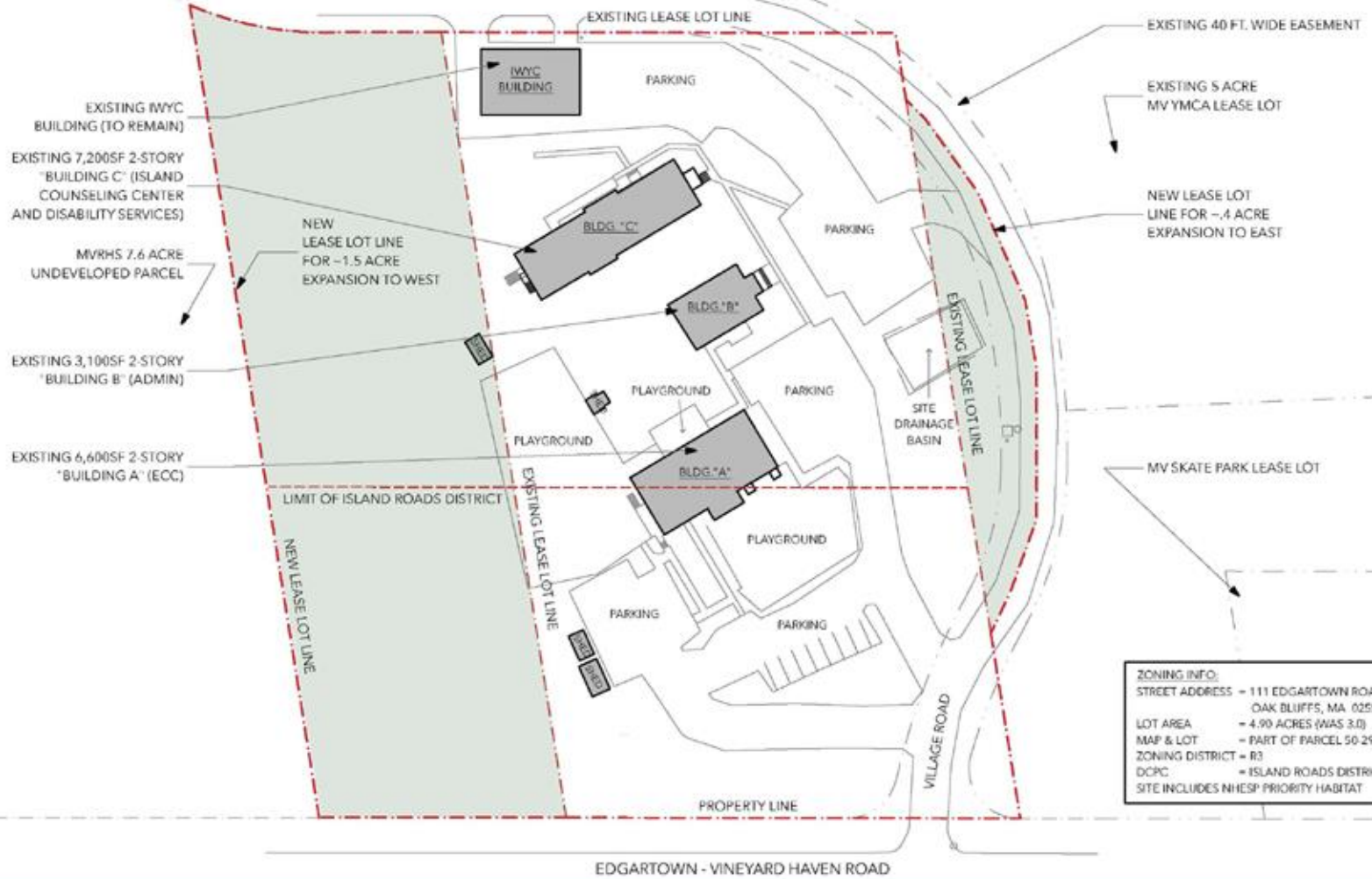


MV and Gosnold 2009 Aerial Photo
ROB
Red: Band_1
Green: Band_2
Blue: Band_3



1 inch = 100 feet

Created by:
Date:
Scale:
DRI 223-M3 (Campus Master Plan) 10/2009



ZONING INFO:
 STREET ADDRESS = 111 EDGARTOWN ROAD
 OAK BLUFFS, MA 02567
 LOT AREA = 4.90 ACRES (WAS 3.0)
 MAP & LOT = PART OF PARCEL 50.29
 ZONING DISTRICT = R3
 DCP = ISLAND ROADS DISTRICT
 SITE INCLUDES NHESP PRIORITY HABITAT



SCALE: 1" = 60'-0"

Site Plan - Existing/Zoning



Land Clearing	74,000 sf
Pavement Removal	40,000 sf
Individual Tree Removal	20
Play Equipment Salvage	TBD
Retaining Wall Demo	TBD if
Storm Drainage System Demo	TBD



SCALE: 1" = 60'-0"

Landscape - Demo/Clearing

SPACE NEEDS SUMMARY	Existing SF	Proposed SF	Increase
EARLY CHILDHOOD CENTER (ECC)	3,514	4,855	1,341
HEAD START	413	500	87
EARLY CHILDHOOD SUPPORT SPACES	1,924	3,000	1,076
SUBTOTAL (NET SF):	5,851	8,355	2,504
STRUCTURE AND CIRCULATION	716	1,671	955
TOTAL EARLY CHILDHOOD GROSS SF:	6,567	10,026	3,459
ADMINISTRATION AND DEVELOPMENT	1,156	1,640	484
ADMIN/DEVELOPMENT SUPPORT SPACES	1,128	2,380	1,252
SUBTOTAL (NET SF):	2,284	4,020	1,736
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DISABILITY SERVICES (DS)	392	1,240	848
ISLAND COUNSELING CENTER (ICC)	3,390	5,300	1,910
ICC/DS SUPPORT SPACES	1,356	3,130	1,774
SUBTOTAL (NET SF):	5,138	9,670	4,532
STRUCTURE AND CIRCULATION	2,030	2,418	388
TOTAL DISABILITY SERVICES/ICC GROSS SF:	7,168	12,088	4,920
DAYBREAK CLUBHOUSE	960	1,200	240
STRUCTURE AND CIRCULATION	240	300	60
TOTAL DAYBREAK GROSS SF:	1,200	1,500	300
ISLAND WIDE YOUTH COLLABORATIVE (IWYC) BLDG.	2,400	2,400	0
TOTAL GROSS SF:	20,478	31,039	10,561

= 52% increase

Gross Area in 1999 Study = 29,500
Gross Area in 2015 Study = 25,469

Notes:

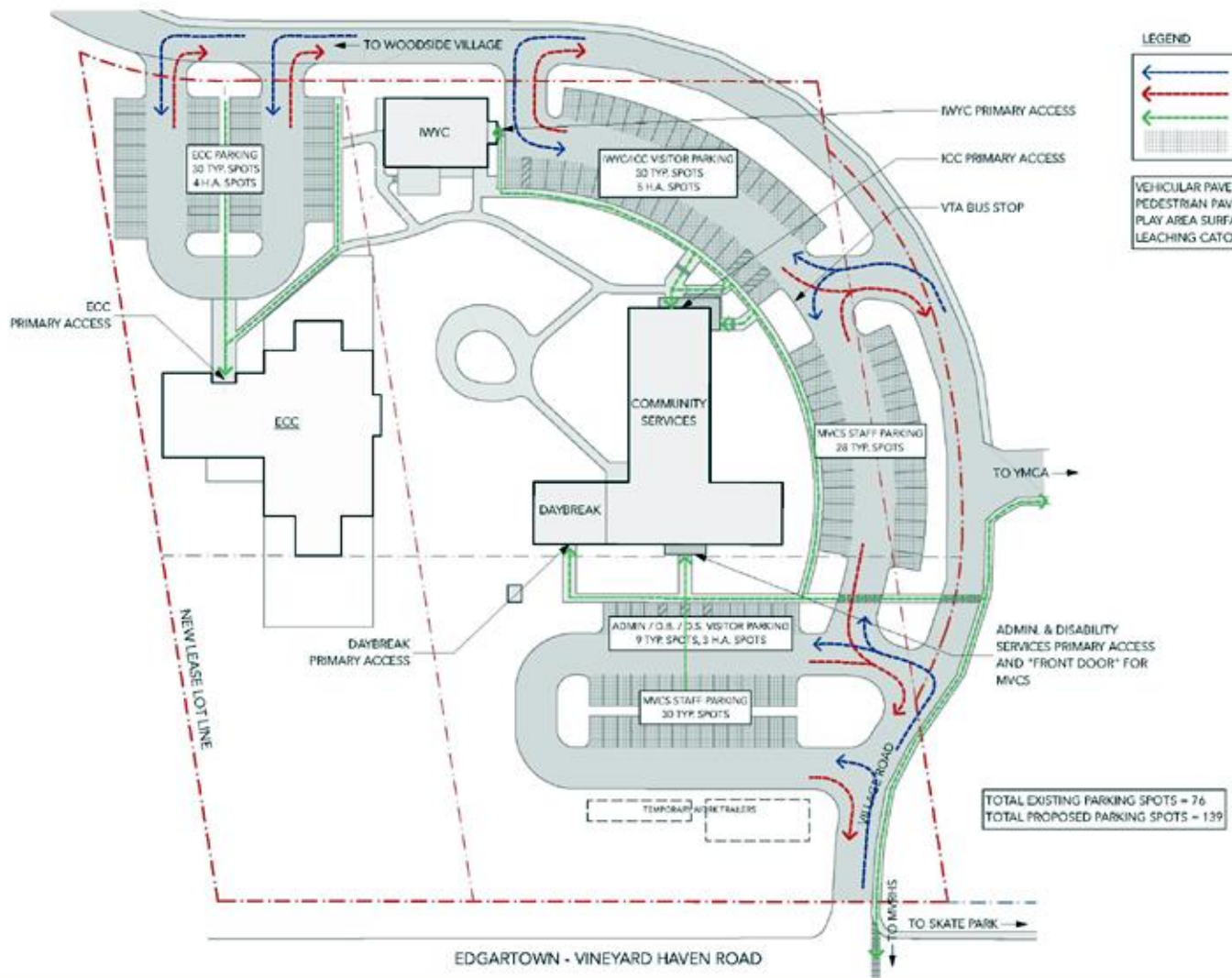
- Square footage totals do not include CONNECT to End Violence program, Red House, or Nathan Mayhew Seminars (Family Center, etc.) programs (not in Master Plan).
- Net area includes floor area for all rooms but no area for circulation spaces (hallways) or for wall area (interior or exterior).
- Net-to-Gross square footage ratios of existing Buildings A, B, and C are .89, .73, and .72 respectively.

Proposed Staff On-campus	
Full Time	Part Time
15	0
5	2
0	0
20	2
10	2
0	0
10	2
6	0
40	26
0	0
46	26
3	1
79	31

Space Needs Summary



Landscape - Planting



LEGEND

- INBOUND VEHICLES
- OUTBOUND VEHICLES
- PRIMARY PEDESTRIAN ROUTE
- PERMEABLE PAVING

VEHICULAR PAVEMENT	54,500 SF
PEDESTRIAN PAVEMENT	8,750 SF
PLAY AREA SURFACE	5,100 SF
LEACHING CATCH BASINS, ETC.	5 EA.

TOTAL EXISTING PARKING SPOTS = 76
 TOTAL PROPOSED PARKING SPOTS = 139



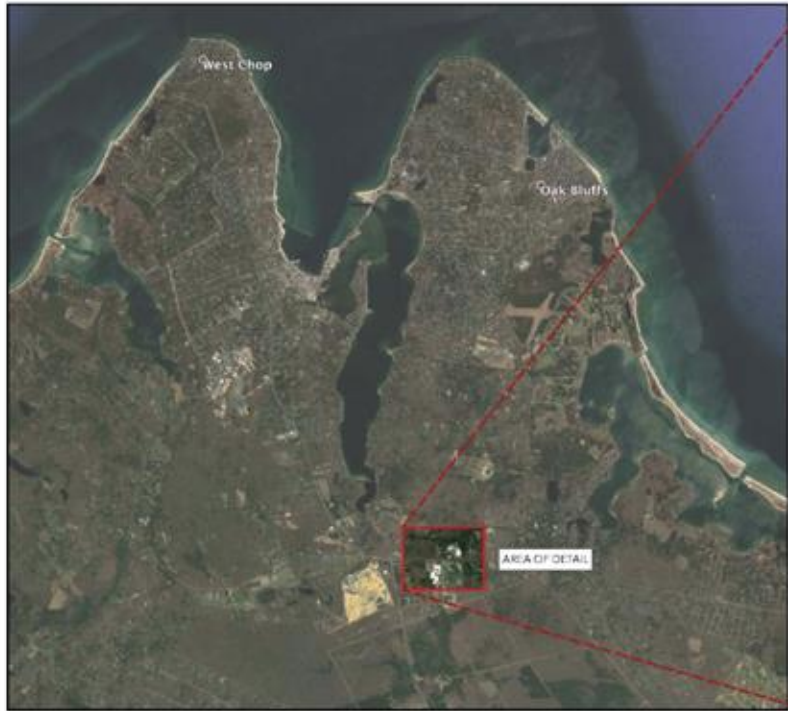
SCALE: 1" = 60'-0"

Landscape - Paving & Circulation

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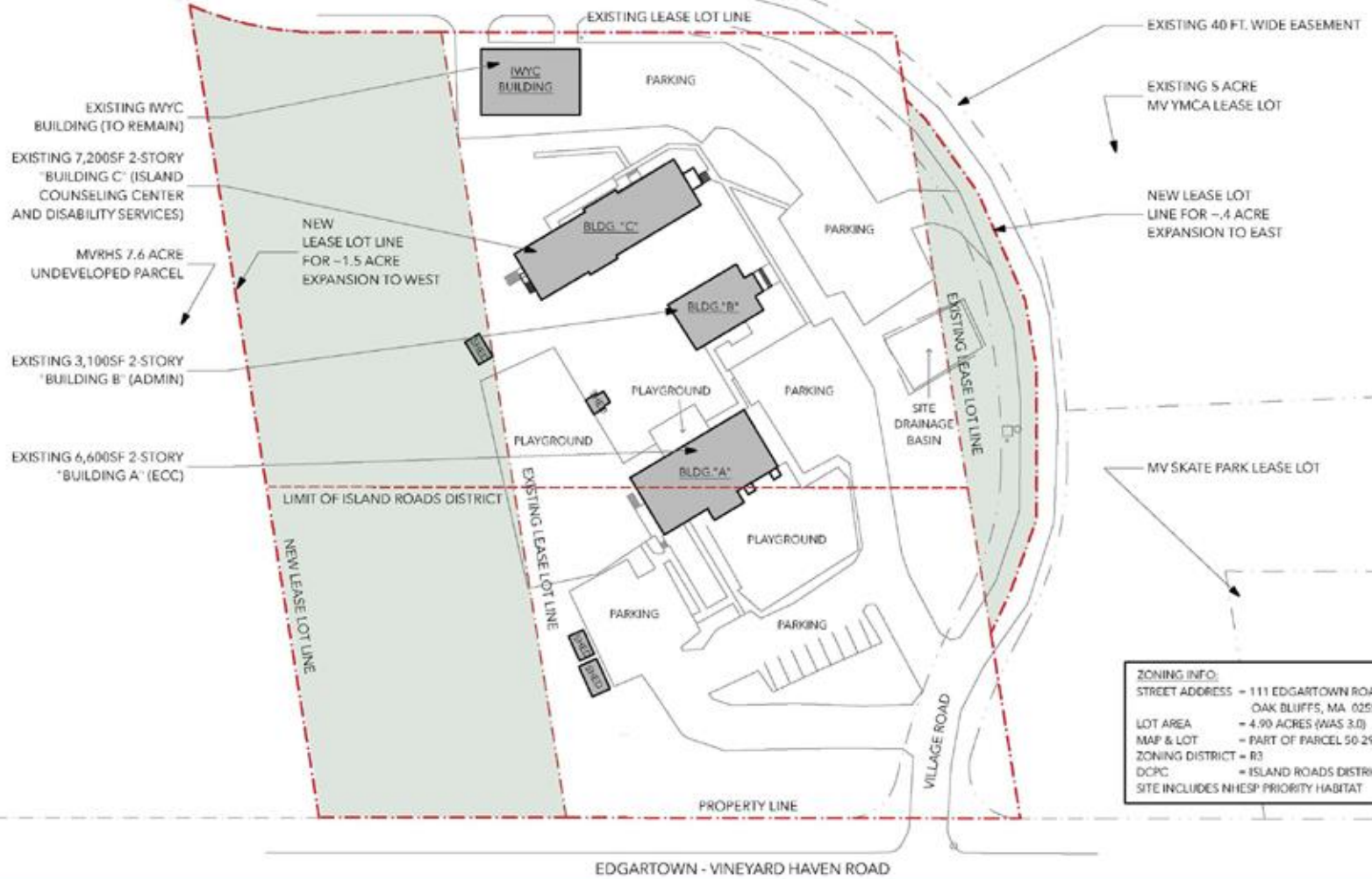


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② AERIAL VIEW OF NEIGHBORHOOD
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 ZONING DISTRICT = R3
 DCPC = ISLAND ROADS DISTRICT
 SITE INCLUDES NHESP PRIORITY HABITAT

Site Plan - Existing/Zoning

Regulatory Summary

Land Acquisition

- March 5, 2018: the MVRHSC voted unanimously to ask MVRHS attorneys to draft legislation for a new 99-year lease for 4.9 acres (3 acre existing parcel plus approximately .4 acres to east and 1.5 acres to west). MVRHSC approved final draft of legislature and lease and submitted to the state via local representatives.

Permitting Process:

- Martha's Vineyard Commission (MVC) - Property is a DRI originally approved on 11/13/86.
- Oak Bluffs Wastewater Commission - Approved wastewater strategy on 6/13/18. See "Utilities" slide.
- Massachusetts Division of Fisheries & Wildlife (MA DF&W) - Approved proposed project on 2/1/16. Approval good for five years.
- Oak Bluffs Planning Board (OBPB) - Zoning By-Laws require Site Plan Review for renovation of commercial/institutional projects. Met informally 4/26/18.
- Oak Bluffs Zoning Board of Appeals (ZBA) - See "Zoning Summary" below.
- Oak Bluffs Board of Health - Approved wastewater strategy 6/5/18. Still need on-site system to be designed and approved. See "Utilities" slide.
- Oak Bluffs Zoning Officer/Building Inspector - Building Permit.

Zoning Summary:

- Oak Bluffs Zoning District = R3 Residential. Expansion of Educational Use in R3 district requires a Special Permit by the ZBA.
- Not in Lagoon Pond or Southern Woodlands District of Critical Planning Concern (DCPC)
- A portion of the site is in the Island Roads District. Uses permitted: Any residential, recreational, agricultural, or open space use as permitted by district
- The property is in the "Edgartown-Vineyard Haven Road Corridor" region, and area under study by the OB Planning Board.

Conservation Commission:

- Not applicable.

Environmental and 21E Assessment:

- An Environmental Assessment Report was not part of the scope of work and is unlikely to be required.

Archaeological:

- SMC consulted informally with the Public Archaeology Laboratory (PAL) and based on their experience in this area and the recorded site inventory, any sites in the project area would likely be small and would probably be associated with short-term hunting and/or gathering. The larger, more complex sites that include habitation and burial features are generally located closer to the shores of Lagoon Pond.

Flood Plain:

- Not applicable.

Utilities Status

Electricity:

- Primary electrical line is buried and comes from Edgartown-Vineyard Haven Road along Village Road in an existing, recorded easement to existing transformers. Transformers will need to be replaced (existing is in footprint of proposed building).
- New secondary lines will run in buried conduit from new transformer to proposed buildings. Existing service to IWYC to remain. Whether or not IWYC needs a new transformer TBD.

Water:

- Water supply line is buried and comes from Edgartown-Vineyard Haven Road along Village Road in an existing, recorded easement to existing buildings. Water supply lines will need to be replaced with separate services to the new buildings. Existing service to IWYC to remain.
- On April 13, 2018 Tata and Howard, the Oak Bluffs Water District engineers, wrote a letter confirming that the District can supply the domestic water demands for the proposed project.

Propane:

- On-site above ground propane tanks will be removed and replaced with a small aboveground tank serving IWYC only. Remaining campus will be served by electric HVAC and water heating equipment.

Wastewater:

- The property is in the MVC Lagoon Pond Watershed which limits nitrogen discharge to 1.87kg/acre/year, but it is not in Zone 2 for municipal wells.
- The property is currently served by a municipal wastewater system which is at capacity and not accepting requests for flow increases. No expansion of capacity is expected until 2022 at the earliest.
- Chris Alley of Schofield, Barbini, and Hoehn (SB&H) has calculated the proposed design flows for the project based on the Space Needs document and has compared that to the 2,000 gallon flow allocation that the property received when it went on town sewer.
- The wastewater strategy that SMC and SB&H presented to the Oak Bluffs Wastewater Commission (OBWC) on April 4, 2018 was to build a temporary on-site system to serve the new ECC building and for the rest of the facility to remain on town sewer, sized so there is no net increase in flow until after capacity is expanded. The strategy was approved in principle by the OB Board of Health (6/5/18) and the OB Wastewater Commission (6/13/18).
- On-site system design must be approved by MVC and OB BOH.

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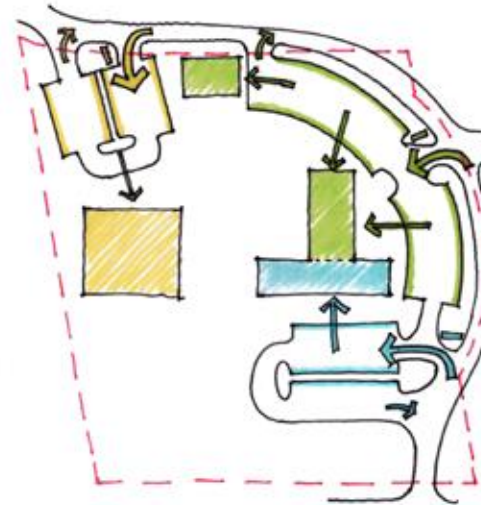
Space Needs Summary

Site Approach and Parking



Existing:

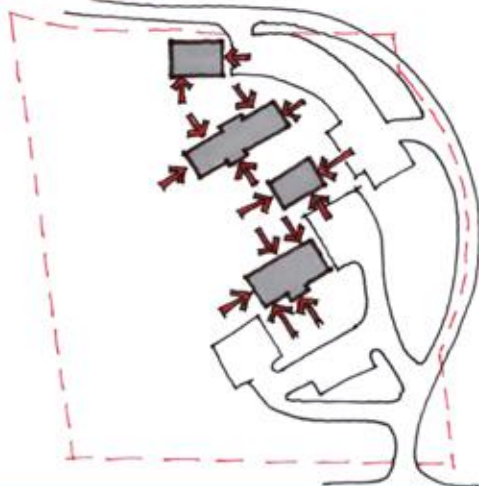
- Patchwork of 6 areas encroaching on site
- Unclear entry sequence
- Confusing traffic pattern
- Arduous paths for wheelchairs



Proposed:

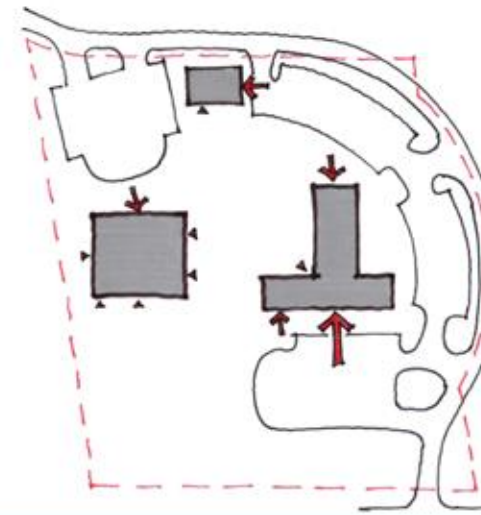
- 3 areas relegated to perimeter of site
- Intuitive wayfinding with clear signage
- Organized traffic patterns
- Safer, dedicated area for ECC
- Wheelchair-friendly pedestrian routes

Building Access



Existing:

- 16 "Front Doors"
- Confusing for first-time visitors
- Complicates campus security—particularly for ECC and ICC



Proposed:

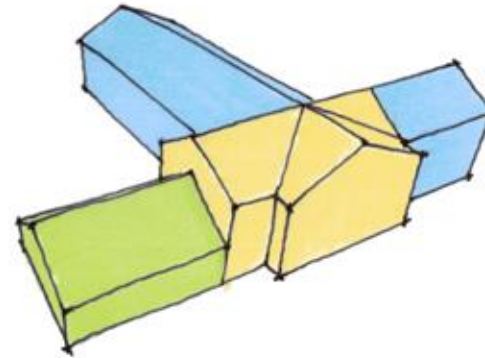
- One prominent "Front Door" for the agency
- Well-defined primary access points for ICC, IWYC, and ECC
- Secure, tertiary points of egress for dedicated uses

Building Configuration



Existing:

- Admin and ICC in two separate buildings
- Daybreak Club-house is off-campus in leased building



Proposed:

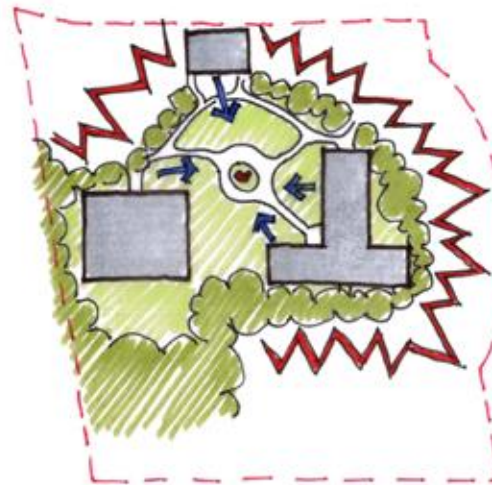
- Move all three programs into one building with shared services
- More collaborative workplace
- More economical

Experience of Outdoor Spaces



Existing:

- Parking, driveways and roads directly adjacent to buildings, walkways and playgrounds
- Disconnected from outdoor space due to ramps and stairs
- No central gathering space
- Minimal safe-guards



Proposed:

- Push parking, driveways, and roads to site perimeter with handicapped-accessible parking close to entry points
- Use new building configuration to create protected courtyard at the heart of the campus
- Add plantings to further insulate from cars
- Add bollards and other safe-guards

Building Construction



Existing:

- Substandard roof, wall, and floor assemblies
- High energy use
- Uncomfortable temps
- Unhealthy air quality
- Acoustically connected
- Unsalvageable building
- Unusable in a power outage



Proposed:

- High quality, air tight building envelope
- Low energy use
- Comfortable temps
- Healthy air quality
- Acoustically separate spaces
- Durable and adaptable
- Resilient in storms

Stormwater Management



Existing:

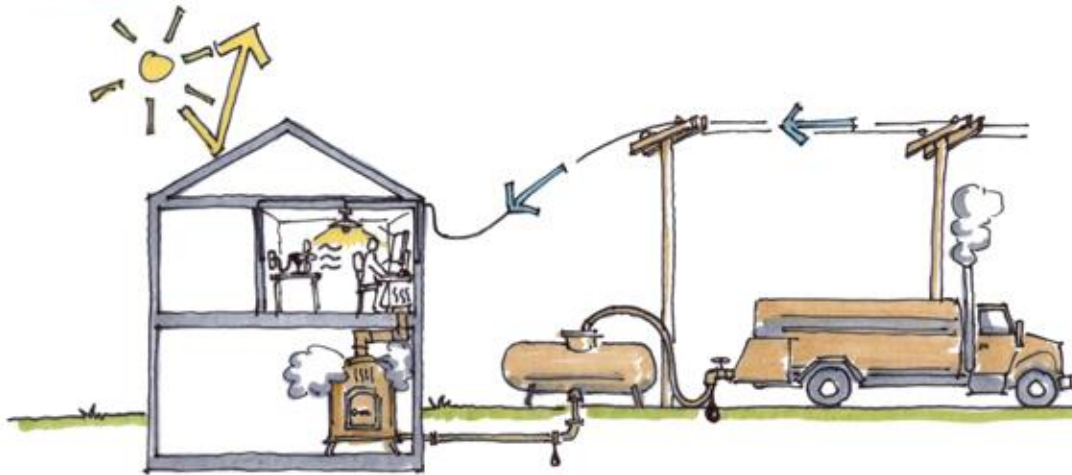
- Half of existing programming is half-buried in finished basements
- Poor grading
- Inadequate storm water management
- Many doors and elevated outdoor walkways are exposed to the elements



Proposed:

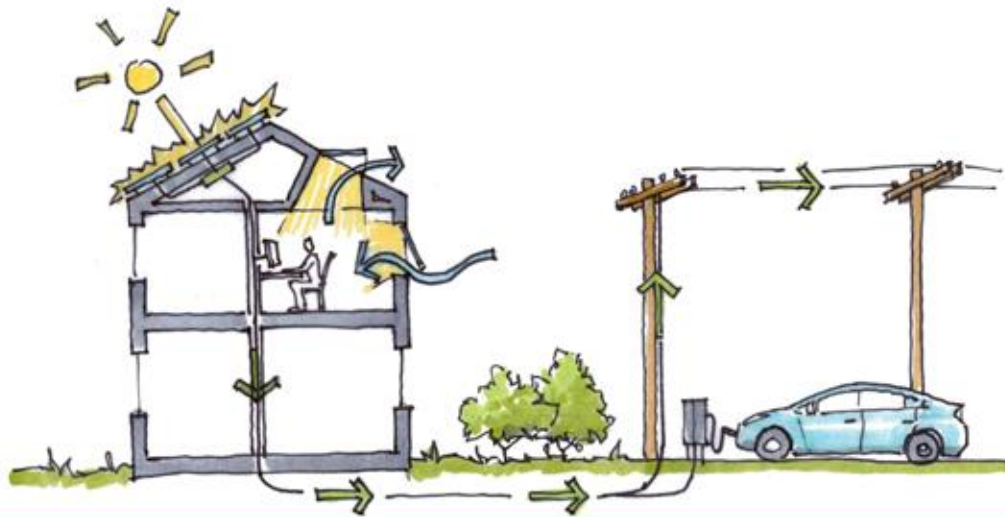
- All occupied spaces above ground
- Pitch grade away from buildings
- Utilize rain gardens to manage storm water on-site
- Protect entries with generous porches

Operational Energy



Existing:

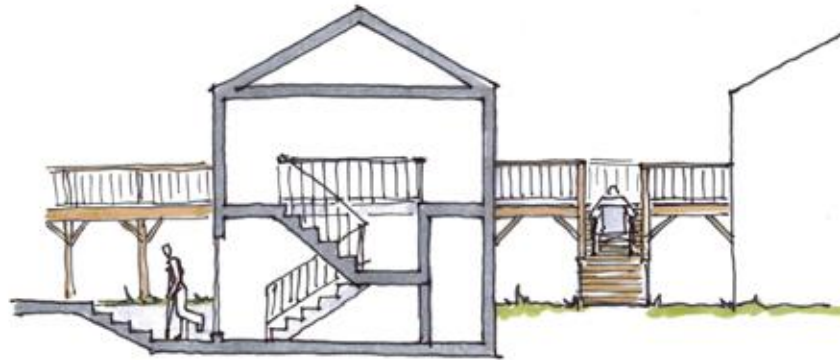
- Buildings heated with inefficient propane-fueled mechanical systems
- Poor zoning and controls cause occupants to add to load with fans, space heaters, and window A/C
- Spaces are lit poorly and under-utilize natural light
- Poor natural ventilation
- No renewable energy systems



Proposed:

- Switch fuels from propane to electricity (a resource we can produce on-site)
- Design for great daylighting and natural ventilation
- Design mechanical systems with thoughtful zoning and controls
- Include on-site renewable energy systems—aim for net zero operational energy
- Plan for electric cars and bikes

Accessibility



Existing:

- Three separate two-story buildings connected by indirect multi-level walkways and a second-story footbridge
- Access to any building level from grade requires use of extensive ramping
- Primary access to ICC is on the second floor
- Half of ECC classes must use an exterior stairway to get to grade/playgrounds
- No elevators
- Narrow hallways and doorways



Proposed:

- Work with Disability Services staff to ensure accessibility is a priority —from building location to window latches
- Consolidate programs into one building served by central elevators
- Easy access from grade to first floor
- Work with grades to comfortably slope exterior walkways
- Generous hallway and door widths



EXISTING 2,400SF 1-STORY
ISLAND WIDE YOUTH
COLLABORATIVE (WYC)
BUILDING TO REMAIN

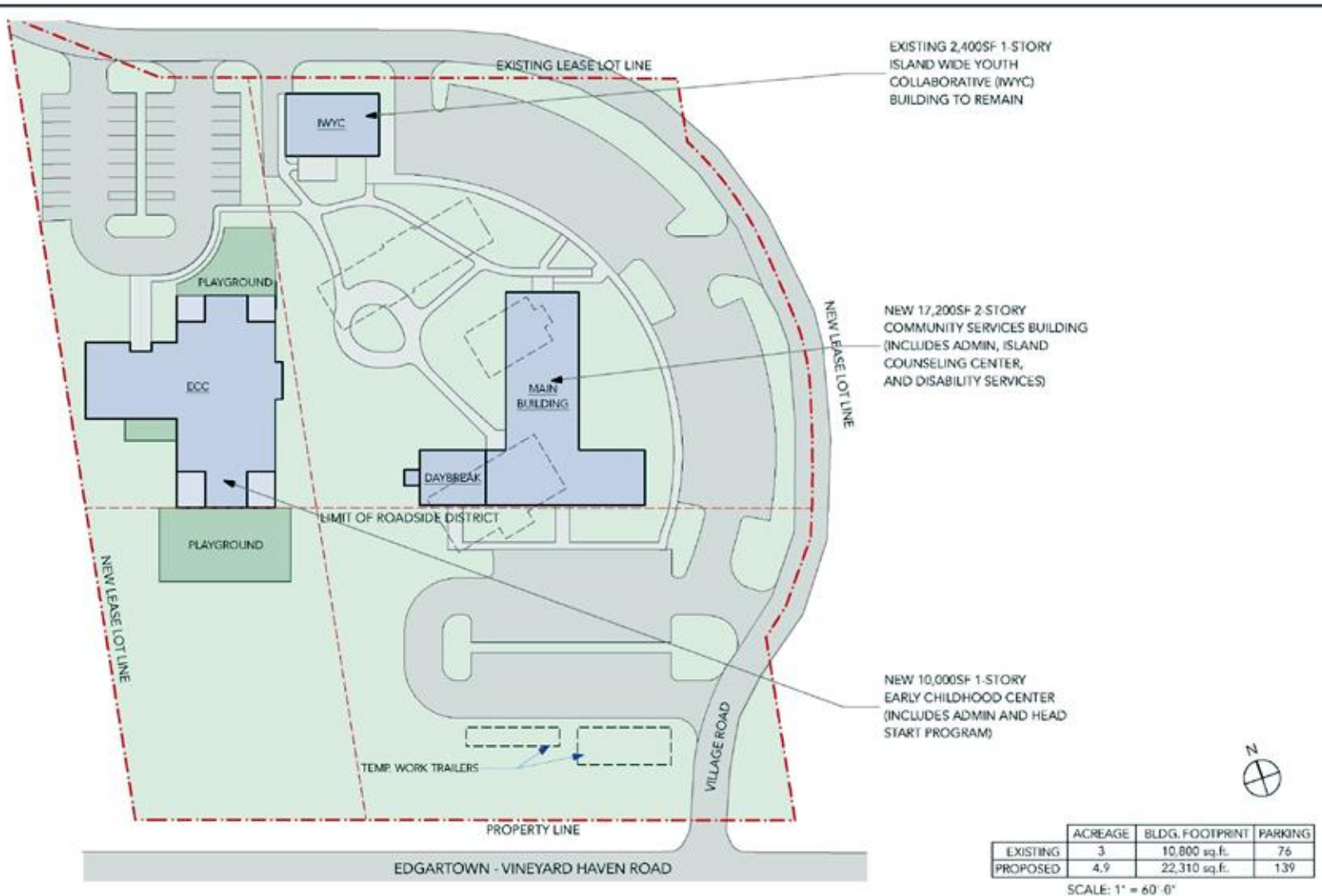
NEW 17,200SF 2-STORY
COMMUNITY SERVICES BUILDING
(INCLUDES ADMIN, ISLAND
COUNSELING CENTER,
AND DISABILITY SERVICES)

NEW 1,500SF 1-STORY
DAYBREAK WING

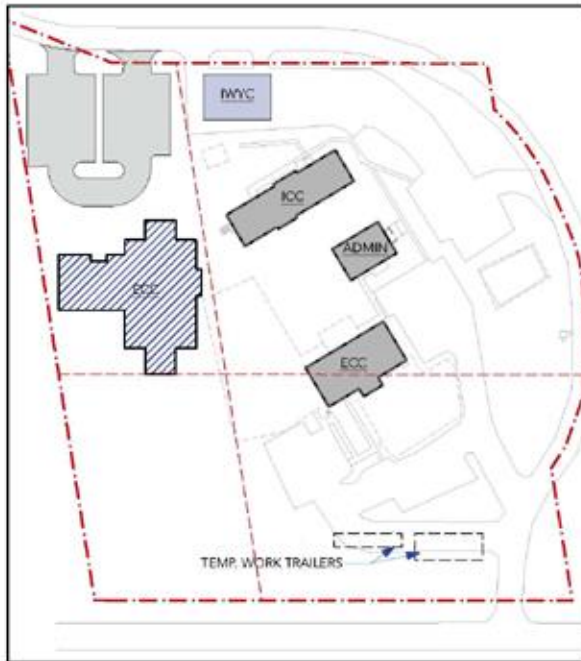
NEW 10,100 SF 1-STORY
EARLY CHILDHOOD CENTER



Master Plan Rendering

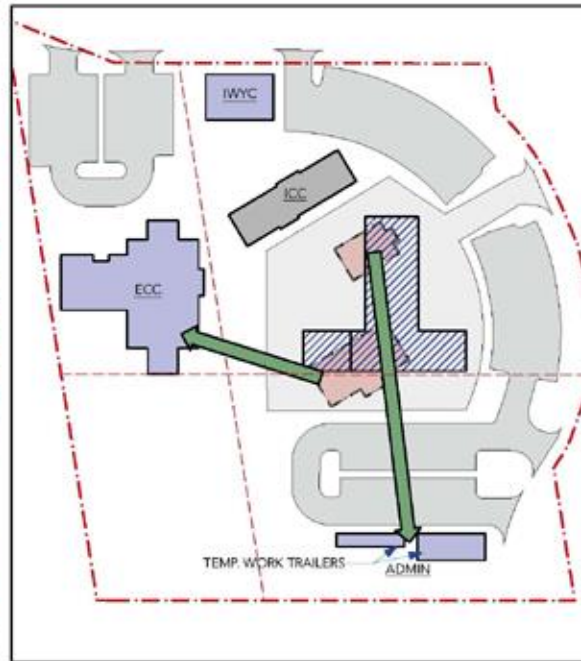


Master Plan Diagram



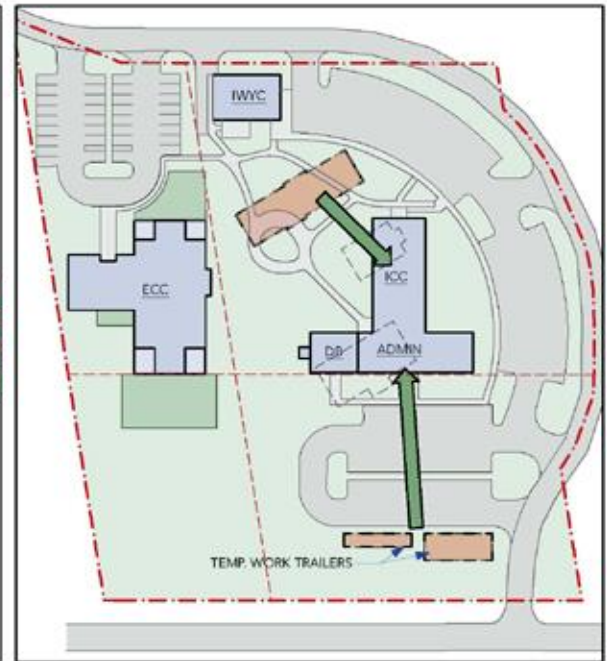
① PHASE 1

- BUILD ECC



② PHASE 2

- MOVE ECC TO NEW BUILDING
- MOVE ADMIN TO TEMPORARY WORK TRAILERS
- BUILD NEW PARKING AND DELINEATE CONSTRUCTION ZONE
- DEMO ADMIN AND ECC BUILDINGS
- BUILD NEW COMMUNITY SERVICES BUILDING



③ PHASE 3

- MOVE ICC, ADMIN, AND DAYBREAK (CURRENTLY OFF-SITE) TO NEW COMMUNITY SERVICES BUILDING
- DEMO ICC AND REMOVE WORK TRAILERS
- FINISH PARKING AND LANDSCAPE



Phasing Plans



Land Clearing	74,000 sf
Pavement Removal	40,000 sf
Individual Tree Removal	20
Play Equipment Salvage	TBD
Retaining Wall Demo	TBD if
Storm Drainage System Demo	TBD



SCALE: 1" = 60'-0"

Landscape - Demo/Clearing

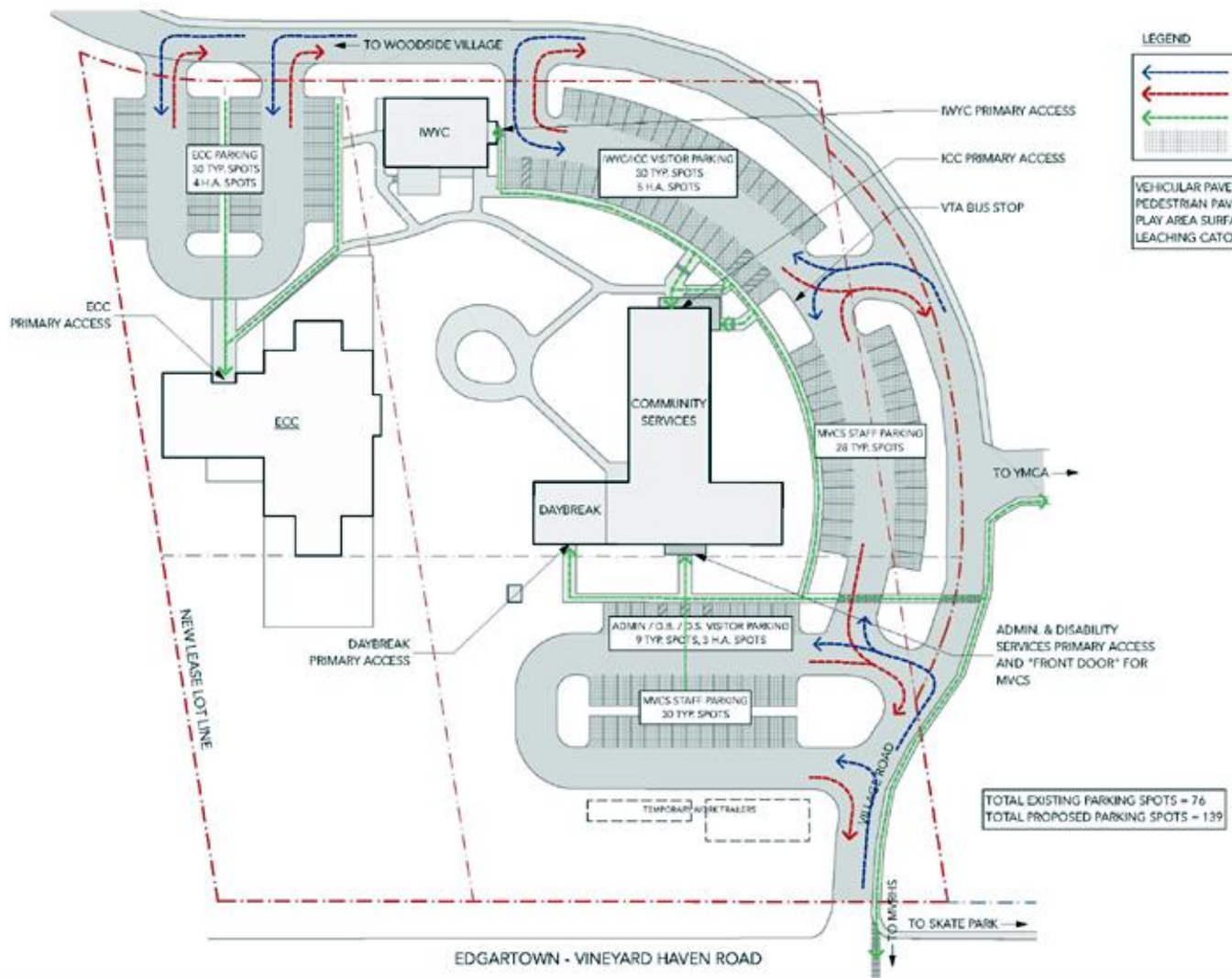


PLANTINGS:	QTY:	PRICING ASSUMPTIONS:
DECIDUOUS SHADE TREES	77	3-3.5" PIN OAK
EVERGREEN TREES	53	8'-10" WHITE PINE
FLOWERING TREES	16	2.5-3" KOUSA DOGWOOD
SHRUBS	170	30-36" RHODODENDRON
RAIN GARDEN PLANTINGS: (6,500 SF)		
DECIDUOUS TREES	20	2-2.5" TUPELO
EVERGREEN TREES	20	6-8" AMERICAN HOLLY
SHRUBS	130	30-36" WINTERBERRY
PERENNIALS/FERNS/GRASSES	1,625	1 GALLON
LAWN	56,100 SF	

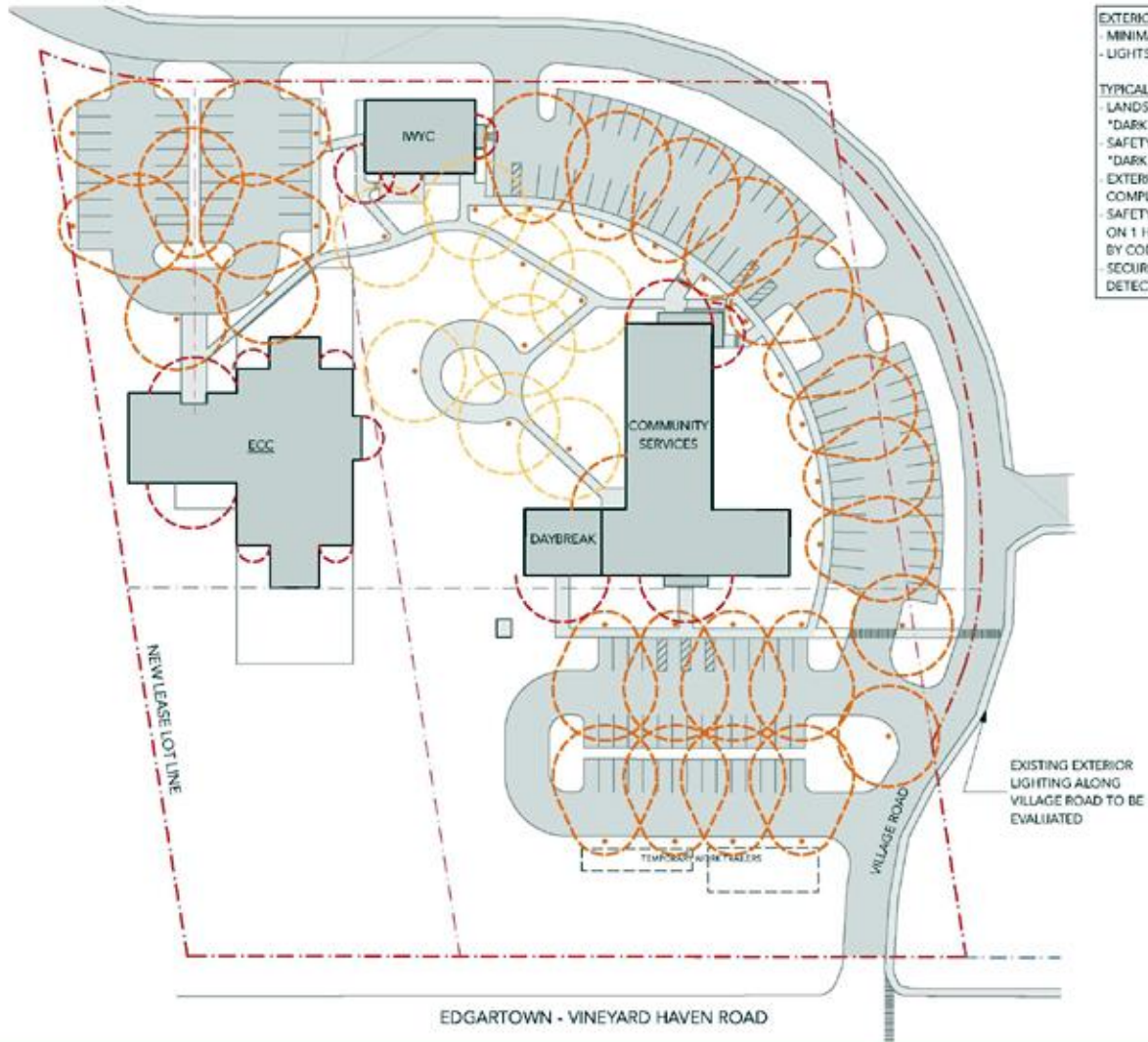
Landscape - Planting



Landscape - Topography



Landscape - Paving & Circulation



EXTERIOR LIGHTING GENERAL DESIGN INTENT:

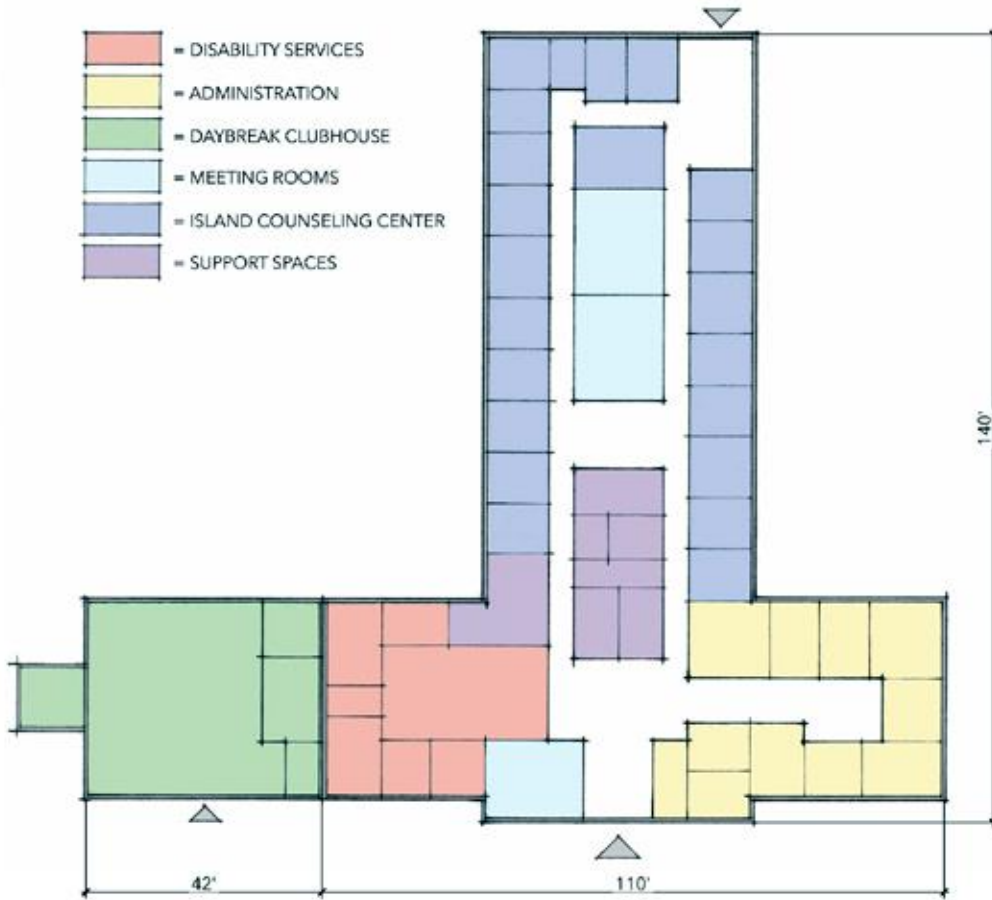
- MINIMAL NUMBER OF FIXTURES, WATTAGE, HEIGHT, AND VISIBILITY
- LIGHTS ON THE MINIMUM AMOUNT OF TIME

TYPICAL SPECS:

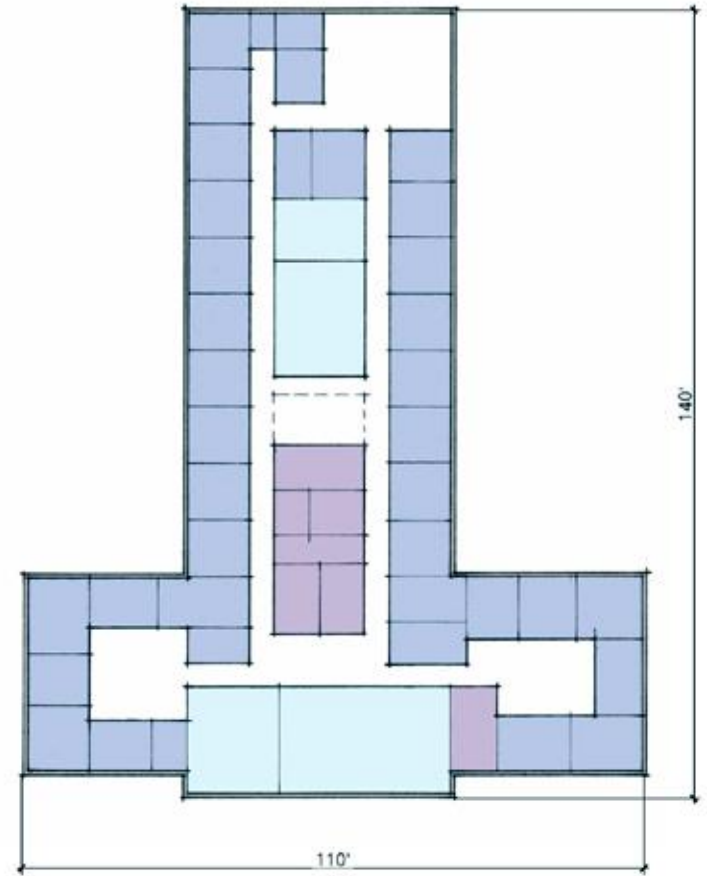
- LANDSCAPE LIGHTING: 3' BOLLARDS WITH DOWNWARD DIRECTED "DARK SKY COMPLIANT" LUMINAIRES
- SAFETY LIGHTING: 12-14' POLES WITH DOWNWARD DIRECTED "DARK SKY COMPLIANT" LUMINAIRES
- EXTERIOR BUILDING LIGHTING: DOWNWARD DIRECTED "DARK SKY COMPLIANT" LUMINAIRES
- SAFETY FIXTURES AND SIGNAGE FIXTURES OFF 1 HOUR AFTER AND ON 1 HOUR BEFORE TYPICAL BUILDING OCCUPANCY (IF ALLOWED BY CODE)
- SECURITY LIGHT FIXTURES AT BUILDING ENTRANCES ON MOTION DETECTORS AFTER HOURS

Landscape - Exterior Lighting

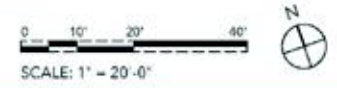
- = DISABILITY SERVICES
- = ADMINISTRATION
- = DAYBREAK CLUBHOUSE
- = MEETING ROOMS
- = ISLAND COUNSELING CENTER
- = SUPPORT SPACES



FIRST FLOOR

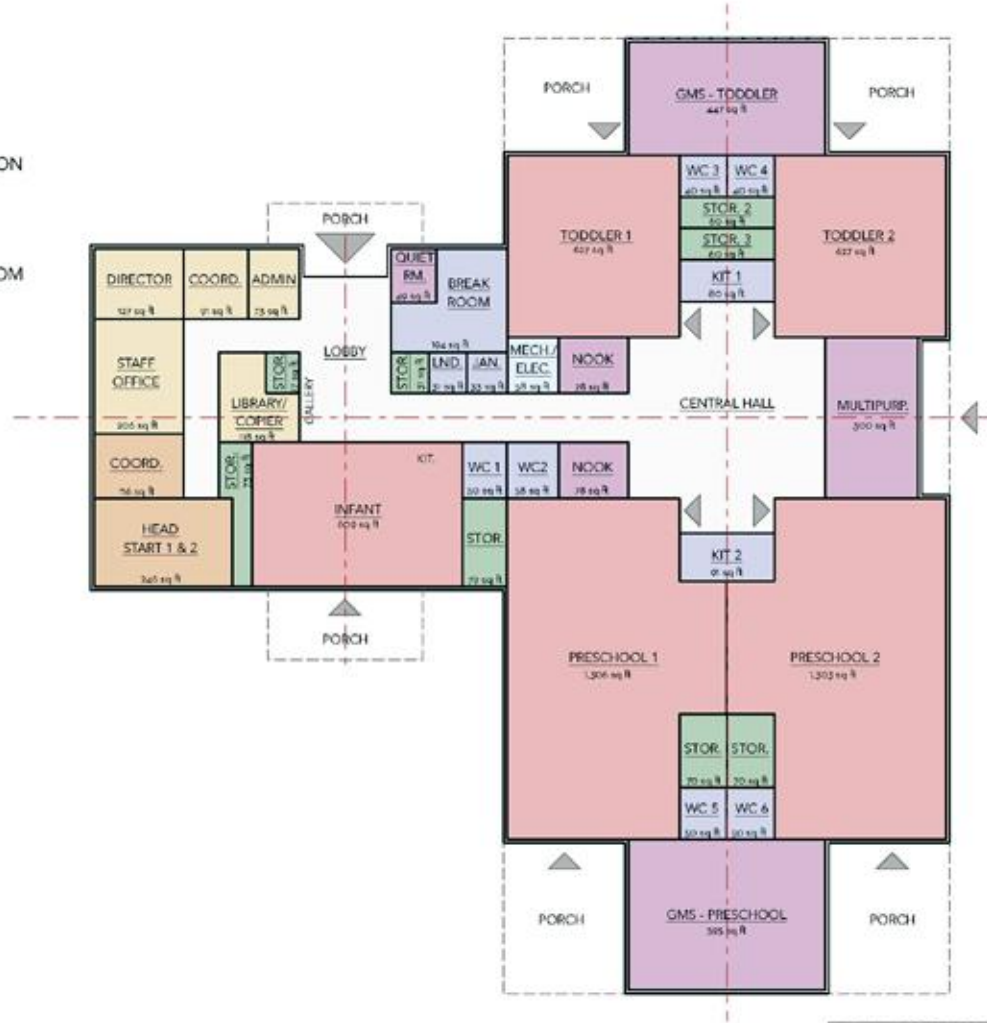


SECOND FLOOR

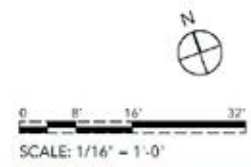


Main Building Concept Plans

- = CLASSROOM
- = HEAD START
- = ADMINISTRATION
- = STORAGE
- = SUPPORT
- = MULTI-USE ROOM



TOTAL GROSS AREA = 9,988 sq ft

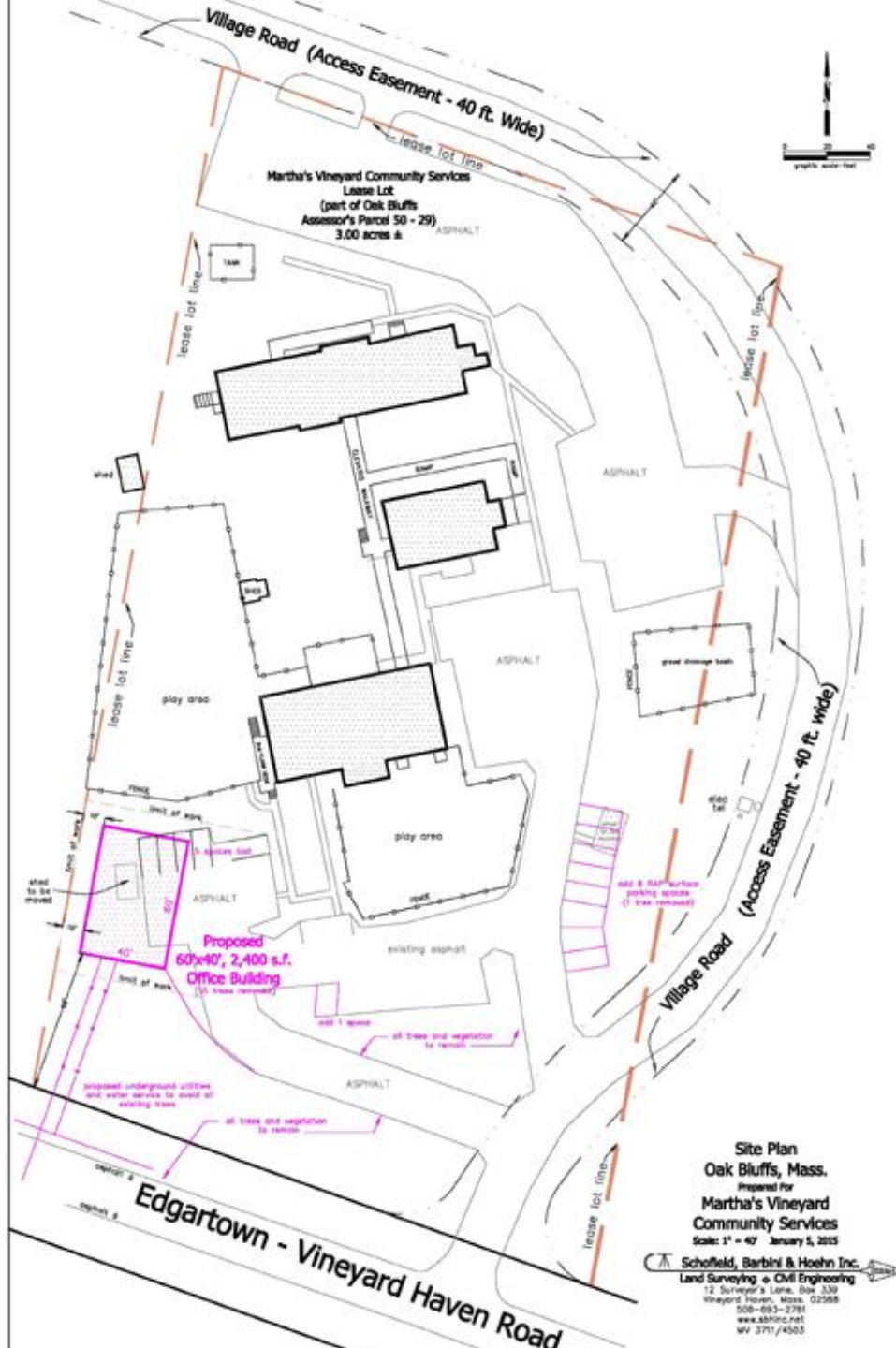


ECC Concept Plan

Proposed Project Schedule

The following is the proposed schedule for the three phases of the project. It is reasonable to expect that these dates are achievable targets, but there are many variables - permitting, design, costs, contracts, fundraising, etc. - that may cause adjustments to the dates provided here.

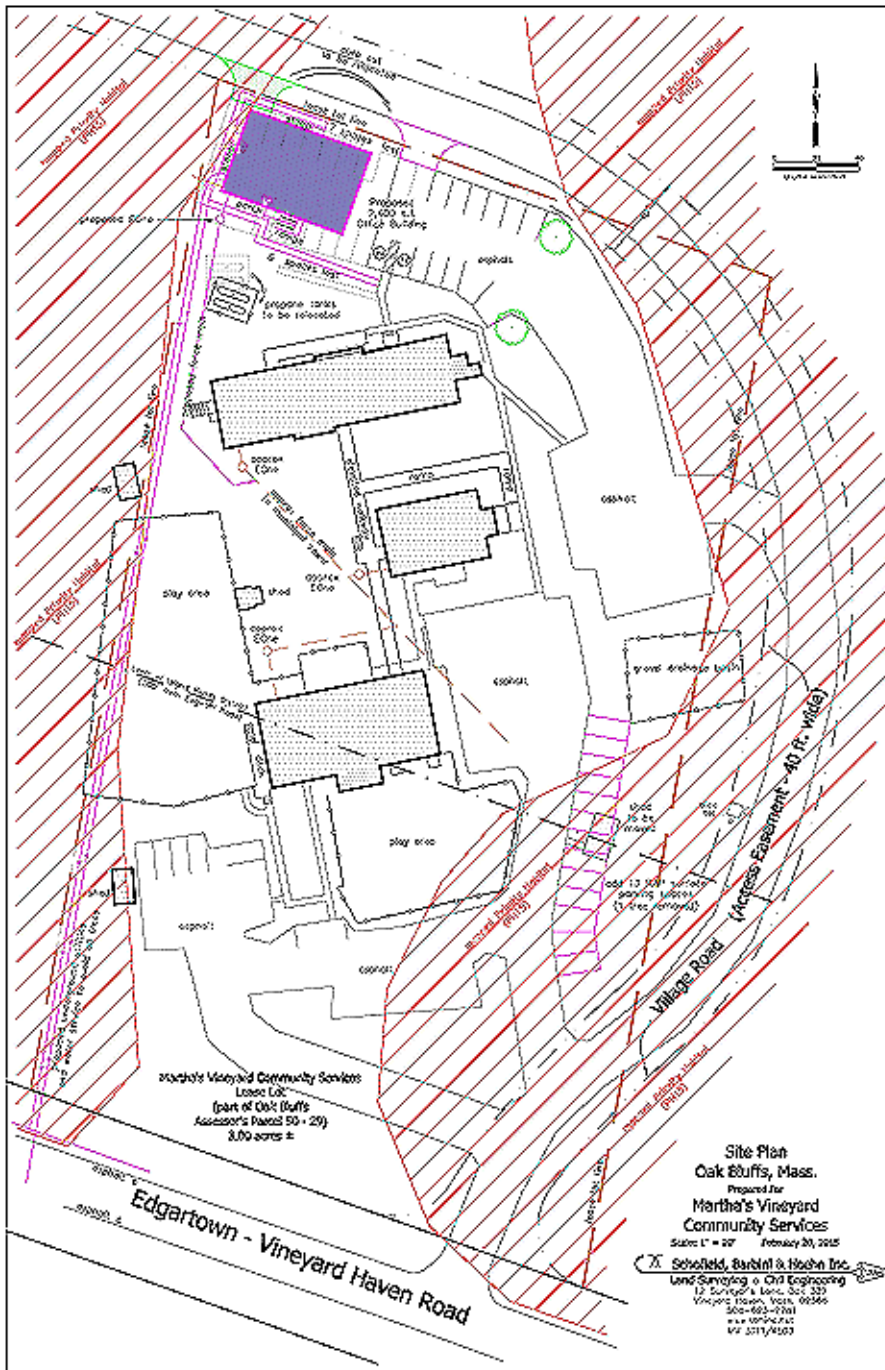
- Master Plan and Conceptual Design Complete May 18, 2018
- Phase One Construction Begins May 27, 2019
- Phase One Occupancy, Phase Two Construction Begins June 19, 2020
- Phase Two Occupancy, Phase Three Construction Begins August 15, 2021
- Project Completion February 1, 2022



DRI 223-M
 MVCS – IWYC
 approved
 Site Plan
 January 5, 2015

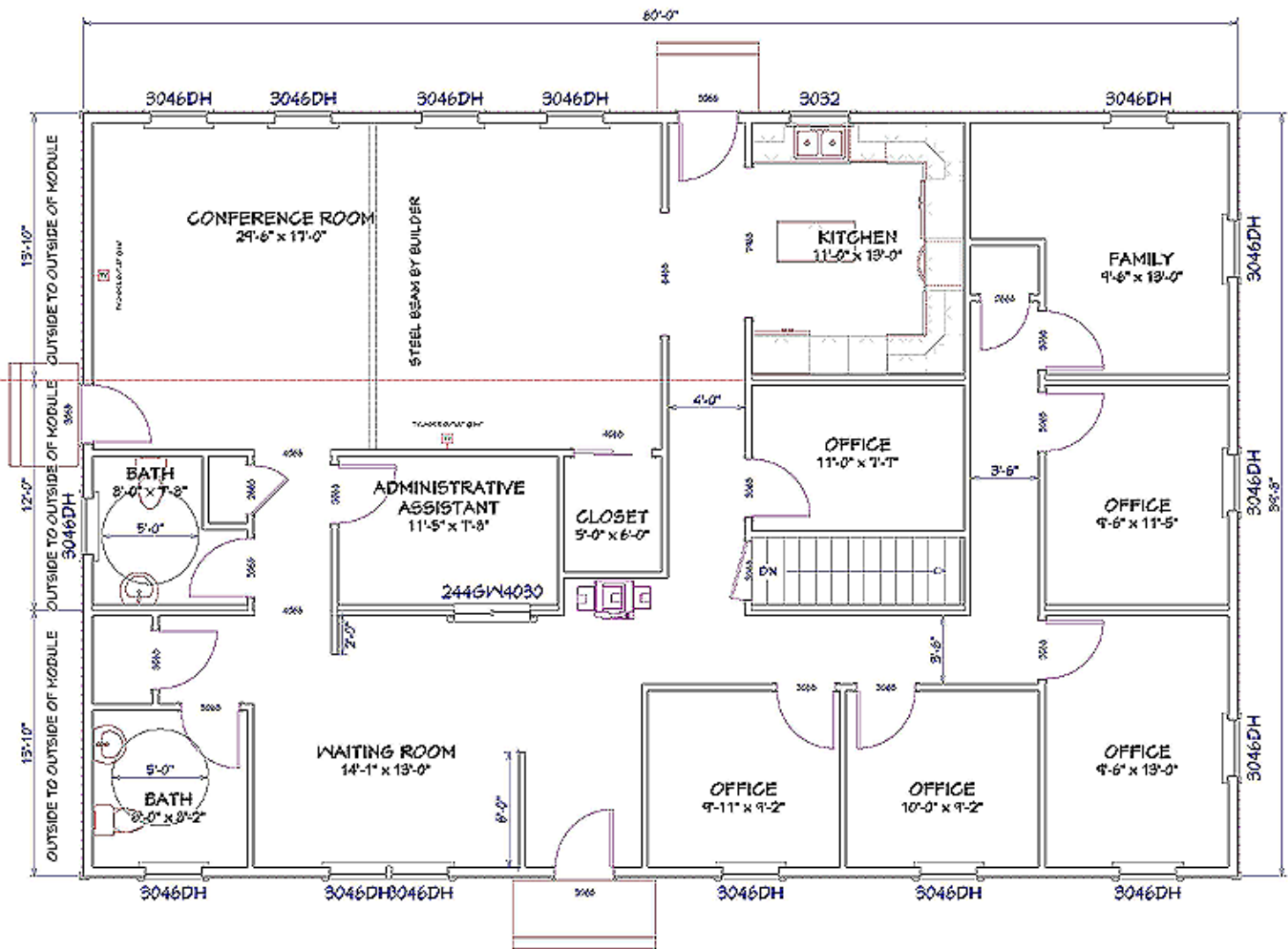
Site Plan
 Oak Bluffs, Mass.
 Prepared For
 Martha's Vineyard
 Community Services
 Scale: 1" = 40' January 5, 2015

Schofield, Barbini & Hoehn Inc.
 Land Surveying • Civil Engineering
 12 Surveyor's Lane, Box 239
 Vineyard Haven, Mass. 02568
 508-693-2781
 www.sbhinc.net
 MV 3711/4563



DRI 223-M2
 MVCS – IWYC
 Proposed
 Revised
 Site Plan
 March 19, 2015

Site Plan
 Oak Bluffs, Mass.
 Prepared for
 Martha's Vineyard
 Community Services
 Scale: 1" = 20' February 20, 2015
 S. Scheffeld, Barbin & Hoehn Inc.
 Land Surveying & Civil Engineering
 12 Sully's & Lane, Box 323
 Vineyard Haven, Mass. 01956
 508-693-7988
 www.sshhinc.com
 M2 2015/0203



SCALE: 1/4" = 10"

FIRST FLOOR

ENERGY STAR COMPLIANCE
 CAULK UNDER ALL EXTERIOR WALLS
 SEAL ALL WIRES PIPES AND VENT PENETRATIONS IN FLOORS, CEILINGS AND EXTERIOR WALLS
 FOAM GASKETS TO BE INSTALLED TO ALL EXTERIOR WALL OUTLETS
 WALL INSULATION TO BE INSTALLED SPLIT AROUND WIRING AND ELECTRICAL BOXES AND GAPS
 INSTALL MATING WALL GASKET

LOW EXPANSION SPRAY FOAM INSULATION INSTALLED AROUND DOORS AND WINDOWS

PROJECT NO. R3	CUSTOMER SQUASH MEADOW	HOUSE NUMBER SITE	SERIAL NO. E85240308030	THIRD PARTY INSPECTION AGENCY	
				PERA	
CONCRETE WOOD	FRONT (N/E)	DATE 10/28/14	REVISION 2a	DATE 11-18-14	
Island Wide Youth Collaborative Center- MVCS			WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-8698		
			2A		



To construct a new 2,400 sf building on the M.V. Community Services campus to house the Island Wide Youth Collaborative (IWYC).

3D's ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY SHOW OPTIONAL OR SITE BUILY ITEMS. PLEASE REFER TO BUILDER CONTRACTS FOR PRODUCTS INCLUDED.

USE GROUP: R3	BUILDER: SQUASH MEADOW	HOMEOWNER: CUSTOMER	SERIAL No:	THIRD PARTY INSPECTION AGENCY:
CONSET TYPE: WOOD FRAME (VB)	SITE:	PEIRA	PRODUCTION No:	
DESIGNER: DWWY			REVISION: 2a	DATE: 11-13-14
DATE: 10/26/14				
SCALE: AS NOTED				
PAGE:				
Island Wide Youth Collaborative Center- MYCS		WESTCHESTER MODULAR HOMES INC. 30 REAGANS MILL RD. WINGDALE, NY 12594 Tel (845)832-9400 Fax (845)832-6698		



HOUSE GRADE R3		BUILDER SQUASH MEADOW		HOME OWNER CUSTOMER		SERIAL No 		THIRD PARTY INSPECTION AGENCY	
CONST TYPE WOOD		FRAME (V/B)		SITE		PRODUCTION No 		PEIRA	
DESIGNER		DATE 10/28/14		REVISION 2a		DATE 11-13-14		 	
SEAL		DATE NOTED		 		 		 	
PAGE		 		 		 		 	

*Island Wide Youth Collaborative
Center- MYCS*

WESTCHESTER MODULAR HOMES INC.
 30 REAGANS MILL RD. WINGDALE, NY 12594
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