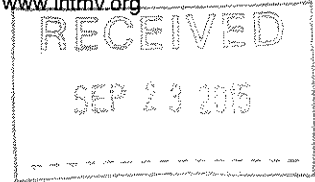


 ISLAND HOUSING TRUST
Creating and Sustaining Permanent Solutions

Post Office Box 779 • West Tisbury MA 02575 • 508-693-1117 • iht@vineyard.net • www.ihmv.org



TO: MARTHA'S VINEYARD COMMISSION
FROM: DERRILL BAZZY, ISLAND HOUSING TRUST
DATE: SEPTEMBER 23, 2015
RE: DRI # 647 WATER STREET APARTMENTS OFFERS

Dear Commissioners,

Please find attached the final plans for Island Housing Trust's Water Street Apartments (DRI #647). The documents include:

1. 12 pages of final Building Plans from BrightBuilt Home.
2. 4 pages of final Landscape Plans from Kristen Riemann Landscape Architect,
3. 1 page of Site and Utilities Plan from Schofield, Barbini & Hoehn,
4. 2 pages of final Foundation Plans from Vineyard Land Surveying.

As you'll see, minor revisions have been made to the apartment plans, largely for the purpose of fulfilling our requirement that all three first floor units be handicap accessible. Landscape plans have also been finalized, addressing surface materials, finish grades, plantings, lighting, retaining and storm water management.

In reviewing the MVC's August 7, 2014 written decision, there are two items to point out.

- 1) Due to specific site conditions, the building will not be placed on piers as previously proposed, but on a 10" concrete foundation supported by a monolithic slab footing. For this reason the soils under the building will not be pervious as noted in the August 7th decision. Any potential site drainage concerns resulting from this change have been addressed in the Landscape plans included below.
- 2) Due to limited planting areas on the site, the current Landscape plans call for the planting of only 3 shade trees, though we will be able to preserve and make space for 4 existing shade trees located to the rear of the property. The August 7th decision notes that there will be 10 shade trees on the property.

Please feel free to give Philippe Jordi or myself a call at 508-693-1117.

Water Street Apartments

PROJECT INFORMATION

Client: Island Housing Trust
Designer: BrightBuilt Home
Builder/Contractor: Farley Built, Inc.
Map / Lot: Assessor's Parcel 7 F 11
Project Address: 6 Water Street Vineyard Haven, MA
Zoning District: B1
Occupancy Group: R-2
Building Codes: IBC 2009
 Massachusetts State Building Code (780 CMR)
Site Area: 4,578 SF / 0.105 ACRE
Building Footprint SF: 2,120
Total Footprint SF (incl. decks): 2,480
Building Gross SF: 4,211 SF
Max Building Height per Zoning: 35'-0"
Actual Building Height: 33'-0"
Setbacks Permitted by Zoning: Front: 0'
 Side: 2'-0"
 Rear: 4'-0"
Actual Building Setbacks: Front: 27'-0"
 Side: 3'-0" & 7'-0"
 Rear: 4'-0"



DRAWING INDEX

	COVER SHEET
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN & ROOF PLAN
A-2.1	BUILDING ELEVATIONS
A-3.1	BUILDING SECTIONS
A-3.2	BUILDING SECTIONS
A-4.1	WALL SECTION, DETAILS
A-8.1	WINDOW AND DOOR SCHEDULE
A-9.1	PERSPECTIVES
A-9.2	FLOOR PLAN CUTAWAYS
V-1.1	FIRST FLOOR HVAC PLAN
V-1.2	SECOND FLOOR HVAC PLAN

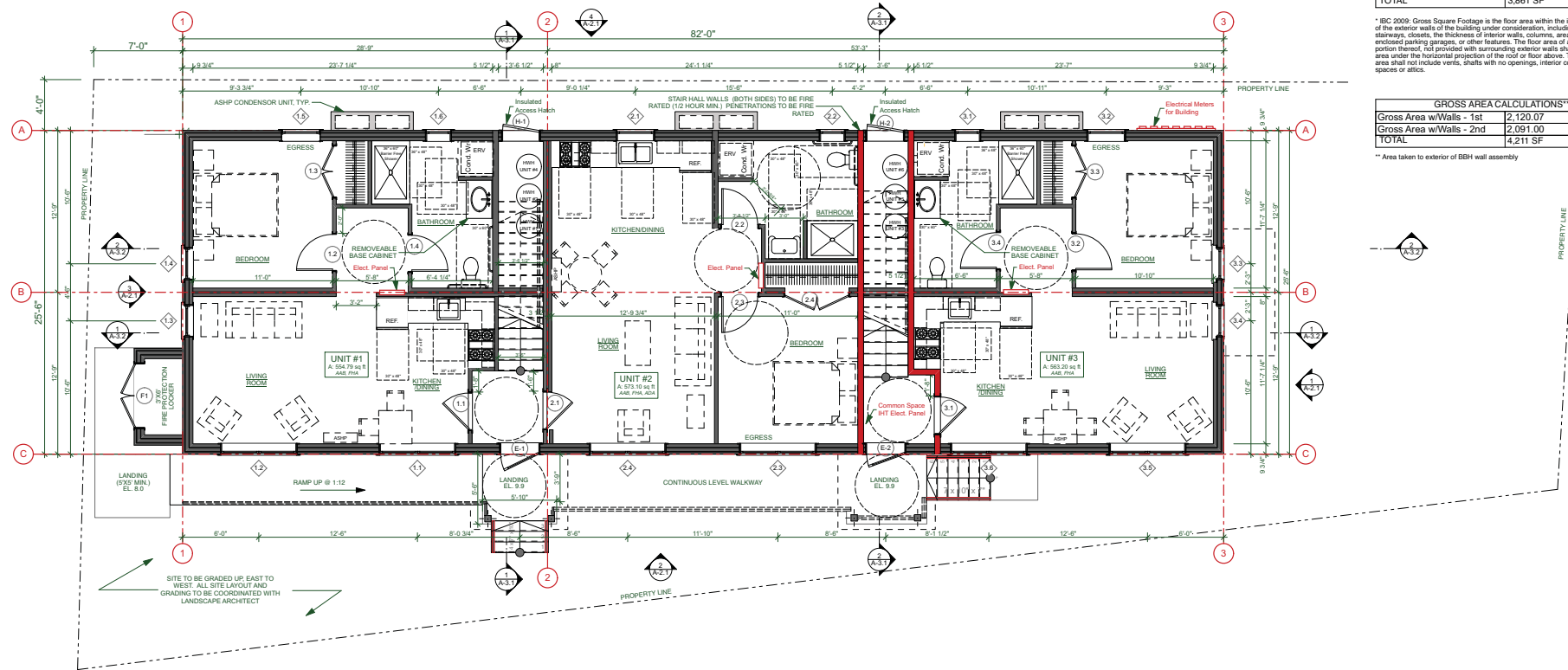
UNIT AREA CALCULATIONS	
Unit	Net Area (SF)
UNIT #1	554.79
UNIT #2	573.10
UNIT #3	563.20
UNIT #4	562.52
UNIT #5	573.10
UNIT #6	563.31

IBC GROSS AREA CALCULATIONS*	
IBC Gross Area - 2nd	1,918.95
IBC Gross Area - 1st	1,941.83
TOTAL	3,861 SF

* IBC 2009: Gross Square Footage is the floor area within the inside perimeter of the exterior walls of the building under consideration, including corridors, stairways, closets, the thickness of interior walls, columns, area of basements, enclosed parking garages, or other features. The floor area of a building or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include vents, shafts with no openings, interior courts, crawl spaces or attics.

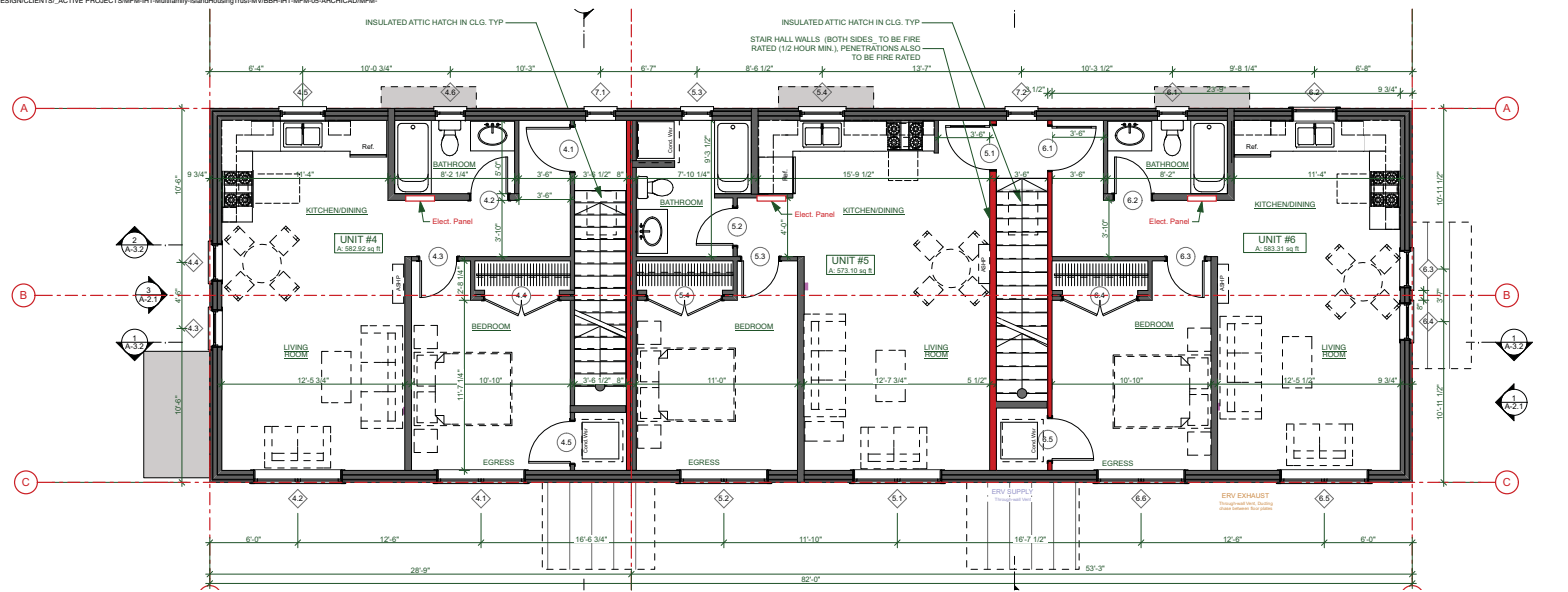
GROSS AREA CALCULATIONS**	
Gross Area w/Walls - 1st	2,120.07
Gross Area w/Walls - 2nd	2,091.00
TOTAL	4,211 SF

** Area taken to exterior of BBH wall assembly

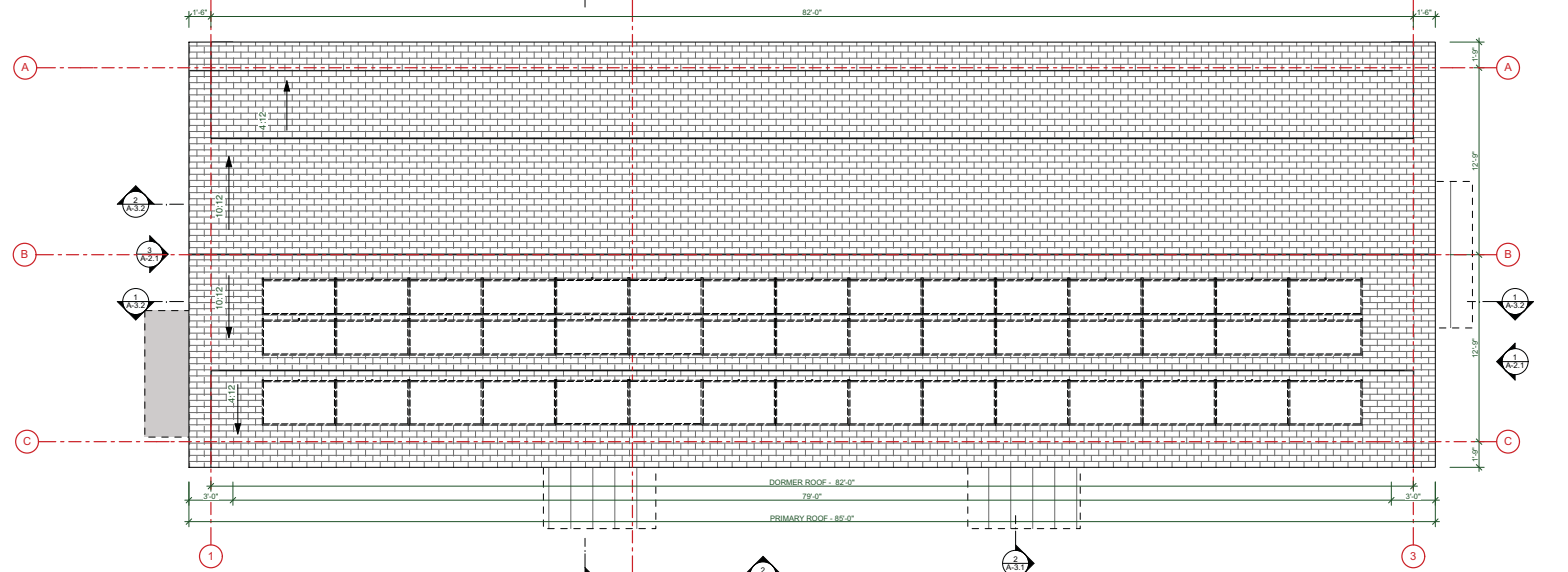


1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

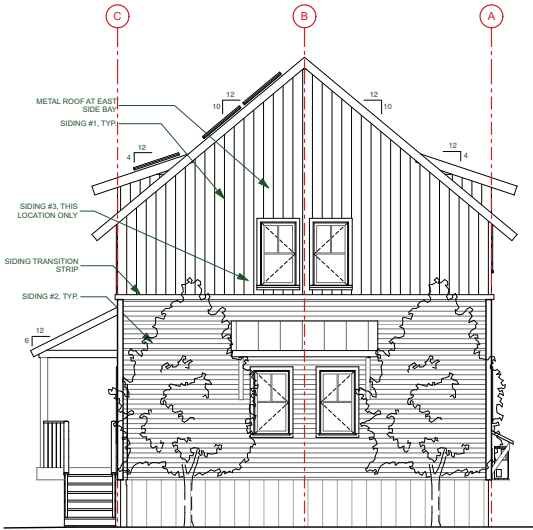




1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



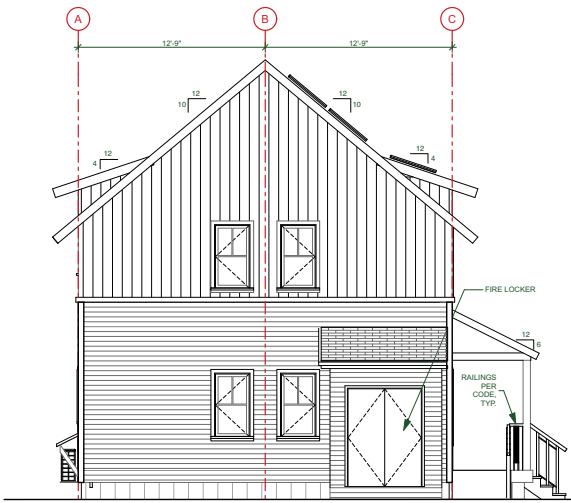
2 ROOF PLAN
SCALE: 1/4" = 1'-0"



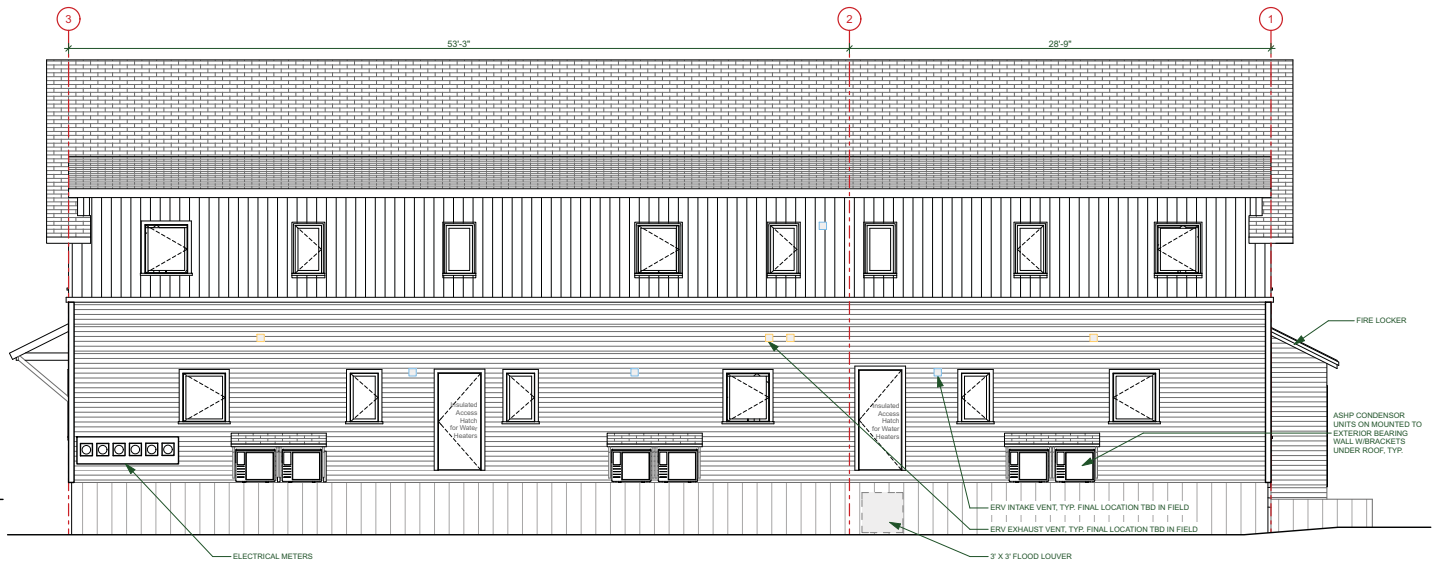
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



424 fore st., portland, me 04101
207-747-4822 fax:842-2828

REVISED 9/14/2015
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Project:
Water Street Apartments
ISLAND HOUSING TRUST
VINEYARD HAVEN MA

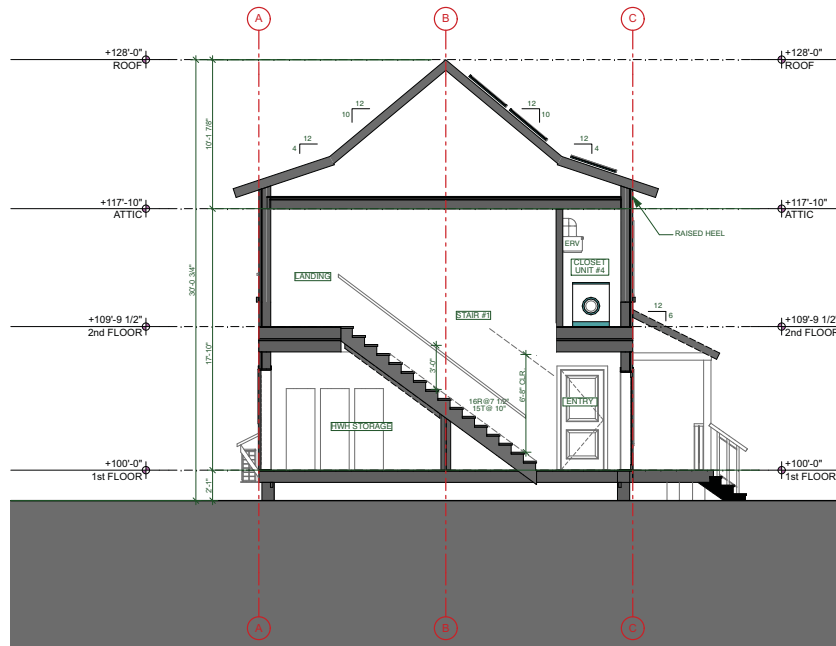
Drawing: BUILDING ELEVATIONS

Scale: As Shown

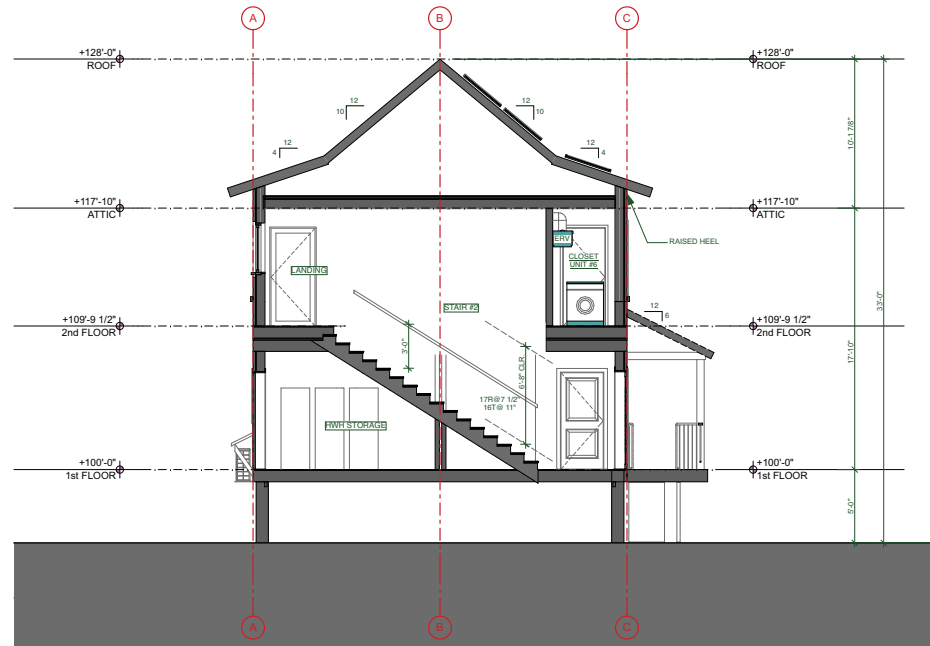
Date: Monday, September 14, 2015

Drawn by: RT

Revised:

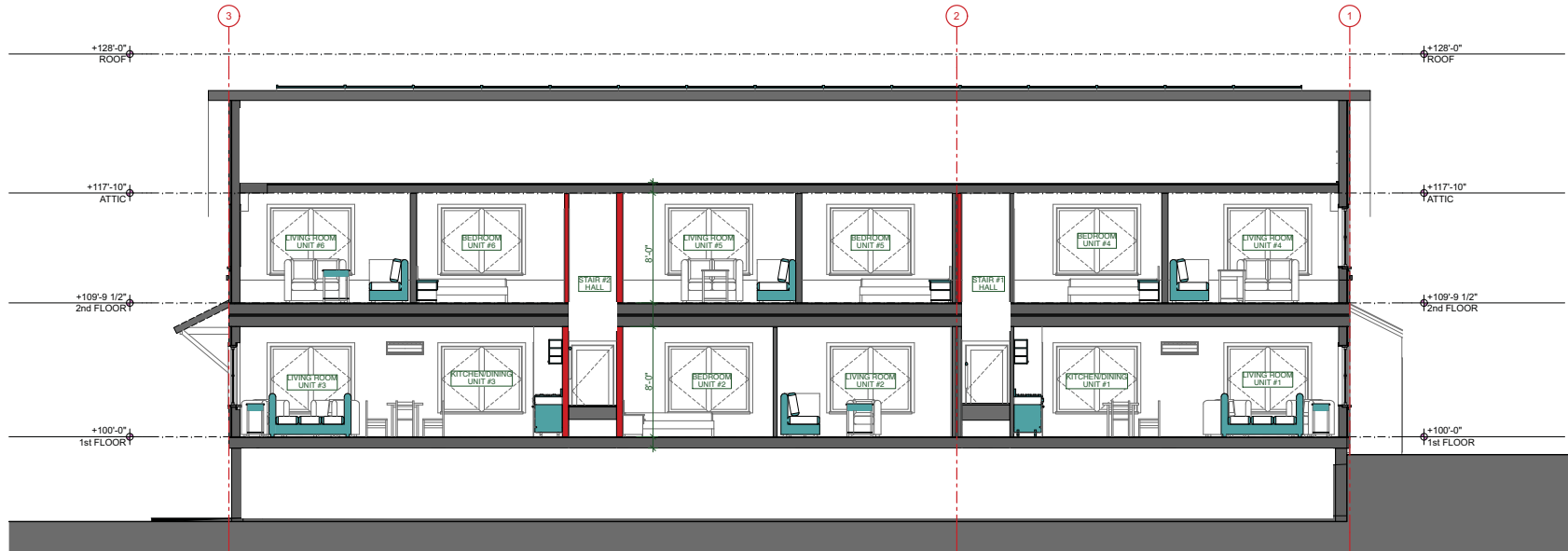


1 SECTION: N-S Through Stair #1
SCALE: 1/4" = 1'-0"

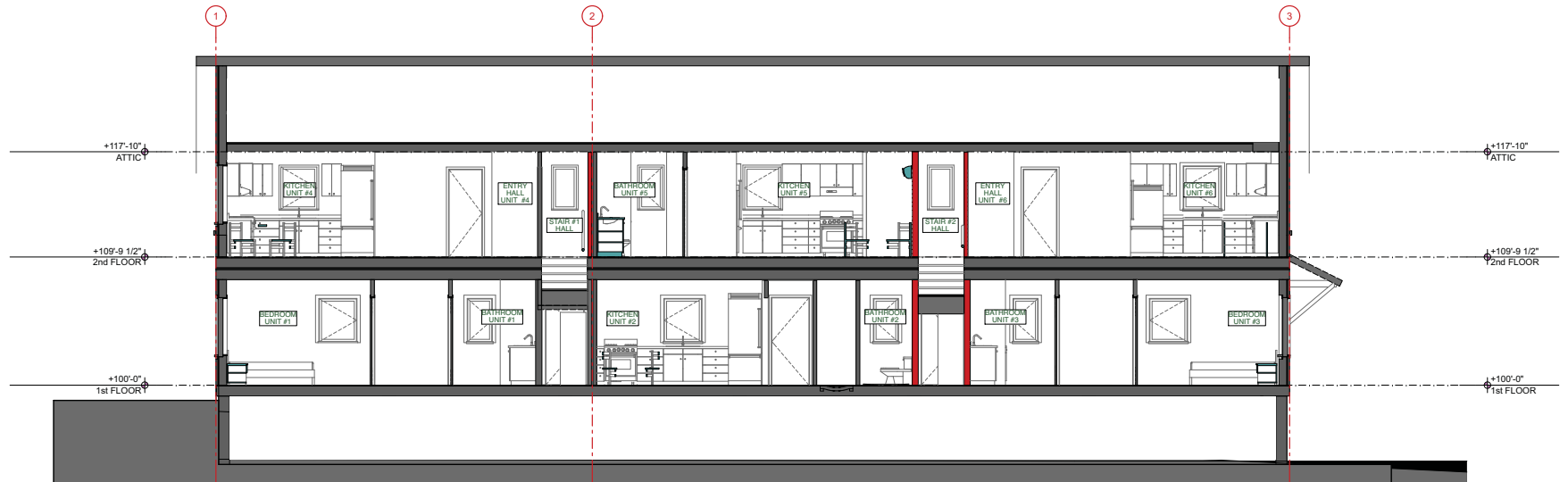


2 SECTION: N-S Through Stair #2
SCALE: 1/4" = 1'-0"

NOTE: GRADES SHOWN IN SECTIONS ARE REPRESENTATIONAL ONLY. FINAL GRADE TO BE COORDINATED WITH LANDSCAPE ARCHITECT AND ENGINEER, TYP.



1 SECTION: E-W Looking to South
SCALE: 1/4" = 1'-0"



2 SECTION: E-W Looking to North
SCALE: 1/4" = 1'-0"

NOTE: GRADES SHOWN IN SECTIONS ARE REPRESENTATIONAL ONLY. FINAL GRADE TO BE COORDINATED WITH LANDSCAPE ARCHITECT AND ENGINEER, TYP.

REVISED 9/14/2015
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Project: Water Street Apartments
ISLAND HOUSING TRUST
VINEYARD HAVEN MA

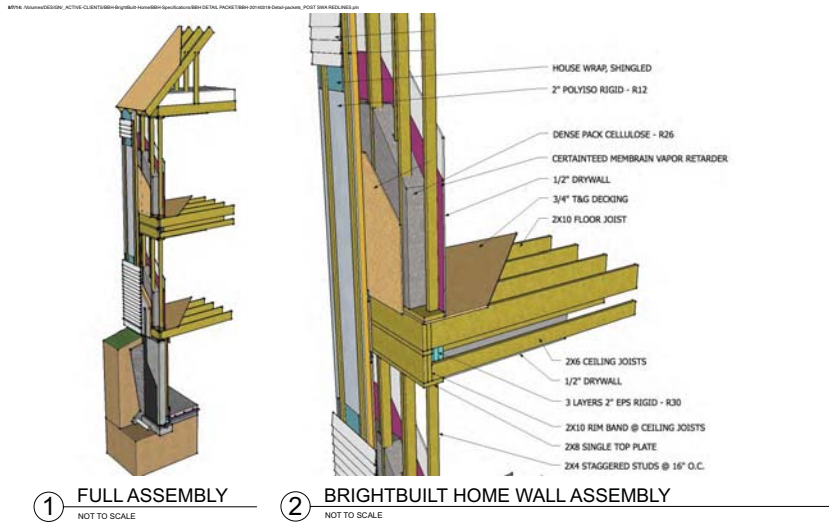
Drawing: BUILDING SECTIONS

Scale: As Shown

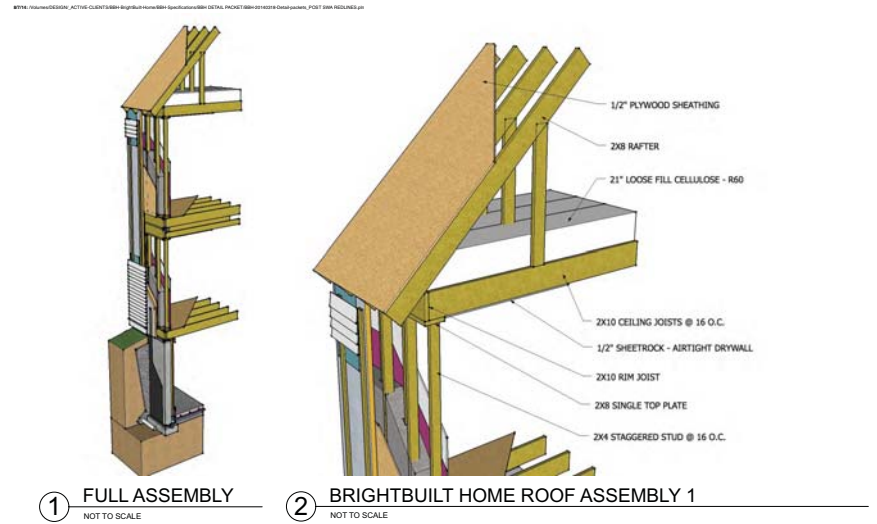
Drawn by: RT

Date: Monday, September 14, 2015

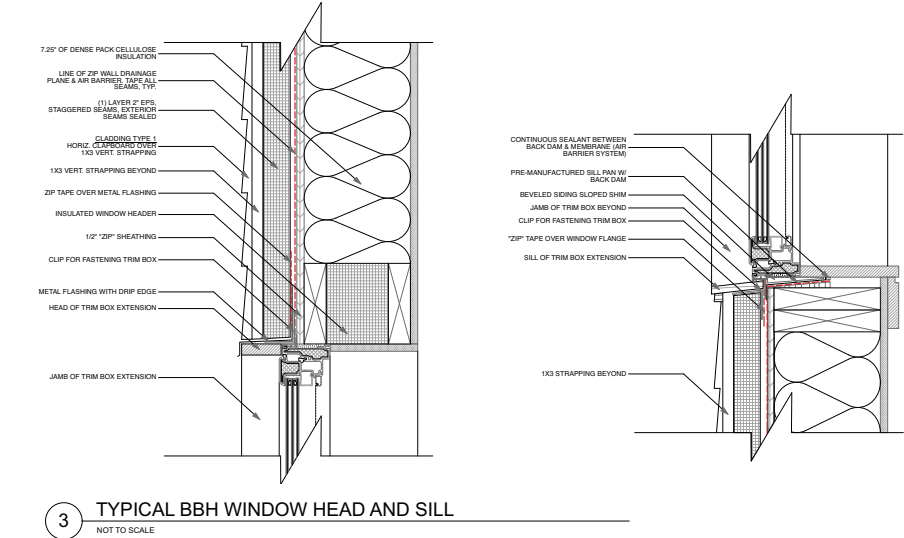
Revised:



1 TYPICAL BBH WALL ASSEMBLY
NOT TO SCALE



2 TYPICAL BBH ROOF ASSEMBLY
NOT TO SCALE



3 TYPICAL BBH WINDOW HEAD AND SILL
NOT TO SCALE

NOTE: WALL/ROOF ASSEMBLY AND WINDOW DETAILS FOR REFERENCE ONLY. FINAL CONSTRUCTION DETAILS TO BE PROVIDED BY MODULAR MANUFACTURER.

ISLAND HOUSING TRUST WINDOW SCHEDULE - DRAFT															
ID	Elevation	Width	Height	Quantity	Area	Type	Model #	Manufacturer	Material	Glazing	SHGC	U-Value	Egress	Tempered	Notes
1.1		6'-0"	5'-0"	1	30.33	Cont									
1.2		6'-0"	5'-0"	1	30.33	Cont									
1.3		2'-6"	4'-6"	1	11.49	Cont									
1.4		2'-6"	4'-6"	1	11.49	Cont									
1.5		3'-0"	3'-6"	1	10.71	Cont							Yes		
1.6		2'-0"	3'-6"	1	7.19	Cont									
2.1		5'-0"	3'-6"	1	10.71	Cont									
2.2		2'-0"	3'-6"	1	7.19	Cont									
2.3		6'-0"	5'-0"	1	30.33	Cont							Yes		
2.4		6'-0"	5'-0"	1	30.33	Cont									
3.1		2'-0"	3'-6"	1	7.19	Cont									
3.2		3'-0"	3'-6"	1	10.71	Cont									
3.3		2'-6"	4'-6"	1	11.49	Cont									
3.4		2'-6"	4'-6"	1	11.49	Cont									
3.5		6'-0"	5'-0"	1	30.33	Cont									
3.6		6'-0"	5'-0"	1	30.33	Cont							Yes		
4.1		6'-0"	5'-0"	1	30.33	Cont									
4.2		6'-0"	5'-0"	1	30.33	Cont									
4.3		2'-6"	4'-6"	1	11.49	Cont									
4.4		2'-6"	4'-6"	1	11.49	Cont									
4.5		3'-0"	3'-6"	1	10.71	Cont									
4.6		2'-0"	3'-6"	1	7.19	Cont									
5.1		6'-0"	5'-0"	1	30.33	Cont									
5.2		6'-0"	5'-0"	1	30.33	Cont									
5.3		2'-0"	3'-6"	1	7.19	Cont									
5.4		3'-0"	3'-6"	1	10.71	Cont									
6.1		2'-0"	3'-6"	1	7.19	Cont									
6.2		3'-0"	3'-6"	1	10.71	Cont									
6.3		2'-6"	4'-6"	1	11.49	Cont									
6.4		2'-6"	4'-6"	1	11.49	Cont									
6.5		6'-0"	5'-0"	1	30.33	Cont									
6.6		6'-0"	5'-0"	1	30.33	Cont									
7.1		2'-0"	3'-6"	1	7.19	Fixed									Stair Hall
7.2		2'-0"	3'-6"	1	7.19	Fixed									Stair Hall
				94	577.66 sq ft										

1 BBH-IHT Window Schedule

NOTE: WINDOW/DOOR INFORMATION MAY BE SUBJECT TO CHANGES PRIOR TO FINAL DESIGN SIGN OFF. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES AND LOCATIONS WITH CLIENT/ARCHITECT PRIOR TO ORDERING/CONSTRUCTION.

ISLAND HOUSING TRUST DOOR SCHEDULE - DRAFT													
ID	Width	Height	Thickness	Dble Door	Qty	Insulated?	Type	Finish	Glazing	Fire Rating	Notes		
1.1	3'-0"	6'-6"	0-1 3/8"		1						Entry to Unit #1, HC hardware		
1.2	2'-10"	6'-6"	0-1 3/8"		1						HC hardware		
1.3	4'-0"	6'-6"	0-1 3/4"		1						HC hardware		
1.4	2'-10"	6'-6"	0-1 3/8"		1						HC hardware		
2.1	3'-0"	6'-10 1/2"	0-1 3/8"		1					1-HOUR	Entry to Unit #2, HC hardware		
2.2	2'-10"	6'-6"	0-1 3/8"		1						HC hardware		
2.3	2'-10"	6'-6"	0-1 3/8"		1						HC hardware		
2.4	5'-0"	6'-6"	0-1 3/4"	Yes	1						HC hardware		
3.1	3'-0"	6'-6"	0-1 3/8"		1						Entry to Unit #1, HC hardware		
3.2	2'-10"	6'-6"	0-1 3/8"		1						HC hardware		
3.3	4'-0"	6'-6"	0-1 3/4"		1						HC hardware		
3.4	2'-10"	6'-6"	0-1 3/8"		1						HC hardware		
4.1	3'-0"	6'-6"	0-1 3/8"		1						Entry to Unit #4		
4.2	2'-6"	6'-6"	0-1 3/8"		1								
4.3	2'-6"	6'-6"	0-1 3/8"		1								
4.4	5'-0"	6'-6"	0-1 3/4"	Yes	1								
4.5	2'-10"	6'-6"	0-1 3/8"		1								
5.1	3'-0"	6'-6"	0-1 3/8"		1					1-HOUR	Entry to Unit #5		
5.2	2'-6"	6'-6"	0-1 3/8"		1								
5.3	2'-6"	6'-6"	0-1 3/8"		1								
5.4	6'-0"	6'-6"	0-1 3/4"	Yes	1								
6.1	3'-0"	6'-6"	0-1 3/8"		1					1-HOUR	Entry to Unit #6		
6.2	2'-6"	6'-6"	0-1 3/8"		1								
6.3	2'-6"	6'-6"	0-1 3/8"		1								
6.4	5'-0"	6'-6"	0-1 3/4"	Yes	1					1-HOUR			
6.5	2'-10"	6'-6"	0-1 3/8"		1	Yes			Yes		Building Entry - Shared landing		
6.6	3'-0"	6'-6"	0-1 3/4"		1	Yes			Yes		Building Entry - Shared landing		
F1	5'-0"	6'-6"	0-1 3/4"		1						Building Entry - Mech Room		
H1	3'-0"	6'-10 1/2"	0-1 3/4"		1	Yes					Building Entry - Mech Room		
H2	3'-0"	6'-6"	0-1 3/4"		1	Yes					Building Entry - Mech Room		
					31								

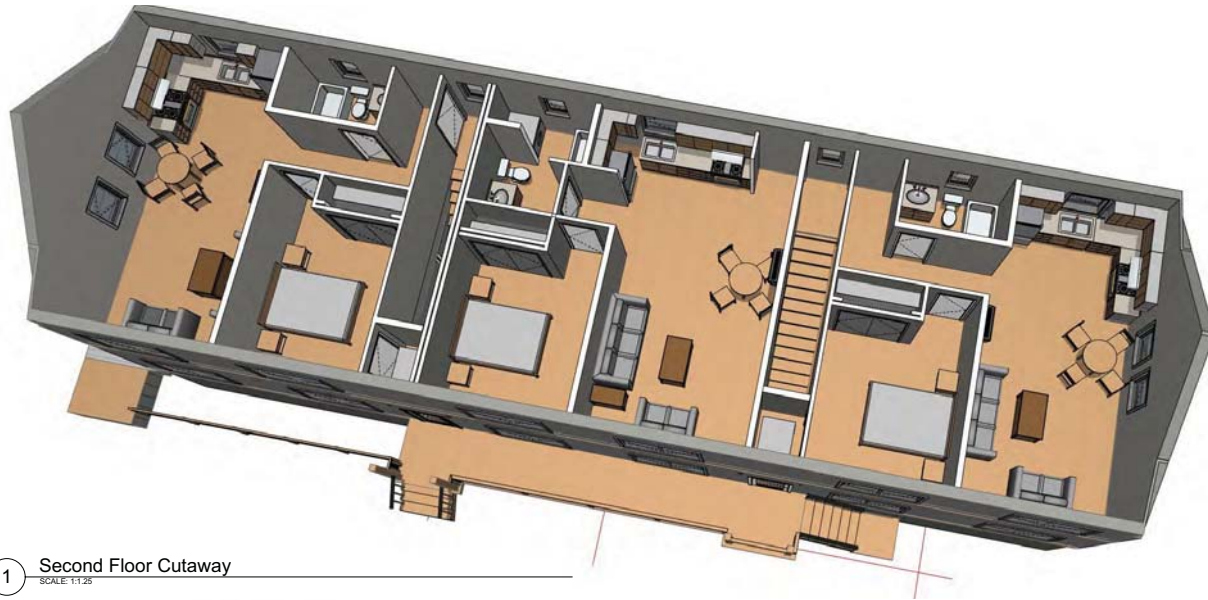
2 BBH-IHT Door Schedule



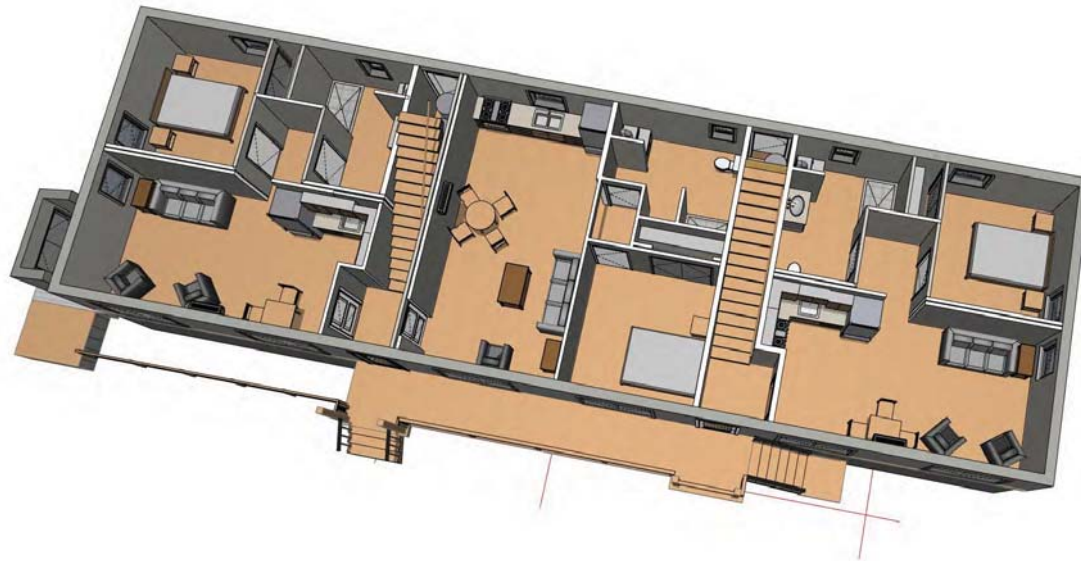
1 Southwest Perspective
NOT TO SCALE



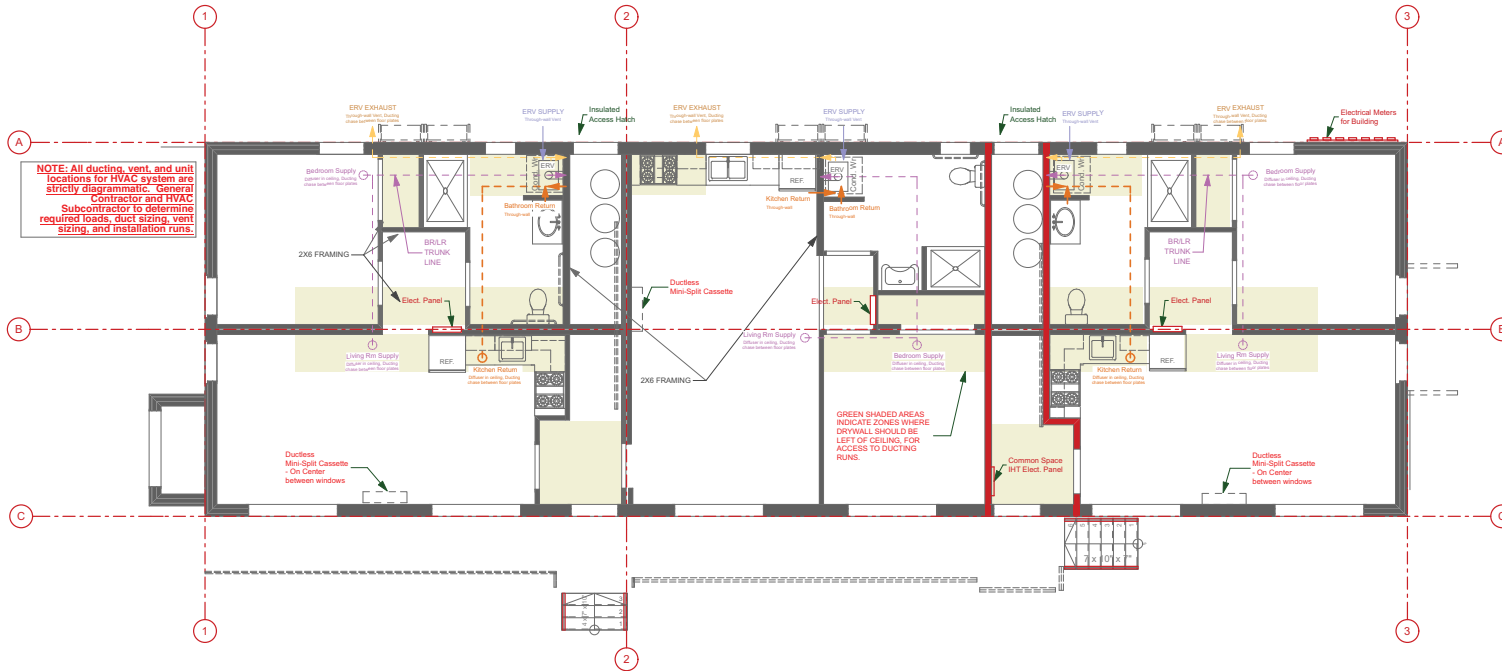
2 Northeast Perspective
NOT TO SCALE



1 Second Floor Cutaway
SCALE: 1/1.25

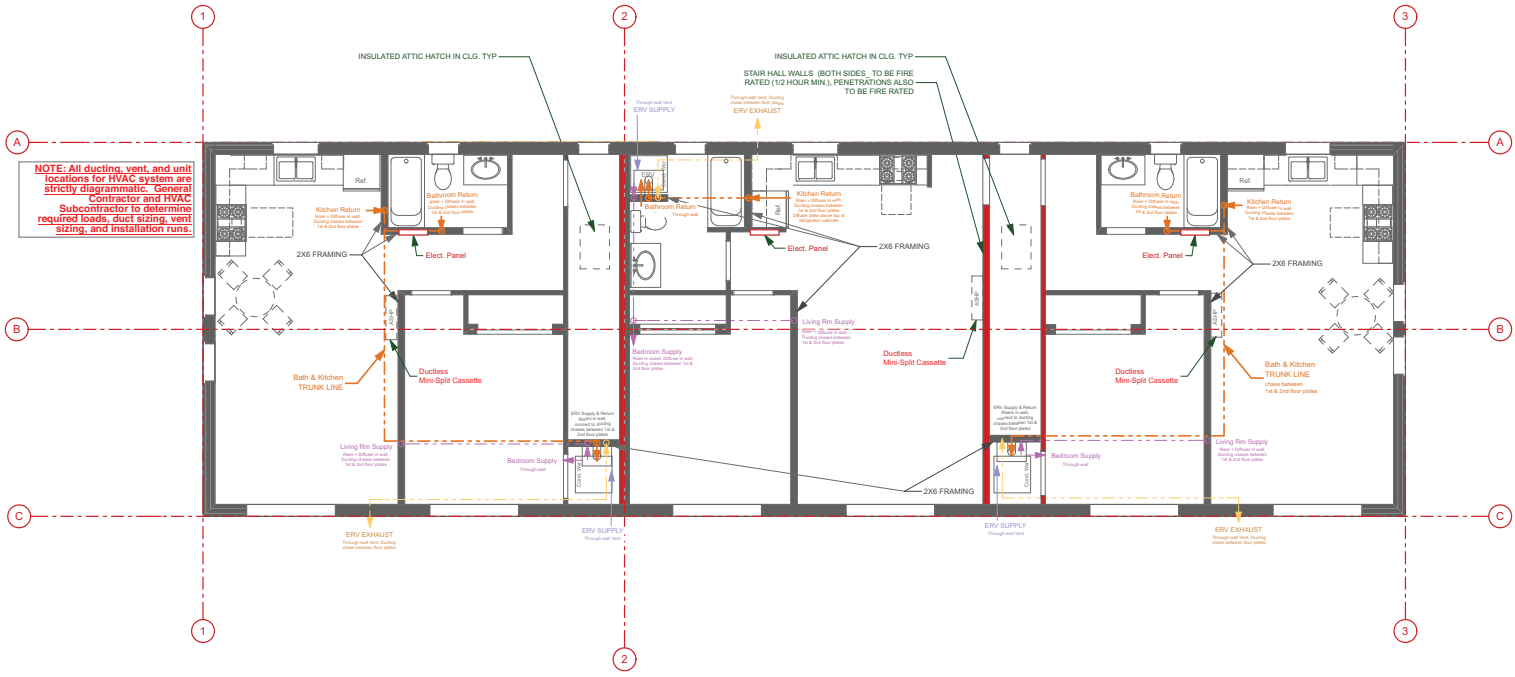


2 First Floor Cutaway
SCALE: 1/1.25



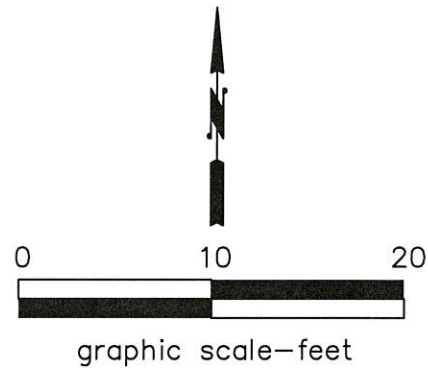
1 1st FLOOR - HVAC DIAGRAM
SCALE: 1/4" = 1'-0"





1 2nd FLOOR - HVAC DIAGRAM
SCALE: 1/4" = 1'-0"

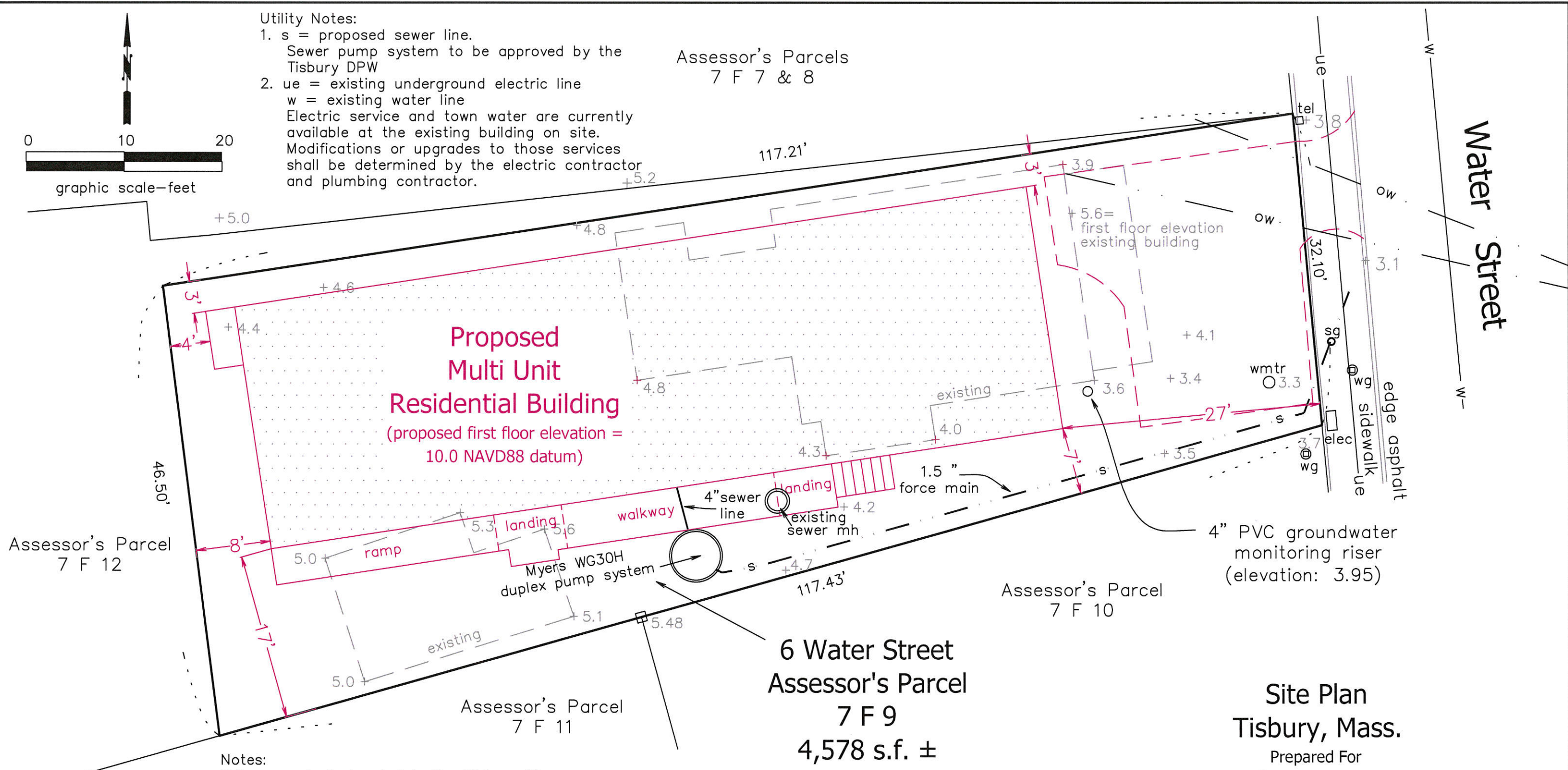




Utility Notes:

- s = proposed sewer line.
Sewer pump system to be approved by the Tisbury DPW
- ue = existing underground electric line
w = existing water line
Electric service and town water are currently available at the existing building on site. Modifications or upgrades to those services shall be determined by the electric contractor and plumbing contractor.

Assessor's Parcels
7 F 7 & 8



Assessor's Parcel
7 F 12

Assessor's Parcel
7 F 10

Assessor's Parcel
7 F 11

6 Water Street
Assessor's Parcel
7 F 9
4,578 s.f. ±

Notes:

- This property is located in the Tisbury B1 Zoning District. Dimensional Requirements:
 Minimum front setback = 0'
 Minimum side yard setback = 2'
 Minimum rear yard setback = 4'
 Maximum height = 35'
 wg = water gate
 mh = manhole cover
 sg = sewer gate
 wmtr = water meter cover
 tel = telephone box
 elec = electric box
 ** utility locations to be confirmed prior to excavation

FEMA Notes:

- +5.6 = spot elevation based on NAVD88 datum.
- This property is located within FEMA Zone AE elev 7 (100 year storm elevation = 7).

Site Plan
Tisbury, Mass.

Prepared For
Island Housing Trust

Scale: 1" = 10' April 13, 2015
revised: May 22, 2015

Schofield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering

12 Surveyor's Lane, Box 339
Vineyard Haven, Mass. 02568
508-693-2781
www.sbhinc.net
MV 10454

