

# DRI 600 M2 YMCA Addition

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Self Referral under the Trigger of Modification of a Previous DRI

# DRI 600 M2

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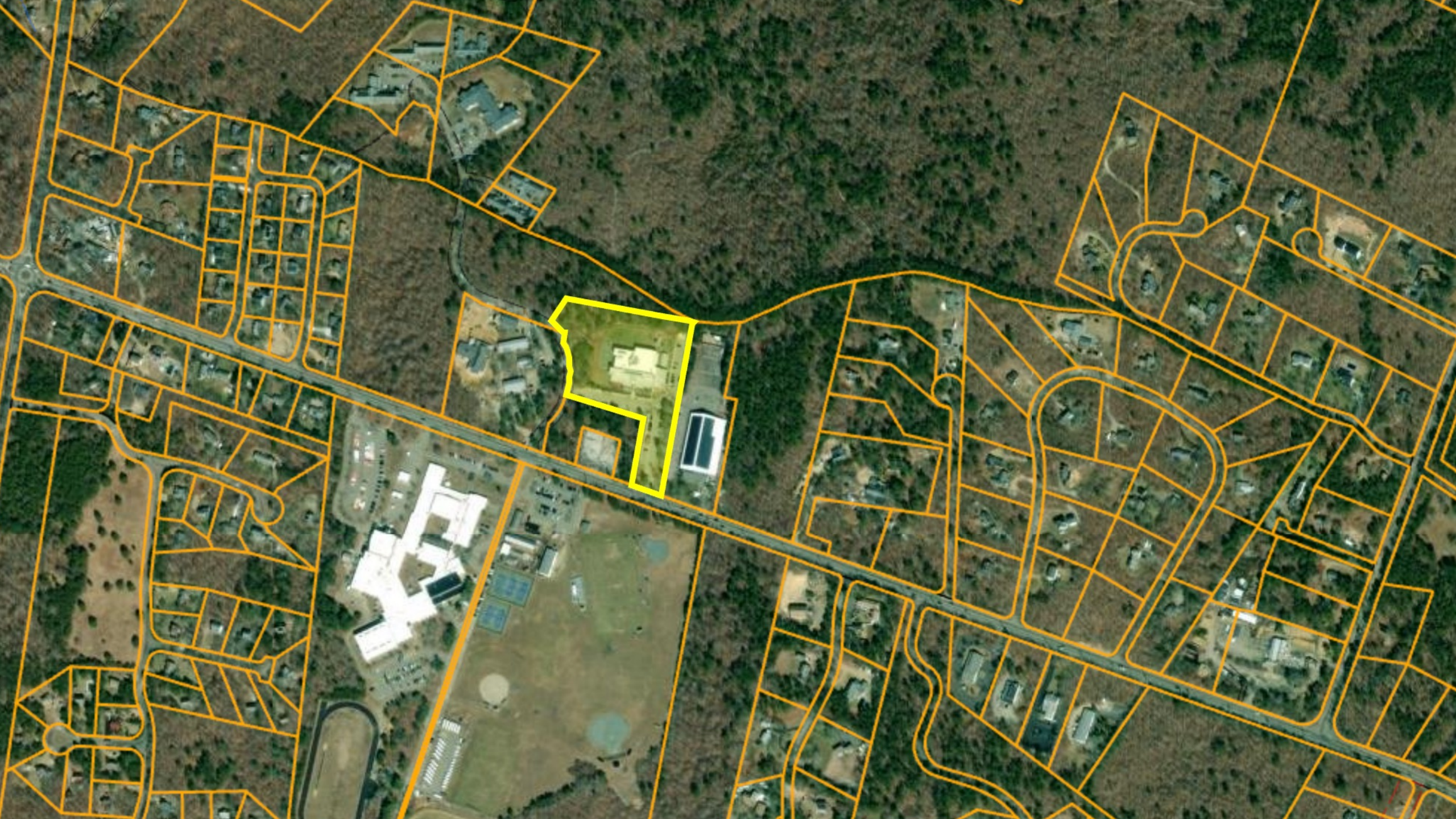
- *Applicant: Jill Robie-Axtell, Executive Director of YMCA of Martha's Vineyard, Inc.*
- *Applicant's Agent: Katherine Brekka of Fennick McCredie Architecture*
- *Applicant's Agent: Brian Mackey of YMCA of Martha's Vineyard, Inc.*
- *Applicant's Agent: Chris Alley of Schofield, Barbini, & Hoehn, Inc.*
- *Project Location: 111 R Edgartown — Vineyard Haven Road, Oak Bluffs*

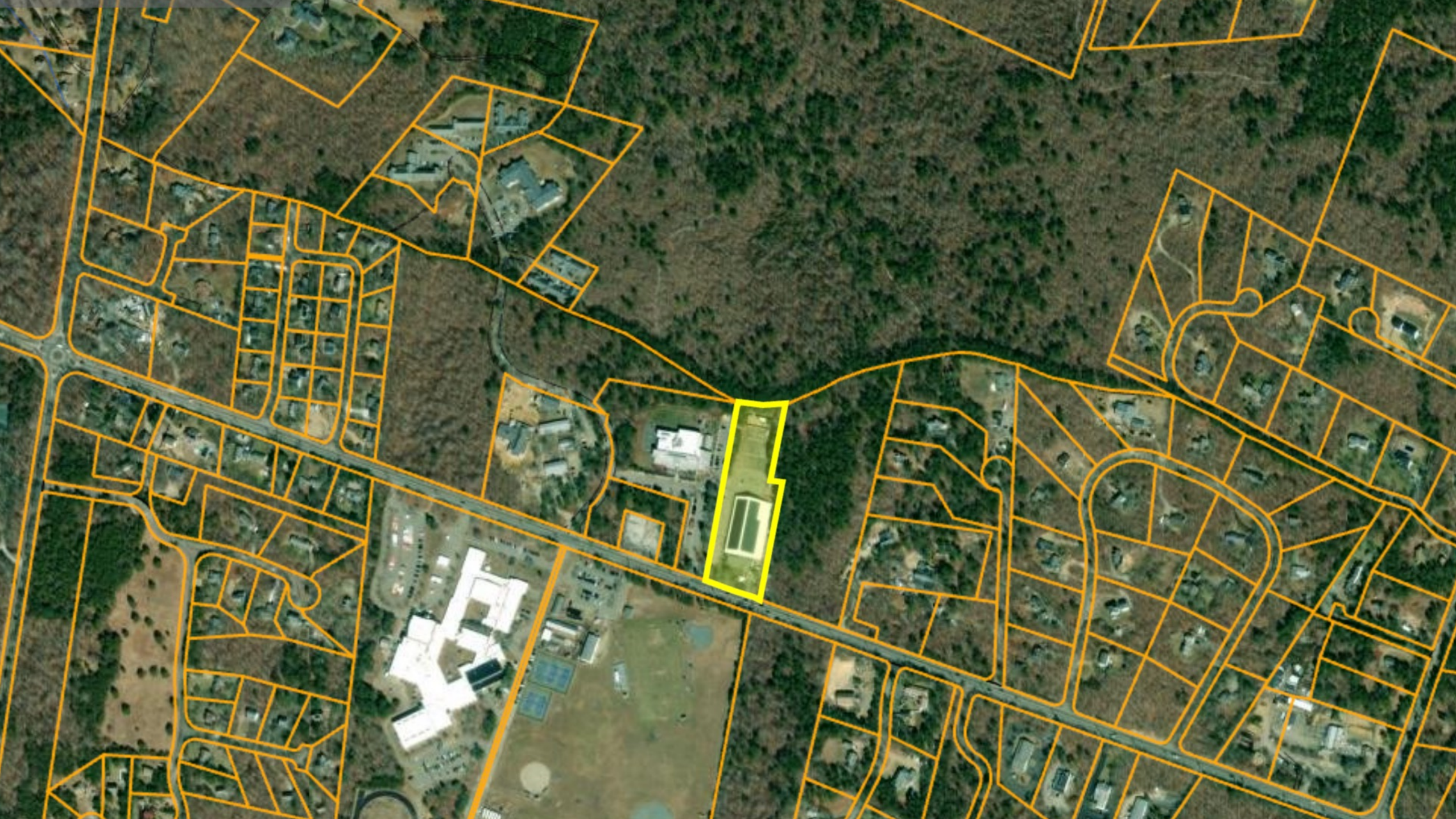
# DRI 600 M2

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Owner: YMCA of Martha's Vineyard, Inc

Owner: Martha's Vineyard Regional High School







- 6 NEW 4-FT WIDE CONCRETE WALKWAY
- 7 NEW 6-FT WIDE CONCRETE WALKWAY
- 8 NEW PUMP LINE FROM BASEMENT TO FOOTING DRAINS AND RAIN LINE
- 9 NEW 20" CONCRETE SLAB
- 10 NEW CONCRETE WALKWAY TO RELOCATED BUS SHELTER
- 11 THE RAMP LINE FROM INTERSECTION TO EXISTING CAPPED 12" HDPE FITTINGS AS NEEDED (TIES IN SYSTEM, 12" INV AT CONNECTION)
- 12 INSTALL NDS CATCH BASIN WITH PEDESTRIAN FRIENDLY GRATING. SHALL TIE INTO EXISTING STORM PIT LOCATED IN MECHANICAL SHEET C601 & PLUMBING PLAN
- 14 GATE INSTALLED IN PLAYGROUND WITH NO PARKING / FIRE LANE DETAIL ON SHEET C601
- 15 RELOCATED PLAYGROUND AREA TO RESTRICTION AREA. SEE DETAIL
- 16 RELOCATED PLAYGROUND FIRE RESTRICTION AREA. SEE DETAIL
- 17 GATE INSTALLED AT END OF DRIVE COORDINATED WITH FIRE DEPARTMENT
- 18 RELOCATED BUS SHELTER
- 19 REINSTALL SALVAGED BIKE RACK WITH EXISTING
- 20 NEW FIRE LANE STRIPING
- 21 RECONFIGURED PARKING SPACES AS SHOWN ON ASPHALT SURFACE
- 22 NEW BOLLARD LIGHTS. SEE WALL MOUNTED FIXTURES.
- 23 PROVIDE EXCAVATION & BACKFILL TO EV CHARGING STATIONS.
- 24 PROVIDE TRENCHING & BACKFILL AROUND NEW ADDITION

existing sewer service to be reinstalled & connected to town sewer system in accordance with town regulations

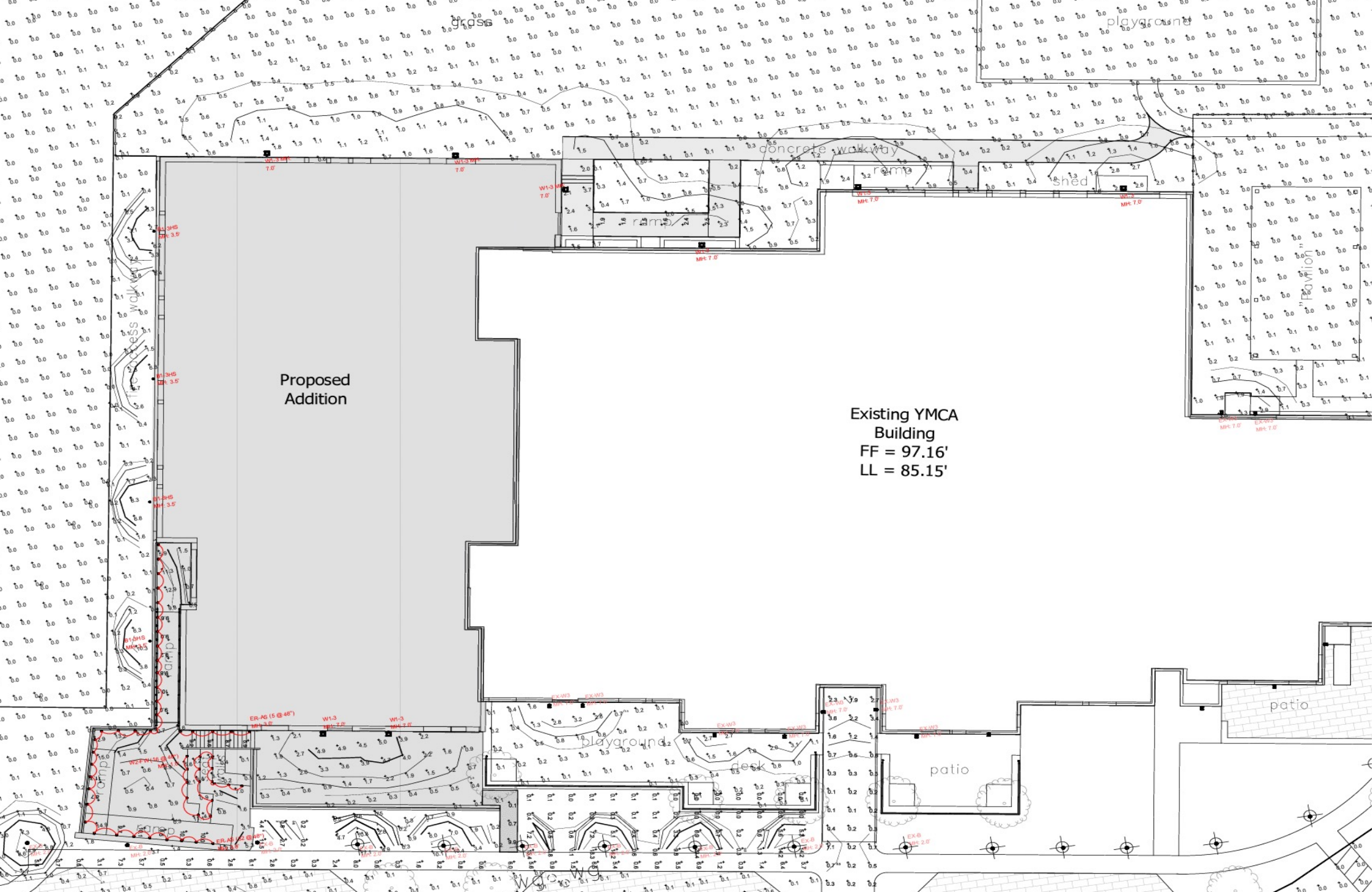
111 Edgartown-Vineyard Road  
H V Regional High School  
Assessor's Parcel 50-29.4

Skate Park  
111 Edgartown-Vineyard Road  
Town of Oak Bluffs  
Assessor's Parcel 50-29.3

91 Edgartown - Vineyard Road  
Gran Communications  
Assessor's Parcel 50-30

Oak Bluffs  
Resident Homeless Committee  
Assessor's Parcel 50-31

Edgartown - Vineyard Road



Proposed Addition

Existing YMCA Building  
 FF = 97.16'  
 LL = 85.15'

"W1-3" BEACON TRAVERSE



"ER-AS" V-RAIL SPOT ILLUMINATED HANDRAIL



"W2-FW" TARGETTI ZEDGE-MINI



Pavilion

"B1-3HS" KIN LIGHTING PAVILION ROUND



# Northwest & Southwest Views

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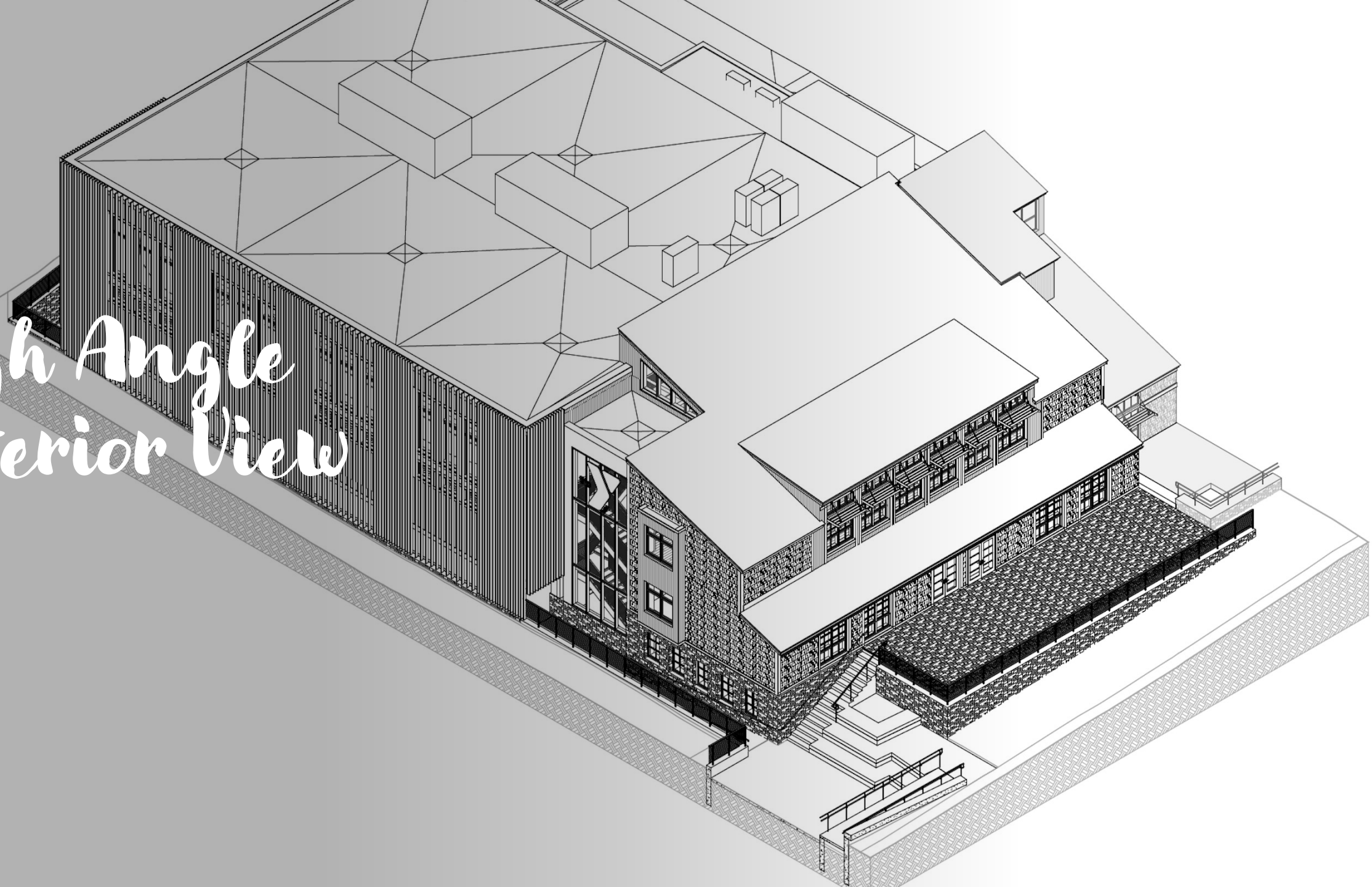




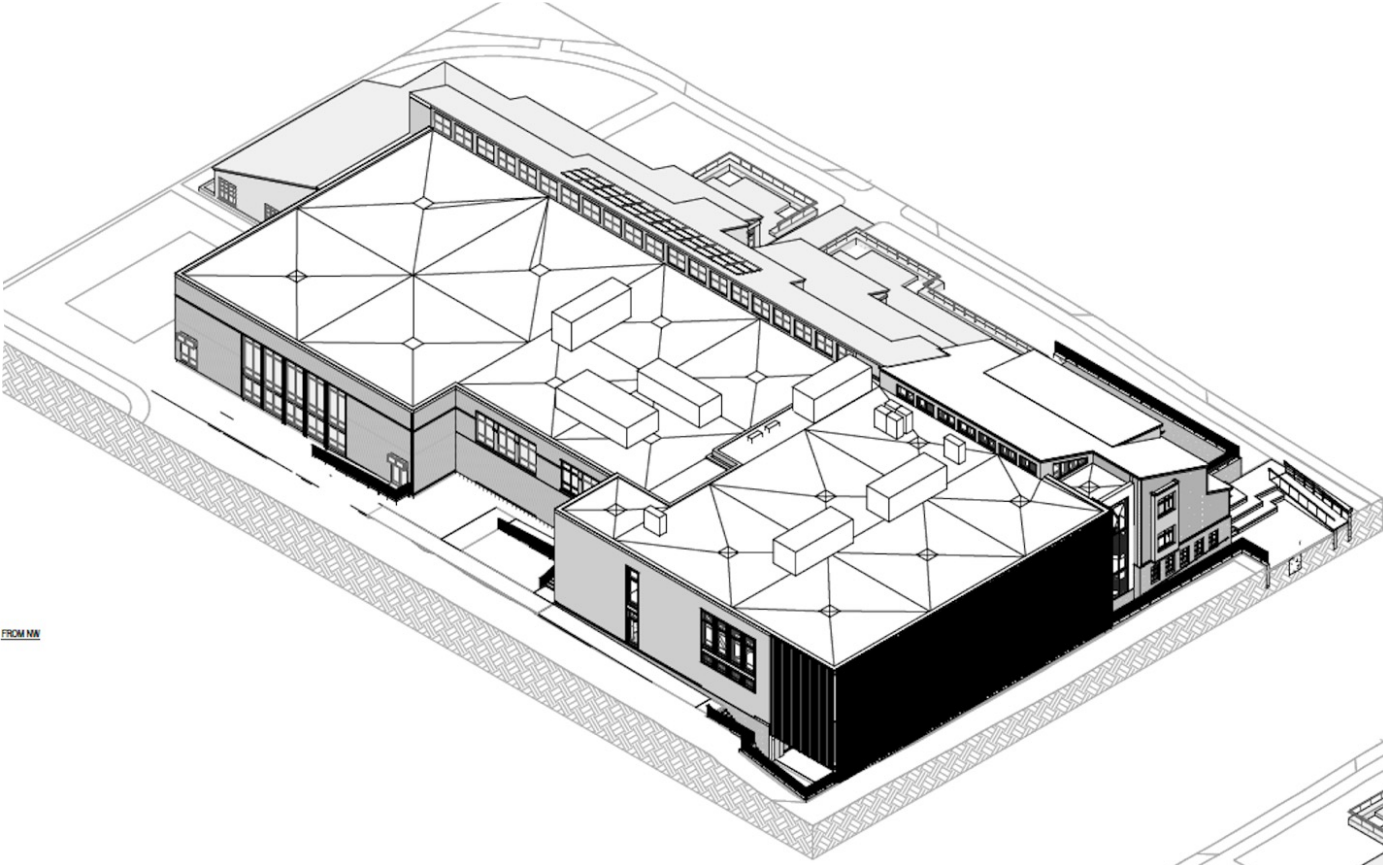


# Night View

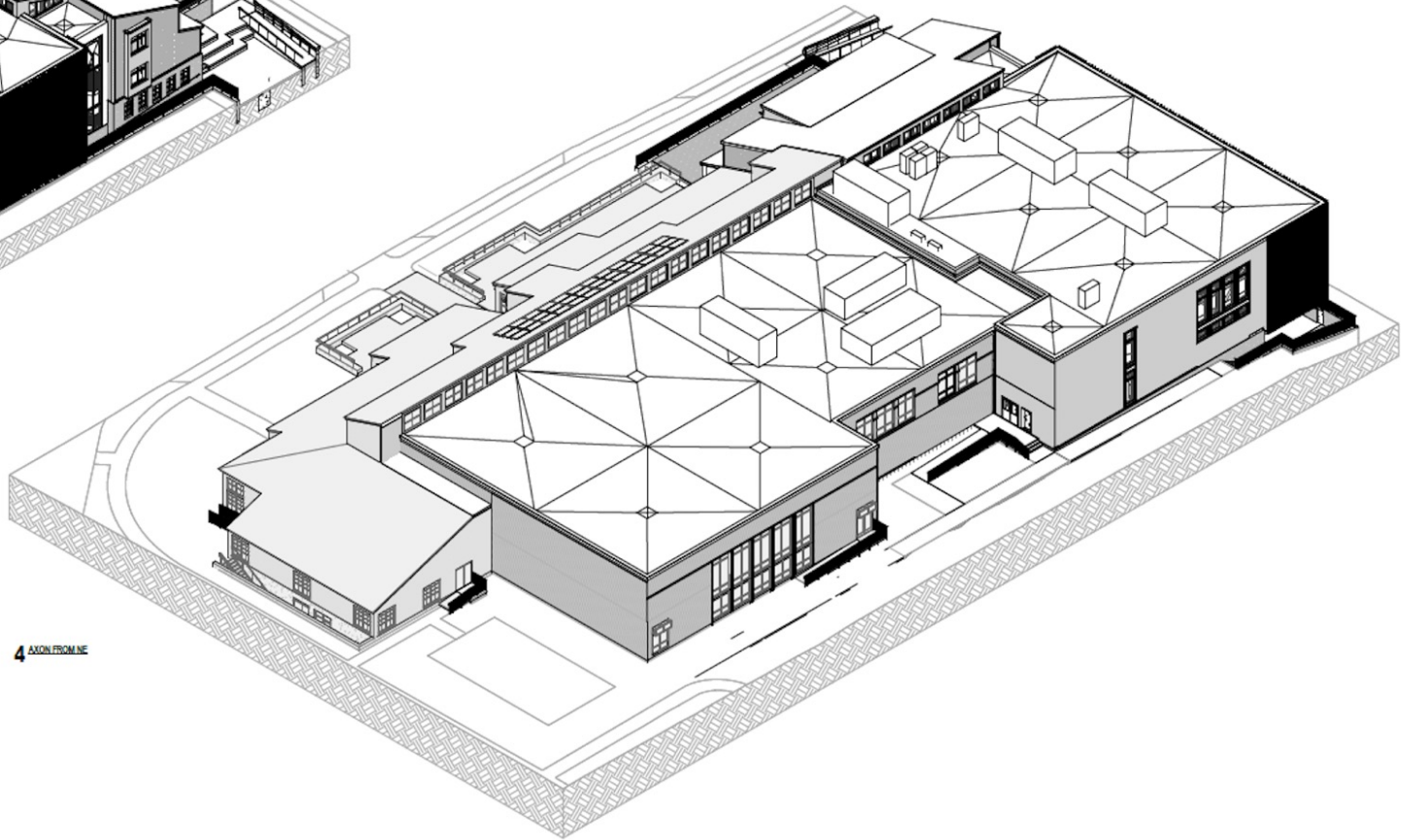
*High Angle  
Exterior View*



KEYNOTE LEGEND	
05 7A	05 71 01 STAINLESS STEEL CABLE RAILING
07 4	07 40 23 WOOD BEARING 1/2" ROUGH SAWN CEDAR 4" EXPOSURE
07 46	07 46 04 WOOD SHANKLE BEAMS
23 05	23 05 04 ROOFTOP AIR HANDLING EQUIPMENT. REFER TO MECHANICAL DOCUMENTS

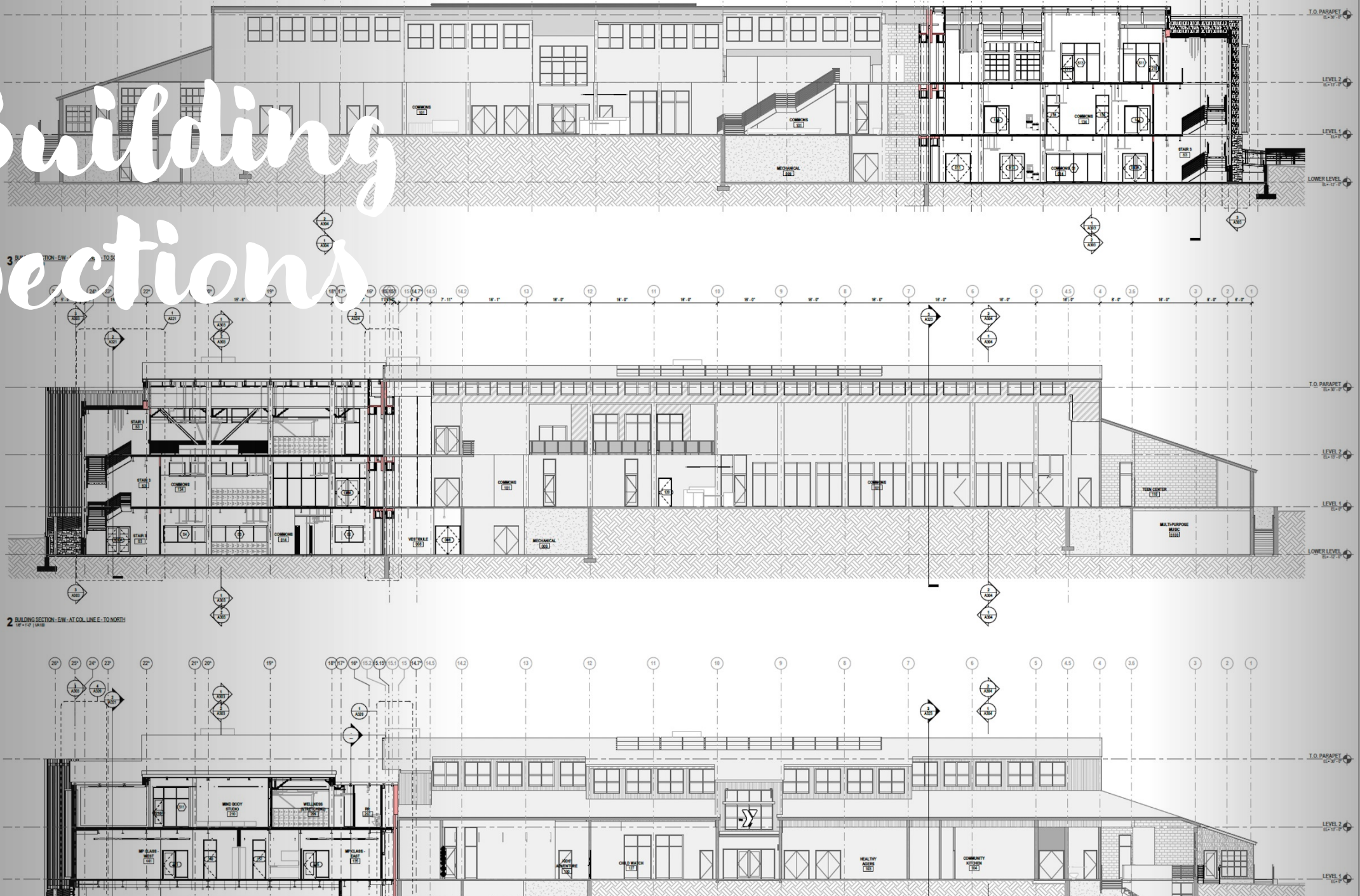


FROM NN



4 AXON FROM SE

# Building Sections



3 BUILDING SECTION - EW - TO SOUTH

2 BUILDING SECTION - EW - AT COL. LINE E - TO NORTH

  
 YMCA of Martha's Vineyard  
  
 Team  
 Architect  
 Fennick McCredie Architecture  
 70 Franklin Street  
 Boston MA 02110  
 T. 617.350.7900  
 Envelope Engineer  
 Simpson Gumpertz & Heger  
 800 Boylston St. Ste 2302  
 Boston MA 02199  
 T. 617.963.4500  
 Geotechnical Engineer  
 Charles Gross  
 23 Liberty Circle  
 Hanson MA 02341  
 T. 617.909.5190  
 Landscape Architect  
 Landscape  
 6 A Street  
 Edgartown MA 02539  
 T. 508.696.6912  
 Civil Engineer  
 Red-Frost-Shumway  
 71 Water Street  
 Laconia NH 03246  
 T. 603.524.6647  
 Structural Engineer  
 LA Fussa Partners  
 211 Congress St. Ste 810  
 Boston MA 02110  
 T. 617.342.7424  
 MEPFP Engineer  
 ENH Integrated Services  
 One Gateway Ctr Ste 701  
 Newton MA 02458  
 T. 617.558.9008

DESIGN DEVELOPMENT

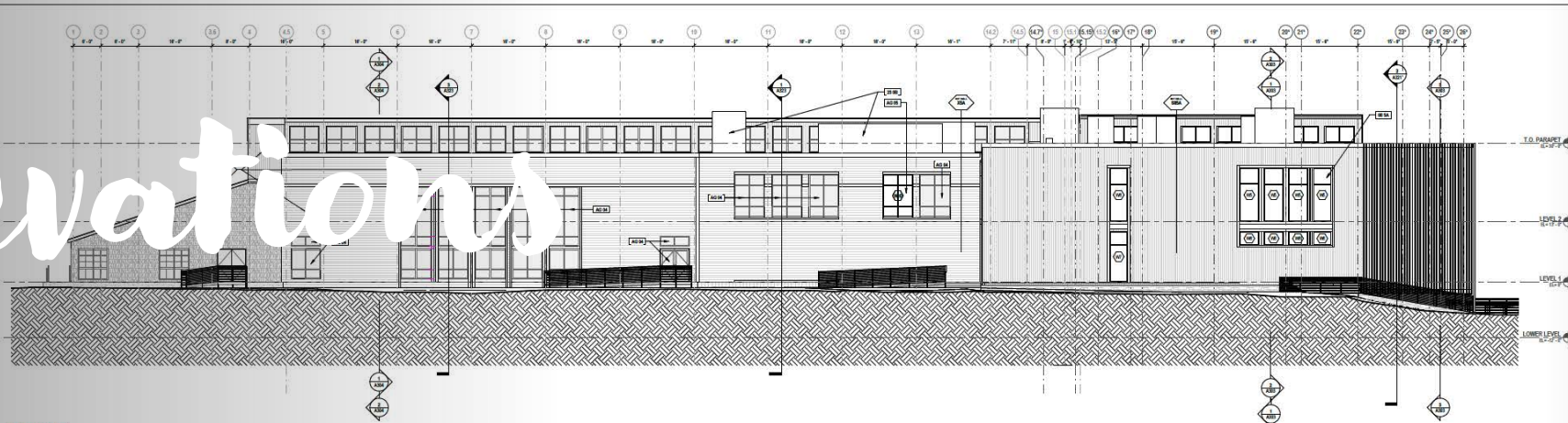
Key Plan:

Stamp:  
NOT FOR CONSTRUCTION

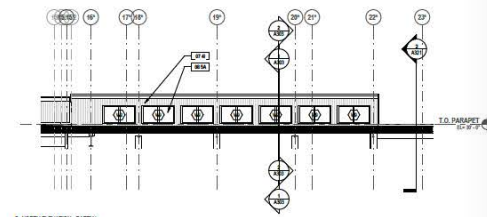
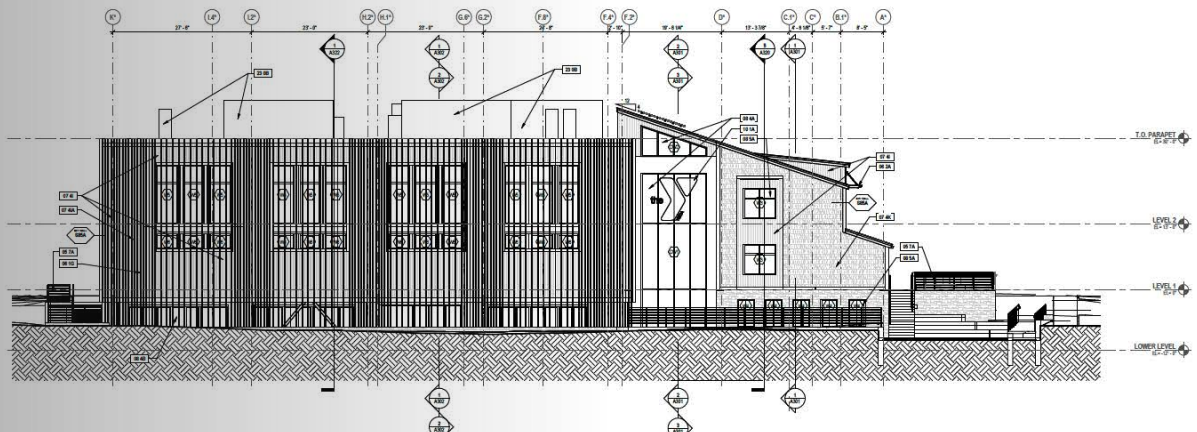
No. Date Revision

Job No. 1761

# Elevations



3 NORTH ELEVATION  
1/8" = 1'-0"



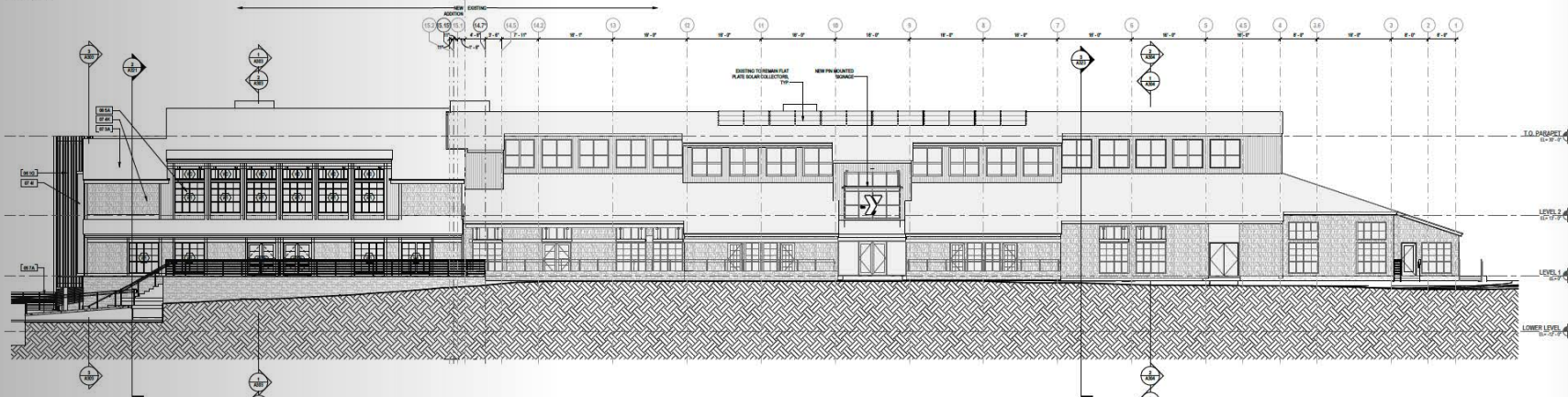
4 NORTH ELEVATION - DETAIL  
1/8" = 1'-0"

ELEVATION NOTES

- NEW EXTERIOR FINISHES TO MATCH EXISTING, UNLESS NOTED OTHERWISE.
- REFER ARCHITECTURAL DETAILS AND DETAILS BOOKS, WINDOW, SASH SAMPLE ETC TO MATCH EXISTING UNLESS NOTED OTHERWISE.

KEYNOTE LEGEND	
W1	W1 1/2" SQUARE STEEL WELD FLANGE
W2	W2 1/2" SQUARE STEEL WELD FLANGE
W3	W3 1/2" SQUARE STEEL WELD FLANGE
W4	W4 1/2" SQUARE STEEL WELD FLANGE
W5	W5 1/2" SQUARE STEEL WELD FLANGE
W6	W6 1/2" SQUARE STEEL WELD FLANGE
W7	W7 1/2" SQUARE STEEL WELD FLANGE
W8	W8 1/2" SQUARE STEEL WELD FLANGE
W9	W9 1/2" SQUARE STEEL WELD FLANGE
W10	W10 1/2" SQUARE STEEL WELD FLANGE
W11	W11 1/2" SQUARE STEEL WELD FLANGE
W12	W12 1/2" SQUARE STEEL WELD FLANGE
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W95	W95 1/2" SQUARE STEEL WELD FLANGE
W96	W96 1/2" SQUARE STEEL WELD FLANGE
W97	W97 1/2" SQUARE STEEL WELD FLANGE
W98	W98 1/2" SQUARE STEEL WELD FLANGE
W99	W99 1/2" SQUARE STEEL WELD FLANGE
W100	W100 1/2" SQUARE STEEL WELD FLANGE

2 WEST ELEVATION  
1/8" = 1'-0"



1 SOUTH ELEVATION  
1/8" = 1'-0"

Project  
**FIELD HOUSE ADDITION**  
111R Edgartown Vineyard Haven Rd  
Vineyard Haven MA 02568

Client  
**the Y**  
YMCA of Martha's Vineyard

Team  
Architect  
**fm Fennick McCredie Architecture**  
Fennick McCredie Architecture  
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Landscape Architects & Design  
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Geotechnical Engineer  
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T. 617.909.1100

Landscape Architect  
Landscape  
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T. 603.524.4547

Structural Engineer  
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MEPPP Engineer  
DWH Integrated Services  
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DESIGN DEVELOPMENT

Key Plan:

Stamp:  
**NOT FOR CONSTRUCTION**

No. Date Revision

Job No.: 1241  
Owner By: FM  
Checked By: GC  
Date: 03/24/21  
Scale: 1/8" = 1'-0"

Drawing Title:  
**EXTERIOR ELEVATIONS**

Drawing No.:

Team

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70 Franklin Street  
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Geotechnical Engineer  
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Hanson MA 02341  
T. 617.909.5180

Landscape Architect  
Landscape  
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Structural Engineer  
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T. 617.342.7424

MEPPF Engineer  
Eliot Integrated Services  
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Newton MA 02459  
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DESIGN  
DEVELOPMENT

Key Plan:

Stamp:

NOT FOR  
CONSTRUCTION

No. Date Revision

Job No.: 1341

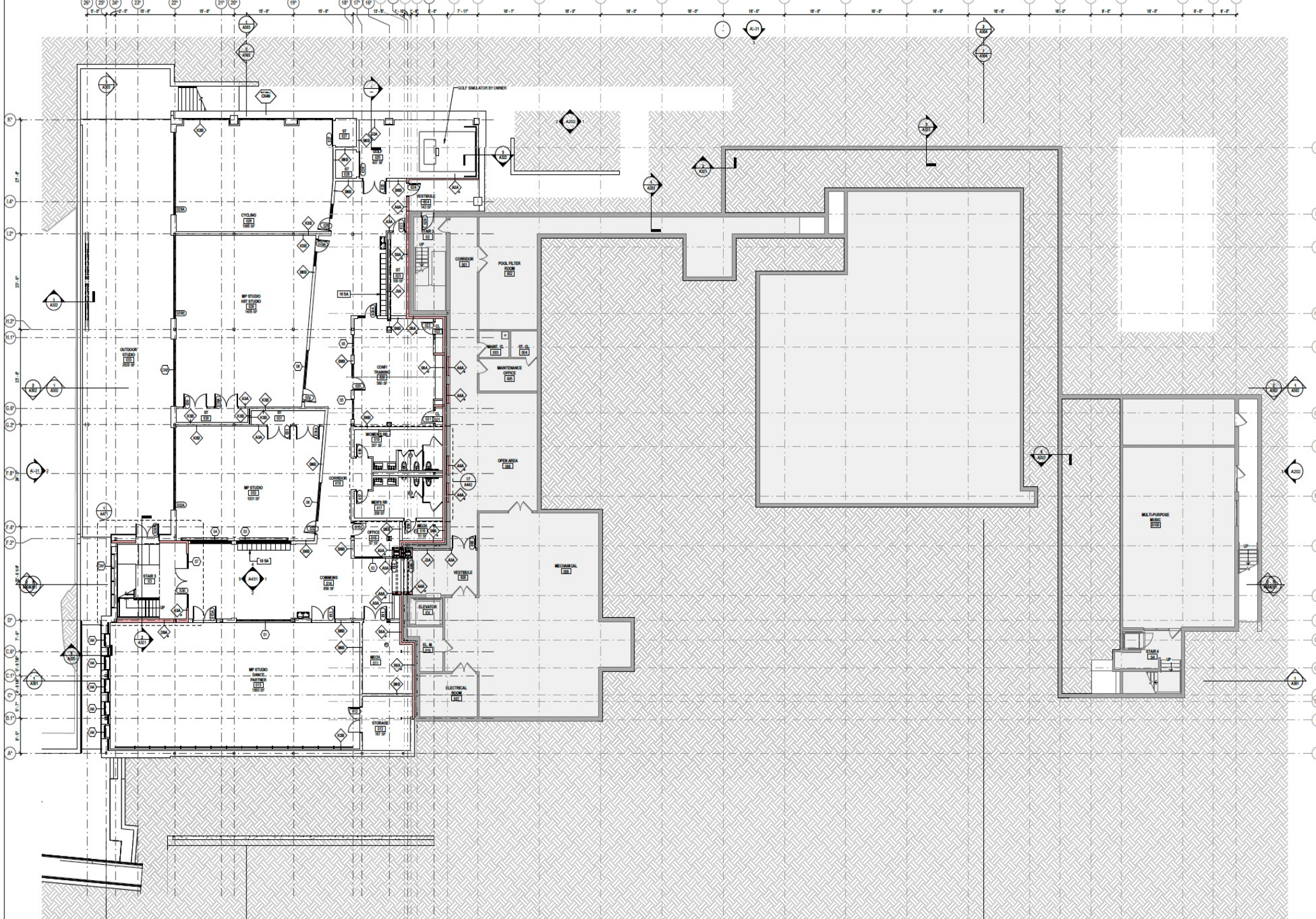
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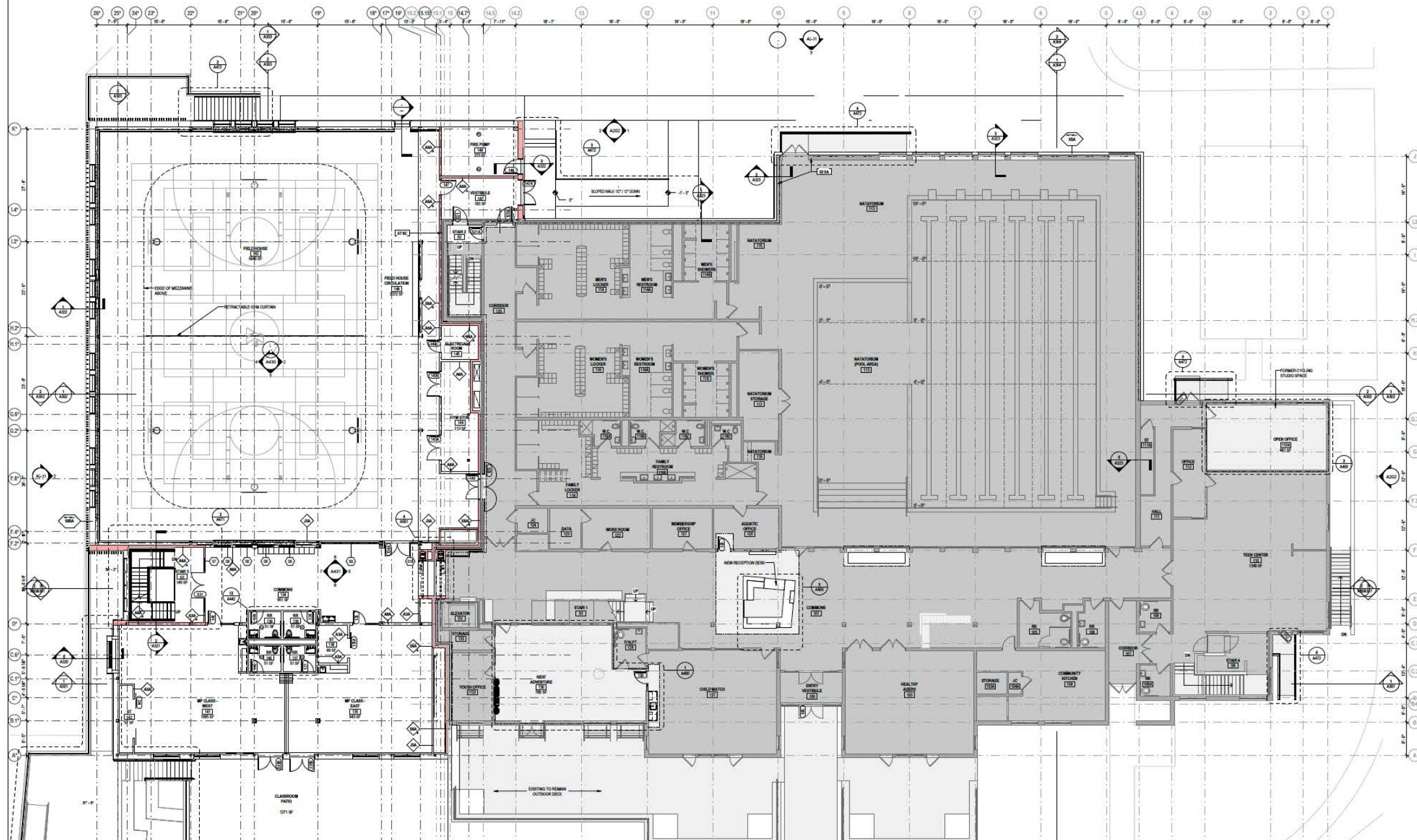
Checked By: GJC

Date: 2023.02.01

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

Drawing Title:





Client  
 YMC  
 Team  
 Archite  
 Fenitla  
 70 Fran  
 Boston  
 T. 617.3  
 Envelo  
 Simpos  
 800 Bo  
 Boston  
 T. 617.9  
 Geotec  
 Charles  
 20 Libe  
 Hanson  
 T. 617.9  
 Landsc  
 Lando  
 6 A Str  
 Edgart  
 T. 508.8  
 Civil E  
 Res-Fr  
 71 Wat  
 Lacors  
 T. 603.5  
 Structu  
 LA Fue  
 211 Co  
 Boston  
 T. 617.3  
 MEPFE  
 BVH in  
 One Ca  
 Newton  
 T. 617.6

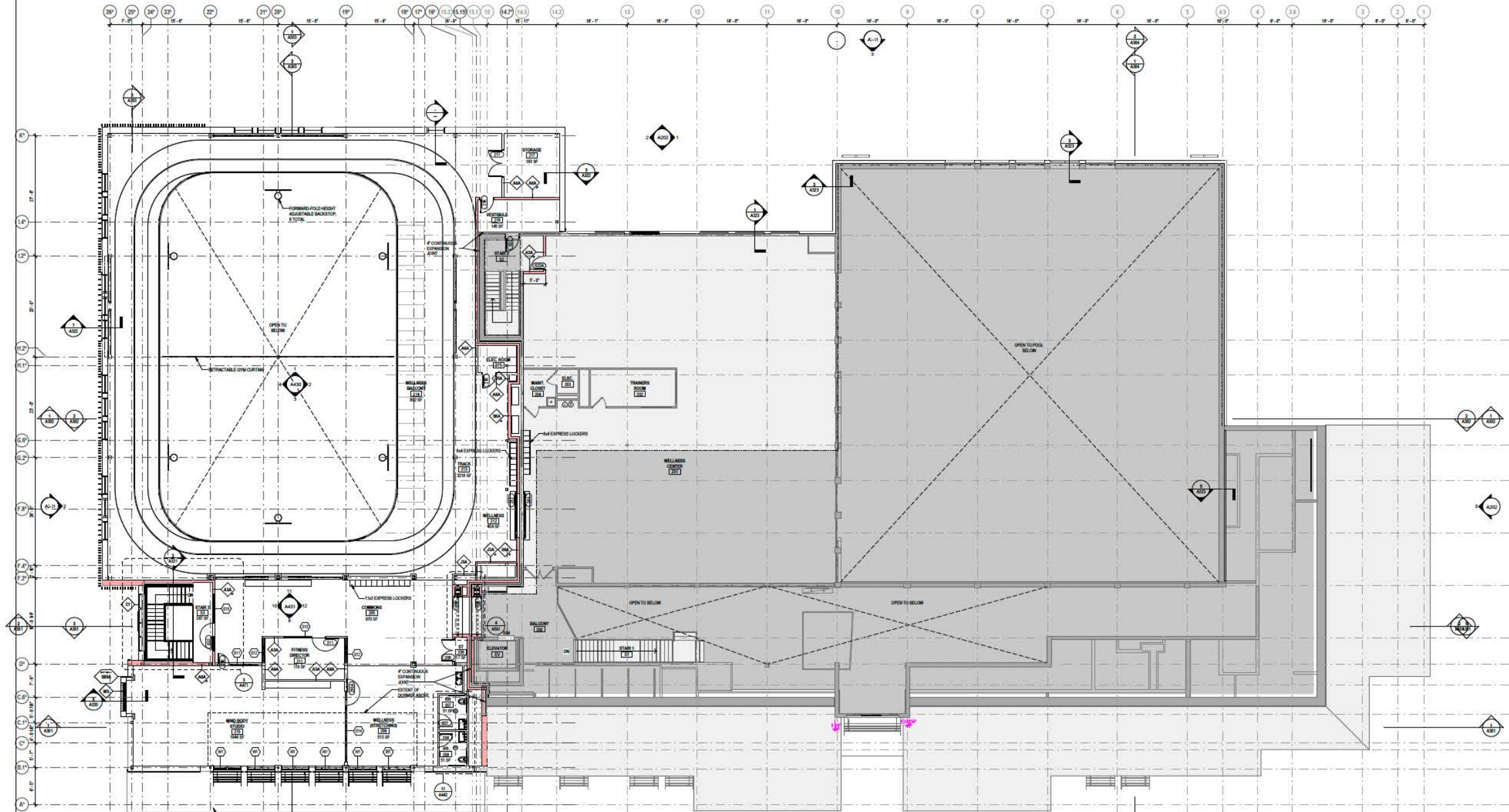
DE

Key Pla

Stamp:

CO

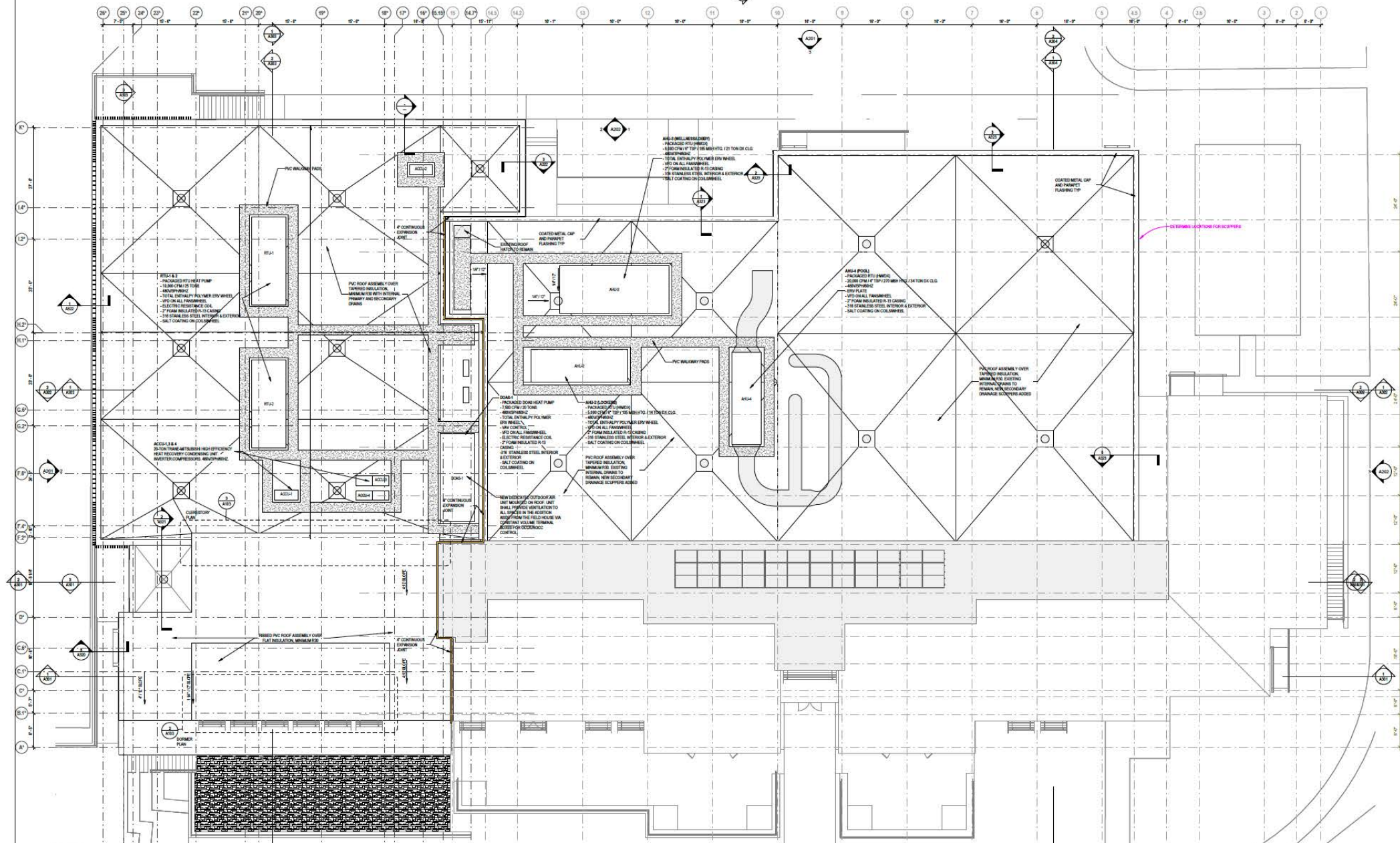
No. Date





3 FLOOR PLAN - LEVEL 2 CORRIDORY  
12'-0" (3048)

2 FLOOR PLAN - LEVEL 2 DOORMEN  
12'-0" (3048)





# Wastewater

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- YMCA Building is connected to Sewer
- Ice Arena is connected to a septic tank
- A previously planned I/A system has been dropped
- A municipal sewer connection is planned for Addition flow and all Ice Arena Flow

# Traffic / Parking Findings Highlights

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A Traffic Coordinator should be assigned the task of managing the Parking Plan and the Events Management Plan

Police Details for pedestrian and cyclist will be at the discretion of the YMCA & OB Police Chief

Attendees are encouraged to bicycle, walk, or carpool

Events websites or printed material should highlight the availability of VTA buses

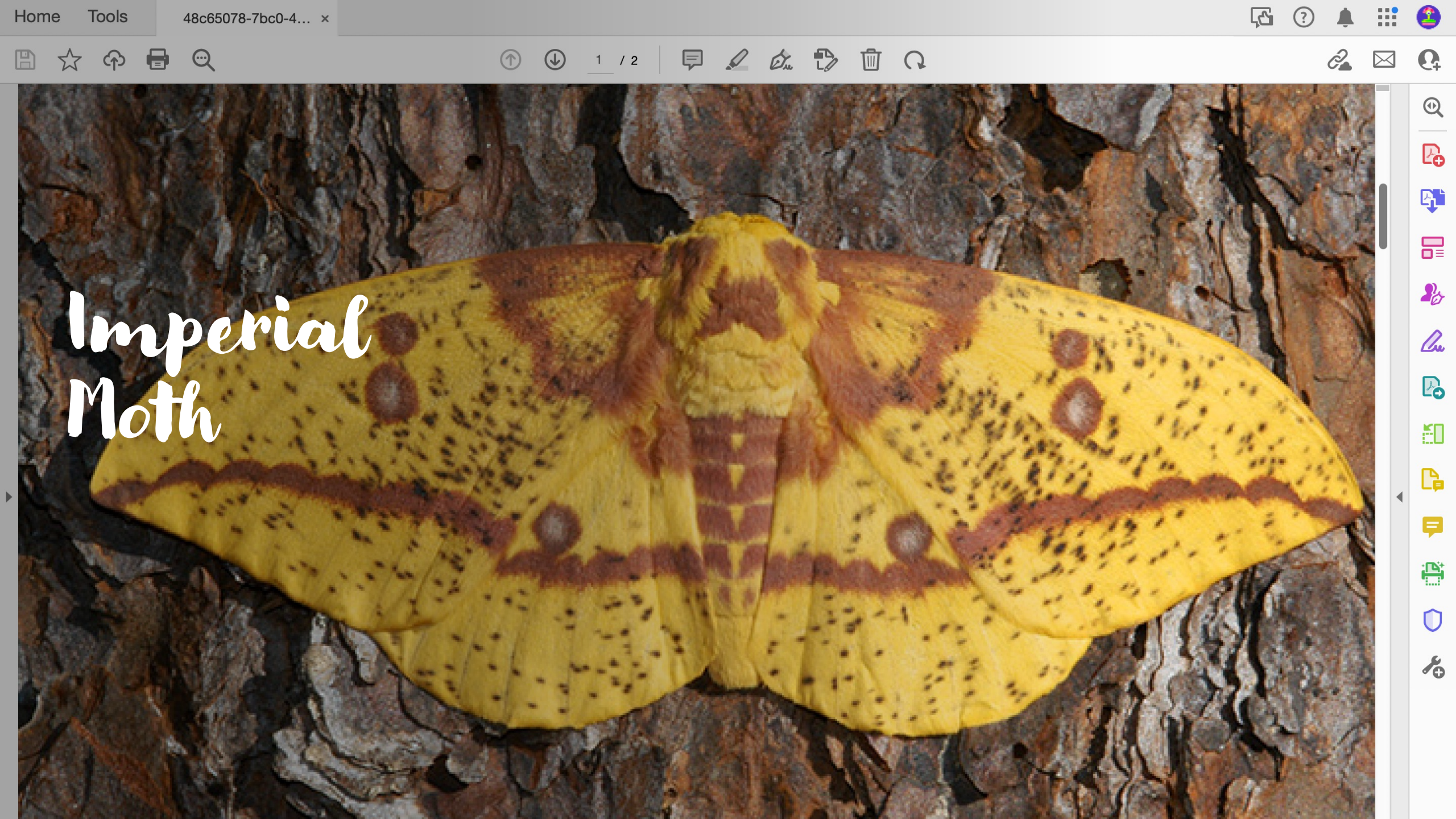
Driveways should maintain a minimum of 24-foot width to accommodate emergency vehicles



*Habitat / NHESP: Moths*

# Faded Gray Geometer





Imperial  
Moth

# Pine Barrens Zale



# Gerhard's Underwing





# Deed Restriction

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- Established 2007-2008
- Violated 2009-2010
- Second Violation found 2023
- Revisited by NHESP 2023



to v. Stephens  
High School District  
25.2 ac. wa.  
Problems arise re parcels  
E 40 F. 1487-000-1000

LEASE LOT LINE

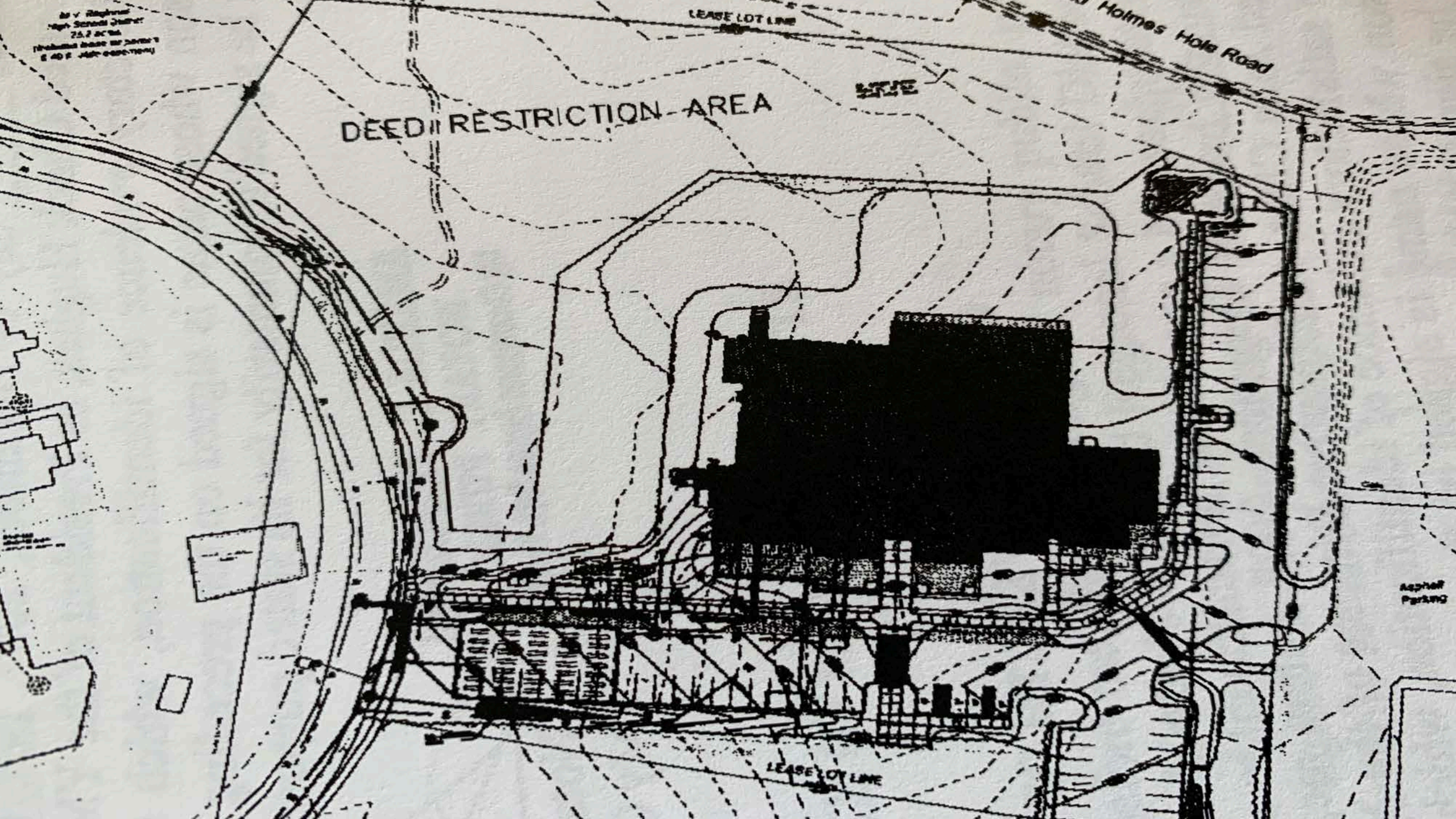
Holmes Hole Road

DEED RESTRICTION AREA

SE/E

Asphalt  
Parking

LEASE LOT LINE



# Emergency Access Way

---

- Required by OB Fire Department
- Proposed off Village Road
- Rejected by NHESP
- Relocated Eastern side of building



# Pump Chamber

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O. B Fire Department, Building Department, & Water District required a Pump Chamber

Without Pump Chamber YMCA sprinklers could gut water pressure for fire apparatus



A large, light-colored, gabled building with a whiteboard on its side, situated in a gravel parking lot. Several cars and a white pickup truck are parked in front of the building. The area is surrounded by dense green trees under a cloudy sky. Concrete barriers are visible in the foreground.

# Ice Arena



*Telecommunications Tower*

# YMCA Building



# Town Skate Park







*High School Parcel*