

111 Little Homer's Pond Road
West Tisbury, MA 02575

April 20, 2022

A. SCOPE OVERVIEW

New Construction of 4 structures:

- **Main House**
- **Guest House**
- **Garage**
- **Storage**

New Septic System

Propane Service

B. GENERAL

Main House:

Finished Living Space **6,192 sf TOTAL**

- 4,046 sf Ground Floor
- 2,146 sf Upper Floor
- + unfinished space

Guest House:

Finished Living Space **1,841 sf TOTAL**

- 766 sf Ground Floor
- 1,075 sf Upper Floor
- + unfinished space

Garage:

Unconditioned Space **791 sf TOTAL**

Storage:

Unconditioned Space **352 sf TOTAL**

NOT IN CONTRACTOR SCOPE:

Landscape:

Terraces, Pool, Access Pathways **approx. 1.5 acres TOTAL**

- Deck terraces, stone patios, lawns
- Approx. 1,500 SF pool & associated equipment
- Gravel vehicle access pathways & parking areas
- Pedestrian access pathways of stone, gravel, and lawn
- Boardwalks
- Utilities & equipment storage areas as needed
- Earthwork & grading
- Bioretention gardens
- Native vegetation restoration
- Irrigation as needed
- Freestanding & retaining stone walls
- Possible firepit
- Lighting & outdoor power as needed

C. STRUCTURAL SYSTEM

Main House:

- Foundation system: reinforced cast-in-place (CIP) concrete walls supported on reinforced CIP concrete strip and isolated footings.
- Gravity system: wood joists framing to wood or steel girders. The girders frame to steel tube columns that bear on the foundation walls or on isolated CIP footings. The gable roof wood framing at the main living and master bedroom spaces is supported by five steel tube trusses in the north-south direction and three steel tube trusses in the east-west direction.
- Lateral system: combination of wood shear walls, steel braced frames, and steel moment frames. Wood diaphragms distribute loads to the vertical lateral system.

Guest House:

- Foundation system: reinforced CIP concrete walls supported on reinforced CIP concrete strip footings.
- Gravity system: wood joists framing to steel girders. The steel girders frame to steel tube columns that bear on the foundation walls.
- Lateral system: steel moment frames in the north-south direction and wood shear walls in the east-west direction. Wood diaphragms distribute loads to the vertical lateral system.

Garage:

- Foundation system: reinforced CIP concrete walls supported on reinforced CIP concrete strip footings.
- Gravity system: wood engineered I-joists framing to wood stud walls. A steel frame (a steel wide flange beam and steel tube columns) is used above the garage door.
- Lateral system: wood shear walls. Wood diaphragms distribute loads to the shear walls.

Storage:

- Foundation system: reinforced CIP concrete walls supported on reinforced CIP concrete strip footings.
- Gravity system: wood engineered I-joists framing to wood stud walls.
- Lateral system: wood shear walls. Wood diaphragms distribute loads to the shear walls.

D. MEP

Main House:

- Heating and Cooling: high efficiency Mitsubishi or equal air-source heat pumps. The system will consist of several systems with multiple air handlers connected to common outdoor heat pump condensers.
- Humidification: Condair steam humidifiers with humidity distributed by the air handlers. Basement dehumidification.
- Ventilation: energy recovery ventilators (ERVs) for fresh air + ventilation system for kitchen exhaust & makeup air system, clothes dryer, bathroom fans
- Ductwork: galvanized steel in Basement to floor & wall grilles
- High efficiency MERV 8 filters on AHUs for clean, filtered air
- Vibration isolators on all pumps & AHUs w/ acoustic duct liner & flex connectors on ductwork
- Programmable communicating thermostats compatible w/ AV system or web
- Electric Radiant Mat Heat @ Master Bath
- Generator

Guest House: (same as Main House)

Garage: Uninsulated, unheated, electrified only

Storage: Uninsulated, unheated, electrified only

E. Envelope

Main House:

- Sloped Roof: Standing seam metal roofing
- Ridge Height: Less than 24' AFF (average mean grade)

ADD alt:
Zinc tin coated copper

- Gutters: Concealed metal

ADD alt:
Built in Kemper gutter system

- Windows: Dynamic, 9' tall doors, windows, sliders
- Siding: Wood board, batten siding, wood rib (Accoya / Kebony / Mahogany)

ADD alt:
Zinc tin coated copper cladding

- Shading / Privacy: Surface mounted motorized roll shades @ Living Room & Master BR, Manual Curtains @ other BRs

ADD alt:
Metal screens, manual operation

Guest House: (same as Main House)

Garage: (similar to Main House)

Storage: (similar to Main House)

F. HOME AUTOMATION / SYSTEMS CONTROL

Main House:

- Home Security System
- Media & AV Controls: Sonos

ADD alt:
Lighting & Shades Controls: Lutron Homeworks
Mechanical Controls: Tekmar
Control Package Overlay: Maestro or Control 4

Guest House: (none: localized controls only)

Garage: (none)

Storage: (none)

G. SUSTAINABILITY

- PV Panels:
 - 42 panels on Garage roof (+/-12,900 kWh/yr)

ADD alt:
Additional 18 panels on Storage roof

- EV charging station at garage
- Windows & Doors & Windows:
 - high-performance, air-tight opening systems
 - impact-rated, double-glazed pane with Low-E (U-value less than 0.25)
 - exterior frame finish with weatherability
- Environmentally sustainable insulation
- Durable siding with weatherability

H. PROGRAM & FINISHES

General:

- walls & ceiling: some wood, some veneer plaster for paint
- engineered wood flooring, finish TBD
- conventional interior trim construction sequencing: applied base, cased openings
- decorative / track & task lighting, some recessed open vaulted ceilings in main

Main House:

- living area and upper den
- FSB hardware or equiv.
- 6 Bedrooms, 6 Baths (including Guest Suite, Bunk Room, and Primary Bedroom)
 - tile / stone floors & walls @ all bathrooms – TBD
 - Duravit (or equiv.) fixtures
 - walk-in closet @ Primary Bedroom: custom millwork for paint
- Living / Dining
 - open, furnished space, easy flow between interior & porch / deck spaces
 - half bath
- Kitchen
 - custom millwork, pantry storage: veneer wood / laminate or painted cabinetry
 - sealed burner rangetop
 - steam oven
 - wine fridge
 - mini-bar area
 - large island/worksurface: 'modernized French kitchen furniture piece'
- Pool Room
 - open, furnished space, easy flow between interior & porch / deck spaces
 - bar area with a pool table
 - shower room
- Main Entry
 - 9'-0" wide pivot door @ boardwalk approach
- Mudroom Room
 - frame walls and ceiling for plaster & paint
 - laundry closet
- Den
 - custom millwork, media / bookshelves / display storage
 - mini-bar area / kitchenette

Guest House:

- 4 Bedrooms, 4 Bathrooms
 - tile / stone floors & walls @ all bathrooms – TBD
 - Duravit (or equiv.) fixtures, no tubs (showers only)
- Shared Living, Kitchen
 - medium level finish
- Gym
 - frame walls and ceiling for plaster & paint
 - rubber flooring
 - shower room
 - small deck

Garage:

- 2 car garage, simple construction, (rough) finish, w/ overhead doors
- EV charging station
- Trash room for bin pickup

Storage:

- simple construction, (rough) finish, w/ overhead doors, shelving