

43 Look Street Demolition
DRI 736

Martha's Vineyard Commission
Oct. 20, 2022

43 Look Street Demolition

Owner/Applicant:	BWP Properties LLC (Brian Purdy); Michael Morrison, agent
Location:	43 Look St. (Map 8, Block B, Lot 14), Tisbury
Proposal:	Demolition of a house built around 1900.
Checklist:	8.1b (Demolition of a house at least 100 years old)
Surrounding Uses:	Other residential and commercial (lodging) uses in the R10 district; William Street Historic District to the east

Referred April 19, 2022

Application submitted June 9-16, 2022

Previous Demolition Policy applies

LUPC: 7/11/22 – Voted 6-2-0 to recommend concurrence

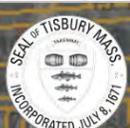
MVC: 8/11/22 – Voted 8-4-1 to recommend concurrence

Site visits: 8/9/22, 10/18/22

Hearing: 9/8/22, 10/6/22, 10/20/22

Additions since 10/6/22

- Revised front elevation
- Peer review response to revision
- Letter from Tisbury Historical Commission



Tisbury, MA

Contact



Search



Abutters



Layers

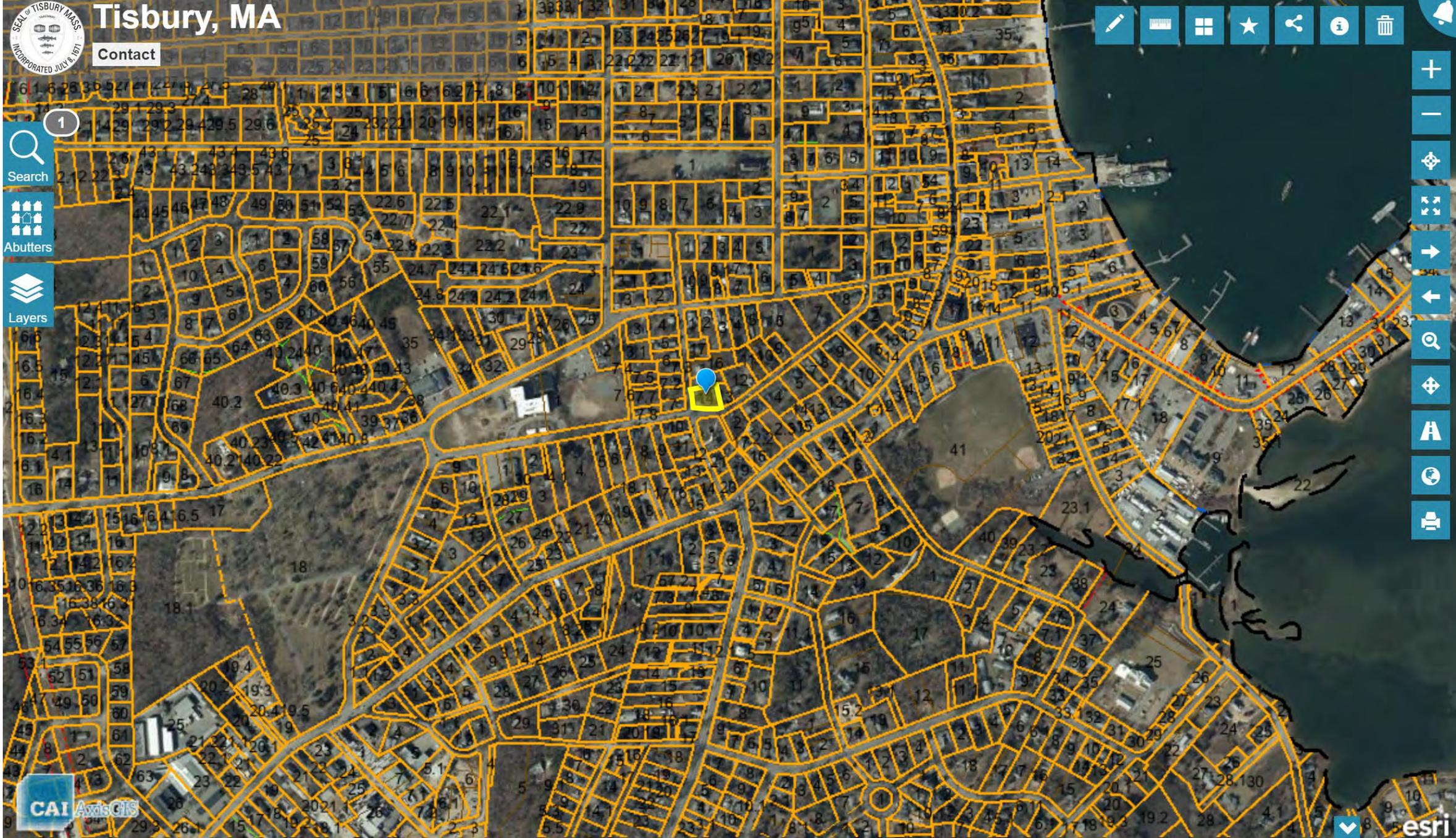
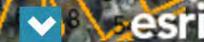


Photo from
Zillow.com
(around 2021)



OMIT SIDING (INSTALL WIND BARRIER ONLY)
 ADJUST SIDING & SHEATHING FOR DOUBLE SILL PLATE



D. T. Feeney

5-4-22 D. Feeney



ATTIC VENTILATION
 LOWER 50% @ EAVES
 REQ'D 2.28 SUPPLIED 2.48
 UPPER 50% 3'-0" MIN ABOVE EAVES
 REQ'D 2.28 SUPPLIED 2.88 (4 PCS)



CEILING
 FLOOR
 CEILING
 FLOOR

DATE:	03/22/2022	STATUS:	CONFIRMATION
PZ	BLT	FINAL	
03/29/2022	003	APPROVAL:	
4/22/2022			

Professional Building Systems, Inc.
 17 East New Street
 Williamsport, PA 17740
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MBS
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REVEAL HOMES, LLC - MA	COUNTY:	DUKES	STATE:	MA
VINEYARD - HAVEN	CITY:	VINEYARD	ZIP:	02543
1400 MPH VULT	ORDER NO:	104754	FILE NO:	PT104754(770)
	SERIAL NO:			

ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON-SITE BY BUILDER

2.1



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Revised

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CEILING 8'-0"

FLOOR

CEILING 9'-0"

FLOOR



ATTIC VENTILATION

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UPPER 50% 3'-0" MIN. ABOVE EAVES
REQ'D 2.28 SUPPLY 2.88 (4 PCS)



D.T. Feeney

5-4-22 D.Feeney



REVISION	REVEAL HOMES LLC - MA	COUNTY	DUKES	CITY	VINEYARD HAVEN	STATE	MA	CUSTOMER	BRIAN PURDY
DATE	1411 MPH VULT	ENCL. ADJ.	2.5	FILE NO.	104734	ISSUE NO.	104734	PROJECT NO.	104734

3248 - PRESTIGE 2 STORY FRONT ELEVATION

Professional Building Systems, Inc.
Professional Building Systems, Inc.
1000 Industrial Blvd.
Middletown, MA 01702
(888) 553-1414
www.pbsystems.com

MBSPI
MAJOR BUILDING SYSTEMS, INC.

DATE:	03/02/2022	STATUS:	CONFIRMATION
DATE:	03/09/2022	STATUS:	FINAL
DATE:	4/22/2022	STATUS:	APPROVAL
DRAWN BY:	RFZ	DATE:	03/02/2022
CHECKED BY:	DOB	DATE:	03/09/2022
DATE:	4/22/2022	STATUS:	APPROVAL

ACTUAL HOUSE MAY VARY FROM ELEVATION - ACCESS TO GRADE ON-SITE BY BUILDER

New comments from peer review and Tisbury Historical Commission

- The peer review consultant has stated that the revision partially addresses the design concerns, but not the larger issue of the Queen Anne-inspired form with corner turret, for which there is no precedent along the Look Street corridor, or the scale of the proposed house, which would still be the largest and among the tallest along the corridor.
- Letter from Tisbury Historical Commission recommends that the house be renovated rather than demolished.
 - Foursquare design
 - Architectural coherence of Look St. neighborhood. Important link the history of Vineyard Haven.

CONCLUSION OF INITIAL PEER REVIEW

The siting and footprint of the proposed new house at 43 Look Street are consistent with the overall setting along the Look Street corridor. However, the new house may be contextually inappropriate in terms of scale and design (including turret, windows, doors, and second story deck). Clapboard siding may be appropriate if the original cladding for 43 Look Street was clapboard, otherwise wood shingles would be more appropriate contextually.

Reference slides (10/6/22)

Project history and proposal

- The existing 1,920 ft², three-bedroom, two-story house was built around 1900. It is just outside the William Street Historic District to the east.
- The proposal is to demolish the house and build a larger house in its place.
- The house was occupied until recently.
- A one-bedroom guest house from the 1970s will remain.

New material since 9/8/22

- Peer review memo
 - Existing structure (architectural significance and relationship to streetscape)
 - Proposed structure (appearance and relationship to streetscape)
 - Includes revised floor area and footprint calculations
- Applicant email regarding peer review
- Updated staff report

Historic significance

- *Age:* The town assessor lists the house as built in 1900.
- *History/Culture:* The house is not known to be associated with any significant people or events, although it is part of a general development pattern that includes the William Street Historic District to the east and **more specifically the stretch of homes on Look Street between State Road and Spring Street.**
- *Design/Construction:* The structure is modest in size and is an example of the **American Four Square style.** Distinguishing features include nearly symmetrical massing with hipped pyramid roof, mostly symmetrical fenestration on each side, and a front porch spanning the width of the house. **The MA Historical Commission documents 1,796 Four Square houses in Massachusetts, but only three on the Vineyard (two in the Edgartown Historic District and one in Oak Bluffs). Of the houses in the Look St. corridor that were built between 1880 and 1920, 43 Look St. is the only one that can be assigned a recognizable style.** However, the original wood exterior has been replaced with aluminum siding.

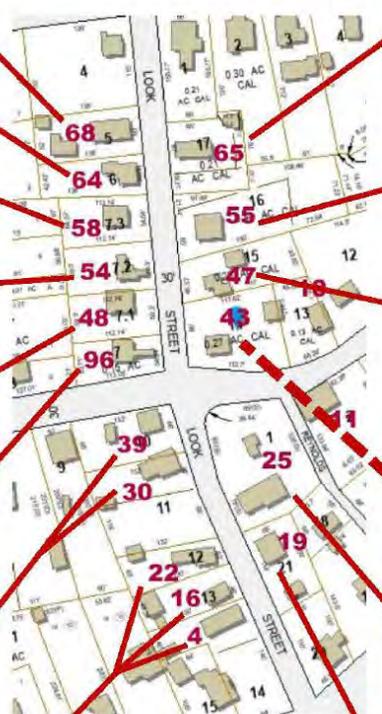
Historic significance

- *Historic Portion of Existing Structure:* The entire house is considered historic.
- *Integrity / Previous Alterations:* According to the peer review, “The overall form, window openings, possibly the windows themselves, the front door, and some of the exposed wood trim all appear to be original. A review of floor plans and interior photographs ... show that the floor plan is typical of Four Square houses - four rooms per floor - and it remains largely intact.” The front porch has a hipped roof that matches the main structure, and a beadboard ceiling and interior siding, which would suggest that it was original to the building and later enclosed. The foundation of the porch also appears to match the rest of the building.

Historic significance

Contribution to Streetscape/Community:

- The property is located on the corner of Look and William Streets, just west of the William Street Historic District, which is on the National Register of Historic Places.
- The peer review identified the house as part of a development pattern along Look Street between State Road and Spring Street, where the houses face the street and are visually distinct from houses along William Street. It is similar to other properties along the corridor in terms of its lot size and orientation of the house (set back and facing the street).
- It is from the same period (1880-1920) as most other houses in the corridor. It is among the largest of that age group in terms of its visible volume, but the among the smallest in terms of its footprint. It is also the only house in that age group with a recognizable style, and the only one with a hipped main roof.
- The size and spacing of windows are generally similar to the other houses, where all those facing the street have a single front door. Four other houses also have enclosed front porches. All are of wood frame construction, and three have synthetic siding, including 43 Look St.
- It is unknown whether the original siding on 43 Look St. was shingles or clapboards.





1982



1980



1840

1917



1880

1900

1880



1900



1880



1970

Historic significance

- *Historic Designation:* The house is not listed in MACRIS or any other historic register.
- *Visibility:* The house is located at the intersection of Look and William Streets, just a few feet from the road in a densely developed area.
- *Condition:* The town assessor lists the property as “Average +10” condition, which is slightly below average for the town. A structural inspection report by John Lolley (dated June 23, 2022) has been provided.

Structural report findings

- *ROOF/ATTIC: From ground level, the roof shingles appear to be in serviceable condition, however, during my inspection of the attic, there was evidence of water intrusion and rot in the attic roof and floor joists. The chimney shows significant mortar cracking and water stains from rain leaks. I would recommend that a mason inspect the chimney to check the interior of the flue for cracking as well as the overall serviceability and safety of the chimney. The insulation between the attic floor joists appears to be old, water damaged, and in need of replacement.*
- *INTERIOR: Areas of the interior walls appear to have disconnected from the studs and shifted vertically. Without a more extensive inspection, I could not speculate on a cause for the framing movement. Several areas throughout the building's interior show signs of rainwater leaking into the house. Wall and ceiling surfaces throughout the house have cracks with water staining. To more thoroughly understand the apparent water leaks in the structure, the house should be inspected during a rainstorm. There also appears to be some structural cracking at various places. The wall board should be removed, and structural framing inspected. There are interior floor areas where the floorboards are of different heights creating a tripping hazard. Floors overall do not exhibit significant "bounce".*
- *BASEMENT: There is a steel beam supporting the first floor and appears to be structurally stable. The basement walls have deteriorating lime mortar – a result of the freeze/thaw cycle reducing the integrity of the mortar and allowing groundwater and rain to seep through the walls into the basement. This coupled with the pipes lack of waterproofing is allowing for water into the wall and basement. These issues are something that will need to be addressed.*

Replacement structure / alternative solutions

- Plans show a larger, two-story, single-family home, slightly farther back on the lot.
- The footprint would increase from ~~928 ft²~~ 776 ft² to ~~1,366 ft²~~ 1,580 ft² and the overall volume (excluding basements and open decks) from 1,920 ft² to 3,479 ft².
- A proposed basement would be used for utilities and storage.
- The new house would have a front-facing deck on each level, and stand about 32'7" at the ridge, compared to the existing height of 29'7".
- Elevations and a conceptual rendering have been provided.
- The new house would be solar-ready and has a projected HERS rating of 55, meaning its energy use would be about 55% of the "reference home," according to HERS. The proposed house is also certified to meet the 2018 International Energy Conservation Code.
- Bedrooms onsite would increase from four to five.
- The applicant has stated that demolition is preferred from a cost perspective.
- The applicant has inquired about the possibility of offering the house for reuse offsite, but notes that Habitat for Humanity no longer accepts entire house donations. Other salvaging opportunities may still be possible but have not been proposed.

OMIT SIDING (INSTALL WIND BARRIER ONLY)
 ADJUST SIDING & SHEATHING FOR DOUBLE SILL PLATE



D. T. Feeney

5-4-22 D. Feeney



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 LOWER 50% @ EAVES
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 UPPER 50% 3'-0" MIN ABOVE EAVES
 REQ'D 2.28 SUPPLIED 2.88 (4 PCS)



REVEAL HOMES, LLC - MA	COUNTY - DUKE'S	CITY - VINEYARD - HAVEN	STATE - MA
104754	1400 MPH VULT	25	2772
104754	104754	PT(04/54(770)	

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DATE:	03/22/2022	STATUS:	CONFIRMATION
PZ	03/29/2022	BLT	FINAL
COB	4/22/2022	APPROVAL:	

ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON-SITE BY BUILDER

2.1

Replacement structure

Findings and conclusions from peer review:

Siting

The proposed house, while larger than the existing, is consistent with the existing house in terms of front and right (south) side yard setbacks.

Scale

Footprint: The footprint would be increased to the left (north) and to the rear (east). However, the footprint for the existing house is one of the smaller footprints along Look Street, so the increased footprint from the new house still remains in keeping with the overall setting.

Overall Volume: Based on calculations provided by the applicant, the new house will be 3,479 ft². This would make it the largest house along the Look Street corridor by a significant amount.

Height: The new house measures 32' 7 3/16" in height. Tisbury property cards do not include building heights, but this would likely make it one of the tallest houses along the Look Street corridor.

Design

Style and Form: The proposed house has a design that could be characterized as a modern interpretation of the Queen Anne style which was popular from ca. 1880-1910. The Queen Anne style employed different roof shapes, including corner turrets like that found here, to animate the building's form. There is no precedent for this more elaborate Victorian-era house style and form on Look Street.

Windows and Doors: In comparison to other houses along Look Street, this house has far more fenestration on the front elevation. The front elevation is particularly problematic because it not only has extensive, large-scaled windows, but also has three other doors that are fully fenestrated – the second story has a multi-lite single door and multi-lite paired (French or sliding) doors. This is also the only house on Look Street with more than one door on the front elevation – in this case a total of four.

The fenestration pattern on the side elevations of the new house is minimal. There is no precedent along Look Street for both side elevations to be so minimally fenestrated with windows of varying sizes and irregular placement.

Porches: There is no precedent for double-height porch/decks along Look Street. A number of houses do have covered one-story front porches, but they all employ roof slope to cover those spaces, thereby incorporating them into the main body of the house. With the flat roof required for a second story deck, this (metal?) structure would appear tacked onto the body of the house in a way not found along Look Street.

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5-4-22 D. Feeney



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REVEAL HOMES, LLC - MA	COUNTY - DUKE'S	STAKE - MA
VINEYARD - HAVEN	SNOW LOAD - 25	SG. FT. - 2772
140 MPH WULT	FILE NO. - P104754(770)	
104754		

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COB	4/22/2022	APPROVAL:	

ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON-SITE BY BUILDER

2.1

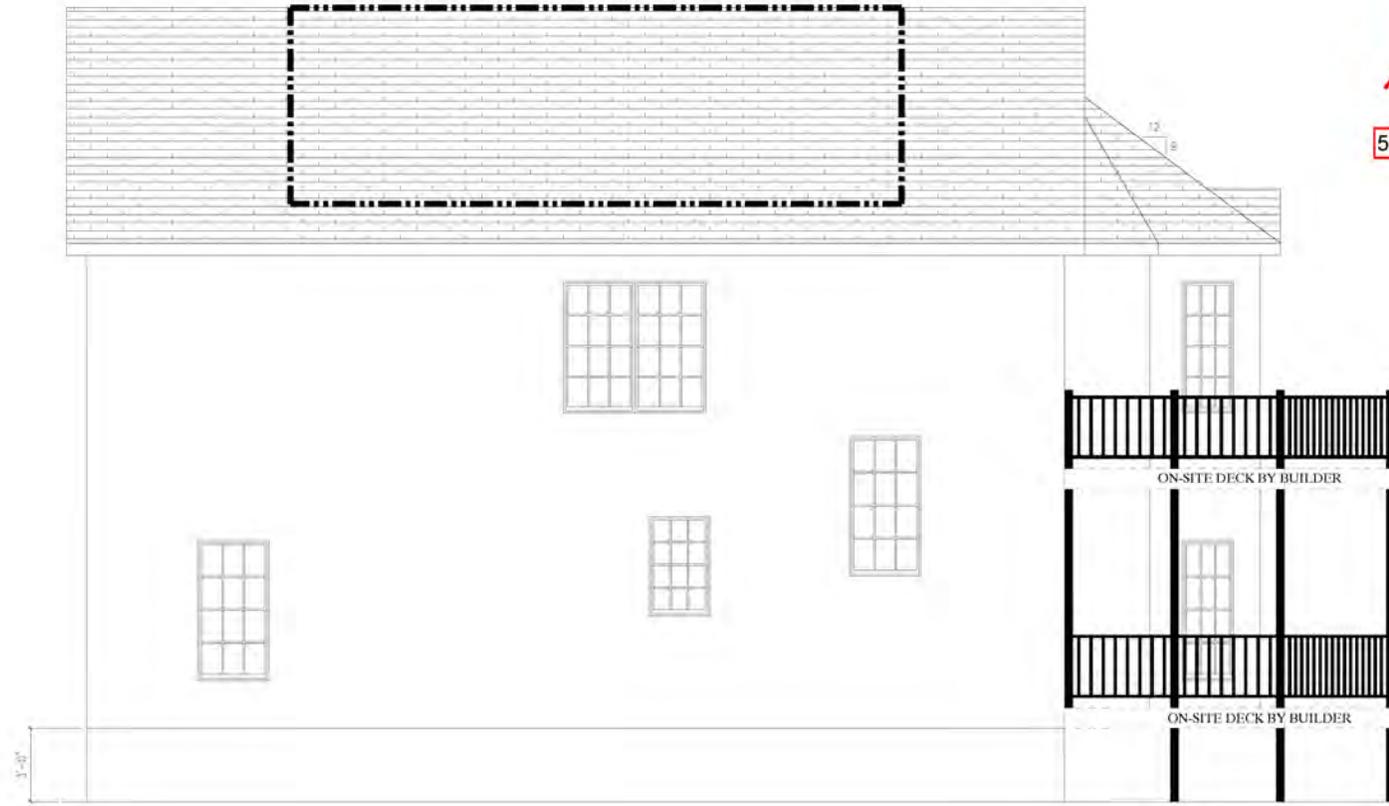
PFS APPROVED
 DATE 5/4/22
PFS CORPORATION
 Bloomsburg, PA



D.T. Feeney

5-4-22 D.Feeney

ROOF AREA MEETS THE 600 SQ FT REQUIREMENT
 PER SECTION A10.3 SOLAR-READY ZONE.
 TRUSSES ARE DESIGNED WITH 10 PSF DEAD LOAD
 FOR ADDITIONAL OVERFRAMING



CEILING
 FLOOR
 CEILING
 FLOOR

CEILING
 FLOOR
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 FLOOR

3248-PRESTIGE 2 STORY
 LEFT ELEVATION



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	03/29/2022		FINAL
	4/22/2022		APPROVAL
DRAWN BY:	PZ		
	BLT		
	COB		

BUILDER	REVEAL HOMES LLC - MA	CUSTOMER	BRIAN PURDY
CITY	VINEYARD - HAVEN	COUNTY	DUKES
STATE	MA	CITY	MA
WIND SPEED	140 MPH	SNOW LOAD	25
VOLT		FILE NO.	P104734(770)
ORDER NO.	104734	SERIAL NO.	
		SG. FT.	2772

ACTUAL HOUSE MAY VARY FROM ELEVATION-ACCESS TO GRADE ON-SITE BY BUILDER

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SAGE 2.3

PFS APPROVED
 DATE 5/4/22
PFS CORPORATION
 Bloomsburg, PA



D. Feeney

5-4-22 D.Feeney

ROOF AREA MEETS THE 600 SQ FT REQUIREMENT
 PER SECTION A0103 SOLAR-READY ZONE.
 TRUSSES ARE DESIGNED WITH 10 PSF DEAD LOAD
 FOR ADDITIONAL OVERFRAMING

CEILING

FLOOR

CEILING

FLOOR

CEILING

FLOOR

CEILING

FLOOR

ON-SITE DECK BY BUILDER

ON-SITE DECK BY BUILDER

3248 - PRESTIGE 2 STORY
 RIGHT ELEVATION



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STATUS:
 CONFIRMATION
 FINAL
 APPROVAL

DRAWN BY:
 PZ
 BLT
 COB

DATE:
 03/02/2022
 03/29/2022
 4/22/2022

BUILDER	REVEAL HOMES LLC - MA	CUSTOMER	BRIAN PURDY
CITY	VINEYARD - HAVEN	COUNTY	DUKES
STATE	MA	SNOW LOAD	25
WIND SPEED	140 MPH VOLT	FILE NO.	P104734(770)
ORDER NO.	104734	SERIAL NO.	
		SG. FT.	2772

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ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON-SITE BY BUILDER

PAGE 2.4



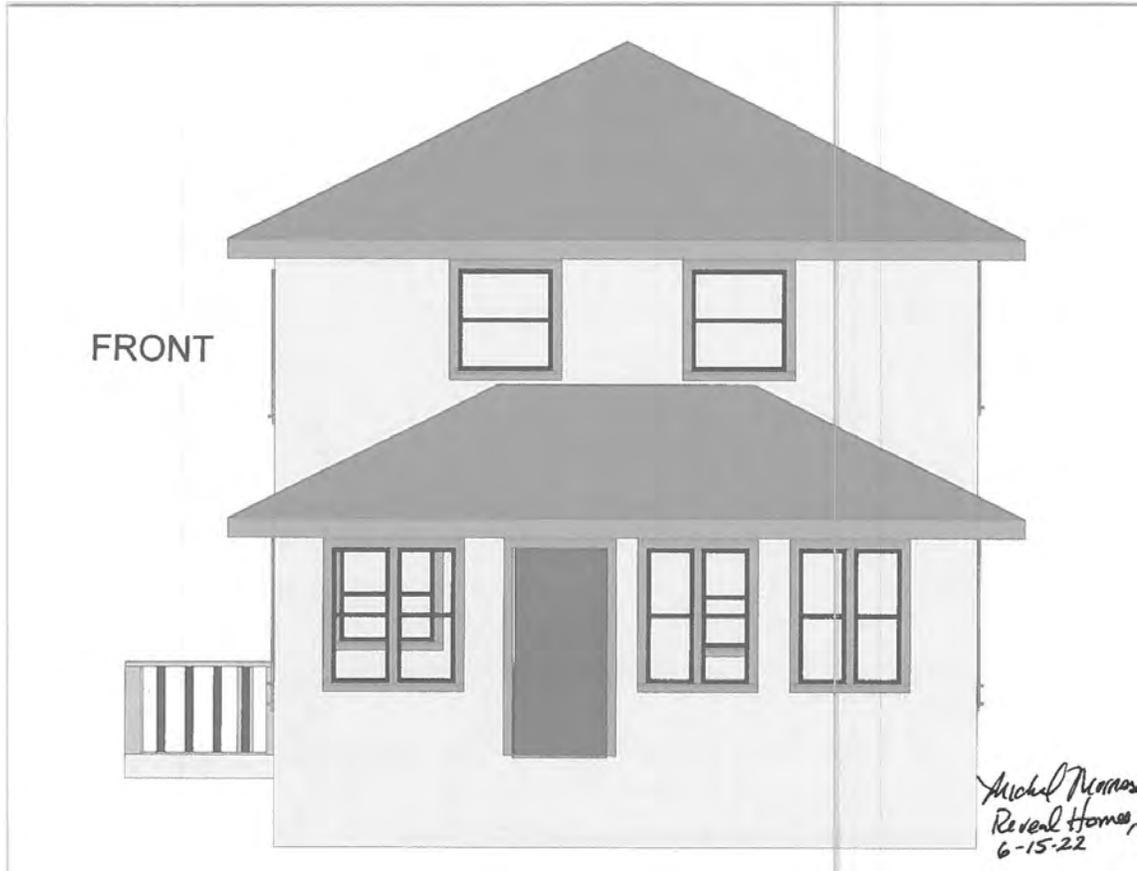
**PROFESSIONAL
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SYSTEMS, INC.**

Materials

Wood shingles are the predominant siding material along Look Street. This was likely due in part, at least for the houses built from ca. 1880-1920, to the fact that wood shingles would have been cheaper to use for these modest houses than clapboard. If wood clapboard is found under the synthetic siding of 43 Look Street, perhaps an argument can be made that clapboard is appropriate in this instance.

CONCLUSION

The siting and footprint of the proposed new house at 43 Look Street are consistent with the overall setting along the Look Street corridor. However, the new house may be contextually inappropriate in terms of scale and design (including turret, windows, doors, and second story deck). Clapboard siding may be appropriate if the original cladding for 43 Look Street was clapboard, otherwise wood shingles would be more appropriate contextually.



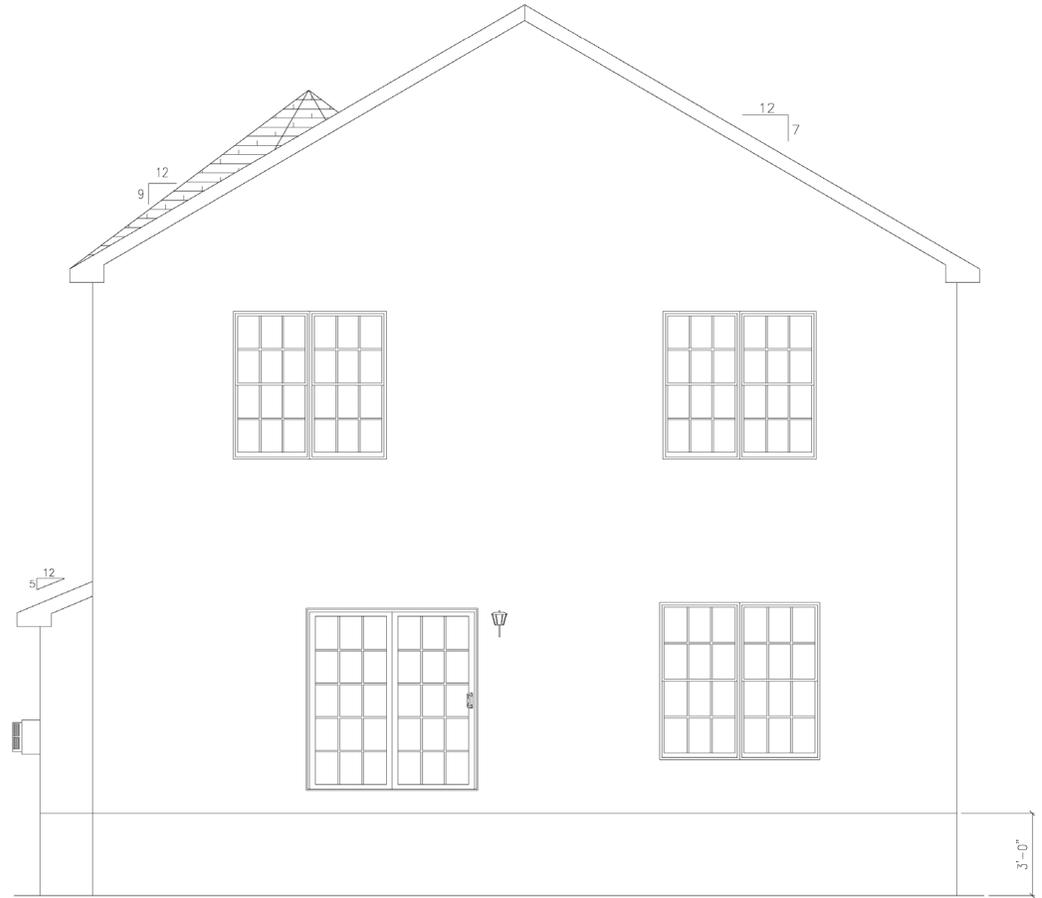
Existing



Proposed



Existing



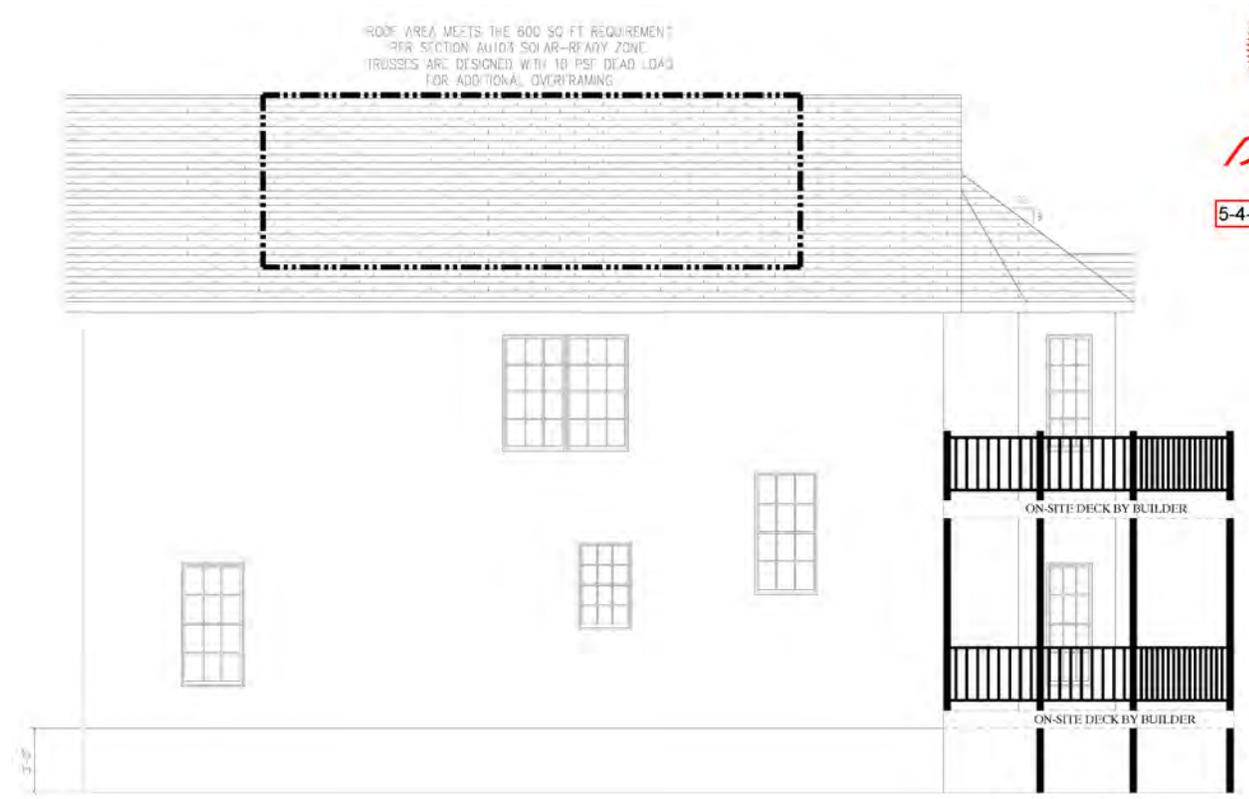
Proposed



LEFT

*Michael Monahan
Reveal Homes
6-15-22*

Existing



ROOF AREA MEETS THE 800 SQ FT REQUIREMENT PER SECTION 4110.3 SOLAR-READY ZONE. TRUSSES ARE DESIGNED WITH 10 PSF DEAD LOAD FOR ADDITIONAL OVERFRAMING.

ON-SITE DECK BY BUILDER
ON-SITE DECK BY BUILDER



Handwritten signature

5-4-22 D

Proposed

Reference slides





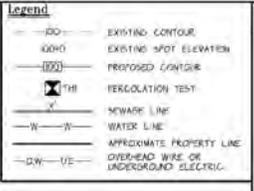
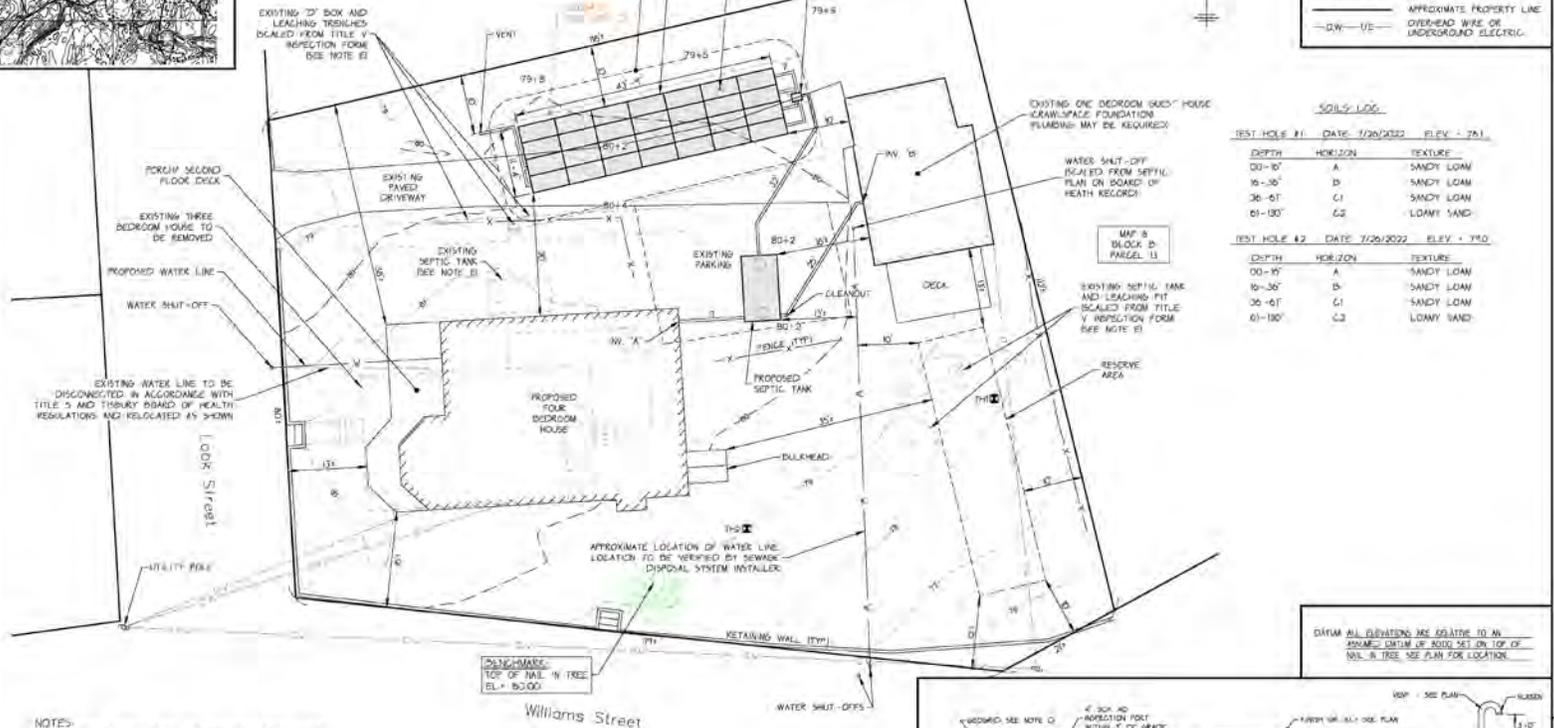
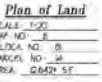
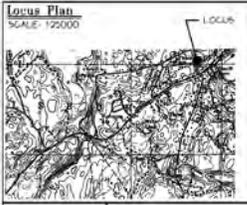








Replacement program



SOILS LOG

TEST HOLE #1	DATE	ELEV. + 76.1
DEPTH	HORIZON	TEXTURE
00-10'	A	SANDY LOAM
10-30'	D	SANDY LOAM
30-60'	C1	SANDY LOAM
60-100'	C2	LOAMY SAND

TEST HOLE #2	DATE	ELEV. + 79.0
DEPTH	HORIZON	TEXTURE
00-10'	A	SANDY LOAM
10-30'	D	SANDY LOAM
30-60'	C1	SANDY LOAM
60-100'	C2	LOAMY SAND

Notes

GENERAL NOTES:

- THIS PLAN IS TO BE USED ONLY FOR THE PROVISION AND INSTALLATION OF A SEWAGE DISPOSAL SYSTEM IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
- NO CHANGES TO THIS PLAN ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF QUALIFIED ENGINEERS OR ARCHITECTS.
- INSTALLATION SHALL BE IN STRICT CONFORMANCE WITH TITLE 5 OF THE MASSACHUSETTS STATE STATUTES CODE AND THE RULES & REGULATIONS OF THE BOARD OF HEALTH BOARD OF HEALTH.
- ANCHORING SHALL BE DETACHED FROM BUILDING IN THE SEWAGE SYSTEM SHALL NOT BE USED ON THE TYPICAL AREA.
- NO CHANGES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.
- FINISHED SURFACE OF LEACHING AREA SHALL BE GRADED TO MAINTAIN A MINIMUM 2% SLOPE.
- THE SEPTIC TANK AND THE INFILTRATOR CHAMBER SHALL BE EITHER:
 - A. MANUFACTURED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND WARRANTY OR
 - B. MADE IN-PLACE BY THE CONTRACTOR USING EQUIPMENT SUPPLIED BY THE CONTRACTOR UNDER STRICT SUPERVISION OF THE ENGINEER.
- SEPTIC TANKS AND DISTRIBUTION BOXES SHALL BE LEVEL AND TIE TO BE MADE ON A LEVEL STABLE BASE THAT HAS BEEN MECHANICALLY STABILIZED AND SHOWN TO BE STABLE FOR A PERIOD OF 30 DAYS PRIOR TO CONSTRUCTION. THE LOCATION OF THE SEPTIC TANK SHALL BE DETERMINED BY THE CONTRACTOR.
- ALL SYSTEM COMPONENTS SHALL BE CONSTRUCTED OF DURABLE RESISTANT MATERIALS.
- ALL PIPING SHALL BE A MINIMUM OF SCHEDULE 40 PIPE UNLESS OTHERWISE NOTED.
- DISTRIBUTION BOX OUTLET PIPING SHALL BE LEVEL FOR A MINIMUM OF THE FIRST TWO FEET OF THEIR LENGTH.

CONSTRUCTION IS AS FOLLOWS:

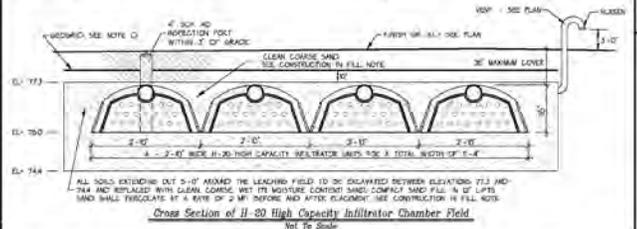
- ALL MATERIALS FOR SYSTEM CONSTRUCTION SHALL BE FULLY INSPECTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER. THE FULL LIST OF MATERIALS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO CONSTRUCTION. ALL MATERIALS SHALL BE STORED ON-SITE AND PROTECTED FROM WEATHER AND DAMAGE. ALL MATERIALS SHALL BE STORED ON-SITE AND PROTECTED FROM WEATHER AND DAMAGE.
- THE LOCATION OF THE SEPTIC TANK SHALL BE DETERMINED BY THE CONTRACTOR.
- THE LOCATION OF THE SEPTIC TANK SHALL BE DETERMINED BY THE CONTRACTOR.

PIPE SIZE	DEPTH	SPACING	1 FOOT SPACING
4"	12" MIN	12" MIN	12" MIN
6"	18" MIN	18" MIN	18" MIN
8"	24" MIN	24" MIN	24" MIN
10"	30" MIN	30" MIN	30" MIN

HIGH CAPACITY INFILTRATOR CHAMBER FOR ABSORPTION SYSTEM

1. THE INFILTRATOR SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

- NOTES:**
- THE OWNER SHALL SUBMIT THE PROPOSED HOUSE FLOOR PLANS TO THE TOWN BOARD OF HEALTH FOR THEIR APPROVAL.
 - ALL UNDERGROUND UTILITIES INCLUDING WATER, PHONE AND ELECTRICAL LINES MUST BE LOCATED BY THE CONTRACTOR AND THE TOWN BOARD OF HEALTH PRIOR TO ANY EXCAVATION.
 - ENGINEER SHALL INSPECT BOTTOM OF EXCAVATION IN THE LEACHING FIELD PRIOR TO INSTALLING THE LEACHING FIELD.
 - INSTALL TENSILE MESH OR GEOTEXTILE OR APPROVED EQUIVALENT ABOVE LEACHING FIELD AND EXTENDING OUT 5'-0" AS SHOWN ON PLAN.
 - EXISTING SEPTIC TANK TO BE REMOVED AND LEACHING FIELD TO BE PUMPED OUT, GRADED AND BACKFILLED WITH CLEAN, COARSE COMPACT SAND. SEE CONSTRUCTION IN FULL NOTE.



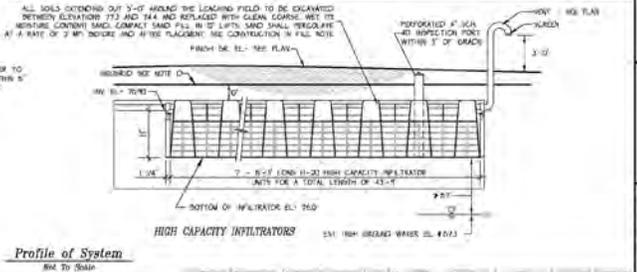
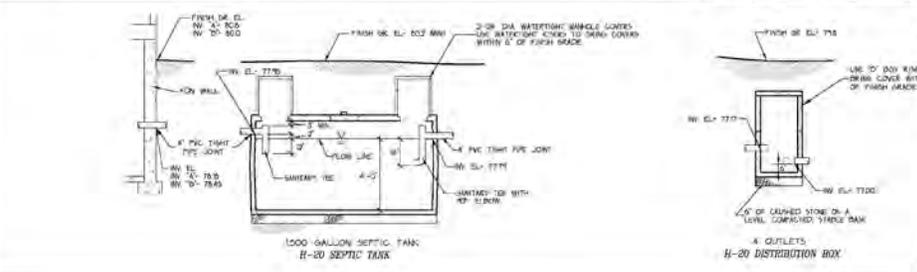
Design Computations:

HYDRAULIC LOADING:
 4 + 1 + 3 BEDROOMS AT 10 GPD + 250 GPD =
 A GARABAGE DISPOSAL IS NOT ALLOWED IN THIS DESIGN.

SEPTIC TANK SIZE:
 INCREASING FLOW TO 2000 GPD TITLE 5 - 1500 GALLON LAGOON LRS 1500 GALLON SEPTIC TANK.

LEACHING CAPACITY:
 DESIGN PERCOLATION RATE IS 1.5 GAL/INCH/HR
 HYDRAULIC LOADING RATE 0.74 IN/HR
 PER 1 LEACHING FIELD WITH 20 CHAMBERS

TOTAL AREA OF FIELD = 20 CHAMBERS X 2.0' X 2.0' = 80 SQ FT
 TOTAL LEACHING CAPACITY PROVIDED = 80 SQ FT X 0.74 GAL/INCH/HR = 59.2 GPD
 TOTAL LEACHING CAPACITY REQUIRED = 61 GPD
 TOTAL HYDRAULIC LOADING REQUIRED = 592 GPD



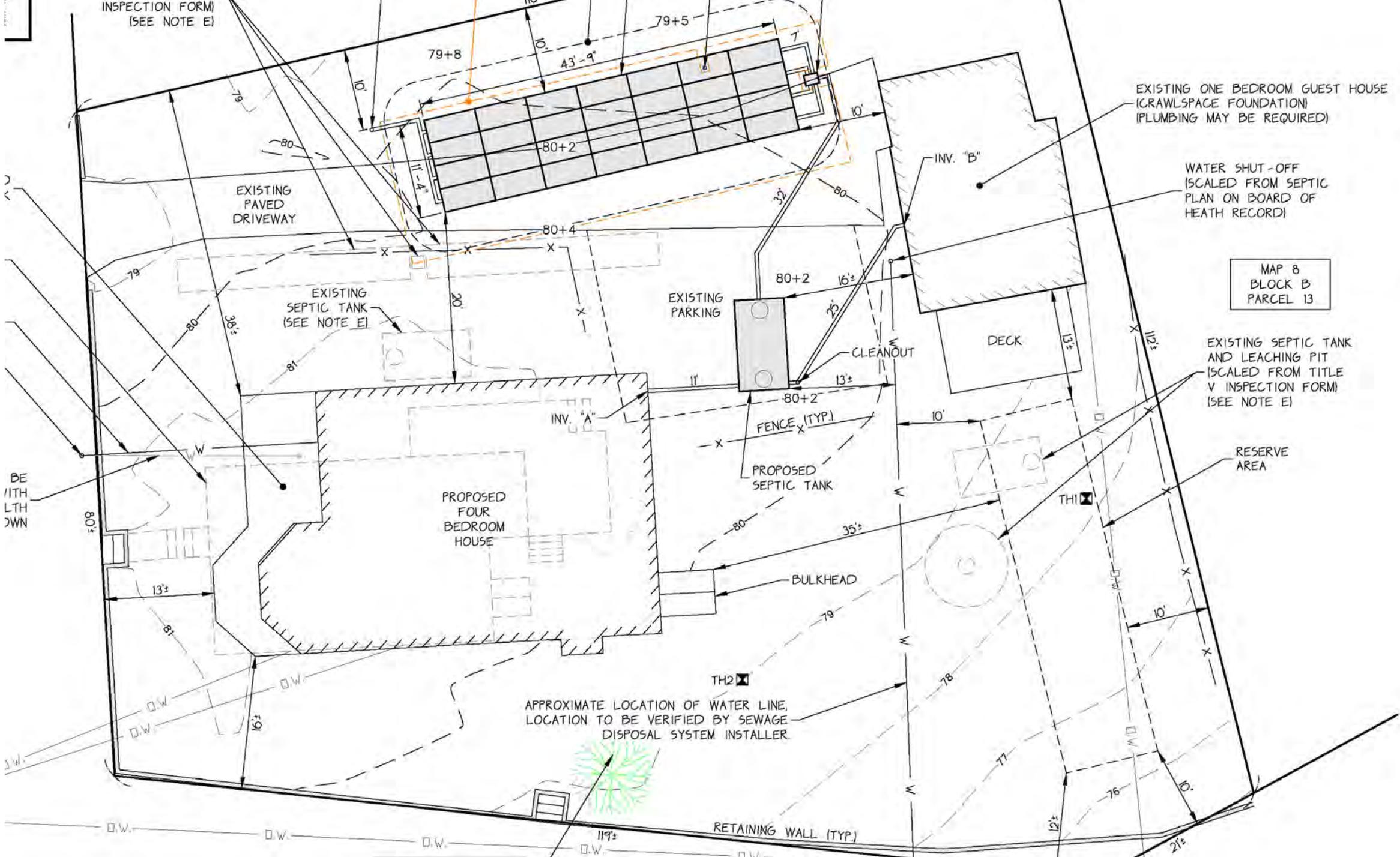
New Sewage Disposal System
In The Town Of
Tisbury

Site:
 Proposed Four Bedroom House Plus
 Existing One Bedroom Guest House
 For a Total of Five Bedrooms
 Main St. Block B, Parcel 14
 45 Lock Street

Owner:
 BHP Properties LLC
 1447 Scituate Road
 Hallowell, CT 06455

Scale: As Shown Date: August 2, 2022
 Job No: 198793
 Designer: E. J. J. J.
 Sheet: 1 of 1
 Checked: G. J. J.

Professional Engineer
Soumit Engineering Group LLC
 P.O. Box 4458
 107 Birch Road, Suite 202
 Thompson's Hill, MA 01060
 Phone: (508) 692-5033
 Fax: (508) 692-4932



INSPECTION FORM
(SEE NOTE E)

EXISTING ONE BEDROOM GUEST HOUSE
(CRAWLSPACE FOUNDATION)
(PLUMBING MAY BE REQUIRED)

WATER SHUT-OFF
(SCALED FROM SEPTIC
PLAN ON BOARD OF
HEATH RECORD)

MAP 8
BLOCK B
PARCEL 13

EXISTING SEPTIC TANK
AND LEACHING PIT
(SCALED FROM TITLE
V INSPECTION FORM)
(SEE NOTE E)

RESERVE AREA

APPROXIMATE LOCATION OF WATER LINE,
LOCATION TO BE VERIFIED BY SEWAGE
DISPOSAL SYSTEM INSTALLER.

TEST
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C
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3
6
TEST
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6

BE
11TH
LTH
DWN

RETAINING WALL (TYP.)

OMIT SIDING (INSTALL WIND BARRIER ONLY)
 ADJUST SIDING & SHEATHING FOR DOUBLE SILL PLATE



D.T. Feeney

5-4-22 D.Feeney



ATTIC VENTILATION
 LOWER 50% @ EAVES
 REQ'D 2.28 SUPPLIED 2.48
 UPPER 50% 3'-0" MIN ABOVE EAVES
 REQ'D 2.28 SUPPLIED 2.88 (4 PCS)



REVEAL HOMES, LLC - MA	COUNTY - DUKE'S	STAKE - MA
VINEYARD - HAVEN	SNOW LOAD - 25	SG. FT. - 2772
140 MPH WULT	FILE NO. - P104754(770)	
ORDER NO. 104754	SERIAL NO.	

Professional Building Systems, Inc.
 17 East New Street
 Williamsport, PA 17701
 WWW.PROBUILDSYS.COM

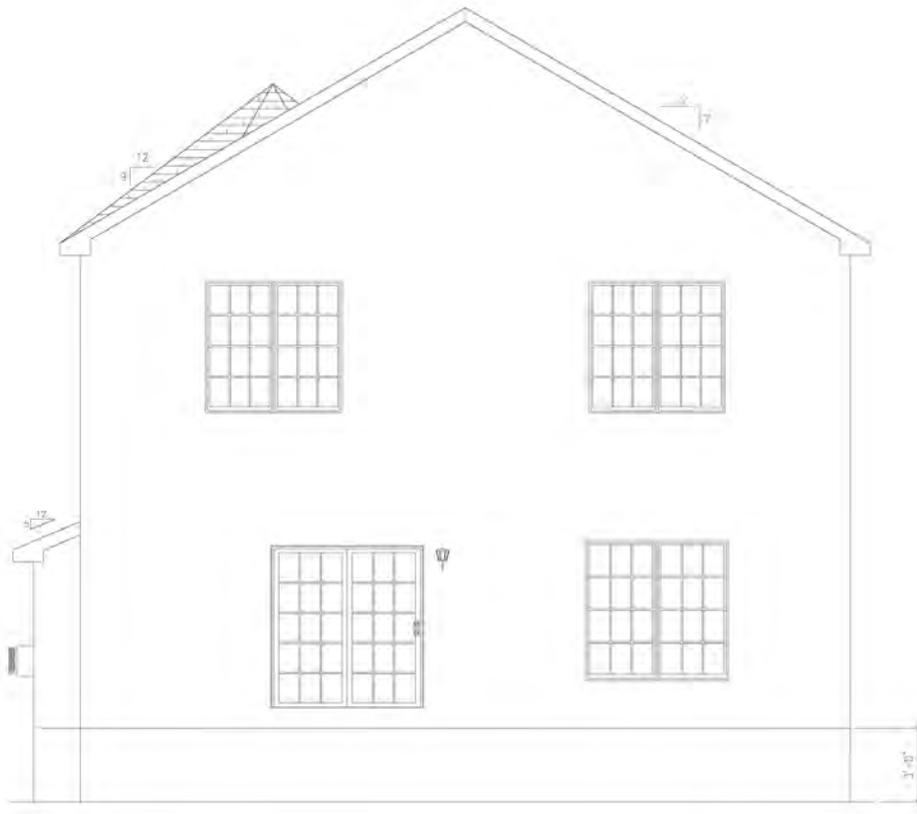
MBS
 PROFESSIONAL BUILDING SYSTEMS, INC.

DATE:	03/22/2022	STATUS:	CONFIRMATION
PZ	03/29/2022	BLT	FINAL
COB	4/22/2022	APPROVAL:	

ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON-SITE BY BUILDER

2.1

CEILING
FLOOR
CEILING
FLOOR



D.T. Feeney

5-4-22 D.Feeney



CEILING
FLOOR
CEILING
FLOOR

BUILDER	REVEAL HOMES LLC - MA	CUSTOMER	BRIAN PURDY
	VINEYARD - HAVEN	COUNTY	DUKES
CITY	VINEYARD - HAVEN	STATE	MA
WIND SPEED	140 MPH	SNOW LOAD	25
ORDER NO.	104734	SERIAL NO.	#104734(770)
		FILE NO.	2772

3248 - PRESTIGE 2 STORY REAR ELEVATION

Professional Building Systems, Inc.
77 East Valley Street
Middleburg, MA 01847
WWW.PROBUILDSYS.COM

DATE:	03/02/2022	STATUS:	CONFIRMATION
	03/29/2022		FINAL
	4/22/2022		APPROVAL
DRAWN BY:	PZ		
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ACTUAL HOUSE MAY VARY FROM ELEVATION-ACCESS TO GRADE ON-SITE BY BUILDER

SHEET 2.2

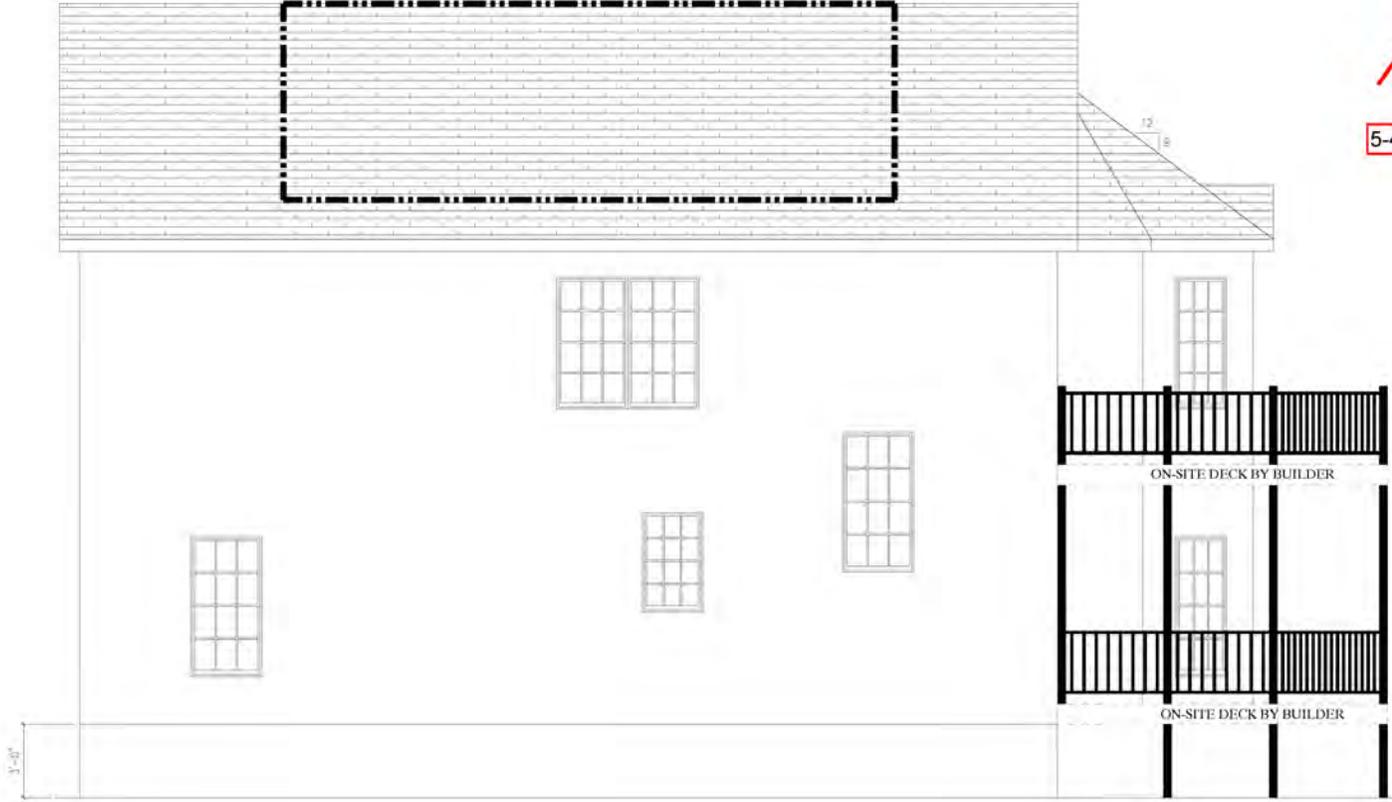
PFS APPROVED
 DATE 5/4/22
PFS CORPORATION
 Bloomsburg, PA



D.T. Feeney

5-4-22 D.Feeney

ROOF AREA MEETS THE 600 SQ FT REQUIREMENT
 PER SECTION A10.3 SOLAR-READY ZONE.
 TRUSSES ARE DESIGNED WITH 10 PSF DEAD LOAD
 FOR ADDITIONAL OVERFRAMING



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ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON-SITE BY BUILDER

BUILDER	REVEAL HOMES LLC - MA	MA	DUKES	SNOW LOAD	25	FILE NO.	P104734(770)
	VINEYARD HAVEN	HAYDEN	DUKES	SNOW LOAD	25	FILE NO.	P104734(770)
CITY	VINEYARD HAVEN	DUKES	SNOW LOAD	25	FILE NO.	P104734(770)	
CUSTOMER	BRIAN PURDY	MA	DUKES	SNOW LOAD	25	FILE NO.	P104734(770)
ORDER NO.	104734						
WIND SPEED	140 MPH						
STATE	MA						
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STATUS:	FINAL						
STATUS:	APPROVAL						

PFS APPROVED
 DATE 5/4/22
PFS CORPORATION
 Bloomsburg, PA



D. Feeney

5-4-22 D.Feeney

ROOF AREA MEETS THE 600 SQ FT REQUIREMENT
 PER SECTION A0103 SOLAR-READY ZONE.
 TRUSSES ARE DESIGNED WITH 10 PSF DEAD LOAD
 FOR ADDITIONAL OVERFRAMING

CEILING

FLOOR

CEILING

FLOOR

CEILING

FLOOR

CEILING

FLOOR

ON-SITE DECK BY BUILDER

ON-SITE DECK BY BUILDER

3248-PRESTIGE 2-STORY
 RIGHT ELEVATION



Professional Building Systems, Inc.
 77 East Valley Street
 Williamsport, PA 17757
 WWW.PROBUILDSYS.COM



STATUS:
 CONFIRMATION
 FINAL
 APPROVAL

DRAWN BY:
 PZ
 BLT
 COB

DATE:
 03/02/2022
 03/29/2022
 4/22/2022

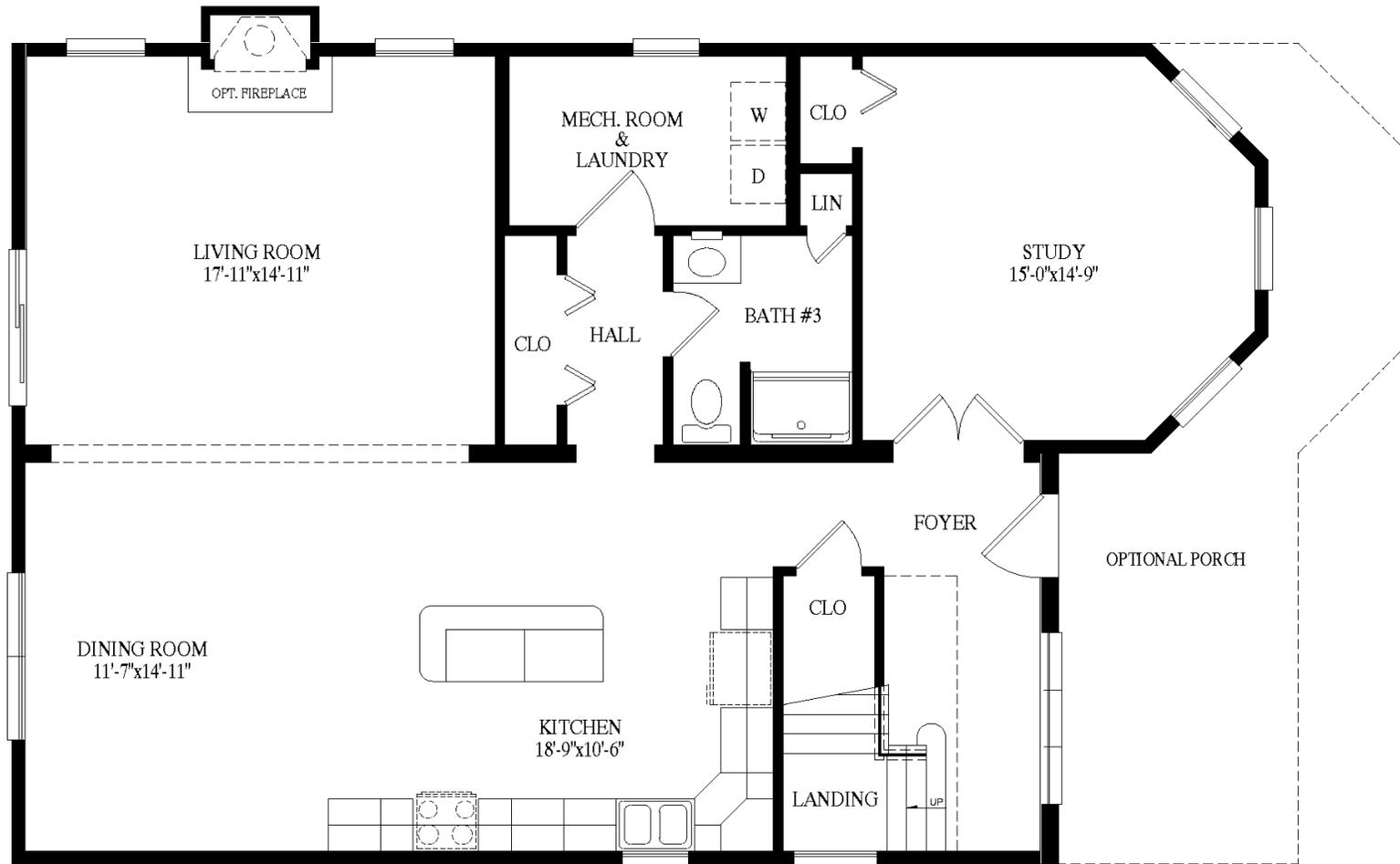
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ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON-SITE BY BUILDER

PAGE

2.4

BUILDER	REVEAL HOMES LLC - MA	CUSTOMER	BRIAN PURDY
CITY	VINEYARD - HAYDEN	COUNTY	DUKES
STATE	MA	SNOW LOAD	25
WIND SPEED	140 MPH VOLT	FILE NO.	P104734(770)
ORDER NO.	104734	SERIAL NO.	
		SG. FT.	2772

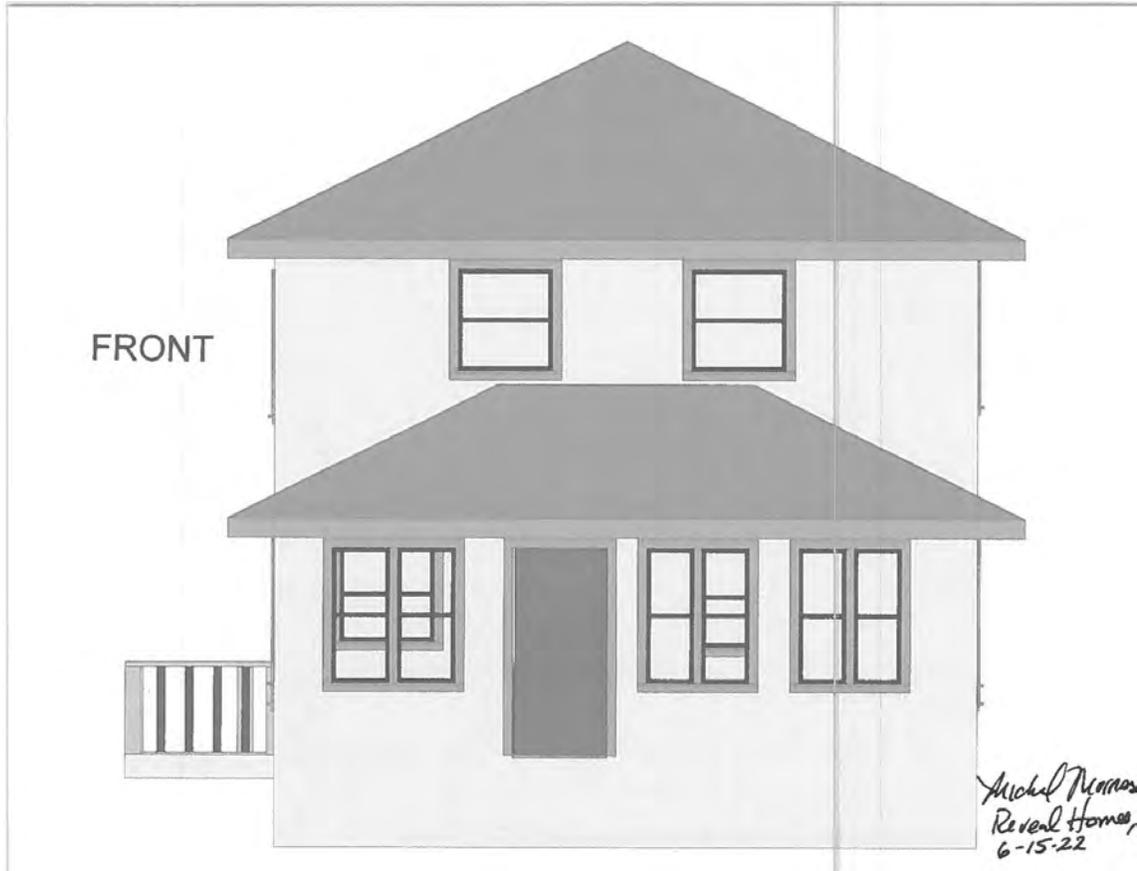


1366 SQ. FT. LIVING AREA 1ST FL.
 1366 SQ. FT. LIVING AREA 2ND FL.
 2732 SQ. FT. TOTAL LIVING AREA





**PROFESSIONAL
BUILDING
SYSTEMS, INC.**



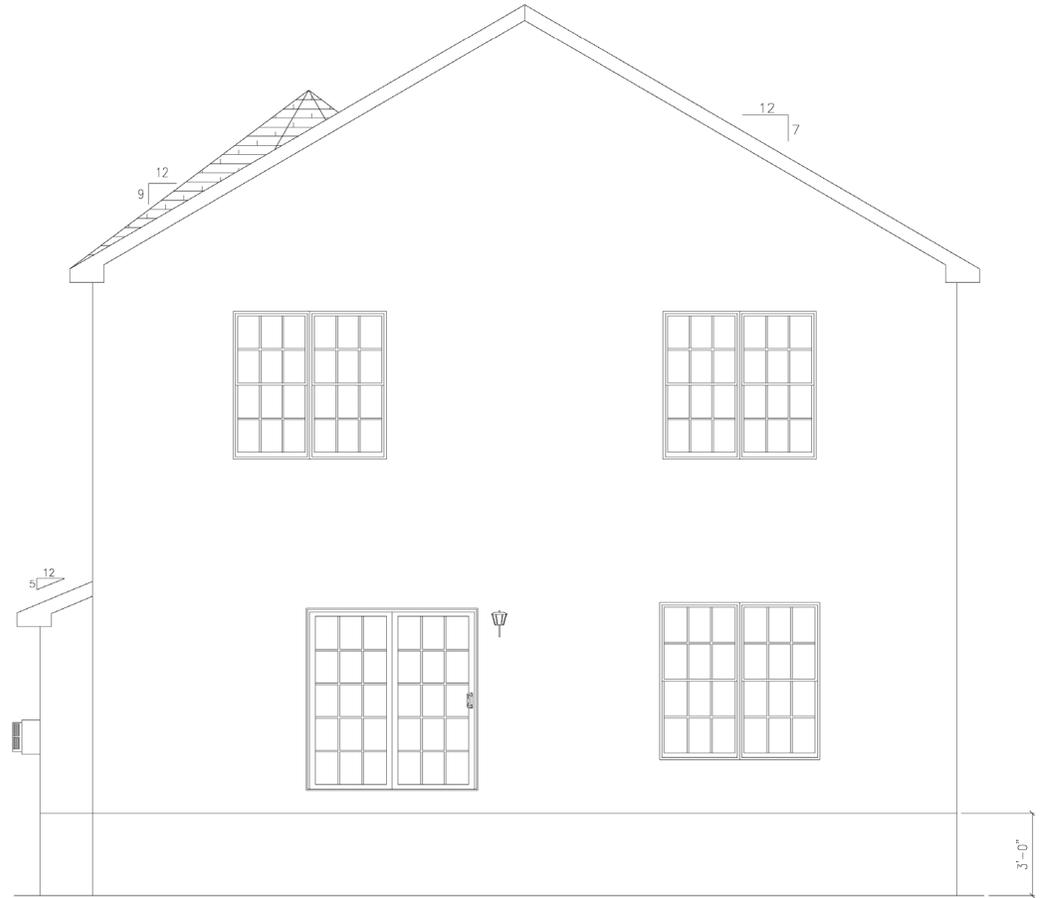
Existing



Proposed



Existing



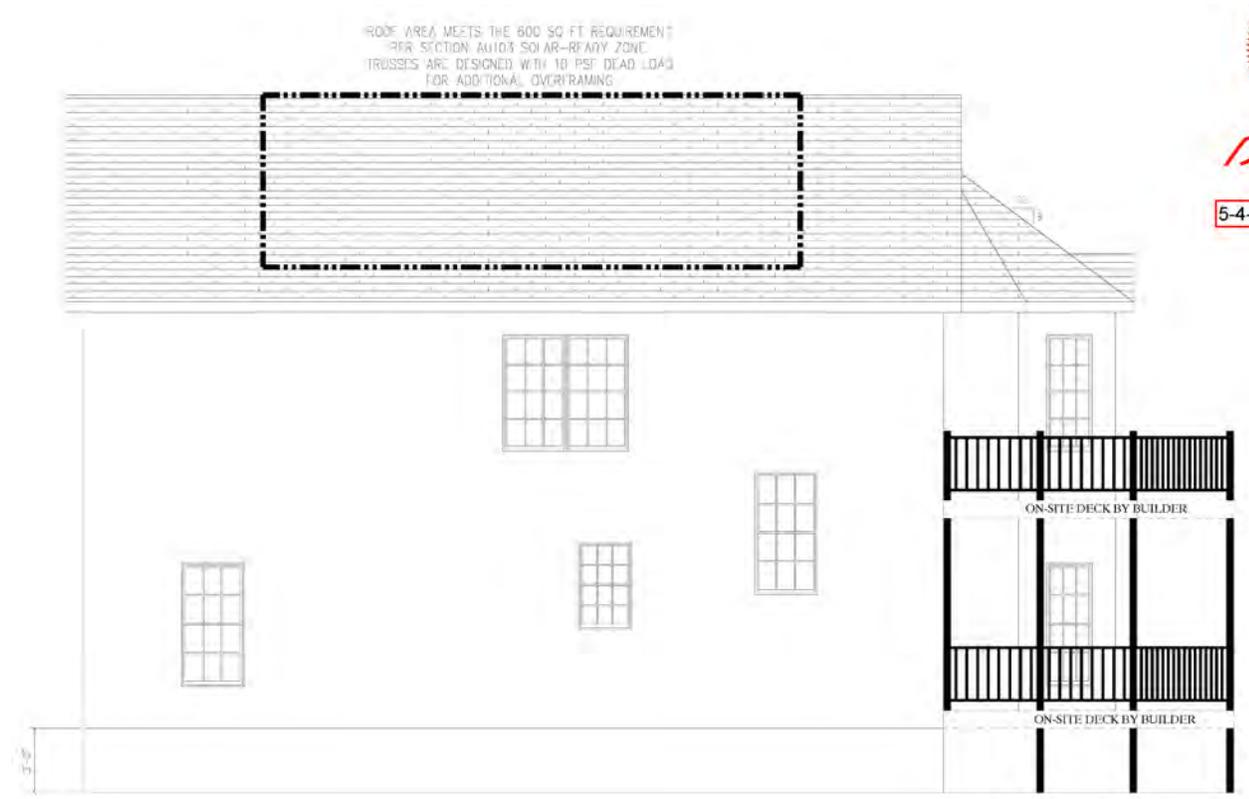
Proposed



LEFT

*Michael Monahan
Reveal Homes
6-15-22*

Existing



ROOF AREA MEETS THE 800 SQ FT REQUIREMENT PER SECTION 4110.3 SOLAR-READY ZONE. TRUSSES ARE DESIGNED WITH 10 PSF DEAD LOAD FOR ADDITIONAL OVERFRAMING.

ON-SITE DECK BY BUILDER

ON-SITE DECK BY BUILDER



Handwritten signature

5-4-22 D

Proposed

10 WILLIAM ST



47 LOOK ST



48 LOOK ST



54 LOOK ST



96 WEST WILLIAM ST



25 LOOK ST



39 LOOK ST



11 WILLIAM ST

