



Bristol Renovation/Addition Comments

December 6, 2021

Bristol Residence
1133 Main St. Tisbury
Parcel ID: 29-B-12

RE: Proposed renovation/addition as shown in Paul Webber Architecture plans

The proposed plans show a significant amount of work to be completed on an existing early 1900's build. Due to the level of renovation, I would recommend a nearly full "gut reno" to allow you to upgrade not only the MEPs (HVAC, electrical and plumbing systems) but also to significantly increase the insulation and energy efficiency of the home.

New full foundation below existing portion and new addition

- This will involve removing the existing foundation supports, exterior concrete walls and slabs
- Lifting the house a few feet above where it currently sits to allow workers to form and pour and new deeper (higher) foundation walls
- All utilities (electric, water, HVAC and septic pipes) visible from the basement will need to be removed or terminated during foundation construction
- The proposed design calls for removing interior foundation supports in the new Game Room (008) and Storage (003 & 004) areas; new structural systems will need to be designed and installed as we "drop" the building back down on the new foundation

Upper floor levels

- Additional windows and doors are proposed to be installed in the exterior of the building and will require structural alterations to the lateral load (wind/hurricanes) resisting systems of the home.
- Removal of interior bearing walls will require the design of steel beams and columns to carry the loads around the new openings/spaces
- Based on the level of renovation proposed, most if not all rooms will be "touched" by proposed work. I would recommend removing all sheetrock on walls and ceilings to gain access for MEP installation as well as closed cell insulation to the exterior shell of the house to achieve maximum energy efficiency.
- Due to the limited joist sizes (8" depths for 1st and 2nd levels, 6" depth for 3rd level) we will need to be clever about where we locate new structure and chases for MEPs.

Please do not hesitate to reach out to the office with any questions or concerns.

Sincerely



Casey Decker, PE