

## DRI 718 – 7 Arlington Ave - MVC OFFER SHEET – 11/03/2022

### 1. **Historic Elements:**

Interior building materials shall be salvaged and reused as much as possible. Materials include stair newel, balusters and railing; tongue and groove paneling, interior doors and hardware.

### 2. **Exterior Lighting:**

Lighting fixtures and locations will be limited to code required and basic safety. Any security lighting will be motion sensitive. All fixtures will be dark sky compliant.

### 3. **Landscaping:**

All landscaping to be native, low maintenance and drought resistant. No fertilizer or synthetic pesticides will be used in maintenance.

### 4. **Solar:**

A total of 30 solar panels will be installed on the upper roofs of the garage and the detached bedroom to offset electrical demand (if approved by the Oak Bluffs ZBA).

### 5. **Energy:**

The building will be all electric. The HVAC is to be high efficiency electric heat pump. The range is to be all an electric induction range. The water heating will be hybrid electric tanks. The garage will be equipped with an electric car charging station.

### 6. **Recycling:**

All existing appliances, heating sources/compressors, hot water heaters to be salvaged and offered for donation.

### 7. **Drainage:**

All rain runoff will be guttered into downspouts and a drywell system for the main house and detached bedroom.

### 8. **Detailing:**

All trim details, including railings, posts, soffits and eaves, will be detailed to show dimensions, materials and finishes will be supplied when the project is approved.